

TECHNICAL REVIEW COMMITTEE (TRC) RESPONSES:

Cape Fear Council of Governments RPO

No Attendance.

Four County Electric Company

No Attendance.

NC DENR Division of Coastal Management

No Attendance.

NC DENR Division of Forestry

No Attendance.

NC DEQ

No Attendance

NC DENR Division of Waste Management

No Attendance.

NC DENR Division of Water Quality

No Attendance.

NC DOT Division of Highways

- 1) Submit for driveway permit.

Possible roadway improvements on Country Club Road

NC DOT Transportation Planning Branch

No Attendance.

NC Office of State Archaeology

No Attendance.

NC Wildlife Resources Commission

No Attendance.

Pender County Addressing Coordinator

No Attendance

Pender County Building Inspections

No Attendance.

Pender County Emergency Management

No Attendance.

Pender County Environmental Health

IP/CA required for each lot.

Pender County Fire Marshal

No Attendance

Pender County Flood Plain Management

The subject property is not located within a regulatory Special Flood Hazard Area according to the FIRM 3720420400J effective February 16, 2007. There are no flood development regulations with regard to this development.

Pender County Parks and Recreation

The proposed pedestrian access paths to Hampstead Kiwanis Park are applauded. Both pedestrian accesses provide a point for the walking trail within the park to expand. This connectivity will make it possible and hopefully encourage residents of adjacent communities to walk or bike to the park facilities rather than driving.

Pender County Public Library

No response.

Pender County Public Utilities

Case 270 – 2016 Master Development Plan – Pender Land Greenway Park

- Final utility plans are not required at this stage of design but please be advised that Formal Public Water Supply submittal documents must be submitted to PCU for review/approval if applicable.
- PCU standard specifications and details can be found on the PCU web page.

Pender County Schools

No Response.

Pender County Sheriff's Department

No Response.

Pender County Soil and Water Conservation District

No Response.

Progress Energy Corporation

No Response.

US Army Corps of Engineers

No Response.

Wilmington Metropolitan Planning Organization

1. The proposed Master Plan does not match the Collector Streets identified in the Pender County Collector Street Plan, including the connector from Red Bird Ln to Sloop Point Loop Road. The identified alignment for this collector will traverse this project area.
2. The proposed Pender Land Greenway Park mentions Trip Generation Numbers and a TIA for the project. If the TIA has been completed, provide a copy of the TIA. If it has not been started, please contact Megan O'Hare, mohare@pendercountync.gov, at Pender County planning, Amy Kimes, PE, amy.kimes@wilmingtonnc.gov at (910) 473-5130 to start the TIA scoping process.
3. Coordinate with NCDOT to determine if a Driveway permit will be required for this site.
4. The site plans proposes private streets for this subdivision. Please ensure the streets are constructed to public streets standards. (per NCDOT
5. Provide street names for all private streets, including the extension of Bluebird Lane, Red Bird Lane and other connecting streets.
6. Show the proposed street connections for the Future Townhouses, Multi Family and Commercial developments on this Master Plan.
7. The proposed Phase 1A subdivision for 58 lots and 63 lots for Phase 1B only has one access point to each subdivision. Add a second ingress and egress route to each section.
8. Provide street connections to stub streets at the south and north of this property for all phases of the project, including Kiskadee Ct, and Phoebe Ct.
9. Provide pedestrian and emergency connections to the public Park and greenway.
10. The streets for Phase 1A and Phase 1B do not have typical geometric dimensions shown, such as horizontal centerline radius, tangent distance between horizontal curves, and street corner radius. Minimum horizon centerline radius of R230' and minimum tangent distance of 100' between horizontal curves should be provided.
11. Ensure a minimum street corner radius of R30' is constructed at each intersection.
12. Provide cross section details for the proposed Standard Cul-De-Sac and Offset Cul-De-Sac, including radius, location of any proposed sidewalk and circular islands.
13. The proposed pavement type for the street cross section for asphalt and base materials may not meet the requirements for streets built on poor soils. Provide soils data on the streets and increase the pavement cross section of the proposed streets. Additional asphalt and base stone will be required if the soils data does not show excellent soils.

Recommendations:

1. Show proposed street lighting plans.
2. Show the location of proposed pedestrian facilities, such as crosswalks, Wheel Chair Ramps, bike lanes, etc. on the site plans.