

**TECHNICAL REVIEW COMMITTEE (TRC) RESPONSES:**

**Cape Fear Council of Governments RPO**

*No comments.*

**Four County Electric Company**

*No response.*

**NC DENR Division of Coastal Management**

*No comment.*

**NC DENR Division of Forestry**

*No response.*

**NC DENR Division of Land Resources**

*No response.*

**NC DENR Division of Waste Management**

*No response.*

**NC DENR Division of Water Quality**

*No response.*

**NC DOT Division of Highways**

*Permit required since the project will be accessing state roads.*

**NC DOT Transportation Planning Branch**

*No comments.*

**NC Office of State Archaeology**

*No response.*

**NC Wildlife Resources Commission**

*No response.*

**Pender County Addressing**

*Applicant will have to submit a new road name as well as alternates to the Addressing Coordinator. Please contact Jan Dawson for further information. Her number is 910-259-1442. We will also need additional road names and alternates for the additional proposed roads.*

**Pender County Building Inspections**

*No comments.*

**Pender County Emergency Management**

*No comments.*

**Pender County Environmental Health**

*No permit required.*

**Pender County Fire Marshal**

*No comments on alignment of roads or parking lots. All building plans will be reviewed at submittal.*

**Pender County Parks and Recreation**

*No comment.*

**Pender County Public Library**

*No response.*

**Pender County Public Utilities**

*Utility plans are not required at this stage of design but please be advised that subsequent formal Public Water Supply submittal documents must be submitted to PCU for review/approval if water extension is required and/or water service application as applicable.*

**Pender County Schools**

*No response.*

**Pender County Sheriff's Department**

*No response.*

**Pender County Soil and Water Conservation District**

*No comments.*

**Progress Energy Corporation**

*No response.*

**US Army Corps of Engineers**

*No response.*

**Wilmington Metropolitan Planning Organization**

- 1. The Headwaters Town Center has started a TIA scope for this development project.*
- 2. The Headwaters project scope has listed 89,000 SF Shopping Center and 196 MF Apartments, however, the project narrative discusses Townhouses and SF homes that will be part of future phases of this development.*
- 3. It appears that the TIA Scope of Headwaters may have changed. If the scope has changed, contact Amy Kimes, PE, at (910) 473-5130, [amy.kimes@wilmingtonnc.gov](mailto:amy.kimes@wilmingtonnc.gov) to discuss the changes and to develop an updated TIA for the project.*
- 4. Provide approved street names for Road A and Collector Road B.*
- 5. The pavement cross section of the proposed streets shows 1.5 inch of asphalt. Collector Road B is a collector street. Provide additional asphalt and base stone as required for collector streets.*
- 6. The proposed driveway spacing along Road A does not meet minimum centerline distances for driveways for major traffic generators. The full access driveway beside Out Parcel 1 appears to be within the functional area of the signal and the full access driveway for the drive-thru lane at the Grocery Store appears to be too close to the intersection of Road A and Collector Street B.*
- 7. Provide turn lanes for the site along Hughes Road, for the driveway between Out Parcel 4 and Out Parcel 5, and for intersection of Hughes Road and Collector Road B.*

8. *Provide turn lanes for the site along Road A for the driveway adjacent to Out Parcel 1, the driveway at the entrance to the Grocery Store and the driveway at the entrance to the drive-thru lane.*
9. *Provide 5'sidewalk along the frontage of Hughes Road, Road A and Collector Road B.*
10. *Provide 5'sidewalk along US 17 from Hughes Road to Road A.*
11. *Provide internal sidewalk for the site along the front of the retail shops, the Grocery store and Out Parcels 1-5. Ensure ADA accessible routes are available from the handicap parking to each store front.*
12. *Show ADA accommodations for the phase 1 development, along with wheel chair ramps, and Tactile Mats and Handicap Accessible Signs.*
13. *The Handicap Accessible parking shown on the plan appears to be too far away from the Out Parcels to meet ADA requirements. Additional Handicap Parking may be required near the 'front of store' for these parcels to have parking that meet ADA guidelines.*
14. *Show the location of wheel chair ramps at each street intersection, where sidewalk is shown.*
15. *Show the ADA accessible route from the handicap parking spaces to the Grocery store and retail shops.*
16. *Add typical roadway geometry dimensions to the plans, such as Horizontal Centerline Radius, Street Corner Radius, etc.*
17. *Provide public streets to provide access for the Multi-Family units planned for phase 2 in Tract 2 and Tract 3.*
18. *Provide bicycle parking for the project, a minimum of 20 bicycle parking spaces is requested for this phase of development.*
19. *Show dimensions for parking, such as typical parking space dimensions, Handicap Space dimensions, width of drive aisles, typical radius of landscape islands, and dimensions of loading zones.*
20. *Show 10'X70' Sight Distance Triangles for site driveways and street intersections.*

*Recommendations:*

1. *Provide Sidewalk along property frontage on Creekview Drive. Coordinate sidewalk with Pender County Planning.*
2. *Provide the location of dumpster enclosures for the site.*
3. *Show vehicle turning movements for Fire Engines, Trash Trucks, and WB 50 delivery vehicles. If the site grocery store uses a larger truck size, (WB 65), use that template.*
4. *Show the location of Fire Hydrants and Street Lights for each phase.*
5. *Show the location of required Regulatory signs and pavement markings, (Stop Signs, Yield Signs, Stop Bars, Cross Walks, No Parking, etc.).*
1. *Show the landscape plan and street light plans for the site.*