

NEW HANOVER COUNTY

PLANNING & INSPECTIONS DEPARTMENT

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To: Steve Shuttleworth
TRIS Holdings, LLC

John Wayne, PLS
Hanover Design Services, P.A.

From: Brad Schuler, AICP
Current Planner

Date: June 3, 2016

Subject: Round Tree Ridge – Preliminary Plat – Performance Subdivision

The following comments have been received for the June 8, 2016 TRC meeting. Please resubmit a PDF of the proposed preliminary plat addressing the following comments by Monday, June 6th. An agenda of the June 8th TRC meeting will be sent to you once it is completed.

Planning, Brad Schuler 910-798-7444

1. Please provide documentation from a Licensed Soil Scientist verifying that no Class IV soils are present on the property. Unless contained within open/conservation space, areas containing Class IV soils shall not be included within the net area of the property when determining the maximum number of allowable lots/dwelling units.
2. Please provide an additional road stub to the property to the south. The Subdivision Ordinance states that street projections shall be required into the adjacent unsubdivided tracts at a maximum distance of every 1,000 feet. Depending on placement of the additional stub, a waiver will be needed for either the maximum distance between street projections or the maximum cul-de-sac length.
3. The portion of Lehigh Road west of Gabriel Street is currently not maintained by the NCDOT. As the proposed streets within the development are designated as public, are there future plans to get that portion accepted into the state maintenance system?
4. All street stubs shall be constructed to the property line. In the event the stub does not extend to the property line due to a drainage swale, ditch, topography, or other natural condition, a bond may be placed with the county for the improvement. The bond will be released when in the improvement is installed, or used by the county to make the improvement in the future.
5. Will Ridgely Drive be extended to connect to Mcquillan Drive?

6. Please provide a pedestrian access to the passive openspace in the northwest portion of the development.
7. Please illustrate the location of the proposed sidewalks on the plat.
8. Please provide a Jurisdictional Determination from the ACOE prior to Final Plat approval.
9. In addition to the tree survey, please provide a tree mitigation plan. It appears two 24" pine trees will be removed with this development.

Engineering, David Candela, P.E. 910-798-7072

1. SW and Grading Permits will be required.
 - Offsite drainage to be accounted for with site design.
 - HOA or Developer Responsible for Maintenance of SW System.
2. Drainage Easements to be verified during stormwater design and recorded with final plat.
 - Does JS ditch along Lot 9 need easement?
 - Does southern end (Lots 28-41) need drainage easements?
 - Should there a continuation of 30' drainage easement from Leigh Estates?
 - Ponds to be in drainage easement, 10' access berm around ponds to be constructed free of obstructions, including landscaping.
3. Label width of Ridgley Dr. Extension

Fire Services, David Stone 910-798-7458

1. The fire hydrant between lot 28 & 29 could be removed. Being at the end of a cul-de-sac it would not be a practical location for fire services.
2. The fire hydrant between lot 32 & 33 could be removed.
3. The fire hydrant between lot 43 & 44 could be removed.
4. No gates or traffic calming devices.
5. The remaining fire hydrants would still provide every home with a fire hydrant within 1,000 feet or less and the hydrant at lot 52 would provide for a tie in for future development to the south of Lehigh Road.

MPO, Bill Mcdow 910-341-7819

1. A NCDOT driveway permit may be required for this extension of a public roadway.
2. The proposed subdivision proposes publicly maintained streets.
3. The proposed 50' street cross section does not match a standard NCDOT street cross section for a Local Residential Street or a Residential Collector Street.
4. The proposed 50' Cul-de-sac street cross section does not match a standard NCDOT street cross section.
5. The proposed cul-de-sac is shown as 1200' long from Ridgely Drive to the Cul-de-sac bulb. This length exceeds the 500' maximum Cul-de-sac length for the NHC Subdivision ordinance. The applicant must verify whether the 1200' Cul-de-sac length will be allowed for an NCDOT street.

6. The street proposes a 2' valley curb and gutter for the subdivision street, which is less than the standard 2'6" NCDOT type curb and gutter. Applicant must verify whether valley type curb and gutter is permitted by NCDOT.
7. The proposed residential street cross section has a reduced Travelway shown for a residential street with a 50' ROW, (22' pavement width and 26' face to face).
8. The project is zoned R10 and R15, which requires sidewalk on one side of the street. Please show the location of sidewalk on one side of the street as required by NHC zoning.
9. The proposed Cul-de-sac has a R30' curb radius instead of a R35' radius.
10. The proposed site plans do not show the R30' street corner radius, required by NCDOT.
11. Provide the location of proposed street trees, street lights, and regulatory signs

Cape Fear Public Utility Authority, Bernice Johnson 910-332-6620

1. Utility Plan review required by CFPUA.
2. Water will be provided by CFPUA.
3. Per developer, sewer will be provided by NC Aqua.

Emergency Services, Warren Lee 910-798-6910

No significant issues.

Planning (Addressing), John Townsend 910-798-7443

No Comment.

NCDOT, Kirsten L. Spirakis 910-251-2655

These preliminary comments are based on the plans as submitted for the proposed site and are subject to further review upon receipt of any additional information. Subsequently, additional comments and/or requirements may be necessary for this site.

1. A NCDOT revised or new Driveway Permit is required. Submit a plan in accordance with pages 14 and 15 of the Policy on Street and Driveway Access to North Carolina Highways to include access locations within 500' of the proposed access on both sides of the State road. Submit to the local NCDOT District Engineer's Office.
2. A NCDOT Encroachment Agreement is required for any utility connections or installation within NCDOT right-of-way. Exceptions granted for short side taps that will require no pavement cut or excavation within the 1:1 slope as it relates to existing edge of pavement.
3. If the developer anticipates adding or petitioning for addition of this subdivision to the state system, all roads/streets shall be designed and constructed in conformance with the current North Carolina Department of Transportation Subdivision Roads Minimum Construction Standards. Contact the District Engineers office with regards to submittals, telephone 910.251.2655.

U.S. Army Corps of Engineers, John N. Policarpo 910-251-4487

The Corps does not have any actions on the property (jurisdictional determinations or permits). I noticed a single wetland on the plan set in the northwest corner of the property; there is a good chance that this wetland may not be jurisdictional but without conducting a jurisdictional determination, I cannot say for sure. As long as they stay out the wetlands, there is no need for a Corps permit.

New Hanover County Schools, Marion Brill

Current district lines for the Round Tree Ridge subdivision are Anderson Elementary, Murray Middle, and Ashley High schools.

School	Total	Capacity w/Mobiles	+/- Capacity
Anderson Elementary	622	559	63
Murray Middle	873	752	121
Ashley High	1944	1786	158

Comments not received from:

New Hanover Soil & Water, Dru Harrison
NCDEMLR, Linda Lewis 910-796-7343
E911, Andy Whitley