

TECHNICAL REVIEW COMMITTEE AGENDA
August 12, 2009

New Hanover County's Technical Review Committee (TRC) will meet on Wednesday, August 12, 2009 at **2:00 p.m.** in the Engineering Conference Room - 105 New Hanover County Government Center, 230 Government Center Drive, to discuss the following site plan proposal(s):

2:00 p.m. **Item 1: Heglar Commons (Performance Site Plan)** – Request by Coastal Site Design, PC for LJM Properties asking for TRC to consider preliminary site plan approval of a 190 unit multi-family rental complex located near the 5800 block of Carolina Beach Road, east side.

Project Data

Zoning:	R-15 Residential
Water:	Public (CFPUA)
Sewer:	Public (CFPUA)
Road(s):	Public
Lots/Units:	190
Acreage:	138.39 (gross acreage)
Housing Type:	Multifamily
Traffic:	37797 ADT near Sanders & Car. Bch Rds (April '05 WMPO)
LOS:	F (breakdown traffic flow) – near Sanders & Car. Bch. Rds.
Land Class:	Transition & Watershed Resource Protection

Heglar Commons History

None. However, project coordinator needs to address the following:

- 1) Potential significant tree mitigation,
- 2) Add unduplicated road names to the site plan,
- 3) Receive status report on the capacity & availability of public water & sewer,
- 4) Display “collector” type road from project leading to Piner Road,
- 5) Recommended LID techniques,
- 6) Potential disclaimer concerning Class IV soils,
- 7) Designing northern portion property as open space that will be encumbered.

2:25 p.m. **Item 2: Goldeneye Right-of-Way Dedication** – Request by Hanover Design Services for Bayshore Estates , Inc asking TRC to consider approving the dedication of a public cul-de-sac and with road stem to the existing and recorded right-of-way known as Goldeneye Court. The road is located near the intersection with Vale Drive in Bayshore Estates subdivision.

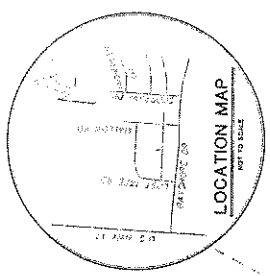
Goldeneye Court History

None on this segment of the road to be dedicated. The purpose of the right-of-way dedication is for the applicant to request road maintenance through NCDOT. However, the project manager needs to address the following:

- 1)NCDOT comments,
- 2) Potential road connection with Scorpian Drive, and
- 3) Location/installation of T-boxes for future fire hydrants.

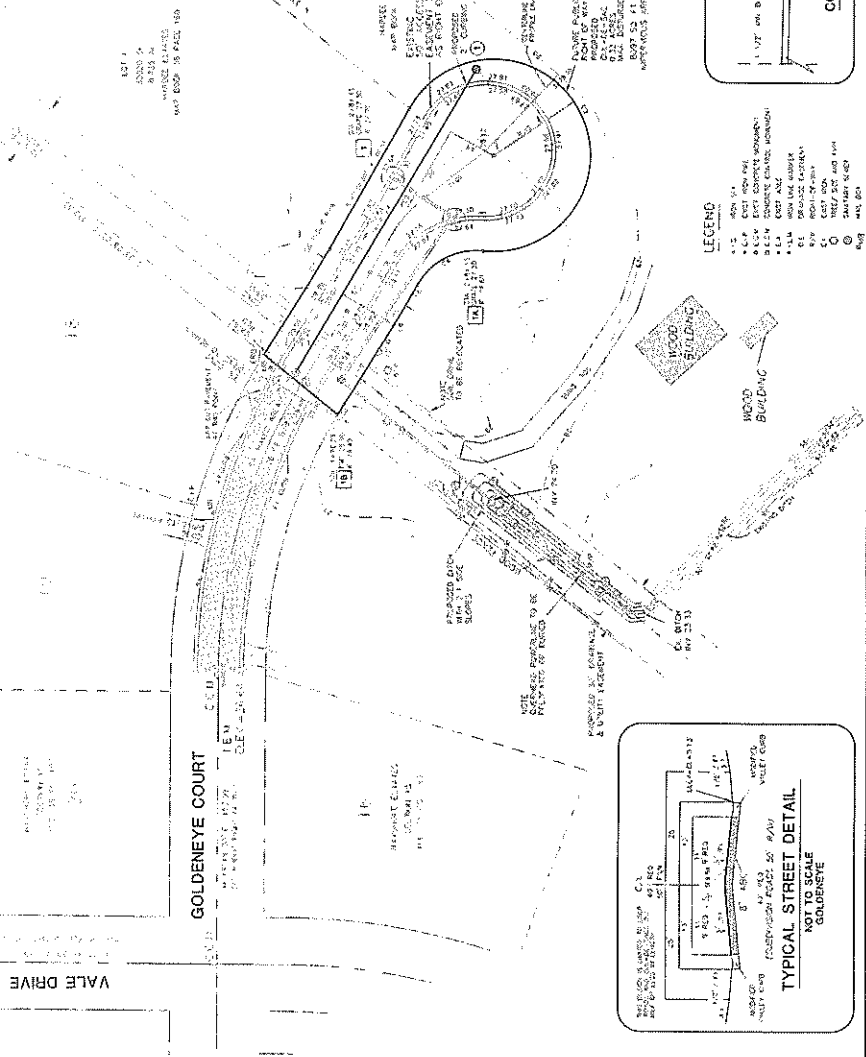
2:40 p.m. **Item 3: Private Road Certification(Continued Discussion)** – Request by County Planning and County Engineering staff to continue discussion on crafting a certificate for P.E.'s to sign and seal for privately designated roads in new subdivisions.

Plan and Profile of Goldeneye Ct. Cul-de-sac prepared for BAYSHORE ESTATES SECTION 15 MB 35 PG 160 located in HARNETT TOWNSHIP NEW HANOVER COUNTY, NORTH CAROLINA SCALE: 1" = 30' DATE: JUNE 2009



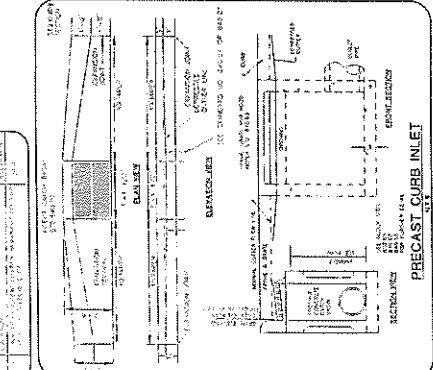
DEVELOPER: BAYSHORE ESTATES
 PROJECT NO: MB 35 PG 160
 DATE: JUNE 2009

GOLDENEYE COURT
 VALE DRIVE



WOOD BUILDING
 CONCRETE CURB DETAIL
 TYPICAL STREET DETAIL

BEENCHMARK LOCATIONS AND ELEVATIONS



TYPICAL STREET DETAIL
 NOT TO SCALE
 GOLDENEYE

CONCRETE CURB DETAIL
 NOT TO SCALE

TYPICAL CUL-DE-SAC
 NOT TO SCALE
 GOLDENEYE

LEGEND

- 1. 1" = 30'
- 2. 1" = 15'
- 3. 1" = 60'
- 4. 1" = 120'
- 5. 1" = 240'
- 6. 1" = 480'
- 7. 1" = 960'
- 8. 1" = 1920'
- 9. 1" = 3840'
- 10. 1" = 7680'
- 11. 1" = 15360'
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- 13. 1" = 61440'
- 14. 1" = 122880'
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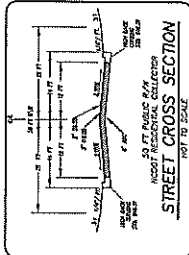
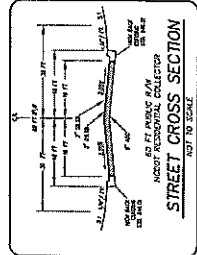
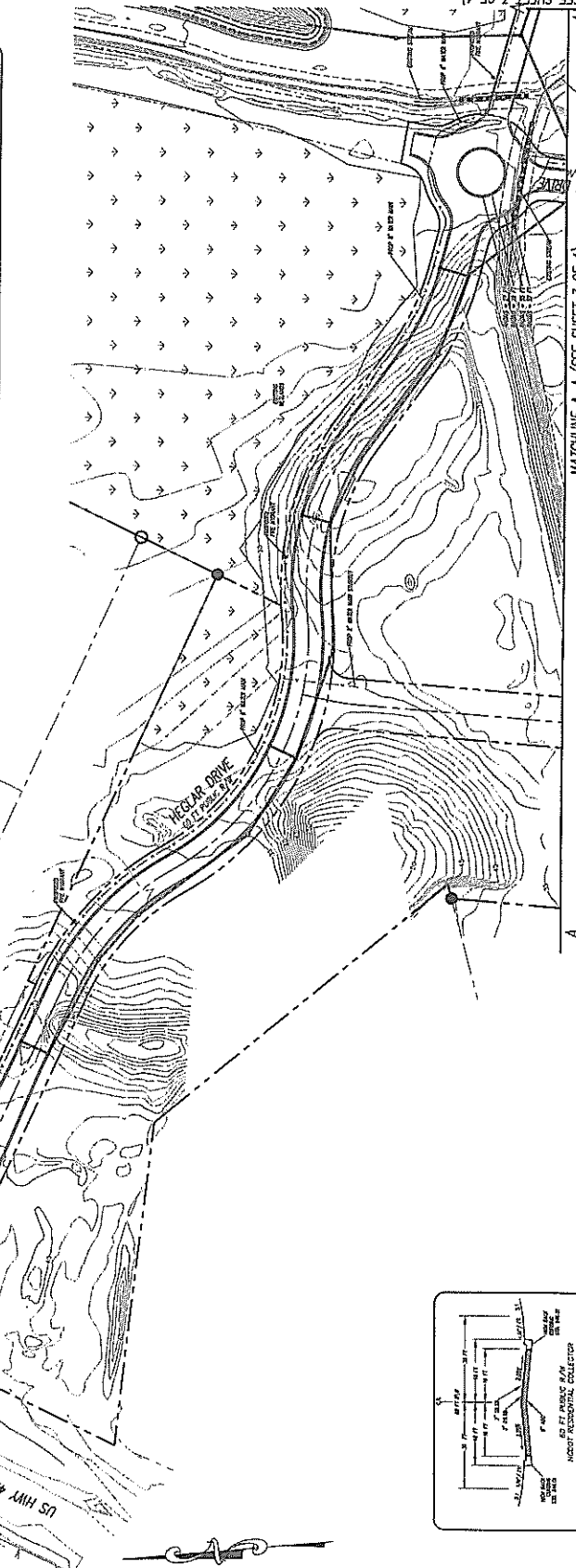
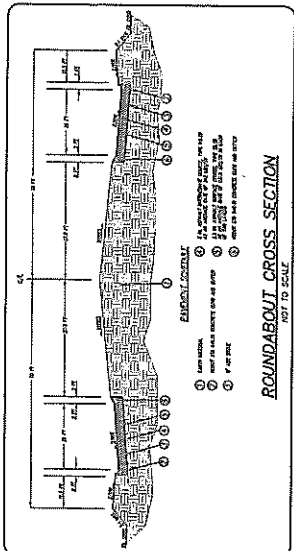
COASTAL SITE DESIGN PC
 ARCHITECTURAL / ENGINEERING
 100 S. 10th St. Suite 100
 Raleigh, NC 27602
 P.O. Box 420
 Raleigh, NC 27602

HEGLAR COMMONS
 PRELIMINARY PLAN of PERFORMANCE RESIDENTIAL

HEGLAR COMMONS
 PRELIMINARY PLAN of LEASING TO RETAILER, WITH RESALE RIGHTS IN RESALE COUNTY, WITH OPTION

OWNER: L&I PROPERTIES, LLC
 100 S. 10th St. Suite 100
 Raleigh, NC 27602
 910-520-0283

DATE	04-23-2020
SCALE	AS SHOWN
DRAWN BY	JCH
CHECKED BY	MSJ
PROJECT NO.	20-014
SHEET NO.	2 of 4
REVISED DRAWING DETAILS	REVISIONS
DATE	





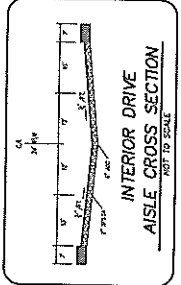
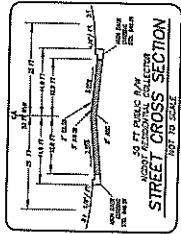
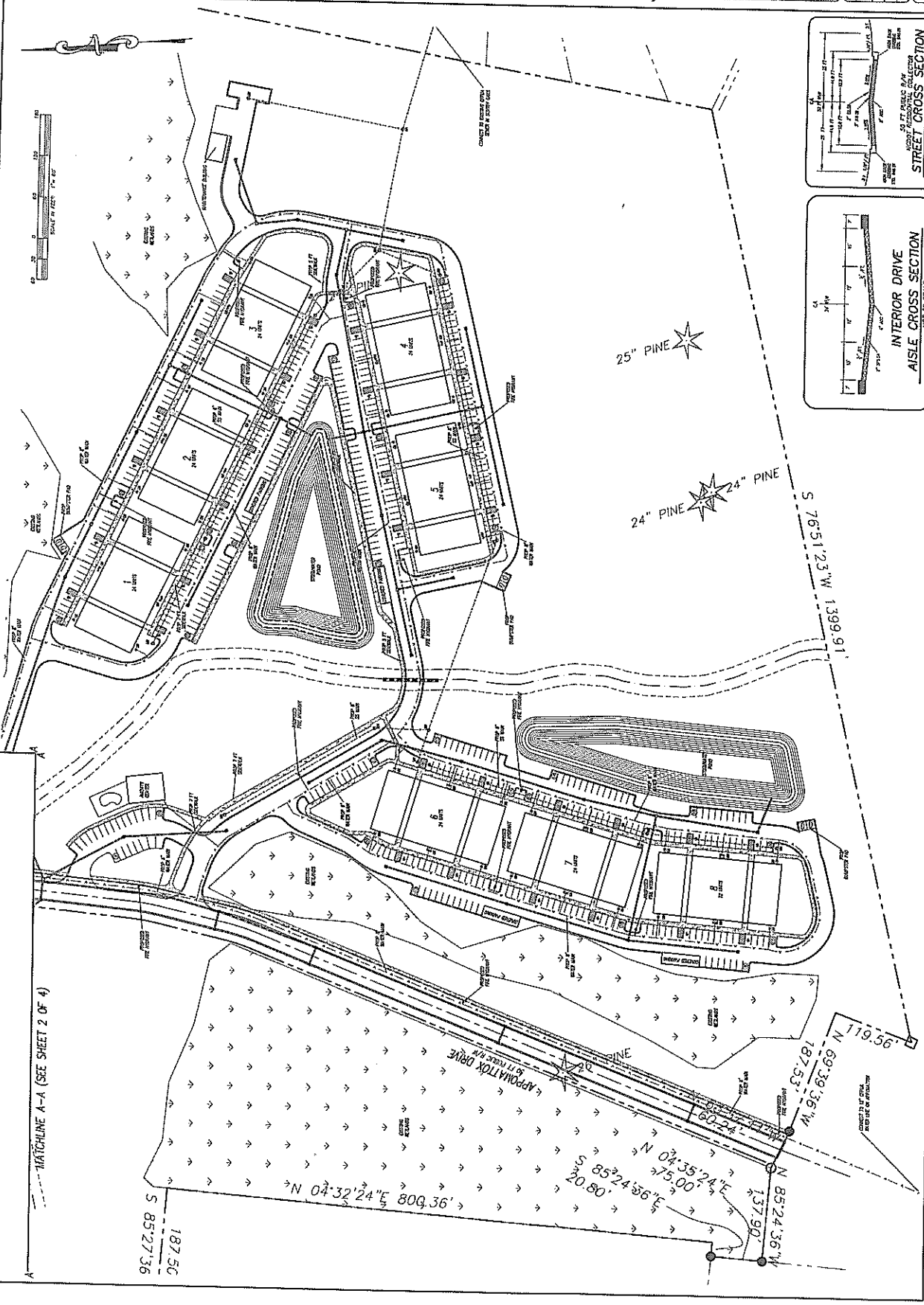
HEGLAR COMMONS
 PRELIMINARY PLAN of
 PERFORMANCE RESIDENTIAL

OWNER: L&M ENTERPRISES, LLC
 10 BOX 1144
 WASHINGTON, NC 27602
 910-270-0283

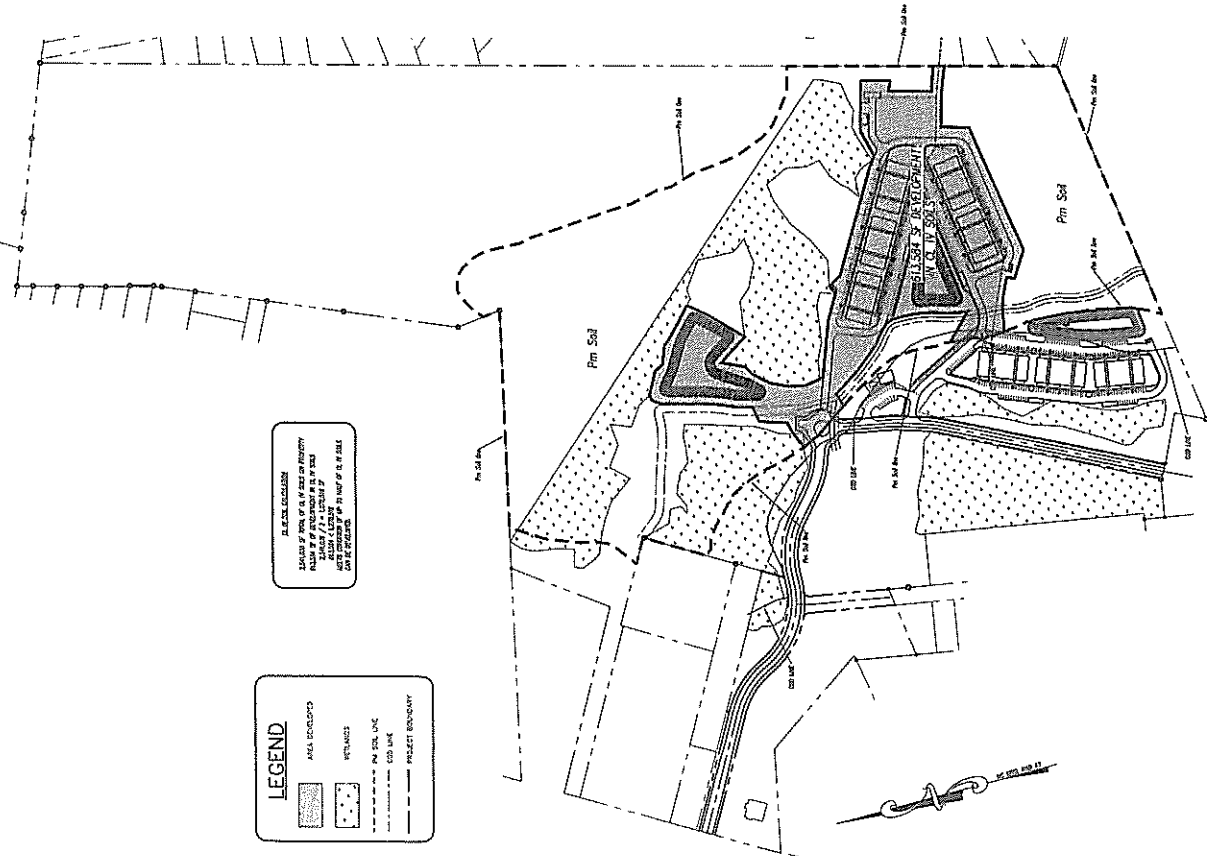
DESIGNED BY: [Blank]
 CHECKED BY: [Blank]
 DATE: [Blank]

REV NO.	REVISIONS	DATE
1	FIELD CHANGES BEYOND PROJECT/ISSUED TITLE	04/20/18

DATE: 04-20-18
 SCALE: 1/8" = 1'-0"
 DRAWN BY: [Blank]
 CHECKED BY: [Blank]
 PROJECT NO.: 04-0134
 SHEET NO.: 3 OF 4



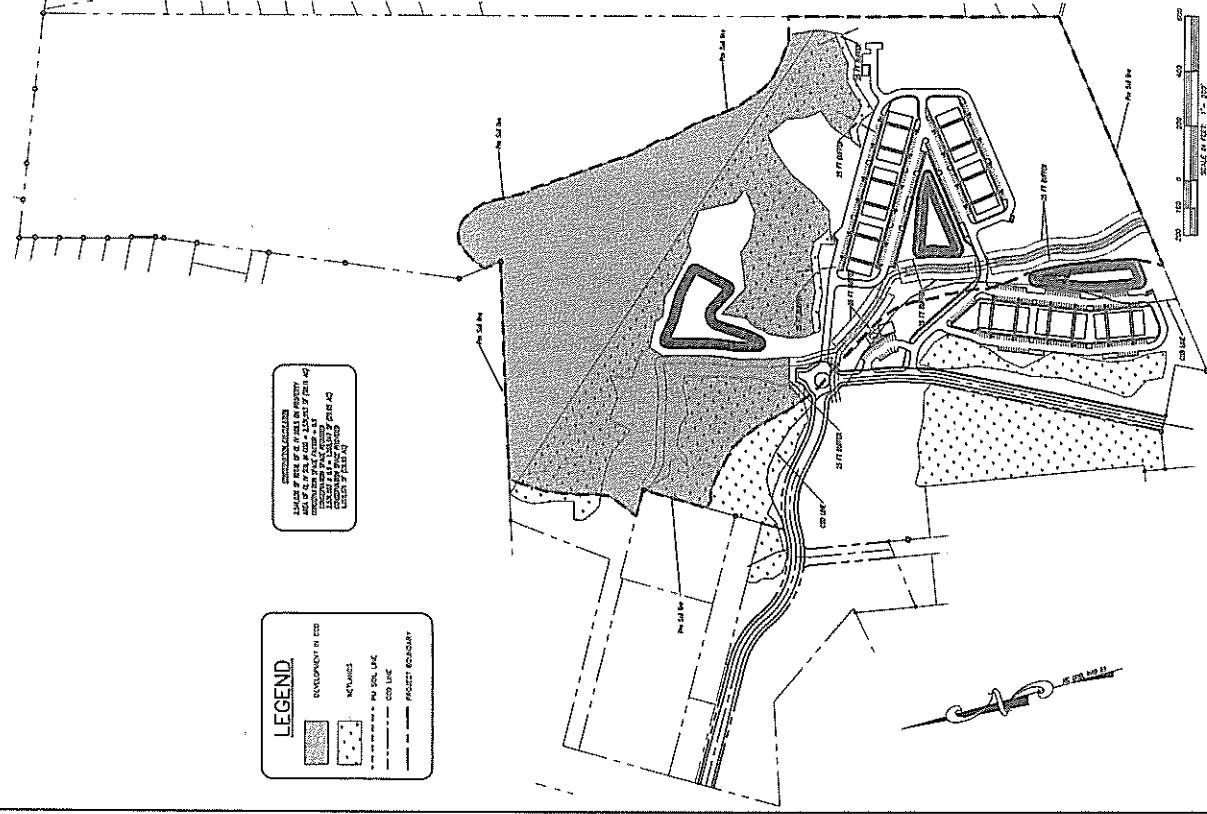
CL IV SOILS DISTURBANCE



CL IV SOILS DISTURBANCE
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LEGEND
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 PROJECT BOUNDARY

PROPOSED AREAS OF CONSERVATION



PROPOSED AREAS OF CONSERVATION
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 WETLANDS
 PM SOIL LINE
 CSD LINE
 PROJECT BOUNDARY

COASTAL SITE DESIGN, PC
 CONSULTING ENGINEERS / ARCHITECTS
 1000 W. 10th Street
 P.O. Box 470
 Norfolk, VA 23503
 (757) 261-4444

PRELIMINARY PLAN
HEGLAR COMMONS

PRELIMINARY PLAN FOR
HEGLAR COMMONS
 LOCATED IN FEDERAL TRACT # 20002
 IN HANCOCK COUNTY, VIRGINIA

OWNER:
 T.M. PROPERTIES, LLC
 P.O. BOX 1144
 WILMINGTON, NC 28402
 910-520-0153

DATE: 6-23-09
SCALE: 1" = 200'
CHECKED BY: ESK
PROJECT NO.: 09-0011

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