

TECHNICAL REVIEW COMMITTEE AGENDA
April 22, 2009

New Hanover County's Technical Review Committee (TRC) will meet on Wednesday, April 22, 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: Liberty Landing (Performance Site Plan)** – Request by Paramounte Engineering on behalf of Bill Clark Homes for TRC to consider an 89 lot division located adjacent to Battle Park subdivision, east side of Carolina Beach Road. This project was “continued” by the TRC at their March 25, 2009 meeting. Sam Burgess will present this item.

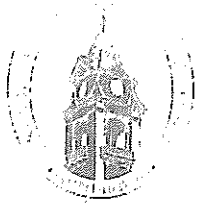
Project Data

Zoning: **R-15 Residential**
Water: **Public (CFPUA)**
Sewer: **Public (CFPUA)**
Road(s): **Private**
Lots/Units: **89**
Acreage: **35.72 (net acreage)**
Traffic: **356 ADT @ Carolina Bch Rd/Manassas Dr. (04/05 WMPO Data)**
LOS: **F (breakdown of traffic flow)**
Land Class: **Aquifer &Wetland Resource Protection**

Liberty Landing Development History

As stated, this proposed preliminary site plan was “continued” by the TRC on March 25, 2009. The plan originally displayed 88 lots, the updated pan 89. Continuance was based on the following TRC elements:

- 1) An updated tree inventory map displaying significant and regulated trees will be required.
- 2) Display “active” and “passive” recreation space on plan.
- 3) Determine a location of a “collector” type road within the project that will be designated for public use.
- 4) The specific use of Low Impact Development practices based on Ralston’s comments is recommended.
- 5) Work out sewer arrangements for the 89 lot project between the CFPUA and Environmental Health.



New Hanover County Government
Planning Department

Chris O'Keefe
Planning Director

New Hanover County Government Center
230 Government Center Drive, Suite 150
Wilmington, NC 28403
P 910.798.7165
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March 27, 2009

Mr. Rob Balland, PE
Paramounte Engineering, Inc.
5911 Oleander Drive, Suite 201
Wilmington, NC 28403

Re: Liberty Landing (Performance Plan)

Dear Mr. Balland:

In regular session on March 25, 2009, the County's Technical Review Committee (TRC) voted to "continue" discussion (vote 4-0, J. Williams recused himself from the project) on the 88 lot proposal known as Liberty Landing until the following issues were resolved:

- 1) Please provide an updated tree inventory map displaying significant trees within the right-of-way and regulated trees on site.
- 2) Please display on the plan the "active" and "passive" recreational areas.
- 3) Please determine the location of a "collector" type road within the project that will be designated for "public" use.
- 4) The use of LID practices for the site based on Shawn Ralston's comments is recommended.
- 5) Work out sewer arrangements for the 88 lot project between the CFPUA and Environmental Health.

Attending the meeting were TRC temporary Chairman Jay Williams (Planning Board), Sam Burgess (Planning staff), David Heath (Fire Services), Anthony Prinz (WMPO), and Jim Iannucci (Engineering). Also attending were Sharon Huffman (County Legal), Jane Daughtridge, and Shawn Ralston (Planning staff), Jennifer Braswell (NHSWCD), Bill Pinnix (CFPUA), Heath Clark (developer for the project), and you.

The next scheduled TRC meetings are April 8th and 22nd. Contact me if you have questions. I may be reached at 798-7441.

Sincerely,

S.A. Burgess
S.A. Burgess
Principal Development Planner

PARAMOUNT
ENGINEERING, INC.

April 15, 2009

Mr. Sam Burgess
New Hanover County Planning
230 Government Center Drive, Suite 150
Wilmington, NC 28403

**Re: Liberty Landing
Performance Residential Subdivision
Private Street Request**

Dear Mr. Burgess:

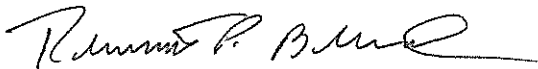
Bill Clark Homes of Wilmington (BCH) would like to request that the New Hanover County Technical Review Committee (TRC) review and approve the attached preliminary plat for private streets. The roads will be designed to meet the minimum NCDOT geometric requirements for subdivision roads as indicated in their latest publication.

BCH is requesting private ownership and maintenance by the Liberty Landing Homeowners Association and opposing NCDOT ownership due to recent requirements mandated by NCDOT, which disallow any proposed utilities under paved areas. This new directive by NCDOT substantially increases the number of storm sewer and sanitary sewer structures required to keep any proposed piping out from under paved areas.

We are required by the Cape Fear Public Utility Authority (CFPUA) to maintain the depth of existing sanitary sewer from Tarin Woods which is approximately 20 feet deep. Because NCDOT will not allow sanitary sewer structures or piping under the center of any proposed roadway, we are forced to move homes further back in the lots to allow for future repair of the sanitary sewer lines.

In conclusion, we feel that the NCDOT requirements described herein impose undue hardship on the proposed development. The proposed subdivision roads will not be gated or obstructed in any manor and will be open for public travel, but according to this request, will be privately owned and maintained.

Sincerely,



Robert P. Balland, PE, LEED AP

cc: Heath Clark - BCH

PARAMOUNTE
ENGINEERING, INC

April 15, 2009

Mr. Sam Burgess
New Hanover County Planning
230 Market Place Drive, Suite 150
Wilmington, NC 28403

**RE: Liberty Landing Subdivision (formerly Colonial Ridge)
TRC Meeting Comments**

Dear Mr. Burgess:

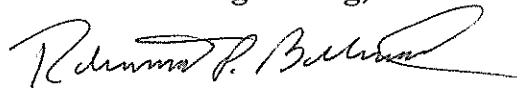
On behalf of Bill Clark Homes of Wilmington, we are submitting a response to the TRC comments for further review and approval for the above referenced project. The planning department's comments are listed below with our response provided in **bold**.

1. Please provide an updated tree inventory map displaying significant trees within the right of way and regulated trees on site.
 - **An updated tree map is enclosed with submittal.**
2. Please display on the plan "active" and "passive" recreation areas.
 - **Recreational open space has been shown on the plat.**
3. Please determine the location of a "collector" type road within the project that will be designated for "public" use.
 - **Appomattox Drive has been modified as per comments from Anthony Prinz at last months TRC meeting.**
4. The use of LID practices for the site based on Shawn Ralston's comments is recommended.
 - **The current site plan has implemented LID techniques by using multiple infiltration basins.**
5. Work out sewer arrangements for the 88 lot project between the CFPUA and Environmental Health.
 - **If this subdivision is approved from TRC, design documents will be submitted to the various review agencies to obtain their approvals. If all approvals are obtained for this project prior to sanitary sewer allocation being available from CFPUA, BCH may choose to permit a community or individual septic system for various lots. Since the site has Class "A" soils on over half of the property and adequate depth to seasonal high water table, this option is feasible.**

Thank you for your attention to this matter. If you have any questions regarding any of this information or require additional material, please feel free to call.

Sincerely,

Paramounte Engineering, Inc.



Robert P. Balland, P.E., LEED AP

PARAMOUNT
 430 EASTWOOD ROAD
 HOFFES
 WILMINGTON, NORTH CAROLINA 28403

BILL CLARK
 5911 Olander Drive, Suite 201
 Wilmington, North Carolina 28403
 (910) 791-6707 (F) (910) 791-6709 (C)

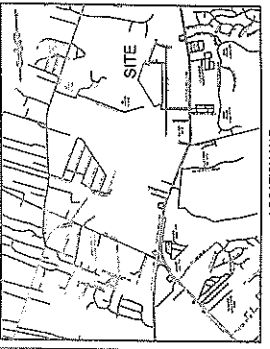
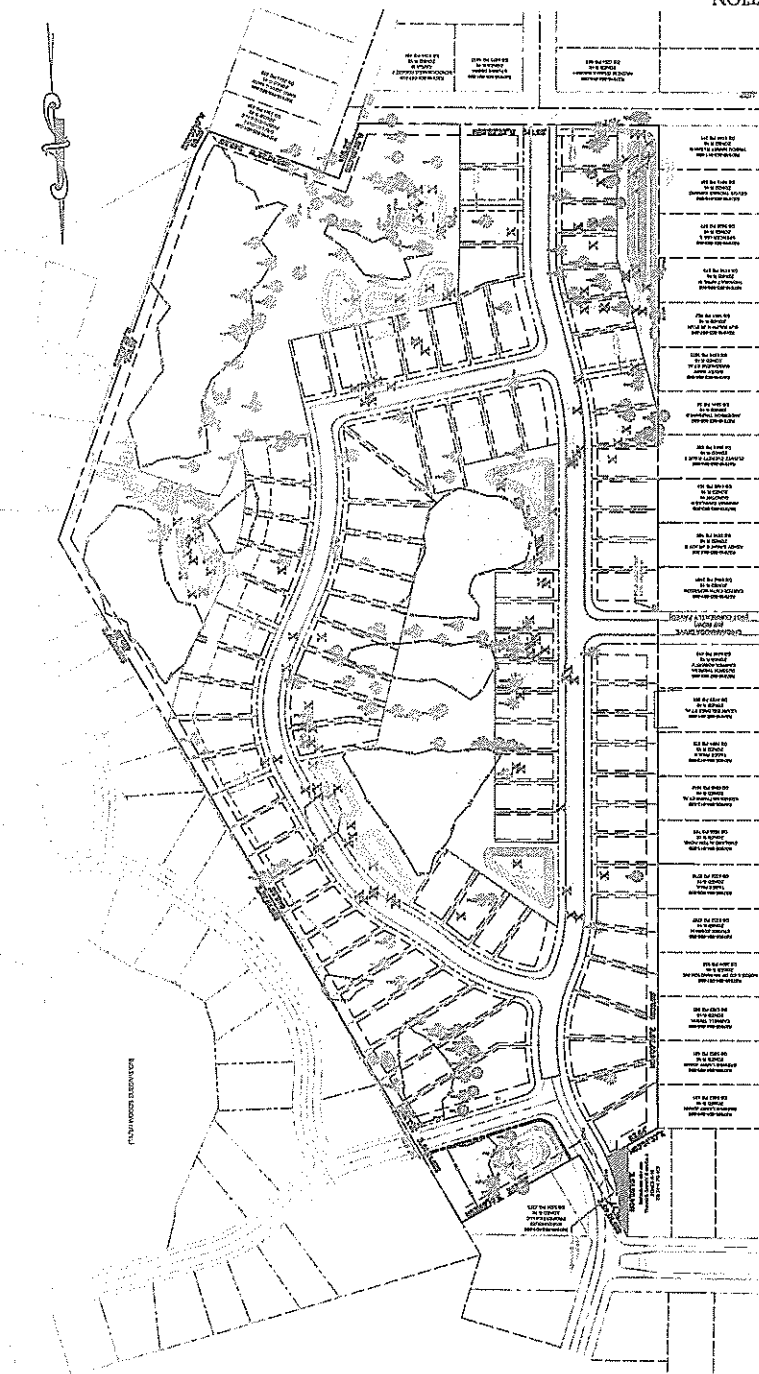
PARAMOUNT
 TREE SURVEY
 COLONIAL RIDGE
 NEW HANOVER COUNTY
 NORTH CAROLINA

PROJECT STATUS
 PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

DATE: 08/11/2011
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 PROJECT NO: 110811001

SCALE: 1"=10'

C-1.1
 SHEET 1 OF 1



SIGNIFICANT TREE NOTES:
 1. THE TOTAL CALIPER INCHES OF ALL SIGNIFICANT TREES TO BE REMOVED MUST BE PLANTED BACK ON THE SITE WITH 1.5" CALIPER TREES AS A MINIMUM.
 2. IF THE JONAS ADAMANTARIUS DETERMINES THAT THE SITE CANNOT ACCOMMODATE THE REQUIRED NUMBER OF TREES, THE AMOUNT OF TREES MAY BE ACCOMMODATED THROUGH A PAYMENT IN LIEU OF PLANTING. THE MITIGATION COST IS \$250 PER TREE TO BE REPLANTED.

MITIGATION CALCULATIONS:
 1. TOTAL NUMBER OF REGULATED TREES TO BE REMOVED FROM RIGHT OF WAY = 29
 2. TOTAL CALIPER INCHES OF REGULATED TREES TO BE REMOVED FROM ROW = 438 CALIPER INCHES
 3. TOTAL NUMBER OF SIGNIFICANT TREES TO BE REMOVED FROM ROW = 49
 4. TOTAL CALIPER INCHES OF SIGNIFICANT TREES TO BE REMOVED FROM ROW = 150 CALIPER INCHES
 5. TOTAL NUMBER OF REGULATED TREES TO BE REMOVED FROM BUILDABLE FP = 41
 6. TOTAL CALIPER INCHES OF REGULATED TREES TO BE REMOVED FROM BUILDABLE FP = 408 CALIPER INCHES
 7. TOTAL NUMBER OF REGULATED TREES TO BE PRESERVED = 183
 8. TOTAL CALIPER INCHES OF REGULATED TREES TO BE PRESERVED = 29

TREES TO BE PRESERVED

NO.	SPECIES	TRUNK SIZE	NO. OF TREES
1	PINE	12"	4
2	PINE	12"	4
3	PINE	12"	29
4	PINE	12"	4
5	PINE	12"	4
6	PINE	12"	2
7	PINE	12"	2
8	OAK	8"	23
9	OAK	8"	1
10	OAK	12"	1
11	OAK	12"	1
12	OAK	12"	1
13	OAK	12"	1
14	MAPLE	8"	1
15	MAPLE	8"	1
16	CHERRY	12"	1
17	CHERRY	12"	1
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98	CHERRY	12"	1
99	CHERRY	12"	1
100	CHERRY	12"	1

TREES TO BE REMOVED FROM BUILDABLE FOOTPRINT

SPECIES	TRUNK SIZE	NO. OF TREES	
1	PINE	12"	4
2	PINE	12"	4
3	PINE	12"	29
4	PINE	12"	4
5	PINE	12"	4
6	PINE	12"	2
7	PINE	12"	2
8	OAK	8"	23
9	OAK	8"	1
10	OAK	12"	1
11	OAK	12"	1
12	OAK	12"	1
13	OAK	12"	1
14	MAPLE	8"	1
15	MAPLE	8"	1
16	CHERRY	12"	1
17	CHERRY	12"	1
18	CHERRY	12"	1
19	CHERRY	12"	1
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100	CHERRY	12"	1

TREES TO BE REMOVED FROM PROPOSED RIGHT OF WAY

SPECIES	TRUNK SIZE	NO. OF TREES	
1	PINE	12"	4
2	PINE	12"	4
3	PINE	12"	29
4	PINE	12"	4
5	PINE	12"	4
6	PINE	12"	2
7	PINE	12"	2
8	OAK	8"	23
9	OAK	8"	1
10	OAK	12"	1
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TREES TO BE REMOVED FROM PROPOSED RIGHT OF WAY

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