

***MEMORANDUM***

**To:** Technical Review Committee  
Richie Brown, Stroud Engineering, PA

**FROM:** Thomas Shrader, Planner III

**RE:** **TRC AGENDA FOR JANUARY 22, 2025**

**DATE:** January 15, 2025

The Technical Review Committee will hold its regular bi-monthly meeting at 9:00 a.m. on **NOVEMBER 27, 2024** in the PLANNING CONFERENCE ROOM of the DEVELOPMENT SERVICES BUILDING, 1717 West 5th Street, Greenville, North Carolina, and virtually on WebEx.

**1. CALL TO ORDER**

**2. APPROVAL OF THE DECEMBER 11, 2024 MINUTES**

**SOIL EROSION AND SEDIMENTATION CONTROL PLANS**

**3. MONTEVALLO SECTION 1, PHASE 3:** Located off Montevallo Lane, West of its intersection with Seven Iron Drive in the Ayden Township.

**Site Data:** 10.5 Acres, 40 Lots, 10.5 Disturbed Acres

**4. ADJOURNMENT**

## **SOIL EROSION AND SEDIMENTATION CONTROL PLANS**

**MONTEVALLO SECTION 1, PHASE 3:** Located off Montevallo Lane, West of its intersection with Seven Iron Drive in the Ayden Township.

**Site Data:** 10.5 Acres, 40 Lots, 10.5 Disturbed Acres

### **CONDITIONS AND REQUIREMENTS**

#### **[Pitt County Planning]**

1. Concrete washout location is not shown.
2. Show any stockpile/borrow locations.
3. Legend is missing.
4. FES1 & P4 aren't within the Limits of Disturbance.

#### **[NCDOT]**

5. With no access to SR 1723 required in this phase of Montevallo, no driveway permit will be required. I've attached the original site layout; a driveway permit will be required before the second driveway entrance ties into SR 1723.
6. The original site review shows this site at 193 lots. The original requirements for the driveways were to have right turn lanes into the site. Once the site exceeds the 193 lots (as shown on the original layout), roadway improvements may be required for left turn lanes going into the development.
7. Any other work performed within the NCDOT ROW will require encroachment agreements.

#### **[General Comments]**

#### **[Pitt County Planning]**

- Silt fence and additional check dams may be required if a need is shown.

#### **[Pitt County Soil and Water]**

- Soils: (*Pitt County Soil Survey - Sheet No. 68*)  
**(Soil Types:** (Os - Osier) and (WaB - Wagram).
- Existing subsurface drainage is on site.
- Soils are prime farmland or have statewide importance for farming. Development will remove the site from agricultural production.
- The adjacent drainage laterals should be cleaned out to their original bottom for improved drainage.
- There is a record of sub-surface drain tile. Please see the attached drain tile map.
- Swift Creek Watershed.

- The following agencies have reviewed the SESC Plan for **MONTEVALLO SECTION 1, PHASE 3** and **have no** comments:
  - Southeastern Drainage
  - Emergency Management
  - Pitt County Environmental Health
- The following agencies have reviewed the SESC Plan for **MONTEVALLO SECTION 1, PHASE 3** and **have not returned** comments:

Owner Alvin Venable Operator   
County/Parish P.I.L. State N.C. Date 9/10/83  
Approximate acres 106 Approximate scale 1" = 660'  
Cooperating with P.I.L. Soil and Water Conservation District  
N Plan identification 3093 Photo number   
Assisted by Ricky Tharpe, P.L.C. USDA Soil Conservation Service



Owner Alvin Venable  
County/Parish P.I.L.  
Approximate acres 106  
Cooperating with P.I.L.



## CONSERVATION PLAN MAP

43073 02

Owner A.T. VENTERSOperator SAMECounty/Parish PITTState N.C.Date 1/10/85Approximate acres 63

Approximate scale

1" = 660'

Cooperating with PITT SOIL & WATER DISTRICT

N

Planimetric

3438

Photo number

Assisted by

USDA Soil Conservation Service

