

# ***MEMORANDUM***

**TO:** Technical Review Committee  
Ark Consulting Group

**FROM:** Thomas Shrader, Planner III

**RE:** **TRC AGENDA FOR FEBRUARY 22, 2023**

**DATE:** February 15, 2023

The Technical Review Committee will hold its regular bi-monthly meeting at 9:00 a.m. on **FEBRUARY 15, 2023** 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 FEBRUARY 8, 2023 MINUTES**

## **SESC PLANS**

3. **MANNING FARM INDIVIDUAL LOTS:** Located on Norris Store Road, South of its intersection with Ashbury Lane in the Ayden Township.  
**Site Data:** 31.12 Acres, 22 Lots, 14.1 Disturbed Acres
4. **WINFIELD VILLAGE:** Located on Simpson Street, at its intersections with Telfaire Street and Hardee Street within the Village of Simpson.  
**Site Data:** 17.45 Acres, 15 Lots, 20 Disturbed Acres

5. **ADJOURNMENT**

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

**MANNING FARM INDIVIDUAL LOTS:** Located on Norris Store Road, South of its intersection with Ashbury Lane in the Ayden Township.

**Site Data:** 31.12 Acres, 22 Lots, 14.1 Disturbed Acres

## **CONDITIONS AND REQUIREMENTS**

### **[Planning]**

1. List all parcel numbers on the plans.
2. Show wetlands line on the plans.
3. Erosion Control Provision #8: add “Pitt County” to the beginning (The Engineer and/or Pitt County)
4. Silt fence cannot be placed across septic or repair areas, specifically on lots 1, 8, 9, and possibly 12.

### **[Environmental Health]**

5. When submitting applications, please include the following information:
  - a. Any detailed soils work that has been performed on the property, including any proposed system layouts.
  - b. A site plan for each lot showing the proposed home location with dimensions and distances from property lines, the driveway location and width, the waterline location, and the location of any proposed decks, outbuildings or other accoutrements.
6. Septic systems for each lot will be approved or denied based on the Laws and Rules for septic treatment and disposal (Article 11 Chapter 130A of NCGS, and NCAC 18A .1900 et seq., etc.)
7. Any existing subsurface drain tile on the property must be located and may need to be removed. Contact Pitt County Soil and Water Conservation for help determining if there is drain tile located on this property.
8. Each lot will be evaluated in accordance with rules .1940 of the Laws and Rules for Sanitary Sewage Collection, Treatment, and Disposal (15A NCAC 18A .1900).
9. No fill material (including construction spoils) is allowed on any area to be used for a sewage disposal system or 100% repair area. Any amount of fill found on these areas will be grounds for disapproval of the proposed lot.
10. The location of any proposed berms must be shown on all subsequent maps. The final dimensions of the completed berm must be shown so that the Environmental Health staff can verify that no portion of any berms will interfere with the sewage system or 100% repair locations.

11. If underground electrical lines or natural gas lines cross the property at any point, they must be flagged by ULOCO before the site is evaluated by the Environmental Health staff.
12. The location of any existing or proposed drainage tile must be field located and shown on a surveyed map provided to Environmental Health staff.
13. A backhoe may be required for the site evaluations (15A NCAC 18A .1939(b)).

## [General Comments]

### [Planning]

- Soils located on site include **Bb, Co, GoA, LyA, NrA, NrB, NrB2, and OcB** per the Pitt County Soil Survey, Sheet 62.
  - Contentnea Creek Watershed
  - This parcel is within the ½ mile VAD Buffer.
  - 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 are no records of subsurface drain tile on file, but it is possible for some to be onsite.
  
- The following agencies have reviewed the SESC Plan for **Manning Farm Individual Lots** and **have no** comments:
  - Emergency Management
  - Engineering
  - NCDOT
  
- The following agencies have reviewed the SESC Plan for **Manning Farm Individual Lots** and **have not returned** comments:

**WINFIELD VILLAGE:** Located on Simpson Street, at its intersections with Telfaire Street and Hardee Street within the Village of Simpson.

**Site Data:** 17.45 Acres, 15 Lots, 20 Disturbed Acres

## CONDITIONS AND REQUIREMENTS

### [Planning]

1. Floodplain and floodway are labeled incorrectly, show both on the plans.
2. Add “Zone AE Floodway” to Note 11 on sheet C1.1
3. Stormwater notes-should these say Simpson instead of Greenville?
4. More detailed erosion control sheets needed; cannot see silt fence outlets, limits of disturbance, and silt fence clearly in several areas.
5. Silt fence temporary drainage ditches, and basins all appear to be in the riparian buffer. This is allowable in Zone 2 without any additional authorization, but the buffer should be split into Zone 1 and Zone 2 on the plans in these areas.
6. Additionally, take note of Item 9 in the Tar-Pamlico Riparian Buffer Rules: Stormwater must reach dispersed flow, among other requirements. These include an approved stormwater plan.
7. Be aware of the proximity of the eastern sediment basin overflow to the wetland areas.
8. Is there any silt fence between the eastern sediment basin and the wetlands area?
9. Show any driveway tiles/pipes with size, flared end sections, and protections on the plans.
10. Submit the calculations for those tiles.
11. Silt fence should be place on three sides of the stockpile.
12. Update FRO form for addresses and list individual person.

### [Environmental Health]

14. When submitting applications, please include the following information:
  - c. Any detailed soils work that has been performed on the property, including any proposed system layouts.
  - d. A site plan for each lot showing the proposed home location with dimensions and distances from property lines, the driveway location and width, the waterline location, and the location of any proposed decks, outbuildings or other accoutrements.
15. Septic systems for each lot will be approved or denied based on the Laws and Rules for septic treatment and disposal (Article 11 Chapter 130A of NCGS, and NCAC 18A .1900 et seq., etc.)
16. Any existing subsurface drain tile on the property must be located and may need to be removed. Contact Pitt County Soil and Water Conservation for help determining if there is drain tile located on this property.
17. Each lot will be evaluated in accordance with rules .1940 of the Laws and Rules for Sanitary Sewage Collection, Treatment, and Disposal (15A NCAC 18A .1900).

18. No fill material (including construction spoils) is allowed on any area to be used for a sewage disposal system or 100% repair area. Any amount of fill found on these areas will be grounds for disapproval of the proposed lot.
19. The location of any proposed berms must be shown on all subsequent maps. The final dimensions of the completed berm must be shown so that the Environmental Health staff can verify that no portion of any berms will interfere with the sewage system or 100% repair locations.
20. If underground electrical lines or natural gas lines cross the property at any point, they must be flagged by ULOCO before the site is evaluated by the Environmental Health staff.
21. The location of any existing or proposed drainage tile must be field located and shown on a surveyed map provided to Environmental Health staff.
22. A backhoe may be required for the site evaluations (15A NCAC 18A .1939(b)).

### **[General Comments]**

#### **[Planning]**

- Soils located on site include **Bb, ExA, Ly, NrB, OcB, and WaB** per the Pitt County Soil Survey, Sheet 51.
  - Juniper Branch Watershed
  - The adjacent drainage laterals should be cleaned out to their original bottom for improved drainage.
  - Soils are prime farmland or have statewide importance for farming. Development will remove the site from agricultural production.
  - There are no records of subsurface drain tile on file, but it is possible for some to be onsite.
  
- The following agencies have reviewed the SESC Plan for **Winfield Village** and **have no** comments:
  - Emergency Management
  - Engineering
  - NCDOT
  
- The following agencies have reviewed the SESC Plan for **Winfield Village** and **have not returned** comments: