

MEMORANDUM

TO: Technical Review Committee
Mike Baldwin, Baldwin Design Consultants
Scott Anderson, Ark Consulting Group
Dan Withers, Ark Consulting Group

FROM: Thomas Shrader, Planner III

RE: TRC AGENDA FOR MAY 14, 2025

DATE: May 7, 2025

The Technical Review Committee will hold its regular bi-monthly meeting at 9:00 a.m. on **MAY 14, 2025** 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 APRIL 23, 2025 MINUTES**

SOIL EROSION AND SEDIMENTATION CONTROL/STORMWATER PLANS

3. **CAROLINA EAST MOBILE VET SERVICES:** Located off NC 43 S, South of its intersection with Joe Stocks Road in the Chicod Township.

Site Data: 7.0 Acres, 1 Lot, 1.53 Disturbed Acres

SOIL EROSION AND SEDIMENTATION CONTROL PLANS

4. **EAST RIDGE PHASE 3 INDIVIDUAL LOTS:** Located off Queensland Lane, West of its intersection with Ayden Golf Club Road within the Town of Ayden.

Site Data: 8.2 Acres, 25 Lots, 8.2 Disturbed Acres

PRELIMINARY PLAN

5. **WINFIELD VILLAGE:** Located on Simpson Street, South of its intersection with McDonald Street.

Site Data: 14.5 acres, 12 Lots

6. **ADJOURNMENT**

SOIL EROSION AND SEDIMENTATION CONTROL/STORMWATER PLANS

CAROLINA EAST MOBILE VET SERVICES: Located off NC 43 S, South of its intersection with Joe Stocks Road in the Chicod Township.

Site Data: 7.0 Acres, 1 Lot, 1.53 Disturbed Acres

CONDITIONS AND REQUIREMENTS

[Pitt County Planning]

1. Show any stockpile/borrow locations.
2. Show the concrete washout location.
3. No stormwater BMP's are required due to the nutrient loadings being below the maximum loading requirements for nitrogen, and the attenuation calculations not showing more than a 10% increase in peak flow volumes from pre to post development.
4. The stormwater permit shall be valid for a period of two years from the date of issuance unless a valid building permit has been issued and maintained for the site or the stormwater permit has been revoked by Pitt County. If after two years the permitted activity has not begun nor a valid building permit secured, this permit shall expire.
5. The development of the tract shall proceed in conformity to all plans, design features, and restrictions submitted as part of the stormwater permit application and kept on file by the Pitt County Planning Department except that the Pitt County Stormwater Administrator may approve minor changes, consistent with the approved plan, as required by field conditions and in accordance with Section 15(G) of the Pitt County Stormwater Ordinance for Nutrient Control.
6. If any amendments are made to the approved plan, revised stormwater calculations must be submitted to the Pitt County Planning Department.

[NCDOT]

7. A driveway permit will be required to tie into NC 43.
8. Any other work performed within the NCDOT ROW will require encroachment agreements.

[Pitt County Environmental Health]

9. 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.
10. 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.)
11. 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.

12. 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).
13. 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.
14. 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.
15. 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.
16. The location of any existing or proposed drainage tile must be field located and shown on a surveyed map provided to Environmental Health staff.
17. A backhoe may be required for the site evaluations (15A NCAC 18A .1939(b)).

[General Comments]

[Pitt County Planning]

- All details should include a maintenance plan and schedule. See the NCDEQ website for new details.

[Pitt County Soil and Water]

- Soils: (*Pitt County Soil Survey - Sheet No. 64*)
(**Soil Types:** (ExA - Exum), (GoA - Goldsboro), and (Le - Leaf))
- 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 sub-surface drain tile but it is possible for some to be on site.
- Indian Wells Swamp Watershed.
- The following agencies have reviewed the Construction/SESC Plan for **CAROLINA EAST MOBILE VET SERVICES** and **have no** comments:
 - Southeastern Drainage
 - Emergency Management
 - Engineering
- The following agencies have reviewed the Construction/SESC Plan for **CAROLINA EAST MOBILE VET SERVICES** and **have not returned** comments:

SOIL EROSION AND SEDIMENTATION CONTROL PLANS

EAST RIDGE PHASE 3 INDIVIDUAL LOTS: Located off Queensland Lane, West of its intersection with Ayden Golf Club Road within the Town of Ayden.

Site Data: 8.2 Acres, 25 Lots, 8.2 Disturbed Acres

CONDITIONS AND REQUIREMENTS

[NCDOT]

1. No new driveway permit will be required. It is covered under the older driveway permit attached to this email. If development expands beyond the shown area of the approved driveway permit, then roadway improvements will be required.
2. Any other work performed within the NCDOT ROW will require encroachment agreements.

[General Comments]

[Pitt County Soil and Water]

- Soils: (*Pitt County Soil Survey - Sheet No. 6*)
(**Soil Types:** (AgB - Alaga), (Bd - Bladen), (CrB2 - Craven), (ExA - Exum), (OcB - Ocilla), (Ra - Rains), and (WaB - Wagram)).
- 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 attached map
- Swift Creek Watershed.
- The following agencies have reviewed the SESC Plan for **EAST RIDGE PHASE 3 INDIVIDUAL LOTS** and **have no** comments:
 - Planning
 - Environmental Health
 - Emergency Management
 - Engineering
 - Southeastern Drainage
- The following agencies have reviewed the SESC Plan for **EAST RIDGE PHASE 3 INDIVIDUAL LOTS** and **have not returned** comments:



PRELIMINARY PLAN

WINFIELD VILLAGE: Located on Simpson Street, South of its intersection with McDonald Street.

Site Data: 14.5 acres, 12 Lots

CONDITIONS AND REQUIREMENTS

[Pitt County Planning]

1. Add the Public Street Acceptance Certification to be signed by the Mayor of the Village of Simpson.
2. Remove Private Street disclosure and replace with Street Maintenance disclosure for a Public Street to be signed by the owners.

GENERAL COMMENTS

[Village of Simpson]

- The Mayor will seek the Village of Simpson's Board approval to sign the map and accept the street as public.

[Pitt County Planning]

- The purpose of this plat is to convert Bates Branch Way currently private right of way to public right of way for acceptance by the Village of Simpson.

[Pitt County Emergency Management]

- Approved this plan.

[NC Department of Transportation]

- NCDOT has no general comments for PP Review – Winfield Village (Revised) (Reference Parcel # 91757, SR 1759). We see no issues with the re-platting of Bates Branch Way from “private” to “public”, due to its location within the city limits and its design criteria it will not be able to be brought onto the state maintenance system.

[Greenville Utilities Electric]

- Approved this plan.

[Pitt County Schools]

- Schools are Wintergreen Elementary, Hope Middle and DH Conley High School.

[Pitt County Environmental Health]

- Approved this plan.

[Pitt County Soil and Water]

- Soils: (*Pitt County Soil Survey - Sheet No.51*)
(**Soil Types:** (ExA - Exum), (Bb - Bibb), (Ly - Lynchburg), (NrB - Norfolk), (OcB - Ocilla), and (WaB - Wagram).
- The adjacent drainage laterals should be cleaned out to their original bottom for improved drainage.

- There are no records of sub-surface drain tile but it is possible for some to be on site.
- Bates Branch Watershed.