

MEMORANDUM

TO: Technical Review Committee
Ronald Fuentes, Bartlett Engineering and Surveying

FROM: Thomas Shrader, Planner III

RE: **TRC AGENDA FOR AUGUST 13, 2025**

DATE: August 8, 2025

The Technical Review Committee will hold its regular bi-monthly meeting at 9:00 a.m. on **AUGUST 13, 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 JULY 23, 2025 MINUTES**

SOIL EROSION AND SEDIMENTATION CONTROL PLANS

- 3. WINDFIELD, PHASES 2 & 3 (REVISED):** Located on Poker House Road, north of its intersection with South Grimesland Bridge Road in the Grimesland Township.

Site Data: 47.23 Acres, 31 Lots, 7.7 Disturbed Acres (increased from 6.5)

- 4. ADJOURNMENT**

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CONDITIONS AND REQUIREMENTS

[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. 44 & 52*)
(Soil Types: (Bb - Bibb), (CrC, CrB, CrB2 - Craven), (LoA - Lenoir), (Pa - Pactolus), (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 no record of sub-surface drain tile but it is possible for some to be onsite.
- Tar River Watershed.

[Pitt County Environmental Health]

- When submitting applications, please include the following information:
- Any detailed soils work that has been performed on the property, including any proposed system layouts.
- 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.
- 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.)
- 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.
- 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).
- 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.

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

[NCDOT]

- No new driveway permit required. Currently covered under driveway permit D021-074-24-00241. If the driveway construction has not started before November 20, 2025, then a new permit will need to be applied for.
- Any other work performed within the NCDOT ROW will require encroachment agreements.
- The following agencies have reviewed the **revised SESC Plan for WINDFIELD, PHASES 2 & 3** and **have no** comments:
 - Southeastern Drainage
 - Emergency Management
 - Engineering
- The following agencies have reviewed the **revised SESC Plan for WINDFIELD, PHASES 2 & 3** and **have not returned** comments: