

MEMORANDUM

TO: Technical Review Committee
Brian Edwards, Ark Consulting Group
Richie Brown, Stroud Engineering

FROM: Thomas Shrader, Planner III

RE: **TRC AGENDA FOR SEPTEMBER 10, 2025**

DATE: September 3, 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 AUGUST 13, 2025 MINUTES

SOIL EROSION AND SEDIMENTATION CONTROL/STORMWATER PLANS

3. SLEDGE CROSSING: Located on NC102 E, east of its intersection with County Home Road in the Ayden Township.

Site Data: 62.93 Acres, 21 Lots, 8.0 Disturbed Acres

PRELIMINARY PLAN

4. HERITAGE SUBDIVISION: Located on Eastern Pines Road, east of its intersection with Three Oaks Drive.

Site Data: 83.08 Acres, 70 Lots

5. ADJOURNMENT

SOIL EROSION AND SEDIMENTATION CONTROL/STORMWATER PLANS

SLEDGE CROSSING: Located on NC102 E, east of its intersection with County Home Road in the Ayden Township.

Site Data: 62.93 Acres, 21 Lots, 8.0 Disturbed Acres

CONDITIONS AND REQUIREMENTS

[Pitt County Planning]

1. Swale will be required to reach diffuse flow before the limits of the riparian buffer.
2. Site is within 111 sq ft of triggering peak flow requirements and currently does not meet the standards of the stormwater ordinance.
3. Label any stockpile/borrow locations.
4. Include all demolition in the Limits of Disturbance

[NCDOT]

5. A driveway permit will be required to tie into NC 102.
6. With the proposed ROW being shown as “private”, the interior road (Anna Lake Drive) will not be eligible for the state road addition process in the future. Also, the proposed road Anna Lake Drive is not designed to current state standards.
7. Any other work performed within the NC 102 NCDOT ROW will require encroachment agreements.

[Pitt County Environmental Health]

8. 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.
9. 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.)
10. 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.
11. 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).

12. 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.
13. 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.
14. 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.
15. The location of any existing or proposed drainage tile must be field located and shown of a surveyed map provided to Environmental Health staff.
16. 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. 69*)
(Soil Types: (Bd - Bladen), (Co - Coxville), (ExA, ExB - Exum),
(Ly - Lynchburg), and (Ra - Rains)).
- Existing subsurface drainage is on site. Please see the attached map.
- Soils are prime farmland or have statewide importance for farming. Development will remove the site from agricultural production.
- This parcel is within the ½ mile VAD Buffer.
- The adjacent drainage laterals should be cleaned out to their original bottom for improved drainage.
- Fork Swamp Watershed.

- The following agencies have reviewed the SESC/Stormwater Plan for **SLEDGE CROSSING** and **have no** comments:
 - Southeastern Drainage
 - Emergency Management
 - Engineering
- The following agencies have reviewed the SESC/Stormwater Plan for **SLEDGE CROSSING** and **have not returned** comments:



PRELIMINARY PLAN

HERITAGE SUBDIVISION: Located on Eastern Pines Road, east of its intersection with Three Oaks Drive.

Site Data: 83.08 Acres, 70 Lots

CONDITIONS AND REQUIREMENTS

[Pitt County Planning]

1. Remove City of Greenville approval.
2. All lots must be at least 40' in width; lots 20 and 21 do not meet the minimum width requirement at the rear of the property.
3. Septic lots must have a 25' access easement; please add for the repair lots to 61 and 63.
4. Remainder across the road should be shown. If no septic permit is to be obtained it can be labeled non-buildable or recombined with an adjacent lot.
5. Show MBL on all lots.
6. A turnout is required for the mail kiosk.
7. Any existing structure that will remain must meet the setbacks to the new property lines, if they are to be removed please note on all subsequent submittals.
8. Please add the public designation to all street labels.
9. The road name Pintail Drive is duplicative and must be renamed.
10. Wetland delineations will be required with the erosion control/stormwater plan submittal.
11. Tar-Pamlico Phosphorous loading rate is 0.8 lbs/ac/yr, not 0.4 lbs/ac/yr.
12. Ensure the 24-hour storm rainfall total is correct for stormwater calculations.

[Pitt County Environmental Health]

1. 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.
2. 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.)
3. 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.
4. 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).
5. 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.
6. 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.

7. 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.
8. The location of any existing or proposed drainage tile must be field located and shown of a surveyed map provided to Environmental Health staff.
9. A backhoe may be required for the site evaluations (15A NCAC 18A .1939(b)).

[Greenville Utilities - Electric]

- Add proposed electric easements on markup attached.

[Greenville Utilities - Gas]

- Requesting all existing gas facilities within the plan area be reflected. Natural Gas facility maps and shape files can be provided if requested from GDS@guc.com.
- If gas is required additional discussions will be required to determine gas main placement. Please notify Alan Cummings at cumminar@guc.com to identify a proposed gas main installation route.
- A feasibility study and a service agreement will be required prior to natural gas installation.
- I have attached our Meter Clearance Diagram and Gas Main Installation Requires for additional information.

[Pitt County Emergency Management]

- All lots must be within 400' of a fire hydrant.

[NC Department of Transportation]

- Driveway permits will be required to tie into SR 1727. No roadway improvements are required.
- Please add the verbiage “10’ Non-Access Easement” to the “10’ Landscape Easement” that runs along SR 1727.
- The interior driveways for lots 1, 70, 43, & 42 will need to be at least 100’ from SR 1727.
- For the subdivision to be added to the state maintenance system at a later date some items will need to be supplied. Design to Standard and Built to Standard letters, curve data info, interior roads labeled as “Public”, site triangles, the stone under the road (prefer 8” ABC – will depend on soil type), and encroachment agreements will be needed in the future at the time of the petition. The subdivision will be reviewed more fully at the time of the petition, these are just some of the concerns, any other items of concern found at a later date will need to be addressed.
- Any other work performed within the NCDOT ROW will require encroachment agreements.

GENERAL COMMENTS

[Pitt County Planning]

- The roads shown are intended to be public right of way.

[Pitt County Planning - Addressing]

- The road names Sprig Drive, Spoonie Drive, Blue Wing Drive, and Shoveler Drive have been added to the pending road name list.

[Pitt County Engineering]

- Has no comments.

[Greenville Utilities - Electric]

- Approved this plan.

[Pitt County Soil and Water]

- Soils: (*Pitt County Soil Survey – Sheet No.50*)
(Soil Types: (AyB - Aycock), (Co - Coxville), (OcB - Ocilla), (Pa - Pactolus),
(GoA - Goldsboro), (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 onsite. Please see the attached map.
- Bates Branch Watershed.



