

MEMORANDUM

TO: Technical Review Committee
Bjerkeset Land Surveying

FROM: Matt Spicer, Planner I

RE: **TRC AGENDA FOR NOVEMBER 12, 2014**

DATE: November 10, 2014

The Technical Review Committee will hold its regular bi-monthly meeting at 9:00 a.m. **NOVEMBER 12, 2014** in the CONFERENCE ROOM of the DEVELOPMENT SERVICES BUILDING (Old Health Department Building), 1717 West 5th Street, Greenville, North Carolina.

1. **CALL TO ORDER**
2. **APPROVAL SEPTEMBER 14, 2014 MINUTES**

PRELIMINARY PLANS

3. **Autumn Ridge, Section 2:** Located on NCSR 1212 (VOA Site C Road) north of its intersection with NCSR 1200 (Stantonsburg Road) in the Arthur Township.

Site Data: 16 Lots, 27.69 Acres

4. **ADJOURNMENT**

PRELIMINARY PLANS

3. **Autumn Ridge, Section 2:** Located on NCSR 1212 (VOA Site C Road) north of its intersection with NCSR 1200 (Stantonsburg Road) in the Arthur Township.

Site Data: 16 Lots, 27.69 Acres

[Environmental Health]

1. Each lot will be evaluated in accordance with rules .1940 through .1948 of the Laws and Rules for Sanitary Sewage Collection, Treatment, and Disposal (15A NCAC 18A.1900).
2. Based on state requirements, all new applications must be accompanied by a site plan. Site plans must show existing and proposed property lines with dimensions and the location of the proposed facility and appurtenances, other proposed structures, and proposed location for the septic system showing setbacks to property lines or other fixed reference points and the location of the water supply and surface waters. (15A NCAC 18A.1937).
3. No fill material (Including construction spoils) is allowed on any area to be used for sewage disposal system or 100% repair area. Any amount of fill found on these areas will be grounds for disapproval of the proposed lot (15A NCAC 18A .1957(b)).
4. 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 environmental health staff can verify that no portion of any berms will interfere with the sewage system or 100% repair locations.
5. Locations of any stock pilings should be shown on the construction plan. These stock pilings should be placed in an area not to be used for on-site sewage disposal.
6. If underground electrical lines or natural gas lines cross the property at any point, they need to be flagged by ULOCCO before the site is evaluated.
7. Location of any existing or proposed drainage tile must be field located and shown on a surveyed map provided to the environmental health staff.
8. A backhoe may be required for the site evaluations (15A NCAC 18A .1939(b)).
9. Any riparian buffers or floodways must be noted on subsequent maps.

[Planning]

10. A stub-out street is required to connect to the adjacent property to the west of the subject parcel.
11. A wetland delineation is required.
12. The feature along the rear property line of Lots 9-14 shows on the Pitt County Soil Survey and is subject to the Neuse Riparian Buffer Rules. Show the 50' buffer along the stream feature on subsequent maps or provide sufficient documentation exempting the feature from the rules.

13. The rear ponds shown on Lot 7 connect to Pinelog Branch according to USGS Topo maps and the Pitt County Soil Survey map and are subject to the Neuse Riparian Buffer Rules. Show the 50' buffer along the stream feature on subsequent maps or provide sufficient documentation
14. No Stormwater BMPs are required due to nutrient loadings being below the maximum loading requirements for nitrogen and attenuation calculations not showing more than a 10% increase in peak flow volumes from pre to post development.

[Greenville Utilities]

15. Add a 20' x 20' electric easement area at the entrance to the subdivision.

[Emergency Management]

16. Obtain NCDOT Driveway Permit prior to construction.

[NC Department of Transportation]

17. Fire hydrants need to be installed as part of the project. One hydrant needs to be installed in the vicinity of the subdivision entrance (VOA Site C Rd and Autumn Ridge Ln). A second hydrant is needed in the vicinity of Lots 13 and 14.

[General Comments]

- Soils located on site include **NrA**, **NrB2**, **Bb** and possess the following characteristics:
 - Seasonal high water table
 - Flooding or Ponding
 - Hydric soils-Possible wetlands according to USACE
 - Middle Little Contentnea Creek Watershed
- The following agencies have reviewed the Preliminary Plan for **AUTUMN RIDGE, SECTION 2** and have no comments:
 - Pitt Co. Engineering
- The following agencies have reviewed the SESC Plan for **AUTUMN RIDGE, SECTION 2** and have not yet returned comments:
 - Bell-Arthur Water Corp.

4. Adjournment