TECHNICAL REVIEW COMMITTEE (TRC) COVER SHEET
(Revised July 1, 2016)

City of Greensboro

Mailing Address: PO Box 3136, Greensboro NC 27402–3136
Office Address: 300 W Washington Street, Greensboro NC
Questions? Contact Jose Colon at
Jose.Colon@greensboro–nc.gov
or
336–373–2969

PLAN TYPE:	REVIEW FEE:
Nonresidential Site Plan	$975 + $20 per 1000 sf gross floor area
Multifamily	$975 + $25 per unit
Preliminary Subdivision	$635 + $40 per lot
Revisions to Approved Plan	$260 + the per lot, square footage or unit fee applied to any increase
Site Specific Development Plan Approval to Obtain a Zoning Vested Right:	Applicable review fee above + $915 if site is less than 1 acre; + $1500 if 1 acre to less than 5 acres; or + $1600 if 5 acres or more.

Landscape/Tree Conservation fees are also payable prior to TRC taking action Reviewer will advise of amount:
Landscape Plan if submitted after TRC plan review has been completed: $27
Tree/Land Disturbance Permit: $27
Tree Protection/Landscaping Inspection or Reinspection: $55 each

Please go to https://secure.greensboro-nc.gov/planupload/ to submit a plan for review.
Review turn–around target is 10 working days, for each cycle.
Please use Design Review Checklist to ensure your plan is complete:
http: //www.greensboro–nc.gov/modules/showdocument.aspx?documentid=7661

Project Summary (Completed by Design Agent):

A. **Street Address/Location Description:** _____

B. **Project Name:** _____

C. **Type of Plan:** Site Plan _____ Group Development Plan _____
Preliminary Subdivision _____ Site Specific Plan(Zoning Vested Right) _____

D **Owner/Applicant** _____
Email _____ Phone _____

E. **Design Agent** _____
Email _____ Phone _____

F. **Also Report Comments to** _____
Email _____ Phone _____

G. **Tract Acres** _____ H. **Zoning District:** _____

I. **Watershed:** _____ J. **Current Use:** _____

K. **Proposed Use:** _____

L. **Parking Required:** _____ **Proposed:** _____

M. **# of Lots Now:** _____ **Proposed:** _____

N. **Multifamily Development: # of Units Total:** _____
By type: Apartments _____ Townhomes _____ Condominiums _____

O. **Non-Res'l Gross Floor Area (GFA), by sf:** _____
Existing _____ –To Be Demolished _____
+Proposed _____ = Total Resulting GFA _____

P. **Built-Upon Area (BUA), by sf/ac and % of lot:** _____
Existing _____ –To Be Demolished _____
+Proposed _____ = Total Resulting BUA _____

Q. **Will building(s) be sprinked?** Yes _____ No _____

R. **Building occupancy code under the Building Code:** _____

Stormwater Management/Watershed Information:

Stormwater Control/Improvements(s):
_____

Maximum Amount of BUA Allowed Per Stormwater
Control Design: _____

Distance to Nearest Floodway: _____

On–site soil types(s): _____

Hydrology groups(s): _____

Amount of site to be disturbed: _____

Check as Appropriate:

LANDSCAPE, TREE CONSERVATION APPROVAL AND INSPECTION:
To request an inspection or a pre–construction meeting contact the City Arborist at 336–373–2150

- A LANDSCAPE PLAN (which depicts the plant types and locactions) must be submitted to the Planning Department for review and approval WITHIN 90 DAYS OF RECEIVING A BUILDING PERMIT. The Landscape Plan must be approved before installation of plant material.
- The required LANDSCAPE PLANT MATERIAL must be installed and inspected PRIOR to receiving a Certificate of Occupancy.
- The required TREE PROTECTION FENCING must be installed and inspected PRIOR to land disturbance.
- The required TREE CONSERVATION & REFORESTATION areas must be inspected PRIOR to receiving a Certificate of Occupancy.

WATERSHED APPROVAL AND INSPECTION
(Questions? Contact Water Resources Engineering at 336–373–2055)

- A FINAL PLAT dedicating the DMUE and access easements must be recorded in the Guilford County Register of Deeds PRIOR to receiving a Certificate of Occupancy.
- Construction of the WATER QUALITY DEVICE (POND) must be complete and the "Engineer's Certification of Completion" sent to the Water Resources Department Prior to receiving a Certificate of Occupancy.

FLOODPLAIN APPROVAL
(Questions? Contact Water Resources Engineering at 336–373–2055)

- Elevation Certification Required
- Floodplain Development Permit Required

AIRPORT AIR OPERATION AREA ALTERNATIVE STORMWATER CONTROL:
(Questions? Contact Water Resources Engineering at 336–373–2055)

- This development is within 5 statute miles of Piedmont Triad International Airport air operation area. For such projects, according to Session Law 2012–200, the NCDENR North Carolina Best Management Practice Manual provides acceptable alternative Stormwater control measures other than wet ponds or those that promote standing water. The design engineer has reviewed these alternatives.

SOIL EROSION CONTROL:
(Questions? Contact Erosion Control Officer at 336–373–2030)

- Watershed Pond Construction/Surety Or Improvement Guarantee Must be Submitted.

WATER RESOURCES CONSTRUCTION APPROVAL:
(Questions? Contact Water Resources Engineering at 336–373–2055)
**Permit application fees required before construction plans are released.*

Water System*
- State Water Permit Required
- Outside City – Utility and Annexation Petition Required

Sanitary Sewer System*
- State Water Sewer System Permit Required
- Outside City – Utility and Annexation Petition Required

ENGINEERING CONSTRUCTION APPROVAL:
(Questions? Contact Development Services/Engineering at 336–373–2052)
**Engineering Inspection Fees required before construction plans are released.*

- Utility Construction Plan Approval Required*
- Pavement Cut Permit May be Required*
- Roadway Construction Plans Required*
- Storm Sewer System – Permit Required to tie into Storm Sewer System
- – Driveway Culvert Inspection Required

TRANSPORTATION APPROVAL:
(Questions? Contact Development Services/Engineering at 336–373–GDOT)
Driveway permit issued? _____ Number? _____
*Do Not Issue Building Permit until any required Driveway Permit has been issued.

- City of Greensboro Driveway Permit Required
- N.C. Department of Transportation Driveway Permit Required

SUBDIVISION APPROVAL:

- A Final Plat Must Be Recorded Prior to TRC Approval of this Submittal _____ or Issuance of a Building Permit. _____ PB: _____ Pg: _____

City of Greensboro
Water Resources Department
COLLECTION SYSTEM EXTENSION PERMIT APPROVAL

Project Origin: _____ City _____ Private

Type of Project: _____ City Owned _____ Privately Owned
_____ Portions Public and Privately Owned

Per Article 21 of Chapter 143 of the North Carolina General Statues, as Amended, and Other Laws, Rules and Regulations, Permission is hereby granted by the City of Greensboro, a delegated permitting authority approved by the North Carolina Environmental Management Commission, for the construction and operation of the collection system depicted on these plans and throughout the permitting process.

City of Greensboro and its staff are not responsible for errors in designs, calculations, drawings or statements, or finding and correcting any errors or deficiencies submitted by applicants or their consultants, and disclaim any liability for errors, in accordance with North Carolina General Statute 130A–26.2. Any person who knowingly makes any false statement, representation, or certification in any application or design documents shall be guilty of a Class 2 misdemeanor, which may include a fine not to exceed $10,000 per violation.

Permittee shall be responsible for adherence to all conditions of the City of Greensboro Water Resources Department as Checked.

_____ Wastewater Collection System Extension Master Permit (Public)

_____ Individual Wastewater Collection System Extension Permit (Private)

Any significant changes (size, type, connections, length, alignment, etc) to that approved on the these plans or permitting documents shall be reviewed and approved by the City of Greensboro prior to Construction.

Approved by: _____ ;City of Greensboro

COG Permit # WRCS00: _____ Approval Date: _____

Completion of this Statement is required with submittal of Engineering Construction Drawings
FINANCIAL RESPONSIBILITY ACKNOWLEDGMENT *(Engineering Construction)*

_____ is to provide a one year warranty to guarantee the public improvement from failure due to faulty workmanship or materials. Once the project is complete, this individual or corporation will be required to sign a notarized agreement. Upon completion and return of this agreement, they will receive a final acceptance letter and the year warranty will begin. The City of Greensboro will not release bonds or accept public infrastructure for maintenance without a final inspection.

_____
Signature of Financial Responsibility Individual or Corporation

Address: _____

Telephone: _____

Revision to Plan in Process:

Revision Summary	Revision Date	Revised by

Revision to Approved Plan _____ **(Tracking #)**

Revision Summary	Revision Date	Approved by/Date

This Watershed Plan and/or **Site Plan, Preliminary Subdivision, Group Development** was **APPROVED** by the Technical Review Committee on _____ .

TRC approval represents the maximum possible development of the site. Additional reviews in the development process (including Construction Plan Review) could reduce the amount of development possible on this site.

Conformance with this Approved Plan is your responsibility. Any change in land use, lot lines, building location, parking, drives, utility lines, landscaping, etc. must be resubmitted for review and approval prior to such change being made.

Per Land Development Ordinance Sections 30–4–15.8 and 30–4–17.5, in general **this Approval expires in 2 years.**
Site Plans: Approval expires if construction or development activity is begun and then discontinued for a period greater than 180 days.
Preliminary Subdivision: Approval expires if a final plat is not recorded within 2 years, or if there is a lapse of more than 2 years between the recordings of phases or section.

This Approval covers site design only. This does not cover review, approval or permitting of signs, construction plans, building plans, final plats or anything other than site design. Application for those review, approval and/or permits is required separately.

(Clerk of the TRC) (Date) (Tracking #)

(Clerk of the TRC) (Date of Approval of Minor Revision or Re–approval)