

TECHNICAL REVIEW COMMITTEE (TRC) COVER SHEET

(Revised July 1, 2020)

City of Greensboro

Mailing Address: PO Box 3136, Greensboro NC 27402-3136
Office Address: 300 W Washington Street, Room UG-10
Greensboro NC

Questions? Please contact Rachel McCook at Rachel.McCook@greensboro-nc.gov
or
336-373-7784

PLAN TYPE:	REVIEW FEE:
Site Plan Nonresidential	\$1400+\$20 per 1000 sf gross floor area
Site Plan Multifamily	\$1400+\$25 per unit
Preliminary Subdivision	\$1400+\$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 + \$1140 if site is < 1 acre; + \$1335 if acre to > 5 acres; or \$1525 if 5 acres or more.

Landscape/Tree Conservation fees are payable prior to scheduling for TRC action.
Landscape Plan if submitted separately: \$40
Tree/Land Disturbance Permit: \$40
Tree Protection/Landscaping Inspection or Reinspection: \$70 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/home/showdocument.aspx?documentid=7661>

Project Summary (Completed by Design Agent):

- A. **Site Street Addresses (All):** _____
- B. **Project Name:** _____
- C. **Project Description:** _____
- D. **Type(s) of Plan:** Site Plan _____ Group Development Plan _____ TRC Lite: _____
Preliminary Subdivision _____ Site Specific Plan(Zoning Vested Right) _____
- E. **Owner/Applicant** _____
Email _____ Phone _____
- F. **Design Agent** _____
Email _____ Phone _____
- G. **Also Report Comments to** _____
Email _____ Phone _____
- H. **Tract Acres** _____ I. **Zoning District:** _____ J. **Zoning Overlay:** _____
- K. **Watershed:** _____ L. **Current Use:** _____
- M. **Proposed Use:** _____
- N. **Parking Required:** _____ **Proposed:** _____
- O. **# of Lots Now:** _____ **Proposed:** _____
- P. **Multifamily Development: # of Units Total:** _____
By type: Apartments _____ Townhomes _____ Condominiums _____
- Q. **Open Space (Res'l Projects) Required:** _____ **Proposed:** _____
- R. **Non-Res'l Gross Floor Area (GFA), by sf:**
Existing _____ -To Be Demolished _____
+Proposed _____ = Total Resulting GFA _____
- S. **Built-Upon Area (BUA), by sf/ac and % of lot:**
Existing _____ -To Be Demolished _____
+Proposed _____ = Total Resulting BUA _____
- T. **Will building(s) be sprinkled?** Yes _____ No _____
- U. **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 locations) 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(s) 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 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.
- Any sediment that enters the Pond during the construction must be removed PRIOR to issuance of 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 NCDEQ 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 or Surety/ Improvement Guarantee Required

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 Agreement and Annexation Petition Required
- Sanitary Sewer System*
- State Water Sewer System Permit Required
- Outside City - Utility Agreement 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 GDOT 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 Prior to 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 Statutes, 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

(Vicinity Map, north to top)

(Construction Plans Review Stamps)

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. Other approvals (including Construction Plans 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 also expires if construction or development activity is begun and then discontinued for a period greater than 180 days.
Preliminary Subdivision: Approval also 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. Separate application, review, approval and/or permits are required for signs, construction plans, building plans, final plats or anything other than site design.

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

*Agent: Add Case # Prior to Resubmittal

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