

TECHNICAL REVIEW COMMITTEE (TRC) COVER SHEET

(Revised July 1, 2019)

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:

Site Plan Nonresidential \$1400+\$20 per 1000 sf gross floor area
Site Plan Multifamily \$1400+\$25 per unit
Preliminary Subdivision \$1235+\$40 per lot
Revisions to Approved Plan \$260+the per lot, square footage or unit fee applied to any increase

REVIEW FEE:

"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): 5400 OLD LAKE JEANETTE ROAD, GREENSBORO NC 27455
B. Project Name: CANTERBURY SCHOOL P. DAVID BROWN LIBRARY AND ADMINISTRATION BUILDING
C. Project Description: PROPOSED LIBRARY/ADMINISTRATION BUILDING
D. Type(s) of Plan: Site Plan X Group Development Plan TRC Lite:
Preliminary Subdivision Site Specific Plan(Zoning Vested Right)
E. Owner/Applicant: RHONDA YOUGHDAHL - CANTERBURY SCHOOL
F. Design Agent: DAVE SOUTHWARD - EVANS ENGINEERING, INC.
G. Also Report Comments to
H. Tract Acres: 36.38 ACRES I. Zoning District: UDO ZONING: R-3 J. Zoning Overlay: SCenic CORRIDOR OVERLAY DISTRICT 1
K. Watershed: GREENSBORO (CWA) L. Current Use: SCHOOL
M. Proposed Use: SCHOOL
N. Parking Required: 110 SPACES Proposed: 8 ADDITIONAL = TOTAL 252 SPACES PROVIDED (8 ACCESSIBLE SPACES REQUIRED = TOTAL 16 ARE PROVIDED)
O. # of Lots Now: 5 Proposed: 5
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: 113,833 SF -To Be Demolished: -0-
+Proposed: 9,367 SF = Total Resulting GFA: 123,200 SF
S. Built-Up Area (BUA), by sf/ac and % of lot:
Existing: 0.52 ACRES (2330) -To Be Demolished: ACRES
+Proposed: 0.56 ACRES = Total Resulting BUA: 0.36 ACRES (2330)
T. Will building(s) be sprinkled? Yes No X
U. Building occupancy code under the Building Code: EDUCATIONAL (GROUP 1)

Stormwater Management/Watershed Information:

Stormwater Control/Improvements(s):
NO ADDITIONAL B.U.A. PROPOSED (OVERALL SITE B.U.A. BELOW 245 ACRES CAN PASS THE SCORESHEET)
Maximum Amount of BUA Allowed Per Stormwater
Control Design: 8.73 ACRES (245)
Distance to Nearest Floodway: >2000 FT
On-site soil types(s): CeB2, CeC2
Hydrology groups(s): B
Amount of site to be disturbed: ±1.9 ACRES

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 Certification 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 Practices 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

SUBMISSION 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 a 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 Checkers.

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 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)

CANTERBURY SCHOOL 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.

CANTERBURY SCHOOL
Signature of Financial Responsibility (Individual or Corporation)
Address: 5400 OLD LAKE JEANETTE ROAD, GREENSBORO NC 27455
Telephone: (336) 288-2007

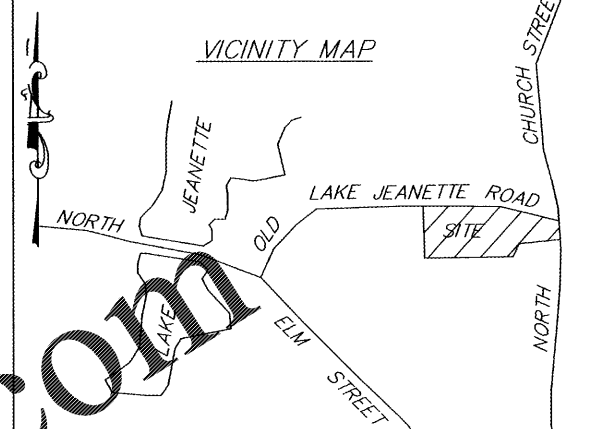
Revision to Plan in Process:

Table with 3 columns: Revision Summary, Revision Date, Revised by. Row 1: REVISE PER TRC COMMENTS, 1-16-2020, EVANS ENGINEERING, INC.

Revision to Approved Plan (Tracking #)

Table with 3 columns: 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.

2019-2505
(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)