

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:	REVIEW FEE:
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

"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): 3223 BATTLEGROUND AVENUE GREENSBORO, NC 27408

B. Project Name: STRICKLAND BROTHERS OIL CHANGE

C. Project Description: NEW CONSTRUCTION OF AN OIL CHANGE FACILITY AND ASSOCIATED SURFACE PARKING.

D. Type(s) of Plan: Site Plan X Group Development Plan TRC Lite: Preliminary Subdivision Site Specific Plan(Zoning Vested Right)

E. Owner/Applicant: COLLEEN THELEN, N3 REAL ESTATE  
Email CTHELEN@N3REALESTATE.COM Phone 817.348.8748

F. Design Agent: STAN WINGO, AICP, LEED GA  
Email WINGO@MCADAMSCO.COM Phone 919.287.0762

G. Also Report Comments to: RAY WATSON, PE  
Email WATSON@MCADAMSCO.COM Phone 919.287.0829

H. Tract Acres: 0.519 AC I. Zoning District: CM J. Zoning Overlay:

K. Watershed: OTHER L. Current Use: VACANT

M. Proposed Use: OIL CHANGE FACILITY / AUTOMOTIVE REPAIR

N. Parking Required: 3 SP. PER SERVICE BAY = 6 SP. Proposed: 7 SPACES

O. # of Lots Now: 1 Proposed: 1

P.Multifamily Development: # of Units Total: 0  
By type: Apartments 0 Townhomes 0 Condominiums 0

Q. Open Space (Res'l Projects) Required: N/A Proposed: N/A

R. Non-Res'l Gross Floor Area (GFA), by sf:  
Existing 0 SF - To Be Demolished 0 SF  
+ Proposed 1,400 SF = Total Resulting GFA 1,400 SF

S. Built-Upon Area (BUA), by sf/ac and % of lot:  
Existing 12,823 SF/ 0.294 AC/ 56% - To Be Demolished 12,823 SF/ 0.294 AC/ 56%  
+Proposed 12,242/ 0.281 AC/ 54% = Total Resulting BUA 12,242/ 0.281 AC/ 54%

T. Will building(s) be sprinkled? Yes No X

U. Building occupancy code under the Building Code: GROUP B

Stormwater Management/Watershed Information:

Stormwater Control/Improvements(s):  
EXEMPT PER LDO 30-12-7.2-B-10, REDUCTION OF BUA

Maximum Amount of BUA Allowed Per Stormwater

Control Design: 70% SITE AREA = 0.37 AC

Distance to Nearest Floodway: 1.5 MILES

On-site soil types(s): CcB - CECIL SANDY LOAM 2%-6% SLOPES

Hydrology groups(s): A

Amount of site to be disturbed: 0.53 AC

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 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? PENDING Number TBD

\*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 X Private

Type of Project: City Owned X 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)

COLLEEN THELEN, N3 REAL ESTATE 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: 1240 KIMBALL AVE. SOUTHLAKE, TEXAS 76092

Telephone: 817.348.8748

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)

**VICINITY MAP**  
1" = 500'

(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 PRIOR 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)

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