

City of Greensboro

Mailing Address: P.O. Box 3136, Greensboro NC 27402-3136
 Office Address: 300 West Washington Street, Greensboro NC 27402
 Questions? Please contact Jason Earliwine at jason.earliwine@greensboro-nc.gov or 336-373-4576

PLAN TYPE:	REVIEW FEE:
Site Plans	\$1,400 plus \$20 per 1,000 sq. ft. gross floor area
Multifamily Developments	\$1,400 plus \$25 per dwelling unit
Single Family Subdivisions	\$1,400 plus \$40 per lot
Minor Revisions	\$320 plus the per lot, square footage, or dwelling unit listed below applied to any increase

Resubmittal of Plan for TRC Review (Per Review for 4th and Subsequent Reviews): \$430
 Wireless Telecommunication Facilities/New Towers: \$1,400
 Wireless Telecommunication Facilities/Co-locations: \$160

Site Specific Development Plan Approval to obtain a Zoning Vested Right
 Applicable review fee as listed above plus \$1,140 for sites of less than 1 acre, \$1,335 for sites of 1 to 4.9 Acres, or \$1,525 for sites of 5 or more acres.

Landscape/Tree Conservation fees are payable prior to scheduling for TRC action.
 Landscape Plan if submitted separately: \$50
 Tree/Land Disturbance Permit: \$50
 Tree Protection/Landscaping Inspection or Reinspection: \$85 each

Please go to <https://gsoapps.greensboro-nc.gov/SOALite/V5.03/WebClient/index.html?applicationName=PlanReview&authMode=c&AuthMode=c> to submit a plan for review.

Review turn-around target is 10 working days.
 Please use Design Review Checklist to ensure your plan is complete:
<https://www.greensboro-nc.gov/home/showpublisheddocument/7661/637291302940830000>

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:	
<i>To request an inspection or a pre-construction meeting contact the City Arborist at 336-373-2150</i>	
<input type="checkbox"/>	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.
<input type="checkbox"/>	The required LANDSCAPE PLANT MATERIAL must be installed and inspected PRIOR to receiving a Certificate of Occupancy.
<input type="checkbox"/>	The required TREE PROTECTION FENCING must be installed and inspected PRIOR to land disturbance.
<input type="checkbox"/>	The required TREE CONSERVATION & REFORESTATION AREAS(s) must be inspected PRIOR to receiving a Certificate of Occupancy.

WATERSHED APPROVAL AND INSPECTION <i>(Questions? Contact Water Resources Engineering at 336-373-2055)</i>	
<input type="checkbox"/>	A FINAL PLAT dedicating the DMUE and access easements must be recorded PRIOR to receiving a Certificate of Occupancy.
<input type="checkbox"/>	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.
<input type="checkbox"/>	Any sediment that enters the Pond during the construction must be removed PRIOR to issuance of a Certification of Occupancy.

FLOODPLAIN APPROVAL <i>(Questions? Contact Water Resources Engineering at 336-373-2055)</i>	
<input type="checkbox"/>	Elevation Certification Required
<input type="checkbox"/>	Floodplain Development Permit Required

AIRPORT AIR OPERATION AREA ALTERNATIVE STORMWATER CONTROL: <i>(Questions? Contact Water Resources Engineering at 336-373-2055)</i>	
<input type="checkbox"/>	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: <i>(Questions? Contact Erosion Control Officer at 336-373-2030)</i>	
<input type="checkbox"/>	Watershed Pond Construction or Surety/Improvement Guarantee Required

WATER RESOURCES CONSTRUCTION APPROVAL: <i>(Questions? Contact Water Resources Engineering at 336-373-2055)</i> <i>*Permit application fees required before construction plans are released.</i>	
Water System*	
<input type="checkbox"/>	State Water Permit Required
<input type="checkbox"/>	Outside City - Utility Agreement and Annexation Petition Required
Sanitary Sewer System*	
<input type="checkbox"/>	State Water Sewer System Permit Required
<input type="checkbox"/>	Outside City - Utility Agreement and Annexation Petition Required

ENGINEERING CONSTRUCTION APPROVAL: <i>(Questions? Contact Development Services/Engineering at 336-373-2052)</i> <i>*Engineering Inspection Fees required before construction plans are released.</i>	
<input type="checkbox"/>	Utility Construction Plan Approval Required*
<input type="checkbox"/>	Pavement Cut Permit May be Required*
<input type="checkbox"/>	Roadway Construction Plans Required*
<input type="checkbox"/>	Storm Sewer System - Permit Required to tie into Storm Sewer System
<input type="checkbox"/>	- Driveway Culvert Inspection Required

TRANSPORTATION APPROVAL: <i>(Questions? Contact GDOT at 336-373-GDOT)</i>	
<input type="checkbox"/>	Driveway permit issued? _____ Number _____
*Do Not Issue Building Permit until any required Driveway Permit has been issued.	
<input type="checkbox"/>	City of Greensboro Driveway Permit Required
<input type="checkbox"/>	N.C. Department of Transportation Driveway Permit Required

SUBDIVISION APPROVAL:	
<input type="checkbox"/>	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)