



**Guilford County
Technical Review Committee
Meeting Date: April 7, 2015**

MEETING MINUTES

The Guilford County Technical Review Committee met on April 7, 2015 at 1:30 p.m. in the Third Floor Conference Room, Guilford County Independence Building, 400 West Market Street, Greensboro, NC.

MEMBERS PRESENT:

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| Planning Department | Les Eger (Chair) |
| Building Construction Plan Review | not present |
| Storm Water Management | Frank Park |
| Community Services | Beth Anne Aheron |
| Fire Marshal | not present |
| Environmental Health Division | John Nykamp |

EX-OFFICIO MEMBERS PRESENT:

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| North Carolina Dept. of Transportation | Ernie Wilson |
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RECORDING SECRETARY:

Deb Fuller

STAFF PRESENT:

Dervin Spell

Paul Lowe

ALSO PRESENT:

Jeff Allred, Allred Land Surveying, PLLC.

Barry Friddle

Irvin Angel, WAA, Inc.

MINUTES:

The Committee approved the minutes of the March 17, 2015 meeting.

1. New Business:

MAJOR SUBDIVISION CASE #15-03-STPL-01467: Old Moores Mill Ph IB. Located at Lambert Lake Road approximately 300 feet east of the intersection of Eversfield Road in Bruce Township, Guilford County Parcel #0150419. This preliminary plat proposes 5 residential lots and a new public street for a total of approximately 5.17 acres. Zoned CU-RS-40. (Jeff Allred, Allred Land Surveying, PLLC.)

The Committee gave the following comments for this site plan:

Planning Comments: (Dervin Spell 641-3591)

1. Need contour lines no greater than 5'
2. # of lots proposed
3. Total acreage in the tract.
4. Total area in the new right-of-way
5. Total right-of-way width and dimensions from the centerline.
6. 15-03-STPL-01467 on bottom right hand margin.

Watershed Comments: (Frank Park, 641-3753)

1. Add a 30 feet drainage easement at the lot 26.
2. Change 20 feet drainage easement to 30 feet drainage easement and it appeared that the location of proposed residence 50'x80' is in the 30 feet drainage easement at the lot 26. Need a drainage modification plan to show road re-route to existing drain.

Environmental Health Comments: (John Nykamp, 641-4807)

1. 20' Utility Easement is typical; is there a specific reason for reducing easement to 10'? Discussion ensued and Mr. Allred agreed that it would be changed to 20'.
2. This is a major subdivision. Show Master Sketch for remainder of property. It was suggested that a Revised Master Sketch be submitted.

NCDOT Comments: (Ernie Wilson, 487-0100)

1. Need to add a 10' x 70' site triangle to the site plan

The following action was taken: The Technical Review Committee recommended that the above comments/actions be implemented prior to the May 7th Stokesdale Planning Board meeting. TRC does not make approvals for the Town of Stokesdale.

ADJOURNMENT: 1:46pm

Respectfully submitted,
Deb Fuller
Recording Secretary