



**Guilford County
Technical Review Committee
Meeting Date: August 4, 2015**

MEETING MINUTES

The Guilford County Technical Review Committee met on August 4, 2015 at 1:30 p.m. in the Third Floor Conference Room, Guilford County Independence Building, 400 West Market Street, Greensboro, NC.

MEMBERS PRESENT:

Planning Department	Les Eger (Chair)
Building Construction Plan Review	Jim Lankford
Storm Water Management	Frank Park
Community Services	Beth Anne Aheron
Environmental Health Division	John Nykamp

EX-OFFICIO MEMBERS PRESENT:

ACTING RECORDING SECRETARY: Dervin Spell

STAFF PRESENT: Oliver Bass, Planner II

ALSO PRESENT: Kelly Doss, GIS
Chris Rohrer

MINUTES:

Minutes were corrected to reflect the motion of the waiver approval per Les Eger. The Committee approved the minutes of the July 21, 2015 meeting.

1. New Business:

(A) MAJOR SUBDIVISION CASE #15-07-GCPL-03513: Ashcroft Park. Located south of Burton Farm Road approximately southeast the intersection of Church Street in Monroe Township, Guilford County Parcel # 0128942. This preliminary plat proposes 78 residential lots and new public streets for a total of approximately 139.350 acres. Zoned CU-RS-30. (Chris Rohrer, Land Solutions).

The Committee gave the following comments for this site plan:

Planning Comments: (Oliver Bass, 641-3578)

1. Provide zoning (RS-40) and land use for property north of S/D
2. Name of owner or development for northern lots
3. Note overall total # of lots
4. Show ROW widths from c/l for Fox Haven and Church at varied locations from lot 6.
5. Pavement width from existing Fox Haven
6. Note minimum building line dimension for lot 18
7. Note rear bldg. line dimension for lot 69
8. Map scale should be no less than 1"=100'
9. Must comply with CU rezoning Case 15-02-GCPL-00676 conditions/note conditions on plat
10. Note case# 15-07-GCPL-03515 on plat

Watershed Comments: (Frank Park, 641-3753)

1. The USGS and County Soil Survey map identifies a regulated stream crossing the lots 25,27,28,33,&34. Provide a 110 feet wide Riparian Buffer Directly Adjacent to Surface Waters in the Jordan Lake Watershed (intermittent streams, perennial Streams, Lakes, Reservoirs and ponds), excluding wetlands. Label as a 110 feet Drainage and Stream Buffer Easement. Provide a 110 feet Riparian Buffer detail on the plat. If landowner or other affected party believes that the maps have inaccurately depicted surface waters, he or she shall request an onsite stream ID determination through Justin Gray, Stormwater Administrator(Ph.#641-5565).
2. Provide plunge pool at the end of 60 feet drainage easement connecting to the stream.
3. Off-site individual residential septic systems are permitted in Tier 4 only, with reduction in overall density to 1 DU/1.25 Acre.
4. The correct FIRM map number shall be 3710696400J date 5/16/2007 for the 0.2% Chance Flood.

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

1. Any off-site septic systems must comply with "**Guilford County Wastewater Rules**" and 15A NCAC 18A .1900 "**SEWAGE TREATMENT AND DISPOSAL SYSTEMS**"
2. Community well sites must be approved by W-SRO of PWSS.
3. DUMT 10K gpd water system must comply with requirements of **Guilford County Well Rules.**
4. A 20' Utility Easement is shown along Burton Farm Rd. Is this a platted easement, or can it be removed?

NCDOT Comments: (Ernie Wilson, 487-0100)

I see the case on the agenda is a subdivision that we have received a commercial driveway permit for (pending #4877) and I sent Chris an email on May 14, 2015 stating that the location on SR 2520 (Burton Farm Road) does not have adequate sight distance and advise the access location needed to be moved.

The following action was taken:

TRC conditionally approved this plat.

Meeting adjourned at approximately 2:00.

Respectfully submitted,
Dervin Spell
Acting Recording Secretary