



TRC SUMMARY SHEET

Mailing Address: 28 W. Center Street, Lexington, NC 27292
 Office Address: 28 W. Center Street, Lexington, NC 27292
 Questions? Please contact EngineeringServices@LexingtonNC.gov

Please submit all documents via City of Lexington Portal
 (https://cityview.lexingtonnc.gov/CityViewPortal/)

For review turnaround time limits see LIDS Section 5.
 Please use LIDS Section 5 requirements to ensure your plan is complete.
 Contact EngineeringServices@LexingtonNC.gov for the latest version.

Project Summary (Completed by Design Agent):

A. **Site Street Addresses (All):** _____

B. **Project Name:** _____

C. **Project Description:** _____

D. **Type of Development:** Minor Subdivision: _____ Major Residential Subdivision: _____
 Multifamily Residential: _____ Commercial/Industrial: _____ Mixed Use: _____

E. **Owner/Applicant** _____
 Email _____ Phone _____

F. **Design Agent** _____
 Email _____ Phone _____

G. **Also Report Comments to** _____
 Email _____ Phone _____

H. **Conditional Zoning:** Yes _____ No _____ **If Yes, Approval Date and Ordinance #:** _____

I. **(Base) Zoning District:** _____ **J. Zoning Overlay:** _____

K. **Tract Acres** _____ **L. Watershed:** _____ **M. Current Use:** _____

N. **Proposed Use:** _____

O. **Parking Required:** _____ **Proposed:** _____

P. **# of Lots Existing:** _____ **Proposed:** _____
Multifamily Development: # of Units Total: _____

Q. **By type:** Apartments _____ Townhomes _____ Condominiums _____

R. **Development Density (Units/Acre)** _____

S. **Open Space (Res'l Projects) Proposed:** _____
Non-Res'l Gross Floor Area (GFA), by sf:
 Existing _____ - To Be Demolished _____
 T. +Proposed _____ = Total Resulting GFA _____

U. **Will building(s) be sprinklered?** Yes _____ No _____

V. **Building occupancy code under the Building Code:** _____
Amount of Site to be disturbed (Acres): _____

Stormwater Management/Watershed Information:

The City of Lexington requires the treatment of all proposed BUA when the net increase is greater than 24%. BUA that existed prior to the adoption of the Stormwater Ordinance in November, 2017 may be excluded in the treatment requirements.

Built-Upon Area (BUA):
 Existing _____ Ac, and _____% -To Be Demolished _____ Ac, and _____%
 +Proposed _____ Ac, and _____% = Total Resulting BUA _____ Ac, and _____%

Stormwater Control Measures/Improvements(s):

Maximum Amount of BUA Allowed Per Stormwater

Control Design: _____

Distance to Nearest Floodway: _____

On-site soil types(s): _____

Hydrology groups(s): _____

Check as Appropriate:

LANDSCAPE, TREE CONSERVATION APPROVAL AND INSPECTION:

To request an inspection, contact
 Business and Community Development at 336-248-3900

<input type="checkbox"/>	A LANDSCAPE PLAN (which depicts the plant types and locations) must be submitted to the Business and Community Development 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"/>	For Non-Residential Development, the LANDSCAPE PLANTINGS as required by City Ordinance or Approved Conditional Zoning must be installed, inspected, and approved 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 and approved PRIOR to receiving a Certificate of Occupancy.

STORMWATER MANAGEMENT/WATERSHED APPROVAL AND INSPECTION

(Questions? Contact Stormwater at 336-248-3980)

<input type="checkbox"/>	A FINAL PLAT dedicating the DMUE and access easements must be recorded PRIOR to receiving a BUILDING PERMIT.
<input type="checkbox"/>	The construction of the STORMWATER CONTROL MEASURE (SCM) must be complete and the "Engineer's Certification" provided or performance security must be sent to the Stormwater Department for any items not completed 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

(Questions? Contact Engineering Services at 336-248-3970)

<input type="checkbox"/>	Floodplain Development Permit Required
<input type="checkbox"/>	Elevation Certificate Required
<input type="checkbox"/>	Certificate of "No-Rise" Required
<input type="checkbox"/>	Variance Required

AIRPORT AIR OPERATION AREA ALTERNATIVE STORMWATER CONTROL:

(Questions? Contact Stormwater at 336-248-3980)

<input type="checkbox"/>	This development is within 5 statute miles of Davidson County 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.
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SEWER AND WATER CONSTRUCTION APPROVAL:

(Questions? Contact Engineering at 336-248-3970)

*Inspection fees required before Final Plat is released.

<input type="checkbox"/>	Connection to City of Lexington Water System* - State Water Permit Required for Extensions to City System - City of Lexington to Install Tap on Existing Main (tap size 12" or smaller)
<input type="checkbox"/>	Connection to Davidson Water Inc Water System
<input type="checkbox"/>	Connection to City of Lexington Sanitary Sewer System* - State Sewer Extension Permit Required for Extensions to City System - City of Lexington to Install Tap on Existing Main (tap size 12" or smaller)

ENGINEERING CONSTRUCTION APPROVAL:

(Questions? Contact Engineering at 336-248-3970)

*Engineering Inspection Fees required before Final Plat is released.

<input type="checkbox"/>	City Land Disturbance Permit Required (>4000sf disturbance)*
<input type="checkbox"/>	NCDEQ Erosion Control Approval Required (>1ac disturbance)
<input type="checkbox"/>	City Right-of-Way Encroachment Permit Required
<input type="checkbox"/>	NCDOT Right-of-Way Encroachment Agreement Required
<input type="checkbox"/>	Storm Drainage System* - 500LF Downstream Study Required for tying into City Storm System - Driveway Culvert Inspection Required
<input type="checkbox"/>	Driveway permit issued? _____ Number _____
<input type="checkbox"/>	*Do Not Issue Building Permit until any required Driveway Permit has been issued.
<input type="checkbox"/>	City of Lexington Driveway Permit Required*
<input type="checkbox"/>	N.C. Department of Transportation Driveway Permit Required*

WETLANDS AND STREAM CROSSINGS:

The U.S. Army Corps of Engineers and the N.C. Division of Water Quality regulate wetlands and waters of the United States through the 404 Corps Permit and 401 State Water Quality Certification process. The City encourages the protection and enhancement of wetlands and surface waters to promote improved water quality and water quantity management, as well as fish and wildlife biota and habitat preservation, and other benefits to local comprehensive watershed management. Site designers/developers are responsible for obtaining all applicable Local, State, and Federal permits/certifications/approvals as necessary for proposed site development activities and submitting a copy of the applicable permits to Stormwater Services as requested.

Wetlands are present on the development property: ___Yes ___No

All the necessary approvals must be obtained from all applicable state agencies as well as the US Army Corps of Engineers for any and all disturbance to wetlands and for stream crossings prior to TRC approval.

NOTICE TO APPLICANT

City of Lexington 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.

Any major field changes (size, type, connections, length, alignment, etc) to that approved on these plans or permitting documents shall be subject to further review and approval by the City of Lexington prior to construction or implementation.

SEWER AND WATER EXTENSION PERMITS

The applicant or their consultant shall contact the Engineering Department via email at TBKemo@LexingtonNC.gov prior to submitting any Sanitary Sewer or Water Distribution System Extension Permits to NCDEQ.

Water and sewer extensions must be certified by the design engineer and the City of Lexington, and approved for operation by NCDEQ prior to approval and signing of the final plat for residential subdivisions and prior to the building permits being issued for commercial/industrial development. For extensions of Davidson Water Inc, the applicant must provide the letter of final approval from NCDEQ prior to City approval of the final plat or building permit.

Project Origin(check all that apply):

___City Sewer ___City Water ___Davidson Water Inc.
 ___Private Sewer ___Private Water

Acknowledged by: _____; City of Lexington

NCDEQ Sewer Extension Permit#: _____ Approval Date: _____

NCDEQ Water Extension Permit#: _____ Approval Date: _____

FINAL PLAT APPROVAL:

For all subdivisions, combinations, or projects requiring right-of-way and/or easement dedication, a Final Plat Must Be Recorded Prior to Issuance of a Building Permit.

Entire Project or Phase 1 PB: _____ Pg: _____
 Phase 2 PB: _____ Pg: _____
 Phase 3 PB: _____ Pg: _____

Revision to Plan in Process (to be completed by the applicant):

Revision Summary	Revision Date	Revised by

Revision to Approved Plan (Tracking #)

Revision Summary	Revision Date	Approved by/Date

(Vicinity Map, north to top)

(TRC Approved for Construction Stamps)

This Development Plan and/or set of Construction Drawings was **APPROVED** by the Technical Review Committee on: _____

TRC approval represents the maximum possible development of the site. Other approvals (including Building Permit 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 in the field.

Per Unified Development Ordinance Sections 2 and 7, in general **this Approval expires in 2 years.**

Site Plans: Approval expires if construction or development activity is begun and then discontinued for a period greater than 180 days.
 Preliminary Subdivision: Approval expires if a final plat is not recorded within 1 year, or if there is a lapse of more than 1 year between the recordings of phases or section.

This approval is for the site and infrastructure ONLY. Separate application, review, approval and/or permits are required for signs, walls, building plans, final plats or anything other than the site and infrastructure.

(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) _____