

Minutes
Zebulon Technical Review Committee
February 27, 2014

Present: Julie Spriggs-Planning, Tim Hayworth-Police, Chris Perry-Fire, Lisa Markland-Town Clerk, Chris Ray-Public Works, Debra Ryals-Stormwater, Patrick Paine-City of Raleigh

Others Present: Mark Van Sickle

Julie Spriggs called the meeting to order at 10:15am.

Julie stated that her name should have been Julie Spriggs in the minutes for October 29. Chris Ray made a motion, second by Chris Perry to approve the minutes of October 29, 2013 as amended. There was no discussion and the motion passed unanimously.

NEW BUSINESS

TRC-2014-03—BB&T Data Center

Julie Spriggs stated that they would be reviewing the site plan for the BB&T Data Center.

Town Manager

Rick Hardin informed Julie that he had no comments since he could not be at the meeting.

City of Raleigh

Patrick Paine provided the following comments.

1. Please label size and material of all water and sewer mains in Arendell and Green Pace Rd.
2. Please label size and material of all services for site.
3. Show all appropriate valves, backflows and meters.
4. Fire line will require a RPDA on both connections to the main.
5. Any existing services must be removed per City of Raleigh standards please label this.
6. Add City of Raleigh standard utility notes.
7. Please reserve a 30ft easement for future sewer on the west side of property along stream and across the south property along stream to highway 64.
8. Cannot put a doghouse manhole on main if it is clay please verify material.

There was discussion about whether there were clay pipe and if there were it would have to be replaced. Chris Ray said that he was almost positive that the pipe was PVC.

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Please do not hesitate to contact me at (919) 996-4540 or patrick.paine@raleighnc.gov should you have questions, concerns or need additional clarification on any of the above items.

Stormwater

Debbie Ryals had the following comments.

1. Based on the submitted stormwater design tool and supporting calculations, the proposed stormwater management plan will meet the requirements of the Zebulon stormwater ordinance. The proposed best management practices (bmps) shall insure no net increase in peak flow leaving the site from the pre-development conditions. The contribution of post development nitrogen export load is less than the target of 3.6lbs/ac/yr, therefore LID standards are not applicable for this project
2. An in-depth review of the sediment control and stormwater management plans will be completed upon formal submittal of construction plans (with fee) to Wake County. The engineer will be notified of review comments regarding design, calculations, construction details, etc. upon review.

There was discussion about submitting for sediment and erosion control now and Debbie stated that they could and they would be given conditional approval until the Town signed off on the construction plans. Just needed to work together and coordinate with the Town.

The Division of Water Resources approval of the impacts and level spreader and once impacts were approved then they could move forward. It would be a conditional approval and it would be spelled out in the conditional letter.

Fire

Fire Chief Chris Perry had the following comments.

1. Section 912.2.1 of the N.C. Fire Code requires that fire department connections “be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise *approved* by the Fire Chief”.
2. On the proposed project, the fire department connection is located on the back side of the building, which does not meet the intent of the above-referenced code section.
3. Fire department staff has been working with the project team on this issue to develop an acceptable solution. One suggestion related to the use of the Arendell Avenue entrance as a point of fire department entry. Questions regarding the long term ability to make left turns on Arendell Avenue would have to be explored.

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Should you have any questions regarding these comments please do not hesitate to let us know. We look forward to discussing this project at the upcoming meeting.

Police

Police Chief Tim Hayworth had the following comments.

He stated that he really did not have any comments but wanted to know about the gates and if they would be manned. Mark Van Sickle said that was not the intent but there would be secure call boxes so that a visitor would be able to call the security desk.

Tim Hayworth asked if the employees would be using a security pass card and they confirmed that was correct. Tim said that they would need to talk as they got closer to completion to discuss access to the site as needed and how they were dealing with security.

Mark Van Sickle said that there would be cameras all around the perimeter of the facility and they would want to talk with the police department.

Public Works

Chris Ray had the following comments.

1. Reminder regarding encroachment agreement with NCDOT for driveway entrances and utility connections.
2. Transportation Fees calculations – I assume are being completed by the Planning Department.
3. Location of Well for emergency supply of water?
4. Required to submit a Lighting Plan for the site.

3.0 LIGHTING PERFORMANCE STANDARDS

Adequate lighting shall be provided in commercial, industrial, residential, multifamily developments and parking lot construction conforming to accepted engineering standards. Parking areas, sidewalks, and building entrances shall be lighted in order to contribute to the security of property and to facilitate the safe passage of persons using the roads, sidewalks and parking lots after dark.

However measures shall be provided to prevent light spillover onto adjacent properties and glare toward motor vehicles operators. The purpose of these standards is to assure that exterior lights shall be shielded so that they do not cast direct light beyond the property line.

A) Submittal Requirements:

- a. Engineer Seal Photometric Plan for property.
- b. ISO Foot-candle curves

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- c. Photometric plan should provide the average foot-candle, maximum foot-candle, minimum foot-candle, coefficient variation
- d. Luminary Schedule should provide fixture type, quantities, label, lamp, arrangement, lumis, and pole description
- e. Engineer drawings for installation requirements
- f. Plan profile of Pole and Fixture.
- g. Landscape and building lighting plans and fixture types with outputs.

See lighting plan standards for more information.

Planning

Mark Hetrick and Julie Spriggs had the following comments.

- CS 100 Please include Flood Map and date on Front page with site details
Please include City of Raleigh as Utility Contact
Please include a north arrow and a scale or a NTS note to the vicinity map
Address is 49 Green Pace Road not Drive
Indicate Phasing of Plans
- CS 200 graphic detail is incorrect (scale text)
- CS 305 Title Block should say Plan D not Plan C
- CS 603 Note 1 should be Debbie Ryals not Greene

Well permitting will be through Wake County, please show locations and connections.

Fees will be calculated once building permit is dropped off, and all fees will need to be paid at the time the building permit is picked up. This includes sidewalk and roadway inspection fees.

Patrick Paine asked about the well and what it would be used for. Julie Spriggs explained that it would be used as an emergency backup connection in case the main and reuse systems failed. It was approved by the City of Raleigh and they had been in the discussions since the beginning. They spoke with Robert Massengale and Cesar who were all involved, aware and approved it. Mark Van Sickle stated that there were air gaps in the system so there was no potential for cross contamination. Julie stated that it needed to be shown on the plans so that everyone was aware of it.

Julie asked that they use either the PIN or the REID on the plans and to not switch between the two.

The preliminary for the recombination plat was done and when that was complete it would have one number for all parcels.

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Julie stated that the landscaping plan provided was exceptional and some of the best the department had ever seen. Julie thanked them for a wonderful plan overall and stated the Town's appreciation for the detail and thoroughness of the plan.

Mark Van Sickle said that there was a change in the crash protection barriers inside the gates. There would probably be an arm system instead of the retractable ballards.

There were no further comments and the meeting was adjourned at 10:37am.

Date

Lisa M. Markland—Town Clerk

SEAL