

Minutes
Zebulon Technical Review Committee
April 27, 2010

Present: Mark Hetrick-Planning, Tim Hayworth-Police, Sidney Perry-Fire, Rick Hardin-Manager, Lisa Markland-Town Clerk, Julie Wilkins-Planning, Chris Ray-Public Works, Patrick Paine-City of Raleigh, Debbie Greene-Stormwater

Others Present: Joe Faulkner, Taylor Blakely

Mark Hetrick called the meeting to order at 10:05am.

The minutes from March 30, 2010 were adopted by consensus.

NEW BUSINESS

TRC 2010-05—Weaver's Pond

Mark Hetrick stated that they were there to review the site plan for the bathhouse at Weaver's Pond.

City of Raleigh

Patrick Paine had the following comments.

1. Show all RPZs for domestic, irrigation, and pool make up water along with make and model.
2. You show a ½" meter we do not have these, think it was a typo, please clarify.
3. Show how you will limit pool to 50 GPM if draining to sanitary sewer.
4. Use CORPUD detail for fire hydrant with national standard threads.

Police

Tim Hayworth stated that they did not have any comments at that time.

Fire

Sidney Perry had the following comments.

Stated that the fire hydrant needed to meet the City of Raleigh requirements as well as have a storz connection.

Public Works

Chris Ray had the following comments.

1. Need to install 5' sidewalk along Weavers Pond Drive instead of 4'.
2. Please use Town of Zebulon Handicap ramp details.
3. All sidewalk improvements and signage on ROW should be dedicated to Town at completion of project.
4. All existing and new storm drainage off ROW belongs to Homeowners Association Group.
5. Note as part of the Special Use Permit the Town of will be requiring the final installation of 1" asphalt and crosswalk striping to be installed
6. Use Town of Zebulon Detail –Roadway Repair for installation of additional Hydrant.

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7. As part of this project replace all standard signage with u-channel associated with roundabout to decorative style to match the other construction phases. Please provide submittal for approval.
8. Please provide decorative stop sign from parking lot to Weavers Pond Drive.
9. Please provide cross walk striping at entrance to parking area. Crosswalk should be constructed in accordance NCDOT Standards.
10. Please add note to plan: All work within Town of Zebulon ROW must be completed in Accordance to Town of Zebulon Plans and Specification.
11. Please add note to plan: All dedicated scope of work must be coordinated and inspected by Town of Zebulon Inspector Jason Brown. Jason Brown can be reached at 919-269-5285 or 795-5640. The inspector requires third party Geo-technical reporting – the contractor/developer is responsible for all cost associated with the project.
12. The lighting plan for the Recreation area as submitted is approved

Stormwater

Deborah Greene had the following comments.

1. The existing grading permit was still valid as originally submitted and they would need a revision to the sediment and erosion control plan to reflect the changes that were proposed.
2. Since everything was based on drainage area and part of the drainage was going to an existing stormwater pond. They needed to show how the area that did not drain to that pond would need to show how they would meet the requirements of the stormwater ordinance.

Planning

Mark Hetrick had the following comments.

1. On the Cover Sheet, provide the property owners mailing address.
2. Provide the property owners name, PIN, Deed Book/Page, and zoning for all the properties adjoining the site. This would also include the properties located across Weaver's Pond Drive.
3. On pages EC1.00, SD3.00, SD4.00, SD5.00, and LT1.00, provide the owners mailing address in the Site Data box.
4. Provide the total disturbed area under the site data box.
5. Per §152.311, provide at a minimum 5 bushes (3 gallon/18" height minimum) in between the streetscaping shown along both Weaver's Pond Drive and Pippen Road.
6. On sheet SD3.00, General Construction and Utility Notes, add a note stating, "All water and sewer improvements shall conform to the City of Raleigh Public Utilities Department standards and specifications".
7. If and when reclaimed water is extended in front of this property, irrigation currently served by the potable water line would be required to connect to the reclaimed water service.
8. Extend the Type "A" buffer along the rear, or southernmost property boundary.
9. Signage is not approved and will need to be submitted to the town. Sign installation may be included with the appropriate building permit for the site, but a separate sign permit will need to be filled out with the town. All signage must be located 20' outside of any right-of-way.
10. 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.

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TRC 2010-06—ST Perry—Office Building for Vet. Clinic on Pippin Road

City of Raleigh

Patrick Paine had no comments at that time.

Police

No comments at this time.

Fire

No comments at this time.

Public Works

Chris Ray had the following comments.

1. Additional paved parking and landscape scope: No comments
2. Please provide update on status of improvements previously required for Pippin Road including:
 - Roadway widening
 - Curb and gutter installation
 - 5' sidewalks
 - Storm Drainage
 - ETC
3. Do we have updated bonds for Roadway Improvements for N. Arendell Ave?
4. What is the status for water and sewer connections for property?

Stormwater

Deborah Greene had the following comments.

1. Needed clarification from Taylor Blakely concerning the additional impervious surface area that was being added on site.
2. The impervious surface area, which included gravel and hard packed dirt from the adjoining landscaping business was not reflected on the plans either and it needed to be shown on the plans.

Once clarification was received stormwater comments would be generated.

Planning

Mark Hetrick had the following comments.

1. Provide address in title block – 2100 Zebulon Road
2. Provide adjoining property owners names, PINs, and zoning for the properties located to the south and east. Also show all property division lines.
3. Per §152.311
 - a. A minimum 10' wide planting strip from the right-of-way along both the Hwy 96 and Pippin Road thoroughfares.
 - b. Tree planted every 40' with spacing no less than 35'.
 - c. Minimum 5 bushes (3gallon/18" height minimum) spaced in between the street trees.

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- d. Provide information within the plant list for the required street trees to be planted (minimum 2 ½” caliper).
4. Show connections to potable water line on Pippin Road.
5. In the “Notes” box located under the “Site Data” box:
 - a. Change note #13 to read, “potable water connection will be required for the house while sewer connection will not be required at this time due to the location. If and when reclaimed water is extended in front of this property, irrigation currently served by the well would be required to connect to the reclaimed water service”.
 - b. Provide a note for sewer service, currently utilizing the existing septic system.
 - c. Show existing and proposed utility connections.
 - d. Remove note #15 within the “Notes” box.
6. Provide a site lighting plan.
7. Provide a detail for the handicapped signage.
8. Provide an updated bond or letter of credit which covers all the outstanding Hwy 96 right-of-way improvements. This bond or letter of credit shall have an expiration date of one year.
9. Provide an updated bond or letter of credit which covers all the outstanding Pippin Road right-of-way improvements.
 - a. The improvements associated with these outstanding Pippin Road improvements should be completed within 120 days from the date of the certificate of occupancy.
 - b. This bond or letter of credit should have an expiration date of six (6) months.
10. Signage is not approved and will need to be submitted to the town. Sign installation may be included with the appropriate building permit for the site, but a separate sign permit will need to be filled out with the town. All signage must be located 20’ outside of any right-of-way.
11. 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.

Taylor Blakely of 700 Expedition Place stated that they understood about the stormwater and impervious surface issue and asked for information on what Debbie Greene would like to see. Debbie Greene said that they could meet after the meeting.

The meeting was adjourned at 10:25am.

Date

Mark Hetrick—Planning Director

SEAL

Lisa M. Markland, CMC—Town Clerk