

Minutes
Zebulon Technical Review Committee
September 24, 2013

Present: Julie Spriggs-Planning, Tim Hayworth-Police, Chris Perry-Fire, Lisa Markland-Town Clerk, Chris Ray-Public Works, Debra Liles-Stormwater, Keith Tew-City of Raleigh, Rick Hardin-Town manager

Others Present: Anthony Creech, Taylor Blakely

Julie Spriggs called the meeting to order at 10:03am.

Chris Ray made a motion, second by Tim Hayworth to approve the minutes from September 25, 2012. There was no discussion and the motion passed unanimously.

NEW BUSINESS

TRC-2014-01—East Wake Animal Hospital—103 Green Pace Road

Julie Spriggs stated that they would be reviewing the site plan for East Wake Animal Hospital to be located at 103 Green Pace Road. The property was zoned heavy business with parcel number 1796815202.

City of Raleigh

Keith Tew provided the following comments.

Keith stated that the biggest issue for them was providing sanitary sewer to the site as noted under item 10 below and if it was within 1000' of the site they would be required to extend and connect.

FYI: this project may require construction approval for public sewer extension prior to recordation of Subdivision Plat

1. If construction approval for public sewer extension is required, please add Standard Utility Notes per new edition CORPUD Handbook (email me for current version Word doc) & COR signature block (Utility Department only)
2. Clarify in Note #12 whether any Neuse River buffers or wetlands exist onsite, in addition to floodplains
3. Please delete sanitary sewer portion of Note #13 - as this remains TBD
4. State on plan that abandonment of existing well shall be in accordance with Wake County standards, unless being retained for irrigation use
5. 1" water connection will be made by direct tap, not a TS&V. Also since Green Pace is a state road (SR 2368) - please install by directional bore method instead of open cut unless otherwise approved by NCDOT
6. Copper water service is required between main & WM; please specify material of preference between WM & building

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7. Curb stop WV is not required on a 1" water service, ref: CORPUD detail W-23
8. Water service BFP should be a Watts 909QT (or approved equal RP model) located inside building
9. Please verify that adequate fire protection coverage & FHA spacing along Green Pace Road is provided per Town of Zebulon Fire Department standards
10. Sanitary sewer is considered available to the site; please extend along Green Pace Road from Arendell Avenue. Septic systems will not be allowed on new lots unless Project Engineer can demonstrate by P&P that lots cannot be served via gravity. If a septic system is allowed on either lot - Wake County must verify the suitability of that lot to sustain a septic system prior to recordation of the S/D Plat (note: owner may also extend sanitary sewer, if grades allow, & connect new lots via private pump services in lieu of septic systems if he so chooses)
11. Specify PVC or DIP material for 4" sewer service to septic tank, if applicable
12. **If** gravity sewer is provided to the site, please add an OWS on the 4" PVC floor drain line (if required by Wake County Building Inspections) & connect to sanitary. OWS should be sized per the NC Plumbing Code. If gravity sewer is not provided to the site - treatment of floor drain discharge is subject to Wake County standards
13. Delete CORPUD detail W-34 (n/a); add W-23, W-25 & any sewer details as may be appropriate

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

Anthony Creech stated that sewer was a big issue and ultimately he wanted nothing more than to tie onto the City of Raleigh sewer service but connection was an issue due to expense. Gravity would be impossible going to Arendell, was his understanding, and going the other way was not possible. They would however evaluate it and see what came back from the engineer.

Keith Tew stated that sewer would have to come from Arendell Ave down Green Pace if it were to be gravity. If gravity feed was not physically possible they would not be required to do so. By doing a planning profile it would show whether a gravity feed would be possible and if possible they would be required to tie on to the sanitary sewer system.

Taylor Blakely asked if it made a difference if they were subdividing the lot. Keith stated that the two acre rule applied to the parent tract of a subdivision. Keith continued by asking them to investigate and document the invert on Arendell and the ability or inability to have gravity sewer for the site.

Stormwater

Debra Liles—Stormwater had the following comments.

As proposed, the land disturbing activity for this project is 19,995 square feet. This is REALLY cutting it close, but if the disturbance is less than 20,000 square feet, a stormwater management plan and permit is not required. Because the disturbance is less than an acre, a sediment control plan and permit is not required. I will attend the meeting tomorrow to verify that the proposed

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disturbance is accurate (that other requirements for the project will not result in an increase). Contact Debbie if there are any questions.

Fire

Chris Perry had the following fire code-related comments regarding the referenced project:

Section 503.2.5 of the N.C. Fire Code requires that access roadways in excess of 150' in length have an approved turnaround. The intent behind this requirement is associated with eliminating the need for fire apparatus to back long distances.

On the proposed project, the driveway length from Green-Pace Road to the end of the driveway appears to be approximately 170'. Any large vehicles which enter the property will be forced to back into Green-Pace Road to leave, as there is no place to turn around.

Since rarely will fire apparatus be backing from the very end of the driveway, it is our impression that the intent of the above section is met. The driveway arrangement will, however, present difficulties for any large vehicle departing from the property. We recommend the addition of a turnaround lane on the East side of the driveway. The pavement could be extended to enable large vehicles to back into the lane and pull safely out of the property.

Should you have any questions regarding these comments please do not hesitate to contact the fire department.

Taylor Blakely stated that they did not want to extend to the east but they could move the driveway a little more centered to allow for a "T" turn around for large vehicles.

Police

The Police Department had no comments at this time.

Public Works

Chris Ray had the following comments.

- The proposed plan does not reflect the Town of Zebulon adopted Transportation Plan from April 2001. The developer needs to submit sealed engineering estimates to complete requirements (from center line of roadway along property frontage) outline in appendix A page A23. The estimates will be used in securing an improvements bond for the project. The estimates must include the following:
 1. All construction must comply with NCDOT Standards.
 2. Landscape median(1/2)
 3. 14' Roadway width (includes bike lane)
 4. Curb and gutter
 5. Storm drainage
 6. Utility Relocation issues (Telephone, cable, fiber, water/sewer, gas etc

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7. Survey and construction staking
8. Engineering design
9. Geo-technical services
10. 10% project contingency
11. 100% bond amount

- Please provide lighting plan for proposed development. See attached specifications.

Chris Ray stated that the transportation plan was under review and that road in specific was under revision and there could be major changes if the Board of Commissioners were to approve it. There would be a bond required to be held to see what would be required if and when the transportation plan was updated.

Planning Department

Julie Spriggs had the following comments:

1. 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.
2. 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.
3. Minor subdivision plat approval required per §152.055.
4. Shade tree per 8 parking spaces = 3 trees in parking area.
5. Streetscaping Spacing no more than 35' apart with 5 bushes (minimum 3 gallon; 18" in height) in between the trees.
6. Screen all mechanical equipment.
7. Will dumpsters be used? Screening will be necessary.
8. Please submit lighting plan.
9. Please refer to the approved planting list.
10. Note 12 date for floodplain map needs to be referenced.

There was discussion about streetscaping and the required trees for the site. Staff wanted to break up the parking lot so that shade trees could be provided. Taylor Blakely stated that to the west there were several trees that provided a huge canopy that covered the first two or three spaces. They did not want to add any additional tree that would take up a parking space. They would prefer to put a tree to the left of the front door behind the sidewalk. Julie thought that might work. It would have to be looked at onsite to verify. Julie stated that five bushes had to be added between each of the trees along the road frontage along Green Pace Road.

Julie asked about dumpsters and trash collection and its location. Anthony Creech stated that they would not have a dumpster just trash cans. If it was added it would have to be screened in the same manner as the mechanical equipment.

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There was a question about the Chinese Elm and if that would be a part of the approved planting list.

No building permits would be allowed until TRC approval is obtained.

There were no further comments and the meeting was adjourned at 10:53am.

Date

Mark Hetrick—Planning Director

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Lisa M. Markland, CMC—Town Clerk