

Minutes
Zebulon Technical Review Committee
September 25, 2012

Present: Julie Spriggs-Planning, Bob Grossman-Police, Sidney Perry-Fire, Chris Ray-Public Works, Debra Ryals-Stormwater, Keith Tew-City of Raleigh,

Others Present: Chris Bostic, Jordan Brewer, Dan Free, Tom Simone, Tom White

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

Chris Ray made a motion, second by Sidney Perry to adopt the minutes from August 30, 2011. There was no discussion and the motion passed unanimously.

NEW BUSINESS

TRC-2013-01—US Foods—1500 NC 39 Hwy

Julie stated that they would be reviewing the site plan for the expansion to US Foods.

Chris Bostic stated that US Foods was proposing an expansion to the east side of the facility along Hwy 264. It would be approximately 30,000sf freezer space and an additional 9,000sf building shell expansion. Parking for trucks behind the facility was proposed as well.

Police

The Police Department had no comments at this time. But would reserve the ability to make comments on security or safety onsite as construction was in progress.

Fire

Sidney Perry had the following comments.

1. Unable to locate the proposed fire pump building on plans submitted.
2. Unable to locate the proposed elevated water storage tank on plans submitted.
3. Unable to locate FDC connection.
4. A fire apparatus roadway may or may not be required depending on the size and fire protection of the building.
5. Most of our fire protection issues will be addressed when we receive the building plans, providing more specific details.

Chris Bostic stated that currently there was not a proposed elevated storage on site as stated in item two. Originally, it was proposed to have additional floors on the facility and that design was changed so the tank would not be needed. The fire personnel were calculating for the needs on the site.

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Chris Bostic asked if a tank was needed would it be possible to place it between the building and Old 264. Sidney stated that once the decision was made as to whether they would need one or not they could discuss the location of said tank.

Chris stated that the FDC connection would be on the pump house. Once the other plans were received they would determine whether the fire roadway would be needed. It was explained the new fire pump room would be part of the structure itself instead of being a separate building as it currently was.

On the east end of the new structure there would be a gravel access drive for fire protection and maintenance on the building. That would initially be the construction entrance as well which DOT permitted already. It would be gated as the current entrance was and it would have another knock box on the gate.

Sidney Perry stated that once the building plans were received he would address them at that time.

Public Works

Chris Ray had the following comments.

1. Reminder – NCDOT encroachment agreement is needed for water line extension, 48” storm drainage, and driveway culvert on 264
2. Reminder – Permit with CORPUD is needed for water line extension
3. Reminder – May need a maintenance agreement with NCDOT since part of the new 48” storm drainage line is on NCDOT ROW and private party. May be include in your encroachment agreement
4. Lighting Plan is approved as submitted.
 - Meets light level requirements
 - Pole #OD – variance granted for color (grey) and 30’ height – existing condition/development continuity is overriding consideration
 - Pole OB and OC – variance granted for color(grey) and 40’ height- existing condition/development continuity overriding consideration – not viewable from ROW
5. Transportation Plan – US Foods is responsible for compiling with the 2001 TOZ Multi-modal transportation plan of ½ of a five lane highway. Since other development in the area is not projected and the Zebulon Board of Commissioners are considering the review and updating of the plan. Staff recommends that a Roadway Improvements Bond be taken out until final decisions are made. Please have Engineer to provide a sealed construction estimate for completion of the following scope.
 - A 18’ roadway widening (12’ travel lane and ½ of 12’ turn lane)
 - No curb and gutter
 - Necessary Drainage Improvements

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- Utility Relocation Issues- Telephone, cable, fiber, w/s, gas, and etc
- All improvements to NCDOT and CORPUD Standards
- Engineering Design
- Geo-technical Services
- Project Contingency @ 12%
- Bond Amount – 110% of the construction cost.

Chris Bostic addressed comment number three: The culvert would be extended out to the edge of the right of way, in its current configuration. It would be picked up with a junction box and then just inside of the property they would run a pipe that parallels the right of way and it would be within a public drainage easement.

Chris Ray stated that the bond would be kept on file for a year until the Board could make a decision on what they would do with the transportation plan. US Foods wanted to make sure that there was a time frame for the bond. Chris Ray stated that they were normally done for a one year term until the Board could decide what they wanted to do.

US Foods asked if it definitely was only for one year that the bond would be held. Chris Ray said that the Town's goal would be have a general direction within one year of its issuance.

Julie Spriggs stated that all they were asking for was a sealed estimate not the bond currently.

Raleigh

Keith Tew had the following comments.

1. The City of Raleigh owns and operates a Re-Use Water Line located about half a mile west on US-264 at Legacy Crest Ct. Would your client be interested in connecting to this line for non-potable water use?
2. Please extend the proposed 12" waterline east about 220' to the south eastern property corner of CP&L/Progress Energy.
3. Install fire hydrants along US-264 road frontage in accordance with the Town of Zebulon and its Fire Department Standards.
4. There is a 12"x12" tapping sleeve & valve identified near the proposed backflow preventer, the line is called out as a 10" water fire line, should the tapping sleeve & valve be 12"x10"?
5. Please investigate extension of public sanitary sewer from NC Hwy 39 along natural drainage feature through site to US Hwy 264 (preferred). Alternate route around NW corner of property may also be considered. If necessary, please document any extenuating circumstances (physical site constraint or excessive hardship - etc.) that would render such an extension unfeasible for the project.

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Keith discussed that they would not need to extend across the entire property frontage but only to the extent that all the property was served.

Chris Bostic clarified what they planned to do on item number five stated that they would leave the 12" line as it was currently and then tap off with another 12" line to go to the pump house. From the pump house they wanted to split it into 10" line to circle the building. There was concern on how to get the work done and not have to take the system down so that the facility had fire protection. He also stated that it would be a hardship to do what they were asking.

There was discussion about the elevated water tank and if they had to install one then there would have to be permitting with the state that would be required. The nearest elevated tank of potable water was currently on Vance Street. There was discussion about the waterline extension and that they wanted to extend because there was going to be stormwater on part of the property that was part of their project. Chris Ray spoke about a ductile iron force main on the US Foods property and said he would provide them with a copy of where it was located if he could find it in any documentation he had at the office.

Keith Tew stated that if the sewer line were not extended any development that occurred north of US Foods would have to look at a pump station and a force main that the City of Raleigh did not want to maintain so it was to be avoided at all costs. The manhole on Hwy 39 did not look too shallow but they would have to evaluate it and make sure that was the case.

Chris Bostic asked how Progress Energy got their sewer and it was stated that they were on a septic system.

Stormwater

Debra Ryals had the following comments.

1. Wake County has approved a sediment control plan for preliminary grading of 6.6 acres of disturbance. The required preconstruction meeting has not been held and the grading permit has not been issued. According to USACOE and NCDENR permits, the approved impacts to wetlands, stream and buffers cannot be initiated until a Certificate of Transfer has been issued by the mitigation bank. To my knowledge, the mitigation credits have been reserved but not yet paid for. The TRC submittal references a total of 14.21 acres of disturbance associated with the proposed expansion. Prior to building/construction activity, a sediment control plan addressing the additional acreage (7.61 acres) will need to be submitted to Wake County for review and permitting.
2. The final construction plans that are submitted to Wake County for stormwater review will require some additional information such as pipe dissipater design and dimensions, level spreader construction detail, wetland bmp cross-sections with spillway elevations called out, etc. Detailed review comments will be given to the engineer upon submittal to Wake County. A preliminary review of the proposed stormwater management plan confirms compliance with peak flow, nitrogen removal and mitigation, stormwater treatment, hydration of wetlands, and diffuse flow requirements. Some type of easement or agreement will be required regarding the location of the large stormwater wetland on

the adjacent property (and in the adjoining county) to insure that the property would not potentially be sold and the structure eliminated in the future.

There was discussion about there being two different owners of the properties being developed. It was explained that there was a parent company and then the holding company which was really the same company. Debbie stated that one of the companies had to put it in writing and sign it that they would be responsible for maintaining the tract of land that the stormwater was located.

Planning

Julie Spriggs had the following comments.

1. Title Page – Please include site address.
2. Site Plan – Please include surrounding parcels, including PINs, Owner Information, and Zoning. Please include a Site Data Block with Site Area, Disturbed Area, Impervious Surface Area, number of lots and sizes, landscape requirements, flood map information.
3. Gravel drive for fire line is appropriate as shown. If this road is opened to daily use for employees or trucks to access parking, the drive must be paved. It needed to be marked on the plan that this was the case and that you understand it would be paved if every opened for daily use.
4. Landscape/Streetscaping – trees must be placed no more than every 35’ with five bushes (3 gallon, 18” in height) spaced in between the trees.
5. A fence permit will be required along with the appropriate building permits.
6. 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.
7. 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.

Chris Bostic stated that the DOT permit allowed the drive to be used as gravel but it did have the same requirements and would have to be fully permitted by DOT if it were opened for more than what was stated on the plans. US Foods stated it would be used strictly for fire access and maintenance on the building.

Julie stated that the Planning Department would allow a variance for them to do the landscaping to the end of the building instead of across the entire frontage of the property as the ordinance stated. However, the bushes would have to be included.

The annexation was being discussed by the managers and whether US Foods would need to come to a meeting to agree to work with the three entities. However, several years again an

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interlocal agreement was entered into by the Town of Zebulon and Johnston County so all that documentation was completed. US Foods would be receiving the annexation petition and would need to fill it out and turn it back into the Planning department.

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

Date

Mark Hetrick—Planning Director

SEAL

Lisa M. Markland, CMC—Town Clerk