

Jason Sullivan

Subject: FW: Cole Park Veterinary Hospital

Angie,

Here's the email I mentioned without the attached Plans. I'll see you in the morning with the disc.

Michael Fiocco
Land Development Manager



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 Please consider the environment before printing.

-----Original Message-----

From: Michael Fiocco [mailto:michael.fiocco@civil-consultants.com]

Sent: Wednesday, February 11, 2009 4:46 PM

To: 'Angela Birchett'

Cc: David H. Clinton (dclinton@mhaworks.com); Michael Wood; 'Pat Pagel'

Subject: RE: Cole Park Veterinary Hospital

Angie,

Please find our responses to the comments you've listed below:

1. Project Architect David Clinton with MHAworks consulted with Tom Bender and they concur that the building code does not require the project to provide a fire suppression sprinkler system within the building. In accordance with our email communication today, I understand that Tom has contacted you to confirm this agreement.
2. In accordance with our email exchange on Thursday, February 05, this comment is no longer applicable.
3. Project Soils Scientist Michael Wood of the Catena Group consulted with Andy Siegner and Andy indicated that his concerns have been addressed and that he is comfortable with the project moving forward. Andy was likewise to have advised you of this agreement but as of this email I've not received confirmation from you.
4. We have specified a "laydown area" on the attached revised Plans. We have specified the installation of Tree Protection Fence and Silt Fence on the Plans to cordon off the areas beyond the project area of disturbance and provided numerous, and highly visible, annotations directing the Contractor to the importance of preserving the on site soils for use as a subsurface wastewater treatment system and included a statement advising them that disturbance of the soils may jeopardize the viability of the project.
5. The landscaping design for the biofiltration cell is shown on the enlarged Plan view of the area on Sheet C5. We have coordinated with the County Stormwater Administrator who directed that the planting standards for the biofiltration cell shall be those contained in the NCDWQ BMP Manual and those are the standards to which the landscaping has been designed.
6. The walls of the hospital as designed will provide the function of sound barrier. Attached please find a chart that describes Sound Transmission Classes (STC). The construction of our wall is: ¾" wood or Cementitious Siding, ½" Plywood Sheathing, 3 ½" wood studs, ½" paperless gypsum board. This construction will give us an STC Rating of over 60, which means that no interior sound will be audible on the exterior.

Even if it were, sound in an exterior environment drops off at 6 db for every doubling of a distance. By the time a normal voice reaches the property line, 40 feet away, it cannot be heard. In addition, the traffic noise is considered a "masking noise" and will hide any sound that is less powerful than the noise of the traffic. Traffic noise is figured to be 80 db, 50 feet from the vehicle centerline. By the time it meets the north side of our building it still exceeds the level of a normal voice, so it will still mask sound from the building (if there were any that was measurable).

The net affect of our building will be to screen the residents on the north side from the full effects of the traffic noise on 15-501.

7. Please see the attached revised Plans that show the proposed location of a dumpster. We have specified that the dumpster be screened in accordance with Design Guidelines by specifying the installation of both an opaque wooden screen fence as well as shrubbery around the area. We have also augmented the landscaping as requested in both areas of concern expressed by the Appearance Commission.
8. The facility is planned to board no more than 25 dogs at a time.

There were several other comments that you forwarded from Fred Royal and our responses (in red) to those comments are as follows:

Angie,

I have reviewed the plans and have the following comments:

1. Sheet C4: Add an energy dissipator/small forebay at the toe of the rip-rap apron slope in the bioretention cell. Relocate the clean out if required.

We have added the forebays as requested; please see Sheet C5.

2. Sheet C5: Delete the sand layer in Section A-A . Add to soil specifications requiring hydraulic conductivity of between 1 in/hr - 2 in/hr. and with a P-Index of between 15-30.

Add to notes: Item 6. Do not install sandy soil, stone, etc. until erosion control device is converted.

We have deleted the sand layer and added to the soil specifications as requested. We have also noted in the Erosion Control Construction Sequence that the device is to be converted from an erosion control device to the biofiltration cell near the end of the construction period.

3. Provide a signed and recorded copy of an Operations and Maintenance Plan for bioretention area, based on the NCDWQ Stormwater Design Manual (latest).

In accordance with a phone conversation with Fred Royal on Friday, February 6, it is understood that the O&M Plan is not required at this stage of the project but will be required prior to receiving a Certificate of Occupancy for the Hospital.

4. Place the bioretention area in a private stormwater easement per stormwater ordinance requirements.

We have shown and designated a Private BMP Easement to encase the BMP and shown a 10' BMP Access Easement on the revised Plans. Please see Sheet C3.

Jim may have some erosion control comments.

Please let me know if you have questions or comments on this. thanks.

Fred

Michael Fiocco
Land Development Manager





-----Original Message-----

From: Angela Birchett [mailto:Angela.Birchett@chathamnc.org]

Sent: Monday, February 02, 2009 10:53 AM

To: Michael Fiocco

Subject: RE: Cole Park Veterinary Hospital

Here you go. I'm sorry this is late in coming.

1. Need email or letter from the Chatham County Fire Marshal that building will not be required to be sprinkled. This will dictate if the proposed waterline size is adequate.
2. The renderings provided with the application show a significant area of turf grasses. However, Dr. Pagel stated at the public hearing they plan to keep as much of the natural beauty as currently exists and will only enhance that current beauty. The question was raised whether the site could be developed with minimal tree removal by only removing what is absolutely necessary for septic, parking, driveway, and structure. If so, there will need to be a new rendering provided at the next public hearing on the 16th.
3. Environmental Health had several concerns that were sent to you in an email dated January 26th. If you still did not get this, please let me know and I'll email it again. Please address those and have either Andy Siegner or Thomas Boyce send an email or letter stating they are satisfied with the calculations stated in the Subsurface Pre-Treated Drip Septic System Proposal and do not anticipate a problem with the proposed system.
4. An area for the construction lay down area needs to be indicated on the site plan to show construction traffic will be kept off and away from the septic area including any repair areas required for the system. This is because of the closeness of the development of the property and the small lot size in which to get it all in.
5. Need to show on the landscape plan the stormwater retention pond as submitted but with adding the "rain garden" features requested by the Appearance Commission as it relates to the Stormwater Ordinance requirements.
6. Is the owner willing to install sound barrier material between the walls of the back of the building facing the residential neighborhood. There were concerns regarding noise from all the animals on the inside of the building.
7. Need a new site plan showing where the dumpster is to go, the screening requirement for the dumpster, and the increase landscaping around the parking lots as recommended by the Appearance Commission. If you do not have a copy of the "Design Guidelines" detailing how the dumpster screening should be handled, it is located on our webpage under "Plans and Guidelines". Let me know if you have any trouble.
8. The question of how many dogs can be boarded at one time still needs to be answered.

Let me know if you think anything else has been left out and I'll research my records once more.

Angela Birchett, CZO
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"Nearly all men can stand adversity, but if you want to test a man's character, give him power"