

STAFF REPORT

Village of Marvin
North Carolina

Meeting Date: September 20, 2017
Author: Administrator / Planner
Report Type: Administrative
Subject: Village Hall Design & Construction Update: Meetings with:
=> Tristan McMannis, EPS Associates &
=> John Rider & John Urban, John Urban Designs



REQUIRED PERMITS AND STATUS

NCDOT Permit:	Still Needed
Stormwater Permits:	Still Needed
Village Engineering Review:	Still Needed
Erosion & Sedimentation:	Received
UCPW Water and Sewer:	Received

IMPORTANT: SITE PLAN REVISIONS DUE TO NCDENR REVIEW

- NCDENR has recently imposed greater demands on parcels in the Goose Creek Basin (??)
- Last month, they required the parcel comply with Seasonal High-water Table information
- This was not required before so they provided the Village with 30-days to revise stormwater plans
- If plans were revised and submitted in time, they would not require resubmission fees
- Therefore, McMannis reached out to me on Friday, last week, with last minute questions
- With the holiday, and other meetings yesterday, we did not get to speak to this morning.

Specific Impacts:

- The Sandfilter in Pond B (east side) didn't have enough of a separation from the high-water table
- Therefore, the Sandfilter in Pond B, was removed from the plans, as it is no longer permissible
- This change has the effect of compromising water quality issues
- Permeable pavers serve as water quality filters and can offset the sand filter removal
- Therefore, engineers increased permeable pavers into the parking lot, up to the parking islands

New Workorder Required for Redesigning Stormwater Plans:

- A new work order will be required for redrawing plans for stormwater permits that meet new regs.
- ESP will provide an invoice in the form of a lump sum vs. hourly billing (a.k.a. Time & Expense)
- This method is what has been used in the past.

Detention Ponds:

- The Planning Board had requested more detailed information about the detention pond design
- Staff requested required plans be produced in accord with the ordinance.
- This includes a cross-section drawing of detention ponds, in relation to structure and the ROW
- Staff is concerned about the depth and location of the detention ponds
- The hope is that landscape provisions or ponds can mitigate these concerns
- McMannis provided a cross-section of the detention pond, to assess this more closely

NCDOT COMMENTS

- Do not have an issue with the current driveway being a full access driveway at this time
- If problems occur they have to alter the entrance so that it is right-in and right-out.
- Questioned whether the Village had dedicated the right-of-way to NCDOT
- If not, a plan note should be inserted to assure NCDOT the R-O-W will be dedicated to them

TREE MITIGATION COMMENTS

- ESP needs to place 14 more 4" dbh trees on the parcel to meet tree mitigation requirements
- The current plan is to use remaining trees in the frontage buffer and just outside the stream buffer
- Also suggested they be strategically planted around the parking area or the detention area

THE PROVISION OF INFILL SOIL FOR THE SITE

- McMannis would like to be sure the dirt provided is suitable for building
- He is requesting more information about the location and provision of the infill dirt offered
- He suggests that a Geo Tech from their office test the dirt prior to acceptance.
- Would not want the Village to truck the dirt only to have to pay to have it removed later.
- Worth checking first to ensure the dirt is suitable

ARCHITECTURAL CHANGES

- The architects will amend the drawings to reflect the changes approved by the Council
- The architects will have their engineers confirm amendments will not require any structural changes to the Village Hall floor plans
- They do not believe the changes will cause any structural changes.
- Staff will need to meet with architects to select materials that correspond with the colors and materials chosen by the Village Council
- Planning Board members who responded to newly renovated elevation changes, were pleased with the amendments. They believe the changes significantly improved the appearance of the building; particularly the scale of the roof in proportion to the first-floor façade.

VILLAGE ENGINEERING REVIEW

- Once amended plans are provided, plans will also be sent to our Village Engineers for receipt of their comments and feedback. I will provide you all with an update as events proceed.

RFP CONTRACT & BUILD

- Once new, updated plans are provided, and permits are received, engineers should be used to craft an RFP for construction. No work on this could be conducted given the amendments required per NCDWQ. The RFP can be posted through various vehicles and the Council will be able to select a contractor for construction.