

PLANNING AND ZONING BOARD MAY 22, 2019 ASSEMBLY HALL 395 MAGNOLIA RD. PINEHURST, NORTH CAROLINA 4:00 PM

I. Call to Order

II. New Business

A. Public Hearing No. 1

The purpose of this public hearing is to consider a request by Moore County Schools for a Major Site Plan Review in order to construct a new elementary school. This property is identified as Moore County PID# 00024884 and is located at 100 Dundee Rd.

- III. Next Meeting Date
 - A. June 6, 2019
- IV. Motion to Adjourn
- Vision: The Village of Pinehurst is a charming, vibrant community which reflects our rich history and traditions. Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors. Values: Service, Initiative, Teamwork, and Improvement.



PUBLIC HEARING NO. 1 ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request by Moore County Schools for a Major Site Plan Review in order to construct a new elementary school. This property is identified as Moore County PID# 00024884 and is located at 100 Dundee Rd.

FROM:

Alex Cameron, Senior Planner

DATE OF MEMO:

5/15/2019

MEMO DETAILS:

Please see the attached staff report and related materials for this public hearing.

ATTACHMENTS:

Description

- Staff Report
- Application
- Cover Sheet
- Staking Plan
- Grading Plan
- Utility Plan
- Play Area Plan
- Elevations
- **D** Trip Generation



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To:	Planning and Zoning Board
From:	Alex Cameron, Senior Planner
Cc:	Natalie Dean Hawkins, Assistant Village Manager
Date:	May 15, 2019
Subject:	Staff Report for Proposed Major Site Plan for Pinehurst Elementary School

<u>Request</u>

The applicant requests a Major Site Plan approval in order to construct an elementary school and related infrastructure and facilities. In accordance with Section 9.16.1.5 of the Pinehurst Development Ordinance, all proposed Major Site Plans are reviewed by the Planning & Zoning Board and a Public Hearing is to be held. The Planning & Zoning Board must then submit its recommendation on the proposed site plan to the Village Council.

Project Profile	
Applicant:	Moore County Schools
Owner:	Moore County Board of Education
Property Location:	100 Dundee Rd.
Zoning:	R-10: The R-10 High Density Residential District is established as a district in which the principal use of land is for high-density residential uses. This district is further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district Historic Preservation Overlay District
Land Area	\pm 12.65 total site
Current Land Use:	Pinehurst Elementary School with gymnasium, classrooms, playground, modular units, etc.

Project Setting

The site is currently the existing site of Pinehurst Elementary School. Moore County Schools has planned for the demolition of the existing site, placement of a temporary site at Rassie Wicker Park and the construction of a new school on this site to replace the existing school. The owner has received a Certificate of Appropriateness from the Historic Preservation Commission for the demolition of the existing buildings on the site as well as approval to establish a temporary site at Rassie Wicker Park. Demolition on the existing site is expected to take place after the school year is over while the setup for the temporary site has begun.

The site is completely surrounded on all sides by properties zoned R-10. The properties that are located on the other side of Everette Rd. are zoned R-20. Nearly all the surrounding property consists of residential development except for the southwest side of the property which is the site of Community Presbyterian Church. Please see the included area zoning map.

Project Amenities

This proposed Major Site Plan for the new construction includes areas for classrooms, resources, art/computer classrooms, a media center, food service, administration and gymnasium. Other related infrastructure including parking, walkways, etc. are also included.

Watershed Area

This project is located within a watershed protection area. However, due to the fact that there is existing development prior to June 21, 1993 and the additional impervious will contain less than 24%, these regulations do not trigger any additional regulations or restrictions.

Dimensional Criteria

The proposed major site plan complies with the dimensional criteria of the R-10 Zoning District relating to the building setback as well as the buffering requirements. A variance from the Zoning Board of Adjustment was granted for the proposed building height which exceeds the maximum allowed height of 35' for the R-10 Zoning District. This proposal does include an estimated impervious surface coverage of 45% which does exceed than the maximum allowed coverage of 40% for the R-10 Zoning District. Either a variance will need to be issued to go over 40% impervious coverage or the site plan will need to be adjusted to comply with this regulation. The owner/applicant has submitted an application and will be scheduled to go before the Zoning Board of Adjustment on June 6, 2019.

Infrastructure and Zoning Criteria

The R-10 Zoning District does allow a school as an allowable use so long as the facilities are located on sites of five acres or greater and the site has direct primary access to a major collector or thoroughfare street.

Due to the property being located within the Historic Preservation Overlay District, a Certificate of Appropriateness will need to be issued for the proposed new construction and is scheduled to go before the Historic Preservation Commission at their meeting on May 23, 2019.

Adequate water and sewer is available to the site to meet both domestic and fire protection requirements.

The current plan indicates one stormwater control measure on-site. The system will be designed and constructed in accordance with the NCDEQ Stormwater Design Manual and the Village of Pinehurst Engineering Standards and Specifications Manual and may be subject to change to meet those requirements.

A Soil and Erosion Control Permit will need to be obtained from NCDEQ since the area of disturbance is more than one acre.

The proposed major site plan has been reviewed by the Technical Review Committee and deemed to be compliant.



Area Zoning Map

Staff Recommendation

Staff recommends approval of this proposal with one condition:

1. The impervious surface coverage cannot exceed the maximum allowable 40% OR a variance must be granted by the Zoning Board of Adjustment.

Planning and Zoning Board Action

After conducting a public hearing on the Major Site Plan and review of the General Concept Plan, the Planning and Zoning Board is to formulate a recommendation to Village Council for appropriate action on the site plan. Such recommendation could be a recommendation of approval, approval with conditions or rejection. Failure of the Planning and Zoning Board to make a recommendation to Village Council within 90 days of the first public meeting in which the item is on the agenda for consideration shall be considered a favorable recommendation.



Minor Site Plan (less than two acres disturbed) \$400.00 Major Site Plan \$600.00 + \$100.00 (two or more acres disturbed)

PROJECT NAME: Pinehurst Elen	ientary School
PROJECT DESCRIPTION: Location: 100 Dundee Road, Pinehurs	t, NC Parcel ID#: 0024884
Land Use: Elementary School	Site Acreage: <u>12.65</u> Zoning District: <u>R10</u>
Overlay District:	No
Urban Transition Highway Corrido	
Urban/Village Highway Corridor: Historic District: Yes 🗸 No	
Does Site Contain Floodplain: Yes Impervious Surface (%): <u>45%</u>	No✔ Does Site Contain Wetlands: Yes No✔ Watershed: 2 3 ✔
Building Square Feet: 118,294 sf	Total: <u>118,294 sf</u> First Floor: <u>83,852 sf</u>
PROPERTY OWNER:	
Name: Moore County Schools	
Address: 5277 Hwy 15-501 South,	Carthage, NC 28327
CONTACT PERSON: Name: John Birath	Telephone: 910-947-2976 Ext. 100230
Address: 5277 Hwy 15-501 South,	•
INFRASTRUCTURE:	
Water: I	Public <u>166</u> l.f. Private <u>2,561</u> l.f.
Sewer: I	Public <u>121</u> l.f. Private <u>922</u> l.f.
Streets: I	Public <u>0</u> l.f. Private <u>0</u> l.f.

Planning and Inspections Department 395 Magnolia Rd - Pinehurst, North Carolina 28374 (910) 295-8660 - Fax (910) 295-1396 – <u>www.vopnc.org</u> Page 1 of 2



Application for Site Plan Approval (revised 3/14/17)

APPLICANT:

Name: CLH De	esign, P.A.	
Contact Persor	n Renee Pfeifer, PLA	Signature Bern PAT
Address 400 F	Regency Forest Drive, Suite 120 Ca	ary, NC 27518

SIGNAGE:

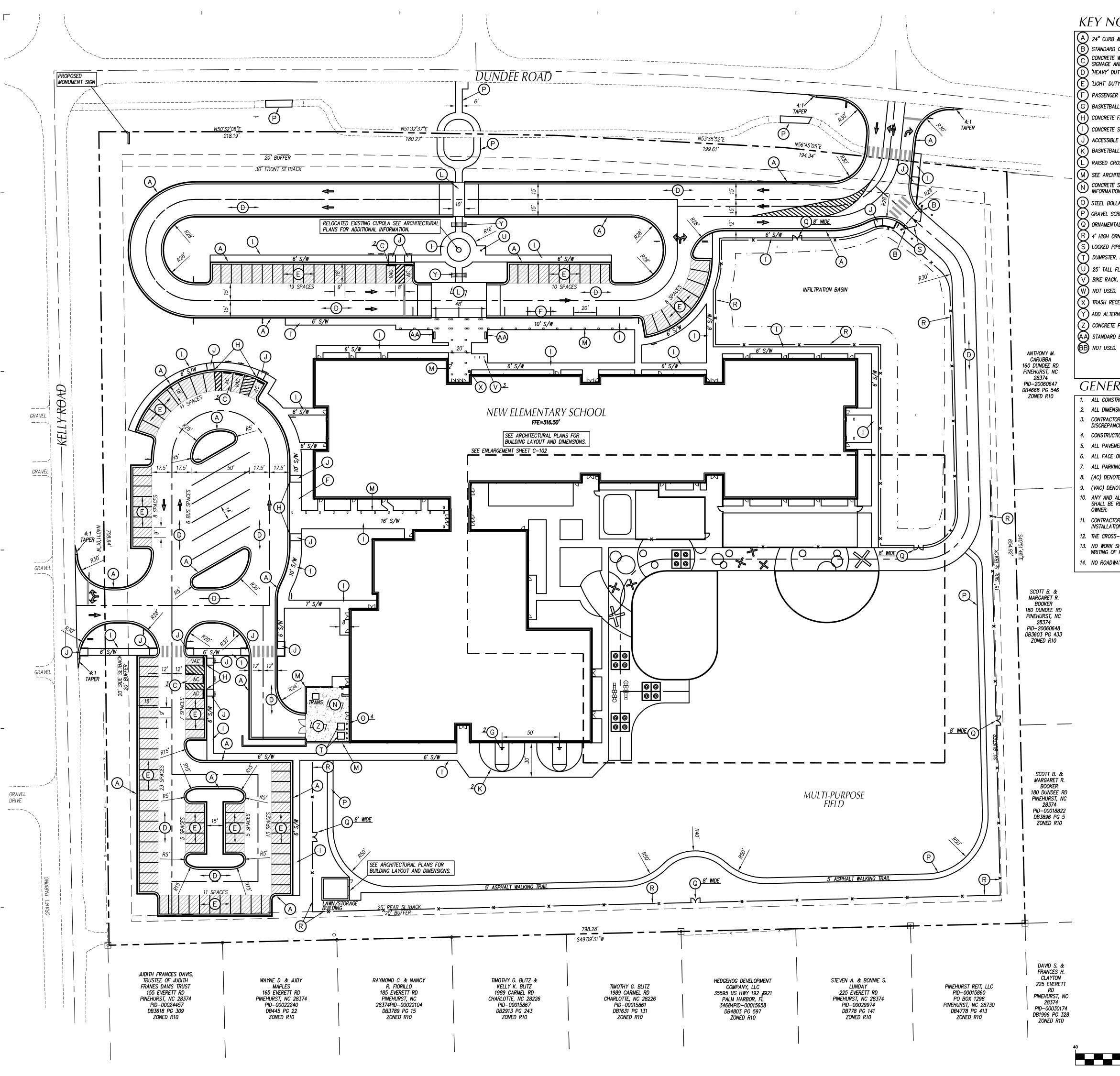
All signage except the Address Identification Sign requires separate sign applications.

Planning and Inspections Department 395 Magnolia Rd - Pinehurst, North Carolina 28374 (910) 295-8660 - Fax (910) 295-1396 – <u>www.vopnc.org</u> Page 2 of 2

PINEHURST E GENERAL CO

PIN CLH DESIC

LEMENTA NCEPT PLAN 100 DUNDEE RD 100 DUNDEE RD 100 DUNDEE RD 100 DUNDEE RD 100 DUNDEE RD 100 DUNDEE RD 100 DUNDEE RD	RESUBM		<section-header>PINEHURST ELEMENTARY DODUNDER ROAD DUNDER ROAD DUNDER ROAD DINEHURST, NC 28374OwnerMore County Schools Highway 15-501 South Carthage, NC 28327 910-947-2976Highway 15-501 South Carthage, NC 28327 910-947-2976Architect RATIO Architects, Inc. 227 Fayetteville Street, Suite 301 Raleigh, NC 27601</section-header>
OWNER OWNER OWNER OWNER DESIGNER CONTACT: SUCH DESIGNER CONTACT: OUL DI DESIGNER CONTACT: CONTACT: PROJECT ADDRESS: DIO DIO PROJECT ADDRESS: DIO CONTACT: PROJECT ADDRESS: DIO CON	17-2976 EXT. 100230 WY 15-501 SOUTH NGE, NC 28327 SIGN, PA PFEIFER Y PARK GENCY FOREST DR., SUITE 120 NC 27518 919-319-6716 RPFEIFER@CLHDESIGNPA.COM NDEE ROAD RST, NC 28374 1186101 14 21 ITARY SCHOOL ITARY SCHOOL ACRES	INFORMATION	Structural Engineer LHC Structural Engineer 1331 Sunday Dr Rateigh, NC 27607 919-832-6567 Mechanical / Electrical Engineer Dewberry Engineers, Inc. 2610 Wydiff Road, Suite 400 Rateigh, NC 27607 919-881-9933 Chil Engineer CLH Design, P.A. 400 Ragency Forest Dr Cary, NC 27618 919-351-86718 Roof Consultant Rick Nuhn Engineering 13 Tanyer Circle Greensbore, NC 27407 336-855-1182 Food Service Food Service Food Service SEAL DATE SEAL DATE SEAL DATE SEAL DATE SHEET ISSUE 1 GENERAL CONCEPT PLAN RESUBNITIAL 1 GENERAL CONCEPT PLAN RESUBNITIAL 2 DESIGN DEVELOPMENT 302719 5 GENERAL CONCEPT PLAN RESUBNITIAL 2 DESIGN DEVELOPMENT 302719 5 GENERAL CONCEPT PLAN RESUBNITIAL 3020000 SHEET INSUE 1 GENERAL CONCEPT PLAN RESUBNITIAL 3021010 30200000
TYPE OF CONSTRUCTION: AUTOMATIC FIRE SPRINKLER:	SCHOOL BUILDING: II-B SCHOOL BUILDING: YES		SHEET NUMBER C-001



I.

I.

1

1

KEY NOTES A 24" CURB & GUTTER, SEE DETAIL SHEET C-603. (B) STANDARD CURB & GUTTER TERMINUS, SEE DETAIL SHEET C-603. CONCRETE WHEELSTOP, SEE DETAIL SHEET C-XXX & SIGNAGE AND STRIPING PLAN.) 'HEAVY' DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET C-604. 'LIGHT' DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET C-604. PASSENGER LOADING ZONE, SEE DETAIL SHEET C-XXX. BASKETBALL GOAL, SEE SPECIFICATIONS. CONCRETE FLUSH WITH PAVEMENT, SEE DETAIL SHEET C-XXX. CONCRETE SIDEWALK, SEE DETAIL SHEET C-603.) ACCESSIBLE CURB RAMP, SEE DETAIL SHEET C-XXX. (K) BASKETBALL STRIPING, SEE SHEET C-102. RAISED CROSSWALK SEE DETAIL C-XXX. PLANS FOR CANOPY, SCREEN AND STRUCTURAL WALLS, BUILDING COLUMNS, GUARDRAILS AND BOLLARDS. SEE ARCHITECTURAL CONCRETE SERVICE COURT WITH MECHANICAL EQUIPMENT, SEE MECHANICAL PLANS FOR EQUIPMENT LAYOUT AND RELATED INFORMATION. O STEEL BOLLARD, SEE DETAIL SHEET C-XXX. (P) GRAVEL SCREENING, SEE GREENWAY DETAIL ON SHEET C-603.) ORNAMENTAL ALUMINUM GATE, SEE DETAIL SHEET C-XXX. (R) 4' HIGH ORNAMENTAL ALUMINUM FENCE, SEE DETAIL SHEET C-XXX. (S) LOCKED PIPE GATE, SEE DETAIL SHEET C-XXX. T) DUMPSTER, PROVIDED BY OWNER. U) 25' TALL FLAGPOLE, SEE DETAIL SHEET C-XXX. V BIKE RACK, SEE SPECIFICATIONS. (X) TRASH RECEPTACLE, SEE SPECIFICATIONS. (Y) ADD ALTERNATE- ARBORS, SEE ARCHITECTURAL PLANS. (Z) CONCRETE PAVEMENT, SEE DETAIL SHEET CO7.03. (AA) STANDARD BENCH, SEE SPECIFICATIONS. BB) NOT USED.

GENERAL NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL VILLAGE OF PINEHURST AND NCDOT STANDARDS AND SPECIFICATIONS. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB AND FACE OF BUILDING WALL, UNLESS OTHERWISE SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS SHOWN AND CONTACT THE ARCHITECT IF ANY

CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS SHOWN AND CONTACT THE ARCHITECT IF AN DISCREPANCIES OCCUR. CONSTRUCTION STAKE OUT IS THE RESPONSIBILITY OF THE CONTRACTOR.

ALL PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

ALL FACE OF RADIUS' ARE 4 FT UNLESS OTHERWISE SHOWN.
 ALL PARKING SPACES SHALL BE 9' WDE X 18 FT DEEP MIN.

8. (AC) DENOTES ACCESSIBLE PARKING SPACE.

AC) DENOTES VAN ACCESSIBLE PARKING SPACE.

ANY AND ALL LANDSCAPING, EXISTING TREES OR SHRUBS TO REMAIN WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR UTILIZING A LICENSED LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL SUBMIT SCALED PLANS OF ALL SCORING/JOINTS FOR APPROVAL BY ARCHITECT 30 DAYS MINIMUM PRIOR TO INSTALLATION.

12. THE CROSS-SLOPE ON ALL SIDEWALKS SHALL BE A MAXIMUM OF 2.0%.

 NO WORK SHALL BE PERFORMED ON RIGHT-OF-WAYS OR ADJACENT PROPERTIES UNTIL THE OWNER NOTIFIES CONTRACTOR IN WRITING OF PROCUREMENT OF APPROPRIATE PERMITS, EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY.
 NO ROADWAY/SIGNAL IMPROVEMENTS FOR THE DEVELOPMENT ARE PROPOSED.

PINEHURST ELEMENTARY 100 Dundee Road Pinehurst, NC 28374

Owne

Moore County Schools Highway 15-501 South Carthage, NC 28327 910-947-2976

Architect RATIO Architects, Inc. 227 Fayetteville Street, Suite 301 Raleigh, NC 27601

Structural Engineer LHC Structural Engineers 1331 Sunday Dr Balaigh, NC 27607

Raleigh, NC 27607 919-832-5587

Mechanical / Electrical Engineer Dewberry Engineers, Inc. 2610 Wycliff Road, Suite 400 Raleigh, NC 27607 919-881-9939

Civil Engineer CLH Design, P.A. 400 Regency Forest Dr Cary, NC 27518 919-319-6716

Roof Consultant Rick Nuhn Engineering 13 Thayer Circle

Greensboro, NC 27407 336-855-1182

Food Service FooDesign Associates, Inc. 5828 Oak Drive Charlotte, NC 28227 704-545-6151

SEAL | DATE

PRELIMINARY NOT FOR CONSTRUCTION

SHE	ET ISSUE	
1	GENERAL CONCEPT PLAN SUBMITTAL	12/06/18
2	DESIGN DEVELOPMENT	12/17/18
3	GENERAL CONCEPT PLAN RESUBMITTAL	2/20/19
4	60% CONSTRUCTION DOCUMENTS	3/27/19
5	GENERAL CONCEPT PLAN RESUBMITTAL	5/08/19



USE, DISSEMINATION OR DUPLICATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF RATIO ARCHITECTS, INC. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED.

C-100

02000.000

SHEET TITLE STAKING PLAN

PROJECT NO.

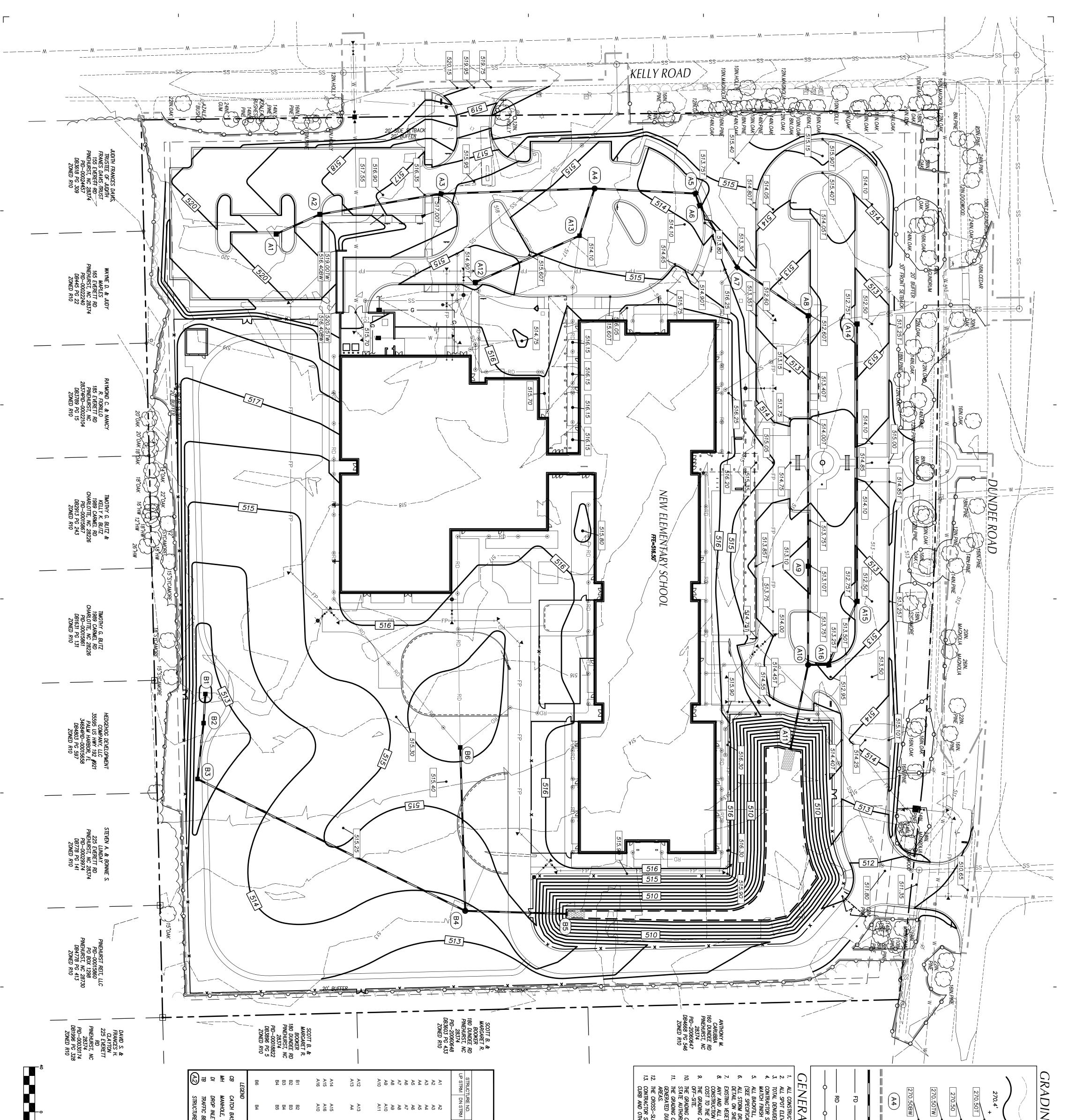
SHEET NUMBER

GRAPHIC SCALE

(IN FEET)1 inch = 40 ft.

I.

X



	ADING
EXISTING CONTOURS	LEGEND

/	
	Z
Ē	\Box
EXISTING CONTOURS	LEGEND

	EXISTING CONTOURS
	FINAL CONTOURS
), 4 , +	EXISTING SURVEY SPOT ELEVATION
.50T	PROPOSED TOP OF CURB SPOT ELEVATION
ı	

PROPOSED FINISHED GRADE AT TOP OF WALL ELEVATION PROPOSED GROUND/PAVEMENT ELEVATION

270.50BW PROPOSED FINISHED GRADE AT BOTTOM OF WALL ELEVATION

A4 STORM STRUCTURE NUMBER

EXISTING STORM DRAIN PIPE PROPOSED STORM DRAIN PIPE

- PROPOSED ROOF DRAIN - TREE PROTECTION FENCE PROPOSED FOUNDATION DRAIN DISCHARGE LINE. SEE ARCH. PLANS FOR DRAIN PIPE LOCATIONS ALONG BUILDING WALLS.

NERAL NOTES

þ

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL VILLAGE OF PINEHURST AND NODOT STANDARDS AND SPECIFICATIONS.
 ALL SPOT ELEVATIONS WINCAED AT CURB AND GUTTER AND ARE DENOTED TO TOP OF CURB, UNLESS OTHERWISE SHOWN.
 TOTAL DEVUDED AREA = 13 AC
 ALL SPOT ELEVATIONS WINCAED AT CURB AND GUTTER AND ARE DENOTED TO TOP OF CURB, UNLESS OTHERWISE SHOWN.
 TOTAL DEVUDED AREA = 13 AC
 CONTRACTOR SHALL ADJUST ALL EXISTING VAULTS, MANHOLES, STORM DRAIN STRUCTURES, CLEANOUTS, ETC. AS NEEDED TO MATCH FINISH GRADE.
 ALL STORM DRAIN PIPES SHALL EXISTING, ETC. SHALL BE PERFORMED BY THE OWNERS INDEPENDENT TESTING LABORATORY. (SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION)
 ALL STORM DRAIN PIPES SHALL BE PROTECTION AREAS SHALL REMAIN UNDISTURBED. UNLESS NOTED OTHERWISE.
 ALL STORM DRAIN PIPES SHALL BE PROTECTION AREAS SHALL REMAIN UNDISTURBED. UNLESS NOTED OTHERWISE.
 CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR UNLIZING A LICENSED LANDSCAPE CONTRACTOR AT NO ADDITIONAL CONTROL TO THE GRADING CONTRACTOR SHALL COMPLY MITH ALL STATE CODES IN OBSERVING EROSION CONTRACTOR AT NO ADDITIONAL OFF-SITE DISPOSAL OF ALL CLEARING AND GRADING WASTE MATERIALS STATE AUTHORITES OR THE ARCHITECT.
 THE GRADING CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVOLES AFTER EACH RAINFALL EVENT OR AS DIRECTED BY THE GRADING CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVOLES AFTER ACH RAINFALL EVENT OR AS DIRECTED BY THE GRADING CONSTRUCTION AND FOR OBTAINING ALL APPLICABLE PERMITS FOR OFF-SITE STOCKPILES AND/OR WASTE MATERIALS GREERAS.
 THE GRADING CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES AFTER EACH RAINFALL EVENT OR AS DIRECTED BY THE GRADING CONSTRUCTION AND FOR OBTAINING ALL APPLICABLE PERMITS FOR OFF-SITE STOCKPILES AND/OR WASTE GENERATED FOR THE ARCHITECT.
 THE GRADING CONSTRUCTION AND FOR OBTINING ALL APPLICABLE PERMITS FOR OFF-SITE STOCKPILES AND/OR WASTE AREAS.
 C

		\sim								
SHALL BE	S & OUTLETS SHALL BE	ALL FES INLETS . RCP.	4 15		RAFFIC BEARING STRUCTURE, SEE DETAIL SHEET CXX.XX STRUCTURE I.D. NUMBER	ETAIL SH	RE, SEE D	MBER	earing s e i.d. nui	RAFFIC BEARING STRUC STRUCTURE I.D. NUMBER
IM FOR FOR YARD	NOTES TOP ELEVATION IS TOP OF RIM FOR MANHOLES, TOP OF GRATE FOR YARD INLETS, AND FINISH GRADE FOR CLEANOUTS.	NOTES TOP ELEVATION MANHOLES, TO INLETS, AND FI CLEANOUTS.				XX XX) ATCH BASIN, SEE DETAIL SHEET CXX.XX MANHOLE, SEE DETAIL SHEET CXX.XX DROP INLET, SEE DETAIL SHEET CXX.XX	detail Ail Shei	sin, see See det, T, see di) ;ATCH BA MANHOLE,)ROP INLE
O-RING	×	5.20	514.00	506.00	508.80	RCP	181	24	1.55%	B4
O-RING	MH	7.80	513.80	505.50	506.00	RCP	91	30	0.55%	B5
O-RING	¥	4.65	512.00	506.00	507.35	RCP	265	18	0.51%	В4
ORING	≚ =	4.40	512.00	507.35	507.60	RCP	50	18 0	0.50%	88 8
O-RING	≤	4 10	Л11 8 Л	507 60	507 75	R C P	20	120	0 28%	सु
O-RING	CB	6.85	513.25	505.90	506.40	RCP	18	15	2.78%	A10
O-RING	СВ	5.65	512.75	506.40	507.10	RCP	62	15	1.13%	A16
O-RING	CB	4.40	512.75	507.10	508.35	RCP	247	15	0.51%	A15
O-RING	₫	3.55	514.10	510.00	510.55	RCP	44	18	1.25%	4
O-RING	CB	3.70	514.90	510.55	511.20	RCP	102	15	0.64%	A13
O-RING	MH	6.40	512.30	505.50	505.90	RCP	78	36	0.51%	A11
O-RING	CB	6.75	513.10	505.90	506.35	RCP	88	30	0.51%	A10
O-RING	ß	5.10	512.60	506.35	507.50	RCP	223	30	0.52%	A9
O-RING	₽	5.40	513.30	507.50	507.90	RCP	76	24	0.53%	A8
O-RING	88	5.40	514.00	507.90	508.60	RCP	64	24	1.09%	A 2
		5 05	513 75	508 R0	508 70		1) 12	24	0.83%	AA AO
O-RING	GB	3.90	516.65	510.00	512.75	RCP	137	25	2.01%	A 4
	CB	4.40	518.90	512.75	514.50	RCP	109	15	1.61%	A3
	СВ	4.40	519.75	514.50	515.35	RCP	43	15	1.98%	ß
	- - -	(FT)	(FT) (1)	(FT)	(FT)		(LF)	(IN)		
A						PIPE				RE NO.
			DRAINAGE STRUCTURE SCHEDULE	URE SC	TRUCT	IAGE S	DRAIN			

100 Dundee Road Pinehurst, NC 28374 ELEMENTARY PINEHURST

Owner Moore County Schools Highway 15-501 South Carthage, NC 28327 910-947-2976 Architect RATIO Architects, Inc. 227 Fayetteville Street, Suite 301 Raleigh, NC 27601 1331 Sunday Dr Raleigh, NC 27607 919-832-5587 <u>Structural Engineer</u> LHC Structural Engineers

Food Service FooDesign Associates, Inc. 5828 Oak Drive Charlotte, NC 28227 704-545-6151 Mechanical / Electrical Engineer Dewberry Engineers, Inc. 2610 Wycliff Road, Suite 400 Raleigh, NC 27607 919-881-9939 Roof Consultant Rick Nuhn Engineering 13 Thayer Circle Greensboro, NC 27407 336-855-1182 Civil Engineer CLH Design, P.A. 400 Regency Forest Dr Cary, NC 27518 919-319-6716

SEAL DATE

PRELIMINARY NOT FOR CONSTRUCTION

			_												
COPYR AND SH USE, DISSEN ARCHIT ARCHIT									6	5	4	3	2	ļ	SHE
COPYRIGHT NOTICE: THIS ARCHITECTURAL AND ENGINEERING DRAWING IS GIVEN IN CONFIDENCE AND SHALL BE USED ONLY PURSUANT TO THE AGREEMENT WITH RATIO ARCHITECTS, INC. NO OTHUSE USE. DISSEMINATION OR DUPLICATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF RATIO ARCHITECTS, INC. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED.									GENERAL CONCEPT PLAN RESUBMITTAL	GENERAL CONCEPT PLAN RESUBMITTAL	60% CONSTRUCTION DOCUMENTS	GENERAL CONCEPT PLAN RESUBMITTAL	DESIGN DEVELOPMENT	GENERAL CONCEPT PLAN SUBMITTAL	EET ISSUE
4 CONFIDENCE S., INC. NO OTHER S., INC. NO OTHER T OF RATIO HEREBY									5/13/19	5/08/19	3/27/19	2/20/19	12/17/18	12/06/18	

SHEET NUMBER

C-300

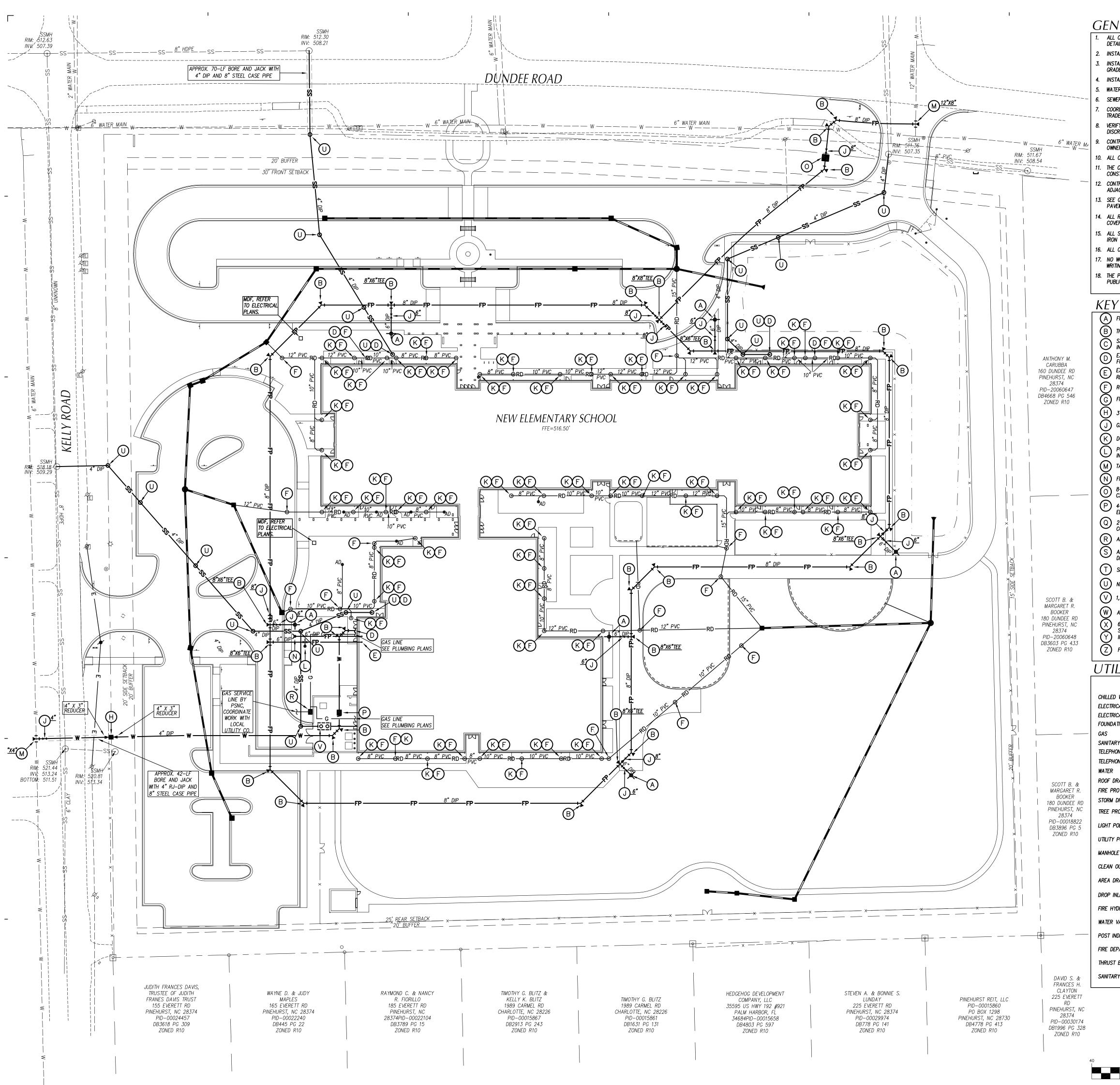
GRAPHIC

SCALE

(IN FEET) 1 inch = 40 ft.

PROJECT NO. SHEET TITLE GRADING PLAN

CIFICALLY RESERVED 02000.000



I

I

1

1

I

GENERAL NOTES-UTILITY

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL VILLAGE OF PINEHURST AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS

2. INSTALL WATERMAINS WITH A COVER OF NO LESS THAN 3-FT. INSTALL SEWER MAINS WITH A COVER OF NO LESS THAN 3-FT TO FINISH GRADE IN NON-TRAFFIC AREAS, 4-FT TO FINISH GRADE IN TRAFFIC AREAS..

INSTALL ALL UTILITIES TO PROVIDE REQUIRED CLEARANCES AS INDICATED IN THE SPECIFICATIONS.

WATERLINES AND SEWER MAINS SHALL BE INSTALLED WITH A MINIMUM HORIZONTAL CLEARANCE OF 10-FT. INSTALLED WITH A MINIMUM VERTICAL CLEARANCE OF 24-IN TO STORM DRAINAGE PIPES. COORDINATE AND SCHEDULE INSTALLATION OF ALL UTILITIES WITH OTHER PRIME CONTRACTORS, UTILITY COMPANIES AND OTHER TRADES INCLUDING BUT NOT LIMITED TO: NATURAL GAS, ELECTRICITY, TELEPHONE AND CATV. VERIFY EXISTING CONDITIONS AND CONNECTIONS TO EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT IF ANY

DISCREPANCIES ARE DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES DURING CONSTRUCTION AND SHALL MAKE REPAIRS AT NO EXPENSE TO THE OWNER.

ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE NCSBC AND OSHA REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY OF ALL UTILITY AND STORM DRAINAGE IMPROVEMENTS FOLLOWING

CONSTRUCTION. CONTRACTOR SHALL PHASE DEMOLITION AND NEW CONSTRUCTION TO ENSURE UNINTERRUPTED ACCESS AND UTILITY SERVICE TO ADJACENT FACILITIES. COORDINATE SHORT-TERM, OFF-HOUR, TEMPORARY SHUT- DOWNS WITH THE OWNER. SEE GENERAL NOTES ON EXISTING CONDITIONS AND DEMOLITION PLAN FOR REQUIREMENTS FOR REMOVAL AND PATCHING OF

PAVEMENT FOR UTILITY INSTALLATION. 14. ALL ROOF DRAINS SHALL BE 6" PVC (SCH 40) @ 1.04% MIN. SLOPE UNLESS INDICATED OTHERWISE. USE DUCTILE IRON WHEN COVER IS LESS THAN 24-IN.

15. ALL SANITARY SEWER SERVICES SHALL BE 4" PVC (SCH 40) @1.04% MIN. SLOPE UNLESS INDICATED OTHERWISE. USE DUCTILE IRON WHEN COVER IS LESS THAN 24-IN.

16. ALL CONDENSATE LINES SHALL BE CONNECTED TO STORM DRAINAGE SYSTEM

NO WORK SHALL BE PERFORMED ON RIGHT-OF-WAYS OR ADJACENT PROPERTIES UNTIL THE OWNER NOTIFIES CONTRACTOR IN WRITING OF PROCUREMENT OF APPROPRIATE PERMITS, EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY. THE PUBLIC UTILITY PROVIDER FOR WATER AND SANITARY SEWER FOR PINEHURST ELEMENTARY SCHOOL IS MOORE COUNTY PUBLIC UTILITIES.

KEY NOTES

(A) FIRE HYDRANT ASSEMBLY, SEE DETAIL SHEET C-XXX.

(B) THRUST BLOCKING, TYP, SEE DETAIL SHEET C-XXX.

SANITARY SEWER MANHOLE, SEE DETAIL SHEET C-XXX. SEE SANITARY SEWER PLAN AND PROFILE SHEETS FOR ADDITIONAL INFORMATION. PLUMBING PLANS. REFER TO PLUMBING PLANS

 \bigcirc extend utility to within 5'-0" of building wall or as indicated on for location and inverts. EXTEND WATER MAIN TO 12-IN ABOVE FINISH FLOOR FOR FIRE PROTECTION/PLUMBING CONNECTION, SEE DETAIL SHEET C-XXX. REFER TO TO FIRE PROTECTION/PLUMBING PLANS FOR EXACT LOCATION. (F) ROOFDRAIN CLEANOUT, SEE DETAIL SHEET C-XXX.

(G) FIRE PROTECTION BACKFLOW PREVENTOR INSIDE BUILDING. SEE FIRE PROTECTION PLANS FOR INFORMATION.

(H) 3" DOMESTIC WATER METER, SEE DETAIL SHEET C-XXX.

(J) GATE VALVE AND VALVE BOX, SEE DETAIL SHEET C-XXX.

(K) DOWNSPOUT CONNECTION, SEE DETAIL SHEET C-XXX.

D POST INDICATOR VALVE W/ TAMPER SWITCH, SEE DETAIL SHEET C-XXX AND SPECS. SEE ELECTRICAL PLANS FOR ADDITIONAL

(M) TAPPING SLEEVE, VALVE AND BLOCKING ASSEMBLY SEE SPECIFICATIONS.

FIRE DEPARTMENT CONNECTION, SEE DETAIL SHEET CO7.07. 8-IN FEBCO MODEL LF886V REDUCED PRESSURE DETECTOR ASSEMBLY (RPDA) WITHIN HEATED ENCLOSURE, SEE DETAIL SHEET

CXXX. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.

P 4-IN FEBCO MODEL LF880V REDUCED PRESSURE ZONE (RPZ) WITHIN HEATED ENCLOSURE, SEE DETAIL SHEET CXXX. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION. Q 2-CONDUITS. 24-INCH MINIMUM COVER. CAP 2'-0" OUTSIDE BACK OF CURB/EDGE OF PAVEMENT. CONTRACTOR SHALL COORDINATE SIZE, MATERIAL AND FINAL LOCATIONS WITH UTILITY COMPANIES AND OTHER TRADES.

(R) APPROXIMATE LOCATION GAS METER AND GAS SERVICE LINES. SEE MECHANICAL PLANS FOR ADDITIONAL INFORMATION.

S APPROXIMATE ROUTE OF UNDERGROUND ELECTRICAL BY LOCAL UTILITY COMPANY. CONTRACTOR SHALL COORDINATE LOCATION, DEPTH AND SCHEDULE WITH LOCAL UTILITY COMPANY.

T SITE LIGHT POLE BY DUKE ENERGY (APPROXIMATE LOCATION). COORDINATE INSTALLATION & SCHEDULE WITH DUKE ENERGY.

(U) NEW SANITARY SEWER CLEANOUT, TYP. SEE DETAIL SHEET CO7.09.

 (\vee) 1,500 GALLON GREASE INTERCEPTOR BY PC.

(W) ADJUST TOP OF UTILITY TO FINISH GRADE.

 (χ) 6-in PVC condensate drain pipe at 2.0% min. Slope. And relief basin (CRB). Connect pipe directly to downstream STORM INLET, UNLESS SHOWN OTHERWISE. SEE DETAIL SHEET CO7.09. (Y) IN-LINE DRAIN, SEE DETAIL SHEET.

<u>PROPOSED</u>

(Z) FLAT GRATE AREA DRAIN, SEE DETAIL SHEET CO7.06.

UTILITY LEGEND <u>EXISTING</u> <u>_____</u>

ED WATER	CW	сw	
TRICAL (OVERHEAD)	E	—— Е ——	
TRICAL (UNDERGROUND)	UE	UE	
DATION DRAIN	FD	FD	
	G	G	
TARY SEWER	SS	SS	
PHONE (OVERHEAD)	T	— T	
PHONE (UNDERGROUND)			
R	W		
DRAIN	RD		
PROTECTION	FP	FP	
M DRAIN			
PROTECTION FENCING, SEE	EROSION CONTROL PLANS	OO	
POLE	\$\$ LP	*	
TY POLE	ø ^{PP}	Ø	
IOLE	\odot^{MH}	٠	
N OUT	⊚ ^{CO}	Θ	
DRAIN		●AD	
INLET,CATCH BASIN	П ^{DI, СВ}		
HYDRANT	 FH	+	
R VALVE	∣ _{WV} ⊗		
INDICATOR VALVE (PIV)		•	
DEPARTMENT CONNECTION (FDC)	¥	
ST BLOCKING		\succ	
TARY SEWER STRUCTURE IDE	'NTIFICATION	1	
			/

GRAPHIC SCALE

PINEHURST ELEMENTARY 100 Dundee Road Pinehurst, NC 28374

Moore County Schools Highway 15-501 South Carthage, NC 28327 910-947-2976

Architect **RATIO Architects, Inc.**

227 Fayetteville Street, Suite 301 Raleigh, NC 27601 **Structural Engineer**

LHC Structural Engineers 1331 Sunday Dr Raleigh, NC 27607

919-832-5587 Mechanical / Electrical Engineer Dewberry Engineers, Inc.

2610 Wycliff Road, Suite 400 Raleigh, NC 27607 919-881-9939

Civil Engineer CLH Design, P.A. 400 Regency Forest Dr Cary, NC 27518 919-319-6716

Roof Consultant Rick Nuhn Engineering 13 Thayer Circle

Greensboro, NC 27407 336-855-1182

Food Service FooDesign Associates, Inc. 5828 Oak Drive Charlotte, NC 28227 704-545-6151

SEAL | DATE

PRELIMINARY NOT FOR CONSTRUCTION

SHE	EET ISSUE	
1	GENERAL CONCEPT PLAN SUBMITTAL	12/06/18
2	DESIGN DEVELOPMENT	12/17/18
3	GENERAL CONCEPT PLAN RESUBMITTAL	2/20/19
4	60% CONSTRUCTION DOCUMENTS	3/27/19
5	GENERAL CONCEPT PLAN RESUBMITTAL	5/08/19
-		
<u> </u>		
		-
<u> </u>		
<u> </u>		_



OPYRIGHT NOTICE: THIS ARCHITECTURAL AND ENGINEERING DRAWING IS GIVEN IN CONFIDENCI AND SHALL BE USED ONLY PURSUANT TO THE AGREEMENT WITH RATIO ARCHITECTS, INC. NO OTHER DISSEMINATION OR DUPLICATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF RATIO ARCHITECTS, INC. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY

SPECIFICALLY RESERVED

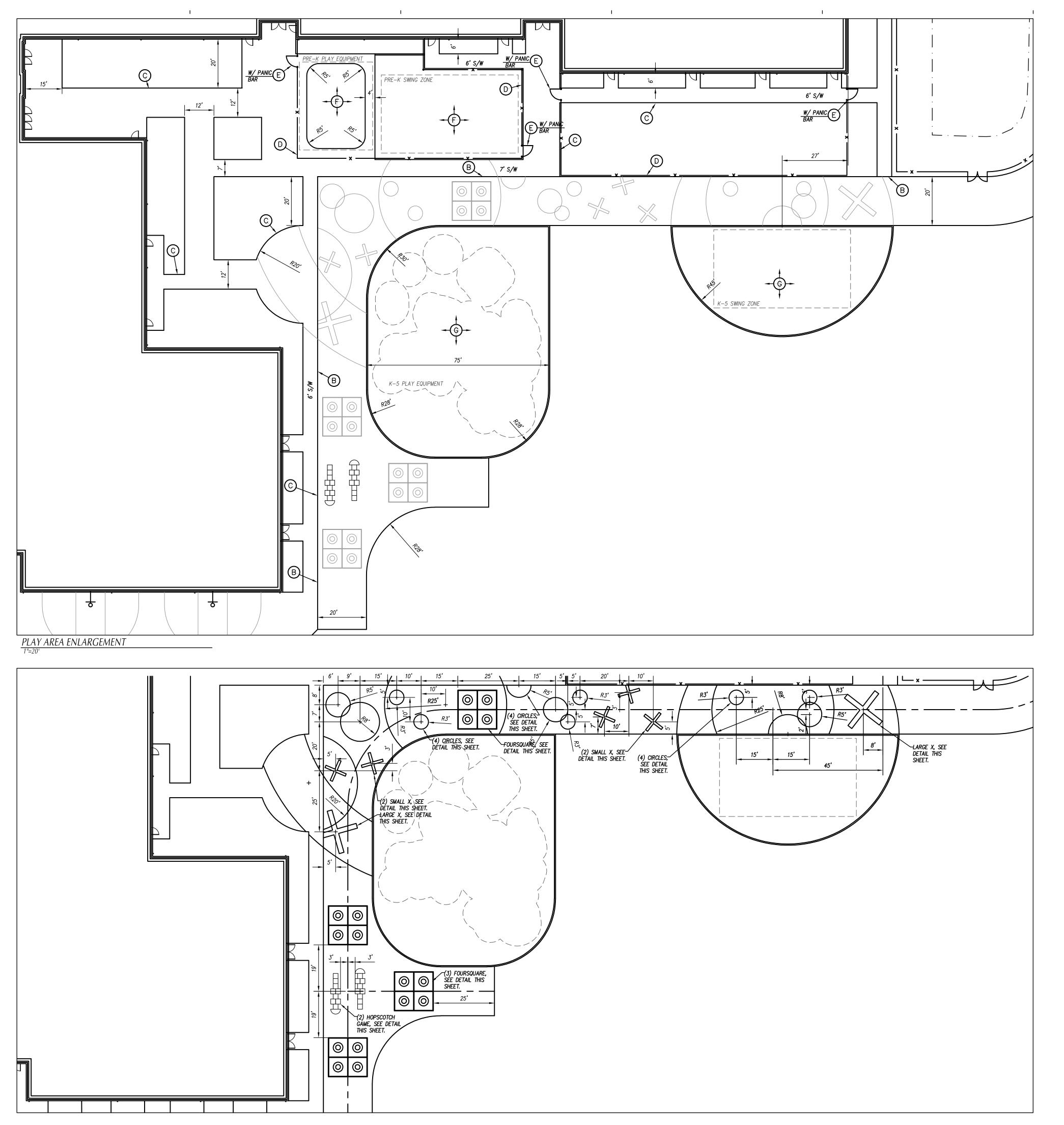
PROJECT NO. 02000.000 SHEET TITLE

UTILITY PLAN

C-500

SHEET NUMBER

(IN FEET) 1 inch = 40 ft.



I

I

PLAY AREA STRIPING ENLARGEMENT

1

I.

OUTLINE WITH 2" WIDE WHITE, TYP.

KEY NOTES

A NOT USED.

OUTLINE WITH 2" ____ WIDE WHITE, TYP.

I.

NOT USED.
 CONCRETE FLUSH WITH PAVEMENT, SEE DETAIL SHEET C-603.
 CONCRETE SIDEWALK, SEE DETAIL SHEET C-603.
 4' HIGH ORNAMENTAL ALUMINUM FENCE, SEE DETAIL SHEET C-605.
 4' HIGH ORNAMENTAL ALUMINUM GATES, SEE DETAIL SHEET C-605.
 F PRE-K PLAY EQUIPMENT AREA, SEE CERTIFIED PLAYGROUND MULCH DETAIL ON SHEET C-604.

G K-5 PLAY EQUIPMENT AREA, SEE CERTIFIED PLAYGROUND MULCH DETAIL ON SHEET C-604.

PAVED PLAY MARKING NOTES:

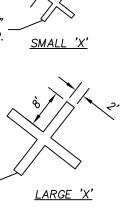
MARKING PAINT SHALL BE ARCYLIC OR WATER BASED AND APPROVED BY THE MANUFACTURER FOR APPLICATION ON THE SURFACE COURSE FINISH MATERIAL, SUCH AS "MASONRY" OR "TRAFFIC" PAINT. AESBESTOS, OIL, ALKYD OR SOLVENT VEHICLE TYPE PAINTS ARE PROHIBITED. CONTRACTOR SHALL SPECIAL ORDER PAINT TO ACHIEVE SPECIFIED COLORS. GREEN PAINT SHALL BE KELLY GREEN AND IS AVAILABLE FROM GLIDDEN AND SHERWIN WILLIAMS. ALL PAINT COLORS SHALL BE APPROVED BY OWNER PRIOR TO ORDER AND APPLICATION.

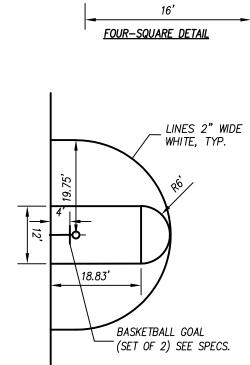
DE AFFROVED ET OWNER FRIGE TO ORDER AND AFFLICATION. PAINT SHALL BE APPLIED PER MANUFACTURER'S INSTRUCTIONS. THOROUGHLY CLEAN PAVEMENT PRIOR TO APPLICATION OF COATINGS OR MARKINGS.

. STRIPING & NUMBERS SHALL BE 2-INCH WIDE WHITE PAINT OR AS NOTED.

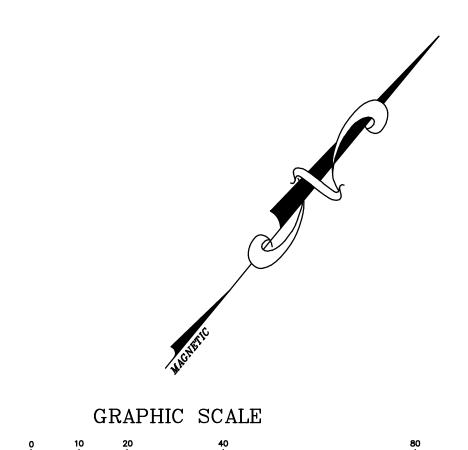
5. PAINT SHALL BE APPLIED PER MANUFACTURER'S INSTRUCTIONS. THOROUGHLY CLEAN PAVEMENT PRIOR TO APPLICATION.

6. COLOR ABBREVIATIONS: $6.1. \quad R = RED$ 8" BLUE NUMBERS IN FOUR SQUARE CIRCLES OUTLINE FOUR SQUARE CIRCLES WITH $6.2. \quad 0 = ORANGE$ $6.3. \quad Y = YELLOW$ $6.4. \quad G = GREEN$ 2" WIDE WHITE, TYP. $6.5. \quad B = BLUE$ $6.6. \quad P = PURPLE$ RED -— YELLOW NO COLOR --NO COLOR BLUE──↓ ⊨ NO COLOR ── --GREEN --NO COLOR 2 HOP SCOTCH LAYOUT N.T.S. 16' <u>FOUR-SQUARE DETAIL</u>





BASKETBALL STRIPING LAYOUT N.T.S.



PINEHURST ELEMENTARY 100 Dundee Road Pinehurst, NC 28374

Owner

Moore County Schools Highway 15-501 South Carthage, NC 28327 910-947-2976

Architect RATIO Architects, Inc. 227 Fayetteville Street, Suite 301 Raleigh, NC 27601

Structural Engineer LHC Structural Engineers 1331 Sunday Dr Raleigh, NC 27607 919-832-5587

919-832-5587 Mechanical / Electrical Engineer

Dewberry Engineers, Inc. 2610 Wycliff Road, Suite 400 Raleigh, NC 27607 919-881-9939

Civil Engineer CLH Design, P.A. 400 Regency Forest Dr Cary, NC 27518 919-319-6716

Roof Consultant Rick Nuhn Engineering 13 Thayer Circle Greensboro, NC 27407

336-855-1182 Food Service FooDesign Associates, Inc. 5828 Oak Drive Charlotte, NC 28227 704-545-6151

SEAL | DATE

PRELIMINARY NOT FOR CONSTRUCTION

SHE	EET ISSUE					
1	GENERAL CONCEPT PLAN SUBMITTAL	12/06/18				
2	DESIGN DEVELOPMENT	12/17/18				
3	GENERAL CONCEPT PLAN RESUBMITTAL	2/20/19				
4	60% CONSTRUCTION DOCUMENTS	3/27/19				
5	GENERAL CONCEPT PLAN RESUBMITTAL	5/08/19				
COPYRIGHT NOTICE: THIS ARCHITECTURAL AND ENGINEERING DRAWING IS GIVEN IN CONFIDENCE AND SHALL BE USED ONLY PURSUANT TO THE AGREEMENT WITH RATIO ARCHITECTS, INC. NO OTHER						

USE, DISSEMINATION OR DUPLICATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF RATIO ARCHITECTS, INC. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED.

02000.000

PROJECT NO. SHEET TITLE

PLAY AREA ENLARGEMENT PLAN

C-102

SHEET NUMBER

(IN FEET) 1 inch = 20 ft.

I.





January 2, 2019

Stephanie Goodrich Senior Planner Village of Pinehurst 395 Magnolia Road Pinehurst, NC 28374 P: 910.295.8659 E: sgoodrich@vopnc.org

Subject: Trip Generation Letter Pinehurst Elementary School – Pinehurst, NC

Dear Ms. Goodrich:

This letter provides an estimate of the trip generation for the proposed Pinehurst Elementary School to be located along Rassie Wicker Drive in Pinehurst, North Carolina. The existing Pinehurst Elementary School will be demolished, and a new elementary school will be constructed in its place. Based on coordination with Moore County Public Schools, it was determined that the existing elementary school has 612 students, 3 buses, and 63 staff members. With the expansion, the future Pinehurst Elementary School is expected to have 800 students, 6 buses, and 80 staff members. A copy of the preliminary site plan is attached. The purpose of the study is to determine the anticipated trip generation and internal stacking for the proposed school.

Trip Generation

The daily and peak hour traffic expected to be generated by the proposed school was estimated utilizing the Municipal and School Transportation Assistance (MSTA) Traffic Calculator provided by the Traffic Engineering and Safety Systems Branch of the NCDOT. These calculations are based on the average traffic volumes and vehicle queue data on a typical school day obtained at public elementary schools across the State of North Carolina. The trip estimates do not consider high traffic demand days or special events.

Based on coordination with Moore County Public Schools, it was determined that the existing elementary school has 612 students, 3 buses, and 63 staff members. With the expansion, the future Pinehurst Elementary School is expected to have 800 students, 6 buses, and 80 staff members. Refer to Table 1 for the trip generation summary of the proposed school during the weekday AM and PM peak hours. A copy of the MSTA results is attached for your reference.

LAND USE	TRIP GENERATOR	DAILY TRIPS	SCHOOL A HOUR		SCHOOL PM PEAK HOUR (VPH)		
			Entering	Exiting	Entering	Exiting	
	6 Buses	12	6	0	0	6	
Elementary School (800 Students)	80 Staff	160	80	0	0	0	
(000 Students)	Parents	848	293	293	131	131	
Total Site 7	1,020	379	293	131	137		

It is estimated that the proposed school will generate approximately 1,020 total site trips (510 entering and 510 exiting) during a typical weekday. Of the total, approximately 672 site trips (379 entering and 293 exiting) are expected to occur during the school AM peak hour, while approximately 268 site trips (131 entering and 137 exiting) are expected to occur during the school PM peak hour.

If you should have any questions, please feel free to contact me at (919) 872-5115.

Sincerely,

Joshua Reinke, P.E. Transportation Manager *Ramey Kemp & Associates, Inc.*

NC Corporate License # C-0910

_

_

_

-

_

-

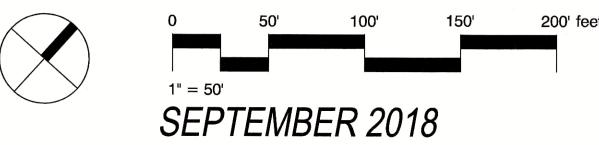
_

_

Attachments: Proposed Site Plan MSTA School Calculator







Pinehurst Elementary School SITE CONCEPT 2E RATIO





MSTA School Traffic Calculations AM and PM Peak Traffic Estimates (These numbers do not reflect peak hour traffic volumes)

			School Name: Type:	Typical	Public with bu	Ses	1			Version	: 102816
		MSTA School Queue Input				Calculations					
AM PM Avg. PM Cars / Cars / Car At one Student Student Length Time	Type School	Student Population	Number of Buses	Staff Members	Student Drivers	PM Total Vehicles	PM Peak Vehicles	Average Queue Length	Total AM Trips	Total PM Trips	High Demand Length
36.56% 16.31% 22.19 45.50%	Elementary	800	6	80		131	60	1323	671	268	30% 1720
34.58% 14.10% 22.70 51.90%	Middle		11	94	l						
9.20% 4.30% 24.42 55.71%	High										
								1323	671	268	1720
				Flore	anton Oakaal	Data					397
				rips Generated	entary School	Data	PM T	rips Generated	1		
	Direction	Parents	Buses	Staff	Trips	Parents	Buses	Staff	Trips		
	IN	293	6	80	379	131			131		
	OUT	293			293	131	6		137		ADT
			AM Eleme	ntary Trips	671		PM Eleme	entary Trips	268		1019
										1	
NOTES			AM Trips Generated			PM Trips Generated					
	Direction	Parents	Buses	Staff	Trips	Parents	Buses	Staff	Trips		
- Average Queue Length does not	IN										
include an alternative traffic pattern	OUT			dle Trips			DM Mid	dle Trips			
required for high traffic demand days which is usually 30% additional length.								ule mps			
 Average Queue Length does not 											
include the Student Loading Zone.		AM Trips Generated			PM Trips Generated						
 Peak traffic volumes at schools 	Direction Parents	Buses	Staff		Trips	Parents	Buses	Staff		Trips	
normally occur within a 30-minute	IN OUT										
time period. (justifying a PHF of 0.5)			AM Hic	ah Trips				PM Hi	gh Trips		
				In	379				ln	131	
			AII AM TRIPS	Out Total	293 671			All PM TRIPS	Out Total	137 268	1019
