



**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
- ☐ 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

Request

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	± 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 Everett 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 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.



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

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 Elementary School

PROJECT DESCRIPTION:

Location: 100 Dundee Road, Pinehurst, NC Parcel ID#: 0024884

Land Use: Elementary School Site Acreage: 12.65 Zoning District: R10

Overlay District:

Urban Transition Highway Corridor: No

Urban/Village Highway Corridor: No

Historic District: Yes ☒ No ☐

Does Site Contain Floodplain: Yes ☐ No ☒ Does Site Contain Wetlands: Yes ☐ No ☒

Impervious Surface (%): 45% Watershed: 2 ☐ 3 ☒

Building Square Feet: 118,294 sf Total: 118,294 sf First Floor: 83,852 sf

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, Carthage, NC 28327 Email: jbirath@ncmcs.org

INFRASTRUCTURE:

Water: Public 166 l.f. Private 2,561 l.f.

Sewer: Public 121 l.f. Private 922 l.f.

Streets: Public 0 l.f. Private 0 l.f.



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

APPLICANT:

Name: CLH Design, P.A.

Telephone: 919-319-6716

Contact Person Renee Pfeifer, PLA

Signature

Address 400 Regency Forest Drive, Suite 120 Cary, NC 27518

SIGNAGE:

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

THURST ELEMENTARY SCHOOL

GENERAL CONCEPT PLAN RESUBMITTAL

100 DUNDEE RD
PINEHURST, NC 28374
CLH DESIGN PROJECT NUMBER: 18-126

INDEX OF DRAWINGS

CIVIL	
C-001	COVER SHEET
C-100	STAKING PLAN
C-102	PLAY AREA ENLARGEMENT
C-500	UTILITY PLAN
A-201	BUILDING ELEVATIONS- COMPOSITE

OWNER & DESIGNER INFORMATION

LAND OWNER: MOORE COUNTY SCHOOLS
OWNER CONTACT: JOHN BIRATH
5277 HWY 15-501 S
CARTHAGE, NC 28327
910-947-2976 EXT. 100230

DESIGNER: CLH DESIGN, PA
DESIGNER CONTACT: RENEE PEPPER
REGENCY PARK
400 REGENCY FOREST DR., SUITE 120
CARY, NC 27518
PHONE: 919-319-6716
FAX: 919-319-7516

PROPERTY DEED BOOK AND PAGE: DB 2717 PG 121

SITE DATA

PROJECT: PINEHURST ELEMENTARY SCHOOL
OWNER: MOORE COUNTY SCHOOLS
OWNER CONTACT: JOHN BIRATH
910-947-2976 EXT. 100230
5277 HWY 15-501 SOUTH
CARTHAGE, NC 28327

DESIGNER: CLH DESIGN, PA
DESIGNER CONTACT: RENEE PEPPER
REGENCY PARK
400 REGENCY FOREST DR., SUITE 120
CARTI, NC 27518
PHONE: 918-319-6716
EMAIL: RPEPPER@CLHDESIGNPA.COM

PROJECT ADDRESS: 100 DUNDEE ROAD
PINEHURST, NC 28374

PIN: 856205186101
PARCEL ID: 0024884
CURRENT ZONING: R-10
DEED BOOK/PAGE: 2717/121

EXISTING USE: ELEMENTARY SCHOOL
PROPOSED USE: ELEMENTARY SCHOOL
TRACT AREA: 12.65 ACRES
DISTURBED AREA: 13 ACRES

PROPOSED BUILDING SQUARE FOOTAGE: 118,294 SF (TOTALING ALL 2 FLOORS)
PROPOSED USE SQUARE FOOTAGES: GENERAL CLASSROOMS- 42,388 SF
RESOURCES/ EXCEPTIONAL- 5,292 SF
ARTS/COMPUTER CLASSROOMS- 6,356 SF
MEDIA CENTER- 4,335 SF
FOOD SERVICE- 6,840 SF
PHYSICAL EDUCATION- 9,392 SF
ADMINISTRATION- 7,573 SF
MISC (CIRCULATION, MECH RMS, TOILETS, ETC.)- 36,118 SF

REQUIRED MAXIMUM BUILDING HEIGHT: 35'
PROPOSED BUILDING HEIGHT: 45' (2 STORIES WILL NEED A VARIANCE FOR BUILDING HEIGHT)

NUMBER OF SITE SIGNS: 34 (THIS INCLUDES THE MONUMENT SIGN, THE DIRECTIONAL SIGNAGE AND THE TRAFFIC SIGNAGE)

OFF-STREET PARKING REQUIREMENTS: ELEMENTARY SCHOOL
2 PARKING SPACES PER CLASSROOM

NUMBER OF CLASSROOMS: 51
PARKING REQUIRED: 102 (2 X 51)
PARKING PROVIDED: 120 SPACES

TOTAL H/C SPACES REQ'D: 5 (WITH 1 BEING VAN ACCESSIBLE)
TOTAL H/C SPACES PROVIDED: 8 (WITH 3 BEING VAN ACCESSIBLE)

BUS PARKING: 6 BUS PARKING SPACES PROVIDED.
BIKE PARKING: 3 BIKE RACKS PROVIDED TO ACCOMMODATE 6 BIKES.

REQUIRED BUILDING SETBACKS: FRONT 30'
SIDE 20'
REAR 25'
SIDE STREET 20'

WATERSHED: WATERSHED III, NICKS CREEK
RIVER BASIN: CAPE FEAR
HWQ: NO

1993 EXISTING BUILT UPON AREA: 4.25 ACRES OR 185,033 SF
ALLOWABLE BUILT UPON AREA: 40X MAXIMUM IN R-10 ZONING DISTRICT- A VARIANCE WILL BE REQUIRED BY THE BOARD
OF ADJUSTMENT TO INCREASE THE MAXIMUM IMPERVIOUS REQUIREMENT IN THE R-10 ZONING DISTRICT.

PROPOSED BUILT UPON AREA: 45X (5.69 ACRES OR 247,965 SF)
(FULL BUILD-OUT)

SPECIAL INTENSITY ALLOCATION TABLE:

1993 EXISTING BUILT UPON AREA: 4.25 ACRES
TOTAL SITE ACREAGE: 12.65 ACRES
REMAINING BALANCE OF THE SITE: 12.65 - 4.25 = 8.40 ACRES

24% OF THE BALANCE OF THE SITE: 8.4 ACRES X 24% = 2.02 ACRES
MAXIMUM ALLOWED BUILT UPON AREA: 2.02 ACRES + 4.25 ACRES = 6.27 ACRES

PROPOSED BUILT UPON AREA: 5.69 ACRES - THE PROPOSED BUILT UPON AREA DOES NOT EXCEED THE MAXIMUM ALLOWABLE
BUILT UPON AREA, THEREFORE A SPECIAL INTENSITY ALLOCATION IS NOT REQUIRED.

TYPE OF CONSTRUCTION: SCHOOL BUILDING
AUTOMATIC FIRE SPRINKLER: SCHOOL BUILDING: YES
YES

VICINITY MAP



N.T.S ¹

SEAL | DATE

**PRELIMINARY
NOT FOR
CONSTRUCTION**

SHEET ISSUE

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RATIO

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02000.000

SHEET TITLE

COVER

COVER

10. *Journal of the American Medical Association*, 2000; 283: 2686-2692.

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10. *Journal of the American Medical Association*, 2000; 284: 1039-1044.

1. *Journal of the American Medical Association*, 2000; 283: 2689-2693.

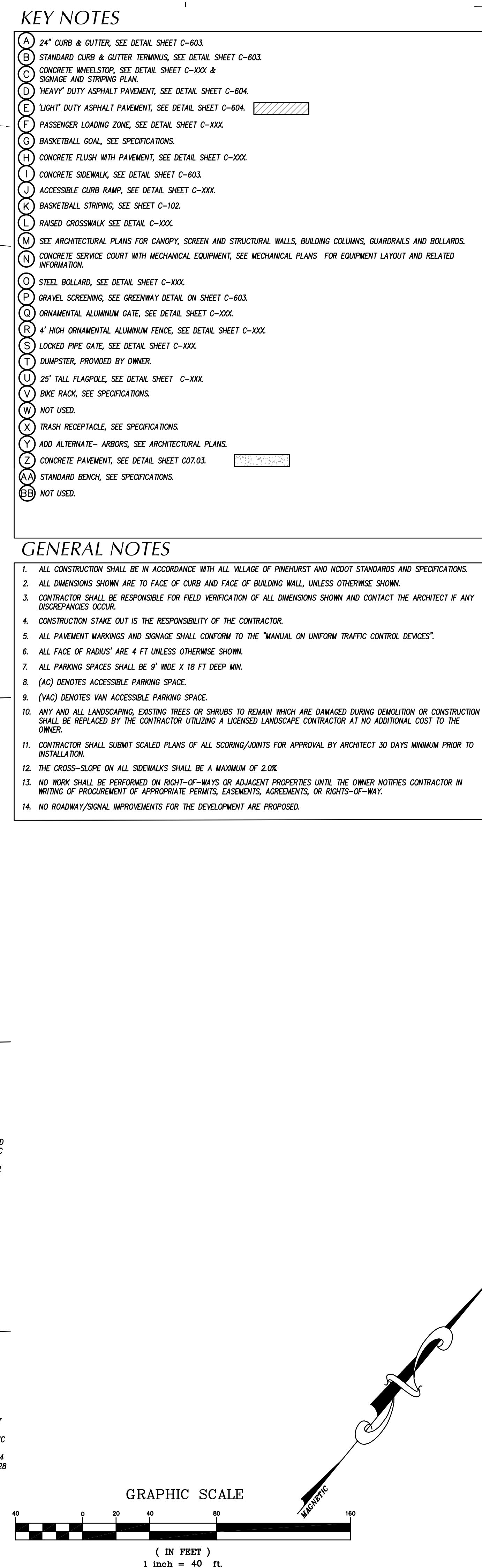
Page 10 of 10

SHEET NUMBER

C

C

C-001



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

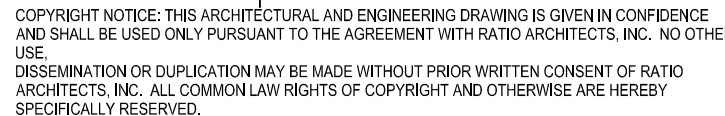
Mechanical / Electrical Engineer
Dewberry Engineers, Inc.
2610 Wycliff Road, Suite 400
Raleigh, NC 27607
919-881-9939

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
FoodService Associates, Inc.
5828 Oak Drive
Charlotte, NC 28227
704-545-6151

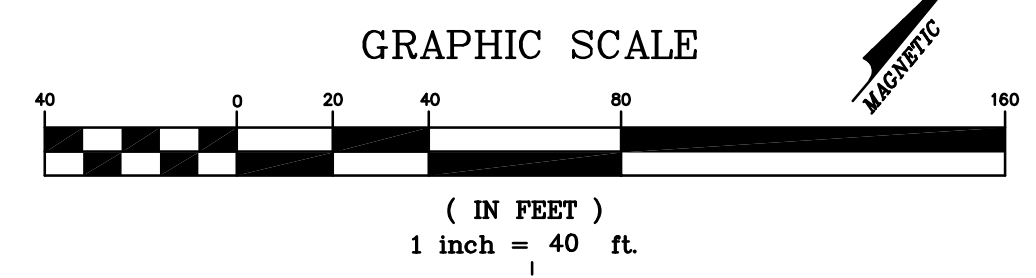
**PRELIMINARY
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SHEET TITLE

STAKING PLAN

C-100



EXISTING CONTOURS
FINAL CONTOURS

270.4' +
270.50' T
PROPOSED SURF. SPOT ELEVATION
PROPOSED TOP OF CURB SPOT ELEVATION

270.50' T
PROPOSED GROUND/PAVEMENT ELEVATION

270.50' T
PROPOSED FINISHED GRADE AT TOP OF WALL ELEVATION

270.50' SW W
PROPOSED FINISHED GRADE AT BOTTOM OF WALL ELEVATION

(A4)
STORM STRUCTURE NUMBER

EXISTING STORM DRAIN PIPE
PROPOSED STORM DRAIN PIPE

EXISTING STORM DRAIN PPE
PROPOSED STORM DRAIN PPE

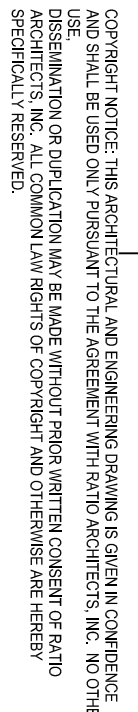
EXISTING FOUNDATION DRAIN DISCHARGE LINE (SEE APP. F)
PROPOSED FOUNDATION DRAIN DISCHARGE LINE (SEE APP. F)

EXISTING ROOF DRAIN
PROPOSED ROOF DRAIN

EXISTING FIRE PROTECTION FENCE
PROPOSED FIRE PROTECTION FENCE

- | | | | | | | | |
|---|--|--|--|--|---|--|--|
| PINEHURST
ELEMENTARY
100 Dundee Road
Pinehurst, NC 28374 | Owner
Moore County Schools
Highway 15-501 South
Charlotte, 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
919-832-5567 | Mechanical/Electrical Engineer
Dewberry Engineers, Inc.
2610 Wydiff 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 | Root Consultant
Rick Nunn Engineering
13 Thayer Circle
Greensboro, NC 27407
336-853-1182 | Food Service
FoodDesign Associates, Inc.
5828 Oak Drive
Charlotte, NC 28227
704-545-6151 |
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CONSTRUCTION**

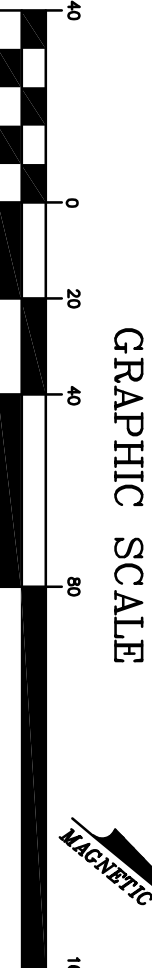
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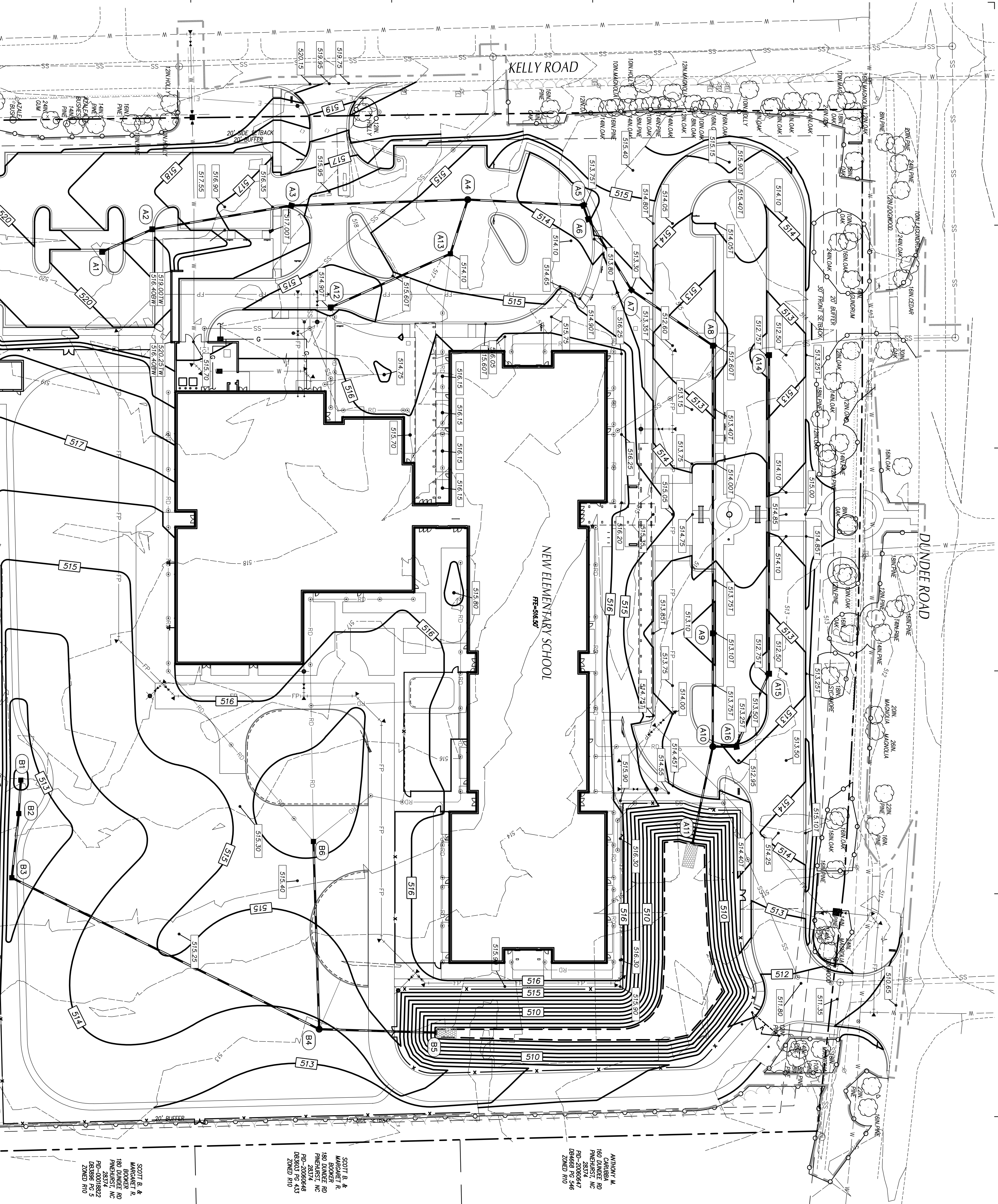
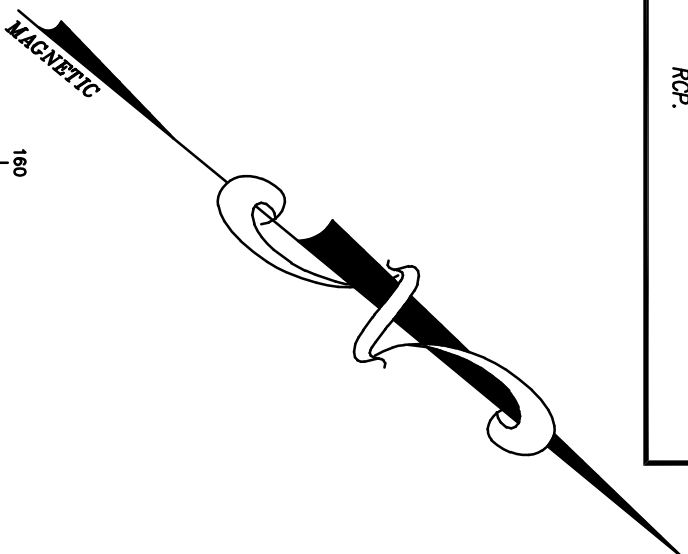
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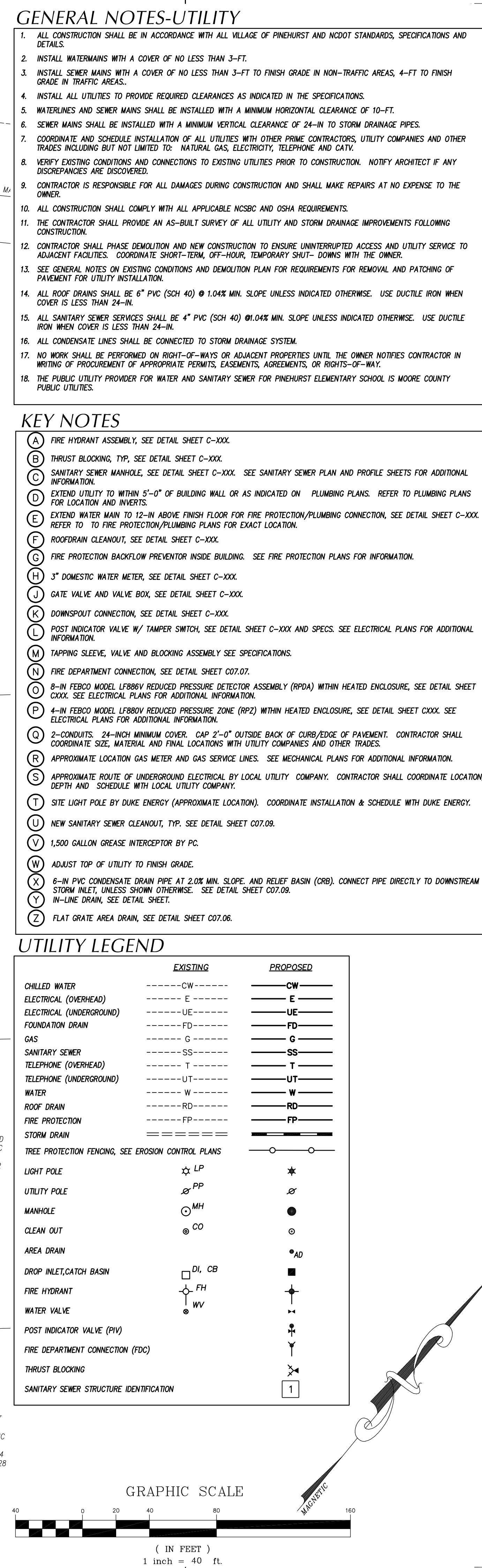
SHEET NUM

C-300



GRAPHIC SCALE





C-500

225 EVERETT
RD
PINEHURST, N
28374
PID-0003017
DB1996 PG 32
TOWN OF

BRICK TYPE LEGEND

- BRICK MASONRY
TYPE - BR1
(RUNNING BOND)
- BRICK MASONRY
TYPE - BR2
(ENGLISH BOND)

KEYNOTE LEGEND

00.10.00

KEYNOTE LEGEND - ACTION

00.10.00

GLAZING SCHEDULE

- GL-01 CLEAR INSULATING GLASS, LOW-E COATED - EXTERIOR APPLICATIONS
- GL-11 CLEAR TEMPERED GLASS - INTERIOR APPLICATIONS, WINDOWS AND DOORS

GENERAL EXTERIOR GLAZING NOTES

- A ALL EXTERIOR GLAZING TO BE TYPE GL-01, U.N.O.
- B REFER TO PLANS FOR WINDOW TYPE DESIGNATIONS AND THE A-06 SERIES FOR WINDOW TYPE ELEVATIONS

PINEHURST
ELEMENTARY
SCHOOL

100 Dundee Road
Pinehurst, NC 28374

Owner

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

Architect/Landscape Architect

RATIO
227 Fayetteville Street, Suite 301
Raleigh, North Carolina 27601
919-821-0805

Structural Engineer

LHC Structural Engineers
1331 Sunday Dr #121
Raleigh, NC 27607
919-832-5587

Mechanical / Electrical Engineer

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

Civil Engineer/Landscape Architect

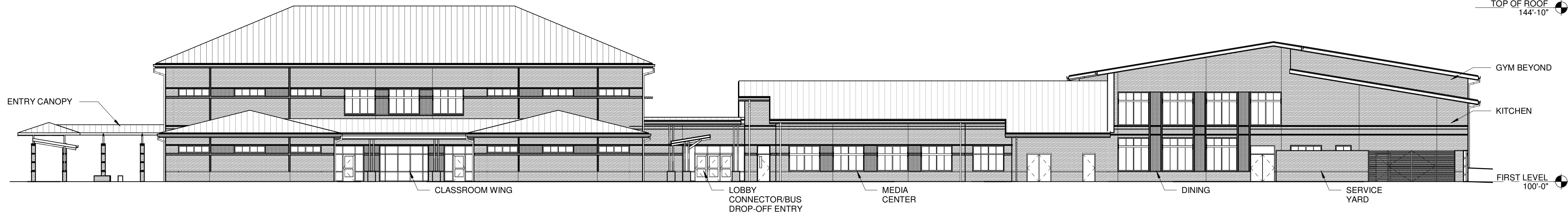
CLH Design
400 Regency Forest Dr #120
Cary, NC 27518
919-319-6716

Roofing Consultant

Rick Nuhn Engineering
13 Thayer Circle
Greensboro, NC 27407
336-855-1182

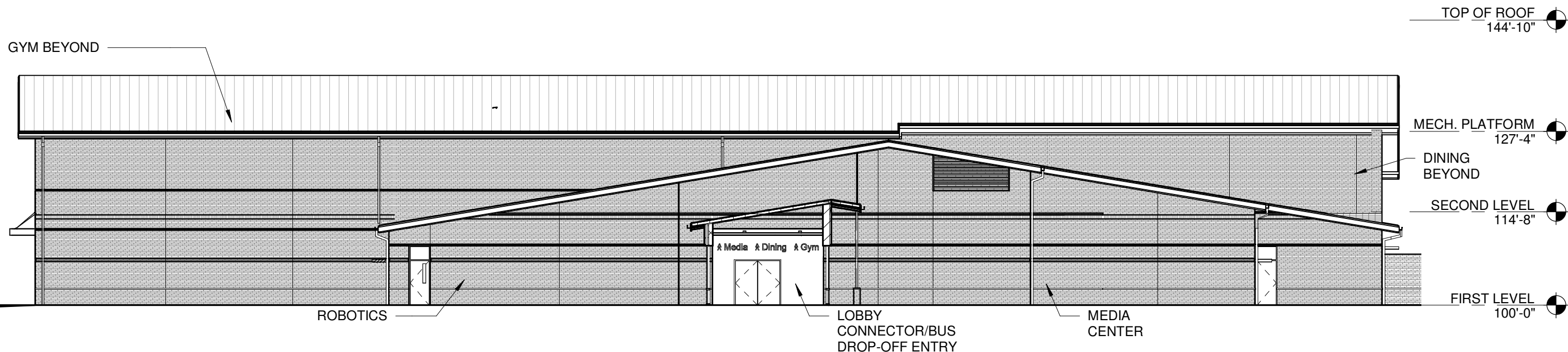
Food Service

FoodDesign Associates, Inc.
5828 Oak Drive
Charlotte, NC 28227
704-545-6151



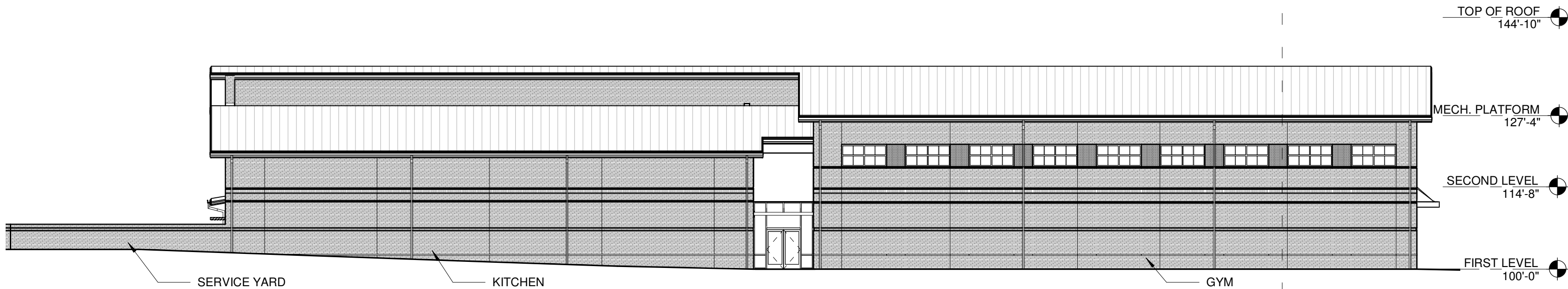
E1
A-201
EXTERIOR ELEVATION - WEST - COMPOSITE

1/16" = 1'-0"



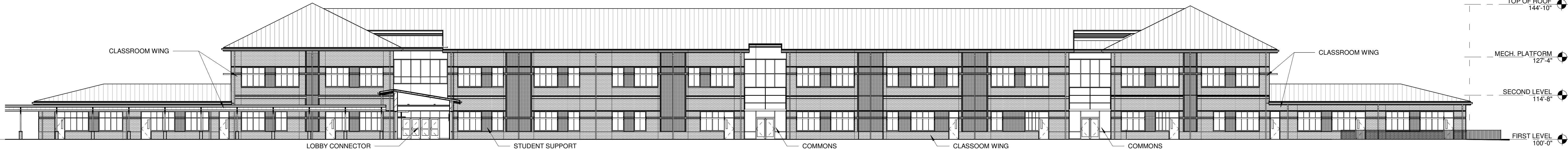
D1
A-201
EXTERIOR ELEVATION - NORTH - COMPOSITE @ MEDIA CENTER

1/16" = 1'-0"



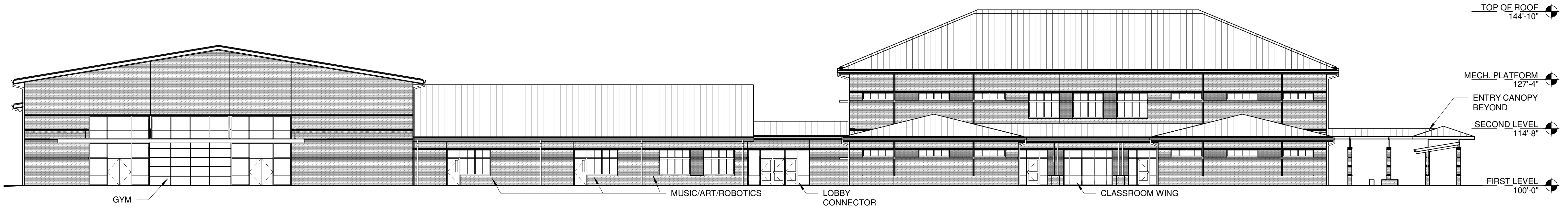
D5
A-201
EXTERIOR ELEVATION - SOUTH - COMPOSITE @ GYM

1/16" = 1'-0"



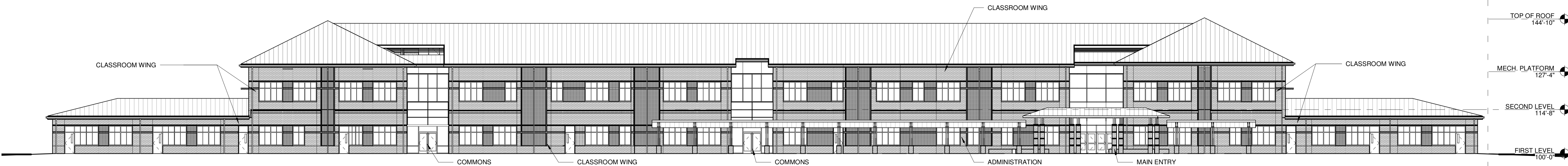
C1
A-201
EXTERIOR ELEVATION - SOUTH - COMPOSITE @ CLASSROOM WING

1/16" = 1'-0"



B1
A-201
EXTERIOR ELEVATION - EAST - COMPOSITE

1/16" = 1'-0"

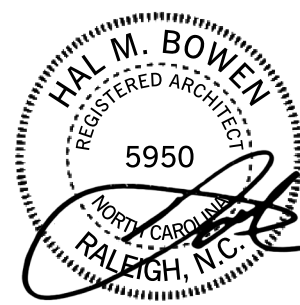


A1
A-201
EXTERIOR ELEVATION - NORTH - COMPOSITE @ CLASSROOM WING

1/16" = 1'-0"

NOT FOR CONSTRUCTION

SEAL | DATE 05/08/19



SHEET ISSUE

1 GENERAL CONCEPT PLAN RESUBMITTAL 05/08/19



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PROJECT NO. 18031.000

SHEET TITLE

EXTERIOR
ELEVATIONS -
COMPOSITE

SHEET NUMBER

A-201

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.

Table 1: Trip Generation Summary

LAND USE	TRIP GENERATOR	DAILY TRIPS	SCHOOL AM PEAK HOUR (VPH)		SCHOOL PM PEAK HOUR (VPH)	
			Entering	Exiting	Entering	Exiting
Elementary School (800 Students)	6 Buses	12	6	0	0	6
	80 Staff	160	80	0	0	0
	Parents	848	293	293	131	131
Total Site Trips		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.

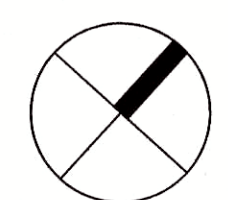
If you should have any questions, please feel free to contact me at (919) 872-5115.

Sincerely,

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

NC Corporate License # C-0910

Attachments: Proposed Site Plan
MSTA School Calculator



0 50' 100' 150' 200' feet

1" = 50'

SEPTEMBER 2018

Pinehurst Elementary School **SITE CONCEPT 2E**



RATIO

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 400 Regency Forest Drive
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 Cary, North Carolina 27518
 Phone: (919) 319-8718
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