Village of Pinehurst
Construction Plan Approval

All construction methods and materials shall be in accordance with the standards and specifications of the Village of Pinehurst, Moore County Public Utilities, and NCDOT. In the event of a conflict between standards, the more stringent shall govern unless a written waiver is issued by the village engineer. Utility installations and other public facilities, including streets, sidewalks, and handicap ramps, have been approved by the Village of Pinehurst and shall be so installed unless a change is authorized by prior written approval. Public sanitary sewer, utility, and stormdrainage easements shall be recorded prior to final acceptance and/or issuance of a certificate of occupancy by the village.

Plan Approval Number	PLN-2022-00141
Engineering	Michael S. Apke
Fire Department	
Planning	Maria Carpenter
Moore Co. Public Utilities	C. Brian Patrode

Infrastructure Inspection Notice to Contractor

This is to advise you that the Village of Pinehurst is now requiring a minimum of Forty-eight (48) hours of notice when requesting and Engineering inspection. Inspection requests may be made by calling the Engineering Department at 295-1400. Items requiring an Engineering inspection include, but are not limited to:

Subgrade inspection/proof rolling (streets, sidewalks, finelines, etc.) Density tests from an approved geotechnical engineering firm may be required.

Placement and inspection of base course materials including proof-rolling. Density tests from a Village approved geotechnical engineering firm may be required/accepted by the Village.

Placement and compaction of pavement materials including concrete and asphalt surface courses. Includes stringlines/grade control, paving & rolling operations, material inspections.

Installation of water and sewer mains and services including pressure testing, pipe laying, chlorination of water mains, bacterial testing, mandrel pulls, etc. necessary to meet the Village's Utility ordinances. NOTE: The contractor shall also contact Moore County Public Utilities Department Engineering Division at 947-6315 to schedule utility inspections as required by MCPUD.

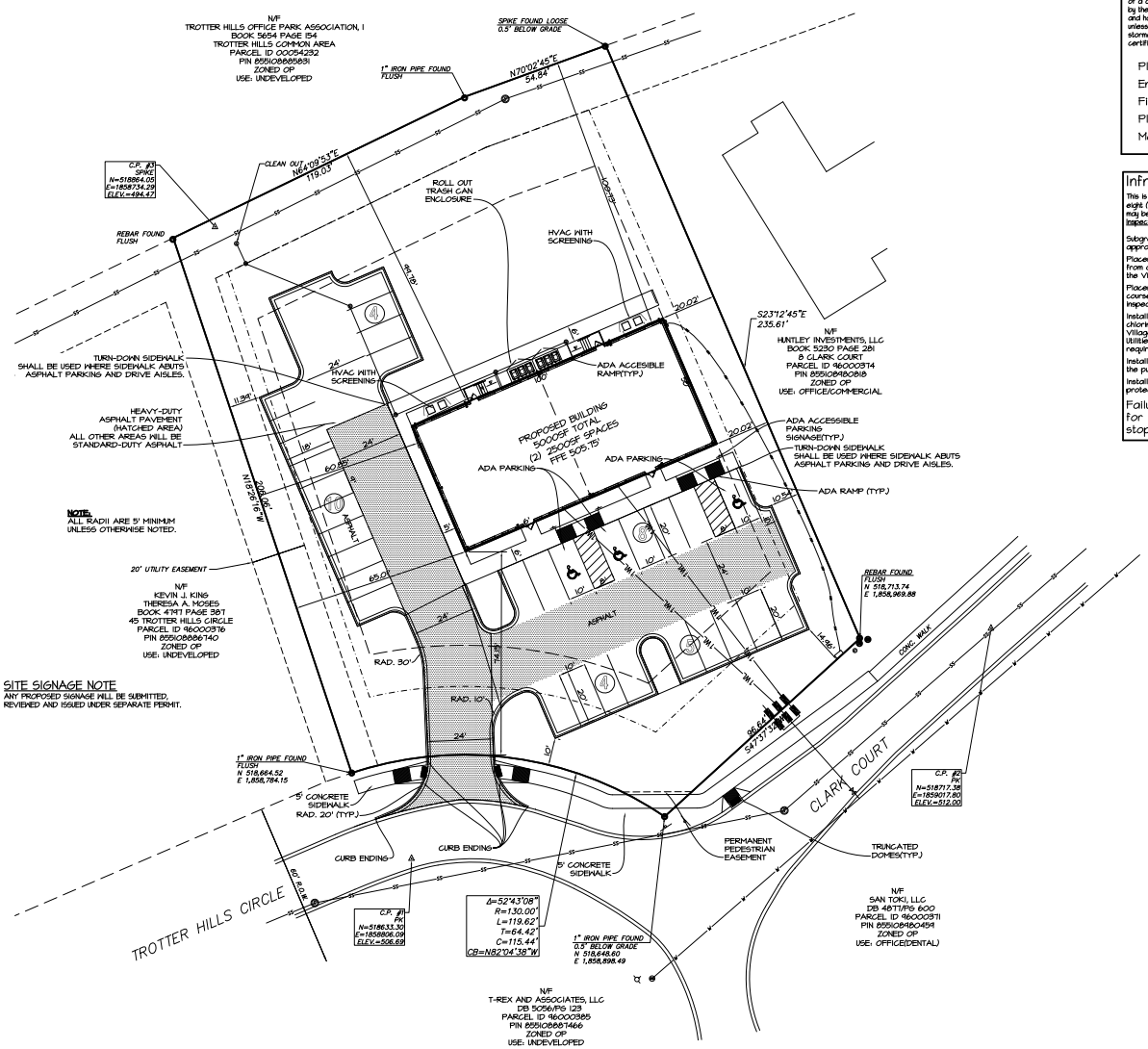
Installation of formwork and placement of concrete (sidewalks, curb & gutter, etc.) within the public right of way.

Installation of storm drainage systems (pipes, trenches, catch basins, frames/grates, outlet protection, etc.)

Failure to schedule the required inspections shall be grounds for rejection of all work not inspected and issuance of a stop-work order until the project is in compliance.

Legend:

- = Iron Pipe Found
- = Iron Rod Found
- = Concrete Monument Found
- = PK Nail Found
- = PK Nail Set
- = Existing Right of Way
- = Proposed Right of Way
- = Boundary Line
- = Adjacent Property Lines not Surveyed
- = Existing Setback Lines
- = Proposed Setback Lines
- 100 = Existing Contour
- 100 = Proposed Contour
- V = Approximate Location of Existing Waterline
- 6WL = Proposed 6" Waterline
- GAS = Approximate Location of Existing Gas line
- SS = Existing Sanitary Sewer Line
- 8SS = Proposed 8" Sanitary Sewer Line
- = Existing Easement
- = Proposed Easement
- OHU = Existing Overhead Utility
- UGU = Existing Underground Utility
- WTL = Existing Wetland Limits
- X = Existing Fence
- X = Proposed Fence
- 4SS = Proposed 4" Sewer Service
- 2WL = Proposed 2" Water Service
- = Limits of Disturbance
- SF = Proposed Silt Fence
- TD = Proposed Temporary Diversion
- = Existing Stream Centerline
- = Existing Soil Road
- = Existing Gravel Road
- = Existing Light Pole
- = Proposed Light Pole
- = Existing Utility Pole
- = Proposed Utility Pole
- = Existing Water Meter
- = Proposed Water Meter
- = Existing Water Valve
- = Proposed Water Valve
- = Existing Fire Hydrant
- = Proposed Fire Hydrant
- = Existing Sanitary Sewer Manhole
- = Proposed Sanitary Sewer Manhole
- = Existing Sewer Clean out
- = Proposed Sewer Clean out
- = Curb Inlet
- = Existing Storm Drain Manhole
- HDPE = High Density Polyethylene Pipe
- RCP = Reinforced Concrete Pipe
- FES = Flared End Section
- 75.00 = Proposed Spot Elevation
- 10P = 10" Pine (typ.)
- = Existing Tree to be Removed



SITE DATA

SITE JURISDICTION:	VILLAGE OF PINEHURST
ADDRESS:	35 TROTTER HILLS CIRCLE PINEHURST, NC
PARCEL ID/PIN:	46000375/855108886736
DEED BOOK & PAGE	BOOK 5417, PAGE 256
CURRENT ZONING:	OP
SETBACKS:	
OP ZONING	
FRONT:	25'
SIDE:	15'(STREET 20')
REAR:	20'
RECORDED PLAT:	
FRONT:	40'
SIDE:	20'
REAR:	40'
TOTAL ACREAGE	1.0 ACRES
WATER SUPPLY WATERSHED:	WS-II-BW(HQW)
EXISTING IMPERVIOUS AREA:	0 SF (0%)
PROPOSED IMPERVIOUS AREA:	20,465 SF(47.0%)
LIMITS OF DISTURBANCE:	34,514 SF

SPECIAL INTENSITY ALLOCATION REQUIRED FOR IMPERVIOUS AREA ABOVE 12%.

SITE SIGNAGE NOTE

ANY PROPOSED SIGNAGE WILL BE SUBMITTED, REVIEWED AND ISSUED UNDER SEPARATE PERMIT.

PARKING DATA

MEDICAL OFFICE:	
REQUIREMENT:	1 SPACE PER 200SF
5000 / 200 = 25	
SPACES REQUIRED:	25
SPACES PROVIDED:	31
ADA SPACES REQUIRED:	2
ADA SPACES PROVIDED:	3

RON TALIS MEDICAL OFFICE
35 TROTTER HILLS CIRCLE, PINEHURST, NC

SITE LAYOUT PLAN

REVISIONS:

REVISIONS:

Neal Smith Engineering, Inc.
139 Pinehurst Avenue - Suite C
Southern Pines, NC 28387
Phone: (910) 695-8825
Fax: (910) 695-8822
www.nealsmithengineering.com
License No. C-1425

SEAL

NORTH CAROLINA PROFESSIONAL SEAL 18311 08-02-23 ENGINEER NEAL E. SMITH

Digitally signed by Neal Smith, PE
Date: 2023.08.16 16:18:00 -04'00'

RELEASED for CONSTRUCTION

DRAWN BY:	BGW
DATE:	08-02-23
JOB NUMBER:	2200507
DRAWING KEY:	SP-1

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