



AGENDA

Tuesday, February 28, 2023: 3:00 PM

Town Council Work Session

**C. Michael Haney Community Room: Southern Pines Police Department
450 W. Pennsylvania Ave**

1. CALL TO ORDER

2. TOWN MANAGER'S COMMENTS

3. ACTION ITEMS

a. Consider Written Decision for SU-07-22: Southern Pines Country Club

Staff has prepared a formal Written Decision document for the application SU-07-22 Southern Pines Country Club that was approved by the Town Council on February 14, 2023.

b. Consider AR-24-22 Fort Bragg Federal Credit Union (continued from 02/14/23 Regular Meeting)

Architectural Compliance Permit on behalf of Fort Bragg Federal Credit Union for development of a retail bank on the west side of Brucewood Road, between TerraBella senior living facility and Residence Inn by Marriott.

4. STAFF UPDATES

a. Knoll Road Multi-Modal Trail Project

Town Engineer James Michel, along with Design Engineer Kimley-Horn, will provide an update on the project. Community leaders from Longleaf have also been invited to submit feedback on the project.

b. Naming Recommendation for Local Stream

The U.S. Board of Geographic Names (BGN) is evaluating a proposal submitted by a Southern Pines resident concerning a suggested name for a local stream. The BGN has asked the local governments impacted by the decision to respond with a recommendation of approval, denial, or some other action. The majority of the stream flows through the Village of Whispering Pines and enters Thagards Lake. The proposed name is Wet Paws Creek, based on animals and wildlife that "must wet their paws to stay alive."

c. Resident Exemption from Curbside Solid Waste Collection

Effective July 1, 2023, GFL will discontinue back door garbage collection and curbside collection will become the standard for both garbage and recycling. GFL will provide back door service to residents who qualify for a medical exemption. Staff has drafted a policy which contains suggested criteria that will make a resident eligible for medical exemption from curbside collection for both garbage and recycling.

5. COUNCIL ROUNDTABLE DISCUSSION

6. ADJOURNMENT

Meetings/work sessions of the Southern Pines Town Council are now available on the Town's [YouTube channel](https://www.youtube.com/channel/UCXx2Qk). Video of the Town Council meetings will be live streamed on the channel for viewing either during the meetings or after they have concluded. Please note, the video is provided only for the purposes of viewing the meetings; public comments or questions are not accepted via the live stream. To receive notifications when new content is published, please "subscribe" to the Town's channel at <https://bit.ly/3hXx2Qk>

Work Session Agenda Item

To: Reagan Parsons

From: Pamela Graham, Principal Planner

Subject: SU-07-22 Special Use Permit; Southern Pines Country Club

Date: February 28, 2023

I. PURPOSE:

Per UDO §2.14.6(F)(11), “A written decision must be approved for every quasi-judicial application, either by entering the decision at the end of the hearing or at a subsequent meeting of the hearing body, which shall generally be the next scheduled meeting. As part of the written decision, the hearing body must make findings of fact and conclusions as to applicable standards and any conditions. The chair may direct the planning director or town attorney to draft a written decision for approval by the hearing body at its next regularly scheduled meeting, which approval may be on a consent agenda.”

Staff has prepared a draft of the Written Decision of the Board document for the application SU-07-22 that was heard by the Town Council at the Regular Meetings on December 13, 2022, and January 10, 2023 and approved on February 14, 2023 and that the Town Council may now wish to adopt. If the Town Council approves the Written Decision of the Board document, the Mayor will sign the document. The original signed version will be delivered to the petitioner, with staff maintaining a copy of the signed document in the file.

II. SUMMARY OF APPLICATION REQUEST:

On behalf of Mid-Pines Development Group, LLC, Mr. Bob Koontz with Koontz Jones Design, submitted an application for a special use permit for the development of ten guest cottages on a +/-9.48 acre property located on the west side of Country Club Circle between Spring Road and Ridge Street. A special use permit is required in the Facilities, Resource and Recreation (FRR) Zoning District for golf course resorts. Golf Course Resorts are classified under Land Based Classification Standard (LBCS) Code #5353 as facilities that may include a club house, guest accommodations and/or residences that may be individually owned, but fall within the management of the resort. The subject property is identified in the Moore County Tax Registry as PIN: 858100121842 (PARID: 00048946).

III. TOWN COUNCIL PUBLIC HEARING AND ACTION:

First Meeting: A public hearing for this request was opened at the December 13, 2022 Regular Business Meeting of the Town Council All public notice requirements were met for the hearing. The Town Council had four (4) members present, with Councilman Bill Pate having been recused. The Town Council opened the quasi-judicial public hearing and

received evidence from those in attendance regarding special use permit application SU-07-22. After hearing from staff and expert witnesses called by the applicant's attorney Mr. Nil Ghosh, as well as receiving public comment, the Town Council continued the hearing to the January 10, 2023 Regular Business Meeting. At this first meeting Exhibits 1-6 were entered into the record of the proceedings.

Second Meeting: On January 10, 2023 the Town Council resumed the public hearing for application SU-07-22. Mr. Andrew Petesch was introduced as the attorney representing the opposition to the application. Mr. Petesch called a number of witnesses who provided lay testimony regarding the proposal and cross-examined some of the applicant's witnesses. Mr. Ghosh asked questions of some of Mr. Petesch's witnesses. Having heard all evidence and after hearing closing arguments by both the applicant's and the opponents' attorneys, the Mayor closed the public hearing. Following a discussion among Town Council members regarding the draft findings of facts, the Town Council voted to approve Finding #1 by unanimous decision. Subsequently, a motion was made by Councilwoman Peterson to reconvene for further deliberation and a decision on the proposal on the February 14, 2023 Regular Business Meeting. The motion received unanimous approval. Exhibits 7-11 were entered into the record during the January 10, 2023 meeting.

Third Meeting:

On February 14, 2023, Town Council reconvened for further deliberation on the proposal and for a decision. Having voted to approve Finding #1 during the January 10, 2023, each remaining Finding was discussed and voted upon, resulting in the following:

- Finding #2A was approved by a 3 to 1 vote, with Councilwoman Peterson dissenting.
- Finding #2B was approved by a 3 to 1 vote, with Councilwoman Peterson dissenting.
- Finding #2C was approved by a 4 to 0 vote.
- Finding #2D was approved by a 3 to 1 vote, with Councilwoman Peterson dissenting.
- Finding #2E was approved by a 3 to 1 vote, with Councilwoman Peterson dissenting.
- Finding #2F was approved by a 3 to 1 vote, with Councilwoman Peterson dissenting.
- Finding #3 was approved by a 3 to 1 vote, with Councilwoman Peterson dissenting.
- The Town Council then voted 3 to 1, with Councilwoman Peterson dissenting, to approve the Special Use Permit under application SU-07-22, with the following conditions:
 1. An undisturbed buffer of no less than 25' as well as a 10' planted buffer for a total buffer of 35' along the project boundary with adjacent properties and/or rights-of-way shall be required prior to occupancy of the proposed lodging units.
 2. A 65' setback from property boundaries shall be required for all proposed cottage structures.

3. Any needed improvements or extensions of infrastructure shall be made at the cost of the developer.
4. The emergency access point will be designed using grass pavers with an adequate base to meet the requirements of the Fire Department and the Technical Review Committee prior to site plan approval. The access point will be gated and used only for emergency vehicles.
5. Construction traffic will be prohibited from using Ridge Street and instead will use Country Club Circle.
6. Signage will be compliant with UD Section 4.6 and will be subject to the sign permit process.
7. Any fire pits or entertainment areas associated with the cottages will be located on the golf course side of the cottages.
8. Individual rooms within the cottages will be limited to an occupancy of two adults.
9. The applicant will include some variation in the architecture of the units to be constructed. Architectural plans will be presented to the Town Council during the Architectural Compliance Permit process. To reflect the materials and design of the neighborhood, these units may vary from the strict commercial requirements of Section 4.10.4 of the UDO for materials and design, to permit the units to be constructed with a residential character.
10. The applicant will work with the Town of Southern Pines Planning and Engineering staff, as well as NCDOT to examine options that may improve conditions at the intersection of Morganton Road, Country Club Circle and Country Club Drive. Solutions may include the addition of wayfinding or directional signage in the area to direct golfers and guests to the Southern Pines Golf Club, or additional regulatory signage in the area.
11. The proposed cottages shall be limited to a maximum number of fifty-two (52) bedrooms.

IV. ATTACHMENTS:

1. Written Decision for SU-07-22 (DRAFT)

V. TOWN COUNCIL ACTION:

The Town Council may wish to take one of the following actions:

1. No action;
2. Accept the Written Decision for SU-07-22 as prepared by the Town staff, including the conditions listed above;
3. Accept the Written Decision for SU-07-22, as modified by Town Council;
4. Action not listed above.

TOWN OF SOUTHERN PINES

WORK SESSION MEETING OF THE TOWN COUNCIL

February 28, 2023

3:00 pm

The C. Michael Haney Community Room

425 West Pennsylvania Avenue, Southern Pines, NC 28387

DECISION OF THE BOARD

Case Number: SU-07-22

A public hearing regarding the proposed Special Use Permit was held on December 13, 2022 and was continued to the January 10, 2023 Regular Business Meeting. After closing the hearing on January 10, 2023, Town Council discussed the draft findings of fact and proceeded to vote on Finding #1, which was approved by a vote of 4 to 1. Following further discussion, Councilwoman Peterson moved to delay the decision on the proposal until the February 14, 2023 Regular Business Meeting; her motion was approved by unanimous vote. Town Council reconvened on February 14, 2023, discussed the findings of fact in more depth, and proceeded with a vote on the proposal. Four (4) members of Town Council were present at each of the three meetings, with Councilman Bill Pate having been recused. The oath was administered to all witnesses choosing to speak. Pamela Graham, Principal Planner for the Town of Southern Pines presented the staff report and also represented planning staff during the hearing. Mr. Nil Ghosh, attorney for the applicant Mid-Pines Development Group, LLC, presented and brought forth the applicant's witnesses and made closing arguments. During the January 10, 2023 continuation, Mr. Andrew Petesch provided legal representation for opponents to the proposal, brought forth witnesses, cross-examined applicant's witnesses, and made closing arguments.

Matter at Issue:

SU-07-22 Special Use Permit for the Development of Ten Guest Cottages on a +/-9.48 Acre Property Located on the West Side of Country Club Circle Between Spring Road and Ridge Street:

On behalf of Mid-Pines Development Group, LLC, Mr. Bob Koontz with Koontz Jones Design, has submitted an application for a special use permit for the development of ten guest cottages on a +/-9.48 acre property located on the west side of Country Club Circle between Spring Road and Ridge Street. A special use permit is required in the Facilities, Resource and Recreation (FRR) Zoning District for golf course resorts. Golf Course Resorts are classified under the Unified Development Ordinance (UDO) Land Based Classification Standard (LBCS) Code #5353 as being facilities that may include a club house, guest accommodations and/or residences that may be

individually owned, but fall within the management of the resort. The subject property is identified in the Moore County Tax Registry as PIN: 858100121842 (PARID: 00048946).

Town Council Hearing Proceedings:

A detailed record of Town Council proceedings on December 13, 2022, January 10, 2023, and February 14, 2023 pertaining to SU-07-22, including all who spoke during the public hearing and exhibits that were entered into the record, may be found in Town Council minutes for each meeting date. Having heard all evidence and after hearing closing arguments by both the applicant's and the opponents' attorneys at the January 10, 2023 meeting, Mayor Haney closed the public hearing. Town Council then proceeded to discuss the draft findings of fact and approved Finding #1 by a vote of 4 to 1. Following discussion on the remaining findings, a motion was made by Councilwoman Peterson to reconvene for further deliberation and a decision on the proposal on the date of the next Regular Meeting, February 14, 2023. The motion was approved by unanimous vote.

Upon reconvening on February 14, 2023, the Town Council discussed the remaining draft findings of fact and proceeded with the necessary votes on the proposal.

Town Council Action on SU-07-22:

At the January 10, 2023 Town Council Regular Meeting, the Town Council voted to approve the following Finding of Fact as required by UDO §2.14.6(F)(11) by a vote of 4 to 0:

Finding of Fact #1: The Town Council finds that the application is complete and that the facts submitted are relevant to the case because the request for special use permit approval has fully met the specified submittal requirements as required in the Town of Southern Pines UDO Appendices, the applicants have submitted adequate evidence addressing criteria for a special use permit, and the evidence submitted was sworn testimony by qualified experts or provided through substantiated documentation.

At the February 14, 2023 Town Council Regular Meeting, the Town Council voted to approve the following Findings of Fact and Conclusions of Law as required by UDO §2.14.6(F)(11) by a vote of 3 to 1, with Councilwoman Ann Peterson dissenting, with the exception of Finding of Fact #2-C, which was approved by unanimous vote:

Finding of Fact #2: The Town Council finds that the application complies with UDO §2.21.7 Criteria for a Special Use Permit, Criteria A-F, in that:

A. The proposed special use shall comply with all regulations of the applicable zoning district and any applicable supplemental use regulations;

The Town Council finds that the Special Use Permit application SU-07-22 complies with the regulations of the Facilities, Resource and Recreation (FRR) Zoning District. The proposed use of "lodging" falls into the UDO's Land Based Classification Standard (LBCS) #5353 "Golf Course Resort", "which may include club house, guest accommodations and/or residences that may be individually owned, but fall within the management of the resort". This use requires approval of a special use permit in the FRR District. Section 2.21.1 of the UDO states that special use permits may be issued after ensuring that the use complies with the special use permit approval criteria, and Town Council finds that no qualified evidence has been entered into the record for SU-07-22 that the proposal is in conflict with the regulations of the FRR District.

- B. The proposed conditional use shall conform to the character of the neighborhood in which it is located and not injure the use and enjoyment of property in the immediate vicinity for the purposes already permitted;**

The Town Council finds the ten new guest cottages proposed by the special use permit request are generally consistent with the character of the neighborhood in which they will be located and will not alter the character of the neighborhood in a manner that causes injury to the use and enjoyment of property in the immediate vicinity. This is due, in part, because the applicant has provided evidence on the record that the structures “will reflect a neighborhood character similar to that of the surrounding area” and “will appear as single-family detached residences similar in size and character to that of the surrounding neighborhood”. Additionally, the applicant has committed to and will be required to meet or exceed the setbacks required by the UDO and to provide an undisturbed buffer of no less than 25’ as well as a 10’ planted buffer for a total buffer of 35’ along the project boundary with adjacent properties and/or rights-of-way. Furthermore, there has been no qualified evidence entered into the record for SU-07-22 that the proposal will not conform to the character of the neighborhood or injure the use and enjoyment of property in the immediate vicinity.

- C. Adequate public facilities shall be provided as set forth herein;**

Town Council finds that the proposed special use does not require inefficient expansion of public facilities due to the fact that site accesses from the public road are existing and will be reduced from four access points to three, and the project will provide an emergency access. Public water and sewer are readily available and the cost of any improvements to those utilities will be borne by the developer.

- D. The proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district or substantially diminish or impair the property values within the neighborhood;**

Town Council finds that, there being no qualified evidence of potential negative impacts to property values within the neighborhood as a result of the special use, the proposed special use is expected to have no detrimental impact to surrounding properties or property values in the vicinity. Furthermore, the special use is not expected to impede the orderly development and improvement of surrounding property for uses permitted in the zoning district because all proposed improvements related to SU-07-22 will be on-site, will be appropriately screened from neighboring properties, and the traffic design analysis entered into the record for SU-07-22 found no evidence that capacity issues are expected due to the development nor will the proposed development create a roadway safety issue.

- E. The establishment, maintenance or operation for the proposed use shall not be detrimental to or endanger the public health, safety, comfort, or general welfare; and**

Town Council finds that, there being no qualified evidence entered into the record of potential negative impacts resulting from the proposed lodging use, there is no expected detrimental impact to the public health, safety, comfort or general welfare. Furthermore, the traffic design analysis entered into the record for SU-07-22 found no cause to support a finding that the proposed development will create a roadway safety issue.

- F. The public interest and welfare supporting the proposed use shall be sufficient to outweigh individual interests that are adversely affected by the establishment of the proposed use;**

The proposed use of lodging at an existing golf course resort is consistent with the zoning of FRR and with the future land use designation of Residential/Golf as denoted in the

Comprehensive Long-Range Plan's (CLRP) Future Land Use Map. Adjoining property owners may reasonably expect that an existing golf course could be further developed with golf course resort lodging, subject to a Special Use Permit, based on the use being allowed in the FRR District with a Special Use Permit. Town Council finds that no qualified evidence has been entered into the record for SU-07-22 showing that allowing for the ten proposed golf cottages creates an adverse effect to individual interests that is not outweighed by the public interest and welfare. The public interest and welfare support development of low-impact recreation tourism, utilization of existing public infrastructure for that tourism, and for allowing property owners to develop property in a manner that is consistent with a property's zoning. The following excerpts from the CLRP are relevant to this finding:

- *Southern Pines residents recognize the importance and relevance of housing that is diverse, affordable, and compatible with the neighborhood in which it is developed. The Town is committed to promoting these housing goals in all areas of the community. Much of Southern Pines' charm, livability and pride of place comes from its traditional neighborhood layout and quality of housing stock. (Southern Pines' Vision, pg. 2-4)*
- *Southern Pines' residents envision a strong and healthy economy that builds on existing strengths of their community, including the presence of numerous recreational opportunities, the relative affordability of land and housing, and high quality of life factors. (Southern Pines' Vision, pg. 2-4)*
- *Citizens of Southern Pines envision the continued provision of a unique, diverse and active recreation and parks system, supporting uses suitable to all stages of life. Residents of Southern Pines recognize the tremendous value of their parks, recreational opportunities and open space areas, and see them as a cornerstone of what makes Southern Pines special. Such amenities – whether public or private (as in the case of golf or equestrian areas) – are prized. Residents envision having these same essential amenities continue over time, with improvements and expansion following the pace of new growth. Park-related improvements residents envision include more pedestrian paths to help activate and link existing parks resources together; active, specialty parks, and adequate maintenance of existing facilities. Recreational offerings, citizens hope, will grow and evolve with community needs. (Southern Pines' Vision, pg. 2-5)*
- *Southern Pines originated as a resort, intent on drawing visitors from the north to its temperate climate, outdoor spaces and amenities. This resort aspect continues to be an important part of Southern Pines, with visitors coming from far away to enjoy a unique cultural experience. Golf has been a major part of the attraction, in addition to the historic town center and the various arts and cultural offerings. Golf has become a major element of Southern Pines' character and lifestyle, anchoring much of the region's cultural economy. The community's vision integrates golf, heritage, the arts, equestrian tradition and tourism as an indispensable dynamic. The relationship between the five ripples through the community, reinforcing the Town's various social, cultural, recreational and economic components. (Southern Pines' Vision, pg. 2-6)*
- *G-2 – Natural Resources. Protect Southern Pines' natural environment and resources for present and future generations. (Goals, pg. 2-7)*
- *G-4 – Neighborhoods. Protect and enhance the civic vitality, function, stability and character of Southern Pines commercial and residential neighborhoods. (Goals, pg. 2-7)*

- *G-6 – Parks & Open Spaces. Maintain the Town’s public parks, open-space areas and cultural landscapes for their recreational, environmental and economic values. (Goals, pg. 2-7)*
- *G-7 – Golf. Retain golf as an essential part of Southern Pines’ economy, physical character and culture.*
- *G-13 – Growth. Ensure that services, facilities and land resources accommodate anticipated growth while enhancing the quality of life for Southern Pines’ residents. (Goals, pg. 2-7)*
- *G-14 – Community Involvement. Involve the community in public decision-making processes to help achieve the Town’s vision and goals. (Goals, pg. 2-7)*
- *P-2 – Neighborhoods. Ensure that new development and redevelopment are compatible with the overall scale, architectural, transportation and public-space characteristics of the neighborhood in which it occurs. (Policies, pg. 2-8)*
- *P-11 – Economy. Foster a healthy, sustainable and resilient economy by (i.) coordinating with public and private golfing interests to facilitate changes needed to support golf’s role as a recreational and economic asset to the Town. (Policies, pg. 2-10)*
- *Future Land Use Categories – Residential/Golf. The Residential/Golf designation applies to areas that include public or private golf courses and residences. This category may accommodate a single family or attached dwellings at a variety of densities, recreational facilities in addition to the golf course, limited guest accommodations, and limited commercial services intended to serve residents of and visitors to the development. (pg. 4-2)*
- *Land Use Issues – Establishing Compatible Transitions Between Uses. Mixed-use and infill development at higher intensities can be detrimental to neighborhood integrity unless buildings and sites are designed so that there are compatible transitions between uses. This means that the Town will need to ensure that in mixed-use and on parcels where land uses are transitioning, the scale, orientation and intensity of buildings is compatible with adjacent development and that higher intensity development sites are designed to minimize negative visual, noise and traffic impacts on neighboring properties. (pg. 4-6)*
- *Economic Development Issues – Capitalizing on Tourism. Tourism will continue to be an important element of Southern Pines’ economy. In addition to being a nationally known center for golf and equestrian activities, Southern Pines serves as a regional retail center and has an Historic Downtown that is the envy of many communities hoping to attract tourism. To capitalize on these resources, the Town should support promotional efforts, as well as efforts to retain their integrity. (pg. 6-8)*
- *Economic Development Issues – Sustaining the Quality of Life. Because quality of life and quality of place are critical to what makes Southern Pines attractive to residents and businesses, this Plan’s economic development policies also promote the conservation of Horse Country, golf courses, and the natural open spaces that make Southern Pines unique. It includes policies to preserve natural areas that are environmentally sensitive; to conserve and promote longleaf pine habitat; to incorporate open space, golf courses and greenways into the urban fabric; to preserve the function and cultural landscape of Horse Country that helps define Southern Pines. While economic development is a planning priority, it must balance expansion with the need to conserve the community’s quality of life. (pg. 6-8)*
- *Recreation and Parks Issues – Coordinating with other facility providers. To get the most from the Town’s investments in parks and recreation facilities and*

programs, the Town must coordinate with other public and private service providers and explore opportunities for joint programs, as well as opportunities to help specialized recreational facilities such as golf courses maintain viability as demands change. (pg. 9-3)

Finding of Fact #3: The Town Council finds that with the all the evidence regarding this proposal in the record, the application meets Criteria A through F as set out in 2.21.7 of the Unified Development Ordinance (UDO).

Decision of the Council:

Therefore, by a vote of 3-1, with Councilman Pate being recused and Councilwoman Peterson dissenting, the Town Council voted to approve with the following conditions the Special Use Permit Application SU-07-22 as requested by the applicant and modified by agreement of the applicant.

1. An undisturbed buffer of no less than 25' as well as a 10' planted buffer for a total buffer of 35' along the project boundary with adjacent properties and/or rights-of-way shall be required prior to occupancy of the proposed lodging units.
2. A 65' setback from property boundaries shall be required for all proposed cottage structures.
3. Any needed improvements or extensions of infrastructure shall be made at the cost of the developer.
4. The emergency access point will be designed using grass pavers with an adequate base to meet the requirements of the Fire Department and the Technical Review Committee prior to site plan approval. The access point will be gated and used only for emergency vehicles.
5. Construction traffic will be prohibited from using Ridge Street and instead will use Country Club Circle.
6. Signage will be compliant with UD Section 4.6 and will be subject to the sign permit process.
7. Any fire pits or entertainment areas associated with the cottages will be located on the golf course side of the cottages.
8. Individual rooms within the cottages will be limited to an occupancy of two adults.
9. The applicant will include some variation in the architecture of the units to be constructed. Architectural plans will be presented to the Town Council during the Architectural Compliance Permit process. To reflect the materials and design of the neighborhood, these units may vary from the strict commercial requirements of Section 4.10.4 of the UDO for materials and design, to permit the units to be constructed with a residential character.
10. The applicant will work with the Town of Southern Pines Planning and Engineering staff, as well as NCDOT to examine options that may improve conditions at the intersection of Morganton Road, Country Club Circle and Country Club Drive. Solutions may include the addition of wayfinding or directional signage in the area to direct golfers and guests to the Southern Pines Golf Club, or additional regulatory signage in the area.
11. The proposed cottages shall be limited to a maximum number of fifty-two (52) bedrooms.

This is the 28th day of February, 2023.

FOR THE TOWN COUNCIL:

Carol Haney, Mayor

Agenda Item

To: Reagan Parsons, Town Manager
From: Alaina Mallette, Senior Planner
Subject: AR-24-22, Southern Pines Village Brucewood Road
Fort Bragg Federal Credit Union
Date: February 28, 2023

I. SUMMARY OF POST-APPLICATION INFORMATION AND UPDATE TO THE AGENDA MEETING STAFF REPORT

Planning Staff emailed the applicant on December 22, 2022, requesting additional information to determine compliance for these design standards, and again on December 28, 2022. The applicant provided additional information (Attachments 8-10) that assisted Planning staff with determining compliance with design standards via email on January 3, 2023, and over the phone on February 1, 2023. The applicant was not able to attend the Town Council agenda meeting as they had the wrong date scheduled. Town council discussed each deviation, in detail, with Planning staff and had concerns over roofing, trim, and awning colors.

Planning staff shared Town Council's comments with the applicant's colleague via phone on February 8, 2023. The applicant's colleague confirmed that the applicant has chosen to follow the post-submittal amended ordinance that allows metal awnings outside CB and DTO districts in UDO § 4.10.4 (see OA-04-22 and current UDO adopted January 10, 2023). Planning staff spoke with the applicant via phone on February 14, 2023, prior to the Town Council regular meeting, as well. On February 14, 2023, the applicant emailed updated color renderings of the east and west elevations to show a more accurate representation of building trim and roof color, and the Fort Bragg Federal Credit Union branding colors, including RGB values, which staff presented to the Town Council at the regular meeting.

At the Town Council regular meeting, it was not clear what color green would be used for roofing, trim, and awnings as at least four alternatives were provided. So, the Town Council continued the application to their work session meeting so that the applicant would have time to confer with their client and settle on a color. On February 20, 2023, the applicant sent Planning staff two images of awning and roofing colors (see Attachment 12) used in the Pinehurst community that their client intends to use. On February 21, 2023, the applicant's colleague provided the final roofing and awning color sample, "Sherwood Green," as seen in Attachment 12.

Staff recommend approval of AR-24-22 with a motion that clarifies that the application is approved considering the totality of documentation submitted for staff and Town Council's review, including but not limited to the original documentation and subsequent color renderings and building elevations as seen in Attachments 8, 9, and 11; roofing and awning

Sherwood Green color sample as seen in Attachment 12; additional information provided in Attachment 10; and as presented by the Applicant to the Town Council at its work session meeting on February 28, 2023 to include any additional materials submitted to the Town Council by the applicant. The approval is recommended with the following three deviations and comments:

- Regarding UDO §4.10.4 (A) Building Orientation and Entries, the Planning Department recommends granting the deviation considering the applicant's additional justification mentioned in the Staff Report.
- Regarding UDO §4.10.4 (C) Building Materials, the Planning Department recommends granting the deviation, since the mixture of brick and other masonry gives the building character and brick remains the primary building material.
- Regarding UDO §4.10.4 (G) Roofs, the Planning Department recommends granting a deviation for the 4:12 roof pitch to satisfy the craftsman character of the building. Furthermore, there is significant changes in roofline that avoid creating an undesirable "boxy" design.

II. SUMMARY OF APPLICATION REQUEST

The applicant, Koontz Jones Design, is requesting an Architectural Compliance Permit on behalf of the legal property owner, Fort Bragg Federal Credit Union, for development the property owner's wooded lot within Southern Pines Village located on the west side of Brucewood Road between TerraBella senior living facility and Residence Inn by Marriott. Fort Bragg Federal Credit Union is a not-for-profit financial cooperative (i.e., a bank), thus is commercial in nature. The site is located in the General Business Southern Pines Village Conditional District in an area that allows for only office and neighborhood business uses with general business standards and requirements. The new development proposed will include 5,992 square feet of commercial space, three teller lines (including one outdoor ATM), and an enclosed dumpster.

III. PROJECT INFORMATION

A. Property Owner

PIN 857106383435 (PARID 20050318)
Fort Bragg Federal Credit Union
1650 Skibo Road
Fayetteville, NC 28303

B. Applicant and Authorized Agent

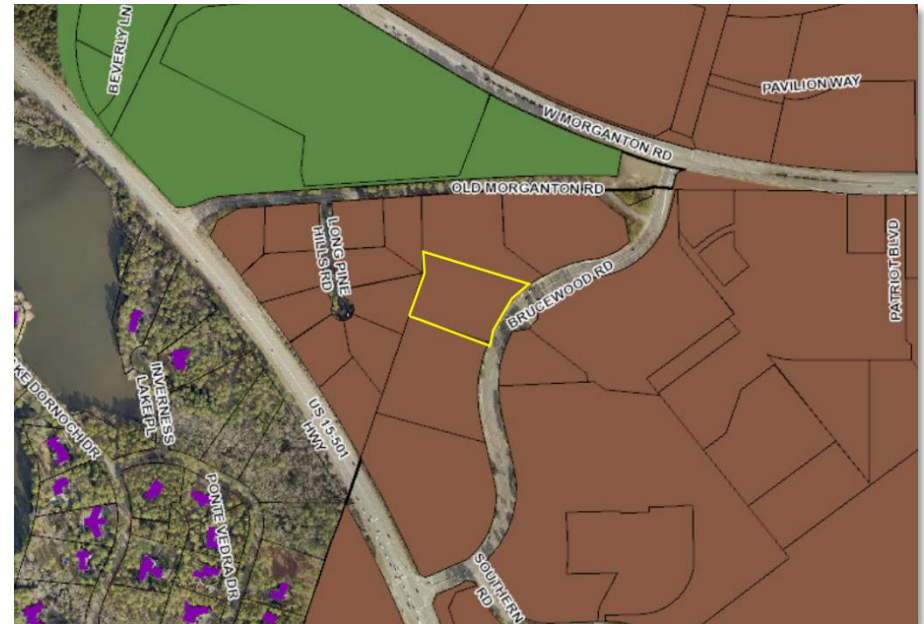
Bob Koontz
Koontz Jones Design
150 South Page Street
Southern Pines, NC 28387

[illegible]

Figure 2. Zoning and Vicinity Map for Subject Property Outlined in Yellow. The subject property is located about halfway between W. Morganton Rd. and US 15 501 Hwy on Brucewood Rd. Though it is close to these important highway corridors, the subject property does not front either. Structures on properties are shown in purple. The solid fill of parcels shows zoning districts. The subject property is in the General Business Southern Pines Village Conditional District and adjacent parcels are also zoned General Business Conditional District, as well as Residential Single-Family (30,000 SF lots; located in the extraterritorial jurisdiction). The broader community includes the Southern Pines Village conditional district, planned development, residential, and Facilities, Resources, and Recreation.

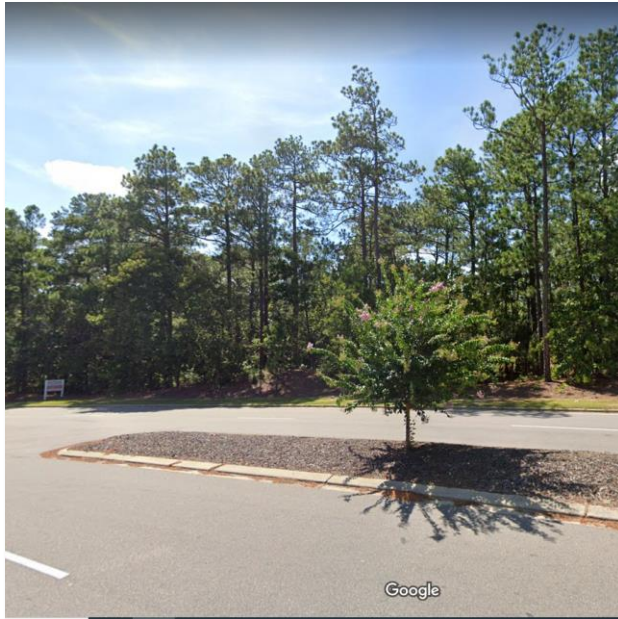


Figure 3. CLRP Future Land Use Map Designation with Subject Property Outlined in Yellow. The zones filled with brown, including the subject property, have a Future Land Use Map designation as “traditional mixed use” while the green areas are “parks/open space”.

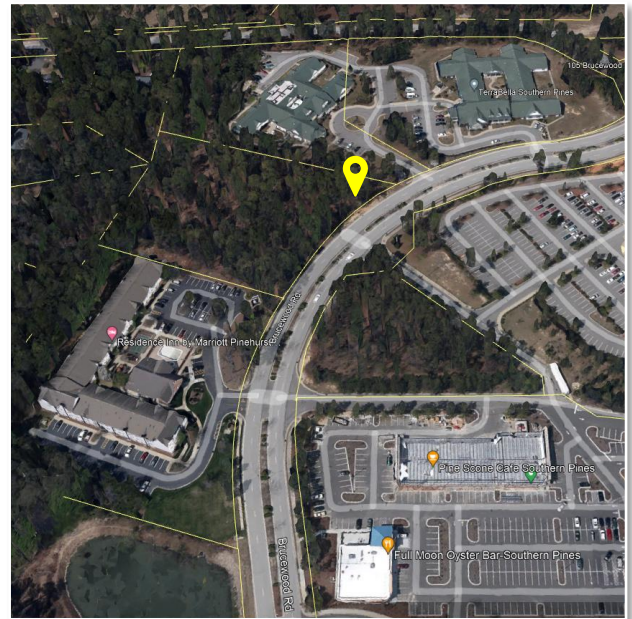


Figures 4-6. Images of Subject Property.

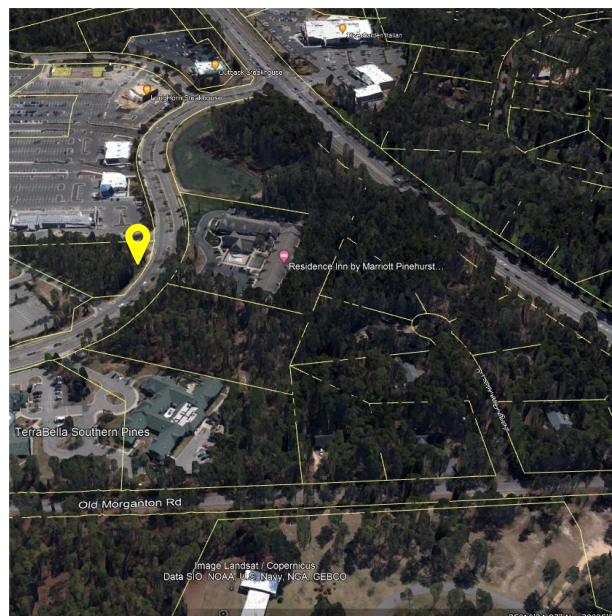
Google Streetview Image of the Subject Property © 2022 Google.



Google Earth Pro Image of Subject Property Looking North Along Brucewood Rd. Towards W. Morganton Rd.



Google Earth Pro Image of Subject Property Looking South Towards US 15 501 Hwy.



IV. STAFF REVIEW

1. Review Process

Applications for Architectural Compliance Permits are reviewed pursuant to UDO §2.26.

2. Application Review Dates

Application Submitted: **December 9, 2022**

Application Complete: **December 16, 2022**

Town Council Agenda Meeting: **January 3, 2023 – Application continued to allow staff time to review new information**

2nd Town Council Agenda Meeting: **February 7, 2023**

Town Council Regular Meeting: **February 14, 2023 – Application continued to allow the applicant time to confer roofing color with their client**

Town Council Work Session: **February 28, 2023**

3. Criteria for Review per UDO §2.26.7 and Staff Comments

✓ = compliant ✗ = not compliant

⚡ = compliance has not been determined

When reviewing an application for an Architectural Compliance Permit, the Town Council shall approve, conditionally approve, or deny the application based on the following criteria, as set forth in **UDO §2.26.7**:

(A) *The application is consistent with applicable Comprehensive Plan goals and policies;*

✓ No inconsistency with the CLRP has been identified.

(B) *The application substantially conforms with the applicable multi-family or commercial design standards and other applicable provisions of the UDO, including the purposes of the zoning district in which the property is located;*

✓ This specific use must comply with UDO sections 3.5.9, 4.3.5, 4.10, 5.8, and 5.12. Southern Pines Village master plan authorizes Office and Neighborhood Business uses only with general business standards and requirements. The design—as proposed in the application and subsequent correspondence and phone call—conforms with UDO 3.5.9 General Business district standards for Southern Pines Village conditional zoning district, UDO 4.3.5 Landscape Screens, three out of the seven applicable design standards in UDO 4.10, UDO 5.8 Drive-Through Facilities, and confirmation is needed for UDO 5.12(B) regarding the height of the stone walls surrounding the trash and mechanical equipment.

(C) *The application is consistent with applicable conditions of prior Development approvals; and*

- ✓ To the planning staff's knowledge, this proposed *development and application* are consistent with prior development approvals for similar projects.

(D) *The development as proposed will be compatible with neighboring development and has mitigated potential conflicts.*

- ✓ The credit union is compatible with other mixed uses within Southern Pines Village, such as the movie theater, hotel lodging, retail shopping, and assisted living community.

4. Staff Comments based on Commercial Building Design Requirements per UDO §4.10.4

✓ = compliant ✗ = not compliant

? = compliance has not been determined

▲ = not applicable

The proposed new development includes the clearing of a wooded lot for the construction of a 5,992 square-foot building, parking area with 35 parking spaces, a retaining wall on three of the four sides of the building, a dumpster, and monument sign. Staff has reviewed the project for compliance with UDO §4.10.4 *Building Design Requirements*. See staff comments for each requirement below.

- **Applicant requires a deviation** for UDO §4.10.4 (A), *which states that the front of buildings shall face and have the primary customer entry facing the street. Maximum spacing or distance between customer entries shall not exceed the standards in Exhibit 4-15, 150 feet in the General Business Zone, which may be increased for buildings located at least 40 feet back from the sidewalk.*
 - ✗ The applicant is proposing that the primary customer entry face the parking area adjacent to the interior lot line on the north/right elevation, which does not face Brucewood Road. There will be no entry on the street-facing elevation. However, the walls of the street-facing façade will be glass, in effect allowing some visibility of the primary customer entry on the north/right elevation. The east/street-facing façade will be oriented towards Brucewood Road. In email correspondence dated January 3, 2023, applicant further explained, "The architectural icon (tower) is intended to announce the location of the entrance. Including the actual doors on the side of the building facing the parking lot makes wayfinding to the building entrance more convenient and appropriate. If the entrance is on the front of the building it would be a bit more awkward to get to entrance and would limit some of the planting on the front of the building to provide a lead walk."
- **Applicant is generally compliant** for UDO §4.10.4 (B), *which states (2) in other districts, the width of buildings or building segments shall not be more than twice the building height. (3) Building segments may be created through a*

combination of vertical features such as changes in material, building offsets, courtyards, changes in rooflines or architectural features that create the appearance of building segments.

- ✓ Sufficient segmenting on each elevation is proposed through changing roofline, building offsets, and materials to fulfill the width-no-more-than-twice-the-height regulation.
- **Applicant requires a deviation** for UDO §4.10.4 (C), *which states the exterior finish of building walls shall be primarily comprised of brick. Cementitious horizontal lap siding, textured concrete masonry, cast stone and stucco may be used for accents, provided that they cover no more than twenty (20) percent of the exterior walls, exclusive of doors and windows. Wood and metal may be used as trim around doors and windows.*
 - ✗ The proposed design of each elevation has less than 80% brick, excluding doors and windows. The use of stone and stucco accents cover between 25% to 38% of each elevation. However, the proposed materials provide an element of character to each elevation while maintaining brick as the primary building material. The Town Council may consider approving the use of alternative building materials that establish an equivalent appearance and have equal or greater durability as well as alternative building materials that satisfy minimum building code standards on walls that are screened and not visible from public streets, which would include the north/right elevation, south/left elevation, and west/rear elevation.
- **Applicant is generally compliant** for UDO §4.10.4 (D), *which states that windows shall be glazed in non-reflective clear glass. The following standards apply in the GB district: windows and doors shall comprise at least twenty-five (25) percent of street-facing building façades between the elevations of two (2) and ten (10) feet above the grade of the building entry.*
 - ✓ Windows will be non-reflective, glazed and will cover 71% of the street-facing façade. According to email correspondence with the applicant, the glass will have a “slight [gray] tint for energy code purposes.”
- **Applicant is generally compliant** for UDO §4.10.4 (E), *which states that (1) awnings are encouraged and may encroach up to six feet into any street side setback within the GB district, (2) the minimum clearance between the lowest point of an awning and sidewalk shall be eight feet, and (3) awnings shall be canvas or material of similar appearance and flexibility, or metal. Street facing awnings shall not be taller than six (6) feet unless specifically approved by the Town Council.*
 - ✓ Awnings are proposed above customer entries on the north/right elevation as well as the east/street-facing elevation, according to the color rendering submitted with the application. No awning encroachment is occurring within lot setback requirements. The awnings are proposed to have 9 feet and 9 inches clearance height between the lowest point of the canopy and the sidewalk, which is compliant. The material proposed is aluminum metal.

- **Requirement does not apply** for UDO §4.10.4 (F), *which states galleries and arcades are encouraged and may encroach up to six (6) feet into any street side setback but may not encroach into public right-of-way. (2) The minimum clearance for arcades and galleries shall be twelve (12) feet between the sidewalk and the ceiling of the gallery or arcade.*
 - ▲ The applicant states there will be no galleries or arcades provided. Therefore, this is not applicable.
- **Applicant requires a deviation** for UDO §4.10.4 (G), *which states that in the GB zone buildings may use parapets with cornices, gable or hip roofs. Changes in parapet height or design, gables or other changes in the roofline as viewed from any public street shall be required for any building that is wider than 100 feet. For buildings that are wider than 100 feet, changes in rooflines shall be used to avoid uninterrupted planes of longer than 200 feet. It further states that (3) shingles or standing seam, non-reflective metal shall be used on all roofs visible public streets. Brightly colored roofs, such as intense blues, reds or oranges are prohibited.*
 - ✓ The building length is 122 feet deep. There are several changes in roofline, which satisfies UDO requirements.
 - ✓ The proposed non-reflective metal roof panels on will be dark green (i.e., “Sherwood Green” to match the bank’s branding colors, according to the applicant) in color with a matte-like finish (see Attachment 12), which is compliant with the regulation prohibiting brightly colored roofing.
 - ✓ According to an applicant telephone conference with Planning staff, the applicant clarifies that the teller lanes will use the same roofing material and color as the rest of the building.
 - ✗ Pursuant to UDO §3.5.9(D)(2) District Development Standards, “*Building sides facing streets shall have parapets, mansard or false mansard roofs or shingled or standing seam roofs with a minimum pitch of 6:12 (vertical rise: horizontal run).*” However, the applicant is proposing a roof pitch of 4:12, which is less than the established minimum threshold. According to an applicant telephone conference with Planning staff, the applicant and their architect and client believe that the craftsman-style character of the building necessitates a flatter roof pitch to avoid steep rectangular peaks.
- **Applicant is generally compliant** for UDO §4.10.4 (H), *which states that mechanical equipment shall be screened from view from the street and cannot be located between the building and the street.*
 - ✓ The applicant states that mechanical equipment will be at ground level behind the drive-through teller lanes and completely “screened to meet the requirements as described in the UDO.” Note that a six to eight-foot wall is required to properly screen fixed machinery, pursuant to UDO §5.12 Outside Storage. The south/left building elevation renderings provided by the applicant post-submittal show a wall made with real stone behind the

teller lanes. According to an applicant telephone conference with Planning staff, all mechanical equipment will be screened in that area.

- **Requirement does not apply** for UDO §4.10.4 (I), *which states garage doors and loading bays shall face an interior lot line alley or service drive and shall not face a street unless buffered or screened per the landscaping code in UDO §4.3.*
 - ▲ Despite applicant's referral to teller lanes in the application narrative and staff's mention of teller lanes in the previous staff report, teller lanes do not apply to this criterion. The applicant confirmed there will be no garage doors or loading bays. Therefore, this is not applicable.
- **Compliance will be determined during sign permit review** for UDO §4.10.4 (J), *which states signage shall comply with the standards in section 4.6 and any applicable zoning district standards.*
 - ▲ According to an applicant telephone conference with Planning staff, application(s) for sign permit(s) will be submitted for review at a later date and are not being submitted for review at this time as part of this Architecture Compliance Permit application.

5. Noteworthy Project Elements for Town Council Consideration and Staff Recommendation

The applicant is proposing the development of a building totaling 5,992 ft². As mentioned in this report, there are three deviations that are required for the permit to be approved (building entries, building materials, and roofs). The proposed design is generally compliant with four of the seven applicable design standards (building dimensions, windows, awnings, and mechanical equipment), and the remaining three design standards do not apply to this application (galleries and arcades, loading zones and garage bays, and signage). Note that this specific use must comply with UDO sections 3.5.9, 4.3.5, 4.10, 5.8, and 5.12. Southern Pines Village master plan authorizes Office and Neighborhood Business uses only with general business standards and requirements.

Staff recommend approval of AR-24-22 with the following deviations:

- Regarding UDO §4.10.4 (A) Building Orientation and Entries, the Planning Department recommends granting the deviation considering the applicant's additional justification mentioned previously.
- Regarding UDO §4.10.4 (C) Building Materials, the Planning Department recommends granting the deviation, since the mixture of brick and other masonry gives the building character and brick remains the primary building material.
- Regarding UDO §4.10.4 (G) Roofs, the Planning Department recommends granting a deviation for the 4:12 roof pitch to satisfy the craftsman character of the building. Furthermore, there is significant changes in roofline that avoid creating an undesirable "boxy" design.

IV. ATTACHMENTS PROVIDED BY THE APPLICANT

1. Completed Application, including Appointment of Agent Form
2. Deed
3. Narrative Addressing Building Design Requirements
4. Site Layout
5. Landscaping Plan (as submitted with the site plan review application)
6. Exterior Building Elevations and Renderings
7. Staff Communication with Applicant
8. Additional Submitted Color Renderings and Roofing Color
9. Additional Submitted Building Elevation Details
10. Additional Communication with Applicant
11. Additional Color Renderings and Logo Branding and Color Sample
12. Additional and Final Roofing and Awning Color Sample

V. TOWN COUNCIL ACTION

The Town Council should consider the purpose of an architectural compliance permit per UDO §2.26 and shall vote on whether the proposed application complies with the criteria per UDO §2.26 and the commercial building design requirements per UDO §4.10.4.

The Town Council may make one of the following motions or any alternative they wish:

I move to:

1. Approve AR-24-22;
2. Approve AR-24-22 considering the totality of documentation submitted for staff and Town Council's review, including but not limited to the original documentation and subsequent color renderings and building elevations as seen in Attachments 8, 9, and 11; roofing and awning color sample as seen in Attachment 12; additional information provided in Attachment 10; and as presented by the Applicant to the Town Council at its work session meeting on February 28, 2023, to include any additional materials submitted to the Town Council by the applicant
3. Approve AR-24-22 with the following conditions:

4. Deny AR-24-22.



Architectural Compliance Permit Application

Date Received: _____ Fee Paid: _____ Case No.: AR- _____

TO THE TOWN COUNCIL OF THE TOWN OF SOUTHERN PINES:

I, the undersigned, do hereby make application for an Architectural Compliance Permit regarding for the following project:

Project Information:

Project Name: Fort Bragg Federal Credit Union
Street Address: Brucewood Rd (unassigned)
PIN: 857106383435 Parcel ID: 20050318 Zoning: GBCD
Type of building (retail, office, etc.): Bank / Credit Union Total square footage: ±5,992 SF

Applicant:

Name: Koontz Jones Design - Bob Koontz
Email: bkoontz@koontzjones.com Phone: 910-684-8487
Mailing Address: 150 S Page St Southern Pines, NC 28387

Legal Property Owner(s), if different from Applicant:

Name(s): Fort Bragg Federal Credit Union - C/O Todd Kenthack
Email: toddk@fortbraggfcu.org Phone: 910 864-2232
Mailing Address: 1650 Skibo Road Fayetteville, NC 28303

Date: 12/2/22


Applicant

1/12/22

APPOINTMENT OF AGENT

The undersigned owner(s), Fort Bragg Federal Credit Union, hereby appoint(s) Koontz Jones Design as the exclusive agent for the purpose of making an application to the Town of Southern Pines for an **Architectural Compliance Permit** for improvements to the property described in the attached application. The owner(s) hereby agree(s) that this agent has the authority to act for and on behalf of the owner(s) as follows:

1. to submit an application and required supplemental materials;
2. to appear at public meetings and give representation and comments on behalf of the owner(s);
3. to accept conditions or recommendations made by the Town of Southern Pines Town Council for the issuance of an **Architectural Compliance Permit** for improvements to the subject property; and
4. to act on behalf of the owner(s) without limitations with regard to any and all things directly or indirectly connected with or arising out of any application for an **Architectural Compliance Permit** under the Southern Pines Unified Development Ordinance.

This Appointment of Agent shall remain in effect until final resolution of the attached application.

Signed this 1st day of December, 2022.



Property Owner
Fort Bragg FCU - Todd Kenthack

Property Owner



Agent
Koontz Jones Design - Bob Koontz

1/12/22

For Registration Register of Deeds

Judy D. Martin

Moore County, NC

Electronically Recorded

October 21, 2022 4:11:52 PM

Book: 5928 Page: 480 - 482 #Pages: 3

Fee: \$26.00 NC Rev Stamp: \$1,300.00

Instrument# 2022017653

Excise Tax: \$1,300.00

Recording Time, Book and Page

Parcel Identifier No.: **20050318**

Mail after recording to: Grantee

This instrument was prepared by: David T. Pryzwansky, The Pryzwansky Law Firm, P.A.
(without title examination)

Brief description for the Index: 2.54 acres, PC12-339

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 20th day of October, 2022, by and between

GRANTOR	GRANTEE
First Scotland Financial, LLC, a North Carolina corporation, 1227 Rockingham Road Rockingham, NC 28379	Fort Bragg Federal Credit Union, 4172 Hefner Drive Fort Bragg, NC 28310

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

Submitted electronically by "Sandhills Law Group"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Moore County Register of Deeds.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Moore County, North Carolina and more particularly described as follows:

BEING all of that 2.54 acre tract as shown on that plat "Survey for Dr. Kenneth Rhea, 2.54 acre parcel, portion of Lot No. 3, W. M. Pinehurst Associates, Ltd, Property", recorded in Plat Cabinet 12, Slide 339, Moore County Registry.

The Property conveyed herein does not include the primary residence of Grantor.

The Property was acquired by Grantor by deed recorded in Book 3119, page 204, Moore County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee, its successors and assigns, in fee simple, forever.

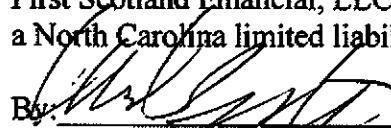
And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to those easement, restrictions and rights of way of record and ad valorem property taxes for 2022 and subsequent years.

[signature on following page]

IN WITNESS WHEREOF, Grantor has hereto set its hand the day and year first above written.

First Scotland Financial, LLC,
a North Carolina limited liability company

By: 
Neil Robinette, Manager

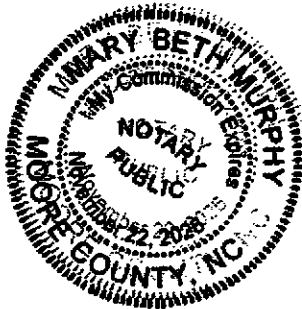
STATE OF NORTH CAROLINA :
COUNTY OF MOORE :

I, the undersigned Notary Public, certify that Neil Robinette, Manager of First Scotland Financial, LLC, a North Carolina limited liability company personally came before me this day and being duly authorized acknowledged the execution of the foregoing instrument on behalf of the company.

Witness my hand and official seal, this the 20 day of October, 2022.


Notary Public

My Commission expires: 11/22/2026
AFFIX SEAL



FORT BRAGG FEDERAL CREDIT UNION ARCHITECTURAL COMPLIANCE PERMIT

The proposed Fort Bragg Federal Credit Union will be located on the west side of Brucewood Road between the existing TerraBella Senior Living facility and the Residence Inn. The property is zoned GBCD which permits Credit Unions & Banks. The following narrative describes how the proposed architecture complies with the standards set forth in section 4.10.4 of the Southern Pines UDO.

Building Orientation and Entries

Entrances for the building have been located to face the customer parking area. The main entrance and architectural icon are situated to be visible from Brucewood Road. Spacing between entrances complies with exhibit 4-15 of the UDO.

Building Dimensions

The building height is 31'-4" at the peak; a mean height of 28'-6". Building segments have been created so that no continuous wall length is greater than twice the building height. Building segments have been created by variations in wall plane projection, changes in roofline, and changes in color and material.

Building Materials

Building facades (not counting windows and glass) are comprised of a mixture of brick and stone with stucco accent features. Building facades are calculated as follows and shown on the elevations:

Elevation	Brick	Stone	Stucco	(Overall masonry)
North	69%	16%	15%	85%
East	62%	14%	24%	76%
West	75%	15%	10%	90%
South	71%	18%	11%	89%
Overall	69%	16%	15%	85%

Overall, the building averages 85% durable masonry material for all elevations. The primary building material is brick. To add interest to the facades, stone and different colors of brick have been added. Stucco is only used for accents and on the battered columns at the buildings front entrance feature. The battered columns serve as accents to the overall building character and identify the entrance area of the facility. Battering the columns would be very difficult, if not impossible, to achieve with a masonry material such as brick or stone.

Windows

Windows are non-reflective glazed and meet the proportional requirements. Windows cover 71% of the street facing façade from 2' to 10' of the building elevation as required by the UDO.

Awnings

A prefabricated aluminum canopy is located at the main and secondary entrances of the building. Canopies do not protrude into streets, parking areas, or setbacks and are designed as a building accent at



a pedestrian scale. Canopy areas are designed to be consistent in height around the architectural feature at the front of the building and measure 9'-9" in height. The canopies are wide enough to protect pedestrians in the event of inclement weather.

Roofs

Rooflines are broken up by changes in heights and projections complying with the sizing requirements. The overall building length is 122'. Rooflines measure +/- 27.5' at the front entrance icon feature, 62.5' in the central lower roof section and 32' on the 2-story rear section of the building. Roofing material will be non-reflective metal paneling in a green color that complies with the requirements of the UDO.

Mechanical Equipment

Mechanical equipment is not located between the street and the building. All mechanical equipment will be at ground level and screened to meet the requirements as described in the UDO

Loading Zones

Proposed bank teller lanes are located on the side of the building and do not face the street. Stacking for teller lanes will be located on the 'rear' of the building. Perimeter landscaping will be provided to meet the requirements described in the UDO.

Signage

All signage for the project will comply with UDO and zoning district standards

In addition to the standards described in section 4.10.4, an architectural compliance permit must meet the criteria set forth in section 2.26.7 of the Town of Southern Pines UDO. Below are listed the four (4) criteria required to approve an architectural compliance permit. Following the individual criteria is an explanation, indicated in red, describing how the project demonstrates compliance with each of these criteria.

No Architectural Compliance Permit shall be approved unless the Town Council finds that:

(A) The application is consistent with applicable Comprehensive Plan goals and policies;

The CLRP designates this area as Traditional Mixed Use. The proposed development of a Credit Union is consistent with the CLRP and meets the requirements of the GBCD zoning district. The proposed use is in harmony with the surrounding properties which consist of a mixture of lodging, retail, & commercial uses.

(B) The application substantially conforms with the applicable multi-family or commercial design standards and other applicable provisions of the UDO, including the purposes of the zoning district in which the property is located;

The Credit Union building conforms to Section 4.10.4 of the UDO, other design provisions related to commercial design and the standards of the GBCD district where the building will be located.

(C) The application is consistent with applicable conditions of prior Development approvals; and

The property is zoned GBCD. Credit Unions are permitted within this district and the proposed development meets the requirements of the conditional district approval. Site and building permit plans will be submitted to the Town of Southern Pines for review and must meet applicable requirements before approval.

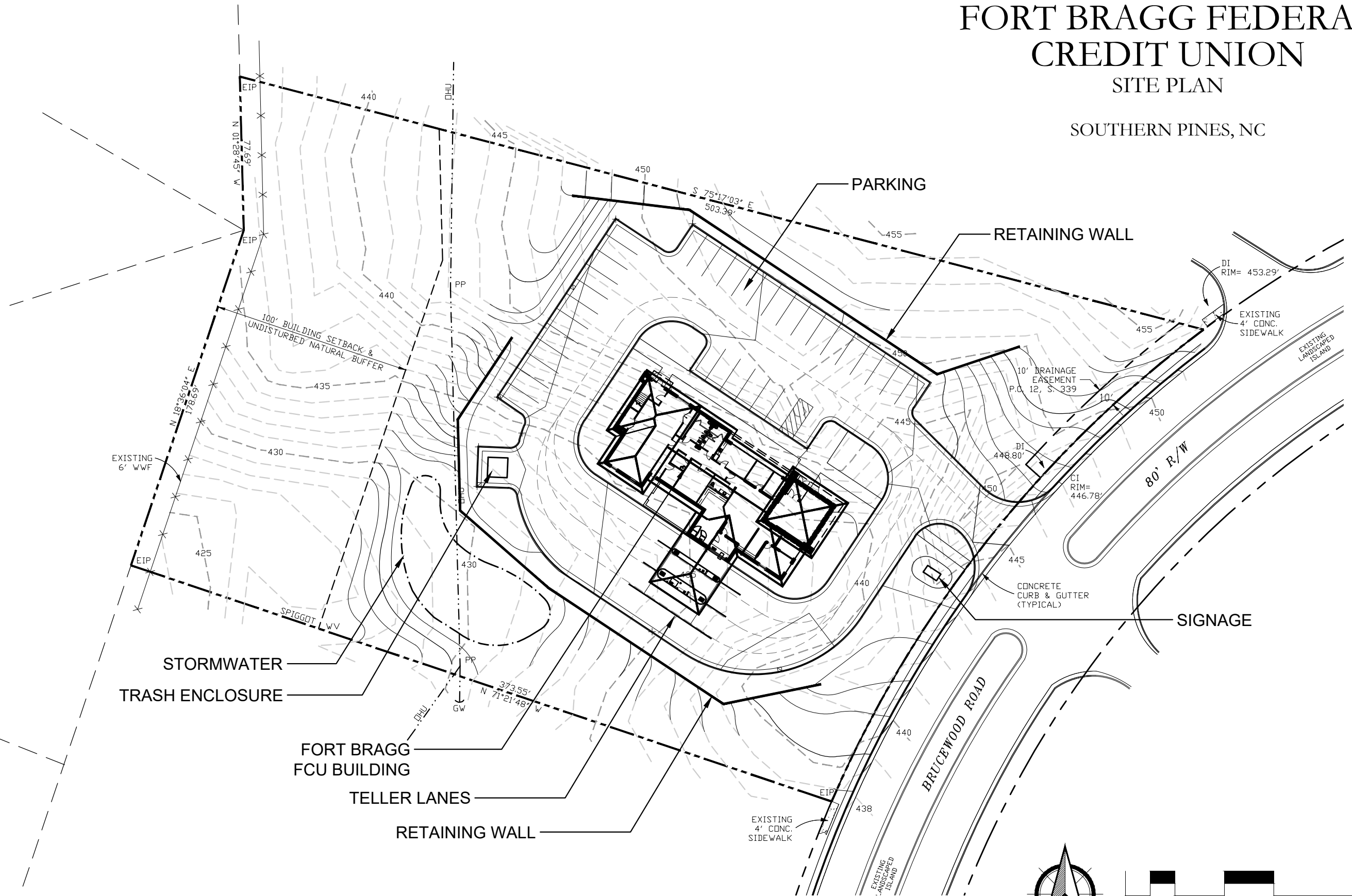
(D) The Development as proposed will be compatible with neighboring Development and has mitigated potential conflicts.

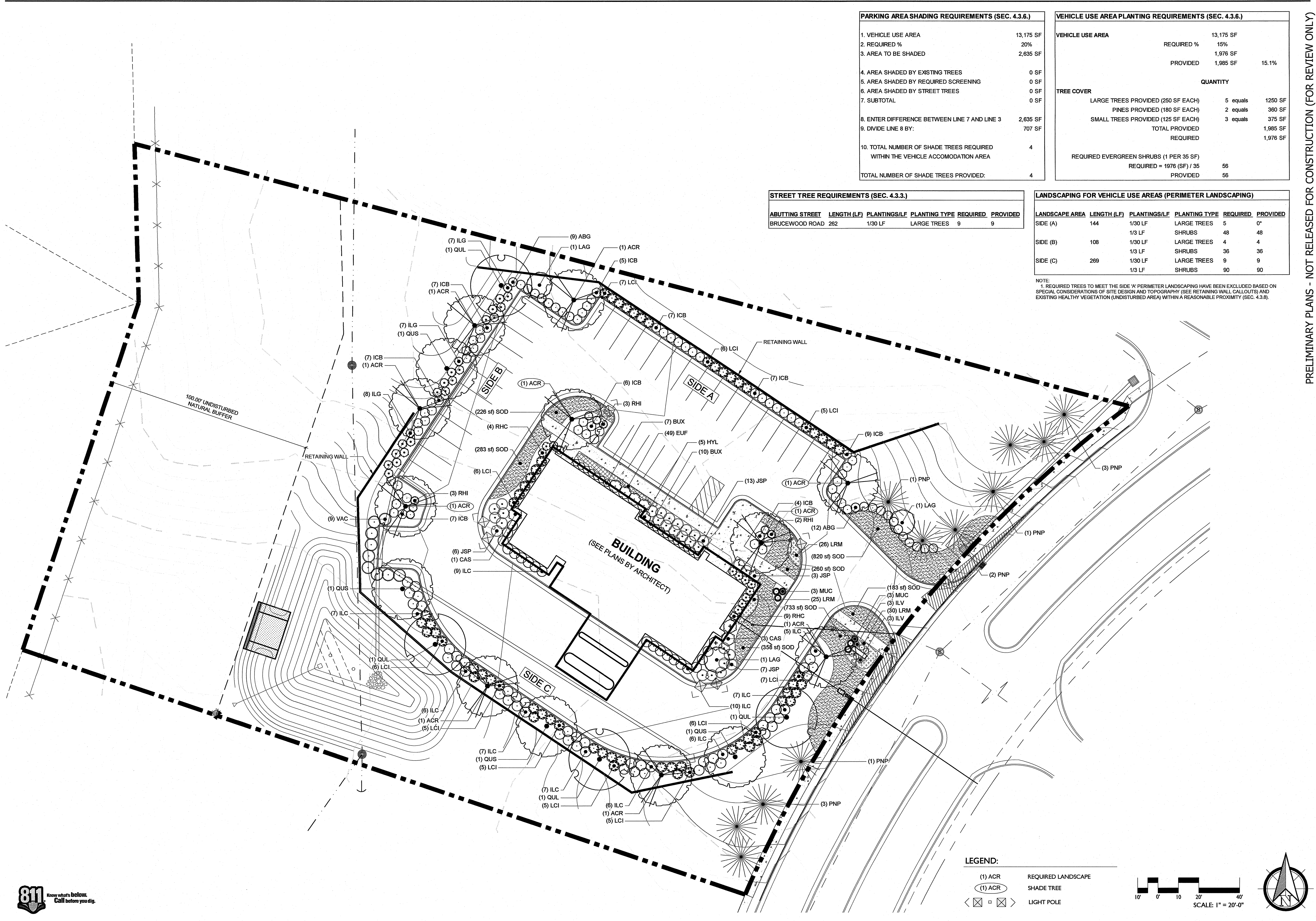
The neighboring properties consist of hotel lodging, assisted living, a movie theater and retail shopping center. The proposed development of a Credit Union is compatible with the neighboring developed area.

FORT BRAGG FEDERAL CREDIT UNION

SITE PLAN

SOUTHERN PINES, NC





PARKING AREA SHADING REQUIREMENTS (SEC. 4.3.6.)	
1. VEHICLE USE AREA	13,175 SF
2. REQUIRED %	20%
3. AREA TO BE SHADED	2,635 SF
4. AREA SHADED BY EXISTING TREES	0 SF
5. AREA SHADED BY REQUIRED SCREENING	0 SF
6. AREA SHADED BY STREET TREES	0 SF
7. SUBTOTAL	0 SF
8. ENTER DIFFERENCE BETWEEN LINE 7 AND LINE 3	2,635 SF
9. DIVIDE LINE 8 BY:	707 SF
10. TOTAL NUMBER OF SHADE TREES REQUIRED WITHIN THE VEHICLE ACCOMODATION AREA	4
TOTAL NUMBER OF SHADE TREES PROVIDED:	4

VEHICLE USE AREA PLANTING REQUIREMENTS (SEC. 4.3.6.)			
VEHICLE USE AREA	REQUIRED %	15%	
	1,976 SF		
	PROVIDED	1,985 SF	15.1%
QUANTITY			
TREE COVER			
LARGE TREES PROVIDED (250 SF EACH)	5 equals	1250 SF	
PINES PROVIDED (180 SF EACH)	2 equals	360 SF	
SMALL TREES PROVIDED (125 SF EACH)	3 equals	375 SF	
TOTAL PROVIDED		1,985 SF	
REQUIRED		1,976 SF	
REQUIRED EVERGREEN SHRUBS (1 PER 35 SF)			
REQUIRED = 1976 (SF) / 35	56		
PROVIDED	56		

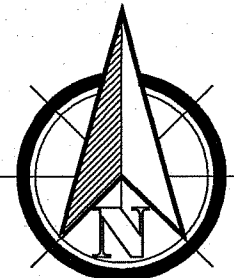
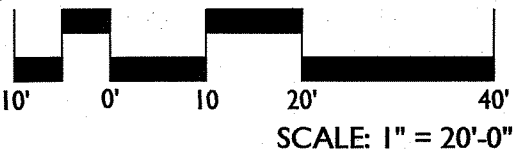
STREET TREE REQUIREMENTS (SEC. 4.3.3.)					
ABUTTING STREET	LENGTH (LF)	PLANTINGS/LF	PLANTING TYPE	REQUIRED	PROVIDED
BRUCEWOOD ROAD	282	1/30 LF	LARGE TREES	9	9

LANDSCAPING FOR VEHICLE USE AREAS (PERIMETER LANDSCAPING)					
LANDSCAPE AREA	LENGTH (LF)	PLANTINGS/LF	PLANTING TYPE	REQUIRED	PROVIDED
SIDE (A)	144	1/30 LF	LARGE TREES	5	0
		1/3 LF	SHRUBS	48	48
SIDE (B)	108	1/30 LF	LARGE TREES	4	4
		1/3 LF	SHRUBS	36	36
SIDE (C)	269	1/30 LF	LARGE TREES	9	9
		1/3 LF	SHRUBS	90	90

NOTE:
1. REQUIRED TREES TO MEET THE SIDE 'A' PERIMETER LANDSCAPING HAVE BEEN EXCLUDED BASED ON SPECIAL CONSIDERATIONS OF SITE DESIGN AND TOPOGRAPHY (SEE RETAINING WALL CALLOUTS) AND EXISTING HEALTHY VEGETATION (UNDISTURBED AREA) WITHIN A REASONABLE PROXIMITY (SEC. 4.3.8).

LEGEND:

(1) ACR REQUIRED LANDSCAPE
(1) ACR SHADE TREE
< ☐ □ ☐ > LIGHT POLE



PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

REVISIONS:

COONTZ JONES Design
LAND PLANNING | LANDSCAPE ARCHITECTURE

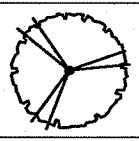
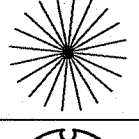
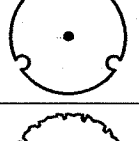
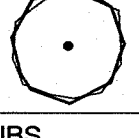
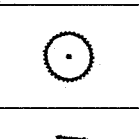
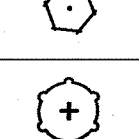
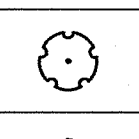
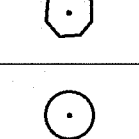
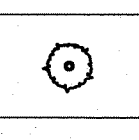
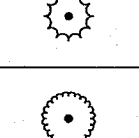
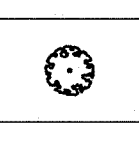
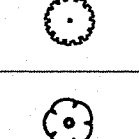
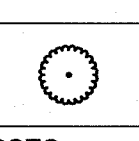
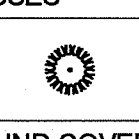
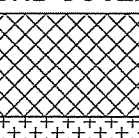
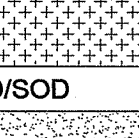
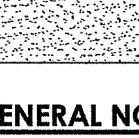
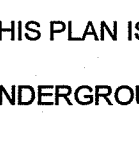
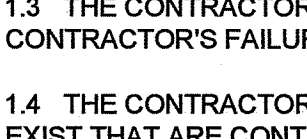
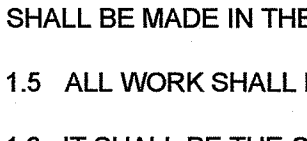
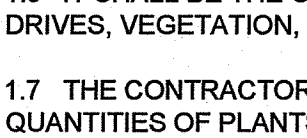
110 S DACE STREET
SOUTHERN PINES, NC 28387
P: (910) 684-8487
W: www.coontzjonesdesign.com

FORT BRAGG FEDERAL CREDIT UNION
SOUTHERN PINES, NORTH CAROLINA

LANDSCAPE PLAN & CALCULATIONS

DATE: 11-17-2022
DESIGNED BY: REK
DRAWN BY: DVM
CHECKED BY: REK
SCALE: 1" = 20'-0"
PROJECT #: KID22050

SHEET NUMBER:
L-1.0

PLANT SCHEDULE								
TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CONT.	CAL.	NOTES
	ACR	10	Acer rubrum 'October Glory' TM / October Glory Maple	-	-	-	2-1/2 -3" Cal.	
	PNP	11	Pinus palustris / Longleaf Pine	8-10'	-	-	2" Cal.	Container Grown
	QUL	4	Quercus laurifolia / Laurel-leaved Oak	-	-	-	2-1/2 -3" Cal.	
	QUS	4	Quercus shumardii / Shumard Oak	-	-	-	2-1/2 -3" Cal.	
SMALL TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CONT.	CAL.	NOTES
	LAG	3	Lagerstroemia indica x faurei 'Natchez' / Natchez Crape Myrtle	6-8'	-	-	1-1/2 - 2" Cal.	Multi-stem
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CONT.	SPACING	NOTES
	ABG	21	Abelia x grandiflora / Glossy Abelia	24-30"	-	Cont.	-	
	BUX	17	Buxus microphylla japonica / Japanese Boxwood	18-24"	-	Cont.	-	
	CAS	4	Camellia sasanqua 'Yuletide' / Yuletide Camellia	30-36"	-	Cont.	-	
	HYL	5	Hydrangea paniculata 'Limelight' / Limelight Panicle Hydrangea	24"-30"	-	Cont.	-	
	ICB	59	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	24-30"	-	Cont.	-	
	ILC	70	Ilex crenata / Japanese Holly	24"-30"	-	Cont.	-	
	ILG	22	Ilex glabra / Inkberry Holly	24-30"	-	Cont.	-	
	ILV	6	Ilex vomitoria 'Stoke's Dwarf' / Stoke's Dwarf Yaupon	18-24"	-	Cont.	-	
	JSP	29	Juniperus squamata 'Expansa Parsonii' / Expansa Parsonii Juniper	24-30"	-	Cont.	-	
	LCI	63	Loropetalum chinense rubrum / Chinese Fringe Flower	24-30"	-	Cont.	-	
	RHI	8	Raphiolepis indica / Indian Hawthorn	24-30"	-	Cont.	-	
	RHC	13	Rhododendron x 'Autumn Carnation' / Encore Autumn Carnation Azalea	24-30"	-	Cont.	-	
	VAC	9	Viburnum awabuki 'Chindo' / Chindo Viburnum	30"-36"	30-36"	Cont.	-	
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CONT.	SPACING	NOTES
	MUC	6	Muhlenbergia capillaris / Pink Muhly	18-24"	-	3 GAL	36" O.C.	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CONTAINER	SPACING	NOTES
	EUF	49	Euonymus fortunei / Wintercreeper	12-18"	-	Cont.	18" O.C.	
	LRM	81	Liriope muscari 'Evergreen Giant' / Evergreen Giant Border Grass	12-18"	-	Cont.	18" O.C.	
SEED/SOD	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CONTAINER	SPACING	NOTES
	SOD	2,863 sf	Cynodon dactylon / Bermuda Grass	-	-	-		Or Approved Equal

1.0 GENERAL NOTES:

- 1.1 THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY.
- 1.2 UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, LANDSCAPE ARCHITECT, OR THEIR REPRESENTATIVES. PLEASE CALL BEFORE YOU DIG.
- 1.3 THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.
- 1.4 THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO ENSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DISCREPANCIES. NOTIFICATION SHALL BE MADE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.
- 1.5 ALL WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES AND REQUIREMENTS.
- 1.6 IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ALL WORK IN A MANNER THAT PROTECTS COMPLETED WORK BY OTHERS, SUCH AS CURBS, UTILITIES, STORM DRAINAGE, FENCES, DRIVEWAY APRONS, DRIVES, VEGETATION, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SATISFACTORY REPAIR OF ALL DAMAGES IN KIND RESULTING FROM HIS/HER FAILURE TO COMPLY.
- 1.7 THE CONTRACTOR IS TO VERIFY ALL QUANTITIES SHOWN ON THE PLAN AND IN THE PLANT SCHEDULE. IF DISCREPANCIES OCCUR, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY. QUANTITIES OF PLANTS SHOWN BY LANDSCAPE SYMBOLS SHALL GOVERN OVER THE QUANTITIES SHOWN IN THE PLANT SCHEDULE.
- 1.8 ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. THE OWNER SHALL RECEIVE TAGS FROM EACH PLANT SPECIES AND A LIST OF PLANT SUPPLIERS. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL MEET THE NORMAL REQUIREMENTS FOR THE VARIETY OR CULTIVAR PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN). PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- 1.9 NO SUBSTITUTIONS OF PRODUCTS, PLANT TYPES OR SIZES SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT, AND MUNICIPAL REVIEW AGENCY. REQUESTS FOR SUBSTITUTION SHALL BE IN WRITING, AND SHALL STATE THE REASONS FOR THE SUBSTITUTION REQUEST, THE SUGGESTED ALTERNATIVE, AND THE CHANGES IN COST. REQUESTS FOR SUBSTITUTION IN PLANT MATERIAL SHALL STATE THE NAMES OF NURSERIES WHO HAVE BEEN UNABLE TO SUPPLY THE ORIGINALLY SPECIFIED MATERIAL.
- 1.10 PLANTING SHALL ONLY OCCUR DURING SPECIFIED PLANTING SEASONS. SPRING SEASON SHALL BE FROM MARCH 1 TO JUNE 15. FALL PLANTING SEASON SHALL BE FRO SEPTEMBER 15 TO NOVEMBER 15.
- 1.11 THE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, FOR ONE FULL YEAR AS REQUIRED BY THE SPECIFICATIONS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE DURING THE GUARANTEE PERIOD.
- 1.12 INSTALLED UNIT PRICES FOR ALL PLANT MATERIAL SHALL BE SUPPLIED TO THE OWNER AND LANDSCAPE ARCHITECT AT THE TIME OF BIDDING.
- 1.13 THE LANDSCAPE CONTRACTOR IS SUBJECT TO RANDOM INSPECTIONS BY THE OWNER AND/OR THE OWNER'S REPRESENTATIVE AT ANY TIME DURING THE INSTALLATION PROCESS.
- 1.14 ALL INTERNAL ISLANDS WITH PROPOSED LARGE OR SMALL TREE PLANTINGS ARE IN COMPLIANCE WITH SECTION 4.3.6 (C) OF THE TOWN OF SOUTHERN PINES UDO AND CONTAIN AT LEAST 250 SF OF CONTIGUOUS PERVIOUS GROWING AREA WITH A MINIMUM WIDTH OF 10'.



1.0 GENERAL LANDSCAPE NOTES:

- 1.1 TREE PROTECTION FENCE SHALL SURROUND ALL EXISTING PLANTINGS AND EXISTING BUFFER AREAS WHERE APPLICABLE AND SHALL BE MAINTAINED UNTIL ALL SITE WORK IS COMPLETE. THE FENCE SHALL BE REMOVED PRIOR TO THE FINAL SITE INSPECTION FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 1.2 NO CHANGES TO ANY ASPECT OF THIS SITE PLAN, INCLUDING, BUT NOT LIMITED TO LANDSCAPING, GRADING, BUILDING ELEVATIONS (ESPECIALLY COLOR), LIGHTING, OR UTILITIES WILL BE MADE WITHOUT THE APPROVAL OF THE DEVELOPMENT REVIEW COMMITTEE OF THE TOWN OF SOUTHERN PINES.
- 1.3 ALL EXTERIOR LIGHTING WILL BE DESIGNED TO PREVENT OFF-SITE GLARE.
- 1.4 THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).
- 1.5 ALL ABOVE GROUND UTILITY EQUIPMENT (AND FACILITIES ASSOCIATED WITH ON-SITE ELECTRIC, TELEPHONE, GAS, CABLE, OR OTHER SIMILAR UTILITY) AND ENCLOSED TRASH CONTAINMENT SHALL BE SCREENED BY THE ELEMENTS OF A TYPE B (SEMI-OPAQUE) BUFFER YARD TO A SIX (6) FEET IN HEIGHT OR THE HEIGHT OF THE UTILITY OR ENCLOSURE, WHICHEVER IS LESS.
- 1.6 NO TREE SHALL BE LOCATED WITHIN 10 FEET OF A LIGHT POLE OR 12 FEET FROM ELECTRICAL TRANSFORMERS.
- 1.7 THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING GRADING, WALLS, ETC., REFER TO THE SITE AND GRADING PLANS.
- 1.8 ALL PLANTS AND PLANTING PROCEDURES SHALL MEET OR EXCEED A.N.L.A. STANDARDS AS SET FORTH IN 'AMERICAN STANDARD FOR NURSERY STOCK', 2004 OR LATER EDITION.
- 1.9 ALL TREES AND SHRUBS SHALL BE FULL, WELL-BRANCHED PLANTS WHICH ARE CHARACTERISTIC TO THE SPECIES.
- 1.10 ALL CANOPY TREES TO BE A MINIMUM 3" CALIPER AND 8' HEIGHT, ALL UNDERSTORY TREES TO BE 1-1/2" CALIPER, 6' HEIGHT, AND SHRUBS TO BE AT LEASAT 18", 3 GAL. CONTAINER AT TIME OF INSTALLATION.
- 1.11 PLANT MATERIAL LOCATED WITHIN A REQUIRED SITE DISTANCE MAINTENANCE EASEMENT SHALL BE MAINTAINED AT A HEIGHT LESS THAN 24 INCHES OR LIMBED UP TO A MINIMUM HEIGHT OF SIX FEET.
- 1.12 ALL PLANT BEDS TO BE MULCHED WITH A MINIMUM 3" OF CLEAN PINE STRAW. ALL PLANT GROUPINGS SHALL BE MULCHED AS ONE BED.
- 1.13 ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATICALLY OPERATED IRRIGATION SYSTEM THAT WILL ADEQUATELY COVER ALL LIVING PLANT MATERIAL. SUCH SYSTEM SHALL INCLUDE A RAIN SENSOR.
- 1.14 ALL LANDSCAPED AREAS SHALL BE MAINTAINED IN AN ATTRACTIVE AND HEALTHY CONDITION. DEAD OR DISEASED PLANTINGS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION.

2.0 LANDSCAPE NOTES:

- 2.1 SOIL AMENDMENTS SHALL BE APPLIED ANNUALLY ACCORDING TO THE FOLLOWING CHART:

TREES

SOIL AMENDMENTS	RATE	SIZE OR SQ. FT.
10-6-4 FERTILIZER	10 LBS	1,000 SQ. FT.

SHRUBS

SOIL AMENDMENTS	RATE	SIZE OR SQ. FT.
10-6-4 FERTILIZER	5 LBS	100 SQ. FT.

PERENNIALS & GROUNDCOVERS

SOIL AMENDMENTS	RATE	SIZE OR SQ. FT.
14-14-14 FERTILIZER	3 LBS	100 SQ. FT.
COMPOST	3 YDS	1,000 SQ. FT.

SEASONAL COLOR - SUMMER ANNUAL BED PREPARATION

SOIL AMENDMENTS	RATE	SIZE OR SQ. FT.
14-14-14 FERTILIZER	3 LBS	100 SQ. FT.
COMPOST	1.5 YDS	1,000 SQ. FT.

SEASONAL COLOR - FALL PANSY BED PREPARATION

SOIL AMENDMENTS	RATE	SIZE OR SQ. FT.
14-14-14 FERTILIZER	3 LBS	100 SQ. FT.
COMPOST	1.5 YDS	1,000 SQ. FT.

CONTAINERS AND/OR POTS

SOIL AMENDMENTS	RATE	SIZE OR SQ. FT.
14-14-14 FERTILIZER	3 LBS	100 SQ. FT.

- 2.2 ALL PLANTS WILL BE NURSERY GROWN. THEY SHALL BE TYPICAL OF THEIR SPECIES CULTIVAR OR VARIETY. THEY SHALL BE SOUND, HEALTHY, AND VIGOROUS, AND SHALL BE FREE OF DISEASE AND ANY EVIDENCE OF INSECTS. IF IN LEAF, THEY SHALL BE DENSELY FOLIATED, WITHOUT LEAF SPOTS, DISCOLORATION, CURL, WILTING, CHLOROSIS OR DAMAGE. THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. UNLESS SPECIFIED IN THE PLANT SCHEDULE, TREES WITH BROKEN, CROOKED OR MULTIPLE LEADERS WILL NOT BE ACCEPTED. TREES WILL BE REJECTED IF THEY HAVE BARK ABRASIONS, SUN SCALD DAMAGE, DISFIGURING KNOTS OR PRUNING CUTS MORE THAN 1-1/4 INCHES IN DIAMETER WHICH HAVE NOT COMPLETELY GROWN OVER.
- 2.3 BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH, OF DIAMETER AND DEPTH TO INCLUDE MOST OF THE FIBROUS ROOTS, AND MEET THE MINIMUM AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS, LATEST EDITION. ROOT BALLS OF PLANTS SHALL BE ADEQUATELY PROTECTED AT ALL TIMES FROM SUN AND DRYING WINDS, OR FROST.
- 2.4 ROOTBALL MASS WHICH IS LOOSE WITHIN CONTAINER, OR WHICH IS SMALLER THAN THE CONTAINER WHEN REMOVED, SHALL BE REJECTED. PEAT OR FIBER POTTED PLANTS SHALL BE ROOTED THROUGH ALL SIDES AND BOTTOM OF POTS.
- 2.5 SHOOTS AND RHIZOMES SHALL EXHIBIT TURGOR AND SHOOTS SHALL BE LIGHTLY COLORED. BODIES OF TUBERS AND BULBS SHALL BE RIGID TO THE TOUCH. PROPAGULES WHOSE SHOOTS AND BODIES ARE SOFT OR MUSHY TO THE TOUCH, OR WHOSE SHOOTS LACK TURGOR OR ARE DARK COLORED SHALL BE REJECTED.
- 2.6 CALIPER SHALL BE MEASURED AT SIX (6") INCHES ABOVE THE ROOTBALL. HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF THE BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINT OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION. WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.
- 2.7 HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
- 2.8 SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH PLANTS ARE TO BE JUDGED.
- 2.9 THE SUPPLIER OF ALL PLANTS SHALL CERTIFY THAT THE ORIGIN OF THE PLANT IS FROM HARDINESS ZONES 6 OR 7, FROM THE EASTERN OR CENTRAL PORTIONS OF THE UNITED STATES, PRIOR TO PLANTING UNLESS AGREED TO OTHERWISE WITH THE LANDSCAPE ARCHITECT.

- 2.10 MULCH IS TO BE PINE STRAW. FINE GROUND BARK MULCH, SUCH AS NATURE'S HELPER OR APPROVED EQUAL, IS TO BE USED FOR PERENNIAL BEDS.

- 2.11 PRIOR TO PLANTING, ANY TOPSOIL TO BE SPREAD SHALL BE TESTED BY AN APPROVED SOIL TESTING LABORATORY OR AGRICULTURAL EXTENSION SERVICE LABORATORY. TESTS SHALL INCLUDE MECHANICAL AND CHEMICAL ANALYSIS. A SOILS REPORT SHALL INCLUDE RECOMMENDATIONS FOR THE ADDITION OF FERTILIZER AND ADJUSTMENTS TO PH, OR OTHER AMENDMENTS AND INDICATE THE AMOUNT OF ORGANIC MATTER. A WRITTEN REVIEW OF SAID ANALYSIS AND RECOMMENDATIONS IS REQUIRED TO BE SUBMITTED TO THE LANDSCAPE ARCHITECT AND OWNER 15 DAYS PRIOR TO INSTALLATION.

- 2.12 ACCEPTABLE TOPSOIL SHALL BE A FERTILE, FRIABLE NATURAL LOAM, UNIFORM IN COMPOSITION, FREE OF STONES, LIMBS, PLANTS AND THEIR ROOTS, AND OTHER EXTRANEOUS MATTER OVER 1 INCH IN DIAMETER. THE SOIL SHALL BE CAPABLE OF SUSTAINED PLANT GROWTH AND HAVE A 5% MINIMUM ORGANIC CONTENT. IN SITUATIONS WHICH REQUIRE A CUSTOM TOPSOIL OR STRUCTURAL SOIL, THE SOIL MIXTURE SPECIFICATION WILL BE PROVIDED BY THE LANDSCAPE ARCHITECT.

- 2.13 IF ADDITIONAL ORGANIC MATERIAL IS REQUIRED, COMPOST, LEAF MOLD, ECOLOGY - A LOW PH COMPOSED SEWAGE SLUDGE PRODUCT, OR OTHER APPROVED ORGANIC MATERIAL SHALL BE THOROUGHLY DISCED INTO THE TOPSOIL AREA.

3.0 INSTALLATION:

- 3.1 PRIOR TO PLANTING, THE CONTRACTOR SHALL VERIFY THAT CONSTRUCTED GRADES ARE AS INDICATED ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE OWNER OR LANDSCAPE ARCHITECT IF ADJUSTMENTS TO PLANT PLACEMENT MAY BE REQUIRED DUE TO FIELD CONDITIONS AND FINAL GRADING.
- 3.2 PRIOR TO PLANTING, THE CONTRACTOR SHALL LAY OUT THE EXTEND OF THE PLANT BEDS AND THE PROPOSED LOCATIONS FOR B&B PLANTS FOR REVIEW BY OWNER AND/OR LANDSCAPE ARCHITECT.
- 3.3 THE CONTRACTOR IS TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS NOT TO IMPEDE DRAINAGE AWAY FROM BUILDINGS.
- 3.4 TOPSOIL SHALL BE SPREAD TO FINISH GRADE OVER THE ENTIRE ROUGH GRADED AREA TO BE LANDSCAPED. AFTER TOPSOIL IS APPLIED, THE SOIL SHALL BE SCARIFIED AS NEEDED TO BREAK UP ANY REMAINING COMPACTION.
- 3.5 PLANTING HOLES FOR CONTAINER GROWN POTS SHALL BE ONE FOOT (1') DEEP, PLUS THE CONTAINER DEPTH IN WHICH THE PLANT HAS BEEN GROWN AND TWO FEET (2') WIDER THAN THE CONTAINER.
- 3.6 WHEN PLANTING HOLES FOR B&B PLANTS, THE CROWN OF THE ROOTBALL SHALL BE HIGHER AFTER SETTLING THAN THE ADJACENT SOIL. THE PLANTING HOLE SHALL BE EXCAVATED ONE FOOT (1') DEEP, PLUS THE ROOTBALL DEPTH AND TWO FEET (2') WIDER THAN THE ROOTBALL.
- 3.7 BACKFILL THE PLANTING HOLES WITH IN-SITU SOIL MATERIAL REMOVED FOR PLANTING AFTER REMOVING ALL STONES, ROOTS AND OTHER DEBRIS GREATER THAN 1-1/2" IN DIAMETER. A MYCORRHIZAL INNOCULANT SHALL BE ADDED TO THE BACKFILL PER THE MANUFACTURER'S INSTRUCTIONS. FOLLOWING THE BACKFILLING, WATER TO THE POINT OF SOIL SATURATION AND TAMP TO COMPACT BACKFILL MIXTURE. ADD EXISTING SOIL TO BRING THE FINAL GRADE IN THE PLANTING HOLE TO THE SURROUNDING SOIL SURFACE. RAKE THE UNUSED EXISTING SOIL OUTSIDE THE PLANTING HOLES, TAKING CARE NOT TO MOUND THE SOIL OR TO SIGNIFICANTLY ALTER THE EXISTING GRADES AND THEN PLACE MULCH ATOP ENTIRE PLANTING HOLE. (SEE APPLICABLE PLANTING DETAILS FOR THICKNESS) THE PLANTING HOLE AREAS MUST NOT BE DEPRESSED BELOW THE SURROUNDING SOIL SURFACE ELEVATIONS.
- 3.8 ALL PLANTS SHALL BE WATERED IMMEDIATELY AFTER PLANTING UNTIL THE SOIL IS SATURATED. PLANTS SHALL BE WATERED A MINIMUM OF EVERY TWO WEEKS, SHOULD THE SOILS DRY, UNTIL ACCEPTANCE BY THE OWNER. DURING DRY CONDITIONS, WATER AS REQUIRED TO MAINTAIN PLANTS IN A WILT FREE CONDITION.
- 3.9 ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS, AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY (ESPECIALLY AT ALL CURB, GUTTERS, AND SIDEWALKS) DAILY DURING INSTALLATION.
- 3.10 ALL DISTURBED, NON-VEGETATED SLOPES SHALL BE PLANTED WITH AN ANNUAL RYE GRASS OR AN APPROVED EQUAL BEFORE INSTALLATION AT THE RECOMMENDED RATE TO STABILIZE AREA, OR OTHER EQUIVALENT EROSION CONTROL MEASURES.
- 3.11 LARGE GROWN PLANTS ARE NOT TO BE PLANTED IN FRONT OF WINDOWS, UNDER BUILDING OVERHANGS, OR IN DRAINAGE SWALES. SHRUBS PLANTED NEAR H.V.A.C. UNITS TO BE LOCATED SO THAT SHRUBS AT MATURITY WILL MAINTAIN ONE (1') FOOT AIRSPACE BETWEEN UNIT AND PLANT. ANY PLANTING WHICH IS SHOWN ADJACENT TO CONDENSOR UNITS SHALL BE PLANTED AS REQUIRED TO SCREEN THE UNITS. SHOULD THE CONDENSOR UNITS BE INSTALLED IN LOCATIONS DIFFERENT FROM THOSE DEPICTED ON THE PLANS, WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL THE MATERIALS AROUND THE CONDENSOR UNITS AND TO ADJUST OTHER ADJACENT PLANTINGS ACCORDINGLY.
- 3.12 TREE STAKING AND GUYING SHALL BE COMPLETED PER DETAILS IN THIS SET OF LANDSCAPE PLANS. THE CONTRACTOR SHALL ENSURE THAT TREES REMAIN VERTICAL AND UPRIGHT FOR THE DURATION OF THE GUARANTEE PERIOD.
- 3.13 BURLAP, TAGS, AND TWINE SHALL BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-THIRD ON ALL B&B PLANT MATERIAL. ANY SYNTHETIC BURLAP SHALL BE COMPLETELY REMOVED FROM PLANT MATERIAL.
- 3.14 SHRUBS, BULBS, AND GROUNDCOVERS SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS AND IN APPLICABLE PLANTING DETAILS.
- 3.15 THE AMERICAN WITH DISABILITIES ACT (ADA) STANDARDS REQUIRE THAT A SEVEN (7) FOOT VERTICAL CLEARANCE BE MAINTAINED FROM TREE BRANCHES TO FINISHED GRADE WHERE PEDESTRIAN SIDEWALKS AND/OR TRAILS ARE LOCATED. THE CONTRACTOR IS TO ADJUST TREE PLANTINGS IN THE FIELD SLIGHTLY TO MINIMIZE BRANCH OVERHANG.
- 3.16 SHRUBS, GROUNDCOVERS, AND PERENNIALS PLANTED ON SLOPES GREATER THAN 3:1 SHALL HAVE A NATURAL FIBER GEO-TEXTILE WOVEN MESH MATERIAL PINNED TO GROUND PER MANUFACTURER'S SPECIFICATIONS. GROUNDCOVER BEDS SHALL HAVE TWO (2") INCHES OF GROUND LEAF COMPOST SPREAD ONTO SLOPE PRIOR TO PLACING MESH. EXCAVATE PLANT PITS THROUGH MESH.
- 3.17 ALL TREE PITS, SHRUB BEDS AND PREPARED PLANTING BEDS ARE TO BE COMPLETELY EXCAVATED IN ACCORDANCE WITH THE PLANTING DETAILS IN THIS SET OF LANDSCAPE PLANS.
- 3.18 THE CONTRACTOR MUST CONTACT THE OWNER AT LEAST 10 WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). THE CONTRACT MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS AND ANY MISSING PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASONS.
- 3.19 GROUPS OF SHRUBS, PERENNIALS, GROUNDCOVERS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINE. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN FOUR (4) FEET OF PLANT BEDS SHALL SHARE THE SAME MULCH BED.
- 3.20 TREES SHALL BE LOCATED A MINIMUM OF THREE (3') FEET OR FOUR (4') FEET FROM WALLS AND WALKS WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT AND/OR OWNER WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
- 3.21 ALL SEASONAL COLOR SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN IN THE PLANTING DETAIL IN THIS SET OF LANDSCAPE PLANS. THE CONTRACTOR SHALL INSTALL THE FIRST ROTATION, WHICH IS 'IN SEASON' AT THE TIME THAT ADJACENT PLANTINGS ARE INSTALLED.
- 3.22 THE CONTRACTOR SHALL BE RESPONSIBLE TO REGRADE, HYDROSEED, STRAW MULCH, AND TACK ALL EXISTING LAWN AREAS DISTURBED AS A RESULT OF HIS/HER WORK.
- 3.23 TREES AND SHRUBS SHALL BE LOCATED WITH A MINIMUM SEPARATION OF 3'6" FROM CURB FACES PER UDO EXHIBIT 4-6 AND UDO APPENDIX G ("PROTECTION OF TREES AND VEGETATION FROM VEHICLE OVERHANG")

PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

REVISIONS:

FORT BRAGG FEDERAL CREDIT UNION
SOUTHERN PINES, NORTH CAROLINA

LANDSCAPE PLAN

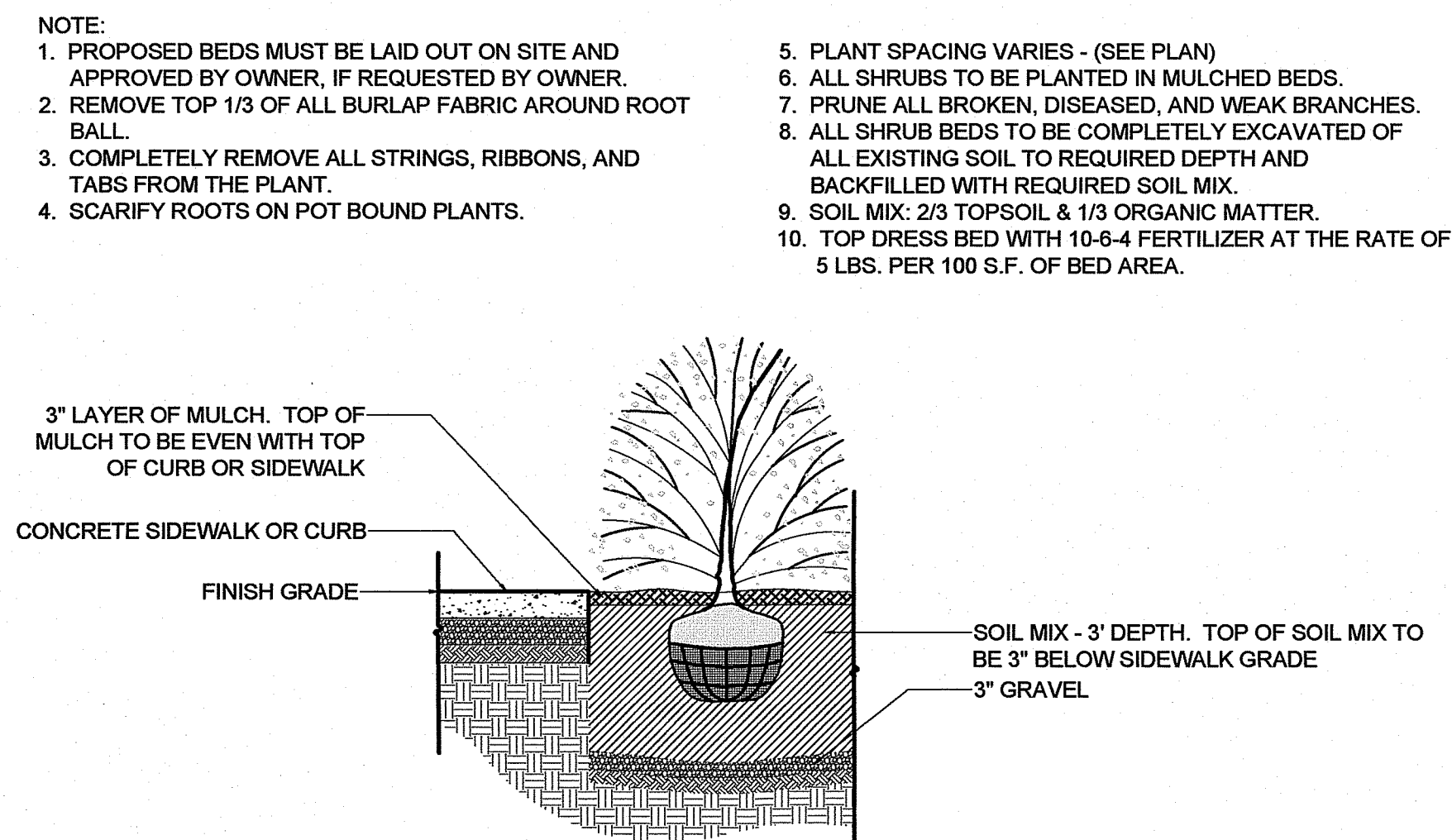
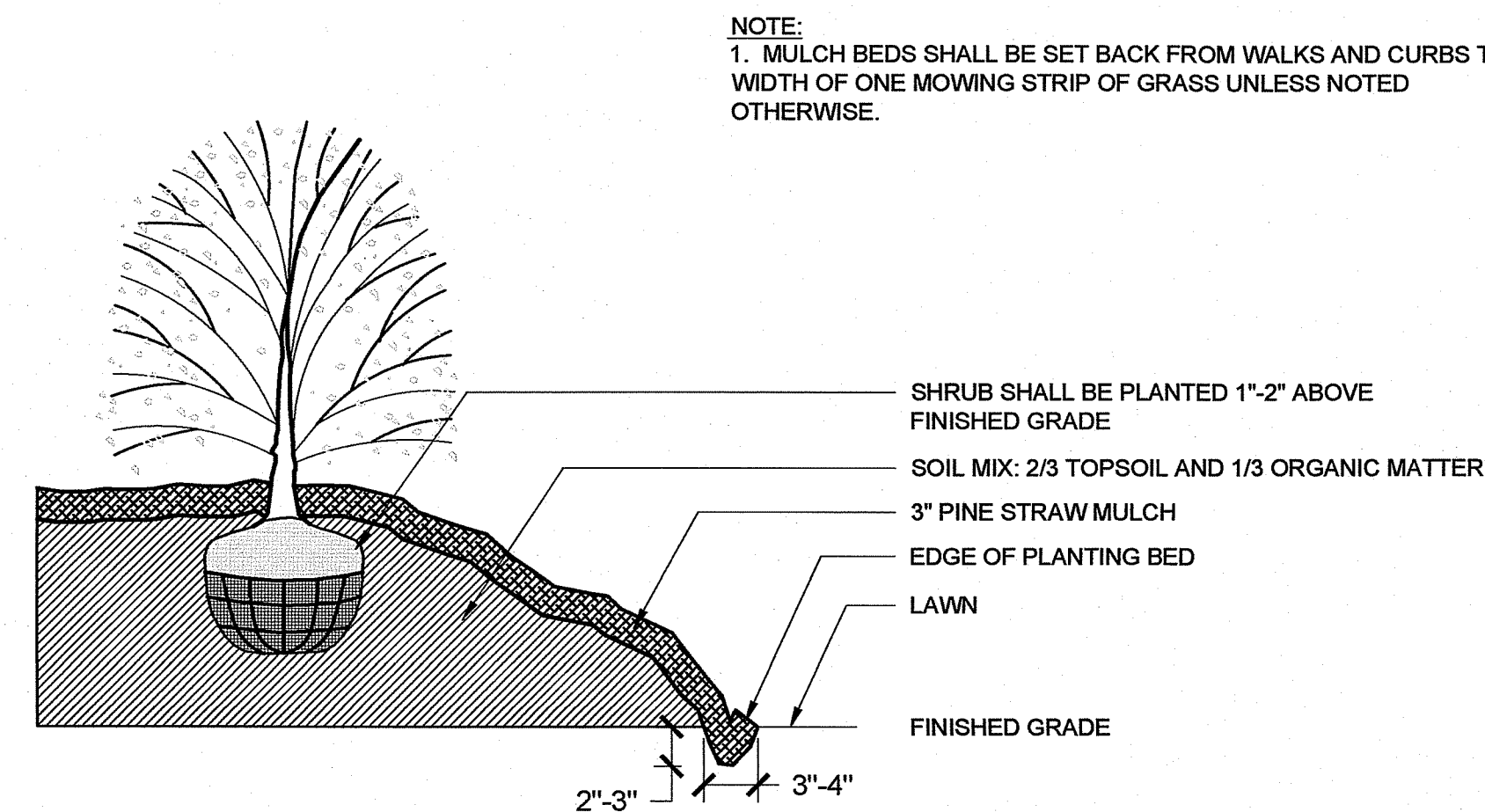
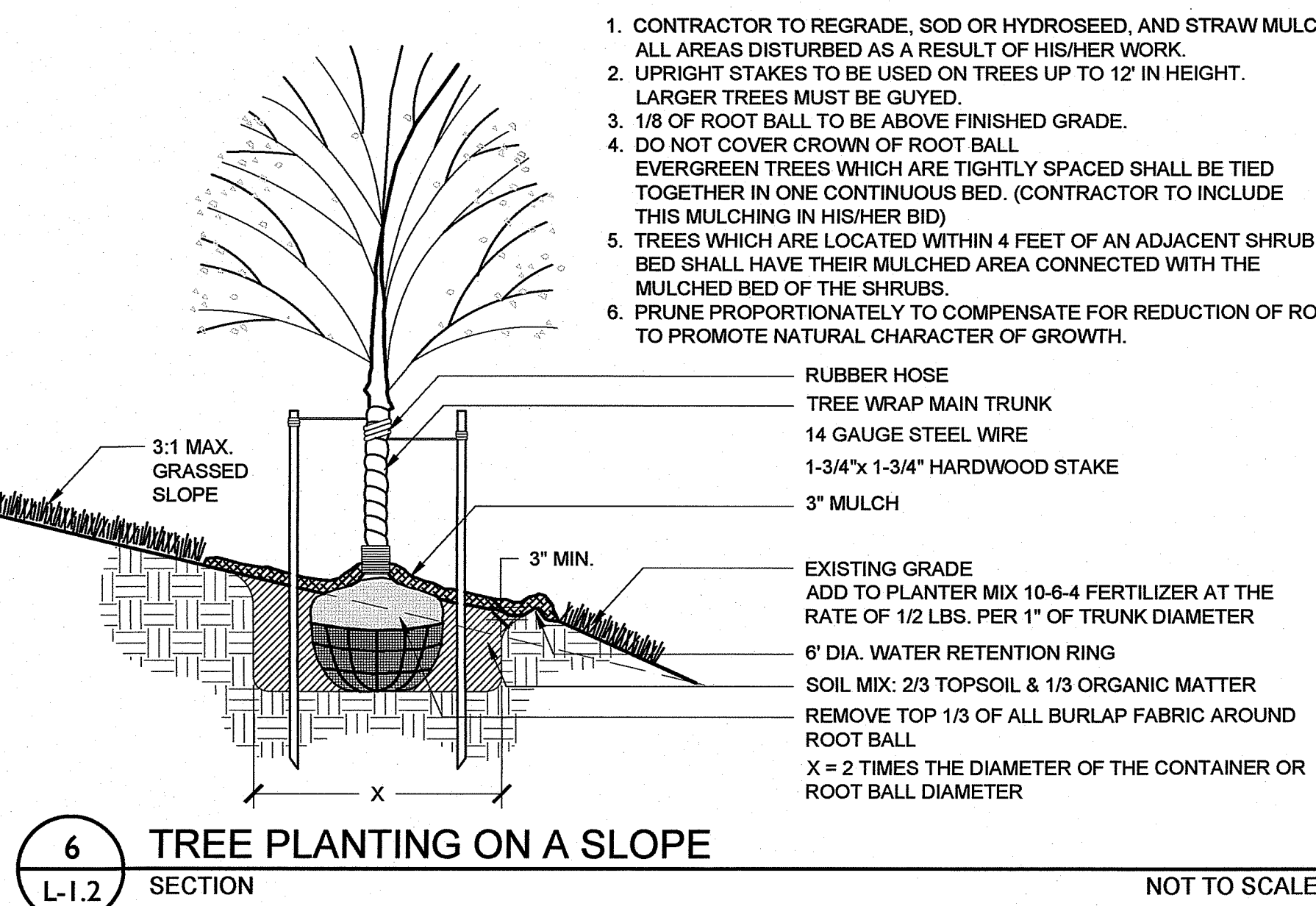
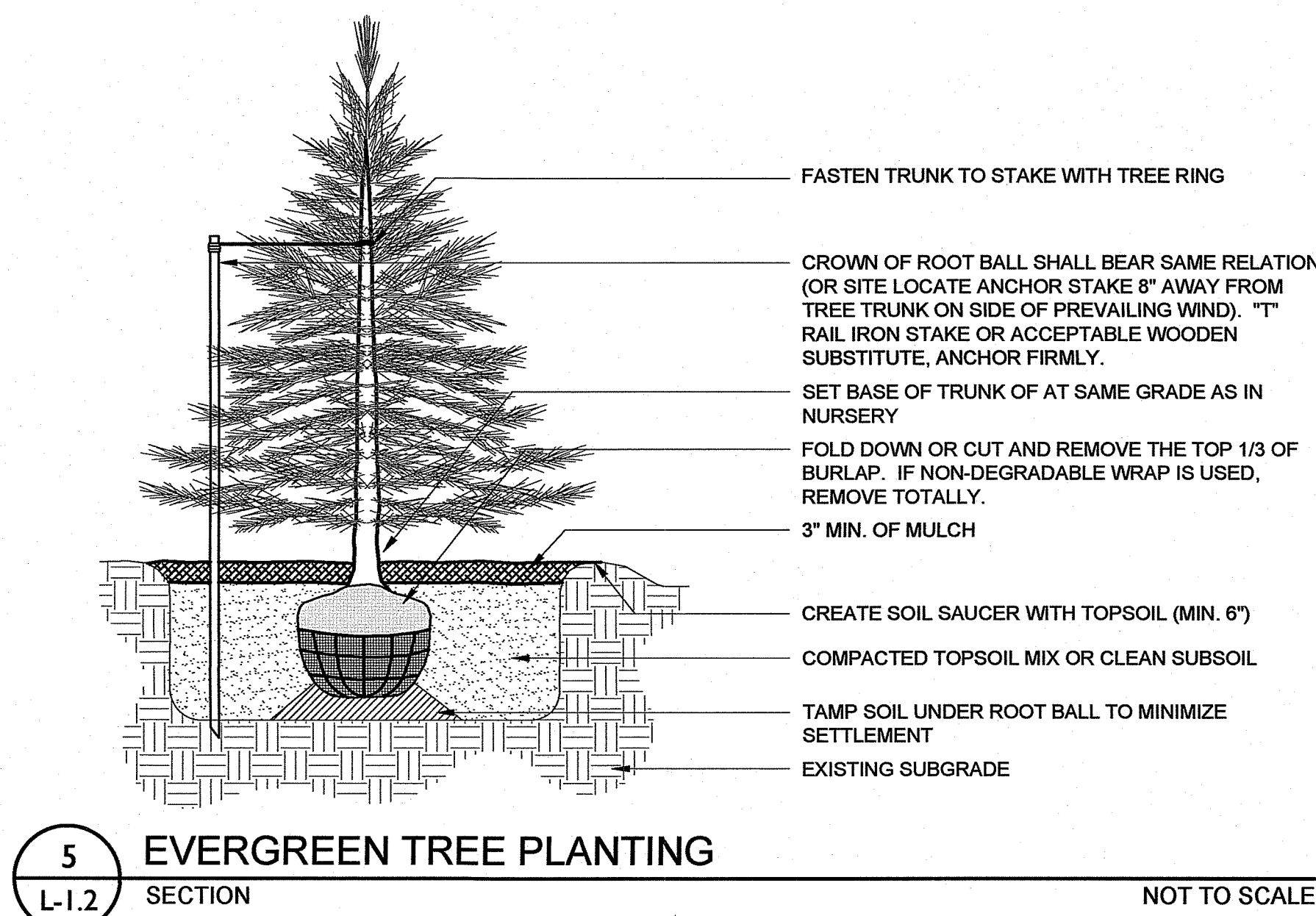
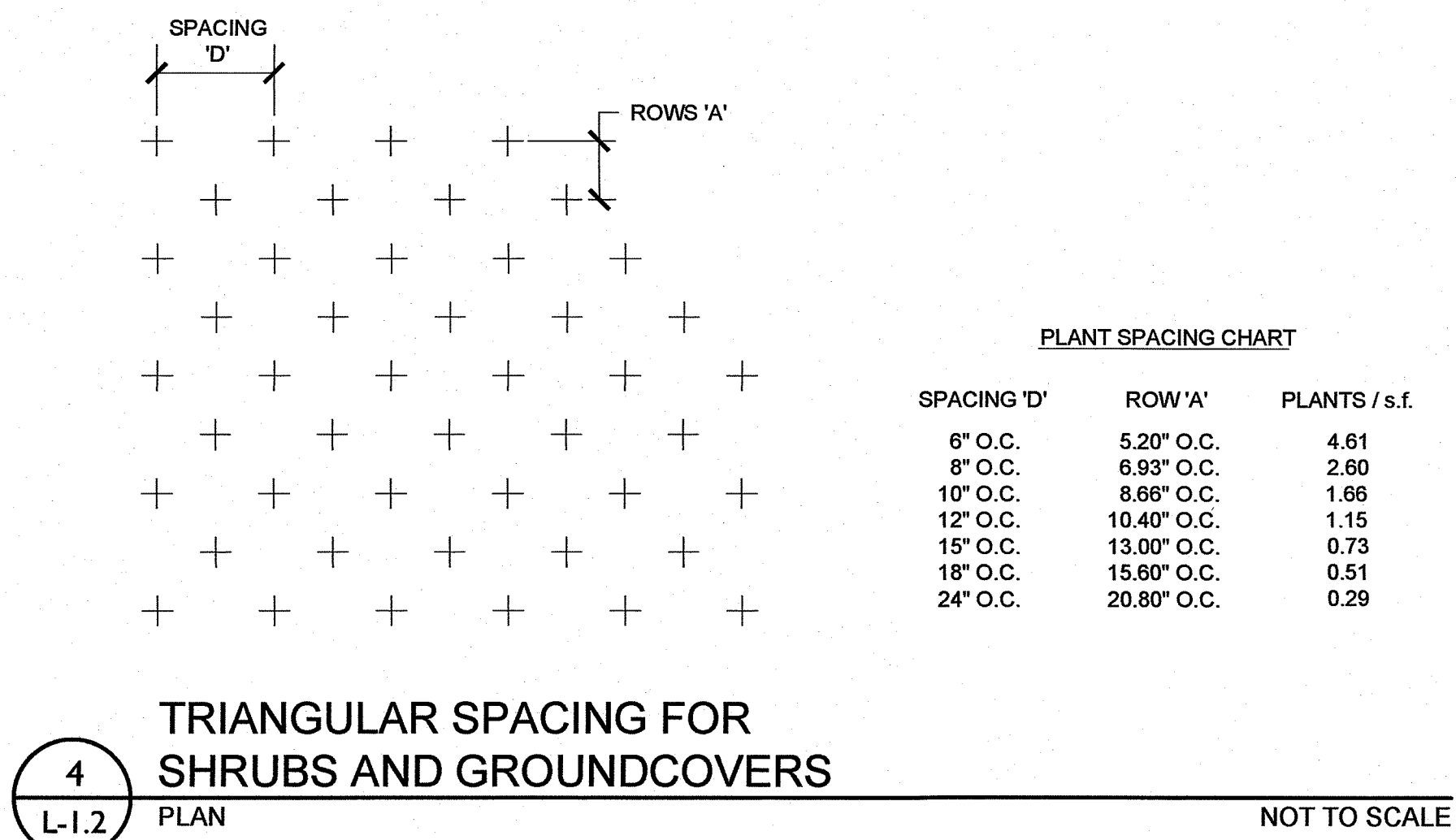
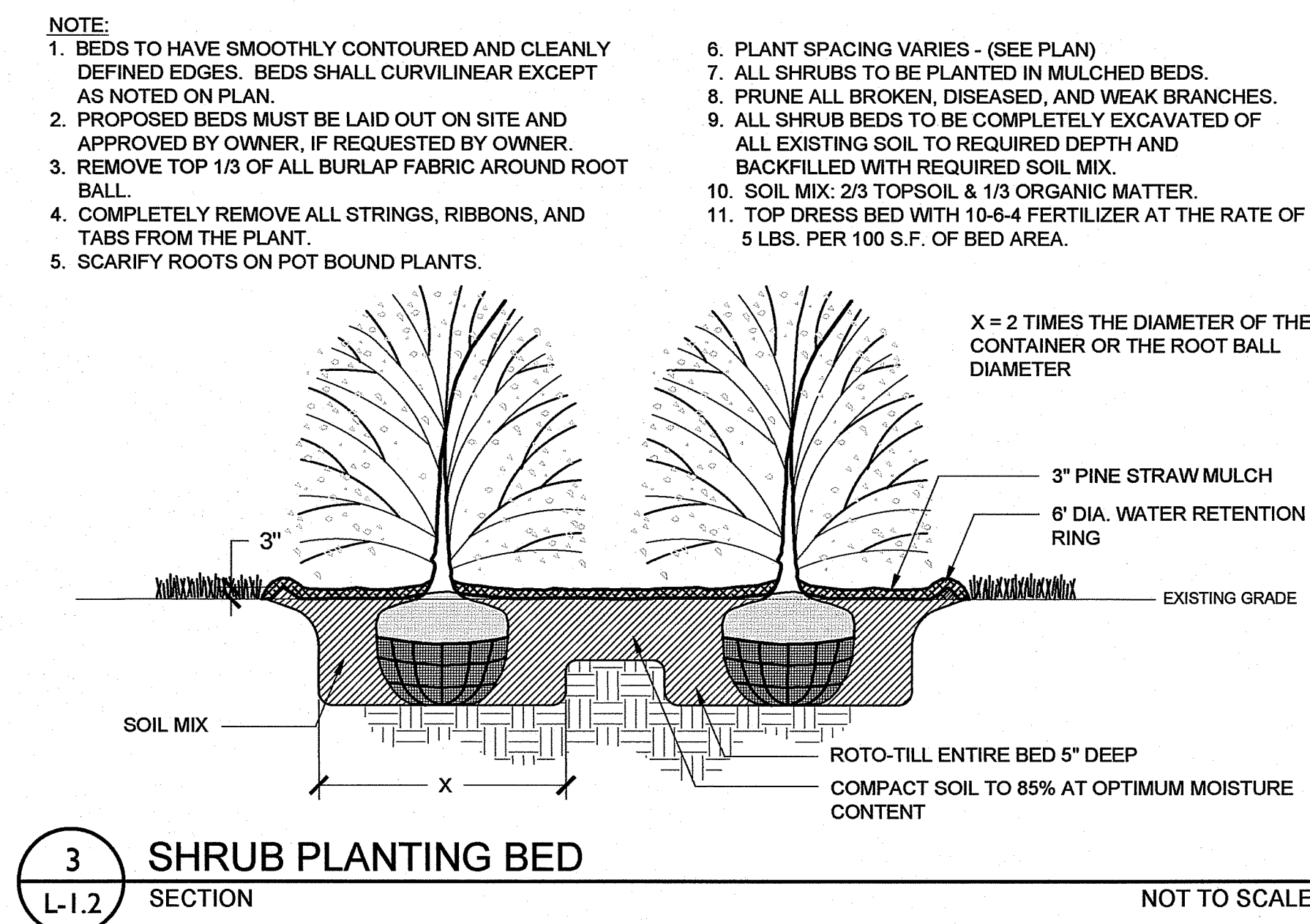
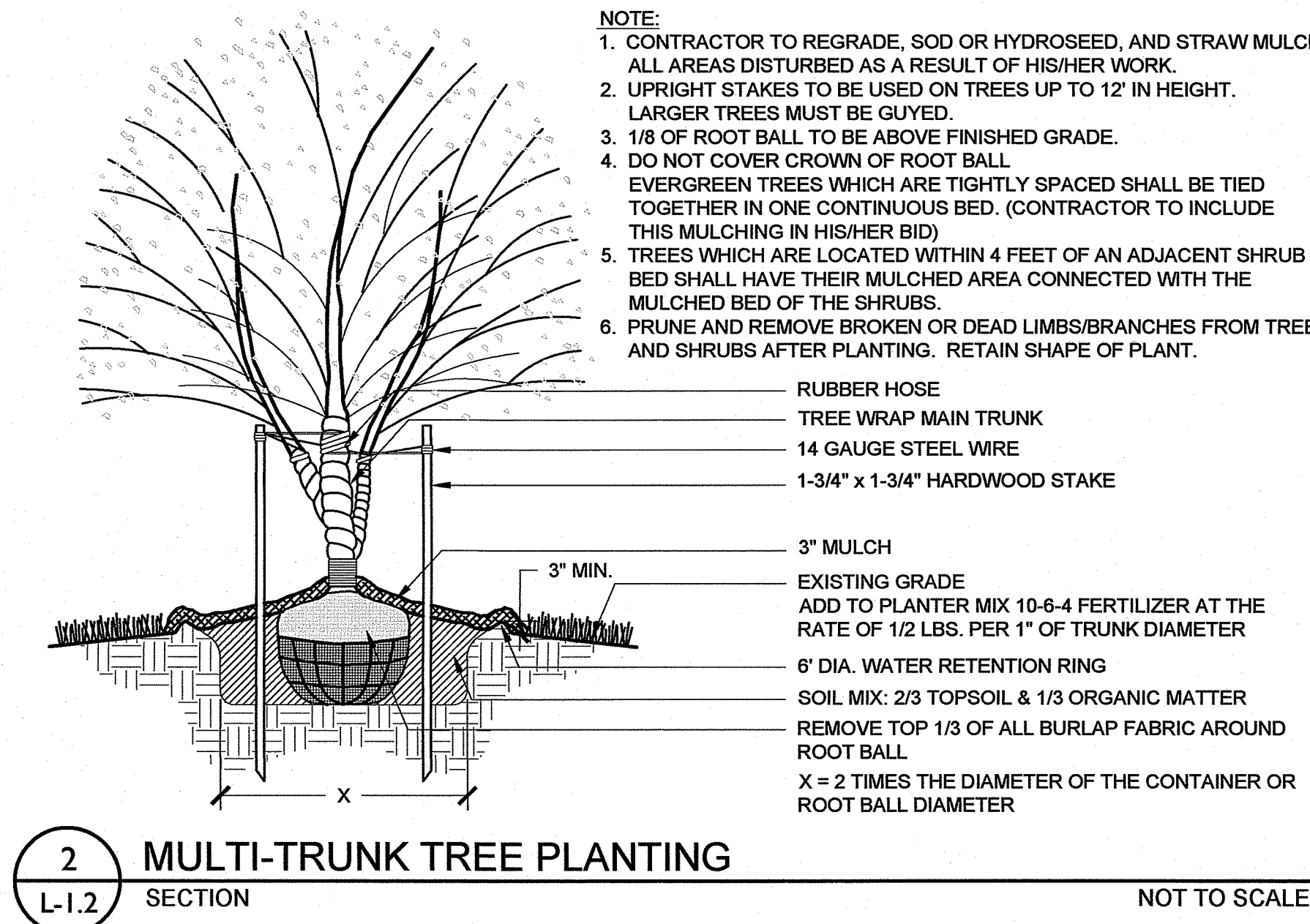
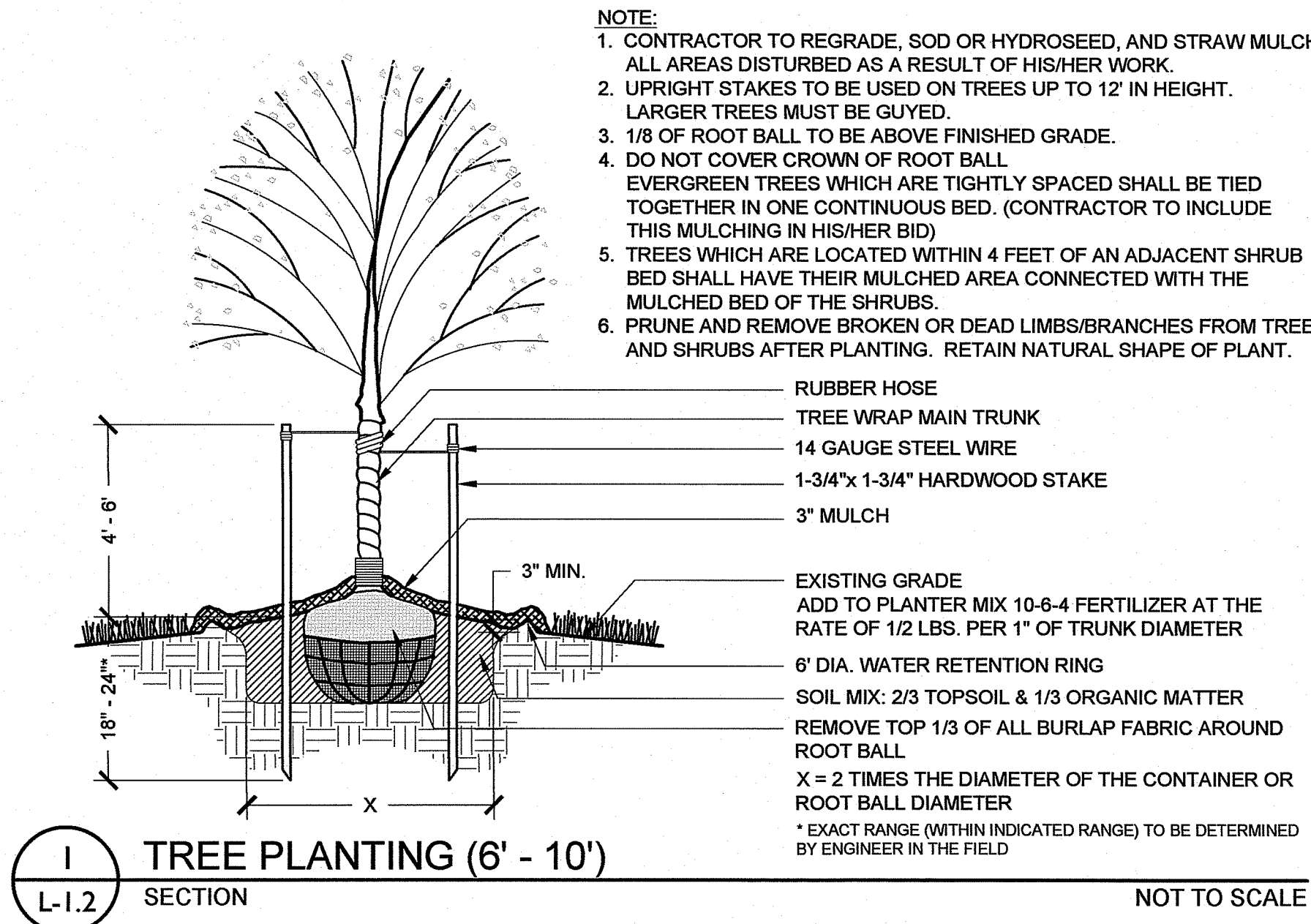
DATE: 11-17-2022
DESIGNED BY: REK
DRAWN BY: DWR
CHECKED BY: JES
C.C. BY: REK
SCALE: N/A
PROJECT #: KD22050
SHEET NUMBER:
L-1.1

KOONTZ JONESDesign

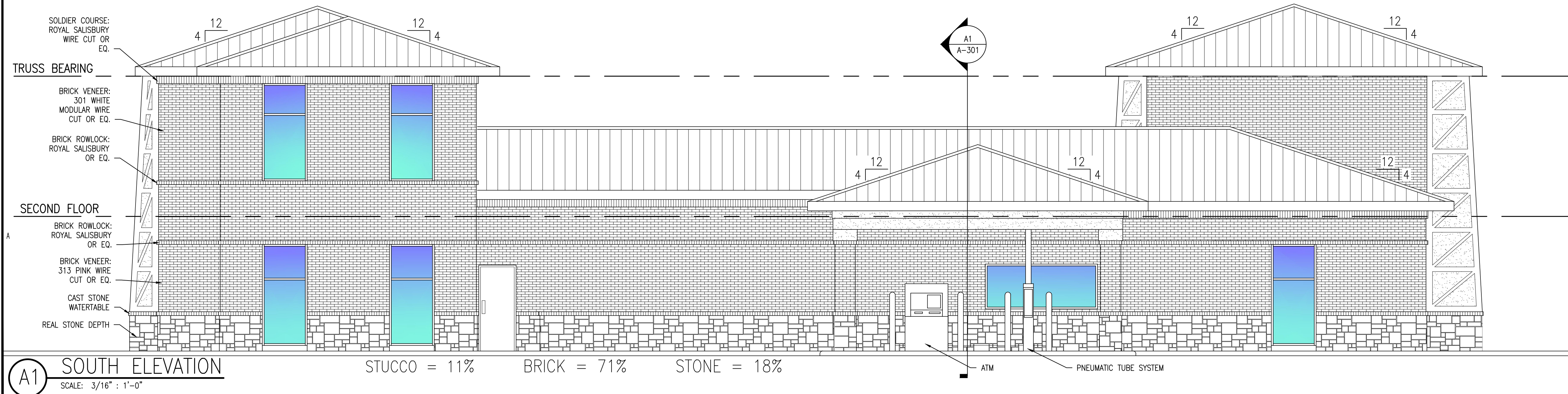
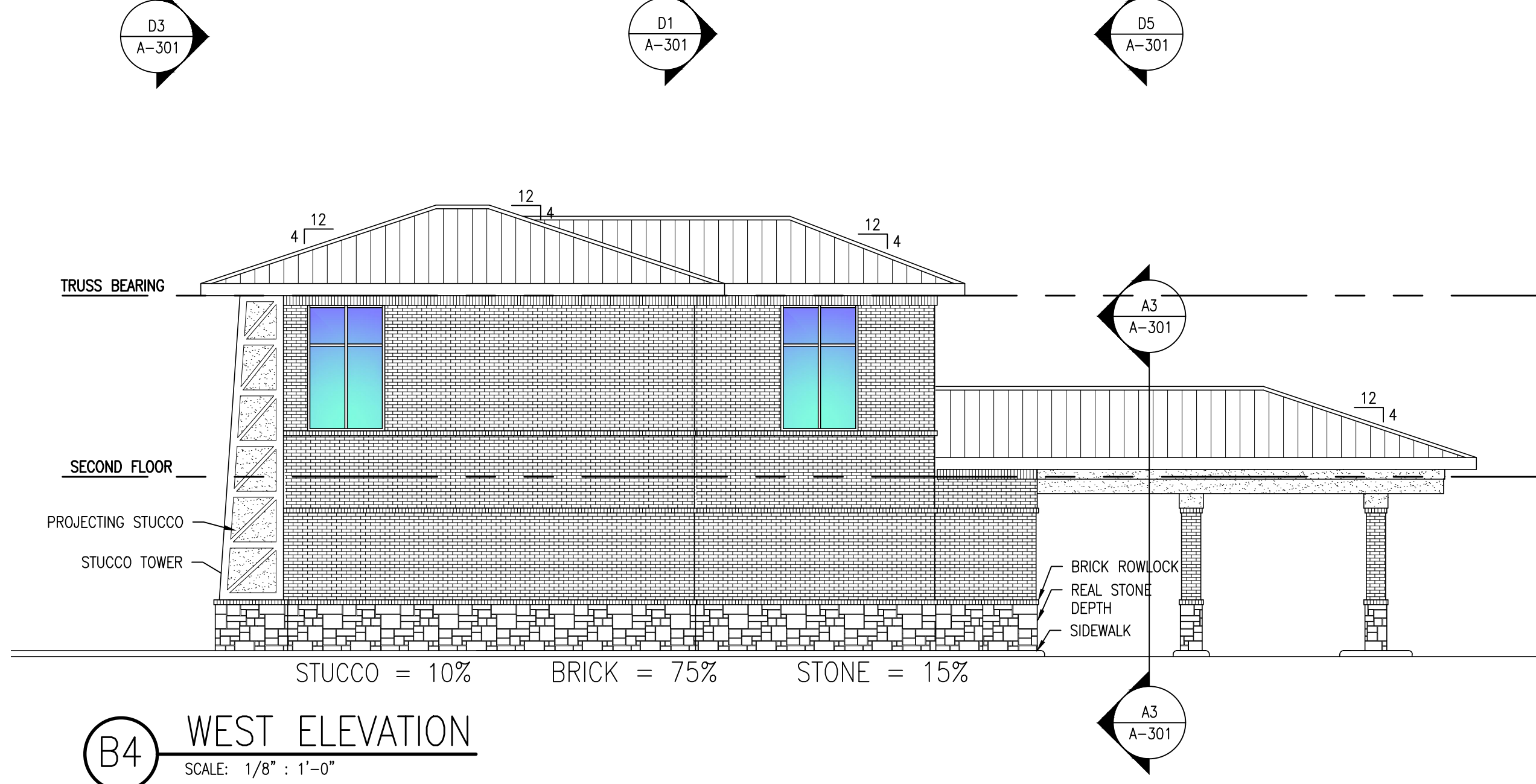
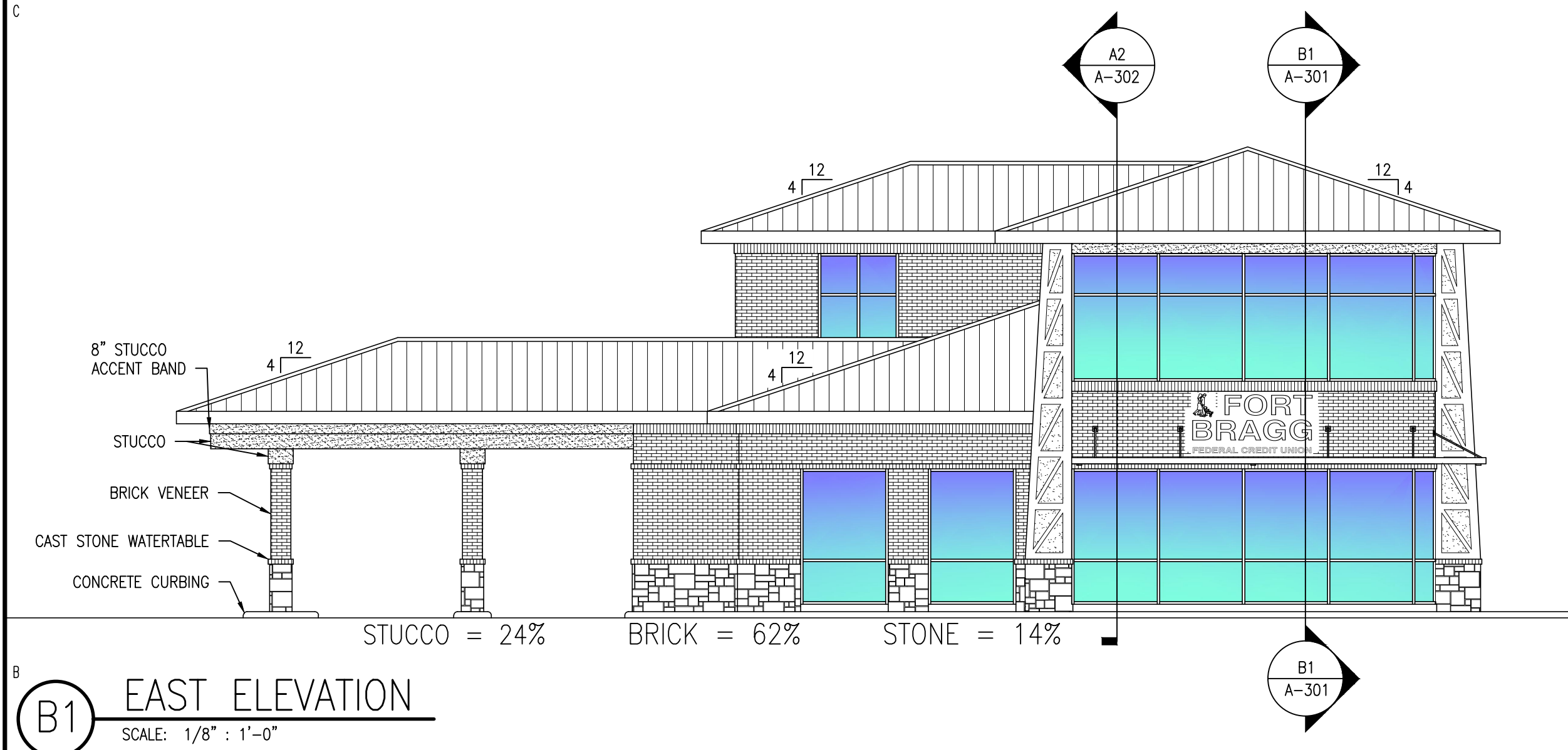
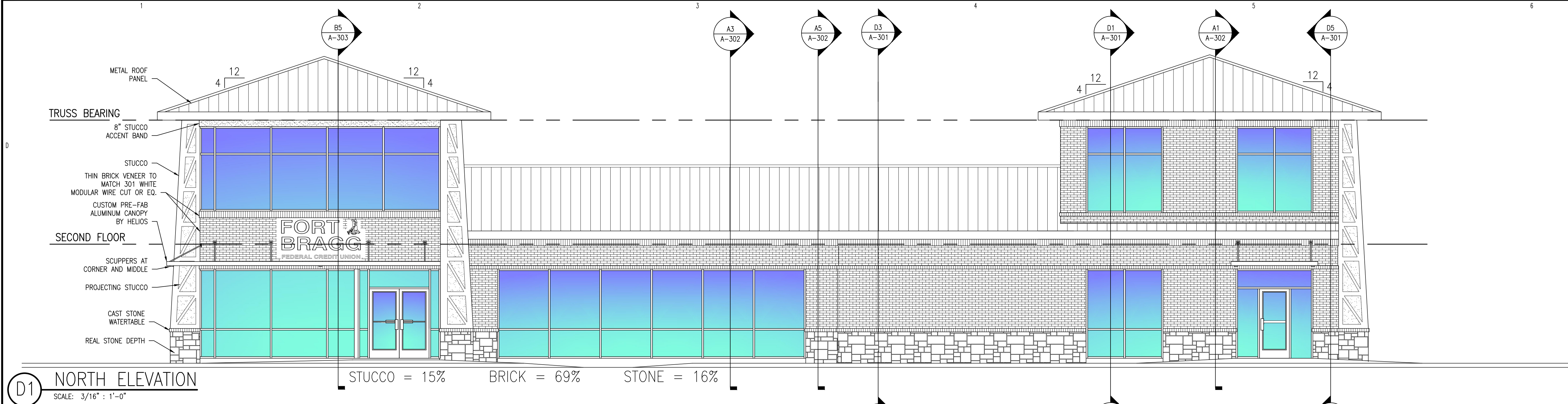
LAND PLANNING | LANDSCAPE ARCHITECTURE



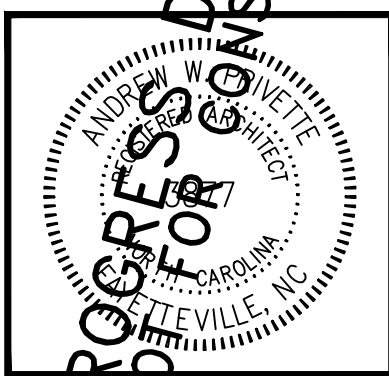
150 S DACE STREET
SOUTHERN PINES, NC 28387
P: (910) 684-8487
W: www.koontzjonesdesign.com



ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES. CONTRACTORS SHALL FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE REQUIREMENTS OF THE DRAWINGS, GENERAL REQUIREMENTS AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING ON ALL CONTRACTORS AND TRADES. EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL SETS OF THE CONTRACT DOCUMENTS FOR HIS EMPLOYEES' USE ON THE PROJECT TO ASSURE THAT ALL WORK IS PROPERLY COORDINATED AND INSTALLED WITH THE WORK OF OTHER CONTRACTORS AND TRADES.



ANDREW W. PRIVETTE, AIA
1920 FT. BRAGG ROAD
FAYETTEVILLE, NC 28303
TELE. (910) 465-3567
andy@designtobuild.com



FORT BRAGG FEDERAL CREDIT UNION
SOUTHERN PINES BRANCH
105 BRUCEWOOD ROAD
SOUTHERN PINES, NORTH CAROLINA

NO.	DESCRIPTION	DATE	MARK	CHK

JOB CODE: 22FBFCU SO PINES
DRAWN BY: J. PAZ
CHECKED BY: A. PRIVETTE
COPYRIGHT:
DESIGNED TO BUILD

SHEET TITLE:
EXTERIOR ELEVATIONS
SEPTEMBER , 2022

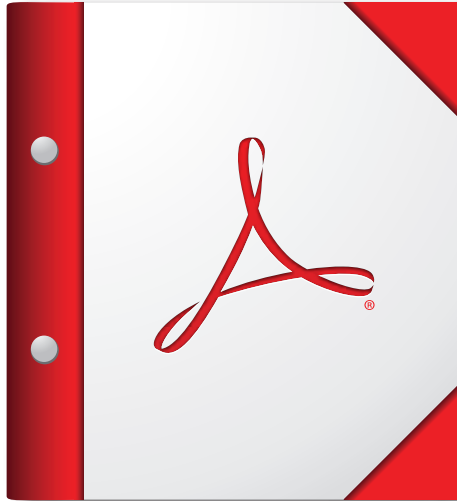
A-201
SHEET 5 OF 10

PERMITTING STAMP:

EACH CONTRACTOR IS REQUIRED TO INCLUDE ALL MINOR ITEMS, WHETHER OR NOT SHOWN ON PLANS, AS REQUIRED BY CODE AND FOR WORKING SYSTEMS, IN INITIAL COST OF WORK, AND AT NO ADDITIONAL COST TO THE OWNER. ANY DEVIATIONS FROM THESE DRAWINGS AND SPECIFICATIONS BY THE OWNER OR CONTRACTOR MUST BE APPROVED BY THE ARCHITECT IN WRITING AND PRIOR TO CONSTRUCTION. COPYRIGHT © ALL RIGHTS RESERVED BY DESIGNED TO BUILD. NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION.







**For the best experience, open this PDF portfolio in
Acrobat X or Adobe Reader X, or later.**

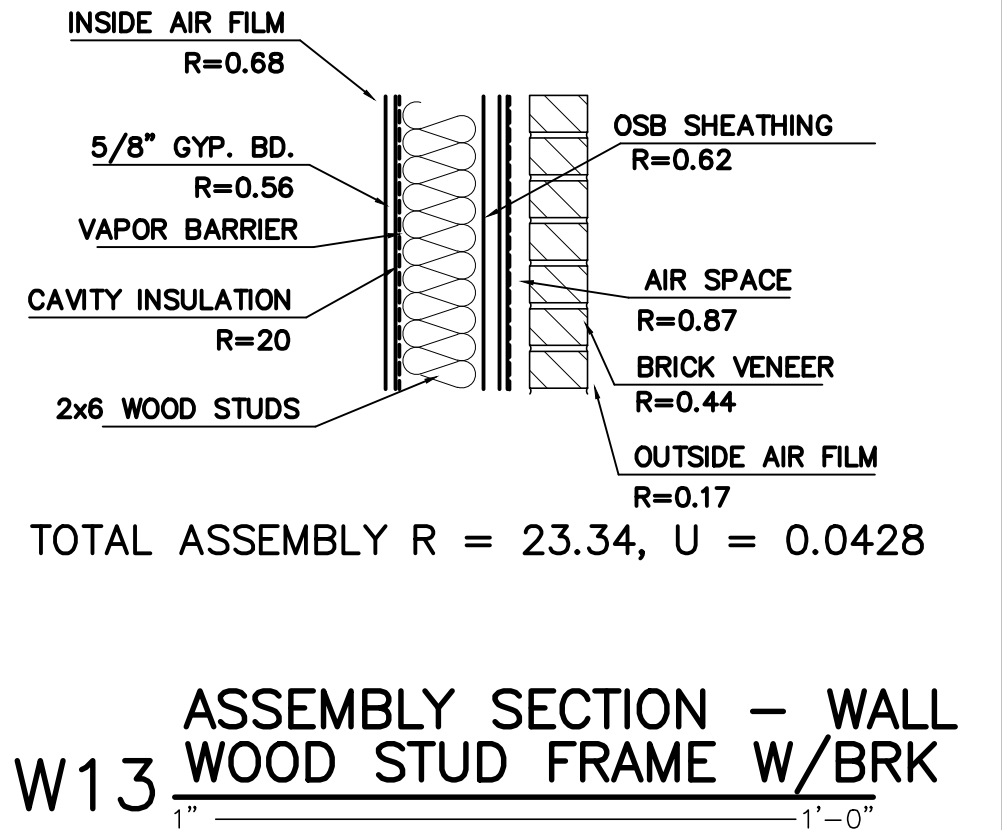
Get Adobe Reader Now!





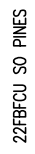


Page 41 of 107

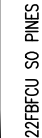
F-1 PLUMBING RISER, DETAIL & NOTES
F-2 PLUMBING PLAN, A. SCHEDULE

PERMITTING STAMP:

ANY DEVIATIONS FROM THESE DRAWINGS AND SPECIFICATIONS BY THE OWNER OR CONTRACTOR MUST BE APPROVED BY THE ARCHITECT IN WRITING AND PRIOR TO CONSTRUCTION. COPYRIGHT © ALL RIGHTS RESERVED BY DESIGNED TO BUILD. NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION.



22FBFCU S0 PNE5

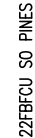




C

B

A



COMPENSATION TO THE ARCHITECT.



USED BY THE PROJECT OWNER OR ANY OTHER PARTY FOR OTHER PROJECTS, ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT.

ARE PREPARED IS EXECUTED OR NOT. THE DRAWINGS AND SPECIFICATIONS SHALL NOT

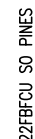
FOR THE PROJECT FOR WHICH:

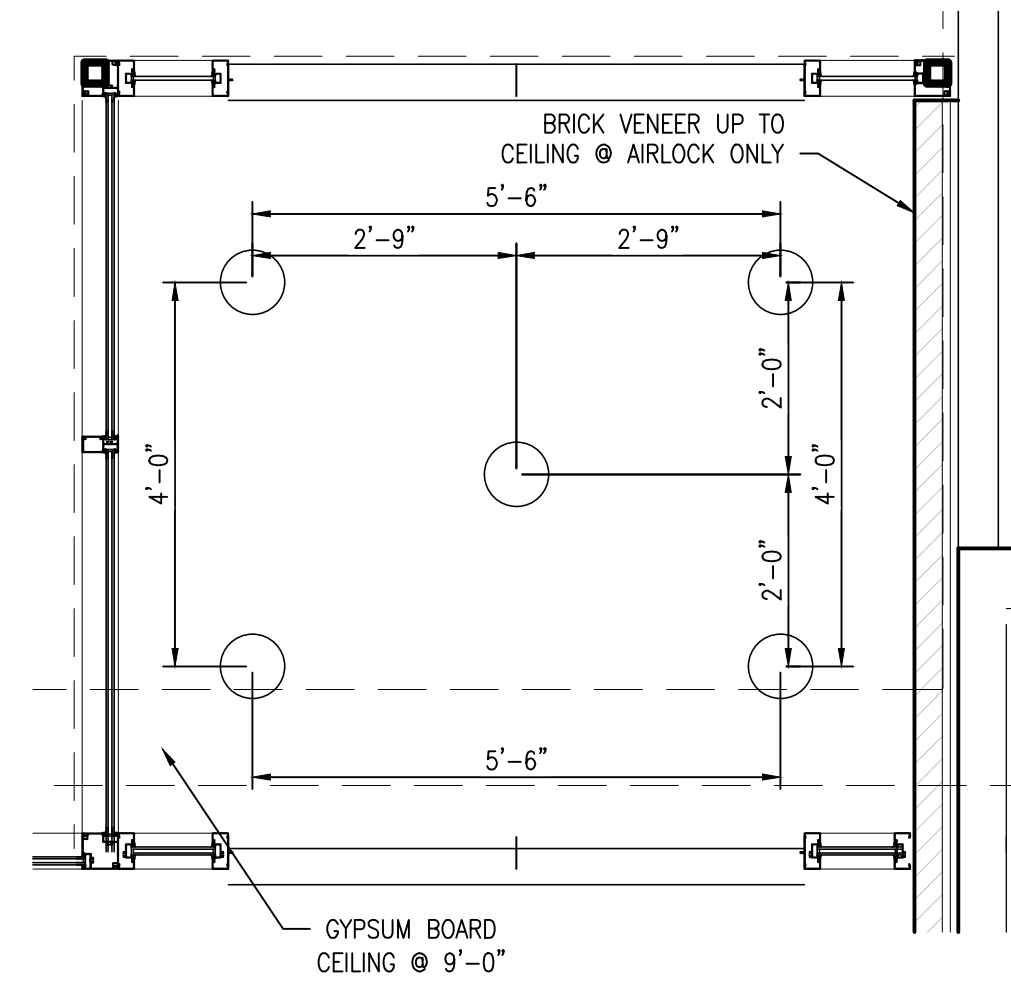
CT. Y

THE

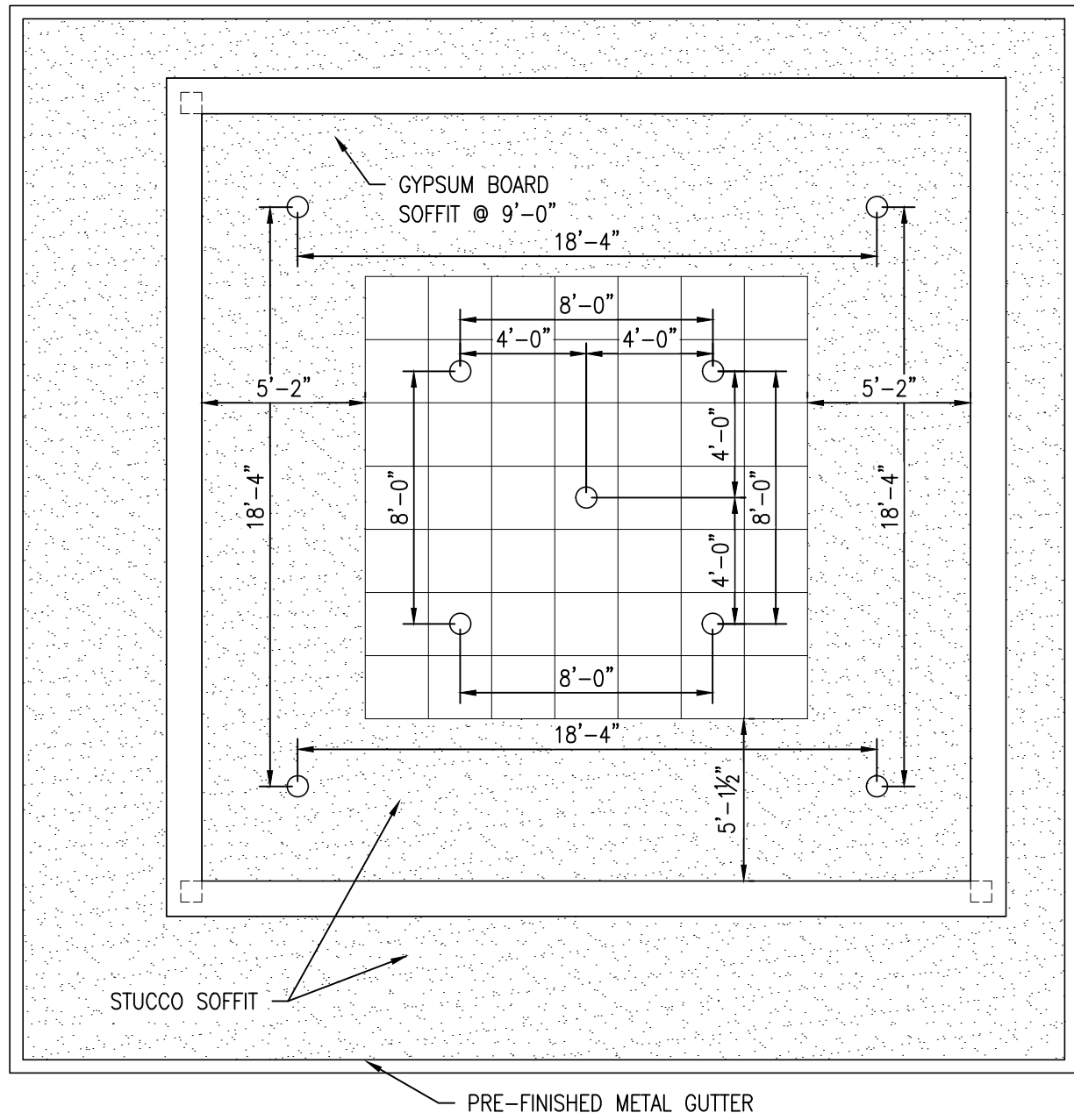
ON ARE AND SHALL REMAIN

22FB7CU SO PINES

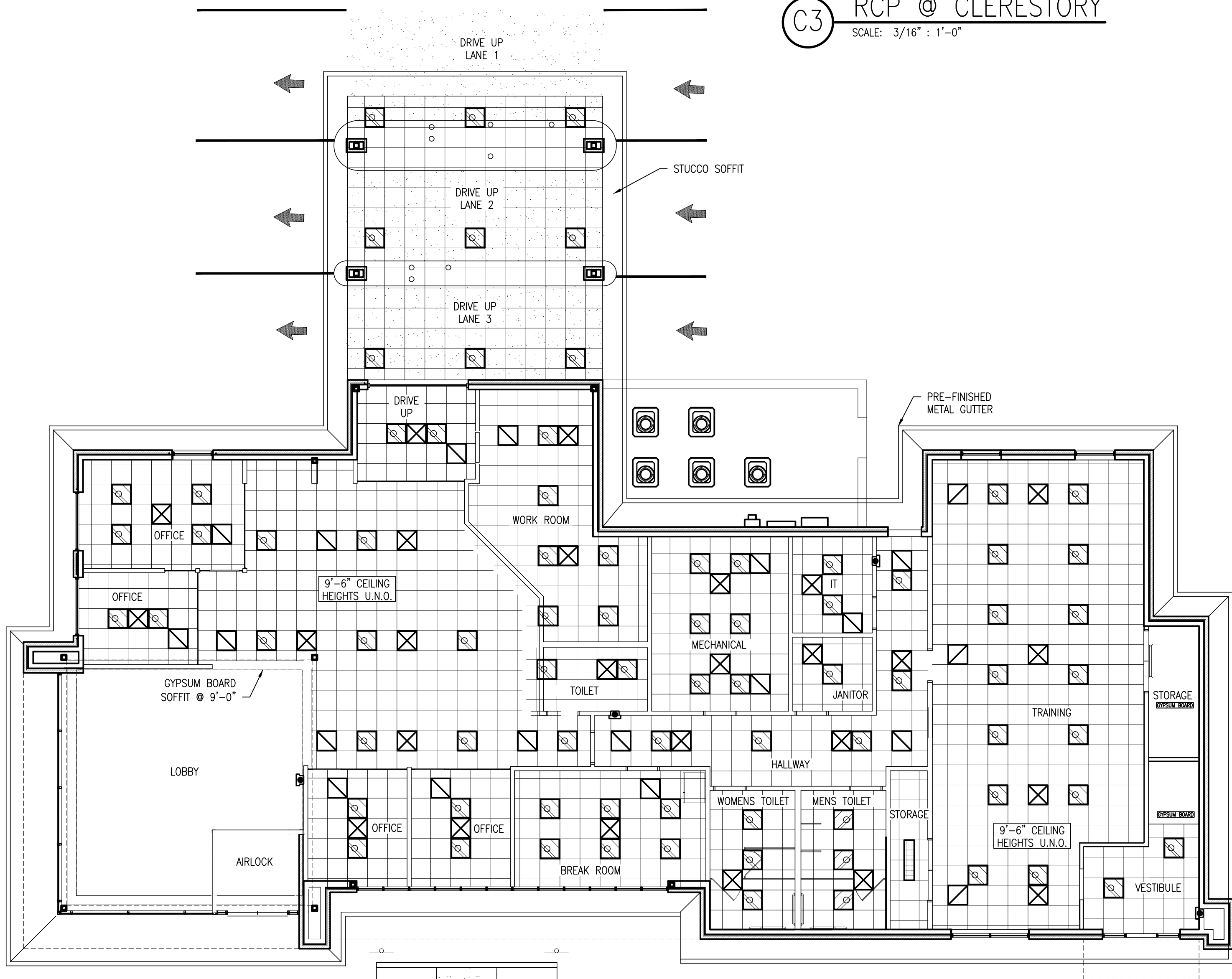
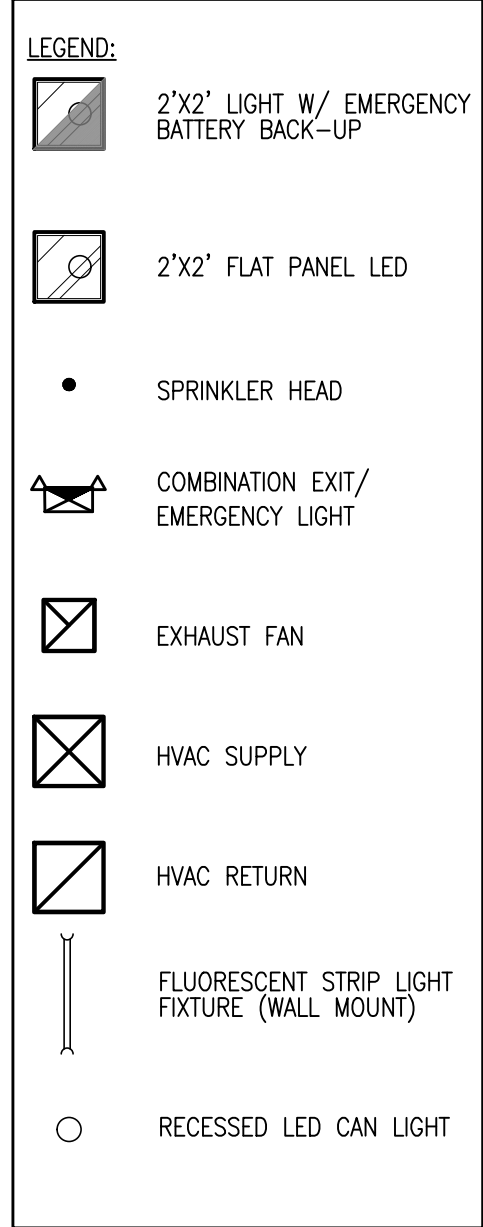




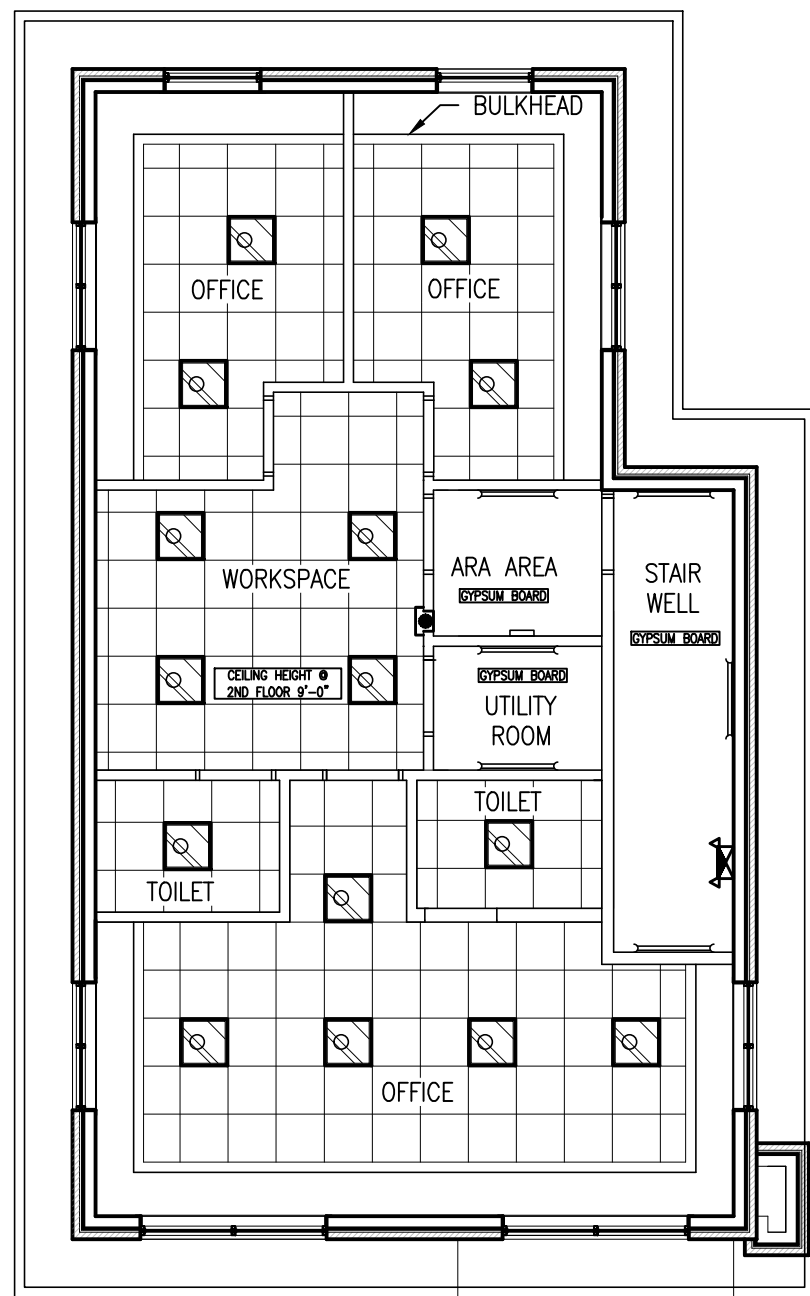
D1 RCP @ AIRLOCK
SCALE: 1/2" : 1'-0"



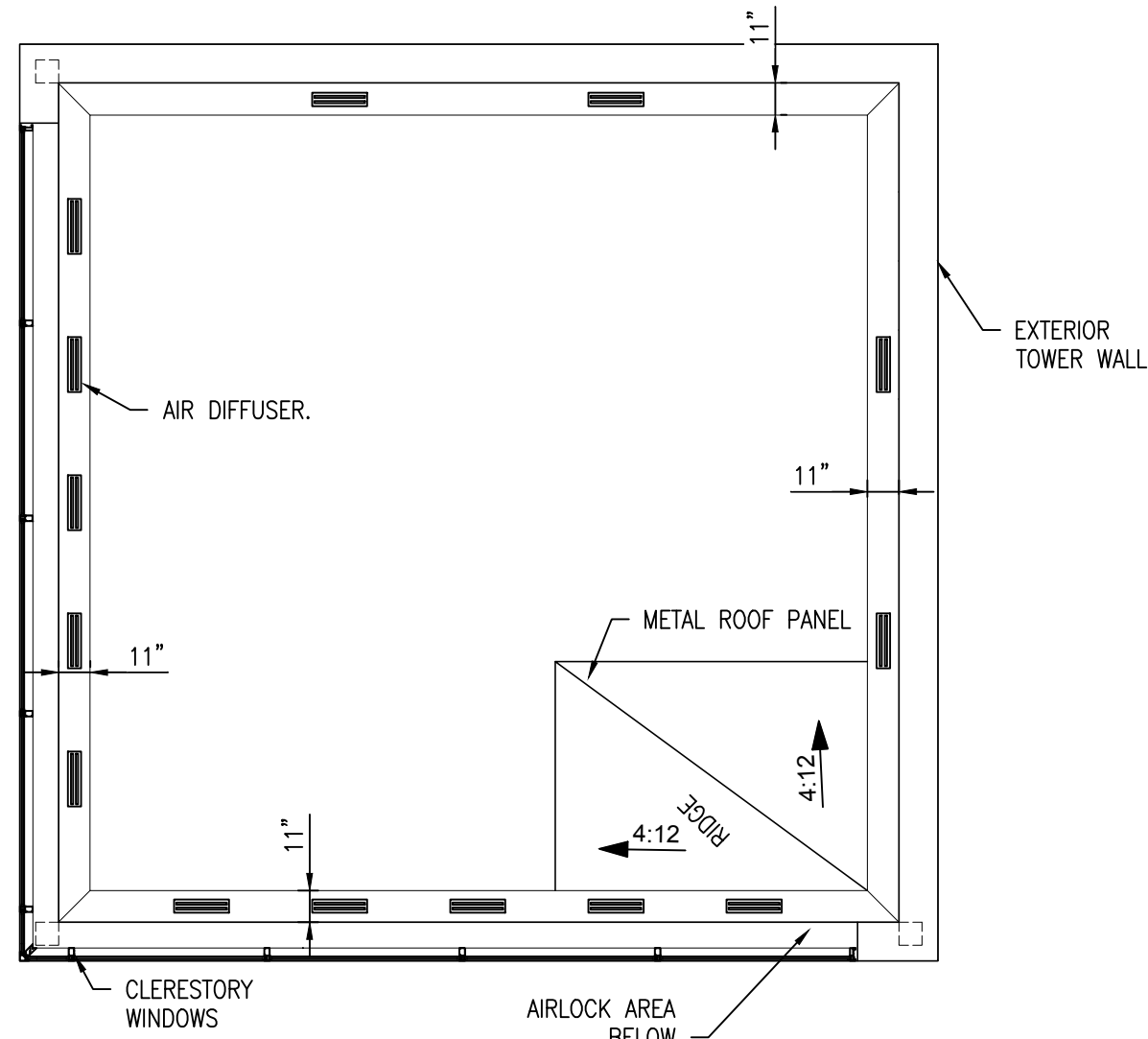
C3 RCP @ CLERESTORY
SCALE: 3/16" : 1'-0"



A1 RCP @ FIRST FLOOR
SCALE: 1/8" : 1'-0"



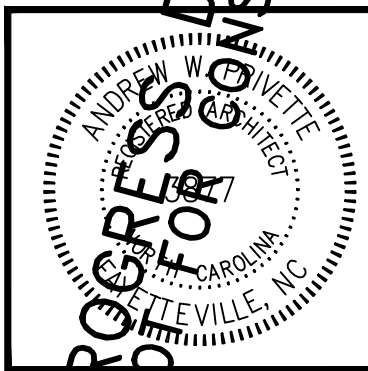
A4 RCP @ SECOND FLOOR
SCALE: 1/8" : 1'-0"



B5 TOWER INSIDE VIEW PLAN
SCALE: 1/4" : 1'-0"



ANDREW W. PRIVETTE, AIA
1920 FT. BRAGG ROAD
FAYETTEVILLE, NC 28303
TELE. (910) 465-3567
andy@designtobuild.com



FORT BRAGG FEDERAL CREDIT UNION
SOUTHERN PINES BRANCH
105 BRUCEWOOD ROAD
SOUTHERN PINES, NORTH CAROLINA

NO.	DATE	DESCRIPTION	CHK

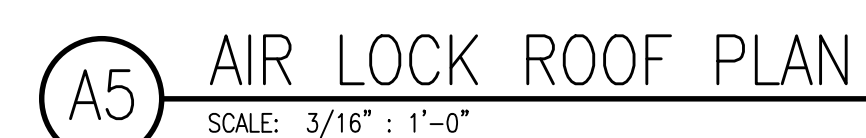
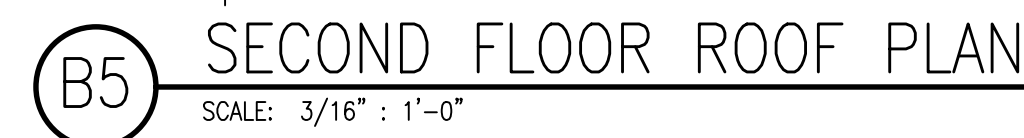
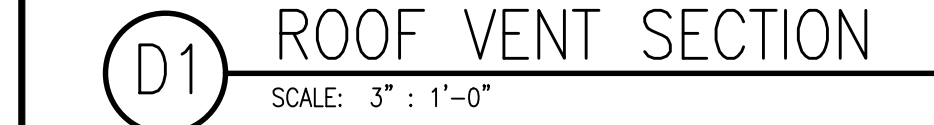
JOB CODE: 22FBF00 SO PINES
DRAWN BY: J. PAZ
CHECKED BY: A. PRIVETTE
COPYRIGHT: DESIGNED TO BUILD

SHEET TITLE:
REFLECTED CEILING
PLAN
SEPTEMBER, 2022

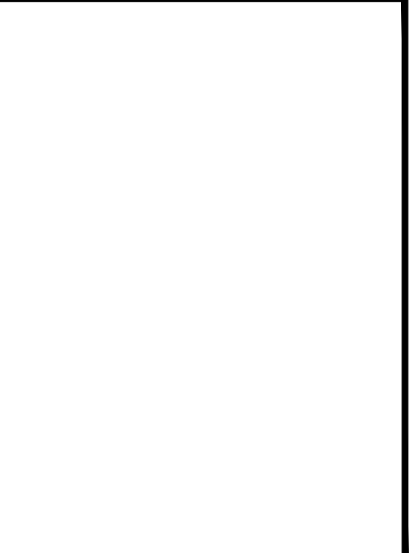
A-103
SHEET 4 OF 8

PERMITTING STAMP:

22FBFCU 50 PINES



PERMITTING STAMP:



2FB7CU 50 PINES

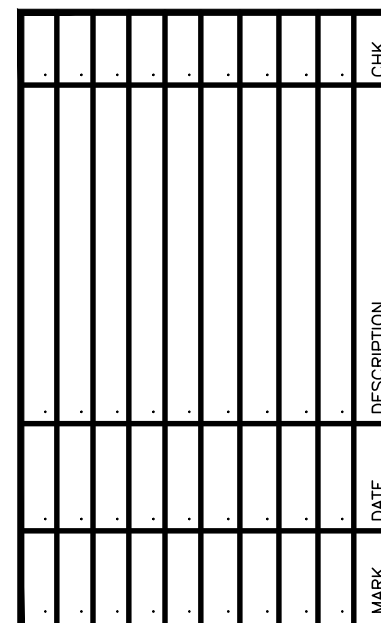
22FBFCU 50 PINES

5

6



1



SHEET TITLE:

SCHEDULE FINISH
FLOOR PLAN
SEPTEMBER , 2022

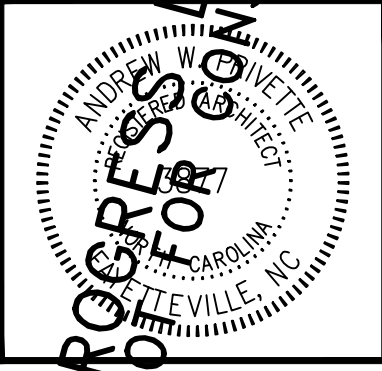
2FB7CU 50 PINES

FORT BRAGG FEDERAL CREDIT UNION
SOUTHERN PINES BRANCH
105 BRUCEWOOD ROAD
SOUTHERN PINES, NORTH CAROLINA

ANY DEVIATIONS FROM THESE DRAWINGS AND SPECIFICATIONS BY THE OWNER OR CONTRACTOR MUST BE APPROVED BY THE ARCHITECT IN WRITING AND PRIOR TO CONSTRUCTION. COPYRIGHT © ALL RIGHTS RESERVED BY DESIGNED TO BUILD. NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

22FBFCU 50 PINES


ANDREW W. PRINCE, AIA
1920 FT. BRACE ROAD
FAYETTEVILLE
NORTH CAROLINA 28303
TELE. (910) 485-8567
andy@designedtobuild.com



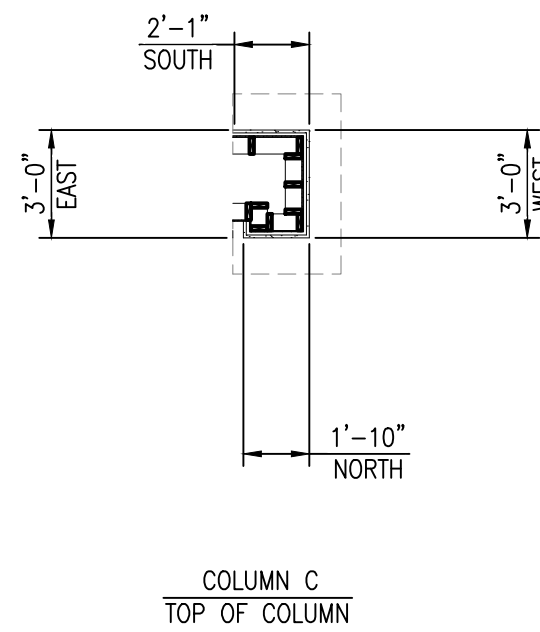
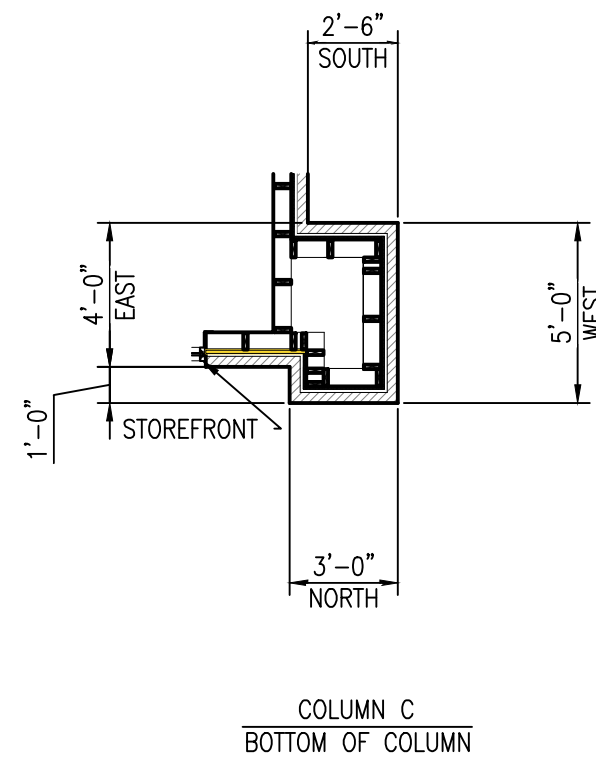
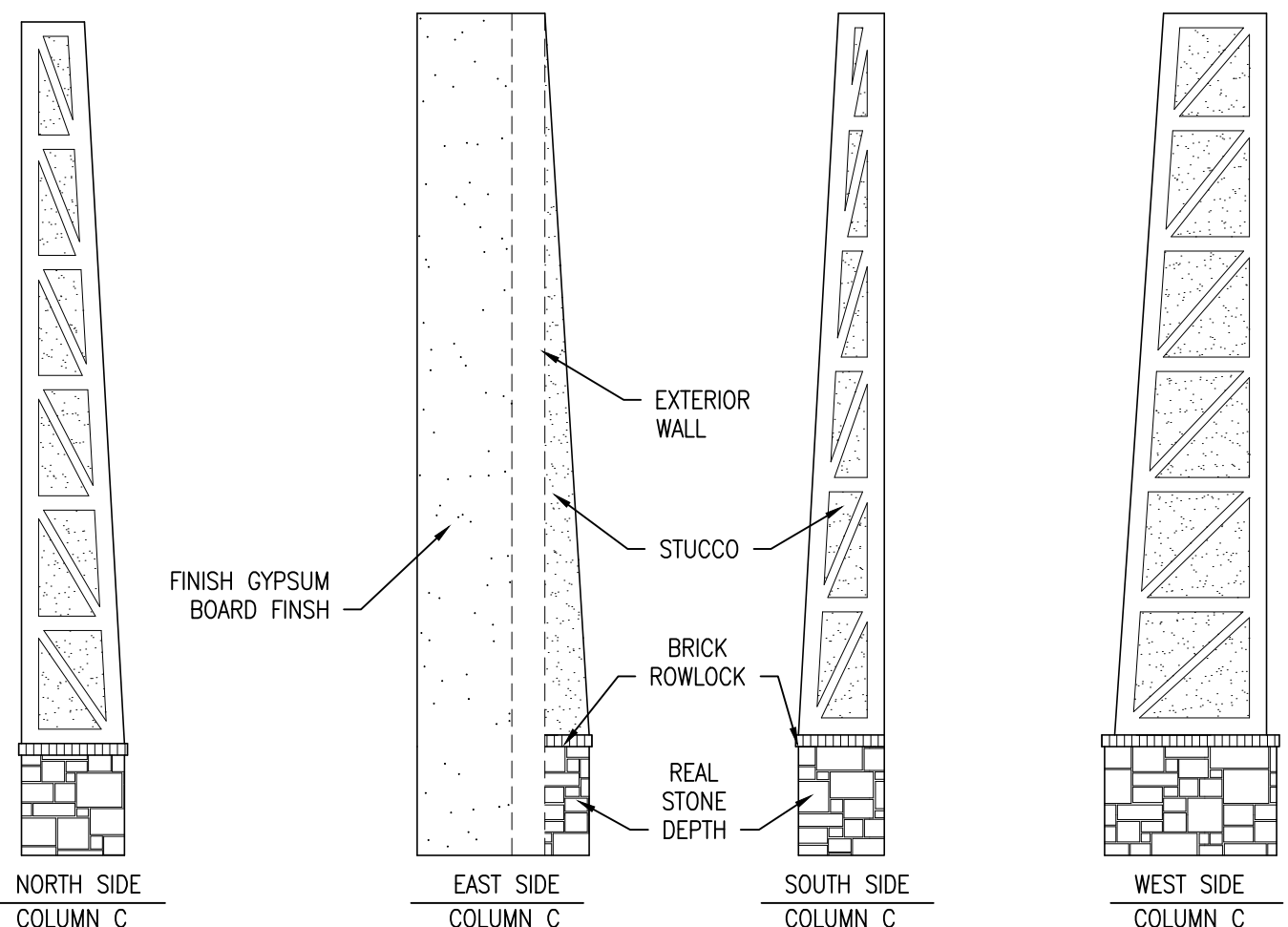
MARK	DATE	DESCRIPTION	CHK
	1	1	1
	2	2	2
	3	3	3
	4	4	4
	5	5	5
	6	6	6
	7	7	7
	8	8	8
	9	9	9
	10	10	10
	11	11	11
	12	12	12
	13	13	13
	14	14	14
	15	15	15
	16	16	16
	17	17	17
	18	18	18
	19	19	19
	20	20	20
	21	21	21
	22	22	22
	23	23	23
	24	24	24
	25	25	25
	26	26	26
	27	27	27
	28	28	28
	29	29	29
	30	30	30
	31	31	31
	32	32	32
	33	33	33
	34	34	34
	35	35	35
	36	36	36
	37	37	37
	38	38	38
	39	39	39
	40	40	40
	41	41	41
	42	42	42
	43	43	43
	44	44	44
	45	45	45
	46	46	46
	47	47	47
	48	48	48
	49	49	49
	50	50	50
	51	51	51
	52	52	52
	53	53	53
	54	54	54
	55	55	55
	56	56	56
	57	57	57
	58	58	58
	59	59	59
	60	60	60
	61	61	61
	62	62	62
	63	63	63
	64	64	64
	65	65	65
	66	66	66
	67	67	67
	68	68	68
	69	69	69
	70	70	70
	71	71	71
	72	72	72
	73	73	73
	74	74	74
	75	75	75
	76	76	76
	77	77	77
	78	78	78
	79	79	79
	80	80	80
	81	81	81
	82	82	82
	83	83	83
	84	84	84
	85	85	85
	86	86	86
	87	87	87
	88	88	88
	89	89	89
	90	90	90
	91	91	91
	92	92	92
	93	93	93
	94	94	94
	95	95	95
	96	96	96
	97	97	97
	98	98	98
	99	99	99
	100	100	100

SHEET TITLE:

**EXTERIOR ELEVATIONS
SEPTEMBER , 2022**

51 of 107

22FB7CU 50 PINES



SCALE: 1/2" : 1'-0"

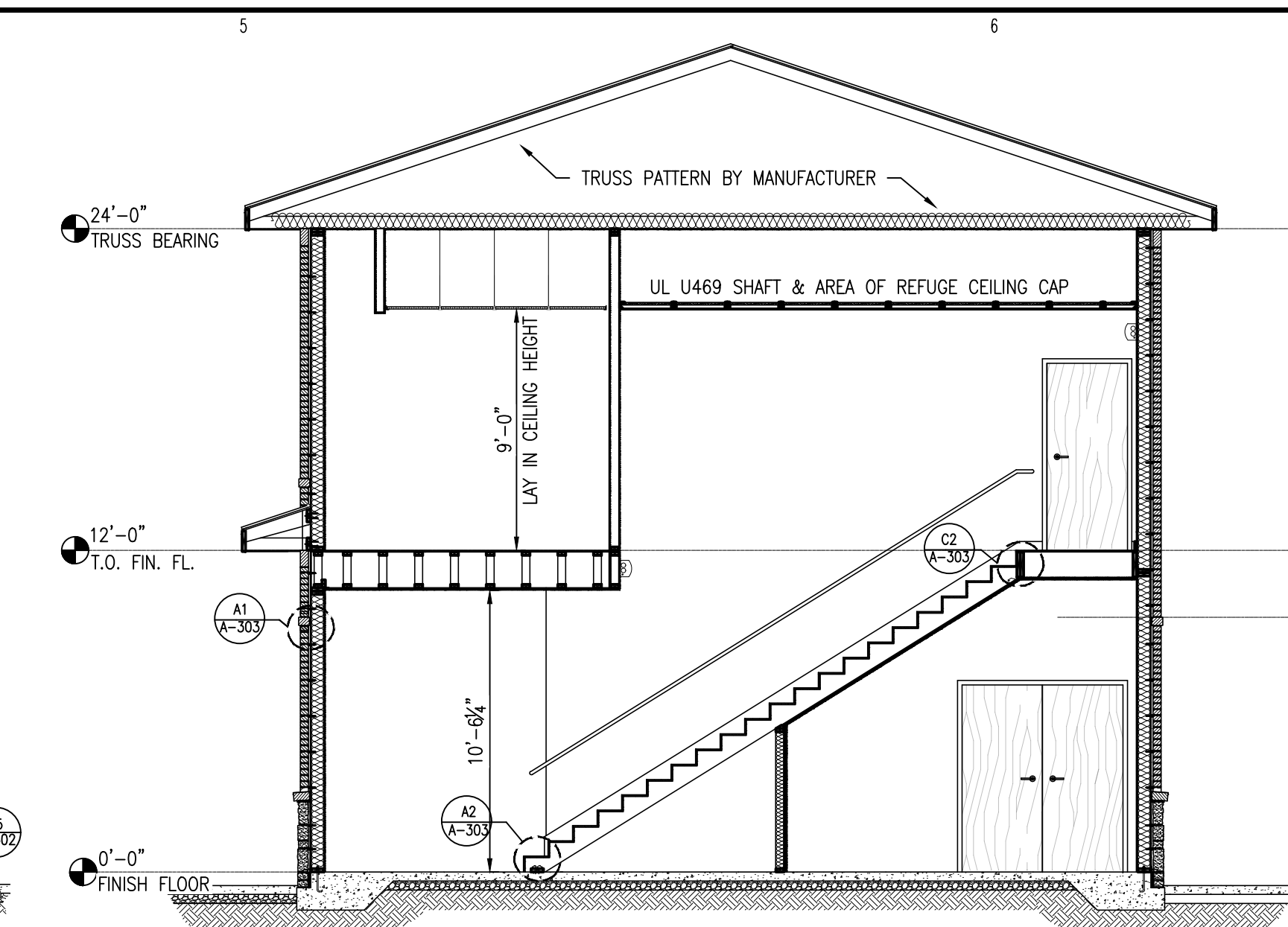
SCALE: 3/16" : 1'-0"

A-202

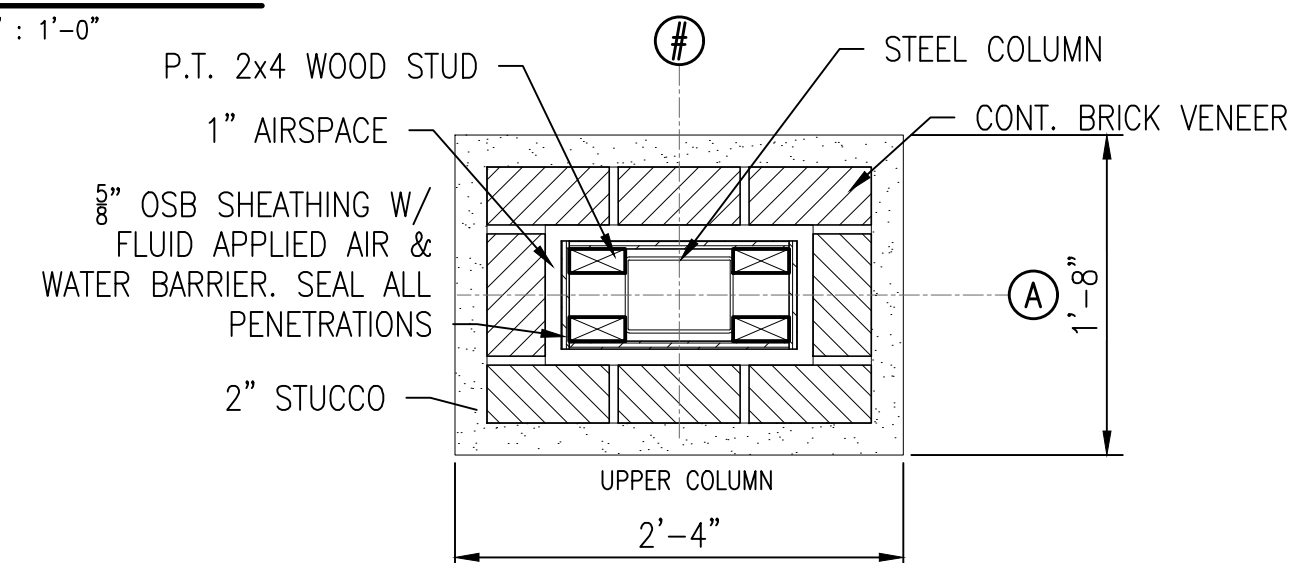
SHEET 8 OF 12

PERMITTING STAMP:

22FBFCU 50 PINES



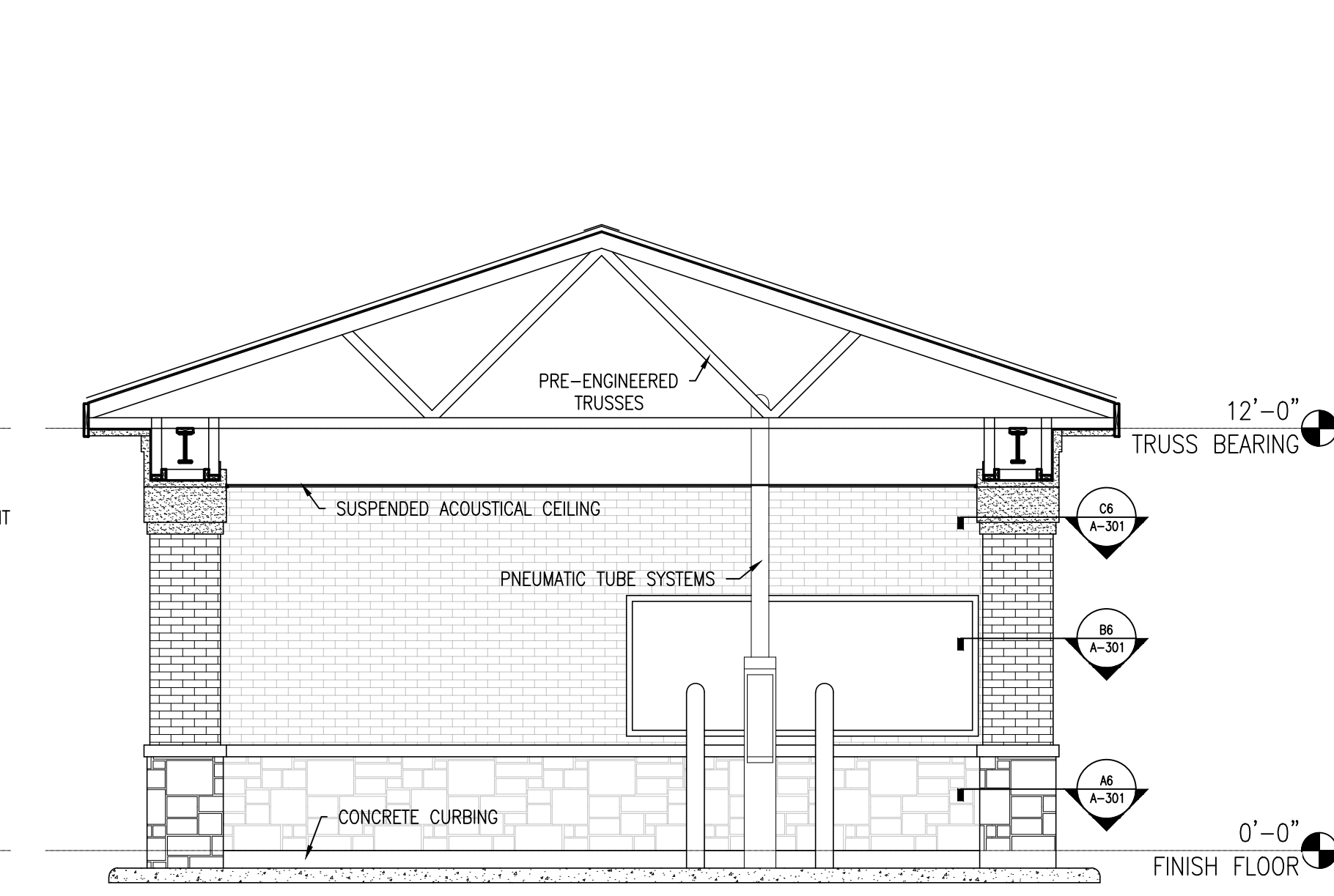
D5 WALL SECTION
SCALE: 3/16" : 1'-0"



Technical drawing of a window wall section. The drawing shows a cross-section of a wall with a central window unit. The wall is constructed with 8" OSB sheathing, fluid-applied air and water barrier, seal, and all penetrations. The wall is supported by a mid-column (2'-0" wide) and a steel column. The wall is finished with brick veneer. The drawing includes labels for the following components:

- P.T. 2x4 WOOD STUD
- 1" AIRSPACE
- 8" OSB SHEATHING W/ FLUID APPLIED AIR & WATER BARRIER. SEAL ALL PENETRATIONS
- MID COLUMN 2'-0"
- STEEL COLUMN
- BRICK VENEER
- Section line A-A

Diagram illustrating the cross-section of a stone wall construction. The wall is composed of stone blocks, with a central section labeled "REAL STONE DEPTH". The wall is supported by a "STEEL COLUMN" and a "P.T. 2x4 WOOD STUD". The wall is finished with "5/8\" OSB SHEATHING W/ FLUID APPLIED AIR & WATER BARRIER. SEAL ALL PENETRATIONS". The wall is shown with "1\" AIRSPACE" between the stone and the sheathing. The wall is supported by a "LOWER COLUMN" which is "2'-2\" wide". The wall is shown with a "REAL STONE DEPTH" of "2'-0\". The wall is shown with a "STEEL COLUMN" and a "P.T. 2x4 WOOD STUD". The wall is shown with "5/8\" OSB SHEATHING W/ FLUID APPLIED AIR & WATER BARRIER. SEAL ALL PENETRATIONS". The wall is shown with "1\" AIRSPACE" between the stone and the sheathing. The wall is supported by a "LOWER COLUMN" which is "2'-2\" wide".



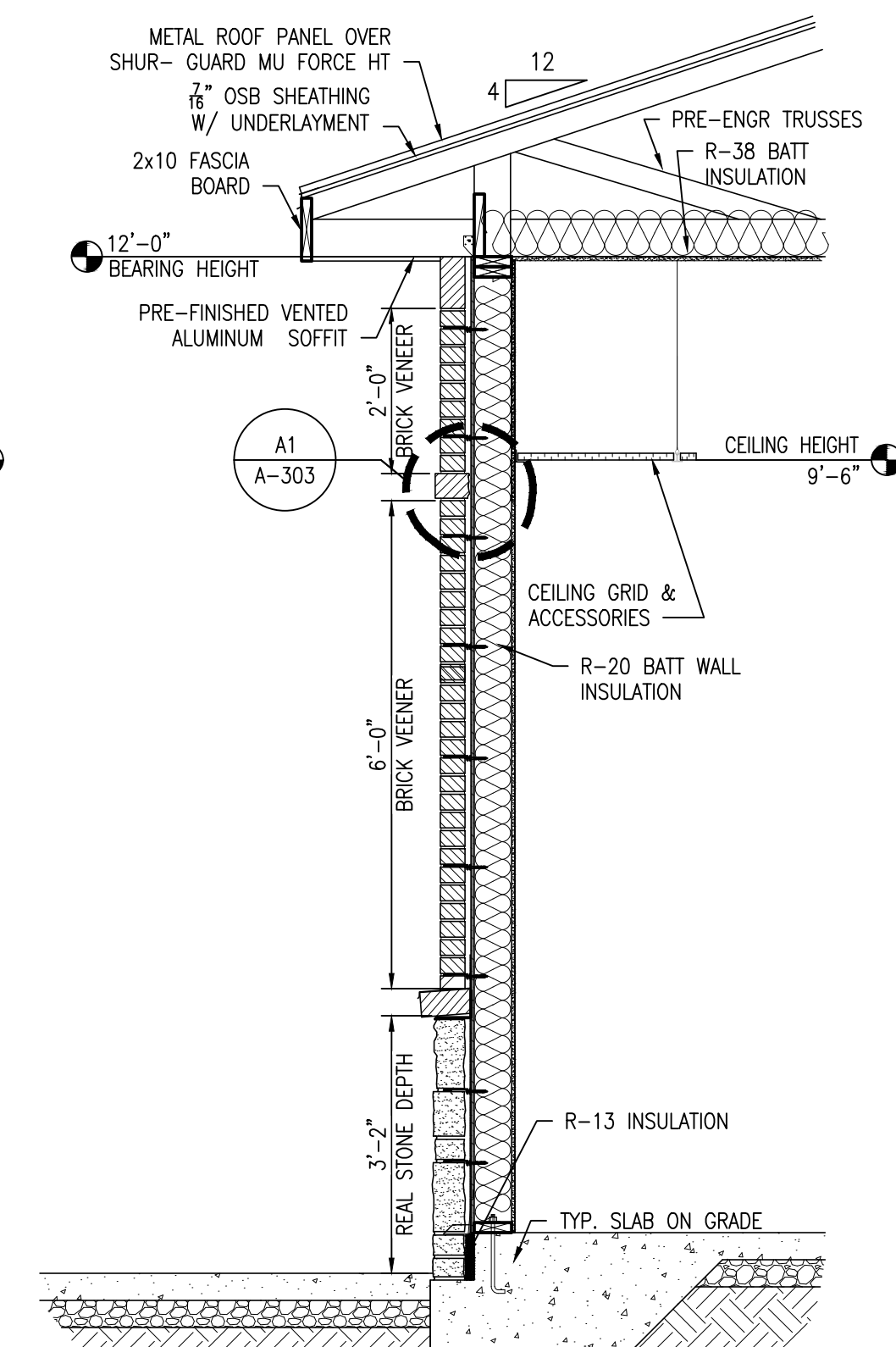
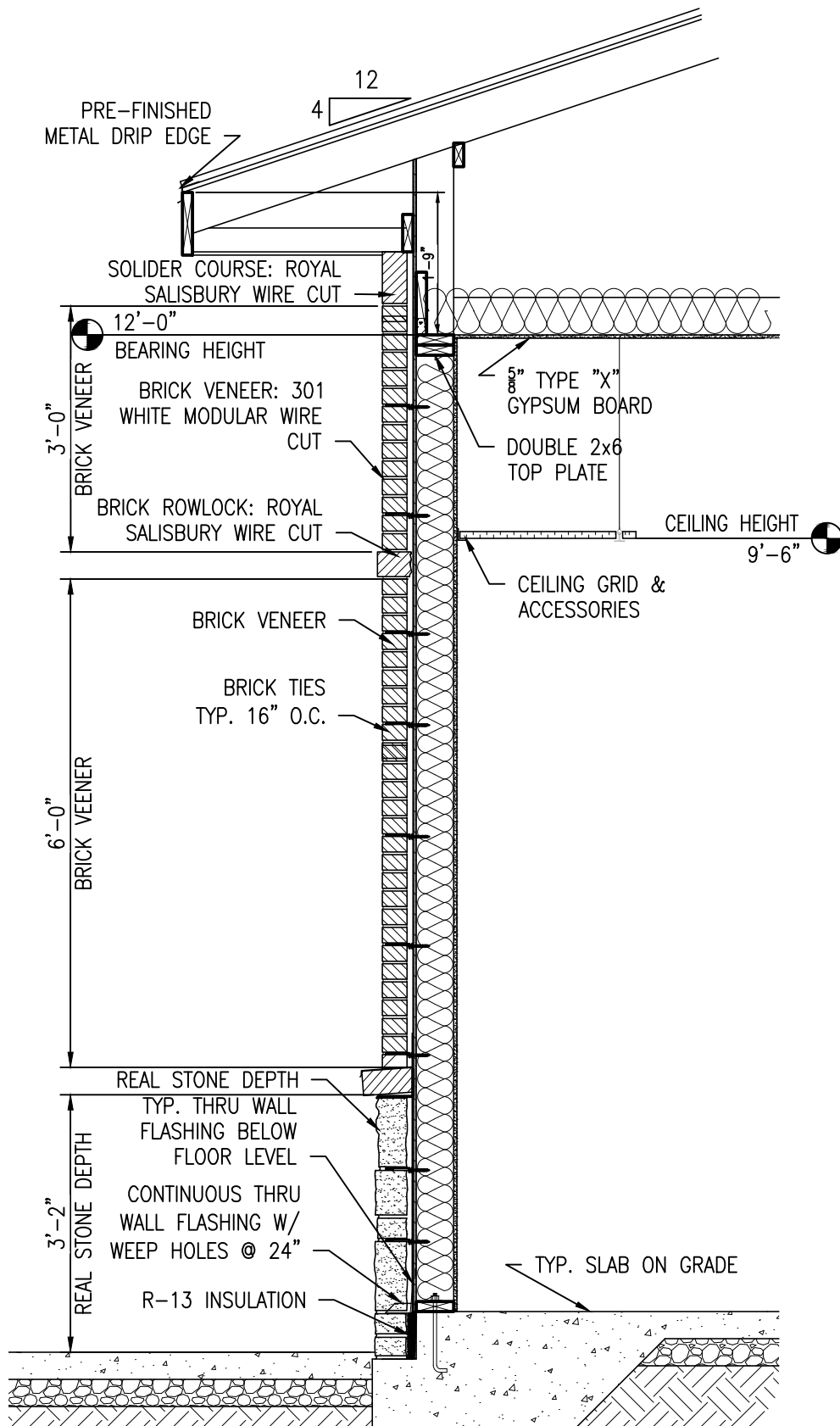
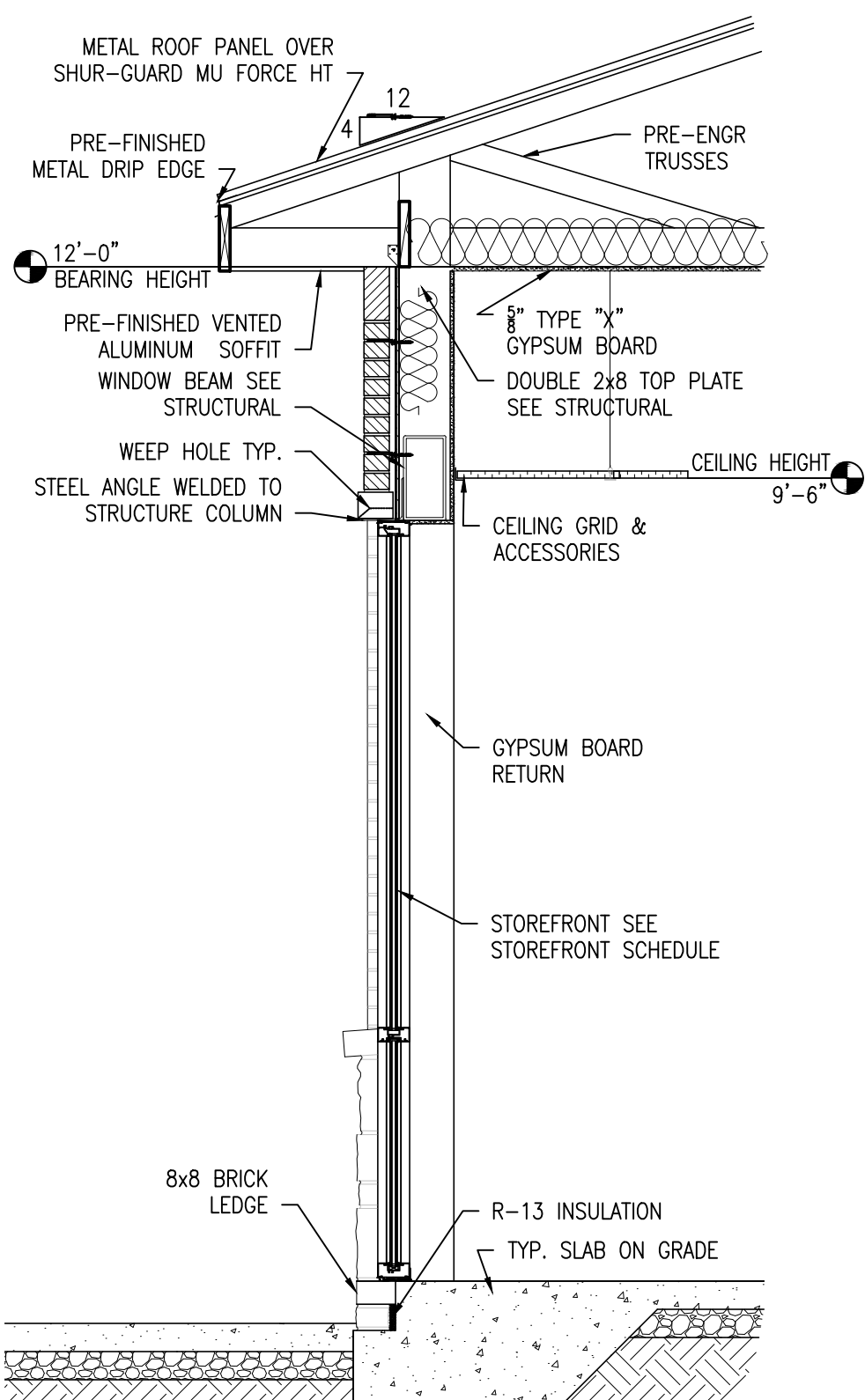
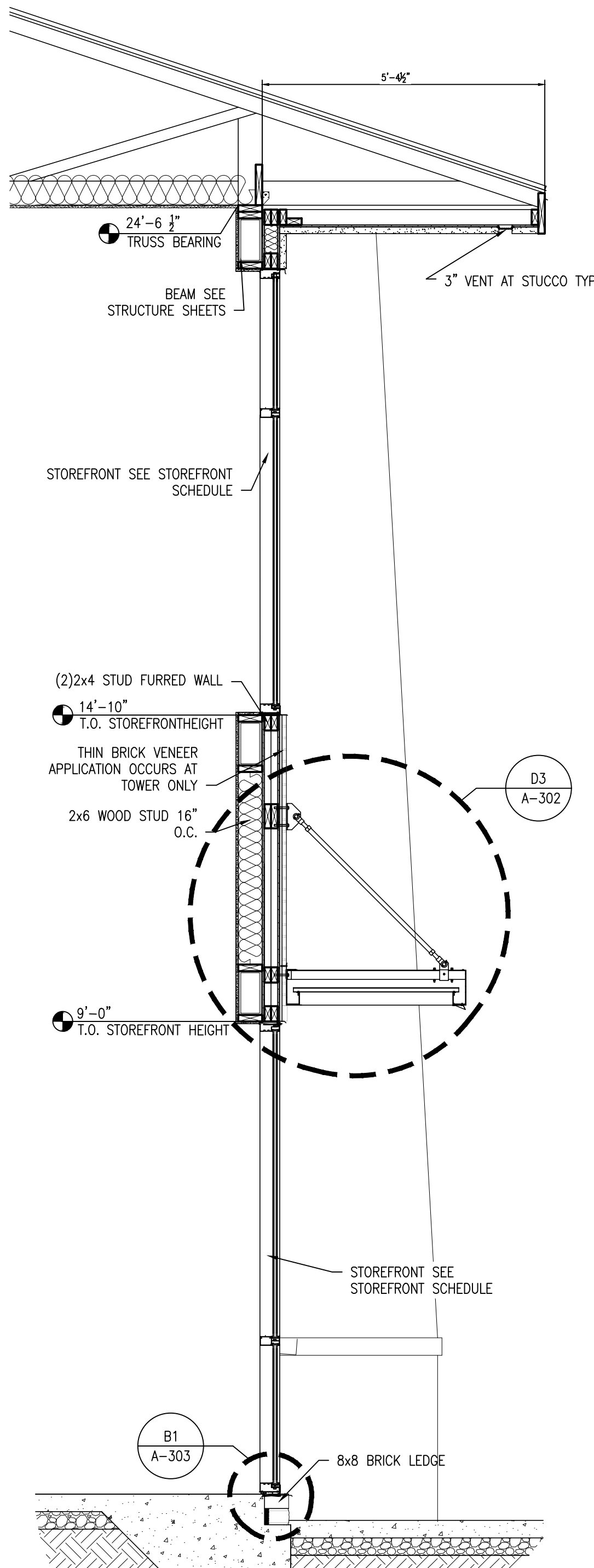
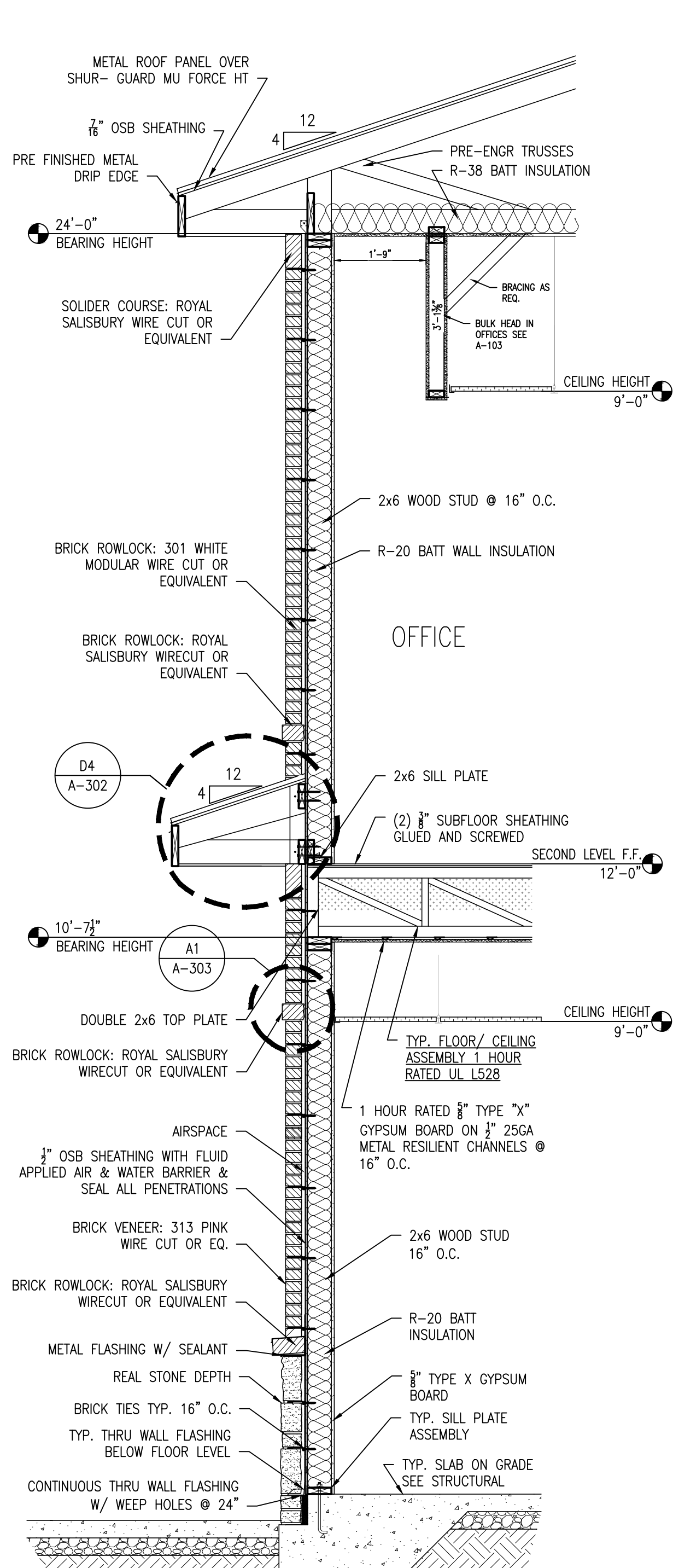
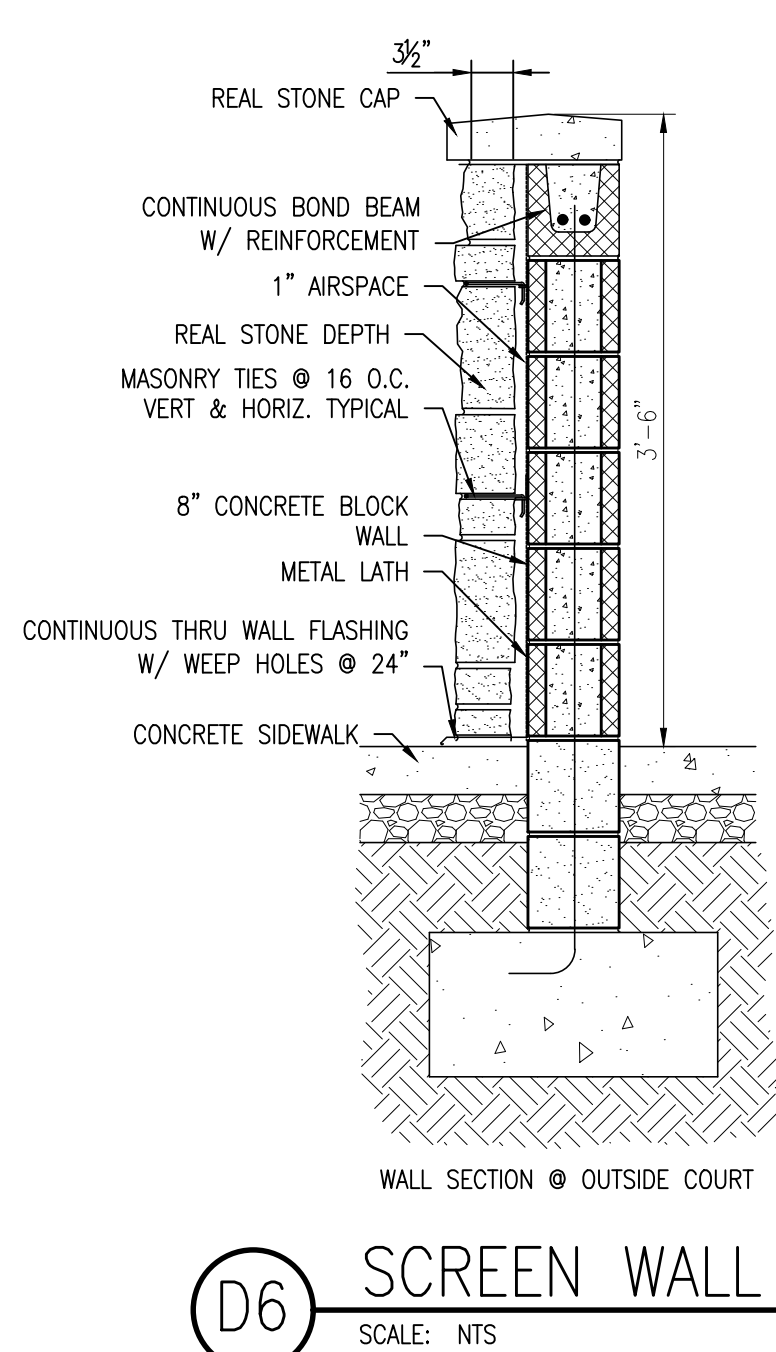
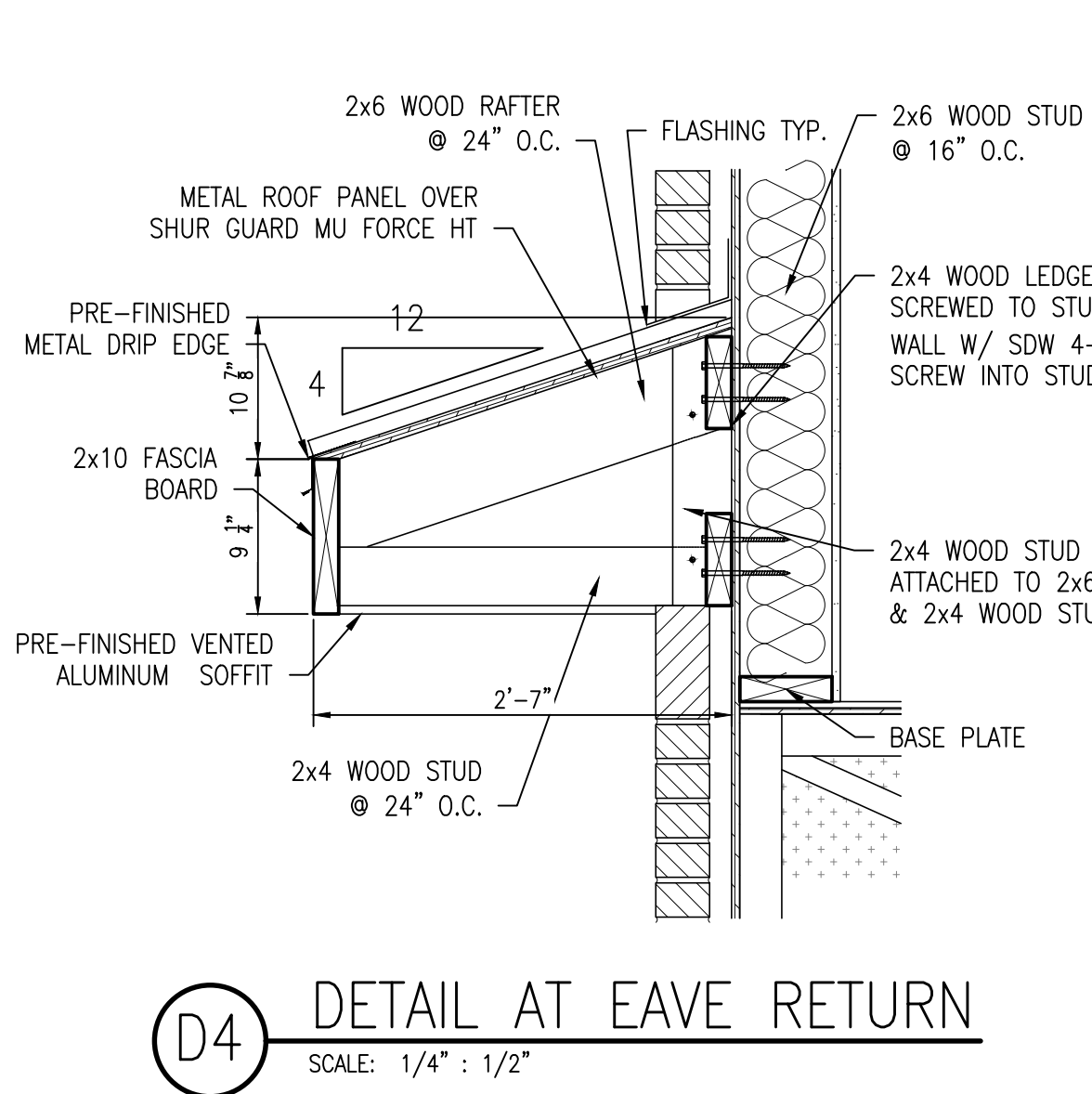
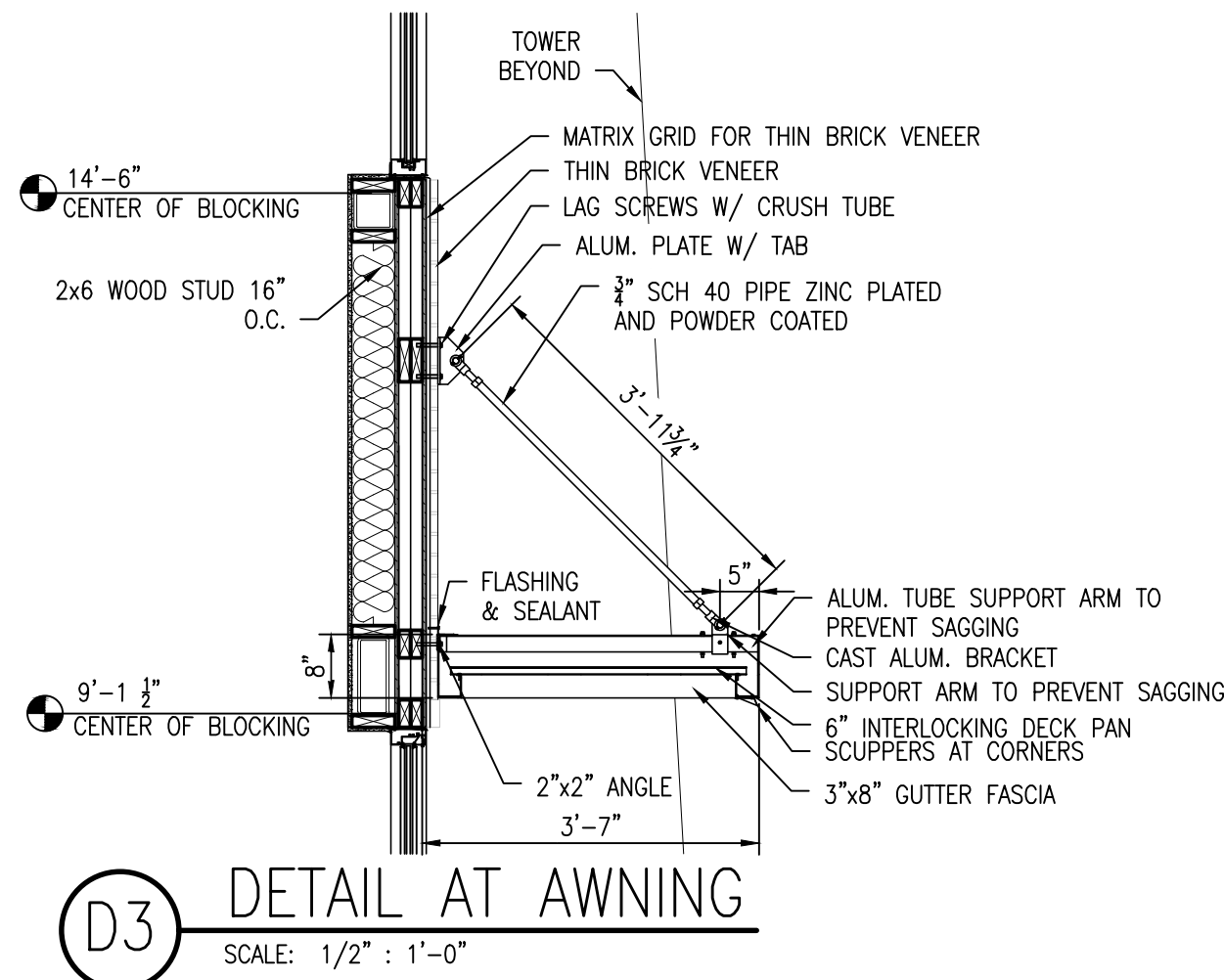
A5 SOFFIT SECTION AT DRIVE THRU
SCALE: 3/16" : 1'-0"

PERMITTING STAMP:

53 of 107

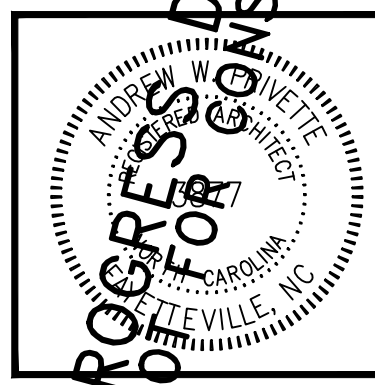
ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES. CONTRACTORS SHALL FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE REQUIREMENTS OF THE DRAWINGS, GENERAL REQUIREMENTS AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING ON ALL CONTRACTORS AND TRADES. EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL SETS OF THE CONTRACT DOCUMENTS FOR HIS EMPLOYEES' USE ON THE PROJECT TO ASSURE THAT ALL WORK IS PROPERLY COORDINATED AND INSTALLED WITH THE WORK OF OTHER CONTRACTORS AND TRADES.

EXTERIOR SELECTION SCHEDULE			
MATERIAL TYPE	MANUFACTURER	COLOR	NOTES
PRE-FINISHED METAL ROOF	UNION CORRUGATING COMPANY	EVERGREEN TSR=26%	-
BRICK SOLDIER COURSE	TAYLOR CLAY BRICK	ROYAL SALISBURY	WIRECUT CLOSURE
STUCCO	DRYVIT	TBD	-
BRICK ROWLOCK	TAYLOR CLAY BRICK	ROYAL SALISBURY	WIRECUT CLOSURE
THIN BRICK VENEER	TAYLOR CLAY BRICK	301 WHITE MODULAR	THIN BRICK WIRECUT
VENEER - UPPER LEVEL	TAYLOR CLAY BRICK	301 WHITE MODULAR	WIRECUT CLOSURE
REAL STONE DEPTH	SOUTHERN STONE SUPPLY	TBD	SAWN ARCHITECTURAL VENEER
PREFAB ALUMINUM AWNING	MAPES ARCHITECTURAL CANOPIES	FOREST GREEN	-
CANOPY BRACKETS	MAPES ARCHITECTURAL CANOPIES	FOREST GREEN	-
STOREFRONT FRAMING	KAWNEER	TBD	-
VENEER - LOWER LEVEL	TAYLOR CLAY BRICK	313 PINK MODULAR	WIRECUT CLOSURE
METAL GUTTERS	TBD	FOREST GREEN	-



Designed to Build
A Sensible Approach

ANDREW W. PRIVETTE, AIA
1920 FT. BRAGG ROAD
FAYETTEVILLE, NC 28403
TELE. (910) 485-3567
andy@designtobuild.com



FORT BRAGG FEDERAL CREDIT UNION
SOUTHERN PINES BRANCH
105 BRUCEWOOD ROAD
SOUTHERN PINES, NORTH CAROLINA

NO.	DESCRIPTION	DATE	MARK	CHK

JOB CODE: 22FBCU SO PINES
DRAWN BY: J. PAZ
CHECKED BY: A. PRIVETTE
COPYRIGHT: DESIGNED TO BUILD

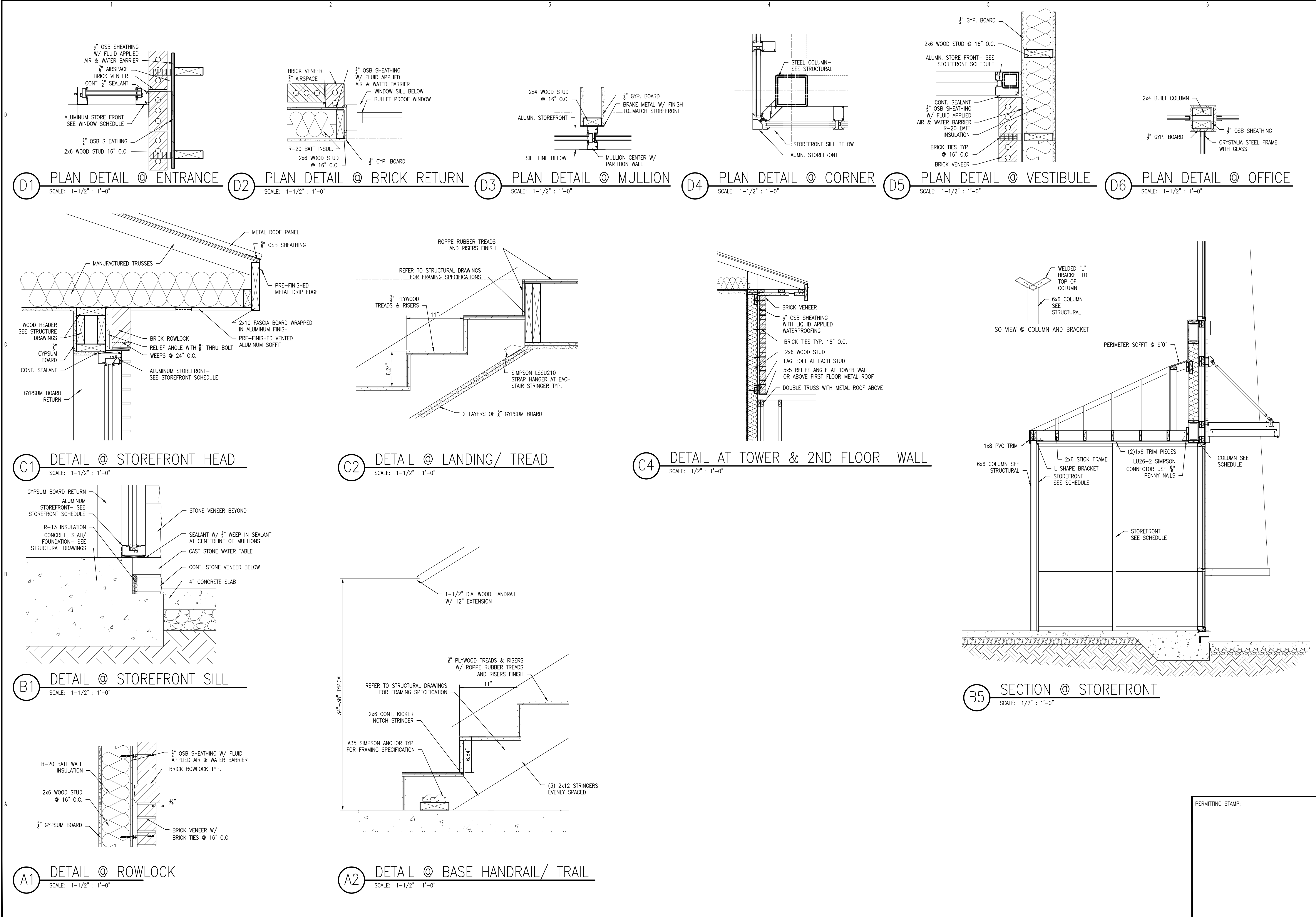
SHEET TITLE:
WALL SECTIONS
SEPTEMBER, 2022

A-302
SHEET 10 OF 10

PERMITTING STAMP:

EACH CONTRACTOR IS REQUIRED TO INCLUDE ALL MINOR ITEMS, WHETHER OR NOT SHOWN ON PLANS, AS REQUIRED BY CODE AND FOR WORKING SYSTEMS, IN INITIAL COST OF WORK, AND AT NO ADDITIONAL COST TO THE OWNER. ANY DEVIATIONS FROM THESE DRAWINGS AND SPECIFICATIONS BY THE OWNER OR CONTRACTOR MUST BE APPROVED BY THE ARCHITECT IN WRITING AND PRIOR TO CONSTRUCTION. COPYRIGHT © ALL RIGHTS RESERVED BY DESIGNED TO BUILD. NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES. CONTRACTORS SHALL FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE REQUIREMENTS OF THE DRAWINGS, GENERAL REQUIREMENTS AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING ON ALL CONTRACTORS AND TRADES. EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL SETS OF THE CONTRACT DOCUMENTS FOR HIS EMPLOYEES' USE ON THE PROJECT TO ASSURE THAT ALL WORK IS PROPERLY COORDINATED AND INSTALLED WITH THE WORK OF OTHER CONTRACTORS AND TRADES.



Designed to Build
A Sensible Approach

ANDREW W. PRINCE, AIA
1920 FT. BRAGG ROAD
FAYETTEVILLE, NC 28303
TELE. (910) 485-3567
andy@designtobuild.com

ANDREW W. PRINCE
REGISTERED PROFESSIONAL ENGINEER
STATE OF NORTH CAROLINA
LICENSE NO. 48303

DESIGNED TO BUILD
ARCHITECTS
1920 FT. BRAGG ROAD
FAYETTEVILLE, NC 28303
TELE. (910) 485-3567
andy@designtobuild.com

FORT BRAGG FEDERAL CREDIT UNION
SOUTHERN PINES BRANCH
105 BRUCEWOOD ROAD
SOUTHERN PINES, NORTH CAROLINA

NO.	DATE	DESCRIPTION	CHK.

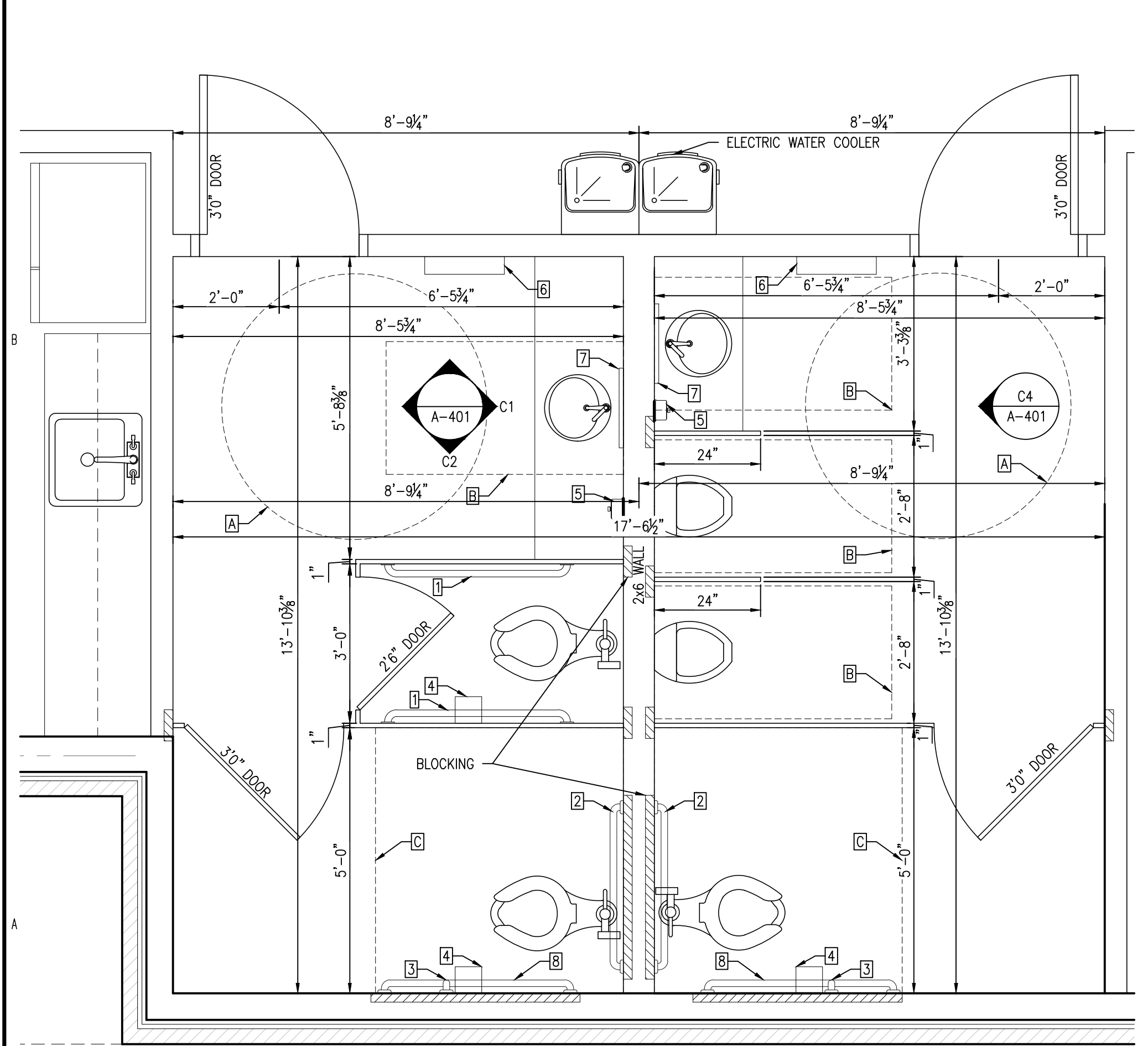
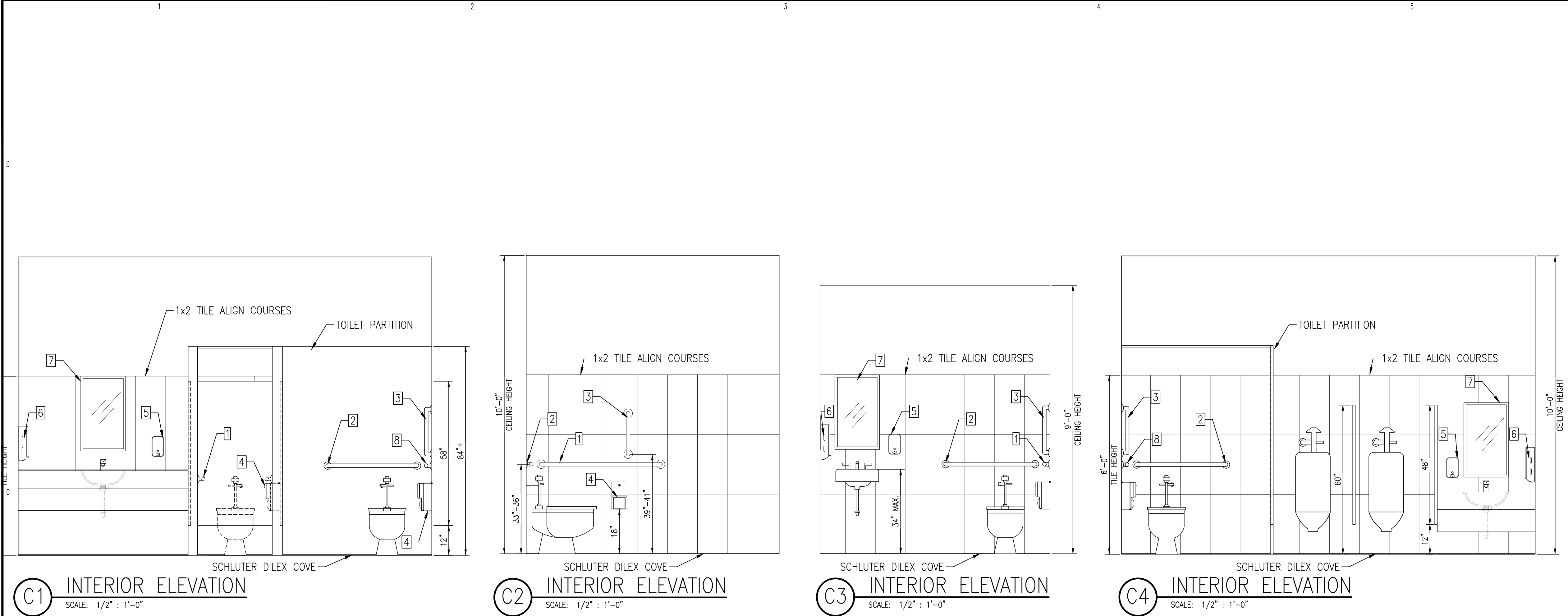
JOB CODE: 22FBFCU SO PINES
DRAWN BY: J. PAZ
CHECKED BY: A. PRIVETTE
COPYRIGHT: DESIGNED TO BUILD

SHEET TITLE:
DETAILS
SEPTEMBER, 2022

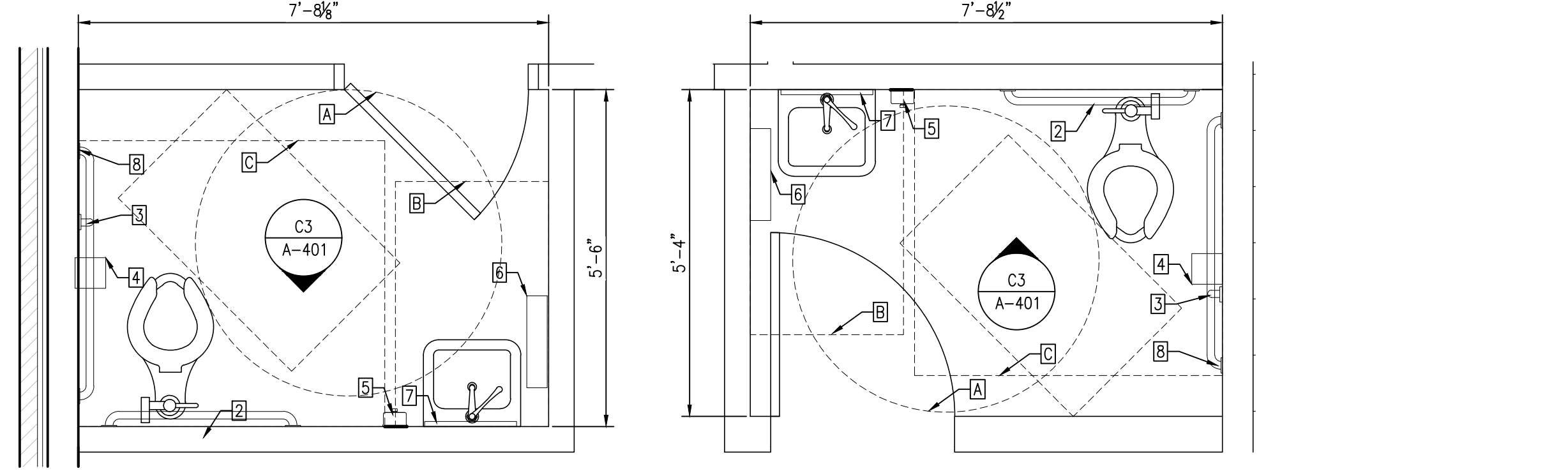
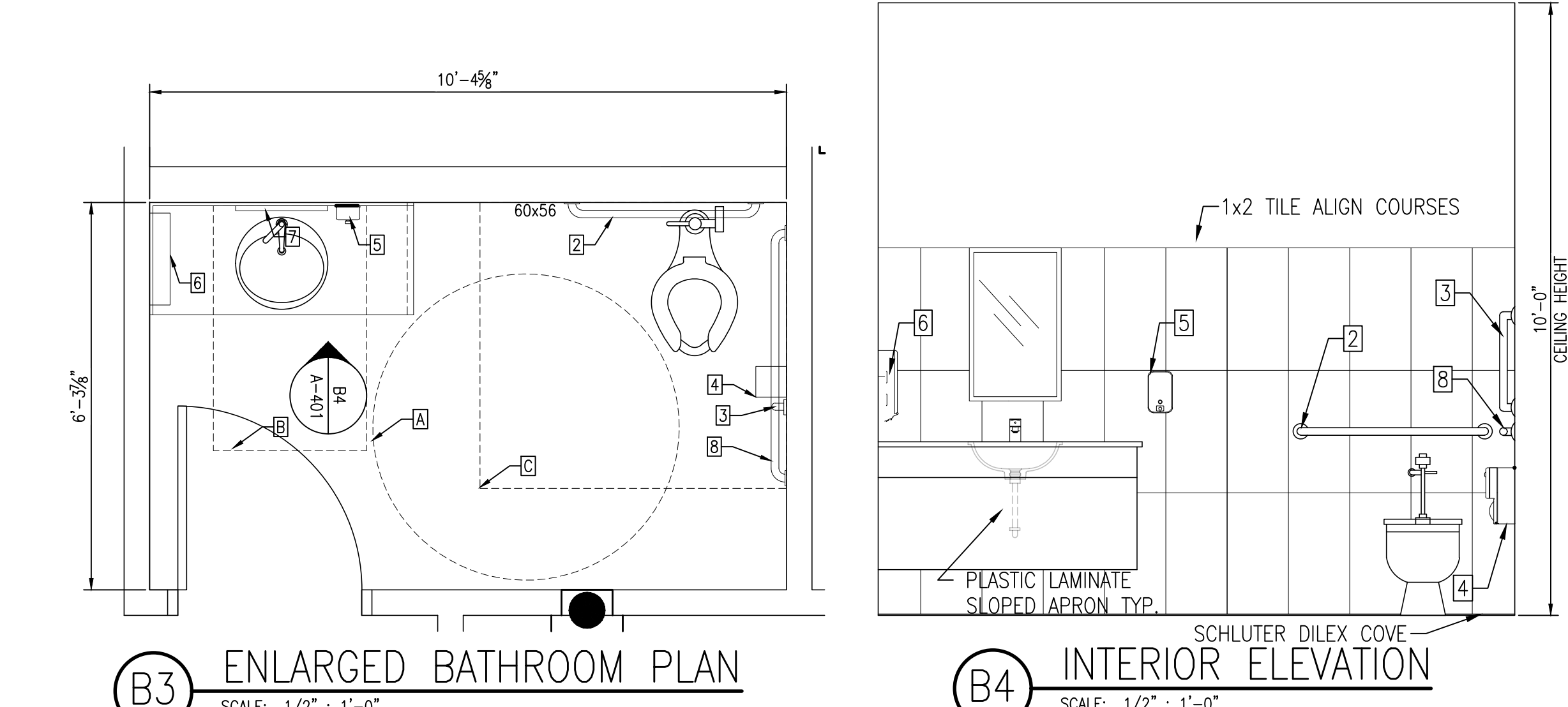
A-303
SHEET 11 OF 18

PERMITTING STAMP:

EACH CONTRACTOR IS REQUIRED TO INCLUDE ALL MINOR ITEMS, WHETHER OR NOT SHOWN ON PLANS, AS REQUIRED BY CODE AND FOR WORKING SYSTEMS, IN INITIAL COST OF WORK, AND AT NO ADDITIONAL COST TO THE OWNER. ANY DEVIATIONS FROM THESE DRAWINGS AND SPECIFICATIONS BY THE OWNER OR CONTRACTOR MUST BE APPROVED BY THE ARCHITECT IN WRITING AND PRIOR TO CONSTRUCTION. COPYRIGHT © ALL RIGHTS RESERVED BY DESIGNED TO BUILD. NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION.



A1 ENLARGED BATHROOM PLAN
SCALE: 1/2" : 1'-0"



A3 2ND FLOOR ENLARGED BATHROOM PLAN
SCALE: 1/2" : 1'-0"

TOILET ACCESSORY SCHEDULE				
TAG	FIXTURE	SIZE	MTG. HT. A.F.F.	FINISH
1	42" GRAB BAR	1 1/4" ø 42" LONG	33"-36"	STAINLESS STEEL
2	36" GRAB BAR	1 1/4" ø 36" LONG	33"-36"	STAINLESS STEEL
3	18" VERT GRAB BAR	1 1/4" ø 18" LONG	39"-41"	STAINLESS STEEL
4	TOILET PAPER DISPENSER	6 1/8" H 12 5/16" W	ø @ 19"	STAINLESS STEEL
5	SOAP DISPENSER	8 1/8" H 4 3/4" W	40"-48"	STAINLESS STEEL
6	PAPER TOWEL DISPENSER	28" H 14" W	40"-48"	STAINLESS STEEL
7	FRAMED MIRROR	46" W 28" H	40" MAX	STAINLESS STEEL
8	48" GRAB BAR	1 1/4" ø 46" LONG	33"-36"	STAINLESS STEEL
A	ADA TURNING CIRCLE	60" ø	N/A	N/A
B	ADA CLEAR FLOOR SPACE	48"x30"	N/A	N/A
C	ADA CLEAR FLOOR SPACE	60"x56"	N/A	N/A



ANDREW W. PRIVETTE, AIA
1920 FT. BRAGG RD
FAYETTEVILLE, NC 28303
TELE. (910) 465-3567
andy@designtobuild.com



ANDREW W. PRIVETTE
PROFESSIONAL ENGINEER
STATE OF NORTH CAROLINA
NO. 40157

FORT BRAGG FEDERAL CREDIT UNION
SOUTHERN PINES BRANCH
105 BRUCEWOOD ROAD
SOUTHERN PINES, NORTH CAROLINA

NO.	DATE	DESCRIPTION	CHK

JOB CODE: 22FBFCU SO PINES
DRAWN BY: J. PAZ
CHECKED BY: A. PRIVETTE
COPYRIGHT:
DESIGNED TO BUILD

SHEET TITLE:
**ENLARGED RESTROOM
PLAN
SEPTEMBER , 2022**

A-401
SHEET 12 OF 10

PERMITTING STAMP:

22FBFCU SO PINES

C

B

A



HARDWARE NOTES:

1. ALL HARDWARE TO BE SATIN CHROME. - UNLESS NOTED OTHERWISE.
2. SCHLAGE - AL SERIES, NEPTUNE LEVER; PDQ - GP SERIES, BOSTON LEVER; OR FALCON - B SERIES, QUANTUM LEVER ARE ACCEPTABLE.
3. ALL DOOR HANDLES ARE TO BE LOCATED 40" A.F.F.
4. POWER SUPPLIES FOR ELECTRIFIED HARDWARE TO BE WALL MOUNTED ABOVE THE NEAREST ADJACENT ACOUSTICAL CEILING

FORT BRAGG FEDERAL CREDIT UNION
SOUTHERN PINES BRANCH
105 BRUCEWOOD ROAD
SOUTHERN PINES, NORTH CAROLINA

[illegible]

JOB CODE: 22FBFCU SO PINES
DRAWN BY: J. PAZ
CHECKED BY: A. PRIVETTE
COPYRIGHT: DESIGNED TO BUILD

SHEET TITLE:

DOOR & WINDOW
SCHEDULE & ELEVATIONS
SEPTEMBER , 2022

A-601

SHEET B OF B

PERMITTING STAMP:

ANY DEVIATIONS FROM THESE EACH CONTRACTOR IS REQUIRED TO INCLUDE ALL MINOR ITEMS, WHETHER OR NOT SHOWN ON PLANS, AS REQUIRED BY CODE AND FOR WORKING SYSTEMS, IN INITIAL COST OF WORK, AND AT NO ADDITIONAL COST TO THE OWNER DRAWINGS AND SPECIFICATIONS BY THE OWNER OR CONTRACTOR MUST BE APPROVED BY THE ARCHITECT IN WRITING AND PRIOR TO CONSTRUCTION. COPYRIGHT © ALL RIGHTS RESERVED BY DESIGNED TO BUILD. NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

Page 57 of 107

P1											
ROOM			VOLTS 208Y/120V 3P 4W					AIC 22,000			
MOUNTING FLUSH			BUS AMPS 200					MAIN BKR 200			
FED FROM UTILITY			NEUTRAL 100%					LUGS STANDARD			
NOTE											
CKT #	CKT BKR	CIRCUIT DESCRIPTION	LOAD KVA			CKT #	CKT BKR	CIRCUIT DESCRIPTION	LOAD KVA		
			A	B	C				A	B	C
1	20/1	LIGHTING	0.126			2	20/1	RECEPTACLE	0.54		
3	20/1	LIGHTING		0.594		4	20/1	RECEPTACLE		0.36	
5	20/1	LIGHTING			0.171	6	20/1	RECEPTACLE			0.36
7	20/1	EF4, EF5, LIGHTING	0.302	0.21		8	20/1	RECEPTACLE	0.18		
9	20/1	LIGHTING				10	20/1	RECEPTACLE		0.36	
11	20/1	EF3, LIGHTING			0.251	12	20/1	RECEPTACLE			0.36
13	20/1	LIGHTING	0.327			14	20/1	RECEPTACLE	0.18		
15	20/1	RECEPTACLE		0.72		16	20/1	SPACE		0	
17	20/1	RECEPTACLE			0.72	18	20/1	SPACE			0
19	20/1	RECEPTACLE	0.72			20	20/1	FRIDGE	0.48		
21	20/1	RECEPTACLE		0.36		22	15/1	EWC		0.48	
23	20/1	RECEPTACLE			0.36	24	60/2	AHU-1			4.43
25	20/1	RECEPTACLE	1.08			26			4.43		
27	20/1	RECEPTACLE		0.36		28	45/2	HP-1		2.31	
29	20/1	RECEPTACLE			0.9	30					2.31
31	20/1	RECEPTACLE	0.54			32	60/2	AHU-2	4.43		
33	20/1	RECEPTACLE		0.54		34				4.43	
35	20/1	RECEPTACLE			0.18	36	60/2	HP-2			3.13
37	20/1	RECEPTACLE	0.54			38			3.13		
39	20/1	SPACE		0		40	20/1	SPACE		0	
41	20/1	SPACE			0	42	20/1	SPACE			0
TOTAL CONNECTED KVA BY PHASE									17	10.7	13.2
			CONN KVA	CALC KVA					CONN KVA	CALC KVA	
LIGHTING			1.79	2.23	(125%)	RECEPTACLES			9.36	9.36	(50%>10)
LARGEST MOTOR			5.99	1.5	(25%)	HEATING			24.8	24.8	(100%)
MOTORS			4	4	(100%)	COOLING			11.4	0	(0%)
						TOTAL LOAD			41.9		
						BALANCED 3-PHASE LOAD			116 A		

P3									
ROOM		VOLTS 208/120V 2P 3W				AIC 22,000			
MOUNTING FLUSH		BUS AMPS 200				MAIN BKR 200			
FED FROM UTILITY		NEUTRAL 100%				LUGS STANDARD			
NOTE									
CKT #	CKT BKR	CIRCUIT DESCRIPTION	LOAD KVA		CKT #	CKT BKR	CIRCUIT DESCRIPTION	LOAD KVA	
			A	B				A	B
1	20/1	RECEPTACLE	0.72		2	15/2	MSOU-1	1.52	
3	20/1	RECEPTACLE		0.72	4				1.52
5	20/1	RECEPTACLE	0.72		6	15/2	MSOU-2	1.39	
7	20/1	RECEPTACLE		0.36	8				1.39
9	20/1	RECEPTACLE	0.18		10	20/1	BLOWER	3	
11	20/1	RECEPTACLE		0.18	12	20/1	BLOWER		3
13	20/1	RECEPTACLE	0.36		14	20/1	ATM RECEPTACLE	0.312	
15	20/1	RECEPTACLE		0.36	16	20/1	SPACE		0
17	20/1	RECEPTACLE	0.36		18	20/1	SAFE ALARM	0.6	
19	20/1	RECEPTACLE		0.36	20	20/1	RECEPTACLE		0.18
21	20/1	RECEPTACLE	0.36		22	20/1	BH-1	0.6	
23	20/1	RECEPTACLE		0.36	24	20/1	BH-2		0.6
25	20/1	RECEPTACLE	0.36		26	20/1	SPACE	0	
27	20/1	SPACE		0	28	20/1	SPACE		0
29	20/1	SPACE	0		30	20/1	SPACE	0	
31	20/1	SPACE		0	32	20/1	SPACE		0
33	20/1	SPACE	0		34	20/1	SPACE	0	
35	20/1	SPACE		0	36	20/1	SPACE		0
37	20/1	SPACE	0		38	20/1	SPACE	0	
39	20/1	SPACE		0	40	20/1	SPACE		0
41	20/1	SPACE	0		42	20/1	SPACE	0	
					TOTAL CONNECTED KVA BY PHASE			10.5	9.03
			CONN KVA	CALC KVA				CONN KVA	CALC KVA
LARGEST MOTOR			3.04	0.759	(25%)			RECEPTACLES	6.49
MOTORS			6	6	(100%)			HEATING	7.02
								COOLING	5.82
									0
								TOTAL LOAD	20.3
								BALANCED LOAD	97.5 A

P2

ROOM		VOLTS 208Y/120V 3P 4W				AIC 22,000					
MOUNTING FLUSH		BUS AMPS 200				MAIN BKR 200					
FED FROM UTILITY		NEUTRAL 100%				LUGS STANDARD					
NOTE											
CKT #	CKT BKR	CIRCUIT DESCRIPTION	LOAD KVA			CKT #	CKT BKR	CIRCUIT DESCRIPTION	LOAD KVA		
			A	B	C				A	B	C
1	20/1	LIGHTING	0.544			2	60/2	AHU-3	4.43		
3	20/1	EF1, EF2, LIGHTING		0.524		4				4.43	
5	20/1	LIGHTING			0.222	6	45/2	HP-3			2.31
7	20/1	LIGHTING	0.514			8			2.31		
9	20/1	RECEPTACLE		0.72		10	60/2	AHU-4		4.43	
11	20/1	RECEPTACLE			0.72	12					4.43
13	20/1	RECEPTACLE	0.72			14	45/2	HP-4	2.31		
15	20/1	RECEPTACLE		0.72		16				2.31	
17	20/1	RECEPTACLE			0.72	18	60/2	AHU-5			4.43
19	20/1	RECEPTACLE	0.36			20			4.43		
21	20/1	RECEPTACLE		0.36		22	60/2	HP-5		3.13	
23	20/1	RECEPTACLE			0.54	24					3.13
25	20/1	RECEPTACLE	0.54			26	30/2	WH-1	2.25		
27	20/1	RECEPTACLE		0.72		28				2.25	
29	20/1	FUTURE OUTDOOR LTG			0	30	20/1	RECEPTACLE			0.36
31	20/1	FUTURE OUTDOOR LTG	0			32	20/1	RECEPTACLE	0.9		
33	20/1	SPACE		0		34	20/1	SPACE		0	
35	20/1	SPACE			0	36	20/1	SPACE			0
37	20/1	SPACE	0			38	20/1	SPACE	0		
39	20/1	SPACE		0		40	20/1	SPACE		0	
41	20/1	SPACE			0	42	20/1	SPACE			0
						TOTAL CONNECTED KVA BY PHASE			19.3	19.6	16.9
		CONN KVA	CALC KVA					CONN KVA	CALC KVA		
LIGHTING		1.76	2.2	(125%)	RECEPTACLES		7.38	7.38	(50%>10)		
LARGEST MOTOR		5.99	1.5	(25%)	NONCONTINUOUS		4.5	4.5	(100%)		
MOTORS		5.72	5.72	(100%)	HEATING		36.4	36.4	(100%)		
					COOLING		14.8	0	(0%)		
					TOTAL LOAD			57.7			
					BALANCED 3-PHASE LOAD			160 A			

APPENDIX B 2018 BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS

ELECTRICAL DESIGN

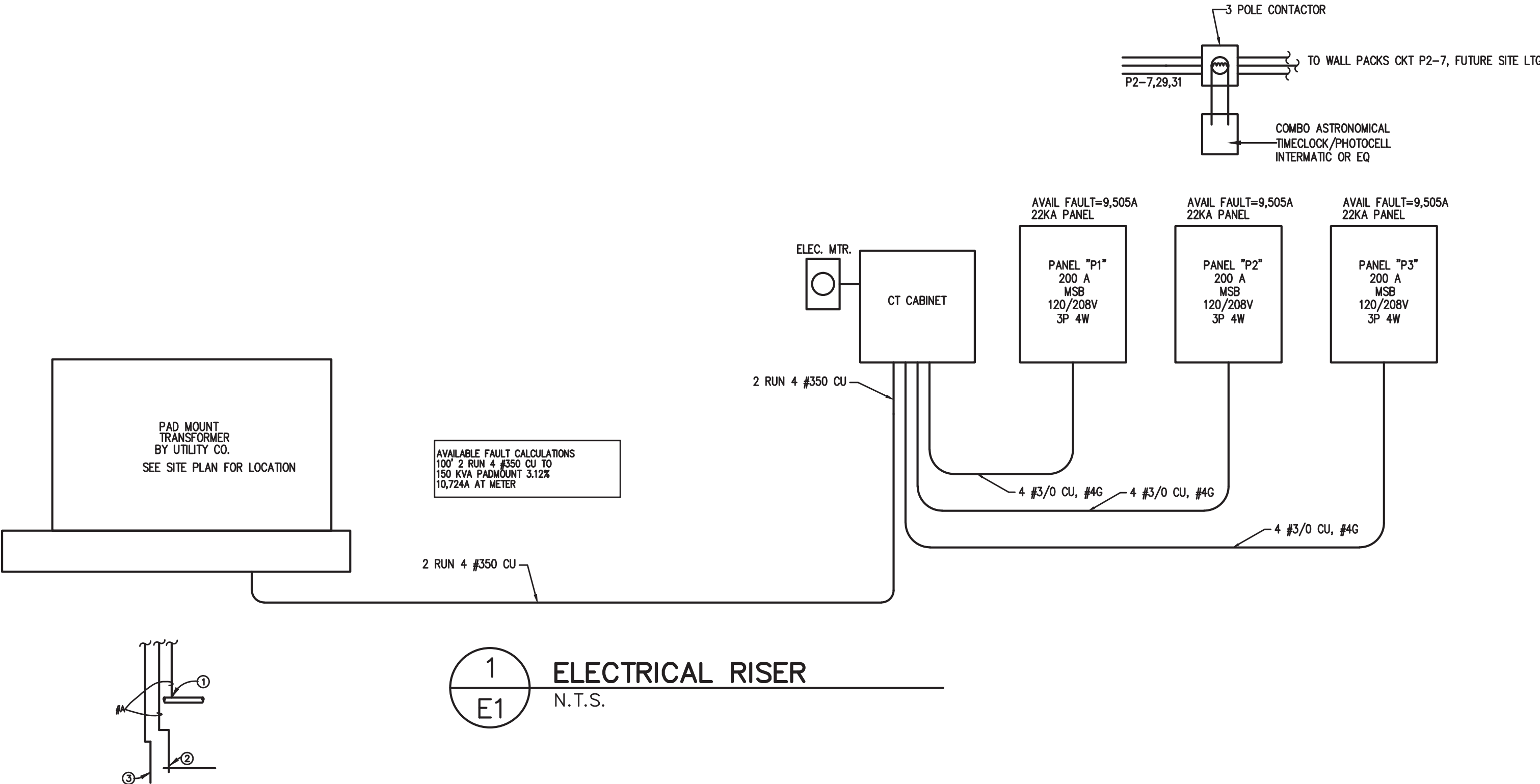
ELECTRICAL SYSTEM AND EQUIPMENT

Method of Compliance:
Energy Code: ☒ Prescriptive ☐ Performance
ASHRAE 90.1: ☐ Prescriptive ☐ Performance

Lighting schedule (each fixture type)
lamp type required in fixture
number of lamps in fixture
ballast type used in the fixture
number of ballasts in fixture
total wattage per fixture
SEE LUMINAIRE SCHEDULE ON E4

2726/4407
total interior wattage specified vs. allowed (whole building) or space by space)
total exterior wattage specified vs. allowed

Additional Prescriptive Compliance
☐ 506.2.1 More Efficient HVAC Equipment
☒ 506.2.2 Reduced Lighting Power Density
☐ 506.2.3 Energy Recovery Ventilation Systems
☐ 506.2.4 Higher Efficiency Service Water Heating
☐ 506.2.5 On-Site Supply of Renewable Energy
☐ 506.2.6 Automatic Daylighting Control Systems



TYPICAL GROUNDING AT EACH PANEL

GROUNDING ELECTRODE DETAILS

GROUNDING ELECTRODE CONDUCTORS SHALL BE #4 BARE COPPER. OTHER MATERIAL AND INSTALLATION PER NEC

- CONNECT TO METALIC WATER PIPE AS REQ'D.
- #4 COPPER GROUND PLACED TO BLDG STEEL
- 3/4"x10' LONG COPPER CLAD GROUNDING ROD W/#6 COPPER GROUND.

A=#4 CU PANEL "P1"
A=#4 CU PANEL "P2"
A=#4 CU PANEL "P3"

Coastal Plains Engineering, P.A.

295 LOCKLEAR RD
P.O. Box 1117
Pembroke, NC 28372
Voice: 910-521-7213
Fax: 910-521-7213
www.coastalplainseng.com

License No: C-2050

Nov 02, 2022



PERMITTING STAMP:



ANDREW W. PRIVETTE, AIA
1920 FT. BRAGG ROAD
FAYETTEVILLE,
NORTH CAROLINA 28303
TELE. (910) 485-8567
andy@designedtobuild.com

FORT BRAGG FEDERALCREDIT UNION
SOUTHERN PINES BRANCH
BRUCEWOOD ROAD
SOUTHER PINES, NORTH CAROLINA

JOB CODE: 2022-064

DRAWN BY: SLI

CHECKED BY: CSL

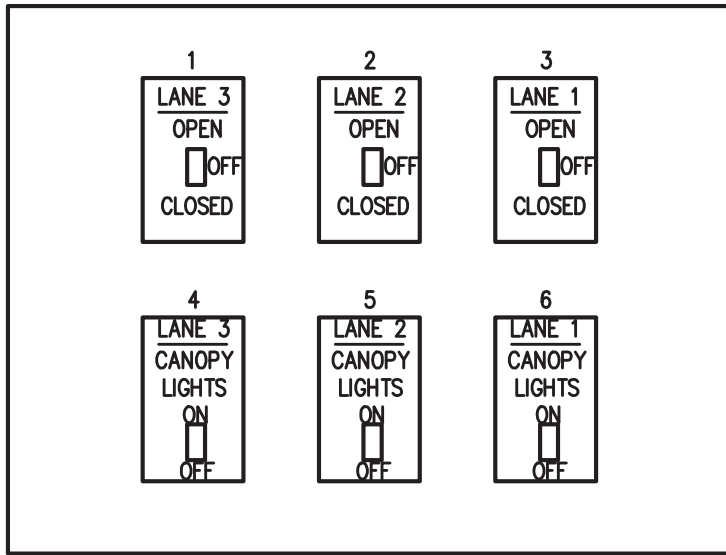
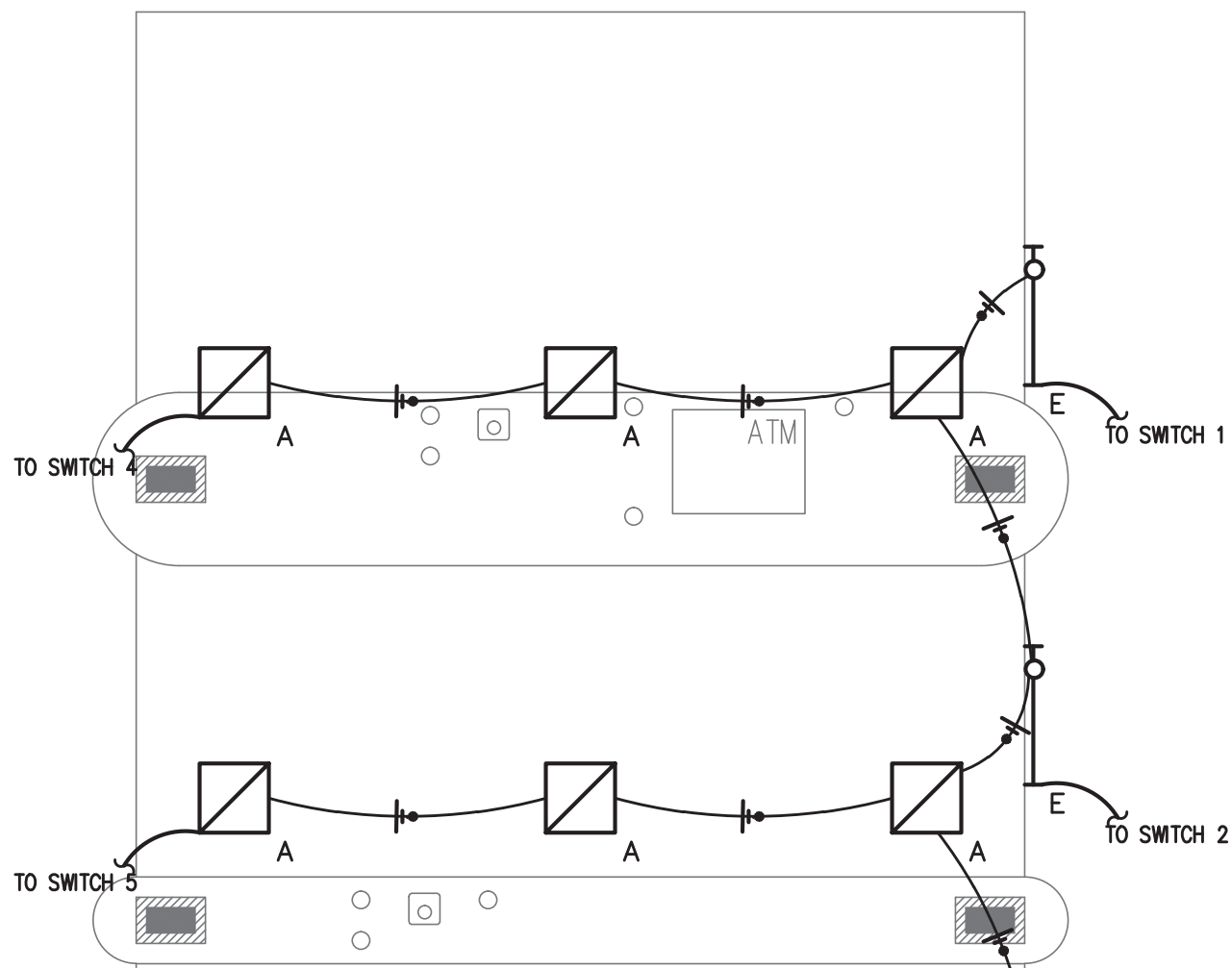
COPYRIGHT:

DESIGNED TO BUILD

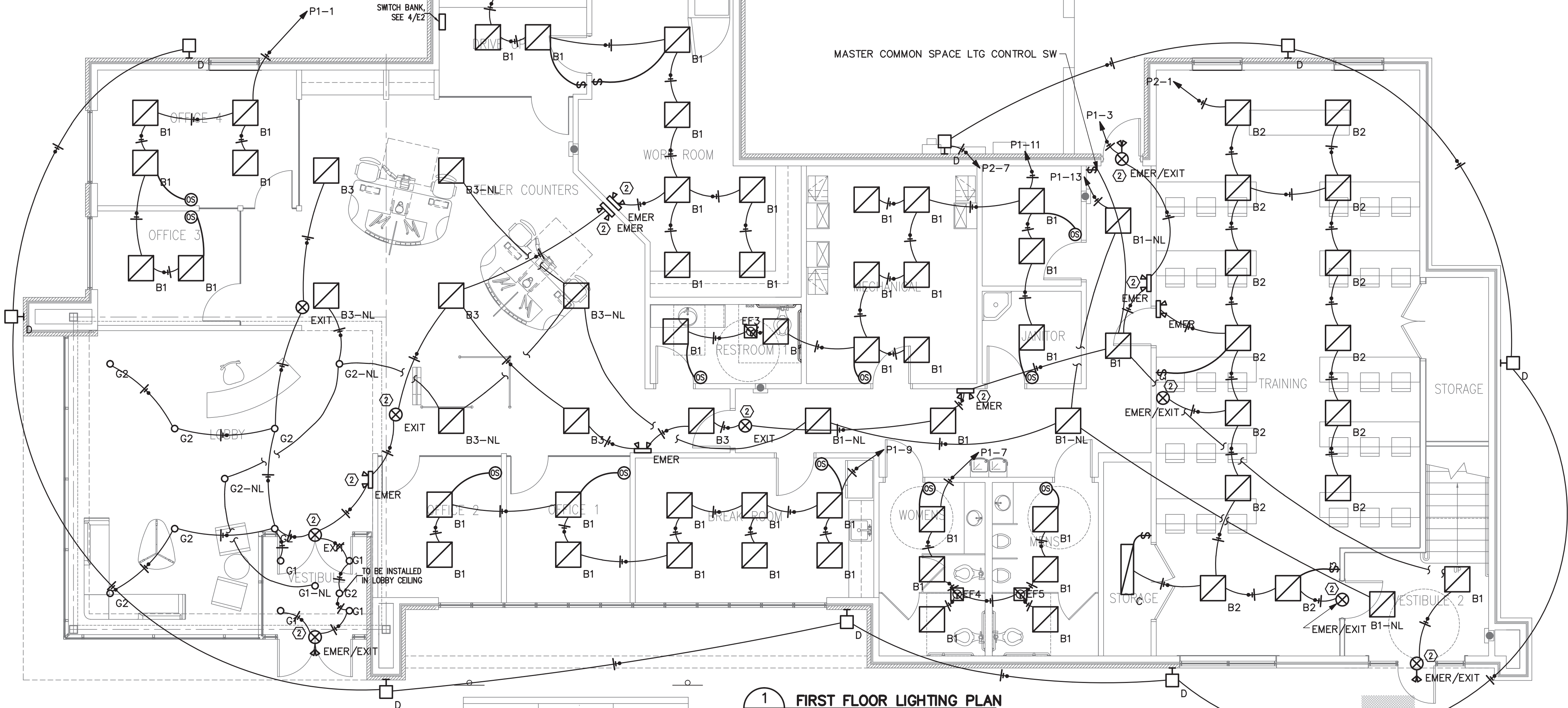
SHEET TITLE:

E1
SHEET OF

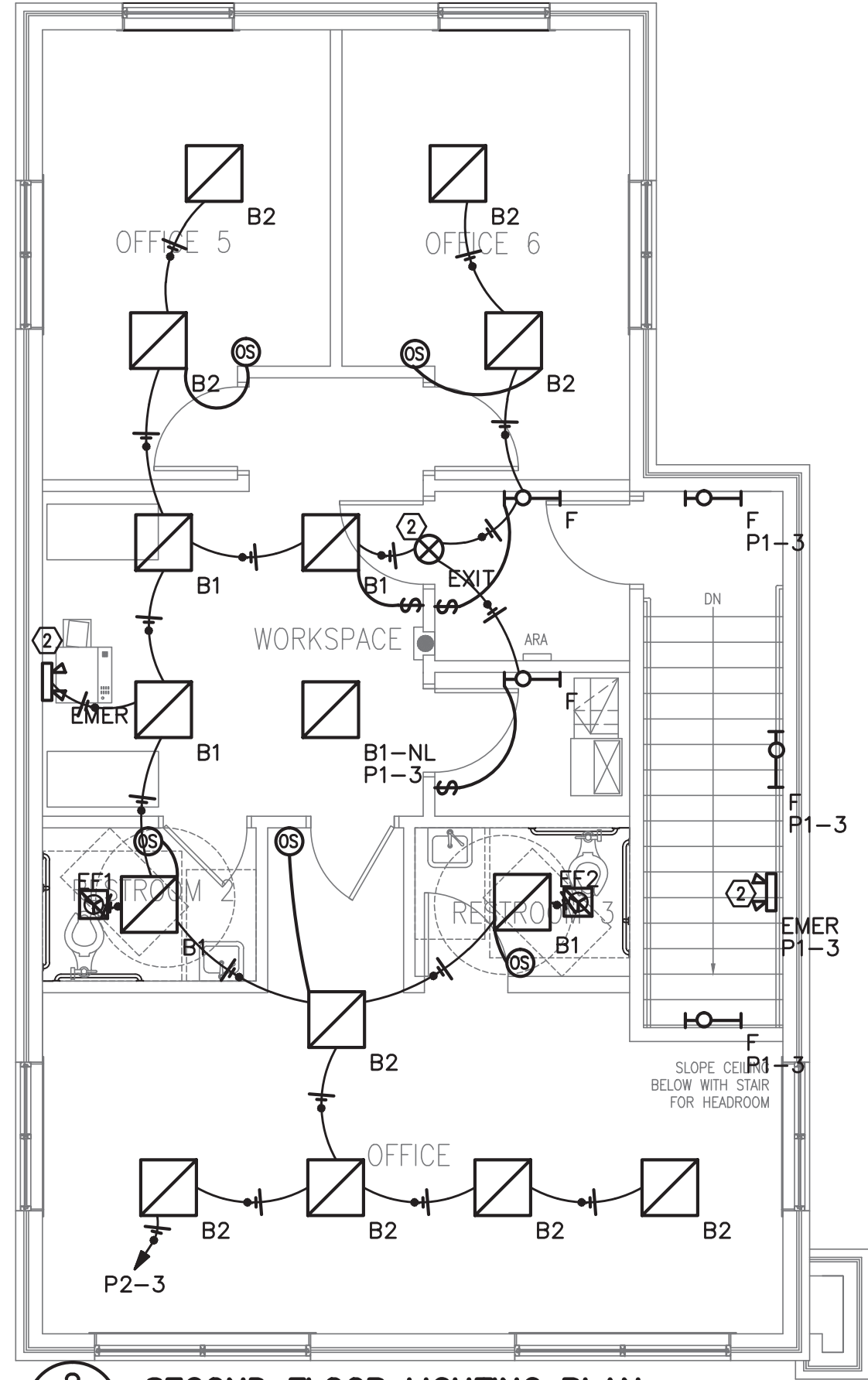
ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES. CONTRACTORS SHALL FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE REQUIREMENTS OF THE DRAWINGS, GENERAL REQUIREMENTS AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING ON ALL CONTRACTORS AND TRADES. EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL SETS OF THE CONTRACT DOCUMENTS FOR HIS EMPLOYEES' USE ON THE PROJECT TO ASSURE THAT ALL WORK IS PROPERLY COORDINATED AND INSTALLED WITH THE WORK OF OTHER CONTRACTORS AND TRADES.



4 SWITCH BANK DETAIL
NTS
PROVIDE ENGRAVED COVER PLATE
SWITCHES PROVIDED BY EC



1 FIRST FLOOR LIGHTING PLAN
3/16" = 1'



2 SECOND FLOOR LIGHTING PLAN
3/16" = 1'

3 KEYED NOTES
NTS

- ① NOT USED
- ② CONNECT TO UNSWITCHED LEG

⑤ BRYANT (HUBBELL) MSD1000W1 OR EQUAL WALL SWITCH OCCUPANCY SENSOR
DUAL (ULTRASONIC AND PASSIVE INFRARED) TECHNOLOGY
1,000 SQUARE FOOT COVERAGE
800W INCANDESCENT, 1000W FLUORESCENT AT 120V AC

Coastal Plains Engineering, P.A. Nov 02, 2022

295 LOCKLEAR RD
P.O. Box 1117
Pembroke, NC 28372
Voice: 910-521-7213
Fax: 910-521-7215
www.coastalplainseng.com

License No: C-2059



PERMITTING STAMP:



ANDREW W. PRIVETTE, AIA
1920 FT. BRAGG ROAD
FAYETTEVILLE,
NORTH CAROLINA 28303
TELE. (910) 485-8567
andy@designedtobuild.com

FORT BRAGG FEDERAL CREDIT UNION
SOUTHERN PINES BRANCH
BRUCEWOOD ROAD
SOUTHERN PINES, NORTH CAROLINA

JOB CODE: 2022-064
DRAWN BY: SLL
CHECKED BY: CSL
COPYRIGHT:
DESIGNED TO BUILD

SHEET TITLE:

E2
SHEET OF

EACH CONTRACTOR IS REQUIRED TO INCLUDE ALL MINOR ITEMS, WHETHER OR NOT SHOWN ON PLANS, AS REQUIRED BY CODE AND FOR WORKING SYSTEMS, IN INITIAL COST OF WORK, AND AT NO ADDITIONAL COST TO THE OWNER
ANY DEVIATIONS FROM THESE DRAWINGS AND SPECIFICATIONS BY THE OWNER OR CONTRACTOR MUST BE APPROVED BY THE ARCHITECT IN WRITING AND PRIOR TO CONSTRUCTION. COPYRIGHT © ALL RIGHTS RESERVED BY DESIGNED TO BUILD. NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

A	
B	
C	
D	



PERMITTING STAMP:



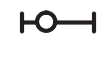
Page 60 of 107

D

C

B

A

LUMINAIRE SCHEDULE									
CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	INPUT WATTS	VOLTS	NOTE 1
A		(1) 16.3W 4000K CCT, 80 CRI LEDS	2' X 2' LED RECESSED TROFFER, WET LOCATION LISTED	ELECTRONIC	RECESSED	COOPER LIGHTING SOLUTIONS – CORELITE (FORMERLY EATON), 22ID–20–L840–CFR1	16.3	120V 1P 2W	2000 LUMENS
B1		(1) 21W 4000K CCT, 80 CRI LEDS	2' X 2' LED RECESSED TROFFER	ELECTRONIC	RECESSED	COOPER LIGHTING SOLUTIONS – METALUX (FORMERLY EATON), 22GR–LD5–28–F1–UNV–L840–CD1–U	21	120V 1P 2W	2800 LUMENS
B1–NL		(1) 21W 4000K CCT, 80 CRI LEDS	2' X 2' LED RECESSED TROFFER	ELECTRONIC	RECESSED	COOPER LIGHTING SOLUTIONS – METALUX (FORMERLY EATON), 22GR–LD5–28–F1–UNV–L840–CD1–U	21	120V 1P 2W	2800 LUMENS, NIGHT LIGHT
B2		(1) 36.9W 4000K CCT, 80 CRI LEDS	2' X 2' LED RECESSED TROFFER	ELECTRONIC	RECESSED	COOPER LIGHTING SOLUTIONS – METALUX (FORMERLY EATON), 22GR–LD5–50–F1–UNV–L840–CD1–U	36.9	120V 1P 2W	5000 LUMENS
B3		(1) 44.4W 4000K CCT, 80 CRI LEDS	2' X 2' LED RECESSED TROFFER	ELECTRONIC	RECESSED	COOPER LIGHTING SOLUTIONS – METALUX (FORMERLY EATON), 22GR–LD5–60–F1–UNV–L840–CD1–U	44.4	120V 1P 2W	6000 LUMENS
B3–NL		(1) 44.4W 4000K CCT, 80 CRI LEDS	2' X 2' LED RECESSED TROFFER	ELECTRONIC	RECESSED	COOPER LIGHTING SOLUTIONS – METALUX (FORMERLY EATON), 22GR–LD5–60–F1–UNV–L840–CD1–U	44.4	120V 1P 2W	6000 LUMENS, NIGHT LIGHT
C		(84) 16W 4000K CCT, 80 CRI LEDS	1' X 4' LED RECESSED TROFFER	ELECTRONIC	RECESSED	COOPER LIGHTING SOLUTIONS – METALUX (FORMERLY EATON), 14GR–LD5–20–A–UNV–L840–CD1–U	16	120V 1P 2W	2000 LUMENS
D		(1) 64.3W 4000K CCT, 80 CRI LEDs	WPSOLED–65–UNV	ELECTRONIC	WALL	COOPER LIGHTING SOLUTIONS – LUMARK (FORMERLY EATON)	64.3	120V 1P 2W	
E		(1) 25W	LANE LIGHT, MAX 25W	ELECTRONIC	WALL/CEILING	PER OWNER	25	120V 1P 2W	
EMER		(2) 1.5W LED	EMER. LIGHT W/1.5 HR NI–CAD BATTERY	ELECTRONIC	WALL/CEILING	LITHONIA ELM2–LED	3	120V 1P 2W	
EMER/EXIT		(2) 1.5W LED	COMBINATION EXIT/EMERGENCY UNIT WITH 90 MINUTE BATTERY AND MATCHING LED OUTDOOR REMOTE HEADS	ELECTRONIC	WALL/CEILING	HUBBELL CCRRC CORD	4	120V 1P 2W	
EXIT		(1) 2W LED	LED EXIT LIGHT WITH 90 MINUTE BATTERY	ELECTRONIC	WALL/CEILING	HUBBELL CER	2	120V 1P 2W	
F		(56) 20.5W (56) 4000K CCT, 80 CRI LEDS	2' BAR–MOUNT LED FIXTURE	ELECTRONIC	WALL	COOPER LIGHTING SOLUTIONS – AMETRIX (FORMERLY EATON), A02–SI–A–2–LED–40K–1–C–120–S–X–2	20.5	120V 1P 2W	2000 LUMENS
G1		(1) 7.3W 4000K, 80+CRI LED	6" LED DOWNLIGHT	ELECTRONIC	RECESSED	PRESCOLITE, LFR–6RD–M–10L40K8MD–DM1_LFR–6RD–T–S	7.3	120V 1P 2W	1000 LUMENS
G1–NL		(1) 7.3W 4000K, 80+CRI LED	6" LED DOWNLIGHT	ELECTRONIC	RECESSED	PRESCOLITE, LFR–6RD–M–10L40K8MD–DM1_LFR–6RD–T–S	7.3	120V 1P 2W	1000 LUMENS, NIGHT LIGHT
G2		(1) 29.1W 4000K, 80+CRI LED	6" LED DOWNLIGHT	ELECTRONIC	RECESSED	PRESCOLITE, LFR–6RD–M–35L40K8MD–DM1_LFR–6RD–T–S	29.1	120V 1P 2W	3500 LUMENS
G2–NL		(1) 29.1W 4000K, 80+CRI LED	6" LED DOWNLIGHT	ELECTRONIC	RECESSED	PRESCOLITE, LFR–6RD–M–35L40K8MD–DM1_LFR–6RD–T–S	29.1	120V 1P 2W	3500 LUMENS, NIGHT LIGHT

Coastal Plains Engineering, P.A.

295 LOCKLEAR RD
P.O. Box 1117
Pembroke, NC 28372
Voice: 910–521–7213
Fax: 910–521–7213
www.coastalplainseng.com

License No: C–2059

Nov 02, 2022



PERMITTING STAMP:

JOB CODE: 2022–064

DRAWN BY: SLL

CHECKED BY: CSL

COPYRIGHT:

DESIGNED TO BUILD

SHEET TITLE:

E4
SHEET OF

ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES. CONTRACTORS SHALL FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE REQUIREMENTS OF THE DRAWINGS, GENERAL REQUIREMENTS AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING ON ALL CONTRACTORS AND TRADES. EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL SETS OF THE CONTRACT DOCUMENTS FOR HIS EMPLOYEES' USE ON THE PROJECT TO ASSURE THAT ALL WORK IS PROPERLY COORDINATED AND INSTALLED WITH THE WORK OF OTHER CONTRACTORS AND TRADES.

MINI SPLIT SYSTEM SCHEDULE												
UNIT NO.	COOLING		HEATING		HSPF	SEER	UNIT VOLT	UNIT PHASE	MOCP	AMPS	REF.	MFG & MODEL
	NOMINAL COOLING	MIN.-MAX. COOLING	NOMINAL HEATING	MIN.-MAX. HEATING								
MSOU-1 (MINI SPLIT OUTDOOR UNIT)	18,000	3,100-19,000	18,000	7,000-20,000	10.6	19.0	208	1	15	14.6	R410A	FUJITSU MODEL AOU18RLB
MSIU-1 (MINI SPLIT INDOOR UNIT)	18,000	3,100-19,000	18,000	7,000-20,000			208	1			R410A	FUJITSU MODEL ASU18RLB
MSOU-2 (MINI SPLIT OUTDOOR UNIT)	9,000	3,100-12,000	12,000	3,100-18,000	13.0	24.0	208	1	15	13.4	R410A	FUJITSU MODEL AOU9RLFC
MSIU-2 (MINI SPLIT INDOOR UNIT)	9,000	3,100-12,000	12,000	3,100-18,000			208	1			R410A	FUJITSU MODEL AUU9RLF

HEAT PUMP UNIT SCHEDULE														
OUTDOOR UNIT									CAPACITIES			MFG & MODEL	REMARKS	
UNIT NO.	COMPRESSOR AMPS	NO. OF COMPR.	FAN AMPS	NO. OF FANS	UNIT VOLT	UNIT PHASE	MOCP	MCA	WIRE SIZE (DU. 75 C)	TOTAL COOLING	MIN. SEER			HEATING
HP-1,3,4	21.2	1	1.05	1	208	1	45	28	8	48,000	17.00	48,000	TRANE 4TWR7048A1	4 TON TWO-STAGE HEAT PUMP UNIT
HP-2,5	28.8	1	1.30	1	208	1	60	37	6	60,000	17.00	60,000	TRANE 4TWR7060A1	5 TON TWO-STAGE HEAT PUMP UNIT

AIR HANDLING UNIT SCHEDULE												
UNIT NO.	CFM	OA CFM	ESP IN WG	FAN MOTOR					MCA	MOCP	MFG. & MODEL	REMARKS
				HP	VOLTS	PHASE	CYCLE	FLA				
AHU-1	1600	125	0.75	3/4	208	1	60	6.8	52	60	TRANE TEM6A0048	4 TON AIR HANDLER W/ 7.20 KW STRIPS
AHU-2	2000	200	0.75	3/4	208	1	60	6.8	52	60	TRANE TEM6A0060	5 TON AIR HANDLER W/ 7.20 KW STRIPS
AHU-3	1600	350	0.75	3/4	208	1	60	6.8	52	60	TRANE TEM6A0048	4 TON AIR HANDLER W/ 7.20 KW STRIPS
AHU-4	1600	150	0.75	3/4	208	1	60	6.8	52	60	TRANE TEM6A0048	4 TON AIR HANDLER W/ 7.20 KW STRIPS
AHU-5	2000	125	0.75	3/4	208	1	60	6.8	52	60	TRANE TEM6A0060	5 TON AIR HANDLER W/ 7.20 KW STRIPS

FAN SCHEDULE									
MARK	LOCATION	SERVICE	CFM	S.P.	WATTS	RPM	VOLT	PHASE	DRIVE
EF1	CEILING	TOILETS	70	0.25"	20.2	850	120	1	DIRECT
EF3									
EF4									
EF5	CEILING	TOILETS	210	.125"	48.2	900	120	1	DIRECT

DIFFUSER/RETURN SCHEDULE					
MARK ON PLANS	CFM	AIR PATTERN	NECK SIZE	RUNOUT SIZE	REMARKS
A	50-125	4 WAY	6 X 6	6"	PRICE SERIES ASCD OFF WHITE, ALUM.
B	125-200	4 WAY	8 X 8	8"	PRICE SERIES ASCD OFF WHITE, ALUM.
C	250-400	4 WAY	10 X 10	10"	PRICE SERIES ASCD OFF WHITE, ALUM.
D		N/A	8 X 8	SEE PLAN	PRICE SERIES 630,OFF WHITE, ALUM. RETURN FILTER GRILLE
E		N/A	10 X 10	SEE PLAN	PRICE SERIES 630,OFF WHITE, ALUM. RETURN FILTER GRILLE
F		N/A	16 X 16	SEE PLAN	PRICE SERIES 630,OFF WHITE, ALUM. RETURN FILTER GRILLE
G		N/A	20 X 20	SEE PLAN	PRICE SERIES 630,OFF WHITE, ALUM. RETURN FILTER GRILLE
H		N/A	12 X 6	N/A	PRICE SERIES 610Z,OFF WHITE, ALUM. TRANSFER GRILLE
J	200	4 WAY	4 X 16	N/A	PRICE SERIES 610,OFF WHITE, ALUM.

BASEBOARD HEATER SCHEDULE							
CAPACITIES							
UNIT NO.	FLA	UNIT VOLT	UNIT PHASE	MOCP	WIRE SIZE (DU. 75 C)	INPUT WATTS	OUTPUT WATTS
BH-1,2	5	120	1	20	#12	600	600

ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 NC MECHANICAL CODE.

ALL DUCTWORK SHALL BE CONSTRUCTED OF GALVANIZED SHEET METAL IN ACCORDANCE WITH ASHRAE & SMACNA. DUCT SIZES SHOWN ARE NET FREE AREA REQUIRED. ALL SUPPLY AND RETURN DUCTS AND FLEX SHALL BE INSULATED WITH MIN. R-8.0 INSULATION UNLESS OTHERWISE NOTED IN THE DRAWING.

ALL DUCTS SHALL BE AIR TIGHT, RIGID AND FREE FROM VIBRATION AND NOISE. ALL LAP JOINTS SHALL BE IN THE DIRECTION OF FLOW. VOLUME OR SPLITTER DAMPERS SHALL BE INSTALLED WHERE NECESSARY TO GUIDE AND CONTROL THE AIR FLOW. PROVIDE SHEET METAL SLEEVES AND COLLARS WHERE DUCTS PASS THROUGH WALLS.

STRUCTURAL MEMBERS OF THE BUILDING SHALL NOT BE CUT IN ANY MANNER FOR THE INSTALLATION OF ANY EQUIPMENT UNLESS PRIOR APPROVAL IS OBTAINED FROM THE ARCHITECT.

MECHANICAL CONTRACTOR TO CONFIRM BREAKER/DISCONNECT SIZES OF HIS EQUIPMENT WITH THE ELECTRICAL CONTRACTOR.

FURNISH AND INSTALL A DUCT MOUNTED SMOKE DETECTOR IN THE RETURN DUCT OF THE A/C UNIT IN ACCORDANCE WITH 2018 NC MECHANICAL CODE. THE DETECTOR SHALL BE WIRED TO SHUT DOWN THE FAN IN THE EVENT THE DETECTOR IS ACTIVATED. THE MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL THE DUCT DETECTOR AND RUN THE NECESSARY CONTROL WIRING FROM THE DETECTOR TO HIS EQUIPMENT. SMOKE DETECTORS ARE ONLY REQUIRED FOR UNITS SUPPLYING 2000 CFM OR MORE.

MECHANICAL CONTRACTOR SHALL PROVIDE A TEST AND BALANCE REPORT SYSTEM COMPLIANCE STATEMENT REQUIRES A WRITTEN TAG REPORT. FINAL PROJECT SIGNOFF WILL BE DENIED WITHOUT THIS REPORT

MECHANICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATIONS AND ROUTING OF ALL DUCTWORK WITH OTHER TRADES TO AVOID CONFLICTS.

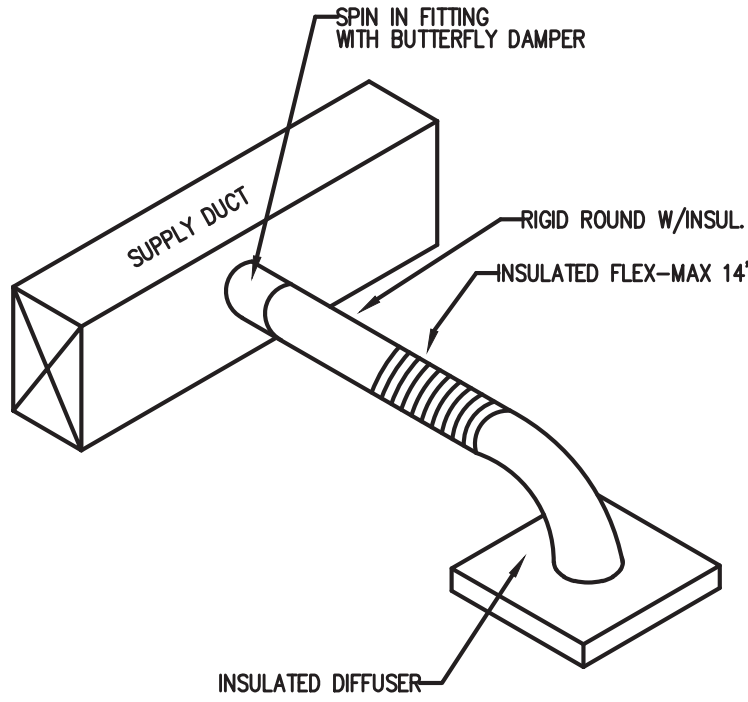
ALL EQUIPMENT MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED TO BE FREE OF DEFECTS FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF THE WORK OR IN ACCORDANCE WITH THE PARTICULAR MANUFACTURER'S STANDARD GUARANTEE IF LONGER. ANY FAULTY MATERIAL OR WORKMANSHIP OR FAILURE OF ANY PART OF THE SYSTEM DURING NORMAL OPERATIONS UNDER THIS GUARANTEE SHALL BE CORRECTED WITHOUT COST TO THE OWNER.

ALL THERMOSTATS SHALL BE OF A PROGRAMMABLE TYPE.

BUILDING CONTRACTOR SHALL PROVIDE PERMANENT ACCESS TO ROOF STRUCTURE FOR ACCESS TO MECHANICAL EQUIPMENT WHEN ROOF STRUCTURE IS GREATER THAN 16'-0" HIGH.

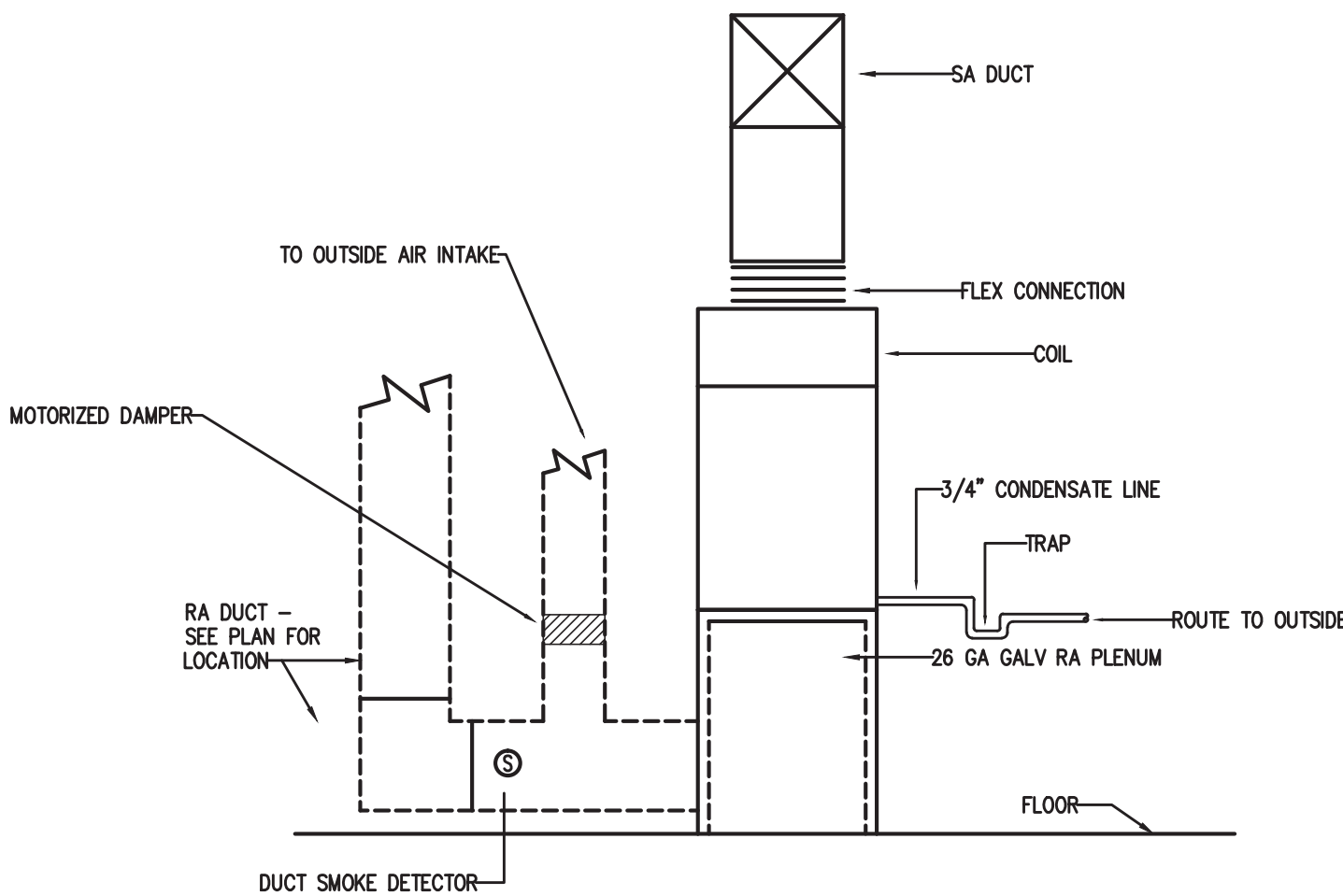
1 HVAC NOTES

N.T.S.



2 DIFFUSER TAKEOFF DETAIL

N.T.S.



3 UPFLOW AIR HANDLER DETAIL

N.T.S.

OUTSIDE AIR CALCULATION -NC 2018 MECHANICAL CODE (TABLE 403.3.1.1) Vbz = RpPz + RaAz

OCCUPANCY TYPE:	SF (A _z)	# OF OCCUPANTS PER 1000 SF	# OF OCCUPANTS (P _z)	O.A. CFM PER PERSON (Rp)	O.A. CFM PER SqFt (Ra)	O.A. CFM REQUIRED (Vbz)	EXHAUST CFM REQUIRED
AHU-1	OFFICE 3	105	5	0.525	5	0.06	9
	OFFICE 4	174	5	0.87	5	0.06	15
	TELLER COUNTERS	658	5	3.29	5	0.06	56
	DRIVE UP	107	5	0.535	5	0.06	9
	CORRIDOR	210	0	0	0	0.06	13
	WORK ROOM	317	5	1.585	5	0.06	27
TOTAL CFM REQUIRED						128	0
TOTAL CFM FURNISHED						150	0
AHU-2	OFFICE 2	114	5	0.57	5	0.06	10
	OFFICE 1	115	5	0.575	5	0.06	10
	BREAK ROOM	219	50	10.95	5	0.06	68
	CORRIDOR	297	0	0	0	0.06	18
	RESTROOM 1	77	0	0	0	0	0
	MECHANICAL	237	0	0	0	0.12	28
AHU-3	JANITOR	58	0	0	0	0.12	7
	STORAGE	76	0	0	0	0.12	9
	WOMEN'S RESTROOM	118	0	0	0	0	140
	MEN'S RESTROOM	118	0	0	0	0	210
	TOTAL CFM REQUIRED					150	420
	TOTAL CFM FURNISHED					200	420
AHU-4	TRAINING	932	35	32.62	7.5	0	245
	STORAGE	59	0	0	0	0.12	7
	VESTIBULE 2	82	10	0.82	5	0.06	9
	STORAGE	65	0	0	0	0.12	8
	TOTAL CFM REQUIRED					269	0
	TOTAL CFM FURNISHED					275	0
AHU-5	WORKSPACE	171	5	0.855	5	0.06	15
	RESTROOM 2	42	0	0	0	0	0
	RESTROOM 3	41	0	0	0	0	0
	OFFICE 7	355	5	1.775	5	0.06	30
	OFFICE 5	167	5	0.835	5	0.06	14
	OFFICE 6	167	5	0.835	5	0.06	14
TOTAL CFM REQUIRED						73	140
TOTAL CFM FURNISHED						140	140
AHU-6	VESTIBULE 1	32	10	0.32	5	0.06	4
	LOBBY	553	30	16.59	5	0.06	116
TOTAL CFM REQUIRED						120	0
TOTAL CFM FURNISHED						125	0

APPENDIX B 2018 BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS

MECHANICAL DESIGN

MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT

Thermal Zone3A

winter dry bulb:	18°
summer dry bulb:	97°

Interior design conditions

winter dry bulb:	75°
summer dry bulb:	75°
relative humidity:	50%

Building heating load: 156,993

Building cooling load: 235,920

Mechanical Spacing Conditioning System

Binary

description of unit:	SPLIT SYS. HEAT PUMPS
heating efficiency:	17.0 SEER
cooling efficiency:	17.0 SEER
size category of unit:	<65,000 BTU

description of units:	MINI-SPLIT SYSTEM
heating efficiency:	19.0 SEER
cooling efficiency:	19.0 SEER
size category of unit:	<65,000 BTU

description of units:	MINI-SPLIT SYSTEM
heating efficiency:	24.0 SEER
cooling efficiency:	24.0 SEER
size category of unit:	<65,000 BTU

Boiler

Size category. If oversized, state reason: _____

Chiller

Size category. If oversized, state reason: _____

List equipment efficiencies: 17.0 SEER, 19.0 SEER, 24.0 SEER

Coastal Plains Engineering, P.A.

295 LOCKLEAR RD
P.O. Box 1117
Fenwick, NC 28372
Voice: 910-521-7213
Fax: 910-521-7213
www.coastalplainseng.com

License No: C-2059

Nov 02, 2022



PERMITTING STAMP:



ANDREW W. PRIVETTE, AIA

1920 FT. BRAGG ROAD
FAYETTEVILLE,
NORTH CAROLINA 28303

TELE. (910) 485-8567
andy@designedtobuild.com

FORT BRAGG FEDERAL CREDIT UNION
SOUTHERN PINES BRANCH
BRUCEWOOD ROAD
SOUTHER PINES, NORTH CAROLINA

JOB CODE: 2022-064

DRAWN BY: SLL

CHECKED BY: CSL

COPYRIGHT:

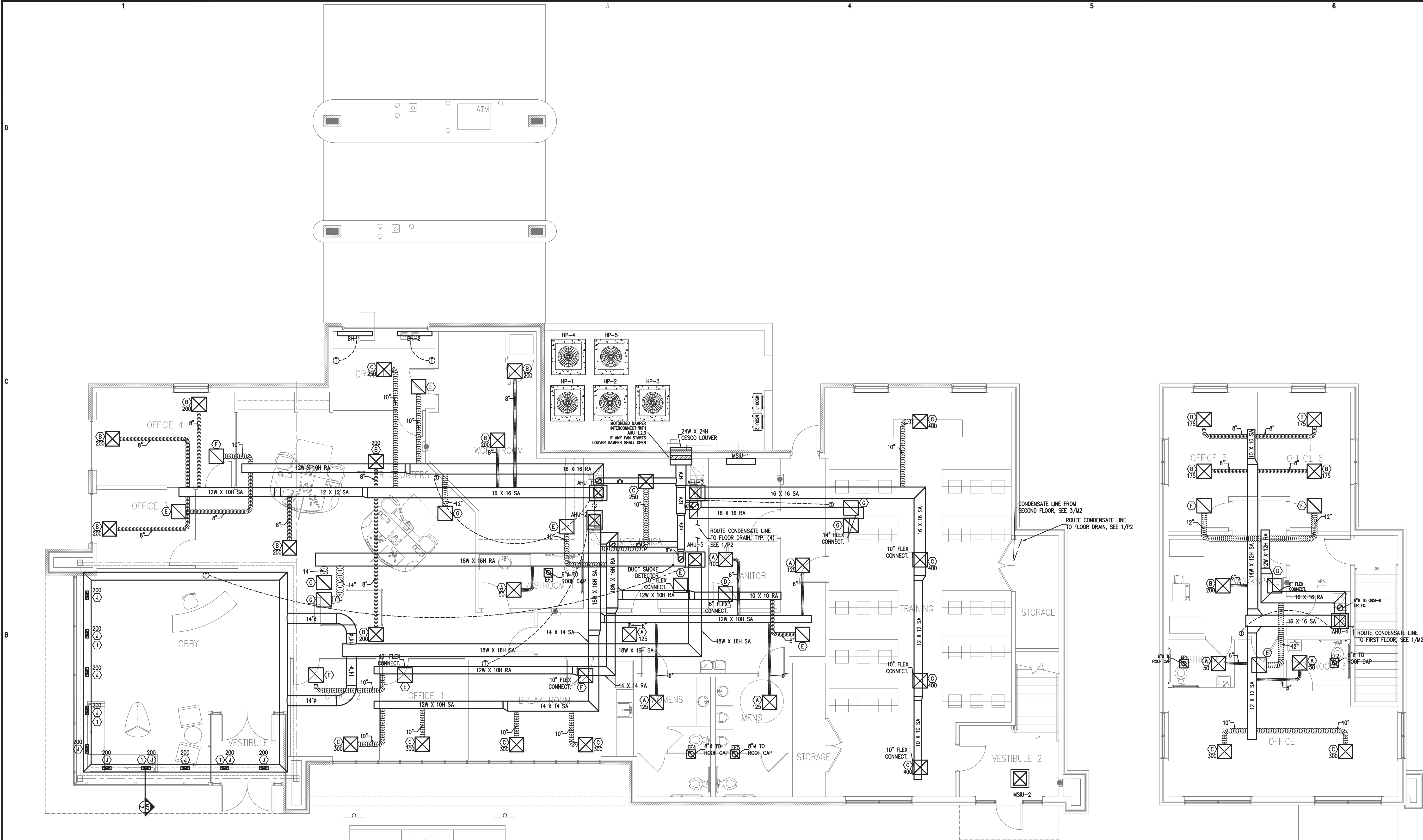
DESIGNED TO BUILD

SHEET TITLE:

M1
SHEET OF

EACH CONTRACTOR IS REQUIRED TO INCLUDE ALL MINOR ITEMS, WHETHER OR NOT SHOWN ON PLANS, AS REQUIRED BY CODE AND FOR WORKING SYSTEMS, IN INITIAL COST OF WORK, AND AT NO ADDITIONAL COST TO THE OWNER. ANY DEVIATIONS FROM THESE DRAWINGS AND SPECIFICATIONS BY THE OWNER OR CONTRACTOR MUST BE APPROVED BY THE ARCHITECT IN WRITING AND PRIOR TO CONSTRUCTION. COPYRIGHT © ALL RIGHTS RESERVED BY DESIGNED TO BUILD. NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES. CONTRACTORS SHALL FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE REQUIREMENTS OF THE DRAWINGS, GENERAL REQUIREMENTS AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING ON ALL CONTRACTORS AND TRADES. EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL SETS OF THE CONTRACT DOCUMENTS FOR HIS EMPLOYEES' USE ON THE PROJECT TO ASSURE THAT ALL WORK IS PROPERLY COORDINATED AND INSTALLED WITH THE WORK OF OTHER CONTRACTORS AND TRADES.



1 FIRST FLOOR MECHANICAL PLAN
3/16" - 1'

3 SECOND FLOOR MECHANICAL PLAN
3/16" - 1'

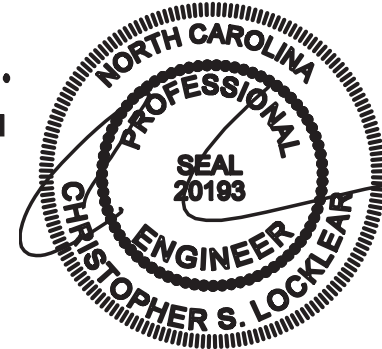
2 SECTION THROUGH PLENUM DUCT
NTS
1) DIFFUSER DIRECTED UPWARD

Coastal Plains Engineering, P.A.

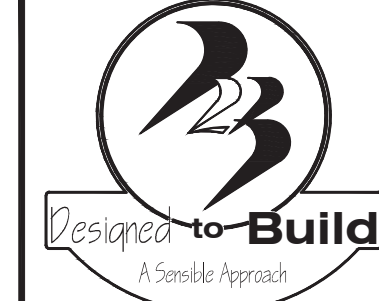
295 LOCKLEAR RD
P.O. Box 1117
Pembroke, NC 28372
Voice: 910-521-7213
Fax: 910-521-7213
www.coastalplainseng.com

License No: C-2059

Nov 02, 2022



PERMITTING STAMP:



ANDREW W. PRIVETTE, AIA
1920 FT. BRAGG ROAD
FAYETTEVILLE,
NORTH CAROLINA 28303
TELE. (910) 485-8567
andy@designedtobuild.com

FORT BRAGG FEDERAL CREDIT UNION
SOUTHERN PINES BRANCH
BRUCEWOOD ROAD
SOUTHERN PINES, NORTH CAROLINA

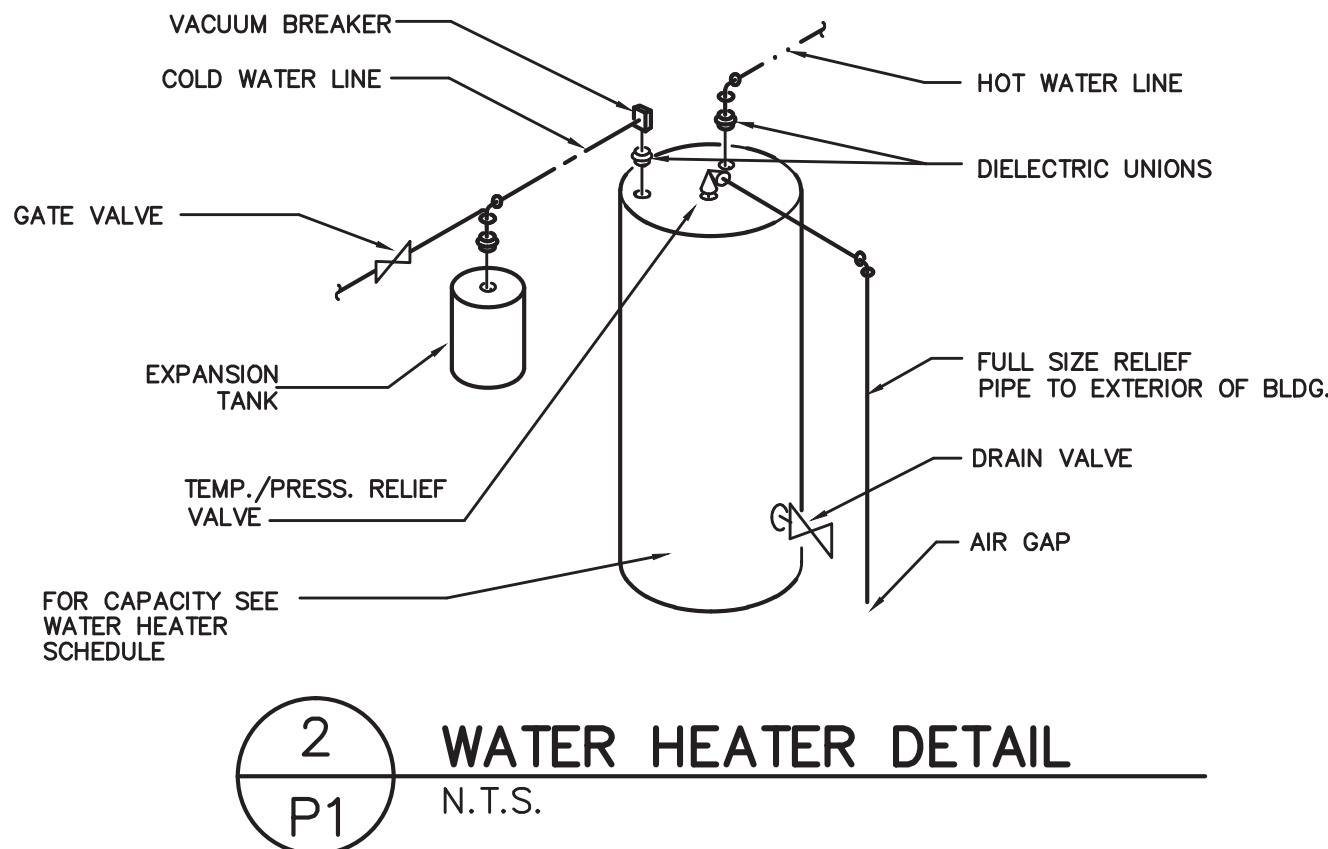
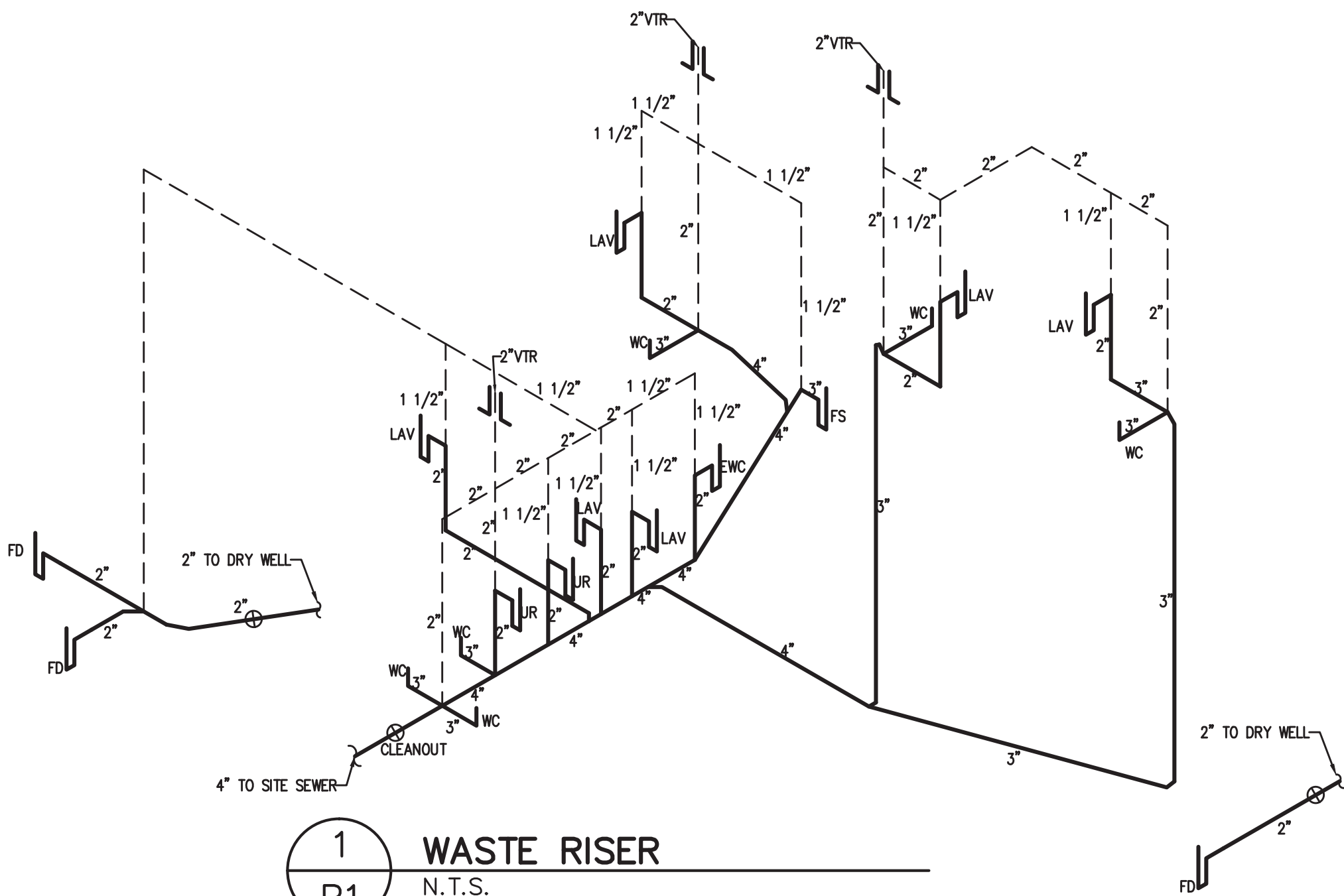
JOB CODE: 2022-064
DRAWN BY: SLL
CHECKED BY: CSL
COPYRIGHT:
DESIGNED TO BUILD

SHEET TITLE:

M2
SHEET OF

EACH CONTRACTOR IS REQUIRED TO INCLUDE ALL MINOR ITEMS, WHETHER OR NOT SHOWN ON PLANS, AS REQUIRED BY CODE AND FOR WORKING SYSTEMS, IN INITIAL COST OF WORK, AND AT NO ADDITIONAL COST TO THE OWNER. ANY DEVIATIONS FROM THESE DRAWINGS AND SPECIFICATIONS BY THE OWNER OR CONTRACTOR MUST BE APPROVED BY THE ARCHITECT IN WRITING AND PRIOR TO CONSTRUCTION. COPYRIGHT © ALL RIGHTS RESERVED BY DESIGNED TO BUILD. NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES. CONTRACTORS SHALL FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE REQUIREMENTS OF THE DRAWINGS, GENERAL REQUIREMENTS AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING ON ALL CONTRACTORS AND TRADES. EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL SETS OF THE CONTRACT DOCUMENTS FOR HIS EMPLOYEES' USE ON THE PROJECT TO ASSURE THAT ALL WORK IS PROPERLY COORDINATED AND INSTALLED WITH THE WORK OF OTHER CONTRACTORS AND TRADES.



ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE CODE AS WELL AS ALL LOCAL AND OTHER APPLICABLE CODES.

ALL WORK SHALL BE PERFORMED BY EXPERIENCED AND SKILLED CRAFTSMEN.

WATER LINES BELOW GRADE SHALL BE TYPE "K" COPPER (NO JOINTS BELOW GRADE) AND ABOVE GRADE TYPE "L" COPPER SUPPORTED AS REQUIRED AND SHALL BE HYDROSTATICALLY TESTED FOR TWO HOURS AT 100 PSI. ALL WATER PIPING AT WATER FIXTURES SHALL BE PROVIDED WITH 1/8" AIR CHANGERS OR SHOCK ABSORBERS. STOPS SHALL BE PROVIDED ON HOT AND COLD WATER LINES. HOT WATER PIPING SHALL BE INSULATED WITH 1" CLOSED CELL RUBBER. THE ENTIRE WATER SYSTEM SHALL BE DISINFECTED PRIOR TO PLACING IN SERVICE. CPVC/PEX MAYBE SUBSTITUTED FOR COPPER.

SANITARY SEWER LINES SHALL BE PVC.

PROVIDE PRESSURE REDUCING VALVE IF STREET WATER EXCEEDS 80 PSI

GAS PIPING WILL BE SCHEDULE 40 BLACK STEEL WITH BLACK MALLEABLE IRON SCREW-TYPE FITTINGS.

THE PLUMBING CONTRACTOR SHALL PROVIDE ALL OPENINGS REQUIRED FOR THE PLUMBING WORK AND SHALL INSTALL FIRE RATED SLEEVES WHEREVER PENETRATIONS OF RATED WALLS OR FLOORS ARE MADE. THE PATCHING SHALL BE BY THE PLUMBING CONTRACTOR. THE PLUMBING CONTRACTOR SHALL REVIEW ALL UTILITY SITE PLANS AND ARCHITECTURAL SITE PLANS FOR WORK BY OTHERS.

LOCATION OF UTILITIES (WASTE AND WATER LINES, MANHOLES ETC.) THAT ARE TO BE CONNECTED TO ARE ASSUMED. IT SHALL BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO VERIFY THESE LOCATIONS AND MAKE THE FINAL CONNECTION AS REQUIRED.

ALL FLOOR DRAINS SHALL BE PROVIDED WITH TRAP PRIMERS

3
P1
PLUMBING NOTES
N.T.S.

Coastal Plains Engineering, P.A.

205 LOCKLEAR RD
P.O. Box 1117
Pembroke, NC 28372
Voice: 910-521-7213
Fax: 910-521-7213
www.coastalplainseng.com

License No: C-2059

Oct 24, 2022



PERMITTING STAMP:

ANDREW W. PRIVETTE, AIA
1920 FT. BRAGG ROAD
FAYETTEVILLE,
NORTH CAROLINA 28303
TELE: (910) 485-8567
andy@designedtobuild.com

FORT BRAGG FEDERAL CREDIT UNION
SOUTHERN PINES BRANCH
BRUCEWOOD ROAD
SOUTHER PINES, NORTH CAROLINA

JOB CODE:	2022-064
DRAWN BY:	SLL
CHECKED BY:	CSL
COPYRIGHT:	DESIGNED TO BUILD

SHEET TITLE:

P1
SHEET OF

EACH CONTRACTOR IS REQUIRED TO INCLUDE ALL MINOR ITEMS, WHETHER OR NOT SHOWN ON PLANS, AS REQUIRED BY CODE AND FOR WORKING SYSTEMS, IN INITIAL COST OF WORK, AND AT NO ADDITIONAL COST TO THE OWNER. ANY DEVIATIONS FROM THESE DRAWINGS AND SPECIFICATIONS BY THE OWNER OR CONTRACTOR MUST BE APPROVED BY THE ARCHITECT IN WRITING AND PRIOR TO CONSTRUCTION. COPYRIGHT © ALL RIGHTS RESERVED BY DESIGNED TO BUILD. NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

This figure contains two plumbing plans: the First Floor Plumbing Plan (Sheet 1) and the Second Floor Plumbing Plan (Sheet 2).

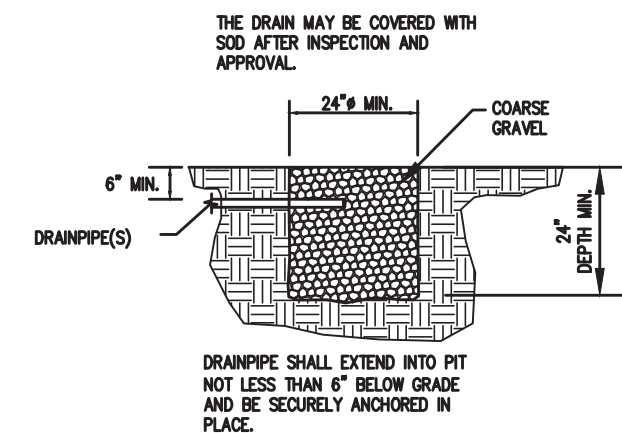
The First Floor Plumbing Plan shows a detailed layout of the first floor, including rooms such as Office 1 through Office 6, Teller Counters, Work Room, Mechanical, Training, Break Room, Storage, Vestibule 1, Vestibule 2, Lobby, and Restrooms. It includes a comprehensive piping system with various pipe sizes (e.g., 1/2", 3/4", 1", 1 1/4", 2", 3", 4"), valves, cleanouts, and connections to the site sewer. A table at the top right lists fixtures and their specifications.

The Second Floor Plumbing Plan shows a detailed layout of the second floor, including rooms such as Office 5, Office 6, Workspace, Restroom, and Office. It includes a piping system similar to the first floor, showing connections between floors and to the main building system.

Both plans include callouts for specific details, such as "DRYWELL DETAIL" and "BACKFLOW PREVENTER".

SYMBOL	MANUFACTURER	MODEL #	FIXTURE DESCRIPTION	ACCESSORIES	SUPPLY	WASTE	VENT	REMARKS
P-1	AMERICAN STD.	3043528.020	WATER CLOSET (FLUSH VALVE), FLOOR-TYPE	CHURCH 380TL, TOILET SEAT	1" C.W.	3"	2"	
P-2	AMERICAN STD.	3043528.020	WATER CLOSET (FLUSH VALVE), FLOOR-TYPE, HANDICAPPED	CHURCH 380TL, TOILET SEAT	1" C.W.	3"	2"	
P-3	AMERICAN STD.	0490.011	OVAL LAVATORY, COUNTER TOP	AMERICAN STANDARD, 2385.400 FAUCET	1/2" H.W./C.W.	2"	1-1/2"	
P-4	AMERICAN STD.	0321.026	LAVATORY, WALL-TYPE	AMERICAN STANDARD, 2385.400 FAUCET	1/2" H.W./C.W.	2"	1-1/2"	
P-5	AMERICAN STD.	6541.132	URINAL, WALL-TYPE	SLOAN ROYAL 186-1, FLUSH VALVE	3/4" C.W.	2"	1-1/2"	
P-6	ELKAY	DLR-2522-10	STAINLESS STEEL SINK, (ONE COMPARTMENT)	DELTA MODEL 400 FAUCET	1/2" H.W./C.W.	2"	1-1/2"	
P-7	FIAT	MSB-2424	SERVICE SINK, FLOOR-TYPE	FIAT 830-AA MOP SINK FAUCET	1/2" H.W./C.W.	3"	1-1/2"	PROVIDE W/ MOP HANGER, 3/6" BUCKET HOSE, AND STAINLESS STEEL WALL GUARDS
EWC-1	OASIS	PGBCSL	ELECTRIC WATER COOLER (TWO STATION)	-	1/2" C.W.	2"	1-1/2"	
WH-1	STATE		40 GAL., ELECTRIC 4500W	3/4" T & P RELIEF VALVE	3/4" H.W./C.W.	-	-	SEE PLAN FOR LOCATION

SYMBOL	MANUFACTURER	MODEL #	FIXTURE DESCRIPTION	ACCESSORIES	SUPPLY	WASTE	VENT	REMARKS
P-1	AMERICAN STD.	3043528.020	WATER CLOSET (FLUSH VALVE), FLOOR-TYPE	CHURCH 380TL, TOILET SEAT	1" C.W.	3"	2"	
P-2	AMERICAN STD.	3043528.020	WATER CLOSET (FLUSH VALVE), FLOOR-TYPE, HANDICAPPED	CHURCH 380TL, TOILET SEAT	1" C.W.	3"	2"	
P-3	AMERICAN STD.	0490.011	OVAL LAVATORY, COUNTER TOP	AMERICAN STANDARD, 2385.400 FAUCET	1/2" H.W./C.W.	2"	1-1/2"	
P-4	AMERICAN STD.	0321.026	LAVATORY, WALL-TYPE	AMERICAN STANDARD, 2385.400 FAUCET	1/2" H.W./C.W.	2"	1-1/2"	
P-5	AMERICAN STD.	6541.132	URINAL, WALL-TYPE	SLOAN ROYAL 186-1, FLUSH VALVE	3/4" C.W.	2"	1-1/2"	
P-6	ELKAY	DLR-2522-10	STAINLESS STEEL SINK, (ONE COMPARTMENT)	DELTA MODEL 400 FAUCET	1/2" H.W./C.W.	2"	1-1/2"	
P-7	FIAT	MSB-2424	SERVICE SINK, FLOOR-TYPE	FIAT 830-AA MOP SINK FAUCET	1/2" H.W./C.W.	3"	1-1/2"	PROVIDE W/ MOP HANGER, 36" BUCKET HOSE, AND STAINLESS STEEL WALL GUARDS
EWC-1	OASIS	PG8ACSL	ELECTRIC WATER COOLER (TWO STATION)	-	1/2" C.W.	2"	1-1/2"	
WH-1	STATE		40 GAL., ELECTRIC 4500W	3/4" T & P RELIEF VALVE	3/4" H.W./C.W.	-	-	SEE PLAN FOR LOCATION



3
P2

DRYWELL DETAIL
N.T.S.

1 FIRST FLOOR PLUMBING PLAN
P2 3/16" - 1'

2 SECOND FLOOR PLUMBING PLAN
P2 3/16" - 1'



ANDREW W. PRIVETTE, AIA
1920 FT. BRAGG ROAD
FAYETTEVILLE,
NORTH CAROLINA 28303
TELE. (910) 485-8567
andy@designedtobuild.com

FORT BRAGG FEDERAL CREDIT UNION
SOUTHERN PINES BRANCH
BRUCEWOOD ROAD
SOUTHERN PINES, NORTH CAROLINA

JOB CODE: 2022-064
DRAWN BY: SLL
CHECKED BY: CSL
COPYRIGHT:
DESIGNED TO BUILD

SHEET TITLE:

P 2

SHEET OF

Oct 24, 2022

PERMITTING STAMP:

Coastal Plains Engineering, P.A.

295 LOCKLEAR RD
P.O. Box 1117
Pembroke, NC 28372
Voice: 910-521-7213
Fax: 910-521-7213
www.coastalplainseng.com

License No: C-2059



ANY DEVIATIONS FROM THESE DRAWINGS AND SPECIFICATIONS BY THE OWNER OR CONTRACTOR MUST BE APPROVED BY THE ARCHITECT IN WRITING AND PRIOR TO CONSTRUCTION. COPYRIGHT © ALL RIGHTS RESERVED BY THE ARCHITECT. NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

Email communication in order from oldest to most recent

From: [Bob Koontz](#)
To: [Alaina Mallette](#)
Cc: [BJ Grieve](#); [Andrew Privette](#)
Subject: RE: AR-24-22 Fort Bragg FCU Follow-up
Date: Tuesday, January 3, 2023 2:04:19 PM
Attachments: [image001.jpg](#)

Alaina,

Not sure how I missed this email. I was reviewing the staff report and saw that you had sent it before Christmas.

I wanted to follow up on a few of the items and have provided commentary in red. Would you be available for a call later this afternoon to discuss prior to the meeting tonight?

Thanks,
Bob

Bob Koontz, PLA
Principal

KOONTZJONESDesign

LAND PLANNING | LANDSCAPE ARCHITECTURE
150 SOUTH PAGE STREET | SOUTHERN PINES, NC 28387 | P: 910-639-4058

From: Alaina Mallette <amallette@southernpines.net>
Sent: Thursday, December 22, 2022 12:08 PM
To: Bob Koontz <bkoontz@koontzjones.com>
Cc: BJ Grieve <BJGrieve@southernpines.net>
Subject: AR-24-22 Fort Bragg FCU Follow-up

Good morning, Bob,

I am reviewing the Fort Bragg FCU architectural compliance application and I have a few questions for you:

1. The exterior elevations (Sheet A-201) says sheet 5 of 10. If the other sheets are still being used for architectural guidance, can you submit those to me for review, as well?
Those sheets are specific to the building construction drawings and include interior details and other items that are not relevant to the ARB submission. Would be happy to provide them if you want to see them. I will have to get them from the architect.
2. I notice that there are callouts A1, D1, etc. on Sheet A-201. Do you have a reference table that explains what those are referring to? Perhaps those are located on one of the other 10 sheets in the original packet that we haven't received. Those are the labels for the specific elevations. D1 is the North Elevation, B1 is the East Elevation, etc.
3. What is the distance between the two entries? I believe my calculation is off, and would

like to verify that value. The distance between the 2 building entries is 89'-9" from centerline to centerline.

4. We do not have color renderings of the east, west, or south elevations. Can you please submit those, as well? We will provide at the hearing and hope to have them in advance.
5. For some of the screening requirements, I believe the landscape plan from the site plan application would be relevant for discussion with the Town Council. Do I have your permission to include that in the final packet that we provide to them? Or would you like to submit it as part of the application? Furthermore, please submit additional narrative about how proposed landscaping satisfies screening requirements for mechanical equipment, dumpster, and teller lanes. You can certainly include the landscape plan. Do the teller lane qualify as "garage doors or loading bays". I would think this to be a very different classification since it is architecturally significant, however, the landscaping along Brucewood Road and to adjacent properties will meet all of the screening and buffering standards included in the UDO, which is shown on the landscape plans. The dumpster is located in the rear and will be screened per the UDO, which includes a screening fence. The exact location of mechanical equipment has not been determined, however, it will be screened per the UDO requirements.
6. It wasn't explicitly stated in the narrative whether the glass for the windows and doors will be clear or tinted. Can you please clarify? The glass will be tinted gray to meet the energy code.
7. In the narrative, you say that the canopy will be 9'9" in height. Are you saying that this is the clearance height between the lowest point of the canopy and the sidewalk. Yes that is correct.
8. What color green is being proposed for the metal paneling on the roof? The renderings make it look like a dark green shingle, but the narrative says a green metal panel. If you have a product in mind for the roofing, please provide an image, HTML color code, or a store and item number for inclusion in the packet. Otherwise, a deviation may need to be requested as "brightly colored roofs... are prohibited." The architect will be bringing samples of the material this evening
9. Is a separate application going to be submitted for signage review and compliance? Yes.
10. At this point it appears that the following list of deviations are being requested. The others will depend on your answers to the above questions.
 - a. 4.10.4(A)(1) Correct. We would like to have the entrance on the side facing the parking lot area. The architectural icon (tower) is intended to announce the location of the entrance. Including the actual doors on the side of the building facing the parking lot makes wayfinding to the building entrance more convenient and appropriate. If the entrance is on the front of the building it would be a bit more awkward to get to entrance and would limit some of the planting on the front of the building to provide a lead walk.
 - b. 4.10.4(C), but 4.10.4(C)(1) may allow Town Council to approve despite the

deviation Understood. As described in the “Building Materials” section of the narrative, the durable masonry materials percentage is very high.

- c. 4.10.4(F)(3) Is this supposed to reference 4.10.4(E) for the awnings? If so, we are definitely requesting the ability to use metal awnings.

Thank you and have a happy holiday season.

Best,
Alaina

Alaina Mallette, MSc
Senior Planner

Planning Department
Town of Southern Pines
801 SE Service Road, Southern Pines, NC 28387
(910) 692-4003 x7232
amallette@southernpines.net

Email Signature Options_Page_1



From: [Bob Koontz](#)
To: [Alaina Mallette](#)
Cc: [BJ Grieve](#); [Andrew Privette](#)
Subject: RE: AR-24-22 Fort Bragg FCU Follow-up
Date: Tuesday, January 3, 2023 3:49:30 PM
Attachments: [image001.jpg](#)

Alaina,

Some additional information from the architect below.

Bob Koontz, PLA
Principal

KOONTZJONESDesign

LAND PLANNING | LANDSCAPE ARCHITECTURE
150 SOUTH PAGE STREET | SOUTHERN PINES, NC 28387 | P: 910-639-4058

From: Alaina Mallette <amallette@southernpines.net>
Sent: Thursday, December 22, 2022 12:08 PM
To: Bob Koontz <bkoontz@koontzjones.com>
Cc: BJ Grieve <BJGrieve@southernpines.net>
Subject: AR-24-22 Fort Bragg FCU Follow-up

Good morning, Bob,

I am reviewing the Fort Bragg FCU architectural compliance application and I have a few questions for you:

1. The exterior elevations (Sheet A-201) says sheet 5 of 10. If the other sheets are still being used for architectural guidance, can you submit those to me for review, as well? Those sheets are specific to the building construction drawings and include interior details and other items that are not relevant to the ARB submission. Would be happy to provide them if you want to see them. I will have to get them from the architect. [See DropBox Link.](#)
<https://www.dropbox.com/sh/m4hu26il2k4tahm/AAB02VbjnAMvuaiwA6VxGoIa?dl=0>
2. I notice that there are callouts A1, D1, etc. on Sheet A-201. Do you have a reference table that explains what those are referring to? Perhaps those are located on one of the other 10 sheets in the original packet that we haven't received. Those are the labels for the specific elevations. D1 is the North Elevation, B1 is the East Elevation, etc.
3. What is the distance between the two entries? I believe my calculation is off, and would like to verify that value. The distance between the 2 building entries is 89'-9" from centerline to centerline.
4. We do not have color renderings of the east, west, or south elevations. Can you please submit those, as well? We will provide at the hearing and hope to have them in advance.
5. For some of the screening requirements, I believe the landscape plan from the site plan application would be relevant for discussion with the Town Council. Do I have your

permission to include that in the final packet that we provide to them? Or would you like to submit it as part of the application? Furthermore, please submit additional narrative about how proposed landscaping satisfies screening requirements for mechanical equipment, dumpster, and teller lanes. You can certainly include the landscape plan. Do the teller lane qualify as “garage doors or loading bays”. I would think this to be a very different classification since it is architecturally significant, however, the landscaping along Brucewood Road and to adjacent properties will meet all of the screening and buffering standards included in the UDO, which is shown on the landscape plans. The dumpster is located in the rear and will be screened per the UDO, which includes a screening fence. The exact location of mechanical equipment has not been determined, however, it will be screened per the UDO requirements.

6. It wasn't explicitly stated in the narrative whether the glass for the windows and doors will be clear or tinted. Can you please clarify? The glass will be tinted gray to meet the energy code. The glass is not reflective but has a slight tint for energy code purposes. With clear anodized framing we usually utilize a solar-cool gray.
7. In the narrative, you say that the canopy will be 9'9" in height. Are you saying that this is the clearance height between the lowest point of the canopy and the sidewalk. Yes that is correct.
8. What color green is being proposed for the metal paneling on the roof? The renderings make it look like a dark green shingle, but the narrative says a green metal panel. If you have a product in mind for the roofing, please provide an image, HTML color code, or a store and item number for inclusion in the packet. Otherwise, a deviation may need to be requested as “brightly colored roofs... are prohibited.” The architect will be bringing samples of the material this evening. The color is a green controlled by manufacturer's offerings. For example Tri-State metal roofing (tristatemetalroofing.com) has an Evergreen color that is close to the existing branch color
9. Is a separate application going to be submitted for signage review and compliance? Yes.
10. At this point it appears that the following list of deviations are being requested. The others will depend on your answers to the above questions.
 - a. 4.10.4(A)(1) Correct. We would like to have the entrance on the side facing the parking lot area. The architectural icon (tower) is intended to announce the location of the entrance. Including the actual doors on the side of the building facing the parking lot makes wayfinding to the building entrance more convenient and appropriate. If the entrance is on the front of the building it would be a bit more awkward to get to entrance and would limit some of the planting on the front of the building to provide a lead walk.
 - b. 4.10.4(C), but 4.10.4(C)(1) may allow Town Council to approve despite the deviation Understood. As described in the “Building Materials” section of the narrative, the durable masonry materials percentage is very high.
 - c. 4.10.4(F)(3) Is this supposed to reference 4.10.4(E) for the awnings? If so, we are definitely requesting the ability to use metal awnings.

Thank you and have a happy holiday season.

Best,

From: [Bob Koontz](#)
To: [Alaina Mallette](#)
Cc: [BJ Grieve](#); [Andrew Privette](#)
Subject: FW: AR-24-22 Fort Bragg FCU Follow-up
Date: Tuesday, January 3, 2023 4:53:41 PM
Attachments: [North East ISO View Rendering.pdf](#)
[North West ISO View Rendering.pdf](#)
[South West ISO View Rendering.pdf](#)

Alaina,

Attached are renderings that show all 4 sides of the proposed Fort Bragg Federal Credit Union building.

Thanks,
Bob

Bob Koontz, PLA
Principal

KOONTZJONESDesign

LAND PLANNING | LANDSCAPE ARCHITECTURE
150 SOUTH PAGE STREET | SOUTHERN PINES, NC 28387 | P: 910-639-4058

From: andy@designedtobuild.com <andy@designedtobuild.com>
Sent: Tuesday, January 3, 2023 4:20 PM
To: Bob Koontz <bkoontz@koontzjones.com>
Subject: RE: AR-24-22 Fort Bragg FCU Follow-up

Here's the views showing all sides.

From: [Bob Koontz](#)
To: [Alaina Mallette](#)
Subject: Re: AR-24-22 Fort Bragg FCU Follow-up
Date: Wednesday, February 1, 2023 8:41:47 AM
Attachments: [image001.png](#)
[image002.jpg](#)

Thanks. Will call you around 11 am.

Bob

KOONTZJONESDesign

LAND PLANNING | LANDSCAPE ARCHITECTURE
[150 SOUTH PAGE STREET | SOUTHERN PINES, NC 28387](#) | P: [910-639-4058](#)

From: Alaina Mallette <amallette@southernpines.net>
Sent: Wednesday, February 1, 2023 8:26:55 AM
To: Bob Koontz <bkoontz@koontzjones.com>
Subject: RE: AR-24-22 Fort Bragg FCU Follow-up

Good morning, Bob,

Thanks for reaching out. I should have some time between 11:00 a.m. and 12:00 p.m. to discuss AR-24-22. Feel free to give me a call at 910-692-4003 x7232.

Best,
Alaina

Alaina Mallette, MSc
Senior Planner
Town of Southern Pines
801 SE Service Road
Southern Pines, NC 28387
Office: (910) 692-4003
<http://www.southernpines.net/>



From: Bob Koontz <bkoontz@koontzjones.com>
Sent: Wednesday, February 1, 2023 8:00 AM
To: Alaina Mallette <amallette@southernpines.net>
Subject: AR-24-22 Fort Bragg FCU Follow-up

Alaina,

From: [Bob Koontz](#)
To: [Alaina Mallette](#)
Subject: Fort Bragg FCU
Date: Tuesday, February 14, 2023 11:02:12 AM

Alaina,

Are you available for a quick 5 minute phone call to review the Council comments from the last meeting. We plan to present tonight and we will have the actual green sample and the architect is working on a revised rendering that matches the color proposed. Any other items that we need to address?

Thanks,
Bob

Bob Koontz, PLA
Principal

KOONTZJONESDesign

LAND PLANNING | LANDSCAPE ARCHITECTURE
150 SOUTH PAGE STREET | SOUTHERN PINES, NC 28387 | P: 910-639-4058

From: [Bob Koontz](#)
To: [Alaina Mallette](#)
Subject: FW: Fort Bragg FCU
Date: Tuesday, February 14, 2023 12:21:19 PM
Attachments: [East & West Elevations 2-14-2023.pdf](#)

Alaina,

Attached is an updated elevation that is closer to the actual color being used for the building trim and roof.

Thanks,
Bob

Bob Koontz, PLA
Principal

KOONTZJONESDesign

LAND PLANNING | LANDSCAPE ARCHITECTURE
150 SOUTH PAGE STREET | SOUTHERN PINES, NC 28387 | P: 910-639-4058

From: andy@designedtobuild.com <andy@designedtobuild.com>
Sent: Tuesday, February 14, 2023 11:46 AM
To: Bob Koontz <bkoontz@koontzjones.com>
Subject: RE: Fort Bragg FCU

Here are colored elevations for your use. Even these are not exact representations of what to expect but closer to the actual green we will be using.

Andy

From: [Bob Koontz](#)
To: [Alaina Mallette](#)
Subject: FW: FBFCU green for print and digital ads
Date: Tuesday, February 14, 2023 12:23:32 PM
Attachments: [Branding .xlsx](#)

Alaina,

See attached FBFCU logos. This is what they are shooting for as a match. The color is Dark Ivy.

Bob Koontz, PLA
Principal

KOONTZJONESDesign

LAND PLANNING | LANDSCAPE ARCHITECTURE
150 SOUTH PAGE STREET | SOUTHERN PINES, NC 28387 | P: 910-639-4058

From: andy@designedtobuild.com <andy@designedtobuild.com>
Sent: Tuesday, February 14, 2023 11:54 AM
To: Bob Koontz <bkoontz@koontzjones.com>
Subject: FW: FBFCU green for print and digital ads

Bob,

You might share this information as well. The green in the logo is what we are shooting for. The sample I left you should be spot on.

Please remind me, what is that sample color name I did not write it down.

Andy

From: Todd Kenthack <todd@fortbraggfcu.org>
Sent: Tuesday, February 14, 2023 11:51 AM
To: Andrew Privette <andy@designedtobuild.com>
Subject: Fwd: FBFCU green for print and digital ads

Hope this helps. It's darker, more like a hunter green. Thx.

From: [Bob Koontz](#)
To: [Alaina Mallette](#)
Cc: [Paul Saathoff](#)
Subject: FBFCU - Green Roof Color
Date: Monday, February 20, 2023 11:19:32 AM
Attachments: [image001.png](#)

Alaina,

Attached are a couple of photos that represent the color that is being requested. The FBFCU color is essentially patterned after these buildings. This is the color that they want to go. As I mentioned last Tuesday evening, the color is very prevalent in an adjoining community.



Thanks,
Bob

From: [Alaina Mallette](#)
To: "Bob Koontz"
Cc: [Paul Saathoff](#); [BJ Grieve](#)
Subject: RE: FBFCU - Green Roof Color
Date: Tuesday, February 21, 2023 8:32:00 AM
Attachments: [image002.png](#)
[image003.png](#)

Good morning, Bob,

I appreciate you sharing these, and I will add them to the file. Can you provide us the RGB values for the final roofing and awning color so that there is no confusion at the work session about exactly what shade of green will be used? For reference, FBFCU's signature green is 0, 88, 37. We don't want to see this application get continued again if we can address Council's concerns thoroughly.

Best,
Alaina

Alaina Mallette, MSc
Senior Planner
Town of Southern Pines
801 SE Service Road
Southern Pines, NC 28387
Office: (910) 692-4003
<http://www.southernpines.net/>



From: Bob Koontz <bkoontz@koontzjones.com>
Sent: Monday, February 20, 2023 11:13 AM
To: Alaina Mallette <amallette@southernpines.net>
Cc: Paul Saathoff <psaathoff@koontzjones.com>
Subject: FBFCU - Green Roof Color

Alaina,

Attached are a couple of photos that represent the color that is being requested. The FBFCU color is essentially patterned after these buildings. This is the color that they want to go. As I mentioned last Tuesday evening, the color is very prevalent in an adjoining community.

From: [Paul Saathoff](#)
To: [Alaina Mallette](#); [Bob Koontz](#)
Cc: [BJ Grieve](#)
Subject: RE: FBFCU - Green Roof Color
Date: Tuesday, February 21, 2023 3:42:37 PM
Attachments: [image001.png](#)
[image002.png](#)
[Firestone-Color-Chart.pdf](#)
[FBFCU_COLOR.pdf](#)

Alaina,

Please see attached. We are proposing the Sherwood Green color option for the roof which is touch darker than the FBFCU logo color. Let us know if you have any questions or need anything else.

Thanks,

Paul Saathoff

KOONTZJONESDesign

LAND PLANNING | LANDSCAPE ARCHITECTURE
150 S PAGE STREET | SOUTHERN PINES, NC 28387 | W: www.koontzjones.com | P: 910.684.8487

From: Alaina Mallette <amallette@southernpines.net>
Sent: Tuesday, February 21, 2023 8:33 AM
To: Bob Koontz <bkoontz@koontzjones.com>
Cc: Paul Saathoff <psaathoff@koontzjones.com>; BJ Grieve <BJGrieve@southernpines.net>
Subject: RE: FBFCU - Green Roof Color

Good morning, Bob,

I appreciate you sharing these, and I will add them to the file. Can you provide us the RGB values for the final roofing and awning color so that there is no confusion at the work session about exactly what shade of green will be used? For reference, FBFCU's signature green is 0, 88, 37. We don't want to see this application get continued again if we can address Council's concerns thoroughly.

Best,
Alaina

Alaina Mallette, MSc
Senior Planner
Town of Southern Pines
801 SE Service Road
Southern Pines, NC 28387
Office: (910) 692-4003
<http://www.southernpines.net/>





① East
1/4" = 1'-0"



② West
1/4" = 1'-0"



FBFCU GREEN

005825

RGB: 0, 88, 37

CMYK: 90, 38, 100, 37

Fonts

COPPERPLATE GOTHIC BOLD

Calibri



Cameron & Co.
Fine Gifts & Decorative Accessories

105

THE VILLAGER
DELI RESTAURANT

GENTLEMEN'S
CORNER

SALE

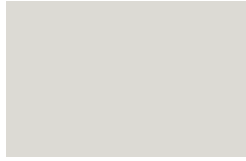
RAM
2500



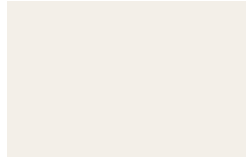


UNA-CLAD™ METAL

COLOR SELECTION



Stone White



Bone White



Almond



Sandstone



Sierra Tan



Slate Gray



Aged Zinc*



Cityscape



Charcoal Gray



Matte Black



Mansard Brown



Burnished Slate*



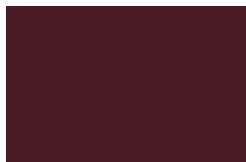
Medium Bronze



Dark Bronze



Extra Dark Bronze



Brandywine



Regal Red



Colonial Red



Terra Cotta



Hartford Green



Award Blue*



Regal Blue



Sky Blue



Electric Blue*



Teal



Sherwood Green



Dark Ivy



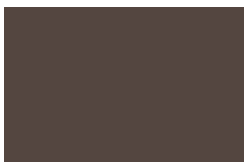
Patina Green



Helmlock Green



Tropical Patina



Vintage*@



Silver Metallic*



Classic Copper*



Champagne Metallic*

Colors shown are as close to actual painted steel as allowed by the printing process. Contact your local Sales Rep for actual metal samples.
SRI numbers available by request.

* = Denotes premium color. @ = 20-year finish warranty.

Firestone

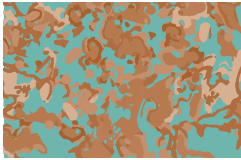
firestonebpco.com
Page 83 of 107



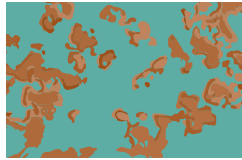
UNA-CLAD™ METAL

PREMIUM PATTERNS

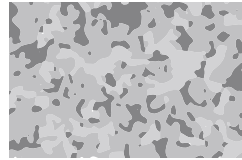
STOCK PATTERN COLORS



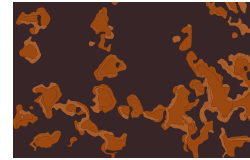
Antique Copper



Natural Antique Copper



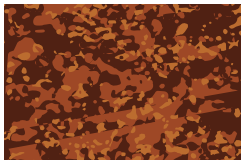
Weathered Zinc



Natural Rust

NON-STOCK PATTERN COLORS

Available with minimum purchase amount and extended lead-time.
Contact your local Sales Rep for more information.



Burnt Rust



Ponderosa Rust



Sedona Rust



Tamarack Rust



Rustic Copper



Timeless Silver



Timeless Bronze



Timeless Copper



Artic CAMO



Desert CAMO



Marshland CAMO



Woodland CAMO



Sand Dune



Driftwood



Pine



Red Cedar

Colors shown are as close to actual painted steel as allowed by the printing process.
Contact your local Sales Rep for actual metal samples.

Due to the unique nature of the product color may vary slightly from batch to batch.
Batches should not be mixed on projects.
SRI numbers available by request.

Firestone

firestonebpc.com
Page 84 of 107

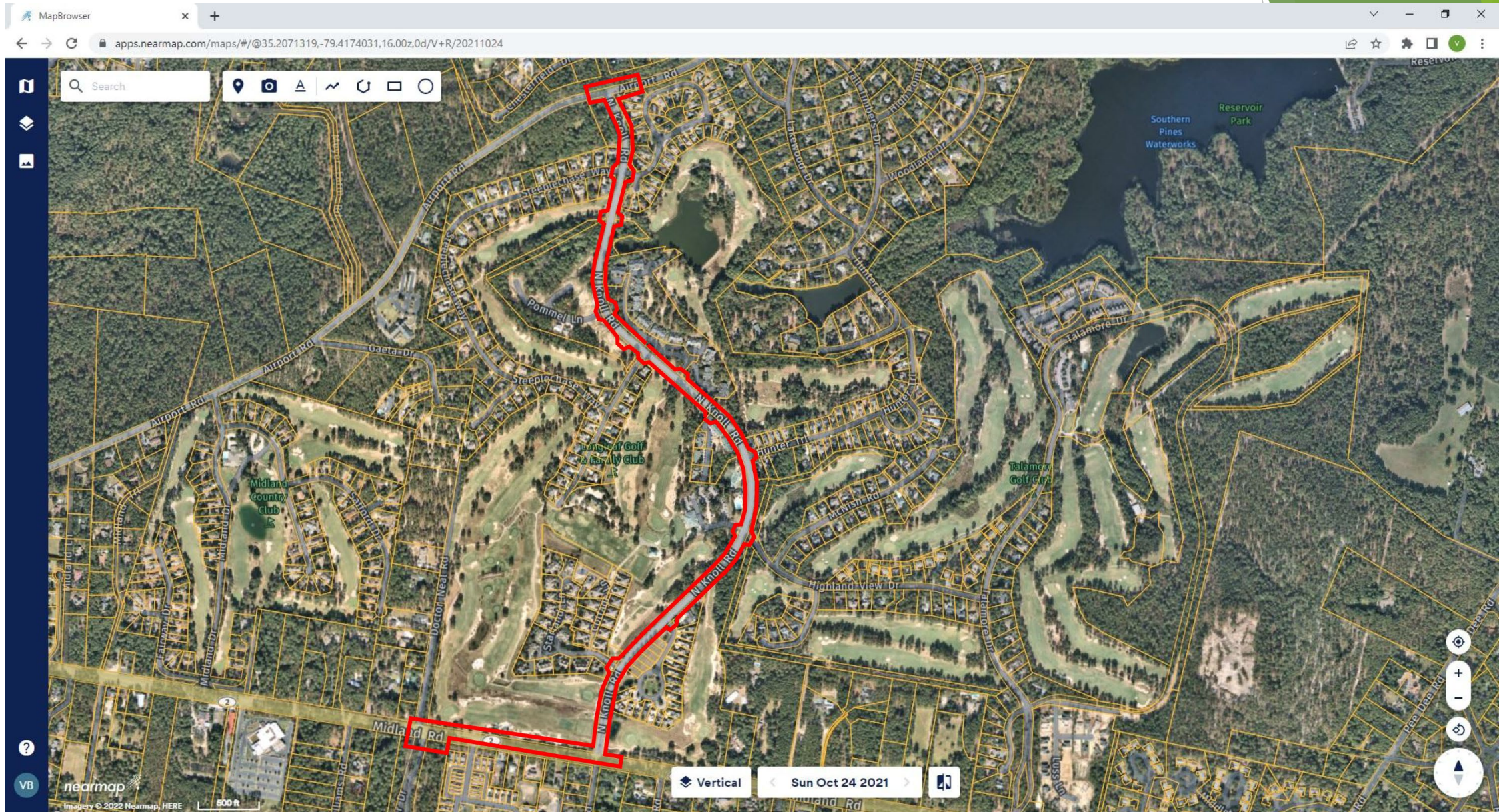


FBFCU LOGO COLOR
#005825 (0, 88, 37)



PROPOSED METAL ROOF COLOR
SHERWOOD GREEN (27, 70, 54)

Knoll Road Multi-Modal Trail, NCDOT EB-5864



Existing Conditions

- ▶ EB-5864 Project Facts:
 - 1.2 miles along Knoll Road
 - 0.3 miles along Midland Road
- ▶ Existing Traffic Volume:
 - Airport Road - NCDOT (2019) AADT 9300
 - Midland Road - NCDOT (2021) AADT 11500
 - Knoll Road - Town of Southern Pines (2021) AADT 1201, will update
 - AVG Speed - 35mph, 85% Speed - 43mph
- ▶ Existing Typical Section:
 - 1' Shoulder
 - 11' Travel Lane
 - 14' Turn Lane
 - 11' Travel Lane
 - 1' Shoulder



Potential Conditions

- ▶ EB-5864 Typical Section:
 - 11' Travel Lane
 - 11' Travel Lane
 - 6' Buffer
 - 10' Multi-use path
- ▶ Road Diet/Traffic Calming:
 - Road Diet Option will have a recommended lower speed limit
 - Current Capacity @ 40mph Speed Limit - 12,500 VPD
 - Potential Capacity @ 30mph Speed Limit - 9,800 VPD





NCDOT Approved Budget

- ▶ \$2,090,000 Approved February 9th
 - ▶ New Cost Includes Engineering
- ▶ Town match is 20% or \$418,000
- ▶ Previous Town Cost estimated at \$600,000

Preliminary Schedule

- ▶ Survey - 4 months
- ▶ PDEA Environmental Document Public Meeting - 7 months
- ▶ PDEA Environmental Document Submittal - 8 months
- ▶ PDEA Environmental Document Approval - 9 months
- ▶ 75% Design Plans - 9 months
- ▶ 100% Design Plans - 12 months
- ▶ Bid and Award - 15 months
- ▶ Start Construction - 18 months
- ▶ Finish Construction - 28 months

Wet Paws Creek

Proposal Information

Proposed name	Wet Paws Creek
Proposal type	new name for unnamed feature
Current official name	n/a
GNIS ID	n/a
Proponent	Brittany D. Harry; Carthage, NC
Date proposed	7/27/22
Submitter	same
Date submitted	same
BGN case number	5853
Quarterly Review List	449

Feature Details

Primary coordinates	35.26395, -79.37845
Secondary coordinates	35.242842, -79.400382
Feature class	stream
Feature size	2.1 miles long
Feature description	Heads southwest of and flows through Spring Valley Lake into Thagards Lake
Name history	Named for animals and wildlife that “must wet their paws to stay alive”
USGS primary topo map	Carthage 1:24,000 (mouth)
State(s)	North Carolina
County(s)	Moore County
Local jurisdiction(s)	Village of Whispering Pines, Town of Southern Pines
PLSS	n/a
Land ownership	Private

BGN decisions

- None

Other Names

- Unpublished names: None found
- Published names: None found

Case Summary

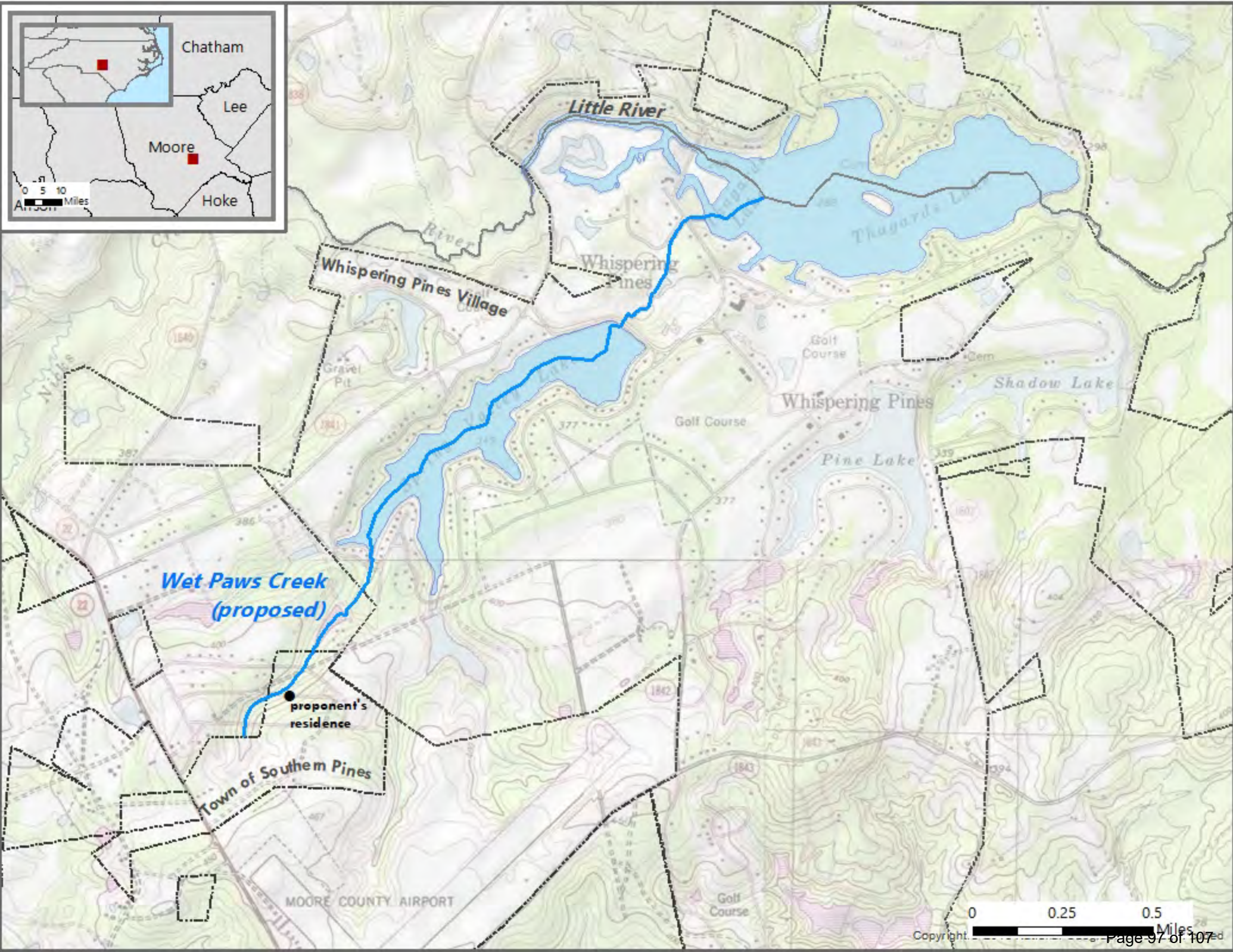
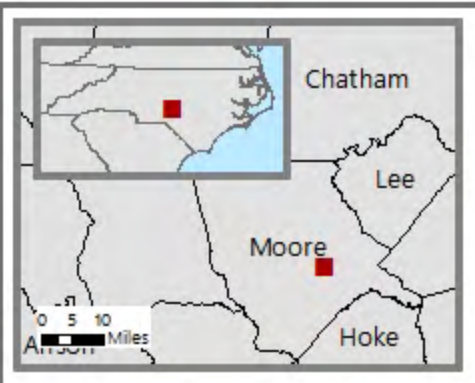
The new name Wet Paws Creek is proposed for an unnamed 2.1-mile-long tributary of the Little River in Moore County. The stream begins in the Town of Southern Pines, flows into the Village of Whispering Pines, through Spring Valley Lake, and into Thagards Lake.

The proponent, who lives along the stream near its source, states:

Many animals / wildlife here must wet their paws to stay alive. The feature requires a name so it can eventually be protected from encroaching development and pesticide use nearby and to bring education, awareness, and outreach to how many small jewels in nature we have here in this area that are simply just passed by because no one knows it is there. The neighborhood is excited to have it named and it brings the community together being able to see a tiny stream could be important just like a huge nature area - both are important for us and wildlife.

Stakeholder Input

Local government	Village of Whispering Pines Town of Southern Pines Moore County
State Names Authority	North Carolina
Federal Agency	n/a
Federally Recognized Tribes	All federally recognized Tribes contacted under Policy X



Re: [EXTERNAL] NC_Pause, Wet Paws

BGNEXEC, GS-N-MAC <bgnexec@usgs.gov>

Wed 8/10/2022 8:12 AM

To: Britt Harry <brittharry4@gmail.com>

 1 attachments (413 KB)

stream course.jpg;

Thank you Brittany. We will proceed with a new case brief for "Wet Paws Creek" and then begin our outreach to the county government and State Names Board.

In order to complete the brief, can you clarify the extent of the stream? The attached map from the USGS National Map shows stream courses identified by the National Hydrography Dataset. The geographic coordinates from your application are plotted in the lower left corner. It is U.S. BGN policy to apply a name to the longest and/or straightest branch, which in this case would be from point B to A, i.e., from an unnamed pond on the west side of Highway 22 (just north of its intersection with Waynor Road), then northeast through Spring Valley Lake and the Whispering Pines Golf Club, to enter Thagards Lake, i.e., a total length of 2.4 miles.

Or, it is also acceptable to have a named stream flow into an unnamed one, so if you would prefer to limit the name to just the 0.64-mile-long branch from Bellhaven Drive to the southern end of Spring Valley Lake (points C to D on the map), that would be fine too. Please let us know your preference. Of course, if the name is applied to the longer stream, we would also want to know the opinion of the golf course management and they may inform us that it has a local name already (we have no record of an official name).

It will likely be a few months before the final decision is made on the proposed name, but we will let you know the outcome. If the caseworker has any questions, we'll be back in touch.

Thanks,
Jennifer Runyon, research staff
U.S. Board on Geographic Names

From: Brittany Harry <brittharry4@gmail.com>

Sent: Friday, August 5, 2022 2:27 PM

To: BGNEXEC, GS-N-MAC <bgnexec@usgs.gov>

Subject: Re: [EXTERNAL] NC_Pause, Wet Paws

Hello!
Thank you for your response. Wet Paws Creek is fine!

Thank you,
Brittany Harry
[LinkedIn](#)

On Fri, Aug 5, 2022 at 8:12 AM BGNEXEC, GS-N-MAC <bgnexec@usgs.gov> wrote:

Good morning Ms. Harry:

This acknowledges your proposal to the U.S. Board on Geographic Names (BGN) to apply a new name to a currently unnamed stream in Moore County.

The BGN is responsible for standardizing geographic names for use by the Federal Government, and its members must approve any new name before it can appear on Federal maps and products. In order to proceed with a case brief, we must ask that you clarify the name you are proposing. Is it Pause Creek or Wet Paws Creek? A stream can have only one name.

Once we know which name you intend to propose, we will prepare a case brief and add it to the BGN's next Quarterly Review List for consideration by all interested parties.

Local opinion is important to the BGN, so we will then ask the county government and the North Carolina Board on Geographic Names for their opinions. In accordance with Federal policies regarding Tribal consultation, we must also ask all federally recognized American Indian Tribes if they wish to comment. If you can gather additional support from local residents or a local historical society, we would welcome that for the file. Any additional information or comments can be submitted to BGNESEC@usgs.gov.

Once all parties have had an opportunity to provide their recommendations, we will present the proposal to the BGN for discussion and the final decision. The entire process typically takes several months after we initiate our research, and we will notify you of the outcome.

Thank you for your interest in the geographic names of North Carolina and we look forward to hearing from you. Please let us know if you have any questions.

Regards,

Jennifer Runyon, research staff
U.S. Board on Geographic Names
U.S. Geological Survey
Reston, Virginia 20192
(703) 648-4550

BGNESEC@usgs.gov

[Domestic Names | U.S. Geological Survey \(usgs.gov\)](https://www.usgs.gov/programs/domestic-names)

From: Britt Harry <brittharry4@gmail.com>

Sent: Wednesday, July 27, 2022 10:33 PM

To: BGNEXEC, GS-N-MAC <bgnexec@usgs.gov>

Subject: [EXTERNAL] NC_Pause, Wet Paws

Domestic Geographic Name Proposal Form

The U.S. Board on Geographic Names (BGN) is responsible for standardizing the names of geographic features within the 50 States and in other areas under the sovereignty of the United States. The BGN retains the legal authority to promulgate all official names and locations of natural features (e.g. mountains, rivers, valleys), as well as canals, channels, reservoirs, and other select feature types.

This form is to propose a new name or name, spelling, or application change for a geographic feature for Federal use. A proponent should carefully review the proposal prior to submission to ensure that it is consistent with the [BGN policies](#). Please note all fields with a red outline are required prior to submitting this form.

The proponent should also be aware that the entire proposal—including personal identifying information and any associated correspondence—is in the public domain and may be made publicly available at any time.

Submit Proposal:

Contact Us:
BGNESEC@usgs.gov

1. Email this form and supporting documentation to: BGNESEC@usgs.gov

i. Save PDF as 'ST_GeographicName' for example 'CO_BearCreek'

ii. Email Subject: ST_GeographicName

OR

2. Send by mail to:
U.S. BGN Executive Secretary, Domestic Names
12201 Sunrise Valley Drive, MS-523
Reston, VA 20192

Please note that anything submitted by mail will delayed.

Naming Basics

Proposed Name:
Pause, Wet Paws

Is this name in current local use?
☐ Y ☒ N

What is the Feature Class?
Stream

Is this to change an existing name?
☐ Y ☒ N
If yes, please provide the official name and Feature ID as it appears in [the Geographic Names Information System \(GNIS\)](#).

GNIS Name:
Feature ID:

Location Basics



Where is the feature?

Latitude: -79.39921 (38.94741)

Longitude: -79.39921 (-77.36839)

For Linear Features (e.g. stream or valley):

Mouth/Confluence

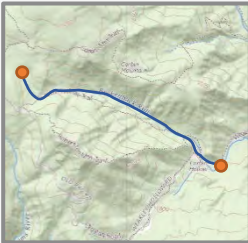
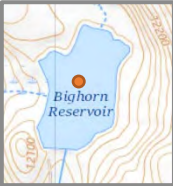
Latitude: 35.24659 (38.94741)

Longitude: -79.39699 (-77.36839)

Source/Headwater

Latitude: 35.24294 (38.94741)

Longitude: -79.40045 (-77.36839)



General Location:

State: North Carolina

County: Moore

City/Town/Township/Borough: McNeill Township, Southern Pines

Public Land Survey System:

Section(s), Township, Range, Meridian
7, McNeill

Page 100 of 107

Feature Description

Physical shape, length, width, etc. (Maps can be submitted separately by email)

Length 575.08 m
Width changes throughout year based on rains

Name Details

Name information:

Please provide relevant information about the proposed name, such as origin, meaning, how long it has been in current use, as well as current or historical significance. Also include why you believe the feature requires a name or name change and why the proposed name is appropriate. Describe any documents that you will be submitting (separately by email) to support your proposal.

Meaning: In life to enjoy nature or the little things we must pause. Many animals / wildlife here must wet their paws to stay alive. The feature requires a name so it can eventually be protected from encroaching development and pesticide use nearby and to bring education, awareness, and outreach to how many small jewels in nature we have here in this area that are simply just passed by because no one knows it is there. The neighborhood is excited to have it named and it brings the community together being able to see a tiny stream could be important just like a huge nature area - both are important for us and wildlife.

Please provide a list of supporting documentation, including any web links:
Examples: Published sources showing the proposed name or letters of support (local government, historical society, etc.).

Is the name [commemorative](#)? Does the name honor or refer to a person or persons? ☒ Y ☐ N

Please note that the BGN will only accept proposals for names that are intended to honor a person or persons deceased at least five years. The BGN will disapprove names that could be construed to honor living persons. The person being honored should have had either (1) some direct or long-term association with the feature, or (2) have made a significant contribution to the area, community, or State in which it is located; or (3) have outstanding national or international recognition. The BGN discourages the use of an individual’s full name except to avoid ambiguity.

If yes, please provide the following:

Honoree’s Date of Birth: Honoree’s Date of Death:

Short biography and significance or association with the geographic feature: *(list any additional honorees here)*

Is the feature in a Wilderness Area or Wilderness Study Area? ☐ Y ☒ N ☐ Unknown

If yes, please provide your justification for making an exception to [the Wilderness Policy](#):

Please note that the BGN will not approve new names for unnamed features within wilderness areas or wilderness study areas, unless an overriding need can be demonstrated by the proponent.

Additional Information +

Is there any local opposition or conflict with the proposed name? ☐ Y ☒ N

If yes, please explain and describe any opposition:

Additional notes:

This stream gives refuge to many displaced and dispersing fauna and is close to suburban development with increased development nearby. As landowners of part of the stream, we want to help prevent sediment erosion, forest fragmentation, and contamination of our water supply and the water supply connecting two lakes together.

Proponent Information

Please provide one form of contact (email preferred):

 Proponent's Name:

Agency or Organization, if applicable:

 Email:

 Mailing Address:

 Phone:

 Are you completing this form for someone else? ☐ Y ☒ N

If yes, please fill out the following:

Completed by:
Full Name:
Email:
Mailing Address:
Phone:

Please submit this form and supporting documentation to: 1. By email to BGNEXEC@usgs.gov 2. By mail to the address on page 2.



U.S. BOARD ON GEOGRAPHIC NAMES

GEOGRAPHIC NAME PROPOSAL RECOMMENDATION

Proposed name: Wet Paws Creek

Current official Federal name of feature: unnamed

This is to notify the U.S. Board on Geographic Names that the:

Southern Pines Town Council

(Name of government entity, organization, or individual)

recommends that the U. S. Board on Geographic Names:

☐ **Approve the Proposed Name**

☐ **Reject the Proposed Name**

☐ **Other:** _____

Comments (the following factors contributed to this recommendation; attach supporting documentation if appropriate):

(Name)

(Title)

(Address)

(Telephone)

(City, State, ZIP Code)

(E-mail)

(Signature)

(Date)

Return to: U.S. Board on Geographic Names

BGNEXEC@usgs.gov

Telephone: (703) 648-4552

12201 Sunrise Valley Drive

Mailstop 523

Reston VA 20192-0523



To: Reagan Parsons, Town Manager
From: Jessica Roth, Assistant Town Manager
Re: Draft Policy: Resident Exemption from Curbside Solid Waste Collection
Date: February 22, 2023

BACKGROUND & STATUS QUO

The Town of Southern Pines, through its contract with GFL, currently offers “back door” collection of garbage for any residents who desire this service. Based on a physical count recorded by GFL in spring 2022, it is estimated that approximately 40% of residents opt for back door service, with the remaining 60% placing their garbage at the curb.

Currently, back door recycling collection is only offered to residents who meet the following criteria: 1) have submitted a written request, signed by a physician who verifies that the resident is not physically capable of bringing the bin to and from the curb and 2) do not live with someone who can bring the bin to and from the curb. The Town presently has 29 residents who are exempt from mandatory curbside recycling collection based on these criteria.¹

Effective July 1, 2023, GFL will discontinue back door garbage collection and curbside collection will become the standard for both garbage and recycling. GFL will continue to collect both garbage and recycling “back door” for residents who qualify for a medical exemption (up to 5% of the residential accounts). Based on the FY 22-23 “house count” of 6,175 homes served, this would be 308 homes.

STAFF RECOMMENDATION

The Town needs to establish the criteria that will make a resident eligible for medical exemption from mandatory curbside collection effective July 1, 2023.

SUGGESTED POLICY

The Town of Southern Pines collects garbage and recycling from all residential homes, provided the receptacles are placed at the curb.

Residents who have a medical condition or physical restriction which prevents them from being able to place their receptacle(s) at the curb may apply for an exemption from curbside collection. If approved, the waste hauler will collect and return the receptacle(s) from a point near the resident’s home. This policy outlines the criteria under which an exemption may be approved, the review and approval process, and the standards for collection.

Criteria for Medical Exemption

- Residents may qualify for an exemption from curbside collection if they have a medical condition or physical restriction which makes them incapable of bringing a receptacle(s) to and from the curb.

¹ Town staff audited the list of residents exempted for curbside recycling in FY 22-23. Staff recommends automatically exempting these 29 customers for FY 23-24, rather than requiring them to submit an exemption application. Staff will communicate this status and inform these residents to submit an application to be considered for an extension after June 30, 2024.

- Residents who need this exemption must submit a request to the Town, signed by a physician who verifies that the individual 1) is not physically capable of bringing a receptacle(s) to and from the curb and 2) does not live with a person who is physically capable of doing so.
- The physician shall indicate if the medical condition is temporary and, if so, make a recommendation on how long the exemption should be applicable.
- Residents will not be asked to provide specific details about the medical condition or physical restriction. It is only necessary that the resident and attending physician certify that the condition/restriction does not allow the resident to physically take a receptacle(s) to and from the curb.
- Multi-family neighborhoods are serviced with dumpsters. Residents in these neighborhoods do not qualify for this exemption.
- The medical exemption is for residential customers only; business accounts do not qualify.

Review and Approval Process

- The Town shall provide a form for residents to complete, which will include a section for the physician's certification of the medical condition or physical restriction.
- The resident must submit the completed form to the Public Works department for review.
- The Assistant Town Manager or his/her designee shall review the request to determine if the resident qualifies for exemption based on the criteria of this policy. The Town shall provide a written decision to the resident following review.
 - If approved, the resident's exemption shall be documented for the next scheduled collection. In the event the approval is issued less than 48 business hours before the resident's scheduled collection, the exemption shall go into effect for the following collection.
- The approved exemption shall be in effect for a period of twelve (12) months unless it is for a shorter timeframe based on the physician's certification of a temporary condition or restriction. If the resident wishes to renew the exemption, he/she shall submit a completed form for review prior to expiration of the existing exemption.
- The Town may rescind the exemption under either of the following conditions:
 - The resident's status regarding eligibility criteria changes, i.e. a person permanently moves into the resident's home who is physically able to take the receptacle(s) to and from the curb.
 - The Town determines that the information submitted on the application was not factual and the resident would not have been approved for the exemption.
- In the event that the application is denied or the exemption is rescinded, the resident may submit an appeal to the Town Manager, who will make a final decision.

Collection Requirements for Residents Exempted from Curbside Service

- The garbage and recycling receptacles must be placed no later than 6am on the scheduled collection day in the following manner:
 - Placed in front of or beside the home. Receptacles may only be located behind the home if the standard collection route is via a rear alley.
 - Clearly visible from the street or alley.
 - Access must be convenient and safe for the hauler. Receptacles will not be collected if they are in a fenced area, in a carport or garage, or in an otherwise enclosed or inaccessible area.
 - Vehicles shall be parked so they do not hinder access to the receptacles.

- If the receptacle(s) is not placed in this manner, the hauler will be unable to collect the garbage and/or recycling. The hauler will return at the next regularly scheduled collection and the resident will not be eligible for a “missed collection” recall.
- The Town will collect a maximum of one receptacle each for garbage and recycling per scheduled collection. All items must be placed in a receptacle; loose items will not be collected.
- Receptacles must meet the same Town standards for those collected curbside. For receptacles with wheels, they must be maintained in good working condition so they can be rolled to the curb and back.
- The hauler will return the receptacle(s) to the location where it was originally placed.
- The resident’s property must be maintained in a manner so that the hauler is not exposed to unreasonable hazards. Examples include, but are not limited to, vicious animals that are loose or tethered near the receptacles, trip or slip hazards, and similar.
 - If the hauler repeatedly experiences these hazards, the Town will inform the resident in writing of the required improvements. If the resident fails to correct the hazards in a timely manner, the Town may suspend or rescind the exemption.
- The curbside collection exemption applies to garbage and recycling only. Yard debris, bulky items, and white goods must be placed at the curb for collection.
- This service is provided at no additional charge to the resident.

NEXT STEPS

- March 14: Town Council adopts policy (as suggested above or with revisions)
- March 15 and following:
 - Policy, form, and details are posted: on the website; available at Town facilities; and similar.
 - Staff begins communicating changes via multiple methods.
 - Staff reviews and processes exemption applications according to the policy. All residents will be notified in writing of their status.
 - The list of approved exemptions is provided to GFL and will be updated, as appropriate.
- Monday, July 3: First day of standard curbside collection.