

**STAFF REPORT**  
Design & Development Manual Update

June 14, 2022 Town Council Meeting



**PROPOSED CHANGES:**

The Design and Development Manual includes recommended plant lists, planting details, site details, and architectural recommendations for the Small Town Character Overlay District. The Design and Development Manual is available for viewing at:

<http://www.apexnc.org/DocumentCenter/View/467/Design-and-Development-Manual-PDF?bidId=>

Since the last comprehensive update in 2010, several construction details have been duplicated in the Standard Specifications and Standard Details, which have been more recently updated. The Standard Specifications and Standard Details are available for viewing at:

<http://www.apexnc.org/197/Engineering-Specifications>

In order to avoid confusion, Planning Staff recommends removing the following details from the Design and Development Manual:

Detail Name	Specification Number:
Bicycle Parking	300.20
Typical Asphalt Greenway	900.01
Typical Keyed Concrete Path	900.01
Safety Railing	200.03 & 200.05
Bollard and Pavement Markings	900.06

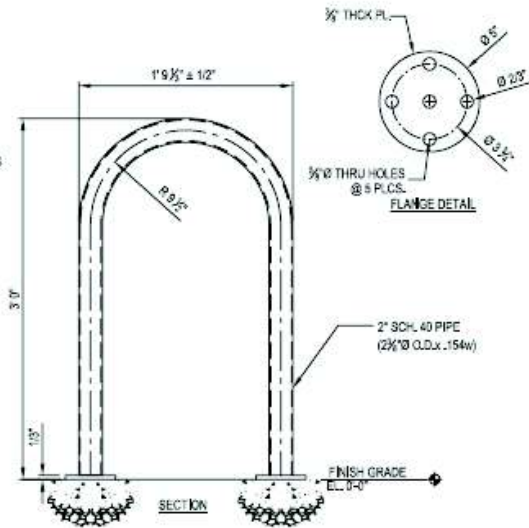
**PLANNING STAFF RECOMMENDATION:**

Planning staff recommends approval of the proposed changes.



CREATIVE PIPE  
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- SELECT DESIRED OPTION  
 CROSS BAR - CB
- SELECT DESIRED MOUNTING OPTION  
 EMBEDDED - E  
 SURFACE FLANGE - F (SHOWN)
- SELECT DESIRED FINISH  
 HOT-DIPPED GALVANIZED - G  
 POLYESTER POWDER COAT - P  
 STAINLESS STEEL (W/ SATIN FINISH) - SS  
 THERMOPLASTIC POWDER COAT - T
- SELECT DESIRED COLOR  
 RED       GREY  
 GREEN     YELLOW  
 BLACK     WHITE  
 BLUE      BEIGE  
 BRONZE    TEAL  
 SKY BLUE  CUSTOM



- NOTES:  
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.  
 2. DO NOT SCALE DRAWINGS.  
 3. CONTACT MANUFACTURER FOR CUSTOM COLORS.  
 4. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION, VISIT [www.CADetail.com](http://www.CADetail.com) For REFERENCE NUMBER 474-022F.



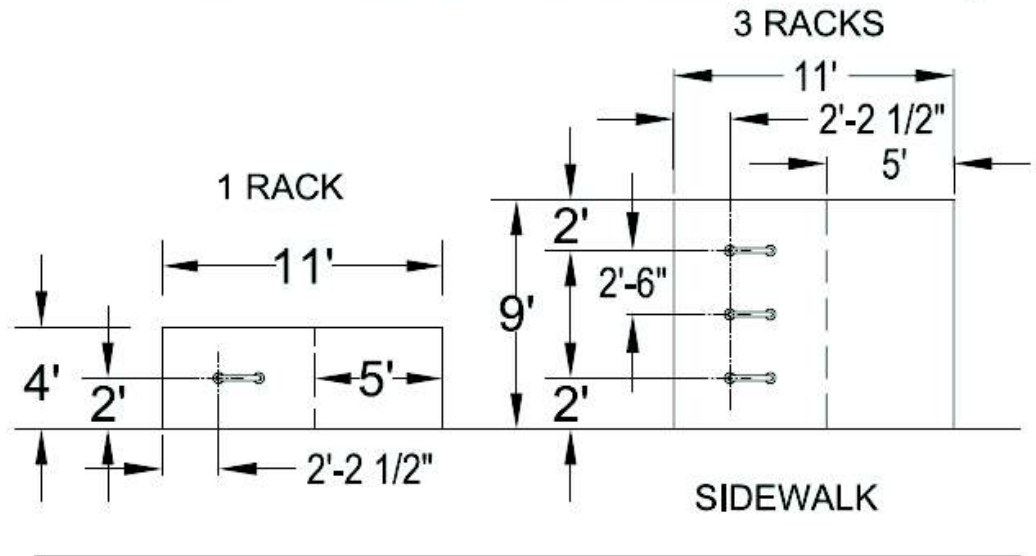
474-022F

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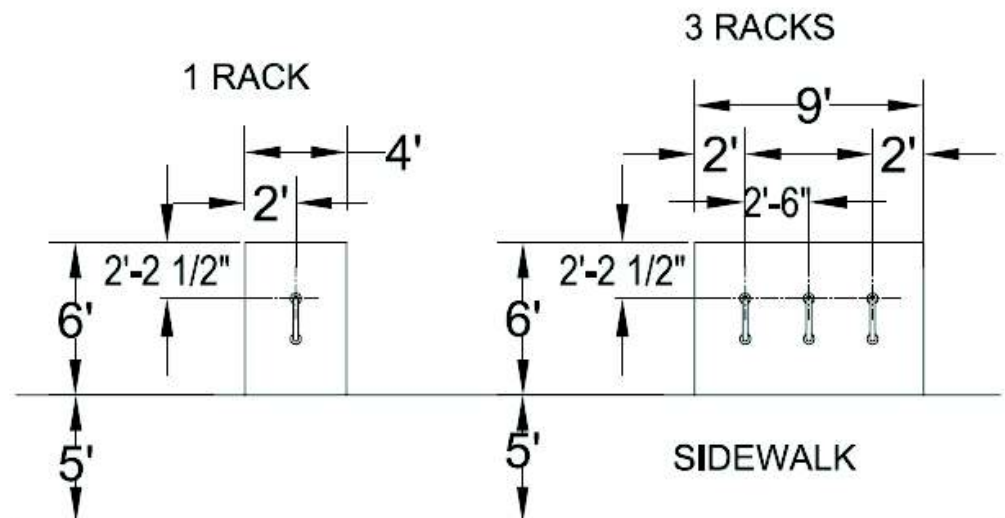
[www.CADetail.com](http://www.CADetail.com)

- NOTES:  
 - Parking pad is 6" concrete slab. Size shown is 4'x6' min. pad for single rack and 2'-6" additional width per rack for racks to be spaced 2'-6" o.c. If more than one.  
 - 5' wide unobstructed maneuvering area is required behind racks; requires 4'x11' min. pad when oriented parallel to a sidewalk as shown.  
 - Other placements shall meet minimum size requirements.  
 - Bicycle parking shall not encroach on accessible paths.  
 - Designated placement within parking lots may also be acceptable.

OPTION 1: PARALLEL TO SIDEWALK (PREFERRED)



OPTION 2: PERPENDICULAR TO SIDEWALK



TOWN OF APEX

STANDARDS

BICYCLE PARKING

STD. NO.

3.15

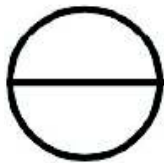
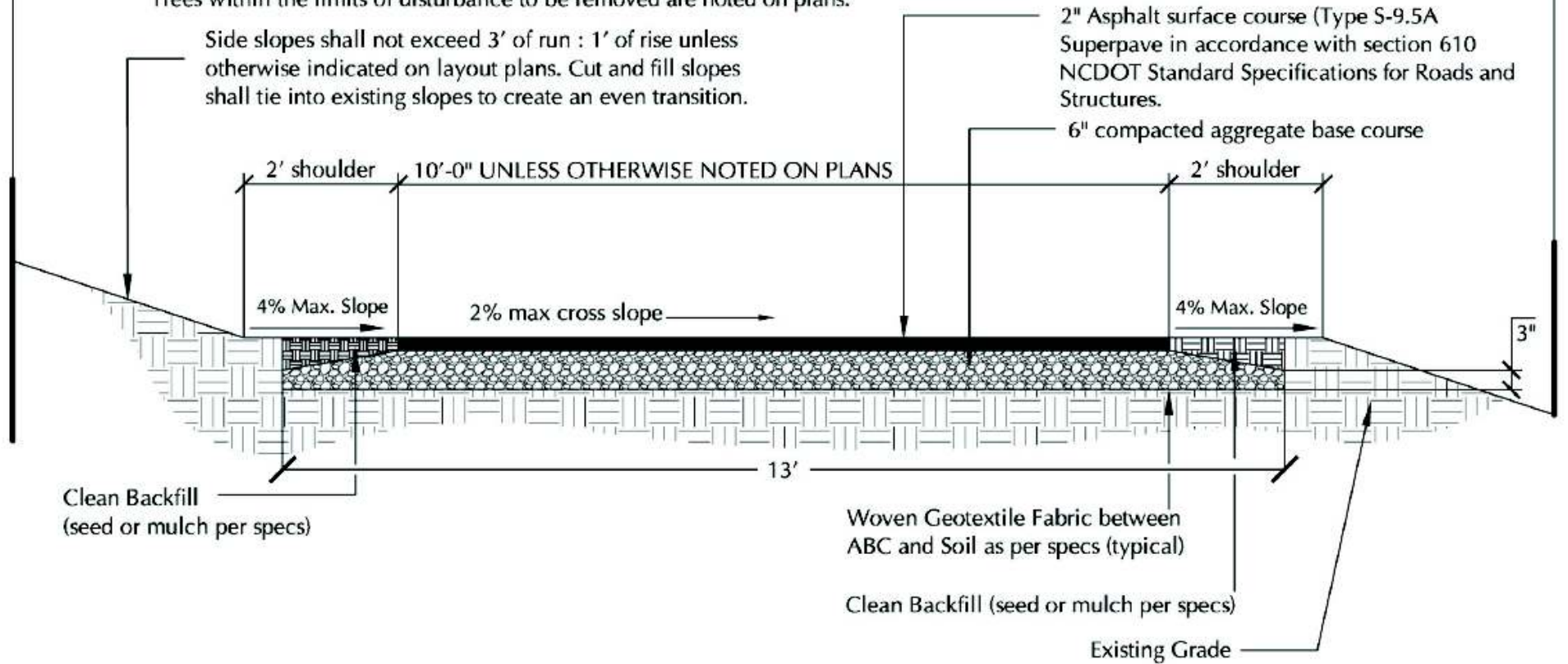
20' LIMITS OF DISTURBANCE  
ON ALL TRAIL SURFACES

Notes:

1. Cross slope direction varies. See layout plans for direction of slope.
2. Contractor is responsible for re-establishing all slopes disturbed by construction.
3. Contractor shall not clear outside the 20' limit of disturbance.

Trees within the limits of disturbance to be removed are noted on plans.

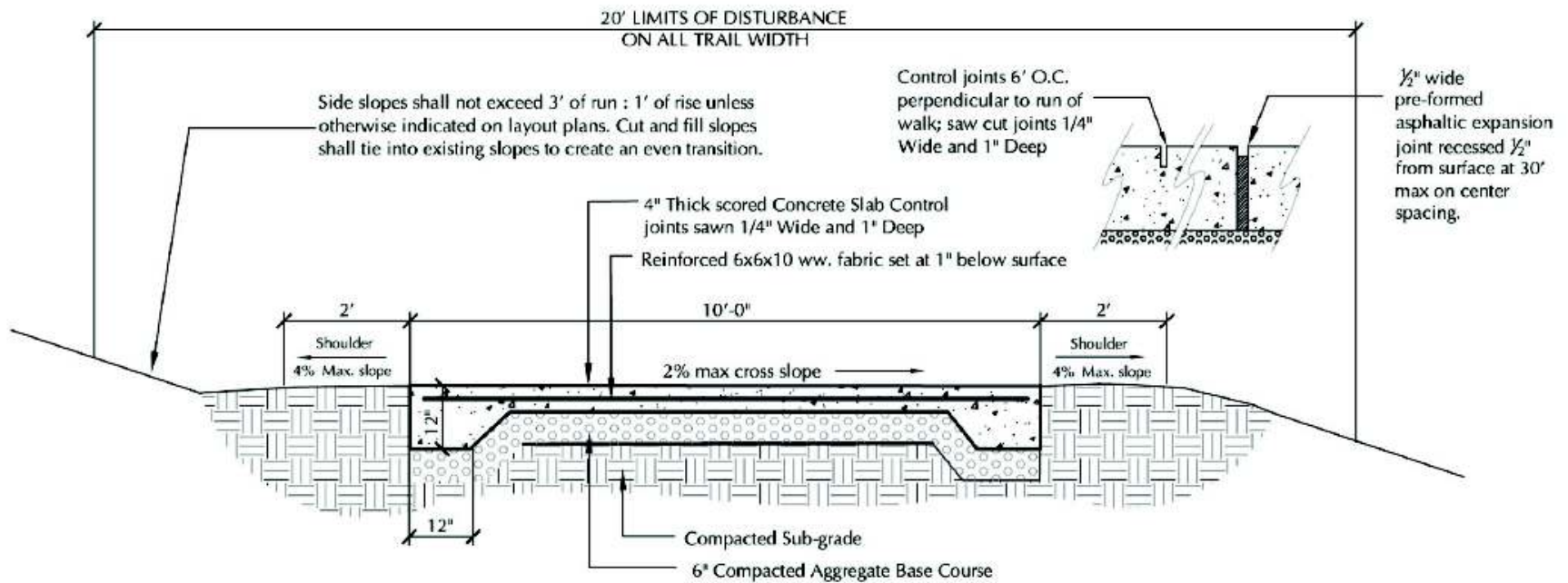
Side slopes shall not exceed 3' of run : 1' of rise unless otherwise indicated on layout plans. Cut and fill slopes shall tie into existing slopes to create an even transition.



TYPICAL ASPHALT GREENWAY

SECTION VIEW

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

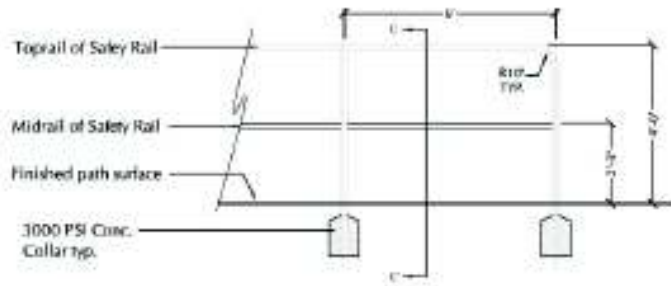


B  
L12

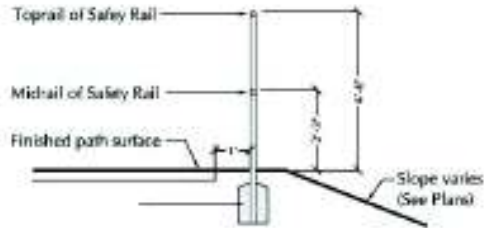
## TYPICAL KEYED CONCRETE

SECTION VIEW

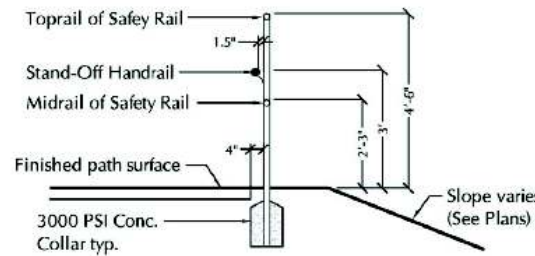
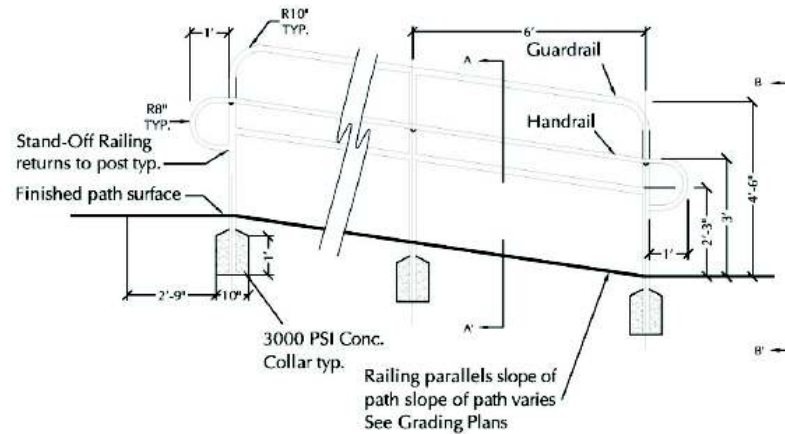
SCALE: 3/8" = 1' - 0"



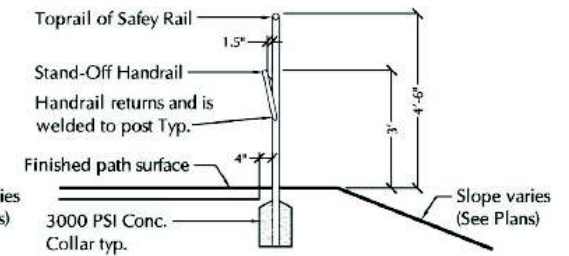
SAFETY RAIL  
ELEVATION VIEW



**SAFETY RAILING DETAIL**  
ELEVATION & SECTION VIEW



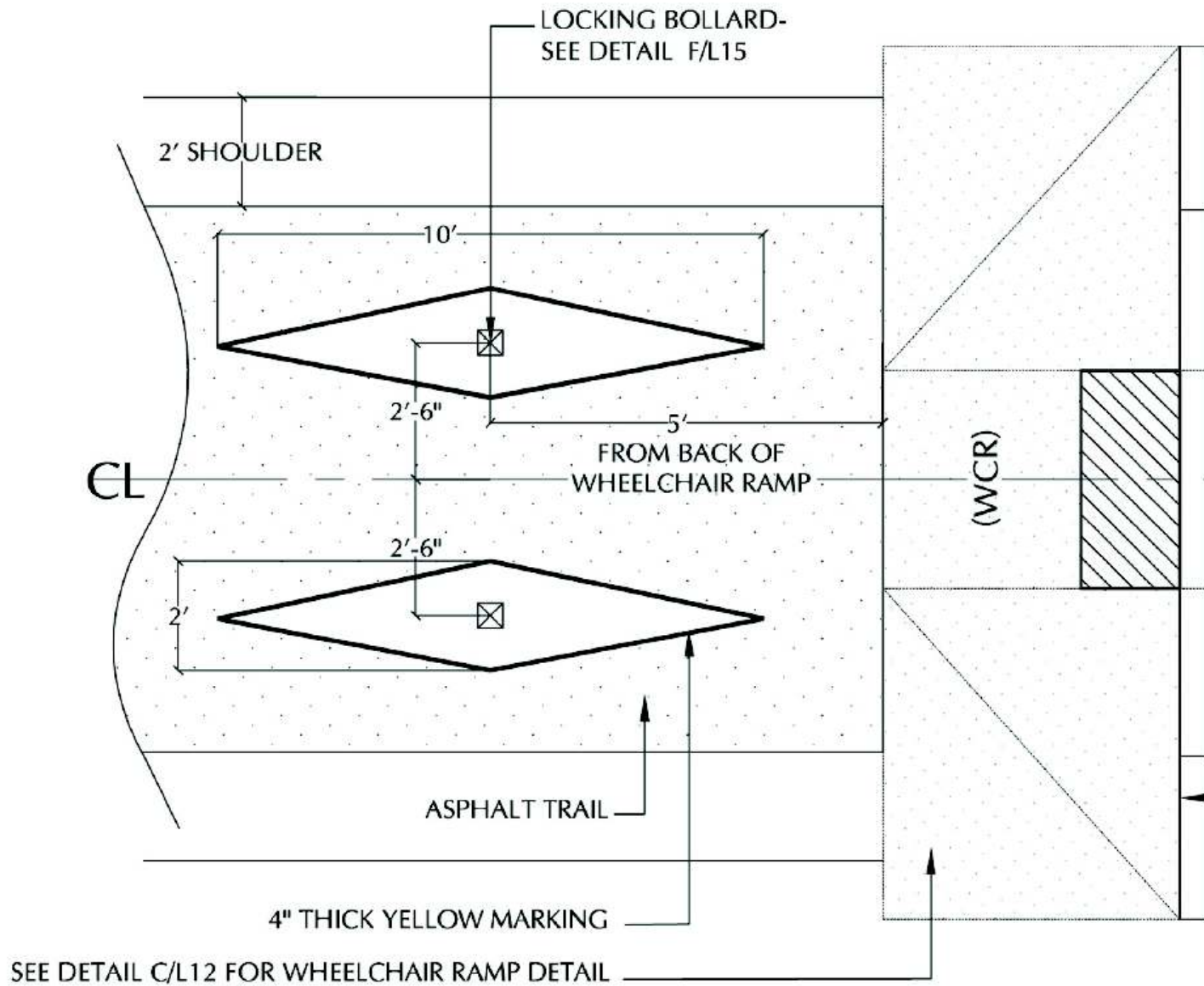
SECTION VIEW A-A'



SECTION VIEW B-B'

**SAFETY RAILING /HAND RAILING DETAIL**  
SECTION VIEW

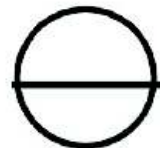
SCALE: 1/4" = 1'- 0"



SEE DETAIL C/L12 FOR WHEELCHAIR RAMP DETAIL

**NOTE:**

1. SEE PLAN FOR LOCATIONS BOLLARDS AND MARKING LOCATIONS



**BOLLARD AND PAVEMENT MARKINGS**

ELEVATION VIEW

SCALE: 3/8" = 1'-0"