

GENERAL SITE NOTES AND REQUIREMENTS

- PROPOSED USES SHALL COMPLY WITH THE CITY OF GREENVILLE ZONING REGULATIONS FOR RA20 / R23 ZONING DISTRICT.
- PAVED AREAS SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY EXCEPT FOR THE TOP 6" OF SUBGRADE WHICH SHALL BE COMPACTED TO 100% MAXIMUM DRY DENSITY IN ACCORDANCE WITH AASHTO-T99.
- AGGREGATE BASE COURSE SHALL BE TYPE ABC CONFORMING TO SECTION 520 OF THE NCDOT STANDARD SPECIFICATIONS DATED 1990.
- BITUMINOUS CONCRETE SURFACE COURSE SHALL BE TYPE 88.5A CONFORMING TO SECTION 645 OF THE NCDOT STANDARD SPECIFICATIONS.
- ALL MATERIALS AND INSTALLATION METHODS OF WATER AND SANITARY SEWER UTILITIES SHALL MEET THE MINIMUM REQUIREMENTS OF THE GREENVILLE UTILITIES COMMISSION MANUAL FOR THE DESIGN AND CONSTRUCTION OF WATER AND WASTE WATER SYSTEMS. CONTRACTOR SHALL VERIFY ALL EXISTING INVERTS AT NEW STORM DRAIN AND SANITARY SEWER TIE-IN POINTS PRIOR TO ANY INSTALLATION OF UTILITIES.
- PROVIDE EXTERIOR CONCRETE WALKS AND CONCRETED AREAS WITH EXPANSION AND SCORED JOINTS IN PRE-APPROVED LOCATIONS. EXPANSION JOINTS SHALL BE 1/2" WIDE WITH EDGES TOGGLED TO 1/8" RAD AND FILLED WITH HOT RUBBER ASPHALT SEALANT. PROVIDE AT ALL CORNER INTERSECTIONS CHANGES IN SLOPE OR DIRECTION AGAINST EXISTING OR NEW WALLS OR PAVEMENTS AND AT INTERVALS NOT TO EXCEED 30' SCORED JOINTS SHALL BE SCORED 1" DEEP MINIMUM AND RADUSED 1/8" AND SHALL BE PLACED AT INTERVALS NOT TO EXCEED 5 FEET.
- EACH PRIME CONTRACTOR PERFORMING EXCAVATIONS OR UNDERGROUND WORK SHALL BE RESPONSIBLE FOR THE LOCATION OF ANY EXISTING UTILITIES IN THE AREA OF THEIR WORK. NOTIFY THE UTILITY LOCATOR SERVICE 1-800-646-6699 AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION IN ORDER THAT EXISTING UTILITIES IN THE AREA MAY BE FLAGGED AND STAKED. CONTRACTOR SHALL USE ALL CARE NECESSARY WHEN WORKING IN AREAS KNOWN OR SUSPECTED TO CONTAIN UNDERGROUND UTILITIES, INCLUDING HAND DIGGING.
- GARBAGE PICKUP WILL BE DETERMINED BY THE OWNER (PRIVATE).
- ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE CITY OF GREENVILLE MANUAL OF STANDARD DESIGNS AND DETAILS.
- AN APPROVED STORM WATER DETENTION PLAN IS NOT REQUIRED.
- CITY OF GREENVILLE DRIVEWAY PERMIT IS NOT REQUIRED.
- AN APPROVED EROSION AND SEDIMENTATION CONTROL PLAN IS NOT REQUIRED.
- NCDOT DRIVEWAY PERMIT IS NOT REQUIRED.
- CITY OF GREENVILLE VEGETATION PLAN IS NOT REQUIRED. PROJECT CONSTITUTES LESS THAN 20% EXPANSION.
- SEWER TAP FEES AND WATER TAP FEES ARE DUE PRIOR TO RECEIVING SEWER AND WATER SERVICES.
- CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS STREET MAINTENANCE DIVISION AT LEAST 48 HOURS PRIOR TO MAKING CONNECTION TO EXISTING STORM DRAINS WITHIN PUBLIC STORM DRAINAGE EASEMENTS OR R/W'S.
- GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS PRIOR TO CONSTRUCTION.
- ALL DUMPSTER PADS SHALL BE SCREENED ON THREE SIDES IN ACCORDANCE WITH SECTION 9-4-268(b).
- G.U.C. POINT OF SERVICE FOR WATER SHALL BE AT THE WATER METER.
- NEW & EXISTING FIRE HYDRANTS SHOWN ON THIS PLAN HAVE OR SHALL BE INSTALLED THAT NO PORTION OF BUILDING(S) IS LOCATED FURTHER THAN 400' FROM HYDRANT AS THE HOSE IS LAID.
- SIGNAGE SHALL BE IN ACCORDANCE WITH ARTICLE "N" OF THE GREENVILLE CITY CODE SIGN PERMIT REQUIRED.
- AN UNUSED DRIVEWAY MUST BE CLOSED IN ACCORDANCE WITH THE CITY OF GREENVILLE DRIVEWAY ORDINANCE.
- G.U.C. POINT OF SERVICE FOR THE SEWER SHALL BE C.O. LOCATED AT THE RIGHT-OF-WAY OR AT THE EDGE OF THE SANITARY SEWER EASEMENT.
- NEW BUILDING MUST COMPLY WITH ALL APPLICABLE BUILDING CODES.
- G.U.C. GAS/UTILITY EASEMENT IS 10'-0" IN WIDTH AND CENTERED OVER GAS LINES AS INSTALLED.
- SITE SHALL MEET ALL ACCESSIBILITY REQUIREMENTS OF THE NC BUILDING CODE VOL. 14, DEPT. OF INSURANCE APPROVAL OF CONSTRUCTION PLANS.
- PROPOSED BUILDING USE DOES NOT HAVE FOOD HANDLING FACILITIES. NO GREASE INTERCEPTOR IS REQUIRED.
- OUTFALL ACREAGE FEES ARE DUE AND PAYABLE BY THE OWNER IF REQUIRED.
- PERMITTING OF PRIVATE WATER MAINS 2" AND LARGER IS REQUIRED BY NCDENR. THE PERMIT SHALL BE IN THE NAME OF THE OWNER. WATER WILL NOT BE PROVIDED TO THE PROJECT UNTIL G.U.C. HAS BEEN PROVIDED VERIFICATION OF FINAL APPROVAL FROM NCDENR.
- ALL EXISTING WATER AND SEWER SERVICES NOT USED FOR THIS PROJECT SHALL BE ABANDONED AT THE CONTRACTORS EXPENSE IN ACCORDANCE WITH G.U.C. REQUIREMENTS.
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA ZONE X. PANEL NUMBER 3729487001 & 3729487002 DATED JANUARY 2, 2004.
- NO WETLANDS EXIST ON THIS PROPERTY.

GENERAL SITE VEGETATION DATA

Unless otherwise provided, all plant materials shall meet the following minimum size standards at the time of planting and/or qualification in the case of existing materials:

Planting Material Type	Minimum Planting Size
Large Tree single stem multi-stem clump	10 feet (height) and 2" caliper 10 feet (height)
Small Tree Shrub	8 feet (height) and 1" caliper 18 inches (height), except as provided under section 9-4-287(a)

Existing substitute vegetation materials have been noted including their specific location(s), type(s) and size(s).

Existing vegetation to remain to be protected from site development activity in accordance with section 9-4-266(f)

No portion of any parking area, including any driveway, parking space, drive aisle or turning area, shall be located more than thirty (30) feet from an onsite small tree or more than seventy-five (75) feet from an on-site large tree. For purposes of this section, the measurement shall be from the furthest edge of the subject area to the center of the base of the closest qualifying tree.

Site Plan approval from the respective easement holder shall be construed as approval of all noted and/or illustrated encroachments as shown on this plan.

All open space areas that are not landscaped shall be seeded with lawn or other ground cover.

The following vegetation materials, as listed by common name and shall constitute not more than 25% of the total requirement for the specific category:

Large category tree-	Small tree category-	Evergreen Shrub category-
River Birch	Aristocrat pear Bradford Pear Capital Pear Cleveland select Pear	Red Tip Photinia

Parking area screening vegetation shall be in accordance with section 9-4-268(i)(9) of the City Code.

Dumpster Pad screening shall be enclosed on three (3) sides in accordance with Section 9-4-268(h)

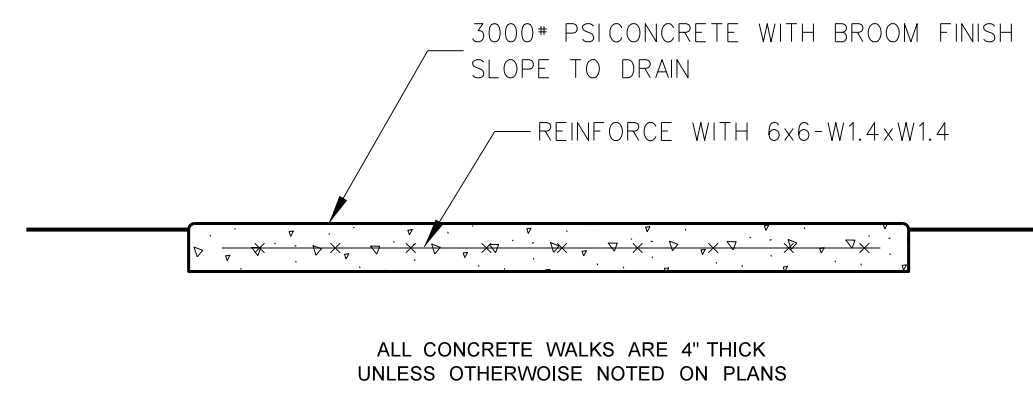
**SITE VEGETATION REQUIREMENTS (per acre):**

- 5 Large Trees and
- 10 Small Trees and
- 25 Shrubs

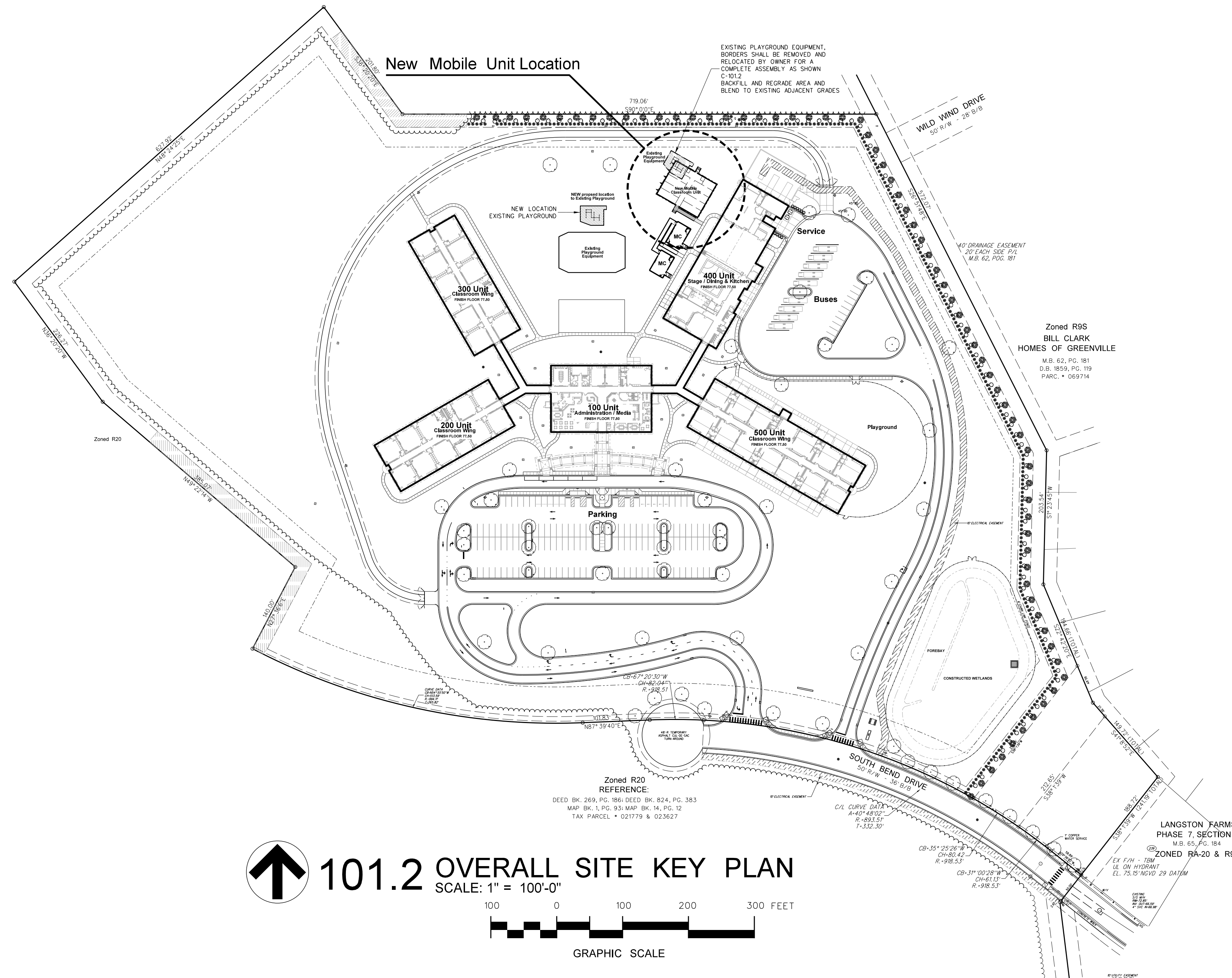
MINIMUM 5' CLEARANCE MUST BE MAINTAINED AROUND ALL FIRE HYDRANTS IN ACCORDANCE WITH STATE FIRE CODE

**NOTICE TO ALL LANDOWNERS/DEVELOPERS**

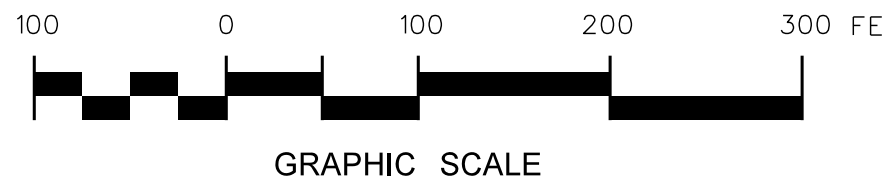
Wetlands are valuable natural resources that provide important ecological functions. Be advised that activities in wetlands are regulated by the federal Government under Section 404 of the Clean Water Act. Jurisdictional wetland may include the pine-shrub poissons that are common in the region. If any private landowner, developer, corporation, or other person proposes to undertake construction/filling activities in or near a lake, stream, creek, tributary or any other unpaired body of water including its adjacent wetlands, federal permit authorization may be required from the U.S. Army Corps of Engineers prior to commencement of any such land-disturbing activities. Please contact Mr. Henry Wickler, Field coordinator, Washington, NC Corps of Engineers regulatory field office, telephone (252) 575-5811, for a wetland determination and information regarding specific permit requirements.



101.3 LIGHT-DUTY CONCRETE WALK  
SCALE: 3/4" = 1'-0"



101.2 OVERALL SITE KEY PLAN  
SCALE: 1" = 100'-0"



Property Information

Name of Project: G2 New Mobile Units for Ridgewood Elementary School  
 Address: 3601 S. Bend Rd, Winterville, NC 28590  
 Proposed User: Educational  
 Building Height: (1) 58'-4" x 72'-0" Mobile Classroom Unit  
 Property Zoning: RA20 & R95  
 Deed Book / Map Book Reference: DE 2281, P. 34 / MB 69-119  
 Parcel No.: 074002  
 Tax Map No.: 4998-18

Site Data

Acreage: 28.62 Acres  
 Disturbed Area / Limits of Construction: 0.04 Acres

PARKING REQUIREMENTS (NO INCREASE REQUIRED)  
 9-4-252 - (c) School elementary or Junior High:  
 1 space per 2 employees plus safe and convenient off-street loading and unloading facilities for students  
 Existing Staff = 78 Total  
 Required Parking = 38  
 Total existing parking area = 142

SITE DATA

Buildings	Existing (DEMO) Removed S.F.	Existing to Remain S.F.	New Additions S.F.	Total Buildings	(%) of Increase / Decrease
	96,365	0	4,200	100,565	4%

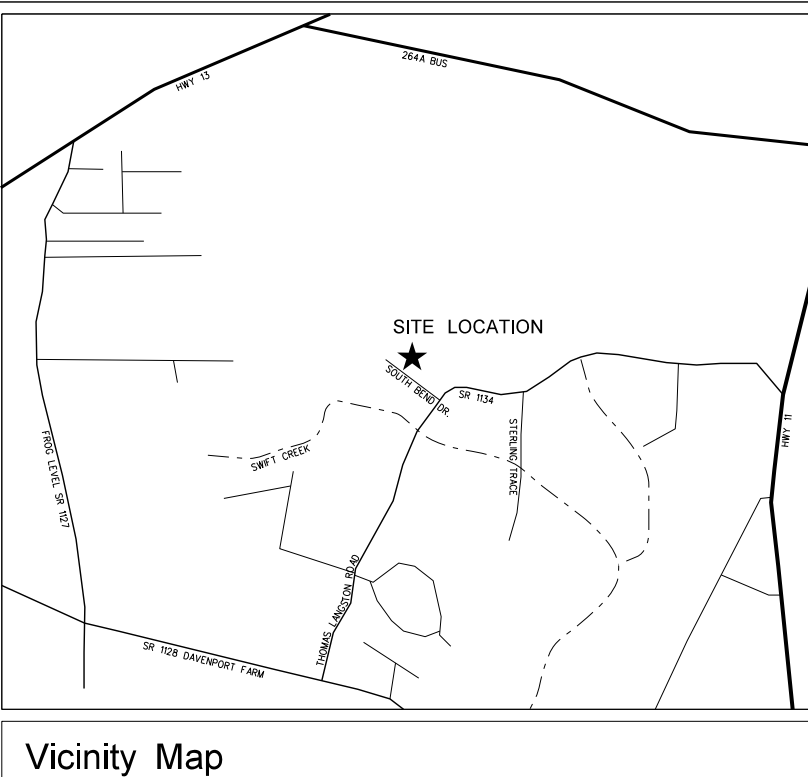
Drives and Walks (Impervious)	Existing (DEMO) Removed S.F.	Existing to Remain S.F.	New Drives & Walks S.F.	Total	(%) of Increase / Decrease
	174,895	0	68	174,963	0%

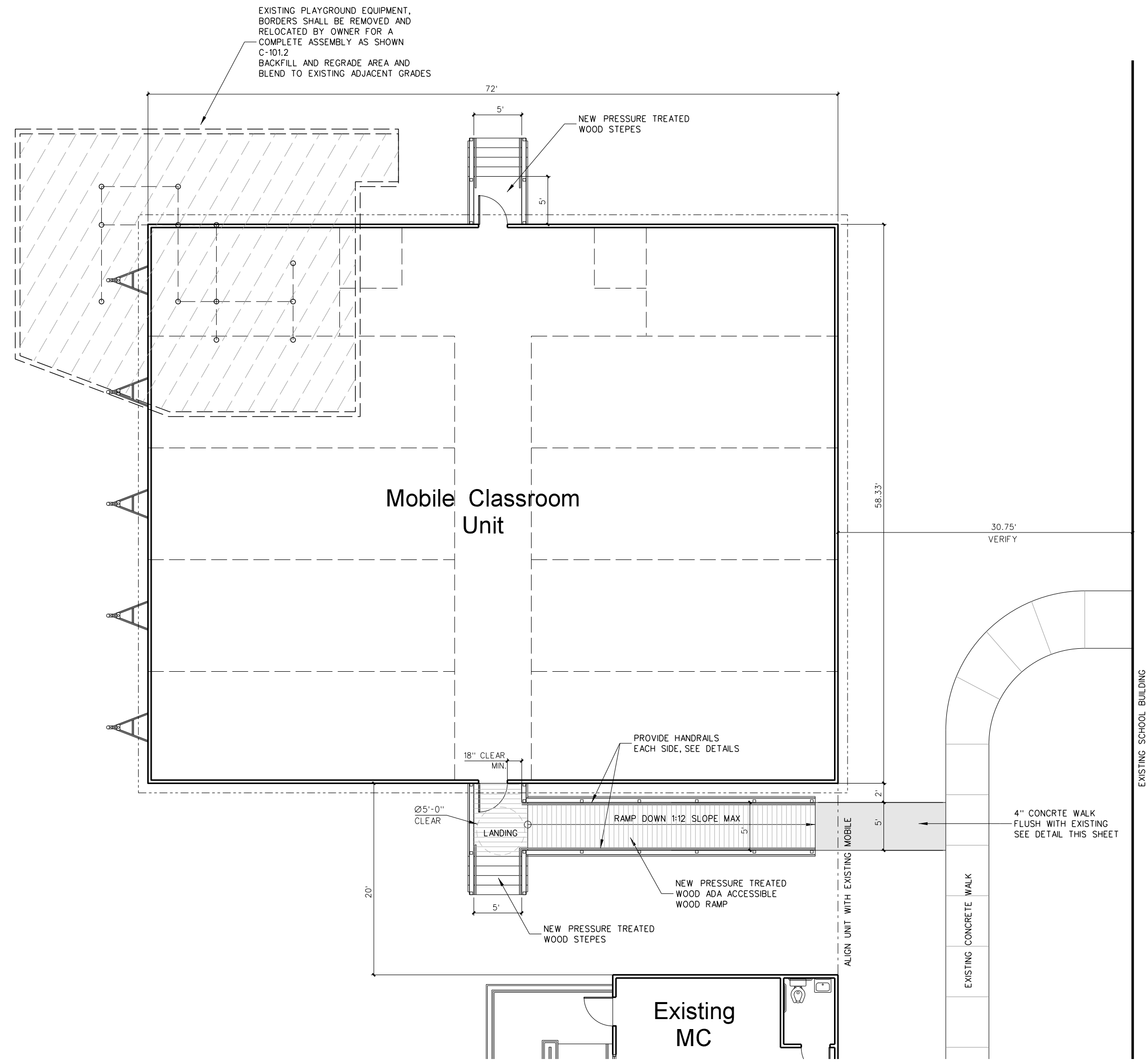
Total Buildings and Drives	Existing (DEMO) Removed S.F.	Existing to Remain S.F.	New Buildings / Drives & Walks S.F.	Total	(%) of Increase / Decrease
	271,260	0	4,268	275,528	2%

Total Impervious Coverage	Existing	Site Area	Existing Coverage	New Total S.F.	New Coverage	(%) of Increase / Decrease
	271,260	1,246,687	22%	275,528	22%	1%



No.	Date	Revision



101.1 MOBILE CLASSROOM UNIT PLAN  
SCALE: 1" = 10'-0"

City of Greenville Site Plan Approval

Date: \_\_\_\_\_

<input type="checkbox"/> Approved	<input type="checkbox"/> Approved as Noted
<input type="checkbox"/> Zoning	<input type="checkbox"/> Traffic Services
<input type="checkbox"/> Vegetation	<input type="checkbox"/> NCDOT
<input type="checkbox"/> Inspections	<input type="checkbox"/> GUC water/sewer
<input type="checkbox"/> Fire Rescue	<input type="checkbox"/> GUC Electric
<input type="checkbox"/> Surveyor/Floodplain	<input type="checkbox"/> GUC Gas
<input type="checkbox"/> Engineering	<input type="checkbox"/> Notes

**Hite associates**  
 ARCHITECTURE / ENGINEERING / TECHNOLOGY  
 2600 Meridian Drive / Greenville, NC 27834 / Tel: (252) 757-0333



New Modular Classroom Units for  
**Ridgewood Elementary School**  
 Pitt County Schools  
 3601 S. Bend Rd, Winterville, NC 28590

Project No.: 22012  
 Date: 1 July 2020  
 Drawing No.: **C 101**