

**GENERAL SITE NOTES:**

1. THE PARKING LOT SHALL BE STRIPED IN ACCORDANCE WITH THIS PLAN.
2. GAS EASEMENT SHALL BE 10 FEET IN WIDTH CENTERED OVER GAS LINES.
3. PROPOSED USES SHALL COMPLY WITH THE CITY OF GREENVILLE ZONING REGULATIONS FOR O & I ZONING DISTRICT.
4. PAVED AREAS SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY EXCEPT FOR THE TOP 6" OF THE SUBGRADE WHICH SHALL BE COMPACTED TO 100% MAXIMUM DRY DENSITY IN ACCORDANCE WITH AASHTO-198.
5. AGGREGATE BASE COURSE SHALL BE TYPE ABC CONFORMING TO SECTION 520 OF THE NCDOT STANDARD SPECIFICATIONS DATED 1990.
6. BITUMINOUS CONCRETE SURFACE COURSE SHALL BE TYPE 1-2 CONFORMING TO SECTION 645 OF THE NCDOT STANDARD SPECIFICATIONS.
7. CONCRETE SIDEWALKS SHALL BE IN ACCORDANCE WITH SECTION 848 OF THE NCDOT STANDARD SPECIFICATIONS.
8. 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 SYSTEM EXTENSIONS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ANY EXISTING UTILITIES AND SHALL NOTIFY ULOCO (1-800-632-4949) AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION IN ORDER THAT EXISTING UTILITIES IN THE AREA MAY BE FLAGGED OR STAKED.
10. REQUIRED PARKING:
  - TOTAL REQUIRED PARKING SPACES..... SPACES
  - PARKING SPACES PROVIDED..... SPACES
  - TOTAL REQUIRED HANDICAP SPACES..... SPACES
  - TOTAL HANDICAP SPACES PROVIDED..... SPACES
11. IT IS PROPOSED THAT UNDERGROUND TELEPHONE, ELECTRIC AND GAS WILL BE INSTALLED.
12. GARBAGE PICK-UP WILL BE PROVIDED BY THE OWNER.
13. ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE CITY OF GREENVILLE MANUAL OF STANDARD DESIGNS AND DETAILS.
14. AN APPROVED STORMWATER DETENTION PLAN IS NOT REQUIRED.
15. CITY OF GREENVILLE DRIVEWAY PERMIT IS NOT REQUIRED.
16. AN APPROVED EROSION AND SEDIMENTATION CONTROL PLAN IS NOT REQUIRED.
17. NCDOT DRIVEWAY PERMIT IS REQUIRED.
18. SEWER TAP FEES AND WATER TAP FEES ARE DUE PRIOR TO RECEIVING SEWER AND WATER SERVICES.
19. 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 RIGHT OF WAYS.
20. WATER METER TO BE INSTALLED BY GREENVILLE UTILITIES COMMISSION UPON APPLICATION AND PAYMENT OF FEES.
21. GREENVILLE UTILITIES RESPONSIBILITY FOR MAINTENANCE ENDS AT THE WATER METER.

**PRELIMINARY VEGETATION PLAN:**

SITE AREA = 12.5 ACRES

REQUIRED SITE VEGETATION:

LARGE TREES.....	00
SMALL TREES.....	00
SHRUBS.....	00

REQUIRED STREET YARD VEGETATION:

REQUIRED SCREENING VEGETATION:

**NOTES:**

1. MINIMUM PLANT SIZE SHALL BE IN ACCORDANCE WITH ZONING REGULATIONS AS FOLLOWS:
 

PLANTING MATERIAL TYPE	MINIMUM PLANTING SIZE
LARGE TREE-SINGLE STEM	10' & 2" CALIPER
-MULTI STEM	8'
SMALL TREE	8' & 1 1/2" CALIPER
SHRUB	18" EXCEPT AS PROVIDED UNDER SECTION 9-4-26(A) THEIR SPECIFIC LOCATION(S), TYPE(S) AND SIZE(S).
2. EXISTING SUBSTITUTE VEGETATION MATERIALS HAVE BEEN NOTED INCLUDING THEIR SPECIFIC LOCATION(S), TYPE(S) AND SIZE(S).
3. NO PORTION OF THE PARKING AREA, INCLUDING ANY DRIVEWAY, PARKING SPACE, DRIVE ISLE OR TURNING AREA, SHALL BE LOCATED MORE THAN 50' FROM AN ON-SITE SMALL TREE OR MORE THAN 100' FROM AN ON-SITE LARGE TREE. FOR PURPOSES OF THIS SECTION, THE MEASUREMENT SHALL BE FROM THE FARTHEST EDGE OF THE SUBJECT AREA TO THE CENTER OF THE BASE OF THE CLOSEST QUALIFYING TREE.
4. SITE PLAN APPROVAL FROM THE RESPECTIVE EASEMENT HOLDER SHALL BE OBTAINED AS APPROVAL OF ALL VEGETATION MATERIAL ENCROACHMENTS AS SHOWN ON THIS PLAN. THE FOLLOWING VEGETATION MATERIALS, AS LISTED BY COMMON NAME, SHALL CONSTITUTE NOT MORE THAN TWENTY-FIVE (25%) PERCENT OF THE TOTAL REQUIREMENT FOR THE SPECIFIC CATEGORY:
  - A. LARGE TREE CATEGORY - RIVER BIRCH
  - B. SMALL TREE CATEGORY - AMSTOCK PEAR, BRADFORD PEAR, CAPITOL PEAR, CLEVELAND SELECT PEAR
  - C. EVERGREEN SHRUB CATEGORY - RED TIP PHOTNIA
5. NO LARGE TREES SHALL BE PLANTED IN THE SANITARY SEWER OR WATER LINE EASEMENTS.
6. EXISTING SUBSTITUTE VEGETATION MATERIALS SHALL BE PROTECTED FROM SITE DEVELOPMENT ACTIVITIES IN ACCORDANCE WITH 9-4-26(f).

**SITE DATA:**

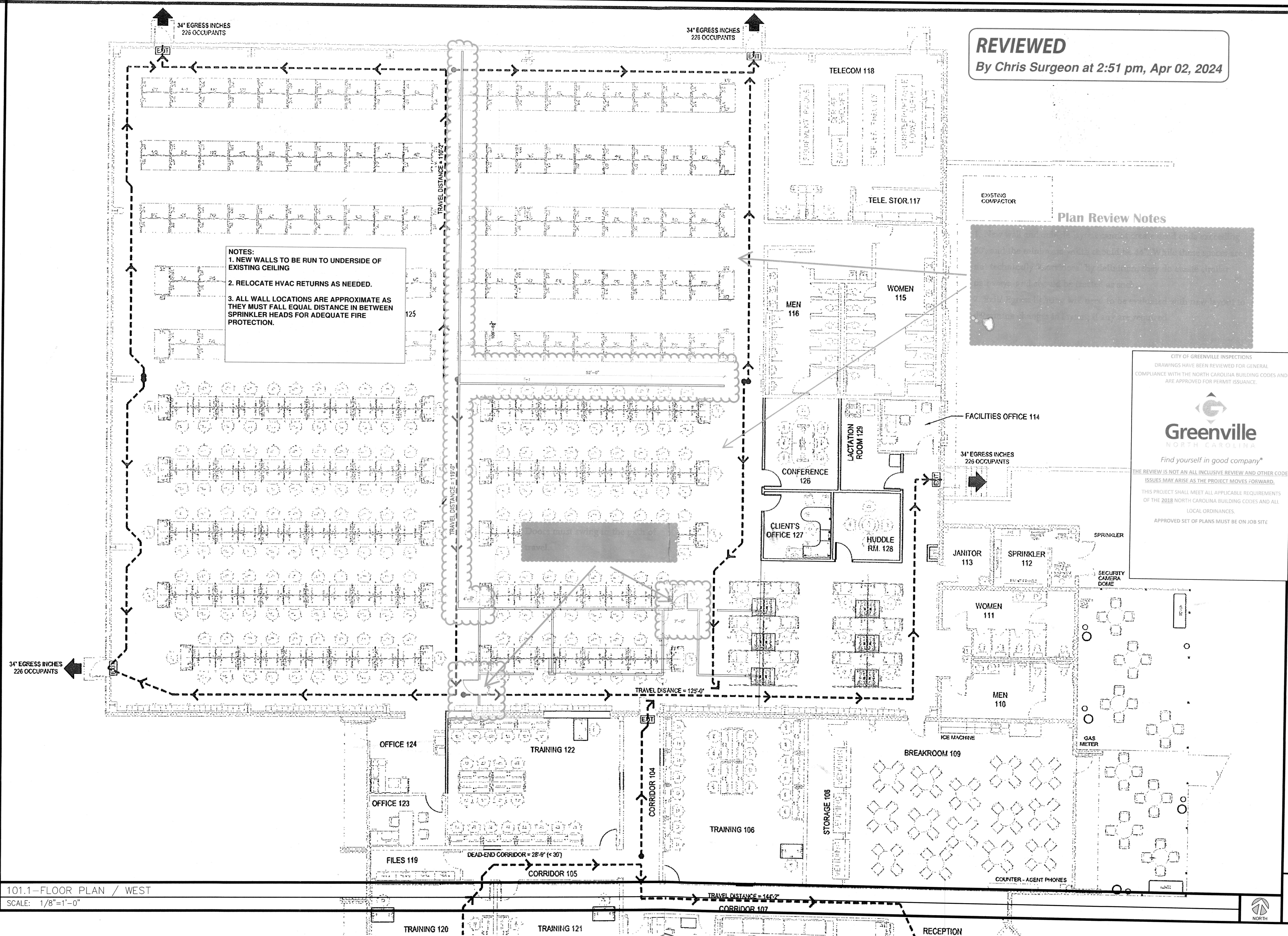
1. PROPERTY IS ZONED
2. BUILDING HEIGHT IS
3. IMPERVIOUS AREAL
 

BUILDINGS.....	25,920 SQ. FT.
PARKING.....	SQ. FT.
TOTAL.....	SQ. FT.
4. TOTAL LOT AREA = 12.50 AC.
5. TOTAL DISTURBED AREA = AC.
6. LAND USE -

- LEGEND:**
- EXP - EXISTING IRON PIPE
  - IPS - IRON PIPE SET
  - NO PT. - NO POINT
  - ECM - EXISTING CONCRETE MONUMENT
  - R/W - RIGHT OF WAY
  - B/B - BACK OF CURB TO BACK OF CURB
  - MBL - MINIMUM BUILDING LINE
  - S/D - SIGHT DISTANCE
  - P/P - POWER POLE
  - L/P - LIGHT POLE
  - C/B - CATCH BASIN
  - B/M - BENCHMARK
  - R/R SPIRE - RAILROAD SPIKE
  - T/C - TOP OF CURB
  - T/W - TOP OF WALK
  - F/F - FINISHED FLOOR
  - C/O - CLEANOUT
  - M/H - MANHOLE
  - S/S - SANITARY SEWER
  - R - RADIOS
  - CMP - CORRUGATED METAL PIPE
  - ROP - REINFORCED CONCRETE PIPE
  - C/L - CENTERLINE
  - P/L - PROPERTY LINE
  - M/C - MANHOLE
  - C&G - CURB AND GUTTER
  - U/G - UNDERGROUND
  - O/H - OVERHEAD
  - L.F. - LINEAR FEET
  - T/P - TOP OF PAVEMENT
  - + 72.14 - EXISTING SPOT ELEVATION
  - x 72.14 - PROPOSED SPOT ELEVATION
  - - - - - EXISTING CONTOUR LINE
  - - - - - PROPOSED CONTOUR LINE
  - W/M - WATER METER
  - F/H - FIRE HYDRANT
  - D/I - DROP INLET
  - F.E.S. - FLARED END SECTION
  - H/W - HEADWALL
  - B/O - BLOW OFF
  - G/V - GATE VALVE
  - B/V - BALL VALVE
  - EL - ELEVATION
  - W/P - WITNESS POST
  - F/C - FIBER OPTIC CABLE
  - E/B - ELECTRIC BOX

**PRELIMINARY**  
NOT TO BE USED FOR  
CONSTRUCTION OR CONVEYANCE

<p><b>CERTIFICATION</b></p> <p>I, GARY S. MILLER, CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE BY THAT THIS CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS: THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM DEED INFORMATION; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 19 ____ A.D.</p> <p>SIGNED _____ REG. LAND SURVEYOR NO. L-2562</p>		<p><b>REFERENCE:</b></p> <p>NO _____ FB _____</p>	<p>Bar Scale</p>	<p><b>J.S. Janowski &amp; Associates</b> 105-C E. VICTORIA CT., Greenville, N.C. 27858 252-756-8918</p>								
<p><b>OWNER(S)</b> _____</p> <p><b>ADDRESS</b> _____</p> <p><b>PHONE</b> _____</p>	<p><b>REVISIONS</b></p> <table border="1"> <thead> <tr> <th>DATE</th> <th>EXPLANATION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	EXPLANATION							<p><b>GARY S. MILLER &amp; ASSOCIATES, P.A.</b> LAND SURVEYORS</p> <p>GARY S. MILLER, RLS Phone (252)756-7878 Fax (252)756-0765</p> <p>1803 South Charles Blvd. Greenville, N.C. 27858</p>	<p><b>DESIGN</b> _____</p> <p><b>CHECK</b> _____</p>	<p><b>SCALE</b> _____</p> <p><b>DRAWING NO.</b> _____</p> <p><b>SHEET OF</b> _____</p>
DATE	EXPLANATION											



**REVIEWED**  
By Chris Surgeon at 2:51 pm, Apr 02, 2024

**NOTES:**  
1. NEW WALLS TO BE RUN TO UNDERSIDE OF EXISTING CEILING  
2. RELOCATE HVAC RETURNS AS NEEDED.  
3. ALL WALL LOCATIONS ARE APPROXIMATE AS THEY MUST FALL EQUAL DISTANCE IN BETWEEN SPRINKLER HEADS FOR ADEQUATE FIRE PROTECTION.

**Plan Review Notes**

CITY OF GREENVILLE INSPECTIONS  
DRAWINGS HAVE BEEN REVIEWED FOR GENERAL COMPLIANCE WITH THE NORTH CAROLINA BUILDING CODES AND ARE APPROVED FOR PERMIT ISSUANCE.

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THE REVIEW IS NOT AN ALL INCLUSIVE REVIEW AND OTHER CODE ISSUES MAY ARISE AS THE PROJECT MOVES FORWARD.  
THIS PROJECT SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE 2018 NORTH CAROLINA BUILDING CODES AND ALL LOCAL ORDINANCES.  
APPROVED SET OF PLANS MUST BE ON JOB SITE

PROJ. NO.: 23-292  
DRAW BY: CSW  
APP'D. BY:  
DATE: 03/22/24

REVISIONS:

GENERAL CONTRACTOR  
101 E. Hwy 281 • 1400 Industrial Blvd  
Greenville, North Carolina 27635  
www.cbc.com

CUSTOM BUILDING COMPANY  
Diverse | Design | Environmental Construction

INTERIOR PARTITION ADD FOR:  
**FOCUS SERVICES**  
GREENVILLE, NORTH CAROLINA

**B1.1**

101.1-FLOOR PLAN / WEST  
SCALE: 1/8"=1'-0"

