

- GREENVILLE UTILITIES COMMISSION'S RESPONSIBILITY FOR WATER LINES ENDS AT THE WATER METER.
- GREENVILLE UTILITIES COMMISSION'S RESPONSIBILITY FOR SEWER SERVICES END AT CLEANOUT AT THE RIGHT OF WAY. N/A
- ALL UTILITIES WILL BE UNDERGROUND.
- PARKING LOT WILL BE STRIPPED IN ACCORDANCE WITH THIS PLAN.
- WATER AND SEWER SERVICES TO BE SCHEDULED 4 PVC.
- ALL REQUIRED IMPROVEMENTS TO BE BUILT IN ACCORDANCE WITH THE CITY OF GREENVILLE MANUAL OF STANDARD DESIGN AND DETAILS.
- CONTRACTOR TO NOTIFY ULOCO 48 HOURS PRIOR TO CONSTRUCTION.
- ALL CONTAINER PADS SHALL BE ENCLOSED ON THREE SIDES BY A COMPLETE VISUAL SCREEN CONSISTING OF A FENCE, VEGETATION OR COMBINATION THEREOF.
- NCDOT DRIVEWAY PERMIT IS NOT REQUIRED.
- CITY OF GREENVILLE PERMIT IS REQUIRED.
- GUC GAS/UTILITY EASEMENT IS 10' IN WIDTH AND IS CENTERED OVER ELECTRIC LINES AS INSTALLED. N/A
- NO PORTION OF ANY PARKING AREA, INCLUDING ANY DRIVEWAY, PARKING SPACE, DRIVE ISLE OR TURNING AREA, SHALL BE LOCATED MORE THAN THIRTY (30) FEET FROM AN ON-SITE SMALL TREE OR MORE THAN SEVENTY FIVE (75) FEET FROM AN ON-SITE LARGE TREE. FOR THE 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.
- SITE PLAN APPROVAL FROM THE RESPECTIVE EASEMENT HOLDER SHALL BE CONSTRUED AS APPROVAL OF ALL NOTED VEGETATION MATERIAL ENCROACHMENTS, AS SHOWN ON THIS SITE PLAN.
- PRIOR TO ISSUANCE OF A FINAL OCCUPANCY PERMIT, ALL VEGETATION MATERIALS REQUIRED BY THIS ARTICLE SHALL BE IN PLACE WITH WRITTEN CERTIFICATION FROM THE INSTALLER STATING THAT THE VEGETATION HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAN. APPLICABLE REQUIREMENTS SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING OR AUTHORIZED REPRESENTATIVE. SAID WRITTEN CERTIFICATION SHALL INCLUDE A FINAL VEGETATION PLAN INDICATING THE PRELIMINARY VEGETATION PLAN, SITE PLAN DATA, MATERIAL TYPE(S), COMMON PLANT NAME(S) AND THE SPECIFIC LOCATION OF ALL INSTALLED AND/OR EXISTING QUALIFIED MATERIALS. THE FINAL VEGETATION PLAN SHALL BE INDICATED ON AN APPROVED SITE PLAN. WRITTEN CERTIFICATION SHALL SERVE AS A REQUEST FOR INSPECTION. FULL COMPLIANCE WITH THE REQUIREMENTS CONTAINED HEREIN SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. APPROVAL BY THE CITY OF ANY MATERIALS INSTALLED OR THE ISSUANCE OF ANY PERMIT SHALL NOT RELEASE THE PROPERTY OWNER FROM SUCH RESPONSIBILITY. NO FINAL OCCUPANCY PERMIT SHALL BE ISSUED PRIOR TO INSPECTION AND APPROVAL OF THE REQUIRED MATERIALS AND IMPROVEMENTS, EXCEPT AS FURTHER PROVIDED.
- TREES SHALL BE PLANTED A MINIMUM 5' OFF THE CENTERLINE OF DRAINAGE PIPES.
- TRASH COLLECTION TO BE PROVIDED BY A PRIVATE CONTRACTOR.
- NO LARGE TREES TO BE PLANTED IN THE SANITARY SEWER OR WATERLINE EASEMENTS.
- EXISTING SUBSTITUTE VEGETATION MATERIALS HAVE BEEN NOTED INCLUDING THEIR SPECIFIC LOCATION(S), TYPE(S) AND SIZE(S).
- ALL ELEVATIONS ARE RELATIVE TO NATIONAL VERTICAL GEODETIC DATUM 1983.
- STORM WATER MANAGEMENT PLAN IS NOT REQUIRED.
- EROSION CONTROL PLAN IS NOT REQUIRED.
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARDOUS AREA AS DETERMINE BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. REF.: FIRM 3720468800 K. DATED: JULY 7, 2014
- ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE GREENVILLE UTILITIES COMMISSION MANUAL FOR THE DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER SYSTEM EXTENSIONS.
- CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS, STREET MAINTENANCE DIVISION 48 HOURS PRIOR TO MAKING CONNECTIONS TO EXISTING STORM DRAINS LOCATED WITHIN PUBLIC STORM DRAINAGE EASEMENTS OR R/W'S.
- EXISTING SUBSTITUTE MATERIALS SHALL BE PROTECTED FROM SITE DEVELOPMENT ACTIVITIES IN ACCORDANCE WITH SECTION 9-4-285(F).
- NO NEW OR QUALIFIED EXISTING LARGE TREE SHALL BE LOCATED WITHIN FIFTEEN (15) FEET OF AN OVERHEAD ELECTRIC DISTRIBUTION LINE.
- CONSTRUCTION PLANS AND SPECIFICATIONS SHALL BE APPROVED BY GREENVILLE UTILITIES COMMISSION PRIOR TO CONSTRUCTION OF ANY WATER OR SEWER MAINS.
- SIGNAGE SHALL NOT BE LOCATED WITHIN ANY UTILITY EASEMENT.
- ALL PARKING AREAS SHALL BE SCREENED IN ACCORDANCE WITH SEC. 9-4-268((9)).
- EXISTING UNUSED WATER AND/OR SEWER SERVICES SHALL BE ABANDONED IN ACCORDANCE WITH GUC STANDARDS.
- FOOD HANDLING FACILITIES WILL REQUIRE THE INSTALLATION OF A GREASE INTERCEPTOR IN ACCORDANCE WITH THE GUC MANUAL FOR THE DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER SYSTEM EXTENSIONS. SHOP DRAWINGS ARE TO BE SUBMITTED TO AND APPROVED BY GUC PRIOR TO INSTALLATION AND THE CONTRACTOR IS REQUIRED TO NOTIFY GUC AT (252) 551-3399, 48 HOURS PRIOR TO THE INSTALLATION TO SCHEDULE INSPECTION.
- FACILITIES IDENTIFIED BY GUC AS HAVING A POTENTIAL FOR BACKFLOW INTO THE COMMISSION'S PUBLIC WATER SUPPLY SYSTEM, WILL REQUIRE THE INSTALLATION OF A BACKFLOW PREVENTION ASSEMBLY ON ALL SUCH SERVICE LOCATIONS IN ACCORDANCE WITH THE GUC MANUAL FOR THE DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER SYSTEM EXTENSIONS. SHOP DRAWINGS FOR ASSEMBLIES 4 INCHES AND LARGER ARE TO BE SUBMITTED TO AND APPROVED BY GUC PRIOR TO INSTALLATION AND THE CONTRACTOR IS REQUIRED TO NOTIFY GUC AT (252) 551-1551, 48 HOURS PRIOR TO THE INSTALLATION TO SCHEDULE INSPECTION. OWNERSHIP AND MAINTENANCE OF THE BACKFLOW PREVENTION ASSEMBLY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND IS TO BE INSTALLED AND BE OPERATIONAL (i.e. TESTED) WITHIN 15 BUSINESS DAYS OF THE INSTALLATION OF THE WATER METER. IT IS RECOMMENDED THAT A HEATING DEVICE BE INSTALLED ON THE ABOVE GROUND ENCLOSURE TO PREVENT FREEZING OF THE ASSEMBLY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ANY EXISTING UTILITIES AND SHALL NOTIFY NC ONE CALL ((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.
- 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 WETLANDS MAY INCLUDE THE PINE-SHRUB POCCOSINS THAT ARE COMMON IN THIS REGION. IF ANY PRIVATE LAND OWNER, DEVELOPER, CORPORATION, OR OTHER PERSON PROPOSES TO UNDERTAKE CONSTRUCTION/FILLING ACTIVITIES IN OR NEAR A LAKE, STREAM, CREEK, TRIBUTARY OR ANY UNNAMED 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 SUCH LAND-DISTURBING ACTIVITIES. PLEASE CONTACT MS. TRACEY WHEELER, TELEPHONE (252) 975-5811, FOR A WETLAND DETERMINATION AND INFORMATION REGARDING SPECIFIC PERMIT REQUIREMENTS.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR THE CONSTRUCTION OF THE ROADWAY, DRAINAGE UTILITIES AND SEEDING FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE AND FINAL PAYMENT FROM THE OWNER.
- SIGNAGE SHALL BE PER ARTICLE "N" OF THE GREENVILLE CITY CODE.
- SITE SHALL MEET ALL APPLICABLE ACCESSIBILITY CODE REQUIREMENTS.
- ANY UNUSED DRIVEWAY(S) TO BE REMOVED PER CITY OF GREENVILLE CODES.
- PRIOR TO APPROVAL PROPERTY SHALL BE ZONED TO CDF FOR ENTIRE TRACT
- RECOMBINATION MAP SHALL BE PREPARED AND PRESENTED TO THE CITY PRIOR TO FINAL APPROVAL OF THE SITE PLAN
- ALL LIGHTING SHALL MEET THE CITY OF GREENVILLE LIGHTING STANDARDS

PROPERTY ADDRESS

1025 WEST 5TH STREET
GREENVILLE, NC 27834

OWNER

MCKESSON PROPERTIES, LLC
3507 WARWICK DR
GREENVILLE, NC 27858

GENERAL BUILDING INFORMATION

BUILDING USE: RESTAURANT COFFEE SHOP
BUILDING SIZE: EX. RESIDENTIAL HOME 1500 SF
BUILDING HEIGHTS : 14'
FOYER ADDITION : 181 SF
EXPANSION IN PARKING LOT 32%
AND DRIVEWAY
LUC NO. = 3

REFERENCES

D.B. 3672, P. 666
D.B. 3672, P. 669
M.B. 74, P. 77
ESTATE FILE 81E-216
PITT COUNTY REGISTRY

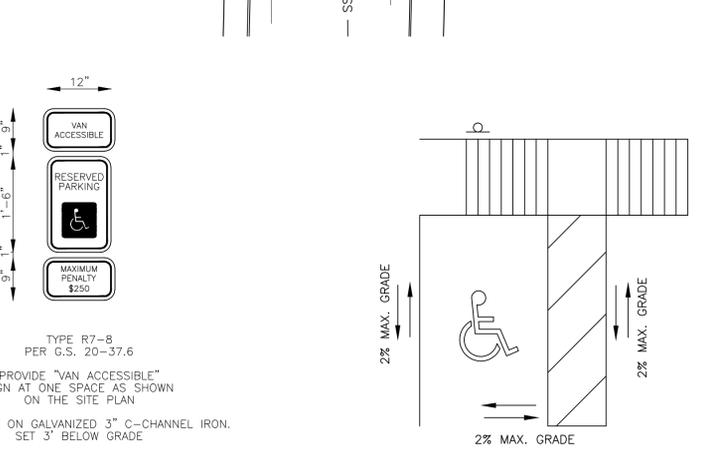
EX. GAS SERVICE TO BE REPLACED WITH 3/4" PE PIPE. METER TO BE LOCATED TO MEET BUILDING CODE

LEGEND

- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT

SITE PLAN

Scale: 1"=20'



TOTAL AREA IN TRACT:

PITT COUNTY PARCEL NO.: 0.406 ACRE
84748

CURRENT ZONING:

TOTAL DISTURBED AREA: CDF 0.406 AC

REQUIRED PARKING:

(1 SPACE/3 SEATS AND 1 SP/2 EMPLOYEES) 11 SPACES
6 SEATS OUTSIDE 21 SEATS INSIDE
EXISTING PARKING SPACES: 0 SPACES
PROPOSED NEW PARKING SPACES: 11 SPACES

REQUIRED HC PARKING:

PROPOSED HANDICAP PARKING: 1 SPACE
1 SPACES

SETBACKS:

FRONT YARD MBL 10'
BUFFER YARDS:
BUFFER YARD A & B - 4'
BUFFER YARD D - 20' - REDUCE TO 10' WITH OPAQUE FENCE

UTILITIES:

WATER SERVICE: GUC - 2" WATER SERVICE IS PROVIDED BY GUC AND NEW BACK FLOW PREVENTER PROVIDED BY OWNER UPON APPLICATION FOR SERVICE - ANY ACREAGE/USAGE FEES SHALL BE PAID PRIOR TO SERVICE BEING INSTALLED.
SANITARY SEWER SERVICE: EXISTING 4" SERVICE
ELECTRIC SERVICE: EXISTING OVERHEAD SERVICE TO BUILDING GUC
NATURAL GAS SERVICE: GUC 2" PLASTIC SERVICE

GENERAL SITE NOTES:

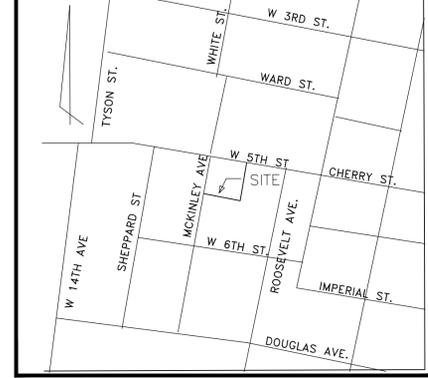
ALL NEW SERVICES AND FACILITIES SHALL MEET ALL NC BUILDING CODE REQUIREMENTS. ALL EXISTING UTILITIES ARE SHOWN BASED ON FIELD EVIDENCE. PRIOR TO ANY DIGGING NC ONE CALL SHALL BE CALLED AND CONFIRM LOCATION AND SIZE OF ALL EXISTING UTILITIES.

PROPOSED ADDITIONAL IMPERVIOUS AREA - 1881 SF

EX. IMPERVIOUS AREA = 2792 SF
% INCREASE IN IMPERVIOUS AREA = 31%

VICINITY

1" = 1000'

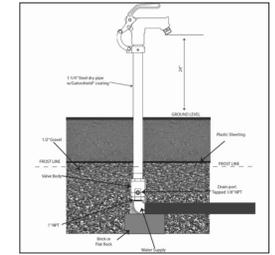


City of Greenville Site Plan Approval

Date: _____

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

**Site approval ONLY. Engineer/Architect/Surveyor shall be responsible for adequacy of design, errors or omissions in the plans. All plans shall meet all specifications, standards and applicable regulations.*



I, BEN PURVIS, CERTIFY THAT THE TOPOGRAPHICAL SURVEY AND HORIZONTAL AND VERTICAL CONTROL SHOWN HEREON WERE COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION FOR THE AREA. FROM INFORMATION AS REFERENCED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK N/A, PAGE N/A, OR AS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT ALL INTERIOR LOT LINES SHOWN ARE EXISTING AND SHALL NOT BE USED FOR THE CONVEYANCE OF PROPERTY; THAT THE TOPOGRAPHIC SURVEY WAS PERFORMED TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS AS APPLICABLE; THAT THE TOPOGRAPHIC DATA WAS OBTAINED ON 7/12/18; THAT THE CONTOURS SHOWN AS BROKEN LINES MAY NOT MEET THE STATED STANDARD; THAT VERTICAL CONTROL WAS ESTABLISHED AT THE SITE TO THE CLASS "A" STANDARD; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA" (21 NCAC 56.1600).

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 25th DAY OF JULY, 2018.

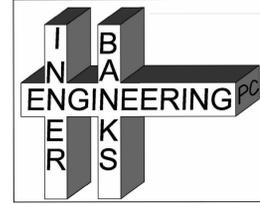
SIGNED: BENJAMIN PURVIS PLS L-4290

North Carolina
One-Call Center



SHEET INDEX

SHEET 1 OF 3 - SITE - UTILITY PLAN
SHEET 2 OF 3 - GRADING PLAN
SHEET 3 OF 3 - LANDSCAPE PLAN
BOUNDARY MAP



INNER BANKS ENGINEERING, PC
P. O. BOX 154
Washington, NC 27889
252-945-2983
MUPEDING@IBENGINEERING.COM
LICENSE NO. C-4111

SPECIAL USE PLAN

MCKESSON PROPERTIES, LLC
3507 WARWICK DRIVE
GREENVILLE, NC 27858

COFFEE SHOP
1025 WEST FIFTH STREET
GREENVILLE, NC
PITT COUNTY



7/24/20

Date: _____
File No. 18015
Scale: 1" = 20'
Sheet No. _____

1.0