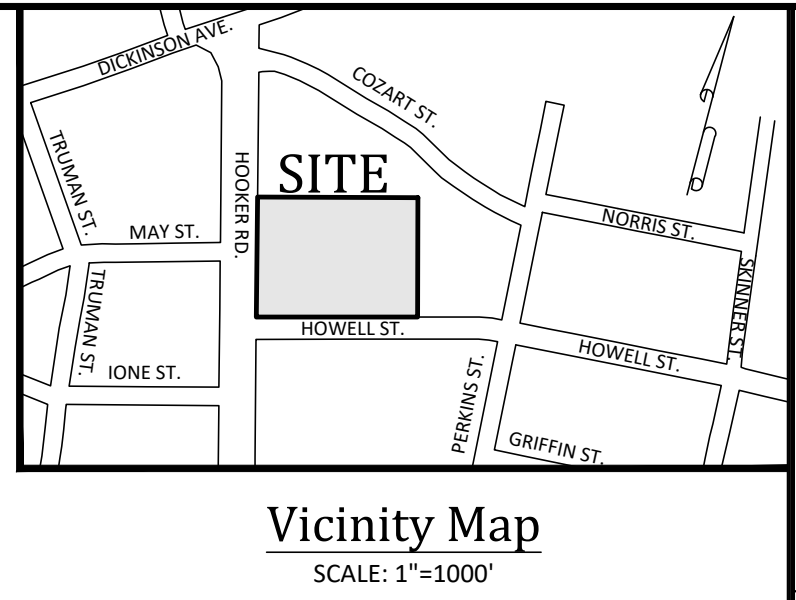


Site Data	
TOTAL ACREAGE IN SITE:	3.22± AC.
TAX PARCEL NUMBER:	07166
CURRENT ZONING:	CDP (COMMERCIAL DOWNTOWN FRINGE)
GROSS FLOOR AREA:	22,500 S.F.
BUILDING LOT COVERAGE:	0% EXIST., 16.15% PROPOSED
BUILDING HEIGHT IN FT. & STORIES:	23' (1 STORY)
TOTAL NO. OF PARKING SPACES REQUIRED:	19 SPACES (INCL. 1 HC)
TOTAL NO. OF PROPOSED PARKING SPACES:	23 SPACES (INCL. 1 HC)
TOTAL SQ. FEET OF EXIST. IMPERVIOUS AREA:	0 SF
TOTAL SQ. FEET OF PROP. IMPERVIOUS AREA:	79,809 SF
IMPERVIOUS AREA FOR PARKING:	57,309 SF
DISTURBED ACREAGE:	2.55 AC.
REFERENCES:	DEED BOOK 3986, PAGE 126-128 MAP BOOK 50, PAGE 147
ADDRESS:	301 HOOKER ROAD GREENVILLE, NC 27858



Legend:	
EXISTING	PROPOSED
○ CP	EXISTING IRON PIPE
○ MNS	MAGNETIC NAIL SET
TEM	TEMPORARY BENCHMARK
R/W	ROAD RIGHT-OF-WAY
CB	BACK OF CURB TO BACK OF CURB
CH	CHIMNEY
HC	HANDICAP
SC	CURB AND GUTTER
PP	POWER POLE
LP	LIGHT POLE
GW	GUY WIRE
SW	SANITARY SEWER
STMS	STORM SEWER
CB	CATCH BASIN
DI	DRAIN INLET
MAN	MANHOLE
KCP	REINFORCED CONCRETE PIPE
CP	CORRUGATED PLASTIC PIPE
CMP	CORRUGATED METAL PIPE
PP	PLASTIC PIPE
RPZ	BACKFLOW PREVENTION
TP	TELEPHONE PEDestal
PI	FIRE HYDRANT
WV	WATER VALVE
ET	ELECTRIC TRANSFORMER
EN	ELECTRIC BOX
EV	ELECTRIC VALVE
CP	CABLE PEDestal
GM	GAS METER
GV	GAS VALVE
— X —	CHAIN LINK FENCE

Vegetation Legend:	
	PROPOSED LARGE TREE
	EXISTING LARGE STREET TREE
	PROPOSED LARGE STREET TREE
	PROPOSED EVERGREEN SHRUB(S)

- General Notes:
- CITY OF GREENVILLE DRIVEWAY APPROVAL PERMIT IS REQUIRED.
  - ANY UNUSED DRIVEWAY MUST BE CLOSED IN ACCORDANCE WITH THE CITY OF GREENVILLE'S DRIVEWAY ORDINANCE.
  - CONTACT NORTH CAROLINA ONE-CALL CENTER, INC. (NC ONE-CALL) AT 811 TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO EXCAVATING OR TRENCHING.
  - ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE CITY OF GREENVILLE MANUAL OF STANDARD DESIGNS AND DETAILS (MSDD) AND THE GREENVILLE UTILITIES MANUAL FOR THE DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER SYSTEM EXTENSIONS.
  - CONTRACTOR SHALL NOTIFY PUBLIC WORKS, STREET MAINTENANCE DIVISION 48 HOURS PRIOR TO MAKING CONNECTIONS TO EXISTING STORM DRAINS LOCATED WITHIN PUBLIC STORM DRAINAGE EASEMENTS OR RIGHT-OF-WAY.
  - PORTIONS OF THIS PROPERTY ARE LOCATED IN A FLOOD ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), ZONE X SHADED (AREA OF 0.2% ANNUAL CHANCE FLOOD) AND ZONE AE (AREA DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOOD) AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 3720467700K, EFFECTIVE JULY 7, 2014.
  - ELECTRIC AND TELEPHONE UTILITIES SHALL BE INSTALLED UNDERGROUND.
  - PROVIDE ALL NECESSARY SIGNAGE FOR HANDICAP PARKING.
  - PARKING LOT SHALL BE STRIPED IN ACCORDANCE WITH PLAN.
  - REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
  - REFER TO M.E.P. PLANS FOR COORDINATION OF BUILDING UTILITY SERVICES.
  - CONTRACTOR SHALL STOCKPILE TOPSOIL FOR USE IN LANDSCAPE AREAS.
  - STORMWATER MANAGEMENT IS REQUIRED FOR THIS SITE IN CONFORMANCE WITH THE CITY OF GREENVILLE STORMWATER MANAGEMENT ORDINANCE.
  - THIS PROJECT DISTURBS MORE THAN 1 ACRE. EROSION CONTROL PLAN APPROVAL IS REQUIRED.
  - REFUSE COLLECTION SHALL BE PROVIDED BY PRIVATE SERVICE.
  - ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
  - SITE SHALL MEET ALL RELATED ACCESSIBILITY CODE REQUIREMENTS.
  - NEW BUILDINGS SHALL COMPLY WITH THE NC FIRE CODE SECTION 510 - EMERGENCY RESPONDER RADIO COVERAGE.

Parking Requirements:	
OFFICE:	
1 SPACE PER 300 SF	1,887 SF = 6 SPACES
INDUSTRIAL OR MANUFACTURING, WAREHOUSE, WHOLESALE, NOT OTHERWISE LISTED:	
1.5 SPACES / 2 EMPLOYEES (6 EMPLOYEES)	6 SPACES
1 SPACE / MANAGERIAL PERSONNEL (1 MANAGER)	1 SPACE
1 VISITOR SPACE / 10 MANAGERIAL PERSONNEL	1 SPACE
1 SPACE / BUSINESS VEHICLE (5 VEHICLES)	5 SPACES
1 SPACE / 400 SF WHOLESALE FLOOR AREA (NONE)	0 SPACES
	19 SPACES TOTAL
HANDICAP PARKING:	1 SPACE (VAN ACCESSIBLE)

Survey Note:

BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PREPARED BY GARY S. MILLER & ASSOCIATES, P.A., AS SHOWN ON DRAWING ENTITLED BOUNDARY AND TOPOGRAPHICAL SURVEY FOR WGBJR HOWELL, LLC, DATED NOVEMBER 30, 2020, ATTACHED TO THIS DRAWING SET FOR REFERENCE.

Owner / Developer

WGBJR HOWELL, LLC  
2045 D EASTGATE DRIVE  
GREENVILLE, NC 27858  
PHONE: (252) 758-4151

- Bufferyard Notes:
- SITE DATA: LAND AREA FOR VEGETATION REQUIREMENTS: 3.22 AC.
    - REQUIRED VEGETATION FOR LOT:  
LARGE TREES: 16 (32 PROVIDED; 30 PROPOSED, 2 EXISTING)  
SMALL TREES: 32 (16 LARGE PROVIDED TO SUBSTITUTE)  
SHRUBS: 81 (81 PROVIDED)
    - REQUIRED STREET VEGETATION:  
LARGE TREES: 6 (320.22 LF - HOOKER ROAD)  
9 (437.24 LF - HOWELL STREET)
    - REQUIRED SCREENING VEGETATION: NONE
    - REQUIRED VEGETATION LOCATED IN EASEMENTS: NONE
  - MINIMUM PLANT SIZES SHALL BE IN ACCORDANCE WITH THE ZONING REGULATIONS AS FOLLOWS:

PLANTING MATERIAL TYPE	MINIMUM PLANTING SIZE
1. LARGE TREE - SINGLE STEM	10' (HEIGHT) AND 2" CALIPER
MULTI-STEM	10' (HEIGHT)
2. SMALL TREE	8' (HEIGHT) AND 1.5" CALIPER
3. SHRUB PROVIDED	18" (HEIGHT), EXCEPT AS
	UNDER SECTION 9-4-267(a)
  - 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 ON-SITE 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 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 ENCROACHMENTS, AS SHOWN, ON THIS PLAN. (SEE NOTE ON ITEM 1.D.)
  - 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:	ARISTOCRAT PEAR BRADFORD PEAR CAPITOL PEAR CLEVELAND SELECT PEAR
C. EVERGREEN SHRUB CATEGORY:	RED TIP PHOTINIA
  - DUMPSTER/COMPACTOR SHALL BE SCREENED ON 3 SIDES IN ACCORDANCE WITH SECTION 9-4-268 (h) OF THE CITY CODE.
  - EXISTING SUBSTITUTE VEGETATION MATERIALS HAVE BEEN NOTED INCLUDING THEIR SPECIFIC LOCATION(S), TYPE(S), AND SIZE(S).
  - EXISTING SUBSTITUTE VEGETATION MATERIAL SHALL BE PROTECTED FROM SITE DEVELOPMENT ACTIVITIES IN ACCORDANCE WITH SECTION 9-4-265 (F) OF THE CITY CODE.
  - NO LARGE TREES TO BE PLANTED WITHIN SANITARY SEWER, WATERLINE OR ELECTRIC EASEMENTS.
  - PARKING LOT AREA TO BE SCREENED IN ACCORDANCE WITH SECTION 9-4-268(i) OF THE CITY CODE. PARKING AREA SCREENING SHALL BE INSTALLED WITHIN A 10 FOOT AREA ADJACENT TO AND EXTENDING THE FULL STREET SIDE WIDTH OF ALL PARKING AREAS WHICH FRONT A PUBLIC OR PRIVATE STREET.
  - MINIMUM OF 3 FEET CLEARANCE MUST BE MAINTAINED AROUND ALL FIRE HYDRANTS IN ACCORDANCE WITH STATE BUILDING CODE.
  - ALL REQUIRED PLANT MATERIAL (LARGE AND SMALL TREES, SHRUBS) LOCATED IN A SCREENING BUFFERYARD (C, D, E & F) SHALL BE EVERGREEN.

COMMENTS

REVISIONS:

SPECIAL USE PLAN

HOME BUILDERS SUPPLY CO.

Corner of Hooker Road and Howell Street  
City or Greenville, Pitt County, North Carolina

NC License: P-1109

ARK CONSULTING GROUP, PLLC

ENGINEERS & PLANNERS

2755-B Charles Blvd  
Greenville, NC 27858  
(252) 558-0888  
www.arkconsultinggroup.com

1/21/2021

Project Manager:	BCF
Drawn By:	CD
Checked By:	STA
Project Number:	20042
Drawing Number:	D-1252-SUP

1 OF 1

Date: 1-27-2021

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