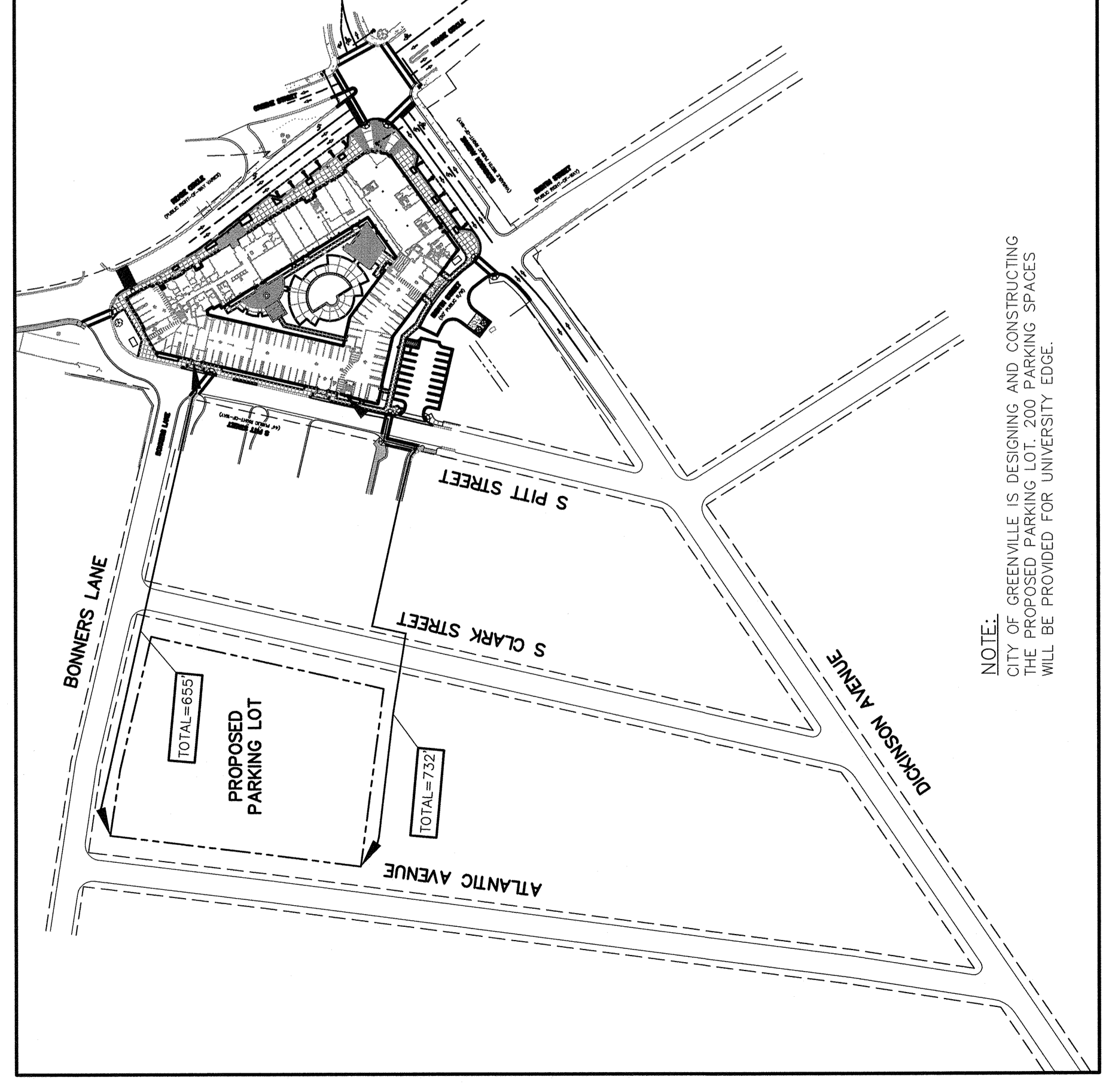


VICINITY MAP
NOT TO SCALE



NOTE:
CITY OF GREENVILLE IS DESIGNING AND CONSTRUCTING
PITTSBURGH STORM DRAINAGE EASEMENTS ON 17/4.

**L N S E T
OFFSITE PARKING**

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	TANGENT	DELTA
C1	18.92	220.00	S287°02'27.74"	133.89	70.01	33°43'52.48"
C2	18.92	220.00	N47°56'26.95"W	74.80	38.28	24°40'49.48"

LINE	LENGTH	BEARING
L1	29.15	N50°08'09"E
L2	4.27	S72°28'23"E
L3	35.46	S02°21'12"W
L4	47.08	S82°23'52"W
L5	47.08	S82°23'52"W
L6	31.84	N54°11'03"E
L7	12.85	N54°11'03"E
L8	39.40	N32°04'11"W
L9	13.00	N08°44'49"E
L10	8.95	N08°44'49"E
L11	13.00	N55°58'00"W
L12	80.61	N12°18'18"E

- SITE PLAN NOTES:**
1. ALL PARKING LOT/DRIVE DIMENSIONS, ANGLES AND RADII ARE TO BACK OF CURB WHERE APPLICABLE.
 2. CONTRACTOR MUST NOTIFY ONE-CALL CENTER, (800) 368-5898, PRIOR TO THE START OF EXCAVATION OR TRENCHING TO HAVE ALL UNDERGROUND UTILITIES LOCATED.
 3. ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE CITY OF GREENVILLE MANUAL OF STANDARD DESIGN AND DETAILS (MSDD).
 4. THIS PROPERTY IS NOT SUBJECT TO THE TARIFF (UPPER MERIDIAN BUFFER RULES).
 5. THE SITE SHALL MEET ALL RELATED ACCESSIBILITY REQUIREMENTS.
 6. REFUSE COLLECTION SHALL BE BY PRIVATE SERVICE.
 7. THIS PROJECT DISTURBS MORE THAN 1 ACRE OF LAND. SOIL EROSION AND SEDIMENTATION CONTROL PLAN IS REQUIRED.
 8. CONTRACTOR SHALL NOTIFY PUBLIC WORKS, STREET MAINTENANCE DIVISION 48 HOURS PRIOR TO THE START OF ANY PUBLIC WORKS. ALL STORM DRAINS LOCATED WITHIN PUBLIC STORM DRAINAGE EASEMENTS OR RIGHT-OF-WAY.

- STANDARD NOTES:**
1. CITY OR NCDOT DRIVEWAY PERMIT REQUIRED.
 2. ALL UNUSED DRIVEWAYS MUST BE CLOSED IN ACCORDANCE WITH THE CITY OF GREENVILLE'S DRIVEWAY ORDINANCE.
 3. CONTRACTOR MUST NOTIFY ONE-CALL CENTER, INC. (ONE-CALL) (1-800-632-4949) AT LEAST 48 HOURS PRIOR TO THE START OF EXCAVATION OR TRENCHING TO HAVE ALL UNDERGROUND UTILITIES LOCATED.
 4. ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE CITY OF GREENVILLE MSDD.
 5. 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 17/4.
 6. FLOOD HAZARD ZONE (A.B.C. ETC.), BE (IF APPLICABLE), MAP NO. AND EFFECTIVE DATE.
 7. PLEASE BE ADVISED OF THE RULES WHICH PROTECT AND MAINTAIN EXISTING BUFFERS ALONG WATERCOURSES IN THE NEUSE AND TAR/PALMICO RIVER BASINS. THIS RULE IS ENFORCED BY THE DIVISION OF WATER QUALITY (DWO). DIRECT ANY QUESTIONS ABOUT THE APPLICABILITY OF THIS RULE TO YOUR PROJECT TO ROGER THORPE, REGIONAL WATER QUALITY SUPERVISOR, WASHINGTON REGIONAL OFFICE, AT (919) 946-1481.
 8. LANE CLOSURES ON THROUGHFARE ROADS ARE ONLY PERMITTED BETWEEN THE HOURS OF 9:00 AM AND 4:00 PM, MONDAY THROUGH FRIDAY, UNLESS OTHERWISE PERMITTED. ALL LANE CLOSURES MUST BE PREPARED IN ACCORDANCE WITH THE NCDOT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES IS REQUIRED FOR ALL LANE CLOSURES AND MUST BE APPROVED BY THE CITY ENGINEER.
 9. CONTRACTOR SHALL MAINTAIN ADA REQUIREMENTS ON SIDEWALK OR CONSTRUCT APPROPRIATE BYPASSES—USING *APPLYING THE AMERICAN WITH DISABILITIES ACT IN WORK ZONES FALL 2012* AS A GUIDELINE. THE CONTRACTOR SHALL SUBMIT A PLAN TO THE CITY OF GREENVILLE PUBLIC WORKS, FOR APPROVAL BEFORE ANY COMMENCEMENT OF WORK IS ALLOWED.
 10. NCDOT ENCROACHMENT AGREEMENT REQUIRED FOR IMPROVEMENTS ON DICKINSON AVENUE.

THE EAST GROUP
 • Engineering • Architecture
 • Surveying • Technology

4252 Lake Boone Trail, Suite 311
 Cary, NC 27513
 Tel: 919.774.7299
 Fax: 919.774.7299
 Fax: 252.855.3594

Branch Office
 324 Evans Street
 Greenville, NC 27834
 Tel: 919.774.8330
 Tel: 919.774.8331

NC Engineering License No. C-0209
 NC Architecture License No. 10000
 NC Landscape Architectural License No. 50713

**DEAN A. WENZ
ARCHITECTS**

2463 E. MAIN STREET
 BEXLEY, OHIO 43209
 (614) 239-6868
 FAX (614) 239-9868

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UNIVERSITY EDGE - GREENVILLE
 Rede Circle and Pitt Street
 Greenville, North Carolina
DEVELOPER:
 SIDEWALK GREENVILLE, LLC.

Project Number
20150254

Date
March 29, 2017

Revisions

A	02/13/17	ISSUE FOR SITE PLAN REVIEW
B	03/13/17	REVISED PER SITE PLAN COMMENTS
C	03/29/17	ISSUED FOR CONSTRUCTION
1	03/29/17	ISSUED FOR CONSTRUCTION
2	03/29/17	ISSUED FOR CONSTRUCTION

Sheet Title
SITE PLAN

Sheet Number
C1.1

SITE DATA:

TOTAL ACREAGE	2.17 AC
ZONING	CD
MINIMUM BUILDING LINE	NONE
STORMWATER REQUIREMENTS	NONE
VEGETATIVE BUFFERS	NONE
BLOCK/SECTION	NONE
LOT No.	16544
TAX MAP No.	106276
PARCEL No.	4689206814
DEED BOOK / PAGE	DB U43 PG 599
	DB S43 PG 549
	DB S43 PG 285
	DB S43 PG 285
	DB S43 PG 285
MAP BOOK	MB 79 PG D08
NEIGHBORHOOD	00-04034
TOWNSHIP	GREENVILLE
EXISTING BUILDING AREA	573 ± ± 2800 SF
PROPOSED BUILDING USE (TYPE OF HOUSING)	57,270 SF
GROUND FLOOR LEVEL TOTAL	57,270 SF
PROPOSED BUILDING LOT COVERAGE	76,606 SF
RESIDENTIAL GROSS AREA	31,304 SF
CORRIDOR / UTILITY AREA	207,402 SF
RESIDENTIAL GROSS AREA	207,402 SF
PROPOSED # OF STORIES	288,035 ± 5
PROPOSED BUILDING HEIGHT	70 FT
ON-SITE PARKING SPACES	86
ON-SITE HC SPACES	4
ON-SITE TOTAL SPACES	90
TOTAL PARKING SPACES PROVIDED	280
COMPACT (AS REQUIRED BY SPECIAL USE PERMIT)	280
REQUIRED PARKING (UNDER BUILDING)	207
MARKET RATE	188 UNITS / 326 BEDS X 0.5 SP = 163
UNIT COUNT TOTALS	188 UNITS / 326 BEDS X 0.5 SP = 43.5
(33) 1 - BEDROOM UNITS, 299K ±	29 BEDS
(39) 2 - BEDROOM UNITS, 392K ±	78 BEDS
TOTAL 144 UNITS	TOTAL = 413 BEDS
IMPERVIOUS AREA	1,168 AC.
PROPOSED	1.82 AC.
DISTURBED AREA	2.67 AC.

- C I V I L S H E E T S**
- SU1 EXISTING CONDITIONS SURVEY
 - C1.1 SITE PLAN
 - C1.2 CURRENT CONDITIONS/DEMOLITION PLAN
 - C2.1 GENERAL GRADING, DRAINAGE, EROSION & SEDIMENTATION CONTROL PLAN AND PROFILE STORM DRAINAGE
 - C2.2 UTILITY PLAN
 - C3.1 PLAN AND PROFILE WATER MAIN AND SANITARY SEWER MAIN
 - C3.2 PAVEMENT CONTROL, AND SEDIMENTATION CONTROL, AND DRAINAGE DETAILS
 - C4.1 WATER & SEWER DETAILS
 - C4.2 LIGHTING PLAN

