

Printed: Wed 1/24/2024 08:32PM



DEVELOPMENT DATA

TOTAL ACREAGE: 44.16 ACRES
 EXISTING ZONING: O&I
 EXISTING USE: SCHOOL
 COUNTY: ROBESON
 TOWNSHIP: PEMBROKE
 FIRE DISTRICT: PEMBROKE
 TAX PARCEL: 934401971255

OFFICE & INSTITUTIONAL (O&I) REGULATIONS

MIN. LOT AREA: 10,000 SF
 MIN. LOT WIDTH: N/A FT
 MIN. FRONT YARD (INDUST. FROM ST. R/W): 50 FT
 MIN. SIDE YARD: N/A FT
 MIN. REAR YARD: 25 FT
 MAX. BUILDING HEIGHT: 35 FT
 MAX. FREESTANDING SIGN AREA: TBD SF
 MAX. FREESTANDING SIGN HEIGHT: TBD FT

BUILDING DATA

PROP. TOTAL BUILDING GROSS SF: ??? SF
 END USE DISTRICT: ???
 END USE: SCHOOL

PARKING DATA

MIN. PARKING FOR USE: ## SPACE/ ## SF
 TOTAL REQUIRED: ## SPACES
 H/C REQUIRED: 1 SPACE/ 25 PARKING SPACES
 MIN. REQUIRED: ##

PROP. PARKING: ## SPACES
 PROP. H/C PARKING: ## SPACES
 TOTAL PARKING PROVIDED: ## SPACES

NOTE: ALL PARKING SPACES OTHER THAN H/C SHALL BE A MINIMUM OF 9-FT IN WIDTH AND **19**-FT IN LENGTH.

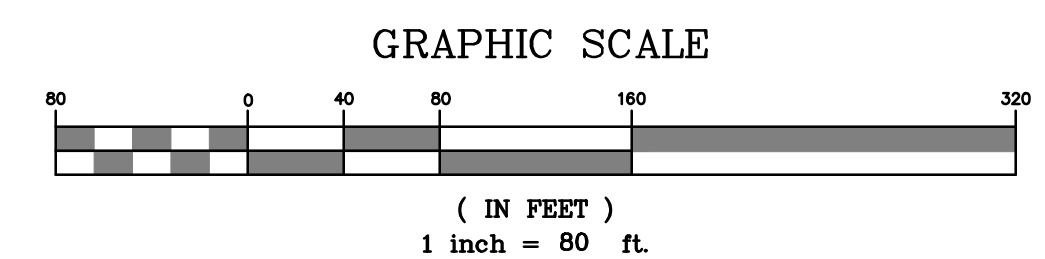
GENERAL NOTES:

- THE PRELIMINARY SITE PLAN REPRESENTS A FIRM CONCEPT WITH RESPECT TO THE ARRANGEMENT OF THE PROPOSED BUILDING, PARKING, OPEN SPACE, AND PARCELS, ETC. MINOR CHANGES ARE PERMITTED AS LONG AS THEY CONFORM WITH THE TOWN OF PEMBROKE ORDINANCE. ANY SUCH CHANGES SHALL BE APPROVED BY TOWN OF PEMBROKE STAFF.
- THIS MAP IS NOT A CERTIFIED SURVEY. BOUNDARY & TOPOGRAPHIC INFORMATION PROVIDED BY (N/A).
- THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THIS PLAN. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- CONTRACTOR REQUIRED TO PROVIDE A MINIMUM OF 48-HOURS, NORMAL BUSINESS HOURS MONDAY-FRIDAY, NOTICE TO OWNER AND/OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITIES, TO BE UTILIZED.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION.
- PROPOSED ENTRANCES MUST COMPLY WITH STANDARDS SET BY THE TOWN OF PEMBROKE ORDINANCE AND NCDOT. THE ENTRANCES MAY NOT BE RELOCATED OR RECONFIGURED.
- THE DEVELOPER WILL BE RESPONSIBLE FOR INSTALLATION OF ALL PROPOSED IMPROVEMENTS AS SHOWN ON APPROVED PLANS.
- LANDSCAPE AND LIGHTING PLAN WILL COMPLY WITH TOWN OF PEMBROKE ORDINANCE.
- THE DEVELOPER UNDERSTANDS THAT SUBMITTALS MUST BE MADE AND APPROVALS OBTAINED FROM ALL APPLICABLE PLANNING AND DEVELOPMENT SERVICES DEPARTMENTS PRIOR TO GRADING OR CONSTRUCTION.
- PARKING, LOADING AND OTHER REQUIREMENTS FOR THE PERMITTED USE AND PLATTED LOT WILL COMPLY WITH THE PARKING REQUIREMENTS OF THE TOWN OF PEMBROKE ZONING ORDINANCE.
- PROPOSED BUILDING HEIGHTS WILL NOT EXCEED (35) FEET.

CONSTRUCTION NOTES

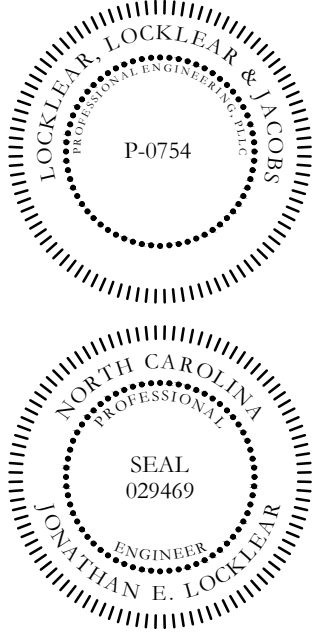
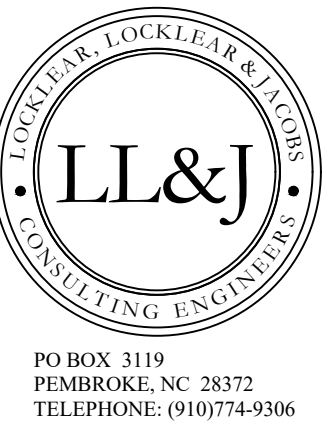
- DIMENSIONS ARE SHOWN TO THE CLOSEST FOOT. CONTRACTOR SHALL CONFIRM FINAL CONCRETE & PAVED LAYOUT BASED ON PLAN INTENT. SOME DIMENSIONS MAY VARY DEPENDING ON FINAL SITE LAYOUT.
- ALL PROPOSED PAVED AREAS AND DRIVES SHALL BE BUILT AND INSTALLED PER NCDOT CURRENT STANDARDS.
- ALL ASPHALT AREAS ADJACENT INTO EX ASPHALT AREAS SHALL MATCH EX SURFACES AS CLOSE AS POSSIBLE AND SHALL HAVE A SMOOTH TRANSITION BETWEEN THEM.

SITE ITEM		
SYM.	ITEM	REFERENCE / NOTES
(A)	(STRUCTURE INFO)	##
(B)	(STRUCTURE INFO)	##
(C)	(STRUCTURE INFO)	##
(1)	(STRUCTURE INFO)	##
(2)	(STRUCTURE INFO)	##
(3)	(STRUCTURE INFO)	##



SIGN LEGEND

- (A) PROP. VAN ACCESS
- (B) PROP. NO PARKING ZONE
- (C) PROP. RESERVED HC PARKING
- (1) PROP. STOP SIGN



OMSA MODULAR CLASSROOM
 200 ODUM STREET
 PEMBROKE, NC 28372

PROJECT INFORMATION:

REV#	DATE	DESCRIPTION
1		
2		
3		
4		
5		

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DATE: 1/24/2024
 DRAWN BY:
 CHECKED BY:
 SHEET TITLE

TEMPORARY
 SITE PLAN

SHEET NUMBER

CS101

PROJECT# 24-01236



Know what's below.
 Call before you dig.

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