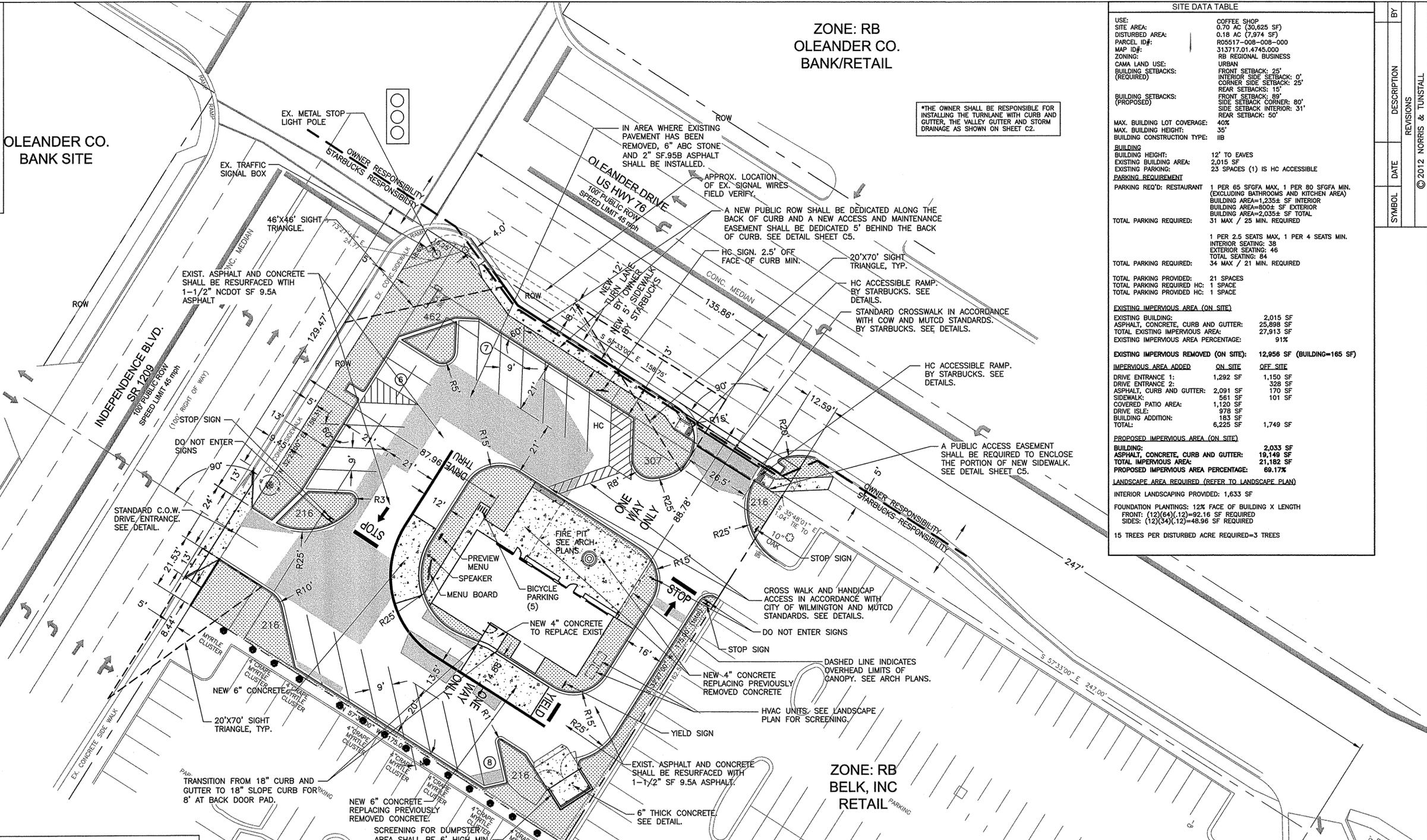


ZONES FOR PARCEL  
#R05420-003-003-000  
O&I-1(SD), MF-H, R-15



ZONE: RB  
OLEANDER CO.  
BANK/RETAIL

ZONE: RB  
BELK, INC  
RETAIL

SITE DATA TABLE	
USE:	COFFEE SHOP
SITE AREA:	0.70 AC (30,625 SF)
DISTURBED AREA:	0.18 AC (7,974 SF)
PARCEL ID#:	R05517-008-008-000
MAP ID#:	313717.01.4745.000
ZONING:	RB REGIONAL BUSINESS
CAMA LAND USE:	URBAN
BUILDING SETBACKS (REQUIRED):	FRONT SETBACK: 25' INTERIOR SIDE SETBACK: 0' CORNER SIDE SETBACK: 25' REAR SETBACKS: 15'
BUILDING SETBACKS (PROPOSED):	FRONT SETBACK: 89' SIDE SETBACK CORNER: 80' SIDE SETBACK INTERIOR: 31' REAR SETBACK: 50'
MAX. BUILDING LOT COVERAGE:	40%
MAX. BUILDING HEIGHT:	35'
BUILDING CONSTRUCTION TYPE:	IIB
BUILDING HEIGHT:	12' TO EAVES
EXISTING BUILDING AREA:	2,015 SF
EXISTING PARKING:	23 SPACES (1) IS HC ACCESSIBLE
PARKING REQUIREMENT:	
PARKING REQ'D: RESTAURANT:	1 PER 65 SFGFA MAX, 1 PER 80 SFGFA MIN. (EXCLUDING BATHROOMS AND KITCHEN AREA)
TOTAL PARKING REQUIRED:	31 MAX / 25 MIN. REQUIRED
TOTAL PARKING PROVIDED:	21 SPACES
EXISTING IMPERVIOUS AREA (ON SITE):	2,015 SF
EXISTING BUILDING:	2,015 SF
ASPHALT, CONCRETE, CURB AND GUTTER:	25,898 SF
TOTAL EXISTING IMPERVIOUS AREA:	27,913 SF
EXISTING IMPERVIOUS AREA PERCENTAGE:	91%
EXISTING IMPERVIOUS REMOVED (ON SITE):	12,956 SF (BUILDING=165 SF)
IMPERVIOUS AREA ADDED ON SITE:	
OFF SITE:	
DRIVE ENTRANCE 1:	1,292 SF
DRIVE ENTRANCE 2:	328 SF
ASPHALT, CURB AND GUTTER:	2,091 SF
SIDEWALK:	170 SF
COVERED PATIO AREA:	1,120 SF
DRIVE ISLE:	978 SF
BUILDING ADDITION:	183 SF
TOTAL:	6,225 SF
PROPOSED IMPERVIOUS AREA (ON SITE):	1,749 SF
BUILDING:	2,033 SF
ASPHALT, CONCRETE, CURB AND GUTTER:	19,149 SF
TOTAL IMPERVIOUS AREA:	21,182 SF
PROPOSED IMPERVIOUS AREA PERCENTAGE:	69.17%
LANDSCAPE AREA REQUIRED (REFER TO LANDSCAPE PLAN)	
INTERIOR LANDSCAPING PROVIDED:	1,633 SF
FOUNDATION PLANTINGS: 12% FACE OF BUILDING X LENGTH	
FRONT: (12)(64)(.12)=92.16 SF REQUIRED	
SIDES: (12)(34)(.12)=48.96 SF REQUIRED	
15 TREES PER DISTURBED ACRE REQUIRED=3 TREES	

LEGEND	
	PROPERTY LINE
	DISTURBED AREA LIMITS
	TEMPORARY SILT FENCE
	PROPOSED STORMDRAIN PIPE
	EXISTING WATERLINE TO REMAIN
	EXISTING SANITARY SEWER TO REMAIN
	TREE PROTECTION FENCING
	PROPOSED FINISH GRADE SPOT ELEVATION
	PROPOSED INTERPOLATED EXISTING SPOT ELEVATION WITH 1-1/2" ASPHALT OVERLAY
	DROP INLET WITH INLET PROTECTION (DI)
	STORM DRAIN MANHOLE WITH INLET PROTECTION (SDMH)
	EXISTING TREE TO BE SAVED AND PROTECTED
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED LANDSCAPING

NOTES:

- TACTILE WARNING MATS ARE TO BE INSTALLED ON ALL WHEELCHAIR RAMPS.
- A LANDSCAPE PLAN INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION AND PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAT.
- ALL PAVEMENT MARKING ARROWS SHALL BE THERMOPLASTIC.
- THE VERGE AREA SHALL BE RESTORED TO MATCH THE EXISTING/PROPOSED IN AREAS WHERE EXISTING DRIVEWAYS WILL BE CLOSED.
- ALL PROPOSED VEGETATION WITHIN ALL THE SIGHT TRIANGLES SHALL NOT INTERFERE WITH VISUAL SIGHT LINES FROM 30' - 10'.

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

**APPROVED DRAINAGE PLAN**

Public Services • Engineering Division

Date: \_\_\_\_\_ Permit # \_\_\_\_\_

Signed: \_\_\_\_\_

**Approved Construction Plan**

Name	Date
Planning _____	_____
Public Utilities _____	_____
Traffic _____	_____
Fire _____	_____

NCDENR PWSS WATER PERMIT #: \_\_\_\_\_

WATER CAPACITY: \_\_\_\_\_ GPD

DWQ SEWER PERMIT #: \_\_\_\_\_

SEWER CAPACITY: \_\_\_\_\_ GPD

SEWER SHED # AND PLANT: \_\_\_\_\_

SEWER TO FLOW THROUGH NEI: YES or NO (CIRCLE ONE)

SCALE: 1" = 20'

BY	DESCRIPTION	DATE	SYMBOL

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**LAYOUT PLAN**  
**STARBUCKS - STORE #18295**  
**3502 OLEANDER DR.**  
**WILMINGTON, N. C.**

OWNER/DEVELOPER  
MR. NELSON MACRAE, PRESIDENT  
THE OLEANDER COMPANY, INC.  
P.O. BOX 8145  
WILMINGTON, NC. 28406  
910 392-3300  
910 392-5123

**NORRIS & TUNSTALL**  
**CONSULTING ENGINEERS, INC.**

1127 FLORAL PARKWAY  
SUITES 300 & 400  
WILMINGTON, NC 28403  
PHONE (910) 343-9853  
FAX (910) 343-9804  
office@nkteng.com  
licence #C-3041

**12040**

DES. JST  
CHK. JPN  
DRWN. NKS

DATE 11/26/12

**C3**