

VICINITY MAP  
NTS



STARBUCKS

GEMCAP DEVELOPMENT  
201 WEST FOURTH STREET, SUITE 200  
WINSTON-SALEM, NC 27101

SITE ADDRESS: 350 BLOWING ROCK BOULEVARD  
LENOIR, NORTH CAROLINA

CSD PROJECT NUMBER: GEM-1806

CONTACT INFORMATION	
WATER:	CITY OF LENOIR PUBLIC UTILITIES DEPT. 801 WEST AVENUE NW LENOIR, NC 28645 PHONE: 828-728-8101 CONTACT: TOMMY MANN
STORM DRAINAGE:	CITY OF LENOIR PLANNING AND COMMUNITY DEVELOPMENT STORM WATER DIVISION 801 WEST AVENUE NW, 3RD FLOOR LENOIR, NC 28645 PHONE: 828-757-2186 CONTACT: SEAN EGGLESTON
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GAS:	PIEDMONT NATURAL GAS CUSTOMER SERVICE PHONE: 1-800-752-7504
ELECTRIC:	BLUERIDGE ENERGY CUSTOMER SERVICE PHONE: 1-800-451-5474
TELEPHONE:	AT & T CUSTOMER SERVICE PHONE: (888) 944-0447
PLANNING / ZONING:	CITY OF LENOIR PLANNING AND COMMUNITY DEVELOPMENT 801 WEST AVENUE NW 3RD FLOOR LENOIR, NC 28645 PHONE: 828-757-2188 CONTACT: JENNY WHEELock

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SITE INFORMATION	
SITE ADDRESS:	350 BLOWING ROCK BOULEVARD
PARCEL IDENTIFICATION NUMBER:	PORTION OF 08118 1 20
DEVELOPER:	GEMCAP DEVELOPMENT 210 WEST FOURTH STREET, SUITE 200 WINSTON-SALEM, NC 27101 PHONE: (336) 724-0153
DESIGNER:	COMMERCIAL SITE DESIGN, PLLC 8312 CREEDMOOR ROAD RALEIGH, NORTH CAROLINA 27613 PHONE: (919) 848-6121 FAX: (919) 848-3741
ZONING:	B-2 (COMMERCIAL BUSINESS)
EXISTING USE:	PARKING LOT
PROPOSED USE:	RESTAURANT WITH DRIVE-THROUGH
BUILDING SETBACKS:	FRONT ..... 40 FEET SIDE ..... 0 FEET REAR ..... 20 FEET
PARKING REQUIREMENTS:	1 SPACE PER EACH 3 SEATS, PLUS STACKING FOR 5 VEHICLES AT EACH DRIVE-THROUGH WINDOW 66 SEATS / 3 = 22 SPACES REQUIRED
PARKING PROVIDED:	26 REGULAR SPACES 2 HANDICAP SPACES 28 TOTAL SPACES
TOTAL SITE AREA:	28,126 SF OR 0.65 ACRES
DISTURBED AREA:	31,087 SF OR 0.71 ACRES
EXISTING IMPERVIOUS AREA:	19,925 SF OR 0.45 ACRES
PROPOSED IMPERVIOUS AREA:	19,139 SF OR 0.44 ACRES
BUILDING AREA:	2,507 SF
BUILDING HEIGHTS:	22' - 6"
NUMBER OF SEATS:	44 INTERIOR 22 EXTERIOR 66 TOTAL
WATER:	CITY OF LENOIR PUBLIC UTILITIES
SEWER:	CITY OF LENOIR PUBLIC UTILITIES

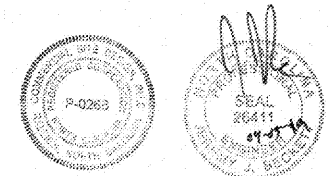
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REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	04/01/2016	CITY COMMENTS #1	JDF



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COMMERCIAL  
SITE DESIGN

6312 CREEDMOOR ROAD  
RALEIGH, NORTH CAROLINA 27613

(919) 848-6121, FAX: (919) 848-3741  
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