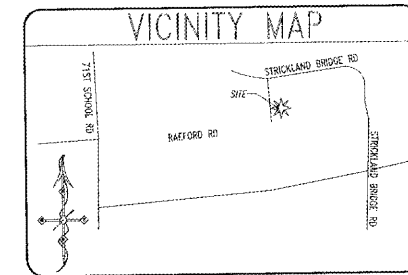


# CONSTRUCTION DOCUMENTS

## Proposed



Starbucks  
 920 Strickland Bridge Road  
 Fayetteville, North Carolina  
 Cumberland County

OWNER/DEVELOPER  
 Raeford Rd Fayetteville 2019, LLC  
 Hartzog Holdings, LLC  
 Attn: Collins Hartzog  
 109 Still Wild Lane  
 Elgin, SC 29045  
 803-361-6718  
 collins@hartzogholdings.com

CIVIL ENGINEER  
 Triangle Site Design, PLLC  
 4004 Barrett Drive  
 Suite 101  
 Raleigh, NC 27609  
 (919)553-6570  
 mlowder@trianglesitedesign.com



DEVELOPMENT DATA	
DEVELOPMENT NAME:	STARBUCKS
STREET ADDRESS:	920 STRICKLAND BRIDGE ROAD FAYETTEVILLE, NORTH CAROLINA CUMBERLAND COUNTY
PROPERTY IDENTIFICATION # (TMS):	9486-99-9355
ZONING DISTRICT(S):	LC LIMITED COMMERCIAL
OVERLAY DISTRICT:	NA
TOTAL SITE ACRES:	31,017 SF (0.71 ACRES)
INSIDE TOWN LIMITS:	YES
EXISTING USE:	VACANT
PROPOSED BUILDING USE:	RESTAURANT
PROPOSED TOTAL BUILDING AREA:	2,496 SF RESTAURANT
MAX. BUILDING HEIGHT:	55 FT
MIN LOT AREA:	20,000 SF
MIN LOT WIDTH:	45 FT
MAX LOT COVERAGE:	55%
FRONT SETBACK:	25 FT - RAEFORD ROAD 15 FT - STRICKLAND BRIDGE ROAD
STREET BUFFER YARD:	15 FT
OFF-STREET PARKING:	
PARKING REQUIREMENT:	1 SPACE PER 125 SF
TOTAL REQUIRED:	20
TOTAL PROVIDED:	23
PARKING SPACE DIMENSIONS:	60 DEGREE PARKING - 9' x 18' MIN
ACCESSIBLE SPACES PROVIDED:	2

IMPERVIOUS AREA SUMMARY			
SITE AREA = 31,017 SF (0.71 AC)			
BUILDINGS	2,496 SF	0.06 ACRES	8.05 %
PAVEMENT	15,014 SF	0.35 ACRES	48.41 %
SIDEWALK	1,832 SF	0.04 ACRES	5.91 %
TOTAL IMPERVIOUS AREA (ON-SITE)	19,342 SF	0.45 ACRES	62.38 %
GREEN/OPEN SPACE	11,675 SF	0.27 ACRES	37.64 %
INCREASE IN ON-SITE IMPERVIOUS AREA	19,342 SF		
PROPOSED OFF-SITE PAVEMENT	100 SF	0.004 ACRES	

INDEX OF DRAWINGS	
CO.0	COVER SHEET
D1.0	EXISTING CONDITIONS PLAN
C1.0	SITE PLAN
C1.1	GRADING & DRAINAGE PLAN
C1.2	UTILITY PLAN
C1.3A	UTILITY DETAILS
C1.3B	UTILITY DETAILS
C1.4A	CONSTRUCTION DETAILS
C1.4B	CONSTRUCTION DETAILS
C1.5	STORM DRAINAGE DETAILS
C1.6	EROSION CONTROL PLAN
C1.6A	NC CONSTRUCTION GENERAL PERMIT NOTES
C1.7A	EROSION CONTROL DETAILS
C1.7B	EROSION CONTROL DETAILS
C1.8	LANDSCAPE PLAN

**TRIANGLE**  
 SITE DESIGN  
 CONSULTANT:  
 TRIANGLE SITE DESIGN, PLLC  
 4004 BARRETT DR, STE 101  
 RALEIGH, NC 27609  
 (919) 553-6570



*Matthew E. Lowder*

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REV.	DATE	DESCRIPTION
1	10/29/19	PERMITTED PER CITY OF FAYETTEVILLE REVIEW AND INSTRUMENT OF SERVICE PREPARED
2	11/05/19	PERMITTED PER CITY OF FAYETTEVILLE REVIEW AND INSTRUMENT OF SERVICE PREPARED
3	12/20/19	PERMITTED PER FAYETTEVILLE PNC REVIEW
4	1/12/20	PERMITTED PER STARBUCKS REVIEW

Project No. 099018  
 Date: November 1, 2019  
 Title: **COVER SHEET**  
 Sheet No. **CO.0**