

1. THIS PARCEL WAS RECORDED ON JANUARY 7, 2014 IN THE BRUNSWICK COUNTY REGISTER OF DEEDS OFFICE IN MAP CABINET 81 PAGE 99.

- TAX PARCEL NUMBER 0470004107 HAS BEEN ASSIGNED TO
- 3. THE BOUNDARY, TOPOGRAPHIC SURVEY AND LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN WAS PROVIDED BY THOMAS & HUTTON.
- 4. THE ACCESS ROAD, GRAVITY SEWER MAIN EXTENSION, AND DRAINAGE SYSTEM ALONG THE PROPERTY BOUNDARY IS TO BE DESIGNED BY OTHERS AND CONSTRUCTED AS A DIFFERENT PROJECT AND IS NOT PART OF THIS SUBMITTAL.
- 5. THE ACCESS ROAD, (NEW POINTE BOULEVARD), AND DRIVEWAY TO THIS PROJECT MUST BE COMPLETED PRIOR TO THE BUILDING RECEIVING A CERTIFICATE OF OCCUPANCY.
- 6. THERE ARE NO WETLANDS IDENTIFIED WITH IN THE BOUNDARY OF THIS SITE.
- 7. THE CONTRACTOR IS TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES ABOVE AND BELOW GRADE PRIOR TO BEGINNING CONSTRUCTION.
- 8. COUNTY AND STATE STORMWATER PERMITS MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION. NO NATURAL DRAINAGE AREAS WILL BE CUT OFF OR DISTURBED BEFORE OBTAINING THE PERMITS.
- 9. THE DRAINAGE SYSTEM FOR THIS SITE WILL TIE INTO THE DRAINAGE SYSTEM ALONG THE PROPERTY LINES (PROVIDED BY OTHERS) AND DIRECTED TO AN EXISTING STORMWATER TREATMENT POND LOCATED ON AN ADJACENT PARCEL. NCDENR PERMIT NUMBER SW8 990456 MOD.
- 10. THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 2197.
- 11. WATER AND SEWER SERVICE LINES ARE SHOWN WITHIN 5' OF THE BUILDING.
- 12. NORTH BRUNSWICK SANITARY DISTRICT (H2GO) IS THE WATER AND SEWER PROVIDER FOR THIS PROJECT.
- 13. ALL SIGNAGE AND PAVEMENT MARKINGS MUST COMPLY WITH THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES
- 14. ALL EXTERNAL LIGHTING MUST BE INTERNALLY ORIENTED.
- 15. THE HVAC SYSTEMS TO SERVE THESE STRUCTURES ARE TO BE LOCATED ON THE ROOF OF THE BUILDINGS.

SITE DATA:

PARCEL ID# 0470004107 ADDRESS UNITS 1-5, 1132 ZONING PROPOSED USE LOT SIZE	CO-CLD RETAIL & RESTAURANT 61,948.95 SF
SETBACKS: FRONT YARD REAR YARD SIDE YARD CORNER SIDE YARD	1.42 AC 25' 6' 10' 25'
BUILDING DATA ONE (1) ONE STORY BUILDING GROSS BUILDING: BUILDING USES: RESTAURANT 1 RESTAURANT 2 RETAIL	26.5' HT 11,173 GSF 2,008 SF 3,087 SF 6,078 SF
DARKING SDACES:	

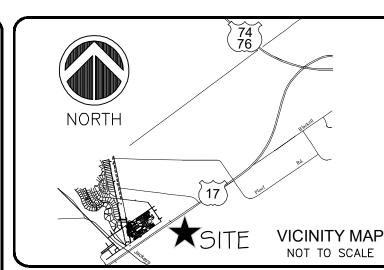
PARKING SPACES:

REQUIRED: HIRACHI BISTRO

HIBACHI BISTRO	
KITCHEN: 437 SF @ 1 SPACE/300 SF	2 SPACES
SEATING: 973 SF @ 1 SPACE/100 SF	10 SPACES
DUNKIN DOUGHNUTS	
KITCHEN: 664 SF @ 1 SPACE/300 SF	3 SPACES
SEATING: 401 SF @ 1 SPACE/100 SF	5 SPACES
RETAIL	
5,844 SF @ 1 SPACE/200 SF	30 SPACES
TOTAL REQUIRED	50 SPACES
PROVIDED:	
STANDARD SPACE	60
HANDICAPPED	<u>3</u>
TOTAL SPACES PROVIDED	63 SPACES

SIGNAGE TO MEET **DUNKIN DOUGHNUTS** SPEC AND COLOR

FACILITY ID SIGN TO BE SUBMITTED AS A SEPARATE SIGN **APPLICATION**



LEGEND:	
	RIGHT OF WAY
XWL	EXISTING WATER MAIN
	LOT LINE
	EASEMENT
	PROPOSED DRAINAGE SYSTEM
S	EXISTING SEWER MANHOLE
	PROPOSED WATER SERVICE
\circ	EXISTING SEWER SERVICE
—28—	EXISTING CONTOUR
28	PROPOSED CONTOUR
+ 28.0	EXISTING SPOT ELEVATION
20.0	PROPOSED SPOT ELEVATION
	DRAINAGE AREA

REV. #	DESCRIPTION	REV.BY DATE
	REVISIONS	
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Owner:

Hibachi Bistro and Hunan Garden of Fayetteville, Inc. 1013 Cloud Break Court Leland, NC 28451 910-352-0620



Coastal Land Design,PLLC Civil Engineering / Landscape Architecture Land Planning / Construction Management NCBELS Firm License No: P-0369

DRAWN: F. BRAXTON	PROJECT	140-02
DESIGN: F. BRAXTON	NUMBER:	140-02
CHECK: J. Petroff	SCALE :	1" = 20'
APPROVED: J. Petroff	DATE:	11/14/2013
FILE NAME :		

OCEAN GATE PLAZA

Site & Leasing Plan

140-02