

PROJECT NARRATIVE

Project Description/Summary:

Starbucks:

The proposed project is a Starbucks (coffee shop) with a drive-through. The project is located at 1117 W. Corbett Ave. Swansboro, NC. It is going to be built on a 1.07 acres lot. The lot is undeveloped and vacant. There is a public sidewalk running along W. Corbett Ave. Their Hours of Operation are approximately M-F 6AM – 7 PM; Sat – Sun 7AM – 6 PM. Approximately 30 employees on a rotating schedule.

Site History:

The lot is undeveloped and vacant currently.

Surrounding Property Use:

North:	Commercial Development – King’s Car Wash
East:	Commercial Development – Walmart Convenience Store w/ fuel
South:	Commercial Development – Walmart
West:	Vacant

Existing Site Conditions:

- 1) **Topography:** The contours passing through the lot are from range 34-31. There is 3 ft rise in the site from north to south.
- 2) **Existing Land Use:** The land is vacant.
- 3) **Existing Circulation (Vehicle and Pedestrian):** There is currently no access to the lot.
- 4) **Existing Infrastructure:**
 - a. **Potable water:** There is an existing 20’ public water easement with existing water service stub we will connect to.
 - b. **Wastewater:** Existing wastewater line at south boundary we are connecting to.

- c. Storm Water: An existing storm sewer line at west boundary draining to the master detention pond to south of boundary.
- d. Solid Waste: No existing solid waste structure on site.
- e. Electric: Two Utility pole on the north side of the lot. Overhead lines and underground electric lines extending from pole on the north center of the lot.
- f. Fire Hydrant: Existing fire hydrant to the east of our boundary across Walmart's access road.

Proposed Site Conditions:

1) Proposed Land Uses:

- a. Proposed Topography: The proposed contours passing through the lot are from range 36-32. There is 4 ft rise in the site from north to south similar to that of the exiting conditions.
- b. Proposed Land Use: The proposed land use is "Restaurant with a Drive through".
- c. Proposed Circulation (vehicle and pedestrian): One access point for ingress/egress. The TIA report outlining the trips generated by the development has been submitted with application. Bike racks has been provided on site as per requirements of the Town. Preexisting sidewalk along north boundary, W. Corbett Ave.

2) Proposed Infrastructure

- a. We are using existing public infrastructure.