

LOCATION MAP
SCALE: 1"=800'

SITE DATA
 PROJECT NAME: MAPLE HILL SCOTCHMAN
 SITE ADDRESS: 15515 HWY 53 EAST, MAPLE HILL, NC 28454
 COUNTY PIN: 3383-78-3254-0000
 PROPERTY OWNER: XXX
 SOURCE DEED: DEED BOOK 3336, PAGE 325
 OVERALL SITE AREA: 57,154 SF = (1.31 AC)
 PROJECT AREA: 57,154 SF (1.31 AC)
 ZONING: GB / B-2 (GENERAL BUSINESS)
 PROPOSED USE: CONVENIENCE STORE, FUEL PUMPS, & FAST-FOOD

DIMENSION REQUIREMENTS

	REQUIRED	PROVIDED
FRONT/CORNER SETBACK (NC 53)	12'	12'+
FRONT/CORNER SETBACK (NC 50)	12'	12'+
REAR SETBACK	10'	10'+
MAXIMUM HEIGHT	40'	<30'

BUILDING INFORMATION

PROPOSED 1-STORY BUILDING:
 GROSS = 3,633 SF FOOTPRINT
 RETAIL = 2,235 SF
 FAST FOOD = 1,398 SF

BUILDING COVERAGE: 6.36%

ITE TRIP GENERATION

CONVENIENCE STORE W/ 4 FUEL POSITIONS (ITE CODE 853):
 AM PEAK HR = 66 TRIPS
 PM PEAK HR = 76 TRIPS
 FAST FOOD W/O DRIVE THRU (ITE CODE: 933):
 AM PEAK HR = 61 TRIPS
 PM PEAK HR = 37 TRIPS

PARKING INFORMATION

PARKING:
 MINIMUM REQUIRED: 1 PER 225 SF RETAIL = 10 SPACES
 1 PER 100 S REST. = 14 SPACES
 PROVIDED: 24 SPACES
 HANDICAP SPACES REQUIRED: 1 SPACES
 HANDICAP SPACES PROVIDED: 2 SPACES

HVAC NOTE:
 HVAC WILL BE LOCATED IN REAR OF THE BUILDING.

HVAC NOTE:
 ALL EXTERIOR LIGHTING MUST BE INTERNALLY ORIENTED.

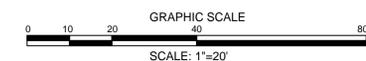
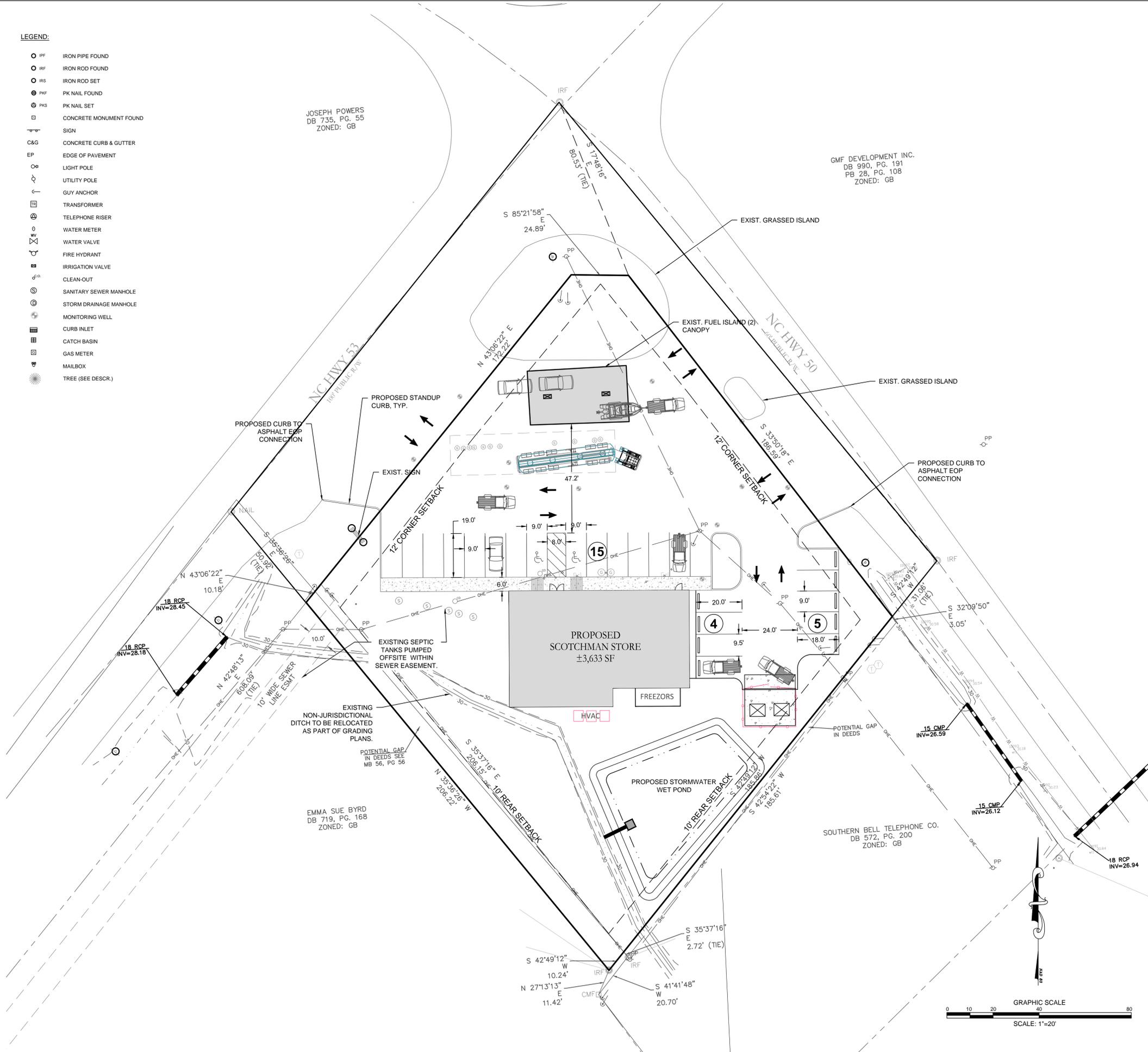
FLOOD NOTE:
 THIS TRACT LIES WITHIN DESIGNATED FLOOD HAZARD AREA AE, ACCORDING TO FEMA FIRM COMMUNITY-PANEL NUMBER 3720338200J, BEARING AN EFFECTIVE DATE OF JUNE 16, 2007. PRELIMINARY MAPS ARE ALSO ISSUED FOR PUBLIC COMMENT AND INCLUDE A DIFFERENT PORTION OF THE PROPERTY.

LEGEND:

— OHE —	OVERHEAD ELECTRIC
— UGT —	BURIED TELEPHONE LINE
— G —	BURIED GAS LINE
— TV —	BURIED TV CABLE
— FO —	BURIED FIBER OPTIC
— W —	WATER LINE
— FM —	FORCEMAIN LINE
— SS —	SANITARY SEWER LINE
— SD —	STORM DRAINAGE LINE
— X —	CHAINLINK FENCE
— 18 —	EXISTING CONTOUR
— CL —	CENTERLINE
— RW —	RIGHT OF WAY/BOUNDARY
— BL —	BOUNDARY LINE
[Hatch]	BUILDING HATCH
[Dotted]	CONCRETE PAVEMENT
[Stippled]	SIDEWALK
[Blank]	ASPHALT PAVEMENT

LEGEND:

○ IRP	IRON PIPE FOUND
○ IRF	IRON ROD FOUND
○ IRS	IRON ROD SET
○ PNF	PK NAIL FOUND
○ PMS	PK NAIL SET
□	CONCRETE MONUMENT FOUND
—	SIGN
—	CONCRETE CURB & GUTTER
—	EDGE OF PAVEMENT
○	LIGHT POLE
○	UTILITY POLE
—	GUY ANCHOR
□	TRANSFORMER
○	TELEPHONE RISER
○	WATER METER
○	WATER VALVE
○	FIRE HYDRANT
○	IRRIGATION VALVE
○	CLEAN-OUT
○	SANITARY SEWER MANHOLE
○	STORM DRAINAGE MANHOLE
○	MONITORING WELL
□	CURB INLET
□	CATCH BASIN
□	GAS METER
□	MAILBOX
○	TREE (SEE DESCR.)



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

<p>REVISIONS:</p> <table border="1" style="width: 100%; height: 50px;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>									<p>CLIENT INFORMATION:</p> <p>PARAMOUNT ENGINEERING 5911 Oleander Drive, Suite 201 Wilmington, North Carolina 28403 (910) 791-0707 (O) (910) 791-6760 (F) NC License #: C-2846</p>	<p>PROJECT STATUS: 3/23/16 CONCEPTUAL LAYOUT: RELEASED FOR CONSTRUCTION PRELIMINARY LAYOUT: RELEASED FOR CONSTRUCTION DRAWING INFORMATION: DATE: 3/23/16 DESIGNED: JRS DRAWN: JRS CHECKED: JRS</p>
<p>SITE AND UTILITY PLAN</p> <p>SCOTCHMAN STORE 3001 MAPLE HILL - HOLLY TOWNSHIP PENDER COUNTY, NC</p>										
<p>SEAL</p> <p style="text-align: center;"> </p>										
<p>C-2.1</p> <p>PEI JOB#: 16130.PE</p>										