

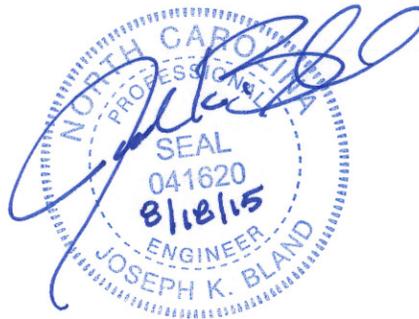
Project Narrative

**Dollar General – Pinnacle Parkway**

Hampstead, North Carolina

For

Par 5 Development Group, LLC  
2860-B NC Hwy 5  
Aberdeen, NC 28315  
(910) 944-0881



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Prepared by:

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License # C-3641  
N&T Project No. 15061

**Location:** The project is identified as PIN # 4204-65-8579-0000. It is a 4.73 acre site located at the corner of US 17 and Pinnacle Parkway. The project site contains approximately 365 LF of road frontage along US 17. Access to the site will be from Pinnacle Parkway an existing private roadway. Turn lanes already exist on both the North and South bound lanes of US 17 to service the site.

**Project Description:** The property will support dual uses which are to be constructed at different phases. The first phase will consist of 10,600± SF Dollar General Retail store. Typical hours of operation are from 9 am to 10 pm. The store will be typically staffed with 3 to 4 employees per shift.

The second phase will be a small office lease space. Since the office will be a lease, there is no available information regarding office hours or the proposed number of employees.

**Description of Construction Activities:** Phase I construction at the site will consist of erection of the previously mentioned Dollar General Store. Associated clearing and grading will be performed to install the building, parking and loading facilities, septic area, and stormwater retention area. Phase II construction will consist of adjacent building and parking expansion. The stormwater retention area will be designed and constructed in Phase I to accommodate all phases.

**Description of Utilities:** Water Service will be extended to the site by a far side tap from the existing water main along the Top Sail Greens side of Hwy 17. In speaking with Mr. Forand, this service can be installed by Pender County. In speaking with Mr. Randy Hoffer with Pluris, sewer extension to this area and its design are in conceptual discussions/planning phases. A septic system is proposed until the extension is complete and available for service.

**Required State and Federal Permits:** The following permits are required:  
NCDENR Stormwater  
NCDENR Erosion Control

**Potential Impacts:** No adverse impacts are anticipated with the development of this site. The proposed uses will provide needed services to the surrounding communities. The proposed location of development provides for natural buffers in excess of the required buffers to the adjacent properties.

Traffic generation and demands have been provided as specified by Dollar General. Typical operation causes minimal effect to peak hour demands

due to consistent trip generation and hours of operation. Minimal impact can be expected to morning peak hour due to hours of operation and afternoon and evening peaks can expect 10 to 15 additional trips added to existing service levels. If this 4.73 acre site were to be subdivided into single family residential or some form of multifamily development then traffic impacts would be expected to be higher. The effect of the proposed development will be minimal on traffic.

We have contacted both NCDOT and Wilmington MPO regarding this proposed development during our due diligence investigation. NCDOT indicated that a NCDOT driveway permit will not be required since our proposed driveway connection is not to a road in the NCDOT system. The MPO's only comment was that a pedestrian easement may be required along the property frontage. They were not exactly sure where a proposed bike/MUP was to terminate in relation to our site but did indicate that it was in this Sloop Point Road area.