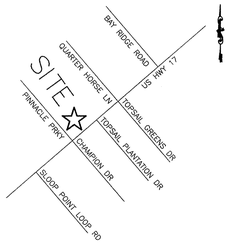


VICINITY MAP

N.T.S.

SITE DATA

PARCEL NUMBER:	00320098
ZONING:	
PENDER COUNTY:	PD
TOTAL SITE AREA:	205,808.62 SF / 4.72 AC
PERPETUAL OPEN SPACE:	146,516 SF / 3.36 AC
(PERPETUAL OPEN SPACE IS SPACE LOCATED OUTSIDE PHASE LINES)	
BUILDING USE:	RETAIL
BUILDING HEIGHT:	18'
STREET BUFFER:	15'
PROJECT BOUNDARY BUFFER:	25'

BUILDING SETBACKS:

FRONT:	40'
REAR:	25'
SIDE:	25'
SIDE CORNER:	25'

IMPERVIOUS AREAS: (ON SITE NOT IN R/W)

BUILDING RETAIL:	10,640 SF
BUILDING OFFICE:	1,200 SF
DRIVE ISLE / PARKING:	25,570 SF
WALKS / CONCRETE:	8,425 SF
TOTAL IMPERVIOUS AREA: (ON SITE NOT IN R/W)	45,555 SF /1.05 AC
% IMPERVIOUS:	22.29%

PARKING REQUIRED:

TOTAL REQUIRED:
RETAIL: 10,640 GROSS SF x 1 SP/225 SF= 47.29 SP
OFFICE: 1,200 GROSS SF x 1 SP/300 SF= 4 SP

PARKING PROVIDED:

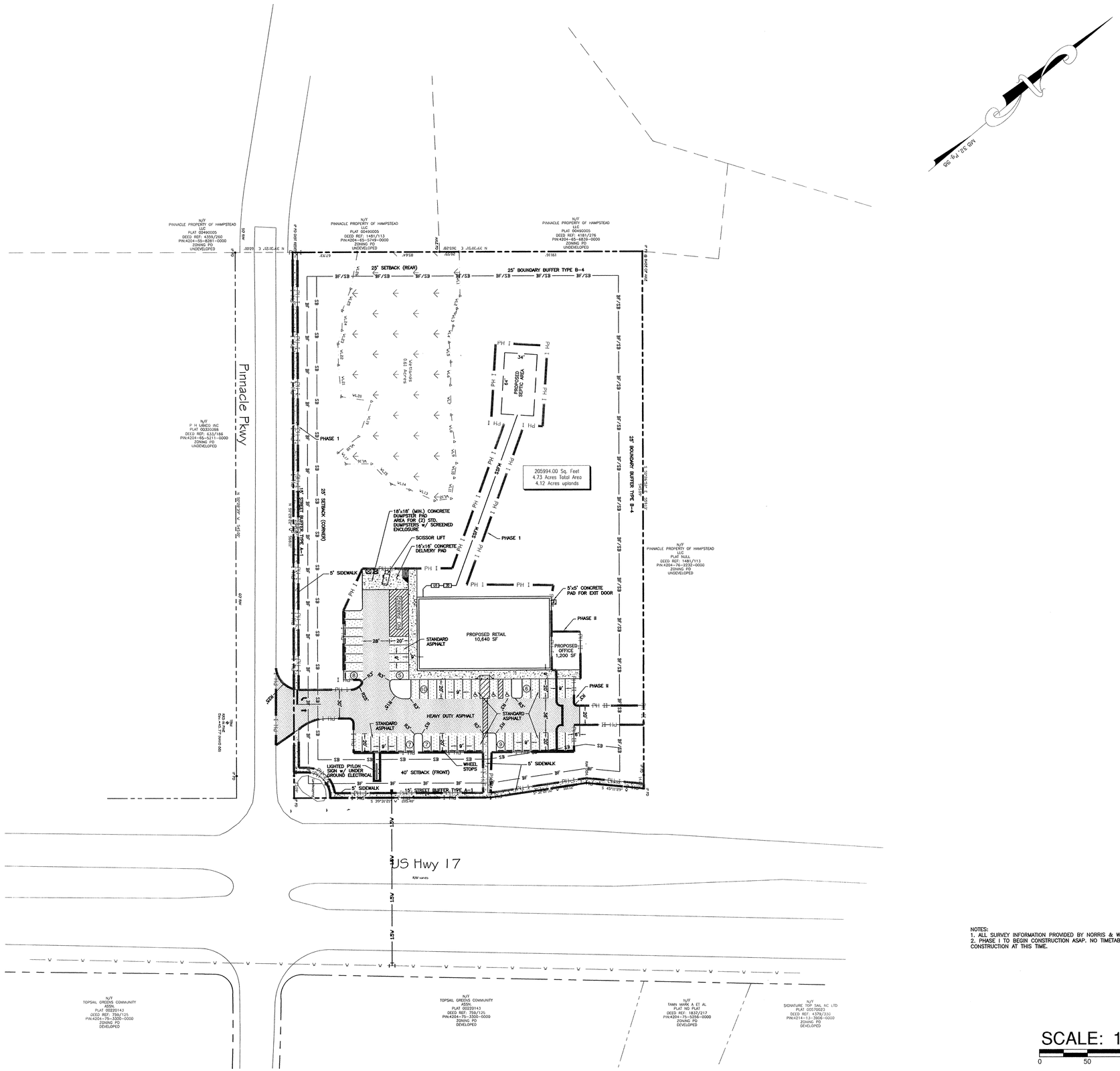
SPACES PROVIDED:	49 SPACES
HANDICAP SPACES PROVIDED:	3 SPACES
TOTAL SPACES PROV'D. =	52 SPACES
LOADING SPACE (12'x55')	1

STORMWATER NARRATIVE:
THE PROPOSED BUILD OUT OF THIS PROJECT IS LESS THAN 24% IMPERVIOUS COVERAGE THEREFORE THIS SITE QUALIFIES FOR A NCDENR LOW DENSITY STORMWATER PERMIT. ALL STORMWATER WILL EITHER SHEET FLOW OVERLAND OR BE ROUTED THROUGH A MINIMUM 100 FT TREATMENT SWALE PRIOR TO ANY STORMWATER EXITING THE SITE.

DOLLAR GENERAL TRIP INFO PROVIDED BY DG CORPORATE OFFICE.
142 TRIPS / DAY BY VEHICLE
10 TRIPS / HR (14 HR WORKDAY.

LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- SB — SB — SETBACK
- SB — SB — BUFFER
- PH I — PH I — PHASE 1
- PH II — PH II — PHASE 2
- HEAVY DUTY ASPHALT
- STANDARD DUTY ASPHALT
- CONCRETE
- LANDSCAPED AREAS



NOTES:
1. ALL SURVEY INFORMATION PROVIDED BY NORRIS & WARD LAND SURVEYING.
2. PHASE I TO BEGIN CONSTRUCTION ASAP. NO TIMETABLE FOR PHASE II CONSTRUCTION AT THIS TIME.

SCALE: 1" = 50'

0 50 100 150

SYMBOL	DATE	DESCRIPTION	BY
		REVISIONS	

© 2015 NORRIS & TUNSTALL

MASTER PLAN
DOLLAR GENERAL HAMPSTEAD
HWY 17 @ PINNACLE PARKWAY
PENDER COUNTY, NORTH CAROLINA

DEVELOPER:
RHETSON COMPANIES, INC.
PAR 5 DEVELOPMENT GROUP, LLC
TRIFECTA GROUP, LLC
2860-B NC 5 HWY
ABERDEEN, NC 28315

NORRIS & TUNSTALL
CONSULTING ENGINEERS, P.C.
902 MARKET STREET
WILMINGTON, NC 28401
PHONE (910) 343-9653
1429 ASH-LITTLE RIVER RD. NW
ASH, NC 28420
PHONE (910) 287-5900
licence #C-3641

15061

DES.	JKB
CKD.	JPN
DRWN.	EDB
DATE	10/21/15

NORTH CAROLINA PROFESSIONAL SEAL 041620 ENGINEER JOSEPH K. BLAND
10/21/15