

A map of the study area showing the location of the site. The map is enclosed in a rounded rectangle. A north arrow is located in the bottom left corner, pointing upwards. The site is marked with a starburst symbol and the word "SITE" below it. The site is located on the south side of McDougald Rd, which runs from the southwest to the northeast. McDougald Rd intersects with W Old Rd, which runs east-west. W Old Rd intersects with US Hwy 401, which runs north-south. US Hwy 401 also intersects with US Hwy 421, which runs from the northwest to the southeast. Old US Hwy 421 is shown as a curved line running from the northwest to the northeast, parallel to US Hwy 421. NC Hwy 27 is shown as a line running from the southwest to the northeast, intersecting McDougald Rd and W Old Rd.

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The site plan shows a large lot with a proposed building footprint. The lot is bounded by a 30' streetscape buffer to the north and a 10' utility easement to the south. The lot is divided into three sections by a dashed line. The northern section is labeled '4' and contains a building footprint of 25,818 S.F. (0.59 Ac.). The southern section is labeled '5' and contains a building footprint of 15,541 S.F. (0.35 Ac.). The eastern section is labeled '3' and contains a building footprint of 10,610 S.F. (0.24 Ac.). The lot is bounded by a 30' streetscape buffer to the north and a 10' utility easement to the south. The lot is divided into three sections by a dashed line. The northern section is labeled '4' and contains a building footprint of 25,818 S.F. (0.59 Ac.). The southern section is labeled '5' and contains a building footprint of 15,541 S.F. (0.35 Ac.). The eastern section is labeled '3' and contains a building footprint of 10,610 S.F. (0.24 Ac.).

DATE: MAY 28, 2025