

PROPERTY BOUNDARY GENERATED  
REFERENCING AVAILABLE GIS SOURCES.

# Site Plan

PROJECT NAME:  
GROCERY STRIP CENTER  
IN LOCUST, NC

ADDRESS: 1714 W MAIN ST  
LOCUST, NC 28097

JURISDICTION:  
CITY OF LOCUST

PARCEL ID #: 556504609888,  
556504617385, 556504713384

PARCEL AREA:  
±25.73 AC

ZONE: HC  
HIGHWAY COMMERCIAL

EXISTING USE:  
VACANT

PROPOSED USE:  
GROCERY / FOOD STORES,  
GENERAL MERCHANDISE STORES  
(CONDITIONAL USE)

PARKING CALCULATION:  
1 PER 500 SF GFA  
130 REQUIRED STALLS

PROVIDED PARKING:  
9 ADA STALLS  
282 STALLS (9' x 18')\*  
291 TOTAL STALLS

DRIVE AISLE:  
24' TWO-WAY (MIN.)\*

SETBACKS  
FRONT: 30' MIN. / 30' MAX.  
SIDE: 20'  
REAR: 20'  
BUFFERS: 10' ROW L.S.  
10' VUA L.S.

FLOOD ZONE: X  
FEMA MAP: 3710556500L  
DATED: 11/16/2018

SITE SPECIFIC NOTES:  
\* PARKING STALL AND DRIVE-AISLE  
DIMENSIONS ARE ASSUMED AND TO BE  
DETERMINED BY THE JURISDICTION.

PROPOSED CURB CUTS SUBJECT TO  
JURISDICTIONAL REVIEW AND  
APPROVAL.

DRAWING DATA  
DATE: 1/13/2026  
PROJECT NO.: 25.1172 / CONCEPT 6

DISCLAIMER: THE CONCEPT REPRESENTED  
HEREIN IS FOR CONCEPTUAL PURPOSES ONLY.  
INFORMATION SHOWN HEREIN WAS BASED ON  
PROVIDED INFORMATION BY THE CLIENT AND  
PRELIMINARY CODE RESEARCH WITH THE  
SUBJECT JURISDICTION. INFORMATION SHOWN  
HEREIN SHALL BE CONFIRMED BY SUBJECT  
JURISDICTION AND MAY BE SUBJECT TO  
CHANGE. A SURVEY IS RECOMMENDED TO  
DETERMINE THE PROPERTY BOUNDARIES AND  
RESTRICTIONS.



**LEGEND**

- BOUNDARY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK
- LANDSCAPE BUFFER
- PROPOSED PAVEMENT

N

100 0 100

SCALE : 1" = 100'



**SITWORKS NOTES:**

1. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF PROPOSED FACILITIES. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY 48 HOURS PRIOR TO EXCAVATING NEAR THEIR UTILITY.
3. CONTRACTOR SHALL TAKE ALL DUE PRECAUTIONS TO PROTECT EXISTING FACILITIES FROM DAMAGE. ANY DAMAGE TO EXISTING FACILITIES INCURRED AS A RESULT OF CONSTRUCTION OPERATIONS WILL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
4. CONTRACTOR SHALL TAKE EXTRA CARE TO PROTECT TREES IN AREAS ADJACENT TO CONSTRUCTION.
5. CONTRACTOR SHALL CONFIRM NO CONFLICTS BETWEEN EXISTING AND PROPOSED DRY/WET UTILITIES IN PUBLIC R.O.W., BEFORE STARTING SITE WORK CONSTRUCTION.

**EXISTING UTILITIES, FACILITIES & TREES**

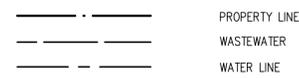
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**LEGEND**



**DOMESTIC WATER SYSTEM**

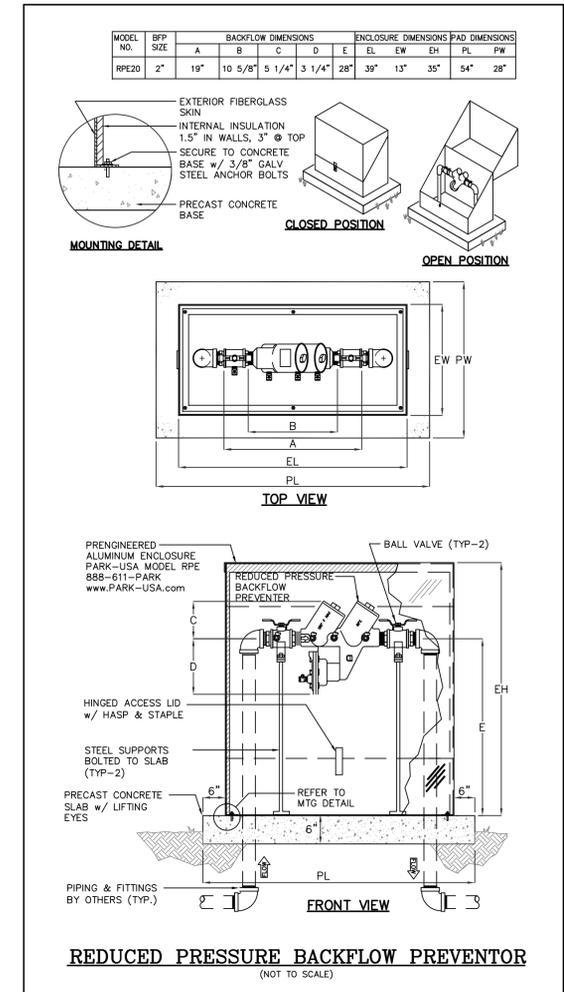
ALL WATER LINE MAINS SIZES 1 THRU 3 INCH SHALL BE PVC SCH 40.

WATER LINE SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH AUTHORITY SPECIFICATION FOR WATER MAIN CONSTRUCTION AS CURRENTLY AMENDED.

WATER LINE SHALL HAVE BANK SAND BEDDING AND BACKFILL.

PROVIDE THRUST BLOCKING ACCORDING TO AUTHORITY STANDARDS SPECIFICATIONS.

PROVIDE A MINIMUM 6-INCHES OF CLEARANCE AT STORM SEWER AND WATER LINE CROSSING.



**SANITARY SEWER SYSTEM**

POLY-VINYL-CHLORIDE (PVC SDR 26) PIPE SHALL CONFIRM TO ASTM SPECIFICATIONS D3034 AND BE INSTALLED ACCORDING TO ASTM D2321.

ALL SANITARY SEWER SERVICE LINES SHALL BE CONSTRUCTED TO TRUE ALIGNMENT AND GRADE. WARPED AND SAGGING LINES WILL NOT BE PERMITTED.

BUILDING TIE-ON CONNECTION WILL BE MADE DIRECTLY TO THE STUB-OUT FROM THE BUILDING PLUMBING AT THE FOUNDATION ON ALL WASTES OUTLETS.

WATER-TIGHT ADAPTERS OF A TYPE COMPATIBLE WITH THE MATERIALS BEING JOINED WILL BE USED AT THE POINT OF CONNECTION OF THE SERVICE LINE TO THE BUILDING PLUMBING. NO CEMENT GROUT MATERIALS ARE PERMITTED.

NO BENDS OR TURNS AT ANY POINT WILL BE GREATER THAN 45 DEGREES.

CLEANOUT WILL BE MADE WITH AIRTIGHT MECHANICAL PLUG.

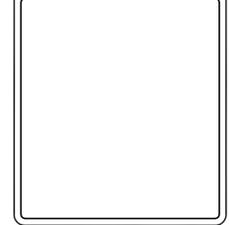
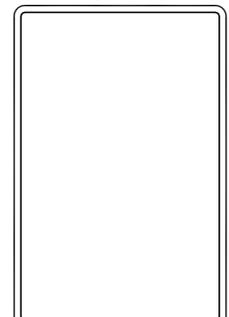
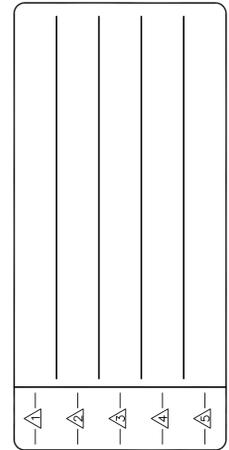
THE PHYSICAL CONNECTION TO THE AUTHORITY'S SEWER MAIN WILL BE MADE BY USE OF AN ADAPTER OF A TYPE COMPATIBLE WITH MATERIALS BEING JOINED. THE CONNECTION SHALL BE WATERTIGHT. NO CEMENT GROUT MATERIALS ARE PERMITTED.

BACKFILLING OF SERVICE LINES TRENCH MUST BE ACCOMPLISHED WITHIN TWENTY-FOUR (24) HOURS OF INSPECTION AND APPROVAL. NO DEBRIS WILL BE PERMITTED IN THE TRENCH.

SANITARY SEWER CLEANOUTS: ENSURE SANITARY SEWER CLEANOUTS ARE INSTALLED; EVERY 100 FEET ALONG HORIZONTAL PIPING. AT ALL DIRECTION CHANGES GREATER THAN 45 DEGREES. ACCORDING TO FBC-PLUMBING 708.1.1.

HORIZONTAL SEPARATION: MAINTAIN A MINIMUM 5 FEET OF HORIZONTAL DISTANCE BETWEEN THE WATER SUPPLY AND SEWER LINES.

VERTICAL SEPARATION (IF CROSSING): THE WATER SUPPLY LINE MUST BE INSTALLED 12 INCHES ABOVE THE SEWER LINE. IF THIS SEPARATION IS NOT ACHIEVABLE, ENCASE THE SEWER PIPE IN CONCRETE.



GROCERY STRIP CENTER  
IN LOCUST, NC

1714 W MAIN ST  
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SITE UTILITIES  
PLAN

DESIGNED BY:  
OWN BY:  
CHK BY:

SHEET  
REFERENCE:  
C.02

