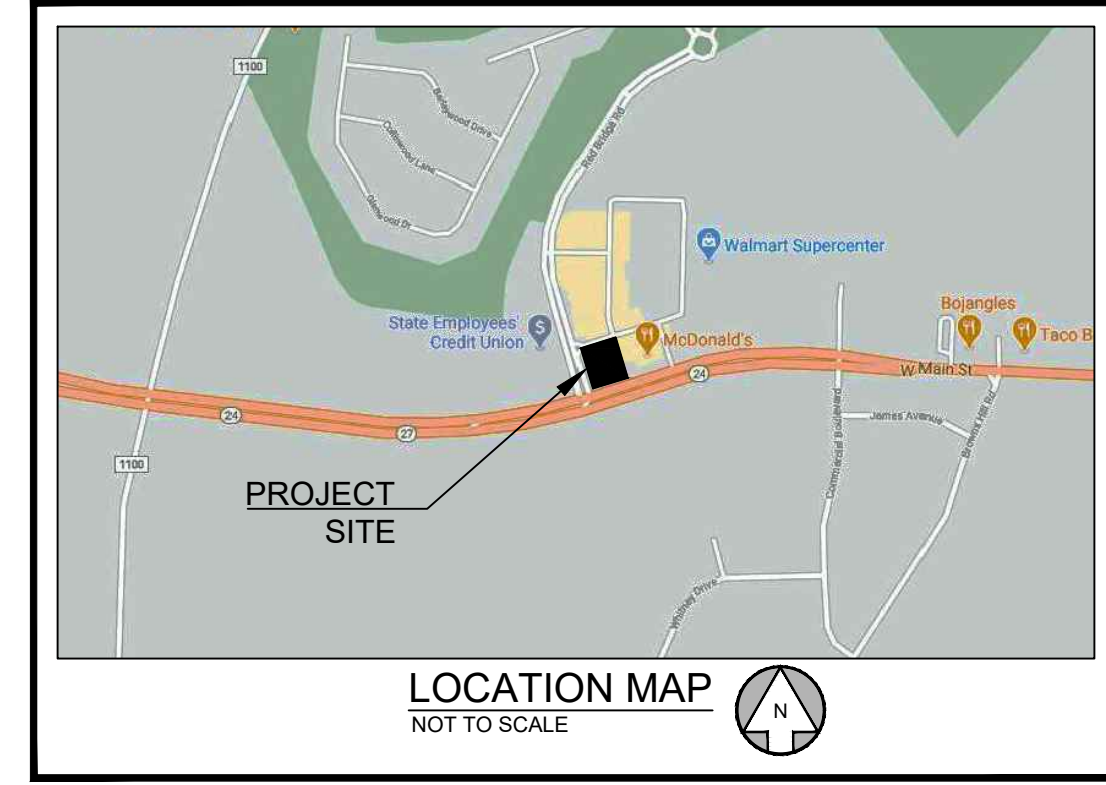
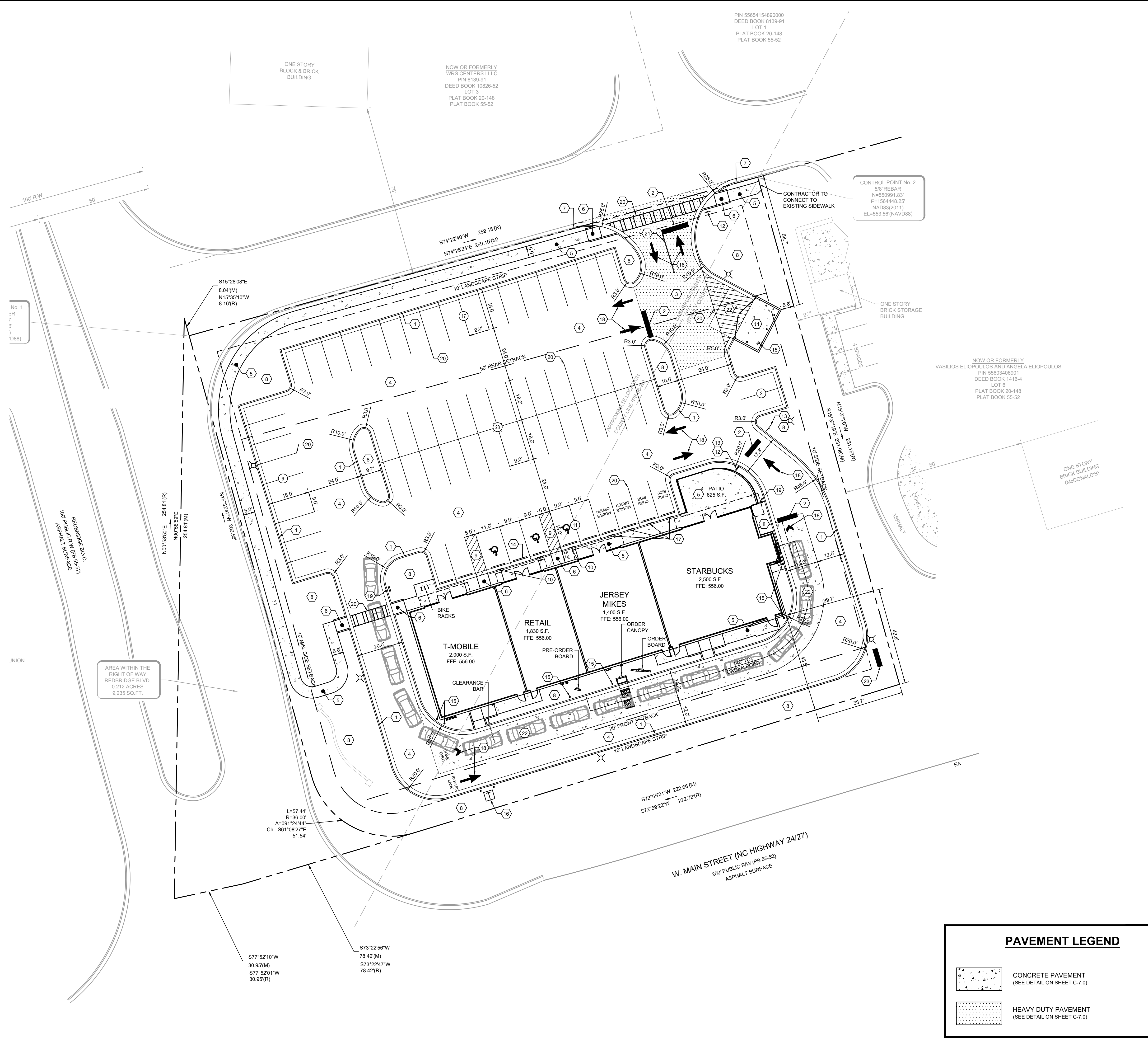


Drawing name: C:\Users\michael.boothaker\OneDrive\Engineering\Dropbox\Shared\Retail\Locust, NC\CADD\CONSTR\077024 - 06 - SITE.rwg SITE PLAN Jul 15, 2021 11:23am by:michael.boothaker



SITE SUMMARY

SITE AREA	
SITE AREA:	1.39 ACRES (60,454 S.F.)
IMPERVIOUS AREA:	46,654 S.F. (77.2%)
PERVIOUS AREA:	13,800 S.F. (22.8%)
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF LOCUST
ZONING:	HIGHWAY COMMERCIAL
ADJACENT ZONING:	HIGHWAY COMMERCIAL
BUILDING SETBACKS	
FRONT:	20'
SIDE:	10' MIN. 48' MAX.
REAR:	50'
BUILDING SUMMARY	
BUILDING AREA:	8,000 S.F.
BUILDING COVERAGE:	13.2%
PARKING SUMMARY	
PARKING REQ.:	1 SPACE / 500 S.F.
	16 SPACES
PARKING PROV.:	8.4 SPACES / 1,000 S.F.
	67 SPACES
STANDARD STALL DIMENSIONS:	9' x 18'
MIN. DRIVE WIDTH:	24'

KEY NOTES

1	24" CURB & GUTTER, SEE SHEET C-7.0 FOR DETAIL
2	24" WHITE STOP BAR, SEE SHEET C-7.0 FOR DETAIL
3	HEAVY DUTY PAVEMENT, SEE SHEET C-7.0 FOR PAVEMENT SPECIFICATIONS
4	STANDARD DUTY PAVEMENT, SEE SHEET C-7.0 FOR PAVEMENT SPECIFICATIONS
5	CONCRETE SIDEWALK, SEE SHEET C-7.0 FOR DETAIL
6	NCDOT STANDARD ADA RAMP WITH DETECTABLE WARNING, SEE SHEET C-7.1 FOR DETAILS
7	CONTRACTOR TO TIE INTO AND MATCH EXISTING CURB & GUTTER
8	LANDSCAPE AREA, SEE SHEET L-1.0 FOR LANDSCAPE PLANTING DESIGN
9	ADA PARKING AREA, SEE SHEET C-7.0 FOR DETAIL(S)
10	ADA PARKING SIGN, SEE SHEET C-7.0 FOR DETAIL
11	DUMPSTER ENCLOSURE, REFER TO ARCHITECTURAL PLANS FOR DETAILS
12	STOP SIGN (R1-1), SEE SHEET C-7.0 FOR MOUNTING DETAIL
13	DO NOT ENTER SIGN (R5-1), SEE SHEET C-7.0 FOR MOUNTING DETAIL
14	CONCRETE WHEEL STOP PLACED 2' FROM FACE OF CURB OR SIDEWALK, SEE SHEET C-7.0 FOR DETAIL
15	CONCRETE BOLLARD, SEE SHEET C-7.0 FOR DETAIL
16	CONCRETE TRANSFORMER PAD PER UTILITY OWNER'S REQUIREMENTS
17	MOBILE ORDER / CURBSIDE PICK UP SIGN, SEE SHEET C-7.0 FOR MOUNTING DETAIL
18	TYPICAL PAVEMENT MARKINGS, SEE SHEETS C-7.0 & C-7.1 FOR DETAILS
19	DIRECTIONAL SIGNAGE, REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION
20	4" WIDE SINGLE SOLID WHITE LINE (SSWL)
21	4" WIDE DOUBLE SOLID YELLOW LINE (DSYL)
22	6" THICK SEALED CONCRETE PAVEMENT, SEE SHEET C-7.0 FOR PAVEMENT SPECIFICATIONS
23	PROPOSED MONUMENT SIGN LOCATION, SIGN TO BE DESIGNED AND PERMITTED BY OTHERS

GENERAL SITE NOTES:

- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.
- ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
- BOUNDARY & TOPOGRAPHIC SURVEY BY BARRETT SURVEYING GROUP PLLC, DATED SEPTEMBER 25, 2020. BENCHMARK IS NOTED ON SURVEY.
- FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 3710566500L, DATED NOVEMBER 16, 2018.
- 1 HANDICAP SPACE IS REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AREA.
- ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.
- THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
- REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.
- ALL NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL SPECIFICATION. SEE REPORT PREPARED BY ECS SOUTHEAST, LLP DATED OCTOBER 21, 2020.

PAVEMENT LEGEND

	CONCRETE PAVEMENT (SEE DETAIL ON SHEET C-7.0)
	HEAVY DUTY PAVEMENT (SEE DETAIL ON SHEET C-7.0)

PREPARED IN THE OFFICE OF:

LECRAW ENGINEERING

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DULUTH, GA 30096
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FAX - 770 441 0288
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C-3-04

NO.	DATE	BY	CHECKED
1	07/22/21	MAT	MSL
2	03/17/21	MAT	MSL
1			

CLIENT: PRIMAX PROPERTIES
1100 EAST MOREHEAD STREET - CHARLOTTE, NC 28024

PROJECT: RETAIL CENTER - LOCUST, NC
WEST MAIN STREET & RED BRIDGE ROAD
LAND LOT 7, PARCEL 5565403826000
LOCUST, STANLY/CABARRUS COUNTY, NORTH CAROLINA

SEAL:

1/16/2021

DESIGN TEAM:

DRAWN BY: MAT
DESIGNED BY: MAT
REVIEWED BY: MSL

811
Know what's below.
Call before you dig.

SCALE & NORTH ARROW:

JOB #: 077024
DATE: FEBRUARY 10, 2021

SITE PLAN
C-3.0