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PROJECT:
NEW O'REILLY AUTO PARTS STORE
EAST MAIN STREET
FREEPORT, FL

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM #	3924
DATE:	9-16-16
REVISION	2-6-17
DATE:	2-8-18

C2.1

ZONING CODE

ZONING CLASSIFICATION:	C2 (COMMERCIAL) (REFER SURVEY)
PROPERTY AREA:	16,531 SF
PAVEMENT AREA:	16,531 SF
MAXIMUM ISR:	0.7
PROPOSED ISR:	25,975 SF / 62,189 SF TOTAL = .42 ISR
REQUIRED REAR YARD:	MINIMUM 15 FEET
PROPOSED REAR YARD:	45'-0"
REQUIRED SIDE YARDS:	NO SIDE YARD REQUIRED
PROPOSED SIDE YARDS:	78'-0" & 125'-0"
REQUIRED FRONT YARD:	MINIMUM 15 FEET
PROPOSED FRONT YARD:	MINIMUM 90'-10"

PARKING SUMMARY	1 SP. PER 250 SF OF
PARKING FORMULA:	9' x 20'
SPACE SIZE:	29 (7225 / 250 = 28.9)
SPACES REQUIRED:	39
SPACES PROVIDED:	4 (39 / 10 = 3.9)
H.C. SPACES PROVIDED:	4
BICYCLE SPACES REQUIRED:	4
BICYCLE SPACED PROVIDED:	4

GENERAL NOTES

- (A) REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS. ALL ON SITE CONCRETE TO BE 4,000 PSI.
- (B) SITE DIMENSIONS TO FACE OF CONCRETE FOUNDATION, SIDEWALK, CURB GUTTER LINE, PROPERTY LINE, OR CENTER LINE OF STRIPING UNLESS OTHERWISE NOTED.
- (C) COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- (D) REFER TO STRUCTURAL DRAWINGS FOR BUILDING DIMENSIONS AND LAYOUT OF SIDEWALKS ADJACENT TO BUILDING PERIMETER.
- (E) PRIOR TO INSTALLATION, CONTRACTOR TO VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING, AND UTILITIES DO NOT CONFLICT WITH SITE SIGN LOCATION SHOWN. IF CONFLICT IS ENCOUNTERED, CONTRACTOR TO NOTIFY OWNER REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK.
- (F) FOR BUILDING PERIMETER SIDEWALK GENERAL DEVELOPMENT LAYOUT CONCEPT REFER TO DETAIL 12/C2.2.

KEY NOTES

- 1 CONCRETE PAVING (STANDARD DUTY) AT PARKING AREAS, REFER TO DETAIL 1/C2.2.
- 2 CONCRETE PAVING (HEAVY DUTY) AT DRIVE AREAS, AND REFUSE AREA, REFER TO DETAIL 2/C2.2.
- 3 CONCRETE CURB, REFER TO DETAIL 3/C2.2.
- 4 CONCRETE SIDEWALK CURB, REFER TO DETAIL 4/C2.2. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT OF CONTROL AND EXPANSION JOINTS ADJACENT TO BUILDING PERIMETER.
- 5 CONCRETE SIDEWALK OR DOOR LANDING, REFER TO DETAIL 5/C2.2 AND STRUCTURAL DRAWINGS. LANDING MAY BE POURED MONOLITHIC WITH PAVING IF CONCRETE PAVING IS PROVIDED.
- 6 ACCESSIBLE PARKING SYMBOL PAVEMENT STRIPING, REFER TO DETAIL 6/C2.2.
- 7 STEEL BOLLARD, REFER TO DETAIL 7/C2.2. PROVIDE (2) AT REFUSE CONTAINER AREA, (2) AT SECTIONAL OVERHEAD FREIGHT DOOR, AND (9) AT FRONT ENTRY. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT OF BOLLARDS ADJACENT TO BUILDING PERIMETER.
- 8 ACCESSIBLE PARKING SIGN, REFER TO DETAIL 8/C2.2.
- 9 DETECTABLE WARNING SURFACE, REFER TO DETAIL 9/C2.2.
- 10 BICYCLE PARKING: EQUAL TO COLUMBIA CASCADE 2170-3-C. POWDER COATED COLOR TO BE EVERGREEN.
- 11 ACCESSIBLE PARKING SPACE WITH ACCESS AISLE (ADA COMPLIANT) TO SLOPE 2% MAXIMUM IN ALL DIRECTIONS. PROVIDE PAVEMENT MARKINGS TO MATCH STRIPING COLOR UNLESS OTHERWISE REQUIRED TO COMPLY WITH GOVERNING ACCESSIBILITY REGULATIONS.
- 12 REFUSE ENCLOSURE, REFER TO 1/C2.3.
- 13 CONCRETE BUMPER BLOCK (8" W X 5" H X 6'-0" LONG) ANCHORED TO PAVING WITH (2)1"-8" LONG #4 REBAR.
- 14 PARKING LOT LIGHTING, REFER TO UTILITIES SITE PLAN FOR TYPE AND CONSTRUCTION.
- 15 4" WIDE PAVEMENT STRIPING AS SHOWN USING HIGHWAY MARKING PAINT - YELLOW (2 COATS).
- 16 SITE SIGN, REFER TO SHEET SG.1 FOR TYPE AND CONSTRUCTION. SIGN OWNER FURNISHED AND INSTALLED (REFER TO SCOPE OF WORK SCHEDULE). REFER TO SITE UTILITY PLAN FOR ADDITIONAL REQUIREMENTS.
- 17 CONCRETE DRIVE APRON TO BE INSTALLED PER CITY AND / OR STATE DESIGN STANDARDS. IF NO STANDARDS PROVIDE CONCRETE CONSTRUCTION PER DETAIL 2/C2.2.
- 18 LIMITS OF NEW PAVING. MATCH EXISTING PAVEMENT TRANSITION ELEVATIONS. AT TRANSITIONS OF NEW CONCRETE TO EXISTING CONCRETE PAVEMENT, EPOXY DOWEL 6" MINIMUM INTO EXISTING WITH #4 X 1'-6" SMOOTH DOWELS MATCHING NEW PAVEMENT REINFORCEMENT SPACING. PROVIDE SEALANT AT JOINTS.
- 19 ROLL DOWN CURB END TRANSITION SLOPING 1:2.
- 20 CONCRETE SIDEWALK IN RIGHT-OF-WAY TO BE INSTALLED PER CITY AND / OR STATE DESIGN STANDARDS. IF NO STANDARDS PROVIDE CONCRETE CONSTRUCTION PER DETAIL 5/C2.2.
- 21 CURB OPENING, REFER TO SITE GRADING PLAN FOR ADDITIONAL REQUIREMENTS.
- 22 CONCRETE PAD SEE SHEET US1 FOR MORE INFORMATION.
- 23 ACCESSIBLE CONCRETE CURB RAMP TO BE INSTALLED PER CITY AND / OR STATE DESIGN STANDARDS. IF NO STANDARDS PROVIDE CONCRETE CONSTRUCTION PER DETAIL 10/C2.2.

SYMBOLS LEGEND

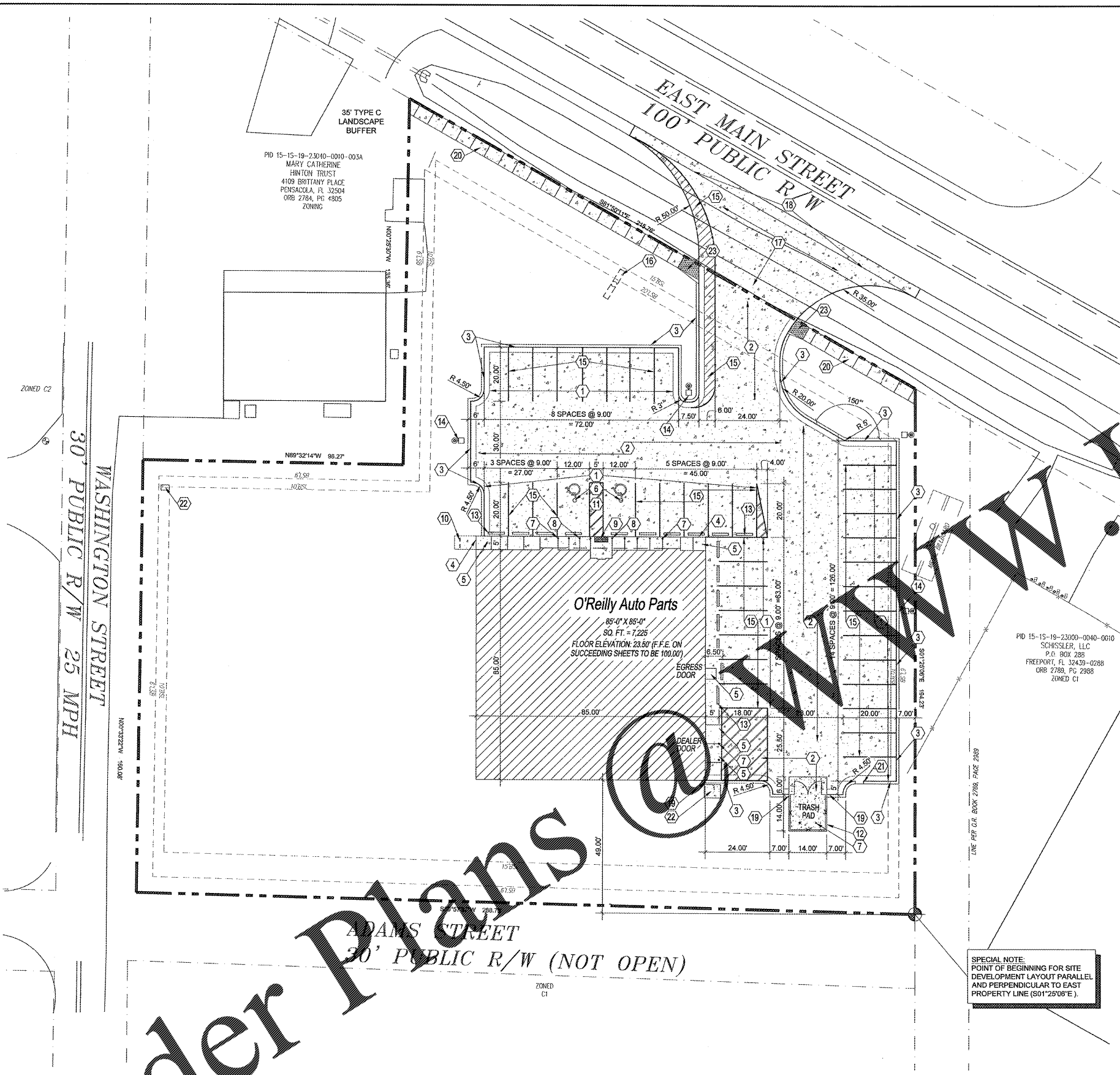
NOTE: REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS LEGEND.

	NEW BUILDING CONSTRUCTION
	AREA OF CONCRETE
	NEW POLE SIGN LOCATION
	NEW CONCRETE PAVING BLOCK
	NEW LIGHT POLE LOCATION
	NEW FENCE CONSTRUCTION

SPECIAL NOTE:
POINT OF BEGINNING FOR SITE DEVELOPMENT LAYOUT PARALLEL AND PERPENDICULAR TO EAST PROPERTY LINE (S01°25'06"E).

SPECIAL NOTE:
PRIOR TO CONTRACT CLOSEOUT, CONTRACTOR SHALL SECURE THE SERVICES OF A REGISTERED LAND SURVEYOR TO PROVIDE SITE SURVEY OF COMPLETED PROJECT CONDITIONS AND SUBMIT FOR REVIEW AND APPROVAL BY OWNER. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

CAUTION:
INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.



1 SITE DEVELOPMENT PLAN
C2.1 SCALE: 1" = 20'-0"

Order Plans