

ZONING ANALYSIS TABLE

GB GENERAL BUSINESS - AUTO PARTS SUPPLY BY RIGHT			
ZONING DISTRICT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	NONE	78,063 SF	NO CHANGE
MINIMUM STREET FRONTAGE	NONE	200.45 FT	NO CHANGE
MIN. FRONT SETBACK	50 FT	(1)	83.4 FT
MIN. SIDE SETBACK	0 FT (1)	(1)	6.3 FT
MIN. REAR SETBACK	0 FT	(1)	219.1 FT
LANDSCAPE BUFFER (FRONT)	0 FT	<7 FT ±	6 FT
PARKING LANDSCAPE AREAS	NONE	N/A	TBD
PARKING SPACES	18	(1)	34
LOADING REQUIREMENTS	1 (12' x 50') (2)	(1)	1 (17.0' x 25.0')
PARKING CRITERIA (9.5' x 18' W/ MIN 25' AISLE)	RETAIL BUSINESS = 7 SPACES (1ST 1,000 SF) + (2,341 SF) X (1 SPACE/225 SF) = 18 SPACES ASSUMING 3,341 SF OF RETAIL SALES FLOOR AREA		
MAX. LOT COVERAGE (BUILDING)	NONE	(1)	9.4 %
MAX. BUILDING HEIGHT	60 FT	(1)	TBD

(ZR) = ZONING RELIEF
 N/A = NOT APPLICABLE
 (1) VACANT LOT
 (2) MAY BE REDUCED TO 25'

GENERAL NOTES

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

- ### KEY NOTES
- CONCRETE PAVING (STANDARD) AT PARKING AREAS. REFER TO DETAIL 10/C2.2.
 - CONCRETE PAVING (HEAVY DUTY) AT DRIVE AREAS, DRIVE APRONS, DRIVE LANES, REFUSE AREAS. REFER TO DETAIL 2/C2.2.
 - CONCRETE CURB. REFER TO DETAIL 3/C2.2.
 - CONCRETE SIDEWALK CURB. REFER TO DETAIL 4/C2.2. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT OF CONTROL AND EXPANSION JOINTS ADJACENT TO BUILDING PERIMETER.
 - 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.
 - ACCESSIBLE PARKING SYMBOL PAVEMENT STRIPING. REFER TO DETAIL 6/C2.2.
 - 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.
 - ACCESSIBLE PARKING SIGN. REFER TO DETAIL 8/C2.2.
 - DETECTABLE WARNING SURFACE. REFER TO DETAIL 9/C2.2.
 - ACCESSIBLE CONCRETE CURB RAMP TO BE INSTALLED PER TOWN AND / OR STATE DESIGN STANDARDS. IF NO STANDARDS PROVIDE CONCRETE CONSTRUCTION PER DETAIL 10/C2.2.
 - 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.
 - REFUSE ENCLOSURE. REFER TO DETAIL 11/C2.3.
 - CONCRETE BUMPER BLOCK (8' W X 5" H X 6'-0" LONG) ANCHORED TO PAVING WITH (2) 1" LONG #4 REBAR.
 - PARKING LOT LIGHTING. REFER TO UTILITIES SITE PLAN FOR TYPE AND CONSTRUCTION.
 - NOT USED
 - SITE SIGN. REFER TO SHEET SG.1 FOR TYPE AND CONSTRUCTION. SIGN OWNER FURNISHED AND INSTALLED. (REFER TO SCOPE OF WORK SCHEDULE) REFER TO UTILITIES SITE PLAN FOR ADDITIONAL REQUIREMENTS.
 - CONCRETE DRIVE APRON TO BE INSTALLED PER STATE DESIGN STANDARDS. IF NO STANDARDS PROVIDE CONCRETE CONSTRUCTION PER DETAIL 2/C2.2.
 - LIMITS OF NEW PAVING. MATCH EXISTING PAVEMENT TRANSITION ELEVATIONS. AT TRANSITIONS OF NEW CONCRETE TO EXISTING CONCRETE PAVEMENT, EPOXY DOWEL # MINIMUM INTO EXISTING WITH #4 X 1'-6" SMOOTH DOWELS MATCHING NEW PAVEMENT REINFORCEMENT SPACING. PROVIDE SEALANT AT JOINTS.
 - NOT USED
 - PROPOSED GUARDRAIL SEE DETAIL SHEET C2.4
 - PROPOSED HANDRAIL SEE DETAIL SHEET C2.4
 - 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.
 - 3' WIDE MINIMUM DESIGNATED ACCESSIBLE ROUTE. SLOPE 5% MAXIMUM IN DIRECTION OF TRAVEL WITH 2% MAXIMUM CROSS SLOPE. PROVIDE STRIPING AS INDICATED.
 - NOT USED
 - FIRE LANE TO BE INSTALLED PER FIRE MARSHAL DESIGN STANDARDS. IF NO STANDARDS, PROVIDE 4" RED STRIPING AND CURB PAINT AROUND DRIVEWAYS AND PARKING ACCESS AISLE PERIMETER WITH 6" WHITE HELIOTIC LETTERS STATING "NO PARKING - FIRE LANE" AT LOCATIONS INDICATED.
 - 6" PAINTED CROSSWALK
 - 2" STOP BAR. REFER TO DETAIL 14/C2.2
 - STOP SIGN. REFER TO DETAIL 15/C2.2

SYMBOLS LEGEND

NOTE: REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS LEGEND.

	NEW BUILDING CONSTRUCTION
	AREA OF CONCRETE
	AREA OF PAVING
	NEW POLE SIGN LOCATION
	NEW CONCRETE PAVING BLOCK
	NEW LIGHT POLE LOCATION
	NEW FENCE CONSTRUCTION
	NEW SPILL CURB
	NEW TRANSITION CURB
	CURB RADI ARE TO THE FACE OF CURB

PLAN REFERENCES

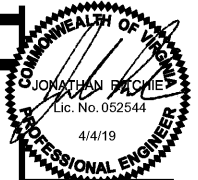
- REFER TO GENERAL NOTES SHEET FOR GENERAL NOTES
- THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

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.

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PROJECT No. V183205 SCALE: 1"=20'
 DRAWN BY / CHECKED BY: DSH/JOR CAD I.D.: SS.1



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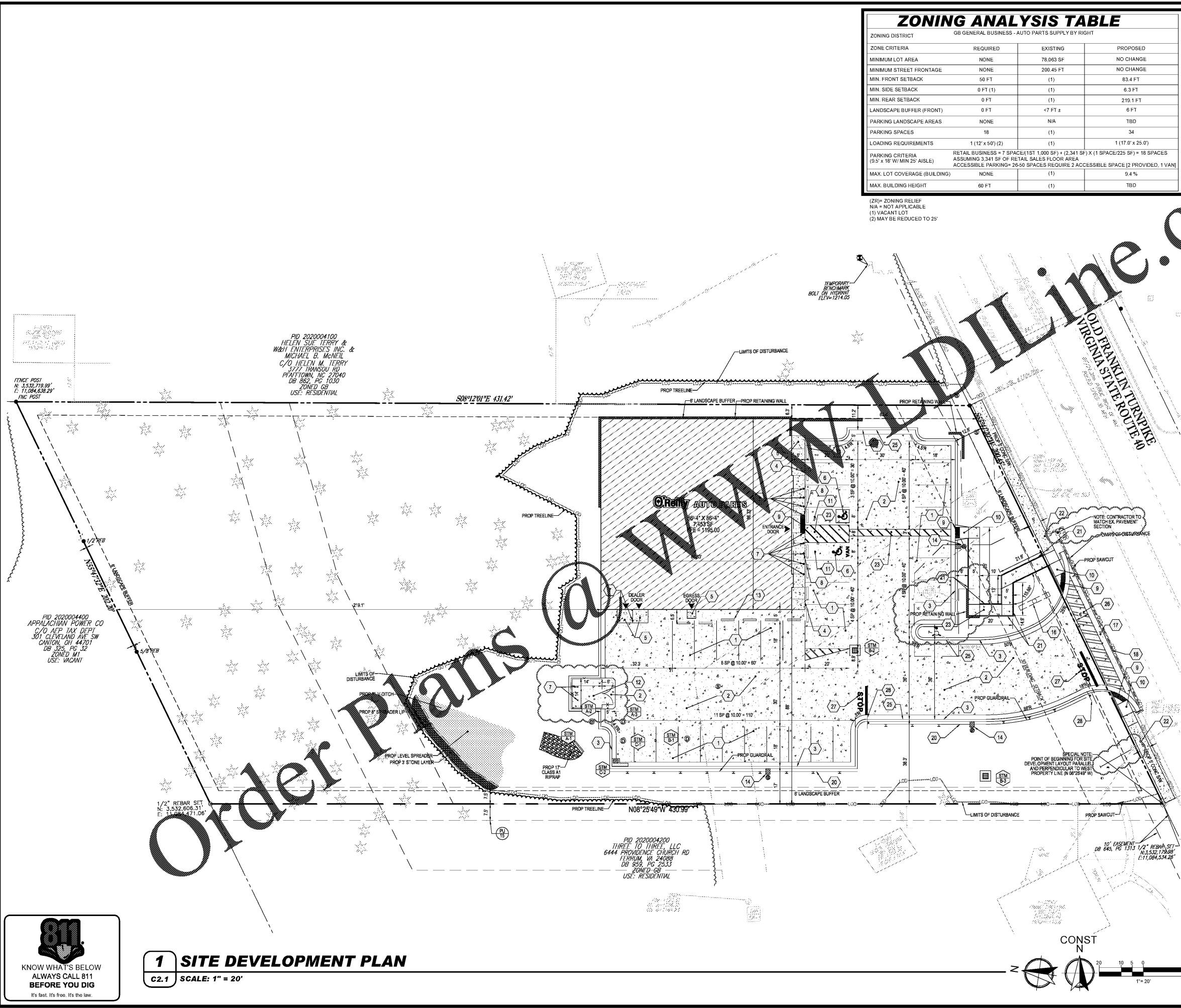
PROJECT:
**NEW O'REILLY AUTO PARTS STORE
 OLD FRANKLIN TURNPIKE
 ROCKY MOUNT, VA**

SITE DEVELOPMENT PLAN

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

COMM # 4252
 DATE: 11-2-18
 REVISION
 DATE: 2-22-19
 4-4-19

C2.1



**KNOW WHAT'S BELOW
 ALWAYS CALL 811
 BEFORE YOU DIG**
 It's fast. It's free. It's the law.

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