

ZONING ANALYSIS TABLE

NB-1 NEIGHBORHOOD BUSINESS - AUTO PARTS SUPPLY REQUIRES A TEXT AMENDMENT TO ALLOW IT AS A CONDITIONAL USE			
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	NONE	60,111 SF	NO CHANGE
MINIMUM STREET FRONTAGE	NONE	N/A	300.04 FT
MIN. FRONT SETBACK	NONE	N/A	85.0 FT
MIN. SIDE SETBACK	NONE	N/A	20.0 FT
MIN. REAR SETBACK	NONE	N/A	29.8 FT
LANDSCAPE BUFFER (FRONT/SIDE/REAR)	10 FT / 20 FT / 20 FT	N/A	10 FT / 20 FT / 20 FT
PARKING PERIMETER LANDSCAPE AREAS MIN. 8 FT WIDE	N/A	N/A	270 LF X 5 FT = 1,350 SF
PARKING SPACES	37	N/A	37
LOADING REQUIREMENTS	1 (12' x 40')	N/A	1 (12.0' x 40.0')
PARKING CRITERIA (9' x 18' W/ 24' AISLE)	AUTO PARTS SUPPLY / RETAIL = 1 SPACE PER 200 SF 7,225 SF / 200 SF = 37 SPACES REQUIRED ACCESSIBLE PARKING= 26 - 50 SPACES REQUIRE 2 ACCESSIBLE SPACE (2 PROVIDED, 1 VAN)	N/A	
MAX. LOT COVERAGE (BUILDING)	N/A	N/A	40.7%
MAX. BUILDING HEIGHT	N/A	N/A	19.0 FT

- ### 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 CUTTER 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 DISCOVERED, CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK.
 - F FOR BUILDING FRONT SIDEWALK GENERAL DEVELOPMENT LAYOUT CONCEPT, REFER TO DETAIL 12/C2.2.

- ### KEY NOTES
- 1 CONCRETE PAVING (2" MIN. CURB) AT PARKING AREAS, REFER TO DETAIL 16/C2.2.
 - 2 CONCRETE PAVING (4" MIN. CURB) DRIVE AREAS, DRIVE APRONS, FIRE LANE AND REFUGES AREAS, REFER TO DETAIL 2/C2.2.
 - 3 CONCRETE CURB & GUTTER, REFER TO DETAIL 16/C2.2.
 - 4 CONCRETE SIDEWALK CURB, REFER TO DETAIL 4/C2.2. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT OF CONTROL AND EXPANSION JOINTS TO BUILDING PERIMETER.
 - 5 CONCRETE SIDEWALK OR DOOR LANDING, REFER TO DETAIL 5/C2.2 AND GENERAL DRAWINGS. LANDING MAY BE POURED MONOLITHIC WITH PAVING IF CONCRETE PAVING IS PROVIDED.
 - 6 ACCESSIBLE PARKING SYMBOL PAVEMENT STRIPING, REFER TO DETAIL 9/C2.2.
 - 7 STEEL BOLLARD, REFER TO DETAIL 7/C2.2. PROVIDE (4) 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 ASPHALT PAVEMENT AREA
 - 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) 1/2" 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 SGI.1 FOR TYPE AND CONSTRUCTION. SIGN OWNER FURNISHED AND INSTALLED (REFER TO SCOPE OF WORK SCHEDULE) REFER TO UTILITIES SITE PLAN FOR ADDITIONAL REQUIREMENTS.
 - 17 RELOCATED UTILITY POLE, TO BE COORDINATED WITH UTILITY COMPANIES
 - 18 LIMITS OF NEW ASPHALT PAVING. PROVIDE SEALANT AT JOINTS.
 - 19 NEW UTILITY POLE, TO BE COORDINATED WITH UTILITY COMPANIES
 - 20 CONCRETE CURB IN RIGHT-OF-WAY TO MATCH EXISTING PER NCDOT DESIGN STANDARDS.
 - 21 NOT USED
 - 22 10' X 70' SIGHT TRIANGLE
 - 23 1450' SIGHT DISTANCE
 - 24 ABOVE GROUND STORM WATER CONTROL SYSTEM, REFER TO SITE GRADING PLAN FOR DETAILS
 - 25 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 8" WHITE HELIXICA LETTERS STATING "NO PARKING - FIRE LANE" AT LOCATIONS INDICATED.
 - 26 NOT USED
 - 27 2' STOP BAR
 - 28 STOP SIGN

- ### SYMBOLS LEGEND
- NOTE: REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS LEGEND.
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|--|-----------------------------------|
| | NEW BUILDING CONSTRUCTION |
| | AREA OF CONCRETE |
| | AREA OF ASPHALT PAVEMENT |
| | 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

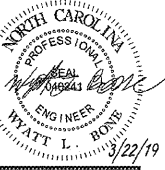
SPECIAL NOTE

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.:	NCR182158	SCALE:	1" = 20'
DRAWN BY / CHECKED BY:	CB/WLB	CAD I.D.:	NCR182158-SSP-0



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NEW O'REILLY AUTO PARTS STORE
M. MAIN ST.
WALNUT COVE, NC

SITE DEVELOPMENT PLAN

O'Reilly AUTO PARTS

CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM #	4300
DATE:	3-22-19
REVISION DATE:	
REVISION DATE:	

C2.1

Order Plans @ WWW.LDILine.com

1 SITE DEVELOPMENT PLAN

C2.1 SCALE: 1" = 20'

