

CRAIG A. SCHNEIDER, AIA
ARCHITECT
1736 East Sunrise, Suite 417
Springfield, Missouri 65804
417-862-0568
Fax: 417-862-3265
e-mail: architect@estrttrschneider.com

PROJECT:
NEW O'REILLY AUTO PARTS STORE
U.S. HIGHWAY 11
STRASBURG, VA
COVER SHEET



Table with 2 columns: Field, Value. Includes COMM # (4253), DATE (11-2-18), REVISION DATE (6-20-19), and other project details.

11-20-19
1-3-20
CT1.0

SITE PLAN

FOR



STRASBURG, VA

LOCATION OF SITE
PART OF LOT 22 STRASBURG BUSINESS
AND INDUSTRIAL CENTER,
TOWN OF STRASBURG
TAX MAP # 016-10-022

D.B. 1625, PAGE 502 (DEED), D.B. 934 PAGE 2 (PLAT)
SHENANDOAH COUNTY, VIRGINIA

ZONING ANALYSIS TABLE

ZONING DISTRICT	REQUIRED	EXISTING	PROPOSED
HC - HIGHWAY COMMERCIAL - AUTO PARTS SUPPLY BY RIGHT			
ZONE CRITERIA			
MINIMUM LOT AREA	43,560 SF	73,201 SF	NO CHANGE
MINIMUM STREET FRONTAGE	75 FT	100.23 FT	NO CHANGE
MIN. FRONT SETBACK	40 FT	N/A	115.0 FT
MIN. SIDE SETBACK	20 FT	N/A	20.9 FT
MIN. REAR SETBACK	50 FT	N/A	205.1 FT
LANDSCAPE BUFFER (FRONT)	10 FT	N/A	41 FT
PARKING LANDSCAPE AREAS		N/A	5%
PARKING SPACES	17	N/A	41
LOADING REQUIREMENTS		N/A	1 (15' x 35')
PARKING CRITERIA			
(8' x 18') ACCESSIBLE PARKING: 200 SF = 16.5 OR 17 SPACES REQUIRED			
ACCESSIBLE PARKING: 26-50 SPACES REQUIRE 2 ACCESSIBLE SPACE (2 PROVIDED, 1 VAN)			
MAX. LOT COVERAGE (BUILDING)	75 %	N/A	10.1 %
MAX. BUILDING HEIGHT	60 FT	N/A	17.6 FT
BUILDING AREA	N/A	N/A	7,453 SF
IMPERVIOUS SURFACES	N/A	N/A	25,058 SF
OPEN/GREEN SPACE CRITERIA			
TOTAL AREA - (BUILDING AREA + IMPERVIOUS AREA) = OPEN SPACE AREA			
73,201 SF - (7,453 SF + 25,062 SF) = 40,686 SF OF OPEN SPACE			
OPEN/GREEN SPACE AREA	10%	N/A	40,686 SF (56%)

N/A = NOT APPLICABLE

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	CT1.0
GENERAL NOTES & LEGEND	CT2.0 - CT3.0
ALTA SURVEY (FOR INFORMATION ONLY)	SV1 - SV2
SITE DEMOLITION PLAN	D1.1
SITE GRADING PLAN	C1.1
SITE DEVELOPMENT PLAN	C2.1
SITE DETAILS	C2.2 - C2.4
EROSION CONTROL PLAN	C3.1
EROSION CONTROL NARRATIVE	C3.2
EROSION CONTROL DETAILS	C3.3
POLLUTION PREVENTION PLAN	C3.4
SWM/BMP PLAN	C3.5
SWM/BMP DETAILS	C3.6 - C3.9
SITE UTILITY PLAN	C4.1
UTILITY DETAILS	C4.2
UTILITY PROFILES	C4.3
STORM COMPUTATIONS	C4.4
FIRELANE STRIPING PLAN	C5.1
MAINTENANCE OF TRAFFIC	C6.1
SIGHT DISTANCE PROFILES	C6.2
LANDSCAPE PLAN	L1.1
LANDSCAPE COMPLIANCE	L1.2
LANDSCAPE DETAILS	L1.3
IRRIGATION PLAN	L2.1
CODE SUMMARY PLAN (BY OTHERS, FOR REFERENCE ONLY)	G1.1
FLOOR PLAN (BY OTHERS, FOR REFERENCE ONLY)	A1.1
INTERIOR FINISH PLAN (BY OTHERS, FOR REFERENCE ONLY)	A1.2
EXTERIOR ELEVATIONS (BY OTHERS, FOR REFERENCE ONLY)	A2.1
SITE PHOTOMETRIC PLAN (BY OTHERS, FOR REFERENCE ONLY)	SP1
SITE LIGHTING DETAILS (BY OTHERS, FOR REFERENCE ONLY)	SP2
SITE SIGNAGE PLAN	SG1.1
SITE SIGNAGE DETAILS (BY OTHERS, FOR REFERENCE ONLY)	SG1.2
LINE OF SIGHT (BY OTHERS, FOR REFERENCE ONLY)	LS1

EROSION CONTROL QUANTITIES

EROSION CONTROL MEASURE	UNIT
SAFETY FENCE	400 LF
SILT FENCE	1,400 LF
CONSTRUCTION ENTRANCE	1 EA
INLET PROTECTION	6 EA
OUTLET PROTECTION	3 EA
DRAINAGE DIKE	240 LF
TREE PROTECTION	60 LF
BLANKET MATTING	12,000 SF
CHECK DAM	2 EA
PERMANENT SEEDING	4,800 SF
SEDIMENT TRAP	1 EA

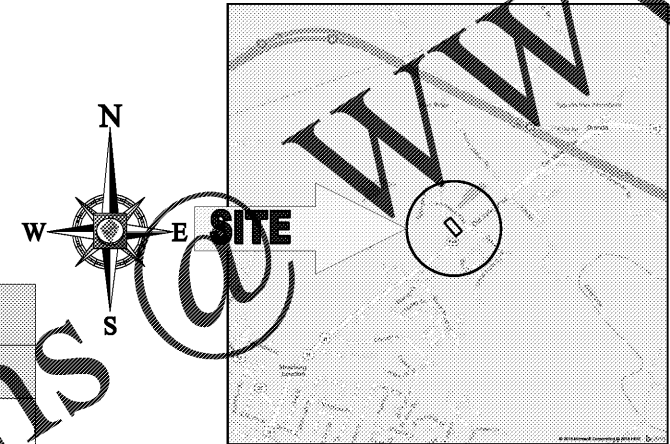
CONTACT INFORMATION

REFERENCES

- BOUNDARY & TOPOGRAPHIC/ALTA SURVEY: "ALTANSIPS LAND TITLE SURVEY FOR O'REILLY AUTOMOTIVE STORES, INC. PART OF LOT 22 STRASBURG BUSINESS AND INDUSTRIAL PARK, TOWN OF STRASBURG, VA. MAGISTERIAL DISTRICT, SHENANDOAH COUNTY, VIRGINIA." PREPARED BY: DONALDSON, GARRETT, & ASSOCIATES, INC. PROJECT NUMBER: 438-496 DATED: 05/23/18, REVISED: 09/04/18.
- GEOTECHNICAL REPORT: "GEOTECHNICAL ENGINEERING REPORT, O'REILLY AUTO PARTS-STRASBURG 33597 OLD VALLEY PIKE, STRASBURG, SHENANDOAH COUNTY, VIRGINIA." PREPARED BY: ECS MID-ATLANTIC, LLC PROJECT NUMBER: 0128003 DATED: 9/5/2018
- PHASE I ESA: "FINDINGS REPORT ENVIRONMENTAL SITE ASSESSMENT 22 OLD QUARRY LLC PROPERTY SHENANDOAH COUNTY PARCEL #016-10-022 OLD VALLEY PIKE STRASBURG, VIRGINIA PREPARED BY: COMMONWEALTH ENVIRONMENTAL ASSOCIATES, INC. PROJECT NUMBER: H2118 DATED: 05/11/18
- GOVERNING AGENCIES
 - TOWN OF STRASBURG CONTACT: LEE PAMBID - TOWN MANAGER 174 E KING STREET STRASBURG, VA 22657 (P) (540) 465-9197 EXT 128
 - SHENANDOAH COUNTY PLANNING AND ZONING CONTACT: JASON A. SMITH 600 NORTH MAIN STREET, SUITE 107 WOODSTOCK, VA 22664
 - VA DEPARTMENT OF ENVIRONMENTAL QUALITY CONTACT: JOHN J. MCCORMACK 4411 EARLY ROAD, P.O. BOX 3000 HARRISONBURG, VA 22801 (P) (804) 241-2979
- BUILDING PLAN: "O'REILLY AUTO PARTS, NEW O'REILLY AUTO PARTS STORE U.S. HIGHWAY 11, STRASBURG, VA" PREPARED BY: ESTERLY, SCHNEIDER & ASSOCIATES, INC DATED: 11/2/18

UTILITY COMPANY CONTACTS

ELECTRIC:	SHENANDOAH VALLEY ELECTRIC COOPERATIVE (540) 465-220
TELEPHONE:	SHENANDOAH TELECOMMUNICATIONS COMPANY (800) 743-6835
GAS:	WASHINGTON GAS (540) 868-7925
WATER:	TOWN OF STRASBURG PUBLIC WORKS (540) 465-9197
SEWER:	TOWN OF STRASBURG PUBLIC WORKS (540) 465-9197



LOCATION MAP
COPYRIGHT 2018
MICROSOFT CORPORATION
SCALE: 1" = 2,000'

OWNER/DEVELOPER
O'REILLY AUTOMOTIVE STORES, INC.
233 SOUTH PATTERSON AVENUE
SPRINGFIELD, MO 65802
STEVE PETERIE
SPTERRIE@O'REILLYAUTO.COM
PHONE: 417-825-2949

PREPARED BY



28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186

Phone: (540) 349-4500
Fax: (540) 349-0321

VA@BohlerEng.com

CONTACT: JONATHAN Q. RITCHIE, P.E.

EXCEPTIONS GRANTED

Date	Department	Description

TOPOGRAPHY

SOURCE: ALTANSIPS LAND TITLE SURVEY FOR O'REILLY AUTOMOTIVE STORES, INC.
SURVEY DATE: 5/23/2018; REVISED 9/4/2018
RESPONSIBLE PARTY: DONALDSON, GARRETT, & ASSOCIATES

PLAN DISTRIBUTION

(office use only)

Town Planning _____
Town Public Works _____
Applicant _____
Engineer _____
City/County Administrator _____

RESPONSIBLE LAND DISTURBER CERTIFICATION

I hereby certify that I am the certified land disturber for this project and that I have a valid certified from the State of Virginia.

Signature _____ Date _____
Name (Print Clearly) _____

TOWN OF STRASBURG APPROVALS

PLANNING DEPARTMENT APPROVAL BLOCK

Strasburg Planning and Zoning Administration Date _____
Strasburg Planning Commission Approval Date _____
Strasburg Town Council Approval Date (if applicable) _____

PUBLIC WORKS DEPARTMENT APPROVAL BLOCK

Strasburg Director of Public Works Date _____

SCOPE OF APPROVAL

Pursuant to the Town of Strasburg Unified Development Ordinance, Section 2.31.D, *Scope of Approval*, this approval shall expire **FIVE (5) YEARS** from the date of Planning Commission approval (or Town Council approval, if applicable) unless further extension of approval is otherwise provided by Section 15.2-2261 of the Code of Virginia.

Expiration Date _____

THIS APPROVAL ENCOMPASSES ONLY THOSE REVISIONS NOTED IN THE LETTER OF APPROVAL
 AS INDICATED IN RED

