

RECEIVED  
SEP 18 2018  
STAFFORD COUNTY, VIRGINIA

# SITE PLAN

FOR

# O'Reilly AUTO PARTS

## FREDERICKSBURG, VA

LOCATION OF SITE

290 DEACON ROAD, FREDERICKSBURG, VA

TAX MAP #54-121-D

LEELAND MAGISTERIAL DISTRICT

STAFFORD COUNTY, VIRGINIA

STAFFORD COUNTY PROJECT#: 19152615

APPROVAL	SIGNATURE	DATE
AGENT FOR BOARD OF SUPERVISORS		
DEPARTMENT OF UTILITIES		
E&S/SWM PROGRAM MANAGER		
FIRE MARSHALL		
VOOT		

### CONTACT INFORMATION

#### REFERENCES

• BOUNDARY & TOPOGRAPHICAL SURVEY:  
"ALTA SURVEY LAND TITLE SURVEY FOR O'REILLY AUTO PARTS,  
DEACON ROAD AND CLERMONT DRIVE, LEELAND MAGISTERIAL  
DISTRICT, STAFFORD COUNTY, VIRGINIA"  
PREPARED BY: BOHLER ENGINEERING  
PROJECT NUMBER: SR185502  
DATED: 02/21/18, REVISED: 4/17/18

• GEOTECHNICAL REPORT:  
"REPORT OF SUBSURFACE EXPLORATION AND GEOTECHNICAL  
ANALYSIS, O'REILLY AUTO PARTS FM 282 DEACON ROAD,  
STAFFORD COUNTY, VIRGINIA"  
PREPARED BY: ECS MID-ATLANTIC  
PROJECT NUMBER: 05 8964  
DATED: 4/13/2018

#### GOVERNING AGENCIES

• STAFFORD COUNTY PLANNING AND ZONING  
1350 COURTHOUSE ROAD  
STAFFORD, VA 22554  
(540) 558-8900 (P)

#### UTILITY COMPANY CONTACTS

ELECTRIC:	DOMINION ENERGY (866) 398-4357
TELEPHONE:	CDX (866) 272-5777
GAS:	COLUMBIA GAS OF VIRGINIA (800) 543-8911
WATER:	STAFFORD COUNTY UTILITIES (540) 558-8630
SEWER:	STAFFORD COUNTY UTILITIES (540) 558-8630

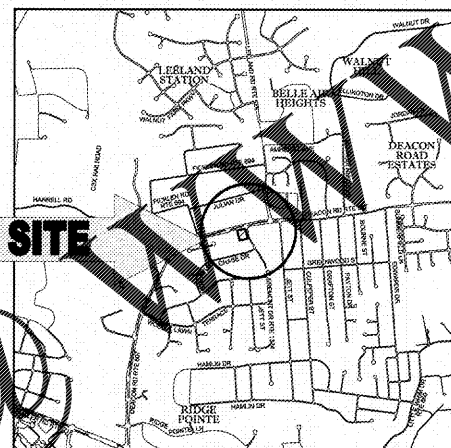
#### SITE NOTES

- SITE DATA:  
ZONED: B-2 (URBAN COMMERCIAL)  
OVERLAY DISTRICT: N/A  
TAX PARCEL: 54-121-D, INSTRUMENT NO. 180011092  
TOTAL SITE AREA: 43,178 SF ± = 0.991 AC  
  
PRESENT USE: VACANT COMMERCIAL LOT  
PROPOSED USE: LOW INTENSITY COMMERCIAL RETAIL SALES  
TRASH COLLECTION: PRIVATE TRASH REMOVAL SERVICE  
WATER: PUBLIC CONNECTION  
SEWER: PUBLIC CONNECTION  
PROPOSED FAR: 0.19  
FIRM PANELS: 510154020ME: 24/05, ZONE X  
510154020RE: 24/05, ZONE X  
  
FIRE FLOW DATA  
(N) = 15K1002 STATIC P = 58 PSI, FLOW = 2500 GPM, P = 54 PSI  
(N) = 15K1008 STATIC P = 61 PSI, FLOW = 2500 GPM, P = 52 PSI  
NOTE: FIRE FLOW IS 8433 GPM @ 20 PSI
- TOTAL AREA OF DISTURBANCE WITHIN SITE = 44,431 SF ± = 1.02 AC ±
- STAFFORD COUNTY PROJECT # 19152615

#### PRO RATA FEE CALCULATIONS

5/8" SEWER: \$6.27/SAL  
SEWER SHED: CLAYBINE RUN  
SIGNAL X GPD = 39,822, X \$21.50  
\$4.80/SAL  
PRESSURE ZONE: FALMOUTH  
SIGNAL X GPD = 54,800 X 350 = 19,180,000  
TOTAL: \$3,874.50

NOTE: PRO RATA FEES ARE IN ADDITION TO AVAILABILITY FEES.



LOCATION MAP

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MICROSOFT CORPORATION  
SCALE: 1" = 2,000'

OWNER  
O'REILLY AUTOMOTIVE STORES, INC.  
PO BOX 1168  
SPRINGFIELD MO 65801-1168

DEVELOPER  
O'REILLY AUTOMOTIVE STORES, INC.  
233 SOUTH PATTERSON AVENUE  
SPRINGFIELD, MO 65802  
JEREMY BASS  
PHONE: 417-658-2949

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	CT1.0
GENERAL NOTES & LEGEND	CT2.0 - CT3.0
ALTA SURVEY (FOR INFORMATION ONLY)	SV1
SITE DEMOLITION PLAN	D1.1
SITE GRADING PLAN	C1.1
SITE DEVELOPMENT PLAN	C2.1
SITE DETAILS	C2.2 - C2.3
EROSION CONTROL PLAN	C3.1
EROSION CONTROL NARRATIVE	C3.2
EROSION CONTROL DETAILS	C3.3
SWM/BMP PLAN	C3.4
SWM/BMP DETAILS	C3.5 - C3.7
SITE UTILITY PLAN	C4.1
UTILITY DETAILS	C4.2
UTILITY PROFILES	C4.3
FIRELANE STRIPING PLAN	C5.1
LANDSCAPE PLAN	L1.1
LANDSCAPE DETAILS	L1.2
LANDSCAPE NOTES	L1.3
IRRIGATION PLAN	L2.1
SITE PHOTOMETRIC PLAN (BY OTHER)	SP1
SITE SIGNAGE PLAN	SG1.1

#### NOTICE TO CONTRACTORS AND DOWNSTREAM

- CERTIFICATION OF STORM SEWERS, STORMWATER CONVEYANCE CHANNELS, STORMWATER MANAGEMENT PONDS, RETENTION STRUCTURES, ETC. SHALL BE PROVIDED TO STAFFORD COUNTY PROJECT ENGINEER WITH RELEASE OF RELATED SECURITIES. THE CERTIFICATION SHALL BE IN ACCORDANCE WITH STAFFORD COUNTY'S STORMWATER MANAGEMENT DESIGN MANUAL. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR MUST CONSULT WITH THE CERTIFYING PROFESSIONALS, INCLUDING GEOTECHNICAL ENGINEERS WHO WILL PROVIDE THE CERTIFICATIONS OF THESE MEASURES. THIS CERTIFICATION INCLUDES ALL ASPECTS OF DESIGN AND CONSTRUCTION AND MUST BE ACCOMPANIED BY AS-BUILT PLANS AND, WHERE APPLICABLE, A GEOTECHNICAL INSPECTION REPORT.
- PROOF OF ALL NECESSARY FEDERAL, STATE, AND LOCAL ENVIRONMENTAL PERMITS MUST BE SUBMITTED TO PLANNING DEPARTMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS AND OR GRADING PLANS.



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

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE PERMITS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER BY RECORDING WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS SHOWN BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL, STATE AND FEDERAL CODES.

PREPARED BY  
**BOHLER**  
ENGINEERING

28 BLACKWELL PARK LANE, SUITE 201  
WARRENTON, VIRGINIA 20186

Phone: (540) 349-4500

Fax: (540) 349-0321

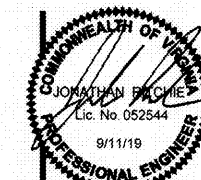
VA@BohlerEng.com

CONTACT: JONATHAN Q. RITCHIE, P.E.

**BOHLER**  
ENGINEERING

28 BLACKWELL PARK LANE, SUITE 201 WARRENTON, VA 20186  
PHONE: (540) 349-4500 FAX: (540) 349-0321

PROJECT No.: V183201 SCALE: AS NOTED  
DRAWN BY / CHECKED BY: DSHJQR / CAD I.D.: SDO



CRAIG A. SCHNEIDER, AIA  
ARCHITECT

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Springfield, Missouri 65804  
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417.862.3265  
e-mail: architect@esterlychneider.com

PROJECT:  
O'REILLY AUTO PARTS STORE  
290 DEACON ROAD  
FREDERICKSBURG, VA #4

COVER SHEET

O'Reilly AUTO PARTS  
CORPORATE OFFICES  
233 SOUTH PATTERSON  
AVENUE, SPRINGFIELD, MISSOURI 65802  
(417) 662-2674 TELEPHONE

COMM # 4251

DATE: 11-2-18

REVISION

DATE: 03-25-19

06-24-19

09-11-19

CT1.0