

ZONING ANALYSIS TABLE

ZONING DISTRICT: B-2 GENERAL URBAN/COMMERCIAL - LOW INTENSITY COMMERCIAL BY RIGHT			
ZONING CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	NONE	43,176	NO CHANGE
MINIMUM STREET FRONTAGE	NONE	396.24 FT	NO CHANGE
MIN. FRONT SETBACK	40 FT	VACANT	40.3 FT, 52.6 FT, 96.4 FT, 90.7 FT
MIN. SIDE SETBACK	0 FT	VACANT	N/A
MIN. REAR SETBACK	25 FT	VACANT	N/A
LANDSCAPE BUFFER (FRONT)	25 FT	VACANT	(1)
PARKING LANDSCAPE AREA	30 SF OF PLANTING AREA FOR EVERY PARKING SPACE PROVIDED	28 P.U.	30 P.U.
PARKING SPACES	38	N/A	38
LOADING REQUIREMENTS	1 (12' x 25')	N/A	1 (12.0' x 25.0')
PARKING CRITERIA (9' x 20' W/ 20' AISLE)	SHOPPING CENTER = 5 SPACES / 1,000 SF OF RETAIL FLOOR SPACE 7,827 SF / 1,000 SF x 5 SPACES = 38 SPACES REQUIRED ACCESSIBLE PARKING = 28-50 SPACES REQUIRE 2 ACCESSIBLE SPACE (2 PROVIDED, 1 VAN)		
MAX. LOT COVERAGE (BUILDING)	75%	VACANT	17.7% (7,827/43,176)
MAX. BUILDING HEIGHT	65 FT	N/A	19 FT
MAX. FAR	0.70	N/A	0.18
MINIMUM OPEN SPACE RATIO	0.25	1.00	0.30 (12,950/43,176)

- ### 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 LOCATION 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.

- ### KEY NOTES
- (1) CONCRETE FINISH (MANDATORY) AT PARKING AREAS. REFER TO DETAIL 16C2.1.
 - (2) CONCRETE FINISH (MANDATORY) AT DRIVE AREAS, DRIVE APRONS, ANES, AND REFUSE ENCLOSURE. REFER TO DETAIL 21C2.2.
 - (3) CONCRETE CURB. REFER TO DETAIL 34C2.2.
 - (4) CONCRETE SIDEWALK CURB. REFER TO DETAIL 41C2.2. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT OF CONTROL AND EXPANSION JOINTS ADJACENT TO BUILDING PERIMETER.
 - (5) REFER TO SIDEWALK OR DOOR LANDING. REFER TO DETAIL 81C2.2 AND STRUCTURAL DRAWINGS. LANDING MAY BE POURED MONOLITHIC WITH PAVING IF CONCRETE PAVING IS PROVIDED.
 - (6) ACCESSIBLE PARKING SYMBOL PAVEMENT STRIPING. REFER TO DETAIL 81C2.2.
 - (7) STEEL BOLLARD. REFER TO DETAIL 71C2.2. PROVIDE (2) AT REFUSE CONTAINER AREA, (2) AT SECTIONAL OVERHEAD FREIGHT DOOR, AND (8) AT FRONT ENTRY. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT OF BOLLARDS ADJACENT TO BUILDING PERIMETER.
 - (8) ACCESSIBLE PARKING SIGN. REFER TO DETAIL 81C2.2.
 - (9) DETECTABLE WARNING SURFACE. REFER TO DETAIL 91C2.2.
 - (10) NOT USED.
 - (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 11C2.3.
 - (13) CONCRETE BUMPER BLOCK (6" W X 5" H X 6'-0" LONG) ANCHORED TO PAVING WITH (2) 1" - 6" LONG #4 REBAR.
 - (14) PARKING LOT LIGHTING. REFER TO UTILITIES SITE PLAN FOR TYPE AND DETAILS.
 - (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 UTILITIES SITE 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 20C2.2.
 - (18) LIMITS OF NEW PAVING. MATCH EXISTING PAVEMENT SECTION AND 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) NOT USED.
 - (20) NOT USED.
 - (21) CURB OPENING. REFER TO SITE GRADING PLAN FOR ADDITIONAL REQUIREMENTS. REFER TO DETAILS 13C2.2, 14C2.2, AND 15C2.2.
 - (22) APPROXIMATE LOCATION OF RELOCATED SIGN. CONTRACTOR TO COORDINATE EXACT LOCATION WITH COUNTY.
 - (23) 2" WIDE MINIMUM DESIGNATED ACCESSIBLE ROUTE. SLOPE 5% MAXIMUM IN DIRECTION OF TRAVEL WITH 2% MAXIMUM CROSS SLOPE. PROVIDE PAVEMENT STRIPING AS INDICATED.
 - (24) STORM WATER CONTROL SYSTEM. REFER TO SITE UTILITY PLAN.
 - (25) REFER TO SHEET CS.1 FOR FIRELANE STRIPING.
 - (26) NOT USED.
 - (27) 2" STOP BAR. REFER TO DETAIL 16C2.2.
 - (28) STOP SIGN. REFER TO DETAIL 17C2.2.
 - (29) PROP GUY-WIRE LOCATION.
 - (30) PROP 4" HIGH BRICK SCREENING WALL. REFER TO DETAIL 11C2.3 AND STRUCTURAL PLANS S3.2.

- ### SYMBOLS LEGEND
- NOTE: REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS LEGEND.
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| | NEW BUILDING CONSTRUCTION |
| | AREA OF CONCRETE |
| | AREA OF PAVING |
| | NEW MONUMENT SIGN LOCATION |
| | NEW CONCRETE PAVING BLOCK |
| | NEW LIGHT POLE LOCATION |
| | NEW SPILL CURB |
| | NEW TRANSITION CURB |
| | CURB RADI AREA 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

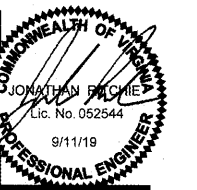
SPECIAL NOTE

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.

BOHLER ENGINEERING

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PROJECT No: V183201 SCALE: 1"=20'
DRAWN BY / CHECKED BY: DSH/JDR CAD I.D.: S50



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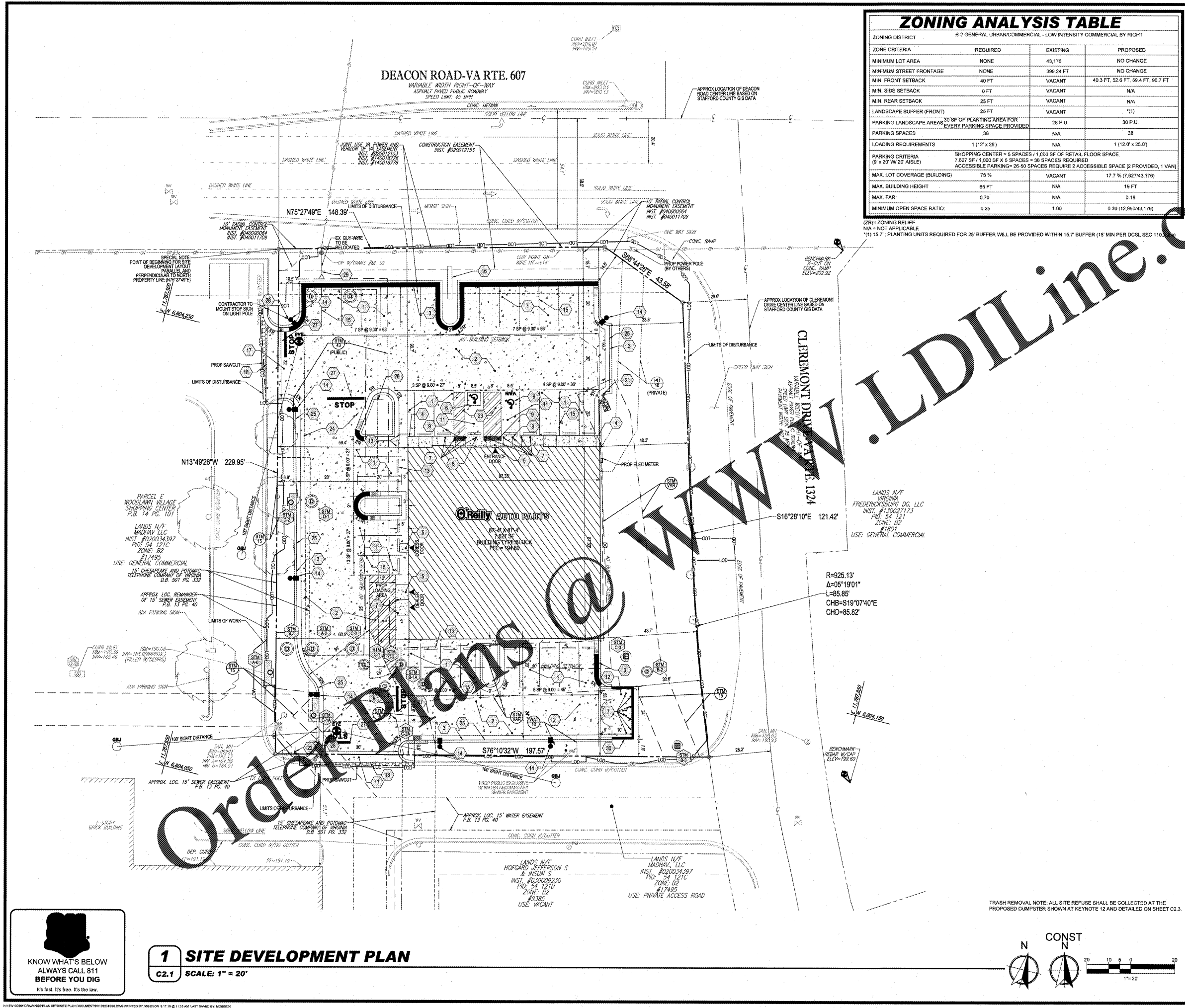
PROJECT:
NEW O'REILLY AUTO PARTS STORE
290 DEACON ROAD
FREDERICKSBURG, VA #4
SITE DEVELOPMENT PLAN

O'Reilly AUTO PARTS

CORPORATE OFFICES
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COMM # 4251
DATE: 11-2-18
REVISION DATE: 03-25-19
06-24-19
09-11-19

C2.1

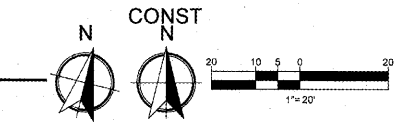


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1 SITE DEVELOPMENT PLAN

C2.1 SCALE: 1" = 20'



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