

PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.  
**-PRELIMINARY-**  
**TAIT & ASSOCIATES**  
 ENGINEERING ARCHITECTURAL BUILDING  
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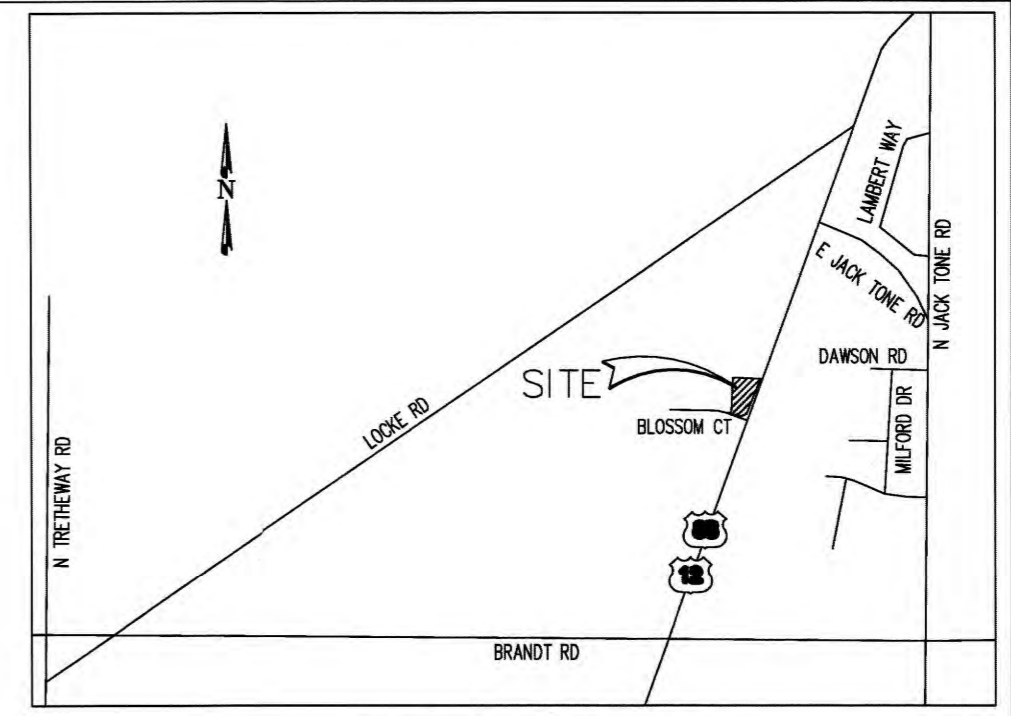
PROJECT:  
**NEW O'REILLY AUTO PARTS STORE**  
 12999 BLOSSOM CT  
 LOCKEFORD, CA  
**CONCEPTUAL SITE PLAN**

**O'Reilly AUTO PARTS**  
 CORPORATE OFFICES  
 1000 S. GARDEN AVENUE  
 DENVER, COLORADO 80202  
 (303) 733-1100  
 (417) 862-2674 TELEPHONE

COMM # 0000  
 DATE: 06-01-22  
 REVISION  
 DATE:

**KEY NOTES**

- 1 PROTECT EXISTING IMPROVEMENTS IN PLACE.
- 2 REMOVE EXISTING WATER METER AND CAP SERVICE LINE PER COUNTY IMPROVEMENT STANDARDS.
- 3 REMOVE EXISTING STORM INFRASTRUCTURE.
- 4 REMOVE EXISTING SANITARY CLEANOUT.
- 5 CONCRETE PAVING (STANDARD DUTY) AT PARKING AREAS, (HEAVY DUTY) AT DRIVE AREAS, DRIVE APRONS, FIRE LANES, AND REFUSE AREA. REFER TO DETAIL 1/CC2 AND 2/CC2.
- 6 CONCRETE CURB, REFER TO DETAIL 3/CC2.
- 7 CONCRETE SIDEWALK, REFER TO DETAIL 4/CC2 AND 5/CC2.
- 8 CONCRETE DOOR LANDING, REFER TO DETAIL 5/CC2. LANDING MAY BE POURED MONOLITHIC WITH PAVING IF CONCRETE PAVING IS PROVIDED.
- 9 ACCESSIBLE PARKING SYMBOL PAVEMENT STRIPING, REFER TO DETAIL 6/CC2.
- 10 STEEL BOLLARD, REFER TO DETAIL 7/CC2. PROVIDE (4) AT REFUSE CONTAINER AREA, (2) AT SECTIONAL OVERHEAD FREIGHT DOOR, AND (9) AT FRONT ENTRY.
- 11 ACCESSIBLE PARKING SIGN, REFER TO DETAIL 8/CC2.
- 12 ACCESSIBLE CONCRETE CURB RAMP PER COUNTY OF SAN JOAQUIN STD DWG R-10 ON SHEET CC4.
- 13 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.
- 14 BICYCLE PARKING EQUAL TO COLUMBIA CASCADE 2170-3-C. POWDER COATED COLOR TO BE EVERGREEN.
- 15 REFUSE ENCLOSURE, REFER TO 1/CC3.
- 16 CONCRETE BUMPER BLOCK (8" W X 5" H X 6'-0" LONG) ANCHORED TO PAVING WITH (2)1"-6" LONG #4 REBAR.
- 17 4" WIDE PAVEMENT STRIPING AS SHOWN USING HIGHWAY MARKING PAINT - YELLOW (2 COATS).
- 18 PROPOSED SITE SIGN.
- 19 PROPOSED DRIVEWAY CUT PER STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION DETAIL A87A ON SHEET CC4.
- 20 SAWCUT AND REMOVE EXISTING PAVEMENT AND BASE. CONSTRUCT 4" AC (C2-PC 64-10) OR EXISTING AC+1", WHICHEVER IS GREATER, ON 8" TRENCH BACKFILL SLURRY (270-E-500). \*\*\*REVISE KEYNOTE PER GEOTECH REPORT\*\*\*
- 21 ROLL DOWN CURB END TRANSITION SLOPING 1:2.
- 22 2' CURB OPENING, REFER TO 10/CC2 FOR DETAILS.
- 23 PROVIDE SWALE IN LANDSCAPE.
- 24 PROVIDE RIP RAP AFTER PARKING/CURB OPENINGS, REFER TO 10/CC2 FOR DETAILS.
- 25 TRUNCATED DOMES, REFER TO DETAIL 9/CC2.
- 26 PROPOSED TYPE 1 COMMERCIAL SHEET PILE PER COUNTY OF SAN JOAQUIN STD DWG R-13 ON SHEET CC4.
- 27 PROPOSED SANITARY SERVICE CONNECTION AT EXISTING STUB.
- 28 PROPOSED SANITARY SERVICE LINE WITH CLEANOUTS SHOWN HEREON.
- 29 PROPOSED SANITARY SERVICE CONNECTION TO BUILDING.
- 30 PROPOSED DOMESTIC TAP ON EXISTING WATER MAIN WITH LOCATOR WIRE PER SAN JOAQUIN COUNTY STD DWG W-1 AND W-11 ON SHEET CC4.
- 31 PROPOSED IRRIGATION TAP ON EXISTING WATER MAIN WITH LOCATOR WIRE PER SAN JOAQUIN COUNTY STD DWG W-1 AND W-11 ON SHEET CC4.
- 32 PROPOSED DOMESTIC WATER CONNECTION TO BUILDING.
- 33 PROPOSED (TBD) NYLOPLAST STORM DRAIN INLET PER DETAIL (TBD) ON SHEET CC2.



**SYMBOLS LEGEND**

NOTE: REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS LEGEND.

---	O'REILLY PROPERTY LINE
- - - -	ADJACENT PROPERTY/ ROW LINE
- . - . -	EASEMENT LINE
- - - - -	BUILDING SETBACK LINE
	LIMIT OF DISTURBANCE (ON-SITE)
(XX)	EXISTING CONTOUR
XX	PROPOSED CONTOUR
---	PROPOSED SAWCUT
---	PROPOSED SWALE
W	PROPOSED WATER LINE
SS	PROPOSED SANITARY LINE
SD	PROPOSED STORM DRAIN LINE
G	PROPOSED GAS LINE
E	PROPOSED ELECTRIC LINE
R	PROPOSED RIDGE
GB	PROPOSED GRADE BREAK
.	PROPOSED BOLLARD
○	PROPOSED NYLOPLAST INLET
○	PROPOSED BACKFLOW PREVENTER
○	PROPOSED WATER METER PIT
○	PROPOSED CLEANOUT
○	NEW MONUMENT SIGN LOCATION
○	NEW CONCRETE PAVING BLOCK
○	NEW SIGN
○	NEW LIGHT POLE LOCATION
□	NEW BUILDING CONSTRUCTION
□	AREA OF LIGHT DUTY CONCRETE
□	AREA OF HEAVY DUTY CONCRETE
□	PROPOSED GRASSY SWALE
□	PROPOSED GRASSY FILTER STRIP

**ZONING CODE**

ZONING CLASSIFICATION:	C-G: GENERAL COMMERCIAL
PROPERTY AREA:	1.979 ACRES
PAVEMENT AREA:	0.49 ACRES

PARKING SUMMARY	
PARKING FORMULA:	4 SP. PER 1,000 SQ. FT. GFA & 0.67 SPACES PER EMPLOYEE
SPACE SIZE:	9' x 20'
SPACES REQUIRED:	33
SPACES PROVIDED:	33
H.C. SPACES PROVIDED:	2
CLEAN AIR SPACES:	6

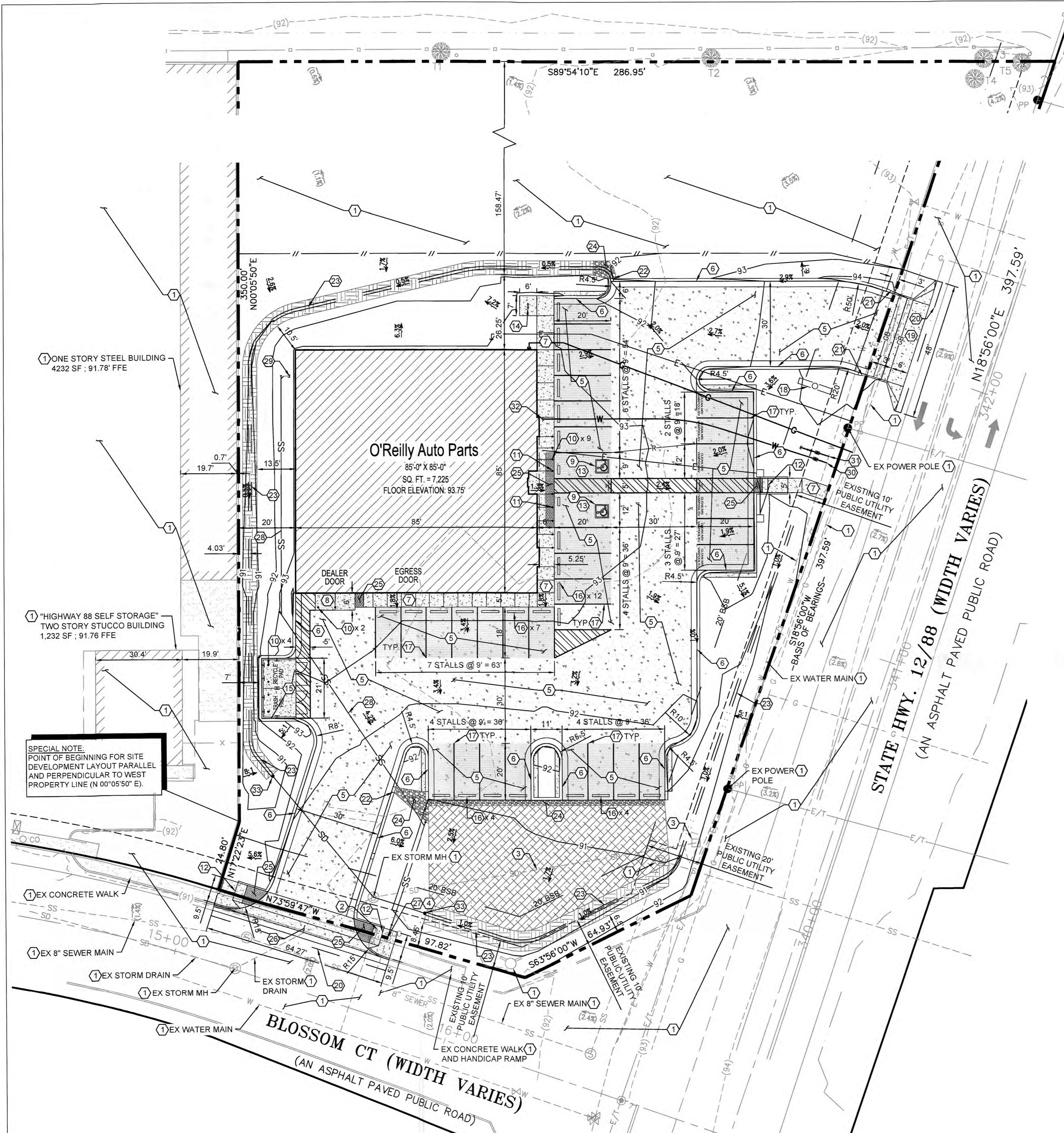
**ABBREVIATIONS**

BSB	BUILDING SETBACK
DWG	DRAWING
EX	EXISTING
FFE	FINISHED FLOOR ELEVATION
MH	MANHOLE
SF	SQUARE FEET
STD	STANDARD
TYP	TYPICAL

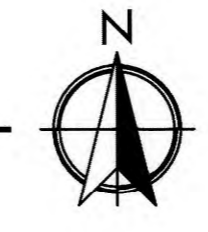
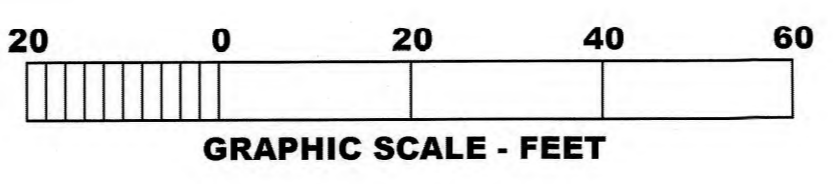
**CAUTION:**  
 INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

**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 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.



**1 CONCEPTUAL SITE PLAN**  
 CC1 SCALE: 1" = 20'-0"



**811**  
 Know what's below  
 Call before you dig.