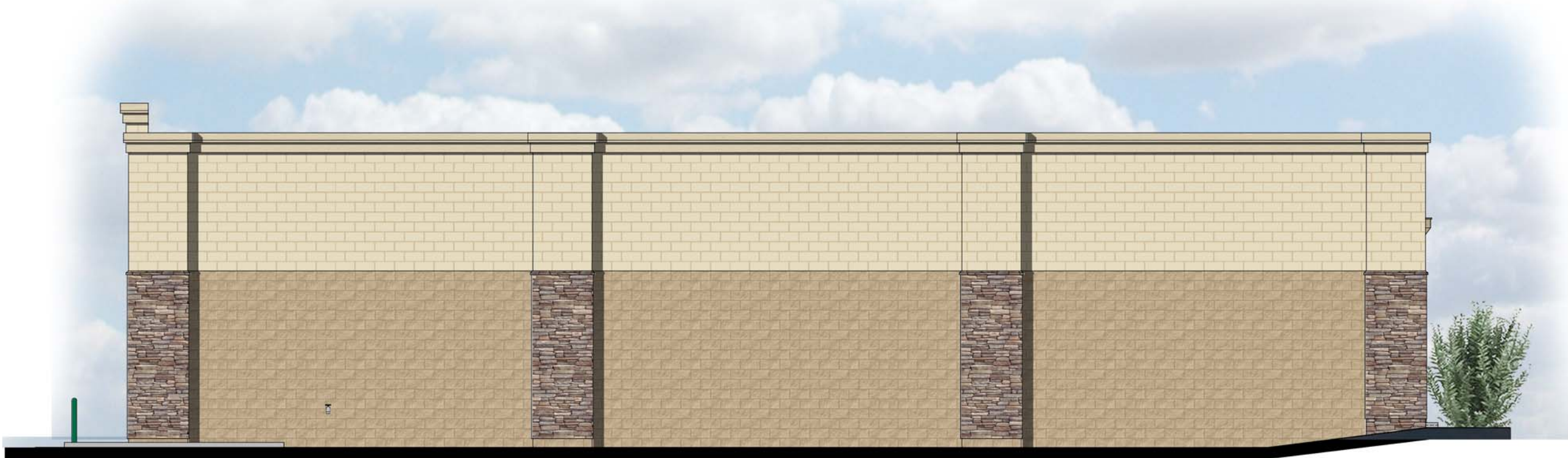




1 EAST EXTERIOR ELEVATION
CE1 SCALE: 1/8" = 1'-0"



2 NORTH EXTERIOR ELEVATION
CE1 SCALE: 1/8" = 1'-0"



3 WEST EXTERIOR ELEVATION
CE1 SCALE: 1/8" = 1'-0"



4 SOUTH EXTERIOR ELEVATION
CE1 SCALE: 1/8" = 1'-0"

FINISH LEGEND:

	FIELD BLOCK -	PAINTED SPLIT FACE C.M.U. COLOR: SHERWIN WILLIAMS "LATTE" SW6108
	ACCENT BLOCK -	PAINTED SMOOTH FACE C.M.U. COLOR: SHERWIN WILLIAMS "SOFTER TAN" SW6141
	EIFS AROUND SIGN -	CUSTOM RED MIX BY DRYVIT ORAP011030S SHERWIN WILLIAMS "POSITIVE RED" SW6871
	STOREFRONT -	KAWNEER "DARK IVY"
	STONE VENEER -	ELDORADO STONE RUSTIC LEDGE "SAWTOOTH"



FRONT



SIDES



REAR

5 DUMPSTER ENCLOSURE ELEVATIONS
CE1 SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

THOMAS A. LUNDBERG
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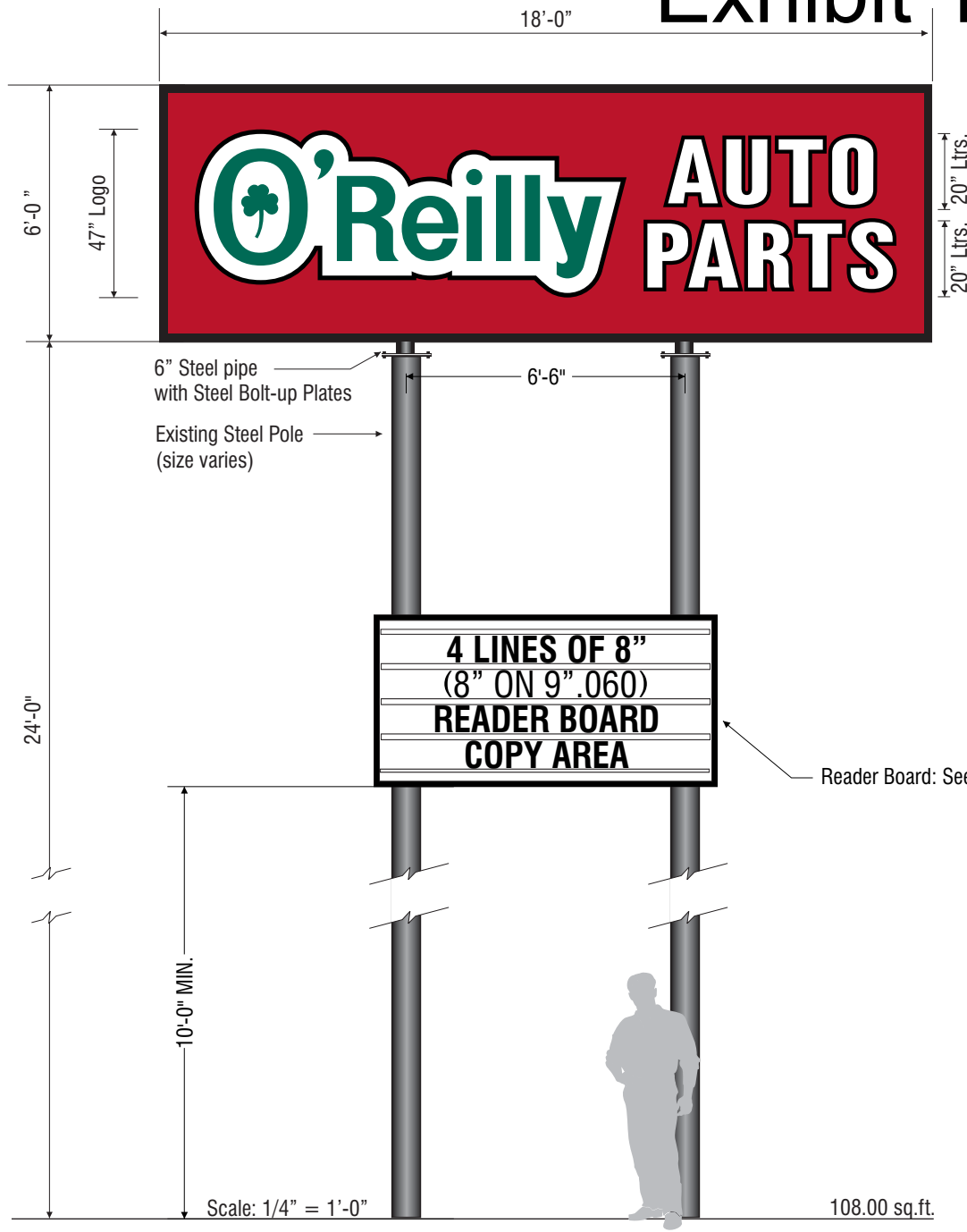
PROJECT:
NEW O'REILLY AUTO PARTS STORE
THORNTON ROAD
STOCKTON, CA #6
BUILDING EXTERIOR SIGNAGE

**O'Reilly AUTO PARTS**
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM #	
DATE:	10-5-16
REVISION	
DATE:	10-6-2020
	2-9-2021
	7-2-21
	7-21-21
	8-22-21

CE1

Exhibit 1 - Design Review



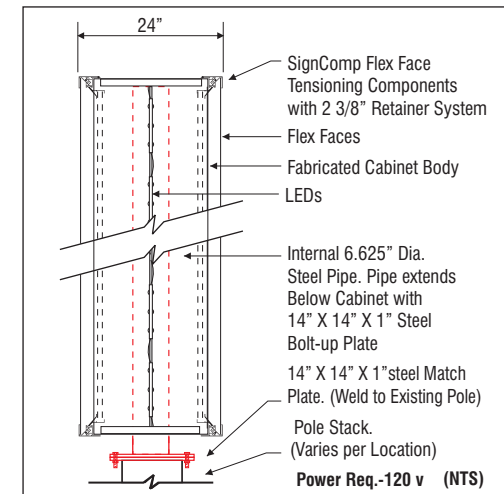
C-130

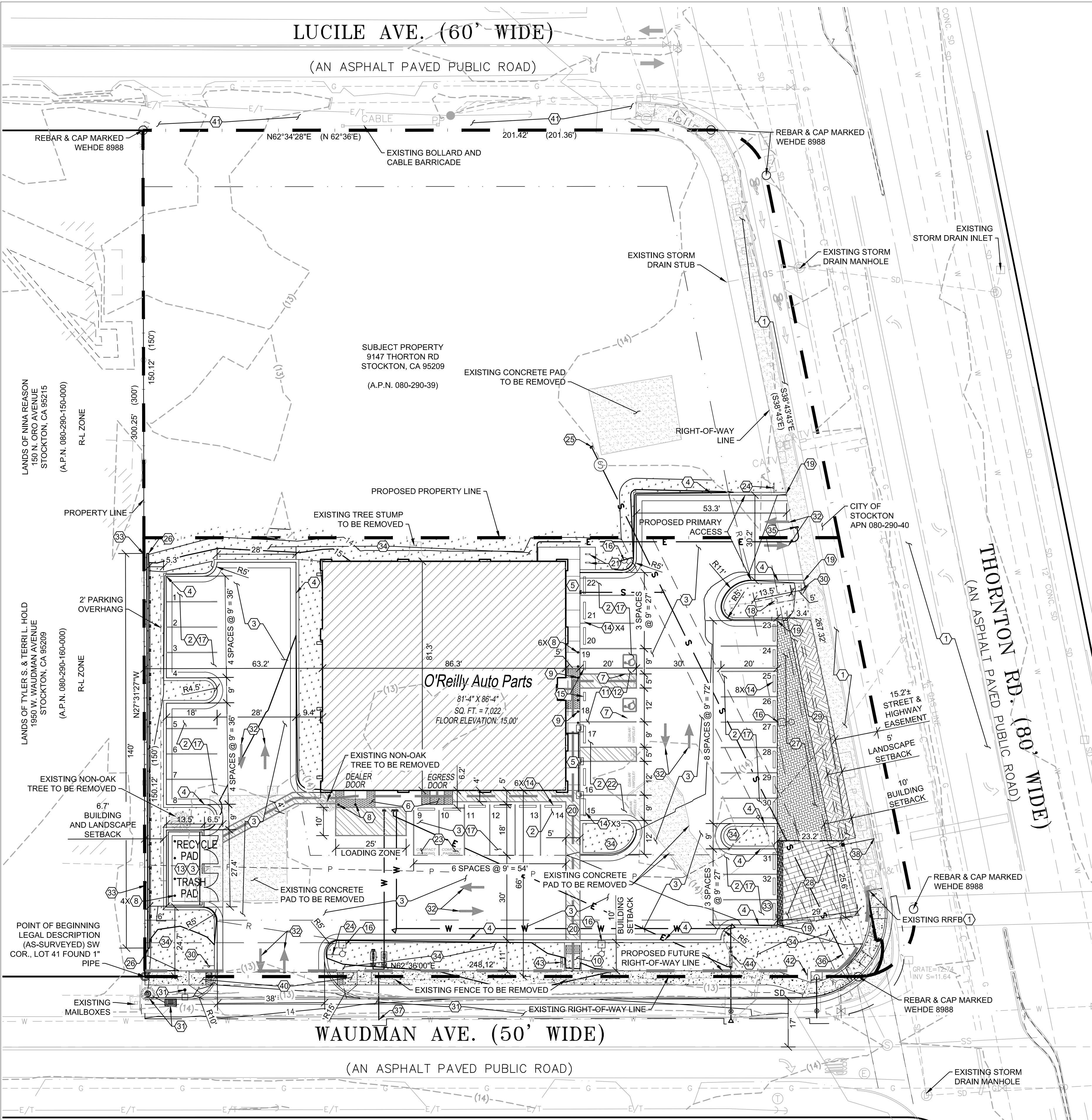
One Standard Pole Sign Cabinet
6'-0" x 18'-0" Display
6_18-SignCabinet-FF-DF
108.00 sq.ft.

Manufacture and supply one (1) new d/f illum. cabinet with flex faces.

- Faces are Panaflex/Digital print. Face graphics to match PMS 200c Red, PMS 342c Green, Black and White.
- 24" deep fabricated cabinet with SignComp flex face tensioning components and 2 3/8" retainer system. Internal 6.625 steel pipe with external 14"x14"x1" steel bolt-up plate(s) for C-130 load ratings. Vertical GE (GEWHDSPS) White DS LED illumination. Paint cabinet to: **Gloss Black**.
- Cabinet to be installed with steel bolt-up plates. Paint to: **Gloss Black**
- See page 3-4 for Reader board requirements.

**See page 2 of 4
for plate details*



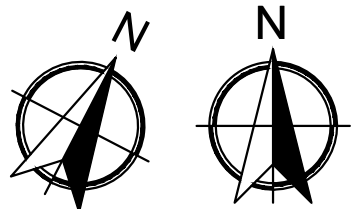
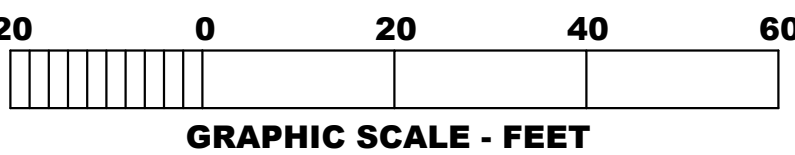


KEY NOTES:

- PROTECT EXISTING IMPROVEMENTS IN PLACE.
- CONCRETE PAVING (STANDARD DUTY) AT PARKING AREAS, REFER TO DETAIL 1/CC2.
- CONCRETE PAVING(HEAVY DUTY) AT DRIVE AREAS, AND REFUSE AREA, REFER TO DETAIL 2/CC2.
- CONCRETE CURB, REFER TO DETAIL 3/CC2.
- CONCRETE SIDEWALK, REFER TO DETAIL 4/CC2. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT OF CONTROL AND EXPANSION JOINTS ADJACENT TO BUILDING PERIMETER.
- CONCRETE DOOR LANDING, REFER TO DETAIL 4/CC2.2 AND STRUCTURAL DRAWINGS. LANDING MAY BE POURED MONOLITHIC WITH PAVING IF CONCRETE PAVING IS PROVIDED.
- ACCESSIBLE PARKING SYMBOL PAVEMENT STRIPING, REFER TO DETAIL 5/CC2.
- STEEL BOLLARD, REFER TO DETAIL 6/CC2. PROVIDE (4) AT REFUSE CONTAINER AREA, (2) AT SECTIONAL OVERHEAD FREIGHT DOOR, AND (6) AT FRONT ENTRY. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT OF BOLLARDS ADJACENT TO BUILDING PERIMETER.
- ACCESSIBLE PARKING SIGN, REFER TO DETAIL 7/CC2.2.
- ACCESSIBLE CONCRETE CURB RAMP PER DETAIL 8/CC2.2.
- 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.
- HANDICAP ACCESS UNLOADING ZONE: SLOPE 2% MAX. EACH WAY (ADA COMPLIANT) THE LOADING AND UNLOADING ACCESS AISLE SHALL BE MARKED BY A BORDER PAINTED BLUE. HATCHED LINES A MAXIMUM OF 36" O.C. SHALL BE PAINTED A COLOR CONTRASTING WITH PARKING SURFACE, PREFERABLY BLUE OR WHITE WITHIN THE BLUE BORDER. THE WORDS "NO PARKING" SHALL BE PAINTED ON THE GROUND WITH LETTERS NO LESS THAN 12" IN HEIGHT.
- MASONRY REFUSE ENCLOSURE 6'-0" TALL MASONRY ENCLOSURE PER DETAIL 1/CC2.3.
- CONCRETE BUMPER BLOCK: 8"W X 5"H X 6'-0" LONG CONCRETE. ANCHOR TO PAVING WITH (2) 1'-6" LONG #4 REBAR (TO SIT LEVEL WITH PAVING).
- PROVIDE 8"W X 5"H X 3'-0" LONG CONCRETE BUMPER BLOCK AT ACCESSIBLE PARKING AREAS.
- PARKING LOT LIGHTING.
- 4" WIDE PAVEMENT STRIPING AS SHOWN USING HIGHWAY MARKING PAINT - YELLOW (2 COATS).
- SITE POLE SIGN.
- ROLL DOWN CURB END TRANSITION SLOPING 1:2.
- 5'-0" WIDE STRIPED PEDESTRIAN PATH. PROVIDE 4" STRIPING AS SHOWN. USE HIGHWAY MARKING PAINT - YELLOW (2 COATS)
- BICYCLE PARKING: EQUAL TO COLUMBIA CASCADE 2170-3-C. POWDER COATED COLOR TO BE EVERGREEN. REFER TO DETAIL 9/CC2.2.
- CLEAN AIR VEHICLE PARKING SPACE: PAINT TEXT ON PAVEMENT IN 24" TALL LETTERS AS SHOWN. PER THE CALIFORNIA GREEN BUILDING CODE. USE HIGHWAY MARKING PAINT - YELLOW (2 COATS).
- PAVEMENT MARKING: PROVIDE PAVEMENT MARKING "COMPACT PARKING"
- ACCESSIBLE TOW-AWAY SIGN: POST AT ENTRANCE TO OFF-STREET PARKING FACILITIES. REFER TO DETAIL 10/CC2.2.
- PROPOSED SANITARY SEWER STUB.
- PROVIDE 8' MASONRY SCREEN WALL.
- PROVIDE A VEGETATED BUFFER STRIP AS SHOWN HEREON IN ACCORDANCE WITH CITY OF STOCKTON & COUNTY OF SAN JOAQUIN'S FINAL STORMWATER QUALITY CONTROL CRITERIA PLAN (V-6).
- PROVIDE A GRASSY FILTER STRIP AS SHOWN HEREON IN ACCORDANCE WITH CITY OF STOCKTON & COUNTY OF SAN JOAQUIN'S FINAL STORMWATER QUALITY CONTROL CRITERIA PLAN (L-9).
- PROVIDE A 1' WIDE GRASSY SWALE AS SHOWN HEREON IN ACCORDANCE WITH CITY OF STOCKTON & COUNTY OF SAN JOAQUIN'S FINAL STORMWATER QUALITY CONTROL CRITERIA PLAN (L-8).
- PROPOSED STOP SIGN.
- IMPROVEMENTS WITHIN THE WAUDMAN AVE. RIGHT-OF-WAY TO BE COORDINATED WITH CITY OF STOCKTON.
- DIRECTIONAL TRAFFIC FLOW ARROWS FOR REFERENCE ONLY. DO NOT INSTALL PAVEMENT MARKING.
- EXISTING FENCE & VEGETATION ON PROPERTY LINE TO BE PROTECTED IN-PLACE.
- PROVIDE LANDSCAPING.
- PROPOSED ELECTRICAL CONNECTION
- PROPOSED SANITARY CONNECTION
- PROPOSED WATER LINE CONNECTION
- PROPOSED STORM DRAIN CONNECTION
- PROPOSED CONCRETE CURB RAMP PER CITY OF STOCKTON DETAIL R-13.
- BOLLARDS AND CABLE DRIVE BARRICADE, PROPOSED BARRICADE TO PREVENT SITE ACCESS FROM LUCILE AVE.
- RELOCATED EXISTING "COMMERCIAL VEHICLE OVER 7 TONS PROHIBITED" SIGN.
- PROVIDE ADA PATH SIGN AT ENTRANCE TO SITE, REFER TO DETAIL 13/CC2.2.
- PROPOSED 8" Ø FIRE SERVICE, DODA AND FDC PER CITY OF STOCKTON STANDARD DRAWING NO W-17.

1 CONCEPTUAL SITE PLAN
CC1 SCALE: 1" = 20'

FLOODPLAIN NOTE:
THE PROPOSED PROPERTY IS IN FLOOD ZONE X, AND IS IN AN AREA OF REDUCED FLOOD RISK DUE TO THE LEVEE, PER FEMA FLOOD MAP 06077C0315F DATED 10/16/2009 AND UPDATED BY LOMA 15-09-848A EFFECTIVE 5/7/2015



LOT COVERAGE NOTE:

TOTAL SITE AREA BEFORE DEDICATION = 1.702 ACRES = 74,161 SQFT
TOTAL SITE AREA AFTER DEDICATION = 1.586 ACRES = 69,084.72 SQFT
TOTAL LANDSCAPE AREA = 0.899 ACRES = 39,146.17 SQFT
TOTAL IMPERVIOUS AREA = 0.687 ACRES = 29,938.55 SQFT
TOTAL IMPERVIOUS PERCENTAGE = 43.3%

BASIS OF BEARING:

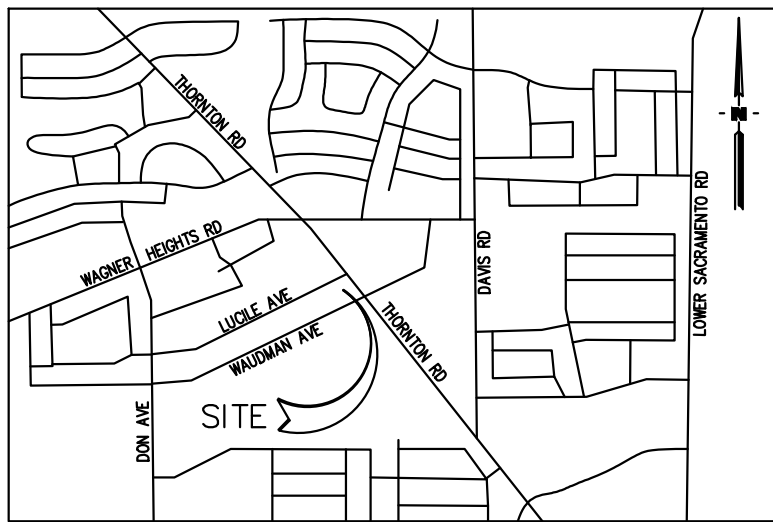
CONSIDERED AS BEING NORTH 62°36'00" EAST ALONG THE CENTERLINE OF WAUDMAN AVENUE AS SHOWN ON THAT PARCEL MAP RECORDED IN BOOK 13 OF PARCEL MAPS, PAGE 167, SAN JOAQUIN COUNTY, CALIFORNIA RECORDS.

SYMBOLS LEGEND

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND					
	NEW BUILDING CONSTRUCTION		NEW CONCRETE PARKING BLOCK		VEGETATED BUFFER STRIP
	NEW POLE SIGN LOCATION		NEW LIGHT POLE LOCATION		GRASSY SWALE
			LANDSCAPE AREA		GRASSY FILTER STRIP

PROJECT NARRATIVE

THE PROPOSED O'REILLY AUTO PARTS IS A PORTION OF THE SOUTH HALF OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN IN THE CITY OF STOCKTON, SAN JOAQUIN COUNTY, STATE OF CALIFORNIA. THE STORE IS LOCATED AT THE NORTHWEST CORNER OF THORNTON ROAD AND WAUDMAN AVENUE. THE PROJECT WILL DEVELOP 0.87 ACRES OF THE OVERALL 1.70 ACRE SITE. THE EXISTING SITE IS PARTIALLY VACANT LOT WITH SOME REMNANT CONCRETE FLATWORK, THE PROPOSED IMPROVEMENTS INCLUDE A 7,022 SF COMMERCIAL BUILDING OPERATING MONDAY THROUGH SATURDAY 7:30 AM - 9 PM AND SUNDAYS 8 AM - 9 PM, AND ASSOCIATED ACCESS DRIVES, PARKING LOTS, DRIVE AISLES, WALKS AND LANDSCAPE. THIS DEVELOPMENT HAS BEEN DESIGNED TO COMPLY WITH THE STOCKTON MUNICIPAL CODE CRITERIA. THE DEVELOPMENT FALLS WITHIN THE CURRENT ZONING DESIGNATED BY SAN JOAQUIN COUNTY AND THE CITY OF STOCKTON. IT IS CONSISTENT WITH THE OVERALL PLAN FOR THE AREA AND THE LOAD ON THE EXISTING INFRASTRUCTURE HAS ALREADY BEEN TAKEN INTO ACCOUNT WITH THE OVERALL DEVELOPMENT.



VICINITY MAP (NOT TO SCALE)

PARKING STATISTICS:

PARKING REQUIRED: 1 PER 250 SF = 28 SPACES
PARKING PROVIDED: 33 SPACES
ADA PARKING: 1 ADA SPACE PER 25 SPACES = 2 SPACES

BUILDING NOTE:

BUILDING HEIGHT: 22'-8" (HIGHEST POINT)
NUMBER OF STORIES: 1 STORY
BUILDING AREA: 7,022 SQFT

PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.



6143 East County Road 16
Loveland, CO 80537
P: 970.413.1447
www.tait.com
ENGINEERING ENVIRONMENTAL BUILDING LAND
Orange County Denver Boulder
San Luis Obispo Riverside Atlanta

STANLEY IVerson, PE 44785

PROJECT:
NEW O'REILLY AUTO PARTS STORE
THORNTON ROAD
STOCKTON, CA #6
CONCEPTUAL SITE PLAN

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
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THOMAS A. LUNDBERG
ARCHITECT

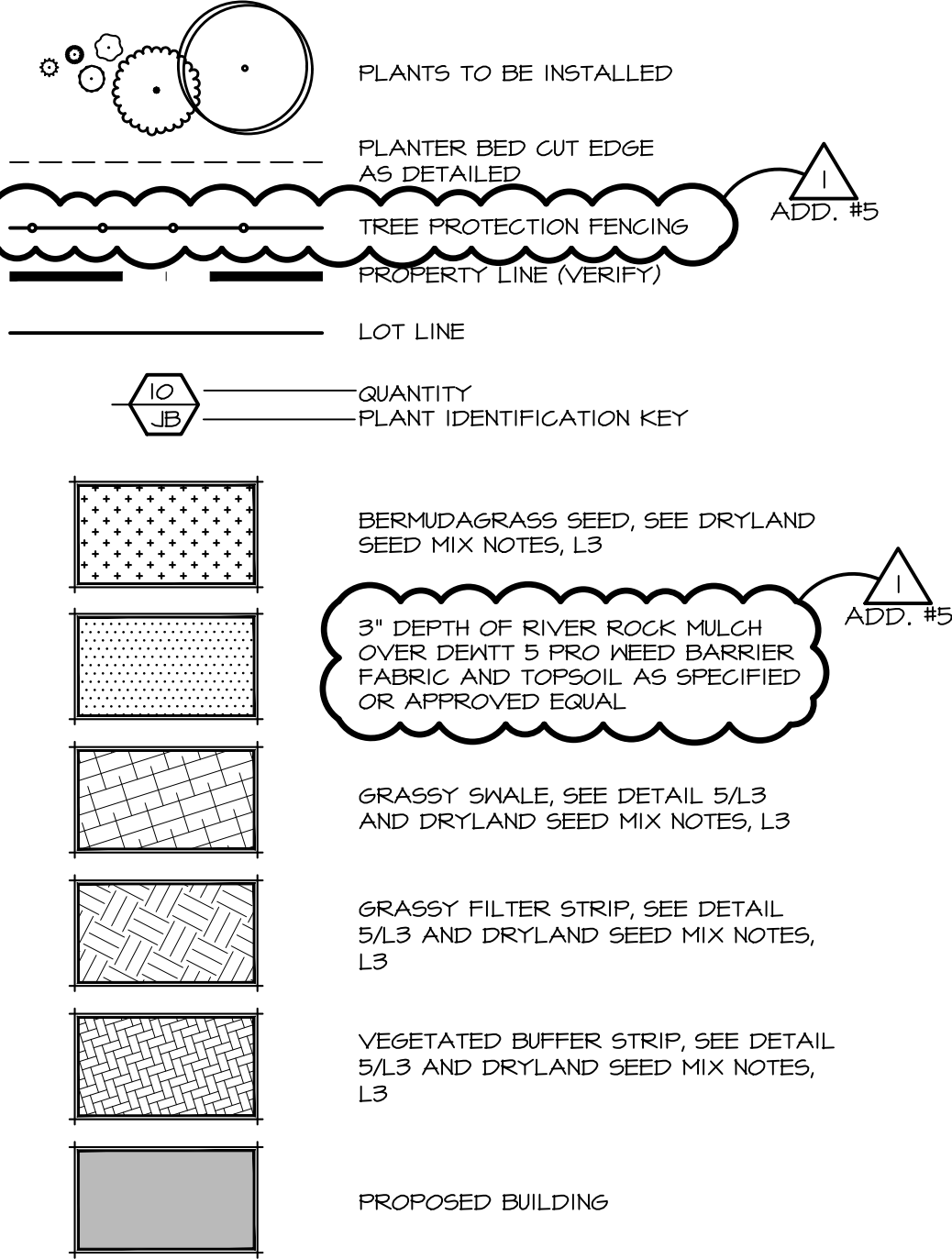
1736 East Sunshine, Suite 417
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Fax: 417.862.3265

PLANT SCHEDULE

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	WUCOLS	VEGETATION TYPE
DECIDUOUS SHADE TREES						WATER NEEDS	
2	ML	Melaleuca linariifolia	Flaxleaf Paperbark	#20	25' H x 15' W	LOW	T
3	PC	Pistacia chinensis 'Keith Davey'	Chinese Pistache	#20	30' H x 30' W	LOW	T
ORNAMENTAL TREES							
15	LI	Lagerstroemia indica x fauriei 'Sloux' Sloux Crape Myrtle		#15	15' H x 10' W	LOW	S T A
SHRUBS, PERENNIALS, & ORNAMENTAL GRASSES							
18	AG	Abelia x grandiflora 'Abelops'	Sunshine Daydream Abelia	#2	3' H x 3' W	LOW	S
23	DC	Deschampsia cespitosa 'Schottland'	Tufted Hair Grass	#1	2' H x 2' W	LOW	S
24	EP	Elaeagnus pungens	Silverberry	#5	6' H x 6' W	LOW	G N
17	LO	Ligustrum ovalifolium	California Privet	#5	6' H x 6' W	LOW	S
36	MA	Myrsine africana	African Boxwood	#5	4' H x 4' W	LOW	S
10	SB	Salvia x 'Bee's Bliss'	Bee's Bliss Sage	#1	18" H x 4" W	LOW	Gc S N
VINES AND SUCCULENTS							
26	FP	Ficus pumila	Creeping Fig	#1	10' H x 6' W	MEDIUM	V
38	SS	Sedum spectabile 'Autumn Joy'	Autumn Joy Stonecrop	#1	2' H x 2' W	LOW	Gc P Su N

1. STOCKTON, CALIFORNIA LANDSCAPE ARCHITECT ZONE 9 USDA ZONE 9A-9B IN THE CENTRAL VALLEY WUCOLS REGION.
2. ALL VEGETATION SHALL BE NON-FRUITING, NON-STERILE VARIETIES OR CULTIVARS OF INVASIVE PLANTS.
3. VEGETATION TYPE HAS BEEN DETERMINED BY THE WUCOLS IV PLANT TYPE DATA BASE AND VEGETATIVE CLASSIFICATION. ALL TREES HAVE BEEN SELECTED FROM THE MASTER TREE LIST FOR THE CITY OF STOCKTON.

LANDSCAPE LEGEND



LANDSCAPE NOTES:

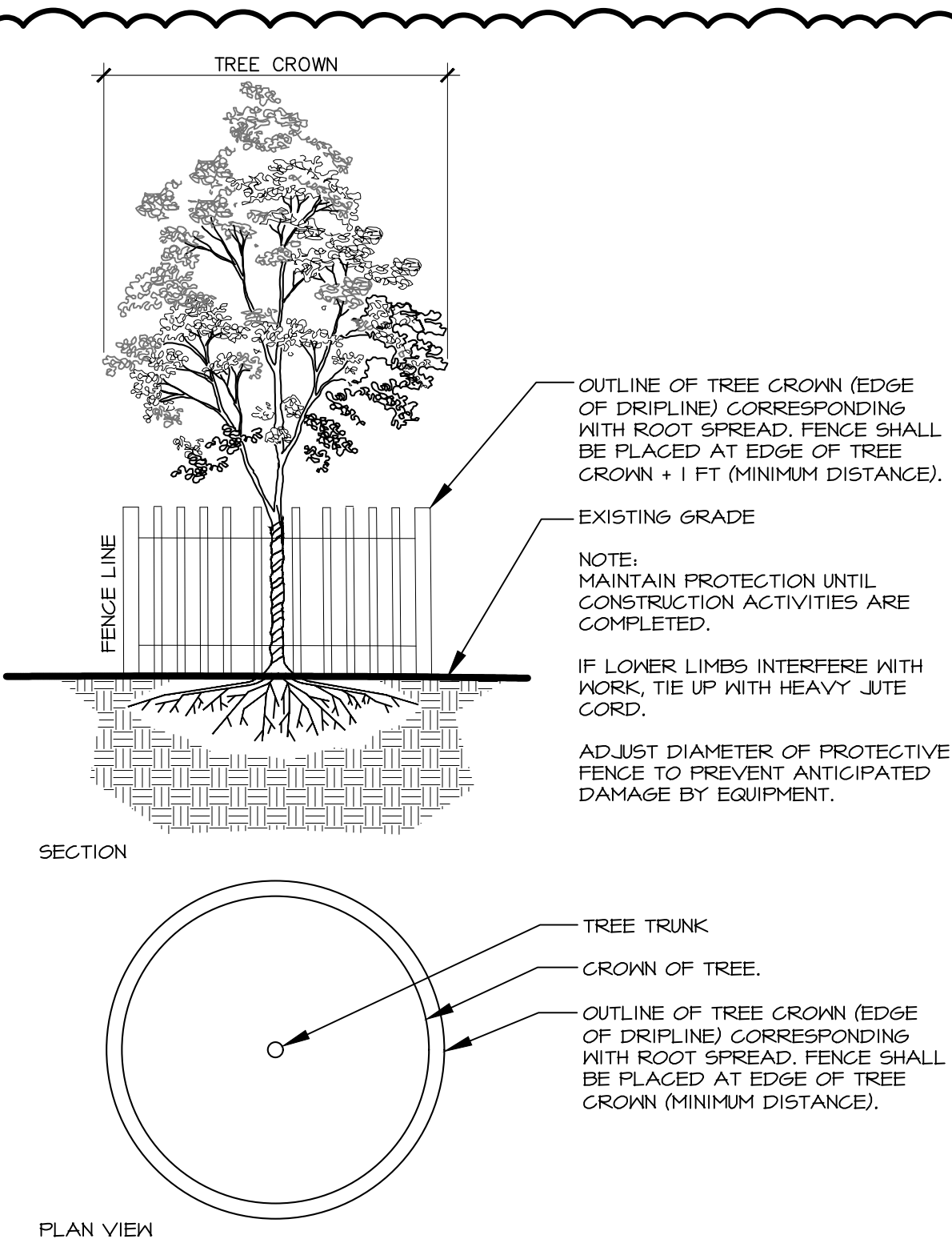
- CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
- COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
- IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
- ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF RIVER ROCK (1-2" DIA) MULCH. SUBMIT SAMPLE FOR APPROVAL.
- SOIL AMENDMENTS SHALL BE BASED UPON SOIL ANALYSIS RESULTS AND RECOMMENDATIONS PERFORMED BY A SOIL LABORATORY.
- A MINIMUM TWO INCH (2") LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES, EXCEPT IN AREAS COVERED BY GROUNDCOVERS.
- NO MULCH SHALL BE APPLIED WITHIN TWENTY-FOUR INCHES (24") OF THE BASE OF TREES, UNLESS IT IS NITROLIZED MULCH. NITROLIZED MULCH SHALL NOT BE PLACED ON THE TRUNK OF THE TREES.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY THE OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE GRADING PLAN.
- AMEND EXISTING APPROVED TOPSOIL AT A RATIO OF THREE CUBIC YARDS OF APPROVED COMPOST PER 1000 SQUARE FEET. ROTO-TILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL.
- FERTILIZE ALL TREES AND SHRUBS WITH 'AGRIFORM' PLANTING TABLETS, QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 18" DEPTH OF TOPSOIL. LAWN AREAS SHALL HAVE A MINIMUM 12" DEPTH OF TOPSOIL. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES OF PLANTER BED AREAS, 1-1/2" BELOW ADJACENT SURFACES OF TURF SOD AREAS, AND 1" BELOW ADJACENT SURFACES OF TURF SEED AREAS.
- REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM. PERFORM SOIL TEST/ ANALYSIS AND PROVIDE ADDITIONAL AMENDMENT AS DETERMINED BY SOIL TESTS. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A HAVE A PH OF 5.5 TO 7.0. IF ONSITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
A) PROVIDE APPROVED IMPORTED TOPSOIL, OR
B) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE LANDSCAPE ARCHITECT.
- IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
A) OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
B) REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. ACIDITY/ALKALINITY RANGE: PH 5.5 TO 7.0.
- IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- TREES SHALL NOT BE PLANTED WITHIN THE 5'-0" CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
- SEEPAGE BEDS AND OTHER STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

LANDSCAPE REQUIREMENTS

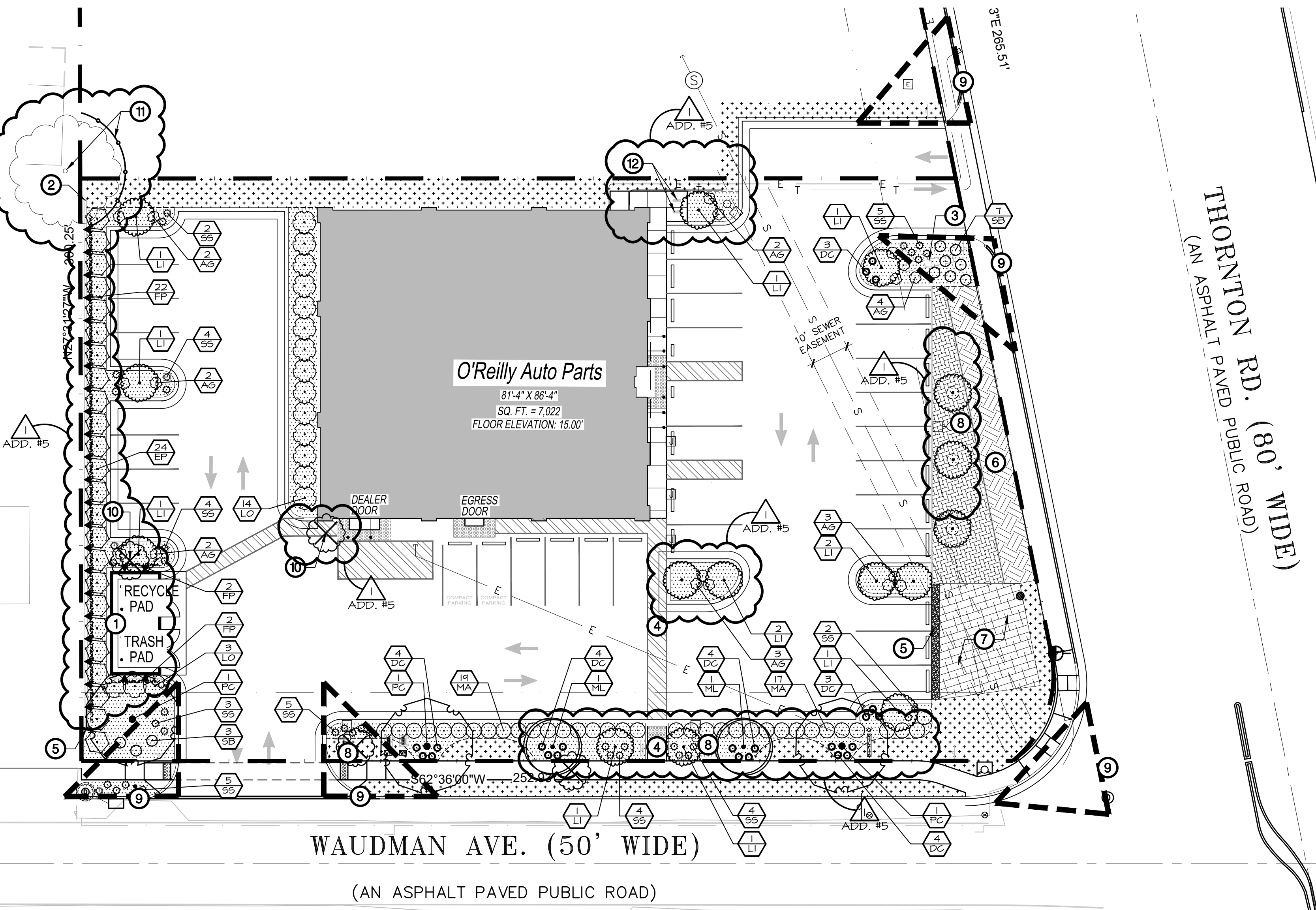
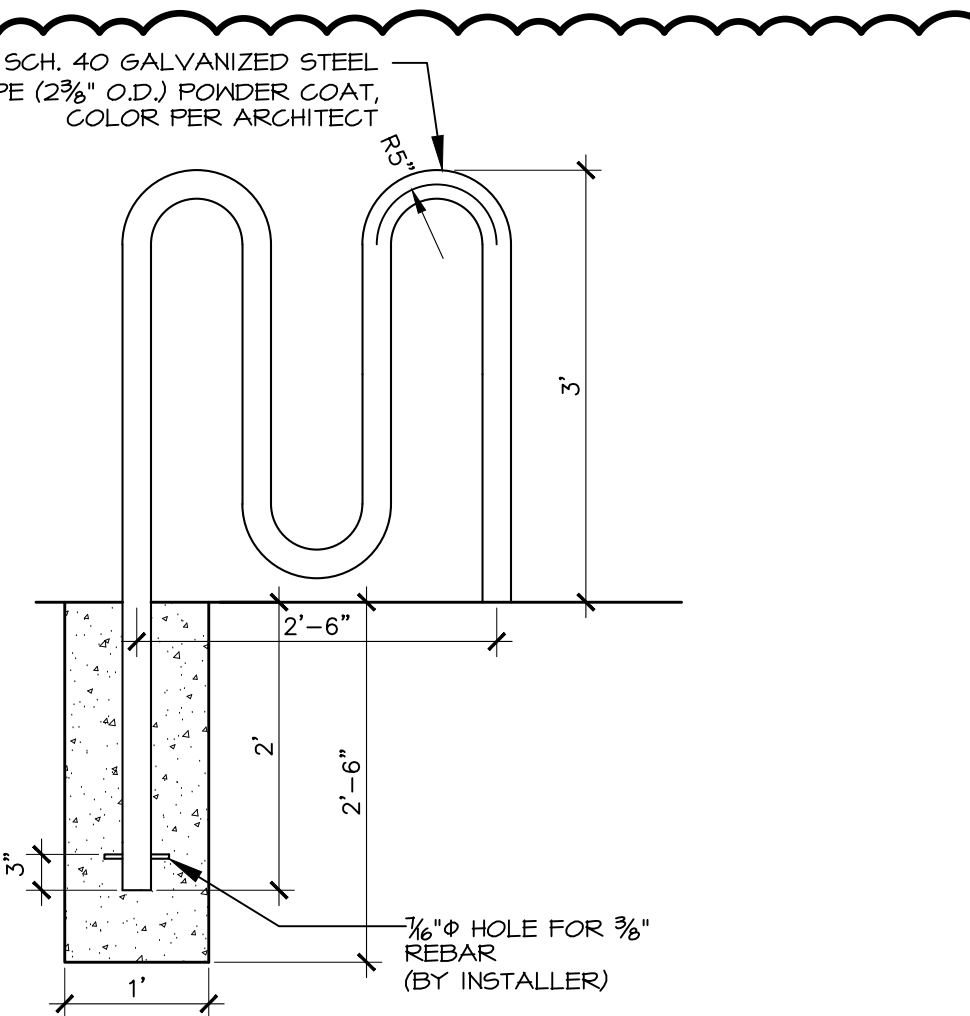
PARKING LOT LANDSCAPING		
Requirements:	REQUIRED	PROVIDED
5' MIN. PLANTING STRIP BETWEEN PARKING AND R.O.W.	212 LINEAR FT.	212 LINEAR FT.
Requirements:	REQUIRED	PROVIDED
SCREEN PARKING LOT FROM VIEW OF R.O.W. WITH A MIN. 36" HT. LANDSCAPE BUFFER.	212 LINEAR FT. SCREEN	212 LINEAR FT. SCREEN
Requirements:	REQUIRED	PROVIDED
ONE TREE FOR EVERY FIVE PARKING SPACES.	7 TREES	7 TREES
GENERAL LANDSCAPE STANDARDS		
Requirements:	REQUIRED	PROVIDED
FRONT AND SIDE YARD AREAS TO HAVE MIN. 50% LIVE PLANTS OR GRASS.	MIN. 50%	
Requirements:	REQUIRED	PROVIDED
MIN. 75% OF PLANTS TO BE CLIMATE ADAPTED WITH MINIMAL WATER USE.	MIN. 75%	
BICYCLE PARKING		
Requirements:	REQUIRED	PROVIDED
MINIMUM NUMBER OF BICYCLE SPACES TO BE 10% OF THE TOTAL OFF-SITE STREET PARKING REQUIREMENT.	4 STALLS	4 STALLS
SCREENING AND BUFFERING		
Requirements:	REQUIRED	PROVIDED
8' HT. BLOCK WALL SCREEN WITH LANDSCAPING WHEN ADJACENT TO RESIDENTIAL.	140 LINEAR FT.	140 LINEAR FT.
Requirements:		PROVIDED
FRONT OF WALL TO BE LANDSCAPED WITH VEGETATION THAT WILL COVER AT LEAST 80% OF THE WALL WITHIN 3 YEARS.		YES

CALLOUT LEGEND

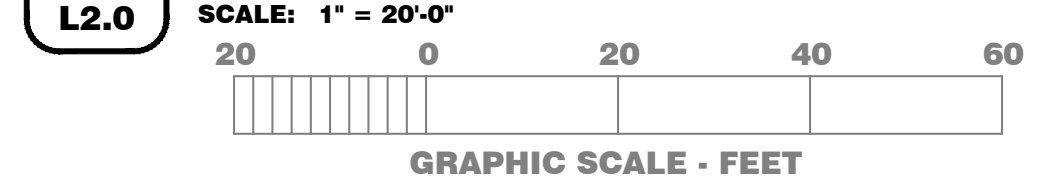
- DUMPSTER SCREENING ENCLOSURE
- 8' MASONRY SCREENING WALL
- SITE SIGN
- ACCESSIBLE SIDEWALK PATH TO R.O.W.
- LEVEL FLOW SPREADER
- GRASSY SWALE, SEE DETAIL 5/L3 AND DRYLAND SEED MIX NOTES, L3.
- GRASSY FILTER STRIP, SEE DETAIL 6/L3 AND DRYLAND SEED MIX NOTES, L3.
- VEGETATED BUFFER STRIP, SEE DETAIL 6/L3 AND BMP LANDSCAPE SEEDING REQUIREMENTS, L3.
- 30' VISIBILITY TRIANGLE
- EXISTING TREES, TO BE REMOVED. REFER TO ARBORIST REPORT
- EXISTING TREE, TO BE PROTECTED. PROVIDE TREE PROTECTION FENCING (SEE DETAIL 1, THIS SHEET).
- BICYCLE RACK



BIKE RACK



1 LANDSCAPE PLAN



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LANDSCAPE PLAN

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COMM #	3867
DATE:	04-29-21
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