

PARKING CALCULATION

RETAIL STORE GROSS FLOOR AREA
2,600 SF
NUMBER OF PARKINGS REQUIRED:
- RETAIL FACILITY 13

- SUBTRACT FUEL ISLAND
PARKING - 4

TOTAL NUMBER OF PARKINGS
REQUIRED: 9

TOTAL NUMBER OF PARKINGS
PROVIDED: 11
- 8 STANDARD
- 2 STANDARD (REPLACING
REMOVED PARKINGS FROM ADJACENT
LOT)
- 1 ADA VAN ACCESSIBLE

NOTES

- NO FREE-STANDING SIGNS OR
VISUAL OBSTRUCTIONS HIGHER THAN
2.5' ARE ALLOWED WITHIN THE
DRIVEWAY SIGHT TRIANGLE.

- NO FREE-STANDING SIGNS OR
VISUAL OBSTRUCTIONS HIGHER THAN
2.5' ARE ALLOWED WITHIN THE STREET
CORNER SIGHT TRIANGLE (PER SANTA
ANA MUNICIPAL CODE SECTION 36-45
TO 36-47).

- ABANDONED DRIVEWAYS TO BE
REPLACED WITH SIDEWALK, CURB
AND GUTTER PER CITY
STANDARDS.

- REQUIRED GRINDING AND CAPPING
OF A MINIMUM OF 2'-3" OF THE
EXISTING AC PAVEMENT FOR CURB
LANE ALONG THE PROPERTY
FRONTAGE ON TUSTIN AVENUE AND
SANTA CLARA AVENUE. PAVING MAY
BE REQUIRED DURING STREET
IMPROVEMENT PLAN CHECK IF UTILITY
CUTS ARE NEEDED BEYOND THESE
LIMITS.

- 10'-0" RIGHT-OF-WAY IRREVOCABLE
OFFER TO BE DEDICATED TO THE CITY
OF SANTA ANA FOR FUTURE STREET
PURPOSES.

- REMOVE EXISTING 35-FOOT RADIUS
RETURN CURB RAMP AT SOUTHWEST
CORNER BETWEEN TUSTIN AVE AND
SANTA CLARA AVE AND REPLACE WITH
NEW CURB RAMP WITH 25-FOOT
RADIUS RETURN PER CITY
STANDARDS. RESTRIPE THE
CROSSWALK AT THE INTERSECTION. IF
APPLICABLE, INSTALL THE
PEDESTRIAN CALL BUTTON CLOSER TO
THE CURB.

- ALL TRAFFIC IMPACT ANALYSIS (TIA)
RECOMMENDATIONS WILL BE
IMPLEMENTED PRIOR TO THE
BUILDING PERMIT, SOLELY AT THE
DEVELOPER'S EXPENSE.

- INSTALL 24" BOX STREET TREES AT
35' ON CENTER ON TUSTIN AND SANTA
CLARA AVENUES, PER CITY
STANDARDS AND APPROVED PLAN, AS
NEEDED.

- NO FOOD SERVICE ESTABLISHMENT
IS BEING PROPOSED. IF A FOOD
ESTABLISHMENT IS PROPOSED IN THE
FUTURE, IT MUST COMPLY WITH THE
CITY'S ORDINANCE NO. NS 26-70".

- THE BMPs, SHOWN ON THE
APPROVED SITE PLAN, ARE ONLY
PRELIMINARY AND WILL BE REVISED
OR MODIFIED AS NECESSARY UPON
COMPLETION OF THE WQMP. PRIOR
TO THE ISSUANCE OF THE GRADING
PERMIT, THE APPROVED
GRADING/UTILITY PLAN SHALL
INCORPORATE ALL REQUIRED
STRUCTURAL BMPs".

- THIS SITE WILL BE DESIGNED AND
CONSTRUCTED IN ACCORDANCE WITH
THE CALIFORNIA REGIONAL WATER
QUALITY CONTROL BOARD SANTA ANA
REGION ORDER NO. R8-2009-0030
DISCHARGE REQUIREMENTS (MS4
PERMIT).

- 45 FT MAX TURNING RADIUS FOR AN
INTERSTATE SEMITRAILER OF LENGTH
69FT.

- PAVING MAY BE REQUIRED DURING
STREET IMPROVEMENT PLAN CHECK
IF UTILITY CUTS ARE NEEDED FOR
NEW UTILITY SERVICE.

- INSTALL STREET LIGHTS ALONG THE
PROPERTY FRONTAGE ON TUSTIN AND
SANTA CLARA AVENUES, PER TYPE OF
LIGHT AND CITY STANDARDS.

**CALCULATED WASTE AND
RECYCLABLE STORAGE AREA**

WASTE STORAGE AREA REQUIRED:
94 SF

WASTE STORAGE AREA PROVIDED:
94 SF
(MIN 50% FOR RECYCLABLE
MATERIALS)

TRASH COLLECTION NOTES:

- TRASH COLLECTION TRUCK WITH MIN. TURNING RADIUS OF 42', TRUCK LENGTH OF 36' AND WIDTH OF 9'. FOR FUEL SUPPLY CIRCULATION PATTERN, SEE PAGE T-02.

- MINIMUM 40' x 16' WIDE STAGING AREA SHALL BE AVAILABLE ON SERVICE DAYS FROM 6AM TO 6PM;

- MINIMUM VERTICAL CLEARANCE OF 25' AT THE STAGING AREA FOR BIN SERVICE CLEARANCE;

- MINIMUM 13' VERTICAL CLEARANCE FOR SCOUT TRUCK;

- ALL STAGING AREAS ARE TO BE ONSITE. NO STREET STAGING IS PERMITTED;

- ALL DRIVEWAY AND STAGING AREAS MUST BE ABLE TO SUSTAIN A MINIMUM GROSS WEIGHT OF 60,000LBS PER VEHICLE;

- MAXIMUM SIZE OF BIN SHALL BE 4 CUBIC YARDS.

NOTES:

1. REFER TO PAGE C-2 TOPOGRAPHIC SURVEY FOR EXISTING TOPOGRAPHY, WITHIN THE PUBLIC RIGHT-OF-WAY, ALONG THE PROPERTY FRONTAGE AND WITHIN THE PROPERTY LINES.
2. LOCATION OF EXISTING AND NEW WET AND DRY UTILITIES SHOWN ON PAGE C-3 & C-4.
3. REFER TO PAGE C-4 FOR PROPOSED SITE DRAINAGE PLANS.
4. EASEMENT AGREEMENTS FOR PARKING 10, 11 AND DRIVEWAY ACCESS FROM ADJACENT PROPERTIES WILL BE SUBMITTED AS SEPARATE FOLDER TO THE CITY.

(E) 2 PARKING STALLS TO BE REMOVED AND REPROPOSED AS ADDITIONAL PARKING 10 AND 11. THE REPLACEMENT IS RECORDED BY MEANS OF EASEMENT AGREEMENT DATED 07.09.2019.

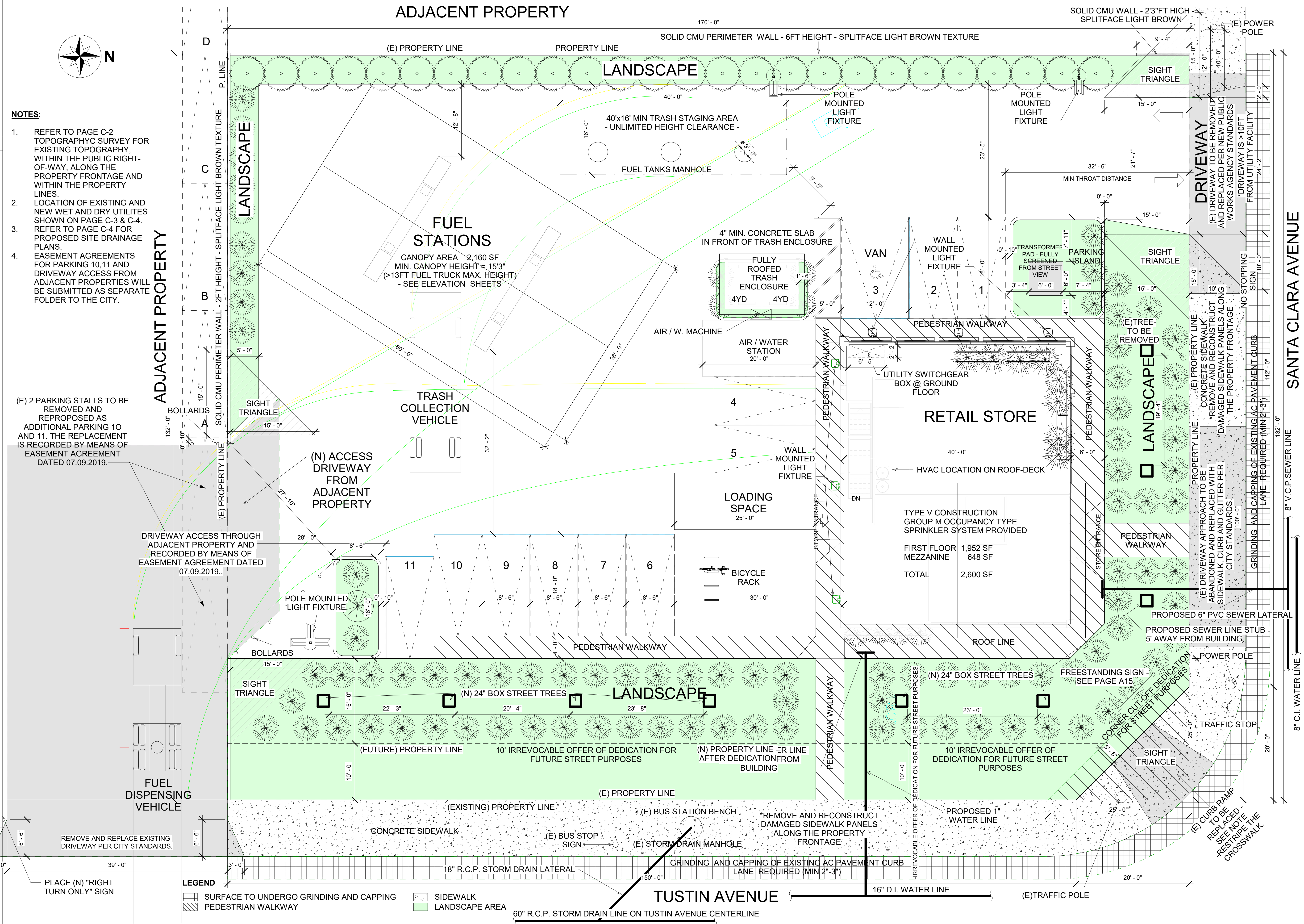
DRIVEWAY ACCESS THROUGH ADJACENT PROPERTY AND RECORDED BY MEANS OF EASEMENT AGREEMENT DATED 07.09.2019.

REMOVE AND REPLACE EXISTING DRIVEWAY PER CITY STANDARDS.

PLACE (N) "RIGHT TURN ONLY" SIGN

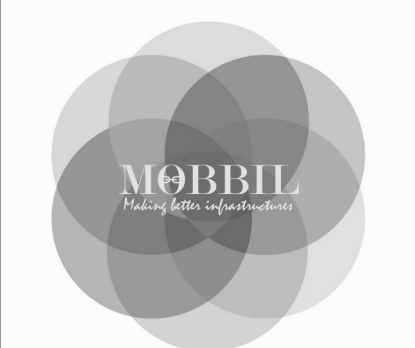
LEGEND

- SURFACE TO UNDERGO GRINDING AND CAPPING
- SIDEWALK LANDSCAPE AREA
- PEDESTRIAN WALKWAY



NOTE:

- 10'-0" RIGHT-OF-WAY IRREVOCABLE OFFER TO BE DEDICATED TO THE CITY OF SANTA ANA FOR FUTURE STREET PURPOSES.
- 25'x25' CORNER CUT-OFF DEDICATION TO THE CITY OF SANTA ANA FOR STREET PURPOSES.
- FOR LIGHTING FIXTURE DETAILS, SEE PAGE A-10.
- TOTAL STREET FRONTAGE IS 290.25FT, PER SAMC SECTION 41-862 ONLY ONE FREESTANDING SIGN IS ALLOWED.



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MANAGEMENT OF
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OWNER: FARZAN GHADOOSH AHY

PROJECT: TUSTIN SERVICE STATION

ADDRESS: 2230 N TUSTIN AVE.
SANTA ANA, CA 92705

SITE PLAN

REVISIONS BY	
DATE:	Issue Date
DRAWN:	S D
SCALE:	1/8" = 1'-0"
SHEET:	
A - 03	
OF	