

SITE PLAN KEYNOTES

- TRASH ENCLOSURE W/ 20'-4"x20"x6" THICK REINFORCED CONCRETE APRON. PROVIDE 10' CLEAR AT GATES WHEN OPEN. REFER TO TRASH ENCLOSURE PLAN AND CIVIL ENGINEERING PLANS FOR ADDITIONAL INFORMATION.
- FUEL CANOPY OVER 8-PUMP (16 DISPENSER) FUEL ISLAND. PROVIDE CONCRETE SLAB UNDER THE FULL EXTENT OF THE FUEL CANOPY WITH AN IMPERMEABLE SURFACE EXTENDING 8' MIN. BEYOND THE FACE OF THE ADJACENT FUEL PUMP DISPENSER. THIS CONCRETE SLAB MUST BE GRABBED AND CONSTRUCTED TO PREVENT DRAINAGE ACROSS, OR FROM, THE DISPENSING AREA. THIS FUEL ISLAND AREA SHALL BE EQUIPPED WITH DRAIN INLETS THAT DIRECT DRAINAGE THROUGH SAND AND OIL SEPARATORS TO THE SANITARY SEWER SYSTEM. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- 48" WIDE ACCESSIBLE ROUTE. VERIFY CROSS SLOPE DOES NOT EXCEED 2% AND RUNNING SLOPE DOES NOT EXCEED 5%.
- ACCESSIBLE CONCRETE SIDEWALK. VERIFY CROSS SLOPE DOES NOT EXCEED 2% AND RUNNING SLOPE DOES NOT EXCEED 5%.
- PROVIDE ACCESSIBLE CURB RAMP. VERIFY CROSS SLOPE DOES NOT EXCEED 2% AND RUNNING SLOPE DOES NOT EXCEED 8%.
- ACCESSIBLE PARKING AND SIGNAGE. VERIFY SURFACE SLOPE DOES NOT EXCEED 2% IN ANY DIRECTION ON ACCESSIBLE PARKING SPACES AND ACCESS AISLES.
- EXISTING ROCK FORMATIONS TO BE PRESERVED OR RELOCATED ONSITE WHERE POSSIBLE AS PRACTICAL AND FEASIBLE. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- PROVIDE SEPTIC TANK AND LEACH FIELD WITH BUILT-IN REDUNDANCY. REFER TO SEPTIC DESIGN FOR MORE INFORMATION.
- PROVIDE SUBSURFACE DRAIN PER PERCOLATION TEST REPORT TO DIVERT UNDERGROUND STORMWATER AWAY FROM LEACH FIELD. REFER TO CIVIL ENGINEERING FOR MORE INFORMATION.
- ABOVE GROUND FUEL TANKS INSTALLED PER MFG SPECIFICATIONS. REFER TO CIVIL ENGINEERING FOR SPECIFIC DESIGN.
- NEW FULL ACCESS DRIVEWAY PER COUNTY REQUIREMENTS. REFER TO CIVIL ENGINEERING FOR SPECIFIC DESIGN.
- NEW RIGHT-IN, RIGHT-OUT DRIVEWAY PER COUNTY REQUIREMENTS. REFER TO CIVIL ENGINEERING FOR SPECIFIC DESIGN.
- DETECTABLE WARNING. TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A BASE DIAMETER OF 0.9 INCH (22.9 MM) MINIMUM AND 0.92 INCH (23.4 MM) MAXIMUM, A TOP DIAMETER OF 0.45 INCH (11.4 MM) MINIMUM AND 0.47 INCH (11.9 MM) MAXIMUM, AND A HEIGHT OF 0.2 INCH (5.1 MM) WITH A SPACING OF 2.3 INCHES (58 MM) MINIMUM AND 2.4 INCHES (61 MM) MAXIMUM, AND A BASE-TO-BASE SPACING OF 0.65 INCH (16.5 MM) MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID.
- MONUMENT SIGN. EXACT LOCATION AND DESIGN SHALL BE DETERMINED BASED ON COUNTY REQUIREMENTS AND DESIGN BY SIGN COMPANY.
- PRESERVE EXISTING TREES WHEREVER POSSIBLE AS PRACTICAL AND FEASIBLE.
- (6) BICYCLE PARKING SPACES. BICYCLE RACKS SHALL BE DESIGNED TO ENABLE A BICYCLE TO BE LOCKED TO THE RACK AND SHALL BE INSTALLED IN A MANNER THAT ALLOWS ADEQUATE ACCESS TO THE BICYCLE.
- PROVIDE STORMWATER DETENTION BASIN. REFER TO CIVIL ENGINEERING FOR SPECIFIC LOCATION, SIZE AND DESIGN.
- DRIVE-THRU LANE WITH APPROXIMATELY 275' OF STACKING.
- 15' UTILITY EASEMENT TO OVERHEAD POWER LINES.
- PROVIDE AN ACCESSIBLE RAMP WITH HANDRAIL WITH MAX. 2% CROSS SLOPE AND MAX. 8% SLOPE IN THE DIRECTION OF TRAVEL. PROVIDE ACCESSIBLE LANDING AT MAX. 30' APART PER CBC-11B.
- MODIFY EXISTING ACCESSIBLE PATH AS REQUIRED TO FACILITATE RECONSTRUCTED DRIVEWAY. REFER TO CIVIL ENGINEERING FOR SPECIFIC DESIGN.
- DEMOLISH AND REMOVE EXISTING CONCRETE PAD.
- LANDSCAPE AREA, TYP. REFER TO LANDSCAPE PLANS FOR SPECIFIC DESIGN.

PARKING CALCULATIONS

RETAIL FOOD AND BEVERAGE:
 1 PER 200 SF. OF AUA; PLUS 1 PER CHECK STAND; PLUS 1 PER 600 SF. OF STORAGE AREA.
 AUA: 2,400 S.F./200 = 12 SPACES
CHECK STANDS: 2 = 2 SPACES
STORAGE AREA: 2,100 S.F./600 = 4 SPACES
SUB TOTAL: 18 SPACES

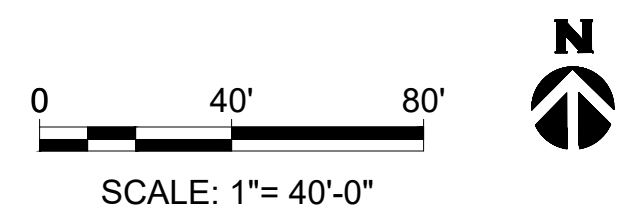
RESTAURANT W/ DRIVE-THRU:
 1 PER 300 SF. OF GFA; PLUS 1 RV SPACE FOR EVERY 20 PARKING SPACES.
 GFA: 2,500 S.F./300 = 8 SPACES

NON-DRIVE-THRU RESTAURANT:
 1 PER 300 SF. OF DINING ROOM AREA; PLUS 1 PER 2 EMPLOYEES; PLUS 1 RV SPACE FOR EVERY 20 PARKING SPACES.
 DINING ROOM S.F.: 800 S.F. = 3 SPACES

OFFICE (VISITOR CENTER):
 1 PER 250 SF. OF AUA.
 AUA 625 S.F./250 = 3 SPACES

TOTAL 32 SPACES REQUIRED, 81 PROVIDED

BICYCLE SPACES: 1 PER EVERY 5 REQUIRED PARKING SPACES.
 32 REQUIRED SPACES/5 = 6 BICYCLE SPACES.



BUILDING SQ. FT. CALCULATION

MAIN BUILDING 9,787 S.F.
C-STORE 4,512 S.F.
DRIVE-THRU QSR 2,525 S.F.
NON-DRIVE-THRU-TENANT 1,500 S.F.
VISITORS CENTER 1,250 S.F.

FUTURE CARWASH 1,892 S.F.
FUEL CANOPY 4,284 S.F.

PROPERTY DATA

APN: 071-080-007
 PARCEL AREA: 3.83 ACRES
 ZONING: CG-DC

SITE GENERAL NOTES

- POST CONSTRUCTION TREATMENT OF STORMWATER RUNOFF TO MEET CURRENT EL DORADO COUNTY STANDARDS.
- OIL AND WATER SEPARATOR TO MEET CURRENT EL DORADO COUNTY GUIDELINES AND BE PROVIDED AS NECESSARY.
- DRIVEWAYS AND SIDEWALKS TO MEET CURRENT EL DORADO COUNTY DEPARTMENT OF TRANSPORTATION STANDARDS.

1 SITE PLAN
 1"=40'-0" NOTE:

NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11" x 17"

M. HIGGINBOTHAM ARCHITECT
 LICENSE NO. C-36401
MA
DESIGN SERVICES
 11584 FRANCIS DRIVE
 GRASS VALLEY, CA 95949
 (530) 263-5899
 MelH.Architect@gmail.com

A PROJECT FOR:
HBD CAPITAL LLC
10940 TRINITY PKWY
SUITE C-274
STOCKTON, CA 95219
CONTACT: MEL HIGGINBOTHAM
PHONE: (530) 263-5899
EMAIL:
MelH.Architect@gmail.com



SET REVISIONS	DATE	12/28/22			
NO DESCRIPTION	DATE				
0 DESIGN REVIEW	12/28/22				
	SCALE				
	DRAWN				
	CKD				
	APPD				

NE CNR OF HWY-49 & GEORGETOWN RD
 COOL, CA. - APN: 071-080-007

ARCHITECTURAL SITE PLAN

A-1.0