

REVISED SITE PLAN

Application # PA-2000048

Received By AG On 10/25/2022

M. HIGGINBOTHAM ARCHITECT  
LICENSE NO. C-36401

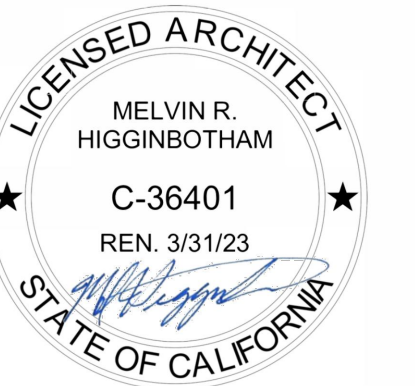


DESIGN SERVICES

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A PROJECT FOR:

RAMOS OIL COMPANY  
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# SITE PLAN KEYNOTES

- (N) 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.
- CANOPY OVER 6-PUMP (12 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 GRADED 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 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.
- INSTALL NEW FULL-ACCESS DRIVEWAY PER COUNTY STANDARDS. AN ENCROACHMENT PERMIT IS REQUIRED.
- MONUMENT SIGN; EXACT LOCATION AND DESIGN SHALL BE DETERMINED BASED ON COUNTY REQUIREMENTS AND DESIGN BY SIGN COMPANY.
- PROVIDE CLEARANCE BAR(S) AT DRIVE-THRU ENTRANCE, 9' MAXIMUM HEIGHT.
- 195'-6" DRIVE-THRU STACKING.
- OWNER SHALL EXECUTE AN IRREVOCABLE OFFER TO DEDICATE ROAD TO RESULT IN A 42' ROW FROM THE CENTERLINE OF WALNUT GROVE RD.
- EXISTING DRIVEWAY TO REMAIN
- EXISTING DIESEL TRUCK FUEL ISLAND TO REMAIN
- EXISTING ABOVE-GROUND FUEL TANKS TO REMAIN
- EXISTING TRASH ENCLOSURE TO REMAIN
- LOADING ZONE FOR DELIVERIES
- EXIST ASPHALT PAVING TO REMAIN

BUILDING SQ. FT. CALCULATION

MAIN BUILDING	4,192 S.F.
C-STORE	2,948 S.F.
DRIVE-THRU QSR	1,244 S.F.

PROPERTY DATA

AREA OF DISTURBANCE = 39,000 S.F. (0.9 ACRES)

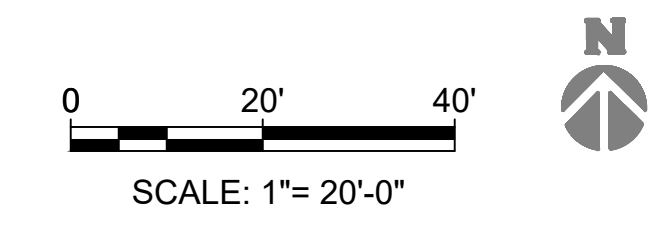
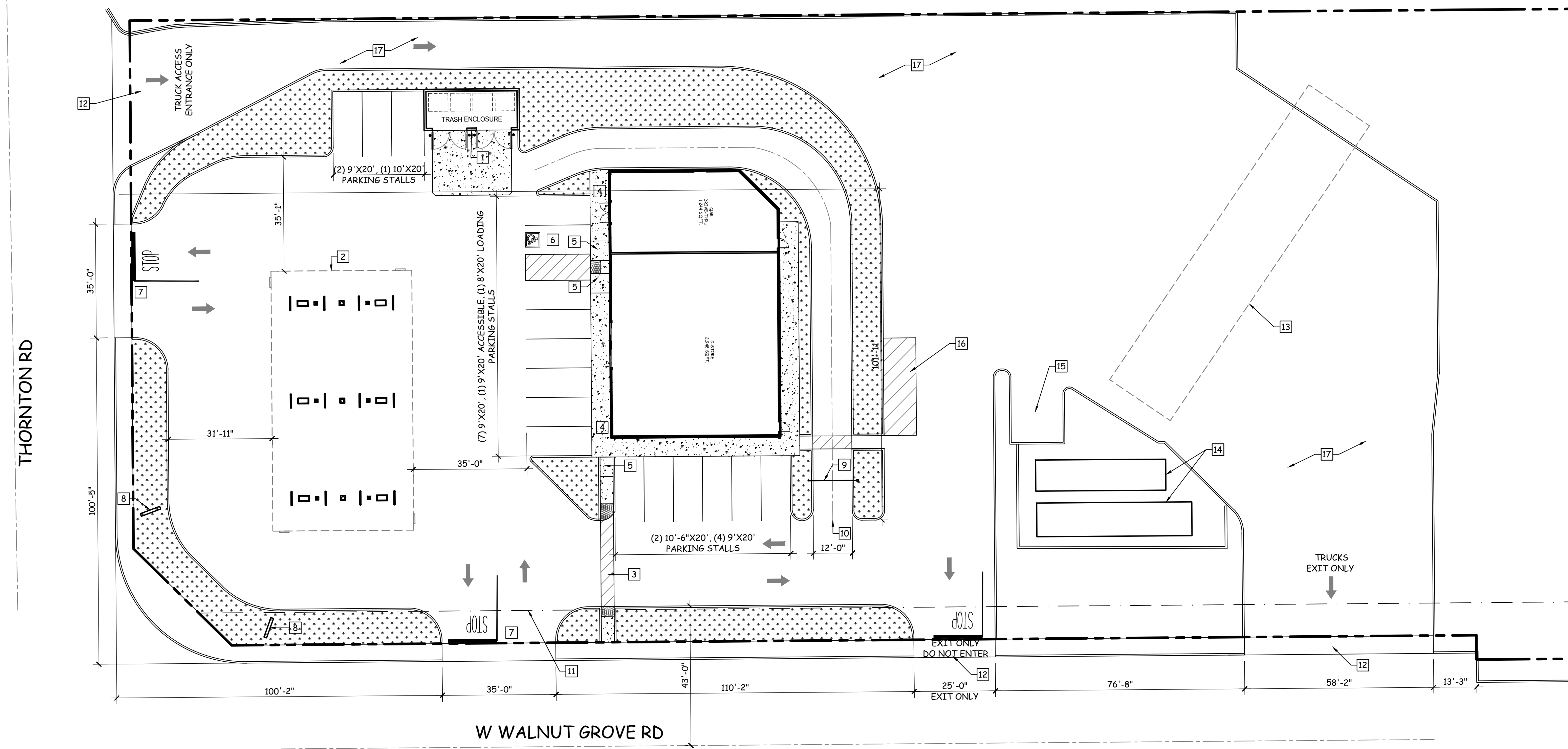
PARKING CALCULATIONS

SITE GENERAL NOTES

SET REVISIONS	DATE	SCALE	DRAWN	CKD	APPD
NO DESCRIPTION	10/19/22				
0 REVIEW SET	10/18/22				

26440 NORTH THORNTON RD.  
ARCHITECTURAL SITE PLAN

A-1.0



1 SITE PLAN  
1"=20'-0" NOTE:

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