



GENERAL NOTES

- NO GATES ARE PROPOSED IN THIS PROJECT. ANY PROPOSED GATE WILL BE SUBJECT TO ADDITIONAL REVIEW AND COMMENTS.
- ALL TRAFFIC IMPACT ANALYSIS (TIA) RECOMMENDATION(S) WILL BE IMPLEMENTED PRIOR TO THE BUILDING PERMIT, SOLELY AT THE DEVELOPER'S EXPENSE.
- THE BMPs SHOWN ON THE APPROVED SITE PLAN ARE PRELIMINARY AND WILL BE REVISED OR MODIFIED AS NECESSARY UPON COMPLETION OF THE WOMP. PRIOR TO THE ISSUANCE OF THE GRADING PERMIT, THE APPROVED GRADING/UTILITY PLAN SHALL INCORPORATE ALL REQUIRED STRUCTURAL BMPs. REFER TO PRELIMINARY GRADING AND WALL PLAN FOR MORE INFORMATION.
- 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).
- APPROPRIATE PRIVATE BACKFLOW PREVENTION DEVICE REQUIRED FOR ALL FIRE SERVICE, DOMESTIC AND LANDSCAPE WATER METER PER GRADING AND STREET IMPROVEMENT PLANS (AS APPLICABLE).
- PROPOSED IMPROVEMENT IS WITHIN A TRANSIT PRIORITY AREA (TPA).

LEGEND:

- CENTER LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE / LEASE LINE
- EASEMENT LINE / SETBACK LINE
- APPROXIMATE LIMIT OF WORK LINE
- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- LANDSCAPE/PLANTER AREA
- HEAVY DUTY ASPHALT PAVEMENT
- DETECTABLE WARNING SYSTEM
- COLORLED CONCRETE/ENHANCED PAVING
- DECORATIVE PAVING
- ACCESSIBLE ROUTE (LOCATION PURPOSES ONLY, DO NOT PAINT)
- SIGN POST
- ACCESSIBLE PARKING SPACE
- NUMBER OF PARKING SPACES
- PROPOSED FIRE WATER LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED GREASE WASTE LINE
- PROPOSED 1' WIDE SCREEN WALL

SIGN INFORMATION

- (K) CMUTCD SIGN R5-1 - "DO NOT ENTER"
- (L) CMUTCD SIGN R1-5A OR R1-5 - "YIELD TO PEDESTRIANS"

TITLE REPORT EXCEPTIONS

- PIOTTABLE BASEMENTS ARE SHOWN FROM AN OWNER SUPPLIED TITLE REPORT. NON-PIOTTABLE EASEMENTS AND OTHER NOTEWORTHY EXCEPTIONS TO TITLE ARE NOTED PER TITLE REPORT EXCEPTION NUMBER IT IS RECOMMENDED THAT LEGAL COUNSEL BE RETAINED TO REPORT ON TITLE PAPERS IN THEIR ENTIRETY:
- TITLE REPORT ORDER NO. 2676024232-52/TX20224163, DATED: JANUARY 6, 2023 AT 7:30 A.M.
- STEMS SUCH AS ASSESSMENTS, TAMES, ITEMS AND OWNERSHIP ARE BEYOND THE SCOPE OF THIS SURVEY AND ARE NOT ADDRESSED HEREON. REFERENCE TO SAID DOCUMENTS IS 4-G. FOR FULL PARTICULARS ITEMS A THROUGH & ARE CENTRAL OR FINANCIAL IN NATURE AND NOT APPLICABLE TO BE SHOWN ON THIS SURVEY
- RELEASE AND RELINQUISHMENT OF ABUTTERS OR ACCESS RIGHTS TO AND FROM THE STREET, HIGHWAY, OR FREEWAY, UPON WHOM PREMISES ABUTS, AS FOLLOWS: INSTRUMENTS GRANT DEED TO THE CITY OF SANTA ANA, A MUNICIPAL CORPORATION DATED: APRIL 21, 1979 RECORDED: APRIL 29, 1979 IN BOOK 65199 OF OFFICIAL RECORDS, PAGE 1455 AS INSTRUMENT NUMBER 27241 NOTE: EXCEPTED OUT BY ITEM 11
 - RELEASE AND RELINQUISHMENT OF ABUTTERS OR ACCESS RIGHTS TO AND FROM THE STREET, HIGHWAY, OR FREEWAY, UPON WHICH PREMISES ABUTS, AS FOLLOWS: INSTRUMENT "GRANT DEED" TO: THE CITY OF SANTA ANA, A MUNICIPAL CORPORATION DATED: OCTOBER 13, 1978 RECORDED: APRIL 29, 1979 IN BOOK 13591 OF OFFICIAL RECORDS, PAGE 121-15 INSTRUMENT NUMBER 37188 AFFECTS: THE WESTERLY 20' OF PARCEL 1 PER TRACT MAP NOSE3, BOOK 26 PAGE 30
 - AN EASEMENT APPEALING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING GRANTED TO: CITY OF SANTA ANA, A CHARTER CITY AND MUNICIPAL CORPORATION DULY ORGANIZED UNDER THE CONSTITUTION OF THE STATE OF CALIFORNIA FOR: PUBLIC STREET PURPOSES RECORDED: NOVEMBER 12, 2019 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 201900044831 AFFECTS: AS DESCRIBED THEREIN

PROPOSED IMPROVEMENTS

- ALL IMPROVEMENT AS SHOWN HEREON TO BE CONSTRUCTED AND INSTALLED BY THE DEVELOPER, AND THE DEVELOPER EXPENSE IN ACCORDANCE WITH THE CITY DESIGN STANDARDS AND SPECIFICATIONS, THE SANTA ANA MUNICIPAL CODE AND THE APPROVED STREET IMPROVEMENT PLANS.
- NOTE: NOISE STUDY CONCLUDED LESS THAN SIGNIFICANT SHORT AND LONG-TERM NOISE AND VIBRATION IMPACTS FROM PROPOSED DEVELOPMENT. NO MITIGATION MEASURES REQUIRED OR PROPOSED.

LEGAL DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 26 PAGE 30 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 1: LOTS 19 AND 20 OF TRACT NO. 863 IN THE CITY OF SANTA ANA COUNTY OF ORANGE STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 26 PAGE 30 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXPECTING THEREFOR THE WESTERLY 20.00 FEET OF LOTS 19 AND 20 AND THE SOUTHERLY 5.00 FEET OF LOTS 20 AND THAT PORTION OF LOTS 20, DESCRIBED AS FOLLOWS: A SPANDEL SHAPED AREA BOUNDED WESTERLY BY THE EAST LINE OF THE HEREINABOVE PREVIOUSLY DESCRIBED APRCEL1; BOUNDED BY THE NORTH LINE OF THE HEREINABOVE PREVIOUSLY DESCRIBED PARCEL2; BOUNDED NORTHEASTERLY BY THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, BEING TANGENT OF SAID EAST AND NORTH LINES AS CREATED TO THE CITY OF SANTA ANA, A MUNICIPAL CORPORATION IN DEED RECORDED JUNE 19, 1979 IN BOOK 13193 PAGE 1495, OF OFFICIAL RECORDS, ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED FOR STREET PURPOSES, AS DESCRIBED IN A GRANT DEED RECORDED NOVEMBER 12, 2019 AS INSTRUMENT NO. 2019000448316, OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA

PARCEL 2: LOTS 13 TO 18 OF TRACT NO. 863, NOBLE PARK NO. 2, IN THE CITY OF SANTA ANA COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 26 PAGE 30 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM THE WEST 10 FEET. ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED FOR STREET PURPOSES, AS DESCRIBED IN A GRANT DEED RECORDED NOVEMBER 12, 2019 AS INSTRUMENT NO. 2019000448316, OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL 3: LOT 12 OF TRACT NO. 863, NOBLE PARK NO. 2, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 26 PAGE 30 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. DESCRIBED AS FOLLOWS: IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 10 WEST, OF THE SAN BERNARDINO MERIDIAN, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL OF THOSE LANDS AS DESCRIBED IN THE DOCUMENT RECORDED JUNE 11, 2007 AS INSTRUMENT NO. 2007-371898, OF OFFICIAL RECORDS OF SAID COUNTY, LYING SOUTHERLY OF A LINE, SAID LINE BEING PARALLEL WITH AND 235.00 FEET SOUTHERLY FROM THE NORTH LINE OF THOSE LANDS DESCRIBED IN THE DOCUMENT RECORDED FEBRUARY 3, 2015 AS INSTRUMENT NO. 2015-53248, OF OFFICIAL RECORDS OF SAID COUNTY

PARCEL 4: A PORTION OF LOT 1 OF TRACT NO. 863, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 36 PAGE 30 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 10 WEST, OF THE SAN BERNARDINO MERIDIAN, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL OF THOSE LANDS AS DESCRIBED IN THE DOCUMENT RECORDED JUNE 11, 2007 AS INSTRUMENT NO. 2007-371898, OF OFFICIAL RECORDS OF SAID COUNTY, LYING SOUTHERLY OF A LINE, SAID LINE BEING PARALLEL WITH AND 235.00 FEET SOUTHERLY FROM THE NORTH LINE OF THOSE LANDS DESCRIBED IN THE DOCUMENT RECORDED FEBRUARY 3, 2015 AS INSTRUMENT NO. 2015-53248, OF OFFICIAL RECORDS OF SAID COUNTY

PROPOSED CONSTRUCTION NOTES:

- CONCRETE CURB.
- 18" WALK-OFF CURB.
- ACCESSIBLE PARKING STALL SIGN.
- DIRECTIONAL MARKING PER PLAN.
- ACCESSIBLE RAMP WITH DETECTABLE WARNING (TRUNCATED DOMES).
- JOIN EXISTING CURB, CURB & GUTTER, SIDEWALK.
- "CLEAN AIR/VAN POOL/EV" IN 12" HIGH WHITE LETTERS AT THE END OF PARKING STALL.
- FUTURE E/V CHARGING STATION. CONDUIT TO BE RAN TO STALL FOR FUTURE CONNECTION.
- ADA PATH OF TRAVEL SIGN.
- COVERED TRASH ENCLOSURE AND RECYCLING BIN STORAGE.
- STANDARD 90' PARKING STALL STRIPING.
- OUTDOOR COVERED PATIO TO BE STAINED STANDARD DUTY CONCRETE PAVEMENT.
- ORDER BOARD.
- PREVIEW DETECTOR.
- HEIGHT DETECTOR POLE.
- WHEELSTOPS.
- ACCESSIBLE PATH OF TRAVEL STRIPING. ACCESSIBLE PATHS SHALL BE ENHANCED PAVING.
- REMOVE EXISTING DRIVEWAY AND REPLACE WITH DRIVEWAY PER CITY STANDARD DETAILS.
- SHORT TERM BIKE RACKS.
- PROPOSED 6" SDR-35 PVC SEWER LINE.
- PROPOSED 4" SDR-35 PVC GREASE WASTE LINE.
- PROPOSED GREASE INTERCEPTOR.
- PROPOSED DOMESTIC METER AND BACKFLOW WITH 2" PVC SCH. 80 DOMESTIC WATER LINE.
- PROPOSED IRRIGATION METER AND BACKFLOW WITH 1" PVC SCH. 80 IRRIGATION LINE.
- PROPOSED 6" FIRE WATER SERVICE, DCDA AND 6" PVC C-900 CLASS 200 FIRE WATER LINE.
- CONCRETE CURB & GUTTER.
- CONCRETE BUS PAD PER OCTA SPECIFICATION FIGURE 22A.
- 24" X 24" PRECAST DROP INLET WITH CATCH BASIN FILTER INSERT FOR TRASH CAPTURE.
- OVERHEAD CANOPY.
- SPEAKER BOX.
- 3" GRIND AND OVERLAY.
- PROPOSED BUS STOP.
- PROTECTED 6' BIKE LANE.
- PROPOSED CURB CUT.
- INSTALL "DO NOT ENTER" IN 12" HIGH WHITE LETTERS AND STRIPING.
- FULL DEPTH ASPHALT PAVEMENT (AC) REMOVAL AND REPLACEMENT, WHERE NEW CURB IS BEING INSTALLED THE CONTRACTOR SHALL REMOVE AT LEAST 2' OF AC FOR CURB FORM AND INSTALLATION.
- INSTALL E/V CHARGING STATION.
- 0" CURB FACE.
- LOADING / UNLOADING PARKING STALL.
- PEDESTRIAN GUARD RAILING.
- PROPOSED MONUMENT SIGN.

SITE DATA

PROJECT DESCRIPTION: NEW CONSTRUCTION OF A RAISING CANE'S DRIVE THRU RESTAURANT AND PARKING LOT.

ADDRESS: 1303 N BRISTOL ST, SANTA ANA, CA 92706

APN: 405-272-24

ZONING DISTRICT: BRISTOL STREET CORRIDOR SPECIFIC PLAN (SP1)

ADJACENT ZONING DISTRICTS: N: SP1- BRISTOL STREET CORRIDOR SPECIFIC PLAN
W: O - OPEN SPACE
S: SP1 - BRISTOL STREET CORRIDOR SPECIFIC PLAN
E: R1 - SINGLE-FAMILY RESIDENCE

LAND USE: COMMERCIAL

ADJACENT LAND USE: S: SP1= OPEN LOT
W: OPEN SPACE (PARKING LOT)
N: COMMERCIAL
E: RESIDENTIAL

GENERAL PLAN DISTRICT: GC - GENERAL COMMERCIAL

SPECIFIC PLAN: SP1

BUILDING SITING - A 5' MINIMUM DISTANCE SHALL BE MAINTAINED BETWEEN BUILDING LINES, DRIVEWAY CURBS AND PARKING AREAS.

BUILDING HEIGHT - BUILDING SHALL NOT EXCEED 22.5' IN HEIGHT FROM GRADE TO TOP OF THE ROOF OR PARAPET WALL.

SCREENS - ARCHITECTURAL SCREENS SHALL BE CONSTRUCTED TO OBSCURE TRASH ENCLOSURES, MECHANICAL, ELECTRICAL EQUIPMENT OR OTHER UTILITARIAN EQUIPMENT AS REQUIRED BY THE MUNICIPAL CODE.

FLOOD ZONE: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.02% ANNUAL CHANCE FLOODPLAIN.

VICINITY MAP

SANTA ANA, CALIFORNIA

PROJECT LOCATION

W LA VETA AVE
GARDEN GROVE BLVD
TRASK AVE
W 17TH ST
W WASHINGTON BLVD
W CIVIC CENTER DR
W 1ST ST
WILLITS ST
FAIRVIEW ST
N BRISTOL AVE
S FLOWER ST
MAIN ST
GRAND AVE
E 4TH ST

LOT COVERAGE

TOTAL DISTURBED AREA:	68,468 S.F.	(1.57 AC)	
TOTAL PAD AREA:	2,899 S.F.	(0.06 AC)	
TOTAL LOT AREA:	49,085 S.F.	(1.13 AC)	
TOTAL SITE AREA:	49,085 S.F.	(1.13 AC)	100%
BUILDING AREA:	2,899 S.F.	(0.06 AC)	5.9%
IMPERVIOUS AREA:	32,817 S.F.	(0.75 AC)	66.9%
LANDSCAPE AREA:	13,369 S.F.	(0.31 AC)	27.2%

PARKING TABLE:

REQUIRED	PROVIDED
22	14
-	-
-	-
6	6
2	2
2	2
26	18

(EV STALLS ARE ALSO DESIGNATED FOR VANPOOL) (REQUIREMENTS FOR EV/DESIGNATED STALLS ARE BASED ON PROPOSED RAISING CANE'S PARKING)

BICYCLE PARKING (SP1):

REQUIRED	PROVIDED
10	12

SCALE

1" = 30'
WHEN PRINTED AT FULL SIZE (24"X36")



Underground Service Alert
of Southern California
CALL: TOLL FREE 1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG
NOTICE TO CONTRACTOR
PURSUANT TO ASSEMBLY BILL 3019 NO EXCAVATION PERMIT IS VALID UNLESS THE CONTRACTOR CONTACTS AND OBTAINS AN INQUIRY I.D. NUMBER FROM UNDERGROUND SERVICE ALERT (1-800-422-4133) AT LEAST TWO WORKING DAYS PRIOR TO COMMENCING EXCAVATION.

REVISIONS			
NUMBER	DATE	INITIALS	DESCRIPTION

REFERENCES	
BENCHMARK NO.	ELEV.
4C-129-82	124.372
THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE ORANGE COUNTY BENCHMARK	
1C-129-82, EL=124.372 NAVD 88.	
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF PARCEL 4 OF PM	
GPS:6023R1, DATE:2017.5	
CONSTRUCTION COMPLETED:	

PREPARED UNDER THE SUPERVISION OF:

HANNO LUEVAND RCE NO.: 90371 09/15/2023

DESIGNED: HS DRAWN: JJ CHECKED: DM

RECOMMENDED:

RECOMMENDED FOR CONSTRUCTION:

DEPUTY CITY ENGINEER RCE NO.: XXX

PROPOSED DRIVE-THRU RESTAURANT

1303 N BRISTOL ST,
SANTA ANA, CA 92705

PUBLIC WORKS AGENCY
CITY OF SANTA ANA

PRELIMINARY SITE PLAN

SHEET NO. 1 OF 3

R-XXXX

PROJECT NO. XXXX