

SITE CRITERIA CHECKLIST	
PROJECT DATA	
TOTAL SITE AREA	1.77± ACRES
BUILDING AREAS	CVS = 12,000 SF; RELOCATED DONUT SHOP 2,000 SF.
TOTAL PARKING REQUIRED	24 SPACES REQUIRED
TOTAL PARKING PROVIDED	24 SPACES PROVIDED
TOTAL TRUCK SPACES REQUIRED	9 SPACES REQUIRED
TOTAL TRUCK SPACES PROVIDED	9 SPACES PROVIDED
TOTAL LOADING PROVIDED	1 SPACE (12' X 70')
LAND INFORMATION	
INFORMATION NOT PROVIDED	
INFORMATION NOT PROVIDED	
PLANS WERE VISUALLY DERIVED	
TOPOGRAPHICAL SURVEY	PLANS WERE VISUALLY DERIVED
OFF SITE IMPROVEMENTS	SIDEWALK, CURB AND GUTTER AS REQUIRED
TRAFFIC STUDY	LEVEL ONE (ASSUMED)
OVERLAY DISTRICTS	NONE
ZONING INFORMATION	
EXISTING ZONING	C1 COMMERCIAL
PROPOSED ZONING	C1 COMMERCIAL
BUILDING HEIGHT LIMIT	30 FEET
DOT INFORMATION	
CITY OF PLACENTIA	
MINOR ROAD JURISDICTION	INFORMATION NOT PROVIDED
MINOR ROAD JURISDICTION	INFORMATION NOT PROVIDED
LANDSCAPE INFORMATION	
SITE LANDSCAPING	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> SHOWN ON PLAN
UTILITY INFORMATION	
GAS AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> SHOWN ON PLAN
ELECTRIC AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> SHOWN ON PLAN
TELEPHONE AVAIL	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> SHOWN ON PLAN
CABLE AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> SHOWN ON PLAN
WATER AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> SHOWN ON PLAN
SEWER AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> SHOWN ON PLAN
STORM AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> SHOWN ON PLAN

1. THIS SITE PLAN HAS BEEN PREPARED BASED ON THE DUE DILIGENCE INFORMATION PROVIDED BY MILESTONE MANAGEMENT, KIMLEY-HORN AND ASSOCIATES PERFORMED NO INDEPENDENT RESEARCH, AND ASSOCIATES. THE LOCATIONS OF THESE ELEMENTS ARE APPROXIMATE AND SHOULD BE REVISED BY SURVEY.

2. MANY EXISTING UTILITIES AND OR SITE FEATURES HAVE BEEN FIELD LOCATED BY KIMLEY-HORN AND ASSOCIATES. THE LOCATIONS OF THESE ELEMENTS ARE APPROXIMATE AND SHOULD BE REVISED BY SURVEY.

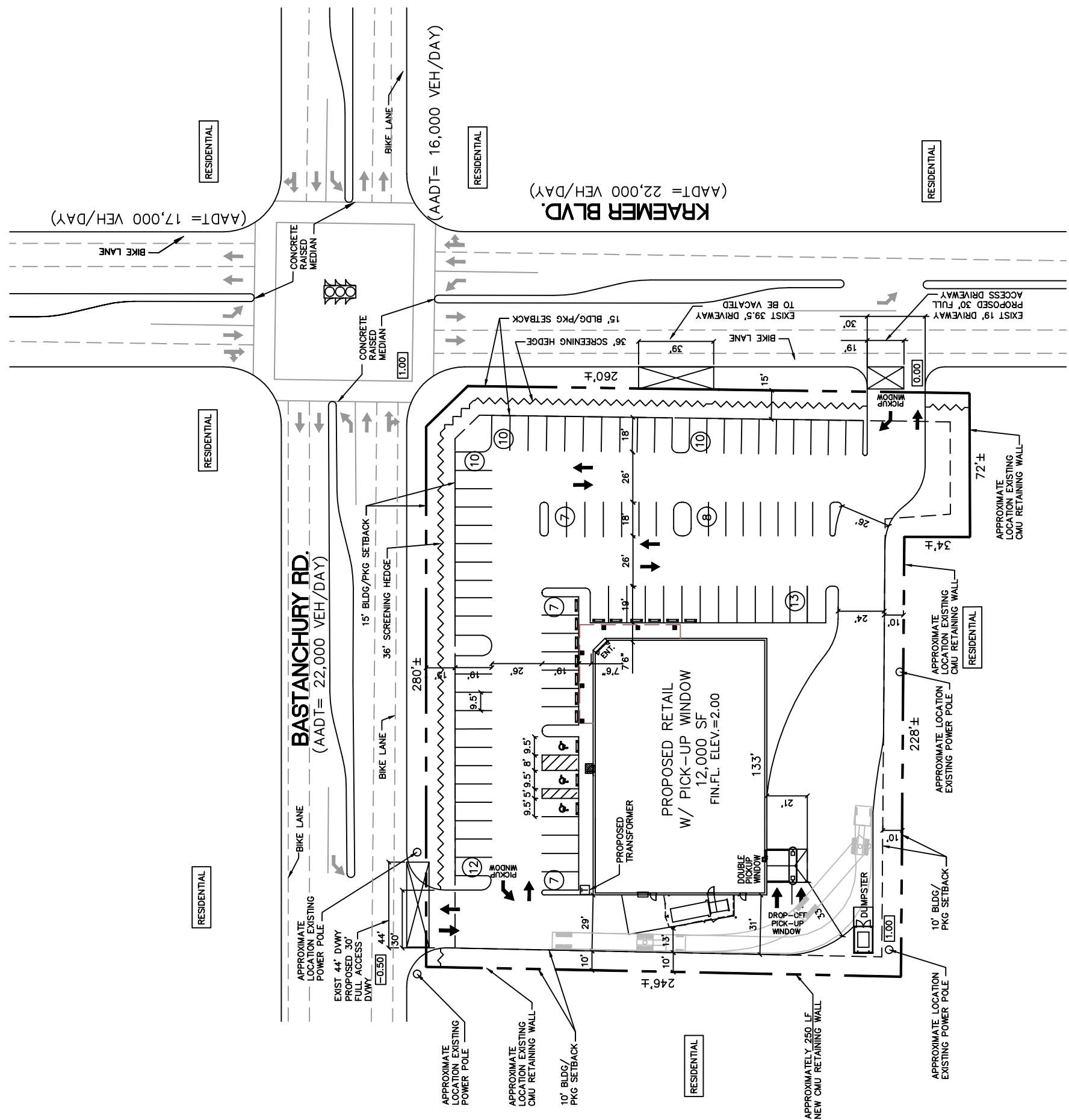
3. ALL PROPERTY DIMENSIONS TO BE VERIFIED BY TITLE REPORT.

RETAIL QUANTITY DATA	
BUILDING	12,000 SF
BUILDING SIDEWALK	1,800 SF
ASPHALT PAVEMENT	4,900 SY
CONCRETE CURB	1,950 LF
OFF-SITE SIDEWALK	0 SF
PERVIOUS AREA	17,400 SF

**1 SITE PLAN**  
SK-1

0 60' 120'

SCALE: 1" = 60'-0"



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**Kimley-Horn and Associates, Inc.**

CONSULTANT:  
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This document, together with the contract and addendum thereto, shall constitute the entire agreement between the parties hereto. It is intended only for the specific project and site described herein. No other interpretation, revision or modification shall be made without the written consent of Kimley-Horn and Associates, Inc.

KRAEMER BLVD. AND BASTANCHURY ROAD  
PLACENTIA, CA.

DEVELOPER: 14600 DETROIT AVENUE  
LAKEWOOD, OHIO 44107  
(216) 221-6600

**ZAREMBA GROUP**

REVISIONS:  
D.E.S. 05/16/02

LAYOUT COORD: NDK  
PLANNING MGR: NDK  
DRAWING BY: C.D.K.  
DATE: 05/01/02  
JOB NUMBER: 09A300009  
TITLE: **CONCEPTUAL SITE PLAN**

SHEET NUMBER: **SK-1**

CAD-DATA/CVS.CA/TONT\_BOWELL\_PLACENTIA/SW\_CAD/STATIONERY/CONSULT/SW\_CAD/STATIONERY/SK-1