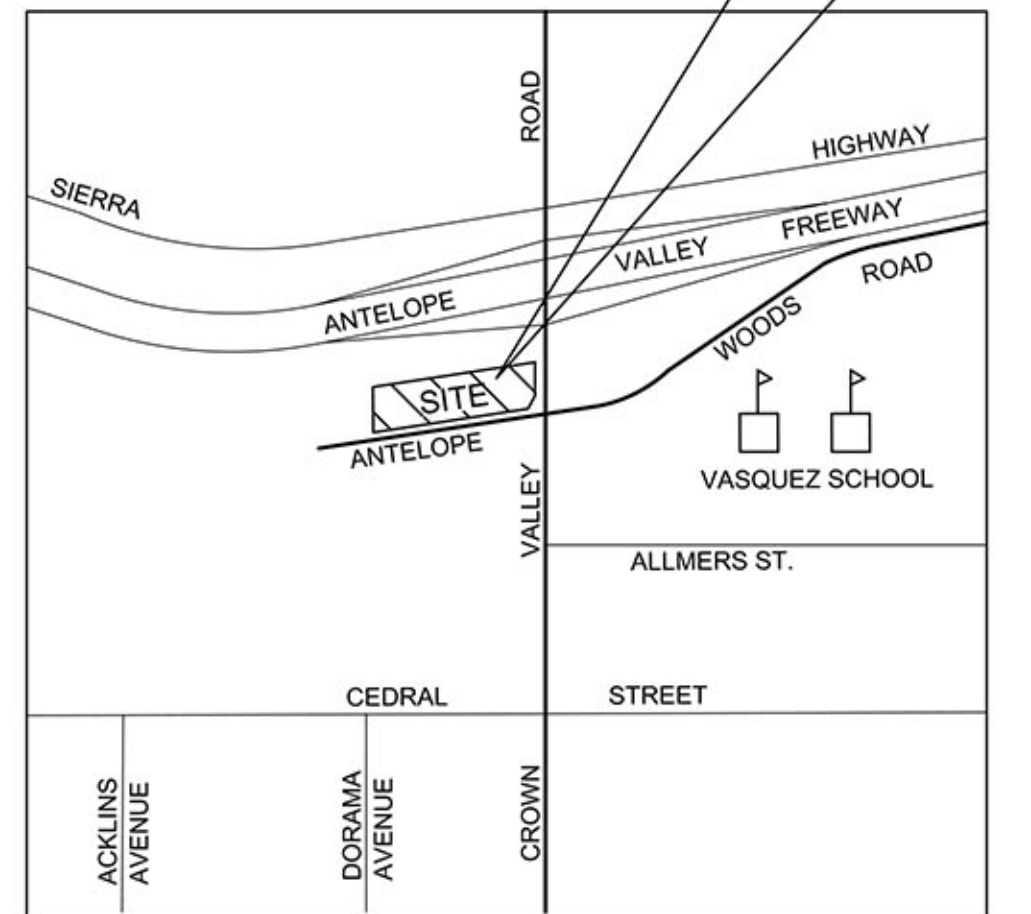


NWC OF CROWN VALLEY ROAD AND ANTELOPE WOODS ROAD ACTON, CALIFORNIA



VICINITY MAP

NOT TO SCALE



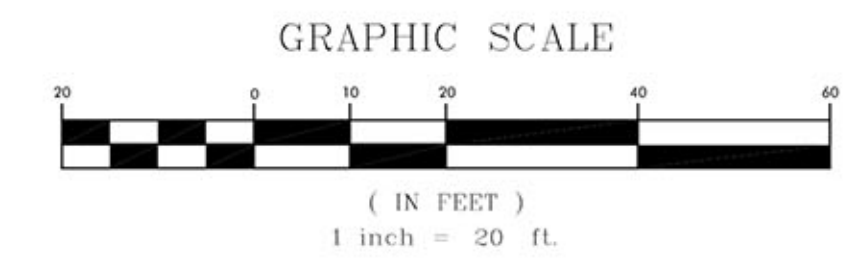
SITE DATA

ZONING	CLIENT	RITE AID
PROPOSED USE	PROPOSED USE	RETAIL
EXISTING ZONING	EXISTING ZONING	N/A
ADJACENT ZONING	ADJACENT ZONING	COMMERCIAL
SITE AREA	GROSS SITE AREA	(± 1.55 AC) ± 67,462 SF
	NET SITE AREA	(± 1.46 AC) ± 63,699 SF
BUILDING DATA	BUILDING AREA:	10,558 SF
	BUILDING HEIGHT:	± 26'
	NUMBER OF STORIES:	ONE
PARKING DATA	RETAIL REQ. (10,558 SF / 250)	42 STALLS
	PARKING PROVIDED:	50 STALLS
	ADA :	3 STALLS
	STANDARD:	44 STALLS
	CLEAN AIR:	3 STALLS
	PARKING RATIO PROVIDED:	4.7 / 1,000 S.F.
	DRIVE THRU	
	STACKING REQUIREMENTS:	N/A
REQUIRED SETBACKS	BUILDING:	
	FRONT:	T.B.D.
	SIDE - INTERIOR SIDE YARD:	T.B.D.
	CORNER LOTS:	N/A
	REAR:	T.B.D.
	PARKING LANDSCAPE SETBACKS	
	ANTELOPE WOODS ROAD:	T.B.D.
	CROWN VALLEY ROAD:	T.B.D.
LANDSCAPE DATA	LANDSCAPE AREA:	± 14,604 S.F.
	LANDSCAPE PROVIDED :	22.9 %
	(LANDSCAPE AREA DOES NOT INCLUDE DEDICATION AREA)	
	RETENTION POND	± 4,281 S.F.
	MIN. DRIVE AISLE WIDTH:	26'-0"
	STANDARD PARKING STALL:	9'-0" x 18'-0"
	NOTE:	
	1. TRUCK SIZE: WB-65 (53 FT. TRAILER)	



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"



RA#0000 ACTON, CA
 PRELIMINARY SITE PLAN SUBJECT TO CHANGE.
 ON SITE GRADES ARE PRELIMINARY ONLY. PROPERTY LINES AREA BASED
 ON ALTA SURVEY PREPARED BY SIKAND ENGINEERING DATED: 12.08.14

NWC OF CROWN VALLEY RD. & ANTELOPE WOODS RD.
 ACTON, CALIFORNIA
RDS Partners Inc.

McKently Malak ARCHITECTS
 35 Hugus Alley Suite 200
 Pasadena California 91103-3648
 TEL 626 583 8348 FAX 626 583 8387

PROPOSED SITE PLAN
 03.27.2015 14256TMA

SP-09