

LOT AREA	5,00 AC
BUILDING GROSS FLOOR AREA	14,989 SF
BUILDING HEIGHT	28' 10"
BUILDING NUMBER OF LEVELS	1
FLOOR AREA PER LEVEL	14,989 SF
BUILDING FOOTPRINT AREA AND LOT COVERAGE	14,989 SF
PARKING AREA	55,249 SF
CVS PARKING SPACES PROVIDED	STANDARD: 126
	HANDICAPPED: 4
	TOTAL: 130
SMART & FINAL PARKING SPACES PROVIDED	STANDARD: 47
	HANDICAPPED: 4
	TOTAL: 51
REST OF THE CENTER PARKING SPACES PROVIDED	STANDARD: 130
	HANDICAPPED: 6
	TOTAL: 136
PARKING SPACE REQUIREMENT CALCULATION	3 SPACES/1000 SF (45 SPACES)
LANDSCAPE AREA REQUIRED	SEE LANDSCAPE ARCHITECT'S PLAN
LANDSCAPE AREA PROVIDED	SEE LANDSCAPE ARCHITECT'S PLAN
ZONING CLASSIFICATION	2.1.6 NEIGHBORHOOD COMMERCIAL
BUILDING HEIGHT LIMIT	SEE ARCHITECT'S PLAN
GENERAL PLAN DESIGNATION	NEIGHBORHOOD EDGE

LEGEND

SHEET INDEX

SYMBOL

SITE ADDRESS

SOURCE OF TOPOGRAPHY

ABBREVIATIONS

DECLARATION OF RESPONSIBLE CHARGE

A circular professional seal for a Registered Professional Engineer in the State of California. The outer ring contains the text "REGISTERED PROFESSIONAL ENGINEER" at the top and "STATE OF CALIFORNIA" at the bottom, separated by two stars. The inner circle contains the name "JOHN D. GODDARD" at the top, "P.E." at the bottom, and the license number "NO. 33037" and the word "CIVIL" in the center.

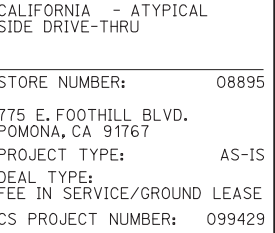
DATE _____

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET #
C-1

C-1

COMMENTS:
NOT RELEASED FOR CONSTRUCTION



 **LYONS WARREN**
engineers + architects
9560 CANDIDA STREET
San Diego, CA 92126-4540
858.573.8999

CONSULTANT:

RICKTM

ENGINEERING COMPANY

5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
(FAX) 619-291-4165

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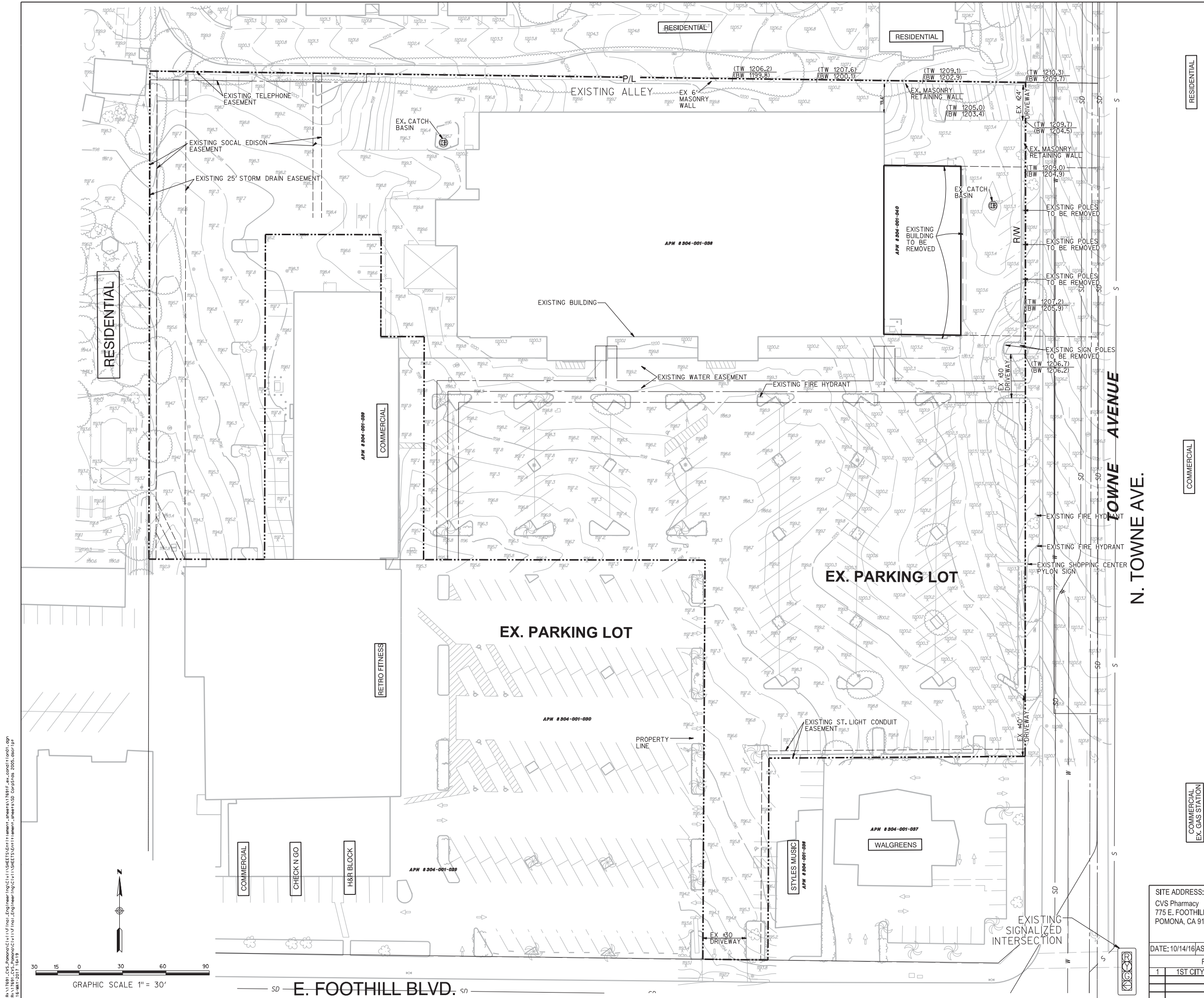
DEVELOPER:
BOOS DEVELOPMENT WEST, LLC
701 N. PARKCENTER DRIVE,
SUITE 110
SANTA ANA, CA 92705
TEL (714) 953-0004
FAX (714) 953-0005

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RAWING BY:	REC
DATE:	05/16/17
JOB NUMBER:	17691
TITLE:	
EXISTING CONDITIONS	
SHEET NUMBER:	

C-2

COMMENTS:
NOT RELEASED FOR CONSTRUCTION





CALIFORNIA - ATYPICAL
SIDE DRIVE-THRU

STORE NUMBER: 08895

775 E. FOOTHILL BLVD.
POMONA, CA 91767

PROJECT TYPE: AS-IS

DEAL TYPE: FEE IN SERVICE/GROUND LEASE

CS PROJECT NUMBER: 099429

ARCHITECT OF RECORD:



CONSULTANT:



DEVELOPER:

BOOS DEVELOPMENT WEST, LLC
701 N. PARKCENTER DRIVE,
SUITE 110
SANTA ANA, CA 92705
TEL (714) 953-0004
FAX (714) 953-0005

SEAL:



REVISIONS

REVISIONS	05/08/17
REVISIONS	05/16/17

CVS PM:

DRAWING BY: REC

DATE: 05/16/17

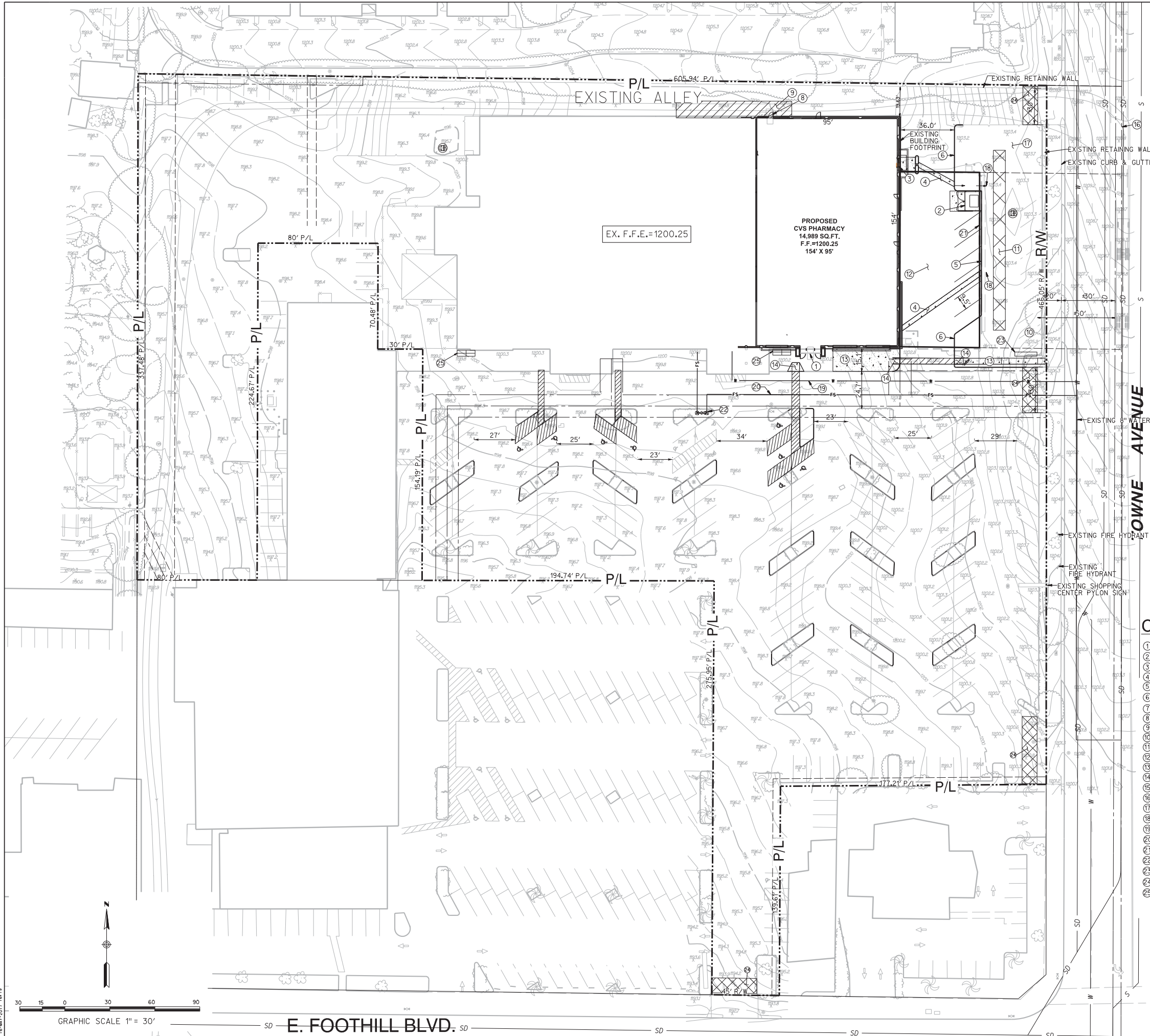
JOB NUMBER: 17691

TITLE:
SITE PLAN

SHEET NUMBER:

C-3

COMMENTS:
NOT RELEASED FOR CONSTRUCTION



CONSTRUCTION NOTES:

- 1 PROPOSED ENTRANCE/EXIT
- 2 PROPOSED TRASH ENCLOSURE - SEE ARCHITECTURAL DRAWINGS
- 3 PROPOSED DRIVETHRU WITH OVERHANG
- 4 PROPOSED RIBBON GUTTER (TYP)
- 5 PROPOSED 0" CONCRETE CURB
- 6 PROPOSED 6" CONCRETE CURB (TYP)
- 7 PROPOSED CVS MONUMENT SIGN (TYP)
- 8 PROPOSED LOADING DOOR
- 9 PROPOSED LOADING AREA
- 10 SEE LANDSCAPE PLAN FOR EX. TREE REMOVALS AND/OR RELOCATION
- 11 PROPOSED INFILTRATION TRENCH
- 12 PROPOSED ASPHALT PAVEMENT (TYP)
- 13 PROPOSED CONCRETE WALK (TYP)
- 14 PROPOSED CURB RAMP (TYP)
- 15 PROPOSED WHEEL STOP 2.5' FROM CURB (TYP)
- 16 TRUCK CIRCULATION ROUTE
- 17 PLANTING PER LANDSCAPE PLAN
- 18 VEGETATED SWALE
- 19 PROPOSED WATER LINE
- 20 PROPOSED FIRE SERVICE
- 21 PROPOSED WHEEL STOPS (TYP)
- 22 PROPOSED BACKFLOW ASSEMBLY
- 23 PROPOSED PYLON SIGN
- 24 ENHANCED PAVING
- 25 4 PROPOSED 6' X 2' BICYCLE PARKING

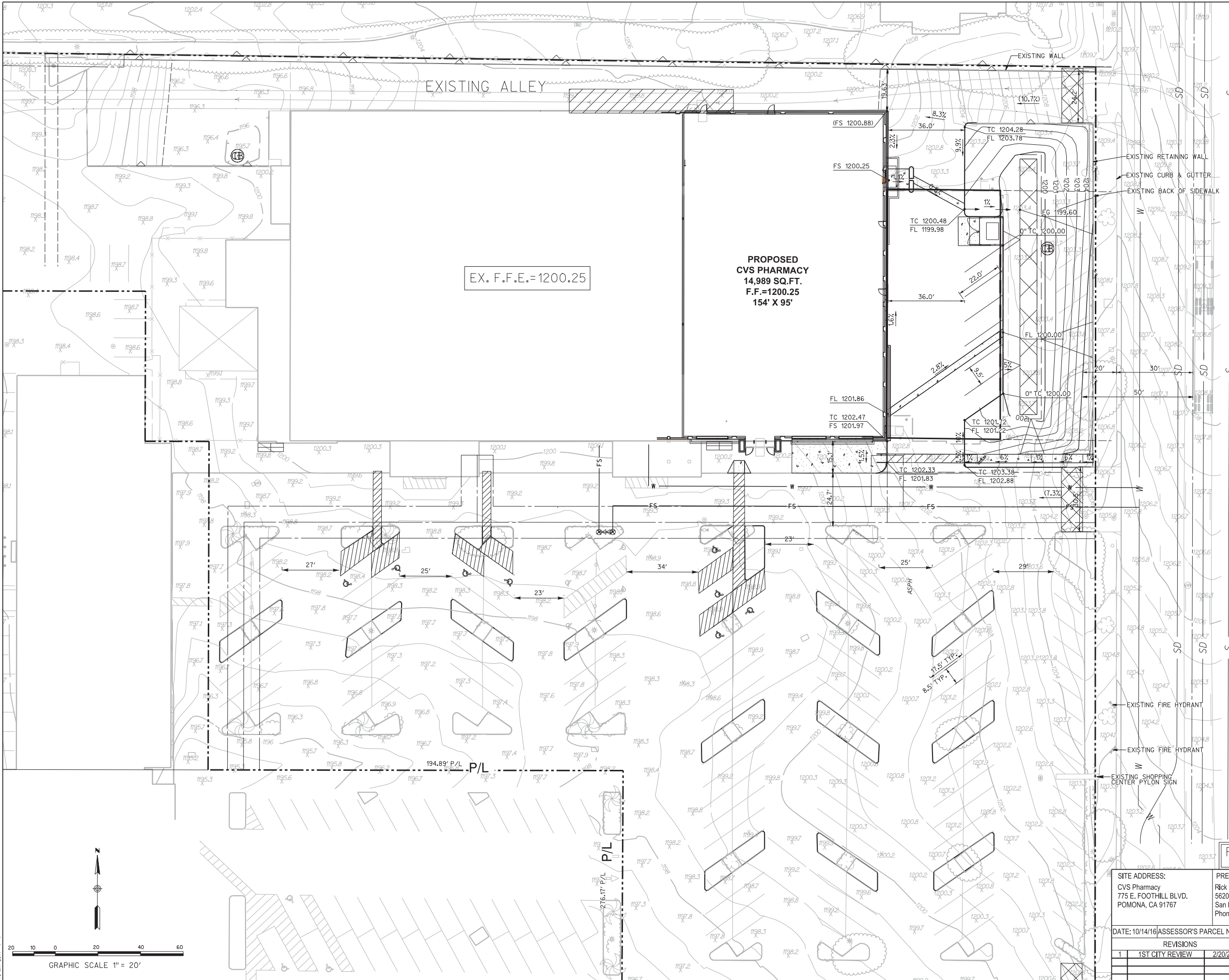
SITE ADDRESS:
CVS Pharmacy
775 E. FOOTHILL BLVD.
POMONA, CA 91767

PREPARED BY:
Rick Engineering Company
5620 Friars Road
San Diego, CA 92110
Phone: 619-291-0707

DATE: 10/14/16 ASSESSOR'S PARCEL NUMBER: 8304-001-038 & 040

REVISIONS			SHEET #
1	1ST CITY REVIEW	2/20/2017	C-3

By: 17691 CVS Pharmacy Civil Engineer (No. C-4) 1/15/2017 10:00 AM
By: 17691 CVS Pharmacy Civil Engineer (No. C-4) 1/15/2017 10:00 AM
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N. TOWNE AVE.

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SEAL:

REVISIONS	
REVISIONS	05/08/17
REVISIONS	05/16/17

CVS PM:

DRAWING BY: REC

DATE: 05/16/17

JOB NUMBER: 17691

TITLE:
**PRELIMINARY GRADING &
HARDSCAPE
PLAN**

SHEET NUMBER:

C-4

COMMENTS:
NOT RELEASED FOR CONSTRUCTION

PRELIMINARY
NOT FOR CONSTRUCTION

SITE ADDRESS:
CVS Pharmacy
775 E. FOOTHILL BLVD.
POMONA, CA 91767

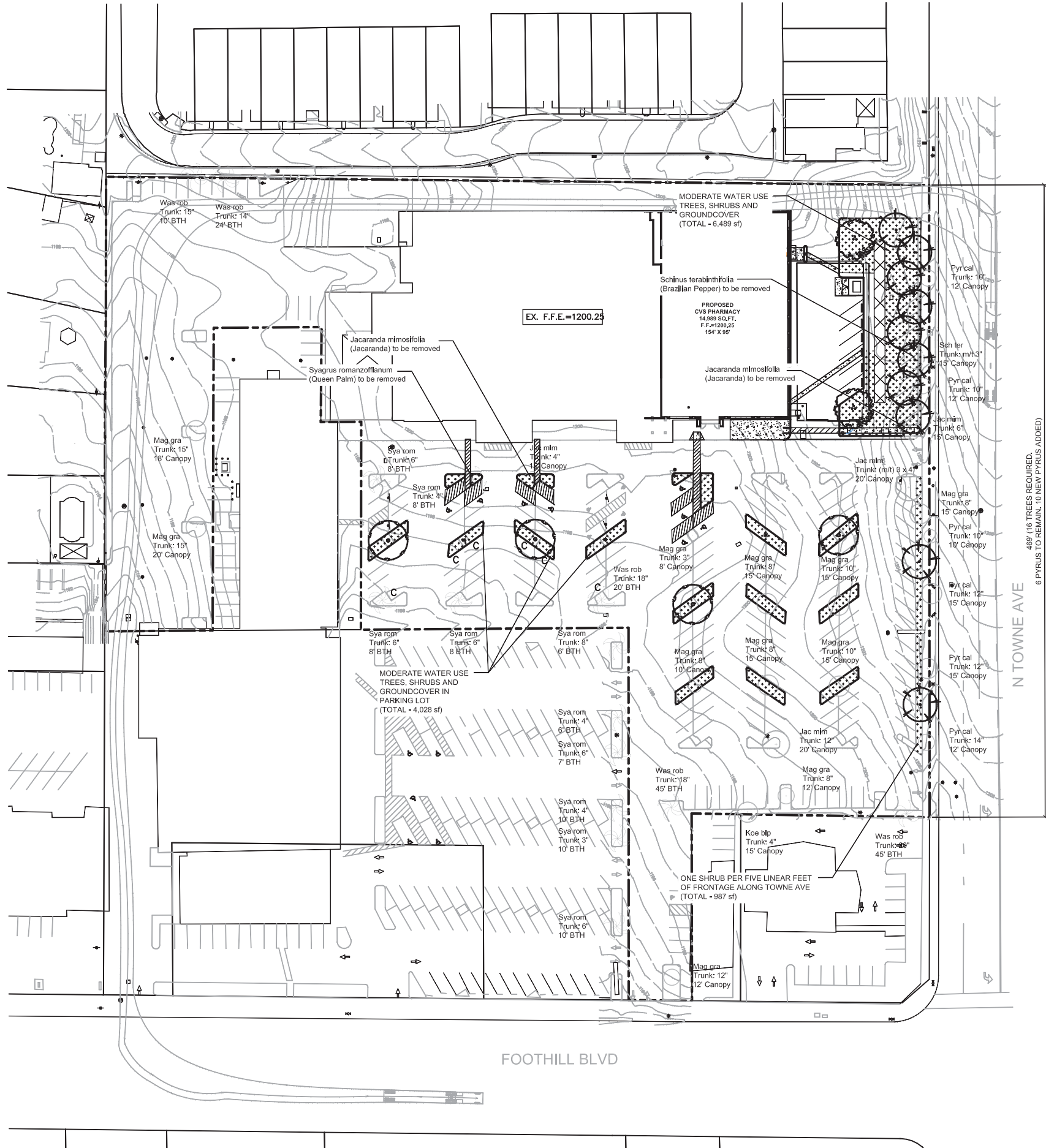
PREPARED BY:
Rick Engineering Company
5620 Friars Road
San Diego, CA 92110
Phone: 619-291-0707

DATE: 10/14/16

ASSESSOR'S PARCEL NUMBER: 8304-001-038 & 040

REVISIONS		SHEET #
1	1ST CITY REVIEW	2/20/2017

C-4



PRELIMINARY PLANT PALETTE

SYMBOL	DESCRIPTION
	Existing Tree to be Removed. See plan for additional information.
	Existing Palm Tree to Remain. See plan for additional information.
	Existing Tree to Remain. See plan for additional information.

Jac mfm	Jacaranda mimosifolia / Jacaranda
Koe bip	Koeleruteria bipinata / Chinese Flame Tree
Mag gra	Magnolia grandiflora / Magnolia
Pyr cal	Pyrus calleryana / Callery Pear
Sya rom	Syagrus romanzoffianum / Queen Palm
Was rob	Washingtonia robusta / Mexican Feather Palm

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	WUCOLS (ZONE 4)
	TREES				
	Jacaranda mimosifolia	Jacaranda	2	24" Box	M
	Magnolia grandiflora	Magnolia	4	15 Gal	M
	Pyrus kawakamii	Evergreen Pear	10	15 Gal	M
	PLANTED AREA - 11,504SF, MODERATE WATER USE				

SHRUBS					
	Dietes iridicoides	Fortnight Lily	30	5 Gal	M
	Juniperus c sargentii	Sargent Juniper	10	5 Gal	M
	Muhlenbergia rigens	Deer Grass	50	5 Gal	M
	Nandina domestica	Heavenly Bamboo	15	5 Gal	M
	Photinia fraseri	Photinia	30	15 Gal	M
	Rhaphtolepis Indica	Indian Hawthorne	30	5 Gal	M
GROUND COVER & VINES					
	Gazania 'Burgundy'	Burgundy Gazania	1	Gal @ 18"o.c.	M
	Parthenocissus tricuspidata	Boston Ivy	5	Gal @ 15"o.c.	M

Irrigation schedules shall be programmed to provide water to each landscape hydrozone according to seasonal ETo measurements. Low hydrozone species require .3 (30%) of the seasonal ETo; Moderate hydrozone species require .5 (50%); High hydrozone plants require .8 (80%) of the seasonal ETo.

City of Pomona Water Conservation Concept Statement

This is the only form that needs to be submitted with each landscape project by the applicant

Project Site: CVS
Project Reference Number:
Project Location: Foothill Blvd & N Towne Ave
Landscape Architect / Designer: Rick Engineering

City of Pomona Maximum Applied Water Allowance / Water Budget for Landscape Areas: 26 gallons per square foot per year

Project Calculations from Worksheet

1.	City Maximum Applied Water Allowance (MAWA) / Water Budget				
	Total Area to be landscaped in square feet (s.f.)	11,504	x	26 gal.	= 299,104
2.	Estimated Applied Water Use (EAWU)				
A.	Low Hydrozone Area in s.f.		x	16 gal.	=
B.	Moderate Hydrozone Area in s.f.	11,504	x	26 gal.	= 299,104
C.	High Hydrozone Area in s.f.		x	36 gal.	=

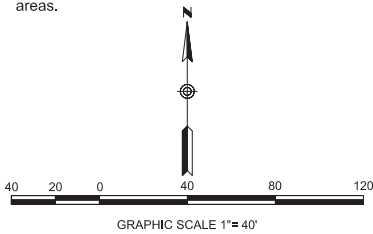
Total Estimated Applied Water Use in gallons per year: 299,104

Total Estimated Applied Water Use (EAWU) in gallons per year from item 2 above must be lower than City Maximum Applied Water Allowance in item 1 for project to pass.

Note: This is a constant water need value calculated for this hydrozone for the City of Pomona. See complete City ordinance for water budget definitions and formulas used to calculate the values adopted by the City.

Written Water Conservation Statement:

The landscape design for the improved area includes plants from the same hydrozone, moderate. There are no turf areas included as part of this project. A drip system will be designed to permanently irrigate the proposed landscape area and connected to the existing irrigation system. A 3" mulch layer will be installed in all proposed landscape areas.



SITE ADDRESS: CVS Pharmacy 775 E. FOOTHILL BLVD. POMONA, CA 91767		PREPARED BY: Rick Engineering Company 5620 Friars Road San Diego, CA 92110 Phone: 619-291-0707	
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REVISIONS		SHEET #	
1	1ST CITY REVIEW	2/20/2017	L-1



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SEAL:



REVISIONS

NO.	DESCRIPTION	DATE

CVS PM:

DRAWING BY: REC

DATE: 2/21/17

JOB NUMBER: 17691

TITLE:
PRELIMINARY LANDSCAPE
PLAN SHEET

SHEET NUMBER:

L-1

COMMENTS: