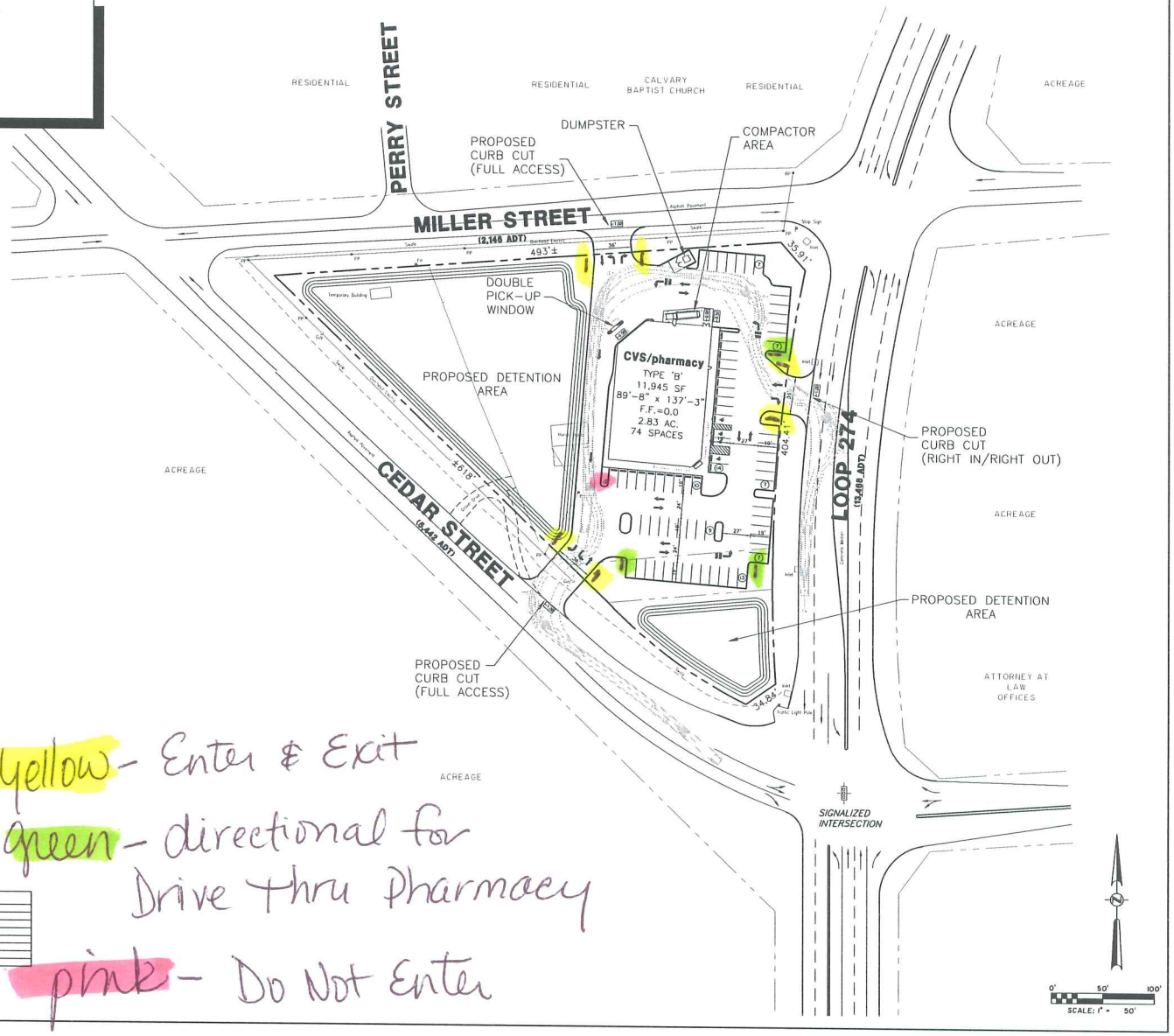
PROPERTY SIZE:
618'x 493'x 404'x 35'=123,388 SQ/FT
or 2.83 ACRES

BUILDING TYPE/SIZE:
TYPE 'B'
89'-8" x 137'-3" = 11,945 SQ/FT



SITE CRITERIA CHECKLIST

PROJECT DATA	
TOTAL SITE AREA	±2.83 ACRES
CVS PHARMACY	11,845 SF
TOTAL PARKING REQ'D.	85 PARKING SPACES REQUIRED
TOTAL PARKING PROV.	74 PARKING SPACES PROVIDED
TOTAL LOADING REQ'D.	0 LOADING SPACES
TOTAL LOADING PROV.	1 LOADING SPACES PROVIDED
LAND INFORMATION	
LAND LOT	NONE
PARCEL NUMBER	PLATTING REQUIRED
BOUNDARY SURVEY	NONE PROVIDED
TOPOGRAPHICAL SURVEY	NONE PROVIDED
OFF SITE IMPROVEMENTS	NONE AT THIS TIME
TRAFFIC STUDY	NONE PROVIDED
OVERLAY DISTRICTS	TBD
ZONING INFORMATION	
EXISTING ZONING	C-3
PROPOSED ZONING	NONE
BUILDING HEIGHT LIMIT	100 FT.
DOT INFORMATION	
CURB CUT PERMIT	TxDOT, CITY OF ANGLETON
ACCESS	MILLER STREET, LOOP 274, CEDAR STREET
MAJOR ROAD JURISDICTION	CITY OF ANGLETON
MINOR ROAD JURISDICTION	TxDOT
LANDSCAPE INFORMATION	
SITE LANDSCAPING	WILL SITE REQUIRE LANDSCAPING ☐ YES ☐ NO ☒ TO BE DETERMINED
UTILITY INFORMATION	
GAS AVAILABILITY	☒ YES ☐ NO ☐ SHOWN ON PLAN
ELECTRIC AVAILABILITY	☒ YES ☐ NO ☐ SHOWN ON PLAN
TELEPHONE AVAIL.	☒ YES ☐ NO ☐ SHOWN ON PLAN
CABLE AVAILABILITY	☒ YES ☐ NO ☐ SHOWN ON PLAN
WATER AVAILABILITY	☒ YES ☐ NO ☐ SHOWN ON PLAN
SEWER AVAILABILITY	☒ YES ☐ NO ☐ SHOWN ON PLAN
STORM AVAILABILITY	☒ YES ☐ NO ☐ SHOWN ON PLAN

SITE RISK ASSESSMENT

1) THE LOCAL JURISDICTION RESERVES THE RIGHT TO MAKE ANY CHANGES DEEMED NECESSARY UNTIL THE ISSUE OF THE CERTIFICATE OF OCCUPANCY.

2) THIS SITE PLAN ASSUMES MINIMUM CITY OF ANGLETON LANDSCAPE, BUFFER & SETBACK REQUIREMENTS

3) DETENTION AREA AND VOLUME SHOWN IS PRELIMINARY, SUBJECT TO TOPO SURVEY AND LOCATION OF STORM SEWER OUTFALL. PUMP STATION MAY BE REQUIRED.

4) PROPOSED DRIVEWAYS LOCATION SUBJECT TO TXDOT AND CITY OF ANGLETON APPROVAL.

ESTIMATING INFORMATION	
LANDSCAPING/SCREENING/IRRIGATION SQ.FT.	20,161
WALKS, PADS & 5' PER OF BLDG., SQ. FT.	2,364
CURBS AND GUTTERS, LIN. FT.	1,948
PARKING LOT (HEAVY & MED. PAVING), SQ. YDS.	5,494
RETAINING WALLS, LIN. FT.	0
EXCAVATION/CUT AND FILL, SQ. YDS.	TBD

yellow - Enter & Exit

green - directional for Drive thru Pharmacy

pink - Do Not Enter

CIVIL ENGINEER

Carter :: Burgess

Consultants in Planning, Engineering, Architecture, Construction Management, and Related Services

CARTER & BURGESS, INC.
55 WAUGH DRIVE
SUITE 800
HOUSTON, TX 77007
TEL 713.869.7900
FAX 713.869.2409

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CONSULTANT:

SEAL:

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CVS/pharmacy
RIGHT HAND
11,945 PROTOTYPE
NW CORNER OF CEDAR STREET AND LOOP 274
ANGLETON, TEXAS

DEVELOPER:

CEDARWOOD DEVELOPMENT, INC.
222 PENNBRIGHT
SUITE 109
TEL 281.877.4140
FAX 281.872.0547

REVISIONS:

3/14/06	REV BLDG TO 9800 S.F.
3/20/06	REV BLDG TO 11945 S.F.
6/13/06	MOVED ACCESS DRIVE TO LOOP 274
7/5/06	ROTATE CVS SITE
10/13/06	UPDATED PLAN & BLDG

LAYOUT COORD:	WSB
PLANNING MGR:	WSB
DRAWING BY:	DRI
DATE:	NOVEMBER 24, 2004
JOB NUMBER:	031492.020

TITLE: CONCEPTUAL SITE PLAN

SHEET NUMBER: SK-1

COMMENTS: NOT RELEASED FOR CONSTRUCTION-J

FILE: M:\DGN\031492\031492 - CP SK1 (DRI)\Project\CUB-Cedar & Loop 274 NWC - Angleton\SK-1Cedar & Loop 274 NWC - SK-1.dwg PLOTTED: Apr 09, 2008 3:3pm BY:dwigt PLOT SCALE: 1:40