

CITY OF PORTLAND, MAINE
PLANNING BOARD

Michael Patterson, Chair
Janice E. Tevanian, Vice Chair
Bill Hall
Lee Lowry III
Shalom Odokara
David Silk

May 13, 2008

David Latulippe
The Richmond Company
23 Concord Street
Wilmington, MA 01887

Maureen M. McGlone
Gorrill-Palmer Consulting Engineers
P.O. Box 1237
15 Shaker Road
Gray, ME 04039

**RE: 606 and 616 Forest Avenue. Walgreens Pharmacy
Application # 2007-0188**

Dear Mr. Latulippe and Ms. McGlone:

On April 29, 2008 the Portland Planning Board voted unanimously on the following motions to approve the proposal to develop a 13,700 sq. ft Walgreen's Pharmacy with drive-thru service at 606-616 Forest Avenue:

1. CONDITIONAL USE

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in the Planning Board Report # 18-08, relevant to Portland's Conditional Use Standards and other regulations, and the testimony presented at the Planning Board hearing:

The Planning Board voted unanimously (5-0. Odokara and Lewis absent) to find that the proposed conditional use for a drive-through adjacent to a residential use or zone does meet the standards of Section 14-474 and the standards of Section 14-182 for the B2-b zone.

2. WAIVERS

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in the Planning Board Report # 18-08 relevant to the Portland Technical and Design Standards and Guidelines and other regulations and the testimony presented at the Planning Board hearing:

The Planning Board voted unanimously (5-0. Odokara and Lewis absent) to waive City Technical Standard, Section III(3)(A) requiring that parking spaces be 9 feet wide by 19 feet long.

The Planning Board voted unanimously (5-0. Odokara and Lewis absent) to waive City Technical Standard, Section III(2)(e)(3) pertaining to the minimum separation between public arterial and collector streets and two-way driveways for the Forest Avenue and Deering Avenue driveways as depicted on the approved site plan. This waiver is contingent on the Forest Avenue driveway being reconfigured as a right-in/right out only access drive on the approved plan (*see condition of approval (1), below*).

3. SITE PLAN

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contains in Planning Board Report # 18-08, relevant to the site plan Ordinance and

other regulations and the testimony presented at the Planning Board hearing, the Planning Board finds that the plan is in conformance with the site plan standards of the land use code, subject to the following conditions of approval:

1. The applicant shall restrict the Forest Avenue driveway to right turn entry/exit movements only and shall revise the driveway configuration to minimize illegal left-turn maneuvers prior to the issuance of a building permit.
2. The applicant shall furnish a copy of a signed cross access easement between Church Corporation of 630 Forest Avenue and the applicant pertaining to the cross-access driveway and four parking spaces, and with a site plan that includes the layout of the adjacent parking lot on the Church Corporation property at 630 Forest Avenue for review and approval by Corporation Counsel and the Planning Authority prior to the issuance of a Building Permit.
3. Deliveries to the site and trash removal shall be restricted to between the hours of 8am and 8pm.
4. The applicant shall contribute \$5,000.00 towards future infrastructure improvements at the Woodfords Corner intersection. All financial contributions shall be paid to the City of Portland prior to the issuance of a Building Permit.
5. If requested by the City, the applicant shall conduct traffic monitoring at the site after the pharmacy is open. The monitoring results shall be submitted to the City Transportation Engineer for review. If the City determines that off-premises traffic is using the cross-access driveway as a cut-through for access to Revere Street, then the applicant shall install signage approved by the City Transportation Engineer and shall take any other steps as may be recommended by the City Transportation Engineer to discourage cut-through traffic.
6. A letter of sewer capacity must be submitted by the applicant for review and approval by the Planning Authority, prior to the issuance of a Building Permit.
7. The applicant shall arrange for Central Maine Power (CMP) to remove the two existing spotlights on Lincoln Street and Deering Avenue prior to the issuance of a Certificate of Occupancy.
8. Double wooden guardrails shall be added to the two areas on either side of the Lincoln Street driveway to provide adequate edge treatment. A revised landscape plan that includes these guardrails shall be submitted for review and approval by the City Arborist prior to the issuance of a Building Permit.
9. The applicant shall provide a pre-development assessment of noise levels at the property line along with a prediction of decibel levels at the property line for the proposed rooftop mechanical units from the manufacturer for review and approval by the Planning Authority prior to the issuance of a building permit. Post-development noise levels shall be submitted to the Planning Authority and if it is determined that the levels exceed the standards of Section 14-187, the applicant shall install noise mitigation measure for the rooftop mechanicals prior to the release of the performance guarantee.

Please note the following provisions and requirements for all site plan approvals:

- a. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.

- b. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (*.dwg), release 14 or greater, with seven (7) sets of the final plans.
- c. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
- d. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
- e. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
- f. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
- g. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

Sincerely,

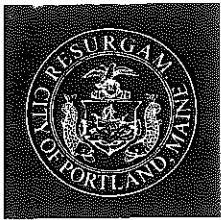


Janice Tevanian, Chair
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Molly Casto, Planner
Phil DiPierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Jeanie Bourke, Director of Inspections
Inspections Division
Michael Bobinsky, Public Works Director
Mike Farmer, Project Engineer
Jim Carmody, City Transportation Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Captain Greg Cass, Fire Prevention. Fire Department

Assessor's Office
Approval Letter File

Attachment: Planning Board Report #18-08



Strengthening a Remarkable City, Building a Community for Life

www.portlandmaine.gov

Planning & Urban Development Department
Penny St. Louis Littell, Director

September 25, 2009

David Latulippe
The Richmond Company
23 Concord Street
Wilmington, MA 01887

Alton Palmer
Gorrill-Palmer Consulting Engineers
P.O. Box 1237
15 Shaker Road
Gray, ME 04039

**RE: 606 and 616 Forest Avenue. Walgreens Pharmacy
Amendments to approved site plan - Loading
Application # 2007-0188**

Dear Mr. Latulippe and Mr. Palmer:

Thank you for submitting a proposed amendment to the approved site plan for Walgreens Pharmacy at 606-616 Forest Avenue. It is our understanding that the proposed changes, as shown on the submitted site plan dated September 16, 2009 and labeled sheet C1.1, include extending the proposed tote storage area an additional ten feet to allow for covered storage of cardboard recycling. The depth of the tote storage area will remain as originally approved at 5 ft 4 inches. Please submit one final copy of the revised final site plan to the Planning Division for our records.

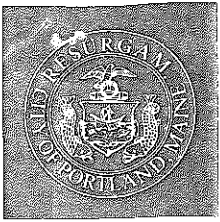
The proposed changes represent a de minimis amendment to the approved site plan and have been reviewed and approved by the Planning Authority.

If you have any questions, please contact me at 874-8901 or by email at mpc@portlandmaine.gov.

Sincerely,

Molly Casto, Senior Planner

cc: Barbara Barhydt, Development Review Services Manager
Phil DiPierro, Development Review Coordinator



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www.portlandmaine.gov

Planning & Urban Development Department
Penny St. Louis Littell, Director

Planning Division
Alexander Jaegerman, Director

October 13, 2009

David Latulippe
The Richmond Company
23 Concord Street
Wilmington, MA 01887

Alton Palmer
Gorrill-Palmer Consulting Engineers
P.O. Box 1237
15 Shaker Road
Gray, ME 04039

**RE: 606 and 616 Forest Avenue. Walgreens Pharmacy
Modifications to approved exterior lighting plan
Application # 2007-0188**

Dear Mr. Latulippe and Mr. Palmer:

It has come to our attention that the site lighting installed at 606-616 Forest Avenue has been modified from the approved site plans, thus failing to comply with Section Sec. 14-525 of the Land Use Code. The relocation, modification and addition of lighting on the site constitute an amendment to the approved site plan. The Land Use Code requires that the sites be developed and maintained as depicted in the approved site plan and written submissions of the applicant unless a revised site plan is approved by the Planning Board or Planning Authority.

The Planning Board approved the site plan on April 29, 2008. The Planning Authority approved amendments to the applicant's approved lighting plan on October 15, 2008. Approved changes were limited to those shown on the submitted photometric plan dated October 1, 2008, and catalogue cuts submitted by Cooper Lighting, include alternative light fixtures than what was approved by the Planning Board and an increase in wattage of the proposed fixtures from 140 watts to 250 watts. The approval letter included the following conditions of approval:

- (1) That the location of the fixtures, the proposed pole height of 20 ft and the finish of the housing, arm and pole in bronze shall remain the same, as approved by the Planning Board on April 29, 2008.
- (2) All proposed fixtures are to remain full-cutoff, as depicted in the submitted catalogue cuts.

It is our understanding that existing deviations from the approved exterior lighting plan include the following:

- (1) Three light poles along Lincoln Street have been installed at different locations than those approved on April 29, 2008.
- (2) An approved double-head lighting pole has been relocated and substituted with a single-head pole.
- (3) Wall-mounted lights have been installed on four sides of the building.
- (4) Canopy/awning fixtures have been installed.

- (5) The approved wall-mounted light in the loading area has been installed at a different location what was approved on April 29, 2008.

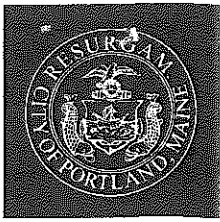
Any proposed changes to the exterior lighting plan must meet the standards of Section XV of the City Technical and Design Standards for site lighting in terms of maximum and minimum illumination levels, fixture height, light trespass, wattage and light quality. If necessary, the amendment application must include written requests for any applicable waivers from these provisions.

Please submit your site plan amendment application, revised photometric plan and catalogue cuts for all installed fixtures to the Planning Authority no later than October 21, 2009. A final Certificate of Occupancy will not be issued until these materials have been reviewed and approved and all remaining conditions of approval have been met. Compliance with the site plan is a legal requirement, and is enforceable as such. If you have any questions, please contact me at (207) 874-8719 or by email at aqj@portlandmaine.gov.

Sincerely,


Alex Jaegerman, AICP
Planning Division Director

cc: Molly Casto, Senior Planner
Barbara Barhydt, Development Review Services Manager
Phil DiPierro, Development Review Coordinator



PORTLAND, MAINE
Strengthening a Remarkable City, Building a Community for Life www.portlandmaine.gov

Planning & Urban Development Department
Penny St. Louis Littell, Director

NOVEMBER 6, 2009

The Richmond Company
Att: David Latulippe
23 Concord Street
Wilmington, MA 01887

Joseph Marden
Gorrill-Palmer Consulting Engineers
P.O. Box 1237
15 Shaker Road
Gray, ME 04039

RE: Review Comments for Revised Photometric Plan – Administrative Review

Project Name: Forest Avenue - 606 & 616; Walgreens Pharmacy; The Richard Company
Project ID: 09-99600007
Project Address: 606 Forest Ave CBL: 125 - L-006-001
616 Forest Ave CBL: 125 - L-007-001

Planner: Molly Casto

Dear Mr. LaTulippe and Mr. Marden:

Thank you for submitting a site plan amendment application for Forest Avenue - 606 & 616; Walgreens Pharmacy; The Richard Company, Applicant. This proposal is subject to the following applicable Land Use Code provisions:

- Site Plan Ordinance, Article V

It is our understanding that the proposed changes, as shown on the submitted photometric plan dated February 27, 2009 include the following amendments to the amended lighting plan approved by the Planning Authority on October 15, 2008:

- The addition of eleven (11) full cut-off building lights underneath the canopies.
- The addition of three (3) full cut-off building lights within the alleyway at the north end of the site.
- The addition of four (4) full cut-off building lights underneath the drive-thru awning.
- The addition of one (1) full cut-off building light above the receiving door at the loading area.
- The addition of one (1) full cut-off building light along the Deering Avenue side of the building.
- The relocation of one (1) full cut-off pole mounted light located in the middle of the parking lot (adjacent to the drive-thru).
- The relocation and rotation of two (2) full cut-off pole mounted lights located along Lincoln Street have been moved to the landscaped islands at the entrance off Lincoln Street.

- The addition of uplighting on top of the canopies directing light onto the façade of the building (catalogue cuts not submitted for review).

The proposed changes to the exterior lighting plan exceed the standards of Section XV of the City of Portland Technical and Design Standards for site lighting in terms of maximum and average illumination levels and light trespass at the property line. The proposed uplighting of the building facade does not meet City standards that all fixtures be full cut-off with no light directed above the horizontal plane.

Light Trespass: The proposed light trespass beyond the property line exceeds what was approved in the October, 2008 site lighting amendments. Specifically, the light trespass proposed beyond the property boundary along Lincoln Street must be reduced to levels at or below what was approved in October, 2008.

Illumination Levels: The Planning Authority has received and reviewed your submitted request for waivers from the standards for maximum and average illumination. Though exceeding permitted maximum and average illumination levels may be acceptable to a certain degree, Planning staff has determined that the proposed maximum illumination of 35.6 foot candles exceeds what is necessary to provide adequate lighting for visibility and safety and may result in adverse impact to abutting residential uses. Specifically, the proposed illumination levels at the drive-through and along the Forest Avenue frontage must be reduced. The proposed lighting levels in the alleyway at the northerly end of the site and in the loading area are acceptable as they do not result in increased light trespass beyond the parcel boundaries and provide for safer and more uniform illumination of those less visible areas of the site.

Uplighting: The Planning Authority has received and reviewed your submitted request for waivers from the Section XV requirement that all fixtures be full cut-off with no light directed above the horizontal plane. Uplighting of the building facade shall not be permitted. Section XV permits waivers from this standard on a case by case basis for sites that are part of a Historic District or require specific decorative lighting fixtures as a means to achieve compatibility with an existing architectural context. This provision would not apply in this case.

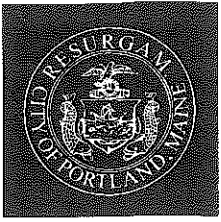
Please submit one set of revised plans to address staff comments. Upon receipt of the revised material, the City of Portland will review the additional plans and information for conformance with applicable ordinances. If you have any questions, feel free to contact me at mpc@portlandmaine.gov or at (207) 874-8901.

Sincerely,


Molly Casto, Senior Planner

Electronic Distribution:

Barbara Barhydt, Development Review Services Manager
Alex Jaegerman, Director of Planning Division
Phil DiPierro, Development Review Coordinator



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Planning & Urban Development Department
Penny St. Louis Littell, Director

Planning Division
Alexander Jaegerman, Director

November 30, 2009

David Latulippe
The Richmond Company
23 Concord Street
Wilmington, MA 01887

Joseph Marden
Gorrill-Palmer Consulting Engineers
P.O. Box 1237
15 Shaker Road
Gray, ME 04039

RE: Application for Site Plan Amendment. Revised Photometric Plan –
Administrative Review

Project Name: Forest Avenue - 606 & 616; Walgreens Pharmacy; The Richard
Company

Project ID: 09-99600007

Project

Address: 606 Forest Ave CBL: 125 - L-006-001
616 Forest Ave CBL: 125 - L-007-001

Planner: Molly Casto

Dear Mr. LaTulippe and Mr. Marden:

On November 25, 2009 the Portland Planning Authority approved the amended site plan for Walgreen's Pharmacy at 606-616 Forest Avenue as shown on the approved lighting plan dated February 27, 2009 with the following waivers and conditions:

Waivers: The revisions to the exterior lighting plan meet the standards of Section XV of the City Technical and Design Standards in terms of minimum illumination levels, fixture height and wattage. The proposed increase in average and maximum illumination levels and light trespass at the property line exceed City standards. According to the submitted photometric plan, however, the increase in illumination levels would not result in levels incompatible with abutting uses. Though illumination levels along portions of the site exceed 0.1 foot candles (fc) at the property line, these levels at these limited locations should not adversely impact adjacent private property. Thus, the Planning Authority has granted a waiver from the following Technical Standards:

- (1) The standards for average and maximum illumination levels and;
- (2) The standards for maximum illumination at the property line

Conditions of Approval:

- (1) As agreed in the applicant's letter dated November 20, 2009, all installed uplighting shall be removed from the building canopies prior to the issuance of a Certificate of Occupancy.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit an amended site plan for staff review and approval. It is our understanding that the proposed changes, as shown on the submitted plan dated include the following amendments:

- The addition of eleven (11) full cut-off building lights (50 watt fixtures) along portions of the building façade and underneath the drive-through canopy.
- The addition of ten (10) full cut-off building lights (100 watt fixtures) along portions of the building façade and in the alleyway and loading dock at the north end of the site.
- The relocation of one (1) full cut-off pole mounted light (250 watts) located in the middle of the parking lot (adjacent to the drive-thru).
- The relocation and rotation of two (2) full cut-off pole mounted lights (100 watts) located along Lincoln Street have been moved to the landscaped islands at the entrance off Lincoln Street.

STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:


1. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the planning authority pursuant to the terms of this article. Any such parcel lawfully altered prior to the enactment date of these revisions shall not be further altered without approval as provided herein. Modification or alteration shall mean and include any deviations from the approved site plan including, but not limited to, topography, vegetation and impervious surfaces shown on the site plan. No action, other than an amendment approved by the planning authority or Planning Board, and field changes approved by the Public Services authority as provided herein, by any authority or department shall authorize any such modification or alteration.
2. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Dept. prior to the release of a building permit, street opening permit or certificate of occupancy for site plans.
4. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the original approval date or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
5. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

6. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
7. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
8. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

Philip DiPierro, Development Review Coordinator, must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Molly Casto at (207) 874- 8901.

Sincerely,


Alexander Jaegerman
Planning Division Director

Electronic Distribution:

Penny St. Louis Littell, Director of Planning and Urban Development
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Molly Casto, Senior Planner
Philip DiPierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Tammy Munson, Inspections Division Director
Lisa Danforth, Administrative Assistant
Michael Bobinsky, Public Services Director
Kathi Earley, Public Services
Bill Clark, Public Services
David Margolis-Pineo, Deputy City Engineer
Jane Ward, Public Services
Keith Gautreau, Fire
Jeff Tarling, City Arborist
Tom Errico, Wilbur Smith Consulting Engineers
Dan Goyette, Woodard & Curran
Assessor's Office
Approval Letter File
Hard Copy: Project File



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Planning & Urban Development Department
Penny St. Louis Littell, Director

Planning Division
Alexander Jaegerman, Director

March 3, 2009

David Latulippe
The Richmond Company
23 Concord Street
Wilmington, MA 01887

RE: 606 and 616 Forest Avenue. Walgreens Pharmacy
Application # 2007-0188

Dear Mr. Latulippe:

On April 29, 2008 the Portland Planning Board voted to approve a proposal to develop a Walgreen's Pharmacy with drive-thru service at 606-616 Forest Avenue, subject to the conditions of approval listed in the attached approval letter, dated May, 13, 2008. At this time, the Richmond Company, applicant has successfully met all conditions of approval that were identified as preconditions for the release of a building permit. The May 13, 2009 approval letter also lists applicable provisions and requirements for all site plan approvals prior to the release of a building permit. At this time, the applicant has successfully complied with all applicable provisions and requirements, with the exception of the required pre-construction meeting. It is my understanding that your contractor is in the process of arranging a mutually agreeable time for the pre-construction meeting.

The City of Portland has accepted the applicant's performance guarantee, as submitted on March 2, 2009, and has approved the seven (7) final sets of plans submitted to the Planning Division on February 26, 2008.

If you have any questions, please feel free to contact me at (207) 272-0802 or by email at mpe@portlandmaine.gov.

Sincerely,

Molly P. Casto
Senior Planner

cc: Barbara Barhydt, Development Review Services Manager
Phil DiPierro, Development Review Coordinator
Chris Hanson, Inspections Division

Attachment May 18, 2008 Approval letter for Application # 2007-0188

CITY OF PORTLAND, MAINE

PLANNING BOARD

Michael Patterson, Chair
Janice E. Levonian, Vice Chair
Bill Hall
Lee Lowry III
Shalom Odokara
David Silk

May 13, 2008

David Latulippe
The Richmond Company
23 Concord Street
Wilmington, MA 01887

Maureen M. McGlone
Gorrill-Palmer Consulting Engineers
P.O. Box 1237
15 Shaker Road
Gray, ME 04039

**RE: 606 and 616 Forest Avenue, Walgreens Pharmacy
Application # 2007-0188**

Dear Mr. Latulippe and Ms. McGlone:

On April 29, 2008 the Portland Planning Board voted unanimously on the following motions to approve the proposal to develop a 13,700 sq. ft Walgreen's Pharmacy with drive-thru service at 606-616 Forest Avenue:

1. CONDITIONAL USE

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in the Planning Board Report # 18-08, relevant to Portland's Conditional Use Standards and other regulations, and the testimony presented at the Planning Board hearing:

The Planning Board voted unanimously (5-0, Odokara and Lewis absent) to find that the proposed conditional use for a drive-through adjacent to a residential use or zone does meet the standards of Section 14-474 and the standards of Section 14-182 for the B2-b zone.

2. WAIVERS

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in the Planning Board Report # 18-08 relevant to the Portland Technical and Design Standards and Guidelines and other regulations and the testimony presented at the Planning Board hearing:

The Planning Board voted unanimously (5-0, Odokara and Lewis absent) to waive City Technical Standard, Section III(3)(A) requiring that parking spaces be 9 feet wide by 19 feet long.

The Planning Board voted unanimously (5-0, Odokara and Lewis absent) to waive City Technical Standard, Section III(2)(c)(3) pertaining to the minimum separation between public arterial and collector streets and two-way driveways for the Forest Avenue and Deering Avenue driveways as depicted on the approved site plan. This waiver is contingent on the Forest Avenue driveway being reconfigured as a right-in/right out only access drive on the approved plan (*see condition of approval (1), below*)

3. SITE PLAN

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contains in Planning Board Report # 18-08, relevant to the site plan Ordinance and

other regulations and the testimony presented at the Planning Board hearing, the Planning Board finds that the plan is in conformance with the site plan standards of the land use code, subject to the following conditions of approval:

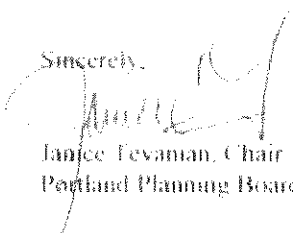
1. The applicant shall restrict the Forest Avenue driveway to right turn entry/exit movements only and shall revise the driveway configuration to minimize illegal left-turn maneuvers prior to the issuance of a building permit
2. The applicant shall furnish a copy of a signed cross access easement between Church Corporation of 630 Forest Avenue and the applicant pertaining to the cross-access driveway and four parking spaces, and with a site plan that includes the layout of the adjacent parking lot on the Church Corporation property at 630 Forest Avenue for review and approval by Corporation Counsel and the Planning Authority prior to the issuance of a Building Permit
3. Deliveries to the site and trash removal shall be restricted to between the hours of 8am and 8pm
4. The applicant shall contribute \$5,000.00 towards future infrastructure improvements at the Woodfords Corner intersection. All financial contributions shall be paid to the City of Portland prior to the issuance of a Building Permit
5. If requested by the City, the applicant shall conduct traffic monitoring at the site after the pharmacy is open. The monitoring results shall be submitted to the City Transportation Engineer for review. If the City determines that off-premises traffic is using the cross-access driveway as a cut-through for access to Revere Street, then the applicant shall install signage approved by the City Transportation Engineer and shall take any other steps as may be recommended by the City Transportation Engineer to discourage cut-through traffic
6. A letter of sewer capacity must be submitted by the applicant for review and approval by the Planning Authority, prior to the issuance of a Building Permit.
7. The applicant shall arrange for Central Maine Power (CMP) to remove the two existing spotlights on Lincoln Street and Deering Avenue prior to the issuance of a Certificate of Occupancy
8. Double wooden guardrails shall be added to the two areas on either side of the Lincoln Street driveway to provide adequate edge treatment. A revised landscape plan that includes these guardrails shall be submitted for review and approval by the City Arborist prior to the issuance of a Building Permit.
9. The applicant shall provide a pre-development assessment of noise levels at the property line along with a prediction of decibel levels at the property line for the proposed rooftop mechanical units from the manufacturer for review and approval by the Planning Authority prior to the issuance of a building permit. Post-development noise levels shall be submitted to the Planning Authority and if it is determined that the levels exceed the standards of Section 14-187, the applicant shall install noise mitigation measure for the rooftop mechanicals prior to the release of the performance guarantee.

Please note the following provisions and requirements for all site plan approvals.

- a. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.

- b. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (*.dwg), release 14 or greater, with seven (7) sets of the final plans.
- c. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
- d. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
- e. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
- f. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Works representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
- g. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

Sincerely,



Janice Tevaman, Chair
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Molly Casto, Planner
Phil DiPierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Jeanie Bourke, Director of Inspections
Inspections Division
Michael Bobinsky, Public Works Director
Mike Farmer, Project Engineer
Jim Carmody, City Transportation Engineer
Jeff Farling, City Arborist
Penny Littell, Associate Corporation Counsel
Captain Greg Cass, Fire Prevention - Fire Department

Assessor's Office
Approval Letter File

Attachment: Planning Board Report #18-08



Conditional Use Application

Department of Planning and Development
Portland Planning Board

1. Applicant Information:

The Richmond Company Attn: David Latulippe

Name

23 Concord St, Wilmington, MA 01887

Address

(978)-988-3900

N/A

Phone

Fax

3. Property Owner: _____ Applicant Other

Mercy Hospital (Both Properties)

Name

144 State St., Portland, ME 04104

Address

N/A

N/A

Phone

Fax

2. Subject Property:

606 and 616 Forest Avenue

Address

125-L-6, 125-L-7

Assessor's Reference (Chart-Block-Lot)

4. Current Zoning Designation(s):

B-2b

5. Right, Title, or Interest: Please identify the status of the applicant's right, title, or interest in the subject property:
Option to Purchase

Provide documentary evidence, attached to this application, of applicant's right, title, or interest in the subject property. (For example, a deed, option or contract to purchase or lease the subject property.)

*Submitted as part of Site Plan Application

6. Vicinity Map: Attach a map showing the subject parcel and abutting parcels, labeled as to ownership and/or current use. (Applicant may utilize the City Zoning Map or Parcel Map as a source.)

*Submitted as part of Site Plan Application

7. Existing Use:

Describe the existing use of the subject property: Benevolent and Charitable

8. Type of Conditional Use Proposed:

Drive-Thru for Proposed Pharmacy

9. **Sketch Plan:** On a separate sheet please provide a sketch plan of the property, showing existing and proposed improvements, including such features as buildings, parking, driveways, walkways, landscape and property boundaries. This may be a professionally drawn plan, or a carefully drawn plan, to scale, by the applicant. (Scale to suit, range from 1"=10' to 1"=100'.) *Submitted as part of Site Plan Application

10. **Conditional Use Authorized by:** Section 14- 183 _____

11. **Standards - Criteria for Conditional Use Appeal**

Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the Board determines that:

- a. There are unique or distinctive characteristics or effects associated with the proposed conditional use;
- b. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area;
- c. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

12. **Application Fee:** A fee for must be submitted by check payable to the City of Portland in accordance with Section 14-54 of the Municipal Code (see below). The applicant also agrees to pay all costs of publication (or advertising) of the Workshop and Public Hearing notices as required for this application. Such amount will be billed to the applicant following the appearance of the advertisement.

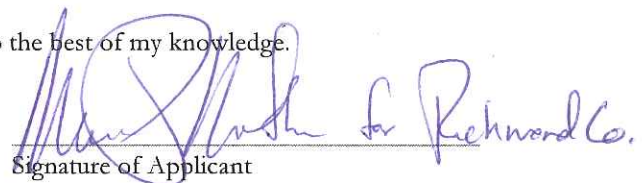
_____ Fee for Service Deposit (\$200.00)
(Required for all applications in addition to the applicable application fee listed below)

X* _____ Conditional Use	\$100.00	*Submitted as part of Site Plan Application
_____ Legal Advertisements	percent of total bill	
_____ Notices (workshop and public hearing)	.55 cents each	

NOTE: Legal notices placed in the newspaper for the public hearing meeting are required by State Statute and local ordinance. The cost of any and all Newspaper advertisements, legal advertisements and Planning Board notices will be billed directly to the applicant.

13. **Signature:** The above information is true and accurate to the best of my knowledge.

1/22/08
Date of Filing


Signature of Applicant

Further Information: Please contact the Planning Division for further information regarding the conditional use process. Applicants are encouraged to make an appointment to discuss their conditional use before filing the application.

Applicants are encouraged to include a letter or narrative to accompany the conditional use application which can provide additional background or contextual information, and describe the proposed conditional use and reasons for the request in a manner that best suits the situation.

Portland Planning Board, Portland, Maine- Effective: July 6, 1998



Development Review Application
PORTLAND, MAINE
 Department of Planning and Urban Development,
 Planning Division and Planning Board

PROJECT NAME: WALGREEN'S PHARMACY - FOREST AVENUE

PROPOSED DEVELOPMENT ADDRESS:
606 & 616 FOREST AVENUE

PROJECT DESCRIPTION:
DEVELOPMENT OF 13,600 SF WALGREEN'S PHARMACY WITH
DRIVE-UP SERVICE

CHART/BLOCK/LOT: 125/L/6,7

CONTACT INFORMATION:

APPLICANT The Richmond Company
 Name: Attn: David Latulippe
 Address: 23 Concord St.
Wilmington, MA
 Zip Code: 01887
 Work #: 978-988-3900
 Cell #: ---
 Fax #: ---
 Home: ---
 E-mail: ddlattulip@aol.com

PROPERTY OWNER
 Name: _____
 Address: _____
 Zip Code: N/A
 Work #: A
 Cell #: _____
 Fax #: _____
 Home: _____
 E-mail: _____

BILLING ADDRESS
 Name: _____
 Address: SAME AS
 Zip: APPLICANT
 Work #: _____
 Cell #: _____
 Fax #: _____
 Home: _____
 E-mail: _____

RECEIVED

 NOV - 2 2009

 City of Portland
 Planning Division

~As applicable, please include additional contact information on the next page~

APPLICATION FEE:

Check all reviews that apply. Payment may be made in cash or check to the City of Portland.

<p>Major Development (more than 10,000 sq. ft.)</p> <p>..... Under 50,000 sq. ft. (\$200.00)</p> <p>..... 50,000 - 100,000 sq. ft. (\$1,000.00)</p> <p>..... Parking Lots over 100 spaces (\$1,000.00)</p> <p>..... 100,000 - 200,000 sq. ft. (\$2,000.00)</p> <p>..... 200,000 - 300,000 sq. ft. (\$3,000.00)</p> <p>..... Over 300,000 sq. ft. (\$5,000.00)</p> <p>..... After-the-fact Review (\$1,000.00 plus applicable application fee)</p>	<p>Plan Amendments</p> <p><input checked="" type="checkbox"/> Planning Staff Review (\$250.00)</p> <p>..... Planning Board Review (\$500.00)</p> <p>Subdivision</p> <p>..... Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) + (applicable Major site plan fee)</p>
<p>Minor Site Plan Review</p> <p>..... Less than 10,000 sq. ft. (\$400.00)</p> <p>..... After-the-fact Review (\$1,000.00 plus applicable application fee)</p>	<p>Other Reviews</p> <p>..... Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____)</p> <p>..... Traffic Movement (\$1,000.00)</p> <p>..... Storm water Quality (\$250.00)</p> <p>..... Section 14-403 Review (\$400.00) + \$25.00 per lot</p> <p>..... Other _____</p>

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submissions shall include seven (7) packets with folded plans containing the following materials:

1. Seven (7) full size site plans that must be folded.
2. Application form that is completed and signed.
3. Cover letter stating the name of the project.
4. All Written Submittals (Sec. 14-525 2. (c), including evidence of right, title and interest.
5. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 100 feet.
6. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
7. Copy of the checklist completed for the proposal listing the material contained in the submitted application.
8. One (1) set of plans reduced to 11 x 17.

Refer to the application checklist (page 9) for a detailed list of submittal requirements.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-401) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: www.portlandmaine.gov. Copies of the ordinances may be purchased through the Planning Division.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Planning Authority and Code Enforcement's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for site review only; a Performance Guarantee, Inspection Fee, Building Permit Application and associated fees will be required prior to construction.

<p>Signature of Applicant:</p> 	<p>Date:</p> <p>10-22-09</p>
--	------------------------------

AGENT/REPRESENTATIVE

Name: Gornill-Palmer Consulting Engineers, Inc
Address: P.O. Box 1237, 15 Shaker Rd
Gray, ME
Zip Code: 04039
Work #: 207-657-6910
Cell #: _____
Fax #: 207-657-6912
Home: _____
E-mail: apalmer@gornillpalmer.com

ENGINEER

Name: _____
Address: SAME AS
Zip Code: AGENT
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

ARCHITECT

Name: _____
Address: _____
Zip Code: N/A
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

CONSULTANT

Name: _____
Address: _____
Zip Code: N/A
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

SURVEYOR

Name: _____
Address: _____
Zip Code: N/A
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

ATTORNEY

Name: _____
Address: _____
Zip Code: N/A
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

Request for Waiver

Re: Walgreen's Development
Forest Avenue, Portland

Request for Waiver from **Section XV** of the Technical and Design Standards and Guidelines for the City of Portland – Site Lighting Standards.

The Technical and Design Standards and Guidelines recommend an average illumination level of 1.25 foot-candles. The approved Lighting Plan, dated February 27, 2009, shows an average illumination level was 2.33. Per the revised Lighting Plan, the average illumination level is now 2.66 foot-candles. While 2.66 foot-candles exceeds the City's standard, the increase in average illumination levels does not result in a substantial increase in light trespass beyond the parcel boundaries and provides greater visibility within the project site. The increase in the average illumination level from 2.33 to 2.66 is mostly a result of the lights added to the building. The illumination levels as one nears the property line have not substantially changed as part of the lighting revisions.

The Technical and Design Standards and Guidelines recommend a maximum illumination level of 5 foot-candles. There are limited areas in the drive-thru, loading area, alleyway and under the building canopies that exceed this maximum illumination level. While the illumination levels exceed the City's standard, they are located in areas that are typically higher illumination for safety and visibility reasons. The higher illumination areas are not located in areas that will impact abutting residential neighbors. The loading area and alleyway are concealed from abutting uses by walls and buildings. The higher illumination levels under the building canopies are located along the sidewalk in front of the building and along Forest Avenue. The illumination levels at the residential properties, across from Lincoln Street and Deering Avenue, as a result of the development, are still below the 0.1 foot-candle standard.

The Technical and Design Standards and Guidelines recommend *"all fixtures, including wall packs, shall be a 'cut-off' type where lenses, refractors or lamp sources do not extend below the surface of the fixture housing and no direct light shall be directed at or above the horizontal plane."* There are lights located on the building canopies that direct light onto the façade of the building. While these lights do not meet the City's standard, they are relatively low in impact and do not direct light at abutting residential uses.

PROJECT DATA

The following information is required where applicable, in order complete the application

Total Site Area _____ sq. ft. N/A
 Proposed Total Disturbed Area of the Site _____ sq. ft. N/A
 (If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland.)

IMPERVIOUS SURFACE AREA

Proposed Total Paved Area _____ sq. ft.
 Existing Total Impervious Area _____ sq. ft. N/A
 Proposed Total Impervious Area _____ sq. ft. N/A
 Proposed Impervious Net Change _____ sq. ft.

BUILDING AREA

Existing Building Footprint _____ sq. ft.
 Proposed Building Footprint _____ sq. ft.
 Proposed Building Footprint Net change _____ sq. ft. N/A
 Existing Total Building Floor Area _____ sq. ft. N/A
 Proposed Total Building Floor Area _____ sq. ft. N/A
 Proposed Building Floor Area Net Change _____ sq. ft.
 New Building _____ (yes or no)

ZONING

Existing _____ B-2b
 Proposed, if applicable _____

LAND USE

Existing _____
 Proposed _____ Medical Office
Commercial

RESIDENTIAL, IF APPLICABLE

Proposed Number of Affordable Housing Units _____
 Proposed Number of Residential Units to be Demolished _____
 Existing Number of Residential Units _____ N/A
 Proposed Number of Residential Units _____
 Subdivision, Proposed Number of Lots _____

PARKING SPACES

Existing Number of Parking Spaces _____
 Proposed Number of Parking Spaces _____ N/A
 Number of Handicapped Parking Spaces _____
 Proposed Total Parking Spaces _____

BICYCLE PARKING SPACES

Existing Number of Bicycle Parking Spaces _____
 Proposed Number of Bicycle Parking Spaces _____ N/A
 Total Bicycle Parking Spaces _____

ESTIMATED COST OF PROJECT

Please check all reviews that apply to the proposed development

Design Review	<input checked="" type="checkbox"/>	Stormwater Quality	
Flood Plain Review	<input type="checkbox"/>	Traffic Movement	
Historic Preservation	<input type="checkbox"/>	Zoning Variance	
Housing Replacement	<input type="checkbox"/>	Historic District/Landmark	
14-403 Street Review	<input type="checkbox"/>	Off Site Parking	
Shoreland	<input type="checkbox"/>	Multi-Family Dwelling	
Site Location Act Local Review	<input type="checkbox"/>	B-3 Pedestrian Activity Review	
Single Family Dwelling	<input type="checkbox"/>	Change of Use	
2 Family Dwelling	<input type="checkbox"/>		

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy**

2007-0188

Application I. D. Number

10/23/2007

Application Date

Pharmacy

Project Name/Description

The Richmond Company

Applicant

23 Concord Street, Wilmington, MA 01887

Applicant's Mailing Address

606 - 616 Forest Ave, Portland, Maine

Address of Proposed Site

125 L006001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (978) 988-3900 Agent Fax: (978) 423-6698

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Apt 0 Condo 0 Other (specify) _____

B2b

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- Site Plan (major/minor) Zoning Conditional - PB Subdivision # of lots _____
- Amendment to Plan - Board Review Zoning Conditional - ZBA Shoreland Historic Preservation DEP Local Certification
- Amendment to Plan - Staff Review Zoning Variance Flood Hazard Site Location
- After the Fact - Major Stormwater Traffic Movement Other _____
- After the Fact - Minor PAD Review 14-403 Streets Review

Fees Paid: Site Plan \$500.00 Subdivision _____ Engineer Review _____ Date 10/24/2007

Planning Approval Status:

Reviewer _____

- Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

OK to Issue Building Permit _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____ date _____	_____ amount _____	_____ expiration date _____
<input type="checkbox"/> Inspection Fee Paid	_____ date _____	_____ amount _____	
<input type="checkbox"/> Building Permit Issue	_____ date _____		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date _____	_____ remaining balance _____	_____ signature _____
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date _____	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date _____
<input type="checkbox"/> Final Inspection	_____ date _____	_____ signature _____	
<input type="checkbox"/> Certificate Of Occupancy	_____ date _____		
<input type="checkbox"/> Performance Guarantee Released	_____ date _____	_____ signature _____	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date _____	_____ amount _____	_____ expiration date _____
<input type="checkbox"/> Defect Guarantee Released	_____ date _____	_____ signature _____	

Listed below are key characters (in bold) for searching within this file.

Hold down the control key and select the “f” key. Enter either a key character from the list below or document name and select enter for a list of documents containing the search word you entered.

APL – all documents behind this target sheet pertain to the original application submitted by the Applicant.

REVIEW – all documents behind this target sheet pertain to those documents submitted to and from staff as part of the project review.

PBM1 – all documents behind this target sheet are any Planning Board memos with attachments that went to the Board.

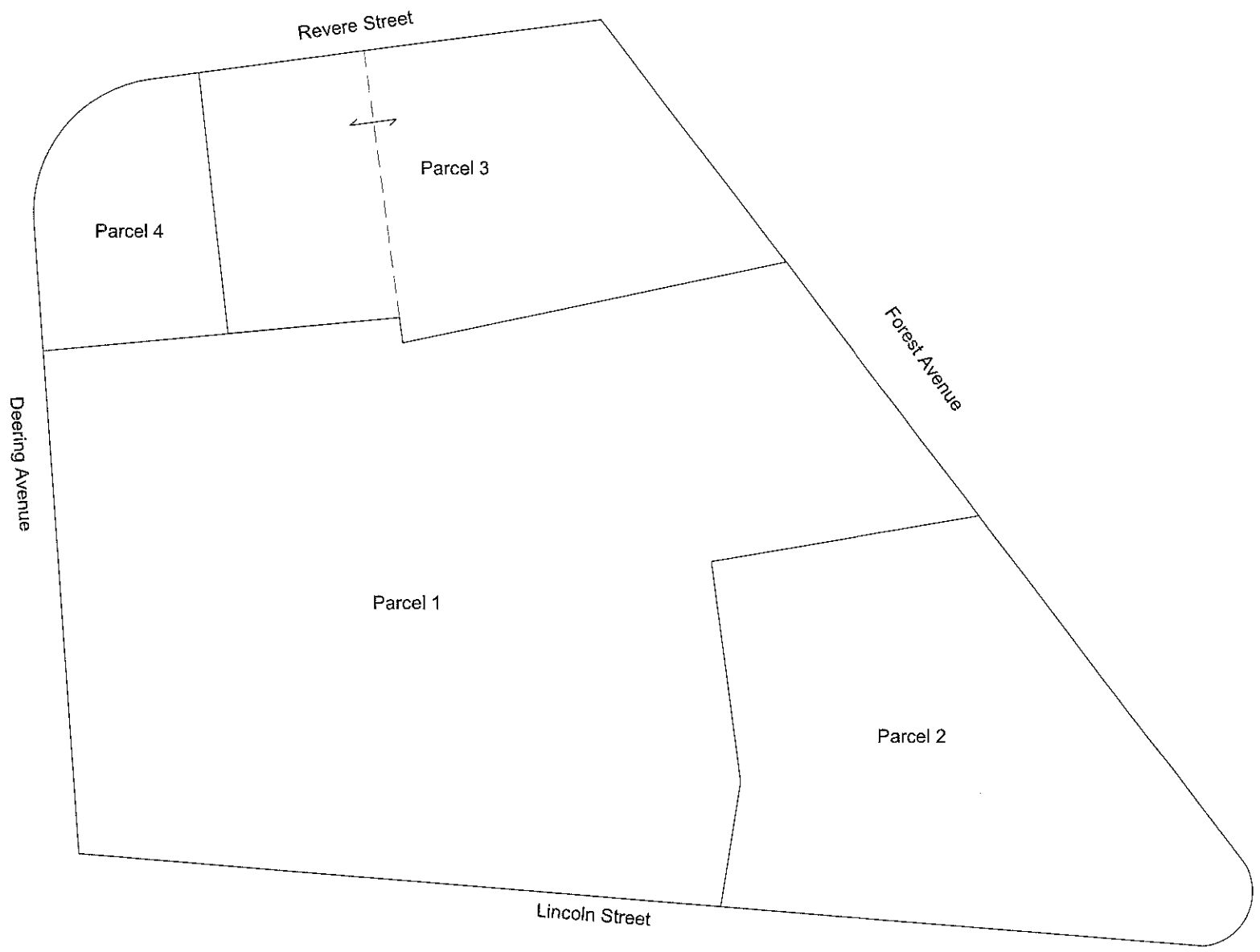
PBR1 - all documents behind this target sheet are any Planning Board reports with attachments that went to the Board.

CC1 - all documents behind this target sheet are any City Council memos/reports that went to the City Council.

DRC1 - all documents behind this target sheet are those pertaining to the post review of the project by the Development Review Coordinator.

MISC1 - all documents behind this target sheet are those that may not be included in any of the categories above.

APL



NOTES

- 1) Book and Page references are to the Cumberland County Registry of Deeds.
- 2) Bearings are referenced to magnetic north.
- 3) This is a sketch plan for planning purposes only. Property lines shown are approximate, based on deeds and plans recorded in the Cumberland County Registry of Deeds. No field work has been performed to confirm the information shown.

PLAN REFERENCES

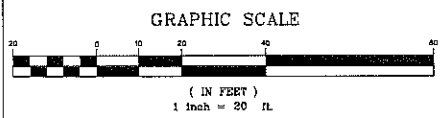
- 1) Plan Showing a Standard Boundary Survey for Mercy Hospital by Daniel J. Dalonzo, dated August 17, 1998, recorded in Plan Book 196, Page 320.
- 2) Plan ... of Chandler Rockleff Estate by Edward C. Jordan, dated 1873, recorded in Plan Book 18, Page 14.
- 3) Plan of Property & Floor Plans made for G.H. Enterprises & General Commercial Brokers by Titcomb Associates, dated September 1, 1983, not recorded.

AREA

Parcel 1
Parcel 2
Parcel 3
Parcel 4
Total

OWNERS OF RECORD

Parcel 1	Mercy Hospital	Book 14209, Page 57
Parcel 2	Mercy Hospital	Book 14209, Page 59
Parcel 3	Church Corporation	Book 13256, Page 224
Parcel 4	Berry E. Scott & Mary A. Scott	Book 4591, Page 30



PLAN OF
Sketch Plan - Forest Avenue Site
 Forest Avenue Portland, Maine

MADE FOR
The Richmond Company, Inc.
 7 Essex Green Drive, Suite 56 Peabody, Massachusetts

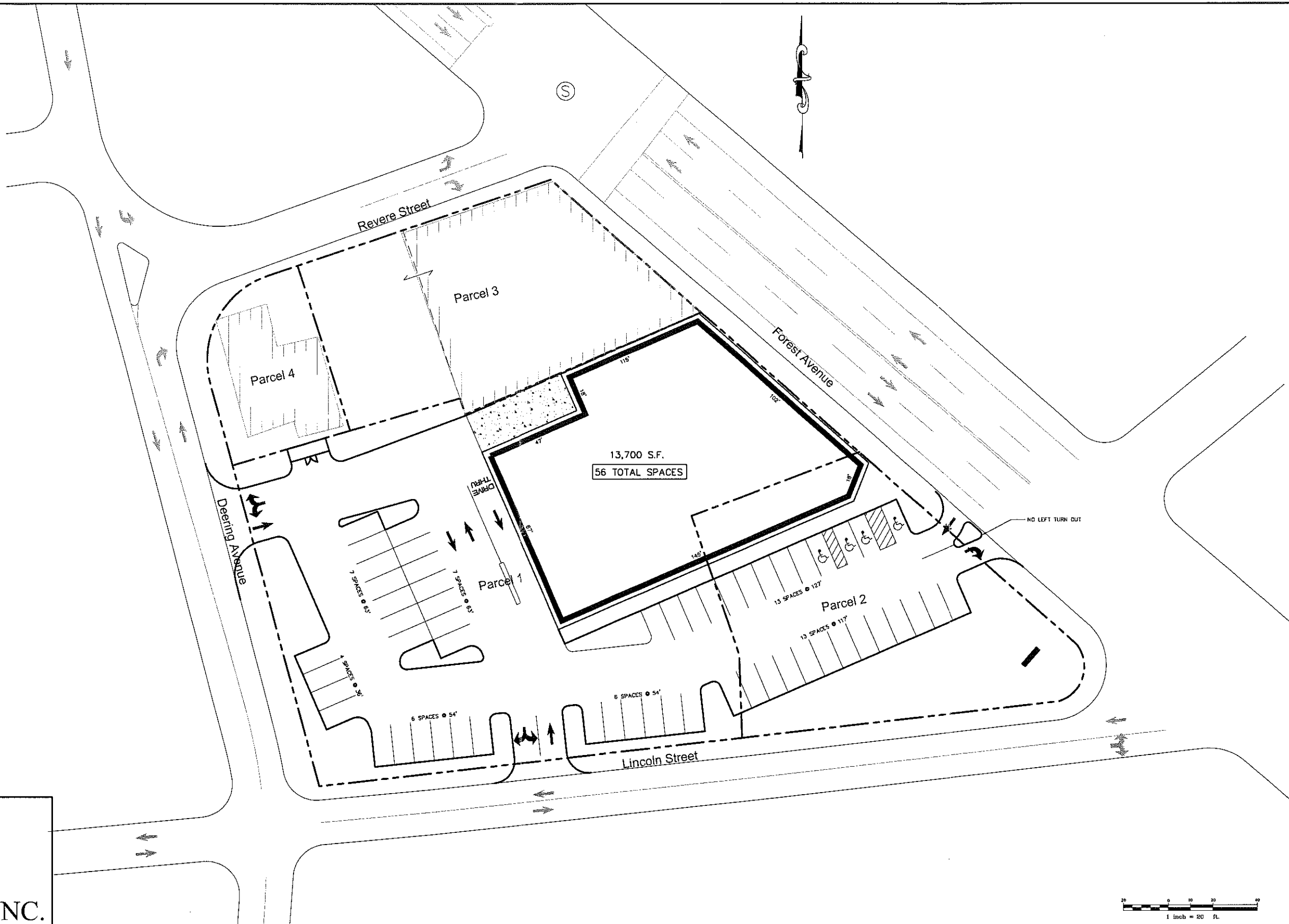
JOB#	207077	DATE:	Oct. 15, 2007	SCALE:	1" = 20'
BOOK#	xxx	 Titcomb Associates 133 Gray Road Falmouth, Maine 04105 (207)797-9199			
207077.dwg	FILE#				

SITE DATA	
SITE AREA	± 51,013 SF (1.2 ACRES)
BUILDING AREA	
PROPOSED	13,700 S.F.
PARKING	
REQUIRED	PROVIDED
TOTAL PARKING	
RETAIL (1 SPACE PER 200 S.F.)	
MINUS BULK SPACE	
(13,700 S.F. ÷ 2,500 s.f. BULK	
STORAGE = 2,000 S.F./ 200 S.F.)	46 56
HANDICAPPED SPACES	3 4

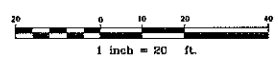
SPACE AND BULK STANDARDS		
	B-2b ZONE	
	REQUIRED	PROVIDED
MIN. LOT SIZE	NONE	±51,013 S.F.
MAX. BUILDING SETBACKS FRONT SIDE	*NONE 10'	0' > 10'
MIN. BUILDING SETBACK SIDE REAR	**NONE **10'	> 10' > 20'
PARKING SETBACK - FRONT	4'	> 4'
MAX IMPERVIOUS	90%	< 90%

* OR AVERAGE SETBACK OF ADJACENT PARCELS
 ** 10' ABUTTING RESIDENTIAL PROPERTIES
 *** 20' ABUTTING RESIDENTIAL PROPERTIES

SOURCE INFORMATION:
 1. EXISTING CONDITIONS FROM AERIAL PHOTO - MAINE GIS PHOTOS/PORTLAND
 2. CONCEPT PLAN PREPARED BASED LIMITED TOPOGRAPHIC AND BOUNDARY INFORMATION WHICH MAY REQUIRE MODIFICATIONS AS ADDITIONAL INFORMATION IS COLLECTED.
 3. CONCEPT PLAN PREPARED WITHOUT COMMUNICATIONS WITH MUNICIPALITY WHICH MAY REQUIRE MODIFICATIONS AFTER REVIEW.



THE RICHMOND COMPANY, INC.



Rev.	Date	Revision

Issued For	Date	By

Design: WHS Draft: BVD Date: OCT 2006
 Checked: MPM Scale: 1"=20' Job No: 1348
 File Name: 1348-aerial - Concept 10.dwg
 This plan shall not be modified without written permission from Gorrill-Palmer Consulting Engineers, Inc.(GPCEI). Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to GPCEI.

GP Gorrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services
 PO Box 1237 207-657-6910
 15 Shaker Road FAX: 207-657-6912
 Gray, ME 04039 E-Mail: mailbox@gorrillpalmer.com

Drawing Name: **Site Plan**
 Project: **WALGREEN'S, FOREST AVE, PORTLAND MAINE**
 Client: **The Richmond Company**
 7 Essex Green Drive Suite 56 - Peabody, MA 01960

Drawing No. **C101**

REVIEW



**Gorrill-Palmer
Consulting
Engineers, Inc.**

Pharmacy Development

Forest Avenue – Portland, Maine

Sketch Plan Review

Prepared For

The Richmond Company

October 2007

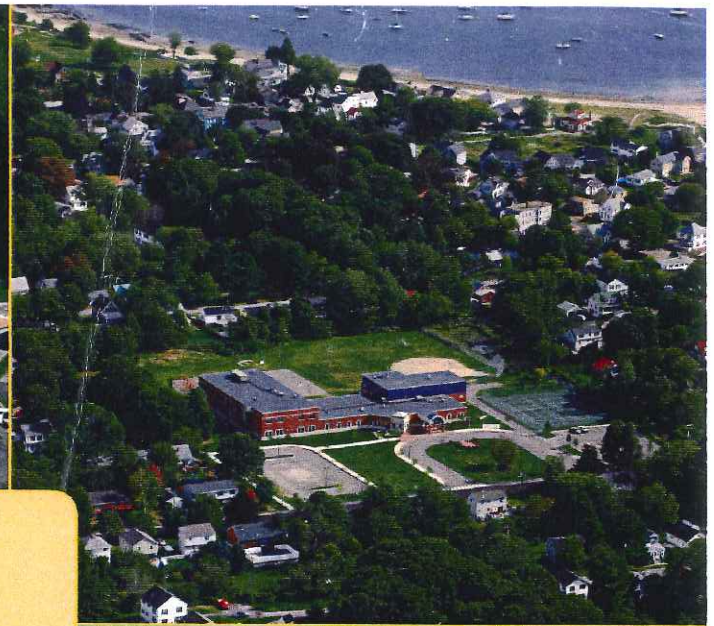
Traffic Engineering

- Impact Studies
- Corridor Studies
- Parking Studies
- Pedestrian Studies
- Roadway Design
- Peer Review
- Traffic Calming

Civil Engineering

- Site Plan Design
- Stormwater Management
- Erosion Control
- Utility Design
- Permitting
- Feasibility Studies

15 Shaker Rd.
PO Box 1237
Gray, ME 04039
207-657-6910





October 23, 2007

Ms. Barbara Barhydt
Development Review Services Manager
City of Portland
Planning & Development Department
389 Congress Street
Portland, Maine 04101

Dear Barbara,

The Richmond Company has retained Gorrill-Palmer Consulting Engineers, Inc. to prepare development plans and permit applications for a proposed 13,700 +/- square-foot Walgreens pharmacy with drive-up service. The pharmacy will be located within the Forest Avenue, Lincoln Street, Deering Avenue, and Revere Street block in Portland, Maine. The existing site is currently occupied by a two-story medical office building.

Figure 1 is a map showing the project location. The developer is currently seeking Site Plan Approval from the City of Portland.

Description of Development Site

The development site includes Lots L6 and L7 of Portland Assessor's Map 125, totaling approximately 1.16 acres. Both parcels are currently developed with a mix of uses and intensity of development.

It is GPCEI's understanding that the Richmond Company intends to demolish the existing building and construct a 13,700 +/- square foot Walgreen's. The proposed project anticipates a drive-thru facility on site. The existing parking field is proposed to be reconstructed to accommodate 56 parking spaces. The site is proposed to be accessed through three primary curb cuts on Forest Avenue, Lincoln Street, and Deering Avenue.

Proposed Changes

It is expected that the proposed pharmacy development will meet and or exceed the required site plan requirements, and performance standards in accordance with the City of Portland's Land Use Ordinance.

Zoning

Based on the City of Portland zoning map, the property is zoned Community Business Zone (B-2b) which provides neighborhood/community business style zoning with minimal lot line setbacks and considerations for abutting residential zoning.

As shown on the Site Layout Plan, the proposed development conforms to the zoning standards for the B-2b Zone.

Ms. Barbara Barhydt
October 23, 2007
Page 2 of 3

Utilities

At this time, it is proposed that utilities for the proposed development be provided through connection to existing utilities on-site. Attached to this submission are copies of the letters that have been sent to the Portland Water District and the City of Portland requesting their ability to serve this project.

Historic

A letter was sent to the Maine Historic Preservation Commission for the development of the proposed pharmacy to determine the presence of any other structure or area on the site with historical, architectural, or archeological significance as defined by the Natural Historic Act of 1996. Upon receipt of a response letter, a copy will be forwarded to the planning department.

Building Architecture

The building being proposed at this site is not a typical Walgreens prototype and is therefore still being designed. Building elevations will be provided as they are developed.

Landscape and Buffering

As part of the proposed pharmacy development, a detailed landscape plan will be provided by Mitchell & Associates which will comply with the City of Portland standards. Landscaping areas will be provided along Deering Avenue, Forest Avenue, and Lincoln Street as well as landscaped areas within the parking areas.

Parking and Circulation

The proposed development's parking areas have been designed to meet the Portland Land Use Ordinance. The stalls are designed to be 9-ft x 18-ft 90-degree spaces with 24-ft wide drive aisles. Total parking for the site is 56 spaces, which exceeds the required 46 spaces. Of those spaces provided, 4 are proposed to be ADA accessible.

Stormwater Management

There will be minimal, if any, additional impervious area added to the site. The existing area to become the proposed building is currently impervious pavement or roof surface. This area will become impervious roof surface and pavement area resulting in little effect on stormwater runoff.

Natural Resources

There are no known impacts to any natural resources.

Traffic

The proposed Walgreens will occupy an existing developed site. The extent of credits for the existing uses will determine the need for a formal State Traffic Movement Permit. The City of Portland has delegated review authority for these permits. A traffic study is being prepared by this office and will be provided under separate cover.

Ms. Barbara Barhydt
October 23, 2007
Page 3 of 3

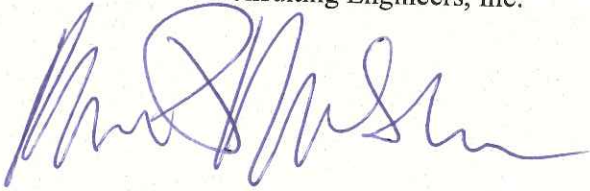
Summary

The Richmond Company is pleased to submit the attached Site Plan Application for Sketch Plan Review. The project team looks forward to the City's staff review of this project. Please find enclosed with this letter two checks totaling \$500 and \$200, for the Major Site Plan Review Fee and the Fee for Service Deposit, respectively.

Please contact me if you have any questions relative to this matter.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.



Maureen M. McGlone, P.E.
Project Engineer

Enclosure

Copy: David Latulippe, The Richmond Company

MPM/ijm/JN1348/barhydt site plan app_10-22-07

Property Owners

125-L06

MERCY HOSPITAL
144 STATE ST
PORTLAND, ME 04104

125-L07

MERCY HOSPITAL
144 STATE ST
PORTLAND, ME 04102

FINANCIAL CAPACITY

The applicant, Richmond Company, Inc., has adequate financial resources to complete the proposed development. Attached is a list of projects the Richmond Company, Inc. has recently completed or is actively in the process of developing



Gorrill-Palmer Consulting Engineers, Inc.

Traffic and Civil Engineering Services

PO Box 1237
15 Shaker Rd.
Gray, ME 04039

207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

October 22, 2007

Mr. Rico Spugnardi, P.E.
Portland Water District
225 Douglas Street
Portland, Maine 04104

Subject: Request for the Ability to Serve
Proposed Walgreen's Pharmacy
Forest Avenue-Portland, Maine

Dear Rico,

The Richmond Company has retained Gorrill-Palmer Consulting Engineers, Inc. to prepare development plans and permit applications for a proposed 13,700 +/- square-foot pharmacy with drive-up service. The pharmacy will be located within the Forest Avenue, Lincoln Street, Deering Avenue, and Revere Street block in Portland, Maine. The existing site is currently occupied by a two-story medical office building. As required by the reviewing authorities, we are writing to request a letter indicating the ability of the Portland Water District to serve this project.

Site Description

The development site includes Lots L6 and L7 of Portland Assessor's Map 125, totaling approximately 1.16 acres. Both parcels are currently developed with a mix of uses and intensity of development.

Proposed Development

It is GPCEI's understanding that the Richmond Company intends to demolish the existing building and construct a 13,700 +/- square foot Walgreen's. The proposed project anticipates a drive-thru facility on site. The existing parking field is proposed to be reconstructed to accommodate 59 parking spaces. The site is proposed to be accessed through three primary curb cuts on Forest Avenue, Lincoln Street, and Deering Avenue.

Existing Service

It appears that an existing water main is located within Forest Avenue. At this time, it is anticipated that this water main will be tapped to provide service to the site. Gorrill-Palmer requests a recommendation from the Portland Water District for the most feasible location to connect to existing services.

Anticipated Flows

The anticipated peak water demand for the development was computed using the Maine Subsurface Waste Water Disposal Rules, Table 501.2, assuming a shopping center use.

Gorrill-Palmer Consulting Engineers, Inc.

Mr. Rico Spugnardi
October 22, 2007
Page 2 of 2

It is anticipated that the peak daily water demand for the entire facility would be approximately **1750 gpd**.

$$(10 \text{ employees} \times 15 \text{ gpd}) + (400 \text{ gpd} \times 4 \text{ water closets}) = 1750 \text{ gpd}$$

Based on the publication Water Supply and Pollution Control, Third Edition, by Clark, Viessman and Hammer, Chapter 4, Section 5; the maximum daily use can be considered to about 180% of the average daily use. Therefore the average daily use is approximated to be:

$$1750 \text{ gpd} / 180\% = 975 \text{ gpd}$$

Ability to Serve

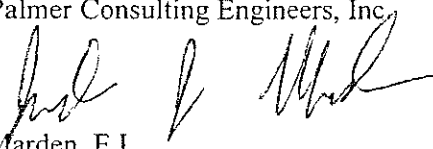
On behalf of The Richmond Company, Gorrill-Palmer Consulting Engineers, Inc. respectfully requests information relative to the Portland Water District's capacity to serve the proposed development, including the following information:

- ◆ Any improvements that the Water District would require and/or undertake to provide adequate service to the development.
- ◆ Any estimates or quotes for connection fees, rate schedules, impact fees, and/or utility incentives.
- ◆ Information as to any easements that the District may require on-site.
- ◆ Metering requirements.
- ◆ Specifications for construction.
- ◆ Any other information that you believe would be useful as this project proceeds.

We appreciate your assistance on this project. Please contact our office if you have any questions relative to this matter.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.



Joseph Marden, E.I.
Design Engineer

Enclosures

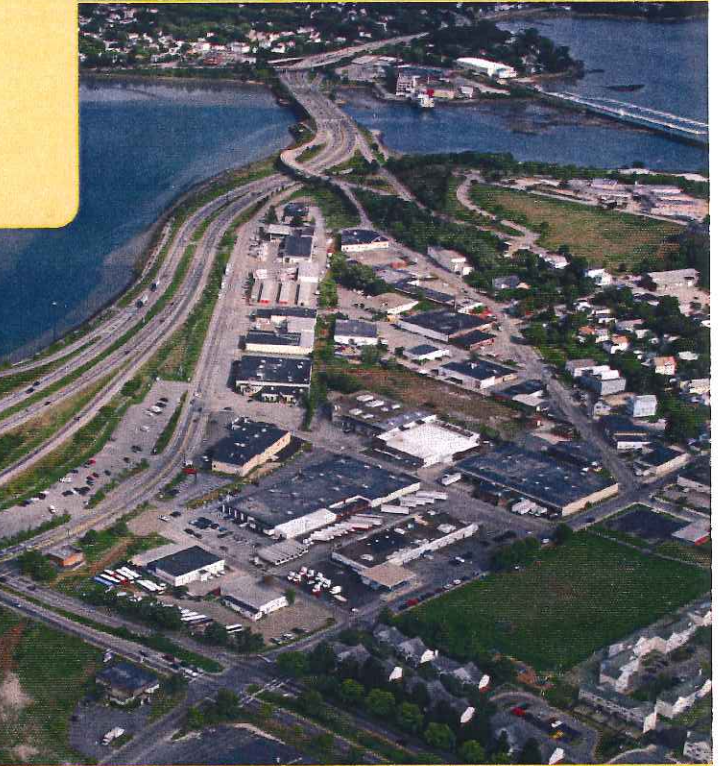
Copy: David Latulippe, The Richmond Company



*Gorrill-Palmer
Consulting
Engineers, Inc.*



Walgreens Development
Forest Avenue – Portland, Maine
Fire Department Review
Prepared For
The Richmond Company
March 2008



Traffic Engineering

- Impact Studies
- Corridor Studies
- Parking Studies
- Pedestrian Studies
- Roadway Design
- Peer Review
- Traffic Calming

Civil Engineering

- Site Plan Design
- Stormwater Management
- Erosion Control
- Utility Design
- Permitting
- Feasibility Studies



15 Shaker Rd.
PO Box 1237
Gray, ME 04039
207-657-6910



Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

November 1, 2007

Gorrill-Palmer Consulting Engineers, Inc.
P.O. Box 1237
15 Shaker Road
Gray, ME 04039

Attn: Joseph Marden, E.I.
Re: Walgreen's Pharmacy – Forest Avenue, Portland
Ability to serve with PWD water

Dear Mr. Marden:

This letter is to confirm that there should be an adequate supply of clean and healthful water to serve the needs of the proposed Walgreen's Pharmacy on Forest Avenue in Portland. According to District records, there is a 12-inch cast iron water main on the northeast side of Forest Avenue, a 16-inch cast iron water main on the west side of Deering Avenue, and a 6-inch cast iron water main on the south side of Lincoln Street that could serve your needs. We recommend reusing the existing fire and domestic services that currently take from Lincoln Street to serve the Mercy Hospital Building. Please reference the attached service records. If you choose not to reuse those services you will be responsible to shut and cut them at the main. There are two hydrants located within 75' of the property.

The current data from the nearest hydrant indicates there should be adequate capacity of water to serve the needs of your proposed project.

Hydrant Location: Corner of Deering Ave. and Revere St.
Hydrant Number: POD-HYD01101
Static Pressure: 70 psi
Flow: 1244 gpm
Last Tested: 8/9/1993

Please notify your mechanical engineer of these results so that they can design your system to best fit the noted conditions. If the District can be of further assistance in this matter, please let us know.

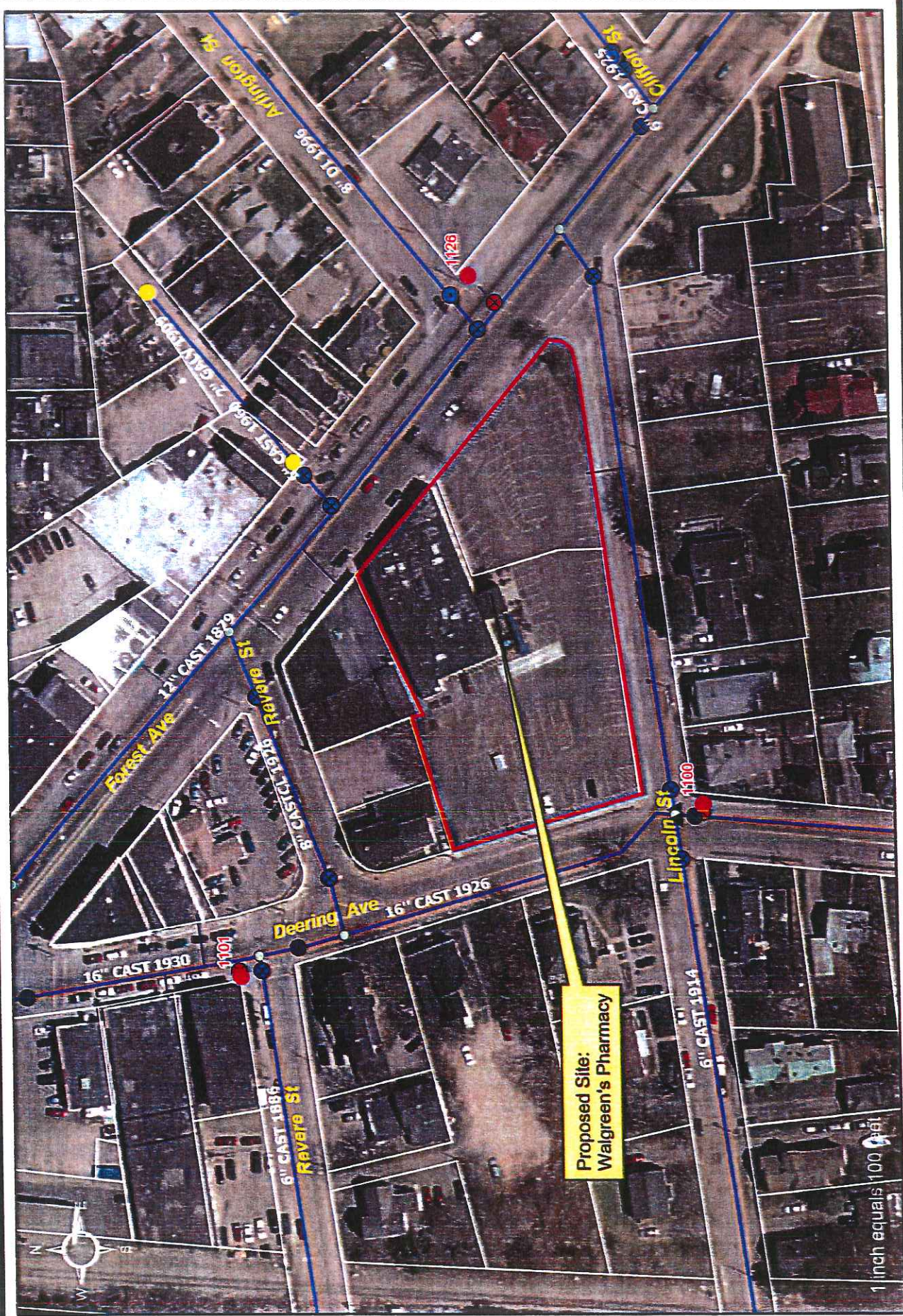
Sincerely,
Portland Water District

Rico Spugnardi, P.E.
Business Development Engineer
rspugnardi@pwd.org

PO-Adequacy-Walgreens Pharmacy Forest Ave-Gorrill Palmer 07

225 DOUGLASS STREET P.O. Box 3553 PORTLAND, MAINE 04104-3553
PHONE: 207.774.5961 FAX: 207.761.8307 WEB: WWW.PWD.ORG





1 inch equals 100 feet

Proposed Site:
Walgreen's Pharmacy

Prepared for:
Gorrill-Palmer Consulting Engineers, Inc.

Sheet No. 1 of 1

This map is suitable for preliminary study and for a preliminary review of estimated information. The data shown on this map is accurate as the original data source(s) from which it was derived. "As Shown" may be revised.

Forest Avenue

Portland

Scale: AS NOTED

Drawn by: JCP
Date: 11/17/2007

PORTLAND WATER DISTRICT
225 Douglass Street
Portland, ME 04104



SERVICE RECORD

PORT

NO. 6016 FOREST AVE

ST. DIVISION

REG. NO. SU27102171

Code No.

Name MERCY HOSPITAL

Name

Name

Name

SERVICE DATA

MEASURES

Size of Pipe 6"

Kind of Pipe DI

Main to Stop 1'

Stop to St. Line 26'

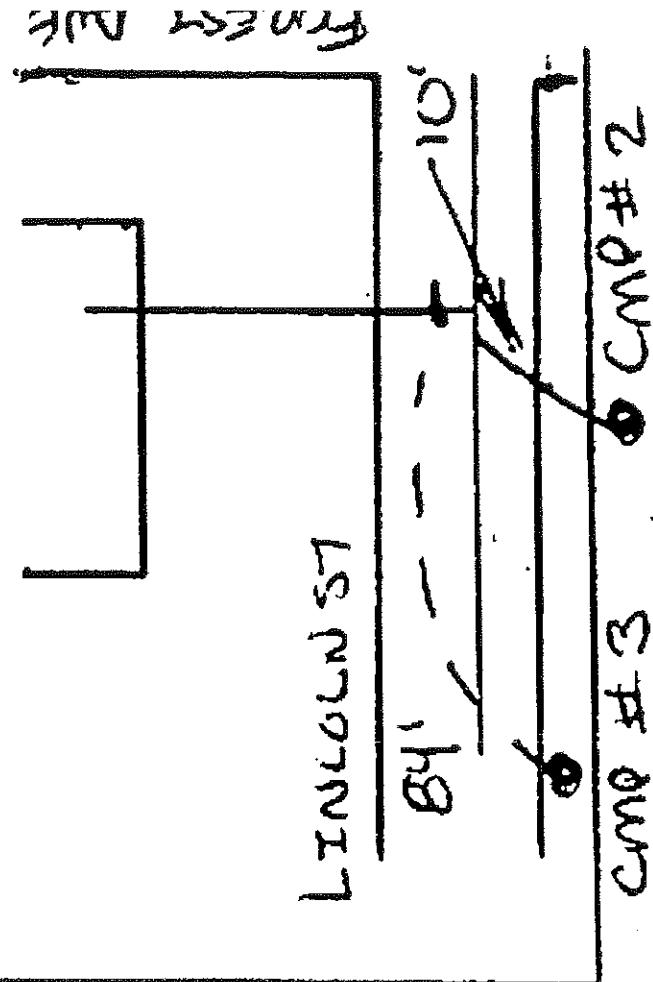
Date 7-13-99

Mat. on Private

Depth/Main

Depth/Private

Shut at Corp.



FOREST AVE

616
670 Forest Ave.

Deer

NO. 9870 ST. DIVISION D 6-24A

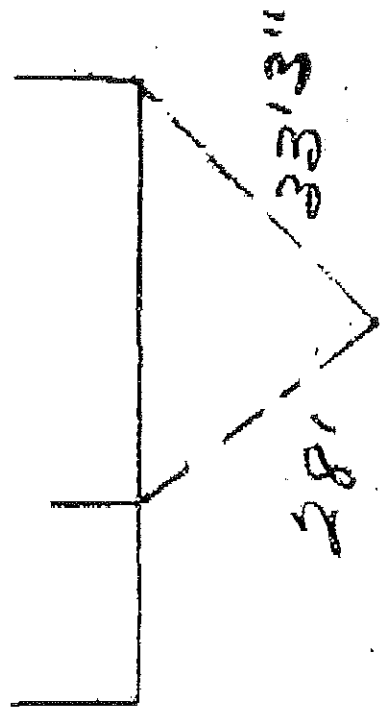
NAME Woodford's Medical Trust
NAME Woodford's Medical Trust
NAME Dr. Woodford

SERVICE RECORD

SIZE OF PIPE 2"
 KIND OF PIPE cop'
 MAIN TO STOP 36'
 STOP TO ST. LINE 10'
 ST. LINE TO BLDG. 6'
 DATE 8/7/63
 DEPTH OF MAIN 5'
 SIZE OF TAP 2-1" corp
 DEPTH ON PRIVATE 5'
 SHUT AT CORP.

REMARKS (SEE REVERSE) 5M 1-60 E.P.

MEASURES



Meeting notes
from Walgreens
traffic mtg.

- add to project
notes.



PORTLAND MAINE

Planning Division
Molly Casto, Planner

- Applicant to show closed forest ave.
- compare difference. - dead
end parking.

- also Jim requested L out of Lincoln
- compare difference.

Jim supports left hand turn
prohibition out of Lincoln.

* \rightarrow creates more traffic in nbrhd.
- neighborhood concern.
- Add \exists crosswalks across
driveways (paint).

* note in plans that City will investigate
the feasibility of eliminating L-turn
out of Lincoln. ~~for~~ (not connected
to project \rightarrow separate city traffic
issue).



PORTLAND MAINE

Planning Division
Molly Casto, Planner

- flare in driveway → w/ curbing
• photo?

- Tom ok w/ circulation → ^{need in} writing

- ~ 20 drive-thru customers a day.

parking - 51 magic #

56 perf. b/c others using in neighborhood
David ok to provide documentation.

of employees (peak) = ~ 15

Mr. Church (lot 3) - 14 nonconforming.
Can give him 10 conforming
spaces.

deliveries - daytime 1x wk.
8-8pm.



PORTLAND MAINE

Planning Division
Molly Casto, Planner

Walgreens

B2b - would require that they be up at corner.

therefore, changed from demo/new to renovation

contacts - Maureen.

drive through - PB = conditional use
no 'squeak box' - make sure this is in writing
3 pts of entry.

Barbara's notes - meeting on 1/22/08

607-1616
First Ave

① David Catalozzi - Maureen Maglone
Walgreen / First Ave -

1. expand bldg
2. basement - keep -
3. keep roof in entirety
4. architectural drawings coming
5. 2nd floor - not a lot of value -
6. Conditional use coming
7. reduce amt of parking
 - Bob medical - doing landscaping
 - curb line.
8. separate storm + sanitary
9. sidewalk / concrete
10. eliminating one curb cut -
 - no left out -
11. / Distribute
12. PI Bd

Walgreens

(notes)
- Walgreen -

2 walls - church office
- front
- roof
basement

- addition - + 2 sides

intown -

Addition to sq ft -

- facade -

- moving forward -

- minor development site plan review

- Drive-through

- couple of weeks - / complete plan set -

FEATURES & SPECIFICATIONS

INTENDED USE — Streets, walkways, parking lots and surrounding areas.

CONSTRUCTION — Rugged, die-cast, single-piece aluminum housing with nominal wall thickness of 1/8". Die-cast door frame has impact-resistant, tempered, glass lens (3/16" thick). Door frame is fully gasketed with one-piece tubular silicone and has tool-less entry and resealing. **US. Patent No. D447,590. Canada Patent No. 94324.**

FINISH — Standard finish is dark bronze (DDB) polyester powder finish, with other architectural colors available.

OPTICAL SYSTEM — Anodized segmented reflectors for superior uniformity and control. Reflectors attach with tool-less fasteners and are rotatable and interchangeable. Five full cutoff distributions available: Type II (roadway), Type III (asymmetric), Type IV (forward throw), Type IV (wide, forward throw) and Type V (symmetric square).

ELECTRICAL SYSTEM — Ballast is constant-wattage autotransformer ballast standard. 200W, 320W and 350W require Super CWA Pulse Start ballast (must order SCWA option). All ballasts are mounted on a removable power tray with tool-less latch and have positive locking disconnect plugs. Ballasts are copper-wound and 100% factory-tested. Porcelain, mogul-base socket with copper alloy, nickel-plated screw shell and center contact. UL listed.

INSTALLATION — Integral arm for pole or wall mounting. Optional mountings available.

LISTING — UL Listed (standard). UL listed suitable for wet locations (damp location listed in lens-up orientation).

Catalog Number	
Notes	Type

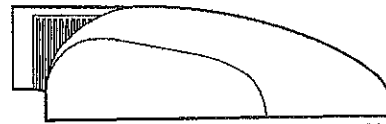
Architectural Area & Roadway Luminaires

AS2

METAL HALIDE

200W, 250W, 320W, 350W, 400W

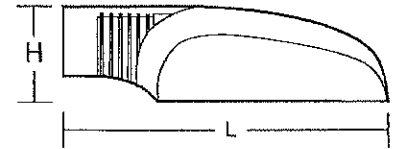
10' to 35' Mounting



AERIS™

Specifications

EPA: 1.2 ft²
 Length: 28.0 (71.0 cm)
 Width: 16.5 (41.9 cm)
 Depth: 8.3 (21.0 cm)
 Weight: 45 lbs (20.4 kg)



All dimensions are inches (centimeters) unless otherwise specified.

ORDERING INFORMATION

Choose the boldface catalog nomenclature that best suits your needs and write it on the appropriate line. Order accessories as separate catalog number.

Example: **AS2 250M SR4SC 120 SPA SF DNA LPI**

Series	Voltage	Mounting	Options	
AS2 200M	120	SPA Square pole mounting (std)	Shipped Installed	Architectural Colors⁷
AS2 250M	208 ²	RPA Round pole mounting	SF Single fuse (120, 277, 347, n/a TB)	Standard Colors
AS2 320M	240 ²	WBA Wall bracket (up or down) ⁴	DF Double fuse (208, 240, 480V, n/a TB)	DDB Dark bronze (standard)
AS2 350M ¹	277	ASKMA2 Mast arm adapter ⁵	PER NEMA twist-lock receptacle only (no photocontrol)	DWH White
AS2 400M ¹	347	DSAS2 Decorative straight arm, square pole only ⁵	CR Enhanced corrosion resistance	DBL Black
	480 ²	DSAS2R Decorative straight arm, round pole only ⁶	QRS Quartz restrike system (250W maximum, lamp not included)	Textured Colors
	TB ³	DCAS2 Decorative curved arm, square pole only ⁵	HS Houseside shield (SR2, SR3, SR4W)	DSPD Dark gray
		DCAS2R Decorative curved arm, round pole only ⁶	EC Emergency circuit	DSPJ Light gray
			TP Tamper proof	DBLB Black
			SCWA Super CWA Pulse Start ballast	DWHG White
			LPI Lamp included as standard	DBNH Dark bronze
			L/LP Less lamp	DSPE Green
			Shipped Separately⁶	DSPG Dark red
			PE1 NEMA twist-lock PE (120, 208, 240V)	DSPF Red
			PE3 NEMA twist-lock PE (347V)	
			PE4 NEMA twist-lock PE (480V)	
			PE7 NEMA twist-lock PE (277V)	
			AS2VG Vandal guard	
			SC Shorting Cap for PER option	

Distribution	
SR2	Segmented Type II roadway
SR3	Segmented Type III asymmetric
SR4SC	Segmented Type IV forward throw, sharp cutoff
SR4W	Segmented Type IV wide, forward throw
SR5S	Segmented Type V square

Note: Aeris™ has a unique drilling template that requires an Aeris drilling pattern to be specified when ordering poles. See example below.
 Example: SSA204CDM19ASDDB
Aeris Drilling Pattern
 DM19AS 1 at 90 degrees
 DM28AS 2 at 180 degrees
 DM29AS 2 at 90 degrees
 DM39AS 3 at 90 degrees
 DM49AS 4 at 90 degrees
 DM32AS 3 at 120 degrees (round poles only)

- NOTES:
 1 Must use reduced jacket lamp ED28.
 2 Consult factory for availability in Canada.
 3 Optional multi-tap ballast (120, 208, 240, 277V) (120, 277, 347V in Canada).
 4 Mounted in lens-up orientation, fixture is damp location listed.
 5 Shipped separately.
 6 May be ordered as an accessory.
 7 Additional architectural colors available; see www.lithonia.com for more information.

Accessories: Tenon Mounting Slipfitter
 Order as separate catalog number. Only available with RPA option.

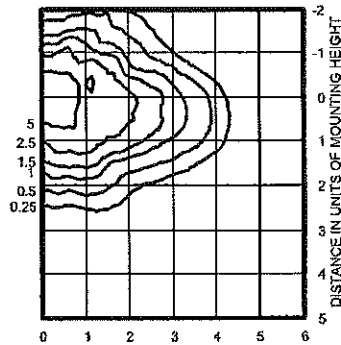
Tenon O.D.	Number of fixtures					
	One	Two@180°	Two@90°	Three@120°	Three@90°	Four@90°
2-3/8"	AST20-190	AST20-280	n/a	AST20-320	n/a	n/a
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

AS2 Metal Halide Area Lighting

Coefficient of Utilization Initial Footcandles

AS2 400M SR2

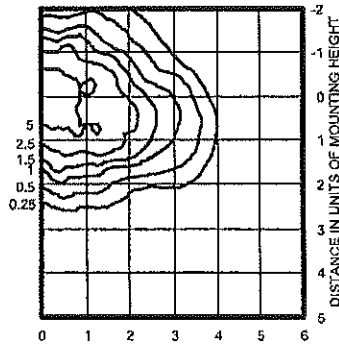
TEST NO: LTL10098



W lamp, rated 32000 lumens. Footcandle values based on 20' mounting height.
Classification: Type II, Medium, Full Cutoff

AS2 400M SR3

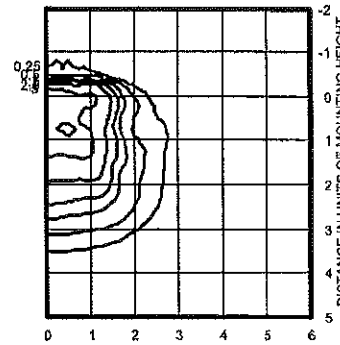
TEST NO: LTL10099



W lamp, rated 32000 lumens. Footcandle values based on 20' mounting height.
Classification: Type III, Medium, Full Cutoff

AS2 400M SR4SC

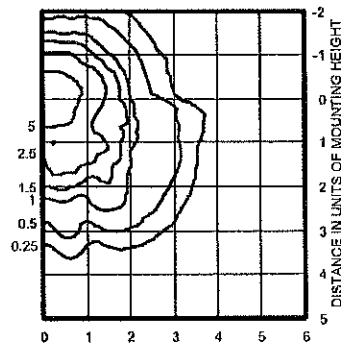
TEST NO: LTL10100



W lamp, rated 32000 lumens. Footcandle values based on 20' mounting height.
Classification: Unclassified (Type IV, Very Short), Full Cutoff

AS2 400M SR4W

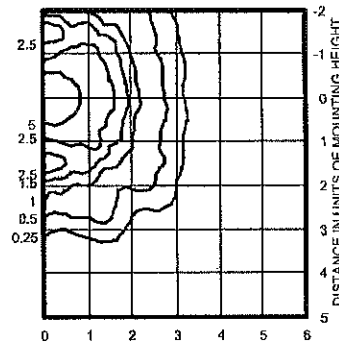
TEST NO: LTL10101



W lamp, rated 32000 lumens. Footcandle values based on 20' mounting height.
Classification: Type IV, Short, Full Cutoff

AS2 400M SR5S

TEST NO: LTL10102



W lamp, rated 32000 lumens. Footcandle values based on 20' mounting height.
Classification: Unclassified (Type V), Full Cutoff

NOTES:

- 1 Photometric data for other distributions can be accessed at www.lithonia.com.
- 2 For electrical characteristics consult technical data tab.
- 3 Tested to current IESNA and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory and actual field measurements. Dimensions and specifications are based on the most current data and are subject to change.

Mounting Height Correction Factor

(Multiply the fc level by the correction factor)

10 ft.	=	12.25
15 ft.	=	5.4
30 ft.	=	1.36
40 ft.	=	0.77

$$\frac{\text{Existing Mounting Height}^2}{\text{New Mounting Height}^2} = \text{Correction Factor}$$



Lithonia Lighting

Acuity Lighting Group, Inc.
Outdoor Lighting
One Lithonia Way, Conyers, GA 30012
Phone: 770-922-9000 Fax: 770-918-1209
In Canada: 160 avenue Labrosse, Point-Claire, P.Q., H9R 1A1
www.lithonia.com



FEATURES & SPECIFICATIONS

CONSTRUCTION

Weldable-grade, hot-rolled, commercial-quality carbon steel tubing with a minimum yield of 55,000 psi (11-gauge), 50,000 psi (7-gauge). Uniform wall thickness of .125" or .188". Shafts are one-piece with a longitudinal electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsion. Available shaft widths are 4", 5" and 6".

Anchor base is fabricated from hot-rolled carbon steel plate that meets or exceeds a minimum yield strength of 36,000 psi. The anchor base is provided with slotted holes. Base cover is finished to match pole.

A handhole having nominal dimensions of 3" x 5" for all shafts. Included is a cover with attachment screws.

Top cap provided with all drill-mount poles.

Fasteners are high-strength galvanized zinc-plated or stainless steel.

FINISH — Dark bronze (DDB) polyester powder standard. Other architectural colors available.

GROUNDING — A nut holder located immediately inside the handhole rim is provided with a 1/2" - 13 UNC ground bolt and nut.

ANCHOR BOLTS — Top portion of anchor bolt is galvanized per ASTM A-153. Made of steel rod having a minimum yield strength of 55,000 psi.

Catalog Number	
Notes	Type



Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL

ORDERING INFORMATION

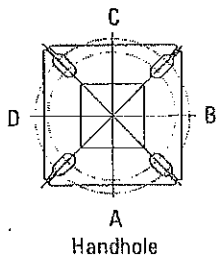
Example: SSS 20 5C DM19 DDB

Choose the boldface catalog nomenclature that best suits your needs and write it in the appropriate blank.

SSS

Shaft type	Nominal shaft length	Nominal shaft base size/wall thickness	Mounting ¹	Options	
SSS	10 - 39 feet (See back page.)	(See back page.)	Tenon Mounting PT Open top T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 ² 3-1/2" O.D. (3" NPS) T35 ² 4" O.D. (3-1/2" NPS) Drill Mounting³ DM19 1 at 90° DM28 2 at 180° DM28PL 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° Aeris Drill Mounting³ DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90°	Shipped Installed L/AB Less Anchor Bolts VD Vibration Damper TP Tamper Proof Hxx ^{4,5} Horizontal Arm Bracket (1 fixture) FDLxx ⁴ Festoon Outletless electrical FGLxx ⁴ Festoon GFI Outlet less electrical 12CPxx ⁴ 1/2" Coupling 34CPxx ⁴ 3/4" Coupling 1CPxx ⁴ 1" Coupling 12NPxx ⁴ 1/2" Threaded Nipple 34NPxx ⁴ 3/4" Threaded Nipple 1NPxx ⁴ 1" Threaded Nipple HHxx ^{4,6} Extra Handhole	Architectural Colors (powder finish)⁷ Standard Colors DDB Dark bronze DWH White DBL Black Classic Colors DMB Medium bronze DNA Natural aluminum DSS Sandstone DGC Charcoal gray DTG Tennis green DBR Brightred DSB Steel blue GALV Galvanized finish

HANDHOLE ORIENTATION



NOTES:

- When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination requires an extra handhole.
- 3-1/2" and 4" tenons available on 5" and 6" shafts only.
- The drilling template to be used for a particular luminaire depends on the luminaire that is used. Refer to the Technical Data Section of the Outdoor Binder for Drilling Templates.
- Specify location and orientation when ordering option.
 For 1st "x": Specify the height in feet above base of pole.
 Example: 5ft = 5 and 20ft = 20
 For 2nd "x": Specify orientation from handhole (A,B,C,D)
 Refer to the Handhole Orientation diagram on this page.
- Horizontal arm is 18" x 2-3/8" O.D. tenon standard.
- Combination of tenon-top and drill mount requires extra handhole.
- Additional colors available; see Architectural Colors brochure, form no. 794.3.

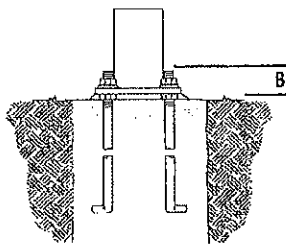
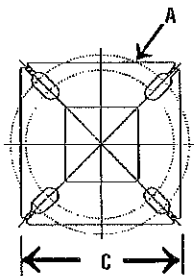
IMPORTANT INSTALLATION NOTES:

- Do not erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia will not accept claim for incorrect anchorage placement due to failure to use factory template.
- If poles are stored outside, all protective wrapping must be removed immediately to prevent finish damage.
- Lithonia is not responsible for the foundation design.
- Installation requires grout to be packed under base to ensure full contact with foundation.

SSS Square Straight Steel Poles

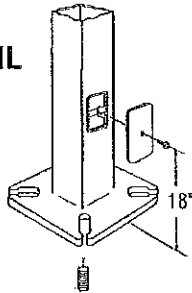
TECHNICAL INFORMATION

Catalog Number	Nominal shaft length (feet)	Pole Shaft Size (in x in x ft)	Wall Thickness (inches)	Gauge	EPA (ft²) with 1.3 gust						Bolt Circle (inches)	Bolt Size (in. x in. x in.)	Approximate ship weight (pounds)
					80 mph	Max. weight	90 mph	Max. weight	100 mph	Max. weight			
SSS 10 4C	10	4.0 x 10.0	0.125	11	30.6	765	23.8	595	18.9	473	8--9	3/4 x 18 x 3	75
SSS 12 4C	12	4.0 x 12.0	0.125	11	24.4	610	18.8	470	14.8	370	8--9	3/4 x 18 x 3	90
SSS 14 4C	14	4.0 x 14.0	0.125	11	19.9	498	15.1	378	11.7	293	8--9	3/4 x 18 x 3	100
SSS 16 4C	16	4.0 x 16.0	0.125	11	15.9	398	11.8	295	8.9	223	8--9	3/4 x 18 x 3	115
SSS 18 4C	18	4.0 x 18.0	0.125	11	12.6	315	9.2	230	6.7	168	8--9	3/4 x 18 x 3	125
SSS 20 4C	20	4.0 x 20.0	0.125	11	9.6	240	6.7	167	4.5	150	8--9	3/4 x 18 x 3	140
SSS 20 4G	20	4.0 x 20.0	0.188	7	16.5	415	12.25	310	9.3	240	8--9	3/4 x 30 x 3	198
SSS 20 5C	20	5.0 x 20.0	0.125	11	17.7	443	12.7	343	9.4	235	10--12	1 x 36 x 4	185
SSS 20 5G	20	5.0 x 20.0	0.188	7	28.1	703	21.4	535	16.2	405	10--12	1 x 36 x 4	265
SSS 25 4C	25	4.0 x 25.0	0.125	11	4.8	150	2.6	100	1.0	50	8--9	3/4 x 18 x 3	170
SSS 25 4G	25	4.0 x 25.0	0.188	7	10.8	270	7.7	188	5.4	135	8--9	3/4 x 30 x 3	245
SSS 25 5C	25	5.0 x 25.0	0.125	11	9.8	245	6.3	157	3.7	150	10--12	1 x 36 x 4	225
SSS 25 5G	25	5.0 x 25.0	0.188	7	18.0	350	12.6	350	9.0	250	10--12	1 x 36 x 4	320
SSS 30 4G	30	4.0 x 30.0	0.188	7	6.4	160	4.0	100	2.3	58	8--9	3/4 x 30 x 3	295
SSS 30 5C	30	5.0 x 30.0	0.125	11	4.7	150	2.0	50	--	--	10--12	1 x 36 x 4	265
SSS 30 5G	30	5.0 x 30.0	0.188	7	10.7	267	6.7	167	3.9	100	10--12	1 x 36 x 4	380
SSS 30 6G	30	6.0 x 30.0	0.188	7	15.7	392	10.2	257	6.4	160	11--13	1 x 36 x 4	520
SSS 35 5G	35	5.0 x 35.0	0.188	7	5.9	150	2.5	100	--	--	10--12	1 x 36 x 4	440
SSS 35 6G	35	6.0 x 35.0	0.188	7	9.5	237	5.0	150	1.8	50	11--13	1 x 36 x 4	540
SSS 39 6G	39	6.0 x 39.0	0.188	7	5.1	128	1.3	33	--	--	11--13	1 x 36 x 4	605



Shaft Base Size	Bolt Circle A	Bolt Projection B	Base Square C	Anchor Bolt Description	Warehouse Anchor Description	Template Bolt Number
4"C	8-1/2"	2-3/4"-4"	8"	ABSSS-4C	AB18-0	PJ50004
4"G	8-1/2"	2-3/4"-4"	8"	ABSSS-4G	AB30-0	PJ50004
5"	10"-12"	3-3/8"-4"	11"	ABSSS-5	AB36-0	PJ50010
6"	11"-13"	3-3/8"-4"	12-1/2"	ABSSS-6	AB36-0	PJ50011

BASE DETAIL



IMPORTANT:

• These specifications are intended for general purposes only. Lithonia reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.



Lithonia Lighting

Acuity Lighting Group, Inc.
 Outdoor Lighting
 One Lithonia Way, Conyers, GA 30012
 Phone: 770-922-9000 Fax: 770-918-1208
 In Canada: 1100 50th Ave., Lachine, Quebec H8T 2V3
 www.lithonia.com



FEATURES & SPECIFICATIONS

INTENDED USE

For entrances, stairwells, corridors and other pedestrian areas.

CONSTRUCTION

Rear housing is rugged, corrosion-resistant, die-cast aluminum. Front cover is one-piece UV-resistant injection molded polycarbonate, internally painted. Captive external hardware is specially treated for corrosion resistance and includes slotted hex-head and tamperproof fasteners.

FINISH

Dark bronze (DDB) corrosion-resistant polyester powder.

OPTICAL SYSTEM

One-piece die-formed reflector is diffused aluminum. Refractor is clear UV stabilized polycarbonate, providing **IES cutoff** distribution and maximum lateral light output. Front cover is sealed and gasketed to inhibit the entrance of outside contaminants.

ELECTRICAL SYSTEM

Metal halide ballasts are high reactance, high power factor. HPS ballasts are reactor normal power factor. All HID ballasts are copper wound, 100% factory tested and UL listed. Porcelain, horizontally oriented medium-base socket with copper alloy, nickel-plated screw shell and center contact. UL listed 660W, 600V and 4kV pulse rated.

Compact fluorescent ballasts are multi-volt (120-277) electronic high power factor (26DTT, 26TRT, 32TRT and 42TRT) (Requires 4-pin lamp). UL Listed. Four-pin (26DTT, 26TRT, 32TRT and 42TRT) positive latching thermoplastic socket.

All components are heat-sinked directly to the cast housing for maximum heat dissipation (For 50 hertz availability, consult factory).

INSTALLATION

Mount to any vertical surface or to a 4" round square outlet box. Back access through gasketed slot. Top wiring access through 1/2" threaded conduit entry. (Through-wiring requires use of a conduit tee). Photocells are field-installable.

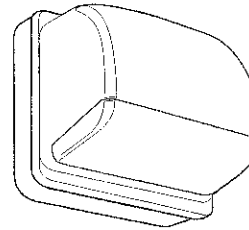
LISTING

UL listed for wet locations. IP65 rated. UL Listed to US and Canadian safety standards (see Options). NOM Certified.

Catalog Number	
Notes	Type

Cutoff Mini Wall-Packs

TWAC



METAL HALIDE

50-100W

HIGH PRESSURE SODIUM

35-100W

COMPACT FLUORESCENT

26- 42TRT

Specifications

Height:	10" (25.4cm)
Width:	11-1/2" (29.2cm)
Depth:	8-15/16" (22.7cm)
Weight:	10 lbs. (4.53kg)

ORDERING INFORMATION

Example: TWAC 50M 120 LPI

Choose the boldface catalog nomenclature that best suits your needs and write it on the appropriate line. Order accessories as separate catalog numbers (shipped separately).

TWAC

Series	Wattage	Voltage	Options	Lamp
TWAC	Metal halide	120	Shipped installed in fixture	LPI Lamp included (standard)
	50M 70M 100M	208²	SF Single fuse (120, 277, 347V) ⁶	
	High pressure sodium	240²	DF Double fuse (208, 240V) ⁶	
	35S 70S	277	GMF Internal slow-blow fusing ⁴	L/LP Less lamp
	50S 100S	347	XHP High power factor ballast ²	
	Compact fluorescent¹	TB^{3,4}	EC Emergency circuit ^{7,8}	
	26DTT 26TRT	MVOLT⁵	DC12 Emergency circuit 12 volt (35W lamp included std.) ⁹	
	32TRT 42TRT		DC2012 Emergency circuit 12 volt (20W lamp included) ⁹	
			2DC12 Emergency circuit 12 volt (2 35W lamps included std.) ⁹	
			2DC2012 Emergency circuit 12 volt (2 20W lamps included) ⁹	
			QRS Quartz restrike system ^{7,8}	
			CR Enhanced corrosion-resistance	
			CRT Non-stick protective coating ¹⁰	
			CSA Listed and labeled to comply with Canadian Standards	
			NOM NOM Certified (consult factory)	
			PE Photocell	
			Architectural colors (optional)	
			DNA Natural aluminum	
			DBL Black	
			DMB Medium bronze	
			DWH White	
			DSS Sandstone	

NOTES:

- 1 Compact fluorescent sources only available with 120, 277 or MVOLT.
- 2 Consult factory for availability in Canada.
- 3 Optional multi-tap ballast (120,208,240,277V) in Canada 120, 277, 347V; ships as 120/347.
- 4 Only available with HID sources.
- 5 Only available with compact fluorescent sources.
- 6 Not available with multi-tap ballast or compact fluorescent sources.
- 7 Lamp not included.
- 8 Quartz lamp wattage not to exceed ballast wattage rating.
- 9 Not available with QRS, EC or NOM.
- 10 Black finish on housing only.

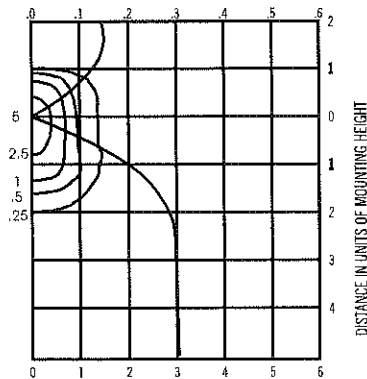
Accessories

Order as separate catalog number

RK1 PEB1	Photocell kit (120V only)
RK1 PEB1 CSA	Photocell kit (120V only)
RK1 PEB2	Photocell kit (208, 240 or 277V)
RK1 PEB3 CSA	Photocell kit (347V)
TWAWG	Wireguard

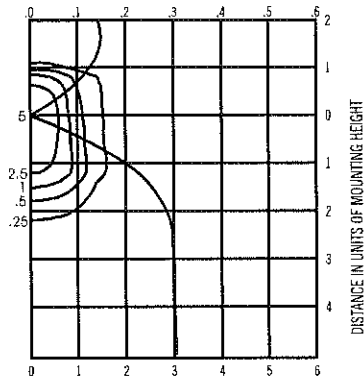
TWAC Cutoff Wall-Pack

TWAC 50M Test No. LTL8360
COEFFICIENT OF UTILIZATION



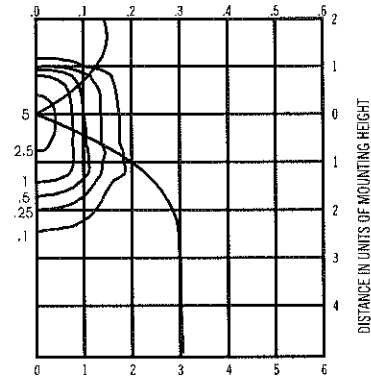
50W Metal Halide lamp, 8500 rated lumens. Footcandle values based on 20' mounting height, Distribution , cutoff.

TWAC 70M Test No. LTL8338
COEFFICIENT OF UTILIZATION



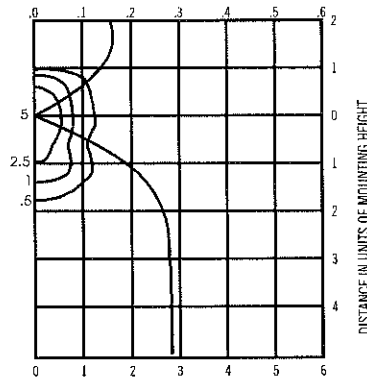
70W Metal Halide lamp, 5200 rated lumens. Footcandle values based on 20' mounting height, Distribution , cutoff.

TWAC 100M Test No. LTL8359
COEFFICIENT OF UTILIZATION



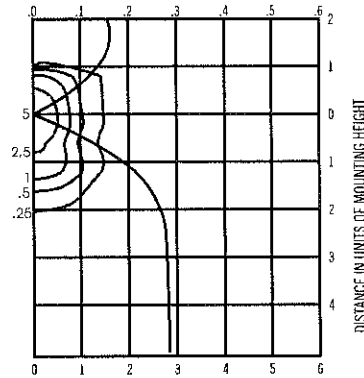
100W Metal Halide lamp, 8500 rated lumens. Footcandle values based on 20' mounting height, Distribution , cutoff.

TWAC 35S Test No. LTL8358
COEFFICIENT OF UTILIZATION



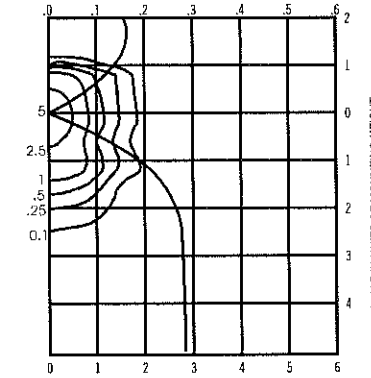
35W High Pressure Sodium lamp, 4000 rated lumens. Footcandle values based on 20' mounting height, Distribution , cutoff.

TWAC 50S Test No. LTL8357
COEFFICIENT OF UTILIZATION



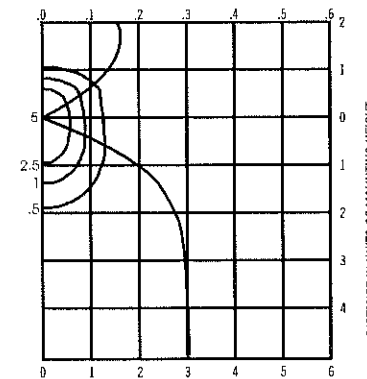
50W High Pressure Sodium lamp, 6300 rated lumens. Footcandle values based on 20' mounting height, Distribution , cutoff.

TWAC 100S Test No. LTL8337
COEFFICIENT OF UTILIZATION



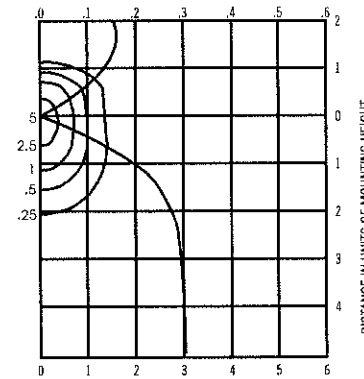
100W High Pressure Sodium lamp, 9500 rated lumens. Footcandle values based on 20' mounting height, Distribution , cutoff.

TWAC 32TRT Test No. LTL8361
COEFFICIENT OF UTILIZATION



32W Compact Fluorescent lamp, 3200 rated lumens. Footcandle values based on 20' mounting height, Distribution , cutoff.

TWAC 42TRT Test No. LTL8339
COEFFICIENT OF UTILIZATION



42W Compact Fluorescent lamp, 5200 rated lumens. Footcandle values based on 20' mounting height, Distribution , cutoff.

Mounting Height Correction Factor
(Multiply the fc level by the correction factor)

- 8 ft. = 6.25
- 10 ft. = 4.00
- 12 ft. = 2.78
- 15 ft. = 1.78



An AcuityBrands Company

RECENT DEVELOPMENTS
SPRING 2005

The Richmond Company, Inc. has recently completed or is actively in the process of developing the following:

I.) Super Market Program

- Super Stop & Shop 80,000 s.f. Somerville, Massachusetts (currently permitting)
- Super Stop & Shop 70,000 s.f. Gloucester, Massachusetts (currently under construction)
(expansion/renovation)
- Super Stop & Shop 78,000 s.f. Lynn, Massachusetts (free standing)
- Super Stop & Shop 65,000 s.f. Agawam, Massachusetts (free standing)
- Super Stop & Shop 79,000 s.f. Revere, Massachusetts (free standing)
- Super Stop & Shop 80,000 s.f. Chelsea/Everett, Massachusetts (free standing)
- Super Stop & Shop 63,000 s.f. Belchertown, Massachusetts (shopping center)
- Super Stop & Shop 188,000s.f. Manchester, New Hampshire (currently under construction)
- Super Stop & Shop 95,765s.f. Miller Place, New York (shopping center)
- Super Stop & Shop 65,000s.f. Peterborough, New Hampshire (free standing/currently permitting)
- Super Stop & Shop 65,000s.f. Exeter, New Hampshire (currently under construction)
- Super Stop & Shop 65,000s.f. Hampton Bays-Long Island, NY (free standing/currently permitting)
- Super Stop & Shop 65,000s.f. Riverhead, NY (free standing/currently permitting)

II.) Drug Store Program

- CVS Pharmacy 10,000 s.f. Dedham, Massachusetts (free standing)
- CVS Pharmacy 11,000 s.f. Lynn, Massachusetts (strip center)
- CVS Pharmacy 8,500 s.f. Amesbury, Massachusetts (free standing)
- CVS Pharmacy 12,000 s.f. Bedford, Massachusetts (free standing)
- CVS Pharmacy 11,000 s.f. Shrewsbury, Massachusetts (free standing)
- CVS Pharmacy 10,125 s.f. Franklin, Massachusetts (free standing)
- CVS Pharmacy 10,125 s.f. Willimantic, Connecticut (free standing)
- CVS Pharmacy 10,125 s.f. Leominster, Massachusetts (free standing)
- CVS Pharmacy 12,150 s.f. Framingham, Massachusetts (free standing)

- Walgreens Pharmacy 13,000 s.f. Holyoke, Massachusetts (free standing)
- Walgreens Pharmacy 15,500 s.f. Holbrook, Massachusetts (free standing)
- Walgreens Pharmacy 15,500 s.f. Weymouth, Massachusetts (free standing)
- Walgreens Pharmacy 15,500 s.f. Dartmouth, Massachusetts (free standing)
- Walgreens Pharmacy 16,200 s.f. New Bedford, Massachusetts (free standing)
- Walgreens Pharmacy 13,560 s.f. Willimantic, Connecticut (free standing)
- Walgreens Pharmacy 13,650 s.f. Rockland, Massachusetts (free standing)
- Walgreens Pharmacy 13,650 s.f. Cheshire, Connecticut (free standing)
- Walgreens Pharmacy 13,650 s.f. North Attleboro, Massachusetts (free standing)

- Walgreens Pharmacy 13,650 s.f. Attleboro, Massachusetts (free standing)
- Walgreens Pharmacy 13,650 s.f. Shrewsbury, Massachusetts (free standing)
- Walgreens Pharmacy 13,650 s.f. Brockton, Massachusetts (free standing)
- Walgreens Pharmacy 13,650 s.f. Marlborough, Massachusetts (free standing)
- Walgreens Pharmacy 13,650 s.f. Guilford, Connecticut (free standing)
- Walgreens Pharmacy 14,500 s.f. Easton, Massachusetts (free standing)
- Walgreens Pharmacy 13,560 s.f. Somerset, Massachusetts (free standing)
- Walgreens Pharmacy 13,560 s.f. Norton, Massachusetts (free standing)
- Walgreens Pharmacy 14,500 s.f. Windham, Maine (free standing)
- Walgreens Pharmacy 14,500 s.f. Bath, Maine (free standing/under construction)
- Walgreens Pharmacy 15,500 s.f. Bangor, Maine (free standing/permitting)

III.) Strip Center Program

- Christmas Tree Shops Plaza South Portland, Maine 74,000 s.f. shopping center anchored by Christmas Tree Shops and Michaels Arts & Crafts
- Miller Place, New York 100,000 s.f. shopping center anchored by Stop & Shop Supermarket
- Indian Brook Commons Dover, New Hampshire 126,000 s.f. shopping center. Currently tenants include Staples Office Supply Superstore, Pizzeria Uno's, Applebee's
- Milford Commons Milford, New Hampshire 70,000 s.f. shopping center anchored by Stop & Shop Supermarket
- Lebanon, New Hampshire 70,000 s.f. shopping center

IV.) Gas Program

- Marlborough, Massachusetts 1.9±acres For a full service Exxon station
- Salem, Massachusetts 1.2±acres For a full service Irving Oil station

V.) Residential

- Milestone, Nantucket, MA 42 acres 14 lots Single Family Subdivision
- Seikinnow Woods, Nantucket, MA 10 acres 19 lots Single Family Subdivision
- Wrights Landing, Nantucket 31½ acres 11 lots Residential Subdivision
- Berthold Farms, Saugus, MA 12.5 acres 33 lots Single Family Subdivision
- Middleton, MA 20 acres 16 lots Single Family Subdivision

VI.) Investments

- Briarwood Apartments 56 Units Windham, Connecticut

VII.) Miscellaneous

- 2 Pad Leases
- 99 Restaurant, Ground Lease

Newington, New Hampshire
Dover, New Hampshire

JN:1348
 Project Description:Richmond Co
 Project Location:Portland
 Date:11-5-07

Gorrill-Palmer Consulting Engineers, Inc.
 P.O. Box 1237
 15 Shaker Road
 Gray, Maine 04039

**Pharmacy/Drugstore with Drive-Through Window
 Land Use Code (LUC) 881**

Gross Floor Area (ft²): 13,700

Average Rate

Time Period	ITE Trip Rate (Average Rate)	Trip Ends	Directional Split *		Directional Distribution	
			IN	OUT	IN	OUT
Weekday	T = 88.16 (X)	1208	50%	50%	604	604
AM Peak Hour of Adj. Street Traffic	T = 2.66 (X)	36	55%	45%	20	16
PM Peak Hour of Adj. Street Traffic	T = 8.62 (X)	118	50%	50%	59	59
AM Peak Hour of Generator	T = 7.87 (X)	108	50%	50%	54	54
PM Peak Hour of Generator	T = 9.51 (X)	130	50%	50%	65	65
Saturday Peak Hour of Generator	T = 7.85 (X)	108	50%	50%	54	54

* Percentages rounded to nearest 5%

JN: 1348
 Project Description: Richmond Co
 Project Location: Portland
 Date: 5-Nov-07

Gorrill-Palmer Consulting Engineers, Inc.
 P.O. Box 1237
 15 Shaker Road
 Gray, Maine 04039

**Medical/Dental Office Building
 Land Use Code (LUC) 720**

Gross Floor Area (ft²): 17,856

Fitted Curve:

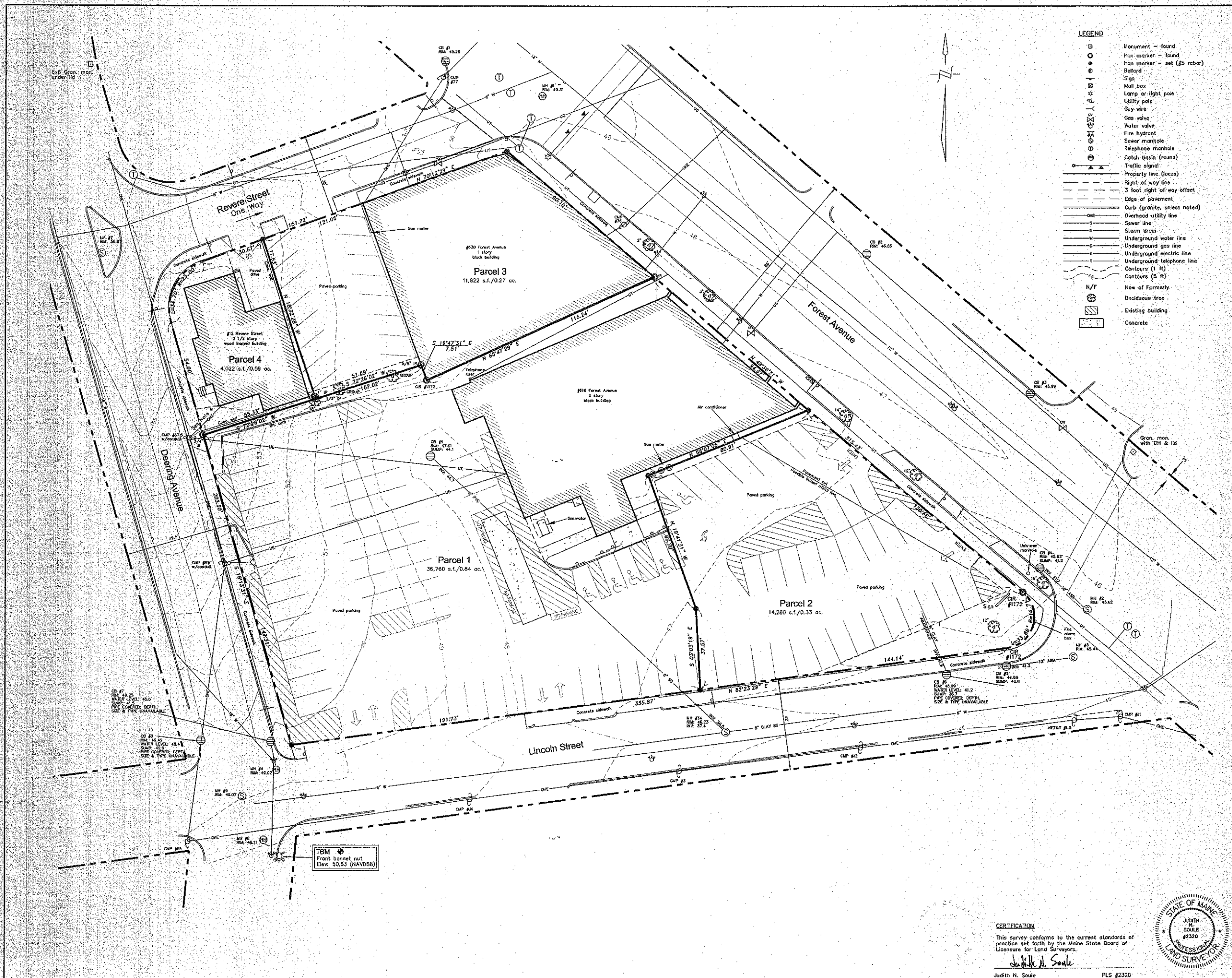
Time Period	ITE Trip Rate	Trip Ends	Directional Split*		Directional Distribution		Sample Size
			IN	OUT	IN	OUT	
Weekday	$T = 40.89 (X) - 214.97$	515	50%	50%	258	257	10
AM Peak Adjacent Street	Not given	-	80%	20%	-	-	21
PM Peak Adjacent Street	$\text{Ln}(T) = 0.93 \text{Ln}(X) + 1.47$	63	25%	75%	16	47	41
AM Peak of Generator	$T = 3.49 (X) + 5.25$	68	65%	35%	44	24	16
PM Peak of Generator	$T = 4.43 (X) + 0.48$	80	40%	60%	32	48	21
Saturday	Not given	-	50%	50%	-	-	5
Saturday Peak of Generator	Not given	-	60%	40%	-	-	3

* Percentages rounded to nearest 5%

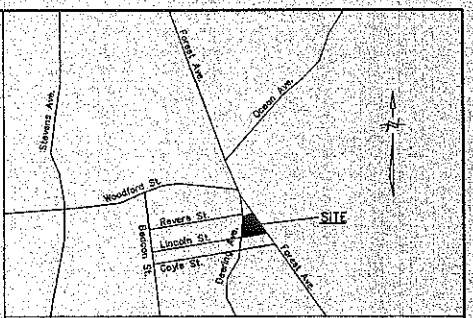
Average Rate:

Time Period	ITE Trip Rate	Trip Ends	Directional Split*		Directional Distribution		Sample Size
			IN	OUT	IN	OUT	
Weekday	$T = 36.13 (X)$	645	50%	50%	323	322	10
AM Peak Adjacent Street	$T = 2.48 (X)$	44	80%	20%	35	9	21
PM Peak Adjacent Street	$T = 3.72 (X)$	66	25%	75%	17	49	41
AM Peak of Generator	$T = 3.62 (X)$	65	65%	35%	42	23	16
PM Peak of Generator	$T = 4.45 (X)$	79	40%	60%	32	47	21
Saturday	$T = 8.98 (X)$	160	50%	50%	80	80	5
Saturday Peak of Generator	$T = 3.63 (X)$	65	60%	40%	39	26	3

* Percentages rounded to nearest 5%



- LEGEND**
- Monument - found
 - Iron marker - found
 - Iron marker - set (#5 rebar)
 - ⊕ Bolterd
 - ⊙ Sign
 - ⊙ Mail box
 - ⊙ Lamp or light pole
 - ⊙ Utility pole
 - ⊙ Guy wire
 - ⊙ Gas valve
 - ⊙ Water valve
 - ⊙ Fire hydrant
 - ⊙ Sewer manhole
 - ⊙ Telephone manhole
 - ⊙ Catch basin (round)
 - ⊙ Traffic signal
 - ⊙ Property line (locus)
 - ⊙ Right of way line
 - ⊙ 3 foot right of way offset
 - ⊙ Edge of pavement
 - ⊙ Curb (granite, unless noted)
 - ⊙ Overhead utility line
 - ⊙ Sewer line
 - ⊙ Storm drain
 - ⊙ Underground water line
 - ⊙ Underground gas line
 - ⊙ Underground electric line
 - ⊙ Underground telephone line
 - ⊙ Contours (1 ft)
 - ⊙ Contours (5 ft)
 - ⊙ N/F Now of Formerly
 - ⊙ Deciduous tree
 - ⊙ Existing building
 - ⊙ Concrete



VICINITY MAP
No Scale

- NOTES**
- 1) Book and Page references are to the Cumberland County Registry of Deeds.
 - 2) Bearings are referenced to grid north, Maine State Plane Coordinate System, West Zone, NAD83.
 - 3) Elevations are based on GPO data, corrected with an OMS solution - Datum: NAVD83. Temporary bench mark: front corner nut on hydrant at southeast corner of intersection of Lincoln Street and Deering Avenue; elev: 50.63.
 - 4) Parcel 4 is subject to a utility easement, recorded in Book 3998, Page 198.
 - 5) Property lies in Zone C (area of minimal flooding) per FRM community-panel number 230031-003-B dated July 17, 1996.
 - 6) No evidence of recent earth moving work, building construction or building additions was observed.
 - 7) No changes in street right-of-way lines are anticipated. The sidewalk along the southerly side of Revere Street has recently been improved.
 - 8) All utility information shown hereon is approximate, based on location of visible features and information provided by others. Prior to any excavation or construction, the appropriate utilities should be contacted.
- | | | |
|----------|------------------------|----------------------|
| Parcel 1 | 52 reg. parking spaces | 4 handicapped spaces |
| Parcel 2 | 33 reg. parking spaces | 1 handicapped spaces |
| Parcel 3 | 14 reg. parking spaces | 0 handicapped spaces |
| Total | 99 reg. parking spaces | 5 handicapped spaces |

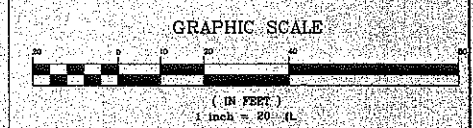
- PLAN REFERENCES**
- 1) Plan Showing a Standard Boundary Survey for Mercy Hospital by Daniel J. Daffano, dated August 17, 1990, recorded in Plan Book 106, Page 309.
 - 2) Plan of Chandler Rockwell Estate by Edward C. Jordan, dated 1873, recorded in Plan Book 10, Page 14.
 - 3) Plan of Property & Floor Plans made for G.H. Enterprises & Gendron Commercial Brokers by Hcomb Associates, dated September 11, 1963, not recorded.
 - 4) City of Portland Engineering plans, on file with the Department of Engineering.

AREA

Parcel 1	36,760 s.f.	0.84 ac.
Parcel 2	14,280 s.f.	0.33 ac.
Parcel 3	11,822 s.f.	0.27 ac.
Parcel 4	4,022 s.f.	0.09 ac.

OWNERS OF RECORD

Parcel 1	Mercy Hospital	Book 14209, Page 57
Parcel 2	Mercy Hospital	Book 14209, Page 58
Parcel 3	Church Corporation	Book 13256, Page 224
Parcel 4	Berry E. Scott & Mary A. Scott	Book 4931, Page 30



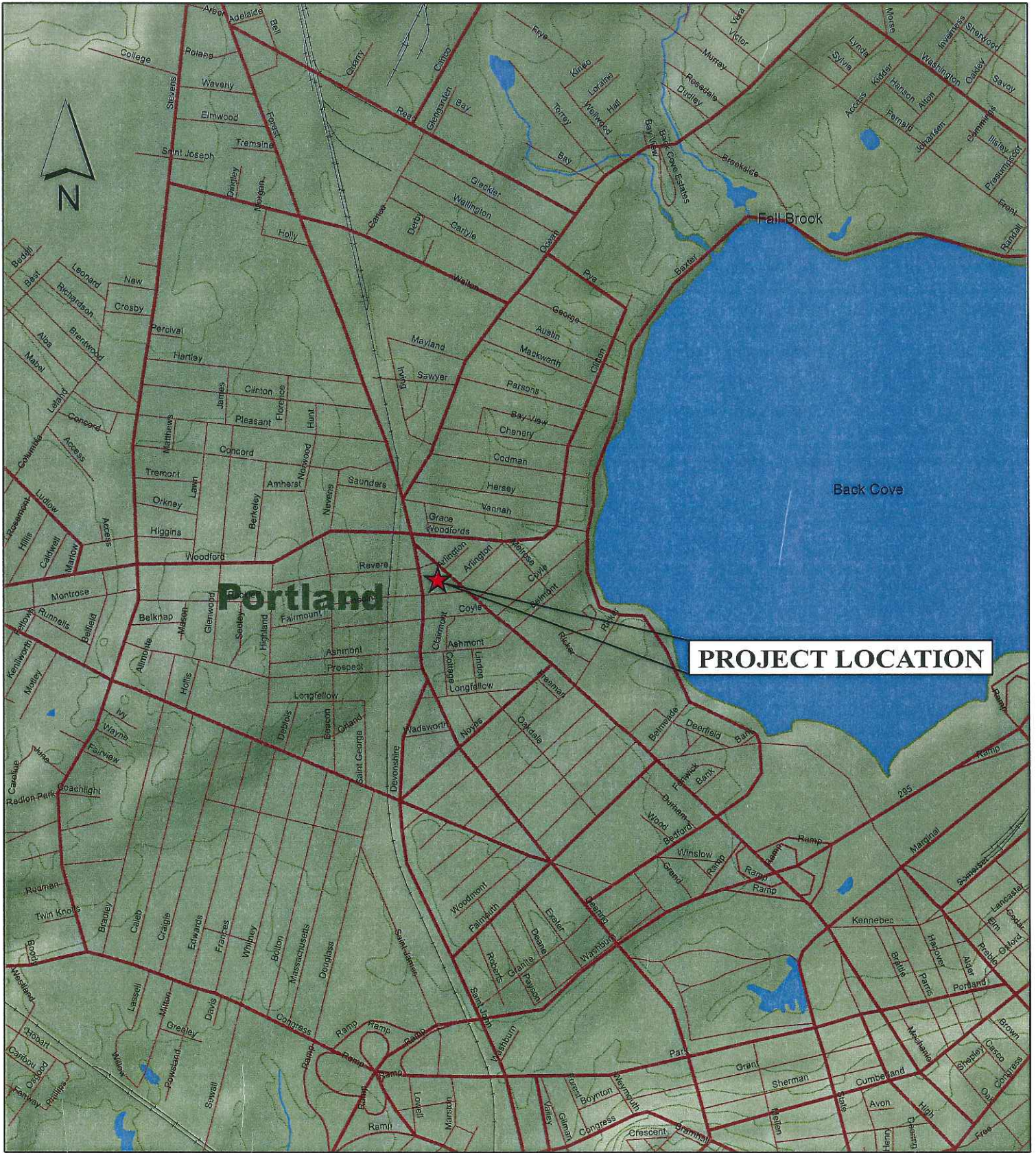
NO.	REVISIONS	DATE
PLAN OF Boundary & Existing Conditions Forest Avenue, Revere Street, Deering Avenue & Lincoln Street Portland, Maine		
MADE FOR The Richmond Company, Inc. 7 Essex Green Drive, Suite 56 Peabody, Massachusetts		
JOB#	DATE	SCALE
207077	Nov. 8, 2007	1" = 20'
BOOK#		
207077-R1.dwg		
FILE#	9251	

CERTIFICATION
 This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.
 Judith N. Soule
 PLS #2320



Location Map

Figure No. 1



PROPOSED PHARMACY, PORTLAND, MAINE

GP Gorrill-Palmer Consulting Engineers, Inc.

PO Box 1237
15 Shaker Road
Gray, ME 04039

Traffic and Civil Engineering Services

207-657-6910
Fax: 207-657-6912
mailbox@gorrillpalmer.com
www.gorrillpalmer.com



JN: 1348
DATE: OCT 2007
FILE: 1348_LOCMAP.MXD
SOURCE: MAINE GIS WEBSITE



TD Banknorth, N.A.
Commercial Real Estate Group
153 Merrimack Street 2nd Fl.
P.O. Box 431
Haverhill, MA 01831-2314
T: 978 374-1911 F: 978 521-5826
TDBanknorth.com

February 28, 2008

City of Portland
Portland, Maine

RE: Proposed Walgreens
606-616 Forest Avenue

Dear Sir/Madam:

TD Banknorth has had discussions with David Latulippe of The Richmond Company, Inc. regarding the development of a Walgreen's Pharmacy to be located 606-616 Forest Avenue, Portland, Maine.

We have worked with The Richmond Company on several projects that were similar in scope to the proposed project. These projects were completed on time and the construction loans were handled as agreed.

We believe The Richmond Company has the ability to secure the financing needed to complete the development of this shopping center. It is likely that the cost would be funded by a combination of debt and equity.

If you need further assistance, please contact me at 978-556-1044.

Sincerely,



Debbie H. Kirkpatrick
Vice President



Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

November 1, 2007

Gorrill-Palmer Consulting Engineers, Inc.
P.O. Box 1237
15 Shaker Road
Gray, ME 04039

Attn: Joseph Marden, E.I.
Re: Walgreen's Pharmacy – Forest Avenue, Portland
Ability to serve with PWD water

Dear Mr. Marden:

This letter is to confirm that there should be an adequate supply of clean and healthful water to serve the needs of the proposed Walgreen's Pharmacy on Forest Avenue in Portland. According to District records, there is a 12-inch cast iron water main on the northeast side of Forest Avenue, a 16-inch cast iron water main on the west side of Deering Avenue, and a 6-inch cast iron water main on the south side of Lincoln Street that could serve your needs. We recommend reusing the existing fire and domestic services that currently take from Lincoln Street to serve the Mercy Hospital Building. Please reference the attached service records. If you choose not to reuse those services you will be responsible to shut and cut them at the main. There are two hydrants located within 75' of the property.

The current data from the nearest hydrant indicates there should be adequate capacity of water to serve the needs of your proposed project.

Hydrant Location: Corner of Deering Ave. and Revere St.
Hydrant Number: POD-HYD01101
Static Pressure: 70 psi
Flow: 1244 gpm
Last Tested: 8/9/1993

Please notify your mechanical engineer of these results so that they can design your system to best fit the noted conditions. If the District can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District

Rico Spugnardi, P.E.
Business Development Engineer
rspugnardi@pwd.org

PO-Adequacy-Walgreens Pharmacy Forest Ave-Gorrill Palmer 07

225 DOUGLASS STREET P.O. Box 3553 PORTLAND, MAINE 04104-3553
PHONE: 207.774.5961 FAX: 207.761.8307 WEB: WWW.PWD.ORG





Prepared for:
Gorrill-Palmer Consulting Engineers, Inc.

Sheet No. 1 of 1

This map is suitable for preliminary study and analysis pending review of additional information. The data shown are only those which were developed, resulting from inaccuracies and data "mis-matching" may be evident.

Forest Avenue
Portland

Scale: As Noted

Drawn By: JCP
Date: 11/17/2007

PORTLAND WATER DISTRICT
225 Douglass Street
Portland, ME 04104



ST. DIVISION PORT SERVICE RECORD

Code No. _____

Name _____

Name _____

NO. 6016 FOREST AVE

REG. NO. SU27102171

Name MERCY HOSPITAL

Name _____

Name _____

SERVICE DATA

Size of Pipe 6"

Kind of Pipe DI

Main to Stop 1'

Stop to St. Line 26'

Date 7-13-99

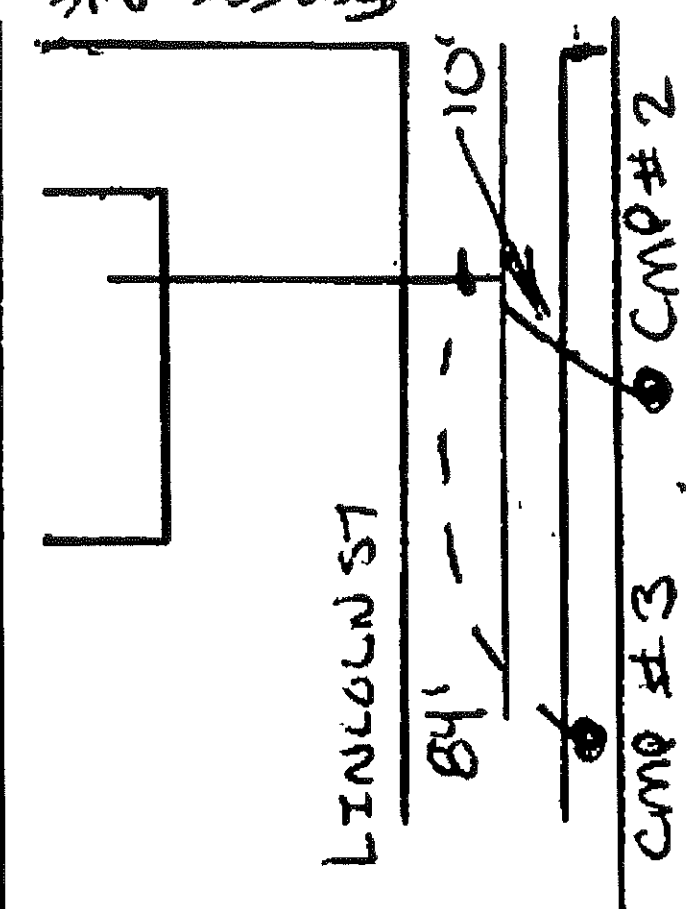
Mat. on Private _____

Depth/Main _____

Depth/Private _____

Shut at Corp. _____

MEASURES



NO. ⁶¹⁶ ~~620~~ Forest Ave.

DIVISION Deer

REG. NO. 9870 CODE NO. D 6-24A

NAME ~~W. Cunningham Co.~~ ~~Woodford's Medical Trust~~

NAME ~~W. H. St. George~~ ~~Dr. David A. Man~~

NAME ~~Art Water Realty~~

SERVICE RECORD

SIZE OF PIPE 2"

KIND OF PIPE COP'

MAIN TO STOP 36'

STOP TO ST. LINE 10'

ST. LINE TO BLDG. 6'

DATE 8/7/63

DEPTH OF MAIN 5'

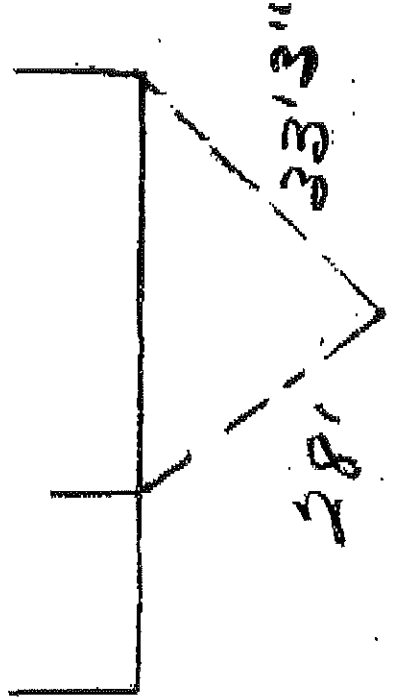
SIZE OF TAP 2.1" COP

DEPTH ON PRIVATE 5'

SHUT AT CORP.

REMARKS (SEE REVERSE) 5M 1-60 E.P.

MEASURES



Request for Waiver

Re: Walgreen's Development
Forest Avenue, Portland

Request for Waiver from **Section III.3.A** of the Technical and Design Standards and Guidelines for the City of Portland - describing the parking lot and parking space design.

The Technical and Design Standards and Guidelines recommend a standard parking space of 9 feet wide by 19 feet long. As part of this development, the applicant has provided parking spaces which are 9 feet wide by 18 feet long. The parking spaces have been reduced in length to minimize the impervious area and provide for a 24-foot wide drive aisle to help facilitate better access throughout the site. If 19 foot long parking spaces were provided, the site would become mostly impervious, and would not provide adequate parking spaces for Walgreen's standards.

November 6, 2007

Ms. Barbara Barhydt
Development Review Services Manager
City of Portland
Planning & Development Department
389 Congress Street
Portland, Maine 04101

Dear Barbara,

The Richmond Company has retained Gorrill-Palmer Consulting Engineers, Inc. to prepare development plans and permit applications for a proposed 13,700 +/- square-foot Walgreens pharmacy with drive-up service. The pharmacy will be located within the Forest Avenue, Lincoln Street, Deering Avenue, and Revere Street block in Portland, Maine. The existing site is currently occupied by a two-story medical office building.

The developer is currently seeking Site Plan Approval from the City of Portland.

Description of Development Site

The development site includes Lots L6 and L7 of Portland Assessor's Map 125, totaling approximately 1.16 acres. Both parcels are currently developed with a mix of uses and intensity of development.

It is GPCEI's understanding that the Richmond Company intends to demolish the existing building used as a medical office and construct a 13,700 +/- square foot Walgreens. The proposed project anticipates a drive-thru facility on site. The existing parking field is proposed to be reconstructed to accommodate 56 parking spaces. The site is proposed to be accessed through three primary curb cuts on Forest Avenue, Lincoln Street, and Deering Avenue.

Trip Generation

The proposed Walgreens will occupy an existing developed site and therefore the need for a MaineDOT traffic movement permit will be determined based on the net difference in trip generation based on the prior use as a medical office building and the proposed use. If the project generates a net increase of more than 99 trip ends, then a MaineDOT traffic movement permit will be required. The City of Portland has delegated review authority for these permits.

Gorrill-Palmer Consulting Engineers Inc. has estimated the trips generated by the prior uses using the 7th Edition of the Institute of Transportation Engineers publication, Trip Generation. A summary of the prior uses and the resulting trip generation estimate is presented below. The trip generation calculations are included in the Appendix to this letter.

Ms. Barbara Barhydt
November 6, 2007
Page 2 of 2

Use	Size (sf)	Estimated PM Peak Hour Trip Ends
Medical Office Building LUC 720	17,856	66
Pharmacy with Drive-Thru Window LUC 881	13,700	118

Based on this information, the proposed Walgreens will result in a net traffic increase of 52 trip ends which is well below the 100 trip threshold for triggering a traffic movement permit from the MaineDOT.

Proposed Access

Three curb cuts are planned for the site; one on Forest Avenue, one on Lincoln, and one on Deering Avenue. All driveways will be unrestricted except the Forest Avenue driveway from which left turns out will not be allowed.

Traffic Impact Assessment

While this project will not require a traffic movement permit from the MaineDOT, Gorrill-Palmer Consulting Engineers Inc. will complete a traffic impact analysis of the project on the existing street system. This study will include an operational evaluation of each of the proposed driveways and recommendations as may be appropriate as well as an assessment of the impact of the project on the intersection of Forest Avenue and Revere Street. This impact assessment will be included in the site plan submission following the meeting to discuss the sketch plan with the planning board.

Please contact me if you have any questions relative to this matter.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.



Thomas L Gorrill, P.E., PTOE
President

Copy: David Latulippe, The Richmond Company

JN:
 Project Description:
 Project Location:
 Date:

1348
 Richmond Co
 Portland
 5-Nov-07

Gorrill-Palmer Consulting Engineers, Inc.
 P.O. Box 1237
 15 Shaker Road
 Gray, Maine 04039

**Medical/Dental Office Building
 Land Use Code (LUC) 720**

Gross Floor Area (ft²): 17,856

Fitted Curve:

Time Period	ITE Trip Rate	Trip Ends	Directional Split*		Directional Distribution		Sample Size
			IN	OUT	IN	OUT	
Weekday	$T = 40.89 (X) - 214.97$	515	50%	50%	258	257	10
AM Peak Adjacent Street	Not given	-	80%	20%	-	-	21
PM Peak Adjacent Street	$\ln(T) = 0.93 \ln(X) + 1.47$	63	25%	75%	16	47	41
AM Peak of Generator	$T = 3.49 (X) + 5.25$	68	65%	35%	44	24	16
PM Peak of Generator	$T = 4.43 (X) + 0.48$	80	40%	60%	32	48	21
Saturday	Not given	-	50%	50%	-	-	5
Saturday Peak of Generator	Not given	-	60%	40%	-	-	3

* Percentages rounded to nearest 5%

Average Rate:

Time Period	ITE Trip Rate	Trip Ends	Directional Split*		Directional Distribution		Sample Size
			IN	OUT	IN	OUT	
Weekday	$T = 36.13 (X)$	645	50%	50%	323	322	10
AM Peak Adjacent Street	$T = 2.48 (X)$	44	80%	20%	35	9	21
PM Peak Adjacent Street	$T = 3.72 (X)$	66	25%	75%	17	49	41
AM Peak of Generator	$T = 3.62 (X)$	65	65%	35%	42	23	16
PM Peak of Generator	$T = 4.45 (X)$	79	40%	60%	32	47	21
Saturday	$T = 8.96 (X)$	160	50%	50%	80	80	5
Saturday Peak of Generator	$T = 3.63 (X)$	65	60%	40%	39	26	3

* Percentages rounded to nearest 5%

JN:1348
 Project Description:Richmond Co
 Project Location:Portland
 Date:11-5-07

Gorrill-Palmer Consulting Engineers, Inc.
 P.O. Box 1237
 15 Shaker Road
 Gray, Maine 04039

**Pharmacy/Drugstore with Drive-Through Window
 Land Use Code (LUC) 881**

Gross Floor Area (ft²): 13,700

Average Rate

Time Period	ITE Trip Rate (Average Rate)	Trip Ends	Directional Split *		Directional Distribution	
			IN	OUT	IN	OUT
Weekday	T = 88.16 (X)	1208	50%	50%	604	604
AM Peak Hour of Adj. Street Traffic	T = 2.66 (X)	36	55%	45%	20	16
PM Peak Hour of Adj. Street Traffic	T = 8.62 (X)	118	50%	50%	59	59
AM Peak Hour of Generator	T = 7.87 (X)	108	50%	50%	54	54
PM Peak Hour of Generator	T = 9.51 (X)	130	50%	50%	65	65
Saturday Peak Hour of Generator	T = 7.85 (X)	108	50%	50%	54	54

* Percentages rounded to nearest 5%

December 18, 2007

Ms. Barbara Barhydt
Development Review Services Manager
City of Portland
Planning & Development Department
389 Congress Street
Portland, Maine 04101

Dear Barbara,

The Richmond Company has retained Gorrill-Palmer Consulting Engineers, Inc. to prepare development plans and permit applications for a proposed 13,700 +/- square-foot Walgreens pharmacy with drive-up service. The pharmacy will be located within the Forest Avenue, Lincoln Street, Deering Avenue, and Revere Street block in Portland, Maine. The existing site is currently occupied by a two-story medical office building and formerly by a retail pharmacy.

On October 23, 2007, we submitted a Site Plan Application to demolish the existing building and construct a new building on this property. After further investigating the existing building and discussion with the City's Planning Division, the applicant has decided to expand the existing building instead of demolishing and building a new building. The proposed project now involves expanding the building to the south and west. Following the City of Portland's Code of Ordinances, the proposed site falls under the definition of Minor Development. The proposed addition is approximately 5,600 +/- square feet.

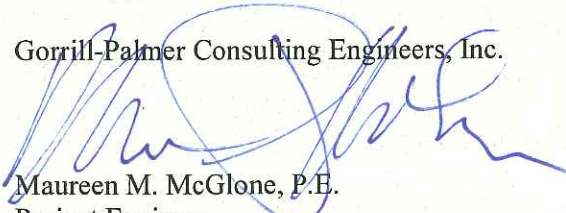
Section 14-552. Definitions of the City of Portland Code of Ordinances requires that "building additions having a total floor area of up to ten thousand (10,000) square feet" reviewed as a Minor development by Staff Review only. A revised set of plans will be sent to the City in the next few weeks.

The proposed redevelopment does involve a drive-through window. The applicant intends on submitting conditional use request to the City of Portland Planning Board in the near future.

Please contact me if you have any questions relative to this matter.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.



Maureen M. McGlone, P.E.
Project Engineer

Copy: David Latulippe, The Richmond Company



Gorrill-Palmer Consulting Engineers, Inc.

PO Box 1237
15 Shaker Rd.
Gray, ME 04039

Traffic and Civil Engineering Services

207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

January 22, 2008

Ms. Barbara Barhydt
Development Review Services Manager
City of Portland
Planning & Development Department
389 Congress Street
Portland, Maine 04101

Dear Barbara,

The Richmond Company has retained Gorrill-Palmer Consulting Engineers, Inc. to prepare development plans and permit applications for a proposed 13,700 +/- square-foot Walgreens pharmacy with drive-up service. The pharmacy will be located within the Forest Avenue, Lincoln Street, Deering Avenue, and Revere Street block in Portland, Maine. The existing site is currently occupied by a two-story medical office building and formerly by a retail pharmacy.

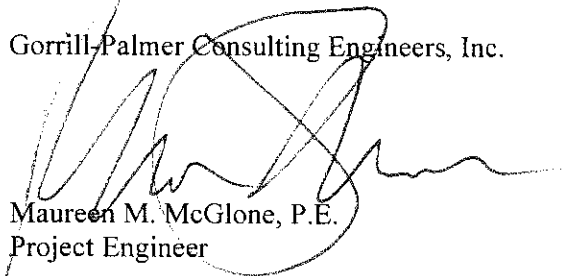
A Site Plan Application for Major Development was submitted on October 23, 2007. In a letter dated December 18, 2007, we informed the City that the proposed project now involves expanding the building to the south and west. The proposed addition to the building will be approximately 5,600 +/- square feet. Per the City of Portland's Code of Ordinances, the proposed site now falls under the definition of Minor Development. A revised set of plans has been included with this letter.

The proposed redevelopment does involve a drive-through window. The applicant intends on submitting a conditional use request to the City of Portland in the near future.

Please contact me if you have any questions relative to this matter.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.



Maureen M. McGlone, P.E.
Project Engineer

Copy: David Latulippe, The Richmond Company

MPM/jjm/JN1348/barhydt_minor_site_submission_1-22-07



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Planning and Development Department

Lee D. Urban, Director

Planning Division

Alexander Jaegerman, Director

January 29, 2008

Maureen M. McGlone
Gorrill-Palmer Consulting Engineers
P.O. Box 1237
15 Shaker Road
Gray, ME 04039

David Latulippe
The Richmond Company
23 Concord Street
Wilmington, MA 01887

RE: 606 and 616 Forest Avenue
Walgreens Pharmacy
Application # 2007-0188

Dear Maureen and David:

Thank you for submitting an application for a proposed change of use and building renovation for a Walgreens Pharmacy at 606 and 616 Forest Avenue. Barbara Barhydt provided me with your application materials and revised plans, dated January 22, 2008 and has briefed me on your proposal. Your application is being reviewed for conformance with applicable zoning requirements and the standards for Site Plan (Article V) of the Portland City Code. Because the proposal contains a drive-thru, it is considered a conditional use and requires Planning Board review and approval. I have reviewed your application materials and revised plans and have the following requests and preliminary comments:

1. It is my understanding that you have modified the original proposal from a new construction to a building renovation and change of use. You will need to update your application materials, including the cover letter (dated October 23, 2007) and traffic letter (dated November 6, 2007), both from Gorrill-Palmer, to reflect your updated proposal. Your revised cover letter should include details on exactly what portions of the existing building will be preserved versus torn-down.

Boundary Survey:

2. Please submit a boundary survey for the proposed development. This survey must be at a scale of not less than 1 to 100ft and must be stamped and signed by a registered land surveyor. Be sure the boundary survey includes the following information:
 - Name and address of the applicant and the proposed development
 - Scale and north points
 - Boundaries of the site

9. Please submit catalogue cuts for any proposed lighting fixtures.
10. Please submit information on the proposed hours of operation for the development.
11. Please submit the total estimated cost of the development.
12. You will be required to submit a construction plan including estimated start and end dates and the proposed sequence of construction prior to plan approval.
13. Please submit evidence of financial capacity. The City requires a letter from the applicant's financial institution in order to assess financial capacity.
14. I received copies of the letters you submitted requesting documentation of ability to serve. Please submit evidence of sewer and water capacity for the proposed development once you obtain this information.
15. Please provide a description of the estimated type and quantity of solid waste and of recyclable materials to be generated on site, along with the proposed manner of timely removal.

Your submitted plans are also undergoing separate review by the City Zoning Administrator, the City Traffic Engineer, the City Arborist and the Department of Public Works. I will forward additional review comments as soon as they are available. Please note that the Planning Authority may request additional information during our continued review of the proposal according to applicable laws, ordinances and regulations. If you have any questions, feel free to contact me at 874-8901 or by email at mpc@portlandmaine.gov.

Sincerely,



Molly Casto, Planner

cc: Barbara Barhydt, Development Review Services Manager

February 6, 2008

Ms. Molly Casto
Development Review Services Manager
City of Portland
Planning & Development Department
389 Congress Street
Portland, Maine 04101

Re: Letter of Correspondence #1

Dear Molly:

The Richmond Company has retained Gorrill-Palmer Consulting Engineers, Inc. to prepare development plans and permit applications for a proposed 13,700 +/- square-foot Walgreens pharmacy with drive-up service. The pharmacy will be located within the Forest Avenue, Lincoln Street, Deering Avenue, and Revere Street block in Portland, Maine. The existing site is currently occupied by a two-story medical office building.

Figure 1 is a map showing the project location. The developer is currently seeking Site Plan Approval from the City of Portland.

Description of Development Site

The development site includes Lots L6 and L7 of Portland Assessor's Map 125, totaling approximately 1.16 acres. Both parcels are currently developed with a mix of uses and intensity of development.

It is GPCEI's understanding that the Richmond Company intends to expand the existing building instead of demolishing and constructing a new building. The existing parking field is proposed to be reconstructed to accommodate 56 parking spaces. The site is proposed to be accessed through three primary curb cuts on Forest Avenue, Lincoln Street, and Deering Avenue. The proposed project involves expanding the building to the south and west. The existing building will be converted from a 17,800 square foot two-story building into a 13,700 square foot single story building. The building, as proposed, will be expanded south towards Lincoln Street and west towards Deering Avenue. The eastern building wall along Forest Avenue and the northern building wall are proposed to remain. The existing basement under the front half of the current building along with the roof structure will also remain. The proposed addition is approximately 5,600 +/- square feet. The estimated cost of the project, including all building and site work, is estimated to be \$1,500,000.

Following the City of Portland's Code of Ordinances, the proposed site falls under the definition of Minor Development. Section 14-552. Definitions of the City of Portland Code of Ordinances requires that "building additions having a total floor area of up to ten thousand (10,000) square feet" reviewed as a Minor development by Staff Review only.

Ms. Molly Casto
February 6, 2008
Page 2 of 5

The proposed redevelopment does involve a drive-through window. The applicant has submitted a conditional use request to the City of Portland Planning Board.

Proposed Changes

It is expected that the proposed pharmacy development will meet and or exceed the required site plan requirements, and performance standards in accordance with the City of Portland's Land Use Ordinance.

Zoning

Based on the City of Portland zoning map, the property is zoned Community Business Zone (B-2b) which provides neighborhood/community business style zoning with minimal lot line setbacks and considerations for abutting residential zoning.

As shown on the Site Layout Plan, the proposed development conforms to the zoning standards for the B-2b Zone.

Utilities

At this time, it is proposed that water service for the proposed development be provided through connection to an existing waterline on-site. Attached to this letter is a copy of a response letter from the Portland Water District indicating they have sufficient water capacity to serve the proposed development.

It is currently proposed that sewer on site be separated from the storm drain system. The sewer will be reconnected to the combined system once it is within the City right-of-way, allowing for future alterations once sewer and storm drain have been separated within the right-of-way. A response letter has not yet been received from the Portland Department of Public Works indicating their ability to serve this project. When received, a copy of the letter will be forwarded to the City.

Solid Waste

It is currently proposed that solid waste be transported from the site by Pine Tree Waste. A letter requesting their ability to serve this project is attached to this letter. Anticipated quantities of solid waste associated with this project are included in the letter.

The trash enclosure that is shown on the plan set includes a 2 cubic yard container for recyclable materials, and a 2 cubic yard container for non-recyclable materials.

Lighting

A lighting plan showing the location and intensity of the proposed lighting for this development has been attached to this letter. Lighting cut sheets have also been included.

Ms. Molly Casto
February 6, 2008
Page 3 of 5

Building Architecture

Building architecture is proposed to conform to the City of Portland standards. Building elevations have been attached to this letter.

Landscape and Buffering

Landscaping areas will be provided along Deering Avenue, Forest Avenue, and Lincoln Street as well as landscaped areas within the parking areas. A detailed landscape plan which complies with the City of Portland standards has been attached to this letter.

Parking and Circulation

The proposed development's parking areas have been designed to meet the Portland Land Use Ordinance. The stalls are designed to be 9-ft x 18-ft 90-degree spaces with 24-ft wide drive aisles. Total parking for the site is 56 spaces, which exceeds the required 46 spaces. Of those spaces provided, 4 are proposed to be ADA accessible.

Hours of Operation

As proposed, the pharmacy's hours of operation will be from 8AM to 11PM Monday through Sunday.

Stormwater Management

There will be minimal, if any, additional impervious area added to the site. The existing area to become the proposed building is currently impervious pavement or roof surface. This area will become impervious roof surface and pavement area resulting in little effect on stormwater runoff.

Natural Resources

There are no known impacts to any natural resources.

Fire Department Checklist

A separate package is being prepared, as requested, for the Fire Department. A copy will be forwarded to City Staff when completed.

Financial Capacity

The applicant, Richmond Company, Inc., has adequate financial resources to complete the proposed development. Attached to this letter is a list of projects the Richmond Company, Inc. has recently completed or is actively in the process of developing.

Ms. Molly Casto
February 6, 2008
Page 4 of 5

Traffic

Trip Generation

The proposed Walgreens will occupy an existing developed site and therefore the need for a MaineDOT traffic movement permit will be determined based on the net difference in trip generation based on the prior use as a medical office building and the proposed use. If the project generates a net increase of more than 99 trip ends, then a MaineDOT traffic movement permit will be required. The City of Portland has delegated review authority for these permits.

Gorrill-Palmer Consulting Engineers Inc. has estimated the trips generated by the prior uses using the 7th Edition of the Institute of Transportation Engineers publication, Trip Generation. A summary of the prior uses and the resulting trip generation estimate is presented below. The trip generation calculations are included in the Appendix to this letter.

Use	Size (sf)	Estimated PM Peak Hour Trip Ends
Medical Office Building LUC 720	17,856	66
Pharmacy with Drive-Thru Window LUC 881	13,700	118

Based on this information, the proposed Walgreens will result in a net traffic increase of 52 trip ends which is well below the 100 trip threshold for triggering a traffic movement permit from the MaineDOT.

Proposed Access

Three curb cuts are planned for the site; one on Forest Avenue, one on Lincoln, and one on Deering Avenue. All driveways will be unrestricted except the Forest Avenue driveway from which left turns out will not be allowed.

Traffic Impact Assessment

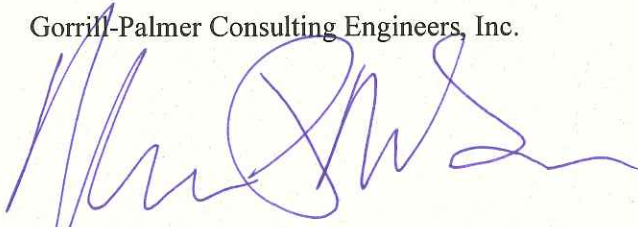
While this project will not require a traffic movement permit from the MaineDOT, Gorrill-Palmer Consulting Engineers Inc. will complete a traffic impact analysis of the project on the existing street system. This study will include an operational evaluation of each of the proposed driveways and recommendations as may be appropriate as well as an assessment of the impact of the project on the intersection of Forest Avenue and Revere Street. This impact assessment will be included in the site plan submission following the meeting to discuss the sketch plan with the planning board.

Ms. Molly Casto
February 6, 2008
Page 5 of 5

Please contact me if you have any questions relative to this matter.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.



Maureen M. McGlone, P.E.
Project Engineer

Attachments

- Letter from Portland Water District, dated November 1, 2007.
- Letter to the Portland Department of Public Works, dated October 22, 2007.
- Letter to Pine Tree Waste, dated October 22, 2007.
- Photometrics Plan
- Lighting Cut Sheets
- Building Elevations
- Landscape Plan
- Financial Capacity – Recent Developments
- Trip Generation Calculations

Enclosure

Copy: David Latulippe, The Richmond Company

MPM/jjm/JN1348/barhydt_revision_02-06-08

From: "Maureen McGlone" <mmcglone@gorrillpalmer.com>{PRIVATE }
To: "Molly Casto" <MPC@portlandmaine.gov>
Date: 3/20/2008 4:26:06 PM
Subject: RE: Walgreens: 606-616Forest Avenue

Great thanks

Maureen

-----Original Message-----

From: Molly Casto [mailto:MPC@portlandmaine.gov]
Sent: Thursday, March 20, 2008 5:13 PM
To: Maureen McGlone
Subject: RE: Walgreens: 606-616Forest Avenue

Maureen-

Sorry for the delay in getting back to you. According to the City Code, we are required to notice all property owners within 500 feet of the project area at least seven days in advance (per Section 14.32). If Board/staff/neighbors concerns have been adequately addressed and the Board lets you proceed to Public Hearing, there should be adequate time to notice for the 22nd.

-Molly

Molly Casto, Planner
Portland Planning Division
389 Congress Street
Portland, Maine 04101-3509
207-874-8901
MPC@portlandmaine.gov

>>> "Maureen McGlone" <mmcglone@gorrillpalmer.com> 3/19/2008 5:52:23 PM
>>>

Thanks Molly,

I'm curious about what kind of lead time is required for noticing the public hearing. Here's why I'm asking. If we are not going to public hearing on the 8th, we're going to want to be on for the 22nd. I want to make sure there is enough time to notice for the public hearing if we wait until the 8th. My understanding is that we aren't on for the 25th because we needed the lead time for notice of the public hearing, so is there a possibility that we'll need to notice the 22nd prior to the 8th?

Thanks,

Maureen

-----Original Message-----

From: Molly Casto [mailto:MPC@portlandmaine.gov]
Sent: Wednesday, March 19, 2008 5:09 PM
To: Maureen McGlone
Cc: ddlatulip@aol.com
Subject: Walgreens: 606-616Forest Avenue

Maureen:

As requested, below is my summary of what we discussed on the phone today:

- Because of pending questions concerning traffic and pedestrian circulation, impacts on abutting residential uses based on the orientation of the drive-thru, etc we have scheduled this item for a second workshop on April 8th. The focus of the workshop will be to communicate to the Board (with staff and City Traffic Engineers) how concerns raised at the March 11th meeting have been addressed and to hear their feedback prior to a Public Hearing.

- Public Works has determined that they will support the Forest Avenue driveway but as a right turn only in and out. The proposed concrete island will need to be revised accordingly so that it adequately prevents illegal left turn traffic maneuvers out of the driveway.

- Public Works will not be proceeding with making Lincoln Street a right turn only onto Forest Avenue at this time. Lincoln Street will, therefore, continue to provide customers an option to exit Walgreens and travel north on Forest Ave.

-Marge Schmuckal has requested follow-up information pertaining to the proposal's status as a renovation versus a new construction. She is following up on her request from her 3/4/08 memo where She wrote:

-This review is based upon an existing building and not a complete reworking of the site. The existing building will be converted from a two story medical building to a 1 story building with additions. I have concerns as to the mechanics of how this would be done. How will this be phased? What is the condition of the existing building?

Ideally, She would like to see structural plans and a description of how the demolition would be phased. You indicated that these items are not available at this time. I'll relay that to Marge and see if there's comparable information you could provide which would be sufficient. I'll let you know her response as soon as I hear from her.

- We discussed the 4 spaces along the north side of the rear parking lot near Deering Street. I will confirm with Marge, but we discussed shading those spaces on the plans and adding a note to clearly identify

that they will be either leased to the neighbor or excluded from the plans and replaced with landscaping depending on whether or not a cross-cut can be arranged.

Thanks Maureen and feel free to be in touch with any questions.

Best Wishes-

Molly Casto, Planner
Portland Planning Division
389 Congress Street
Portland, Maine 04101-3509
207-874-8901
MPC@portlandmaine.gov

Molly Casto - Re: Walgreens - Forest Ave., Portland, ME

From: <dlatulip@aol.com>
To: <MPC@portlandmaine.gov>
Date: 4/1/2008 1:30 PM
Subject: Re: Walgreens - Forest Ave., Portland, ME
CC: <mmcglone@gorrillpalmer.com>, <bmelrose@mitchellassociates.biz>

Thanks you for the letter. Please note that the 2 changes to the landscape plan in response to neighborhood concern are very minor (extended the landscaping to the Deering St entrance (approx 25') and add 2 sections of landscape timber guardrails (approx 45' & 55')). We will provide details immediately to assist your review.

We are revising the arch elevations as requested and gathering the samples. You should have the revised plan by tomorrow and the samples prior to the April 8th meeting.

David Latulippe
The Richmond Company, Inc.

-----Original Message-----

From: Molly Casto <MPC@portlandmaine.gov>
To: dlatulip@aol.com
Cc: mmcglone@gorrillpalmer.com
Sent: Tue, 1 Apr 2008 11:47 am
Subject: Re: Fwd: Walgreens - Forest Ave., Portland, ME

Thank you David.

Clearly you had a productive conversation with the neighborhood. I'm glad it worked out putting you in contact with Paul.

In the responses you emailed, you propose a series of revisions to the plans (e.g.- fencing, added landscaping) to address community concerns. I would not be able to review these sorts of revisions prior to next week's workshop but will include your email as an attachment in the Board packet and will note these proposed changes in the memorandum itself. I forwarded your email to Jeff Tarling (City Arborist) and Tom Errico (Consulting Traffic Engineer) for their review. Hopefully Public Works can provide an answer concerning the raised crosswalks prior to the Planning Board Meeting.

I mailed a response letter regarding Maureen's most recent (3/21) submission to both you and Gorrill Palmer. Just to be certain that you have ample time to review it prior to the meeting, I have also attached an electronic copy below. You should get the signed hardcopy on letterhead in the mail in a few days.

Have you been able to reach your architect concerning Carrie Marsh's design review comments? Let me know if you are interested in setting up a time to go over the issues she identified (I listed these in my 3/25 email and they are also included in the attached letter).

Best Wishes-

Molly

Molly Casto, Planner
Portland Planning Division
389 Congress Street
Portland, Maine 04101-3509
207-874-8901
MPC@portlandmaine.gov

Planning your summer road trip? Check out [AOL Travel Guides](#).

Molly Casto - Fwd: Walgreens - Forest Ave., Portland, ME

From: <dlatulip@aol.com>
To: <MPC@portlandmaine.gov>
Date: 4/1/2008 11:24 AM
Subject: Fwd: Walgreens - Forest Ave., Portland, ME
CC: <mmcglone@gorrillpalmer.com>

Molly,

I did meet with the neighborhood group last week and found the meeting quite positive. Below are a list of questions WONA had and our responses.

Thanks,

David Latulippe
The Richmond Company, Inc.

-----Original Message-----

From: dlatulip@aol.com
To: pouellette1@verizon.net
Sent: Tue, 1 Apr 2008 8:55 am
Subject: Walgreens - Forest Ave., Portland, ME

Paul,

Below are the responses to the questions raised by the members of WONA during our meeting last week. For ease I have inserted the response below each question. Please call me with any further questions.

David Latulippe
The Richmond Company, Inc.

Hi David,

I thought the meeting the other night went well and appreciate your positive approach. Member response was positive.

Could you respond to the questions raised in writing so that i can distribute them to all WONA members.

What green (energy efficient) techniques will be utilized in the proposed building.

Several components of the existing building will be reused including the exterior walls along Forest Avenue and facing the Church Corp. property, the existing roof structure as well as the basement. The building additions and new facade will use sustainable products in brick and block. The tenant proposes to use energy efficient mechanical and electrical components and has instituted a corporate recycling program. There will be two 2 cubic yard dumpsters on the property. One of the dumpsters is dedicated for recycling cardboard. Currently, the stormwater and sewer are combined which is a significant issue

the City of Portland is dealing with in many areas of the city. The project will discontinue the combined system by separating the stormwater system from the sewer system. In addition, the site work around the building will utilize tree box filters which are a recognized low impact development technique. < /EM>

Increased traffic on Lincoln St raised concerns. What is projected?

The existing medical office use is estimated to generate approximately 33 PM peak hour trips on Lincoln St. (8 trips in and 25 trips out), all of which are primary (trips whose primary destination is the medical office building), or new traffic.

Based on experience from existing pharmacies, it is forecasted that Walgreens will generate 44 peak hour trips (22 trips in and 22 trips out), on Lincoln St. of which only 18 would be primary or new traffic, the remaining 26 trips are from existing traffic that would already be on Lincoln St. Therefore, the site is actually forecast to see a slight reduction of approximately 15 new PM peak hour trips to the Lincoln St. entrance/exit destined for this property.

However, should the Forest Ave. entrance be restricted to right in/right out only, the benefits of reduced peak hour traffic on Lincoln St. would not be realized. New trips would increase by 4 primary trips and there would be 13 more pass-by/diverted trips.

Traffic calming with a possible raised sidewalk was proposed. What are your thoughts?

Raised crosswalks are generally effective at reducing speed and improving compliance of drivers yielding to pedestrians. If the City is agreeable to raised crosswalks, we would be will to contribute to their construction.

Left turns to and from Deering at the back entrance (Deering) are a concern, Will you support means of preventing such turns?

A left turn out prohibition has been added to the plan. We have analyzed the left turns in from Deering and determined that this entrance would be utilized during non-peak hours and would have the advantage of getting customers from Woodsford St. direction into the site and off a neighborhood street the quickest and most efficiently as possible. During peak hours, should the entrance be blocked by queued traffic for the Revere St. light, customers would find it most efficient to turn onto Lincoln St. and utilize the Lincoln St. entrance.

We feel that the Forest Ave entrance is important to minimizing traffic on neighborhood St. What are your thoughts?

We agree and have oriented the stores entrance towards Forest Ave. and away from the neighborhood. It is Walgreens strong preference that the proposed Forest Ave entrance/exit alignment be maintained. Currently, there are two full entrance/exit curb cuts on Forest Ave. Walgreens is proposing to eliminate one curb cut and restrict left turns out on the remaining curb cut. Having a left in directly into the site from Forest Ave. would eliminate the need for those customers from using the neighborhood streets. We have reviewed the current double entrance/exits on Forest Ave and analyzed the proposed single left in and determined that this would result in a reasonably safe and efficient situation, which are better than exist today.

Lights from vehicles at night are a concern in regard to their effects on residences in Deering and Lincoln. What are the plans to address this concern?

Landscape vegetation is proposed along the Deering and Lincoln Street property lines. At the neighbors request during our meeting the landscaping has been extended along Deering. There remain two small sections along Lincoln St. that there is insufficient width to properly sustain vegetation. In these two areas, we will install a timber guardrail with two rails to screen any headlights from parked cars.

Parking for delivery vehicles are a concern. Where is it intended that they will park so that they do not block the handicap parking for example?

Walgreens will instruct its delivery trucks to park along the landscape area on the side of the store (adjacent to where the bike racks are to be located). There is a convenient sidewalk ramp besides this area. The distance from this sidewalk to the entrance door is less than 90 feet.

The neighborhood would like Walgreen to take noise measurements before and after the store is in use to know the level of noise and to be assured that the ambient noise has not increased. Air utilities should be screened for visual impact and if necessary for noise impact.

The HVAC units will be located and shielded so that they are not visible from any public right of way and designed to meet or exceed Section 14-187 (b) of the City ordinance. This provision requires the noise generated by the building structure and roof top equipment not exceed sixty (60) decibels between 7:00 am and 9:00 pm and fifty-five (55) decibels between 9:00 pm and 7:00 am at lot boundaries.

What is the intended timing for snow plowing and other maintenance events?

To the extent practicable, snow plowing will be performed after 5:30 am. With the store opening at 8:00 am, the access ways and parking areas need to be cleaned up for the safety of the employees and patrons. Plowing activities will vary depending on the size, intensity, and track of any given storm event. Trash collection and site maintenance shall occur between the hours of 7:00 am and 8:00 pm.

Will regular deliveries be daytime events?

Deliveries shall occur between the hours of 7:00 am and 8:00 pm.

Thanks for you response,

*Paul Ouellette
WONA*

*David Latulippe
The Richmond Company, Inc.*

Planning your summer road trip? Check out [AOL Travel Guides](#).

Planning your summer road trip? Check out [AOL Travel Guides](#).

From: "Maureen McGlone" <mmcglone@gorrillpalmer.com>{PRIVATE }
To: "Molly Casto" <MPC@portlandmaine.gov>
Date: 2/26/2008 12:50:14 PM
Subject: RE: Walgreen's Forest Ave

Thanks

Maureen

-----Original Message-----

From: Molly Casto [mailto:MPC@portlandmaine.gov]
Sent: Tuesday, February 26, 2008 12:47 PM
To: Maureen McGlone
Subject: Re: Walgreen's Forest Ave

Hi Maureen:

I forwarded your question to the "powers that be" at Public Works. As soon as I hear back I will let you know. Typically, for vertical location the City requires topographic plans and utility plans to be tied into the City of Portland Vertical Datum which is for all intents and purposes the same as NGVD 1929. . I will see if Public Works is able to have any flexibility on this.

Feel free to be in touch if you have any additional questions. I received your updated plans and they have been distributed to the various departments for review. I will forward any comments or questions as they come in.

Thanks-
Molly

Molly Casto, Planner
Portland Planning Division
389 Congress Street
Portland, Maine 04101-3509
207-874-8901
MPC@portlandmaine.gov

>>> "Maureen McGlone" <mmcglone@gorrillpalmer.com> 2/26/2008 12:31:08 PM >>>
Molly,

The surveyor returned from vacation and is addressing the concerns that Dan Goyette had raised in his comments regarding datum used. It seems that vertical datum used was NAVD 88 rather than NAVD 29 (there is a difference between datum of approximately 0.8'). Horizontal datum is tied into MSP coordinates. Is the city amenable to the reference of the NAVD 88 datum, or am I redoing the drawing set?

Thanks in advance for you assistance,

Maureen McGlone, PE

Gorrill-Palmer Consulting Engineers, Inc.

15 Shaker Road

PO Box 1237

Gray, ME 04039

(207) 657-6910

(207) 657-6912 (fax)

From: William Clark{PRIVATE }
To: Molly Casto
Date: 2/26/2008 1:36:15 PM
Subject: Re: Fwd: Walgreen's Forest Ave

Molly,

We require ALL elevations on NGVD29. Otherwise, even if an elevation shift note is on plans, an incorrect elevation can be entered into the City GIS Database. We will provide City of Portland Vertical Benchmark information as needed.

Thanks,

Bill

William Clark, PLS
Project Engineer
DPW Engineering
City of Portland
55 Portland St.
Portland, ME 04101
207 874 8847

>>> Molly Casto February 26, 2008 12:41 PM >>>
Hello Dan, Bill and Bill-

Please see the email from Gorrill Palmer pasted below. It appears that the surveyor for the proposed Walgreens Pharmacy at 606 Forest Ave used NAVD 88 (there is supposedly a difference between datum of approximately 0.8'). As I recall, the City requires that plans use NAVD 29 so it can tie into the City of Portland vertical Datum. Is this significant enough that I must ask them to redraw and resubmit their plan set? (they have submitted a complete application and plan set at this point). Let me know what you need and I will inform the applicant.

Thanks-
Molly

Molly Casto, Planner
Portland Planning Division
389 Congress Street
Portland, Maine 04101-3509
207-874-8901
MPC@portlandmaine.gov

>>> "Maureen McGlone" <mmcglone@gorrillpalmer.com> 2/26/2008 12:31:08 PM >>>
Molly,

The surveyor returned from vacation and is addressing the concerns that Dan Goyette had raised in his comments regarding datum used. It seems that vertical datum used was NAVD 88 rather than NAVD 29 (there is a difference between datum of approximately 0.8'). Horizontal datum is

tied into MSP coordinates. Is the city amenable to the reference of the NAVD 88 datum, or am I redoing the drawing set?

Thanks in advance for you assistance,

Maureen McGlone, PE

Gorrill-Palmer Consulting Engineers, Inc.

15 Shaker Road

PO Box 1237

Gray, ME 04039

(207) 657-6910

(207) 657-6912 (fax)

CC: David Margolis-Pineo; dgoyette@woodardcurran.com; William Scott

From: Molly Casto{PRIVATE }
To: Maureen McGlone
Date: 3/19/2008 4:09:22 PM
Subject: Walgreens: 606-616Forest Avenue

Maureen:

As requested, below is my summary of what we discussed on the phone today:

- Because of pending questions concerning traffic and pedestrian circulation, impacts on abutting residential uses based on the orientation of the drive-thru, etc we have scheduled this item for a second workshop on April 8th. The focus of the workshop will be to communicate to the Board (with staff and City Traffic Engineers) how concerns raised at the March 11th meeting have been addressed and to hear their feedback prior to a Public Hearing.

- Public Works has determined that they will support the Forest Avenue driveway but as a right turn only in and out. The proposed concrete island will need to be revised accordingly so that it adequately prevents illegal left turn traffic maneuvers out of the driveway.

- Public Works will not be proceeding with making Lincoln Street a right turn only onto Forest Avenue at this time. Lincoln Street will, therefore, continue to provide customers an option to exit Walgreens and travel north on Forest Ave.

-Marge Schmuckal has requested follow-up information pertaining to the proposal's status as a renovation versus a new construction. She is following up on her request from her 3/4/08 memo where She wrote:

-This review is based upon an existing building and not a complete reworking of the site. The existing building will be converted from a two story medical building to a 1 story building with additions. I have concerns as to the mechanics of how this would be done. How will this be phased? What is the condition of the existing building?

Ideally, She would like to see structural plans and a description of how the demolition would be phased. You indicated that these items are not available at this time. I'll relay that to Marge and see if there's comparable information you could provide which would be sufficient. I'll let you know her response as soon as I hear from her.

- We discussed the 4 spaces along the north side of the rear parking lot near Deering Street. I will confirm with Marge, but we discussed shading those spaces on the plans and adding a note to clearly identify that they will be either leased to the neighbor or excluded from the plans and replaced with landscaping depending on whether or not a cross-cut can be arranged.

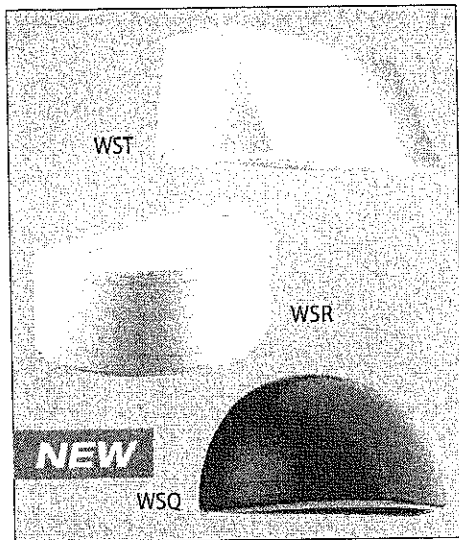
Thanks Maureen and feel free to be in touch with any questions.

Best Wishes-

Molly Casto, Planner
Portland Planning Division
389 Congress Street
Portland, Maine 04101-3509
207-874-8901
MPC@portlandmaine.gov

CC: ddlatulip@aol.com

WST/WSR/ WSQ



Intended Use

For building- and wall-mounted applications.

Features

Housing – Rugged, die-cast, single-piece housing. Die-cast door frame has 1/8" thick tempered glass lens. Door frame is fully gasketed with one-piece solid silicone. Standard finish is textured dark bronze (DDBT) corrosion-resistant polyester powder with other architectural colors available.

Optics – Interchangeable, segmented reflectors for superior uniformity and control. Three full cutoff distributions available: FT (forward throw), MD (medium throw) and WT (wide throw). Four uplight distributions available in WSR only: FTU (forward throw, 10% up), MDU (medium throw, 10% up), WTU (wide throw, 10% up) and MDUS (up/down, medium throw, 50% up, 50% down). Compact fluorescent MD (medium throw) only.

Electrical – HID: 50W MH-150W utilizes a high reactance, high-power factor ballast. 35S and 50S utilizes a reactor normal-power factor ballast. 175W utilizes a constant-wattage auto

transformer ballast. Quick-disconnect plug easily disconnects reflector from ballast. Ballasts are copper wound and 100% factory tested. CFL: compact fluorescent ballast is Class P, electronic, high-power factor, <10% THD with starting temp. of 0° F (-18°C).

Socket – HID is porcelain, medium-base copper alloy, nickel-plated screw shell and center contact. (UL Listed 660W, 600V 4KV pulse rated). Fluorescent socket is high-temperature thermoplastic with integral lamp retention clip.

Installation – Universal mounting mechanism with integral mounting support allows fixture to hinge down. Bubble level provides correct alignment with each installation.

Listings

UL Listed suitable for wet locations (damp location listed in lens-up orientation). CSA Certified (see Options). IP65 rated.

Ordering Information

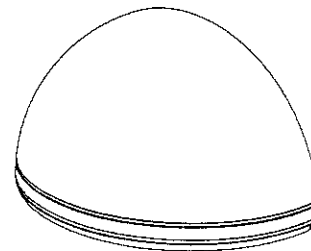
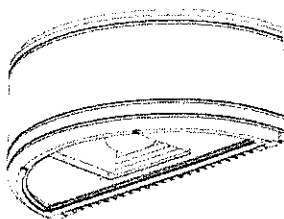
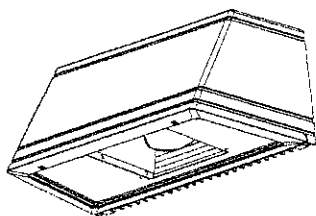
Example: WST 175M FT 120 SF LPI

Series	Wattage	Distribution	Voltage	Options/accessories
WST Trapezoid	High pressure sodium	<u>Downlight distribution</u>	120	<u>Installed</u>
WSR Half round	35S ¹	FT Forward throw	208 ⁴	SF Single fuse, 120V, 277V, 347V (n/a TB or TBV)
WSQ Quarter sphere	50S	MD Medium throw (coated lamp standard)	240 ⁴	DF Double fuse, 208V, 240V (n/a TB or TBV)
	70S	WT Wide throw	277	GMF Internal slow-blow fusing ^{8,9}
	100S	<u>Uplight distribution</u> ³	347	EC Emergency circuit (25W max., lamp included)
	150S	FTU Forward throw with 10% uplight	TB ⁵	DC12 Emergency circuit 12 volt (35W lamp included standard) ¹⁰
	<u>Metal halide</u>	MDU Medium throw with 10% uplight (coated lamp standard)	TB ⁶	2DC12 Emergency circuit 12 volt ((2) 35W lamps included standard) ¹⁰
	50M	WTU Wide throw with 10% uplight	1MVOLT ⁷	DC2012 Emergency circuit 12 volt (20W lamp included standard) ¹⁰
	70M	MDUS Up/down medium throw with 50% uplight & 50% downlight (coated lamp standard)		2DC2012 Emergency circuit 12 volt ((2) 20W lamps included standard) ¹⁰
	100M			ELDWC Cold weather emergency battery pack (120V and 277V only) ^{8,20}
	150M			ELDW Emergency battery pack (120V or 277V only) ^{8,11}
	175M			ELDWR Remote battery pack ready (by others) for compact fluorescent lamps ¹²
	<u>Compact fluorescent</u> ²			ELDW Cold weather emergency battery pack (120V and 277V only) ^{8,20}
	26DTT			QRS Quartz restrrike system (100W max., lamp not included) ¹³
	2/26DTT			CR Enhanced corrosion resistance
	32TRT			
	2/32TRT			
	42TRT			
	2/42TRT			
				<u>CRT</u> Non-stick protective coating ¹⁴
				<u>PE</u> Photoelectric cell-button type (n/a TB or TBV) ¹⁶
				<u>WLU</u> Wet location door for up orientation
				<u>IBS</u> Internal backlight shield ¹⁵
				<u>DFL</u> Diffusing lens
				<u>LPI</u> Lamp included
				<u>L/LP</u> Less lamp
				<u>UCS</u> Uplight component shield ¹⁷
				<u>CSA</u> CSA Certified
				<u>Architectural colors</u> ¹⁸
				<u>Standard textured colors</u>
				<u>DDBT</u> Dark bronze (std.)
				<u>DSST</u> Sandstone
				<u>DNAT</u> Natural aluminum
				<u>DWHG</u> White
				<u>DBLB</u> Black
				<u>Shipped separately</u>
				<u>WSBBW</u> Surface-mounted back box ¹⁹
				<u>UT5</u> Uplight 5 degrees ¹⁹
				<u>WSTWG</u> Wire guard (WST) ¹⁵
				<u>WSTVG</u> Vandal guard (WST) ¹⁵
				<u>WSRWG</u> Wire guard (WSR and WSQ) ¹⁵
				<u>WSRVG</u> Vandal guard (WSR and WSQ) ¹⁵

WST

WSR

WSQ



Dimensions are shown in inches (centimeters) unless otherwise noted.

	WST	WSR	WSQ
Width:	16-1/4(41.2)	18(45.7)	18(45.7)
Depth:	9-1/8(23.2)	9(22.8)	9(22.8)
Height:	7-1/4(18.4)	7-1/4(18.4)	9-3/8(23.8)
Max. weight:	30lbs(13.6kg)	30lbs(13.6kg)	30lbs(13.6kg)

NOTES:

- 1 120V only, NPF only
- 2 Only available with MD, MDU and MDU5 distributions.
- 3 Available on WSR fixture only.
- 4 Not available in Canada.
- 5 Optional multi-tap ballast (120V, 208V, 240V, 277V). In Canada 120V, 277V, 347V; ships as 120V/347V.
- 6 Optional 5-tap ballast (120V, 208V, 240V, 277V, 480V; n/a in Canada). 175M only.
- 7 Optional multi-volt electronic ballast (for compact fluorescent lamps only) capable of operating on any line voltage from 120V-277V.
- 8 Available for compact fluorescent units only.
- 9 Must specify volt, n/a MVOLT or TB.
- 10 Not available with SF, DF or QRS.
- 11 Not available with 2/32TRT or 2/42TRT.
- 12 Battery pack by others and mounted external to luminaire. Pilot light/test switch mounting plate included. Consult factory for availability.
- 13 Not available with compact fluorescent.
- 14 Black finish only.
- 15 Must be ordered with fixture; no field modifications.
- 16 IBS not available with MD, MDU and MDU5 distributions.
- 17 For WSR, inverted orientation, with FFU and WTU distributions only.
- 18 Additional architectural colors available; see www.lithonia.com.
- 19 Must specify finish.
- 20 -20°C to 55°C operation. N/A 2/26DTT, 2/32TRT, 2/42TRT, WSQ or WSR with uplight distribution.

Lamp/fixture Data			
Wattage	Ballast	Lamp type	Base type
High pressure sodium (med/clear)			
35	RHPF	E17	medium
50	RHPF	E17	medium
70	HX-HPF	E17	medium
100	HX-HPF	E17	medium
150	HX-HPF	E17	medium
Metal halide (med/clear)			
50	HX-HPF	E17	medium
70	HX-HPF	E17	medium
100	HX-HPF	E17	medium
150	HX-HPF	E17	medium
175	CWA	E17	medium
Compact fluorescent (double twin-tube/triple-tube)			
26DTT	electronic, HPF	T4	G24Q-3
32TRT	electronic, HPF	T4	GX24Q-3
42TRT	electronic, HPF	T4	GX24Q-4



Consistent with LEED® goals & Green Globes™ criteria for light pollution reduction

Does not meet with uplight distribution options.

MEMORANDUM



TO: Molly Casto
FROM: Dan Goyette, PE, and Lauren Swett, EIT
DATE: April 2, 2008
RE: Walgreen's Pharmacy, Forest Avenue

Woodard & Curran has reviewed the response to comments review submission for the Walgreen's Pharmacy to be located within the Forest Avenue, Lincoln Street, Deering Avenue, and Revere Street block. A 13,700 square foot pharmacy with a drive through is proposed on a lot that currently has a two story medical office building.

Documents Reviewed

- Response to comments and associated attachments, from Maureen M. McGlone, P.E., Gorrill-Palmer Consulting Engineers, Inc, dated February 22, 2008.
- Walgreens Pharmacy Plan Set, prepared for The Richmond Company, prepared by Gorrill-Palmer Consulting Engineers, Inc, Sheets A0.1, C1.1, C2.1, C3.1, C4.1-C4.6, and C5.1, dated February 22 2008.

Comments

- There is confusion regarding pavement surface. The applicant's typical pavement detail calls for 9.5 mm surface pavement, corresponding closely to grading D pavement. City of Portland standards call for grading C surface pavement, which corresponds with 12.5 mm pavement.
- It was noted that retaining walls will be addressed in a future submittal.
- The survey for the project needs to coincide with approved City standards. The survey needs to be tied to the vertical datum of NGVD 1929. The survey included with this submission states that the vertical datum used was NAVD 1988.
- The Filterra units have recommended maintenance of at least 2X per year and can be clogged through sedimentation and debris. The Filterra company provides maintenance for the first year as a part of the system cost. and Filterra does offer a maintenance service at the request of the facility owner. A maintenance and operations plan should be developed for the facility.

Please contact our office if you have any questions.

DRG/LJS
203943



- The applicant should confirm that the survey for the project coincides with approved City standards. The survey needs to be tied to the vertical datum of NGVD 1929. Also, the project needs to be tied to the Maine State Plane Coordinate System (2-zone projection), West Zone using the NAD 1983 (HARN) Datum and the U.S. Survey Foot as the unit of measure. These items should be indicated in the general notes provided on the survey.

Please contact our office if you have any questions.

DRG
203943

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2007-0188

Date: 4/9/2008

The additional information received 3/24/08 has been reviewed by zoning. A 15'x50' loading area is being shown. It meets the loading bay requirements.

Bicycle racks are being shown on the plans. Planning staff will review the bicycle standards as required under site plan standards.

The phasing information is very helpful and addresses my original concerns.

For a further review of parking and the specific number of spaces required, the zoning office would require dimensioned floor plans showing floor layouts and areas of "bulk storage".

Marge Schmuckal
Zoning Administrator

Molly Casto - tonight's meeting

From: "Craig Church" <craig@church-office.com>
To: <MPC@portlandmaine.gov>
Date: 4/29/2008 3:58 PM
Subject: tonight's meeting

Portland Planning Board:

I am unable to attend tonight's public hearing on the Walgreens to be built at 606 Forest Avenue but would like to express my support of the proposed redevelopment project. I am the owner of the property located at 630 Forest Ave. I have meet with the developer on several occasions to review the project's design.

In an effort to improve my property and the overall traffic flow between these two adjacent properties, I have negotiated a cross access agreement with The Richmond Company. It has come to my attention that the Planning Board is considering having the developer install a sign discouraging through traffic. I understand and expect that the cross-connection will be used by my customers as well as occasional Walgreens customers, which will benefit both parties in our agreement as well as the neighborhood. Installing a sign discouraging cross access would diminish the value and benefits of combining these two small parking lots. I request that you not require this sign be installed.



A.B. Dick Products • Church Office Equipment

Craig S. Church
Church Office Equipment
207.871.7782.
craig@church-office.com

Molly Casto - Fwd: Re: sidewalk material on Lincoln St

From: Gretel Varney
To: Molly Casto
Date: 4/16/2008 8:17 AM
Subject: Fwd: Re: sidewalk material on Lincoln St

Molly,

Here is Mike's response with his interpretation of the sidewalk policy. Looks like he will contact Councilor Skolnik regarding this issue. I'll let you know if I hear anything further.

>>> Michael Bobinsky 4/15/08 4:24 PM >>>


It should be concrete for all new material (as noted all improvements projects should be in concrete for this area.) I suggest that the work of the districting crew a few years ago for upper Lincoln St was considered "maintenance repair" and so we allowed the brick to stay...perhaps a bit of stretch, but I was fine with that, plus I avoided various residents from chaining themselves up to their old brick sidewalks...not an attractive site! With the new construction however, related to Walgreens, I suggest that that material should be concrete. I likely ought to alert District 3 Councilor Dan Skolnik as he will or may receive calls...who the person that expressed concerns? and did this person offer the complaint at a public hearing on the project or just a phone call?

>>> Gretel Varney 4/15/2008 1:14:13 PM >>>

Do you know if the intent is for the entire length of Lincoln St to be brick? Planning is asking because the Walgreens going in on the corner of Forest and Lincoln are required to update the sidewalk on their side of Lincoln and planned to do concrete as the sidewalk material map indicates. A resident has raised the issue that Lincoln is supposed to be brick. Districting did Lincoln from Deering up to Beacon in brick a couple of years ago. Coyle which is one street away is brick; Revere which is one street away is new concrete. The sidewalks on both Forest Ave and Deering Ave are concrete. The sidewalk on the opposite side of Lincoln is old brick. The sidewalk material policy written portion shows the following:


Concrete The areas designated for concrete sidewalk replacement are specified by District as follows: 1. District 3. All streets between Woodford Street and Congress Street; All streets between Baxter Boulevard and Stevens Avenue; all streets between Capisic Street and Ludlow Street; all streets westerly of Stevens Avenue to Machigonne Street and Westminster Avenue. **a. Sidewalk material replacement on Pitt Street, Oakdale Street, Fessenden Street, Dartmouth Street, William Street and Lincoln Street, that has been started in brick or has been approved for brick, shall continue the utilization of brick until sidewalk replacement has been completed. Future sidewalk improvement projects, on these referenced streets, shall conform to the accepted policy.**

Plan Requirements:

	Plans	Notes:	Add. approval req.	Notes:
	Boundary Survey			
	name and address of applicant and proposed development			
	scale and north points			
	boundaries of site			
	total land area of the site			
	topo: existing and proposed contours - not more than 2-ft intervals (or more if deemed ok by DPW)			
	scale of not less than 1ft - 100ft.			
	Site Plans			
	Existing soil conditions			
	Location of public utilities, water and sewer mains, culverts, drains (existing and proposed) - these must show size and direction of flow		DPW	
n/a	location of watercourses, wetland, rock outcroppings and wooded areas			
n/a	width and location of existing and proposed easements/ROW's		Corp. Counsel	
n/a	all proposed buffer strips for existing natural features.			
✓	ground floor area/grade elevations of structures (existing AND proposed)	existing PFA = 47.65 (addition & renovation)		
	elevation drawings of exterior facades (Including bldg. materials to be used) - <i>unless no changes proposed.</i>			
	abutting buildings/ parcel ID information			
✓	location of on-site solid waste receptacles			
✓	location and dimensions of pedestrian circulation/parking/loading and unloading/ingress and egress/curb and sidewalk lines		Traffic / Fire	
	all fencing and screening - including dimensions and location	screened fence / nothing else		
	Location and intensity of outdoor lighting system	see note 15 on site plan.		
	size, type, quantity of plantings		Parks	
	areas of existing vegetation to be preserved		Parks	

	preservation measures for existing vegetation - including detail drawings and specs				
✓	location of fire hydrants- existing and proposed			Parks	
	Do they need to include street lighting- light poles? <i>(if applicable) If in/near area on U.S.D.I. Nat. Wetlands Inventory or in/near hydric soils- SCS Soil Survey or other evidence of wetlands: wetland delineation boundaries on map or written statement that no wetlands exist on site prepared by competent prof.</i>	existing photos		Fire	
✓	location of test pits and test borings			DPW	
✓	location of temporary/permanent BMPs			DPW	
	<i>(*comm/Indst only)</i> - location of on site storage for recyclable materials.			DPW	

Written Requirements

 Submittal	Notes:	Add. Approval Required	Notes:
<input checked="" type="checkbox"/> Names and addresses of all owners of parcels to be developed			
<input type="checkbox"/> estimated cost of development			
<input checked="" type="checkbox"/> total land area of the site			
<input type="checkbox"/> floor area and ground area of each proposed structure		Zoning	
<input checked="" type="checkbox"/> description of proposed uses for the site- including quantity of units if applicable		Zoning	
<input checked="" type="checkbox"/> General summary of existing and proposed easements or other burdens- existing or proposed		Corp. Counsel	
<input type="checkbox"/> description of type and quantity of solid waste to be generated			
<input type="checkbox"/> sewer capacity letter			
<input type="checkbox"/> water capacity letter			
<input type="checkbox"/> narrative describing existing surface drainage and plan of erosion control measures which will be taken to control runoff.		DPW	
<input type="checkbox"/> Construction Plan- sequence of construction with approximate start and end dates.		DPW	
<input type="checkbox"/> Any state and federal approvals necc the development is subject to (e.g.- MDEP) and antic. Timeframe to get these permits			
<input checked="" type="checkbox"/> Evidence of financial capacity			
<input checked="" type="checkbox"/> Evidence of technical capacity			
<input checked="" type="checkbox"/> Evidence of right, title or interest (e.g.- deed)	- purchase and sale agreements.		
<input checked="" type="checkbox"/> narrative describing unusual natural areas, wildlife, fisheries or archeological areas (if applicable)			
<input type="checkbox"/> narrative describing estimated type and amount of recyclable materials generated on site- manner of timely removal and screening proposed.			

MEMORANDUM



TO: Molly Casto
FROM: Dan Goyette, PE, and Lauren Swett, EIT
DATE: March 6, 2008
RE: Walgreen's Pharmacy, Forest Avenue

Woodard & Curran has reviewed the response to comments review submission for the Walgreen's Pharmacy to be located within the Forest Avenue, Lincoln Street, Deering Avenue, and Revere Street block. A 13,700 square foot pharmacy with a drive through is proposed on a lot that currently has a two story medical office building.

Documents Reviewed

- Response to comments and associated attachments, from Maureen M. McGlone, P.E., Gorrill-Palmer Consulting Engineers, Inc, dated February 22, 2008.
- Walgreens Pharmacy Plan Set, prepared for The Richmond Company, prepared by Gorrill-Palmer Consulting Engineers, Inc, Sheets A0.1, C1.1, C2.1, C3.1, C4.1-C4.6, and C5.1, dated February 22 2008.

Comments

- Due to the number of parking spaces the applicant should provide stormwater treatment beyond the "Snout" oil and debris separators.
- Currently, the site plan includes notation for "concrete sidewalk" and "concrete curb." There are a number of different concrete sidewalk and concrete curbing details provided. The site plan should include references for the locations of each type. Will any combined curb and gutter be used on the site?
- Curbing reveal has not been indicated. City of Portland standards call for 7" curb reveal.
- The typical pavement detail calls for 9.5 mm surface pavement, corresponding closely to grading D pavement. City of Portland standards call for grading C surface pavement.
- The notes on sheet C1.1 references sheet C4.2 for truck turning radius information. It is assumed that the reference should be for sheet C4.6.
- The narrative states that the erosion control plans have been edited to remove silt fence, and other non-applicable measures from the plans. The erosion control plan still includes details for these items, and notations for them in the written plan. These should be removed and a detail and information should be added for the proposed Silt Sock.
- It was noted that the following items will be addressed in future submittals:
 - Retaining walls
 - Compliance of survey with Portland standards
 - Financial Capacity

Please contact our office if you have any questions.
DRG/LJS
203943

From: Katherine Earley
To: Barbara Barhydt; David Margolis-Pineo;
dgoyette@woodardcurran.com; Michael Farmer; Molly Casto; Todd Merkle
Date: 2/13/2008 12:19:52 PM
Subject: Re: Lincoln St. paving/Walgreens

Thank you Todd for clarifying the moratorium status of Lincoln St.; helps show that we all put every effort into predicting site constraints as early in the process as possible.

Kathi

>>> Barbara Barhydt 02/13 11:41 AM >>>

Hello:

I am adding Molly to this response. She is the planner on this one. She will be back from vacation next week.

Thanks.

Barbara

>>> Todd Merkle Wednesday, February 13, 2008 11:23 AM >>>

According to Gretel the average depth applied to Lincoln St. was 2.25" which does put it under the "structural rehab" section and it triggers the need for a five year repair. The date it was paved was 7/7/05 so it will be 7/72010 before it comes off the five year list.

Barbara, could you pass this onto the poper planner?

Thanks!

*relates to Dan's
Comments. - Not
a moratorium. ok*

Info passed to applicant in letter dated 2/20/08.

- include in PB memo for 3/11

Molly Casto - Re: Lincoln Street- Walgreens

From: Jeff Tarling
To: Molly Casto
Date: 4/24/2008 1:24 PM
Subject: Re: Lincoln Street- Walgreens

Hi Molly -

RE - Lincoln Street Landscaping:

A planter along Lincoln Street would need to have a width of at least 3' to create a sustainable landscape planter. In the public way on Lincoln Street I believe the minimal sidewalk width would be 3' to meet ADA standards. Thus, if the project had 2' of space and the applicant could get a license to occupy 2' of sidewalk space a landscape planting space could be created. Due to all the pavement it should be a raised planter to protect the plants - this could be wood timber, concrete or granite. Without three feet of planting space the plants would not survive. The wooden guardrail suggestion helps protect the sidewalk from vehicle encroachment and offers some screening of headlights & glare.

The limited space compromises the 'ideal' landscape treatment... other options could be a wooden fence behind the guardrail...

Jeff Tarling

Molly Casto - Walgreens at 606 Forest Avenue

From: Carrie Marsh
To: Casto, Molly
Date: 4/1/2008 11:36 AM
Subject: Walgreens at 606 Forest Avenue

I reviewed the elevations for the Walgreens at 606 Forest Avenue. There are several design matters listed below, for further consideration:

1. The fenestration pattern of bays, windows and awnings should be continued across the entire front facade along Forest Ave.
2. The pattern of bays should be continued the length of the Lincoln Street facade.
3. The north elevation should be provided.
4. Physical samples of building materials should be provided.

I am happy to meet with the applicant to discuss these items.

Thank you. Carrie Marsh

Carrie M. Marsh, Urban Designer
City of Portland, Division of Planning
389 Congress Street, Portland, ME 04101
Ph: 207-874-8723 Fax: 207-756-8258

From: Jeff Tarling
To: Molly Casto
Date: 4/1/2008 3:28:02 PM
Subject: Wallgreens Site Plan

Hi Molly -

The revised & improved Wallgreens landscape plan looks good. It addresses the concerns covered in our meeting.

Thanks,

Jeff Tarling
City Arborist

MEMORANDUM



TO: Molly Casto
FROM: Dan Goyette, PE
DATE: January 28, 2008
RE: Walgreen's Pharmacy, Forest Avenue

Woodard & Curran has reviewed the sketch plan review submission for the Walgreen's Pharmacy to be located within the Forest Avenue, Lincoln Street, Deering Avenue, and Revere Street block. A 13,700 square foot pharmacy with a drive through is proposed on a lot that currently has a two story medical office building.

Documents Reviewed

- Letter to Barbara Barhydt, Development Review Services Manager, from Maureen M. McGlone, P.E., Gorrill-Palmer Consulting Engineers, Inc, dated January 22, 2008.
- Walgreens Pharmacy Plan Set, prepared for The Richmond Company, prepared by Gorrill-Palmer Consulting Engineers, Inc, Sheets A0.1, C1.1, C2.1, C3.1, & C4.1-C4.5, dated December 2007.

Comments

- A stormwater management plan has not been submitted for review.
- All proposed storm drain pipes are 8" in diameter. According to City of Portland Standards, catch basin drain pipe shall not be less than 10" in diameter.
- Catch basins 2 and 3 should have inlet stones. A detail should also be provided. All catch basins should have casco traps. Due to the number of parking spaces the applicant should provide stormwater treatment.
- The lateral for catch basin #6 should be plugged in accordance with City standards.
- Transition between concrete curbing and granite curbing should be more clearly defined.
- Proposed grading contour lines have not been provided.
- All curb for the parking lot should be located outside of the City right-of-way.
- Lincoln Street will require new curb. New handicap ramps will be required. If, in the spring, the condition of any of the sidewalks abutting the project are deemed unacceptable they will need to be rebuilt.
- The applicant should be aware that Deering Street is being ground and overlaid this summer and it will then become a moratorium street. Lincoln Street was paved in 2005, at this time it has not been determined if it falls under the moratorium street repair requirements.
- Grading Drainage and Erosion Control Plan (Sheet C2.1) does not show silt fencing or stabilized construction entrance as described in note 2 under the Erosion Control Notes on the Cover Sheet and General Notes (Sheet A0.1).
- Provide details for the following items, which have been referenced on the Site Plan and Grading Drainage and Erosion Control Plan:
 - Tipdown Detail
 - Retaining Wall Detail
 - Trash Filter Detail
- The following plans have not been submitted for review:
 - Existing Site Plan
 - Demolition Plan
 - Landscaping Plan
 - Lighting Plan

Molly Casto - reminder- Walgreens memo for 4/29 hearing

From: Molly Casto
To: James Carmody; terrico@wilbursmith.com
Date: 4/23/2008 3:54:57 PM
Subject: reminder- Walgreens memo for 4/29 hearing

Hi:

As requested, here are the items that the Board would like addressed in your memo for the 4/29 Public Hearing. I am hoping that one of you is able to attend to address any remaining traffic concerns. If not, Barbara and I will do the best we can. Hopefully it's fairly threshed out by now but you never can tell! The meeting is on 4/29 at ~ 8pm in room 209.

Items to address in your final round of comments re: their revised plans dated 4/16:

- the two parking spaces on either side of the Forest Avenue entrance. Are these safe for cars to back out of so close to the entrance? The applicant has narrowed the throat of the driveway in this plan but is this enough? Is the issue impacted by the fact that one of these spots is a handicapped space?
- The pedestrian tip down next to the drive-thru has been reoriented. They included a blow-up of it in the April, 2008 packet that came with the revised plans. Do you approve of this revised configuration?
- They applicant continues to propose a two way in/ right out driveway on Forest. I spoke to them and They know it's a long shot but would like to give the final determination to the Board since, at the last workshop, They did get a small amount of support for it if They are required to do follow-up traffic studies as a condition. Please include a detailed description of your view on this (I know you don't approve of it) and why.
- The applicant has added the cross-cut between the neighbor's property (Church Corporation) and the Walgreens lot. Please verify if you approve of the design.
- Since the initial plan set, The applicant has re-oriented the drive-thru away from the building. The Board wanted feedback from you concerning whether you approve of this revised configuration.

Thanks!
Molly

Molly Casto, Planner
Portland Planning Division
389 Congress Street
Portland, Maine 04101-3509
207-874-8901
MPC@portlandmaine.gov



October 23, 2009

Ms. Molly Casto
Development Review Services Manager
City of Portland
Planning & Development Department
389 Congress Street
Portland, Maine 04101

RE: Walgreen's Pharmacy, Forest Avenue
Letter of Correspondence No. 7
Response to Comment Regarding Post-Construction Lighting

Dear Molly,

Gorrill-Palmer Consulting Engineers, Inc. is pleased to respond to the comments regarding the above referenced project made by Alex Jaegerman of the City of Portland dated October 13, 2009. In the letter, it is indicated that the site lighting at 606 and 616 Forest Avenue has been modified from the approved site plans, thus failing to comply with Section 14-525 of the Land Use Code. During construction, the following changes were made to the Lighting Plan, as revised on February 27, 2009:

- Cut-off building lights have been added underneath the canopies.
- Cut-off building lights have been added within the alleyway.
- Cut-off building lights have been added underneath the drive-thru awning.
- A cut-off building light has been added above the receiving door at the loading area.
- A cut-off building light has been added along the Deering Avenue side of the building.
- The light located in the middle of the parking lot (adjacent to the drive-thru) has been relocated to the landscaped island. The light was relocated to better facilitate snow plowing.
- The two lights located along Lincoln Street have been moved to the landscaped islands at the entrance off Lincoln Street and rotated 90 degrees. They were moved due to insufficient room for the pole base between the sidewalk and the curb line.
- Lighting has been added to the top of the canopies that direct light onto the façade of the building. These lights do not impact the illuminate levels on the ground and have not been included on the Lighting Plan.

The changes listed above have been made to the approved Lighting Plan. The revised Lighting Plan has been included as an attachment to this letter, along with cut sheets for the lighting fixtures.

As part of the revisions to the Lighting Plan, the average illumination level has been increased to 2.66 foot-candles, which is greater than the permitted level of 1.25 foot-candles. There are also limited areas at the drive-thru, in the loading area, and under the building canopies where the illumination level is greater than the maximum permitted level of 5 foot-candles. In addition, the up-lights located on the canopies direct light at or above the horizontal plane and thus, do not comply with the Site Lighting Standards. A request for waiver from the City of Portland Site Lighting Standards has been attached to this letter.

The \$250 check required for review of the plan revision will be submitted under separate cover.

Ms. Molly Casto
October 23, 2009
Page 2 of 2

Should you have any questions or require any additional information, please feel free to contact me.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.



Joseph J. Marden, E.I.
Design Engineer

CC:

- j.marden@gorrillpalmer.com*)
- David Latulippe, The Richmond Company
 - Ray Remillard, The Richmond Company

Attachments:

- Request for Waiver
- Development Review Application
- Lighting Cut-Sheets
- Revised Lighting Plan

(E) COOPER LIGHTING - LUMARK®

DESCRIPTION

The Lumark Tribute is the most versatile, functionally designed, universally adaptable outdoor luminaire available. The Tribute brings outstanding performance to walkways, parking lots, roadways, loading docks, building areas, and any security lighting application. U.L. listed and CSA certified for wet locations.

Catalog #	WAG-HPTR-3F-250-MT-	Type	X-1WM
Project	ADV	Date	
Comments	WAG=WALGREEN'S	WALL MOUNTED	
Prepared by			

SPECIFICATION FEATURES

Construction

Rugged one-piece die-cast aluminum housing and door frame. One-piece silicone gasket protects the optical chamber from performance degrading contaminants. One (1) stainless spring latch and two (2) stainless hinges allow toolless opening and removal of door frame.

Reflector

Choice of nine (9) high efficiency optical distributions, including five (5) segmented optical systems constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs or other means of attachment which may cause streaking in the light distribution. Optical modules are

field rotatable in 90° increments and offered standard with mogul-base lampholders for 200-400W assemblies or medium-base lampholders for 150W and below.

Electrical

Ballast and related electrical componentry are hard mounted to die-cast housing for optimal heat transfer and operating efficiency. Optional swing-down galvanized steel power tray with integral handle and quick disconnects allows tray to be completely removed from housing providing ample room for fixture installation and maintenance.

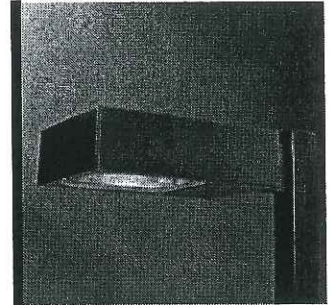
Mounting

Extruded 8" aluminum arm features internal bolt guides for easy positioning of fixture during installation to pole or wall surface.

Standard single carton packaging of housing, square pole arm and round pole adapter allow for consolidated product arrival to site. Optional internal mast arm mount accepts a 1 1/4" to 2 3/8" O.D. horizontal tenon, while a 4-bolt clamping mechanism secures fixture. Cast-in leveling guides provide +/-5° vertical leveling adjustment.

Finish

Housing and arm finished in a 5 stage premium TGIC bronze polyester powder coat paint. Optional colors include black, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

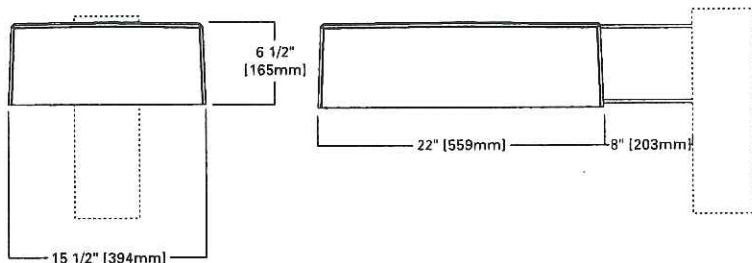


TR TRIBUTE

70 - 400W
High Pressure Sodium
Pulse Start Metal Halide
Metal Halide
AREA LUMINAIRE

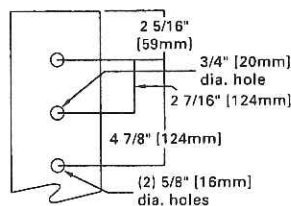


DIMENSIONS

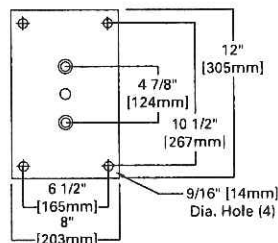


DRILLING PATTERNS

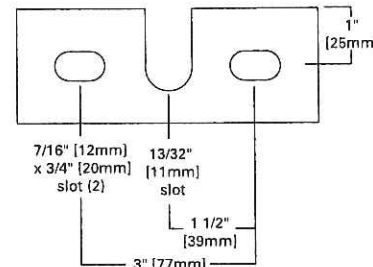
TYPE "M"



WALL MOUNT



TRUNNION MOUNT



TECHNICAL DATA

UL Wet Locations Listed
CSA Certified
EISA Compliant (E)

ENERGY DATA

Hi-Reactance Ballast Input Watts

70W HPS HPF (95 Watts)
100W HPS HPF (130 Watts)
150W HPS HPF (190 Watts)
150W MP HPF (185 Watts)

CWI Ballast Input Watts

250W HPS HPF (300 Watts)

CWA Ballast Input Watts

175W MH HPF (210 Watts)
200W MP HPF (227 Watts) (E)
200W HPS HPF (250 Watts)
250W MH HPF (295 Watts)
250W MP HPF (283 Watts) (E)
320W MP HPF (365 Watts) (E)
350W MP HPF (397 Watts) (E)
400W MP HPF (452 Watts) (E)
400W MH HPF (455 Watts)
400W HPS HPF (465 Watts)

EPA

Effective Projected Area: (Sq. Ft.)
Without Arm: 1.19

SHIPPING DATA

Approximate Net Weight:
39 lbs. (17.73 kgs.)



ORDERING INFORMATION

Sample Number: MHTR-SL-400-MT-LL

<p>Lamp Type MP= Pulse Start Metal Halide MH= Metal Halide HP= High Pressure Sodium</p> <p>Series ¹ TR= Tribute (Arm Included)</p>	<p>Distribution 2F= Type II Formed 2S= Type II Segmented 3F= Type III Formed 3S= Type III Segmented 4F= Type IV Formed 4S= Type IV Segmented 5F= Type V Formed 5S= Type V Segmented SL= Spill Light Eliminator</p>	<p>Lamp Wattage ² MP 70= 70W 100= 100W 150= 150W 200= 200W 250= 250W 320= 320W 350= 350W 400= 400W³ MH 175= 175W⁴ 250= 250W⁴ 400= 400W^{3, 4} HPS 70= 70W 100= 100W 150= 150W 250= 250W 400= 400W³ Voltage ⁵ 120V= 120V 208V= 208V 240V= 240V 277V= 277V 347V= 347V⁶ 480V= 480V DT= Dual-Tap MT= Multi-Tap, wired 277V TT= Triple-Tap, ⁶wired 347V 5T= 5 Tap Wired⁶ 480V</p>	<p>Options ^{7, 8} F1= Single Fuse (120, 277 or 347V⁹ only) F2= Double Fuse (208, 240 or 480V⁹ only) Q= Quartz Restrike (Hot Strike ¹⁰ Only) EM= Quartz Restrike with "Delay Relay" (Quartz lamp strikes at both hot and cold starts) EM/SC= Emergency Separate ¹⁰ Circuit LL= Lamp Included S= 1 1/4" - 2 3/8" Internal Mast Arm Mount TM= Trunnion Mount PT= Electrical Power Tray HS= House Side Cutoff¹¹ LA= Less Arm (Order Mounting Separately) PER= NEMA Twistlock Photocontrol Receptacle PC= Button Type Photocontrol WH= White BK= Black AP= AP Grey DP= Dark Platinum GM= Graphite Metallic</p>	<p>Accessories ¹² MA1201-XX= Direct Wall Mount Kit MA1218-XX= Direct Mount for Pole MA1219-XX= Wall Mounting Plate OA1090-XX= Adjustable slipfilter Arm for Tenon Mount 2 3/8" O.D.¹ MA1221-XX= External House Side Shield Kit (EPA= 0.38) MA1222= Internal House Side Shield Kit for 2S/3S MA1223= Internal House Side Shield Kit 4S MA1224= Internal House Side Shield Kit for 2F/3F MA1225= Internal House Side Shield Kit for 4F MA1010-XX= Single Tenon Adapter for 3 1/2" O.D. Tenon MA1011-XX= 2 @ 180 degrees Tenon Adapter for 3 1/2" O.D. Tenon MA1012-XX= 3 @ 120 degrees Tenon Adapter for 3 1/2" O.D. Tenon MA1013-XX= 4 @ 90 degrees Tenon Adapter for 3 1/2" O.D. Tenon MA1014-XX= 2 @ 90 degrees Tenon Adapter for 3 1/2" O.D. Tenon MA1015-XX= 2 @ 120 degrees Tenon Adapter for 3 1/2" O.D. Tenon MA1016-XX= 3 @ 90 degrees Tenon Adapter for 3 1/2" O.D. Tenon MA1017-XX= Single Tenon Adapter for 2 3/8" O.D. Tenon MA1018-XX= 2 @ 180 degrees Tenon Adapter for 2 3/8" O.D. Tenon MA1019-XX= 3 @ 120 degrees Tenon Adapter for 2 3/8" O.D. Tenon MA1045-XX= 4 @ 90 degrees Tenon Adapter for 2 3/8" O.D. Tenon MA1048-XX= 2 @ 90 degrees Tenon Adapter for 2 3/8" O.D. Tenon MA1049-XX= 3 @ 90 degrees Tenon Adapter for 2 3/8" O.D. Tenon OARA1018= Photoelectric Control 105-285V NEMA Type OARA1027= Photoelectric Control 480V NEMA Type OARA1021= Photoelectric Control 347V NEMA Type OARA1013= Shorting Cap TR/VS= Field Installed Vandal Shield¹³</p>
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Notes: 1 8 Inch Arm and pole adapter included with fixture. Specify Less Arm "LA" option when mounting accessory is ordered separately. 2 Standard with mogul-base socket for 200-400W and medium-base socket 150W and below. 3 Requires reduced envelope lamp. 4 175W, 250W, and 400W MH available in non-U.S. markets only. 5 Products also available in non-US voltages and 50HZ for international markets. Consult your Cooper Representative for availability and ordering information. 6 88% efficient EISA Compliant MP fixtures not available in 347V or TT Voltages. 7 Custom and RAL color matching available upon request. Consult Cooper Lighting Representative for further information. 8 Add as a suffix. 9 Must specify voltage. 10 Quartz options not available with SL optics. 11 House side shield not available on 5S, 5F, or SL optics. 12 Order separately/replace XX with color specification. 13 Not available with SLE or House Side Shield.

STOCK SAMPLE NUMBER (Lamp Included)

SAMPLE NUMBER: MPTR2340

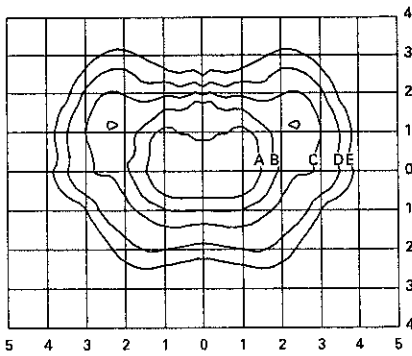
MP	TR	23	
Lamp Type MP=Pulse Start Metal Halide HP=High Pressure Sodium ²	Series ¹ TR=Tribute	Distribution 23=Type II/III Formed	Lamp Wattage 15=150W 25=250W 32=320W 40=400W

NOTES:

¹ Short logic fixtures are finished bronze include multi-tap ballast, lamp, arm and round pole adapter. Other options not available. Refer to standard ordering logic. ² Available in 150, 250 and 400 Watt. Refer to In Stock Guide for availability.

VOLTAGE CHART	
DT=Dual-Tap	120/277 (wired 277V)
MT=Multi-Tap	120/208/240/277 (wired 277V)
TT=Triple-Tap	120/277/347 (wired 347V)
5T=5-Tap	120/208/240/277/480 (wired 480V)

LAMP TYPE	WATTAGE
Pulse Start Metal Halide	70, 100, 150, 250, 320, 350, 400W
Metal Halide	175, 250, 400W
High Pressure Sodium	70, 100, 150, 250, 400W

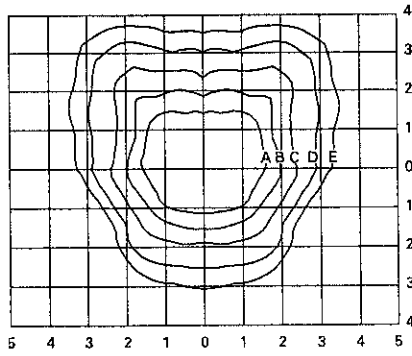


MPTR-3S-320
 320—Watt MP
 30,000—Lumen Clear Lamp
 Type III Segmented

Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
20'	3.00	1.50	0.75	0.30	0.15
25'	2.00	1.00	0.50	0.20	0.10
30'	1.38	0.69	0.34	0.13	0.06

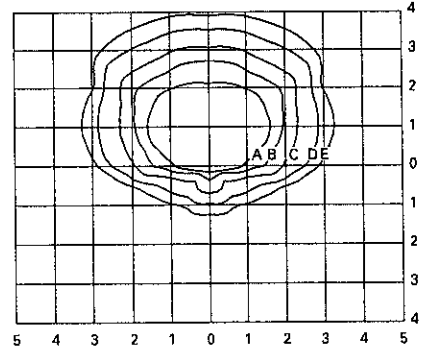


MPTR-4S-400
 400—Watt MP
 40,000—Lumen Clear Lamp
 Type IV Segmented

Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
20'	3.00	1.50	0.75	0.30	0.15
25'	2.00	1.00	0.50	0.20	0.10
30'	1.38	0.69	0.34	0.13	0.06



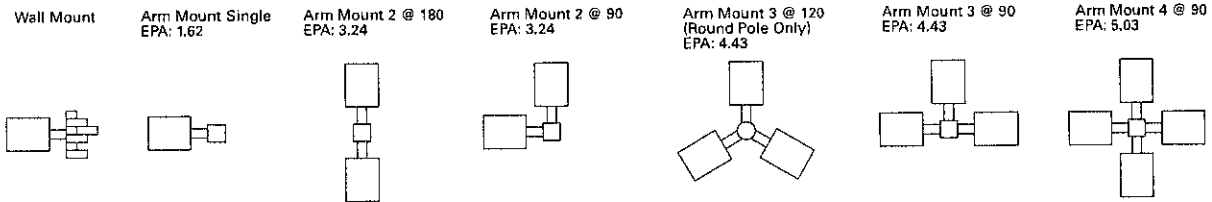
MPTR-SL-400
 400—Watt MP
 40,000—Lumen Clear Lamp
 Spill Light Eliminator

Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
20'	3.00	1.50	0.75	0.30	0.15
25'	2.00	1.00	0.50	0.20	0.10
30'	1.38	0.69	0.34	0.13	0.06

MOUNTING CONFIGURATIONS



COOPER LIGHTING - LUMARK®



DESCRIPTION

The Lumark Tribute is the most versatile, functionally designed, universally adaptable outdoor luminaire available. The Tribute brings outstanding performance to walkways, parking lots, roadways, loading docks, building areas, and any security lighting application. U.L. listed and CSA certified for wet locations.

Catalog #	WAG-HPTR-SL-250-MT-	Type	X-1
Project	ADV	Date	
Comments	WAG=WALGREEN'S		
Prepared by			

SPECIFICATION FEATURES

Construction

Rugged one-piece die-cast aluminum housing and door frame. One-piece silicone gasket protects the optical chamber from performance degrading contaminants. One (1) stainless spring latch and two (2) stainless hinges allow toolless opening and removal of door frame.

Reflector

Choice of nine (9) high efficiency optical distributions, including five (5) segmented optical systems constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs or other means of attachment which may cause streaking in the light distribution. Optical modules are

field rotatable in 90° increments and offered standard with mogul-base lampholders for 200-400W assemblies or medium-base lampholders for 150W and below.

Electrical

Ballast and related electrical componentry are hard mounted to die-cast housing for optimal heat transfer and operating efficiency. Optional swing-down galvanized steel power tray with integral handle and quick disconnects allows tray to be completely removed from housing providing ample room for fixture installation and maintenance.

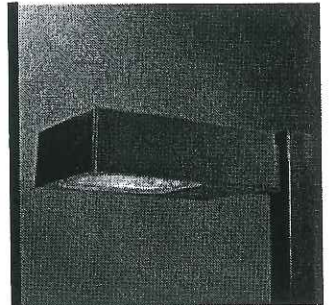
Mounting

Extruded 8" aluminum arm features internal bolt guides for easy positioning of fixture during installation to pole or wall surface.

Standard single carton packaging of housing, square pole arm and round pole adapter allow for consolidated product arrival to site. Optional internal mast arm mount accepts a 1 1/4" to 2 3/8" O.D. horizontal tenon, while a 4-bolt clamping mechanism secures fixture. Cast-in leveling guides provide +/-5° vertical leveling adjustment.

Finish

Housing and arm finished in a 5 stage premium TGIC bronze polyester powder coat paint. Optional colors include black, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.



TR TRIBUTE

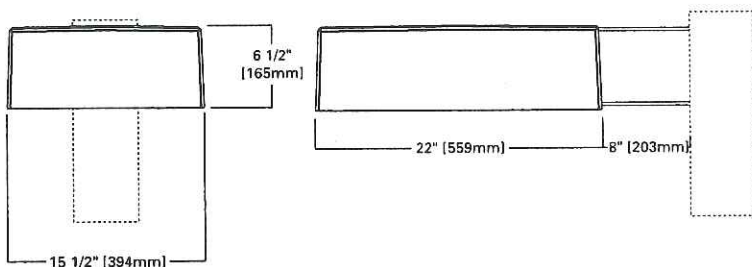
70 - 400W

High Pressure Sodium
Pulse Start Metal Halide
Metal Halide

AREA LUMINAIRE

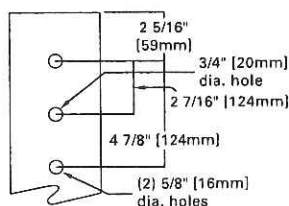


DIMENSIONS

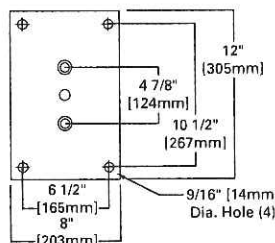


DRILLING PATTERNS

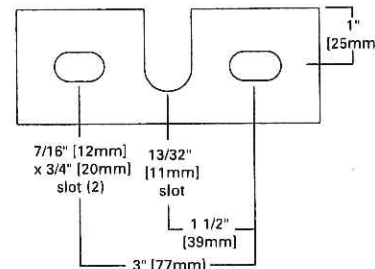
TYPE "M"



WALL MOUNT



TRUNNION MOUNT



TECHNICAL DATA

UL Wet Locations Listed
CSA Certified
EISA Compliant Ⓢ

ENERGY DATA

Hi-Reactance Ballast Input Watts

70W HPS HPF (95 Watts)
100W HPS HPF (130 Watts)
150W HPS HPF (190 Watts)
150W MP HPF (185 Watts)

CWI Ballast Input Watts

250W HPS HPF (300 Watts)

CWA Ballast Input Watts

175W MH HPF (210 Watts)
200W MP HPF (227 Watts) Ⓢ
200W HPS HPF (250 Watts)
250W MH HPF (295 Watts)
250W MP HPF (283 Watts) Ⓢ
320W MP HPF (365 Watts) Ⓢ
350W MP HPF (397 Watts) Ⓢ
400W MP HPF (452 Watts) Ⓢ
400W MH HPF (455 Watts)
400W HPS HPF (485 Watts)

EPA

Effective Projected Area: (Sq. Ft.)
Without Arm: 1.19

SHIPPING DATA

Approximate Net Weight:
39 lbs. (17.73 kgs.)



ORDERING INFORMATION

Sample Number: MHTR-SL-400-MT-LL

Lamp Type MP= Pulse Start Metal Halide MH= Metal Halide HP= High Pressure Sodium	Distribution 2F= Type II Formed 2S= Type II Segmented 3F= Type III Formed 3S= Type III Segmented 4F= Type IV Formed 4S= Type IV Segmented 5F= Type V Formed 5S= Type V Segmented SL= Spill Light Eliminator	Lamp Wattage ² MP 70= 70W 100= 100W 150= 150W 200= 200W 250= 250W 320= 320W 350= 350W 400= 400W ³ MH 175= 175W ⁴ 250= 250W ⁴ 400= 400W ^{3,4} HPS 70= 70W 100= 100W 150= 150W 250= 250W 400= 400W ³ Voltage ⁵ 120V= 120V 208V= 208V 240V= 240V 277V= 277V 347V= 347V ⁶ 480V= 480V DT= Dual-Tap MT= Multi-Tap, wired 277V TT= Triple-Tap, ⁶ wired 347V ST= 5 Tap Wired ⁶ 480V	Options ^{7,8} F1= Single Fuse (120, 277 or 347V ⁹ only) F2= Double Fuse (208, 240 or 480V ⁹ only) Q= Quartz Restrike (Hot Strike ¹⁰ Only) EM= Quartz Restrike with "Delay Relay" (Quartz lamp strikes at both hot and cold starts) EM/SC= Emergency Separate ¹⁰ Circuit LL= Lamp Included S= 1 1/4" - 2 3/8" Internal Mast Arm Mount TM= Trunnion Mount PT= Electrical Power Tray HS= House Side Cutoff ¹¹ LA= Less Arm (Order Mounting Separately) PER= NEMA Twistlock Photocontrol Receptacle PC= Button Type Photocontrol WH= White BK= Black AP= AP Grey DP= Dark Platinum GM= Graphite Metallic	Accessories ¹² MA1201-XX= Direct Wall Mount Kit ¹ MA1218-XX= Direct Mount for Pole ¹ MA1219-XX= Wall Mounting Plate OA1090-XX= Adjustable slipfilter Arm for Tenon Mount 2 3/8" O.D. ¹ MA1221-XX= External House Side Shield Kit (EPA= 0.38) MA1222= Internal House Side Shield Kit for 2S/3S MA1223= Internal House Side Shield Kit 4S MA1224= Internal House Side Shield Kit for 2F/3F MA1225= Internal House Side Shield Kit for 4F MA1010-XX= Single Tenon Adapter for 3 1/2" O.D. Tenon MA1011-XX= 2 @ 180 degrees Tenon Adapter for 3 1/2" O.D. Tenon MA1012-XX= 3 @ 120 degrees Tenon Adapter for 3 1/2" O.D. Tenon MA1013-XX= 4 @ 90 degrees Tenon Adapter for 3 1/2" O.D. Tenon MA1014-XX= 2 @ 90 degrees Tenon Adapter for 3 1/2" O.D. Tenon MA1015-XX= 2 @ 120 degrees Tenon Adapter for 3 1/2" O.D. Tenon MA1016-XX= 3 @ 90 degrees Tenon Adapter for 3 1/2" O.D. Tenon MA1017-XX= Single Tenon Adapter for 2 3/8" O.D. Tenon MA1018-XX= 2 @ 180 degrees Tenon Adapter for 2 3/8" O.D. Tenon MA1019-XX= 3 @ 120 degrees Tenon Adapter for 2 3/8" O.D. Tenon MA1045-XX= 4 @ 90 degrees Tenon Adapter for 2 3/8" O.D. Tenon MA1046-XX= 2 @ 90 degrees Tenon Adapter for 2 3/8" O.D. Tenon MA1048-XX= 3 @ 90 degrees Tenon Adapter for 2 3/8" O.D. Tenon OARA1018= Photoelectric Control 105-285V NEMA Type OARA1027= Photoelectric Control 480V NEMA Type OARA1021= Photoelectric Control 347V NEMA Type OARA1013= Shorting Cap TRVS= Field Installed Vandal Shield ¹³
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Notes: 1 8 Inch Arm and pole adapter included with fixture. Specify Less Arm "LA" option when mounting accessory is ordered separately. 2 Standard with mogul-base socket for 200-400W and medium-base socket 150W and below. 3 Requires reduced envelope lamp. 4 175W, 250W, and 400W MH available in non-U.S. markets only. 5 Products also available in non-US voltages and 50HZ for international markets. Consult your Cooper Representative for availability and ordering information. 6 86% efficient EISA Compliant MP fixtures not available in 347V or TT Voltages. 7 Custom and RAL color matching available upon request. Consult Cooper Lighting Representative for further information. 8 Add as a suffix. 9 Must specify voltage. 10 Quartz options not available with SL optics. 11 House side shield not available on 8S, 5F, or SL optics. 12 Order separately/replace XX with color specification. 13 Not available with SLE or House Side Shield.

STOCK SAMPLE NUMBER (Lamp Included)

SAMPLE NUMBER: MPTR2340

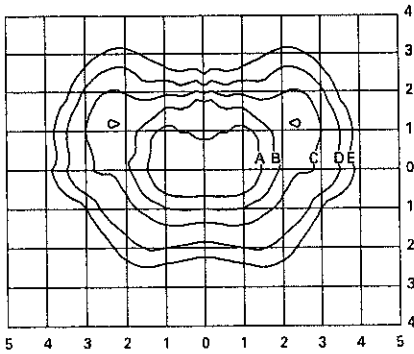
MP	TR	23	
Lamp Type MP= Pulse Start Metal Halide HP= High Pressure Sodium ²	Series ¹ TR= Tribute	Distribution 23= Type II/III Formed	Lamp Wattage 15= 150W 25= 250W 32= 320W 40= 400W

NOTES:

¹ Short logic fixtures are finished bronze include multi-tap ballast, lamp, arm and round pole adapter. Other options not available. Refer to standard ordering logic. ² Available in 150, 250 and 400 Watt. Refer to In Stock Guide for availability.

VOLTAGE CHART	
DT= Dual-Tap	120/277 (wired 277V)
MT= Multi-Tap	120/208/240/277 (wired 277V)
TT= Triple-Tap	120/277/347 (wired 347V)
ST= 5-Tap	120/208/240/277/480 (wired 480V)

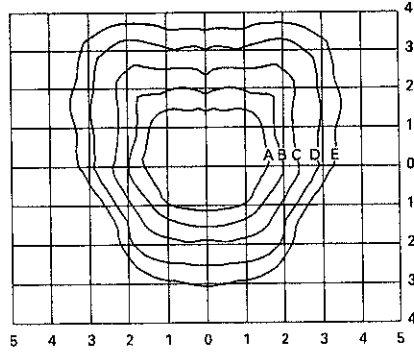
LAMP TYPE	WATTAGE
Pulse Start Metal Halide	70, 100, 150, 250, 320, 350, 400W
Metal Halide	175, 250, 400W
High Pressure Sodium	70, 100, 150, 250, 400W



MPTR-3S-320
 320—Watt MP
 30,000—Lumen Clear Lamp
 Type III Segmented

Footcandle Table
 Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

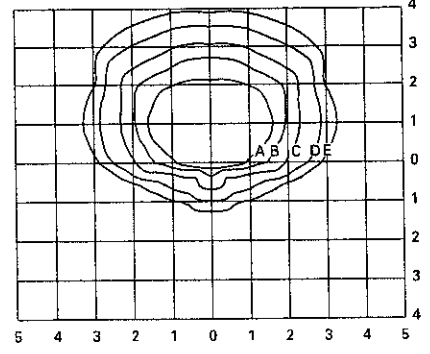
Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
20'	3.00	1.50	0.75	0.30	0.15
25'	2.00	1.00	0.50	0.20	0.10
30'	1.38	0.69	0.34	0.13	0.06



MPTR-4S-400
 400—Watt MP
 40,000—Lumen Clear Lamp
 Type IV Segmented

Footcandle Table
 Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
20'	3.00	1.50	0.75	0.30	0.15
25'	2.00	1.00	0.50	0.20	0.10
30'	1.38	0.69	0.34	0.13	0.06

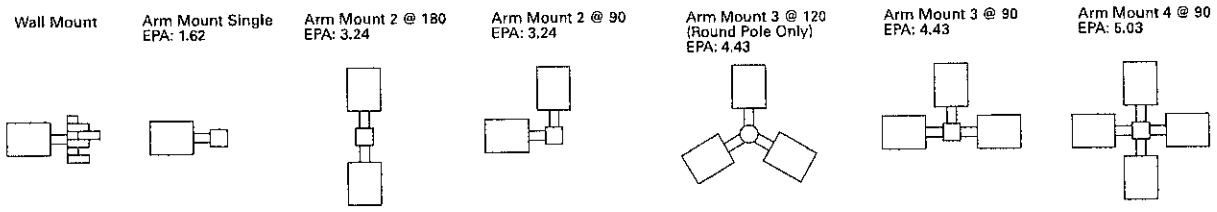


MPTR-SL-400
 400—Watt MP
 40,000—Lumen Clear Lamp
 Spill Light Eliminator

Footcandle Table
 Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
20'	3.00	1.50	0.75	0.30	0.15
25'	2.00	1.00	0.50	0.20	0.10
30'	1.38	0.69	0.34	0.13	0.06

MOUNTING CONFIGURATIONS



COOPER LIGHTING - LUMARK®

DESCRIPTION

The IMPACT Quarter Sphere cutoff wall luminaire makes an ideal complement to site design. U.L. and CUL Listed for wet locations in down mount applications and damp locations in up mounted applications.

Rugged construction and full cutoff classified optics provide facade and security lighting for light restricted zones surrounding schools, office complexes, apartments, and recreational facilities.

Catalog #	WAG-MHIP-S-100	Type	Q
Project	WAG=WALGREEN'S	Date	WALL MOUNTED
Comments			
Prepared by			

SPECIFICATION FEATURES

A ... Housing

The housing is a two-piece design of die-cast aluminum for precise control of tolerances and repeatability.

B ... Mounting

Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" J-Box or wall with "Hook-N-Lock" mechanism for quick installation. Secured with two (2) captive corrosion resistant black oxide coated allen head set screws concealed but accessible from bottom.

C ... Optical Modules

All optical modules utilize high performance 95% reflective sheet. Strong Type II optical module is standard.

D ... Ballast

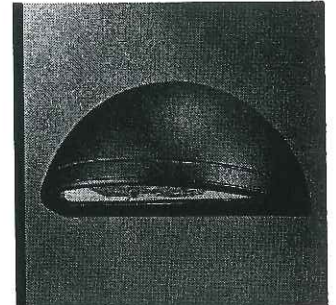
HID luminaires supplied with high power factor ballast with Class H insulation. Minimum starting temperatures are -40°C (-40°F) for HPS and -30°C (-22°F) for MP. Compact Fluorescent luminaires feature electronic universal 120-277V high efficient 50/60Hz ballast with -18°C (0°F) minimum starting.

E ... Door

Die-cast door features, 1/8" heat- and impact-resistant clear tempered glass lens mounted with internal plated steel clips and sealed with EPDM gasketing. Hinged door secured in place via two (2) captive fasteners.

F ... Finish

Durable polyester powder coat finish. Standard color is Bronze. Optional premium colors include: White, Black, Grey, Graphite Metallic, and Dark Platinum. Other finish colors available. Consult your Cooper Lighting Representative concerning special color requirements.



IP IMPACT QUARTER SPHERE

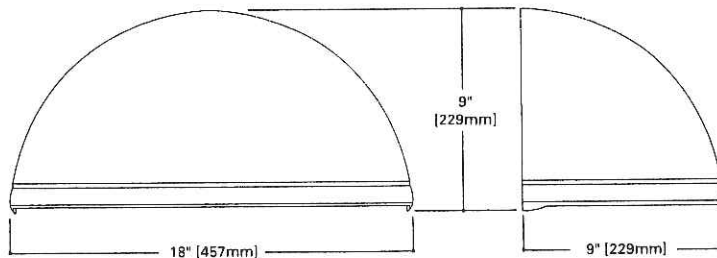
50 - 175W

High Pressure Sodium
Pulse Start Metal Halide
Metal Halide

26 - 84W

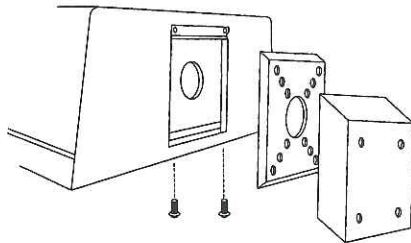
Compact Fluorescent

FULL CUTOFF
WALL MOUNT LUMINAIRE



HOOK-N-LOCK MOUNTING

(Mounting attachment included. J-Box not included.)



IMPACT™

**DARK SKY
COMPLIANT** FCO
Full Cutoff

In downlight applications only.

TECHNICAL DATA

UL1598 Listed, CUL Listed
25°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum
Down Mounted — Wet Location
Up Mounted — Damp Location

ENERGY DATA

High Reactance Ballast Input Watts

50W HPS HPF (66 Watts)
50W MH HPF (72 Watts)
70W HPS HPF (91 Watts)
70W MH HPF (90 Watts)
100W HPS HPF (130 Watts)
100W MH HPF (129 Watts)
150W HPS HPF (190 Watts)
150W MH HPF (185 Watts)

CWA Ballast Input Watts

175W MH HPF (210 Watts)

Electronic Ballast Input Watts

26W CF HPF (29 Watts)
32W CF HPF (36 Watts)
42W CF HPF (46 Watts)
52W CF HPF (55 Watts)

SHIPPING DATA

Approximate Net Weight:
18 lbs. (8 kgs.)



ORDERING INFORMATION

Sample Number: MPIP-S-150-MT-LL



Lamp Type ¹

MP: Pulse Start Metal Halide
MH: Metal Halide¹
HP: High Pressure Sodium
CF: Compact Fluorescent

Fixture Type

IP: Impact

Fixture Shape

S: Quarter Sphere

Lamp Wattage ¹

MP
50: 50W
70: 70W
100: 100W
150: 150W
MH
175: 175W¹
HP
50: 50W
70: 70W
100: 100W
150: 150W
Compact Fluorescent
26: (1) 26W
32: (1) 32W
42: (1) 42W
52: (2) 26W
64: (2) 32W
84: (2) 42W

Voltage ²

120V: 120V
208V: 208V
240V: 240V
277V: 277V
347V: 347V
480V: 480V
DT: Dual-Tap
MT: Multi-Tap, wired 277V
TT: Triple-Tap, wired 347V
E: Electronic (120-277V) ³

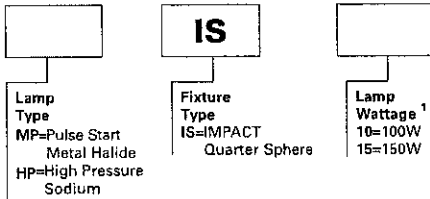
Options

F1: Single Fuse, Specify Voltage (120, 277, or 347V)
F2: Double Fuse, Specify Voltage (208 or 240V)
PE: Button Photocontrol (Specify Voltage)⁴
BK: Black
WH: White
AP: Grey
GM: Graphite Metallic
DP: Dark Platinum
LL: Lamp Included (Must Specify Wattage on CF)
TR: Tamper Resistant Hardware (2 Door Screws)
HS: House-side Shield Glass⁵
PL: Polycarbonate Lens^{6, 8}
Q: Quartz Restrike (1) T4 Lamp⁶
EM: Emergency Quartz Restrike (1) T4 Lamp with Time Delay Relay
EM/SC: Emergency Separate Circuit (1) T4 Lamp^{6, 7}
QMR: Quartz Restrike (1) MR16 Lamp^{8, 9}
EMMR: Emergency Quartz Restrike (1) MR16 Lamp with^{8, 9} Time Delay Relay
EM/SC/MR: Emergency Separate Circuit (1) MR16^{7, 9, 10} Lamp
2EM/SC/MR: Emergency Separate Circuit (2) MR16^{7, 9, 10} Lamps
EM/SC/12V: Emergency Separate Circuit 12V Low^{7, 11} Voltage (1) MR16 Lamp
EMI40: Emergency Cold Temperature (UL924 Listed) ¹² Power Pack -18 degrees C/0 degrees F, (1) CF Lamp, (Specify Voltage Below)
CF-EM: Emergency CF Power Pack (UL924 Listed) (1) CF ¹³ Lamp, 0 degrees C/32 degrees F, (Specify Voltage Below)

- Notes: 1 Lamp type not available in all wattages - see wattage table, HID lamps are medium base. 480V not available in 50W or 70W. 175W MH is available for non-U.S. markets only.
 2 Products also available in non-US voltages and 50HZ for international markets. Consult your Cooper Representative for availability and ordering information.
 3 Available with CF Option only. In cold temperatures, compact fluorescent lamps produce lower illumination levels.
 4 PE not available with 480V.
 5 Down lighting position only.
 6 (1) 120V Lamp, 100W maximum quartz lamp. Utility power may need to cycle to allow HID lamp to cool in warm climates. Not available with CF Option. Lamp supplied by others.
 7 Emergency lamp leads out of the back of the unit to auxiliary power.
 8 Not available with CF lamps.
 9 (1) or (2) 120V Lamps. GU10 base, 50W maximum each. Lamps supplied by others.
 10 Not Available with 52, 64, 84 CF wattages.
 11 (1) or (2) 12V bl-pin lamp, socket GU5.3 base, 35W maximum. Power supplied by low voltage DC source (supplied by others). Lamps supplied by others.
 12 Specify 120 or 277V, (-18°C) minimum temperature.
 13 Specify 120 or 277V, (0°C) minimum temperature.

STOCK SAMPLE NUMBER (Lamp Included)

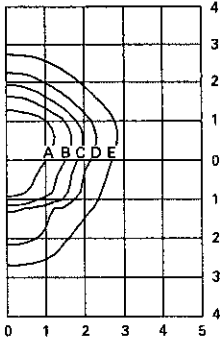
SAMPLE NUMBER: MPIS15



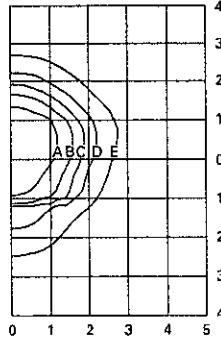
NOTES: Standard multi-tap and bronze. Refer to In-Stock Guide for availability. Options not available with stock products. Refer to standard order information to add options.

LAMP TYPE	WATTAGE	DISTRIBUTION
Pulse Start Metal Halide (MP)	50, 70, 100, 150W	TYPE II
Metal Halide (MH)	175W	TYPE II
High Pressure Sodium (HP)	50, 70, 100, 150W	TYPE II
Compact Fluorescent (CF)	(1) 26, (1) 32, (1) 42, (2) 26, (2) 32, (2) 42W	TYPE II

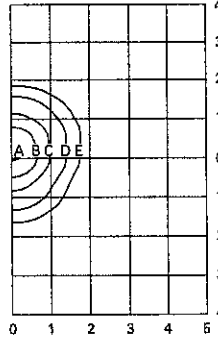
VOLTAGE CHART	
DT=Dual-Tap	120/277 (wired 277V)
MT=Multi-Tap	120/208/240/277 (wired 277V)
TT=Triple-Tap	120/277/347 (wired 347V)
E=Electronic Ballast (CF only)	120-277V (wired 277V) (50/60 HZ)



MPIP-S-150
150—Watt MP
14,000—Lumen Clear Lamp



HPIP-S-150
150—Watt HP
16,000—Lumen Clear Lamp



CFIP-S-42-E
42—Watt CF
3,200—Lumen Lamp

Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
MPIP-S-150 / HPIP-S-150					
10'	7.20	2.88	1.44	0.72	0.29
12'	5.00	2.00	1.00	0.50	0.20
14'	3.65	1.46	0.73	0.37	0.07
CFIP-S-42-E					
18'	2.46	1.23	0.62	0.25	0.12
20'	2.00	1.00	0.50	0.20	0.10
25'	1.28	0.64	0.32	0.13	0.06

COOPER LIGHTING - LUMARK®



DESCRIPTION

The Lumark Tribute is the most versatile, functionally designed, universally adaptable outdoor luminaire available. The Tribute brings outstanding performance to walkways, parking lots, roadways, loading docks, building areas, and any security lighting application. U.L. listed and CSA certified for wet locations.

Catalog #	WAG-MPTR-4F-100	Type	A100
Project	WAG=WALGREEN'S	Date	
Comments			
Prepared by			

SPECIFICATION FEATURES

Construction

Rugged one-piece die-cast aluminum housing and door frame. One-piece silicone gasket protects the optical chamber from performance degrading contaminants. One (1) stainless spring latch and two (2) stainless hinges allow toolless opening and removal of door frame.

Reflector

Choice of nine (9) high efficiency optical distributions, including five (5) segmented optical systems constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs or other means of attachment which may cause streaking in the light distribution. Optical modules are

field rotatable in 90° increments and offered standard with mogul-base lampholders for 200-400W assemblies or medium-base lampholders for 150W and below.

Electrical

Ballast and related electrical componentry are hard mounted to die-cast housing for optimal heat transfer and operating efficiency. Optional swing-down galvanized steel power tray with integral handle and quick disconnects allows tray to be completely removed from housing providing ample room for fixture installation and maintenance.

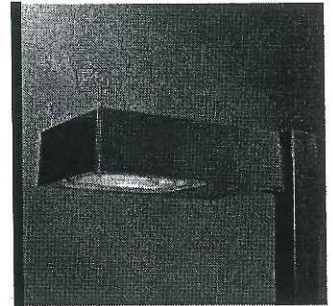
Mounting

Extruded 8" aluminum arm features internal bolt guides for easy positioning of fixture during installation to pole or wall surface.

Standard single carton packaging of housing, square pole arm and round pole adapter allow for consolidated product arrival to site. Optional internal mast arm mount accepts a 1 1/4" to 2 3/8" O.D. horizontal tenon, while a 4-bolt clamping mechanism secures fixture. Cast-in leveling guides provide +/-5° vertical leveling adjustment.

Finish

Housing and arm finished in a 5 stage premium TGIC bronze polyester powder coat paint. Optional colors include black, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.



TR TRIBUTE

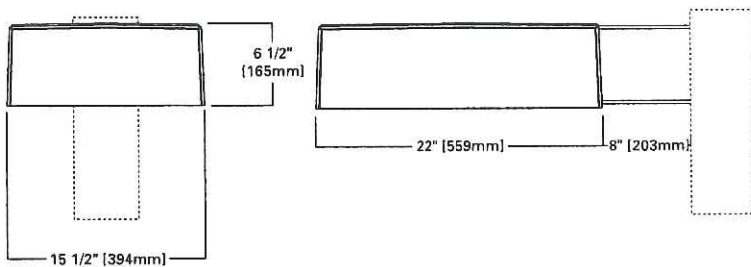
70 - 400W

High Pressure Sodium
Pulse Start Metal Halide
Metal Halide

AREA LUMINAIRE

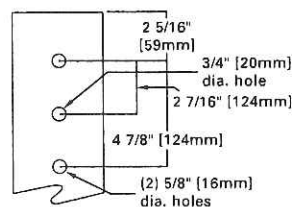


DIMENSIONS

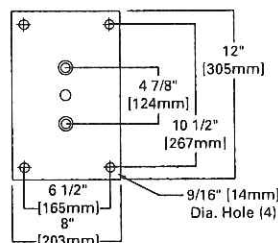


DRILLING PATTERNS

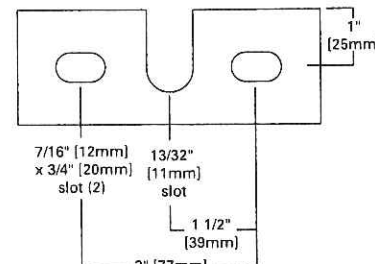
TYPE "M"



WALL MOUNT



TRUNNION MOUNT



TECHNICAL DATA

UL Wet Locations Listed
CSA Certified
EISA Compliant Ⓢ

ENERGY DATA

Hi-Reactance Ballast Input Watts

70W HPS HPF (95 Watts)
100W HPS HPF (130 Watts)
150W HPS HPF (190 Watts)
150W MP HPF (185 Watts)

CWI Ballast Input Watts

250W HPS HPF (300 Watts)

CWA Ballast Input Watts

175W MH HPF (210 Watts)
200W MP HPF (227 Watts) Ⓢ
200W HPS HPF (250 Watts)
250W MH HPF (295 Watts)
250W MP HPF (283 Watts) Ⓢ
320W MP HPF (365 Watts) Ⓢ
350W MP HPF (397 Watts) Ⓢ
400W MP HPF (452 Watts) Ⓢ
400W MH HPF (455 Watts)
400W HPS HPF (465 Watts)

EPA

Effective Projected Area: (Sq. Ft.)
Without Arm: 1.19

SHIPPING DATA

Approximate Net Weight:
39 lbs. (17.73 kgs.)



ORDERING INFORMATION

Sample Number: MHTR-SL-400-MT-LL

<p>Lamp Type MP= Pulse Start Metal Halide MH= Metal Halide HP= High Pressure Sodium</p> <p>Series¹ TR= Tribute (Arm Included)</p>	<p>Distribution 2F= Type II Formed 2S= Type II Segmented 3F= Type III Formed 3S= Type III Segmented 4F= Type IV Formed 4S= Type IV Segmented 5F= Type V Formed 5S= Type V Segmented SL= Spill Light Eliminator</p>	<p>Lamp Wattage² MP 70= 70W 100= 100W 150= 150W 200= 200W 250= 250W 320= 320W 350= 350W 400= 400W³ MH 175= 175W⁴ 250= 250W⁴ 400= 400W^{3,4} HES 70= 70W 100= 100W 150= 150W 250= 250W 347V= 347V⁵ 480V= 480V DT= Dual-Tap MT= Multi-Tap, wired 277V TT= Triple-Tap,⁶ wired 347V 5T= 5 Tap Wired⁵ 480V</p>	<p>Options^{7,8} F1= Single Fuse (120, 277 or 347V⁹ only) F2= Double Fuse (208, 240 or 480V⁹ only) Q= Quartz Restrike (Hot Strike¹⁰ Only) EM= Quartz Restrike with "Delay Relay"¹⁰ (Quartz lamp strikes at both hot and cold starts) EM/SC= Emergency Separate¹⁰ Circuit LL= Lamp Included S= 1 1/4" - 2 3/8" Internal Mast Arm Mount TM= Trunnion Mount PT= Electrical Power Tray HS= House Side Cutoff¹¹ LA= Less Arm (Order Mounting Separately) PER= NEMA Twistlock Photocontrol Receptacle PC= Button Type Photocontrol WH= White BK= Black AP= AP Grey DP= Dark Platinum GM= Graphite Metallic</p>	<p>Accessories¹² MA1201-XX= Direct Wall Mount Kit MA1218-XX= Direct Mount for Pole MA1219-XX= Wall Mounting Plate OA1090-XX= Adjustable slipfitter Arm for Tenon Mount 2 3/8" O.D.¹ MA1221-XX= External House Side Shield Kit (EPA= 0.38) MA1222= Internal House Side Shield Kit for 2S/3S MA1223= Internal House Side Shield Kit 4S MA1224= Internal House Side Shield Kit for 2F/3F MA1225= Internal House Side Shield Kit for 4F MA1010-XX= Single Tenon Adapter for 3 1/2" O.D. Tenon MA1011-XX= 2 @ 180 degrees Tenon Adapter for 3 1/2" O.D. Tenon MA1012-XX= 3 @ 120 degrees Tenon Adapter for 3 1/2" O.D. Tenon MA1013-XX= 4 @ 90 degrees Tenon Adapter for 3 1/2" O.D. Tenon MA1014-XX= 2 @ 90 degrees Tenon Adapter for 3 1/2" O.D. Tenon MA1015-XX= 2 @ 120 degrees Tenon Adapter for 3 1/2" O.D. Tenon MA1016-XX= 3 @ 90 degrees Tenon Adapter for 3 1/2" O.D. Tenon MA1017-XX= Single Tenon Adapter for 2 3/8" O.D. Tenon MA1018-XX= 2 @ 180 degrees Tenon Adapter for 2 3/8" O.D. Tenon MA1019-XX= 3 @ 120 degrees Tenon Adapter for 2 3/8" O.D. Tenon MA1045-XX= 4 @ 90 degrees Tenon Adapter for 2 3/8" O.D. Tenon MA1048-XX= 2 @ 90 degrees Tenon Adapter for 2 3/8" O.D. Tenon MA1049-XX= 3 @ 90 degrees Tenon Adapter for 2 3/8" O.D. Tenon OARA1016= Photoelectric Control 105-285V NEMA Type OARA1027= Photoelectric Control 480V NEMA Type OARA1021= Photoelectric Control 347V NEMA Type OARA1013= Shorting Cap TRVS= Field Installed Vandal Shield¹³</p>
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Notes: 1 8 Inch Arm and pole adapter included with fixture. Specify Less Arm "LA" option when mounting accessory is ordered separately. 2 Standard with mogul-base socket for 200-400W and medium-base socket 150W and below. 3 Requires reduced envelope lamp. 4 175W, 250W, and 400W MH available in non-U.S. markets only. 5 Products also available in non-US voltages and 50HZ for international markets. Consult your Cooper Representative for availability and ordering information. 6 TT only available in 400W MH. 8 88% efficient EISA Compliant MP fixtures not available in 347V or TT Voltages. 7 Custom and RAL color matching available upon request. Consult Cooper Lighting Representative for further information. 8 Add as a suffix. 9 Must specify voltage. 10 Quartz options not available with SL optics. 11 House side shield not available on 5S, 5F, or SL optics. 12 Order separately/replace XX with color specification. 13 Not available with SLE or House Side Shield.

STOCK SAMPLE NUMBER (Lamp Included)

SAMPLE NUMBER: MPTR2340

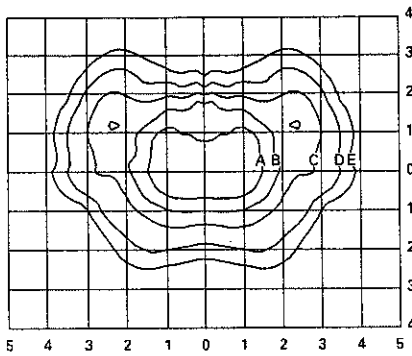
MP	TR	23	
<p>Lamp Type MP=Pulse Start Metal Halide HP=High Pressure Sodium²</p>	<p>Series¹ TR=Tribute</p>	<p>Distribution 23=Type II/III Formed</p>	<p>Lamp Wattage 15=150W 25=250W 32=320W 40=400W</p>

NOTES:

¹ Short logic fixtures are finished bronze include multi-tap ballast, lamp, arm and round pole adapter. Other options not available. Refer to standard ordering logic. ² Available in 150, 250 and 400 Watt. Refer to In Stock Guide for availability.

VOLTAGE CHART	
DT=Dual-Tap	120/277 (wired 277V)
MT=Multi-Tap	120/208/240/277 (wired 277V)
TT=Triple-Tap	120/277/347 (wired 347V)
5T=5-Tap	120/208/240/277/480 (wired 480V)

LAMP TYPE	WATTAGE
Pulse Start Metal Halide	70, 100, 150, 250, 320, 350, 400W
Metal Halide	175, 250, 400W
High Pressure Sodium	70, 100, 150, 250, 400W

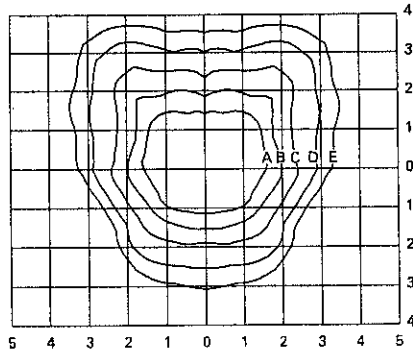


MPTR-3S-320
 320—Watt MP
 30,000—Lumen Clear Lamp
 Type III Segmented

Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
20'	3.00	1.50	0.75	0.30	0.15
25'	2.00	1.00	0.50	0.20	0.10
30'	1.38	0.69	0.34	0.13	0.06

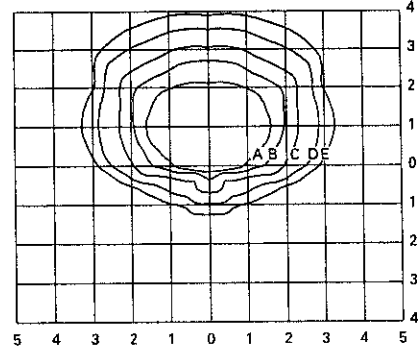


MPTR-4S-400
 400—Watt MP
 40,000—Lumen Clear Lamp
 Type IV Segmented

Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
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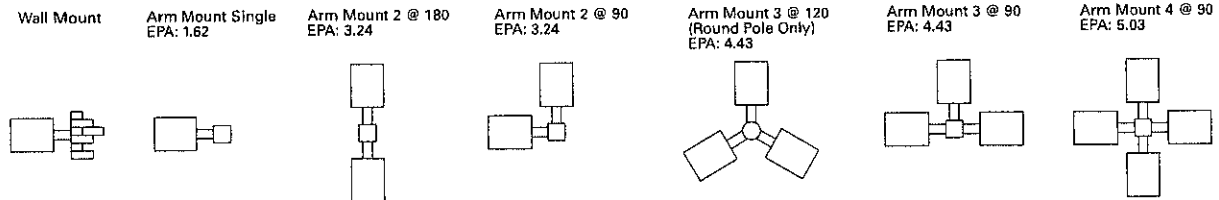
MPTR-SL-400
 400—Watt MP
 40,000—Lumen Clear Lamp
 Spill Light Eliminator

Footcandle Table

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MOUNTING CONFIGURATIONS



November 20, 2009

Ms. Molly Casto
Development Review Services Manager
City of Portland
Planning & Development Department
389 Congress Street
Portland, Maine 04101

RE: Walgreen's Pharmacy, Forest Avenue
Letter of Correspondence No. 8
Response to Comment Regarding Post-Construction Lighting

Dear Molly,

Gorrill-Palmer Consulting Engineers, Inc. is pleased to respond to the review comments regarding the above referenced project made by Molly Casto of the City of Portland dated November 6, 2009. For ease of review, each comment has been repeated below followed by our response.

COMMENTS BY MOLLY CASTO

Comment 1 – Light Trespass: The proposed light trespass beyond the property line exceeds what was approved in the October, 2008 site lighting amendments. Specifically, the light trespass proposed beyond the property boundary along Lincoln Street must be reduced to levels at or below what was approved in October, 2008.

Response – The Lighting Plan has been revised such that the bulbs within the light fixtures along Lincoln Street have been rotated to redirect light away from Lincoln Street.

Comment 2 – Illumination Levels: The Planning Authority has received and reviewed your submitted request for waivers from the standards for maximum and average illumination. Though exceeding permitted maximum and average illumination levels may be acceptable to a certain degree, Planning staff has determined that the proposed maximum illumination of 35.6 foot candles exceeds what is necessary to provide adequate lighting for visibility and safety and may result in adverse impact to abutting residential uses. Specifically, the proposed illumination levels at the drive-through and along the Forest Avenue frontage must be reduced. The proposed lighting levels in the alleyway at the northerly end of the site and in the loading area are acceptable as they do not result in increased light trespass beyond the parcel boundaries and provide for safer and more uniform illumination of those less visible areas of the site.

Response – The light fixtures under the drive-thru canopy and under the canopies along Forest Avenue have been reduced from 100 watts to 50 watts, resulting in a decrease in the illumination levels and “hot-spots” that were mentioned by the City.

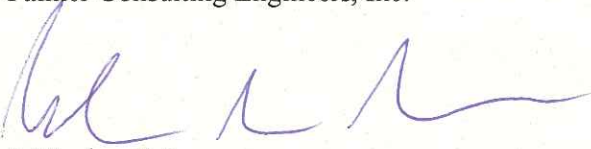
Comment 3 – Uplighting: The Planning Authority has received and reviewed your submitted request for waivers from the Section XV requirement that all fixtures be full cut-off with no light directed above the horizontal plane. Uplighting of the building façade shall not be permitted. Section XV permits waivers from this standard on a case by case basis for sites that are part of a Historic District or require specific decorative lighting fixtures as a means to achieve compatibility with an existing architectural context. This provision would not apply in this case.

Ms. Molly Casto
November 20, 2009
Page 2 of 2

Response – Per the City’s instruction, the uplighting has been removed from the canopies.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.



Joseph J. Marden, E.I.
Design Engineer

CC:

- David Latulippe, The Richmond Company
- Ray Remillard, The Richmond Company
- Steve Moeser, Moeser & Associates

Attachments:

- Revised Lighting Plan



Gorrill-Palmer Consulting Engineers, Inc.

Transportation and Civil Engineering Services

PO Box 1237
15 Shaker Rd
Gray, ME 04039

207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

November 20, 2009

Ms. Molly Casto
Development Review Services Manager
City of Portland
Planning & Development Department
389 Congress Street
Portland, Maine 04101

RE: Walgreen's Pharmacy, Forest Avenue
Letter of Correspondence No. 8
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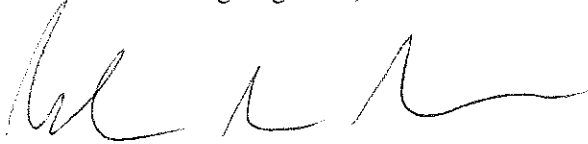
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Ms. Molly Casto
November 20, 2009
Page 2 of 2

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Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.

A handwritten signature in black ink, appearing to read 'J. Marden', with a long horizontal flourish extending to the right.

Joseph J. Marden, E.I.
Design Engineer

CC:

- David Latulippe, The Richmond Company
- Ray Remillard, The Richmond Company
- Steve Moeser, Moeser & Associates

Attachments:

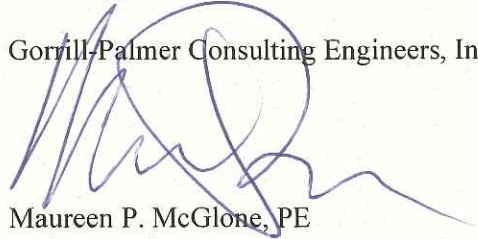
- Revised Lighting Plan

Ms. Molly Casto
March 12, 2009
Page 2 of 2

Should you have any questions or require any additional information, please feel free to contact me.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.



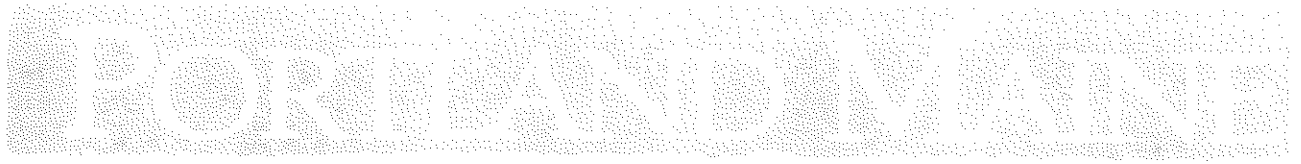
Maureen P. McGlone, PE
Project Engineer

CC:

- David Latulippe, The Richmond Company, Inc.

Attachments:

- Revised C1.1 – Site Layout Plan
- Revised C2.1 – Grading, Drainage & Erosion Control Plan



Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

PDF
DAVID L

02/252009

The Richmond Company
23 Concord St.
Wilmington, Ma. 08886

RE: 606 Forest Avenue
CBL: 125-L-006

*Director of Planning and Urban Development
Penny St. Louis Littell*

*Inspection Services, Director
Tammy M. Munson*

Hand Delivery

Dear Sirs,

An evaluation of the permit for 606 Forest Ave revealed that the application fails to comply with Section 14-525 of Article V Site Plan of the Land Use Ordinance of the City Portland. No building permit shall be issued until final site plan, or applicable components thereof, has been approved under this article and a copy of the approved site plan is filed in the office of the building authority and such permit is determined to be consistent with the plan and any conditions of approval. To date, this requirement has not been met.

This is a SUSPENSION ORDER pursuant to section 105.6 (Suspension or Revocation) of the International 2003 Building Code. Permit #08156 is suspended until the letter of credit is received and the conditions of approval have been met. This is a STOP WORK ORDER pursuant to section 114.1 (Authority) all construction activity at the above referenced property must STOP immediately.

Section 105.6-Suspension or revocation-The building official is authorized to suspend or revoke a permit under the provisions of the code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any provisions of this code.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in title 30-M.R.S.A. Ss 4452. This constitutes an appealable decision within 10 days of the date of this letter pursuant to Section 14-527 of the Land Use ordinance of the City of Portland Code of Ordinances. Please feel free to contact me at 87408696, if you wish to discuss the matter or have any questions.

Sincerely,

Christopher Hanson
Code Enforcement Officer/Plan Reviewer

Cc: Molly Castro, Senior Planner



Gorrill-Palmer Consulting Engineers, Inc.

Transportation and Civil Engineering Services

PO Box 1237
15 Shaker Rd.
Gray, ME 04039

207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

February 24, 2009

Ms. Molly Casto
Development Review Services Manager
City of Portland
Planning & Development Department
389 Congress Street
Portland, Maine 04101

RE: Walgreen's Pharmacy, Forest Avenue
Letter of Correspondence No. 5
Response to Comment Regarding Right Out Driveway

Dear Molly,

Gorrill-Palmer Consulting Engineers, Inc. has prepared the attached plan in response to the February 12th email comments from Tom Errico. This plan reduces the width of the right turn out lane onto Forest Avenue from fourteen feet to twelve feet by enlarging the island. The no left turn in sign has been reoriented and changed to to a larger symbol sign.

We believe that the signage and revised geometry of the driveway convey the message to drivers that left turns in or out of the Forest Avenue driveway are not allowed. While it may be possible to provide further channelization by flattening the entry and exit angles of the driveway, this would result in a much wider driveway zone. It is the opinion of our office that the currently proposed driveway design represents a reasonable balance between traffic control and impact to the aesthetics of Forest Avenue and the impact to pedestrians walking along Forest Avenue.

Should you have any questions or require any additional information, please feel free to contact me.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.

Peter A. Hedrich, PE, PTOE
Vice President

CC: David Latulippe, The Richmond Company, Inc.

Attachments: Site Plan

February 24, 2009

207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

Ms. Molly Casto
Development Review Services Manager
City of Portland
Planning & Development Department
389 Congress Street
Portland, Maine 04101

RE: Walgreen's Pharmacy, Forest Avenue
Letter of Correspondence No. 5
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Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.



Peter A. Hedrich, PE, PTOE
Vice President

CC: David Latulippe, The Richmond Company, Inc.

Attachments: Site Plan

DRAWINGS/SPECIFICATIONS BY:

WALGREENS
 LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:

WALGREENS CONTRACTOR
 LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE	BUILDING
NEW	<input type="checkbox"/>
REMODELING	<input type="checkbox"/>
RELOCATION	<input type="checkbox"/>
OTHERS	<input type="checkbox"/>
	NEW
	EXISTING
	NEW SHELL ONLY

SITE DATA

SITE AREA ± 51,013 SF (1.2 ACRES)

BUILDING AREA PROPOSED 13,600 S.F.

PARKING REQUIRED 51 PROVIDED 55

TOTAL PARKING RETAIL (1 SPACE PER 200 S.F. MINUS BULK SPACE) (13,600 S.F. - 1,800 S.F. BULK STORAGE = 2,000 S.F./200 S.F.)

HANDICAPPED SPACES 3 4

PAVEMENT LEGEND

ALL PAVEMENT SHALL BE STANDARD DUTY EXCEPT AS FOLLOWS:

- PORTLAND CEMENT CONCRETE
- HEAVY DUTY BITUMINOUS CONCRETE

CURBING LEGEND

- VERTICAL GRANITE CURB
- SLOPED GRANITE CURB
- COMBINED CURB & GUTTER
- CONCRETE CURB

SPACE AND BULK STANDARDS

	B-2b ZONE	
	REQUIRED	PROVIDED
MIN. LOT SIZE	NONE	±51,013 S.F.
MAX. BUILDING SETBACKS FRONT SIDE	*NONE 10'	0' > 10'
MIN. BUILDING SETBACK SIDE REAR	**NONE **10'	> 10' > 20'
PARKING SETBACK - FRONT	4'	> 4'
MAX IMPERVIOUS	60%	85%

* OR AVERAGE SETBACK OF ADJACENT PARCELS
** 10' ABUTTING RESIDENTIAL PROPERTIES
*** 20' ABUTTING RESIDENTIAL PROPERTIES

SIGN LEGEND

STRIPING LEGEND

SIGNAGE, STRIPING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REGARDING SIZE, INSTALLATION, LOCATION & REFLECTIVITY.

- 12"SL - 12" WIDTH STOP LINE
- 4"SWL - 4" WIDTH SOLID WHITE LANE LINE
- 4"SYL - 4" WIDTH SOLID YELLOW LANE LINE
- 4"DWL - 4" WIDTH DOUBLE YELLOW CENTERLINE
- 4"DWL - 4" WIDTH DASHED WHITE LANE LINE

- ### SITE PLAN KEYED NOTES
- PERIMETER OF ALL ASPHALT TO RECEIVE CONCRETE CURB.
 - 65 FOOT TRUCK TURNING RADIUS DEPICTED AS PER SHEET C4.6.
 - PRIVACY FENCE. (NOT USED)
 - IDENTIFY USE AND LOCATE ALL STRUCTURES ADJACENT TO WALGREENS SITE. INDICATE NUMBER OF STORES AND DISTANCE FROM PROPERTY LINE.
 - SPOT ELEVATION AT FLOW LINE OF PROPOSED ENTRANCE ON SHEET C2.1. (NOT USED)
 - BITUMINOUS APRON TO D.G.T. SPECIFICATIONS. CURB CUT DIMENSION MUST ACCOMMODATE 65 FOOT TRACTOR/TRAILER WITHOUT ROLLING ONTO CURB. DIVIDE DRIVEWAY INTO LANES WITH STRIPING.
 - LIMIT OF HEAVY DUTY ASPHALT PAVING. (NOT USED)
 - 50" X 4" W YELLOW PAINT STRIPE (TYPICAL) LANE DIVIDER. (NOT USED)
 - LINE OF CANOPY ABOVE.
 - 12" X 18" "DO NOT BLOCK ENTRANCE" SIGN. ORIENT FACE OF SIGN ADJACENT TO ON COMING TRAFFIC. (NOT USED)
 - 36" H FLEXIBLE DELINEATOR POST. FASTEN TO CONCRETE WITH BOLTS. (NO ADHESIVE FASTENING).
 - GAS METER WITH BOLLARDS.
 - COMPACTORS. (NOT USED)
 - LINE OF CONCRETE PAD.
 - LIGHT POLE (TYPICAL). QUANTITY AND LOCATION OF POLES TO BE DETERMINED BY APPROVED PHOTOMETRICS. (NOT USED)
 - CONCRETE DRIVE-UP LANE AND CANOPY ABOVE.
 - PROVIDED LANE DIVIDERS AND DIRECTIONAL ARROWS AT ALL DRIVES AND END OF DRIVE AISLES.
 - MINIMUM 24" OCTAGONAL REFLECTIVE STEEL STOP SIGN (SET BACK CLEAR OF TRAFFIC) AT DRIVE - THRU ALIGN EDGE OF STOP SIGN WITH EDGE OF 1'-0" CURB AT DRIVE-THRU.
 - CONCRETE SIDEWALK (TYP.).
 - PAD MOUNTED TRANSFORMER WITH BOLLARDS. (COORDINATE W/ P.A. ANY OTHER LOCATIONS). (NOT USED)
 - ENTRY BOLLARDS W/ POLYETHYLENE COVERS 5'4" CLEAR MAX
 - ACCESSIBLE PARKING SIGN. SEE ACCESSIBILITY SHEET FOR DETAIL.
 - ACCESSIBLE RAMP W/ DETECTABLE WARNING ALONG ACCESSIBLE ROUTES (TYP.). WHEN SLOPE IS LESS THAN 6% ONLY 36" OF DETECTABLE WARNING SURFACE IS REQUIRED.
 - ASPHALT PAVING.
 - YELLOW PAINT STRIPING (TYPICAL). BLACK OUTLINE ON CONCRETE PAVEMENT.
 - ACCESSIBLE PARKING DESIGN TO MEET ALL GOVERNING CODES. QUANTITY AS REQUIRED BY A.D.A. - ACCESSIBLE PARKING SPACES AND THEIR ACCESS AISLES SHALL BE 1 1/2% WHERE POSSIBLE (2% MAX.) SLOPE IN ALL DIRECTIONS (TYP.).
 - TOP OF SIGN FOUNDATION TO BE AT TOP OF STREET CURB HEIGHT (MIN.).
 - PLACE SIGN WITH MINIMUM SETBACKS. COORDINATE WITH ZONING AND DIMENSION ACCORDINGLY.
 - INDICATE ALL EXISTING OR PROPOSED TRAFFIC CONTROL ELEMENTS.
 - SPOT ELEVATION AT STREET INTERSECTION. (NOT PROVIDED)
 - GROUND SIGN TO BE ORIENTED PERPENDICULAR TO MAJOR TRAFFIC STREET.
 - INDICATE ALL OFF-SITE IMPROVEMENTS. DENOTE EXISTING OR PROPOSED.
 - ALL END ISLANDS TO BE 4'-0" LESS THAN STALL DEPTH. WHERE FULL DEPTH ISLAND IS REQUIRED DETAIL ROLL-OVER CURB AND CONCRETE FILL END OF ISLAND 4'-0".
 - RETURN SIDEWALK TO EXIST DOOR. (ADA ACCESSIBLE EXIT ROUTE REQUIRED). (NOT USED)
 - WALKS WITHOUT COLUMNS CAN BE 7'-0" W. WALKS WITH COLUMNS SHALL PROVIDE 5'-0" CLEAR TO BUILDING AND 2'-6" CLEAR TO EDGE OF CURB. SOUTHERN PROTOTYPE WALK TO BE 10'-0" MIN.
 - TOTE ENCLOSURE
 - DETECTABLE WARNING SURFACE, 36" DEEP.
 - STORM CATCH BASINS AND GRATED MANHOLES TO BE 40" MINIMUM AWAY FROM 2% ACCESSIBLE PARKING ZONE AND ACCESSIBLE ROUTES.
 - LIGHT POLES, LANDSCAPING, AND OTHER SITE EQUIPMENT SHALL NOT OBSCURE SIGHT LINES TO PYLON.
 - SEVEN-BIKE TUBULAR STEEL BIKE RACK (SEE SPECS) WITH THICKENED CONG. SLAB ALLOW FOR 5' ACCESS AISLE BEYOND BIKE PARKING AREA, BOTH SIDES OF RACK.
 - ISLAND WITH 6" CURB.
 - 7'-3" X 8'-8" MIN. ALLOWABLE AREA FOR SEVEN-BIKE PARKING.

- ### SITE PLAN CRITERIA NOTES
- PARKING PROVIDE CONTINUOUS CONCRETE WALK IF PARKING STALLS ARE ADJACENT TO BUILDING. PROVIDE PARKING DESIGN TO SATISFY ALL ACCESSIBLE PARKING REQUIREMENTS AS PER GOVERNING CODES.
 - TRASH ENCLOSURE
 - IF POSSIBLE, WALGREENS WILL HAVE DUAL COMPACTORS.
 - FOR LOCATIONS WHERE TRASH COMPACTOR CAN NOT BE ACCOMMODATED, A DUMPSTER SHALL BE PROVIDED. SEE SHEET C4.6.
 - PYLON AND DIRECTIONAL SIGNS SIGNS TO BE LOCATED AS SHOWN ON SITE PLAN. VERIFY AND DEFINE SIZE, QUANTITY, SETBACK AND REQUIREMENTS, AND PERSON TO CONTACT AT GOVERNING SIGN AUTHORITY.
 - UTILITIES SITE SHALL HAVE ADEQUATE WATER SERVICE TO SUPPORT FIRE SUPPRESSION SYSTEM IN WALGREENS BUILDING. ALL SITE UTILITIES, BOTH EXISTING OR NEW, MUST BE UNDERGROUND OR RE-ROUTED OFF SITE.
 - TRUCK LEGS
 - TRUCK LEGS TO ACCOMMODATE 65 FOOT DELIVERY TRUCK SHOULD BE CONSIDERED IF ANY OF THE FOLLOWING OCCURS:
 - MAX CURB WIDTH ALLOWED IS LESS THAN 40 FEET.
 - STREET CURB CUT IS LESS THAN 4 LANES WIDE.
 - ALLOWABLE RADIUS AT CURB ENTRANCE IS LESS THAN 20 FEET.
 - MAIL BOX IN AREAS WHERE THE U.S. POST OFFICE REQUIRES A FREESTANDING MAIL BOX, GENERAL CONTRACTOR SHALL PROVIDE HEAVY DUTY DIE CAST ALUMINUM RURAL MAIL BOX EQUAL TO MODEL #4850 BY SALSBUURY INDUSTRIES, LOS ANGELES, CALIFORNIA, WITH MATCHING POST #4895 ON 18" DIA. CONCRETE FOUNDATION.
 - EXPANDED EQUIPMENT WALGREENS PREFERS TO HAVE ALL EQUIPMENT INSIDE. WHEN EQUIPMENT IS REQUIRED TO BE OUTSIDE, IT IS TO BE HOUSED IN A SECURE, LOCKABLE ENCLOSURE.
 - FINISHED FLOOR ELEVATION FINISHED FLOOR ELEVATION TO BE ABOVE 100 YEAR FLOOD ELEVATION. DO NOT TRAP STORM WATER ON SITE. DESIGN STORM OVERFLOW BELOW FLOOR ELEVATION.
 - LOADING AREA A 65' TRUCK MUST BACK INTO RECEIVING AREA

REVISIONS

NO.	DATE	BY	DESCRIPTION	CONST
B	2/24/09	MPM	PER STAFF COMMENTS	
A	12/11/08	MPM	ISSUED FOR CONSTRUCTION	
2	04/16/08	MPM	RESPONSE TO CITY COMMENTS	
1	03/21/08	MPM	RESPONSE TO COMMENTS	

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF MAINE AS SIGNIFIED BY MY HAND AND SEAL.

STORE NUMBER 12325
PROJECT NAME
WALGREENS - STORE #12325
(SWC) FOREST & REVERE
PORTLAND, MAINE

DRAWING TITLE
SITE LAYOUT PLAN

CADD PLOT: SCALE: 1" = 20'

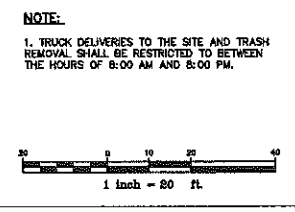
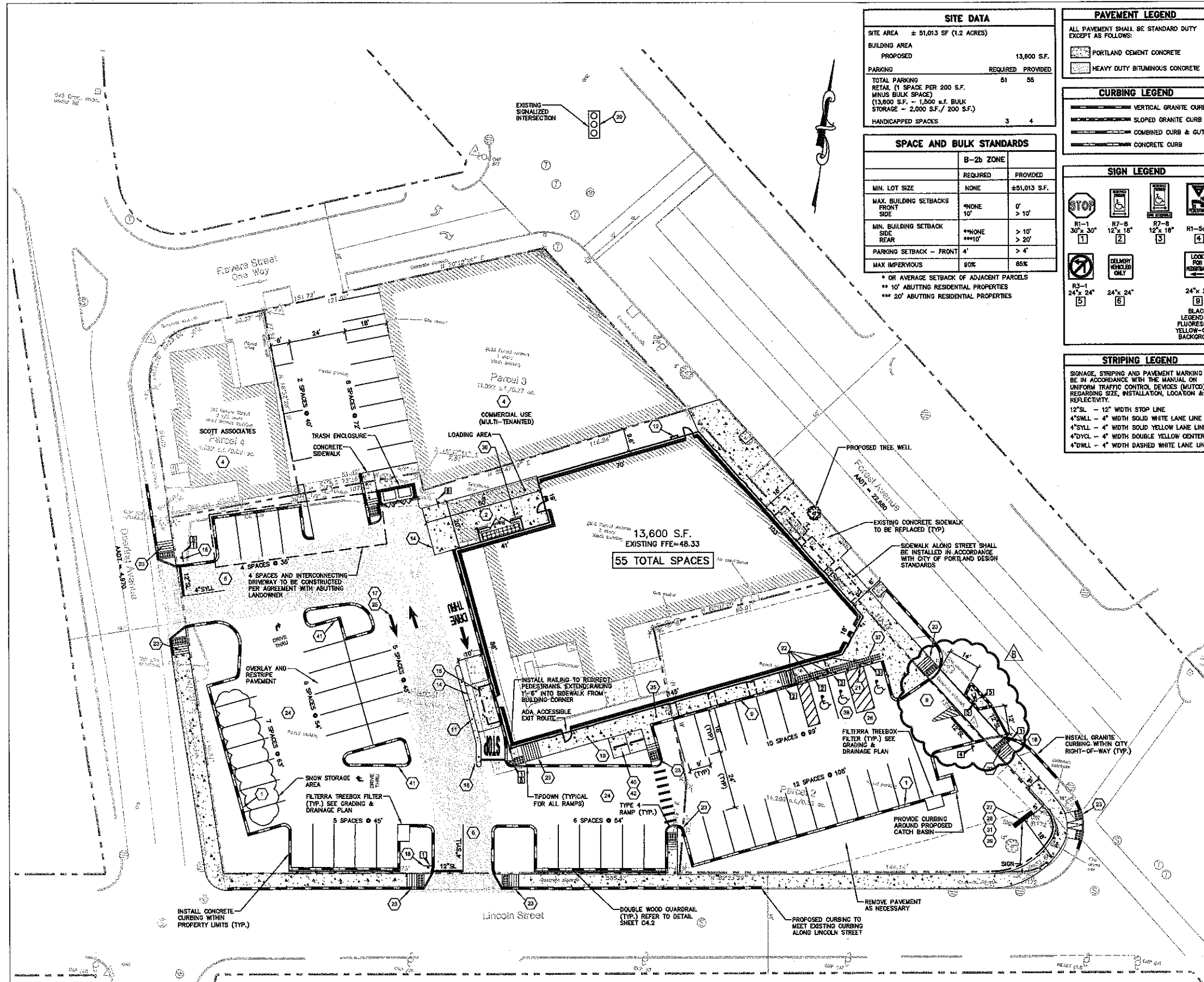
VOID PLOT: DRAWN BY: JBC

SUPERSEDES PLAN DATED: DATE: 12/07

REVIEWED BY: MPM

DRAWING NO. **C1.1**

OF DWGS.



THE RICHMOND COMPANY, INC.

GP Gorrill-Palmer Consulting Engineers, Inc.
PO Box 1237 Engineering Excellence since 1998 207-657-6910
15 Shaker Road FAX: 207-657-6912
Gray, ME 04039 E-Mail: mailbox@gorrillpalmer.com

Molly Casto - Tree Grates

From: Jeff Tarling
To: Molly Casto
Date: 1/27/2009 11:49 AM
Subject: Tree Grates

Hi Molly -

We typically use & recommend the Neenah Foundry tree grates. See web link below. Our recommendation for the Walgreens site would be: # R8810A which is a 36"x60" grate. the other choice would be # R8808 36"x72". I like rectangular tree grates to allow more planting soil volume.

JT

<http://www.nfco.com/content/construction%20division/product%20selection/tree%20grate%20catalog>

Avenue Collection

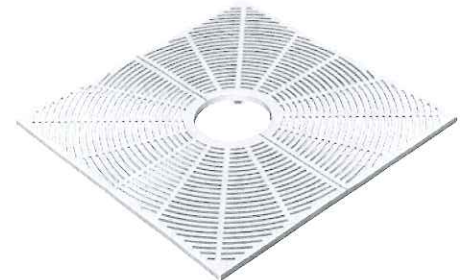
Looking for a clean, simplified radial pattern for your public areas? The AVENUE collection has the sizes you need and the narrow slot openings your plans may require. Need a different size? Contact Neenah to discuss additional options.



R-8704 • 30" x 30"
12" diameter expandable tree opening. .25" slot openings.
100 pounds per set.
R-8704 is also a Los Angeles approved grate.



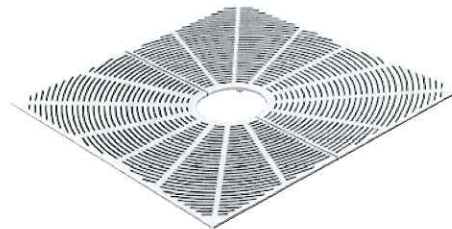
R-8704-A • 36" x 36"
16" diameter expandable tree opening. .25" slot openings.
115 pounds per set. Available with corner light openings.
9.5" x 1" grate or 7.875" x .75" lid.
R-8704-A LA
Order as R-8704-A LA for Los Angeles approved grate.



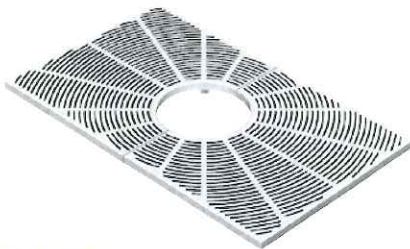
R-8710 • 48" x 48"
12" diameter expandable tree opening. .375" slot openings.
Available with cast 16" or 24" diameter tree opening and
with light openings. 260 pounds per set. (Also available as 48"
round 2-piece grate with 16" diameter expandable tree opening,
order as R-8882. 298 pounds per set.)
R-8710 is also a Los Angeles approved grate.



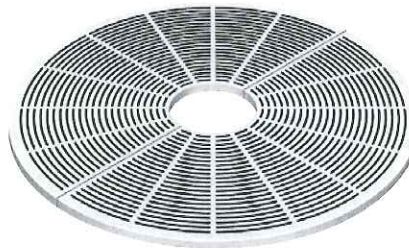
R-8712 • 60" x 60"
16" diameter expandable tree opening. .375" slot openings.
580 pounds per set. Available with light openings.



R-8715 • 72" x 72"
16" diameter expandable tree opening. .25" slot openings.
700 pounds per set. Available with light openings.



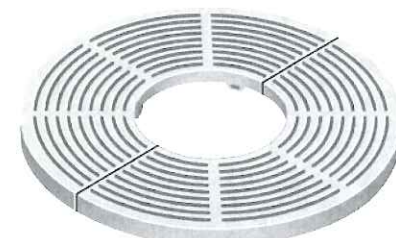
R-8810 • 36" x 60"
16" diameter expandable tree opening.
.25" slot openings. 232 pounds per set.
R-8810 is also a Los Angeles approved grate.



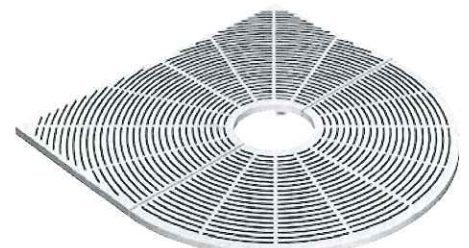
R-8872 • 55.25" Round
12" diameter expandable tree opening.
.25" slot openings. 270 pounds per set.



R-8876 • 72" Round
16" diameter expandable tree opening. Available with cast 18" diameter
tree opening. .25" slot openings. 622 pounds per set. (Available with
light openings, order as R-8876-1. 606 pounds per set.)



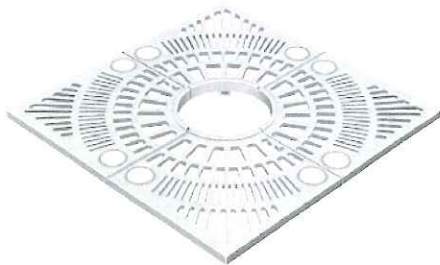
R-8881 • 30" Round
12" diameter expandable tree opening. .25" slot openings.
84 pounds per set.



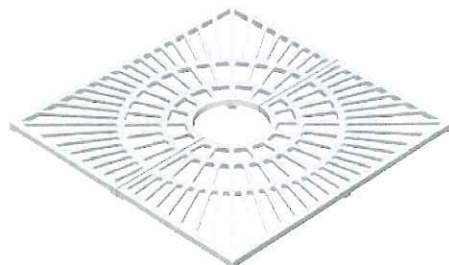
R-8939 • 72" Combo
16" diameter expandable tree opening. .25" slot openings.
661 pounds per set. Available with light openings.

Parkway Collection

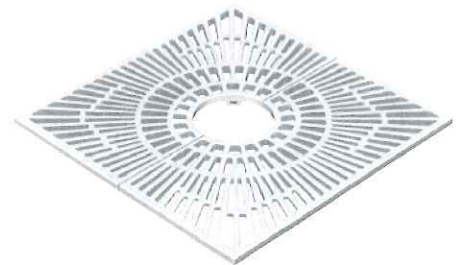
Our PARKWAY collection of grates is our largest and most varied. The wide range of sizes and shapes allows for a great deal of options to incorporate into your design.



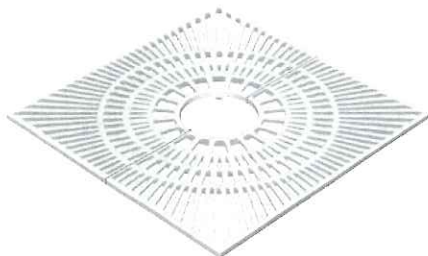
R-8721-A • 48" x 48"
15" diameter expandable tree opening. 340 pounds per set.



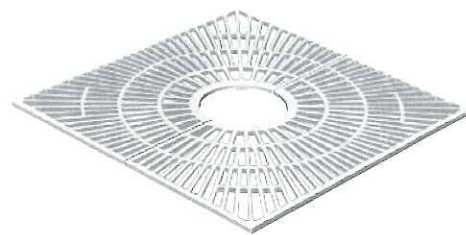
R-8726 • 48" x 48"
12" diameter expandable tree opening. 265 pounds per set. Available with light openings.



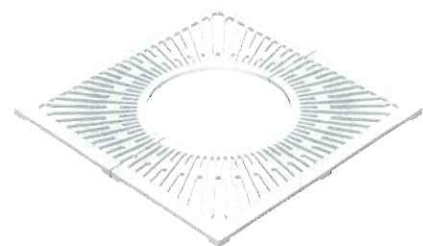
R-8728-A • 60" x 60"
15.75" diameter expandable tree opening. 635 pounds per set. Available with cast 32" tree opening.



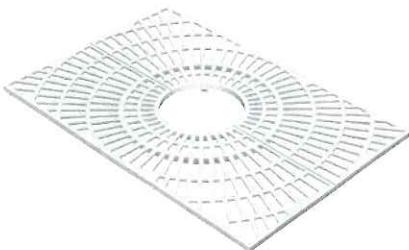
R-8738-A1 • 60" x 60"
16" diameter expandable tree opening. Bolted light opening grates (8.25" x 17.125" x 5.375") for use with sub-grade lighting. 455 pounds per set. (Available without light openings, order as **R-8738-A2**. 470 pounds per set.)



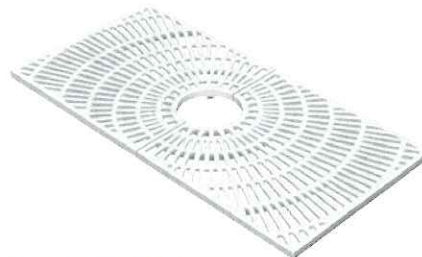
R-8740-1 • 72" x 72"
20" diameter expandable tree opening. 520 pounds per set.



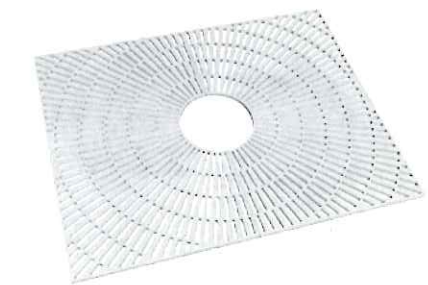
R-8750 • 48" x 48"
24" diameter tree opening. 236 pounds per set.



R-8802-A • 48" x 72"
18" diameter expandable tree opening. 306 pounds per set. Available with light openings.



R-8808 • 36" x 72"
12" diameter expandable tree opening. Available with cast 18" and 24" tree opening. 300 pounds per set. Available with light openings.



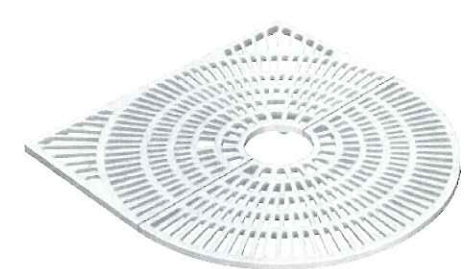
R-8821 • 95.125" x 119.125"
26" diameter tree opening. 1,536 pounds per set.



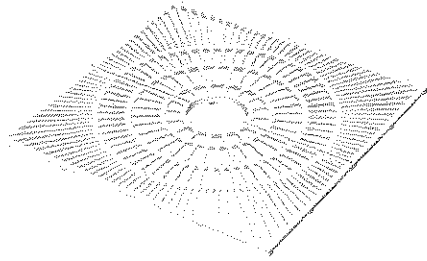
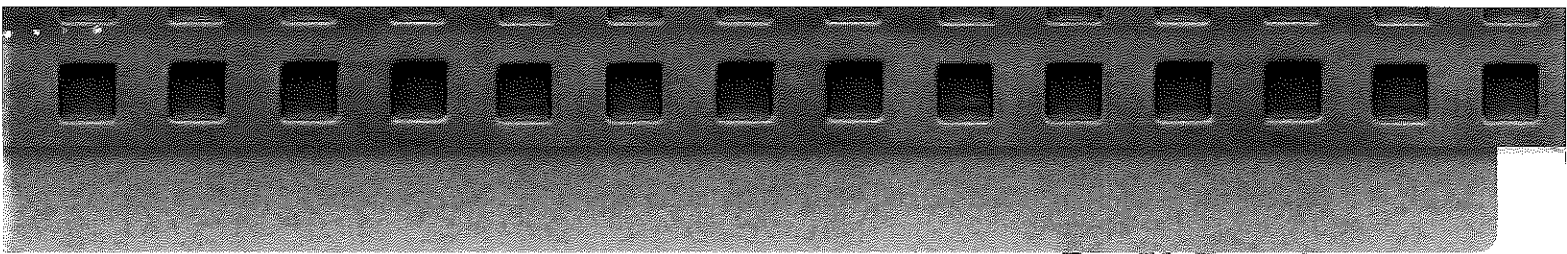
R-8855-1 • 72" Round
16" diameter expandable tree opening. Bolted light opening grates (9" x 17.143" x 4.5") for use with sub-grade lighting. 495 pounds per set. Supplied with light grates, none shown.



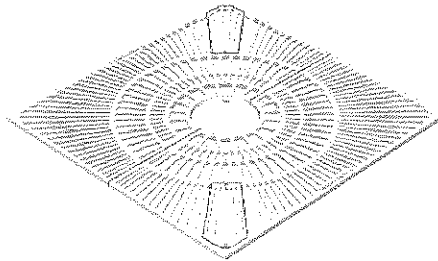
R-8855-2 • 54" Round
16" diameter expandable tree opening. 310 pounds per set.



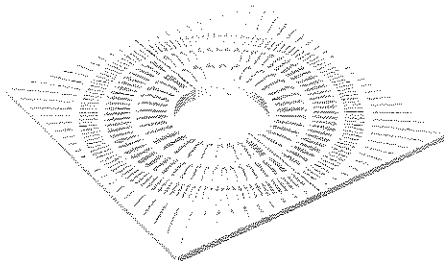
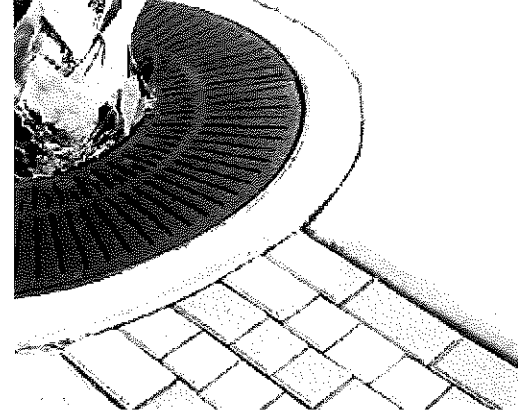
R-8929 • 62" Combo
12" diameter expandable tree opening. 501 pounds per set.



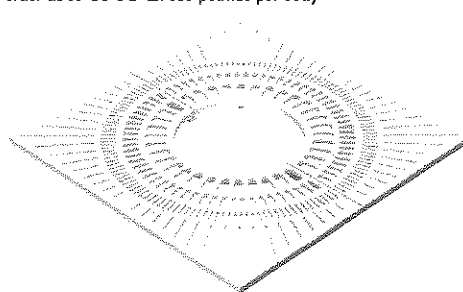
R-8734 • 60" x 60"
12" diameter expandable tree opening. 370 pounds per set.



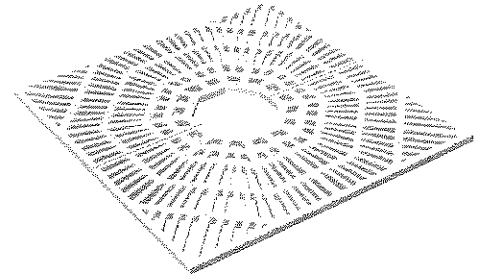
R-8738-1 • 72" x 72"
16" diameter expandable tree opening. Bolted light opening grates (10.125" x 21.75" x 5.875") for use with sub-grade lighting. 595 pounds per set. (Available without light openings, order as **R-8738-2**. 568 pounds per set.)



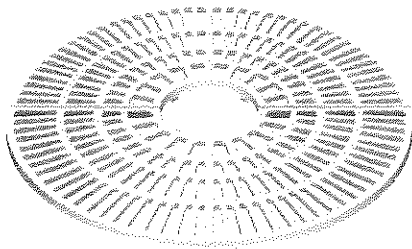
R-8752-A • 60" x 60"
18" diameter expandable tree opening. 605 pounds per set. (Available as 48" square with 12" tree opening, order as **R-8752-2**. 335 pounds per set.)



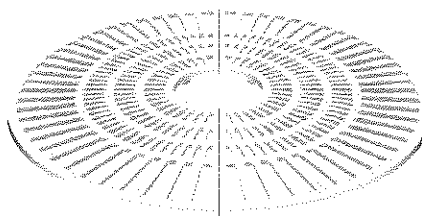
R-8752-B • 60" x 60"
24" diameter expandable tree opening. 470 pounds per set.



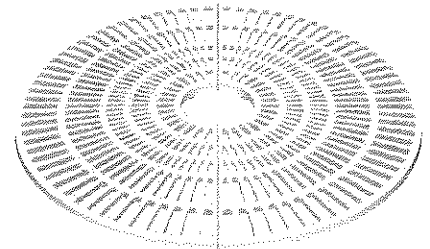
R-8766 • 64" x 64"
16" octagonal tree opening. 780 pounds per set. No tree guards available for octagonal openings. Available with light openings.



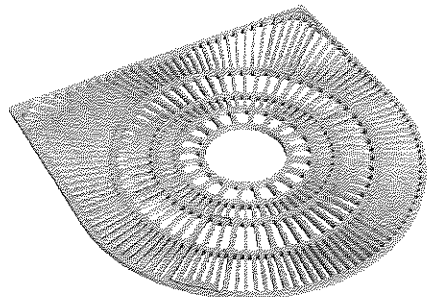
R-8847 • 50" Round
12" diameter expandable tree opening. 262 pounds per set.



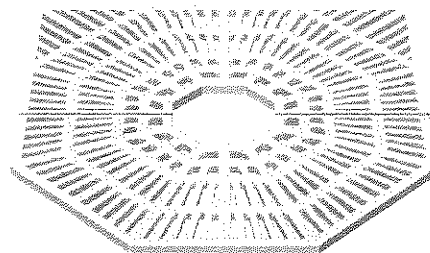
R-8849 • 56" Round
12" diameter expandable tree opening. 376 pounds per set.



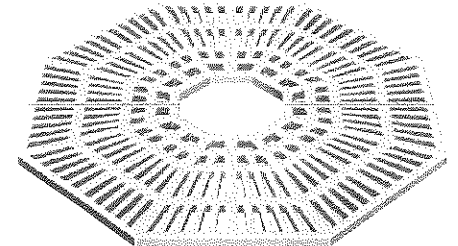
R-8851 • 66" Round
12" diameter expandable tree opening. 518 pounds per set.



R-8931-1 • 72" Combo
16" diameter expandable tree opening. Bolted light opening grate for use with sub-grade lighting. 545 pounds per set. Supplied with two light grates, one on each half.



R-8937 • 64" Combo
16" octagonal tree opening. 716 pounds per set. No tree guards available for octagonal openings. Available with light openings.



R-8952 • 64" Octagon
16" octagonal expandable tree opening. 640 pounds per set. No tree guards available for octagonal openings. Available with light openings.

***SOUND STUDY FOR THE
WALGREENS STORE #12325
PORTLAND, MAINE***

January 2009



TECH environmental

FOCUSED KNOWLEDGE. REAL SOLUTIONS.

**SOUND STUDY FOR
WALGREENS STORE #12325
PORTLAND, MAINE**

Prepared for:

The Richmond Company, Inc.
23 Concord Street
Wilmington, MA 01887

and

Gorrill-Palmer Consulting Engineers, Inc.
15 Shaker Road
Gray, Maine 04039

Prepared by:

Tech Environmental, Inc.
1601 Trapelo Road
Waltham, MA 02451

January 21, 2009

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1.0 EXECUTIVE SUMMARY

A sound study was performed for the proposed Walgreens Store #12325 at Forest Avenue and Revere Street in Portland, Maine. In its approval of the project, the Portland Planning Board set the following conditions:

“The applicant shall provide a pre-development assessment of noise levels at the property line along with a prediction of decibel levels at the property line for the proposed rooftop mechanical units from the manufacturer for review and approval by the Planning Authority prior to the issuance of a building permit.”

Pre-development sound levels were measured on the Deering Avenue property line on the evening of Monday, January 19, 2009 from 9:17 to 10:17 p.m. The background (L_{90}) sound level was 43 A-weighted decibels (dBA); the average (L_{eq}) sound level was 53 dBA, and the 1-second maximum sound level was 70.8 dBA. These are typical evening sound levels for a community business zone and represent motor vehicle traffic on nearby streets and an occasional aircraft flying overhead.

Acoustic modeling of the cumulative effects from all rooftop HVAC units and the drive-through window system reveal maximum sound levels of 51.2 to 53.9 dBA on the property lines. The Walgreens Store will fully comply with the Portland Noise Ordinance limits of 60 dBA for daytime operation and 55 dBA for nighttime operation after 9 p.m. (Zoning Ordinance Section 14-187 (b)).

2.0 COMMON MEASURES OF COMMUNITY NOISE

Noise is defined as "unwanted sound", which implies sound pressure levels that are annoying or disrupt activities people are engaged in. The human sense of hearing is subjective and highly variable between individuals. Noise regulations and guidelines set quantitative limits to the sound pressure level (measured with sound analyzers and predicted with computer models) in order to protect people from sound exposures that most would judge to be annoying or disruptive.

The loudness of a sound is dependent on the radiated energy of the sound source and the propagation and attenuation characteristics of the air. The standard unit of sound pressure level (L_p) is the decibel (dB), a logarithmic scale formed by taking 20 times the \log_{10} of a ratio of two pressures: the measured sound pressure divided by a reference sound pressure. The decibel level scale conveniently compresses the range of audible sound pressures, which span 12 orders of magnitude, into an easy to use scale spanning 0 to 120 dB. Airborne sound is referenced to 20 micro-Pascals¹ (20 μPa), which corresponds to 0 dB and the threshold of hearing. A property of the decibel scale is that the sound pressure levels of two separate sounds are not directly additive. For example, if a sound of 70 dB is added to another sound of 70 dB, the total is only a 3-decibel increase (or 73 dB), not a doubling to 140 dB. For broadband sounds, a 3 dB change is the minimum change perceptible to the human ear.

The acoustic energy level of a source is its sound power level (L_w), and L_w is also measured on a decibel scale, where the reference power is 10^{-12} Watts. The sound power level (e.g., L_w of 110 dBA re 10^{-12} W) is the same at any distance since it represents the energy intensity of a source. Thus, L_w values do not have reference distances. By contrast, a sound pressure level (e.g., L_p of 81 dBA re 20 μPa at 50 feet) must have a reference distance. Sound power levels are typically greater than 100 dBA in value and the large L_w numbers should not be confused with the sound pressure levels we hear.

Sound metrics are used to quantify sound pressure levels and to describe a sound's loudness, duration, and tonal character. A commonly used descriptor is the A-weighted decibel (dBA). The A-weighting scale attempts to approximate the human ear's sensitivity to certain frequencies by emphasizing the middle frequencies and de-emphasizing the lower and higher frequency sounds. The decibel is a

¹ A micro-Pascal is 10^{-6} Newton/meter².

logarithmic unit of measure of sound, meaning that a 10-decibel change in the sound level roughly corresponds to a doubling or halving of perceived loudness. A 3-dBA change in the noise level is generally defined as being just perceptible to the human ear. Table 1 provides the subjective effect of different changes in sound levels.

TABLE 1
SUBJECTIVE EFFECT OF CHANGES IN SOUND PRESSURE LEVELS

Change in Sound Level	Apparent Change in Loudness
3 dB	Just perceptible
5 dB	Noticeable
10 dB	Twice (or half) as loud

Reference: American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE), 1989 ASHRAE Handbook—Fundamentals, Atlanta, Georgia, 1989.

The following measures of sound pressure level are based on the A-weighted decibel and are typically used when evaluating sound measurement data.

L_{eq} , or Equivalent Level, is the steady-state sound level during a given amount of time that has the same acoustic energy as the fluctuating noise levels during that same period.

L_{max} , or Maximum Level, represents the maximum sound level during a given time period.

L_n , or "n" Percentile Level, is the statistical representation of time-varying sound levels. This metric indicates that over a given time period, the fluctuating noise level was equal to or greater than the stated level for "n" percent of the time. Commonly used percentiles include the L_{10} and the L_{90} .

The L_{90} , or background level, is the sound level exceeded 90 percent of the time and represents sound levels heard during the quietest 10 percent of the time. The L_{10} defines the peaks of the intermittent noise sources and is commonly referred to as the intrusive sound level.

Sound pressure level measurements typically include the analysis and breakdown of the sound spectrum into its various frequency components to determine tonal characteristics. The unit of measure of frequency is the Hertz (Hz), a measure of the cycles per second of sound waves. A total of eleven octave bands are used to define the frequency spectrum from 16 Hz to 16,000 Hz that approximates the range of audible sound.

The acoustic environment in a community business district, such as the project site in Portland results from numerous sources. Major contributors are motor vehicle traffic on local roadways and aircraft flyovers. Typical sound levels associated with various activities and environments are presented in Table 2.

TABLE 2
COMMON SOUND LEVELS

Sound Level (dBA)	Common Indoor Sounds	Common Outdoor Sounds
110	Rock Band	Jet Takeoff at 1000'
100	Inside NYC Subway Train	Chain Saw at 3'
90	Food Blender at 3'	Impact Hammer (Hoe Ram) at 50'
80	Garbage Disposal at 3'	Diesel Truck at 100'
70	Vacuum Cleaner at 10'	Lawn Mower at 100'
60	Normal Speech at 3'	Auto (40 mph) at 100'
50	Dishwasher in Next Room	Busy Suburban Area at night
40	Empty Conference Room	Quiet Suburban Area at night
25	Empty Concert Hall	Rural Area at night

3.0 PORTLAND NOISE ORDINANCE

The City of Portland Code of Ordinances, Chapter 14, Section 14-187(b) establishes sound pressure level limits for a retail development in a B2-b Community Business Zone. Those limits are 60 dBA daytime (7 a.m. to 9 p.m.) and 55 dBA at night (9 p.m. to 7 a.m.) as measured at the lot boundaries. Whereas the regulated mechanical equipment for the Walgreens Store (rooftop HVAC units) would operate past 9 p.m., the most restrictive, applicable limit is 55 dBA.

4.0 AMBIENT SOUND LEVEL MEASUREMENTS

Walgreens Store #12325 would be located in the block bounded by Forest Avenue, Revere Street, Deering Avenue and Lincoln Street. The pre-development measurement of sound levels was made on the property line along Deering Avenue across from the residence at 522 Deering Avenue. Measurements were made on Monday, January 19, 2009 during the nighttime from 9:17 p.m. to 10:17 p.m. The measurements are summarized in Table 3, with detailed data provided in Appendix A.

Weather conditions were acceptable for accurate ambient sound level measurements. Skies were partly cloudy with no precipitation, temperature was 22 °F, and the wind speed was in the range of 0-3 mph. The dominant sources of sound were motor vehicles on nearby roads and an occasional aircraft flying overhead.

All measurements were taken with a CEL 593 real-time sound level analyzer which was equipped with a model Bruel and Kjaer 1/2" precision condenser microphone and has an operating range of 5 dB to 140 dB, and an overall frequency range of 3.5 to 20,000 Hz. This meter meets or exceeds all requirements set forth in the American National Standards Institute (ANSI) Standards for Type 1 for quality and accuracy. Prior to conducting the sound monitoring program, the sound analyzer was calibrated (no level adjustment was required) with an ANSI Type 1 calibrator which has an accuracy traceable to the National Institute of Standards and Technology (NIST). All instrumentation was laboratory calibrated per ANSI recommendations. For all measurement sessions, the microphone was fitted with an environmental windscreen to negate the effect of air movement and tripod-mounted at a height of 5 feet. Measurements were completed in open areas away from vertical reflecting surfaces. All data were downloaded to a computer following the measurement session.

The nighttime background (L_{90}) sound level was 43.0 dBA; the average (L_{eq}) level was 53.0 dBA, and the maximum (L_{max}) level was 70.8 dBA. These are typical evening sound levels for a commercial area.

TABLE 3

**PRE-DEVELOPMENT SOUND LEVEL MEASUREMENTS
DEERING AVENUE, PORTLAND**

January 19, 2009 – 9:17 p.m. to 10:17 p.m.

Sound Level Measurement	Deering Ave. Property Line
Broadband (dBA)	
Background(L ₉₀)	43.0
Average (L _{eq})	53.0
Maximum (L _{max})	70.8
Octave Band L ₉₀ (dB)	
16 Hz	31.0
32 Hz	38.0
63 Hz	38.0
125 Hz	34.0
250 Hz	38.0
500 Hz	39.0
1000 Hz	40.0
2000 Hz	35.0
4000 Hz	26.0
8000 Hz	16.0
16000 Hz	---

5.0 CALCULATED FACILITY SOUND LEVELS

The Walgreens Store expects to operate from 8 a.m. to 10 p.m. seven days a week. The sound sources regulated by the Portland City Ordinance Section 14-187 are rooftop HVAC units and sound from the drive-up window. For the proposed store of 13,700 square feet, approximately 30 tons of cooling capacity would be supplied by rooftop HVAC units. Sound power data for an expected equipment configuration was assumed. For the drive-up window system, the sound source levels are provided in the Planning Board Report #18-08 (page 6). Future maximum sound pressure levels from these sources at the nearest property lines were calculated with International Standard ISO 9613.² The predicted sound levels are conservative because:

1. The model assumes a ground-based temperature inversion, such as may occur on a calm, clear night when sound propagation is at a maximum.
2. The model was setup to ignore atmospheric absorption.
3. Shielding of HVAC sound by the roof edge was ignored.

The future operations were modeled based on all equipment operating simultaneously. The results of the acoustic modeling are presented in Table 4. The predicted maximum sound levels generated by the HVAC units and drive-up window system would range from 51.2 dBA to 53.9 dBA at the property lines. All maximum sound levels would fully comply with the Portland Noise Ordinance limits of 60 dBA for daytime operation and 55 dBA for nighttime operation after 9 p.m. (Section 14-187(b)).

² International Standard, ISO 9613-2, Acoustics – Attenuation of Sound During Propagation Outdoors, --Part 2 General Method of Calculation.

TABLE 4
PREDICTED MAXIMUM SOUND LEVELS FROM
WALGREENS STORE #12325
COMPARED TO PORTLAND NOISE ORDINANCE LIMITS
(dBA)

Property Line Location Land Use	HVAC Units	Drive Up Window	Total Facility Sound	Ordinance Limits Day/Night
Deering Avenue Residential	50.2	44.2	51.2	60.0/55.0
Lincoln Street Residential	53.9	32.4	53.9	60.0/55.0
Forest Avenue Commercial	53.4	22.5	53.4	60.0/55.0
Revere Street Commercial	51.5	40.8	51.9	60.0/55.0

APPENDIX A

PRE-CONSTRUCTION SOUND LEVEL MEASUREMENTS

Portland Walgreen's – Portland, ME – January 19, 2009

Nighttime Monitoring

ML-1: Deering Street, West Side of Project Site

Weather: 22° F, No Wind, Partly Cloudy

- Run summary -

Instrument CEL-593.CIT Version 7.21 Type 1
 Instrument ID (DPB) 112240
 Run mode Octave band Environmental
 Run start 01/19/2009 21:16:54
 Run end 01/19/2009 22:16:58
 Run duration 000 01:00:04.16
 Last calibration 1/19/2009 21:13:16
 Measurement range 15 - 90 dB
 Microphone response Free Field
 Polarizing voltage Off
 Time weighting F
 Frequency weighting L, A
 Exchange rate (Q) 3
 Period time 60 min
 Periods too short for LNs No
 Profiles recorded No
 Profile sample interval 1 s
 Number of records 1

Events enabled No

Overload occurred No
 Low battery occurred No
 Pause was used No

- Period results -

Record number 1 : 1
 Record start 01/19/2009 21:16:54.0
 Period time 60 min
 Periods too short for LNs No
 Overload occurred No
 Overload %time 0.00
 Low battery occurred No
 Pause was used No
 Paused all the time No

Band (Hz)	Fw	Leq (dB)	SPLMAX F (dB)	LN10.0% F (dB)	LN50.0% F (dB)	LN90.0% F (dB)
Broadband	L	59.2	83.9	62.0	52.0	48.0
Broadband	A	53.0	70.8	57.0	47.0	43.0
16	L	37.8	60.0	41.0	35.0	31.0
32	L	51.7	77.6	52.0	44.0	38.0
63	L	55.3	83.8	54.0	44.0	38.0
125	L	48.7	72.7	50.0	39.0	34.0
250	L	48.6	69.3	51.0	41.0	38.0
500	L	48.4	67.9	52.0	43.0	39.0
1k	L	49.0	65.6	53.0	44.0	40.0
2k	L	46.0	66.0	50.0	39.0	35.0
4k	L	42.2	64.0	45.0	31.0	26.0
8k	L	37.7	63.9	40.0	21.0	16.0
16k	L	32.0	65.3	31.0	----	----

From: Molly Casto
To: Bobinsky, Michael
Date: 6/24/2008 9:03:45 AM
Subject: Re: Fwd: Lincoln St Sidewalk

Hello Mike:

There is a grass esplanade along the southern portion of the Forest Avenue frontage, along with four street trees. Along Lincoln Street, there is no esplanade, however, there is significant landscaping along the length of the Lincoln Street frontage. In two areas, where space constraints prevented adding adequately dense landscaping, there is timber guardrail. I've attached the most up to date landscaping plan for your review.

Thanks-
Molly

Molly Casto, Planner
Portland Planning Division
389 Congress Street
Portland, Maine 04101-3509
207-874-8901
MPC@portlandmaine.gov

>>> Michael Bobinsky 06/24 7:00 AM >>>
Ok..thanks. So, no reference to esplanade/landscape? on Lincoln or Forest Ave?..

Todd, Mike, or Dan, had we called out anything specific for the sidewalk treatment, beyond concrete? The neighborhood is shifting focus from angst over allowing concrete instead of brick, to what are we requiring of the developer as far as landscape in an esplanade is concerned.

>>> Molly Casto 6/23/2008 9:58 AM >>>
Hi Mike

Here is the approval letter for the Walgreens at 606-616 Forest Avenue. There isn't specific mention of the concrete sidewalk in the letter. The sidewalk, as approved, is concrete and between 6 and 6.5 feet wide. The majority of sidewalk along the Lincoln Street side is 6.5 feet wide with granite curbing. If you would like me to bring over a copy of the plans, please let me know.

Molly

Molly Casto, Planner
Portland Planning Division
389 Congress Street
Portland, Maine 04101-3509
207-874-8901
MPC@portlandmaine.gov

>>> Michael Bobinsky 06/23 8:07 AM >>>
CA n you send me the PLanning Board approval letter for the new Walgreens Store on Forest Ave? I am specifically looking for any details about the concrete sidewalk. The neighborhood still seems excercised over the decision to use concrete and I am still fine with that...however, any details about the landscape and sidewalk treatment along Lincoln and along Forest Ave?

CC: DGoyette@woodardcurran.com; Farmer, Michael; Merkle, Todd

Molly Casto - Re: Lincoln Street- Walgreens

From: Jeff Tarling
To: Molly Casto
Date: 4/24/2008 1:24 PM
Subject: Re: Lincoln Street- Walgreens

Hi Molly -

RE - Lincoln Street Landscaping:

A planter along Lincoln Street would need to have a width of at least 3' to create a sustainable landscape planter. In the public way on Lincoln Street I believe the minimal sidewalk width would be 3' to meet ADA standards. Thus, if the project had 2' of space and the applicant could get a license to occupy 2' of sidewalk space a landscape planting space could be created. Due to all the pavement it should be a raised planter to protect the plants - this could be wood timber, concrete or granite. Without three feet of planting space the plants would not survive. The wooden guardrail suggestion helps protect the sidewalk from vehicle encroachment and offers some screening of headlights & glare.

The limited space compromises the 'ideal' landscape treatment... other options could be a wooden fence behind the guardrail...

Jeff Tarling

From: Michael Bobinsky
To: Dan Skolnik
Date: Tue, May 13, 2008 11:29 PM
Subject: Re: Lincoln Street Sidewalk

Certainly a strong case here. However, I am doing a once over on our sidewalk material ordinance. I want to make sure the sidewalk construction meets our standards and if brick is in fact used, or we allow it, that we have considered all the ramifications here with the surrounding properties and the nature of this part of the City. I am reviewing this now and will get back to you, the resident involved and our Planning staff.

>>> Dan Skolnik 5/12/2008 9:52 PM >>>

Michael, I support the brick sidewalks given that the Richmond Company is footing the bill.

Linda, thank you for bringing this forward.

Dan Skolnik
City Council, District 3
City of Portland
389 Congress St.
Portland, Maine 04101
207.831.7343

>>> "Linda Pinkham" <lpinkham1@maine.rr.com> 05/12/08 11:17 AM >>>

Hi Mike,

I spoke with Molly S. in the Planning Dept. the other day regarding the sidewalk on Lincoln St. between Forest and Deering Aves., the odd side of the street (Wal Greens location). Molly tells me the decision of concrete or brick as well as the width of the sidewalk is your call. Please consider the following:

1. The Sidewalk Materials Policy (revised June, 2006) does call for concrete in District 3. However, it also singles out several streets (Lincoln being one) "Sidewalk material replacement on Lincoln Street that has been started in brick or has been approved for brick, shall continue the utilization of brick until sidewalk replacement has been completed." If the intended material was concrete, the street would not need to be listed separately. Two years ago Public Works installed brick sidewalks on both sides of Lincoln from Deering Av. to Beacon St. The sidewalk on Lincoln St., even side, is brick. The only section of Lincoln not in brick is the section in question.
2. The Richmond Company is redoing the sidewalks on all three streets (Forest, Lincoln and Deering). They are willing to brick Lincoln if the City gives them the go ahead.
3. Brick material is more neighborhood friendly, inviting and consistent with the rest of the street.

In addition, the sidewalk on this section of Lincoln is going to be 7' feet wide. I asked if the width could be changed to 4' to allow for landscaping to be installed between the parking lot of Wal Greens and the sidewalk. This would shield the residential neighborhood across Lincoln and Deering from the vehicle headlights and noise. At the very least, tree wells in the sidewalk with trees down Lincoln would be preferable to nothing.

1. The ADA guidelines are just guidelines and not set in concrete.
2. The Richmond Company is willing to make this adjustment and pay for it.
3. The rest of Lincoln has 4' sidewalks or less. Deering Ave doesn't even have 7' sidewalks.

Mercy Hospital (currently at this location) is a 9 - 5, M - F, business. Wal Greens is a 7 day a week, 7a.m. to 10 p.m. business. This is a huge adjustment for the neighborhood. The Richmond Company wants to be a good neighbor and they are willing to make the above changes at their cost (even now that they have been approved by the Planning Dept.).

Please revisit this matter as it is painless for the city and would make for a happy neighborhood. If you would like to discuss this further, you can reach me at 774-0859. I appreciate your taking the time to consider this and look forward to hearing from you.

Linda Pinkham
502 Deering Avenue
774-0859

From: Michael Bobinsky
To: Molly Casto, Michael Farmer
Date: 6/25/2008 10:47:34 AM
Subject: Re: Fwd: Lincoln St Sidewalk

Thanks. Yes. I believe they were also wondering how we kept the Forest Ave sidewalk. Will that have street trees or some landscaped treatment?

-----Original Message-----

From: Michael Farmer
To: Michael Bobinsky <mbobinsky@portlandmaine.gov>
Molly Casto <MPC@portlandmaine.gov>
CC: Todd Merkle <Todd@portlandmaine.gov>
dgoyette@woodardcurran.com
Creation Date: 6/25 10:45 am
Subject: Re: Fwd: Lincoln St Sidewalk

Mike:

The sidewalk materials policy calls for concrete sidewalks in thg is area; thus, those who reviewed the project did not take exception to plans to replace or maintain existing concrete sidewalks at this site. Lincoln Street is a narrow right of way, where the sidewalk is adjacent to the curb and there is no remaining land for an esplanade or green strip in the right of way. The site plan shows 12 parking spaces along Lincoln Street (on private land) where the edge of the parking lot is essentially at the edge of the right of way, with no space for landscaping. I assume this is the area that you have received a citizens complaint about

Michael Farmer, Project Engineer
Dept. of Public Works
55 Portland Street
Portland, ME 04101
phone: 207-874-8845
fax: 207-874-8852

>>> Michael Bobinsky 06/24 7:00 AM >>>

Ok..thanks. So, no reference to esplanade/landscape? on Lincoln or Forest Ave?..

Todd, Mike, or Dan, had we called out anything specific for the sidewalk treatment, beyond concrete? The neighborhood is shifting focus from angst over allowing concrete instead of brick, to what are we requiring of the developer as far as landscape in an esplanade is concerned.

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Molly

Molly Casto, Planner
Portland Planning Division
389 Congress Street
Portland, Maine 04101-3509
207-874-8901
MPC@portlandmaine.gov

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CC: dgoyette@woodardcurran.com, Todd Merkle

From: Katherine Earley
To: Barbara Barhydt; David Margolis-Pineo;
dgoyette@woodardcurran.com; Michael Farmer; Molly Casto; Todd Merkle
Date: 2/13/2008 12:19:52 PM
Subject: Re: Lincoln St. paving/Walgreens

Thank you Todd for clarifying the moratorium status of Lincoln St.; helps show that we all put every effort into predicting site constraints as early in the process as possible.

Kathi

>>> Barbara Barhydt 02/13 11:41 AM >>>

Hello:

I am adding Molly to this response. She is the planner on this one. She will be back from vacation next week.

Thanks.

Barbara

>>> Todd Merkle Wednesday, February 13, 2008 11:23 AM >>>

According to Gretel the average depth applied to Lincoln St. was 2.25" which does put it under the "structural rehab" section and it triggers the need for a five year repair. The date it was paved was 7/7/05 so it will be 7/72010 before it comes off the five year list.

Barbara, could you pass this onto the poper planner?

Thanks!

From: Penny Littell
To: Molly Casto
Date: 6/3/2008 10:05:24 AM
Subject: Fwd: 606 Forest Ave., Portland, ME

I will accept these. The acquired the property, recorded the deed, and then the easement was recorded. So I am more comfortable that the condition of approval is now satisfied. Please print off the attachments for your file.

From: "Ron Hadar" <rhadar@richmondco.com>
To: <pl@portlandmaine.gov>
Date: 6/2/2008 10:29:31 AM
Subject: 606 Forest Ave., Portland, ME

Penny,

Thanks for speaking with me this morning. As discussed, attached please find copies of the recorded deed and easement completed with respect to this transaction. Please call with any questions or comments you may have.

Thank you,

Ron M. Hadar
General Counsel
The Richmond Company, Inc.
23 Concord Street
Wilmington, MA 01887
tel (978) 988-3900
fax (978) 988-3950
email rhadar@richmondco.com

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Doc#: 28346 Bk:26091 Pg: 274

QUITCLAIM DEED WITH COVENANT
Maine Statutory Short Form

MERCY HOSPITAL, a Maine non-profit corporation with a place of business in Portland, County of Cumberland, State of Maine, for consideration paid, grants to **RICHMOND 606 FOREST DEVELOPMENT, LLC**, a Maine limited liability company with a place of business in Wilmington, Massachusetts, whose mailing address is 23 Concord Street, Wilmington, Massachusetts 01887, with **QUITCLAIM COVENANTS**, the land, together with any improvements thereon, situated in the City of Portland, County of Cumberland, State of Maine and being more particularly described in **Exhibit A** attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said **MERCY HOSPITAL** has caused this instrument to be signed and sealed this 28th day of May, 2008.

WITNESS:

MERCY HOSPITAL

Diana Sandus

By Eileen F. Skinner

Eileen Skinner
Its CEO and President

STATE OF MAINE
COUNTY OF CUMBERLAND

May 28th, 2008

Then personally appeared the above named Eileen Skinner, in her said capacity, and acknowledged the foregoing instrument to be her free act and deed, and the free act and deed of said Mercy Hospital, before me.

Robert J. Poirier
Attorney at Law / Notary Public
ROBERT POIRIER
Notary Public, Maine
My Commission Expires December 3, 2011
Printed Name

SEAL

MAINE REAL ESTATE TAX PAID

Doc#: 28346 Bk:26091 Pg: 275

EXHIBIT A

Two (2) certain lots or parcels of land, with the buildings thereon, located at and near Forest Avenue in the City of Portland, Cumberland County, Maine, more particularly described in as follows:

PARCEL ONE (616-622 FOREST AVENUE):

A certain lot or parcel of land with the buildings thereon situated on the westerly side of Forest Avenue in the City of Portland, Cumberland County, Maine, bounded and described as follows:

Beginning at a set 5/8" iron rod with Cap #1172 situated at the northeasterly corner of land conveyed by Rared Company, Inc. to Edward M. Friedman by deed dated January 26, 1998 and recorded in the Cumberland County Registry of Deeds in Book 13572, Page 170, and on the westerly line of Forest Avenue;

Thence, North 37°17'52" West along said Forest Avenue 94.71 feet to a set 5/8" iron rod with Cap #1172 and the easterly corner of land now or formerly of Church Corp. described in deed recorded in the Cumberland County Registry of Deeds in Book 13256, Page 224;

Thence, South 78° 06' 08" West along said Church Corp. land 116.20 feet to a set 5/8" iron rod with Cap #1172;

Thence, North 07° 28' 52" West along said Church Corp. land 7.51 feet to a set 5/8" iron rod with Cap #1172;

Thence, continuing along said land of Church Corp. and along land now or formerly of Barry E. and Mary A. Scott as described in deed recorded in said Registry of Deeds in Book 4991, Page 30, South 84° 44' 41" West a distance of 106.97 feet to a found 3/4" iron rod and the easterly line of Deering Avenue;

Thence, South 03°52'44" East along said Deering Avenue 149.37 feet to a set P.K. Nail at the intersection of Deering Avenue and Lincoln Street;

Thence, South 85°18'14" East along said Lincoln Street 191.74 feet to a set 5/8" iron rod with Cap #1172 and the southwesterly corner of said land of Edward M. Friedman described in deed recorded in said Registry of Deeds in Book 13572. Page 170;

Thence, North 09° 14' 58" East along said Edward Friedman land 37.57 feet to a set 5/8" iron rod with Cap #1172,

Thence, continuing along said Edward M. Friedman land North 07° 23' 14" West 65.70 feet to a set 5/8" iron rod with Cap #1172;

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Thence, continuing along said Edward M. Friedman land North $80^{\circ} 25' 23''$ East a distance of 80.93 feet to the POINT OF BEGINNING.

TOGETHER WITH all Grantor's right, title and interest in and to said Forest Avenue, Deering Avenue and Lincoln Street as they adjoin the premises herein conveyed.

Reference is made to Plan showing a Standard Boundary Survey made for Mercy Hospital, 606-622 Forest Avenue, Portland, Maine, prepared by Daniel J. D'Alfonso, PLS, dated August 31, 1998 and recorded in the Cumberland County Registry of Deeds in Plan Book 198, Page 320.

Meaning and intending to convey and hereby conveying the same premises conveyed to Mercy Hospital by Quitclaim Deed With Covenant from Carole J. Friedman, dated October 8, 1998 and recorded in said Registry of Deeds in Book 14209, Page 57.

PARCEL TWO (604-614 FOREST AVENUE):

A certain lot or parcel of land, with the building thereon, located at and near Forest Avenue in the City of Portland, Cumberland County, Maine, situated on the westerly side of Forest Avenue in the City of Portland, Cumberland County, Maine, bounded and described as follows:

Beginning at a set $5/8''$ inch iron rod with Cap #1172 situated on the northerly side of Lincoln Street at the westerly corner of land granted by S.M.J. Associates to the City of Portland by deed dated September 15, 1980 and recorded in the Cumberland County Registry of Deeds in Book 4691, Page 296;

Thence, North $85^{\circ} 18' 14''$ West along said Lincoln Street 144.14 feet to a set $5/8''$ iron rod with Cap #1172 and land now or formerly of Carole J. Friedman described in deed of Woodford's Medical Trust dated December 23, 1986 and recorded in said Registry of Deeds in Book 7598, Page 330;

Thence, North $09^{\circ} 14' 58''$ East along land now or formerly of said Carole J. Friedman 37.57 feet to a set $5/8''$ iron rod with Cap #1172;

Thence, continuing along land now or formerly of said Carole J. Friedman on a course of North $07^{\circ} 23' 14''$ West a distance of 65.70 feet to a set $5/8''$ iron rod with Cap #1172;

Thence, continuing along said Carole J. Friedman land North $80^{\circ} 25' 23''$ East a distance of 80.93 feet to a set $5/8''$ iron rod with Cap #1172 and the westerly sideline of Forest Avenue;

Thence, South $37^{\circ} 17' 52''$ East along Forest Avenue 130.65 feet to a set $5/8''$ iron rod with Cap #1172 and said land conveyed by S.M.J. Associates to the City of Portland;

Thence, along said City of Portland land on a curve to the right a distance of 33.89 feet to the POINT OF BEGINNING.

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TOGETHER WITH all Grantor's right, title and interest in and to said Lincoln Street and said Forest Avenue adjoining the premises conveyed.

Reference is made to Plan showing a Standard Boundary Survey made for Mercy Hospital, 606-622 Forest Avenue, Portland, Maine, prepared by Daniel J. D'Alfonso, PLS, dated August 31, 1998 and recorded in the Cumberland County Registry of Deeds in Plan Book 198, Page 320.

Meaning and intending to convey and hereby conveying the same premises conveyed to Mercy Hospital by Quitclaim Deed With Covenant from Edward M. Friedman, dated October 8, 1998 and recorded in said Registry of Deeds in Book 14209, Page 59.

Also releasing and conveying all right, title and interest in and to the same two (2) certain lots or parcels of land, with the buildings thereon, located at and near Forest Avenue in the City of Portland, Cumberland County, Maine, and shown on the survey described below and more particularly described as follows:

Parcel One:

A certain lot or parcel of land located on the southwesterly side of Forest Avenue in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point in the southwesterly sideline of Forest Avenue at the southeasterly corner of land now or formerly of Church Corporation as described in a deed recorded in the Cumberland County Registry of Deeds in Book 13256, Page 224. Thence:

- 1) S 49°36'31" E by said Forest Avenue a distance of Ninety-Four and 67/100 (94.67) feet to a point at the northeasterly corner of land now or formerly of Mercy Hospital as described in a deed recorded in said Registry in Book 14209, Page 59.
- 2) S 68°07'06" W by said land of Mercy Hospital a distance of Eighty and 91/100 (80.91) feet to a point.
- 3) S 19°41'31" E by said land of Mercy Hospital a distance of Sixty-Five and 70/100 (65.70) feet to a point.
- 4) S 03°03'19" E by said land of Mercy Hospital a distance of Thirty-Seven and 57/100 (37.57) feet to a point in the northerly sideline of Lincoln Street.
- 5) S 82°23'29" W by said Lincoln Street a distance of One Hundred Ninety-One and 73/100 (191.73) feet to a point in the easterly sideline of Deering Avenue.

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6) N 16°13'31" W by said Deering Avenue a distance of One Hundred Forty-Nine and 31/100 (149.31) feet to a point at the southwesterly corner of land now or formerly of Barry E. Scott and Mary A. Scott as described in a deed recorded in said Registry in Book 4991, Page 30.

7) N 72°26'02" E by said land of Scott and by said land of Church Corporation a distance of One Hundred Seven and 02/100 (107.02) feet to a point at a corner of said land of Church Corporation.

8) S 19°47'31" E by said land of Church Corporation a distance of Seven and 51/100 (7.51) feet to a point and another corner of said land.

9) N 65°47'29" E by said land of Church Corporation a distance of One Hundred Sixteen and 24/100 (116.24) feet to the point of beginning.

Bearings are based on Grid North, Maine State Plane Coordinate System NAD 1983, West Zone. The above-described parcel contains 36,760 square feet, and is shown as Parcel 1 on a plan entitled "ALTA/ACSM Land Title Survey - Boundary and Existing Conditions" made by Titcomb Associates for The Richmond Company, Inc., dated November 6, 2007.

TOGETHER WITH all Grantor's right, title and interest in and to said Forest Avenue, Deering Avenue and Lincoln Street as they adjoin the premises herein conveyed.

Meaning and intending to convey and hereby conveying the same premises conveyed to Mercy Hospital by Quitclaim Deed With Covenant from Carole J. Friedman, dated October 8, 1998 and recorded in said Registry of Deeds in Book 14209, Page 57.

Parcel 2:

A certain lot or parcel of land located on the southwesterly side of Forest Avenue and the northerly side of Lincoln Street in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point in the southwesterly sideline of Forest Avenue at the southeasterly corner of land now or formerly of Mercy Hospital as described in a deed recorded in the Cumberland County Registry of Deeds in Book 14209, Page 57. Thence:

1) S 49°36'31" E by said Forest Avenue a distance of One Hundred Thirty and 66/100 (130.66) feet to a point of curvature.

2) Southerly and westerly by said Forest Avenue following a curve to the right having a radius of Fourteen and 71/00 (14.71) feet, an arc distance of Thirty-Three and 88/100 (33.88) feet to a point in the northerly sideline of Lincoln Street, said point being located S 16°23'29" W a distance of Twenty-Six and 87/100 (26.87) feet from the last mentioned point.

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3) N 82°23'29" W by said Lincoln Street a distance of One Hundred Forty-Four and 14/100 (144.14) feet to a point and said land of Mercy Hospital.

4) N 03°03'19" W by said land of Mercy Hospital a distance of Thirty-Seven and 57/100 (37.57) feet to a point.

5) N 19°41'31" W by said land of Mercy Hospital a distance of Sixty-Five and 70/100 (65.70) feet to a point.

6) N 68°07'06" E by said land of Mercy Hospital a distance of Eighty and 91/100 (80.91) feet to the point of beginning.

Bearings are based on Grid North, Maine State Plane Coordinate System NAD 1983, West Zone. The above-described parcel contains 14,280 square feet, and is shown as Parcel 2 on a plan entitled "ALTA/ACSM Land Title Survey - Boundary and Existing Conditions" made by Titcomb Associates for The Richmond Company, Inc., dated November 6, 2007.

TOGETHER WITH all Grantor's right, title and interest in and to said Lincoln Street and said Forest Avenue adjoining the premises conveyed.

Meaning and intending to convey and hereby conveying the same premises conveyed to Mercy Hospital by Quitclaim Deed With Covenant from Edward M. Friedman, dated October 8, 1998 and recorded in said Registry of Deeds in Book 14209, Page 59.

S:\M\MRCY03\Sale\Deed.DOC

Received
Recorded Register of Deeds
Nov 30, 2008 10:38:46A
Cumberland County
Pamela E. Lovley

Doc#: 28347 Bk:26091 Pg: 280

EASEMENT AGREEMENT

This Cross Easement Agreement (the "Agreement") is entered into this 21 day of May, 2008 by Richmond 606 Forest Development, LLC, a Maine limited liability company with an address c/o The Richmond Company Inc., 23 Concord Street, Wilmington, MA 01887 ("Richmond") and Church Corporation, a Maine corporation, with an address of 22 Jessica Lane, South Portland, ME 04106 ("Church") (Richmond and Church are sometimes collectively referred to as the "Parties").

WITNESSTH

WHEREAS, Richmond intends to acquire and develop certain land in Portland, Maine for retail use, which land is described on the attached Exhibit A, and is also shown as the Richmond Tract (the "Richmond Tract") on the site plan attached hereto as Exhibit B (the "Site Plan");

WHEREAS, Church is the owner of a certain parcel of land that is adjacent to the Richmond Tract, of land, which parcel is also described on the attached Exhibit A, and is shown as the Church Tract on the Site Plan (the "Church Tract");

WHEREAS, the Parties wish to grant to each other certain easements as herein provided, which easements shall be effective as of the date Richmond acquires title to the Richmond Tract (the "Effective Date"), unless otherwise expressly provided herein.

NOW, THEREFORE, in consideration of the mutual agreements and covenants herein contained, it is agreed as follows:

ARTICLE I

DEFINITIONS

1.1 Common Area. The term "Common Area" shall mean the driveways and walkways as shown on the Site Plan, but shall not include the parking areas on either Tract

1.2 Driveway. The term "Driveway" or "Driveways" shall mean the driveways and related driveway improvements, paving, curbing, entrances and exits, as shown on the Site Plan.

1.3 Intentionally Deleted.

1.4 Occupant. "Occupant" shall mean any person or entity which, from time to time, is entitled to the use and occupancy of any portion of either Tract under any lease, sublease, license, concession agreement or other similar agreement or as a tenant-at-will, and may include any owner, as defined below.

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1.5 Owner. The term "Owner" or "Owners" shall mean the Parties hereto and any owner or owners of fee simple title to all or any portion of the real property covered hereby, whether by sale, assignment, inheritance, operation of law, trustee's sale, foreclosure, or otherwise, but not including the holder of any lien or encumbrance on such real property. Any successor Owner shall automatically become liable for performance and observance of all terms and conditions hereunder.

1.6 Permittee. "Permittee" shall mean all Occupants and, without limitation, the officers, directors, employees, agents, contractors, customers, vendors, suppliers, visitors, invitees, licensees, subtenants, and concessionaires of Occupants to the extent their activities relate to the use of the Tracts.

1.7 Tract. "Tract" shall mean one or both of the Richmond Tract and the Church Tract.

ARTICLE II LICENSE/EASEMENTS

The Parties hereto agree to the following License and Easements:

2.1 License For Construction by Richmond: As of the Effective Date, Church hereby grants to Richmond a temporary license for the purpose of Richmond's construction, maintenance, repair and replacement of the access area between the Church Tract and the Richmond Tract as shown on the Site Plan as the "Driveway Access Point", and for the purpose of construction, maintenance, repair and/or replacement of the "connector" between the Richmond Tract and the Church Tract. Except for periodic maintenance and repairs due to faulty or inadequate construction, this license shall terminate upon Richmond's completion of construction and construction clean-up.

2.2 Reciprocal Easement. As of the Effective Date, Richmond and Church hereby grant, for the benefit of the other, and as a burden upon each party's Tract, a non-exclusive reciprocal easement over and across the respective Tracts, by and through the Common Areas of the Tracts, for vehicular and pedestrian access, ingress and egress to public ways contiguous to such Tracts. Each Owner shall maintain, or cause to be maintained, its respective Tract in good repair and in a safe and passable condition and in compliance with all applicable laws, ordinances, rules, regulations.

2.3 Parking Easement. As of the Effective Date, Richmond hereby grants, for the benefit of the Church Tract, and as a burden on the Richmond Tract, a permanent non-exclusive easement for the parking of four (4) vehicles on the westerly half of the Richmond Tract (the "Parking Easement"). The Parking Easement is intended for customer parking in connection with the businesses operated from the Church parcel. In no event shall the Parking Easement be used for delivery truck parking, overnight parking, storage or other similar uses that would constitute an unreasonably prolonged use of the Parking Easement.

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ARTICLE III

PAYMENT; CANCELLATION

3.1 Payment to Grantor by Richmond. In consideration of the easements and obligations contained herein, Richmond shall pay to Church: (i) a non-refundable deposit (the "Deposit") by check in the amount of Five Thousand (\$5,000.00) Dollars due upon Church's and Richmond's execution of this Agreement; and (ii) upon the recordation hereof, the sum of Fifty Two Thousand Five Hundred Dollars (\$52,500.00) in cash, bank check, or other immediately available funds (the "Consideration"). Notwithstanding anything contained herein to the contrary, the parties hereto agree that Richmond shall record this Agreement simultaneously with its acquisition of the Richmond Tract or within Ten (10) days of such acquisition. If the Agreement is not recorded within such time period, the Agreement shall be null and void, except as to the Deposit and the parties shall have no further obligation to each other. This Agreement shall be held by Ron M. Hadar, Esq. in escrow until recorded or deemed null and void pursuant to the above-referenced time period.

3.2 Cancellation by Richmond. At any time on or before the recording hereof, Richmond may upon written notice to Church, terminate this Agreement and upon such notice this Agreement shall terminate and be without recourse to any party. Without limiting the generality of the immediately preceding sentence, upon such termination the obligations of Richmond to pay the Easement Consideration shall be cancelled.

ARTICLE IV

CONSTRUCTION

4.1 General Requirements. The Parties hereto agree that Richmond shall be solely responsible and liable for any and all improvements to be constructed on either or both of the Tracts in connection with the improvements shown on the Site Plan. In connection therewith, Richmond shall obtain all required municipal and other governmental approvals to affect such construction, and shall not begin construction until such approvals or permits have been given.

(A) Richmond hereby represents and warrants that its construction, maintenance, repair or replacement activities shall not:

(i) materially interfere with any construction, maintenance, repair or replacement work performed or to be performed on the Church Tract or any part thereof; and

(ii) materially interfere with the use, occupancy or enjoyment of the Church Tract or any part thereof;

(B) Richmond further represents that:

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- (i) the storage of material and parking of construction or repair vehicles and construction workers' vehicles shall occur only on the Richmond Tract.
- (ii) All laborers, suppliers and others connected with such construction or repair activity shall reasonably use the access points between the Richmond Tract and the public way, if any.
- (iii) it shall (a) promptly pay all costs and expenses associated with said construction; (b) diligently complete such work in a commercially reasonable manner; (c) promptly clean the area and restore the affected portion of the Church Tract to a condition equal to or better than the condition which existed prior to the commencement of such work; and (d) use commercially reasonable efforts to minimize the disturbance to the Church Tract.

(C) Church hereby agrees to cooperate with Richmond in Richmond's construction, maintenance, repair or replacement activities on the Church Tract in accordance with this Agreement.

(D) Richmond hereby represents and warrants that its construction of improvements on the Church Tract will not be in violation of any local state or federal law, rule, regulation, order or ordinance applicable to such improvements on the Church Tract.

ARTICLE V

INDEMNIFICATION

5.1 Each Party shall defend, indemnify and hold the other harmless from and against all claims, actions and proceedings (including without limitation, reasonable attorneys' fees and costs of suit) for any injury, loss or damage whatsoever occasioned to any Permittee or to the property of any Permittee arising out of or resulting from (i) the exercise by any Party of its rights hereunder; or (ii) the failure of that Party to perform its obligations hereunder.

ARTICLE VI

MAINTENANCE AND REPAIR; MODIFICATIONS

6.1 . Any maintenance, repair or replacement activities performed on another Tract due to the default of the Party owning such Tract shall be performed only after forty-eight (48) hours notice to such other Party (except that, in an emergency, the work may be initiated with reasonable notice) and shall be done after normal business hours whenever possible and otherwise in such manner as to cause as little disturbance in the use of such other Party's Tract as is practicable under the circumstances.

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6.2 Each Owner covenants at all times to operate and maintain or cause to be operated and maintained at its expense all Common Areas located on its Tract in good order, condition and repair. Following the satisfactory construction of improvements thereon, maintenance of Common Areas shall include, without limitation, maintaining and repairing all sidewalks and the surface of the parking and roadway areas, removing all papers, debris and other refuse from and periodically sweeping all parking and road areas to the extent necessary to maintain the same in a clean, safe and orderly condition, maintaining appropriate lighting fixtures for the parking areas and roadways, maintaining marking, directional signs, lines and striping as reasonably necessary, maintaining landscaping, maintaining signage in good condition and repair, and performing any and all such other duties as are necessary to maintain such Common Area in a clean, safe and orderly condition. Except as otherwise expressly provided herein, once satisfactorily constructed, in the event of any damage to or destruction of all or a portion of the Common Area on any Tract, the Owner of such Tract shall, at its sole cost and expense, with due diligence repair, restore and rebuild such Common Area to its condition prior to such damage or destruction (or with such changes as shall not conflict with this Agreement). Each Owner reserves the right to alter, modify, reconfigure, relocate and/or remove the Common Areas or building areas on its Parcel, subject to the following conditions: (i) as to the Church Tract, for a period of Seventy Five Years after the Effective Date, the express written consent of the Owner of the Richmond Tract shall be required; (ii) the reciprocal easements between the Tracts pursuant to Article II above shall not be terminated or materially impaired; and (iii) the Driveways and ingress and egress thereto, and to and from the Tracts and adjacent streets and roads, shall not be so altered, modified, relocated, blocked and/or removed without the express written consent of all Owners;

6.3 Notwithstanding anything contained herein to the contrary, the Owner of the Richmond Tract shall be responsible for snow plowing on the portion of the Church Tract marked as the "Snow Plow Area" on the Site Plan.

ARTICLE VII

MISCELLANEOUS

7.1 Condemnation. In the event of a condemnation or a sale in lieu thereof, concerning a portion or all of the Tracts, the award or purchase price paid for such taking shall be paid to the Party owning such land so taken; it being the intent of any other Party who might have an easement or other property interest or right under this Agreement in the land so taken, to release and/or waive such property interest or right with respect to such award or purchase price; provided, however, such other Party shall have the right to seek an award or compensation for the loss of its easement right to the extent such award or compensation paid or allocated for such loss does not reduce or diminish the amount paid to the Party owning such land. Notwithstanding the above, this Section 7.1 is not intended to alter any other agreement which may exist between the owner of the land so taken and any lessee of such owner.

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7.2 Binding Effect. All easements provided for herein shall be appurtenant easements, and shall constitute covenants running with the land affected. This Agreement shall inure to the benefit of and be binding upon the signatories hereto and their respective successors and assigns. This Agreement is not intended to supersede, modify, amend or otherwise change the provisions of any prior instrument affecting the land burdened hereby.

7.3 Singular and Plural. Whenever required by the context of this Easement, the singular shall include the plural, and vice versa, and the masculine shall include the feminine and neuter genders, and vice versa.

7.4 Not a Public Dedication. Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Tracts or of any Tract or portion thereof to the general public or for any public use or purpose whatsoever.

7.5 Severability. Invalidation of any of the provisions contained in this Easement, or of the application thereof to any person, by judgment or court order shall in no way affect any of the other provisions hereof or the application thereof to any other person and the same shall remain in full force and effect.

7.6 Entire Agreement/Amendments. The Parties hereto agree that this Agreement sets forth the entire understanding between the Parties. This Agreement may be amended only by a written agreement which shall be deemed effective only when recorded in the Cumberland County Registry of Deeds

7.7 Easement Shall Continue Notwithstanding Breach. It is expressly agreed that no breach of this Agreement shall entitle any Party to cancel, rescind or, otherwise terminate the easements provided for herein. However, any other rights or remedies which any Party may have hereunder by reason of any such breach shall not be limited by this paragraph 7.7.

(BALANCE OF PAGE INTENTIONALLY LEFT BLANK)

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IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed effective as of the day and year first above written.

Witness: RICHMOND _____:

Richmond 606 Forest Development, LLC-

By: _____

Its: Manager

Witness: CHURCH CORPORATION

By: [Signature]
Its: President

COMMONWEALTH OF MASSACHUSETTS

_____, ss. _____, 2008

On this ___ day of _____, 2008, before me, the undersigned notary public, personally appeared _____, the Manager of _____, the Manager of Richmond 606 Forest Development, LLC proved to me through satisfactory evidence of identification, which were a Massachusetts Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, duly authorized,

Notary Public
My commission expires:
Official signature and seal of notary

STATE OF MAINE

Cumberland, ss. May 28, 2008

On this 28th day of May, 2008, before me, the undersigned notary public, personally appeared Craig Church, President of Church Corporation and Church Corporation & proved to me through satisfactory evidence of identification, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that each signed it voluntarily for its stated purpose, duly authorized,

[Signature]
Notary Public
My commission expires:
Official signature and seal of notary
J. David Hoffman, Esq.

Doc#: 28347 Bk:26091 Pg: 287

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed effective as of the day and year first above written.

Witness: *[Handwritten Signature]*

RICHMOND _____:

Richmond 606 Forest Development, LLC-

By: *[Handwritten Signature]*

Its: Manager

Witness: _____

CHURCH CORPORATION

By: _____

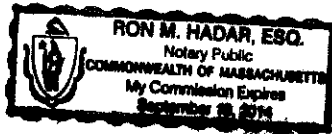
Its: _____

COMMONWEALTH OF MASSACHUSETTS

Muller, ss.

May 27, 2008

On this *27th* day of *May*, 2008, before me, the undersigned notary public, personally appeared *Paul Patten*, the ~~Manager of~~ _____ the Manager of Richmond 606 Forest Development, LLC proved to me through satisfactory evidence of identification, which were a Massachusetts Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, duly authorized,



[Handwritten Signature]
Notary Public
My commission expires:
Official signature and seal of notary

SEAL

STATE OF MAINE

_____, ss.

_____, 2008

On this ____ day of _____, 2008, before me, the undersigned notary public, personally appeared _____ and _____, proved to me through satisfactory evidence of identification, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that each signed it voluntarily for its stated purpose, duly authorized,

Notary Public
My commission expires:
Official signature and seal of notary

[Handwritten Signature]

Doc# 28347 Bk#26091 Pg# 288

EXHIBIT A**LEGAL DESCRIPTIONS****CHURCH TRACT**

A certain lot or parcel of land located on the southwesterly side of Forest Avenue and the southerly side of Revere Street in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point at the intersection of the southwesterly sideline of Forest Avenue and the southerly sideline of Revere Street. Thence:

1) S 49°36'31" E by said Forest Avenue a distance of Ninety and 10/100 (90.10) feet to a point at the northeasterly corner of land now or formerly of Mercy Hospital as described in a deed recorded in the Cumberland County Registry of Deeds in Book 14209, Page 57.

2) S 65°47'29" W by said land of Mercy Hospital a distance of One Hundred Sixteen and 24/100 (116.24) feet to a point.

3) N 19°47'31" W by said land of Mercy Hospital a distance of Seven and 51/100 (7.51) feet to a point.

4) S 72°26'02" W by said land of Mercy Hospital a distance of Fifty-One and 69/100 (51.69) feet to a point at the southeasterly corner of land now or formerly of Barry E. Scott and Mary A. Scott as described in a deed recorded in said Registry in Book 4991, Page 30.

5) N 18°32'28" W by said land of Scott a distance of Seventy-Seven and 63/100 (77.63) feet to a point in the southerly sideline of Revere Street.

6) N 70°12'29" E by said Revere Street a distance of One Hundred Twenty-One and 05/100 (121.05) feet to the point of beginning.

Meaning and intending to describe the same land now or formerly of Church Corporation described in a deed recorded in the Cumberland County Registry of Deeds in Book 13256, Page 224.

Bearings are based on Grid North, Maine State Plane Coordinate System NAD 1983, West Zone. The above-described parcel contains 11,822 square feet, and is shown as Parcel 3 on a plan entitled "ALTA/ACSM Land Title Survey - Boundary and Existing Conditions" made by Titcomb Associates for The Richmond Company, Inc., dated November 6, 2007.

Doc#: 28347 Bk:26091 Ps: 289

RICHMOND TRACT

A certain lot or parcel of land located on the southwesterly side of Forest Avenue in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

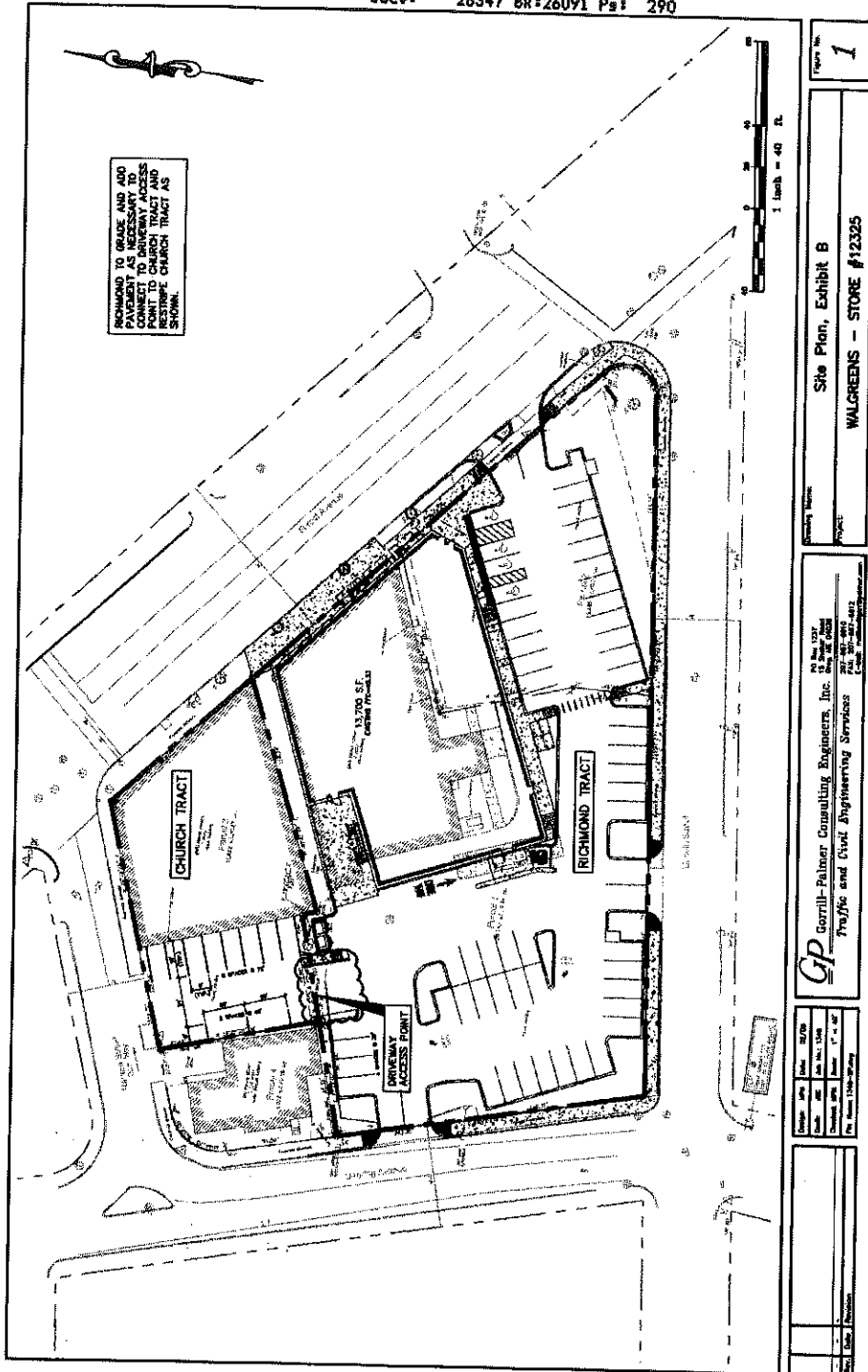
Beginning at a point in the southwesterly sideline of Forest Avenue at the southeasterly corner of land now or formerly of Church Corporation as described in a deed recorded in the Cumberland County Registry of Deeds in Book 13256, Page 224. Thence:

- 1) S 49°36'31" E by said Forest Avenue a distance of Two Hundred Twenty-Five and 33/100 (225.33) feet to a point.
- 2) Southerly and westerly by said Forest Avenue following a curve to the right having a radius of Fourteen and 71/100 (14.71) feet, an arc distance of Thirty-Three and 88/100 (33.88) feet to a point in the northerly sideline of Lincoln Street, said point being located S 16°23'29" W a distance of Twenty-Six and 87/100 (26.87) feet from the last mentioned point.
- 3) S 82°23'29" W by said Lincoln Street a distance of Three Hundred Thirty-Five and 87/100 (335.87) feet to a point in the easterly sideline of Deering Avenue.
- 4) N 16°13'31" W by said Deering Avenue a distance of One Hundred Forty-Nine and 31/100 (149.31) feet to a point at the southwesterly corner of land now or formerly of Barry E. Scott and Mary A. Scott as described in a deed recorded in said Registry in Book 4991, Page 30.
- 5) N 72°26'02" E by said land of Scott and by said land of Church Corporation a distance of One Hundred Seven and 02/100 (107.02) feet to a point at a corner of said land of Church Corporation.
- 6) S 19°47'31" E by said land of Church Corporation a distance of Seven and 51/100 (7.51) feet to a point and another corner of said land.
- 7) N 65°47'29" E by said land of Church Corporation a distance of One Hundred Sixteen and 24/100 (116.24) feet to the point of beginning.

Meaning and intending to describe the same land now or formerly of Mercy Hospital described in deeds recorded in the Cumberland County Registry of Deeds in Book 14209, Page 57 and Book 14209, Page 59.

Bearings are based on Grid North, Maine State Plane Coordinate System NAD 1983, West Zone. The above-described parcel contains 51,040 square feet, and is shown as Parcels 1 and 2 on a plan entitled "ALTA/ACSM Land Title Survey - Boundary and Existing Conditions" made by Titcomb Associates for The Richmond Company, Inc., dated November 6, 2007.

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Received
 Recorded Register of Deeds
 May 30, 2008 10:41:36A
 Cumberland County
 Pamela E. Lovley

PBM1

-let tom know about no left out of Lincoln St.
 -Question cars coming in / drive thru going out of Lincoln - pot. conflict
 get more feedback from T&E on truck turning.



Memorandum
Department of Planning and Development
Planning Division

Applicant wants cross-access
Sheldon requests details in writing

To: Chair Tevanian and Members of the Portland Planning Board

From: Molly Casto, Planner *- show snow storage on plans.*

Date: March 7, 2008

Re: March 11, 2006 Planning Board Workshop
 606-616 Forest Avenue – Walgreens Pharmacy with Pharmacy Drive-Thru
 Application #: 2007-0188
 CBL: 124-L-6

deliberations (notes) x/wk
Lee - wants modes of traffic
- 91 existing plan & spaces

I. INTRODUCTION

The Richmond Company has requested Minor Site Plan and Conditional Use approval for a proposed renovation of and addition to the existing building at 606-616 Forest Avenue for a proposed 13,700 +/- sq. ft., single story pharmacy with drive-thru service. The existing building is a two story medical office building currently owned by Mercy Hospital. The proposed building addition is approximately 5,600 +/- sq. ft. The site is located at 606-616 Forest Avenue within the Forest Avenue, Lincoln Street, Deering Avenue and Revere Street block. The project includes associated parking, traffic circulation, and landscaping improvements.



Image 1- Site Location

The site is within the B2-b Business zone and abuts an R-5 Residential zone. The proposed building addition is less than ten thousand (10,000) sq. ft., and is therefore considered a minor site plan. Section 14-183 of the City Code lists drive-thrus in the B-2 or B2-b zones as a conditional use when they are adjacent to a residential zone. Because the proposal is adjacent to an R-5 Residential zone, it is considered a conditional use and requires Planning Board approval.

The applicant’s representatives include Gorrill-Palmer Consulting Engineers, Titcomb Associates, Moeser and Associates and Mitchell Associates.

*public comment - focused on traffic => Lincoln street. Want street as left turn only / concerns over right turn out of Lincoln.
 also time of deliberations => disrupting residential areas. / Wants more screening. / want more attractive lighting.*

entirely residential except for the Episcopal Church at the corner of Lincoln St and Forest Ave. Across Revere St is an auto repair center.

V. PROPOSED DEVELOPMENT

The applicant's submittals are included as Attachment 1 and Attachment 13 (plans).

The applicant proposes to renovate, remove the second story and add a 5,600 sq. ft addition to the existing 17,800 sq. ft two story office building on the site. The proposed building will be a 13,700 sq. ft Walgreens Pharmacy with drive-thru. The building height will remain approximately the same in spite of converting the building from a two-story to a single-story structure. The building will be expanded southward towards Lincoln Street and westward towards Deering Avenue. The eastern building wall along Forest Avenue and the northern building wall will remain. The existing basement under the front half of the building and a majority of the roof structure will also be maintained.

The applicant proposed to reconstruct the existing 56-space parking lot and maintain the 56 parking spaces. The site would be accessed through three primary curb cuts on Forest Avenue, Lincoln Street and Deering Avenue. The total estimated project cost is \$1,500,000.



Image 2- existing conditions

VI. ZONING

The proposal is being reviewed under the site plan standards and as a conditional use in the B2-b zone.

The applicant proposes to renovate, remove the second story and add a 5,600 sq. ft addition to the existing 17,800 sq. ft two story office building on the site. The proposed building will be a 13,700 sq. ft total building area. The eastern and northern building walls will remain. The existing basement under the front half of the building and a majority of the roof structure will also be maintained. Marge Schmuckal, Zoning Administrator is reviewing the proposal as a renovation and not as a new construction (see Marge's memorandum - Attachment 4). If this were being reviewed as a new construction, the proposal would have to meet all applicable B-2b zoning, site plan and design standards, including being located within ten feet of the street frontage for Forest Avenue and Lincoln Street. Marge has expressed concerns about the mechanics of how the proposed building renovation would be done and has requested additional information from the applicant concerning how construction will be phased, the condition of the existing building, what exactly will be preserved from the existing building, etc.

In a recent case where a substantial renovation was proposed, the Planning Authority found that there is no limitation or requirement within the current Land Use Code for a percentage of an existing structure that must remain intact in order for a building to retain its grandfathered status.

According to Marge, all the B-2b requirements are being met except for the required loading bay of 14'x50'. The applicant has included a "tote enclosure" on the site plans. Walgreens Pharmacies receive their inventory by truck in tote boxes, which are unloaded and stored in a tote enclosure until they are retrieved by the next delivery truck. The proposed loading/unloading area for totes is 18 ft x 47 ft. This area should be clarified on the plans as a loading and unloading area.

measured from the outermost edge of the outside drive-through feature to any property line. In addition, drive-through features shall not extend nearer than twenty-five (25) feet to the street line. The site must have adequate stacking capacity for vehicles waiting to use these service features without impeding vehicular circulation or creating hazards to vehicular circulation on adjoining streets.

The applicant proposes a single lane drive-thru and associated stacking on the south (rear) side of the building, near the proposed loading area with tote enclosure and the enclosure for trash and recyclables. The outermost edge of the proposed drive-thru feature is located 50 ft +/- from the street line of Lincoln Street and 65 ft +/- to the centerline of Lincoln Street, which serves as the nearest boundary of the R-5 zone. Patrons entering from any of the three proposed curb cuts would be able to circulate the parking lot to access the drive-thru.

*Shalom
+ Wants
more info
on trucks
(circulation)
~~How~~ - partic.
exit onto
Deering
Ave.*

b) Noise: Any speakers, intercom systems, or other audible means of communication shall not play prerecorded messages. Any speakers, intercom systems, audible signals, computer prompts, or other noises generated by the drive-through services or fixtures shall not exceed 55 dB or shall be undetectable above the ambient noise level as measured by a noise meter at the property line, whichever is greater.

The applicant does not propose any freestanding order "squawk" boxes. The applicant has submitted a memorandum describing the proposed drive-thru system and measurements of noise levels for its audio system (see Attachment 10). Three (3) feet from the unit, the noise level was 74 Db and 30 feet from the unit, the noise level did not exceed 60 Db. As previously stated, the property line nearest to the proposed unit is 50 ft +/- . Noise levels from a given source generally decline as distance to the receptor increases. Noise levels may also be reduced by intervening structures—such as a vehicle, which would reduce noise levels by approx. 5-10 dBA (Peterson and Gross, Handbook of Noise Measurement, 1963). Marge Schmuckal has reviewed the applicant's submission and determined that the restricted noise levels can be met and further reduced if need be.

*Noise:
Concerns
over traffic/
ped. circulation
- Wants info
on queuing @
drive-thru.*

c) Lighting: Drive-through facilities shall be designed so that site and vehicular light sources shall not unreasonably spill over or be directed onto adjacent residential properties and shall otherwise conform to the lighting standards set forth in 14-526.

The proposal includes a twin-mounted full cut off pole light in the rear parking area, intended to illuminate the drive-thru and the majority of the rear parking area (see submitted catalogue cuts – Attachment 11). There are also four other arm-mounted pole lights in that location providing additional lighting to the parking area. The drive-thru is configured so that vehicular light sources will be directed away from residences on Deering Avenue but may impact those on the opposite side of Lincoln Street. This impact, however, would be less than that from vehicles exiting onto Lincoln Street because it is further away. The City Arborist has suggested additional landscaping along Lincoln Street that could serve as added screening from vehicular light.

*concerned
about
spillover of
lighting.*

- more crown on Lincoln St trees → less glare.
d) Screening and Enclosure: Where automobiles may queue, waiting for drive-through services, their impacts must be substantially mitigated to protect

*DSilk: wants
this feedback
on ped. circ
safety, cars, location of drive-thru.
*GET TOM @
P.H.*

IX. PRELIMINARY STAFF REVIEW

The proposed development has been reviewed by staff for conformance with the relevant review standards of the site plan ordinance.

A. Traffic, Parking and Pedestrian Circulation

The applicant proposes to maintain three of the five existing curb cuts at the site – one on Deering Avenue, one on Lincoln Street and one on Forest Avenue. The applicant has submitted a summary of the proposed driveways and how they meet City ordinance requirements (see Attachment 1-c). While all of the proposed driveways meet the width criteria, the Deering Avenue driveway does not meet corner clearance (though it is greater than 100 feet to each cross street) and the Forest Avenue driveway does not meet the separation criteria of from Lincoln Street. Section III requires a minimum of 150 feet from the intersection of the projection of right-of-way lines to the centerline of the driveway. The Forest Avenue driveway is being proposed as a restricted movement right-turn only with a separator island.

Tommy
movement
as
Deering Ave.
- left into site.
Can cars go
around?

Tom Errico, Consulting Traffic Engineer reviewed the proposal and comments that, because the driveway on Forest Avenue does not meet City Corner clearance standards, the applicant should further justify the need for its existence. He notes that site trips originating from the north may find it easier to use Deering Avenue and those coming from the south could easily use Lincoln Street thus minimizing the need for this driveway (see Tom's comments- Attachment 7 (at end of Attachments)).

The applicant has provided existing trip counts, trip assignment and 2009 forecast PM peak hour post development volumes (see Attachment 1-c). This information is still under review by Public Works and will be used to estimate a financial contribution to future improvements at Woodfords Corner. This proposal does not require a state traffic movement permit.

1. Waiver Request – Parking stall dimensions

As stated in the zoning section of this memorandum, the applicant is required to include one parking space per 200 sq. ft (less bulk storage area). The existing parking area contains 56 parking spaces, which exceed the zoning requirement of 51 spaces. Walgreens would like to maintain the 56 spaces to accommodate seasonal high demand.

The proposed parking stalls are 9ft x 18 ft 90 degree spaces with 24-ft wide drive aisles. Section III.3.A of the City Technical Standards and Guidelines requires that standard parking spaces be 9ft x 19 ft. The applicant has submitted a written request for a waiver from this requirement in order to provide 9ft x 18 ft spaces (see Attachment 1-e). This would allow them to maintain a 24 ft aisle width while neither having to reduce the overall amount of parking nor expand the existing impervious surface at the site. Public Works supports the waiver (see Tom Errico's comments- Attachment 7 (at end of Attachments)).

At the request of Public Works, the applicant has provided a graphic illustration of how trucks will maneuver through the site (see Attachment 13 - Sheet C4.6). Public Works also requested that the applicant provide a parking study that documents the need for 56 parking spaces at the site. The applicant submitted evidence from the Institute of Transportation Engineers (ITE) Manual on Parking Generation. According to the manual, the average parking demand for a pharmacy with drive-up window is 2.02 vehicles per 1,000 sq. ft gross floor area and these businesses experience a seasonal peak in December of 1.2 times the typical demand. For the proposed 13,700 sq. ft store, this would yield a demand ranging from 33 average to 60 peak observed spaces. The City requires a minimum of 51 spaces for the site. The applicant is also exploring the feasibility of a shared parking agreement and cross easement with an abutter to the site. City staff has encouraged this proposal if it is able to meet applicable City technical and design standards and guidelines.

Goyette, Consulting Development Review Engineer, are included as Attachment 5). The applicant proposes to decrease the overall impervious area at the site from 1.11 acres to .99 acres. Stormwater will flow into a municipal system through an existing 8" storm drain line, connecting the storm drain structure to the municipal line. On site catch basins will be fitted with oil and debris separators.

G. Landscaping

Section 14-186 of the Ordinance requires that the site be "*suitably landscaped for parking, surrounding uses and accessory site elements, including storage and solid waste receptacles where required by... article V (site plan).*" Section 14-526 requires that buildings and associated parking areas in the B2-b zone be screened to buffer abutting properties and include a densely planted landscape buffer and/or fencing to protect neighboring properties from the impacts associated with the development, including lighting, parking, traffic, noise, odor, smoke, or other incompatible uses. Where buildings are setback from the street, a landscaped area must be planted along the front yard street line.

The applicant has submitted a landscaping plan for review (Attachment 13 - Sheet L1). Jeff Tarling has reviewed the proposed landscaping and submitted comments (see Attachment 6). In summary, Jeff's comments include the following requests and comments:

- The proposed landscape plan submitted for the proposed Walgreens project is a big improvement over existing conditions.
- Recommend additional landscape treatments and street trees due to the interface with the surrounding residential properties.
- Forest Avenue - Add a street-tree, upright English Oak or Upright Pin Oak to replace the missing tree.
- Lincoln Street - Add two street-trees along the street right-of-way on the Deering Avenue end.
- Deering Avenue - Add two trees to the proposed line of street trees...(e.g. - hornbeam, tree lilac, hedge maple) to provide additional buffer between existing residential use and the development.
- Landscape Treatment: Add additional vegetation around the 3 proposed trees on the various landscaped islands in the parking lot (southern side of the parcel) versus having turf. Landscaping should be included in the parking island adjacent to the handicapped parking spaces on the north end of the property. Currently there is none proposed.
- In the large bed at the corner of Forest Avenue & Lincoln Street would recommend adding a group of (3) conifers.

Jeff and Molly Casto met with the applicant and their representatives on March 6, 2008 to discuss these comments in detail and to make recommendations concerning species and design.

H. Urban Design

Section 14-526 of the Site Plan Standards contains design standards for development in the B2-b zone. These standards pertain to building design and orientation, building scale, façade character, window placement, building materials, and landscaping (as detailed above). Carrie Marsh, Urban Designer is in the process of reviewing the proposal and will provide written comments.

X. NEXT STEPS FOR THE APPLICANT

- Address any additional information requested by the Planning Board and Planning staff
- Address the information requests contained in the body of this memorandum and in the attached staff memorandums.

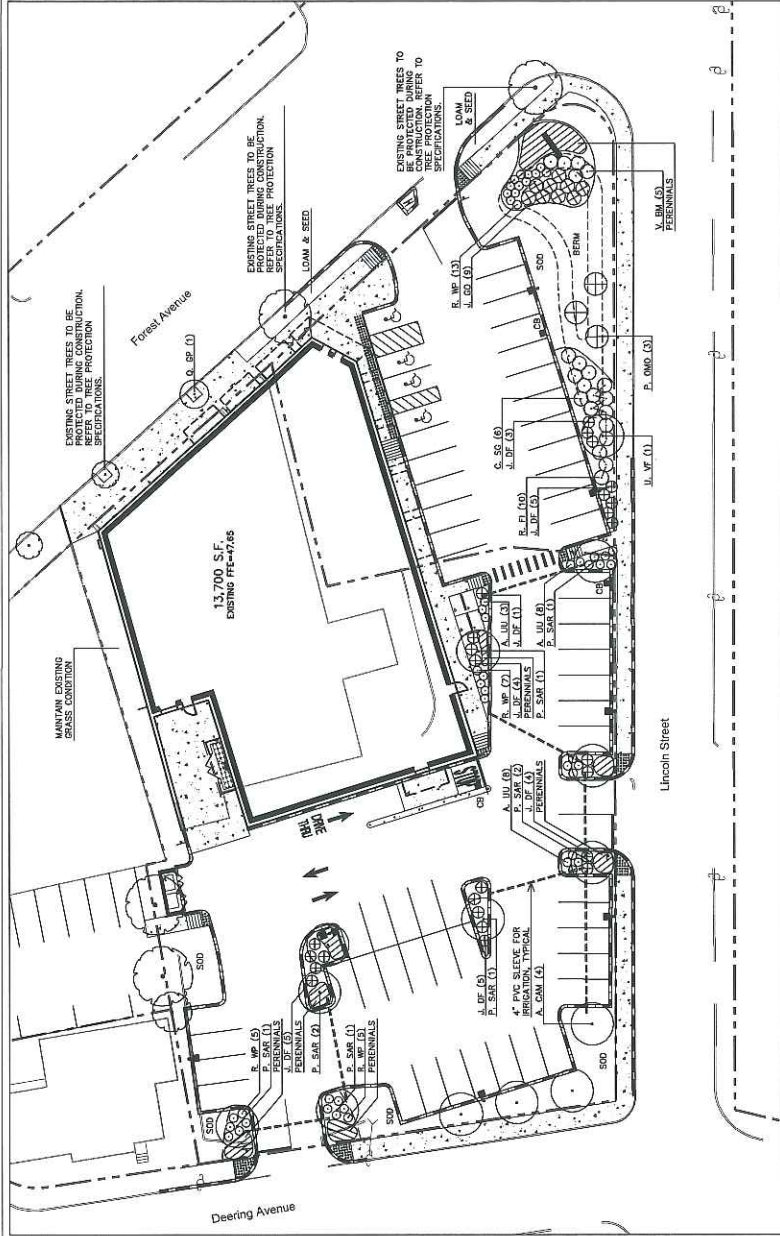
CONSULTANT PROJECT NO. 139B	
PROJECT TYPE	
DRAWING PREPARED BY:	
DRAWING CHECKED BY:	
DRAWING APPROVED BY:	
DATE: 11/20/08	
SCALE: 1"=20'	
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DATE: 11/20/08	

NO.	DATE	BY	REVISIONS
1	11/20/08	BM	LANDSCAPE IRRIGATION PLAN
2	11/20/08	BM	LANDSCAPE IRRIGATION PLAN

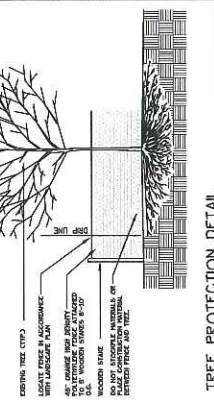
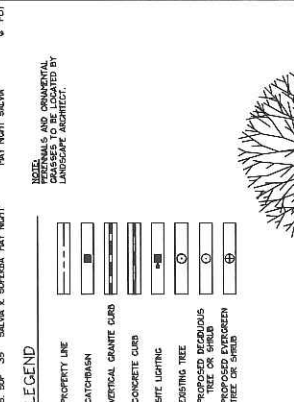
CERTIFICATION AND SEAL	
I, _____, LANDSCAPE ARCHITECT, REGISTERED IN THE STATE OF MAINE, DO HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A MEMBER IN GOOD STANDING OF THE ARCHITECTS AND ENGINEERS BOARD OF MAINE AS REQUIRED BY THE MAINE PROFESSIONAL STANDARDS ACT.	

WALGREENS - STORE #12325	
SOUTHWEST CORNER	
FOREST AVENUE AND LINCOLN STREET	
PORTLAND, MAINE	
LANDSCAPE IRRIGATION PLAN	
CADD FLOT:	SCALE: 1"=20'
VOID PLOT:	DRAWN BY: BM
DATE:	11/20/08
REVIEWED BY:	
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DATE:	11/20/08

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SET	QTY	BOTANICAL NAME	COMMON NAME	SIZE
4	4	ACER FRAXINOSA	RED BARK	2" - 4"
5	5	PRUNUS SP.	CHERRY	2" - 4"
6	6	QUERCUS SP.	WHITE OAK	2" - 4"
7	7	ULMUS SP.	WALNUT	2" - 4"
8	8	FRAXINUS SP.	WALNUT	2" - 4"
9	9	FRAXINUS SP.	WALNUT	2" - 4"
10	10	FRAXINUS SP.	WALNUT	2" - 4"
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34	34	FRAXINUS SP.	WALNUT	2" - 4"
35	35	FRAXINUS SP.	WALNUT	2" - 4"



GENERAL PLANTING NOTES

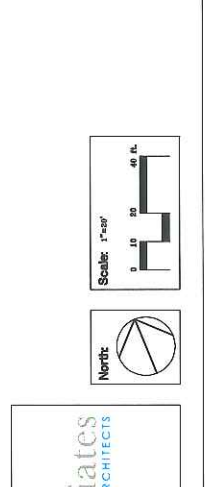
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Prepared By:

Mitchell & Associates
LANDSCAPE ARCHITECTS

The Staples School
70 Center Street
Portland, Maine 04101
Tel: (207) 774-4427

THE RICHMOND COMPANY, INC.

Gorrill-Palmer Consulting Engineers, Inc.
PO Box 1237
15 Shaker Road
Gorham, ME 04038

207-857-8910
207-857-8912
E-Mail: info@gorhampe.com

Presentation notes:

existing

Introduction-

The Richmond Company has requested Minor Site Plan and Conditional Use approval for a Walgreens pharmacy with drive-thru at 606-616 Forest Avenue. The site is approx. 1.17 acres and currently contains a two-story medical office building and a 56-car parking area owned by Mercy Hospital. The site has frontage on Forest Avenue, Lincoln Street, and Deering Avenue and abuts an R-5 Residential zone to the south and west.

The applicant proposes to renovate, remove the second story and add a 5,600 sq. ft addition to the existing building. The eastern and northern building walls will remain. The existing basement under the front half of the building along Forest Avenue and a majority of the roof structure will also be maintained.

The applicant proposed to reconstruct the existing 56-space parking lot and maintain the 56 parking spaces. Zoning requires that, based on the proposed square footage, the project include 51 spaces. The applicant has submitted a letter stating their interest in maintaining the 56 spaces to meet seasonal demands. The site would be accessed through three primary curb cuts on Forest Avenue, Lincoln Street and Deering Avenue. Currently, the site has five curb cuts, with two along Forest Avenue.

The applicant has submitted evidence of interest in the property, financial capacity and technical capacity.

The proposal is being reviewed under the site plan standards and as a conditional use in the B2-b zone. This project is considered a conditional use because they propose a drive-thru adjacent to a residential zone.

- Public Comment - 1 letter. ditk under sep. cover.

TURN OVER TO APPLICANT FOR THEIR PRESENTATION

Staff presentation-

Conditional Use Requirements (Section 14-183): areas of potential concern:

Sec. 14-183 - Conditional Uses identifies drive-thrus in the B-2b zones that are adjacent to any residential use or zone as being a permitted conditional business use if they meet the following requirements:

1. **Circulation:** *No ingress and egress driveways shall be located within thirty (30) feet from an intersection. No entrance or exit for vehicles shall be in such proximity to a playground, school, church, other places of public assembly, or any residential zone that the nearness poses a threat or potential danger to the safety of the public.*

The driveway along Forest Avenue is proposed ninety (90) feet from the intersection of Forest and Lincoln Street. Though this exceeds the conditional use standard written above, it does not meet the separation criteria of 150 feet from the intersection as required in the City Technical and Design Standards.

Pete Hedrick - consultant.

*a) **Lighting:** Drive-through facilities shall be designed so that site and vehicular light sources shall not unreasonably spill over or be directed onto adjacent residential properties and shall otherwise conform to the lighting standards set forth in 14-526.*

The proposal includes a twin-mounted full cut off pole light in the rear parking area, intended to illuminate the drive-thru and the majority of the rear parking area (see submitted catalogue cuts – Attachment 11). There are also four other arm-mounted pole lights in that location providing additional lighting to the parking area. The drive-thru is configured so that vehicular light sources will be directed away from residences on Deering Avenue but may impact those on the opposite side of Lincoln Street. This impact, however, would be less than that from vehicles exiting onto Lincoln Street because it is further away. The City Arborist has suggested additional landscaping along Lincoln Street that could serve as added screening from vehicular light.

*b) **Pedestrian access:** Drive-through lanes shall be designed and placed to minimize crossing principal pedestrian access-ways or otherwise impeding pedestrian access.*

There is pedestrian access to a secondary entrance across the exit of the proposed drive-thru. Potential conflict with pedestrians and drive-thru patrons. City Traffic Engineers recommend that the tip down and railing be reoriented to a perpendicular position in this location rather than parallel to the building. This could increase safety by preventing pedestrians from walking directly into the travel lane (See Tom Errico's comments- Attachment 7 (at end of Attachments)).

Staff review: applicable site plan standards

B. Traffic, Parking and Pedestrian Circulation

- The applicant has submitted a summary of the proposed driveways and how they meet City ordinance requirements (see Attachment 1-c).
- Forest Avenue driveway does not meet the separation criteria of from Lincoln Street. Section III requires a minimum of 150 feet from the intersection of the projection of right-of-way lines to the centerline of the driveway. The Forest Avenue driveway is being proposed as a restricted movement right-turn only with a separator island.
- Tom Errico, Consulting Traffic Engineer reviewed the proposal and comments that, because the driveway on Forest Avenue does not meet City Corner clearance standards, the applicant should further justify the need for its existence. He notes that site trips originating from the north may find it easier to use Deering Avenue and those coming from the south could easily use Lincoln Street thus minimizing the need for this driveway (see Tom's comments- Attachment 7 (at end of Attachments)).
- The applicant has provided existing trip counts, trip assignment and 2009 forecast PM peak hour post development volumes (see Attachment 1-c). This information is still under review by Public Works and will be used to estimate a financial contribution to future improvements at Woodfords Corner. This proposal does not require a state traffic movement permit.

- The applicant is exploring the feasibility of a shared parking agreement and cross easement with an abutter to the site. City staff has encouraged this proposal if it is able to meet applicable City technical and design standards and guidelines.

C. Bicycle Parking

- According to Section 14-526(a)(2), this proposal requires ten bicycle parking spaces to meet the requirement for non-residential structures. The applicant has submitted their proposal to include two (2) seven-bike capacity ribbon racks anchored in concrete. Bicycle racks that provide two points of contact, such as hoop racks and hitches are preferred to ribbon racks or fence-style racks, however, they are not required so long as the bike can be secured upright. The applicant has been provided with technical specs for different types of recommended bike racks.
- Landscaping and bike rack areas look a lot better in revised landscape plan – better separation between bicycles and parking area.

D. Stormwater


The applicant has submitted a narrative addressing proposed stormwater management. The applicant proposes to decrease the overall impervious area at the site from 1.11 acres to .99 acres. Stormwater will flow into a municipal system through an existing 8" storm drain line, connecting the storm drain structure to the municipal line. On site catch basins will be fitted with oil and debris separators. Engineering comments submitted: main concern around stormwater treatment is the proposal to rely on the "snout" oil and debris separators. Public Works doesn't feel this is adequate given the size of the parking area.


What is a snout? : An oil-water-debris separator to convert any sumped stormwater structure into an oil-water-debris separator.

E. Landscaping

Section 14-186 of the Ordinance requires that the site be "*suitably landscaped for parking, surrounding uses and accessory site elements, including storage and solid waste receptacles where required by... article V (site plan).*"

Section 14-526 requires that buildings and associated parking areas in the B2-b zone be screened to buffer abutting properties and include a densely planted landscape buffer and/or fencing to protect neighboring properties from the impacts associated with the development, including lighting, parking, traffic, noise, odor, smoke, or other incompatible uses. Where buildings are setback from the street, a landscaped area must be planted along the front yard street line.

 Since this packet and plans was distributed to the Board, the applicant has met with and updated their landscaping plan based on Jeff's comments. Specifically, they added additional trees at the corner of Lincoln and Forest, they revised the bicycle parking area, and they added additional vegetation on the parking lot island and added more around the Lincoln Street egress.

 Jeff has looked at the revisions and feels that they address his earlier comments (he sent an email today). He'll provide written comments to the Board prior to the public hearing.

F. Urban Design

Section 14-526 of the Site Plan Standards contains design standards for development in the B2-b zone. These standards pertain to building design and orientation, building scale, façade character, window

placement, building materials, and landscaping (as detailed above). Carrie Marsh, Urban Designer is in the process of reviewing the proposal and will provide written comments.

II. NEXT STEPS FOR THE APPLICANT

- No neighborhood mtng
- Address any additional information requested by the Planning Board and Planning staff
- Address the information requests contained in the body of this memorandum and in the attached staff memorandums.

From: "Errico, Thomas A" <TERRICO@wilbursmith.com>
To: "Molly Casto" <MPC@portlandmaine.gov>
Date: 3/6/2008 12:01:00 PM
Subject: Walgreen's Pharmacy Forest Avenue

Molly -

I have conducted an initial review of the February 22, 2008 submittal package from Gorrill-Palmer Consulting Engineers, Inc. and offer the following comments.

1. Painted parallel line crosswalk lines shall be provided across driveway locations.
2. A "Do Not Enter" sign is illustrated in the sign legend, but does not appear on the layout plan. An explanation should be provided.
3. The layout of the pedestrian conflict area near the drive-through lane exit needs to be modified to prevent pedestrians from walking directly into the travel lane. It is suggested that pedestrians be directed toward the south and a physical barrier be provided preventing a pedestrian from walking out into the drive-through lane.
4. I support a waiver for parking space stall size. The proposed plan is to have 18 feet by 9 feet spaces.
5. I continue to review the parking analysis that justifies the need for 56 on-site parking spaces. The data indicates that during peak time periods, in excess of 56 parking spaces is required. It is noted that Walgreen's requires a need of between 50 and 60 parking spaces. I would request that the applicant provide information that supports that need.
6. The driveway on Forest Avenue does not meet City corner clearance standards and accordingly the applicant should further justify the need for its existence. Site trips originating from the north may find it easier to use Deering Avenue, thus minimizing the need for this driveway. Site trips from the south could easily use Lincoln Street.

7. I continue to review the traffic generation and assignment information as part of identifying a financial contribution at the Woodfords Corner intersection as part of future traffic improvements.

If you have any questions, please contact me.

Best Regards,

Thomas A. Errico, P.E.

Senior Transportation Engineer

Wilbur Smith Associates

59 Middle Street

Portland, Maine 04101

w: 207.871.1785 f: 207.871.5825

TErrico@WilburSmith.com

www.WilburSmith.com <<http://www.wilbursmith.com/>>

CC: "James Carmody" <JPC@portlandmaine.gov>, "Katherine Earley" <KAS@portlandmaine.gov>

**Memorandum
Department of Planning and Development
Planning Division**



To: Chair Tevanian and Members of the Portland Planning Board

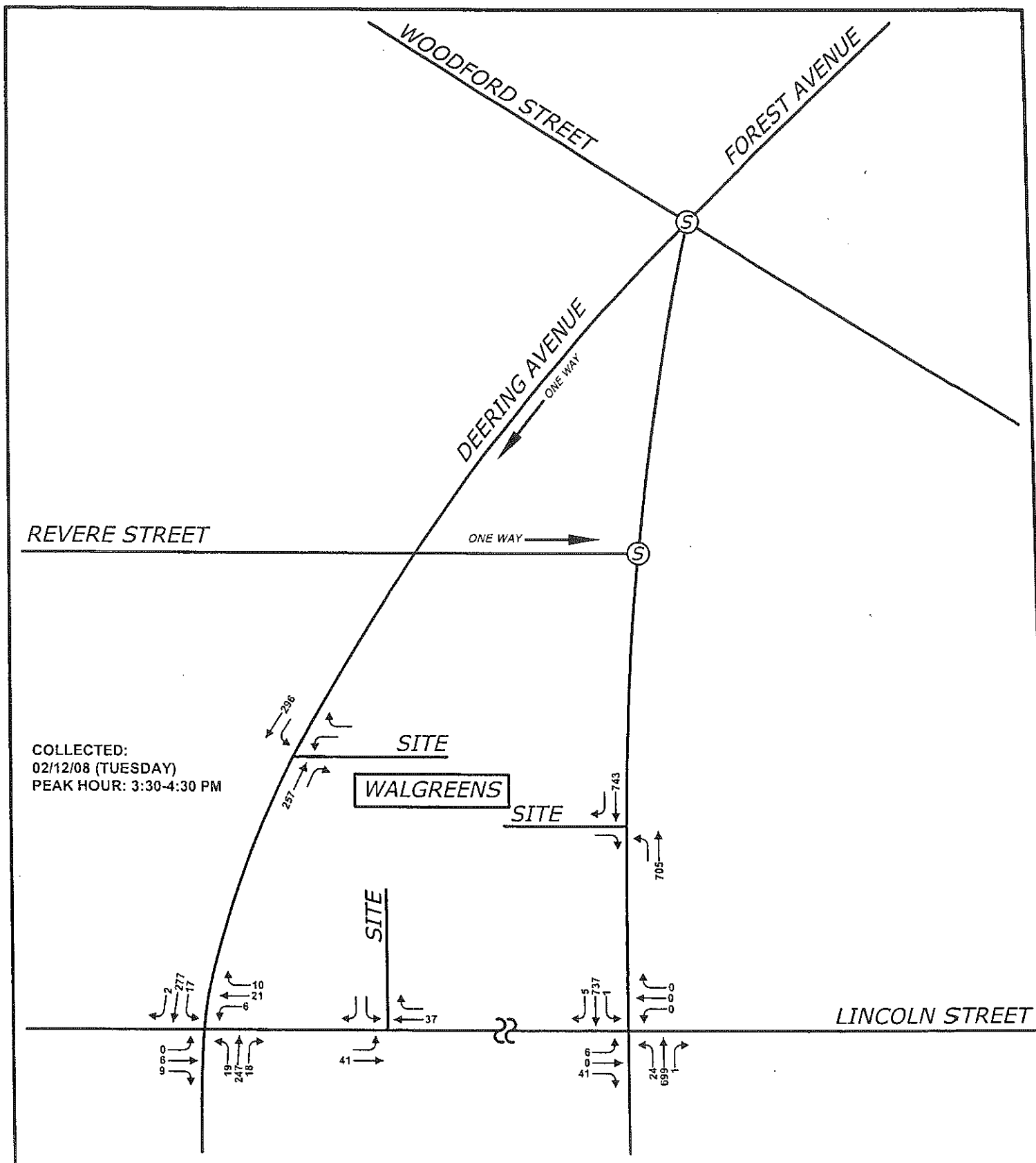
From: Molly Casto, Planner

Date: April 4, 2008

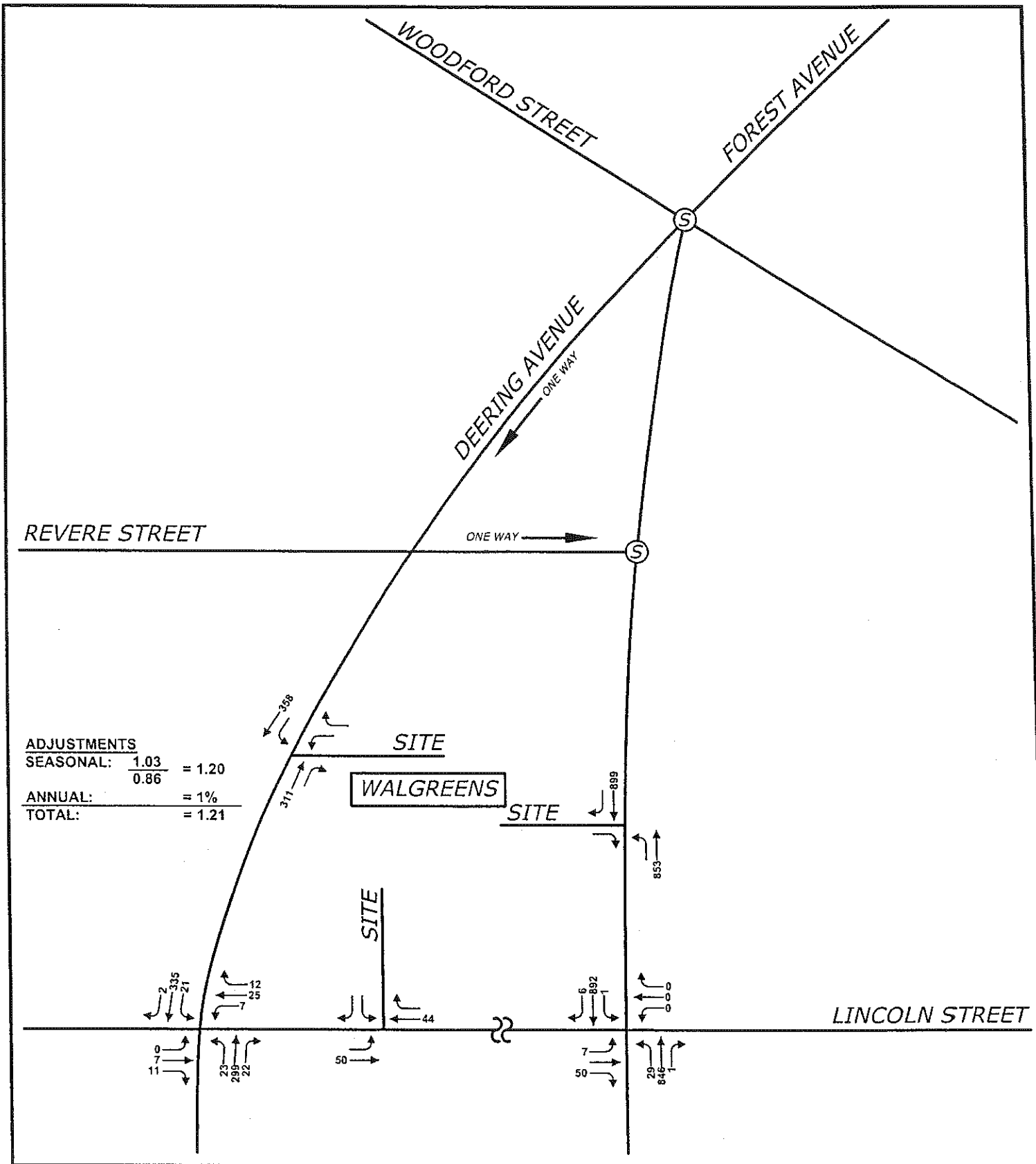
Re: April 8, 2008 Planning Board Workshop
606-616 Forest Avenue – Walgreens Pharmacy with Pharmacy Drive-Thru
Application #: 2007-0188
CBL: 124-L-6

In February, the applicant submitted turning movement diagrams providing existing traffic counts, trip assignment and 2009 forecast PM peak hour post-development volumes for review by City Traffic Engineers. At the March 11, 2008 workshop, the Planning Board asked to view these diagrams, thus they have been attached to this memorandum for your consideration. According to the applicant's February 21, 2008 letter, trip assignment was based on an evaluation of the surrounding residential density as well as the existing traffic volumes shown in figure 1 of the attached diagrams.

Raw Volumes

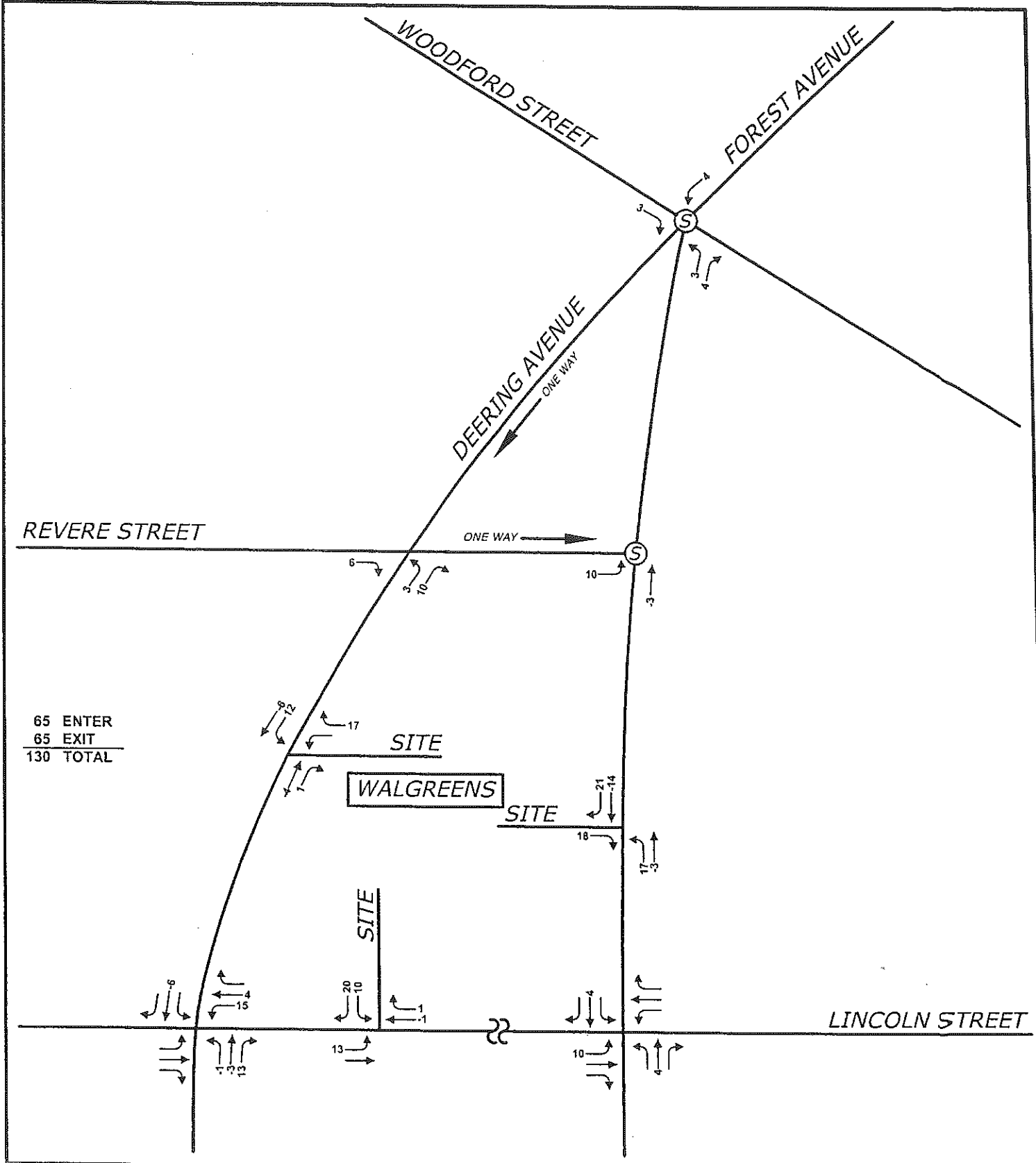


WALGREENS FOREST AVENUE, PORTLAND, MAINE



WALGREENS FOREST AVENUE, PORTLAND, MAINE

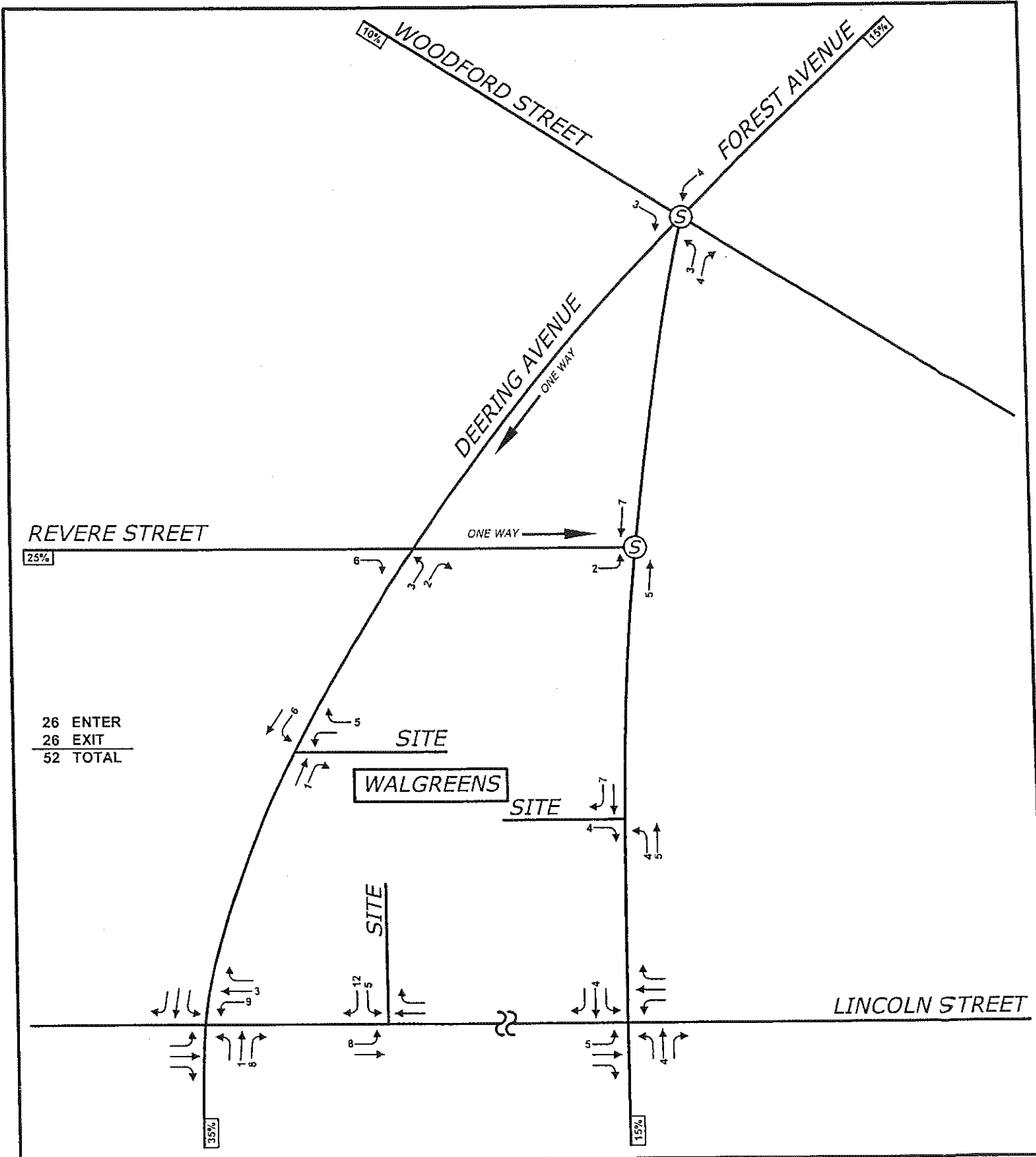
Trip Assignment



WALGREENS FOREST AVENUE, PORTLAND, MAINE

Primary Trip Assignment

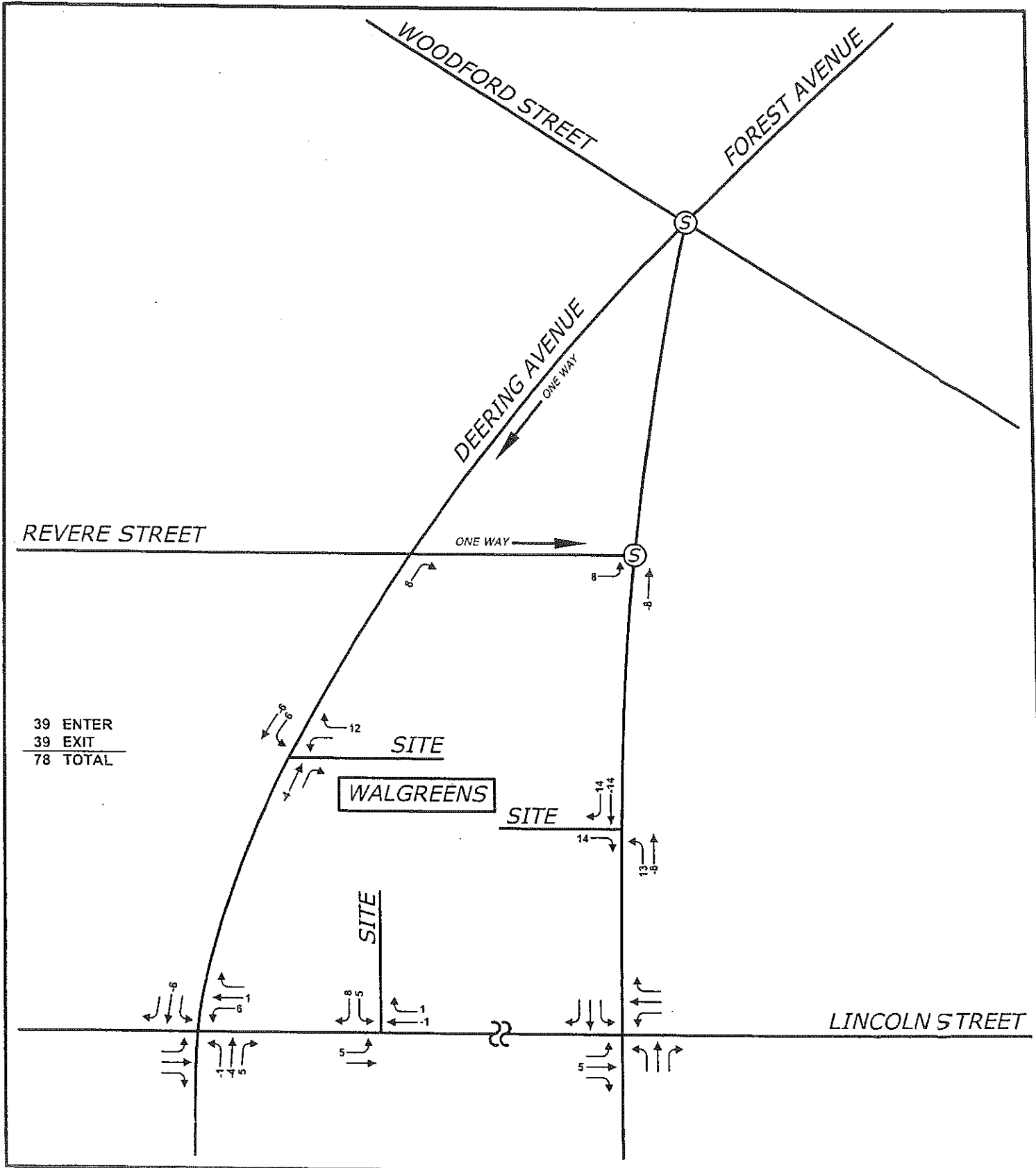
Figure No. **3A**



WALGREENS FOREST AVENUE, PORTLAND, MAINE

Pass-By & Diverted Trip Assignment

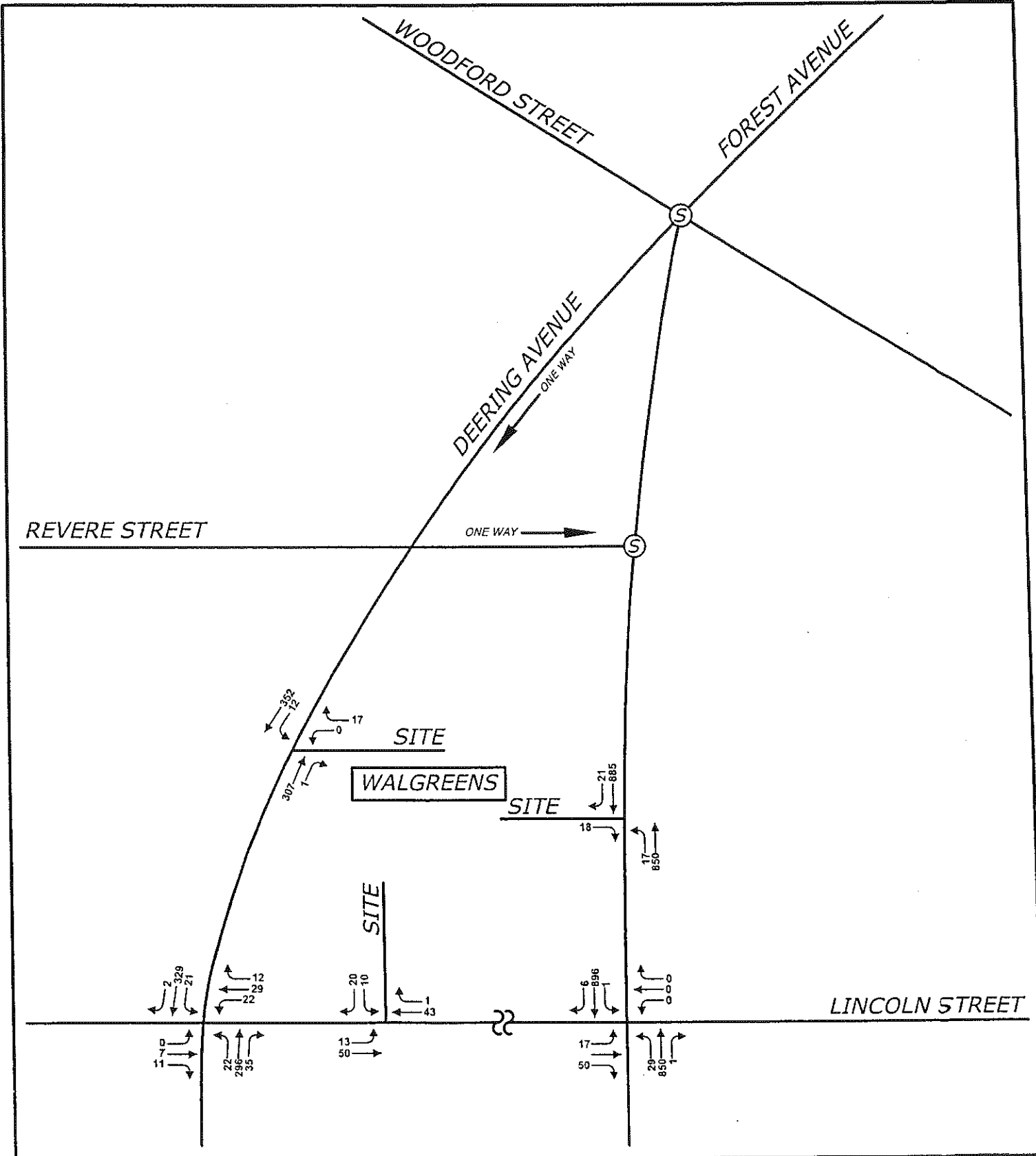
Figure No. **3B**



WALGREENS FOREST AVENUE, PORTLAND, MAINE

Design: PAH Scale: NONE
 Draft: LMC Date: FEB 2008
 Checked: JLW File Name: 1348-1raf.dwg

GP Gorrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services
 PO Box 1237 207-657-691
 15 Shaker Road
 GORRILL, ME 04038
 mail@gorrilpalmer.com



WALGREENS FOREST AVENUE, PORTLAND, MAINE

**Memorandum
Department of Planning and Development
Planning Division**



To: Chair Tevanian and Members of the Portland Planning Board

From: Molly Casto, Planner

Date: April 4, 2008

Re: April 8, 2008 Planning Board Workshop
606-616 Forest Avenue – Walgreens Pharmacy with Pharmacy Drive-Thru
Application #: 2007-0188
CBL: 124-L-6

The attached letters of public comment has been submitted concerning the proposed Walgreens Pharmacy at 606-616 Forest Avenue. This includes all comments that have been received thus far, including public comment that was presented at the first Planning Board Workshop on March 11, 2008.

From: Lillian Morrow <lillymorrow@mac.com>
To: <mpc@portlandmaine.gov>
Date: 3/9/2008 3:08:15 PM
Subject: Forest Ave Walgreens

I am a resident of the Forest Avenue neighborhoods and am writing to protest the plan to build a Walgreens Pharmacy at 618 Forest Ave. We already have a CVS and a Rite Aid in Walking distance and a large box store will destroy the village feel of of Woodfords Corner. It will not add any convenience to Portland residence and will increase traffic on the already congested Forest Avenue.

Please block the proposal for the 13,700 square foot Walgreens. It will add nothing but traffic and an ugly neighborhood aesthetic.

Sincerely,
Lillian Morrow
Portland Resident

From: <gmcArthur@maine.rr.com>
To: <mpc@portlandmaine.gov>
Date: 3/16/2008 1:10:47 PM
Subject: [SPAM] Walgreen's Pharmacy at 606 Forest

Unfortunately I was out of town the day of the meeting - Tuesday, March 11. Quite obviously the business development people at Walgreens Pharmacy did not bother to visit Portland before making the decision to build a store at 606 Forest. In an area that already has two pharmacies - CVS and RiteAid - why would they think another pharmacy in an area smaller than a mile would succeed? All that will happen is more traffic congestion around Woodford Corner.

May I suggest that Walgreens build a pharmacy in the West End where no other pharmacies exist.

Hopefully someone from Walgreens will actually look at the site on Forest Ave. prior to construction and decide it is not feasible. If they do go ahead, then I, along with many of my neighbors, will not patronise the store and it will go under quickly. I get very irritated by the stupidity of many corporate "giants"!

Gillian McArthur
28 Clifton Street

Molly Casto - Walgreen

From: PAUL OUELLETTE <pouellette1@verizon.net>
To: <mpc@portlandmaine.gov>
Date: 4/2/2008 2:14 PM
Subject: Walgreen

Hi Molly,

I understand that you have the response by Walgreen to WONA questions. Most seemed ok. I still have concerns about needing right turns from and to Forest and prohibiting Left turns from Deering as well as Forest.

I am planning to attend the next Planning Board meeting on the 8th.

Could you include these concerns for the Board to consider prior to the meeting.

Paul Ouellette
WONA

**Memorandum
Department of Planning and Development
Planning Division**



To: Chair Tevanian and Members of the Portland Planning Board

From: Molly Casto, Planner

Date: April 8, 2008

Re: April 8, 2008 Planning Board Workshop
606-616 Forest Avenue – Walgreens Pharmacy with Pharmacy Drive-Thru
Application #: 2007-0188
CBL: 124-L-6

In his review memo, dated April 4, 2008, Tom Errico requested an **expanded** detail graphic of the area where the pedestrian sidewalk meets the drive-thru lane for the **proposed** Walgreens Pharmacy. The applicant submitted this detail today in order to assist the **Board** and staff in determining the proposed design of this area.

The applicant also submitted an outline of the demolition sequence and the **new** work phase for the remodel / conversion of the existing Mercy building to a pharmacy in **order** to address Marge Schmuckal's March 4, 2008 review comments. Marge has not yet had the **opportunity** to comment on this submittal.

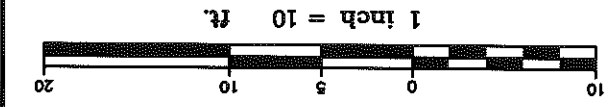
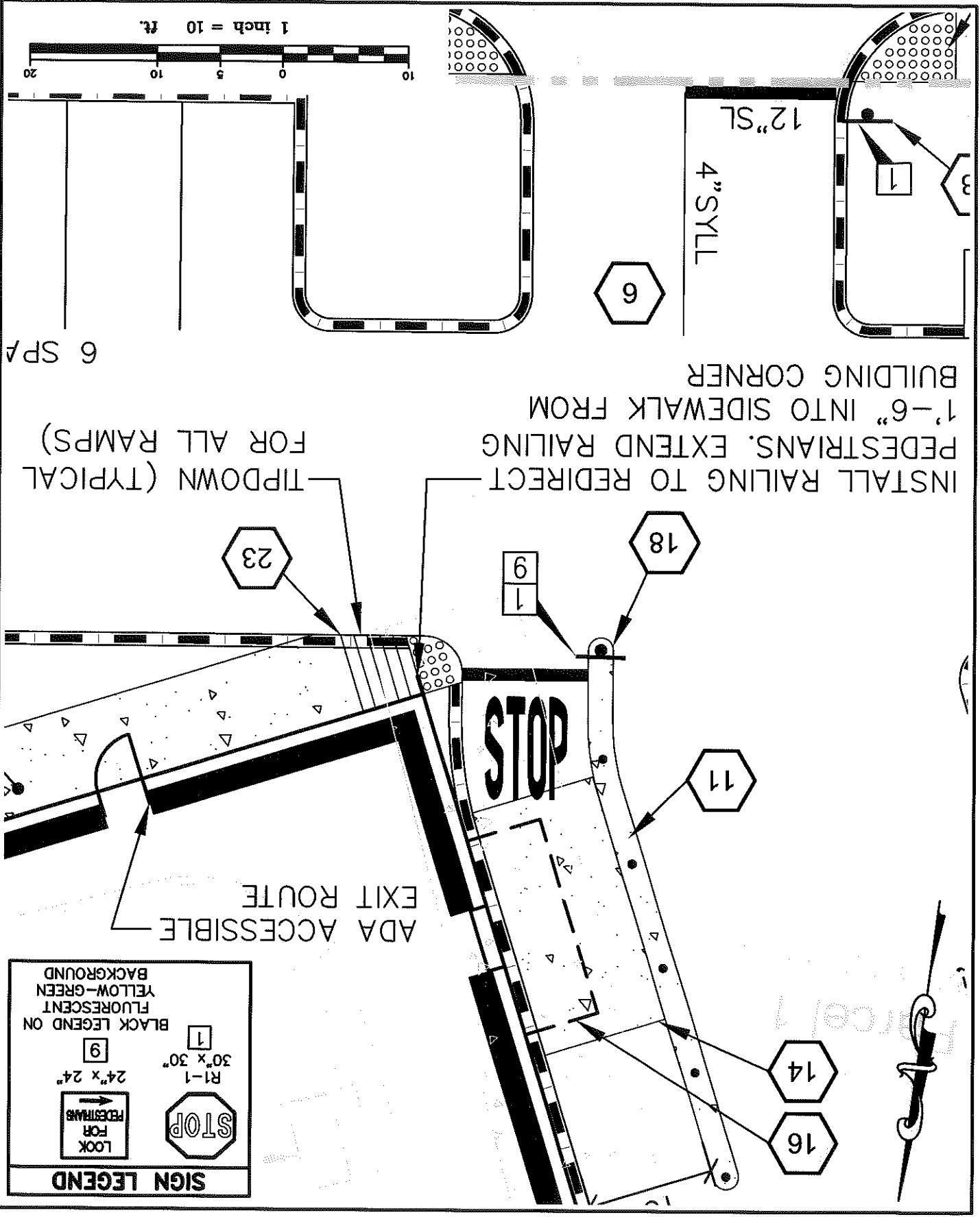
Both of the above-described submittals have been attached for the Planning **Board's** consideration in their review of the proposal.

Design: JMM Date: APRIL 08
 Draft: JBC Job No.: 1348
 Checked: MPM Scale: 1"=10'
 File Name: 1348-SP.DWG

GP
 Gorrell-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services
 P.O. Box 1237
 15 Shaker Road
 Gray, ME 04039
 Phone: 207-657-6910
 Fax: 207-657-6912
 Email: mail@gorrellpalmer.com

Drawing Name: **ADA Ramp at Drive Thru**
 Project: **WALGREENS - STORE #12325**

Figure No. **1**



6 SP7

SIGN LEGEND

	R1-1	30" x 30"	1	BLACK LEGEND ON FLUORESCENT YELLOW-GREEN BACKGROUND
		24" x 24"	9	

INSTALL RAILING TO REDIRECT PEDESTRIANS. EXTEND RAILING 1'-6" INTO SIDEWALK FROM BUILDING CORNER

TIPDOWN (TYPICAL FOR ALL RAMPS)

ADA ACCESSIBLE EXIT ROUTE

4" SYLL
 12" SL

**Memorandum
Department of Planning and Development
Planning Division**



To: Chair Tevanian and Members of the Portland Planning Board

From: Molly Casto, Planner

Date: April 4, 2008

Re: April 8, 2008 Planning Board Workshop
606-616 Forest Avenue – Walgreens Pharmacy with Pharmacy Drive-Thru
Application #: 2007-0188
CBL: 124-L-6

I. INTRODUCTION

A second workshop has been scheduled to consider an application by The Richmond Company to develop a Walgreen's Pharmacy. The applicant proposes a renovation of and an addition to the existing building at 606-616 Forest Avenue in order to develop a 13,700 +/- sq. ft., single story pharmacy with drive-thru pharmacy service. This proposal is subject to minor site plan and conditional use review (for the proposed drive-thru) and includes associated parking, traffic circulation, façade and landscaping improvements.

There is an existing two-story medical office building at the site owned and occupied by Mercy Hospital. The proposed building addition for the pharmacy is 5,600 +/- sq. ft. The site is located within the Forest Avenue, Lincoln Street, Deering Avenue and Revere Street block.

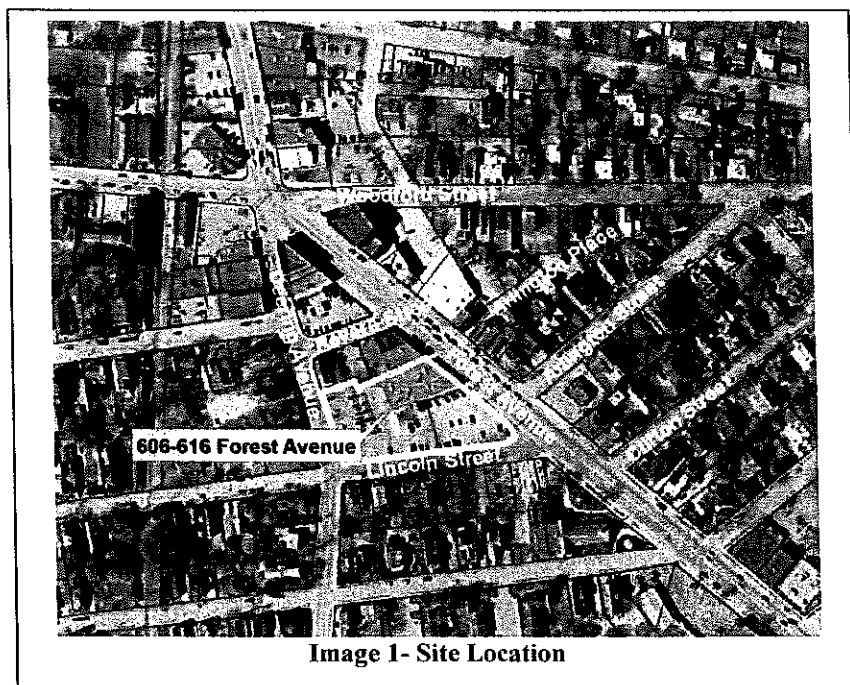


Image 1- Site Location

The site is zoned B2-b Business and abuts an R-5 Residential zone to the south and west. The proposed building addition is less than ten thousand (10,000) sq. ft., and is therefore considered a minor site plan. Section 14-183 of the City Code lists drive-thrus in the B-2 or B2-b zones as a conditional use when they are adjacent to a residential zone. Because the proposal is adjacent to an R-5 Residential zone, it is considered a conditional use, thus triggering Planning Board review and approval of the drive-thru and site plan.

The applicant's representatives include Gorrill-Palmer Consulting Engineers, Titcomb Associates, Moeser and Associates and Mitchell Associates. The applicant's submittals are included as Attachment 1 and Attachment 17 (plans).

II. FINDINGS OF FACT

Total Land area:	51,040 sq. ft (1.17 +/- acres)
Existing Use:	Two story medical office building
Proposed Use:	One story pharmacy with drive-thru service
Existing building height:	28 ft +/- (2 stories)
Proposed building height:	25 to 28 ft +/- (1 story) (max. allowable height- 45 ft)
Existing total sq. footage:	17,800 sq. ft
Proposed total sq. footage:	13,700 sq. ft
Proposed addition:	5,600 sq. ft
Existing and proposed parking:	92 existing spaces/ 51 to 55 off-street parking spaces proposed (pending a cross-access and parking agreement with Church Corporation of 630 Forest Avenue).
Required parking per Zoning:	51 spaces
Impervious surface ratio:	90% existing; 85% proposed
Maximum allowable impervious Surface ratio per Zoning:	90%
Proposed bicycle parking:	Two 7-bike ribbon racks (10 bicycle spaces required)
Existing egress points	2 two-way driveways onto Forest Ave 2 two-way driveways onto Lincoln St 1 two-way driveway onto Deering Ave
Proposed egress points:	1 restricted movement (right-out only) driveway onto Forest Ave 1 two-way driveway onto Lincoln St 1 two-way driveway onto Deering Ave
Proposed drive thru:	single-lane pharmacy drive-thru along western (rear) wall of building

III. THRESHOLD QUESTIONS FOR THE BOARD'S CONSIDERATION

A. **Pharmacy Drive-Thru: Conditional use in the B2-b zone:**

Sec. 14-183 of the City Code- Conditional Uses identifies drive-thrus in the B-2b zones that are adjacent to a residential use or zone as a permitted conditional business use if they meet certain standards. These include standards for signage, circulation, location, noise, lighting, screening and enclosure, pedestrian access and hours of operation. The Planning Board is the reviewing authority for these conditions and standards. Since the March 11, 2007 workshop, the applicant has updated the proposal to include additional screening for abutting residential properties, has modified the alignment of the drive and has responded to Board questions concerning hours of operation (see Attachment 1-e- March 21, 2008 letter from Gorrill-Palmer and Attachment * - revised plans).

B. **Proposed Curb Cuts:**

The applicant proposes to maintain three of the five existing curb cuts at the site -- one on Deering Avenue, one on Lincoln Street and one on Forest Avenue. City Traffic Engineers have submitted comments noting that the Forest Avenue does not meet City Corner clearance standards and have asked the applicant to further justify the need for its existence. The applicant has submitted additional information in their March 21, 2008 letter. If the Forest Avenue driveway is to remain, Public Works recommends that it be restricted to right turn entry/exit movements only and that the applicant revise the driveway configuration to minimize illegal left-turn maneuvers (see Tom Errico's April 4th Memorandum- Attachment 9). At this

time, the applicant proposes that the Forest Avenue driveway be a restricted movement (two-way in/right-only out) with a separator island and associated directional signage.

- **Proposed cross-cut connection:** The applicant is currently negotiating with the Church Corporation, owners of 630 Forest Avenue to establish a cross-cut between their 14-car parking lot with driveway access from Revere Street and the proposed Walgreens lot. Because an agreement has not yet been finalized, it has not yet been incorporated into the submitted plans. The applicant did, however, present this proposal to Planning staff, Jim Carmody, City Traffic Engineer and Tom Errico, consulting Traffic Engineer at a meeting in February, 2008. The applicant was advised by staff that shared parking lots with cross-access agreements are generally encouraged. Thus, the applicant has submitted a schematic showing the location and design of the proposed cross cut for the Planning Board's consideration. The proposal includes revising the layout of the existing Church Corporation parking lot to include ten standard 9 x 19 parking spaces and providing an easement onto Walgreens property to four additional spaces. These spaces, at the northwest corner of the Walgreens lot, would only be constructed if the cross cut is included in the final proposal. Otherwise, they would be landscaped. The submitted cross-cut schematic has not yet been reviewed by Portland Public Works. Planning staff requests Board feedback on this potential addition to the proposal.

IV. SITE DESCRIPTION

The project area is identified as parcels 1 (36,760 sq. ft) and 2 (14,280 sq. ft) on the submitted boundary survey and site plans. The site has frontage on Forest Avenue (225 +/- feet), Lincoln Street (336 +/- feet) and Deering Avenue (150 +/- feet) and abuts an R-5 Residential zone to the south and west.

The neighborhood in the vicinity of the project contains a mix of commercial and residential uses. Other uses contained within the Forest Ave, Deering Ave, Revere St and Lincoln St block include a stained glass studio and gallery, a technology consulting firm, a public accountant and vacant retail space. Uses across Forest Ave from the project site are a mix of multi-family residential and small-scale commercial uses. The portions of Lincoln Street and Deering Avenue abutting the site are entirely residential except for the Episcopal Church at the corner of Lincoln St and Forest Ave.

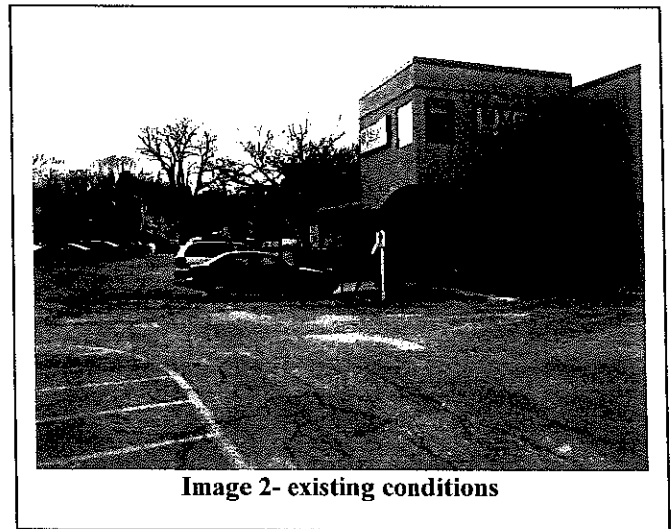


Image 2- existing conditions

V. PROPOSED DEVELOPMENT

The applicant proposes to renovate, remove the second floor and add a 5,600 sq. ft addition to the existing 17,800 sq. ft two story office building on the site. The proposed building will be a 13,700 sq. ft Walgreens Pharmacy with drive-thru. The building height will remain approximately the same in spite of converting the building from a two-story to a single-story structure. The building will be expanded southward towards Lincoln Street and westward towards Deering Avenue. The eastern building wall along Forest Avenue and the northern building wall will remain. The existing basement under the front half of the building and a majority of the roof structure will also be maintained.

The applicant proposed to reduce the number of parking spaces from 91 to 51(55 if interconnecting driveway with abutting property is developed). The site would be accessed through three primary curb

cuts on Forest Avenue, Lincoln Street and Deering Avenue. The total estimated project cost is \$1,500,000.

VI. REVISIONS SINCE THE MARCH 11, 2008 PLANNING BOARD WORKSHOP

Since the March 25th workshop in this item, the applicant has made a series of modifications to the proposal. Significant changes include the following:

- One parking space has been removed from at the corner of the Lincoln Street driveway and replaced with landscaping. An additional evergreen tree was added to the corner of Lincoln Street and Deering Avenue.
- Additional landscaping has been added along Deering Avenue within the site boundary.
- The alignment of the drive-thru has been modified to curve away from the building.
- A Filterra Bioretention Filtration System has been included to address Public Works comments.
- The number of proposed parking spaces has been reduced from 56 to 51, as required by zoning (with a note that four (4) additional spaces to be built at the north-west corner of the rear lot if cross-access driveway with an abutting property is provided). Otherwise this area will be landscaped.
- Snow storage areas have been identified

Woodford-Oakdale Neighborhood Association Meeting: The applicant met with members of the Woodford-Oakdale Neighborhood Association (WONA) on March 25th to present their proposal and field questions. An email from David Latulippe of the Richmond Company to Paul Ouellette of WONA summarizing questions and answers from this meeting has been included as Attachment 1-g. In it, the applicant addresses a number of concerns raised by neighbors who attended the meeting including potential increases in neighborhood traffic, the Forest Avenue driveway, parking for delivery vehicles, plowing schedules, and potential glare from headlights. This email was provided to City Traffic Engineers and has been incorporated into Tom Errico's April review comments (Attachment 9). A number of minor changes were proposed by the applicant, though these have not yet been included in revised plans. Subsequent to the neighborhood association meeting, the applicant met with individual members of WONA to discuss proposed screening of the site and its impact to their individual properties. An email summarizing this follow-up discussion has been included with Attachment 1-g.

VII. ZONING

The applicant proposes to renovate, remove the second floor and add a 5,600 sq. ft addition to the existing 17,800 sq. ft two story office building on the site. The proposed building will be a 13,700 sq. ft total building area. The eastern and northern building walls will remain. The existing basement under the front half of the building and a majority of the roof structure will also be maintained. In her March 4, 2008 memorandum, Marge Schmuckal expressed concerns about the mechanics of how the proposed building renovation would be done and has requested additional information from the applicant concerning how construction will be phased, the condition of the existing building, what exactly will be preserved from the existing building, etc. The applicant responded in their March 21st submittal that phasing information would be provided to the City at the time of their submittal for a Building Permit.

In a recent case where a substantial renovation was proposed, the Planning Authority found that there is no limitation or requirement within the current Land Use Code for a percentage of an existing structure that must remain intact in order for a building to retain its grandfathered status.

Section 14-183 of the City Code includes specific conditions and standards concerning signage, circulation, locations of drive-thrus, noise, lighting, screening and enclosure, pedestrian access and hours of operation. The Planning Board is the reviewing authority for these conditions and standards.

A. Conditional Use Requirements (Section 14-183):

Sec. 14-183 - Conditional Uses identifies drive-thrus in the B-2b zones that are adjacent to any residential use or zone as being a permitted conditional business use if they meet the following requirements:

1. *Signs: Signs shall not adversely affect visibility at intersections or access drives. Such signs shall be constructed, installed and maintained so as to ensure the safety of the public. Such signs shall advertise only services or goods available on the premises.*

The applicant is proposing a freestanding Walgreens sign with LED reader board (total of 99.61 sq. ft) at the corner of Lincoln St and Forest Avenue, oriented perpendicular to Forest Avenue (see Attachment 17 - Sheet D5.1). The proposed sign will be on a 5 ft +/- post with a total height of 18 ft. It is set back 18 ft from the corner of Lincoln and Forest Avenue on a landscaped berm (see Attachment 17 - Sheet L1- Landscape Plan). According to Marge Schmuckal, the submitted information shows that the freestanding sign could meet the requirements of table 2.6 of the sign ordinance and the requirements of corner clearance, section 14-434. Proposed signage will undergo separate review when the applicant applies for a sign permit through the Inspections Division.

2. *Circulation: No ingress and egress driveways shall be located within thirty (30) feet from an intersection. No entrance or exit for vehicles shall be in such proximity to a playground, school, church, other places of public assembly, or any residential zone that the nearness poses a threat or potential danger to the safety of the public.*

The driveway along Forest Avenue is proposed ninety (90) feet from the intersection of Forest and Lincoln Street. Though this exceeds the conditional use standard written above, it does not meet the separation criteria from Lincoln Street as required in Section III of the Technical and Design Standards. Section III requires a minimum of 150 feet from the intersection of the projection of right-of-way lines to the centerline of the driveway. This has been further addressed in sections III (B) and X (A) of this memorandum.

3. *Drive-thrus, where permitted, shall also specifically comply with the following conditions:*

- a) *Location of Drive-thrus: Features, such as windows, vacuum cleaners and menu/order boards, stacking lanes, must be placed, where practicable, to the side and rear of the principal building except where such placement will be detrimental to an adjacent residential zone or use, and shall be located no nearer than forty (40) feet from any residential zone. This distance shall be measured from the outermost edge of the outside drive-through feature to any property line. In addition, drive-through features shall not extend nearer than twenty-five (25) feet to the street line. The site must have adequate stacking capacity for vehicles waiting to use these service features without impeding vehicular circulation or creating hazards to vehicular circulation on adjoining streets.*

The applicant proposes a single lane drive-thru and associated stacking on the west (rear) side of the building. The outermost edge of the proposed drive-thru feature is located 50 ft +/- from the street line of Lincoln Street and 65 ft +/- to the centerline of Lincoln Street, which serves as the nearest boundary of the R-5 zone. Patrons entering from any of the three proposed curb cuts would be able to circulate within the parking lot to access the drive-thru.

The Applicant's March 21st submittal states that the drive-thru lane will serve approximately 20 customers per day and can accommodate up to three stacked cars with no adverse effects. Planning staff has requested the source of this demand information.

b) Noise: Any speakers, intercom systems, or other audible means of communication shall not play prerecorded messages. Any speakers, intercom systems, audible signals, computer prompts, or other noises generated by the drive-through services or fixtures shall not exceed 55 dB or shall be undetectable above the ambient noise level as measured by a noise meter at the property line, whichever is greater.

The applicant does not propose any freestanding order "squawk" boxes. The applicant has submitted a memorandum describing the proposed drive-thru system and noise measurements (see [Attachment 12](#)). Three (3) feet from the unit, the noise level was 74 Db and 30 feet from the unit, the noise level did not exceed 60 Db. As previously stated, the property line nearest to the proposed unit is 50 ft +/- . Noise levels from a given source generally decline as distance to the receptor increases. Noise levels may also be reduced by intervening structures—such as a vehicle, which would reduce noise levels by approx. 5-10 dBA (Peterson and Gross, Handbook of Noise Measurement, 1963). Marge Schmuckal has reviewed the applicant's submission and determined that the restricted noise levels can be met and further reduced if need be.

c) Lighting: Drive-through facilities shall be designed so that site and vehicular light sources shall not unreasonably spill over or be directed onto adjacent residential properties and shall otherwise conform to the lighting standards set forth in 14-526.

The proposal includes a twin-mounted full cut off pole light in the rear parking area, intended to illuminate the drive-thru and the majority of the rear parking area. There are also three other single arm-mounted pole lights in that location providing additional illumination. The drive-thru is configured so that vehicular light sources will be directed away from residences on Deering Avenue but may impact those on the opposite side of Lincoln Street. Since the March 11th Planning Board Workshop, the applicant has added additional landscaping.

d) Screening and Enclosure: Where automobiles may queue, waiting for drive-through services, their impacts must be substantially mitigated to protect adjacent residential properties from headlight glare, exhaust fumes, noise, etc. As deemed necessary by the reviewing authority, mitigation measures shall consist of installation of solid fencing with landscaping along any residential property line which is exposed to the drive-through or the enclosure of the drive-through fixtures and lanes so as to buffer abutting residential properties and to further contain all associated impacts; and

The residences along Deering Avenue are approximately 165 ft +/- from the outermost edge of the outside drive-through feature. Those on Lincoln Street are approximately 90 ft +/- away. The applicant has added additional landscaping and screening along the property boundary on Deering Avenue and along Lincoln Street, along with plantings in proposed islands in the parking area.

e) Pedestrian access: Drive-through lanes shall be designed and placed to minimize crossing principal pedestrian access-ways or otherwise impeding pedestrian access.

The applicant has realigned the drive-thru exit to flare away from the building and the pedestrian travel lane. A 24" stop sign and a 24" yellow sign reading 'look for pedestrians' has been proposed at this location (though incorrectly referenced in the sign legend on the site plan- the applicant has been made aware of this). In addition, the applicant proposes a railing extending two feet from the building corner into the sidewalk in order to redirect pedestrians away from the path of drive-thru patrons. The City Traffic Engineers recommend in their review that the tip down and railing be reoriented to a perpendicular position in this location rather than parallel to the building. (See Tom Errico's comments- Attachment 8 and 9. Planning and Public Works staff has requested a detail drawing of this area for review.

f) Hours of Operation: The Board, as part of its review, may take into consideration the impact hours of operation may have on adjoining uses.

The expected hours of operation will be from 8am to 11pm, seven days a week. It is assumed at this time that the pharmacy and corresponding drive-thru maintain the same hours.

VIII. RIGHT, TITLE OR INTEREST

The applicant submitted a purchase and sale agreement, along with a post-closing use and occupancy agreement permitting Mercy Hospital to continue to occupy the building between the date of closing and December 31, 2008 (see Attachment 2).

IX. FINANCIAL AND TECHNICAL CAPACITY

The applicant has submitted a letter from T.D. Banknorth, dated February 28, 2008 stating that the Richmond Company has the ability to secure the necessary financing (to be funded by a combination of debt and equity) to complete the development. In addition the applicant submitted a list of completed or pending projects undertaken by the Richmond Company as evidence of technical capacity (see Attachment 3)

X. PRELIMINARY STAFF REVIEW

The proposed development has been reviewed by staff for conformance with the relevant review standards of the site plan ordinance. Updates to the proposal since the March 11th workshop and corresponding staff review have been highlighted below. Additional background is provided in the March 11, 2008 Planning Board memorandum (Attachment 15).

A. Traffic, Parking and Pedestrian Circulation

The applicant has submitted a summary of the proposed driveways and how they meet City ordinance requirements along with existing trip counts, trip assignment and 2009 forecast PM peak hour post development volumes (see Attachment 1-c). While all of the proposed driveways meet the width criteria, the Deering Avenue driveway does not meet corner clearance (though it is greater than 100 feet to each cross street) and the Forest Avenue driveway does not meet the separation criteria of from Lincoln Street. Section III requires a minimum of 150 feet from the intersection of the projection of right-of-way lines to the centerline of the driveway. The Forest Avenue driveway is being proposed as a restricted movement right-turn only with a separator island.

Tom Errico, Consulting Traffic Engineer reviewed the submitted revisions, response letter and submitted the following comments:

- *City staff and I are recommending that the driveway on Forest Avenue be restricted to right-turn entry/exit movements only. The applicant should revise the driveway configuration to minimize illegal left-turn maneuvers for review and approval.*
- *The applicant should provide an expanded detail graphic of the area where the pedestrian sidewalk meets the drive-through lane. It is very difficult to determine details of this area.*
- *Truck deliveries shall not occur in the store front area of the site and should occur at the loading dock only. The applicant shall confirm this requirement.*
- *Based upon traffic volumes developed by Gorrill-Palmer Consulting Engineers, Inc. 29 vehicles will enter and exit the Deering Avenue driveway during the peak hour. All project traffic to and from this driveway will originate or be destined to the north. Traffic from the site that will impact Deering Avenue (inbound) will originate from the Lincoln Street driveway. Based upon this information, I do not believe the Deering Avenue driveway should restrict turning movements. I believe some Deering Avenue traffic from the south will utilize the Deering Avenue driveway, but based on the proposed parking layout, I do not expect it to be significant. I support a full movement driveway on Deering Avenue.*

B. Bicycle Parking

Section 14-332.1 of the City Code requires all zones where off street parking is required to also provide a certain amount of off-street bicycle parking. This proposal requires ten bicycle parking spaces to meet the requirement for non-residential structures. The applicant has submitted their proposal to include two (2) seven-bike capacity ribbon racks anchored in concrete. The City Code requires that bicycle parking be conveniently located, proximate to the entry(s) of the building and shall be visible from the street or provided with prominent directional signage. Bicycle racks that provide two points of contact, such as hoop racks and hitches are preferred; however they are not required unless proposed in the public right of way.

C. Public Utilities and Solid Waste

The applicant has contracted with Pine Tree Waste to manage solid waste at the site. The applicant has submitted a letter from Pine Tree Waste stating their ability to serve the project (see Attachment 10-c). The applicant expects to generate approximately eight (8) cubic yards +/- of non-recyclable and ten (10) cubic yard of recyclable commercial solid waste per month.

To address concerns expressed by the Planning Board at the March 11th Workshop the applicant proposes to limit trash pickup and trailer truck loading/unloading to the hours of 8am to 8pm. Staff recommends that this be included as a condition of approval when this item proceeds to Public Hearing.

D. Exterior Lighting

The applicant has submitted a revised photometric plan for the site (Attachment 17-m). The proposal includes a twin-mounted pole light in the rear parking area, one wall-mounted light and six arm-mounted pole lights. All proposed fixtures are full cut-off. All pole lights are proposed on 20-foot poles. The Portland Technical and Design Standards and Guidelines stipulate that exterior lighting shall be adequate for the safety of users of the site but shall not cause glare or direct spillover to adjacent properties or create visual distraction to motorists on adjacent streets. Though the photometrics now meet City standards, the proposed twin-mounted pole light still exceeds the standards for maximum allowable wattage of 250 watts. The applicant has been notified of this in writing.

E. Fire Safety

The applicant submitted a fire department review to the Portland Fire Department on March 4, 2008 (see Attachment 1-d). Captain Greg Cass has reviewed and approved the applicant's submittal on March 12, 2008.

F. Stormwater

The applicant has submitted responses to Public Works comments and a revised stormwater management narrative in their March 21st letter. The applicant proposes additional stormwater treatment for a majority of the parking lot runoff using a Filterra Bioretention Filtration System. According to Dan Goyette, Consulting Engineer for the Department of Public Works, the Filterra units have a twice-annual recommended maintenance schedule. A maintenance and operations plan should be developed for the facility (see Dan's April memorandum – Attachment 5-c).

Proposed erosion control measures include silt fencing, wood waste berm or silt sock at the contractor's discretion. Details for all proposed measures are included in the plan set. The applicant proposes to decrease the overall impervious area at the site from 1.11 acres to .99 acres. Stormwater will flow into a municipal system through an existing 8" storm drain line, connecting the storm drain structure to the municipal line. On site catch basins will be fitted with oil and debris separators.

G. Landscaping

Section 14-186 of the Ordinance requires that the site be "*suitably landscaped for parking, surrounding uses and accessory site elements, including storage and solid waste receptacles where required by... article V (site plan).*" Section 14-526 requires that buildings and associated parking areas in the B2-b zone be screened to buffer abutting properties and include a densely planted landscape buffer and/or fencing to protect neighboring properties from the impacts associated with the development, including lighting, parking, traffic, noise, odor, smoke, or other incompatible uses. Where buildings are setback from the street, a landscaped area must be planted along the front yard street line.

The applicant has submitted an updated landscaping plan for review (Attachment 17 - Sheet L1). Jeff Tarling has reviewed the updated landscape and irrigation plan. He has determined that the applicant has adequately addressed his March 4th comments (detailed in the attached March 11th Workshop memorandum) and a subsequent meeting with the applicant (see Jeff's April note- Attachment 7).

H. Urban Design

Section 14-526 of the Site Plan Standards contains design standards for development in the B2-b zone. These standards pertain to building design and orientation, building scale, façade character, window placement, building materials, and landscaping (as detailed above). Carrie Marsh, Urban Designer has reviewed the plans and submitted the following comments (Attachment 13):

- 1. The fenestration pattern of bays, windows and awnings should be continued across the entire front facade along Forest Ave.*
- 2. The pattern of bays should be continued the length of the Lincoln Street facade.*
- 3. The north elevation should be provided.*
- 4. Physical samples of building materials should be provided.*

I am happy to meet with the applicant to discuss these items.

The applicant met with Carrie Marsh, Urban Designer and Molly Casto, Planner on April 3rd to review the proposed elevations in terms of the B-2b design standards. The applicant proposes a combination of red brick and limestone for the exterior and has included specifications for color and material on the revised elevations. Based on this meeting and Carrie's comments, the applicant has revised the proposal to include windows along the length of the Forest Avenue façade, all but one of which will be transparent. Additionally, they have continued the limestone portion of the façade along the Lincoln Street and Forest Avenue frontages in order to provide increased sense of continuity. The applicant has provided a north elevation on their revised drawings, as requested.

XI. NEXT STEPS FOR THE APPLICANT

- Address any additional information requested by the Planning Board and Planning staff
- Address the information requests contained in the body of this memorandum and in the attached staff memorandums.

ATTACHMENTS:

1. Application Materials
 - a. Site Plan Application
 - b. Letter from Gorrill-Palmer Consulting Engineers, Inc – dated February 6, 2008
 - c. Letter from Gorrill-Palmer Consulting Engineers, Inc – dated February 22, 2008
 - d. Letter from Gorrill-Palmer Consulting Engineers, Inc – dated March 4, 2008
 - e. Letter from Gorrill-Palmer Consulting Engineers, Inc – dated March 21, 2008
 - f. Request for waiver from Section III.3.A of City Technical and Design Standards and Guidelines
 - g. Emails re: Woodford-Oakdale Neighborhood Association Meeting
2. Evidence of right, title or interest: Purchase Agreement, Post-Closing Occupancy Agreement and Purchase Option Agreement
3. Evidence of financial and technical capacity:
 - a. Letter from TD Banknorth – dated February 28, 2008
 - b. List of recent developments – dated Spring, 2005
4. Memorandum from Marge Schmuckal, City Zoning Administrator – dated March 4, 2008
5. Review comments from Dan Goyette, PE
 - a. Memorandum dated January 28, 2008
 - b. Memorandum dated March 5, 2008
 - c. Memorandum dated April 2, 2008
6. Review comments from Jeff Tarling, City Arborist – dated March 4, 2008
7. Review comments from Jeff Tarling, City Arborist – dated April 2, 2008
8. Review comments from Tom Errico, Consulting Traffic Engineer – dated March 5, 2008
9. Review comments from Tom Errico, Consulting Traffic Engineer – dated April 4, 2008
10. Capacity letters
 - a. Letter from Portland Water District – dated November 1, 2007
 - b. Letter from Gorrill-Palmer Consulting Engineers, Inc to Public Works – dated October 22, 2007
 - c. Letter, signed by Pine Tree Waste, from Gorrill-Palmer Consulting Engineers, Inc - dated October 22, 2007 (signed on February 22, 2008)
11. Revised Stormwater Management Plan – dated March, 2008
12. Memorandum from E. F. Bavis Associates, Inc. re: drive-thru noise levels – dated March 3, 2008
13. Memorandum to the Board from Carrie Marsh, Urban Designer- dated April 1, 2008
14. Design details for Walgreens standard bike rack
15. March 11, 2008 Planning Board Workshop memorandum

16. Schematic for proposed cross-access between Walgreens and Church Corporation (630 Forest Avenue) parking areas.
17. Submitted plans and boundary survey
 - a. Boundary and Existing Conditions
 - b. Cover Sheet and General Notes (AO.1)
 - c. Site Layout Plan (C1.1)
 - d. Grading, Drainage and Erosion Control Plan (C2.1)
 - e. Utility Plan (C3.1)
 - f. Site Details (C4.1)
 - g. Site Details-2 (C4.2)
 - h. Utility Details (C4.3)
 - i. Erosion Control Notes and Details (C4.4)
 - j. Trash Enclosure Details (C4.5)
 - k. WB-50 Truck Turning Path (C4.6)
 - l. Freestanding Signage (D5.1)
 - m. Photometrics Plan
 - n. Landscape and Irrigation Plan (L1)
 - o. Elevation Drawings (ACP-1)- to be submitted at the meeting under separate cover



Site Plan Application

Department of Planning and Development
Portland Planning Board

Address of Proposed Development: 606 and 616 Forest Avenue		Zone: B-2b							
Project Name: Proposed Pharmacy Development									
Existing Building Size: 17,856 +/- sq. ft.	Proposed Building Size: 13,700 +/- sq. ft.								
Existing Acreage of Site: 1.16 +/- sq. ft. (2 lots)	Proposed Acreage of Site: 1.16 +/- sq. ft.								
Tax Assessor's Chart, Block & Lot: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">Chart#</td> <td style="width: 33%;">Block #</td> <td style="width: 33%;">Lot#</td> </tr> <tr> <td>125</td> <td>L</td> <td>6, 7</td> </tr> </table>		Chart#	Block #	Lot#	125	L	6, 7	Property Owners Mailing address: See Attached Sheet	Telephone #: N/A Cell Phone #: N/A
Chart#	Block #	Lot#							
125	L	6, 7							
Consultant/Agent Contact Name and mailing address, Telephone # and Cell Phone # : Gorill-Palmer Consulting Engineers, Inc. Maureen McGlone P.O. Box 1237 15 Shaker Road Gray, ME 04039 207-657-6910		Applicant's Name/Mailing Address: David Latulippe The Richmond Company 23 Concord St Wilmington, MA 01887	Telephone #: 978-988-3900 Cell Phone #: N/A						
Fee For Service Deposit (all applications) <u> X </u> (\$200.00)			<div style="font-size: 2em; font-weight: bold; margin-bottom: 10px;">RECEIVED</div> <div style="font-size: 1.5em; margin-bottom: 10px;">OCT 23 2007</div> <div style="font-weight: bold;">City of Portland Planning Division</div> <div style="margin-top: 20px;">- Please see next page -</div>						
Proposed Development (check all that apply) <input checked="" type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input checked="" type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input checked="" type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input checked="" type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ + major site plan fee if applicable <input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____) <input type="checkbox"/> Traffic Movement (\$1,000.00) <input type="checkbox"/> Storm water Quality (\$250.00) <input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot) <input type="checkbox"/> Other _____									
Major Development (more than 10,000 sq. ft.) <input checked="" type="checkbox"/> Under 50,000 sq. ft. (\$500.00) <input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00) <input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00) <input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00) <input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00) <input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)									
Department of Planning and Development - Portland City Hall - 389 Congress Street - Portland, Maine 04101 - ph (207)874-8699									
(This area is reserved for additional information or notes.)									

Minor Site Plan Review

- Less than 10,000 sq. ft. (\$400.00)
- After-the-fact Review (\$1,000.00 + applicable application fee)

Plan Amendments

- Planning Staff Review (\$250.00)
- Planning Board Review (\$500.00)

Who billing will be sent to: David Lalulippe
The Richmond Company
23 Concord St
Wilmington, MA 01887

Submittals shall include (7) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans checklist
- d. 1 set of 11x17 plans

Section 14-522 of the Zoning Ordinance outlines the process which is available on our web site: portlandmaine.gov

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit

This application is for site review only; a Building Permit application and associated fees will be required prior to construction.

Signature of Applicant: 	Date: 
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February 6, 2008

Ms. Molly Casto
Development Review Services Manager
City of Portland
Planning & Development Department
389 Congress Street
Portland, Maine 04101

Re: Letter of Correspondence #1

Dear Molly:

The Richmond Company has retained Gorrill-Palmer Consulting Engineers, Inc. to prepare development plans and permit applications for a proposed 13,700 +/- square-foot Walgreens pharmacy with drive-up service. The pharmacy will be located within the Forest Avenue, Lincoln Street, Deering Avenue, and Revere Street block in Portland, Maine. The existing site is currently occupied by a two-story medical office building.

Figure 1 is a map showing the project location. The developer is currently seeking Site Plan Approval from the City of Portland.

Description of Development Site

The development site includes Lots L6 and L7 of Portland Assessor's Map 125, totaling approximately 1.16 acres. Both parcels are currently developed with a mix of uses and intensity of development.

It is GPCEI's understanding that the Richmond Company intends to expand the existing building instead of demolishing and constructing a new building. The existing parking field is proposed to be reconstructed to accommodate 56 parking spaces. The site is proposed to be accessed through three primary curb cuts on Forest Avenue, Lincoln Street, and Deering Avenue. The proposed project involves expanding the building to the south and west. The existing building will be converted from a 17,800 square foot two-story building into a 13,700 square foot single story building. The building, as proposed, will be expanded south towards Lincoln Street and west towards Deering Avenue. The eastern building wall along Forest Avenue and the northern building wall are proposed to remain. The existing basement under the front half of the current building along with the roof structure will also remain. The proposed addition is approximately 5,600 +/- square feet. The estimated cost of the project, including all building and site work, is estimated to be \$1,500,000.

Following the City of Portland's Code of Ordinances, the proposed site falls under the definition of Minor Development. Section 14-552. Definitions of the City of Portland Code of Ordinances requires that "building additions having a total floor area of up to ten thousand (10,000) square feet" reviewed as a Minor development by Staff Review only.

Ms. Molly Casto
February 6, 2008
Page 2 of 5

The proposed redevelopment does involve a drive-through window. The applicant has submitted a conditional use request to the City of Portland Planning Board.

Proposed Changes

It is expected that the proposed pharmacy development will meet and or exceed the required site plan requirements, and performance standards in accordance with the City of Portland's Land Use Ordinance.

Zoning

Based on the City of Portland zoning map, the property is zoned Community Business Zone (B-2b) which provides neighborhood/community business style zoning with minimal lot line setbacks and considerations for abutting residential zoning.

As shown on the Site Layout Plan, the proposed development conforms to the zoning standards for the B-2b Zone.

Utilities

At this time, it is proposed that water service for the proposed development be provided through connection to an existing waterline on-site. Attached to this letter is a copy of a response letter from the Portland Water District indicating they have sufficient water capacity to serve the proposed development.

It is currently proposed that sewer on site be separated from the storm drain system. The sewer will be reconnected to the combined system once it is within the City right-of-way, allowing for future alterations once sewer and storm drain have been separated within the right-of-way. A response letter has not yet been received from the Portland Department of Public Works indicating their ability to serve this project. When received, a copy of the letter will be forwarded to the City.

Solid Waste

It is currently proposed that solid waste be transported from the site by Pine Tree Waste. A letter requesting their ability to serve this project is attached to this letter. Anticipated quantities of solid waste associated with this project are included in the letter.

The trash enclosure that is shown on the plan set includes a 2 cubic yard container for recyclable materials, and a 2 cubic yard container for non-recyclable materials.

Lighting

A lighting plan showing the location and intensity of the proposed lighting for this development has been attached to this letter. Lighting cut sheets have also been included.

Ms. Molly Casto
February 6, 2008
Page 3 of 5

Building Architecture

Building architecture is proposed to conform to the City of Portland standards. Building elevations have been attached to this letter.

Landscape and Buffering

Landscaping areas will be provided along Deering Avenue, Forest Avenue, and Lincoln Street as well as landscaped areas within the parking areas. A detailed landscape plan which complies with the City of Portland standards has been attached to this letter.

Parking and Circulation

The proposed development's parking areas have been designed to meet the Portland Land Use Ordinance. The stalls are designed to be 9-ft x 18-ft 90-degree spaces with 24-ft wide drive aisles. Total parking for the site is 56 spaces, which exceeds the required 46 spaces. Of those spaces provided, 4 are proposed to be ADA accessible.

Hours of Operation

As proposed, the pharmacy's hours of operation will be from 8AM to 11PM Monday through Sunday.

Stormwater Management

There will be minimal, if any, additional impervious area added to the site. The existing area to become the proposed building is currently impervious pavement or roof surface. This area will become impervious roof surface and pavement area resulting in little effect on stormwater runoff.

Natural Resources

There are no known impacts to any natural resources.

Fire Department Checklist

A separate package is being prepared, as requested, for the Fire Department. A copy will be forwarded to City Staff when completed.

Financial Capacity

The applicant, Richmond Company, Inc., has adequate financial resources to complete the proposed development. Attached to this letter is a list of projects the Richmond Company, Inc. has recently completed or is actively in the process of developing.

Ms. Molly Casto
 February 6, 2008
 Page 4 of 5

Traffic

Trip Generation

The proposed Walgreens will occupy an existing developed site and therefore the need for a MaineDOT traffic movement permit will be determined based on the net difference in trip generation based on the prior use as a medical office building and the proposed use. If the project generates a net increase of more than 99 trip ends, then a MaineDOT traffic movement permit will be required. The City of Portland has delegated review authority for these permits.

Gorrill-Palmer Consulting Engineers Inc. has estimated the trips generated by the prior uses using the 7th Edition of the Institute of Transportation Engineers publication, Trip Generation. A summary of the prior uses and the resulting trip generation estimate is presented below. The trip generation calculations are included in the Appendix to this letter.

Use	Size (sf)	Estimated PM Peak Hour Trip Ends
Medical Office Building LUC 720	17,856	66
Pharmacy with Drive-Thru Window LUC 881	13,700	118

Based on this information, the proposed Walgreens will result in a net traffic increase of 52 trip ends which is well below the 100 trip threshold for triggering a traffic movement permit from the MaineDOT.

Proposed Access

Three curb cuts are planned for the site; one on Forest Avenue, one on Lincoln, and one on Deering Avenue. All driveways will be unrestricted except the Forest Avenue driveway from which left turns out will not be allowed.

Traffic Impact Assessment

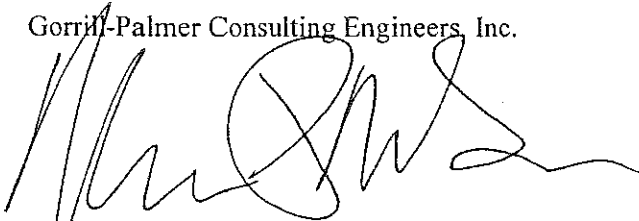
While this project will not require a traffic movement permit from the MaineDOT, Gorrill-Palmer Consulting Engineers Inc. will complete a traffic impact analysis of the project on the existing street system. This study will include an operational evaluation of each of the proposed driveways and recommendations as may be appropriate as well as an assessment of the impact of the project on the intersection of Forest Avenue and Revere Street. This impact assessment will be included in the site plan submission following the meeting to discuss the sketch plan with the planning board.

Ms. Molly Casto
February 6, 2008
Page 5 of 5

Please contact me if you have any questions relative to this matter.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.



Maureen M. McGlone, P.E.
Project Engineer

Attachments

- Letter from Portland Water District, dated November 1, 2007.
- Letter to the Portland Department of Public Works, dated October 22, 2007.
- Letter to Pine Tree Waste, dated October 22, 2007.
- Photometrics Plan
- Lighting Cut Sheets
- Building Elevations
- Landscape Plan
- Financial Capacity – Recent Developments
- Trip Generation Calculations

Enclosure

Copy: David Latulippe, The Richmond Company

MPM/jjm/JN1348/barhydt_revision_02-06-08



PO Box 1237
15 Shaker Rd.
Gray, ME 04039

Traffic and Civil Engineering Services
February 22, 2008

207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

Ms. Molly Casto
Development Review Services Manager
City of Portland
Planning & Development Department
389 Congress Street
Portland, Maine 04101

RE: Walgreen's Pharmacy, Forest Avenue
Letter of Correspondence No. 2
Response to Comments by Staff and Peer Reviewers

Dear Molly,

Gorrill-Palmer Consulting Engineers, Inc. is pleased to respond to the review comments regarding the above referenced project made by Dan Goyette of Woodard & Curran dated January 28, 2008; by Thomas Errico of Wilbur Smith Associates dated February 5, 2008; and by Molly Casto of the City of Portland dated February 20, 2008. For ease of review, each comment has been repeated below followed by our response.

COMMENTS BY WOODARD & CURRAN:

Comment 1 – A Stormwater Management Plan has not been submitted for review.

Response – The proposed development is currently being reviewed as a Minor Development and the existing parking lot is expected to be reused. A brief Stormwater Management Plan identifying existing conditions and proposed improvements is attached to this letter.

Comment 2 – All proposed storm drain pipes are 8" in diameter. According to City of Portland Standards, catch basin drain pipe shall not be less than 10" in diameter.

Response – The stormdrain pipe between EXCB1 and CB1 will remain 8" in diameter to match existing conditions. Any other proposed stormdrain pipes on-site have been revised to be 12" in diameter.

Comment 3 – Catch basins 2 and 3 should have inlet stones. A detail should also be provided. All catch basins should have casco traps. Due to the number of parking spaces the applicant should provide stormwater treatment.

Response – While the applicant acknowledges the recommendation to provide inlet stones for on-site catch basins 2 and 3, the catch basins are just off the curb and the applicant would prefer to provide only catch basin frame and grates. In order to provide treatment, snouts will be provided for all catch basins. A detail for the snout has been provided in the plan set.

Comment 4 – The lateral for catch basin #6 should be plugged in accordance with City standards.

Response – The lateral for catch basin #6 is currently abandoned. The applicant is not proposing to alter the abandoned pipe or catch basin #6 which is within the City right-of-way.

Ms. Molly Casto
February 22, 2008
Page 2 of 7

Comment 5 – Transition between concrete curbing and granite curbing should be more clearly defined.

Response – The plans have been revised to more clearly define the transition between concrete and granite curbing.

Comment 6 – Proposed grading contour lines have not been provided.

Response – The plans have been revised to show proposed grading contour lines where necessary. As a reminder, the existing lot is being reused at its current elevation, with the exception of changes proposed at the building addition and drive-thru.

Comment 7 – All curb for the parking lot should be located outside of the City right-of-way.

Response – The plans have been revised to relocate the curbing outside of the City right-of-way. It should be noted that the graphical representation of the curbing on the plans displays the curbing as 12 inches wide. In actuality, the curbing is only 6 inches wide. As a result, it may appear at some locations that the curbing infringes on the City right-of-way.

Comment 8 – Lincoln Street will require new curb. New handicap ramps will be required. If, in the spring, the condition of any of the sidewalks abutting the project are deemed unacceptable they will need to be rebuilt.

Response – The plans have been revised to include additional curbing along Lincoln Street. Where existing curbing is currently shown on the plan, no new curbing is being proposed. New handicap ramps have been proposed along the site.

Comment 9 – The applicant should be aware that Deering Street is being ground and overlaid this summer and it will then become a moratorium street. Lincoln Street was paved in 2005, at this time it has not been determined if it falls under the moratorium street repair requirements.

Response – No response necessary.

Comment 10 – Grading Drainage and Erosion Control Plan (Sheet C2.1) does not show silt fencing or stabilized construction entrance as described in note 2 under the Erosion Control Notes on the Cover Sheet and General Notes (Sheet A0.1).

Response – Erosion control notes and plans have been revised to eliminate silt fencing or stabilized construction entrance details. Non-woven geotextile filled with wood waste (Silt socks) have been proposed in place of silt fencing and because the site is currently paved, no stabilized construction entrance will be required.

Comment 11 – Provide details for the following items, which have been referenced on the Site Plan and Grading Drainage and Erosion Control Plan:

- Tipdown Detail
- Retaining Wall Detail
- Trash Filter Detail

Response – The tipdown and trash filter (snout) details have been shown on the plans. The retaining wall on-site will be done by others, and will be included in a future submission.

Ms. Molly Casto
February 22, 2008
Page 3 of 7

Comment 12 – The following plans have not been submitted for review:

- Existing Site Plan
- Demolition Plan
- Landscaping Plan
- Lighting Plan

Response – The Existing Site Plan, Landscaping Plan, and Lighting Plan have been submitted to the City with a transmittal dated February 12, 2008. No Demolition Plan will be required as the existing building on-site is proposed to remain and expanded upon.

Comment 13 – The applicant should confirm that the survey for the project coincides with approved City standards. The survey needs to be tied to the vertical datum of NGVD 1929. Also, the project needs to be tied to the Maine State Plane Coordinate System (2-zone projection), West Zone using the NAD 1983 (HARN) Datum and the U.S. Survey Foot as the unit of measure. These items should be indicated in the general notes provided on the survey.

Response – Information pertaining to the survey plan will be submitted at a later date.

COMMENTS BY TOM ERRICO:

Comment 1 – The painted crosswalks on the driveways shall be painted parallel lines.

Response – The plans have been revised to remove the crosswalks at the driveways.

Comment 2 – The painted entry arrows shall be deleted.

Response – The plans have been revised.

Comment 3 – We are concerned about vehicle overlap onto the sidewalk along Lincoln Street. The applicant shall implement design strategies to prevent vehicles from obstructing the sidewalk. Details shall be provided for review and approval, of any proposed strategies.

Response – The parking has been moved away from the sidewalk to prevent vehicles from overlapping onto the sidewalk along Lincoln Street. The total width from the parking lot curb to the Lincoln Street curb will be approximately 8.5 feet, which would leave a six foot clear sidewalk area given a 2.5 foot vehicle overhang. We would anticipate a limited number of cars overhanging the curb given today's predominantly smaller and lower vehicle styles.

Comment 4 – The parking stall dimensions do not meet City standards. The plans shall be revised or justification for a waiver provided.

Response – A waiver request has been attached to this letter.

Comment 5 – At the internal site crosswalk, the end islands shall be extended to create a 24-foot circulation drive opening.

Ms. Molly Casto
February 22, 2008
Page 4 of 7

Response – The plans have been revised.

Comment 6 – The applicant shall provide a graphic illustrating truck maneuvering on-site and access/egress movements.

Response – The plans have been revised to include an illustration of the truck maneuvering through the site.

Comment 7 – The City continues to review the provision of a curb cut on Forest Avenue. I would note that the review includes limiting movements above that provided on the plan and a complete closure of the curb cut.

Response – Please see discussion in response to Comment 11.

Comment 8 – The applicant shall provide a review on pedestrian safety, as it relates to limited sight distance near the intersection of the store frontage sidewalk and the drive-through lane.

Response – A two-foot pedestrian barrier railing is proposed on the plan to prevent pedestrians from stepping into the drive aisle in close proximity to the building. We have also added a “Look for Pedestrians” sign on the stop sign post.

Comment 9 – The plans shall include a note that indicates all work shall comply with the Manual on Uniform Traffic Control Devices, Federal Highway Administration.

Response – A note is included on the plan within the Striping Legend.

Comment 10 – The applicant shall provide a parking study that documents the need for 56 on site parking spaces.

Response – We have reviewed the Institute of Transportation Engineers’ publication Parking Generation, 3rd Edition for information regarding parking requirements for a Pharmacy with drive-through window (Land Use: 881). The information provided in this publication was based on 15 study sites that showed weekday PM peak hour parking data as follows:

- Average parking demand: 2.02 vehicles per 1,000 sf gross floor area (ksfgfa)
- Range: 0.79-3.67 vehicles per ksfgfa
- 85th percentile parking demand: 2.28 spaces per ksfgfa
- Seasonal peak in December: 1.2 x typical demand

For the proposed 13,700 sf store, the forecast parking demand based on the observed values in the study coupled with the December peak factor would be from 33 average to 60 peak observed spaces. The proposed site plan calls for 56 spaces, which is the high end of this range. Per the City’s Off-Street Parking Ordinance, 51 spaces are required for this site. A shared parking agreement and cross easement is being discussed with an abutter. Walgreen’s experience indicates a need for 50 to 60 spaces for peak business days.

Ms. Molly Casto
February 22, 2008
Page 5 of 7

Comment 11 – The applicant shall provide a summary of proposed driveway locations and their compliance with both City and State standards.

Response – The project proposes three driveways with proposed conditions and ordinance requirements summarized as follows:

Driveway Summary

Driveway Location	Driveway Width		Corner Clearance	
	Proposed	Ordinance	Proposed	Ordinance
Lincoln Street	24 feet	24-30 feet	102 feet	35 feet
Deering Avenue	24 feet	24-30 feet	104 feet	150 feet
Forest Avenue	28 feet	24-30 feet	90 feet	150 feet

All of the driveways meet the width criteria, but the City Traffic Engineer needs to approve the Forest Avenue width to be more than 24 feet but less than 30 feet. This is a restricted movement driveway with a separator island necessitating the wider width due to the constraints of curbing on both sides of the vehicle. This is similar to an enter only and exit only driveway design that allows for 20-foot wide openings where 14 foot openings are proposed.

The Deering Avenue driveway does not meet corner clearance, but has been placed mid-block to minimize effect on adjacent intersections. Lincoln Street to the south is a local, low-volume roadway and Revere Street to the north is a limited movement roadway, both of which contribute to the acceptability of the proposed separation that is greater than 100 feet to each cross street.

The Forest Avenue driveway does not meet the separation criteria from Lincoln Street. Lincoln Street is a low volume local street with only 16 PM peak hour left turns out forecast for the post-development condition, or one every four minutes. This driveway is proposed to prohibit lefts out, which is the most critical movement at this location. The left turns in from Forest Avenue will be low-impact since Forest Avenue has two westbound lanes at this point and the left lane is low-volume since it is a left turn only lane at Woodfords Corner. Therefore, traffic stopped to turn left into the site will not delay the heavy through movement on Forest Avenue. This proposed driveway will replace two full movement curb cuts on Forest Avenue and increase the separation distance from Lincoln Street by fifteen feet from the existing condition. For these reasons, a waiver of the driveway separation down to 90 feet is requested.

State criteria would not apply to the driveways since the site is within the urban compact and does not require a traffic movement permit. In any case, State criteria are less than the City criteria.

Comment 12 – The applicant shall provide trip assignment information through Woodfords Corner. The City will use this information to estimate a financial contribution to future improvements at Woodfords Corner.

Response – The attached turning movement diagrams provide existing traffic counts, trip assignment and 2009 forecast PM peak hour post-development volumes. Trip assignment was based on an evaluation of the surrounding residential density as well as the existing traffic volumes shown on Figure 1.

Ms. Molly Casto
February 22, 2008
Page 6 of 7

COMMENTS BY MOLLY CASTO:

Comment 1 – In order to demonstrate financial capacity, we require a letter from the applicant's financial institution stating that they have adequate financial means to complete the proposed project.

Response – Evidence of financial capacity will be submitted at a later date.

Comment 2 – Fire Department Checklist – this can be submitted to the Planning Division or directly to Captain Greg Cass of the Portland Fire Department.

Response – Fire Department Checklist will be submitted when complete to Captain Cass. A copy will be forwarded to the Planning Department.

Comment 3 – Sewer capacity letter – Please forward this to the Planning Division when it is available.

Response – No response necessary.

Comment 4 – Letter from Pine Tree Waste stating they will service the project.

Response – A response letter from Pine Tree Waste has been attached to this letter.

Comment 5 – The revised plans should show all tip downs for crosswalks and sidewalks. Some have been included but others are missing from the plans.

Response – The plans have been revised to clarify that tip downs are typical for all ramps.

Comment 6 – Please provide details for the proposed bike rack(s) for the site.

Response – Details for the proposed bike rack are not available. Specifications for the bike rack have been attached to this letter.

Comment 7 – Stormwater management plan – Public Works requires a stormwater management plan be developed for this proposal.

Response – Refer to the response to Comment 1 received by Woodard and Curran.

Comment 8 – Tom Errico, Consulting Traffic Engineer and Jim Carmody, City Traffic Engineer requested a meeting that you provide trip generation/distribution information. This can be delivered to the Planning Division and I will forward it directly to them.

Response – Refer to response to Comment 12 received from Tom Errico

Ms. Molly Casto
February 22, 2008
Page 7 of 7

Comment 9 – Jim Carmody and Tom Errico also requested the following information:

- a. Additional details on the proposed internal signage program for traffic circulation. This should be included on plan revisions.*
- b. Revised plans with standard 9x19 ft parking spaces or a letter requesting waiver from this standard containing an explanation of why these sized spaces will not fit on the site.*
- c. A letter to the Planning Division requesting that one of the curb cuts along Forest Avenue be maintained, including a justification as to why this is significant for the project proposal. This should also include a summary of all proposed driveway locations and their compliance with both City and State standards.*

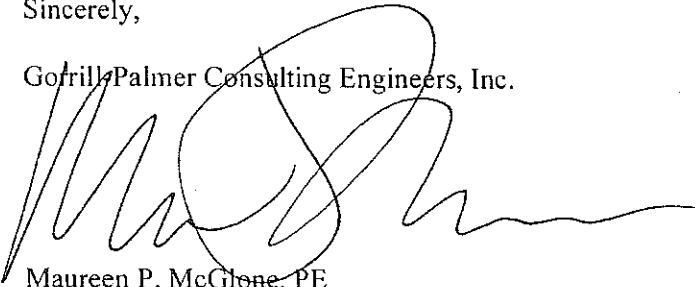
Response –

- a. The plans have been revised.
- b. A waiver request has been attached to this letter.
- c. Refer to the response to Comment 11 received from Tom Errico.

Gorrill-Palmer Consulting Engineers, Inc. appreciates the opportunity to respond to these comments and looks forward to your review of our responses. Should you have any questions or require any additional information, please feel free to contact me.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.



Maureen P. McGlone, PE
Project Engineer

CC:

- David Latulippe
- Dan Goyette, Woodard & Curran
- Thomas Errico, Wilbur Smith Associates

Attachments:

- Attachment 1 - Stormwater Management Plan
- Attachment 2 - Parking Stall Waiver Request
- Attachment 3 - Turning Movement Diagrams
- Attachment 4 - Ability to Serve Response Letter from Pine Tree Waste, dated February 22, 2008.
- Attachment 5 - Bike Rack Specifications



Gorrill-Palmer Consulting Engineers, Inc.

PO Box 1237
15 Shaker Rd.
Gray, ME 04039

Traffic and Civil Engineering Services

207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

March 4, 2008

Captain Gregory Cass
Fire Department
380 Congress Street
Portland, ME 04101

Re: Fire Department Review

Dear Captain Cass:

The Richmond Company has retained Gorrill-Palmer Consulting Engineers, Inc. to prepare development plans and permit applications for the redevelopment an existing building to a proposed 13,700 +/- square-foot Walgreens pharmacy with drive-up service. The pharmacy will be located within the Forest Avenue, Lincoln Street, Deering Avenue, and Revere Street block in Portland, Maine. The existing site is currently occupied by a two-story medical office building.

Figure 1 is a map showing the project location. The developer is currently seeking Site Plan Approval from the City of Portland. As part of the permitting process, approval of the site from the Fire Department is required.

Description of Development Site

The development site includes Lots L6 and L7 of Portland Assessor's Map 125, totaling approximately 1.16 acres. Both parcels are currently developed with a mix of uses and intensity of development.

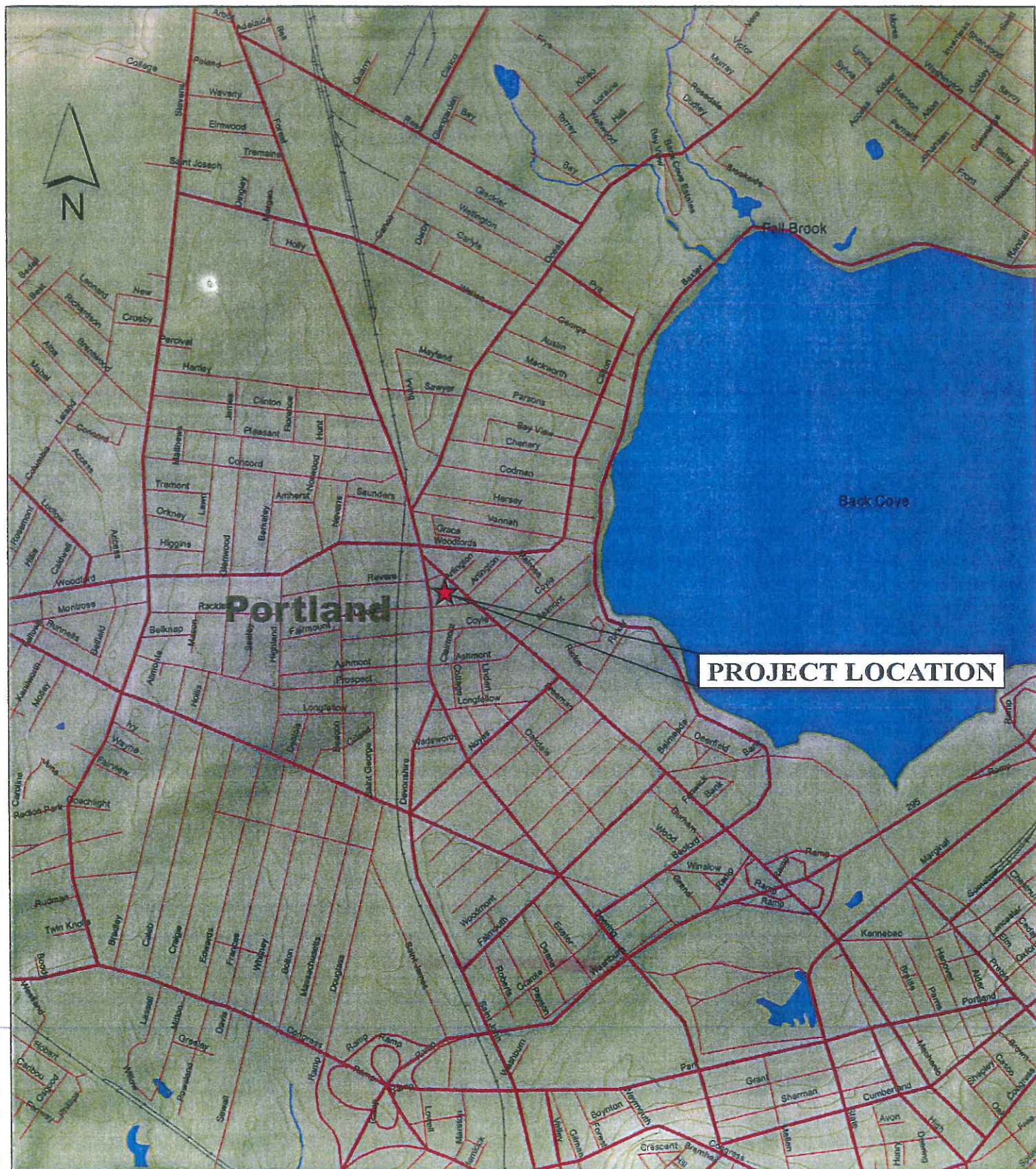
It is GPCEI's understanding that the Richmond Company intends to expand the existing building instead of demolishing and constructing a new building. The existing parking field is proposed to be reconstructed to accommodate 56 parking spaces. The site is proposed to be accessed through three primary curb cuts on Forest Avenue, Lincoln Street, and Deering Avenue. The proposed project involves expanding the building to the south and west. The existing building will be converted from a 17,800 square foot two-story building into a 13,700 square foot single story building. The building, as proposed, will be expanded south towards Lincoln Street and west towards Deering Avenue. The eastern building wall along Forest Avenue and the northern building wall are proposed to remain. The existing basement under the front half of the current building along with the roof structure will also remain. The proposed addition is approximately 5,600 +/- square feet.

Utilities

At this time, it is proposed that water service for the proposed development be provided through connection to an existing waterline on-site. Attached to this letter is a copy of a response letter from the Portland Water District indicating they have sufficient water capacity to serve the proposed development.

Location Map

Figure No. 1



PROPOSED PHARMACY, PORTLAND, MAINE

GP Gorrill-Palmer Consulting Engineers, Inc.

PO Box 1237
15 Shaker Road
Gray, ME 04039

Traffic and Civil Engineering Services 207-657-6910

Fax: 207-657-6912

mailbox@gorrillpalmer.com

www.gorrillpalmer.com



JN: 1348

DATE: OCT 2007

FILE: 1348_LOCMAP.MXD

SOURCE: MAINE GIS WEBSITE

Captain Gregory Cass
March 4, 2008
Page 2 of 3

It is currently proposed that sewer on-site be separated from the storm drain system. The sewer will be reconnected to the combined system once it is within the City right-of-way, allowing for future alterations once sewer and storm drain have been separated within the right-of-way.

Building Architecture

Building architecture is proposed to conform to the City of Portland standards. Building elevations have been attached to this letter.

Parking and Circulation

The proposed development's parking areas have been designed to meet the Portland Land Use Ordinance. The stalls are designed to be 9-ft x 18-ft 90-degree spaces with 24-ft wide drive aisles. Total parking for the site is 56 spaces, which exceeds the required 46 spaces. Of those spaces provided, 4 are proposed to be ADA accessible.

Fire Protection

Fire protection proposed for the structure consists of a fire suppression system which includes a sprinkler system.

Hydrants are located at the intersection of Deering Avenue and Lincoln Street and at the intersection of Forest Avenue and Arlington Street. Both hydrants are located within 75 feet from the building. Hydrant locations are shown on the attached letter received from the Portland Water District. No other fire department connections are located on, or adjacent to, the site.

Additional information concerning NFPA 1 and any Fire Department Standards will be submitted under separate cover by the project's building architect. The architect can be contacted at the following address and telephone number:

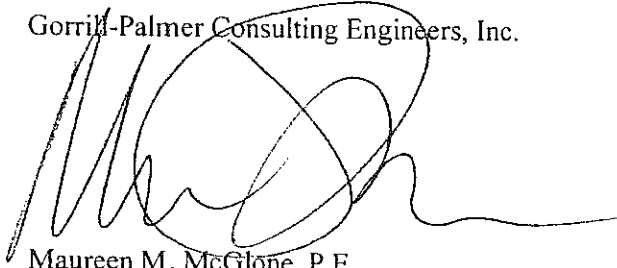
Bill Lorigan
Moeser & Associates
206 Ayer Road, Suite 2
Harvard, MA 01451
voice 978.456.6905
fax 978.456.9153

Captain Gregory Cass
March 4, 2008
Page 3 of 3

Please contact me if you have any questions relative to this matter.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.

A handwritten signature in black ink, appearing to read 'Maureen M. McGlone', written over the company name.

Maureen M. McGlone, P.E.
Project Engineer

Attachments

- Attachment 1 - Letter from Portland Water District, dated November 1, 2007.
- Attachment 2 - Building Elevations
- Attachment 3 - Site Layout and Utility Plans

Enclosure

Copy: David Latulippe, The Richmond Company
Molly Casto, City of Portland
Bill Lorigan, Moeser & Associates

MPM/jjm/JN1348/fire department_02-13-08



PO Box 1237
15 Shaker Rd.
Gray, ME 04039

Traffic and Civil Engineering Services
March 21, 2008

207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

Ms. Molly Casto
Development Review Services Manager
City of Portland
Planning & Development Department
389 Congress Street
Portland, Maine 04101

RE: Walgreen's Pharmacy, Forest Avenue
Letter of Correspondence No. 3
Response to Comments

Dear Molly,

Gorrill-Palmer Consulting Engineers, Inc. is pleased to respond to the review comments regarding the above referenced project made by Marge Schmuckal of the City of Portland dated March 3, 2008; by Dan Goyette of Woodard & Curran dated March 6, 2008; by Tom Errico of Wilbur Smith Associates dated March 6, 2008; and by Molly Casto of the City of Portland dated March 7, 2008. We are also responding to comments received at the Planning Board meeting on March 11, a City staff meeting on March 17, and your phone call on March 19th. For ease of review, each comment has been repeated below followed by our response.

COMMENTS BY MARGE SCHMUCKAL:

Comment 1 – I have reviewed this application for compliance with the B-2b requirements. This change of use for a drive-thru retail/pharmacy does require a conditional use Planning Board approval for the drive-thru use.

Response – No response necessary.

Comment 2 – This review is based upon an existing building and not a complete reworking of the site. The existing building will be converted from a two story medical building to a 1 story building with additions. I have concerns as to the mechanics of how this would be done. How will this be phased? What is the condition of the existing building?

Response – Information pertaining to the phasing of construction will be provided to the City at time of submittal for a Building Permit.

Comment 3 – All the B-2b requirements are being met except for the required loading bay of 14'x50'. This may be a loading/unloading location on the ground near the building. The area would need to be appropriate depicted on the site plan.

Response – The plans have been revised to clearly indicate the location of the loading bay. The tote enclosure shown is adjacent to the 14' x 50' loading bay. Merchandise will be offloaded at the rear of the truck with handcarts and brought into the building through a 6' wide overhead door shown at the back of the loading bay.

Ms. Molly Casto
March 21, 2008
Page 2 of 7

Comment 4 – The submitted noise information shows that the restricted noise levels can be met and reduced if need be.

Response – No response necessary.

Comment 5 – Information on a proposed free-standing sign was submitted. All signage would require a separate permit, review and approvals. The submitted information shows that the freestanding sign could meet the requirements of table 2.6 of the sign ordinance. I believe that the sign can also meet the requirements of corner clearance, section 14-434. It is cautioned that the electronic signage proposed can not (by State Law) change copy more than once every 20 minutes. Both the State and the City enforces these guidelines.

Response – No response necessary.

Comment 6 – It is also noted that the boundary and existing site plan prepare by Titcomb Associates is inaccurate in it's length along Forest Ave. It is showing 315.43 feet instead of 215.33 feet. The site plan should be revised. The inaccuracy has been carried thru to all other plans.

Response – The distance of 315.43 feet shown on the plans indicates the length of frontage along Forest Avenue for parcels 1(#616 Forest Avenue), 2, and 3 (#630 Forest Avenue). The distances along Forest Avenue as shown are 94.67, 130.66, and 90.10 feet, respectively. The total distance along Forest Avenue equals 315.43 feet.

COMMENTS BY WOODARD & CURRAN

Comment 1 – Due to the number of parking spaces the applicant should provide stormwater treatment beyond the “Snout” oil and debris seperators.

Response – Additional stormwater treatment for a majority of the parking lot runoff is being proposed using Filterra® Bioretention Filtration System, a low impact development measure. Details for the Filterra System and an updated stormwater management plan have been included with this submittal.

Comment 2 – Currently, the site plan includes notation for “concrete sidewalk” and “concrete curb.” There are a number of different concrete sidewalk and concrete curbing details provided. The site plan should include references for the locations of each type. Will any combined curb and gutter be used on the site?

Response – The locations of the combined curb and gutter have been shown on the revised plans.

Comment 3 – Curbing reveal has not been identified. City of Portland standards call for 7” curb reveal.

Response – The curbing reveal has been identified on sheet C4.1 within the “Section at Sidewalk” detail.

Comment 4 – The typical pavement detail calls for 9.5 mm surface pavement, corresponding closely to grading D pavement. City of Portland standards call for grading C surface pavement.

Response – The plans have been revised to conform to City of Portland standards.

Ms. Molly Casto
March 21, 2008
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Comment 5 – The notes on sheet C1.1 references sheet C4.2 for truck turning radius information. It is assumed that the reference should be for sheet C4.6.

Response – The plans have been revised to reference sheet C4.6.

Comment 6 – The narrative states that the erosion control plans have been edited to remove silt fence, and other non-applicable measures from the plans. The erosion control plan still includes details for these items, and notations for them in the written plan. These should be removed and a detail and information should be added for the proposed Silt Sock.

Response – The plans have been revised to include a detail for the proposed silt sock. While we recommend the silt sock to be used on-site, the contractor has the option of using a silt fence or wood waste berm. As such, the details will remain within the plan set.

Comment 7 – It is noted that the following items will be addressed in future submittals:

- Retaining walls
- Compliance of survey with Portland standards
- Financial Capacity

Response – Evidence of Financial Capacity has been submitted to the City via a transmittal dated March 3, 2008. A revised survey plan is also included. Information pertaining to retaining walls will be submitted at a later date.

COMMENTS BY TOM ERRICO

Comment 1 – Painted parallel line crosswalk lines shall be provided across driveway locations.

Response – As discussed at the staff meeting on March 17, a crosswalk will be provided across only the Forest Avenue driveway.

Comment 2 – A "Do Not Enter" sign is illustrated in the sign legend, but does not appear on the layout plan. An explanation should be provided.

Response – This sign has been removed from the sign legend.

Comment 3 – The layout of the pedestrian conflict area near the drive-through lane exit needs to be modified to prevent pedestrians from walking directly into the travel lane. It is suggested that pedestrians be directed toward the south and a physical barrier be provided preventing a pedestrian from walking out into the drive-through lane.

Response – The drive-thru exit has been modified to curve away from the building to address the concern of pedestrians stepping into a travel aisle from behind the building. Also, a "Look for Pedestrians" sign has been added on the stop sign post at the drive-thru to further alert drivers.

Comment 4 – I support a waiver for parking space stall size. The proposed plan is to have 18 feet by 9 feet spaces.

Response – No response necessary.

Ms. Molly Casto
March 21, 2008
Page 4 of 7

Comment 5 – I continue to review the parking analysis that justifies the need for 56 on-site parking spaces. The data indicates that during peak time periods, in excess of 56 parking spaces is required. It is noted that Walgreen's requires a need of between 50 and 60 parking spaces. I would request that the applicant provide information that supports that need.

Response – There are 91 existing parking spaces on the site and the applicant proposes a reduction of 36 spaces with the proposed design. One space has been eliminated from the plan for purposes of headlight screening as discussed later in this letter. The ordinance calls for 51 spaces and the applicant proposes four more than this number to be built if an interconnecting driveway with an abutting property is provided. The four spaces in question are identified on the latest plan.

Comment 6 – The driveway on Forest Avenue does not meet City corner clearance standards and accordingly the applicant should further justify the need for its existence. Site trips originating from the north may find it easier to use Deering Avenue, thus minimizing the need for this driveway. Site trips from the south could easily use Lincoln Street.

Response – We understand as of your phone call to us on March 19th that staff is comfortable with a limited movement driveway at this location, and has concerns with allowing a left turn into this driveway. Gorrill-Palmer Consulting Engineers, Inc. is of the opinion that the provided separation and relatively low volume nature of Lincoln Street and the proposed site driveway will result in reasonably efficient and safe operations. We are providing the following discussion in support of our waiver request:

While there are alternative routes to reach the parking area for the proposed store, providing this driveway is essential to proper site circulation. Without this driveway, the most utilized parking which is closest and most convenient to the facility's entrance would be dead-end parking, which is highly undesirable and likely not acceptable to most redevelopment/improvement plans for this property.

It is the opinion of our office for the reasons stated in our letter of February 22nd that the Forest Avenue driveway does not pose unusual safety or operational concerns, particularly because the outbound left lane of Forest Avenue is usually clear since it becomes a left turn lane at Woodfords Street. This one limited movement driveway will replace two full movement curb cuts on Forest Avenue, one of which is in closer proximity to Lincoln Street.

The proposed layout evenly distributes the traffic across the three streets surrounding the property. Closing or further limiting the movements at the Forest Ave entrance would unnecessarily distribute more traffic to the neighborhood streets in particular Lincoln Street. This was discussed with Jim Carmody and Tom Errico at the March 17th staff meeting, at which time the general conclusion seemed to favor keeping this driveway, but perhaps further defining the right out only movement. The revised site plan reflects narrowing the exit to twelve feet and enlarging the channelizing island.

Comment 7 – I continue to review the traffic generation and assignment information as part of identifying a financial contribution at the Woodfords Corner intersection as part of future traffic improvements.

Response – No response necessary.

Ms. Molly Casto
March 21, 2008
Page 5 of 7

COMMENTS BY MOLLY CASTO

Comment 1 – The light trespass from the arm-mounted pole lights on each side of the Lincoln Street driveway exceed City standards. Illumination levels at the property line shall not exceed .1 fc.

Response – A revised photometrics plan has been completed and is included in this package. As requested by the Board at the March 11 meeting, we are considering the street lights on Lincoln Street as part of our analysis. The existing lights are 50 watt luminaries, which do not provide much spill onto the property. Also existing are 400 watt spot lights directed onto the parking lot from poles within the right-of-way. We will be requesting that these lights be removed in lieu of the lighting that we are proposing on-site.

Comment 2 – The same is also true for the proposed lighting illuminating the Deering Avenue driveway and the tote enclosure. Illumination levels at the property line shall not exceed .1 fc.

Response – See response to Comment 1.

Comment 3 – The wattages of the proposed arm-mounted pole lights and the double-arm mounted pole light in the rear parking area exceed City standards. No fixture shall exceed 250 watts outside of designated industrial areas.

Response – See response to Comment 1.

Comment 4 – The maximum illumination levels for areas intended to be lighted, as measured at grade, shall not exceed 5.0 fc. The proposed double-arm mounted pole light does not meet this standard.

Response – See response to Comment 1.

COMMENTS FROM MARCH 11 PLANNING BOARD MEETING

These comments may be from Board members, staff or members of the public and are presented in a summary format:

Comment 1 – Left turns from Lincoln onto Forest are very difficult from 4-6 PM. Drivers will sometimes block inbound traffic when pulling partway out into Forest Avenue. Should left turns from Lincoln Street be prohibited?

Response – This was discussed at the staff meeting with Jim Carmody and Tom Errico. There are currently only 7 left turn movements from Lincoln St in the PM peak hour, and the proposed project will only add 10 left turns at this intersection at the peak hour (1 left turn every 6 minutes). Long term should the City reconfigure the Woodfords Corner intersection to allow dual right turns for westbound traffic on Forest Ave., Jim indicated that prohibiting the left turn movement from Lincoln Street may be beneficial and the City. Jim will investigate this further since it is beyond the purview of the applicant.

Comment 2 – The existing office use closes at 5 PM, but the proposed pharmacy would be open into the evening. This would seem to be greater impact to the neighborhood.

Response – The Walgreens will be open later than the current medical office building. However, the traffic affects will be proportional to the existing impact of traffic already passing through the neighborhood, since a

Ms. Molly Casto
March 21, 2008
Page 6 of 7

large proportion of traffic to the site will come from existing traffic on the street. Furthermore, traffic will be well distributed among the three entrance/exits of the site as well as evenly distributed during the peak hour compared to the current medical office use. Given that the medical office building closes at 5 pm, the exiting traffic at closing is concentrated and also coincides with the peak hour commuter traffic heading westbound on Forest Ave. In fact, the existing medical office use is estimated to generate 66 PM peak hour trips, all of which is primary, or new traffic. The pharmacy is forecast to generate 118 PM peak hour trips of which only 52 would be primary or new traffic. Therefore, the site is actually forecast to see a reduction of 14 PM peak hour "new" trips to the site.

Additionally, the more intrusive retail site activities such as trash pick up and trailer truck loading/unloading will be restricted to the hours between 8:00 am and 8:00 pm.

Comment 3 – The alignment for cars exiting the drive-thru appears to be cumbersome for drivers wishing to exit to Lincoln Street. Also, the alignment appears to direct headlights into the home across Lincoln Street.

Response – As noted previously, the drive-thru exit has been modified to address both the alignment and pedestrian crossing concerns. The plan also reflects elimination of one parking space to provide more landscaping to screen headlights facing Lincoln Street from the drive-thru lane.

Comment 4 – Should a left turn lane be provided on Deering Avenue at the site driveway?

Response – The forecast turning volume at this driveway is 12 vehicles in the peak hour. This would be approximately one vehicle every five minutes, which would not justify a left turn lane on a low-speed roadway.

Comment 5 – Pedestrian circulation on the site appears to be problematic/potentially unsafe.

Response – The primary concern at the blind corner for pedestrians crossing the drive-thru exit has been further addressed by realigning the drive-thru exit. Additionally, we would expect the majority of customers to use the parking modules directly along the side of the store which is closest and most convenient to the store's entrance. The parking spaces located behind the store will be used by customers during peak shopping hours and during the busy holiday periods as well as staff parking. With only one car in and one car out per minute, we do not anticipate the atmosphere in the front parking area to be busy.

Comment 6 – Is there a potential for queuing at the drive-thru lane to impede traffic flow?

Response – Walgreens anticipates that the drive-thru lane will serve only about twenty customers per day. Therefore, only on rare occasions would there be more than one car in the drive-thru lane, where at least three cars could stack with no adverse affects.

DISCUSSIONS AND COMMENTS FROM MARCH 17TH STAFF MEETING

Comments – The following items were discussed with conclusions as noted:

- *Add pavement markings to guide drive-thru customers down the proper aisles.*
- *Tom Errico generally has no concerns with internal pedestrian and vehicular circulation.*
- *Tom would like to see information from Walgreens relative to parking requirements.*
- *Tom indicated that the routing of the delivery truck appears to be acceptable and suggested that deliveries be limited to 8 AM to 8 PM.*
- *Show snow storage areas on the plan.*

Ms. Molly Casto
March 21, 2008
Page 7 of 7

- *Jim would like more information on how the truck parks for loading and unloading and whether it will impede traffic flow.*
- *Provide more landscaping at the corner of Lincoln Street to the extent possible without impeding traffic sight lines.*

Response -- Items requiring a response have been addressed as follows:

- Pavement marking arrows and text have been added to the plan.
- Walgreens typically requires 50 – 60 parking spaces to provide for peak hour during busy season. 51 spaces are required by the City Ordinance, with 55 total spaces proposed. Further discussion is provided in previous responses above.
- Snow storage areas are shown on the revised site plan. Should these areas become full, snow would be trucked from the site.
- It is anticipated that the trucks will back into the loading area behind the store as depicted on the previously submitted truck routing and turning diagram. It is likely a lift gate or a ramp will be used to offload product by hand truck. The product will be moved into the building through an overhead door. The deliveries will take place once per week and is not expected to have a detrimental effect on traffic flow, particularly since the loading area is remote from the main activity at the store.
- Landscaping has been added to the corner of Lincoln Street as requested.

Gorrill-Palmer Consulting Engineers, Inc. appreciates the opportunity to respond to these comments and looks forward to your review of our responses. Should you have any questions or require any additional information, please feel free to contact me.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.



Maureen P. McGlone, PE
Project Engineer

CC: Betsy Melrose, Mitchell & Associates
David Latulippe, The Richmond Company

Attachments:

- Attachment 1 - Stormwater Report
 - Detail for Filterra® Bioretention Filtration System
- Attachment 2 - Revised Lighting Plan
- Attachment 3 - Revised Landscaping Plan
- Attachment 4 - Revised Drawings

Request for Waiver

Re: Walgreen's Development
Forest Avenue, Portland

Request for Waiver from **Section III.3.A** of the Technical and Design Standards and Guidelines for the City of Portland - describing the parking lot and parking space design.

The Technical and Design Standards and Guidelines recommend a standard parking space of 9 feet wide by 19 feet long. As part of this development, the applicant has provided parking spaces which are 9 feet wide by 18 feet long. The parking spaces have been reduced in length to minimize the impervious area and provide for a 24-foot wide drive aisle to help facilitate better access throughout the site. If 19 foot long parking spaces were provided, the site would become mostly impervious, and would not provide adequate parking spaces for Walgreen's standards.

Molly Casto - Fwd: Walgreens - Forest Ave., Portland, ME

From: <dlatulip@aol.com>
To: <MPC@portlandmaine.gov>
Date: 4/1/2008 11:24 AM
Subject: Fwd: Walgreens - Forest Ave., Portland, ME
CC: <mmcglone@gorrillpalmer.com>

Molly,

I did meet with the neighborhood group last week and found the meeting quite positive. Below are a list of questions WONA had and our responses.

Thanks,

David Latulippe
The Richmond Company, Inc.

-----Original Message-----

From: dlatulip@aol.com
To: pouellette1@verizon.net
Sent: Tue, 1 Apr 2008 8:55 am
Subject: Walgreens - Forest Ave., Portland, ME

Paul,

Below are the responses to the questions raised by the members of WONA during our meeting last week. For ease I have inserted the response below each question. Please call me with any further questions.

David Latulippe
The Richmond Company, Inc.

Hi David,

I thought the meeting the other night went well and appreciate your positive approach. Member response was positive.

Could you respond to the questions raised in writing so that i can distribute them to all WONA members.

What green (energy efficient) techniques will be utilized in the proposed building.

Several components of the existing building will be reused including the exterior walls along Forest Avenue and facing the Church Corp. property, the existing roof structure as well as the basement. The building additions and new facade will use sustainable products in brick and block. The tenant proposes to use energy efficient mechanical and electrical components and has instituted a corporate recycling program. There will be two 2 cubic yard dumpsters on the property. One of the dumpsters is dedicated for recycling cardboard. Currently, the stormwater and sewer are combined which is a significant issue

the City of Portland is dealing with in many areas of the city. The project will discontinue the combined system by separating the stormwater system from the sewer system. In addition, the site work around the building will utilize tree box filters which are a recognized low impact development technique. < /EM>

Increased traffic on Lincoln St raised concerns. What is projected?

The existing medical office use is estimated to generate approximately 33 PM peak hour trips on Lincoln St. (8 trips in and 25 trips out), all of which are primary (trips whose primary destination is the medical office building), or new traffic.

Based on experience from existing pharmacies, it is forecasted that Walgreens will generate 44 peak hour trips (22 trips in and 22 trips out), on Lincoln St. of which only 18 would be primary or new traffic, the remaining 26 trips are from existing traffic that would already be on Lincoln St. Therefore, the site is actually forecast to see a slight reduction of approximately 15 new PM peak hour trips to the Lincoln St. entrance/exit destined for this property.

However, should the Forest Ave. entrance be restricted to right in/right out only, the benefits of reduced peak hour traffic on Lincoln St. would not be realized. New trips would increase by 4 primary trips and there would be 13 more pass-by/diverted trips.

Traffic calming with a possible raised sidewalk was proposed. What are your thoughts?

Raised crosswalks are generally effective at reducing speed and improving compliance of drivers yielding to pedestrians. If the City is agreeable to raised crosswalks, we would be will to contribute to their construction.

Left turns to and from Deering at the back entrance (Deering) are a concern, Will you support means of preventing such turns?

A left turn out prohibition has been added to the plan. We have analyzed the left turns in from Deering and determined that this entrance would be utilized during non-peak hours and would have the advantage of getting customers from Woodford St. direction into the site and off a neighborhood street the quickest and most efficiently as possible. During peak hours, should the entrance be blocked by queued traffic for the Revere St. light, customers would find it most efficient to turn onto Lincoln St. and utilize the Lincoln St. entrance.

We feel that the Forest Ave entrance is important to minimizing traffic on neighborhood St. What are your thoughts?

We agree and have oriented the stores entrance towards Forest Ave. and away from the neighborhood. It is Walgreens strong preference that the proposed Forest Ave entrance/exit alignment be maintained. Currently, there are two full entrance/exit curb cuts on Forest Ave. Walgreens is proposing to eliminate one curb cut and restrict left turns out on the remaining curb cut. Having a left in directly into the site from Forest Ave. would eliminate the need for those customers from using the neighborhood streets. We have reviewed the current double entrance/exits on Forest Ave and analyzed the proposed single left in and determined that this would result in a reasonably safe and efficient situation, which are better than exist today.

Lights from vehicles at night are a concern in regard to their effects on residences in Deering and Lincoln. What are the plans to address this concern?

Landscape vegetation is proposed along the Deering and Lincoln Street property lines. At the neighbors request during our meeting the landscaping has been extended along Deering. There remain two small sections along Lincoln St. that there is insufficient width to properly sustain vegetation. In these two areas, we will install a timber guardrail with two rails to screen any headlights from parked cars.

Parking for delivery vehicles are a concern. Where is it intended that they will park so that they do not block the handicap parking for example?

Walgreens will instruct its delivery trucks to park along the landscape area on the side of the store (adjacent to where the bike racks are to be located). There is a convenient sidewalk ramp besides this area. The distance from this sidewalk to the entrance door is less than 90 feet.

The neighborhood would like Walgreen to take noise measurements before and after the store is in use to know the level of noise and to be assured that the ambient noise has not increased. Air utilities should be screened for visual impact and if necessary for noise impact.

The HVAC units will be located and shielded so that they are not visible from any public right of way and designed to meet or exceed Section 14-187 (b) of the City ordinance. This provision requires the noise generated by the building structure and roof top equipment not exceed sixty (60) decibels between 7:00 am and 9:00 pm and fifty-five (55) decibels between 9:00 pm and 7:00 am at lot boundaries.

What is the intended timing for snow plowing and other maintenance events?

To the extent practicable, snow plowing will be performed after 5:30 am. With the store opening at 8:00 am, the access ways and parking areas need to be cleaned up for the safety of the employees and patrons. Plowing activities will vary depending on the size, intensity, and track of any given storm event. Trash collection and site maintenance shall occur between the hours of 7:00 am and 8:00 pm.

Will regular deliveries be daytime events?

Deliveries shall occur between the hours of 7:00 am and 8:00 pm.

Thanks for you response,

*Paul Ouellette
WONA*

*David Latulippe
The Richmond Company, Inc.*

Planning your summer road trip? Check out [AOL Travel Guides](#).

Planning your summer road trip? Check out [AOL Travel Guides](#).

Molly Casto - Portland, ME - Forest Ave. Walgreens

From: <ddlatulip@aol.com>
To: <MPC@portlandmaine.gov>
Date: 4/4/2008 5:30 AM
Subject: Portland, ME - Forest Ave. Walgreens
CC: <mmcglone@gorrillpalmer.com>

Betsy Melrose from Mitchell & Assoc. and I meet with Linda Pinkham and Robin, two neighbors who live on Lincoln St. to review the revised landscape plan. After reviewing the revised plan and walking the property, Linda and Robin prefer that we not install the wooden guardrail along the two small sections of the Lincoln St. parking area. Therefore, we will not be proposing the wooden guardrail as part of the Landscape plan.

David Latulippe
The Richmond Company, Inc.

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AMENDMENT No. 1
TO
PURCHASE AGREEMENT

Reference is made to that certain Purchase Option Agreement (as amended, the "Agreement") dated January 3, 2006 between Mercy Hospital (the "Seller") and The Richmond Company, Inc. (the "Buyer"). Capitalized terms not otherwise defined herein shall have the meanings ascribed to such terms in the Agreement.

Accordingly, for good and valuable consideration, the sufficiency of which is hereby acknowledged, the Buyer and Seller agree as follows:

1. The text of Section 9 of the Agreement is and shall hereby be deleted in its entirety and replaced with the following:

"Time for Performance; Delivery of Deed. The Buyer may elect to purchase the Premises by delivering to Seller a written notice to be given on or before [REDACTED] (the "Closing Notice"), designating the date upon which the transaction contemplated by this Agreement shall be consummated, which date shall be between April 15 and [REDACTED]. Seller shall have the option to continue to occupy the Premises pursuant to a Use and Occupancy Agreement in the form attached hereto as Exhibit B (the "Use Agreement"), which in all events shall provide for termination of such use and occupancy no later than [REDACTED].

The Closing shall take place at the office of Buyer's lender's counsel or at such other place as the Buyer and Seller may mutually agree. Documents to be provided by Seller to Buyer at the Closing shall include the Deed and such other documents as the Buyer's lender and the title company insuring the title may reasonably request, including, without limitation, a Mechanic's Lien and Persons in Possession Affidavit, a Taxpayer Information (1099S) Form, an Affidavit of Non-Foreign Status, a settlement statement, and such other documents as may reasonably be required by the closing agent. It is agreed that time is of the essence with respect to all of the terms and conditions of this Agreement.

If Buyer fails to provide a Closing Notice by [REDACTED] then this Agreement shall terminate and be of no further recourse to any party, and Seller shall retain the Deposit, the Amendment Deposit and any other deposits or payments made hereunder as provided herein.

2. On or before the December 1, 2007, the Buyer shall pay to Seller an additional deposit in the amount of [REDACTED] Dollars (the "Amendment Deposit"). The Amendment Deposit shall be non-refundable to

Buyer when made, but shall in all events be applied and to the Purchase Price at Closing. In the event the Buyer fails to make the Amendment Deposit (after notice from Seller and failure to cure within five business days), then the Seller shall retain the prior Deposit(s) made pursuant to the Agreement and this Agreement shall terminate and be of no further recourse to any party.

3. Except as amended hereby, the Agreement is hereby ratified and shall remain in full force and effect.

Executed under seal as of this ___ day of _____, 2007.

SELLER:

BUYER:

MERCY HOSPITAL

THE RICHMOND COMPANY, INC.

By: Michael R. Hackey
Name: ~~Eileen Skinner~~ Michael R. Hackey
Its: ~~President and CEO~~
CFO

By: _____
Name: _____
Its: _____

(Handwritten initials)

EXHIBIT B

Use and Occupancy Agreement

POST-CLOSING USE AND OCCUPANCY AGREEMENT

Agreement made this 9th day of August, 2007, by and between Mercy Hospital, (hereinafter "Seller") and The Richmond Company, Inc. (hereinafter, "Buyer").

WHEREAS, Buyer and Seller have entered into a Purchase Option Agreement dated January 3, 2006, as amended, ("Purchase and Sale Agreement") wherein Buyer has agreed to purchase that property commonly known and numbered as 606 and 616 Forest Avenue, Portland, Maine (the "Premises") and Seller desires to occupy the Premises which Buyer has agreed to buy from the date of closing until December 31, 2008 (the "Occupancy Period");

NOW, THEREFORE, in consideration of the mutual promises herein expressed, Buyer and Seller agree as follows:

1. Buyer hereby grants to Seller, the exclusive license to use and occupy the Premises for the Occupancy Period.
2. During the Occupancy Period, Seller shall hold Buyer harmless and shall indemnify Buyer from and against all damage to property or person arising out of Seller's use and occupancy of the Premises and shall maintain commercial general liability coverage in reasonable and customary amounts insuring against liability for personal injury and property damage occurring on the Premises. Seller shall also pay and indemnify Buyer against all costs and expenses incurred by Buyer which result from the failure of Seller to vacate the Premises as provided in Paragraph 1 hereof, including legal costs and charges including counsel fees lawfully and reasonably incurred in obtaining possession of said Premises after a default by Seller pursuant to this Agreement or enforcing any covenant of Seller herein contained.
3. During the Occupancy Period, personal property of Seller kept or stored on the Premises shall be at Seller's risk and shall not be Buyer's responsibility.
4. Buyer and Seller agree that this instrument does not establish a relationship of landlord and tenant between Buyer and Seller, but rather, constitutes a license by Buyer to Seller which Buyer may forthwith revoke if Seller breaches any of its obligations under this Agreement or does not vacate the Premises on or before the time provided in Paragraph 1 of this Agreement.
5. Seller shall pay [REDACTED] per month for its use and occupancy license granted herein during the Occupancy Period (pro-rated for any partial month Seller is in occupancy). Without limiting the generality of Paragraph 2 above and without limiting any of Buyer's rights and remedies hereunder or at law, in the event Seller fails to vacate the Premises after the expiration of the Occupancy Period, the Seller shall pay Buyer \$850.00 for each day it fails to vacate the Premises. Seller shall be responsible for payment of: (i) all utilities and (ii) taxes,

including without limitation, real estate, property, ad valorem, use tax, tax assessments or betterment charges during the Occupancy Period.

6. During the Occupancy Period, Seller shall maintain the Premises in good order and condition, free of all refuse and rubbish and in substantially the same condition as on the date hereof, reasonable use and wear and tear excepted, provided, however, that notwithstanding any other provision of this Agreement, Seller shall be permitted to remove all or part of its personal property from building(s) so long as such removal is completed on or before the day that the Seller vacates the Premises pursuant to this Post-Closing Use and Occupancy Agreement.

7. During the Occupancy Period, Buyer may enter the Premises after reasonable notice to Seller (which shall not be less than twenty-four (24) hours).

WITNESS the execution hereof under seal as of the date first above written.

SELLER:

BUYER:

MERCY HOSPITAL

THE RICHMOND COMPANY, INC.

By: Michael R. Hadley

~~Eileen Skinner, CEO and President~~
Michael R. Hadley, CFO

By: _____

Philip Pastan, President

PURCHASE OPTION AGREEMENT

1. Parties. This ____ day of _____, 2005, Mercy Hospital, a Maine corporation, with an address of 144 State Street, Portland, ME 04101 (the "Seller") agrees to sell to The Richmond Company, Inc., a Massachusetts corporation, with an office at 7 Essex Green Drive, Suite 56, Peabody, Massachusetts 01960 (the "Buyer"), or its nominee, and Buyer agrees to buy, upon the terms and subject to the conditions hereinafter set forth (the "Agreement"), the Premises described below.

2. Description. That certain parcel of land located at 606 and 616 Forest Avenue and identified on the City of Portland, ME Tax Map 125, as lots L-6 and L-7 and as more specifically described on Exhibit A, which is attached to this Agreement and made a part hereof (the "Premises").

3. Buildings, Structures, Improvements, Fixtures. Included in any sale as a part of the Premises are any buildings, structures and improvements now thereon, all easements and/or other interests appurtenant thereto, and any fixtures therein. Also included in the sale as a part of the Premises are the following:

(a) all right, title and interest of the Seller in and to any reports, test results, analyses, bids or similar data concerning the Premises or any structures or personal property thereon, and any plans, studies, written work or related materials concerning the Premises, including, without limitation, any survey plans, subdivision or similar plans, construction plans and specifications and the like; and

(b) all right, title and interest of the Seller in and to any permits, certificates, variances, consents and approvals, if any, pertaining to the Premises, to the extent transferable.

4. Title; Deed. Said Premises are to be conveyed in accordance with the terms and provisions hereof by a good and sufficient Warranty Deed (the "Deed") running to the Buyer, or to any assignee or nominee designated by the Buyer, and said Deed shall convey a good and clear record and marketable fee simple title thereto, free from encumbrances and any matters of record which would interfere with Buyer's development, use and operation of the Premises as a retail commercial development, except:

(a) provisions of existing building and zoning laws;

(b) such real estate taxes for the then current tax period as are not due and payable on the date of the delivery of such Deed and any liens for municipal betterments assessed after the date of this Agreement but not due and payable on the date of the delivery of such Deed; and

(c) any easements, covenants or restrictions of record provided same do not interfere with Buyer's development, use and operation of the Premises as a retail commercial development.

5. Plans. If said Deed refers to a plan necessary to be recorded therewith, the Seller shall deliver such plan with the Deed in a form adequate for recording.

6. Purchase Price. At the Closing (as defined below) the purchase price to be paid for the Premises under this Agreement (the "Purchase Price") is [REDACTED] of which [REDACTED] (the "Deposit") shall be deposited with John Moncure, Esq., Buyer's counsel ("Escrow Agent") within three (3) business days after the date upon which a fully-executed original of this Agreement is delivered to the other party by whichever of Buyer or Seller is the last to sign this Agreement (the "Effective Date"), and the balance, after accounting for any adjustments provided for herein, shall be paid at the time of delivery of the Deed (the "Closing"), by wire transfer or by certified or bank cashier's check(s). The Deposit is to be held in accordance with the provisions of Section 18 hereof.

7. Review and Permitting Period. During the Review and Permitting Period (as defined herein), the Buyer may analyze and study the Premises and enter into negotiations with its prospective retail tenant or tenants (collectively "Tenant"). Without limiting the generality of the foregoing, the Buyer may examine and analyze the title to, and any existing leases of any part of, the Premises, undertake an analysis of whether Buyer's proposed development of the Premises is permitted by applicable zoning bylaws or any other ordinances and regulations, conduct survey(s), environmental site assessments, engineering studies, begin applying for such permits and approvals as the Buyer deems appropriate, obtain such financing commitments as the Buyer deems appropriate and obtain the approval of Buyer's Tenant or other tenants. Within five (5) business days from the Effective Date, Seller shall deliver to Buyer, to the extent that Seller has not already done so, any and all documents or information in Seller's possession, custody, or control with respect to the Premises including, without limitation, the following (collectively, the "Due Diligence Materials"): (i) all environmental studies or impact statements or reports with respect to the Premises, (ii) information concerning title to the Premises, including any existing title insurance policies, title certifications or title reports together with copies of all documents and plans referred to therein, (iii) any surveys or plans of the Premises, (iv) information concerning property taxes and utility charges in connection with the Premises, including current year tax and utility bills, (v) any and all building plans, specifications, drawings and the like referring or relating to any buildings and improvements on the Premises, (vi) all leases and tenancy agreements, and (vii) all permits, certificates of authority, permit applications and copies of any and all correspondence and memoranda concerning any governmental agency or authority having jurisdiction over the Premises, its operation or development. Buyer's entry upon the Premises in its exercise of its rights during the Review and Permitting Period shall at all times be subject to the terms of Paragraph 25 of this Agreement.

If during the Review and Permitting Period the Buyer discovers that the Seller does not have clear, marketable title in accordance with the provisions of Section 4 hereof or that the Premises are contaminated by hazardous waste or materials, Buyer shall notify the Seller in writing with reasonable promptness of such title objections and/or contamination. Seller shall not,

however, have any obligation or responsibility to cure any such title objections and/or contamination except as specifically set forth herein.

As used in this Agreement, the term "Review and Permitting Period" shall mean the period commencing on the Effective Date and expiring on the ninth (9th) monthly anniversary of the Effective Date. It is agreed, however, provided Buyer is diligently pursuing its Permits and Approvals (as hereinafter defined), the Review and Permitting Period may be extended at the option of the Buyer for up to three (3) additional extension periods of three (3) months each by delivery by the Buyer within three (3) business days after the then last day of the Review and Permitting Period, the amount of [REDACTED] per three month extension period (the "Additional Deposit(s)"). Upon Buyer's exercise of the first additional extension period, the Deposit shall be released to Seller by the Escrow Agent and shall become non-refundable except in the event of a default hereunder by Seller, but shall be applied to the Purchase Price at Closing. All Additional Deposit(s) shall be paid directly to Seller by Buyer and shall be non-refundable except in the event of a default hereunder by Seller, but shall be applied to the Purchase Price at Closing.

Notwithstanding anything contained herein to the contrary, the Buyer may terminate this Agreement, at any time prior to the expiration of the third (3rd) business day after the expiration of the initial Review and Permitting Period by written notice to Seller (a "Termination Notice") if, in Buyer's sole and absolute discretion, Buyer is not satisfied in any manner with any or all of: Buyer's negotiations and discussions with Tenant, Buyer's investigations, examinations and/or due diligence with respect to the Premises or Buyer's analysis of any permits or approvals which may be required by Buyer in connection with the Premises. Upon such termination, the Deposit and all interest accrued thereon shall be promptly refunded to Buyer and thereupon this Agreement shall terminate and be of no further recourse to any party. Notwithstanding anything contained herein to the contrary, the Buyer may terminate this Agreement at any time prior to the expiration of the third (3rd) business day after the expiration of any one of the three (3) extended Review and Permitting Periods (as applicable) by written Notice to Seller if Buyer has not obtained (as "obtained" is defined in Section 8 of this Agreement below) the Permits and Approvals pursuant to Section 8 of this Agreement. If Buyer terminates this Agreement during any of the extended Review and Permitting Periods, the Additional Deposit shall be retained by Seller and this Agreement shall terminate and be of no further recourse to any party.

If a Termination Notice is not provided as provided above, then the Deposit shall be released by the Escrow Agent to Seller as provided above, and shall become non-refundable except in the event of a default hereunder by Seller, but shall be applied to the Purchase Price at Closing.

8. Permitting. During and after the Review and Permitting Period, Buyer shall seek to obtain all governmental permits and approvals required to construct, finance, and develop the Premises for Buyer's proposed use, including without limitation, any and all special permits, rezoning, site plan approvals, variances, curb cut permits, subdivision approvals and any and all other approvals, including a building permit for Buyer's intended use, required by local, state, or

federal government rules, regulations, ordinances, bylaws, statutes or by any governmental authority or as deemed to be necessary in the opinion of Buyer's counsel or in the opinion of the lender financing the development of the Premises (collectively, the "Permits and Approvals").

Whenever the words "obtain" or "obtained" are used in connection with the Permits and Approvals, no Permit or Approval shall be deemed to have been obtained unless (i) the Permit or Approval was granted without qualifications or conditions that would interfere with or prohibit the development, use and operation of the Premises by Buyer; and (ii) the expiration of all applicable appeal periods for the Permit or Approval has occurred, without appeal from the issuance therefrom or granting thereof, or the affirmance on appeal of the granting of the Permit or Approval without further appeal and without right of appeal or the final settling of any such appeal has occurred, and in any case subject to no conditions or terms that would interfere with or prohibit the development, use and operation of the Premises by Buyer. Seller covenants and agrees to assist and cooperate with the Buyer, at all times during the term of this Agreement, in Buyer's efforts to obtain the Permits and Approvals, and Seller further covenants and agrees to perform any act and to execute any document reasonably required to assist Buyer in obtaining the Permits and Approvals.

9. Time for Performance; Delivery of Deed. If Buyer has not terminated this Agreement as provided for herein, Buyer may elect to purchase the Premises by delivering to Seller a written notice to be given on or before the third business day following the expiration of the Review and Permitting Period, as it may be extended pursuant to the terms hereof (the "Closing Notice"), designating the date upon which the transaction contemplated by this Agreement shall be consummated, which date shall be within thirty (30) days after the later of (the later of (i) and (ii) below, the "Closing Date"):

- (i) the date Buyer obtained the Permits and Approvals; and
- (ii) the earlier of:
 - (x) May 31, 2008;
 - (y) the date Seller notifies Buyer in writing that it is prepared to vacate the Premises; or
 - (z) a date established by Seller by written notice delivered by Seller to Buyer within five (5) days of the Closing Notice (the "Seller's Notice"), which date shall provide for a Closing Date at least 30 days after the Seller's Notice but in all events prior to April 15, 2007 and provided, further, that upon a Closing pursuant to this Subsection (z), Seller shall continue to occupy the Premises pursuant to a Use and Occupancy Agreement in the form attached hereto as Exhibit B (the "Use Agreement"), which in all events shall

provide for termination of such use and occupancy no later than May 31, 2008.

The Closing shall take place at the office of Buyer's lender's counsel or at such other place as the Buyer and Seller may mutually agree. Documents to be provided by Seller to Buyer at the Closing shall include the Deed and such other documents as the Buyer's lender and the title company insuring the title may reasonably request, including, without limitation, a Mechanic's Lien and Persons in Possession Affidavit, a Taxpayer Information (1099S) Form, an Affidavit of Non-Foreign Status, a settlement statement, and such other documents as may reasonably be required by the closing agent. It is agreed that time is of the essence with respect to all of the terms and conditions of this Agreement.

If Buyer fails to provide a Closing Notice in a timely manner, then to the extent the Deposit has not been previously delivered to Seller, the Deposit and all interest accrued thereon shall be promptly delivered to Buyer and thereupon this Agreement shall terminate and be of no further recourse to any party.

10. Possession and Condition of Premises. Subject to the Use Agreement (if applicable), full possession of said Premises free of all tenants and occupants is to be delivered at the time of the delivery of the Deed, in the same condition as they now are or are to be put in pursuant to any provision of this Agreement, reasonable use and wear thereof excepted.

11. Extension to Perfect Title or Make Premises Conform. If, despite the Seller's diligent and commercially reasonable efforts, the Seller shall be unable to give title or to make conveyance, or to deliver possession of the Premises free of all tenants or occupants or otherwise as herein stipulated, or if at the time of the delivery of the Deed the Premises do not conform with the provisions hereof, then the Seller shall use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the Premises conform with the provisions hereof, as the case may be, all as expeditiously as possible, in which event the time for performance hereof shall be extended for a period of time reasonably sufficient to permit the Seller to perform hereunder, not to exceed thirty (30) days or such longer time as the Buyer may approve in writing. Notwithstanding anything in this Agreement to the contrary, neither Seller's inability to give title as herein stipulated despite diligent and commercially reasonable efforts, nor the fact that at the time of the delivery of the Deed the Premises do not conform with the provisions hereof for reasons beyond Seller's control (e.g., because of casualty or condemnation), shall be considered or deemed to be a Seller default under this Agreement.

12. Failure to Perfect Title. If at the expiration of the extended time, the Seller shall have failed to remove any such encumbrances, or defects in title, or fails to deliver possession, or make the Premises conform to the requirements hereof or the Seller's representations, as the case may be, all as herein agreed, then, notwithstanding anything contained herein to the contrary, at the Buyer's option, any and all payments made under this Agreement (including, without limitation, the Deposit) shall be forthwith refunded and, if Seller is in default of this Agreement,

Buyer shall have recourse to all remedies available hereunder in the event of a default by Seller or Buyer may elect to accept title as set forth in Section 13.

13. Buyer's Election to Accept Title. The Buyer shall have the election, at either the original or any extended time for performance, to accept such title as the Seller can deliver to the said Premises in their then condition and to pay therefor the purchase price without deduction, in which case the Seller shall convey such title, except that in the event of such conveyance in accord with the provisions of this clause, if the said Premises shall have been damaged by fire or casualty insured against, then the Seller shall, unless the Seller has previously restored the Premises to their former condition, either:

(a) Pay over or assign to the Buyer, on delivery of the Deed, all amounts recovered or recoverable on account of such insurance, less any amounts reasonably expended by the Seller for any partial restoration, or

(b) If a holder of a mortgage on the Premises shall not permit the insurance proceeds or a part thereof to be used to restore the Premises to their former condition or to be so paid over or assigned, give the Buyer a credit against the purchase price, on delivery of the Deed, equal to said amounts so recovered or recoverable and retained by the holder of the said mortgage less any amounts reasonably expended by the Seller for any partial restoration.

14. Representations and Covenants.

(a) The Seller represents, covenants and warrants to and agrees with Buyer as follows:

(1) The Seller is the current fee simple owner of the Premises and has the legal right, power and authority to enter into this Agreement and to perform all of its obligations hereunder, and the execution and delivery of this Agreement and the performance by the Seller of its obligations hereunder will not conflict with, or result in a breach of, any order or decree of any governmental authority or any agreement or instrument to which Seller is a party or by which it is bound.

(2) At the Closing, there shall be no tenancies, occupancies or licenses in or having rights with respect to the Premises, except pursuant to the Use Agreement.

(3) There are no agreements or contracts affecting any of the Premises or any use of the Premises that would not be immediately terminable at will by Buyer without penalty after the Closing. True, correct and complete copies of all contracts and agreements affecting any of the Premises or any use of the Premises, if any, have been previously delivered to Buyer.

(4) No work has been done on the Premises which could give rise to any liens on the Premises, and no contracts are outstanding or in effect with respect to the doing of any such work.

(5) To the best of Seller's knowledge, there are no "hazardous materials" or substances (as such are defined by any applicable legal requirement) either present at the Premises or in any way affecting the Premises.

(6) To the best of Seller's knowledge, there is no notice, suit, order, decree, claim, writ, injunction, or judgment relating to material violations of any laws, ordinances, codes, regulations, covenants or other requirements with respect to the Premises (or any portion thereof) in, of or by any court or governmental authority having jurisdiction over the Premises.

(7) There are no suits, actions or proceedings pending or, to the best of Seller's knowledge, threatened against the Seller affecting the Premises or the Seller's right or power to consummate the transaction contemplated by this Agreement before any court or administrative agency or officer.

(8) There is no condemnation proceeding pending against any portion of the Premises and Seller has not received any notice with respect to the initiation of any condemnation proceeding or action.

(9) No material licenses, permits and/or other approvals required for the ownership or any portion thereof have been terminated, suspended or otherwise are not in full force and effect.

(10) To the best of Seller's knowledge, the Premises currently complies with all zoning, building, public safety, subdivision, land sales or similar law, rule, ordinance or regulation, pertaining to the Premises or any portion thereof.

(11) Seller has delivered true, correct and complete copies of each of the Due Diligence Materials described in Section 7 hereof. The representations, warranties and statements contained in this Agreement and in the certificates, exhibits and schedules delivered by Seller to Buyer pursuant to this Agreement do not, to the best knowledge of Seller, omit to state a material fact required to be stated therein or necessary in order to make such representations, warranties or statements not misleading in a material respect to a reasonable person in light of the circumstances under which they were made. There are no facts known to Seller which presently or may in the future have a material adverse effect on the Premises which have not been specifically disclosed herein.

(12) Seller shall, at all times from the execution of this Agreement to the Closing, maintain the Premises in the same condition as the same is in as of the date of this Agreement, subject only to reasonable use and wear. Buyer shall be entitled to inspect the Premises on the days immediately preceding the Closing to determine compliance with the foregoing and may enter and inspect the Premises any time after the Closing without notice, subject to the terms of the Use Agreement, if applicable.

(13) Seller shall, at all times from the execution of this Agreement to the Closing, maintain in force fire and extended coverage casualty insurance on the buildings and improvements on the Premises in amounts equivalent to their full replacement value and commercial general liability coverage in reasonable and customary amounts for properties similar to the Premises, insuring against liability for personal injury and property damage occurring on the Premises.

(14) From and after the date hereof through the Closing, Seller shall take the Premises off the market and not (i) enter into any leases affecting the Premises or any portion thereof, (ii) modify, amend, cancel, terminate, extend or change the terms of any leases, (iii) apply any security deposit or (iv) enter into any other agreements with respect to the sale or lease of the Premises or any portion thereof, in each case without the prior written consent of Buyer, which may be granted or withheld in Buyer's sole discretion.

All of the Seller's representations made in this Agreement are material and shall be deemed to have been made again as of the time the Deed is delivered and shall survive delivery of the Deed, and it shall be a condition of Buyer's obligation to close under this Agreement that all representations made by Seller hereunder are true, both as of the date hereof and as of the Closing, and all covenants and obligations required to be performed by Seller hereunder have been performed in all material respects on or prior to the Closing Date. The Seller agrees to indemnify fully and hold harmless the Buyer, and all those claiming by, through or under the Buyer from and against any and all suits, claims, actions, loss, cost or expense (including reasonable attorneys fees) made, brought against or suffered or incurred by any such indemnified party in the event that any representation is breached or in the event that any covenant of the Seller has not been performed or observed. The foregoing indemnity shall survive for a period of six (6) months from the Closing Date, and shall not affect any warranties made by the Seller in the Seller's Deed or any other instrument in which the Seller makes any express warranties or covenants.

Without limiting the generality of the foregoing, in the event of any such breach of warranty or covenant prior to the Closing, the Buyer may, in addition to any other remedy therefor, cancel this Agreement by written notice to the Seller, in which event all deposits hereunder (including, without limitation, the Deposit) shall be returned to the Buyer forthwith. All of the Seller's warranties set forth herein are in addition to all warranties which may be implied by law and in addition to any other warranties expressly made by the Seller.

(b) The Buyer represents, covenants and warrants to the Seller that Buyer has the legal right, power and authority to enter into this Agreement and to perform all of its obligations hereunder, and the execution and delivery of this Agreement and the performance by the Buyer of its obligations hereunder and will not conflict with, or result in a breach of, any of the terms, covenants and provisions of any law or any regulation, order, judgment, writ, injunction or decree of any court or governmental authority, or any agreement or instrument to which the Buyer is a party or by which it is bound.

15. Use of Purchase Money to Clear Title. To enable the Seller to make conveyance as herein provided, the Seller may at the time of delivery of the Deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said Deed, or within a reasonable time thereafter.

16. Adjustments. Real estate taxes for the then current tax period, utility, fuel and water and sewer charges shall be apportioned and full value shall be adjusted and prorated as of the Closing Date with the Seller being responsible for all real estate taxes, utility, fuel and water and sewer charges accruing prior to the time of the delivery of the deed and the Buyer being responsible for all real estate taxes, utility, fuel and water and sewer charges accruing after the delivery of the deed and the net amount thereof shall be added to or deducted from, as the case may be, the Purchase Price payable by the Buyer at the time of delivery of the Deed.

17. Adjustment of Unassessed and/or Abated Taxes. If the amount of said taxes is not known at the time of the delivery of the Deed, they shall be apportioned on the basis of the taxes assessed for the preceding tax period with a reapportionment as soon as the new tax rate and valuation can be ascertained; and if the taxes which are to be apportioned shall thereafter be reduced by abatement, the amount of such abatement, less the reasonable cost of obtaining the same, shall be apportioned between the parties, provided that neither party shall be obligated to institute or prosecute proceedings for an abatement unless herein otherwise agreed.

18. Deposit. The Deposit made hereunder shall be held in escrow by the Escrow Agent, such Deposit to be held and then released only in strict accordance with the terms of this Agreement. The Deposit shall be held in an interest bearing account and, along with any interest earned thereon, shall be credited against the Purchase Price at the Closing. All interest earned thereon shall be reported to the Internal Revenue Service as accruing to Buyer's Tax ID # 04-3035469. The Escrow Agent shall not be required to determine the validity of any notice or document delivered or required to be delivered hereunder. The Escrow Agent shall not be responsible to any of the parties hereto for any action or failure to act on his part hereunder, unless such action or failure to act constitutes gross negligence, willful misconduct or bad faith. The Buyer and the Seller hereby authorize the Escrow Agent, in the event they should become involved in litigation under this Agreement, to deposit with the clerk of the court or other appropriate municipal agency in which such litigation is pending, all funds delivered to the Escrow Agent hereunder together with accrued interest, if any, and, thereupon, the Escrow Agent shall be fully relieved and discharged of any further responsibility hereunder. The Escrow Agent is hereby authorized in the event of a threatened litigation, to interplead all interested parties in any court of competent jurisdiction, and to deposit with the clerk of such court or other appropriate municipal officer, all funds together with interest, if any, deposited with him hereunder, less the cost and expenses of bringing such interpleader action, including attorney's fees, and thereupon the Escrow Agent shall be fully relieved and discharged of any further responsibilities hereunder. Seller acknowledges that Escrow Agent is acting as counsel to Buyer and agrees that Escrow Agent may continue to act as counsel to Buyer in all matters, including but not limited to any controversy with respect to the Deposit.

19. Buyer's Default; Damages. If the Buyer shall default and fail to fulfill the Buyer's agreements herein, the Deposit and any interest earned thereon shall be retained by the Seller as liquidated damages, and this shall be the Seller's sole and exclusive remedy at law or in equity for any breach by the Buyer hereunder. Seller and Buyer agree that the damages resulting to Seller as a result of such default by Buyer as of the date of this Agreement are difficult or impossible to ascertain and the liquidated damages set forth in the preceding sentence constitute Buyer's and Seller's reasonable estimate of such damages.

20. Seller Default; Damages. If the Seller shall default and fail to fulfill the Seller's agreements herein, then Buyer shall have the right to (i) the return of its Deposit and any interest earned thereon and to seek damages for Seller's breach; or (ii) take any and all legal actions necessary to compel Seller's specific performance hereunder (it being acknowledged that damages at law would be an inadequate remedy), and to consummate the transaction contemplated by this Agreement in accordance with the provisions of this Agreement.

21. Notices. Whenever notice is given or required to be given by either of the parties hereto to the other, it shall be in writing and deemed to have been given (i) when delivered or refused by hand during regular business hours, (ii) three (3) days after being sent by United States Postal Service, registered or certified mail, postage prepaid, return receipt requested, (iii) the next business day if sent by a reputable national overnight express mail service that provides tracing and proof of receipt or refusal of items mailed, or (iv) when sent if sent by facsimile during business hours, addressed to Seller or Buyer, as the case may be, at the address or addresses or facsimile number set forth below or such other addresses as the parties may designate in a notice similarly sent. Notice by counsel to a party shall constitute notice from such party. Notices to Seller and Buyer shall be delivered as follows:

If to Seller: Eileen Skinner, CEO, President
Mercy Hospital
144 State Street
Portland, ME 04101
Tel: (207) 879-3367
Fax: (207) 879-3429

With a copy to: Drew A. Anderson, Esq.
Murray, Plumb & Murray
75 Pearl Street, P.O. Box 9785
Portland, ME 04104-5085
Tel: (207) 773-5651
Fax: (207) 773-8023

If to Buyer: The Richmond Company, Inc.
7 Essex Green Drive, Suite 56
Peabody, MA 01960
Attn: Philip Pastan; and
Attn: Ron M. Hadar, Esq. (by separate correspondence)
Tel: (978) 532-0545
Fax: (978) 531-9258

22. Further Assurances. The parties agree that up to and after the Closing, they shall do such things and execute, acknowledge and deliver any and all additional instruments, documents and materials as either party may reasonably request to fully effectuate the purposes of this Agreement.

23. Seller's Closing Costs. At the Closing, Seller shall pay and be responsible for the amount due for (i) deed stamps, conveyance tax, documentary tax or any other tax or charge substituted therefor imposed in connection with the consummation of the transaction contemplated hereby; (ii) recording fees for any instrument which releases or discharges any lien as required hereunder; and (iii) Seller's counsel's fees and expenses.

24. Buyer's Closing Costs. At the Closing, Buyer shall pay and be responsible for (i) recording fees other than as specified in Section 23 above; (ii) charges necessary to obtain a title insurance policy and all endorsements thereto; and (iii) Buyer's counsel's fees and expenses.

25. Buyer's Access. Buyer and any prospective Buyer's Assignee (as defined herein) and Buyer's and any prospective Buyer's Assignee's agents, servants, employees, consultants and representatives shall have the right from time to time upon reasonable advance notice (which shall not be less than 24 hours) at Buyer's or any prospective Buyer's Assignee's (as the case may be) sole expense and risk, and in any manner as Buyer or any prospective Buyer's Assignee (as the case may be) may determine, to enter upon the Premises to make or cause to be made any analysis or inspections, including without limitation, engineering studies (including, without limitation, surveys, test borings, and soil and groundwater and percolation test in order to determine sub-soil conditions of ledge, peat or clay) and such other tests, analyses, and studies of the Premises as Buyer or any prospective Buyer's Assignee may deem is necessary or desirable or as may be required by the rules and regulations of any governmental authority, including, without limitation, to determine the presence of oil or hazardous wastes and materials as defined in applicable federal, state, and local statutes and ordinances, and regulations promulgated thereunder. Buyer shall indemnify and hold Seller harmless from and against any claim, demand, loss, cost, damage and liability, including for injury to persons or damage to property, and mechanics or other liens, including reasonable attorneys' fees and litigation costs, arising out of Buyer's or its agents' acts or omissions during the course of such tests and studies, and at the conclusion of such tests and studies, leave the Premises in substantially the same condition as their present condition whenever reasonably possible, excepting only test boring locations. Buyer agrees to obtain insurance covering its and its agent's conduct in such amounts as are reasonably satisfactory to Seller. The Buyer also shall have the right of access upon reasonable advance notice (which shall not be less than 48 hours) to the Premises and the use

thereof for marketing purposes, including the right to show the Premises to prospective tenants and their representatives and agents. The Buyer and any prospective Buyer's Assignee also shall have the right to work with and deal with any and all governmental authorities deemed proper by the Buyer and any prospective Buyer's Assignee to obtain any governmental approvals necessary in connection with its intended use of the Premises. The Seller shall cooperate with the Buyer and any prospective Buyer's Assignee in all respects to assist the Buyer (at the Buyer's expense) in obtaining such governmental approvals.

26. Limitation on Liability. If the Seller or the Buyer executes this Agreement (and/or any other agreements contemplated hereby) in a representative or fiduciary capacity, only the principal represented shall be bound and neither the Seller or the Buyer so executing, nor any shareholder, shall be personally liable for any obligation, express or implied, hereunder.

27. Brokers. Each party hereby warrants and represents to the other party that it has dealt with no brokers in connection with the sale of the Premises under this Agreement or any aspect of the transactions contemplated herein, except Joseph Malone of Malone Commercial Brokers, Inc. (the "Broker"). Seller shall pay all fees, commissions and other charges due to the Broker in connection with the transactions contemplated by this Agreement. Seller warrants and represents that it will indemnify the Buyer against, and save the Buyer harmless, from all commissions, fees and other costs, and claims therefor, including reasonable attorneys' fees, arising out of a breach of the Seller's warranties and representations hereunder. Buyer warrants and represents that it will indemnify the Seller against, and save the Seller harmless, from all commissions, fees and other costs, and claims therefor, including reasonable attorneys' fees, arising out of a breach of the Buyer's warranty and representation hereunder.

28. Confidentiality; Non-Disclosure. Seller nor any of Seller's agents, consultants, brokers, employees or representatives shall make any public announcement or disclosure of any information related to this Agreement or the transaction contemplated herein to any third party, person or entity, before or after the Closing, without the specific prior written consent of the Buyer, except for such disclosures to Seller's employees, agents, consultants, attorneys and accountants ("Necessary Parties") as may be necessary to perform its obligations hereunder, provided such Necessary Parties agree to keep such information confidential.

29. Construction of Agreement. This instrument, executed in counterpart is to be construed as a legal contract, is to take effect as a sealed instrument, sets forth the entire understanding of the parties concerning the subject matter hereof and supersedes all prior agreements, whether oral or written, relating to the subject matter hereof between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the Seller and the Buyer. If two or more persons are named herein as the Buyer or the Seller, their obligations hereunder shall be joint and several. The captions are used only as a matter of convenience and are not to be considered a part of this Agreement or to be used in determining the intent of the parties to it.

30. Assignment by Buyer. Seller acknowledges and agrees that Buyer has the right to assign any, all or a part of Buyer's rights under the Agreement to a third party ("Buyer's Assignee"), which Seller hereby acknowledges shall be a third-party beneficiary of the Agreement with the right to enforce all of Buyer's rights under the Agreement on its own behalf, and the right, but not the obligation, to perform Buyer's obligations under the Agreement. Provided that Buyer has given notice in writing to Seller of the address, telephone number and other contact information of any such prospective Buyer's Assignee, Seller agrees (i) to provide notice to such prospective Buyer's Assignee simultaneously with any notice to Buyer given under the Agreement; (ii) to not amend or modify the Agreement without the written consent of such prospective Buyer's Assignee; and (iii) to not exercise any right to terminate the Agreement as a result of any failure or default by Buyer in the performance of an obligation of Buyer until Seller shall have provided such prospective Buyer's Assignee with written notice of such failure or default, and shall have provided such prospective Buyer's Assignee a fifteen (15) business day period after receiving such notice to cure such default.

[Signatures on following page]

SIGNATURE PAGE TO
PURCHASE OPTION AGREEMENT
BY AND BETWEEN
MERCY HOSPITAL, AS SELLER
AND
THE RICHMOND COMPANY, INC., AS BUYER

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

SELLER:

BUYER:

MERCY HOSPITAL

THE RICHMOND COMPANY, INC.

By:



Eileen Skinner, CEO and President

By:



Philip Pastan, President





TD Banknorth, N.A.
Commercial Real Estate Group
153 Merrimack Street 2nd Fl.
P.O. Box 431
Haverhill, MA 01831-2314
T: 978 374-1911 F: 978 521-5826
TDBanknorth.com

February 28, 2008

City of Portland
Portland, Maine

RE: Proposed Walgreens
606-616 Forest Avenue

Dear Sir/Madam:

TD Banknorth has had discussions with David Latulippe of The Richmond Company, Inc. regarding the development of a Walgreen's Pharmacy to be located 606-616 Forest Avenue, Portland, Maine.

We have worked with The Richmond Company on several projects that were similar in scope to the proposed project. These projects were completed on time and the construction loans were handled as agreed.

We believe The Richmond Company has the ability to secure the financing needed to complete the development of this shopping center. It is likely that the cost would be funded by a combination of debt and equity.

If you need further assistance, please contact me at 978-556-1044.

Sincerely,

A handwritten signature in black ink, appearing to read 'Debbie H. Kirkpatrick', written over a horizontal line.

Debbie H. Kirkpatrick
Vice President

RECENT DEVELOPMENTS
SPRING 2005

The Richmond Company, Inc. has recently completed or is actively in the process of developing the following:

I.) Super Market Program

- Super Stop & Shop 80,000 s.f. Somerville, Massachusetts (currently permitting)
- Super Stop & Shop 70,000 s.f. Gloucester, Massachusetts (currently under construction)
(expansion/renovation)
- Super Stop & Shop 78,000 s.f. Lynn, Massachusetts (free standing)
- Super Stop & Shop 65,000 s.f. Agawam, Massachusetts (free standing)
- Super Stop & Shop 79,000 s.f. Revere, Massachusetts (free standing)
- Super Stop & Shop 80,000 s.f. Chelsea/Everett, Massachusetts (free standing)
- Super Stop & Shop 63,000 s.f. Belchertown, Massachusetts (shopping center)
- Super Stop & Shop 188,000s.f. Manchester, New Hampshire (currently under construction)
- Super Stop & Shop 95,765s.f. Miller Place, New York (shopping center)
- Super Stop & Shop 65,000s.f. Peterborough, New Hampshire (free standing/currently permitting)
- Super Stop & Shop 65,000s.f. Exeter, New Hampshire (currently under construction)
- Super Stop & Shop 65,000s.f. Hampton Bays-Long Island, NY (free standing/currently permitting)
- Super Stop & Shop 65,000s.f. Riverhead, NY (free standing/currently permitting)

II.) Drug Store Program

- CVS Pharmacy 10,000 s.f. Dedham, Massachusetts (free standing)
- CVS Pharmacy 11,000 s.f. Lynn, Massachusetts (strip center)
- CVS Pharmacy 8,500 s.f. Amesbury, Massachusetts (free standing)
- CVS Pharmacy 12,000 s.f. Bedford, Massachusetts (free standing)
- CVS Pharmacy 11,000 s.f. Shrewsbury, Massachusetts (free standing)
- CVS Pharmacy 10,125 s.f. Franklin, Massachusetts (free standing)
- CVS Pharmacy 10,125 s.f. Willimantic, Connecticut (free standing)
- CVS Pharmacy 10,125 s.f. Leominster, Massachusetts (free standing)
- CVS Pharmacy 12,150 s.f. Framingham, Massachusetts (free standing)
- Walgreens Pharmacy 13,000 s.f. Holyoke, Massachusetts (free standing)
- Walgreens Pharmacy 15,500 s.f. Holbrook, Massachusetts (free standing)
- Walgreens Pharmacy 15,500 s.f. Weymouth, Massachusetts (free standing)
- Walgreens Pharmacy 15,500 s.f. Dartmouth, Massachusetts (free standing)
- Walgreens Pharmacy 16,200 s.f. New Bedford, Massachusetts (free standing)
- Walgreens Pharmacy 13,560 s.f. Willimantic, Connecticut (free standing)
- Walgreens Pharmacy 13,650 s.f. Rockland, Massachusetts (free standing)
- Walgreens Pharmacy 13,650 s.f. Cheshire, Connecticut (free standing)
- Walgreens Pharmacy 13,650 s.f. North Attleboro, Massachusetts (free standing)

- Walgreens Pharmacy 13,650 s.f. Attleboro, Massachusetts (free standing)
- Walgreens Pharmacy 13,650 s.f. Shrewsbury, Massachusetts (free standing)
- Walgreens Pharmacy 13,650 s.f. Brockton, Massachusetts (free standing)
- Walgreens Pharmacy 13,650 s.f. Marlborough, Massachusetts (free standing)
- Walgreens Pharmacy 13,650 s.f. Guilford, Connecticut (free standing)
- Walgreens Pharmacy 14,500 s.f. Easton, Massachusetts (free standing)
- Walgreens Pharmacy 13,560 s.f. Somerset, Massachusetts (free standing)
- Walgreens Pharmacy 13,560 s.f. Norton, Massachusetts (free standing)
- Walgreens Pharmacy 14,500 s.f. Windham, Maine (free standing)
- Walgreens Pharmacy 14,500 s.f. Bath, Maine (free standing/under construction)
- Walgreens Pharmacy 15,500 s.f. Bangor, Maine (free standing/permitting)

III.) Strip Center Program

- Christmas Tree Shops Plaza South Portland, Maine 74,000 s.f. shopping center anchored by Christmas Tree Shops and Michaels Arts & Crafts
- Miller Place, New York 100,000 s.f. shopping center anchored by Stop & Shop Supermarket
- Indian Brook Commons Dover, New Hampshire 126,000 s.f. shopping center. Currently tenants include Staples Office Supply Superstore, Pizzeria Uno's, Applebee's
- Milford Commons Milford, New Hampshire 70,000 s.f. shopping center anchored by Stop & Shop Supermarket
- Lebanon, New Hampshire 70,000 s.f. shopping center

IV.) Gas Program

- Marlborough, Massachusetts 1.9±acres For a full service Exxon station
- Salem, Massachusetts 1.2±acres For a full service Irving Oil station

V.) Residential

- Milestone, Nantucket, MA 42 acres 14 lots Single Family Subdivision
- Seikinnow Woods, Nantucket, MA 10 acres 19 lots Single Family Subdivision
- Wrights Landing, Nantucket 31½ acres 11 lots Residential Subdivision
- Berthold Farms, Saugus, MA 12.5 acres 33 lots Single Family Subdivision
- Middleton, MA 20 acres 16 lots Single Family Subdivision

VI.) Investments

- Briarwood Apartments 56 Units Windham, Connecticut

VII.) Miscellaneous

- 2 Pad Leases
- 99 Restaurant, Ground Lease

Newington, New Hampshire
Dover, New Hampshire

MEMORANDUM

To: FILE
From: Marge Schmuckal **Dept:** Zoning
Subject: Application ID: 2007-0188
Date: 3/4/2008

I have reviewed this application for compliance with the B-2b requirements. This change of use for a drive-thru retail/pharmacy does require a conditional use Planning Board approval for the drive-thru use.

This review is based upon an existing building and not a complete reworking of the site. The existing building will be converted from a two story medical building to a 1 story building with additions. I have concerns as to the mechanics of how this would be done. How will this be phased? What is the condition of the existing building?

All the B-2b requirements are being met except for the required loading bay of 14'x50'. This may be a loading/unloading location on the ground near the building. The area would need to be appropriate depicted on the site plan.

The submitted noise information shows that the restricted noise levels can be met and reduced if need be.

Information on a proposed free-standing sign was submitted. All signage would require a separate permit, review and approvals. The submitted information shows that the freestanding sign could meet the requirements of table 2.6 of the sign ordinance. I believe that the sign can also meet the requirements of corner clearance, section 14-434. It is cautioned that the electronic signage proposed can not (by State Law) change copy more than once every 20 minutes. Both the State and the City enforces these guidelines.

It is also noted that the boundary and existing site plan prepare by Titcomb Associates is inaccurate in it's length along Forest Ave. It is showing 315.43 feet instead of 215.33 feet. The site plan should be revised. The inaccuracy has been carried thru to all other plans.

Marge Schmuckal
Zoning Administrator

MEMORANDUM



TO: Molly Casto
FROM: Dan Goyette, PE
DATE: January 28, 2008
RE: Walgreen's Pharmacy, Forest Avenue

Woodard & Curran has reviewed the sketch plan review submission for the Walgreen's Pharmacy to be located within the Forest Avenue, Lincoln Street, Deering Avenue, and Revere Street block. A 13,700 square foot pharmacy with a drive through is proposed on a lot that currently has a two story medical office building.

Documents Reviewed

- Letter to Barbara Barhydt, Development Review Services Manager, from Maureen M. McGlone, P.E., Gorrill-Palmer Consulting Engineers, Inc, dated January 22, 2008.
- Walgreens Pharmacy Plan Set, prepared for The Richmond Company, prepared by Gorrill-Palmer Consulting Engineers, Inc, Sheets A0.1, C1.1, C2.1, C3.1, & C4.1-C4.5, dated December 2007.

Comments

- A stormwater management plan has not been submitted for review.
- All proposed storm drain pipes are 8" in diameter. According to City of Portland Standards, catch basin drain pipe shall not be less than 10" in diameter.
- Catch basins 2 and 3 should have inlet stones. A detail should also be provided. All catch basins should have casco traps. Due to the number of parking spaces the applicant should provide stormwater treatment.
- The lateral for catch basin #6 should be plugged in accordance with City standards.
- Transition between concrete curbing and granite curbing should be more clearly defined.
- Proposed grading contour lines have not been provided.
- All curb for the parking lot should be located outside of the City right-of-way.
- Lincoln Street will require new curb. New handicap ramps will be required. If, in the spring, the condition of any of the sidewalks abutting the project are deemed unacceptable they will need to be rebuilt.
- The applicant should be aware that Deering Street is being ground and overlaid this summer and it will then become a moratorium street. Lincoln Street was paved in 2005, at this time it has not been determined if it falls under the moratorium street repair requirements.
- Grading Drainage and Erosion Control Plan (Sheet C2.1) does not show silt fencing or stabilized construction entrance as described in note 2 under the Erosion Control Notes on the Cover Sheet and General Notes (Sheet A0.1).
- Provide details for the following items, which have been referenced on the Site Plan and Grading Drainage and Erosion Control Plan:
 - Tipdown Detail
 - Retaining Wall Detail
 - Trash Filter Detail
- The following plans have not been submitted for review:
 - Existing Site Plan
 - Demolition Plan
 - Landscaping Plan
 - Lighting Plan



- The applicant should confirm that the survey for the project coincides with approved City standards. The survey needs to be tied to the vertical datum of NGVD 1929. Also, the project needs to be tied to the Maine State Plane Coordinate System (2-zone projection), West Zone using the NAD 1983 (HARN) Datum and the U.S. Survey Foot as the unit of measure. These items should be indicated in the general notes provided on the survey.

Please contact our office if you have any questions.

DRG
203943

**COMMITMENT & INTEGRITY
DRIVE RESULTS**41 Hutchins Drive
Portland, Maine 04102
www.woodardcurran.comT 800.426.4262
T 207.774.2112
F 207.774.6635**MEMORANDUM**

TO: Molly Casto

FROM: Dan Goyette, PE, and Lauren Swett, EIT

DATE: March 6, 2008

RE: Walgreen's Pharmacy, Forest Avenue

Woodard & Curran has reviewed the response to comments review submission for the Walgreen's Pharmacy to be located within the Forest Avenue, Lincoln Street, Deering Avenue, and Revere Street block. A 13,700 square foot pharmacy with a drive through is proposed on a lot that currently has a two story medical office building.

Documents Reviewed

- Response to comments and associated attachments, from Maureen M. McGlone, P.E., Gorrill-Palmer Consulting Engineers, Inc, dated February 22, 2008.
- Walgreens Pharmacy Plan Set, prepared for The Richmond Company, prepared by Gorrill-Palmer Consulting Engineers, Inc, Sheets A0.1, C1.1, C2.1, C3.1, C4.1-C4.6, and C5.1, dated February 22 2008.

Comments

- Due to the number of parking spaces the applicant should provide stormwater treatment beyond the "Snout" oil and debris separators.
- Currently, the site plan includes notation for "concrete sidewalk" and "concrete curb." There are a number of different concrete sidewalk and concrete curbing details provided. The site plan should include references for the locations of each type. Will any combined curb and gutter be used on the site?
- Curbing reveal has not been indicated. City of Portland standards call for 7" curb reveal.
- The typical pavement detail calls for 9.5 mm surface pavement, corresponding closely to grading D pavement. City of Portland standards call for grading C surface pavement.
- The notes on sheet C1.1 references sheet C4.2 for truck turning radius information. It is assumed that the reference should be for sheet C4.6.
- The narrative states that the erosion control plans have been edited to remove silt fence, and other non-applicable measures from the plans. The erosion control plan still includes details for these items, and notations for them in the written plan. These should be removed and a detail and information should be added for the proposed Silt Sock.
- It was noted that the following items will be addressed in future submittals:
 - Retaining walls
 - Compliance of survey with Portland standards
 - Financial Capacity

Please contact our office if you have any questions.
DRG/LJS
203943

**COMMITMENT & INTEGRITY
DRIVE RESULTS**41 Hutchins Drive
Portland, Maine 04102
www.woodardcurran.comT 800.426.4262
T 207.774.2112
F 207.774.6635**MEMORANDUM**

TO: Molly Casto
FROM: Dan Goyette, PE, and Lauren Swett, EIT
DATE: April 2, 2008
RE: Walgreen's Pharmacy, Forest Avenue



Woodard & Curran has reviewed the response to comments review submission for the Walgreen's Pharmacy to be located within the Forest Avenue, Lincoln Street, Deering Avenue, and Revere Street block. A 13,700 square foot pharmacy with a drive through is proposed on a lot that currently has a two story medical office building.

Documents Reviewed

- Response to comments and associated attachments, from Maureen M. McGlone, P.E., Gorrill-Palmer Consulting Engineers, Inc, dated February 22, 2008.
- Walgreens Pharmacy Plan Set, prepared for The Richmond Company, prepared by Gorrill-Palmer Consulting Engineers, Inc, Sheets A0.1, C1.1, C2.1, C3.1, C4.1-C4.6, and C5.1, dated February 22 2008.

Comments

- There is confusion regarding pavement surface. The applicant's typical pavement detail calls for 9.5 mm surface pavement, corresponding closely to grading D pavement. City of Portland standards call for grading C surface pavement, which corresponds with 12.5 mm pavement.
- It was noted that retaining walls will be addressed in a future submittal.
- The survey for the project needs to coincide with approved City standards. The survey needs to be tied to the vertical datum of NGVD 1929. The survey included with this submission states that the vertical datum used was NAVD 1988.
- The Filterra units have recommended maintenance of at least 2X per year and can be clogged through sedimentation and debris. The Filterra company provides maintenance for the first year as a part of the system cost. and Filterra does offer a maintenance service at the request of the facility owner. A maintenance and operations plan should be developed for the facility.

Please contact our office if you have any questions.
DRG/LJS
203943

Attachment 6

From: Jeff Tarling
To: Molly Casto
Date: 3/4/2008 4:41:45 PM
Subject: Walgreens Landscape Plan

Hi Molly -

While the proposed landscape plan submitted for the proposed Walgreens project is a big improvement over existing conditions, I would like to recommend additional landscape treatments and street trees due to the interface with the surrounding residential properties.

Street-trees:

Forest Avenue - Add a street-tree, upright English Oak or Upright Pin Oak along Forest Avenue to replace the missing tree.

Lincoln Street - Add two street-trees along the street right-of-way on the Deering Avenue end. These trees could be planted within the street ROW.

Deering Avenue - Add two trees to the proposed line of street trees...(e.g. - hornbeam, tree lilac, hedge maple). Again, this would provide additional buffer between existing residential use and the proposed development.

Landscape Treatment:

Additional vegetation should be added around the 3 proposed trees on the various landscaped islands in the parking lot (southern side of the parcel) versus having turf. Suggested plant types would be tolerant of traffic and seasonal snowloading.

Parking lot Island - Landscaping should be included in the parking island adjacent to the handicapped parking spaces on the north end of the property. Currently there is none proposed. Perhaps clump form Amelanchier or Winter King / Crusgali Hawthorn.

In the large triangle shaped bed near closer to Forest Avenue & Lincoln Street would recomemd adding a group of (3) conifers, (Serbian Spruce, Swiss Stone Pine, Larch or Metasequia).

I would be willing to meet with the Walgreen project team as needed to review.

Jeff Tarling
City Arborist

CC: Barbara Barhydt

Molly Casto - Wallgreens Site Plan

From: Jeff Tarling
To: Molly Casto
Date: 4/1/2008 3:28 PM
Subject: Wallgreens Site Plan

Hi Molly -

The revised & improved Wallgreens landscape plan looks good. It addresses the concerns covered in our meeting.

Thanks,

Jeff Tarling
City Arborist

From: "Errico, Thomas A" <TERRICO@wilbursmith.com>
To: "Molly Casto" <MPC@portlandmaine.gov>
Date: 3/6/2008 12:01:00 PM
Subject: Walgreen's Pharmacy Forest Avenue

Molly -

I have conducted an initial review of the February 22, 2008 submittal package from Gorrill-Palmer Consulting Engineers, Inc. and offer the following comments.

1. Painted parallel line crosswalk lines shall be provided across driveway locations.
2. A "Do Not Enter" sign is illustrated in the sign legend, but does not appear on the layout plan. An explanation should be provided.
3. The layout of the pedestrian conflict area near the drive-through lane exit needs to be modified to prevent pedestrians from walking directly into the travel lane. It is suggested that pedestrians be directed toward the south and a physical barrier be provided preventing a pedestrian from walking out into the drive-through lane.
4. I support a waiver for parking space stall size. The proposed plan is to have 18 feet by 9 feet spaces.
5. I continue to review the parking analysis that justifies the need for 56 on-site parking spaces. The data indicates that during peak time periods, in excess of 56 parking spaces is required. It is noted that Walgreen's requires a need of between 50 and 60 parking spaces. I would request that the applicant provide information that supports that need.
6. The driveway on Forest Avenue does not meet City corner clearance standards and accordingly the applicant should further justify the need for its existence. Site trips originating from the north may find it easier to use Deering Avenue, thus minimizing the need for this driveway. Site trips from the south could easily use Lincoln Street.

7. I continue to review the traffic generation and assignment information as part of identifying a financial contribution at the Woodfords Corner intersection as part of future traffic improvements.

If you have any questions, please contact me.

Best Regards,

Thomas A. Errico, P.E.

Senior Transportation Engineer

Wilbur Smith Associates

59 Middle Street

Portland, Maine 04101

w: 207.871.1785 f: 207.871.5825

TErrico@WilburSmith.com

www.WilburSmith.com <<http://www.wilbursmith.com/>>

CC: "James Carmody" <JPC@portlandmaine.gov>, "Katherine Earley" <KAS@portlandmaine.gov>

Molly Casto - Walgreens - Forest Avenue

From: "Errico, Thomas A" <TERRICO@wilbursmith.com>
To: "Molly Casto" <MPC@portlandmaine.gov>
Date: 4/4/2008 8:08 AM
Subject: Walgreens - Forest Avenue
CC: "James Carmody" <JPC@portlandmaine.gov>, "Katherine Earley" <KAS@portlandmaine.gov>

Molly –

The following outlines comments for some on-going issues for the Walgreens project to be located on Forest Avenue.

- City staff and I are recommending that the driveway on Forest Avenue be restricted to right-turn entry/exit movements only. The applicant should revise the driveway configuration to minimize illegal left-turn maneuvers for review and approval.
- The applicant should provide an expanded detail graphic of the area where the pedestrian sidewalk meets the drive-through lane. It is very difficult to determine details of this area.
- Truck deliveries shall not occur in the store front area of the site and should occur at the loading dock only. The applicant shall confirm this requirement.
- Based upon traffic volumes developed by Gorrill-Palmer Consulting Engineers, Inc. 29 vehicles will enter and exit the Deering Avenue driveway during the peak hour. All project traffic to and from this driveway will originate or be destined to the north. Traffic from the site that will impact Deering Avenue (inbound) will originate from the Lincoln Street driveway. Based upon this information, I do not believe the Deering Avenue driveway should restrict turning movements. I believe some Deering Avenue traffic from the south will utilize the Deering Avenue driveway, but based on the proposed parking layout, I do not expect it to be significant. I support a full movement driveway on Deering Avenue.

If you have any questions or comments, please contact me. I will be at the workshop on Tuesday and can answer questions at that time.

Best regards,

Thomas A. Errico, P.E.
Senior Transportation Engineer
Wilbur Smith Associates
59 Middle Street
Portland, Maine 04101
w: 207.871.1785 f: 207.871.5825
TErrico@WilburSmith.com
www.WilburSmith.com



Attachment 10-a

Portland Water District
FROM SEBAGO LAKE TO CASCO BAY

November 1, 2007

Gorrill-Palmer Consulting Engineers, Inc.
P.O. Box 1237
15 Shaker Road
Gray, ME 04039

Attn: Joseph Marden, E.I.
Re: Walgreen's Pharmacy – Forest Avenue, Portland
Ability to serve with PWD water

Dear Mr. Marden:

This letter is to confirm that there should be an adequate supply of clean and healthful water to serve the needs of the proposed Walgreen's Pharmacy on Forest Avenue in Portland. According to District records, there is a 12-inch cast iron water main on the northeast side of Forest Avenue, a 16-inch cast iron water main on the west side of Deering Avenue, and a 6-inch cast iron water main on the south side of Lincoln Street that could serve your needs. We recommend reusing the existing fire and domestic services that currently take from Lincoln Street to serve the Mercy Hospital Building. Please reference the attached service records. If you choose not to reuse those services you will be responsible to shut and cut them at the main. There are two hydrants located within 75' of the property.

The current data from the nearest hydrant indicates there should be adequate capacity of water to serve the needs of your proposed project.

Hydrant Location: Corner of Deering Ave. and Revere St.
Hydrant Number: POD-HYD01101
Static Pressure: 70 psi
Flow: 1244 gpm
Last Tested: 8/9/1993

Please notify your mechanical engineer of these results so that they can design your system to best fit the noted conditions. If the District can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District

Rico Spugnardi, P.E.
Business Development Engineer
rspugnardi@pwd.org

PO-Adequacy-Walgreens Pharmacy Forest Ave-Gorrill Palmer 07

225 DOUGLASS STREET P.O. Box 3553 PORTLAND, MAINE 04104-3553
PHONE: 207.774.5961 FAX: 207.761.8307 WEB: WWW.PWD.ORG





PO Box 1237
15 Shaker Rd.
Gray, ME 04039

Traffic and Civil Engineering Services

207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

October 22, 2007

Mr. Frank Brancely
Department of Public Works
55 Portland Street
Portland, Maine 04101

Subject: Request for the Ability to Serve
Proposed Walgreen's Pharmacy
Forest Avenue-Portland, Maine

Dear Frank,

The Richmond Company has retained Gorrill-Palmer Consulting Engineers, Inc. to prepare development plans and permit applications for a proposed 13,700 +/- square-foot pharmacy with drive-up service. The pharmacy will be located within the Forest Avenue, Lincoln Street, Deering Avenue, and Revere Street block in Portland, Maine. The existing site is currently occupied by a two-story medical office building. As required by the reviewing authorities, we are writing to request a letter indicating the ability of the City of Portland's Department of Public Works to serve this project.

Site Description

The development site includes Lots L6 and L7 of Portland Assessor's Map 125, totaling approximately 1.16 acres. Both parcels are currently developed with a mix of uses and intensity of development.

Proposed Development

It is GPCEI's understanding that the Richmond Company intends to demolish the existing buildings and construct a 13,700 +/- square foot Walgreen's. The proposed project anticipates a drive-thru facility on site. The existing parking field is proposed to be reconstructed to accommodate 59 parking spaces. The site is proposed to be accessed through three primary curb cuts on Forest Avenue, Lincoln Street, and Deering Avenue.

Existing Service

It appears that an existing sewer main is located within Lincoln Street. At this time, it is proposed that this project connects to the existing sewer service within Lincoln Street to provide service to the proposed site. Gorrill-Palmer requests a recommendation from the City of Portland for the most feasible location to connect to existing services.

Anticipated Flows

The anticipated peak wastewater generation for the development was computed using the Maine Subsurface Waste Water Disposal Rules, Table 501.2, assuming a shopping center use.

Mr. Frank Brancely
October 22, 2007
Page 2 of 2

It is anticipated that the peak daily wastewater generation for the entire facility would be approximately 1750 gpd.

$$(10 \text{ employees} \times 15 \text{ gpd}) + (400 \text{ gpd} \times 4 \text{ water closets}) = 1750 \text{ gpd}$$

Based on the publication Water Supply and Pollution Control, Third Edition, by Clark, Viessman and Hammer, Chapter 4, Section 5; the maximum daily use can be considered to about 180% of the average daily use. Therefore the average daily generation is approximated to be:

$$1750 \text{ gpd} / 180\% = 975 \text{ gpd}$$

Ability to Serve

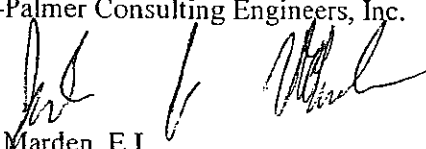
On behalf of The Richmond Company, Gorrill-Palmer Consulting Engineers, Inc. respectfully requests information relative to the City of Portland's capacity to serve the proposed development, including the following information:

- ◆ Any improvements that the City of Portland would require and/or undertake to provide adequate service to the development.
- ◆ Any estimates or quotes for connection fees, rate schedules, impact fees, and/or utility incentives.
- ◆ Information as to any easements that the City may require on-site.
- ◆ Metering requirements.
- ◆ Specifications for construction.
- ◆ Any other information that you believe would be useful as this project proceeds.

We appreciate your assistance on this project. Please contact our office if you have any questions relative to this matter.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.


Joseph Marden, E.I.
Design Engineer

Enclosures

Copy: David Latulippe, The Richmond Company

October 22, 2007

Mr. Bill Bennett
Pine Tree Waste
87 Pleasant Hill Road
Scarborough, ME 04074

Subject: Request for the Ability to Serve
Proposed Walgreen's Pharmacy
Forest Portland, Maine

Dear Bill:

The Richmond Company has retained Gorrill-Palmer Consulting Engineers, Inc. to prepare development plans and permit applications for a proposed 13,700 +/- square-foot pharmacy with drive-up service. The pharmacy will be located within the Forest Avenue, Lincoln Street, Deering Avenue, and Revere Street block in Portland, Maine. The existing site is currently occupied by several operating businesses. It is GPCEI's understanding that the Richmond Company intends to demolish an existing 2-story building with approximately 9,000 s.f. of area per floor. The existing parking field is proposed to be reconstructed to accommodate 59 parking spaces. The site is proposed to be accessed through three primary curb cuts on Forest Avenue, Lincoln Street, and Deering Avenue.

As required by the reviewing authorities, we are writing to request a letter indicating the ability of Pine Tree Waste to serve this project. Using typical solid waste generation rates, it is anticipated that the construction of the new facility could result in the following quantities:

- Demolition Debris – Approximately 180 c.y.
- Construction Waste – Approximately 97 c.y.
- Commercial Solid Waste, Non-Recyclable – 8 c.y. per month
- Commercial Solid Waste, Recyclable – 10 c.y. per month

Based on information provided by your company in the past, construction waste can be handled by Pine Tree Waste and would be transported to the Pine Tree Landfill facility in Hampden. This facility is licensed by the MDEP to accept construction debris. It is our understanding that Pine Tree Waste would be able to provide the necessary containers for use on-site to collect the construction debris and can also transport the waste to Hampden.

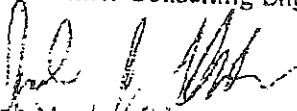
According to our calculations, the facility would be producing an average of 8 c.y. per month of commercial non-recyclable solid waste and 10 c.y. of commercial recyclable solid waste, as shown above. We are writing to request the ability of Pine Tree Waste to serve this project for the collection and transport of the solid waste to an approved location.

Mr. Bill Bennett
October 22, 2007
Page 2 of 2

If you have any questions, please contact this office. An acknowledgement statement is presented below for your signature. Gorrill-Palmer Consulting Engineers, Inc. looks forward to your response on this matter.


Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.



Joseph Marden, E.I.
Design Engineer

I have reviewed the contents of this letter and find that the representations made regarding Pine Tree Waste are accurate, and that Pine Tree Waste can provide services relative to transport and disposal of generated wastes from the proposed development to the facilities outlined above.


Bill Bennett, Pine Tree Waste

2/22/08
Date

**STORMWATER MANAGEMENT
PLAN**

Overview

The Richmond Company has retained Gorrill-Palmer Consulting Engineers, Inc. to prepare development plans and permit applications for a proposed 13,700 +/- square-foot Walgreens pharmacy with drive-up service. The pharmacy will be located within the Forest Avenue, Lincoln Street, Deering Avenue, and Revere Street block in Portland, Maine. The existing site is currently occupied by a two-story medical office building.

Existing Conditions

The project site is located within the Forest Avenue, Lincoln Street, Deering Avenue, and Revere Street block in Portland, Maine. The development site includes Lots L6 and L7 of Portland Assessor's Map 125, totaling approximately 1.17 acres. The existing site is currently occupied by a two-story medical office building. It is GPCEI's understanding that the Richmond Company intends to expand the existing building instead of demolishing and constructing a new building. The existing parking field is proposed to be reconstructed to accommodate 55 parking spaces.

The overall development site is approximately 1.17 acres, consisting of 1.11 acres of impervious (in existence prior to November 16, 2005) and 0.06 acres of non-impervious area. The surface runoff from the Northwestern portion of the site (approximately 0.11 acres) currently enters a stormdrain structure within the paved area, which then conveys the stormwater into the municipal system located within Lincoln Street. The remaining parking area on site sheet flows into catch basins located within the Right-of-Way of Lincoln Street and Forest Avenue.

Proposed Conditions

Upon completion of the proposed redevelopment, the overall landscaped area is expected to increase by approximately 0.12 acres to an overall landscaped area of 0.17 ac. The following table represents the existing, proposed, and net change in impervious surfaces for the development site:

Existing vs. Proposed Impervious Surface

Structure	Existing	Proposed	Net Change
Pavement	0.20 ac	0.31 ac	+0.11 ac
Total	0.91 ac	0.68 ac	-0.23 ac
	1.11 ac	0.99 ac	-0.12 ac

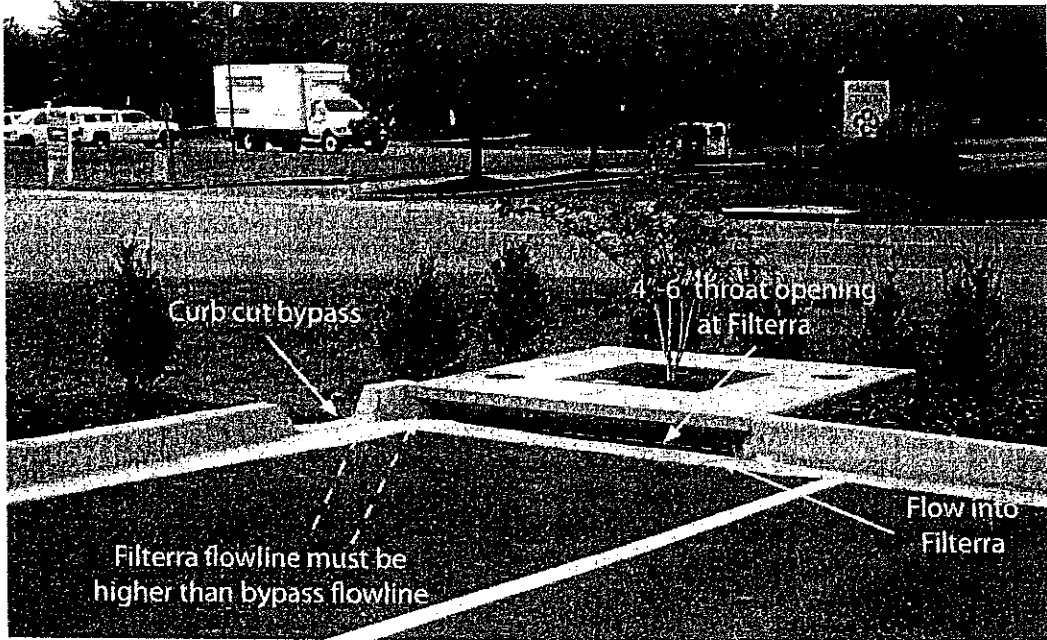
As shown in the above table, the proposed development reduces the amount of impervious surface within the site.

As part of the proposed site development, curbing along the perimeter of the parking lot and two Filterra® Bioretention Filtration Systems (one large and one small) have been added to collect and treat a majority of the runoff from the site. These Filterra systems consist of a mini-bioretention cell soil filter mix that is very effective at treating or removing a wide range of pollutants from stormwater runoff. Maintenance of the units should be provided in compliance with the manufactures recommendations. The locations of the proposed units are shown on the drawings and a detail of the Filterra system has been attached to this report. In addition to the Filterra systems, three stormdrain structures have been added to collect and transport any bypass site runoff that does not enter the Filterra systems. From these structures, the stormwater will flow into the municipal system through the 8" stormdrain line that connects the exiting on-site catchbasin to the municipal system. As an additional stormwater treatment measure, on-site catch basins will be fitted with the "Snout" oil and debris separator (or approved equal) to reduce pollutant loading in the municipal stormwater system.

Conclusion

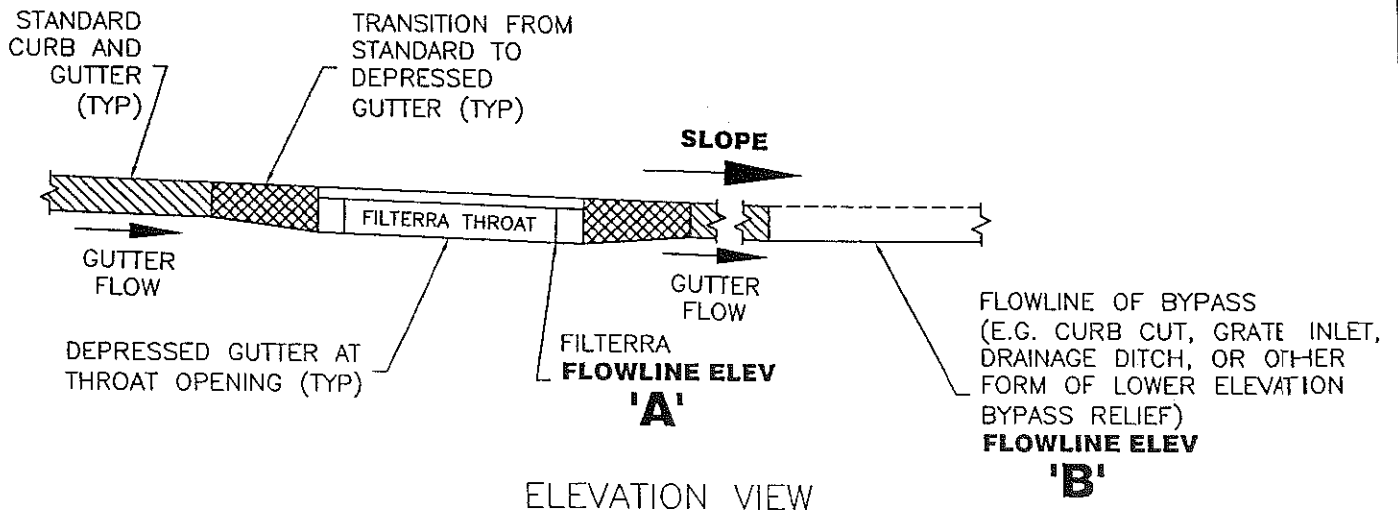
The quantity of stormwater entering the municipal system has not increased as part of the development, only the path that it will take to get to the municipal system. As part of the site development, a majority of the stormwater is being collected and treated before entering the municipal system. The on-site collection of stormwater will also reduce the risk of ice buildup during the winter months. Additionally, by collecting the stormwater with multiple structures, there should be significantly less stormwater flowing over land and across sidewalks to catch basins in the street.

Curb & Gutter Installation Curb cut or grate inlet bypass

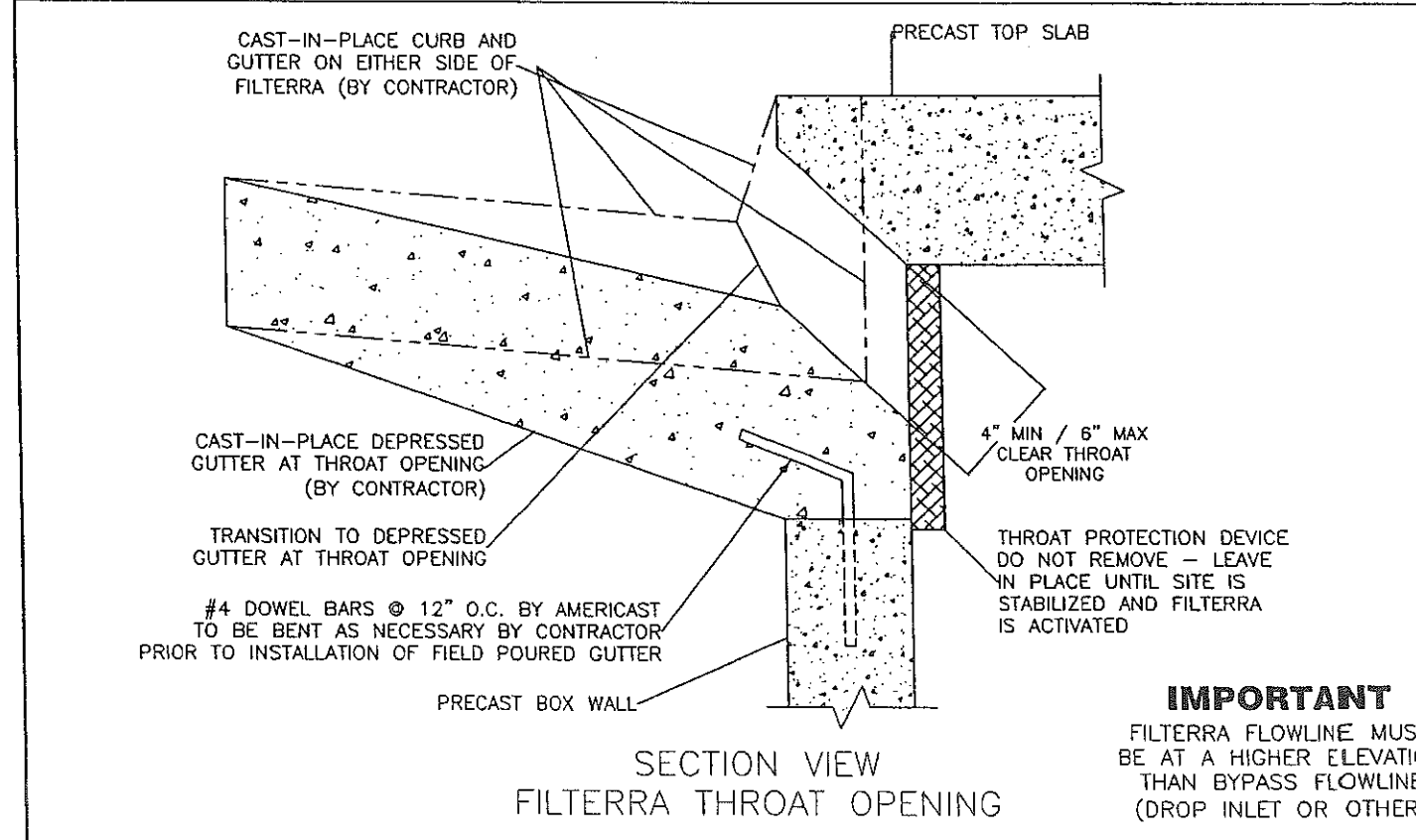
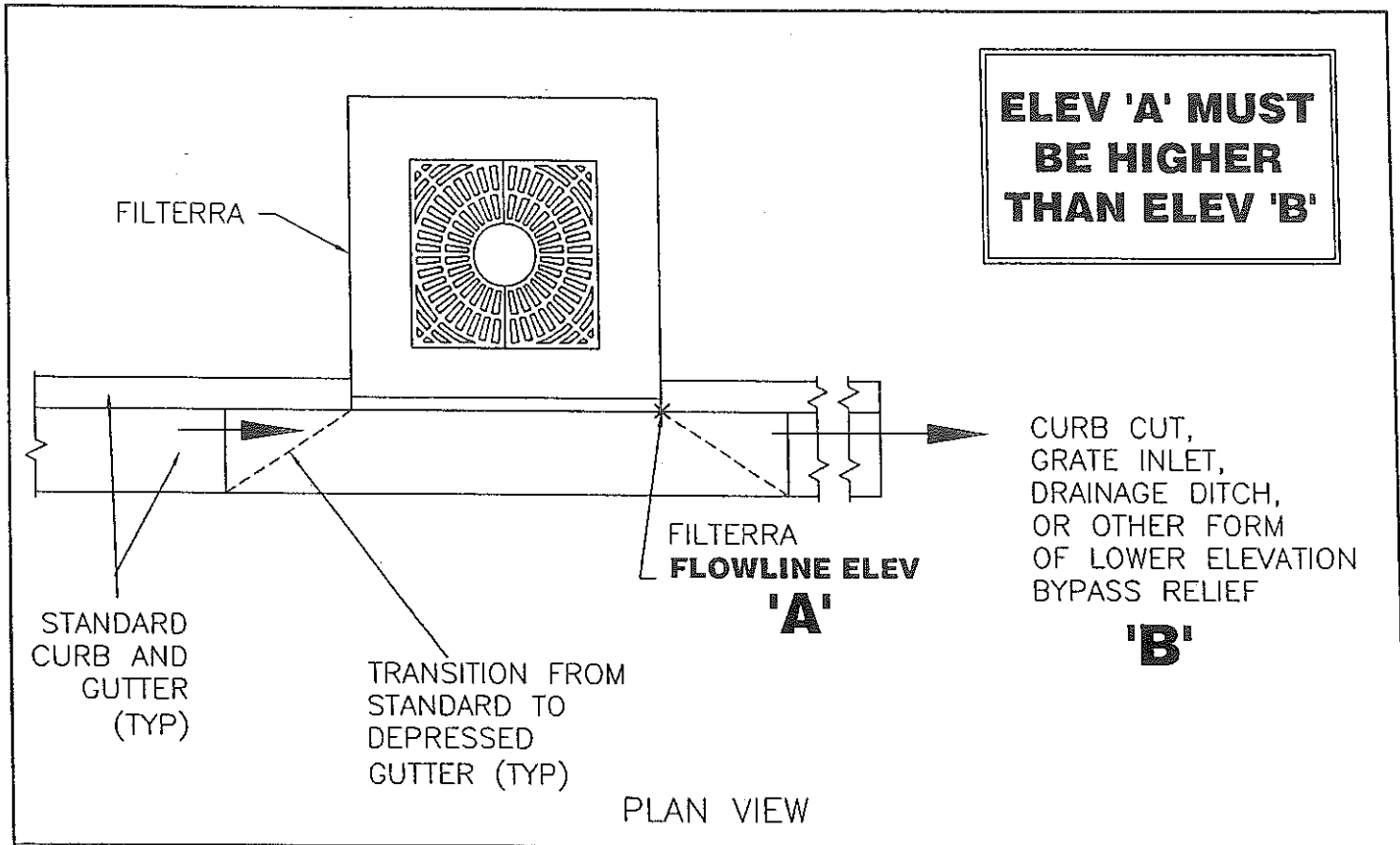


**ELEV 'A' MUST
BE HIGHER
THAN ELEV 'B'**

IMPORTANT
FILTERRA FLOWLINE MUST
BE AT A HIGHER ELEVATION
THAN BYPASS FLOWLINE
(DROP INLET OR OTHER)



Curb & Gutter Installation
Curb cut or grate inlet bypass



E. F. BAVIS AND ASSOCIATES, INC.**M E M O R A N D U M**

DATE: March 3, 2008
TO: Steve Moeser
FROM: Margie Stacy
RE: DRIVE-THRU EQUIPMENT NOISE LEVEL

Measurements of noise level for our audio system follow. In order to simulate a worst case configuration, all lane volume pots were set to the maximum levels and the person talking into the microphone stayed within 1" of the microphone. Normally, the lane volume pots are adjusted on a per site basis to allow for normal ambient noise levels. Normal procedure also calls for the person speaking to be within 3" of the microphone.

During our testing we found that the ambient level = 60db

Db	Distance from unit (feet)
74	3
70	10
61	20
At this distance, could not detect audio level over ambient	30

Please note that these are maximum values and that our system is completely adjustable down to zero output. Note also that these measurements were taken with no vehicle present which will block a significant portion of the audio when present.

If you have other questions, please don't hesitate to call Mike Brown, (513) 677-0500, Ext. 113.

Molly Casto - Walgreens at 606 Forest Avenue

From: Carrie Marsh
To: Casto, Molly
Date: 4/1/2008 11:36 AM
Subject: Walgreens at 606 Forest Avenue

I reviewed the elevations for the Walgreens at 606 Forest Avenue. There are several design matters listed below, for further consideration:

1. The fenestration pattern of bays, windows and awnings should be continued across the entire front facade along Forest Ave.
2. The pattern of bays should be continued the length of the Lincoln Street facade.
3. The north elevation should be provided.
4. Physical samples of building materials should be provided.

I am happy to meet with the applicant to discuss these items.

Thank you. Carrie Marsh

Carrie M. Marsh, Urban Designer
City of Portland, Division of Planning
389 Congress Street, Portland, ME 04101
Ph: 207-874-8723 Fax: 207-756-8258

Title: Bike Racks

- Implementation:  Rush all Projects  When Feasible  Contact PA  Informational

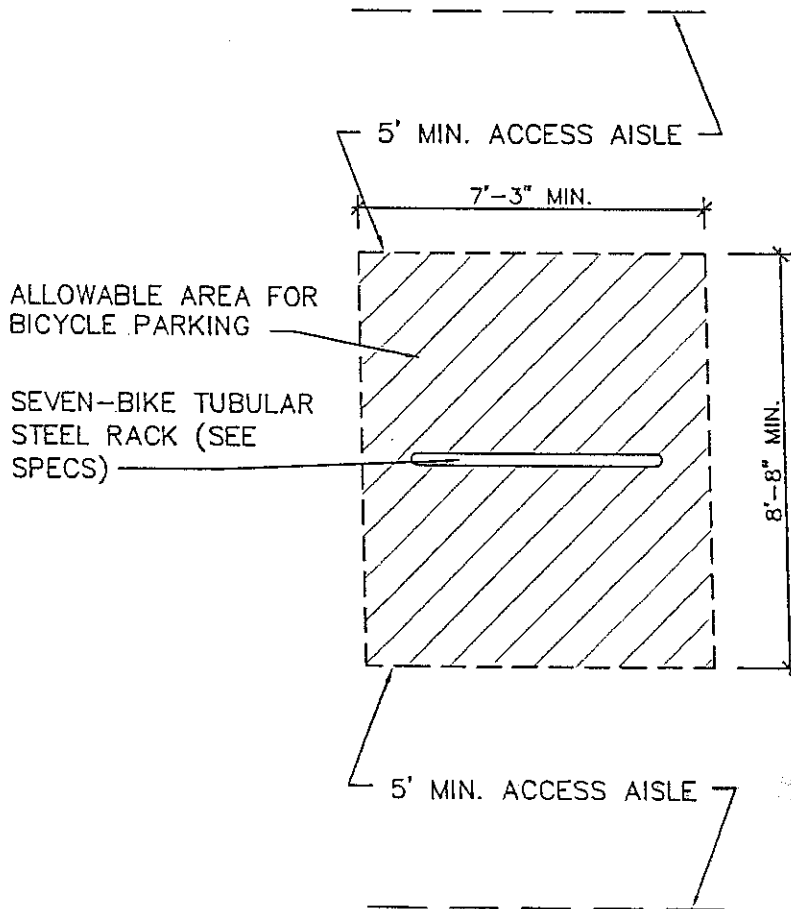
Direction: For all new stores.

Correction: Part of bulletin discription should state that ribbon rack will be anchored in concrete only

Description: A seven-bike capacity of ribbon rack will be anchored in concrete ~~or asphalt~~ (no surface bolting). The location of the rack shall not obstruct the sidewalk or clearance requirements for disabled parking spaces and access.

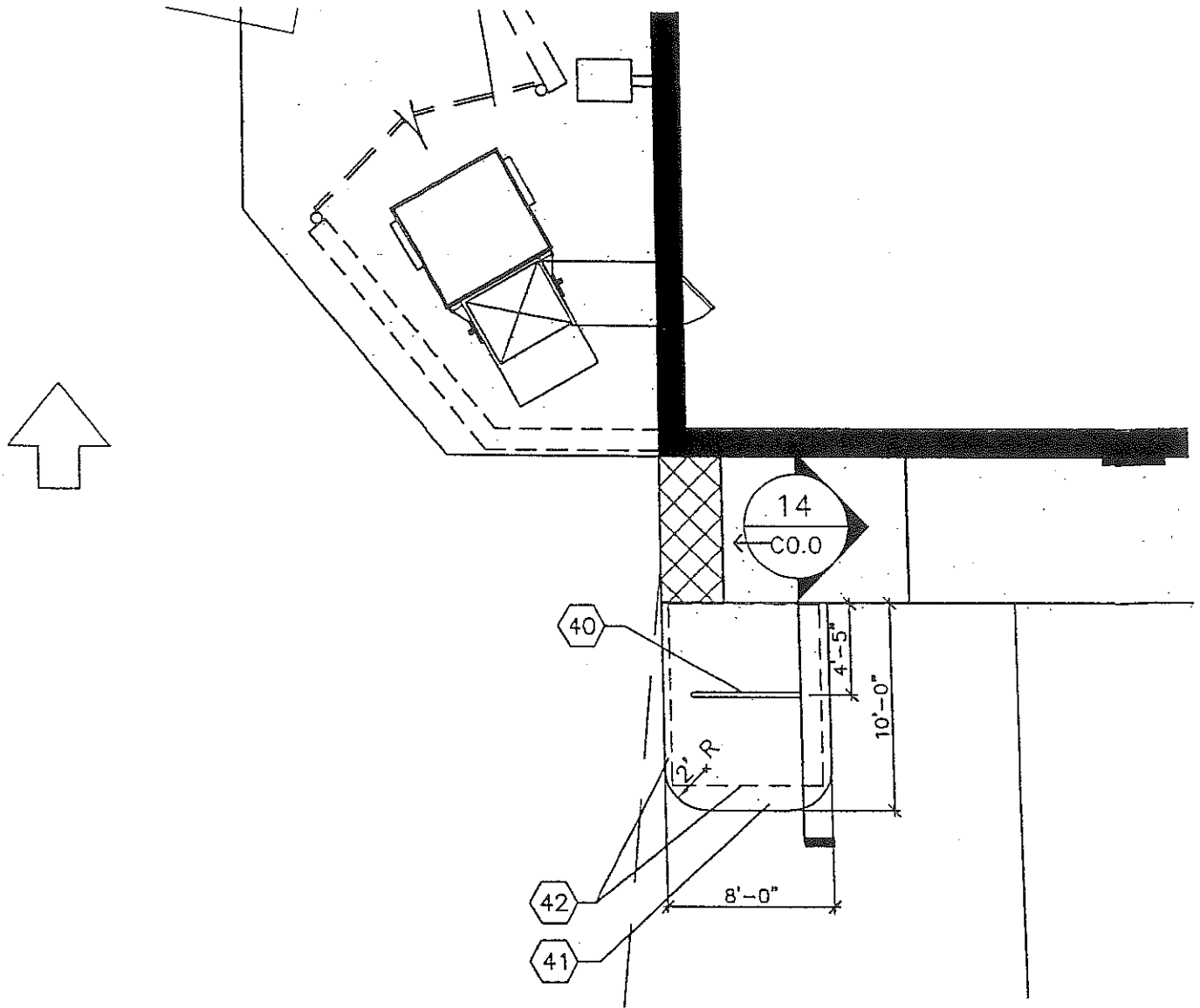
The Walgreens project architect shall determine if a larger capacity ribbon rack is needed in those locations near large schools or college campus.

Revise specification 02500, 2.02, Miscellaneous Products, F. Delete phrase " where required" from sentence.



Drawings
Affected: A0.1, C0.0
Downloads
Available: A0.1, C0.0

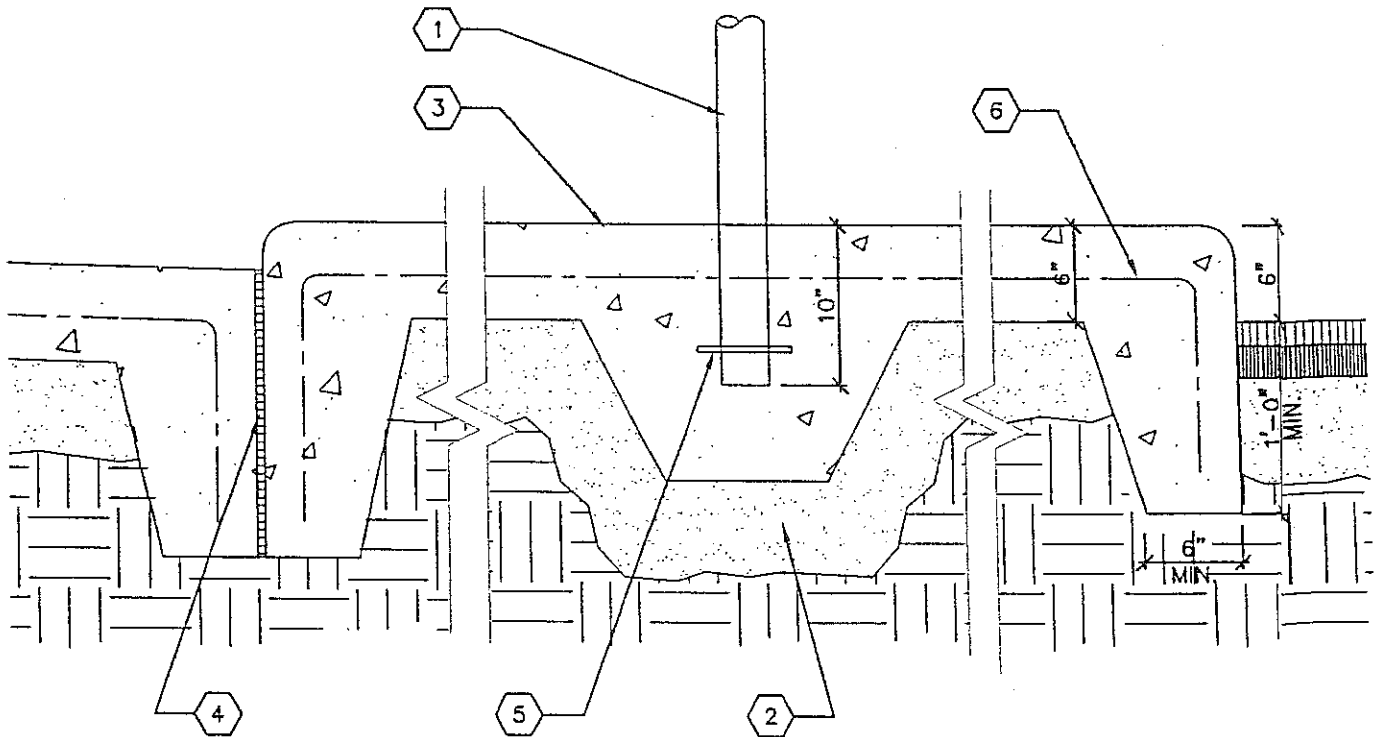
1 BIKE RACK AREA PLAN
1/4" = 1'- 0"



- 40 SEVEN-BIKE TUBULAR STEEL BIKE RACK (SEE SPECS.) WITH THICKENED CONC. SLAB. ALLOW FOR 5' ACCESS AISLE BEYOND BIKE PARKING AREA, BOTH SIDES OF RACK.
- 41 ISLAND WITH 6" CURB.
- 42 7'-3" X 8'-8" MIN. ALLOWABLE AREA FOR SEVEN-BIKE PARKING.

2 PARTIAL SITE PLAN
1/8" = 1'-0"

NOTE:
SEE CRITERIA FOR NOTES AND OTHER KEYED NOTES.



KEYED NOTES

- | | | |
|--|--|---|
| <p>① SEVEN-BIKE TUBULAR STEEL RACK (SEE SPECS) SET IN THICKENED SLAB @ 6" MIN COVER ALL AROUND.</p> <p>② 4" COMPACTED AGGREGATE BASE</p> | <p>③ CONCRETE ISLAND.</p> <p>④ COMPRESSIBLE FILLER (3/4" MAXIMUM). CUT BACK AND PROVIDE SEALANT, TYPICAL, AT ALL JOINTS WITH FILLER.</p> | <p>⑤ 3/8"Ø X 6" ANCHOR ROD THROUGH POS.</p> <p>⑥ 6" X 6" #10 W.W.F.</p> |
|--|--|---|

14 SECTION AT BIKE RACK ISLAND
CO.0 1" = 1'-0"



Memorandum
Department of Planning and Development
Planning Division

To: Chair Tevanian and Members of the Portland Planning Board

From: Molly Casto, Planner

Date: March 7, 2008

Re: March 11, 2008 Planning Board Workshop
 606-616 Forest Avenue – Walgreens Pharmacy with Pharmacy Drive-Thru
 Application #: 2007-0188
 CBL: 124-L-6

I. INTRODUCTION

The Richmond Company has requested Minor Site Plan and Conditional Use approval for a proposed renovation of and addition to the existing building at 606-616 Forest Avenue for a proposed 13,700 +/- sq. ft., single story pharmacy with drive-thru service. The existing building is a two story medical office building currently owned by Mercy Hospital. The proposed building addition is approximately 5,600 +/- sq. ft. The site is located at 606-616 Forest Avenue within the Forest Avenue, Lincoln Street, Deering Avenue and Revere Street block. The project includes associated parking, traffic circulation, and landscaping improvements.

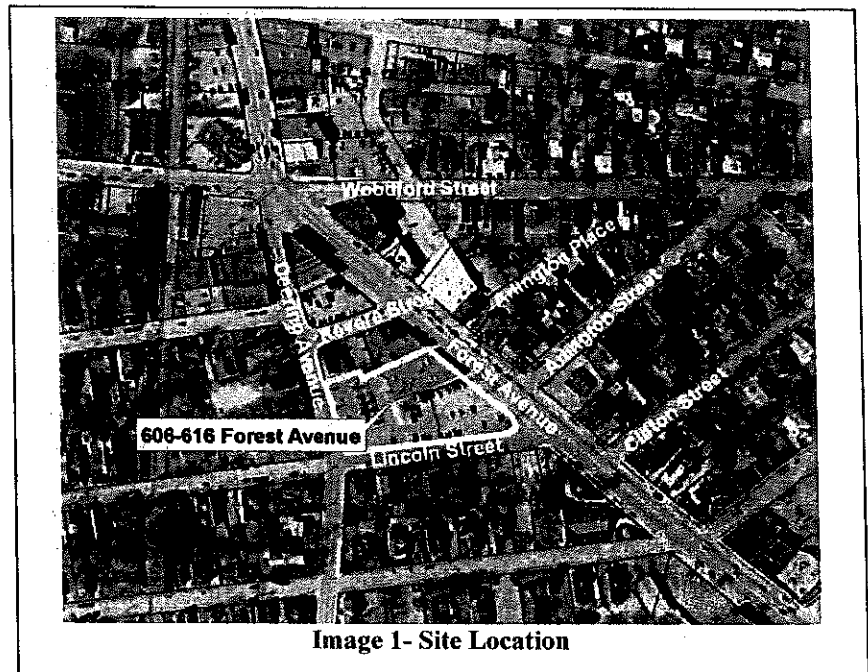


Image 1- Site Location

The site is within the B2-b Business zone and abuts an R-5 Residential zone. The proposed building addition is less than ten thousand (10,000) sq. ft., and is therefore considered a minor site plan. Section 14-183 of the City Code lists drive-thrus in the B-2 or B2-b zones as a conditional use when they are adjacent to a residential zone. Because the proposal is adjacent to an R-5 Residential zone, it is considered a conditional use and requires Planning Board approval.

The applicant's representatives include Gorrill-Palmer Consulting Engineers, Titcomb Associates, Moeser and Associates and Mitchell Associates.

II. FINDINGS OF FACT

Total Land area:	51,040 sq. ft (1.17 +/- acres)
Zone:	B2-b Business
Existing Use:	Two story medical office building
Proposed Use:	One story pharmacy with associated drive-thru
Existing building height:	28 ft +/- (2 stories)
Proposed building height:	25 to 28 ft +/- (1 story) (max. allowable height- 45 ft)
Existing total sq. footage:	17,800 sq. ft
Proposed total sq. footage:	13,700 sq. ft
Proposed addition:	5,600 sq. ft
Existing and proposed parking:	56 off-street parking spaces
Impervious surface ratio:	-90% existing; 85% proposed
Proposed bicycle parking:	Two 7-bike ribbon racks (10 spaces required)
Existing egress points	-2 two-way driveways onto Forest Ave -2 two-way driveways onto Lincoln St -1 two-way driveway onto Deering Ave
Proposed egress points:	-1 two-way (left-only out) driveway onto Forest Ave -1 two-way driveway onto Lincoln St -1 two-way driveway onto Deering Ave
Proposed drive thru:	single-lane drive-up window along western (rear) wall of building

III. THRESHOLD QUESTIONS FOR THE BOARD'S CONSIDERATION

A. **Pharmacy Drive-Thru: Conditional use in the B2-b zone:**

Sec. 14-183 of the City Code- Conditional Uses identifies drive-thrus in the B-2b zones that are adjacent to any residential use or zone as being a permitted conditional business use if they meet certain standards. These include conditions and standards concerning signage, circulation, locations of drive-thrus, noise, lighting, screening and enclosure, pedestrian access and hours of operation. The Planning Board is the reviewing authority for these conditions and standards

B. **Proposed Curb Cuts:**

The applicant proposes to maintain three of the five existing curb cuts at the site – one on Deering Avenue, one on Lincoln Street and one on Forest Avenue. The Forest Avenue driveway is being proposed as a restricted movement right-turn only with a separator island. City Traffic Engineers have submitted comments noting that the Forest Avenue does not meet City Corner clearance standards and have asked the applicant to further justify the need for its existence.

IV. SITE DESCRIPTION

The project area is identified as parcels 1 (36,760 sq. ft) and 2 (14,280 sq. ft) on the submitted boundary survey and site plans. An existing two-story medical office building owned by Mercy Hospital is located at the northeast corner of the parcel. The site has frontage on Forest Avenue (225 +/- feet), Lincoln Street (336 +/- feet) and Deering Avenue (150 +/- feet) and abuts an R-5 Residential zone to the south and west.

The neighborhood in the vicinity of the project contains a mix of commercial and residential uses. Other uses contained within the Forest Ave, Deering Ave, Revere St and Lincoln St block include a stained glass studio and gallery, a technology consulting firm, a public accountant and vacant retail space. Uses across Forest Ave from the project site are a mix of multi-family residential and small-scale commercial uses. The portions of Lincoln Street and Deering Avenue abutting the site are

entirely residential except for the Episcopal Church at the corner of Lincoln St and Forest Ave. Across Revere St is an auto repair center.

V. PROPOSED DEVELOPMENT

The applicant's submittals are included as Attachment 1 and Attachment 13 (plans).

The applicant proposes to renovate, remove the second story and add a 5,600 sq. ft addition to the existing 17,800 sq. ft two story office building on the site. The proposed building will be a 13,700 sq. ft Walgreens Pharmacy with drive-thru. The building height will remain approximately the same in spite of converting the building from a two-story to a single-story structure. The building will be expanded southward towards Lincoln Street and westward towards Deering Avenue. The eastern building wall along Forest Avenue and the northern building wall will remain. The existing basement under the front half of the building and a majority of the roof structure will also be maintained.

The applicant proposed to reconstruct the existing 56-space parking lot and maintain the 56 parking spaces. The site would be accessed through three primary curb cuts on Forest Avenue, Lincoln Street and Deering Avenue. The total estimated project cost is \$1,500,000.



VI. ZONING

The proposal is being reviewed under the site plan standards and as a conditional use in the B2-b zone.

The applicant proposes to renovate, remove the second story and add a 5,600 sq. ft addition to the existing 17,800 sq. ft two story office building on the site. The proposed building will be a 13,700 sq. ft total building area. The eastern and northern building walls will remain. The existing basement under the front half of the building and a majority of the roof structure will also be maintained. Marge Schmuckal, Zoning Administrator is reviewing the proposal as a renovation and not as a new construction (see Marge's memorandum - Attachment 4). If this were being reviewed as a new construction, the proposal would have to meet all applicable B-2b zoning, site plan and design standards, including being located within ten feet of the street frontage for Forest Avenue and Lincoln Street. Marge has expressed concerns about the mechanics of how the proposed building renovation would be done and has requested additional information from the applicant concerning how construction will be phased; the condition of the existing building, what exactly will be preserved from the existing building, etc.

In a recent case where a substantial renovation was proposed, the Planning Authority found that there is no limitation or requirement within the current Land Use Code for a percentage of an existing structure that must remain intact in order for a building to retain its grandfathered status.

According to Marge, all the B-2b requirements are being met except for the required loading bay of 14'x50'. The applicant has included a "tote enclosure" on the site plans. Walgreens Pharmacies receive their inventory by truck in tote boxes, which are unloaded and stored in a tote enclosure until they are retrieved by the next delivery truck. The proposed loading/unloading area for totes is 18 ft x 47 ft. This area should be clarified on the plans as a loading and unloading area.

Marge also notes that the boundary and existing site plan prepared by Titcomb Associates is inaccurate in its length along Forest Ave. It is showing 315.43 feet instead of 225.33 feet. The site plans should also be revised prior to approval as this incorrect dimension has been carried through to other plans.

Section 14-183 of the City Code includes specific conditions and standards concerning signage, circulation, locations of drive-thrus, noise, lighting, screening and enclosure, pedestrian access and hours of operation. The Planning Board is the reviewing authority for these conditions and standards.

A. Conditional Use Requirements (Section 14-183):

Sec. 14-183 - Conditional Uses identifies drive-thrus in the B-2b zones that are adjacent to any residential use or zone as being a permitted conditional business use if they meet the following requirements:

- 1. Signs: Signs shall not adversely affect visibility at intersections or access drives. Such signs shall be constructed, installed and maintained so as to ensure the safety of the public. Such signs shall advertise only services or goods available on the premises.*

The applicant is proposing a freestanding Walgreens sign with LED reader board (total of 99.61 sq. ft) at the corner of Lincoln St and Forest Avenue, oriented perpendicular to Forest Avenue (see Attachment 13 - Sheet D5.1). The proposed sign will be on a 5 ft +/- post with a total height of 18 ft. It is set back 18 ft from the corner of Lincoln and Forest Avenue on a landscaped berm (see Attachment 13 - Sheet L1- Landscape Plan). According to Marge Schmuckal, the submitted information shows that the freestanding sign could meet the requirements of table 2.6 of the sign ordinance. Marge also determined that the sign could meet the requirements of corner clearance, section 14-434. Proposed signage will undergo separate review when the applicant applies for a sign permit through the Inspections Division. She reminds the applicant, however, that according to City and State law, the electronic signage proposed cannot change copy more than once every 20 minutes (see Marge's memorandum – Attachment 4).

- 2. Circulation: No ingress and egress driveways shall be located within thirty (30) feet from an intersection. No entrance or exit for vehicles shall be in such proximity to a playground, school, church, other places of public assembly, or any residential zone that the nearness poses a threat or potential danger to the safety of the public.*

The driveway along Forest Avenue is proposed ninety (90) feet from the intersection of Forest and Lincoln Street. Though this exceeds the conditional use standard written above, it does not meet the separation criteria from Lincoln Street as required in Section III of the Technical and Design Standards. Section III requires a minimum of 150 feet from the intersection of the projection of right-of-way lines to the centerline of the driveway. The project is across Lincoln Street from an Episcopal Church with a playground. Though staff has not found any apparent threats or potential dangers to the safety of the public based on this proximity, the Board may want to consider this in their review of this conditional use requirement.

- 3. Drive-thrus, where permitted, shall also specifically comply with the following conditions:*

- a) Location of Drive-thrus: Features, such as windows, vacuum cleaners and menu/order boards, stacking lanes, must be placed, where practicable, to the side and rear of the principal building except where such placement will be detrimental to an adjacent residential zone or use, and shall be located no nearer than forty (40) feet from any residential zone. This distance shall be*

measured from the outermost edge of the outside drive-through feature to any property line. In addition, drive-through features shall not extend nearer than twenty-five (25) feet to the street line. The site must have adequate stacking capacity for vehicles waiting to use these service features without impeding vehicular circulation or creating hazards to vehicular circulation on adjoining streets.

The applicant proposes a single lane drive-thru and associated stacking on the south (rear) side of the building, near the proposed loading area with tote enclosure and the enclosure for trash and recyclables. The outermost edge of the proposed drive-thru feature is located 50 ft +/- from the street line of Lincoln Street and 65 ft +/- to the centerline of Lincoln Street, which serves as the nearest boundary of the R-5 zone. Patrons entering from any of the three proposed curb cuts would be able to circulate the parking lot to access the drive-thru.

b) Noise: Any speakers, intercom systems, or other audible means of communication shall not play prerecorded messages. Any speakers, intercom systems, audible signals, computer prompts, or other noises generated by the drive-through services or fixtures shall not exceed 55 dB or shall be undetectable above the ambient noise level as measured by a noise meter at the property line, whichever is greater.

The applicant does not propose any freestanding order "squawk" boxes. The applicant has submitted a memorandum describing the proposed drive-thru system and measurements of noise levels for its audio system (see Attachment 10). Three (3) feet from the unit, the noise level was 74 Db and 30 feet from the unit, the noise level did not exceed 60 Db. As previously stated, the property line nearest to the proposed unit is 50 ft +/- . Noise levels from a given source generally decline as distance to the receptor increases. Noise levels may also be reduced by intervening structures—such as a vehicle, which would reduce noise levels by approx. 5-10 dBa (Peterson and Gross, Handbook of Noise Measurement, 1963). Marge Schmuckal has reviewed the applicant's submission and determined that the restricted noise levels can be met and further reduced if need be.

c) Lighting: Drive-through facilities shall be designed so that site and vehicular light sources shall not unreasonably spill over or be directed onto adjacent residential properties and shall otherwise conform to the lighting standards set forth in 14-526.

The proposal includes a twin-mounted full cut off pole light in the rear parking area, intended to illuminate the drive-thru and the majority of the rear parking area (see submitted catalogue cuts – Attachment 11). There are also four other arm-mounted pole lights in that location providing additional lighting to the parking area. The drive-thru is configured so that vehicular light sources will be directed away from residences on Deering Avenue but may impact those on the opposite side of Lincoln Street. This impact, however, would be less than that from vehicles exiting onto Lincoln Street because it is further away. The City Arborist has suggested additional landscaping along Lincoln Street that could serve as added screening from vehicular light.

d) Screening and Enclosure: Where automobiles may queue, waiting for drive-through services, their impacts must be substantially mitigated to protect

adjacent residential properties from headlight glare, exhaust fumes, noise, etc. As deemed necessary by the reviewing authority, mitigation measures shall consist of installation of solid fencing with landscaping along any residential property line which is exposed to the drive-through or the enclosure of the drive-through fixtures and lanes so as to buffer abutting residential properties and to further contain all associated impacts; and

The residences along Deering Avenue are approximately 165 ft +/- from the outermost edge of the outside drive-through feature. Those on Lincoln Street are approximately 90 ft +/- away. As stated above, there is a potential for headlight glare to residences on Lincoln Street. Jeff Tarling has reviewed the proposal and has asked the applicant to add additional landscaping along the property boundary on Deering Avenue and along Lincoln Street. In addition, he suggested that the applicant add plantings to proposed islands in the parking area to provide more visual screening.

e) Pedestrian access: Drive-through lanes shall be designed and placed to minimize crossing principal pedestrian access-ways or otherwise impeding pedestrian access.

There is pedestrian access to a secondary entrance across the exit of the proposed drive-thru. The applicant proposes a 24" stop sign and a 24" yellow sign reading 'look for pedestrians' at this location. In addition, the applicant proposes a railing at this location, extending two feet from the building corner into the sidewalk in order to redirect pedestrians away from the path of drive-thru patrons. (see Attachment 13 - Site Plan (sheet c1.1). City Traffic Engineers recommend in their review that the tip down and railing be reoriented to a perpendicular position in this location rather than parallel to the building. This could increase safety by preventing pedestrians from walking directly into the travel lane. . Though the proposed drive-thru lanes do not cross the principle pedestrian access-ways to the main entrance at the southeast corner of the building, the Planning Board may want to consider whether or not access to the secondary entrance along the south side of the building creates a pedestrian conflict area near the drive-thru (See Tom Errico's comments- Attachment 7 (at end of Attachments).

f) Hours of Operation: The Board, as part of its review, may take into consideration the impact hours of operation may have on adjoining uses.

The expected hours of operation will be from 8am to 11pm, seven days a week.

VII. RIGHT, TITLE OR INTEREST

The applicant submitted a purchase and sale agreement, along with a post-closing use and occupancy agreement permitting Mercy Hospital to continue to occupy the building between the date of closing and December 31, 2008 (see Attachment 2).

VIII. FINANCIAL AND TECHNICAL CAPACITY

The applicant has submitted a letter from T.D. Banknorth, dated February 28, 2008 stating that the Richmond Company has the ability to secure the necessary financing (to be funded by a combination of debt and equity) to complete the development. In addition the applicant submitted a list of completed or pending projects undertaken by the Richmond Company as evidence of technical capacity (see Attachment 3)

IX. PRELIMINARY STAFF REVIEW

The proposed development has been reviewed by staff for conformance with the relevant review standards of the site plan ordinance.

A. Traffic, Parking and Pedestrian Circulation

The applicant proposes to maintain three of the five existing curb cuts at the site – one on Deering Avenue, one on Lincoln Street and one on Forest Avenue. The applicant has submitted a summary of the proposed driveways and how they meet City ordinance requirements (see Attachment 1-c). While all of the proposed driveways meet the width criteria, the Deering Avenue driveway does not meet corner clearance (though it is greater than 100 feet to each cross street) and the Forest Avenue driveway does not meet the separation criteria of from Lincoln Street. Section III requires a minimum of 150 feet from the intersection of the projection of right-of-way lines to the centerline of the driveway. The Forest Avenue driveway is being proposed as a restricted movement right-turn only with a separator island.

Tom Errico, Consulting Traffic Engineer reviewed the proposal and comments that, because the driveway on Forest Avenue does not meet City Corner clearance standards, the applicant should further justify the need for its existence. He notes that site trips originating from the north may find it easier to use Deering Avenue and those coming from the south could easily use Lincoln Street thus minimizing the need for this driveway (see Tom's comments- Attachment 7 (at end of Attachments)).

The applicant has provided existing trip counts, trip assignment and 2009 forecast PM peak hour post development volumes (see Attachment 1-c). This information is still under review by Public Works and will be used to estimate a financial contribution to future improvements at Woodfords Corner. This proposal does not require a state traffic movement permit.

1. Waiver Request – Parking stall dimensions

As stated in the zoning section of this memorandum, the applicant is required to include one parking space per 200 sq. ft (less bulk storage area). The existing parking area contains 56 parking spaces, which exceed the zoning requirement of 51 spaces. Walgreens would like to maintain the 56 spaces to accommodate seasonal high demand.

The proposed parking stalls are 9ft x 18 ft 90 degree spaces with 24-ft wide drive aisles. Section III.3.A of the City Technical Standards and Guidelines requires that standard parking spaces be 9ft x 19 ft. The applicant has submitted a written request for a waiver from this requirement in order to provide 9ft x 18 ft spaces (see Attachment 1-e). This would allow them to maintain a 24 ft aisle width while neither having to reduce the overall amount of parking nor expand the existing impervious surface at the site. Public Works supports the waiver (see Tom Errico's comments- Attachment 7 (at end of Attachments)).

At the request of Public Works, the applicant has provided a graphic illustration of how trucks will maneuver through the site (see Attachment 13 - Sheet C4.6). Public Works also requested that the applicant provide a parking study that documents the need for 56 parking spaces at the site. The applicant submitted evidence from the Institute of Transportation Engineers (ITE) Manual on Parking Generation. According to the manual, the average parking demand for a pharmacy with drive-up window is 2.02 vehicles per 1,000 sq. ft gross floor area and these businesses experience a seasonal peak in December of 1.2 times the typical demand. For the proposed 13,700 sq. ft store, this would yield a demand ranging from 33 average to 60 peak observed spaces. The City requires a minimum of 51 spaces for the site. The applicant is also exploring the feasibility of a shared parking agreement and cross easement with an abutter to the site. City staff has encouraged this proposal if it is able to meet applicable City technical and design standards and guidelines.

B. Bicycle Parking

Section 14-332.1 of the City Code requires all zones where off street parking is required to also provide a certain amount of off-street bicycle parking. This proposal requires ten bicycle parking spaces to meet the requirement for non-residential structures. The applicant has submitted their proposal to include two (2) seven-bike capacity ribbon racks anchored in concrete. Currently the proposed bike racks are located on the site plan along the south side of the building adjacent to the pedestrian crosswalk. This proposal is shown on the site plan, however it contradicts the submitted landscape plan, which calls for a planting bed of perennials cherry and junipers in this location (see submitted plans – [Attachment 13](#)). The applicant has been made aware of this inconsistency and is revising the plans. The City Code requires that bicycle parking be located in a convenient location, proximate to the entry(s) of the building and shall be visible from the street or provided with prominent directional signage. Bicycle racks that provide two points of contact, such as hoop racks and hitches are preferred to ribbon racks or fence-style racks.

C. Public Utilities and Solid Waste

The project will be served by public water and sewer. The applicant submitted a letter from Portland Water District (PWD) dated November 1, 2007 stating that they have adequate capacity to serve the development. The applicant has a pending request with the Department of Public Works for a confirmation of sewer capacity (see both letters – [Attachment 8](#)).

The applicant has contracted with Pine Tree Waste to manage solid waste at the site. The applicant has submitted a letter from Pine Tree Waste stating their ability to serve the project (see [Attachment 8](#)). The applicant expects to generate approximately eight (8) cubic yards +/- of non-recyclable and ten (10) cubic yard of recyclable commercial solid waste per month.

Details of the proposed cedar trash and tote enclosures have been included on the submitted detail sheet in [Attachment 13](#). The two enclosures are to be located at the rear of the building. The applicant proposes two 2 cubic yard trash containers for recyclable and non-recyclable materials.

D. Exterior Lighting

The applicant has submitted a photometric plan and catalogue cuts for proposed fixtures. The proposal includes a twin-mounted pole light in the rear parking area, one wall-mounted light and six arm-mounted pole lights. All proposed fixtures are full cut-off. All pole lights are proposed on 20-foot poles. The Portland Technical and Design Standards and Guidelines stipulate that exterior lighting shall be adequate for the safety of users of the site but shall not cause glare or direct spillover to adjacent properties or create visual distraction to motorists on adjacent streets. The proposed twin-mounted pole light exceeds the standards for maximum illumination levels within the parcel and some of the proposed fixtures exceed the maximum allowable wattage of 250 watts. The applicant has been made aware of these issues. Otherwise, the proposal appears to meet the standards of the Portland Technical and Design Standards, Section XV.

E. Fire Safety

The applicant submitted a fire department review to the Portland Fire Department on March 4, 2008 (see [Attachment 1-d](#)). Captain Greg Cass was not able to review this prior to distribution of this memorandum. He did, however, conduct a preliminary review of the plans and notes that a master box connection will be required for the fire alarm system.

F. Stormwater

The applicant has submitted a narrative addressing proposed stormwater management. This plan identifies existing conditions and proposed improvements. Engineering review comments from Dan

Goyette, Consulting Development Review Engineer, are included as Attachment 5). The applicant proposes to decrease the overall impervious area at the site from 1.11 acres to .99 acres. Stormwater will flow into a municipal system through an existing 8" storm drain line, connecting the storm drain structure to the municipal line. On site catch basins will be fitted with oil and debris separators.

G. Landscaping

Section 14-186 of the Ordinance requires that the site be "*suitably landscaped for parking, surrounding uses and accessory site elements, including storage and solid waste receptacles where required by... article V (site plan).*" Section 14-526 requires that buildings and associated parking areas in the B2-b zone be screened to buffer abutting properties and include a densely planted landscape buffer and/or fencing to protect neighboring properties from the impacts associated with the development, including lighting, parking, traffic, noise, odor, smoke, or other incompatible uses. Where buildings are setback from the street, a landscaped area must be planted along the front yard street line.

The applicant has submitted a landscaping plan for review (Attachment 13 - Sheet L1). Jeff Tarling has reviewed the proposed landscaping and submitted comments (see Attachment 6). In summary, Jeff's comments include the following requests and comments:

- The proposed landscape plan submitted for the proposed Walgreens project is a big improvement over existing conditions.
- Recommend additional landscape treatments and street trees due to the interface with the surrounding residential properties.
- Forest Avenue - Add a street-tree, upright English Oak or Upright Pin Oak to replace the missing tree.
- Lincoln Street - Add two street-trees along the street right-of-way on the Deering Avenue end.
- Deering Avenue - Add two trees to the proposed line of street trees...(e.g. - hornbeam, tree lilac, hedge maple) to provide additional buffer between existing residential use and the development.
- Landscape Treatment: Add additional vegetation around the 3 proposed trees on the various landscaped islands in the parking lot (southern side of the parcel) versus having turf. Landscaping should be included in the parking island adjacent to the handicapped parking spaces on the north end of the property. Currently there is none proposed.
- In the large bed at the corner of Forest Avenue & Lincoln Street would recommend adding a group of (3) conifers.

Jeff and Molly Casto met with the applicant and their representatives on March 6, 2008 to discuss these comments in detail and to make recommendations concerning species and design.

H. Urban Design

Section 14-526 of the Site Plan Standards contains design standards for development in the B2-b zone. These standards pertain to building design and orientation, building scale, façade character, window placement, building materials, and landscaping (as detailed above). Carrie Marsh, Urban Designer is in the process of reviewing the proposal and will provide written comments.

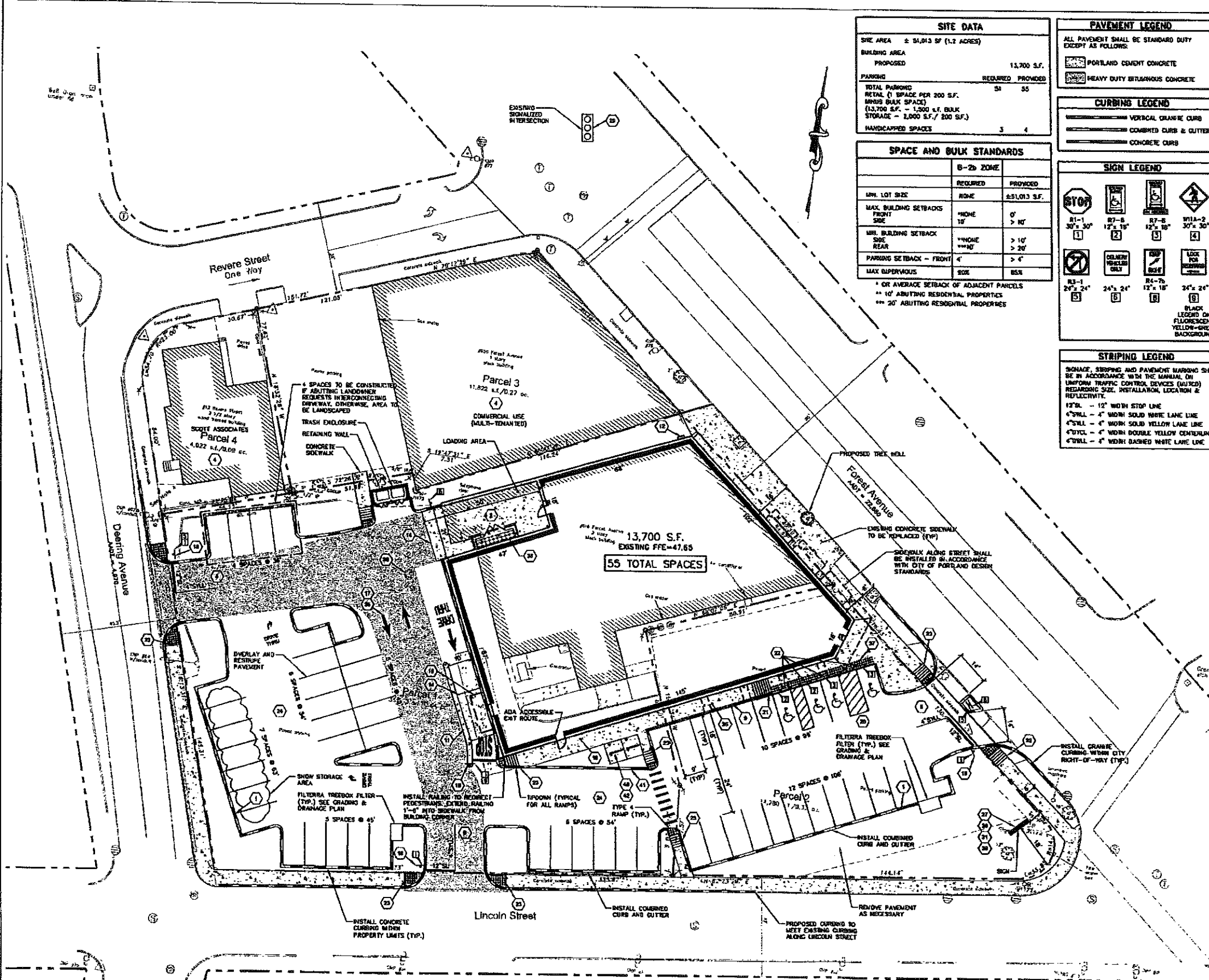
X. NEXT STEPS FOR THE APPLICANT

- Address any additional information requested by the Planning Board and Planning staff
- Address the information requests contained in the body of this memorandum and in the attached staff memorandums.

ATTACHMENTS:

1. Application Materials
 - a. Site Plan Application
 - b. Letter from Gorrill-Palmer Consulting Engineers, Inc – dated February 6, 2008
 - c. Letter from Gorrill-Palmer Consulting Engineers, Inc – dated February 22, 2008
 - d. Letter from Gorrill-Palmer Consulting Engineers, Inc – dated March 4, 2008
 - e. Request for waiver from Section III.3.A of City technical Standards and Design Guidelines
2. Evidence of right, title or interest: Purchase Agreement, Post-Closing Occupancy Agreement and Purchase Option Agreement
3. Evidence of financial and technical capacity:
 - a. Letter from TD Banknorth – dated February 28, 2008
 - b. List of recent developments – dated Spring, 2005
4. Memorandum from Marge Schmuckal, City Zoning Administrator – dated March 4, 2008
5. Review comments from Dan Goyette, PE
 - a. Memorandum dated January 28, 2008
 - b. Memorandum dated March 5, 2008
6. Review comments from Jeff Tarling, City Arborist – dated March 4, 2008
7. Review comments from Tom Errico, Consulting Traffic Engineer – dated March 5, 2008 (*inserted at end of attachments**)
8. Capacity letters
 - a. Letter from Portland Water District – dated November 1, 2007
 - b. Letter from Gorrill-Palmer Consulting Engineers, Inc to Public Works – dated October 22, 2007
 - c. Letter, signed by Pine Tree Waste, from Gorrill-Palmer Consulting Engineers, Inc - dated October 22, 2007 (signed on February 22, 2008)
9. Stormwater Management Plan – dated February, 2008
10. Memorandum from E. F. Bavis Associates, Inc. re: drive-thru noise levels – dated March 3, 2008
11. Catalogue cuts for proposed lighting fixtures
12. Design details for Walgreens standard bike rack
13. Submitted plans and boundary survey
 - a. Boundary and Existing Conditions
 - b. Cover Sheet and General Notes (AO.1)
 - c. Site Layout Plan (C1.1)
 - d. Grading, Drainage and Erosion Control Plan (C2.1)
 - e. Utility Plan (C3.1)
 - f. Site Details (C4.1)
 - g. Site Details-2 (C4.2)
 - h. Utility Details (C4.3)
 - i. Erosion Control Notes and Details (C4.4)
 - j. Trash Enclosure Details (C4.5)
 - k. WB-50 Truck Turning Path (C4.6)
 - l. Freestanding Signage (D5.1)
 - m. Photometrics Plan
 - n. Landscape and Irrigation Plan (L1)
 - o. Elevation Drawings (ACP-1)

* *Attachment 7 was submitted to the Planning Division post-printing and could not be inserted numerically due to double-sided printing. It was, therefore, added at the end of the attachments. We appreciate your understanding of our ongoing efforts to save paper.*



SITE DATA	
SITE AREA ± 91,813 SF (1.2 ACRES)	
BUILDING AREA PROPOSED	13,700 S.F.
PARKING	REQUIRED PROVIDED
TOTAL PARKING	55 55
RETAIL (1 SPACE PER 200 S.F. MINUS BULK SPACE)	
MINUS BULK SPACE	
STORAGE - 2,000 S.F. / 200 S.F.	
HANDICAPPED SPACES	3 4

SPACE AND BULK STANDARDS		
	B-2b ZONE	REQUIRED
MIN. LOT SIZE	8000	451,013 S.F.
MAX. BUILDING SETBACKS FRONT SIDE	MIN 10'	0' > 10'
MIN. BUILDING SETBACK SIDE REAR	MIN 10'	> 10' > 20'
PARKING SETBACK - FRONT	4'	> 4'
MAX. SUPERVISORS	SIZE	BSR

* OR AVERAGE SETBACK OF ADJACENT PARCELS
 ** 10' ABUTTING RESIDENTIAL PROPERTIES
 *** 20' ABUTTING RESIDENTIAL PROPERTIES

PAVEMENT LEGEND	
ALL PAVEMENT SHALL BE STANDARD DUTY EXCEPT AS FOLLOWS:	
PORTLAND CEMENT CONCRETE	
HEAVY DUTY BITUMINOUS CONCRETE	

CURBING LEGEND	
VERTICAL GRANITE CURB	
COMBINED CURB & GUTTER	
CONCRETE CURB	

SIGN LEGEND			
R1-1 30" x 30"	R7-5 12" x 18"	W11A-2 30" x 30"	
R2-1 12" x 18"	R7-6 12" x 18"	W11B-2 30" x 30"	
R3-1 24" x 24"	R4-7b 12" x 18"	W11C-2 30" x 30"	
R4-7a 12" x 18"	R5-1 24" x 24"	W11D-2 30" x 30"	

STRIPING LEGEND	
SHOULDER, STRIPING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REGARDING SIZE, INSTALLATION, LOCATION & REFLECTIVITY.	
12" - 12" WITH STOP LINE	
4" WALK - 4" WITH SOLID WHITE LANE LINE	
4" CYCL - 4" WITH SOLID YELLOW LANE LINE	
4" CYCL - 4" WITH DOUBLE YELLOW CENTERLINE	
4" CYCL - 4" WITH DASHED WHITE LANE LINE	

- SITE PLAN NOTES**
- PERIMETER OF ALL ASPHALT TO RECEIVE CONCRETE CURB.
 - 65 FOOT TRUCK TURNING RADIUS DEPICTED AS PER SHEET C.A.1.
 - PRIVATE FENCE (NOT USED)
 - IDENTIFY USE AND LOCATE ALL STRUCTURES ADJACENT TO WALGREENS SITE. INDICATE NUMBER OF STORES AND DISTANCE FROM PROPERTY LINE.
 - SPOT ELEVATION AT FLOW LINE OF PROPOSED ENTRANCE ON SHEET C.E.1.
 - BITUMINOUS APRON TO D.O.T. SPECIFICATIONS. CURB CUT DIMENSION MUST ACCOMMODATE 65 FOOT TRUCK/ TRAILER WITHOUT ROLLING ONTO CURB. DRIVE DRIVEWAY INTO LANES WITH STRIPING.
 - LAST OF HEAVY DUTY ASPHALT PAVING (NOT USED)
 - 60" x 4" W YELLOW PAINT STRIPE (TYPICAL) LAKE DIVIDER (NOT USED)
 - LINE OF CANOPY ABOVE.
 - 12" x 18" "DO NOT BLOCK ENTRANCE" SIGN. ORIENT FACE OF SIGN ADJACENT TO ON COMING TRAFFIC (NOT USED)
 - 36" FLEXIBLE DELINEATOR POST. FASTEN TO CONCRETE WITH BOLTS. (NO ADHESIVE FASTENING)
 - GAS METER WITH BOLLARDS.
 - COMPACTORS (NOT USED)
 - LINE OF CONCRETE PAD.
 - LIGHT POLE (TYPICAL). QUANTITY AND LOCATION OF POLES TO BE DETERMINED BY APPROVED PHOTOMETRICS (NOT USED)
 - CONCRETE DRIVE-UP LAKE AND CANOPY ABOVE.
 - PROVIDED LAKE ORDERS AND DIRECTIONAL ARROWS AT ALL DRIVES AND END OF DRIVE ASILES.
 - MINIMUM 24" OCTAGONAL REFLECTIVE STEEL STOP SIGN (SEE BACK CLEAR OF TRAFFIC) AT DRIVE-THRU. ALIGN EDGE OF STOP SIGN WITH EDGE OF 1'-0" CURB AT DRIVE-THRU.
 - CONCRETE SIDEWALK (TYP.)
 - PAD MOUNTED TRANSFORMER WITH BOLLARDS (COORDINATE W/ P.A. ANY OTHER LOCATIONS) (NOT USED)
 - ENTRY BOLLARDS W/ POLYETHYLENE COVERS 5'4" CLEAR MAX
 - ACCESSIBLE PARKING SIGN. SEE ACCESSIBILITY SHEET FOR DETAIL.
 - ACCESSIBLE RAMP W/ DETECTABLE MARKING ALONG ACCESSIBLE ROUTES (TYP.). WHEN SLOPE IS LESS THAN 2%, ONLY 30" OF DETECTABLE MARKING SURFACE IS REQUIRED.
 - ASPHALT PAVING.
 - YELLOW PAINT STRIPING (TYPICAL). BLACK OUTLINE ON CONCRETE PAVEMENT
 - ACCESSIBLE PARKING DESIGN TO MEET ALL GOVERNING CODES. QUANTITY AS REQUIRED BY A.D.A. - ACCESSIBLE PARKING SPACES AND THEIR ACCESS ASILES SHALL BE 1:8 WHERE POSSIBLE (2% MAX.) SLOPE IN ALL DIRECTIONS (TYP.).
 - TOP OF SIGN FOUNDATION TO BE AT TOP OF STREET CURB HEIGHT (MIN.)
 - PLACE SIGN WITH MINIMUM SETBACKS COORDINATE WITH ZONING AND DIMENSION ACCORDINGLY.
 - INDICATE ALL EXISTING OR PROPOSED TRAFFIC CONTROL ELEMENTS.
 - SPOT ELEVATION AT STREET INTERSECTION. (NOT PROVIDED)
 - DIRECTION SIGN TO BE ORIENTED PERPENDICULAR TO MAJOR TRAFFIC STREET.
 - INDICATE ALL OFF-SITE IMPROVEMENTS. DEMOTE EXISTING OR PROPOSED.
 - ALL END ISLANDS TO BE 4'-0" LESS THAN STALL DEPTH. WHERE FULL DEPTH ISLAND IS REQUIRED, DETAIL ROLL-OVER CURB AND CONCRETE FILL DND OF ISLAND 4'-0".
 - RETURN SIDEWALK TO EXIT DOOR. (ADA ACCESSIBLE EXIT ROUTE REQUIRED). (NOT USED)
 - WALKS WITHOUT COLUMNS CAN BE 7'-0" W. WALKS WITH COLUMNS SHALL PROVIDE 5'-0" CLEAR TO BUILDING AND 2'-6" CLEAR TO EDGE OF CURB. SOURCE: PROTOTYPE WALK TO BE 10'-0" W MIN.
 - TOTE ENCLOSEURE
 - DETECTABLE MARKING SURFACE, 36" DEEP.
 - STORM CATCH BASINS AND ORATED MANHOLES TO BE 40" MINIMUM AWAY FROM 2% ACCESSIBLE PARKING ZONE AND ACCESSIBLE ROUTES.
 - LIGHT POLES, LANDSCAPING, AND OTHER SITE EQUIPMENT SHALL NOT OBSCURE SIGN LINES TO PYLON.
 - SEVEN-BIKE TUBULAR STEEL BIKE RACK (SEE SPECS) WITH THICKENED CONG. SLAB ALLOW FOR 5" ACCESS ASILE BEYOND BIKE PARKING AREA. BOTH SIDES OF RACK.
 - ISLAND WITH 6" CURB.
 - 7'-3" x 6'-8" MIN ALLOWABLE AREA FOR SEVEN-BIKE PARKING.

- SITE PLAN CRITERIA NOTES**
- PARKING**
 PROVIDE CONTINUOUS CONCRETE WALK IF PARKING STALLS ARE ADJACENT TO BUILDING. PROVIDE PARKING DESIGN TO DISPLY ALL ACCESSIBLE PARKING REQUIREMENTS AS PER GOVERNING CODES.
 - WASH ENCLOSURE**
 A. IF POSSIBLE, WALGREENS WILL HAVE DUAL COMPACTORS.
 B. FOR LOCATIONS WHERE TRASH COMPACTOR CAN NOT BE ACCOMMODATED, A DUMPSTER SHALL BE PROVIDED. SEE SHEET C.A.5.
 - PAVING AND DIRECTIONAL SIGNS**
 SIGNS TO BE LOCATED AS SHOWN ON SITE PLAN. VERIFY AND DEFINE SIZE, QUANTITY, SETBACK AND REQUIREMENTS, AND PERSON TO CONTACT AT GOVERNING SIGN AUTHORITY.
 - UTILITIES**
 SITE SHALL HAVE ADEQUATE WATER SERVICE TO SUPPORT FIRE SUPPRESSION SYSTEM AT WALGREENS BUILDING. ALL SITE UTILITIES, BOTH EXISTING OR NEW, MUST BE UNDERGROUND OR RE-ROUTED OFF SITE.
 - TRUCK TRUCKS**
 ROLL-OVER CURBS TO ACCOMMODATE 65 FOOT DELIVERY TRUCK SHOULD BE CONSIDERED IF ANY OF THE FOLLOWING OCCURS:
 1. BANK CURB NOT ALLOWED TO BE LESS THAN 40 FEET.
 2. STREET CURB CUT IS LESS THAN 4 LANE WID.
 3. ALLOWABLE RADIUS AT CURB ENTRANCE IS LESS THAN 20 FEET.
 - MAIL BOX**
 IN AREAS WHERE THE U.S. POST OFFICE REQUIRES A FREESTANDING MAIL BOX, GENERAL CONTRACTOR SHALL PROVIDE HEAVY DUTY DIE CAST ALUMINUM RURAL MAIL BOX EQUAL TO MODEL #1800 BY SALSURY INDUSTRIES, LOS ANGELES, CALIFORNIA, WITH MATCHING POST #4885 ON 18" DIA. CONCRETE FOUNDATION.
 - EXPOSED EQUIPMENT**
 WALGREENS PREFERRED TO HAVE ALL EQUIPMENT INSIDE. WHEN EQUIPMENT IS REQUIRED TO BE OUTSIDE, IT IS TO BE HOUSED IN A SECURE, LOCKABLE ENCLOSURE.
 - FINISHED FLOOR ELEVATION**
 FINISHED FLOOR ELEVATION TO BE ABOVE 100 YEAR FLOOD ELEVATION. DO NOT TRAP STORM WATER ON SITE. DESIGN STORM OVERFLOW BELOW FLOOR ELEVATION.
 - LOADING AREA**
 A 65' TRUCK MUST BACK INTO RECEIVING AREA.

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING.

Walgreens

The Pharmacy America Trusts • Since 1901™

CONSULTANT PROJECT NO. 1348

PROJECT TYPE

DRAWING/SPECIFICATIONS BY:

WALGREENS®
 LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:

WALGREENS CONTRACTOR
 LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE	BUILDING
NEW..... <input checked="" type="checkbox"/>	NEW..... <input type="checkbox"/>
REMODELING..... <input type="checkbox"/>	EXISTING..... <input checked="" type="checkbox"/>
RELOCATION..... <input type="checkbox"/>	NEW SHELL ONLY..... <input type="checkbox"/>
OTHERS..... <input type="checkbox"/>	

NO.	DATE	BY	DESCRIPTION	CONST
1	03/21/08	MPM	RESPONSE TO COMMENTS	

REVISIONS

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DAILY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF MAINE AS SIGNIFIED BY MY HAND AND SEAL.

STORE NUMBER 12325

PROJECT NAME
WALGREENS - STORE #12325
 (SWC) FOREST & REVERE
 PORTLAND, MAINE

DRAWING TITLE
SITE LAYOUT PLAN

CADD PLOT: SCALE: 1" = 20' DRAWING NO. _____

VOID PLOT: DRAWN BY: JBC

SUPERSEDES PLAN DATED: DATE: 12/07

REVIEWED BY: _____ OF DWG.

C1.1

THE RICHMOND COMPANY, INC.

GP Gorrill-Palmer Consulting Engineers, Inc.
 Transportation and Civil Engineering Services
 PO Box 1237 207-857-6910
 15 Shaker Road FAX: 207-657-8912
 Gray, ME 04039 E-Mail: mail@gorrillpalmer.com



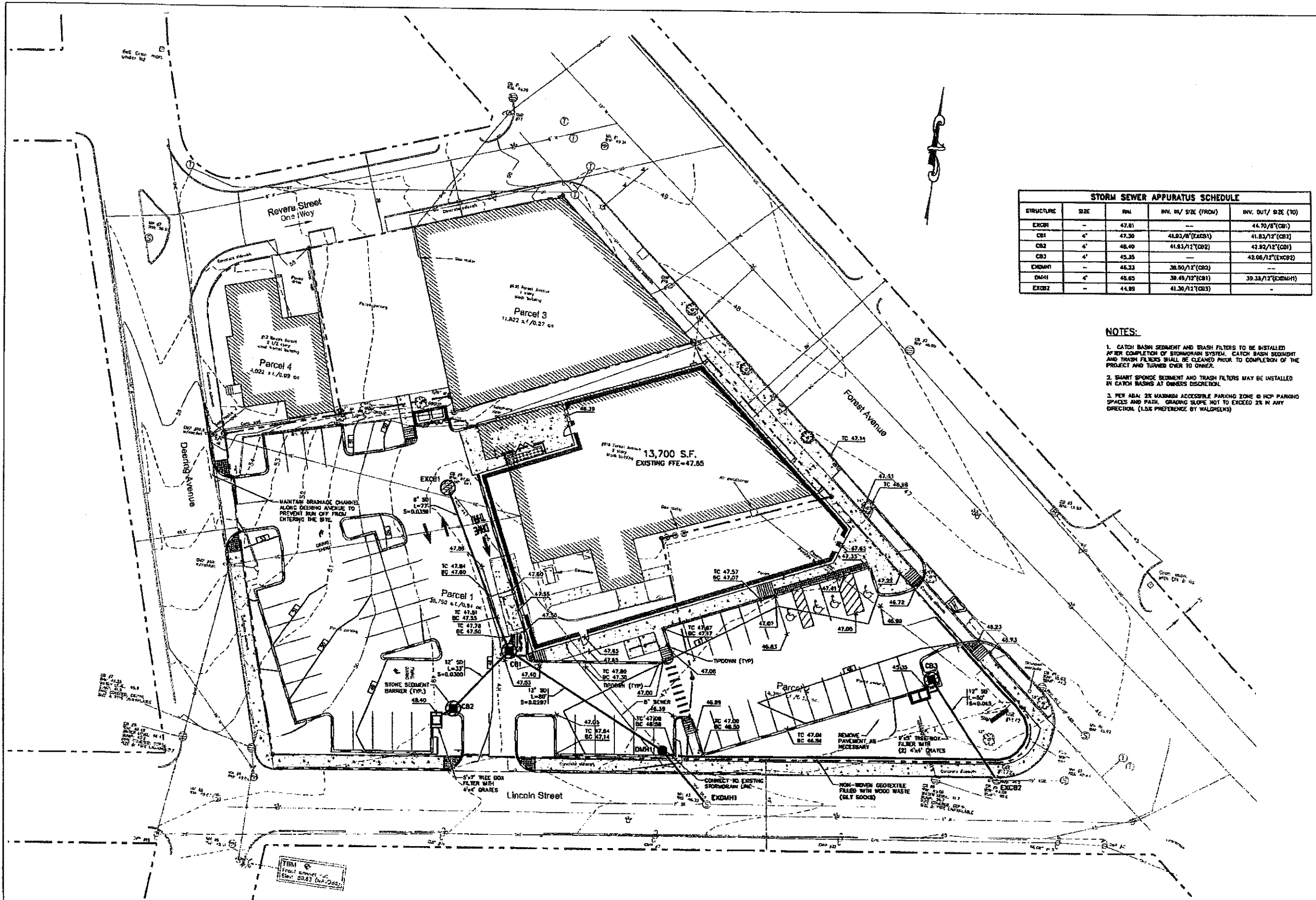
DRAWINGS/SPECIFICATIONS BY:
 WALGREENS/
 LANDLORD'S CONSULTANT
 ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:
 WALGREENS' CONTRACTOR
 LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE		BUILDING	
NEW	<input checked="" type="checkbox"/>	NEW	<input type="checkbox"/>
REMODELING	<input type="checkbox"/>	EXISTING	<input checked="" type="checkbox"/>
RELOCATION	<input type="checkbox"/>	NEW SHELL ONLY	<input type="checkbox"/>
OTHERS	<input type="checkbox"/>		

STRUCTURE	SIZE	R/W	R/W IN/ SIZE (FROM)	R/W OUT/ SIZE (TO)
EXCB1	-	47.61	-	44.70/8"(CB1)
CB1	4'	47.30	44.83/8"(EXCB1)	41.83/12"(CB2)
CB2	4'	46.40	41.83/12"(CB2)	42.92/12"(CB1)
CB3	4'	45.35	-	42.06/12"(EXCB2)
EXCBH1	-	46.23	38.90/12"(CB2)	-
DAMI	4'	46.65	39.49/12"(CB1)	39.19/12"(EXCBH1)
EXCB2	-	44.89	41.30/12"(CB3)	-

NOTES:

- CATCH BASIN SEDIMENT AND TRASH FILTERS TO BE INSTALLED UPON COMPLETION OF STORMSEWER SYSTEM. CATCH BASIN SEDIMENT AND TRASH FILTERS SHALL BE CLEANED PRIOR TO COMPLETION OF THE PROJECT AND TURNED OVER TO OWNER.
- SMART SPONGE SEDIMENT AND TRASH FILTERS MAY BE INSTALLED IN CATCH BASINS AT OWNER'S DISCRETION.
- PER ADA: 2% MAXIMUM ACCESSIBLE PARKING ZONE IS HCP PARKING SPACES AND PAWL. GRADING SLOPE NOT TO EXCEED 2% IN ANY DIRECTION. (LISE PREFERENCE BY WALGREENS)



NO.	DATE	BY	DESCRIPTION	CONST
1	03/21/08	MPM	RESPONSE TO COMMENTS	

REVISIONS

CERTIFICATION AND SEAL

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STORE NUMBER 12325

PROJECT NAME
WALGREENS -- STORE #12325
(SWC) FOREST & REVERE
PORTLAND, MAINE

DRAWING TITLE
GRADING DRAINAGE & EROSION CONTROL PLAN

CADD PLOT: SCALE: DRAWING NO.:

VOID PLOT: DRAWN BY: JBC

DATE: 12/07

SUPERSEDES PLAN DATED: REVIEWED BY: MPM

C2.1

OF DWGS.

THE RICHMOND COMPANY, INC.

GP Gorrill-Palmer Consulting Engineers, Inc.
 Transportation and Civil Engineering Services
 PO Box 1237 207-657-6910
 15 Shaker Road FAX: 207-657-6912
 Gray, ME 04039 E-Mail: mail@gorrillpalmer.com



NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING.

DRAWINGS/SPECIFICATIONS BY:

WALGREENS
 LANDLORD'S CONSULTANT

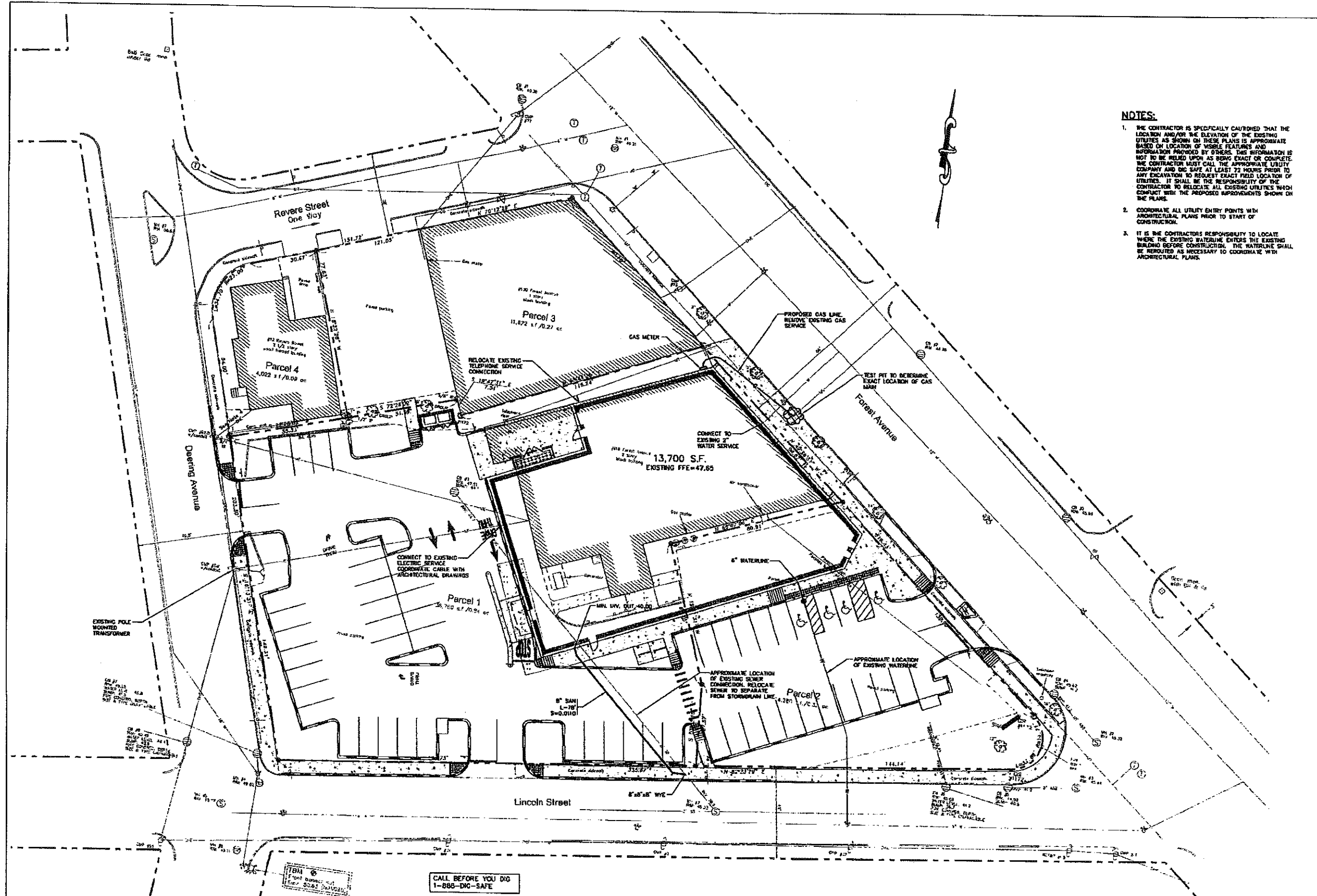
ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:

WALGREENS CONTRACTOR
 LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE	BUILDING
NEW..... <input checked="" type="checkbox"/>	NEW..... <input type="checkbox"/>
REMODELING..... <input type="checkbox"/>	EXISTING..... <input checked="" type="checkbox"/>
RELOCATION..... <input type="checkbox"/>	NEW SHELL ONLY..... <input type="checkbox"/>
OTHERS..... <input type="checkbox"/>	

NOTES:

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS APPROXIMATE BASED ON LOCATION OF VISIBLE FEATURES AND INFORMATION PROVIDED BY OTHERS. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND BE SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- COORDINATE ALL UTILITY ENTRY POINTS WITH ARCHITECTURAL PLANS PRIOR TO START OF CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE WHERE THE EXISTING WATERLINE ENTERS THE EXISTING BUILDING BEFORE CONSTRUCTION. THE WATERLINE SHALL BE REROUTED AS NECESSARY TO COORDINATE WITH ARCHITECTURAL PLANS.



NO.	DATE	BY	DESCRIPTION	C ONST
1	03/21/08	MPA	RESPONSE TO COMMENTS	

REVISIONS

NO.	DATE	BY	DESCRIPTION	C ONST
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CERTIFICATION AND SEAL

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STORE NUMBER 12325
PROJECT NAME
WALGREENS - STORE #12325
(SWC) FOREST & REVERE
PORTLAND, MAINE

DRAWING TITLE
UTILITY PLAN

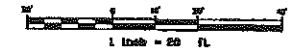
CADD PLOT: SCALE: DRAWING NO. _____
VOID PLOT: DRAWN BY: JBC
DATE: 12/07
SUPERSEDES PLAN DATED: REVIEWED BY: MPM OF DWG#

C3.1

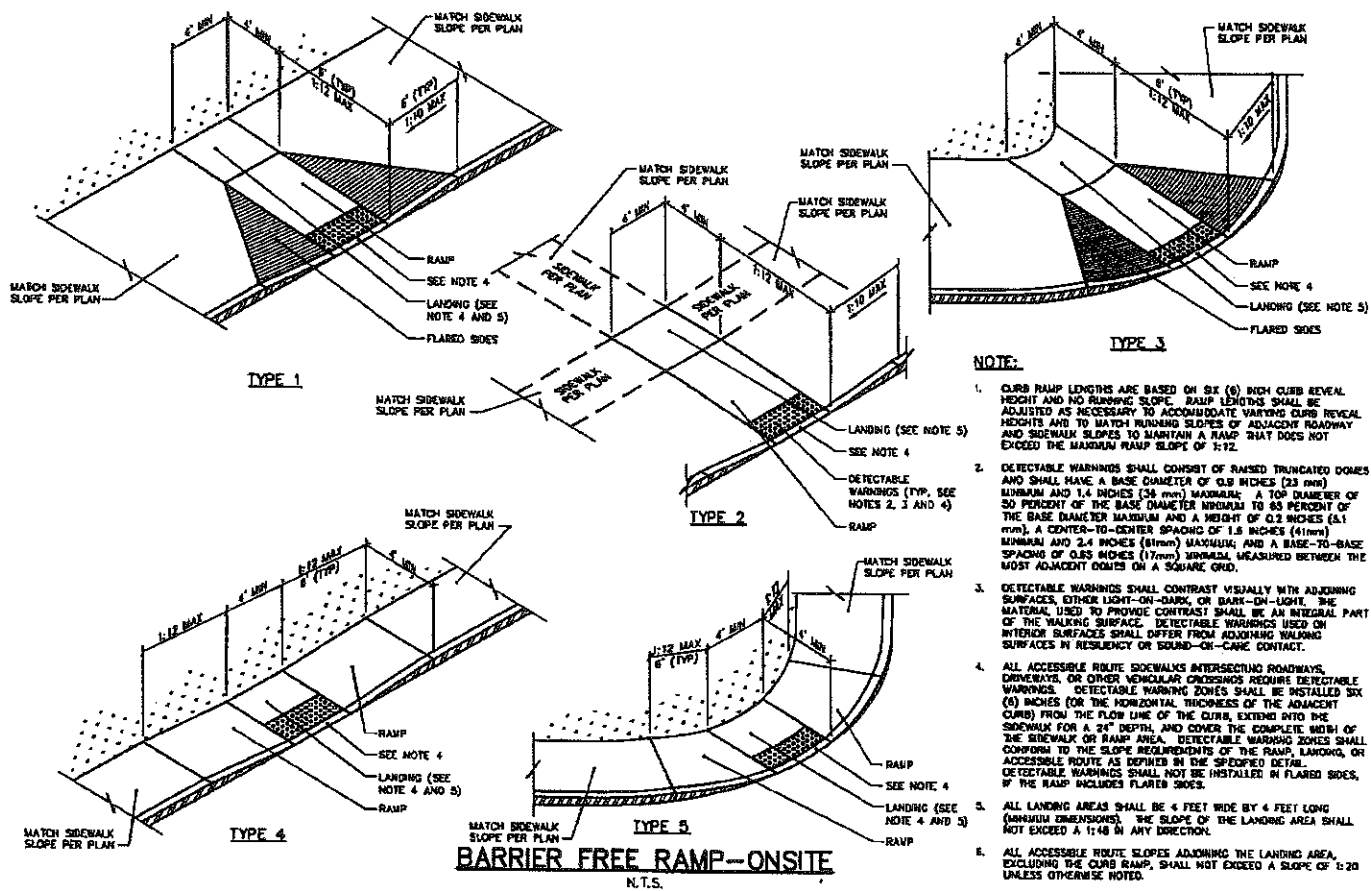
THE RICHMOND COMPANY, INC.

GP Gorrill-Palmer Consulting Engineers, Inc.
PO Box 1237 Transportation and Civil Engineering Services 207-657-6910
15 Shaker Road FAX: 207-657-6912
Gray, ME 04039 E-Mail: malbo@gorrillpalmer.com

CALL BEFORE YOU DIG
1-888-DIG-SAFE



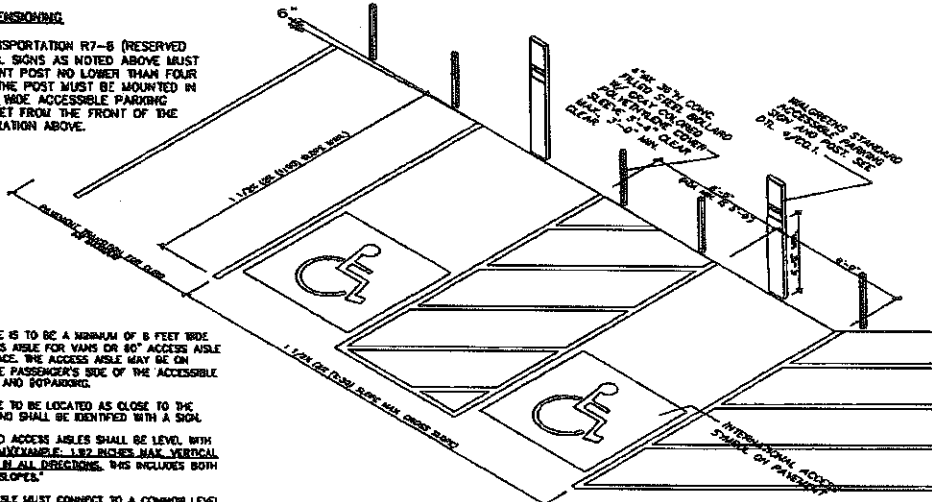
NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING.



- NOTE:**
- CURB RAMP LENGTHS ARE BASED ON SIX (6) INCH CURB REVEAL HEIGHT AND NO RAMPING SLOPE. RAMP LENGTHS SHALL BE ADJUSTED AS NECESSARY TO ACCOMMODATE VARYING CURB REVEAL HEIGHTS AND TO MATCH RUNNING SLOPES OF ADJACENT ROADWAY AND SIDEWALK SLOPES TO MAINTAIN A RAMP THAT DOES NOT EXCEED THE MAXIMUM RAMP SLOPE OF 1:12.
 - DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED CONES AND SHALL HAVE A BASE DIAMETER OF 0.9 INCHES (23 mm) MINIMUM AND 1.4 INCHES (34 mm) MAXIMUM; A TOP DIAMETER OF 50 PERCENT OF THE BASE DIAMETER MINIMUM TO 85 PERCENT OF THE BASE DIAMETER MAXIMUM AND A HEIGHT OF 0.2 INCHES (5.1 mm). A CENTER-TO-CENTER SPACING OF 1.8 INCHES (41mm) MINIMUM AND 2.4 INCHES (61mm) MAXIMUM; AND A BASE-TO-BASE SPACING OF 0.85 INCHES (17mm) MINIMUM, MEASURED BETWEEN THE MOST ADJACENT EDGES ON A SQUARE GRID.
 - DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. DETECTABLE WARNINGS USED ON INTERIOR SURFACES SHALL DIFFER FROM ADJOINING WALKING SURFACES IN RESILIENCY OR SOUND-ON-CANE CONTACT.
 - ALL ACCESSIBLE ROUTE SIDEWALKS INTERSECTING ROADWAYS, DRIVEWAYS, OR OTHER VEHICULAR OPENINGS REQUIRES DETECTABLE WARNINGS. DETECTABLE WARNING ZONES SHALL BE INSTALLED SIX (6) INCHES (FOR THE HORIZONTAL THICKNESS OF THE ADJACENT CURB) FROM THE FLOW LINE OF THE CURB, EXTEND INTO THE SIDEWALK FOR 4'-0" DEPTH, AND COVER THE COMPLETE WIDTH OF THE SIDEWALK OR RAMP AREA. DETECTABLE WARNING ZONES SHALL CONFORM TO THE SLOPE REQUIREMENTS OF THE RAMP, LANDING, OR ACCESSIBLE ROUTE AS DEFINED BY THE SPECIFIED DETAIL. DETECTABLE WARNINGS SHALL NOT BE INSTALLED IN FLARED SIDES, IF THE RAMP INCLUDES FLARED SIDES.
 - ALL LANDING AREAS SHALL BE 4 FEET WIDE BY 4 FEET LONG (MINIMUM DIMENSIONS). THE SLOPE OF THE LANDING AREA SHALL NOT EXCEED A 1:48 IN ANY DIRECTION.
 - ALL ACCESSIBLE ROUTE SLOPES ADJOINING THE LANDING AREA, EXCLUDING THE CURB RAMP, SHALL NOT EXCEED A SLOPE OF 1:20 UNLESS OTHERWISE NOTED.

STANDARD ACCESSIBLE DIMENSIONING

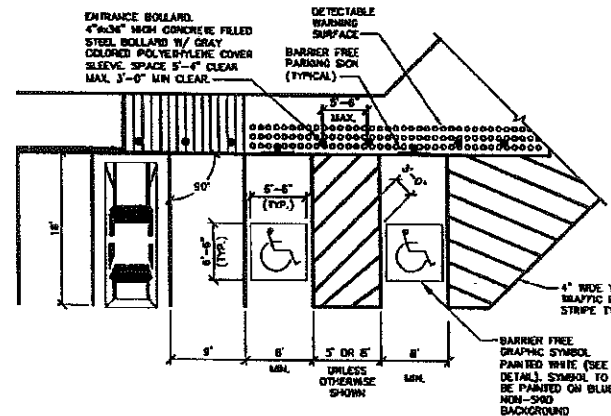
A U.S. DEPARTMENT OF TRANSPORTATION R7-8 (RESERVED PARKING) AND SUPPLEMENTAL SIGNS AS NOTED ABOVE MUST BE MOUNTED ON A PERMANENT POST NO LOWER THAN FOUR FEET FROM THE PAVEMENT. THE POST MUST BE MOUNTED IN THE CENTER OF THE 8 FOOT WIDE ACCESSIBLE PARKING SPACE, NO MORE THAN 3 FEET FROM THE FRONT OF THE PARKING SPACE. SEE ILLUSTRATION ABOVE.



NOTES:

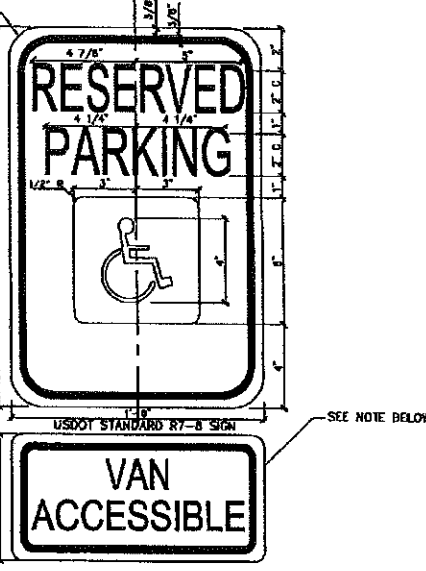
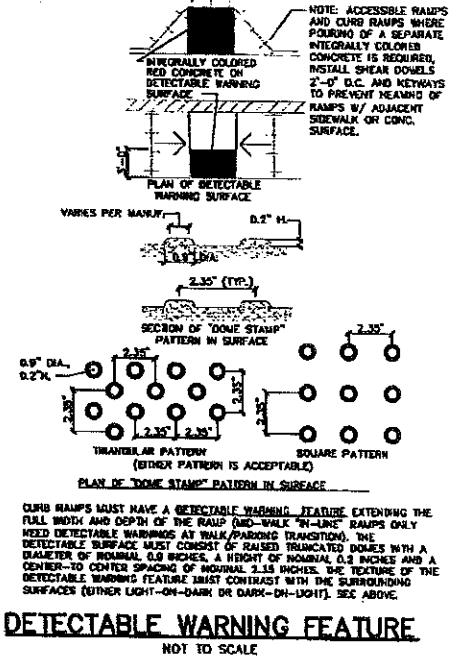
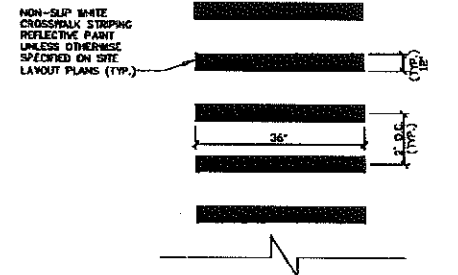
- EACH ACCESSIBLE PARKING SPACE IS TO BE A MINIMUM OF 8 FEET WIDE AND HAVE A 60° MINIMUM ACCESS ANGLE FOR VANS OR 90° ACCESS ANGLE FOR CARS ADJACENT TO THE SPACE. THE ACCESS ANGLE MAY BE ON EITHER THE DRIVER'S SIDE OR THE PASSENGER'S SIDE OF THE ACCESSIBLE SPACE. THIS APPLIES TO 45, 60, AND 90 DEGREES.
- ACCESSIBLE PARKING SPACES ARE TO BE LOCATED AS CLOSE TO THE STORE ENTRANCE AS POSSIBLE AND SHALL BE IDENTIFIED WITH A SIGN.
- ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH A SLOPE OF 1:12 (2% MAXIMUM MAXIMUM). 1.125 INCHES MAX. VERTICAL BARRIER FREE HORIZONTAL OR 1:120 MAX. VERTICAL. THIS INCLUDES BOTH 'TRAILING SLOPES' AND 'CROSS SLOPES.'
- EACH PARKING SPACE ACCESS ANGLE MUST CONNECT TO A COMMON LEVEL WITH AN ACCESSIBLE ROUTE. I.E., EACH ACCESS ANGLE NEXT TO A PARKING SPACE MUST HAVE A CURB RAMP AT THE WALGREENS STOREFRONT SIDEWALK OR BLEND TO A LEVEL WALKWAY LEADING TO THE WALGREENS ENTRANCE.
- ACCESSIBLE PARKING ACCESS AISLES SHALL BE PART OF AN ACCESSIBLE ROUTE TO THE STORE ENTRANCE.
- THE ACCESS AISLE SHALL BE DESIGNATED WITH HIGH QUALITY YELLOW DIAGONAL SURFACE PAINT STRIPING.
- RAMPS MUST NOT EXTEND OUT FROM THE CURB INTO THE ACCESS ANGLE OF ANY ACCESS PARKING SPACE.
- ADA ALLOWS TWO PARKING SPACES TO SHARE AN ACCESS ANGLE.

CURB RAMPS AND OTHER RAMPS
NOT TO SCALE

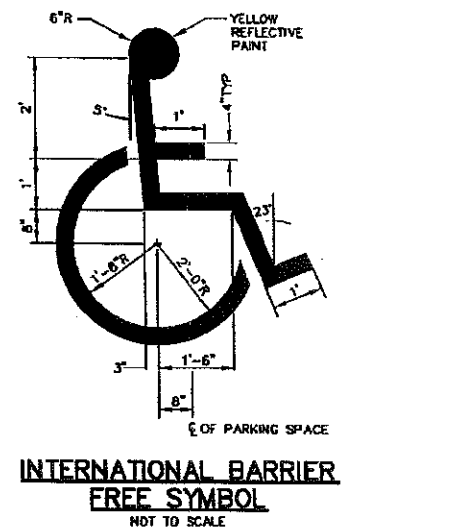
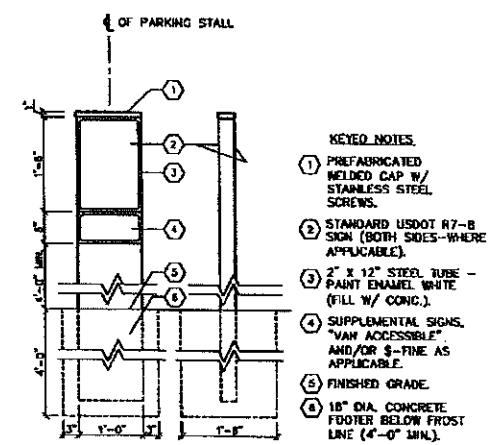


PARKING SPACE DIMENSIONS
NOT TO SCALE

PROPOSED CROSSWALK STRIPING
NOT TO SCALE



NOTE (R7-8 SIGN): THIS IS A STANDARD SIGN AND MAY BE ORDERED FROM ANY TRAFFIC SIGN SUPPLIER BY NUMBER. THE SIGN MUST BE SUPPLEMENTED WITH A "VAN ACCESSIBLE" SIGN AS APPLICABLE AND/OR AMOUNT OF THE FINE FOR ILLEGALLY PARKING IN THE RESERVED SPACE(S) A MUNICIPALITY MAY IMPOSE. CONFIRM WITH LOCAL REGULATIONS.



Walgreens
The Pharmacy America Trusts - Since 1901

CONSULTANT PROJECT NO. 1348

PROJECT TYPE

DRAWING/SPECIFICATIONS BY:

WALGREENS

LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:

WALGREENS CONTRACTOR

LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE	BUILDING
NEW <input checked="" type="checkbox"/>	NEW <input type="checkbox"/>
REMODELING <input type="checkbox"/>	EXISTING <input checked="" type="checkbox"/>
RELOCATION <input type="checkbox"/>	NEW SHELL ONLY <input type="checkbox"/>
OTHERS <input type="checkbox"/>	

NO.	DATE	BY	DESCRIPTION	CONST
1	05/21/08	MPH	RESPONSE TO COMMENTS	

REVISIONS

CERTIFICATION AND SEAL

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STORE NUMBER 12325

PROJECT NAME

WALGREENS - STORE #12325

(SWC) FOREST & REVERE
PORTLAND, MAINE

DRAWING TITLE
SITE DETAILS - 2

CADD PLOT: SCALE: DRAWING NO. _____

VOID PLOT: DRAWN BY: JBC

SUPERSEDES PLAN DATED: DATE: 12/07

REVIEWED BY: MPH

OF DWG.

C4.2

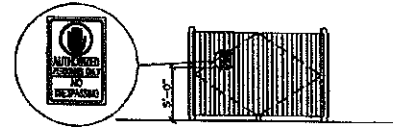
THE RICHMOND COMPANY, INC.

GP Gorrill-Palmer Consulting Engineers, Inc.
PO Box 1237 Transportation and Civil Engineering Services 207-857-8910
15 Sheker Road FAX: 207-857-8912
Gray, ME 04039 E-Mail: mailbox@gorrillpalmer.com

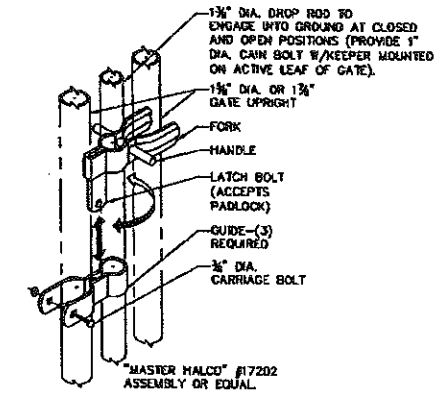
DRAWINGS/SPECIFICATIONS BY:
 WALGREENS
 LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:
 WALGREENS CONTRACTOR
 LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

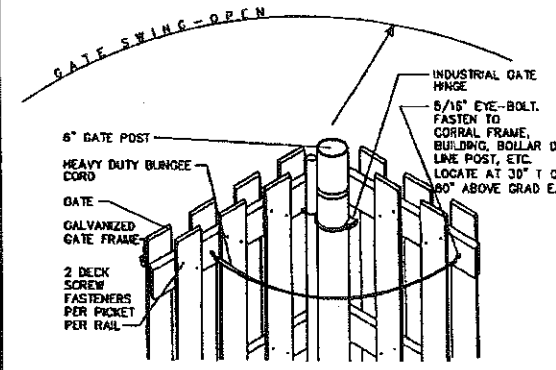
STORE		BUILDING	
NEW	<input checked="" type="checkbox"/>	NEW	<input type="checkbox"/>
REMODELING	<input type="checkbox"/>	EXISTING	<input checked="" type="checkbox"/>
RELOCATION	<input type="checkbox"/>	NEW SHELL ONLY	<input type="checkbox"/>
OTHERS	<input type="checkbox"/>		



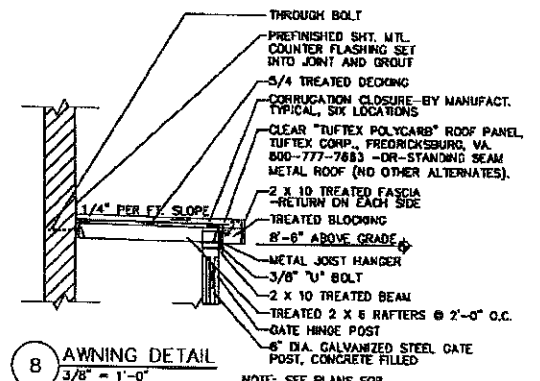
ELEVATION - SIGN PLACEMENT
NOT TO SCALE



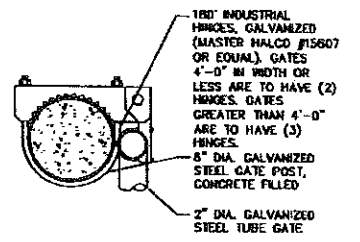
INDUSTRY LATCH W/DROP ROD AND GATE HINGE
NOT TO SCALE



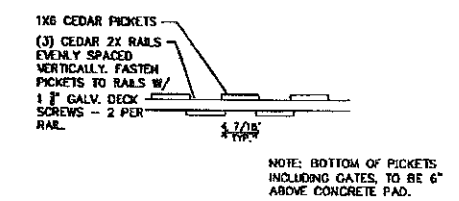
GATE HOLD-OPEN
NOT TO SCALE



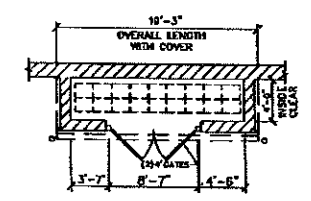
AWNING DETAIL
3/8" = 1'-0"
NOTE: SEE PLANS FOR CANOPY LENGTHS.
NOT TO SCALE



INDUSTRIAL HINGE DETAIL
NOT TO SCALE



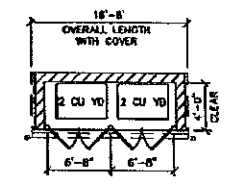
FENCE DETAIL
NOTE: BOTTOM OF PICKETS INCLUDING GATES, TO BE 6" ABOVE CONCRETE PAD.
NOT TO SCALE



NOTE: "BIN WITH CASTERS" IS MANUALLY REMOVED FROM ENCLOSURE AND ROLLED INTO POSITION FOR TRUCK ACCESS. A LEVEL CONCRETE SURFACE AND APPROPRIATE CLEARANCES ARE TO BE PROVIDED TO PERMIT MANUAL MANEUVERABILITY.

NOTE: A MANUALLY REMOVED BIN IS ONLY USED IN CERTAIN URBAN AREAS. CONTACT A.C.E.S. CO. INC. TO DETERMINE APPLICABILITY AND WALGREENS PROJECT ARCHITECT FOR APPROVAL.

PLAN AT TOTE ENCLOSURE
NOT TO SCALE



NOTE: "BIN WITH CASTERS" IS MANUALLY REMOVED FROM ENCLOSURE AND ROLLED INTO POSITION FOR TRUCK ACCESS. A LEVEL CONCRETE SURFACE AND APPROPRIATE CLEARANCES ARE TO BE PROVIDED TO PERMIT MANUAL MANEUVERABILITY.

NOTE: A MANUALLY REMOVED BIN IS ONLY USED IN CERTAIN URBAN AREAS. CONTACT A.C.E.S. CO. INC. TO DETERMINE APPLICABILITY AND WALGREENS PROJECT ARCHITECT FOR APPROVAL.

PLAN AT TRASH ENCLOSURE
NOT TO SCALE

NO.	DATE	BY	DESCRIPTION	CONST
1	02/21/08	HPM	RESPONSE TO COMMENTS	

REVISIONS

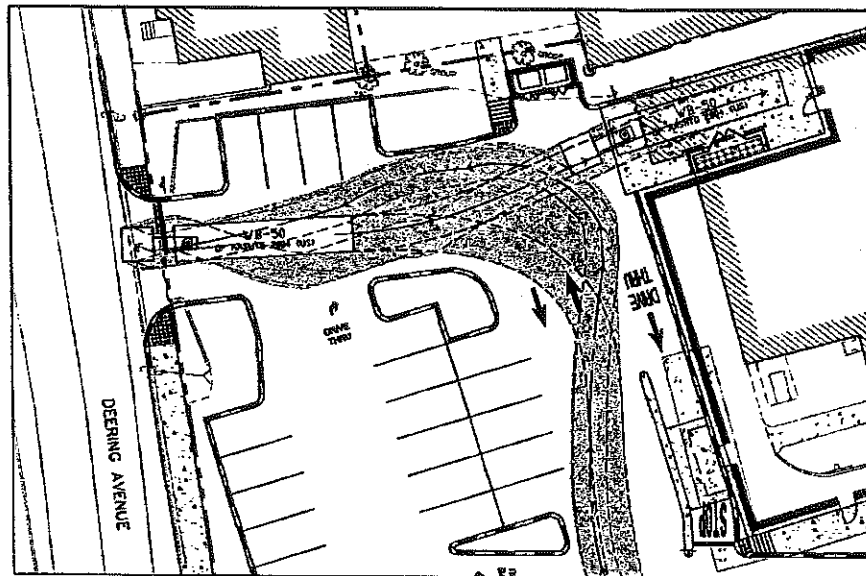
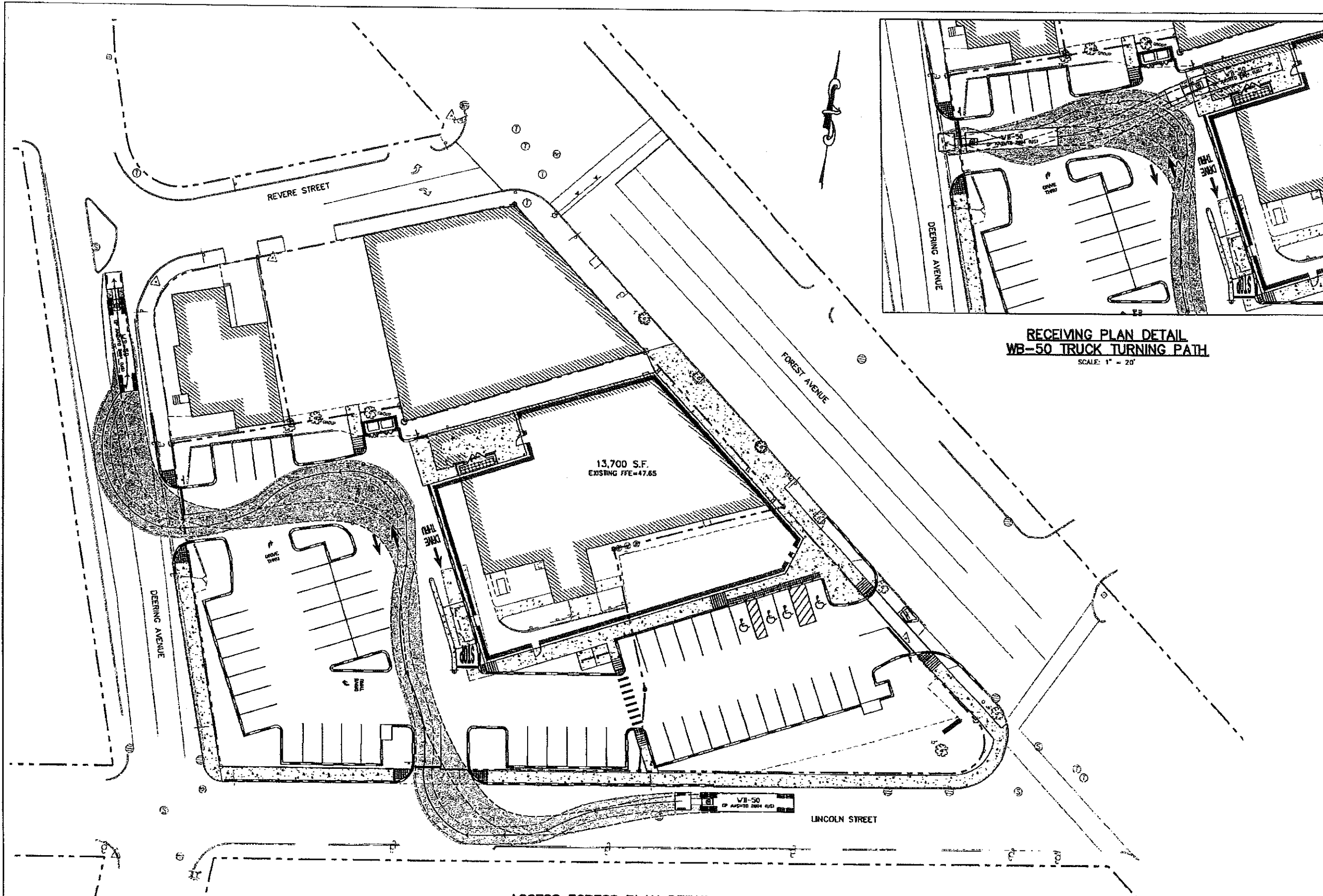
CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DAILY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF MAINE AS SIGNIFIED BY MY HAND AND SEAL.

STORE NUMBER 12325
PROJECT NAME
WALGREENS - STORE #12325
(SWC) FOREST & REVERE
PORTLAND, MAINE

DRAWING TITLE
TRASH ENCLOSURE DETAILS

CADD PLOT: SCALE: DRAWING NO. _____
VOID PLOT: DRAWN BY: JBC
SUPERSEDES PLAN DATED: DATE: 12/07
REVIEWED BY: NEW OF ____ CHGS.



RECEIVING PLAN DETAIL
WB-50 TRUCK TURNING PATH
 SCALE: 1" = 20'

ACCESS EGRESS PLAN DETAIL
WB-50 TRUCK TURNING PATH
 SCALE: 1" = 20'

Walgreens
 The Pharmacy America Trusts • Since 1901™

CONSULTANT PROJECT NO. 1348

PROJECT TYPE

DRAWINGS/SPECIFICATIONS BY:

WALGREENS™

LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:

WALGREENS' CONTRACTOR

LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE	BUILDING
NEW..... <input checked="" type="checkbox"/>	NEW..... <input type="checkbox"/>
REMODELING..... <input type="checkbox"/>	EXISTING..... <input checked="" type="checkbox"/>
RELOCATION..... <input type="checkbox"/>	NEW SHELL ONLY..... <input type="checkbox"/>
OTHERS..... <input type="checkbox"/>	

NO.	DATE	BY	DESCRIPTION	CONST
1	03/21/08	MPM	RESPONSE TO COMMENTS	

REVISIONS

NO.	DATE	BY	DESCRIPTION	CONST
-----	------	----	-------------	-------

CERTIFICATION AND SEAL

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STORE NUMBER 12325

PROJECT NAME

WALGREENS - STORE #12325

(SWC) FOREST & REVERE
 PORTLAND, MAINE

DRAWING TITLE

WB-50 TRUCK TURNING PATH

CADD PLOT: SCALE: DRAWING NO. _____

VOID PLOT: DRAWN BY: JEG

SUPERSEDES PLAN DATED: DATE: 12/07

REVIEWED BY: MPM OF DWG. **C4.6**

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING.

THE RICHMOND COMPANY, INC.

GP Gorrill-Palmer Consulting Engineers, Inc.

PO Box 1237 Transportation and Civil Engineering Services 207-657-6810
 15 Shaker Road FAX: 207-657-6812
 Gray, ME 04039 E-Mail: malbox@gorrilpalmer.com

SIGN SPECIFICATIONS

SCOPE

THIS SIGN WORK SHALL CONSIST OF THE CONSTRUCTION AND INSTALLATION OF ONE NEW DOUBLE-FACED READERBOARD PYLON SIGN. SIGN POWER, FOUNDATION AND COLUMN BY DEVELOPER'S CONTRACTOR. WALGREENS' SIGN FACES AND CABINETS BY WALGREENS' SIGN CONTRACTOR.

RESTRICTIONS

LOCAL SIGN CODE LIMITS THE FACE AREA OF FREESTANDING SIGNAGE TO 100 SQ.FT. AND A MAXIMUM SIGN HEIGHT OF 18'-0"

I.D. PANEL

WALGREENS' PRIMARY PANEL SIGN FACES TO BE FABRICATED FROM 3M PANAFLEX WITH #3630-53 "CARDINAL RED" BACKGROUND, SCRIPT 'W' AND INNER SURFACE OF MORTAR. OUTER SURFACES OF MORTAR & PESTLE AND SCRIPT 'WALGREENS' COPY TO BE WHITE.

THE MORTAR AND PESTLE SYMBOL: 6'-2" OVERALL SYMBOL HEIGHT AND 5'-6 1/2" OVERALL SYMBOL WIDTH.

"WALGREENS" SCRIPT COPY FOR ID PANELS: 11" CAPITAL AND 6 1/2" LOWER CASE LETTER HEIGHTS; 1'-2 3/4" OVERALL COPY HEIGHT AND 5'-6 1/2" OVERALL LENGTH.

READERBOARD

TWO SINGLE-FACED DISPLAYS WITH RED LED PIXELS. HIGH RESOLUTION WITH SHADING.
 □ 5'-0" X 15'-4 1/2" (HIGHWAY STANDARD): FOUR TO EIGHT LINES OF COPY.
 ■ 3'-8" X 10'-11" (PREFERRED OPTION): THREE TO SIX LINES OF COPY.
 □ 2'-8" X 8'-8" (ALTERNATE OPTION): TWO TO FOUR LINES OF COPY.
 □ 2'-8" X 5'-9" (BLADE SIZED): TWO TO FOUR LINES OF COPY.

STRUCTURE

DARK BRONZE FINISH ALUMINUM CABINETS FROM .063" THICK STOCK.

ELECTRICAL/DATA CABLE

INTERNAL C.W.H.O. FLUORESCENT ILLUMINATION.
 PROVIDE TWO (2) CONDUITS TO PYLON: ONE FOR LIGHTING CIRCUIT, THE OTHER FOR COAXIAL CABLE FROM CONTROL CENTER TO LED READERBOARD. PROVIDE 300' COAXIAL CABLE FOR EACH GROUND SIGN (REFER TO SITE PLAN).

PROVIDE TWO SEPARATE RECESSED, WEATHER-RESISTANT JUNCTION BOXES FOR ELECTRICAL AND DATA CABLE CONNECTIONS. LOCATE AT LEAST 3' ABOVE GRADE OR AS HIGH AS POSSIBLE.

PROVIDE DISCONNECT SWITCH ON EXTERIOR OF SIGN FOR EACH CIRCUIT TO COMPLY WITH STATE AND LOCAL CODES.

ALL SIGNS TO BE FABRICATED ACCORDING TO THE UNDERWRITERS LABORATORIES SPECIFICATIONS AND TO BEAR UL LABELS.

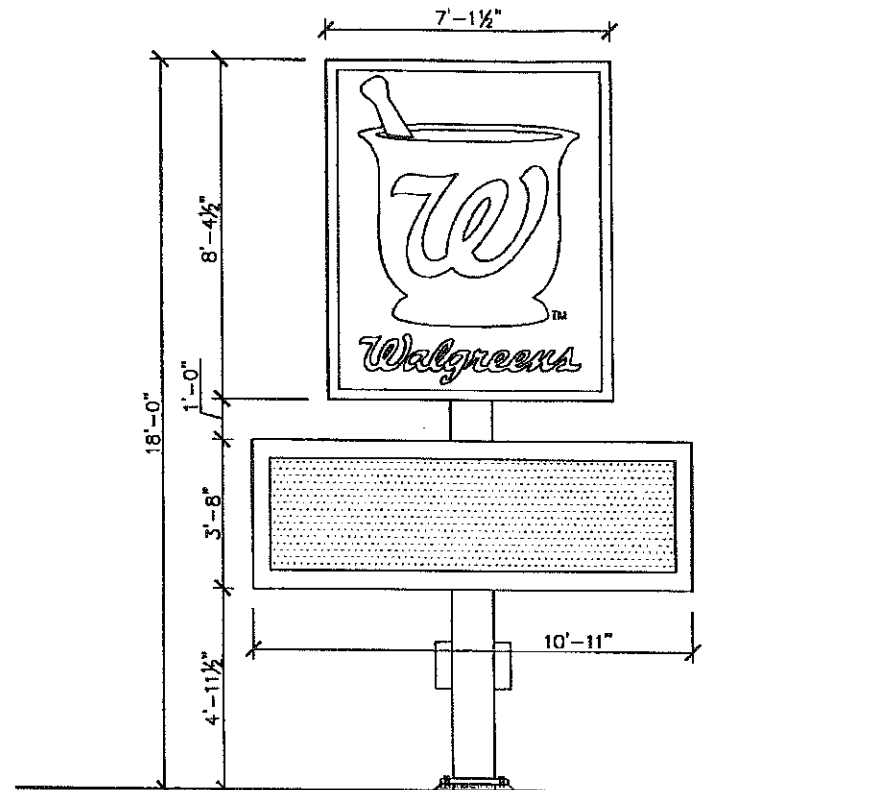
CONTRACTOR

ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED IN THE FIELD BY THE SIGN CONTRACTOR PRIOR TO SIGN FABRICATION.

SIGN CONTRACTOR SHALL BE RESPONSIBLE FOR SIGNS' COMPLIANCE TO ALL APPLICABLE CODES AND ORDINANCES.

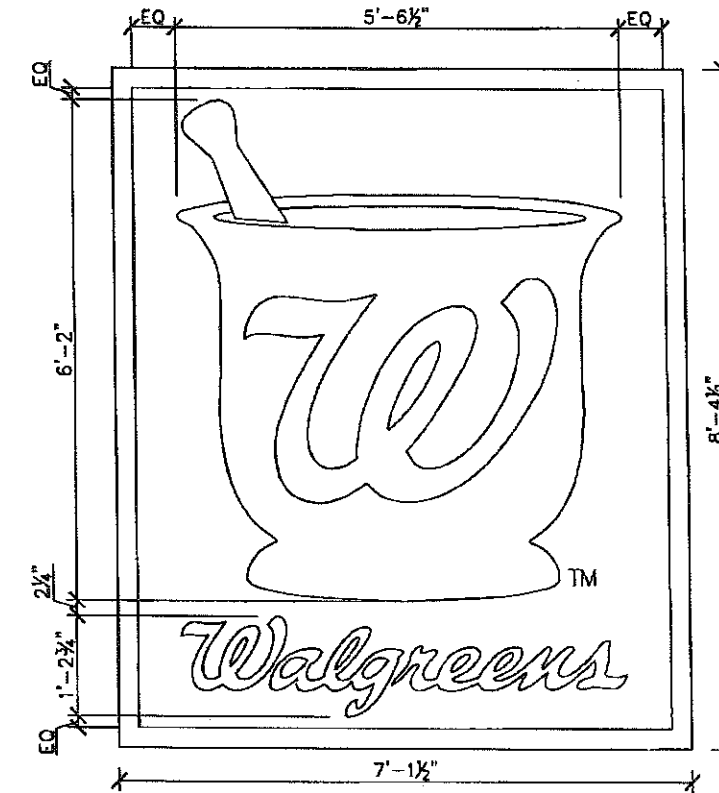
SIGN CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY TO INSTALL THE SIGN.

SIGN CONTRACTOR SHALL FURNISH (2) TWO SETS OF SHOP DRAWINGS FOR APPROVAL TO THIS OFFICE BEFORE FABRICATION.



PRIMARY PANEL:	59.58 S.F.
LED READERBOARD:	40.03 S.F.
TOTAL SIGN AREA:	99.61 S.F.

1 ELEVATION (FIRST CHOICE)
SCALE: 1/4" = 1'-0"



2 SIGN FACE DETAIL
SCALE: 1/2" = 1'-0"

PRELIMINARY
 THIS DRAWING IS TO CONVEY DESIGN INTENT ONLY. THE REGISTERED ARCHITECT RESPONSIBLE FOR THIS PROJECT SHOULD INCORPORATE THIS DRAWING'S DATA ALONG WITH GRADES, OBSTRUCTIONS, STRUCTURAL REQUIREMENTS, GOVERNING CODE RESTRICTIONS OR ANY OTHER FACTORS THAT MAY ALTER THIS DRAWING.

Walgreens
 FACILITIES PLANNING, DESIGN, & ENGINEERING
 106 WILMOT ROAD
 DEERFIELD, IL 60015-4618

NO.	DATE	BY	DESCRIPTION	CONST.

REVISIONS
 STORE NUMBER 12325
 PROJECT NAME
WALGREENS STORE
 (SWC) FOREST & REVERE
 PORTLAND, ME

DRAWING TITLE
 FREESTANDING SIGNAGE-100SF

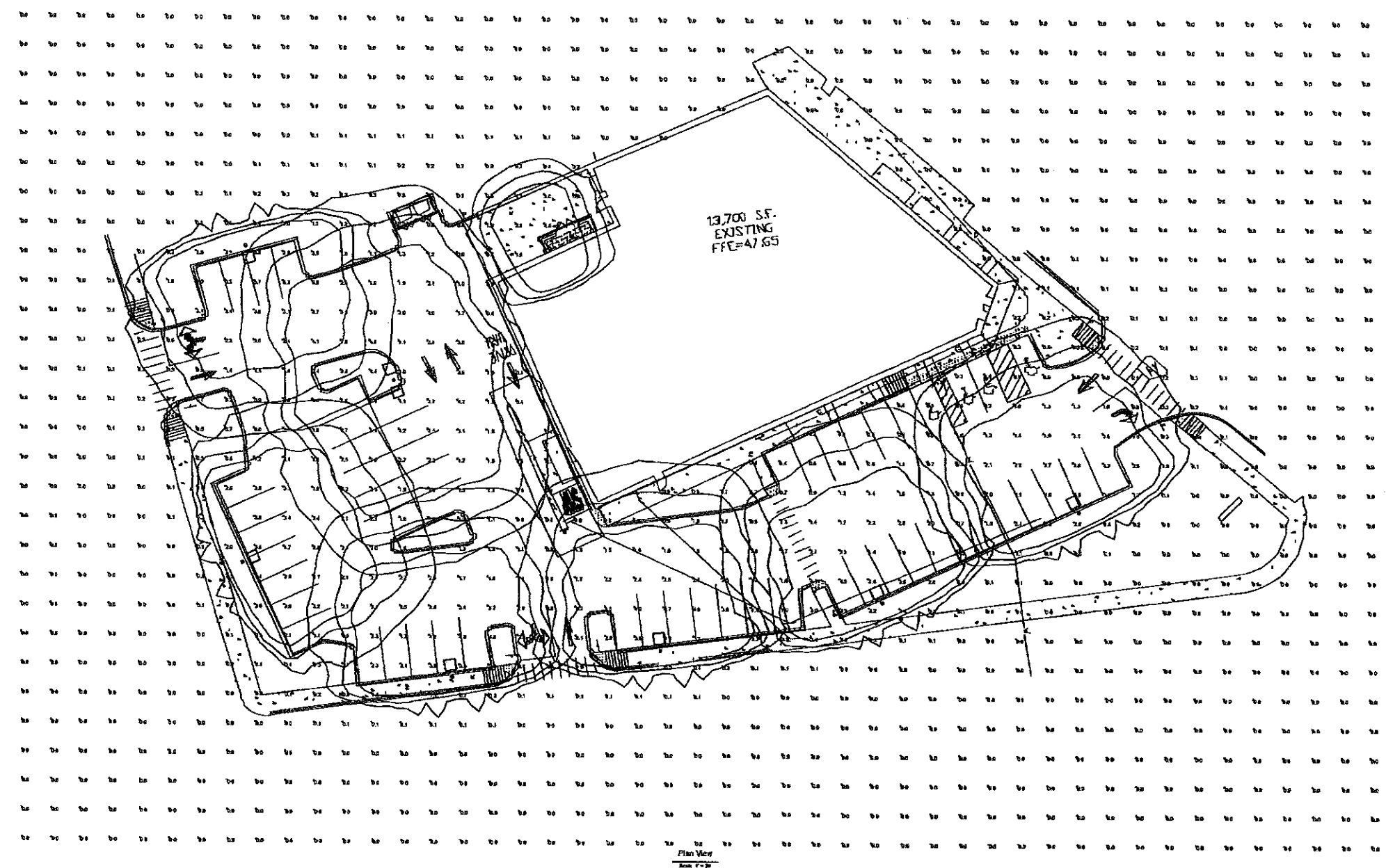
CADD PLOT:	SCALE: AS SHOWN	DRAWING NO.
VOID PLOT:	DRAWN BY: NERVEG	D5.1
SUPERSEDES PLAN DATED:	DATE: 5/28/08	
REVIEWED BY:		OF DWGS.

DRAWINGS/SPECIFICATIONS BY:
 WALGREENS
 LANDLORD'S CONSULTANT
 ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:
 WALGREENS CONTRACTOR
 LANDLORD'S CONTRACTOR (TURKEY CONSTRUCTION)

STORE		BUILDING	
NEW	<input checked="" type="checkbox"/>	NEW	<input type="checkbox"/>
REMODELING	<input type="checkbox"/>	EXISTING	<input checked="" type="checkbox"/>
RELOCATION	<input type="checkbox"/>	NEW SHELL ONLY	<input type="checkbox"/>
OTHERS	<input type="checkbox"/>		

Symbol	Label	Qty	Catalog Number	Description	Loop	Fil	Lenses	LLF	Watts
□	01	1	Luminaire AS2 250W BR43C with 8500 4C DM184	ARCHITECTURAL ARM-MOUNTED FULL CUTOFF LUMINAIRE WITH BR43C REFLECTOR AND 20 FT POLE	1 - M250 / ED-28 / CLEAR	L110349.ks	20500	0.81	267
□	W	1	Luminaire TWHC 100W	FULL CUT OFF BUILDING MOUNTED LUMINAIRE, 100W MP1, W/LEAF LAMP.	ONE 100WATT CLEAR ED-17 METAL HALIDE, HORIZONTAL POSITION.	80359.ks	8500	0.81	140
□	02	1	Luminaire 2482 250W BR43C with 8500 4C DM184	ARCHITECTURAL TWIN ARM-MOUNTED FULL CUTOFF LUMINAIRE WITH BR43C REFLECTOR AND 20 FT POLE	2 - M250 / ED-28 / CLEAR	L110349.ks	20500	0.81	504

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ENTIRE CALC GRID	+	0.6 f	8.6 f	6.0 f	N/A	N/A
PAVED AREAS	X	3.2 f	6.6 f	0.3 f	19.21	7.3 f



NO.	DATE	BY	DESCRIPTION	CONST
1	03/21/08	NPM	RESPONSE TO COMMENTS	

REVISIONS

CERTIFICATION AND SEAL

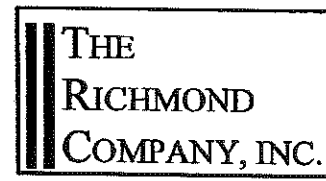
I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF MAINE AS SIGNIFIED BY MY HAND AND SEAL.

STORE NUMBER 12325

PROJECT NAME
WALGREENS - STORE #12325
 (SWC) FOREST & REVERE
 PORTLAND, MAINE

DRAWING TITLE
PHOTOMETRICS PLAN

CADD PLOT: SCALE: DRAWING NO. _____
 VOID PLOT: DRAWN BY: JBG
 SUPERSEDES PLAN DATED: DATE: 12/07
 REVIEWED BY: HEM OF DWG.



GP Gorrill-Palmer Consulting Engineers, Inc.
 PO Box 1237 Transportation and Civil Engineering Services 207-857-6910
 15 Shaker Road FAX: 207-857-6912
 Gray, ME 04039 E-Mail: mail@gorrillpalmer.com

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING.

PBR1

**Memorandum
Department of Planning and Development
Planning Division**



To: Chair Tevanian and Members of the Portland Planning Board

From: Molly Casto, Planner

Date: April 29, 2008

Re: April 29, 2008 Planning Board Public Hearing
606-616 Forest Avenue – Walgreens Pharmacy with Pharmacy Drive-Thru
Application #: 2007-0188
CBL: 124-L-6

The attached letter of public comment was submitted today concerning the proposed Walgreens Pharmacy at 606-616 Forest Avenue and is being forwarded to the Planning Board for your review.

Michael Kaplan
Kaplan Company
49 Ocean Avenue
Portland, ME 04103-5722
774-9492

April 25, 2008

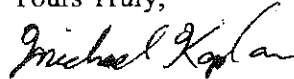
Portland Planning Board
City of Portland
389 Congress Street
Portland, ME 04101

Re: 606-616 Forest Ave – Walgreens Pharmacy

Dear Planning Board Members:

We are the owners of 2 properties at 536 and 540 Deering Ave. We received a notice about the proposed Walgreens Pharmacy for the Mercy Hospital building on Forest Ave. We strongly support the proposed Walgreens project and urge the Planning Board to vote in favor of the project.

Yours Truly,



Michael Kaplan

Memorandum
Department of Planning and Development
Planning Division



To: Penny Littell, Associate Corporation Counsel
Tom Errico, Consulting Transportation Engineer
Jim Carmody, City Transportation Engineer

From: Molly Casto, Planner

Date: May 28, 2008

Re: **Walgreens Pharmacy- Conditions of Approval
606 and 616 Forest Avenue.
Application # 2007-0188**

The Planning Board approved a condition of approval for Walgreens stating:

- *The applicant shall furnish a copy of a signed cross access easement between Church Corporation of 630 Forest Avenue and the applicant pertaining to the cross-access driveway and four parking spaces, and with a site plan that includes the layout of the adjacent parking lot on the Church Corporation property at 630 Forest Avenue for review and approval by Corporation Counsel and the Planning Authority prior to the issuance of a Building Permit.*

Attached is a copy of the signed cross access easement and site plan showing the proposed layout. Please provide any comments and/or your approval of the easement and proposed layout in writing to me (email is fine) so I can sign off on this condition.

Thanks!

EASEMENT AGREEMENT

This Cross Easement Agreement (the "Agreement") is entered into this 21st day of May, 2008 by Richmond 606 Forest Development, LLC, a Maine limited liability company with an address c/o The Richmond Company Inc., 23 Concord Street, Wilmington, MA 01887 ("Richmond") and Church Corporation, a Maine corporation, with an address of 22 Jessica Lane, South Portland, ME 04106 ("Church") (Richmond and Church are sometimes collectively referred to as the "Parties").

WITNESSTH

WHEREAS, Richmond intends to acquire and develop certain land in Portland, Maine for retail use, which land is described on the attached Exhibit A, and is also shown as the Richmond Tract (the "**Richmond Tract**") on the site plan attached hereto as Exhibit B (the "**Site Plan**");

WHEREAS, Church is the owner of a certain parcel of land that is adjacent to the Richmond Tract, of land, which parcel is also described on the attached Exhibit A, and is shown as the Church Tract on the Site Plan (the "**Church Tract**");

WHEREAS, the Parties wish to grant to each other certain easements as herein provided, which easements shall be effective as of the date Richmond acquires title to the Richmond Tract (the "Effective Date"), unless otherwise expressly provided herein.

NOW, THEREFORE, in consideration of the mutual agreements and covenants herein contained, it is agreed as follows:

ARTICLE I

DEFINITIONS

1.1 Common Area. The term "**Common Area**" shall mean the driveways and walkways as shown on the Site Plan, but shall not include the parking areas on either Tract

1.2 Driveway. The term "**Driveway**" or "**Driveways**" shall mean the driveways and related driveway improvements, paving, curbing, entrances and exits, as shown on the Site Plan.

1.3 Intentionally Deleted.

1.4 Occupant. "**Occupant**" shall mean any person or entity which, from time to time, is entitled to the use and occupancy of any portion of either Tract under any lease, sublease, license, concession agreement or other similar agreement or as a tenant-at-will, and may include any owner, as defined below.

1.5 Owner. The term "Owner" or "Owners" shall mean the Parties hereto and any owner or owners of fee simple title to all or any portion of the real property covered hereby, whether by sale, assignment, inheritance, operation of law, trustee's sale, foreclosure, or otherwise, but not including the holder of any lien or encumbrance on such real property. Any successor Owner shall automatically become liable for performance and observance of all terms and conditions hereunder.

1.6 Permittee. "Permittee" shall mean all Occupants and, without limitation, the officers, directors, employees, agents, contractors, customers, vendors, suppliers, visitors, invitees, licensees, subtenants, and concessionaires of Occupants to the extent their activities relate to the use of the Tracts.

1.7 Tract. "Tract" shall mean one or both of the Richmond Tract and the Church Tract.

ARTICLE II LICENSE/EASEMENTS

The Parties hereto agree to the following License and Easements:

2.1 License For Construction by Richmond: As of the Effective Date, Church hereby grants to Richmond a temporary license for the purpose of Richmond's construction, maintenance, repair and replacement of the access area between the Church Tract and the Richmond Tract as shown on the Site Plan as the "**Driveway Access Point**", and for the purpose of construction, maintenance, repair and/or replacement of the "connector" between the Richmond Tract and the Church Tract. Except for periodic maintenance and repairs due to faulty or inadequate construction, this license shall terminate upon Richmond's completion of construction and construction clean-up.

2.2 Reciprocal Easement. As of the Effective Date, Richmond and Church hereby grant, for the benefit of the other, and as a burden upon each party's Tract, a non-exclusive reciprocal easement over and across the respective Tracts, by and through the Common Areas of the Tracts, for vehicular and pedestrian access, ingress and egress to public ways contiguous to such Tracts. Each Owner shall maintain, or cause to be maintained, its respective Tract in good repair and in a safe and passable condition and in compliance with all applicable laws, ordinances, rules, regulations.

2.3 Parking Easement. As of the Effective Date, Richmond hereby grants, for the benefit of the Church Tract, and as a burden on the Richmond Tract, a permanent non-exclusive easement for the parking of four (4) vehicles on the westerly half of the Richmond Tract (the "Parking Easement"). The Parking Easement is intended for customer parking in connection with the businesses operated from the Church parcel. In no event shall the Parking Easement be used for delivery truck parking, overnight parking, storage or other similar uses that would constitute an unreasonably prolonged use of the Parking Easement.

ARTICLE III

PAYMENT; CANCELLATION

3.1 Payment to Grantor by Richmond. In consideration of the easements and obligations contained herein, Richmond shall pay to Church: (i) a non-refundable deposit (the "Deposit") by check in the amount of [REDACTED] Dollars due upon Church's and Richmond's execution of this Agreement; and (ii) upon the recordation hereof, the sum of [REDACTED] in cash, bank check, or other immediately available funds (the "Consideration"). Notwithstanding anything contained herein to the contrary, the parties hereto agree that Richmond shall record this Agreement simultaneously with its acquisition of the Richmond Tract or within Ten (10) days of such acquisition. If the Agreement is not recorded within such time period, the Agreement shall be null and void, except as to the Deposit and the parties shall have no further obligation to each other. This Agreement shall be held by Ron M. Hadar, Esq. in escrow until recorded or deemed null and void pursuant to the above-referenced time period.

3.2 Cancellation by Richmond. At any time on or before the recording hereof, Richmond may upon written notice to Church, terminate this Agreement and upon such notice this Agreement shall terminate and be without recourse to any party. Without limiting the generality of the immediately preceding sentence, upon such termination the obligations of Richmond to pay the Easement Consideration shall be cancelled.

ARTICLE IV

CONSTRUCTION

4.1 General Requirements. The Parties hereto agree that Richmond shall be solely responsible and liable for any and all improvements to be constructed on either or both of the Tracts in connection with the improvements shown on the Site Plan. In connection therewith, Richmond shall obtain all required municipal and other governmental approvals to affect such construction, and shall not begin construction until such approvals or permits have been given.

(A) Richmond hereby represents and warrants that its construction, maintenance, repair or replacement activities shall not:

(i) materially interfere with any construction, maintenance, repair or replacement work performed or to be performed on the Church Tract or any part thereof; and

(ii) materially interfere with the use, occupancy or enjoyment of the Church Tract or any part thereof;

(B) Richmond further represents that:

- (i) the storage of material and parking of construction or repair vehicles and construction workers' vehicles shall occur only on the Richmond Tract.
- (ii) All laborers, suppliers and others connected with such construction or repair activity shall reasonably use the access points between the Richmond Tract and the public way, if any.
- (iii) it shall (a) promptly pay all costs and expenses associated with said construction; (b) diligently complete such work in a commercially reasonable manner; (c) promptly clean the area and restore the affected portion of the Church Tract to a condition equal to or better than the condition which existed prior to the commencement of such work; and (d) use commercially reasonable efforts to minimize the disturbance to the Church Tract.

(C) Church hereby agrees to cooperate with Richmond in Richmond's construction, maintenance, repair or replacement activities on the Church Tract in accordance with this Agreement.

(D) Richmond hereby represents and warrants that its construction of improvements on the Church Tract will not be in violation of any local state or federal law, rule, regulation, order or ordinance applicable to such improvements on the Church Tract.

ARTICLE V

INDEMNIFICATION

5.1 Each Party shall defend, indemnify and hold the other harmless from and against all claims, actions and proceedings (including without limitation, reasonable attorneys' fees and costs of suit) for any injury, loss or damage whatsoever occasioned to any Permittee or to the property of any Permittee arising out of or resulting from (i) the exercise by any Party of its rights hereunder; or (ii) the failure of that Party to perform its obligations hereunder.

ARTICLE VI

MAINTENANCE AND REPAIR; MODIFICATIONS

6.1 . Any maintenance, repair or replacement activities performed on another Tract due to the default of the Party owning such Tract shall be performed only after forty-eight (48) hours notice to such other Party (except that, in an emergency, the work may be initiated with reasonable notice) and shall be done after normal business hours whenever possible and otherwise in such manner as to cause as little disturbance in the use of such other Party's Tract as is practicable under the circumstances.

6.2 Each Owner covenants at all times to operate and maintain or cause to be operated and maintained at its expense all Common Areas located on its Tract in good order, condition and repair. Following the satisfactory construction of improvements thereon, maintenance of Common Areas shall include, without limitation, maintaining and repairing all sidewalks and the surface of the parking and roadway areas, removing all papers, debris and other refuse from and periodically sweeping all parking and road areas to the extent necessary to maintain the same in a clean, safe and orderly condition, maintaining appropriate lighting fixtures for the parking areas and roadways, maintaining marking, directional signs, lines and striping as reasonably necessary, maintaining landscaping, maintaining signage in good condition and repair, and performing any and all such other duties as are necessary to maintain such Common Area in a clean, safe and orderly condition. Except as otherwise expressly provided herein, once satisfactorily constructed, in the event of any damage to or destruction of all or a portion of the Common Area on any Tract, the Owner of such Tract shall, at its sole cost and expense, with due diligence repair, restore and rebuild such Common Area to its condition prior to such damage or destruction (or with such changes as shall not conflict with this Agreement). Each Owner reserves the right to alter, modify, reconfigure, relocate and/or remove the Common Areas or building areas on its Parcel, subject to the following conditions: (i) as to the Church Tract, for a period of Seventy Five Years after the Effective Date, the express written consent of the Owner of the Richmond Tract shall be required; (ii) the reciprocal easements between the Tracts pursuant to Article II above shall not be terminated or materially impaired; and (iii) the Driveways and ingress and egress thereto, and to and from the Tracts and adjacent streets and roads, shall not be so altered, modified, relocated, blocked and/or removed without the express written consent of all Owners;

6.3 Notwithstanding anything contained herein to the contrary, the Owner of the Richmond Tract shall be responsible for snow plowing on the portion of the Church Tract marked as the "Snow Plow Area" on the Site Plan.

ARTICLE VII

MISCELLANEOUS

7.1 Condemnation. In the event of a condemnation or a sale in lieu thereof, concerning a portion or all of the Tracts, the award or purchase price paid for such taking shall be paid to the Party owning such land so taken; it being the intent of any other Party who might have an easement or other property interest or right under this Agreement in the land so taken, to release and/or waive such property interest or right with respect to such award or purchase price; provided, however, such other Party shall have the right to seek an award or compensation for the loss of its easement right to the extent such award or compensation paid or allocated for such loss does not reduce or diminish the amount paid to the Party owning such land. Notwithstanding the above, this Section 7.1 is not intended to alter any other agreement which may exist between the owner of the land so taken and any lessee of such owner.

7.2 Binding Effect. All easements provided for herein shall be appurtenant easements, and shall constitute covenants running with the land affected. This Agreement shall inure to the benefit of and be binding upon the signatories hereto and their respective successors and assigns. This Agreement is not intended to supersede, modify, amend or otherwise change the provisions of any prior instrument affecting the land burdened hereby.

7.3 Singular and Plural. Whenever required by the context of this Easement, the singular shall include the plural, and vice versa, and the masculine shall include the feminine and neuter genders, and vice versa.

7.4 Not a Public Dedication. Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Tracts or of any Tract or portion thereof to the general public or for any public use or purpose whatsoever.

7.5 Severability. Invalidation of any of the provisions contained in this Easement, or of the application thereof to any person, by judgment or court order shall in no way affect any of the other provisions hereof or the application thereof to any other person and the same shall remain in full force and effect.

7.6 Entire Agreement/Amendments. The Parties hereto agree that this Agreement sets forth the entire understanding between the Parties. This Agreement may be amended only by a written agreement which shall be deemed effective only when recorded in the Cumberland County Registry of Deeds

7.7 Easement Shall Continue Notwithstanding Breach. It is expressly agreed that no breach of this Agreement shall entitle any Party to cancel, rescind or, otherwise terminate the easements provided for herein. However, any other rights or remedies which any Party may have hereunder by reason of any such breach shall not be limited by this paragraph 7.7.

(BALANCE OF PAGE INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed effective as of the day and year first above written.

Witness:


RICHMOND _____:

Richmond 606 Forest Development, LLC-

By: _____

Its: Manager 

Witness:

CHURCH CORPORATION

By: _____

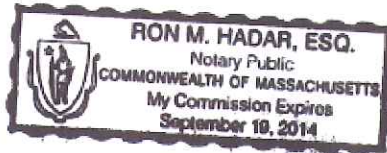
Its: _____

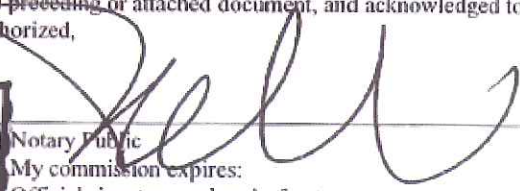
COMMONWEALTH OF MASSACHUSETTS

Maddox, ss.

May 27, 2008

On this 27th day of May, 2008, before me, the undersigned notary public, personally appeared Philip Patten, the ~~Manager of~~ _____ the Manager of Richmond 606 Forest Development, LLC proved to me through satisfactory evidence of identification, which were a Massachusetts Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, duly authorized,




Notary Public
My commission expires:
Official signature and seal of notary

STATE OF MAINE

_____, ss.

_____, 2008

On this ___ day of _____, 2008, before me, the undersigned notary public, personally appeared _____ and _____, proved to me through satisfactory evidence of identification, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that each signed it voluntarily for its stated purpose, duly authorized,

Notary Public
My commission expires:
Official signature and seal of notary



EXHIBIT A

LEGAL DESCRIPTIONS

CHURCH TRACT

A certain lot or parcel of land located on the southwesterly side of Forest Avenue and the southerly side of Revere Street in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point at the intersection of the southwesterly sideline of Forest Avenue and the southerly sideline of Revere Street. Thence:

- 1) S 49°36'31" E by said Forest Avenue a distance of Ninety and 10/100 (90.10) feet to a point at the northeasterly corner of land now or formerly of Mercy Hospital as described in a deed recorded in the Cumberland County Registry of Deeds in Book 14209, Page 57.
- 2) S 65°47'29" W by said land of Mercy Hospital a distance of One Hundred Sixteen and 24/100 (116.24) feet to a point.
- 3) N 19°47'31" W by said land of Mercy Hospital a distance of Seven and 51/100 (7.51) feet to a point.
- 4) S 72°26'02" W by said land of Mercy Hospital a distance of Fifty-One and 69/100 (51.69) feet to a point at the southeasterly corner of land now or formerly of Barry E. Scott and Mary A. Scott as described in a deed recorded in said Registry in Book 4991, Page 30.
- 5) N 18°32'28" W by said land of Scott a distance of Seventy-Seven and 63/100 (77.63) feet to a point in the southerly sideline of Revere Street.
- 6) N 70°12'29" E by said Revere Street a distance of One Hundred Twenty-One and 05/100 (121.05) feet to the point of beginning.

Meaning and intending to describe the same land now or formerly of Church Corporation described in a deed recorded in the Cumberland County Registry of Deeds in Book 13256, Page 224.

Bearings are based on Grid North, Maine State Plane Coordinate System NAD 1983, West Zone. The above-described parcel contains 11,822 square feet, and is shown as Parcel 3 on a plan entitled "ALTA/ACSM Land Title Survey - Boundary and Existing Conditions" made by Titcomb Associates for The Richmond Company, Inc., dated November 6, 2007.

RICHMOND TRACT

A certain lot or parcel of land located on the southwesterly side of Forest Avenue in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point in the southwesterly sideline of Forest Avenue at the southeasterly corner of land now or formerly of Church Corporation as described in a deed recorded in the Cumberland County Registry of Deeds in Book 13256, Page 224. Thence:

- 1) S 49°36'31" E by said Forest Avenue a distance of Two Hundred Twenty-Five and 33/100 (225.33) feet to a point.
- 2) Southerly and westerly by said Forest Avenue following a curve to the right having a radius of Fourteen and 71/100 (14.71) feet, an arc distance of Thirty-Three and 88/100 (33.88) feet to a point in the northerly sideline of Lincoln Street, said point being located S 16°23'29" W a distance of Twenty-Six and 87/100 (26.87) feet from the last mentioned point.
- 3) S 82°23'29" W by said Lincoln Street a distance of Three Hundred Thirty-Five and 87/100 (335.87) feet to a point in the easterly sideline of Deering Avenue.
- 4) N 16°13'31" W by said Deering Avenue a distance of One Hundred Forty-Nine and 31/100 (149.31) feet to a point at the southwesterly corner of land now or formerly of Barry E. Scott and Mary A. Scott as described in a deed recorded in said Registry in Book 4991, Page 30.
- 5) N 72°26'02" E by said land of Scott and by said land of Church Corporation a distance of One Hundred Seven and 02/100 (107.02) feet to a point at a corner of said land of Church Corporation.
- 6) S 19°47'31" E by said land of Church Corporation a distance of Seven and 51/100 (7.51) feet to a point and another corner of said land.
- 7) N 65°47'29" E by said land of Church Corporation a distance of One Hundred Sixteen and 24/100 (116.24) feet to the point of beginning.

Meaning and intending to describe the same land now or formerly of Mercy Hospital described in deeds recorded in the Cumberland County Registry of Deeds in Book 14209, Page 57 and Book 14209, Page 59.

Bearings are based on Grid North, Maine State Plane Coordinate System NAD 1983, West Zone. The above-described parcel contains 51,040 square feet, and is shown as Parcels 1 and 2 on a plan entitled "ALTA/ACSM Land Title Survey - Boundary and Existing Conditions" made by Titcomb Associates for The Richmond Company, Inc., dated November 6, 2007.

**WALGREENS PHARMACY
606-616 FOREST AVENUE**

SITE PLAN REVIEW

THE RICHMOND COMPANY, APPLICANT

Submitted to:

Portland Planning Board
Portland, Maine
April 29, 2008 Public Hearing

Prepared by:

Molly Casto, Planner
April 25, 2008

I. INTRODUCTION:

The Richmond Company has requested site plan review and approval by the Planning Board to develop a Walgreen's Pharmacy at 606-616 Forest Avenue. The applicant proposes to renovate and add an addition to the existing building in order to develop a 13,700 +/- sq. ft., single story pharmacy with drive-thru service. This proposal is subject to minor site plan and conditional use review (for the proposed drive-thru) and includes associated parking, traffic circulation, façade and landscaping improvements.

There is an existing two-story medical office building at the site owned and occupied by Mercy Hospital. The proposed building addition for the pharmacy is 5,600 +/- sq. ft. The site is located within the Forest Avenue, Lincoln Street, Deering Avenue and Revere Street block.

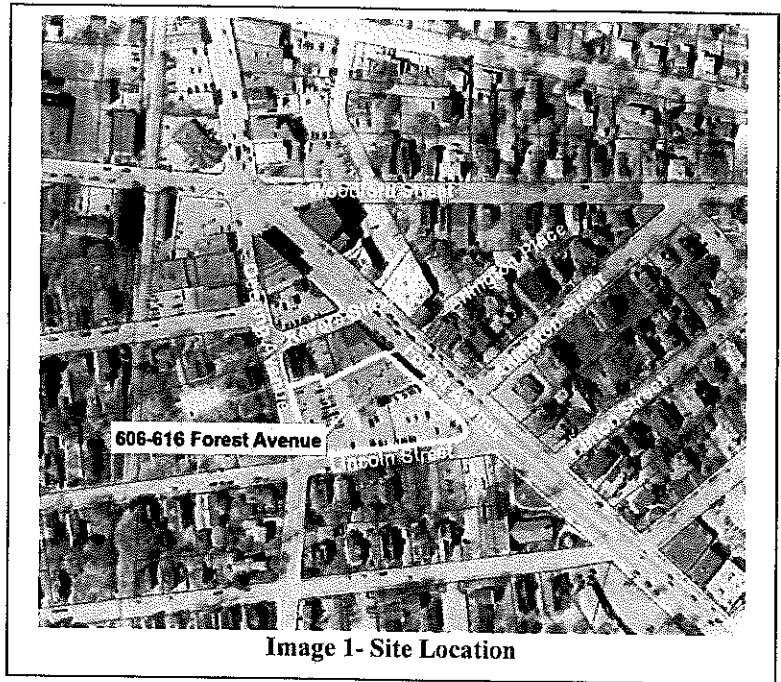


Image 1- Site Location

The site is zoned B2-b Business and abuts an R-5 Residential zone to the south and west. The proposed building addition is less than ten thousand (10,000) sq. ft., and is therefore considered a minor site plan. Section 14-183 of the City Code lists drive-thrus in the B-2 or B2-b zones as a conditional use when they are adjacent to a residential zone. Because the proposal is adjacent to an R-5 Residential zone, it is considered a conditional use, thus triggering Planning Board review and approval of the drive-thru and site plan.

The applicant's representatives include Gorrill-Palmer Consulting Engineers, Titcomb Associates, Moeser and Associates and Mitchell Associates. The applicant's submittals are included as Attachment 1 and Attachment 20 (plans).

II. SUMMARY OF FINDINGS:

Total Land area:	51,040 sq. ft (1.17 +/- acres)
Existing Use:	Two story medical office building
Proposed Use:	One story pharmacy with drive-thru service
Existing building height:	28 ft +/- (2 stories)
Proposed building height:	25 to 28 ft +/- (1 story) (max. allowable height- 45 ft)
Existing total sq. footage:	17,800 sq. ft
Proposed total sq. footage:	13,700 sq. ft
Proposed addition:	5,600 sq. ft
Existing and proposed parking:	92 existing spaces/ 55 off-street parking spaces proposed (<i>A cross-access and parking agreement is being arranged with Church Corporation of 630 Forest Avenue- 4 spaces have been allocated to Church Corp. per this agreement</i>).
Required parking per Zoning:	51 spaces
Impervious surface ratio:	90% existing; 85% proposed
Maximum allowable impervious Surface ratio per Zoning:	90%

Proposed bicycle parking:	Two 7-bike ribbon racks (10 bicycle spaces required)
Existing egress points	2 two-way driveways onto Forest Ave 2 two-way driveways onto Lincoln St 1 two-way driveway onto Deering Ave
Proposed egress points:	1 restricted movement (two way in/right-out only) driveway onto Forest Ave 1 two-way driveway onto Lincoln St 1 two-way driveway onto Deering Ave
Proposed drive thru:	Single-lane pharmacy drive-thru along western (rear) wall of building

III. THRESHOLD QUESTIONS FOR THE BOARD'S CONSIDERATION:

A. Pharmacy Drive-Thru: Conditional use in the B2-b zone:

Sec. 14-183 of the City Code- Conditional Uses identifies drive-thrus in the B-2b zones that are adjacent to a residential use or zone as a permitted conditional business use if they meet certain standards. These include standards for signage, circulation, location, noise, lighting, screening and enclosure, pedestrian access and hours of operation. The Planning Board is the reviewing authority for these conditions and standards.

In addition, uses shall also comply with the provisions of Section 14-474 – Conditional Uses. Part (2) (a-c) of this section states that the Board shall not approve a conditional use if there are unique or distinctive characteristics or effects associated with the proposed additional use, if there will be an adverse impact upon the health, safety or welfare of the public or the surrounding area, or if the impact of the use differs substantially from the impact which would normally occur from such a use in that zone.

2. Proposed Curb Cuts:

The applicant proposes to maintain three of the five existing curb cuts at the site – one on Deering Avenue, one on Lincoln Street and one on Forest Avenue. City Traffic Engineers have submitted written review comments noting that the Forest Avenue does not meet City Corner clearance standards. If the Forest Avenue driveway is to remain, Public Works recommends that it be restricted to right turn entry/exit movements only and that the applicant revise the driveway configuration to minimize illegal left-turn maneuvers (see Tom Errico's Review Memorandums- Attachment 9). At this time, the applicant proposes that the Forest Avenue driveway be a restricted movement (two-way in/right-only out) with a separator island and associated directional signage and is looking for a final determination from the Planning Board. Staff recommends a condition of approval stating that:

The applicant shall restrict the Forest Avenue driveway to right turn entry/exit movements only and that the applicant revise the driveway configuration to minimize illegal left-turn maneuvers prior to the release of a building permit.

3. Proposed cross-cut connection:

The applicant has negotiated with the Church Corporation, owners of 630 Forest Avenue to establish a cross-cut between their 14-car parking lot with driveway access from Revere Street and the proposed Walgreens lot. A copy of this written agreement has not yet been provided to the City for review, however, since the last workshop, the applicant has included the cross-cut on the revised plans. The applicant was advised by staff that shared parking lots with cross-access agreements are generally encouraged. The proposal includes revising the layout of the existing Church Corporation parking lot (which does not meet City technical and design standards) to include ten standard 9 x 19 parking spaces and providing an easement onto Walgreens property to four

additional spaces. The applicant submitted a cross-cut schematic for the March workshop which includes the proposed revised layout of the Church Corporation parking lot (see Attachment 17). Tom Errico, Consulting Traffic Engineer has reviewed the proposed cross-cut as shown on the plan and the submitted parking schematic. His comments are included as Attachment 9-c. Staff has included a potential condition of approval stating that:

The applicant shall furnish a copy of a signed cross access easement between Church Corporation of 630 Forest Avenue and the applicant pertaining to the cross-access driveway and four parking spaces for review and approval by Corporation Counsel and the Planning Authority prior to the issuance of a Building Permit.

IV. SITE DESCRIPTION:

The project area is identified as parcels 1 (36,760 sq. ft) and 2 (14,280 sq. ft) on the submitted boundary survey and site plans. The site has frontage on Forest Avenue (225 +/- feet), Lincoln Street (336 +/- feet) and Deering Avenue (150 +/- feet) and abuts an R-5 Residential zone to the south and west.

The neighborhood in the vicinity of the project contains a mix of commercial and residential uses. Other uses contained within the Forest Ave, Deering Ave, Revere St and Lincoln St block include a stained glass studio and gallery, a technology consulting firm, a public accountant and vacant retail space. Uses across Forest Ave from the project site are a mix of multi-family residential and small-scale commercial uses. The portions of Lincoln Street and Deering Avenue abutting the site are entirely residential except for the Episcopal Church at the corner of Lincoln St and Forest Ave.

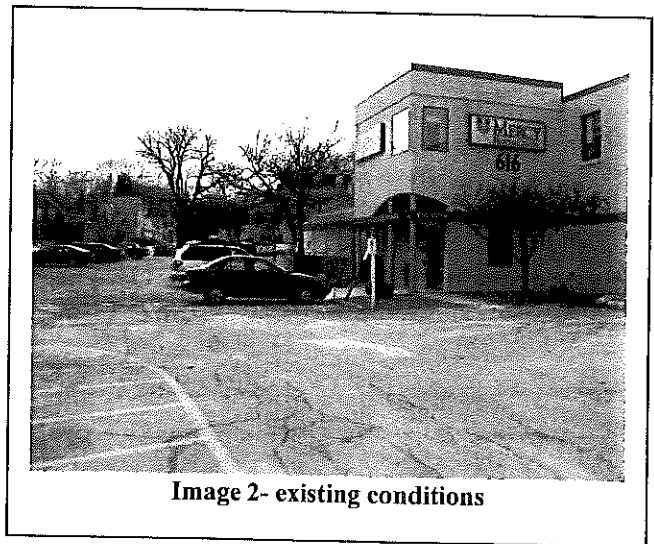


Image 2- existing conditions

V. PROPOSED DEVELOPMENT:

The applicant proposes to renovate, remove the second floor and add a 5,600 sq. ft addition to the existing 17,800 sq. ft two story office building on the site. The proposed building will be a 13,700 sq. ft Walgreens Pharmacy with drive-thru. The building height will remain approximately the same in spite of converting the building from a two-story to a single-story structure. The building will be expanded southward towards Lincoln Street and westward towards Deering Avenue. The eastern building wall along Forest Avenue and the northern building wall will remain. The existing basement under the front half of the building and a majority of the roof structure will also be maintained.

The applicant proposed to reduce the number of parking spaces from 91 to 55 (55 if interconnecting driveway with abutting property is developed (including 4 parking spaces allocated to Church Corporation per cross-access agreement). The site would be accessed through three primary curb cuts on Forest Avenue, Lincoln Street and Deering Avenue. The total estimated project cost is \$1,500,000.

VI. FINANCIAL AND TECHNICAL CAPACITY:

The applicant has submitted a letter from T.D. Banknorth, dated February 28, 2008 stating that the Richmond Company has the ability to secure the necessary financing (to be funded by a combination of debt and equity) to complete the development. In addition the applicant submitted a list of completed or pending projects undertaken by the Richmond Company as evidence of technical capacity (see Attachment 4)

VII. STAFF REVIEW:

The proposed development is subject to review under the City's Site Plan Ordinance. In addition, the proposal shall be reviewed under the applicable standards for Conditional Use in the B2-b zone. Staff review includes the following subsections:

1. Zoning, Right Title and Interest, and Neighborhood Meeting
2. Site Plan Review

1. ZONING, RIGHT TITLE AND INTEREST, AND NEIGHBORHOOD MEETING

A. Zoning

The applicant proposes to renovate, remove the second floor and add a 5,600 sq. ft addition to the existing 17,800 sq. ft two story office building on the site. The proposed building will be 13,700 sq. ft total building area. The eastern and northern building walls are proposed to remain. The existing basement under the front half of the building and a majority of the roof structure will also be maintained. The applicant submitted a narrative to the Planning Authority concerning construction, the mechanics of how the proposed building renovation would be conducted and what portions of the existing building would be preserved (Attachment 1-h). Marge Schmuckal, Zoning Administrator has reviewed these materials and states in her April 9, 2008 memorandum that it adequately addresses her previous concerns (see Attachment 6-b). Additional phasing information will also be provided to the City Inspections Division when the applicant applies for a Building Permit.

In a recent case where a substantial renovation was proposed, the Planning Authority found that there is no limitation or requirement within the current Land Use Code for a percentage of an existing structure that must remain intact in order for a building to retain its grandfathered status.

Section 14-183 of the City Code includes specific conditions and standards concerning signage, circulation, locations of drive-thrus, noise, lighting, screening and enclosure, pedestrian access and hours of operation. In addition, the applicant shall meet the standards of Section 14-474-Conditional Uses. The Planning Board is the reviewing authority for these conditions and standards.

Conditional Use Requirements:

Sec. 14-183 - Conditional Uses, identifies drive-thrus in the B-2b zones that are adjacent to any residential use or zone as being a permitted conditional business use if they meet the following requirements:

- 1) *Signs: Signs shall not adversely affect visibility at intersections or access drives. Such signs shall be constructed, installed and maintained so as to ensure the safety of the public. Such signs shall advertise only services or goods available on the premises.*

The applicant is proposing a freestanding Walgreens sign with LED reader board (total of 99.61 sq. ft) at the corner of Lincoln St and Forest Avenue, oriented perpendicular to Forest Avenue (see Attachment 20 - Sheet D5.1). The proposed sign will be on a 5 ft +/- post with a total height of 18 ft. It is set back 18 ft from the corner of Lincoln and Forest Avenue on a landscaped berm (see Attachment 20 - Sheet L1). The submitted information shows that the freestanding sign could meet the requirements of table 2.6 of the sign ordinance and the requirements of corner clearance, section 14-434. Proposed signage will undergo separate review when the applicant applies for a sign permit through the Inspections Division.

- 2) *Circulation: No ingress and egress driveways shall be located within thirty (30) feet from an intersection. No entrance or exit for vehicles shall be in such proximity to a*

playground, school, church, other places of public assembly, or any residential zone that the nearness poses a threat or potential danger to the safety of the public.

The driveway along Forest Avenue is proposed ninety (90) feet from the intersection of Forest and Lincoln Street. Though this exceeds the conditional use standard written above, it does not meet the separation criteria from Lincoln Street as required in Section III of the Technical and Design Standards. Section III requires a minimum of 150 feet from the intersection of the projection of right-of-way lines to the centerline of the driveway.

3) *Drive-thrus, where permitted, shall also specifically comply with the following conditions:*

a) Location of Drive-thrus: Features, such as windows, vacuum cleaners and menu/order boards, stacking lanes, must be placed, where practicable, to the side and rear of the principal building except where such placement will be detrimental to an adjacent residential zone or use, and shall be located no nearer than forty (40) feet from any residential zone. This distance shall be measured from the outermost edge of the outside drive-through feature to any property line. In addition, drive-through features shall not extend nearer than twenty-five (25) feet to the street line. The site must have adequate stacking capacity for vehicles waiting to use these service features without impeding vehicular circulation or creating hazards to vehicular circulation on adjoining streets.

The applicant proposes a single lane drive-thru and associated stacking on the west (rear) side of the building. The outermost edge of the proposed drive-thru feature is located 50 ft +/- from the street line of Lincoln Street and 65 ft +/- to the centerline of Lincoln Street, which serves as the nearest boundary of the R-5 zone. Patrons entering from any of the three proposed curb cuts would be able to circulate within the parking lot to access the drive-thru. According to the applicant, the drive-thru will serve approximately 20 customers daily with a PM peak hour and can accommodate up to three stacked cars with no adverse effects. At the April 4th workshop, the applicant clarified that, by "adverse" effect", they mean conflict to internal traffic circulation.

b) Noise: Any speakers, intercom systems, or other audible means of communication shall not play prerecorded messages. Any speakers, intercom systems, audible signals, computer prompts, or other noises generated by the drive-through services or fixtures shall not exceed 55 dB or shall be undetectable above the ambient noise level as measured by a noise meter at the property line, whichever is greater.

The applicant does not propose any freestanding order "squawk" boxes. The applicant has submitted a memorandum describing the proposed drive-thru system and noise measurements (see Attachment 12). Three (3) feet from the unit, the noise level was 74 Db and 30 feet from the unit, the noise level did not exceed 60 Db. As previously stated, the property line nearest to the proposed unit is 50 ft +/- . Noise levels from a given source generally decline as distance to the receptor increases. Noise levels may also be reduced by intervening structures—such as a vehicle, which would reduce noise levels by approx. 5-10 dBA (Peterson and Gross, Handbook of Noise Measurement, 1963). Marge Schmuckal has reviewed the applicant's submission and determined that the restricted noise levels can be met and further reduced if need be.

*c) **Lighting:** Drive-through facilities shall be designed so that site and vehicular light sources shall not unreasonably spill over or be directed onto adjacent residential properties and shall otherwise conform to the lighting standards set forth in 14-526.*

The proposal includes a twin-mounted full cut off pole light in the rear parking area, intended to illuminate the drive-thru and the majority of the rear parking area. There are also three other single arm-mounted pole lights in that location providing additional illumination. The drive-thru is configured so that vehicular light sources will be directed away from residences on Deering Avenue but may impact those on the opposite side of Lincoln Street. The Planning Authority has reviewed the revised photometric plan and submitted catalogue cuts, which meets the standards set forth in Section 14-526 of the City Code.

*d) **Screening and Enclosure:** Where automobiles may queue, waiting for drive-through services, their impacts must be substantially mitigated to protect adjacent residential properties from headlight glare, exhaust fumes, noise, etc. As deemed necessary by the reviewing authority, mitigation measures shall consist of installation of solid fencing with landscaping along any residential property line which is exposed to the drive-through or the enclosure of the drive-through fixtures and lanes so as to buffer abutting residential properties and to further contain all associated impacts; and*

The residences along Deering Avenue are approximately 165 ft +/- from the outermost edge of the outside drive-through feature. Those on Lincoln Street are approximately 90 ft +/- away. The applicant has added additional landscaping and screening along the property boundary on Deering Avenue and along Lincoln Street, along with plantings in proposed islands in the parking area. There are two narrow sections along the Lincoln Street frontage with limited space to provide landscaping (see Jeff Tarling's memorandum- Attachment 8-c. If the Board determines it is necessary, the applicant is willing to include either a timber guardrail in these locations or to modify the proposal, per Jeff's comments to reduce the sidewalk width to three (3) feet, to allocate two (2) feet of their property and to obtain a license from the City to occupy two (2) additional feet of public right of way to establish viable landscaping in these areas.

*e) **Pedestrian access:** Drive-through lanes shall be designed and placed to minimize crossing principal pedestrian access-ways or otherwise impeding pedestrian access.*

The applicant has realigned the drive-thru exit to flare away from the building and the pedestrian travel lane. A 24" stop sign and a 24" yellow sign reading 'look for pedestrians' has been proposed at this location. In addition, the applicant proposes a tip down and railing, oriented perpendicular to the sidewalk at this location to redirect pedestrians away from cars exiting the drive-thru. The applicant has provided a detail drawing of this revised configuration, developed in response to Planning and Public Works comments (see Attachment 21).

*f) **Hours of Operation:** The Board, as part of its review, may take into consideration the impact hours of operation may have on adjoining uses.*

According to the applicant, expected hours of operation will be from 8am to 10pm, seven days a week. It is assumed at this time that the pharmacy and corresponding drive-thru maintain the same hours. Concerning hours of deliveries, Planning staff recommends the following condition of approval:

Deliveries to the site and trash removal shall be restricted to between the hours of 8am and 8pm.

B. Right, Title or Interest:

The applicant submitted a purchase and sale agreement, along with a post-closing use and occupancy agreement permitting Mercy Hospital to continue to occupy the building between the date of closing and December 31, 2008 (see Attachment 3).

C. Neighborhood Meeting:

This proposal is subject to minor site plan and conditional use review (for the proposed drive-thru) Section 14-32 (c) of the City Code requires only applicants for major site plan review or subdivisions of five or more units or lots to conduct a neighborhood meeting. Because this proposal is defined as a minor site plan, it is exempt from this requirement. The applicant voluntarily chose, however, to meet with members of the Woodford-Oakdale Neighborhood Association (WONA) on March 25, 2008 in order to present their proposal and address questions. An email from David Latulippe of the Richmond Company to Paul Ouellette of WONA summarizing questions and answers from this meeting has been included as Attachment 2.

2. SITE PLAN REVIEW

The proposed development has been reviewed by staff for conformance with the relevant review standards of the site plan ordinance.

A. Traffic, Parking and Pedestrian Circulation:

Waiver Request – Parking stall dimensions

The proposed parking stalls are 9ft x 18 ft 90 degree spaces with 24-ft wide drive aisles. Section III.3.A of the City Technical Standards and Guidelines requires that standard parking spaces be 9ft x 19 ft. The applicant has submitted a written request for a waiver from this requirement in order to provide 9ft x 18 ft spaces (see Attachment 1-g). This would allow them to maintain a 24 ft aisle width while neither having to reduce the overall amount of parking nor expand the existing impervious surface at the site. Public Works supports the waiver (see Tom Errico's comments- Attachment 9-a).

The applicant has submitted a summary of the proposed driveways and how they meet City ordinance requirements along with existing trip counts, trip assignment and 2009 forecast PM peak hour post development volumes (see Attachment 16). Currently, poor traffic operating conditions exist at the Woodfords Corner intersections. The City is in the process of studying future improvement needs at Woodfords Corner and, accordingly, the City Traffic Engineer suggests that the applicant contribute five thousand dollars (\$5,000.00) towards future transportation improvements (see Attachment 9-c). Planning staff suggest the following condition of approval:

The applicant shall contribute \$5,000.00 towards future infrastructure improvements at the Woodfords Corner intersection. All financial contributions shall be paid to the City prior to the issuance of a building permit.

While all of the proposed driveways meet the width criteria, the Deering Avenue driveway does not meet corner clearance (though it is greater than 100 feet to each cross street) and the Forest Avenue driveway does not meet the separation criteria of from Lincoln Street. Section III requires a minimum of 150 feet

from the intersection of the projection of right-of-way lines to the centerline of the driveway. Based upon traffic volumes developed by Gorrill-Palmer Consulting Engineers, 29 vehicles will enter and exit the Deering Avenue driveway during the peak hour. All project traffic to and from this driveway will originate or be destined to the north. Traffic from the site that will impact Deering Avenue (inbound) will originate from the Lincoln Street driveway. Based upon this information, City Traffic Engineers do not believe the Deering Avenue driveway should restrict turning movements and thus, support the proposal for a full movement driveway on Deering Avenue.

The applicant proposes the Forest Avenue driveway as a restricted movement two-way in/ right-out only with a separator island. Since the last workshop, Tom Errico, Consulting Traffic Engineer has submitted updated comments. Tom continues to advise that the Forest Avenue driveway be restricted to right-turn entry and exit movements only. This is based on several factors, including:

- *The proposed driveway does not meet City of Portland access management standards. In fact the preferred access management strategy would be not to have any driveway on Forest Avenue.*
- *Forest Avenue is an important major arterial and implementing sound access management principles is desired for optimal traffic mobility and safety.*
- *Reasonable access/egress alternatives exist via Lincoln Street.*
- *Future improvements to Woodfords Corner may include the provision of two outbound through lanes on Forest Avenue. Therefore, limiting left-turn entry movements at the Forest Avenue driveway is preferred under this roadway configuration.*

As previously stated, staff recommends a condition of approval stating:

The applicant shall restrict the Forest Avenue driveway to right turn entry/exit movements only and shall revise the driveway configuration to minimize illegal left-turn maneuvers prior to the issuance of a building permit.

At the April 4, 2007 workshop, the Planning Board questioned the two parking spaces (one of which is a handicapped space) nearest the Forest Avenue driveway. Since that meeting, the applicant has narrowed the throat of the driveway to reduce potential conflicts between entering vehicles and cars backing out of those spaces. City Traffic Engineers have reviewed the revision and feel the current layout is acceptable. Tom Errico states the following in his April 25, 2008 memorandum:

Maximizing separation between where vehicles enter the site and where parking maneuvers occur is beneficial and therefore I support the elimination of the two parking spaces nearest Forest Avenue. I would note that in my professional opinion, the current layout is acceptable, particularly under a driveway scenario where movements are restricted to right-turn entry/exit movements.

It should be noted that, if the Planning Board would like to see these two parking spaces removed, that the applicant may no longer meet the zoning requirements for parking. If this is the case, the applicant would have the option to either submit floor plans for review and approval, allowing for a more detailed assessment by the City Zoning Administrator of how much parking is required (based on the total amount of floor area less bulk storage space) or could pursue a variance from the parking requirement from the City Zoning Board of Appeals.

As discussed in section III of this report, Tom has reviewed the proposed cross-access between the site and 630 Forest Avenue. He approves the design of both the cross-access driveway and the parking lot reconfiguration at 630 Forest Avenue. He acknowledges that cut-through traffic may occur, as customers may find it convenient to access the Revere Street traffic-signal via this driveway. He

suggests, however, that the overall benefit of interconnectivity and an improved parking lot layout outweigh the negative element of cut-through traffic. Planning staff recommends the following condition of approval:

The applicant shall revise the plan to provide signage that discourages "cut-through" traffic at the location of the cross-access driveway. This signage shall be reviewed and approved by the City Consulting Traffic Engineer prior to the issuance of a building permit.

B. Bicycle Parking:

Section 14-332.1 of the City Code requires all zones where off street parking is required to also provide a certain amount of off-street bicycle parking. This proposal requires ten bicycle parking spaces to meet the requirement for non-residential structures. The applicant has submitted their proposal to include two (2) seven-bike capacity ribbon racks anchored in concrete. The City Code requires that bicycle parking be conveniently located, proximate to the entry(s) of the building and shall be visible from the street or provided with prominent directional signage. Bicycle racks that provide two points of contact, such as hoop racks and hitches are preferred; however they are not required unless proposed in the public right of way. Bicycle parking, as proposed, adequately meets the standards of Section 14-332.1.

C. Public Utilities and Solid Waste:

The applicant has contracted with Pine Tree Waste to manage solid waste at the site. The applicant has submitted a letter from Pine Tree Waste stating their ability to serve the project (see Attachment 10-c). The applicant expects to generate approximately eight (8) cubic yards +/- of non-recyclable and ten (10) cubic yard of recyclable commercial solid waste per month. As previously noted, the applicant has agreed to a condition of approval restricting deliveries and trash removal to between the hours of 8am to 8pm.

The project will be served by public water and sewer. The applicant submitted a letter from Portland Water District (PWD) dated November 1, 2007 stating that they have adequate capacity to serve the development. The applicant has a pending request with the Department of Public Works for a confirmation of sewer capacity (see both letters – Attachment 10- a and b). Planning staff recommends the following condition of approval:

A letter of sewer capacity must be submitted by the applicant for review and approval by the Planning Authority, prior to the issuance of a Building Permit.

D. Exterior Lighting:

The applicant has submitted a revised photometric plan and updated lighting cut sheets for the site (Attachment s 15 and 20-m). The proposal includes a twin-mounted pole light in the rear parking area, one wall-mounted light and six arm-mounted pole lights. All proposed fixtures are full cut-off. All pole lights are proposed on 20-foot poles. The Portland Technical and Design Standards and Guidelines stipulate that exterior lighting shall be adequate for the safety of users of the site but shall not cause glare or direct spillover to adjacent properties or create visual distraction to motorists on adjacent streets. All lighting, as proposed, meets applicable City standards.

The applicant has communicated with Central Maine Power (CMP) regarding the existing spotlights shining into the parking lot at the site. These lights were installed by CMP in the right-of-way and typically carry a fifteen year contract. The contract for the Lincoln Street light has been fulfilled; however the light on Deering Avenue does not expire until 2013. The applicant has arranged with CMP to pay the remaining lease agreement to fulfill the contract for the Deering Avenue light and will have both lights removed. Correspondence between the applicant and CMP has been included as Attachment 5. Planning staff recommend the following condition of approval:

The applicant shall arrange for Central Maine Power (CMP) to remove the two existing spotlights on Lincoln Street and Deering Avenue prior to the issuance of a Certificate of Occupancy.

E. Fire Safety:

Captain Greg Cass has reviewed and approved the applicant's submittal on March 12, 2008.

F. Stormwater and Erosion Control:

The applicant has submitted responses to Public Works comments and a revised stormwater management narrative in their April 16, 2008 submittal. Proposed erosion control measures include silt fencing, wood waste berm or silt sock at the contractor's discretion. Details for all proposed measures are included in the plan set. The applicant proposes to decrease the overall impervious area at the site from 1.11 acres to .99 acres. Stormwater will flow into a municipal system through an existing 8" storm drain line, connecting the storm drain structure to the municipal line. On site catch basins will be fitted with oil and debris separators. The applicant proposes additional stormwater treatment for a majority of the parking lot runoff using a Filterra Bioretention Filtration System. Reviewing Engineer, Dan Goyette has provided a series of review memos (Attachment 7) and has found the proposed plans to be acceptable.

G. Landscaping:

Section 14-186 of the Ordinance requires that the site be "*suitably landscaped for parking, surrounding uses and accessory site elements, including storage and solid waste receptacles where required by... article V (site plan).*" Section 14-526 requires that buildings and associated parking areas in the B2-b zone be screened to buffer abutting properties and include a densely planted landscape buffer and/or fencing to protect neighboring properties from the impacts associated with the development, including lighting, parking, traffic, noise, odor, smoke, or other incompatible uses. Where buildings are setback from the street, a landscaped area must be planted along the front yard street line. Jeff Tarling has reviewed and approved the submitted landscape and irrigation plan.

As previously addressed, there are two locations on either side of the Lincoln Street driveway that are constricted, thus limiting the opportunity to provide landscaping (see Jeff Tarling's memorandum- Attachment 8-c). Neighbors to the project have expressed an interested in having these areas landscaped, if possible. The applicant has expressed a willingness to include either a timber guardrail in these locations or to modify the proposal, per Jeff's comments to reduce the sidewalk width to three (3) feet, to allocate two (2) feet of their property and to obtain a license to occupy two (2) additional feet of public right of way (row) to establish viable landscaping (possibly with a timber guardrail) in these areas. A timber gurardrail without landscaping would fit in this location without any modifications to the proposed sidewalk width. Jeff also offered the suggestions of a wooden fence behind a guardrail. Based on the Board's determination, Planning staff recommends the following potential conditions of approval:

Revisions to the landscaping plan providing adequate edge treatment to the two areas on either side of the Lincoln Street driveway, as recommended by the Planning Board, shall be submitted for review and approval by the City Arborist prior to the issuance of a Building Permit.

H. Urban Design:

Section 14-526 of the Site Plan Standards contains design standards for development in the B2-b zone. These standards pertain to building design and orientation, building scale, façade character, window placement, building materials, and landscaping. The applicant met with Carrie Marsh, Urban Designer and Molly Casto, Planner on April 3rd to review the proposed elevations in terms of the B-2b design standards. The applicant proposes a combination of red brick and limestone for the exterior and has included specifications for color and material on the revised elevations. Based on this meeting Carrie submitted review comments to the Planning Board for the April 4, 2008 workshop. Based on these comments, the applicant has revised the proposal to continue the fenestration pattern across the entire

front façade along Forest Avenue and have continued the pattern of bays along the length of the Lincoln Street façade. Planning staff has reviewed these updates in terms of Carrie's comments and the B-2b design guidelines and has determined that the applicant meets all applicable standards.

At the April 4, 2008 Workshop, the Planning Board asked for details on screening of rooftop mechanical units from view and their compliance with City noise standards. The existing rooftop mechanical units at the site are to be replaced with new units. According to this plan, existing and proposed rooftop parapets will screen the proposed units if they are placed within the recommended locations. The applicant submitted a schematic showing screening, as evaluated from the pedestrian level on the opposite side of the street on Forest Avenue, Lincoln Street and Deering Avenue (see Attachment *). Section 14-187- External Effects, states that noise in the B2-b zone shall not exceed sixty (60) db on the A scale between 7:00am and 9:00pm and fifty-five (55) db on the A scale between 9:00pm and 7:00 am at lot boundaries. The applicant has requested a prediction of decibel levels at the property line from the manufacturer of the rooftop units. This item is pending. Planning staff recommends the following condition of approval:

The applicant shall provide a pre-development assessment of noise levels at the property line along with a prediction of decibel levels at the property line for the proposed rooftop mechanical units from the manufacturer for review and approval by the Planning Authority prior to the issuance of a building permit. Post-development noise levels shall be submitted to the Planning Authority and if it is determined that the levels exceed the standards of Section 14-187, the applicant shall install noise mitigation measure for the rooftop mechanicals prior to the release of the performance guarantee.

VIII. MOTIONS FOR THE BOARD TO CONSIDER:

1. CONDITIONAL USE

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in the Planning Board Report # 18-08, relevant to Portland's Conditional Use Standards and other regulations, and the testimony presented at the Planning Board hearing:

The Planning Board finds that the proposed conditional use for a drive-through adjacent to a residential use or zone ~~does~~ / does not meet the standards of Section 14-474 and the standards of Section 14-182 for the B2-b zone.

5-0 Odekan, Lewis - absent

2. WAIVERS

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in the Planning Board Report # 18-08 relevant to the Portland Technical and Design Standards and Guidelines and other regulations and the testimony presented at the Planning Board hearing:

The Planning Board waives / does not waive Technical Standard, Section III(3)(A) which requires that parking spaces be 9 feet wide by 19 feet long to allow for adequate aisle width as shown on the plan (Attachment 20).

5-0

3. SITE PLAN

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in Planning Board Report # 18-08, relevant to the site plan Ordinance and other regulations and the testimony presented at the Planning Board hearing, the Planning Board finds that the plan is / is not in conformance with the site plan standards of the land use code, subject to the following potential conditions of approval:

- distance between public street & driveway to allow less than 130' as depicted on site plan and then 150' width shown on Dec 08 depicted on site plan

5-0

- a. The applicant shall restrict the Forest Avenue driveway to right turn entry/exit movements only and shall revise the driveway configuration to minimize illegal left-turn maneuvers prior to the issuance of a building permit.
- b. The applicant shall furnish a copy of a signed cross access easement between Church Corporation of 630 Forest Avenue and the applicant pertaining to the cross-access driveway and four parking spaces for review and approval by Corporation Counsel and the Planning Authority prior to the issuance of a Building Permit.
- c. Deliveries to the site and trash removal shall be restricted to between the hours of 8am and 8pm.
- d. The applicant shall contribute \$5,000.00 towards future infrastructure improvements at the Woodfords Corner intersection. All financial contributions shall be paid to the City prior to the issuance of a Building Permit.
- e. The applicant shall ~~do~~ conduct a traffic monitoring of the site, ^{and submit the results to the City for review of the release of the performance guarantee.} ~~revise the plan to provide signage that discourages "cut-through" traffic at the location of the cross-access driveway. This signage shall be reviewed and approved by the City Consulting Traffic Engineer prior to the issuance of a Building Permit.~~ ^{If it is determined the traffic is cutting through the site,} ~~The applicant shall conduct a traffic monitoring.~~ ^{the applicant shall conduct a traffic monitoring.}
- f. A letter of sewer capacity must be submitted by the applicant for review and approval by the Planning Authority, prior to the issuance of a Building Permit.
- g. The applicant shall arrange for Central Maine Power (CMP) to remove the two existing spotlights on Lincoln Street and Deering Avenue prior to the issuance of a Certificate of Occupancy.
- h. Revisions to the landscaping plan providing adequate edge treatment to the two areas on either side of the Lincoln Street driveway, ^{being a double wooden guard rail} as recommended by the Planning Board, shall be submitted for review and approval by the City Arborist prior to the issuance of a Building Permit.
- i. The applicant shall provide a pre-development assessment of noise levels at the property line along with a prediction of decibel levels at the property line for the proposed rooftop mechanical units from the manufacturer for review and approval by the Planning Authority prior to the issuance of a building permit. Post-development noise levels shall be submitted to the Planning Authority and if it is determined that the levels exceed the standards of Section 14-187, the applicant shall install noise mitigation measure for the rooftop mechanicals prior to the release of the performance guarantee.

ATTACHMENTS:

1. Application Materials
 - a. Site Plan Application with location map
 - b. Letter from Gorrill-Palmer Consulting Engineers, Inc – dated February 6, 2008
 - c. Letter from Gorrill-Palmer Consulting Engineers, Inc – dated February 22, 2008
 - d. Letter from Gorrill-Palmer Consulting Engineers, Inc – dated March 4, 2008
 - e. Letter from Gorrill-Palmer Consulting Engineers, Inc – dated March 21, 2008
 - f. Letter from Gorrill-Palmer Consulting Engineers, Inc – dated April 15, 2008

- g. Request for waiver from Section III.3.A of City Technical and Design Standards and Guidelines
 - h. Outline of demolition sequence and new work phase for renovation- April 1, 2008
2. Emails re: Woodford-Oakdale Neighborhood Association Meeting
3. Evidence of right, title or interest: Purchase Agreement, Post-Closing Occupancy Agreement and Purchase Option Agreement
4. Evidence of financial and technical capacity:
 - a. Letter from TD Banknorth – dated February 28, 2008
 - b. List of recent developments – dated Spring, 2005
5. Correspondence with Central Maine Power (CMP) – dated April 7, 2008
6. Memorandum from Marge Schmuckal, City Zoning Administrator:
 - a. -dated March 4, 2008
 - b. –dated April 9, 2008
7. Review comments from Dan Goyette, PE:
 - a. dated January 28, 2008
 - b. dated March 5, 2008
 - c. dated April 2, 2008
 - d. dated April 24, 2008
8. Review comments from Jeff Tarling, City Arborist:
 - a. dated March 4, 2008
 - b. dated April 2, 2008
 - c. dated April 24, 2008
9. Review comments from Tom Errico, Consulting Traffic Engineer
 - a. dated March 6, 2008
 - b. dated April 4, 2008
 - c. dated April 25, 2008
10. Capacity letters
 - a. Letter from Portland Water District – dated November 1, 2007
 - b. Letter from Gorrill-Palmer Consulting Engineers, Inc to Public Works – dated October 22, 2007
 - c. Letter, signed by Pine Tree Waste, from Gorrill-Palmer Consulting Engineers, Inc - dated October 22, 2007 (signed on February 22, 2008)
11. Revised Stormwater Management Plan – dated April 15, 2008
12. Memorandum from E. F. Bavis Associates, Inc. re: drive-thru noise levels – dated March 3, 2008
13. Memorandum to the Board from Carrie Marsh, Urban Designer- dated April 1, 2008
14. Design details for Walgreens standard bike rack
15. Catalogue cuts for proposed exterior lighting
16. Turning movement diagrams submitted by applicant
17. Schematic for proposed cross-access between Walgreens and Church Corporation (630 Forest Avenue) showing detail of parking layout for 630 Forest Avenue lot.
18. Public Comment
19. Screening schematic for rooftop mechanical units
20. Submitted plans and boundary survey
 - a. Boundary and Existing Conditions
 - b. Cover Sheet and General Notes (TO.1)
 - c. Site Layout Plan (C1.1)
 - d. Grading, Drainage and Erosion Control Plan (C2.1)
 - e. Utility Plan (C3.1)
 - f. Site Details (C4.1)
 - g. Site Details-2 (C4.2)
 - h. Utility Details (C4.3)

- i. Erosion Control Notes and Details (C4.4)
- j. Trash Enclosure Details (C4.5)
- k. WB-50 Truck Turning Path (C4.6)
- l. Freestanding Signage (D5.1)
- m. Photometrics Plan
- n. Elevation Drawings (ACP-1)
- o. Landscape and Irrigation Plan (L1)

21. Detail drawing of AFA ramp at Drive-through



Site Plan Application

Department of Planning and Development
Portland Planning Portal

Address of Proposed Development: 606 and 616 Forest Avenue

Zone: B-2b

Project Name: Proposed Pharmacy Development

Existing Building Size: 17,858 +/- sq. ft.

Proposed Building Size: 13,700 +/- sq. ft.

Existing Acreage of Site: 1.18 +/- sq. ft.
(2 lots)

Proposed Acreage of Site: 1.15 +/- sq. ft.

Tax Assessor's Chart, Block & Lot:

Property Owners Mailing address:

Telephone #: N/A

Chart#	Block #	Lot#
125	L	6, 7

See Attached Sheet

Cell Phone #: N/A

Consultant/Agent Contact Name and mailing address, Telephone # and Cell Phone #:

Gomli Palmer Consulting Engineers, Inc.
Maurice McElroy
P.O. Box 1297
15 Sweet Road
Gray, ME 04009
207-657-6313

Applicant's Name/Mailing Address:

David Caruppe
The Richmond Company
22 Concord St
Wilmington, MA 01897

Telephone #: 978-688-3900

Cell Phone #: N/A

Fee For Service Deposit (all applications) (\$200.00)

Proposed Development (check all that apply)

- New Building
- Building Addition
- Change of Use
- Residential
- Office
- Retail
- Manufacturing
- Warehouse/Distribution
- Parking lot
- Subdivision (\$500.00) - amount of lots _____ (\$250.00 per lot) \$ _____ or minor site plan (if applicable)
- Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot)
- Traffic Movement (\$1,000.00) _____ Stormwater Quality (\$250.00)
- Section 14-B0 Review (\$100.00) - (\$25.00 per lot)
- Other _____

RECEIVED

Major Development (more than 10,000 sq. ft.)

- Under 50,000 sq. ft. (\$500.00)
- 50,000 - 100,000 sq. ft. (\$1,000.00)
- Parking Lots over 100 spaces (\$1,000.00)
- 100,000 - 200,000 sq. ft. (\$2,000.00)
- 200,000 - 300,000 sq. ft. (\$5,000.00)
- Over 300,000 sq. ft. (\$5,000.00)
- After-the-fact Review (\$1,000.00) - applicable application fee

OCT 23 2007

City of Portland
Planning Division

Please see next page.

Minor Site Plan Review

Less than 10,000 sq. ft. (\$400.00)

After the Plan Review (\$1,000.00 - applicable application fee)

Plan Amendments

Planning Staff Review (\$250.00)

Planning Board Review (\$500.00)

Who billing will be sent to:

David Lalulippe
The Richmond Company
23 Concord St
Wilmington, MA 01897

Submittals shall include (7) separate folioed packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans checklist
- d. 1 set of 11x17 plans

Section 13-522 of the Zoning Ordinance outlines the process which is available on our web site: portlandmaine.gov

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for site review only; a Building Permit application and associated fees will be required prior to construction.

Signature of Applicant:



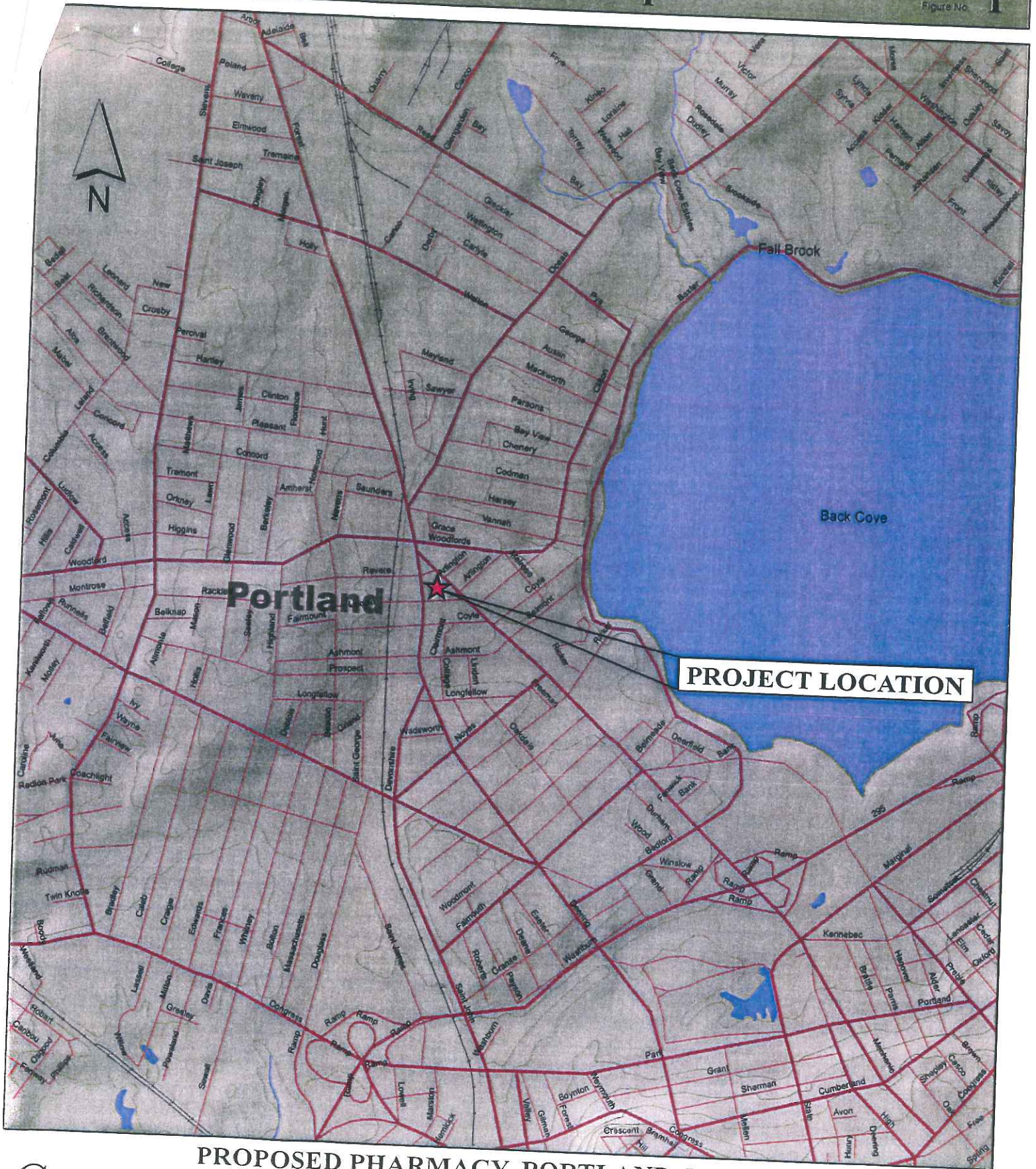
Date:

10/22/07

Location Map

Figure No. 1

1



PROPOSED PHARMACY, PORTLAND, MAINE

GP Gorrill-Palmer Consulting Engineers, Inc.

PO Box 1237
15 Shaker Road
Gray, ME 04039

Traffic and Civil Engineering Services

207-657-6910

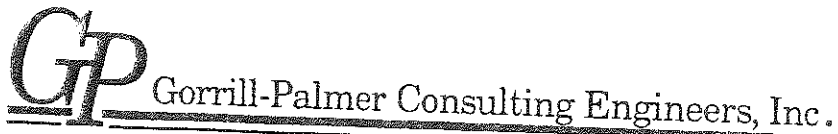
Fax: 207-657-6912

mailto:mailbox@gorrillpalmer.com

www.gorrillpalmer.com



JN: 1348
DATE: OCT 2007
FILE: 1348_LOCMAP.MXD
SOURCE: MAINE GIS WEBSITE



Gorrill-Palmer Consulting Engineers, Inc.

*Traffic and Civil Engineering Services*PO Box 1237
15 Shaker Rd.
Gray, ME 04039207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

February 6, 2008

Ms. Molly Casto
Development Review Services Manager
City of Portland
Planning & Development Department
389 Congress Street
Portland, Maine 04101

Re: Letter of Correspondence #1

Dear Molly:

The Richmond Company has retained Gorrill-Palmer Consulting Engineers, Inc. to prepare development plans and permit applications for a proposed 13,700 +/- square-foot Walgreens pharmacy with drive-up service. The pharmacy will be located within the Forest Avenue, Lincoln Street, Deering Avenue, and Revere Street block in Portland, Maine. The existing site is currently occupied by a two-story medical office building.

Figure 1 is a map showing the project location. The developer is currently seeking Site Plan Approval from the City of Portland.

Description of Development Site

The development site includes Lots L6 and L7 of Portland Assessor's Map 125, totaling approximately 1.16 acres. Both parcels are currently developed with a mix of uses and intensity of development.

It is GPCEI's understanding that the Richmond Company intends to expand the existing building instead of demolishing and constructing a new building. The existing parking field is proposed to be reconstructed to accommodate 56 parking spaces. The site is proposed to be accessed through three primary curb cuts on Forest Avenue, Lincoln Street, and Deering Avenue. The proposed project involves expanding the building to the south and west. The existing building will be converted from a 17,800 square foot two-story building into a 13,700 square foot single story building. The building, as proposed, will be expanded south towards Lincoln Street and west towards Deering Avenue. The eastern building wall along Forest Avenue and the northern building wall are proposed to remain. The existing basement under the front half of the current building along with the roof structure will also remain. The proposed addition is approximately 5,600 +/- square feet. The estimated cost of the project, including all building and site work, is estimated to be \$1,500,000.

Following the City of Portland's Code of Ordinances, the proposed site falls under the definition of Minor Development. Section 14-552. Definitions of the City of Portland Code of Ordinances requires that "building additions having a total floor area of up to ten thousand (10,000) square feet" reviewed as a Minor development by Staff Review only.

Ms. Molly Casto
February 6, 2008
Page 2 of 5

The proposed redevelopment does involve a drive-through window. The applicant has submitted a conditional use request to the City of Portland Planning Board.

Proposed Changes

It is expected that the proposed pharmacy development will meet and or exceed the required site plan requirements, and performance standards in accordance with the City of Portland's Land Use Ordinance.

Zoning

Based on the City of Portland zoning map, the property is zoned Community Business Zone (B-2b) which provides neighborhood/community business style zoning with minimal lot line setbacks and considerations for abutting residential zoning.

As shown on the Site Layout Plan, the proposed development conforms to the zoning standards for the B-2b Zone.

Utilities

At this time, it is proposed that water service for the proposed development be provided through connection to an existing waterline on-site. Attached to this letter is a copy of a response letter from the Portland Water District indicating they have sufficient water capacity to serve the proposed development.

It is currently proposed that sewer on site be separated from the storm drain system. The sewer will be reconnected to the combined system once it is within the City right-of-way, allowing for future alterations once sewer and storm drain have been separated within the right-of-way. A response letter has not yet been received from the Portland Department of Public Works indicating their ability to serve this project. When received, a copy of the letter will be forwarded to the City.

Solid Waste

It is currently proposed that solid waste be transported from the site by Pine Tree Waste. A letter requesting their ability to serve this project is attached to this letter. Anticipated quantities of solid waste associated with this project are included in the letter.

The trash enclosure that is shown on the plan set includes a 2 cubic yard container for recyclable materials, and a 2 cubic yard container for non-recyclable materials.

Lighting

A lighting plan showing the location and intensity of the proposed lighting for this development has been attached to this letter. Lighting cut sheets have also been included.

Ms. Molly Casto
February 6, 2008
Page 3 of 5

Building Architecture

Building architecture is proposed to conform to the City of Portland standards. Building elevations have been attached to this letter.

Landscape and Buffering

Landscaping areas will be provided along Deering Avenue, Forest Avenue, and Lincoln Street as well as landscaped areas within the parking areas. A detailed landscape plan which complies with the City of Portland standards has been attached to this letter.

Parking and Circulation

The proposed development's parking areas have been designed to meet the Portland Land Use Ordinance. The stalls are designed to be 9-ft x 18-ft 90-degree spaces with 24-ft wide drive aisles. Total parking for the site is 56 spaces, which exceeds the required 46 spaces. Of those spaces provided, 4 are proposed to be ADA accessible.

Hours of Operation

As proposed, the pharmacy's hours of operation will be from 8AM to 11PM Monday through Sunday.

Stormwater Management

There will be minimal, if any, additional impervious area added to the site. The existing area to become the proposed building is currently impervious pavement or roof surface. This area will become impervious roof surface and pavement area resulting in little effect on stormwater runoff.

Natural Resources

There are no known impacts to any natural resources.

Fire Department Checklist

A separate package is being prepared, as requested, for the Fire Department. A copy will be forwarded to City Staff when completed.

Financial Capacity

The applicant, Richmond Company, Inc., has adequate financial resources to complete the proposed development. Attached to this letter is a list of projects the Richmond Company, Inc. has recently completed or is actively in the process of developing.

Ms. Molly Casto
 February 6, 2008
 Page 4 of 5

Traffic

Trip Generation

The proposed Walgreens will occupy an existing developed site and therefore the need for a MaineDOT traffic movement permit will be determined based on the net difference in trip generation based on the prior use as a medical office building and the proposed use. If the project generates a net increase of more than 99 trip ends, then a MaineDOT traffic movement permit will be required. The City of Portland has delegated review authority for these permits.

Gorrill-Palmer Consulting Engineers Inc. has estimated the trips generated by the prior uses using the 7th Edition of the Institute of Transportation Engineers publication, Trip Generation. A summary of the prior uses and the resulting trip generation estimate is presented below. The trip generation calculations are included in the Appendix to this letter.

Use	Size (sf)	Estimated PM Peak Hour Trip Ends
Medical Office Building LUC 720	17,856	66
Pharmacy with Drive-Thru Window LUC 881	13,700	118

Based on this information, the proposed Walgreens will result in a net traffic increase of 52 trip ends which is well below the 100 trip threshold for triggering a traffic movement permit from the MaineDOT.

Proposed Access

Three curb cuts are planned for the site; one on Forest Avenue, one on Lincoln, and one on Deering Avenue. All driveways will be unrestricted except the Forest Avenue driveway from which left turns out will not be allowed.

Traffic Impact Assessment

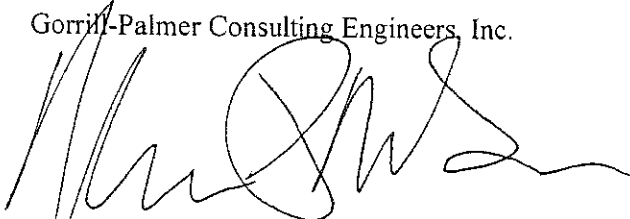
While this project will not require a traffic movement permit from the MaineDOT, Gorrill-Palmer Consulting Engineers Inc. will complete a traffic impact analysis of the project on the existing street system. This study will include an operational evaluation of each of the proposed driveways and recommendations as may be appropriate as well as an assessment of the impact of the project on the intersection of Forest Avenue and Revere Street. This impact assessment will be included in the site plan submission following the meeting to discuss the sketch plan with the planning board.

Ms. Molly Casto
February 6, 2008
Page 5 of 5

Please contact me if you have any questions relative to this matter.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.



Maureen M. McGlone, P.E.
Project Engineer

Attachments

- Letter from Portland Water District, dated November 1, 2007.
- Letter to the Portland Department of Public Works, dated October 22, 2007.
- Letter to Pine Tree Waste, dated October 22, 2007.
- Photometrics Plan
- Lighting Cut Sheets
- Building Elevations
- Landscape Plan
- Financial Capacity – Recent Developments
- Trip Generation Calculations

Enclosure

Copy: David Latulippe, The Richmond Company

MPM/jjm/JN1348/barhydt_revision_02-06-08



PO Box 1237
15 Shaker Rd.
Gray, ME 04039

Traffic and Civil Engineering Services

February 22, 2008

207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

Ms. Molly Casto
Development Review Services Manager
City of Portland
Planning & Development Department
389 Congress Street
Portland, Maine 04101

RE: Walgreen's Pharmacy, Forest Avenue
Letter of Correspondence No. 2
Response to Comments by Staff and Peer Reviewers

Dear Molly,

Gorrill-Palmer Consulting Engineers, Inc. is pleased to respond to the review comments regarding the above referenced project made by Dan Goyette of Woodard & Curran dated January 28, 2008; by Thomas Errico of Wilbur Smith Associates dated February 5, 2008; and by Molly Casto of the City of Portland dated February 20, 2008. For ease of review, each comment has been repeated below followed by our response.

COMMENTS BY WOODARD & CURRAN:

Comment 1 – A Stormwater Management Plan has not been submitted for review.

Response – The proposed development is currently being reviewed as a Minor Development and the existing parking lot is expected to be reused. A brief Stormwater Management Plan identifying existing conditions and proposed improvements is attached to this letter.

Comment 2 – All proposed storm drain pipes are 8" in diameter. According to City of Portland Standards, catch basin drain pipe shall not be less than 10" in diameter.

Response – The stormdrain pipe between EXCB1 and CB1 will remain 8" in diameter to match existing conditions. Any other proposed stormdrain pipes on-site have been revised to be 12" in diameter.

Comment 3 – Catch basins 2 and 3 should have inlet stones. A detail should also be provided. All catch basins should have casco traps. Due to the number of parking spaces the applicant should provide stormwater treatment.

Response – While the applicant acknowledges the recommendation to provide inlet stones for on-site catch basins 2 and 3, the catch basins are just off the curb and the applicant would prefer to provide only catch basin frame and grates. In order to provide treatment, snouts will be provided for all catch basins. A detail for the snout has been provided in the plan set.

Comment 4 – The lateral for catch basin #6 should be plugged in accordance with City standards.

Response – The lateral for catch basin #6 is currently abandoned. The applicant is not proposing to alter the abandoned pipe or catch basin #6 which is within the City right-of-way.

Ms. Molly Casto
February 22, 2008
Page 2 of 7

Comment 5 – Transition between concrete curbing and granite curbing should be more clearly defined.

Response – The plans have been revised to more clearly define the transition between concrete and granite curbing.

Comment 6 – Proposed grading contour lines have not been provided.

Response – The plans have been revised to show proposed grading contour lines where necessary. As a reminder, the existing lot is being reused at its current elevation, with the exception of changes proposed at the building addition and drive-thru.

Comment 7 – All curb for the parking lot should be located outside of the City right-of-way.

Response – The plans have been revised to relocate the curbing outside of the City right-of-way. It should be noted that the graphical representation of the curbing on the plans displays the curbing as 12 inches wide. In actuality, the curbing is only 6 inches wide. As a result, it may appear at some locations that the curbing infringes on the City right-of-way.

Comment 8 – Lincoln Street will require new curb. New handicap ramps will be required. If, in the spring, the condition of any of the sidewalks abutting the project are deemed unacceptable they will need to be rebuilt.

Response – The plans have been revised to include additional curbing along Lincoln Street. Where existing curbing is currently shown on the plan, no new curbing is being proposed. New handicap ramps have been proposed along the site.

Comment 9 – The applicant should be aware that Deering Street is being ground and overlaid this summer and it will then become a moratorium street. Lincoln Street was paved in 2005, at this time it has not been determined if it falls under the moratorium street repair requirements.

Response – No response necessary.

Comment 10 – Grading Drainage and Erosion Control Plan (Sheet C2.1) does not show silt fencing or stabilized construction entrance as described in note 2 under the Erosion Control Notes on the Cover Sheet and General Notes (Sheet A0.1).

Response – Erosion control notes and plans have been revised to eliminate silt fencing or stabilized construction entrance details. Non-woven geotextile filled with wood waste (Silt socks) have been proposed in place of silt fencing and because the site is currently paved, no stabilized construction entrance will be required.

Comment 11 – Provide details for the following items, which have been referenced on the Site Plan and Grading Drainage and Erosion Control Plan:

- Tipdown Detail
- Retaining Wall Detail
- Trash Filter Detail

Response – The tipdown and trash filter (snout) details have been shown on the plans. The retaining wall on-site will be done by others, and will be included in a future submission.

Ms. Molly Casto
February 22, 2008
Page 3 of 7

Comment 12 – The following plans have not been submitted for review:

- Existing Site Plan
- Demolition Plan
- Landscaping Plan
- Lighting Plan

Response – The Existing Site Plan, Landscaping Plan, and Lighting Plan have been submitted to the City with a transmittal dated February 12, 2008. No Demolition Plan will be required as the existing building on-site is proposed to remain and expanded upon.

Comment 13 – The applicant should confirm that the survey for the project coincides with approved City standards. The survey needs to be tied to the vertical datum of NGVD 1929. Also, the project needs to be tied to the Maine State Plane Coordinate System (2-zone projection), West Zone using the NAD 1983 (HARN) Datum and the U.S. Survey Foot as the unit of measure. These items should be indicated in the general notes provided on the survey.

Response – Information pertaining to the survey plan will be submitted at a later date.

COMMENTS BY TOM ERRICO:

Comment 1 – The painted crosswalks on the driveways shall be painted parallel lines.

Response – The plans have been revised to remove the crosswalks at the driveways.

Comment 2 – The painted entry arrows shall be deleted.

Response – The plans have been revised.

Comment 3 – We are concerned about vehicle overlap onto the sidewalk along Lincoln Street. The applicant shall implement design strategies to prevent vehicles from obstructing the sidewalk. Details shall be provided, for review and approval, of any proposed strategies.

Response – The parking has been moved away from the sidewalk to prevent vehicles from overlapping onto the sidewalk along Lincoln Street. The total width from the parking lot curb to the Lincoln Street curb will be approximately 8.5 feet, which would leave a six foot clear sidewalk area given a 2.5 foot vehicle overhang. We would anticipate a limited number of cars overhanging the curb given today's predominantly smaller and lower vehicle styles.

Comment 4 – The parking stall dimensions do not meet City standards. The plans shall be revised or justification for a waiver provided.

Response – A waiver request has been attached to this letter.

Comment 5 – At the internal site crosswalk, the end islands shall be extended to create a 24-foot circulation drive opening.

Ms. Molly Casto
February 22, 2008
Page 4 of 7

Response – The plans have been revised.

Comment 6 – The applicant shall provide a graphic illustrating truck maneuvering on-site and access/egress movements.

Response – The plans have been revised to include an illustration of the truck maneuvering through the site.

Comment 7 – The City continues to review the provision of a curb cut on Forest Avenue. I would note that the review includes limiting movements above that provided on the plan and a complete closure of the curb cut.

Response – Please see discussion in response to Comment 11.

Comment 8 – The applicant shall provide a review on pedestrian safety, as it relates to limited sight distance near the intersection of the store frontage sidewalk and the drive-through lane.

Response – A two-foot pedestrian barrier railing is proposed on the plan to prevent pedestrians from stepping into the drive aisle in close proximity to the building. We have also added a “Look for Pedestrians” sign on the stop sign post.

Comment 9 – The plans shall include a note that indicates all work shall comply with the Manual on Uniform Traffic Control Devices, Federal Highway Administration.

Response – A note is included on the plan within the Striping Legend.

Comment 10 – The applicant shall provide a parking study that documents the need for 56 on site parking spaces.

Response – We have reviewed the Institute of Transportation Engineers’ publication Parking Generation, 3rd Edition for information regarding parking requirements for a Pharmacy with drive-through window (Land Use: 881). The information provided in this publication was based on 15 study sites that showed weekday PM peak hour parking data as follows:

- Average parking demand: 2.02 vehicles per 1,000 sf gross floor area (ksfgfa)
- Range: 0.79-3.67 vehicles per ksfgfa
- 85th percentile parking demand: 2.28 spaces per ksfgfa
- Seasonal peak in December: 1.2 x typical demand

For the proposed 13,700 sf store, the forecast parking demand based on the observed values in the study coupled with the December peak factor would be from 33 average to 60 peak observed spaces. The proposed site plan calls for 56 spaces, which is the high end of this range. Per the City’s Off-Street Parking Ordinance, 51 spaces are required for this site. A shared parking agreement and cross easement is being discussed with an abutter. Walgreen’s experience indicates a need for 50 to 60 spaces for peak business days.

Ms. Molly Casto
 February 22, 2008
 Page 5 of 7

Comment 11 – The applicant shall provide a summary of proposed driveway locations and their compliance with both City and State standards.

Response – The project proposes three driveways with proposed conditions and ordinance requirements summarized as follows:

Driveway Summary

Driveway Location	Driveway Width		Corner Clearance	
	Proposed	Ordinance	Proposed	Ordinance
Lincoln Street	24 feet	24-30 feet	102 feet	35 feet
Deering Avenue	24 feet	24-30 feet	104 feet	150 feet
Forest Avenue	28 feet	24-30 feet	90 feet	150 feet

All of the driveways meet the width criteria, but the City Traffic Engineer needs to approve the Forest Avenue width to be more than 24 feet but less than 30 feet. This is a restricted movement driveway with a separator island necessitating the wider width due to the constraints of curbing on both sides of the vehicle. This is similar to an enter only and exit only driveway design that allows for 20-foot wide openings where 14 foot openings are proposed.

The Deering Avenue driveway does not meet corner clearance, but has been placed mid-block to minimize affect on adjacent intersections. Lincoln Street to the south is a local, low-volume roadway and Revere Street to the north is a limited movement roadway, both of which contribute to the acceptability of the proposed separation that is greater than 100 feet to each cross street.

The Forest Avenue driveway does not meet the separation criteria from Lincoln Street. Lincoln Street is a low volume local street with only 16 PM peak hour left turns out forecast for the post-development condition, or one every four minutes. This driveway is proposed to prohibit lefts out, which is the most critical movement at this location. The left turns in from Forest Avenue will be low-impact since Forest Avenue has two westbound lanes at this point and the left lane is low-volume since it is a left turn only lane at Woodfords Corner. Therefore, traffic stopped to turn left into the site will not delay the heavy through movement on Forest Avenue. This proposed driveway will replace two full movement curb cuts on Forest Avenue and increase the separation distance from Lincoln Street by fifteen feet from the existing condition. For these reasons, a waiver of the driveway separation down to 90 feet is requested.

State criteria would not apply to the driveways since the site is within the urban compact and does not require a traffic movement permit. In any case, State criteria are less than the City criteria.

Comment 12 – The applicant shall provide trip assignment information through Woodfords Corner. The City will use this information to estimate a financial contribution to future improvements at Woodfords Corner.

Response – The attached turning movement diagrams provide existing traffic counts, trip assignment and 2009 forecast PM peak hour post-development volumes. Trip assignment was based on an evaluation of the surrounding residential density as well as the existing traffic volumes shown on Figure 1.

Ms. Molly Casto
February 22, 2008
Page 6 of 7

COMMENTS BY MOLLY CASTO:

Comment 1 – In order to demonstrate financial capacity, we require a letter from the applicant's financial institution stating that they have adequate financial means to complete the proposed project.

Response – Evidence of financial capacity will be submitted at a later date.

Comment 2 – Fire Department Checklist – this can be submitted to the Planning Division or directly to Captain Greg Cass of the Portland Fire Department.

Response – Fire Department Checklist will be submitted when complete to Captain Cass. A copy will be forwarded to the Planning Department.

Comment 3 – Sewer capacity letter – Please forward this to the Planning Division when it is available.

Response – No response necessary.

Comment 4 – Letter from Pine Tree Waste stating they will service the project.

Response – A response letter from Pine Tree Waste has been attached to this letter.

Comment 5 – The revised plans should show all tip downs for crosswalks and sidewalks. Some have been included but others are missing from the plans.

Response – The plans have been revised to clarify that tip downs are typical for all ramps.

Comment 6 – Please provide details for the proposed bike rack(s) for the site.

Response – Details for the proposed bike rack are not available. Specifications for the bike rack have been attached to this letter.

Comment 7 – Stormwater management plan – Public Works requires a stormwater management plan be developed for this proposal.

Response – Refer to the response to Comment 1 received by Woodard and Curran.

Comment 8 – Tom Errico, Consulting Traffic Engineer and Jim Carmody, City Traffic Engineer requested at our meeting that you provide trip generation/distribution information. This can be delivered to the Planning Division and I will forward it directly to them.

Response – Refer to response to Comment 12 received from Tom Errico

Ms. Molly Casto
February 22, 2008
Page 7 of 7

Comment 9 – *Jim Carmody and Tom Errico also requested the following information:*

- a. *Additional details on the proposed internal signage program for traffic circulation. This should be included on plan revisions.*
- b. *Revised plans with standard 9x19 ft parking spaces or a letter requesting waiver from this standard containing an explanation of why these sized spaces will not fit on the site.*
- c. *A letter to the Planning Division requesting that one of the curb cuts along Forest Avenue be maintained, including a justification as to why this is significant for the project proposal. This should also include a summary of all proposed driveway locations and their compliance with both City and State standards.*

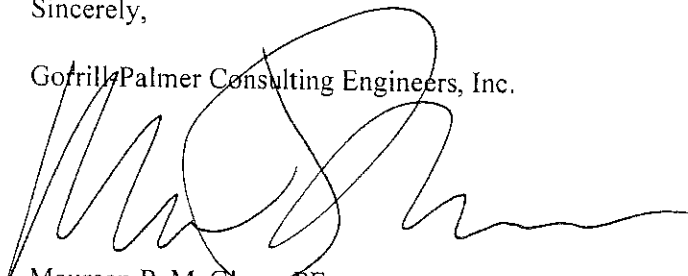
Response –

- a. The plans have been revised.
- b. A waiver request has been attached to this letter.
- c. Refer to the response to Comment 11 received from Tom Errico.

Gorrill-Palmer Consulting Engineers, Inc. appreciates the opportunity to respond to these comments and looks forward to your review of our responses. Should you have any questions or require any additional information, please feel free to contact me.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.



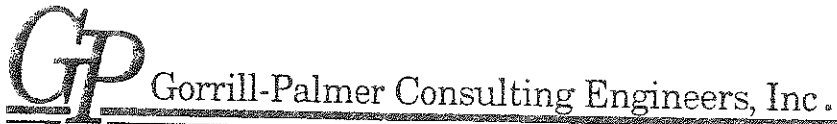
Maureen P. McGlone, PE
Project Engineer

CC:

- David Latulippe
- Dan Goyette, Woodard & Curran
- Thomas Errico, Wilbur Smith Associates

Attachments:

- Attachment 1 - Stormwater Management Plan
- Attachment 2 - Parking Stall Waiver Request
- Attachment 3 - Turning Movement Diagrams
- Attachment 4 - Ability to Serve Response Letter from Pine Tree Waste, dated February 22, 2008.
- Attachment 5 - Bike Rack Specifications



PO Box 1237
15 Shaker Rd.
Gray, ME 04039

Traffic and Civil Engineering Services

207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

March 4, 2008

Captain Gregory Cass
Fire Department
380 Congress Street
Portland, ME 04101

Re: Fire Department Review

Dear Captain Cass:

The Richmond Company has retained Gorrill-Palmer Consulting Engineers, Inc. to prepare development plans and permit applications for the redevelopment an existing building to a proposed 13,700 +/- square-foot Walgreens pharmacy with drive-up service. The pharmacy will be located within the Forest Avenue, Lincoln Street, Deering Avenue, and Revere Street block in Portland, Maine. The existing site is currently occupied by a two-story medical office building.

Figure 1 is a map showing the project location. The developer is currently seeking Site Plan Approval from the City of Portland. As part of the permitting process, approval of the site from the Fire Department is required.

Description of Development Site

The development site includes Lots L6 and L7 of Portland Assessor's Map 125, totaling approximately 1.16 acres. Both parcels are currently developed with a mix of uses and intensity of development.

It is GPCEI's understanding that the Richmond Company intends to expand the existing building instead of demolishing and constructing a new building. The existing parking field is proposed to be reconstructed to accommodate 56 parking spaces. The site is proposed to be accessed through three primary curb cuts on Forest Avenue, Lincoln Street, and Deering Avenue. The proposed project involves expanding the building to the south and west. The existing building will be converted from a 17,800 square foot two-story building into a 13,700 square foot single story building. The building, as proposed, will be expanded south towards Lincoln Street and west towards Deering Avenue. The eastern building wall along Forest Avenue and the northern building wall are proposed to remain. The existing basement under the front half of the current building along with the roof structure will also remain. The proposed addition is approximately 5,600 +/- square feet.

Utilities

At this time, it is proposed that water service for the proposed development be provided through connection to an existing waterline on-site. Attached to this letter is a copy of a response letter from the Portland Water District indicating they have sufficient water capacity to serve the proposed development.

Captain Gregory Cass
March 4, 2008
Page 2 of 3

It is currently proposed that sewer on-site be separated from the storm drain system. The sewer will be reconnected to the combined system once it is within the City right-of-way, allowing for future alterations once sewer and storm drain have been separated within the right-of-way.

Building Architecture

Building architecture is proposed to conform to the City of Portland standards. Building elevations have been attached to this letter.

Parking and Circulation

The proposed development's parking areas have been designed to meet the Portland Land Use Ordinance. The stalls are designed to be 9-ft x 18-ft 90-degree spaces with 24-ft wide drive aisles. Total parking for the site is 56 spaces, which exceeds the required 46 spaces. Of those spaces provided, 4 are proposed to be ADA accessible.

Fire Protection

Fire protection proposed for the structure consists of a fire suppression system which includes a sprinkler system.

Hydrants are located at the intersection of Deering Avenue and Lincoln Street and at the intersection of Forest Avenue and Arlington Street. Both hydrants are located within 75 feet from the building. Hydrant locations are shown on the attached letter received from the Portland Water District. No other fire department connections are located on, or adjacent to, the site.

Additional information concerning NFPA 1 and any Fire Department Standards will be submitted under separate cover by the project's building architect. The architect can be contacted at the following address and telephone number:

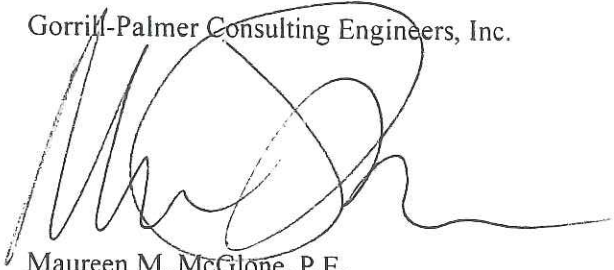
Bill Lorigan
Moeser & Associates
206 Ayer Road, Suite 2
Harvard, MA 01451
voice 978.456.6905
fax 978.456.9153

Captain Gregory Cass
March 4, 2008
Page 3 of 3

Please contact me if you have any questions relative to this matter.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.

A handwritten signature in black ink, appearing to read 'Maureen M. McGlone', written over the company name.

Maureen M. McGlone, P.E.
Project Engineer

Attachments

- Attachment 1 - Letter from Portland Water District, dated November 1, 2007.
- Attachment 2 - Building Elevations
- Attachment 3 - Site Layout and Utility Plans

Enclosure

Copy: David Latulippe, The Richmond Company
Molly Casto, City of Portland
Bill Lorigan, Moeser & Associates



PO Box 1237
15 Shaker Rd.
Gray, ME 04039

March 21, 2008

207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

Ms. Molly Casto
Development Review Services Manager
City of Portland
Planning & Development Department
389 Congress Street
Portland, Maine 04101

RE: Walgreen's Pharmacy, Forest Avenue
Letter of Correspondence No. 3
Response to Comments

Dear Molly,

Gorrill-Palmer Consulting Engineers, Inc. is pleased to respond to the review comments regarding the above referenced project made by Marge Schmuckal of the City of Portland dated March 3, 2008; by Dan Goyette of Woodard & Curran dated March 6, 2008; by Tom Errico of Wilbur Smith Associates dated March 6, 2008; and by Molly Casto of the City of Portland dated March 7, 2008. We are also responding to comments received at the Planning Board meeting on March 11, a City staff meeting on March 17, and your phone call on March 19th. For ease of review, each comment has been repeated below followed by our response.

COMMENTS BY MARGE SCHMUCKAL:

Comment 1 – I have reviewed this application for compliance with the B-2b requirements. This change of use for a drive-thru retail/pharmacy does require a conditional use Planning Board approval for the drive-thru use.

Response – No response necessary.

Comment 2 – This review is based upon an existing building and not a complete reworking of the site. The existing building will be converted from a two story medical building to a 1 story building with additions. I have concerns as to the mechanics of how this would be done. How will this be phased? What is the condition of the existing building?

Response – Information pertaining to the phasing of construction will be provided to the City at time of submittal for a Building Permit.

Comment 3 – All the B-2b requirements are being met except for the required loading bay of 14'x50'. This may be a loading/unloading location on the ground near the building. The area would need to be appropriate depicted on the site plan.

Response – The plans have been revised to clearly indicate the location of the loading bay. The tote enclosure shown is adjacent to the 14' x 50' loading bay. Merchandise will be offloaded at the rear of the truck with handcarts and brought into the building through a 6' wide overhead door shown at the back of the loading bay.

Ms. Molly Casto
March 21, 2008
Page 2 of 7

Comment 4 – *The submitted noise information shows that the restricted noise levels can be met and reduced if need be.*

Response – No response necessary.

Comment 5 – *Information on a proposed free-standing sign was submitted. All signage would require a separate permit, review and approvals. The submitted information shows that the freestanding sign could meet the requirements of table 2.6 of the sign ordinance. I believe that the sign can also meet the requirements of corner clearance, section 14-434. It is cautioned that the electronic signage proposed can not (by State Law) change copy more than once every 20 minutes. Both the State and the City enforces these guidelines.*

Response – No response necessary.

Comment 6 – *It is also noted that the boundary and existing site plan prepare by Titcomb Associates is inaccurate in it's length along Forest Ave. It is showing 315.43 feet instead of 215.33 feet. The site plan should be revised. The inaccuracy has been carried thru to all other plans.*

Response – The distance of 315.43 feet shown on the plans indicates the length of frontage along Forest Avenue for parcels 1(#616 Forest Avenue), 2, and 3 (#630 Forest Avenue). The distances along Forest Avenue as shown are 94.67, 130.66, and 90.10 feet, respectively. The total distance along Forest Avenue equals 315.43 feet.

COMMENTS BY WOODARD & CURRAN

Comment 1 – *Due to the number of parking spaces the applicant should provide stormwater treatment beyond the "Snout" oil and debris seperators.*

Response – Additional stormwater treatment for a majority of the parking lot runoff is being proposed using Filterra® Bioretention Filtration System, a low impact development measure. Details for the Filterra System and an updated stormwater management plan have been included with this submittal.

Comment 2 – *Currently, the site plan includes notation for "concrete sidewalk" and "concrete curb." There are a number of different concrete sidewalk and concrete curbing details provided. The site plan should include references for the locations of each type. Will any combined curb and gutter be used on the site?*

Response – The locations of the combined curb and gutter have been shown on the revised plans.

Comment 3 – *Curbing reveal has not been identified. City of Portland standards call for 7" curb reveal.*

Response – The curbing reveal has been identified on sheet C4.1 within the "Section at Sidewalk" detail.

Comment 4 – *The typical pavement detail calls for 9.5 mm surface pavement, corresponding closely to grading D pavement. City of Portland standards call for grading C surface pavement.*

Response – The plans have been revised to conform to City of Portland standards.

Ms. Molly Casto
March 21, 2008
Page 3 of 7

Comment 5 – The notes on sheet C1.1 references sheet C4.2 for truck turning radius information. It is assumed that the reference should be for sheet C4.6.

Response – The plans have been revised to reference sheet C4.6.

Comment 6 – The narrative states that the erosion control plans have been edited to remove silt fence, and other non-applicable measures from the plans. The erosion control plan still includes details for these items, and notations for them in the written plan. These should be removed and a detail and information should be added for the proposed Silt Sock.

Response – The plans have been revised to include a detail for the proposed silt sock. While we recommend the silt sock to be used on-site, the contractor has the option of using a silt fence or wood waste berm. As such, the details will remain within the plan set.

Comment 7 – It is noted that the following items will be addressed in future submittals:

- Retaining walls
- Compliance of survey with Portland standards
- Financial Capacity

Response – Evidence of Financial Capacity has been submitted to the City via a transmittal dated March 3, 2008. A revised survey plan is also included. Information pertaining to retaining walls will be submitted at a later date.

COMMENTS BY TOM ERRICO

Comment 1 – Painted parallel line crosswalk lines shall be provided across driveway locations.

Response – As discussed at the staff meeting on March 17, a crosswalk will be provided across only the Forest Avenue driveway.

Comment 2 – A "Do Not Enter" sign is illustrated in the sign legend, but does not appear on the layout plan. An explanation should be provided.

Response – This sign has been removed from the sign legend.

Comment 3 – The layout of the pedestrian conflict area near the drive-through lane exit needs to be modified to prevent pedestrians from walking directly into the travel lane. It is suggested that pedestrians be directed toward the south and a physical barrier be provided preventing a pedestrian from walking out into the drive-through lane.

Response – The drive-thru exit has been modified to curve away from the building to address the concern of pedestrians stepping into a travel aisle from behind the building. Also, a "Look for Pedestrians" sign has been added on the stop sign post at the drive-thru to further alert drivers.

Comment 4 – I support a waiver for parking space stall size. The proposed plan is to have 18 feet by 9 feet spaces.

Response – No response necessary.

Ms. Molly Casto
March 21, 2008
Page 4 of 7

Comment 5 – I continue to review the parking analysis that justifies the need for 56 on-site parking spaces. The data indicates that during peak time periods, in excess of 56 parking spaces is required. It is noted that Walgreen's requires a need of between 50 and 60 parking spaces. I would request that the applicant provide information that supports that need.

* **Response** – There are 91 existing parking spaces on the site and the applicant proposes a reduction of 36 spaces with the proposed design. One space has been eliminated from the plan for purposes of headlight screening as discussed later in this letter. The ordinance calls for 51 spaces and the applicant proposes four more than this number to be built if an interconnecting driveway with an abutting property is provided. The four spaces in question are identified on the latest plan.

Comment 6 – The driveway on Forest Avenue does not meet City corner clearance standards and accordingly the applicant should further justify the need for its existence. Site trips originating from the north may find it easier to use Deering Avenue, thus minimizing the need for this driveway. Site trips from the south could easily use Lincoln Street.

Response – We understand as of your phone call to us on March 19th that staff is comfortable with a limited movement driveway at this location, and has concerns with allowing a left turn into this driveway. Gorrill-Palmer Consulting Engineers, Inc. is of the opinion that the provided separation and relatively low volume nature of Lincoln Street and the proposed site driveway will result in reasonably efficient and safe operations. We are providing the following discussion in support of our waiver request:

While there are alternative routes to reach the parking area for the proposed store, providing this driveway is essential to proper site circulation. Without this driveway, the most utilized parking which is closest and most convenient to the facility's entrance would be dead-end parking, which is highly undesirable and likely not acceptable to most redevelopment/improvement plans for this property.

It is the opinion of our office for the reasons stated in our letter of February 22nd that the Forest Avenue driveway does not pose unusual safety or operational concerns, particularly because the outbound left lane of Forest Avenue is usually clear since it becomes a left turn lane at Woodfords Street. This one limited movement driveway will replace two full movement curb cuts on Forest Avenue, one of which is in closer proximity to Lincoln Street.

The proposed layout evenly distributes the traffic across the three streets surrounding the property. Closing or further limiting the movements at the Forest Ave entrance would unnecessarily distribute more traffic to the neighborhood streets in particular Lincoln Street. This was discussed with Jim Carmody and Tom Errico at the March 17th staff meeting, at which time the general conclusion seemed to favor keeping this driveway, but perhaps further defining the right out only movement. The revised site plan reflects narrowing the exit to twelve feet and enlarging the channelizing island.

Comment 7 – I continue to review the traffic generation and assignment information as part of identifying a financial contribution at the Woodfords Corner intersection as part of future traffic improvements.

Response – No response necessary.

Ms. Molly Casto
March 21, 2008
Page 5 of 7

COMMENTS BY MOLLY CASTO

Comment 1 – The light trespass from the arm-mounted pole lights on each side of the Lincoln Street driveway exceed City standards. Illumination levels at the property line shall not exceed .1 fc.

Response – A revised photometrics plan has been completed and is included in this package. As requested by the Board at the March 11 meeting, we are considering the street lights on Lincoln Street as part of our analysis. The existing lights are 50 watt luminaries, which do not provide much spill onto the property. Also existing are 400 watt spot lights directed onto the parking lot from poles within the right-of-way. We will be requesting that these lights be removed in lieu of the lighting that we are proposing on-site.

Comment 2 – The same is also true for the proposed lighting illuminating the Deering Avenue driveway and the tote enclosure. Illumination levels at the property line shall not exceed .1 fc.

Response – See response to Comment 1.

Comment 3 – The wattages of the proposed arm-mounted pole lights and the double-arm mounted pole light in the rear parking area exceed City standards. No fixture shall exceed 250 watts outside of designated industrial areas.

Response – See response to Comment 1.

Comment 4 – The maximum illumination levels for areas intended to be lighted, as measured at grade, shall not exceed 5.0 fc. The proposed double-arm mounted pole light does not meet this standard.

Response – See response to Comment 1.

COMMENTS FROM MARCH 11 PLANNING BOARD MEETING

These comments may be from Board members, staff or members of the public and are presented in a summary format:

Comment 1 – Left turns from Lincoln onto Forest are very difficult from 4-6 PM. Drivers will sometimes block inbound traffic when pulling partway out into Forest Avenue. Should left turns from Lincoln Street be prohibited?

Response – This was discussed at the staff meeting with Jim Carmody and Tom Errico. There are currently only 7 left turn movements from Lincoln St in the PM peak hour, and the proposed project will only add 10 left turns at this intersection at the peak hour (1 left turn every 6 minutes). Long term should the City reconfigure the Woodfords Corner intersection to allow dual right turns for westbound traffic on Forest Ave., Jim indicated that prohibiting the left turn movement from Lincoln Street may be beneficial and the City. Jim will investigate this further since it is beyond the purview of the applicant.

Comment 2 – The existing office use closes at 5 PM, but the proposed pharmacy would be open into the evening. This would seem to be greater impact to the neighborhood.

Response – The Walgreens will be open later than the current medical office building. However, the traffic affects will be proportional to the existing impact of traffic already passing through the neighborhood, since a

Ms. Molly Casto
March 21, 2008
Page 6 of 7

large proportion of traffic to the site will come from existing traffic on the street. Furthermore, traffic will be well distributed among the three entrance/exits of the site as well as evenly distributed during the peak hour compared to the current medical office use. Given that the medical office building closes at 5 pm, the exiting traffic at closing is concentrated and also coincides with the peak hour commuter traffic heading westbound on Forest Ave. In fact, the existing medical office use is estimated to generate 66 PM peak hour trips, all of which is primary, or new traffic. The pharmacy is forecast to generate 118 PM peak hour trips of which only 52 would be primary or new traffic. Therefore, the site is actually forecast to see a reduction of 14 PM peak hour "new" trips to the site.

Additionally, the more intrusive retail site activities such as trash pick up and trailer truck loading/unloading will be restricted to the hours between 8:00 am and 8:00 pm.

Comment 3 – The alignment for cars exiting the drive-thru appears to be cumbersome for drivers wishing to exit to Lincoln Street. Also, the alignment appears to direct headlights into the home across Lincoln Street.

Response – As noted previously, the drive-thru exit has been modified to address both the alignment and pedestrian crossing concerns. The plan also reflects elimination of one parking space to provide more landscaping to screen headlights facing Lincoln Street from the drive-thru lane.

Comment 4 – Should a left turn lane be provided on Deering Avenue at the site driveway?

Response – The forecast turning volume at this driveway is 12 vehicles in the peak hour. This would be approximately one vehicle every five minutes, which would not justify a left turn lane on a low-speed roadway.

Comment 5 – Pedestrian circulation on the site appears to be problematic/potentially unsafe.

Response – The primary concern at the blind corner for pedestrians crossing the drive-thru exit has been further addressed by realigning the drive-thru exit. Additionally, we would expect the majority of customers to use the parking modules directly along the side of the store which is closet and most convenient to the store's entrance. The parking spaces located behind the store will be used by customers during peak shopping hours and during the busy holiday periods as well as staff parking. With only one car in and one car out per minute, we do not anticipate the atmosphere in the front parking area to be busy.

Comment 6 – Is there a potential for queuing at the drive-thru lane to impede traffic flow?

Response – Walgreens anticipates that the drive-thru lane will serve only about twenty customers per day. Therefore, only on rare occasions would there be more than one car in the drive-thru lane, where at least three cars could stack with no adverse affects.

DISCUSSIONS AND COMMENTS FROM MARCH 17TH STAFF MEETING

Comments – The following items were discussed with conclusions as noted:

- Add pavement markings to guide drive-thru customers down the proper aisles.
- Tom Errico generally has no concerns with internal pedestrian and vehicular circulation.
- Tom would like to see information from Walgreens relative to parking requirements.
- Tom indicated that the routing of the delivery truck appears to be acceptable and suggested that deliveries be limited to 8 AM to 8 PM.
- Show snow storage areas on the plan.

Ms. Molly Casto
March 21, 2008
Page 7 of 7

- *Jim would like more information on how the truck parks for loading and unloading and whether it will impede traffic flow.*
- *Provide more landscaping at the corner of Lincoln Street to the extent possible without impeding traffic sight lines.*

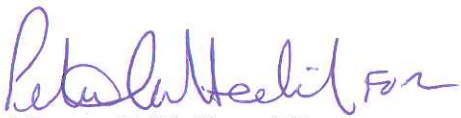
Response – Items requiring a response have been addressed as follows:

- Pavement marking arrows and text have been added to the plan.
- Walgreens typically requires 50 – 60 parking spaces to provide for peak hour during busy season. 51 spaces are required by the City Ordinance, with 55 total spaces proposed. Further discussion is provided in previous responses above.
- Snow storage areas are shown on the revised site plan. Should these areas become full, snow would be trucked from the site.
- It is anticipated that the trucks will back into the loading area behind the store as depicted on the previously submitted truck routing and turning diagram. It is likely a lift gate or a ramp will be used to offload product by hand truck. The product will be moved into the building through an overhead door. The deliveries will take place once per week and is not expected to have a detrimental effect on traffic flow, particularly since the loading area is remote from the main activity at the store.
- Landscaping has been added to the corner of Lincoln Street as requested.

Gorrill-Palmer Consulting Engineers, Inc. appreciates the opportunity to respond to these comments and looks forward to your review of our responses. Should you have any questions or require any additional information, please feel free to contact me.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.



Maureen P. McGlone, PE
Project Engineer

CC: Betsy Melrose, Mitchell & Associates
David Latulippe, The Richmond Company

Attachments:

- Attachment 1 - Stormwater Report
 - Detail for Filterra® Bioretention Filtration System
- Attachment 2 - Revised Lighting Plan
- Attachment 3 - Revised Landscaping Plan
- Attachment 4 - Revised Drawings



PO Box 1237
15 Shaker Rd.
Gray, ME 04039

Traffic and Civil Engineering Services

April 15, 2008

207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

Ms. Molly Casto
Development Review Services Manager
City of Portland
Planning & Development Department
389 Congress Street
Portland, Maine 04101

RE: Walgreen's Pharmacy, Forest Avenue
Letter of Correspondence No. 4
Response to Comments

Dear Molly,

Gorrill-Palmer Consulting Engineers, Inc. is pleased to respond to the review comments regarding the above referenced project made by Molly Casto of the City of Portland dated March 31, 2008 and by Dan Goyette of Woodard & Curran dated April 2, 2008. For ease of review, each comment has been repeated below followed by our response.

COMMENTS BY MOLLY CASTO

Comment 1 – Sewer capacity letter – Please forward this to the Planning Division when it is available.

Response – A Wastewater Capacity Application has been sent to the City of Portland's Department of Public Works. Upon receipt of the Sewer capacity letter, a copy will be forwarded to the Planning Division.

Comment 2 – We received your revised photometric plan and luminaire schedule. It is understood that you are considering street lights in the Lincoln Street right-of-way as part of your photometric analysis and that you will be contacting CMP in order to have the 400 watt spot lights in the Lincoln Street right-of-way removed. Please provide copies of any discussion and/or agreements made with CMP pertaining to the pending removal of these spot lights to the Planning Division for our records.

Response – There has been discussion with Central Maine Power (CMP) regarding the spotlights shining into the parking lot. These lights are installed by CMP and typically carry a 15-year contract with them. The contract for the light on Lincoln Street has been fulfilled, but the one on Deering is not up until 2013. Since the Lincoln St. contract is fulfilled, the light can come down. In order to remove the light on Deering, the property owner will need to pay the lease agreement to fulfill the contract. In this case, the total amount would be approximately \$160. The Richmond Company proposes to pay the \$160 to remove the light along Deering Avenue. Correspondence with CMP regarding this issue is attached.

Ms. Molly Casto
April 15, 2008
Page 2 of 4

Comment 3 – The Portland Technical and Design Standards and Guidelines stipulate that exterior lighting shall be adequate for the safety of users of the site but shall not cause glare or direct spillover to adjacent properties or create visual distraction to motorists on adjacent streets. The proposed twin-mounted pole light continues to exceed the maximum allowable wattage of 250 watts. Please revise the luminaire schedule in order to meet the water standards of the Portland Technical and Design Standards and Guidelines.

Response – The proposed pole in question has two fixtures on a single pole (opposite directions). Each fixture is 140 watts which is below the maximum allowable wattage of 250 watts each. After further discussion with the City, a revised lighting plan will not be required. An updated lighting cut sheet has been included with this submission.

Comment 4 – A 24" yellow sign reading 'look for pedestrians' at the drive-thru location was removed from the revised plans. It is still, however, listed in the sign legend. It is my understanding that this sign was supposed to remain. Please provide justification if this sign is to be removed from the drive-thru area.

Response – The plans have been revised to include the 'look for pedestrians' sign at the drive-thru.

Comment 4 – The fenestration pattern of bays, windows, and awning should be continued across the entire front façade along Forest Ave.

Comment 5 – The pattern of bays should be continued the length of the Lincoln Street façade.

Comment 6 – The north elevation should be provided in the submitted elevation drawings.

Comment 7 – Physical samples of building materials should be provided.

Response – A revised architectural plan is provided.

COMMENTS BY WOODARD & CURRAN

Comment 1 – There is confusion regarding pavement surface. The applicant's typical pavement detail calls for 9.5 mm surface pavement, corresponding closely to grading D pavement. City of Portland standards call for grading C surface pavement, which corresponds with 12.5 mm pavement.

Response – The plans have been revised such that the typical pavement detail conforms to City standards.

Comment 2 – It is noted that retaining walls will be addressed in a future submittal.

Response – The retaining wall as proposed is less than 2' high and will be provided around the dumpster pad. It is anticipated that a concrete retaining wall will be integrated with the concrete slab being designed for the dumpsters by the structural engineer.

Comment 3 – The survey for the project needs to coincide with approved City standards. The survey needs to be tied to the vertical datum of NGVD 1929. The survey included with this submission states that the vertical datum used was NAVD 1988.

Response – The Existing Conditions plan has been revised to correlate with City standards. A copy of the revised Existing Conditions plan has been included in the plan set.

Ms. Molly Casto
April 15, 2008
Page 3 of 4

Comment 4 – The Filterra units have recommended maintenance of at least 2X per year and can be clogged through sedimentation and debris. The Filterra company provides maintenance for the first year as a part of the system cost and Filterra does offer a maintenance service at the request of the facility owner. A maintenance and operations plan should be developed for the facility

Response – The Stormwater Report has been revised to include the recommended maintenance for the Filterra units. The revised Stormwater Report has been included with this submission.

COMMENTS RECEIVED AS A RESULT OF 4/08/08 WORKSHOP:

Comment 1 – Discuss the measures being taken to screen rooftop mechanical units from view as well as compliance of the units with the City's noise standard.

Response – The existing rooftop mechanical units will be replaced with more efficient units. A plan showing the recommended locations is enclosed. The plan demonstrates that the existing and proposed roof parapets will screen the proposed units if placed within the recommended locations. Screening was evaluated considering a pedestrian on the opposite side of the street on Forest Avenue, Lincoln Street, and Deering Avenue.

We will work with the manufacturer to provide a prediction for the decibel levels of the proposed units at the property line given the decibel rating of the unit.

Comment 2 – Discuss the measures being taken to screen vehicle headlights from the opposing residences.

Response – As presented to the neighborhood association, additional shrubs are proposed along the parking area at Deering Avenue to screen those vehicles facing the residences. Due to site restrictions, the same treatments are not available along Lincoln Street. Although the neighborhood association felt it was not necessary, a timber guardrail could be provided along Lincoln Street if this is the desire of the Board.

Comment 3 – Rotate the pedestrian ramp adjacent to the drive-thru 90 degrees. Provide a blow up this area.

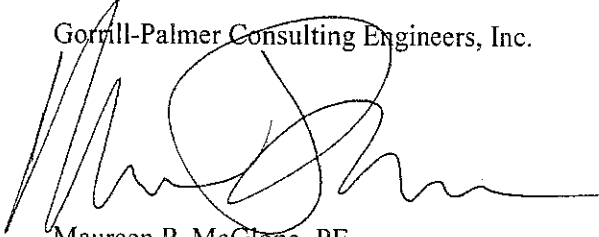
Response – The pedestrian ramp has been revised as requested and an 8 ½ x 11 blow up of the area is included with this submission.

Ms. Molly Casto
April 15, 2008
Page 4 of 4

Gorrill-Palmer Consulting Engineers, Inc. appreciates the opportunity to respond to these comments and looks forward to your review of our responses. Should you have any questions or require any additional information, please feel free to contact me.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.



Maureen P. McGlone, PE
Project Engineer

CC:

- David Latulippe, The Richmond Company, Inc.

Attachments:

- Stormwater Report
- CMP correspondence
- Lighting Cut sheets
- Screening schematic
- Blow up of pedestrian ramp at drive-thru
- Building elevations
- Revised Plan Set

Request for Waiver

Re: Walgreen's Development
Forest Avenue, Portland

Request for Waiver from **Section III.3.A** of the Technical and Design Standards and Guidelines for the City of Portland - describing the parking lot and parking space design.

The Technical and Design Standards and Guidelines recommend a standard parking space of 9 feet wide by 19 feet long. As part of this development, the applicant has provided parking spaces which are 9 feet wide by 18 feet long. The parking spaces have been reduced in length to minimize the impervious area and provide for a 24-foot wide drive aisle to help facilitate better access throughout the site. If 19 foot long parking spaces were provided, the site would become mostly impervious, and would not provide adequate parking spaces for Walgreen's standards.

MOESER & ASSOCIATES

206 Ayer Road – Suite 2
Harvard, MA 01451
(978) 456-6905 Office
(978) 456-9153 Fax

Steven A. Moeser
Architect

DATE: April 1, 2008

TO: Dave Latulippe
The Richmond Company, Inc..
FROM: Steve Moeser

RE: Proposed Walgreens
Forest Ave.
Portland, ME

David,

As per your request, please find a brief outline of the demolition sequence and the new work phase for the above clinic remodel / conversion

Existing Conditions

1. The existing 2-story building contains approximately 17,000 square feet on 2 levels. This area calculation does not include a partial basement of approximately 2,300 square feet.
2. The existing building is block bearing with steel floor and roof joists. The foundation walls are poured concrete. The roof is made up of composite roof panels and the second floor is poured concrete on metal deck.

Demolition

1. Remove the 2 existing stair and elevator projecting towers.
2. Remove all interior partitions. There are no interior bearing partitions.
3. Partially remove approximately 75% of the deck, slab and joist system of the second floor. The remaining floor system to provide temporary lateral stability until new steel is added.
4. Temporary brace and support the roof joists currently bearing on the Lincoln St. and Deering Ave. exterior walls. Remove the existing block bearing walls in those areas.
5. Install new structural steel support for the permanent support of the existing roof joists.

New Construction

1. Construct approximately 5,000 square feet of new ground floor pharmacy space.
2. Provide new steel for the bracing and lateral support of the existing walls and support system.
3. The walls of the new addition will be load bearing brick and block on poured concrete foundations. The roof framing system to be steel joist and metal deck.
4. The use of the basement is undecided at this time. This area may be filled in and not used.

I hope this brief explanation provides you with a general idea and scope of the proposed work. A more detailed description of the work will be found in the completed engineered structural drawings once they are completed.

Molly Casto - Fwd: Walgreens - Forest Ave., Portland, ME

From: <dlatulip@aol.com>
To: <MPC@portlandmaine.gov>
Date: 4/1/2008 11:24 AM
Subject: Fwd: Walgreens - Forest Ave., Portland, ME
CC: <mmcglone@gorrillpalmer.com>

Molly,

I did meet with the neighborhood group last week and found the meeting quite positive. Below are a list of questions WONA had and our responses.

Thanks,

David Latulippe
The Richmond Company, Inc.

-----Original Message-----

From: dlatulip@aol.com
To: pouellette1@verizon.net
Sent: Tue, 1 Apr 2008 8:55 am
Subject: Walgreens - Forest Ave., Portland, ME

Paul,

Below are the responses to the questions raised by the members of WONA during our meeting last week. For ease I have inserted the response below each question. Please call me with any further questions.

David Latulippe
The Richmond Company, Inc.

Hi David,

I thought the meeting the other night went well and appreciate your positive approach. Member response was positive.

Could you respond to the questions raised in writing so that i can distribute them to all WONA members.

What green (energy efficient) techniques will be utilized in the proposed building.

Several components of the existing building will be reused including the exterior walls along Forest Avenue and facing the Church Corp. property, the existing roof structure as well as the basement. The building additions and new facade will use sustainable products in brick and block. The tenant proposes to use energy efficient mechanical and electrical components and has instituted a corporate recycling program. There will be two 2 cubic yard dumpsters on the property. One of the dumpsters is dedicated for recycling cardboard. Currently, the stormwater and sewer are combined which is a significant issue

Landscape vegetation is proposed along the Deering and Lincoln Street property lines. At the neighbors request during our meeting the landscaping has been extended along Deering. There remain two small sections along Lincoln St. that there is insufficient width to properly sustain vegetation. In these two areas, we will install a timber guardrail with two rails to screen any headlights from parked cars.

Parking for delivery vehicles are a concern. Where is it intended that they will park so that they do not block the handicap parking for example?

Walgreens will instruct its delivery trucks to park along the landscape area on the side of the store (adjacent to where the bike racks are to be located). There is a convenient sidewalk ramp besides this area. The distance from this sidewalk to the entrance door is less than 90 feet.

The neighborhood would like Walgreen to take noise measurements before and after the store is in use to know the level of noise and to be assured that the ambient noise has not increased. Air utilities should be screened for visual impact and if necessary for noise impact.

The HVAC units will be located and shielded so that they are not visible from any public right of way and designed to meet or exceed Section 14-187 (b) of the City ordinance. This provision requires the noise generated by the building structure and roof top equipment not exceed sixty (60) decibels between 7:00 am and 9:00 pm and fifty-five (55) decibels between 9:00 pm and 7:00 am at lot boundaries.

What is the intended timing for snow plowing and other maintenance events?

To the extent practicable, snow plowing will be performed after 5:30 am. With the store opening at 8:00 am, the access ways and parking areas need to be cleaned up for the safety of the employees and patrons. Plowing activities will vary depending on the size, intensity, and track of any given storm event. Trash collection and site maintenance shall occur between the hours of 7:00 am and 8:00 pm.

Will regular deliveries be daytime events?

Deliveries shall occur between the hours of 7:00 am and 8:00 pm.

Thanks for you response,

*Paul Ouellette
WONA*

*David Latulippe
The Richmond Company, Inc.*

Planning your summer road trip? Check out [AOL Travel Guides](#).

Planning your summer road trip? Check out [AOL Travel Guides](#).

Molly Casto - Portland, ME - Forest Ave. Walgreens

From: <dlatulip@aol.com>
To: <MPC@portlandmaine.gov>
Date: 4/4/2008 5:30 AM
Subject: Portland, ME - Forest Ave. Walgreens
CC: <mmcglone@gorrillpalmer.com>

Betsy Melrose from Mitchell & Assoc. and I meet with Linda Pinkham and Robin, two neighbors who live on Lincoln St. to review the revised landscape plan. After reviewing the revised plan and walking the property, Linda and Robin prefer that we not install the wooden guardrail along the two small sections of the Lincoln St. parking area. Therefore, we will not be proposing the wooden guardrail as part of the Landscape plan.

David Latulippe
The Richmond Company, Inc.

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AMENDMENT No. 1
TO
PURCHASE AGREEMENT

Reference is made to that certain Purchase Option Agreement (as amended, the "Agreement") dated January 3, 2006 between Mercy Hospital (the "Seller") and The Richmond Company, Inc. (the "Buyer"). Capitalized terms not otherwise defined herein shall have the meanings ascribed to such terms in the Agreement.

Accordingly, for good and valuable consideration, the sufficiency of which is hereby acknowledged, the Buyer and Seller agree as follows:

1. The text of Section 9 of the Agreement is and shall hereby be deleted in its entirety and replaced with the following:

"Time for Performance; Delivery of Deed. The Buyer may elect to purchase the Premises by delivering to Seller a written notice to be given on or before [REDACTED] (the "Closing Notice"), designating the date upon which the transaction contemplated by this Agreement shall be consummated, which date shall be between April 15 and [REDACTED]. Seller shall have the option to continue to occupy the Premises pursuant to a Use and Occupancy Agreement in the form attached hereto as Exhibit B (the "Use Agreement"), which in all events shall provide for termination of such use and occupancy no later than [REDACTED].

The Closing shall take place at the office of Buyer's lender's counsel or at such other place as the Buyer and Seller may mutually agree. Documents to be provided by Seller to Buyer at the Closing shall include the Deed and such other documents as the Buyer's lender and the title company insuring the title may reasonably request, including, without limitation, a Mechanic's Lien and Persons in Possession Affidavit, a Taxpayer Information (1099S) Form, an Affidavit of Non-Foreign Status, a settlement statement, and such other documents as may reasonably be required by the closing agent. It is agreed that time is of the essence with respect to all of the terms and conditions of this Agreement.

If Buyer fails to provide a Closing Notice by [REDACTED] then this Agreement shall terminate and be of no further recourse to any party, and Seller shall retain the Deposit, the Amendment Deposit and any other deposits or payments made hereunder as provided herein.

2. On or before the December 1, 2007, the Buyer shall pay to Seller an additional deposit in the amount of [REDACTED] Dollars (the "Amendment Deposit"). The Amendment Deposit shall be non-refundable to

Buyer when made, but shall in all events be applied and to the Purchase Price at Closing. In the event the Buyer fails to make the Amendment Deposit (after notice from Seller and failure to cure within five business days), then the Seller shall retain the prior Deposit(s) made pursuant to the Agreement and this Agreement shall terminate and be of no further recourse to any party.

3. Except as amended hereby, the Agreement is hereby ratified and shall remain in full force and effect.

Executed under seal as of this 14 day of April, 2007.

SELLER:

BUYER:

MERCY HOSPITAL

THE RICHMOND COMPANY, INC.

By: Michael R. Hachey
Name: ~~Eileen Skinner~~ Michael R. Hachey
Its: ~~President and CEO~~
CFO

By: _____
Name: Michael R. Hachey
Its: _____

Michael R. Hachey

EXHIBIT B


Use and Occupancy Agreement

POST-CLOSING USE AND OCCUPANCY AGREEMENT

Agreement made this 9th day of August, 2007, by and between Mercy Hospital, (hereinafter "Seller") and The Richmond Company, Inc. (hereinafter, "Buyer").

WHEREAS, Buyer and Seller have entered into a Purchase Option Agreement dated January 3, 2006, as amended, ("Purchase and Sale Agreement") wherein Buyer has agreed to purchase that property commonly known and numbered as 606 and 616 Forest Avenue, Portland, Maine (the "Premises") and Seller desires to occupy the Premises which Buyer has agreed to buy from the date of closing until December 31, 2008 (the "Occupancy Period");

NOW, THEREFORE, in consideration of the mutual promises herein expressed, Buyer and Seller agree as follows:

1. Buyer hereby grants to Seller, the exclusive license to use and occupy the Premises for the Occupancy Period.
2. During the Occupancy Period, Seller shall hold Buyer harmless and shall indemnify Buyer from and against all damage to property or person arising out of Seller's use and occupancy of the Premises and shall maintain commercial general liability coverage in reasonable and customary amounts insuring against liability for personal injury and property damage occurring on the Premises. Seller shall also pay and indemnify Buyer against all costs and expenses incurred by Buyer which result from the failure of Seller to vacate the Premises as provided in Paragraph 1 hereof, including legal costs and charges including counsel fees lawfully and reasonably incurred in obtaining possession of said Premises after a default by Seller pursuant to this Agreement or enforcing any covenant of Seller herein contained.
3. During the Occupancy Period, personal property of Seller kept or stored on the Premises shall be at Seller's risk and shall not be Buyer's responsibility.
4. Buyer and Seller agree that this instrument does not establish a relationship of landlord and tenant between Buyer and Seller, but rather, constitutes a license by Buyer to Seller which Buyer may forthwith revoke if Seller breaches any of its obligations under this Agreement or does not vacate the Premises on or before the time provided in Paragraph 1 of this Agreement.
5. Seller shall pay  per month for its use and occupancy license granted herein during the Occupancy Period (pro-rated for any partial month Seller is in occupancy). Without limiting the generality of Paragraph 2 above and without limiting any of Buyer's rights and remedies hereunder or at law, in the event Seller fails to vacate the Premises after the expiration of the Occupancy Period, the Seller shall pay Buyer \$850.00 for each day it fails to vacate the Premises. Seller shall be responsible for payment of: (i) all utilities and (ii) taxes,

including without limitation, real estate, property, ad valorem, use tax, tax assessments or betterment charges during the Occupancy Period.

6. During the Occupancy Period, Seller shall maintain the Premises in good order and condition, free of all refuse and rubbish and in substantially the same condition as on the date hereof, reasonable use and wear and tear excepted, provided, however, that notwithstanding any other provision of this Agreement, Seller shall be permitted to remove all or part of its personal property from building(s) so long as such removal is completed on or before the day that the Seller vacates the Premises pursuant to this Post-Closing Use and Occupancy Agreement.

7. During the Occupancy Period, Buyer may enter the Premises after reasonable notice to Seller (which shall not be less than twenty-four (24) hours).

WITNESS the execution hereof under seal as of the date first above written.

SELLER:

BUYER:

MERCY HOSPITAL

THE RICHMOND COMPANY, INC.

By: Michael R. Hachey

Eileen Skinner, CEO and President
Michael R. Hachey, CFO

By: _____

Philip Pastan, President

PURCHASE OPTION AGREEMENT

1. Parties. This ____ day of _____, 2005, Mercy Hospital, a Maine corporation, with an address of 144 State Street, Portland, ME 04101 (the "Seller") agrees to sell to The Richmond Company, Inc., a Massachusetts corporation, with an office at 7 Essex Green Drive, Suite 56, Peabody, Massachusetts 01960 (the "Buyer"), or its nominee, and Buyer agrees to buy, upon the terms and subject to the conditions hereinafter set forth (the "Agreement"), the Premises described below.

2. Description. That certain parcel of land located at 606 and 616 Forest Avenue and identified on the City of Portland, ME Tax Map 125, as lots L-6 and L-7 and as more specifically described on Exhibit A, which is attached to this Agreement and made a part hereof (the "Premises").

3. Buildings, Structures, Improvements, Fixtures. Included in any sale as a part of the Premises are any buildings, structures and improvements now thereon, all easements and/or other interests appurtenant thereto, and any fixtures therein. Also included in the sale as a part of the Premises are the following:

(a) all right, title and interest of the Seller in and to any reports, test results, analyses, bids or similar data concerning the Premises or any structures or personal property thereon, and any plans, studies, written work or related materials concerning the Premises, including, without limitation, any survey plans, subdivision or similar plans, construction plans and specifications and the like; and

(b) all right, title and interest of the Seller in and to any permits, certificates, variances, consents and approvals, if any, pertaining to the Premises, to the extent transferable.

4. Title; Deed. Said Premises are to be conveyed in accordance with the terms and provisions hereof by a good and sufficient Warranty Deed (the "Deed") running to the Buyer, or to any assignee or nominee designated by the Buyer, and said Deed shall convey a good and clear record and marketable fee simple title thereto, free from encumbrances and any matters of record which would interfere with Buyer's development, use and operation of the Premises as a retail commercial development, except:

(a) provisions of existing building and zoning laws;

(b) such real estate taxes for the then current tax period as are not due and payable on the date of the delivery of such Deed and any liens for municipal betterments assessed after the date of this Agreement but not due and payable on the date of the delivery of such Deed; and

(c) any easements, covenants or restrictions of record provided same do not interfere with Buyer's development, use and operation of the Premises as a retail commercial development.

5. Plans. If said Deed refers to a plan necessary to be recorded therewith, the Seller shall deliver such plan with the Deed in a form adequate for recording.

6. Purchase Price. At the Closing (as defined below) the purchase price to be paid for the Premises under this Agreement (the "Purchase Price") is [REDACTED] of which [REDACTED] (the "Deposit") shall be deposited with John Moncure, Esq., Buyer's counsel ("Escrow Agent") within three (3) business days after the date upon which a fully-executed original of this Agreement is delivered to the other party by whichever of Buyer or Seller is the last to sign this Agreement (the "Effective Date"), and the balance, after accounting for any adjustments provided for herein, shall be paid at the time of delivery of the Deed (the "Closing"), by wire transfer or by certified or bank cashier's check(s). The Deposit is to be held in accordance with the provisions of Section 18 hereof.

7. Review and Permitting Period. During the Review and Permitting Period (as defined herein), the Buyer may analyze and study the Premises and enter into negotiations with its prospective retail tenant or tenants (collectively "Tenant"). Without limiting the generality of the foregoing, the Buyer may examine and analyze the title to, and any existing leases of any part of, the Premises, undertake an analysis of whether Buyer's proposed development of the Premises is permitted by applicable zoning bylaws or any other ordinances and regulations, conduct survey(s), environmental site assessments, engineering studies, begin applying for such permits and approvals as the Buyer deems appropriate, obtain such financing commitments as the Buyer deems appropriate and obtain the approval of Buyer's Tenant or other tenants. Within five (5) business days from the Effective Date, Seller shall deliver to Buyer, to the extent that Seller has not already done so, any and all documents or information in Seller's possession, custody, or control with respect to the Premises including, without limitation, the following (collectively, the "Due Diligence Materials"): (i) all environmental studies or impact statements or reports with respect to the Premises, (ii) information concerning title to the Premises, including any existing title insurance policies, title certifications or title reports together with copies of all documents and plans referred to therein, (iii) any surveys or plans of the Premises, (iv) information concerning property taxes and utility charges in connection with the Premises, including current year tax and utility bills, (v) any and all building plans, specifications, drawings and the like referring or relating to any buildings and improvements on the Premises, (vi) all leases and tenancy agreements, and (vii) all permits, certificates of authority, permit applications and copies of any and all correspondence and memoranda concerning any governmental agency or authority having jurisdiction over the Premises, its operation or development. Buyer's entry upon the Premises in its exercise of its rights during the Review and Permitting Period shall at all times be subject to the terms of Paragraph 25 of this Agreement.

If during the Review and Permitting Period the Buyer discovers that the Seller does not have clear, marketable title in accordance with the provisions of Section 4 hereof or that the Premises are contaminated by hazardous waste or materials, Buyer shall notify the Seller in writing with reasonable promptness of such title objections and/or contamination. Seller shall not,

however, have any obligation or responsibility to cure any such title objections and/or contamination except as specifically set forth herein.

As used in this Agreement, the term "Review and Permitting Period" shall mean the period commencing on the Effective Date and expiring on the ninth (9th) monthly anniversary of the Effective Date. It is agreed, however, provided Buyer is diligently pursuing its Permits and Approvals (as hereinafter defined), the Review and Permitting Period may be extended at the option of the Buyer for up to three (3) additional extension periods of three (3) months each by delivery by the Buyer within three (3) business days after the then last day of the Review and Permitting Period, the amount of [REDACTED] per three month extension period (the "Additional Deposit(s)"). Upon Buyer's exercise of the first additional extension period, the Deposit shall be released to Seller by the Escrow Agent and shall become non-refundable except in the event of a default hereunder by Seller, but shall be applied to the Purchase Price at Closing. All Additional Deposit(s) shall be paid directly to Seller by Buyer and shall be non-refundable except in the event of a default hereunder by Seller, but shall be applied to the Purchase Price at Closing.

Notwithstanding anything contained herein to the contrary, the Buyer may terminate this Agreement, at any time prior to the expiration of the third (3rd) business day after the expiration of the initial Review and Permitting Period by written notice to Seller (a "Termination Notice") if, in Buyer's sole and absolute discretion, Buyer is not satisfied in any manner with any or all of: Buyer's negotiations and discussions with Tenant, Buyer's investigations, examinations and/or due diligence with respect to the Premises or Buyer's analysis of any permits or approvals which may be required by Buyer in connection with the Premises. Upon such termination, the Deposit and all interest accrued thereon shall be promptly refunded to Buyer and thereupon this Agreement shall terminate and be of no further recourse to any party. Notwithstanding anything contained herein to the contrary, the Buyer may terminate this Agreement at any time prior to the expiration of the third (3rd) business day after the expiration of any one of the three (3) extended Review and Permitting Periods (as applicable) by written Notice to Seller if Buyer has not obtained (as "obtained" is defined in Section 8 of this Agreement below) the Permits and Approvals pursuant to Section 8 of this Agreement. If Buyer terminates this Agreement during any of the extended Review and Permitting Periods, the Additional Deposit shall be retained by Seller and this Agreement shall terminate and be of no further recourse to any party.

If a Termination Notice is not provided as provided above, then the Deposit shall be released by the Escrow Agent to Seller as provided above, and shall become non-refundable except in the event of a default hereunder by Seller, but shall be applied to the Purchase Price at Closing.

8. Permitting. During and after the Review and Permitting Period, Buyer shall seek to obtain all governmental permits and approvals required to construct, finance, and develop the Premises for Buyer's proposed use, including without limitation, any and all special permits, rezoning, site plan approvals, variances, curb cut permits, subdivision approvals and any and all other approvals, including a building permit for Buyer's intended use, required by local, state, or

federal government rules, regulations, ordinances, bylaws, statutes or by any governmental authority or as deemed to be necessary in the opinion of Buyer's counsel or in the opinion of the lender financing the development of the Premises (collectively, the "Permits and Approvals").

Whenever the words "obtain" or "obtained" are used in connection with the Permits and Approvals, no Permit or Approval shall be deemed to have been obtained unless (i) the Permit or Approval was granted without qualifications or conditions that would interfere with or prohibit the development, use and operation of the Premises by Buyer; and (ii) the expiration of all applicable appeal periods for the Permit or Approval has occurred, without appeal from the issuance therefrom or granting thereof, or the affirmance on appeal of the granting of the Permit or Approval without further appeal and without right of appeal or the final settling of any such appeal has occurred, and in any case subject to no conditions or terms that would interfere with or prohibit the development, use and operation of the Premises by Buyer. Seller covenants and agrees to assist and cooperate with the Buyer, at all times during the term of this Agreement, in Buyer's efforts to obtain the Permits and Approvals, and Seller further covenants and agrees to perform any act and to execute any document reasonably required to assist Buyer in obtaining the Permits and Approvals.

9. Time for Performance; Delivery of Deed. If Buyer has not terminated this Agreement as provided for herein, Buyer may elect to purchase the Premises by delivering to Seller a written notice to be given on or before the third business day following the expiration of the Review and Permitting Period, as it may be extended pursuant to the terms hereof (the "Closing Notice"), designating the date upon which the transaction contemplated by this Agreement shall be consummated, which date shall be within thirty (30) days after the later of (the later of (i) and (ii) below, the "Closing Date"):

- (i) the date Buyer obtained the Permits and Approvals; and
- (ii) the earlier of:
 - (x) May 31, 2008;
 - (y) the date Seller notifies Buyer in writing that it is prepared to vacate the Premises; or
 - (z) a date established by Seller by written notice delivered by Seller to Buyer within five (5) days of the Closing Notice (the "Seller's Notice"), which date shall provide for a Closing Date at least 30 days after the Seller's Notice but in all events prior to April 15, 2007 and provided, further, that upon a Closing pursuant to this Subsection (z), Seller shall continue to occupy the Premises pursuant to a Use and Occupancy Agreement in the form attached hereto as Exhibit B (the "Use Agreement"), which in all events shall

provide for termination of such use and occupancy no later than May 31, 2008.

The Closing shall take place at the office of Buyer's lender's counsel or at such other place as the Buyer and Seller may mutually agree. Documents to be provided by Seller to Buyer at the Closing shall include the Deed and such other documents as the Buyer's lender and the title company insuring the title may reasonably request, including, without limitation, a Mechanic's Lien and Persons in Possession Affidavit, a Taxpayer Information (1099S) Form, an Affidavit of Non-Foreign Status, a settlement statement, and such other documents as may reasonably be required by the closing agent. It is agreed that time is of the essence with respect to all of the terms and conditions of this Agreement.

If Buyer fails to provide a Closing Notice in a timely manner, then to the extent the Deposit has not been previously delivered to Seller, the Deposit and all interest accrued thereon shall be promptly delivered to Buyer and thereupon this Agreement shall terminate and be of no further recourse to any party.

10. Possession and Condition of Premises. Subject to the Use Agreement (if applicable), full possession of said Premises free of all tenants and occupants is to be delivered at the time of the delivery of the Deed, in the same condition as they now are or are to be put in pursuant to any provision of this Agreement, reasonable use and wear thereof excepted.

11. Extension to Perfect Title or Make Premises Conform. If, despite the Seller's diligent and commercially reasonable efforts, the Seller shall be unable to give title or to make conveyance, or to deliver possession of the Premises free of all tenants or occupants or otherwise as herein stipulated, or if at the time of the delivery of the Deed the Premises do not conform with the provisions hereof, then the Seller shall use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the Premises conform with the provisions hereof, as the case may be, all as expeditiously as possible, in which event the time for performance hereof shall be extended for a period of time reasonably sufficient to permit the Seller to perform hereunder, not to exceed thirty (30) days or such longer time as the Buyer may approve in writing. Notwithstanding anything in this Agreement to the contrary, neither Seller's inability to give title as herein stipulated despite diligent and commercially reasonable efforts, nor the fact that at the time of the delivery of the Deed the Premises do not conform with the provisions hereof for reasons beyond Seller's control (e.g., because of casualty or condemnation), shall be considered or deemed to be a Seller default under this Agreement.

12. Failure to Perfect Title. If at the expiration of the extended time, the Seller shall have failed to remove any such encumbrances, or defects in title, or fails to deliver possession, or make the Premises conform to the requirements hereof or the Seller's representations, as the case may be, all as herein agreed, then, notwithstanding anything contained herein to the contrary, at the Buyer's option, any and all payments made under this Agreement (including, without limitation, the Deposit) shall be forthwith refunded and, if Seller is in default of this Agreement,

Buyer shall have recourse to all remedies available hereunder in the event of a default by Seller or Buyer may elect to accept title as set forth in Section 13.

13. Buyer's Election to Accept Title. The Buyer shall have the election, at either the original or any extended time for performance, to accept such title as the Seller can deliver to the said Premises in their then condition and to pay therefor the purchase price without deduction, in which case the Seller shall convey such title, except that in the event of such conveyance in accord with the provisions of this clause, if the said Premises shall have been damaged by fire or casualty insured against, then the Seller shall, unless the Seller has previously restored the Premises to their former condition, either:

(a) Pay over or assign to the Buyer, on delivery of the Deed, all amounts recovered or recoverable on account of such insurance, less any amounts reasonably expended by the Seller for any partial restoration, or

(b) If a holder of a mortgage on the Premises shall not permit the insurance proceeds or a part thereof to be used to restore the Premises to their former condition or to be so paid over or assigned, give the Buyer a credit against the purchase price, on delivery of the Deed, equal to said amounts so recovered or recoverable and retained by the holder of the said mortgage less any amounts reasonably expended by the Seller for any partial restoration.

14. Representations and Covenants.

(a) The Seller represents, covenants and warrants to and agrees with Buyer as follows:

(1) The Seller is the current fee simple owner of the Premises and has the legal right, power and authority to enter into this Agreement and to perform all of its obligations hereunder, and the execution and delivery of this Agreement and the performance by the Seller of its obligations hereunder will not conflict with, or result in a breach of, any order or decree of any governmental authority or any agreement or instrument to which Seller is a party or by which it is bound.

(2) At the Closing, there shall be no tenancies, occupancies or licenses in or having rights with respect to the Premises, except pursuant to the Use Agreement.

(3) There are no agreements or contracts affecting any of the Premises or any use of the Premises that would not be immediately terminable at will by Buyer without penalty after the Closing. True, correct and complete copies of all contracts and agreements affecting any of the Premises or any use of the Premises, if any, have been previously delivered to Buyer.

(4) No work has been done on the Premises which could give rise to any liens on the Premises, and no contracts are outstanding or in effect with respect to the doing of any such work.

(5) To the best of Seller's knowledge, there are no "hazardous materials" or substances (as such are defined by any applicable legal requirement) either present at the Premises or in any way affecting the Premises.

(6) To the best of Seller's knowledge, there is no notice, suit, order, decree, claim, writ, injunction, or judgment relating to material violations of any laws, ordinances, codes, regulations, covenants or other requirements with respect to the Premises (or any portion thereof) in, of or by any court or governmental authority having jurisdiction over the Premises.

(7) There are no suits, actions or proceedings pending or, to the best of Seller's knowledge, threatened against the Seller affecting the Premises or the Seller's right or power to consummate the transaction contemplated by this Agreement before any court or administrative agency or officer.

(8) There is no condemnation proceeding pending against any portion of the Premises and Seller has not received any notice with respect to the initiation of any condemnation proceeding or action.

(9) No material licenses, permits and/or other approvals required for the ownership or any portion thereof have been terminated, suspended or otherwise are not in full force and effect.

(10) To the best of Seller's knowledge, the Premises currently complies with all zoning, building, public safety, subdivision, land sales or similar law, rule, ordinance or regulation, pertaining to the Premises or any portion thereof.

(11) Seller has delivered true, correct and complete copies of each of the Due Diligence Materials described in Section 7 hereof. The representations, warranties and statements contained in this Agreement and in the certificates, exhibits and schedules delivered by Seller to Buyer pursuant to this Agreement do not, to the best knowledge of Seller, omit to state a material fact required to be stated therein or necessary in order to make such representations, warranties or statements not misleading in a material respect to a reasonable person in light of the circumstances under which they were made. There are no facts known to Seller which presently or may in the future have a material adverse effect on the Premises which have not been specifically disclosed herein.

(12) Seller shall, at all times from the execution of this Agreement to the Closing, maintain the Premises in the same condition as the same is in as of the date of this Agreement, subject only to reasonable use and wear. Buyer shall be entitled to inspect the Premises on the days immediately preceding the Closing to determine compliance with the foregoing and may enter and inspect the Premises any time after the Closing without notice, subject to the terms of the Use Agreement, if applicable.

(13) Seller shall, at all times from the execution of this Agreement to the Closing, maintain in force fire and extended coverage casualty insurance on the buildings and improvements on the Premises in amounts equivalent to their full replacement value and commercial general liability coverage in reasonable and customary amounts for properties similar to the Premises, insuring against liability for personal injury and property damage occurring on the Premises.

(14) From and after the date hereof through the Closing, Seller shall take the Premises off the market and not (i) enter into any leases affecting the Premises or any portion thereof, (ii) modify, amend, cancel, terminate, extend or change the terms of any leases, (iii) apply any security deposit or (iv) enter into any other agreements with respect to the sale or lease of the Premises or any portion thereof, in each case without the prior written consent of Buyer, which may be granted or withheld in Buyer's sole discretion.

All of the Seller's representations made in this Agreement are material and shall be deemed to have been made again as of the time the Deed is delivered and shall survive delivery of the Deed, and it shall be a condition of Buyer's obligation to close under this Agreement that all representations made by Seller hereunder are true, both as of the date hereof and as of the Closing, and all covenants and obligations required to be performed by Seller hereunder have been performed in all material respects on or prior to the Closing Date. The Seller agrees to indemnify fully and hold harmless the Buyer, and all those claiming by, through or under the Buyer from and against any and all suits, claims, actions, loss, cost or expense (including reasonable attorneys fees) made, brought against or suffered or incurred by any such indemnified party in the event that any representation is breached or in the event that any covenant of the Seller has not been performed or observed. The foregoing indemnity shall survive for a period of six (6) months from the Closing Date, and shall not affect any warranties made by the Seller in the Seller's Deed or any other instrument in which the Seller makes any express warranties or covenants.

Without limiting the generality of the foregoing, in the event of any such breach of warranty or covenant prior to the Closing, the Buyer may, in addition to any other remedy therefor, cancel this Agreement by written notice to the Seller, in which event all deposits hereunder (including, without limitation, the Deposit) shall be returned to the Buyer forthwith. All of the Seller's warranties set forth herein are in addition to all warranties which may be implied by law and in addition to any other warranties expressly made by the Seller.

(b) The Buyer represents, covenants and warrants to the Seller that Buyer has the legal right, power and authority to enter into this Agreement and to perform all of its obligations hereunder, and the execution and delivery of this Agreement and the performance by the Buyer of its obligations hereunder and will not conflict with, or result in a breach of, any of the terms, covenants and provisions of any law or any regulation, order, judgment, writ, injunction or decree of any court or governmental authority, or any agreement or instrument to which the Buyer is a party or by which it is bound.

15. Use of Purchase Money to Clear Title. To enable the Seller to make conveyance as herein provided, the Seller may at the time of delivery of the Deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said Deed, or within a reasonable time thereafter.

16. Adjustments. Real estate taxes for the then current tax period, utility, fuel and water and sewer charges shall be apportioned and full value shall be adjusted and prorated as of the Closing Date with the Seller being responsible for all real estate taxes, utility, fuel and water and sewer charges accruing prior to the time of the delivery of the deed and the Buyer being responsible for all real estate taxes, utility, fuel and water and sewer charges accruing after the delivery of the deed and the net amount thereof shall be added to or deducted from, as the case may be, the Purchase Price payable by the Buyer at the time of delivery of the Deed.

17. Adjustment of Unassessed and/or Abated Taxes. If the amount of said taxes is not known at the time of the delivery of the Deed, they shall be apportioned on the basis of the taxes assessed for the preceding tax period with a reapportionment as soon as the new tax rate and valuation can be ascertained; and if the taxes which are to be apportioned shall thereafter be reduced by abatement, the amount of such abatement, less the reasonable cost of obtaining the same, shall be apportioned between the parties, provided that neither party shall be obligated to institute or prosecute proceedings for an abatement unless herein otherwise agreed.

18. Deposit. The Deposit made hereunder shall be held in escrow by the Escrow Agent, such Deposit to be held and then released only in strict accordance with the terms of this Agreement. The Deposit shall be held in an interest bearing account and, along with any interest earned thereon, shall be credited against the Purchase Price at the Closing. All interest earned thereon shall be reported to the Internal Revenue Service as accruing to Buyer's Tax ID # 04-3035469. The Escrow Agent shall not be required to determine the validity of any notice or document delivered or required to be delivered hereunder. The Escrow Agent shall not be responsible to any of the parties hereto for any action or failure to act on his part hereunder, unless such action or failure to act constitutes gross negligence, willful misconduct or bad faith. The Buyer and the Seller hereby authorize the Escrow Agent, in the event they should become involved in litigation under this Agreement, to deposit with the clerk of the court or other appropriate municipal agency in which such litigation is pending, all funds delivered to the Escrow Agent hereunder together with accrued interest, if any, and, thereupon, the Escrow Agent shall be fully relieved and discharged of any further responsibility hereunder. The Escrow Agent is hereby authorized in the event of a threatened litigation, to interplead all interested parties in any court of competent jurisdiction, and to deposit with the clerk of such court or other appropriate municipal officer, all funds together with interest, if any, deposited with him hereunder, less the cost and expenses of bringing such interpleader action, including attorney's fees, and thereupon the Escrow Agent shall be fully relieved and discharged of any further responsibilities hereunder. Seller acknowledges that Escrow Agent is acting as counsel to Buyer and agrees that Escrow Agent may continue to act as counsel to Buyer in all matters, including but not limited to any controversy with respect to the Deposit.

19. Buyer's Default; Damages. If the Buyer shall default and fail to fulfill the Buyer's agreements herein, the Deposit and any interest earned thereon shall be retained by the Seller as liquidated damages, and this shall be the Seller's sole and exclusive remedy at law or in equity for any breach by the Buyer hereunder. Seller and Buyer agree that the damages resulting to Seller as a result of such default by Buyer as of the date of this Agreement are difficult or impossible to ascertain and the liquidated damages set forth in the preceding sentence constitute Buyer's and Seller's reasonable estimate of such damages.

20. Seller Default; Damages. If the Seller shall default and fail to fulfill the Seller's agreements herein, then Buyer shall have the right to (i) the return of its Deposit and any interest earned thereon and to seek damages for Seller's breach; or (ii) take any and all legal actions necessary to compel Seller's specific performance hereunder (it being acknowledged that damages at law would be an inadequate remedy), and to consummate the transaction contemplated by this Agreement in accordance with the provisions of this Agreement.

21. Notices. Whenever notice is given or required to be given by either of the parties hereto to the other, it shall be in writing and deemed to have been given (i) when delivered or refused by hand during regular business hours, (ii) three (3) days after being sent by United States Postal Service, registered or certified mail, postage prepaid, return receipt requested, (iii) the next business day if sent by a reputable national overnight express mail service that provides tracing and proof of receipt or refusal of items mailed, or (iv) when sent if sent by facsimile during business hours, addressed to Seller or Buyer, as the case may be, at the address or addresses or facsimile number set forth below or such other addresses as the parties may designate in a notice similarly sent. Notice by counsel to a party shall constitute notice from such party. Notices to Seller and Buyer shall be delivered as follows:

If to Seller: Eileen Skinner, CEO, President
Mercy Hospital
144 State Street
Portland, ME 04101
Tel: (207) 879-3367
Fax: (207) 879-3429

With a copy to: Drew A. Anderson, Esq.
Murray, Plumb & Murray
75 Pearl Street, P.O. Box 9785
Portland, ME 04104-5085
Tel: (207) 773-5651
Fax: (207) 773-8023

If to Buyer: The Richmond Company, Inc.
7 Essex Green Drive, Suite 56
Peabody, MA 01960
Attn: Philip Pastan; and
Attn: Ron M. Hadar, Esq. (by separate correspondence)
Tel: (978) 532-0545
Fax: (978) 531-9258

22. Further Assurances. The parties agree that up to and after the Closing, they shall do such things and execute, acknowledge and deliver any and all additional instruments, documents and materials as either party may reasonably request to fully effectuate the purposes of this Agreement.

23. Seller's Closing Costs. At the Closing, Seller shall pay and be responsible for the amount due for (i) deed stamps, conveyance tax, documentary tax or any other tax or charge substituted therefor imposed in connection with the consummation of the transaction contemplated hereby; (ii) recording fees for any instrument which releases or discharges any lien as required hereunder; and (iii) Seller's counsel's fees and expenses.

24. Buyer's Closing Costs. At the Closing, Buyer shall pay and be responsible for (i) recording fees other than as specified in Section 23 above; (ii) charges necessary to obtain a title insurance policy and all endorsements thereto; and (iii) Buyer's counsel's fees and expenses.

25. Buyer's Access. Buyer and any prospective Buyer's Assignee (as defined herein) and Buyer's and any prospective Buyer's Assignee's agents, servants, employees, consultants and representatives shall have the right from time to time upon reasonable advance notice (which shall not be less than 24 hours) at Buyer's or any prospective Buyer's Assignee's (as the case may be) sole expense and risk, and in any manner as Buyer or any prospective Buyer's Assignee (as the case may be) may determine, to enter upon the Premises to make or cause to be made any analysis or inspections, including without limitation, engineering studies (including, without limitation, surveys, test borings, and soil and groundwater and percolation test in order to determine sub-soil conditions of ledge, peat or clay) and such other tests, analyses, and studies of the Premises as Buyer or any prospective Buyer's Assignee may deem is necessary or desirable or as may be required by the rules and regulations of any governmental authority, including, without limitation, to determine the presence of oil or hazardous wastes and materials as defined in applicable federal, state, and local statutes and ordinances, and regulations promulgated thereunder. Buyer shall indemnify and hold Seller harmless from and against any claim, demand, loss, cost, damage and liability, including for injury to persons or damage to property, and mechanics or other liens, including reasonable attorneys' fees and litigation costs, arising out of Buyer's or its agents' acts or omissions during the course of such tests and studies, and at the conclusion of such tests and studies, leave the Premises in substantially the same condition as their present condition whenever reasonably possible, excepting only test boring locations. Buyer agrees to obtain insurance covering its and its agent's conduct in such amounts as are reasonably satisfactory to Seller. The Buyer also shall have the right of access upon reasonable advance notice (which shall not be less than 48 hours) to the Premises and the use

thereof for marketing purposes, including the right to show the Premises to prospective tenants and their representatives and agents. The Buyer and any prospective Buyer's Assignee also shall have the right to work with and deal with any and all governmental authorities deemed proper by the Buyer and any prospective Buyer's Assignee to obtain any governmental approvals necessary in connection with its intended use of the Premises. The Seller shall cooperate with the Buyer and any prospective Buyer's Assignee in all respects to assist the Buyer (at the Buyer's expense) in obtaining such governmental approvals.

26. Limitation on Liability. If the Seller or the Buyer executes this Agreement (and/or any other agreements contemplated hereby) in a representative or fiduciary capacity, only the principal represented shall be bound and neither the Seller or the Buyer so executing, nor any shareholder, shall be personally liable for any obligation, express or implied, hereunder.

27. Brokers. Each party hereby warrants and represents to the other party that it has dealt with no brokers in connection with the sale of the Premises under this Agreement or any aspect of the transactions contemplated herein, except Joseph Malone of Malone Commercial Brokers, Inc. (the "Broker"). Seller shall pay all fees, commissions and other charges due to the Broker in connection with the transactions contemplated by this Agreement. Seller warrants and represents that it will indemnify the Buyer against, and save the Buyer harmless, from all commissions, fees and other costs, and claims therefor, including reasonable attorneys' fees, arising out of a breach of the Seller's warranties and representations hereunder. Buyer warrants and represents that it will indemnify the Seller against, and save the Seller harmless, from all commissions, fees and other costs, and claims therefor, including reasonable attorneys' fees, arising out of a breach of the Buyer's warranty and representation hereunder.

28. Confidentiality; Non-Disclosure. Seller nor any of Seller's agents, consultants, brokers, employees or representatives shall make any public announcement or disclosure of any information related to this Agreement or the transaction contemplated herein to any third party, person or entity, before or after the Closing, without the specific prior written consent of the Buyer, except for such disclosures to Seller's employees, agents, consultants, attorneys and accountants ("Necessary Parties") as may be necessary to perform its obligations hereunder, provided such Necessary Parties agree to keep such information confidential.

29. Construction of Agreement. This instrument, executed in counterpart is to be construed as a legal contract, is to take effect as a sealed instrument, sets forth the entire understanding of the parties concerning the subject matter hereof and supersedes all prior agreements, whether oral or written, relating to the subject matter hereof between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the Seller and the Buyer. If two or more persons are named herein as the Buyer or the Seller, their obligations hereunder shall be joint and several. The captions are used only as a matter of convenience and are not to be considered a part of this Agreement or to be used in determining the intent of the parties to it.

30. Assignment by Buyer. Seller acknowledges and agrees that Buyer has the right to assign any, all or a part of Buyer's rights under the Agreement to a third party ("Buyer's Assignee"), which Seller hereby acknowledges shall be a third-party beneficiary of the Agreement with the right to enforce all of Buyer's rights under the Agreement on its own behalf, and the right, but not the obligation, to perform Buyer's obligations under the Agreement. Provided that Buyer has given notice in writing to Seller of the address, telephone number and other contact information of any such prospective Buyer's Assignee, Seller agrees (i) to provide notice to such prospective Buyer's Assignee simultaneously with any notice to Buyer given under the Agreement; (ii) to not amend or modify the Agreement without the written consent of such prospective Buyer's Assignee; and (iii) to not exercise any right to terminate the Agreement as a result of any failure or default by Buyer in the performance of an obligation of Buyer until Seller shall have provided such prospective Buyer's Assignee with written notice of such failure or default, and shall have provided such prospective Buyer's Assignee a fifteen (15) business day period after receiving such notice to cure such default.

[Signatures on following page]

SIGNATURE PAGE TO
PURCHASE OPTION AGREEMENT
BY AND BETWEEN
MERCY HOSPITAL, AS SELLER
AND
THE RICHMOND COMPANY, INC., AS BUYER

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

SELLER:

BUYER:

MERCY HOSPITAL

THE RICHMOND COMPANY, INC.

By:



Eileen Skinner, CEO and President

By:



Philip Pastan, President





TD Banknorth, N.A.
Commercial Real Estate Group
153 Merrimack Street 2nd Fl.
P.O. Box 431
Haverhill, MA 01831-2314
T: 978 374-1911 F: 978 521-5826
TDBanknorth.com

February 28, 2008

City of Portland
Portland, Maine

RE: Proposed Walgreens
606-616 Forest Avenue

Dear Sir/Madam:

TD Banknorth has had discussions with David Latulippe of The Richmond Company, Inc. regarding the development of a Walgreen's Pharmacy to be located 606-616 Forest Avenue, Portland, Maine.

We have worked with The Richmond Company on several projects that were similar in scope to the proposed project. These projects were completed on time and the construction loans were handled as agreed.

We believe The Richmond Company has the ability to secure the financing needed to complete the development of this shopping center. It is likely that the cost would be funded by a combination of debt and equity.

If you need further assistance, please contact me at 978-556-1044.

Sincerely,

A handwritten signature in black ink, appearing to read 'Debbie H. Kirkpatrick', written over a horizontal line.

Debbie H. Kirkpatrick
Vice President

RECENT DEVELOPMENTS
SPRING 2005

The Richmond Company, Inc. has recently completed or is actively in the process of developing the following:

I.) Super Market Program

- Super Stop & Shop 80,000 s.f. Somerville, Massachusetts (currently permitting)
- Super Stop & Shop 70,000 s.f. Gloucester, Massachusetts (currently under construction)
(expansion/renovation)
- Super Stop & Shop 78,000 s.f. Lynn, Massachusetts (free standing)
- Super Stop & Shop 65,000 s.f. Agawam, Massachusetts (free standing)
- Super Stop & Shop 79,000 s.f. Revere, Massachusetts (free standing)
- Super Stop & Shop 80,000 s.f. Chelsea/Everett, Massachusetts (free standing)
- Super Stop & Shop 63,000 s.f. Belchertown, Massachusetts (shopping center)
- Super Stop & Shop 188,000s.f. Manchester, New Hampshire (currently under construction)
- Super Stop & Shop 95,765s.f. Miller Place, New York (shopping center)
- Super Stop & Shop 65,000s.f. Peterborough, New Hampshire (free standing/currently permitting)
- Super Stop & Shop 65,000s.f. Exeter, New Hampshire (currently under construction)
- Super Stop & Shop 65,000s.f. Hampton Bays-Long Island, NY (free standing/currently permitting)
- Super Stop & Shop 65,000s.f. Riverhead, NY (free standing/currently permitting)

II.) Drug Store Program

- CVS Pharmacy 10,000 s.f. Dedham, Massachusetts (free standing)
- CVS Pharmacy 11,000 s.f. Lynn, Massachusetts (strip center)
- CVS Pharmacy 8,500 s.f. Amesbury, Massachusetts (free standing)
- CVS Pharmacy 12,000 s.f. Bedford, Massachusetts (free standing)
- CVS Pharmacy 11,000 s.f. Shrewsbury, Massachusetts (free standing)
- CVS Pharmacy 10,125 s.f. Franklin, Massachusetts (free standing)
- CVS Pharmacy 10,125 s.f. Willimantic, Connecticut (free standing)
- CVS Pharmacy 10,125 s.f. Leominster, Massachusetts (free standing)
- CVS Pharmacy 12,150 s.f. Framingham, Massachusetts (free standing)
- Walgreens Pharmacy 13,000 s.f. Holyoke, Massachusetts (free standing)
- Walgreens Pharmacy 15,500 s.f. Holbrook, Massachusetts (free standing)
- Walgreens Pharmacy 15,500 s.f. Weymouth, Massachusetts (free standing)
- Walgreens Pharmacy 15,500 s.f. Dartmouth, Massachusetts (free standing)
- Walgreens Pharmacy 16,200 s.f. New Bedford, Massachusetts (free standing)
- Walgreens Pharmacy 13,560 s.f. Willimantic, Connecticut (free standing)
- Walgreens Pharmacy 13,650 s.f. Rockland, Massachusetts (free standing)
- Walgreens Pharmacy 13,650 s.f. Cheshire, Connecticut (free standing)
- Walgreens Pharmacy 13,650 s.f. North Attleboro, Massachusetts (free standing)

- Walgreens Pharmacy 13,650 s.f. Attleboro, Massachusetts (free standing)
- Walgreens Pharmacy 13,650 s.f. Shrewsbury, Massachusetts (free standing)
- Walgreens Pharmacy 13,650 s.f. Brockton, Massachusetts (free standing)
- Walgreens Pharmacy 13,650 s.f. Marlborough, Massachusetts (free standing)
- Walgreens Pharmacy 13,650 s.f. Guilford, Connecticut (free standing)
- Walgreens Pharmacy 14,500 s.f. Easton, Massachusetts (free standing)
- Walgreens Pharmacy 13,560 s.f. Somerset, Massachusetts (free standing)
- Walgreens Pharmacy 13,560 s.f. Norton, Massachusetts (free standing)
- Walgreens Pharmacy 14,500 s.f. Windham, Maine (free standing)
- Walgreens Pharmacy 14,500 s.f. Bath, Maine (free standing/under construction)
- Walgreens Pharmacy 15,500 s.f. Bangor, Maine (free standing/permitting)

III.) Strip Center Program

- Christmas Tree Shops Plaza South Portland, Maine 74,000 s.f. shopping center anchored by Christmas Tree Shops and Michaels Arts & Crafts
- Miller Place, New York 100,000 s.f. shopping center anchored by Stop & Shop Supermarket
- Indian Brook Commons Dover, New Hampshire 126,000 s.f. shopping center. Currently tenants include Staples Office Supply Superstore, Pizzeria Uno's, Applebee's
- Milford Commons Milford, New Hampshire 70,000 s.f. shopping center anchored by Stop & Shop Supermarket
- Lebanon, New Hampshire 70,000 s.f. shopping center

IV.) Gas Program

- Marlborough, Massachusetts 1.9±acres For a full service Exxon station
- Salem, Massachusetts 1.2±acres For a full service Irving Oil station

V.) Residential

- Milestone, Nantucket, MA 42 acres 14 lots Single Family Subdivision
- Seikinnow Woods, Nantucket, MA 10 acres 19 lots Single Family Subdivision
- Wrights Landing, Nantucket 31½ acres 11 lots Residential Subdivision
- Berthold Farms, Saugus, MA 12.5 acres 33 lots Single Family Subdivision
- Middleton, MA 20 acres 16 lots Single Family Subdivision

VI.) Investments

- Briarwood Apartments 56 Units Windham, Connecticut

VII.) Miscellaneous

- 2 Pad Leases
- 99 Restaurant, Ground Lease

Newington, New Hampshire
Dover, New Hampshire

Maureen McGlone

From: Pierce, Breanna [Breanna.Pierce@cmpco.com]
Sent: Monday, April 07, 2008 3:15 PM
To: Maureen McGlone
Subject: RE: forest Ave

Good afternoon Maureen,
As follow up to our conversation today:

Light on Pole 67 Deering Ave Portland- The contract expires in 2013. Richmond Co can take over the contract and continue with the same expiration date of 2013. If the light was to be removed prior to 2013 there would be what we call "up and down charges." To date those charges would be \$161.45. This charge would go down as more years passed of course.

Light on Pole 3 Lincoln Street Portland- Terms of the contract have been met, would be a continual replacement contract if Richmond Co were to take over that contract. It could be removed at their request at any time without up and down charges.

If you should have any other questions or need more information please let me know.
Thanks very much,

Breanna Pierce
Customer Service Advisor Portland
842-2304

From: Cough, Jamie
Sent: Monday, April 07, 2008 11:27 AM
To: 'Maureen McGlone'; Duperre, Paul
Cc: 'Joe Marden'; Pierce, Breanna
Subject: RE: forest Ave

Breanna Pierce is our lighting expert and can be contacted at 623-3521. I think that she may be able to help you with this contract, as these should be rental units.

Regards,

Jamie

From: Maureen McGlone [mailto:mmcglone@gorrillpalmer.com]
Sent: Monday, April 07, 2008 10:16 AM
To: Cough, Jamie; Duperre, Paul
Cc: Joe Marden
Subject: RE: forest Ave

Hi Jamie (and Paul),

He'd originally called for Paul, but I think Paul was out so they sent him to your voice mail. I'm guessing that if Paul is in, perhaps he could better direct us. We are working for Richmond Co. on a redevelopment of the Mercy site at 606/616 Forest Ave to a Walgreens Pharmacy. It appears that there are 2 spot lights shining on the parking lot that are mounted to cmp poles. One is a 400 w on a pole on Deering St. The other is on a pole on the opposite side of Lincoln St. We'd like to know what the procedure is to have these spot lights removed as the new tenant is proposing parking lot lighting.

Thanks

4/14/2008

MEMORANDUM

To: FILE
From: Marge Schmuckal **Dept:** Zoning
Subject: Application ID: 2007-0188
Date: 3/4/2008

I have reviewed this application for compliance with the B-2b requirements. This change of use for a drive-thru retail/pharmacy does require a conditional use Planning Board approval for the drive-thru use.

This review is based upon an existing building and not a complete reworking of the site. The existing building will be converted from a two story medical building to a 1 story building with additions. I have concerns as to the mechanics of how this would be done. How will this be phased? What is the condition of the existing building?

All the B-2b requirements are being met except for the required loading bay of 14'x50'. This may be a loading/unloading location on the ground near the building. The area would need to be appropriate depicted on the site plan.

The submitted noise information shows that the restricted noise levels can be met and reduced if need be.

Information on a proposed free-standing sign was submitted. All signage would require a separate permit, review and approvals. The submitted information shows that the freestanding sign could meet the requirements of table 2.6 of the sign ordinance. I believe that the sign can also meet the requirements of corner clearance, section 14-434. It is cautioned that the electronic signage proposed can not (by State Law) change copy more than once every 20 minutes. Both the State and the City enforces these guidelines.

It is also noted that the boundary and existing site plan prepare by Titcomb Associates is inaccurate in it's length along Forest Ave. It is showing 315.43 feet instead of 215.33 feet. The site plan should be revised. The inaccuracy has been carried thru to all other plans.

Marge Schmuckal
Zoning Administrator

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2007-0188

Date: 4/9/2008

The additional information received 3/24/08 has been reviewed by zoning. A 15'x50' loading area is being shown. It meets the loading bay requirements.

Bicycle racks are being shown on the plans. Planning staff will review the bicycle standards as required under site plan standards.

The phasing information is very helpful and addresses my original concerns.

For a further review of parking and the specific number of spaces required, the zoning office would require dimensioned floor plans showing floor layouts and areas of "bulk storage".

Marge Schmuckal
Zoning Administrator



MEMORANDUM

TO: Molly Casto
FROM: Dan Goyette, PE
DATE: January 28, 2008
RE: Walgreen's Pharmacy, Forest Avenue

Woodard & Curran has reviewed the sketch plan review submission for the Walgreen's Pharmacy to be located within the Forest Avenue, Lincoln Street, Deering Avenue, and Revere Street block. A 13,700 square foot pharmacy with a drive through is proposed on a lot that currently has a two story medical office building.

Documents Reviewed

- Letter to Barbara Barhydt, Development Review Services Manager, from Maureen M. McGlone, P.E., Gorrill-Palmer Consulting Engineers, Inc, dated January 22, 2008.
- Walgreens Pharmacy Plan Set, prepared for The Richmond Company, prepared by Gorrill-Palmer Consulting Engineers, Inc, Sheets A0.1, C1.1, C2.1, C3.1, & C4.1-C4.5, dated December 2007.

Comments

- A stormwater management plan has not been submitted for review.
- All proposed storm drain pipes are 8" in diameter. According to City of Portland Standards, catch basin drain pipe shall not be less than 10" in diameter.
- Catch basins 2 and 3 should have inlet stones. A detail should also be provided. All catch basins should have casco traps. Due to the number of parking spaces the applicant should provide stormwater treatment.
- The lateral for catch basin #6 should be plugged in accordance with City standards.
- Transition between concrete curbing and granite curbing should be more clearly defined.
- Proposed grading contour lines have not been provided.
- All curb for the parking lot should be located outside of the City right-of-way.
- Lincoln Street will require new curb. New handicap ramps will be required. If, in the spring, the condition of any of the sidewalks abutting the project are deemed unacceptable they will need to be rebuilt.
- The applicant should be aware that Deering Street is being ground and overlaid this summer and it will then become a moratorium street. Lincoln Street was paved in 2005, at this time it has not been determined if it falls under the moratorium street repair requirements.
- Grading Drainage and Erosion Control Plan (Sheet C2.1) does not show silt fencing or stabilized construction entrance as described in note 2 under the Erosion Control Notes on the Cover Sheet and General Notes (Sheet A0.1).
- Provide details for the following items, which have been referenced on the Site Plan and Grading Drainage and Erosion Control Plan:
 - Tipdown Detail
 - Retaining Wall Detail
 - Trash Filter Detail
- The following plans have not been submitted for review:
 - Existing Site Plan
 - Demolition Plan
 - Landscaping Plan
 - Lighting Plan



- The applicant should confirm that the survey for the project coincides with approved City standards. The survey needs to be tied to the vertical datum of NGVD 1929. Also, the project needs to be tied to the Maine State Plane Coordinate System (2-zone projection), West Zone using the NAD 1983 (HARN) Datum and the U.S. Survey Foot as the unit of measure. These items should be indicated in the general notes provided on the survey.

Please contact our office if you have any questions.

DRG
203943

**COMMITMENT & INTEGRITY
DRIVE RESULTS**41 Hutchins Drive
Portland, Maine 04102
www.woodardcurran.comT 800.426.4262
T 207.774.2112
F 207.774.6635**MEMORANDUM**

TO: Molly Casto

FROM: Dan Goyette, PE, and Lauren Swett, EIT

DATE: March 6, 2008

RE: Walgreen's Pharmacy, Forest Avenue

Woodard & Curran has reviewed the response to comments review submission for the Walgreen's Pharmacy to be located within the Forest Avenue, Lincoln Street, Deering Avenue, and Revere Street block. A 13,700 square foot pharmacy with a drive through is proposed on a lot that currently has a two story medical office building.

Documents Reviewed

- Response to comments and associated attachments, from Maureen M. McGlone, P.E., Gorrill-Palmer Consulting Engineers, Inc, dated February 22, 2008.
- Walgreens Pharmacy Plan Set, prepared for The Richmond Company, prepared by Gorrill-Palmer Consulting Engineers, Inc, Sheets A0.1, C1.1, C2.1, C3.1, C4.1-C4.6, and C5.1, dated February 22 2008.

Comments

- Due to the number of parking spaces the applicant should provide stormwater treatment beyond the "Snout" oil and debris separators.
- Currently, the site plan includes notation for "concrete sidewalk" and "concrete curb." There are a number of different concrete sidewalk and concrete curbing details provided. The site plan should include references for the locations of each type. Will any combined curb and gutter be used on the site?
- Curbing reveal has not been indicated. City of Portland standards call for 7" curb reveal.
- The typical pavement detail calls for 9.5 mm surface pavement, corresponding closely to grading D pavement. City of Portland standards call for grading C surface pavement.
- The notes on sheet C1.1 references sheet C4.2 for truck turning radius information. It is assumed that the reference should be for sheet C4.6.
- The narrative states that the erosion control plans have been edited to remove silt fence, and other non-applicable measures from the plans. The erosion control plan still includes details for these items, and notations for them in the written plan. These should be removed and a detail and information should be added for the proposed Silt Sock.
- It was noted that the following items will be addressed in future submittals:
 - Retaining walls
 - Compliance of survey with Portland standards
 - Financial Capacity

Please contact our office if you have any questions.
DRG/LJS
203943

**COMMITMENT & INTEGRITY
DRIVE RESULTS**41 Hutchins Drive
Portland, Maine 04102
www.woodardcurran.comT 800.426.4262
T 207.774.2112
F 207.774.6635**MEMORANDUM**

TO: Molly Casto
FROM: Dan Goyette, PE, and Lauren Swett, EIT
DATE: April 2, 2008
RE: Walgreen's Pharmacy, Forest Avenue

Woodard & Curran has reviewed the response to comments review submission for the Walgreen's Pharmacy to be located within the Forest Avenue, Lincoln Street, Deering Avenue, and Revere Street block. A 13,700 square foot pharmacy with a drive through is proposed on a lot that currently has a two story medical office building.

Documents Reviewed

- Response to comments and associated attachments, from Maureen M. McGlone, P.E., Gorrill-Palmer Consulting Engineers, Inc, dated February 22, 2008.
- Walgreens Pharmacy Plan Set, prepared for The Richmond Company, prepared by Gorrill-Palmer Consulting Engineers, Inc, Sheets A0.1, C1.1, C2.1, C3.1, C4.1-C4.6, and C5.1, dated February 22 2008.

Comments

- There is confusion regarding pavement surface. The applicant's typical pavement detail calls for 9.5 mm surface pavement, corresponding closely to grading D pavement. City of Portland standards call for grading C surface pavement, which corresponds with 12.5 mm pavement.
- It was noted that retaining walls will be addressed in a future submittal.
- The survey for the project needs to coincide with approved City standards. The survey needs to be tied to the vertical datum of NGVD 1929. The survey included with this submission states that the vertical datum used was NAVD 1988.
- The Filterra units have recommended maintenance of at least 2X per year and can be clogged through sedimentation and debris. The Filterra company provides maintenance for the first year as a part of the system cost. and Filterra does offer a maintenance service at the request of the facility owner. A maintenance and operations plan should be developed for the facility.

Please contact our office if you have any questions.

DRG/LJS
203943

COMMITMENT & INTEGRITY
DRIVE RESULTS

41 Hutchins Drive
Portland, Maine 04102
www.woodardcurran.com

T 800.426.4262
T 207.774.2112
F 207.774.6635

MEMORANDUM



TO: Molly Casto
FROM: Dan Goyette, PE, and Lauren Swett, EIT
DATE: April 24, 2008
RE: Walgreen's Pharmacy, Forest Avenue

Woodard & Curran has reviewed the response to comments review submission for the Walgreen's Pharmacy to be located within the Forest Avenue, Lincoln Street, Deering Avenue, and Revere Street block. A 13,700 square foot pharmacy with a drive through is proposed on a lot that currently has a two story medical office building.

Documents Reviewed

- Response to comments and associated attachments, from Maureen M. McGlone, P.E., Gorrill-Palmer Consulting Engineers, Inc, dated April 15, 2008.
- Walgreens Pharmacy Plan Set, prepared for The Richmond Company, prepared by Gorrill-Palmer Consulting Engineers, Inc, Sheets T0.1, C1.1, C2.1, C3.1, C4.1-C4.6, and D5.1, dated April 16, 2008.

Comments

- The applicant has addressed all of our comments at this time.

Please contact our office if you have any questions.

DRG/LJS

203943

Attachment 8a

From: Jeff Tarling
To: Molly Casto
Date: 3/4/2008 4:41:45 PM
Subject: Walgreens Landscape Plan

Hi Molly -

While the proposed landscape plan submitted for the proposed Walgreens project is a big improvement over existing conditions, I would like to recommend additional landscape treatments and street trees due to the interface with the surrounding residential properties.

Street-trees:

Forest Avenue - Add a street-tree, upright English Oak or Upright Pin Oak along Forest Avenue to replace the missing tree.

Lincoln Street - Add two street-trees along the street right-of-way on the Deering Avenue end. These trees could be planted within the street ROW.

Deering Avenue - Add two trees to the proposed line of street trees...(e.g. - hornbeam, tree lilac, hedge maple). Again, this would provide additional buffer between existing residential use and the proposed development.

Landscape Treatment:

Additional vegetation should be added around the 3 proposed trees on the various landscaped islands in the parking lot (southern side of the parcel) versus having turf. Suggested plant types would be tolerant of traffic and seasonal snowloading.

Parking lot Island - Landscaping should be included in the parking island adjacent to the handicapped parking spaces on the north end of the property. Currently there is none proposed. Perhaps clump form Amelanchier or Winter King / Crusgali Hawthorn.

In the large triangle shaped bed near closer to Forest Avenue & Lincoln Street would recomemd adding a group of (3) conifers, (Serbian Spruce, Swiss Stone Pine, Larch or Metasequia).

I would be willing to meet with the Walgreen project team as needed to review.

Jeff Tarling
City Arborist

CC: Barbara Barhydt

Molly Casto - Wallgreens Site Plan

From: Jeff Tarling
To: Molly Casto
Date: 4/1/2008 3:28 PM
Subject: Wallgreens Site Plan

Hi Molly -

The revised & improved Wallgreens landscape plan looks good. It addresses the concerns covered in our meeting.

Thanks,

Jeff Tarling
City Arborist

Molly Casto - Re: Lincoln Street- Walgreens

From: Jeff Tarling
To: Molly Casto
Date: 4/24/2008 1:24 PM
Subject: Re: Lincoln Street- Walgreens

Hi Molly -

RE - Lincoln Street Landscaping:

A planter along Lincoln Street would need to have a width of at least 3' to create a sustainable landscape planter. In the public way on Lincoln Street I believe the minimal sidewalk width would be 3' to meet ADA standards. Thus, if the project had 2' of space and the applicant could get a license to occupy 2' of sidewalk space a landscape planting space could be created. Due to all the pavement it should be a raised planter to protect the plants - this could be wood timber, concrete or granite. Without three feet of planting space the plants would not survive. The wooden guardrail suggestion helps protect the sidewalk from vehicle encroachment and offers some screening of headlights & glare.

The limited space compromises the 'ideal' landscape treatment... other options could be a wooden fence behind the guardrail...

Jeff Tarling

From: "Errico, Thomas A" <TERRICO@wilbursmith.com>
To: "Molly Casto" <MPC@portlandmaine.gov>
Date: 3/6/2008 12:01:00 PM
Subject: Walgreen's Pharmacy Forest Avenue

Molly -

I have conducted an initial review of the February 22, 2008 submittal package from Gorrill-Palmer Consulting Engineers, Inc. and offer the following comments.

1. Painted parallel line crosswalk lines shall be provided across driveway locations.
2. A "Do Not Enter" sign is illustrated in the sign legend, but does not appear on the layout plan. An explanation should be provided.
3. The layout of the pedestrian conflict area near the drive-through lane exit needs to be modified to prevent pedestrians from walking directly into the travel lane. It is suggested that pedestrians be directed toward the south and a physical barrier be provided preventing a pedestrian from walking out into the drive-through lane.
4. I support a waiver for parking space stall size. The proposed plan is to have 18 feet by 9 feet spaces.
5. I continue to review the parking analysis that justifies the need for 56 on-site parking spaces. The data indicates that during peak time periods, in excess of 56 parking spaces is required. It is noted that Walgreen's requires a need of between 50 and 60 parking spaces. I would request that the applicant provide information that supports that need.
6. The driveway on Forest Avenue does not meet City corner clearance standards and accordingly the applicant should further justify the need for its existence. Site trips originating from the north may find it easier to use Deering Avenue, thus minimizing the need for this driveway. Site trips from the south could easily use Lincoln Street.

7. I continue to review the traffic generation and assignment information as part of identifying a financial contribution at the Woodfords Corner intersection as part of future traffic improvements.

If you have any questions, please contact me.

Best Regards,

Thomas A. Errico, P.E.

Senior Transportation Engineer

Wilbur Smith Associates

59 Middle Street

Portland, Maine 04101

w: 207.871.1785 f: 207.871.5825

TErrico@WilburSmith.com

www.WilburSmith.com <<http://www.wilbursmith.com/>>

CC: "James Carmody" <JPC@portlandmaine.gov>, "Katherine Earley" <KAS@portlandmaine.gov>

Molly Casto - Walgreens - Forest Avenue

From: "Errico, Thomas A" <TERRICO@wilbursmith.com>
To: "Molly Casto" <MPC@portlandmaine.gov>
Date: 4/4/2008 8:08 AM
Subject: Walgreens - Forest Avenue
CC: "James Carmody" <JPC@portlandmaine.gov>, "Katherine Earley" <KAS@portlandmaine.gov>

Molly –

The following outlines comments for some on-going issues for the Walgreens project to be located on Forest Avenue.

- City staff and I are recommending that the driveway on Forest Avenue be restricted to right-turn entry/exit movements only. The applicant should revise the driveway configuration to minimize illegal left-turn maneuvers for review and approval.
- The applicant should provide an expanded detail graphic of the area where the pedestrian sidewalk meets the drive-through lane. It is very difficult to determine details of this area.
- Truck deliveries shall not occur in the store front area of the site and should occur at the loading dock only. The applicant shall confirm this requirement.
- Based upon traffic volumes developed by Gorrill-Palmer Consulting Engineers, Inc. 29 vehicles will enter and exit the Deering Avenue driveway during the peak hour. All project traffic to and from this driveway will originate or be destined to the north. Traffic from the site that will impact Deering Avenue (inbound) will originate from the Lincoln Street driveway. Based upon this information, I do not believe the Deering Avenue driveway should restrict turning movements. I believe some Deering Avenue traffic from the south will utilize the Deering Avenue driveway, but based on the proposed parking layout, I do not expect it to be significant. I support a full movement driveway on Deering Avenue.

If you have any questions or comments, please contact me. I will be at the workshop on Tuesday and can answer questions at that time.

Best regards,

Thomas A. Errico, P.E.
Senior Transportation Engineer
Wilbur Smith Associates
59 Middle Street
Portland, Maine 04101
w: 207.871.1785 f: 207.871.5825
TErrico@WilburSmith.com
www.WilburSmith.com

Molly Casto - Walgreens - Forest Avenue

From: "Errico, Thomas A" <TERRICO@wilbursmith.com>
To: "Molly Casto" <MPC@portlandmaine.gov>
Date: 4/25/2008 10:14 AM
Subject: Walgreens - Forest Avenue
CC: "James Carmody" <JPC@portlandmaine.gov>, "Katherine Earley" <KAS@portlandmaine.gov>

Molly –

My final comments are noted below and are based on the April 15, 2008 information submitted by Gorrill-Palmer Consulting Engineers, Inc.

1. I continue to suggest that the project restrict movements at the Forest Avenue driveway to right-turn entry and exit movements only. This is based on several factors including the following:
 - The proposed driveway does not meet City of Portland access management standards. In fact the preferred access management strategy would be not to have any driveway on Forest Avenue.
 - Forest Avenue is an important major arterial and implementing sound access management principles is desired for optimal traffic mobility and safety.
 - Reasonable access/egress alternatives exist via Lincoln Street.
 - Future improvements to Woodfords Corner may include the provision of two outbound through lanes on Forest Avenue. Therefore, limiting left-turn entry movements at the Forest Avenue driveway is preferred under this roadway configuration.
2. Maximizing separation between where vehicles enter the site and where parking maneuvers occur is beneficial and therefore I support the elimination of the two parking spaces nearest Forest Avenue. I would note that in my professional opinion, the current layout is acceptable, particularly under a driveway scenario where movements are restricted to right-turn entry/exit movements.
3. I approve the construction detail for the pedestrian area near the drive-through lane.
4. I approve the proposed parking lot reconfiguration plan for #630 Forest Avenue. I would note that "cut-through" traffic may occur, as Walgreens customers may find it more convenient to access the Revere Street traffic signal via this reconfigured parking lot. I would suggest that the applicant provide signage that discourages "cut-through" maneuvers. In my professional opinion the overall benefit of providing an improved parking lot layout and interconnectivity outweigh the negative element of "cut-through" traffic.
5. Based upon low traffic volumes from the drive-through lane, I find the alignment of the drive-through lane to be acceptable.
6. Poor traffic operating conditions currently exist at the Woodfords Corner intersection. The city is in the process of studying future improvement needs at Woodfords Corner and accordingly I would suggest that the applicant contribute \$5,000.00 towards future transportation improvements.

If you have any questions, please contact me.

Best regards,

Thomas A. Errico, P.E.



Attachment 10-a

Portland Water District
FROM SEBAGO LAKE TO CASCO BAY

November 1, 2007

Gorrill-Palmer Consulting Engineers, Inc.
P.O. Box 1237
15 Shaker Road
Gray, ME 04039

Attn: Joseph Marden, E.I.
Re: Walgreen's Pharmacy – Forest Avenue, Portland
Ability to serve with PWD water

Dear Mr. Marden:

This letter is to confirm that there should be an adequate supply of clean and healthful water to serve the needs of the proposed Walgreen's Pharmacy on Forest Avenue in Portland. According to District records, there is a 12-inch cast iron water main on the northeast side of Forest Avenue, a 16-inch cast iron water main on the west side of Deering Avenue, and a 6-inch cast iron water main on the south side of Lincoln Street that could serve your needs. We recommend reusing the existing fire and domestic services that currently take from Lincoln Street to serve the Mercy Hospital Building. Please reference the attached service records. If you choose not to reuse those services you will be responsible to shut and cut them at the main. There are two hydrants located within 75' of the property.

The current data from the nearest hydrant indicates there should be adequate capacity of water to serve the needs of your proposed project.

Hydrant Location: Corner of Deering Ave. and Revere St.
Hydrant Number: POD-HYD01101
Static Pressure: 70 psi
Flow: 1244 gpm
Last Tested: 8/9/1993

Please notify your mechanical engineer of these results so that they can design your system to best fit the noted conditions. If the District can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District

Rico Spugnardi, P.E.
Business Development Engineer
rspugnardi@pwd.org

PO-Adequacy-Walgreens Pharmacy Forest Ave-Gorrill Palmer 07

225 DOUGLASS STREET P.O. BOX 3553 PORTLAND, MAINE 04104-3553
PHONE: 207.774.5961 FAX: 207.761.8307 WEB: WWW.PWD.ORG





Gorrill-Palmer Consulting Engineers, Inc.

Traffic and Civil Engineering Services

PO Box 1237
15 Shaker Rd.
Gray, ME 04039

207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

October 22, 2007

Mr. Frank Brancely
Department of Public Works
55 Portland Street
Portland, Maine 04101

Subject: Request for the Ability to Serve
Proposed Walgreen's Pharmacy
Forest Avenue-Portland, Maine

Dear Frank,

The Richmond Company has retained Gorrill-Palmer Consulting Engineers, Inc. to prepare development plans and permit applications for a proposed 13,700 +/- square-foot pharmacy with drive-up service. The pharmacy will be located within the Forest Avenue, Lincoln Street, Deering Avenue, and Revere Street block in Portland, Maine. The existing site is currently occupied by a two-story medical office building. As required by the reviewing authorities, we are writing to request a letter indicating the ability of the City of Portland's Department of Public Works to serve this project.

Site Description

The development site includes Lots L6 and L7 of Portland Assessor's Map 125, totaling approximately 1.16 acres. Both parcels are currently developed with a mix of uses and intensity of development.

Proposed Development

It is GPCEI's understanding that the Richmond Company intends to demolish the existing buildings and construct a 13,700 +/- square foot Walgreen's. The proposed project anticipates a drive-thru facility on site. The existing parking field is proposed to be reconstructed to accommodate 59 parking spaces. The site is proposed to be accessed through three primary curb cuts on Forest Avenue, Lincoln Street, and Deering Avenue.

Existing Service

It appears that an existing sewer main is located within Lincoln Street. At this time, it is proposed that this project connects to the existing sewer service within Lincoln Street to provide service to the proposed site. Gorrill-Palmer requests a recommendation from the City of Portland for the most feasible location to connect to existing services.

Anticipated Flows

The anticipated peak wastewater generation for the development was computed using the Maine Subsurface Waste Water Disposal Rules, Table 501.2, assuming a shopping center use.

Mr. Frank Brancely
October 22, 2007
Page 2 of 2

It is anticipated that the peak daily wastewater generation for the entire facility would be approximately **1750 gpd**.

$$(10 \text{ employees} \times 15 \text{ gpd}) + (400 \text{ gpd} \times 4 \text{ water closets}) = 1750 \text{ gpd}$$

Based on the publication Water Supply and Pollution Control, Third Edition, by Clark, Viessman and Hammer, Chapter 4, Section 5; the maximum daily use can be considered to about 180% of the average daily use. Therefore the average daily generation is approximated to be:

$$1750 \text{ gpd} / 180\% = 975 \text{ gpd}$$

Ability to Serve

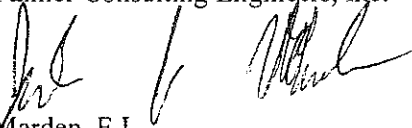
On behalf of The Richmond Company, Gorrill-Palmer Consulting Engineers, Inc. respectfully requests information relative to the City of Portland's capacity to serve the proposed development, including the following information:

- ◆ Any improvements that the City of Portland would require and/or undertake to provide adequate service to the development.
- ◆ Any estimates or quotes for connection fees, rate schedules, impact fees, and/or utility incentives.
- ◆ Information as to any easements that the City may require on-site.
- ◆ Metering requirements.
- ◆ Specifications for construction.
- ◆ Any other information that you believe would be useful as this project proceeds.

We appreciate your assistance on this project. Please contact our office if you have any questions relative to this matter.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.


Joseph Marden, E.I.
Design Engineer

Enclosures

Copy: David Latulippe, The Richmond Company

October 22, 2007

Mr. Bill Bennett
Pine Tree Waste
87 Pleasant Hill Road
Scarborough, ME 04074

Subject: Request for the Ability to Serve
Proposed Walgreen's Pharmacy
Forest Portland, Maine

Dear Bill:

The Richmond Company has retained Gorrill-Palmer Consulting Engineers, Inc. to prepare development plans and permit applications for a proposed 13,700 +/- square-foot pharmacy with drive-up service. The pharmacy will be located within the Forest Avenue, Lincoln Street, Deering Avenue, and Revere Street block in Portland, Maine. The existing site is currently occupied by several operating businesses. It is GPCEI's understanding that the Richmond Company intends to demolish an existing 2-story building with approximately 9,000 s.f. of area per floor. The existing parking field is proposed to be reconstructed to accommodate 59 parking spaces. The site is proposed to be accessed through three primary curb cuts on Forest Avenue, Lincoln Street, and Deering Avenue.

As required by the reviewing authorities, we are writing to request a letter indicating the ability of Pine Tree Waste to serve this project. Using typical solid waste generation rates, it is anticipated that the construction of the new facility could result in the following quantities:

- Demolition Debris – Approximately 180 c.y.
- Construction Waste – Approximately 97 c.y.
- Commercial Solid Waste, Non-Recyclable – 8 c.y. per month
- Commercial Solid Waste, Recyclable – 10 c.y. per month

Based on information provided by your company in the past, construction waste can be handled by Pine Tree Waste and would be transported to the Pine Tree Landfill facility in Hampden. This facility is licensed by the MDEP to accept construction debris. It is our understanding that Pine Tree Waste would be able to provide the necessary containers for use on-site to collect the construction debris and can also transport the waste to Hampden.

According to our calculations, the facility would be producing an average of 8 c.y. per month of commercial non-recyclable solid waste and 10 c.y. of commercial recyclable solid waste, as shown above. We are writing to request the ability of Pine Tree Waste to serve this project for the collection and transport of the solid waste to an approved location.

Mr. Bill Bennett
October 22, 2007
Page 2 of 2

If you have any questions, please contact this office. An acknowledgement statement is presented below for your signature. Gorrill-Palmer Consulting Engineers, Inc. looks forward to your response on this matter.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.

Joseph Mardek, E.I.
Design Engineer

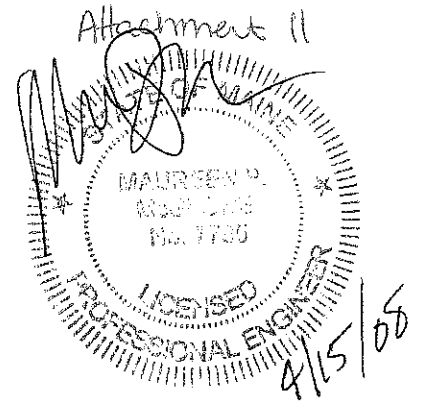
I have reviewed the contents of this letter and find that the representations made regarding Pine Tree Waste are accurate, and that Pine Tree Waste can provide services relative to transport and disposal of generated wastes from the proposed development to the facilities outlined above.

Bill Bennett, Pine Tree Waste

2/22/08

Date

**STORMWATER MANAGEMENT
PLAN**



Overview

The Richmond Company has retained Gorrill-Palmer Consulting Engineers, Inc. to prepare development plans and permit applications for a proposed 13,700 +/- square-foot Walgreens pharmacy with drive-up service. The pharmacy will be located within the Forest Avenue, Lincoln Street, Deering Avenue, and Revere Street block in Portland, Maine. The existing site is currently occupied by a two-story medical office building.

Existing Conditions

The project site is located within the Forest Avenue, Lincoln Street, Deering Avenue, and Revere Street block in Portland, Maine. The development site includes Lots L6 and L7 of Portland Assessor's Map 125, totaling approximately 1.17 acres. The existing site is currently occupied by a two-story medical office building. It is GPCEI's understanding that the Richmond Company intends to expand the existing building instead of demolishing and constructing a new building. The existing parking field is proposed to be reconstructed to accommodate 55 parking spaces.

The overall development site is approximately 1.17 acres, consisting of 1.11 acres of impervious (in existence prior to November 16, 2005) and 0.06 acres of non-impervious area. The surface runoff from the Northwestern portion of the site (approximately 0.11 acres) currently enters a stormdrain structure within the paved area, which then conveys the stormwater into the municipal system located within Lincoln Street. The remaining parking area on site sheet flows into catch basins located within the Right-of- Way of Lincoln Street and Forest Avenue.

Proposed Conditions

Upon completion of the proposed redevelopment, the overall landscaped area is expected to increase by approximately 0.12 acres. to an overall landscaped area of 0.17 ac. The following table represents the existing, proposed, and net change in impervious surfaces for the development site:

Existing vs. Proposed Impervious Surface

	Existing	Proposed	Net Change
Structure	0.20 ac	0.31 ac	+0.11 ac
Pavement	0.91 ac	0.68 ac	-0.23 ac
Total	1.11 ac	0.99 ac	-0.12 ac

As shown in the above table, the proposed development reduces the amount of impervious surface within the site.

As part of the proposed site development, curbing along the perimeter of the parking lot and two Filterra® Bioretention Filtration Systems (one large and one small) have been added to collect and treat a majority of the runoff from the site. These Filterra systems consist of a mini-bioretention cell soil filter mix that is very effective at treating or removing a wide range of pollutants from stormwater runoff. The locations of the proposed units are shown on the drawings and a detail of the Filterra system has been attached to this report. In addition to the Filterra systems, three stormdrain structures have been added to collect and transport any bypass site runoff that does not enter the Filterra systems. From these structures, the stormwater will flow into the municipal system through the 8" stormdrain line that connects the exiting on-site catch basin to the municipal system. As an additional stormwater treatment measure, on-

site catch basins will be fitted with the “Snout” oil and debris separator (or approved equal) to reduce pollutant loading in the municipal stormwater system.

The quantity of stormwater entering the municipal system has not increased as part of the development, only the path that it will take to get to the municipal system. As part of the site development, a majority of the stormwater is being collected and treated before entering the municipal system. The on-site collection of stormwater will also reduce the risk of ice buildup during the winter months. Additionally, by collecting the stormwater with multiple structures, there should be significantly less stormwater flowing over land and across sidewalks to catch basins in the street.

Maintenance of Facilities

The stormwater facilities will be maintained by the Applicant. Long-term operation/maintenance recommended for the stormwater facilities is presented below.

The responsible party may contract with such professionals as may be necessary in order to comply with this provision and may rely on the advice of such professionals in carrying out its duty hereunder, provided, that the following operation and maintenance procedures are hereby established as a minimum for compliance with this section.

Inspection and Maintenance Frequency and Corrective Measures:

The following areas, facilities, and measures will be inspected and the identified deficiencies will be corrected. Clean-out must include the removal and legal disposal of any accumulated sediments and debris.

Catch Basins:

Inspect catch basins two times per year (preferably in Spring and Fall) to ensure that the catch basins are working in their intended fashion and that they are free of debris. Clean structures when sediment depths reach 12” from invert of outlet. If the basin outlet is designed with a hood to trap floatable materials (i.e. Snout), check to ensure watertight seal is working. At a minimum, remove floating debris and hydrocarbons at the time of the inspection.

Vegetated Areas:

Inspect slopes and embankments early in the growing season to identify active or potential erosion problems. Replant bare areas or areas with sparse growth. Where rill erosion is evident, armor the area with an appropriate lining or divert the erosive flows to on-site areas able to withstand the concentrated flows. The facilities will be inspected after major storms and any identified deficiencies will be corrected.

Roadways and Parking Surfaces:

Clear accumulations of winter sand in parking lots and along roadways at least once a year, preferably in the spring. Accumulations on pavement may be removed by pavement sweeping. Accumulations of sand along road shoulders may be removed by grading excess sand to the pavement edge and removing it manually or by a front-end loader.

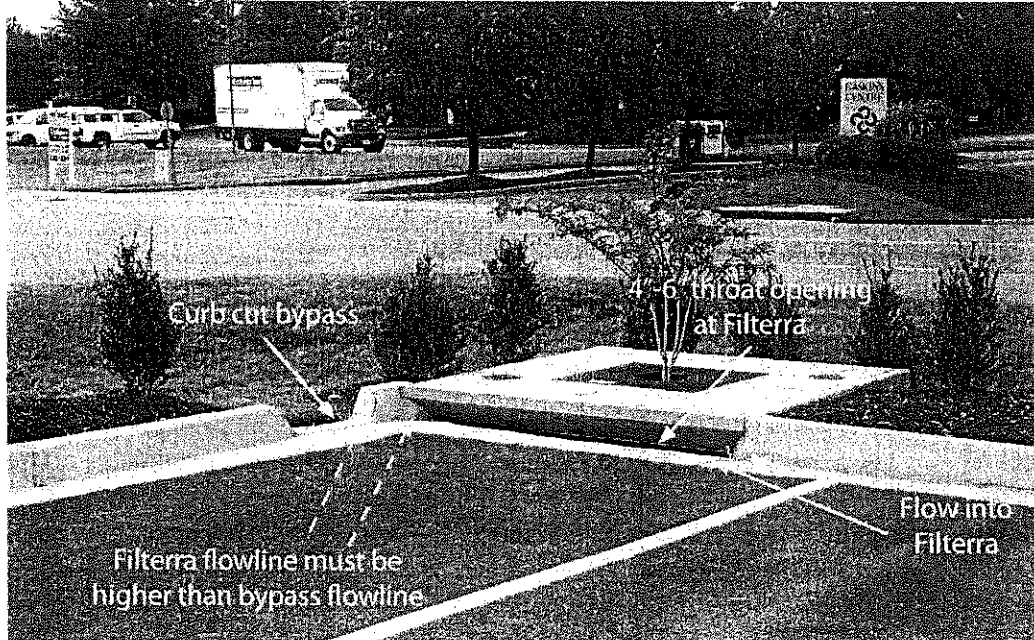
Filtterra® Stormwater Bioretention Filtration System

Maintenance for Filtterra System shall conform to manufacturers specifications. The first year of maintenance is provided by Filtterra®, and subsequent years will be the responsibility of the applicant. Subsequent maintenance will include the inspection of the unit; removal of debris and trash; replacement of mulch as necessary; and documentation of maintenance performed. It is expected that the maintenance schedule of these units will follow the semi-annual schedule proposed for the other stormwater facilities.

Conclusion

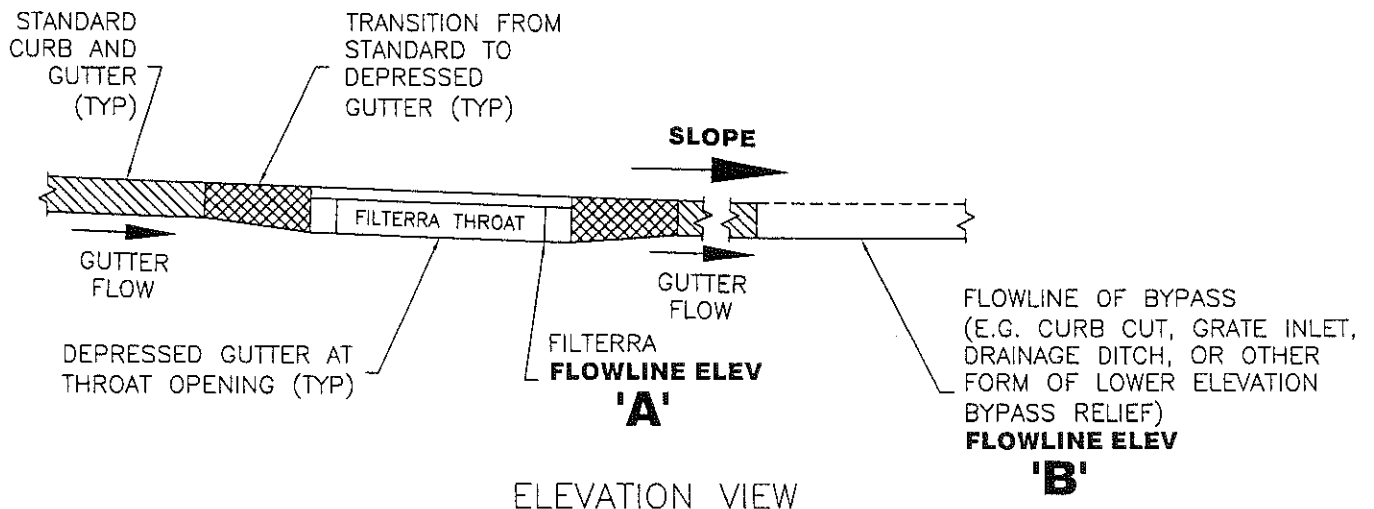
The Applicant has provided Stormwater treatment measures as well as specifying a maintenance plan for all stormwater measures.

Curb & Gutter Installation Curb cut or grate inlet bypass

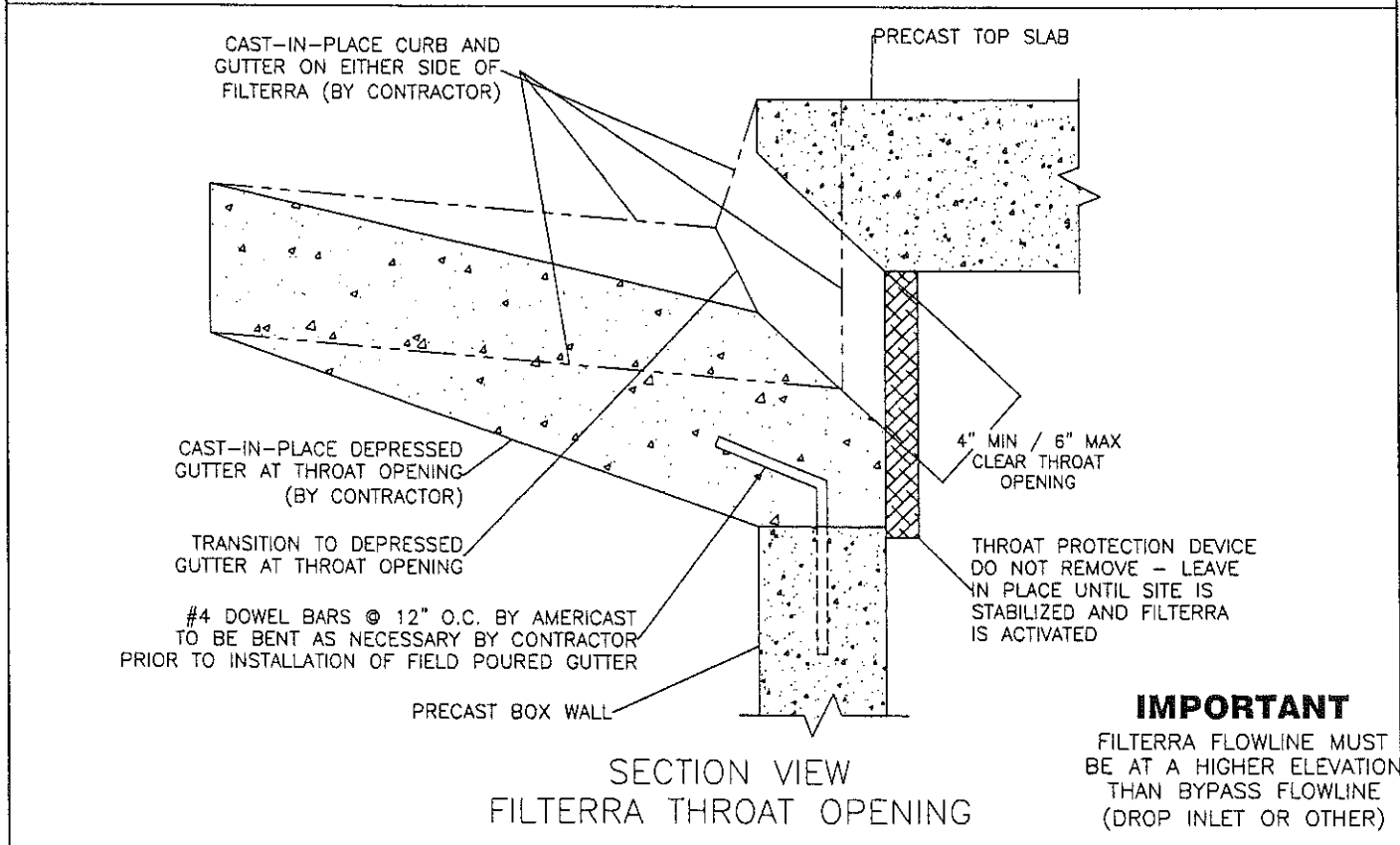
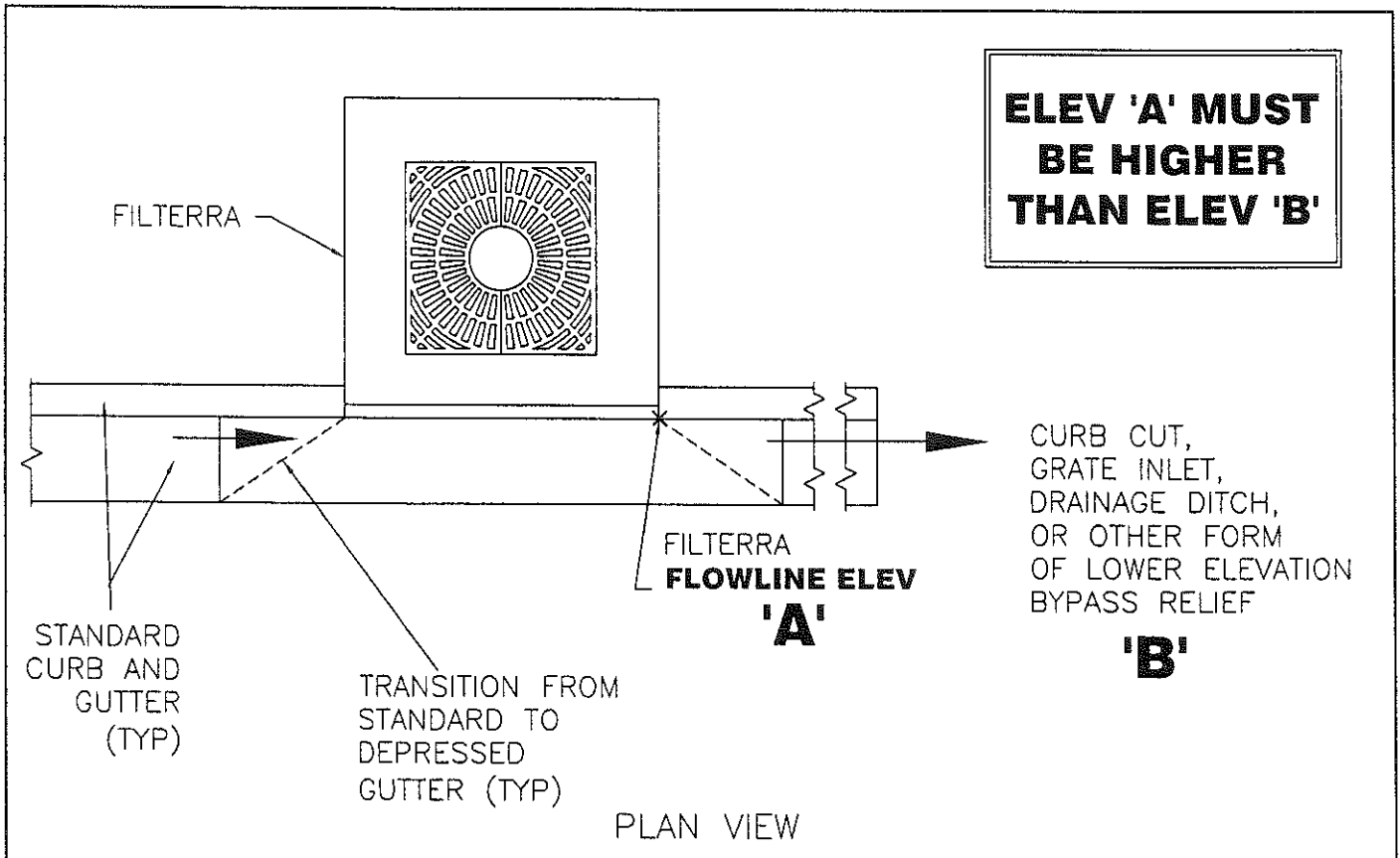


**ELEV 'A' MUST
BE HIGHER
THAN ELEV 'B'**

IMPORTANT
FILTERRA FLOWLINE MUST
BE AT A HIGHER ELEVATION
THAN BYPASS FLOWLINE
(DROP INLET OR OTHER)



Curb & Gutter Installation
Curb cut or grate inlet bypass



IMPORTANT
FILTERRA FLOWLINE MUST BE AT A HIGHER ELEVATION THAN BYPASS FLOWLINE (DROP INLET OR OTHER)

E. F. BAVIS AND ASSOCIATES, INC.**M E M O R A N D U M**

DATE: March 3, 2008
TO: Steve Moeser
FROM: Margie Stacy
RE: DRIVE-THRU EQUIPMENT NOISE LEVEL

Measurements of noise level for our audio system follow. In order to simulate a worst case configuration, all lane volume pots were set to the maximum levels and the person talking into the microphone stayed within 1" of the microphone. Normally, the lane volume pots are adjusted on a per site basis to allow for normal ambient noise levels. Normal procedure also calls for the person speaking to be within 3" of the microphone.

During our testing we found that the ambient level = 60db

Db	Distance from unit (feet)
74	3
70	10
61	20
At this distance, could not detect audio level over ambient	30

Please note that these are maximum values and that our system is completely adjustable down to zero output. Note also that these measurements were taken with no vehicle present which will block a significant portion of the audio when present.

If you have other questions, please don't hesitate to call Mike Brown, (513) 677-0500, Ext. 113.

Molly Casto - Walgreens at 606 Forest Avenue

From: Carrie Marsh
To: Casto, Molly
Date: 4/1/2008 11:36 AM
Subject: Walgreens at 606 Forest Avenue

I reviewed the elevations for the Walgreens at 606 Forest Avenue. There are several design matters listed below, for further consideration:

1. The fenestration pattern of bays, windows and awnings should be continued across the entire front facade along Forest Ave.
2. The pattern of bays should be continued the length of the Lincoln Street facade.
3. The north elevation should be provided.
4. Physical samples of building materials should be provided.

I am happy to meet with the applicant to discuss these items.

Thank you. Carrie Marsh

Carrie M. Marsh, Urban Designer
City of Portland, Division of Planning
389 Congress Street, Portland, ME 04101
Ph: 207-874-8723 Fax: 207-756-8258

Title: Bike Racks

- Implementation:  Rush all Projects  When Feasible  Contact PA  Informational

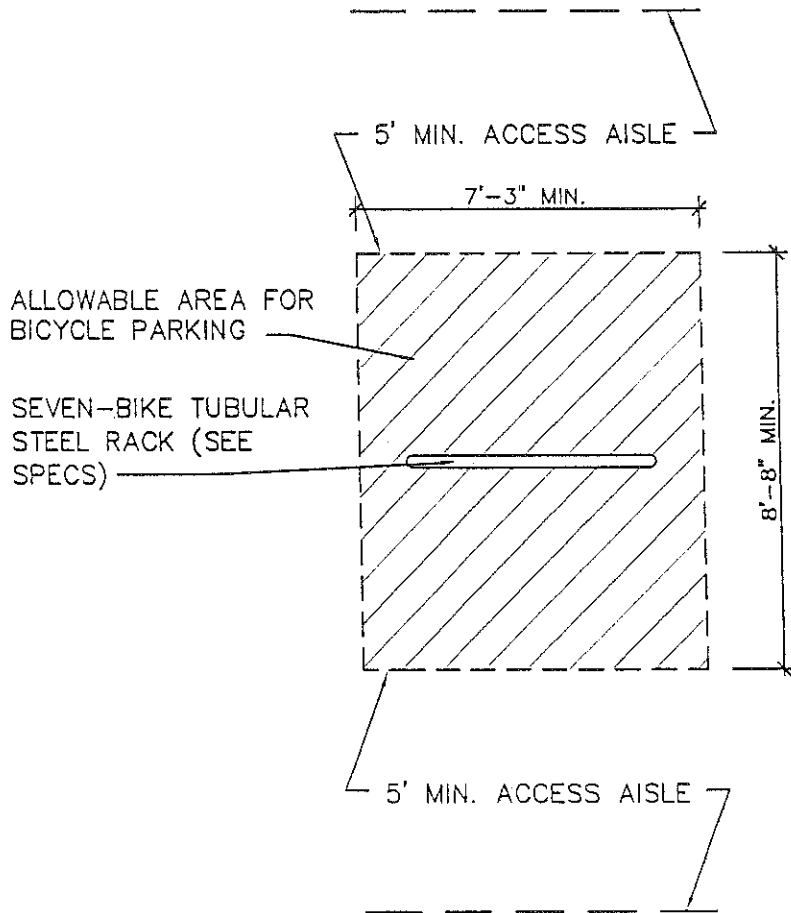
Direction: For all new stores.

Correction: Part of bulletin discription should state that ribbon rack will be anchored in concrete only

Description: A seven-bike capacity of ribbon rack will be anchored in concrete ~~or asphalt~~ (no surface bolting). The location of the rack shall not obstruct the sidewalk or clearance requirements for disabled parking spaces and access.

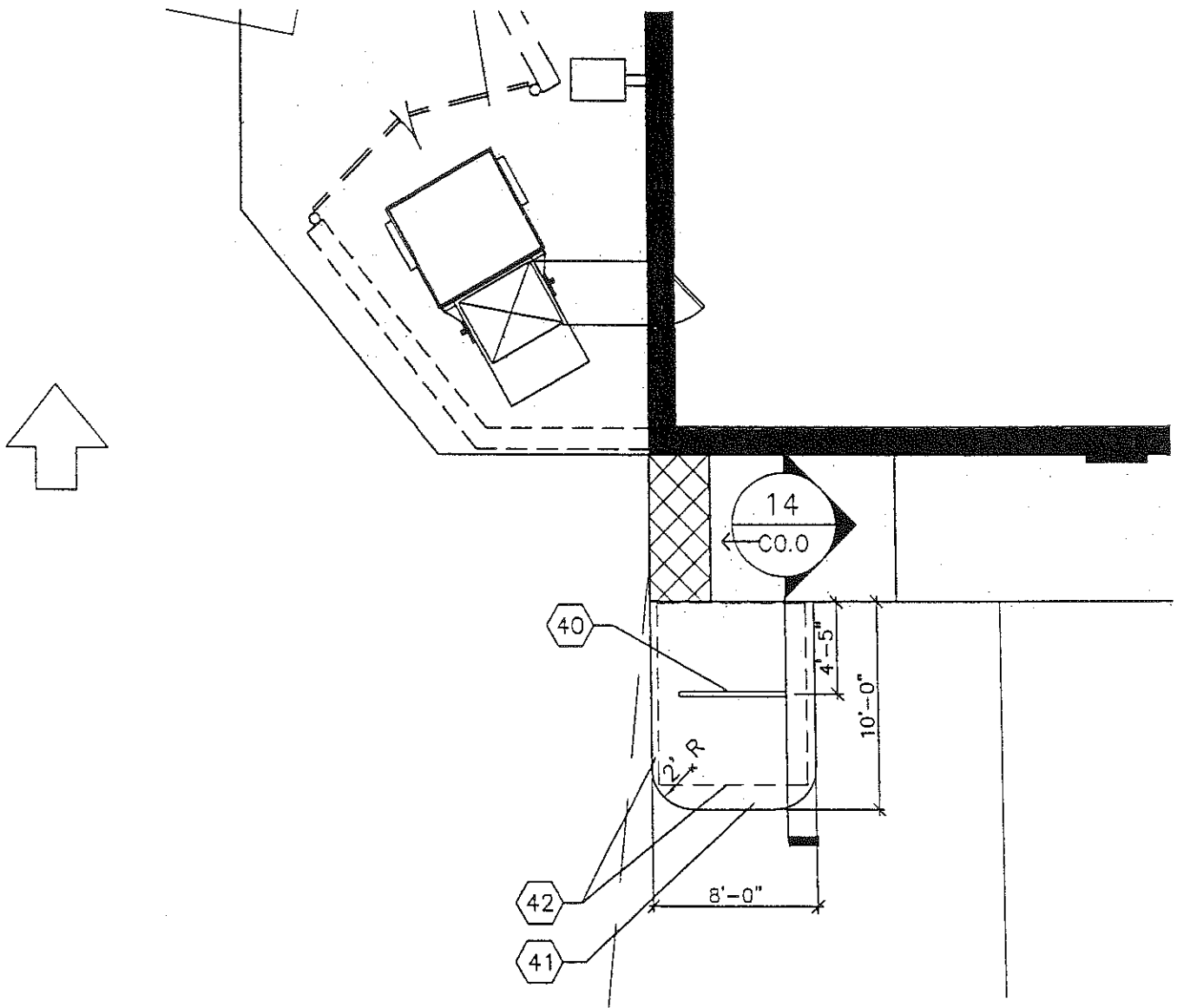
The Walgreens project architect shall determine if a larger capacity ribbon rack is needed in those locations near large schools or college campus.

Revise specification 02500, 2.02, Miscellaneous Products, F. Delete phrase " where required" from sentence.



Drawings
 Affected: A0.1, C0.0
 Downloads
 Available: A0.1, C0.0

1 BIKE RACK AREA PLAN
 1/4" = 1'-0"



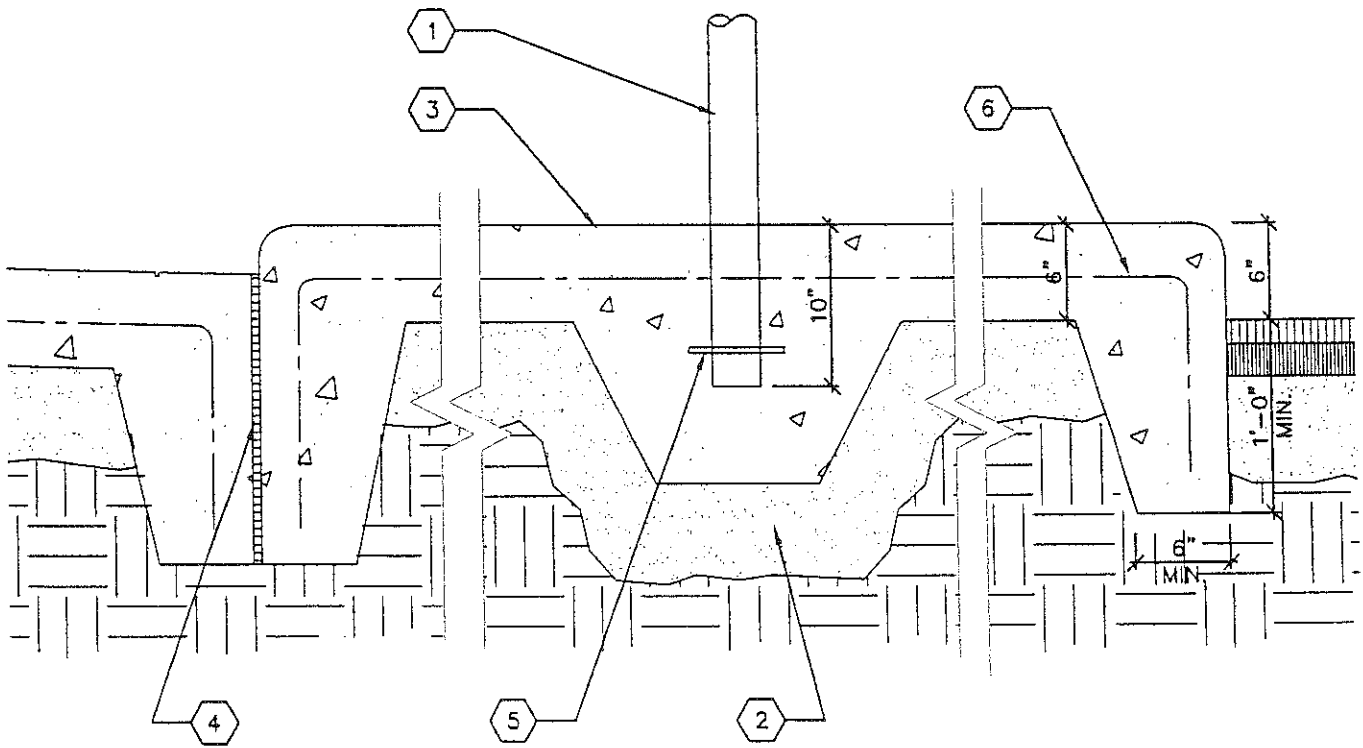
40 SEVEN-BIKE TUBULAR STEEL BIKE RACK (SEE SPECS.) WITH THICKENED CONC. SLAB. ALLOW FOR 5' ACCESS AISLE BEYOND BIKE PARKING AREA, BOTH SIDES OF RACK.

41 ISLAND WITH 6" CURB.

42 7'-3" X 8'-8" MIN. ALLOWABLE AREA FOR SEVEN-BIKE PARKING.

2 PARTIAL SITE PLAN
1/8" = 1'-0"

NOTE:
SEE CRITERIA FOR NOTES AND OTHER KEYED NOTES.



KEYED NOTES

- | | | |
|--|--|---|
| <p>① SEVEN-BIKE TUBULAR STEEL RACK (SEE SPECS) SET IN THICKENED SLAB @ 6" MIN COVER ALL AROUND.</p> <p>② 4" COMPACTED AGGREGATE BASE</p> | <p>③ CONCRETE ISLAND.</p> <p>④ COMPRESSIBLE FILLER (3/4" MAXIMUM). CUT BACK AND PROVIDE SEALANT, TYPICAL, AT ALL JOINTS WITH FILLER.</p> | <p>⑤ 3/8" ϕ X 6" ANCHOR ROD THROUGH POST.</p> <p>⑥ 6" X 6" #10 W.W.F.</p> |
|--|--|---|

14 SECTION AT BIKE RACK ISLAND
C0.0 1" = 1'-0"



FEATURES & SPECIFICATIONS

INTENDED USE — Streets, walkways, parking lots and surrounding areas.

CONSTRUCTION — Rugged, die-cast, single-piece aluminum housing with nominal wall thickness of 1/8". Die-cast door frame has impact-resistant, tempered, glass lens (3/16" thick). Door frame is fully gasketed with one-piece tubular silicone. **US. Patent No. D447,590. Canada Patent No. 94324.**

FINISH — Standard finish is dark bronze polyester powder finish. Additional architectural are available; see www.lithonia.com/archcolors.

OPTICAL SYSTEM — Anodized segmented reflectors for superior uniformity and control. Reflectors attach with tool-less fasteners and are rotatable and interchangeable. Four full cutoff distributions available: Type II (roadway), Type III (asymmetric), Type IV (forward throw) and Type V (symmetric square).

ELECTRICAL SYSTEM — Ballast: High reactance, high power factor for 50-150W. Constant wattage autotransformer for 175W. Metal halide 150W and below are standard with pulse-start ignitor technology. Ballasts are copper-wound and 100% factory-tested. All ballasts are mounted on a removable power tray with tool-less latch and have positive locking disconnect plugs.

Socket: Porcelain, horizontally-mounted medium base socket with copper alloy, nickel-plated screw shell and center contact.

INSTALLATION — Integral arm for pole or wall mounting. Optional mountings available.

LISTING — UL Listed (standard). CSA Certified (see Options). UL listed for 25°C ambient and wet locations. IP65 Rated.

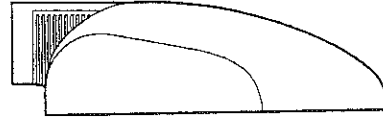
NOTE: Specifications subject to change without notice.

Attachment 15

Catalog Number	
Notes	Type

Architectural Area & Roadway Luminaires

AS1

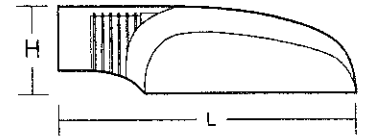


METAL HALIDE: 50W-150W
HIGH PRESSURE SODIUM: 35W-150W
 10' to 20' Mounting

AERIS™

Specifications

EPA: 0.7 ft²
 Length: 22.2 (56.4)
 Width: 13.0 (33.0)
 Depth: 6.3 (15.9)
 *Weight: 25.9 lbs (11.8 kg)
 *Weight as configured in example below.



All dimensions are inches (centimeters) unless otherwise specified.

ORDERING INFORMATION

For shortest lead times, configure product using **standard options (shown in bold)**.

Example: AS1 175M SR3 TB SPA LPI

AS1																																													
Series	Wattage	Voltage	Mounting	Ballast	Options	Finish ¹²	Lamp ¹³																																						
AS1	Metal halide	120	SPA Square pole mounting	(blank) Magnetic ballast	Shipped installed in fixture SF Single fuse 120, 277, 347 ⁹ DF Double fuse 208, 240, 480V ⁹ EC Emergency circuit ^{9,10} PER NEMA twist-lock receptacle only (no photocontrol) QRS Quartz restrike system ^{9,10} HS Houseside shield (SR2, SR3) CSA Listed and labeled to comply with Canadian standards NOM NOM Certified Shipped separately ¹¹ PE1 NEMA twist-lock PE (120, 280, 240V) PE3 NEMA twist-lock PE (347V) PE4 NEMA twist-lock PE (480V) PE7 NEMA twist-lock PE (277V) VG Vandal guard SC Shorting cap	(blank) Dark bronze	LPI Lamp included L/LP Less lamp																																						
	50M ¹	208 ⁴	RPA Round pole mounting	CWI Constant wattage isolated		DBL Black																																							
	70M ¹	240 ⁴	WBA Wall bracket (up or down)⁷	Pulse Start		DGC Charcoal gray																																							
	100M	277	ASKMA1 Mast arm adapter ⁸	SCWA Super CWA pulse start ballast		DMB Medium bronze																																							
	150M	347	DSAS1 Decorative straight arm, square pole only ⁸	NOTE: SCWA ballast must be selected to comply with California Title 20 metal halide regulations. SCWA also may be required to meet other states' regulations. Consult local authorities.		DNA Natural aluminum																																							
	175M²	480 ¹	DSAS1R Decorative straight arm, round pole only ⁸			DWH White																																							
	High pressure sodium²	TB ⁵	DCAS1 Decorative curved arm, square pole only ⁸			CR Corrosion resistance																																							
	35S ³	23050HZ ⁹	OCAS1R Decorative curved arm, round pole only ⁸																																										
	50S																																												
	70S																																												
100S																																													
150S																																													
Distribution																																													
	SR2 Segmented type II roadway																																												
	SR3 Segmented type III asymmetric																																												
	SR4SC Segmented type IV forward throw, sharp cutoff																																												
	SR5S Segmented type V square																																												
NOTES:																																													
1 Not available with 480V.																																													
2 Not available with SCWA.																																													
3 120V only.																																													
4 Must specify CWI for use in Canada. Not available with 150S.																																													
5 Optional multi-tap ballast (120, 208, 240, 277V) (120, 277, 347V in Canada).																																													
6 Consult factory for available wattages.																																													
7 Mounted in lens-up orientation, fixture is damp location listed.																																													
8 Shipped separately.																																													
9 SF, DF, EC or QRS options cannot be ordered together																																													
10 Maximum allowance wattage lamp included.																																													
11 May be ordered as an accessory.																																													
12 Additional architectural colors available; see www.lithonia.com/archcolors .																																													
13 Must be specified.																																													
<p>Note: Aeris™ has a unique drilling template that requires an Aeris drilling pattern to be specified when ordering poles. See example below. Example: SSA 20 4C DM19AS DDB</p> <p>Aeris Drilling Pattern</p> <table border="1"> <tr><td>DM19AS</td><td>1 at 90 degrees</td></tr> <tr><td>DM28AS</td><td>2 at 180 degrees</td></tr> <tr><td>DM29AS</td><td>2 at 90 degrees</td></tr> <tr><td>DM39AS</td><td>3 at 90 degrees</td></tr> <tr><td>DM49AS</td><td>4 at 90 degrees</td></tr> <tr><td>DM32AS</td><td>3 at 120 degrees (round poles only)</td></tr> </table>										DM19AS	1 at 90 degrees	DM28AS	2 at 180 degrees	DM29AS	2 at 90 degrees	DM39AS	3 at 90 degrees	DM49AS	4 at 90 degrees	DM32AS	3 at 120 degrees (round poles only)																								
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DM49AS	4 at 90 degrees																																												
DM32AS	3 at 120 degrees (round poles only)																																												
<p>Accessories: Tenon Mounting Slipfitter</p> <p>Order as separate catalog number. Must be used with round pole mounting (RPA).</p> <table border="1"> <thead> <tr> <th colspan="2"></th> <th colspan="6">Number of fixtures</th> </tr> <tr> <th>Tenon O.D.</th> <th>One</th> <th>Two@180°</th> <th>Two@90°</th> <th>Three@120°</th> <th>Three@90°</th> <th>Four@90°</th> </tr> </thead> <tbody> <tr> <td>2-3/8"</td> <td>AST20-190</td> <td>AST20-280</td> <td>AST20-290</td> <td>AST20-320</td> <td>AST20-390</td> <td>AST20-490</td> </tr> <tr> <td>2-7/8"</td> <td>AST25-190</td> <td>AST25-280</td> <td>AST25-290</td> <td>AST25-320</td> <td>AST25-390</td> <td>AST25-490</td> </tr> <tr> <td>4"</td> <td>AST35-190</td> <td>AST35-280</td> <td>AST35-290</td> <td>AST35-320</td> <td>AST35-390</td> <td>AST35-490</td> </tr> </tbody> </table> <p>AS1VG Vandal guard</p>												Number of fixtures						Tenon O.D.	One	Two@180°	Two@90°	Three@120°	Three@90°	Four@90°	2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490	2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490	4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490
		Number of fixtures																																											
Tenon O.D.	One	Two@180°	Two@90°	Three@120°	Three@90°	Four@90°																																							
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490																																							
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490																																							
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490																																							



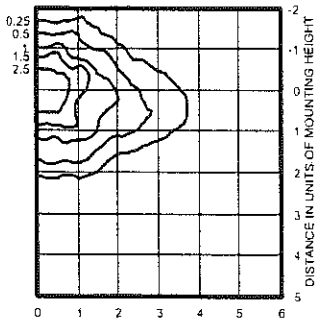
Consistent with LEED[®] goals & Green Globes[™] criteria for light pollution reduction

AS1 Metal Halide, High Pressure Sodium Area Lighting

Coefficient of Utilization Initial Footcandles

AS1 175M SR2

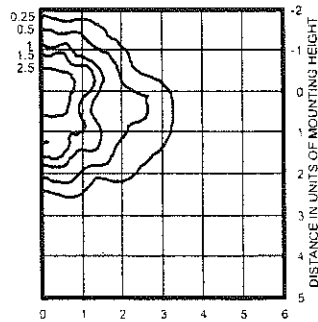
TEST NO: LTL10086



175W lamp, rated 12800 lumens. Footcandle values based on 20' mounting height.
Classification: Type II, Medium, Full Cutoff

AS1 175M SR3

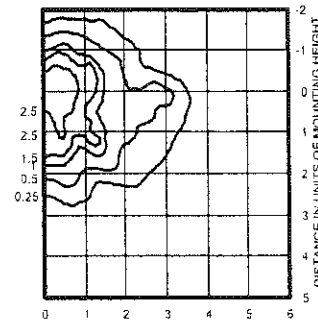
TEST NO: LTL10087



175W lamp, rated 12800 lumens. Footcandle values based on 20' mounting height.
Classification: Type III, Medium, Full Cutoff

AS1 150S SR3

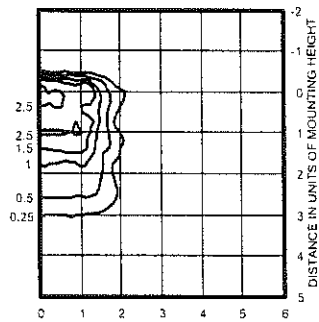
TEST NO: LTL10091



150W lamp, rated 15800 lumens. Footcandle values based on 20' mounting height.
Classification: Type III, Medium, Full Cutoff

AS1 175M SR4SC

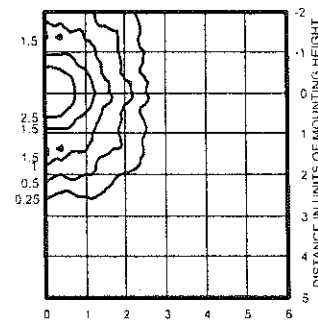
TEST NO: LTL10088



175W lamp, rated 12800 lumens. Footcandle values based on 20' mounting height.
Classification: Type IV, Short, Full Cutoff

AS1 175M SR5S

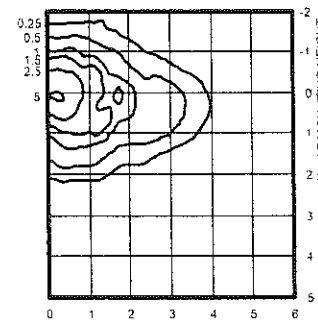
TEST NO: LTL10089



175W lamp, rated 12800 lumens. Footcandle values based on 20' mounting height.
Classification: Unclassified (Type V), Full Cutoff

AS1 150S SR2

TEST NO: LTL10090



150W lamp, rated 15800 lumens. Footcandle values based on 20' mounting height.
Classification: Type II, Medium, Full Cutoff

NOTES:

- 1 Photometric data for other distributions can be accessed from the Lithonia Lighting web site (www.lithonia.com).
- 2 For electrical characteristics consult technical data tab.
- 3 Tested to current IESNA and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory and actual field measurements. Dimensions and specifications are based on the most current data and are subject to change.

Mounting Height Correction Factor

(Multiply the fc level by the correction factor)

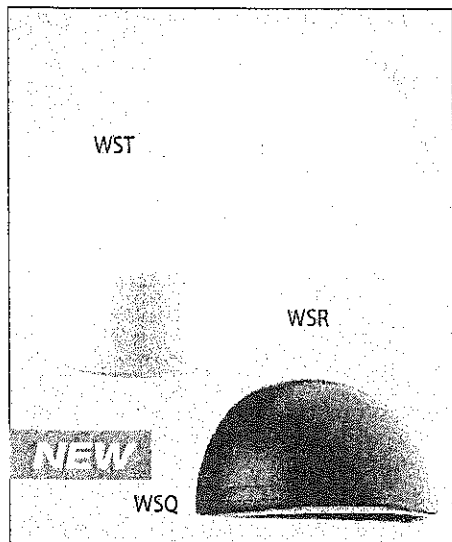
10 ft. = 4

15 ft. = 1.78

30 ft. = 0.44

$$\frac{\text{Existing Mounting Height}^2}{\text{New Mounting Height}^2} = \text{Correction Factor}$$

WST/WSR/ WSQ



Intended Use

For building- and wall-mounted applications.

Features

Housing – Rugged, die-cast, single-piece housing. Die-cast door frame has 1/8" thick tempered glass lens. Door frame is fully gasketed with one-piece solid silicone. Standard finish is textured dark bronze (DDBT) corrosion-resistant polyester powder with other architectural colors available.

Optics – Interchangeable, segmented reflectors for superior uniformity and control. Three full cutoff distributions available: FT (forward throw), MD (medium throw) and WT (wide throw). Four uplight distributions available in WSR only: FTU (forward throw, 10% up), MDU (medium throw, 10% up), WTU (wide throw, 10% up) and MDU5 (up/down, medium throw, 50% up, 50% down). Compact fluorescent MD (medium throw) only.

Electrical – HID: 50W MH-150W utilizes a high reactance, high-power factor ballast. 35S and 50S utilizes a reactor normal-power factor ballast. 175W utilizes a constant-wattage auto

transformer ballast. Quick-disconnect plug easily disconnects reflector from ballast. Ballasts are copper wound and 100% factory tested. CFL: compact fluorescent ballast is Class P, electronic, high-power factor, <10% THD with starting temp. of 0° F (-18°C).

Socket - HID is porcelain, medium-base copper alloy, nickel-plated screw shell and center contact. (UL Listed 660W, 600V 4KV pulse rated). Fluorescent socket is high-temperature thermoplastic with integral lamp retention clip.

Installation – Universal mounting mechanism with integral mounting support allows fixture to hinge down. Bubble level provides correct alignment with each installation.

Listings

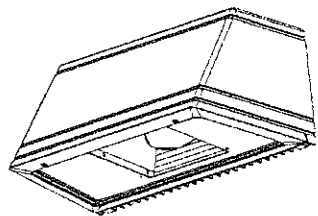
UL Listed suitable for wet locations (damp location listed in lens-up orientation). CSA Certified (see Options). IP65 rated.

Ordering Information

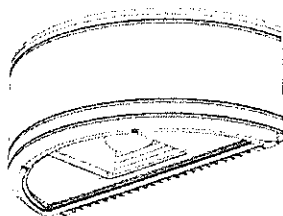
Example: WST 175M FT 120 SF LPI

Series	Wattage	Distribution	Voltage	Options/accessories
WST Trapezoid	High pressure sodium	<u>Downlight distribution</u>	120	CR Non-stick protective coating ¹⁴
WSR Half round	35S ¹	FT Forward throw	208 ⁴	PE Photoelectric cell-button type (n/a TB or TBV) ¹⁶
WSQ Quarter sphere	50S	MD Medium throw (coated lamp standard)	240 ⁴	WLU Wet location door for up orientation
	70S	WT Wide throw	277	IBS Internal backlight shield ¹⁶
	100S	<u>Uplight distribution³</u>	347	DFL Diffusing lens
	150S	FTU Forward throw with 10% uplight	TB ⁵	LPI Lamp included
	<u>Metal halide</u>	MDU Medium throw with 10% uplight (coated lamp standard)	TB ⁶	L/LP Less lamp
	50M	WTU Wide throw with 10% uplight	MVOLT ⁷	UCS Uplight component shield ¹⁷
	70M	MDU5 Up/down medium throw with 50% uplight & 50% downlight (coated lamp standard)		CSA CSA Certified
	100M			<i>Architectural colors¹⁸</i>
	150M			<i>Standard textured colors</i>
	175M			DBT Dark bronze (std.)
	<u>Compact fluorescent²</u>			DSST Sandstone
	26DTT			DNAT Natural aluminum
	2/26DTT			DWHG White
32TRT			DBLB Black	
2/32TRT			<i>Shipped separately</i>	
42TRT			WSBBW Surface-mounted back box ¹⁹	
2/42TRT			UT5 Uplight 5 degrees ¹⁹	
			WSTWG Wire guard (WST) ¹⁵	
			WSTVG Vandal guard (WST) ¹⁵	
			WSRWG Wire guard (WSR and WSQ) ¹⁵	
			WSRVG Vandal guard (WSR and WSQ) ¹⁵	
			SF Single fuse, 120V, 277V, 347V (n/a TB or TBV)	
			DF Double fuse, 208V, 240V (n/a TB or TBV)	
			GMF Internal slow-blow fusing ^{8,9}	
			EC Emergency circuit (25W max., lamp included)	
			DC12 Emergency circuit 12 volt (35W lamp included standard) ¹⁰	
			2DC12 Emergency circuit 12 volt ((2) 35W lamps included standard) ¹⁰	
			DC2012 Emergency circuit 12 volt (20W lamp included standard) ¹⁰	
			2DC2012 Emergency circuit 12 volt ((2) 20W lamps included standard) ¹⁰	
			ELDW Emergency battery pack (120V or 277V only) ^{8,11}	
			ELDWR Remote battery pack ready (by others) for compact fluorescent lamps ¹²	
			ELDWC Cold weather emergency battery pack (120V and 277V only) ^{8,20}	
			QRS Quartz restrike system (100W max., lamp not included) ¹³	
			CR Enhanced corrosion resistance	

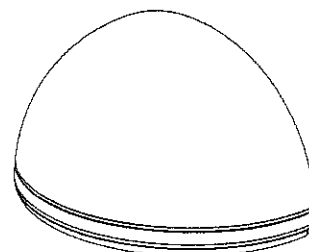
WST



WSR



WSQ



Dimensions are shown in inches (centimeters) unless otherwise noted.

	WST	WSR	WSQ
Width:	16-1/4(41.2)	18(45.7)	18(45.7)
Depth:	9-1/8(23.2)	9(22.8)	9(22.8)
Height:	7-1/4(18.4)	7-1/4(18.4)	9-3/8(23.8)
Max. weight:	30 lbs (13.6 kg)	30 lbs (13.6 kg)	30 lbs (13.6 kg)

NOTES:

- 1 120V only, NPF only
- 2 Only available with MD, MDU and MDU5 distributions.
- 3 Available on WSR fixture only.
- 4 Not available in Canada.
- 5 Optional multi-tap ballast (120V, 208V, 240V, 277V). In Canada 120V, 277V, 347V; ships as 120V/347V.
- 6 Optional 5-tap ballast (120V, 208V, 240V, 277V, 480V; n/a in Canada). 175M only.
- 7 Optional multi-volt electronic ballast (for compact fluorescent lamps only) capable of operating on any line voltage from 120V-277V.
- 8 Available for compact fluorescent units only.
- 9 Must specify voltag, n/a MVOLT or TB.
- 10 Not available with SF, DF or QRS.
- 11 Not available with 2/32TRT or 2/42TRT.
- 12 Battery pack by others and mounted external to luminaire. Pilot light/test switch mounting plate included. Consult factory for availability.
- 13 Not available with compact fluorescent.
- 14 Black finish only.
- 15 Must be ordered with fixture; no field modifications.
- 16 IBS not available with MD, MDU and MDU5 distributions.
- 17 For WSR, inverted orientation, with FTU and WTU distributions only.
- 18 Additional architectural colors available; see www.lithonia.com.
- 19 Must specify finish.
- 20 -20°C to 55°C operation. N/A 2/26DTT, 2/32TRT, 2/42TRT, WSQ or WSR with uplight distribution.

Lamp/Fixture Data			
Wattage	Ballast	Lamp type	Base type
High pressure sodium (med/clear)			
35	RHPF	E17	medium
50	RHPF	E17	medium
70	HX-HPF	E17	medium
100	HX-HPF	E17	medium
150	HX-HPF	E17	medium
Metal halide (med/clear)			
50	HX-HPF	E17	medium
70	HX-HPF	E17	medium
100	HX-HPF	E17	medium
150	HX-HPF	E17	medium
175	CWA	E17	medium
Compact fluorescent (double twin-tube/triple-tube)			
26DTT	electronic, HPF	T4	G24Q-3
32TRT	electronic, HPF	T4	GX24Q-3
42TRT	electronic, HPF	T4	GX24Q-4



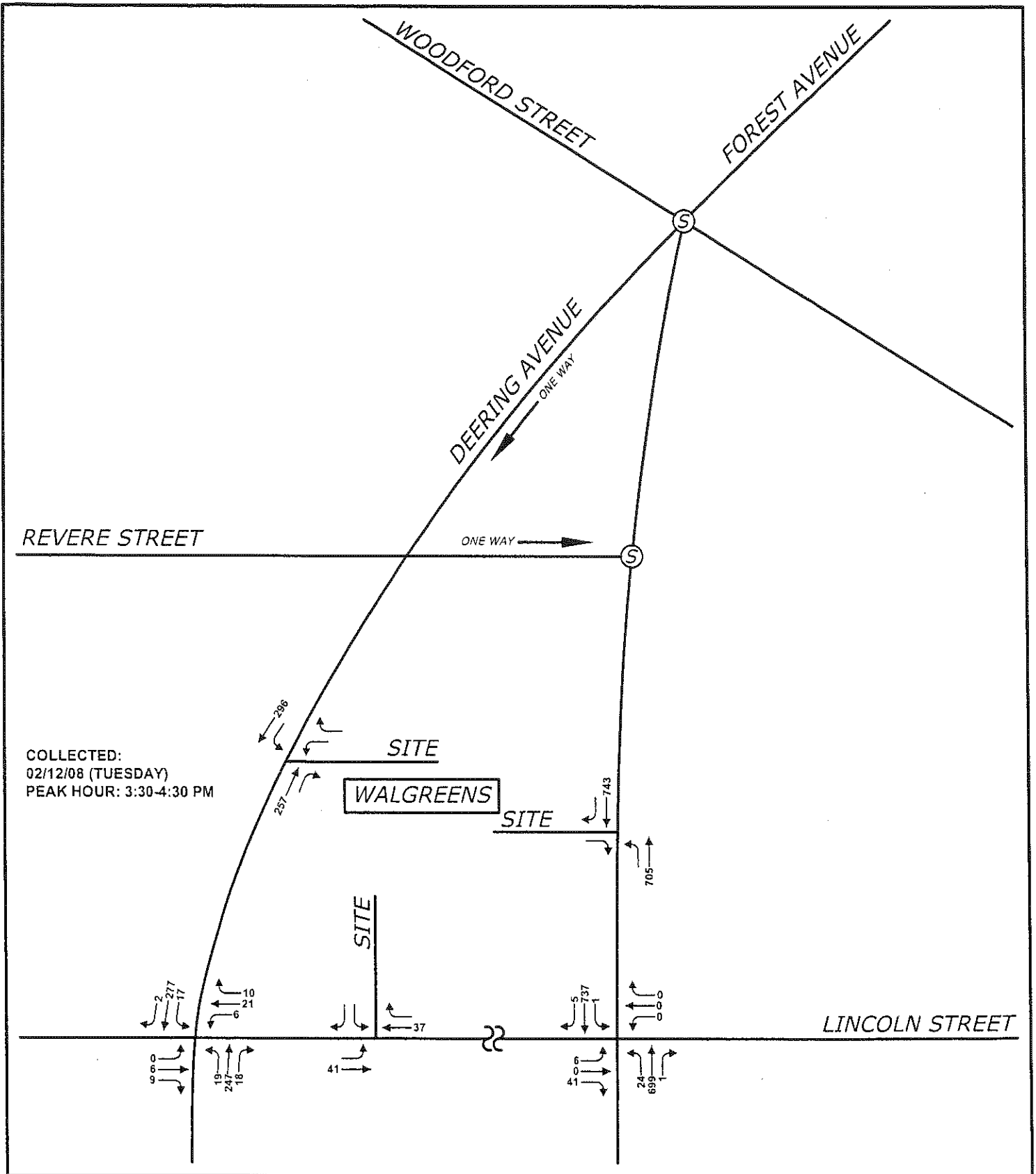
Consistent with LEED® goals & Green Globes™ criteria for light pollution reduction.

Does not meet with uplight distribution options.

Raw Volumes

Figure No.

1



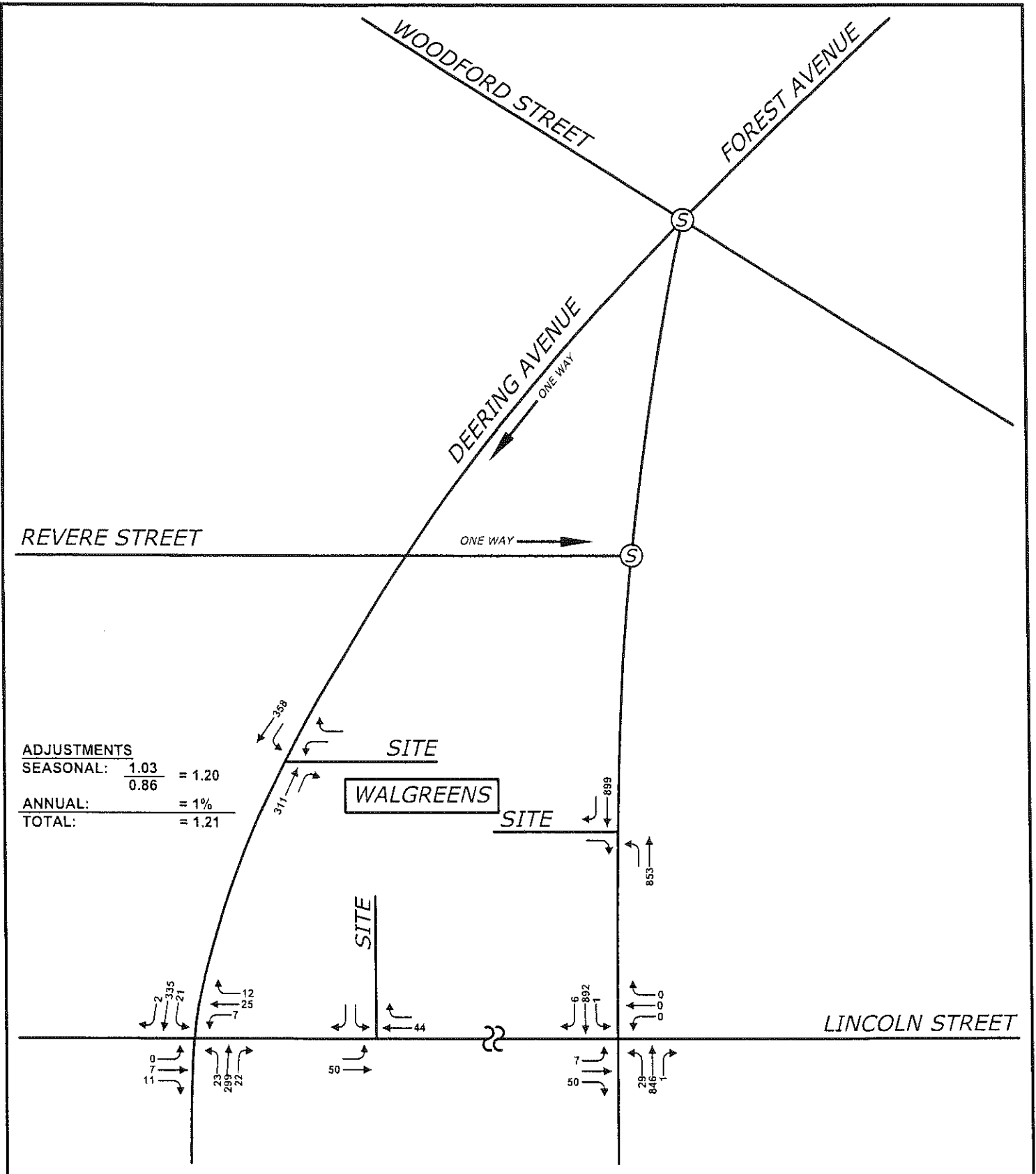
WALGREENS FOREST AVENUE, PORTLAND, MAINE

GP Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services

Design: PAH Scale: NONE
Draft: LMC Date: FEB 2008
Checked: JLW File Name: 1348-traf.dwg

PO Box 1237
15 Shaker Road
Gray, ME 04039

207-657-6910
Fax: 207-657-6912
mailbox@gorrillpalmer.com
www.gorrillpalmer.com



WALGREENS FOREST AVENUE, PORTLAND, MAINE

GP Gorrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services

Design: PAH Scale: NONE
 Draft: LMC Date: FEB 2008
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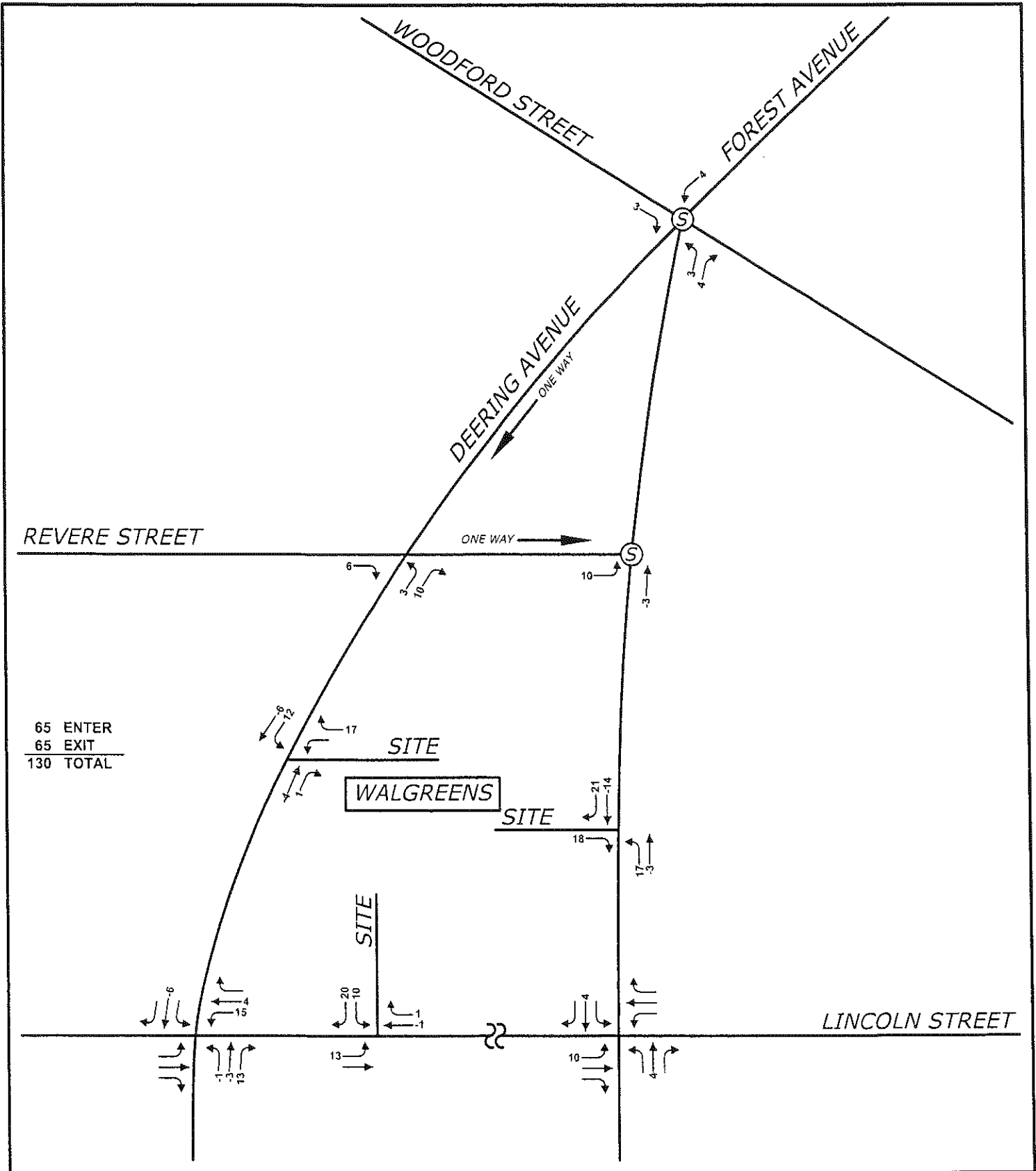
PO Box 1237
 15 Shaker Road
 Gray, ME 04039

207-657-6910
 Fax: 207-657-6912
 mailbox@gorrillpalmer.com
 www.gorrillpalmer.com

Trip Assignment

Figure No.

3



WALGREENS FOREST AVENUE, PORTLAND, MAINE

GP Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services

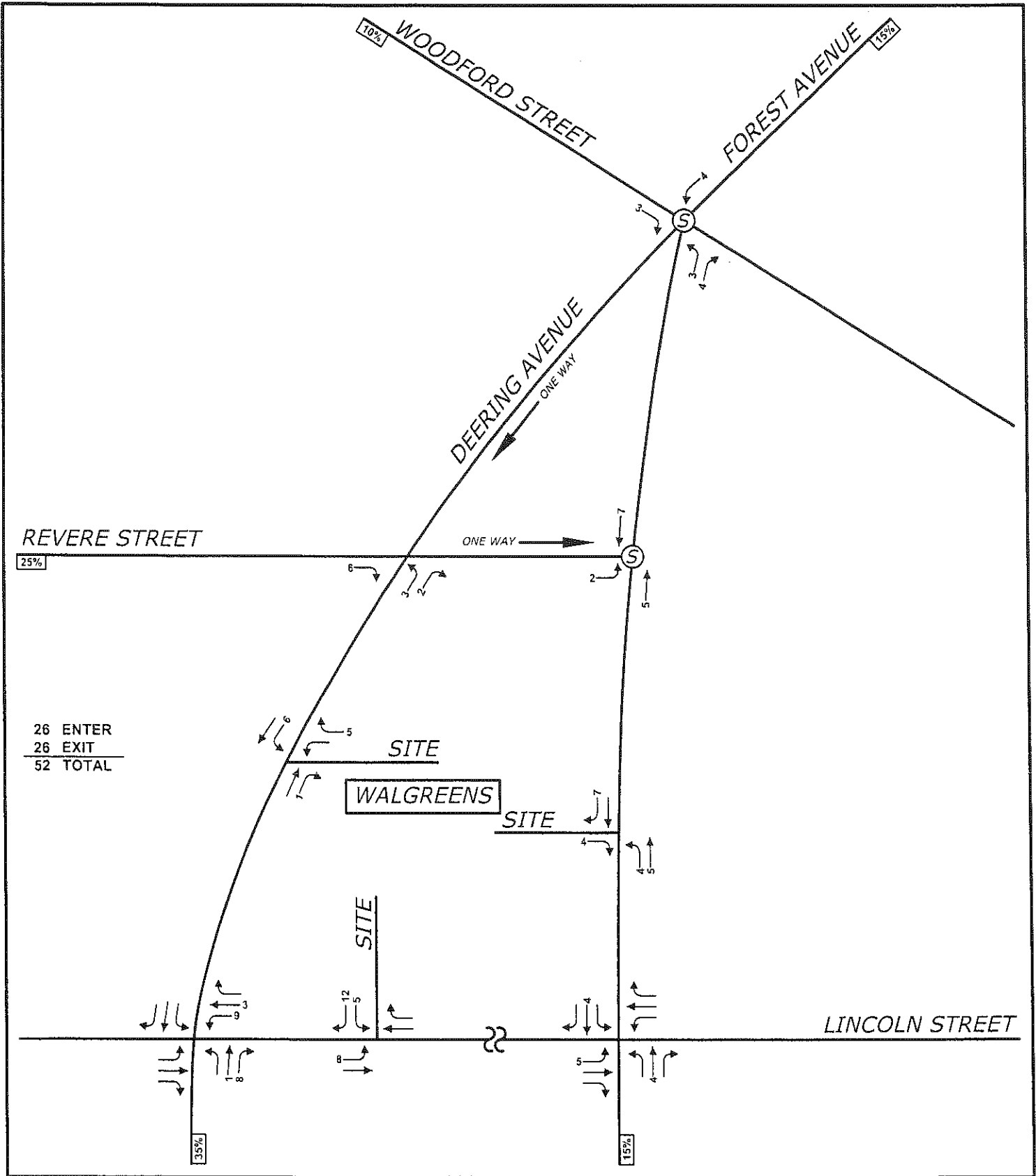
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Draft: LMC Date: FEB 2008
Checked: JLW File Name: 1348-traf.dwg

PO Box 1237
15 Shaker Road
Gray, ME 04039

207-657-6910
Fax: 207-657-6912
mailto:mailbox@gorrillpalmer.com
www.gorrillpalmer.com

Primary Trip Assignment

Figure No. **3A**



WALGREENS FOREST AVENUE, PORTLAND, MAINE

GP Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services

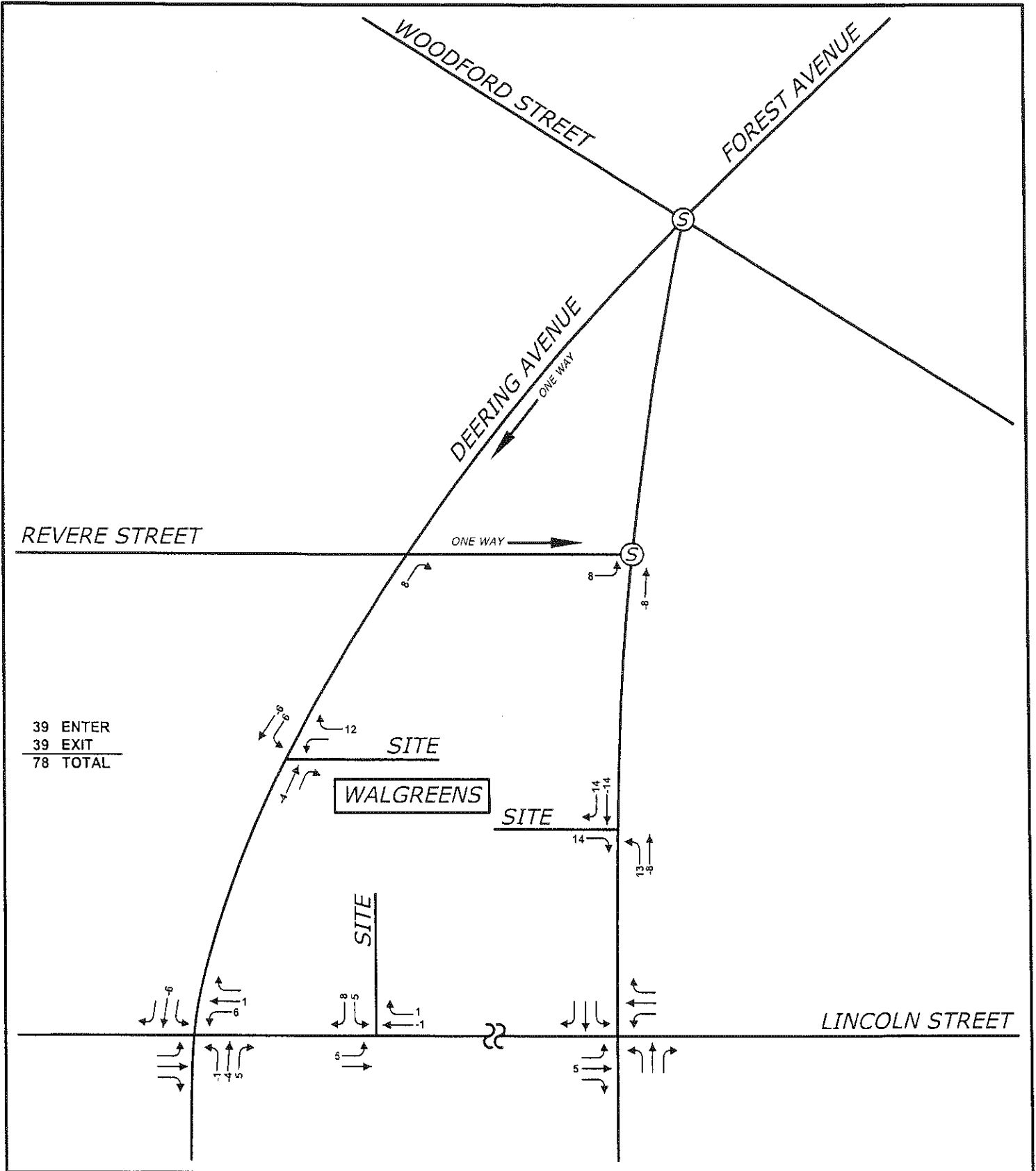
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207-657-6910
Fax: 207-657-6912
mailto:mailbox@gorrillpalmer.com
www.gorrillpalmer.com

Design: PAH Scale: NONE
Draft: LMC Date: FEB 2008
Checked: JLW File Name: 1348-traf.dwg

Pass-By & Diverted Trip Assignment

Figure No. **3B**

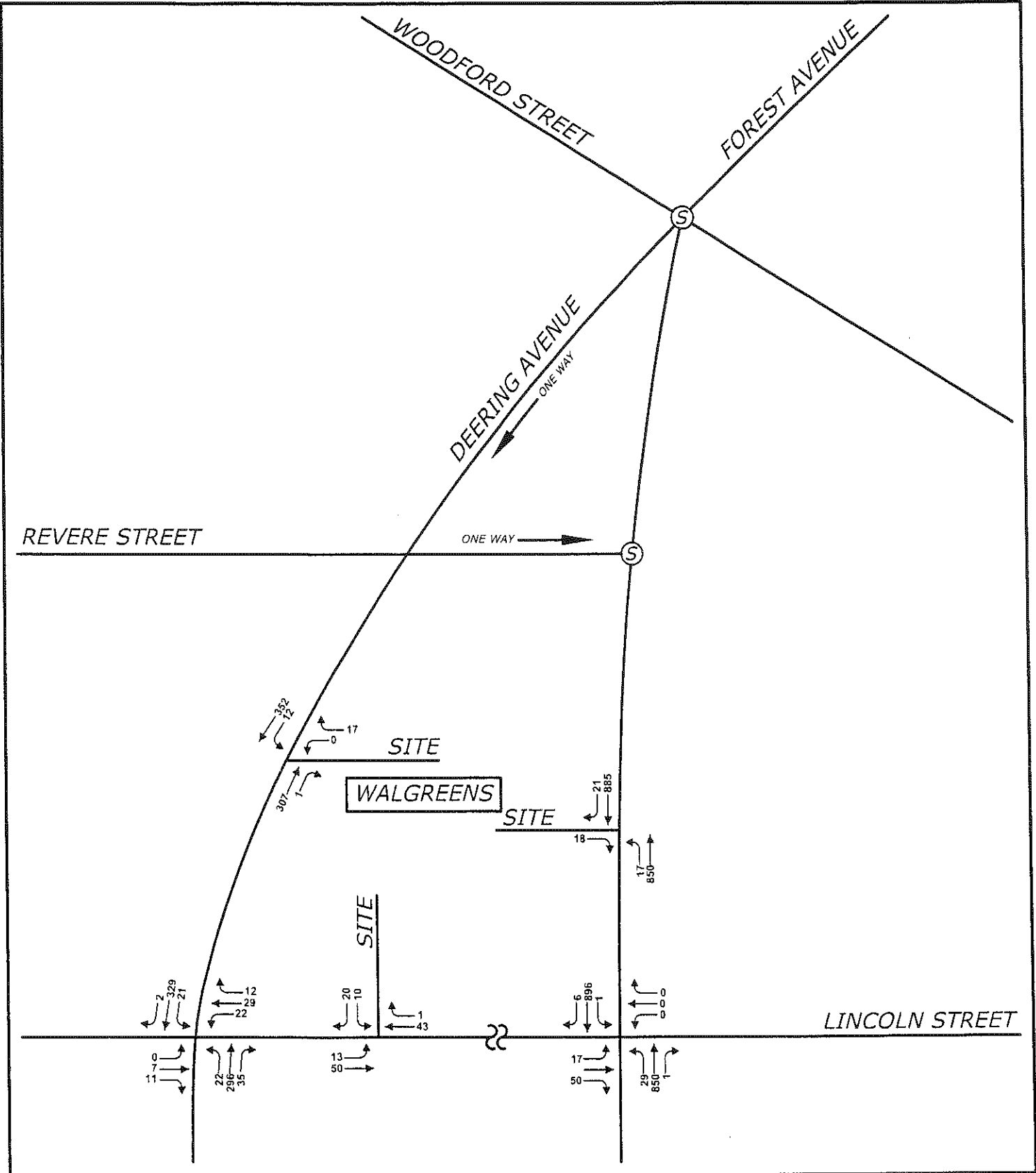


WALGREENS FOREST AVENUE, PORTLAND, MAINE

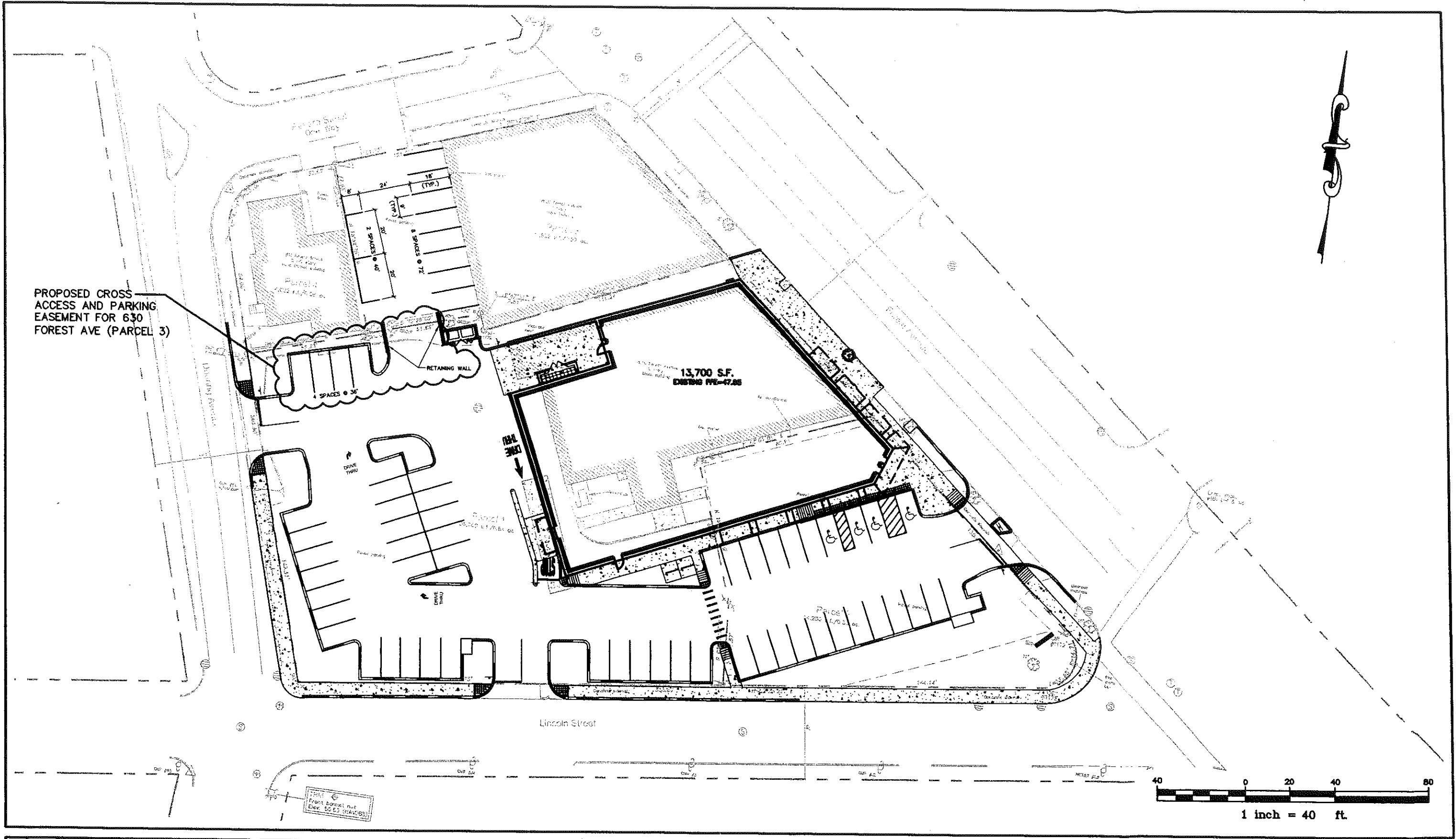
GP Gorrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services

Design: PAH Scale: NONE
 Draft: LMC Date: FEB 2008
 Checked: JLW File Name: 1348-traf.dwg

PO Box 1237
 15 Shaker Road
 Gray, ME 04039
 207-657-6910
 Fax: 207-657-6912
 mailbox@gorrillpalmer.com
 www.gorrillpalmer.com



WALGREENS FOREST AVENUE, PORTLAND, MAINE



Rev.	Date	Revision

Design: MPM	Date: 02/08
Draft: JBC	Job No.: 1348
Checked: MPM	Scale: 1" = 40'
File Name: 1348-SP.dwg	

GP Gorrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services

PO Box 1237
 15 Shaker Road
 Gray, ME 04039

207-657-6910
 FAX: 207-657-6912
 E-Mail: mailbox@gorrillpalmer.com

Drawing Name:	Proposed Cross Connection
Project:	WALGREENS - STORE #12325

Figure No.
2

From: Lillian Morrow <lillymorrow@mac.com>
To: <mpc@portlandmaine.gov>
Date: 3/9/2008 3:08:15 PM
Subject: Forest Ave Walgreens

I am a resident of the Forest Avenue neighborhoods and am writing to protest the plan to build a Walgreens Pharmacy at 618 Forest Ave. We already have a CVS and a Rite Aid in walking distance and a large box store will destroy the village feel of Woodfords Corner. It will not add any convenience to Portland residence and will increase traffic on the already congested Forest Avenue.

Please block the proposal for the 13,700 square foot Walgreens. It will add nothing but traffic and an ugly neighborhood aesthetic.

Sincerely,
Lillian Morrow
Portland Resident

From: <gmcarthur@maine.rr.com>
To: <mpc@portlandmaine.gov>
Date: 3/16/2008 1:10:47 PM
Subject: [SPAM] Walgreen's Pharmacy at 606 Forest

Unfortunately I was out of town the day of the meeting - Tuesday, March 11. Quite obviously the business development people at Walgreens Pharmacy did not bother to visit Portland before making the decision to build a store at 606 Forest. In an area that already has two pharmacies - CVS and RiteAid - why would they think another pharmacy in an area smaller than a mile would succeed? All that will happen is more traffic congestion around Woodford Corner.

May I suggest that Walgreens build a pharmacy in the West End where no other pharmacies exist.

Hopefully someone from Walgreens will actually look at the site on Forest Ave. prior to construction and decide it is not feasible. If they do go ahead, then I, along with many of my neighbors, will not patronise the store and it will go under quickly. I get very irritated by the stupidity of many corporate "giants"!

Gillian McArthur
28 Clifton Street

Molly Casto - Walgreen

From: PAUL OUELLETTE <pouellette1@verizon.net>
To: <mpc@portlandmaine.gov>
Date: 4/2/2008 2:14 PM
Subject: Walgreen

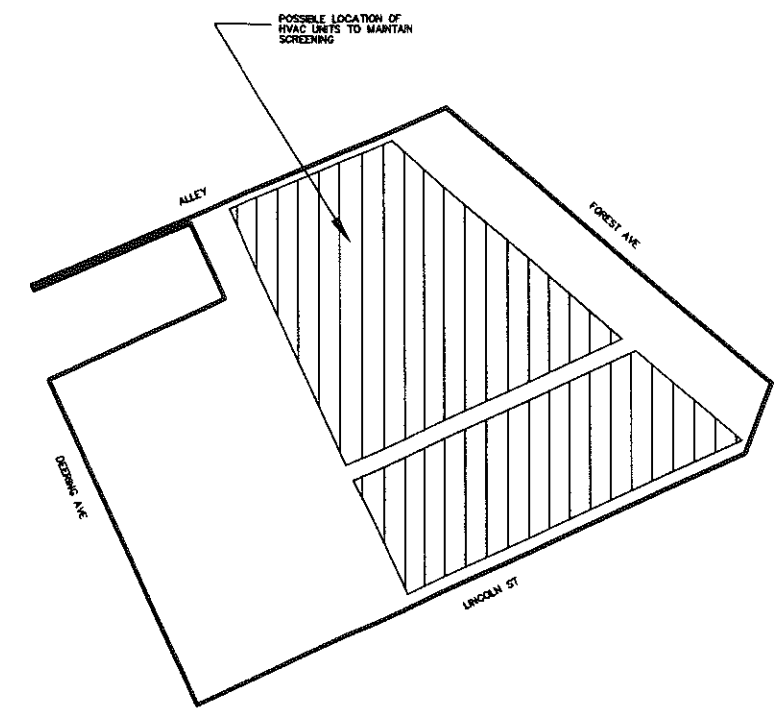
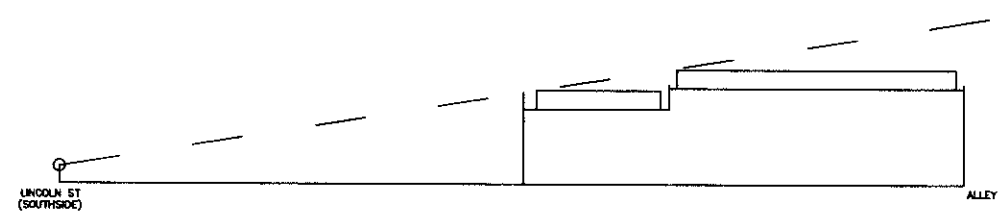
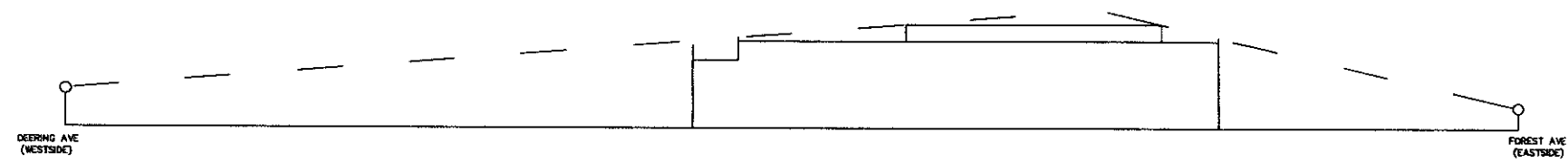
Hi Molly,

I understand that you have the response by Walgreen to WONA questions. Most seemed ok. I still have concerns about needing right turns from and to Forest and prohibiting Left turns from Deering as well as Forest.

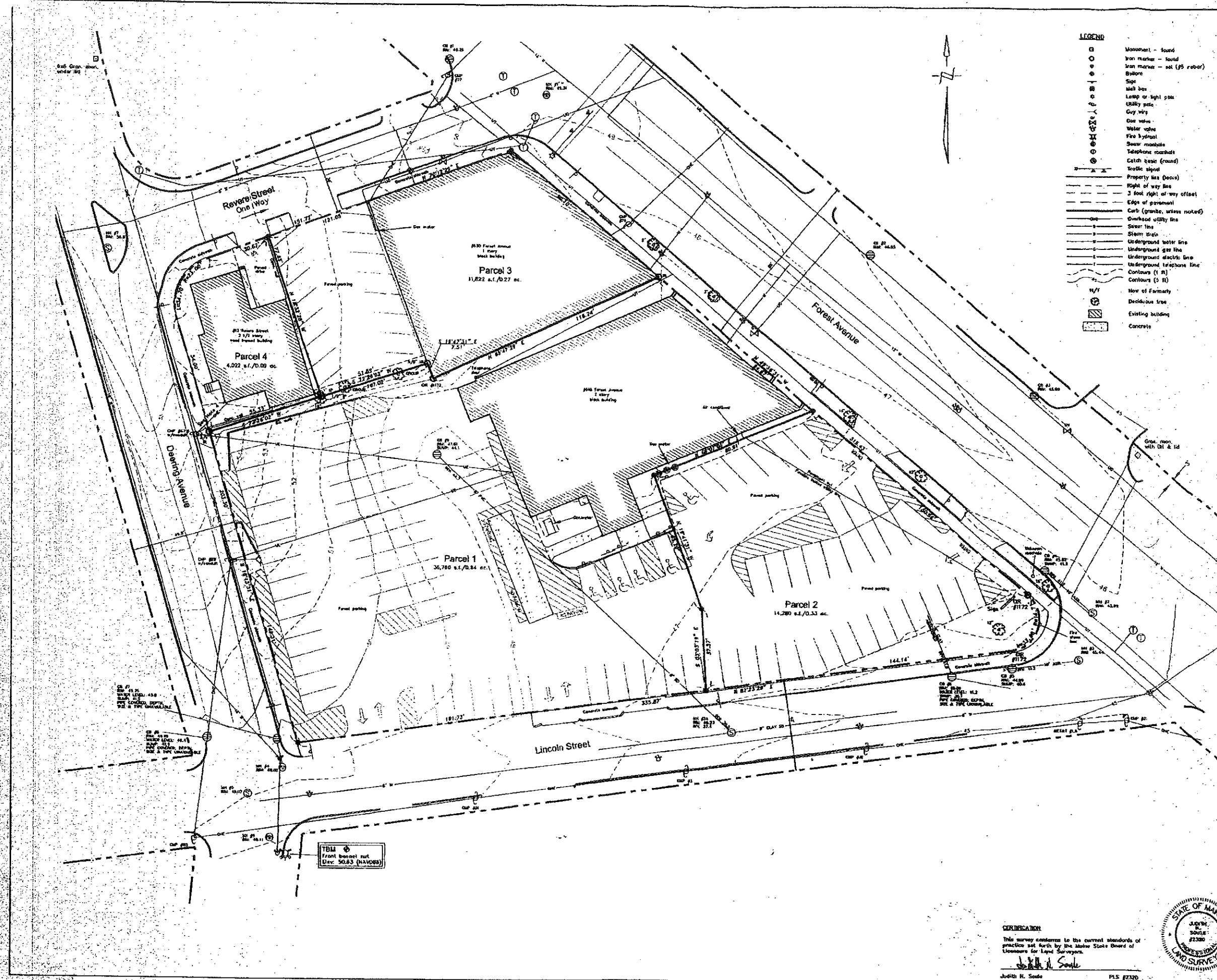
I am planning to attend the next Planning Board meeting on the 8th.

Could you include these concerns for the Board to consider prior to the meeting.

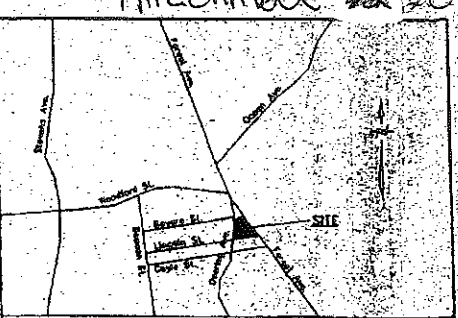
Paul Ouellette
WONA



ASSUMPTIONS:
1. EYE LEVEL OF PEDESTRIAN IS 5.5' ABOVE ELEVATION OF SIDEWALK.
2. DIFFERENCE IN ELEVATION BETWEEN SIDEWALK AND BUILDING FFE IS COMPENSATED FOR IN THE APPEARANCE OF THE PEDESTRIAN HEIGHT.
3. HVAC UNITS ARE 4.5' ABOVE ROOF ELEVATIONS.
4. EXISTING AND PROPOSED ROOF LINE AND PARAPET ELEVATION INFORMATION PROVIDED BY ARCHITECT.



- LEGEND**
- Monument - found
 - Iron marker - found
 - Iron marker - set (FS robot)
 - Bulb
 - Sign
 - Mail box
 - Lamp or light pole
 - Utility pole
 - City sign
 - Gas valve
 - Water valve
 - Fire hydrant
 - Sewer manhole
 - Telephone manhole
 - Catch basin (round)
 - Traffic signal
 - Property line (docus)
 - Right of way line
 - 3 foot right of way offset
 - Edge of pavement
 - Curb (granite, unless noted)
 - Overhead utility line
 - Sewer line
 - Storm drain
 - Underground water line
 - Underground gas line
 - Underground electric line
 - Underground telephone line
 - Contours (1 ft)
 - Contours (5 ft)
 - 1/4" = 1'
 - How of Farmery
 - Deciduous tree
 - Existing building
 - Concrete



VICINITY MAP
No. Scale

NOTES

- 1) Book and Page references are to the Unincorporated Town Registry of Deeds.
- 2) Bearings are referenced to grid north. Model Data Point Coordinate System, West Zone, NAD83.
- 3) Elevations are based on MVD 2000, corrected with an MVD solution. Datum: NAVD83. Temporary bench mark 2000/2001 set on hydrant at southeast corner of intersection of Deering Street and Deering Avenue, elev: 10.13.
- 4) Parcel 1 is subject to a utility easement, recorded in Book 3996, Page 19.
- 5) Property line to Zone C (area of existing building) on this community-pool number 23001-001-B (dated July 17, 1996).
- 6) No evidence of recent earth moving work, building construction or building additions type observed.
- 7) No changes in street right of way lines are indicated. The address along the southern side of Forest Street has recently been impacted.
- 8) All utility information shown herein is as recorded, based on location of utility facilities and information provided by others. Prior to any excavation or construction, the appropriate utility should be contacted.
- 9) Parcel 1 SE req. parking spaces: 4 handicapped spaces
Parcel 2 SE req. parking spaces: 3 handicapped spaces
Parcel 3 SE req. parking spaces: 3 handicapped spaces
Total: 10 req. parking spaces, 3 handicapped spaces

PLAN REFERENCES

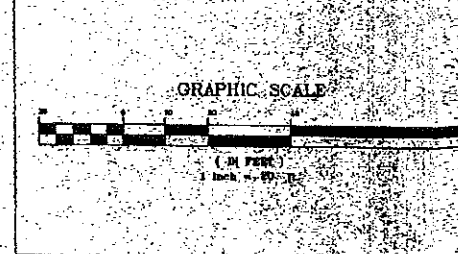
- 1) Plan showing a Standard Boundary Survey for Mercy Hospital by Daniel J. DeBorja, dated August 17, 1999, recorded in Plan Book 108, Page 29.
- 2) Plan of Charles Rickett, Esq. by Edward E. Jordan (dated 1873, recorded in Plan Book 16, Page 7).
- 3) Plan of Property & Floor Plans made by G.M. Estabrook & Co. for the Board of Health & Planning, recorded in Book 1, dated September 1, 1883, and recorded.
- 4) City of Portland Engineering plans, on file with the Department of Engineering.

AREA

Parcel 1	36,780 s.f./0.84 ac.	0.84 ac.
Parcel 2	14,280 s.f./0.33 ac.	0.33 ac.
Parcel 3	11,822 s.f./0.27 ac.	0.27 ac.
Parcel 4	4,022 s.f./0.09 ac.	0.09 ac.

OWNERS OF RECORD

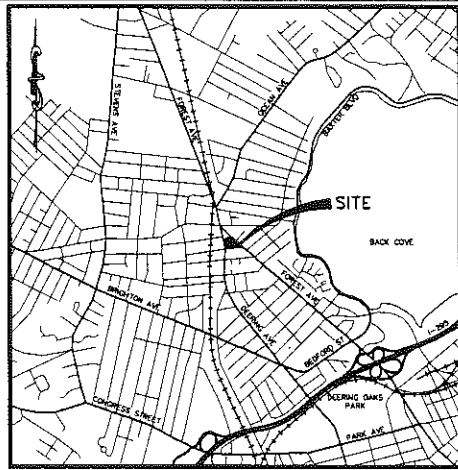
Parcel 1	Mercy Hospital	Book 13208, Page 57
Parcel 2	Mercy Hospital	Book 13208, Page 58
Parcel 3	Church Corporation	Book 13254, Page 27
Parcel 4	Rory E. Scott & Mary A. Scott	Book 1891, Page 30



CERTIFICATION
This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.
Joseph H. Soule
PLS 23320



NO.	REVISIONS	DATE
PLAN OF Boundary & Existing Conditions		
Forest Avenue, Revere Street, Deering Avenue & Lincoln Street		
MADE FOR The Richmond Company, Inc.		
7 Essex Green Drive, Suite 26, Portland, Maine 04103		
JOB#	207077	DATE: Nov. 6, 2007
BOOK#	824	SCALE: 1" = 40'
DATE	207077-81.dwg	Pitcomb Associates 133 Gray Avenue Portland, Maine 04103
FILE#	9251	



LOCATION MAP
N.T.S.

WALGREENS PHARMACY

PORTLAND, MAINE
PREPARED BY:

GP Gorrill-Palmer Consulting Engineers, Inc.
 PO Box 1237 Transportation and Civil Engineering Services 207-657-6910
 15 Shaker Road FAX: 207-657-6912
 Gray, ME 04039 E-Mail: mailbox@gorrillpalmer.com

PROJECT PARCEL SITE PORTLAND ASSESSOR'S MAP & LOT NUMBERS	
MAP 125	LOT L6, L7

Owner & Applicant
THE RICHMOND COMPANY
 23 CONCORD ST
 WILMINGTON, MA 01887
 CONTACT: DAVID LATULIPPE

Walgreens
The Pharmacy America Trusts - Since 1901™

CONSULTANT PROJECT NO. 1348

PROJECT TYPE

DRAWINGS/SPECIFICATIONS BY:
 WALGREENS
 LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:
 WALGREENS' CONTRACTOR
 LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE	BUILDING
NEW <input checked="" type="checkbox"/>	NEW <input type="checkbox"/>
REMODELING <input type="checkbox"/>	EXISTING <input type="checkbox"/>
RELOCATED <input type="checkbox"/>	NEW SHELL ONLY <input checked="" type="checkbox"/>
OTHERS <input type="checkbox"/>	

NOTES

GENERAL NOTES

- TOPOGRAPHIC DATA AND BOUNDARY INFORMATION IS BASED ON A GROUND SURVEY CONDUCTED BY TITCOMB ASSOCIATES OF FALMOUTH, MAINE.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
- ALL MATERIAL SCHEDULES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL PREPARE HIS OWN MATERIAL SCHEDULES BASED UPON HIS PLAN REVIEW. ALL SCHEDULES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR PERFORMING WORK.
- ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND THE SPECIFICATIONS ATTACHED TO THE PROJECT DOCUMENTS.
- THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL NECESSARY BARRICADES, LIGHTS, WARNING SIGNS AND OTHER DEVICES TO SAFEGUARD TRAFFIC PROPERLY WHILE WORK IS IN PROGRESS FOR THE DURATION OF THE PROJECT.
- CONTRACTOR SHALL EXAMINE THE PROJECT SITE, ALL DRAWINGS AND SPECIFICATIONS. IF DISCREPANCIES OR DIFFERENCES EXIST BETWEEN DRAWINGS SPECIFICATION OR SITE CONDITIONS PROMPTLY NOTIFY OWNER FOR RESOLUTION. NO LATER CLAIMS TO OWNER SHALL BE MADE FOR EXTRA LABOR, EQUIPMENT, OR MATERIALS WHICH COULD HAVE BEEN FORESEEN BY EXAMINATION OF SITE AND PROJECT DOCUMENTS.
- ALL CONTRACTORS SHALL REVIEW DRAWINGS AND SPECIFICATIONS OF ALL TRADES AND COORDINATE THEIR WORK WITH OTHERS. CORRECTIONS OF CONFLICTS IN DOCUMENTS, OR FIELD ERRORS SHALL BE MADE AT NO EXTRA COST TO THE OWNER.

PERMITTING NOTES

THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF A SITE PLAN APPROVAL FROM THE CITY OF PORTLAND. THE CONSTRUCTION WILL BE GOVERNED BY THE ZONING ORDINANCES WHICH ARE AVAILABLE FOR VIEWING AT THE OFFICE OF THE ENGINEER OR THE MUNICIPAL OFFICE.

THE CONTRACTOR SHALL REVIEW THE ABOVE REFERENCED PERMITS PRIOR TO SUBMITTING A BID FOR THIS PROJECT, AND INCLUDE COSTS AS NECESSARY TO COMPLY WITH THE CONDITIONS OF THESE PERMITS.

LAYOUT NOTES

- ALL DIMENSIONING, UNLESS NOTED OTHERWISE, IS TO THE EDGE OF PAVEMENT OR BUILDING.
- THE STOP SIGNS INDICATED ON THE LAYOUT PLANS ARE TO MEET ALL REQUIREMENTS & STANDARDS OF THE MAINE DEPARTMENT OF TRANSPORTATION & THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- PROPERTY LINE AND R.O.W. MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTOR'S EXPENSE, BY A MAINE REGISTERED LAND SURVEYOR.
- PROPOSED RIGHT OF WAY MONUMENTS AND PROPERTY LINE PINS SHALL BE INSTALLED UNDER THE DIRECTION OF A MAINE REGISTERED LAND SURVEYOR.

UTILITY NOTES

- ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER DISTRICT STANDARDS. ALL WATER DISTRIBUTION PIPING SHALL BE CLASS 52 DUCTILE IRON PIPE, DOUBLE CEMENT LINED AND BITUMINOUS COATED CONFORMING TO AWWA/ANSI C104/A21.4. DISINFECTION OF WATER LINES SHALL CONFORM TO AWWA STANDARD C651, LATEST REVISION.
- THRUST BLOCKS OR LOCKING RETAINER GLANDS SHALL BE PLACED ON THE WATER DISTRIBUTION LINES AT ALL BENDS, TEES, VALVES, CHANGES IN DIRECTION, ETC. THRUST BLOCKS OR LOCKING RETAINER GLANDS SHALL MEET THE REQUIREMENTS OF THE PORTLAND WATER DISTRICT STANDARDS.
- DOMESTIC WATER METERS SHALL BE INSTALLED WITHIN THE BUILDING(S) WITH A REMOTE READER INSTALLED ON THE BUILDING(S) AT THE ENTRANCE OF THE DOMESTIC WATER SERVICE LINE SHALL HAVE A CURB STOP GATE VALVE INSTALLED OUTSIDE THE BUILDING.

GRADING AND DRAINAGE NOTES

- TOPSOIL STRIPPED IN AREAS OF CONSTRUCTION THAT IS SUITABLE FOR REUSE AS LOAM SHALL BE STOCKPILED ON SITE AT A LOCATION TO BE DESIGNATED BY THE OWNER. UNSUITABLE SOIL SHALL BE SEPARATED, REMOVED AND DISPOSED OF AT AN APPROVED DISPOSAL LOCATION OFF SITE.
- THE CONTRACTOR SHALL ANTICIPATE THAT GROUNDWATER WILL BE ENCOUNTERED DURING CONSTRUCTION AND SHALL INCLUDE SUFFICIENT COSTS WITHIN THEIR BID TO PROVIDE DEWATERING AS NECESSARY. NO SEPARATE PAYMENT SHALL BE MADE TO THE CONTRACTOR FOR DEWATERING.

LANDSCAPE NOTES

- ALL PLANT MATERIALS SHALL MEET THE STANDARDS AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL TREES ARE TO BE GUYED AND STAKED PER THE DETAIL. ALL TREES ARE TO BE MULCHED WITH 4" OF SHREDDED HARDWOOD BARK MULCH.
- ALL DISTURBED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL PRIOR TO PERMANENT SEEDING.
- SUBSTITUTIONS TO THE PLANTING PLAN MUST BE APPROVED BY THE OWNER.
- ALL PLANTING LOCATED AT THE ENTRANCE TO THE PROJECT OR AT INTERSECTIONS WITHIN THE SITE WILL BE MAINTAINED AND WILL NOT EXCEED 3 FEET IN HEIGHT WITHIN 15 FEET OF THE TRAVEL WAY.

EROSION CONTROL NOTES

- LAND DISTURBING ACTIVITIES SHALL BE ACCOMPLISHED IN A MANNER AND SEQUENCE THAT CAUSES THE LEAST PRACTICAL DISTURBANCE OF THE SITE.
- PRIOR TO BEGINNING ANY CLEARING/LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL THE PERIMETER NON-WOVEN GEOTEXTILE FILLED WITH WOOD WASTE (SILT SOCKS).
- ALL GROUND AREAS GRADED FOR CONSTRUCTION WILL BE GRADED, LOAMED AND SEEDED AS SOON AS POSSIBLE. PERMANENT SEED MIXTURE SHALL CONFORM TO THE SEEDING PLAN CONTAINED IN THE EROSION CONTROL REPORT PREPARED FOR THIS PROJECT.
- SILT REMOVED FROM AROUND INLETS SHALL BE PLACED ON A TOPSOIL STOCKPILE AND MIXED INTO IT FOR LATER USE IN LANDSCAPING OPERATIONS.
- A FULL EROSION CONTROL PLAN ACCOMPANIES THIS PLAN SET AND IS CONTAINED ON DRAWING C2.1 OF THIS PLAN SET.
- THE CONTRACTOR IS CAUTIONED THAT FAILURE TO COMPLY WITH THE SEQUENCE OF CONSTRUCTION, EROSION/SEDIMENT CONTROL PLAN, AND OTHER PERMIT REQUIREMENTS MAY RESULT IN MONETARY PENALTIES. THE CONTRACTOR SHALL BE ASSESSED ALL SUCH PENALTIES AT NO COST TO THE OWNER OR PERMITTEE.
- ALL NON-PAVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE LOAMED AND SEEDDED, UNLESS OTHERWISE DIRECTED BY THE OWNER.
- SEE SHEET C4.4 FOR FULL EROSION AND SEDIMENTATION CONTROL DETAILS AND NOTES.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	BUILDING	
	RIGHT OF WAY	
	PROPERTY LINE	
	BUILDING SETBACK	
	ZONE LINE	
	WETLAND BOUNDARY	
	GUIDE RAIL	
	EDGE OF PAVEMENT	
	EDGE OF GRAVEL DRIVE	
	GRADING CONTOUR LINE	
	SPOT ELEVATION	
	TREELINE	
	TREES & HEDGES	
	POLE WITH LIGHT FIXTURE(S)	
	UTILITY POLE	
	FREESTANDING SIGN	
	PAINTED DIRECTIONAL TRAFFIC ARROW	
	OVERHEAD ELECTRIC/TELEPHONE	
	UNDERGROUND ELECTRIC/TELEPHONE	
	WATER LINE	
	STORM DRAIN LINE	
	CULVERT	
	HYDRANT	
	WATER GATE VALVE	
	WATER SHUT OFF VALVE	
	MANHOLE	
	CATCH BASIN	
	TEST PIT	
	IRON ROD (SET)	
	IRON ROD (FOUND)	
	MONUMENT	
	RIPRAP	
	SILT FENCE - PERIMETER	
	STONE SEDIMENT BARRIER	
	CENTER LINE	
	FENCE	
	WELL	

INDEX

- TO.1 COVER SHEET AND GENERAL NOTES
- EXISTING CONDITIONS PLAN
- C1.1 SITE LAYOUT PLAN
- C2.1 GRADING DRAINAGE & EROSION CONTROL PLAN
- C3.1 UTILITY PLAN
- C4.1 SITE DETAILS - 1
- C4.2 SITE DETAILS - 2
- C4.3 UTILITY DETAILS
- C4.4 EROSION CONTROL NOTES AND DETAILS
- C4.5 TRASH ENCLOSURE DETAILS
- C4.6 WB-50 TRUCK TURNING PATH
- D5.1 FREESTANDING SIGNAGE - 100SF

PREPARED BY:

CIVIL ENGINEERS:

GORRILL-PALMER CONSULTING ENGINEERS, INC.

P.O. BOX 1237
 15 SHAKER ROAD
 GRAY, MAINE 04039
 (207) 657-6910
 (207) 657-6912 (FAX)
 CONTACT: MAUREEN MCGLOONE

LANDSCAPE ARCHITECT:

MITCHELL & ASSOCIATES, INC.

70 CENTER STREET
 PORTLAND, MAINE 04101
 (207) 774-4427
 (207) 874-2460 (FAX)
 CONTACT: JOHN MITCHELL

SURVEYOR:

TITCOMB ASSOCIATES

133 GRAY ROAD
 FALMOUTH, MAINE 04105
 (207) 797-9199
 CONTACT: DAVID TITCOMB

PERMITS

TYPE OF PERMIT	GOVERNING BODY	STATUS
SITE PLAN APPLICATION	CITY OF PORTLAND PLANNING & DEVELOPMENT DEPARTMENT 389 CONGRESS STREET PORTLAND, MAINE 04101 (207) 874-8722	SUBMITTED 1/22/08

UTILITIES

WATER:

ATTN: RICO SPUGNARDI
 PORTLAND WATER DISTRICT
 225 DOUGLAS STREET
 PORTLAND, ME 04104

SEWER:

ATTN: FRANK BRANCELY
 DEPARTMENT OF PUBLIC WORKS
 55 PORTLAND STREET
 PORTLAND, ME 04104

ELECTRIC:

ATTN: PAUL DUPEPPE
 CENTRAL MAINE POWER COMPANY
 162 CANCO ROAD
 PORTLAND, ME 04103

CALL BEFORE YOU DIG 1-888-DIG-SAFE

NO.	DATE	BY	DESCRIPTION	CONST
2	04/16/08	MPM	RESPONSE TO CITY COMMENTS	
1	03/21/08	MPM	RESPONSE TO COMMENTS	

REVISIONS

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF MAINE AS SIGNIFIED BY MY HAND AND SEAL.

STORE NUMBER 12325
 PROJECT NAME
WALGREENS - STORE #12325
 (SWC) FOREST & REVERE
 PORTLAND, MAINE

DRAWING TITLE

CADD PLOT:	SCALE:	DRAWING NO.:
VOID PLOT:	DRAWN BY: JBC	TO.1
SUPERSEDES PLAN DATED:	DATE: 12/07	
	REVIEWED BY: MPM	OF ... DWGS.



GP Gorrill-Palmer Consulting Engineers, Inc.
 PO Box 1237 Transportation and Civil Engineering Services 207-657-6910
 15 Shaker Road FAX: 207-657-6912
 Gray, ME 04039 E-Mail: mailbox@gorrillpalmer.com

PROFESSIONAL ENGINEER'S STAMP APPLIES TO EACH PLAN PREPARED BY GORRILL-PALMER CONSULTING ENGINEERS, INC. INCLUDED WITHIN ATTACHED SET

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING.

DRAWINGS/SPECIFICATIONS BY:

WALGREENS
 LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:

WALGREENS CONTRACTOR
 LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE	BUILDING
NEW <input checked="" type="checkbox"/>	NEW <input type="checkbox"/>
REMODELING <input type="checkbox"/>	EXISTING <input type="checkbox"/>
RELOCATION <input type="checkbox"/>	NEW SHELL ONLY <input checked="" type="checkbox"/>
OTHERS <input type="checkbox"/>	

SITE DATA

SITE AREA ± 51,013 SF (1.2 ACRES)

BUILDING AREA PROPOSED 13,700 S.F.

PARKING REQUIRED PROVIDED 31 33

TOTAL PARKING RETAIL (1 SPACE PER 200 S.F. MINUS BULK SPACE) (13,700 S.F. - 1,500 S.F. BULK STORAGE = 2,000 S.F. / 200 S.F.)

HANDICAPPED SPACES 3 4

PAVEMENT LEGEND

ALL PAVEMENT SHALL BE STANDARD DUTY EXCEPT AS FOLLOWS:

PORTLAND CEMENT CONCRETE
 HEAVY DUTY BITUMINOUS CONCRETE

CURBING LEGEND

VERTICAL GRANITE CURB
 COMBINED CURB & GUTTER
 CONCRETE CURB

SIGN LEGEND

STOP R1-1 30" x 30"
R7-8 12" x 18"
R7-8 12" x 18"
W1A-2 30" x 30"
R2-1 24" x 24"
R2-1 24" x 24"
R4-7b 12" x 18"
R4-7b 12" x 18"
24" x 24"
24" x 24"

BLACK LEGEND ON FLUORESCENT YELLOW-GREEN BACKGROUND

STRIPING LEGEND

STORAGE, STRIPING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REGARDING SIZE, INSTALLATION, LOCATION & REFLECTIVITY.

12" SWL - 12" WIDTH STOP LINE
4" SWL - 4" WIDTH SOLID WHITE LANE LINE
4" SYLL - 4" WIDTH SOLID YELLOW LANE LINE
4" DWL - 4" WIDTH DOUBLE YELLOW CENTERLINE
4" DWLL - 4" WIDTH DASHED WHITE LANE LINE

SPACE AND BULK STANDARDS

	B-2b ZONE	
	REQUIRED	PROVIDED
MIN. LOT SIZE	NONE	±51,013 S.F.
MAX. BUILDING SETBACKS FRONT SIDE	NONE	0' > 10'
MIN. BUILDING SETBACK SIDE REAR	NONE	> 10'
PARKING SETBACK - FRONT	4'	> 4'
MAX IMPERVIOUS	90%	85%

* OR AVERAGE SETBACK OF ADJACENT PARCELS
** 10' ABUTTING RESIDENTIAL PROPERTIES
*** 20' ABUTTING RESIDENTIAL PROPERTIES

- SITE PLAN KEYED NOTES**
- PERIMETER OF ALL ASPHALT TO RECEIVE CONCRETE CURB.
 - 85 FOOT TRUCK TURNING RADIUS DEPICTED AS PER SHEET C4.6.
 - PRIVACY FENCE. (NOT USED)
 - IDENTIFY USE AND LOCATE ALL STRUCTURES ADJACENT TO WALGREENS SITE. INDICATE NUMBER OF STORES AND DISTANCE FROM PROPERTY LINE.
 - SPOT ELEVATION AT FLOW LINE OF PROPOSED ENTRANCE ON SHEET C2.1.
 - BITUMINOUS APRON TO D.O.T. SPECIFICATIONS. CURB CUT DIMENSION MUST ACCOMMODATE 65 FOOT TRACTOR/TRAILER WITHOUT ROLLING ONTO CURB. DIVIDE DRIVEWAY INTO LANES WITH STRIPING.
 - LIMIT OF HEAVY DUTY ASPHALT PAVNG. (NOT USED)
 - 50' L x 4' W YELLOW PAINT STRIPE (TYPICAL) LANE DIVIDER. (NOT USED)
 - LINE OF CANOPY ABOVE.
 - 12" x 18" "DO NOT BLOCK ENTRANCE" SIGN. ORIENT FACE OF SIGN ADJACENT TO ON COMING TRAFFIC. (NOT USED)
 - 36" FLEXIBLE DELIMITER POST. FASTEN TO CONCRETE WITH BOLTS. (NO ADHESIVE FASTENING)
 - GAS METER WITH BOLLARDS.
 - COMPACTORS. (NOT USED)
 - LINE OF CONCRETE PAD.
 - LIGHT POLE (TYPICAL). QUANTITY AND LOCATION OF POLES TO BE DETERMINED BY APPROVED PHOTOMETRICS. (NOT USED)
 - CONCRETE DRIVE-UP LANE AND CANOPY ABOVE.
 - PROVIDED LANE DIVIDERS AND DIRECTIONAL ARROWS AT ALL DRIVES AND END OF DRIVE AISLES.
 - MINIMUM 24" OCTAGONAL REFLECTIVE STEEL STOP SIGN (SET BACK CLEAR OF TRAFFIC) AT DRIVE - THRU. ALIGN EDGE OF STOP SIGN WITH EDGE OF 1'-0" CURB AT DRIVE-THRU.
 - CONCRETE SIDEWALK (TYP.).
 - PAD MOUNTED TRANSFORMER WITH BOLLARDS. (COORDINATE W/ P.A. ANY OTHER LOCATIONS). (NOT USED)
 - ENTRY BOLLARDS W/ POLYETHYLENE COVERS 5'4" CLEAR MAX
 - ACCESSIBLE PARKING SIGN. SEE ACCESSIBILITY SHEET FOR DETAIL
 - ACCESSIBLE RAMP W/ DETECTABLE WARNING. ALONG ACCESSIBLE ROUTES (TYP.). WHEN SLOPE IS LESS THAN 5%, ONLY 36" OF DETECTABLE WARNING SURFACE IS REQUIRED.
 - ASPHALT PAVING.
 - YELLOW PAINT STRIPING (TYPICAL). BLACK OUTLINE ON CONCRETE PAVEMENT
 - ACCESSIBLE PARKING DESIGN TO MEET ALL GOVERNING CODES. QUANTITY AS REQUIRED BY A.D.A. - ACCESSIBLE PARKING SPACES AND THEIR ACCESS AISLES SHALL BE 1 1/2 WHERE POSSIBLE (2% MAX. SLOPE IN ALL DIRECTIONS (TYP.)).
 - TOP OF SIGN FOUNDATION TO BE AT TOP OF STREET CURB HEIGHT (MIN.)
 - PLACE SIGN WITH MINIMUM SETBACKS. COORDINATE WITH ZONING AND DIMENSION ACCORDINGLY.
 - INDICATE ALL EXISTING OR PROPOSED TRAFFIC CONTROL ELEMENTS.
 - SPOT ELEVATION AT STREET INTERSECTION. (NOT PROVIDED)
 - GROUND SIGN TO BE ORIENTED PERPENDICULAR TO MAJOR TRAFFIC STREET.
 - INDICATE ALL OFF-SITE IMPROVEMENTS. DENOTE EXISTING OR PROPOSED.
 - ALL END ISLANDS TO BE 4'-0" LESS THAN STALL DEPTH. WHERE FULL DEPTH ISLAND IS REQUIRED DETAIL ROLLOVER CURB AND CONCRETE FILL END OF ISLAND 4'-0".
 - RETURN SIDEWALK TO EXIT DOOR. (ADA ACCESSIBLE EXIT ROUTE REQUIRED). (NOT USED)
 - WALKS WITHOUT COLUMNS CAN BE 7'-0" W. WALKS WITH COLUMNS SHALL PROVIDE 5'-0" CLEAR TO BUILDING AND 2'-0" CLEAR TO EDGE OF CURB. SOUTHERN PROTOTYPE WALK TO BE 10'-0" W MIN.
 - TOTE ENCLOSURE
 - DETECTABLE WARNING SURFACE. 36" DEEP.
 - STORM CATCH BASINS AND GRATED MANHOLES TO BE 40" MINIMUM AWAY FROM 2X ACCESSIBLE PARKING ZONE AND ACCESSIBLE ROUTES.
 - LIGHT POLES, LANDSCAPING, AND OTHER SITE EQUIPMENT SHALL NOT OBSCURE SIGHT LINES TO PYLON.
 - SEVEN-BIKE TUBULAR STEEL BIKE RACK (SEE SPECS) WITH THICKENED CONC. SLAB ALLOW FOR 5' ACCESS AISLE BEYOND BIKE PARKING AREA. BOTH SIDES OF RACK.
 - ISLAND WITH 6" CURB.
 - 7'-3" x 8'-8" MIN. ALLOWABLE AREA FOR SEVEN-BIKE PARKING.

- SITE PLAN CRITERIA NOTES**
- PARKING PROVIDE CONTINUOUS CONCRETE WALK IF PARKING STALLS ARE ADJACENT TO BUILDING. PROVIDE PARKING DESIGN TO SATISFY ALL ACCESSIBLE PARKING REQUIREMENTS AS PER GOVERNING CODES.
 - TRASH ENCLOSURE A. IF POSSIBLE, WALGREENS WILL HAVE DUAL COMPACTORS. B. FOR LOCATIONS WHERE TRASH COMPACTOR CAN NOT BE ACCOMMODATED, A DUMPSTER SHALL BE PROVIDED. SEE SHEET C4.5.
 - PYLON AND DIRECTIONAL SIGNS SIGNS TO BE LOCATED AS SHOWN ON SITE PLAN. VERIFY AND DEFINE SIZE, QUANTITY, SETBACK AND REQUIREMENTS, AND PERSON TO CONTACT AT GOVERNING SIGN AUTHORITY.
 - UTILITIES SITE SHALL HAVE ADEQUATE WATER SERVICE TO SUPPORT FIRE SUPPRESSION SYSTEM IN WALGREENS BUILDING. ALL SITE UTILITIES, BOTH EXISTING OR NEW, MUST BE UNDERGROUND OR RE-ROUTED OFF SITE.
 - TRUCK EGRESS ROLLOVER CURBS TO ACCOMMODATE 65 FOOT DELIVERY TRUCK SHOULD BE CONSIDERED IF ANY OF THE FOLLOWING OCCURS: 1. MAX CURB WIDTH ALLOWED IS LESS THAN 40 FEET. 2. STREET CURB CUT IS LESS THAN 4 LANE WIDE. 3. ALLOWABLE RADIUS AT CURB ENTRANCE IS LESS THAN 20 FEET.
 - MAIL BOX IN AREAS WHERE THE U.S. POST OFFICE REQUIRES A FREESTANDING MAIL BOX. GENERAL CONTRACTOR SHALL PROVIDE HEAVY DUTY DIE CAST ALUMINUM RURAL MAIL BOX TO MODEL #4850 BY SALSBUURY INDUSTRIES, LOS ANGELES, CALIFORNIA, WITH MATCHING POST #4895 ON 18" DIA. CONCRETE FOUNDATION.
 - EXPOSED EQUIPMENT WALGREENS PREFERS TO HAVE ALL EQUIPMENT INSIDE. WHEN EQUIPMENT IS REQUIRED TO BE OUTSIDE, IT IS TO BE HOUSED IN A SECURE, LOCKABLE ENCLOSURE.
 - FINISHED FLOOR ELEVATION FINISHED FLOOR ELEVATION TO BE ABOVE 100 YEAR FLOOD ELEVATION. DO NOT TRAP STORM WATER ON SITE. DESIGN STORM OVERFLOW BELOW FLOOR ELEVATION.
 - LOADING AREA A 65' TRUCK MUST BACK INTO RECEIVING AREA

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING.

NO.	DATE	BY	DESCRIPTION	CONST
2	04/18/08	MPM	RESPONSE TO CITY COMMENTS	
1	03/21/08	MPM	RESPONSE TO COMMENTS	

REVISIONS

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF MAINE AS SIGNIFIED BY MY HAND AND SEAL.

STORE NUMBER 12325
PROJECT NAME
WALGREENS - STORE #12325
(SWC) FOREST & REVERE
PORTLAND, MAINE

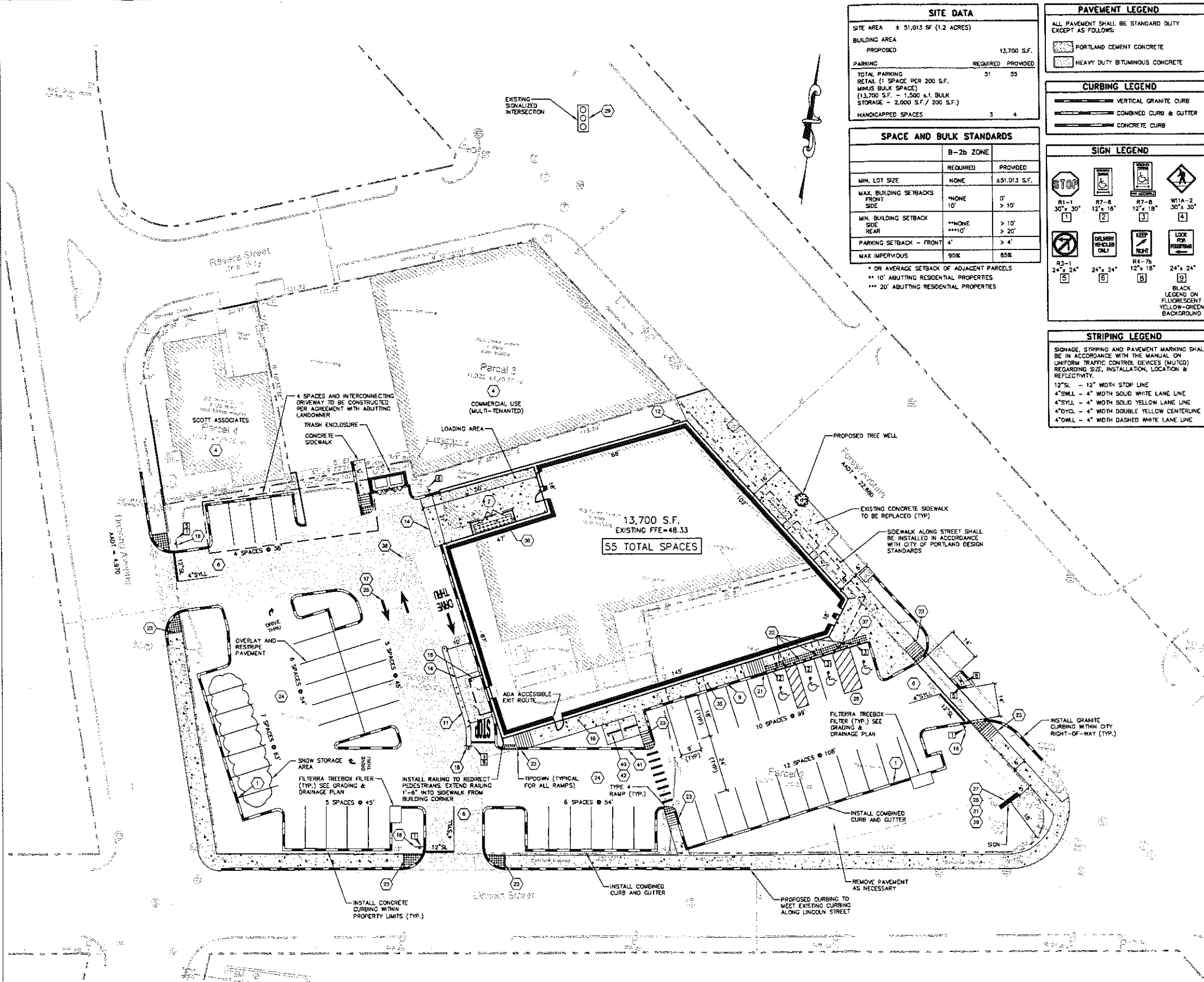
DRAWING TITLE
SITE LAYOUT PLAN

CADD PLOT: SCALE: 1" = 20' DRAWING NO. _____

VOID PLOT: DRAWN BY: JBC

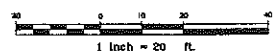
SUPERSEDES PLAN DATED: DATE: 12/07

REVIEWED BY: MPM OF DWGS.



THE RICHMOND COMPANY, INC.

GP Gorrill-Palmer Consulting Engineers, Inc.
Transportation and Civil Engineering Services
PO Box 1237 207-657-6910
15 Shaker Road FAX: 207-657-6912
Gray, ME 04039 E-Mail: mail@gorrillpalmer.com



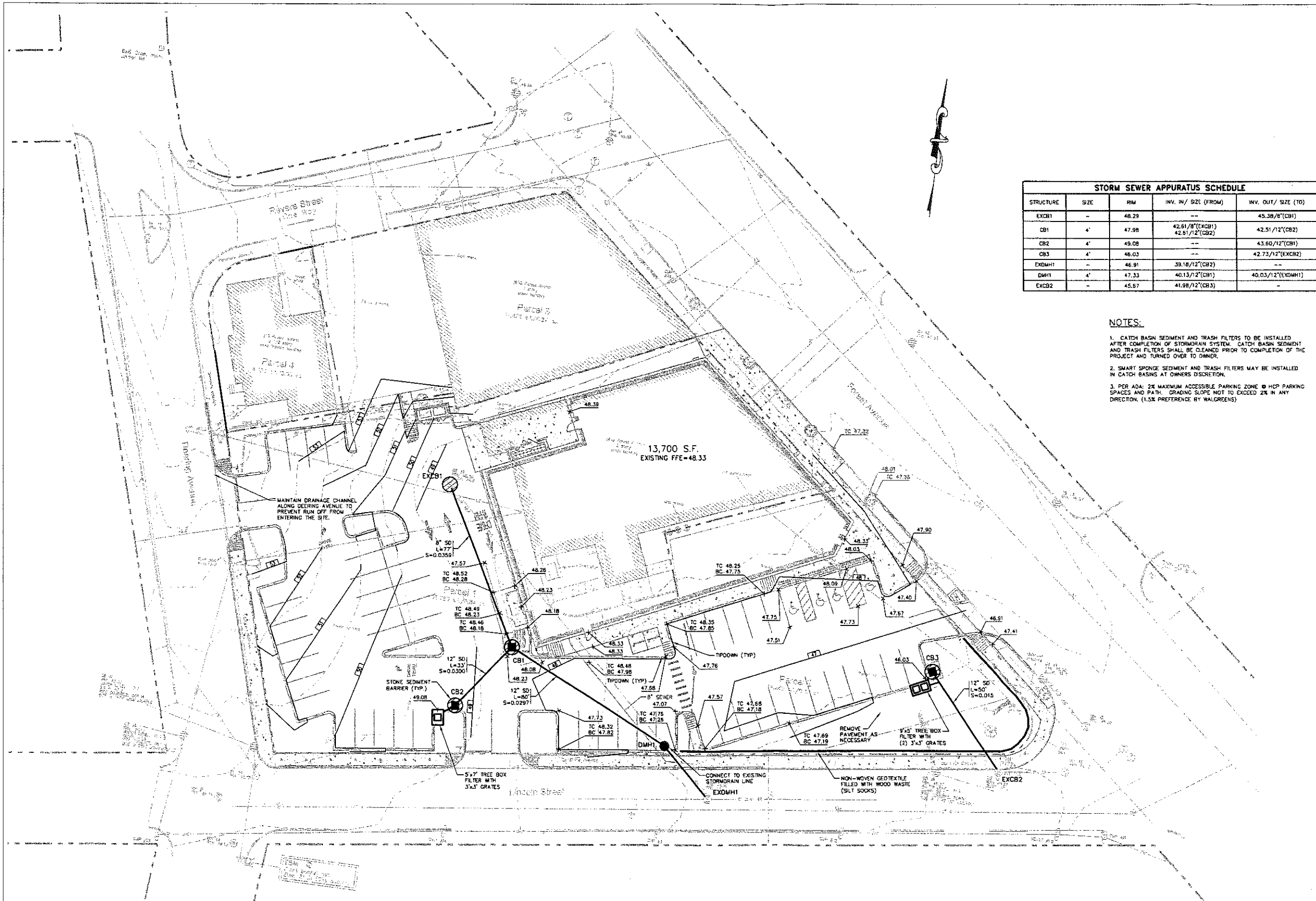
DRAWINGS/SPECIFICATIONS BY:
 WALGREENS
 LANDLORD'S CONSULTANT
 ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:
 WALGREENS' CONTRACTOR
 LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE		BUILDING	
NEW	<input checked="" type="checkbox"/>	NEW	<input type="checkbox"/>
REMODELING	<input type="checkbox"/>	EXISTING	<input checked="" type="checkbox"/>
RELOCATION	<input type="checkbox"/>	NEW SHELL ONLY	<input type="checkbox"/>
OTHERS	<input type="checkbox"/>		

STRUCTURE	SIZE	RM	INV. IN/ SIZE (FROM)	INV. OUT/ SIZE (TO)
EXCB1	--	48.29	--	45.38/8"(CB1)
CB1	4'	47.98	42.51/8"(EXCB1) 42.51/12"(CB2)	42.51/12"(CB2)
CB2	4'	49.08	--	43.80/12"(CB1)
CB3	4'	46.03	--	42.73/12"(EXCB2)
EXDMH1	--	46.91	39.18/12"(CB2)	--
DMH1	4'	47.33	40.13/12"(CB1)	40.03/12"(EXDMH1)
EXCB2	--	45.67	41.98/12"(CB3)	--

NOTES:

- CATCH BASIN SEDIMENT AND TRASH FILTERS TO BE INSTALLED AFTER COMPLETION OF STORMDRAIN SYSTEM. CATCH BASIN SEDIMENT AND TRASH FILTERS SHALL BE CLEANED PRIOR TO COMPLETION OF THE PROJECT AND TURNED OVER TO OWNER.
- SMART SPONGE SEDIMENT AND TRASH FILTERS MAY BE INSTALLED IN CATCH BASINS AT OWNERS DISCRETION.
- PER ADA: 2% MAXIMUM ACCESSIBLE PARKING ZONE @ HCP PARKING SPACES AND PATH. GRADING SLOPE NOT TO EXCEED 2% IN ANY DIRECTION. (1.5% PREFERENCE BY WALGREENS)



NO.	DATE	BY	DESCRIPTION	CONST
2	04/16/08	MPM	RESPONSE TO CITY COMMENTS	
1	03/21/08	MPM	RESPONSE TO COMMENTS	

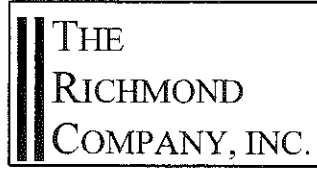
REVISIONS				
NO.	DATE	BY	DESCRIPTION	CONST

CERTIFICATION AND SEAL

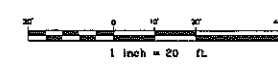
I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF MAINE AS SIGNIFIED BY MY HAND AND SEAL.

STORE NUMBER 12325
 PROJECT NAME
WALGREENS - STORE #12325
 (SWC) FOREST & REVERE
 PORTLAND, MAINE

DRAWING TITLE
GRADING DRAINAGE & EROSION CONTROL PLAN
 CADD PLOT: SCALE: _____ DRAWING NO. _____
 VOID PLOT: DRAWN BY: JBC
 DATE: 12/07
 SUPERSEDES PLAN DATED: _____ REVIEWED BY: _____
 MPM OF DWGS



GP Gorrill-Palmer Consulting Engineers, Inc.
 PO Box 1237 Transportation and Civil Engineering Services 207-657-6910
 15 Shaker Road FAX: 207-657-6912
 Gray, ME 04039 E-Mail: mail@gorrillpalmer.com



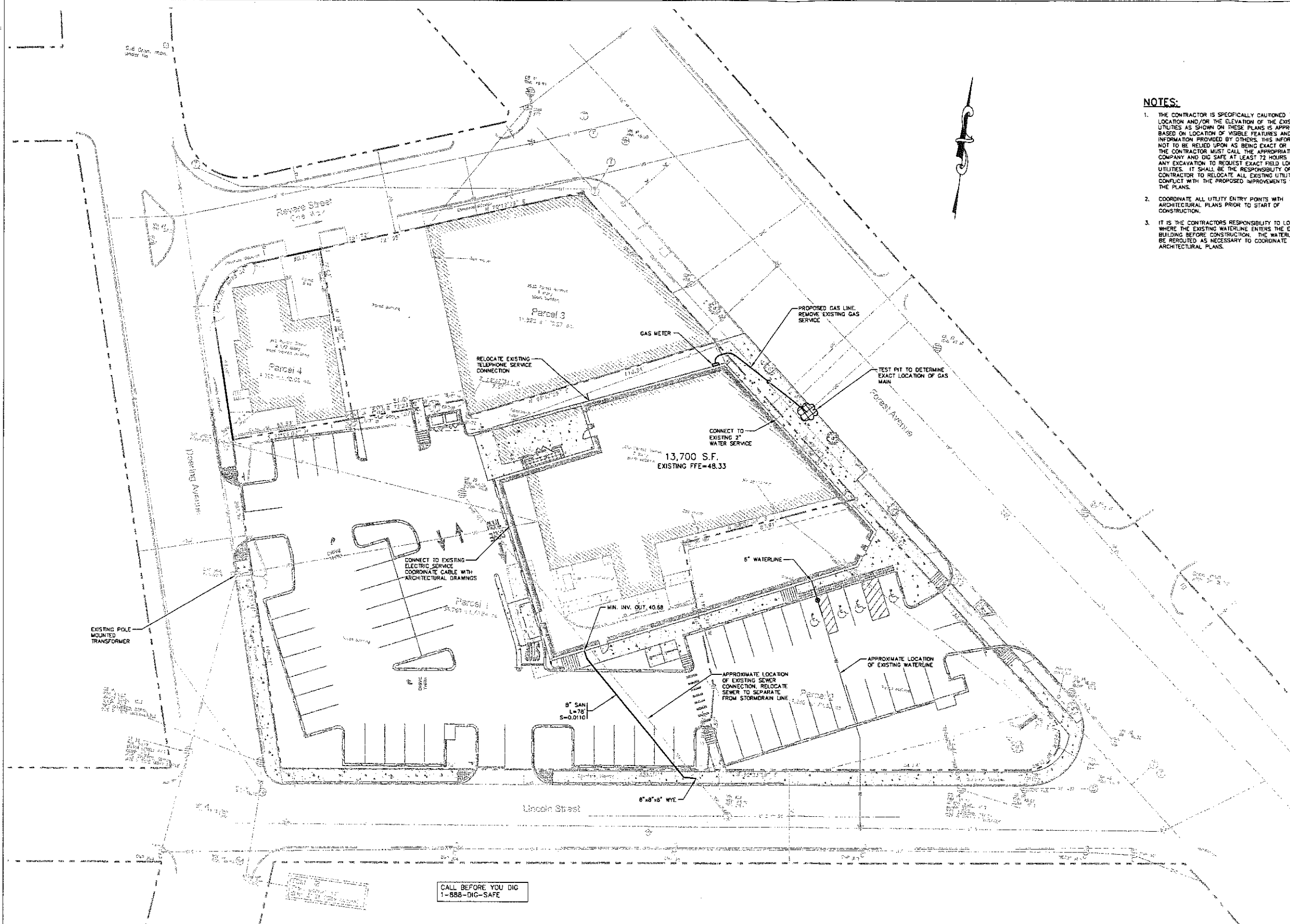
NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING.

DRAWINGS/SPECIFICATIONS BY:
 WALGREENS
 LANDLORD'S CONSULTANT
 ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:
 WALGREENS' CONTRACTOR
 LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

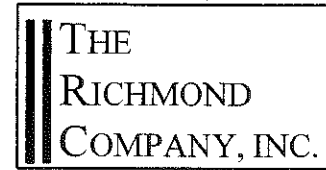
STORE		BUILDING	
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REMODELING	<input type="checkbox"/>	EXISTING	<input checked="" type="checkbox"/>
RELOCATION	<input type="checkbox"/>	NEW SHELL ONLY	<input type="checkbox"/>
OTHERS	<input type="checkbox"/>		

NOTES:

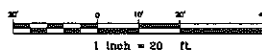
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS APPROXIMATE BASED ON LOCATION OF VISIBLE FEATURES AND INFORMATION PROVIDED BY OTHERS. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- COORDINATE ALL UTILITY ENTRY POINTS WITH ARCHITECTURAL PLANS PRIOR TO START OF CONSTRUCTION.
- IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE WHERE THE EXISTING WATERLINE ENTERS THE EXISTING BUILDING BEFORE CONSTRUCTION. THE WATERLINE SHALL BE REROUTED AS NECESSARY TO COORDINATE WITH ARCHITECTURAL PLANS.



CALL BEFORE YOU DIG
1-888-DIG-SAFE



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 15 Shaker Road FAX: 207-657-6912
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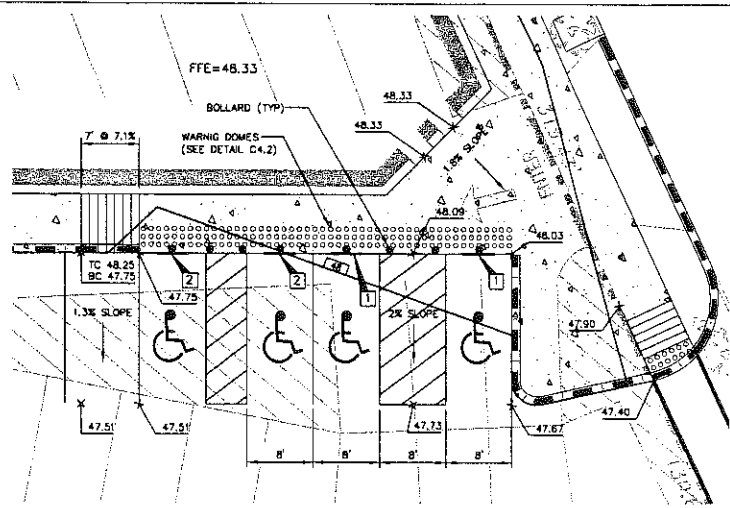
NO.	DATE	BY	DESCRIPTION	CON'T
2	04/16/08	MPM	RESPONSE TO CITY COMMENTS	
1	03/21/08	MPM	RESPONSE TO COMMENTS	

REVISIONS
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STORE NUMBER 12325
 PROJECT NAME
WALGREENS - STORE #12325
 (SWC) FOREST & REVERE
 PORTLAND, MAINE

DRAWING TITLE
 UTILITY PLAN
 CADD PLOT: SCALE: DRAWING NO. _____
 VOID PLOT: DRAWN BY: JBC
 DATE: 12/07
 SUPERSEDES PLAN DATED: REVIEWED BY: MPM OF DWGS.
C3.1



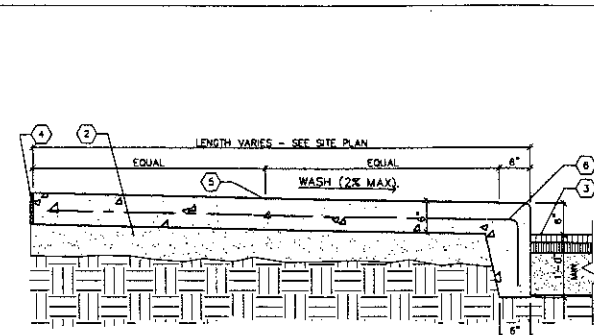
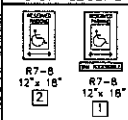
HANDICAP PARKING PLAN DETAIL

SCALE: 1" = 10'

PER ADA:

2% MAXIMUM ACCESSIBLE PARKING ZONE ● HCP PARKING SPACES AND PATH. GRADING SLOPE NOT TO EXCEED 2% IN ANY DIRECTION. (1.5% PREFERENCE BY WALGREENS)

SIGN LEGEND

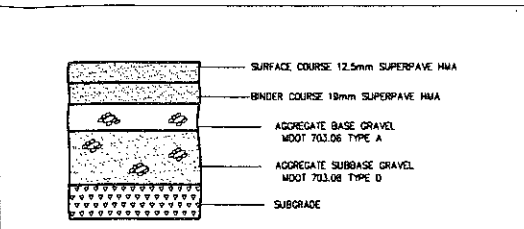


KEYED NOTES

- 1 N/A
- 2 12" MDOT 703.06 AGGREGATE TYPE A
- 3 PAVEMENT.
- 4 COMPRESSIBLE FILLER (3/4" MAXIMUM), CUT BACK AND PROVIDE SEALANT. TYPICAL AT ALL JOINTS WITH FILLER.
- 5 1/4" TOOLED JOINT
- 6 6" x 6" #10 W.W.F.

TYPICAL BUILDING PERIMETER SIDEWALK

NOT TO SCALE

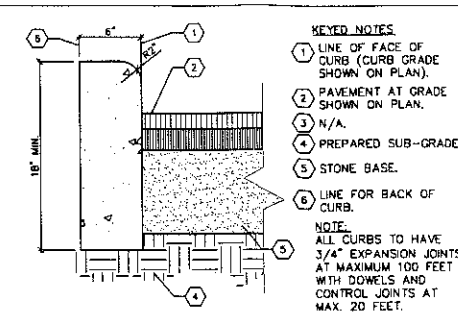


NOTE: COMPACT SUBGRADE TO 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557

		THICKNESS OF LAYERS	
STANDARD	HEAVY DUTY	LAYERS	
1.50"	1.50"	SURFACE COURSE MDOT 703.06 HOT MIX ASPHALT 1/2" (12.5 mm)	
2.00"	2.00"	BINDER COURSE MDOT 703.06 HOT MIX ASPHALT 3/4" (19.0 mm)	
6"	8"	AGGREGATE BASE GRAVEL MDOT 703.06 TYPE A	
12"	15"	AGGREGATE SUBBASE GRAVEL MDOT 703.06 TYPE D	

BITUMINOUS PAVEMENT SECTION

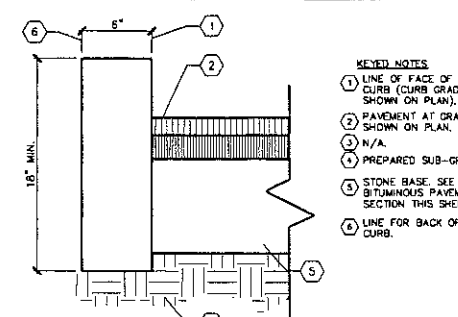
NOT TO SCALE



- KEYED NOTES**
- 1 LINE OF FACE OF CURB (CURB GRADE SHOWN ON PLAN).
 - 2 PAVEMENT AT GRADE SHOWN ON PLAN.
 - 3 N/A.
 - 4 PREPARED SUB-GRADE.
 - 5 STONE BASE.
 - 6 LINE FOR BACK OF CURB.
- NOTE: ALL CURBS TO HAVE 3/4" EXPANSION JOINTS AT MAXIMUM 100 FEET WITH DOWELS AND CONTROL JOINTS AT MAX. 20 FEET.
- (ALLOWED WHERE STORM WATER DOES NOT DRAIN AGAINST FACE OF CURB).

CONCRETE CURB

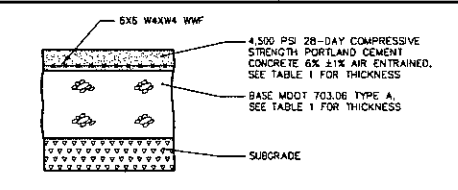
NOT TO SCALE



- KEYED NOTES**
- 1 LINE OF FACE OF CURB (CURB GRADE SHOWN ON PLAN).
 - 2 PAVEMENT AT GRADE SHOWN ON PLAN.
 - 3 N/A.
 - 4 PREPARED SUB-GRADE.
 - 5 STONE BASE. SEE BITUMINOUS PAVEMENT SECTION THIS SHEET.
 - 6 LINE FOR BACK OF CURB.

VERTICAL GRANITE CURB

NOT TO SCALE

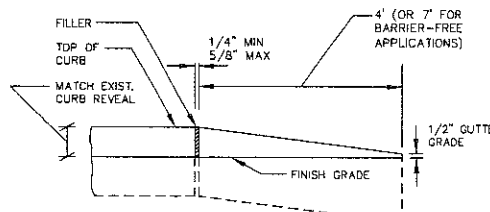


DESCRIPTION	SLAB	MDOT 703.06 AGGREGATE TYPE A
ALL SLABS	6"	12"

- NOTE:
- COMPACT SUBGRADE TO 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557.
 - SITE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBGRADE PREPARATION AND PLACEMENT/COMPOSITION OF ALL AGGREGATE BASE/SUBBASE COURSE GRAVELS FOR PORTLAND CEMENT CONCRETE SURFACES IN CONTACT WITH BUILDINGS.

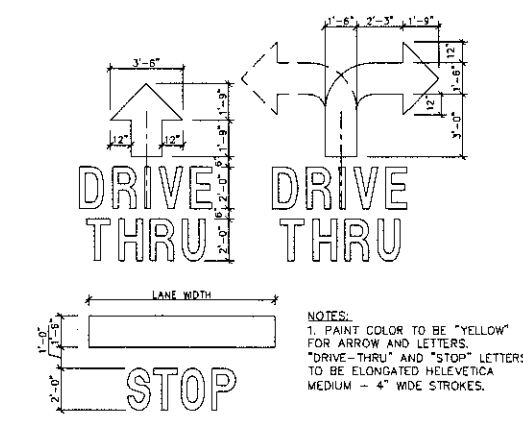
HEAVY DUTY PORTLAND CEMENT CONCRETE PAVEMENT SECTION

NOT TO SCALE



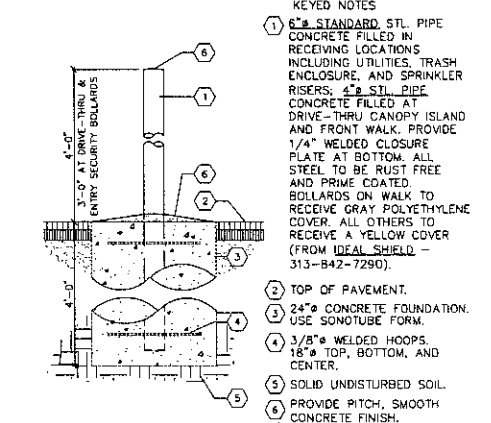
TYPICAL TIPDOWN CURB INSTALLATION

NOT TO SCALE



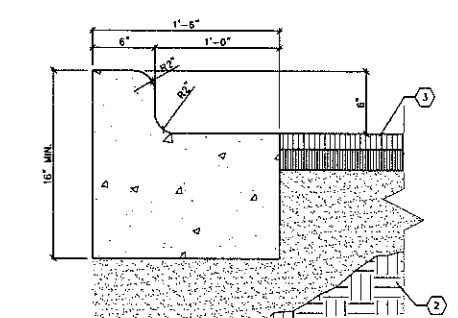
PAVEMENT PAINTING

NOT TO SCALE



PIPE BOLLARD

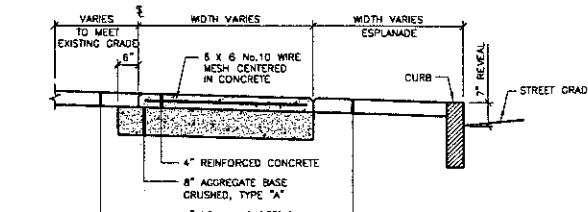
NOT TO SCALE



- KEYED NOTES**
- 1 N/A
 - 2 PREPARED SUB-GRADE.
 - 3 PAVEMENT.
- NOTE: ALL CURBS TO HAVE 1/4" EXPANSION JOINTS AT MAXIMUM 100 FEET WITH DOWELS AND CONTROL JOINTS AT MAX. 20 FEET.

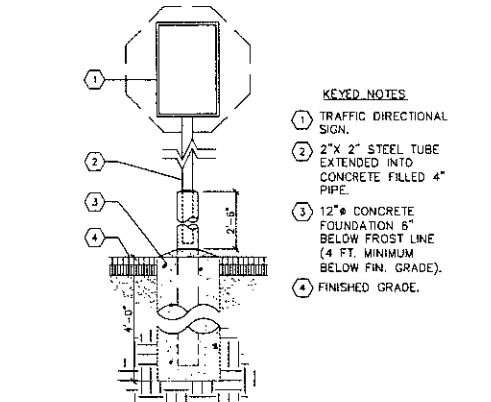
COMBINED CURB & GUTTER

NOT TO SCALE



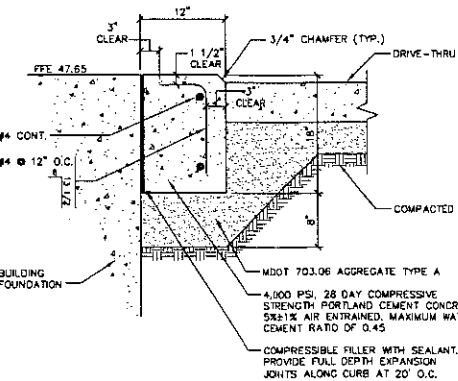
SECTION AT SIDEWALK

NOT TO SCALE



TRAFFIC DIRECTIONAL SIGN

NOT TO SCALE (FREE-STANDING)



CONCRETE CURB AT DRIVE-THRU

NOT TO SCALE

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING.



CONSULTANT PROJECT NO. 1348

PROJECT TYPE

DRAWINGS/SPECIFICATIONS BY:

- WALGREENS
- LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:

- WALGREENS' CONTRACTOR
- LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE	BUILDING
NEW <input type="checkbox"/>	NEW <input type="checkbox"/>
REMODELING <input type="checkbox"/>	EXISTING <input checked="" type="checkbox"/>
RELOCATION <input type="checkbox"/>	NEW SHELL ONLY <input type="checkbox"/>
OTHERS <input type="checkbox"/>	

NO.	DATE	BY	DESCRIPTION	CONST.
2	04/18/08	MPM	RESPONSE TO CITY COMMENTS	
1	03/21/08	MPM	RESPONSE TO COMMENTS	

REVISIONS

CERTIFICATION AND SEAL

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STORE NUMBER 12325

PROJECT NAME
WALGREENS - STORE #12325

(SWC) FOREST & REVERE
PORTLAND, MAINE

DRAWING TITLE
SITE DETAILS - 1

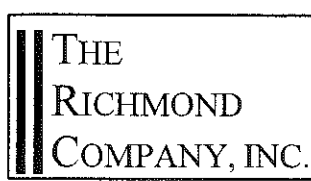
CADD PLOT: SCALE: DRAWING NO. _____

VOID PLOT: DRAWN BY: JBC

SUPERSEDES PLAN DATED: DATE: 12/07

REVIEWED BY: MPM

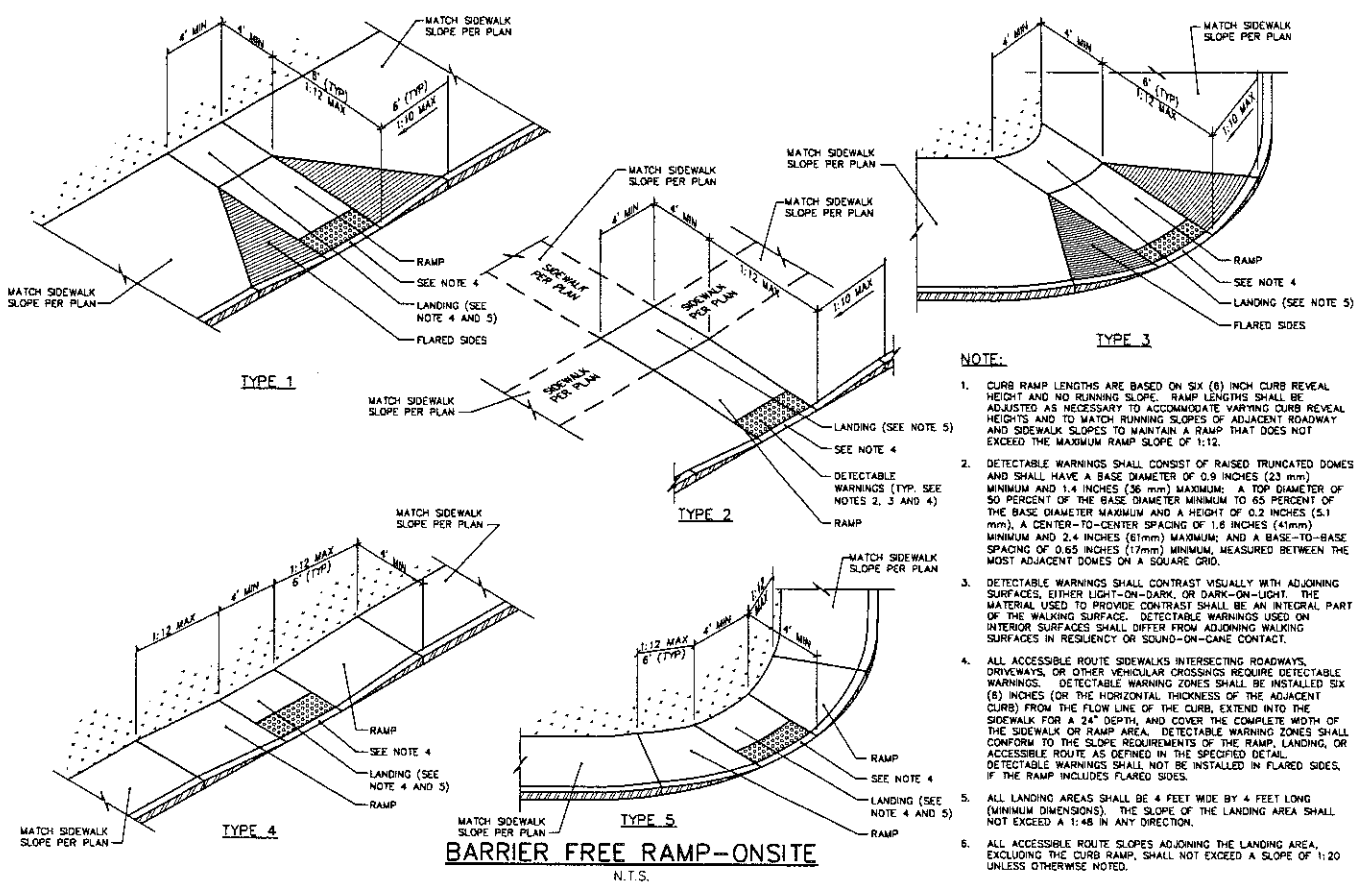
OF DWGS. **C4.1**



GP Gorrill-Palmer Consulting Engineers, Inc.

Transportation and Civil Engineering Services

PO Box 1237 207-657-6910
15 Shaker Road FAX: 207-657-6912
Gray, ME 04039 E-Mail: mailbox@gorrillpalmer.com



STANDARD ACCESSIBLE DIMENSIONING

A U.S. DEPARTMENT OF TRANSPORTATION R7-8 (RESERVED PARKING) AND SUPPLEMENTAL SIGNS AS NOTED ABOVE MUST BE MOUNTED ON A PERMANENT POST NO LOWER THAN FOUR FEET FROM THE PAVEMENT. THE POST MUST BE MOUNTED IN THE CENTER OF THE 8 FOOT WIDE ACCESSIBLE PARKING SPACE, NO MORE THAN 5 FEET FROM THE FRONT OF THE PARKING SPACE. SEE ILLUSTRATION ABOVE.

CURB RAMPS AND OTHER RAMPS

NOTES:

EACH ACCESSIBLE PARKING SPACE IS TO BE A MINIMUM OF 8 FEET WIDE AND HAVE A 6" MINIMUM ACCESS AISLE FOR VANS OR 50" ACCESS AISLE FOR CARS ADJACENT TO THE SPACE. THE ACCESS AISLE MAY BE ON EITHER THE DRIVER'S SIDE OR THE PASSENGER'S SIDE OF THE ACCESSIBLE SPACE. THIS APPLIES TO 45, 60, AND 90° PARKING.

ACCESSIBLE PARKING SPACES ARE TO BE LOCATED AS CLOSE TO THE STORE ENTRANCE AS POSSIBLE AND SHALL BE IDENTIFIED WITH A SIGN.

ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH A SLOPE OF 1:122 (2% MAXIMUM) (EXAMPLE: 1.92 INCHES MAX. VERTICAL IN 8 FEET HORIZONTAL) OR 1:50 IN ALL DIRECTIONS. THIS INCLUDES BOTH "RUNNING SLOPES" AND "CROSS SLOPES."

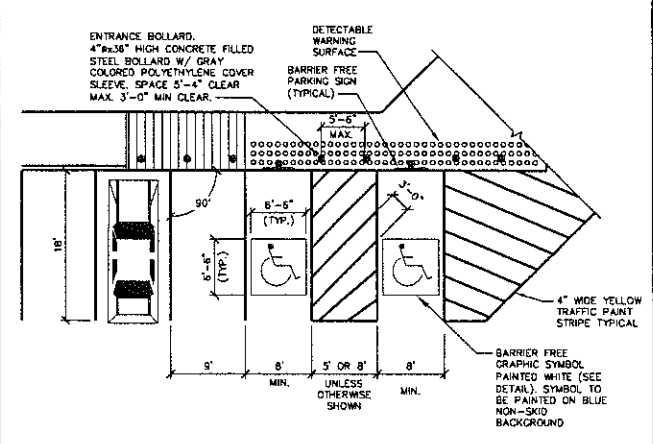
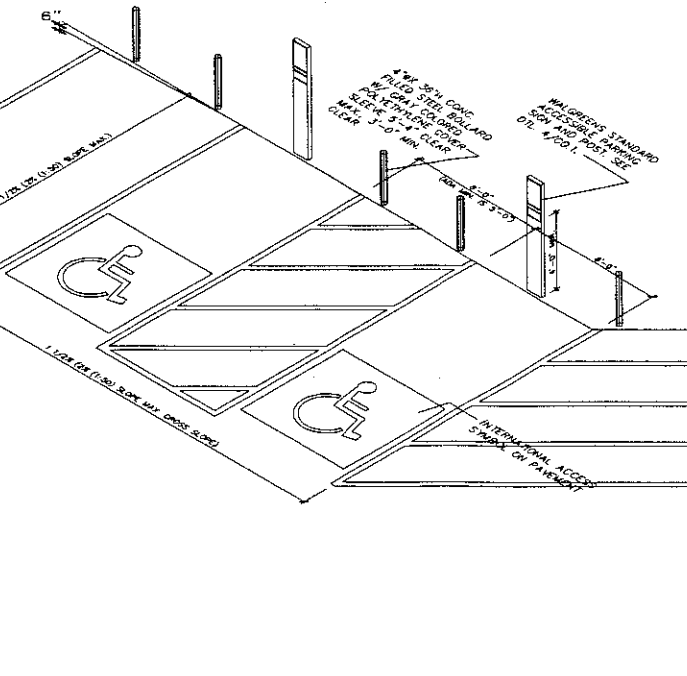
EACH PARKING SPACE ACCESS AISLE MUST CONNECT TO A COMMON LEVEL WITH AN ACCESSIBLE ROUTE, I.E., EACH ACCESS AISLE NEXT TO A PARKING SPACE MUST HAVE A CURB RAMP AT THE WALGREENS STOREFRONT SIDEWALK OR BLEND TO A LEVEL WALKWAY LEADING TO THE WALGREENS ENTRANCE.

ACCESSIBLE PARKING ACCESS AISLES SHALL BE PART OF AN ACCESSIBLE ROUTE TO THE STORE ENTRANCE.

THE ACCESS AISLE SHALL BE DESIGNATED WITH HIGH QUALITY YELLOW DIAGONAL SURFACE PAINT STRIPING.

RAMPS MUST NOT EXTEND OUT FROM THE CURB INTO THE ACCESS AISLE OF ANY ACCESS PARKING SPACE.

ADA ALLOWS TWO PARKING SPACES TO SHARE AN ACCESS AISLE.

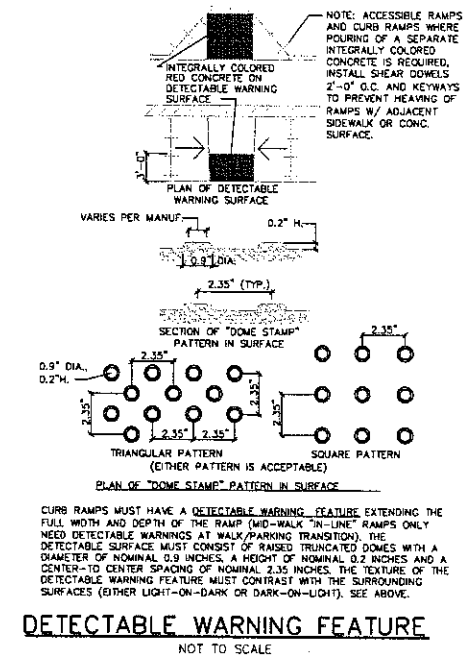
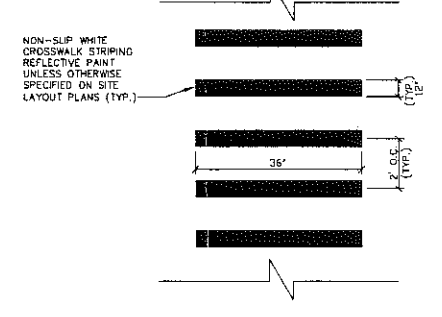


PARKING SPACE DIMENSIONS

NOT TO SCALE

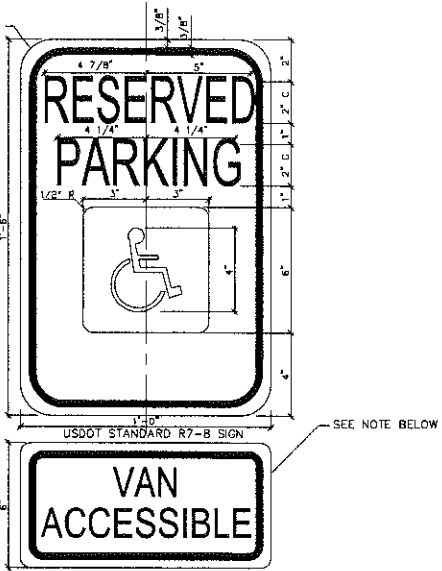
PROPOSED CROSSWALK STRIPING

NOT TO SCALE



DETECTABLE WARNING FEATURE

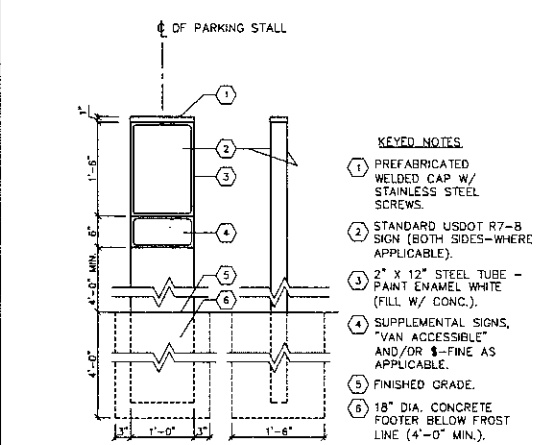
NOT TO SCALE



ACCESSIBILITY SIGNAGE

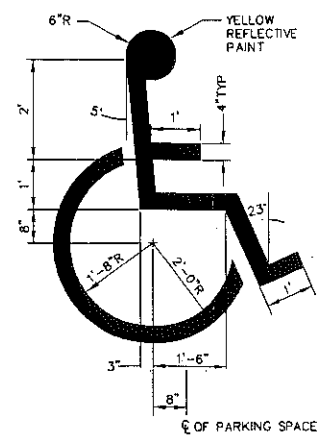
NOT TO SCALE

NOTE (R7-8 SIGN): THIS IS A STANDARD SIGN AND MAY BE ORDERED FROM ANY TRAFFIC SIGN SUPPLIER BY NUMBER. THE SIGN MUST BE SUPPLEMENTED WITH A "VAN ACCESSIBLE" SIGN AS APPLICABLE AND/OR AMOUNT OF THE FINE FOR ILLEGALLY PARKING IN THE RESERVED SPACE(S) A MUNICIPALITY MAY IMPOSE. CONFIRM WITH LOCAL REGULATIONS.



ACCESSIBILITY PARKING SIGN AND POST

(FREE-STANDING) NOT TO SCALE



INTERNATIONAL BARRIER FREE SYMBOL

NOT TO SCALE

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING.



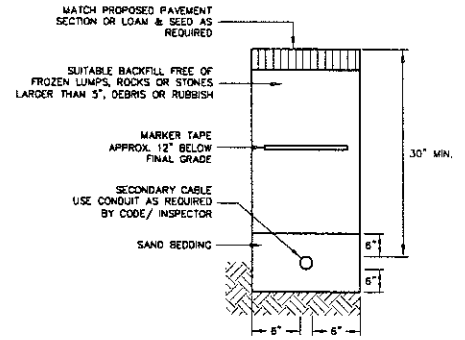
CONSULTANT PROJECT NO. 1348	
PROJECT TYPE	
DRAWINGS/SPECIFICATIONS BY:	
<input type="checkbox"/> WALGREENS	
<input checked="" type="checkbox"/> LANDLORD'S CONSULTANT	
ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:	
<input type="checkbox"/> WALGREENS CONTRACTOR	
<input checked="" type="checkbox"/> LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)	
STORE	BUILDING
NEW <input checked="" type="checkbox"/>	NEW <input type="checkbox"/>
REMODELING <input type="checkbox"/>	EXISTING <input checked="" type="checkbox"/>
RELOCATION <input type="checkbox"/>	NEW SHELL ONLY <input type="checkbox"/>
OTHERS <input type="checkbox"/>	

2	04/16/08	MPM	RESPONSE TO CITY COMMENTS	
1	03/21/08	MPM	RESPONSE TO COMMENTS	
NO.	DATE	BY	DESCRIPTION	CONST
REVISIONS				
CERTIFICATION AND SEAL				

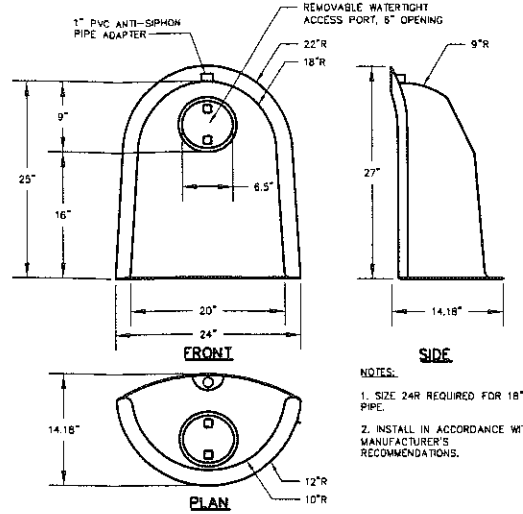
I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF MAINE AS SIGNIFIED BY MY HAND AND SEAL.				
STORE NUMBER 12325				
PROJECT NAME WALGREENS - STORE #12325				
(SWC) FOREST & REVERE PORTLAND, MAINE				
DRAWING TITLE SITE DETAILS - 2				
CADD PLOT:	SCALE:	DRAWING NO. _____		
VOID PLOT:	DRAWN BY: JBC.			
SUPERSEDES PLAN DATED:	DATE: 12/07			C4.2
	REVIEWED BY: MPM			OF DWGS



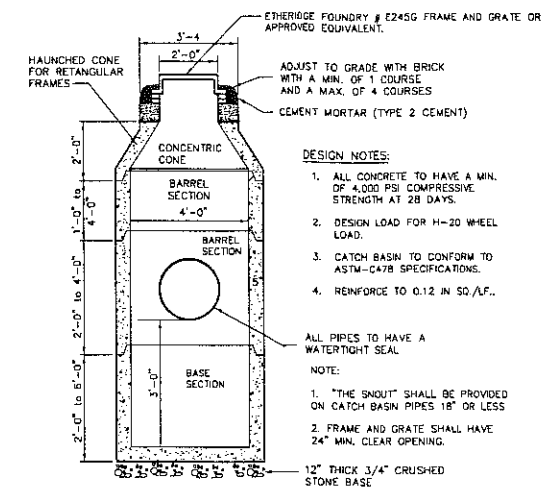
GP Gorrill-Palmer Consulting Engineers, Inc.
 PO Box 1237 Transportation and Civil Engineering Services 207-657-6910
 15 Shaker Road FAX: 207-657-6912
 Gray, ME 04039 E-Mail: mailbox@gorrillpalmer.com



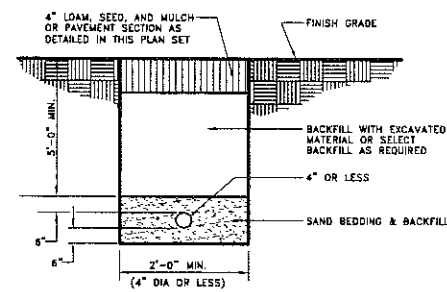
SECONDARY ELECTRICAL TRENCH
NOT TO SCALE



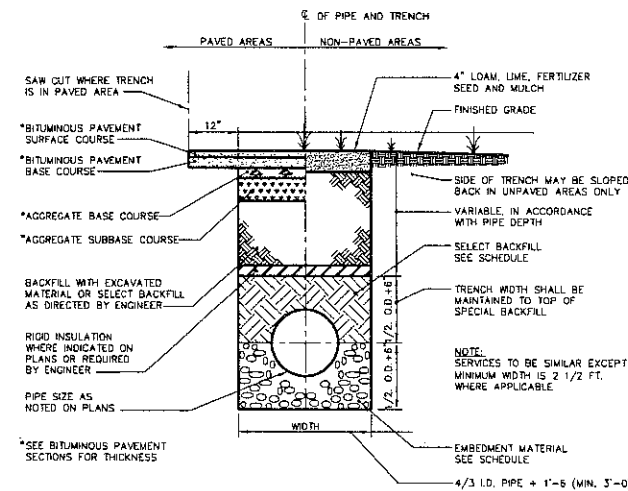
"THE SNOOT"
NOT TO SCALE



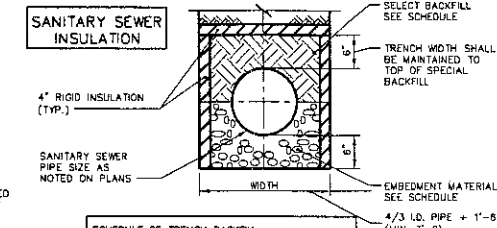
4'-0" PRECAST CATCH BASIN
NOT TO SCALE



WATER SERVICE TRENCH SECTION
NOT TO SCALE



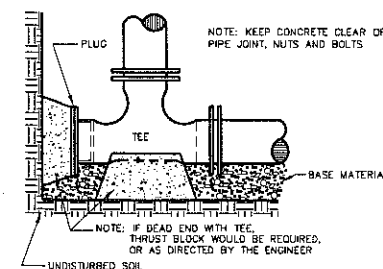
TRENCH SECTION
NOT TO SCALE



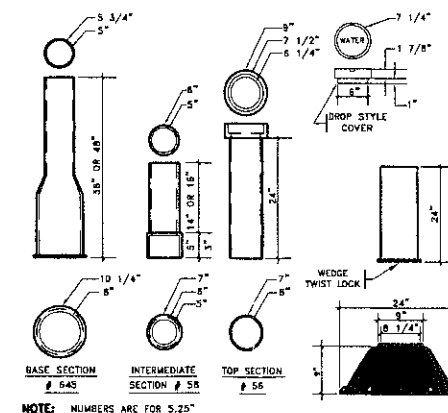
TYPE OF PIPE	EMBEDMENT MATERIAL	SELECT BACKFILL
CMP DUCTILE IRON RCP	MDOT 703.22 TYPE B UD BACKFILL	MDOT 703.22 TYPE B UD BACKFILL
PVC-SDR 35 HOPE	MDOT 703.22 TYPE C 3/4" CRUSHED STONE	MDOT 703.22 TYPE B UD BACKFILL

NOTE: 1. BRACING AND SHEETING OR OTHER TRENCH PROTECTION TO BE PROVIDED TO MEET APPLICABLE STATE AND O.S.H.A. SAFETY STANDARDS. ALL SUCH TRENCH PROTECTION TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

MINIMUM COVER	PIPE	(1) COVER BETWEEN 2' AND 3' SHALL INCLUDE 4" RIGID INSULATION.
2'-0"	DRAIN (1)	
3'-0"	WATER	
5'-0"	SEWER	COVER BETWEEN 3' AND 4' SHALL INCLUDE 2" RIGID INSULATION.



STANDARD TEE BLOCKING
NOT TO SCALE



VALVE BOXES
NOT TO SCALE



CONSULTANT PROJECT NO. 1348

PROJECT TYPE

DRAWINGS/SPECIFICATIONS BY:

- WALGREENS
- LANDLORD'S CONSULTANT
- ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:
- WALGREENS' CONTRACTOR
- LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE BUILDING

- | | | | |
|------------|-------------------------------------|----------------|-------------------------------------|
| NEW | <input checked="" type="checkbox"/> | NEW | <input type="checkbox"/> |
| REMODELING | <input type="checkbox"/> | EXISTING | <input checked="" type="checkbox"/> |
| RELOCATION | <input type="checkbox"/> | NEW SHELL ONLY | <input type="checkbox"/> |
| OTHERS | <input type="checkbox"/> | | |

NO.	DATE	BY	DESCRIPTION	CONST
2	04/16/08	MPM	RESPONSE TO CITY COMMENTS	
1	03/21/08	MPM	RESPONSE TO COMMENTS	

REVISIONS

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF MAINE AS SIGNIFIED BY MY HAND AND SEAL.

STORE NUMBER 12325

PROJECT NAME
WALGREENS - STORE #12325
(SWC) FOREST & REVERE
PORTLAND, MAINE

DRAWING TITLE
UTILITY DETAILS

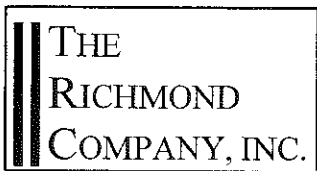
CADD PLOT: SCALE: _____ DRAWING NO. _____

VOID PLOT: DRAWN BY: JBC

DATE: 12/07

SUPERSEDES PLAN DATED: _____ REVIEWED BY: _____ OF _____ DWGS.

C4.3



GP Gorrill-Palmer Consulting Engineers, Inc.
 PO Box 1237 Transportation and Civil Engineering Services 207-657-6910
 15 Shaker Road FAX: 207-657-6912
 Gray, ME 04039 E-Mail: mailbox@gorrillpalmer.com

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING.

EROSION CONTROL MEASURES AND SITE STABILIZATION
 THE PRIMARY PURPOSE OF THE EROSION/SEDIMENTATION CONTROL PLAN, WHICH WILL BE IMPLEMENTED FOR THIS PROJECT, IS AS FOLLOWS:

- DEVELOPMENT OF A CAREFUL CONSTRUCTION SEQUENCE.
 - BARE REVEALATION OF DENUDED AREAS TO MINIMIZE PERIOD OF SOIL EXPOSURE.
 - THE USE OF ON-SITE MEASURES TO CAPTURE SEDIMENT (HAY BALES/ STONE CHECK DAMS/SILT FENCE, ETC.)
- THE FOLLOWING TEMPORARY AND PERMANENT EROSION CONTROL MEASURES WILL BE IMPLEMENTED AS PART OF THE SITE DEVELOPMENT. THESE MEASURES SHALL BE INSTALLED AS INDICATED ON THE PLANS OR AS DESCRIBED WITHIN THIS REPORT. FOR FURTHER REFERENCE, SEE THE MAIN EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION - BEST MANAGEMENT PRACTICES.

A. TEMPORARY EROSION CONTROL MEASURES

THE FOLLOWING MEASURES ARE PLANNED AS TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION:

- SILTATION FENCE:** WOOD WASTE COMPOST BERMS, OR NON-WOVEN GEOTEXTILE FILLED WITH WOOD WASTE (SILT SOCKS) SHALL BE INSTALLED DOWNSTREAM OF ANY DENUDED AREAS TO PREVENT EROSION. BERM AREAS ARE REVEGETATED. THE FENCE AND/OR WOOD WASTE COMPOST BERMS SHALL BE INSTALLED PER THE DETAILS PROVIDED IN THIS PACKAGE AND INSPECTED AT LEAST ONCE A WEEK AND BEFORE AND IMMEDIATELY AFTER A STORM EVENT OF 0.5 INCHES OR MORE. AT LEAST 7 DAYS BEFORE PROLONGED RAINFALL, REPAIRS SHALL BE MADE IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THE FENCE OR BERM LINE. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OF THE EDGE, OR UNIFORMING OF LARGE VOLUMES OF WATER BEHIND THE FENCE OR BERM, THE BARRIER SHALL BE REPLACED WITH A STONE CHECK DAM. WOOD WASTE COMPOST BERMS ARE NOT TO BE USED ADJACENT TO WETLAND AREAS THAT ARE NOT TO BE DISTURBED.
- STRAW OR HAY MULCH INCLUDING HYDROSEEDING IS INTENDED TO PROVIDE COVER FOR DENUDED OR SEVERED AREAS UNTIL REVEGETATION IS ESTABLISHED.** MULCH PLACED BETWEEN APRIL 15TH AND OCTOBER 15TH ON SLOPES OF LESS THAN 15 PERCENT SHALL BE ANCHORED BY PERFORATED WATER MULCH PLACED ON SLOPES OF EQUAL TO OR STEEPER THAN 15 PERCENT SHALL BE COVERED BY A FABRIC NETTING AND ANCHORED WITH STAPLES ACCORDING WITH MANUFACTURER'S RECOMMENDATION. FABRIC NETTING AND STAPLES SHALL BE USED ON DISTURBED AREAS WITHIN 50' OF LAKES, STREAMS, AND WETLANDS REGARDLESS OF THE UPSTREAM SLOPE. MULCH PLACED BETWEEN OCTOBER 15TH AND APRIL 15TH ON SLOPES EQUAL TO OR STEEPER THAN 15 PERCENT SHALL BE COVERED WITH A FABRIC NETTING AND ANCHORED WITH STAPLES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SLOPES STEEPER THAN 3:1 AND EQUAL TO OR FLATTER THAN 2:1, WHICH ARE TO BE REVEGETATED, SHALL RECEIVE CURLEX BARRIERS BY AMERICAN EXCELLENCE OR EQUAL. SLOPES STEEPER THAN 2:1 SHALL RECEIVE RIPRAP AS NOTED ON THE PLANS. MULCH APPLICATION RATES ARE PROVIDED IN ATTACHMENT A OF THIS SECTION. MULCH SHALL NOT BE PLACED ON TOPOGRAPHY.
- TEMPORARY STOCKPILES OF STUMPS, DRIBBLES, OR COMMON EXCAVATION WILL BE PROTECTED AS FOLLOWS:**
 - TEMPORARY STOCKPILES SHALL NOT BE LOCATED WITHIN 50 FEET OF ANY WETLANDS WHICH WILL NOT BE DISTURBED AND LOCATED AWAY FROM DRAINAGE SWALES.
 - STOCKPILES SHALL BE STABILIZED WITHIN 7 DAYS BY EITHER TEMPORARILY SEEDING THE STOCKPILE BY A HYDROSEED METHOD CONTAINING AN ENHANCED MULCH TACKLER OR BY COVERING THE STOCKPILE WITH MULCH, SUCH AS HAY, STRAW, OR EROSION CONTROL MIX.
 - STOCKPILES SHALL BE SURROUNDED BY SEDIMENTATION BARRIER AT THE TIME OF FORMATION.
- ALL DENUDED AREAS THAT ARE WITHIN 50 FEET OF AN UNDISTURBED WETLAND, WHICH HAVE BEEN ROUGH GRADED AND ARE NOT LOCATED WITHIN A BUILDING PAD PARKING AREA OR ACCESS DRIVE SURFACE AREA, SHALL RECEIVE MULCH OR EROSION CONTROL MIX FABRIC WITHIN 48 HOURS OF INITIAL DISTURBANCE OF SOIL. ALL AREAS WITHIN 50 FEET OF AN UNDISTURBED WETLAND SHALL BE MULCHED PRIOR TO ANY PREDICTED RAIN EVENT REGARDLESS OF THE 48 HOUR WINDOW. IN OTHER AREAS, THE TIME PERIOD MAY BE EXTENDED TO 14 DAYS.**
- FOR WORK WHICH IS CONDUCTED BETWEEN OCTOBER 15TH AND APRIL 15TH OF ANY CALENDAR YEAR, ALL DENUDED AREAS SHALL BE COVERED WITH HAY MULCH OR EROSION CONTROL MIX APPLIED AT TWICE THE NORMAL APPLICATION RATE AND ANCHORED WITH A FABRIC NETTING. THE TIME PERIOD FOR APPLYING MULCH SHALL BE LIMITED TO 7 DAYS FOR ALL AREAS.**
- BEARING AVENUE, FOREST AVENUE AND LINCOLN STREET SHALL BE SHEET TO CONTROL MUD AND DUST AS NECESSARY.**
- DURING DRIBBLING OPERATIONS STONE CHECK DAMS SHALL BE INSTALLED AT ANY EVIDENT CONCENTRATED FLOW DISCHARGE POINTS AND AS DIRECTED ON THE EROSION CONTROL PLANS.**
- SILT FENCING WITH A MINIMUM STAKE SPACING OF 8 FEET SHOULD BE USED, UNLESS THE FENCE IS SUPPORTED BY WIRE FENCE REINFORCEMENT OF MINIMUM 14 GAUGE AND WITH A MAXIMUM MESH SPACING OF 6 INCHES, IN WHICH CASE STAKES MAY BE SPACED A MAXIMUM OF 10 FEET APART. THE GOUTLET OF THE FENCE SHOULD BE ANCHORED.**
- WOOD WASTE COMPOST/BARK BERMS OR NON-WOVEN GEOTEXTILE FILLED WITH WOOD WASTE (SILT SOCKS) MAY BE USED IN LIEU OF SILTATION FENCE. INSTALLATION DETAILS ARE PROVIDED IN THIS PLAN SET. THE BARRIERS SHALL BE INSPECTED AFTER EACH RAINFALL AND REPAIRS MADE AS NECESSARY. SEDIMENT SHALL BE REMOVED AND THE BARRIER RESTORED TO ITS ORIGINAL DIMENSIONS WITHIN THE PERIOD THIS ACCESSIBLE TO THE DESIGN DEPTH OF THE BARRIER. THE BARRIER SHALL BE REMOVED WHEN THE TURBIDITY DRAINAGE AREA HAS BEEN STABILIZED.**
- WATER AND/OR CALCIUM CHLORIDE SHALL BE FURNISHED AND APPLIED IN ACCORDANCE WITH MOOT SPECIFICATIONS - SECTION 637 - GUSTY CONTROL.**
- LOAM AND SEED IS INTENDED TO SERVE AS THE PRIMARY PERMANENT REVEGETATIVE MEASURE FOR ALL DENUDED AREAS NOT PROVIDED WITH OTHER EROSION CONTROL MEASURES. SUCH AS RIPRAP APPLICATION RATES ARE PROVIDED IN ATTACHMENT A OF THIS SECTION. SEEDING SHALL NOT OCCUR OVER SNOW.**

B. PERMANENT EROSION CONTROL MEASURES

- THE FOLLOWING PERMANENT EROSION CONTROL MEASURES HAVE BEEN DESIGNED AS PART OF THE EROSION/SEDIMENTATION CONTROL PLAN:
- ALL AREAS DISTURBED DURING CONSTRUCTION, BUT NOT SUBJECT TO OTHER RESTORATION (PAVING, RIPRAP, ETC.) WILL BE LOADED, LIMED, FERTILIZED AND SEEDED. FABRIC NETTING SHALL BE PLACED OVER THE MULCH IN AREAS AS NOTED IN THE EROSION CONTROL MEASURES PARAGRAPH. ALL AREAS WITHIN 50 FEET OF AN UNDISTURBED WETLAND SHALL BE MULCHED PRIOR TO ANY PREDICTED RAIN EVENT REGARDLESS OF THE 48 HOUR WINDOW. NATIVE TOPSOIL SHALL BE STOCKPILED AND REUSED FOR FINAL RESTORATION WHEN IT IS OF SUFFICIENT QUALITY.
 - ALL STORM DRAIN PIPE OUTLETS SHALL HAVE RIPRAP APRONS AT THEIR OUTLET TO PROTECT THE OUTLET AND RECEIVING CHANNEL FROM SCOUR AND DETERIORATION. INSTALLATION DETAILS ARE PROVIDED IN THE PLAN SET. SEE APRONS SHALL BE INSTALLED AND STABILIZED TO THE EXTENT PRACTICABLE PRIOR TO DIRECTING RUNOFF TO THE TRIBUTARY PIPE OR COLLECTOR.
 - CATCH BASINS SHALL BE PROVIDED WITH SEDIMENT SLUMPS AND INLET HOODS FOR ALL OUTLET PIPES THAT ARE 18" IN DIAMETER OR LESS.

IMPLEMENTATION SCHEDULE

THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE REQUIRED TO INSURE THE EFFECTIVENESS OF THE EROSION AND SEDIMENTATION CONTROL MEASURES ARE OBTAINED:

IT IS ANTICIPATED THAT CONSTRUCTION OF THE WALGREENS AND RELATED INFRASTRUCTURE WILL COMMENCE IN SUMMER/FALL OF 2008 AND BE COMPLETED BY SPRING/SUMMER OF 2009.

NOTE: FOR ALL GRADING ACTIVITIES, THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION NOT TO OVEREXPOSE THE SITE BY LEAVING THE DISTURBED AREA.

- INSTALL PERIMETER SILT FENCE, WOOD WASTE BERMS, AND/OR NON-WOVEN GEOTEXTILE FILLED WITH WOOD WASTE (SILT SOCKS) PRIOR TO DRIBBLING RESPECTIVE AREAS.
- CLEAR SITE AS NECESSARY, INSTALL STONE CHECK DAMS AT ANY EVIDENT CONCENTRATED FLOW DISCHARGE POINTS.
- FOUNDATION PREPARATION AREA SHALL BE ENCAVATED FOR INSTALLATION OF THE BUILDING ADDITION FOOTINGS. BUILDING WORK WILL BE ON GOING THROUGH THE REMAINDER OF THE PROJECT.
- COMMENCE INSTALLATION OF DRAINAGE APPURTENANCES.
- COMMENCE EARTHWORK AND GRADING TO SUBGRADE AS NECESSARY.
- COMMENCE CONNECTION TO EXISTING ELECTRICAL SERVICE.
- COMMENCE CONNECTION TO EXISTING WATER AND SEWER LINES.
- CONTINUE EARTHWORK AND GRADING TO SUBGRADE AS NECESSARY FOR CONSTRUCTION.
- COMPLETE INSTALLATION OF UNDERGROUND UTILITIES TO WITHIN 3' OF THE BUILDINGS. REMOVE EXISTING UTILITIES AS NECESSARY.
- INSTALL LIGHT POLE FOUNDATIONS AND UTILITY POLES.
- COMPLETE REMAINING EARTHWORK OPERATIONS.
- INSTALL SUB-BASE AND BASE GRAVEL WITHIN PARKING FIELDS, WALKWAYS, AND ALL DRIVEWAYS AS NECESSARY.
- INSTALL CURBING IN PARKING FIELDS, DRIVEWAYS, AND ALONG THE STREETS AS NEEDED.
- INSTALL BASE COURSE PAVING FOR ACCESS DRIVE AND PARKING AREA AS WELL AS CONCRETE SURFACES AS NECESSARY.
- LOAM, LIME, FERTILIZER, SEED AND MULCH DISTURBED AREAS AND COMPLETE ALL LANDSCAPING.
- INSTALL SURFACE COURSE PAVING FOR ACCESS DRIVE AND PARKING AREAS AS NECESSARY, STRIPE PER PLAN.
- ONCE THE SITE IS STABILIZED AND A GOOD CATCH OF VEGETATION HAS BEEN OBTAINED, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.
- TOUCH UP LOAM AND SEED.

NOTE: ALL DENUDED AREAS NOT SUBJECT TO FINAL PAVING, RIPRAP, OR GRAVEL SHALL BE REVEGETATED PRIOR TO CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL SUBMIT TO THE OWNER A SCHEDULE FOR THE COMPLETION OF THE WORK, WHICH WILL SATISFY THE FOLLOWING CRITERIA:

- THE ABOVE CONSTRUCTION SEQUENCE SHOULD GENERALLY BE COMPLETED IN THE SPECIFIED ORDER. HOWEVER, SEPARATE ITEMS MAY BE COMPLETED SIMULTANEOUSLY. WORK SHALL ALSO BE SCHEDULED OR PHASED TO REDUCE THE EXTENT OF THE EXPOSED AREAS AS SPECIFIED BELOW. THE INTENT OF THIS SCHEDULE IS TO MINIMIZE THE PERIOD OF SOIL EXPOSURE AND TO HAVE STRUCTURAL MEASURES SUCH AS SILT FENCE AND CONSTRUCTION ENTRANCES IN PLACE BEFORE LARGE AREAS OF LAND ARE DENUDED.
- THE WORK SHALL BE CONDUCTED IN SECTIONS WHICH SHALL:
 - LIMIT THE AMOUNT OF EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDERTAKEN DURING THE PRECEDING 30 DAYS.
 - REVEGETATE DISTURBED AREAS AS RAPIDLY AS POSSIBLE. ALL AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING OR BEFORE A STORM EVENT OF TEMPORARILY STABILIZED WITHIN 48 HOURS OF INITIAL DISTURBANCE OF SOIL FOR AREAS WITHIN 50 FEET OF UNDISTURBED WETLAND AND 14 DAYS FOR ALL OTHER AREAS. AREAS WITHIN 50 FEET OF AN UNDISTURBED WETLAND SHALL BE MULCHED PRIOR TO ANY PREDICTED RAIN EVENT REGARDLESS OF THE 48 HOUR WINDOW.
 - INCORPORATE PLANNED WELLS AND DRAINAGE SYSTEM AS EARLY AS POSSIBLE INTO THE CONSTRUCTION PHASE. THE DITCHES SHALL BE IMMEDIATELY LIMED OR REVEGETATED AS SOON AS THEIR INSTALLATION IS COMPLETE.

EROSION, SEDIMENTATION AND STABILIZATION CONTROL PLAN

THE EROSION CONTROL PLAN IS INCLUDED IN THE PLAN SET.

DETAILS AND SPECIFICATIONS

THE EROSION CONTROL DETAILS AND SPECIFICATIONS ARE INCLUDED IN THE PLAN SET.

WETLAND STABILIZATION PLAN

THE WETLAND STABILIZATION PERIOD IS FROM NOVEMBER 15 THROUGH APRIL 15. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD DRIVEWAY, OR A 75% MATURE VEGETATION COVER OF PERMANENTLY STABILIZED WITH PAVEMENT, VEGETATION MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD.

WETLAND EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT ANY AREA LEFT EXPOSED CAN BE CONTROLLED BY THE CONTRACTOR. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDERTAKEN DURING THE PRECEDING 30 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.

ALL AREAS SHALL BE CONSIDERED TO BE DENUDED UNTIL THE SUBGRADE GRAVEL IS INSTALLED IN ROADWAY/PARKING AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOADED, SEEDING AND MULCHED. HAY AND STRAW MULCH RATE SHALL BE A MINIMUM OF 150 LBS./1,000 S.F. (3 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED.

THE CONTRACTOR SHALL INSTALL ANY ADDITIONAL MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDING UPON THE LOCAL SITE AND WEATHER CONDITIONS.

CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

1. SOIL STOCKPILES

STOCKPILES OF SOIL OR SUBSOIL SHALL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR AT 150 LBS./1,000 S.F. (3 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOODWASTE EROSION CONTROL MIX THIS SHALL BE DONE WITHIN 24 HOURS OF STOCKING AND PRIOR TO ANY SNOWFALL OR SNOWMELT. ANY SOIL STOCKPILE SHALL NOT BE PLACED EVEN COVERED WITH HAY OR STRAW WITHIN 50 FEET FROM ANY NATURAL RESOURCES.

2. NATURAL RESOURCE PROTECTION

ANY AREAS WITHIN 50 FEET FROM ANY NATURAL RESOURCES, IF NOT STABILIZED WITH A MINIMUM OF 75% MATURE VEGETATION CATCH, SHALL BE PROTECTED BY EITHER 1) AND ANCHORED WITH PLASTIC NETTING OR PROTECTED WITH EROSION CONTROL MATS. DURING WINTER CONSTRUCTION, A DOUBLE LINE OF SEDIMENT BARRIERS (I.E. SILT FENCE BACKED WITH HAY BALES) OR EROSION CONTROL MATS SHALL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA. PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 50 FEET FROM EITHER SIDE FROM THE RESOURCE. EXISTING PROJECTS NOT STABILIZED BY OCTOBER 1, SHALL BE PROTECTED WITH THE SECOND LINE OF SEDIMENT BARRIER TO ENSURE FUNCTIONALITY DURING THE SPRING AND RAIN.

3. SEDIMENT BARRIERS

DURING FROZEN CONDITIONS, SEDIMENT BARRIERS SHALL CONSIST OF WOODWASTE FILTER BERMS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES AND SEDIMENT SILT FENCES.

4. MULCHING

AN AREA SHALL BE CONSIDERED DENUDED UNTIL AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOADED, SEEDING AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1,000 SQUARE FEET OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 75-LBS./1,000 S.F. OR 1.5 TONS/ACRE) AND SHOULD BE PROPERLY ANCHORED. MULCH SHALL BE APPLIED AT A RATE OF 230 LBS./1,000 S.F. ON ALL SLOPES GREATER THAN 8% DOWN TO A ONE-INCH DEPTH OR LESS PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING, THE AREA SHALL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW MULCH. ALL AREAS TO BE MULCHED SHALL BE CONSIDERED TO HAVE BEEN MULCHED AT AN APPLICATION RATE OF 5 LBS./1,000 S.F. ALL AREAS SEEDING DURING THE WINTER SHALL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS INSUFFICIENTLY VEGETATED LESS THAN 75% CATCH SHALL BE REVEGETATED BY REPLACING LOAM, SEED AND MULCH. IF GOVTANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE REVEGETATED IN THE SPRING.

5. MULCHING ON SLOPES AND DITCHES

MULCH SHALL NOT BE LEFT EXPOSED FOR ANY EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY MULCHED AND ANCHORED WITH HAY AND NETTING OR WITH EROSION CONTROL BARRIERS. MULCHING SHALL BE APPLIED AT A RATE OF 230 LBS./1,000 S.F. ON ALL SLOPES GREATER THAN 8%.

MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%. EROSION CONTROL BARRIERS SHALL BE USED IN LIEU OF MULCH IN ALL DRAINAGE WAYS WITH SLOPES 8%. EROSION CONTROL MIX CAN BE USED TO SUBSTITUTE EROSION CONTROL BARRIERS ON ALL SLOPES EXCEPT DITCHES.

6. SEEDING

BETWEEN THE DATES OF OCTOBER 15 AND APRIL 15, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDING AND MULCHED UNTIL SUCH TIME AS THE FINAL SURFACE CAN BE REACHED. THE DATE IS AFTER NOVEMBER 15, THE EXPOSED AREA HAS BEEN LOADED, SEEDING, FINAL GRADED WITH AN UNIFORM SURFACE, THEN THE AREA MAY BE RESEED AT A RATE OF 3 TONS/ACRE AT A RATE OF 3 TONS/ACRE. SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE SEEDING PLAN. SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE SEEDING PLAN. SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE SEEDING PLAN.

7. DRAINAGE AND TEMPORARY STREAM CONVERSION

WATER FROM CONSTRUCTION TRENCH DRAINAGE OR TEMPORARY STREAM DIVERSION SHALL PASS FIRST THROUGH A FILTER BAG OR SECONDARY CONTAINMENT STRUCTURE (I.E. SILT BAG) LINE. THE DIVERSION PIPE SHALL BE LOCATED WITHIN 50 FEET OF THE EXISTING STRUCTURE. THE DIVERSION PIPE SHALL BE LOCATED WITHIN 50 FEET OF THE EXISTING STRUCTURE. THE DIVERSION PIPE SHALL BE LOCATED WITHIN 50 FEET OF THE EXISTING STRUCTURE.

8. INSPECTION AND MAINTENANCE

MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND REPAIR AS NECESSARY TO INSURE THEIR FUNCTION. FOLLOWING THE INSPECTION AND/OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL IN THE SPRING INSPECT AND REPAIR ANY DAMAGES AND/OR UNSTABILIZED SPOTS. ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 85% TO 90% OF AREAS VEGETATED WITH WETLANDS GROWTH.

STANDARDS FOR TIMELY STABILIZATION OF CONSTRUCTION SITES DURING WINTER

1. STANDARD FOR THE TIMELY STABILIZATION OF DITCHES AND CHANNELS --- THE APPLICANT SHALL CONSTRUCT AND STABILIZE ALL STONE-LINED DITCHES AND CHANNELS PRIOR TO NOVEMBER 15. THE APPLICANT SHALL CONSTRUCT AND STABILIZE ALL STONE-LINED DITCHES AND CHANNELS PRIOR TO NOVEMBER 15. THE APPLICANT SHALL CONSTRUCT AND STABILIZE ALL STONE-LINED DITCHES AND CHANNELS PRIOR TO NOVEMBER 15.

2. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS --- THE APPLICANT SHALL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15. THE APPLICANT SHALL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15. THE DEPARTMENT SHALL CONSIDER ANY SLOPE GRADIENT GREATER THAN 10% TO BE A SLOPE. IF THE APPLICANT FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15, THEN THE APPLICANT SHALL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.

STABILIZE THE SLOPE WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS --- BY OCTOBER 1 THE APPLICANT SHALL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SOIL. THE APPLICANT SHALL WATER THE SOIL TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE APPLICANT SHALL NOT USE LATE-SEASON SEED INSTALLATION TO STABILIZE SLOPES HAVING GRASSES GREATER THAN 30% (30:10).

STABILIZE THE SLOPE WITH MULCH --- THE APPLICANT SHALL PLACE A SIX-INCH LAYER OF WOODWASTE COMPOST ON THE SOIL BY NOVEMBER 15. PRIOR TO PLACING THE MULCH, THE APPLICANT SHALL PLACE A ONE-INCH LAYER OF WOODWASTE COMPOST ON THE SOIL. THE APPLICANT SHALL NOT USE LATE-SEASON SEED INSTALLATION TO STABILIZE SLOPES HAVING GRASSES GREATER THAN 30% (30:10) OR HAVING GROUNDWATER BEARS ON THE SLOPE FACE.

STABILIZE THE SLOPE WITH STONE RIPRAP --- THE APPLICANT SHALL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE APPLICANT SHALL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

3. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS --- BY SEPTEMBER 15 THE APPLICANT SHALL SEED AND MULCH ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15%. THE APPLICANT SHALL STABILIZE THESE SOILS BY THIS DATE, THEN THE APPLICANT SHALL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.

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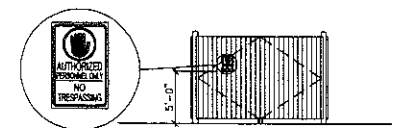
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DRAWINGS/SPECIFICATIONS BY:
 WALGREENS
 LANDLORD'S CONSULTANT
 ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:
 WALGREENS CONTRACTOR
 LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

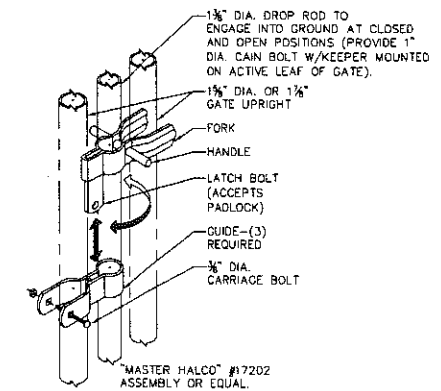
STORE BUILDING

NEW REMODELING RELOCATION OTHERS

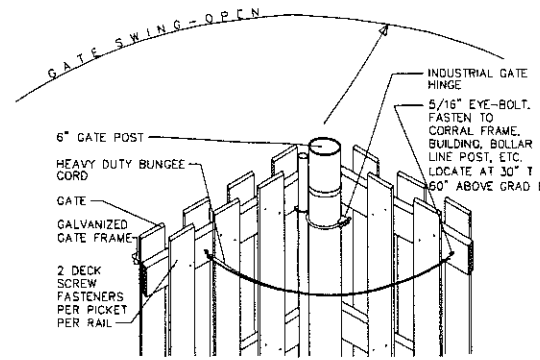
NEW EXISTING NEW SHELL ONLY



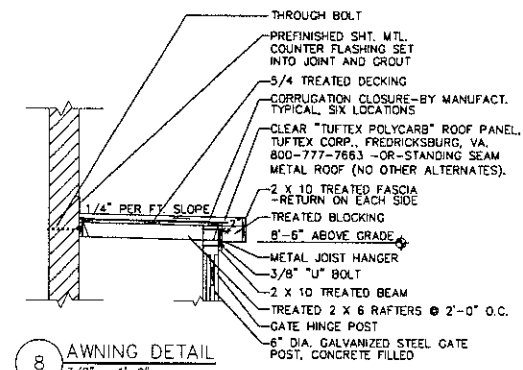
ELEVATION - SIGN PLACEMENT
NOT TO SCALE



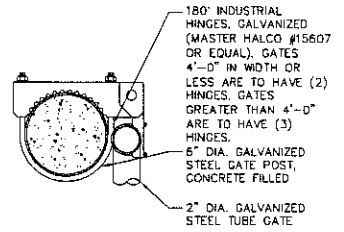
INDUSTRY LATCH W/DROP ROD AND GATE HINGE
NOT TO SCALE



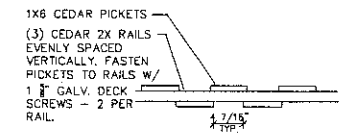
GATE HOLD-OPEN
NOT TO SCALE



AWNING DETAIL
3/8" = 1'-0"
NOTE: SEE PLANS FOR CANOPY LENGTHS.
AWNING DETAIL
NOT TO SCALE

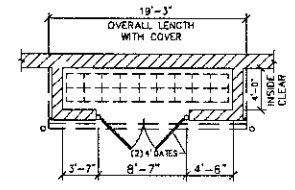


INDUSTRIAL HINGE DETAIL
NOT TO SCALE



FENCE DETAIL
NOT TO SCALE

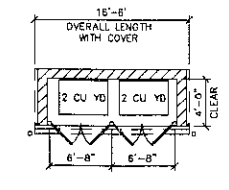
NOTE: BOTTOM OF PICKETS, INCLUDING GATES, TO BE 6" ABOVE CONCRETE PAD.



NOTE: "BIN WITH CASTERS" IS MANUALLY REMOVED FROM ENCLOSURE AND ROLLED INTO POSITION FOR TRUCK ACCESS. A LEVEL CONCRETE SURFACE AND APPROPRIATE CLEARANCES ARE TO BE PROVIDED TO PERMIT MANUAL MANEUVERABILITY.

NOTE: A MANUALLY REMOVED BIN IS ONLY USED IN CERTAIN URBAN AREAS. CONTACT A.C.E.S. CO. INC. TO DETERMINE APPLICABILITY AND WALGREENS PROJECT ARCHITECT FOR APPROVAL.

PLAN AT TOTE ENCLOSURE
NOT TO SCALE



NOTE: "BIN WITH CASTERS" IS MANUALLY REMOVED FROM ENCLOSURE AND ROLLED INTO POSITION FOR TRUCK ACCESS. A LEVEL CONCRETE SURFACE AND APPROPRIATE CLEARANCES ARE TO BE PROVIDED TO PERMIT MANUAL MANEUVERABILITY.

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PLAN AT TRASH ENCLOSURE
NOT TO SCALE

NO.	DATE	BY	DESCRIPTION	CONST
2	04/18/08	MPM	RESPONSE TO CITY COMMENTS	
1	03/21/08	MPM	RESPONSE TO COMMENTS	

REVISIONS				
NO.	DATE	BY	DESCRIPTION	CONST

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF MAINE AS SIGNIFIED BY MY HAND AND SEAL.

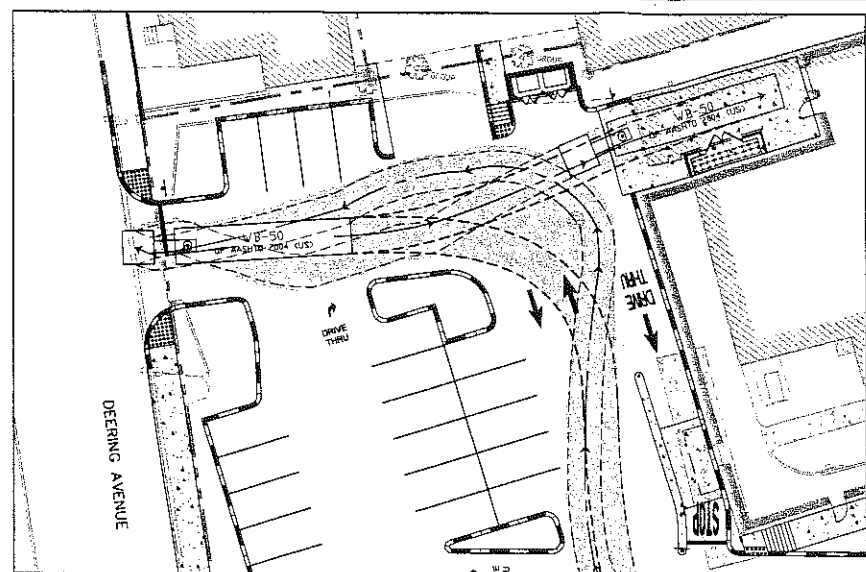
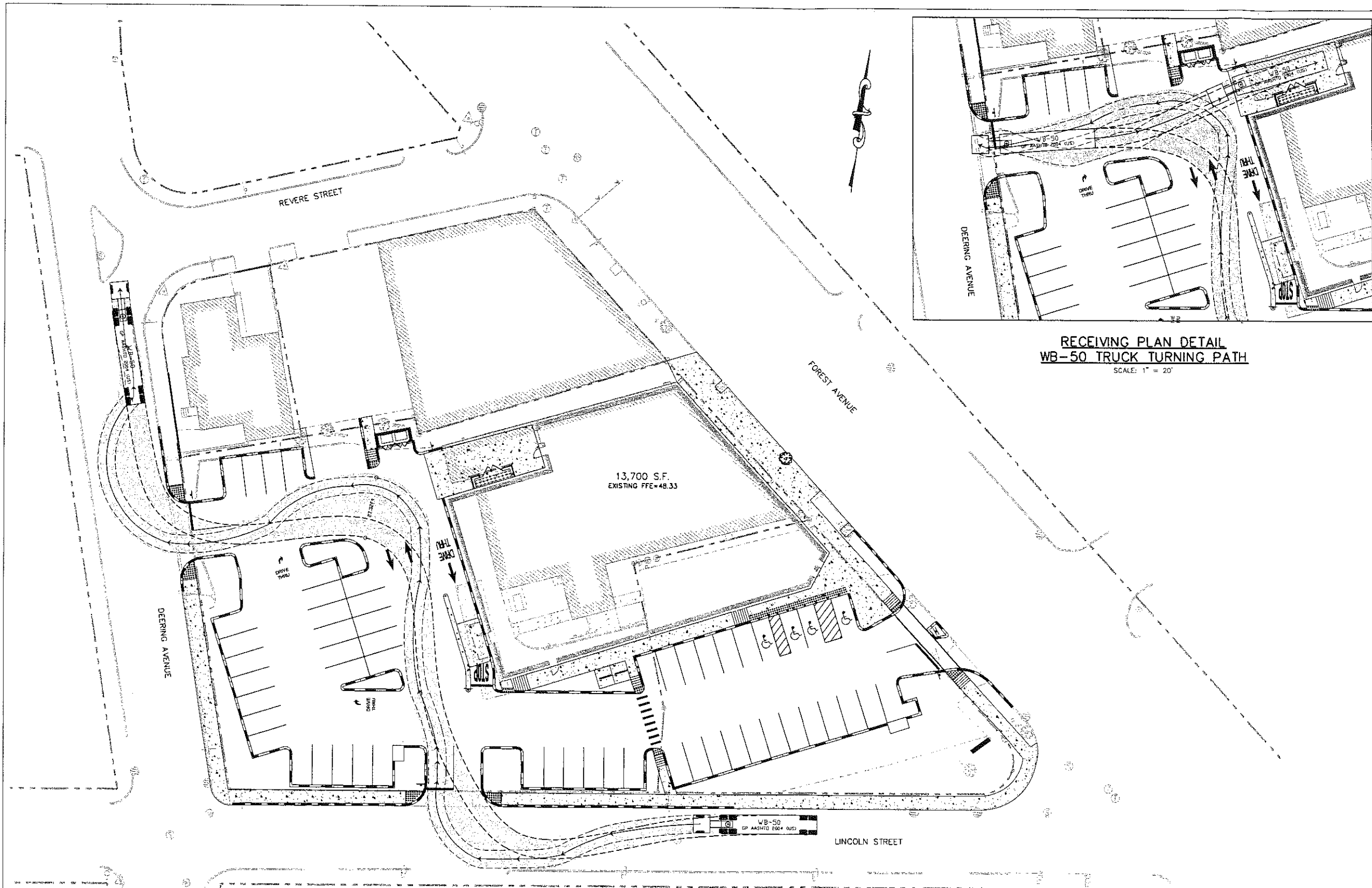
STORE NUMBER 12325
 PROJECT NAME
WALGREENS - STORE #12325
 (SWC) FOREST & REVERE
 PORTLAND, MAINE

DRAWING TITLE
TRASH ENCLOSURE DETAILS

CADD PLOT: SCALE: DRAWING NO. _____
 VOID PLOT: DRAWN BY: JBC
 DATE: 12/07
 SUPERSEDES PLAN DATED: REVIEWED BY: MPM
 OF DWGS.

C4.5

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING.



**RECEIVING PLAN DETAIL
WB-50 TRUCK TURNING PATH**
SCALE: 1" = 20'

**ACCESS EGRESS PLAN DETAIL
WB-50 TRUCK TURNING PATH**
SCALE: 1" = 20'



CONSULTANT PROJECT NO. 1348

PROJECT TYPE

DRAWINGS/SPECIFICATIONS BY:

WALGREENS

LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:

WALGREENS' CONTRACTOR

LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE		BUILDING	
NEW	<input type="checkbox"/>	NEW	<input type="checkbox"/>
REMODELING	<input type="checkbox"/>	EXISTING	<input checked="" type="checkbox"/>
RELOCATION	<input type="checkbox"/>	NEW SHELL ONLY	<input type="checkbox"/>
OTHERS	<input type="checkbox"/>		

NO.	DATE	BY	DESCRIPTION	CONST
2	04/16/08	MPM	RESPONSE TO CITY COMMENTS	
1	03/21/08	MPM	RESPONSE TO COMMENTS	

REVISIONS

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF MAINE AS SIGNIFIED BY MY HAND AND SEAL.

STORE NUMBER 12325

PROJECT NAME

WALGREENS - STORE #12325

(SWC) FOREST & REVERE
PORTLAND, MAINE

DRAWING TITLE

WB-50 TRUCK TURNING PATH

CADD PLOT:	SCALE:	DRAWING NO.:
VOID PLOT:	DRAWN BY: JBC	C4.6
SUPERSEDES PLAN DATED:	DATE: 12/07	
REVIEWED BY: MPM	OF DWGS.	

THE RICHMOND COMPANY, INC.

GP Gorrill-Palmer Consulting Engineers, Inc.
 PO Box 1237 Transportation and Civil Engineering Services 207-857-8910
 15 Shaker Road FAX: 207-857-8912
 Gray, ME 04039 E-Mail: mailbox@gorrillpalmer.com

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING.

SIGN SPECIFICATIONS

SCOPE

THIS SIGN WORK SHALL CONSIST OF THE CONSTRUCTION AND INSTALLATION OF ONE NEW DOUBLE-FACED READERBOARD PYLON SIGN. SIGN POWER, FOUNDATION AND COLUMN BY DEVELOPER'S CONTRACTOR. WALGREENS' SIGN FACES AND CABINETS BY WALGREENS' SIGN CONTRACTOR.

RESTRICTIONS

LOCAL SIGN CODE LIMITS THE FACE AREA OF FREESTANDING SIGNAGE TO 100 SQ.FT. AND A MAXIMUM SIGN HEIGHT OF 18'-0"

ID. PANEL

WALGREENS' PRIMARY PANEL SIGN FACES TO BE FABRICATED FROM 3M PANAFLEX WITH #3630-53 "CARDINAL RED" BACKGROUND, SCRIPT 'W' AND INNER SURFACE OF MORTAR. OUTER SURFACES OF MORTAR & PESTLE AND SCRIPT 'WALGREENS' COPY TO BE WHITE.

THE MORTAR AND PESTLE SYMBOL: 6'-2" OVERALL SYMBOL HEIGHT AND 5'-6 1/2" OVERALL SYMBOL WIDTH.

"WALGREENS" SCRIPT COPY FOR ID PANELS: 11" CAPITAL AND 6 1/2" LOWER CASE LETTER HEIGHTS; 1'-2 3/4" OVERALL COPY HEIGHT AND 5'-6 1/2" OVERALL LENGTH.

READERBOARD

TWO SINGLE-FACED DISPLAYS WITH RED LED PIXELS. HIGH RESOLUTION WITH SHADING.

- 5'-0" X 15'-4 1/2" (HIGHWAY STANDARD): FOUR TO EIGHT LINES OF COPY.
- 3'-8" X 10'-11" (PREFERRED OPTION): THREE TO SIX LINES OF COPY.
- 2'-8" X 8'-8" (ALTERNATE OPTION): TWO TO FOUR LINES OF COPY.
- 2'-8" X 5'-9" (BLADE SIZED): TWO TO FOUR LINES OF COPY.

STRUCTURE

DARK BRONZE FINISH ALUMINUM CABINETS FROM .063" THICK STOCK.

ELECTRICAL/DATA CABLE

INTERNAL C.W.H.O. FLUORESCENT ILLUMINATION.

PROVIDE TWO (2) CONDUITS TO PYLON: ONE FOR LIGHTING CIRCUIT, THE OTHER FOR COAXIAL CABLE FROM CONTROL CENTER TO LED READERBOARD. PROVIDE 300' COAXIAL CABLE FOR EACH GROUND SIGN (REFER TO SITE PLAN).

PROVIDE TWO SEPARATE RECESSED, WEATHER-RESISTANT JUNCTION BOXES FOR ELECTRICAL AND DATA CABLE CONNECTIONS. LOCATE AT LEAST 3' ABOVE GRADE OR AS HIGH AS POSSIBLE.

PROVIDE DISCONNECT SWITCH ON EXTERIOR OF SIGN FOR EACH CIRCUIT TO COMPLY WITH STATE AND LOCAL CODES.

ALL SIGNS TO BE FABRICATED ACCORDING TO THE UNDERWRITERS LABORATORIES SPECIFICATIONS AND TO BEAR UL LABELS.

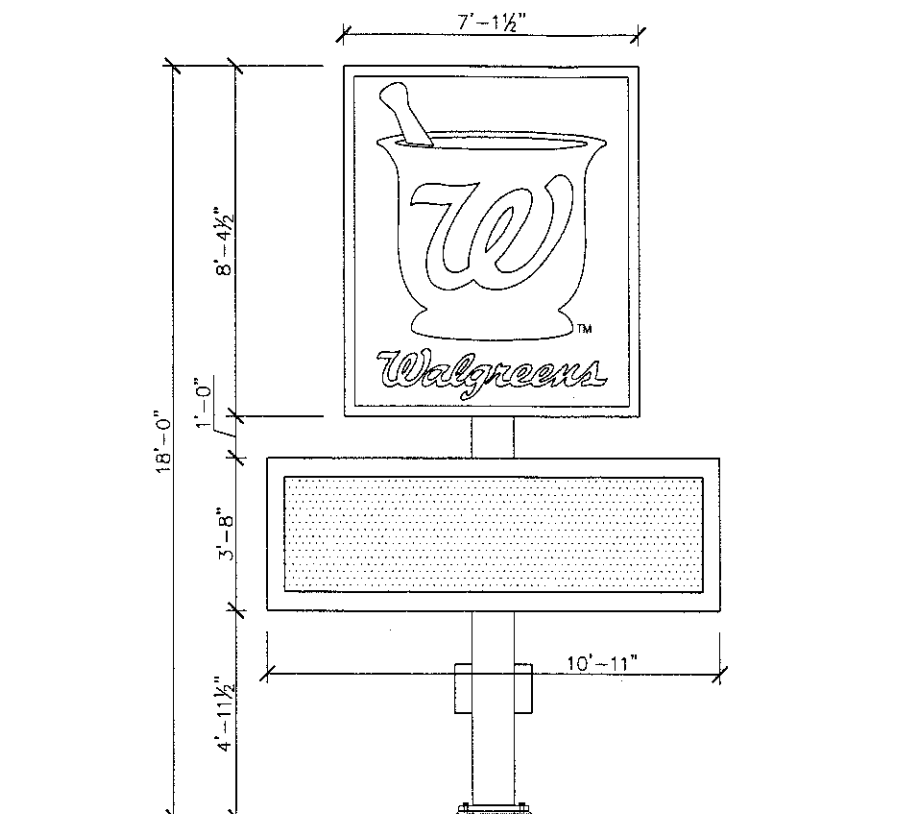
CONTRACTOR

ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED IN THE FIELD BY THE SIGN CONTRACTOR PRIOR TO SIGN FABRICATION.

SIGN CONTRACTOR SHALL BE RESPONSIBLE FOR SIGNS' COMPLIANCE TO ALL APPLICABLE CODES AND ORDINANCES.

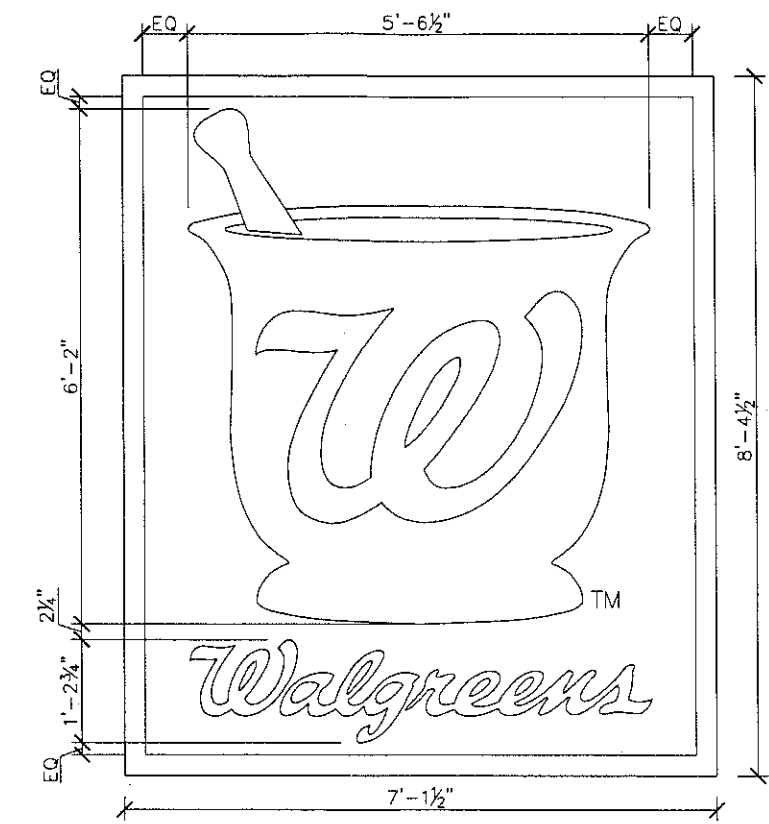
SIGN CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY TO INSTALL THE SIGN.

SIGN CONTRACTOR SHALL FURNISH (2) TWO SETS OF SHOP DRAWINGS FOR APPROVAL TO THIS OFFICE BEFORE FABRICATION.



PRIMARY PANEL:	59.58 S.F.
LED READERBOARD:	40.03 S.F.
TOTAL SIGN AREA:	99.61 S.F.

1 ELEVATION (FIRST CHOICE)
SCALE: 1/4" = 1'-0"



2 SIGN FACE DETAIL
SCALE: 1/2" = 1'-0"

PRELIMINARY
THIS DRAWING IS TO CONVEY DESIGN INTENT ONLY: THE REGISTERED ARCHITECT RESPONSIBLE FOR THIS PROJECT SHOULD INCORPORATE THIS DRAWING'S DATA ALONG WITH GRADES, OBSTRUCTIONS, STRUCTURAL REQUIREMENTS, GOVERNING CODE RESTRICTIONS OR ANY OTHER FACTORS THAT MAY ALTER THIS DRAWING.

Walgreens				
FACILITIES PLANNING, DESIGN, & ENGINEERING 106 WILMOT ROAD DEERFIELD, IL 60015-4616				
NO.	DATE	BY	DESCRIPTION	CONST
REVISIONS				
STORE NUMBER 12325				
PROJECT NAME				
WALGREENS STORE (SWC) FOREST & REVERE PORTLAND, ME				
DRAWING TITLE				
FREESTANDING SIGNAGE-100SF				
CADD PLOT:	SCALE: AS SHOWN	DRAWING NO.		
VOID PLOT:	DRAWN BY: HERWEG	DATE: 5/16/08	D5.1	
SUPERSEDES PLAN DATED:	REVIEWED BY:	OF	DWGS.	

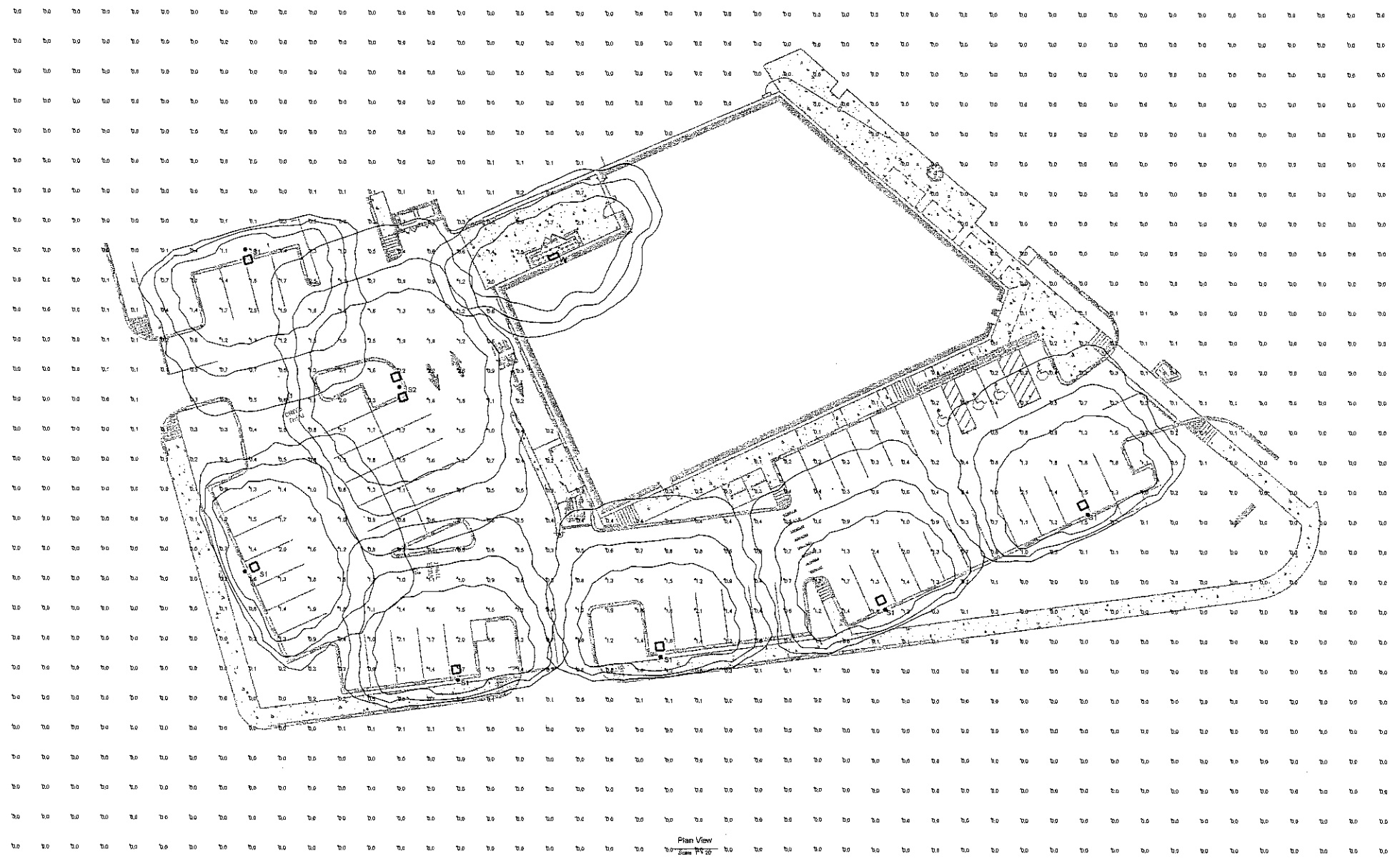
DRAWINGS/SPECIFICATIONS BY:
 WALGREENS®
 LANDLORD'S CONSULTANT
 ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:
 WALGREENS' CONTRACTOR
 LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE BUILDING

NEW: REMODELING: RELOCATION: OTHERS:
 NEW: EXISTING: NEW SHELL ONLY:

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	S1	6	Lithonia AS1 100M SR45C with SSS 20 4 C DM19AS	ARCHITECTURAL ARM-MOUNTED FULL CUTOFF LUMINAIRE WITH SR45C REFLECTOR AND 20-FT POLE	1 - M100 / BD-17 METAL HALIDE	LH10221.ies	8000	0.81	140
	W1	1	Lithonia V81T 100M WT	ARCHITECTURAL WALL MOUNT WITH WIDE THROW DISTRIBUTION WITH CLEAR PLAT GLASS LENS. CLEAR LAMP.	1 - M100 / BD-17 METAL HALIDE	L7L1134B.IES	8000	0.81	140
	S2	1	Lithonia AS1 100M SR45C with SSS 20 4 C DM3BAS	ARCHITECTURAL TWIN ARM-MOUNTED FULL CUTOFF LUMINAIRE WITH SR45C REFLECTOR AND 20-FT POLE	2 - M100 / BD-17 METAL HALIDE	LH10221.ies	8000	0.81	280

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ENTIRE CALC GRID	+	0.3 fc	3.1 fc	0.0 fc	N/A	N/A
PAVED AREAS	X	1.1 fc	3.1 fc	0.2 fc	15.5:1	5.5:1



NO.	DATE	BY	DESCRIPTION	CONST
2	04/18/08	MPM	RESPONSE TO CITY COMMENTS	
1	03/21/08	MPM	RESPONSE TO COMMENTS	

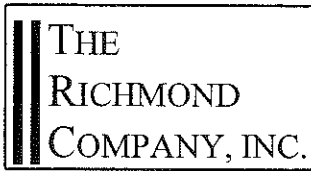
NO.	DATE	BY	DESCRIPTION	CONST

REVISIONS
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 I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF MAINE AS SIGNIFIED BY MY HAND AND SEAL.

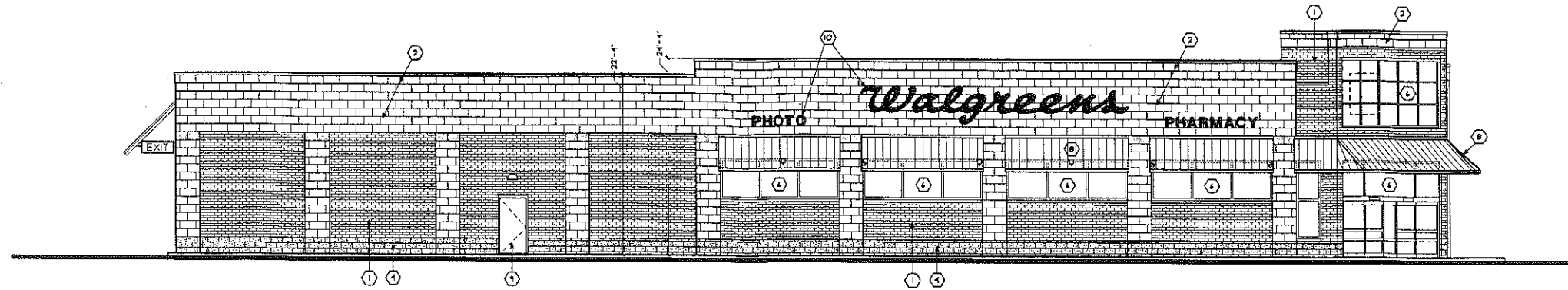
STORE NUMBER 12325
 PROJECT NAME
WALGREENS - STORE #12325
 (SWC) FOREST & REVERE
 PORTLAND, MAINE

DRAWING TITLE
PHOTOMETRICS PLAN
 CADD PLOT: SCALE: DRAWING NO. _____
 VOID PLOT: DRAWN BY: JBC
 DATE: 12/07
 SUPERSEDES PLAN DATED: REVIEWED BY: MPM OF DWGS

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING.

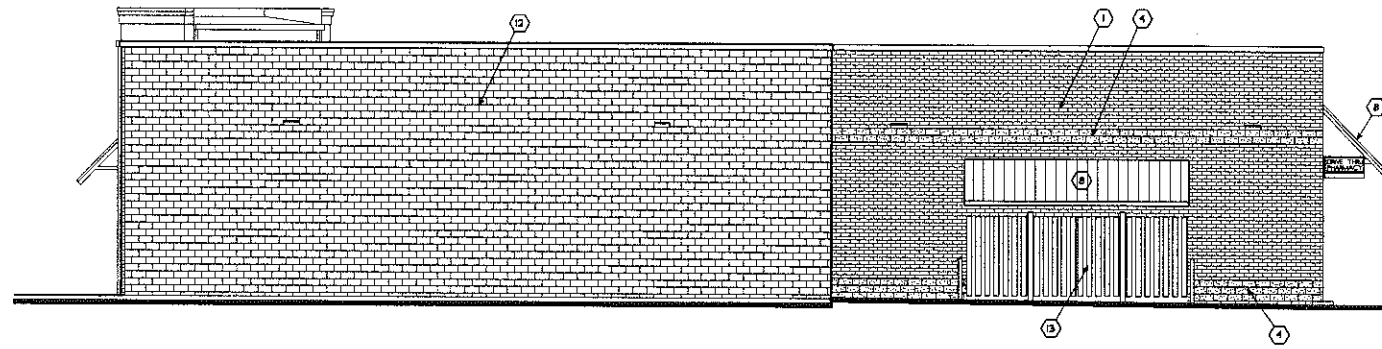


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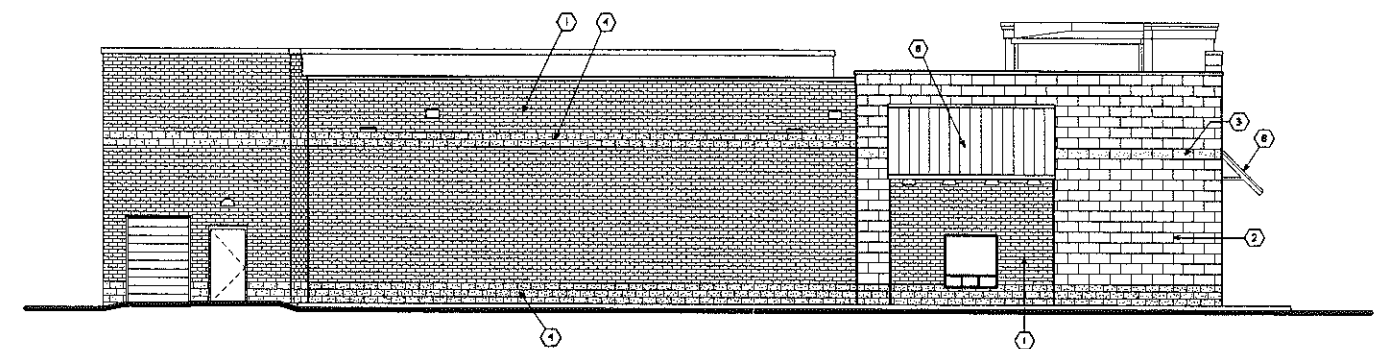
LINCOLN STREET ELEVATION - SOUTH

1/4" = 1'-0"



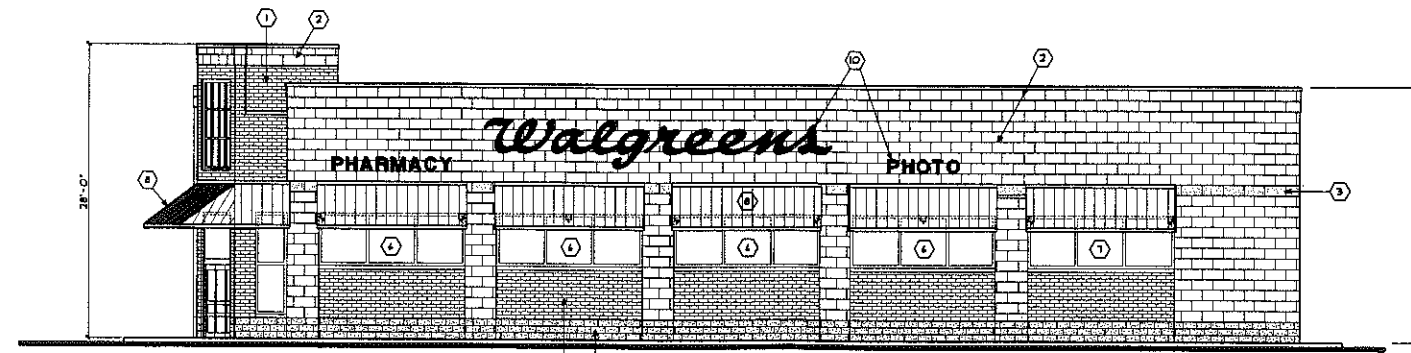
SIDE ELEVATION - NORTH

1/4" = 1'-0"



DRIVE-THRU ELEVATION - WEST

1/4" = 1'-0"



FOREST AVENUE ELEVATION - EAST

1/4" = 1'-0"

KEYED NOTES - EXTERIOR FINISHES

- 1 FACE BRICK (UTILITY SIZE) BY CAROLINA CERAMICS "HERITAGE WIRECUT".
- 2 CALCIUM SILICATE UNITS (1'x2'x4" NOMINAL) BY ARRISCRAFT "RENAISSANCE" COLOR, NUTREG SANDBLAST FINISH.
- 3 CALCIUM SILICATE UNITS (1'x2'x4" NOMINAL) BY ARRISCRAFT "RENAISSANCE" COLOR, NUTREG ROCKED FINISH.
- 4 SPLIT FACE CONCRETE BLOCK BY NORTHFIELD BLOCK CO. STANDARD #21 COLOR: LIMESTONE.
- 5 ALUMINUM STOREFRONT BY KABNEER "TRIFAB VG 45-T-CG" MIL FINISH ALUMINUM.
- 6 TRANSPARENT INSULATED GLAZING BY PPG INDUSTRIES "AZURIA TINTED" (OUTER PANE) CLEAR (INNER PANE).
- 7 OPAQUE INSULATED GLAZING BY PPG INDUSTRIES CLEAR (OUTER PANE) SPANDREL (INNER PANE) COLOR: TO MATCH "AZURIA".
- 8 METAL STANDING BEAM ROOF BY BERRIDGE "CEE-LOCK" COLOR: KYMAR 800 "FOREST GREEN".
- 9 PAINTED METAL DOOR AND FRAME COLOR: HC-11 "ALEXANDRIA BEIGE".
- 10 INTERNALLY ILLUMINATED L.E.D. BUILDING SIGN FACE COLOR: RED, SIDE RETURNS: BRONZE.
- 11 INTERNALLY ILLUMINATED BOX D/T SIGN FACE COLOR: WHITE w/RED LETTERS, CABINET: BRONZE.
- 12 EXISTING CONCRETE BLOCK WALL TO REMAIN.
- 13 CEDAR WOOD FENCE ENCLOSURE w/CLEAR PRESERVATIVE FINISH.

15 APR 08 BY TD
28 MAR 08 BY TD
22 JAN 08 BY WAL

Walgreens
200 WILMOT ROAD DEERFIELD, IL

MOESER & ASSOCIATES
ARCHITECT

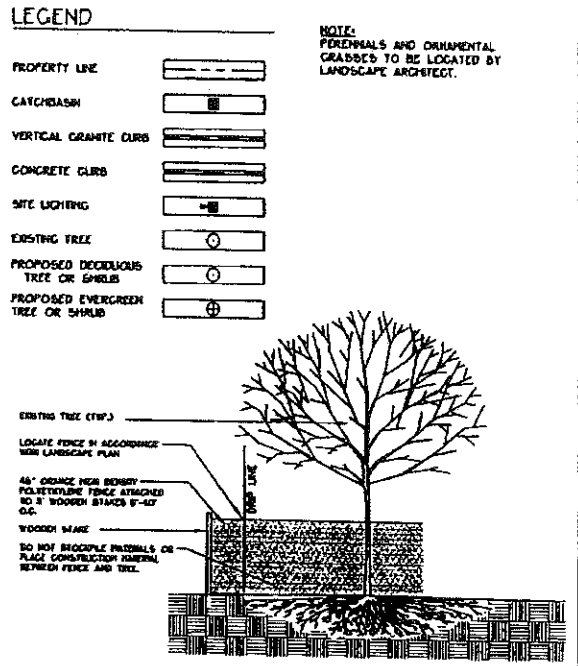
206 AYER ROAD
HARVARD, MA 01451
978-456-6905
FAX 978-456-9153

PROPOSED WALGREENS
FOREST AVENUE AND LINCOLN STREET
PORTLAND, MAINE

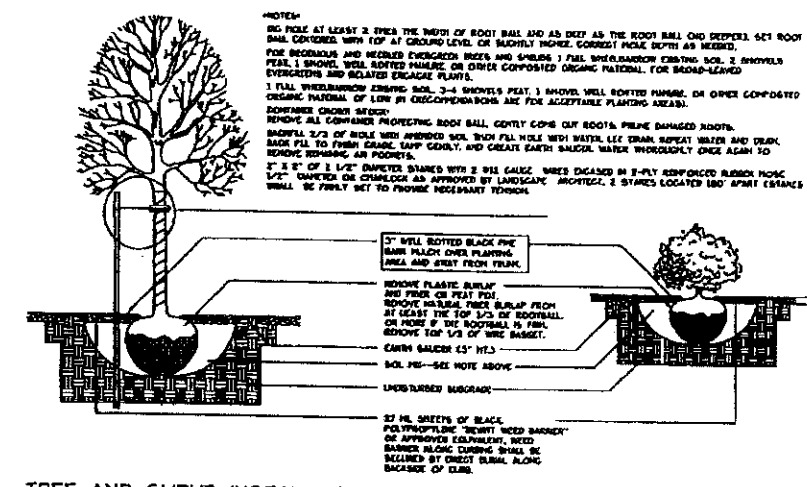
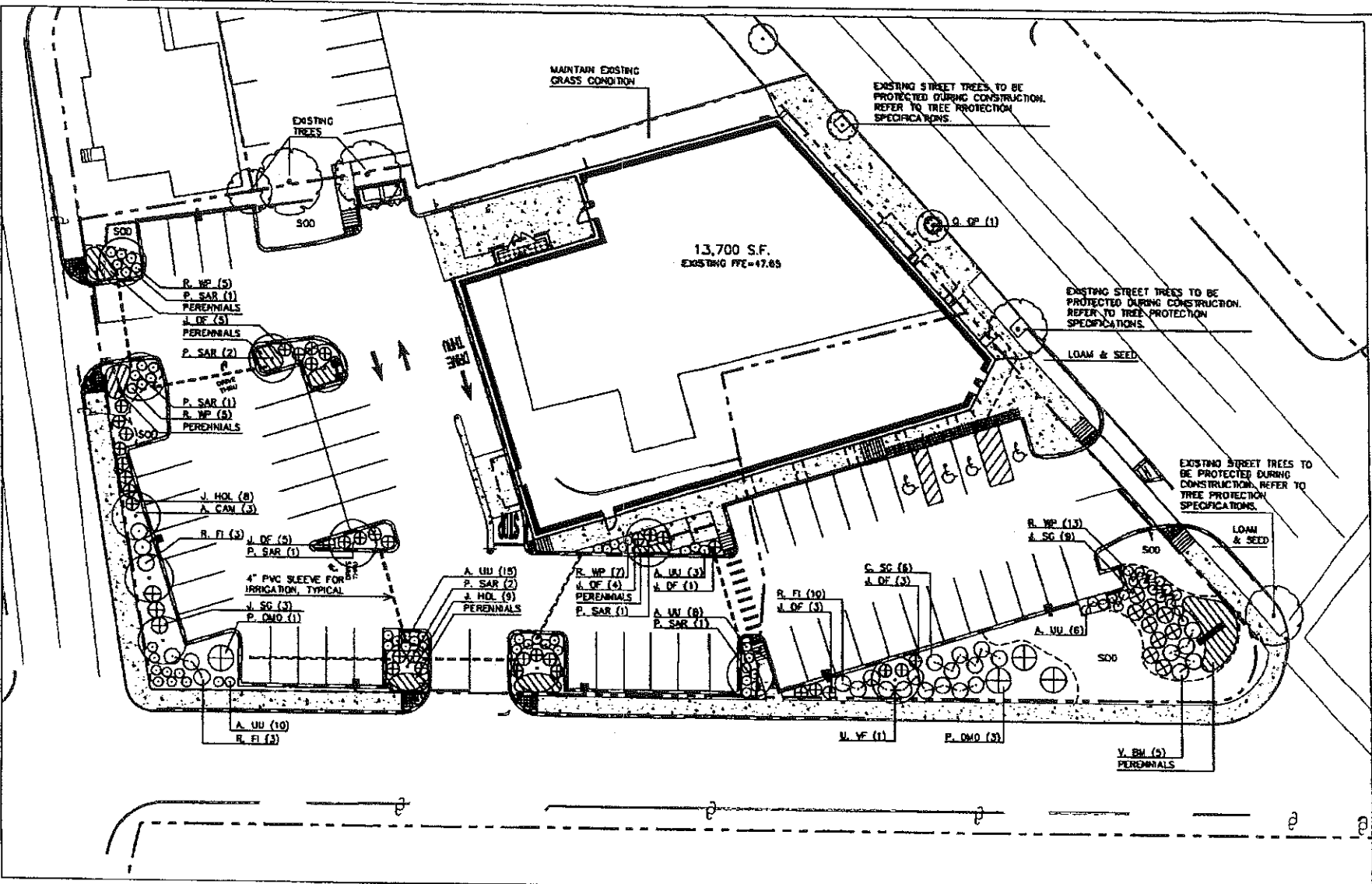
ACP-1
ALTERNATE

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
A. CAN	3	ACER CAMPESTRIS	HEDGE MAPLE	2"
P. DND	3	PICEA DORONA	SEABORN SPRUCE	5'-6"
P. SAR	4	PRUNUS SARGENTII	SARGENT CHERRY	2"
Q. GP	1	QUERCUS PALMIS-TIBIS 'GREEN PILLAR'	GREEN PILLAR PN OAK	2"-2.5"
L. VF	1	LULUB AMERICANA VALLEY FORCE	VALLEY FORCE ELM	2"-2.5"
SHRUBS				
A. UU	42	ARCTOSTAPHYLOS UVA-URIS	BEARSBERRY	81
C. SG	6	CORNUS SCORCIA 'SILVER + GOLD'	SILVER + GOLD DOGWOOD	85
J. DF	20	JUNIPERUS 'DAUBS FROSTED'	DAUB'S FROSTED JUNIPER	85
J. HOL	17	JUNIPERUS 'HOLZER'	HOLZER FROSTED JUNIPER	85
J. SG	12	JUNIPERUS 'SEA GREEN'	SEA GREEN	85
R. FI	16	RHOODODENDRON 'FRESHFORD'	FRESHFORD RHODODENDRON	85
R. WP	30	ROSA 'WHITES PARKS'	WHITES PARKS ROSE	85
V. BH	5	VERBENA x. BURKWOOD 'TOMHAWK'	TOMHAWK VERBENA	85
PERENNIALS & ORNAMENTAL GRASS				
H. OD	35	HONEROCALLIS 'ON AND ON'	ON AND ON DAYLILY	6" POT
P. VS	40	PANDANUS VIRGATUS 'SHENANDOAH'	SHITON GRASS	6" POT
P. AWP	40	PHALARIS AUSTRALIS VARI. PCTA	REDON GRASS	6" POT
R. FL	30	RUDOLPHIA FLORIDA	BLACK EYED SUSAN	6" POT
S. SUP	33	SALVIA x. SUPERA 'MAY NIGHT'	MAY NIGHT SALVIA	6" POT



TREE PROTECTION DETAIL



TREE AND SHRUB INSTALLATION DETAIL

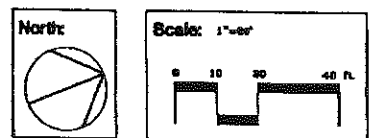
GENERAL PLANTING NOTES

- CALL DG-SAFE (1-800-344-7233) PRIOR TO BEGINNING WORK. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE CONSTRUCTION AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES (PAVING, WALKS, CURBS, ETC.) DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BEGINNING.
- DO NOT SCALE FROM DRAWINGS. ANY OMISSIONS IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, NOTES AND SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR FURTHER NOTIFICATION AND RESOLUTION BEFORE ANY ADDITIONAL WORK PROCEEDS.
- PROVIDE SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.
- CONTRACTOR SHALL FURROW AND PLACE 12 INCHES OF LOAM IN ALL SHRUB BEDS 30 INCHES IN ALL TREE PITS. AND 6 INCHES UNDER ALL TURF AREAS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
- ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF "AMERICAN STANDARDS FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN".
- ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING HOLE SIZE AND TREE PIT PREPARATION, FIRMING, STAKING OR CUPPING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE FROM THE OWNER.
- ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
- EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL SHRUB BEDS AND TREE PITS SHALL BE MULCHED WITH 3" CLEAN SHREDDED BLACK MULCH.
- ANY DEVIATION FROM THE LANDSCAPE PLAN INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY, OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND PRINCIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
- WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR GRASSLAND COVER AND PERENNIAL BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART PORTLAND CEMENT PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. NOTOTILL BEDS TO A DEPTH OF 8 INCHES.
- DAMAGE TO EXISTING SITE IMPROVEMENTS DURING INSTALLATION OF LANDSCAPE MATERIAL SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- ALL PLANTING BEDS AND TURF AREAS SHALL BE PROVIDED WITH IRRIGATION.
- CONTRACTOR SHALL COORDINATE INSPECTION OF PLANT MATERIAL AND LOCATIONS WITH PROJECT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. A MINIMUM OF 48 HOUR NOTIFICATION SHALL BE REQUIRED.
- ALL LAWN AREAS SHALL BE SOODED WITH STRONGLY ROOTED DROUGHT RESISTANCE SOO NOT LESS THAN 2 YEARS OLD, AND FREE OF WEEDS AND UNDESIRABLE NARVE GRASSES. MACHINE CUT TO PAD THICKNESS OF 3/4" (1/4").

Gp Gorrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services
 PO Box 1237 207-857-8910
 15 Shaker Road FAX: 207-857-8912
 Gray, ME 04038 E-Mail: mail@gorrillpalmer.com

THE RICHMOND COMPANY, INC.

Prepared By:
Mitchell & Associates
 LANDSCAPE ARCHITECTS
 The Staples School
 70 Center Street
 Portland, Maine 04101
 Tel: (207) 774-4427



CONSULTANT PROJECT NO. 1348

PROJECT TYPE

DRAWING SPECIFICATIONS BY:
 WALGREENS
 LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:
 WALGREENS CONTRACTOR
 LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE	BUILDING
NEW <input type="checkbox"/>	NEW <input type="checkbox"/>
REMODELING <input type="checkbox"/>	EXISTING <input type="checkbox"/>
RELOCATION <input type="checkbox"/>	NEW SHELL ONLY <input type="checkbox"/>
OTHERS <input type="checkbox"/>	

NO.	DATE	BY	DESCRIPTION	CONST
4	03/20/04	BAM	NEIGHBORHOOD MEETING COMMENTS	
3	03/22/04	BAM	PLANNING BOARD AND STAFF COMMENTS	
2	03/07/04	BAM	PLANNING BOARD AND STAFF COMMENTS	
1	01/23/04	BAM	LANDSCAPE & IRRIGATION PLAN	

REVISIONS

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A QUALIFIED REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF MAINE AS SIGNIFIED BY MY HAND AND SEAL.

STORE NUMBER 12325

PROJECT NAME
WALGREENS - STORE #12325
 SOUTHWEST CORNER
 FOREST AVENUE AND LINCOLN STREET
 PORTLAND, MAINE

DRAWING TITLE
 LANDSCAPE & IRRIGATION PLAN

CADD PLOT: SCALE: 1"=20'

VOID PLOT: DRAWN BY: BAM


DATE: 1/2004

SUPERSEDES PLAN DATED: REVIEWED BY: RBM


DRAWING NO. L1

OF DWGS.

SIGN LEGEND

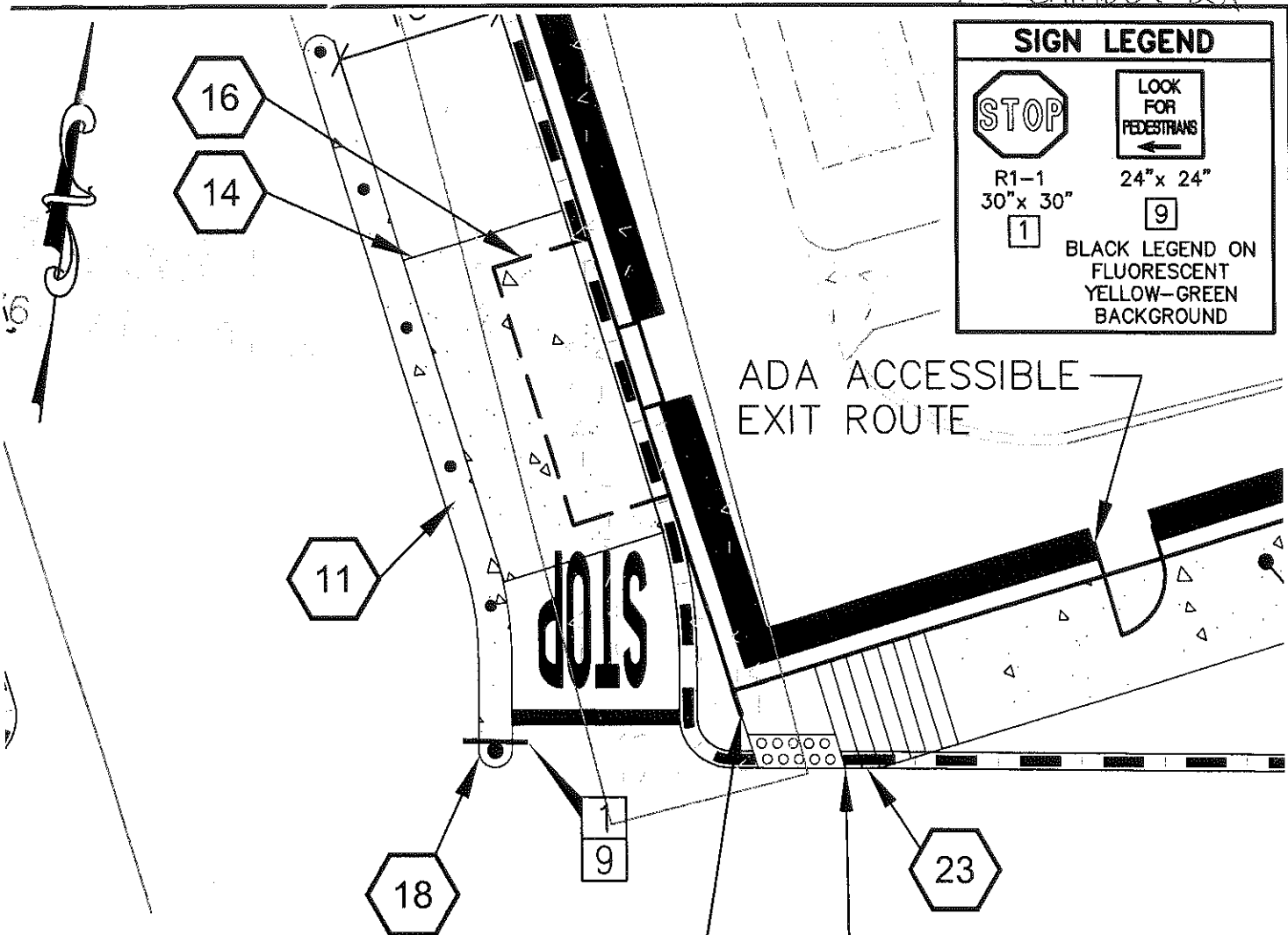


R1-1
30" x 30"
1



LOOK FOR PEDESTRIANS
24" x 24"
9

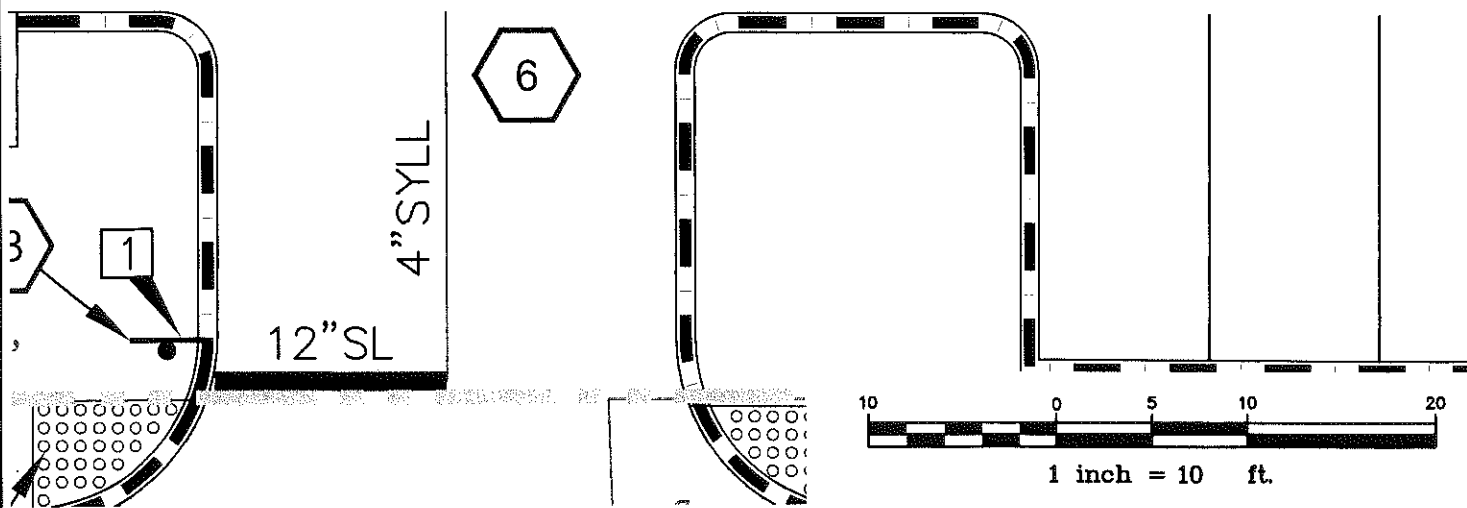
BLACK LEGEND ON FLUORESCENT YELLOW-GREEN BACKGROUND



INSTALL RAILING TO REDIRECT PEDESTRIANS. EXTEND RAILING 1'-6" INTO SIDEWALK FROM BUILDING CORNER

TIPDOWN (TYPICAL FOR ALL RAMPS)

6 SPA



Design: JJM	Date: APRIL 08
Draft: JBC	Job No.: 1348
Checked: MPM	Scale: 1"=10'
File Name: 1348-SP.DWG	

GP Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services

PO Box 1237
15 Shaker Road
Gray, ME 04039

Phone: 207-657-6910
Fax: 207-657-6912
Email: mailbox@gorrillpalmer.com

Drawing Name:
ADA Ramp at Drive Thru

Project:
WALGREENS - STORE #12325

Figure No.
1

DRC1

SITE PLAN
PERFORMANCE GUARANTEE
ESCROW ACCOUNT

February 24, 2009

Penny St. Louis Littell
Director of Planning and Urban Development
City of Portland
389 Congress Street
Portland, Maine 04101

Re: Richmond 606 Forest Development, LLC (the "Developer")
606 Forest Avenue, Portland, Maine
Application ID # _____

Eastern Bank (the "Bank") hereby certifies to the City of Portland that the Bank will hold the sum of Three Hundred Eight Thousand (\$308,000) Dollars available to the City of Portland from the Developer's existing Construction Loan established with the Bank (the "Escrow Account"). These funds shall be held for the exclusive benefit of the City of Portland and shall represent the estimated cost of installing site work improvements as depicted on the site plan, approved on January 27, 2009, as required under Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §§46 through 65. It is intended to satisfy the Developer's obligation, under Portland Code of Ordinances Chapter 14 §§501, 502 and 525, to post a performance guarantee for the above referenced development. All costs associated with establishing, maintaining and disbursing funds from the Escrow Account shall be borne by the Developer.

The Bank will hold these funds available as escrow agent for the benefit of the City subject to the following:

The City, through its Director of Planning and Urban Development and in his/her sole discretion, may draw against this Escrow Account by presentation of a draft in the form attached hereto as Exhibit A presented to Susan Feig, Senior Vice President, Eastern Bank, 265 Franklin Street, Boston, MA 02110, that:

1. the Developer has failed to satisfactorily complete the site work improvements contained within the site plan approval, dated January 27, 2009; or
2. the Developer has failed to deliver to the City a deed containing the metes and bounds description of any streets, easements or other improvements required to be deeded to the City; or
3. the Developer has failed to notify the City for inspections.

In the event of the Bank's dishonor of the City of Portland's sight draft, the Bank shall inform the City of Portland in writing of the reason or reasons thereof within three (3) business days of the dishonor.

After all underground work has been completed and inspected to the satisfaction of the Department of Public Services and Planning Division, including but not limited to sanitary sewers, storm drains, catch basins, manholes, electrical conduits, and other required improvements constructed chiefly below grade, the City of Portland Director of Planning and Urban Development or its Director of Finance as provided in Chapter 14 §501 of the Portland Code of Ordinances, may authorize the Bank, by written certification, to reduce the available amount of the escrowed money by a specified amount.

This performance guarantee will automatically expire on the first anniversary April 16, 2010 ("Expiration Date") or on the date when the City determines that all improvements guaranteed by the Escrow Account are satisfactorily completed.

On its Expiration Date or on the date the City determines that all improvements guaranteed by this Escrow Account are satisfactorily completed, this Performance Guarantee shall be reduced by the City to ten (10) percent of its original amount and shall automatically convert to an Irrevocable Defect Guarantee. Written notice of such reduction shall be forwarded by the City to the Bank. The Defect Guarantee shall ensure the workmanship and durability of all materials used in the construction of the site plan approval, dated January 27, 2009 as required by City Code §14-501, 525 and shall automatically expire one (1) year from the date of its creation ("Termination Date").

The City, through its Director of Planning and Urban Development and in his/her sole discretion, may draw on the Defect Guarantee by presentation to Susan Feig, Senior Vice President, Eastern Bank, 265 Franklin Street, Boston, MA 02110 of a sight draft at Bank's offices located at _____, prior to the Termination Date, stating any one of the following:

1. the Developer has failed to complete any unfinished improvements; or
2. the Developer has failed to correct any defects in workmanship; or
3. the Developer has failed to use durable materials in the construction and installation of site work improvements contained on the site plan.

It is agreed that the duties of Bank are only as herein specifically provided, and are purely ministerial in nature, and the Bank shall not be responsible to any of the parties hereto for any action or failure to act on its part hereunder, unless such action or failure to act constitutes gross negligence, willful misconduct or bad faith. Without limiting the generality of the foregoing, the Bank shall incur no liability whatever except for willful misconduct or gross negligence. In connection therewith, the Developer and the City

each release the Bank from any act done or omitted to be done by Bank in good faith in the performance of its duties hereunder and hereby agree to hold the Bank harmless from any and all liability associated with any payments made by the Bank hereunder.

EASTERN BANK


Date: 2/25/09

By: 

Name: Susan A. Feig
Title: Senior Vice President
Its Duly Authorized Agent

Seen and Agreed to:

RICHMOND 606 FOREST DEVELOPMENT, LLC

By: 

The City of Portland, ME

By: _____
Name: _____
Its: _____

EXHIBIT A

Date:

Susan Feig, Senior Vice President
Eastern Bank
265 Franklin Street, Boston, MA 02110

RE: Escrow Draw Under Site Plan Performance Guaranty Escrow Date
February , 2009 (the "Escrow Account")

Dear Susan,

Please be advised that the City of Portland, hereby requests payment in the amount of
\$ _____ under the Escrow Account, because:

1. Richmond 606 Forest Development, LLC (the "Developer") has failed to satisfactorily complete the site work improvements contained within the site plan approval, dated January 27, 2009; or
2. The Developer has failed to deliver to the City a deed containing the metes and bounds description of any streets, easements or other improvements required to be deeded to the City; or
3. The Developer has failed to notify the City for inspections.

Please make payment to:

Thank you,

The City of Portland, ME

By: _____
Name: _____
Its: _____

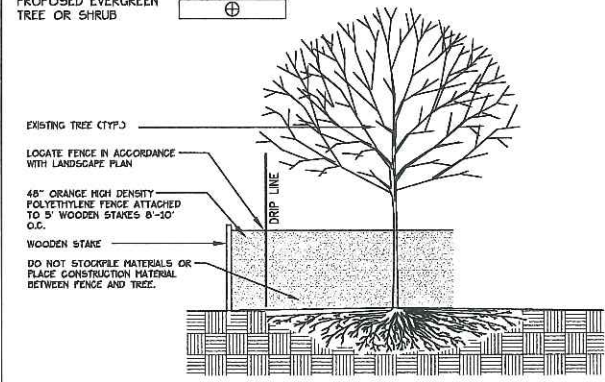
PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
A. CAM	3	ACER CAMPESTRE	HEDGE MAPLE	2"
P. OMO	3	PICEA OMORICA	SERBIAN SPRUCE	5'-6"
P. SAR	4	PRUNUS SARGENTI	SARGENT CHERRY	2"
Q. GP	1	QUERCUS FALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN OAK	2"-2.5"
U. VF	1	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE ELM	2"-2.5"
SHRUBS				
A. UU	42	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	#1
C. SG	6	CORNUS SERICEA 'SILVER + GOLD'	SILVER + GOLD DOGWOOD	#5
J. DF	20	JUNIPERUS 'DALUS FROSTED'	DALB'S FROSTED JUNIPER	#5
J. HOL	17	JUNIPERUS 'HOLGER'	HOLGER FROSTED JUNIPER	#5
J. SG	12	JUNIPERUS 'SEA GREEN'	SEA GREEN	#5
R. FI	16	RHODODENDRON 'FIRESTORM'	FIRESTORM RHODODENDRON	#5
R. WP	30	ROSA 'WINNIEG PARKS'	WINNIEG PARKS ROSE	#5
V. DM	5	VIORNUM x. BURKWOODI 'MOHAWK'	MOHAWK VIBURNUM	#5
PERENNIALS + ORNAMENTAL GRASS				
H. OO	35	HEMEROCALLIS 'ON AND ON'	ON AND ON DAYLILY	6" POT
P. VS	40	PANICUM VIRGATUM 'SHENANDOAH'	SWITCH GRASS	6" POT
P. AVP	40	PHALARIS ARUNDINACEA VAR. PICTA	RISSON GRASS	6" POT
R. FUL	35	RUDEBECKIA FULDIGA	BLACK EYED SUSAN	6" POT
S. SUP	35	SALVIA x. SUPERBA 'MAY NIGHT'	MAY NIGHT SALVIA	6" POT

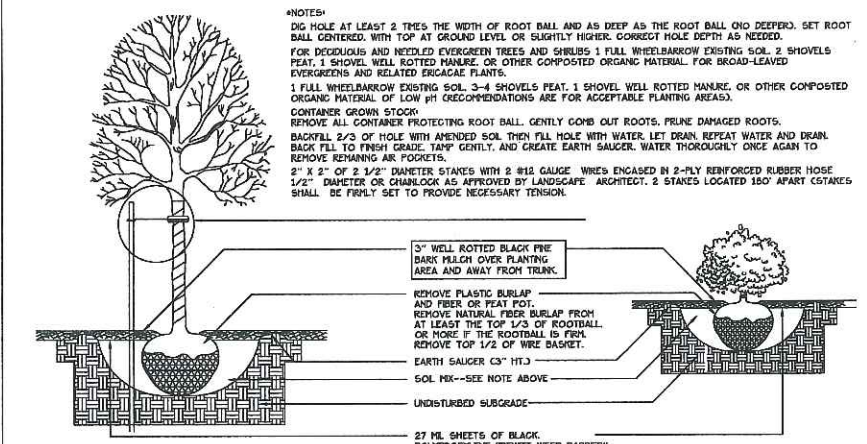
LEGEND

- PROPERTY LINE
- CATCHBASIN
- VERTICAL GRANITE CURB
- CONCRETE CURB
- SITE LIGHTING
- EXISTING TREE
- PROPOSED DECIDUOUS TREE OR SHRUB
- PROPOSED EVERGREEN TREE OR SHRUB

NOTE: PERENNIALS AND ORNAMENTAL GRASSES TO BE LOCATED BY LANDSCAPE ARCHITECT.

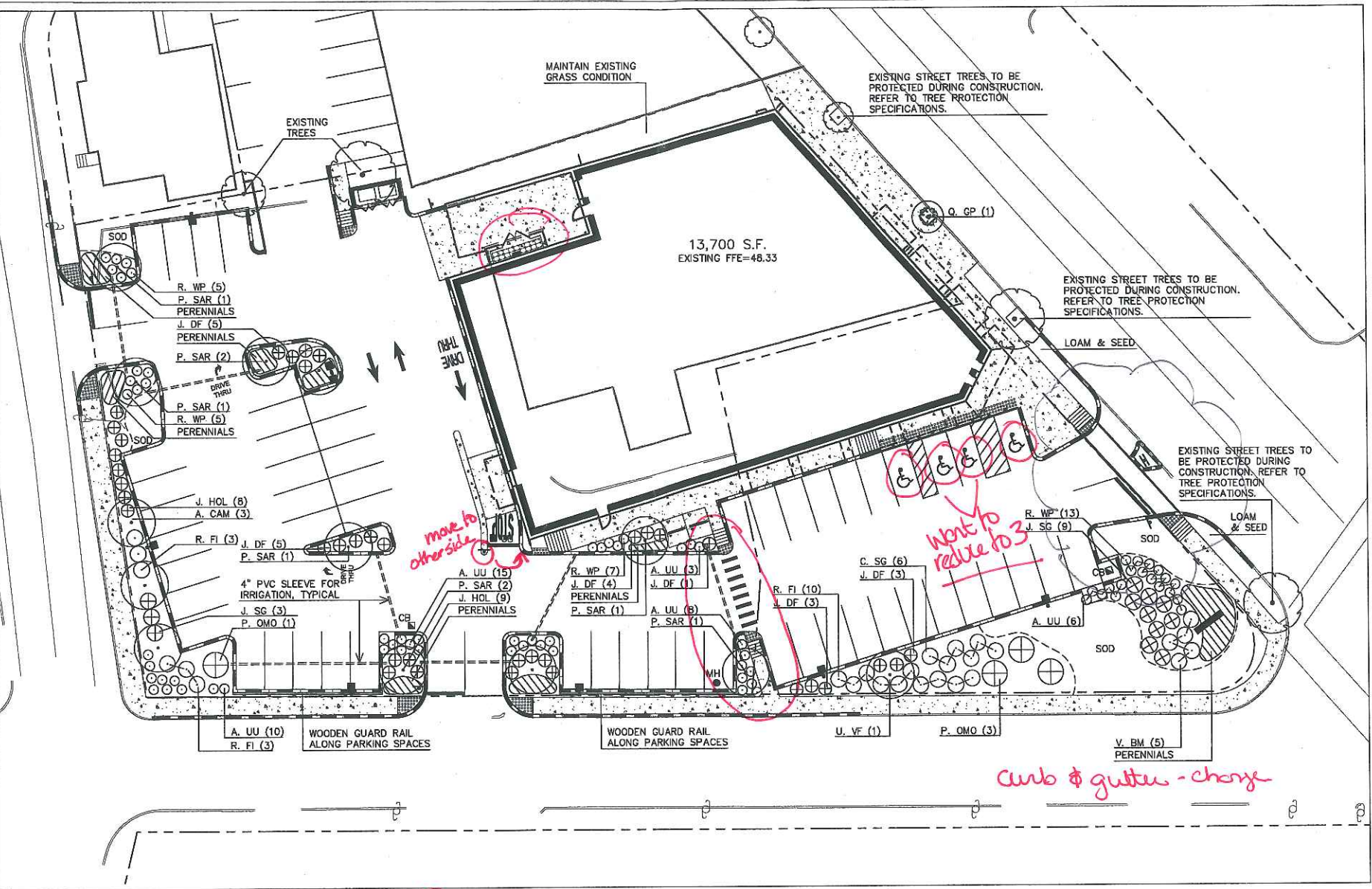


TREE PROTECTION DETAIL



TREE AND SHRUB INSTALLATION DETAIL

GP Gorrill-Palmer Consulting Engineers, Inc.
 PO Box 1237 Traffic and Civil Engineering Services 207-657-6910
 15 Shaker Road Gray, ME 04039 FAX: 207-657-6912
 E-Mail: mailbox@gorrillpalmer.com

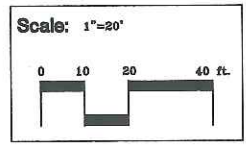
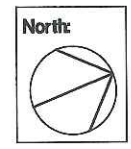


GENERAL PLANTING NOTES

- CALL DIG-SAFE (1-800-344-7233) PRIOR TO BEGINNING WORK. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES PAVING, WALKS, CURBING, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BIDDING.
- DO NOT SCALE FROM DRAWINGS. ANY OMISSIONS IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, NOTES AND SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR FURTHER DIRECTION AND RESOLUTION BEFORE ANY ADDITIONAL WORK PROCEEDS.
- PROVIDE SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.
- CONTRACTOR SHALL FURNISH AND PLACE 12 INCHES OF LOAM IN ALL SHRUB BEDS, 30 INCHES IN ALL TREE FITS, AND 6 INCHES UNDER ALL TURF AREAS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
- ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF "AMERICAN STANDARDS FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN".
- ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING STAKING OR GUYING WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE FROM THE OWNER.
- ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
- EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL SHRUB BEDS AND TREE FITS SHALL BE MULCHED WITH 3" CLEAN SHREDDED BLACK MULCH.
- ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY, OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
- WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR GROUND COVER AND PERENNIAL BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.
- DAMAGE TO EXISTING SITE IMPROVEMENTS DURING INSTALLATION OF LANDSCAPE MATERIAL SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- ALL PLANTING BEDS AND TURF AREAS SHALL BE PROVIDED WITH IRRIGATION.
- CONTRACTOR SHALL COORDINATE INSPECTION OF PLANT MATERIAL AND LOCATIONS WITH PROJECT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. A MINIMUM OF 48 HOUR NOTIFICATION SHALL BE REQUIRED.
- ALL LAWN AREAS SHALL BE SODDED WITH STRONGLY ROOTED DROUGHT RESISTANCE SOD, NOT LESS THAN 2 YEARS OLD, AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. MACHINE CUT TO PAD THICKNESS OF 3/4" (1/4").

THE RICHMOND COMPANY, INC.

Prepared By:
Mitchell & Associates
 LANDSCAPE ARCHITECTS
 The Staples School
 70 Center Street
 Portland, Maine 04101
 Tel: (207) 774-4427



CONSULTANT PROJECT NO. 1348

PROJECT TYPE

DRAWINGS/SPECIFICATIONS BY:

- WALGREENS
- LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:

- WALGREENS' CONTRACTOR
- LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE	BUILDING
NEW <input checked="" type="checkbox"/>	NEW <input type="checkbox"/>
REMODELING <input type="checkbox"/>	EXISTING <input checked="" type="checkbox"/>
RELOCATION <input type="checkbox"/>	NEW SHELL ONLY <input type="checkbox"/>
OTHERS <input type="checkbox"/>	

NO.	DATE	BY	DESCRIPTION	CONST
6	06/19/2008	BAM	CONDITIONS OF APPROVAL	
5	04/28/2008	BAM	CONNECTION TO ABUTTING PROPERTY	
4	03/31/2008	BAM	NEIGHBORHOOD MEETING COMMENTS	
3	03/21/2008	BAM	PLANNING BOARD AND STAFF COMMENTS	
2	03/07/2008	BAM	PLANNING BOARD AND STAFF COMMENTS	
1	01/31/2008	BAM	LANDSCAPE & IRRIGATION PLAN	

REVISIONS

NO.	DATE	BY	DESCRIPTION	CONST
6	06/19/2008	BAM	CONDITIONS OF APPROVAL	
5	04/28/2008	BAM	CONNECTION TO ABUTTING PROPERTY	
4	03/31/2008	BAM	NEIGHBORHOOD MEETING COMMENTS	
3	03/21/2008	BAM	PLANNING BOARD AND STAFF COMMENTS	
2	03/07/2008	BAM	PLANNING BOARD AND STAFF COMMENTS	
1	01/31/2008	BAM	LANDSCAPE & IRRIGATION PLAN	

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF MAINE AS SIGNIFIED BY MY HAND AND SEAL.

STORE NUMBER 12325

PROJECT NAME
WALGREENS - STORE #12325
 SOUTHWEST CORNER
 FOREST AVENUE AND LINCOLN STREET
 PORTLAND, MAINE

DRAWING TITLE
LANDSCAPE & IRRIGATION PLAN

CADD PLOT: SCALE: 1"=20' DRAWING NO. _____

VOID PLOT: DRAWN BY: BAM

SUPERSEDES PLAN DATED: DATE: 1/2008

REVIEWED BY: RBM

L1

OF ___ DWGS.

**THE
RICHMOND
COMPANY, INC.**

23 Concord Street

Wilmington, MA 01887

(978) 988-3900 • Fax (978) 988-3950

January 20, 2009

Ms. Molly Casto, Planner
City of Portland
389 Congress Street
Portland, Maine 04101

**RE: 606-616 Forest Ave, Portland, Maine
Walgreens Pharmacy – Application # 2007-0188**

Dear Ms. Casto:

Enclosed is a check for \$5,000 towards future infrastructure improvements at the Woodfords Corner intersection in Portland, Maine. This contribution is to satisfy site plan condition 4 of the above referenced approval.

Sincerely,



David Latulippe
Vice President

CC: Kathryn Fossa (via interoffice mail)
Philip Pastan (via interoffice mail)
Ron Hadar (via interoffice mail)
Maureen McGlone (Gorrill-Palmer)

27349

THE RICHMOND COMPANY, INC.
23 CONCORD STREET
WILMINGTON, MA 01887

EASTERN BANK
BOSTON, MA 02110
58-179-113

1/20/2009

PAY TO THE
ORDER OF City of Portland

\$ **5,000.00

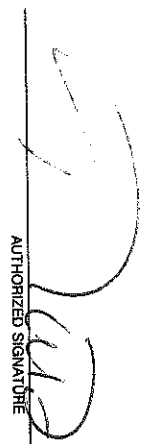
Five Thousand and 00/100*****

DOLLARS

City of Portland

MEMO

Portland, ME (Forest Avenue)


AUTHORIZED SIGNATURE

⑈027349⑈ ⑆01130179B⑆ 00 00927872⑈

27349

THE RICHMOND COMPANY, INC.
WILMINGTON, MA 01887

Date 01/20/2009 Type Bill Reference

Original Amt. 5,000.00

Balance Due 5,000.00

1/20/2009 Discount Check Amount

Payment 5,000.00

Checking - Eastern Portland, ME (Forest Avenue)

5,000.00