

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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SITE DATA

SITE AREA	± 51,013 SF (1.2 ACRES)	
BUILDING AREA PROPOSED	13,600 S.F.	
PARKING	REQUIRED	PROVIDED
TOTAL PARKING RETAIL (1 SPACE PER 200 S.F. MINUS BULK SPACE) (13,600 S.F. - 1,500 S.F. BULK STORAGE - 2,000 S.F./ 200 S.F.)	51	55
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	90%	85%

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

SIGN LEGEND

1	2	3	4
5	6	8	9

BLACK LEGEND ON FLUORESCENT YELLOW-GREEN BACKGROUND

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"SYLL - 4" WIDTH SOLID YELLOW LANE LINE
- 4"DYCL - 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.O.T. SPECIFICATIONS. CURB CUT DIMENSION MUST ACCOMMODATE 65 FOOT TRUCK/TRAILER WITHOUT ROLLING ONTO CURB. DIVIDE DRIVEWAY INTO LANES WITH STRIPING.
 - LIMIT OF HEAVY DUTY ASPHALT PAVING. (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" H FLEXIBLE DELINEATOR POST. FASTEN TO CONCRETE WITH BOLTS, (NO ADHESIVE FASTENING).
 - GAS METER WITH BOLLARDS.
 - COMPACTORS. (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 ROLLER 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'-6" 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 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 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
 - IF POSSIBLE, WALGREENS WILL HAVE DUAL COMPACTORS.
 - 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 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:

 - 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 SALSURBY INDUSTRIES, LOS ANGELES, CALIFORNIA, WITH MATCHING POST #4895 ON 18" DIA. CONCRETE FOUNDATION.
 - EXPOSED EQUIPMENT

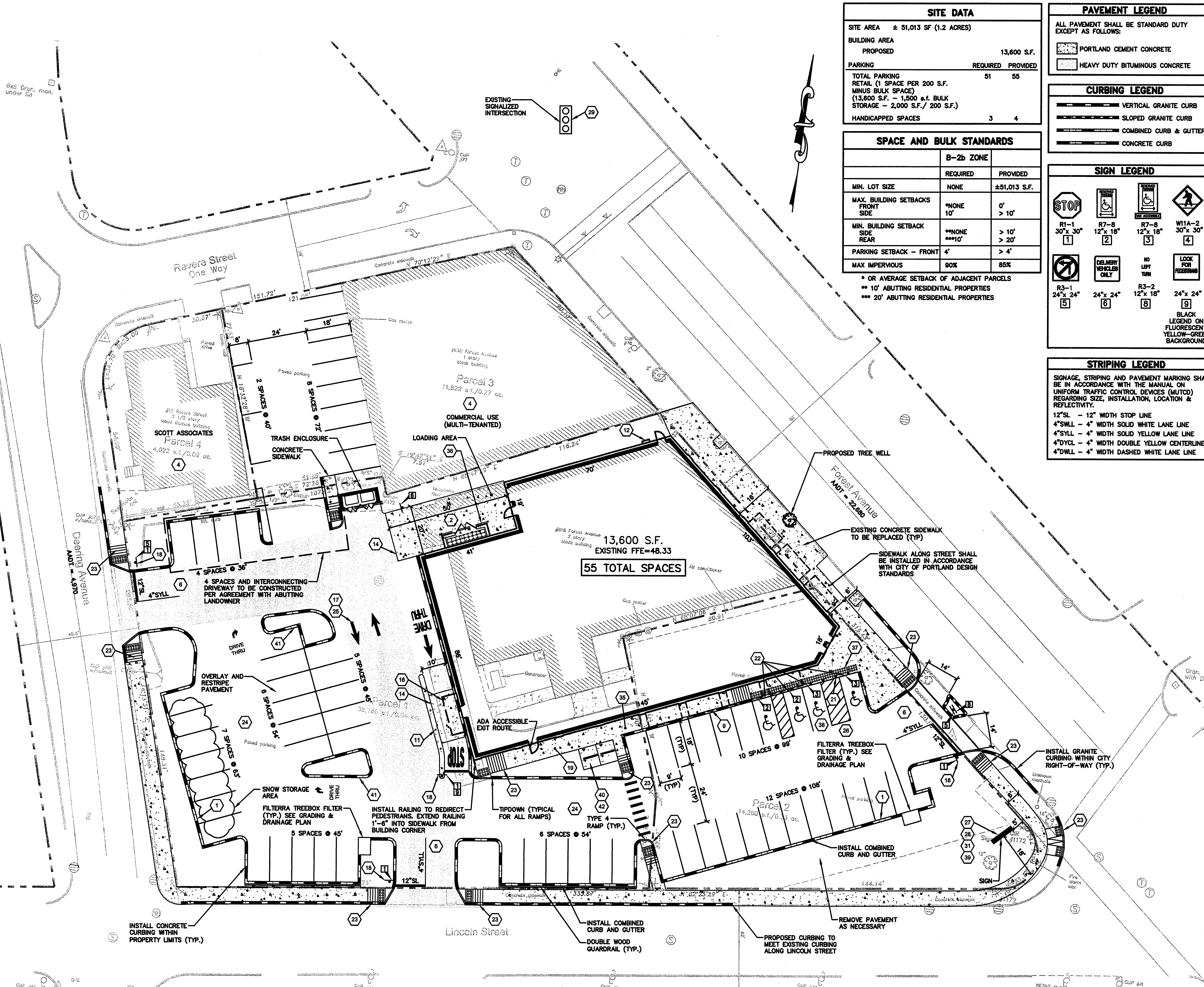
WALGREENS PREFERS TO HAVE ALL EQUIPMENT INSIDE. WHEN EQUIPMENT IS REQUIRED TO BE OUTSIDE, IT IS TO BE HOUSED IN A SECURE, LOCKABLE ENCLOSURE.
 - FINISHED FLOOR ELEVATION

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:
 1. TRUCK DELIVERIES TO THE SITE AND TRASH REMOVAL SHALL BE RESTRICTED TO BETWEEN THE HOURS OF 8:00 AM AND 8:00 PM.

1 inch = 20 ft.



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: mailbox@gorrillpalmer.com

REVISIONS

NO.	DATE	BY	DESCRIPTION	CONST
A	12/11/08	MFM	ISSUED FOR CONSTRUCTION	
2	04/16/08	MFM	RESPONSE TO CITY COMMENTS	
1	03/21/08	MFM	RESPONSE TO COMMENTS	

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.

[Professional Seal]

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: MFM
 OF DWGS.

C1.1