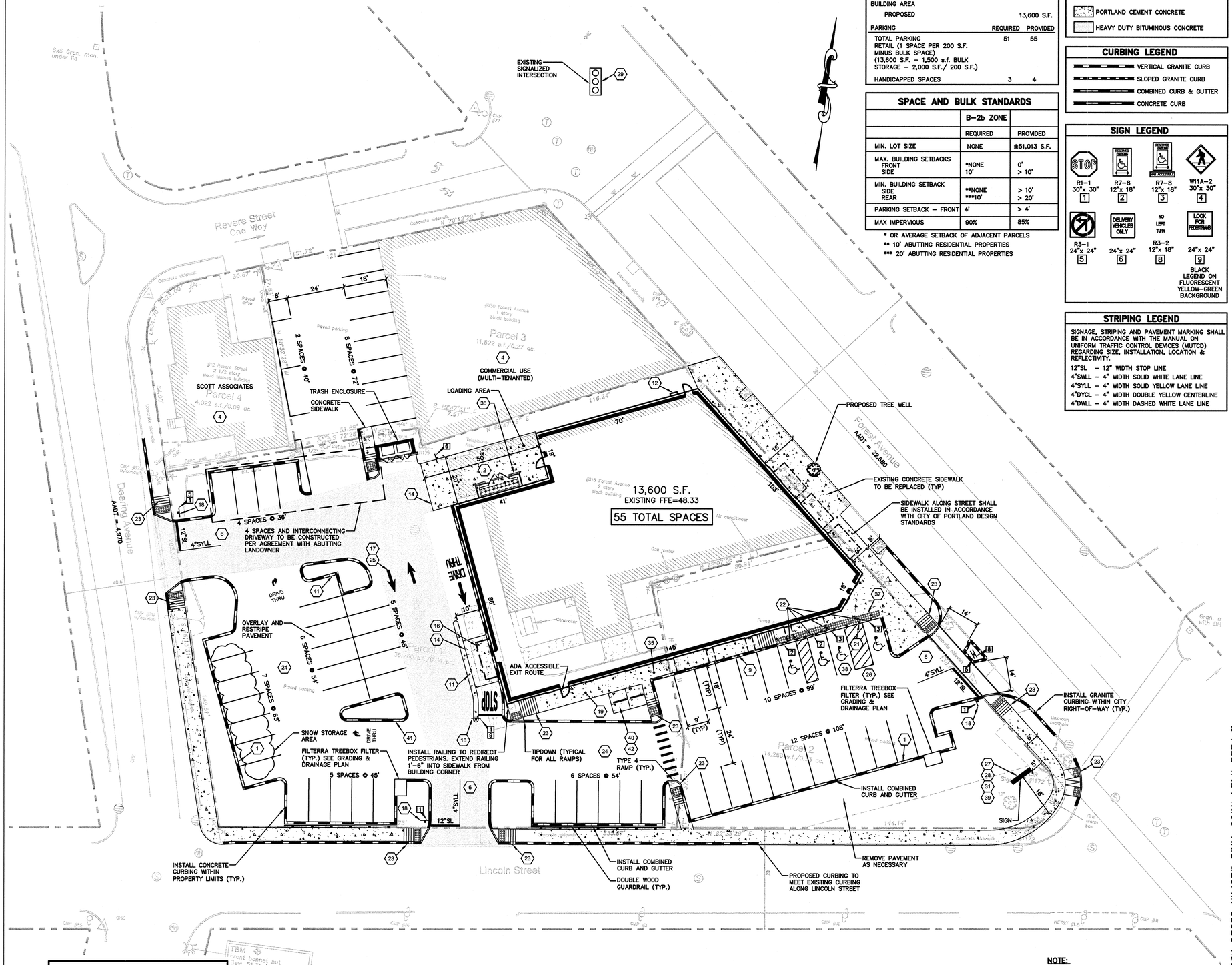

SITE DATA

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

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

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

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"SWLL – 4" WIDTH SOLID WHITE LANE LINE
4"SYLL – 4" WIDTH SOLID YELLOW LANE LINE
4"DYCL – 4" WIDTH DOUBLE YELLOW CENTERLINE
4"DWLL – 4" WIDTH DASHED WHITE LANE LINE

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.

20 0 10 20 40
1 inch = 20 ft.

SITE PLAN KEYED NOTES

1. PERIMETER OF ALL ASPHALT TO RECEIVE CONCRETE CURB.
2. 65 FOOT TRUCK TURNING RADIUS DEPICTED AS PER SHEET C4.6.
3. PRIVACY FENCE. (NOT USED)
4. IDENTIFY USE AND LOCATE ALL STRUCTURES ADJACENT TO WALGREENS SITE. INDICATE NUMBER OF STORIES AND DISTANCE FROM PROPERTY LINE.
5. SPOT ELEVATION AT FLOW LINE OF PROPOSED ENTRANCE ON SHEET C2.1. (NOT USED)
6. 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.
7. LIMIT OF HEAVY DUTY ASPHALT PAVING. (NOT USED)
8. 50'L X 4"W YELLOW PAINT STRIPE (TYPICAL) LANE DIVIDER. (NOT USED)
9. LINE OF CANOPY ABOVE.
10. 12" X 18" "DO NOT BLOCK ENTRANCE" SIGN. ORIENT FACE OF SIGN ADJACENT TO ON COMING TRAFFIC. (NOT USED)
11. 36"H FLEXIBLE DELINEATOR POST. FASTEN TO CONCRETE WITH BOLTS, (NO ADHESIVE FASTENING).
12. GAS METER WITH BOLLARDS.
13. COMPACTORS. (NOT USED)
14. LINES OF CONCRETE PAD.
15. LIGHT POLE (TYPICAL). QUANTITY AND LOCATION OF POLES TO BE DETERMINED BY APPROVED PHOTOMETRICS. (NOT USED)
16. CONCRETE DRIVE–UP LANE AND CANOPY ABOVE.
17. PROVIDED LANE DIVIDERS AND DIRECTIONAL ARROWS AT ALL DRIVES AND END OF DRIVE AISLES.
18. 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.
19. CONCRETE SIDEWALK (TYP.).
20. PAD MOUNTED TRANSFORMER WITH BOLLARDS. (COORDINATE W/ P.A., ANY OTHER LOCATIONS). (NOT USED)
21. ENTRY BOLLARDS W/ POLYETHYLENE COVERS 5'4" CLEAR MAX
22. ACCESSIBLE PARKING SIGN. SEE ACCESSIBILITY SHEET FOR DETAIL.
23. ACCESSIBLE RAMP W/ DETECTABLE WARNING ALONG ACCESSIBLE ROUTES (TYP.). WHEN SLOPE IS LESS THAN 5% , ONLY 36" OF DETECTABLE WARNING SURFACE IS REQUIRED.
24. ASPHALT PAVING.
25. YELLOW PAINT STRIPING (TYPICAL). BLACK OUTLINE ON CONCRETE PAVEMENT
26. 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 ½% WHERE POSSIBLE (2% MAX.) SLOPE IN ALL DIRECTIONS (TYP.).
27. TOP OF SIGN FOUNDATION TO BE AT TOP OF STREET CURB HEIGHT (MIN.)
28. PLACE SIGN WITH MINIMUM SETBACKS. COORDINATE WITH ZONING AND DIMENSION ACCORDINGLY.
29. INDICATE ALL EXISTING OR PROPOSED TRAFFIC CONTROL ELEMENTS.
30. SPOT ELEVATION AT STREET INTERSECTION. (NOT PROVIDED)
31. GROUND SIGN TO BE ORIENTED PERPENDICULAR TO MAJOR TRAFFIC STREET.
32. INDICATE ALL OFF–SITE IMPROVEMENTS. DENOTE EXISTING OR PROPOSED.
33. 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".
34. RETURN SIDEWALK TO EXIT DOOR. (ADA ACCESSIBLE EXIT ROUTE REQUIRED). (NOT USED)
35. 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.
36. TOTE ENCLOSURE
37. DETECTABLE WARNING SURFACE, 36" DEEP.
38. STORM CATCH BASINS AND GRATED MANHOLES TO BE 40' MINIMUM AWAY FROM 2% ACCESSIBLE PARKING ZONE AND ACCESSIBLE ROUTES.
39. LIGHT POLES, LANDSCAPING, AND OTHER SITE EQUIPMENT SHALL NOT OBSCURE SIGHT LINES TO PYLON.
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.

SITE PLAN CRITERIA NOTES

1. 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.

2. 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.

3. PYLON AND DIRECTIONAL SIGNS
SIGNS TO BE LOCATED AS SHOWN ON SITE PLAN. VERIFY AND DEFINE SIZE, QUANTITIY, SETBACK AND REQUIREMENTS, AND PERSON TO CONTACT AT GOVERNING SIGN AUTHORITY.

4. 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.

5. 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 LANES WIDE.
3. ALLOWABLE RADIUS AT CURB ENTRANCE IS LESS THAN 20 FEET.

6. 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 SALSBURY INDUSTRIES, LOS ANGELES, CALIFORNIA, WITH MATCHING POST #4895 ON 18" DIA. CONCRETE FOUNDATION.

7. 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.

8. 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.

9. LOADING AREA
A 65' TRUCK MUST BACK INTO RECEIVING AREA

THE RICHMOND COMPANY, INC.

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

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	☒	NEW	☐
REMODELING	☐	EXISTING	☒
RELOCATION	☐	NEW SHELL ONLY	☐
OTHERS	☐		

NO.	DATE	BY	DESCRIPTION	CONST
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	

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.

MAUREEN P. McGLOIN No. 7705 LICENSED PROFESSIONAL ENGINEER

STORE NUMBER 12325

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

DRAWING TITLE
SITE LAYOUT PLAN

CADD PLOT:
VOID PLOT:
SUPERSEDES PLAN DATED:
SCALE: 1" = 20'
DRAWN BY: JBC
DATE: 12/07
REVIEWED BY: MPM
DRAWING NO. C1.1
OF __ DWGS.