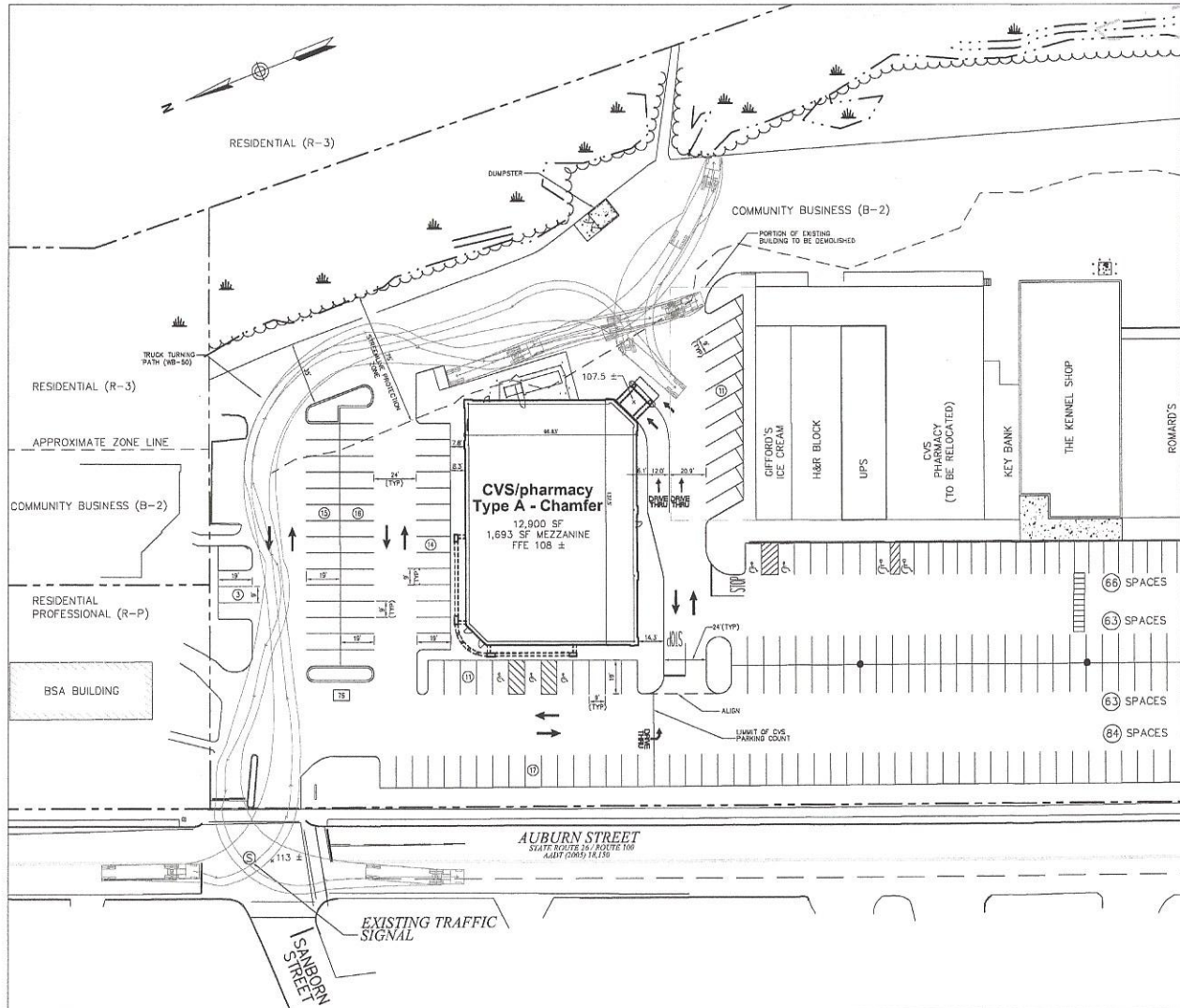


# PRELIMINARY

Zoning Summary Chart		
Zoning Regulation Requirements	Required	Provided
LOT SIZE	10,000 SF	370,527 SF @ (13.1 Acres ±)
MIN. LOT FRONTAGE	50 FT	543 FT
MINIMUM LOT WIDTH	NONE	---
BUILDING SETBACK FRONT	NONE	89 FT ±
SIDE	NONE	143 FT ±
REAR	NONE	148 FT ±
MAX. BUILDING HEIGHT	45'	44'
MAX. LOT COVERAGE	80%	79%
ZONING DISTRICT: COMMUNITY BUSINESS (B-2)		

SITE CRITERIA CHECKLIST	
<b>PROJECT DATA</b>	
TOTAL SITE AREA	13.1 ACRES
CVS PHARMACY	12,900 SF TYPE A - CHAMFER
TOTAL PARKING REQUIRED	834 (FROM BASE PLAN) (1 SPACE/100 SF RETAIL - 1ST FLOOR (1 SPACE/50 SF RESTAURANT))
TOTAL PARKING PROVIDED	834 (FROM BASE PLAN) (1.5 - CVS)
TOTAL LOADING DOCKS	1 BAY - 5 DOCKS TO 4000 LBS
<b>LAND INFORMATION</b>	
LAND LOT	MAP 315 BLOCK C PARCELS 1-B-11
PARCEL NUMBER	MAP 315 BLOCK C PARCELS 1-B-11
BOUNDARY SURVEY	CAD FILE FROM APPLIED ENGINEERING, INC. BOUNDARY INFORMATION NOT VERIFIED
TOPOGRAPHICAL SURVEY	CAD FILE FROM APPLIED ENGINEERING, INC. BOUNDARY INFORMATION NOT VERIFIED
OFF SITE TYPEDMENTS	NO
TRAFFIC STUDY	YES
OVERLAY DISTRICTS	15 FT STREET PROTECTION ZONE
<b>ZONING INFORMATION</b>	
EXISTING ZONING	COMMUNITY BUSINESS (B-2)
PROPOSED ZONING	NONE (SEE RISK ASSESSMENT)
PLANNING BOARD	9.11.2006
<b>DOT INFORMATION</b>	
CLASS OF PERMIT	NONE (SEE RISK ASSESSMENT)
ACCESS	FULL
THRU ROAD JURISDICTION	STATE
THRU ROAD JURISDICTION	LOCAL
<b>LANDSCAPE INFORMATION</b>	
SITE LANDSCAPING	DOES THE MUNICIPALITY REQUIRE LANDSCAPING ANSWER YES OR NO IF YES BRIEFLY DESCRIBE MUNICIPAL LANDSCAPING REGULATIONS. <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> SHOWN ON PLAN NO SPECIFIC REQUIREMENTS LISTED IN ZONING ORDINANCE
<b>UTILITY INFORMATION</b>	
GAS AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> TO BE DETERMINED
ELECTRIC AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> TO BE DETERMINED
TELEPHONE AVAIL.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> TO BE DETERMINED
CABLE AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> TO BE DETERMINED
WATER AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> TO BE DETERMINED
SEWER AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> TO BE DETERMINED
STORM AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> TO BE DETERMINED

SITE RISK ASSESSMENT	
1.	DESIGN PARKING INFORMATION WAS TAKEN FROM NORTH GATE PLAZA SKETCH PLAN OVERLAY PROVIDED BY APPLIED ENGINEERING, INC. DATED 3/10/06.
2.	CURRENT ZONING ALLOWS RETAIL USE BY-RIGHT BUT REQUIRES SITE PLAN REVIEW UPON DISCUSSION WITH CITY PLANNER. THE CURRENT ZONING INTENDS TO ENCOURAGE BUILDING FRONTAGE CLOSE TO THE RIGHT-OF-WAY TO PROMOTE PEDESTRIAN FRIENDLY DEVELOPMENT. ARTICLE 14-B-50 INDICATES THAT WHERE EXISTING BUILDINGS EXCEED THE MINIMUM FRONT YARD SETBACK ONLY 50% OF THE TOTAL PARKING PROVIDED IS ALLOWED BETWEEN THE BUILDING AND THE STREET. WHERE THIS IS A REDEVELOPMENT OF AN EXISTING RETAIL SHOP FULL FURTHER INVESTIGATION IS REQUIRED TO DETERMINE IF PERMIT REQUIREMENTS FOR THE PROPOSED CVS RELOCATION. THERE IS A POTENTIAL FOR A REQUIRED VARIANCE OR VARIATION TO ALLOW THE PROPOSED BUILDING AND PARKING CONFIGURATION SHOWN IN THIS CONCEPTUAL SITE PLAN LAYOUT.
3.	A SUBDIVISION MAY NOT BE REQUIRED IF THE DEVELOPMENT REMAINS IN A SINGLE OWNERSHIP. HOWEVER IF THERE IS A SEPARATE LEASE LOT OR BUILDING OWNER LEGAL OPINION AND FURTHER CONSULTATION WITH THE CITY PLANNER'S DEPARTMENT SHOULD BE CONDUCTED TO DETERMINE ANY SUBDIVISION REQUIREMENTS.
4.	A DRIVE THROUGH USE ON A PARCEL ABUTTING A RESIDENTIAL ZONE OR USE WILL REQUIRE A CONDITIONAL USE PERMIT FROM THE ZONING BOARD OF APPEALS.
5.	BASE INFORMATION TAKEN FROM NORTH GATE PLAZA SKETCH PLAN OVERLAY PROVIDED BY APPLIED ENGINEERING, INC. DATED 3/10/06.
6.	PORTION OF EXISTING MALL BUILDING (APPROXIMATELY 8500 SF) WILL REQUIRE DEMOLITION TO ALLOW PROPOSED DEVELOPMENT.
7.	TRUCK ACCESS AND MANEUVERING PROVIDED FOR A 18-50 DESIGN VEHICLE.
8.	FINISHED ELEVATIONS ARE ESTIMATED AND WILL REQUIRE FIELD VERIFICATION.
9.	TRUCK TRIP GENERATION ANALYSIS TO DETERMINE DOT REVIEW REQUIREMENTS.



APPROVED IN CVS SCRUB COMMITTEE

DATE: \_\_\_\_\_

CONDITIONS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



THIS PLAN IS COMPILED FROM AVAILABLE EXISTING INFORMATION AND IS FOR CONCEPTUAL PLANNING ONLY. FURTHER RESEARCH WILL BE REQUIRED TO VERIFY DIMENSIONS, ZONING REQUIREMENTS, WETLAND LIMITS, FIRE CODES, STATE AND LOCAL PERMITTING, PHYSICAL CONSTRAINTS ON SITE, AND TRAFFIC CIRCULATION.

**VHB**  
 Vanasse Hangen Brustlin, Inc.  
 Transportation  
 Land Development  
 Environmental Services  
 101 Walnut Street, P.O. Box 9151  
 Watertown, Massachusetts 02471  
 617 924 1770 • FAX 617 924 2285

CONSULTANT:  
 DESIGNED BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_

SEAL:  
 \_\_\_\_\_

**CVS**  
 pharmacy

STORE NUMBER: **NEW**

21 AUBURN ST  
 PORTLAND, ME

DEVELOPER:  
 CVS CORPORATION  
 ONE CVS DRIVE  
 WOODSOCKET, RI 02895  
 TEL (401) 785-8500  
 FAX (401) 344-2090

REVISIONS:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

LAYOUT COORD: \_\_\_\_\_  
 PLANNING MGR: \_\_\_\_\_  
 DRAWING BY: \_\_\_\_\_  
 DATE: 30 AUGUST 2006  
 JOB NUMBER: 09132.45  
 TITLE: CONCEPTUAL SITE PLAN

SHEET NUMBER:  
**SK-1**

COMMENTS:  
 \_\_\_\_\_