



ZONED: B-2
COMMUNITY BUSINESS DISTRICT
USE: FIRE HOUSE

ALLEN AVENUE
(CITY)
Allen Avenue (A.D.T. 11,000)

WASHINGTON AVENUE
(STATE ROUTE #26) (75' ROW)

NORTH PORT ROAD
(PRIVATE ROAD)
(A.D.T. NOT AVAILABLE)

Rite Aid Pharmacy
14,564 GROSS SQ.FT.
FFE = 83.50
TOTAL PARKING
PROVIDED 65 SPACES
REQUIRED 63 SPACES

ZONED: B-2
COMMUNITY BUSINESS DISTRICT
USE: RESTAURANT

SEGMENTAL BLOCK RET. WALL
MAINTAIN 2% MAX. CROSS-PITCH
ON WALK BACK TOWARDS PARKING LOT

ZONED: B-2
COMMUNITY BUSINESS DISTRICT
USE: RESTAURANT

ZONED: B-2
COMMUNITY BUSINESS DISTRICT
USE: OFFICE
L. L. Bean, Inc.
2.3553/60

REVISIONS:

No.	DATE	REVISIONS PER CITY COMMENTS
1	4-11-05	REVISIONS PER CITY COMMENTS
2	7-11-05	REVISIONS PER CITY COMMENTS
3	7-18-06	ENTRANCE OFF ALLEN AVE. REVISED PARCEL B LAYOUT
4	8-22-06	ADDITIONAL INTERIOR SIDEWALKS
5	11-21-06	ISSUED FOR GENERAL CONTRACTOR BID & BUILDING PERMIT

GENERAL NOTES:

1. PER APPROVAL BY PLANNING BOARD CONDITION V. ADDITIONAL REGULATORY SIGNS WILL NEED TO BE PROVIDED AT THE RESTRICTED DRIVEWAYS ON BOTH ALLEN AVENUE AND WASHINGTON AVENUE. A CONDITION OF APPROVAL SHOULD BE REQUIRED THAT NOTES THAT THE APPLICANT WILL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE INSTALLATION OF REGULATORY SIGNAGE, INFORMING MOTORISTS OF TURN PROHIBITIONS AT THE DRIVEWAYS, SUBJECT TO APPROVAL BY THE CITY TRAFFIC ENGINEER.

COLER & COLANTONIO INC.
ENGINEERS AND SCIENTISTS

Ph: 413-313-0100
Fax: 413-313-0190
www.col-col.com

55 Bobola Road
Holyoke, MA 01040



TITLE:

LAYOUT PLAN
PROPOSED SITE DESIGN
RITE AID PHARMACY
365 ALLEN AVENUE
PORTLAND, ME

PREPARED FOR:
RITE AID CORPORATION
P. O. BOX 3165
HARRISBURG, PA 17105

ZONING INFORMATION

	REQUIRED	PROPOSED
MINIMUM LOT AREA:	10,000 SF	85,162 ± SF
MINIMUM STREET FRONTAGE:	50 FT	343.79 FT ±
MINIMUM FRONT YARD:	SEE SHEET L1	12.9 FT
MINIMUM SIDE YARDS:	NONE	17.7 FT ±, 90 FT ±
MINIMUM REAR YARD:	10 FT	27.7 FT ±
MINIMUM OPEN SPACE:	20% (17,032 SF)	24,647 SF (29%)
MAXIMUM IMPERVIOUS SURFACE:	80% (68,130 SF)	60,515 SF (71%)
MAXIMUM BLDG. COVERAGE:	NONE	14,637 SF
MINIMUM HEIGHT OF BLDG.:	45 FT	25 FT

LOT AREA CALCULATIONS*

	REQUIRED	PROPOSED
LOT SIZE	85,162	85,162
MAX. IMPERVIOUS (80%)	68,130	60,515 (71%)
MIN. OPEN SPACE (20%)	17,032	24,647 (29%)

DATE: MAR. 27, 2006	LP-1
COMP./DESIGN: JMM	
CHECK: KK	
DRAWN: STZ	
SCALE: 1" = 20'	
JOB NO.: 60-061	
DWG NO.: 60-61 RiteAid 11-20-06.dwg	