

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

CITY OF PORTLAND, MAINE

PLANNING BOARD

John H. Carroll, Chair
Jaimey Caron, Vice Chair
Kenneth M. Cole III
Cyrus Y. Hagge
Deborah Krichels
Erin Rodriguez
Mark Malone

June 17, 1998

Mr. J. Robert Conner
Old Port Management Corp.
12 Brook Street
Wellesley, MA 02181

RE: Rite-Aid Pharmacy, 365 Allen Avenue

Dear Mr. Conner:

On June 9, 1998, the Portland Planning Board voted 5-0 (Krichels, Hagge absent) to approve an 11,180 sq. ft. pharmacy with drive-through at 365 Allen Avenue. The approval was granted for the project with the following conditions:

- i. that the applicant install a raised curb median with handicapped sidewalk crossing at the Washington Avenue driveway.
- ii. that the applicant submit utility letters from Portland Water District and Central Maine Power.
- iii. that the landscaping plan be revised in accordance with the City Arborist's memo regarding the ~~landscaping along the easterly elevation, the four trees along Allen Avenue should be Armstrong~~ Red Maple instead of Column Maple and Rhododendron along the northeasterly edge of the building.
- iv. that the plans be revised in accordance with the DRC's memo regarding the storm water analysis, location of utility services, erosion control notes, pavement structure locations and the sidewalk along Allen Avenue.
- v. that the plans be revised in accordance with Public Works' memo regarding connections in Allen Avenue and granite curb detail.
- vi. that the applicant submit specific lighting information to Planning Staff for review and approval regarding height of poles and wall paks, voltage of lights, and catalogue specifications for fixture type and that all lighting be total cut-off lights.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #25-98, which is attached.

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Kandice Talbot, Planner
P. Samuel Hoffses, Building Inspector
Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Deputy Director of Public Works
Jeff Tarling, City Arborist
Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
May Gresik, Building Permit Secretary
Kathleen Brown, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File



CITY OF PORTLAND

July 16, 1998

Mr. J. Robert Connor
Old Port Management Corp.
12 Brook Street
Wellesley, MA 02181-6601

RE: Rite Aid, Washington and Allen Avenue

Dear Mr. Connor:

We have reviewed the revised plans for the Rite Aid project located at Washington and Allen Avenue. The conditions of the Planning Board approval have been met, except for the following details:

- A detail of the raised curb island located at the right in/right out only driveway on Washington Avenue shall be submitted.
- Based on comment #3 in the letter dated July 13, 1998, the site includes only one type of pavement structure. The typical curb detail on Sheet 4 references 15" subbase for truck traffic. This reference should be removed.
- A catalogue cut of the cut-off wall paks shall be submitted.
- An engineering fee in the amount of \$849.60 shall be submitted.
- A performance guarantee in the form of Letter of Credit, Escrow Account or Bond shall be submitted along with an inspection fee. The inspection fee equals 1.7% of the total amount of the performance guarantee or an amount determined by the City Engineers. This fee will be determined at the time of the submittal of the cost estimate form.

Once these items have been completed, the Planning Department can then sign off on the Site Plan Application and the building permit process may begin at that time. If you have any questions, please do not hesitate to contact Kandice Talbot at 874-8901.

Sincerely,

Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Kandice Talbot, Planner

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CITY OF PORTLAND

March 4, 1999

Mr. Andy Reinach
Project Manager
The Whiting-Turner Contracting Company
Two University Office Park
51 Sawyer Road
Waltham, MA 02453-3448

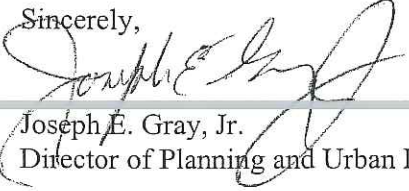
RE: Rite Aid, Washington and Allen Avenues

Dear Mr. Reinach:

This letter is to confirm the revision to the approved site plan of the Rite Aid project located at Washington and Allen Avenue. The approved revision includes the installation of granite curb throughout the site and the redesign of the retaining wall. The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments.

If you have any questions regarding the revision please contact the planning staff at 874-8901.

Sincerely,



Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Kandice Talbot, Planner
P. Samuel Hoffses, Building Inspector
Jeff Tarling, City Arborist
William Bray, Director of Public Works
Tony Lombardo, Project Engineer
Lt. Gaylen McDougall, Fire Prevention
Penny Littell, Associate Corporation Counsel
Mary Gresik, Building Permit Secretary
Development Review Coordinator
Kathleen Brown, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File

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CITY OF PORTLAND

May 7, 1999

Mr. J. Robert Conner
Old Port Management Corp., Inc.
12 Brook Street
Wellesley MA 02482

re: Rite Aid Pharmacy, 365 Allen Avenue

Dear Mr. Connor:

Thank you for your recent letter requesting an extension to your site plan approval for the Rite Aid Pharmacy building located in the vicinity of 365 Allen Avenue. I understand that your request is based on the fact that one of the occupants has delayed vacating the property.

In my capacity as Director of Planning and Urban Development for the City of Portland, I am granting your request to extend your approval to June 9, 2000.

If you have any questions, please contact Kandace Talbot, who worked on your project.

Sincerely,

Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Kandace Talbot, Planner
P. Samuel Hoffses, Building Inspector
Penny Littell, Associate Corporation Counsel
Building Permit Secretary
Development Review Coordinator
Kathleen Brown, Assistant Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File

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OLD PORT MANAGEMENT CORPORATION, INC.*Real Estate Development and Investment*

12 BROOK STREET

WELLESLEY, MASSACHUSETTS 02482-6601

TELEPHONE (781) 431-7060

FACSIMILE (781) 431-7073

May 5, 1999

Mr. Joseph E. Gray, Jr.
Director of Planning and Urban Development
389 Congress Street
Portland, ME 04101

Re: Application for Extension for Site Plan Approval for Rite Aid Store at 365
Allen Avenue, Portland, Maine


Dear Mr. Gray:

On June 9, 1998, the Portland Planning Board voted to grant Site Plan Approval for a new 11,180 square foot pharmacy building, which will be occupied by Rite Aid, at 365 Allen Avenue in Portland.

Unfortunately, due to a variety of factors including delayed vacating of one of the occupants from the property, Rite Aid has been unable to proceed with construction of the development. Since Rite Aid does wish to proceed with this development, we would appreciate it if the Portland Planning Board could issue a one year extension of its Site Plan Approval.

Please call me at 781-431-7060 if you have any questions regarding this request.

Sincerely yours



J. Robert Connor

Via Fax, 1 page, 207-756-8258. Original via mail
Cc Mr. Bruce Carrier, Rite Aid Corporation



CITY OF PORTLAND

March 13, 2000

Mr. Randy Kangas
Bruce Ronayne Hamilton Architects Inc.
833 Turnpike Road
P.O. Box 104
New Ipswich, NH 03071

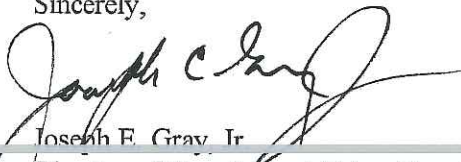
RE: Rite Aid, Allen Avenue

Dear Mr. Kangas:

This letter is to confirm the revision to the approved site plan of the Rite Aid project located at Allen Avenue. The approved revision includes the relocation of the remote drive-through up to the building. The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments.

If you have any questions regarding the revision please contact the planning staff at 874-8901.

Sincerely,



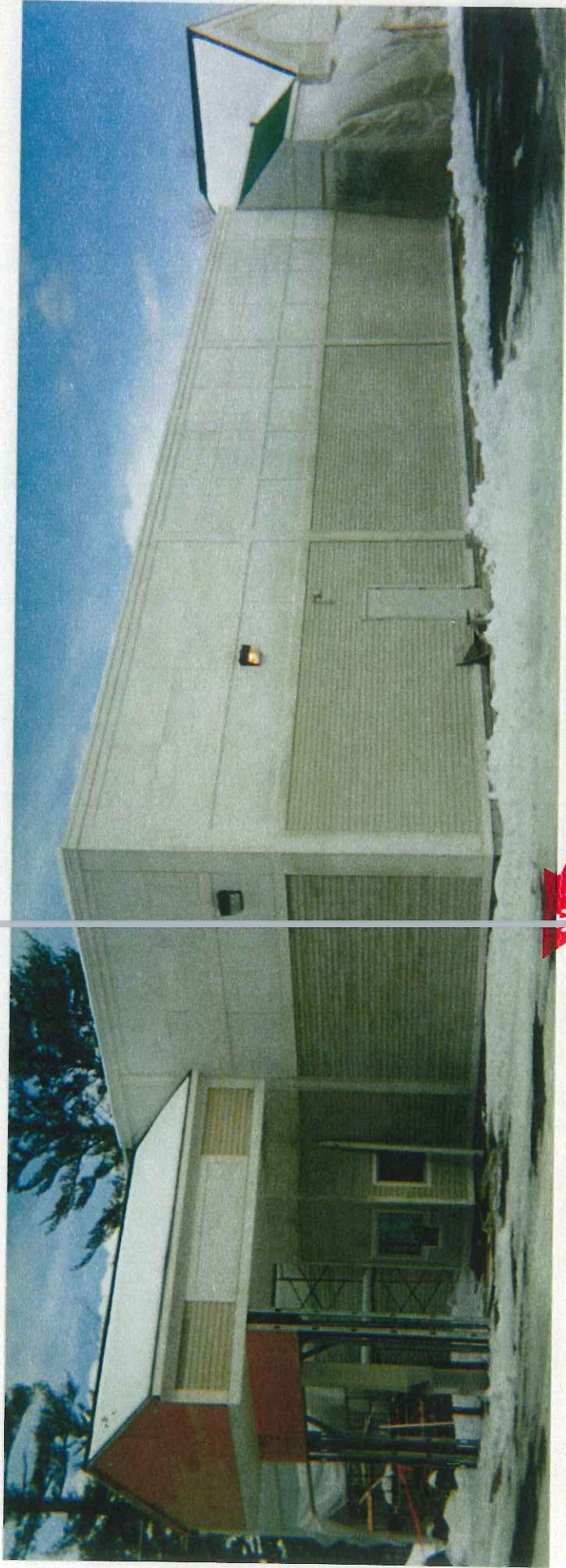
Joseph E. Gray Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Kandice Talbot, Planner
P. Samuel Hoffses, Building Inspector
Jeff Tarling, City Arborist
William Bray, Director of Public Works
Tony Lombardo, Project Engineer
Lt. Gaylen McDougall, Fire Prevention
Penny Littell, Associate Corporation Counsel
Inspection Department
Development Review Coordinator
Lee Urban, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File

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REVIEW

LOOKING AT REAR OF SITE



LOOKING AT RIGHT SIDE OF SITE



LOOKING DIRECTLY AT SITE



LOOKING AT RIGHT SIDE OF SITE



LOOKING AT REAR OF SITE



LOOKING AT REAR OF SITE



LOOKING DIRECTLY AT SITE



LOOKING DIRECTLY AT SITE















**STORMWATER ANALYSIS
FOR THE PROPOSED
RITE AID PHARMACY
AT
WASHINGTON AND ALLEN AVENUES
PORTLAND, MAINE**

Project No. -- 60-61

May 5, 1998

Prepared for:

**Rite Aid Corporation
P.O. Box 3165
Harrisburg PA 17105**

Prepared by:

**Coler & Colantonio, Inc.
1 Sugarleaf Street
South Deerfield, Massachusetts 01373
(413)-665-5300
(413) 665-5390 (fax)**

**STORMWATER ANALYSIS
RITE AID PHARMACY, PORTLAND, MAINE**

PROJECT DESCRIPTION

This project involves the construction of a Rite Aid Pharmacy on approximately 1.35 acres at the southeasterly corner of Washington Avenue and Allen Avenue in Portland Maine. Plans for the construction involve the removal of two existing buildings, a parking lot, and driveways to construct an 11,000 square foot retail store with associated parking and landscaped areas.

Regrading of the site to allow for construction of the store requires filling a shallow depression in the southeast corner of the site. This depression presently collects runoff from about half of the site, which will be redirected toward the street drains.

In order to mitigate the adverse impacts of this additional runoff to the existing storm drainage system, the proponent proposes to construct an underground storage area to detain the stormwater runoff and reduce the peak outflow to the street drain. An 8" diameter corrugated metal outlet pipe from the proposed concrete storage chambers will restrict the outflow from the system. The proposed peak outflow entering the street drains is calculated not to exceed the existing peak rate of discharge from the site.

Additionally, although much of the depression in the southeast corner of the lot is to be filled, calculations show that the remaining low area off-site is sufficient to contain the post-development runoff at a lower elevation than in the present case, due to the reduction in contributory area.

METHODOLOGY

The HydroCAD, Stormwater Modeling System computer program by Applied Microcomputer Systems was used to develop stormwater runoff rates and volumes for the existing and proposed conditions at the proposed Rite Aid location. The software uses Soil Conservation Service (SCS) methodology. The SCS method is based on rainfall observations which were used to develop the Intensity-Duration-Frequency relationship or IDF curve. By studying the Weather Bureau's Rainfall Frequency Atlases the SCS determined that four "mass curves" could be used to represent the characteristics of the rainfall distribution throughout the country. The mass curve is a dimensionless distribution of rainfall over time, which indicates the fraction of the rainfall event that occurs at a given time within a 24-hour precipitation event. This synthetic distribution develops peak rates for storms of varying durations and intensities. The SCS distribution provides a cumulative rainfall at any point in time and allows volume dependent routing runoff calculations to occur.

The HydroCAD software is a hydrograph generation and routing program similar to TR 20. Both programs utilize the SCS method. The HydroCAD software has the additional capability to

describe shallow concentrated flow. The "NEH-4 Upland Method" included in the HydroCAD software is applicable for conditions which occur in the headwaters of a watershed up to 2000 acres. The NEH-4 Upland Method allows the Time of Concentration (Tc) to reflect ground conditions such as overland flow, grassed waterways, paved areas and upland gullies. The Tc is the time required for water to flow from the most distant point on a runoff area to the measurement or collection point.

Given the small drainage areas involved in this analysis, concentration times are for the most part input as a minimum of 5 minutes by direct entry. Calculations for pre- and post-development conditions for the 25-year design storm were calculated and used as a basis for the design. The 2 year storm was shown to be the critical design storm in designing the outlet. As a result, flows were reduced below existing peaks in the 25 year event.

The curve numbers (CNs) and times of concentration for the existing and proposed catchment areas are based on the soil type and the cover conditions at the site. The conditions shown on the existing condition survey were used for the calculations. Soil types were determined from borings taken from the site. For the purposes of this analysis, all soils were assumed to be hydrological Type-D. Soil types range from A to D for runoff calculations, A being the most pervious and D being impervious.

EXISTING CONDITIONS

A portion of the runoff from the site presently flows overland and through an existing drain pipe to the storm drain in Washington Avenue. Very little site runoff flows into Allen Avenue, however, the 12" drain pipe in Washington appears to connect to the 24" concrete drain in Allen. The remaining site area drains toward the depression in the southeast corner of the property, where it ponds temporarily and dissipates by evaporation and infiltration.

Calculations of the existing site runoff show that for a 25 year design storm, a peak flow of approximately 2.6 cubic feet per second (cfs) enter the 12 inch diameter drain in Washington Avenue. A large portion of the site (almost an acre) presently drains to the existing depression on the site. The existing the site drains to this low area at a peak rate of about 3.6 cfs in a 25 year storm. Ignoring infiltration, calculations show that this runoff ponds in the existing depression to an elevation of about 79.8 feet, in the 25 year storm, and eventually seeps into the ground.

Although much of this site runoff is not now directed toward the system in the street, but dissipates through infiltration, soil borings indicate that the permeability of the site soils is not very conducive to infiltration. Generally, brown and gray clays, and silts underlie silty sands mixed with fill materials. In our analysis the existing vegetated areas were considered to have poor cover and were given a curve number of 89. Times of concentration were generally assigned a minimum value of 5 minutes.

PROPOSED CONDITIONS

This developed site will be covered by impervious area totaling nearly 80%, the maximum allowed. In order to reduce peak outflows to the street drains, most of the runoff is designed to pass through a series of underground reinforced concrete chambers in a stone bed, containing a total of about 5,000 cubic feet of detention storage. A small area (1/4 acre) adjacent to Washington Ave, remains piped into the street catch basin, but this area is considered in the sizing of the proposed storage and outlet pipe. The calculations show that for the 2 and 25 year design storms, the resultant proposed peak flow from the site that enters the catch basin on Allen Avenue is less than the flow from the site in the existing condition.

The proposed construction will fill the on-site portion of this depression, and divert the site runoff that drains in that direction into the existing storm drains. The calculations show that ponding in the depression will be less severe after development, primarily due to diverting the majority of the drainage area into the storage chambers.

The proposed development of this site will raise the Curve Number (CN) for the site from about 90 in the pre-developed case to about a CN of 96 as proposed. There is no significant change in the concentration times. The area draining to the street drain is increased. Stormwater runoff to the drainage system would more than double without mitigation. The detention system is designed to store the increased runoff while the small diameter outlet pipe discharges flows to the street drainage system at a rate no greater than this site presently discharges. This detention system was designed by routing the design flows through an assumed pond, and varying the storage and outlet size and type until the resulting flows were equal to or less than those calculated for the existing condition. As might be expected, the limiting storm was the 2 year storm. Flows for the 25 year storm could be matched with a larger or smoother pipe, but a reduction in the outlet size or pipe type was required to match the peak flows for the 2 year storm.

Certain proposed and existing catch basins are modeled as detention ponds in order to evaluate conditions of pipes flowing under pressure due to a surcharge at the inlet. In the existing catch basin on Washington Street, the level of the outflow produced by this site is lower than in the present condition. The Allen Street Catch Basin flows at approximately the same elevation in the proposed condition, as it presently does.

Complete calculations for the pre and post-developed conditions for the 2 and 25 year design storm are attached to this report. A summary of the peak stormwater runoff flows and certain elevations are listed below:

SUMMARY OF RESULTS

RUNOFF AND ELEVATIONS TO ALLEN AVENUE CATCH BASIN

STORM FREQUENCY	<i>PRE-DEVELOPED</i>		<i>POST-DEVELOPED</i>	
	PEAK(cfs)	OUTLET ELEV.(ft)	PEAK(cfs)	OUTLET ELEV.(ft)
25 YEAR	2.63	72.5	2.20	72.5
2 YEAR	1.50	72.3	1.45	72.3

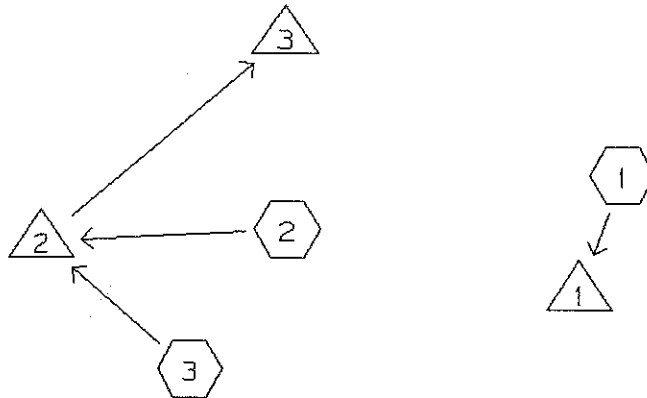
RUNOFF AND ELEVATIONS TO WASHINGTON AVE. CATCH BASIN

STORM FREQUENCY	<i>PRE-DEVELOPED</i>		<i>POST-DEVELOPED</i>	
	PEAK(cfs)	OUTLET ELEV.(ft)	PEAK(cfs)	OUTLET ELEV.(ft)
25 YEAR	2.62	76.4	1.18	76.0
2 YEAR	1.50	76.0	0.69	75.8

RUNOFF AND ELEVATIONS TO ON-SITE DEPRESSION

STORM FREQUENCY	<i>PRE-DEVELOPED</i>		<i>POST-DEVELOPED</i>	
	PEAK(cfs)	OUTLET ELEV.(ft)	PEAK(cfs)	OUTLET ELEV.(ft)
25 YEAR	3.63	79.8	0.88	79.6
2 YEAR	1.80	79.3	0.46	79.3

WATERSHED ROUTING =====



TYPE III 24-HOUR RAINFALL= 5.0 IN, 25 YEAR STORM

Prepared by Applied Microcomputer Systems

29 Apr 98

HydroCAD 4.522 001012 (c) 1986-1996 Applied Microcomputer Systems

SUBCATCHMENT 1 FLOW TO ONSITE DEPRESSION

PEAK= 3.63 CFS @ 12.06 HRS, VOLUME= .19 AF

ACRES	CN		SCS TR-20 METHOD
.01	89	GRAVEL DRIVE	TYPE III 24-HOUR
.14	98	PAVE	RAINFALL= 5.0 IN
.19	79	LAWN	SPAN= 10-15 HRS, dt=.03 HRS
.49	87	FILL	
.03	98	ROOF	
.86	87		

Method	Comment	Tc (min)
DIRECT ENTRY	FLOW TO EXISTING POND	5.0

SUBCATCHMENT 2 WASHINGTON AVE THRU PIPE

PEAK= 2.07 CFS @ 12.06 HRS, VOLUME= .11 AF

ACRES	CN		SCS TR-20 METHOD
.08	74	LAWN	TYPE III 24-HOUR
.09	98	ROOF	RAINFALL= 5.0 IN
.26	98	PAVE	SPAN= 10-15 HRS, dt=.03 HRS
.43	94		

Method	Comment	Tc (min)
DIRECT ENTRY	MIN Tc	5.0

SUBCATCHMENT 3 WASHINGTON AVE FLOW

PEAK= .55 CFS @ 12.06 HRS, VOLUME= .03 AF

ACRES	CN		SCS TR-20 METHOD
.03	98	ROOF AREA	TYPE III 24-HOUR
.08	98	PAVED AREA	RAINFALL= 5.0 IN
.11	98		SPAN= 10-15 HRS, dt=.03 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	MIN Tc	5.0

TYPE III 24-HOUR RAINFALL= 5.0 IN, 25 YEAR STORM

Prepared by Applied Microcomputer Systems

29 Apr 98

HydroCAD 4.522 001012 (c) 1986-1996 Applied Microcomputer Systems

POND 1 ON SITE DEPRESSION

Qin = 3.63 CFS @ 12.06 HRS, VOLUME= .19 AF
 Qout= 0.00 CFS @ 0.00 HRS, VOLUME= 0.00 AF, ATTEN=100%, LAG= 0.0 MIN

ELEVATION (FT)	AREA (SF)	INC.STOR (CF)	CUM.STOR (CF)	STOR-IND METHOD
78.5	0	0	0	PEAK STORAGE = 8403 CF
79.0	3714	929	929	PEAK ELEVATION= 79.8 FT
80.0	15000	9357	10286	FLOOD ELEVATION= 80.0 FT
				START ELEVATION= 78.5 FT
				SPAN= 10-15 HRS, dt=.03 HRS

# ROUTE	INVERT	OUTLET DEVICES
1 P	79.9'	30' BROAD-CRESTED RECTANGULAR WEIR Q=C L H ^{1.5} C=3.35, 0, 0, 0, 0, 0, 0, 0

POND 2 EXIST. CB ON WASHINGTON

Qin = 2.62 CFS @ 12.06 HRS, VOLUME= .14 AF
 Qout= 2.62 CFS @ 12.06 HRS, VOLUME= .14 AF, ATTEN= 0%, LAG= .1 MIN

ELEVATION (FT)	AREA (SF)	INC.STOR (CF)	CUM.STOR (CF)	STOR-IND METHOD
75.4	13	0	0	PEAK STORAGE = 13 CF
77.7	13	30	30	PEAK ELEVATION= 76.4 FT
80.7	3	24	54	FLOOD ELEVATION= 80.7 FT
				START ELEVATION= 75.4 FT
				SPAN= 10-15 HRS, dt=.03 HRS
				Tdet= .2 MIN (.14 AF)

# ROUTE	INVERT	OUTLET DEVICES
1 P	75.4'	12" CULVERT n=.012 L=125' S=.012'/' Ke=.5 Cc=.9 Cd=.6

POND 3 EXISTING CB ON ALLEN AVE.

Qin = 2.62 CFS @ 12.06 HRS, VOLUME= .14 AF
 Qout= 2.63 CFS @ 12.06 HRS, VOLUME= .14 AF, ATTEN= 0%, LAG= .1 MIN

ELEVATION (FT)	AREA (SF)	INC.STOR (CF)	CUM.STOR (CF)	STOR-IND METHOD
71.8	13	0	0	PEAK STORAGE = 9 CF
81.2	13	122	122	PEAK ELEVATION= 72.5 FT
84.2	3	24	146	FLOOD ELEVATION= 84.2 FT
				START ELEVATION= 71.8 FT
				SPAN= 10-15 HRS, dt=.03 HRS
				Tdet= .1 MIN (.14 AF)

# ROUTE	INVERT	OUTLET DEVICES
1 P	71.8'	24" CULVERT n=.012 L=212' S=.005'/' Ke=.5 Cc=.9 Cd=.6

TYPE III 24-HOUR RAINFALL= 3.0 IN

Prepared by Applied Microcomputer Systems

29 Apr 98

HydroCAD 4.522 001012 (c) 1986-1996 Applied Microcomputer Systems

SUBCATCHMENT 1 FLOW TO ONSITE DEPRESSION

PEAK= 1.80 CFS @ 12.06 HRS, VOLUME= .09 AF

ACRES	CN		SCS TR-20 METHOD
.01	89	GRAVEL DRIVE	TYPE III 24-HOUR
.14	98	PAVE	RAINFALL= 3.0 IN
.19	79	LAWN	SPAN= 10-15 HRS, dt=.03 HRS
.49	87	FILL	
.03	98	ROOF	
.86	87		

Method	Comment	Tc (min)
DIRECT ENTRY	FLOW TO EXISTING POND	5.0

SUBCATCHMENT 2 WASHINGTON AVE THRU PIPE

PEAK= 1.17 CFS @ 12.06 HRS, VOLUME= .06 AF

ACRES	CN		SCS TR-20 METHOD
.08	74	LAWN	TYPE III 24-HOUR
.09	98	ROOF	RAINFALL= 3.0 IN
.26	98	PAVE	SPAN= 10-15 HRS, dt=.03 HRS
.43	94		

Method	Comment	Tc (min)
DIRECT ENTRY	MIN Tc	5.0

SUBCATCHMENT 3 WASHINGTON AVE FLOW

PEAK= .33 CFS @ 12.06 HRS, VOLUME= .02 AF

ACRES	CN		SCS TR-20 METHOD
.03	98	ROOF AREA	TYPE III 24-HOUR
.08	98	PAVED AREA	RAINFALL= 3.0 IN
.11	98		SPAN= 10-15 HRS, dt=.03 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	MIN Tc	5.0

TYPE III 24-HOUR RAINFALL= 3.0 IN

Prepared by Applied Microcomputer Systems

29 Apr 98

HydroCAD 4.522 001012 (c) 1986-1996 Applied Microcomputer Systems

POND 1 ON SITE DEPRESSION

Qin = 1.80 CFS @ 12.06 HRS, VOLUME= .09 AF
 Qout= 0.00 CFS @ 0.00 HRS, VOLUME= 0.00 AF, ATTEN=100%, LAG= 0.0 MIN

ELEVATION (FT)	AREA (SF)	INC.STOR (CF)	CUM.STOR (CF)	STOR-IND METHOD
78.5	0	0	0	PEAK STORAGE = 4124 CF
79.0	3714	929	929	PEAK ELEVATION= 79.3 FT
80.0	15000	9357	10286	FLOOD ELEVATION= 80.0 FT
				START ELEVATION= 78.5 FT
				SPAN= 10-15 HRS, dt=.03 HRS

# ROUTE	INVERT	OUTLET DEVICES
1 P	79.9'	30' BROAD-CRESTED RECTANGULAR WEIR Q=C L H ^{1.5} C=3.35, 0, 0, 0, 0, 0, 0, 0

POND 2 EXIST. CB ON WASHINGTON

Qin = 1.50 CFS @ 12.06 HRS, VOLUME= .08 AF
 Qout= 1.50 CFS @ 12.06 HRS, VOLUME= .08 AF, ATTEN= 0%, LAG= .1 MIN

ELEVATION (FT)	AREA (SF)	INC.STOR (CF)	CUM.STOR (CF)	STOR-IND METHOD
75.4	13	0	0	PEAK STORAGE = 8 CF
77.7	13	30	30	PEAK ELEVATION= 76.0 FT
80.7	3	24	54	FLOOD ELEVATION= 80.7 FT
				START ELEVATION= 75.4 FT
				SPAN= 10-15 HRS, dt=.03 HRS
				Tdet= .2 MIN (.08 AF)

# ROUTE	INVERT	OUTLET DEVICES
1 P	75.4'	12" CULVERT n=.012 L=125' S=.012'/' Ke=.5 Cc=.9 Cd=.6

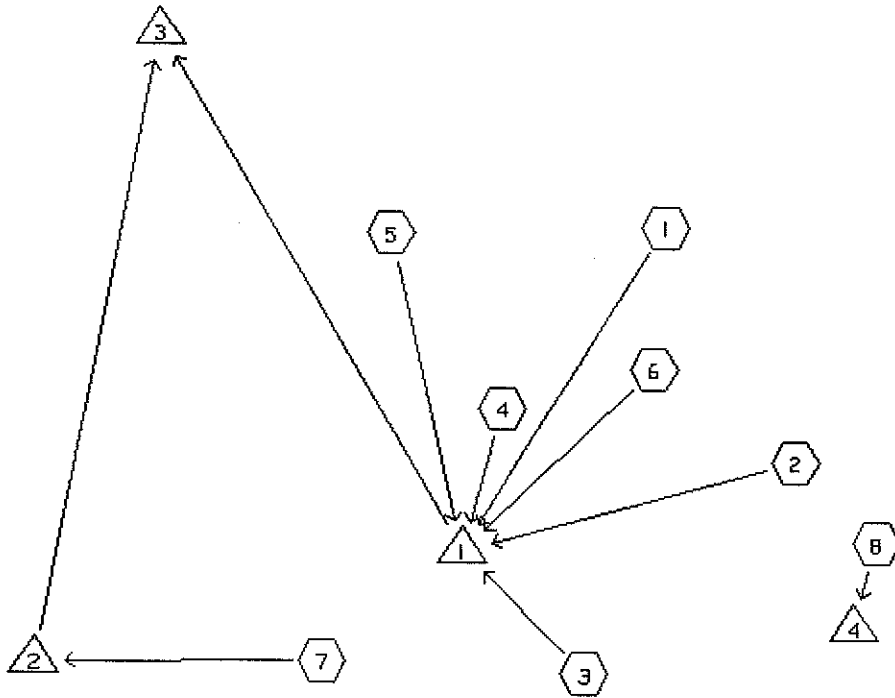
POND 3 EXISTING CB ON ALLEN AVE.

Qin = 1.50 CFS @ 12.06 HRS, VOLUME= .08 AF
 Qout= 1.50 CFS @ 12.06 HRS, VOLUME= .08 AF, ATTEN= 0%, LAG= 0.0 MIN

ELEVATION (FT)	AREA (SF)	INC.STOR (CF)	CUM.STOR (CF)	STOR-IND METHOD
71.8	13	0	0	PEAK STORAGE = 7 CF
81.2	13	122	122	PEAK ELEVATION= 72.3 FT
84.2	3	24	146	FLOOD ELEVATION= 84.2 FT
				START ELEVATION= 71.8 FT
				SPAN= 10-15 HRS, dt=.03 HRS
				Tdet= .2 MIN (.08 AF)

# ROUTE	INVERT	OUTLET DEVICES
1 P	71.8'	24" CULVERT n=.012 L=212' S=.005'/' Ke=.5 Cc=.9 Cd=.6

WATERSHED ROUTING =====



TYPE III 24-HOUR RAINFALL= 5.0 IN, 25 YEAR STORM

Prepared by Applied Microcomputer Systems

4 May 98

HydroCAD 4.522 001012 (c) 1986-1996 Applied Microcomputer Systems

SUBCATCHMENT 1 FLOW TO POND 3

PEAK= .77 CFS @ 12.06 HRS, VOLUME= .04 AF

ACRES	CN	
.09	98	PAVE
.07	89	LAWN
.16	94	

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 5.0 IN
 SPAN= 10-15 HRS, dt=.03 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	MIN Tc	5.0

SUBCATCHMENT 2 FLOW TO POND 1

PEAK= .45 CFS @ 12.06 HRS, VOLUME= .02 AF

ACRES	CN	
.09	98	PAVE

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 5.0 IN
 SPAN= 10-15 HRS, dt=.03 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	MIN Tc	5.0

SUBCATCHMENT 3 FLOW TO POND 1

PEAK= .85 CFS @ 12.06 HRS, VOLUME= .05 AF

ACRES	CN	
.17	98	PAVE

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 5.0 IN
 SPAN= 10-15 HRS, dt=.03 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	MIN Tc	5.0

SUBCATCHMENT 4 FLOW TO POND 1

PEAK= .54 CFS @ 12.06 HRS, VOLUME= .03 AF

ACRES	CN	
.09	98	PAVE
.02	89	LAWN
.11	96	

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 5.0 IN
 SPAN= 10-15 HRS, dt=.03 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	MIN Tc	5.0

TYPE III 24-HOUR RAINFALL= 5.0 IN, 25 YEAR STORM

Prepared by Applied Microcomputer Systems

4 May 98

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SUBCATCHMENT 5 FLOW TO POND 1

PEAK= .99 CFS @ 12.06 HRS, VOLUME= .05 AF

ACRES	CN	
.15	98	PAVE
.05	89	LAWN
.20	96	

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 5.0 IN
 SPAN= 10-15 HRS, dt=.03 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	MIN Tc	5.0

SUBCATCHMENT 6 ROOF FLOW TO POND 1

PEAK= 1.25 CFS @ 12.06 HRS, VOLUME= .07 AF

ACRES	CN	
.25	98	ROOF

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 5.0 IN
 SPAN= 10-15 HRS, dt=.03 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	MIN Tc	5.0

SUBCATCHMENT 7 FLOW TO WASHINGTON STREET

PEAK= 1.18 CFS @ 12.06 HRS, VOLUME= .06 AF

ACRES	CN	
.19	98	PAVE
.05	89	LAWN
.24	96	

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 5.0 IN
 SPAN= 10-15 HRS, dt=.03 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	MIN Tc	5.0

SUBCATCHMENT 8 FLOW TO POND 4

PEAK= .88 CFS @ 12.06 HRS, VOLUME= .05 AF

ACRES	CN	
.20	89	LAWN

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 5.0 IN
 SPAN= 10-15 HRS, dt=.03 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	Segment ID:	5.0

TYPE III 24-HOUR RAINFALL= 5.0 IN, 25 YEAR STORM

Prepared by Applied Microcomputer Systems

4 May 98

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POND 1 UNDERGROUND DETENTION

Qin = 4.86 CFS @ 12.06 HRS, VOLUME= .27 AF
 Qout= 1.24 CFS @ 12.41 HRS, VOLUME= .25 AF, ATTEN= 74%, LAG= 21.2 MIN

ELEVATION (FT)	CUM.STOR (CF)	STOR-IND METHOD
74.5	0	PEAK STORAGE = 4631 CF
75.0	389	PEAK ELEVATION= 78.7 FT
76.0	778	FLOOD ELEVATION= 79.0 FT
77.0	2189	START ELEVATION= 74.5 FT
78.0	3600	SPAN= 10-15 HRS, dt=.03 HRS
79.0	5011	Tdet= 46.1 MIN (.25 AF)

#	ROUTE	INVERT	OUTLET DEVICES
1	P	75.3'	8" CULVERT n=.024 L=80' S=.005'/' Ke=.5 Cc=.9 Cd=.6

POND 2 EXIST. CB ON WASHINGTON

Qin = 1.18 CFS @ 12.06 HRS, VOLUME= .06 AF
 Qout= 1.18 CFS @ 12.06 HRS, VOLUME= .06 AF, ATTEN= 0%, LAG= .1 MIN

ELEVATION (FT)	AREA (SF)	INC.STOR (CF)	CUM.STOR (CF)	STOR-IND METHOD
75.4	13	0	0	PEAK STORAGE = 7 CF
77.7	13	30	30	PEAK ELEVATION= 76.0 FT
80.7	3	24	54	FLOOD ELEVATION= 80.7 FT
				START ELEVATION= 75.4 FT
				SPAN= 10-15 HRS, dt=.03 HRS
				Tdet= .2 MIN (.06 AF)

#	ROUTE	INVERT	OUTLET DEVICES
1	P	75.4'	12" CULVERT n=.012 L=125' S=.012'/' Ke=.5 Cc=.9 Cd=.6

POND 3 EXISTING CB ON ALLEN AVE

Qin = 2.20 CFS @ 12.07 HRS, VOLUME= .32 AF
 Qout= 2.20 CFS @ 12.07 HRS, VOLUME= .32 AF, ATTEN= 0%, LAG= 0.0 MIN

ELEVATION (FT)	AREA (SF)	INC.STOR (CF)	CUM.STOR (CF)	STOR-IND METHOD
71.8	13	0	0	PEAK STORAGE = 9 CF
81.2	13	122	122	PEAK ELEVATION= 72.5 FT
84.2	3	24	146	FLOOD ELEVATION= 84.2 FT
				START ELEVATION= 71.8 FT
				SPAN= 10-15 HRS, dt=.03 HRS
				Tdet= .1 MIN (.31 AF)

#	ROUTE	INVERT	OUTLET DEVICES
1	P	71.8'	24" CULVERT n=.012 L=212' S=.005'/' Ke=.5 Cc=.9 Cd=.6

TYPE III 24-HOUR RAINFALL= 5.0 IN, 25 YEAR STORM

Prepared by Applied Microcomputer Systems

4 May 98

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POND 4

REMAINING DEPRESSION

Qin = .88 CFS @ 12.06 HRS, VOLUME= .05 AF
 Qout= 0.00 CFS @ 0.00 HRS, VOLUME= 0.00 AF, ATTEN=100%, LAG= 0.0 MIN

ELEVATION (FT)	AREA (SF)	INC.STOR (CF)	CUM.STOR (CF)	STOR-IND METHOD
79.0	0	0	0	PEAK STORAGE = 2053 CF
80.0	6500	3250	3250	PEAK ELEVATION= 79.6 FT
				FLOOD ELEVATION= 80.0 FT
				START ELEVATION= 79.0 FT
				SPAN= 10-15 HRS, dt=.03 HRS

#	ROUTE	INVERT	OUTLET DEVICES
1	P	79.9'	30' BROAD-CRESTED RECTANGULAR WEIR $Q=C L H^{1.5}$ C=3, 0, 0, 0, 0, 0, 0, 0, 0

TYPE III 24-HOUR RAINFALL= 3.0 IN, 2 YEAR STORM

Prepared by Applied Microcomputer Systems

4 May 98

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SUBCATCHMENT 1 FLOW TO POND 3

PEAK= .44 CFS @ 12.06 HRS, VOLUME= .02 AF

ACRES	CN	
.09	98	PAVE
.07	89	LAWN
.16	94	

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 3.0 IN
 SPAN= 10-15 HRS, dt=.03 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	MIN Tc	5.0

SUBCATCHMENT 2 FLOW TO POND 1

PEAK= .27 CFS @ 12.06 HRS, VOLUME= .01 AF

ACRES	CN	
.09	98	PAVE

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 3.0 IN
 SPAN= 10-15 HRS, dt=.03 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	MIN Tc	5.0

SUBCATCHMENT 3 FLOW TO POND 1

PEAK= .51 CFS @ 12.06 HRS, VOLUME= .03 AF

ACRES	CN	
.17	98	PAVE

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 3.0 IN
 SPAN= 10-15 HRS, dt=.03 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	MIN Tc	5.0

SUBCATCHMENT 4 FLOW TO POND 1

PEAK= .32 CFS @ 12.06 HRS, VOLUME= .02 AF

ACRES	CN	
.09	98	PAVE
.02	89	LAWN
.11	96	

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 3.0 IN
 SPAN= 10-15 HRS, dt=.03 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	MIN Tc	5.0

TYPE III 24-HOUR RAINFALL= 3.0 IN, 2 YEAR STORM

Prepared by Applied Microcomputer Systems

4 May 98

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SUBCATCHMENT 5 FLOW TO POND 1

PEAK= .57 CFS @ 12.06 HRS, VOLUME= .03 AF

ACRES	CN	
.15	98	PAVE
.05	89	LAWN
.20	96	

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 3.0 IN
 SPAN= 10-15 HRS, dt=.03 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	MIN Tc	5.0

SUBCATCHMENT 6 ROOF FLOW TO POND 1

PEAK= .75 CFS @ 12.06 HRS, VOLUME= .04 AF

ACRES	CN	
.25	98	ROOF

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 3.0 IN
 SPAN= 10-15 HRS, dt=.03 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	MIN Tc	5.0

SUBCATCHMENT 7 FLOW TO WASHINGTON STREET

PEAK= .69 CFS @ 12.06 HRS, VOLUME= .04 AF

ACRES	CN	
.19	98	PAVE
.05	89	LAWN
.24	96	

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 3.0 IN
 SPAN= 10-15 HRS, dt=.03 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	MIN Tc	5.0

SUBCATCHMENT 8 FLOW TO POND 4

PEAK= .46 CFS @ 12.06 HRS, VOLUME= .02 AF

ACRES	CN	
.20	89	LAWN

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 3.0 IN
 SPAN= 10-15 HRS, dt=.03 HRS

Method	Comment	Tc (min)
DIRECT ENTRY	Segment ID:	5.0

TYPE III 24-HOUR RAINFALL= 3.0 IN, 2 YEAR STORM

Prepared by Applied Microcomputer Systems

4 May 98

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POND 1

UNDERGROUND DETENTION

Qin = 2.84 CFS @ 12.06 HRS, VOLUME= .15 AF
 Qout= .90 CFS @ 12.34 HRS, VOLUME= .14 AF, ATTEN= 68%, LAG= 17.3 MIN

ELEVATION (FT)	CUM.STOR (CF)	STOR-IND METHOD
74.5	0	PEAK STORAGE = 2502 CF
75.0	389	PEAK ELEVATION= 77.2 FT
76.0	778	FLOOD ELEVATION= 79.0 FT
77.0	2189	START ELEVATION= 74.5 FT
78.0	3600	SPAN= 10-15 HRS, dt=.03 HRS
79.0	5011	Tdet= 41.4 MIN (.14 AF)

# ROUTE	INVERT	OUTLET DEVICES
1 P	75.3'	8" CULVERT n=.024 L=80' S=.005'/' Ke=.5 Cc=.9 Cd=.6

POND 2

EXIST. CB ON WASHINGTON

Qin = .69 CFS @ 12.06 HRS, VOLUME= .04 AF
 Qout= .69 CFS @ 12.06 HRS, VOLUME= .04 AF, ATTEN= 0%, LAG= .1 MIN

ELEVATION (FT)	AREA (SF)	INC.STOR (CF)	CUM.STOR (CF)	STOR-IND METHOD
75.4	13	0	0	PEAK STORAGE = 5 CF
77.7	13	30	30	PEAK ELEVATION= 75.8 FT
80.7	3	24	54	FLOOD ELEVATION= 80.7 FT
				START ELEVATION= 75.4 FT
				SPAN= 10-15 HRS, dt=.03 HRS
				Tdet= .3 MIN (.04 AF)

# ROUTE	INVERT	OUTLET DEVICES
1 P	75.4'	12" CULVERT n=.012 L=125' S=.012'/' Ke=.5 Cc=.9 Cd=.6

POND 3

EXISTING CB ON ALLEN AVE

Qin = 1.45 CFS @ 12.07 HRS, VOLUME= .18 AF
 Qout= 1.45 CFS @ 12.07 HRS, VOLUME= .18 AF, ATTEN= 0%, LAG= 0.0 MIN

ELEVATION (FT)	AREA (SF)	INC.STOR (CF)	CUM.STOR (CF)	STOR-IND METHOD
71.8	13	0	0	PEAK STORAGE = 7 CF
81.2	13	122	122	PEAK ELEVATION= 72.3 FT
84.2	3	24	146	FLOOD ELEVATION= 84.2 FT
				START ELEVATION= 71.8 FT
				SPAN= 10-15 HRS, dt=.03 HRS
				Tdet= .1 MIN (.18 AF)

# ROUTE	INVERT	OUTLET DEVICES
1 P	71.8'	24" CULVERT n=.012 L=212' S=.005'/' Ke=.5 Cc=.9 Cd=.6

TYPE III 24-HOUR RAINFALL= 3.0 IN, 2 YEAR STORM

Prepared by Applied Microcomputer Systems

4 May 98

HydroCAD 4.522 001012 (c) 1986-1996 Applied Microcomputer Systems

POND 4

REMAINING DEPRESSION

Qin = .46 CFS @ 12.06 HRS, VOLUME= .02 AF
 Qout= 0.00 CFS @ 0.00 HRS, VOLUME= 0.00 AF, ATTEN=100%, LAG= 0.0 MIN

ELEVATION (FT)	AREA (SF)	INC.STOR (CF)	CUM.STOR (CF)	STOR-IND METHOD
79.0	0	0	0	PEAK STORAGE = 1047 CF
80.0	6500	3250	3250	PEAK ELEVATION= 79.3 FT
				FLOOD ELEVATION= 80.0 FT
				START ELEVATION= 79.0 FT
				SPAN= 10-15 HRS, dt=.03 HRS

#	ROUTE	INVERT	OUTLET DEVICES
1	P	79.9'	30' BROAD-CRESTED RECTANGULAR WEIR Q=C L H ^{1.5} C=3, 0, 0, 0, 0, 0, 0, 0

Precast Galleries Infiltration System Design

Rite Aid Pharmacy
 Portland, Maine
 Job No. 60-61
 4/23/98 11:08

Typical design includes six inches of stone below chamber

STORAGE VOLUME

Stone and chamber Width = 6
 Trench Length 48
 Number of Trenches 6

System Elevations	EL.	cr. Vol. (per L.F.)	Total Vol. (per L.F.)	Total Vol. (C.F.)
Stone Base Elev.	75.5	0	0	0
Base of Gallery	76	8.10	8.10	388.8
1' Depth in Gallery	77	16.20	16.20	777.6
2' Depth in Gallery	78	29.40	45.60	2188.8
3' Depth in Gallery	79	29.40	75.00	3600
4' Depth in Gallery	80	29.40	104.40	5011.2
Overflow Elev.	80	13.20	117.60	5644.8
			117.60	5644.8

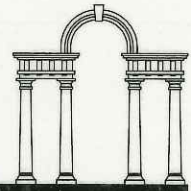
INFILTRATION RATES

Permeability = 0 feet per minute

	EL.	Discharge
Stone Base Elev.	75.5	0
	75.6	0.000
Base of Gallery	76	0.000
1' Depth in Gallery	77	0.000
2' Depth in Gallery	78	0.000

BRUCE RONAYNE HAMILTON ARCHITECTS INC.

ARCHITECTURE • LAND PLANNING • INTERIOR DESIGN



833 TURNPIKE ROAD P.O. BOX 104

NEW IPSWICH, NEW HAMPSHIRE 03071

LETTER OF TRANSMITTAL

DATE	February 1, 1999	ATTENTION	Kandice Talbot
PROJECT	Rite Aid 4122-02	COMPANY NAME	City of Portland
	Allen Ave.	ADDRESS	389 Congress St.
	Portland, ME	CITY/STATE	Portland, ME 04101
PROJECT #	96-72		

TRANSMITTAL OF WE ARE SENDING YOU THESE ARE TRANSMITTED AS INDICATED

<input checked="" type="checkbox"/> DRAWINGS	<input type="checkbox"/> ENCLOSED HEREWITH	<input type="checkbox"/> ACCEPTED	<input type="checkbox"/> FOR YOUR ACCEPTANCE	<input type="checkbox"/> FOR CONSTRUCTION
<input type="checkbox"/> SPECIFICATIONS	<input type="checkbox"/> UNDER SEPARATE COVER	<input type="checkbox"/> FOR YOUR RECORDS	<input type="checkbox"/> FOR COST ESTIMATES	<input type="checkbox"/> FOR YOUR APPROVAL
<input type="checkbox"/> ARTWORK	<input type="checkbox"/> VIA	<input type="checkbox"/> REVISED DRAWINGS	<input type="checkbox"/> REVISE AND RESUBMIT	<input type="checkbox"/> FOR REVIEW
<input type="checkbox"/> Disk	<input checked="" type="checkbox"/> UPS OVERNIGHT	<input type="checkbox"/> NOT ACCEPTED	<input type="checkbox"/> ACCEPTED AS NOTED	<input checked="" type="checkbox"/> FOR YOUR USE

No. of copies	Date	Dwg./Spec. No.	Description
4 Prints	Rev. 1/29/99	E-2	Electrical Lighting Plan
2 copies			Fixture Information

Distribution

Remarks

This is the cut-off fixture you suggested that we use for the Brighton Ave. project and we will also use it on the Allen Ave. project.

Prepared By Randy Kangas

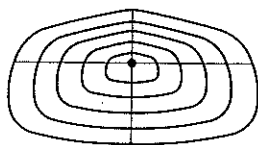
TELEPHONE (603) 878-4823 FAX (603) 878-4834

KIM WD14 D2/175 MH120/DB-P/A-30

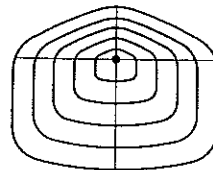
Ordering Information

1 Fixture

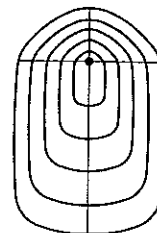
Fixture catalog number specifies fixture size (14" or 18"), Up (U) or Down (D) configuration, and light distribution (2, 3, or 4).



Type II distribution



Type III distribution

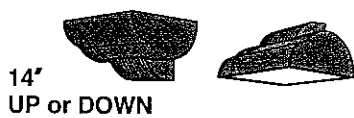


Type IV distribution

Size	Configuration	Type II distribution	Type III distribution	Type IV distribution
Small	UP 14' 70-175W	WD14U2	WD14U3	WD14U4
	DOWN 14' 70-175W	WD14D2	WD14D3	WD14D4
Large	UP 18' 250-400W	WD18U2	WD18U3	WD18U4
	DOWN 18' 250-400W	WD18D2	WD18D3	WD18D4

2 Electrical Mode

Catalog number specifies lamp watts, lamp type and line voltage.



14"
UP or DOWN



18"
UP or DOWN

Lamp (by others)	Electrical Mode Catalog No.	Line Volts	Line Watts	Max. Amps.
70 Watt	70HPS120	120	86	0.89
High Pressure Sodium	70HPS208	208	91	0.47
Clear ED17 Medium Base	70HPS240	240	91	0.40
	70HPS277	277	91	0.35
	70HPS347	347	93	0.30
100 Watt	100HPS120	120	115	1.50
High Pressure Sodium	100HPS208	208	130	0.76
Clear ED17 Medium Base	100HPS240	240	130	0.66
	100HPS277	277	130	0.60
	100HPS347	347	130	0.44
150 Watt	150HPS120	120	170	2.25
High Pressure Sodium	150HPS208	208	188	1.15
Clear ED17 Medium Base	150HPS240	240	188	1.00
	150HPS277	277	188	0.85
	150HPS347	347	188	0.56
70 Watt	70MH120	120	89	0.85
Metal Halide	70MH277	277	89	0.40
Clear ED17 Medium Base	70MH347	347	94	0.30
100 Watt	100MH120	120	129	1.15
Metal Halide	100MH277	277	129	0.50
Clear ED17 Medium Base	100MH347	347	129	0.40
175 Watt	175MH120	120	215	1.80
Metal Halide	175MH208	208	215	1.05
Clear ED17 Medium Base	175MH240	240	215	0.90
	175MH277	277	215	0.80
	175MH347	347	215	0.65

Lamp (by others)	Electrical Mode Catalog No.	Line Volts	Line Watts	Max. Amps.
250 Watt	250HPS120	120	295	2.70
High Pressure Sodium	250HPS208	208	295	1.50
Clear E18 Mogul Base	250HPS240	240	295	1.30
	250HPS277	277	295	1.15
	250HPS347	347	295	0.93
	250HPS480	480	295	0.65
400 Watt	400HPS120	120	457	3.80
High Pressure Sodium	400HPS208	208	457	2.20
Clear E18 Mogul Base	400HPS240	240	457	1.90
	400HPS277	277	457	1.70
	400HPS347	347	457	1.32
	400HPS480	480	457	1.00
250 Watt	250MH120	120	295	2.60
Metal Halide	250MH208	208	295	1.50
Clear BT28 or ED28	250MH240	240	295	1.30
Mogul Base	250MH277	277	295	1.10
Pin-Oriented	250MH347	347	290	0.90
	250MH480	480	295	0.65
400 Watt	400SMH120	120	458	4.00
Metal Halide	400SMH208	208	458	2.30
Clear ED28*	400SMH240	240	458	2.00
Small Outer Jacket	400SMH277	277	458	1.75
Mogul Base	400SMH347	347	458	1.40
Pin-Oriented	400SMH480	480	458	1.00

*Lamp available from Kim: MS400/HOR/ED28 Venture High-Output horizontal burning metal halide; 400W; 40,000 lumens; 4000°K; 20,000 hr.

Wall Director

The Wall Director™ is a refreshing and innovative new approach to lighting ground surfaces, canopies, ceilings and architectural features from a wall mounted luminaire.

Every aspect of its form expresses the functional qualities engineered into the design. Yet, the Wall Director is vigorously non-mechanical in looks. Its flowing lines extend from the wall like a sconce, while simple geometry complements the architectural surface as functional enrichment.

Combined with performance optics, total cutoff, adjustability and invertible mounting, the Wall Director embodies the ultimate architectural wall luminaire.

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Photometry: See the WD Series Photometric catalog in the separate Kim Photometric binder.



KIM LIGHTING

SITE / AREA

PARKING STRUCTURE

ROADWAY

ARCHITECTURAL FLOOD / ACCENT

LANDSCAPE

16555 EAST GALE AVENUE

PO BOX 1275

CITY OF INDUSTRY, CALIFORNIA 91749

U.S.A.

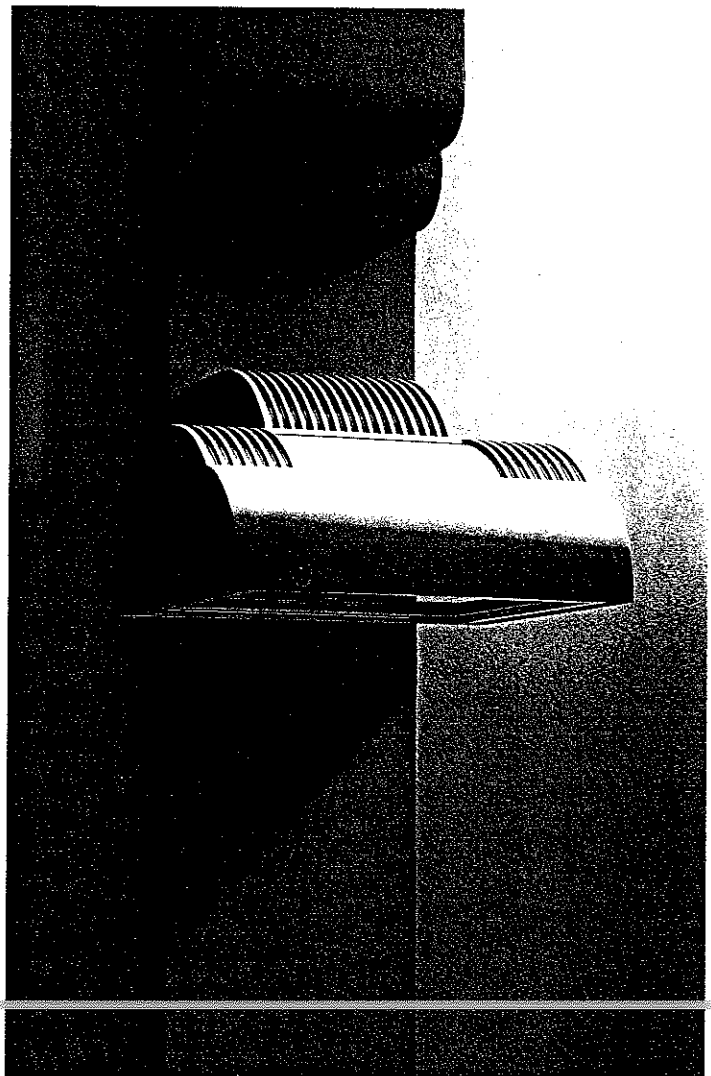
PHONE 818 / 968 5666

FAX 818 / 369 2695

© COPYRIGHT 1994 KIM LIGHTING INC.

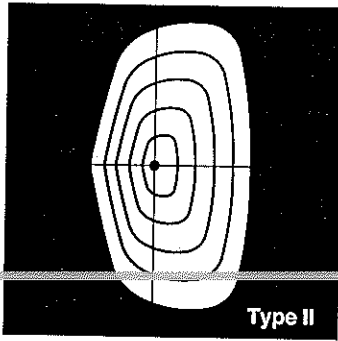
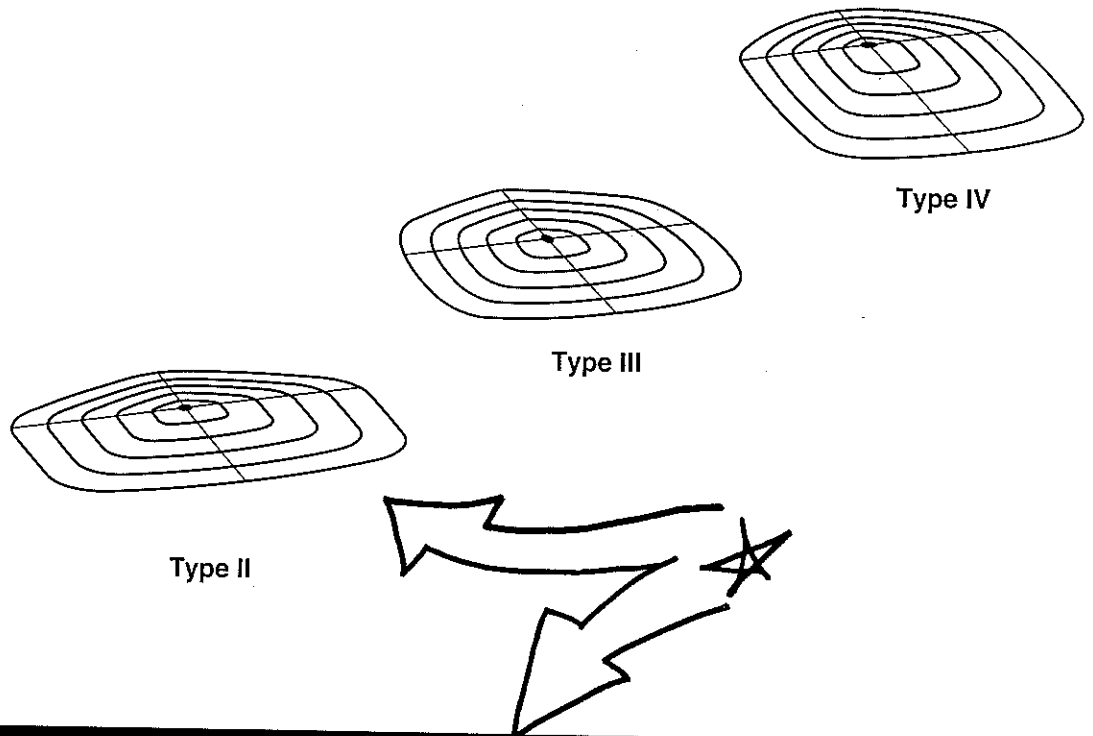
Patents Pending

Wall Director is a trademark of Kim Lighting Inc.



Three Distributions

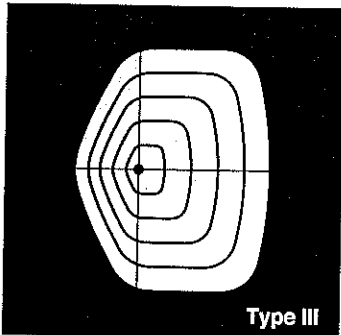
Wall mounted luminaires may be called upon to light a broad range of ground surfaces, ceilings, canopies and overhangs. Fixture adjustment alone will not accomplish this because voids in the light pattern can develop when trying to make one distribution fit all applications. Therefore, the Wall Director is offered in three light distributions from type II through type IV. The reflector systems are based upon Kim's highly efficient and uniform pole-mounted luminaires such as The Archetype®. All three reflector systems are interchangeable within the Wall Director should field modification become necessary. A houseside shield option is also available to reduce light on the wall.



Type II

Type II

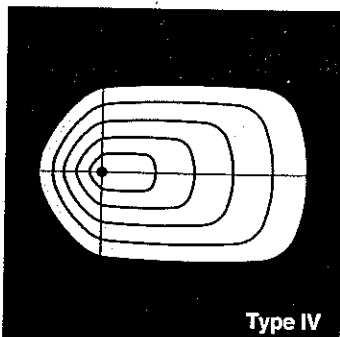
For down lighting, the type II distribution is ideal for service areas behind buildings, alleys, shopping arcades and pathways next to structures. For up lighting applications, the type II is meant for narrower overhangs and building projections. In addition, the type II places the greatest amount of light on the wall. Since the fixture is directly against the wall, this is grazing light which accents reliefs and textures on the wall or facade structure.



Type III

Type III

For down lighting, the type III distribution is normally used in conjunction with parking lot lighting. The Wall Director fills in areas between the building and where pole mounted parking lot illumination falls off. Increased light levels may be desired next to the building for safety and advertising. In addition, medium size overhangs, canopies and ceilings are ideal for an upward type III.



Type IV

Type IV

For down lighting, this forward throw distribution is particularly useful where pole mounted luminaires would pose an obstruction to cars or trucks. For up lighting, curved or sloped ceilings and canopies will often require the forward distribution of a type IV reflector.

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

19980042

I. D. Number

Old Port Management Corp

Applicant

12 Brook St, Wellsbey, MA 02181

Applicant's Mailing Address

Gendron Retail

Consultant/Agent

781-431-7060

Applicant or Agent Daytime Telephone, Fax

05/06/1998

Application Date

Rite Aid

Project Name/Description

365 - 365 Allen Ave

Address of Proposed Site

401 A004+

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) **with drive thru**

11,072 Sq Ft

Proposed Building square Feet or # of Units

53,783 Sq Ft

Acreage of Site

B-2

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other | |

Fees Paid: Site Plan **\$300.00** Subdivisio _____ Engineer Review **\$849.60** Date **05/06/1998**

Planning Approval Status:

Reviewer **Kandice Talbot**

- Approved Approved w/Conditions
See Attached Denied

Approval Date **06/09/1998** Approval Expiration **06/09/1999** Extension to **06/09/2000** Additional Sheets Attached

OK to Issue Building Permi **Kandi Talbot** **10/13/1999**
signature date

Performance Guarantee Required* Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	10/13/1999 date	\$149,305.00 amount	expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	09/10/1999 date	\$2,538.00 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	

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
D.R.C. Copy**

19980042

I. D. Number

Old Port Management Corp

Applicant

12 Brook St, Wellsbey, MA 02181

Applicant's Mailing Address

Gendron Retail

Consultant/Agent

781-431-7060

Applicant or Agent Daytime Telephone, Fax

05/06/1998

Application Date

Rite Aid

Project Name/Description

365 - 365 Allen Ave

Address of Proposed Site

401 A004+

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) **with drive thru**

11,072 Sq Ft

53,783 Sq Ft

B-2

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- Site Plan (major/minor)
- Flood Hazard
- Zoning Conditional Use (ZBA/PB)
- Subdivision # of lots _____
- Shoreland
- Zoning Variance
- PAD Review
- Historic Preservation
- 14-403 Streets Review
- DEP Local Certification
- Other _____

Fees Paid: Site Plan \$300.00 Subdivision _____ Engineer Review \$849.60 Date: 05/06/1998

DRC Approval Status:

Reviewer **Jim Wendel**

- Approved
- Approved w/Conditions see attache
- Denied

Approval Date **06/09/1998** Approval Expiration **06/09/1999** Extension to _____ Additional Sheets Attached

Condition Compliance **Kandi Talbot** **10/13/1999**
signature date

Performance Guarantee Required* Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	10/13/1999	\$149,305.00	_____
	date	amount	expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	09/10/1999	\$2,538.00	_____
	date	amount	
<input type="checkbox"/> Building Permit	_____	_____	_____
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		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	

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

19980042
I. D. Number

Old Port Management Corp

Applicant

12 Brook St, Wellsbey, MA 02181

Applicant's Mailing Address

Gendron Retail

Consultant/Agent

781-431-7060

Applicant or Agent Daytime Telephone, Fax

05/06/1998

Application Date

Rite Aid

Project Name/Description

365 - 365 Allen Ave

Address of Proposed Site

401 A004+

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

- that the plans be revised in accordance with the DRC's memo regarding the storm water analysis, location of utility services, erosion control notes, pavement structure locations, and the sidewalk along Allen Avenue.

Planning Conditions of Approval

- that the applicant install a raised curb median with handicapped sidewalk crossing at the Washington Avenue driveway.
- that the applicant submit utility letters from Portland Water District and Central Maine Power.
- that the landscaping plan be revised in accordance with the City Arborist's memo regarding the landscaping along the easterly elevation, the four trees along Allen Avenue should be Armstrong Red Maple instead of Column Maple and Rhododendron along the northeasterly edge of the building.
- that the plans be revised in accordance with Public Works' memo regarding in Allen Avenue and granite curb detail.
- that the applicant submit specific lighting information to Planning Staff for review and approval regarding height of poles and wall paks, voltage of lights, and catalogue specifications for fixture type and that all lighting be total cut-off lights.

Inspections Conditions of Approval

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. Separate permits are required for any signage.

Fire Conditions of Approval

City of Portland Planning Department

389 Congress Street, 4th Floor
Portland, ME 04101
207-874-8721 or 207-874-8719
Fax: 207-756-8258

FAX TRANSMISSION COVER SHEET

Date: August 18, 1999

To: Jim Wendel / Tony Lombardo

Company: _____

Fax #: 879-0896 / 874-8852

From: Kandi Jacobot

RE: Rite Aid Cost Estimate
Form - Allen Avenue

Kandi,

See the attached revisions.

YOU SHOULD RECEIVE 3 PAGE(S),
INCLUDING THIS COVER SHEET.
IF YOU DO NOT RECEIVE ALL THE PAGES,
PLEASE CALL 207-874-8721 OR 207-874-8719.

08/18/1999 09:00 2279725521

FWINTERS

PAGE 02

Department of Planning and Urban Development
SUBDIVISION/SITE DEVELOPMENT

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date 8/16/99

Name of Project: Portland, ME Rite Aid Store #4122

Address/Location: 365 Allen Avenue, Portland, Me.

Developer: RAREE Company, Inc.

Form of Performance Guarantee: _____

Type of Development: _____ Subdivision _____ Site Plan (Major/Minor)

TO BE FILLED OUT BY APPLICANT:

ITEM	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
STREET/SIDEWALK						
Road						
Granite Curbing	245	15	3,675	1,620 Lf	10	19,440.
Sidewalks	12 cy	200	2,400.	35 cy	200.	7,000.
Manholes						
Monuments						
Street Lighting						
Other						
SANITARY SEWER						
Manholes						
Piping	20	25	500	210	25	5,250.
Connections	45	20	900.	300	20	6,000.
Other						
STORM DRAINAGE						
Manholes	1	1,500	1,500.	3	1,500.	4,500.
Catchbasins	0			6	1,500.	9,000.
Piping	50	30	1,500.	363	30	10,890.
Detention Basin	0			1	30,000.	30,000.
Other						
SITE LIGHTING						
				9	2,200	19,800.
EROSION CONTROL						
						2,000.
RECREATION AND OPEN SPACE AMENITIES						

#25 #6125

08/18/1999 09:02

2078725882

ADMINISTR

PAGE 03

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
2. LANDSCAPING (attach breakdown of plant materials, quantities and unit costs)				400		16,000.
3. MISCELLANEOUS						
TOTAL:			10,475. #13,425			135,880.
GRAND TOTAL:						

INSPECTION FEE (to be filled out by City)

	PUBLIC	PRIVATE	TOTAL
A. 1% of totals			
or			
B. Alternative Assessment			
Assessed by:	(name)	(name)	



August 5, 1999

Kandice Talbot
City of Portland Planning Department
389 Congress Street, 4th Floor
Portland, ME 04101

Dear Mrs. Talbot,

RE: 7/16/98 Letter to Robert Connor
Rite Aid, Washington and Allen Avenue

Item #1: Raised curb: Sheet 6 of 8 Revised 7/17/98 (Enclosed)

Item #2: Pavement structure: Sheet 4 of 8 Revised 7/17/98 (Enclosed)

Item #3: Catalogue cut for lighting (Enclosed)

Item #4: Engineering fee of \$849.60 (Enclosed)

Item #5: Bond provided after Planning Board has confirmed our figures.

Your immediate attention to this matter would be greatly appreciated as we need to move this along to the Codes Enforcement and Fire Departments.

Sincerely,

Mark Winters
President

July 16, 1998

Mr. J. Robert Connor
Old Port Management Corp.
12 Brook Street
Wellesley, MA 02181-6601

RE: Rite Aid, Washington and Allen Avenue

Dear Mr. Connor:

We have reviewed the revised plans for the Rite Aid project located at Washington and Allen Avenue. The conditions of the Planning Board approval have been met, except for the following details:

- A detail of the raised curb island located at the right in/right out only driveway on Washington Avenue shall be submitted.
- Based on comment #3 in the letter dated July 13, 1998, the site includes only one type of pavement structure. The typical curb detail on Sheet 4 references 15" subbase for truck traffic. This reference should be removed.
- A catalogue cut of the cut-off wall paks shall be submitted.
- An engineering fee in the amount of \$849.60 shall be submitted.
- A performance guarantee in the form of Letter of Credit, Escrow Account or Bond shall be submitted along with an inspection fee. The inspection fee equals 1.7% of the total amount of the performance guarantee or an amount determined by the City Engineers. This fee will be determined at the time of the submittal of the cost estimate form.

Once these items have been completed, the Planning Department can then sign off on the Site Plan Application and the building permit process may begin at that time. If you have any questions, please do not hesitate to contact Kandice Talbot at 874-8901.

Sincerely,

Joseph E. Gray, Jr.
Director of Planning and Urban Development

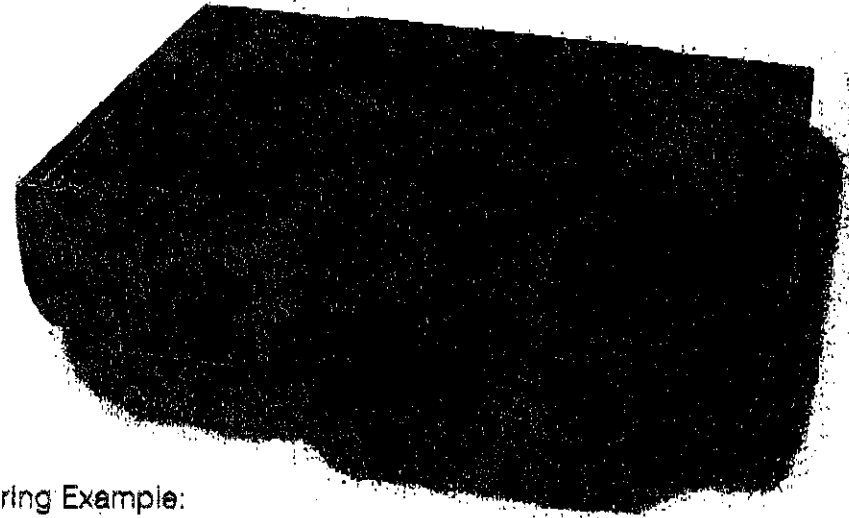
cc: Alexander Jaegerman, Chief Planner
Kandice Talbot, Planner

OMPLANDEVREVWALLEN365LETTERS\CONNORJ.WPD

HG Winters
4pgs



ORDERING INFORMATION



The Wall Grazer is ordered by adding the letter "G" to the fixture number designating the light distribution. Refer to the Wall Director Catalog, page 10.

Ordering Example:

FIXTURE	ELECTRICAL MODE	FINISH	OPTIONS
WD14UG	/ 175MH277	/ BL-P	/
1	2	3	

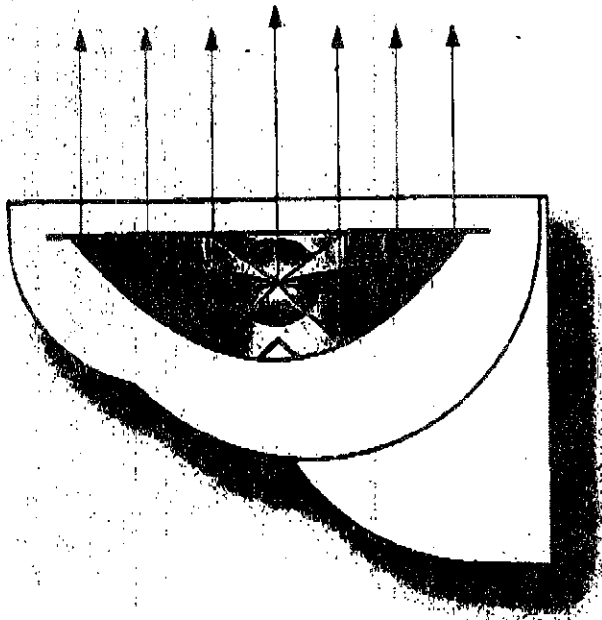
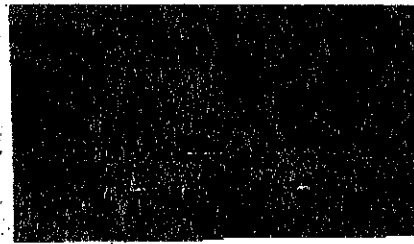
Caution: Do not use the Houseside Shield option with the Wall Grazer as it will interfere with the light distribution.



SITE / AREA
PARKING STRUCTURE
ROADWAY
ARCHITECTURAL FLOOD / ACCENT
LANDSCAPE
 18588 EAST GALE AVENUE
 PO BOX 1275
 CITY OF INDUSTRY, CALIFORNIA 91748
 U.S.A.
 PHONE 818 / 869 5888
 FAX 818 / 369 2695

© COPYRIGHT 1998 KIM LIGHTING INC

PATENT PENDING



The Wall Grazer optical system is supplied as a complete fixture within the Wall Director (WD) product line. The reflector system is available for both the 14" and 18" Wall Director luminaires, and is constructed of specular Alzak® aluminum. Black anodized louvers are strategically positioned to reduce the hot spot directly behind the fixture, and to reduce spill light into the atmosphere. The Wall Grazer reflector is a self-contained module like its three companions, and contains the appropriate socket for the desired lamp mode. Any existing Wall Director can be retro-fitted with a Wall Grazer reflector.

Four Light Distributions Now Available

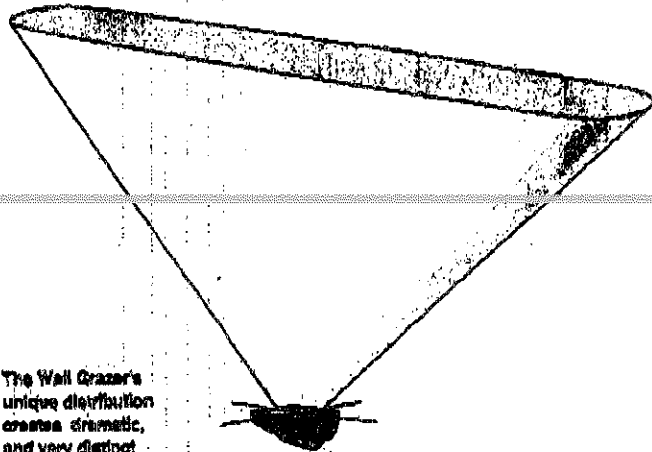
The Wall Director product line is now available in four light distributions offering tremendous application flexibility. Types II, III, and IV project light away from the wall for lighting ground surfaces as a down light, or for lighting overhangs, canopies and ceilings as an up light. The new Wall Grazer offers the ability to create a dramatic highlighting effect on the wall itself.



Standard distribution Types II, III, and IV for up or down lighting.



New Wall Grazer distribution.



The Wall Grazer's unique distribution creates dramatic, and very distinct highlighting effects.

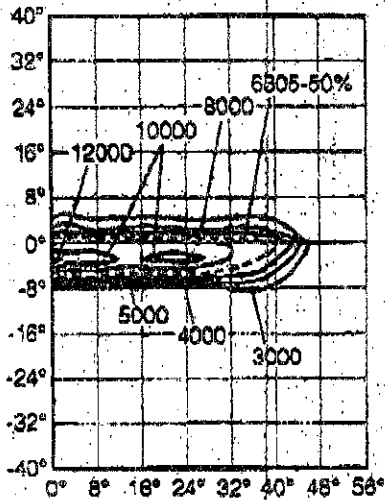
Specifications

Wall Grazer Reflector Module: Specular Alzak® optical segments are rigidly formed into a self-contained module which attaches to the housing by a no-tool quick disconnecting hinge and fastener. Black anodized louver vanes run parallel to the lamp arc for controlling the hot spot directly behind the fixture, and spill light into the atmosphere. For WD14 models all sockets are porcelain medium base rated 4KV. For WD18 models all sockets are porcelain mogul base with HPS rate 4KV, and MH versions having pin-oriented sockets with molded silicone lamp stabilizers. All sockets are factory prewired with a quick disconnect plug for mating to the ballast.

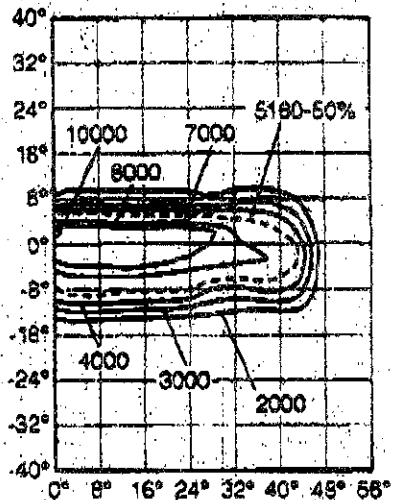
**Isocandela Diagram
Typical Half**

Wall Director
w/Wall Grazer
HPS

70 Watt
High Pressure Sodium
Clear ED17 Medium Base
5150 Initial Horizontal Lumens
I.T.L. Test No. 43661
Beam Angle: 80.0° H x 7.0° V
(50% of max.)



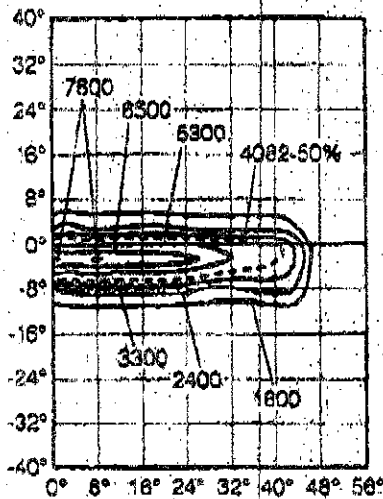
100 Watt
High Pressure Sodium
Clear ED17 Medium Base
8500 Initial Horizontal Lumens
I.T.L. Test No. 43862
Beam Angle: 86.0° H x 14.0° V
(50% of max.)



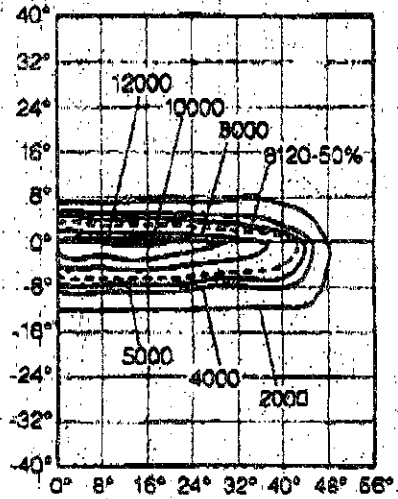
WDA14

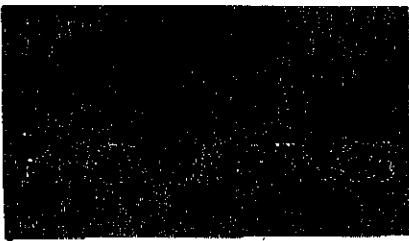
Wall Director
w/Wall Grazer
MH

70 Watt
Metal Halide
Clear ED17 Medium Base
6300 Initial Horizontal Lumens
I.T.L. Test No. 43658
Beam Angle: 82.0° H x 7.0° V
(50% of max.)

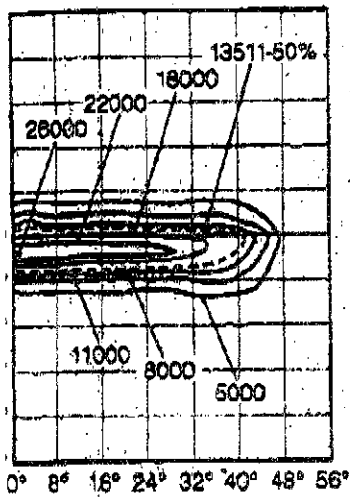


100 Watt
Metal Halide
Clear ED17 Medium Base
8500 Initial Horizontal Lumens
I.T.L. Test No. 43659
Beam Angle: 86.0° H x 9.0° V
(50% of max.)

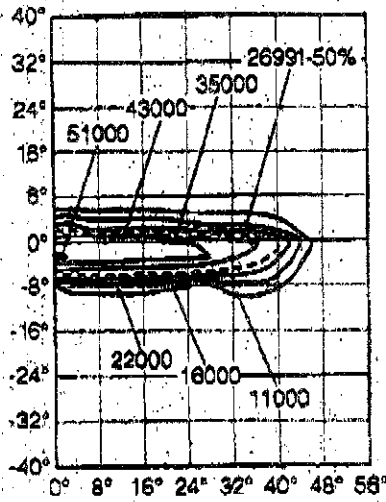




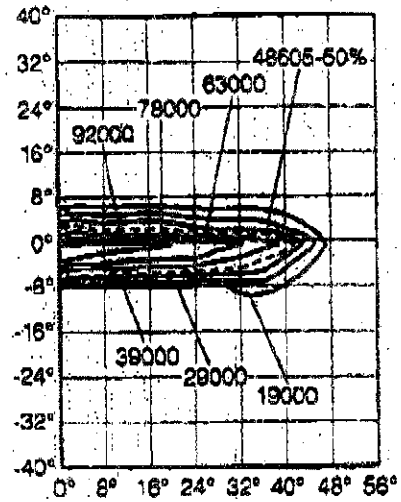
150 Watt
 High Pressure Sodium
 Clear ED17 Medium Base
 12000 Initial Horizontal Lumens
 I.T.L. Test No. 43963
 Beam Angle: 32.0° H x 8.0° V
 (50% of max.)



250 Watt
 High Pressure Sodium
 Clear ED18 Mogul Base
 30000 Initial Horizontal Lumens
 I.T.L. Test No. 43686
 Beam Angle: 30.0° H x 8.0° V
 (50% of max.)

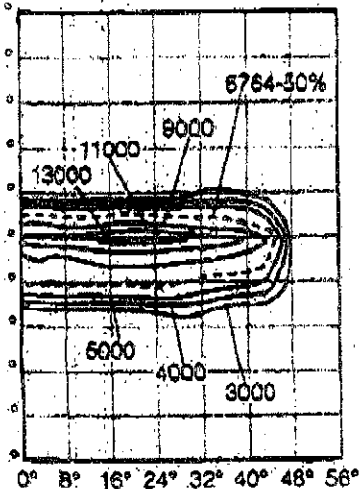


400 Watt
 High Pressure Sodium
 Clear ED18 Mogul Base
 50000 Initial Horizontal Lumens
 I.T.L. Test No. 43687
 Beam Angle: 32.0° H x 9.0° V
 (50% of max.)

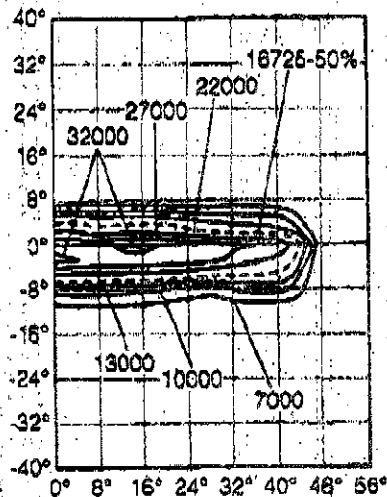


WD18

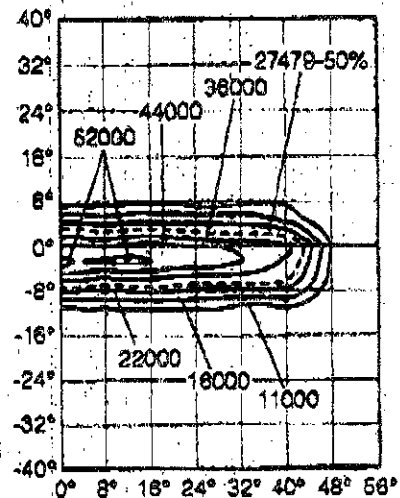
175 Watt
 Metal Halide
 Clear ED17 Medium Base
 16000 Initial Horizontal Lumens
 I.T.L. Test No. 43660
 Beam Angle: 36.0° H x 12.0° V
 (50% of max.)



250 Watt
 Metal Halide
 Clear BT28 or ED28
 Mogul Base Pin-Oriented
 23000 Initial Horizontal Lumens
 I.T.L. Test No. 43615
 Beam Angle: 38.0° H x 10.0° V
 (50% of max.)



400 Watt
 Metal Halide
 Clear ED28
 Mogul Base Pin-Oriented
 40000 Initial Horizontal Lumens
 I.T.L. Test No. 43616
 Beam Angle: 37.0° H x 10.0° V
 (50% of max.)





Rite Aid Corporation
STORE DEVELOPMENT

- MAILING ADDRESS
2820 Jerusalem Ave.
N. Bellmore, NY 11710
- Phone: 516-221-0395
- Fax: 516-221-0441

May 12, 1999

City of Portland
Joseph Gray,
Director of Planning and Urban Development
389 Congress Street
Portland, ME 04101

RE: Rite Aid Store
Washington @ Allen

Dear Mr Gray:

This letter is to respectfully request an extension to our approval for the construction of this new store. It is my understanding that construction needed to begin by June 9th. At this time we have not yet awarded the contract for construction and will not be able to begin before this date.

If additional applications are required please let me know so that we may have processed before June 9th.

If you have any questions, comments or need additional information please feel free to contact my office.

Sincerely,

A handwritten signature in blue ink that reads "Rich Bradley".

Rich Bradley
Assistant Director of New Store Construction

cc: B Blickley
B Carrier

THE WHITING-TURNER CONTRACTING COMPANY
(INCORPORATED)
ENGINEERS AND CONTRACTORS

OFFICE BUILDINGS
SHOPPING CENTERS
APARTMENT BUILDINGS
COMMERCIAL CONSTRUCTION
HEALTH CARE FACILITIES
PLANT MAINTENANCE
CONSTRUCTION MANAGEMENT
A. PP, U&R STAMP HOLDER
PHARMACEUTICAL

TWO UNIVERSITY OFFICE PARK
51 SAWYER ROAD
WALTHAM, MASSACHUSETTS 02453-3448
(781) 642-1232
FAX (781) 642-9412

INDUSTRIAL PLANTS
BRIDGES, CONCRETE
STRUCTURAL STEEL, TANKS
EQUIPMENT ERECTION
HEAVY CONSTRUCTION
ENVIRONMENTAL FACILITIES
RESOURCE RECOVERY
ULTRA-HIGH PURITY SYSTEMS
CLEAN ROOMS

February 25, 1999

Candi Talbot
Portland Planning Office
389 Congress Street
Portland, Maine 04101

Dear Candi:

Per our conversation yesterday regarding the sitework at the new Rite Aid Pharmacy on Allen Avenue, I am requesting an amendment to the previously approved drawings based upon recommendations by the sitework contractor. The first proposed change would be the installation of granite curb at all locations on site rather than only at the entrances as detailed on the drawings.

The second change would involve a redesign in the retaining wall at the south end of the property near the entrance. Currently, this wall is designed as a cast-in-place retaining wall. Our sitework contractor has suggested using a Versa-lok retaining wall with the counterweight slab and a precast barrier as detailed on the attached sketch. This detail is currently being used at the new Rite Aid in Jaffrey, NH. I have also attached some product information on the Versa-lok Retaining Wall System. Due to the small difference in grades on either side of the wall, this wall system would be more than sufficient to resist any lateral earth loads.

Whiting-Turner is proposing these changes to Rite Aid as a value engineering item worth approximately \$10,500. Thus, approval of these changes would also result in a reduced budget amount. I have also discussed these changes with Randy Kangas at Bruce Hamilton Architects and he has accepted the changes pending your approval. He and I feel that these changes would add to the aesthetic value of the site.

If I can be of any further assistance to you, please do not hesitate to call me at the above number.

Very truly yours,
THE WHITING-TURNER CONTRACTING COMPANY

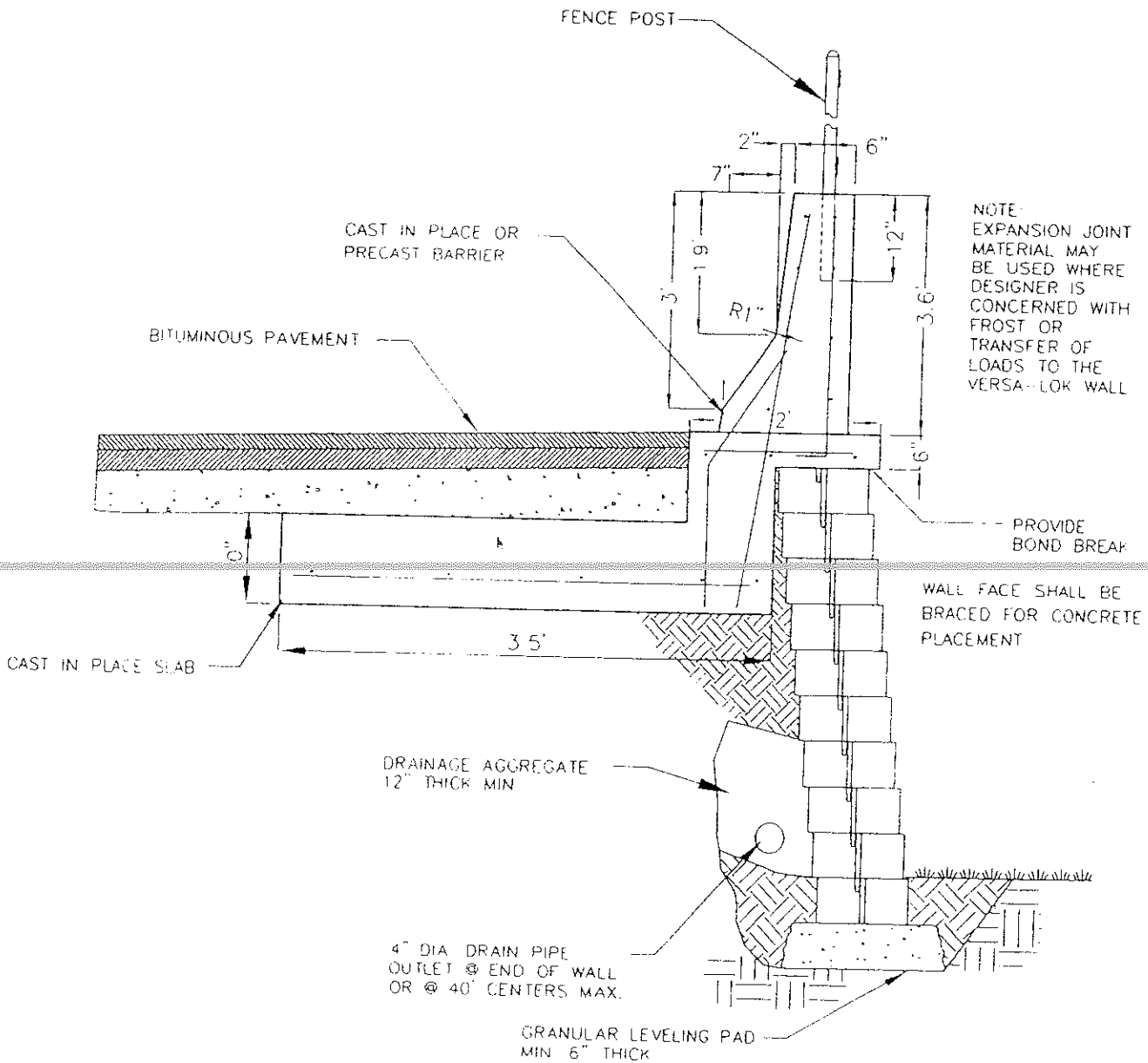


Andy Reinach
Project Manager

cc: Rich Bradley - Rite Aid
Randy Kangas - Bruce Hamilton Architects
Rick Warhall - Whiting-Turner

GENERAL NOTES.

DURING PLACEMENT OF CONCRETE, PRECAUTIONS SHOULD BE TAKEN TO REDUCE LATERAL PRESSURES ON THE VERSA-LOK WALL FORMING AND/OR TEMPORARY BRACING MAY BE REQUIRED



GRAVITY WALL SECTION WITH JERSEY BARRIER

NTS

VERSA-LOK®

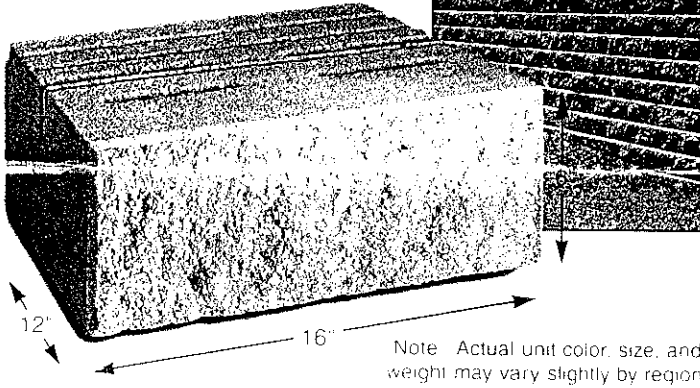
VERSA-LOK segmental retaining wall systems are economically installed without mortar and do not require concrete footings below frost. They are ideal for all residential, commercial and agency projects and are routinely specified by state transportation departments and the U.S. Army Corps of Engineers.



System Overview

On many projects, VERSA-LOK retaining walls work purely as gravity systems—where unit weight alone provides resistance to earth pressures. Maximum allowable wall height for gravity walls varies with soil and loading conditions. Generally, with level backfill and no excessive loading, VERSA-LOK gravity walls may be built to heights of four feet.

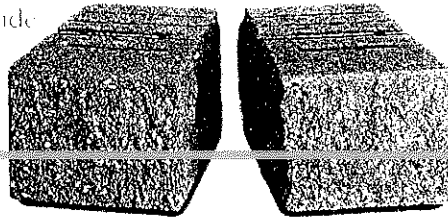
When weight of units alone is not enough to resist soil loads, horizontal layers of geosynthetics are used to reinforce soil behind walls. With proper soil reinforcement and design, VERSA-LOK walls can be constructed to heights in excess of 40 feet.



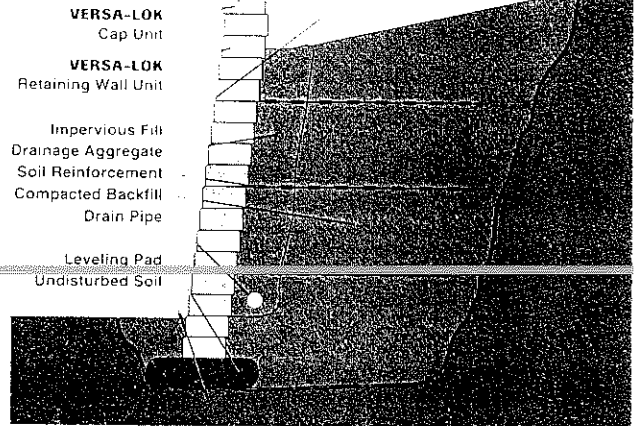
The illustration below highlights components of a VERSA-LOK segmental retaining wall system. Soil reinforcement and drainage materials vary with site and soil conditions.

Unit Characteristics

VERSA-LOK solid retaining wall units are made from high-strength, low-absorption concrete to create a consistently durable product that exceeds industry standards. Solid characteristics provide superior resistance to damage before, during, and after construction in all climates.

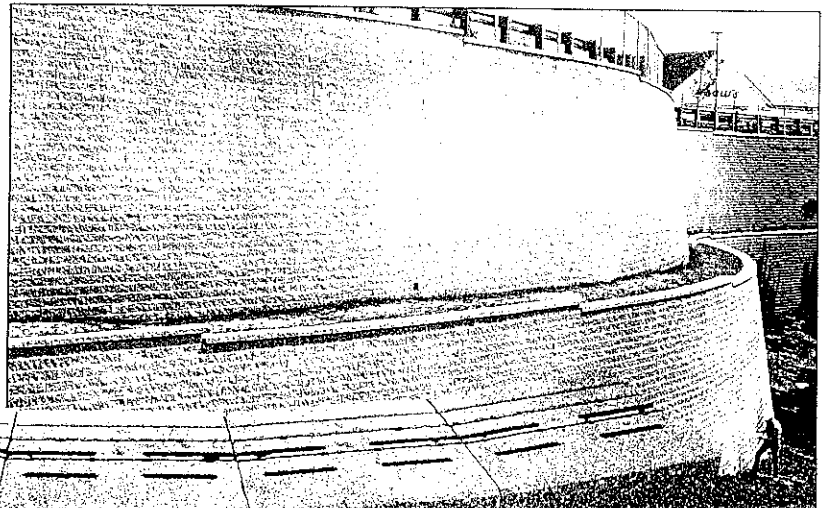


VERSA-LOK solid units are integrally colored and may be easily modified to create an unlimited variety of design elements. Walls display a natural split-face texture to complement any environment and, because they are made of concrete, are environmentally safe.



VERSA-LOK® Unit Specifications

Height:	6 inches	(152.4 mm)
Width (face):	16 inches	(406.4 mm)
Width (rear):	14 inches	(355.6 mm)
Depth:	12 inches	(304.8 mm)
Face Area:	2/3 foot ²	(0.062 m ²)
Volume:	0.63 foot ³	(0.018 m ³)
Weight:	82 lbs.	(37.19 kg)
Weight/Face Area:	123 lbs./foot ²	(599.84 kg/m ²)

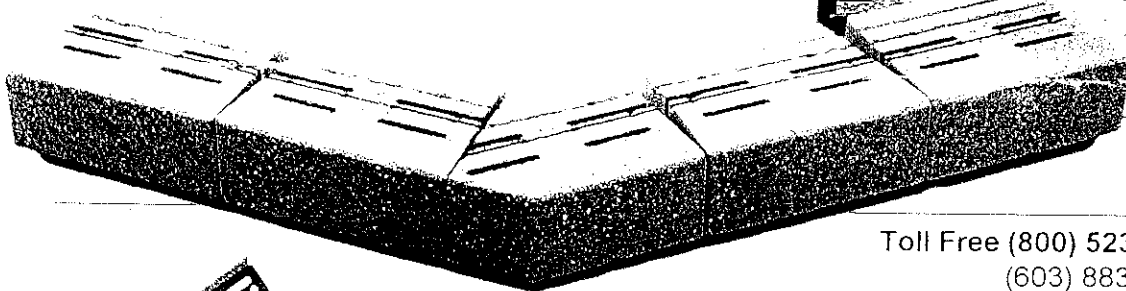
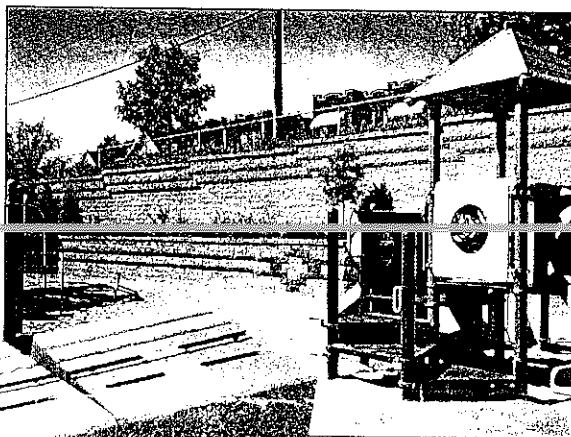
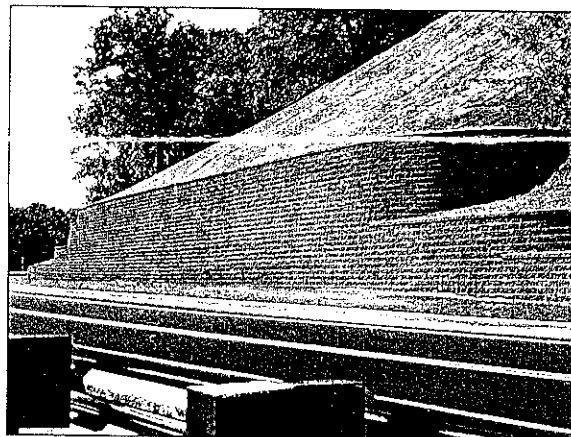
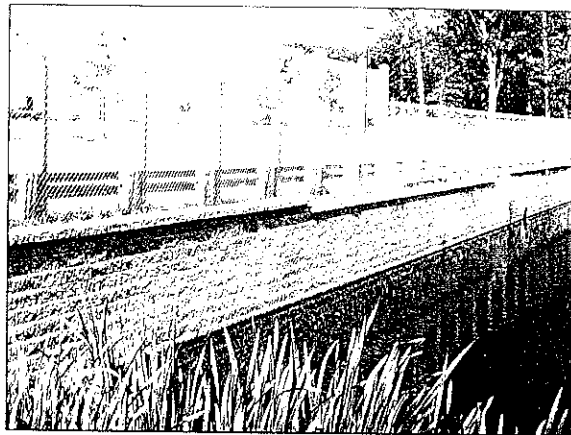
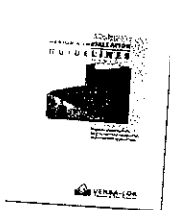


VERSA-LOK provides premium retaining walls for governmental, commercial, and residential applications.

- **Engineers** value the structural integrity and durability of walls constructed using VERSA-LOK solid concrete units.
- **Contractors** welcome VERSA-LOK's easy installation. No special units need to be ordered or estimated.
- **Landscape Architects** appreciate the freedom to create curves, corners, steps, and an unlimited variety of design elements using VERSA-LOK.
- **Property Owners** enjoy VERSA-LOK's classic, natural appearance, low life cycle cost, and virtually maintenance-free performance.

VERSA-LOK offers a variety of technical support including in-house engineering assistance and reference materials. Please call (800)770-4525 with questions or to request any of the following:

- Design & Installation Guidelines
- Technical Bulletin #1 Shoreline & Retention Lands
- Technical Bulletin #2 Building Steps
- Technical Bulletin #3 Curves & Corners
- Technical Bulletin #4 Capping
- Technical Bulletin #5 Base Installation
- Technical Bulletin #6 Vertical & Freestanding Walls
- Technical Bulletin #7 Tiered Walls
- Construction Details on CD-ROM containing technical drawings and standard specifications
- Scale Model VERSA-LOK Units
- Drafting Templates
- Specifier's Reference Binders and more...



Toll Free (800) 523-2937
 (603) 883-3042
 Fax (603) 598-8227

VERSA-LOK[®] Retaining Wall Systems

A Division of Kiltie Corporation

6485 Highway 10, Suite 100, Oakdale, MN 55128
 (651) 770-4100 • (800) 770-4525 • (651) 770-4080 fax
<http://www.versa-lok.com>

Manufactured and Distributed throughout the Northeast

MAIN OFFICE

P. O. Box 6002, Nashua, NH 03063-6002

CT OFFICE

P. O. Box 310392
 Newington, CT 06131

NY OFFICE

P. O. Box 3143
 Newburgh, NY 12550



Premium Retaining Walls for governmental, commercial, and residential applications.

Made worldwide under license from VERSA-LOK Retaining Wall Systems. U.S. Patent 5,948,851; U.S. Patent 5,932,100; U.S. Patent 5,941,215; U.S. Patent 5,946,067; U.S. Patent 5,757,711; U.S. Patent 5,796,176; and others. U.S. patents pending. Canadian Industrial Design Registration No. 88,829; No. 24,172; No. 7,916; No. 7,891; No. 7,912; No. 7,940; No. 7,940; No. 8,198.

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July 13, 1998

Planning Board
City of Portland
389 Congress Street
Portland ME, 04104

Re: Rite Aid – 365 Allen Avenue

Dear Mr. Carroll,

The enclosed plan set, dated July 10, 1998, addresses the required revisions, as stipulated in the Planning Board approval. We have modified the plans as follows:

1. The median at the Washington Avenue driveway is shown as a curbed island with a handicap accessible sidewalk.
2. Landscaping revisions have been made in accordance with the recommendations of the City Arborist.
3. Regarding the DRC comments, the site includes only one type of pavement structure.
4. The proposed sidewalk along Allen Avenue has been revised to provide 5' clear functional width.
5. A dye test performed in the presence of a representative of the City indicated that our assumption that the drainage systems in the intersecting streets is contiguous. We believe that the stormwater analysis presented meets the requirements.
6. The plan shows a connection to an existing catch basin in Washington Street. As this appears to be the end of the line, it appears to be the most feasible means of connection.
7. Underground lines for connection to power and telephone service have been added.
8. Additional details for erosion control at catch basins and at the project perimeter have been added. Reference is made in the plan notes to the handbook.
9. Proposed site connections for sewer and drainage have been revised to connect at the mains.
10. The granite curb detail has been revised to indicate 7" reveal.

~~Additional information regarding lighting will be presented by the architect, and the developer is acquiring letters from the water district and power company.~~

We trust that this will meet the requirements of the Planning Board.

Sincerely yours,

COLER & COLANTONIO, INC.



Sara E. Campbell, PE
Division Manager

ppb713.

Peoples Heritage Bank

One Portland Square
PO Box 9540
Portland, ME 04112-9540

1-800-462-3666
Tel: 207-761-8500

January 15, 1998



RE: Blue Hill Management Corp.
Rite Aid
Washington and Allan Avenue
Portland, Maine

To whom it may concern:

I have worked with J. Robert Connor and Blue Hill Management Corp. on several projects that were similar to the proposed project referenced above. These projects were completed on time and the construction loans advanced to Mr. Connor and Blue Hill Management Corp. were repaid in a timely manner.

Although the Bank has not committed to finance this project. We would be pleased to consider Blue Hill Management Corp.'s request to finance the project, at the appropriate time.

If you need any further information, please contact me at 828-7080.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Bronson".

David A. Bronson
Vice President



CITY OF PORTLAND

May 28, 1998

Mr. J. Robert Connor
Old Port Management Corp., Inc.
12 Brook Street
Wellesley, MA 02181-6601

RE: Sanitary Sewer Capacity to Handle Anticipated Wastewater Flows from the Proposed Rite Aid Store at 365-375 Allen Avenue/1373 Washington Avenue.

Dear Mr. Connor:

The existing twelve inch vitrified clay sanitary sewer pipe located in Allen Avenue, and the sewage treatment facilities, in the City of Portland, have adequate capacity to transport and treat the anticipated wastewater flows of 1,118 GPD, from your proposed superdrug store, to be located at 365-375 Allen, City of Portland.

Proposed Wastewater Flows from the Proposed Drugstore:	
Proposed 11,180 sq. ft. building @ .1 GPD/sq. ft.	= 1,118 GPD
Total Proposed Increase in Wastewater Flows for this Project	= 1,118 GPD

Please note, that the Qualex One-Hour Photo Service (that Rite Aid will be offering, at 365-375 Allen Avenue) will be subject to a Discharge Certification review for Silver. This review and its administration will be conducted by the IPT Coordinator, Stephen Harris, of the Public Works Environmental Engineering Section. Please contact Mr. Harris, at 874-8843, to initiate the certification process.

If I can be of further assistance, please call me at 874-8843.

Sincerely,
CITY OF PORTLAND
Frank Brancely
Frank J. Brancely, B.A., M.A.
Senior Engineering Technician

FJB:jw

pc: **Joseph E. Gray**, Director, Department of Planning & Urban Development, City of Portland
Katherine A. Staples, P.E., City Engineer, City of Portland
William B. Goodwin, P.E., Environmental Projects Engineer, City of Portland
Anthony W. Lombardo, P.E., Project Engineer, City of Portland
desk file

OLD PORT MANAGEMENT CORP.

Real Estate Development and Investment

12 BROOK STREET

WELLESLEY, MASSACHUSETTS 02181-6601

TELEPHONE (781) 431-7060

May 6, 1998

Ms. Kandice Talbot, Planner
Planning Department
City of Portland
389 Congress Street
Portland, ME 04101

Re: Proposed Rite Aid Store at 930 Brighton Avenue, Portland

Dear Kandice:

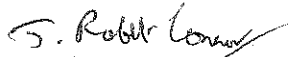
As a result of the discussion which took place at the recent workshop session for the proposed Rite Aid store on Brighton Avenue in Portland, we have carefully reviewed our design for purposes of reducing unnecessary blacktop on the site, while still providing adequate access for trucks to the Rite Aid building. As part of that same discussion, it was agreed that input would be obtained from the City of Portland's traffic consultant, Mr. Larry Ash, regarding the layout of curb cuts.

It is my understanding that Mr. Ash has now reviewed our plans and has concluded that the two curb cuts on Brighton Avenue are acceptable and will work satisfactorily. It seems to us that just having two curb cuts is a vast improvement over the current situation where virtually the entire frontage on Brighton Avenue is a curb cut. As a result of comments which you made to me, we will design the easterly truck curb cut so that it will be a right turn out only.

At the workshop session, the question was raised as to whether the two curb cuts on Brighton Avenue could be combined in the same way as for the site on Allen Avenue. We were able to combine the two curb cuts on Allen Avenue because the site was deeper than the site on Brighton Avenue, thereby allowing combining of the truck and automobile access into one curb cut. In addition, we concluded that it would be desirable to have only one curb cut on Allen Avenue because a single curb cut would reduce the amount of paved area on the site, thereby allowing us to add sidewalks so as to improve access to the site from Washington Avenue, since otherwise the landscaped portion of the site would have dropped below 20%. In contrast, for the site on Brighton Avenue, we do not have adequate depth to combine the truck and automobile access into one curb cut and our landscaped area is more than 25% of the site.

Notwithstanding the fact that the landscaped area already exceeds the requirements of the zoning regulations, we have changed our plans so as to replace a striped paved area at the southerly end of the Brighton Avenue building with a landscaped area in order to try to meet the wishes of the Planning Board. We have also reviewed the building layout to see if there is any way in which truck unloading can be accomplished so as to increase the landscaped area further. However, the current truck unloading area is located at the rear of the store, the preferred location for almost all new retail space, and we cannot see how unloading can take place while still keeping the unloading area out the way of cars and visitors to the store.

Sincerely yours,



J. Robert Connor

Via fax, 2 pages, 207-756-8258. Original via mail

cc Mr. John Gendron

Mr. Douglas Carr, via fax, 2 pages, 207-871-8026

**STORMWATER ANALYSIS
FOR THE PROPOSED
RITE AID PHARMACY
AT
WASHINGTON AND ALLEN AVENUES
PORTLAND, MAINE**

Project No. - 60-61

May 5, 1998

Prepared for:

**Rite Aid Corporation
P.O. Box 3165**

Harrisburg PA 17105

Prepared by:

**Coler & Colantonio, Inc.
1 Sugarloaf Street
South Deerfield, Massachusetts 01373
(413)-665-5300
(413) 665-5390 (fax)**

STORMWATER ANALYSIS RITE AID PHARMACY, PORTLAND, MAINE

PROJECT DESCRIPTION

This project involves the construction of a Rite Aid Pharmacy on approximately 1.35 acres at the southeasterly corner of Washington Avenue and Allen Avenue in Portland Maine. Plans for the construction involve the removal of two existing buildings, a parking lot, and driveways to construct an 11,000 square foot retail store with associated parking and landscaped areas.

Regrading of the site to allow for construction of the store requires filling a shallow depression in the southeast corner of the site. This depression presently collects runoff from about half of the site, which will be redirected toward the street drains.

In order to mitigate the adverse impacts of this additional runoff to the existing storm drainage system, the proponent proposes to construct an underground storage area to detain the stormwater runoff and reduce the peak outflow to the street drain. An 8" diameter corrugated metal outlet pipe from the proposed concrete storage chambers will restrict the outflow from the system. The proposed peak outflow entering the street drains is calculated not to exceed the existing peak rate of discharge from the site.

Additionally, although much of the depression in the southeast corner of the lot is to be filled, calculations show that the remaining low area off-site is sufficient to contain the post-development runoff at a lower elevation than in the present case, due to the reduction in contributory area.

METHODOLOGY

The HydroCAD, Stormwater Modeling System computer program by Applied Microcomputer Systems was used to develop stormwater runoff rates and volumes for the existing and proposed conditions at the proposed Rite Aid location. The software uses Soil Conservation Service (SCS) methodology. The SCS method is based on rainfall observations which were used to develop the Intensity-Duration-Frequency relationship or IDF curve. By studying the Weather Bureau's Rainfall Frequency Atlases the SCS determined that four "mass curves" could be used to represent the characteristics of the rainfall distribution throughout the country. The mass curve is a dimensionless distribution of rainfall over time, which indicates the fraction of the rainfall event that occurs at a given time within a 24-hour precipitation event. This synthetic distribution develops peak rates for storms of varying durations and intensities. The SCS distribution provides a cumulative rainfall at any point in time and allows volume dependent routing runoff calculations to occur.

The HydroCAD software is a hydrograph generation and routing program similar to TR 20. Both programs utilize the SCS method. The HydroCAD software has the additional capability to

describe shallow concentrated flow. The "NEH-4 Upland Method" included in the HydroCAD software is applicable for conditions which occur in the headwaters of a watershed up to 2000 acres. The NEH-4 Upland Method allows the Time of Concentration (Tc) to reflect ground conditions such as overland flow, grassed waterways, paved areas and upland gullies. The Tc is the time required for water to flow from the most distant point on a runoff area to the measurement or collection point.

Given the small drainage areas involved in this analysis, concentration times are for the most part input as a minimum of 5 minutes by direct entry. Calculations for pre- and post-development conditions for the 25-year design storm were calculated and used as a basis for the design. The 2 year storm was shown to be the critical design storm in designing the outlet. As a result, flows were reduced below existing peaks in the 25 year event.

The curve numbers (CNs) and times of concentration for the existing and proposed catchment areas are based on the soil type and the cover conditions at the site. The conditions shown on the existing condition survey were used for the calculations. Soil types were determined from borings taken from the site. For the purposes of this analysis, all soils were assumed to be hydrological Type-D. Soil types range from A to D for runoff calculations, A being the most pervious and D being impervious.

EXISTING CONDITIONS

NOT A GOOD EXAMPLE

A portion of the runoff from the site presently flows overland and through an existing drain pipe to the storm drain in Washington Avenue. Very little site runoff flows into Allen Avenue, however, the 12" drain pipe in Washington appears to connect to the 24" concrete drain in Allen. The remaining site area drains toward the depression in the southeast corner of the property, where it ponds temporarily and dissipates by evaporation and infiltration.

Calculations of the existing site runoff show that for a 25 year design storm, a peak flow of approximately 2.6 cubic feet per second (cfs) enter the 12 inch diameter drain in Washington Avenue. A large portion of the site (almost an acre) presently drains to the existing depression on the site. The existing the site drains to this low area at a peak rate of about 3.6 cfs in a 25 year storm. Ignoring infiltration, calculations show that this runoff ponds in the existing depression to an elevation of about 79.8 feet, in the 25 year storm, and eventually seeps into the ground.

Although much of this site runoff is not now directed toward the system in the street, but dissipates through infiltration, soil borings indicate that the permeability of the site soils is not very conducive to infiltration. Generally, brown and gray clays, and silts underlie silty sands mixed with fill materials. In our analysis the existing vegetated areas were considered to have poor cover and were given a curve number of 89. Times of concentration were generally assigned a minimum value of 5 minutes.

PROPOSED CONDITIONS

This developed site will be covered by impervious area totaling nearly 80%, the maximum allowed. In order to reduce peak outflows to the street drains, most of the runoff is designed to pass through a series of underground reinforced concrete chambers in a stone bed, containing a total of about 5,000 cubic feet of detention storage. A small area (1/4 acre) adjacent to Washington Ave, remains piped into the street catch basin, but this area is considered in the sizing of the proposed storage and outlet pipe. The calculations show that for the 2 and 25 year design storms, the resultant proposed peak flow from the site that enters the catch basin on Allen Avenue is less than the flow from the site in the existing condition.

The proposed construction will fill the on-site portion of this depression, and divert the site runoff that drains in that direction into the existing storm drains. The calculations show that ponding in the depression will be less severe after development, primarily due to diverting the majority of the drainage area into the storage chambers.

The proposed development of this site will raise the Curve Number (CN) for the site from about 90 in the pre-developed case to about a CN of 96 as proposed. There is no significant change in the concentration times. The area draining to the street drain is increased. Stormwater runoff to the drainage system would more than double without mitigation. The detention system is designed to store the increased runoff while the small diameter outlet pipe discharges flows to the street drainage system at a rate no greater than this site presently discharges. This detention system was designed by routing the design flows through an assumed pond, and varying the storage and outlet size and type until the resulting flows were equal to or less than those calculated for the existing condition. As might be expected, the limiting storm was the 2 year storm. Flows for the 25 year storm could be matched with a larger or smoother pipe, but a reduction in the outlet size or pipe type was required to match the peak flows for the 2 year storm.

Certain proposed and existing catch basins are modeled as detention ponds in order to evaluate conditions of pipes flowing under pressure due to a surcharge at the inlet. In the existing catch basin on Washington Street, the level of the outflow produced by this site is lower than in the present condition. The Allen Street Catch Basin flows at approximately the same elevation in the proposed condition, as it presently does.

Complete calculations for the pre and post-developed conditions for the 2 and 25 year design storm are attached to this report. A summary of the peak stormwater runoff flows and certain elevations are listed below:

SUMMARY OF RESULTS

RUNOFF AND ELEVATIONS TO ALLEN AVENUE CATCH BASIN

STORM FREQUENCY	<i>PRE-DEVELOPED</i>		<i>POST-DEVELOPED</i>	
	PEAK(cfs)	OUTLET ELEV.(ft)	PEAK(cfs)	OUTLET ELEV.(ft)
25 YEAR	2.63	72.5	2.20	72.5
2 YEAR	1.50	72.3	1.45	72.3

RUNOFF AND ELEVATIONS TO WASHINGTON AVE. CATCH BASIN

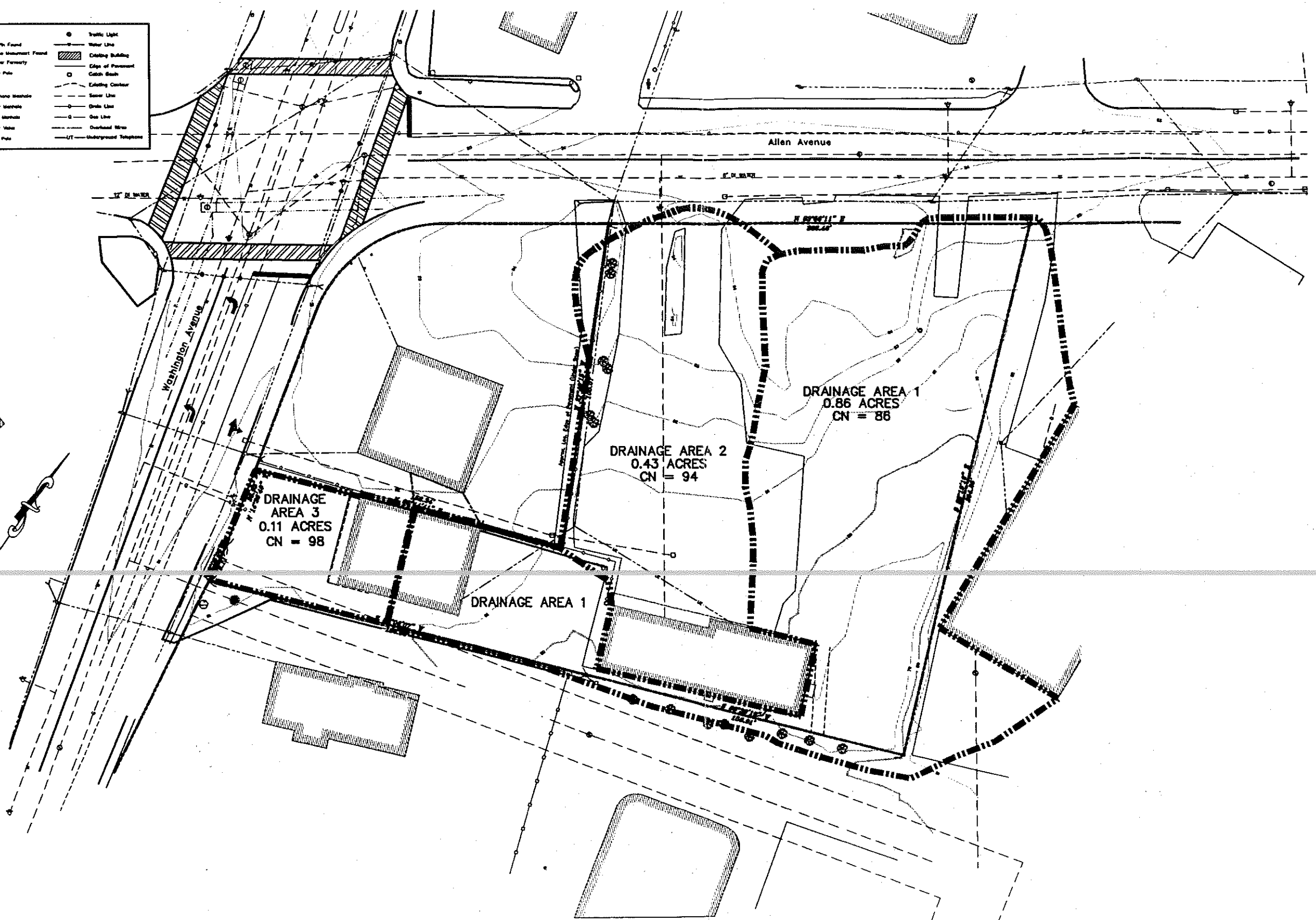
STORM FREQUENCY	<i>PRE-DEVELOPED</i>		<i>POST-DEVELOPED</i>	
	PEAK(cfs)	OUTLET ELEV.(ft)	PEAK(cfs)	OUTLET ELEV.(ft)
25 YEAR	2.62	76.4	1.18	76.0
2 YEAR	1.50	76.0	0.69	75.8

RUNOFF AND ELEVATIONS TO ON-SITE DEPRESSION

STORM FREQUENCY	<i>PRE-DEVELOPED</i>		<i>POST-DEVELOPED</i>	
	PEAK(cfs)	OUTLET ELEV.(ft)	PEAK(cfs)	OUTLET ELEV.(ft)
25 YEAR	3.63	79.8	0.88	79.6
2 YEAR	1.80	79.3	0.46	79.3

LEGEND

○ Iron Pin Found	○ Traffic Light
□ Grapic Measurement Found	— Water Line
U/Y New or Formerly	▨ Existing Building
U Utility Pole	— Edge of Pavement
— Slip	□ Catch Basin
○ Telephone Manhole	— Catchment
○ Sewer Manhole	— Sewer Line
○ Drain Manhole	— Drain Line
○ Water Valve	— Gas Line
○ Light Pole	— Overhead Wire
	— UT — Underground Telephone



REVISIONS:

No.	DATE	

GENERAL NOTES:

COLER & COLANTONIO
ENGINEERS AND SCIENTISTS

(413) 885-6300
Fax: (413) 845-5360

1 Superior Street
South Portland, ME 04106

TITLE:

**EXISTING
DRAINAGE AREAS
PROPOSED
RITE AID PHARMACY
PORTLAND, ME**

PREPARED FOR:

**RITE AID CORPORATION
P.O. BOX 3165
HARRISBURG, PA 17105**

DATE: 04/20/98
COMP./DESIGN: SJM
CHECK: SEC
DRAWN: SJM/MLW
SCALE: 1" = 50'
JOB NO.: 60-61
DWG NO.: 97002EC-SUB
SHEET 1 OF 1

EXISTING	LEGEND	PROPOSED
— 20 —	CONTOUR	— 25 —
— 0 —	DRAIN LINE	— 1 —
— W —	WATER LINE	— 2 —
— S —	SEWER LINE	— 3 —
— —	OVERHEAD ELECTRIC	— 4 —
— —	UNDERGROUND ELECTRIC	— 5 —
⊕	FIRE HYDRANT	⊕
□	CATCH BASIN	⊕
⊕	GATE VALVE	⊕
⊕	WATER SHUT OFF	⊕
⊕	UTILITY POLE	⊕
+ 29.15	SPOT GRADE	29.15
⊕	PARKING LOT LIGHT	⊕
— —	CONCRETE CURB	— —

REVISIONS:	
No.	DATE

GENERAL NOTES:

- 1) ALL CONSTRUCTION PRACTICES & MATERIALS TO BE IN ACCORDANCE WITH THE MAINE DOT AND CITY OF PORTLAND STANDARDS AND REGULATIONS.
- 2) PROPERTY LINE AND TOPOGRAPHIC INFO PROVIDED FROM PLAIN ENTITLED "EXISTING CONDITIONS SURVEY" PREPARED BY ITTCOR ASSOCIATES DATED 01/08/97, BEING THAT A PROPERTY LINE RETRACED OR VERIFICATION SURVEY HAS NOT BEEN PERFORMED BY COLER & COLANTONIO, THIS FIRM BEARS NO RESPONSIBILITY FOR THE DEPICTION THEREOF.
- 3) CONTRACTOR TO EXCAVATE AND REMOVE ALL EXISTING STRUCTURES, SLABS, ETC. AND PROPERLY DISPOSE OF OFF SITE.
- 4) SEE SHEET S-5 FOR SEDIMENT & EROSION CONTROL DURING CONSTRUCTION.
- 5) EXISTING UTILITIES SHOWN ON THIS DRAWING ARE THE RESULT OF A FIELD SURVEY & VISUAL INSPECTION OF SURFACE UTILITIES. THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. IT IS THE RESPONSIBILITY OF CONTRACTORS TO VERIFY & CONFIRM UTILITIES SHOWN HEREON. CONTACT GISAPE AT 1-800-322-4644 PRIOR TO CONSTRUCTION. GISAPE DOES NOT IDENTIFY MUNICIPAL UTILITIES. CALL THE CITY OF PORTLAND PUBLIC WORKS DEPT. AT 207-874-8400 FOR UTILITY LOCATION BEFORE EXCAVATION. CONTRACTOR TO ABANDON AND / OR REMOVE EXISTING UTILITIES SERVICES ON SITE AS REQUIRED, IN ACCORDANCE WITH THE UTILITY SURVEYOR FOR DEVELOPMENT.
- 6) THE ENTIRE SITE PLAN SHALL BE DEVELOPED AND / OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION, LANDSCAPING, REVISION OF WOODED OR LAWN AREAS, ACCESS, SIZE, LOCATION, AND SURFACING OF PARKING AREAS; AND, LOCATION AND SIZE OF BUILDING.

COLER & COLANTONIO
ENGINEERS AND SCIENTISTS

(413) 865-5300
Fax: (413) 865-5360

1 Sugarloaf Street
South Dearfield, MA 01763

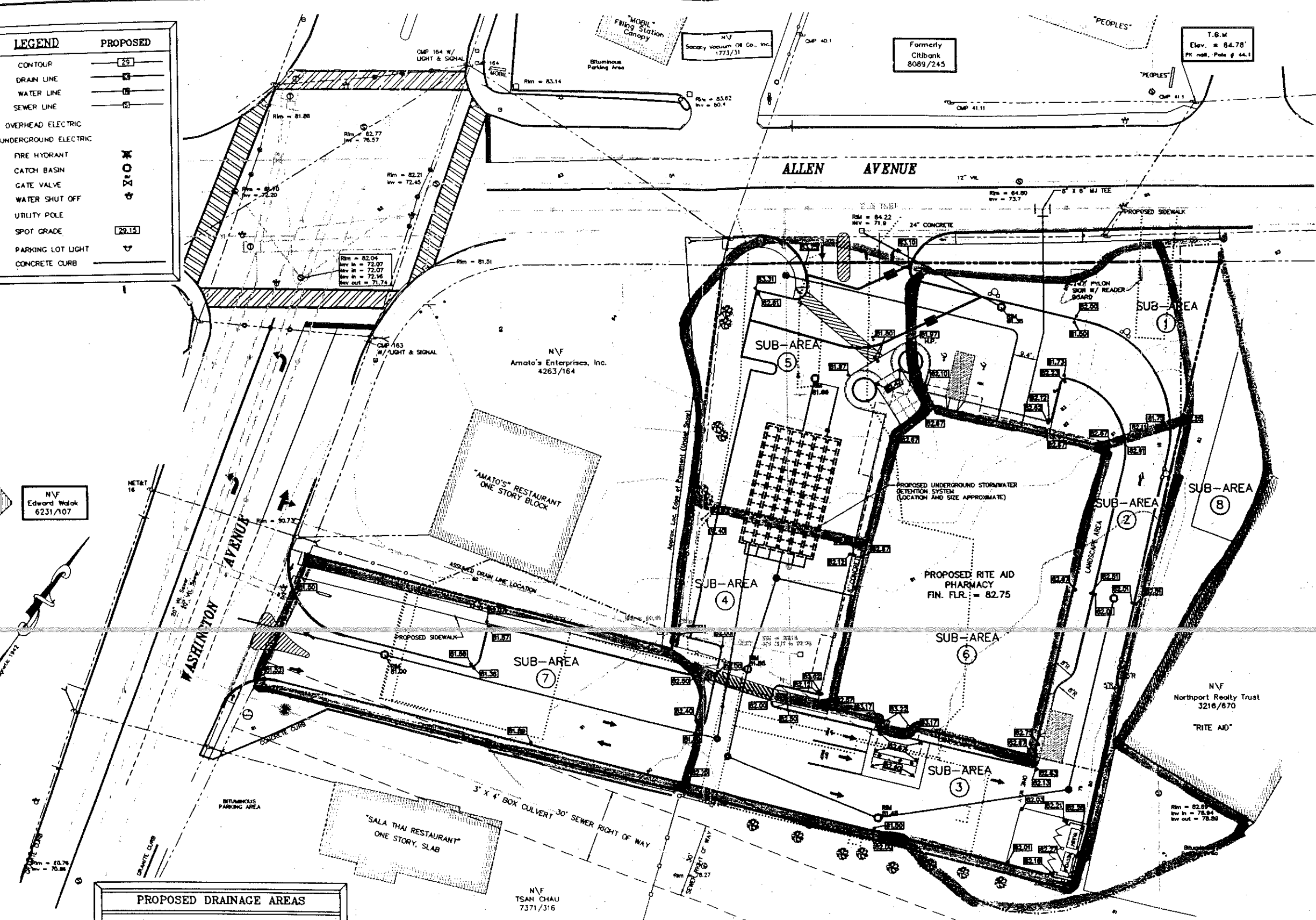
RITE AID
RITE AID CORPORATION
P.O. BOX 3165
HARRISBURG, PA 17105

TITLE:
GRADING & DRAINAGE PLAN
PROPOSED RITE AID PHARMACY ALLEN AVENUE PORTLAND, ME
PREPARED FOR:
RITE AID CORPORATION
P.O. BOX 3165
HARRISBURG, PA 17105

DATE:	4/14/98
COMP./DESIGN:	SJM
CHECK:	SEC
DRAWN:	SJM/EWH
SCALE:	1" = 20'
JOB NO.:	60-61.00
DWG NO.:	60-61SP
SHEET	2 OF 7

20 10 0 20 40

PROPOSED DRAINAGE AREAS		
SUB-AREA	SIZE(acres)	CURVE NO.
1	16	93
2	09	94
3	17	97
4	10	97
5	21	96
6	25	98
7	24	96
8	20	96



Allen Avenue
Washington Avenue
Formerly Citibank 8089/245
T.B.M. Elev. = 84.78' PK. 1041, Pole # 44.1

AMATO'S RESTAURANT ONE STORY BLOCK
SALA THAI RESTAURANT ONE STORY SLAB
PROPOSED RITE AID PHARMACY FIN. FLR. = 82.75
PROPOSED UNDERGROUND STORMWATER DETENTION SYSTEM (LOCATION AND SIZE APPROXIMATE)
SUB-AREA 1 through 8
DUNKIN' DONUTS
LL BEAN Administrative Offices 2 Story, Concrete
N.V. Amato's Enterprises, Inc. 4263/164
N.V. Edward Watak 6231/107
N.V. TSAN CHAU 7371/316
N.V. Northport Realty Trust 3216/670
N.V. Northport Realty Trust 3216/670 "RITE AID"