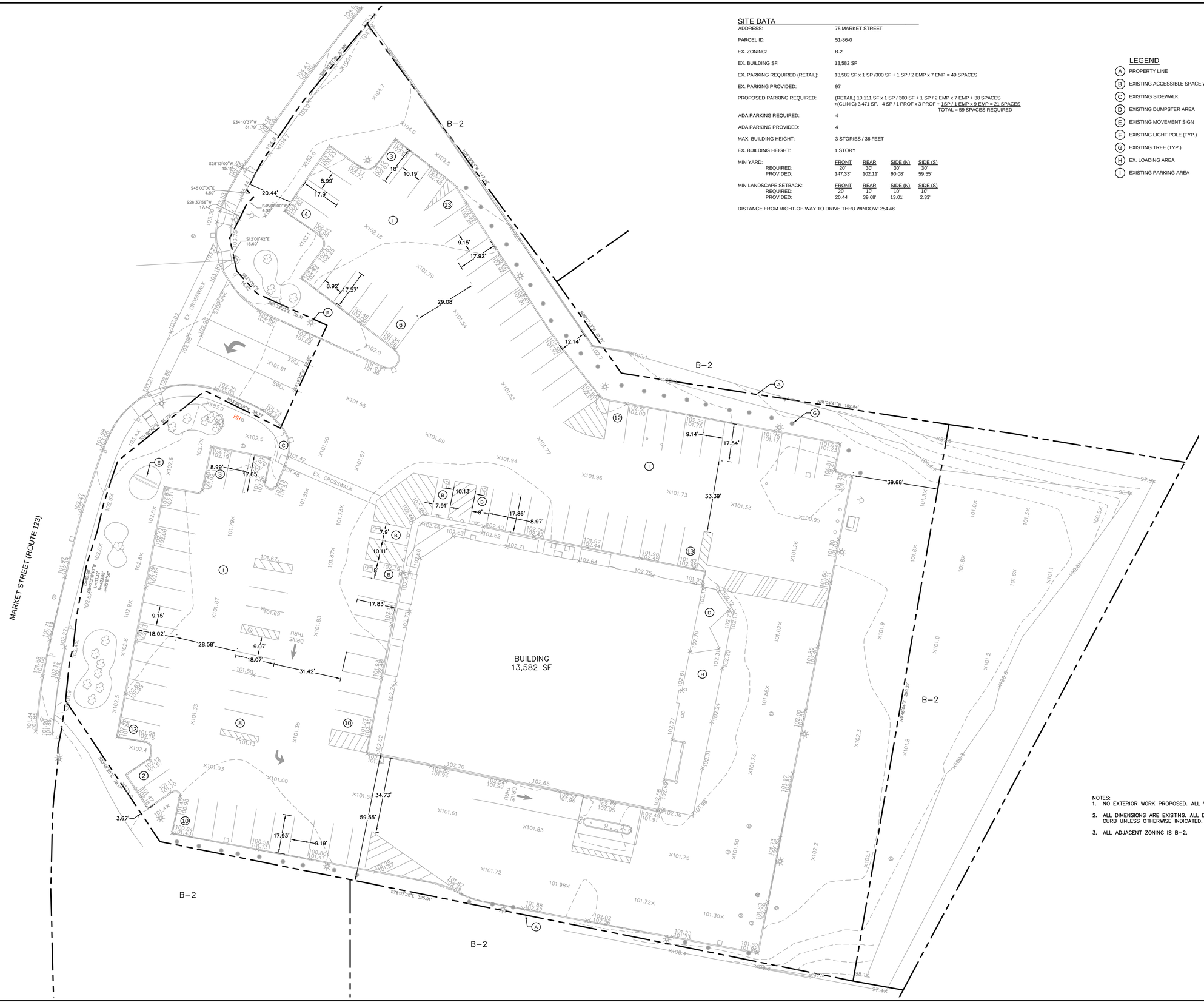

SITE DATA

ADDRESS:	75 MARKET STREET
PARCEL ID:	51-86-0
EX. ZONING:	B-2
EX. BUILDING SF:	13,582 SF
EX. PARKING REQUIRED (RETAIL):	13,582 SF x 1 SP /300 SF + 1 SP / 2 EMP x 7 EMP = 49 SPACES
EX. PARKING PROVIDED:	97
PROPOSED PARKING REQUIRED:	(RETAIL) 10,111 SF x 1 SP / 300 SF + 1 SP / 2 EMP x 7 EMP + 38 SPACES +(CLINIC) 3,471 SF. 4 SP / 1 PROF x 3 PROF + 1SP / 1 EMP x 9 EMP = 21 SPACES TOTAL = 59 SPACES REQUIRED
ADA PARKING REQUIRED:	4
ADA PARKING PROVIDED:	4
MAX. BUILDING HEIGHT:	3 STORIES / 36 FEET
EX. BUILDING HEIGHT:	1 STORY

MIN YARD:	FRONT	REAR	SIDE (N)	SIDE (S)
REQUIRED:	20'	30'	30'	30'
PROVIDED:	147.33'	102.11'	90.08'	59.55'

MIN LANDSCAPE SETBACK:	FRONT	REAR	SIDE (N)	SIDE (S)
REQUIRED:	20'	10'	10'	10'
PROVIDED:	20.44'	39.68'	13.01'	2.33'

DISTANCE FROM RIGHT-OF-WAY TO DRIVE THRU WINDOW: 254.46'

LEGEND

- (A) PROPERTY LINE
- (B) EXISTING ACCESSIBLE SPACE WITH SIGN AND ACCESS AISLE
- (C) EXISTING SIDEWALK
- (D) EXISTING DUMPSTER AREA
- (E) EXISTING MOVEMENT SIGN
- (F) EXISTING LIGHT POLE (TYP.)
- (G) EXISTING TREE (TYP.)
- (H) EX. LOADING AREA
- (I) EXISTING PARKING AREA

NOTES:
1. NO EXTERIOR WORK PROPOSED. ALL WORK WITHIN BUILDING.
2. ALL DIMENSIONS ARE EXISTING. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE INDICATED.
3. ALL ADJACENT ZONING IS B–2.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY–HORN AND ASSOCIATES, INC.
404 WYMAN STREET, SUITE 385, WALTHAM, MA
PHONE: 781–328–0676
WWW.KIMLEY–HORN.COM

melibe thomas

Digitally signed by melibe thomas
DN: CN=melibe thomas, O=KHA, OU=A01427D000001BA49D9D0000
O=Unaffiliated, C=US
Date: 2021.11.24 13:48:44-05'00'

KHA	147709002
DATE	11/24/2021
SCALE	
DESIGNED	
DRAWN	
CHECKED	

EXISTING CONDITIONS SITE PLAN

WALGREENS - VILLAGE MEDICAL
PREPARED FOR
RSP ARCHITECTS, LTD.
ROCKLAND MA

SHEET NUMBER
C-100

Plotted By:Meeks, Liz Sheet Set:WAG Rockland MA Layout:C-100 EXISTING CONDITIONS SITE PLAN November 24, 2021 12:32:04pm K:\VRB_LDEV\147709002 – Walgreens Rockland MA\CADD\PlanSheets\C-100 EXISTING CONDITIONS SITE PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley–Horn and Associates, Inc. shall be without liability to Kimley–Horn and Associates, Inc.