

LOCUS MAP
(1" = 1000')

SITE PLAN

for **CVS/pharmacy**[®]

WASHINGTON STREET AND SWANTON STREET WINCHESTER, MA 01890

PREPARED BY:

**RJO'CONNELL
& ASSOCIATES, INC.**

CIVIL ENGINEERS & LAND PLANNERS

80 MONTVALE AVENUE, SUITE 201
STONEHAM, MA 02180
PHONE: 781-279-0180
FAX: 781-279-0173

APPLICANT:

G.B. NEW ENGLAND 2, LLC
c/o

GBC

GERSHMAN BROWN CROWLEY INC.

14 BREAKNECK HILL ROAD
LINCOLN, RI, 02865
PHONE: (401) 721-1600

OWNERS OF RECORD:

PARCEL I, II & III
FASHION REAL ESTATE TRUST
107 AUDUBON ROAD, SUITE 104
WAKEFIELD, MA 01880
BOOK 5465 PAGE 172

PARCEL IV
BOSSIS REALTY TRUST
12 SWANTON STREET
WINCHESTER, MA 01890
BOOK 9892 PAGE 436

PARCEL V
Y.D. REALTY, INC.
120 MILK STREET
BOSTON, MA 02109
BOOK 9547 PAGE 34

CONSULTANTS:

SURVEY:
R.J. O'CONNELL & ASSOCIATES, INC.
80 MONTVALE AVENUE, SUITE 201
STONEHAM, MA 02180
(781) 279-0180
ATTN: IAN WISURI, PLS

LANDSCAPING:
WILLIAM FLEMING ASSOCIATES, INC.
5 CENTRAL SQUARE, THIRD FLOOR
STONEHAM, MA 02180
(781) 438-3088
ATTN: WILLIAM FLEMING

LIGHTING:
VANGUARD LIGHTING
333 PLEASANT VALLEY ROAD
S. WINDSOR, CT 06074
(860) 282-0597 x106
ATTN: TIM KELLEY

ENVIRONMENTAL & GEOTECHNICAL:
RANSOM ENVIRONMENTAL CONSULTANTS, INC.
PEASE INTERNATIONAL TRADEPORT
112 CORPORATE DRIVE
PORTSMOUTH, NH
(603) 436-1490
ATTN: DAVID BROGAN, PE

TRAFFIC:
VANASSE & ASSOCIATES, INC.
10 NEW ENGLAND BUSINESS CENTER DRIVE
ANDOVER, MA 01810
(978) 474-8800
ATTN: GILES HAM

DRAWING DATE	LAST REVISION	DRAWING NUMBER	DRAWING DESCRIPTION
10/05/2012	05/06/2013	C-0.1	COVER SHEET
07/20/2012	-	SV-1	ALTA/ACSM LAND TITLE SURVEY
10/05/2012	05/06/2013	C - 1	DEMOLITION & EROSION CONTROL PLAN
10/05/2012	05/06/2013	C - 2	SITE, PARKING & TRAFFIC CONTROL PLAN
10/05/2012	05/06/2013	C - 3	GRADING & DRAINAGE PLAN
10/05/2012	05/06/2013	C - 4	UTILITY PLAN
10/05/2012	05/06/2013	L - 1	LANDSCAPE PLAN
10/05/2012	05/06/2013	C - 5	EROSION CONTROL DETAILS
10/05/2012	05/06/2013	C - 6	PAVEMENT MARKINGS & TRAFFIC CONTROL DETAILS
10/05/2012	05/06/2013	C - 7	SITE DETAILS
10/05/2012	05/06/2013	C - 8	UTILITY DETAILS
10/05/2012	05/06/2013	C - 9	DRAINAGE DETAILS
10/05/2012	05/06/2013	C - 10	PHOTOMETRICS PLAN
10/05/2012	05/06/2013	C - 11	TRUCK TURNING DETAILS
04/30/2013	-	A - 4.1	EXTERIOR ELEVATIONS
04/30/2013	-	F - 1(p)	PRELIMINARY MERCHANDISE PLAN
04/23/2013	-		ARCHITECTURAL RENDERING

GOVERNMENT/UTILITY CONTACTS

ENGINEERING DEPARTMENT: 71 MOUNT VERNON STREET WINCHESTER, MA 01890 PHONE: 781-721-7120 ATTN: BETH RUDOLPH, P.E.	POLICE DEPARTMENT: 30 MOUNT VERNON STREET WINCHESTER, MA 01890 PHONE: 781-729-1214 ATTN: KEN ALBERTELLI, CHIEF	PLANNING BOARD: 71 MOUNT VERNON STREET WINCHESTER, MA 01890 PHONE: 781-721-7162 ATTN: ELIZABETH WARE	PUBLIC WORKS DEPARTMENT: 15 LAKE STREET WINCHESTER, MA 01890 PHONE: 781-721-7100 ATTN: JAMES M. GILL, DIRECTOR
BUILDING INSPECTOR: 71 MOUNT VERNON STREET WINCHESTER, MA 01890 PHONE: 781-721-7115 ATTN: JOHN A. WILE	FIRE DEPARTMENT: 32 MOUNT VERNON STREET WINCHESTER, MA 01890 PHONE: 781-729-1802 ATTN: JOHN NASH, FIRE CHIEF	CONSERVATION COMMISSION: 71 MOUNT VERNON STREET WINCHESTER, MA 01890 PHONE: 781-721-7152 ATTN: ELAINE VREELAND	TOWN CLERK: 71 MOUNT VERNON STREET WINCHESTER, MA 01890 PHONE: 781-721-7130 ATTN: MARY ELLEN LANNON



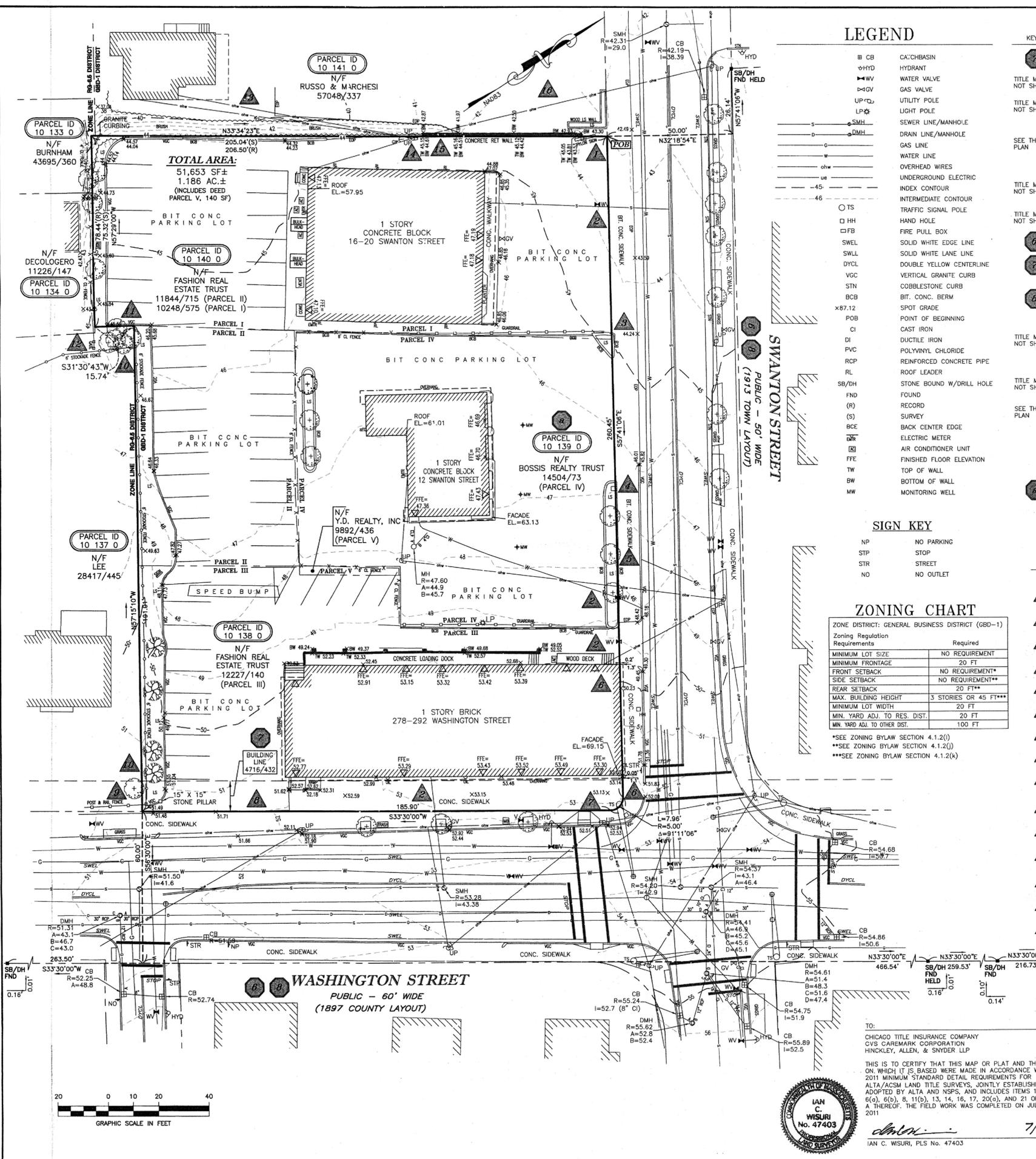
Brian P. Dundon
5-6-13

- NOT FOR CONSTRUCTION
- ISSUED FOR REVIEW
- ISSUED FOR PERMIT
- ISSUED FOR BID/PRICING
- ISSUED FOR CONSTRUCTION

CVS/Pharmacy
WINCHESTER, MA
ISSUED FOR PERMIT
OCTOBER 5, 2012
REVISED PER TOWN COMMENTS
THROUGH MAY 6, 2013

C-0.1

11071



LEGEND

CB	CA/CHEASIN
WHV	HYDRANT
WV	WATER VALVE
GV	GAS VALVE
UP	UTILITY POLE
LP	LIGHT POLE
DMH	SEWER LINE/MANHOLE
	DRAIN LINE/MANHOLE
	GAS LINE
	WATER LINE
ohw	OVERHEAD WIRES
ue	UNDERGROUND ELECTRIC
-45	INDEX CONTOUR
-46	INTERMEDIATE CONTOUR
OTS	TRAFFIC SIGNAL POLE
HH	HAND HOLE
CFB	FIRE PULL BOX
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
DYCL	DOUBLE YELLOW CENTERLINE
VGC	VERTICAL GRANITE CURB
STN	COBBLESTONE CURB
BCB	BIT. CONC. BERM
X87.12	SPOT GRADE
COI	POINT OF BEGINNING
PI	CAST IRON
DVI	DUCTILE IRON
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
RLP	ROOF LEADER
SB/DH	STONE BOUND W/DRILL HOLE
FND	FOUND
(R)	RECORD
(S)	SURVEY
BC	BACK CENTER EDGE
EM	ELECTRIC METER
AM	AIR CONDITIONER UNIT
FFE	FINISHED FLOOR ELEVATION
TW	TOP OF WALL
BW	BOTTOM OF WALL
MW	MONITORING WELL

SIGN KEY

NP	NO PARKING
STP	STOP
STR	STREET
NO	NO OUTLET

ZONING CHART

Zoning District: GENERAL BUSINESS DISTRICT (GBD-1)	Required
Zoning Regulation	
MINIMUM LOT SIZE	NO REQUIREMENT
MINIMUM FRONTAGE	20 FT
FRONT SETBACK	NO REQUIREMENT*
SIDE SETBACK	NO REQUIREMENT**
REAR SETBACK	20 FT**
MAX. BUILDING HEIGHT	3 STORIES OR 45 FT***
MINIMUM LOT WIDTH	20 FT
MIN. YARD ADJ. TO RES. DIST.	20 FT
MIN. YARD ADJ. TO OTHER DIST.	100 FT

*SEE ZONING BYLAW SECTION 4.1.2(I)
 **SEE ZONING BYLAW SECTION 4.1.2(J)
 ***SEE ZONING BYLAW SECTION 4.1.2(K)

EXCEPTIONS

- EXCEPTIONS TAKEN FROM CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT, MMOG NO. 12-45742, CTC ORDER NO. 71200120, CVS SITE NO. 10139, EFFECTIVE DATE: FEBRUARY 7, 2012.
- Rights or claims of present tenants, lessees or parties in possession not shown by the Public Record
 - Any lien, or right to a lien, for services, labor or material, heretofore or hereafter furnished, imposed by law and not shown by the Public Records
 - Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land and encroachments onto the Land of existing improvements located on adjoining land.
 - Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
 - Liens for taxes and assessments, which become due subsequent to the Date of Policy. Note: Taxes are paid through _____.
 - Title to and rights of the public and others entitled thereto in and to those portions of the insured premises lying within the bounds of the adjacent streets and ways.
 - Establishment of Building Line by the Town of Winchester dated March 17, 1924 and recorded in Book 4716, Page 432.
 - Taking of easement for highway purposes by the Town of Winchester dated April 24, 2001 and recorded in Book 32861, Page 371; as confirmed by grant of Highway Easement from Anthony Gattineri and Daniel Gattineri, Trustees of The Fashion Real Estate Trust to the Town of Winchester dated April 6, 2001 and recorded in Book 32861, Page 385.
 - Terms and provisions of Lease in which the Trustees of the Fashion Real Estate Trust u/s/d dated December 31, 1981 and recorded in Book 14504, Page 65 is the Landlord and CVS Pharmacy, Inc. or its nominee is the Tenant, a Memorandum of which is dated as of _____ and recorded in Book _____ Page _____.
 - Matters as disclosed by plan entitled _____ ("the survey").
 Note: This policy affirmatively insures against loss or damage resulting from the enforced removal or attempted enforced removal of the encroachments described in exception 11 above.
 Note: Although specifically excluded from coverage herein, records at the Middlesex Southern District Registry of Deeds disclose the following:
 a. Zoning Decision, Special Permit/Site Plan Review, Notice of which is dated February 20, 2002 and recorded in Book 34878, Page 495.

OBSERVATIONS

- KEY DESCRIPTION
- A PYLON SIGN BASE AND ASSOCIATED OVERHANG ENDOACH ONTO LAND NOW OR FORMERLY OF RUSSO & MARCHESI PROXIMATE TO THE NORTHWEST CORNER OF DEED PARCEL I.
 - VARIOUS UTILITIES CROSS ONTO THE PREMISES FROM SWANTON AND WASHINGTON STREETS AS SHOWN.
 - A PORTION OF BIT CONC BERM AND LANDSCAPING CROSS INTO THE SWANTON STREET RIGHT OF WAY PROXIMATE TO THE NORTHWEST CORNER OF DEED PARCEL IV.
 - A CONCRETE SIGN BASE CROSSES INTO THE SWANTON STREET RIGHT OF WAY ALONG THE NORTHERLY PROPERTY LINE OF DEED PARCEL IV.
 - A BIT CONC BERM STRADDLES THE PROPERTY LINE ALONG THE NORTHERLY PROPERTY LINE OF DEED PARCEL IV.
 - THE EXISTING BUILDING AND OVERHANG ENDOACH BY AS MUCH AS 0.2' & 1.3' RESPECTIVELY INTO THE SWANTON STREET RIGHT OF WAY ALONG THE NORTHERLY PROPERTY LINE OF DEED PARCEL III.
 - A TRAFFIC LIGHT MAST LIES ON THE PREMISES PROXIMATE TO THE NORTHEAST CORNER OF DEED PARCEL III.
 - A PORTION OF CONCRETE SIDEWALK STRADDLES THE PROPERTY LINE ALONG THE EASTERLY BOUNDARY OF DEED PARCEL III.
 - A POST AND RAIL FENCE CROSSES ONTO THE PREMISES FROM LAND NOW OR FORMERLY OF LEE PROXIMATE TO THE SOUTHEAST CORNER OF DEED PARCEL III.
 - A STOCKADE FENCE LIES ON THE PREMISES ALONG THE SOUTHERLY BOUNDARY OF DEED PARCEL III. OWNERSHIP APPEARS TO BE FROM LAND NOW OR FORMERLY OF LEE.
 - AN AREA OF LANDSCAPING MAINTAINED BY DEED PARCEL I & II LIES ON LAND NOW OR FORMERLY OF LEE.
 - PEDESTRIAN FOOT TRAFFIC WAS OBSERVED USING THE GATE SHOWN TO ACCESS THE REAR OF DEED PARCEL I FROM LAND NOW OR FORMERLY OF DECOLOGERO.
 - OVERHEAD WIRES SERVING LAND NOW OR FORMERLY OF RUSSO & MARCHESI CROSS FROM SWANTON STREET OVER THE PREMISES VIA A UTILITY POLE ALONG THE WESTERLY EDGE OF DEED PARCEL I.
 - TWO UTILITY POLES STRADDLE THE PROPERTY LINE ALONG THE WESTERLY EDGE OF DEED PARCEL I.
 - OVERHEAD WIRES CROSS FROM SWANTON STREET OVER LAND NOW OR FORMERLY OF RUSSO & MARCHESI TO UTILITY POLES LOCATED ALONG THE WESTERLY EDGE OF DEED PARCEL I.

NOTES

- UNDERGROUND UTILITIES SHOWN ARE FROM OBSERVED SURFACE INDICATIONS, SUBSURFACE INDICATIONS, AND COMPILED FROM AVAILABLE RECORD PLANS OF PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. AS OF THE DATE OF THIS SURVEY, NO INFORMATION REGARDING RECORD UTILITIES HAS BEEN PROVIDED BY ELECTRIC AND GAS PROVIDERS. BEFORE CONSTRUCTION CALL "DIG SAFE" 1-888-344-7233.
- THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS BETWEEN 6/28/2012 AND 7/17/2012.
- ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- THE POSITIONAL ACCURACY OF THE DATA AND PHYSICAL IMPROVEMENTS ON THIS PLAN MAY BE APPROXIMATE. ANY USE OF ELECTRONIC DATA CONTAINED IN AUTOCAD VERSIONS OF THIS PLAN TO GENERATE COORDINATES OR DIMENSIONS NOT SHOWN ON THE PLAN IS NOT AUTHORIZED.
- THE PARCEL SHOWN IS LOCATED IN ZONE X, AS SHOWN ON "FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS", PANEL 409 OF 656, MAP NUMBER 2501700409E, EFFECTIVE DATE JUNE 4, 2010.

LEGAL DESCRIPTION

TAKEN FROM TITLE COMMITMENT SCHEDULE A.
 PARCEL ONE
 A certain parcel of land with the buildings thereon situated in Winchester, Middlesex County, Massachusetts, situated on the Southerly line of Swanton Street distant Westerly one hundred eighty-five and 51/100 (185.51) feet from the Westerly line of Washington Street and running
 SOUTH 29° 29' 40" West two hundred six and 55/100 (206.55) feet; thence
 NORTH 58° 29' 30" West, seventy-eight and 44/100 (78.44) feet; thence
 NORTH 29° 54' 20" East, two hundred six and 50/100 (206.50) feet to a stone bound in the said Southerly line of Swanton Street; and thence
 SOUTH 57° 41' East by said Southerly line of Swanton Street eight (8) feet to the point of beginning.
 Containing approximately sixteen thousand three hundred forty-four (16,344) square feet.
 For further descriptions see "Plan of Land on Swanton Street, Winchester, Mass.," by James Hinds, Engineer, dated October 11, 1929, and duly recorded with Middlesex South District Deeds, Book 5465, Page 172.
 PARCEL TWO
 A certain parcel of land situated on the southerly side of Swanton Street, in Winchester, Middlesex County, Massachusetts, and parcel being a portion of a plan entitled "Plan of Land in Winchester, Mass. dated Feb. 8, 1960 by Henry F. Bryant & Son, Inc., Engineers, Brookline, Mass." and recorded in Middlesex South District Deeds Book 9547, Page 34, and being bounded and described as follows:
 Northwesterly by other land of The Fashion Real Estate Trust, sixty-five (65) feet; by land now or formerly of MacKoon, ninety-four and 42/100 (94.42) feet; by other land of Y. D. Realty, Inc. and the remaining portion of Lot A, sixty-four and 63/100 (63.64) feet; and
 Northwesterly by Lot B on said plan, ninety-two and 65/100 (92.65) feet.
 Containing 6050 square feet more or less. Be any or all of said measurements more or less.
 PARCEL THREE
 A certain parcel of land, with the buildings thereon, situated on the southerly side of Swanton Street in Winchester, Middlesex County, Massachusetts, being part of Lot A as shown on plan filed in Middlesex South Registry of Deeds, Book 9547, Page 34, entitled "Plan of Land in Winchester, Mass., dated February 8, 1960, by Henry F. Bryant & Son, Inc., Engineers, Brookline, Mass.," and being bounded and described as follows:
 Northwesterly by Swanton Street seventy-one and 77/100 (71.77) feet; Southeasterly by Washington Street one hundred ninety-one (191.00) feet; Southwesterly by land now or formerly of Florence MacKoon ninety-six and 50/100 (96.50) feet; Northwesterly by land now of the Fashion Real Estate Trust sixty-four and 63/100 (64.63) feet; Northwesterly three and 51/100 (3.51) feet; Northwesterly four and 06/100 (40.06) feet, parallel to and one-half (0.50) foot west of existing buildings shown on said plan; Northwesterly twenty and 62/100 (20.62) feet by a party wall; Northwesterly eight and 19/100 (8.19) feet along the westerly wall of a boiler room; Northwesterly one-half (0.50) foot; Northwesterly seventy-eight and 40/100 (78.40) feet, parallel and one-half (0.50) foot east of said building; by land now or formerly of Jemmy Manufacturing Company, shown as Lot B on said plan.
 PARCEL FOUR
 The land in Winchester, Middlesex County, Massachusetts, with the buildings thereon, situated on the southerly side of Swanton Street, and parcel being a portion of a plan entitled, "Plan of Land in Winchester, Mass., dated February 8, 1960, by Henry F. Bryant & Son, Inc., Engineers, Brookline, Mass.," recorded in Middlesex South District Deeds, Book 9547, Page 34, and being bounded and described as follows:
 Beginning on the Northwesterly corner of Lot B, as shown on said plan, and running Easterly one hundred thirteen and 78/100 (113.78) feet on Swanton Street;
 Thence Southerly on said plan, seventy-eight and 40/100 (78.40) feet, parallel to, and six (6) inches east of existing building shown on said plan, to a point near the Northwesterly corner of the boiler room shown on said plan;
 Thence Westerly six (6) inches to the Northwesterly corner of said boiler room;
 Thence Southerly along the Westerly wall of said boiler room, eight and 19/100 (8.19) feet;
 Thence Westerly, twenty and 62/100 (20.62) feet by a party wall;
 Thence Southerly again, forty and 06/100 (40.06) feet, parallel to and six (6) inches west of existing building shown on said plan;
 Thence Southerly again, as shown on said plan, ninety-six and 16/100 (96.16) feet;
 Thence Northerly, one hundred twenty-six (126) feet, to the point of beginning.
 Be any or all of said measurements, more or less, or however otherwise the said premises may be bounded, measured or described.
 Excepting herefrom so much of said premises as were conveyed by us to Y. D. Realty, Inc. by Deed dated September 19, 1961 and recorded with Middlesex Southern District Registry of Deeds in Book 9892, Page 456.
 PARCEL FIVE
 A certain parcel of land, with the buildings thereon, situated on the Southerly side of Swanton Street in Winchester, Middlesex County, Massachusetts, said parcel being a portion of that parcel shown on a plan entitled "Plan of Land in Winchester, Mass., dated February 8, 1960, by Henry F. Bryant & Son, Inc., Engineers, Brookline, Mass.," recorded in Middlesex South District Deeds, Book 9547, Page 34, and being bounded and described as follows:
 Beginning at a point six (6) inches west of existing building shown on said plan and running Southerly forty and 06/100 (40.06) feet parallel to and six (6) inches west of said building;
 Thence Westerly, three and 50/100 (3.50) feet;
 Thence Northerly, forty and 06/100 (40.06) feet;
 Thence Easterly, three and 50/100 (3.50) feet to the point of beginning.
 Be any or all of said measurements more or less, or however otherwise the said premises may be bounded, measured or described.

PERIMETER DESCRIPTION

A CERTAIN PARCEL OF LAND SITUATED IN THE COMMONWEALTH OF MASSACHUSETTS, COUNTY OF MIDDLESEX, TOWN OF WINCHESTER, BEING ON THE SOUTH SIDE OF SWANTON STREET AND THE WEST SIDE OF WASHINGTON STREET.
 MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
 BEGINNING AT THE MOST NORTHWESTERLY CORNER OF THE AREA HEREIN DESCRIBED AT A POINT ON THE SOUTHERLY SIDELINE OF SWANTON STREET, THENCE RUNNING:
 S 57 41 06 E 260.45 FEET TO A POINT. SAID LAST COURSE BEING BY THE SOUTHERLY SIDELINE OF SWANTON STREET, THENCE TURNING AND RUNNING;
 SOUTHEASTERLY BY A CURVE TO THE RIGHT, HAVING A RADIUS OF 5.00 FEET, AND A LENGTH OF 7.96 FEET TO A POINT OF TANGENCY, THENCE TURNING AND RUNNING;
 S 33 30 00 W 185.90 FEET TO A POINT. SAID LAST TWO COURSES BEING BY THE WESTERLY SIDELINE OF WASHINGTON STREET, THENCE TURNING AND RUNNING;
 N 57 15 10 W 191.01 FEET TO A POINT, THENCE TURNING AND RUNNING;
 S 31 30 43 W 15.74 FEET TO A POINT. SAID LAST TWO COURSES BEING BY LAND NOW OR FORMERLY OF LEE, THENCE TURNING AND RUNNING;
 N 57 29 00 W 75.32 FEET TO A POINT. SAID LAST COURSE BEING IN PART BY LAND NOW OR FORMERLY OF LEE, LAND NOW OR FORMERLY OF DECOLOGERO, AND LAND NOW OR FORMERLY OF BURHAM; THENCE TURNING AND RUNNING;
 N 33 34 23 E 205.04 FEET TO THE POINT OF BEGINNING, SAID LAST COURSE BEING IN PART BY LAND NOW OR FORMERLY OF BURHAM, AND LAND NOW OR FORMERLY OF RUSSO & MARCHESI.
 CONTAINING 51,653 S.F. MORE OR LESS, OR 1.186 ACRES MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE	07/20/2012
INITIAL ISSUE	
REVISION	

LOCATION:
 PARCEL ID: 10 138 0
 278 & 292 WASHINGTON ST.
 WINCHESTER, MA 01890
 PARCEL ID: 10 139 0
 12 SWANTON STREET
 WINCHESTER, MA 01890
 PARCEL ID: 10 140 0
 16 & 20 SWANTON STREET
 WINCHESTER, MA 01890

OWNERS OF RECORD:
 DEED PARCELS I, II, & III
 FASHION REAL ESTATE TRUST
 10 AUDBURN RD. STE. 104
 WAKEFIELD, MA 01880
 (ASSESSORS PARCELS:
 10-140-0 & 10-138-0)
 DEED PARCEL IV
 BOSSIS REALTY TRUST
 12 SWANTON STREET
 WINCHESTER, MA 01890
 ASSESSORS PARCELS:
 10 139 0
 DEED PARCEL V
 Y.D. REALTY, INC
 120 MILK STREET
 BOSTON, MA
 (NO ASSESSORS REFERENCE)

Drawn by: SML
 Checked by: ICW
 Scale: 1"=20'
 Date: 07/20/2012

Prepared for:
GBC
 GERSHMAN BROWN CROWLEY INC.
 14 BREAKNECK HILL RD. SUITE 101
 LINCOLN, RI 02865
 TEL: 401-721-1600

Prepared by:
RJO'CONNELL & ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND PLANNERS

80 MONTVALE AVE
 STONEHAM, MA 02180
 781-279-0180
 FAX: 781-279-0173

Project Name:
CVS/ pharmacy
 WINCHESTER, MA 01890

Drawing Name:
ALTA/ACSM
 LAND TITLE SURVEY

Drawing No.:
SV-1
 Project No.: 11071

DEMOLITION AND EROSION CONTROL NOTES

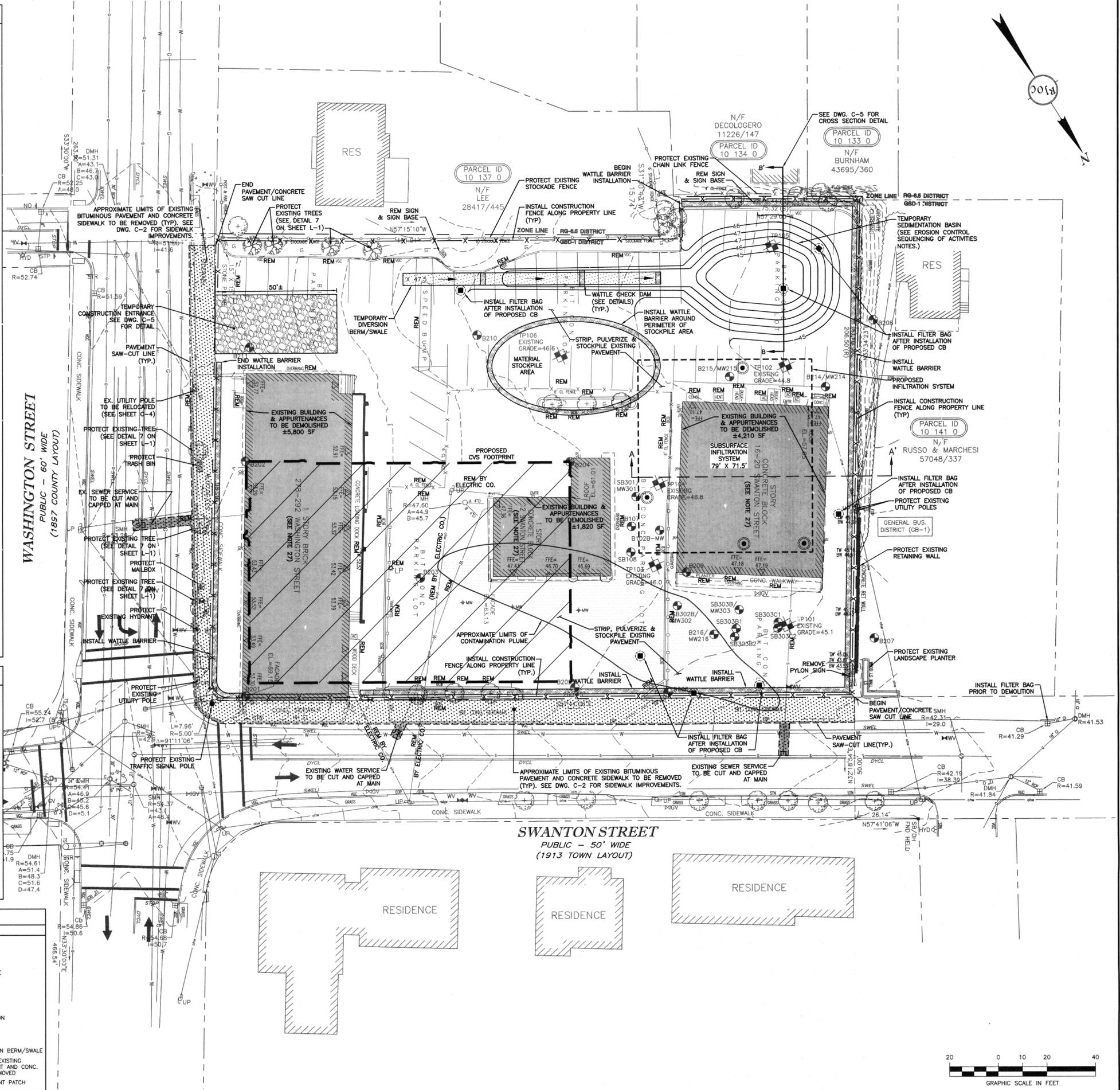
- NOTES:**
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIG SAFE" (1-800-344-7233) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING OR CONFLICTING WITH THE PROPOSED CONSTRUCTION SO THAT APPROPRIATE REMEDIAL ACTION CAN BE TAKEN BEFORE PROCEEDING WITH THE WORK. IMPROVEMENTS SHOWN ON THE PLANS.
 - EXISTING UTILITY INFORMATION AND TOPOGRAPHY TAKEN FROM PLAN ENTITLED: "ATA/ACSM LAND TITLE SURVEY" BY RU O'CONNELL & ASSOCIATES, DATED 11/19/2011.
 - THE CONTRACTOR SHALL NOTIFY THE TOWN OF WINCHESTER'S BUILDING DEPARTMENT 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
 - PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES AT THE SITE, THE CONTRACTOR SHALL ENGAGE AN INDIVIDUAL WITH SPECIFIC PROFESSIONAL TRAINING AND EXPERISE IN EROSION AND SEDIMENT CONTROL. THE EROSION CONTROL MONITOR SHALL PREPARE A WEEKLY REPORT WHICH SHALL BE KEPT ON-SITE AT ALL TIMES AND SHALL BE SHOWN TO LOCAL, STATE AND FEDERAL AGENTS UPON REQUEST. THIS REPORT SHALL INDICATE THE STATUS OF THE EROSION CONTROLS AND ANY MAINTENANCE AND REPAIRS PERFORMED. THIS REPORT SHALL CONFORM TO THE REQUIREMENTS OF THE EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.
 - ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS, DATED MARCH 1997, REPRINTED MAY 2003, AND ALL LOCAL MUNICIPAL REGULATIONS.
 - EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE AND FUNCTIONING PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION, SITE WORK OR EARTHWORK OPERATIONS. LOCATION OF THE EROSION CONTROL BARRIERS MUST BE STACKED BY THE SITE SURVEYOR AND/OR SITE ENGINEER AND MUST BE INSPECTED AND VERIFIED TO THE APPROPRIATE TOWN OFFICIALS, IN WRITING, BY THE SITE SURVEYOR AND/OR SITE ENGINEER PRIOR TO CONSTRUCTION. THEY SHALL BE MAINTAINED DURING CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL ALL SITE WORK IS COMPLETE AND FINISHED GROUND COVER IS ESTABLISHED. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED ON-SITE AND NOT ENCROACH ONTO ADJACENT PROPERTIES.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION/DISCONNECTION FEE REQUIRED TO CARRY OUT THE WORK INCLUDING, BUT NOT LIMITED TO, DEMOLITION.
 - THE LIMIT OF WORK LINE FOR THE SITE SHALL EITHER BE SAWCUT LINES, WATTLE LINES AND/OR CONSTRUCTION FENCE LINES FOR GRADING AND PAVING PURPOSES.
 - THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIRED. THE CONTRACTOR SHALL INSTALL, RELOCATE AND/OR AUGMENT EROSION AND SEDIMENT CONTROL DEVICES AS THE PROJECT PROGRESSES, SITE CONDITIONS CHANGE AND/OR AS OTHERWISE REQUIRED.
 - ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED DAILY AND CLEANED, REPAIRED OR REPLACED AS NECESSARY THROUGHOUT CONSTRUCTION. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AFTER EACH STORM EVENT OF 0.5 INCH OR GREATER OF RAINFALL. REFER TO THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR DETAILS REGARDING THE TYPE, INSTALLATION, INSPECTION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL KEEP ON-SITE, AT ALL TIMES, ADDITIONAL WATTLES FOR INSTALLATION TO MITIGATE ANY EMERGENCY CONDITION.
 - NO CONSTRUCTION ACTIVITY SHALL OCCUR ON, OR AFFECT, ABUTTING PROPERTIES. IF THE CONTRACTOR MUST WORK ON ADJACENT PROPERTY, WRITTEN AUTHORIZATION SHALL BE OBTAINED FROM THE OWNER OF THAT PROPERTY AND PROVIDED TO THE PROJECT SITE'S OWNER PRIOR TO THE START OF WORK. VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM ADJACENT BUSINESSES SHALL BE MAINTAINED DURING NORMAL BUSINESS HOURS. CONSTRUCTION FENCE LINES SHALL BE RELOCATED AS NEEDED TO ACCOMMODATE VEHICULAR TRAFFIC FOR ADJACENT PROPERTY USES.
 - THE PROPOSED ON-SITE DRAINAGE SYSTEM SHALL BE INSTALLED AS SOON AS PRACTICABLE AND ALL INLETS PROTECTED WITH FILTER BAGS (SEE DETAIL). NO SEDIMENT SHALL BE ALLOWED TO ENTER THE ON-SITE OR OFF-SITE DRAINAGE SYSTEM AT ANY TIME.
 - EARTHWORK ON-SITE SHALL BE DONE IN A MANNER THAT DIRECTS RUNOFF TO THE APPROPRIATE BMP'S.
 - ALL EXISTING BITUMINOUS CONCRETE PAVEMENT SHALL BE PULVERIZED, STRIPPED AND STOCKPILED ON-SITE, AND USED AS RECLAIMED ASPHALT PAVEMENT BORROW MATERIAL OR REMOVED AND LEGALLY DISPOSED OF OFF-SITE. EARTHWORK PROCEDURES SHALL ADHERE TO THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY RANSOM CONSULTING, INC., DATED SEPTEMBER 4, 2012.
 - STOCKPILES SHALL BE SURROUNDED BY THEIR PERMITTER WITH STAKED HAYBALE WATTLES. STOCKPILES SHALL BE COVERED SO THAT STORMWATER CANNOT INFILTRATE MATERIALS AND THEREBY RENDER THEM UNSUITABLE FOR USE AS FILL.
 - THE BORING LOCATIONS SHOWN ON SHEET C-1 WERE PERFORMED ON MARCH 13 AND MARCH 14, 2012 BY RANSOM CONSULTANTS, INC. ADDITIONAL BORING LOCATIONS WERE PERFORMED ON JANUARY 18 AND JANUARY 19, 2013 BY RANSOM CONSULTING ENGINEERS AND SCIENTISTS.
 - THE CONSTRUCTION ENTRANCE/EXIT AREA TO AND FROM THE SITE SHALL BE MAINTAINED IN A CONDITION THAT PREVENTS TRACKING AND DISCHARGE OF SEDIMENT OFF-SITE. ALL SEDIMENT SPILLED, DROPPED, TRACKED OR OTHERWISE DEPOSITED ON THE PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.
 - ALL DISTURBED OR EXPOSED AREAS SUBJECT TO EROSION SHALL BE STABILIZED WITH MULCH OR SEEDING FOR TEMPORARY VEGETATIVE COVER WHILE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED OR HAVE TEMPORARILY BEEN SUSPENDED FOR MORE THAN FOURTEEN (14) DAYS. WHEN FINAL GRADES ARE ACHIEVED IN ANY PORTION OF THE SITE, STABILIZATION MEASURES SHALL BE IMPLEMENTED WITHIN THREE (3) DAYS. ALL DISTURBED AREAS ON-SITE MUST BE PERMANENTLY STABILIZED BY SOILING, LOAMING AND SEEDING, LOAMING AND HYDROSEEDING, MULCHING AND PLANTING, STONE PLACEMENT OR OTHER METHOD APPROVED BY THE TOWN ENGINEER. PERMANENT STABILIZATION MUST BE UNIFORM AND COMPLETE FOR AT LEAST THIRTY (30) DAYS BEFORE ANY CONSTRUCTION ACTIVITIES SHALL RECOMMENCE. TEMPORARY SEEDING IN ACCORDANCE WITH THE MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES. IN ALL CASES, STABILIZATION MEASURES SHALL BE IMPLEMENTED AS SOON AS POSSIBLE IN ACCORDANCE WITH THE MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES. THE EROSION CONTROL BARRIERS MUST BE MAINTAINED UNTIL SITE VEGETATION IS STABILIZED AND INSPECTED BY THE TOWN ENGINEER FOR SITE COMPLIANCE.
 - ANY DEWATERING ACTIVITIES SHALL DISCHARGE TO A TEMPORARY BASIN, SETTLING TANK OR OTHER MEASURE TO ALLOW SETTLING OF SEDIMENT BEFORE RELEASE TO THE DRAINAGE SYSTEM. A DEWATERING PIT MUST BE CONSTRUCTED A MINIMUM DISTANCE OF FIFTY (50) FEET FROM THE UPLAND SIDE FROM THE EROSION CONTROL BARRIER. LOCATION TO BE CONFIRMED BY THE SITE ENGINEER.
 - DISPOSAL OF ALL DEMOLISHED MATERIALS, INCLUDING PAVEMENT, IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND MUNICIPAL REQUIREMENTS.
 - DEMOLITION AND REMOVAL OF EXISTING STRUCTURES TOTAL 11,830 SF.
 - ALL CONSTRUCTION DUMPSTERS SHALL BE PROPERLY MAINTAINED. ALL DUMPSTERS SHALL BE LOCATED ON A BITUMINOUS CONCRETE OR CONCRETE SURFACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRASH DISPOSAL ON A REGULAR BASIS AND SHALL ENSURE THAT DUMPSTER AREAS ARE PROPERLY MAINTAINED.
 - ALL UTILITY WORK SHALL MEET THE APPLICABLE PUBLIC OR PRIVATE UTILITY COMPANY'S REQUIREMENTS. ALL WATER AND SEWER SERVICES TO BE CUT AND CAPPED AT THE MAIN WITH THE ENTIRE SERVICE TO BE REMOVED. UNLESS OTHERWISE INDICATED BY THE MUNICIPALITY OR THE STATE, REMOVAL OF ALL OTHER ON-SITE UTILITIES SHALL TAKE PLACE AT THE PROPERTY LINE AND CUT AND CAPPED.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE GENERAL UPKEEP AND ROUTINE MAINTENANCE OF THE ENTIRE SITE TO ENSURE AN AESTHETICALLY PLEASING APPEARANCE DURING CONSTRUCTION.
 - ALL PROPOSED SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH A CURLEX EROSION CONTROL MATTING MANUFACTURED BY AMERICAN EXCELISOR COMPANY (OR ENGINEER APPROVED EQUAL) AND PROTECTED FROM EROSION. ADDITIONALLY, THESE AREAS ARE TO BE HYDROSEEDED.
 - ALL UTILITY SERVICES TO EXISTING STRUCTURE(S) MAY NOT BE SHOWN. CONTRACTOR TO VERIFY UTILITY LOCATIONS VIA DIGSAFE PRIOR TO ANY DEMOLITION. EXISTING WATER AND SEWER SERVICES WILL BE CUT AND CAPPED AT THE MAIN IN ACCORDANCE WITH THE DPW STANDARDS. EXISTING GAS, TELEPHONE AND ELECTRICAL SERVICES WILL BE CUT AND CAPPED PER UTILITY COMPANY SPECIFICATIONS. ALL UTILITIES SERVING EACH BUILDING WILL BE DECOMMISSIONED PRIOR TO THE COMMENCEMENT OF BUILDING DEMOLITION.

EROSION CONTROL SEQUENCING OF ACTIVITIES

- CONTRACTOR TO SECURE PROPERTY WITH TEMPORARY CONSTRUCTION FENCING TO BE INSTALLED AROUND PERIMETER OF SITE.
- INSTALL PERIMETER EROSION CONTROL MEASURES AS SHOWN ON DWG. C-1
- DISCONNECT EXISTING UTILITY SERVICES TO EACH OF THE THREE (3) STRUCTURES. UTILITY SERVICES TO BE CAPPED AT THEIR RESPECTIVE STRUCTURE LINE.
- RAZE EXISTING STRUCTURES AND ASSOCIATED APPURTENANCES.
- RECLAIM BITUMINOUS PAVEMENT AND STOCKPILE FOR REUSE.
- EXCAVATE TO SUBGRADE ELEVATION THE LIMITS OF SUBSURFACE DETENTION BASIN.
- ROUGH GRADE PERIMETER OF PROPERTY BOUNDARY TOWARDS SUBSURFACE DETENTION BASIN TO PREVENT STORMWATER RUNOFF FROM ENTERING ADJACENT PROPERTIES.
- INSTALL SUBSURFACE INFILTRATION BASIN.
- PERFORM ROUGH GRADING ACTIVITIES ASSOCIATED WITH TEMPORARY SEDIMENT BASIN AND TEMPORARY DIVERSION SWALE PER DWG. C-1.
- INSTALL DRAINAGE STRUCTURES CDS-1, CB-2 AND AD-1 AND CONNECT TO SUBSURFACE INFILTRATION BASIN.
- FINE GRADE, LOAM AND SEED TEMPORARY DIVERSION SWALE AND SEDIMENT BASIN.
- EXCAVATE AND INSTALL BUILDING FOOTINGS AND FOUNDATION WALLS.
- COMPLETE INSTALLATION OF DRAINAGE SYSTEM AND INSTALL FILTER BAGS UNDERNEATH THE RIMS OF NEW CATCH BASINS AS THEY ARE BEING INSTALLED AND INSTALL SEWER AND WATER SERVICES.
- INSTALL SEWER AND WATER SERVICES.
- BACKFILL FOUNDATION WALLS.
- ERECT BUILDING STEEL.
- CONSTRUCT EXTERIOR BUILDING WALLS AND MASONRY FINISH WORK.
- ROUGH GRADE PARKING LOT AND LANDSCAPE AREAS.
- PLACE AND COMPACT PAVEMENT GRAVELS.
- PLACE AND COMPACT BITUMINOUS PAVEMENT WITHIN PARKING LOT AREA.
- INSTALL LANDSCAPE PLANTINGS, LOAM AND SEED.
- PLACE AND COMPACT FINISH PAVEMENT AND INSTALL CONCRETE CURBING.
- GENERAL CLEAN-UP.

PLAN LEGEND

EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION
UP	UP	UTILITY POLE	---	---	PROPERTY LINE
---	---	GATE VALVE	---	---	TREE LINE
---	---	CONTOUR	---	---	REMOVE
---	---	SPOT GRADES	---	---	WATTLES
---	---	DRAIN MANHOLE	---	---	CONSTRUCTION FENCE
---	---	SEWER MANHOLE	---	---	EXISTING BUILDING & APPURTENANCES TO BE DEMOLISHED
---	---	CATCH BASIN	---	---	PROPOSED BUILDING PAD AREA
---	---	HYDRANT	---	---	SOIL BORING LOCATION
---	---	DRAIN LINE	---	---	TEST PIT LOCATION
---	---	REINFORCED CONCRETE PIPE	---	---	SAWCUT LINE
---	---	OVERHEAD WIRES	---	---	TEMPORARY DIVERSION BERM/SWALE
---	---	DOUBLE YELLOW CENTERLINE	---	---	APPROX. LIMITS OF EXISTING BITUMINOUS PAVEMENT AND CONC. SIDEWALK TO BE REMOVED
---	---	SOLID WHITE EDGE LINE	---	---	FULL DEPTH PAVEMENT PATCH
---	---	SOLID WHITE LANE LINE	---	---	
---	---	EDGE OF PAVEMENT	---	---	
---	---	GAS LINE	---	---	
---	---	SEWER LINE	---	---	
---	---	WATER LINE	---	---	



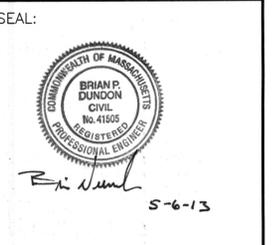
11,955 SF PHARMACY WITH NO DRIVE THRU

STORE NUMBER: 10129
WASHINGTON STREET AND SWANTON STREET
WINCHESTER, MA
PROJECT TYPE: NEW CONSTRUCTION
DEAL TYPE: GROUND LEASE

CS PROJECT # 65348

CIVIL ENGINEER:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVE
STONEHAM, MA 02180
PHONE: 781-279-0180
FAX: 781-279-0173

DEVELOPER:
GBC
GERSHMAN BROWN CROWLEY INC.
GERSHMAN BROWN CROWLEY, INC.
14 BREAKNECK HILL RD, SUITE 101
LINCOLN, RI 02865
TEL (401) 721-1605
PROJECT CONTACT: PAUL BECK



REVISIONS:
REVISED PER TOWN COMMENTS 1/24/2013
SUBMIT TO ZBA FOR SITE PLAN APPROVED 2/15/2013
REVISED PER TOWN COMMENTS 5/06/2013

PROJECT MANAGER: JSK
DRAWING BY: KPM
REVIEWED BY: JSK/MJW
DATE: 10/05/2012
JOB NUMBER: 11071
TITLE:

DEMOLITION & EROSION CONTROL PLAN

SHEET NUMBER:

C-1

COMMENTS:
NOT FOR CONSTRUCTION

Drawing name: G:\CVS\Projects\MA\Winchester\Washington Street and Swanton\Main\11071_DEM.dwg
May 01, 2013 11:08am

TRAFFIC CONTROL SCHEDULE

SIGN NUMBER	SIGN	SIZE OF SIGN WIDTH HEIGHT	DESCRIPTION	MOUNT TYPE	MOUNT HEIGHT	REMARKS
R1-1	STOP	30" 30"	WHITE ON RED	CHANNEL	7'-0"	REFLECTORIZED SIGN
R7-8	WHEELCHAIR	12" 18"	WHITE ON BLUE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R7-8A	VAN ACCESSIBLE	12" 6"	WHITE ON BLUE	CHANNEL	6'-6"	REFLECTORIZED SIGN
-	DO NOT BLOCK DRIVEWAY	12" 18"	BLACK ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R7-20R	NO PARKING HERE TO CORNER	12" 18"	RED ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN

- ### PARKING & TRAFFIC CONTROL NOTES
- HANDICAP ACCESSIBLE PARKING SPACES SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (A.D.A.) OF 2010 AND ANY AMENDMENTS THERETO AND THE COMMONWEALTH OF MASSACHUSETTS ARCHITECTURAL ACCESS BOARD, 521 CMR, WHICHEVER IS MORE STRINGENT.
 - ACCESSIBLE PARKING SPACES DESIGNATED WITH A "V" SHALL BE SIGNED AS "VAN ACCESSIBLE" PER A.D.A. 4.1.2.5B.
 - ALL SIDEWALK RAMPS SHALL BE CONSTRUCTED OF CONCRETE AND COMPLY WITH A.D.A. REQUIREMENTS. PRIOR TO INSTALLING HANDICAP RAMPS, CONTRACTOR SHALL SUBMIT A DETAILED DESIGN OF EACH HANDICAP RAMP FOR THE ENGINEER'S REVIEW.
 - ALL HANDICAP ACCESSIBLE SIGNAGE FOR PARKING SPACES SHALL BE BOLLARD MOUNTED AND SHALL BE SET WITHIN THE WALKWAY LIMITS DIRECTLY IN FRONT OF THE PARKING STALL.
 - ALL LIMITS OF PAVEMENT SHALL BE CURBED UNLESS NOTED OR DETAILED OTHERWISE.
 - NON-HANDICAP ACCESSIBLE PARKING SPACES SHALL BE 9 FEET IN WIDTH BY 19 FEET IN LENGTH, EXCEPT FOR THE FOURTEEN (14) SPACES ALONG THE NORTHWESTERLY PROPERTY LINE. THOSE SPACES SHALL BE 9 FEET IN WIDTH BY 17 FEET IN LENGTH.
 - ALL PAVEMENT STRIPING SHALL BE PAINTED WITH 2 COATS OF WHITE PAINT PER FEDERAL SPECIFICATION T1-P-115 TYPE 1; ALKYD, UNLESS OTHERWISE SPECIFIED.
 - SNOW PILES SHALL NOT EXCEED 6 FEET IN HEIGHT WITHIN THE DESIGNATED SNOW STORAGE AREAS. ANY SNOW IN EXCESS OF 6 FEET IN HEIGHT MUST BE REMOVED OFF-SITE AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL REGULATIONS.
 - ALL FLAT WORK PERFORMED WITHIN THE TOWN PUBLIC RIGHT-OF-WAYS SHALL CONFORM WITH TOWN STANDARDS.
 - ACCEPTABLE MODULAR BLOCK RETAINING WALL VENDORS ARE VERSA-LOK, KEYSTONE, MESA OR ENGINEER APPROVED EQUAL. CONTRACTOR WILL BE RESPONSIBLE FOR PAYING ALL COSTS ASSOCIATED WITH OBTAINING WALL SHOP DRAWINGS THAT HAVE BEEN PREPARED BY A LICENSED ENGINEER. CONTRACTOR TO SUBMIT TO ENGINEER A SET OF RETAINING WALL PLANS FOR REVIEW OF DIMENSIONAL REQUIREMENTS PRIOR TO INSTALLATION OF RETAINING WALL. SHALL INCLUDE GLOBAL STABILITY ANALYSIS USING FEDERAL HIGHWAY ADMINISTRATION CRITERIA.

LEGEND

	PARKING COUNT
	HANDICAP PARKING
	MOUNTED TRAFFIC SIGN
	EXTRUDED CONC. CURB TYPE
	VERTICAL GRANITE CURB
	BOLLARD
	DOUBLE YELLOW CENTERLINE
	SOLID WHITE EDGE LINE
	SOLID WHITE CENTER LINE
	SOLID WHITE LANE LINE
	SOLID YELLOW LINE
	BROKEN WHITE LANE LINE
	CONCRETE PAVEMENT
	YELLOW POLYMER WHEELSTOP
	INGRESS/EGRESS
	CROSSWALK
	WOODEN FENCE
	WOODEN GUARDRAIL
	LIGHT POLE
	LANDSCAPE AREA
	EDGE OF PAVEMENT
	BENCH/PLANTER
	BIKE RACK
	BOLLARD MOUNT
	FULL DEPTH PAVEMENT PATCH
	ADA DETECTABLE PANEL

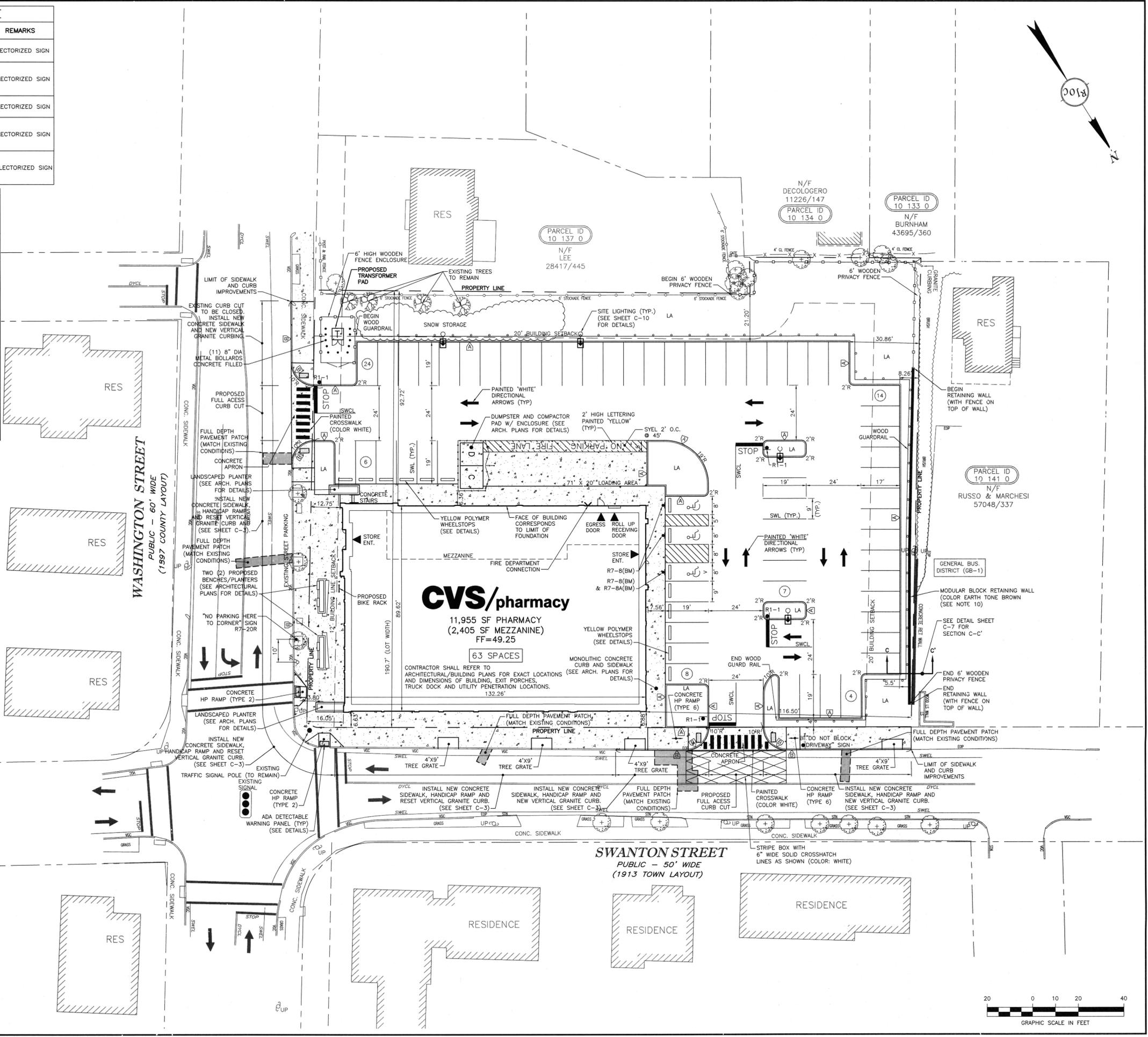
ZONING SUMMARY CHART

Zone District: GENERAL BUSINESS DISTRICT (GB-1)	Required	Proposed
Zoning Regulation Requirements		
MINIMUM LOT SIZE	NONE	51,653 SF (1.19 AC)
MINIMUM LOT WIDTH	20 FT	190.7 FT
MINIMUM YARD ADJACENT TO SCI AND RESIDENTIAL DISTRICT	20 FT	21.2 FT
FRONT SETBACK	NONE	6.63 FT (SWANTON ST.) 12.75 FT (WASHINGTON ST.)
REAR SETBACK	20 FT	116.50 FT
SIDE SETBACK	NONE	4.3 FT
PARKING SETBACK	NONE	92.72 FT
MAX. BUILDING HEIGHT	3 STORIES, 45 FT	1 STORY, 22 FT
MIN. LOT FRONTAGE	20 FT	285 FT (SWANTON ST.) 191 FT (WASHINGTON ST.)
OPEN SPACE	NONE	76.9%
INTERIOR LANDSCAPING	2%	3%
FLOOR AREA RATIO	14,360 SF (GROSS FLOOR AREA) 51,653 SF (LOT AREA)	= 27.8%

CVS PARKING SUMMARY CHART

Description	Required	Proposed
STANDARD SPACES (9'x19')	57	60
COMPACT SPACES	N/A	0
MIN. STD.** HANDICAP	2	2
MIN. VAN HANDICAP	1	1
TOTAL SPACES***	60	63
LOADING SPACES****	1	1

* UP TO 2 FT OF UNPAVED LANDSCAPED SPACE MAY BE INCLUDED IN THE DEPTH PROVIDED THERE ARE NO OBSTRUCTIONS TO THE VEHICLE'S OVERHANG.
 ** ADA REQUIREMENTS: 51 TO 75 SPACES = 3 ACCESSIBLE REQUIRED.
 *** COMMERCIAL: ONE PARKING SPACE PER 200 SF OF GROSS FLOOR AREA (11,955 SF x 1 SPACE / 200 SF = 60 SPACES).
 **** LOADING SPACES: 1 PER 2,000 TO 15,000 SF.



CVS pharmacy

**11,955 SF PHARMACY
WITH NO DRIVE THRU**

STORE NUMBER: 10129
 WASHINGTON STREET AND
 SWANTON STREET
 WINCHESTER, MA
 PROJECT TYPE: NEW CONSTRUCTION
 DEAL TYPE: GROUND LEASE

CS PROJECT # 65348

CIVIL ENGINEER:

RJO'CONNELL & ASSOCIATES, INC.

CIVIL ENGINEERS, SURVEYORS
& LAND PLANNERS
 80 MONTVALE AVE
 STONEHAM, MA 02180
 PHONE: 781-279-0180
 FAX: 781-279-0173

DEVELOPER:

GBC

GERSHMAN BROWN CROWLEY INC.

GERSHMAN BROWN CROWLEY, INC.
 14 BREAKNECK HILL RD, SUITE 101
 LINCOLN, RI 02865
 TEL (401) 721-1605
 PROJECT CONTACT: PAUL BECK

SEAL:

5-6-13

REVISIONS:

REVISED PER TOWN COMMENTS	1/24/2013
SUBMIT TO ZBA FOR SITE PLAN APPROVED	2/15/2013
REVISED PER TOWN COMMENTS	5/06/2013

PROJECT MANAGER: JSK

DRAWING BY: KPM

REVIEWED BY: JSK/MJW

DATE: 10/05/2012

JOB NUMBER: 11071

TITLE: SITE, PARKING & TRAFFIC CONTROL PLAN

SHEET NUMBER: C-2

COMMENTS: NOT FOR CONSTRUCTION