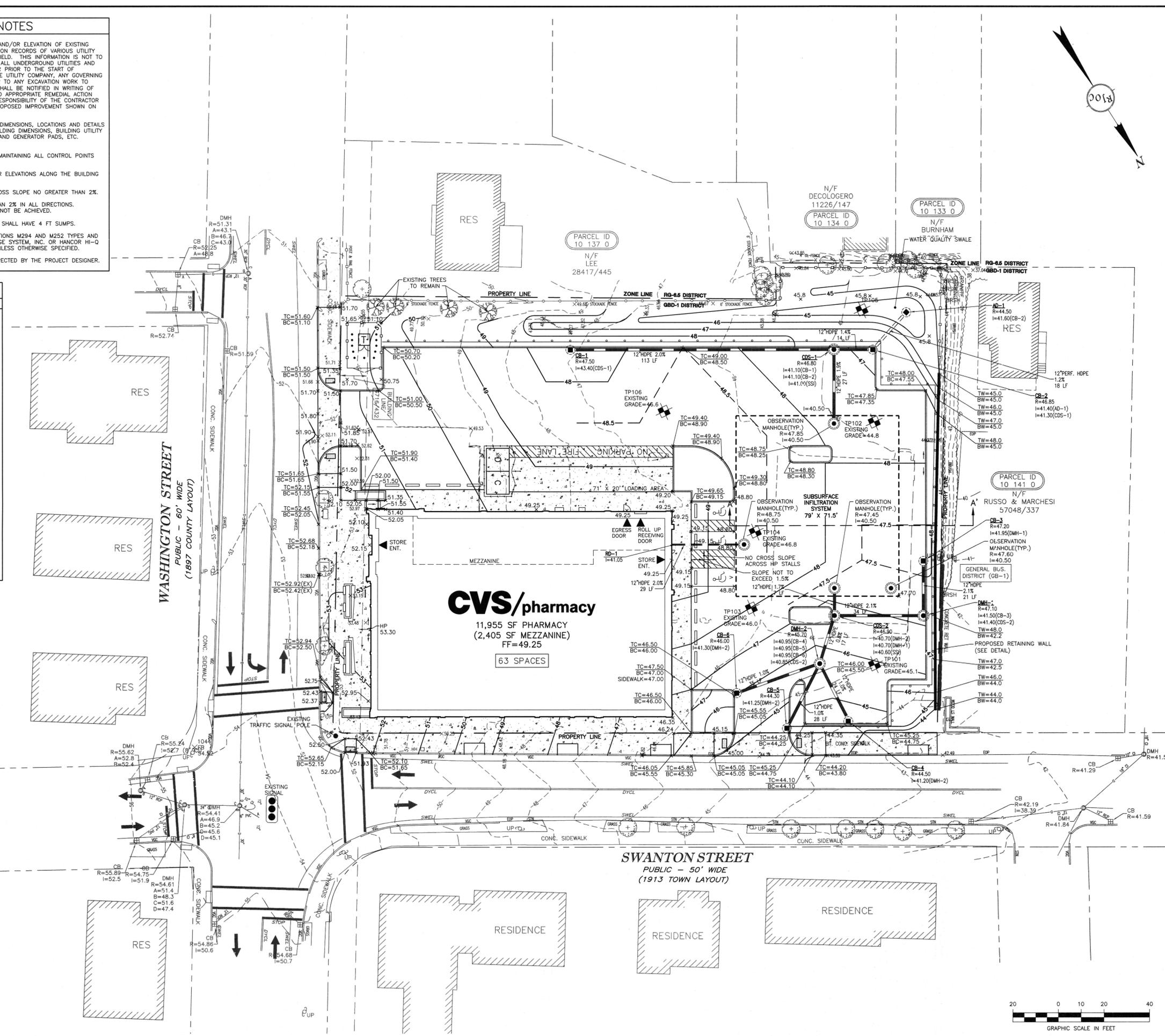


**GRADING & DRAINAGE NOTES**

1. 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" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENT SHOWN ON THE PLAN.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS, LOCATIONS AND DETAILS OF EXIT PORCHES, STAIRS, VESTIBULES, RAMPS, LOADING AREA, BUILDING DIMENSIONS, BUILDING UTILITY SERVICE LOCATIONS, DUMPSTER AREAS, BOLLARDS, TRANSFORMER AND GENERATOR PADS, ETC. (TYP. ALL BUILDINGS)
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND ELEVATION BENCH MARKS NECESSARY FOR THE WORK.
4. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THERE ARE EXTERIOR ELEVATIONS ALONG THE BUILDING THAT VARY.
5. ALL NEW SIDEWALKS WITHIN THE RIGHT-OF-WAY SHALL HAVE A CROSS SLOPE NO GREATER THAN 2%.
6. HANDICAP ACCESSIBLE PARKING ACCESS SHALL BE NO GREATER THAN 2% IN ALL DIRECTIONS. CONTRACTOR SHALL NOTIFY ENGINEER IF THE REQUIRED SLOPE CANNOT BE ACHIEVED.
7. ALL CATCH BASINS SHALL BE EQUIPPED WITH GAS/OIL HOODS AND SHALL HAVE 4 FT SUMPS.
8. HIGH DENSITY POLYETHYLENE PIPE SHALL BE PER ASHTO DESIGNATIONS M294 AND M252 TYPES AND SHALL BE ADS N-12 PIPE AS MANUFACTURED BY ADVANCE DRAINAGE SYSTEM, INC. OR HANCOR HI-Q PIPE AS MANUFACTURED BY HANCOR, INC. OR APPROVED EQUAL UNLESS OTHERWISE SPECIFIED.
9. PRIOR TO BACKFILLING, ALL DRAINAGE INSTALLATIONS MUST BE INSPECTED BY THE PROJECT DESIGNER.

PLAN LEGEND		
EXISTING	PROPOSED	DESCRIPTION
⊙	⊙	GATE VALVE
-310-	-310-	CONTOUR
x 310.94	x 310.4	SPOT GRADES
⊗	⊗	DRAIN MANHOLE
⊕	⊕	CATCH BASIN
-D-	-D-	DRAIN LINE
----	----	PERFORATED PIPE
----	----	REINFORCED CONCRETE PIPE
----	----	CORRUGATED METAL PIPE
----	----	HDPE
----	----	HANDICAP PARKING
----	----	EDGE OF PAVEMENT
----	----	CONCRETE PAVEMENT
----	----	INGRESS/EGRESS
T	T	TRANSFORMER PAD LOCATION
----	----	PROPERTY LINE
HP	HP	HIGH POINT
----	----	TEST PIT (PERFORMED BY RANSOM CONSULTING ON JULY 2012 AND JANUARY 2013)



**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 MONVALE 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:

Brian P. Dunson  
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:	GRADING AND DRAINAGE PLAN
SHEET NUMBER:	C-3

COMMENTS: NOT FOR CONSTRUCTION

Drawing name: G:\CVS\Projects\MA\Winchester\Washington Street and Swanton\Main\1071\_CRD.dwg  
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**GRAPHIC LEGEND**

- PROTECT EXISTING TREELINE / VEGETATION / TREES TO REMAIN, TYP.
- EVERGREEN TREES (DRIP OR MIST HEAD IRRIGATION)
- DECIDUOUS SHADE TREES (DRIP OR MIST HEAD IRRIGATION)
- ORNAMENTAL & FLOWERING TREES (DRIP OR MIST HEAD IRRIGATION)
- EVERGREEN SHRUBS (DRIP OR MIST HEAD IRRIGATION)
- DECIDUOUS SHRUBS (DRIP OR MIST HEAD IRRIGATION)
- PERENNIALS (DRIP OR MIST HEAD IRRIGATION)
- MA. STATE NATURALIZED HYDRO-SEEDED SLOPE MIX (NO IRRIGATION)

**LANDSCAPE NOTES:**

LOAM DEPTHS SHALL BE AS FOLLOWS:

- A. PLANT BEDS - 1'-0" LOAM DEPTH IN THE PLANTED AREA WITH 2" MULCH.
- B. ISOLATED PLANTED ISLANDS - 1'-0" LOAM DEPTH
- C. NATURALIZED GRASS AREAS - 4" ROLLED THICKNESS, MIN.

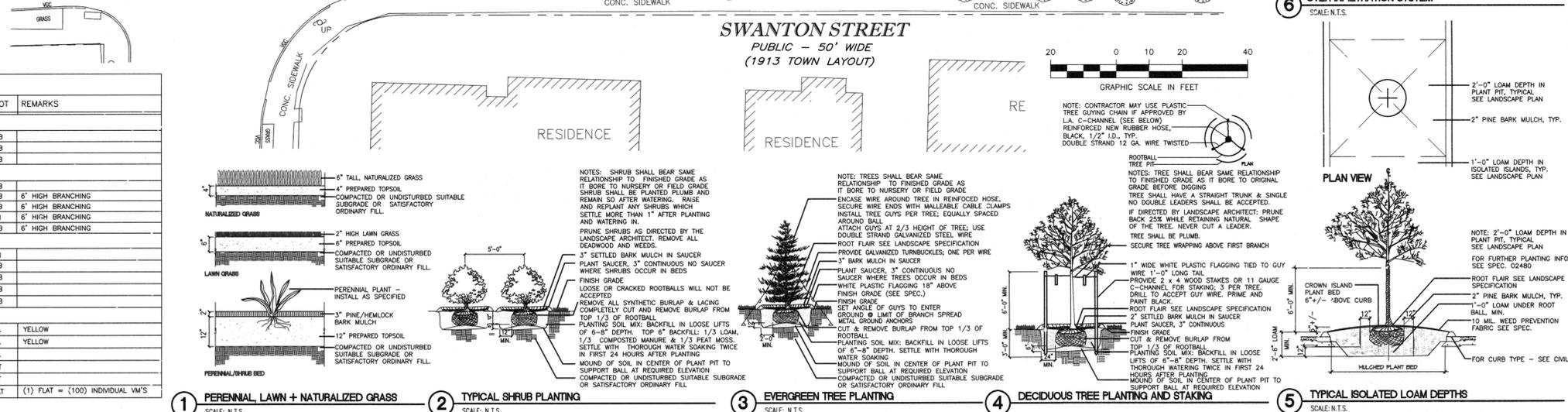
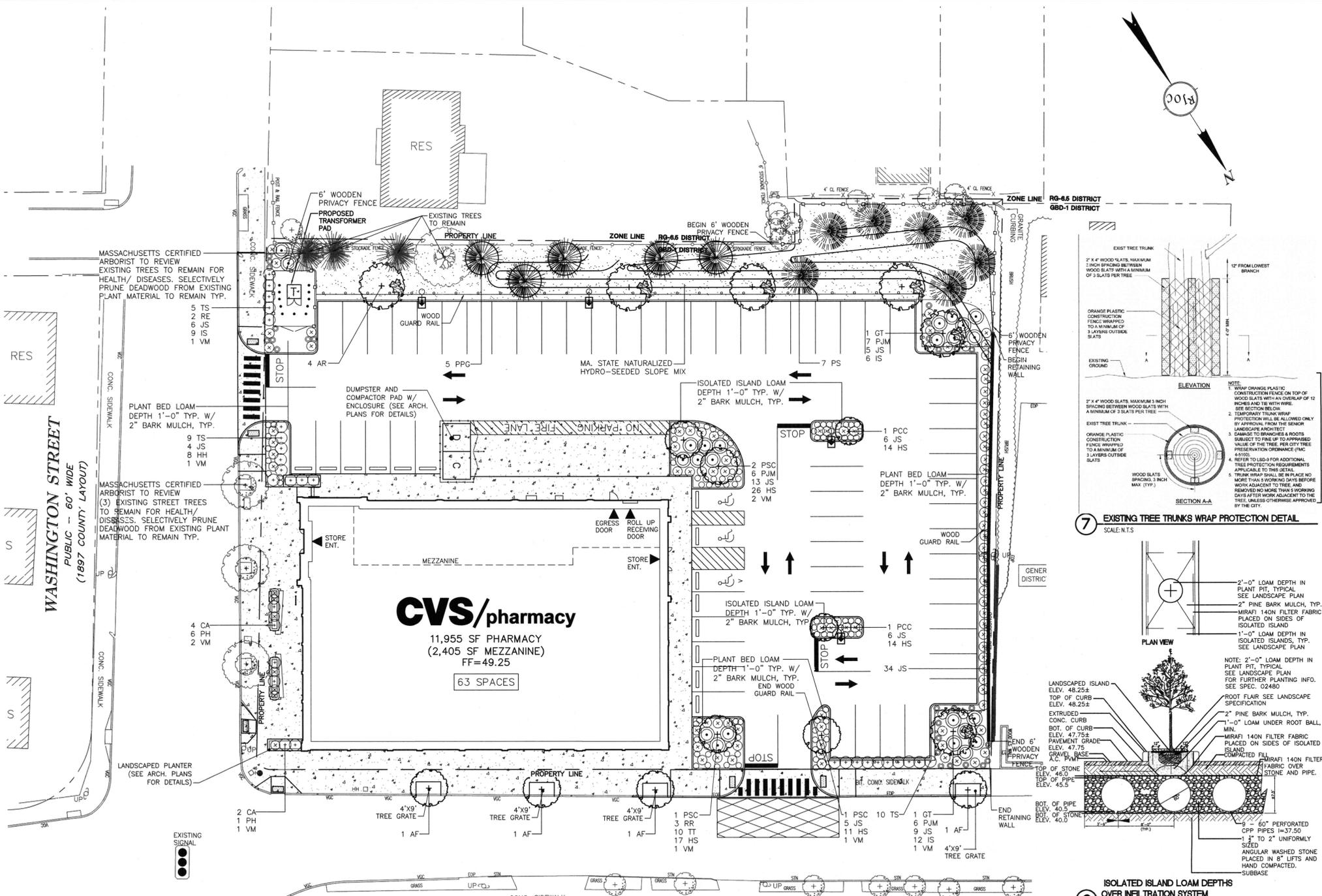
**NATURALIZED GRASS SEED**  
 (VALLEY GREEN SEED, LTD., WILMINGTON, MA.)  
 MA. STANDARDS SPECIFICATIONS FOR HIGHWAYS & BRIDGES, CURRENT EDITION; HIGHWAY SLOPE GRASS FOR SLOPES & SHOULDERS;  
 CREEPING RED FESCUE  
 KENTUCKY 31  
 DOMESTIC RYE  
 RED TOP

**GENERAL NOTES:**

1. CONTRACTOR SHALL MAKE A SITE VISIT PRIOR TO BIDDING TO EXAMINE EXISTING CONDITIONS FOR THEMSELVES. CONTRACTOR TO FAMILIARIZE THEMSELVES W/ DESIGN DOCUMENTS NOTES & DETAILS AND THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, CURRENT EDITION.
2. CONTRACTOR SHALL NOTIFY / COORDINATE WITH THE TOWN OF WINCHESTER. PRIOR TO PLANT MATERIAL INSTALLATION.
3. CONTRACTOR SHALL COORDINATE WITH THE TOWN OF WINCHESTER.
4. PRIOR TO THE PRE-CONSTRUCTION MEETING THE CONTRACTOR SHALL CONTACT THE TOWN OF WINCHESTER TO HAVE THE EXISTING UTILITIES MARKED.
5. All contractors shall inspect site prior to bidding to verify existing conditions for themselves.
6. The Contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings. See specification.
7. All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock", published by the American Association of Nurserymen, Inc. ANSI Z60.1 - Current Edition.
8. All plants to be balled in burlap or container grown. No plastic burlap.
9. All plants to be approved by the Landscape Architect.
10. Stake location of all proposed plant material for approval of Landscape Architect prior to commencement of planting.
11. The landscape contractor shall guarantee all plant materials for one (1) full year from date of acceptance.
12. All construction scars with naturalized grass, lawn or mulch as indicated by drawings and/or as directed by Landscape Architect.
13. "Dry Roots" shall be added to all new tree planting pits. All new loam shall be tested and amended as stated in the loam report. Provided by loam supplier.
14. Landscape Contractor shall submit a watering schedule program for the (60) day maintenance period for review by the Landscape Architect & to Owner for all proposed plant material.
15. Protect existing plant material within construction limits. Provide watering program for all proposed plant material during construction.

**GENERAL IRRIGATION NOTES:**

1. The design/build irrigation sub-contractor shall provide a complete system for the irrigation areas shown on the plan, which includes new and existing transplanted plant materials. Shop drawings shall be provided at a suitable scale to illustrate that the designated plant materials will be irrigated by either spray heads or drip irrigation tubing.
2. Irrigation to be coordinated with General Contractor to locate the necessary PVC sleeving to complete irrigation program.
3. All lawn areas shall be spray head irrigated. The heads shall be located for head to head coverage with absolutely no over spray onto the pavement.
4. All trees, shrubs and ground cover shall be drip irrigated / irrigated with shrub mist heads.
5. The irrigation layout and all of the components shall conform to the specifications. The specifications call for shop drawings to be submitted for approval, as well as conformance to the materials specified.
6. The Contractor shall be extremely careful during the installation process not to disturb new or existing plant materials. The Contractor is to coordinate his work with other sub-contractors. Sleeving under pavement shall be available and in the proper location prior to paving.
7. The irrigation Contractor shall conform to any local codes or ordinances that may be required to complete the work.
8. This irrigation alternate shall include the cost of connecting to either the building water mains down stream of the back flow preventer of the irrigation well.
9. The irrigation contractor shall test water source for water quality including minerals that may cause staining of concrete and granite pavement and curbs.
10. Irrigation Contractor shall coordinate with the Town of Winchester for sewer abatement meter requirements, model type and locations prior to shop drawing preparation.



SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
<b>EVERGREEN TREES</b>						
PPG	5	PICEA P. 'GLAUCA'	COLORADO BLUE SPRUCE	8'-10"	B&B	
PS	7	PINUS STROBUS	EASTERN WHITE PINE	8'-10"	B&B	
TS	24	THUJA O. 'SMARAGD'	EMERALD GREEN ARBORVITAE	5'-6"	B&B	
<b>DECIDUOUS AND ORNAMENTAL TREES</b>						
AF	4	ACER X FREEMANI 'ARMSTRONG'	ARMSTRONG MAPLE	3-3 1/2"	B&B	
AR	4	ACER RUBRUM	RED MAPLE	3-3 1/2"	B&B	6' HIGH BRANCHING
PCC	2	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER FLOWERING PEAR	3-3 1/2"	B&B	6' HIGH BRANCHING
PSC	4	PRUNUS SARGENTII 'COLUMNARIS'	COLUMNAR SARGENT CHERRY	3-3 1/2"	CAN	6' HIGH BRANCHING
GT	2	GLEDITSIA T. 'SKYLINE'	SKYLINE HONEYLOCUST	3-3 1/2"	B&B	6' HIGH BRANCHING
<b>SHRUBS</b>						
JS	88	JUNIPERUS CHINENSIS 'SARGENTII'	SARGENT'S JUNIPER	18-24"	CAN	
RJM	18	RHOODODENDRON 'PAW'	PINK RHOODODENDRON	2 1/2-3"	B&B	
RR	3	RHOODODENDRON M. 'ROSEUM'	ENGLISH ROSEUM RHODY	2 1/2-3"	B&B	
RE	2	RHOODODENDRON 'ENGLISH ROSEUM'	ENGLISH ROSEUM RHODY	2 1/2-3"	B&B	
IT	10	TAXUS M. 'TAUNTONII'	TAUNTON YEW	2 1/2-3"	B&B	
<b>PERENNIALS, GROUND COVER AND GRASSES</b>						
HH	8	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILLIES	1 GAL	GAL	YELLOW
HS	82	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILLIES	1 GAL	GAL	YELLOW
IS	27	IRIS SIBERICA 'CAESAR'S BROTHER'	CAESAR'S BROTHERS IRIS	1 GAL	GAL	
PH	7	PENNSIBETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1	POT	
CA	6	CALAMAGROSTIS A. 'KARL FOERSTER'	FEATHER REED GRASS	#2	POT	
VM	10	VINCA MINOR	MYRTLE	FLAT	FLAT	(1) FLAT = (100) INDIVIDUAL VM'S

# CVS pharmacy

11,955 SF PHARMACY WITH NO DRIVE THRU

**STORE NUMBER: 1029**  
 WASHINGTON STREET AND SWANTON STREET  
 WINCHESTER, MA  
 PROJECT TYPE: NEW CONSTRUCTION  
 DEAL TYPE: GROUND LEASE

**CS PROJECT # 65348**

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**LANDSCAPE ARCHITECT:**  
 WILLIAM FLEMING ASSOCIATES  
 LANDSCAPE ARCHITECTURE & PLANNING  
 975 MAIN ST. SUITE #3 STONEHAM, MA 02180  
 P 781 438 3088 F 781 438 3611  
 W www.williamfleming.com

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 PHONE: 781-279-0180 FAX: 781-279-0173

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

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**SEAL:**

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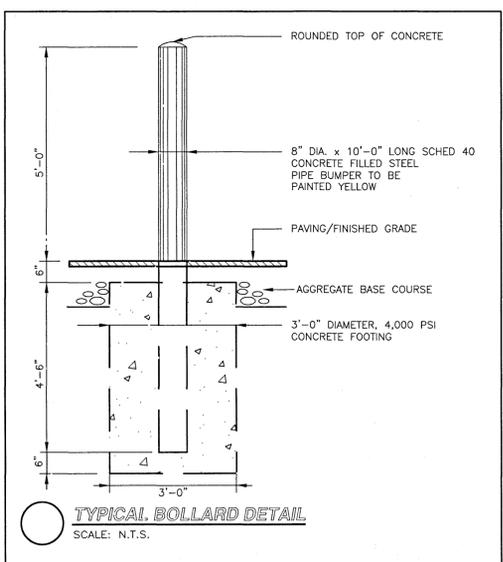
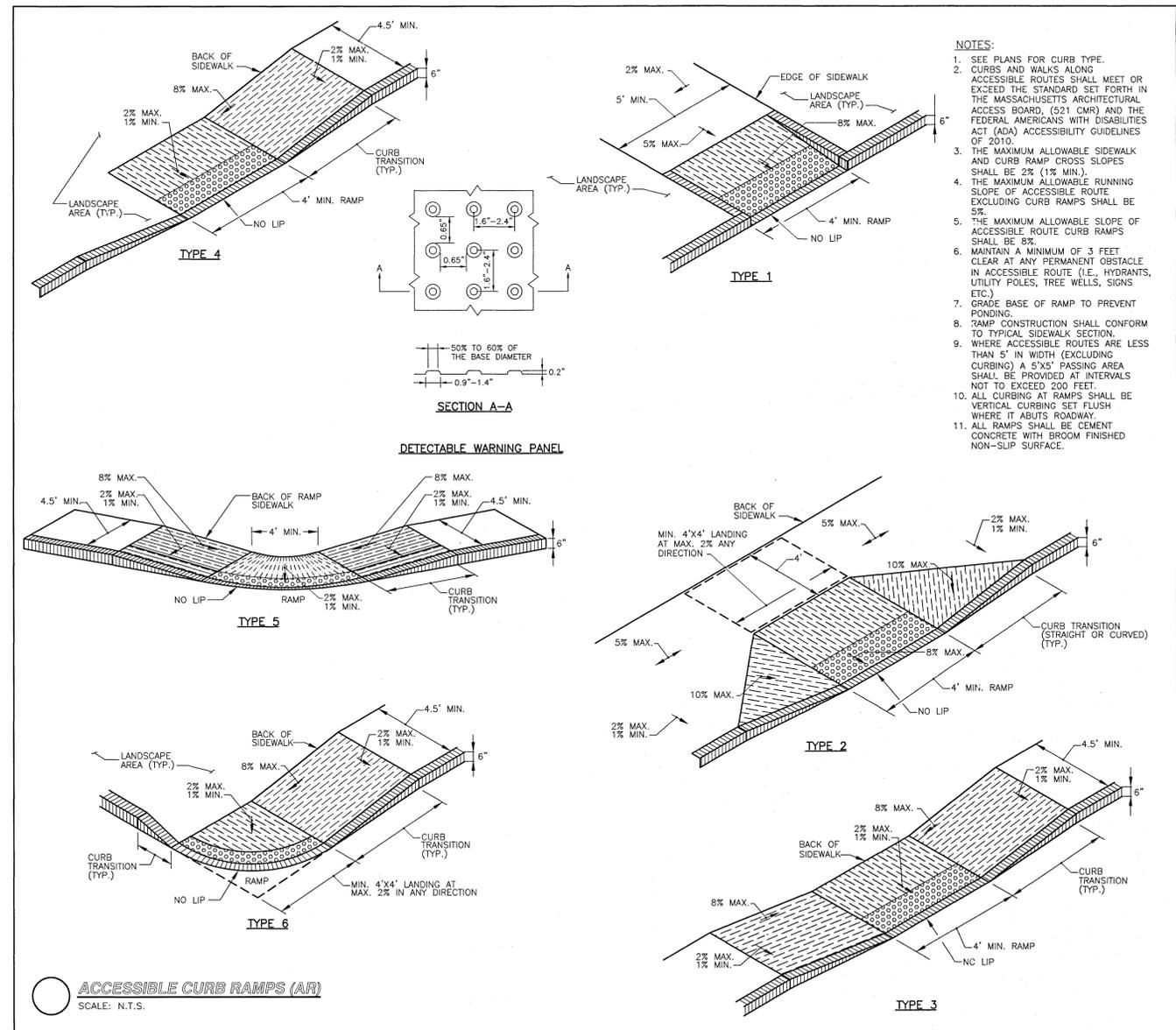
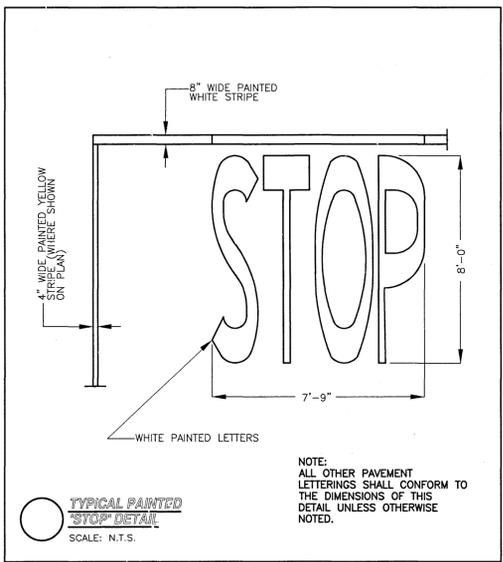
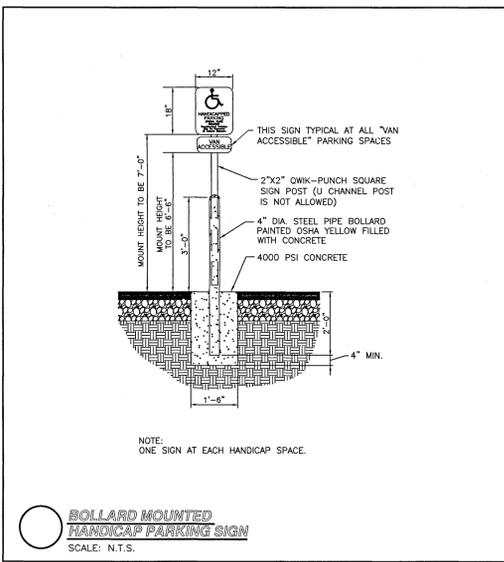
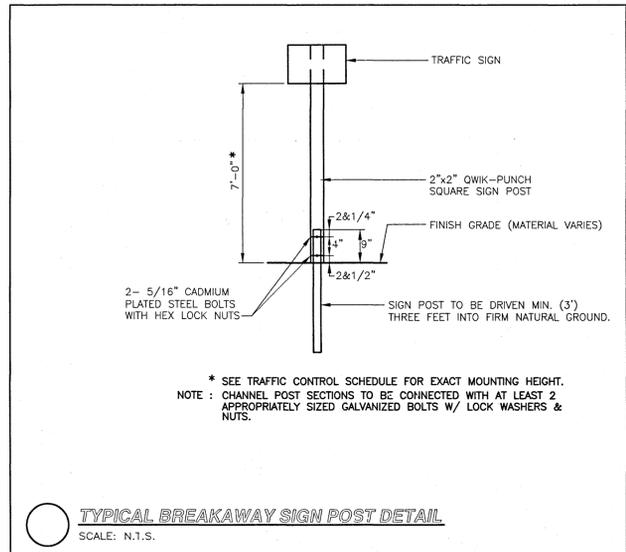
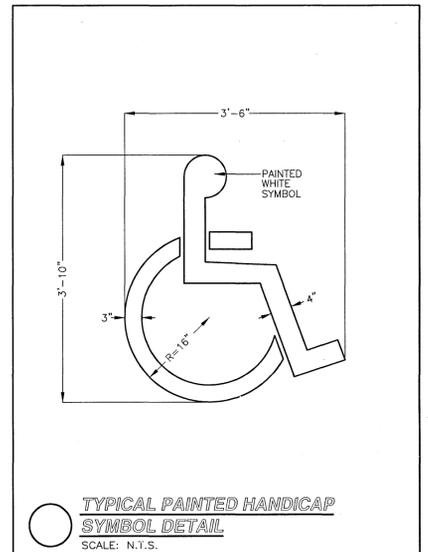
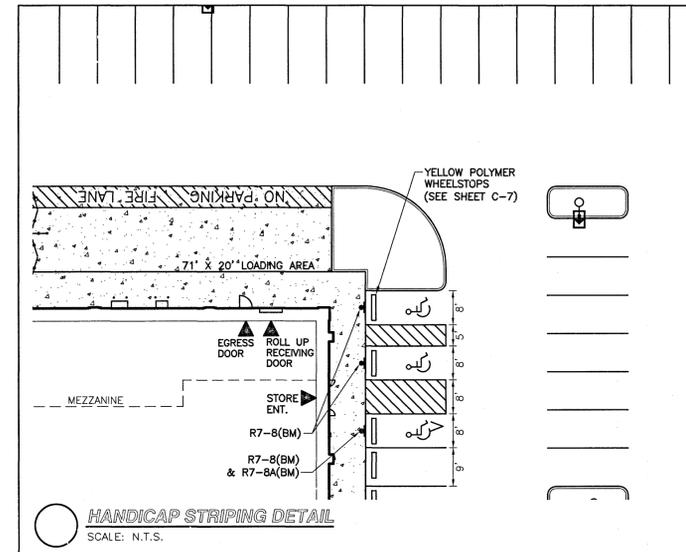
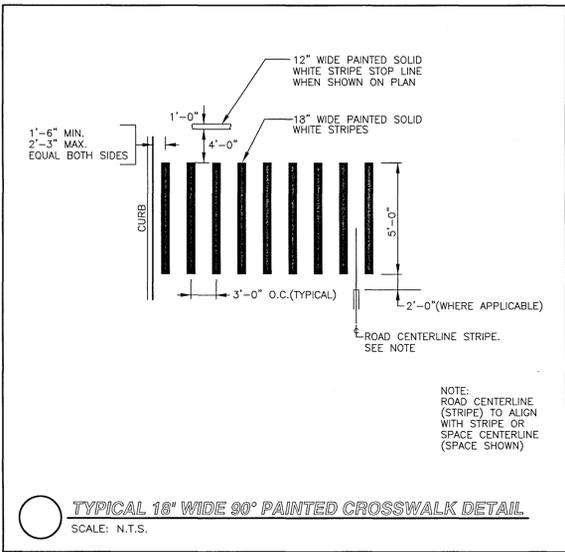
**REVISIONS:**

REVISED PER TOWN COMMENTS	1/24/2012
REVISED PER FIRE DEPARTMENT COMMENTS	2/19/2013
REVISED PER DESIGN REVIEW COMMITTEE COMMENTS	4/05/2013
REVISED PER TOWN COMMENTS	5/06/2013

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**PROJECT MANAGER:** WJF  
**DRAWING BY:** WJF  
**REVIEWED BY:** WJF  
**DATE:** 10/05/2012  
**JOB NUMBER:** 11071  
**TITLE:** LANDSCAPE PLAN  
**SHEET NUMBER:** L-1  
**COMMENTS:** NOT FOR CONSTRUCTION





**CVS pharmacy**

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

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CIVIL ENGINEER:

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DEVELOPER:

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TEL (401) 721-1605  
PROJECT CONTACT: PAUL BECK

SEAL:

5-413

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:

PAVEMENT MARKINGS & TRAFFIC CONTROL DETAILS

SHEET NUMBER: **C-6**

COMMENTS:  
NOT FOR CONSTRUCTION