

Site Plans

Issued for: **Permitting**

Date Issued: June 16, 2008

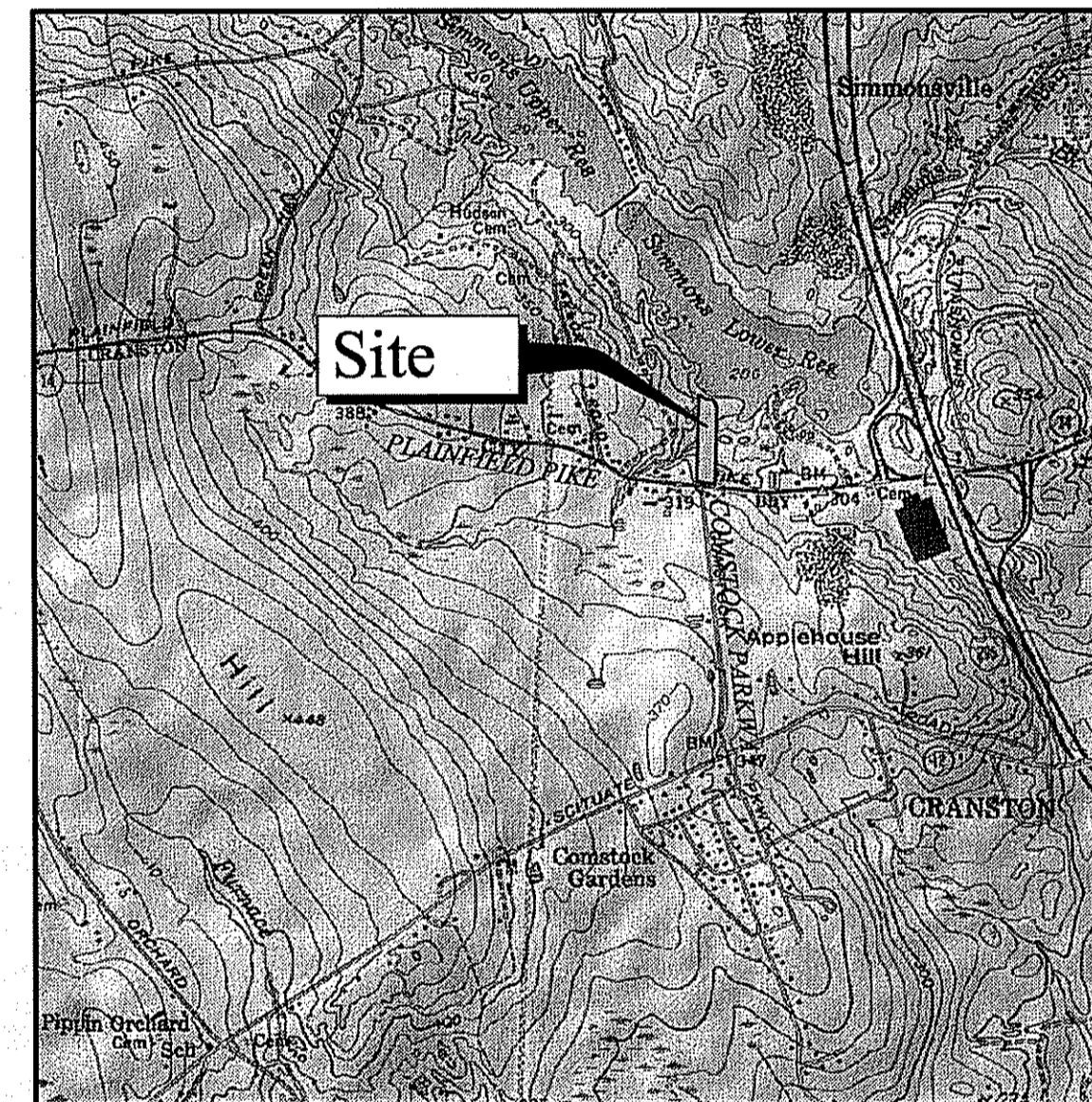
Latest Issue: August 24, 2008

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Proposed CVS/Pharmacy

1993 Plainfield Pike (Route 14)
Johnston, Rhode Island



Site Location Map



0 1000 2000 Feet

Property Information

Owner:

Pasco Cardillo, Jr & Albert Cardillo
1993 Plainfield Pike
Johnston, Rhode Island 02919

Applicant:

GB New England 2, LLC.
c/o Gershman Brown Crowley, Inc.
14 Breakneck Hill Road, Suite 101
Lincoln, Rhode Island 02865
(401)-721-1603 · Fax (401)-721-1601

Assessor's Plat: 29

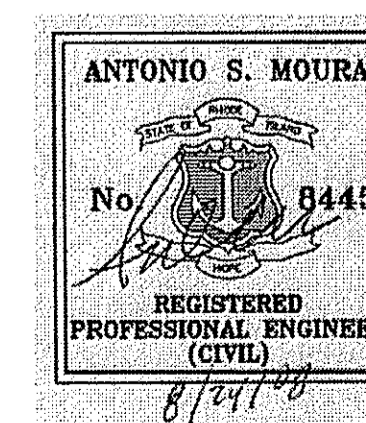
Lot: 13

Zone: B-2 General Business



Vanasse Hangen Brustlin, Inc.
Transportation
Land Development
Environmental Services

10 Dorrance Street, Suite 400
Providence, Rhode Island 02903
401.272.8100 • FAX 401.273.9694



Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED OCT 16 2008 FILE # 08-0203
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

W. Joseph Casey

AUG 25 2008

REVISED PER DEM:
PLAN SET NUMBERING

SHEET 1 OF 14

VHB Project No. 71657.57
1993 Plainfield Pike, Johnston, Rhode Island
Issued for: Permitting

Legend

Legend table with columns for Exist. and Prop. symbols and descriptions for various site features like property lines, easements, curbs, and utilities.

Abbreviations

Abbreviations table listing symbols for General, Utility, and Matchline categories.

Notes:

- Notes 1-14 detailing contractor responsibilities, safety, and site management requirements.

Layout and Materials

- Notes 1-8 regarding layout, materials, and construction standards.

Demolition

- Notes 1-3 regarding demolition procedures and debris disposal.

Erosion Control

- Notes 1-5 regarding erosion control measures and sediment management.

Stormwater Management System Maintenance Program

- Notes 1-3 regarding stormwater management and maintenance procedures.

Existing Conditions Information

- Notes 1-3 regarding existing conditions and site information.

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DEPARTMENT OF ENVIRONMENTAL MANAGEMENT OFFICE OF WATER RESOURCES FRESHWATER WETLANDS PROGRAM APPROVED WITH CONDITIONS

DATED OCT 16 2008 FILE # 02-1002 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL APPROVED PLANS MUST BE AT CONSTRUCTION SITE

AUG 25 2008



Vanasse Hangen Brustlin, Inc.

Transportation Land Development Environmental Services

10 Dorrance Street, Suite 400 Providence, Rhode Island 02903 401.272.8100 • FAX 401.273.9694



GERSHMAN BROWN CROWLEY INC.

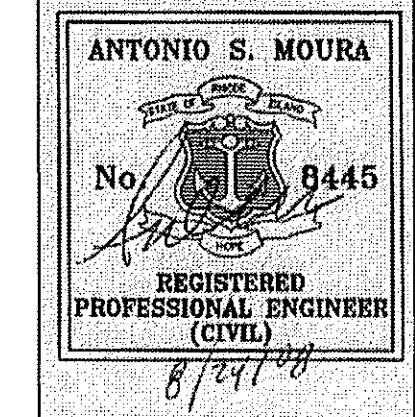
CONSULTANT:

DESIGNED BY:

CHECKED BY:

APPROVED BY:

SEAL:



STORE NUMBER: 75586

193 PLANFIELD PKE (Rt ROUTE 14) & CONISTOCK PARKWAY JOHNSTON, RHODE ISLAND

APPLICANT:

GB NEW ENGLAND 2, LLC C/O GERSHMAN BROWN CROWLEY, INC. 14 BREAKNECK HILL ROAD, SUITE 101 LINCOLN, RI 02865 TEL (401) 721-1603 FAX (401) 721-1601 PROJECT CONTACT: DAVE MORELLO

REVISIONS:

8/24/08 RIDEM COMMENTS

PROJECT MANAGER: A MOURA

PROJECT ENGINEER: M AULL

REVIEWED BY: B MURPHY

DATE: JUNE 16, 2008

JOB NUMBER: 71657.57

TITLE:

Legend and General Notes

SHEET NUMBER:

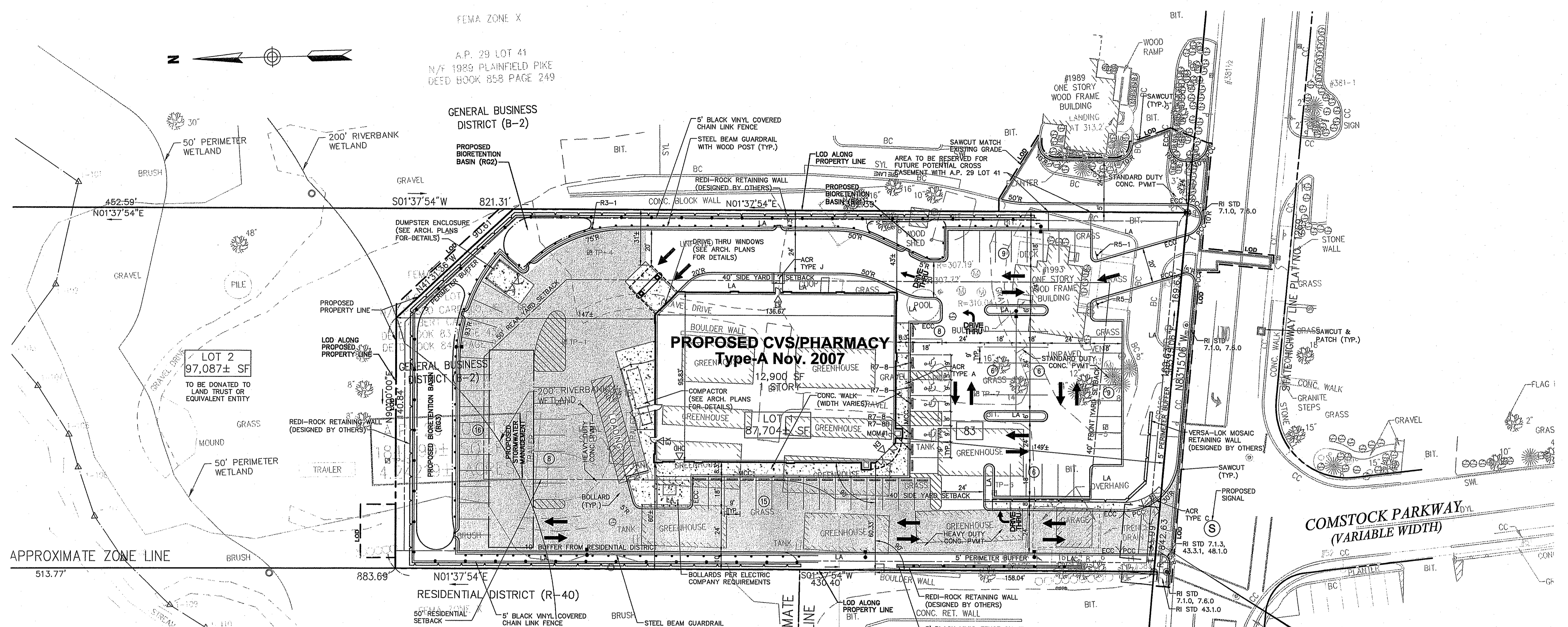
C-1

SUBMISSION:

PERMITTING

Saved Monday, June 16, 2008 3:56:29 PM. Plotted Tuesday, June 17, 2008 2:42:02 PM.

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Parking Summary Chart

Description	Size		Spaces	
	Required	Provided	Required	Provided
STANDARD SPACES	9'x18'	9'x18'	68	79
STANDARD ACCESSIBLE SPACES *	14'x18'	14'x18'	2	3
VAN ACCESSIBLE SPACES	17'x18'	17'x18'	1	1
TOTAL SPACES			71	83
LOADING BAYS **	12'x60'	12'x60'	1	1

* ADA/STATE/LOCAL REQUIREMENTS: 51-75 SPACES, 3 ACCESSIBLE SPACES REQUIRED;
76-100 SPACES, 4 ACCESSIBLE SPACES REQUIRED

** LOADING BAYS: ONE BAY (ADDITIONAL SPACES MAY BE REQUIRED BY BUILDING OFFICIAL)

Parking Requirements:

RETAIL 12,900 SF x 5.5 SPACES/1000 SF = 71
TOTAL PARKING REQUIRED = 71

Sign Summary

M.U.T.C.D. Number	Specification		Desc.
	Width	Height	
R3-1	24"	24"	
R5-1	30"	30"	
R7-B	12"	18"	
R7-BB	12"	6"	
MOM#1	12"	18"	

Zoning Summary Chart*

Zoning District(s): General Business District (B-2)
Overlay District(s): N/A

Zoning Regulation Requirements	Required	Provided
MIN. LOT AREA	N/A	87,704 SF
FRONT YARD SETBACK	40 FT	149± FT
SIDE YARD SETBACK	40 FT	31± FT**
REAR & RESIDENTIAL BUILDING SETBACK	50 FT	60± FT
MAX. BUILDING HEIGHT	35 FT	<35 FT
MAX. BUILDING COVERAGE	40%	15%
MIN. SITE LANDSCAPE	15%	27%
INTERIOR PARKING LOT LANDSCAPE**	830 SF	3,780± SF
PARKING LOT SHADING PERCENTAGE	20%	21.8%
SITE VEGETATED BUFFER	5 FT	10± FT
RESIDENTIAL BUFFER	25 FT	10 FT**

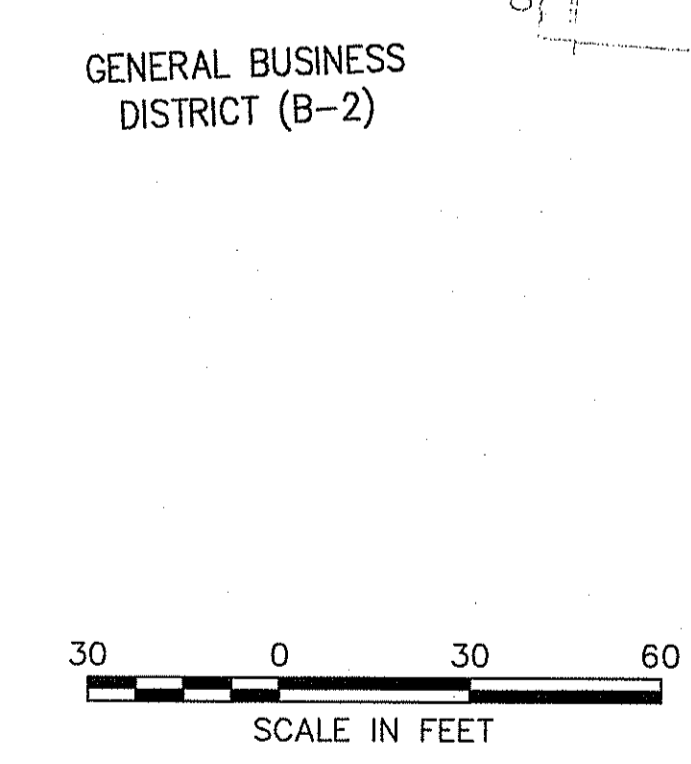
* THE ZONING SUMMARY CHART ASSUMES THE ADMINISTRATIVE SUBDIVISION WILL BE APPROVED FOR THE 2.0± ACRE PARCEL (LOT 1).

** 10 SF OF INTERIOR LANDSCAPING PER PARKING SPACE 10 SF X 83 SPACES = 830 SF

- APPROVED VARIANCES:**
- PARKING WITHIN THE FRONT YARD SETBACK.
 - REDUCTION OF BUFFER WHERE A MORE INTENSIVE USE ABUTS A LESS INTENSIVE USE.
 - ELIMINATION OF END CAP LANDSCAPE ISLANDS AT TERMINATION OF PARKING SPACES.
 - SIDEYARD SETBACK FOR THE DRIVE THRU CANOPY.
 - FRONT AND SIDE YARD SETBACK VARIANCE FOR AN ABOVE GROUND WATER METER ENCLOSURE.
- APPROVED SPECIAL USE PERMITS:**
- FOR DRIVE THROUGH USE.

APPROXIMATE ZONE LINE

FEMA ZONE X
#1999
PLAINFIELD PIKE
A.P. 30 LOT 126
N/F GMP ASSOCIATES, LLC
DEED BOOK 755 PAGE 241



Δ=00C14'54"
R=7842.63'
E=833.89'
C=33.99'
CB=N83°22'33"W

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OFFICE OF WATER RESOURCES
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DATED OCT 16 2008 FILE # 02-0203
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W. Joseph Conroy

THIS PLAN IS TO BE INDEXED UNDER THE FOLLOWING STREETS:
COMSTOCK PARKWAY
PLAINFIELD PIKE (RI ROUTE 14)

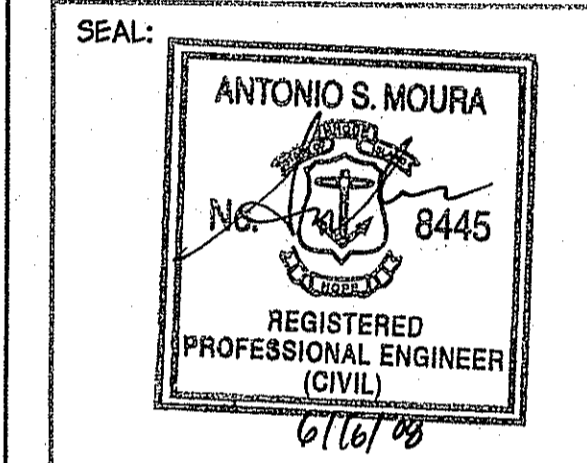
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CONSULTANT:
DESIGNED BY:
CHECKED BY:
APPROVED BY:



STORE NUMBER: 75586
1993 PLAINFIELD PIKE (RI ROUTE 14) &
COMSTOCK PARKWAY
JONSTON, RHODE ISLAND

DEVELOPER:
GB NEW ENGLAND 2, LLC
C/O GERSHMAN BROWN CROWLEY, INC.
14 BREAKNECK HILL ROAD, SUITE 101
LINCOLN, RI 02865
TEL (401) 721-1603
FAX (401) 721-1601
PROJECT CONTACT: DAVE MORELLO

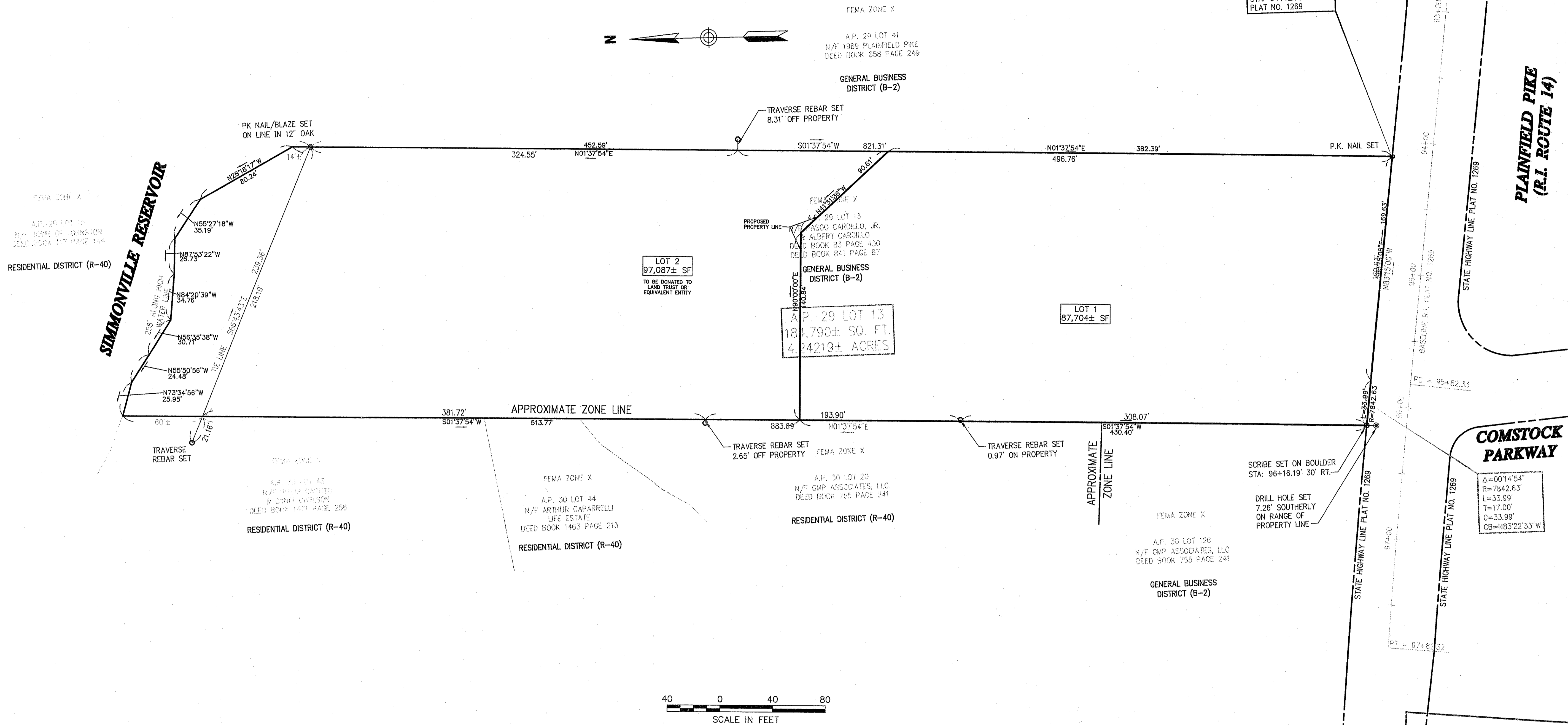
REVISIONS:

PROJECT MANAGER: A MOURA
PROJECT ENGINEER: M AULL
REVIEWED BY: B MURPHY
DATE: JUNE 16, 2008
JOB NUMBER: 71657.57
TITLE:

Layout & Materials Plan

SHEET NUMBER:
C-2

COMMENTS:
MASTER/PRELIMINARY PLAN APPROVAL



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DATE: OCT 16 2008 FILE # 08-0222
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W. Joseph Crowley
THIS PLAN IS TO BE INDEXED UNDER THE FOLLOWING STREETS:
COMSTOCK PARKWAY
PLAINFIELD PIKE (RI ROUTE 14)

AUG 25 2008



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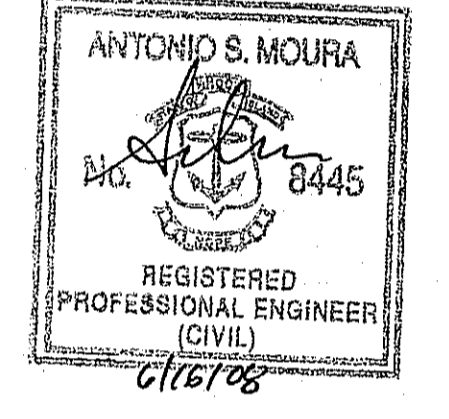


GERSHMAN BROWN CROWLEY INC.

CONSULTANT:

DESIGNED BY:
CHECKED BY:
APPROVED BY:

SEAL:



STORE NUMBER: 75586
193 PLAINFIELD PIKE (RI ROUTE 14) &
COMSTOCK PARKWAY
JOHNSTON, RHODE ISLAND

DEVELOPER:

GB NEW ENGLAND 2, LLC
C/O GERSHMAN BROWN CROWLEY, INC.
14 BREAKNECK HILL ROAD, SUITE 101
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TEL (401) 721-1603
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PROJECT CONTACT: DAVE MORELLO

REVISIONS:

PROJECT MANAGER: A MOURA

PROJECT ENGINEER: M ALLI

REVIEWED BY: B MURPHY

DATE: JUNE 16, 2008

JOB NUMBER: 71657.57

TITLE:

Proposed Subdivision
Plan

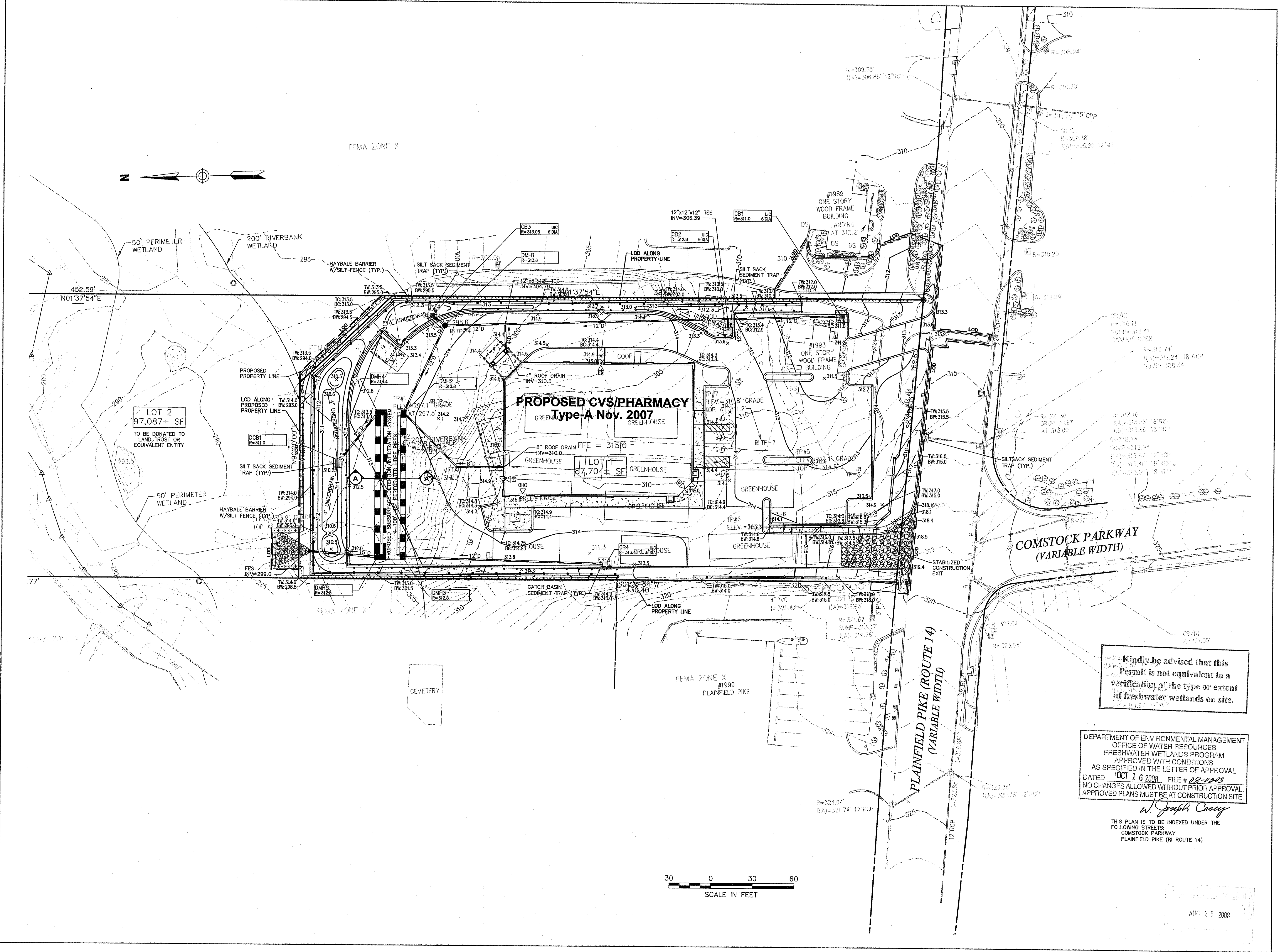
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C-2.1

COMMENTS:
MASTER/PRELIMINARY PLAN APPROVAL

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W. Joseph Conroy

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COMSTOCK PARKWAY
PLAINFIELD PIKE (RI ROUTE 14)

30 0 30 60
SCALE IN FEET

AUG 25 2008



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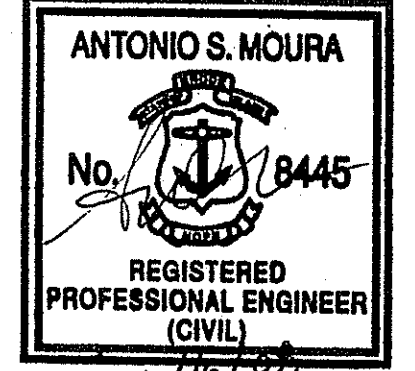


GERSHMAN BROWN CROWLEY INC.

CONSULTANT:

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CHECKED BY:
APPROVED BY:

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STORE NUMBER: 75586

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FAX (401) 721-1601
PROJECT CONTACT: DAVE MORELLO

REVISIONS:

PROJECT MANAGER: A MOURA

PROJECT ENGINEER: M AULL

REVIEWED BY: B MURPHY

DATE: JUNE 16, 2008

JOB NUMBER: 71657.57

TITLE:

Grading, Drainage, &
Erosion Control Plan

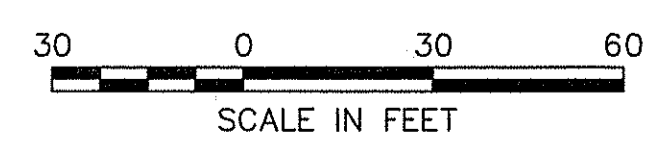
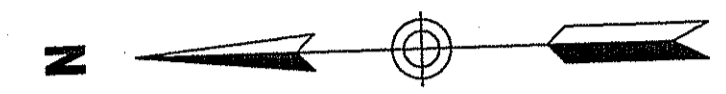
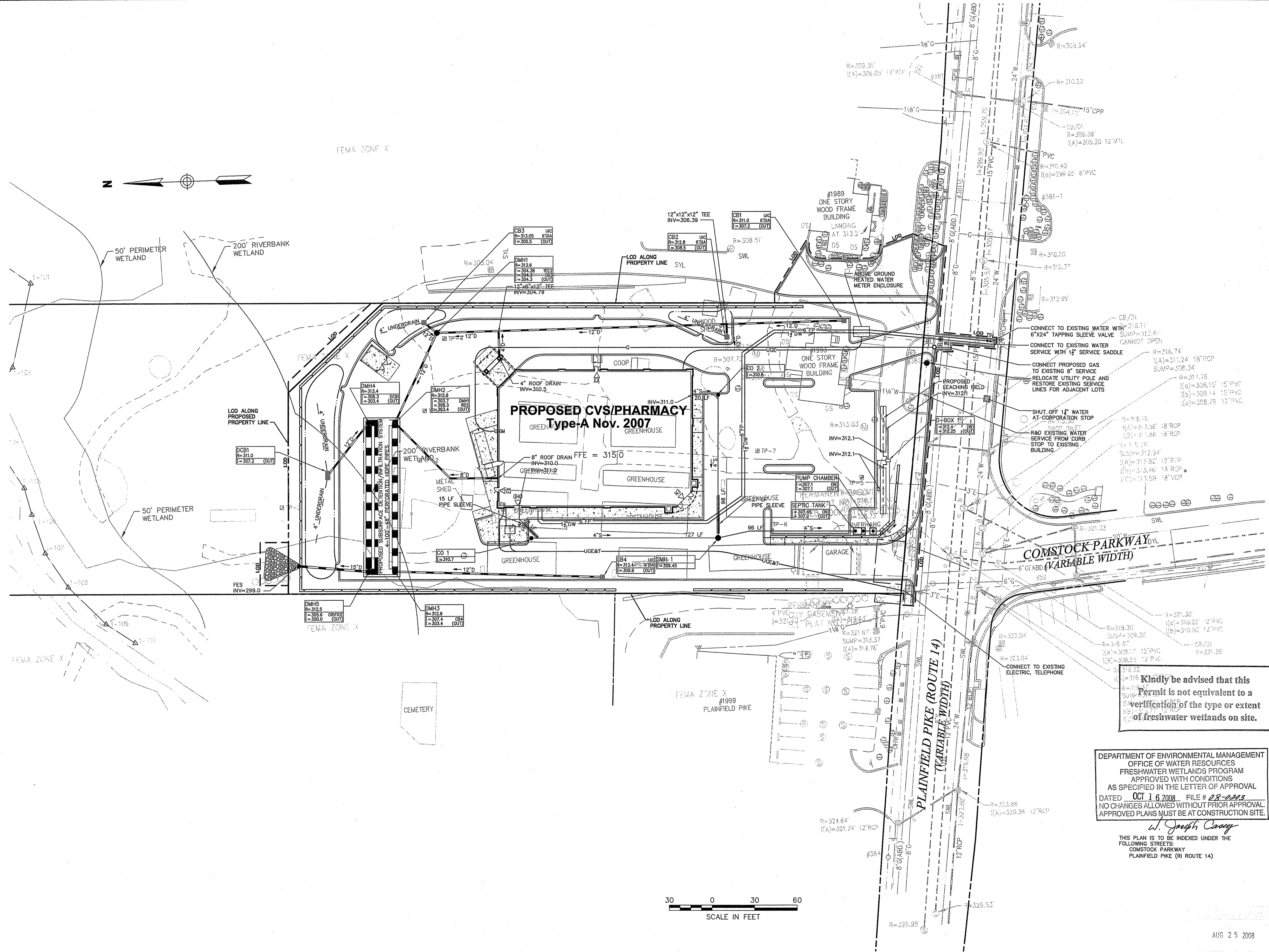
SHEET NUMBER:

C-3

COMMENTS:
MASTER/PRELIMINARY PLAN APPROVAL

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W. Joseph Casey
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COMSTOCK PARKWAY
PLAINFIELD PIKE (RI ROUTE 14)



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401.272.8100 • FAX 401.273.9694



GERSHMAN BROWN CROWLEY INC.

CONSULTANT:
DESIGNED BY:
CHECKED BY:
APPROVED BY:

SEAL:

ANTONIO S. MOURA
No. 8445
REGISTERED PROFESSIONAL ENGINEER (CIVIL)
07/07/08



STORE NUMBER: 75586
1993 PLAINFIELD PIKE (RI ROUTE 14) &
COMSTOCK PARKWAY
JOHNSTON, RHODE ISLAND

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TEL (401) 721-1603
FAX (401) 721-1601
PROJECT CONTACT: DAVE MORELLO

REVISIONS:
PROJECT MANAGER: A MOURA
PROJECT ENGINEER: M AULL
REVIEWED BY: B MURPHY
DATE: JUNE 16, 2008
JOB NUMBER: 71657.57
TITLE: Utility Plan

SHEET NUMBER:
C-4
COMMENTS:
MASTER/PRELIMINARY PLAN APPROVAL

AUG 25 2008

Landscape Notes

- ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED CAREFULLY AS SHOWN ON THE PLANS FOR FIELD REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES AND NOTIFY OWNER'S REPRESENTATIVE OF CONFLICTS.
- NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- A 3-INCH DEEP SHREDDED PINE BARK SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, AS SHOWN ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
- ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND PLANT LABELS PRIOR TO BIDDING.
- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
- AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE 6" OF LOAM AND SPECIFIED SEED MIX. LAINS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
- LOAM AND SEED ALL AREAS NOT OTHERWISE TREATED.
- THIS PLAN IS INTENDED FOR LANDSCAPING PURPOSES ONLY. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.

Irrigation Notes

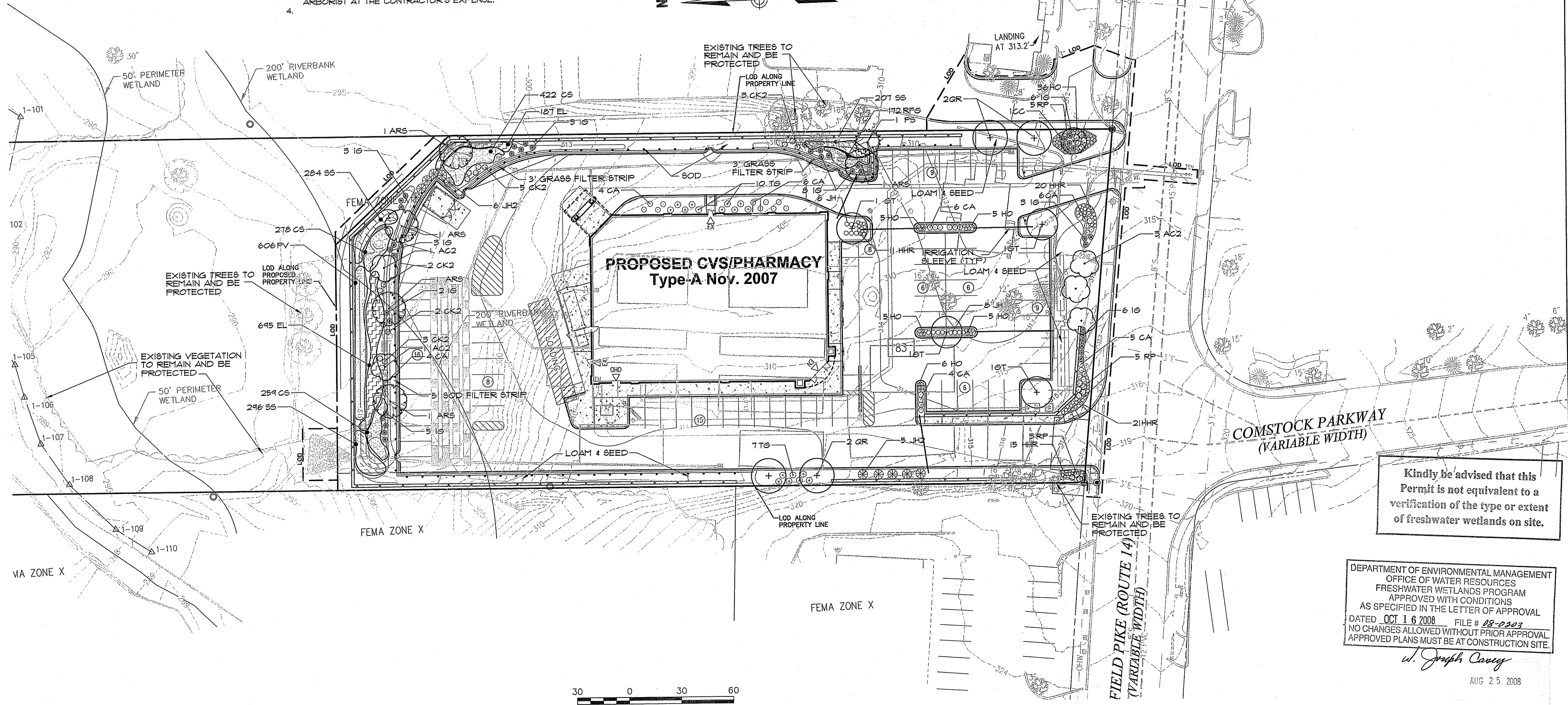
- CONTRACTOR SHALL PROVIDE COMPLETE IRRIGATION SYSTEM DESIGN & INSTALLATION FOR PLANTINGS AND LAWN AREAS. DESIGN SHALL BE CERTIFIED BY A PROFESSIONAL LANDSCAPE ARCHITECT, ENGINEER, OR CERTIFIED IRRIGATION DESIGNER. DESIGN PLANS SHALL BE SUBMITTED TO OWNER FOR APPROVAL.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL PROVIDE DRAWINGS, MATERIAL SPECIFICATIONS, SCHEMATICS, AND OTHER LITERATURE AS MAY BE REQUIRED, FOR ALL CONDUIT, CONTROLS, TIMERS, VALVES, SPRINKLER HEADS, CONNECTORS, WIRING, RAIN GAUGE, ETC. TO THE OWNER'S CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR, PLUMBING, AND ELECTRICAL CONTRACTORS.
- BACKFLOW PREVENTER AND METER IS REQUIRED. IT SHALL BE IN CONFORMANCE WITH STATE AND MUNICIPAL REQUIREMENTS.
- IRRIGATION CONTROL PANEL, BACKFLOW PREVENTER AND METER SHALL BE LOCATED IN THE BUILDING MECHANICAL ROOM. COORDINATE WITH THE GENERAL CONTRACTOR.
- SITE CONTRACTOR SHALL PROVIDE 4" SCHEDULE 40 PVC SLEEVES UNDER PAVEMENT TO PROVIDE ACCESS FOR IRRIGATION LINES TO ALL IRRIGATED AREAS.

Tree Protection

- EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY EROSION CONTROL FENCE AND HAY BALE BARRIER. ERECT BARRIER AT EDGE OF THE EARTHWORK CUT LINE PRIOR TO TREE CLEARING. LAY OUT THIS LINE BY FIELD SURVEY.
- CONTRACTOR SHALL NOT OPERATE VEHICLES WITHIN THE TREE PROTECTION AREA. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS, OR DISPOSE OF ANY WASTE MATERIALS, WITHIN THE TREE PROTECTION AREA.
- DAMAGE TO EXISTING TREES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY A CERTIFIED ARBORIST AT THE CONTRACTOR'S EXPENSE.
-

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL/COMMON	SIZE	REMARKS
ARS	5	Acer rubrum 'Red Sunset' / 'Red Sunset' Maple	2 1/2 - 3" CAL.	
GT	4	Gleditsia triacanthos 'Shademaster' TM / Shademaster Locust	2 1/2 - 3" CAL.	
QR	4	Quercus rubra / Red Oak	2 1/2 - 3" CAL.	
EVERGREEN TREES	QTY	BOTANICAL/COMMON	SIZE	REMARKS
FS	1	Pinus strobus / White Pine	6 - 7' HT.	
FLOWERING TREES	QTY	BOTANICAL/COMMON	SIZE	REMARKS
AC2	5	Ametanchier canadensis / Shadblow Serviceberry	8 - 10' HT.	
CC	1	Cercis canadensis / Eastern Redbud	8 - 10' HT.	
SHRUBS	QTY	BOTANICAL/COMMON	SIZE	REMARKS
CA	35	Clethra alnifolia 'Hummingbird' / 'Hummingbird' Summersweet	18 - 24" HT.	
CK2	15	Cornus seneca 'Kelsey' / Kelsey Dwarf Dogwood	18 - 24" HT.	
IG	41	Ilex glabra 'Shamrock' / Shamrock Inkberry	18 - 24" HT.	
JH2	11	Juniperus chinensis 'Hetzl' Columnnans' / Hetzl' Column Juniper	2 - 3' HT.	
JH	14	Juniperus horizontalis 'Wilton' / Wilton Blue Rug Juniper	18 - 24" SPD	
RP	13	Rhododendron misc. var. 'PJM'	18 - 24" HT.	
TG	17	Taxus cuspidata 'Greenwave'	18 - 24" HT.	
ANNUALS/PERENNIALS	QTY	BOTANICAL/COMMON	SIZE	REMARKS
HHR	67	Hemerocallis hybrid 'Happy Returns' / Happy Returns Daylily	#1 POT	
HO	62	Hemerocallis hybrid 'Stella de Oro' / Stella de Oro Daylily	#1 POT	
BIORETENTION BASIN	QTY	BOTANICAL/COMMON	SIZE	REMARKS
CS	959	Carex stricta / Tussock Sedge	2" plug @ 12" oc	
EL	882	Eupatorium purpureum 'Little Joe' / Dwarf Joe-Pye Weed	2" plug @ 12" oc	
FV	606	Panicum virgatum / Switch Grass	2" plug @ 12" oc	
RFG	172	Rudbeckia fulgida 'Goldsturm' / Goldsturm Black-eyed Susan	2" plug @ 12" oc	
SS	787	Schizachyrium scoparium / Little Bluestem Grass	2" plug @ 12" oc	



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AUG 25 2008

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GBC
GERSHMAN BROWN CROWLEY INC.

CONSULTANT:
DESIGNED BY:
CHECKED BY:
APPROVED BY:

SEAL:

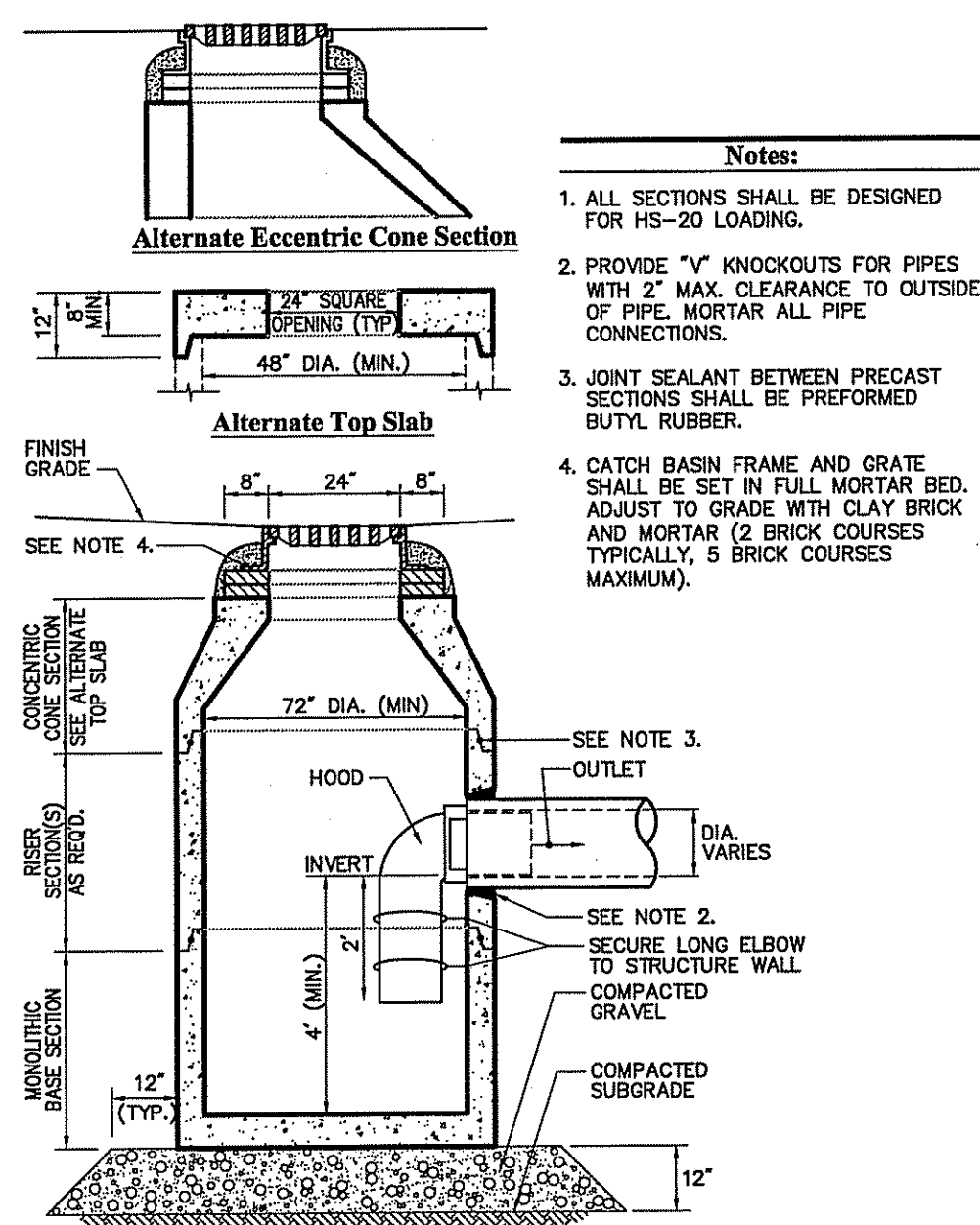
CVS
pharmacy
STORE NUMBER: 75586
1993 PLAINFIELD PIKE (RI ROUTE 14) &
CONSTOCK PARKWAY
JOANSTON, RHODE ISLAND

DEVELOPER:
GB NEW ENGLAND 2, LLC
C/O GERSHMAN BROWN CROWLEY, INC.
14 BREAKNECK HILL ROAD, SUITE 101
LINCOLN, RI 02865
TEL (401) 721-1603
FAX (401) 721-1601
PROJECT CONTACT: DAVE MORELLO

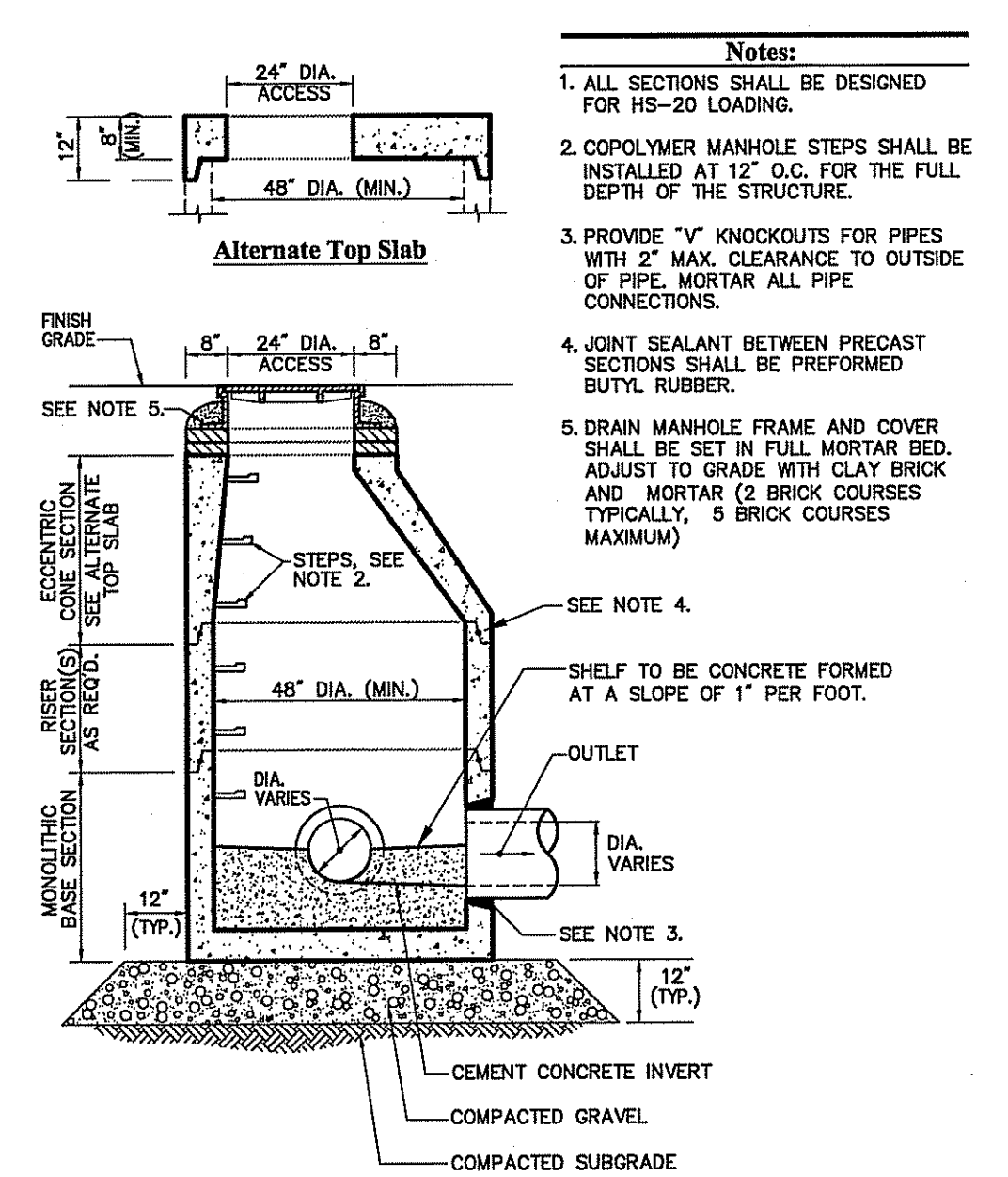
REVISIONS:
PROJECT MANAGER: A MOURA
PROJECT ENGINEER: M AULL
REVIEWED BY: B MURPHY
DATE: JUNE 16, 2008
JOB NUMBER: 71657.57

TITLE:
Landscape Plan
SHEET NUMBER:
C-5
COMMENTS:
MASTER/PRELIMINARY PLAN APPROVAL

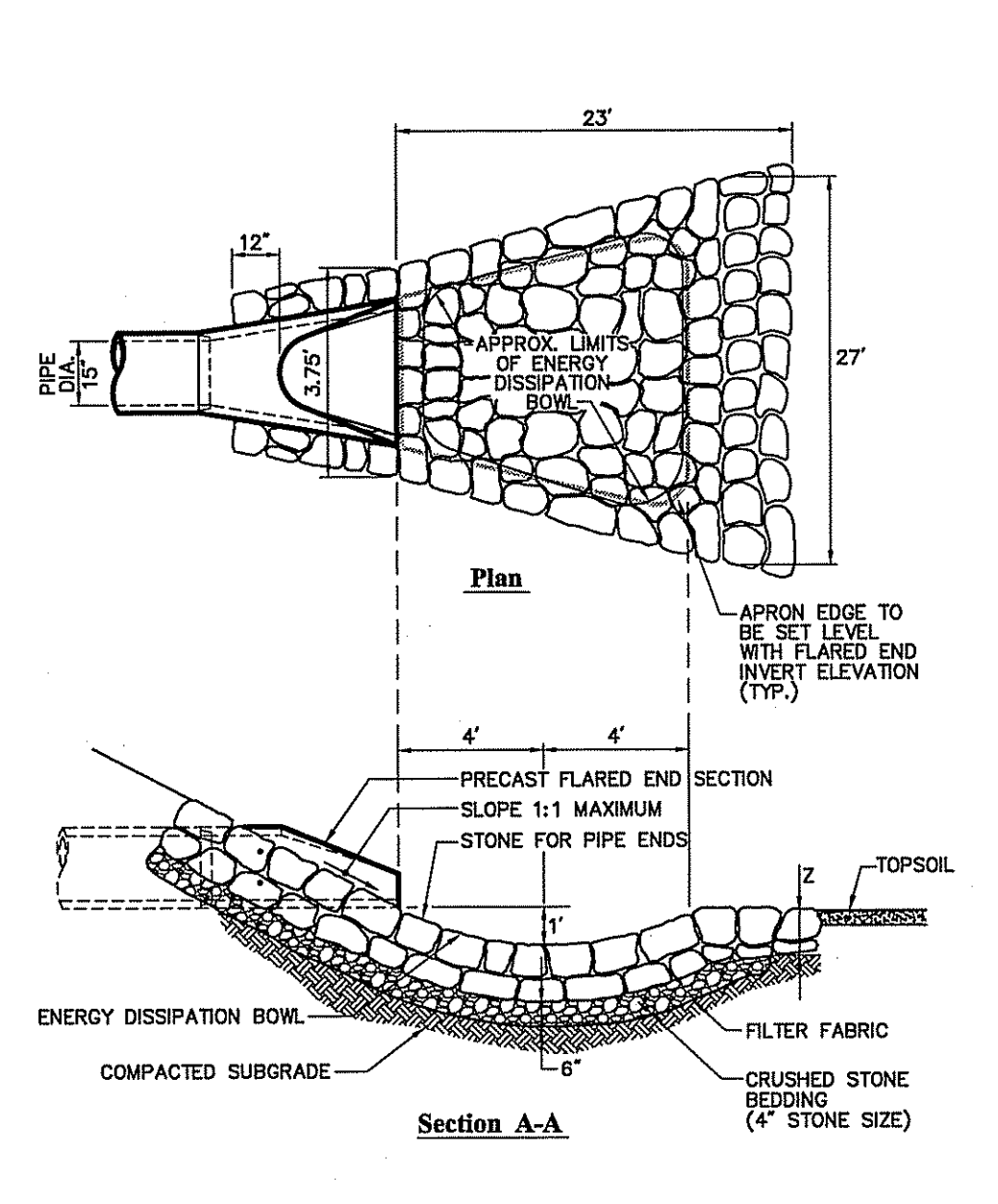
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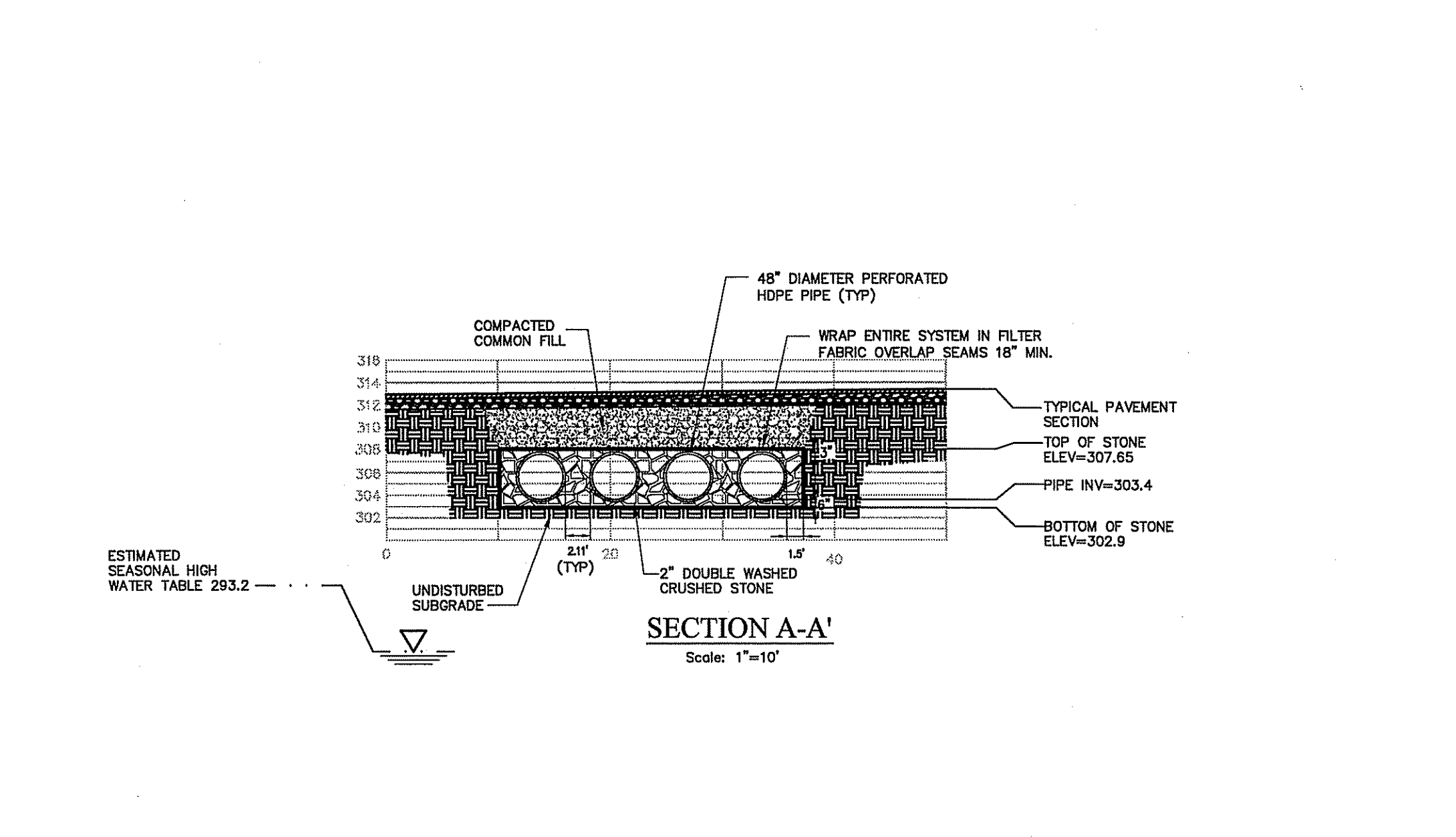
UIC 72" Catch Basin (CB) With Hood 6/03
N.T.S. Source: VHB REV LD_101



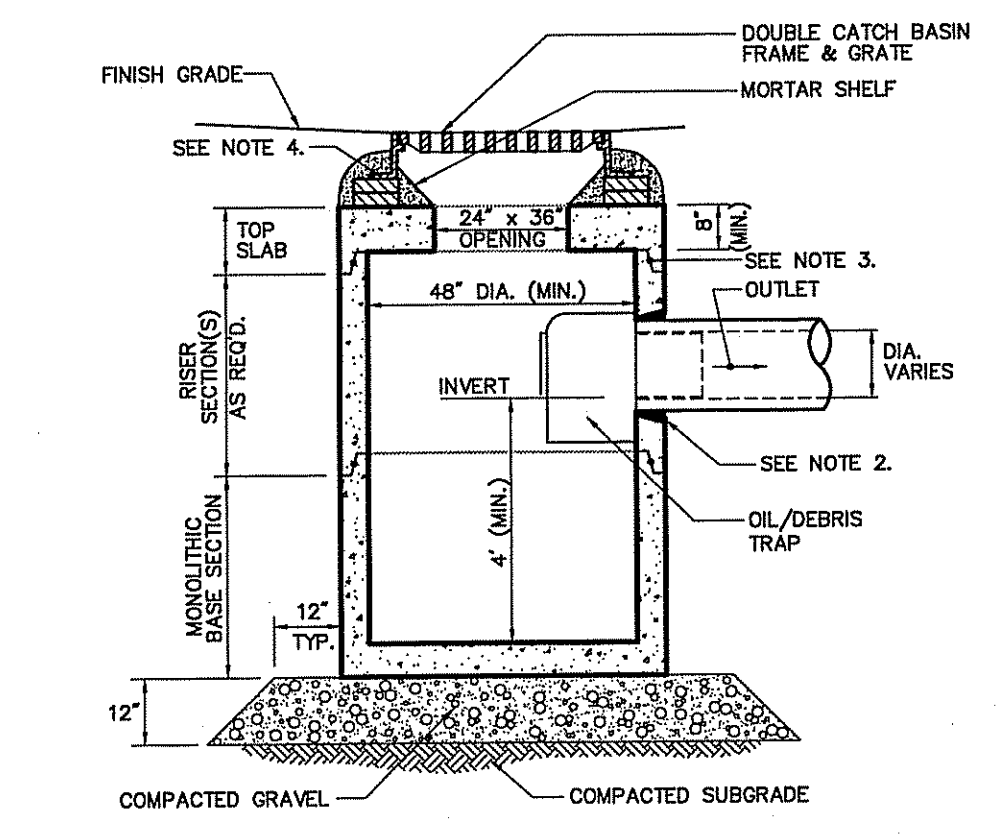
Drain Manhole (DMH) 6/03
N.T.S. Source: VHB LD_115



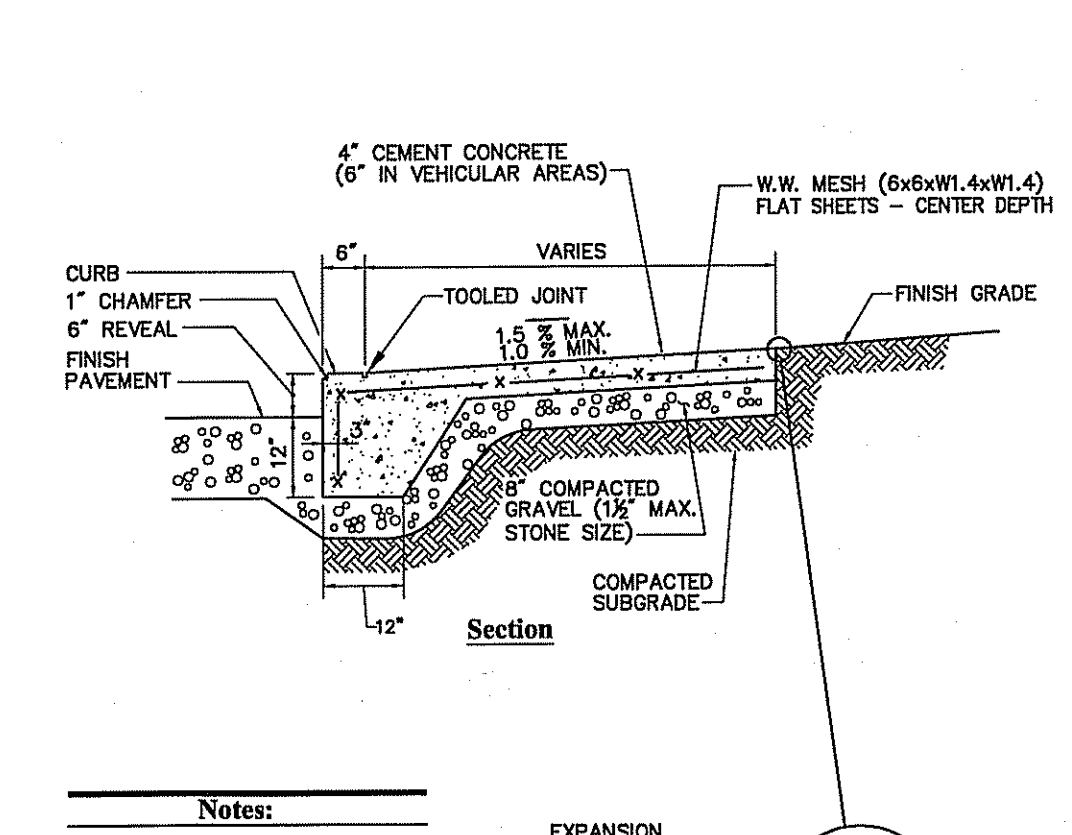
Flared End Section (FES) with Stone Protection 6/08
N.T.S. Source: VHB REV LD_134



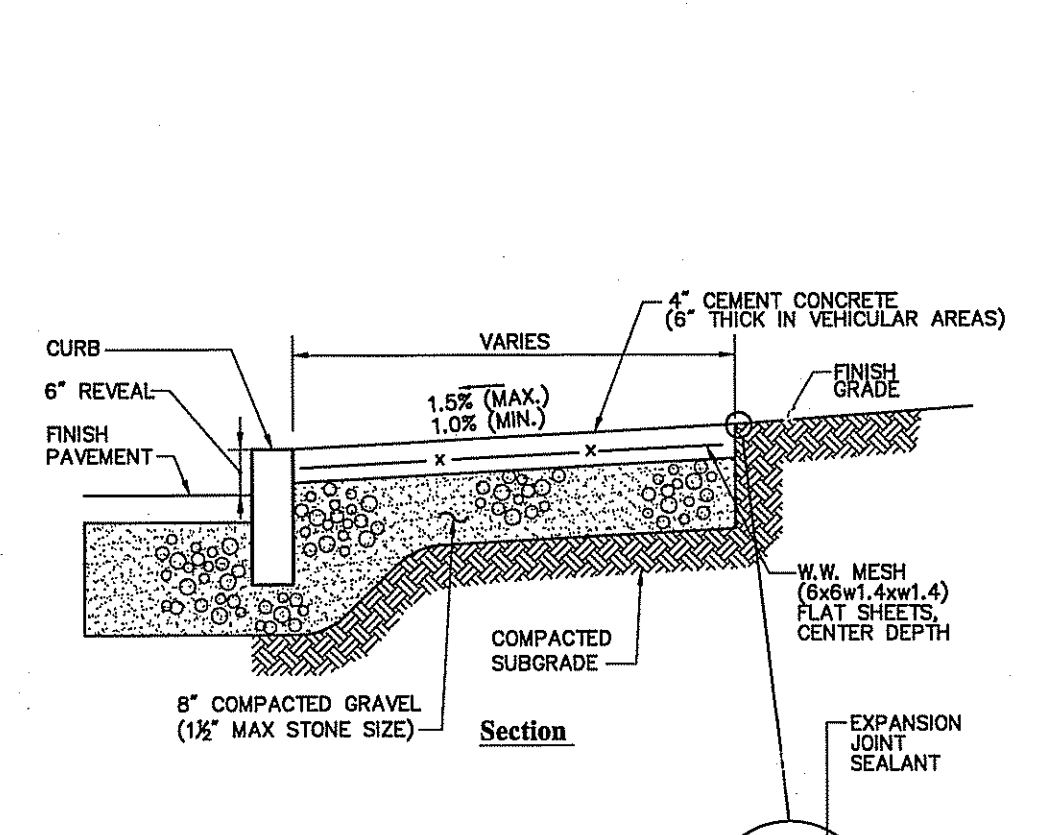
Stormwater Management System 6/08
1"=10' Source: VHB LD_100



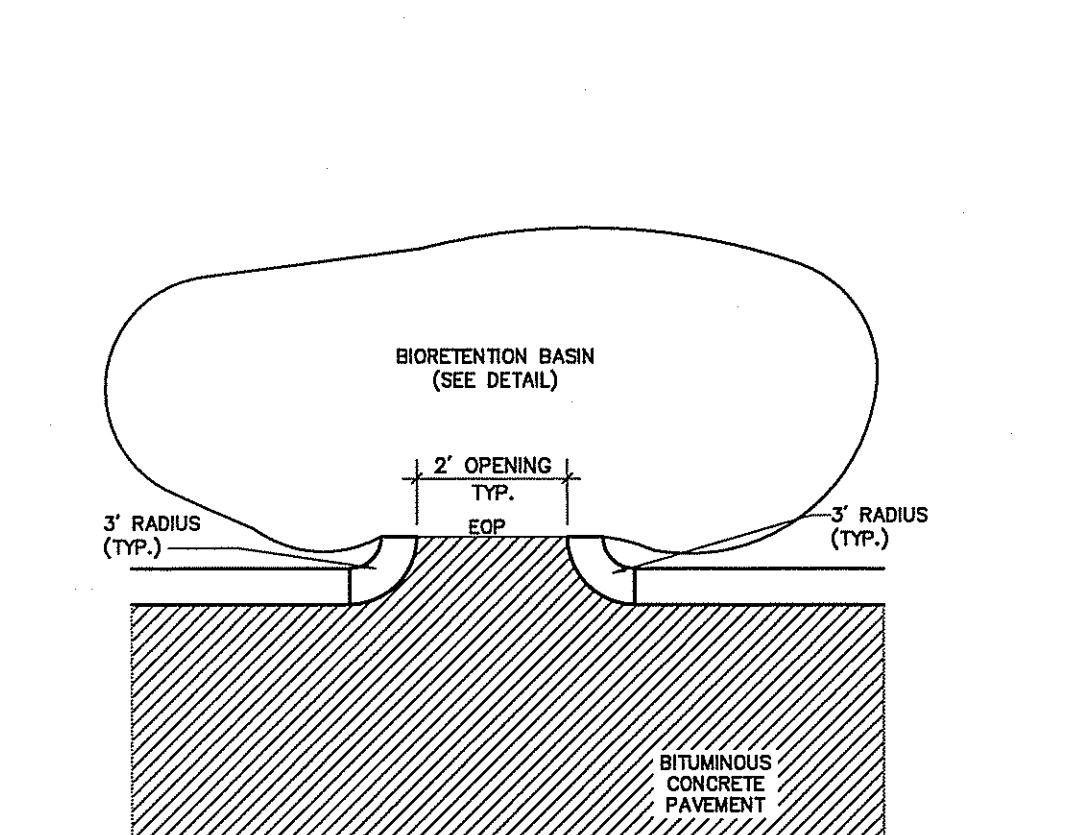
Double Grate Catch Basin (DCB) with Oil/Debris Trap 5/07
N.T.S. Source: VHB LD_103



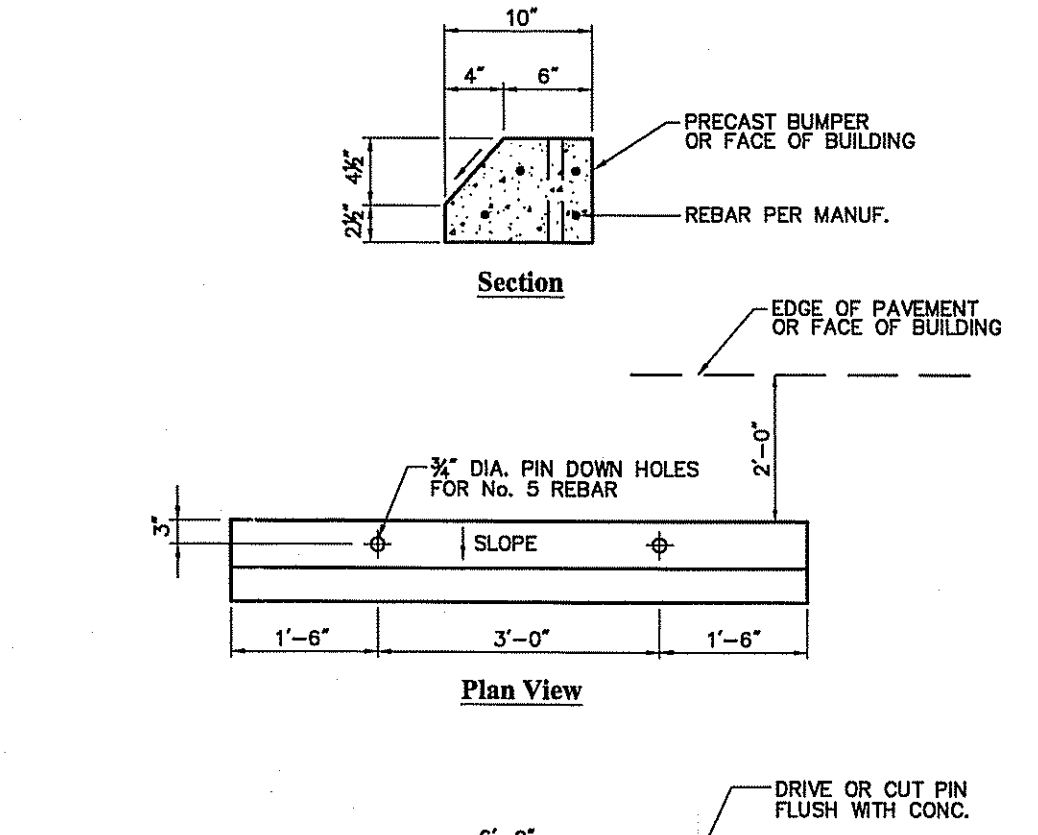
Monolithic Concrete Curb (MCC) & Sidewalk 6/03
N.T.S. Source: VHB LD_421



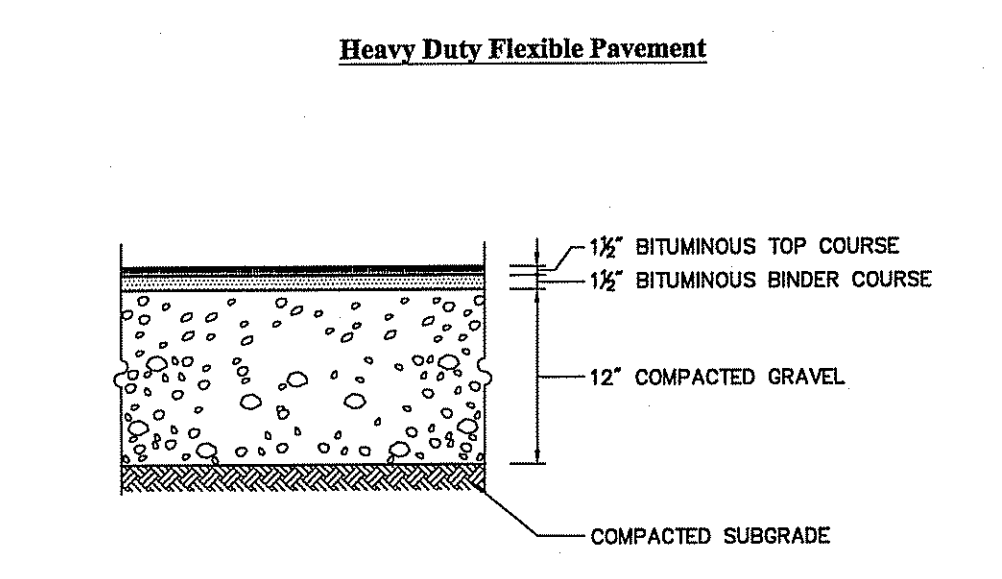
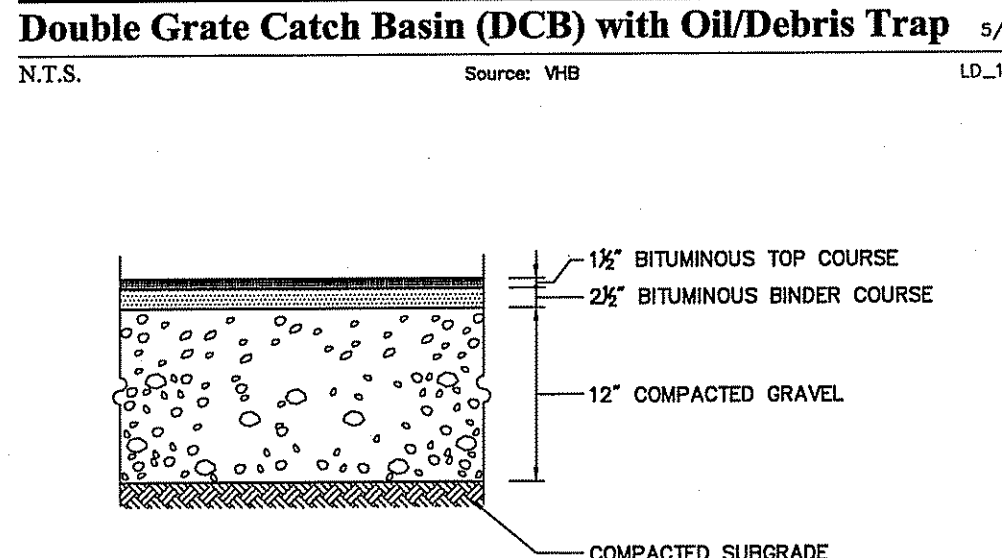
Concrete Sidewalk 6/03
N.T.S. Source: VHB LD_420



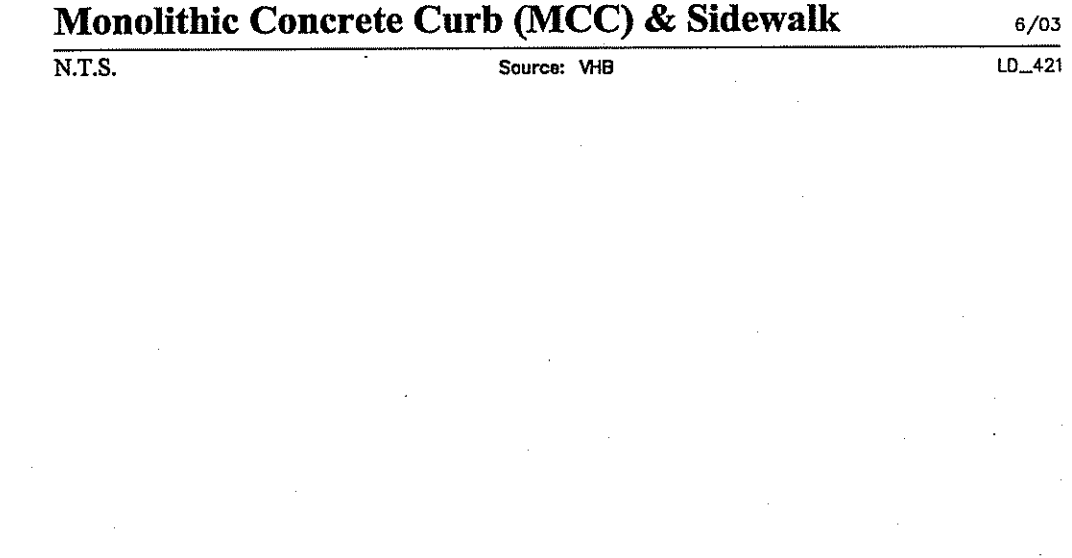
Curb Openings 6/08
N.T.S. Source: VHB LD_400



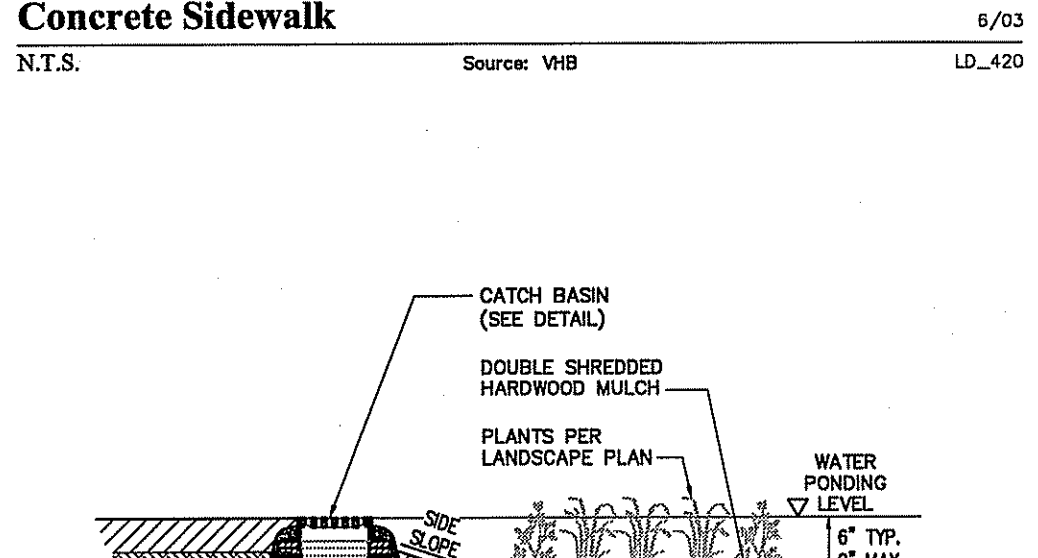
Concrete Bumper 6/03
N.T.S. Source: VHB LD_417



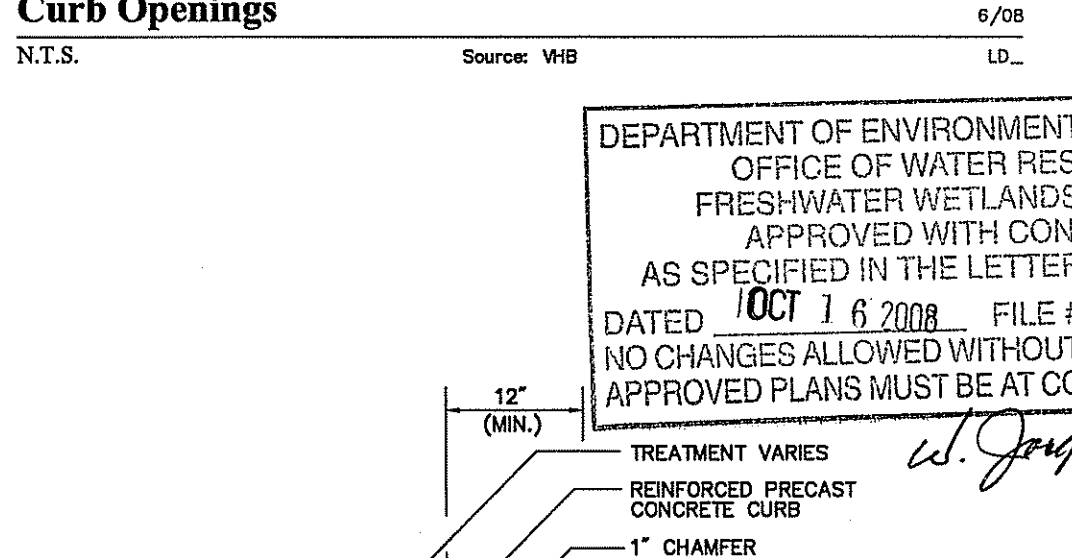
Bituminous Concrete Pavement Sections 6/04
N.T.S. Source: VHB LD_430



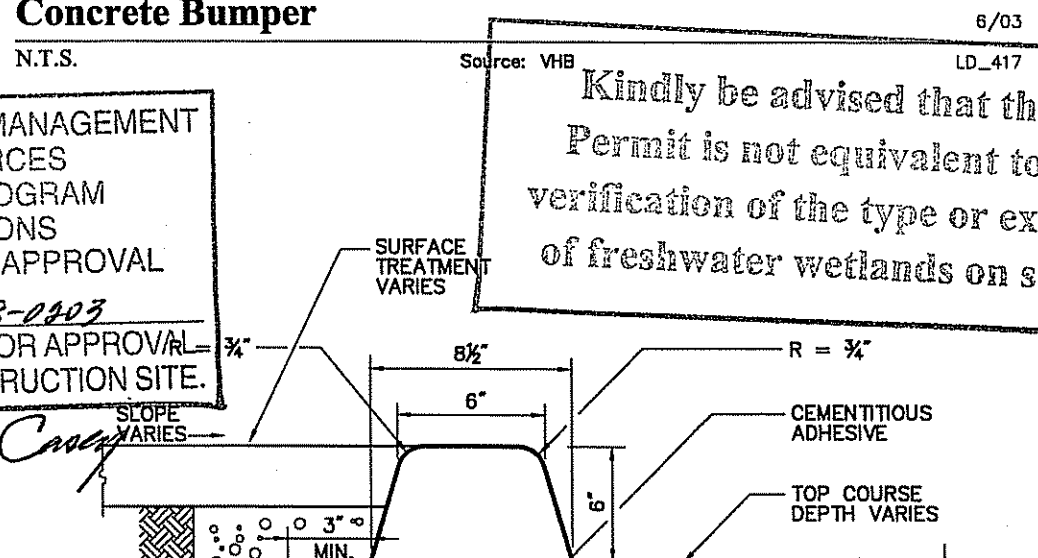
Pavement Overlay Transition Section 6/03
N.T.S. Source: VHB LD_435



Bioretention Basin with Subdrain 6/07
N.T.S. Source: VHB REV LD_352



Precast Concrete Curb (PCC) 6/03
N.T.S. Source: VHB LD_404



Extruded Concrete Curb (ECC) 6/03
N.T.S. Source: VHB LD_408

Notes:

- INSTALL UNDERDRAINS TO CATCH BASINS PER PLAN.
- SIDE SLOPES SHALL BE 3:1 MAX. 2% MIN.

BASIN NO.	RM	BOTTOM ELEV.	DEPTH	UNDERDRAIN INVERT
RG1	312.8	312.3	6"	309.2
RG2	313.05	312.3	6"	309.2
RG3	311.0	310.25	6"	307.2

**DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED 10/16/2008 FILE # 08-005
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.**

U. Joseph Camp

Notes:

- ECC REFERS TO EXTRUDED CONCRETE CURB WHICH IS CAST-IN-PLACE IN THE FIELD.
- WHEN ECC IS USED, CONTRACTOR IS TO DETERMINE THE EXTENDED LAYOUT DIMENSIONS OF THE BASE COURSE IN ORDER TO ACCOMMODATE PLACEMENT OF THE ECC.

AUG 25 2008

VHB
Vanasse Hangen Brustlin, Inc.
Transportation
Land Development
Environmental Services
10 Dorrance Street, Suite 400
Providence, Rhode Island 02903
401.272.8100 • FAX 401.273.9694

GBC
GERSHMAN BROWN CROWLEY INC.

CONSULTANT:
DESIGNED BY:
CHECKED BY:
APPROVED BY:

SEAL:
ANTONIO S. MOURA
No. 8445
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

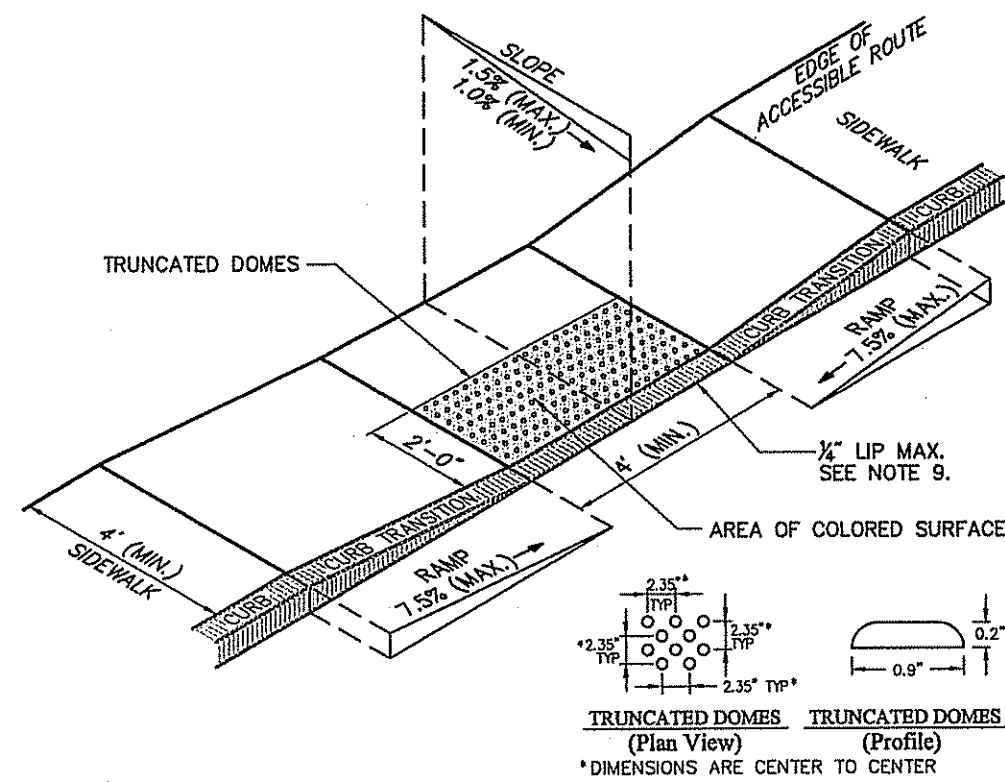
CVS
pharmacy
STORE NUMBER: 75586
193 PLAINFIELD PKE (Rt ROUTE H) &
CONTOCK PARKWAY
JOHNSTON, RHODE ISLAND

APPLICANT:
GB NEW ENGLAND 2, LLC
C/O GERSHMAN BROWN CROWLEY, INC.
14 BREAKNECK HILL ROAD, SUITE 101
LINCOLN, RI 02865
TEL (401) 721-1603
FAX (401) 721-1601
PROJECT CONTACT: DAVE MORELLO

REVISIONS:
8/24/08 RIDEM COMMENTS

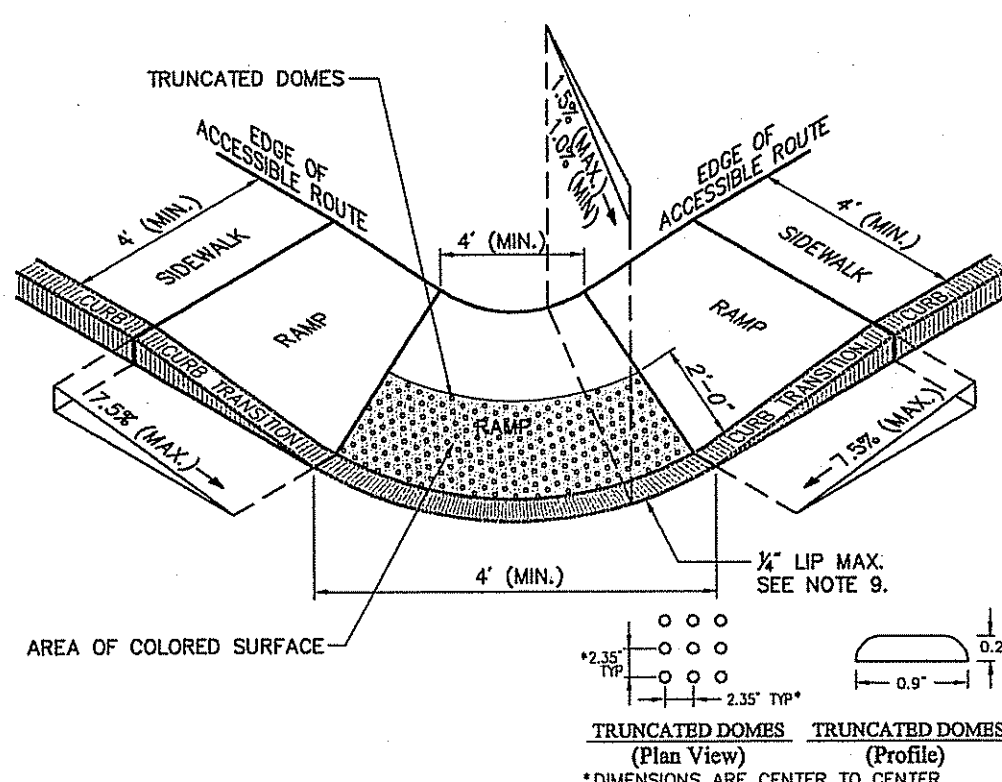
PROJECT MANAGER: A MOURA
PROJECT ENGINEER: M AULL
REVIEWED BY: B MURPHY
DATE: JUNE 16, 2008
JOB NUMBER: 71657.57
TITLE:

Site Details 1
SHEET NUMBER: C-6
SUBMISSION: PERMITTING



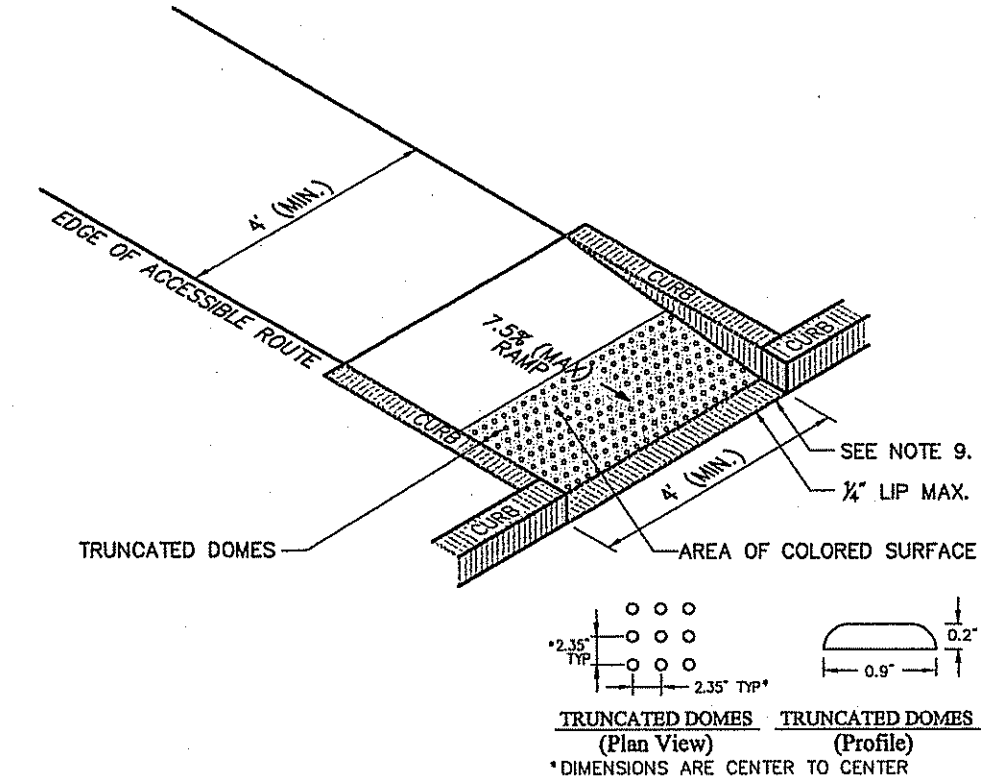
- Notes:**
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1 1/2 MIN.).
 2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
 3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 7.5%.
 4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
 5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
 6. RAMP, CURB, AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
 7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
 8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
 9. ELIMINATE CURBING AT RAMP (OTHER THAN VERTICAL CURBING, WHICH SHALL BE SET FLUSH) WHERE IT ABUTS ROADWAY.
 10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.

Accessible Curb Ramp (ACR) Type 'A' 11/08
N.T.S. Source: VHB LD_500



- Notes:**
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1 1/2 MIN.).
 2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
 3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 7.5%.
 4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
 5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
 6. RAMP, CURB, AND ADJACENT PAVING SHALL BE GRADED TO PREVENT PONDING.
 7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
 8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
 9. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE INSTALLED AND SET FLUSH.
 10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.

Accessible Curb Ramp (ACR) Type 'C' 5/08
N.T.S. Source: VHB LD_502



- Notes:**
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1 1/2 MIN.).
 2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
 3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 7.5%.
 4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
 5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
 6. RAMP, CURB, AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
 7. TYPICAL SIDEWALK SECTION FOR RAMP SECTION CONSTRUCTION.
 8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
 9. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE INSTALLED AND SET FLUSH.
 10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.

Accessible Curb Ramp (ACR) Type 'J' 5/08
N.T.S. Source: VHB LD_509

Table of Dimensions

BENDS	B	C	D	E	F	BENDS	B	C	D	E	F
6" 221/2"	8"	15"	12"	24"	12"	6" 45"	8"	30"	12"	24"	14"
8" 111/4"	18"	-	-	-	-	8" 90"	-	-	-	-	27"
8" 111/4"	20"	-	-	-	-	8" 45"	-	-	-	-	24"
8" 221/2"	22"	-	-	-	-	8" 90"	-	-	-	-	36"
12" 111/4"	30"	-	-	-	-	12" 45"	-	-	-	-	40"
12" 221/2"	35"	-	-	-	-	12" 90"	-	-	-	-	62"

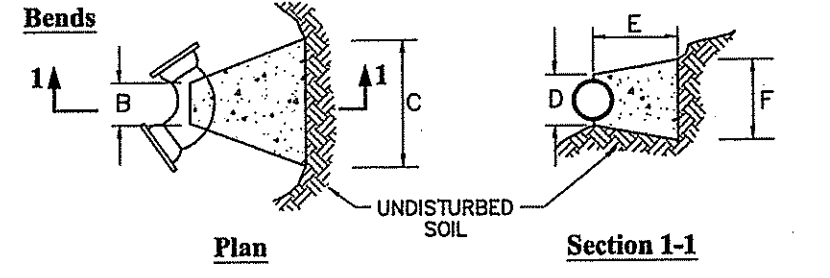
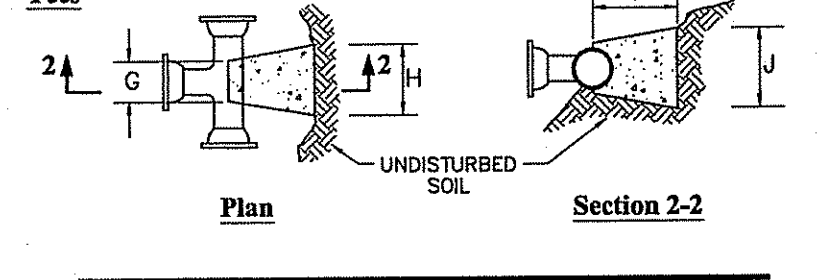


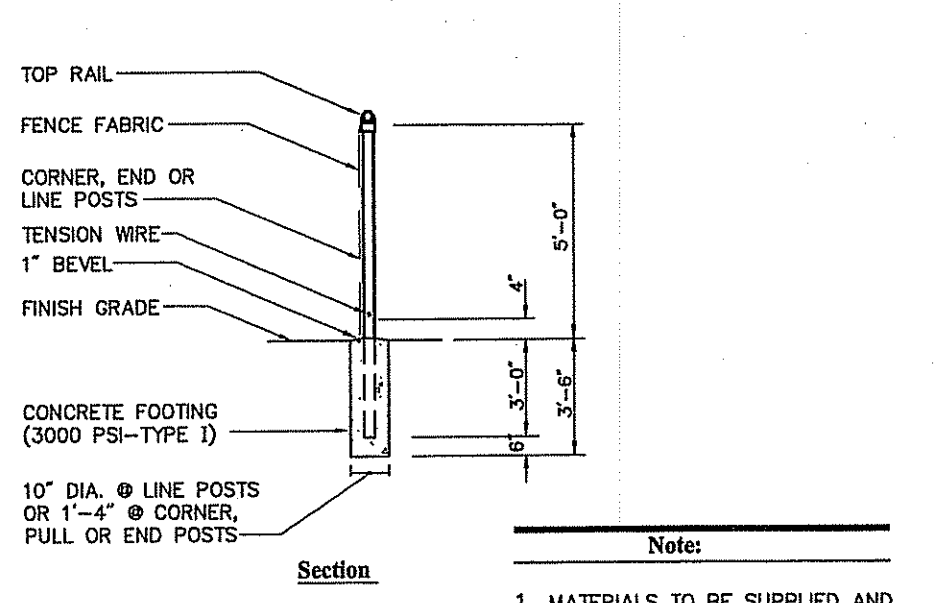
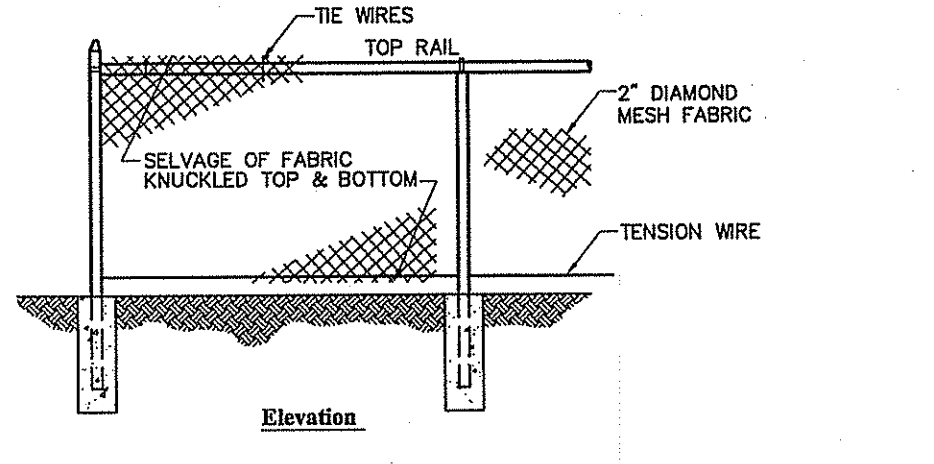
Table of Dimensions

TEES	G	H	I	J	TEES	G	H	I	J
6" x 6" x 6"	12"	24"	24"	18"	12" x 12" x 8"	12"	24"	24"	18"
8" x 8" x 8"	-	-	-	-	12" x 12" x 8"	-	-	-	-
8" x 8" x 8"	-	-	-	-	12" x 12" x 12"	-	-	-	-



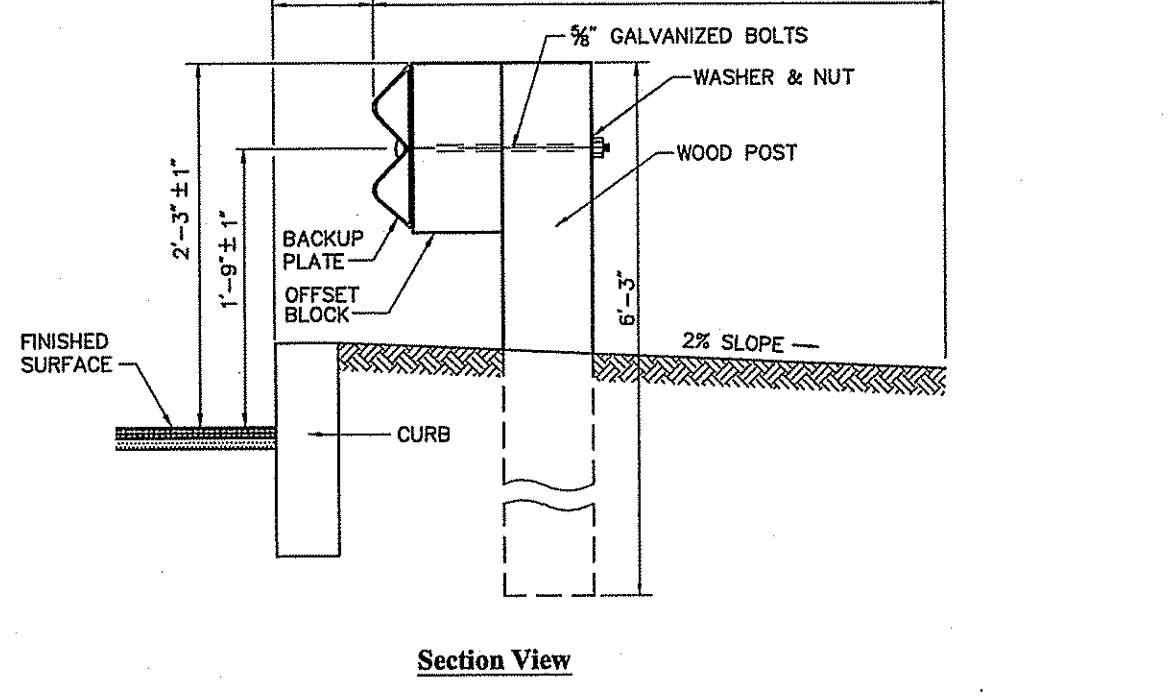
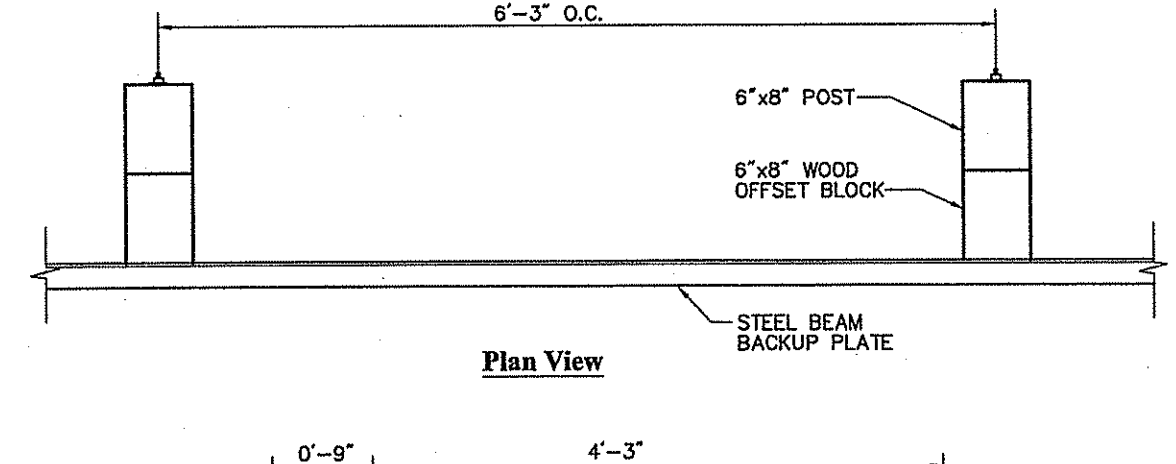
- Notes:**
1. PROVIDE BLOCKS FOR TAPPING SLEEVES, DEAD ENDS, GATE VALVES, AND VERTICAL BENDS (SAME SIZE AS REQUIRED FOR TEES). PROVIDE ANCHOR RODS AT VERTICAL BENDS AND GATE VALVES.
 2. CONCRETE SHALL NOT BE PLACED AGAINST PIPE BEYOND FITTING.
 3. CONCRETE SHALL BE 3000 PSI-TYPE I.

Concrete Thrust Block 6/03
N.T.S. Source: VHB LD_280

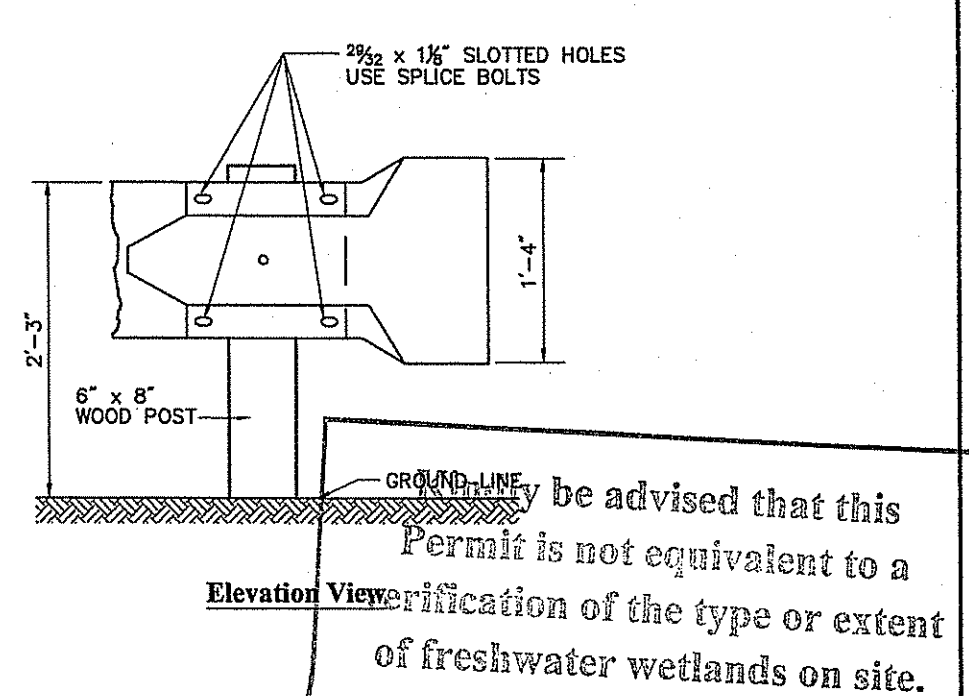
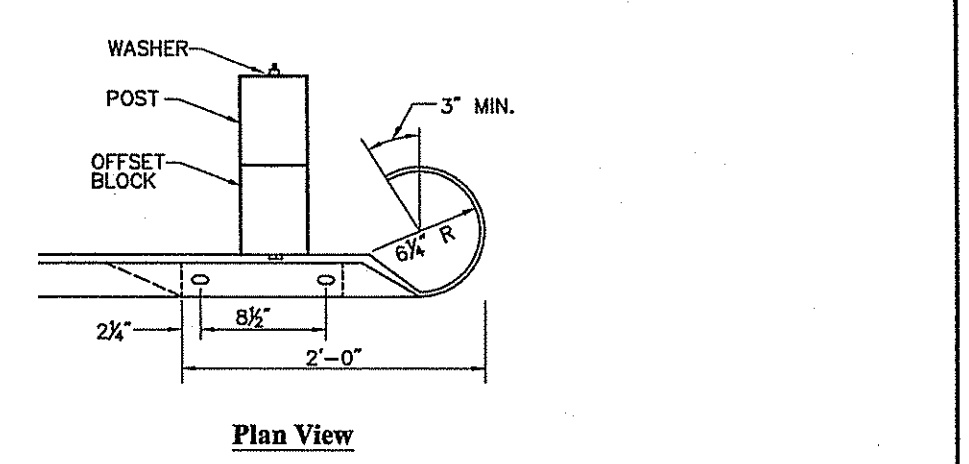


- Note:**
1. MATERIALS TO BE SUPPLIED AND INSTALLED IN CONFORMANCE WITH 'CHAIN LINK MANUFACTURER'S INSTITUTE' PRODUCT MANUAL.

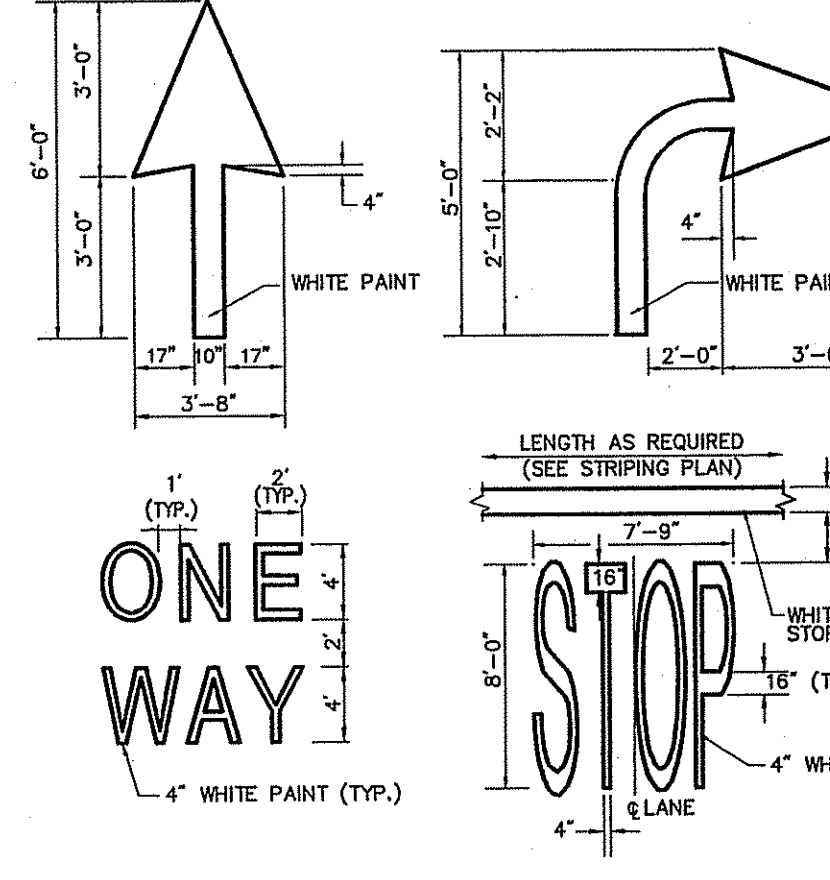
5' Black Vinyl Chain Link Fence 6/03
N.T.S. Source: VHB REV LD_481



Steel Beam Guardrail with Wood Post 6/03
N.T.S. Source: VHB LD_455

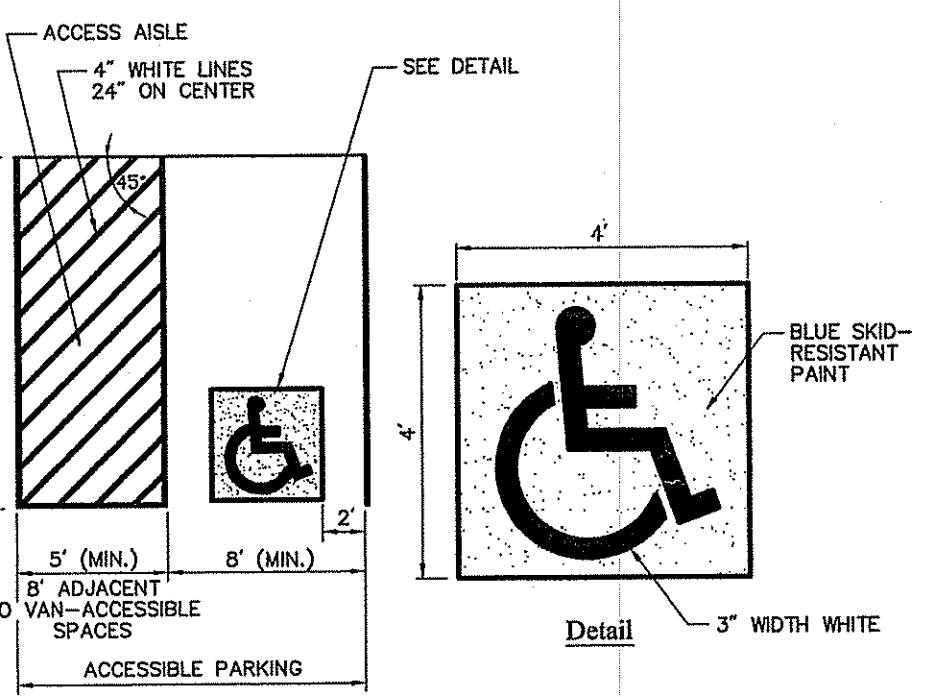


Sign Post - Type 'A' 11/05
N.T.S. Source: VHB LD_701



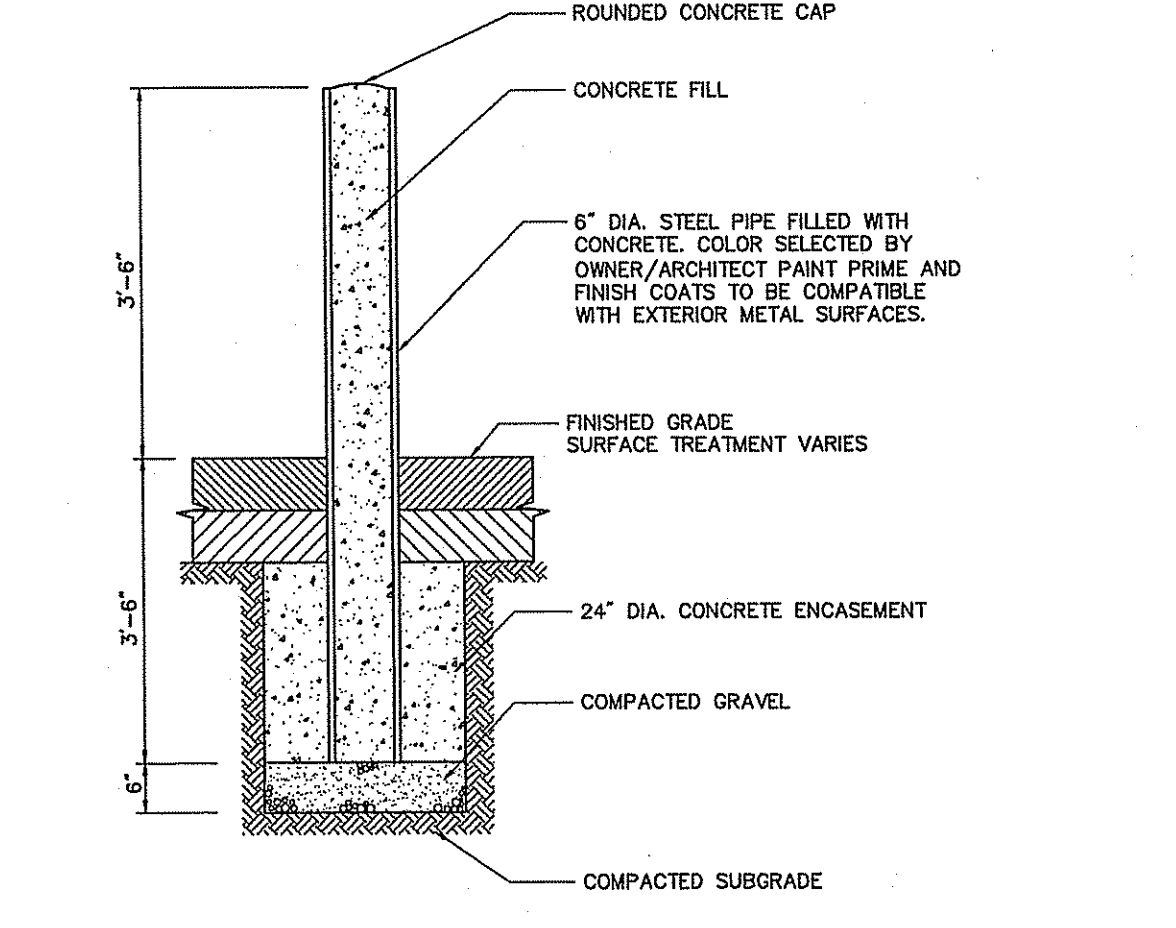
- Notes:**
1. PAVEMENT MARKINGS TO BE INSTALLED FOR ON SITE WORK IN LOCATIONS SHOWN.

Painted Pavement Markings - On Site 6/03
N.T.S. Source: VHB LD_554



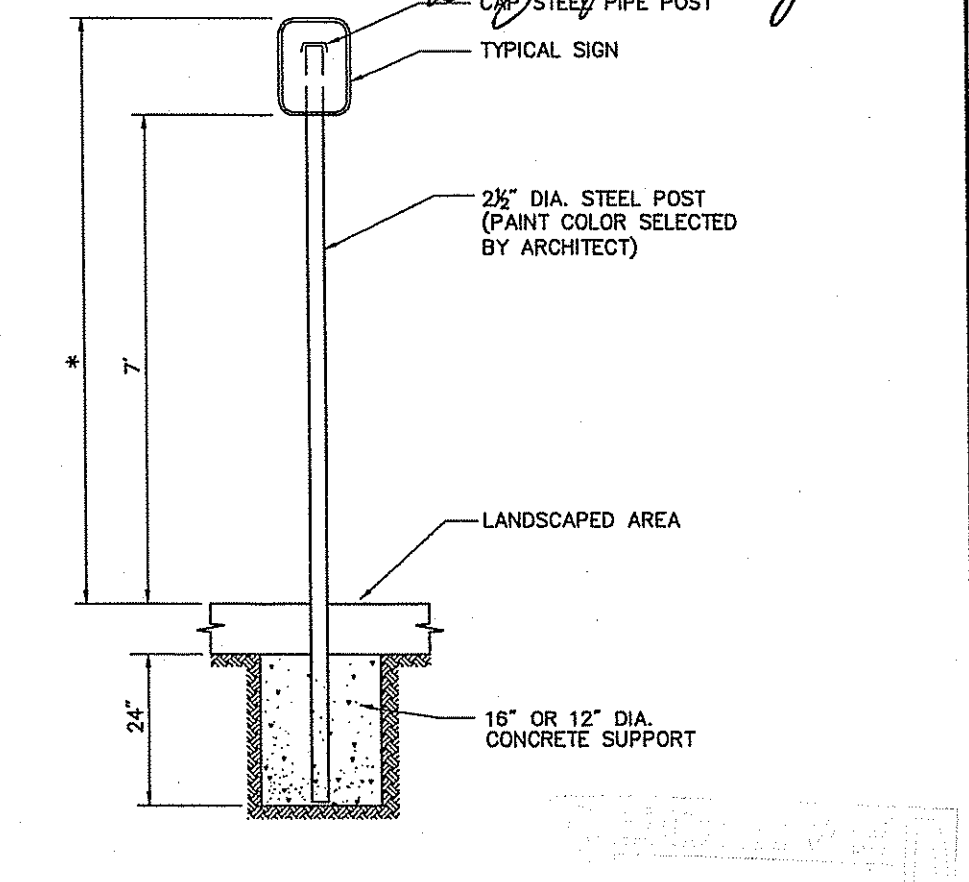
- Notes:**
1. ALL DIMENSIONS TO EDGES OF 4" PAVEMENT STRIPING.
 2. ALL STRIPING SHALL BE 4" WIDE SOLID WHITE PAVEMENT MARKINGS UNLESS OTHERWISE NOTED.
 3. 8' STALL WIDTH REFERS TO 8' CLEAR BETWEEN INSIDE EDGES OF PAVEMENT MARKINGS.

Accessible Parking Space 6/03
N.T.S. Source: VHB LD_552



Bollard 6/03
N.T.S. Source: VHB LD_700

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED: OCT 1 6 2008 FILE # 18-0213
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.



Sign Post - Type 'A' 11/05
N.T.S. Source: VHB LD_701



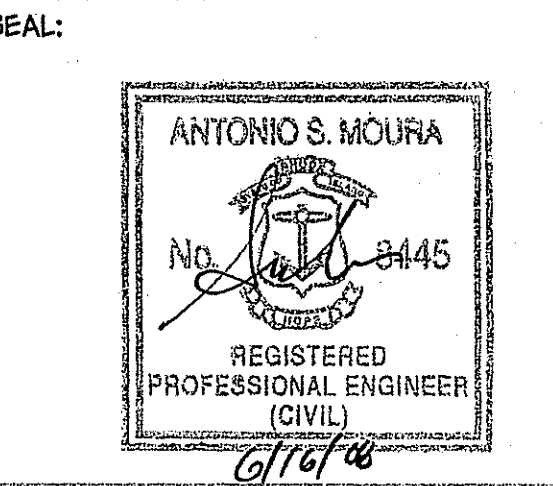
Vanasse Hangen Brustlin, Inc.

Transportation
Land Development
Environmental Services
10 Dorrance Street, Suite 400
Providence, Rhode Island 02903
401.272.8100 • FAX 401.273.9694



GERSHMAN BROWN CROWLEY INC.

CONSULTANT:
DESIGNED BY:
CHECKED BY:
APPROVED BY:



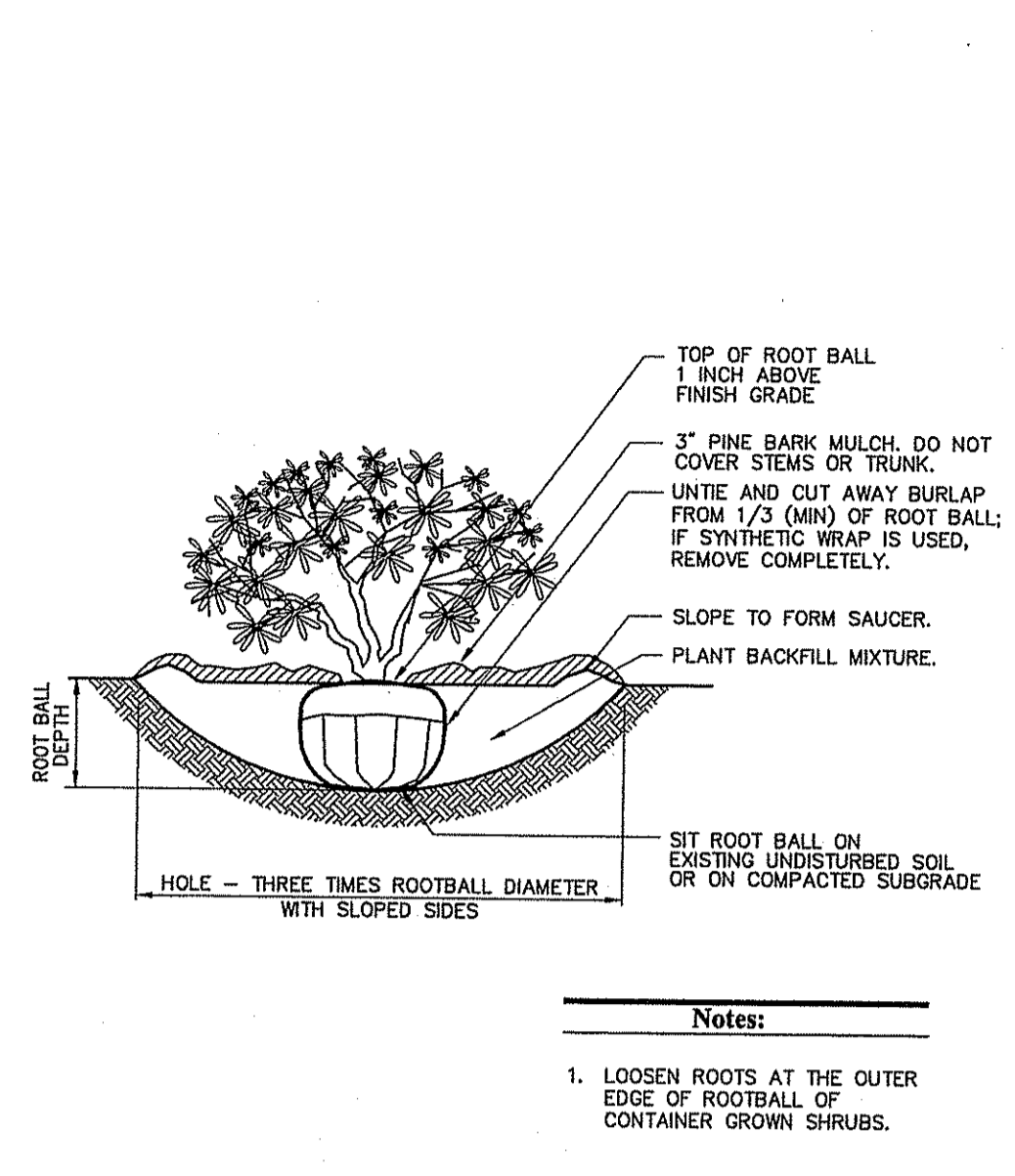
STORE NUMBER: 75586
1993 PLANFIELD PIKE (R1 ROUTE 14) &
CONSTOCK PARKWAY
JOHNSTON, RHODE ISLAND

DEVELOPER:
GB NEW ENGLAND 2, LLC
C/O GERSHMAN BROWN CROWLEY, INC.
14 BREAKNECK HILL ROAD, SUITE 101
LINCOLN, RI 02865
TEL (401) 721-1603
FAX (401) 721-1601
PROJECT CONTACT: DAVE MORELLO

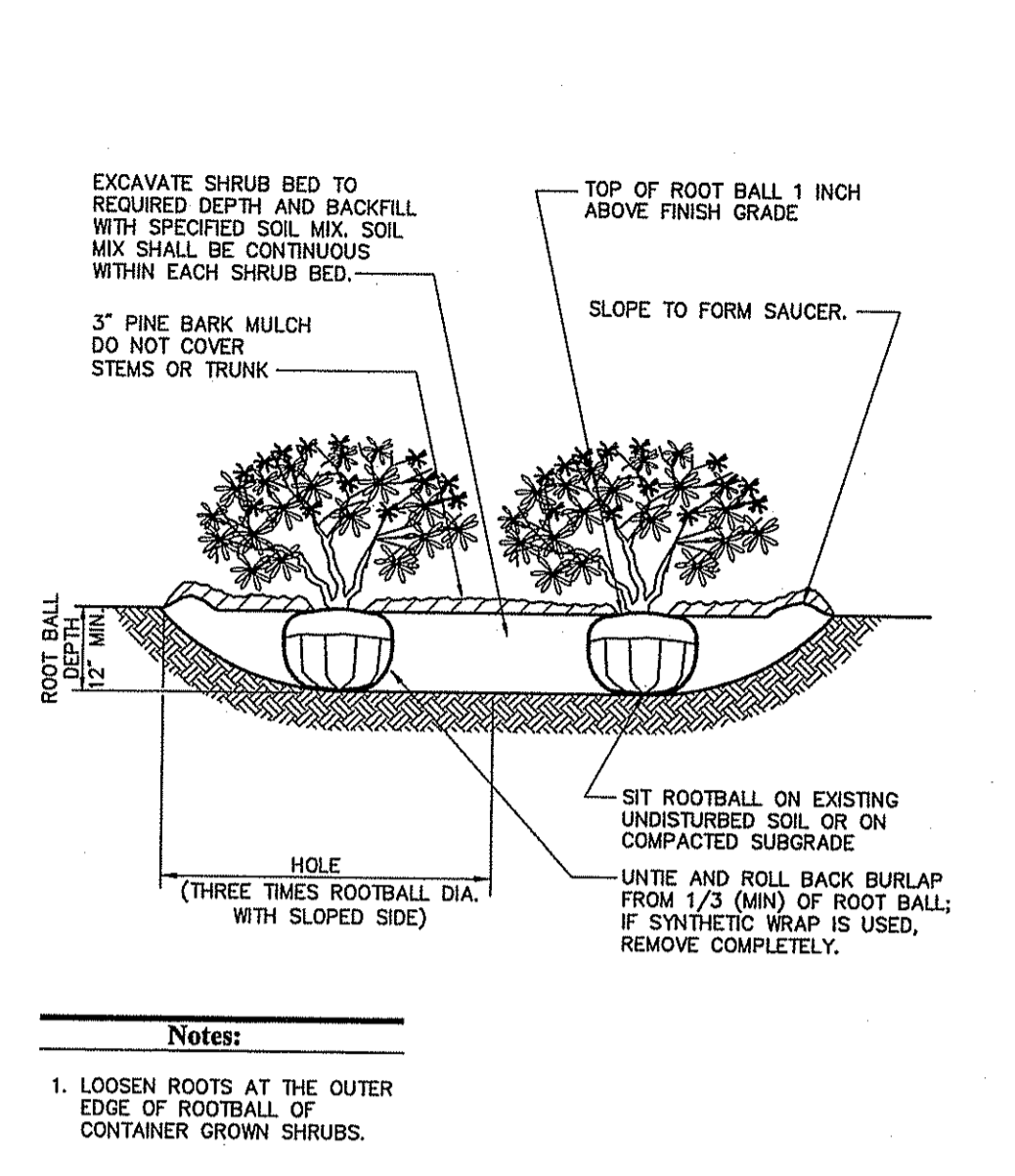
REVISIONS:
PROJECT MANAGER: A MOURA
PROJECT ENGINEER: M AULL
REVIEWED BY: B MURPHY
DATE: JUNE 16, 2008
JOB NUMBER: 71657.57
TITLE:

Site Details 2

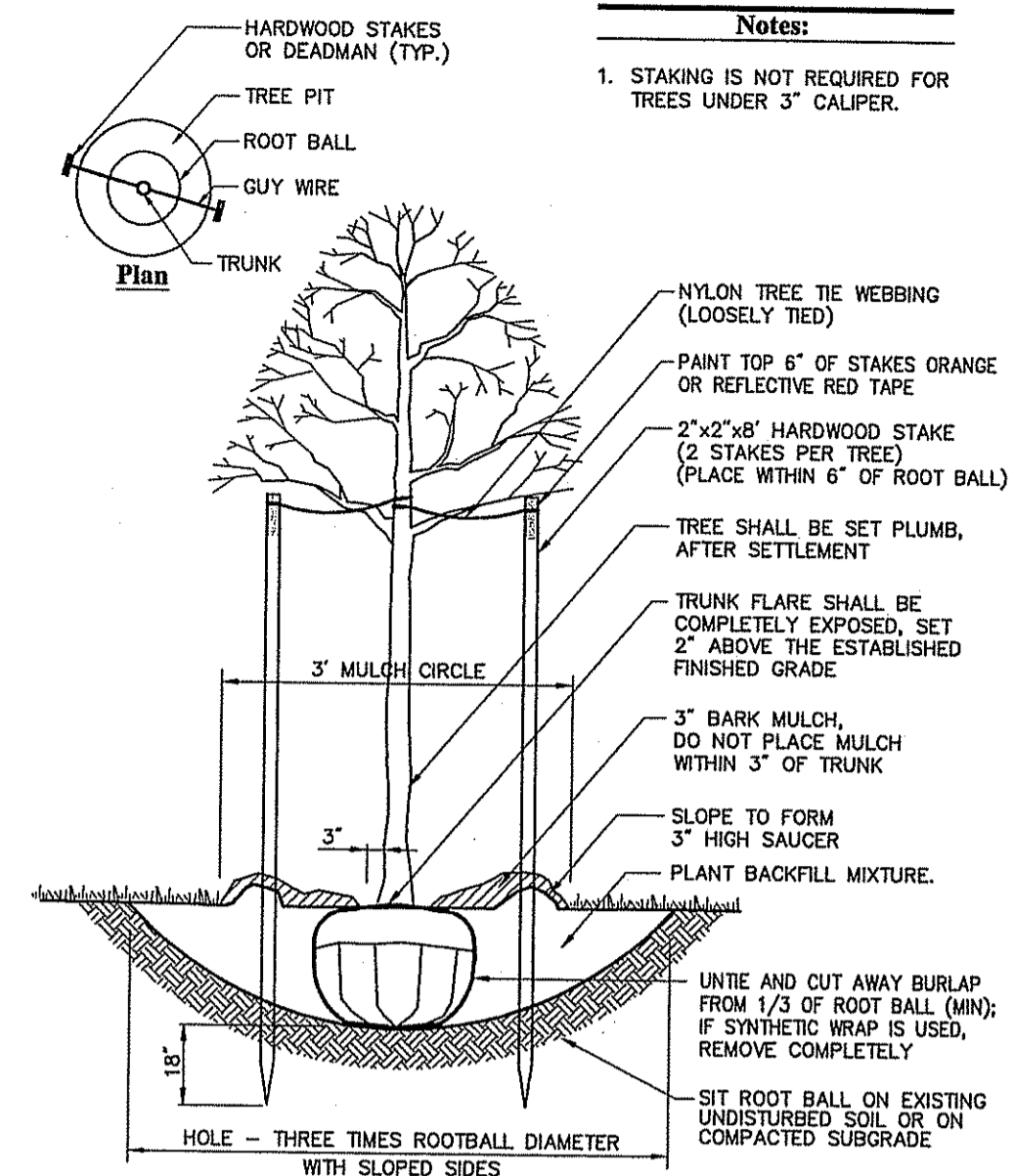
SHEET NUMBER:
C-7
COMMENTS:
MASTER/PRELIMINARY PLAN APPROVAL



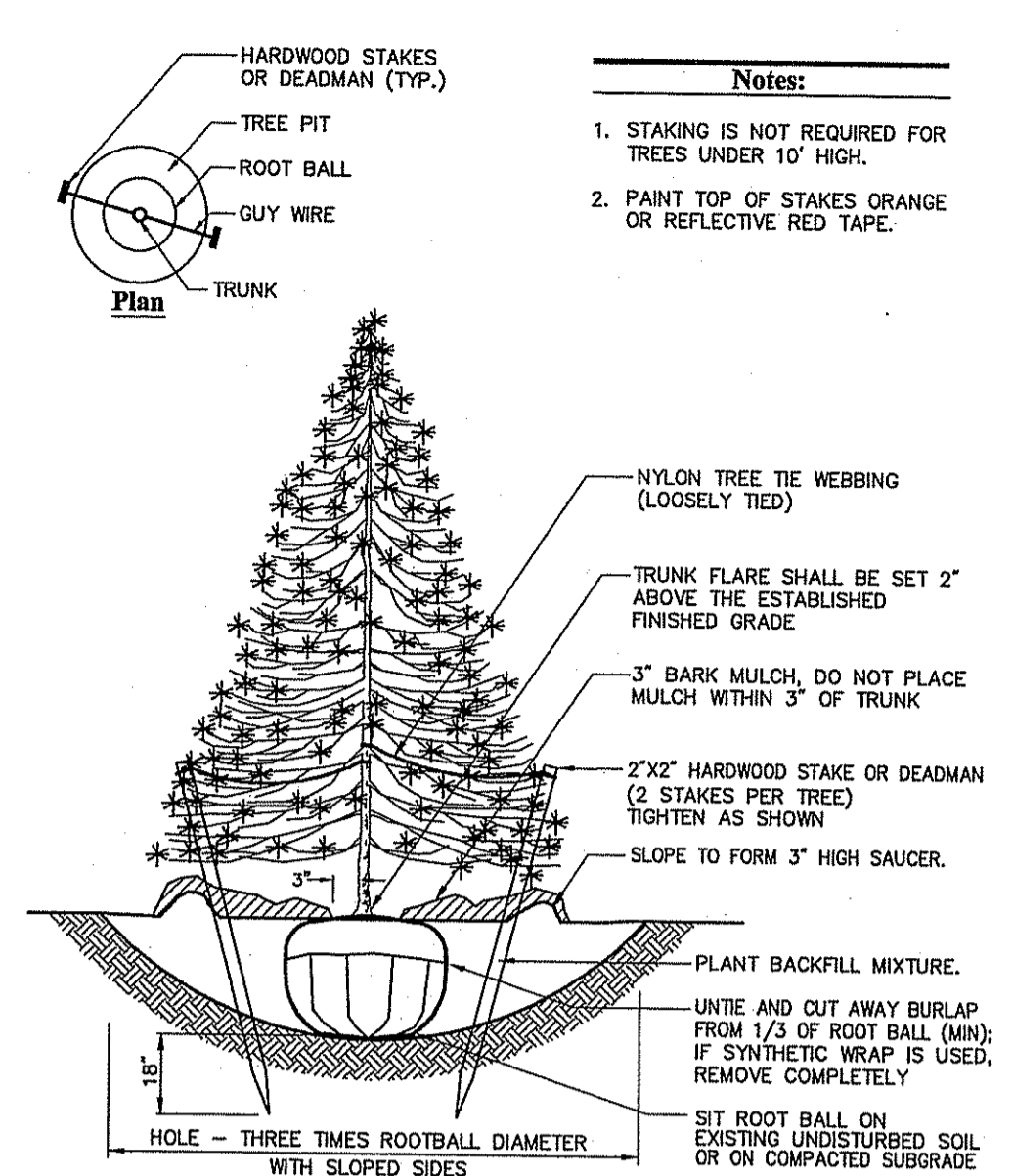
Shrub Planting 6/03
N.T.S. Source: VHB LD_600



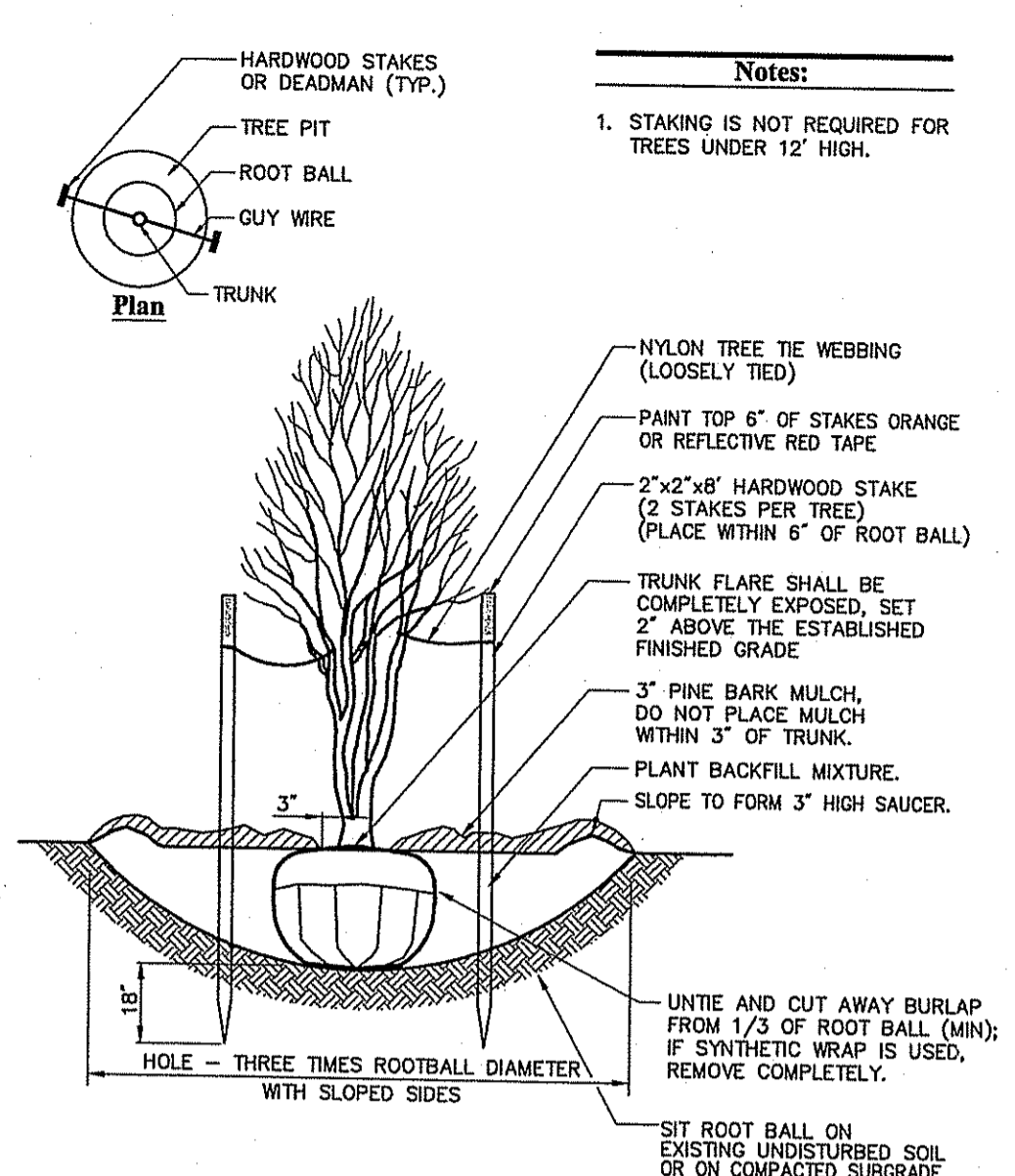
Shrub Bed Planting 4/07
N.T.S. Source: VHB LD_601



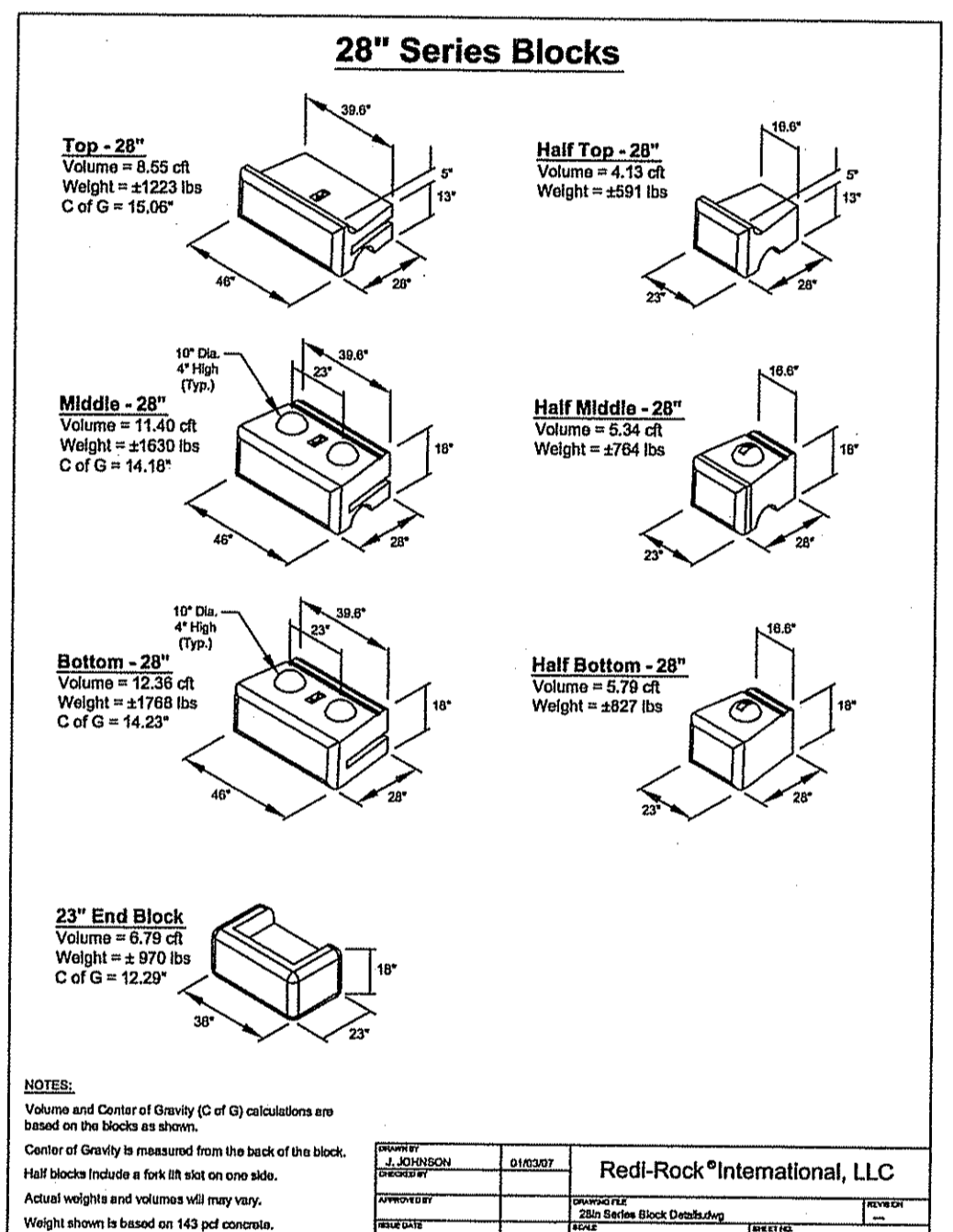
Tree Planting (For Trees Under 4" Caliper) 10/07
N.T.S. Source: VHB LD_602



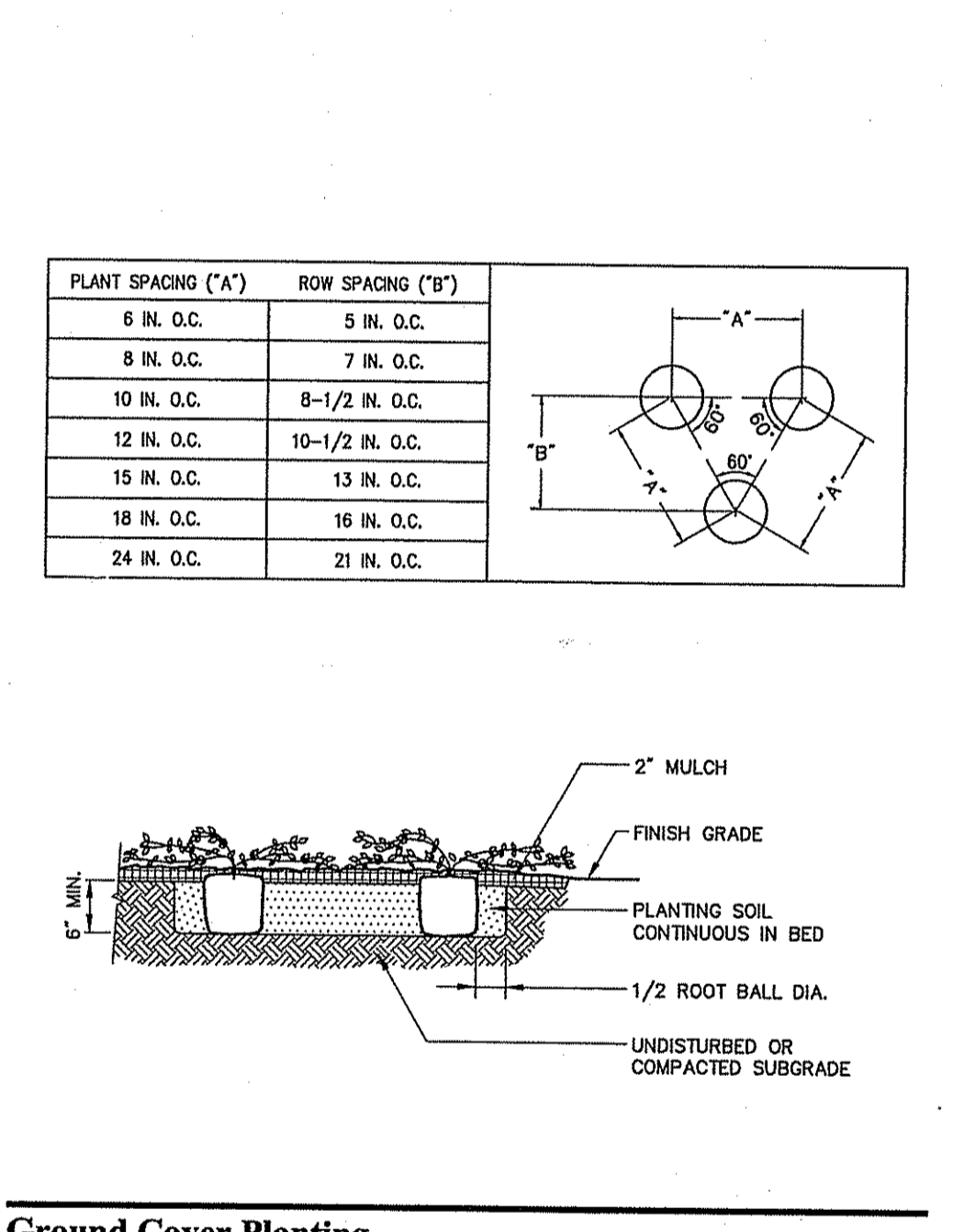
Evergreen Tree Planting 10/07
N.T.S. Source: VHB LD_604



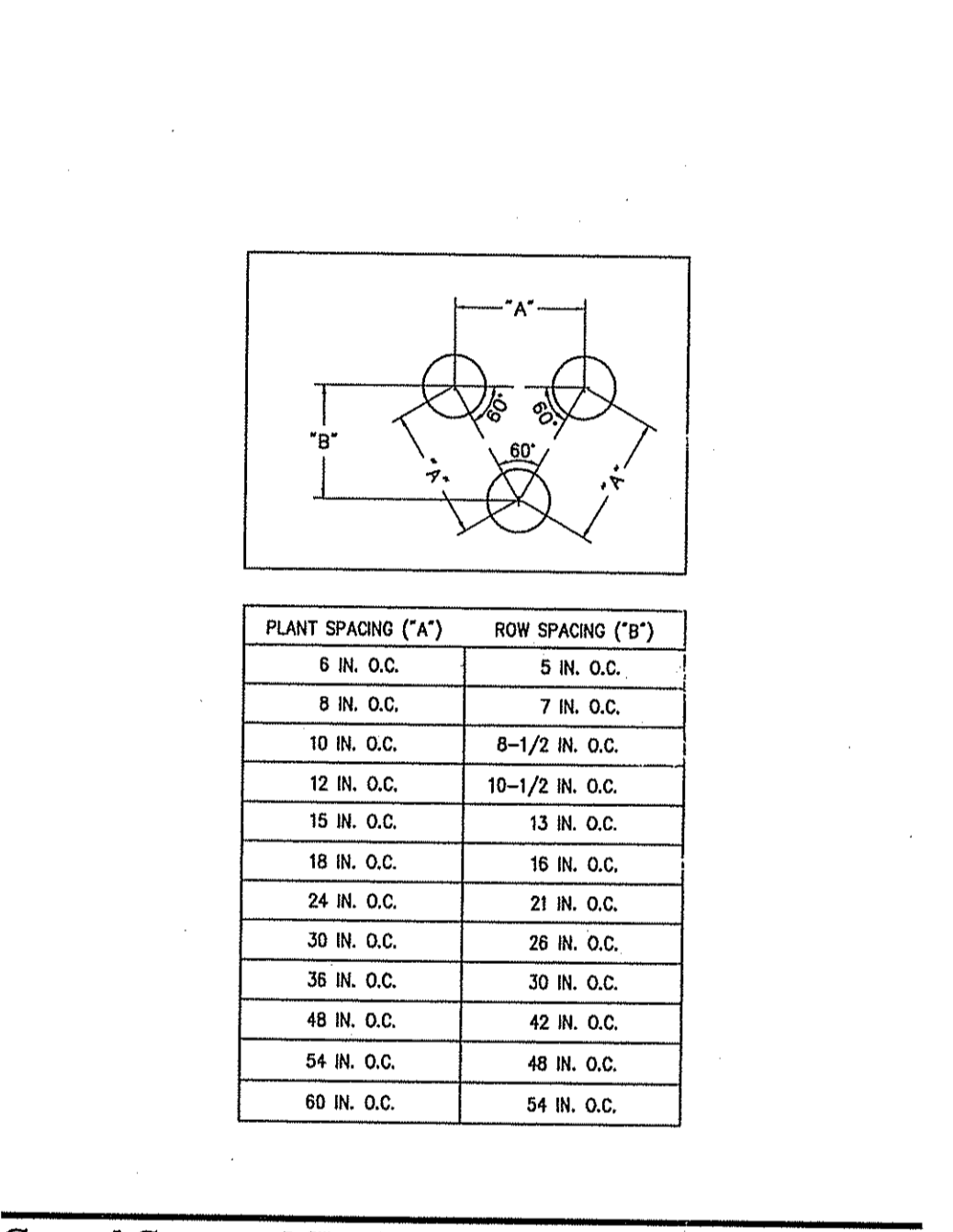
Multistem Tree Planting 10/07
N.T.S. Source: VHB LD_606



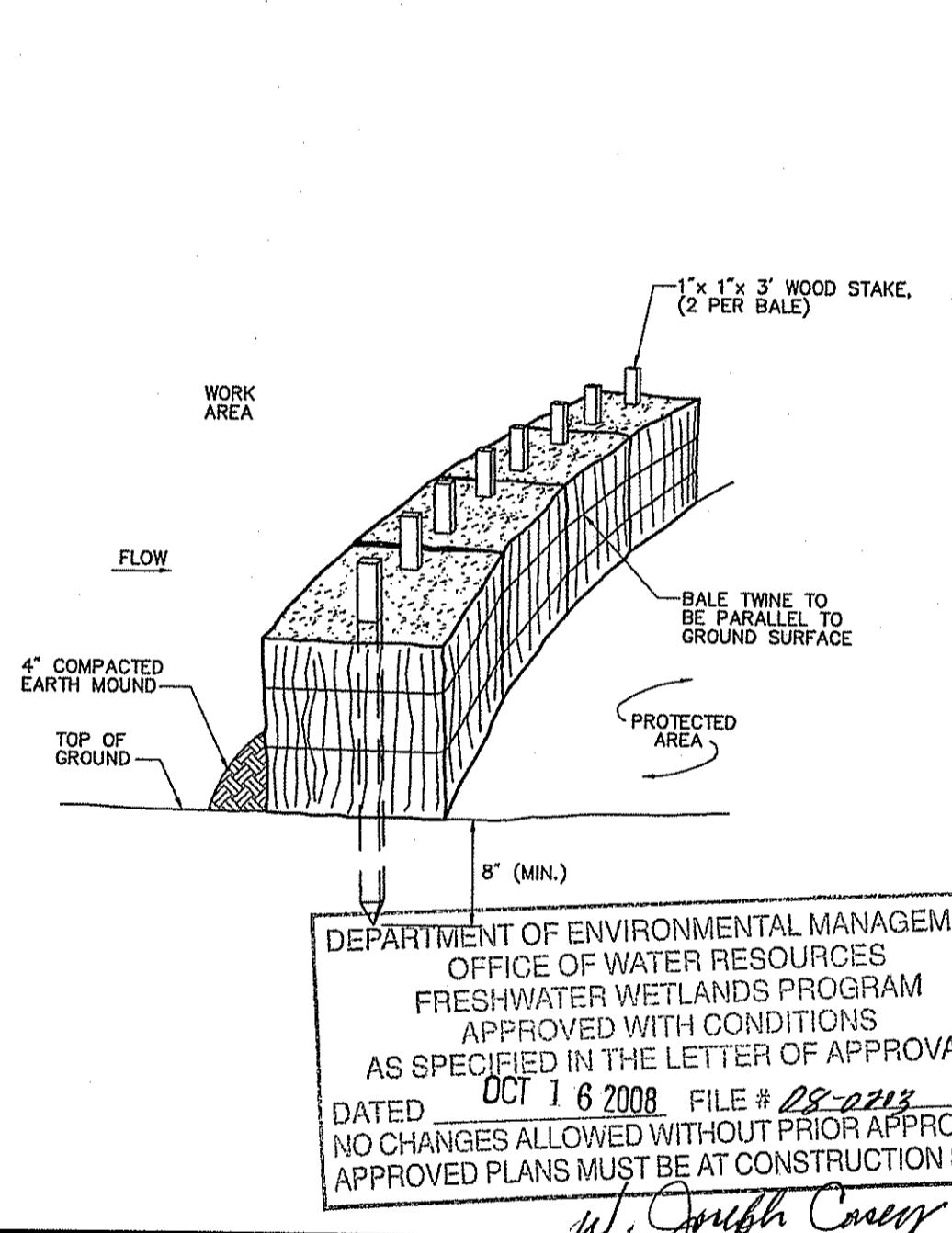
28" Series Blocks 6/03
N.T.S. Source: VHB LD_615



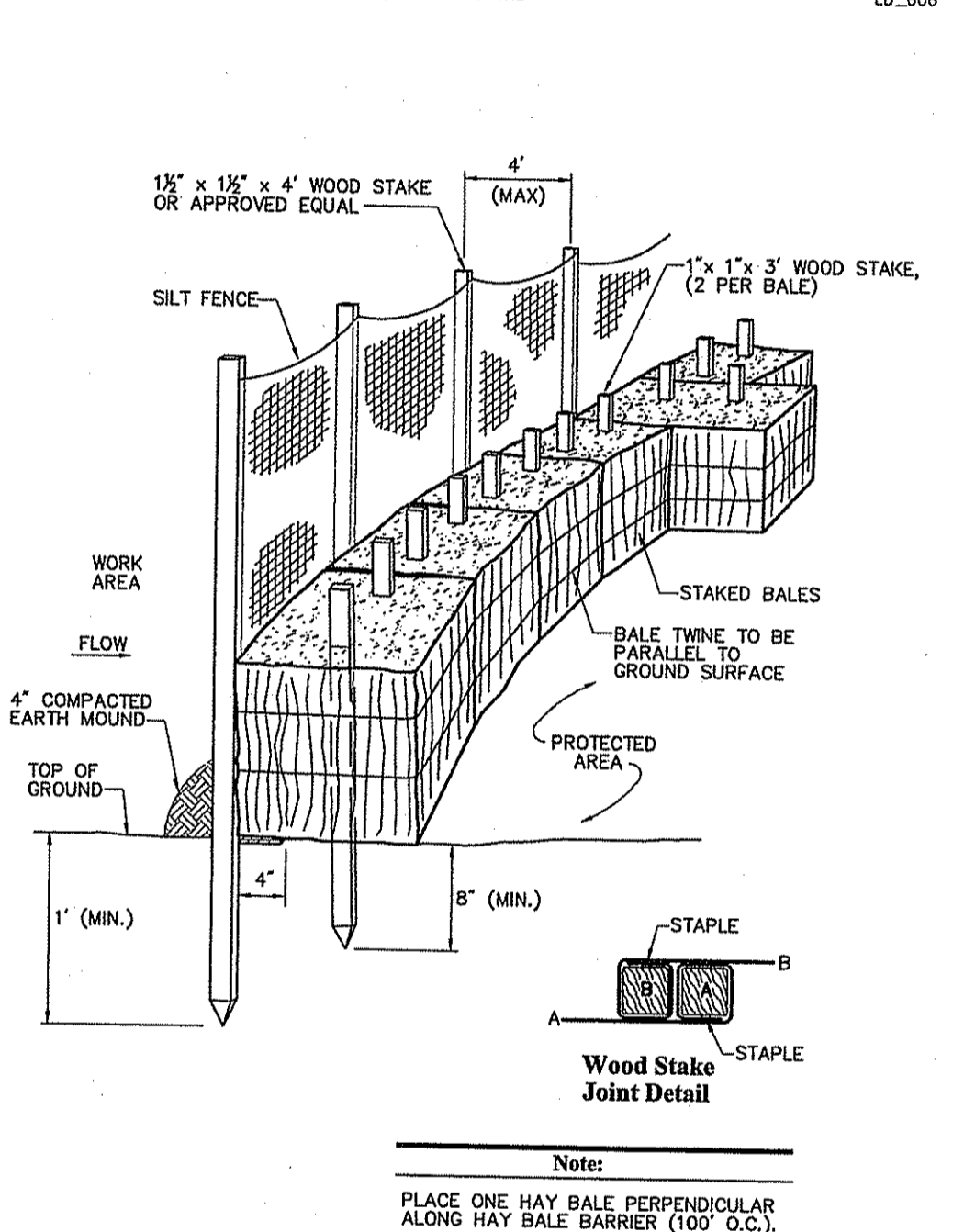
Ground Cover Planting 6/03
N.T.S. Source: VHB LD_615



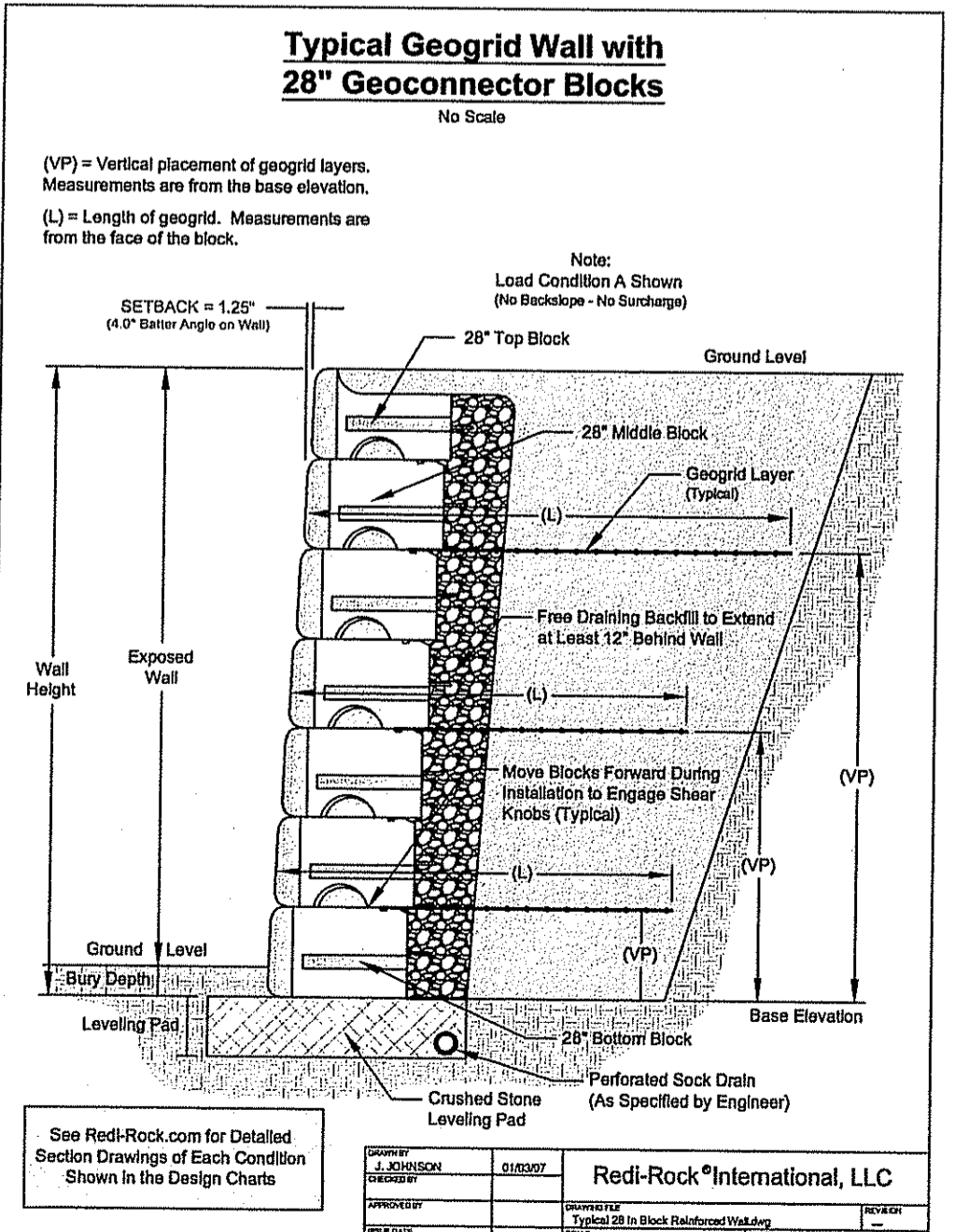
Ground Cover and Shrub Spacing Chart 6/03
N.T.S. Source: VHB LD_616



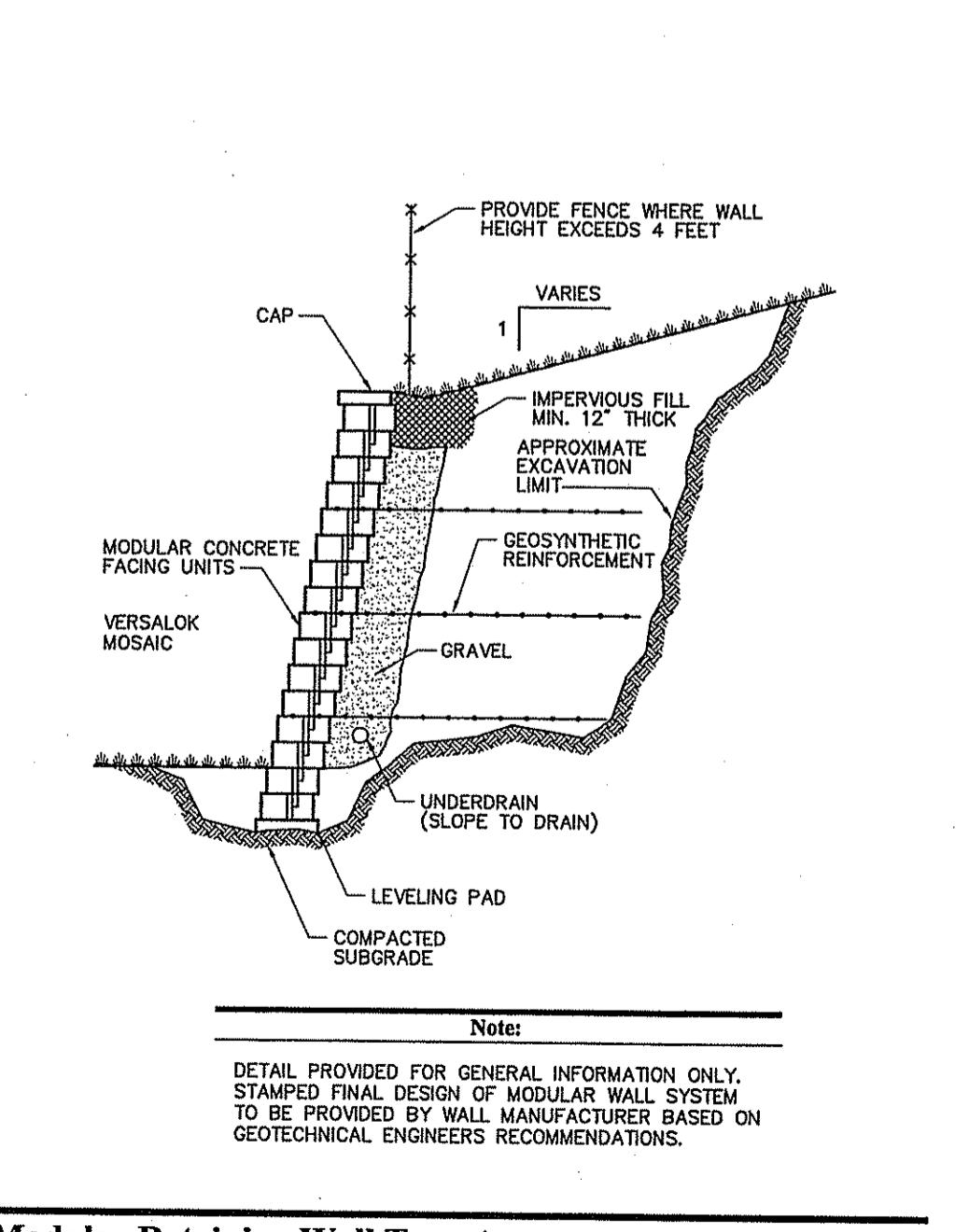
Hay Bale Barrier 6/03
N.T.S. Source: VHB LD_653



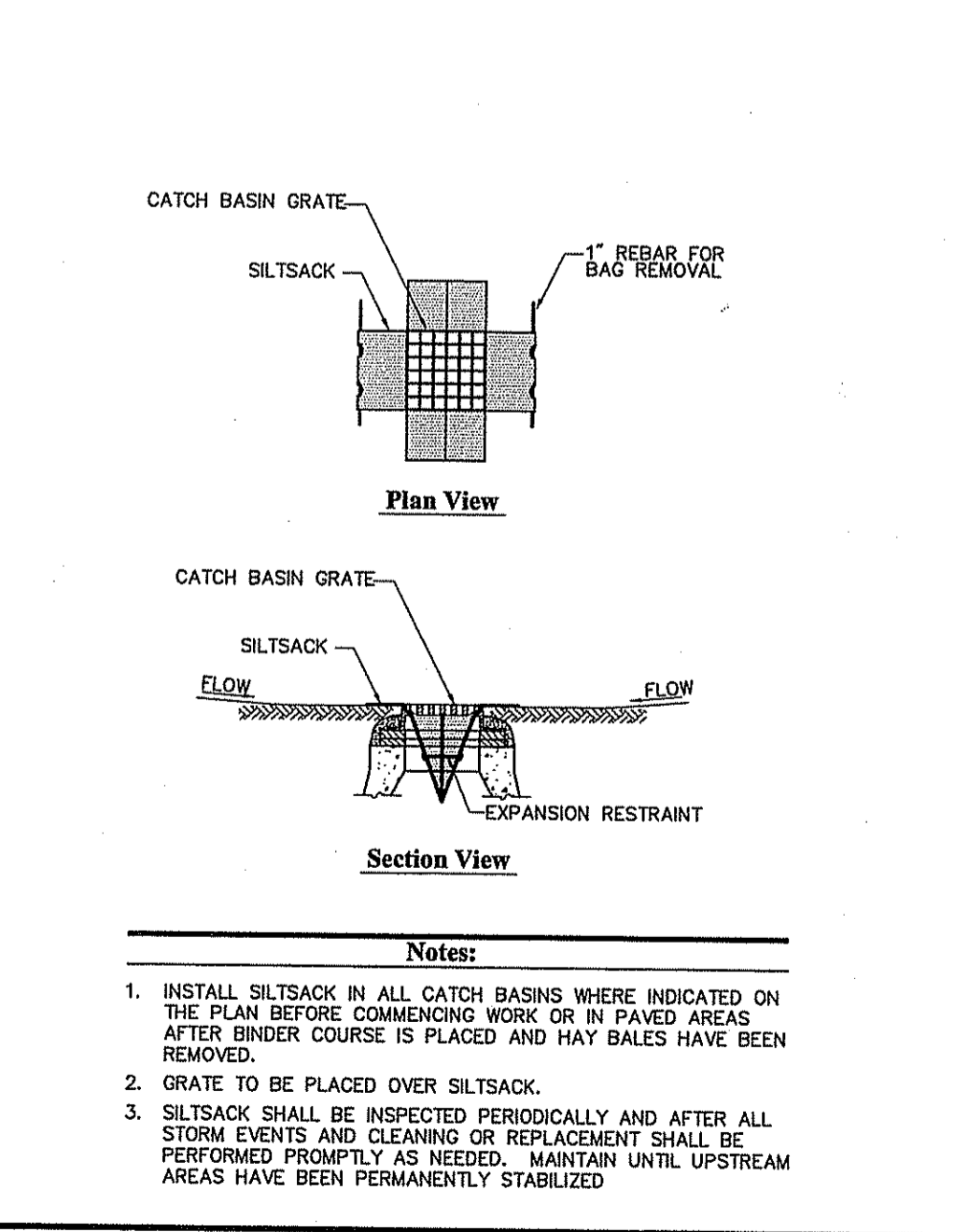
Silt Fence / Hay Bale Barrier 6/03
N.T.S. Source: VHB LD_655



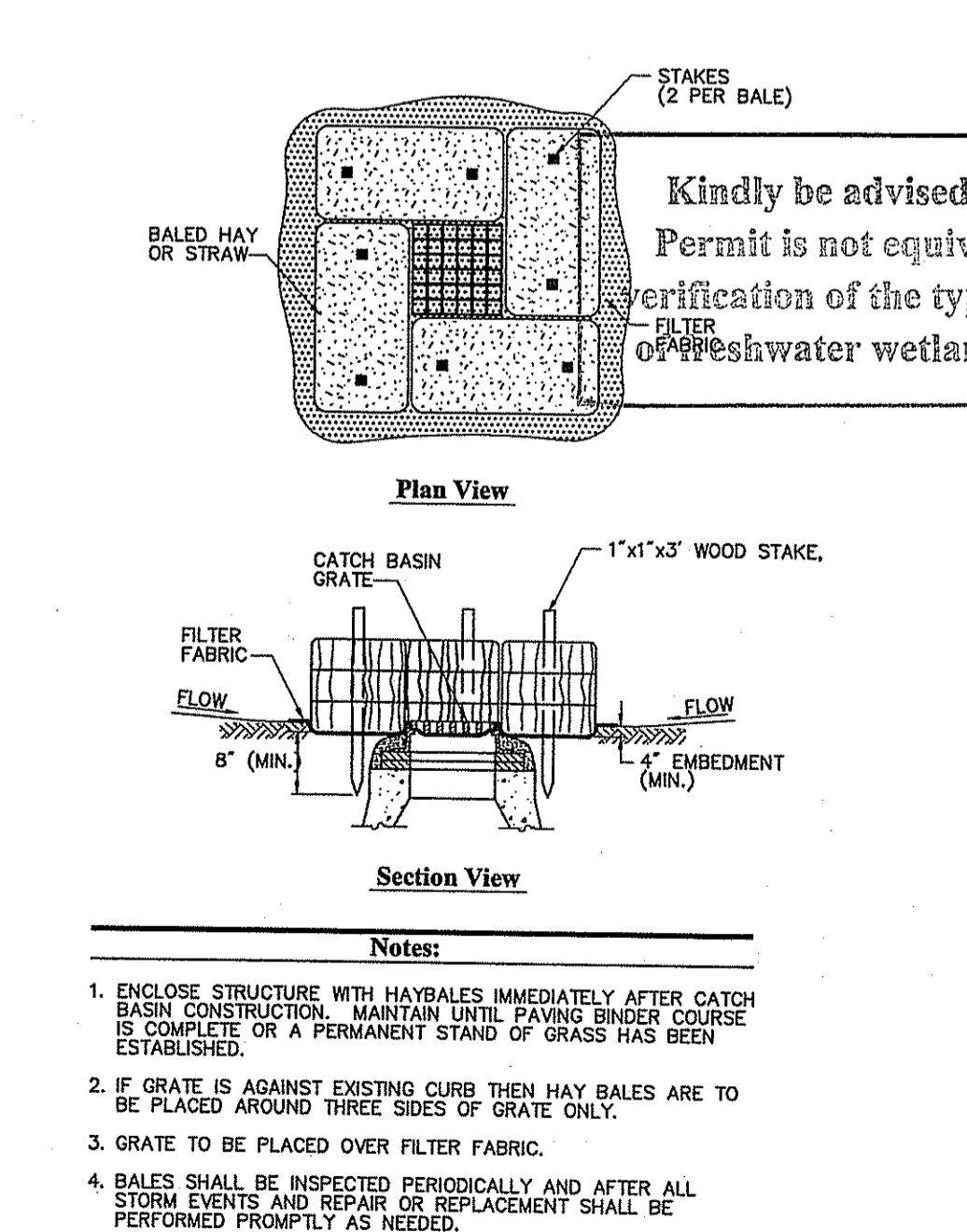
Typical Geogrid Wall with 28" Geoconnector Blocks 6/03
N.T.S. Source: VHB LD_615



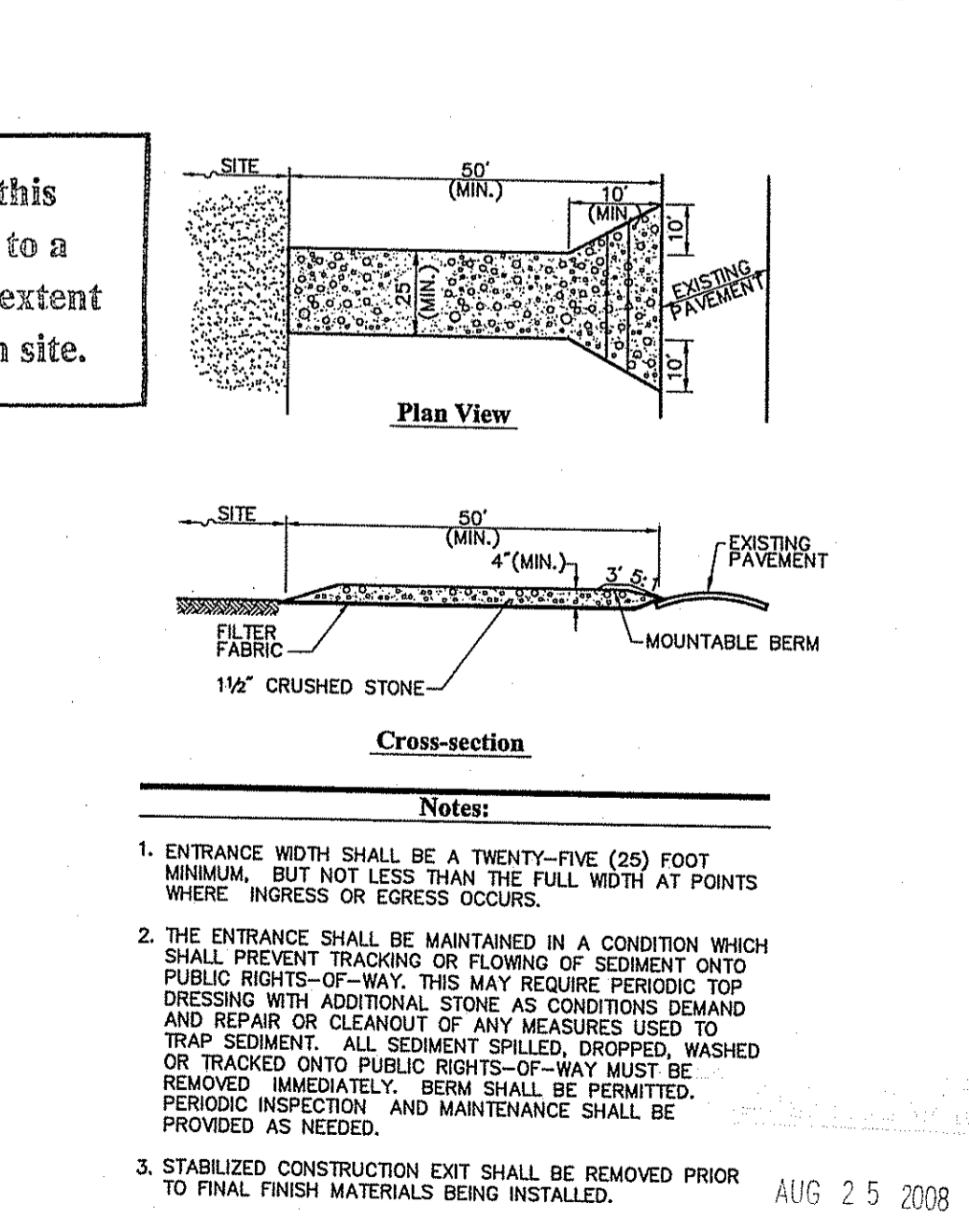
Modular Retaining Wall Type A 12/05
N.T.S. Source: VHB REV LD_750



Siltbasin Sediment Trap 6/03
N.T.S. Source: VHB LD_674



Catch Basin Sediment Trap 6/03
N.T.S. Source: VHB LD_673



Stabilized Construction Exit 6/03
N.T.S. Source: VHB LD_682

VHB
Vanasse Hangen Brustlin, Inc.
Transportation
Land Development
Environmental Services
10 Dorrance Street, Suite 400
Providence, Rhode Island 02903
401.272.8100 • FAX 401.273.9694

GBC
GERSHMAN BROWN CROWLEY INC.

CONSULTANT:
DESIGNED BY:
CHECKED BY:
APPROVED BY:

SEAL:
ANTONIO S. MOURA
REGISTERED PROFESSIONAL ENGINEER
6/16/08

CVS
pharmacy
STORE NUMBER: 75586
1943 PLAINFIELD PIKE (RI ROUTE 14) &
CONSTOCK PARKWAY
JOHNSTON, RHODE ISLAND

DEVELOPER:
GB NEW ENGLAND 2, LLC
C/O GERSHMAN BROWN CROWLEY, INC.
14 BREAKNECK HILL ROAD, SUITE 101
LINCOLN, RI 02865
TEL (401) 721-1603
FAX (401) 721-1601
PROJECT CONTACT: DAVE MORELLO

REVISIONS:
PROJECT MANAGER: A MOURA
PROJECT ENGINEER: M AULL
REVIEWED BY: B MURPHY
DATE: JUNE 16, 2008
JOB NUMBER: 71657.57
TITLE: Site Details 3
SHEET NUMBER: C-8
COMMENTS: MASTER/PRELIMINARY PLAN APPROVAL

Saved Friday, June 13, 2008 2:29:40 PM. Plotted Monday, June 16, 2008 4:18:34 PM

PRECAST CONCRETE CURB

NO. 1 BY DATE
1 M.P. M.P. 08

R.I. STANDARD 7.1.0

JUNE 15, 1998

TRANSITION LENGTH (FT.)	BATTER (IN.)
6.0	1.5
7.0	1.2
8.0	1.0
9.0	0.8
10.0	0.6
11.0	0.5
12.0	0.5

PRECAST CONCRETE WHEELCHAIR RAMP TRANSITION CURB

NO. 1 BY DATE
1 M.P. M.P. 08

R.I. STANDARD 7.1.3

JUNE 15, 1998

CURB SETTING DETAIL

NO. 1 BY DATE
1 M.P. M.P. 08

R.I. STANDARD 7.6.0

JUNE 15, 1998

CONSTRUCTION AND TEMPORARY SIGN MOUNTINGS (SIGNS UP TO 60 SQ. FT.)

NO. 1 BY DATE
1 M.P. M.P. 08

R.I. STANDARD 24.5.0

JUNE 15, 1998

TEMPORARY CONSTRUCTION SIGN COVER DETAIL

NO. 1 BY DATE
1 M.P. M.P. 08

R.I. STANDARD 25.1.0

JUNE 15, 1998

FLUORESCENT TRAFFIC CONE

NO. 1 BY DATE
1 M.P. M.P. 08

R.I. STANDARD 26.1.0

JUNE 15, 1998

POLYETHYLENE DRUM WITH MARKINGS

NO. 1 BY DATE
1 M.P. M.P. 08

R.I. STANDARD 26.2.0

JUNE 15, 1998

SIGN	A	B	C	D	E	F	G	H	I	J
STANDARD	24	36	3/8	5/8	3 1/2	68	2 1/2	60	40	2
RURAL	36	54	5/8	7/8	5	68	4	60	60	3
EXPRESSWAY	48	72	3/4	1 1/4	7	108	5	100	80	5

TRAFFIC FINES IN WORK ZONE REGULATORY SIGN

NO. 1 BY DATE
1 M.P. M.P. 08

R.I. STANDARD 27.1.1

JUNE 15, 1998

CONSTRUCTION SIGNS

NO. 1 BY DATE
1 M.P. M.P. 08

R.I. STANDARD 29.1.0

JUNE 15, 1998

Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED OCT 16 2008 FILE # 68-2309
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

W. Joseph Conway

CEMENT CONCRETE SIDEWALK

NO. 1 BY DATE
1 M.P. M.P. 08

R.I. STANDARD 43.1.0

JUNE 15, 1998

WHEELCHAIR RAMP FOR LIMITED RIGHT-OF-WAY AREAS

NO. 1 BY DATE
1 M.P. M.P. 08

R.I. STANDARD 43.3.1

JUNE 15, 1998

DETECTABLE WARNING SYSTEM

NO. 1 BY DATE
1 M.P. M.P. 08

R.I. STANDARD 48.1.0

JUNE 15, 1998

Vanasse Hangen Brustlin, Inc.

Transportation
Land Development
Environmental Services

10 Dorrance Street, Suite 400
Providence, Rhode Island 02903
401.272.8100 • FAX 401.273.9694

GERSHMAN BROWN CROWLEY INC.

CONSULTANT:

DESIGNED BY: _____

CHECKED BY: _____

APPROVED BY: _____

SEAL:

ANTONIO S. MOURA
No. 8445
REGISTERED PROFESSIONAL ENGINEER (CIVIL)
6/16/08

CVS pharmacy

STORE NUMBER: 75586

1993 PLANFIELD PKE (R) ROUTE 14) &
CONYOCK PARKWAY
JOANSTON, RHODE ISLAND

DEVELOPER:

GB NEW ENGLAND 2, LLC
C/O GERSHMAN BROWN CROWLEY, INC.
14 BREAKNECK HILL ROAD, SUITE 101
LINCOLN, RI 02865
TEL (401) 721-1603
FAX (401) 721-1601
PROJECT CONTACT: DAVE MORELLO

REVISIONS:

PROJECT MANAGER: A MOURA

PROJECT ENGINEER: M AULL

REVIEWED BY: B MURPHY

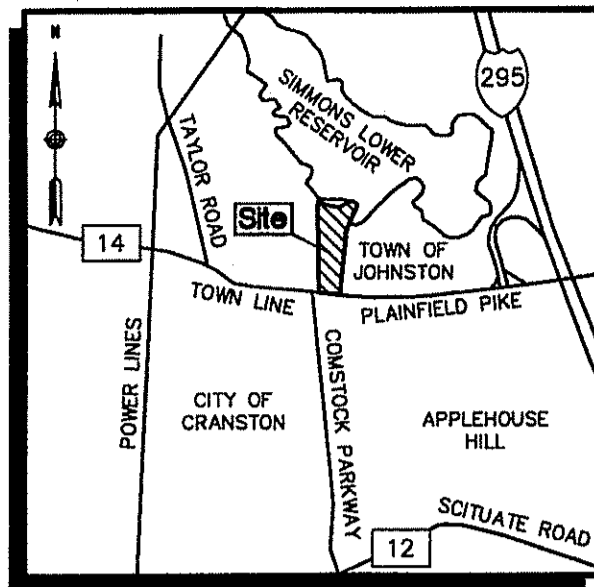
DATE: JUNE 16, 2008

JOB NUMBER: 71657.57

TITLE:
RIDOT Standard Details

SHEET NUMBER:
C-9

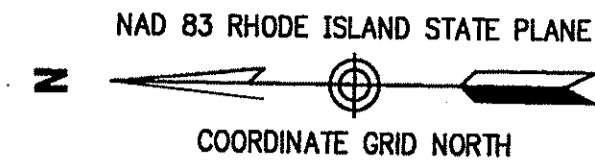
COMMENTS:
MASTER/PRELIMINARY PLAN APPROVAL



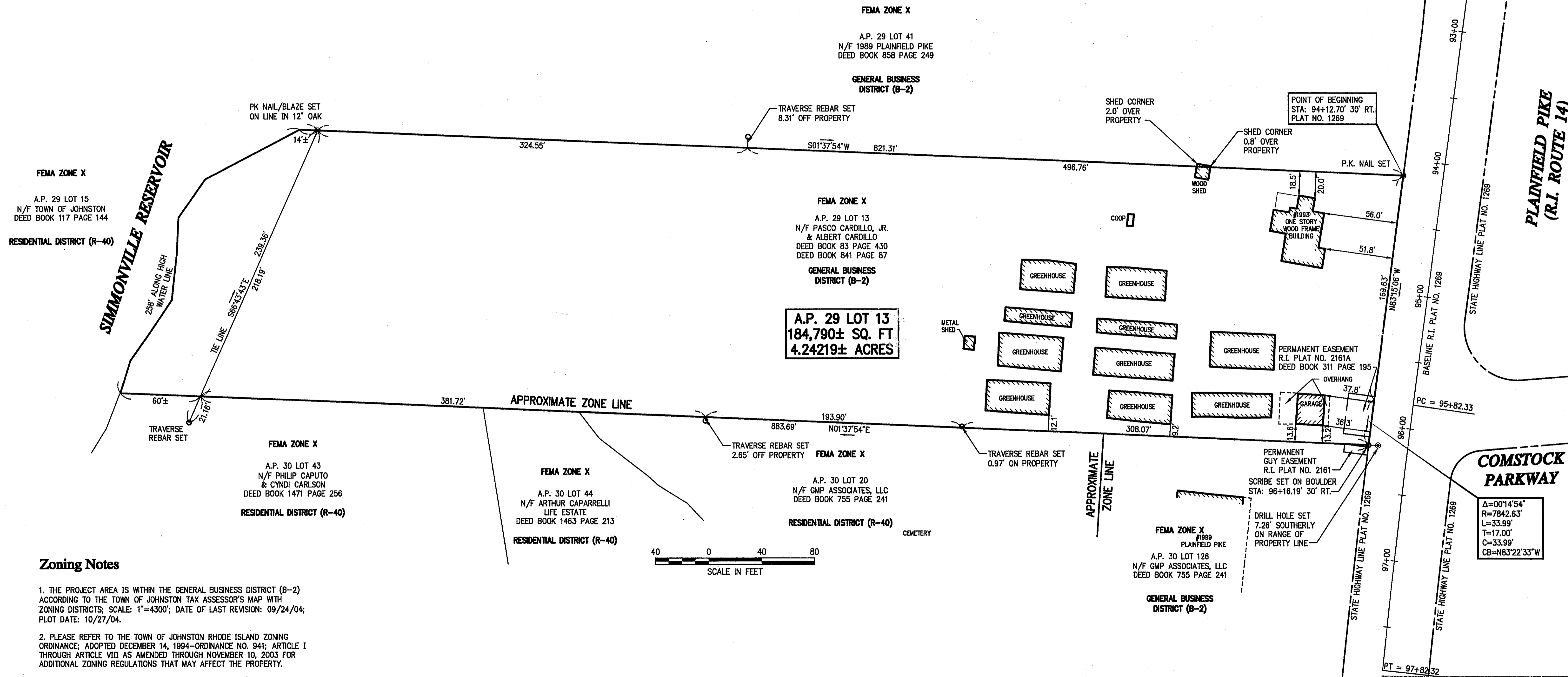
LOCUS MAP
NOT TO SCALE

Legend

- ===== PROPERTY LINE
- EASEMENT LINE
- STATE HIGHWAY LINE
- ZONING BOUNDARY LINE
- DRILL HOLE
- REBAR
- P.K. NAIL
- STATION
- LT. LEFT
- RT. RIGHT
- A.P. ASSESSOR'S PLAT
- N/F NOW OR FORMERLY
- COR. CORNER
- Δ DELTA ANGLE
- R= CURVE RADIUS
- L= CURVE LENGTH
- T= CURVE TANGENT
- C= CURVE CHORD LENGTH
- CB= CURVE CHORD BEARING
- ≡ PROPERTY LINE
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY



R.I.H.B. FOUND
STA: 91+62.08' 34.99' RT. FOUND
STA: 91+62.01' 35' RT. RECORD



Zoning Notes

1. THE PROJECT AREA IS WITHIN THE GENERAL BUSINESS DISTRICT (B-2) ACCORDING TO THE TOWN OF JOHNSTON TAX ASSESSOR'S MAP WITH ZONING DISTRICTS; SCALE: 1"=4300'; DATE OF LAST REVISION: 09/24/04; PLOT DATE: 10/27/04.
2. PLEASE REFER TO THE TOWN OF JOHNSTON RHODE ISLAND ZONING ORDINANCE; ADOPTED DECEMBER 14, 1994--ORDINANCE NO. 941; ARTICLE I THROUGH ARTICLE VIII AS AMENDED THROUGH NOVEMBER 10, 2003 FOR ADDITIONAL ZONING REGULATIONS THAT MAY AFFECT THE PROPERTY.
3. MINIMUM SIDE YARD WIDTH AND MINIMUM REAR YARD DEPTH MAY BE DECREASED TO ZERO WHERE ADJACENT LOTS OR LAND PARCELS ARE TO BE COMBINED FOR THE PURPOSE OF SIMULTANEOUS DEVELOPMENT ONE LARGE STRUCTURE OR OF INTERCONNECTED STRUCTURES AS PART OF A PLANNED INTEGRATED COMMERCIAL OR INDUSTRIAL DEVELOPMENT; AS DEFINED IN ARTICLE III, SECTION F, TABLE III F-1; OF THE TOWN OF JOHNSTON RHODE ISLAND ZONING ORDINANCE; ADOPTED DECEMBER 14, 1994--ORDINANCE NO. 941.
4. TOWERS, CHIMNEYS AND SIMILAR VERTICAL ELEMENTS MAY EXCEED THE MAXIMUM HEIGHT SPECIFIED FOR THE DISTRICT, PROVIDED THAT ANY SUCH VERTICAL ELEMENT SHALL BE SET BACK FROM ANY LOT LINE ONE ADDITIONAL FOOT BY WHICH IT EXCEEDS THE MAXIMUM BUILDING HEIGHT LIMIT FOR THE DISTRICT; AS DEFINED IN ARTICLE III, SECTION F, TABLE III F-1; OF THE TOWN OF JOHNSTON RHODE ISLAND ZONING ORDINANCE; ADOPTED DECEMBER 14, 1994--ORDINANCE NO. 941.
6. THE PROJECT AREA IS WITHIN ZONE-X; AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN; AS SHOWN ON FIRM: THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF JOHNSTON, RHODE ISLAND, PROVIDENCE COUNTY, COMMUNITY PANEL NO. 440018 0020 C, PANEL 20 OF 20, MAP REVISED: NOVEMBER 17, 1993.

Zoning Summary Chart

Dimensional Requirements	Required
MINIMUM DISTANCE FROM RES. ZONE	50'
MINIMUM FRONT YARD SETBACK	40'
MINIMUM SIDE YARD SETBACK	40*
MINIMUM REAR YARD SETBACK	40*
MAXIMUM BUILDING COVERAGE	40%
MAXIMUM BUILDING HEIGHT	35**
* SEE ZONING NOTE 3	
** SEE ZONING NOTE 4	

Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED OCT 16 2008 FILE # 28-2203
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

W. Joseph Conroy
AUG 25 2008
THIS BOUNDARY SURVEY CONFORMS TO A CLASS I STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.
PATRICK W. McCOURT, P.L.S. #1964 11/29/07 DATE

VHB
Vanasse Hangen Brustlin, Inc.
Transportation
Land Development
Environmental Services
10 Dorrance Street
Providence, Rhode Island 02909
401.272.8100 & FAX 401.273.9694

GERSHMAN BROWN & ASSOCIATES, INC.

CONSULTANT:
DESIGNED BY:
CHECKED BY:
APPROVED BY:

SEAL:
PATRICK W. McCOURT
No. 1964
PROFESSIONAL LAND SURVEYOR

CVS pharmacy
STORE NUMBER: 75586
995 PLAINFIELD PKE (R1 ROUTE 14) & COMSTOCK PARKWAY
JOHNSTON, RHODE ISLAND

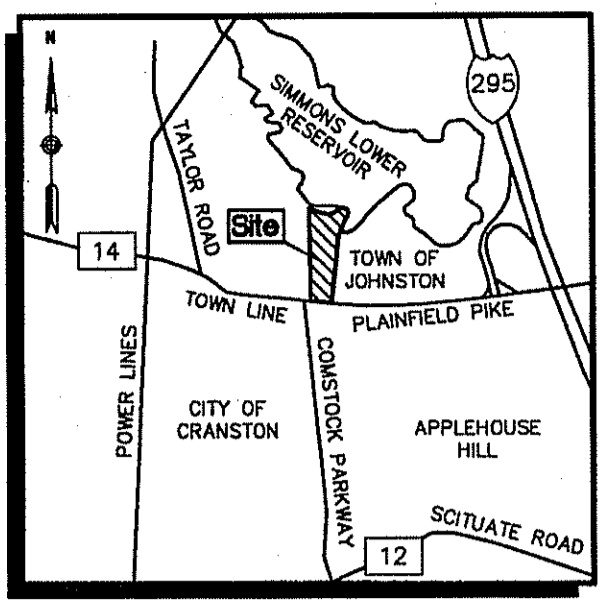
DEVELOPER:
GERSHMAN BROWN & ASSOCIATES
14 BREAKNECK HILL ROAD, SUITE 101
LINCOLN, RI 02865
TEL (401) 721-1600
FAX (401) 721-1601
CONTACT: DAVE MORELLO

REVISIONS:
LAYOUT COORD.
PLANNING MGR.
DRAWING BY: AWP
DATE: NOVEMBER 29, 2007
JOB NUMBER: 71657.57
TITLE:
PROPERTY LINE PLAN
ASSESSOR'S PLAT 29
LOT 13

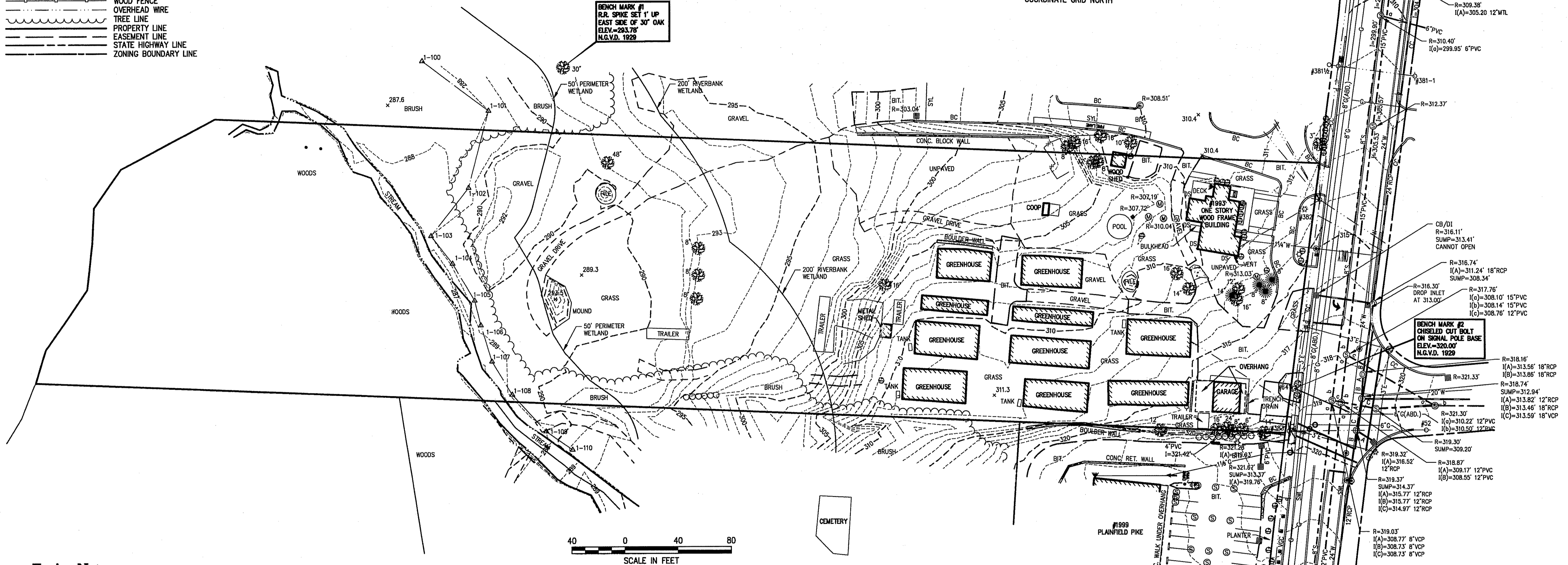
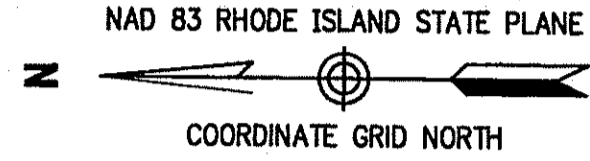
SHEET NUMBER:
SV-1
COMMENTS:
SCALE: 1"=30' SHEET 1 OF 2
J:\71657.57\cod\SR\7165757PLS.dwg

Legend

- CATCH BASIN
 - DS • DOWNSPOUT
 - ⊙ DRAIN MANHOLE
 - ⊙ SEWER MANHOLE
 - ⊙ TELEPHONE MANHOLE
 - ⊙ MANHOLE
 - ⊙ SIGNAL MANHOLE
 - ⊙ WATER MANHOLE
 - ⊙ WATER GATE
 - ⊙ FIRE HYDRANT
 - ⊙ GAS GATE
 - ⊙ STREET SIGN
 - ⊙ LIGHT POLE
 - ⊙ FLOOD LIGHT
 - ⊙ UTILITY POLE
 - ⊙ UTILITY POLE W/LIGHT
 - ⊙ GUY POLE OR WIRE
 - BOLLARD/POST
 - ⊙ ELECTRIC BOX
 - ⊙ ELECTRIC METER
 - ⊙ HAND HOLE
 - ⊙ MAILBOX
 - ⊙ PARKING BUMPER
 - ⊙ EDGE OF PAVEMENT
 - ⊙ BUILDING OVERHANG
 - ⊙ CURB
 - ⊙ STEEL GUARD RAIL
 - ⊙ CHAIN LINK FENCE
 - ⊙ WOOD FENCE
 - ⊙ OVERHEAD WIRE
 - ⊙ TREE LINE
 - ⊙ PROPERTY LINE
 - ⊙ EASEMENT LINE
 - ⊙ STATE HIGHWAY LINE
 - ⊙ ZONING BOUNDARY LINE
- BC BITUMINOUS CURB
 - BIT. BITUMINOUS PAVEMENT
 - CONC. CONCRETE
 - DYL DOUBLE YELLOW LINE
 - SYL SINGLE YELLOW LINE
 - SWL SINGLE WHITE LINE
 - CLF CHAIN LINK FENCE
 - ⊙ SHRUBS
 - ⊙ DECIDUOUS TREE
 - ⊙ EVERGREEN TREE
 - ⊙ CONCRETE PAD



LOCUS MAP
NOT TO SCALE



Zoning Notes

1. THE PROJECT AREA IS WITHIN THE GENERAL BUSINESS DISTRICT (B-2) ACCORDING TO THE TOWN OF JOHNSTON TAX ASSESSOR'S MAP WITH ZONING DISTRICTS; SCALE: 1"=4300'; DATE OF LAST REVISION: 09/24/04; PLOT DATE: 10/27/04.
2. PLEASE REFER TO THE TOWN OF JOHNSTON RHODE ISLAND ZONING ORDINANCE; ADOPTED DECEMBER 14, 1994—ORDINANCE NO. 941; ARTICLE I THROUGH ARTICLE VIII AS AMENDED THROUGH NOVEMBER 10, 2003 FOR ADDITIONAL ZONING REGULATIONS THAT MAY AFFECT THE PROPERTY.
3. MINIMUM SIDE YARD WIDTH AND MINIMUM REAR YARD DEPTH MAY BE DECREASED TO ZERO WHERE ADJACENT LOTS OR LAND PARCELS ARE TO BE COMBINED FOR THE PURPOSE OF SIMULTANEOUS DEVELOPMENT ONE LARGE STRUCTURE OR OF INTERCONNECTED STRUCTURES AS PART OF A PLANNED INTEGRATED COMMERCIAL OR INDUSTRIAL DEVELOPMENT; AS DEFINED IN ARTICLE III, SECTION F, TABLE III F-1; OF THE TOWN OF JOHNSTON RHODE ISLAND ZONING ORDINANCE; ADOPTED DECEMBER 14, 1994—ORDINANCE NO. 941.
4. TOWERS, CHIMNEYS AND SIMILAR VERTICAL ELEMENTS MAY EXCEED THE MAXIMUM HEIGHT SPECIFIED FOR THE DISTRICT, PROVIDED THAT ANY SUCH VERTICAL ELEMENT SHALL BE SET BACK FROM ANY LOT LINE ONE ADDITIONAL FOOT BY WHICH IT EXCEEDS THE MAXIMUM BUILDING HEIGHT LIMIT FOR THE DISTRICT; AS DEFINED IN ARTICLE III, SECTION F, TABLE III F-1; OF THE TOWN OF JOHNSTON RHODE ISLAND ZONING ORDINANCE; ADOPTED DECEMBER 14, 1994—ORDINANCE NO. 941.
6. THE PROJECT AREA IS WITHIN ZONE-X; AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN; AS SHOWN ON FIRM: THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF JOHNSTON, RHODE ISLAND, PROVIDENCE COUNTY, COMMUNITY PANEL NO. 440018 0020 C, PANEL 20 OF 20, MAP REVISED: NOVEMBER 17, 1993.

Zoning Summary Chart

GENERAL BUSINESS DISTRICT (B-2)
ANY PERMITTED USE OR BY SPECIAL USE PERMIT

Dimensional Requirements	Required
MINIMUM DISTANCE FROM RES. ZONE	50'
MINIMUM FRONT YARD SETBACK	40'
MINIMUM SIDE YARD SETBACK	40'
MINIMUM REAR YARD SETBACK	40'
MAXIMUM BUILDING COVERAGE	40%
MAXIMUM BUILDING HEIGHT	35'*
* SEE ZONING NOTE 3	
** SEE ZONING NOTE 4	

General Notes

1. ALL ELEVATIONS ARE BASED ON N.G.V.D. 1929.
2. THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE LOCATED BY A FIELD SURVEY, CONDUCTED BY VANASSE HANGEN BRUSTLIN, INC. ON OR BETWEEN OCTOBER 31, 2007 AND NOVEMBER 27, 2007.
6. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
7. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Kindly be advised that this Permit is not equivalent to a certification of the type or extent of freshwater wetlands on site.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED Oct 1 2008 FILE # 08-0203
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

W. Joseph Casey
AUG 25 2008
THIS TOPOGRAPHIC SURVEY AND PLAN CONFORM TO A CLASS III STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS; AND AS SUCH DOES NOT REPRESENT THIS LAND SURVEYOR'S BOUNDARY LINE OPINION
Patrick W. McCourt 11/29/07
PATRICK W. MCCOURT, P.L.S. #1964 DATE

VHB
Vanasse Hangen Brustlin, Inc.
Transportation
Land Development
Environmental Services
10 Dorrance Street
Providence, Rhode Island 02909
401.272.8100 & FAX 401.273.9694

GERSHMAN BROWN & ASSOCIATES, INC.

CONSULTANT:
DESIGNED BY:
CHECKED BY:
APPROVED BY:

SEAL:
PATRICK W. MCCOURT
No. 1964
PROFESSIONAL LAND SURVEYOR

CVS pharmacy
STORE NUMBER: 75586
1995 PLANFIELD PIKE (RI ROUTE 14) & CONSTOCK PARKWAY
JOHNSTON, RHODE ISLAND

DEVELOPER:
GERSHMAN BROWN & ASSOCIATES
14 BREAKNECK HILL ROAD, SUITE 101
LINCOLN, RI 02865
TEL (401) 721-1600
FAX (401) 721-1601
CONTACT: DAVE MORELLO

REVISIONS:
LAYOUT COORD:
PLANNING MGR:
DRAWING BY: AWB
DATE: NOVEMBER 29, 2007
JOB NUMBER: 71657.57
TITLE: EXISTING CONDITIONS PLAN ASSESSOR'S PLAT 29 LOT 13
SHEET NUMBER: SV-2
COMMENTS:
SCALE: 1"=30' SHEET 2 OF 2
K:\71657.57\cad\SR\7165757EXS.dwg

* HUBBELL IS NOT RESPONSIBLE FOR THE PERFORMANCE OF LUMINAIRES MANUFACTURED BY OTHERS.

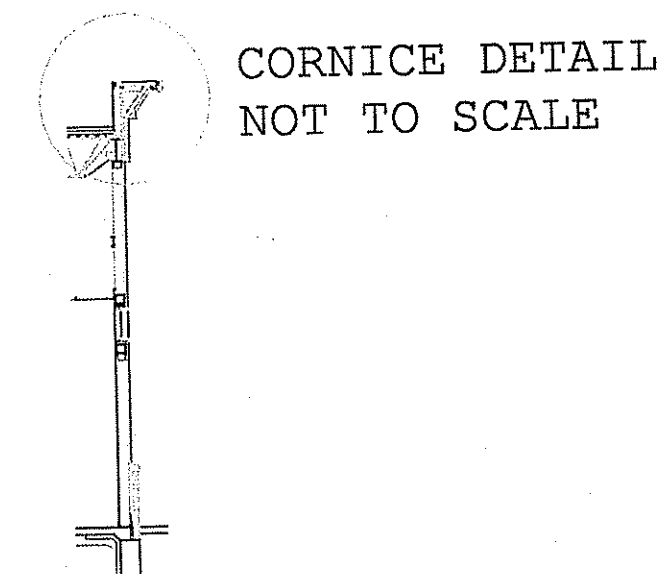
Symbol	Qty	Label	Filename	Arrangement	Lumens	LLF	Description
	2	A	HP08635.ies	SINGLE	110000	0.750	MSVA1000H-FWx-x (Hubbell Lighting)
	4	B	HP08638.ies	SINGLE	110000	0.750	MSVA1000H-FPx3-GS (Hubbell Lighting)
	6	OB1	89032204.ies	SINGLE	20500	0.800	LAH 250M 12FW FHL
	36	OD	N.A.	GROUP	N.A.	0.600	QTY 2 SN-232
	5	OE	SN232.ies	SINGLE	2800	0.600	SN-232
	3	WP	LTLS752.ies	SINGLE	20500	0.750	WFL3 250M FT

Statistical Area Summary						
Label	Description	Avg	Max	Min	Avg/Min	Max/Min
3 FC MINIMUM	50' RADIUS	5.34	10.0	3.2	1.67	3.13
CVS PARKING	1.5 FC MINIMUM	4.88	17.1	1.4	3.49	12.21

Numeric Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Illuminance	Fc	1.77	17.1	0.0	N.A.	N.A.

* Z COORDINATES DENOTES MOUNTING HEIGHT

Luminaire Location Summary						
SeqNo	Label	X	Y	Z*	Orient	Tilt
5	OB1	132.02	265.067	11.5	135	0
6	OB1	137.826	270.776	11.5	135	0
7	OB1	139.374	257.954	11.5	135	0
8	OB1	144.793	263.131	11.5	135	0
9	OB1	139.374	263.228	11.5	135	0
10	OB1	144.793	257.954	11.5	135	0
23	OD	145.503	167.2	19	0	0
24	OD	272.003	261.7	19	0	0
25	OD	276.303	257.3	19	90	0
26	OD	264.003	261.7	19	0	0
27	OD	256.003	261.7	19	0	0
28	OD	248.003	261.7	19	0	0
29	OD	240.003	261.7	19	0	0
30	OD	232.003	261.7	19	0	0
31	OD	224.003	261.7	19	0	0
32	OD	216.003	261.7	19	0	0
33	OD	208.003	261.7	19	0	0
34	OD	200.003	261.7	19	0	0
35	OD	192.003	261.7	19	0	0
36	OD	184.003	261.7	19	0	0
37	OD	176.003	261.7	19	0	0
38	OD	168.003	261.7	19	0	0
39	OD	160.003	261.7	19	0	0
40	OD	276.303	249.3	19	90	0
41	OD	276.303	241.3	19	90	0
42	OD	276.303	233.3	19	90	0
43	OD	153.503	167.2	19	0	0
44	OD	161.503	167.2	19	0	0
45	OD	169.503	167.2	19	0	0
46	OD	177.503	167.2	19	0	0
47	OD	185.503	167.2	19	0	0
48	OD	193.503	167.2	19	0	0
49	OD	201.503	167.2	19	0	0
50	OT	209.503	167.2	19	0	0
51	OD	149.703	264.2	19	135	0
52	OD	144.046	269.857	19	135	0
53	OD	143.903	253.2	19	45	0
54	OD	149.56	258.857	19	45	0
55	OD	129.803	267.1	19	45	0
56	OD	135.46	272.757	19	45	0
57	OD	138.203	252.8	19	135	0
58	OD	132.546	258.457	19	135	0
59	OE	215.503	167.2	19	0	0
60	OE	276.303	227.3	19	90	0
61	OE	154.003	261.7	19	0	0
62	OE	139.803	274.1	19	135	0
63	OE	128.303	262.7	19	135	0
71	B	259.537	112.557	33	90	0
69	B	26.613	230.958	33	0	0
70	B	101.395	114.188	33	90	0
72	B	374.238	302.199	33	270	0
68	A	361.138	144.077	33	90	0
67	A	344.958	223.933	33	180	0
64	WP	140.503	209.1	23.5	180	0
65	WP	140.503	239.5	23.5	180	0
66	WP	140.503	177.3	23.5	180	0

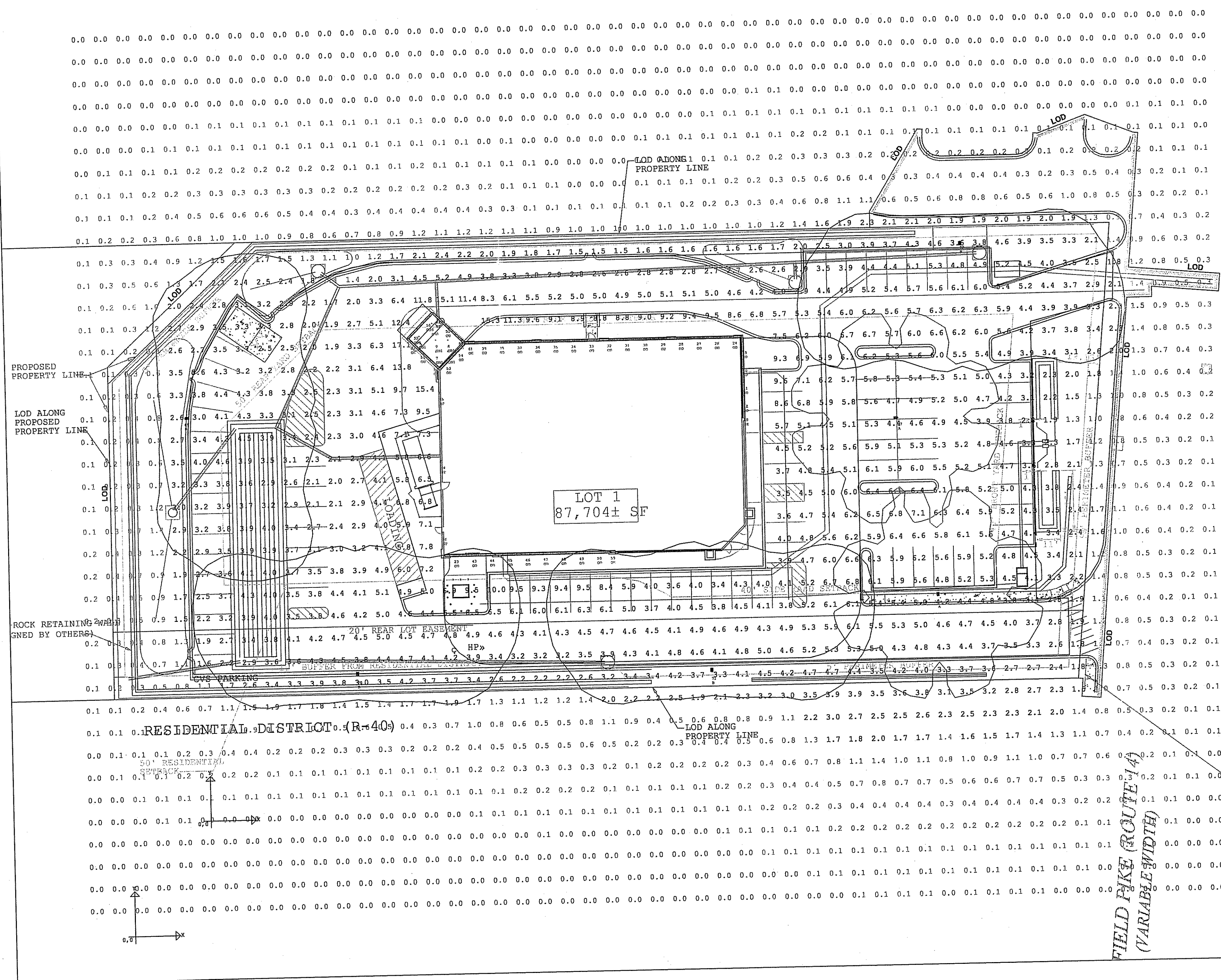


POLE SPEC FOR MSV FLATGLASS:

SINGLE FIXTURE
SSS-30-50-3-A6-XX

TWIN FIXTURE 180 DEGREE APART
SSS-30-60-3-C6-XX

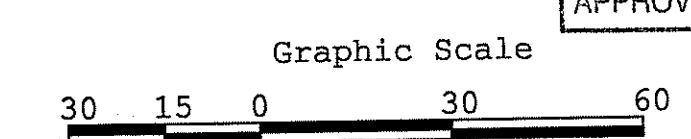
COMSTOCK PARKWAY
(VARIABLE WIDTH)



Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED OCT 16 2008 FILE # 26-1602
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

W. Joseph Conroy



1. THIS LIGHTING DESIGN IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO HUBBELL LIGHTING. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AND FIELD ELEVATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE CORROBORATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.
2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.
3. CONFORMANCE TO EACH CITY AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

Hubbell Lighting, Inc.
700 HILL FARM RD
GREENVILLE, SC 29615

CVS #75586
JOHNSTON, RI

DATE: 6/9/2008
SCALE: 1" = 30'
SHEET: SL-1