THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

NOTE: FOR MAINTENANCE PURPOSES EXISTING PAVEMENT TO BE REPLACED WITH NEW FULL DEPTH SECTION. PAVEMENT TO BE REPLACED IN KIND AND EXISTING GRADES ARE TO BE MAINTAINED

N

E S W

(40' WIDE)

RESIDENTIAL R-1 DISTRICT
LOCAL BUSINESS DISTRICT

APPROXIMATE LOCATION OF ZONE BOUNDARY

PROP. TRASH

APPROX. LOCATION OF PROP. TREELINE

10' LANDSCAPE BUFFER

LOADING

50' FRONT YARD SETBACK

PLAT 29
LOT 60
N/F LANDS OF
RAJAT K. & EMMA GOGOI
BOOK 16690, PAGE 42
RESIDENTIAL USE

PLAT 29
LOT 61
N/F LANDS OF
CARLA V. &
MARIA V. WAHNON
BOOK 13677, PAGE 46
RESIDENTIAL USE

25' LANDSCAPE BUFFER/REAR YARD SETBACK (ABUTTING RESIDENTIAL DISTRICT/USE)

APPROX. LOCATION OF PROP. TREELINE (TYP.)

PLAT 29
LOT 1
N/F LANDS OF
ALM SUPERMARKETS 3, LLC
BOOK 7733, PAGE 285

EXISTING SUPERMARKET 40,734± S.F.

APPRX. LOC. OF INTERIOR WALL

PROP. 9,126 SF± RETAIL ADDITION

PROPOSED SPEC RETAIL "A" 7,811± SF

EXIST. CONC. PAD (TO REMAIN)

EXIST. CONC. RAMP (TO REMAIN)

EXIST. TRASH COMPACTOR ON CONC. PAD (TO REMAIN)

PROP. DUMPSTER ENCLOSURE

100' BUFFER LINE TO DELINEATED WETLANDS

CONTRACTOR TO OVERLAY EXIST. PAVEMENT AND RESTRIPE TO MATCH EXIST

PROP. 1,230 SF± SUPERMARKET ADDITION

EXIST. CART CORRAL (TO REMAIN)

PROP. WALL SIGN (60 SF)

PROP. CONC. SIDEWALK

PROP. HANDICAP RAMP

NOTE: EXIST. FACADE TO BE REMODELED. G.C. TO REFER TO ARCH PLANS

PROP. WALL SIGN (96 SF)

PROP. CONC. SIDEWALK

G.C. TO EXTEND FIRE LANE STRIPING PER LOCAL REQUIREMENTS (TYP.)

APPROX. LIMIT OF PROP. CONC. CURB

PROP. WELCOME, GREAT FOOD, LOW PRICES, FLAVORFUL MEAT, NATURAL FOODS, FRESH BAKERY, FRESH PICKED PRODUCE SIGNS. (TYP. OF 7) (TOTAL SF=101 SF) (REFER TO ARCH PLANS FOR SIGN LOCATIONS)

PROP. 5' CONC. SIDEWALK

APPROX. LOCATION OF PROP. TREE LINE

15' SIDE YARD SETBACK

PROP. CVS DRIVE-THRU DIRECTIONAL SIGN (3.1 SF)

PROP. TRANSITION CURB

PROP. AREA LIGHT (TYP.)

PROP. DUMPSTER ENCLOSURE

PROP. "ONE WAY" SIGN

PROP. 8' CHAINLINK FENCE (G.C. TO REFER TO ARCH. PLANS)

PROP. CONC. CURB (TYP.)

PROP. CONC. RAMP (TYP.)

PROP. LANDSCAPED AREA

PROP. "STOP" SIGN

10' LANDSCAPE BUFFER

CONC. FLUSH WITH PAVEMENT (TYP.)

PROP. "FULL SERVICE" SIGN (TYP. OF 2) (8 SF TOTAL)

PROP. 4" WHITE STRIPE

PROP. CONC. PAD

PROP. "DRIVE THRU PHARMACY SIGN" (8 SF)

PROP. "DRIVE THRU PHARMACY SIGN" (8.0 SF)

PROP. LIMIT OF FULL DEPTH CURB (TYP.)

1 STORY MASONRY BUILDING

PLAT 29
LOT 72
N/F LANDS OF
FIRST FEDERAL SAVINGS
BANK OF AMERICA
BOOK 5921, PAGE 193

PROP. RAISED CANOPY FOR LARGE TRUCK DELIVERIES. GC TO COORDINATE W/ ARCH. PLANS.

PROP. TRASH COMPACTOR

G.C. TO REFER TO ARCH PLANS FOR BOLLARD LOCATIONS

PROP. LOADING SPACE

DOUBLE DRIVE THRU

DRIVE THRU PHARMACY SIGN (27 SF)

PROP. 9 SF "BEAUTY" SIGN

MONOLITHIC FLUSH CURB (TYP.)

PROP. "EXIT" SIGN (1 SF)

PROP. "DRIVE THRU PHARMACY" SIGN (8 SF)

PROP. MONOLITHIC FLUSH CURB (TYP.)

PROP. "PHOTO" SIGN (8 SF)

PROP. WHEELSTOPS (YELLOW) (TYP.)

PROP. PARKING STRIPING (TYP.)

APPROX. LIMIT OF PROP. HEAVY DUTY PAVEMENT (TYP.) (TO BE INSTALLED IN TRUCK ROUTE)

PROPOSED CVS/ PHARMACY
96' x 136'-8"
12,900 S.F. (TYPE A)

PROP. FULL DEPTH PRECAST CONC. CURB (TYP.)

PROP. "CVS PHARMACY" SIGN (134 SF)

PROP. "RESERVED PARKING" SIGN W/ CONCRETE BOLLARDS (TYP. OF 4)

PROP. BOLLARDS (4 TYP.)

PROP. STRIP AREA

ENTRY

PROP. "CVS PHARMACY" SIGN (134 SF)

PROP. "PHOTO" SIGN (8 SF)

PROP. CONC. SIDEWALK

PROP. "DRIVE THRU PHARMACY" SIGN (27 SF)

64 PARKING SPACES WITHIN APPROX. CVS LEASE AREA

PLAT 29
LOT 65
N/F LANDS OF
AARON & PATRICIA
WISHNEVSKY
BOOK 1507, PAGE 873

1 STORY MASONRY BUILDING

APPROX. LOC. OF TEMP. CONSTRUCTION EASEMENT

APPROX. LIMIT OF R.O.W. IMPROVEMENTS BY OTHERS

PROP. 5' WIDE CONC. SIDEWALK

CONTRACTOR TO TIE INTO LOCATION AND GRADE OF SIDEWALK CONSTRUCTED BY OTHERS

PROP. CATCH BASIN (BY OTHERS)

233 PARKING SPACES BEYOND APPROX. CVS LEASE AREA

PROP. AREA LIGHT (TYP.)

PROP. CVS DRIVE-THRU DIRECTIONAL SIGN (3.1 SF)

PROP. PRECAST CONCRETE CURB (TYP.)

PROP. I.D. SIGN. 120 SF TOTAL PER SIDE. 25' HEIGHT. G.C. TO REFER TO ARCH. PLANS.

PROP. LANDSCAPE AREA (TYP.)

APPROX. LIMIT OF PROP. PAVEMENT

PROP. AREA LIGHT (TYP.)

PROP. STOP SIGN AND BAR (TYP.)

PROP. LANDSCAPE AREA (TYP.)

LIMIT OF PROPOSED CURB. GC TO PROVIDE SMOOTH TRANSITION, AND ENSURE PROPER DRAINAGE.

50' FRONT YARD SETBACK

10' LANDSCAPE BUFFER

APPROX. LOC. OF TEMP. CONSTRUCTION EASEMENT

PROP. LANDSCAPE AREA (TYP.)

PROP. PARKING STRIPING (TYP.)

APPROX. LIMIT OF PROP. CONC. SIDEWALK (BY OTHERS)

EXIST. ASPHALT SIDEWALK

EXIST. ASPHALT SIDEWALK WITH ASPHALT CURB

EXIST. SIGNALIZED INTERSECTION

EXIST. UP #2282 w/ AREA LIGHT

PROP. CATCH BASIN (BY OTHERS)

PROP. TAKING, TOWN OF SEEKONK

PROP. EDGE OF PAVEMENT PER RIGHT OF WAY/SIGNALIZED INTERSECTION IMPROVEMENTS (1)

PROP. GRANITE CURB (BY OTHERS)

PROP. LANE STRIPING (BY OTHERS)

PROP.RELOCATED PROPERTY LINE PER RIGHT OF WAY/SIGNALIZED INTERSECTION IMPROVEMENTS (1)

EXIST. PROPERTY LINE TO BE RELOCATED

PROP. FILTER STRIP 8' GRAVEL FOLLOWED BY 3' OF SOD @ 2% MAX.

PROP. 5' CONC. SIDEWALK (BY OTHERS)

EXIST. PROPERTY LINE TO BE RELOCATED

PROP. RAMP (BY OTHERS)

PROP. RAMP (BY OTHERS)

APPROX. LIMIT OF PROP. GRANITE CURB (BY OTHERS)

LOCAL BUSINESS DISTRICT

RESIDENTIAL R-1 DISTRICT

NEWMAN AVENUE
(A.K.A. ROUTE 152)
(PUBLIC - VARIABLE WIDTH)
(TOWN LAYOUT)

RESIDENTIAL R-2 DISTRICT

RESIDENTIAL R-1 DISTRICT

R.O.W. IMPROVEMENTS SHOWN ON PLAN PER DRAWINGS PROVIDED BY GREEMAN REIDERSON INC. RECEIVED 08/09/10. CONTRACTOR TO VERIFY IN THE FIELD AS-BUILT LOCATIONS OF IMPROVEMENTS AND NOTIFY ENGINEER IN WRITING PRIOR TO CONSTRUCTION IF ANY CONFLICTS EXIST.

PLAT 29
LOT 2
N/F LANDS OF
ALM SUPERMARKETS 3, LLC
BOOK 7733, PAGE 285

APPROXIMATE LOCATION OF ZONE BOUNDARY

PLAT 29
LOT 19
N/F LANDS OF
JOHN R. PRYZBYLA JR. 45% INTEREST
JOHN & MARY R. PRYZBYLA 55% INTEREST
BOOK 1654, PAGE 1079

LOCAL BUSINESS DISTRICT

RESIDENTIAL R-2 DISTRICT

25' LANDSCAPE BUFFER/SIDE YARD SETBACK (ABUTTING RESIDENTIAL DISTRICT/USE)

650.48' (LOT 1)
942.90' (LOT 2)

PLAT 29
LOT 57
N/F LANDS OF
EDWARD J. MCCAUGHEY
CERT. OF TITLE #12812
BOOK 67, PAGE 3

1 STORY MASONRY BUILDING

112.92'

30 15 7.5 0 30
1"= 30'

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CORPORATE OFFICE:
◆ WARREN, NJ

OFFICES:
◆ SOUTHBOROUGH, MA
◆ EXTON, PA
◆ TOWSON, MD
◆ HERNDON, VA
◆ RICHMOND, VA
◆ ROANOKE, VA
◆ OKLAHOMA, NY
◆ CENTER VALLEY, PA
◆ CHALFONT, PA
◆ MALVERN, PA
◆ STERLING, VA
◆ PORTSMOUTH, NH
◆ FORT LAUDERDALE, FL
◆ TAMPA, FL

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REVISIONS

REV	DATE	COMMENT	BY
1	05/17/11	REVISED PER ZBA COMMENTS	SJL
2	06/28/11	REVISED PER DPW COMMENTS	DML
3	08/17/11	PER TRAFFIC COMMENTS	GJS
4	09/09/11	REVISED PER UTILITY UPDATE	GJS/ SJL
5	10/19/11	REVISED PER DRAINAGE FIELD CHANGE	GJS
6			
7			
8			
9			

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PERMIT SET

PROJECT No.:	W081806
DRAWN BY:	SJL
CHECKED BY:	JGS/MBM
DATE:	09/01/10
SCALE:	AS NOTED
CAD I.D.:	W081806ss5_no Retail B

PROJECT:
SITE DEVELOPMENT PLANS
FOR
MARK INVESTMENTS

MAP 29, LOTS 1 & 2
1475 NEWMAN AVENUE
TOWN OF SEEKONK
BRISTOL COUNTY
MASSACHUSETTS

BOHLER ENGINEERING
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
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SHEET TITLE:
69-725
SITE PLAN

SHEET NUMBER:
5
OF 15

REVISION 5 - 10/19/11

P:\@Mark Investments\W081806\DWG\PDF\ss set\without Retail B\W081806ss5_no Retail B.dwg, 05 Sss, v:23.2(W), 10/17/11 4:47pm gjohnson, XrefsOff(b) [pc3 Use\454 1:1