

## CLIENT

Gershman Brown & Associates  
185 Broadway  
Providence, Rhode Island

## LOCATION

66 South River Road  
Bedford, NH

## DESCRIPTION

CVS Pharmacy was looking to relocate from their current Bedford location to the vacant property on South River Road. The property included two different lots and lot owners. In addition to the site layout design, the project needed a lot line adjustment as well as cross-easements for access and parking to accomplish the development goals of both the existing building owner and CVS/ Pharmacy.

This site development included a cape style, 14,840 square-foot retail building with on-site paved parking, closed drainage system, site grading, municipal and private utility connections and coordination, landscaping and lighting design.

A stormwater management system was necessary to mitigate the increased peak flows created by the development. The mitigation was accomplished by the addition of an underground detention system which stored stormwater peak flows and released the flow slowly through the use of various sized orifices over a period of time.

In addition to municipal site planning approval, this project required a wetlands permits from the State of New Hampshire to allow for filling the existing on-site wetland.



- Lot-Line Adjustment Design & Approval
- Site Plan Layout & Design
- Grading & Drainage Design
- Stormwater Management Design
- Private Utility Connections
- Municipal Water & Sewer Connection Design
- NHDES Wetlands Permitting
- Local Planning Board Approval
- Cross-Easement Creation & Coordination