TRAFFIC CONTROL SCHEDULE

SIGN NUMBER	SIGN	SIZE OF SIGN WIDTH	SIZE OF SIGN HEIGHT	DESCRIPTION	MOUNT TYPE	MOUNT HEIGHT	REMARKS
R1-1	STOP	30"	30"	WHITE ON RED	CHANNEL	7'-0"	REFLECTORIZED SIGN
R7-8		12"	18"	WHITE ON BLUE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R7-8A	VAN ACCESSIBLE	12"	6"	WHITE ON BLUE	CHANNEL	6'-0"	REFLECTORIZED SIGN
R10-7b		12"	18"	BLACK ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R3-2(R)	NO PARKING ANYTIME TOWING ENFORCED	12"	18"	RED ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R7-1	NO PARKING ANYTIME	12"	18"	RED ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R1-1B	NO PARKING ANYTIME	12"	18"	RED ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R3-1B	NO PARKING ANYTIME	12"	18"	RED ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN

PARKING & TRAFFIC CONTROL NOTES

1. HANDICAP ACCESSIBLE PARKING SPACES SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (A.D.A.) OF 1990 AND AMENDMENTS THERETO AND THE COMMONWEALTH OF MASSACHUSETTS ARCHITECTURAL ACCESS BOARD, 521 CMR. WHICHEVER IS MORE STRINGENT.
2. ACCESSIBLE PARKING SPACES DESIGNATED WITH A "V" SHALL BE SIGNED AS "VAN ACCESSIBLE" PER A.D.A. 4.1.2(5)
3. 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.
4. ALL HANDICAP ACCESSIBLE SIGNAGE FOR PARKING SPACES SHALL BE BUILDING MOUNTED AND SHALL BE SET WITHIN THE WALKWAY LIMITS DIRECTLY IN FRONT OF THE PARKING STALL.
5. ALL LINES OF PAVEMENT SHALL BE PAINTED UNLESS NOTED OTHERWISE OR DETAILED OTHERWISE.
6. NON-HANDICAP ACCESSIBLE PARKING SPACES SHALL BE 9 FEET IN WIDTH BY 19 FEET IN LENGTH, EXCEPT FOR THE PARALLEL (45) SPACES ALONG THE NORTHWESTERLY PROPERTY LINE. THESE SPACES SHALL BE 8 FEET IN WIDTH BY 19 FEET IN LENGTH.
7. ALL PAVEMENT STRIPING SHALL BE PAINTED WITH 2 COATS OF WHITE PAINT PER FEDERAL SPECIFICATION TT-P-1119 TYPE I, ALPINE UNLESS OTHERWISE SPECIFIED.
8. SIGN POLES SHALL NOT EXCEED 8 FEET IN HEIGHT WITHIN THE DESIGNATED SNOW STORAGE AREAS. ANY SIGNS IN EXCESS OF 8 FEET IN HEIGHT MUST BE REMOVED OFF-SITE AND STORED OFF IN ACCORDANCE WITH ALL LOCAL REGULATIONS.
9. ALL FIELD WORK PERFORMED WITHIN THE TOWN PUBLIC RIGHT-OF-WAYS SHALL CONFORM WITH TOWN STANDARDS.
10. ACCEPTABLE MEDIUM BLOCK RETAINING WALL VENEERS ARE VERSA-LOK, KEYSTONE, AND AN ENGINEER APPROVED EQUAL. CONTRACTOR WILL BE RESPONSIBLE FOR PAYING ALL COSTS ASSOCIATED WITH OBTAINING WALL SHOP DRAWINGS THAT HAVE BEEN PREPARED BY A LICENSED PROFESSIONAL CONTRACTOR TO SUBMIT TO ENGINEER A SET OF RETAINING WALL PLANS FOR REVIEW OF DIMENSIONAL REQUIREMENTS PRIOR TO INSTALLATION OF WALL. DESIGN OF RETAINING WALL SHALL INCLUDE GLOBAL STABILITY ANALYSIS USING FEDERAL HIGHWAY ADMINISTRATION CRITERIA.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		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
		SINGLE WHITE LINE
		SOLID YELLOW LINE
		BROKEN WHITE LANE LINE
		CONCRETE PAVEMENT
		APPROXIMATE LIMITS OF PETROLEUM CONTAMINATION
		YELLOW POLYMER WHEELSTOP
		INGRESS/EGRESS
		CROSSWALK
		WOODEN FENCE
		WOODEN COUNTERFAIL
		LIGHT POLE
		LANDSCAPE AREA
		EDGE OF PAVEMENT
		BENCH/PLANTER
		BIKE RACK
		BOLLARD MOUNT
		FULL DEPTH PAVEMENT PATCH
		ADA DETECTABLE PANEL

ZONING SUMMARY CHART

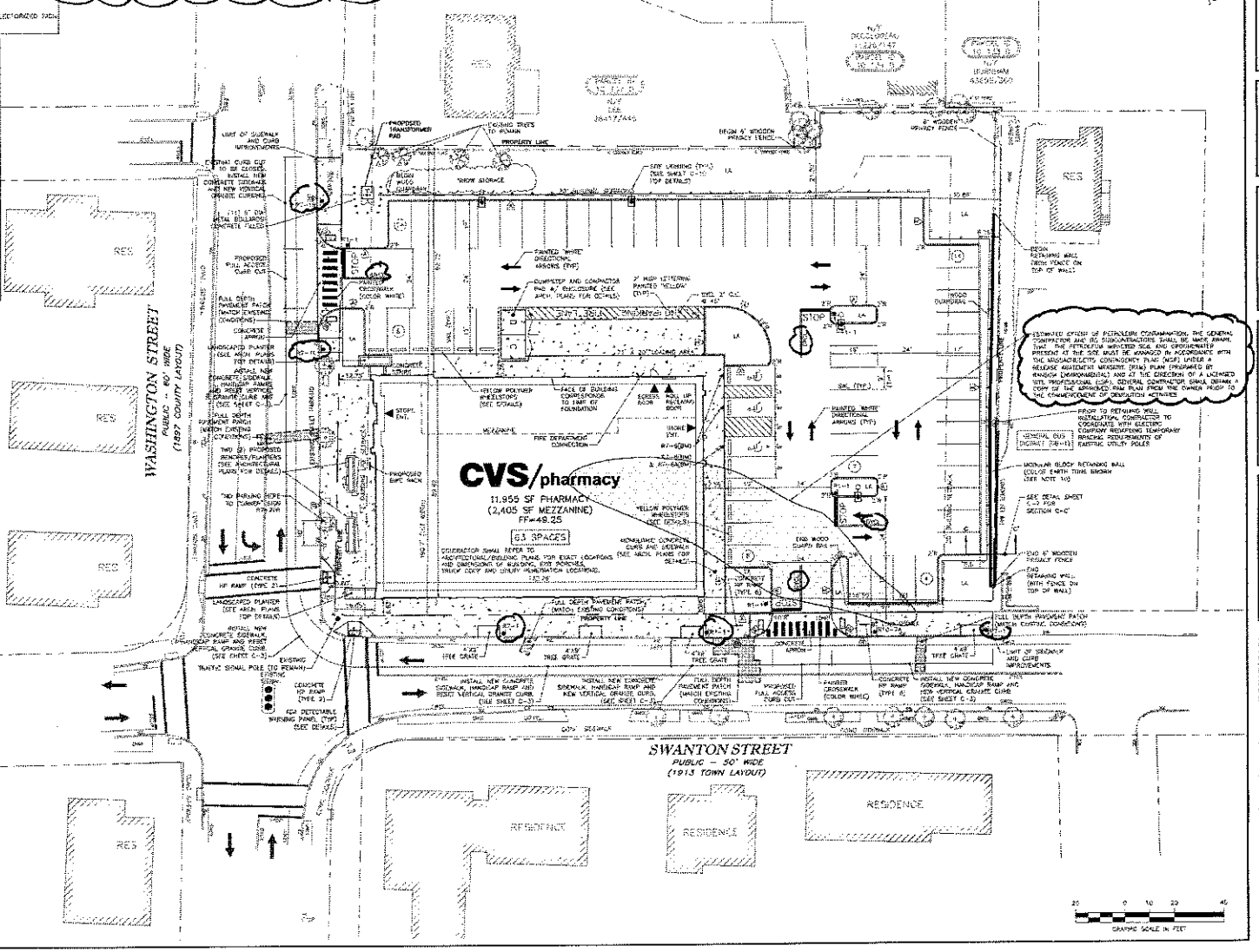
ZONE DISTRICT: GENERAL BUSINESS DISTRICT (GB-1)

Zoning Regulation Requirements	Required	Proposed
MINIMUM LOT SIZE	NONE	51,653 SF (1.19 AC)
MINIMUM LOT WIDTH	20 FT	150.17 FT
MINIMUM YARD ADJACENT TO GO AND RESIDENTIAL DISTRICT	20 FT	51.2 FT
FRONT SETBACK	NONE	9.63 FT (SWANTON ST.) 12.75 FT (WASHINGTON ST.)
REAR SETBACK	20 FT	116.02 FT
SIDE SETBACK	NONE	32.72 FT
PARKING SETBACK	NONE	1.0 FT
MAX. BUILDING HEIGHT	3 STORIES, 45 FT	1 STORY, 22 FT
MIN. LOT FRONTAGE	40 FT	363 FT (SWANTON ST.) 151 FT (WASHINGTON ST.)
OPEN SPACE	NONE	28.8%
MINIMUM LANDSCAPING	15%	15%
FLOOR AREA RATIO	14,940 SF (GROSS FLOOR AREA) / 51,653 SF (LOT AREA) = 27.9%	

CVS PARKING SUMMARY CHART

Description	Required	Proposed
STANDARD SPACES (8'x19')*	57	60
COMPACT SPACES	N/A	0
MIN. REQ'D HANDICAP	3	4
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 VEHICLES OVERHANG.
** ADA REQUIREMENTS: 51 TO 75 SPACES = 3 ACCESSIBLE REQUIRED
*** COMMERCIAL USE PARKING SPACE PER 700 SF OF GROSS FLOOR AREA (11,945 SF x 1 SPACE / 700 SF = 63 SPACES).
**** LOADING SPACES: 1 PER 2,000 TO 10,000 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
60 MONTVALE AVE
STONEHAM, MA 02180
PHONE: 781-279-0160
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) 721-1905
PROJECT CONTACT: PAUL BECK

SEAL:

REVISIONS:

REVISED PER TOWN COMMENTS	1/24/2013
SUBMIT TO ZBA FOR EPC PLAN APPROVAL	2/15/2013
REVISED PER TOWN COMMENTS	5/06/2013
REVISED PER TOWN COMMENTS AFTER ZBA MEETING	6/26/2013
REVISED PER ZBA COMMENTS FROM JUNE 18 MEETING	6/30/2013

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