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	HANDICAPPED PARKING ONLY PENALTY	12"	18"	WHITE ON BLUE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R7-8A	VAN ACCESSIBLE	12"	6"	WHITE ON BLUE	CHANNEL	6'-6"	REFLECTORIZED SIGN
–	DO NOT BLOCK DRIVEWAY	12"	18"	BLACK ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R7-20R	NO PARKING HERE TO CORNER	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 2010 AND ANY 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. 4.1.2.5B.
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 BOLLARD MOUNTED AND SHALL BE SET WITHIN THE WALKWAY LIMITS DIRECTLY IN FRONT OF THE PARKING STALL.
5. ALL LIMITS OF PAVEMENT SHALL BE CURBED UNLESS NOTED OR DETAILED OTHERWISE.
6. NON-HANDICAP ACCESSIBLE PARKING SPACES SHALL BE 9 FEET IN WIDTH BY 19 FEET IN LENGTH, EXCEPT FOR THE FOURTEEN (14) SPACES ALONG THE NORTHWESTERLY PROPERTY LINE. THOSE SPACES SHALL BE 9 FEET IN WIDTH BY 17 FEET IN LENGTH.
7. ALL PAVEMENT STRIPING SHALL BE PAINTED WITH 2 COATS OF WHITE PAINT PER FEDERAL SPECIFICATION TT-P-115 TYPE 1: ALKYD, UNLESS OTHERWISE SPECIFIED.
8. SNOW PILES SHALL NOT EXCEED 6 FEET IN HEIGHT WITHIN THE DESIGNATED SNOW STORAGE AREAS. ANY SNOW IN EXCESS OF 6 FEET IN HEIGHT MUST BE REMOVED OFF-SITE AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL REGULATIONS.
9. ALL FLAT WORK PERFORMED WITHIN THE TOWN PUBLIC RIGHT-OF-WAYS SHALL CONFORM WITH TOWN STANDARDS.
10. ACCEPTABLE MODULAR BLOCK RETAINING WALL VENDORS ARE VERSA-LOK, KEYSTONE, MESA OR ENGINEER APPROVED EQUAL. CONTRACTOR WILL BE RESPONSIBLE FOR PAYING ALL COSTS ASSOCIATED WITH OBTAINING WALL SHOP DRAWINGS THAT HAVE BEEN PREPARED BY A LICENSED ENGINEER. 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

(9)	PARKING COUNT
	HANDICAP PARKING
O	MOUNTED TRAFFIC SIGN
A	EXTRUDED CONC. CURB TYPE
B	VERTICAL GRANITE CURB
•	BOLLARD
DYCL	DOUBLE YELLOW CENTERLINE
SWEL	SOLID WHITE EDGE LINE
SWCL	SOLID WHITE CENTER LINE
SWLL	SOLID WHITE LANE LINE
SWL	SINGLE WHITE LINE
SYL	SOLID YELLOW LINE
BWLL	BROKEN WHITE LANE LINE
	CONCRETE PAVEMENT
	YELLOW POLYMER WHEELSTOP
	INGRESS/EGRESS
	CROSSWALK
	WOODEN FENCE
	WOODEN GUARDRAIL
LA	LIGHT POLE
EOP	LANDSCAPE AREA
	EDGE OF PAVEMENT
	BENCH/PLANTER
BM	BIKE RACK
	BOLLARD MOUNT
	FULL DEPTH PAVEMENT PATCH
	ADA DETECTABLE PANEL

ZONING SUMMARY CHART

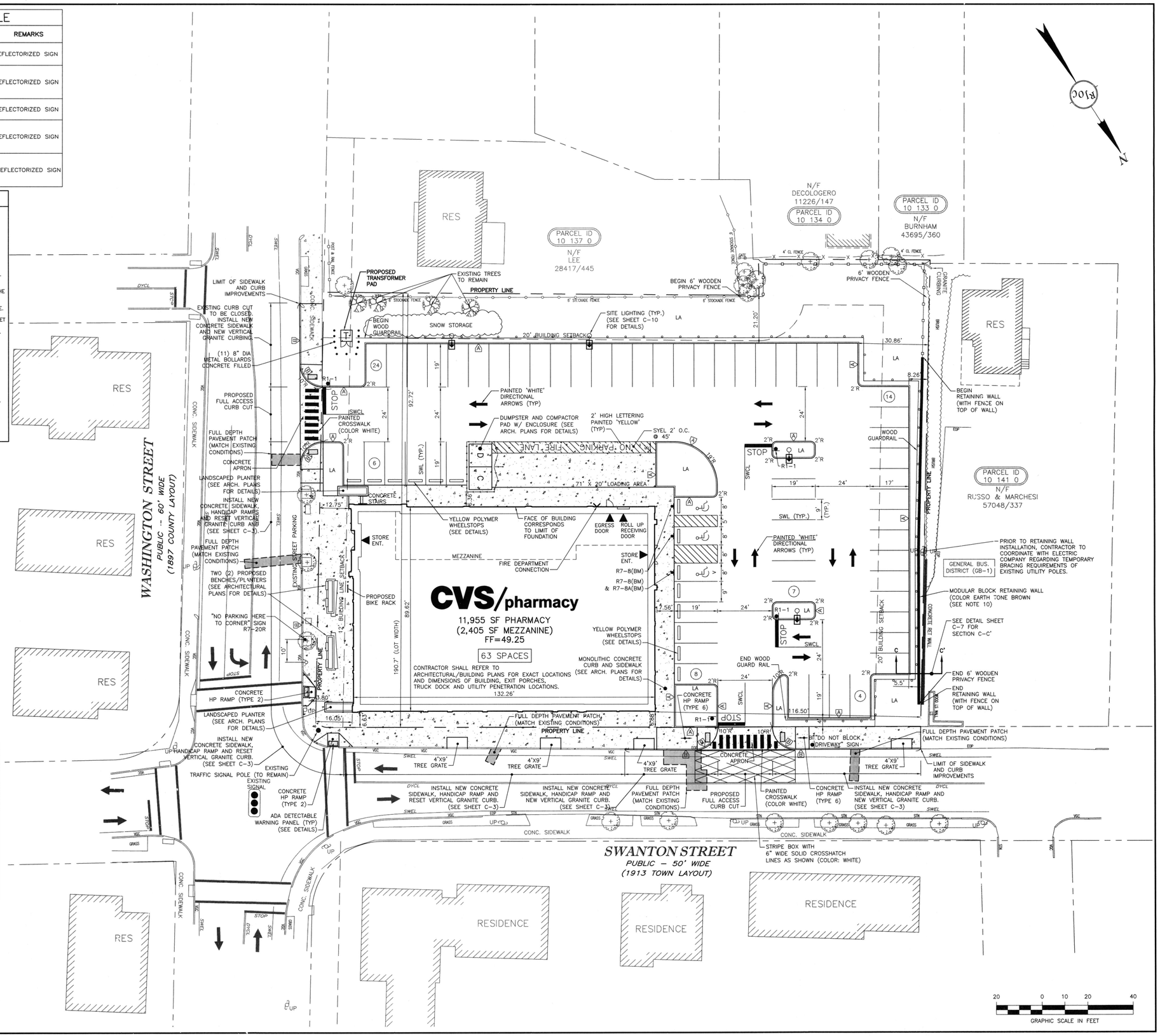
ZONE DISTRICT: GENERAL BUSINESS DISTRICT (GB-1)

Zoning Regulation Requirements	Required	Proposed
MINIMUM LOT SIZE	NONE	51,653 SF (1.19 AC)
MINIMUM LOT WIDTH	20 FT	190.7 FT
MINIMUM YARD ADJACENT TO SCI AND RESIDENTIAL DISTRICT	20 FT	21.2 FT
FRONT SETBACK	NONE	6.63 FT (SWANTON ST.) 12.75 FT (WASHINGTON ST.)
REAR SETBACK	20 FT	116.50 FT
SIDE SETBACK	NONE	92.72 FT
PARKING SETBACK	NONE	4.0 FT
MAX. BUILDING HEIGHT	3 STORIES, 45 FT	1 STORY, 22 FT
MIN. LOT FRONTAGE	20 FT	265 FT (SWANTON ST.) 191 FT (WASHINGTON ST.)
OPEN SPACE	NONE	76.9%
INTERIOR LANDSCAPING	2%	3%
FLOOR AREA RATIO	14,360 SF (GROSS FLOOR AREA) / 51,653 SF (LOT AREA)	= 27.8%

CVS PARKING SUMMARY CHART

Description	Required	Proposed
STANDARD SPACES (9'X19')*	57	60
COMPACT SPACES	N/A	0
MIN. STD.** HANDICAP	2	2
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 VEHICLE'S OVERHANG.
** ADA REQUIREMENTS: 51 TO 75 SPACES = 3 ACCESSIBLE REQUIRED.
*** COMMERCIAL: ONE PARKING SPACE PER 200 SF OF GROSS FLOOR AREA: (11,955 SF X 1 SPACE / 200 SF = 60 SPACES).
**** LOADING SPACES: 1 PER 2,000 TO 15,000 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
80 MONTVALE 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:
COMMONWEALTH OF MASSACHUSETTS
BRIAN P. DUNDON
CIVIL
No. 41505
REGISTERED PROFESSIONAL ENGINEER
5-29-13

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
REVISED PER TOWN COMMENT LETTER	5/29/2013

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

Drawing name: G:\CVS\Projects\MA\Winchester\Washington Street and Swanton\Main\11071_PTC.dwg
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