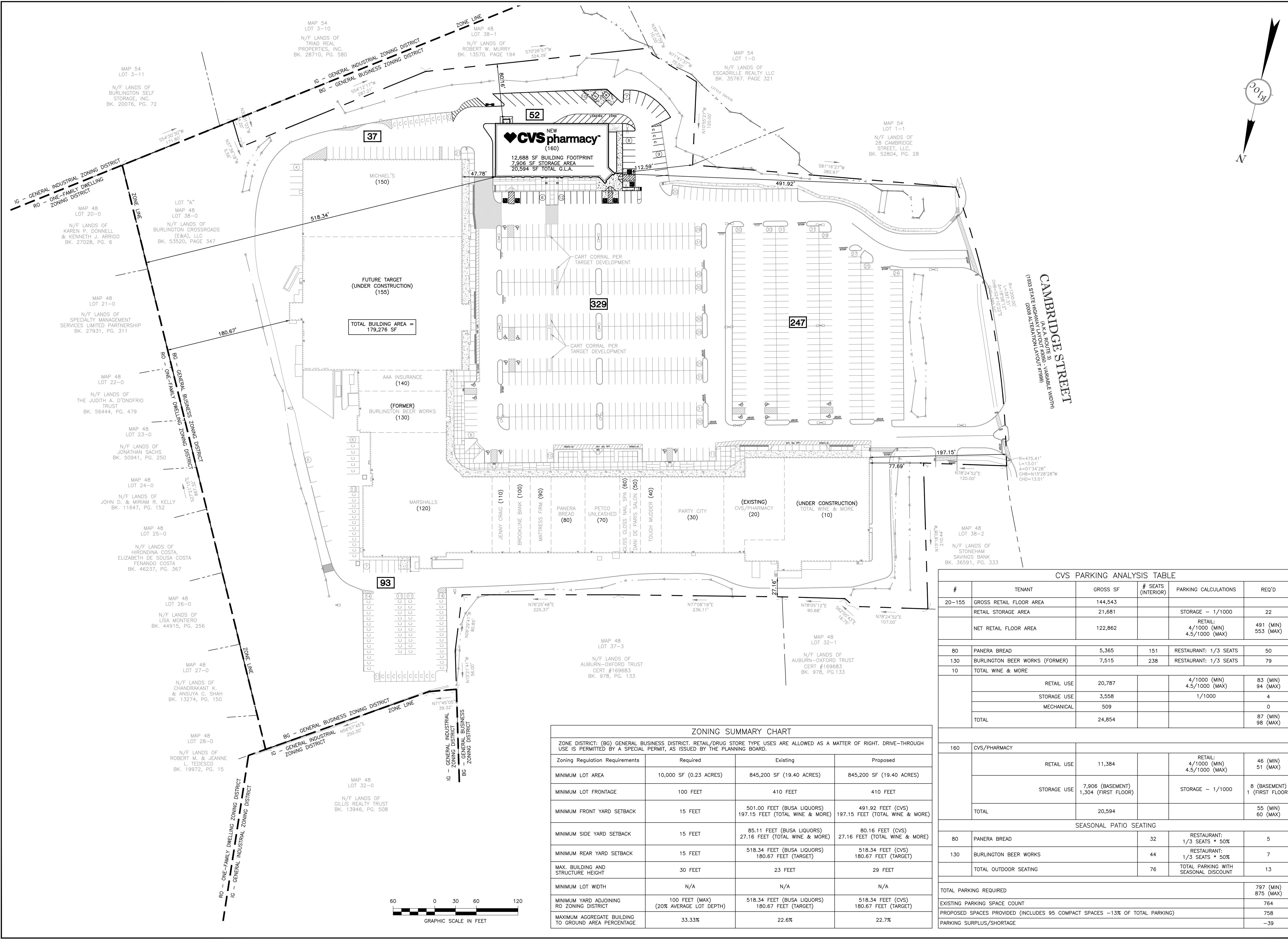


Drawing name: G:\CVS\Projects\MA\Burlington\Crossroads\Main\18007_OVERALL.dwg
 Oct 23, 2018 - 16:39pm



TOTAL BUILDING AREA = 179,276 SF

ZONING SUMMARY CHART			
ZONE DISTRICT: (BG) GENERAL BUSINESS DISTRICT. RETAIL/DRUG STORE TYPE USES ARE ALLOWED AS A MATTER OF RIGHT. DRIVE-THROUGH USE IS PERMITTED BY A SPECIAL PERMIT, AS ISSUED BY THE PLANNING BOARD.			
Zoning Regulation Requirements	Required	Existing	Proposed
MINIMUM LOT AREA	10,000 SF (0.23 ACRES)	845,200 SF (19.40 ACRES)	845,200 SF (19.40 ACRES)
MINIMUM LOT FRONTAGE	100 FEET	410 FEET	410 FEET
MINIMUM FRONT YARD SETBACK	15 FEET	501.00 FEET (BUSA LIQUORS) 197.15 FEET (TOTAL WINE & MORE)	491.92 FEET (CVS) 197.15 FEET (TOTAL WINE & MORE)
MINIMUM SIDE YARD SETBACK	15 FEET	85.11 FEET (BUSA LIQUORS) 27.16 FEET (TOTAL WINE & MORE)	80.16 FEET (CVS) 27.16 FEET (TOTAL WINE & MORE)
MINIMUM REAR YARD SETBACK	15 FEET	518.34 FEET (BUSA LIQUORS) 180.67 FEET (TARGET)	518.34 FEET (CVS) 180.67 FEET (TARGET)
MAX. BUILDING AND STRUCTURE HEIGHT	30 FEET	23 FEET	29 FEET
MINIMUM LOT WIDTH	N/A	N/A	N/A
MINIMUM YARD ADJOINING RO ZONING DISTRICT	100 FEET (MAX) (20% AVERAGE LOT DEPTH)	518.34 FEET (BUSA LIQUORS) 180.67 FEET (TARGET)	518.34 FEET (CVS) 180.67 FEET (TARGET)
MAXIMUM AGGREGATE BUILDING TO GROUND AREA PERCENTAGE	33.33%	22.6%	22.7%

CVS PARKING ANALYSIS TABLE					
#	TENANT	GROSS SF	# SEATS (INTERIOR)	PARKING CALCULATIONS	REQ'D
20-155	GROSS RETAIL FLOOR AREA	144,543			
	RETAIL STORAGE AREA	21,681		STORAGE - 1/1000	22
	NET RETAIL FLOOR AREA	122,862		RETAIL: 4/1000 (MIN) 4.5/1000 (MAX)	491 (MIN) 553 (MAX)
80	PANERA BREAD	5,365	151	RESTAURANT: 1/3 SEATS	50
130	BURLINGTON BEER WORKS (FORMER)	7,515	238	RESTAURANT: 1/3 SEATS	79
10	TOTAL WINE & MORE				
	RETAIL USE	20,787		4/1000 (MIN) 4.5/1000 (MAX)	83 (MIN) 94 (MAX)
	STORAGE USE	3,558		1/1000	4
	MECHANICAL	509			0
	TOTAL	24,854			87 (MIN) 98 (MAX)

SEASONAL PATIO SEATING					
#	TENANT	GROSS SF	# SEATS	RESTAURANT: 1/3 SEATS * 50%	REQUIREMENTS
80	PANERA BREAD		32	RESTAURANT: 1/3 SEATS * 50%	5
130	BURLINGTON BEER WORKS		44	RESTAURANT: 1/3 SEATS * 50%	7
	TOTAL OUTDOOR SEATING		76	TOTAL PARKING WITH SEASONAL DISCOUNT	13
TOTAL PARKING REQUIRED					797 (MIN) 875 (MAX)
EXISTING PARKING SPACE COUNT					764
PROPOSED SPACES PROVIDED (INCLUDES 95 COMPACT SPACES -13% OF TOTAL PARKING)					758
PARKING SURPLUS/SHORTAGE					-39



20,594 SF AS-IS W/ DRIVE THRU ADDITION AND BASEMENT

STORE NUMBER: 1023
 34 CAMBRIDGE STREET (RT. 3)
 BURLINGTON, MA

CS PROJECT #109403

RJO'CONNELL & ASSOCIATES, INC.
 CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
 80 MONTVALE AVENUE
 STONEHAM, MA 02180
 TEL: 781-279-0180
 FAX: 781-279-0173

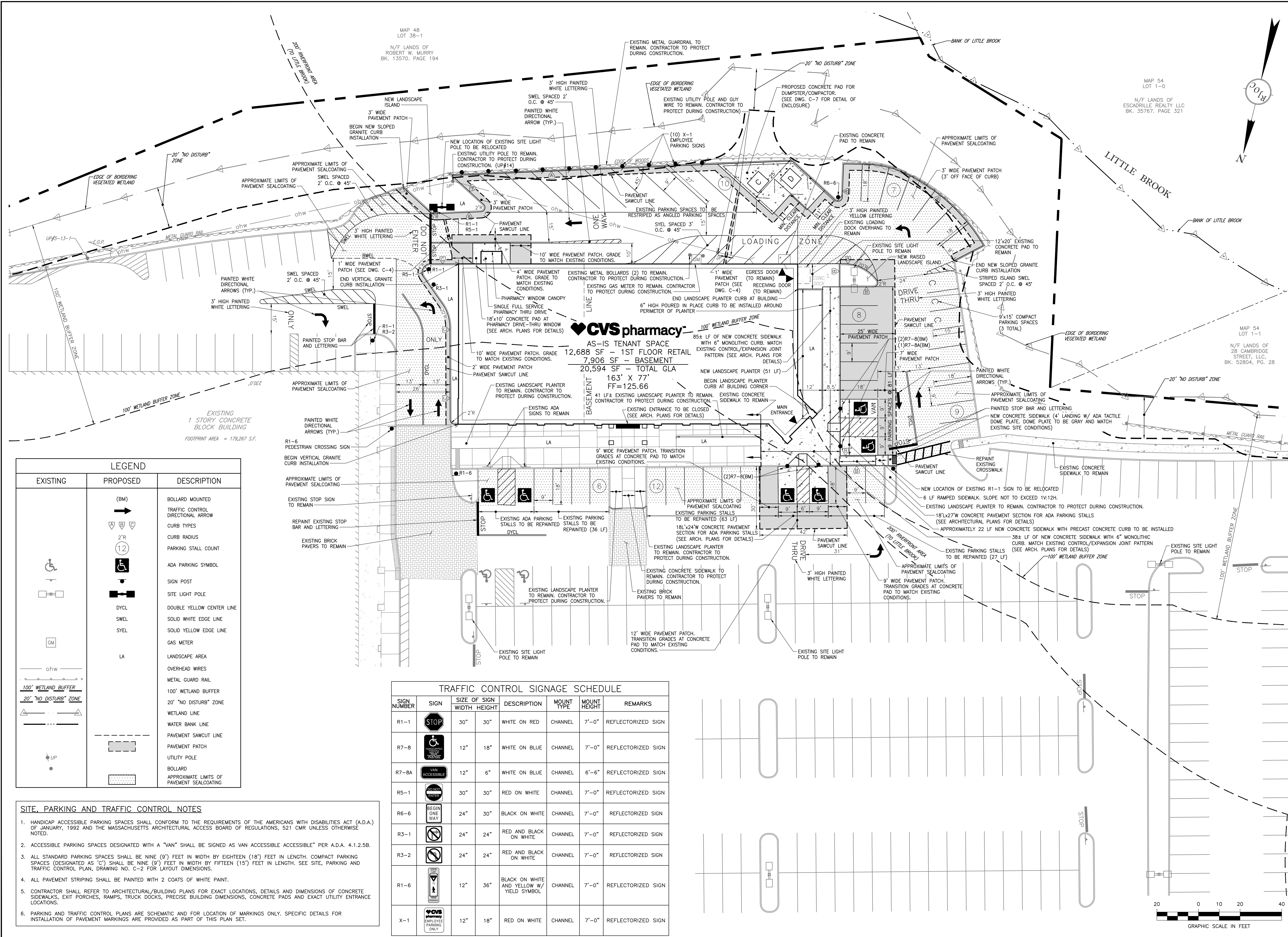
DEVELOPER:
T.M. CROWLEY & ASSOCIATES
 T.M. CROWLEY & ASSOCIATES
 501 PENNSYLVANIA PARKWAY, SUITE 160
 INDIANAPOLIS, IN 46280
 TEL (508) 801-0356
 PROJECT CONTACT: DON CARON

SEAL:
 REVISIONS:
 SUBMIT FOR SPECIAL PERMIT AND MINOR ENGINEERING CHANGE 8/06/2018
 NOTICE OF INTENT SUBMISSION 8/24/2018
 MISCELLANEOUS REVISIONS PER CONSERVATION COMMISSION MEETING SEPT. 27, 2018 10/04/2018
 REVISED CURB ALIGNMENT AT PHARMACY WINDOW PER PLANNING BOARD COMMENTS 10/23/2018

PROJECT MANAGER: BPD
 DRAWING BY: KPM
 REVIEWED BY: BPD
 DATE: 07/10/2018
 JOB NUMBER: 18007
 TITLE:

OVERALL SITE PLAN
 SHEET NUMBER: **OS-1**
 COMMENTS:
 NOT FOR CONSTRUCTION

Drawing name: G:\CVS\Projects\MA\Burlington\Crossroads\Main\18007_LPTC.dwg
Oct 24, 2018 11:13am



TRAFFIC CONTROL SIGNAGE SCHEDULE						
SIGN NUMBER	SIGN	SIZE OF SIGN WIDTH HEIGHT	DESCRIPTION	MOUNT TYPE	MOUNT HEIGHT	REMARKS
R1-1	STOP	30" x 30"	WHITE ON RED	CHANNEL	7'-0"	REFLECTORIZED SIGN
R7-8	ADA PARKING	12" x 18"	WHITE ON BLUE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R7-8A	VAN ACCESSIBLE	12" x 6"	WHITE ON BLUE	CHANNEL	6'-6"	REFLECTORIZED SIGN
R5-1	ONE WAY	30" x 30"	RED ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R6-6	BEGIN ONE WAY	24" x 30"	BLACK ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R3-1	NO LEFT TURN	24" x 24"	RED AND BLACK ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R3-2	NO RIGHT TURN	24" x 24"	RED AND BLACK ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R1-6	PEDESTRIAN CROSSING	12" x 36"	BLACK ON WHITE AND YELLOW W/ YIELD SYMBOL	CHANNEL	7'-0"	REFLECTORIZED SIGN
X-1	CVS pharmacy PARKING ONLY	12" x 18"	RED ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN

EXISTING	PROPOSED	DESCRIPTION
(BM)	(BM)	BOLLARD MOUNTED
→	→	TRAFFIC CONTROL DIRECTIONAL ARROW
⬢	⬢	CURB TYPES
2'R	2'R	CURB RADIUS
12	12	PARKING STALL COUNT
♿	♿	ADA PARKING SYMBOL
⊙	⊙	SIGN POST
⊙	⊙	SITE LIGHT POLE
—	—	DOUBLE YELLOW CENTER LINE
SWEL	SWEL	SOLID WHITE EDGE LINE
SYEL	SYEL	SOLID YELLOW EDGE LINE
GM	GM	GAS METER
LA	LA	LANDSCAPE AREA
ohw	ohw	OVERHEAD WIRES
—	—	METAL GUARD RAIL
—	—	100' WETLAND BUFFER
—	—	20' "NO DISTURB" ZONE
—	—	WETLAND LINE
—	—	WATER BANK LINE
—	—	PAVEMENT SAWCUT LINE
—	—	PAVEMENT PATCH
—	—	UTILITY POLE
—	—	BOLLARD
—	—	APPROXIMATE LIMITS OF PAVEMENT SEALCOATING

SITE, PARKING AND TRAFFIC CONTROL NOTES

- HANDICAP ACCESSIBLE PARKING SPACES SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (A.D.A.) OF JANUARY, 1992 AND THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD OF REGULATIONS, 521 CMR UNLESS OTHERWISE NOTED.
- ACCESSIBLE PARKING SPACES DESIGNATED WITH A "VAN" SHALL BE SIGNED AS VAN ACCESSIBLE ACCESSIBLE PER A.D.A. 4.1.2.5B.
- ALL STANDARD PARKING SPACES SHALL BE NINE (9') FEET IN WIDTH BY EIGHTEEN (18') FEET IN LENGTH. COMPACT PARKING SPACES (DESIGNATED AS 'C') SHALL BE NINE (9') FEET IN WIDTH BY FIFTEEN (15') FEET IN LENGTH. SEE SITE, PARKING AND TRAFFIC CONTROL PLAN, DRAWING NO. C-2 FOR LAYOUT DIMENSIONS.
- ALL PAVEMENT STRIPING SHALL BE PAINTED WITH 2 COATS OF WHITE PAINT.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS, DETAILS AND DIMENSIONS OF CONCRETE SIDEWALKS, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, CONCRETE PADS AND EXACT UTILITY ENTRANCE LOCATIONS.
- PARKING AND TRAFFIC CONTROL PLANS ARE SCHEMATIC AND FOR LOCATION OF MARKINGS ONLY. SPECIFIC DETAILS FOR INSTALLATION OF PAVEMENT MARKINGS ARE PROVIDED AS PART OF THIS PLAN SET.

CVS pharmacy

20,594 SF AS-IS W/ DRIVE THRU ADDITION AND BASEMENT

STORE NUMBER: 1023
34 CAMBRIDGE STREET (RT. 3) BURLINGTON, MA

CS PROJECT #109403

RJO'CONNELL & ASSOCIATES, INC.

CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS

80 MONTVALE AVENUE STONEHAM, MA 02180
TEL: 781-279-0180
FAX: 781-279-0173

DEVELOPER:

T.M.
CROWLEY & ASSOCIATES

T.M. CROWLEY & ASSOCIATES
501 PENNSYLVANIA PARKWAY, SUITE 160
INDIANAPOLIS, IN 46280
TEL (508) 801-0356
PROJECT CONTACT: DON CARON

SEAL:

REVISIONS:

SUBMIT FOR SPECIAL PERMIT AND MINOR ENGINEERING CHANGE	8/06/2018
NOTICE OF INTENT SUBMISSION	8/24/2018
MISCELLANEOUS REVISIONS PER CONSERVATION COMMISSION MEETING SEPT. 27, 2018	10/04/2018
REVISED CURB ALIGNMENT AT PHARMACY WINDOW PER PLANNING BOARD COMMENTS	10/23/2018

PROJECT MANAGER: BPD
DRAWING BY: KPM
REVIEWED BY: BPD
DATE: 07/10/2018
JOB NUMBER: 18007
TITLE: SITE, PARKING AND TRAFFIC CONTROL PLAN

SHEET NUMBER: **C-2**

COMMENTS: NOT FOR CONSTRUCTION