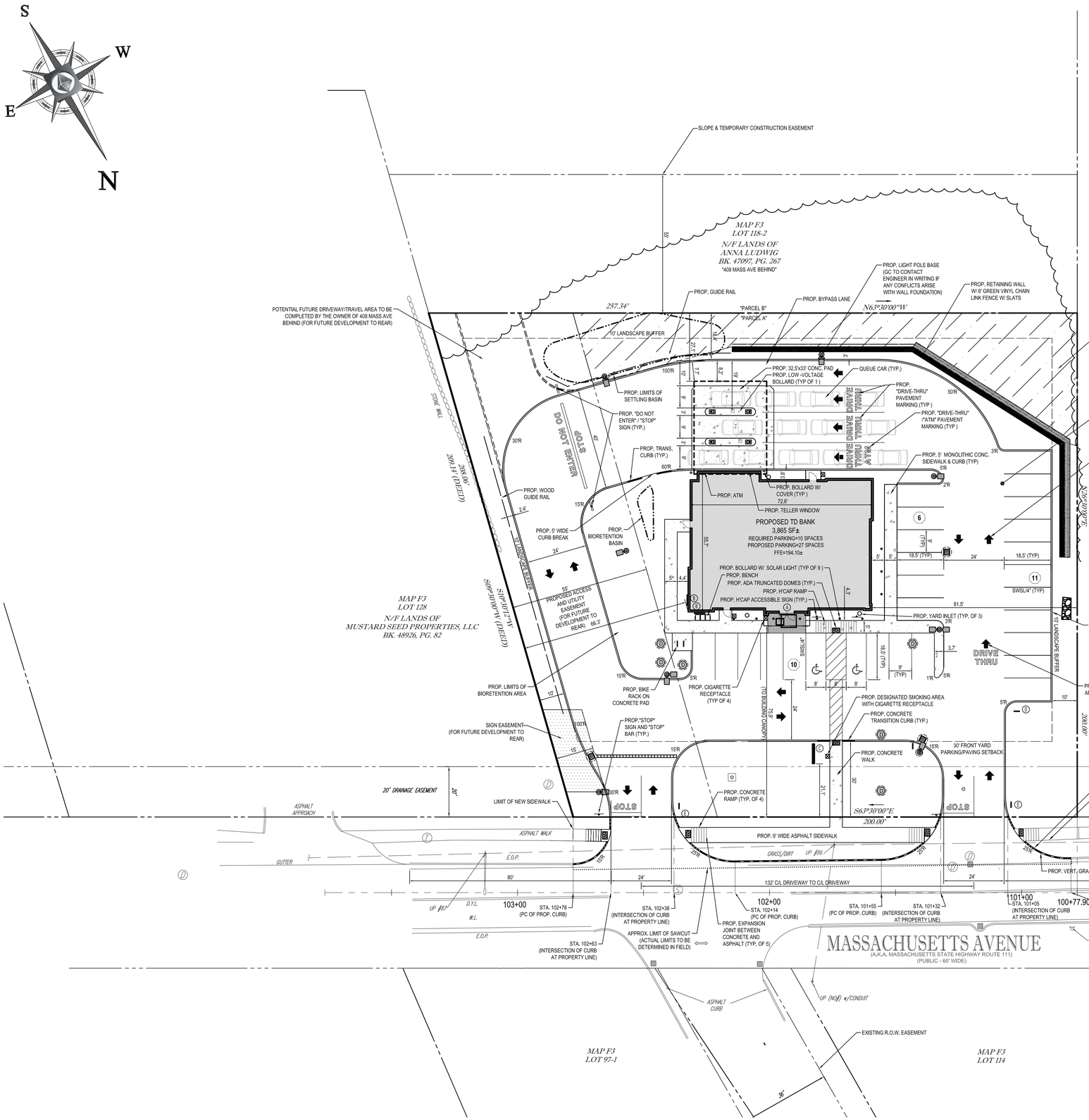

ZONING ANALYSIS TABLE

	ZONE: KELLEY'S CORNER DISTRICT SERVICE USES ALLOWED BY RIGHT SPECIAL PERMIT/ SITE PLAN REVIEW REQUIRED		
ZONING CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 SF	45,734 SF	NO CHANGE
MIN. FRONT SETBACK	30 FT	31.4± FT	75.9 FT
MIN. SIDE SETBACK	NONE	71.0± FT	66.3 FT (BUILDING)
MIN. REAR SETBACK	NONE	N/A	27.1 FT (CANOPY)
MIN. FRONT PARKING SETBACK	30 FT	10.13± FT	30 FT
MIN. SIDE PARKING SETBACK	10 FT	12.43± FT	10 FT
MIN. REAR PARKING SETBACK	10 FT	61.45± FT	18.4 FT
LOT COVERAGE	N/A	24,431 SF (53%)	27,832 SF (61%)
MAX. F.A.R.	0.4	0.035±	0.067*
MIN. INTERNAL LANDSCAPING	10%	< 10%	11.4%
MAX. BUILDING HEIGHT	36'	<36'	23'-6"
PARKING SPACES	10	UNKNOWN	27
PARKING	REQUIRED: 3 SPACES PER 1,000 SF NFA 3,072 SF NFA / 3 SPACES PER 1,000 SF NFA (9.22 OR 10 SPACES REQUIRED)		

* BASED ON NET SQUARE FOOTAGE OF PROPOSED BUILDING.

SIGN LEGEND

- (A) INTERNALLY ILLUMINATED "TD BANK" CHANNEL LETTERS T-CL-1'6"h (10.47 SF)
- (B) INTERNALLY ILLUMINATED "TD" SHIELD T-WS-SH-4'h (19.04 SF) (TYP OF 2)
- (C) APPROXIMATE LOCATION OF INTERNALLY ILLUMINATED 24SF FREESTANDING ID SIGN
- (D) INTERNALLY ILLUMINATED DIRECTIONAL "DRIVE-THRU /ATM" SIGN
- (E) INTERNALLY ILLUMINATED DIRECTIONAL "ENTER" SIGN

PAINT STRIPING LEGEND

SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
SYSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE EACH
DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
SWDL/4" - SINGLE WHITE DASHED LINE / 4" WIDE

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CORPORATE OFFICE:
◆ WARREN, NJ
OFFICES:
◆ CHALFONT, PA
◆ PHILADELPHIA, PA
◆ STERLING, VA
◆ WASHINGTON, DC
◆ SOUTHBOROUGH, MA
◆ PORTLAND, ME
◆ TOWSON, MD
◆ LANCASTER, PA
◆ ROANOKE, VA
◆ ROHNOCOMA, NY
◆ FORT LAUDERDALE, FL
◆ CENTER VALLEY, PA

THE DESIGN CONCEPTS AND INFORMATION CONTAINED IN THIS DOCUMENT ARE THE EXCLUSIVE PROPERTY AND COPYRIGHT OF BOHLER ENGINEERING, INC. IF ANYONE USES, REUSES OR MODIFIES THIS PLAN WITHOUT WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING, INC. IT WILL BE CONSIDERED UNAUTHORIZED USE. IF, THERE IS UNAUTHORIZED USE OF THESE PLANS, ALL RESPONSIBLE PERSONS SHALL BE LIABLE FOR CONSEQUENTIAL DAMAGES. © 2009 BOHLER ENGINEERING

REVISIONS

REV	DATE	COMMENT	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.
(MA, ME, NH, RI, VT 1-888-344-7233)
(CT 1-800-922-4455)
(NY 1-800-962-7962)

PERMIT SET

PROJECT No.:	W081068
DRAWN BY:	KBS
CHECKED BY:	JGS
DATE:	4/05/10
SCALE:	AS NOTED
CAD I.D.:	W081068SS0

PROJECT:

SITE PLAN DOCUMENTS

FOR

TD Bank

408 MASSACHUSETTS AVENUE
MIDDLESEX COUNTY
ACTON, MASSACHUSETTS

BOHLER ENGINEERING
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
Fax: (508) 480-9080
www.BohlerEngineering.com

W.D. GOEBEL
PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 42644
RHODE ISLAND LICENSE No. 7268
CONNECTICUT LICENSE No. 21854
NEW HAMPSHIRE LICENSE No. 10280
MAINE LICENSE No. 9490

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

4
OF 14

REV. 0