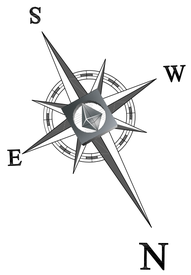
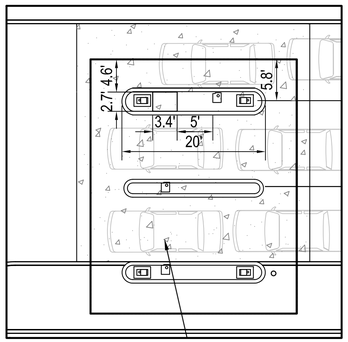
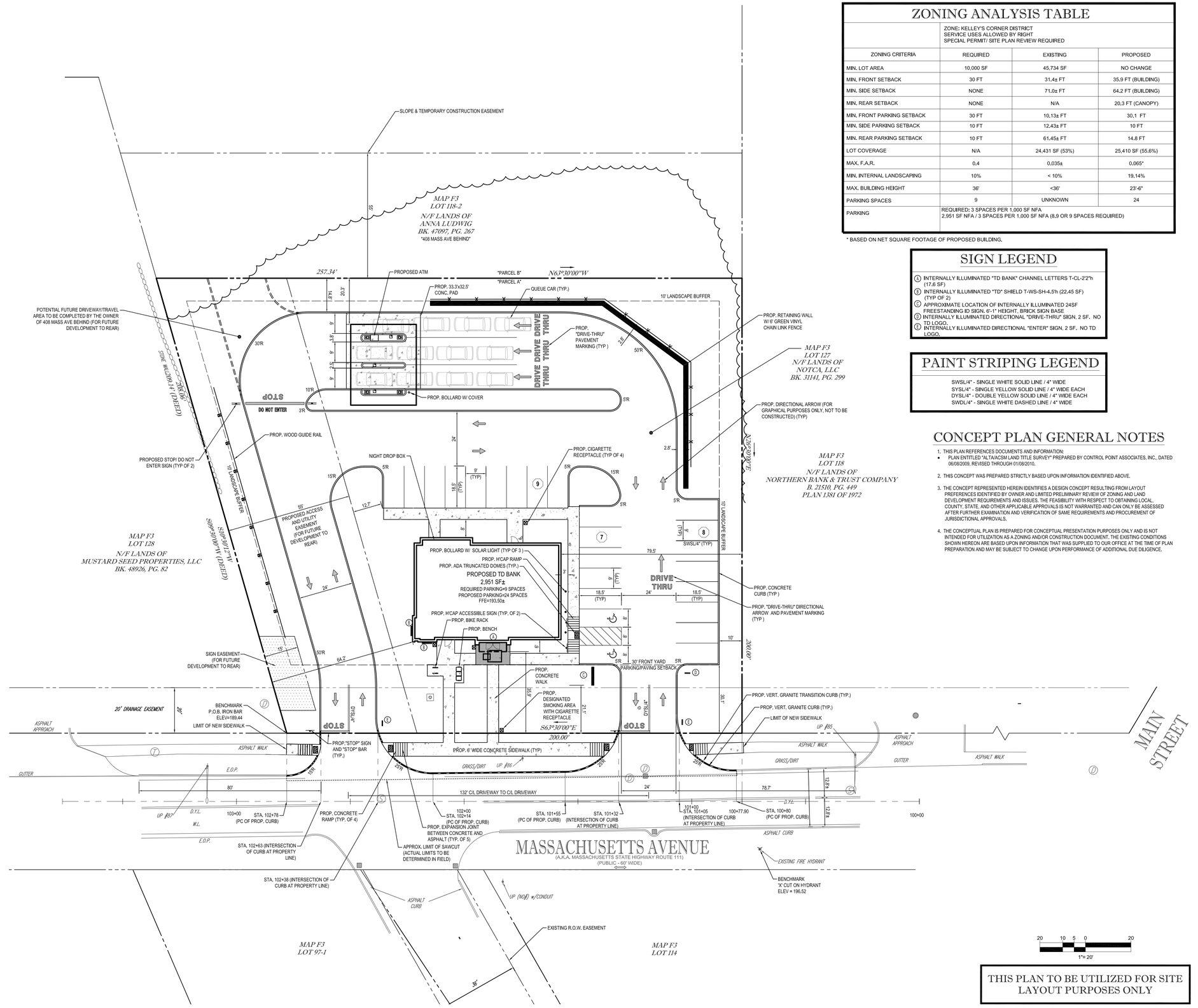




DRIVE THRU DETAIL

1"= 10'



1"= 20'

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	35.9 FT (BUILDING)
MIN. SIDE SETBACK	NONE	71.0± FT	64.2 FT (BUILDING)
MIN. REAR SETBACK	NONE	N/A	20.3 FT (CANOPY)
MIN. FRONT PARKING SETBACK	30 FT	10.13± FT	30.1 FT
MIN. SIDE PARKING SETBACK	10 FT	12.43± FT	10 FT
MIN. REAR PARKING SETBACK	10 FT	61.45± FT	14.8 FT
LOT COVERAGE	N/A	24,431 SF (53%)	25,410 SF (55.6%)
MAX. F.A.R.	0.4	0.035±	0.065*
MIN. INTERNAL LANDSCAPING	10%	< 10%	19.14%
MAX. BUILDING HEIGHT	36'	<36'	23'-6"
PARKING SPACES	9	UNKNOWN	24
PARKING	REQUIRED: 3 SPACES PER 1,000 SF NFA 2,951 SF NFA / 3 SPACES PER 1,000 SF NFA (8.9 OR 9 SPACES REQUIRED)		

* BASED ON NET SQUARE FOOTAGE OF PROPOSED BUILDING.

SIGN LEGEND

- (A) INTERNALLY ILLUMINATED "TD BANK" CHANNEL LETTERS T-CL-2'2"h (17.6 SF)
- (B) INTERNALLY ILLUMINATED "TD" SHIELD T-WS-SH-4.5'h (22.45 SF) (TYP OF 2)
- (C) APPROXIMATE LOCATION OF INTERNALLY ILLUMINATED 24SF FREESTANDING ID SIGN. 6'-1" HEIGHT. BRICK SIGN BASE
- (D) INTERNALLY ILLUMINATED DIRECTIONAL "DRIVE-THRU" SIGN. 2 SF. NO TD LOGO.
- (E) INTERNALLY ILLUMINATED DIRECTIONAL "ENTER" SIGN. 2 SF. NO TD LOGO.

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

CONCEPT PLAN GENERAL NOTES

1. THIS PLAN REFERENCES DOCUMENTS AND INFORMATION:
   - PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY" PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 06/08/2009, REVISED THROUGH 01/08/2010.
2. THIS CONCEPT WAS PREPARED STRICTLY BASED UPON INFORMATION IDENTIFIED ABOVE.
3. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY OWNER AND LIMITED PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF JURISDICTIONAL APPROVALS.
4. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON PERFORMANCE OF ADDITIONAL DUE DILIGENCE.

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

BOHLER ENGINEERING

CORPORATE OFFICE:
◆ WARREN, NJ
OFFICES:
◆ SOUTHBOROUGH, MA
◆ ALBANY, NY
◆ TOWSON, MD
◆ CLARKSBURG, MD
◆ RICHMOND, VA
◆ CENTER VALLEY, PA
◆ CHALFONT, PA
◆ PHILADELPHIA, PA
◆ STERLING, VA
◆ WILMINGTON, DE
◆ FORT LAUDERDALE, FL

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

THIS DRAWING AND THE INFORMATION CONTAINED HEREON IS THE PROPERTY OF BOHLER ENGINEERING, INC. IT WAS PREPARED, SEALED AND SIGNED AS AN INSTRUMENT OF SERVICE FOR THE USE OF THE CLIENT NAMED ON THIS DRAWING. ANY REPRODUCTION OR REUSE FOR OTHER PURPOSES, OR BY OTHERS WITHOUT WRITTEN CONSENT, IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	BY
1	08/24/10	REVISED ACCESS & PARKING LAYOUT	DML
2	08/30/10	REVISED PER SREC COMMENTS	DML
3	10/14/10	REVISED REMOTE DT	DML
4	12/09/10	REVISED PER BOS DECISION	SJL
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:	SJL
CHECKED BY:	JGS/MM
DATE:	05/04/10
SCALE:	AS NOTED
CAD I.D.:	W081068ss4

PROJECT:

SITE PLAN DOCUMENTS

FOR

TD Bank

408 MASSACHUSETTS AVENUE
MIDDLESEX COUNTY
TOWN OF 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. 21858
NEW HAMPSHIRE LICENSE No. 10280
MAINE LICENSE No. 9490

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

4

OF 14

REV. 4 - 12/09/10