LAND USE / ZONING INFORMATION & NOTES

1. APPLICANT:
   TRB DEVELOPMENT GROUP, INC.
   36 LONDONDERRY TURNPIKE
   HOOKSETT, NH 03106
2. OWNER: LOT 128 -MUSTARD SEED PROPERTIES, LLC / LOT 127 NOTCA, LLC
3. PARCEL DATA: LOT IS SHOWN AS LOT 128 ON THE TOWN OF ACTON ASSESSOR'S MAP 3F.

ZONING ANALYSIS TABLE

ZONING CRITERIA	REQUIRED	EXISTING *	PROPOSED**
	ZONE: KELLEY'S CORNER DISTRICT (KC) RETAIL USES ALLOWED BY RIGHT		
MIN. LOT AREA	10,000 SF	57,677 SF (1.32 AC)	109,268 SF (2.51AC)
MIN. LOT FRONTAGE	100 FT	200 FT	400 FT
MIN. FRONT SETBACK	30 FT	59.4 FT	34.3 FT
MIN. SIDE SETBACK	NONE	30.6 FT	28.9 FT
MIN. REAR SETBACK	NONE	81.7 FT	79.1 FT
MIN. FRONT PARKING SETBACK	30 FT	17 FT	30.9 FT
MIN. SIDE PARKING SETBACK	10 FT	32.2 FT	10.5 FT (3)
MIN. REAR PARKING SETBACK	10 FT	48.3 FT	10.5 FT
IMPERVIOUS LOT COVERAGE	N/A	25,512 SF (44%)	79,184 SF (72.5%)
MAX. F.A.R.	0.20	0.12	0.16 (1)
MIN. INTERNAL LANDSCAPING	10%	NONE	6,974 SF [23.0%] (2)
MAX. BUILDING HEIGHT	36 FT	<36 FT	<36 FT
PARKING SPACES	44	UNKNOWN	93
PARKING CRITERIA	PHARMACY REQUIRED: 1 SPACE PER 300 SF NET FLOOR AREA 14,705 SF NFA / 300 = 49 SPACES REQUIRED (70% PER KC 6.9.1.4)=34.3 OR 35 REQUIRED BANK: REQUIRED: 3 SPACES PER 1,000 SF NFA 2,958 SF NFA / 3 SPACES PER 1,000 SF NFA (8.9 OR 9 SPACES REQUIRED)		
ACCESSIBLE PARKING SPACES	4	1	6
ACCESSIBLE PARKING CRITERIA	REQUIRED: 76-100 SPACES= 4 ACCESSIBLE SPACES		

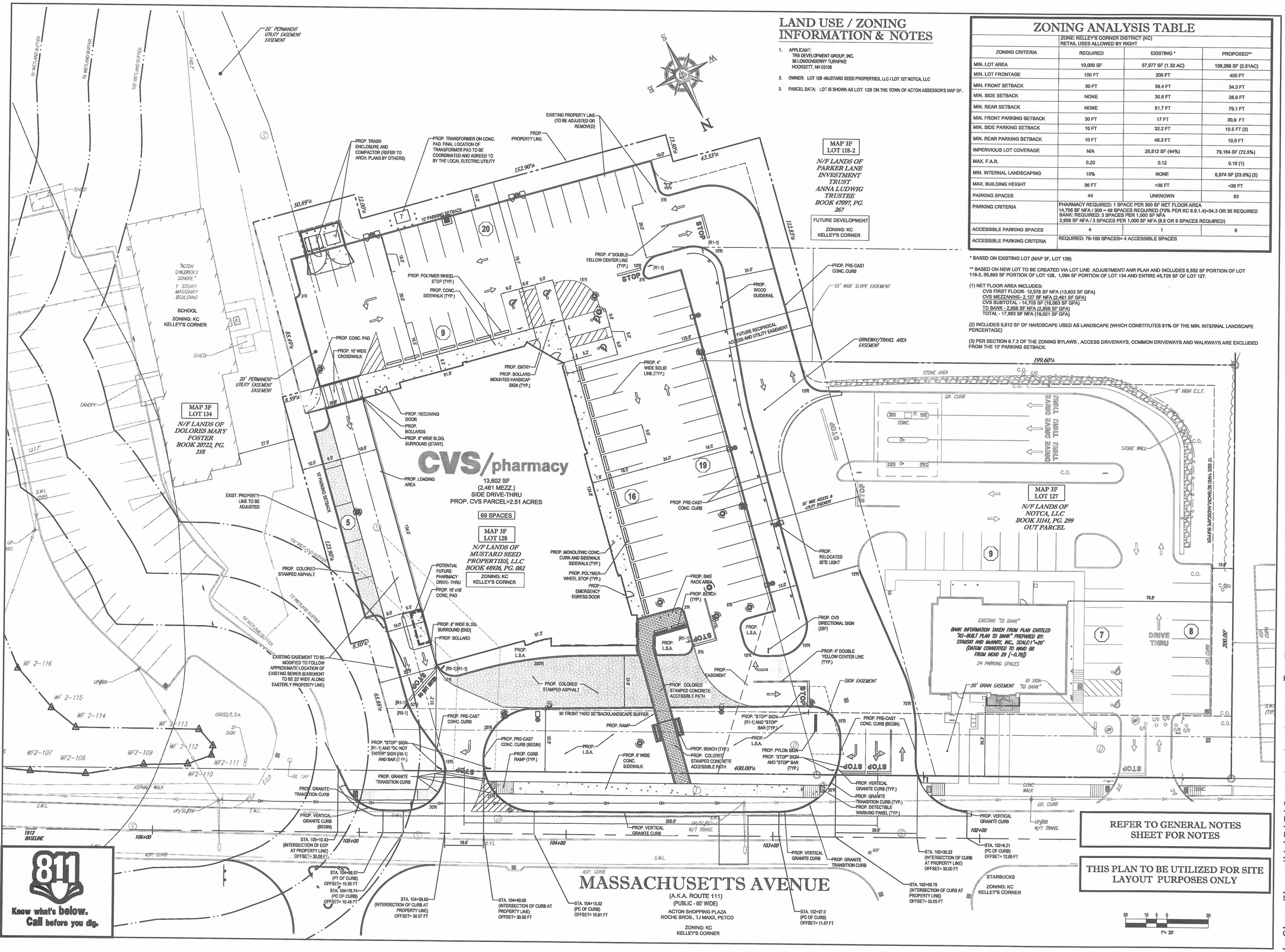
* BASED ON EXISTING LOT (MAP 3F, LOT 128)

** BASED ON NEW LOT TO BE CREATED VIA LOT LINE ADJUSTMENT/ ANR PLAN AND INCLUDES 6,552 SF PORTION OF LOT 118-2, 55,893 SF PORTION OF LOT 128, 1,094 SF PORTION OF LOT 134 AND ENTIRE 45,729 SF OF LOT 127.

(1) NET FLOOR AREA INCLUDES:
CVS FIRST FLOOR- 12,578 SF NFA (13,602 SF GFA)
CVS MEZZANINE- 2,127 SF NFA (2,461 SF GFA)
CVS SUBTOTAL - 14,705 SF (16,063 SF GFA)
TD BANK - 2,958 SF NFA (2,958 SF GFA)
TOTAL - 17,663 SF NFA (19,021 SF GFA)

(2) INCLUDES 5,612 SF OF HARDSCAPE USED AS LANDSCAPE (WHICH CONSTITUTES 81% OF THE MIN. INTERNAL LANDSCAPE PERCENTAGE)

(3) PER SECTION 6.7.2 OF THE ZONING BYLAWS , ACCESS DRIVEWAYS, COMMON DRIVEWAYS AND WALKWAYS ARE EXCLUDED FROM THE 10' PARKING SETBACK.



CVS pharmacy

RELO

STORE NUMBER: 706

400 MASSACHUSETTS AVENUE
ACTON, MA

PROJECT TYPE: RELO
DEAL TYPE: TK

CS PROJECT NUMBER: 65315

ARCHITECT OF RECORD:

BKA Architects, Inc.
Architecture + Interiors
142 Crescent Street
Brockton, MA 02302
tel : 508.583.5603
fax : 508.584.2914
e-mail : bka@bkaarchs.com

CIVIL CONSULTANT:

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

DEVELOPER:

TRB We Build Trust.
TRB DEVELOPMENT GROUP, INC.
36 LONDONDERRY TURNPIKE
HOOKSETT, NH 03106
TEL : 603-669-8500

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. 9480
NEW YORK LICENSE No. 071284-1
FLORIDA LICENSE No. 66202

REVISIONS

REV:	DATE:	COMMENT:	BY:
1	07/08/13	REV. PER TOWN STAFF COMMENTS	CFD
2	09/09/13	REV. PER TOWN STAFF COMMENTS	KBS
3	11/22/13	REV. FOR MASSDOT SUBMITTAL	CFD
4	02/10/14	REV. FOR CLIENT SUBMITTAL	KBS
5	04/03/14	REV. FOR CLIENT SUBMITTAL	KBS

CHECKED BY: JGS
DRAWN BY: KBS
DATE: 01/25/13
JOB NUMBER: W121033

TITLE: SITE PLAN

SHEET NUMBER: 4B

COMMENTS: NOT FOR CONSTRUCTION