

ZONING ANALYSIS TABLE			
ZONING DISTRICT	BUSINESS B BANKS ALLOWED DRIVE-THRU REQUIRE A SPECIAL PERMIT FROM THE BOARD OF APPEALS		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	5,000 sf	34,584 SF	NO CHANGE
MINIMUM LOT FRONTAGE	60'	159.22' (FIELD STREET)	NO CHANGE
MAX. FLOOR TO AREA RATIO	1.5	0.18	0.07
MIN. FRONT SETBACK	15'	16.0'	62.9'
MIN. SIDE SETBACK	15'	3.2'	22.4'
MIN. REAR SETBACK	20'	35.5'	47.0'
MIN. FRONT YARD PARKING SETBACK	15'	24.05'	17.7'
MIN. SIDE/REAR YARD PARKING SETBACK	10'	2.95'	15.8'
MIN. PARKING TO BUILDING SETBACK	10'	4.14'	5' (V)
MAX. BUILDING HEIGHT	4 STORIES	1 STORY	1 STORY
IMPERVIOUS COVERAGE	NONE	96.3%	70.8%
PARKING SPACES	13	19	24
PARKING CRITERIA	1 SPACE REQUIRED PER 200 SF ±2,500 SF ± 1 SPACE/200 SF ± 12.5 OR 13 SPACES		
ACCESSIBLE SPACES	1	1	1
ACCESSIBLE PARKING CRITERIA	1-25 SPACES= 1 ACCESSIBLE SPACE (VAN ACCESSIBLE)		

(V) - VARIANCE REQUESTED
NOTE:
1. A PAVING PERMIT IS REQUIRED TO BE OBTAINED FROM THE DIRECTOR OF INSPECTION SERVICES.

LAND USE / ZONING INFORMATION & NOTES

- APPLICANT:
TD BANK NA C/O BOHLER ENGINEERING
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
- OWNER: BRIAN J. MCLAUGHLIN
- PARCEL:
476-486 SOUTHERN ARTERY,
CITY OF QUINCY, NORFOLK COUNTY, MASSACHUSETTS
PLOTS 4, 5, 6 AND 15C, MAP 1106

STRIPING LEGEND

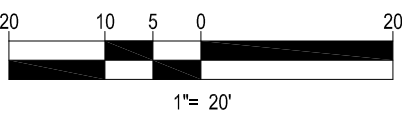
SWSL4" 4" WIDE SINGLE WHITE SOLID LINE
DYSL4" 4" WIDE DOUBLE YELLOW SOLID LINE

SIGN LEGEND

- A PROP. INTERNALLY ILLUMINATED "TD" SHIELD (T-WS-SHLED-5) (29.37 SF)
- B PROP. INTERNALLY ILLUMINATED "TD BANK" CHANNEL LETTERS (T-CL-2-ZH) (17.6 SF)
- C PROP. INTERNALLY ILLUMINATED TO BANK PYLON SIGN (S3 SF) (20' HT.)
- D PROP. INTERNALLY ILLUMINATED DIRECTIONAL SIGN (2SF)
- E PROP. HANDICAP ACCESSIBLE SIGN
- F PROP. "DO NOT ENTER" SIGN [R5-1]
- G PROP. "STOP" SIGN [R1-1]

REFER TO GENERAL NOTES
SHEET FOR NOTES

THIS PLAN TO BE UTILIZED FOR SITE
LAYOUT PURPOSES ONLY



BOHLER
ENGINEERING

CORPORATE OFFICE:
WARREN, NJ

CIVIL & CONSULTING ENGINEERS

SURVEYORS

PROJECT MANAGERS

ENVIRONMENTAL CONSULTANTS

LANDSCAPE ARCHITECTS

PHILADELPHIA, PA
STERLING, VA
PORT LADERALE, FL
ALBANY, NY
CENTER VALLEY, PA
CHARLOTTE, NC
CALICUT, PA

REVISIONS			
REV	DATE	COMMENT	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

PRELIMINARY

PROJECT No.: W111068
DRAWN BY: DMIL
CHECKED BY: RMW/JGS
DATE: 12/12/2013
SCALE: AS NOTED
CAD I.D.: W111068SD0

SITE PLAN DOCUMENTS
FOR

LOCATION OF SITE
PLOTS 4, 5, 6 AND 15C, MAP 1106
476-486 SOUTHERN ARTERY
CITY OF QUINCY
NORFOLK COUNTY
MASSACHUSETTS

BOHLER
ENGINEERING

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
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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
NEW YORK LICENSE No. 071884-1
FLORIDA LICENSE No. 66202

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

4

OF 14

REV 0 - 12/12/2013

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Know what's below.
Call before you dig.