

**CONCEPTUAL DESIGN  
TWO STANDALONES PLUS RETAIL  
EXPANSION STUDY**

**PARKING ANALYSIS**

	REQ.	EX	PROP
MARKET	121	149	124
RETAIL	24	0	24
STANDALONES	18	0	18
<b>TOTAL</b>	<b>163</b>	<b>149</b>	<b>166</b>

- SPACES SHOWN AT 9' WIDE AS EXISTING / SITE PLAN REVIEW CALLS FOR 10' WIDE  
- 4 HANDICAP SPACES REQUIRED (5 PROVIDED)  
- MUST CONFIRM PERCENTAGE OF OPEN SPACE REQUIRED

**ADDITIONAL PARKING**  
- EXPAND PARKING AS NEEDED TO SUPPORT MARKET & NEW RETAIL  
- EXTEND SIDEWALK FROM ENTRY PLAZA TO CONNECT TO ADDITIONAL PARKING

**PROPOSED RETAIL EXPANSION**  
- INSTALL A 4800 SQ FT RETAIL SPACE ADDITION WITH FOUR 1200 SQ FT SPACES  
- CONNECT TO MARKET BUT MAINTAIN SIGHT LINES FROM VEHICULAR ENTRY TO LOT  
- EXPANSION LIMITED BY PARKING AND PERCENTAGE OF OPEN SPACE REQUIRED

**WALKWAYS IN LOT**  
- DESIGNATE WITH LINE PAINTING WALKWAYS THROUGH THE LOT FOR SAFE PEDESTRIAN TRAVEL TO HANNAFORD  
- INSTALL NEW POST LIGHTS WITH WALKWAY  
- PLACE PLANTERS IN LOT FOR VISUAL INTEREST AND PROTECTION OF PEDESTRIANS  
- REMOVE PLANTERS IN WINTER TO ALLOW FOR FLOWING ACTIVITIES

**PROPOSED DRIVE THRU BUSINESS**  
- INSTALL A 1200 SQ FT DRIVE THRU STRUCTURE WITH SEPARATE SERVICE AND PARKING  
- CREATE AN ISLAND ALONG THE ACCESS DRIVE TO SEPARATE THE LOTS AND PROVIDE VISUAL INTEREST TO THE ENTIRE PARKING LOT  
- EXPANDABLE TO 1600 SQ FT WITH LIMITED OUTDOOR SEATING

**SERVICE AREA**  
- SERVICE AREA TO REMAIN AS EXISTING WITH WITH ACCESS FROM EACH SIDE OF THE BUILDING

**ENTRY PLAZA & PLANTINGS**  
NEW PLANTINGS AND ENTRY PLAZAS AT NEW VESTIBULE

**REDUCE EXCESS ASPHALT** AND CONSIDER IMPLEMENTATION SOME GREEN STORMWATER CONTROLS

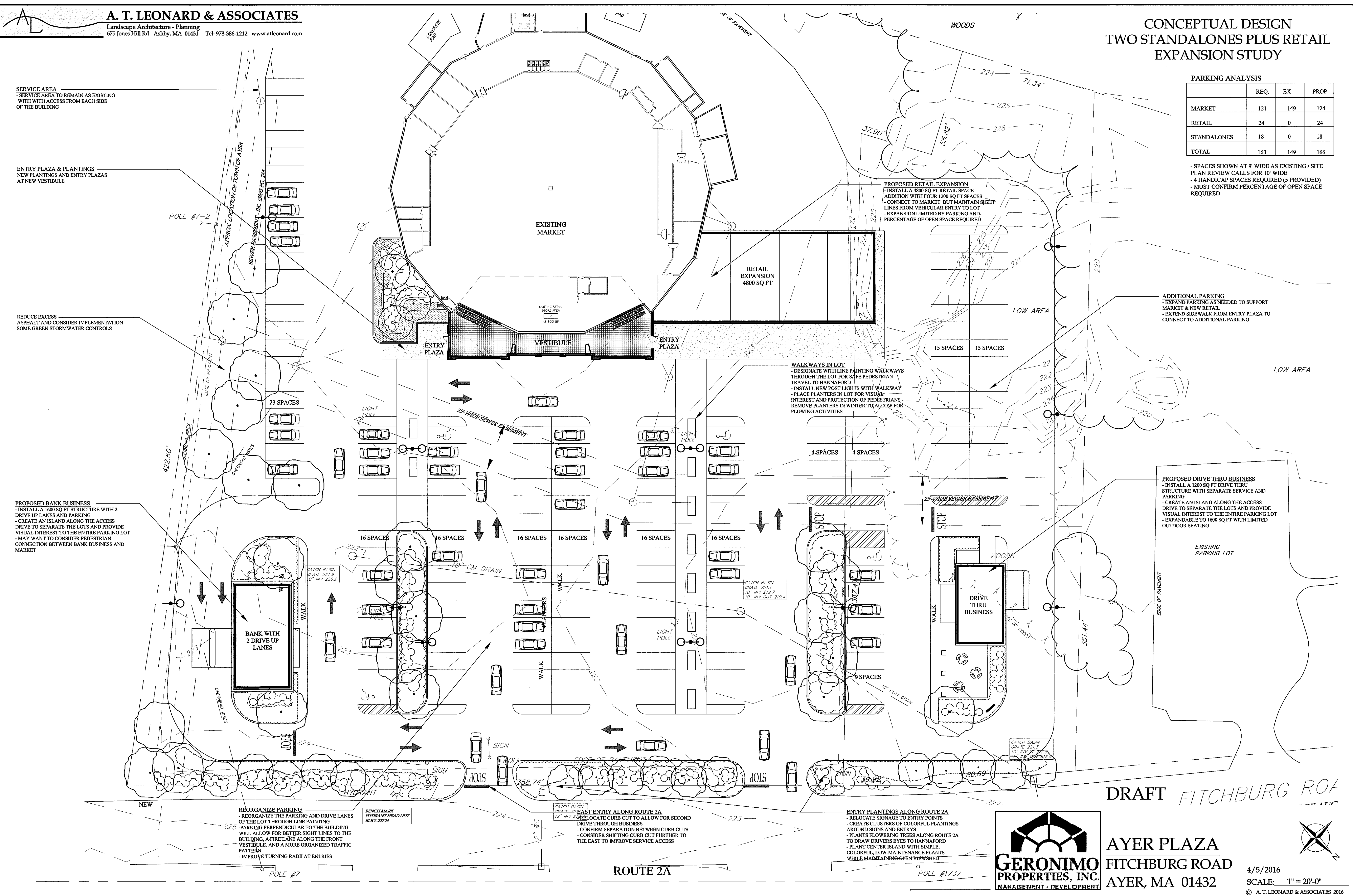
**PROPOSED BANK BUSINESS**  
- INSTALL A 1600 SQ FT STRUCTURE WITH 2 DRIVE UP LANES AND PARKING  
- CREATE AN ISLAND ALONG THE ACCESS DRIVE TO SEPARATE THE LOTS AND PROVIDE VISUAL INTEREST TO THE ENTIRE PARKING LOT  
- MAY WANT TO CONSIDER PEDESTRIAN CONNECTION BETWEEN BANK BUSINESS AND MARKET

**REORGANIZE PARKING**  
- REORGANIZE THE PARKING AND DRIVE LANES OF THE LOT THROUGH LINE PAINTING  
- PARKING PERPENDICULAR TO THE BUILDING WILL ALLOW FOR BETTER SIGHT LINES TO THE BUILDING, A FIRE LANE ALONG THE FRONT VESTIBULE, AND A MORE ORGANIZED TRAFFIC PATTERN  
- IMPROVE TURNING RADII AT ENTRIES

**BENCHMARK HYDRANT HEAD/NUT**  
ELEV. 227.4

**RELOCATE EAST ENTRY ALONG ROUTE 2A**  
- RELOCATE CURB CUT TO ALLOW FOR SECOND DRIVE THROUGH BUSINESS  
- CONFIRM SEPARATION BETWEEN CURB CUTS  
- CONSIDER SHIFTING CURB CUT FURTHER TO THE EAST TO IMPROVE SERVICE ACCESS

**ENTRY PLANTINGS ALONG ROUTE 2A**  
- RELOCATE SIGNAGE TO ENTRY POINTS  
- CREATE CLUSTERS OF COLORFUL PLANTINGS AROUND SIGNS AND ENTRIES  
- PLANTS FLOWERING TREES ALONG ROUTE 2A TO DRAW DRIVERS EYES TO HANNAFORD  
- PLANT CENTER ISLAND WITH SIMPLE, COLORFUL, LOW-MAINTENANCE PLANTS WHILE MAINTAINING OPEN VIEWSHED



DRAFT FITCHBURG ROAD



**AYER PLAZA  
FITCHBURG ROAD  
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4/5/2016  
SCALE: 1" = 20'-0"  
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