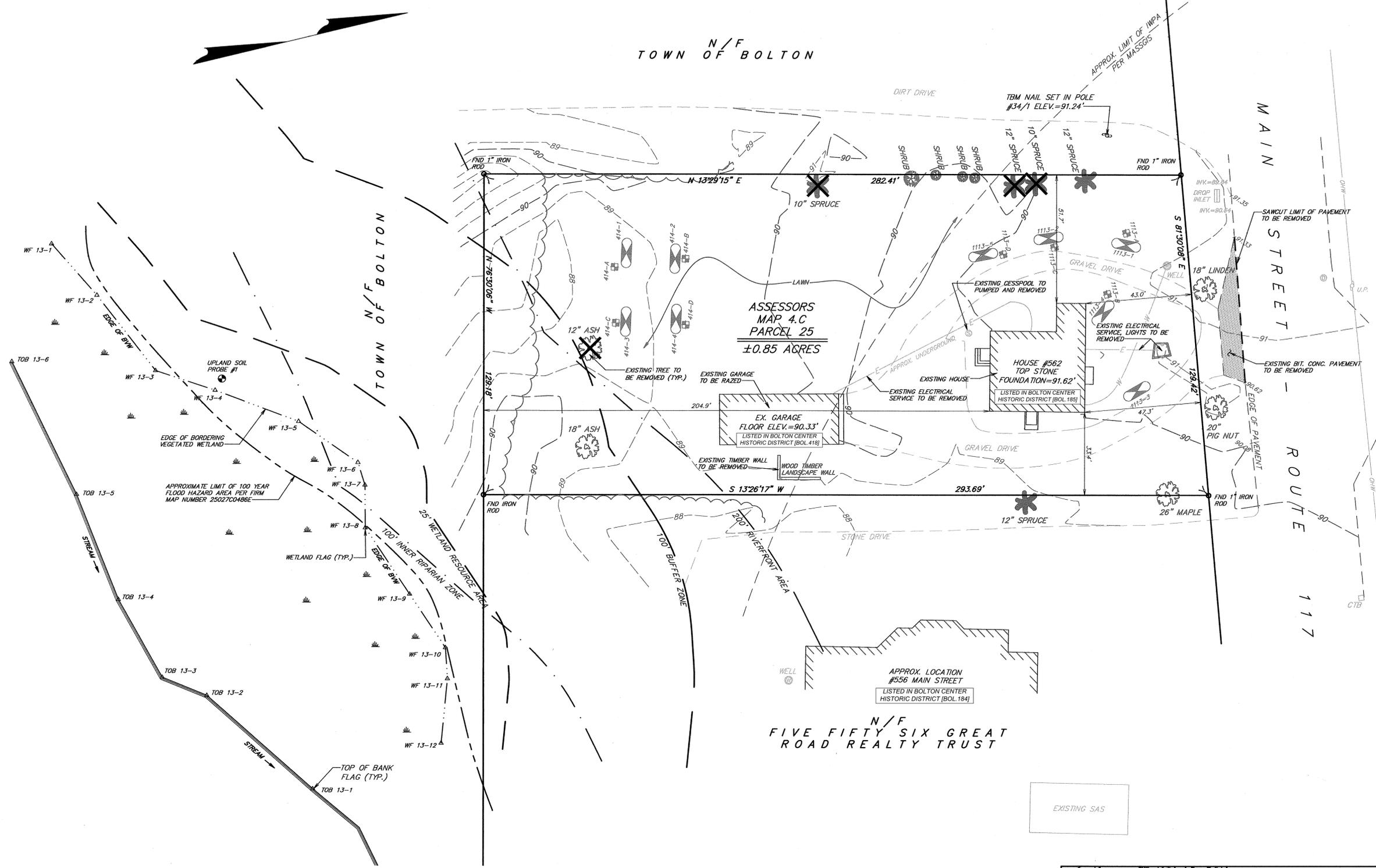


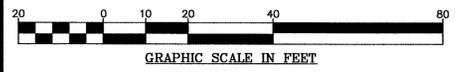
N/F  
TOWN OF BOLTON



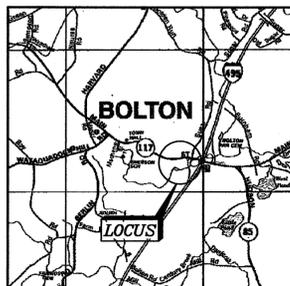
- GENERAL NOTES:**
1. TOPOGRAPHY, PROPERTY LINES, AND EXISTING FEATURES SHOWN ARE BASED ON AN ON-THE-GROUND SURVEY PERFORMED BY DAVID E. ROSS ASSOCIATES, INC. NOVEMBER, 2013.
  2. WETLANDS DELINEATED BY DAVID E. ROSS ASSOCIATES, INC. OCTOBER, 2013.
  3. EXISTING UNDERGROUND UTILITIES SHOWN ARE FROM FIELD OBSERVATIONS AND RECORD INFORMATION AND ARE NOT WARRANTED TO BE EXACT OR COMPLETE. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. IS NOT INTENDED OR IMPLIED.
  4. NO PORTION OF THE SITE IS CONTAINED WITHIN A FEMA 100-YEAR FLOOD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 25027C0486E, EFFECTIVE JULY 4, 2011.
  5. LOCUS PROPERTY IS LOCATED IN THE TOWN OF BOLTON LIMITED BUSINESS ZONING DISTRICT.
  6. REFERENCES:  
WORCESTER REGISTRY OF DEEDS: BOOK 5114, PAGE 579  
BOLTON ASSESSOR: MAP 4.C, PARCEL 25  
OWNER: R. LEE BRACY, JR. 562 MAIN STREET BOLTON, MA 01740  
APPLICANT: WACHUSETT REALTY, LLC 200 CHURCH STREET CLINTON, MA 01510
  7. THE PLANS DEPICT ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF TOPOGRAPHY AND THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. IS NOT INTENDED OR IMPLIED.
  8. ALL UTILITY WORK, MATERIALS AND APPURTENANCES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BOLTON DEPARTMENT OF PUBLIC WORKS AND MANUFACTURERS' RECOMMENDATIONS.
  9. CONTRACTOR SHALL CALL 1-888-DIG-SAFE (1-888-344-7233) AND OBTAIN A DIG SAFE NUMBER A MINIMUM OF 72 HOURS IN ADVANCE OF SUBSURFACE EXPLORATION OR INITIATION OF CONSTRUCTION, AS REQUIRED BY LAW.
  10. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY CONDITIONS FOUND WHICH PROHIBIT THE PLACEMENT OF UTILITIES AS INDICATED.
  11. ALL STRUCTURES SHALL BE CAPABLE OF AASHTO HS-20 LOADING FOR THE CONDITIONS SHOWN.
  12. CONSTRUCTION ACTIVITIES SHALL NOT RESULT IN ANY PROLONGED INTERRUPTION OF UTILITIES OR ACCESS TO ADJACENT SITES.
  13. ALL AREAS DISTURBED BY CONSTRUCTION NOT COVERED BY BUILDINGS, PAVEMENT, WALKWAYS, LANDSCAPING, ETC. SHALL BE LOAMED AND SEEDED WITH MINIMUM 4" LOAM UNLESS OTHERWISE NOTED.

**LEGEND**

- PROPERTY LINE
- TBM TEMPORARY BENCHMARK
- ⊙ CB, DH ⊙ IP EXISTING MONUMENT
- - - - - EXISTING CONTOUR
- 342.5 EXISTING SPOT GRADE
- EXISTING TREELINE
- ⊙ EXISTING TREE
- EXISTING BUILDING
- EXISTING SIGN
- - - - - EDGE OF PAVEMENT
- - - - - EXISTING SUBSURFACE ELECTRIC LINE
- EXISTING CATCHBASIN
- EXISTING DRAIN LINE
- ⊙ EXISTING DRAIN MANHOLE
- ⊙ EXISTING WELL
- ⊙ PERC TEST
- ⊙ DEEP HOLE TEST
- - - - - EDGE OF WETLANDS W/ FLAG NOS.
- - - - - 100' WETLANDS BUFFER ZONE



**ZBA SUBMITTAL - NOT FOR CONSTRUCTION**



PROFESSIONAL SEAL OF DANIEL B. WOLFE, CIVIL ENGINEER, REGISTERED PROFESSIONAL ENGINEER, No. 36523, State of Massachusetts.

REVISIONS  
5-29-14 ORIGINAL ENDORSEMENT  
6-2-14 GENERAL REVISIONS

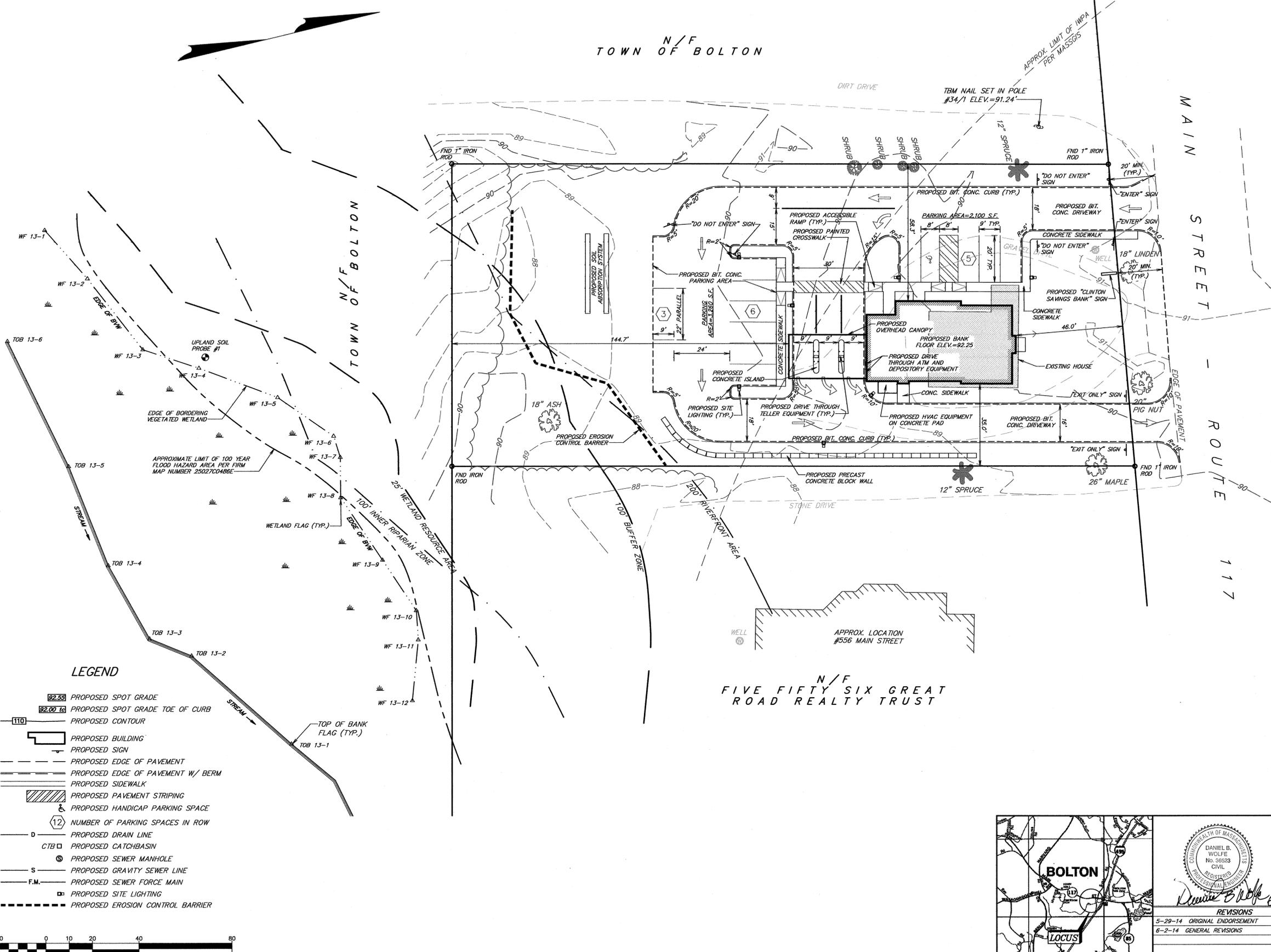
**EXISTING CONDITONS PLAN**  
**562 MAIN STREET - BOLTON**

SITE PLAN OF LAND IN  
**BOLTON, MASSACHUSETTS**  
PREPARED FOR  
**WACHUSETT REALTY, LLC**

SCALE: 1" = 20' MAY, 2014

**DAVID E. ROSS ASSOCIATES, INC.**  
CIVIL ENGINEERS - LAND SURVEYORS - ENVIRONMENTAL CONSULTANTS  
111 FITCHBURG ROAD, P.O. BOX 368, AYER, MASS. 01432-0368  
978-772-6232 368-1065 448-3916 FAX 978-772-6258  
JOB NO. 29227 SHEET 1 OF 3 PLAN NO. L-12371

TOWN OF BOLTON



**TABLE OF ZONING COMPLIANCE**

ZONING CRITERIA (MAXIMUM OR MINIMUM)	LIMITED BUSINESS	PROPOSED
LOT AREA	1.50 ACRES	0.85 ACRES [1]
MIN. FRONTAGE	200'	129.42' [1]
MIN. LOT WIDTH	150'	129.03' [1]
MIN. FRONT SETBACK	150'	46.0' [2]
MIN. SIDE YARD	50'	35.0' [2]
MIN. REAR YARD	50'	144.7'
MAX. LOT COVERAGE	8% (0.068 ACRES)	7.4% (0.063 ACRES)
MAX. IMPERVIOUS COVERAGE	50% (0.425 ACRES)	46.4% (0.396 ACRES)
MAX. BUILDING HEIGHT	32'	±25
MAX. BUILDING HEIGHT (STORIES)	2	1
PARKING SPACES [3]	2,000 S.F.	5,360 S.F.

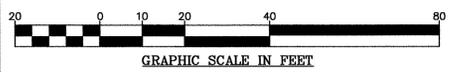
**NOTE:**

[1] EXISTING PARCEL IS A LEGALLY EXISTING, PRE-EXISTING NONCONFORMING PARCEL.

[2] ZONING RELIEF IS REQUIRED FROM THE TOWN OF BOLTON ZONING BOARD OF APPEALS FOR THE PROPOSED BUILDING CONSTRUCTION.

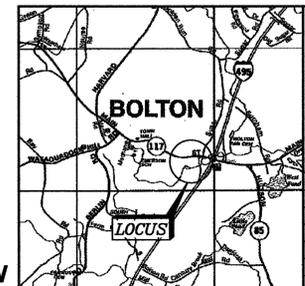
[3] A PARKING AREA, (NOT INCLUDING ACCESS WAYS) OF AT LEAST ONE SQUARE FOOT FOR EACH ONE SQUARE FOOT OF BUSINESS AND COMMERCIAL BUILDING AREA SHALL BE PROVIDED. THE PARKING AREA IS DEFINED TO INCLUDE THE PARKING SPACES AND ANY AISLES BETWEEN THE SPACES, BUT NOT ANY DRIVEWAYS LEADING TO THE PARKING AREA.

- LEGEND**
- PROPOSED SPOT GRADE
  - PROPOSED SPOT GRADE TOE OF CURB
  - PROPOSED CONTOUR
  - PROPOSED BUILDING
  - PROPOSED SIGN
  - PROPOSED EDGE OF PAVEMENT
  - PROPOSED EDGE OF PAVEMENT W/ BERM
  - PROPOSED SIDEWALK
  - PROPOSED PAVEMENT STRIPING
  - PROPOSED HANDICAP PARKING SPACE
  - NUMBER OF PARKING SPACES IN ROW
  - PROPOSED DRAIN LINE
  - PROPOSED CATCHBASIN
  - PROPOSED SEWER MANHOLE
  - PROPOSED GRAVITY SEWER LINE
  - PROPOSED SEWER FORCE MAIN
  - PROPOSED SITE LIGHTING
  - PROPOSED EROSION CONTROL BARRIER



N/F  
FIVE FIFTY SIX GREAT  
ROAD REALTY TRUST

**SITE LAYOUT PLAN  
562 MAIN STREET - BOLTON**



COMMONWEALTH OF MASSACHUSETTS  
DANIEL B. WOLFE  
No. 56583  
CIVIL  
REGISTERED  
PROFESSIONAL ENGINEER

*Daniel B. Wolfe* 6-2-14

**REVISIONS**

5-29-14	ORIGINAL ENDORSEMENT
6-2-14	GENERAL REVISIONS

SITE PLAN OF LAND IN  
**BOLTON, MASSACHUSETTS**  
PREPARED FOR  
**WACHUSETT REALTY, LLC**

SCALE: 1" = 20' MAY, 2014

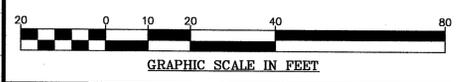
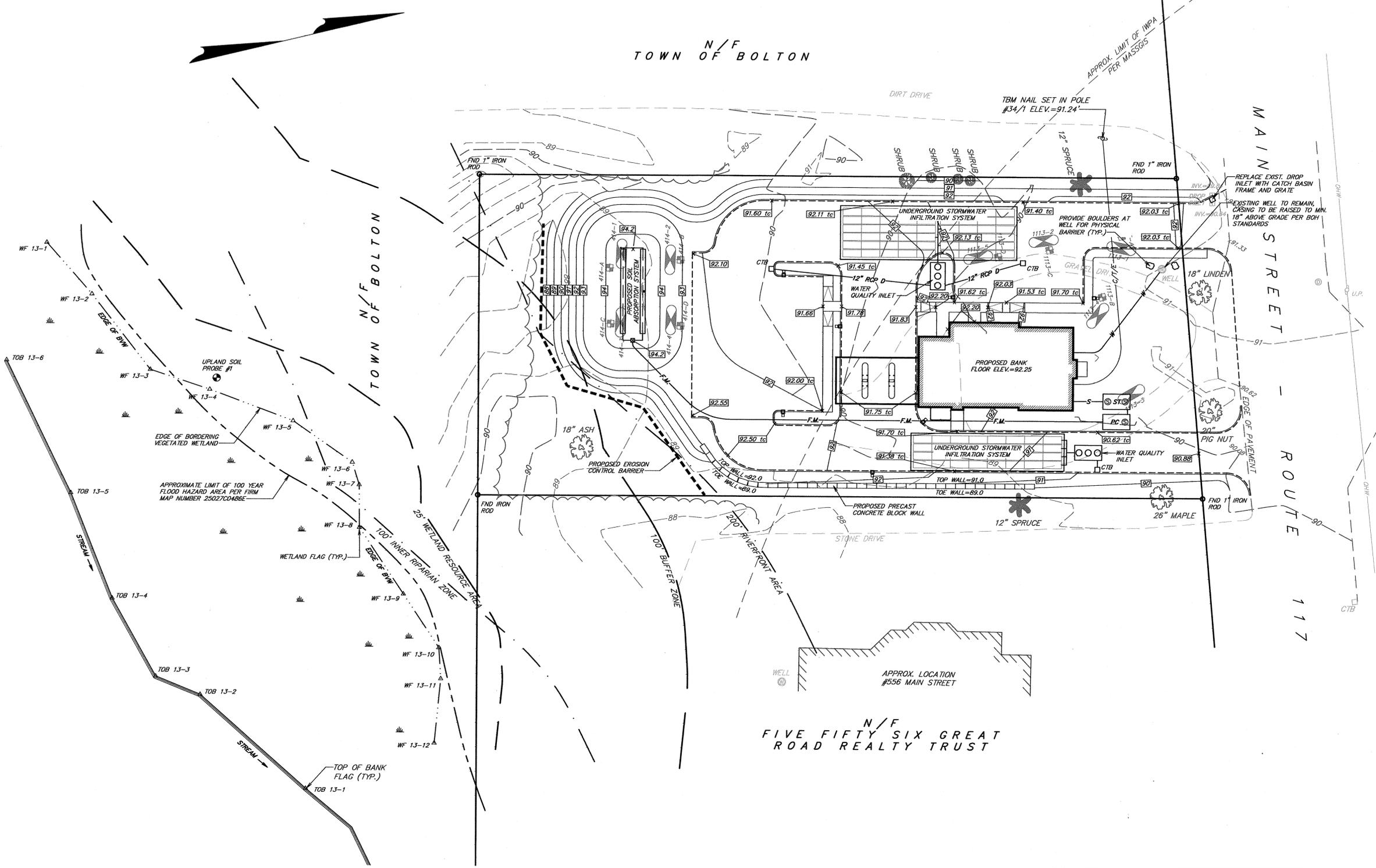
**DAVID E. ROSS ASSOCIATES, INC.**  
CIVIL ENGINEERS - LAND SURVEYORS - ENVIRONMENTAL CONSULTANTS  
111 FITCHBURG ROAD, P.O. BOX 368, AYER, MASS. 01432-0368  
978-772-6232 368-1065 448-3916 FAX 978-772-6258  
JOB NO. 29227 SHEET 2 OF 3 PLAN NO. L-12371

**ZBA SUBMITTAL - NOT FOR CONSTRUCTION**

N/F  
TOWN OF BOLTON

LEGEND

- 92.55 PROPOSED SPOT GRADE
- 92.00 tc PROPOSED SPOT GRADE TOE OF CURB
- 110 PROPOSED CONTOUR
- PROPOSED BUILDING
- PROPOSED SIGN
- PROPOSED EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT W/ BERM
- PROPOSED SIDEWALK
- PROPOSED PAVEMENT STRIPING
- PROPOSED HANDICAP PARKING SPACE
- 12 NUMBER OF PARKING SPACES IN ROW
- PROPOSED DRAIN LINE
- CTB PROPOSED CATCHBASIN
- PROPOSED SEWER MANHOLE
- PROPOSED GRAVITY SEWER LINE
- F.M. PROPOSED SEWER FORCE MAIN
- PROPOSED SITE LIGHTING
- PROPOSED EROSION CONTROL BARRIER



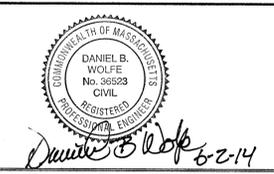
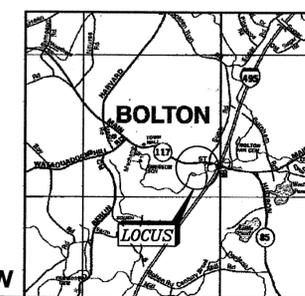
N/F  
FIVE FIFTY SIX GREAT  
ROAD REALTY TRUST

**SITE GRADING & UTILITY PLAN**  
**562 MAIN STREET - BOLTON**

SITE PLAN OF LAND IN  
BOLTON, MASSACHUSETTS  
PREPARED FOR  
WACHUSETT REALTY, LLC

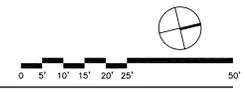
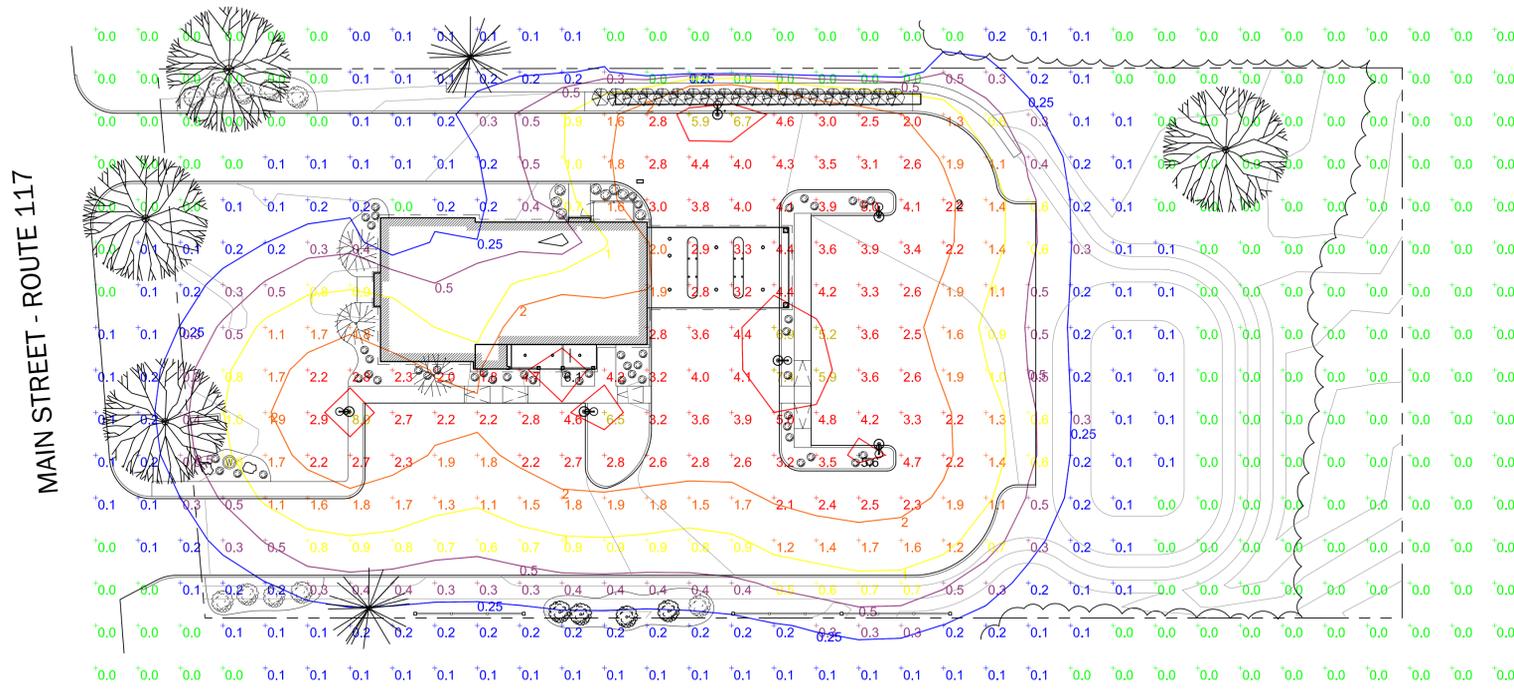
SCALE: 1" = 20' MAY, 2014

**DAVID E. ROSS ASSOCIATES, INC.**  
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978-772-6232 368-1065 448-3916 FAX 978-772-6258  
JOB NO. 29227 SHEET 3 OF 3 PLAN No. L-12371

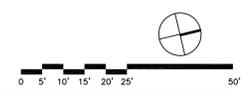
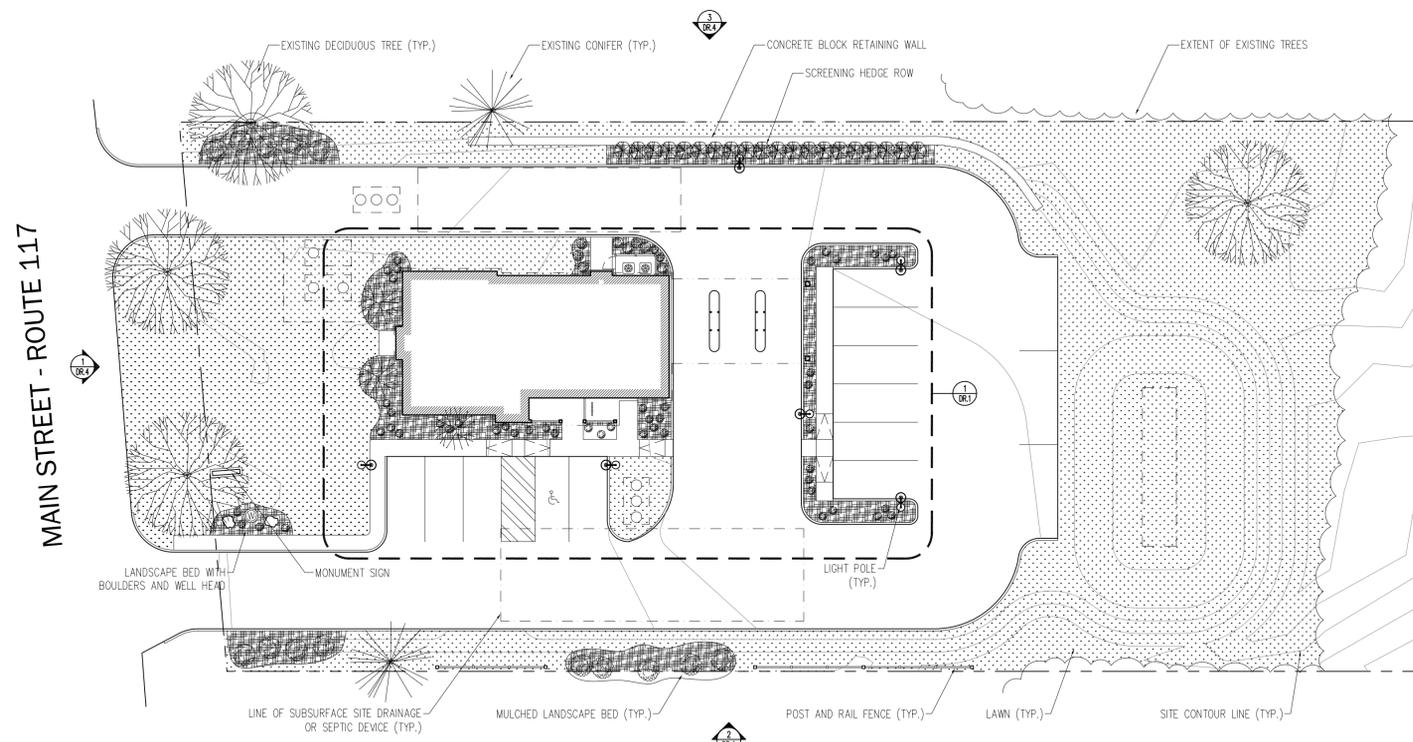


REVISIONS	
5-29-14	ORIGINAL ENDORSEMENT
6-2-14	GENERAL REVISIONS

ZBA SUBMITTAL - NOT FOR CONSTRUCTION



1 Proposed Lighting Plan  
 DR.L SCALE: 1" = 20'-0"



2 Proposed Landscape Plan  
 DR.L SCALE: 1" = 20'-0"

DRB SUBMITTAL - NOT FOR CONSTRUCTION

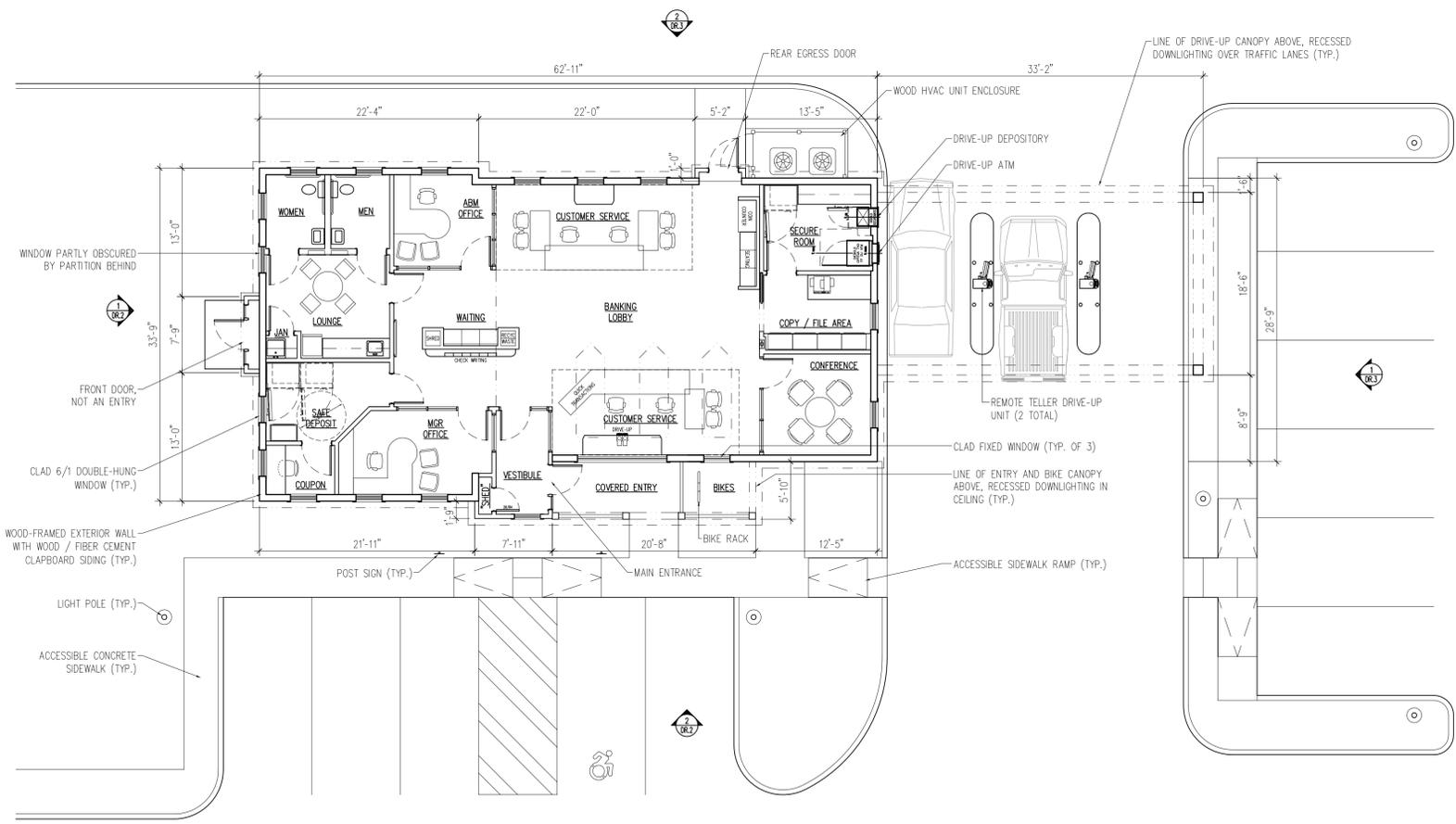
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**APPROACH ARCHITECTS**  
 36 BRONFIELD STREET SUITE #404 BOSTON, MA 02108  
 T: 617.556.2627 F: 617.556.4884 WWW.APPROACHARCHITECTS.COM

Client: **Clinton Savings Bank**  
 New Bolton Branch  
 562 Main Street  
 Bolton, MA 01740

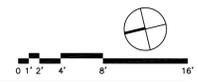
Drawing: **Proposed Landscape Plan**  
 Date: 17 JUN 14  
 File No: 1204  
 Architect: CMK  
 Revisions:

**DRL**



Proposed Gross Floor Area: 1,982 SF  
 Proposed Total Heated Space: 1,844 SF  
 Proposed Area Under Roof: 2,897 SF

1 Proposed Floor Plan  
 DR.1 SCALE: 1/8" = 1'-0"



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1 Proposed Front Elevation  
 DR.2 SCALE: 3/16" = 1'-0"



2 Proposed Right Side Elevation  
 DR.2 SCALE: 3/16" = 1'-0"

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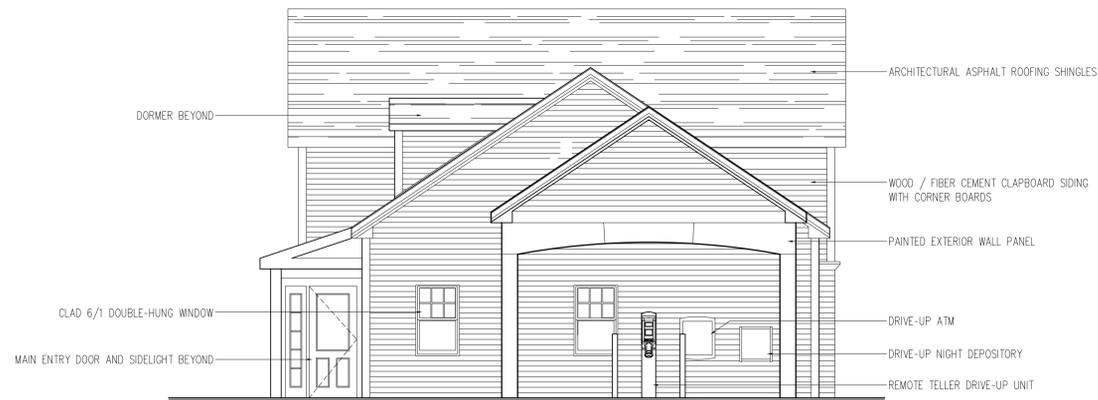
Client:  
**Clinton Savings Bank**  
 New Bolton Branch  
 562 Main Street  
 Bolton, MA 01740

Drawing:  
**Proposed Front and Right Side Elevations**

Date: 17 JUN 14  
 File No. 1204  
 Architect: CMK

Revisions:  
 \_\_\_\_\_  
 \_\_\_\_\_

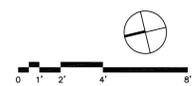
**DR.2**



1 Proposed Rear Elevation  
 DR.3 SCALE: 3/16" = 1'-0"



2 Proposed Left Side Elevation  
 DR.3 SCALE: 3/16" = 1'-0"



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**APPROACH ARCHITECTS**  
 36 BROMFIELD STREET SUITE #404 BOSTON, MA 02108  
 T: 617.556.2627 F: 617.556.4884 WWW.APPROACHARCHITECTS.COM

Client: **Clinton Savings Bank**  
 New Bolton Branch  
 562 Main Street  
 Bolton, MA 01740

Drawing: **Proposed Rear and Left Side Elevations**

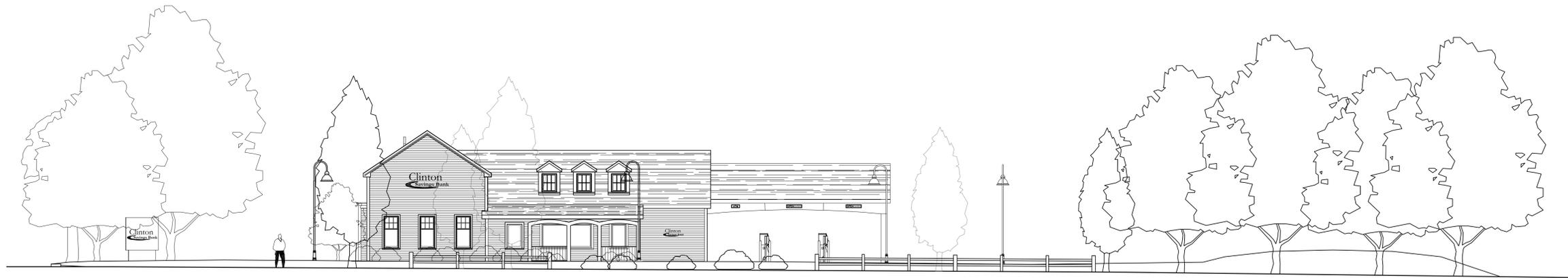
Date: 17 JUN 14  
 File No. 1204  
 Architect: CMK

Revisions:

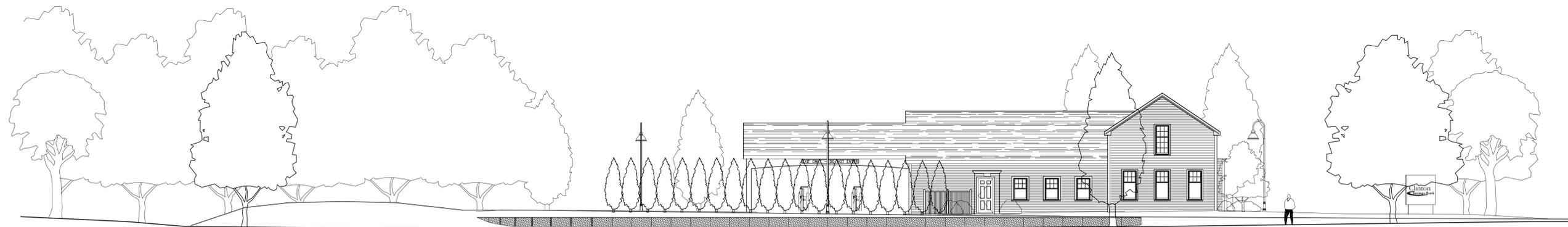
**DR.3**



1 Proposed Site Front Elevation – From Main Street  
 DR.4 SCALE: 3/32" = 1'-0"



2 Proposed Site Right Elevation – From 570 Main Street  
 DR.4 SCALE: 3/32" = 1'-0"



3 Proposed Site Left Elevation – From 556 Main Street  
 DR.4 SCALE: 3/32" = 1'-0"

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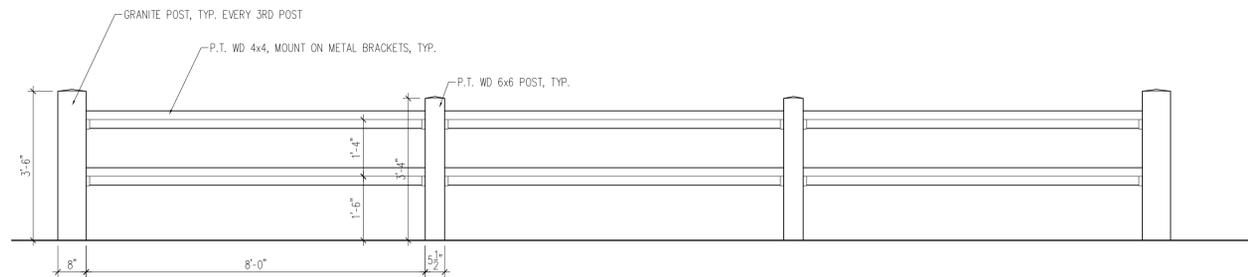
**APPROACH ARCHITECTS**  
 36 BROMFIELD STREET SUITE #404 BOSTON, MA 02108  
 T: 617.556.2627 F: 617.556.4884 WWW.APPROACHARCHITECTS.COM

Client: **Clinton Savings Bank**  
 New Bolton Branch  
 562 Main Street  
 Bolton, MA 01740

Drawing:  
**Proposed Site Elevations**

Date: 17 JUN 14  
 File No. 1204  
 Architect: CMK  
 Revisions:

**DR.4**



1 Proposed Post and Rail Fence Elevation  
 DR.5 SCALE: 1/2" = 1'-0"



2 Proposed Gable Wall Sign  
 DR.5 SCALE: 1/2" = 1'-0"



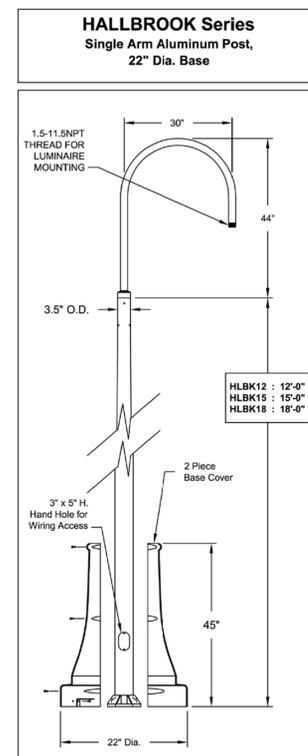
3 Proposed Side Wall Sign  
 DR.5 SCALE: 1/2" = 1'-0"



5 Proposed Front Door Sign  
 DR.5 SCALE: 1/2" = 1'-0"

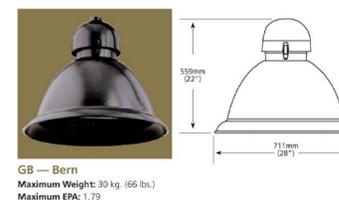


6 Proposed Monument Sign  
 DR.5 SCALE: 1/2" = 1'-0"



4 Proposed Light Pole  
 DR.5 NOT TO SCALE

DIMENSIONAL DETAILS



7 Proposed Area Lighting Fixture  
 DR.5 NOT TO SCALE

DRB SUBMITTAL - NOT FOR CONSTRUCTION

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Client: **Clinton Savings Bank**  
 New Bolton Branch  
 562 Main Street  
 Bolton, MA 01740

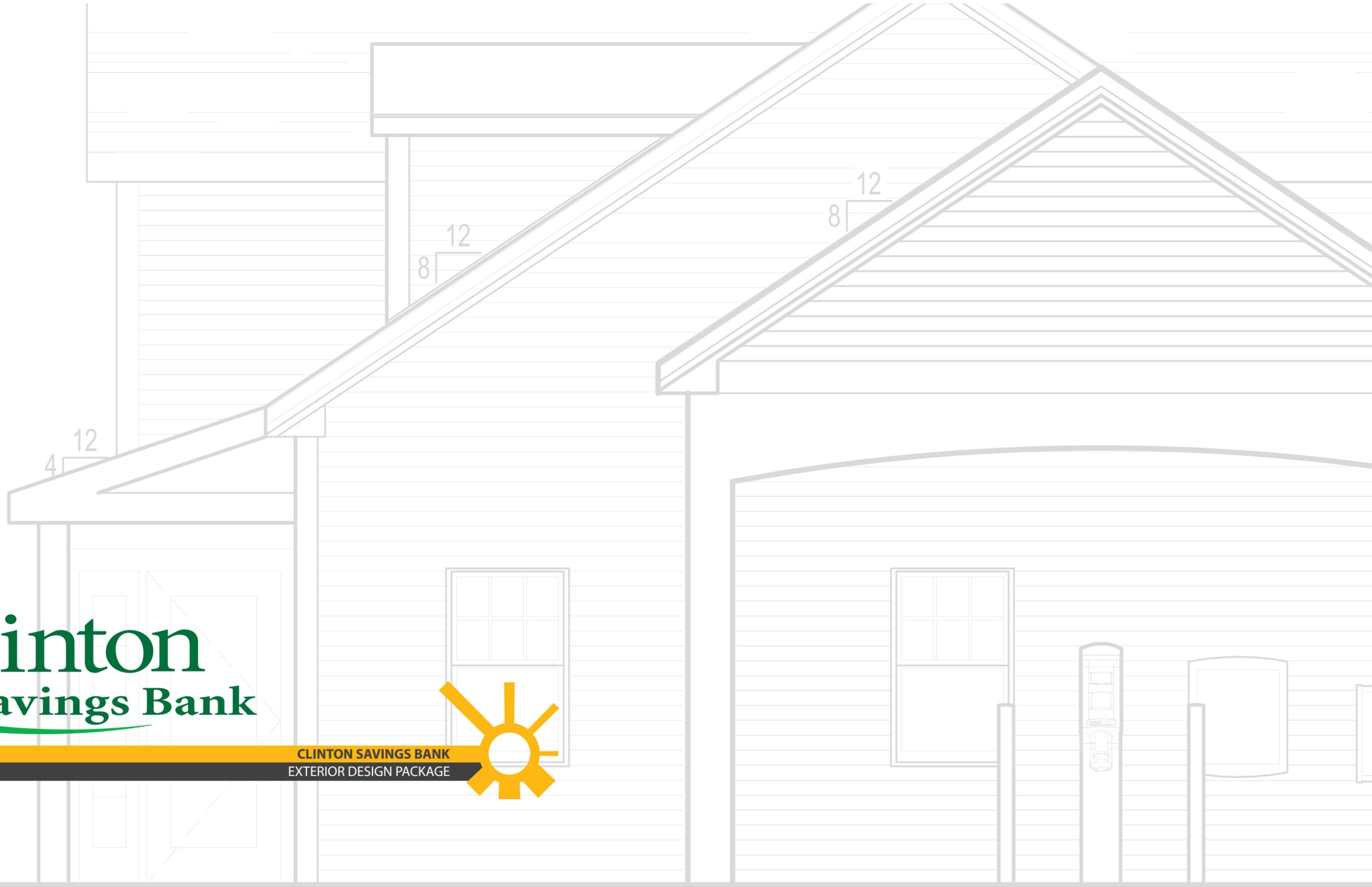
Drawing: **Proposed Fence, Area Lighting, and Sign Proportions**

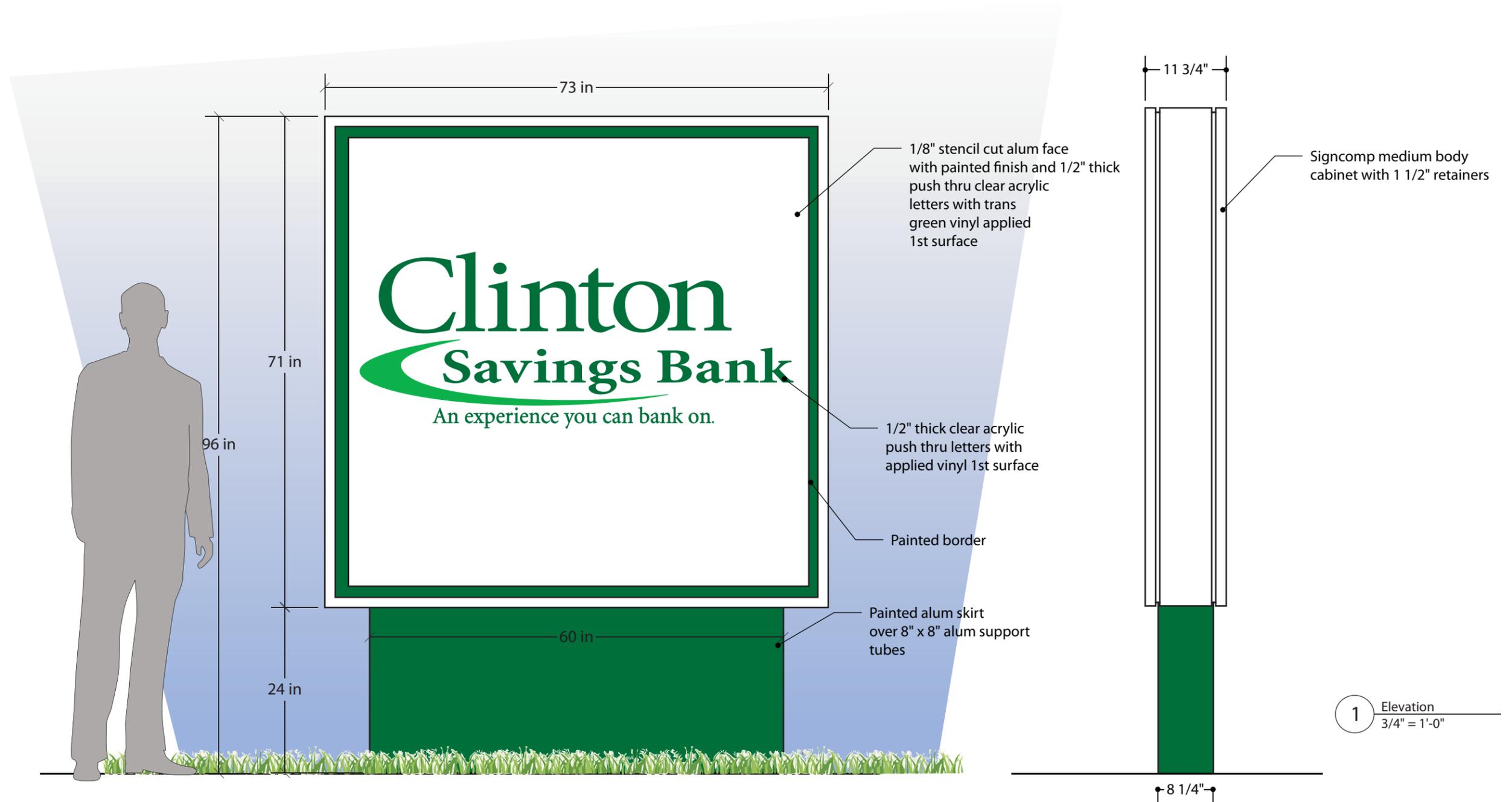
Date: 17 JUN 14  
 File No. 1204  
 Architect: CMK  
 Revisions:

**DR.5**

Clinton  
Savings Bank

CLINTON SAVINGS BANK  
EXTERIOR DESIGN PACKAGE





SIGN TYPE **A**

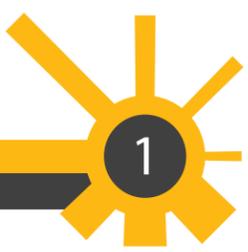
PYLON

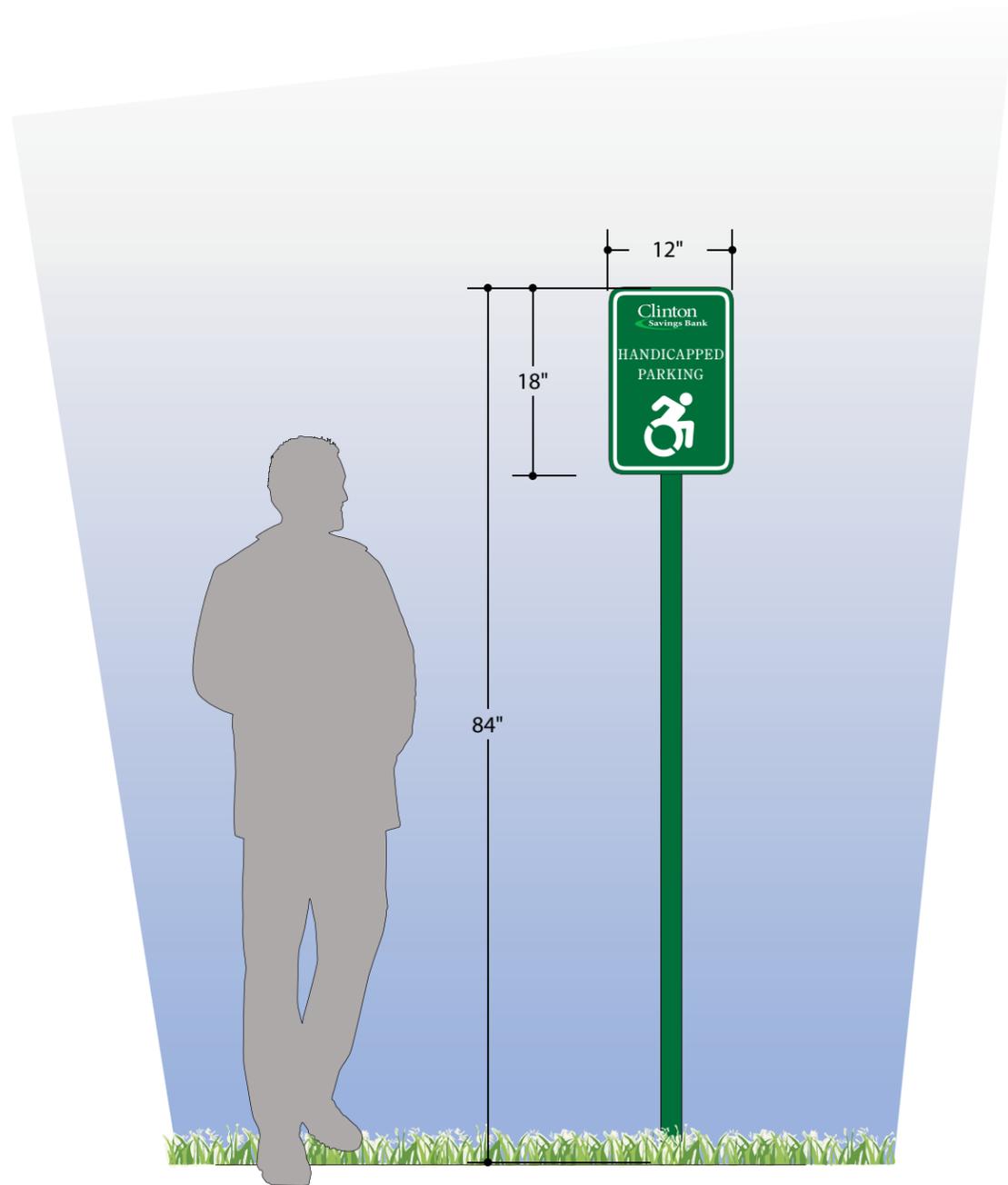
Quantity (X)

Double sided exterior main ID sign consisting of the the following:  
 Upper cabinet is Signcomp commercial medium body with 1 1/2" retainers.  
 Sign face is 1/8" stencil cut alum with 1/2" clear acrylic push thru letters faced with trans green vinyl. Sign cabinet sits on top of 8" x 8" alum legs that is skirted in .080" alum face and rear. Legs mount to concrete foundations with match plates.

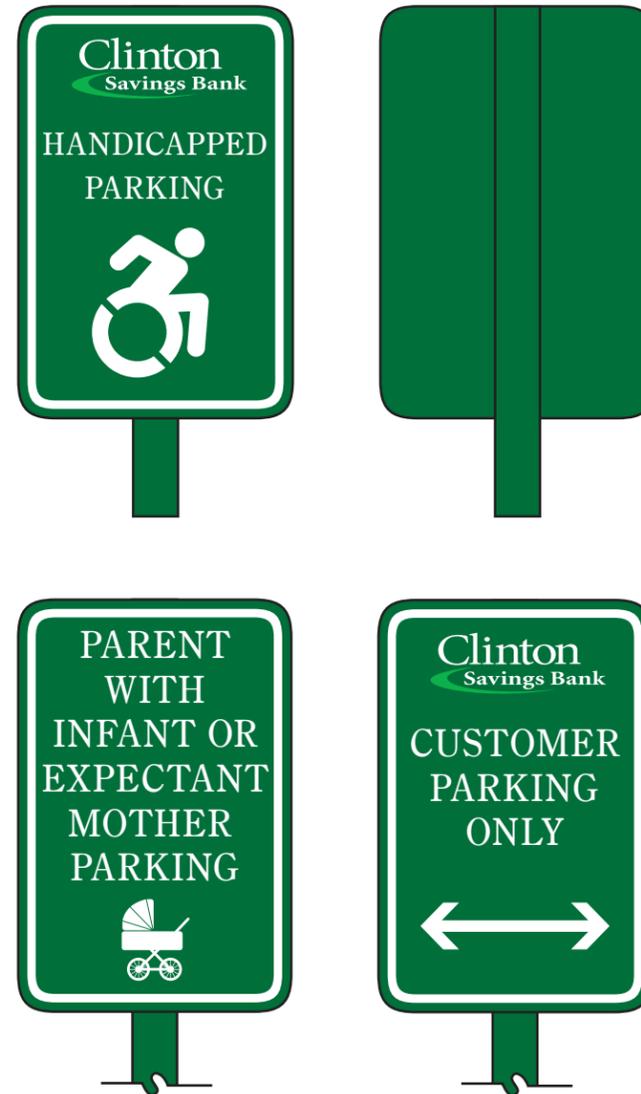
PALETTE

- VINYL: 3M White
- LOGO & SKIRT: 3M Trans Dark Green | Painted to Match
- LOGO SWOOSH: 3M Trans Kelly Green





1 Elevation  
3/4" = 1'-0"



SIGN TYPE **B**

TRAFFIC CONTROL

**Quantity (X)**

1/8" thick aluminum panel with applied vinyl graphics welded to 2" x 2" alum tube direct bured into concrete below grade 36".

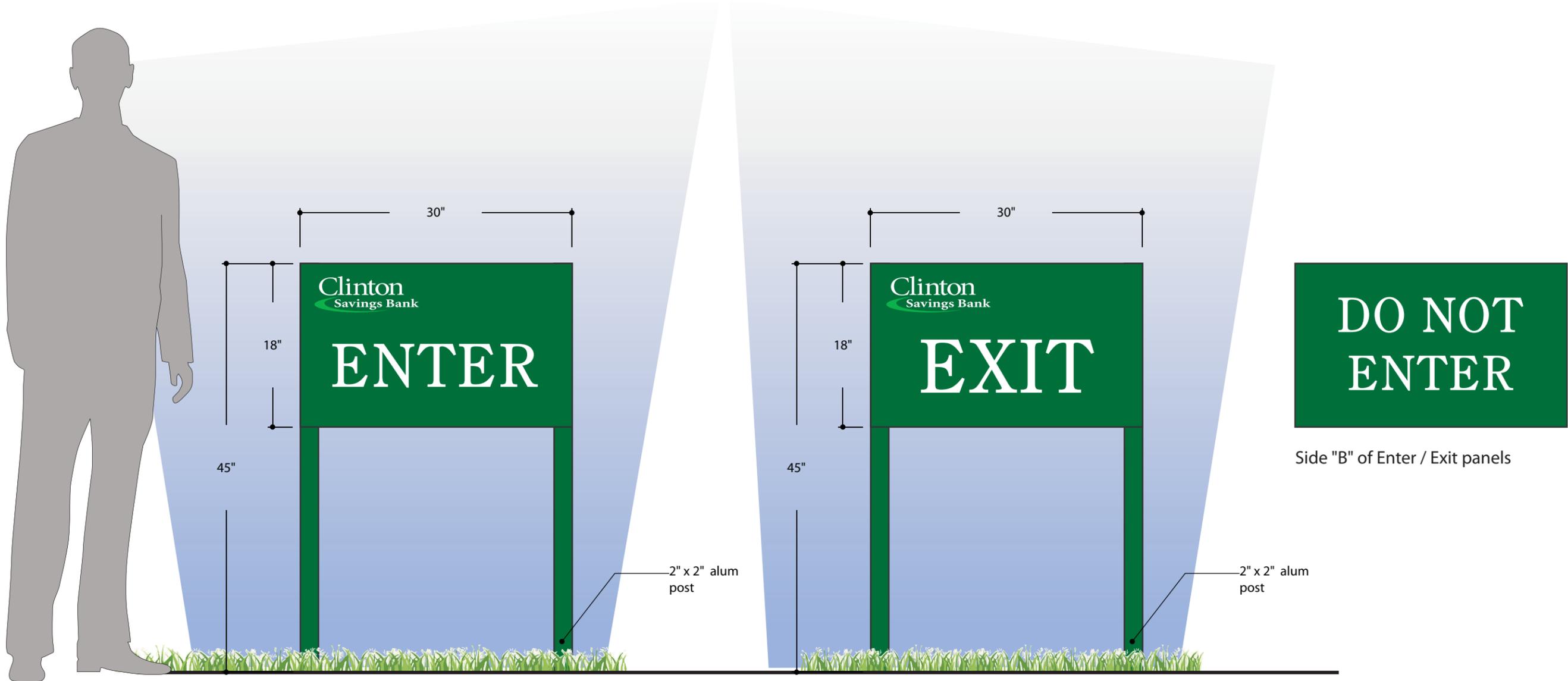
PALETTE



**VINYL:** 3M White



**POLE & PANEL:** Painted to match 3M Dark Green



1 Side B  
1" = 1'-0"

2 Side A  
1" = 1'-0"

SIGN TYPE C

PARKING LOT SIGNS

Quantity (X)

Double sided post and panel sign consisting of the following: Posts are 2" x 2" alum with welded 2" x 2" horizontal tubes top and bottom of sign faces. Sign faces are .080" alum. Sign is painted with cut vinyl graphics. Sign is direct buried into concrete footers 36" below grade.

PALETTE

- VINYL: 3M White
- POLE & PANEL: Painted to match 3M Dark Green

# Clinton Savings Bank



Painted 3/4" PVC stud mounted to building exterior

SIZE TBD



SIGN TYPE **D**

NON-LIT DIMENSIONALS

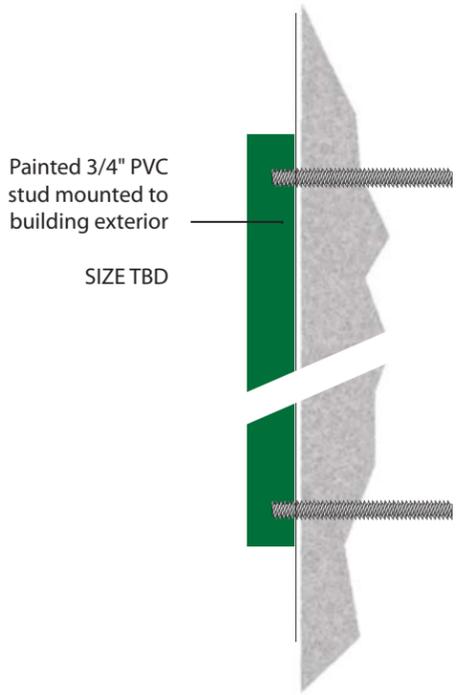
**Quantity (X)**

3/4" thick painted PVC letters mounted to building exterior with studs and silicone.

PALETTE

- LOGO:** 3M Trans Dark Green Painted to Match
- LOGO SWOOSH:** 3M Trans Kelly Green

# Clinton Savings Bank



SIGN TYPE **E**

NON-LIT DIMENSIONALS

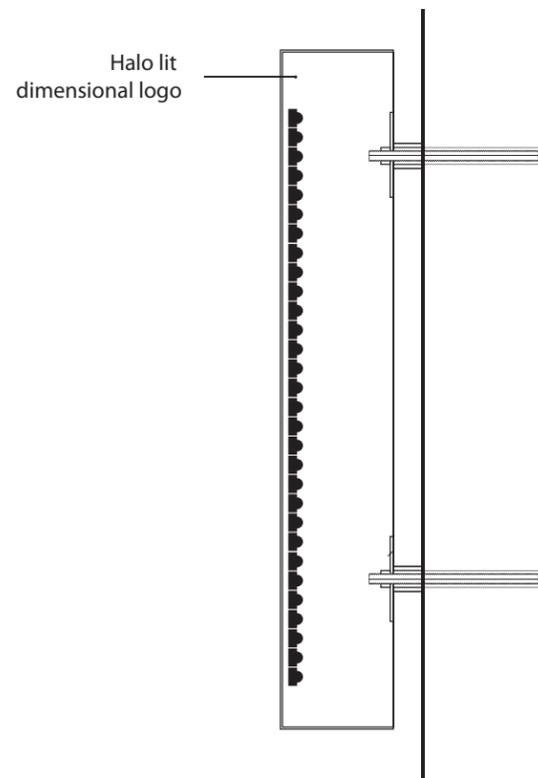
**Quantity (X)**

3/4" thick painted PVC letters mounted to building exterior with studs and silicone.

PALETTE

- LOGO:** 3M Trans Dark Green Painted to Match
- LOGO SWOOSH:** 3M Trans Kelly Green

# Clinton Savings Bank



SIGN TYPE **F**

HALO-LIT DIMENSIONALS

**Quantity (X)**

Fabricated halo lit logo, 3" deep and mounted to building exterior.

PALETTE

- LOGO:** 3M Trans Dark Green Painted to Match
- LOGO SWOOSH:** 3M Trans Kelly Green

EXIT ONLY – DO NOT ENTER

ATM

DRIVE UP TELLER

SIZES TO BE VERIFIED

SIGN TYPE **G**

ACM PANELS

Quantity (X)

ACM Panels mounted to building exterior. Panels have full vinyl text and graphics

PALETTE

COLOR: TBV

