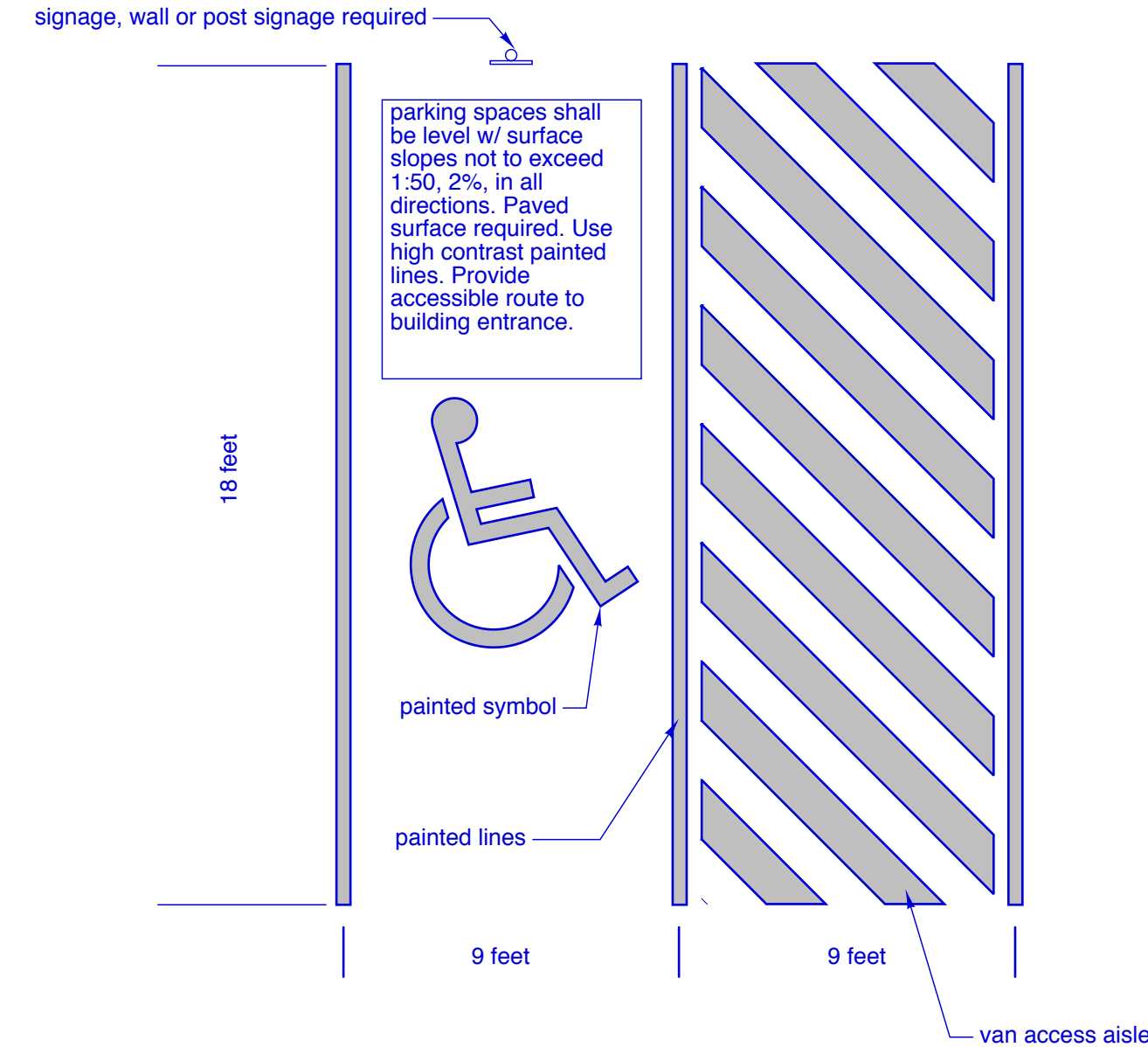


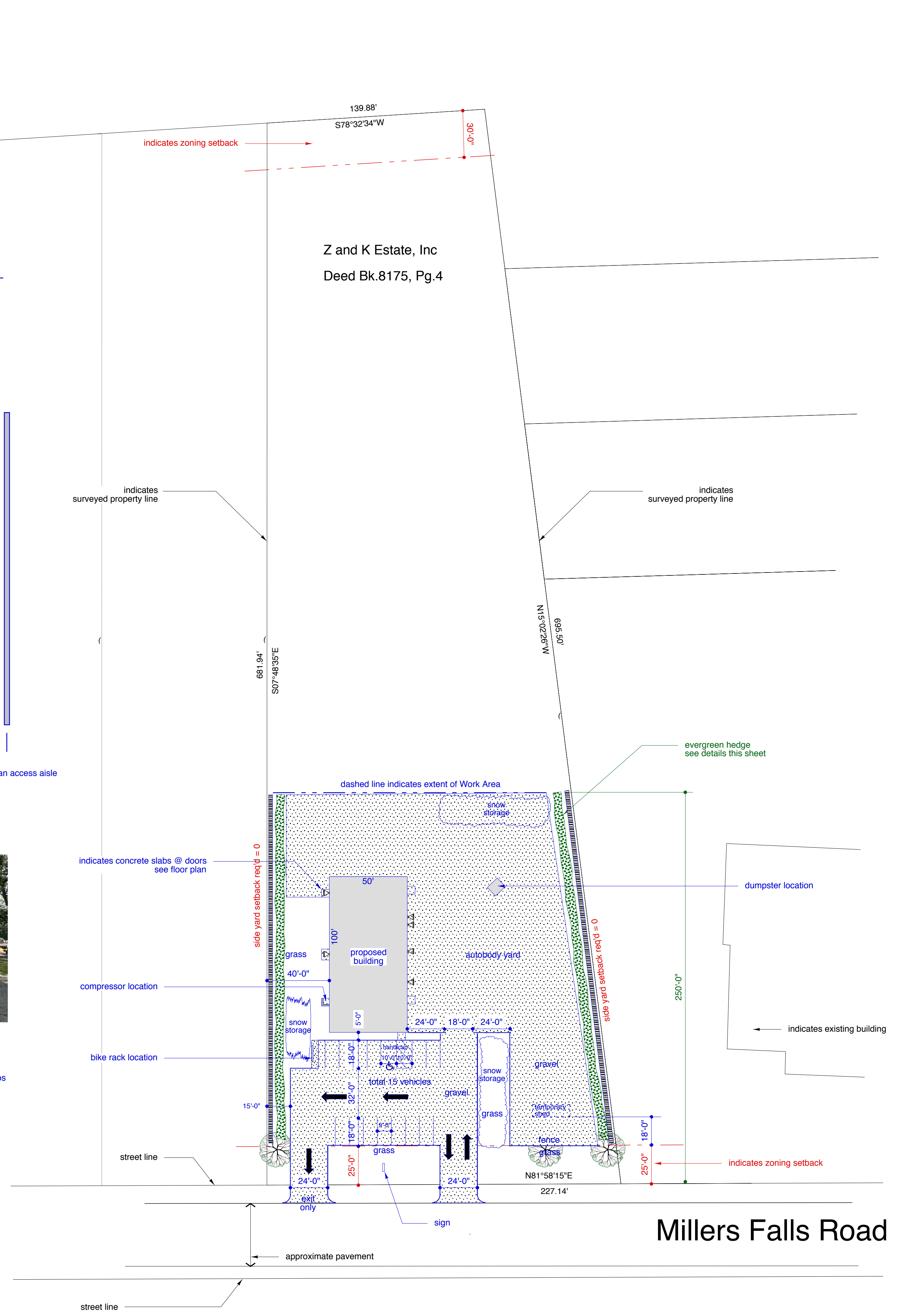
2 HCap Parking Signage
NOT TO SCALE



1 HCap Parking Spaces
SCALE: 1/4" = 1'-0"



Image of Temporary Shed see plan
Shed shall be: 24 ft. L x 8 ft. W as shown in the photos



species selected for planting buffer on eastern/western property line - North Pole, Arborvitae (Thuja)
size @ planting - 6' tall
spacing @ planting - 3' apart
size @ maturity - 40' tall

indicates proposed trees Acer Rubrum, red maple
size @ planting - 6-7 ft tall
spacing for maturity @ planting - 40 ft
size @ maturity - 40' wide x 80-100'

indicates retaining wall locations

3000 Lumens - 37 Watt - 5000 Kelvin - LED Wall Pack Fixture
81 Lumens Per Watt - 100 Watt Metal Halide Equal - Integrated Photocell - 120-277 Volt - AC Electronics AC106/35/1.0L

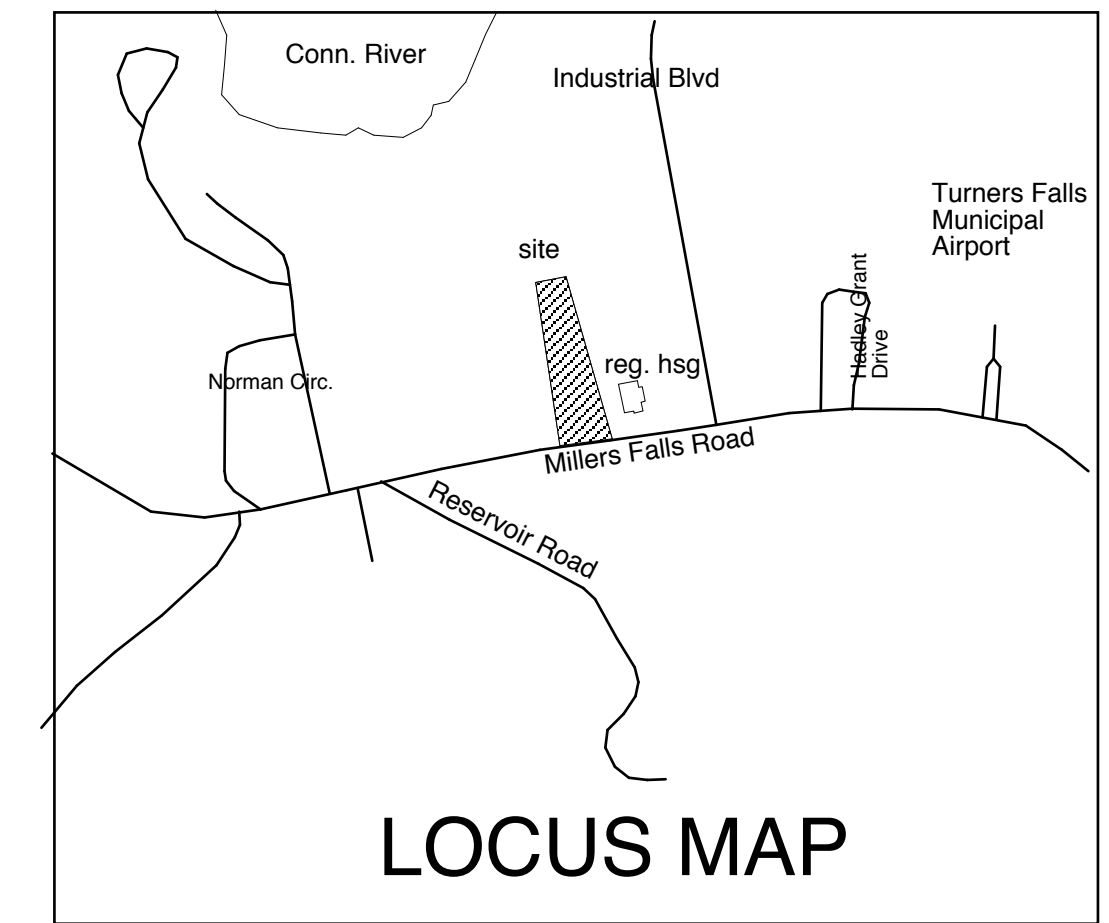


symbol on drawings indicates exterior light fixtures

dashed line indicates extent of Work Area
hatched area indicates extent of gravel paving
gravel paving will be "dust-free" TRG (traprock gravel)
2 ft Galvanized, 3-Loop Surface Mount Contemporary Commercial Bike Rack



Image of Proposed Fence see plan
Fence shall be: 6 ft. H x 6 ft. W White Vinyl Windham Fence Panel by Veranda



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EXISTING SITES

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Town of Montague Zoning:
District: GB, General Business
Proposed Use: Business

Permitted Uses:
Business, professional, or medical offices, up to 5,000 square feet of floor area

Minimum Lot Size (square feet) no minimum lot size
Minimum Lot Frontage (linear feet) no minimum lot frontage
Minimum Front Yard and Street Line Setback (a) (linear feet) 25

Minimum Side Yard Setback (linear feet) 0, if there is access to rear of lot over a drive at least 12 in width OR 30 where a new commercial use abuts an existing residential use

(a) No building need provide a street line setback greater than that of the principal buildings on 3 out of 4 adjoining properties on the same side of the street.

LOT COVERAGE:
The only impervious surface is the building which is 5000 sf. The property is 2.71 acres or 118,047.6 sf.
The percentage of impervious surface is 4.5%.

070523

REVISIONS

1	UPDATED SITE PLAN 071023
2	Revised Site Plan 071723
3	Revised Site Plan added into 091923
4	
5	
6	
7	

DRAWINGS COPYRIGHT BY ARCHITECT

JOSEPH P. MATTEI & ASSOCIATES
25 GUY MANNERS RD
SHELBURNE MASSACHUSETTS 01770
VOICE: 413.625.2584

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221 Millers Falls Road
Turners Falls, Massachusetts

CHECKED BY: jpm
DRAWING SCALE: 1" = 40'
SCALE: 1" = 40' UNLESS NOTED OTHERWISE

SHEET NUMBER: 22307

SHEET TITLE: Sp-1