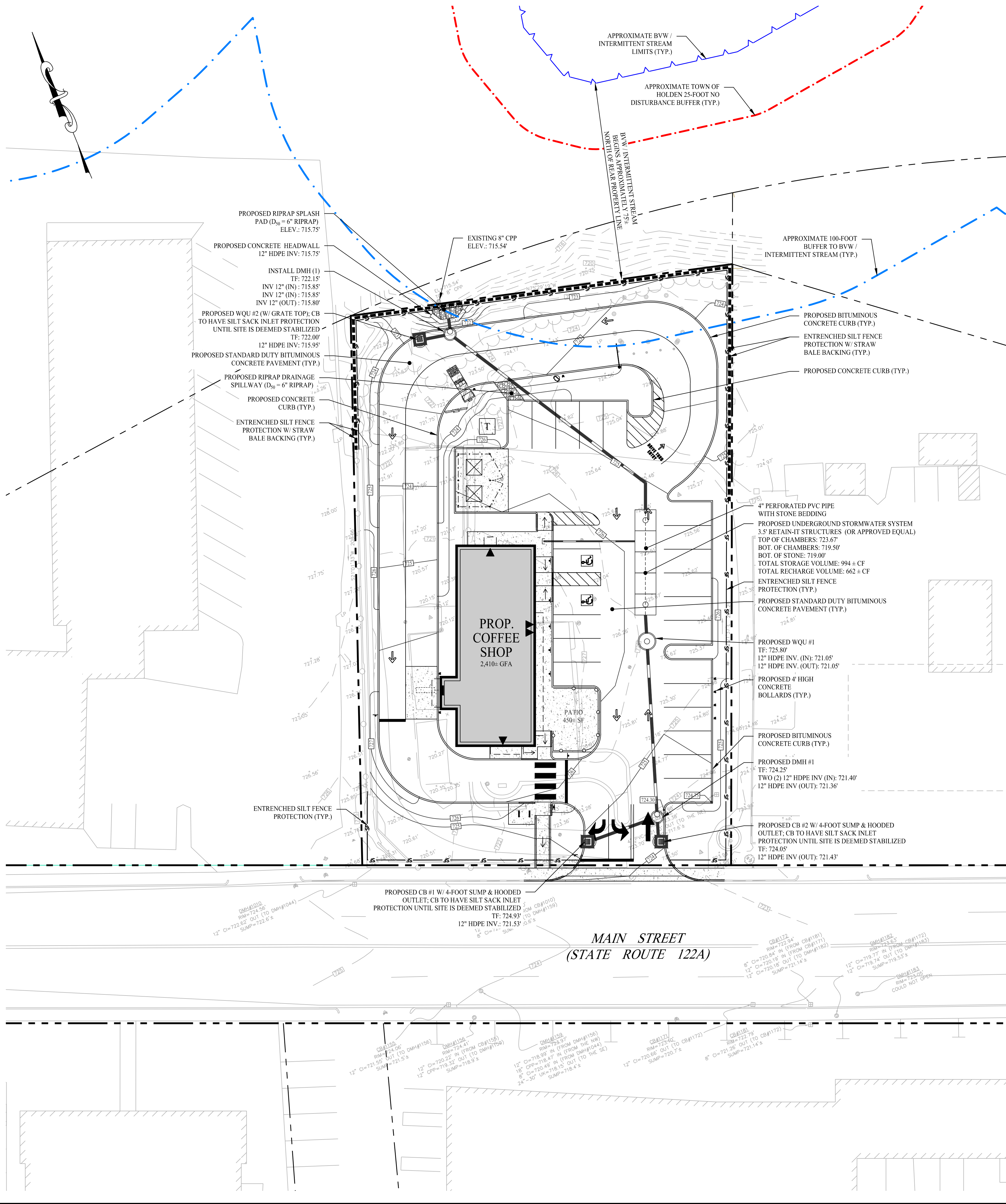


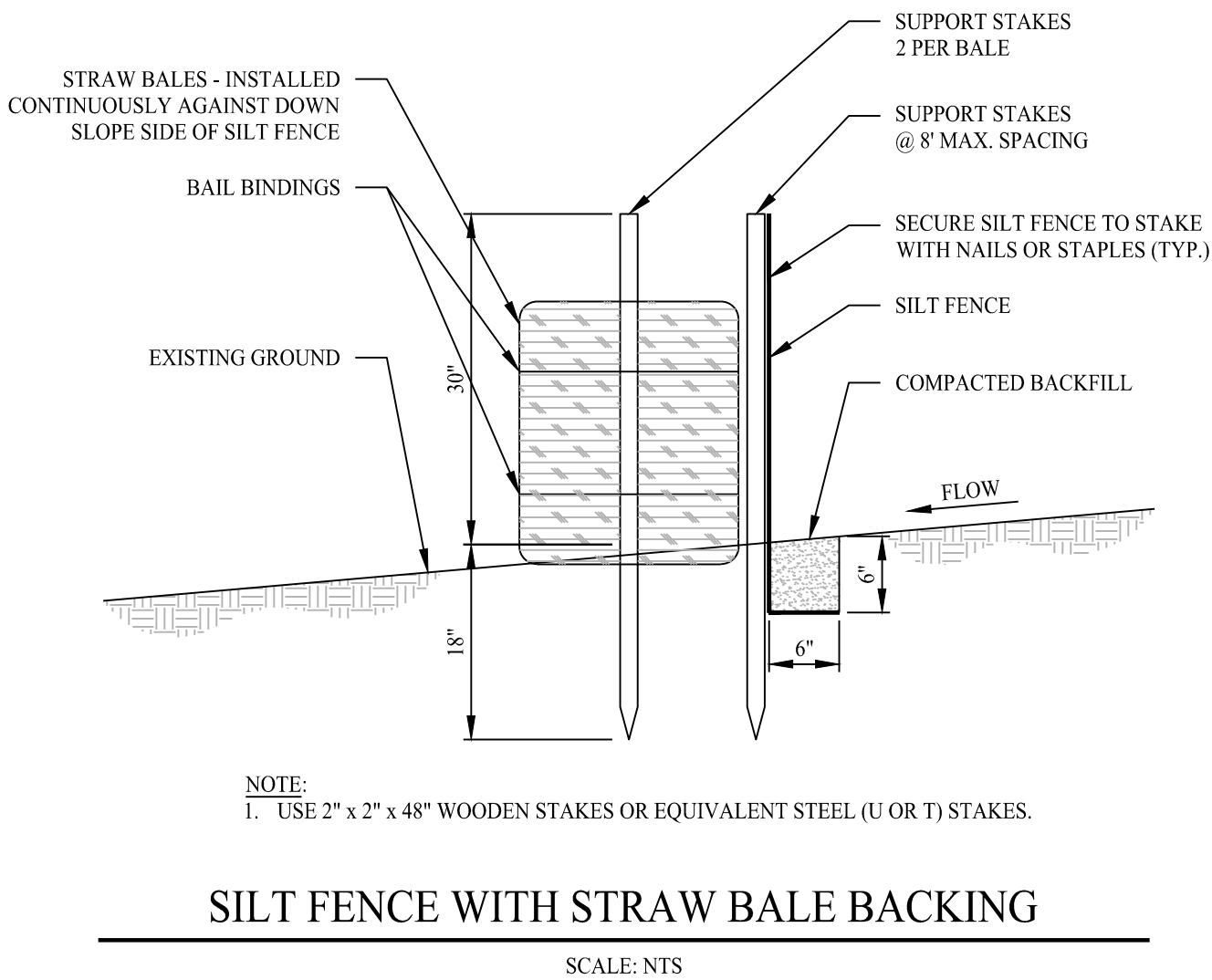
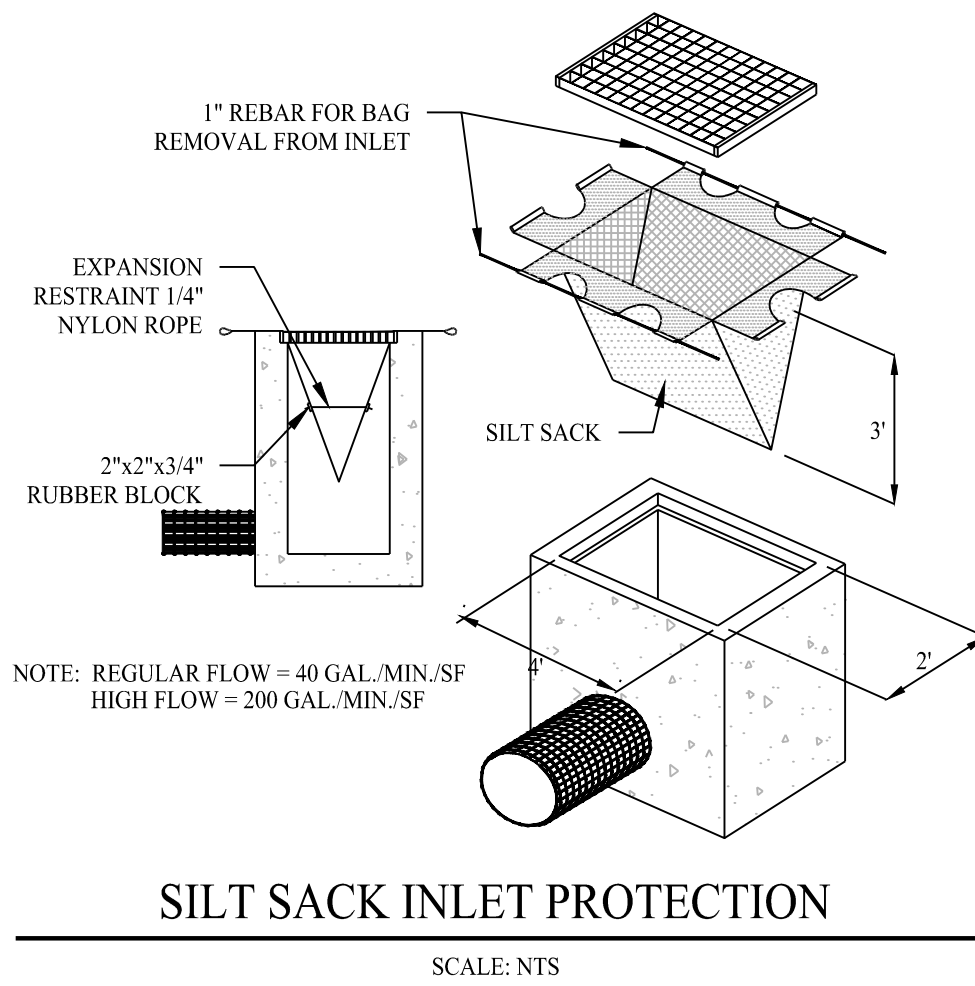


LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ADJOINING LOT LINE
	APPROX. LIMITS OF BVW / INTERMITTENT STREAM
	APPROX. 100' BVW / INTERMITTENT STREAM BUFFER
	ENTRENCHED SILT FENCE PROTECTION
	STRAW BALE PROTECTION
	EXISTING (EX) BUILDING LIMITS
	PROPOSED (PR) BUILDING LIMITS
	PR BUILDING HATCH
	BUILDING OVERHANG LINE / CANOPY
	EDGE OF PAVEMENT
	GRANITE CURB
	BITUMINOUS CONCRETE CURB
	CONCRETE CURB
	STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT
	CONCRETE SIDEWALK / PAVEMENT
	SIDEWALK LIMITS
	PAVEMENT STRIPING - YELLOW
	PAVEMENT ARROW MARKINGS
	PARKING SPACE COUNT
	DECORATIVE FENCE
	VEHICLE
	DUMPSTER / TRASH RECEPTACLE
	TRAFFIC SIGN
	MASS - PAVEMENT STRIPING - WHITE STANDARD AND ADA PARKING SPACES
	ADA ACCESSIBLE RAMP

GENERAL NOTES

- THIS PLAN IS FOR PERMITTING PURPOSES ONLY AND IS NOT FOR CONSTRUCTION. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE PROJECT IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
- REFER TO THE "PERMITTING PLAN SET" SUBMITTED TO THE HOLDEN PLANNING BOARD FOR MORE INFORMATION PERTAINING TO THE PROJECT.
- ALL SITE WORK TO BE COMPLETED IN ACCORDANCE WITH ALL PERMITS, APPROVALS, AND CONDITIONS OF APPROVALS ISSUED BY THE TOWN OF HOLDEN FOR THIS PROJECT.
- EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION TAKEN FROM A PLAN TITLED "PLAN OF LAND", DATED AUGUST 22, 2023, SCALE: 1"=15', PREPARED BY NORTHEAST SURVEY CONSULTANTS.
 - THE HORIZONTAL DATUM IS NAD83 (MASS. MAINLAND).
 - FIELD SURVEY BY EDM TOTAL STATION & RTK GPS IN AUGUST 2023.
 - THE VERTICAL DATUM IS NAVD83.
- THE PROJECT SITE CONSISTS OF ONE (1) PARCEL WITH A TOTAL LAND AREA OF APPROXIMATELY 9.32+ ACRES LOCATED WITHIN THE TOWN OF WARE ZONING DISTRICTS RESIDENTIAL BUSINESS (RB) & SUBURBAN RESIDENTIAL (SR). RETAIL USES ARE PERMITTED IN RESIDENTIAL BUSINESS DISTRICT AND ALLOWED BY SPECIAL USE PERMIT WITHIN THE SUBURBAN RESIDENTIAL DISTRICT.



Rev. #: Date Description		
Graphic Scale: 		
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Drawn By: STM		
Checked By: CJB		
Approved By: KMS		
Project #: 23204001		
Plan Date: 01/24/24		
Scale: 1" = 20'	Project: PROPOSED COFFEE SHOP REDEVELOPMENT 788 MAIN STREET HOLDEN, MASSACHUSETTS	
Sheet Title: RDA PLAN	Sheet #: 1 OF 1	