

EAST STREET

LOWER WHITNEY STREET

LEGEND

- e—e—e—e— ELECTRIC
- s—s—s—s— STORM DRAIN
- v—v—v—v— WATER
- g—g—g—g— GAS
- s—s—s—s— SEWER
- e—e—e—e— OVERHEAD WIRES
- L.P. LIGHT POLE
- U.P. UTILITY POLE
- L.T. LIGHT ON BUILDING

NOTES: (1) NO CHANGES ARE PROPOSED TO EXISTING PAVEMENT OR DRAIN PATTERNS ON THE PARCEL AT THIS TIME.
 (2) WATER, SEWER & ELECTRIC SERVICE LOCATIONS BASED ON OBSERVATIONS MADE IN BASEMENT OF BUILDING.

PARKING CHART

APARTMENT (1) 2 BR APT. = 2 SPACES
 APARTMENT (1) 1 BR APT. = 1.5 SPACES
 RESTAURANT 56 SEATS = 14 SPACES

AREA OF LOT	11,157 SF.
AREA OF BUILDING (APARTMENTS)	1,220 +/- SF.
AREA OF BUILDING (CAFE/RESTAURANT)	2,000 +/- SF.
AREA OF BUILDING (SEATING AREA)	1,100 SF.
EMPLOYEES	4
SEATING CAPACITY	56
SLEEPING CAPACITY	3 BEDROOMS TOTAL
REQUIRED PARKING	18 SPACES
EXISTING PARKING ON SITE	12 SPACES
EXISTING PARKING ON STREET	4 SPACES
NUMBER OF SHRUBS ON SITE & ON PLAN	0
NUMBER OF TREES ON SITE & ON PLAN	0

SITE PLAN APPROVAL
 LUDLOW PLANNING BOARD

 DATE: _____

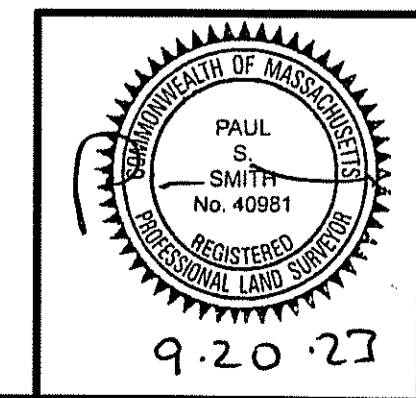
OWNER: MANUEL R. & GEORGETTE C. COELHO
 32 SPRINGMEADOW DRIVE
 LUDLOW, MA 01056

APPLICANT: ROGERIO GIANI
 20 HENRY HARRIS DRIVE
 CHICOPEE, MA 01013



SITE PLAN
 135 EAST STREET
 LUDLOW, MA
 OWNED BY
 MANUEL R. & GEORGETTE C. COELHO

ZONE: BUSINESS B



DATE: SEPTEMBER 20, 2023 SCALE: 1" = 20'
 PAUL S. SMITH LAND SURVEYING
 319 SHAKER ROAD EAST LONGMEADOW, MA
 (413) 525-4700