

LEGEND

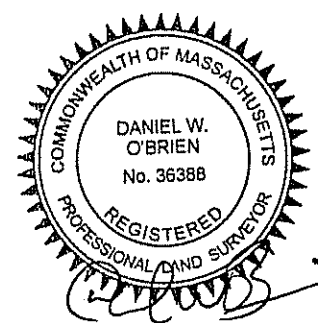
⊙	SEWER MANHOLE
⊖	DRAIN MANHOLE
□	CATCH BASIN
⊗	FIRE HYDRANT
⊕	WATER VALVE
⊙	WATER SERVICE
⊙	GAS VALVE
⊙	UTILITY POLE
EM	ELECTRIC METER
GM	GAS METER
GW	GUY WIRE
SS	SEWER LINE
SD	DRAIN LINE
W	WATER LINE
G	GAS LINE
OW	OVERHEAD WIRES
HCRD	HAMPDEN COUNTY REGISTRY OF DEEDS
HC	HANDICAP PARKING SPACE

USE & PARKING TABLE

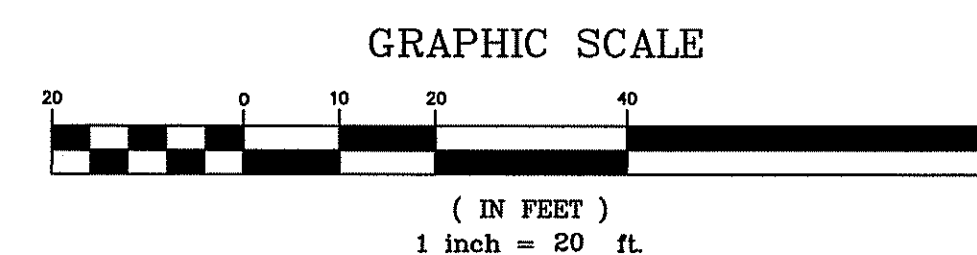
	#346	#348	NOTES
UNIT AREA	665 S.F.	935 S.F.	
NUMBER OF EMPLOYEES	2	1	
HOURS OF OPERATION	TUE - SAT 10 A.M. - 7 P.M.	MON - FRI 10 A.M. - 7 P.M.	SAT - SUN 12 P.M. - 5 P.M.
BUSINESS USE	NAIL SALON	NOVELTY SHOP	
SEATING CAPACITY	3	0	
SLEEPING CAPACITY	N/A	N/A	
REQUIRED PARKING SPACES	3	5	PARKING SPACES REQUIRED = 8 EXISTING PARKING SPACES = 9
NUMBER OF TREES/SHRUBS	0	0	
NUMBER OF TREES/SHRUBS ON PLAN	0	0	
TOTAL BUILDING AREA	1,600 S.F.		
TOTAL LOT AREA	7,703 S.F.		

- NOTES:**
1. THE LOCUS DEED IS RECORDED IN HCRD BOOK 24845, PAGE 263.
 2. REFERENCE IS MADE TO PLANS RECORDED IN HCRD PLANS 351/73, 324/130, Q/42
 3. THE LOCUS IS IDENTIFIED AS PARCEL 12C_17600_158_0 IN THE TOWN OF LUDLOW GIS.
 4. THE LOCUS LIES IN THE BUSINESS A ZONING DISTRICT.
 5. THIS PLAN IS DERIVED FROM A FIELD SURVEY PERFORMED IN SEPT. 2023. BEARINGS SHOWN ARE BASED ON HCRD PLAN 351/73. THE CONTOURS SHOWN ARE BASED ON AN ASSUMED DATUM.
 6. UTILITY LOCATIONS ARE BASED ON THE FIELD LOCATION OF SURFACE STRUCTURES AND DIG SAFE MARKINGS. LOCATIONS ARE APPROXIMATE AND ADDITIONAL UTILITIES MAY EXIST AND NOT BE SHOWN HEREON. CONTACT DIG SAFE PRIOR TO ANY EXCAVATION ON SITE.
 7. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY EASEMENT, RESTRICTION, RESERVATION OR ENCUMBRANCE PLOTTED HEREON OR OTHERWISE.
 8. SNOW STORAGE TO BE LOCATED IN THE AREAS DENOTED.
 9. WAIVERS ARE SOUGHT FOR ITEMS 1, 2, 3 AND 5 AS OUTLINED IN SECTION 7.1.5.0 "ADDITIONAL REQUIREMENTS" OF THE REQUIRED SITE PLAN CONTENTS.

SITE PLAN APPROVAL
LUDLOW
PLANNING BOARD



Sm-Obl



EXISTING CONDITIONS SITE PLAN
346-348 WEST AVENUE
LUDLOW, MASS.
OWNED BY
MIGUEL GONCALVES

DATE: OCTOBER 12, 2023

SCALE: 1" = 20' DATE: SEPT. 29, 2023

SMITH ASSOCIATES
SURVEYORS, INC.

46B BALDWIN STREET EAST LONGMEADOW, MA 01028