

NOTE: PROPOSED ASPHALT TO BE GRADED TO DRAIN TO EXISTING CATCH BASINS

DELIVERIES TO BE MADE TO OFFICES FROM PARKING LOT

PARKING REQUIREMENTS

- 1 SPACE PER 200 S.F. OF FLOOR SPACE (AUTO REPAIR) = 7 SPACES
- 1 SPACE PER 5 DISPLAY VEHICLES (AUTO SALES) = 1 SPACE
- 1 SPACE PER 300 S.F. OF FLOOR SPACE (OFFICE) = 12 SPACES
- 2 SPACES PER DWELLING UNIT = 2 SPACES

AREA OF LOT	53,334 SF.
AREA OF BUILDING 1 (TOTAL)	1,810 SF.
AREA OF BUILDING 1 (AUTO REPAIR)	1,390 SF.
AREA OF BUILDING 1 (OFFICE)	420 SF.
AREA OF BUILDING 2 (TOTAL)	1,563 SF.
AREA OF BUILDING 2 (Tattoo Shop 900 SQ FT) (Driving School 570 SQ FT)	
AREA OF BUILDING 3 (TOTAL)	1,510 SF. PER FLOOR
AREA OF BUILDING 3 (OFFICE)	1,510 SF.
AREA OF BUILDING 3 (APARTMENT)	1,510 SF.
EMPLOYEES (BUILDING 1)	2
EMPLOYEES (BUILDING 2)	4
EMPLOYEES (BUILDING 3)	UNKNOWN
SEATING CAPACITY	0
SLEEPING CAPACITY	2 BEDROOM APARTMENT
REQUIRED PARKING (BUILDING 1)	8
REQUIRED PARKING (BUILDINGS 2&3)	18 - 8 building 2, 10 building 3
PROPOSED PARKING ON SITE	27
NUMBER OF SHRUBS SITE & ON PLAN	0
NUMBER OF TREES ON SITE & ON PLAN	14
Display Vehicle Parking	5

OWNER/APPLICANT: CPN & J REALTY, LLC
18 MC LEAN PARKWAY
LUDLOW, MA

SITE PLAN SKETCH
LUDLOW PLANNING BOARD

DATE: _____

LEGEND

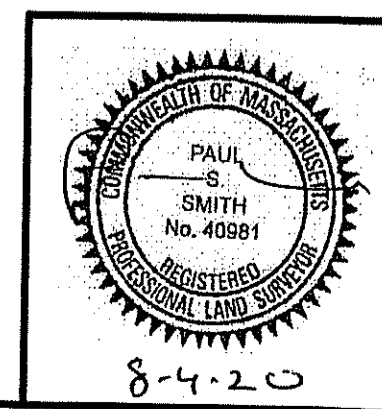
- OVERHEAD WIRES
- SEWER LINE
- WATER LINE
- ∇ FLOOD LIGHT
- ☼ TREE

SITE PLAN
314-330 SEWALL STREET
LUDLOW, MA
OWNED BY
CPN & J REALTY, LLC

ZONE: BUS A

DATE: AUGUST 4, 2020 SCALE: 1" = 20'

PAUL S. SMITH LAND SURVEYING
319 SHAKER ROAD EAST LONGMEADOW, MA
(413) 525 4700



8-4-20