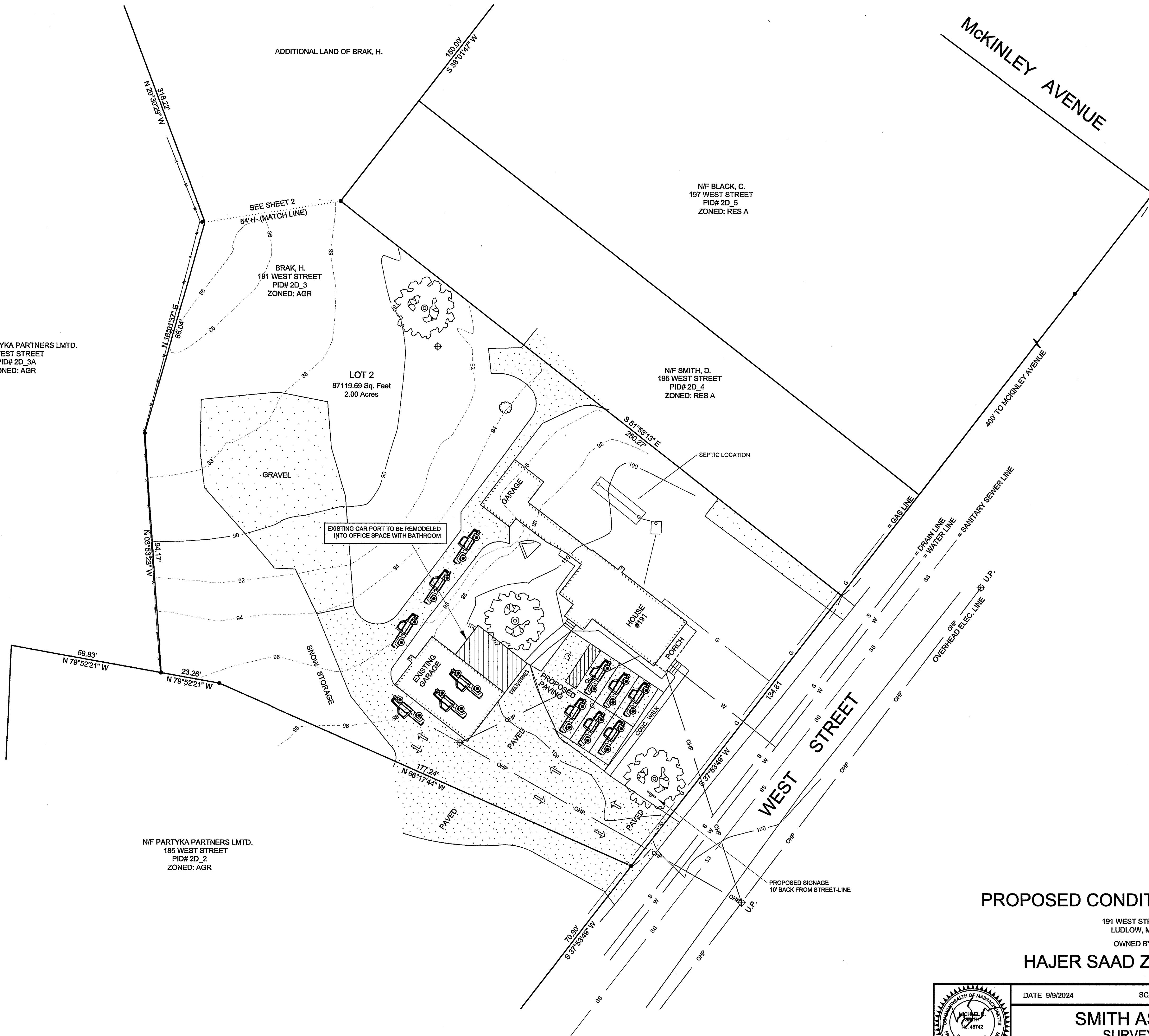


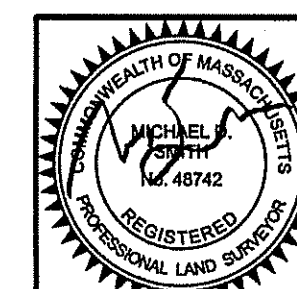
N/F PARTYKA PARTNERS LMTD.
0 WEST STREET
PID# 2D_3A
ZONED: AGR

- 1) LOCUS DEED REFERENCE = 25027/252.
- 2) LOCUS PLAN REFERENCE = 393 / 102 (LOT 2)
- 3) PROPERTY IS LOCATED IN THE BUSINESS A ZONE PER THE LUDLOW PLANNING BOARD.
- 4) TOPOGRAPHIC INFORMATION BASED ON AN ASSUMED DATUM.
- 5) UTILITY LOCATIONS BASED ON INFORMATION FROM DEEDS AND PLANS OF RECORD, INFORMATION OBTAINED FROM THE LUDLOW DPW, DIG-SAFE MARKINGS AND SURFACE FEATURES LOCATED BY SURVEY. LOCATIONS ARE APPROXIMATE AND ADDITIONAL UTILITIES MAY EXIST AND NOT BE PLOTTED HEREON. CONTACT DIG-SAFE PRIOR TO ANY EXCAVATION.

TOTAL LOT AREA	87,120 S.F. (2.00 ACRES)
AREA OF BUILDING (HOUSE)	1,650 S.F. (FLOOR LEVEL)
AREA OF BUILDING (GARAGE)	1,232 S.F. (CAR PORT INCL)
AREA OF GARAGE TO BE USED (REPAIR)	808 S.F.
AREA OF GARAGE TO BE USED FOR OFFICE	424 S.F.
NUMBER OF EMPLOYEES	2
SEATING CAPACITY	N/A
SLEEPING CAPACITY (4 BEDROOM HOUSE)	4
NUMBER OF PARKING SPACES (REQUIRED)	6
NUMBER OF EXISTING PARKING SPACES	13 PROPOSED (1 H.C.)
NUMBER OF TREES / SHRUBS (EXIST)	3 / 1
NUMBER OF TREES / SHRUBS (PROPOSED)	3 / 1
HOURS OF OPERATION	Mon. - Sat. 9am to 5pm

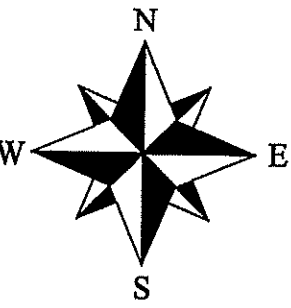
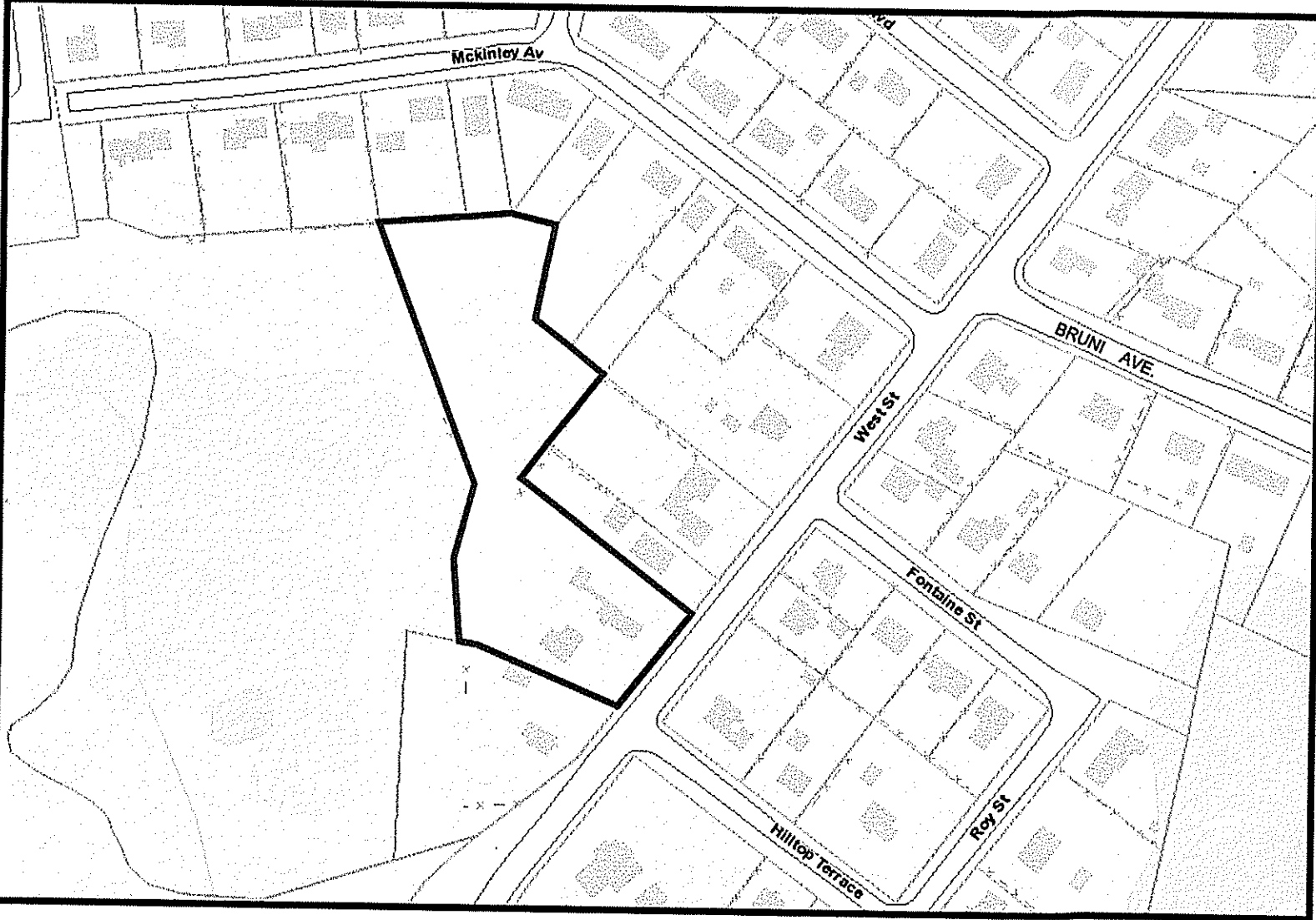


HAJER SAAD ZABEN BRAK



SMITH ASSOCIATES
SURVEYORS, INC.

46 B BALDWIN STREET - EAST LONGMEADOW, MA 01028 - P: (413) 525-8801 F: (413) 525-8841
SMITHASSOCIATESURVEYORS@HOTMAIL.COM WWW.SMITHASSOCIATESURVEYORS.COM



• = IRON PIN FOUND

NOTES:

- 1) LOCUS DEED REFERENCE = 25027/252
- 2) LOCUS PLAN REFERENCE = 393 / 102 (LOT 2)
- 3) PROPERTY IS LOCATED IN THE AGRICULTURAL ZONE PER THE LUDLOW GIS.
- 4) TOPOGRAPHIC INFORMATION BASED ON AN ASSUMED DATUM.
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N/F PARTYKA PARTNERS LMTD.
0 WEST STREET
PID# 2D_3A
ZONED: AGR

LOT 2
87119.69 Sq. Feet
2.00 Acres

N/F BLACK, C.
197 WEST STREET
PID# 2D_5
ZONED: RES A

N/F SMITH, D.
195 WEST STREET
PID# 2D_4
ZONED: RES A

54'± (MATCH LINE)
SEE SHEET 1

BRAK, H.
191 WEST STREET
PID# 2D_3
ZONED: AGR

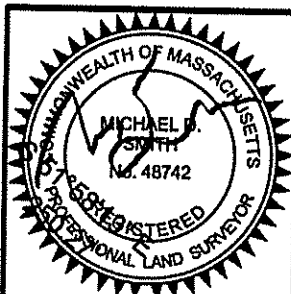
SITE PLAN APPROVAL
LUDLOW
PLANNING BOARD



PROPOSED CONDITIONS SITE PLAN

191 WEST STREET
LUDLOW, MA

OWNED BY
HAJER SAAD ZABEN BRAK



DATE: 9/9/2024 SCALE: 1" = 20' PAGE: 2 of 2

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