

AREA OF LOT	5683 SF.
AREA OF BUILDING FOOTPRINT	2300 SF.
AREA OF GARAGE	830 SF.
AREA OF RESTAURANT (KITCHEN)	530 SF.
AREA OF RESTAURANT (SEATING)	630 SF.
AREA OF RESTAURANT (STORAGE)	435 SF.
AREA OF APARTMENT (1ST FLOOR)	600 SF.
AREA OF APARTMENT (2ND FLOOR)	1550 SF.
AREA OF APARTMENT (3RD FLOOR)	1165 SF.
BEDROOMS (1ST FLOOR)	1
BEDROOMS (2ND FLOOR)	3
BEDROOMS (3RD FLOOR)	2
MAXIMUM NUMBER OF EMPLOYEES	4
NUMBER OF SEATS	24
NUMBER OF TREES	1 (STREET TREE)
NUMBER OF SHRUBS	1 (HEDGE ROW)
PARKING SPACES	8 (6 OFF STREET/2 ON STREET)
PARKING SPACES REQUIRED	12 (6 RESTAURANT*+ 5.5 APT.)

* FORMULA USED: 1 PER 4 SEATS

NOTE:

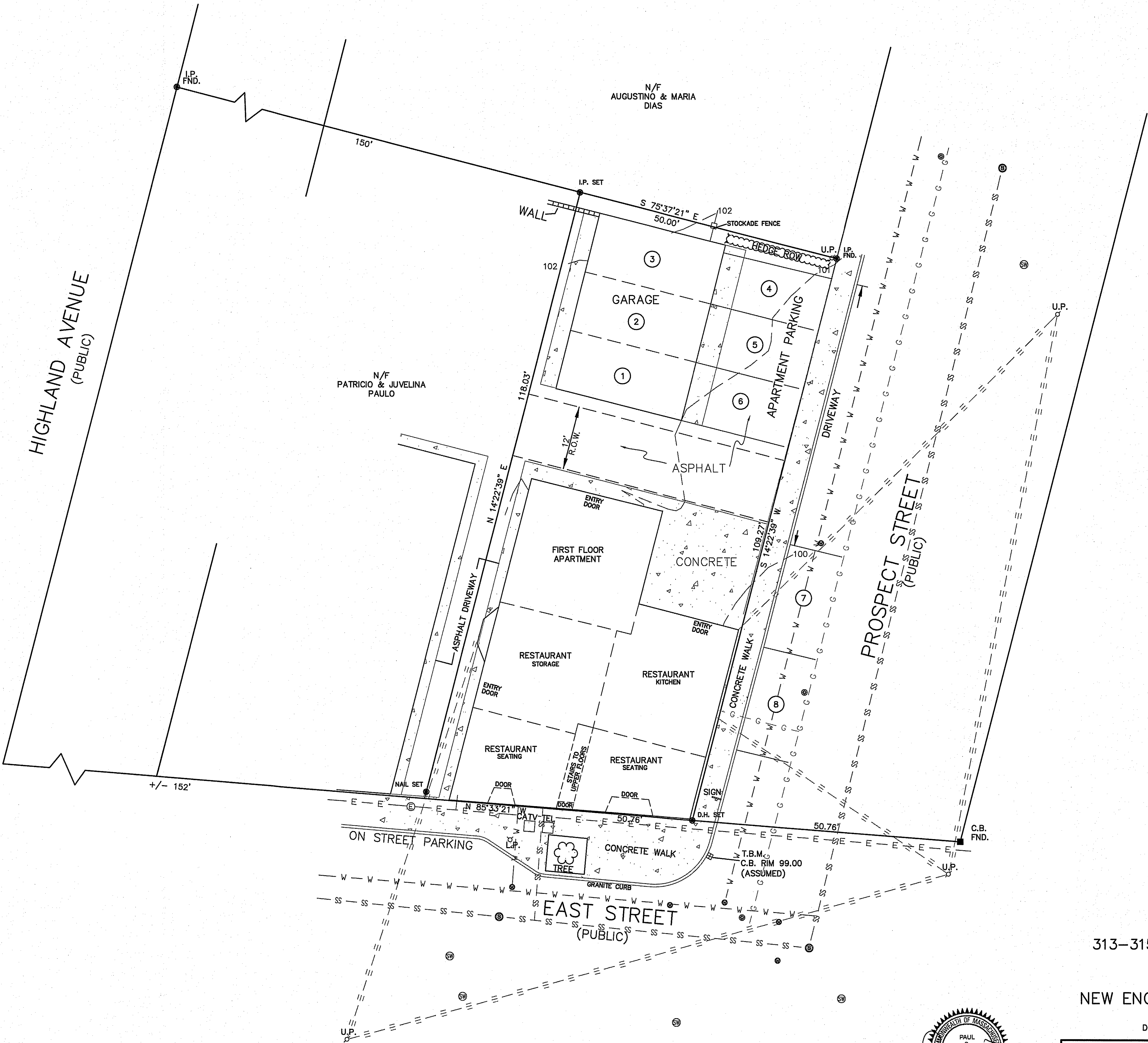
1. NO DRAIN STRUCTURES LOCATED ON PROPERTY
2. UTILITY SERVICES SHOWN ARE APPROXIMATE LOCATIONS ONLY

LEGEND

— E — E —	UNDERGROUND ELECTRIC
— — — —	OVERHEAD WIRES
— SS — SS —	SANITARY SEWER
— G — G —	GAS
— W — W —	WATER
U.P.	UTILITY POLE
L.P.	LIGHT POLE
CATV	CABLE TV VAULT
TEL	TELEPHONE VAULT
ⓔ	ELECTRIC M.H.
Ⓢ	SEWER M.H.
Ⓜ	STORM DRAIN M.H.
Ⓦ	WATER VALVE
ⓐ	GAS VALVE

SITE PLAN APPROVAL
LUDLOW PLANNING BOARD

DATE: _____



SITE PLAN
313-315-317 EAST STREET
LUDLOW, MA
OWNED BY
NEW ENGLAND EQUITIES LLC

DEED BK.: 21964 PG.: 476

DATE: DECEMBER 21, 2022 SCALE 1" = 10'

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



12-21-22