

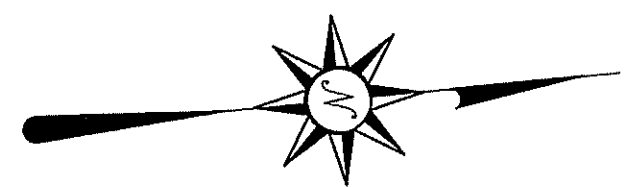
reserved for Planning Board use

SITE PLAN APPROVAL
LUDLOW PLANNING BOARD

SM-0608
DATE: _____

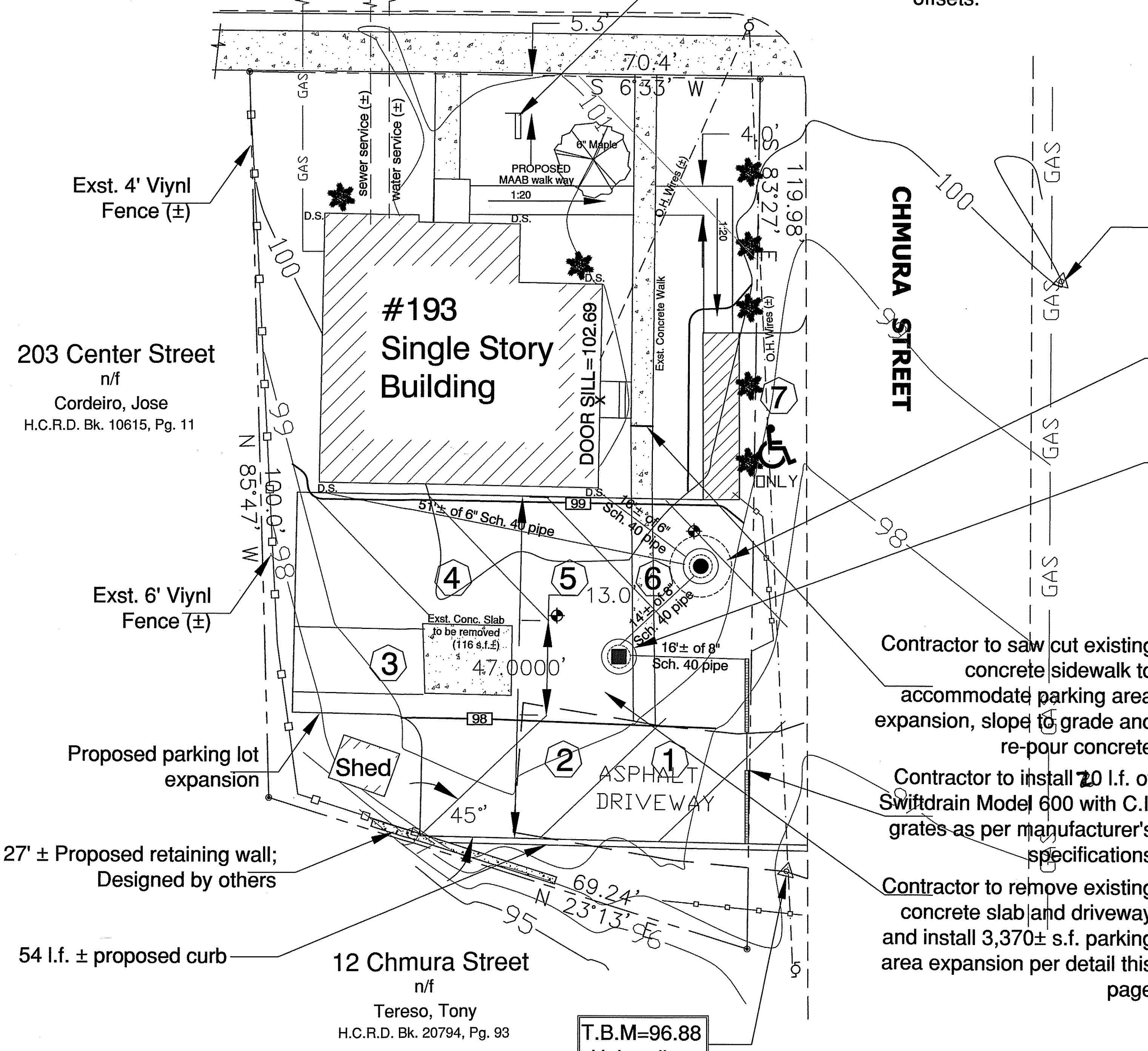
Notes:

- 1.) The only purpose of this plan is for the permitting of the proposed business and site improvements, as specified. No other use or meaning is to be express, implied or assumed.
- 2.) Property lines are based on the legal description as noted in the referenced deed (H.C.R.D. Bk. 23426, Pg. 63; 9/18/2020) and referenced street layout plan and not the result of a field survey.
- 3.) Per FIRM mapping, panel - 25013C0236E (eff. 7/16/2013); this property is not within the 100-yr. floodplain.
- 4.) It is the responsibility of the contractor to review all of the drawings and specifications associated with this project prior to construction. If the contractor discovers a conflict with the drawings relative to the specifications and/or applicable codes, it is the contractor's responsibility to notify the engineer, in writing, prior to construction. Failure to notify the engineer shall constitute acceptance of responsibility, by the contractor, to complete the scope of work as defined by the drawings and in conformance with regulations and codes.
- 5.) Contractor is to call dig safe (888-DIG-SAFE) before any work is to be performed.
- 6.) All City of Ludlow Engineering and Springfield Water and Sewer Commission details and/or policies/regulations are to be followed within this application.
- 7.) There are no wetlands, as defined by 310 CMR 10.00, on this site.
- 8.) Owner and/or Contractor to confirm zoning, utility connections, and locations with proper entities PRIOR to construction/final placements.
- 9.) Title to parcel is per H.C.R.D. Bk. 23426, Pg. 63 (9/18/20). Owner is listed as Richard and Jamie Jacobs.



CENTER STREET (Rt.21)

Contractor to install proposed business sign per Owner and within town bylaws for sizing & offsets.



T.B.M.=100.0
Hub nail set

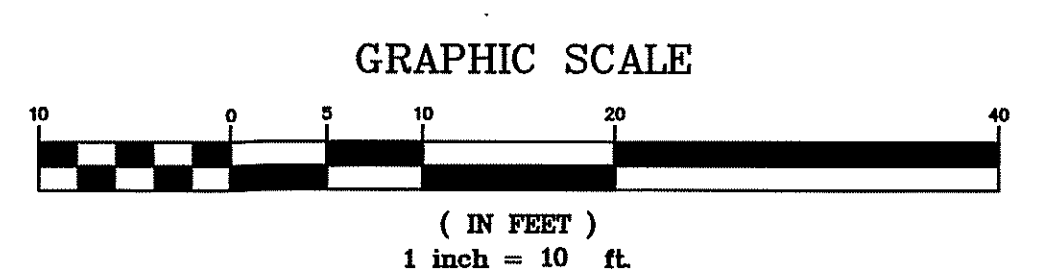
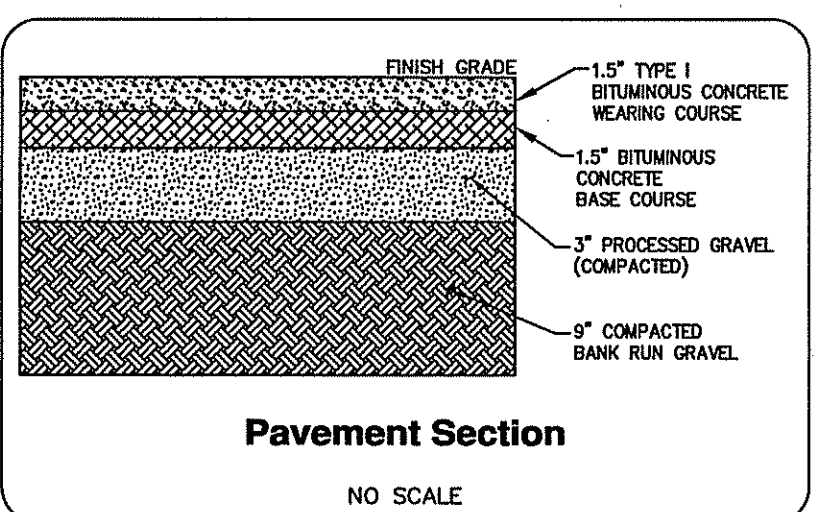
Contractor to install 1,000 leaching galley per detail this page. Connect rear down spouts into system using 6" sch. 40 pipe.

Contractor to install Catch Basin per detail this page. Drainage Cover - Rim~98.35 8" Outlet~96.00

Contractor to saw cut existing concrete sidewalk to accommodate parking area expansion, slope to grade and re-pour concrete

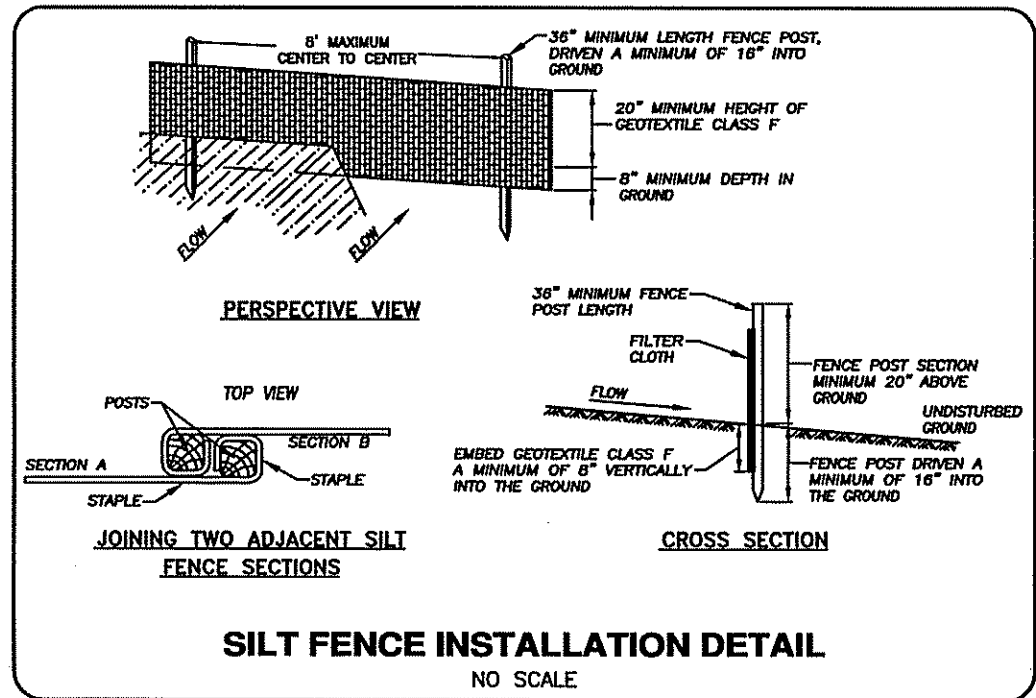
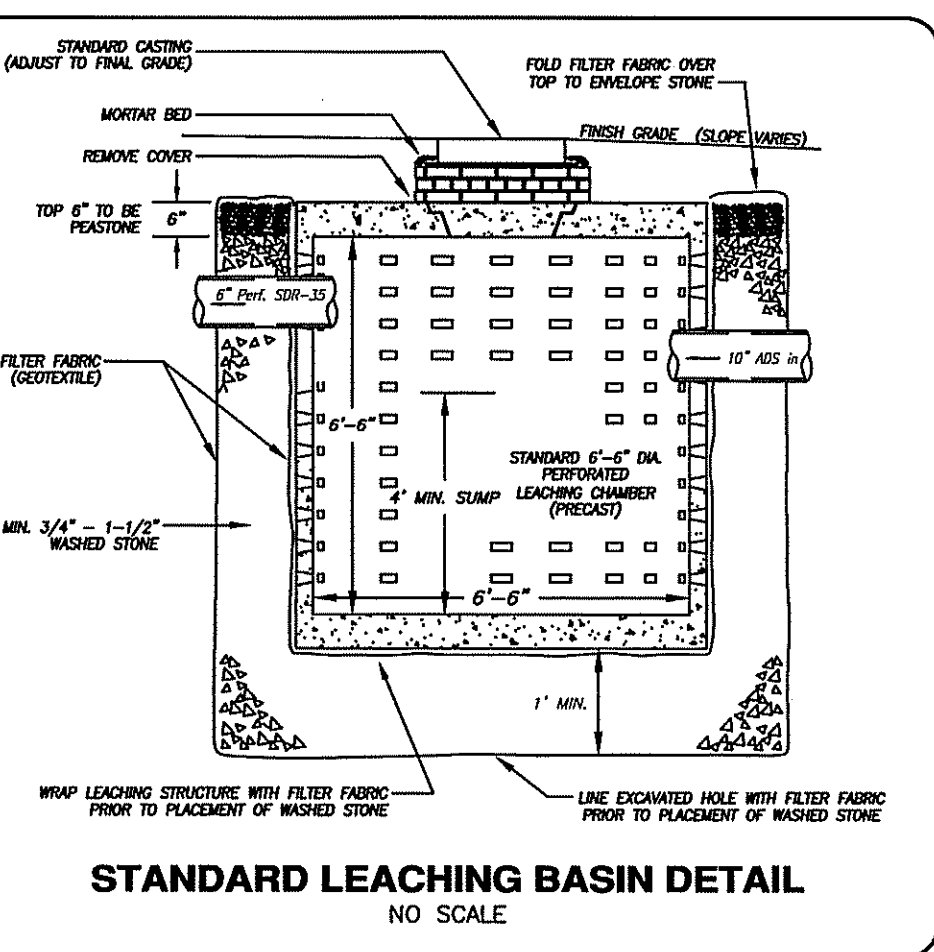
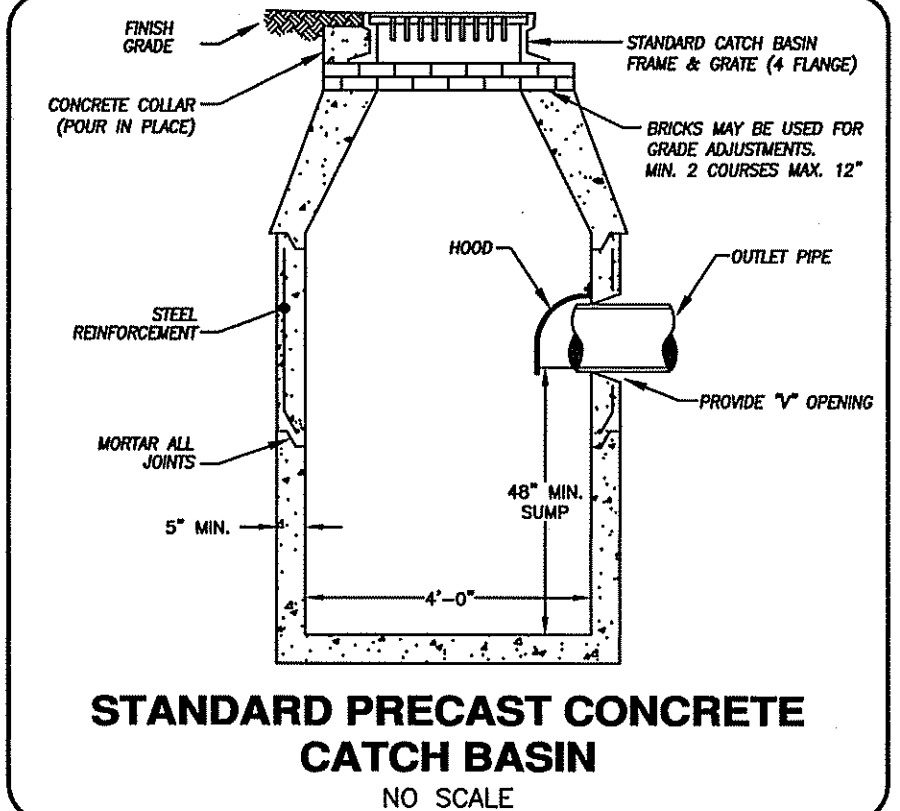
Contractor to install 20 l.f. of Swift Drain Model 600 with C.I. grates as per manufacturer's specifications

Contractor to remove existing concrete slab and driveway and install 3,370± s.f. parking area expansion per detail this page



Waivers requested:

- §7.1.5 (o)
- 1.) Lighting Plan with Luminaire Schedule.
 - 2.) Elevations showing the front, rear and sides of the building design.
 - 5.) Traffic Study due to size of operation.



4/22/2022

Legend

- - - Existing Property Line
- - - Existing Street E.O.P. Line
- - - Proposed Silt Fence
- - - Existing 10 ft. contour
- - - Existing 1 ft. contour
- Existing Concrete Bound Iron Pin - to be set
- ⊕ Prop. Finish Grade Elevation
- x xx.x Exst. Grade Elevation
- D.S. Existing downspout
- - - Existing vinyl fence (±)

Owner & Applicant:
JACOBS, JAMIE & RICHARD
 951 CENTER STREET
 LUDLOW, MA 01056
 (413) 530-7970
 Ludlow Assessor MAP I.D. - 12D-3550-53-0
 Current Zoning - BUS-B

AREA OF LOT	7,489 SF.
AREA OF BUILDING 1 (SINGLE FLOOR)	1,181 SF.
MAX. AREA TO BE USED FOR SELLING/OFFICES,....	400 SF.
EMPLOYEES (MAX.)	6
SEATING CAPACITY	3
SLEEPING CAPACITY	0
REQUIRED PARKING	6 SPACES
EXISTING PARKING ON SITE	4 SPACES
PROPOSED PARKING ADDED ON SITE	8 SPACES
EXISTING PARKING ON STREET	3 SPACES
TOTAL NUMBER OF PARKING SPACES	11 SPACES
NUMBER OF SHRUBS ON SITE & ON PLAN	7
NUMBER OF TREES ON SITE & ON PLAN	1

** ALL deliveries will be made through the proposed parking lot.

ENGINEERING & LAND SOLUTIONS, INC.
 CONSULTING ENGINEERS & Environmental Specialists
 P.O. Box 11 • Ludlow, MA 01056
 P. 413-547-8988 E. MIKE@ELSNOW.Com

HORIZONTAL: 1" = 10'	VERTICAL: NA
DESIGN BY: MP	DATE: 4/42/2022
DRAWN BY: MP & PS	PROJECT NO.: 21-136
CHECKED BY: MP	SURVEY BOOK: ELS 21

**SITE PLAN
EXISTING & PROPOSED
CONDITIONS**

**193 CENTER STREET
LUDLOW, MA**
for
JAIME JACOBS

SHEET No.
1 of 1