

NOTES

- THE RECORD OWNERS OF THE SUBJECT PARCEL ARE DAVID G. BELANGER & MYONG O. BELANGER. SEE LAND COURT CERTIFICATE #32911.
- THE PROPERTY LINES SHOWN HEREON ARE BASED UPON LAND COURT PLAN 18127B & 18127E.
- THE EXISTING BUILDING(S) SHOWN HEREON ARE BASED ON AN APPROXIMATE MEASUREMENT OF THE OUTSIDE PERIMETER OF THE EXISTING STRUCTURES. THE ACTUAL LOCATION OF THE EXISTING BUILDING WALLS AND CORNERS SHOULD BE VERIFIED IN THE FIELD PRIOR TO ANY CONSTRUCTION WORK THAT WOULD ABUT OR TAKE PLACE ADJACENT TO THE EXISTING BUILDING(S). IF THE PLAN HEREON IS USED FOR CONSTRUCTION LAYOUT PURPOSES, THE PARTIES CONDUCTING LAYOUT SHALL CONTACT R. LEVESQUE ASSOCIATES INC. PRIOR TO SAID LAYOUT TO DETERMINE PROPER CONTROL. PLEASE NOTE WHILE THE BUILDING(S) ARE SHOWN TO BE SQUARE, IT SHOULD NOT BE ASSUMED THAT THE WALLS ARE SQUARE OR PLUMB. R. LEVESQUE ASSOCIATES TAKES NO RESPONSIBILITY FOR THIRD PARTY LAYOUT OF THE PLAN SHOWN HEREON.
- THIS PLAN HAS BEEN PREPARED FOR SITE PLANNING PURPOSES AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.
- SUBJECT PARCEL CONTAINS 15,769 S.F. ACCORDING TO THE TOWN OF LUDLOW ASSESSORS RECORDS.
- THE SUBJECT PROPERTIES SHOWN HEREON MAY BE SUBJECT TO RIGHTS AND EASEMENTS AS CONTAINED IN THE VARIOUS DEEDS OF RECORD DESCRIBING SAID PROPERTIES. THE LOCATION AND EXTENT OF ANY SUCH RIGHTS AND EASEMENTS IS NOT THE SUBJECT OF THIS PLAN.
- THE EXISTING CONDITIONS INFORMATION SHOWN IS BASED UPON A TOPOGRAPHIC SURVEY PERFORMED BY R. LEVESQUE ASSOCIATES, INC. ON APRIL 28, 2021.
- THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, DIGSAFE MARKINGS AND AVAILABLE RECORD DATA. R. LEVESQUE ASSOCIATES, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. R. LEVESQUE ASSOCIATES, INC. FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HERE ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION.
- ADJACENT PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM THE ABOVE-NOTED PLAN AND THE TOWN OF LUDLOW MUNICIPAL GIS WEBSITE.
- SUBJECT PARCEL IS ZONED AGRICULTURE ACCORDING TO THE TOWN OF LUDLOW ZONING MAP.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD ZONE AREA ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 25013C0217E - EFFECTIVE DATE: JULY 16, 2013.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) JURISDICTION.

Use & Parking Table		
TYPE (MINIMUM)	EXISTING	NOTES
BUILDING AREA	1,750 s.f. (footprint)	
MAXIMUM AREA OF BUILDING TO BE USED FOR SELLING, OFFICES, BUSINESS, INDUSTRIAL OR OTHER USES, IF APPLIC.	±1,600 s.f.	
MAXIMUM # OF EMPLOYEES	12	
HOURS OF OPERATION	24 hrs.	
MAXIMUM SEATING CAPACITY (IF APPLICABLE)	N/A	
MAXIMUM SLEEPING CAPACITY (IF APPLICABLE)	N/A	
REQUIRED PARKING SPACES* (PER § 6.4)	8	11 (INCL. 1 HC SPACE)
NUMBER OF TREES/SHRUBS	ARBORVITAE HEDGEROW	ALONG NLY. & SLY. PROP. LINES
NUMBER OF TREES/SHRUBS SHOWN ON PLAN	ARBORVITAE HEDGEROW	ALONG NLY. & SLY. PROP. LINES

* SERVICE = 1 SPACE / 200 S.F. (1,600 / 200) = 8 SPACES

ZONING REVIEW - Agriculture

TYPE (MINIMUM)	REQUIRED	PROPOSED
LOT AREA	40,000 s.f.	15,769 s.f.
FRONTAGE	140'	120.00'
FRONT YARD	40'	54.7'
SIDE YARD	20'	28.8'
REAR YARD	40'	22.2'

LAYOUT NOTES

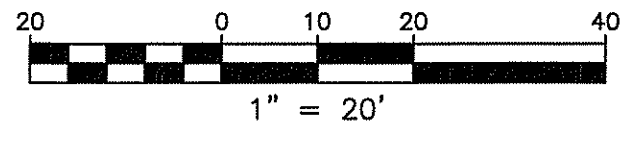
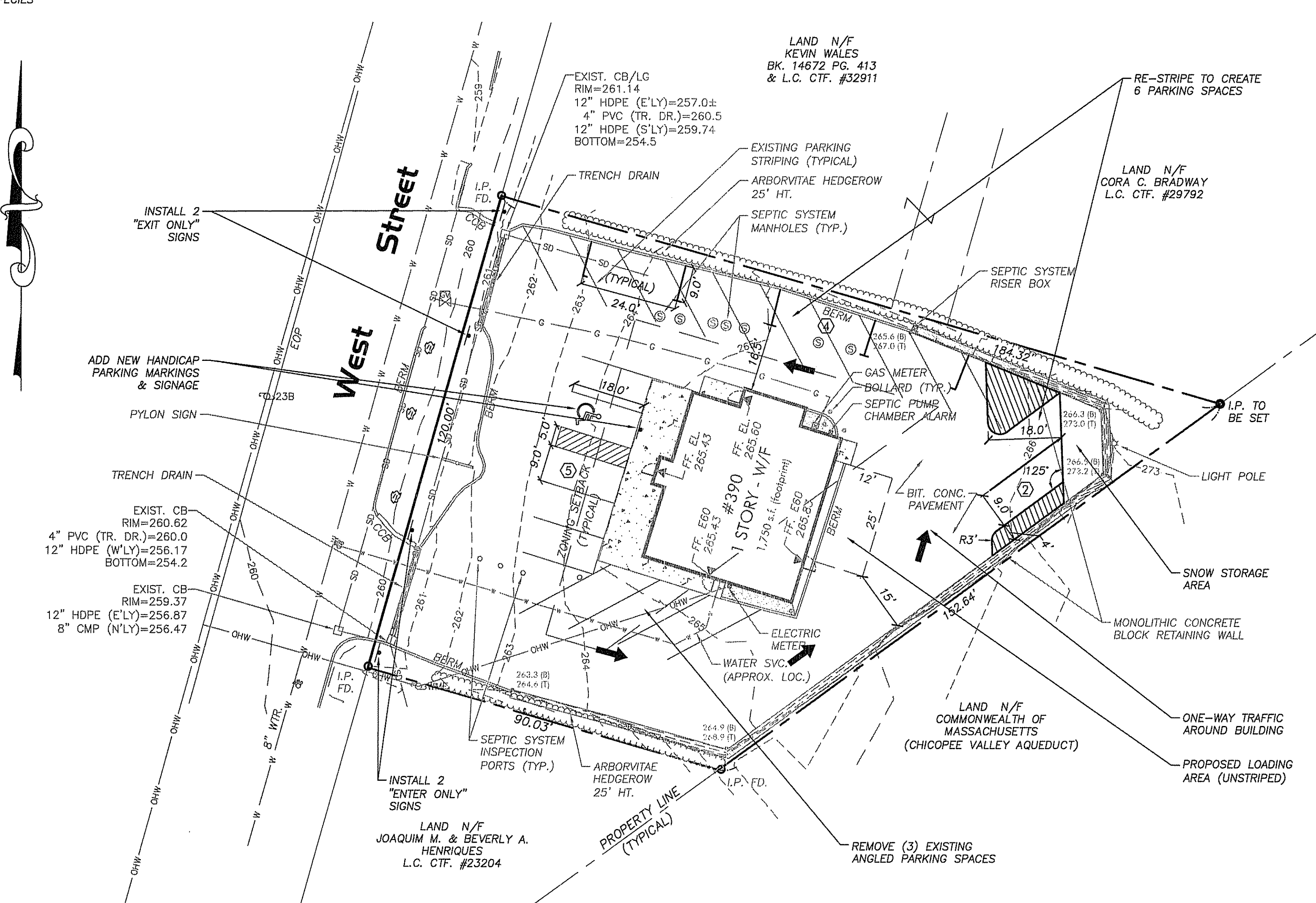
- SITE CONTRACTOR SHALL REFER TO REMAINING PLAN SET FOR INFORMATION REGARDING SITE LAYOUT.
- IT SHALL BE THE SITE CONTRACTORS RESPONSIBILITY TO CROSS REFERENCE INFORMATION CONTAINED IN OTHER SHEETS WITH SITE INFORMATION SHOWN HEREON.
- PRIOR TO SUBMITTING THEIR BID FOR CONSTRUCTION, THE SITE CONTRACTOR SHALL COMMUNICATE ANY DISCREPANCIES BETWEEN THE PROPOSED DESIGN AND THE SAID SPECIFICATIONS WITH THE PROJECT PROPONENT AND LANDSCAPE ARCHITECT/ENGINEER. SHOULD THE SITE CONTRACTOR FAIL TO COMMUNICATE ANY DISCREPANCIES, HE/SHE SHALL BE RESPONSIBLE FOR ANY COSTS RESULTING FROM SAID DISCREPANCY.

SIGNAGE AND PAVEMENT MARKING NOTES

- STRIPE ALL PARKING AREAS AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, CROSSWALKS, AND ACCESSIBLE ROUTE MARKINGS AND SYMBOLS USING WHITE TRAFFIC PAINT. PAINTED ISLANDS, FIRE LANES, AND TRAVEL WAY CENTERLINES SHALL BE PAINTED USING YELLOW TRAFFIC PAINT. ALL TRAFFIC PAINT SHALL CONFORM TO AASHTO M248 TYPE "N".
- STOP BARS SHALL BE 12" WIDE (WHITE).
- ALL PARKING STALL LINES SHALL BE 4" WIDE (WHITE).
- ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", MASSDOT, STATE BUILDING CODE AND ADA REQUIREMENTS, AND AS SHOWN ON THE PLANS & DETAILS.

ACCESSIBILITY NOTES

- ALL ACCESSIBLE ROUTES, TRANSITIONS, AND ACCESSIBLE PARKING/LOADING AREAS, INCLUDING ALL ENTRANCES TO BUILDING, SHALL ADHERE TO 521 CMR.
- SHOULD THE ARCHITECT PROVIDE ADDITIONAL ENTRANCES OR MEANS OF EGRESS, ADDITIONAL ACCESSIBLE ROUTES MAY BE REQUIRED.
- IT IS THE RESPONSIBILITY OF THE ARCHITECT AND CONTRACTOR TO NOTIFY THE ENGINEER AND LANDSCAPE ARCHITECT OF ANY CHANGES TO THE PROPOSED BUILDING THAT WOULD AFFECT THE ACCESSIBILITY REQUIREMENTS OF THE PROPOSED SITE.
- THE CONTRACTOR SHALL REVIEW IN DETAIL THE REQUIREMENTS OF 521 CMR AND SHALL BE RESPONSIBLE FOR CONFORMANCE WITH SAID REGULATIONS.



S:\Projects\2021\12\10427 - Cardaropoli - 390 West St, Ludlow\Civil\3D\12\10427 - SITE.dwg

RLA
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 Landscape Architects
 Civil Engineers - Land Surveyors
 Environmental Consultants
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 40 School Street
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 rland.com

SITE PLAN

**390 West Street - Assessors parcel ID 8508
 Ludlow, Mass.**

PREPARED FOR:
 Ms. Annunziata Cardaropoli
 36 Edgewood Street
 Three Rivers, MA 01080

ISSUANCE DATE: May 12, 2021
 REVISIONS: _____ DATE: _____
 A. As per Planning Dept. comments 05/19/21

RESERVED FOR PLANNING BOARD APPROVAL

DATE: _____

 sm-ccol
 LUDLOW PLANNING BOARD

DRAFTED BY: J.W.M.

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SCALE: 1" = 20'

RLA PROJ. NUMBER: 210427

DRAWING#	REV.
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