

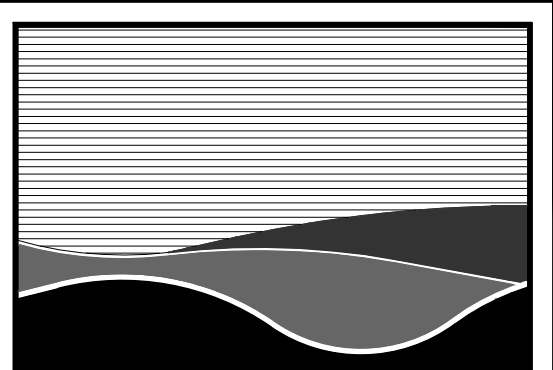
ZONING REVIEW - Business A (BA)

TYPE (MINIMUM)	REQUIRED	PROPOSED
AREA	30,000 FT ²	2.85± ACRES
FRONTAGE	50 FT	283± FT
FRONT YARD	25 FT	82 FT
SIDE YARD	20 FT	24 FT
REAR YARD	25 FT	829 FT
HEIGHT (MAX)	MA BUILDING CODE	1 STORY
BUILDING COVERAGE (MAX)	25 FT	6%
PARKING	29*	29

*PARKING REQUIREMENT:
 RETAIL - 1 space per 200 SF gross floor area
 5,040 SF / 200 SF = 25.2 ≈ 26 REQUIRED SPACES
 RESTAURANT - 1 space per 4 seats
 12 SEATS / 4 = 3 REQUIRED SPACES

- NOTES**
1. THE RECORD OWNER OF THE SUBJECT PARCELS IS TRACEY A BLAIR - TRUSTEE. SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK 4577 PAGE 397.
 2. THE PROPERTY LINES SHOWN HEREON ARE BASED UPON MASS GIS AND ARE APPROXIMATE.
 3. THIS PLAN HAS BEEN PREPARED FOR SITE PLANNING PURPOSES AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.
 4. SUBJECT PARCELS CONTAIN 2.85± ACRES.
 5. 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.
 6. WETLANDS BY MASS GIS AND ARE APPROXIMATE.
 7. THE EXISTING CONDITIONS INFORMATION SHOWN IS BASED UPON NOAA LIDAR.
 8. ADJACENT PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM LUDLOW GIS AND ARE APPROXIMATE.
 9. SUBJECT PARCEL IS ZONED BUSINESS A (BA) ACCORDING TO LUDLOW GIS.
 10. THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD ZONE AREA ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 25013C0236E - EFFECTIVE DATE: 7/16/2013.
 11. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) JURISDICTION.

S:\Projects\2024\240550 - Bolotin - Minnie Family Trust - 430 and 434 Center St., Ludlow\05 Civil 3D\240550 - SITE.dwg



RLA
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 Environmental Consultants

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CONCEPT LAYOUT PLAN

**430 & 434 Center Street
 Ludlow, MA
 Map 158 Parcels I26 & I29**

PREPARED FOR:

Minnie Family Trust
 c/o Ben Bolotin
 28 Church Street
 Winchester, MA 01890

ISSUANCE DATE: August 8, 2024

REVISIONS:	DATE:

DRAFTED BY: M.B.

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SCALE: As Noted

RLA PROJ. NUMBER: 240550

DRAWING#	REV.
C-4	-