

The Location Of All Underground Utilities Shown Are Approximate And Are Based Upon A Field Survey And Compilation Of Plans Of Record. Berkshire Design Group, Inc. Does Not Warranty The Location Of All Utilities Depicted. Only Record Information Provided By The Respective Utility Owner And Independently Verified By Berkshire Design Group, Inc. Is Shown Hereon. The Contractor, Engineer, Or Architect Prior To Commencement Of Construction Or Design, Shall Verify The Location Of All Utilities And Contact Dig Safe At 1-888-344-7233.

- Reference Plans**
1. Land 34 Line North-Side Between Chestnut & Sewall Sts., Ludlow, Mass., Established by County Commissioners' Deed: December 1938 By P.L. Wood, Engineer And Recorded In Plan Book 17, Page 96.
 2. Town Of Ludlow, Mass., Memorial Drive Prepared For Ludlow Board Of Selectmen' Deed: February 1973 By Robert F. Welch, R.L.S. And Recorded In Plan Book 142, Page 123.
 3. Plan Showing Land In Ludlow Owned By Ludlow Hospital Society' Deed: December 1974 By Paul L. Wood, Engineer And Recorded In Plan Book 156, Page 101.
 4. 'Completed Plan Owner Ludlow Hospital Society Location: Ludlow, Mass.' Deed: August 11, 1975 By Marion C. Smith R.L.S. And Recorded In Plan Book 164, Page 28.
 5. 'Plan Of Land In Ludlow, Massachusetts Hampden County Prepared For David L. Hanson, Trustee For Ludlow Hospital Society, Inc.' Deed: January 24, 1996 By Almer Hurdley, Jr. & Associates, Inc. And Recorded In Plan Book 298, Page 28.
 6. 'ALPHANUMERICAL Land Title Survey 22 Chestnut Street, Ludlow, Massachusetts Surveyed For Stevens Senior Housing Of Ludlow, Inc. Town Of Ludlow (Owner)' 2 Sheets, Deed: July 15, 2013 By Robert Engineering, Inc. And Recorded In Plan Book 383, Pages 69 & 70.
 7. 'Ludlow A Map Showing Easement Area To Be Drawn To Western Massachusetts Electric Company Across Property Of Stevens Senior Housing Of Ludlow, Inc. Sewall Street - Ludlow, MA' Deed: January 18, 2014 By A. Lavoie Associates, Inc. And Recorded In Plan Book 370, Page 38.

- Notes**
1. The Site Plan Depicted Hereon Was Obtained By A Field Survey Between December 23, 2017 And January 2, 2018 By The Berkshire Design Group, Inc.
 2. The Purpose Of This Plan Is To Provide A Plan Illustrating The Surveyors Interpretation Of Constructed Improvements, Natural Features, Observable Monuments, Obsolete Plans And Deeds Of Record, Witness Testimony, And Any Other Plans And Deeds Which May Affect The Locus Property At The Time And Date Of The Partial Field Survey.
 3. This Plan Does Not Show Any Unrecorded Or Unwritten Easements Which May Exist. A Reasonable And Diligent Attempt Has Been Made To Observe Any Approved, Visible Lines Of The Locus; However, The Designer Does Not Assume A Guarantee That No Such Easements Exist.
 4. The Plan And Survey Were Prepared Using GNSS And Commercial Survey Methods. A Least Squares Total Station Was Used Having An Accuracy Of 5" And 5 PPM. A Leica CL14 Network RTK Was Used Having Subcentimeter Accuracy.
 5. The Basis Of Bearings, Azimuths, And The North Arrow Shown Hereon Is The Massachusetts State Plane Coordinate System (NAD83). The Basis Of The Elevations Depicted Hereon Is A Grid Separation Calculation Based On Geoid (1984) Reading In NAVD83.

The Berkshire Design Group, Inc.
 Landscape Architecture
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Do not scale drawing for quantity take-offs or construction. Use written dimensions only. If dimensions are inconclusive, contact The Berkshire Design Group, Inc. for clarification.

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MID AMERICA PROPERTIES, LLC

14 CHESTNUT PLACE
 LUDLOW, MA

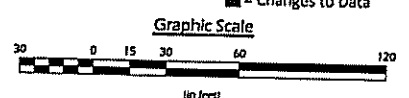
APPROVAL: THE TOWN OF LUDLOW PLANNING BOARD

KATHLEEN HOULE _____

DATE _____

SITE PLAN REQUIREMENTS	58 SEWALL ST
AREA OF LOT	13,641 SF
SITE PLAN REQUIREMENTS	14 CHESTNUT PLACE
AREA OF LOT	24,833 SF
AREA & SIZE OF BUILDING	27,452 SF
MAX. AREA OF BUILDING USED	100 SF DIALYSIS LAB 700 SF VALLEY OPP. OFFICE 5,012 SF DIALYSIS CLINIC
MAX. # OF EMPLOYEES	15 - DIALYSIS CLINIC 2 - VALLEY OPP. OFFICE
MAX. SEATING CAPACITY	N/A
MAX. SLEEPING CAPACITY	112
# OF PARKING SPACES REQ.	92
# OF PARKING SPACES EXISTING	147
# OF TREES &/OR SHRUBS	48 SHRUBS, 5 TREES
# OF TREES &/OR SHRUBS SHOWN ON PLAN	48 SHRUBS, 5 TREES

■ = Changes to Data



Revisions 10/23/2018
 2/6/2019 Changes to Tenant/Occupancy Data
 4/21/2021 Changes to Tenant/Occupancy Data

Date: 10.11.2018	Sheet Number
Scale: 1"=30'-0"	LO02
Drawn By: TT/JAS	
Checked By: P/W	

David R. Enberg, PLS 847142 Date _____