

DATE: SM-0606

Zoning Summary Chart		
Zoning Ordinance Requirements-Industrial A	Town Zoning Regulations	Provided
LOT REQUIREMENTS:		
MINIMUM LOT AREA	40,000 SF	50,668 SF
MINIMUM LOT FRONTAGE (CORNER LOT)	50'	266' / 326'
BUILDING SETBACK REQUIREMENTS:		
MINIMUM FRONT YARD	25'	25.5'
MINIMUM SIDE YARD	20'	74.7'
MINIMUM REAR YARD	25'	71.6'
MAXIMUM BUILDING HEIGHT	55' - TYPE III	26'-0"
BUILDING INFORMATION:		
BUILDING SIZE		9,386 SF
MAXIMUM AREA FOR SELLING OFFICES, BUSINESS, INDUSTRIAL, OR OTHER	100% PROFESSIONAL OFFICE	
NUMBER OF EMPLOYEES		25
SEATING CAPACITY		NOT APPLICABLE
SLEEPING CAPACITY		NOT APPLICABLE
PARKING REQUIREMENTS:		
MINIMUM PARKING SPACE SIZE	9'x18'	9'x18'
PROFESSIONAL, BUSINESS, INSURANCE OFFICES AND BANKS, (1) SPACE FOR EVERY 400 SF OF GFA, EXCLUSIVE OF BASEMENTS AND GARAGES USED SOLELY FOR UTILITY AND STORAGE PURPOSES.	31 TOTAL	52 TOTAL
NUMBER OF TOTAL SPACES REQUIRED TO BE ACCESSIBLE SPACES FOR BETWEEN 31 - 75 STANDARD SPACES	3	3
DESIGNATED PATIENT DROP SPACE	NA	1
LANDSCAPING REQUIREMENTS:		
NUMBER OF TREES	8	
NUMBER OF SHRUBS	121	
NUMBER OF PERENNIALS & GRASSES	156	
MINIMUM FRONT YARD BUFFER	10'	21'
MINIMUM SIDE YARD BUFFER	5'	7.4'
MINIMUM REAR YARD BUFFER	5'	9.5'
MINIMUM LANDSCAPED OPEN SPACE WITHIN GROSS PARKING AREA	6%	13%

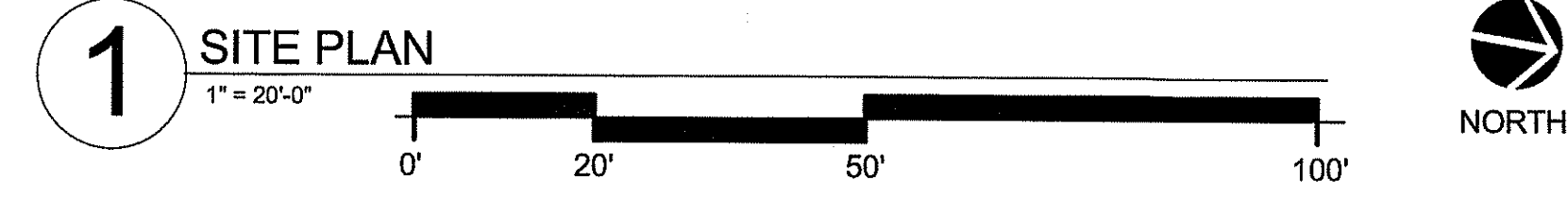
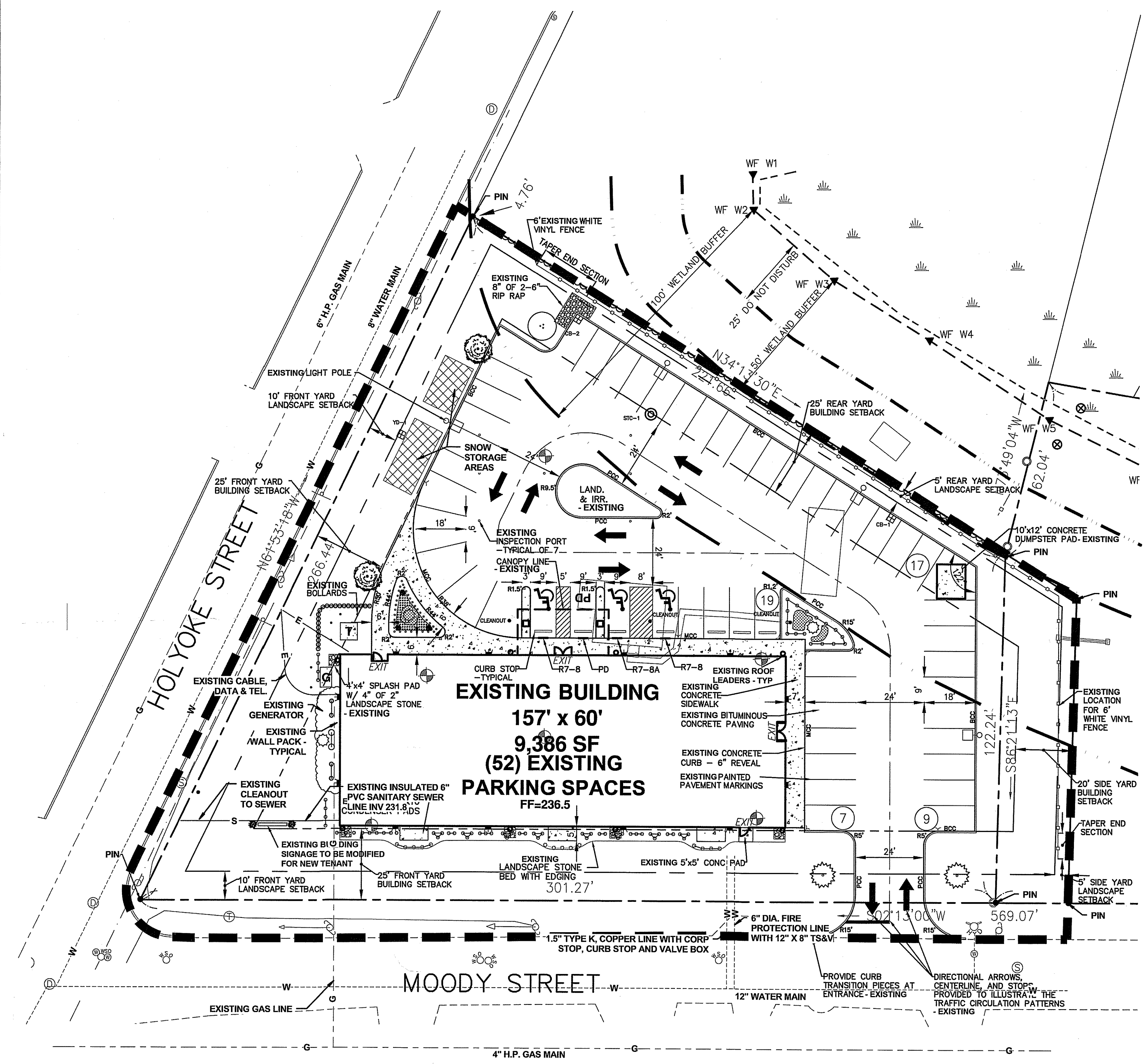
Sign Summary			
Desc.	MUTCD Number	Specification Width	Specification Height
PARKING	R7-8	12"	18"
VAN ACCESSIBLE	R7-8A	12"	6"
PATIENT LOADING AND UNLOADING ONLY		12"	18"

PROPOSED MODIFICATIONS FOR:

NEOS
1 MOODY STREET
LUDLOW, MA 01056

Architectural
INSIGHTS
Architects Planners Interiors

3 Converse Street, Palmer, MA 01069
413-263-2553 fax 413-269-9993
e-mail: admin@architectural-insights.com



- NOTES:
- BASE SURVEY INFORMATION PROVIDED BY ASSOCIATED BUILDERS, INC. BY HERITAGE SURVEYS, INC.; job# 5029-110921, DRAWING 5029asblt, date 8/7/2012.
 - ALL EXISTING VEGETATION TO REMAIN; NO PROPOSED MODIFICATIONS.
 - DELIVERIES TO BE PROVIDED AT MAIN ENTRANCE.
 - EXISTING PARKING AREA AND STORMWATER SYSTEM TO REMAIN.
 - EXISTING PERIMETER FENCING TO REMAIN.
 - EXISTING BUILDING FACADES TO REMAIN WITHOUT MODIFICATION.
 - EXISTING LIGHTING LAYOUT TO REMAIN.

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SITE PLAN INFORMATION	
AREA OF LOT:	1.164 ACRES
AREA OF BUILDING:	9,429 S.F.
EXISTING USE:	BUSINESS (PRIOR SPECIAL PERMIT ISSUED FOR INSTITUTIONAL I-1 IN 2021)
PROPOSED USE:	BUSINESS
PARKING PER MEDICAL OFFICE USE:	52 SPACES EXISTING (1 SPACE / 300 GROSS SF, TABLE 6.4.2, LUDLOW ZONING; 32 REQUIRED)
ZONING:	INDUSTRIAL A
ABUTTERS:	HENRY & SHEILA PALMER 522 HOLYOKE STREET, LUDLOW, MA 01056 CURIO NATALONI - TRUSTEE (45 MOODY STREET) 1045 BOSTON ROAD, SPRINGFIELD, MA 01119

No.	Description	Date
Revisions		

PLANNING SUBMISSION

Sheet Title:
SITE PLAN

Issue Date:
1/7/2022

Printed on: 1/10/2022 9:15:24 AM

Project No.: 22-04

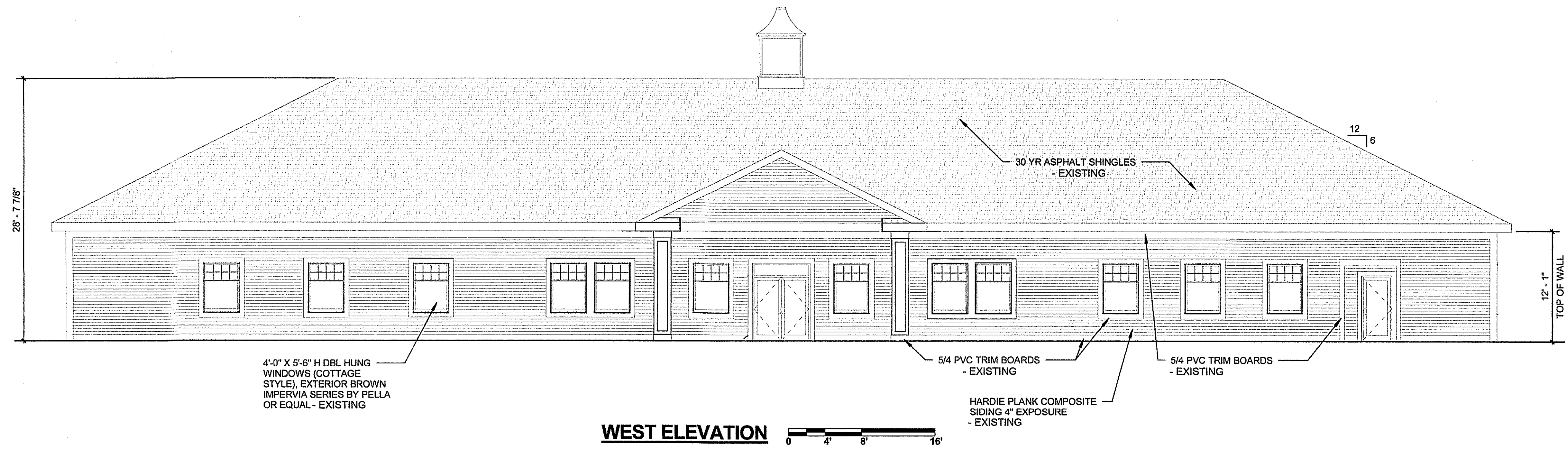
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Checked By: RSH

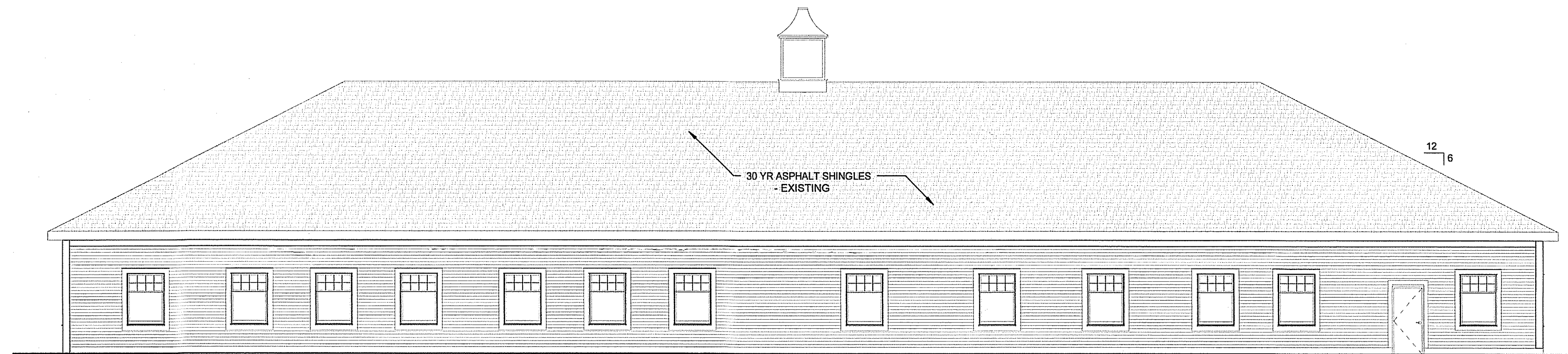
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DATE:

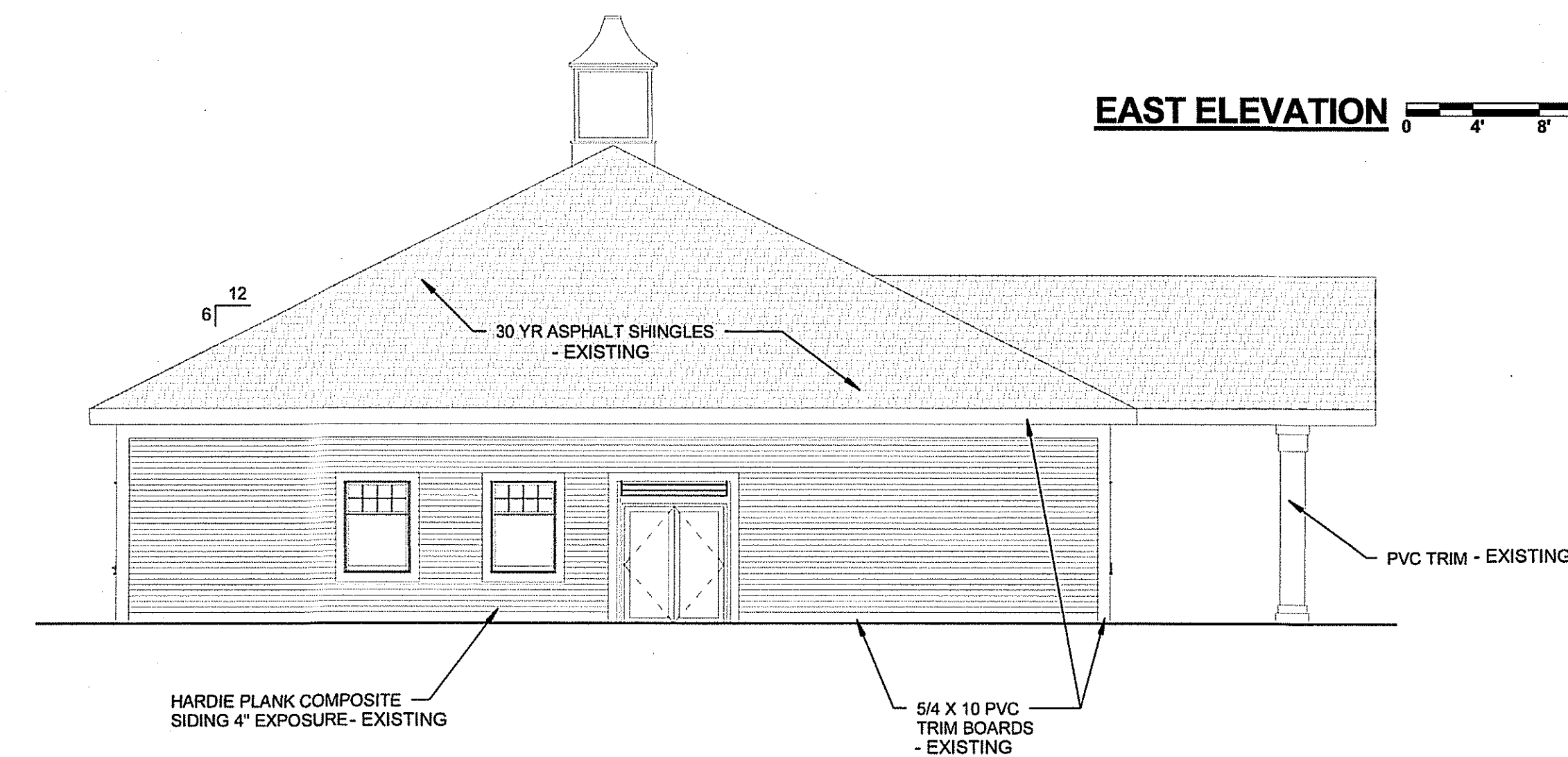
SM-0606



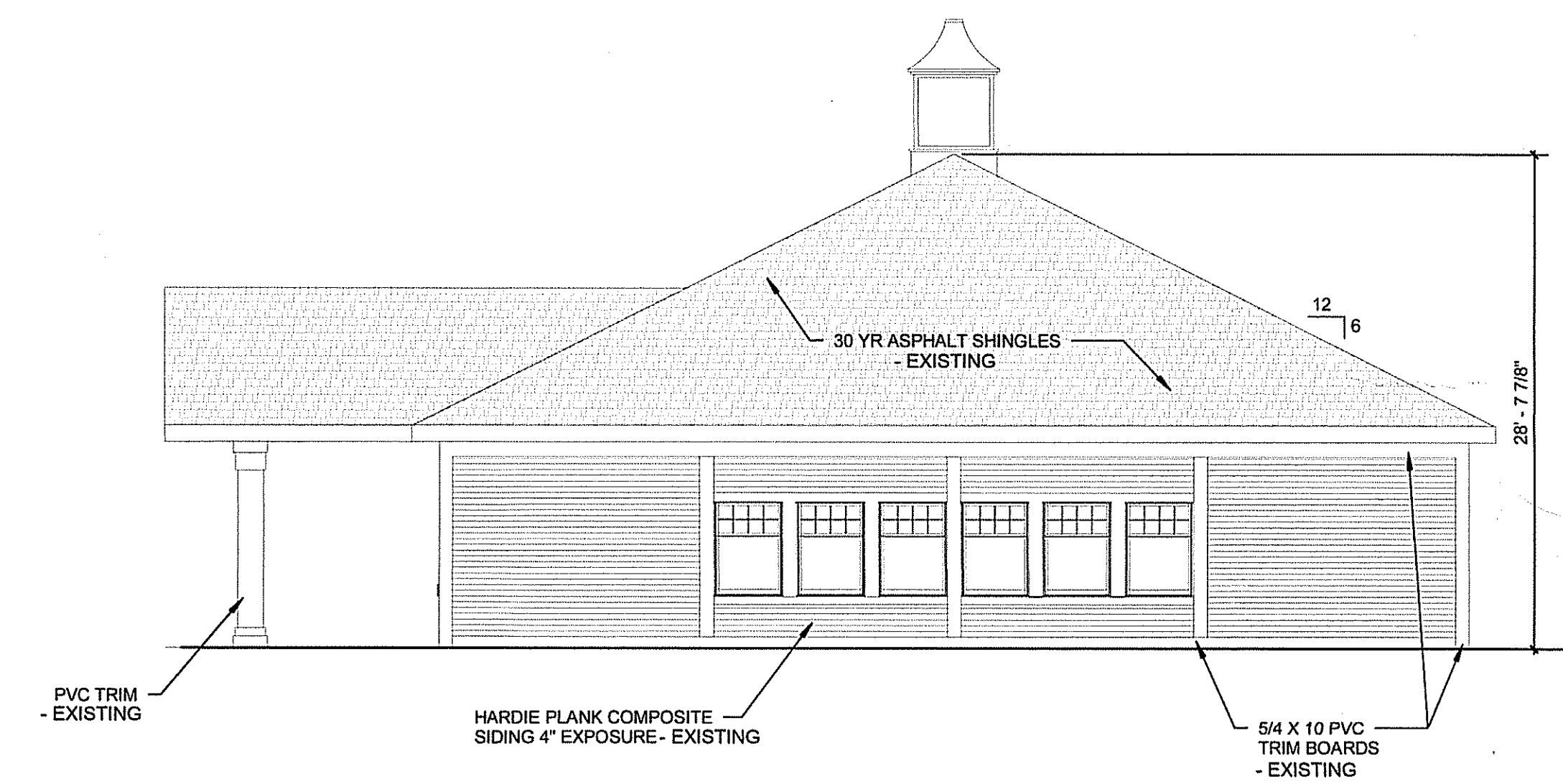
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



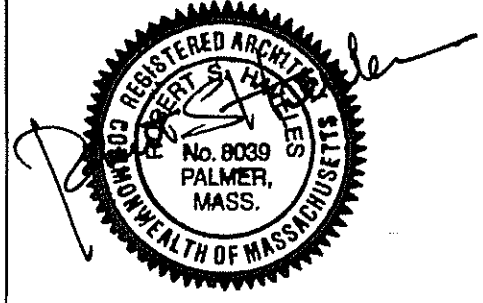
SOUTH ELEVATION

NOTE: NO MODIFICATIONS TO EXISTING ELEVATIONS ARE PROPOSED.

PROPOSED MODIFICATIONS FOR:

NEOS
1 MOODY STREET
LUDLOW, MA 01056

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413-283-2553 fax 413-289-8993
e-mail: admin@architectural-insights.com

No.	Description	Date

Revisions
PLANNING SUBMISSION

Sheet Title:
EXISTING EXTERIOR ELEVATIONS

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