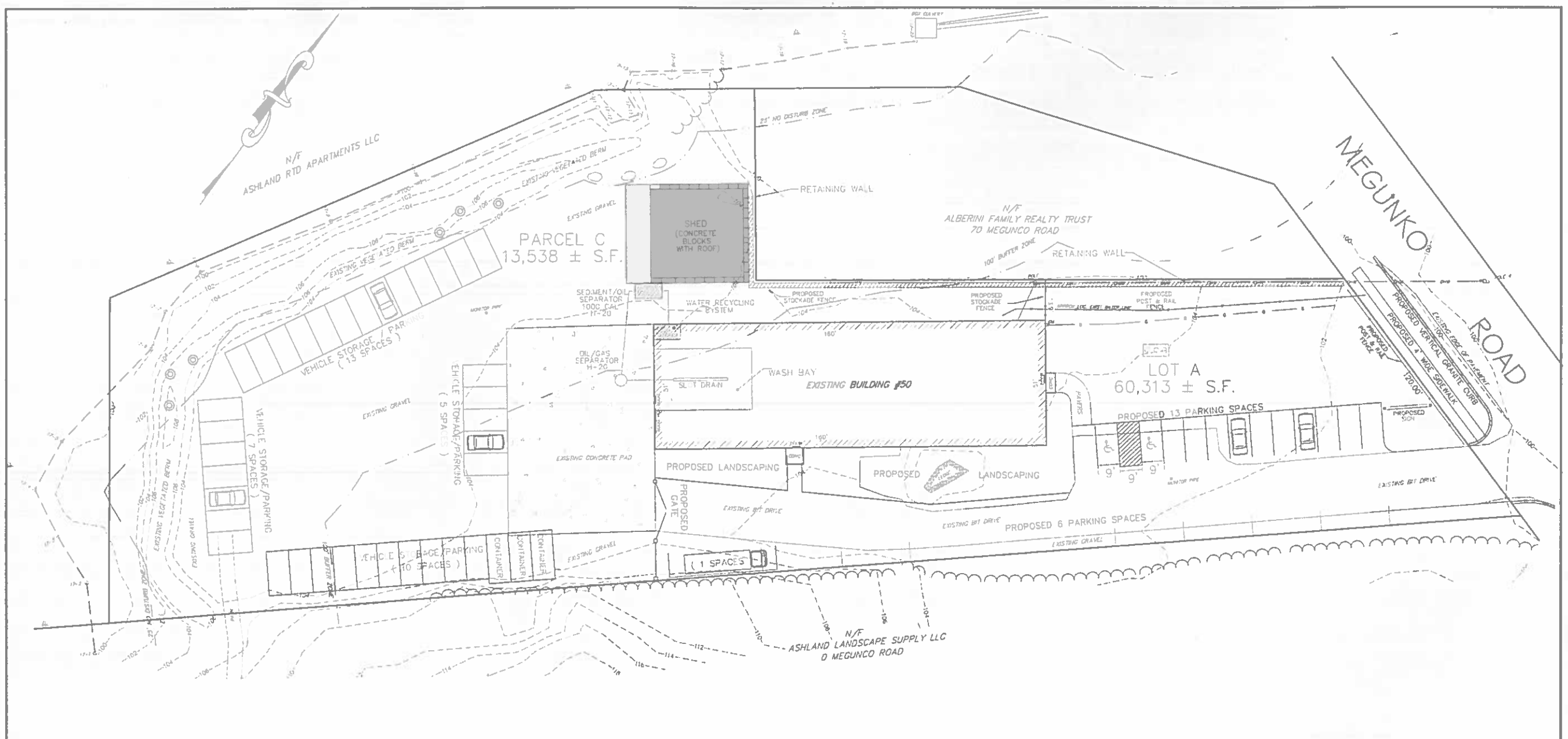

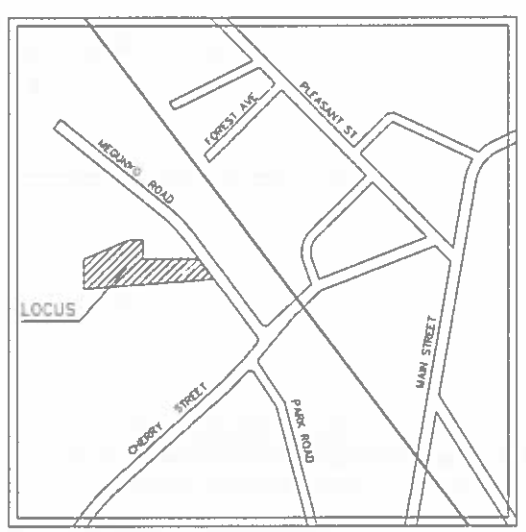

LOCUS MAP
N.T.S.

APPLICANT:
MIKE McCLEMENTS
183 MEGUNKO ROAD
ASHLAND, MA 01721

TENANTS:
MIKE'S COLLISION INC.
MIKE'S AUTO RENTAL
MIKE'S AUTO SALES
FERRARO TOWING AND RECOVERY
TYLER'S LAWN CARE INC.

ZONING DATA:

INDUSTRIAL (I)

	REQUIRED	PROVIDED
LOT AREA:	30,000 S.F.	60,313 S.F.(Lot A) 13,538 S.F.(Parcel C) 73,851 S.F.(Total)
LOT FRONTAGE:	150 FT.	160 FT.
SETBACKS:		
FRONT:	40 FT.	125.9 FT
SIDE:	30 FT.	13.9 FT.(Existing)
REAR:	30 FT.	222.9 FT.

BUILDING COVERAGE: 8,130 S.F. (11.0%)

IMPERVIOUS COVERAGE: 22,995 S.F. (31.1%)

ASSESSOR'S REFERENCE:
MAP 13, PARCEL 139
MAP 13, PARCEL 141

DEED REFERENCE:
SOUTH MIDDLESEX COUNTY REGISTRY OF DEEDS
Bk. 71024, Pg. 444

PLAN REFERENCE:
PLAN No. 1007 OF 1973, Bk.12502 Pg.317

OWNER OF RECORD:
ASHLAND 50 MEGUNKO ROAD, LLC
c/o CHRIS KOTSIOPOULOS
139 COUNTRY DRIVE
WESTON, MA 02493

ZONING CLASSIFICATION:
RAIL TRANSIT DISTRICT "D"
INDUSTRIAL
AREA: 30,000 S.F.
FRONTAGE: 150'

APPROVED BY THE
ASHLAND PLANNING BOARD:

DATE :

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

No	DATE	DESCRIPTION

REVISIONS

JOYCE E. HASTINGS
3/22/23
JOYCE E. HASTINGS P.L.S.

ROBERT S. TRUAX
3/22/23
ROBERT S. TRUAX P.E.

MODIFED SITE PLAN
50 MEGUNKO ROAD
ASHLAND, MASSACHUSETTS

PREPARED FOR:
MIKE McCLEMENTS
183 MEGUNKO ROAD
ASHLAND, MA 01721

GLM Engineering Consultants, Inc
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100
F: 508-429-7160
www.GLMengineering.com

DRW.	JEH
JOB No	15,976-2023
DATE	MARCH 22 2023
SCALE	1"= 20'
SHEET	1 of 1
PLAN #	27,561A