

LOCUS MAP  
N.T.S.

**PLANTING SCHEDULE:**

Qty	Common Name	Latin Name	size
1	HERITAGE RIVER BIRCH	Betula nigra "Heritage"	8' clump
6	MOUNTAIN ANDROMEDA	Pieris floribunda	5 gallon
2	INKBERRY	Ilex glabra	5 gallon
6	PJM RHODODENDRON	Rhododendron PJM	5 gallon
6	SPOTTED CRANESBILL	Geranium maculatum	1 gallon
6	LANCELEAF COREOPSIS	Coreopsis lanceolata	1 gallon
2	RED OAK	Quercus rubra	1-1/2" caliper
2	FLOWERING CRAB	Malus 'Adirondak'	1-1/2" caliper

**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%)

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.

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

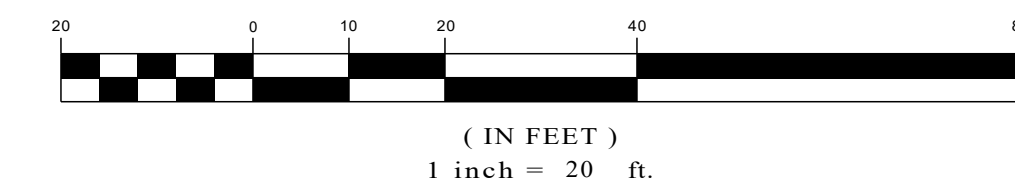
OWNER OF RECORD:  
ASHLAND 50 MEGUNKO ROAD, LLC  
c/o CHRIS KOTSIPOULOS  
139 COUNTRY DRIVE  
WESTON, MA 02493

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

APPROVED BY THE  
ASHLAND PLANNING BOARD:

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
DATE: \_\_\_\_\_

**GRAPHIC SCALE**



REVISIONS	DATE	DESCRIPTION
No. 1	6/5/2023	DESIGN REVIEW COMMITTEE COMMENTS

JOYCE E. HASTINGS P.L.S.

ROBERT S. TRUAX P.E.

**MODIFIED 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  
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www.GLMengineering.com

DRW.: JEH

JOB No. 15,976-2023

DATE: MARCH 22, 2023

SCALE: 1"= 20'

SHEET: 1 of 1

PLAN #: 27,561A