

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:**

LOT AREA:	REQUIRED	PROVIDED
	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

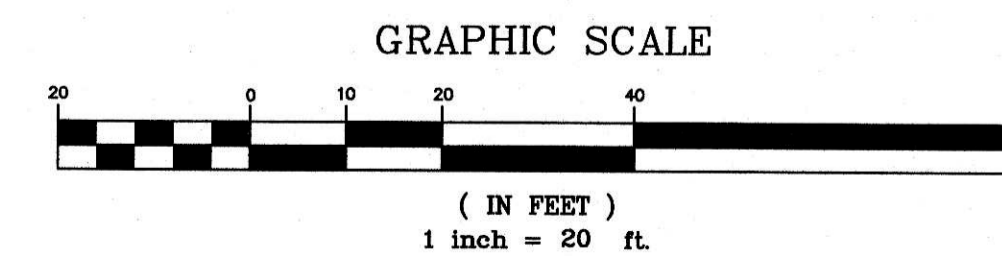
**PLAN REFERENCE:**  
PLAN No. 1007 OF 1973, Bk.12502 Pg.317

**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:

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



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



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  
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