

NO.	DATE	DESCRIPTION
1	9/11/2018	CONSERVATION COMMENTS
2	12/10/2018	PLUMBING INSPECTOR COMMENTS
3	12/17/2018	PLANNING BOARD



MODIFIED SITE PLAN
50 MEGUNKO ROAD
ASHLAND, MASSACHUSETTS
 PREPARED FOR:
 CHRIS KOTSIOPOULOS
 139 COUNTRY DRIVE
 WESTON, MA 02493



LOCUS MAP
N.T.S.

PROPOSED PLANTING SCHEDULE

- ⊙ - 6 - PROPOSED NATIVE PLANTINGS
- CHOOSE FROM THE FOLLOWING LIST OR AN ALTERNATIVE APPROVED BY THE ASHLAND CONSERVATION AGENT
- SWEET PEPPERBUSH - *Cedro alatifolia*
- GRAY DOGWOOD - *Comus racemosa*
- SWEET FERN - *Comptonia peregrina*
- COMMON JUNIPER - *Juniperus communis*

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

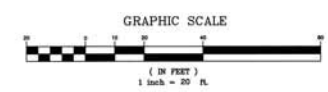
PLAN REFERENCE:
 PLAN No. 1007 OF 1973, Bk.12502 Pg.317

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'

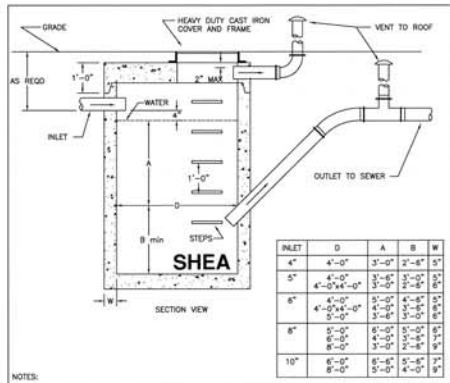
APPROVED BY THE ASHLAND PLANNING BOARD:

DATE: _____



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. 15976
 DATE: AUGUST 15, 2018
 SCALE: 1" = 20'
 SHEET: 1 of 2
 PLAN #: 27,264



NOTES:

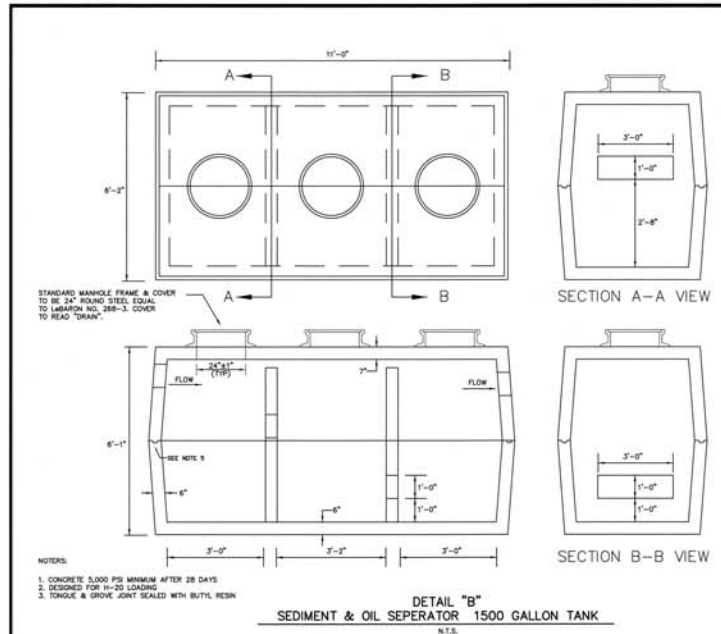
INLET	D	A	B	W
4"	4'-0"	3'-0"	2'-8"	3'
5"	4'-0"	3'-0"	3'-0"	3'
6"	4'-0"	3'-0"	3'-0"	3'
8"	4'-0"	3'-0"	3'-0"	3'
10"	6'-0"	5'-0"	4'-0"	3'

DETAIL "B"
OIL AND GREASE SEPARATOR (SheConcrete.com)
N.T.S.

- NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 2. MANHOLE DESIGN SPECIFICATIONS CONFORM TO LATEST ASTM C478 SPEC. FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."
 3. BUTYL RESIN JOINT CONFORMS TO LATEST ASTM C443 SPEC.
 4. STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC STEP CONFORMS TO LATEST ASTM C478 SPEC.
 5. PIPE NOT SUPPLIED.
 6. CONE SECTION AVAILABLE IN 4'-0" I.D. ONLY.
 7. FOR INLETS LARGER THAN 10" THE DESIGN AND DIMENSION WILL BE DETERMINED FOR EACH PARTICULAR CASE.

SEE ALSO DETAIL - 248CMR, 10.22, FIGURE 15:
ILLUSTRATION OF GASOLINE, OIL AND SAND SEPARATOR.

- NOTES:
1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
 2. DESIGN CONFORMS WITH 310 CMR 15.00, DEP TITLE 5 REGS. FOR SEPTIC TANKS.
 3. ALL REINFORCEMENT PER ASTM C1227-83.
 4. DESIGNED FOR H=20 LOADING.
 5. TONGUE & GROOVE JOINT SEALED WITH BUTYLE RESIN.
 6. TEES AND BIFYLES SOLD SEPARATELY.



NOTES:

1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS
2. DESIGNED FOR H=20 LOADING
3. TONGUE & GROOVE JOINT SEALED WITH BUTYL RESIN

DETAIL "B"
SEDIMENT & OIL SEPARATOR 1500 GALLON TANK
N.T.S.

NO.	DATE	DESCRIPTION
1	8/11/2018	CONSERVATOR COMMENTS
1	10/16/2018	PLUMBING INSPECTOR COMMENTS



MODIFIED SITE PLAN
50 MEGUNKO ROAD
ASHLAND, MASSACHUSETTS

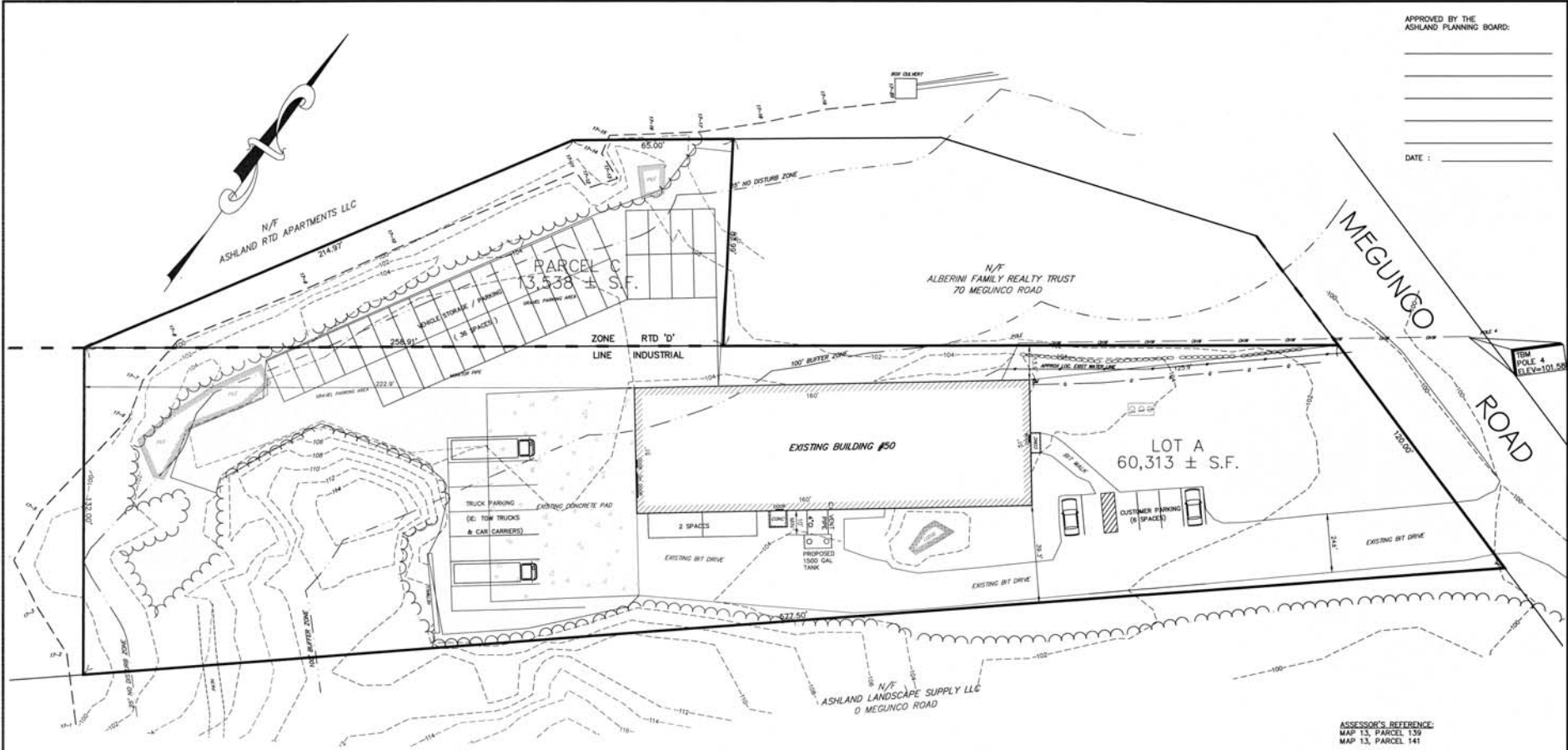
PREPARED FOR:
CHRIS KOTSIOPOULOS
PLUMBER
WESTON, MA 02463

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
DATE: AUGUST 15, 2018
SCALE: 1" = 20'
SHEET: 2 of 2
PLAN #: 27.264

APPROVED BY THE ASHLAND PLANNING BOARD:

DATE: _____



NO.	DATE	DESCRIPTION
1	9/23/17	PLANNING COMMENTS



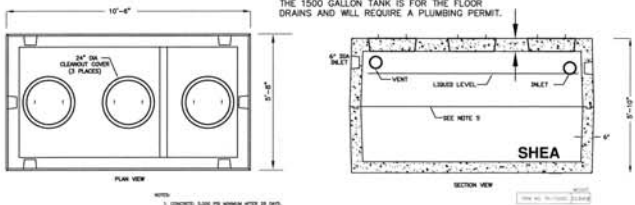
JOYCE E. HASTINGS, P.L.S.

**SITE PLAN OF LAND
50 MEGUNGO ROAD
ASHLAND, MASSACHUSETTS**

PREPARED FOR:
THOMAS MCCLLEMENTS
158 POND STREET, SUITE A
ASHLAND, MA 01721



LOCUS MAP
N.T.S.



PRECAST 1500 GAL. FLOOR DRAIN TANK DETAIL
N.T.S.

- NOTES:
1. CONCRETE SHALL BE MINIMUM 4000 PSI COMP.
 2. SHEA'S 1500 GAL. TANK SHALL BE 18" DEEP.
 3. ALL DIMENSIONS ARE PER SHEA 11/15/16 (S).
 4. FINISHED FLOOR TO TOP OF TANK.
 5. TANK IS TO BE SET WITH 4" MIN. CLEARANCE TO ALL SIDES.
 6. TANK IS TO BE SET WITH 4" MIN. CLEARANCE TO ALL SIDES.

COMMERCIAL LINE
SEPTIC TANK
1500 GALLON
WITH LIFTING

ZONING DATA:

INDUSTRIAL (I)

LOT AREA:	REQUIRED	PROVIDED
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ASSESSOR'S REFERENCE:
MAP 13, PARCEL 139
MAP 13, PARCEL 141

DEED REFERENCE:
SOUTH MIDDLESEX COUNTY REGISTRY OF DEEDS
Bk. 44782, Pg. 41

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

OWNER OF RECORD:
JOHN A POSTITZ
75 STONEYBROOK ROAD
FRAMINGHAM, MA

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

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

DRW.: RST
JOB No. 15,976
DATE: MARCH 20, 2017
SCALE: 1" = 20'
SHEET: 1 of 1
PLAN #: 27,128