

LOCUS DATA

RECORD OWNER:

STOW INDUSTRIAL LLC

ASSESSORS REFERENCE

MAP U-08 PARCEL 4

ZONING DISTRICT: INDUSTRIAL

MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS

DEED REFERENCES:

BOOK 71426 PAGE 18  
BOOK 75041 PAGE 1 (MADOT TAKING)

PLAN REFERENCES:

PLAN NO. 650 OF 1944  
1947 COUNTY LAYOUT GLEASONDALE ROAD  
PLAN NO. 435 OF 2020 (MADOT TAKING)

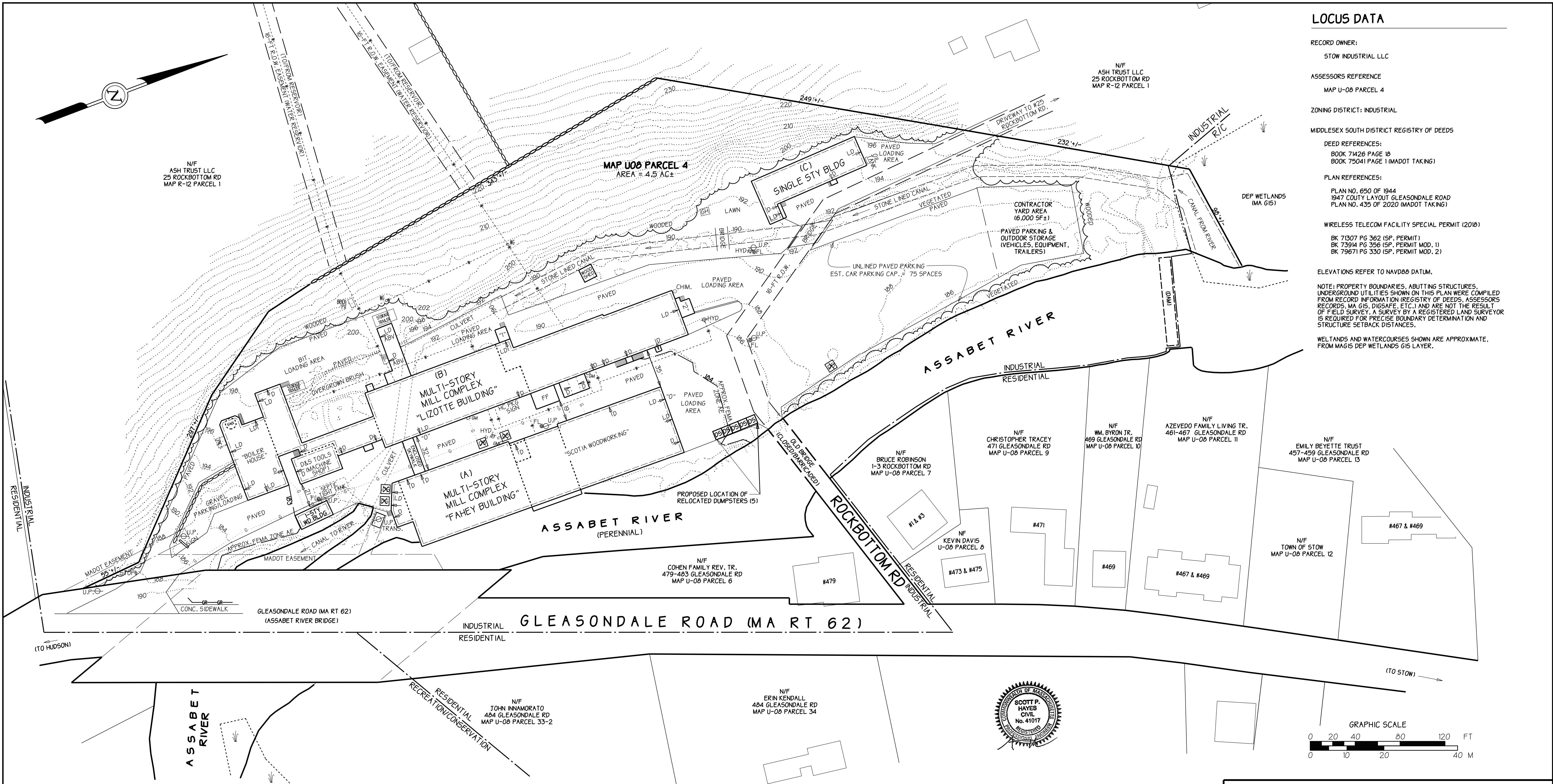
WIRELESS TELECOM FACILITY SPECIAL PERMIT (2018)

BK 7307 PG 362 (SP, PERMIT)  
BK 73914 PG 356 (SP, PERMIT MOD. 1)  
BK 79671 PG 330 (SP, PERMIT MOD. 2)

ELEVATIONS REFER TO NAVD88 DATUM.

NOTE: PROPERTY BOUNDARIES, ABUTTING STRUCTURES, UNDERGROUND UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM RECORD INFORMATION (REGISTRY OF DEEDS, ASSESSORS RECORDS, MA GIS, DIGSAFE, ETC.) AND ARE NOT THE RESULT OF FIELD SURVEY. A SURVEY BY A REGISTERED LAND SURVEYOR IS REQUIRED FOR PRECISE BOUNDARY DETERMINATION AND STRUCTURE SETBACK DISTANCES.

WETLANDS AND WATERCOURSES SHOWN ARE APPROXIMATE, FROM MA GIS DEP WETLANDS GIS LAYER.



PARKING (ZBL SEC. 7.3)

SCHEDULE OF MINIMUM PARKING (ZBL SEC. 7.3)

USE	PARKING SPACES REQUIRED
TRADE SHOP	1 SPACE PER 800 SF GFA
MANUFACTURING	1 SPACE PER 800 SF GFA
WAREHOUSE	1 SPACE PER 5,000 SF GFA

BASING COMPLETE FACILITY GROSS FLOOR AREA USE AS MANUFACTURING AND/OR TRADE SHOP, REQUIRED PARKING FOR EXISTING FACILITIES:

$$\frac{110,938 \text{ SF (GFA)}}{800 \text{ SF GFA}} \times 1 \text{ SPACE} = 139 \text{ SPACES}$$


FOR CURRENT LEASED SPACE PARKING REQUIRED IS:

$$\frac{66,870 \text{ SF (LEASED AREA)}}{800 \text{ SF GFA}} \times 1 \text{ SPACE} = 84 \text{ SPACES}$$

ESTIMATED NORTH PARKING LOT CAPACITY = 75 SPACES


NOTE: ADDITIONAL SPACES POTENTIALLY AVAILABLE (SUBJECT TO VERIFICATION FOR ADEQUATE SIZE AND MANUEVERABILITY) ADJACENT TO BUILDINGS (A), (B), & (C)

EXTERIOR LIGHTING

EXISTING EXTERIOR SECURITY LIGHTING CONSISTS OF FOUR (4) UTILITY POLE MOUNTED FLOOD LIGHTS IDENTIFIED IN PLAN VIEW AS: 

DUMPSTER LOCATIONS

(5) EXISTING DUMPSTERS PROPOSED TO BE RELOCATED IDENTIFIED IN PLAN VIEW AS:  (TO BE RELOCATED)

PROPOSED NEW LOCATION FOR THESE DUMPSTERS IS ALONG THE EDGE OF THE PAVED LOADING AREA AT THE NORTH SIDE OF BUILDING (A)  (PROPOSED NEW LOCATION)

DRAINAGE

SURFACE DRAINAGE IS OVERLAND TO ASSABET RIVER VIA (3) CATCHMENT AREAS:

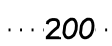
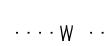


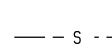
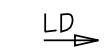
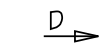

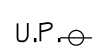
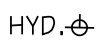

- TO ASSABET RIVER DIRECTLY OVER LAND.
- TO ASSABET RIVER VIA THE MILL CANAL RUNNING NORTH TO SOUTH FROM THE ASSABET RIVER AT NORTH SIDE OF PROPERTY SOUTHERLY THROUGH BUILDING (B) TO ASSABET RIVER.
- TO ASSABET RIVER VIA DRAINAGE SWALE ON THE SOUTH SIDE OF DRIVEWAY TO REAR OF BUILDING "B" AT "BOILER HOUSE" DRAINING EASTERLY ALONG AND OVER DRIVEWAY TO RIVER.

INDUSTRIAL ZONE (I)  
DIMENSIONAL REQUIREMENTS

MIN. LOT AREA:	40,000 SF
MIN. FRONTAGE:	150'-FT
MIN. FRONT YARD:	100'-FT
MIN. SIDE YARD:	25'-FT*
MIN. REAR YARD:	50'-FT*
MIN. OPEN SPACE:	40%
MAX FLOOR AREA RATIO:	0.30

\* NOTE: MINIMUM SIDE & REAR YARDS INCREASE TO 100'-FT WHERE ABUTTING RES OR R/C ZONING DISTRICTS

LEGEND

	EXISTING 2'-FT CONTOUR (NAVD88)
	EXISTING WATER UTILITIES (APPROX.)
	ELECTRIC/TELECOM (APPROX.)
	EXISTING GAS UTILITIES (APPROX.)
	EXISTING SEWER UTILITIES
	LOADING DOCK
	ENTRY/EGRESS DOOR
	DUMPSTER
	UTILITY POLE
	HYDRANT
	POLE MOUNTED FLOOD LIGHT

SITE PLAN

SHEET 1 OF 2

LOCATION: **501 GLEASONDALE ROAD**  
STOW, MASSACHUSETTS  
ASSESSORS MAP U-08 PARCEL 4

PREPARED FOR: **STOW INDUSTRIAL LLC**  
6 WAYNE ROAD  
WESTFORD, MA 01886

DATE: JANUARY 5, 2024

SCALE: 1"=40'

www.foresite.com

ENGINEERING  
PLANNING  
CONSULTING

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23095P.2D

BUILDING AREA TOTALS		
(COMPILED FROM STOW ASSESSORS RECORDS - NOT FIELD MEASURED)		
BUILDING	GROSS FLOOR AREA	ASSESSED 'LIVING AREA'
(A)	42,755 SF	32,433 SF
(B)	61,909 SF	55,855 SF
(C)	6,274 SF	3,070 SF
TOTALS	110,938 SF (GFA)	91,366 SF

<h1 style="text-align: center;">SITE PLAN</h1> <p style="text-align: center;">SHEET 2 OF 2</p>	
<p>ION:</p> <h2 style="text-align: center;">501 GLEASONDALE ROAD</h2> <p style="text-align: center;">STOW, MASSACHUSETTS ASSESSORS MAP U-08 PARCEL 4</p>	
<p>RED FOR:</p> <h2 style="text-align: center;">STOW INDUSTRIAL LLC</h2> <p style="text-align: center;">6 WAYNE ROAD WESTFORD, MA 01886</p>	
<p>JANUARY 5, 2024</p>	<p>SCALE: 1"=20'</p> <p><a href="http://www.foresitel.com">www.foresitel.com</a></p>
<p>ENGINEERING</p> <p>PLANNING</p> <p>CONSULTING</p>	<div style="display: flex; align-items: center;">  <div style="margin-left: 20px;"> <h2 style="margin: 0;">FORESITE ENGINEERING</h2> <p style="margin: 0;">16 Gleasondale Road Suite 1-1 Stow, Massachusetts 01775</p> <p style="margin: 0;">Phone: (978) 461-2350</p> </div> </div>
<p>GHNT 2024, FORESITE ENGINEERING ASSOCIATES, INC.</p>	<p>23095P.20</p>

(C)

BUILDING 'C'

An aerial photograph showing a large, rectangular building complex. The central building is labeled '(B) 'LIZOTTE BUILDING''. To its left is a smaller building with a gabled roof. To its right is a long, narrow building. The entire complex is surrounded by a parking lot with several cars parked. The text 'BUILDING 'B'' is written at the bottom of the image.

An aerial photograph showing a large, rectangular building complex. A red outline highlights a specific section of the building, which is labeled '(A) 'FAHEY BUILDING''. Below the red outline, the text 'BUILDING 'A'' is written. The building is surrounded by a parking lot and other structures. A scale bar is visible in the bottom right corner, indicating a distance of 100 feet.

NOTE: BUILDING FOOTPRINTS AND AREAS SHOWN FROM ASSESSOR'S RECORDS.