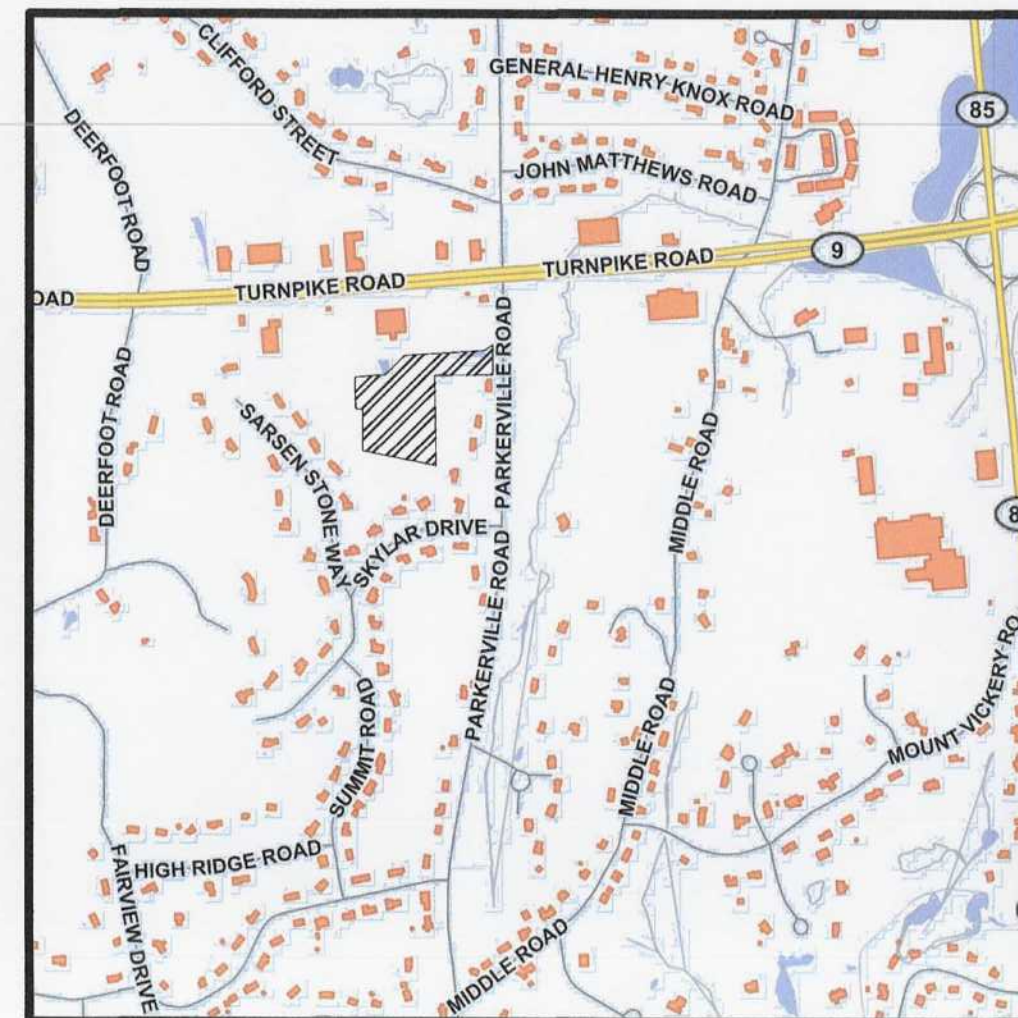


PRELIMINARY SITE PLAN OF LAND AT 250 TURNPIKE ROAD

IN
SOUTHBOROUGH, MASSACHUSETTS



LOCUS MAP

OWNER & APPLICANT:
FD 250 TURNPIKE, LLC
118 TURNPIKE ROAD, SUITE 300
SOUTHBOROUGH, MASSACHUSETTS 01772

CLIENT NUMBER: 502
JOB NUMBER: 245-502
DRAWING : 250TURNPIKECURRENT.dwg

PREPARED BY
AZIMUTH LAND DESIGN, LLC
118 TURNPIKE ROAD, SUITE 200
SOUTHBOROUGH, MASSACHUSETTS 01772
TELEPHONE (508) 485-0137
EMAIL: james@azimuthlanddesign.co

ZONING COMPLIANCE TABLE

THE SITE IS LOCATED IN THE RESIDENCE A ZONING DISTRICT. THE FOLLOWING TABLE COMPARES THE RESIDENCE A ZONING REQUIREMENTS AND DIMENSIONS PROPOSED AT THIS SITE:

DIMENSION	REQUIREMENT	PROPOSED
MIN. LOT AREA	43,560	212,572 S.F.
MIN. FRONTAGE	150'	150.00'
MIN. FRONT YARD	35'	415'(TO PARKERVILLE RD)
MIN. SIDE YARD	25'	48'
MIN. REAR YARD	50'	151'
MAX. FLOOR AREA RATIO	0.18	0.40
MAX. BUILDING HEIGHT	35'	45'

PROPOSED SCOPE:

RESIDENTIAL:	
ONE BEDROOM FLATS:	36
TWO BEDROOM FLATS:	14
THREE BEDROOM FLATS:	6
TOTAL UNITS:	56
TOTAL BEDROOMS:	82

OFF-STREET PARKING:
PARKING SPACES PROVIDED - RESIDENTIAL 98

TOTAL: 98

HC SPACES REQUIRED: 4
HC SPACES PROVIDED: 4(ALL VAN ACCESSIBLE)

UNIT SUMMARY

STYLE	BEDROOMS	BATHROOMS	AREA(S.F.)	DISTRIBUTION BY AREA	NUMBER	DISTRIBUTION BY TYPE
UNIT A	1	1	949	54.7%	36	64.3%
UNIT B	2	2	1,270	6.1%	3	5.4%
UNIT C	2	2	1,381	6.6%	3	14.3%
UNIT D	2	2	1,382	17.7%	8	5.0%
UNIT E	3	2	1,547	7.4%	3	5.4%
UNIT F	3	2	1,549	7.4%	3	5.4%
TOTAL	82	76	62,461	--	56	--

SHEET DIRECTORY

TITLE SHEET	(THIS SHEET)
KEY SHEET	
EXISTING CONDITIONS PLANS	E1 - E2
SITE LAYOUT PLANS	S1 - S2
GRADING & DRAINAGE PLANS	G1 - G2
UTILITY PLANS	U1 - U2
EROSION & SEDIMENT CONTROL PLANS	ESC1 - ESC2

DATE:
MAY 28, 2023
REVISED AUGUST 17, 2023



(ROUTE 9)
(1930 STATE LAYOUT)
(PUBLICLY DEDICATED - 120' WIDE)

TURNPIKE ROAD

N/F
LOUIS
ALVIN &
MORTON
EAGLE
8017/117

#250
EXISTING
3 STORY BRICK
BUILDING
BUILDING AREA = 18,281± S.F.
HEIGHT - 34.0'

N/F
GLENN
FYRBERG
54851/35

N/F
R.H. LONG
MOTOR
SALES,
INC.
62805/63

N/F
ALAN &
JACQUELINE
BARTOLINI
62071/1

SHEET 1

LOT A
187,026 S.F.
4.294 AC.

LOT B
241,152 S.F.
5.536 AC.

N/F
FD 250 TURNPIKE, LLC
68032/240

N/F
AYACHIT
&
BRADNYA
60487/181

SHEET 2

N/F
FREDERICK J. HANLEY
9299/322

N/F
JOHN PALMER
46085/395

N/F
JONATHAN &
ALLISON MA

N/F
RYAN &
CAITLIN
BETELAK
58850/58

N/F
THOMAS & LISA COLLINS
35119/19

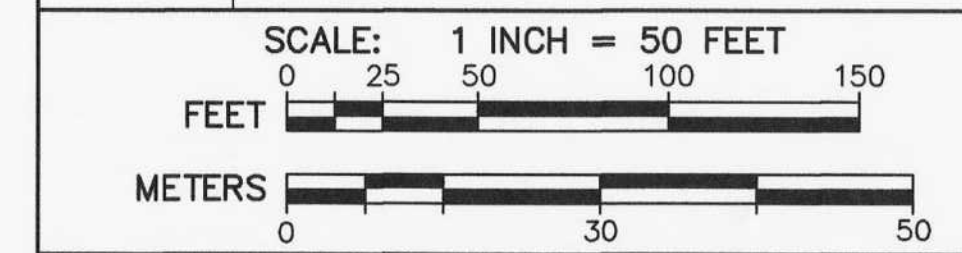
N/F
JOHN W. PENDERGAST &
BETH A. WITTCOFF
7681/36

N/F
JEFFREY &
CLAIRE
33946/122

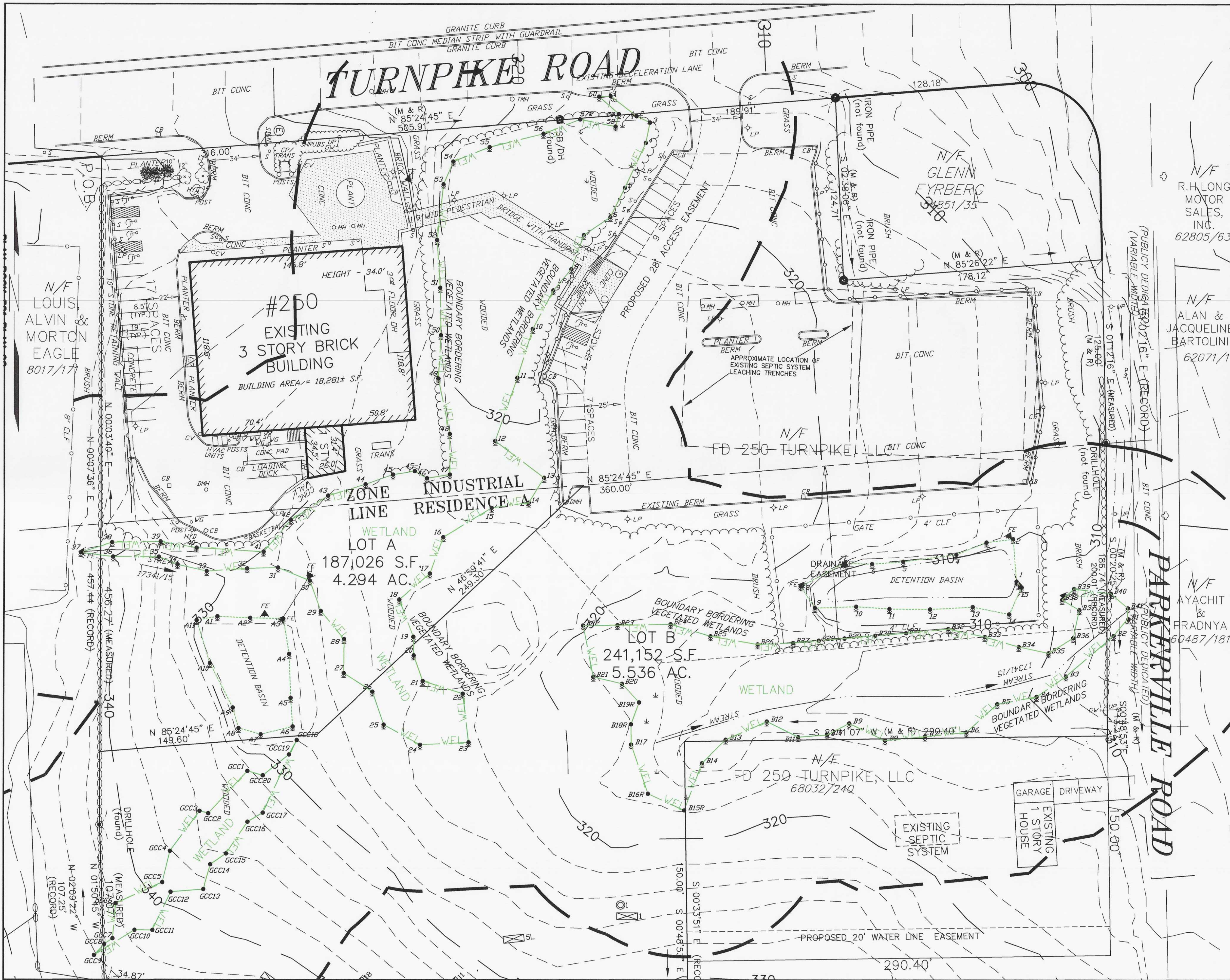


AZIMUTH LAND DESIGN, LLC
Professional Engineers & Erosion Control Specialists
118 Turnpike Road, Suite 300, Southborough, MA 01772
Telephone (508)-485-0137 james@azimuthlanddesign.co

CLT. NO.	502	JOB NO.	245-502
DATE:	MAY 28, 2023	DWG NO.	250TURNPIKECURRENT
REVISIONS			
DATE:	DESCRIPTION		
8/17/23	REVISED FOR ALTERNATIVE GRADING		



PRELIMINARY SITE PLAN OF LAND
AT 250 TURNPIKE ROAD
IN
SOUTHBOROUGH, MASS.
OWNER & APPLICANT:
FD 250 TURNPIKE, LLC
118 TURNPIKE ROAD, SUITE 300
SOUTHBOROUGH, MA 01772
KEY



KEY

- 2' CONTOUR
- 10' CONTOUR
- EXISTING EDGE OF PAVEMENT
- UTILITY POLE
- OVERHEAD WIRES
- WETLAND EDGE
- 100' BUFFER ZONE EDGE
- STONE WALL
- EXISTING TREE LINE
- OFFICIAL DEEP OBSERVATION HOLE
- OFFICIAL PERCOLATION TEST

NOTES:

- THE DEED TO THE PROPERTY SHOWING FD 250 TURNPIKE, LLC AS THE OWNER IS RECORDED AT BOOK 67212 PAGE 69 AT THE WORCESTER DISTRICT REGISTRY OF DEEDS.
- THE PROPERTY BOUNDARIES, TOPOGRAPHY AND EXISTING FEATURE SHOWN ON THIS PLAN ARE THE WORK PRODUCT OF CONTROL POINT ASSOCIATES, INC. THE LOT DIVISION SHOWN ON THIS PLAN, WAS CREATED WITH THE RECORDING OF AN APPROVAL NOT REQUIRED PLAN OF LAND AT PLAN BOOK 964 PLAN 51.
- THE BOUNDARIES OF WETLAND RESOURCE AREAS SHOWN ON THIS PLAN WERE CONFIRMED BY AN ORDER OF RESOURCE AREA DELINEATION ISSUED TO THE APPLICANT FOR WORK ON LOT A UNDER DEP FILE#290-1091 AND RECORDED AT THE WORCESTER DISTRICT REGISTRY OF DEEDS AT BOOK 69428 PAGE 113.

CLT. NO. 502 **JOB NO.** 245-502

DATE: MAY 28, 2023 **DWG NO.** 250TURNPIKECURRENT

REVISIONS	
DATE:	DESCRIPTION
8/17/23	REVISED FOR ALTERNATIVE GRADING

SCALE: 1 INCH = 30 FEET

0 15 30 60 90
FEET

0 15 30
METERS

PRELIMINARY SITE PLAN OF LAND

AT 250 TURNPIKE ROAD
IN
SOUTHBOROUGH, MASS.

OWNER & APPLICANT:
FD 250 TURNPIKE, LLC
118 TURNPIKE ROAD, SUITE 300
SOUTHBOROUGH, MA 01772

EXISTING CONDITIONS E1



KEY

- 2' CONTOUR
- 10' CONTOUR
- EXISTING EDGE OF PAVEMENT
- UTILITY POLE
- OHW
- OVERHEAD WIRES
- WETLAND EDGE
- 100' BUFFER ZONE EDGE
- STONE WALL
- EXISTING TREE LINE
- OFFICIAL DEEP OBSERVATION HOLE
- OFFICIAL PERCOLATION TEST

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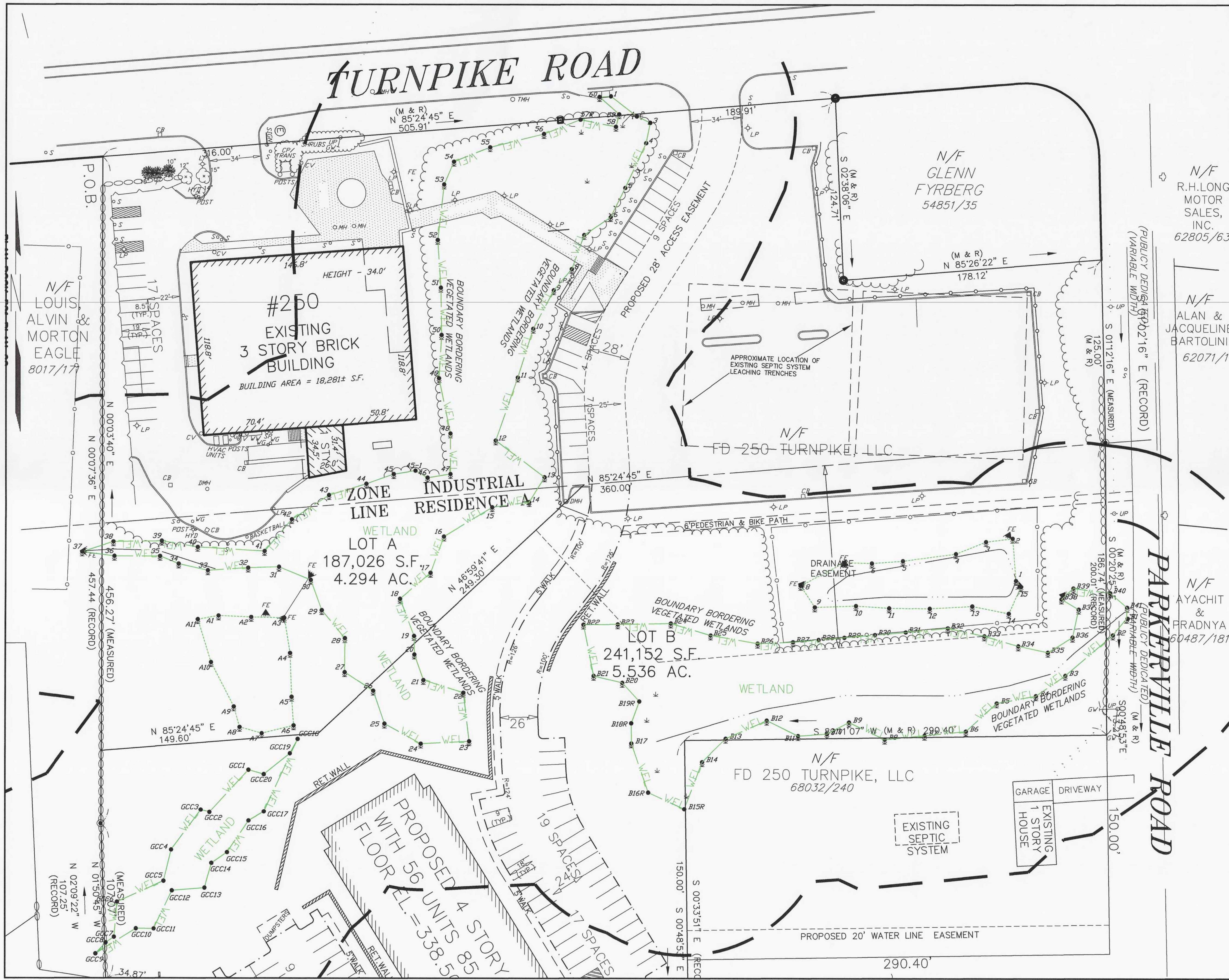
CLT. NO.	502	JOB NO.	245-502
DATE:	MAY 28, 2023	DWG NO.	250TURNPIKECURRENT
REVISIONS			
DATE:	DESCRIPTION		
8/17/23	REVISED FOR ALTERNATIVE GRADING		

SCALE: 1 INCH = 30 FEET

0 15 30 60 90
FEET

0 15 30
METERS

PRELIMINARY SITE PLAN OF LAND
AT 250 TURNPIKE ROAD
IN
SOUTHBOROUGH, MASS.
OWNER & APPLICANT:
FD 250 TURNPIKE, LLC
118 TURNPIKE ROAD, SUITE 300
SOUTHBOROUGH, MA 01772
EXISTING CONDITIONS E2



KEY

- 2' CONTOUR
- 10' CONTOUR
- EXISTING EDGE OF PAVEMENT
- UTILITY POLE
- OVERHEAD WIRES
- WETLAND EDGE
- 100' BUFFER ZONE EDGE
- STONE WALL
- EXISTING TREE LINE
- PROPOSED EDGE OF PAVEMENT

NOTES:

- THE PROPOSED APARTMENT BUILDING WILL BE LOCATED ON LOT B. THE LOT DIVISION SHOWN ON THIS PLAN, WAS CREATED WITH THE RECORDING OF AN APPROVAL NOT REQUIRED PLAN OF LAND AT PLAN BOOK 964 PLAN 51.
- THE APPLICANT AND OWNER, FD 250 TURNPIKE, LLC, PROPOSES TO CONSTRUCT AN APARTMENT BUILDING WITH 56 RENTAL UNITS, UNDER THE AUSPICES OF MGL CHAPTER 40B. 25% OF THE UNITS WILL QUALIFY AS AFFORDABLE UNDER STATE GUIDELINES.
- A TOTAL OF 98 PARKING SPACES WILL BE CREATED, 1.75 TIMES THE NUMBER OF UNITS, INCLUDING 4 VAN ACCESSIBLE HANDICAPPED PARKING SPACES.
- LESSEES WILL ACCESS THIS SITE THROUGH A 28 FOOT WIDE DRIVEWAY EASEMENT THROUGH THE EXISTING PARKING AREA ON LOT A. THIS ACCESS WILL ENTER ONTO ROUTE 9 AT AN EXISTING DRIVEWAY ACCESS AT A POINT IN THE MIDDLE OF AN EXISTING DECELERATION LANE.

REVISIONS

DATE	DESCRIPTION
8/17/23	REVISED FOR ALTERNATIVE GRADING

SCALE: 1 INCH = 30 FEET

0 15 30 60 90
FEET

0 15 30
METERS

PRELIMINARY SITE PLAN OF LAND

AT 250 TURNPIKE ROAD
IN
SOUTHBOROUGH, MASS.

OWNER & APPLICANT:
FD 250 TURNPIKE, LLC
118 TURNPIKE ROAD, SUITE 300
SOUTHBOROUGH, MA 01772

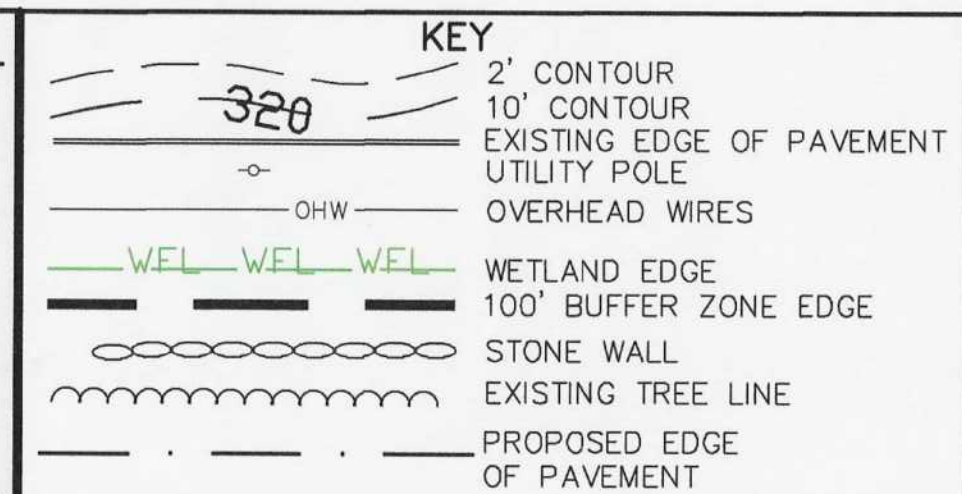
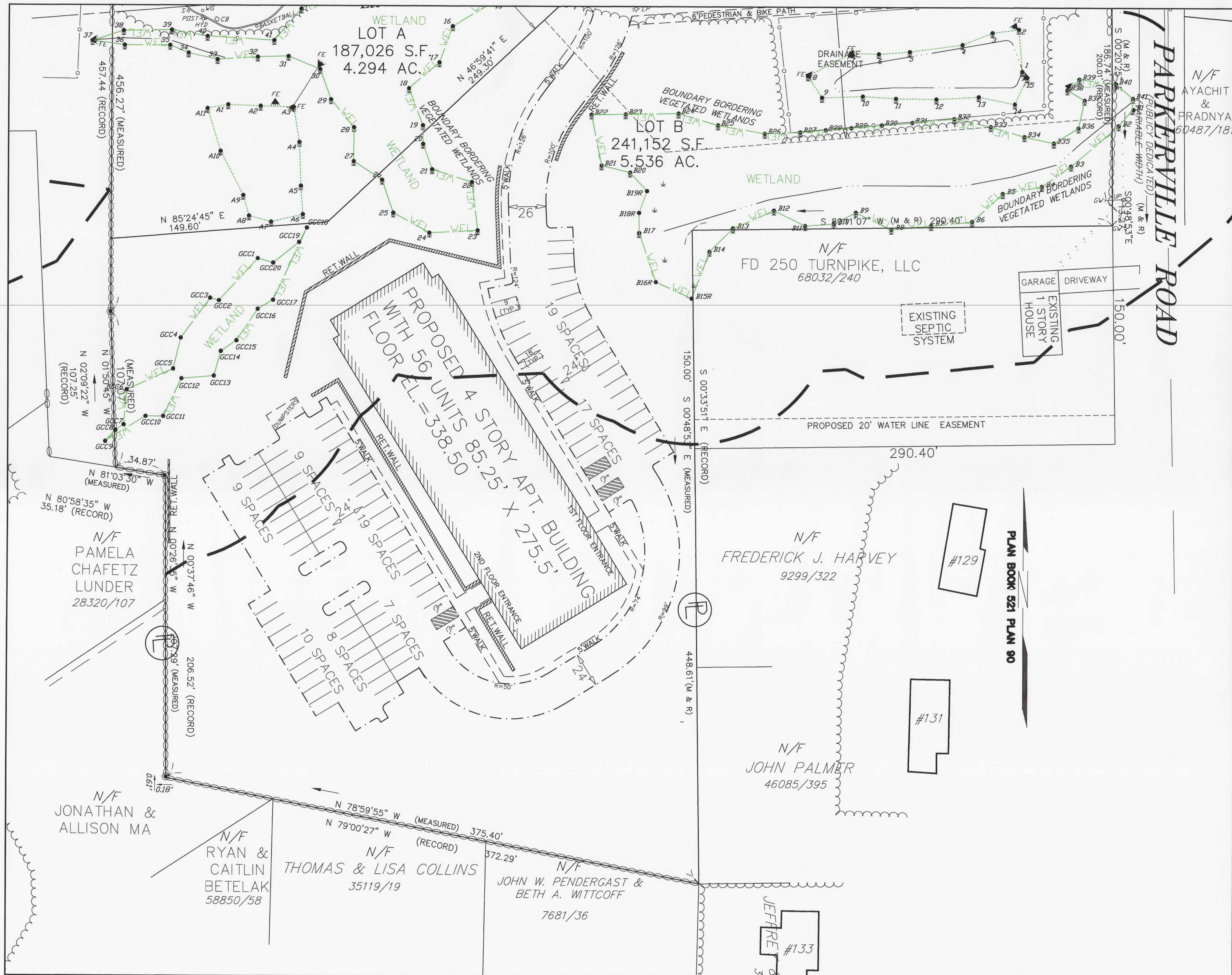
SITE LAYOUT S1

CLT. NO. 502 **JOB NO.** 245-502

DATE: MAY 28, 2023 **DWG. NO.** 250TURNPIKECURRENT

PROFESSIONAL ENGINEERS & EROSION CONTROL SPECIALISTS

118 Turnpike Road, Suite 200, Southborough, MA 01772
Telephone (508) 485-0137 james@azimuthlanddesign.com



- NOTES:**
- 1) THE PROPOSED APARTMENT BUILDING WILL BE LOCATED ON LOT B. THE LOT DIVISION SHOWN ON THIS PLAN, WAS CREATED WITH THE RECORDING OF AN APPROVAL NOT REQUIRED PLAN OF LAND AT PLAN BOOK 964 PLAN 51.
 - 2) THE APPLICANT AND OWNER, FD 250 TURNPIKE, LLC, PROPOSES TO CONSTRUCT AN APARTMENT BUILDING WITH 56 RENTAL UNITS, UNDER THE AUSPICES OF MGL CHAPTER 40B. 25% OF THE UNITS WILL QUALIFY AS AFFORDABLE UNDER STATE GUIDELINES.
 - 3) A TOTAL OF 98 PARKING SPACES WILL BE CREATED, 1.75 TIMES THE NUMBER OF UNITS, INCLUDING 4 VAN ACCESSIBLE HANDICAPPED PARKING SPACES.
 - 4) LESSEES WILL ACCESS THIS SITE THROUGH A 28 FOOT WIDE DRIVEWAY EASEMENT THROUGH THE EXISTING PARKING AREA ON LOT A. THIS ACCESS WILL ENTER ONTO ROUTE 9 AT AN EXISTING DRIVEWAY ACCESS AT A POINT IN THE MIDDLE OF AN EXISTING DECELERATION LANE.

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CLT. NO. 502 **JOB NO. 245-502**

DATE: MAY 28, 2023 **DWG NO. 250TURNPIKECURRENT**

REVISIONS

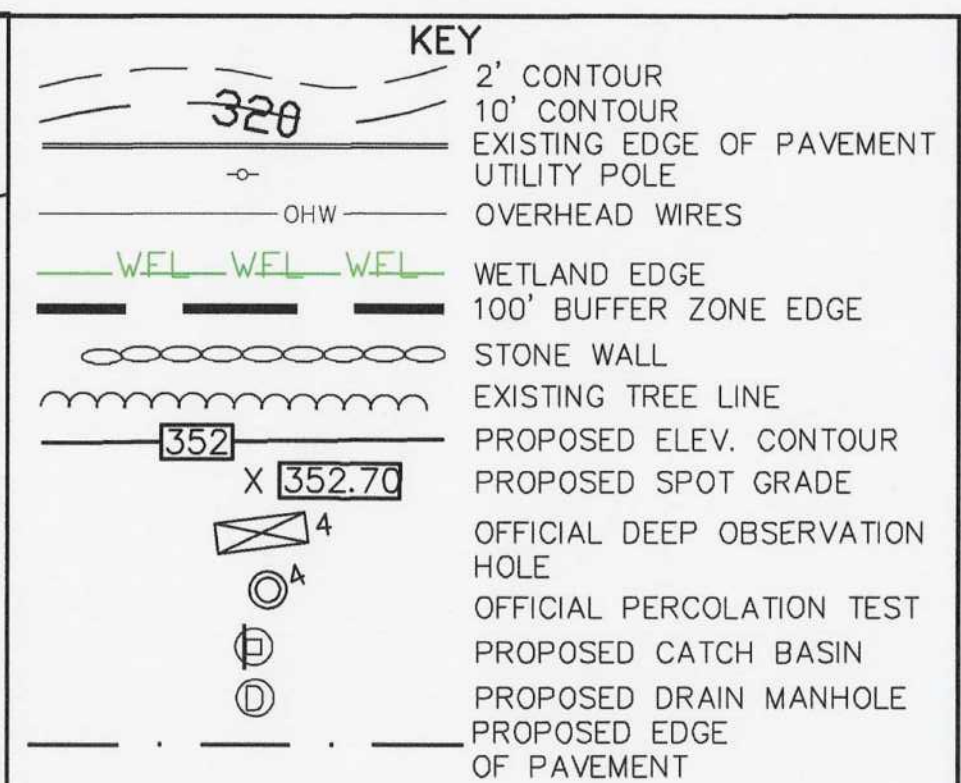
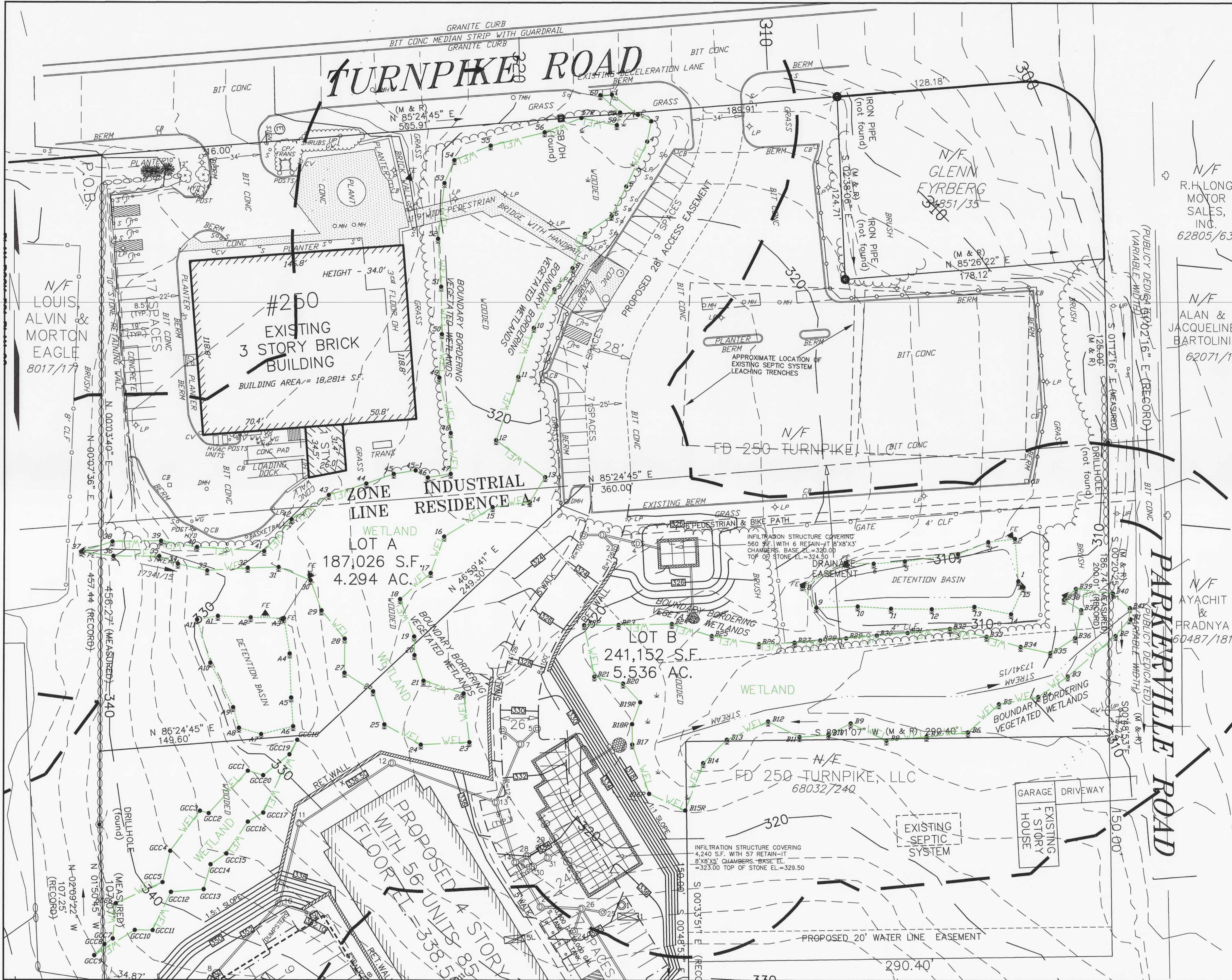
DATE:	DESCRIPTION
8/17/23	REVISED FOR ALTERNATIVE GRADING

SCALE: 1 INCH = 30 FEET

FEET 0 15 30 60 90

METERS 0 15 30

PRELIMINARY SITE PLAN OF LAND
AT 250 TURNPIKE ROAD
IN
SOUTHBOROUGH, MASS.
OWNER & APPLICANT:
FD 250 TURNPIKE, LLC
118 TURNPIKE ROAD, SUITE 300
SOUTHBOROUGH, MA 01772
SITE LAYOUT S2



N/F
R.H. LONG
MOTOR
SALES,
INC.
62805/63

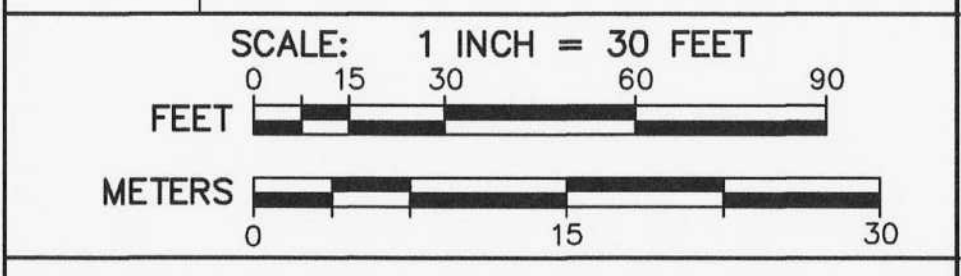
N/F
ALAN &
JACQUELINE
BARTOLINI
62071/1

N/F
AYACHIT
&
PRADNYA
60487/181

N/E
FD 250 TURNPIKE, LLC
68032/240

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DATE:	MAY 28, 2023	DWG. NO.	250TURNPIKECURRENT
REVISIONS			
DATE:	8/17/23	DESCRIPTION	REVISED FOR ALTERNATIVE GRADING



PRELIMINARY SITE PLAN OF LAND
AT 250 TURNPIKE ROAD
IN
SOUTHBOROUGH, MASS.
OWNER & APPLICANT:
FD 250 TURNPIKE, LLC
118 TURNPIKE ROAD, SUITE 300
SOUTHBOROUGH, MA 01772
GRADING & DRAINAGE G1

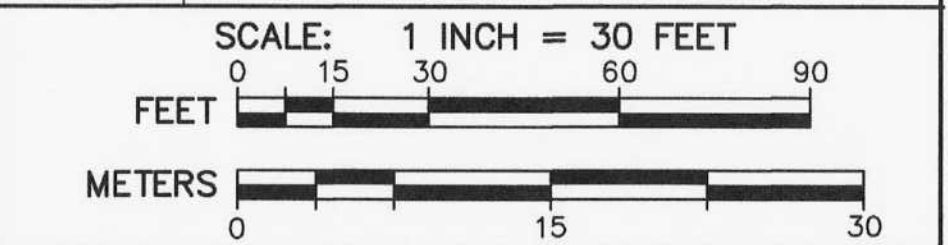


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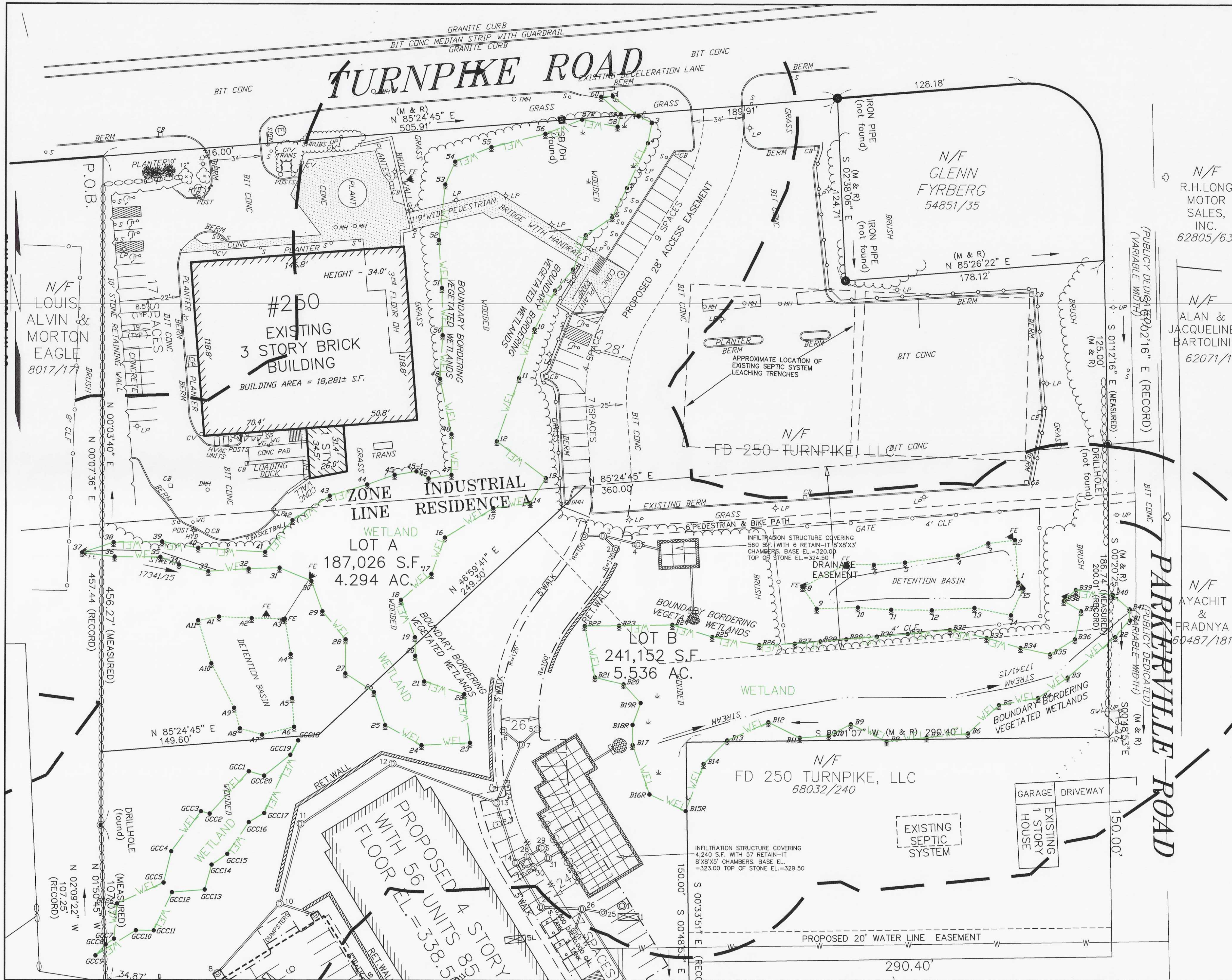
- 2' CONTOUR
- 10' CONTOUR
- EXISTING EDGE OF PAVEMENT
- UTILITY POLE
- OVERHEAD WIRES
- WETLAND EDGE
- 100' BUFFER ZONE EDGE
- STONE WALL
- EXISTING TREE LINE
- PROPOSED ELEV. CONTOUR
- PROPOSED SPOT GRADE
- OFFICIAL DEEP OBSERVATION HOLE
- OFFICIAL PERCOLATION TEST
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED EDGE OF PAVEMENT

AZIMUTH LAND DESIGN, LLC
Professional Engineers & Erosion Control Specialists
118 Turnpike Road, Suite 200, Southborough, MA 01772
Telephone (508)-485-0137 james@azimuthlanddesign.co

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DATE:	MAY 28, 2023	DWG NO.	250TURNPIKECURRENT
REVISIONS			
DATE:	DESCRIPTION		
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PRELIMINARY SITE PLAN OF LAND
AT 250 TURNPIKE ROAD
IN
SOUTHBOROUGH, MASS.
OWNER & APPLICANT:
FD 250 TURNPIKE, LLC
118 TURNPIKE ROAD, SUITE 300
SOUTHBOROUGH, MA 01772
GRADING & DRAINAGE G2



KEY

- 2' CONTOUR
- 10' CONTOUR
- EXISTING EDGE OF PAVEMENT
- UTILITY POLE
- OVERHEAD WIRES
- WETLAND
- WETLAND
- WETLAND
- 100' BUFFER ZONE EDGE
- STONE WALL
- EXISTING TREE LINE
- OFFICIAL DEEP OBSERVATION HOLE
- OFFICIAL PERCOLATION TEST
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED EDGE OF PAVEMENT

CLT. NO. 502 **JOB NO.** 245-502

DATE: MAY 28, 2023 **DWG. NO.** 250TURNPIKECURRENT

REVISIONS

DATE:	DESCRIPTION
8/17/23	REVISED FOR ALTERNATIVE GRADING

SCALE: 1 INCH = 30 FEET

FEET 0 15 30 60 90

METERS 0 15 30

PRELIMINARY SITE PLAN OF LAND

AT 250 TURNPIKE ROAD

IN

SOUTHBOROUGH, MASS.

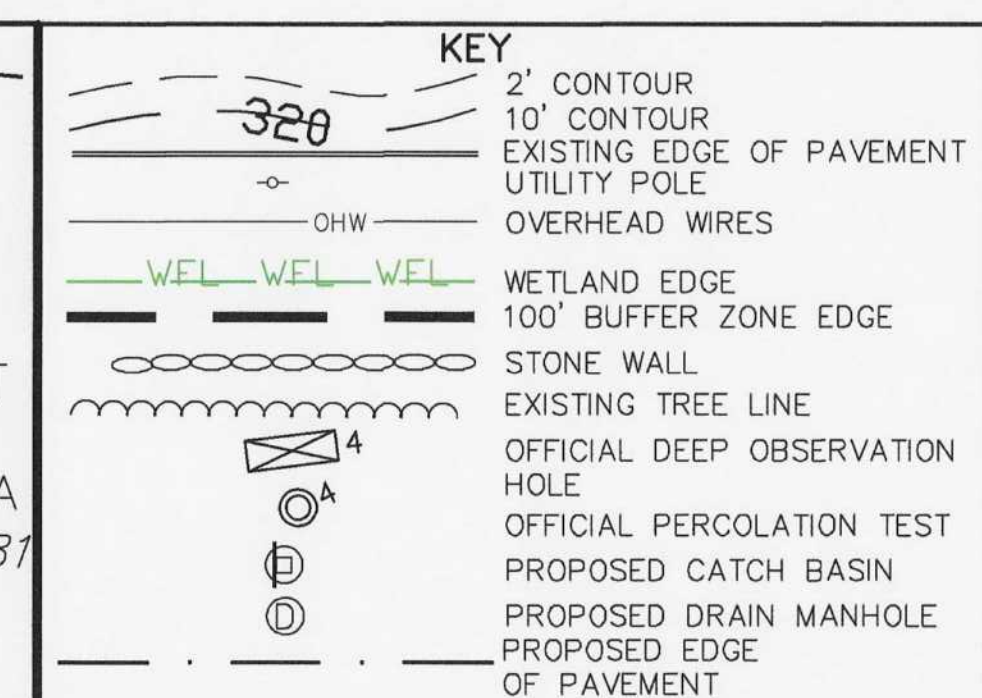
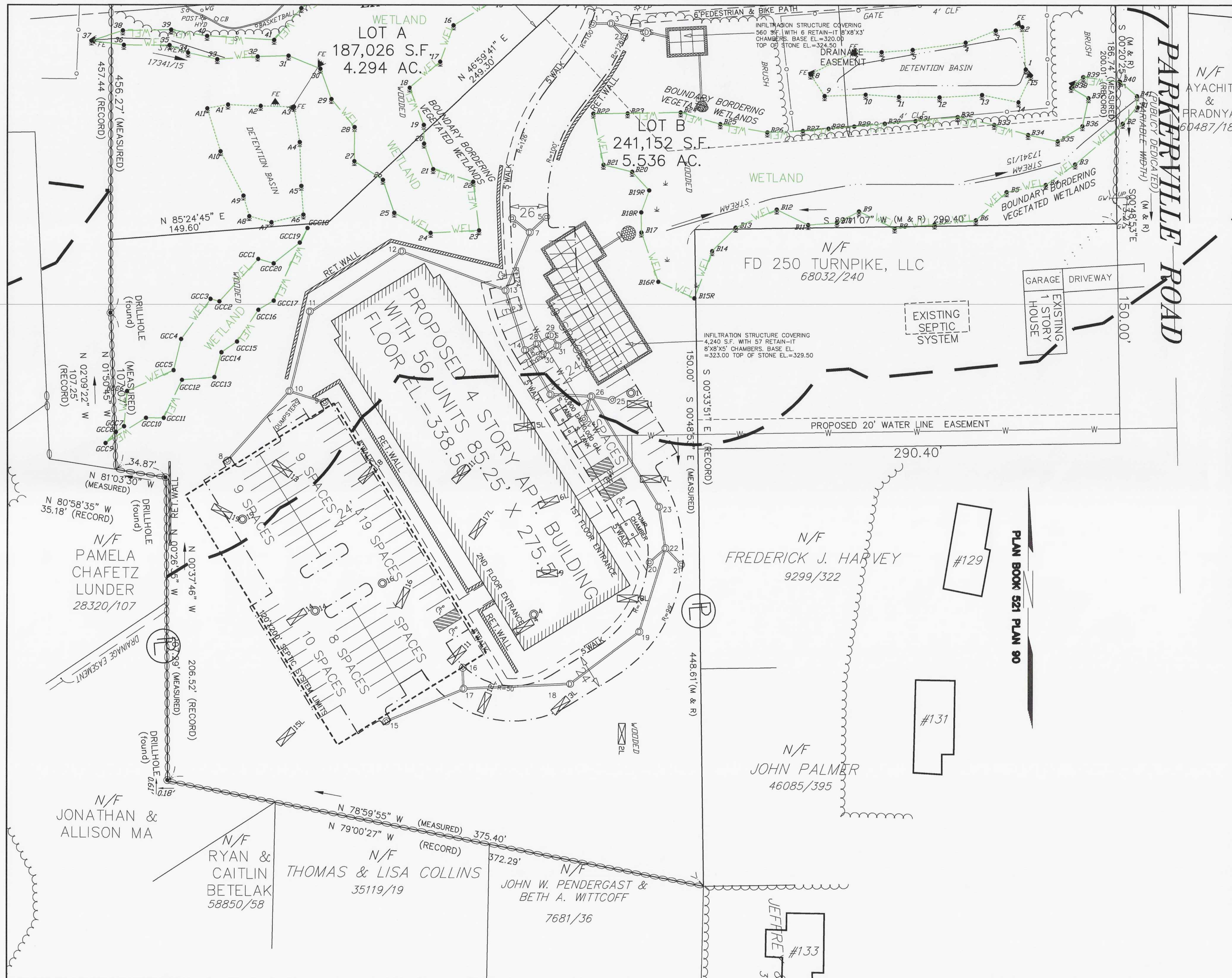
OWNER & APPLICANT:

FD 250 TURNPIKE, LLC

118 TURNPIKE ROAD, SUITE 300

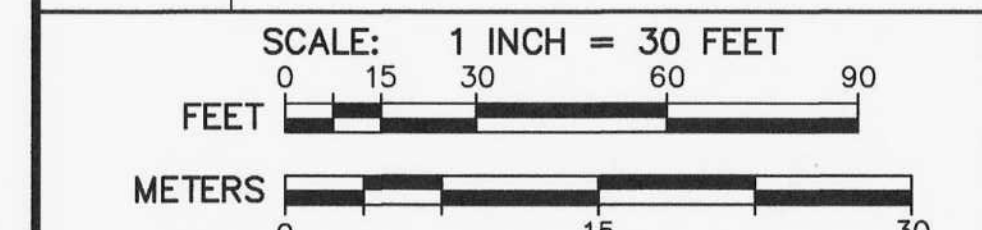
SOUTHBOROUGH, MA 01772

UTILITY U1



AZIMUTH LAND DESIGN, LLC
Professional Engineers & Erosion Control Specialists
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Telephone (508)-485-0137 james@azimuthlanddesign.co

CLT. NO.	502	JOB NO.	245-502
DATE:	MAY 28, 2023	DWG. NO.	250TURNPIKECURRENT
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OWNER & APPLICANT:
FD 250 TURNPIKE, LLC
118 TURNPIKE ROAD, SUITE 300
SOUTHBOROUGH, MA 01772
UTILITY U2

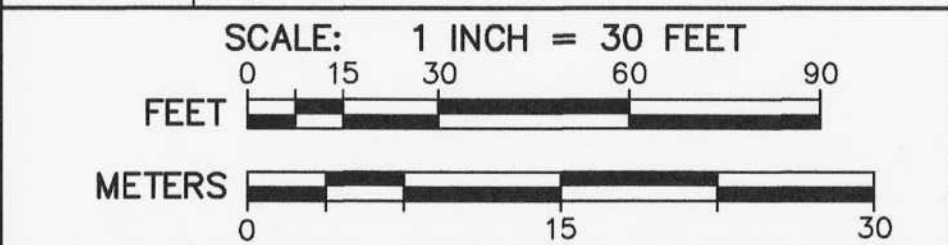


KEY

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- EXISTING EDGE OF PAVEMENT
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- EXISTING TREE LINE
- PROPOSED ELEV. CONTOUR
- PROPOSED SPOT GRADE
- OFFICIAL DEEP OBSERVATION HOLE
- OFFICIAL PERCOLATION TEST
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED EROSION CONTROL BARRIER

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EROSION & SEDIMENT CONTROL ESC2