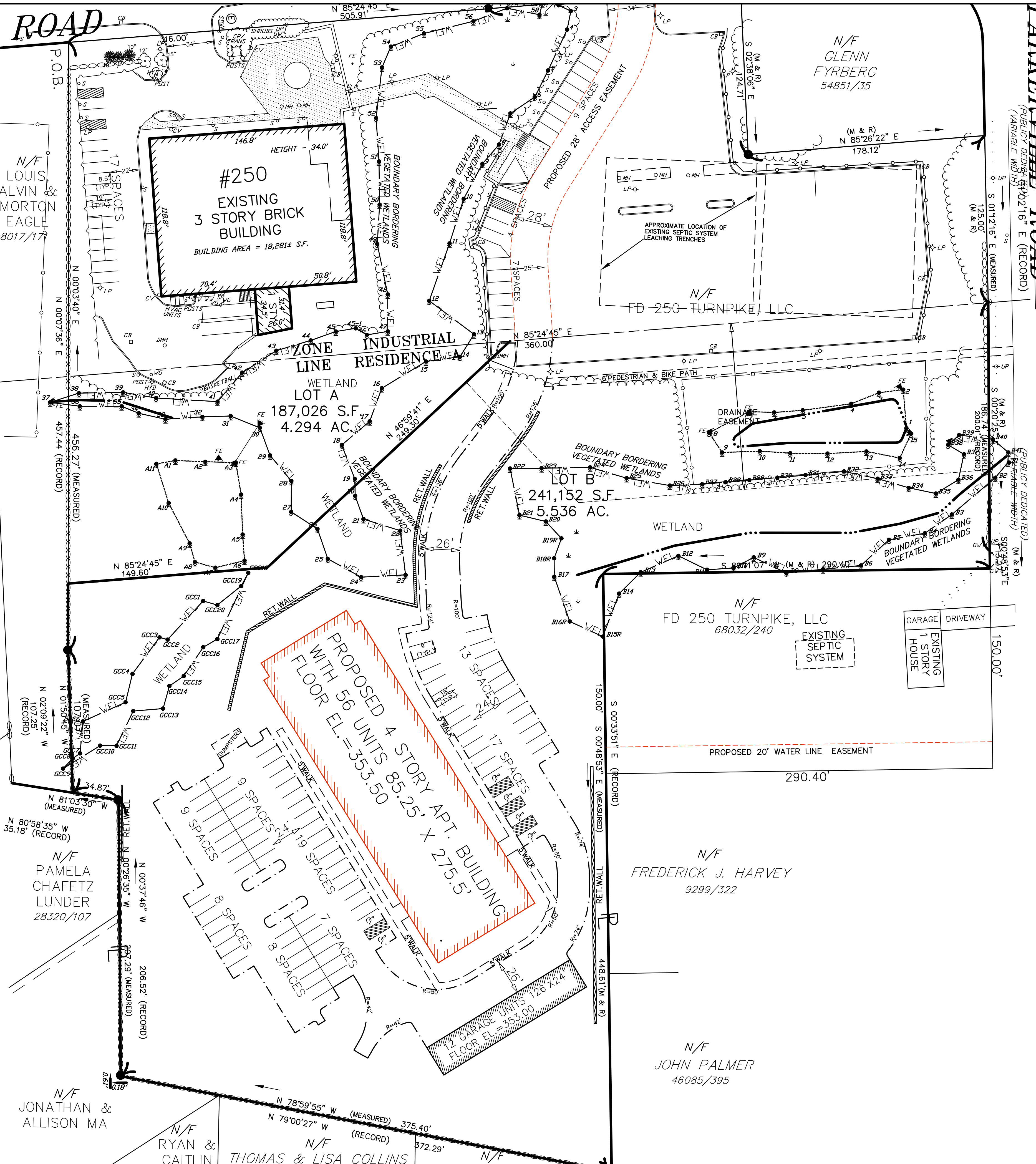


TURNPIKE ROAD

PARKVILLE ROAD

PLAN BOOK 821 PLAN 80



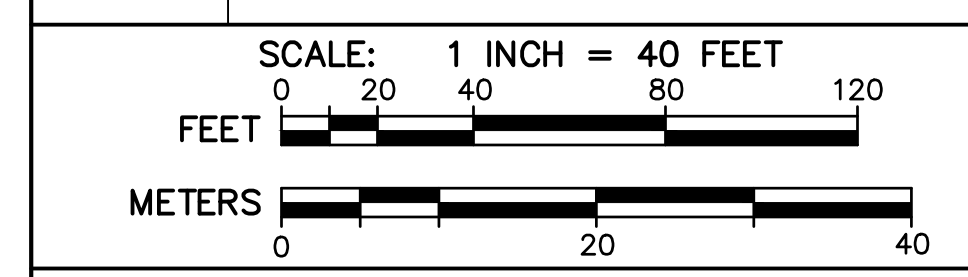
KEY

	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:**
- 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 102 PARKING SPACES WILL BE CREATED, 1.82 TIMES THE NUMBER OF UNITS, INCLUDING 6 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.

AZIMUTH LAND DESIGN, LLC
 Professional Engineers & Erosion Control Specialists
 118 Turnpike Road, Suite 200, 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	



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

N/F LOUIS ALVIN & MORTON EAGLE 8017/17

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

INDUSTRIAL RESIDENCE ZONE

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

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

PROPOSED 4 STORY APT. BUILDING
 WITH 56 UNITS 85.25' X 275.5'
 FLOOR EL. = 353.50

N/F FD 250 TURNPIKE, LLC 68032/240

N/F FREDERICK J. HARVEY 9299/322

N/F JOHN PALMER 46085/395

N/F PAMELA CHAFETZ LUNDER 28320/107

N/F JONATHAN & ALLISON MA

N/F RYAN & CAITLIN

N/F THOMAS & LISA COLLINS

N/F JOHN W. PENDERGAST &

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

N/F ALAN & COUELINE BARTOLINI 62071/1

N/F AYACHIT & FRADNYA 60487/181