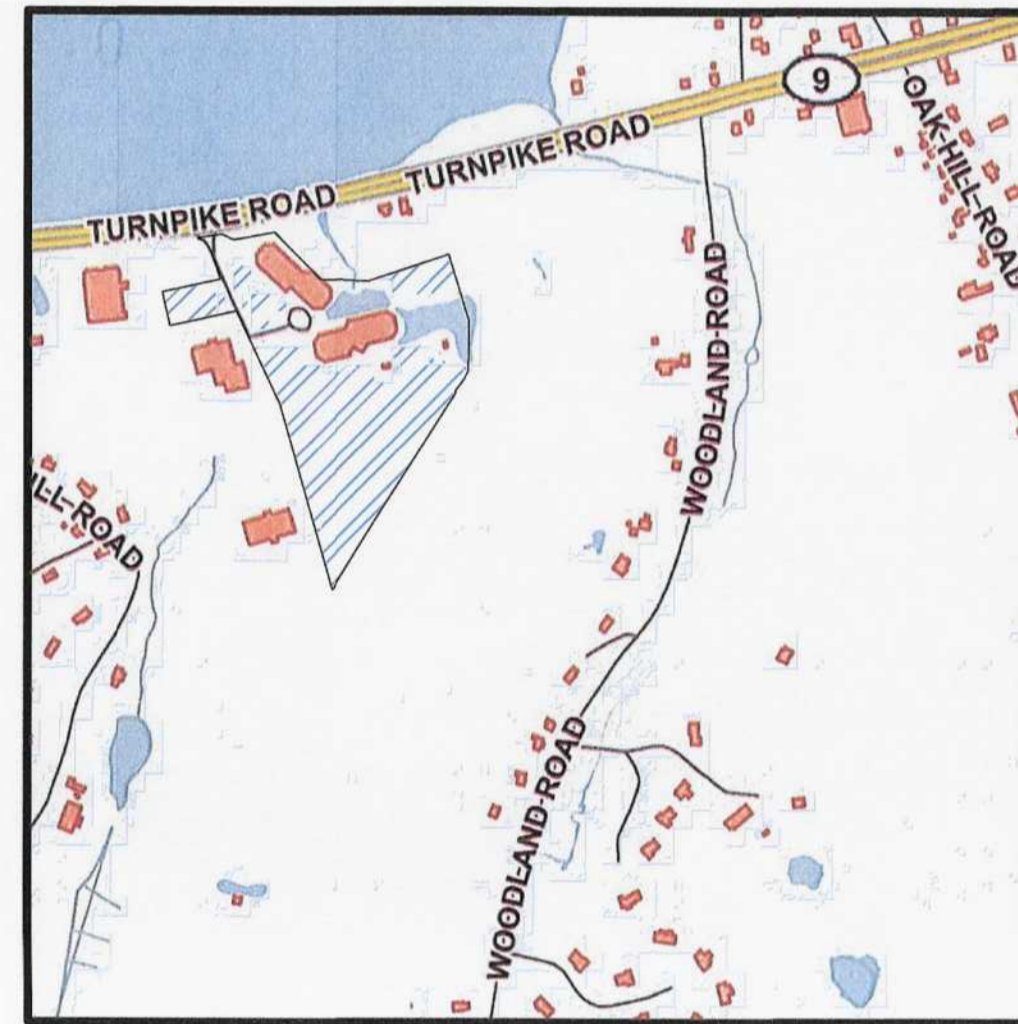


PRELIMINARY SITE PLAN OF LAND AT 120 TURNPIKE ROAD

IN
SOUTHBOROUGH, MASSACHUSETTS



LOCUS MAP

1" = 1,000'

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	349,526 S.F.
MIN. FRONTAGE	150'	0'
MIN. FRONT YARD	35'	1,202(TO TURNPIKE RD)
MIN. SIDE YARD	25'	78'
MIN. REAR YARD	50'	30'
MAX. FLOOR AREA RATIO	0.18	0.24
MAX. BUILDING HEIGHT	35'	43.5'

PROPOSED SCOPE:

RESIDENTIAL:	
ONE BEDROOM FLATS:	37
TWO BEDROOM FLATS:	17
THREE BEDROOM FLATS:	6
TOTAL UNITS:	60
TOTAL BEDROOMS:	89

OFF-STREET PARKING:	
PARKING SPACES PROVIDED - RESIDENTIAL	114
PARKING SPACES PROVIDED	
GARAGES	20
SURFACE SPACES	94
TOTAL:	114

HC SPACES REQUIRED:	5
HC SPACES PROVIDED:	5(ALL VAN ACCESSIBLE)

UNIT SUMMARY						
STYLE	BEDROOMS	BATHROOMS	AREA(S.F.)	DISTRIBUTION BY AREA	NUMBER	DISTRIBUTION BY TYPE
UNIT A	1	1	915	53.1%	37	61.7%
UNIT B	2	2	1,178	5.5%	3	5.0%
UNIT C	2	2	1,273	16.0%	8	13.3%
UNIT D	2	2	1,292	6.1%	3	5.0%
UNIT E	2	2	1,346	6.3%	3	5.0%
UNIT F	3	2	1,355	6.4%	3	5.0%
UNIT G	3	2	1,386	6.5%	3	5.0%
TOTAL	89	89	63,710	--	60	--

OWNER & APPLICANT:

FD 120 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

DATE:

MAY 18, 2023

SHEET DIRECTORY

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





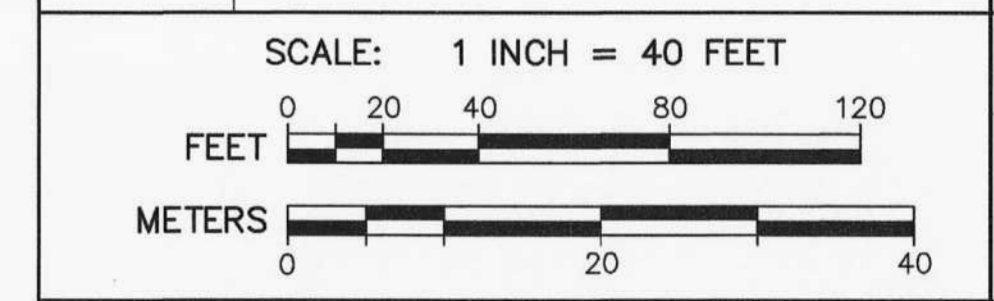
KEY

	EXISTING 2' ELEVATION 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

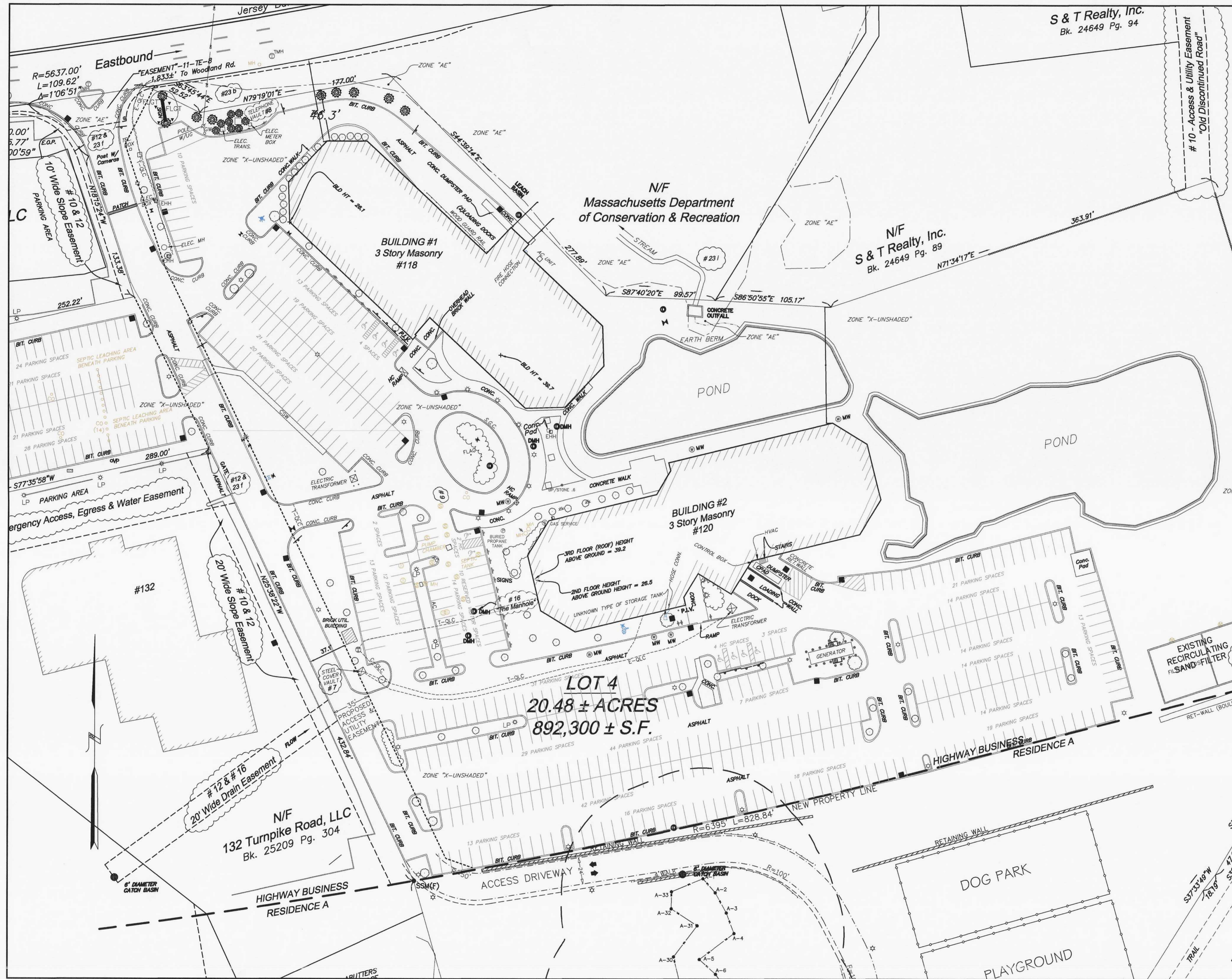
- NOTES:**
- 1) THE APPLICANT'S DEED TO THIS PROPERTY CAN BE FOUND AT THE WORCESTER DISTRICT REGISTRY OF DEEDS AT BOOK 63088 PAGE 248. THAT DEED REFERENCES THE PLAN RECORDED AT PLAN BOOK 517 PLAN 120 FOR PROPERTY BOUNDARIES. THIS SITE IS SHOWN AS LOT 120 PARCEL 4 ON SOUTHBOROUGH ASSESSOR'S MAP 37.
 - 2) OVERALL SITE AREA IS 20.48 ACRES AND THE PROPERTY IS LOCATED IN BOTH THE HIGHWAY BUSINESS AND RESIDENCE A ZONING DISTRICTS.
 - 3) THE SUBJECT OF THIS SITE PLAN IS THE CREATION OF SEPARATE LOT AT THE SOUTH END OF THIS PROPERTY AND THE CONSTRUCTION OF AN APARTMENT BUILDING WITH APPURTENANT PARKING AND UTILITIES ON THAT NEW LOT.
 - 4) THERE WILL BE NO CHANGE TO THE EXISTING SEPTIC SYSTEM OR OTHER INFRASTRUCTURE ON THE PROPERTY.
 - 5) PROPERTY BOUNDARIES AND EXISTING FEATURES ON THIS PLAN ARE THE WORK PRODUCT OF SHOWN ARE THE WORK PRODUCT OF DGT ASSOCIATE, INC. AND ARE TAKEN FROM ITS ALTA/NSPS LAND TITLE SURVEY PLAN DATED JULY 8, 2020.
 - 6) THE WETLAND RESOURCE AREA SHOWN SOUTH OF THE EXISTING PARKING AREA WAS DELINEATED BY GODDARD CONSULTING, LLC.

AZIMUTH LAND DESIGN, LLC
 Professional Engineers & Erosion Control Specialists
 115 Turnpike Road, Suite 200, Southborough, MA 01772
 Telephone (508) 455-0137 james@azimuthlanddesign.co

CLT. NO.	504	JOB NO.	290-504
DATE:	MAY 18, 2023	DWG NO.	120TURNPIKECURRENT
REVISIONS			
DATE:		DESCRIPTION	



SITE PLAN OF LAND
 AT 120 TURNPIKE ROAD
 IN
 SOUTHBOROUGH, MASS.
 OWNER & APPLICANT:
 FD 120 TURNPIKE, LLC
 118 TURNPIKE ROAD, SUITE 300
 SOUTHBOROUGH, MA 01772
 EXISTING CONDITIONS PLAN E2



S & T Realty, Inc.
Bk. 24649 Pg. 94

N/F
S & T Realty, Inc.
Bk. 24649 Pg. 89

N/F
132 Turnpike Road, LLC
Bk. 25209 Pg. 304

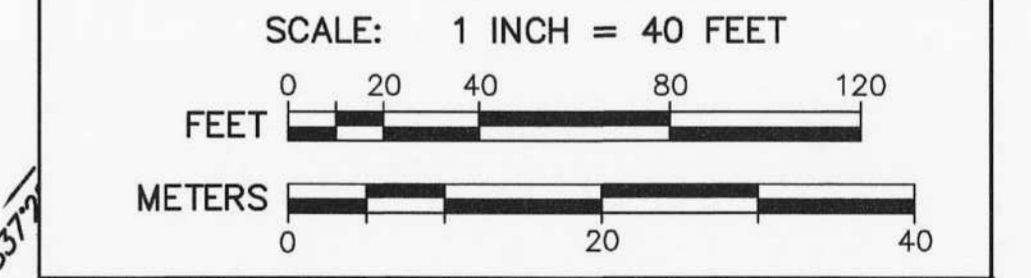
LOT 4
20.48 ± ACRES
892,300 ± S.F.

KEY

	EXISTING EDGE OF PAVEMENT
	WETLAND EDGE
	100' BUFFER ZONE EDGE
	STONE WALL
	EXISTING GRADE CONTOUR
	OFFICIAL DEEP OBSERVATION HOLE
	OFFICIAL PERCOLATION TEST
	PROPOSED CURB
	PROPOSED RETAINING WALL
	PROPOSED GUARD RAIL
	PROPOSED POLE LIGHT

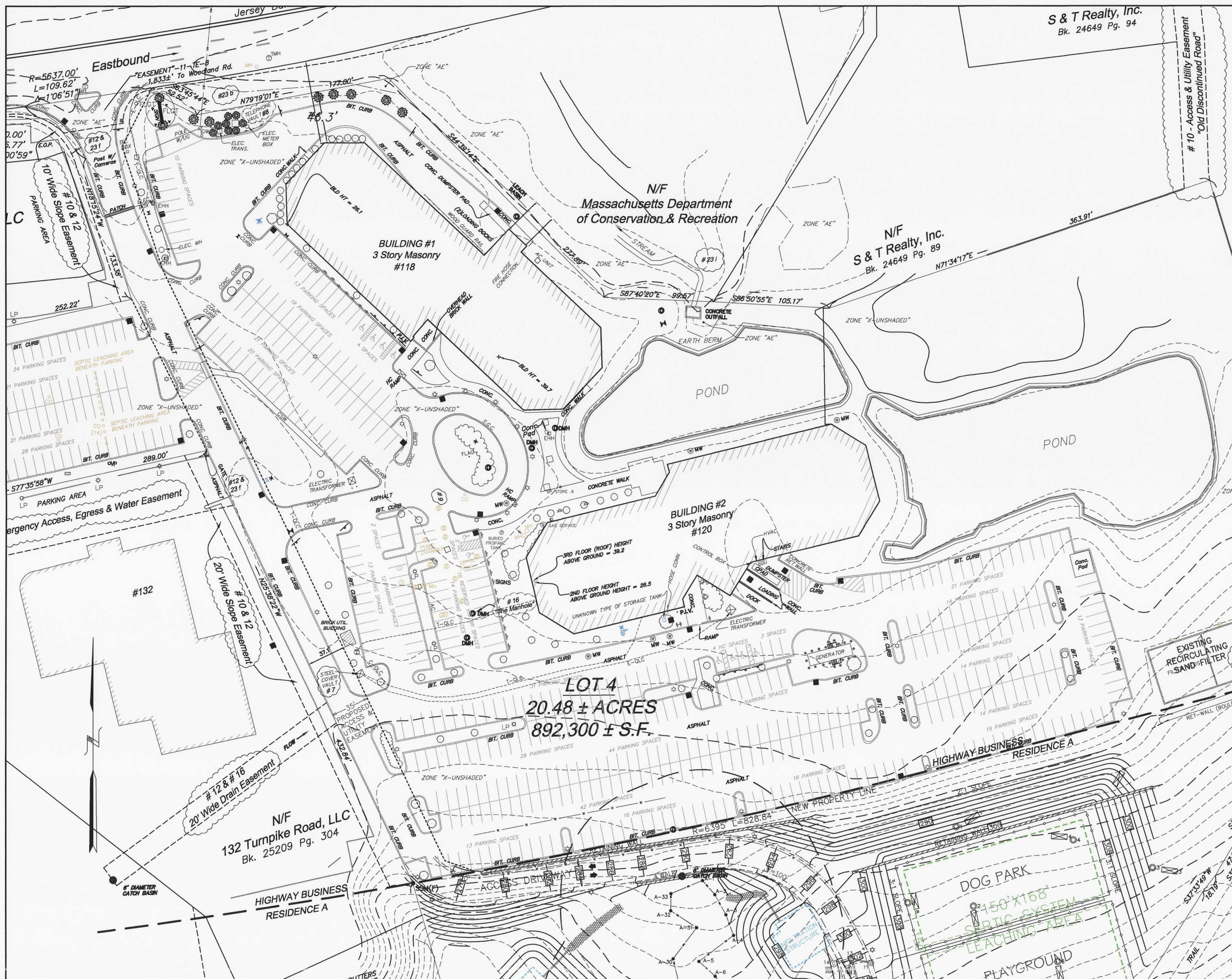
AZIMUTH LAND DESIGN, LLC
Professional Engineers & Erosion Control Specialists
115 Turnpike Road, Suite 200, Southborough, MA 01772
Telephone (508)-455-0137 james@azimuthlanddesignco

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SITE PLAN OF LAND
AT 120 TURNPIKE ROAD
IN
SOUTHBOROUGH, MASS.
OWNER & APPLICANT:
FD 120 TURNPIKE, LLC
118 TURNPIKE ROAD, SUITE 300
SOUTHBOROUGH, MA 01772

SITE LAYOUT PLAN S1



S & T Realty, Inc.
Bk. 24649 Pg. 94

N/F
S & T Realty, Inc.
Bk. 24649 Pg. 89

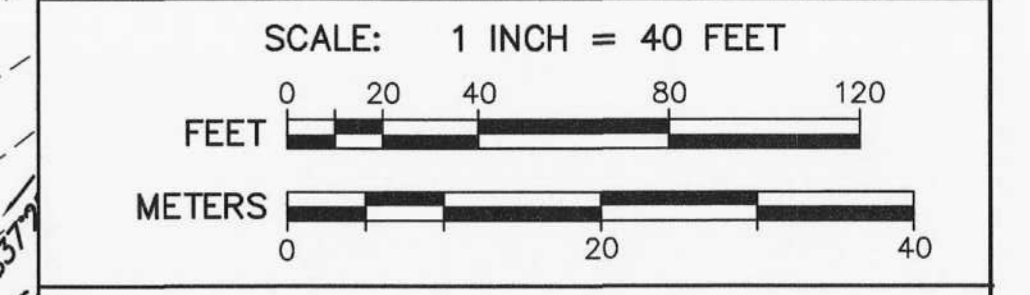
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Bk. 25209 Pg. 304

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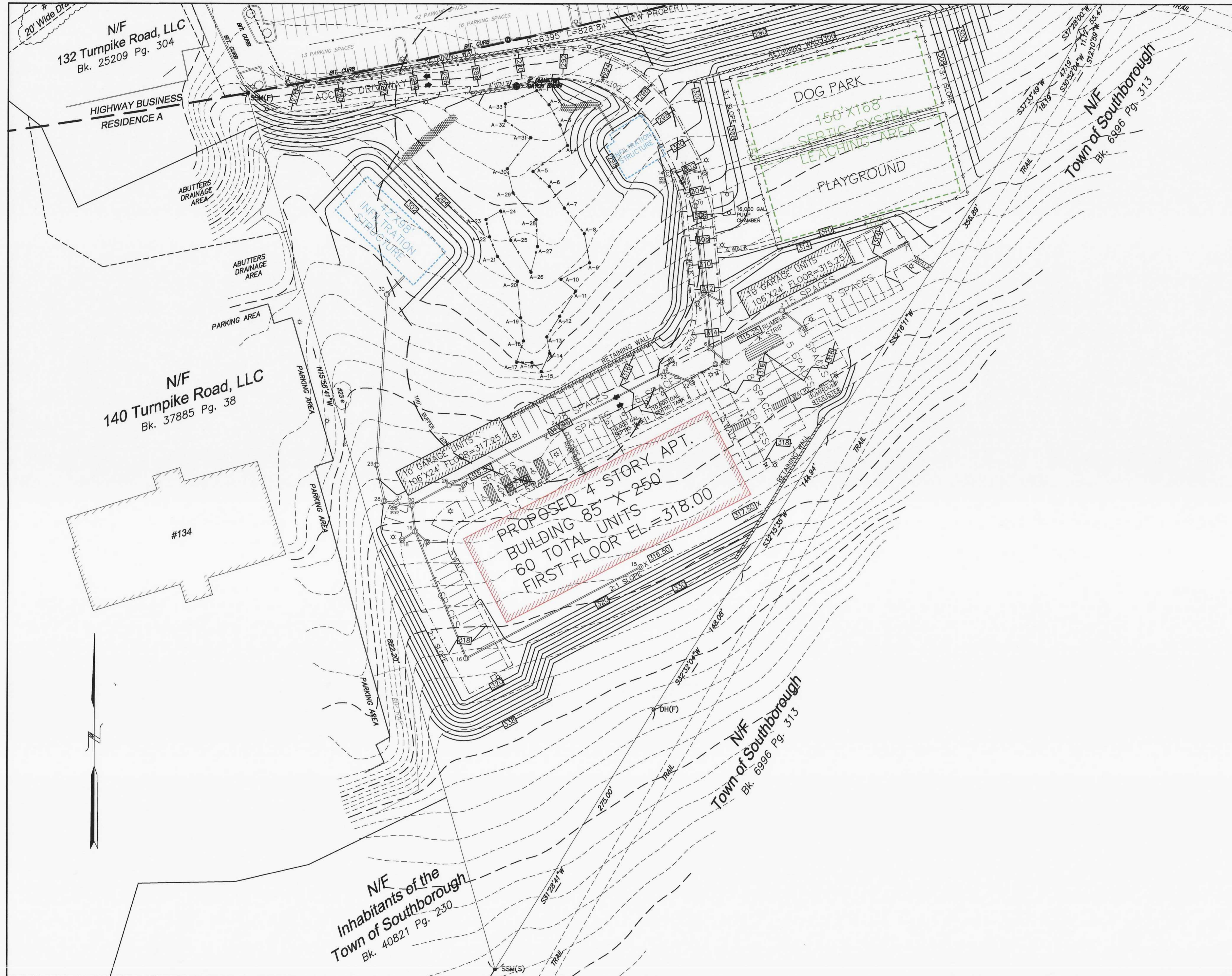
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	WETLAND EDGE
	100' BUFFER ZONE EDGE
	STONE WALL
	EXISTING GRADE CONTOUR
	OFFICIAL DEEP OBSERVATION HOLE
	OFFICIAL PERCOLATION TEST
	PROPOSED CURB
	PROPOSED RETAINING WALL
	PROPOSED GUARD RAIL
	PROPOSED DRAIN MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED SEWER MANHOLE
	PROPOSED WATER LINE
	PROPOSED HYDRANT
	PROPOSED POLE LIGHT
	PROPOSED ELEVATION CONTOUR
	PROPOSED SPOT GRADE

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.	504	JOB NO.	290-504
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REVISIONS		DESCRIPTION	
DATE:			



SITE PLAN OF LAND
AT 120 TURNPIKE ROAD
IN
SOUTHBOROUGH, MASS.
OWNER & APPLICANT:
FD 120 TURNPIKE, LLC
118 TURNPIKE ROAD, SUITE 300
SOUTHBOROUGH, MA 01772
GRADING & DRAINAGE PLAN G1



KEY

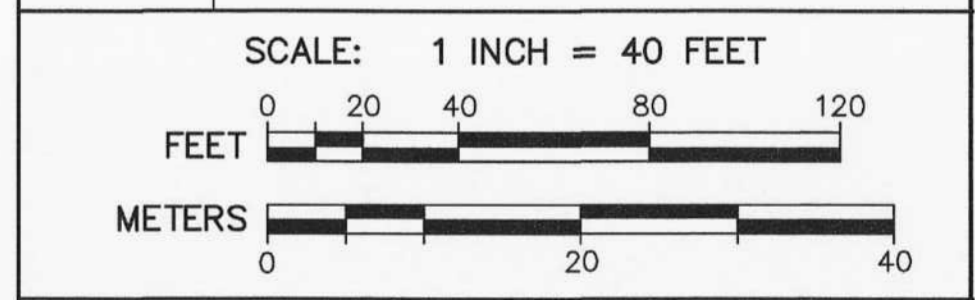
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	WETLAND EDGE
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	STONE WALL
	EXISTING GRADE CONTOUR
	OFFICIAL DEEP OBSERVATION HOLE
	OFFICIAL PERCOLATION TEST
	PROPOSED CURB
	PROPOSED RETAINING WALL
	PROPOSED GUARD RAIL
	PROPOSED DRAIN MANHOLE
	PROPOSED CATCH BASIN
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	PROPOSED WATER LINE
	PROPOSED HYDRANT
	PROPOSED POLE LIGHT
	PROPOSED ELEVATION CONTOUR
	PROPOSED SPOT GRADE




AZIMUTH LAND DESIGN, LLC
 Professional Engineers & Erosion Control Specialists
 118 Turnpike Road, Suite 200, Southborough, MA 01772
 Telephone (508) 455-0137 james@azimuthlanddesign.co

James L. Ferrelault
 5/18/2023

CLT. NO.	504	JOB NO.	290-504
DATE:	MAY 18, 2023	DWG NO.	120TURNPIKECURRENT
REVISIONS			
DATE:		DESCRIPTION	



SITE PLAN OF LAND
 AT 120 TURNPIKE ROAD
 IN
 SOUTHBOROUGH, MASS.
 OWNER & APPLICANT:
 FD 120 TURNPIKE, LLC
 118 TURNPIKE ROAD, SUITE 300
 SOUTHBOROUGH, MA 01772

GRADING & DRAINAGE PLAN G2



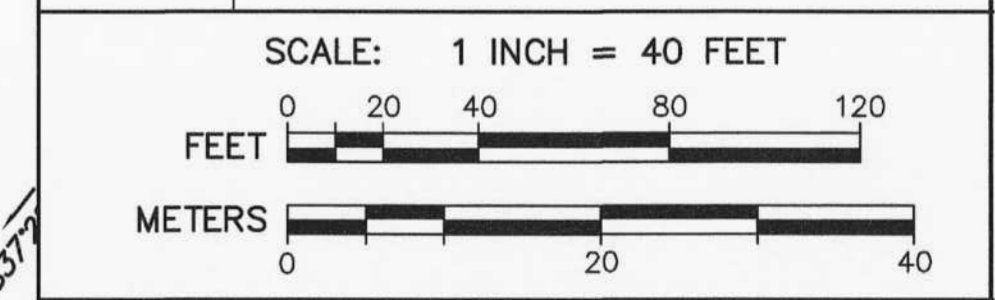
KEY

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	WETLAND EDGE
	100' BUFFER ZONE EDGE
	STONE WALL
	PROPOSED CURB
	PROPOSED RETAINING WALL
	PROPOSED GUARD RAIL
	PROPOSED DRAIN MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED SEWER MANHOLE
	PROPOSED WATER LINE
	PROPOSED HYDRANT
	PROPOSED POLE LIGHT

AZIMUTH LAND DESIGN, LLC
Professional Engineers & Erosion Control Specialists
118 Turnpike Road, Suite 200, Southborough, MA 01772
Telephone (508) 455 0137 james@azimuthdesign.com

CLT. NO.	504	JOB NO.	290-504
DATE:	MAY 18, 2023	DWG NO.	120TURNPIKECURRENT

REVISIONS	
DATE:	DESCRIPTION



SITE PLAN OF LAND
AT 120 TURNPIKE ROAD
IN
SOUTHBOROUGH, MASS.
OWNER & APPLICANT:
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118 TURNPIKE ROAD, SUITE 300
SOUTHBOROUGH, MA 01772

UTILITY PLAN U1

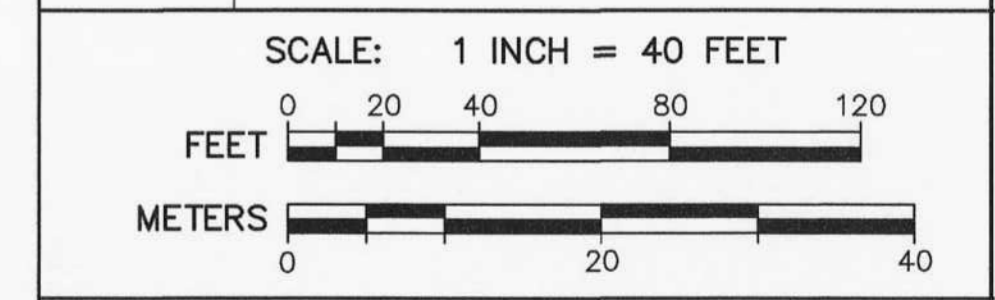


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	PROPOSED CATCH BASIN
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	PROPOSED WATER LINE
	PROPOSED HYDRANT
	PROPOSED POLE LIGHT

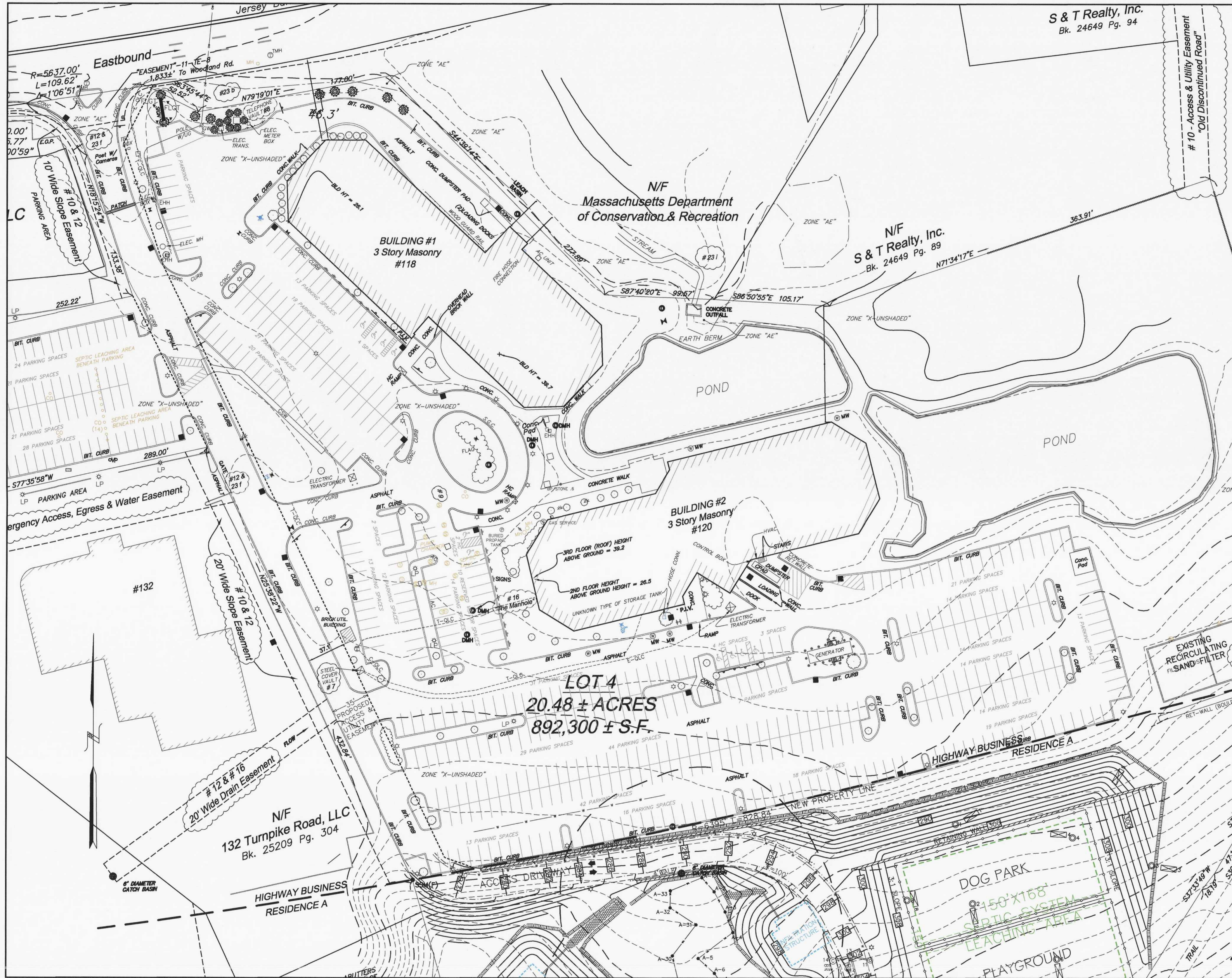
AZIMUTH LAND DESIGN, LLC
 Professional Engineers & Erosion Control Specialists
 118 Turnpike Road, Suite 200, Southborough, MA 01772
 Telephone (508)-455-0137 james@azimuthlanddesign.com

CLT. NO.	504	JOB NO.	290-504
DATE:	MAY 18, 2023	DWG NO.	120TURNPIKECURRENT
REVISIONS			
DATE:		DESCRIPTION	



SITE PLAN OF LAND
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 IN
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 OWNER & APPLICANT:
 FD 120 TURNPIKE, LLC
 118 TURNPIKE ROAD, SUITE 300
 SOUTHBOROUGH, MA 01772

UTILITY PLAN U2



S & T Realty, Inc.
Bk. 24649 Pg. 94

N/F
Massachusetts Department
of Conservation & Recreation

N/F
S & T Realty, Inc.
Bk. 24649 Pg. 89

LOT 4
20.48 ± ACRES
892,300 ± S.F.

N/F
132 Turnpike Road, LLC
Bk. 25209 Pg. 304

KEY

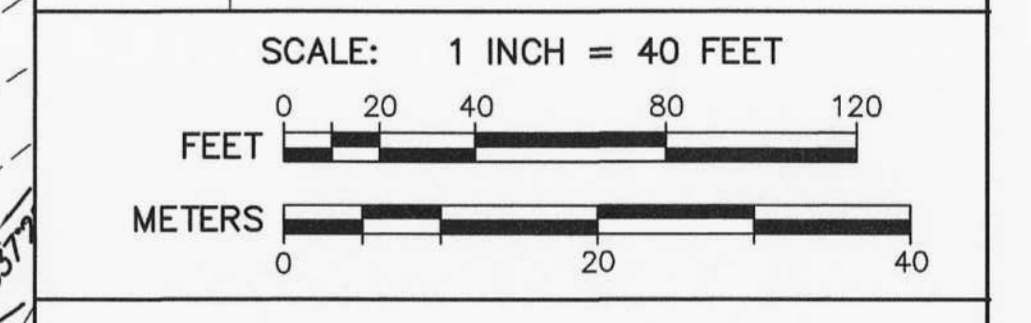
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	STONE WALL
	EXISTING GRADE CONTOUR
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	OFFICIAL PERCOLATION TEST
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	PROPOSED SEWER MANHOLE
	PROPOSED WATER LINE
	PROPOSED HYDRANT
	PROPOSED POLE LIGHT
	PROPOSED ELEVATION CONTOUR
	PROPOSED SPOT GRADE
	PROPOSED EROSION CONTROL BARRIER

AZIMUTH LAND DESIGN, LLC
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Telephone (508) 455-0137 james@azimuthlanddesign.co

CLT. NO.	504	JOB NO.	290-504
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DATE:	NOVEMBER 7, 2022	DWG NO.	120TURNPIKECURRENT
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DATE:		REVISIONS DESCRIPTION	
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SITE PLAN OF LAND
AT 120 TURNPIKE ROAD
IN
SOUTHBOROUGH, MASS.
OWNER & APPLICANT:
FD 120 TURNPIKE, LLC
118 TURNPIKE ROAD, SUITE 300
SOUTHBOROUGH, MA 01772
EROSION & SEDIMENTATION
CONTROL PLAN ESC1



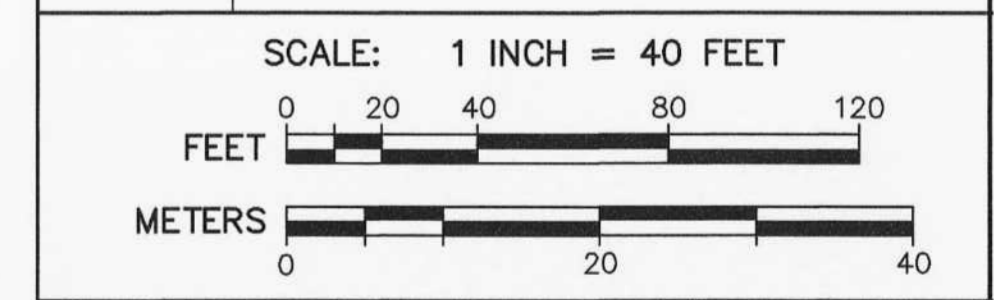
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 118 Turnpike Road, Suite 200, Southborough, MA 01772
 Telephone (508) 455-0137 jimest@azimuthlanddesignco

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SITE PLAN OF LAND
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 SOUTHBOROUGH, MA 01772
 EROSION & SEDIMENTATION
 CONTROL PLAN

ESC2