

PRELIMINARY INDUSTRIAL SUBDIVISION PLAN

PURSUANT TO CHAPTER 10-16, PRELIMINARY PLAN, OF THE RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND IN NORTHBOROUGH

FOR

NORTHBORO PROPERTIES REALTY TRUST

WAYNE P. KIMBALL & SCOTT W. KIMBALL CO-TRUSTEES

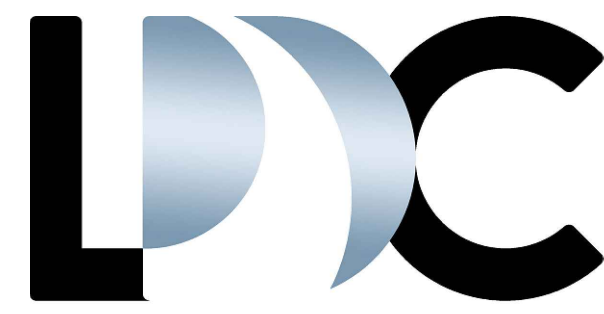
0, 200, 220 & 250 SOUTHWEST CUTOFF
NORTHBOROUGH, MA

DATE

April 16, 2024

PROJECT TEAM

Civil Engineer | Landscape Architect



LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581
508.952.6300 | LDcollaborative.com

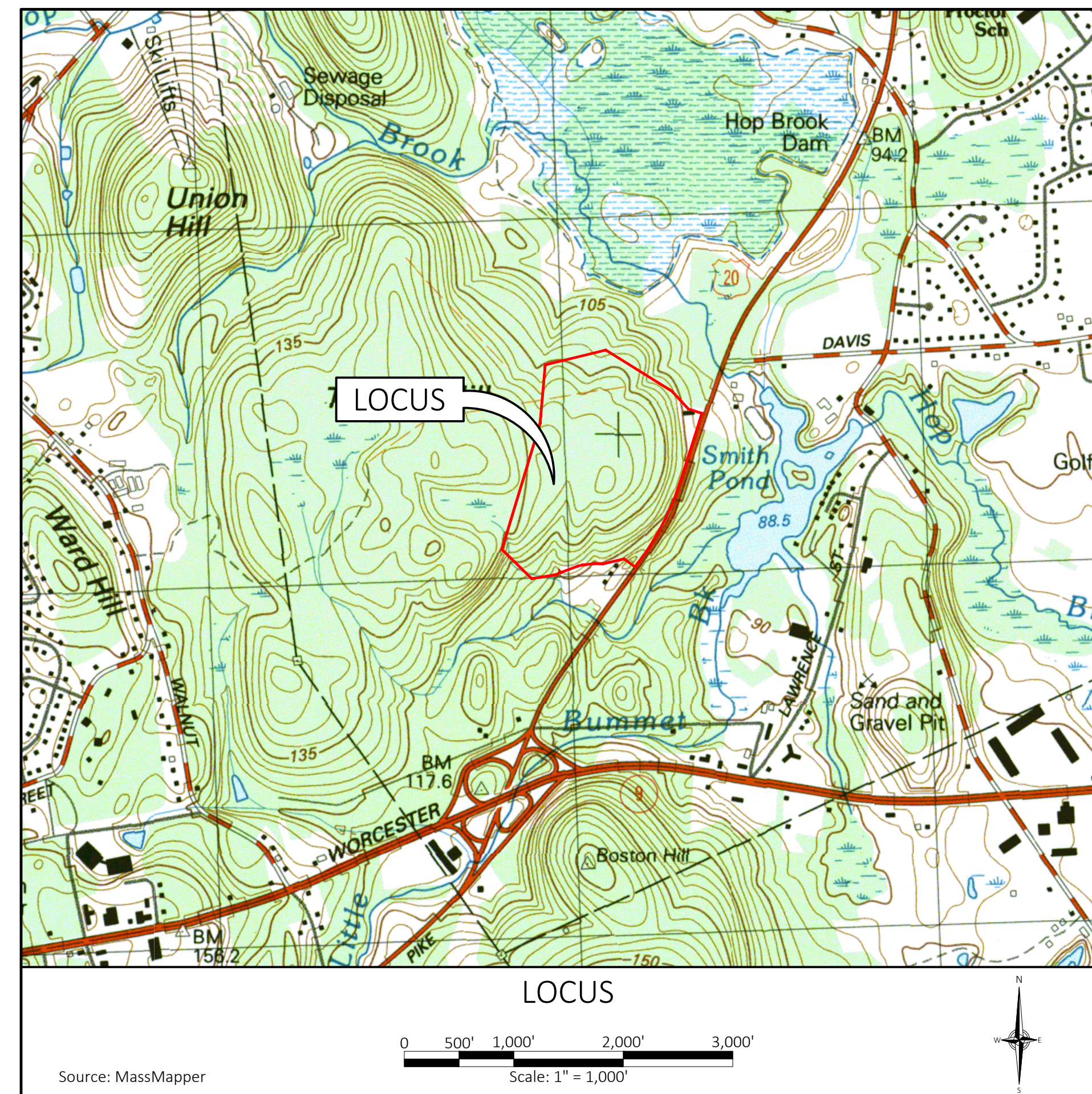
Land Surveyor



152 Hampden Street
Boston, MA 02119
617-357-9740

PROJECT OWNER | APPLICANT

Northboro Properties Realty Trust
Wayne P. Kimball & Scott W. Kimball Co-Trustees
0, 200, 220 & 250 Southwest Cutoff
Northborough, MA



SHEET INDEX

SHEET NO.	SHEET TITLE
V-100 - V-104	COMPILED EXISTING CONDITIONS PLANS
C-100 - C-104	CONCEPTUAL LOTTING PLANS
C-200 - C-201	CONCEPTUAL GRADING & DRAINAGE PLANS
C-301	CONCEPTUAL PLAN & PROFILE

THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL ISSUED
FOR CONSTRUCTION BY LAND DESIGN COLLABORATIVE.

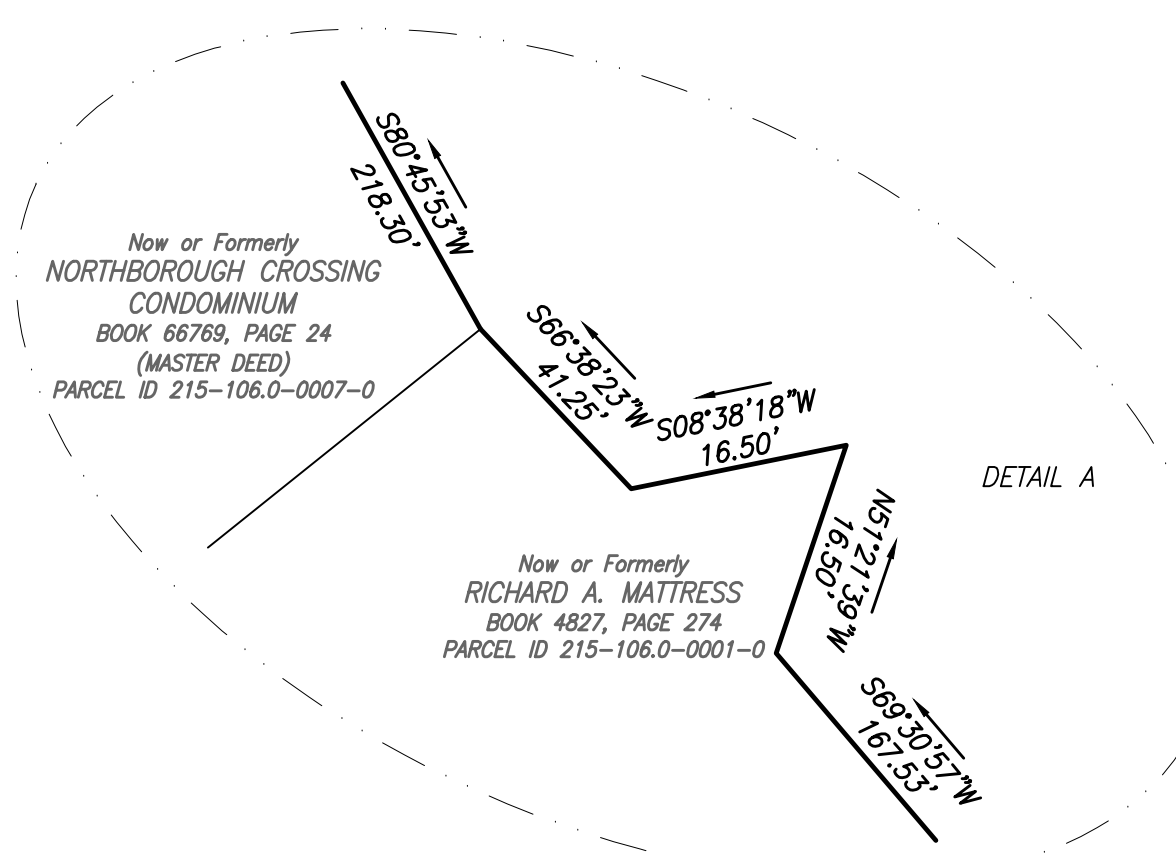
THE CONTENT, INFORMATION AND DESIGN OF THIS PLAN ARE PROPRIETARY AND DUPLICATION AND/OR UTILIZATION FOR ANY PURPOSES IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM LAND DESIGN COLLABORATIVE. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.
© LAND DESIGN COLLABORATIVE, LLC

REFERENCES:

- PROPERTY LINE BOUNDARY SURVEY PREPARED BY FELDMAN GEOSPATIAL IN MARCH 2024.
- EXISTING TOPOGRAPHIC INFORMATION TAKEN FROM NOAA DIGITAL COAST: DATA ACCESS VIEWER 2021 USGS LIDAR CENTRAL EASTERN MASSACHUSETTS.
- WETLAND LOCATIONS DELINEATED BY NORTHEAST ECOLOGICAL SERVICES AND FIELD LOCATED BY JARVIS SURVEY IN SEPTEMBER 2020 AND IN JUNE 2021.
- GROUNDWATER OVERLAY DISTRICT LINE TAKEN FROM MAP ENTITLED, TOWN OF NORTHBOROUGH GROUNDWATER PROTECTION OVERLAY DISTRICT MAP, DATED OCTOBER 2002.
- ADDITIONAL EXISTING INFORMATION TAKEN FROM LATEST AVAILABLE AERIAL PHOTOGRAMMETRY.

ZONING SUMMARY TABLE

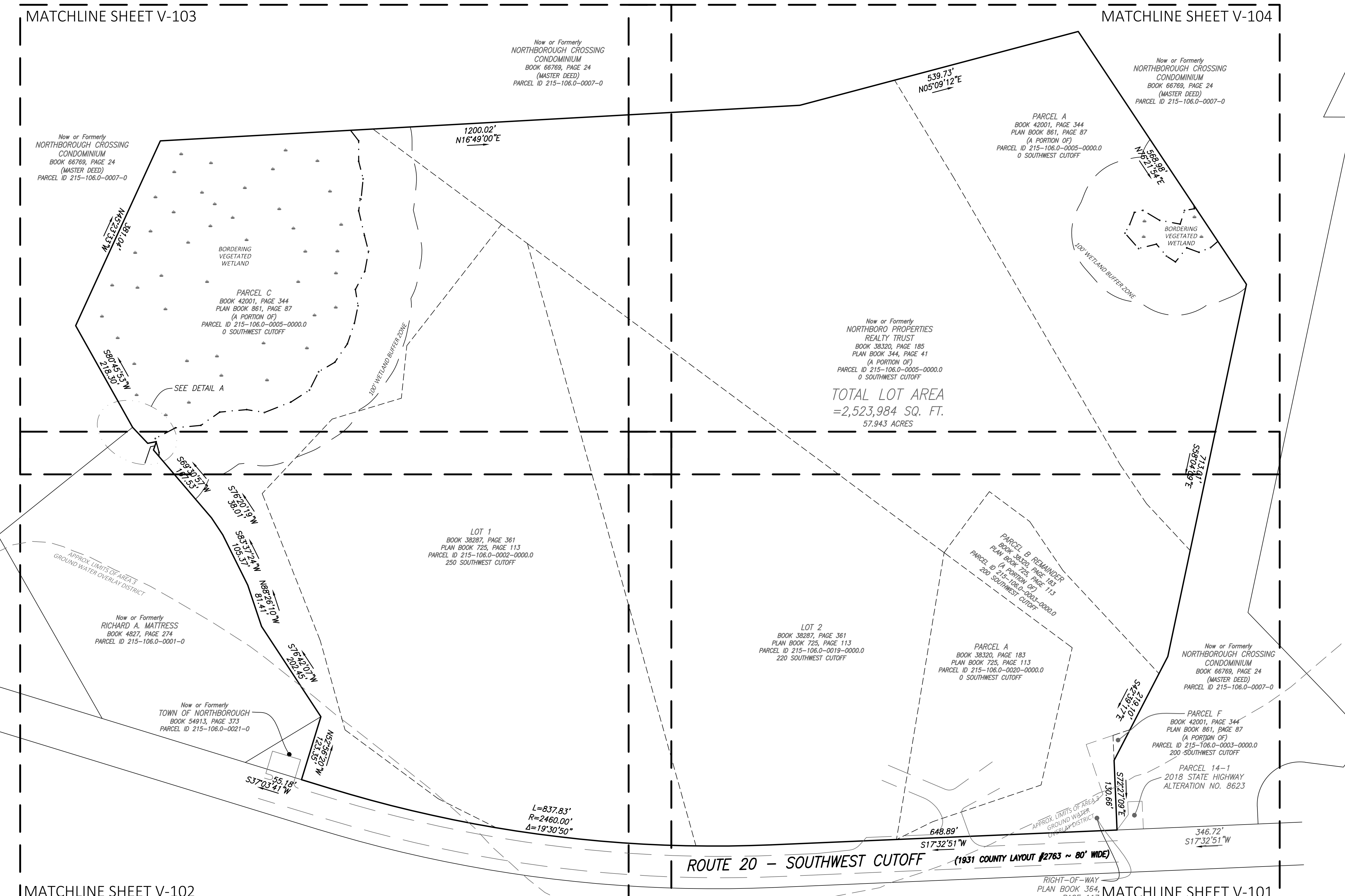
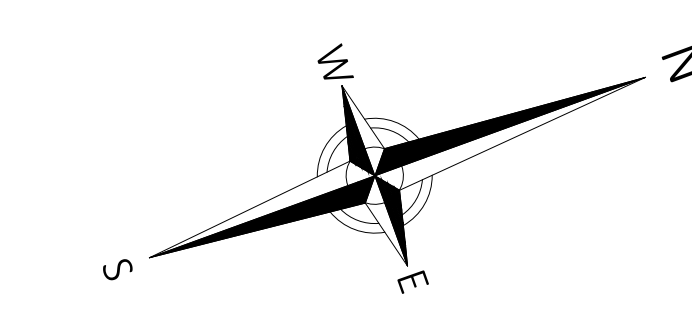
I DISTRICT & GROUND WATER PROTECTION AREA 3 DISTRICT	REQUIRED
MINIMUM LOT AREA	60,000 S.F.
MINIMUM FRONTAGE	150'
MINIMUM FRONT YARD	40'
MINIMUM SIDE YARD	20'
MINIMUM REAR YARD	25'
MINIMUM LOT WIDTH	NONE
MAXIMUM BUILDING HEIGHT	60'
MAXIMUM NUMBER OF BUILDING STORIES	N/A
MAXIMUM LOT COVERAGE	50%
MINIMUM OPEN SPACE	25%
MINIMUM CONTIGUOUS UPLAND AREA (OF THE REQUIRED MINIMUM LOT AREA)	50%



I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.

JOSEPH R. ZAMBUTO
 REGISTERED PROFESSIONAL SURVEYOR
 No. 52783
 STATE OF MASSACHUSETTS

JOSEPH R. ZAMBUTO, PLS (MA# 52783)
 DATE: 04/16/2024
 JZAMBUTO@FELDMAN.GEO.COM



- NOTES:**
- THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY LAND DESIGN COLLABORATIVE.
 - SEE SHEET C-200 FOR LEGEND AND ABBREVIATIONS.

Project Owner & Applicant:

Northboro Properties
 Realty Trust
 Wayne P. & Scott W. Kimball
 Co-Trustees
 0, 200, 220 & 250 Southwest Cutoff
 Northborough, MA

Project Title:

Preliminary Industrial
 Subdivision Plan
 0, 200, 220 & 250 Southwest Cutoff
 (Worcester County)

Sheet Title:

COMPILED EXISTING
 CONDITIONS PLAN INDEX

Local Permitting

Prepared By:

LDC
 LAND DESIGN COLLABORATIVE
 Chauncy Place | Terrace North | Suite 1
 45 Lyman Street
 Westborough, MA 01581
 508.952.6300 | LDcollaborative.com

Project Surveyor:

FELDMAN
 152 Hampden Street
 Boston, MA 02119

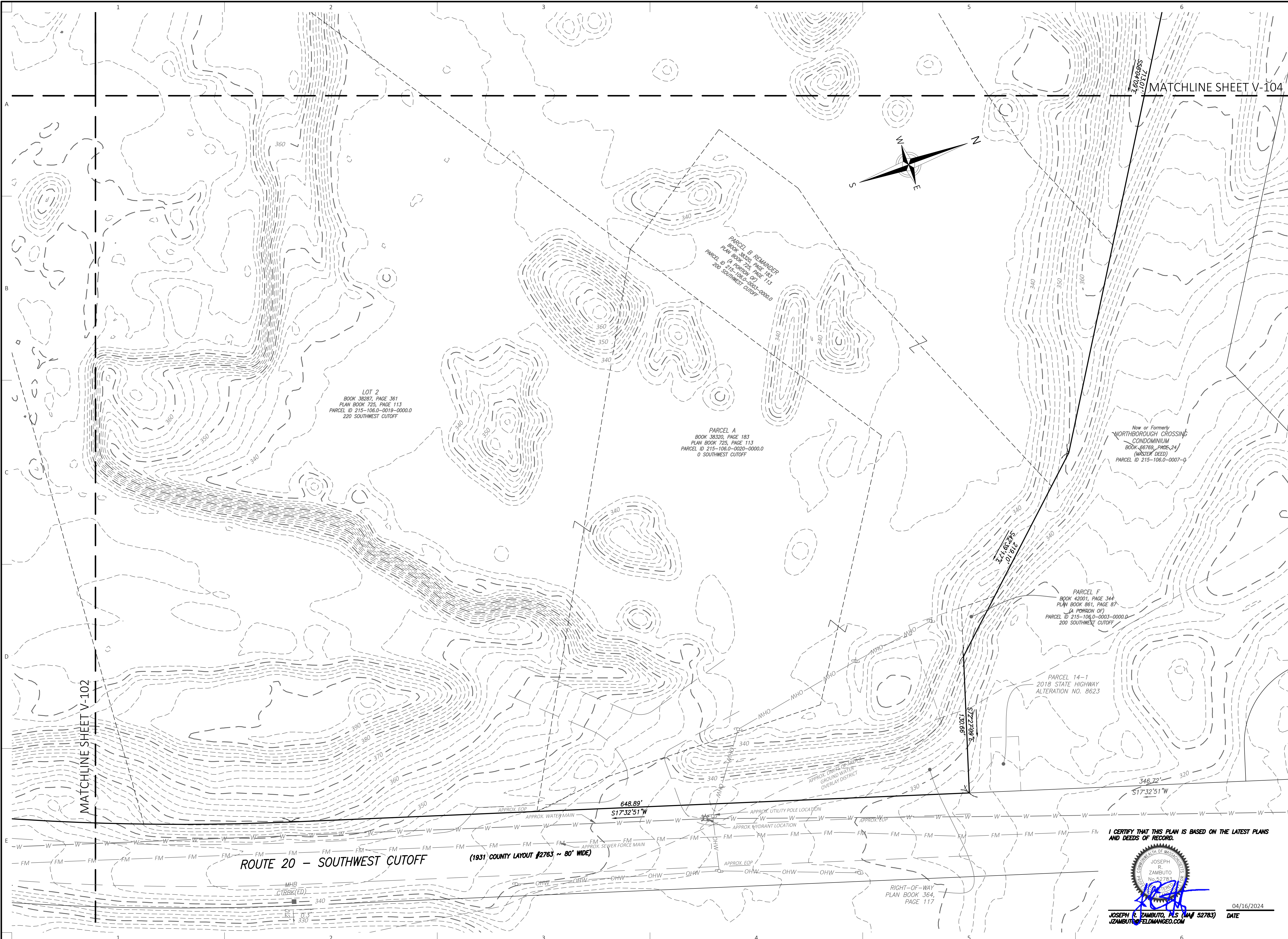
THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN GEOSPATIAL ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN GEOSPATIAL'S TYPICAL SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN GEOSPATIAL.

No: _____ Date: _____ Revision | Issue:

Drawn By: JTA Checked By: MIS
 Date: 04/16/2024 Project No.: 20-0049

0 50' 100' 200' 300'
 Scale: 1" = 100'

Sheet No.: **V-100**



MATCHLINE SHEET V-104

MATCHLINE SHEET V-102

- NOTES:
1. THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY LAND DESIGN COLLABORATIVE.
 2. SEE SHEET C-200 FOR LEGEND AND ABBREVIATIONS.

Project Owner & Applicant:

Northboro Properties
 Realty Trust
 Wayne P. & Scott W. Kimball
 Co-Trustees
 0, 200, 220 & 250 Southwest Cutoff
 Northborough, MA

Project Title:

Preliminary Industrial
 Subdivision Plan
 0, 200, 220 & 250 Southwest Cutoff
 (Worcester County)

Sheet Title:

COMPILED EXISTING
 CONDITIONS PLAN

Local Permitting

Prepared By:



LAND DESIGN COLLABORATIVE
 Chauncy Place | Terrace North | Suite 1
 45 Lyman Street
 Westborough, MA 01581
 508.952.6300 | LDcollaborative.com

Project Surveyor:



152 Hampden Street
 Boston, MA 02119

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN GEOSPATIAL ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN GEOSPATIAL'S TYPICAL SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN GEOSPATIAL.

I CERTIFY THAT THIS PLAN IS BASED ON THE LATEST PLANS AND DEEDS OF RECORD.

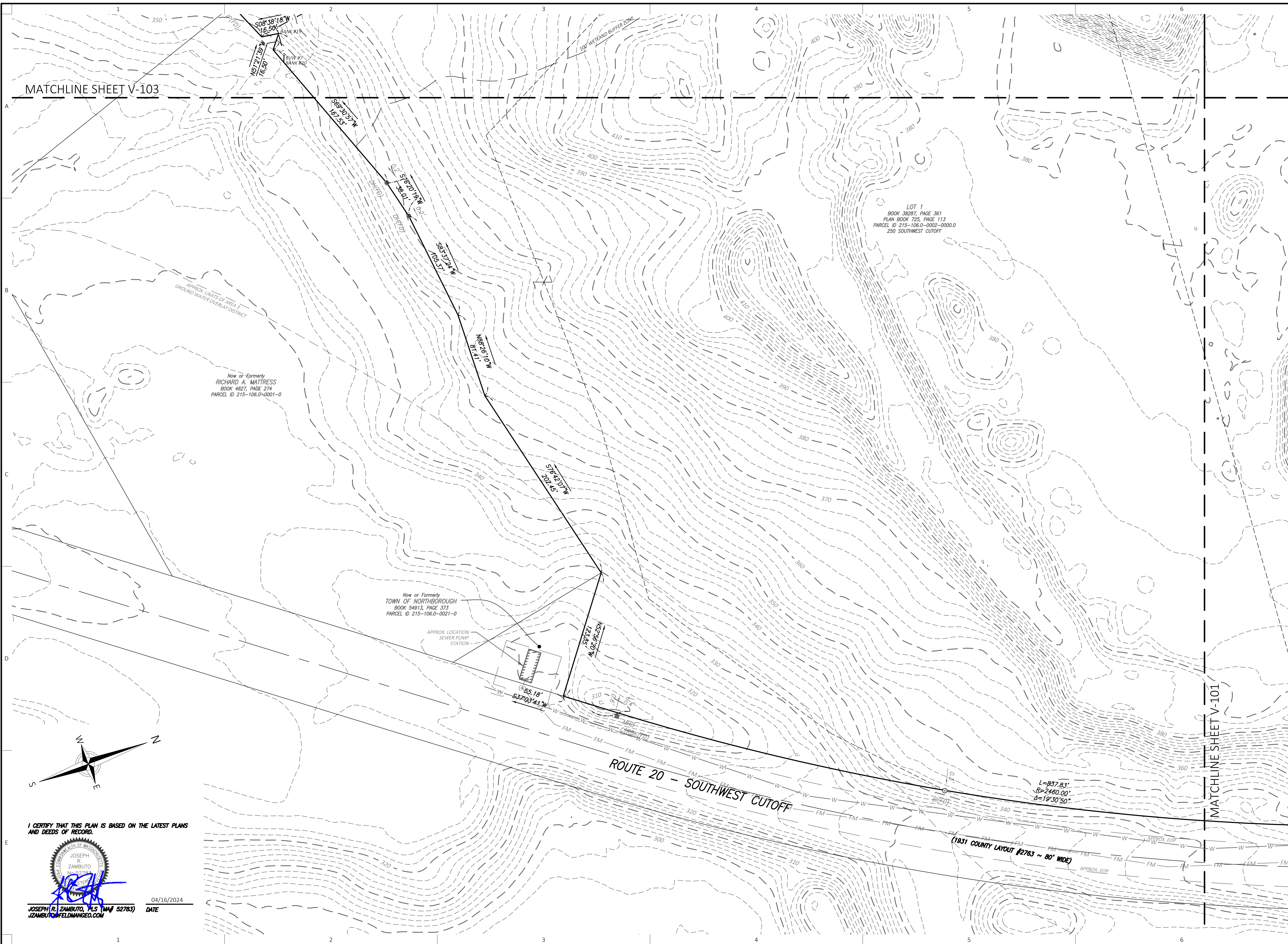


04/16/2024
 DATE

No.:	Date:	Revision:	Issue:
Drawn By:	JTA	Checked By:	MJS
Date:	04/16/2024	Project No.:	20-0049
0 20' 40' 80' 120'		Scale: 1" = 40'	

Sheet No.:

V-101



MATCHLINE SHEET V-103

MATCHLINE SHEET V-101

- NOTES:
- THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY LAND DESIGN COLLABORATIVE.
 - SEE SHEET C-200 FOR LEGEND AND ABBREVIATIONS.

Project Owner & Applicant:
 Northboro Properties
 Realty Trust
 Wayne P. & Scott W. Kimball
 Co-Trustees
 0, 200, 220 & 250 Southwest Cutoff
 Northborough, MA

Project Title:
 Preliminary Industrial
 Subdivision Plan
 0, 200, 220 & 250 Southwest Cutoff
 (Worcester County)

Sheet Title:
 COMPILED EXISTING
 CONDITIONS PLAN

Local Permitting

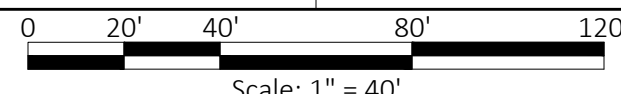
Prepared By:

 LAND DESIGN COLLABORATIVE
 Chauncy Place | Terrace North | Suite 1
 45 Lyman Street
 Westborough, MA 01581
 508.952.6300 | LDcollaborative.com

Project Surveyor:

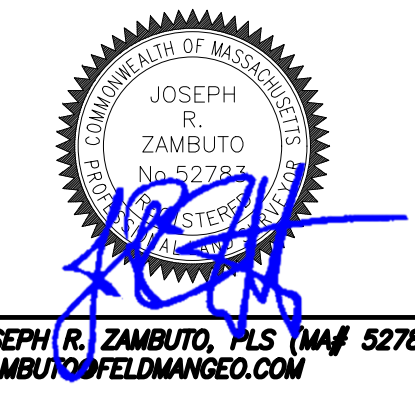
 152 Hampden Street
 Boston, MA 02119

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN GEOSPATIAL ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN GEOSPATIAL'S TYPICAL SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN GEOSPATIAL.

No.:	Date:	Revision Issue:
Drawn By:	JTA	Checked By: MIS
Date:	04/16/2024	Project No.: 20-0049
		
Scale: 1" = 40'		

Sheet No.:
V-102

I CERTIFY THAT THIS PLAN IS BASED ON THE LATEST PLANS AND DEEDS OF RECORD.

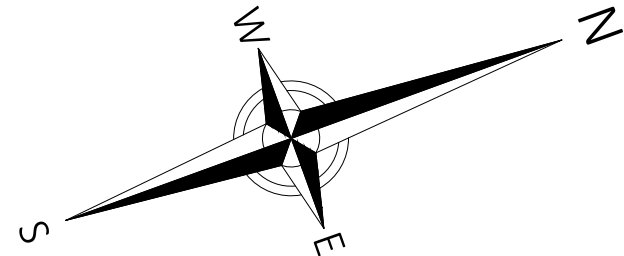


JOSEPH R. ZAMBUO, M.S. (MA# 52783) DATE 04/16/2024
 JZAMBUO@FELDMAN.COM

I CERTIFY THAT THIS PLAN IS BASED ON THE LATEST PLANS AND DEEDS OF RECORD.



JOSEPH R. ZAMBUTO, PLS (MA# 52783) DATE 04/16/2024
 JZAMBUTO@FELDMAN.GEO.COM



Now or Formerly
 NORTHBOROUGH CROSSING
 CONDOMINIUM
 BOOK 66769, PAGE 24
 (MASTER DEED)
 PARCEL ID 215-106.0-0007-0

MATCHLINE SHEET V-104

- NOTES:
- THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY LAND DESIGN COLLABORATIVE.
 - SEE SHEET C-200 FOR LEGEND AND ABBREVIATIONS.

Project Owner & Applicant:
 Northboro Properties
 Realty Trust
 Wayne P. & Scott W. Kimball
 Co-Trustees
 0, 200, 220 & 250 Southwest Cutoff
 Northborough, MA

Project Title:
 Preliminary Industrial
 Subdivision Plan
 0, 200, 220 & 250 Southwest Cutoff
 (Worcester County)

Sheet Title:
 COMPILED EXISTING
 CONDITIONS PLAN

Local Permitting

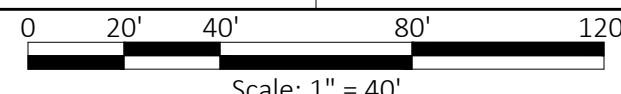
Prepared By:

 LAND DESIGN COLLABORATIVE
 Chauncy Place | Terrace North | Suite 1
 45 Lyman Street
 Westborough, MA 01581
 508.952.6300 | LDCollaborative.com

Project Surveyor:

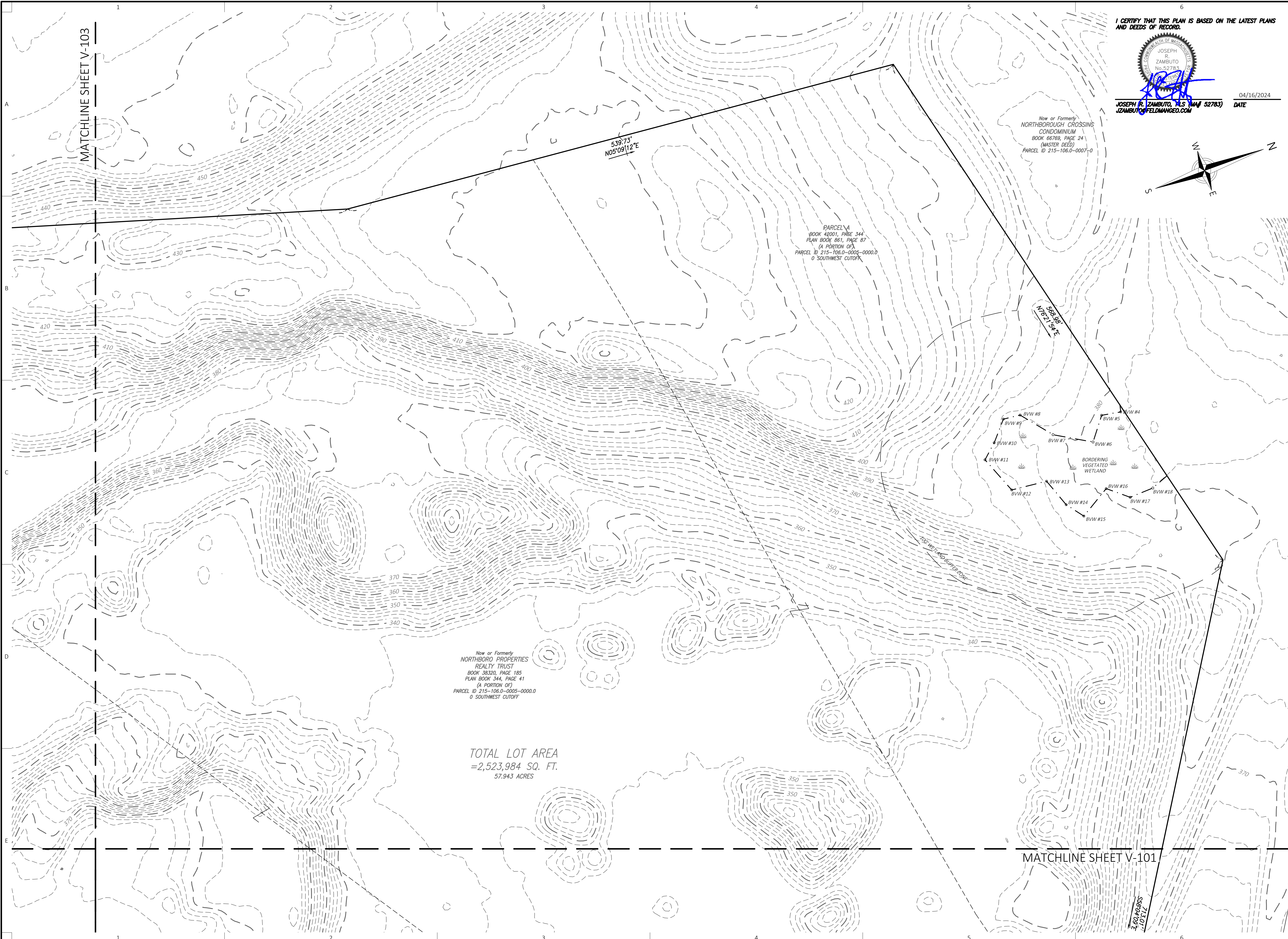
 152 Hampden Street
 Boston, MA 02119

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN GEOSPATIAL ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN GEOSPATIAL'S TYPICAL SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN GEOSPATIAL.

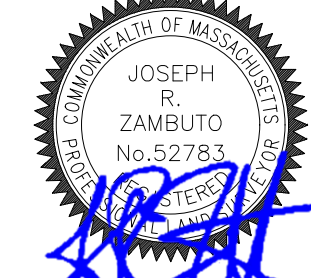
No.:	Date:	Revision Issue:
Drawn By:	JTA	Checked By: MIS
Date:	04/16/2024	Project No.: 20-0049
		
Scale: 1" = 40'		

Sheet No.:
V-103

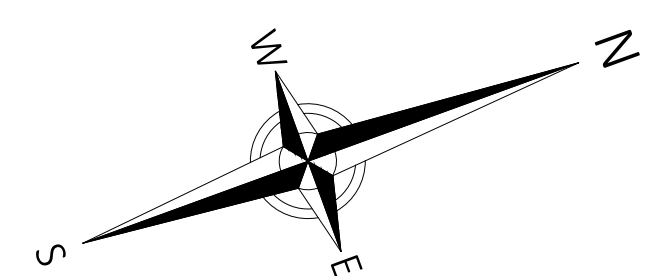




I CERTIFY THAT THIS PLAN IS BASED ON THE LATEST PLANS AND DEEDS OF RECORD.



JOSEPH R. ZAMBUTO, P.L.S. (MA# 52783) DATE 04/16/2024
 JZAMBUTO@FELDMANDESIGN.COM

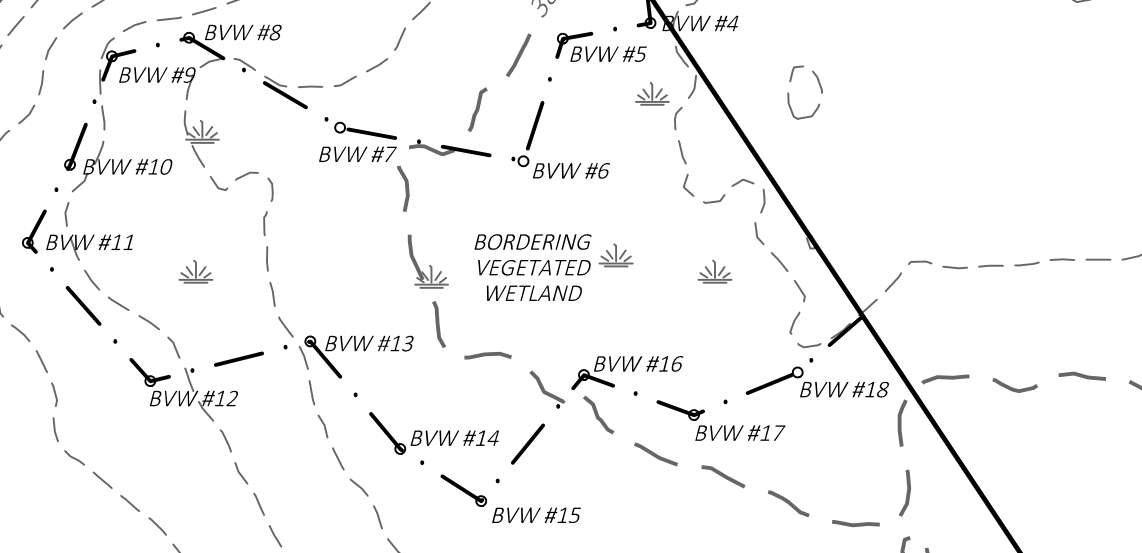


Now or Formerly
 NORTHBOROUGH CROSSINGS
 CONDOMINIUM
 BOOK 66769, PAGE 24
 (MASTER DEED)
 PARCEL ID 215-106.0-0007-0

PARCEL A
 BOOK 48001, PAGE 344
 PLAN BOOK 861, PAGE 87
 (A PORTION OF)
 PARCEL ID 215-106.0-0008-0000.0
 0 SOUTHWEST CUTOFF

Now or Formerly
 NORTHBORO PROPERTIES
 REALTY TRUST
 BOOK 38320, PAGE 185
 PLAN BOOK 344, PAGE 41
 (A PORTION OF)
 PARCEL ID 215-106.0-0005-0000.0
 0 SOUTHWEST CUTOFF

TOTAL LOT AREA
 =2,523,984 SQ. FT.
 57.943 ACRES



- NOTES:
1. THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY LAND DESIGN COLLABORATIVE.
 2. SEE SHEET C-200 FOR LEGEND AND ABBREVIATIONS.

Project Owner & Applicant:
 Northboro Properties
 Realty Trust
 Wayne P. & Scott W. Kimball
 Co-Trustees
 0, 200, 220 & 250 Southwest Cutoff
 Northborough, MA

Project Title:
 Preliminary Industrial
 Subdivision Plan
 0, 200, 220 & 250 Southwest Cutoff
 (Worcester County)

Sheet Title:
 COMPILED EXISTING
 CONDITIONS PLAN

Local Permitting

Prepared By:



LAND DESIGN COLLABORATIVE
 Chauncy Place | Terrace North | Suite 1
 45 Lyman Street
 Westborough, MA 01581
 508.952.6300 | LDcollaborative.com

Project Surveyor:

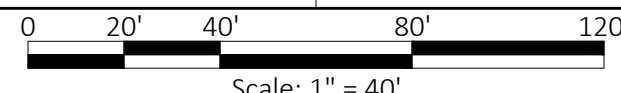


FELDMAN
 152 Hampden Street
 Boston, MA 02119

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN GEOSPATIAL ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN GEOSPATIAL'S TYPICAL SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN GEOSPATIAL.

No:	Date:	Revision	Issue:

Drawn By: JTA Checked By: MJS
 Date: 04/16/2024 Project No.: 20-0049



Scale: 1" = 40'

Sheet No.:
V-104

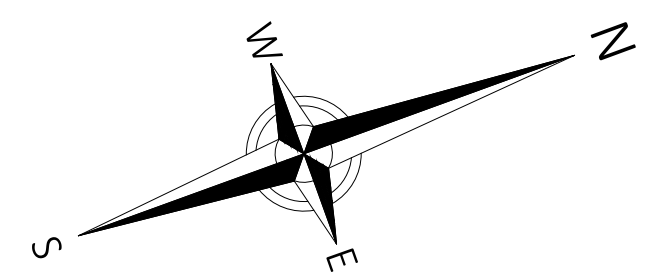
MATCHLINE SHEET V-103

MATCHLINE SHEET V-101

3 of 60 Pages
 4/10/24

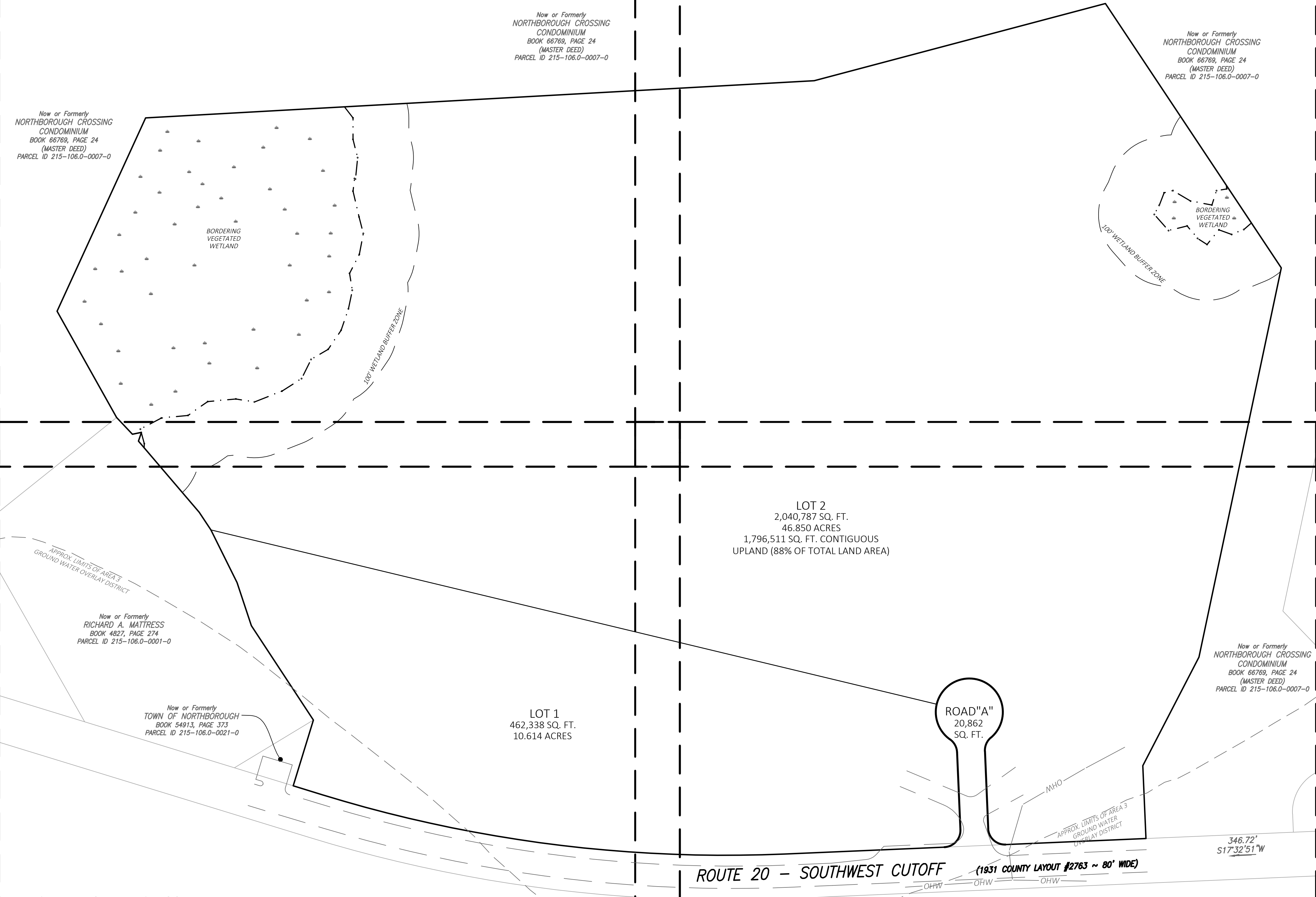
ZONING SUMMARY TABLE

I DISTRICT & GROUND WATER PROTECTION AREA 3 DISTRICT	PROVIDED		
	REQUIRED	LOT 1	LOT 2
MINIMUM LOT AREA	60,000 S.F.	462,338 S.F.	1,796,511 S.F.
MINIMUM FRONTAGE	150'	260.97' (ROAD A)	487.82' (ROAD A)
MINIMUM FRONT YARD	40'	TBD (GREATER THAN 40')	TBD (GREATER THAN 40')
MINIMUM SIDE YARD	20'	TBD (GREATER THAN 20')	TBD (GREATER THAN 20')
MINIMUM REAR YARD	25'	TBD (GREATER THAN 25')	TBD (GREATER THAN 25')
MINIMUM LOT WIDTH	NONE	NONE	NONE
MAXIMUM BUILDING HEIGHT	60'	TBD (LESS THAN 60')	TBD (LESS THAN 60')
MAXIMUM NUMBER OF BUILDING STORIES	N/A	N/A	N/A
MAXIMUM LOT COVERAGE	50%	TBD (LESS THAN 50%)	TBD (LESS THAN 50%)
MINIMUM OPEN SPACE	25%	TBD (GREATER THAN 25%)	TBD (GREATER THAN 25%)
MINIMUM CONTIGUOUS UPLAND AREA (OF THE REQUIRED MINIMUM LOT AREA)	50%	100%	88%



MATCHLINE SHEET C-103

MATCHLINE SHEET C-104



MATCHLINE SHEET C-102

MATCHLINE SHEET C-101

- NOTES:
1. THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY LAND DESIGN COLLABORATIVE.
 2. SEE SHEET C-200 FOR LEGEND AND ABBREVIATIONS.

Project Owner & Applicant:

Northboro Properties
 Realty Trust
 Wayne P. & Scott W. Kimball
 Co-Trustees
 0, 200, 220 & 250 Southwest Cutoff
 Northborough, MA

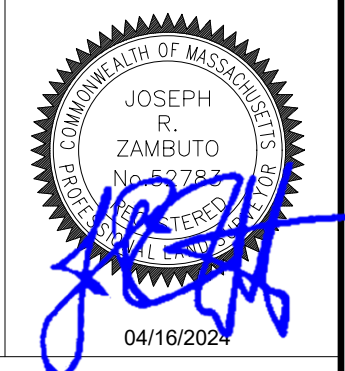
Project Title:

Preliminary Industrial
 Subdivision Plan
 0, 200, 220 & 250 Southwest Cutoff
 (Worcester County)

Sheet Title:

CONCEPTUAL LOTTING
 PLAN INDEX

Local Permitting



Prepared By:

LDC
LAND DESIGN COLLABORATIVE
 Chauncy Place | Terrace North | Suite 1
 45 Lyman Street
 Westborough, MA 01581
 508.952.6300 | LDcollaborative.com

Project Surveyor:

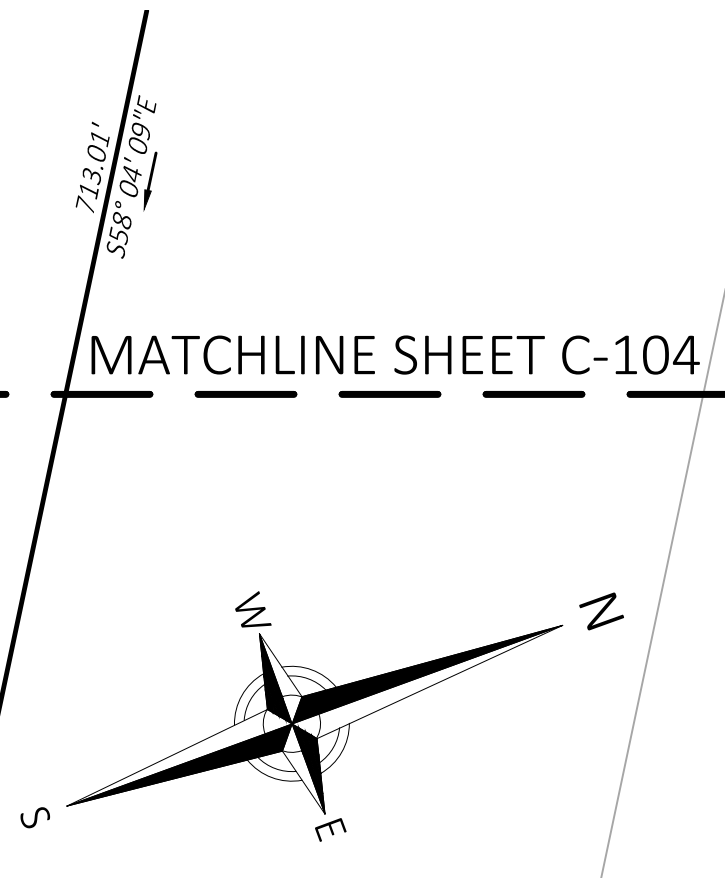
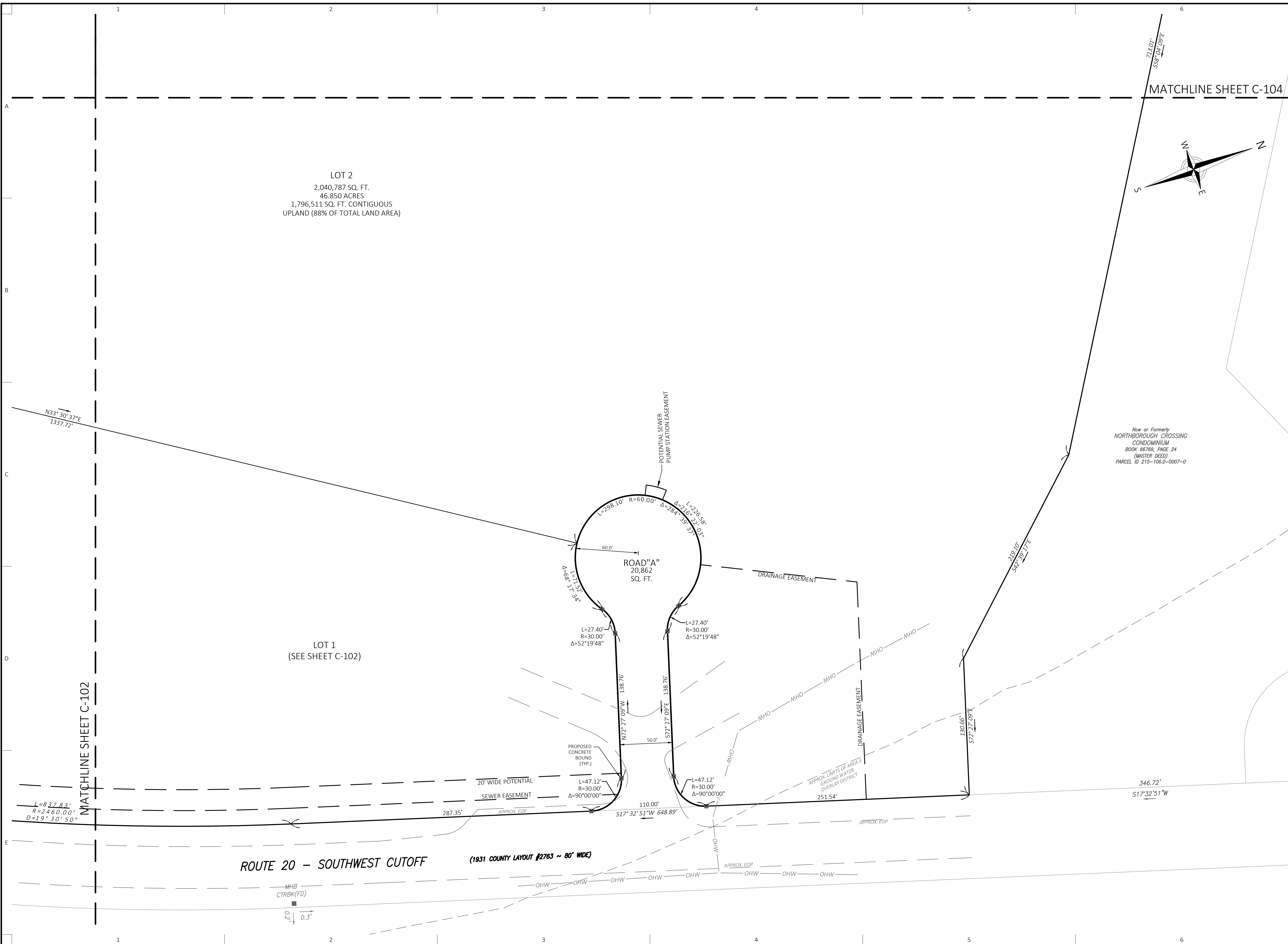
FELDMAN
 152 Hampden Street
 Boston, MA 02119

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN GEOSPATIAL ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN GEOSPATIAL'S TYPICAL SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN GEOSPATIAL.

No:	Date:	Revision:	Issue:
Drawn By:	JTA	Checked By:	MJS
Date:	04/16/2024	Project No.:	20-0049
<p>Scale: 1" = 100'</p>			

Sheet No.:

C-100



- NOTES:
- THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY LAND DESIGN COLLABORATIVE.
 - SEE SHEET C-200 FOR LEGEND AND ABBREVIATIONS.

Project Owner & Applicant:

Northboro Properties Realty Trust
Wayne P. & Scott W. Kimball Co-Trustees
0, 200, 220 & 250 Southwest Cutoff Northborough, MA

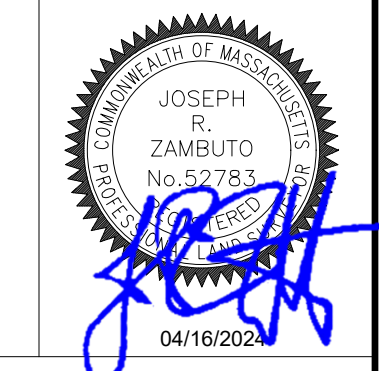
Project Title:

Preliminary Industrial Subdivision Plan
0, 200, 220 & 250 Southwest Cutoff (Worcester County)

Sheet Title:

CONCEPTUAL LOTTING PLAN

Local Permitting



Prepared By:

LDC
LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581
508.952.6300 | LDcollaborative.com

Project Surveyor:

FELDMAN
152 Hampden Street
Boston, MA 02119

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN GEOSPATIAL ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN GEOSPATIAL'S TYPICAL SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN GEOSPATIAL.

No.:	Date:	Revision:	Issue:
Drawn By:	JTA	Checked By:	MIS
Date:	04/16/2024	Project No.:	20-0049
<p>Scale: 1" = 40'</p>			

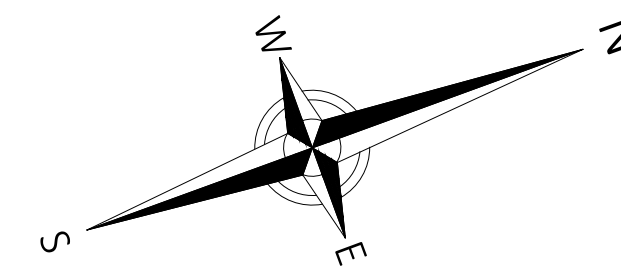
Sheet No.:

C-101

Now or Formerly
NORTHBOROUGH CROSSING
CONDOMINIUM
BOOK 66769, PAGE 24
(MASTER DEED)
PARCEL ID 215-106.0-0007-0

Now or Formerly
NORTHBOROUGH CROSSING
CONDOMINIUM
BOOK 66769, PAGE 24
(MASTER DEED)
PARCEL ID 215-106.0-0007-0

PARCEL C
BOOK 42001, PAGE 344
PLAN BOOK 861, PAGE 87
(A PORTION OF)
PARCEL ID 215-106.0-0005-0000.0
D SOUTHWEST CUTOFF



MATCHLINE SHEET C-104

- NOTES:
- THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY LAND DESIGN COLLABORATIVE.
 - SEE SHEET C-200 FOR LEGEND AND ABBREVIATIONS.

Project Owner & Applicant:

Northboro Properties
Realty Trust
Wayne P. & Scott W. Kimball
Co-Trustees
0, 200, 220 & 250 Southwest Cutoff
Northborough, MA

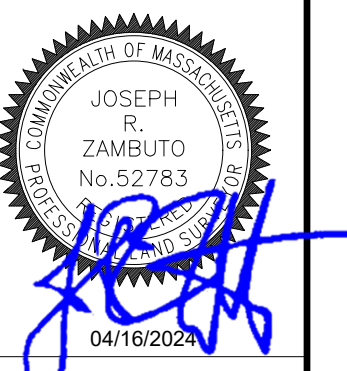
Project Title:

Preliminary Industrial
Subdivision Plan
0, 200, 220 & 250 Southwest Cutoff
(Worcester County)

Sheet Title:

CONCEPTUAL LOTTING
PLAN

Local Permitting



Prepared By:

LDC
LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581
508.952.6300 | LDcollaborative.com

Project Surveyor:

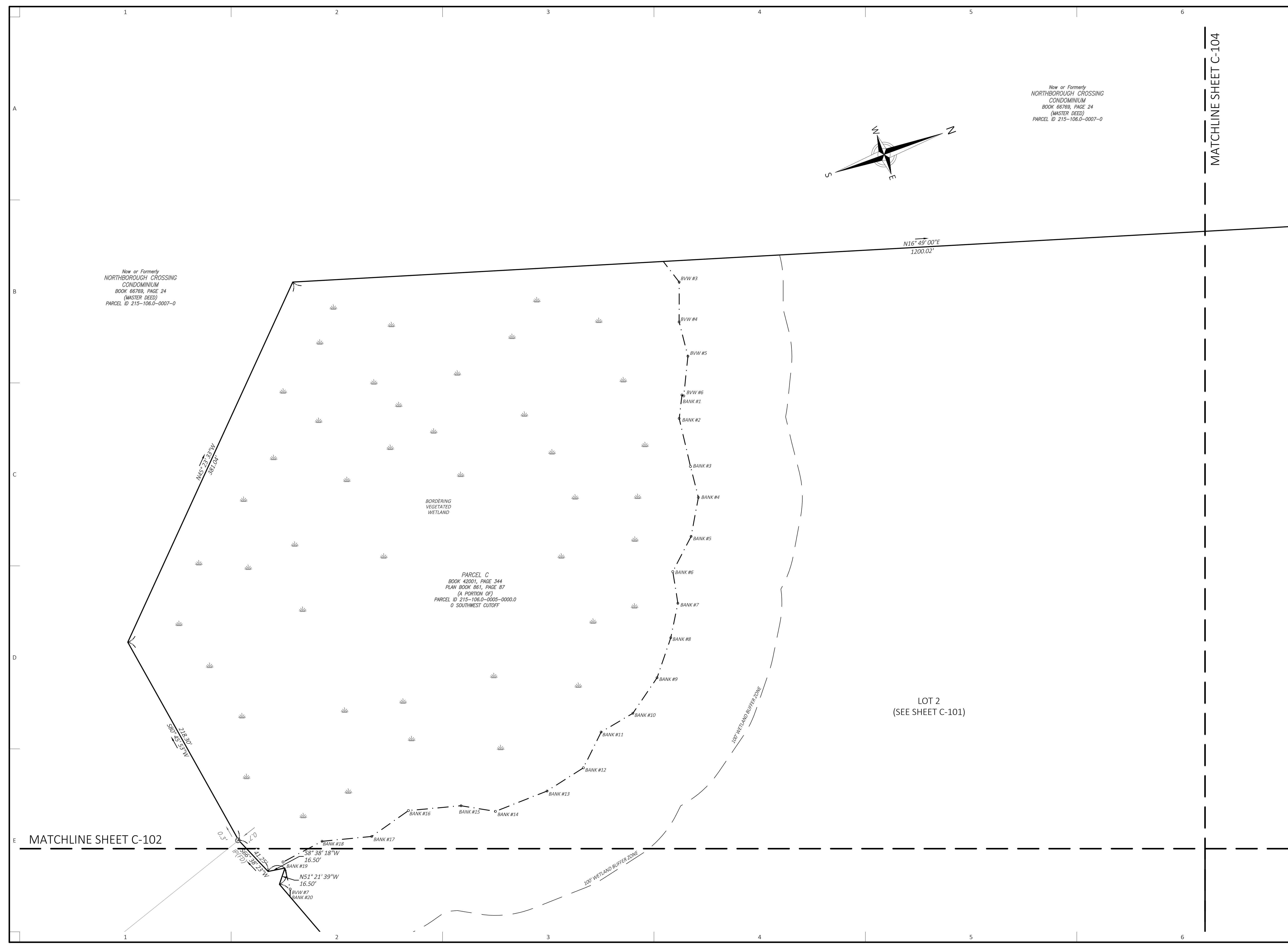
FELDMAN
152 Hampden Street
Boston, MA 02119

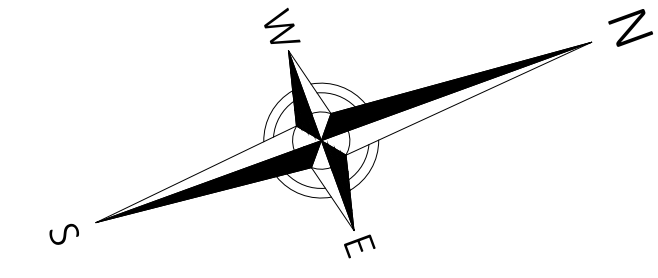
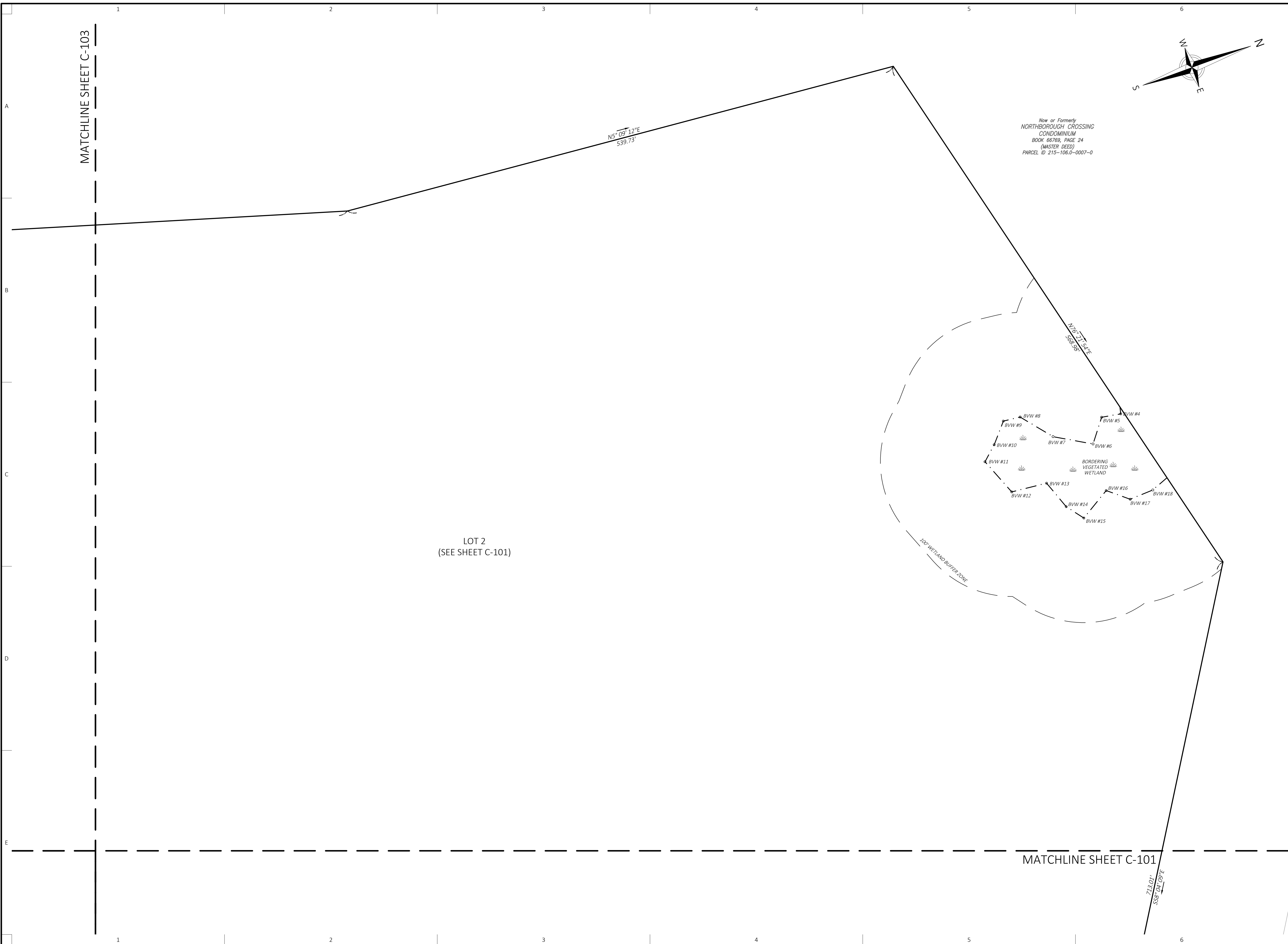
THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN GEOSPATIAL ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN GEOSPATIAL'S TYPICAL SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN GEOSPATIAL.

No.:	Date:	Revision Issue:
Drawn By:	JTA	Checked By: MIS
Date:	04/16/2024	Project No.: 20-0049
<p>Scale: 1" = 40'</p>		

Sheet No.:

C-103





Now or Formerly
 NORTHBOROUGH CROSSING
 CONDOMINIUM
 BOOK 66769, PAGE 24
 (MASTER DEED)
 PARCEL ID 215-106.0-0007-0

LOT 2
 (SEE SHEET C-101)

MATCHLINE SHEET C-101

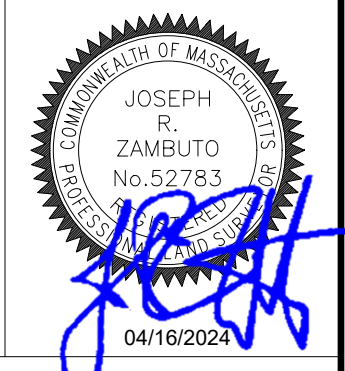
- NOTES:
- THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY LAND DESIGN COLLABORATIVE.
 - SEE SHEET C-200 FOR LEGEND AND ABBREVIATIONS.

Project Owner & Applicant:
 Northboro Properties
 Realty Trust
 Wayne P. & Scott W. Kimball
 Co-Trustees
 0, 200, 220 & 250 Southwest Cutoff
 Northborough, MA

Project Title:
 Preliminary Industrial
 Subdivision Plan
 0, 200, 220 & 250 Southwest Cutoff
 (Worcester County)

Sheet Title:
 CONCEPTUAL LOTTING
 PLAN

Local Permitting



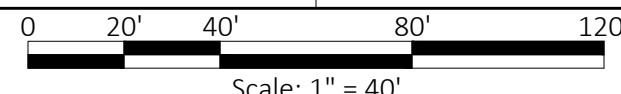
Prepared By:

 LAND DESIGN COLLABORATIVE
 Chauncy Place | Terrace North | Suite 1
 45 Lyman Street
 Westborough, MA 01581
 508.952.6300 | LDCollaborative.com

Project Surveyor:

 152 Hampden Street
 Boston, MA 02119

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN GEOSPATIAL ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN GEOSPATIAL'S TYPICAL SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT OR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN GEOSPATIAL.

No.:	Date:	Revision:	Issue:
Drawn By:	JTA	Checked By:	MIS
Date:	04/16/2024	Project No.:	20-0049
			
Scale: 1" = 40'			

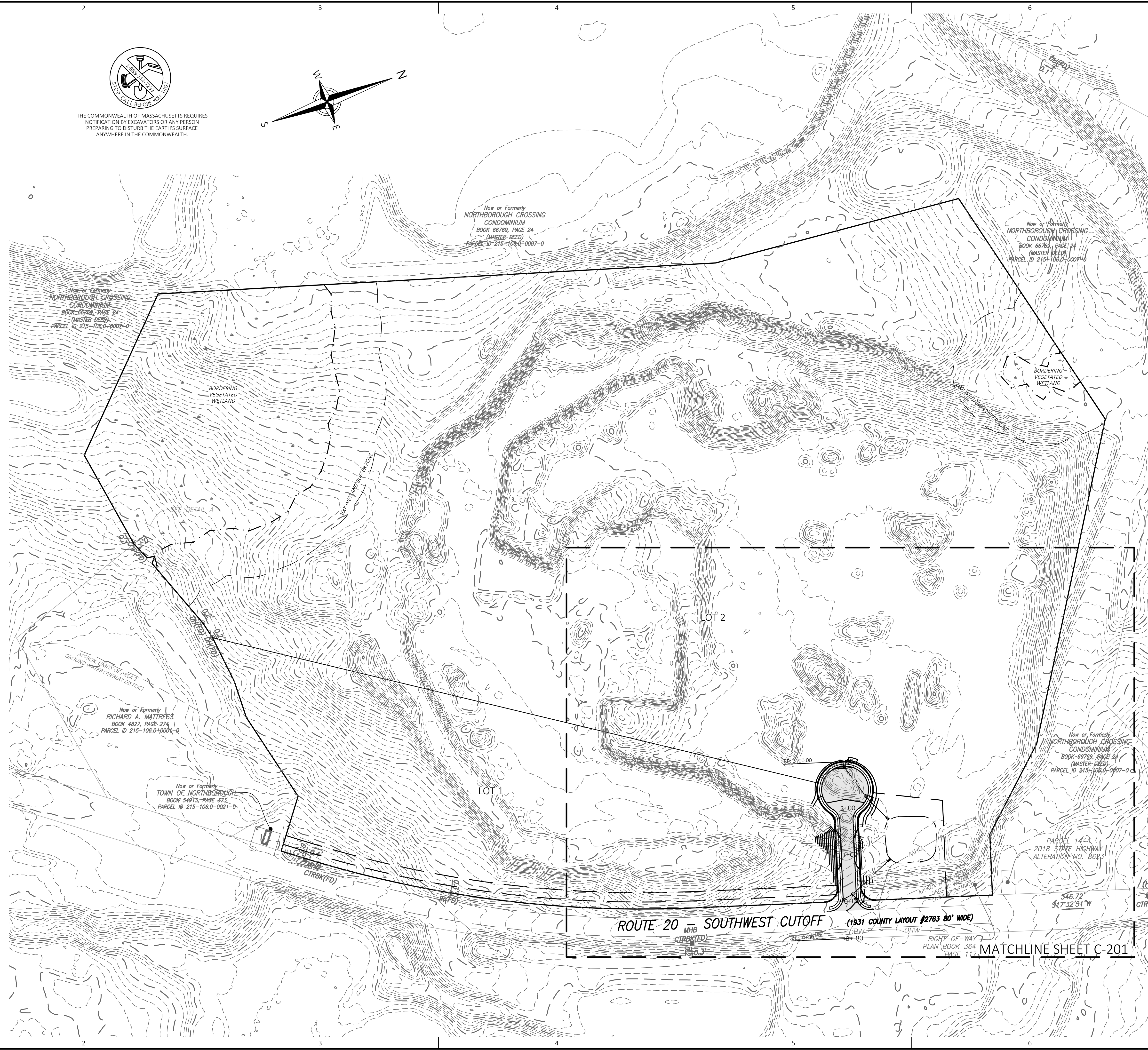
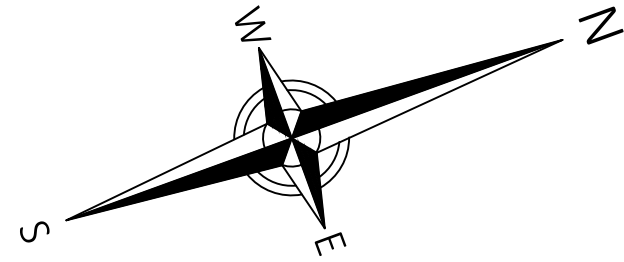
Sheet No.:
C-104

C:\Users\Wm\OneDrive - Land Design Collaborative\Land Design Collaborative\Projects\New Projects\landdesigncollab\1624049 - Prelim Industrial Subdivision Plan\DWG\20-0049-C104.dwg

LEGEND	
ENVIRONMENTAL	
100' WETLAND BUFFER ZONE	100' WBZ
APPROX. BOUNDARY BORDERING VEGETATED WETLAND	BBVV
BOUNDARY BORDERING VEGETATED WETLAND	ABVV
EROSION CONTROL BARRIER	ECB
STREAM - INTERMITTENT	FIOW
GRADING & TOPOGRAPHY	
CONTOUR - MINOR	99
CONTOUR - MAJOR	100
CURB - BOTTOM OF CURB	BCx100
CURB - TOP OF CURB	TCx100
HIGH POINT	HPx100
LOW POINT	LPx100
SPOT ELEVATION	x100.00
TREELINE	
MATERIALS	
BUILDING	1D1
BUILDING - DOOR	1DHD
BUILDING - OVERHANG	1OHD
CAPE COD BERM	CCB
CURB - BITUMINOUS CONCRETE	BCC
CURB - CONCRETE	CC
CURB - HAUNCHED	HCC
CURB - SLOPED GRANITE	SGC
CURB - VERTICAL GRANITE	VGC
EDGE OF PAVEMENT	EOP
LIGHTPOLE	LP (TRADITIONAL) / LP* (ORNAMENTAL)
RIPRAP	R
SIGN	S
UTILITIES & DRAINAGE	
ELECTRIC & COMMUNICATION	
ELECTRIC BOX	EB
ELECTRIC, COMMUNICATION & DATA LINE	UGE
ELECTRIC MANHOLE	EMH
OVERHEAD WIRE	OHV
TELEPHONE MANHOLE	TMH
TRANSFORMER	T
UTILITY POLE	UP
GAS	
GAS LINE	G
GAS METER	GM
GATE VALVE	GV
SANITARY SEWER & WASTEWATER	
FORCEMAIN	FM
SANITARY SEWER LINE	S
SANITARY SEWER SERVICE	SS
SANITARY SEWER MANHOLE	SMH
STORMWATER	
CATCH BASIN	CB
DROP INLET	D
DRAINLINE	DL
DRAIN MANHOLE	DMH
FLARED END	FE
INVERT	INV-100.00
OUTLET CONTROL STRUCTURE	OCS
RIM	R-100.00
WATER & APPURTENANCES	
HYDRANT	HYD
GATE VALVE	GV
REDUCER	R
TEE	T
WATER LINE	W
WATER SERVICE	WS
WATER SHUT OFF	WSO

ABBREVIATIONS	
ACRES	AC.
APPROXIMATE	APPROX.
BITUMINOUS CONCRETE	BIT. CONC.
BORDERING VEGETATED WETLAND	BWV
CENTER BACK	CTR BK
CONCRETE	CONC.
DIAMETER	DIA.
DRILL HOLE	DH
EDGE OF PAVEMENT	EOP
FOUND	FD
IRON PIPE	IP
IRON ROD	IR
LINEAR FEET	L.F.
MAINTAIN AND PROTECT	M&P
MASSACHUSETTS HIGHWAY BOUND	MHB
NOT TO SCALE	N.T.S.
NOW OR FORMERLY	N/F
PLUS OR MINUS	±
SQUARE FEET	S.F.
REMOVE AND DISPOSE	R&D
REMOVE AND REPLACE	R&R
REMOVE AND STOCKPILE	R&S
VERIFY IN FIELD	V.I.F.

THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.



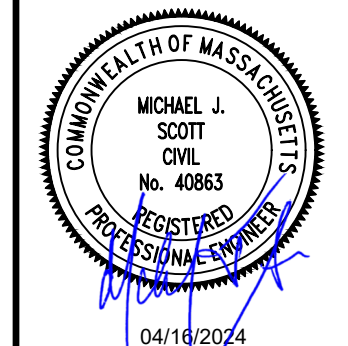
NOTES:
1. THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY LAND DESIGN COLLABORATIVE.

Project Owner & Applicant:
Northboro Properties Realty Trust
Wayne P. & Scott W. Kimball
Co-Trustees
0, 200, 220 & 250 Southwest Cutoff
Northborough, MA

Project Title:
Preliminary Industrial Subdivision Plan
0, 200, 220 & 250 Southwest Cutoff
(Worcester County)

Sheet Title:
CONCEPTUAL GRADING & DRAINAGE PLAN INDEX

Local Permitting



Prepared By:

LDC
LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581
508.952.6300 | LDcollaborative.com

Project Surveyor:

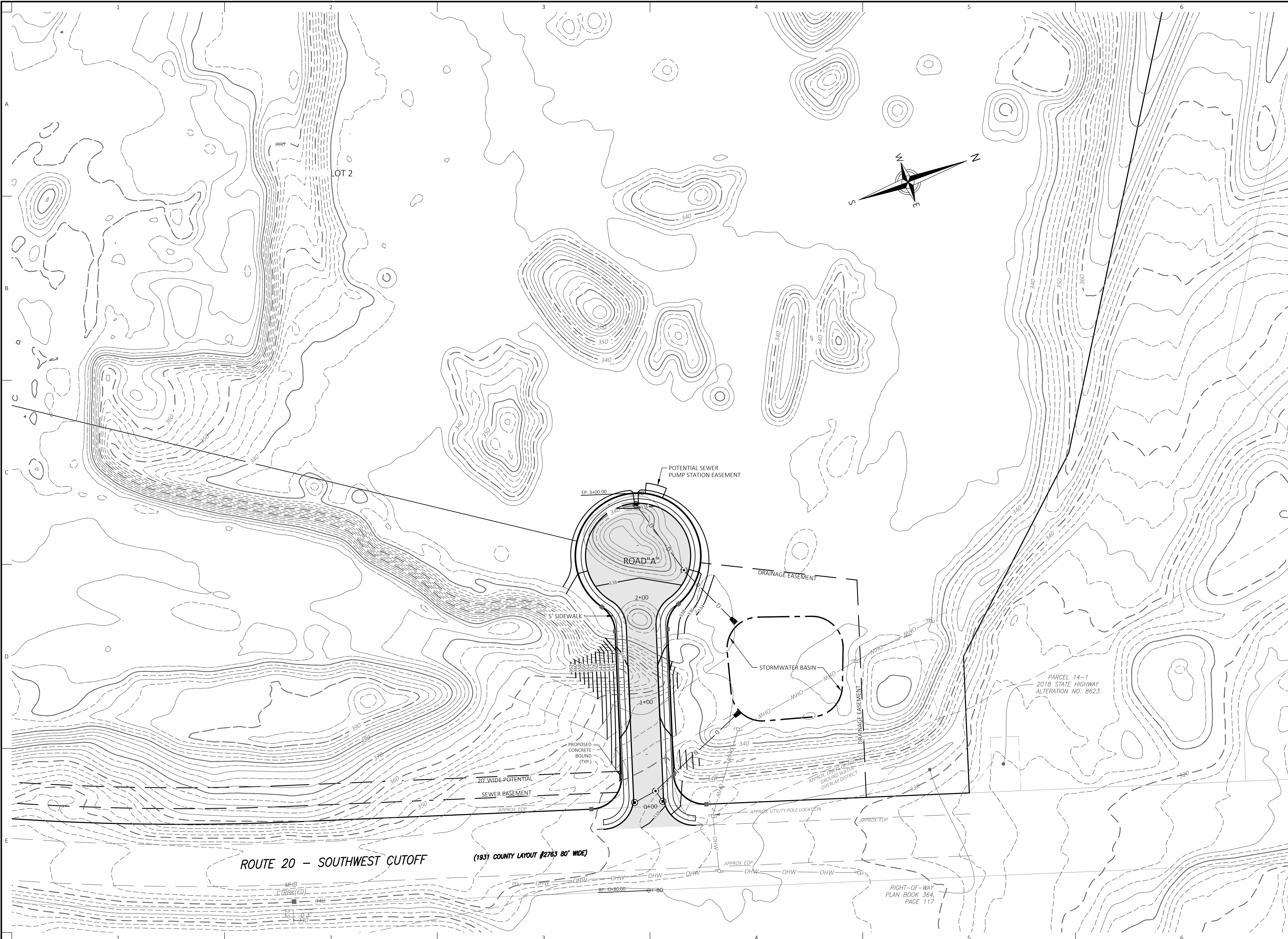
FELDMAN
152 Hampden Street
Boston, MA 02119

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN GEOSPATIAL ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN GEOSPATIAL'S TYPICAL SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN GEOSPATIAL.

No:	Date:	Revision Issue:
Drawn By:	JTA	Checked By: MIS
Date:	04/16/2024	Project No.: 20-0049
0 50' 100' 200' 300'		
Scale: 1" = 100'		

Sheet No.:

C-200



- NOTES:
1. THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY LAND DESIGN COLLABORATIVE.
 2. SEE SHEET C-200 FOR LEGEND AND ABBREVIATIONS.

Project Owner & Applicant:

Northboro Properties Realty Trust
 Wayne P. & Scott W. Kimball
 Co-Trustees
 0, 200, 220 & 250 Southwest Cutoff
 Northborough, MA

Project Title:

Preliminary Industrial Subdivision Plan
 0, 200, 220 & 250 Southwest Cutoff
 (Worcester County)

Sheet Title:

CONCEPTUAL GRADING & DRAINAGE PLAN

Local Permitting

Prepared By:

LAND DESIGN COLLABORATIVE
 Chauncy Place | Terrace North | Suite 1
 45 Lyman Street
 Westborough, MA 01581
 508.952.6300 | LDcollaborative.com

Project Surveyor:

FELDMAN
 152 Hampden Street
 Boston, MA 02119

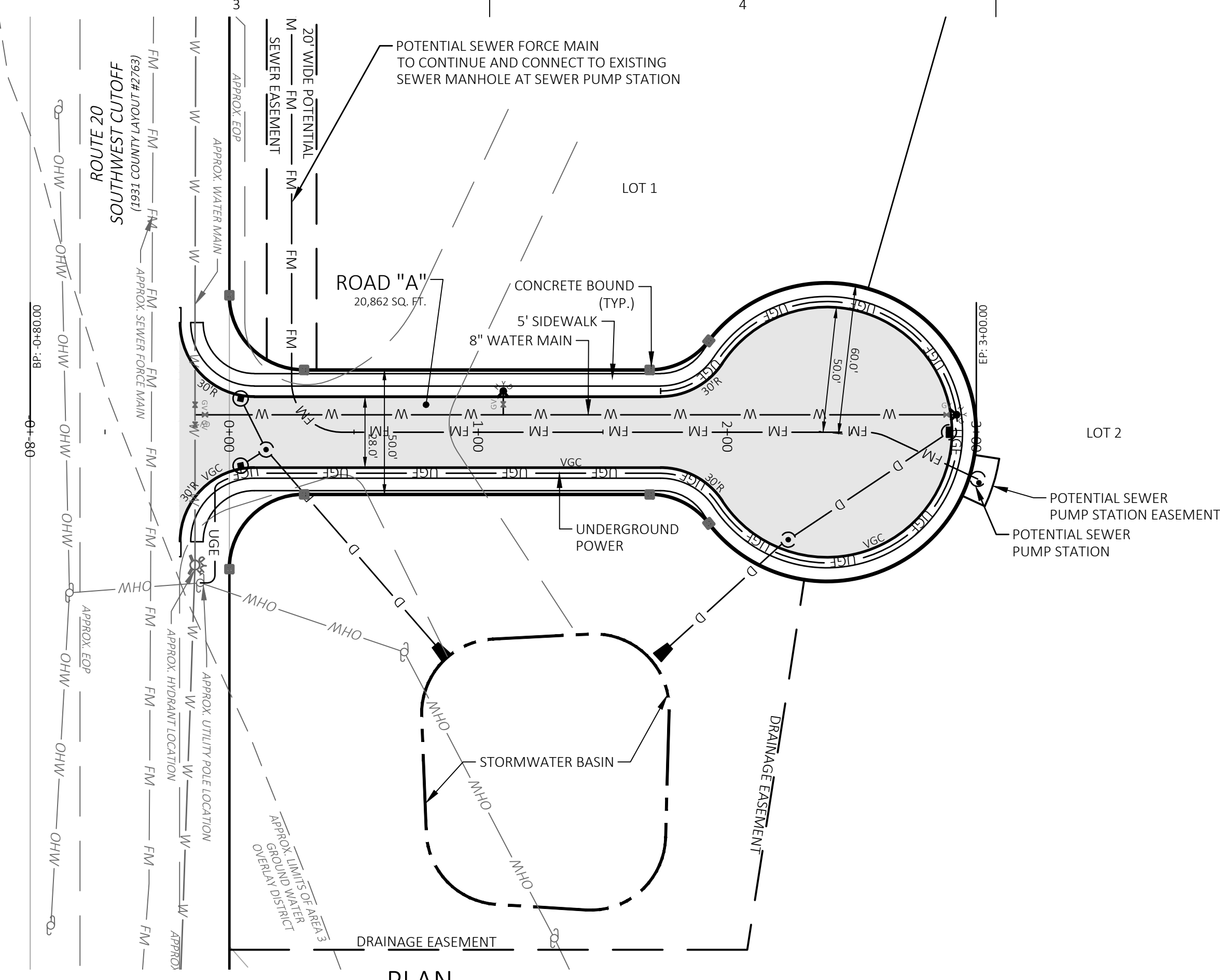
THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN GEOSPATIAL ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN GEOSPATIAL'S TYPICAL SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN GEOSPATIAL.

No:	Date:	Revision:	Issue:

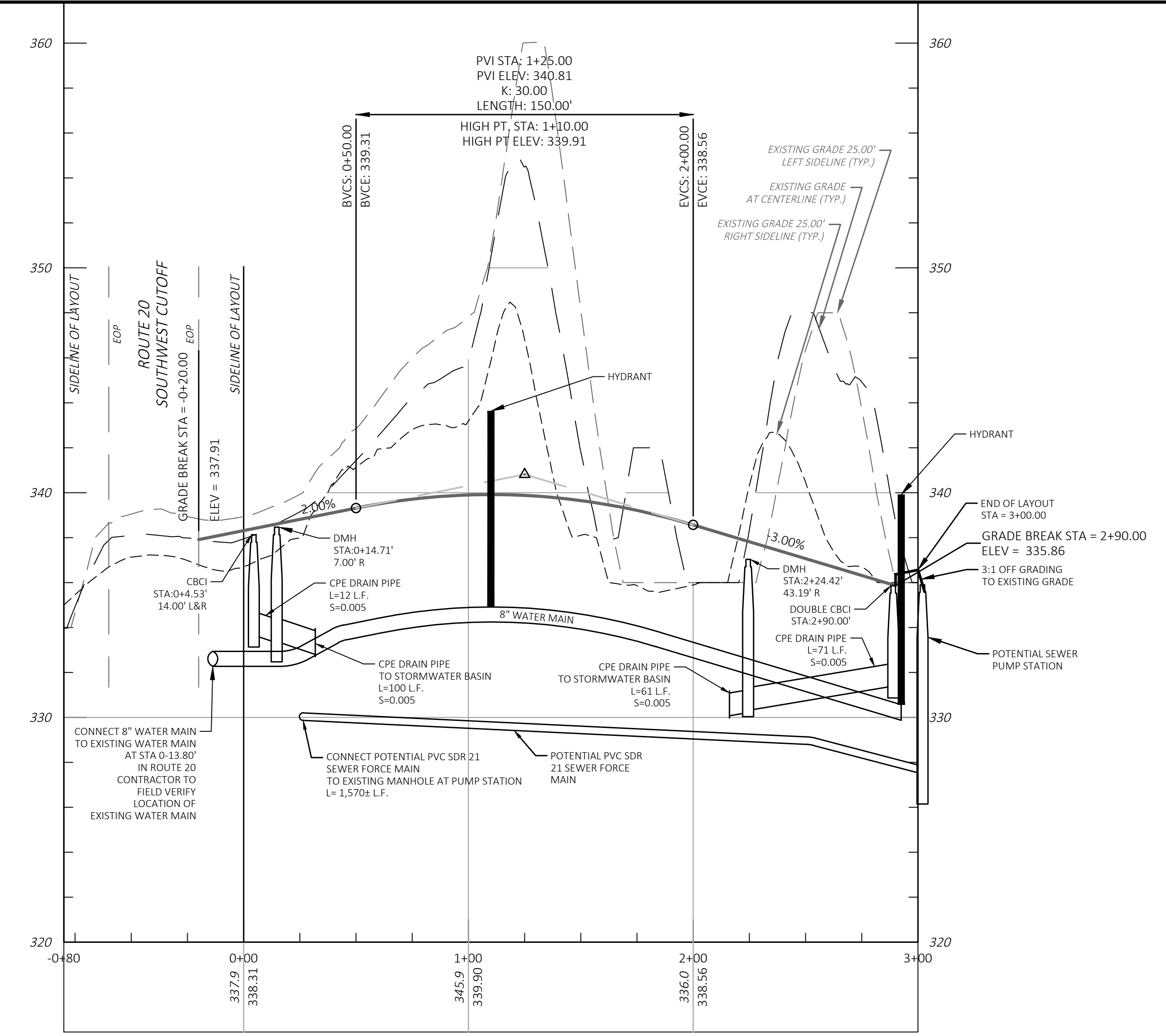
Drawn By: JTA Checked By: MIS
 Date: 04/16/2024 Project No.: 20-0049

Sheet No.:

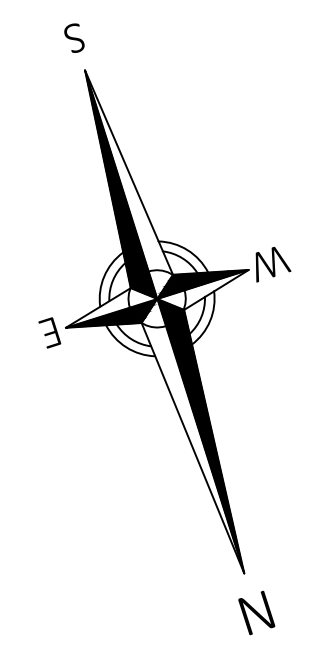
C-201



PLAN



PROFILE



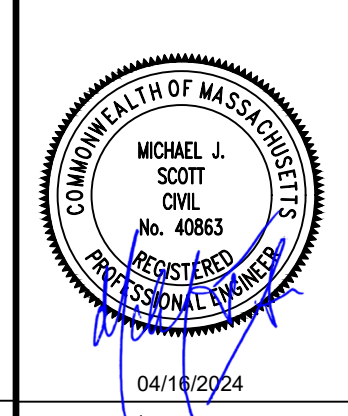
- NOTES:
- THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY LAND DESIGN COLLABORATIVE.
 - SEE SHEET C-200 FOR LEGEND AND ABBREVIATIONS.

Project Owner & Applicant:
Northboro Properties Realty Trust
 Wayne P. & Scott W. Kimball
 Co-Trustees
 0, 200, 220 & 250 Southwest Cutoff
 Northborough, MA

Project Title:
Preliminary Industrial Subdivision Plan
 0, 200, 220 & 250 Southwest Cutoff
 (Worcester County)

Sheet Title:
PLAN & PROFILE
 STA. 0+00 TO END

Local Permitting



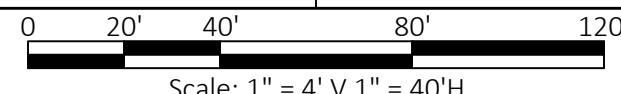
Prepared By:

LAND DESIGN COLLABORATIVE
 Chauncy Place | Terrace North | Suite 1
 45 Lyman Street
 Westborough, MA 01581
 508.952.6300 | LDcollaborative.com

Project Surveyor:

 152 Hampden Street
 Boston, MA 02119

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN GEOSPATIAL ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN GEOSPATIAL'S TYPICAL SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN GEOSPATIAL.

No:	Date:	Revision Issue:
Drawn By:	JTA	Checked By: MIS
Date:	04/16/2024	Project No.: 20-0049
		
Scale: 1" = 4' 1" = 40'H		

Sheet No.:
C-301