

Zoning Board of Appeals
General Application
Special Permit, Variance, & Appeal

General Application Form

(Please answer all the following – use additional pages as necessary)

APPLICATION INFORMATION

This Application is for (please check one):

☒ Special Permit ☐ Variance ☐ Appeal from a decision of the Building Inspector/Zoning Officer

Sections of the Zoning Bylaw Applicable to Application:

Section 174-9; Section 174.8.5(C)(10)

Applicant seeks to modify Notice of Decision of an Application for a Special Permit dated August 21, 2019, to remove language relating to a land donation.

PROPERTY INFORMATION

Address: 120 Turnpike Road, Southborough, MA

Map/Lot: 37-120-4

Zoning District: Residence A; Highway Business

Book/Page: Bk 63088, Pg 248

Total Land Area: 20.48 Acres

Lot Frontage: 125 Ft Pursuant to 2005 Variance

Present Use: Office

Proposed Use: Office; MGL Ch. 40B Multi-Family Housing

Check all applicable:

☐ 100' Wetland Buffer Zone

☐ 200' Riverfront Area

☐ Disturbing more than 1 acre

☐ Flood Plain

BUILDING COMMISSIONER REVIEW (OPTIONAL)

To avoid project delays, this Application and all supporting documentation should be reviewed by the Southborough Building Commissioner prior to filing with the Town Clerk. Please drop off your application and supporting documentation to the Building Department, 9 Cordaville Road, at least 15 days prior to the filing deadline. Incomplete applications will not be signed by the Building Commissioner.

This application has been deemed complete by the Southborough Building Commissioner.

Signature of Building Commissioner:

Date:

Casey Bunting

March 12, 2024

Zoning Board of Appeals General Application Special Permit, Variance, & Appeal

Town Clerk Filing Date

Hearing Date

PROPERTY OWNER/APPLICANT INFORMATION

The undersigned hereby certifies that they have read and examined this application, checklist, and the Board of Appeals Application Instructions and that the proposed project is accurately represented in this Application and supporting documentation, and hereby requests a hearing before the Board of Appeals with reference to the above application.

Applicant Name: FD 120 Turnpike, LLC

Address: 118 Turnpike Rd, Ste 300, Southborough, MA 01772

Phone: 508-281-5600

E-Mail: gbahnan@ferrisdevelopment.com; bcharville@ferrisdevelopment.com

Signature:

Date: 3/1/24

Applicant is: ☒ Owner ☐ Agent/Attorney ☐ Other (please explain):

Applicant Name:

Address:

Phone:

E-Mail:

Signature:

Date:

Applicant is: ☐ Owner ☒ Agent/Attorney ☐ Other (please explain):

Property Owner Name (if different from applicant):

Address:

Phone:

E-Mail:

Signature:

Date:

Property Owner Name (if different from applicant):

Address:

Phone:

E-Mail:

Signature:

Date:

APPLICANT REPRESENTATIVES

Please list any Applicant Representatives who will be present for or will prepare materials for the public hearing(s):

| Name | Role (e.g. attorney, architect, etc) | Address | Telephone Number |
|--------------------------|---|--|------------------|
| David M. Ferris, Manager | Applicant | 118 Turnpike Rd, Ste 300, Southborough, MA | 508-281-5600 |
| Brian R. Charville, Esq. | Applicant / Attorney | 118 Turnpike Rd, Ste 300, Southborough, MA | 508-281-5600 |
| George T. Bahnan, Esq. | Applicant / Attorney | 118 Turnpike Rd, Ste 300, Southborough, MA | 508-281-5600 |
| James Tetreault, P.E. | Civil Engineer | 118 Turnpike Rd, Ste 200, Southborough, MA | 508-485-0137 |

**NOTE: any such Applicant representatives whose statements or work product are presented to the Board must disclose the nature and extent of any personal interest (beyond payment of customary fees for their services) related to the Application.*

Zoning Board of Appeals General Application Special Permit, Variance, & Appeal

Town Clerk Filing Date

Hearing Date

Checklist of Required Materials

Information to be submitted with Application

- ☒ **Application Fee:** Check payable to the Town of Southborough or online via ViewPoint
- ☒ **Completed General Application Form & Checklist**
- ☒ **Project Narrative:** a thorough description of the existing conditions and/or use; the proposed changes; justification of the proposal; and any other relevant information that the Board may need in reviewing the application
- ☒ **Existing Site Plan that includes the following:** location, square footage, and dimensions of lot and all structures on the property; height; setbacks of all such structures from the property lines; other relevant features such as driveways, parking, easements, streams, wetlands, wells, septic systems, etc. The plan must be prepared and stamped by a registered land surveyor.
- ☒ **Proposed Site Plan that includes the following:** location, square footage, and dimensions of lot and all structures on the property; height; setbacks of all such structures from the property lines; other relevant features such as driveways, parking, easements, streams, wetlands, wells, septic systems, etc. The plan must be prepared and stamped by a registered land surveyor.
- ☐ **Building elevations:** show existing conditions and proposed changes drawn to scale. For anything other than one- and two-family residential developments, all architectural plans must be prepared by a registered architect.
- ☐ **Photographs:** current photographs of the subject property, illustrating the appeal point(s).
- ☒ **Copy of the deed for the property:** can be obtained from the Worcester County Registry of Deeds
- ☒ **Certified list of abutters:** as obtained from the Assessor's office
- ☒ **Electronic files:** to be submitted via ViewPoint, the online permitting software
- ☐ **OPTIONAL:** Letters of support

Prepare the required documents as follows:

- ☐ **Town Clerk Application Packet** – deliver to Town Clerk's Office, 17 Common Street
 - One (1) copy application form & checklist
 - One (1) copy of all required & supporting materials (plans no larger than 11"x17")
- ☐ **Zoning Board of Appeals Packet** – submit on ViewPoint
 - Application fee (Checks made payable to the Town of Southborough)
 - One (1) copy application form & checklist
 - One (1) copy of all required & supporting materials (plans no larger than 11"x17")
 - One (1) copy of the Certified Abutters list as obtained from the Assessor's Office
 - One (1) legal ad form



FERRIS DEVELOPMENT GROUP, LLC

March 1, 2024

VIA VIEWPOINT

David C. Williams, Chairperson
Southborough Zoning Board of Appeals
9 Cordaville Rd.
Southborough, MA 01772

**Re: 120 Turnpike Road – Application for Modification to a Notice of Decision of
an Application for a Special Permit**

Dear Chair Williams and Members of the Board,

Please allow this letter to serve as a narrative to FD 120 Turnpike, LLC's (the "Applicant") application for modification to a *Notice of Decision of an Application for a Special Permit (Exhibit A)* granted to CURO Southborough, LLC ("CURO") on August 21, 2019 (the "Special Permit"). In 2019, the Southborough Zoning Board of Appeals issued the Special Permit, which allowed for the addition of a very large parking garage to serve the office buildings at 120 Turnpike Rd. In exchange for the approval, CURO offered to donate 6.2 acres of land located at 120 Turnpike Rd. to the Conservation Commission. CURO never moved forward with construction of the garage and never donated the land to the Conservation Commission. And the Southborough Select Board never accepted the donation as required by M.G.L. c. 40, § 8C.

On August 24, 2020, the Applicant purchased the property at 120 Turnpike Rd from CURO. On June 23, 2023, the Applicant filed their Comprehensive Permit Site Approval Application with MassHousing to build a 60-unit apartment building, of which 15 units would be affordable rate units. The Applicant received a positive Project Eligibility Letter on October 16, 2023.

On November 1, 2023, the Applicant filed their comprehensive permit application with the Town of Southborough. On January 17, 2024, Attorney Jay Talerma, counsel for the Town of Southborough, emailed the Applicant, through its attorneys, stating that after doing research, he found the land-donation condition to be "very consequential in that the condition is a binding requirement that cannot be waived by 40B because it was a condition of approval governing the non-40B locus. In order to move forward, you would need to get this condition waived through an amendment of the two Planning Board decisions. Because the Zoning Board cannot issue an approval with this condition in place..." In an effort to resolve the land-donation issue and to provide the Town of Southborough with much needed affordable housing, the Applicant submits this application for modification at the suggestion of Town Counsel. This application for modification seeks to remove language from the Special Permit regarding the land donation. The Applicant will not construct a parking garage, nor does it contend that it has the right to do so, pursuant to the Special Permit.

The Applicant respectfully requests that you modify the Decision by removing the following language:

- Paragraph 10, in its entirety, under the heading **Findings** from the August 21, 2019 *Notice of Decision of an Application for a Special Permit*.

Similar applications for modification are currently with the Planning Board. With respect to those applications, the Applicant seeks to remove language relating to the land donation from a *Decision of Major Site Plan Approval* dated August 26, 2019, and *Decision of Special Permit Approval for Lower Impact Development* dated August 26, 2019.

In removing the aforementioned language from the Special Permit, the Town will relinquish any title interest it may have in the southern 6.2-acre portion of the lot at 120 Turnpike Road. Included in the applications for modification with the Planning Board are potential considerations that the Applicant can offer to the benefit of the Town. The Planning Board is to review these items and highlight those that they would find most beneficial to the Town. Listed below are the considerations.

1. Attached to this letter as **Exhibit B** is a *Plan of Land Location: #6-#12 Brigham Street* dated April 4, 2023 (the “Plan”). The Applicant is in a position to purchase Lot 7R referenced in the Plan and gift it to the Town for conservation purposes. Lot 7R abuts a water line and would make a wonderful addition to the open space in Southborough. Please note that although this parcel is available now, the Applicant cannot guarantee its availability if not purchased within a reasonable time;
2. The Applicant is open to conveying an easement to the Conservation Commission, which would allow the public to use up to four (4) designated parking spots on the 40B site at 120 Turnpike for the purposes of parking to access the abutting conservation land;
3. The Applicant is willing to connect the 40B lot with existing trails in the Breakneck Hill Conservation Area;
4. The Applicant is willing to install more significant green buffers to screen the Conservation Land from views of the new 40B building;
5. The Applicant is willing to install ADA-accessible pathways and raised garden beds at the Community Garden located at Breakneck Hill;
6. The Applicant is willing to donate \$25,000.00 to the Conservation Commission for the purposes of environmental cleanup;
7. The Applicant is willing to donate \$25,000.00 to the Conservation Commission for the purposes of developing plans to identify and designate appropriate protection for the Town’s groundwater and surface water areas;

8. The Applicant is willing to donate \$25,000.00 to the Conservation Commission for the purposes of having an inventory and assessment done for forest resilience related to climate change;
9. The Applicant is willing to donate \$25,000.00 to the Conservation Commission for the purposes of trail maintenance and cleanup.

After the Planning Board has identified what items it finds would serve the Town best in exchange for modification of the 2019 Decisions, the Applicant is to review those items and give final approval. This letter shall not operate as a waiver of any right or remedy FD 120 Turnpike, LLC has under any applicable law, rule or regulation. FD 120 Turnpike, LLC reserves all of its rights to proceed to enforce its rights and remedies at any time.

Sincerely,

George T. Bahnan, Esq.

George T. Bahnan, Esq.

Cc: Andrew R. Dennington, II, Chair of the Southborough Select Board (via email)
Kathryn M. Cook, Vice Chair of the Southborough Select Board (via email)
Meme Luttrell, Chair of the Southborough Planning Board (via email)



2019 00122038

Bk: 61412 Pg: 276

Page: 1 of 3 11/14/2019 09:59 AM WD

Town of Southborough
BOARD OF APPEALS
SOUTHBOROUGH, MASSACHUSETTS 01772

9 CORDAVILLE ROAD
SOUTHBOROUGH, MASSACHUSETTS 01772-1662
508-486-0717 ext. 1

RECEIVED
TOWN CLERK'S OFFICE

2019 SEP -4 A 11: 05

SOUTHBOROUGH, MA

James F. Hegarty
Town Clerk
Town House
17 Common Street
Southborough, Massachusetts 01772

August 21, 2019

Notice of Decision of an Application for a Special Permit

Property Address: 118-120 Turnpike Road; Recorded Worcester Registry of Deeds Book 51817, Page 226

Appellants: CURO Southborough, LLC, 515 Madison Avenue, Suite 30A, New York, NY 10022

Application Filed: June 14, 2019

Public Hearing: August 21, 2019 at 7:15 P.M.
McAuliffe Hearing Room,
17 Common Street
Southborough, MA 01772

Sitting as a Board: Craig Nicholson, Chair
David Williams, Clerk
Deborah DeMuria
Paul Drepanos

For the Appellants: Mr. Steven Cox, CURO Southborough, LLC, Applicant
515 Madison Avenue, Suite 30A
New York, NY 10022

Mr. Vito Colonna, Connorstone Engineering, Inc.
10 Southwest Cutoff
Northborough, MA 01532

Procedural History:

1. An application for a Special Permit was filed in the Office of the Southborough Building Department on June 14, 2019.
2. The application for the Special Permit is to allow the construction of a private parking garage to contain approximately 500 spaces as opposed to the allowed three cars or one truck in the Business and Highway District and Residence A District.

3. Relief was requested under Section 174.8.5 (C) (10).
4. The record owner of the subject property is CURO Southborough, LLC, 515 Madison Avenue, Suite 30A, New York, NY 10022.
5. A public hearing before the Zoning Board of Appeals was duly noticed in the Metro West Daily News on Wednesday, August 7, 2019 and Wednesday, August 14, 2019.
6. Public Hearing opened on August 21, 2019 and closed the same evening.

Plans/Documents:

1. Letter from Laurie Livoli, Southborough Building Commissioner/Zoning Enforcement Officer to Mr. Steven Cox dated July 25, 2019.
2. Certified Copy of Abutters List from the Town of Southborough.
3. Letter from Steven Cox, Manager, CURO Southborough, LLC to Craig Nicholson, Chair, Southborough Zoning Board of Appeals re: Request for Special Permit for Parking Structure, 118-120 Turnpike Road, Southborough, MA, dated June 5, 2019.
4. Full size set of project plans for 118-120 Turnpike Road, Southborough, MA.
5. Ten 11"x17" copies of project plans for 118-120 Turnpike Road, Southborough, MA.
6. Photographs of site at 118-120 Turnpike Road, Southborough, MA.
7. Previous Special Permit granted to The Realty Associates Fund VI, L.P. 118-120 Turnpike Road dated August 15, 2005.

Findings:

1. The proposal constitutes a Special Permit under the Town of Southborough Zoning Bylaw.
2. The property is located in the Highway Business and Residential A Zoning Districts.
3. The applicant is proposing to construct a private parking garage to contain approximately 500 spaces.
4. The proposed structure will not be more substantially detrimental to the neighborhood as it meets the specific requirements of Zoning Section 174-9, which allows a Special Permit from the Zoning Board of Appeals, provided the following information, "That the proposed use and its characteristics are found to be in harmony with the intent and purpose of zoning; are not in conflict with public health, safety, convenience and welfare; and are not detrimental or offensive to the neighborhood or destructive of property values."
5. The proposed garage will sit on 125 of the current 551 parking spaces and will add three levels of 125 spaces each creating a net addition of 375 parking spaces.
6. The applicant is proposing to add 69 additional trees to minimize the visibility of the parking area and screen the view from abutters.
7. Providing adequate water and drainage for this location will not pose special public problems as there is an existing drainage swale that is eight feet in diameter and a drainage structure along

the back of the property the applicant will continue to maintain without impacting abutting conservation land.

8. The applicant has met all storm water and design standards including the Conservation Commission bylaws.
9. The addition of the proposed structure will not increase existing traffic by more than 10% at any point due to the nature and hours of the office building the garage is accommodating.
10. CURO Southborough, LLC will be gifting 6.2 acres of land to the Southborough Conservation Commission. After the donation, the lot at 118-120 Turnpike Road will be a total of 14.2 acres.

Decision and Vote of the Board:

At its meeting on August 21, 2019, the Zoning Board of Appeals voted (4-0-1) to grant the Special Permit pursuant to Section 174.8.5 (C) (10) to allow Mr. Steven Cox of CURO Southborough, LCC to construct a private parking garage to contain approximately 500 spaces as opposed to the allowed three cars or one truck in the Business and Highway District and Residence A District.

After review of all evidence and facts presented at this hearing, and after deliberation of the same, the Board voted (4-0-1) on a motion made by Mr. Drepanos and seconded by Mr. Williams, with members voting as follows to grant the requested Special Permit:

| | |
|-----------------|---------|
| Craig Nicholson | Approve |
| David Williams | Approve |
| Deborah DeMuria | Approve |
| Paul Drepanos | Approve |
| Michael Robbins | -Absent |



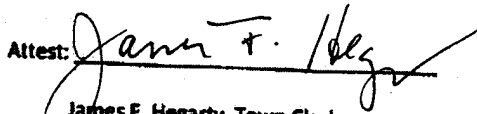
Craig Nicholson, Chair

Signing on behalf of the Zoning Board of Appeals

**** NOT VALID FOR RECORDING UNTIL CERTIFIED BY THE TOWN CLERK OF SOUTHBOROUGH ****

In accordance with Sec. 11 of Ch. 40A of Massachusetts General Law, I hereby certify that twenty (20) days have elapsed after the within decision was filed in the office of the Southborough Town Clerk, and that no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied.

Attest:

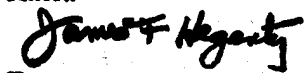

James F. Hegarty, Town Clerk
1776198-1 08500 001

Date:

9/25/19

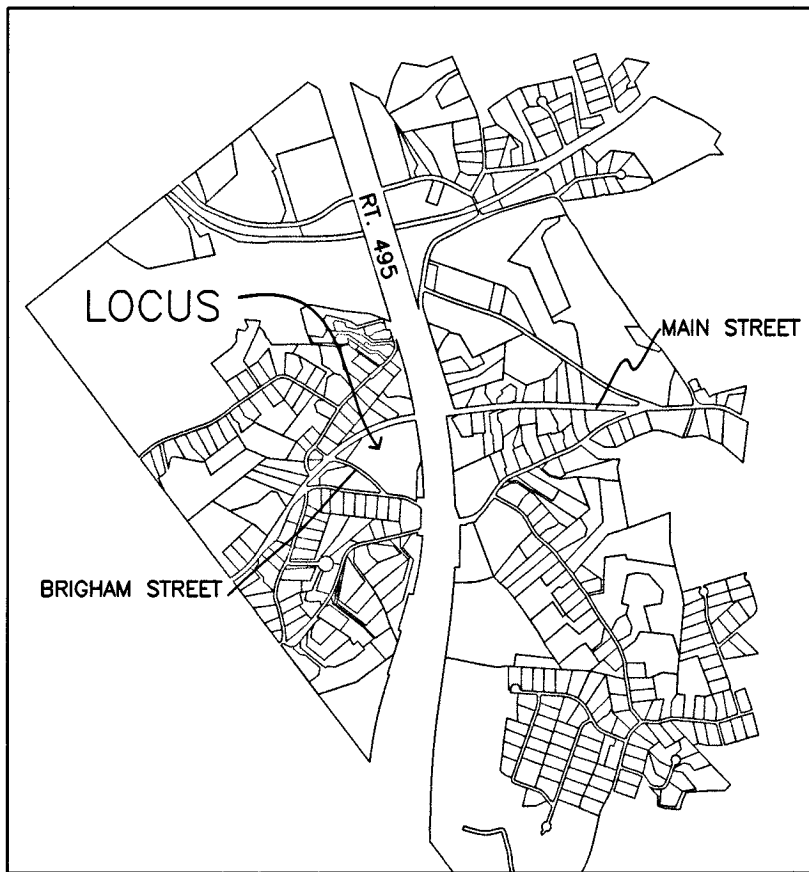
A True Copy
118-120 Turnpike Road -- Special Permit

Attest:


Town Clerk, Southborough

Page 3 of 3

ATTEST: WORC. Kathryn A. Toomey, Register



LOCUS MAP NOT TO SCALE

MAIN STREET - RT 30
(1961 STATE HIGHWAY LAYOUT NO. 5169 - 80' WIDE)
L = 372.54'
R = 1,960.00'

N/F
CAREY, KENT AND DEBORAH L
Book 5940 Page 248
Property ID: 50-0000-018-0

N/F
DASGUPTA, JAI DEV AND LEENA J
4 GRANUAILE ROAD
SOUTHBOROUGH, MA 01772
Book 19184 Page 201
Property ID:
50-0000-020-0

N/F
BRETT & PAGE RAMSAY
24 GRANUAILE ROAD
Book 67815 Page 165
Property ID: 50-0000-051-0

LOT 7R
AREA = 230,691±S.F.
= 5.30 ACRES
UPLAND AREA=125,225±S.F.
FRONTAGE=150.00'
(BRIGHAM STREET)

LOT 6R
AREA = 43,913 S.F.
= 1.01 ACRES
UPLAND AREA=40,954 S.F.
FRONTAGE=321.07'
(BRIGHAM STREET)

LOT 5R
AREA = 43,620±S.F.
= 1.00 ACRES
UPLAND AREA=29,821±S.F.
FRONTAGE=150.10'
(BRIGHAM STREET)

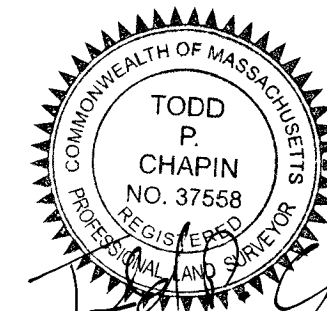
NOTE:

1. THE PURPOSE OF THIS PLAN IS TO CREATE LEGAL BUILDING LOTS.
2. EXISTING LOTS 5, 6, 7, AND "REMAINING AREA" AS SHOWN ON PLAN BOOK 955 PLAN 15 TO BE RECONFIGURED TO LOTS 5R, 6R AND 7R AS SHOWN.
3. APPROVAL IS NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW. PROPOSED LOTS 5R, 6R AND 7R ALL EXCEED THE REQUIRED MINIMUM LOT AREA AND ROAD FRONTAGE ACCORDING TO THE ZONING BY-LAW OF THE TOWN OF SOUTHBOROUGH, MA.

GRANUAILE ROAD
(PUBLIC - VARIABLE WIDTH)

SCALE 1" = 40 FEET
0 FEET 40 FEET 80 FEET 120 FEET

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS AND IN COMPLIANCE WITH THE RULES AND REGULATIONS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS. THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION OF THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.



TODD P. CHAPIN P.L.S. 37558

WORCESTER DISTRICT REGISTRY
OF DEEDS-WORCESTER, MA
PLAN BOOK 955 PLAN 84
Received 4.26.2023
Sheet 1 of 1
Fee \$105.-
ATTEST: *Kathryn A. Tormey*
Register

FOR REGISTRY USE ONLY

ASSESSORS: #12 BRIGHAM STREET
MAP 50 - PARCEL 052
#10 BRIGHAM STREET
MAP 50 - PARCEL 053
#8 BRIGHAM STREET
MAP 50 - PARCEL 054
#6 BRIGHAM STREET
MAP 50 - PARCEL 055

ZONING DISTRICT: RA
AREA = 43,560 S.F.
LOT FRONTAGE = 150'
FRONT YARD SETBACK = 35 FT.
SIDE YARD SETBACK = 25 FT.
REAR YARD SETBACK = 50 FT.

APPROVAL UNDER THE SUBDIVISION CONTROL
LAW NOT REQUIRED.

PLANNING BOARD ENDORSEMENT IS
NOT A DETERMINATION AS TO CONFORMANCE
WITH THE ZONING BYLAWS.

PLANNING BOARD OF SOUTHBOROUGH, MA.
DATE: April 24, 2023

[Signature]
[Signature]
[Signature]

PLAN REFERENCE:

PLAN BOOK 955 PLAN 15

DEED REFERENCE:

DEED BOOK 60718 PAGE 24

RECORDED © WORCESTER COUNTY REG. DEEDS

OWNED BY:

**WHITNEY STREET
HOME BUILDERS, LLC.**

118 TURNPIKE ROAD, SUITE 200
SOUTHBOROUGH, MA. 01772

PLAN OF LAND
LOCATION:

#6-#12 BRIGHAM STREET

#12 BRIGHAM STREET
MAP 50 - PARCEL 052
#10 BRIGHAM STREET
MAP 50 - PARCEL 053
#8 BRIGHAM STREET
MAP 50 - PARCEL 054
#6 BRIGHAM STREET
MAP 50 - PARCEL 055

SOUTHBOROUGH, MASS.

SCALE: 1"=40'

DATE: 04/12/2023

SHEET 1 OF 1

REALMAPINFO LLC

420 Lakeside Avenue, Suite 403
Marlborough, MA. 01752
RealMapInfo.com 774-570-0462

EXHIBIT B

Planning #1094

48-arp

GENERAL NOTES:

1. PROPERTY LINES SHOWN ARE BASED UPON EXISTING PLANS AND DEEDS OF RECORD THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY.
2. WETLAND DELINEATION WAS PERFORMED BY THREE OAKS CONSULTING, LLC. ON MAY 15, 2018 AND FIELD LOCATED BY CONNORSTONE ENGINEERING, INC.
4. APPLICANT AND OWNER: CURO SOUTHBOROUGH LLC, 515 MADISON AVE. NEW YORK, NY
5. A PORTION OF SITE IS LOCATED WITHIN THE 100 YEAR FEDERAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF SOUTHBOROUGH, COMMUNITY PANEL No. 25027C0667E, DATED JULY 16, 2014. NO WORK IS PROPOSED IN THE 100 YEAR FLOOD HAZARD AREA.
6. ZONING REQUIREMENTS: DISTRICT: RESIDENCE A
AREA = 43,560 sf
FRONTAGE = 150 feet
SETBACKS: FRONT = 50 feet
SIDE = 25 feet
REAR = 30 feet

DISTRICT: HIGHWAY BUSINESS
AREA = 43,560 sf
FRONTAGE = 200 feet
SETBACKS: FRONT = 75 feet on Route 9
SIDE = 50 feet
REAR = 50 feet
7. PROPOSED USE: PARKING GARAGE ACCESSORY TO COMMERCIAL/OFFICE BUILDING
8. REFERENCES: DEED BOOK 51817, PAGE 226
ASSESSORS MAP 37 PARCEL 118- & 120-4

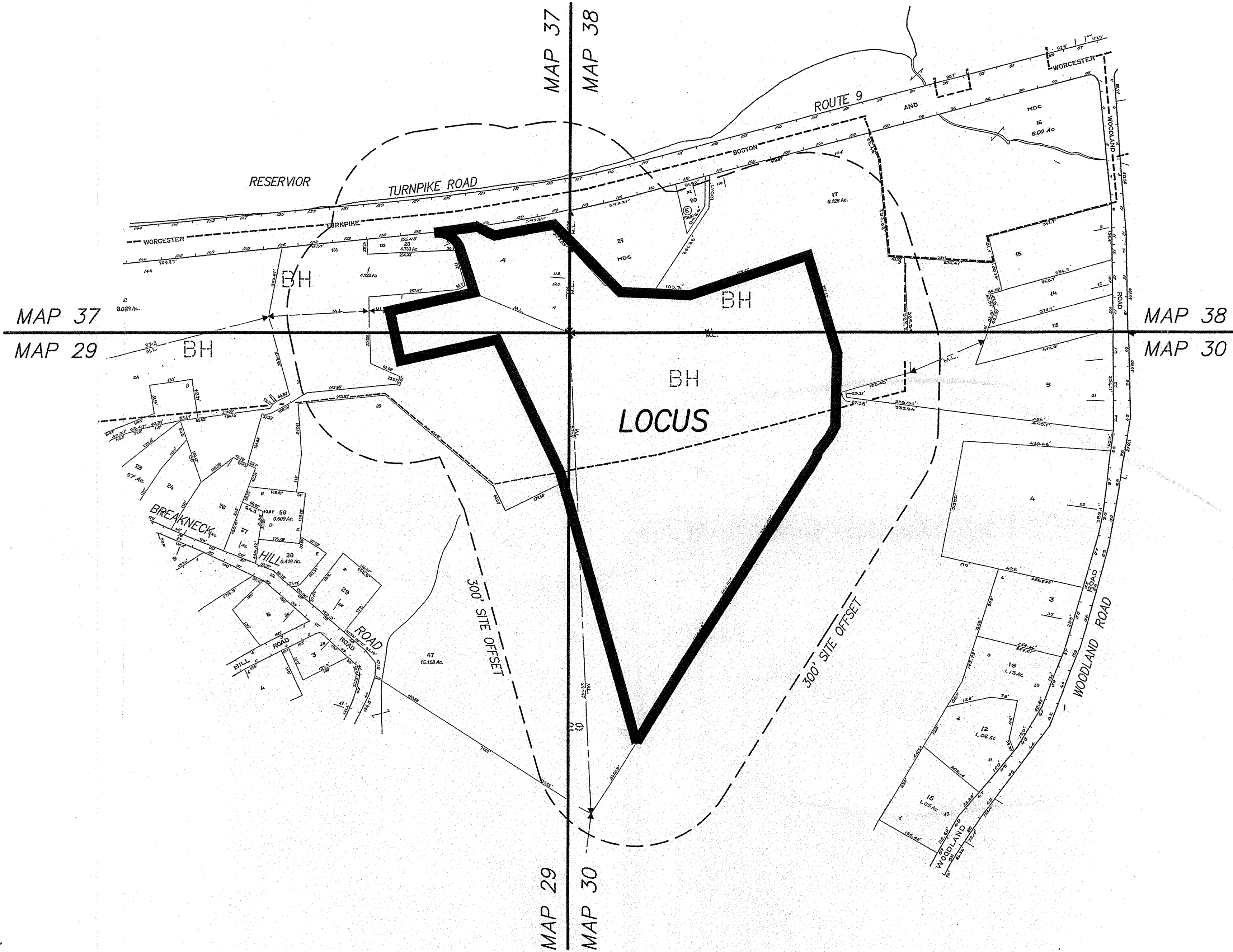
LOT AREA TABULATION

- TABULATION OF LOT AREAS
1. TOTAL AREA = 20.49± ACRES (892,670± S.F.)
2. TOTAL UPLAND AREA = 18.6± ACRES (80.8%) (810,520± S.F.)
3. TOTAL WETLAND AREA = 1.88± ACRES (9.2%) (82,150± S.F.)
4. EXISTING IMPERVIOUS ON-SITE = 7.02± ACRES (34.3%) (306,160± S.F.)
5. PROPOSED NEW IMPERVIOUS ON-SITE = 7.15± ACRES (34.9%) (312,915± S.F.)
6. TOTAL OPEN SPACE/PERVIOUS AREA = 13.3± ACRES (64.9%) (579,755± S.F.)
7. TOTAL UNDISTURBED AREA = 11.28± ACRES (491,627± S.F.)

CONSTRUCTION NOTES:

1. EXISTING UTILITY LINES SHOWN ON THIS DRAWING ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERT ELEVATIONS OF THE UTILITIES AND STRUCTURES, AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL CONTACT DIG SAFE: 1-800-344-7233 (72 HOURS BEFORE DIGGING), AND TOWN DPW FOR UTILITY LOCATIONS PRIOR TO EXCAVATION. TEST PITS SHALL BE UTILIZED FOR UTILITY CONNECTIONS.
2. ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN CONFORMANCE WITH THE STANDARDS AND SPECIFICATIONS SOUTHBOROUGH DEPARTMENT OF PUBLIC WORKS, OR THE LATEST EDITION OF THE MASSACHUSETTS HIGHWAY DEPARTMENT (MHD) CONSTRUCTION STANDARDS AND THE MHD "STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES", WHICHEVER IS MORE STRINGENT.
3. THE LAYOUT AND INSTALLATION OF ELECTRIC, GAS, TELEPHONE AND CATV UTILITY CONNECTIONS AND SERVICES SHALL IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, TO KEEP ACCURATE AS-BUILT MEASUREMENTS / RECORDS OF ALL UNDERGROUND OR CONCEALED WORK.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPROPRIATE HIGHWAY & UTILITY DEPARTMENTS. WORK WITHIN THE HIGHWAY LAYOUT, IF APPLICABLE, SHALL CONFORM TO THE CONDITIONS OF THE PERMIT ISSUED BY THE MASSACHUSETTS HIGHWAY DEPARTMENT AND/OR LOCAL AUTHORITY AS APPROPRIATE.
6. THE CONTRACTOR SHALL UTILIZE ALL MEASURES AND MATERIALS NECESSARY TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTIES AT THE SITE DURING CONSTRUCTION. ALL EXCAVATIONS SHALL CONFORM TO CURRENT OSHA STANDARDS.
7. ALL SIGN SIZES AND MATERIAL SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC DEVICES" (MUTCD) AND THE OFFICE OF TRAFFIC OPERATIONS, FEDERAL HIGHWAY ADMINISTRATION, U.S. DEPARTMENT OF TRANSPORTATION.
8. ALL RAMPS, CURB CUTS, SIDEWALKS, AND ACCESSIBLE SPACES SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT REGULATIONS AND WITH ARCHITECTURAL ACCESS BOARD REGULATIONS (521 CMR 1-47).
9. ALL EXCAVATION AND EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE MASSACHUSETTS HIGHWAY DEPARTMENT (MHD) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, SECTIONS 120, 140, 150, AND 170.
10. ALL AREAS NOT OCCUPIED BY BUILDINGS, PAVEMENT, MULCH, OR HARDSCAPES SHALL BE PERMANENTLY STABILIZED WITH VEGETATIVE COVER. ALL DISTURBED AREAS SHALL BE DRESSED WITH A MINIMUM OF SIX INCHES (6") OF LOAM AND SHALL BE SEEDED WITH A DROUGHT TOLERANT GRASS MIX CONTAINING KENTUCKY BLUEGRASS, PERENNIAL RYEGRASS AND FESCUE. THE GRASS MIX SHALL BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. SEED SHALL BE APPLIED BY HYROSEEDING METHODS INCLUDING TACKIFIER.
11. AT A MINIMUM THE FOLLOWING INSPECTIONS SHALL BE REQUIRED BY THE CONSERVATION COMMISSION, OR ITS DESIGNEE:
- a. INITIAL SITE INSPECTION: PRIOR TO APPROVAL OF ANY PLAN;
- b. EROSION CONTROL INSPECTION: TO ENSURE EROSION CONTROL PRACTICES ARE IN ACCORDANCE WITH THE FILED PLAN, AND
- c. STORMWATER MANAGEMENT SYSTEM INSPECTION: AN INSPECTION WILL BE MADE OF THE COMPLETED STORMWATER MANAGEMENT SYSTEM, PRIOR TO BACKFILLING OF ANY UNDERGROUND DRAINAGE OR STORMWATER CONVEYANCE STRUCTURES.
- d. FINAL INSPECTION TO CONFIRM AS-BUILT FEATURES.

SOUTHBOROUGH OFFICE PARK
118-120 TURNPIKE ROAD
PARKING GARAGE PLAN



LOCUS MAP

SCALE: 1"=200'

ABUTTERS LIST

| | | |
|--------------------------------------|---|--------------|
| 132 TURNPIKE ROAD 37-0000-028-0 | 132 TURNPIKE ROAD LLC 289 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 | 25209-304 |
| BOSTON TURNPIKE 38-0000-015-0 | DEPT OF CONSERVATION AND RECREATION DIVISION OF WATER SUPPLY PROTECTION 251 CAUSEWAY STREET OFFICE OF WATERSHED MANAGEMENT BOSTON, MA 02114 | |
| 104 TURNPIKE ROAD 38-0000-017-0 | S AND T REALTY INC 50 CAPE CODDER ROAD FALMOUTH, MA 02540 | 24540-89 |
| 112 TURNPIKE ROAD 38-0000-020-0 | SOUTHBOROUGH TOWN OF PUMP HOUSE 1890 17 COMMON STREET SOUTHBOROUGH, MA 01772 | 2546-161 |
| TURNPIKE ROAD 38-0000-021-0 | DEPT OF CONSERVATION AND RECREATION DIVISION OF WATER SUPPLY PROTECTION 251 CAUSEWAY STREET OFFICE OF WATERSHED MANAGEMENT BOSTON, MA 02114 | |
| BREAKNECK HILL ROAD 29-0000-028-A | SOUTHBOROUGH TOWN OF CONSERVATION LAND 17 COMMON STREET SOUTHBOROUGH, MA 01772 | 6998-313 |
| 134 TURNPIKE ROAD 29-0000-047-0 | 134 TURNPIKE LLC C/O CAPITAL GROUP PROPERTIES 289 TURNPIKE ROAD, SUITE 100 SOUTHBOROUGH, MA 01772 | 39340-85 |
| BREAKNECK HILL ROAD 29-0000-058-0 | THE INHABITANTS OF THE TOWN OF SOUTHBOROUGH MASS CORP 110 MAIN STREET SOUTHBOROUGH, MA 01772 | 40821-230 |
| 21 WOODLAND ROAD 30-0000-005-0 | ESTELLA, EDWARD D AND LORRAINE M 21 WOODLAND ROAD SOUTHBOROUGH, MA 01772 | C9892/D36186 |
| 138 TURNPIKE ROAD 37-0000-001-0 | 138 TURNPIKE ROAD LLC SUITE 100 289 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 | 25209-304 |
| WHITE BAGLEY ROAD 37-0000-006-0 | DEPT OF CONSERVATION AND RECREATION DIVISION OF WATER SUPPLY PROTECTION 251 CAUSEWAY STREET OFFICE OF WATERSHED MANAGEMENT BOSTON, MA 02114 | |

APPROVED BY:
SOUTHBOROUGH PLANNING BOARD

Donal C. Pomeroy
Paul J. Smith
Joe X. Smith
Marnie D. Hoolahan
Don

DATE: 8/26/19

OWNER & APPLICANT:
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ENGINEERING INC.
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PHONE: 508-393-9727 FAX: 508-393-5242

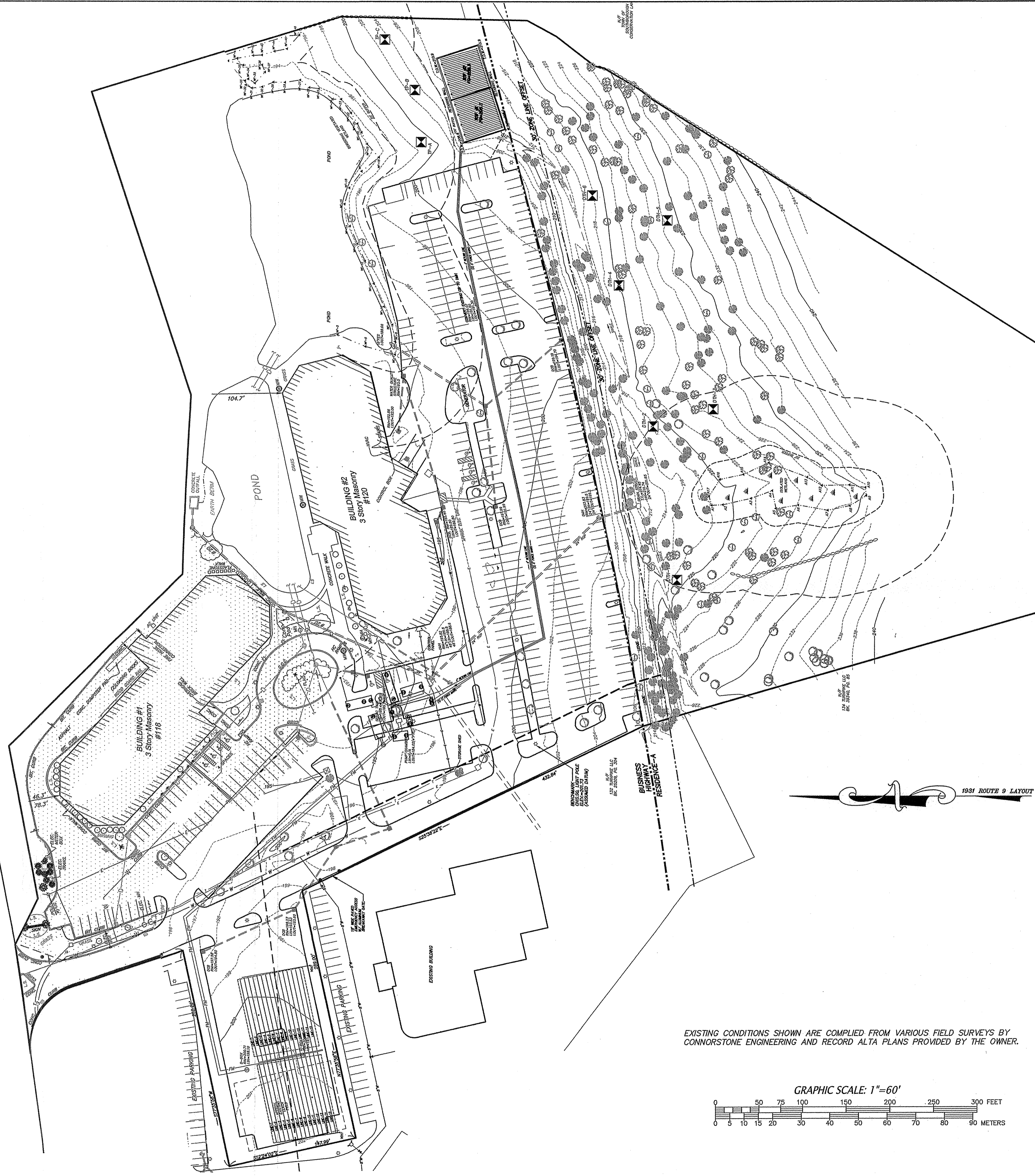
COVER SHEET/ LOCUS
FOR
ACCESSORY PARKING GARAGE
IN
SOUTHBOROUGH, MA

| | |
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| 8/14/2019 | SIGNATURE BLOCK |
| 7/24/2019 | PLANNING BOARD COMMENTS |
| 6/26/2019 | PEER REVIEW COMMENTS (P.B.) |
| 5/16/2019 | PEER REVIEW COMMENTS |
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| DATE: APRIL 12, 2019 | |
| SCALE: 1"=40' | SHEET 1 OF 6 |

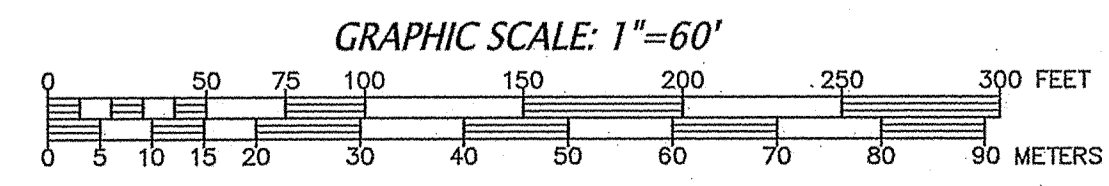
SHEET INDEX

- 1 of 6 COVER SHEET / LOCUS
- 2 of 6 EXISTING CONDITIONS PLAN
- 3 of 6 PROPOSED SITE PLAN
- 4 of 6 PROPOSED PLAZA PLAN
- 5 of 6 PROPOSED EROSION CONTROL PLAN
- 6 of 6 CONSTRUCTION DETAILS
- SL1 PHOTOMETRICS/LIGHTING PLAN
- L1 & L2 LANDSCAPING PLANS

TURNPIKE ROAD (ROUTE 9)



EXISTING CONDITIONS SHOWN ARE COMPILED FROM VARIOUS FIELD SURVEYS BY CONNORSTONE ENGINEERING AND RECORD ALTA PLANS PROVIDED BY THE OWNER.



SOIL LOGS

TEST DATE 8/15/2018
BY: VITO COLONNA,
CONNORSTONE ENGINEERING, INC.

TP-A
0-8" A SANDY LOAM 10YR 3/2
8-20" Bw SANDY LOAM 10YR5/6
20-48" C SANDY LOAM 2.5Y5/4
WATER: NONE
MOTTLES: 16"
REFUSAL: NONE

TP-B
0-8" A SANDY LOAM 10YR 3/2
8-22" Bw SANDY LOAM 10YR5/6
22-48" C SANDY LOAM 2.5Y5/4
WATER: NONE
MOTTLES: 18"
REFUSAL: NONE

TP-C
0-10" A SANDY LOAM 10YR 3/2
10-24" Bw SANDY LOAM 10YR5/6
24-48" C SANDY LOAM 2.5Y5/4
WATER: NONE
MOTTLES: 20"
REFUSAL: NONE

TEST DATE 2/15/2018
BY: VITO COLONNA,
CONNORSTONE ENGINEERING, INC.

DTH-1
0-12" A SANDY LOAM 10YR 3/2
12-30" Bw SANDY LOAM 10YR5/6
30-96" C SANDY LOAM 2.5Y5/4
WATER: 72"
MOTTLES: 40"
REFUSAL 96"

DTH-2
0-8" A SANDY LOAM 10YR 3/2
8-40" Bw SANDY LOAM 10YR5/6
40-68" C SANDY LOAM 2.5Y5/4
WATER: NONE
MOTTLES: 48"
REFUSAL 68"

DTH-3
0-10" A SANDY LOAM 10YR 3/2
10-36" Bw SANDY LOAM 10YR5/6
36-60" C SANDY LOAM 2.5Y5/4
WATER: NONE
MOTTLES: 36"
REFUSAL 60"

DTH-4
0-10" A SANDY LOAM 10YR 3/2
10-34" Bw SANDY LOAM 10YR5/6
34-64" C SANDY LOAM 2.5Y5/4
WATER: NONE
MOTTLES: 34"
REFUSAL 64"

DTH-5
0-8" A SANDY LOAM 10YR 3/2
8-34" Bw SANDY LOAM 10YR5/6
34-120" C SANDY LOAM 2.5Y5/4
WATER: NONE
MOTTLES: 34"
REFUSAL NONE"

DTH-6
0-12" A SANDY LOAM 10YR 3/2
12-28" Bw SANDY LOAM 10YR5/6
28-102" C SANDY LOAM 2.5Y5/4
WATER: 24"
MOTTLES: 18"
REFUSAL NONE"

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NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-393-9727 FAX: 508-393-5242

COMPILED EXISTING
CONDITIONS PLAN
FOR
ACCESSORY PARKING GARAGE
SOUTHBOROUGH, MA

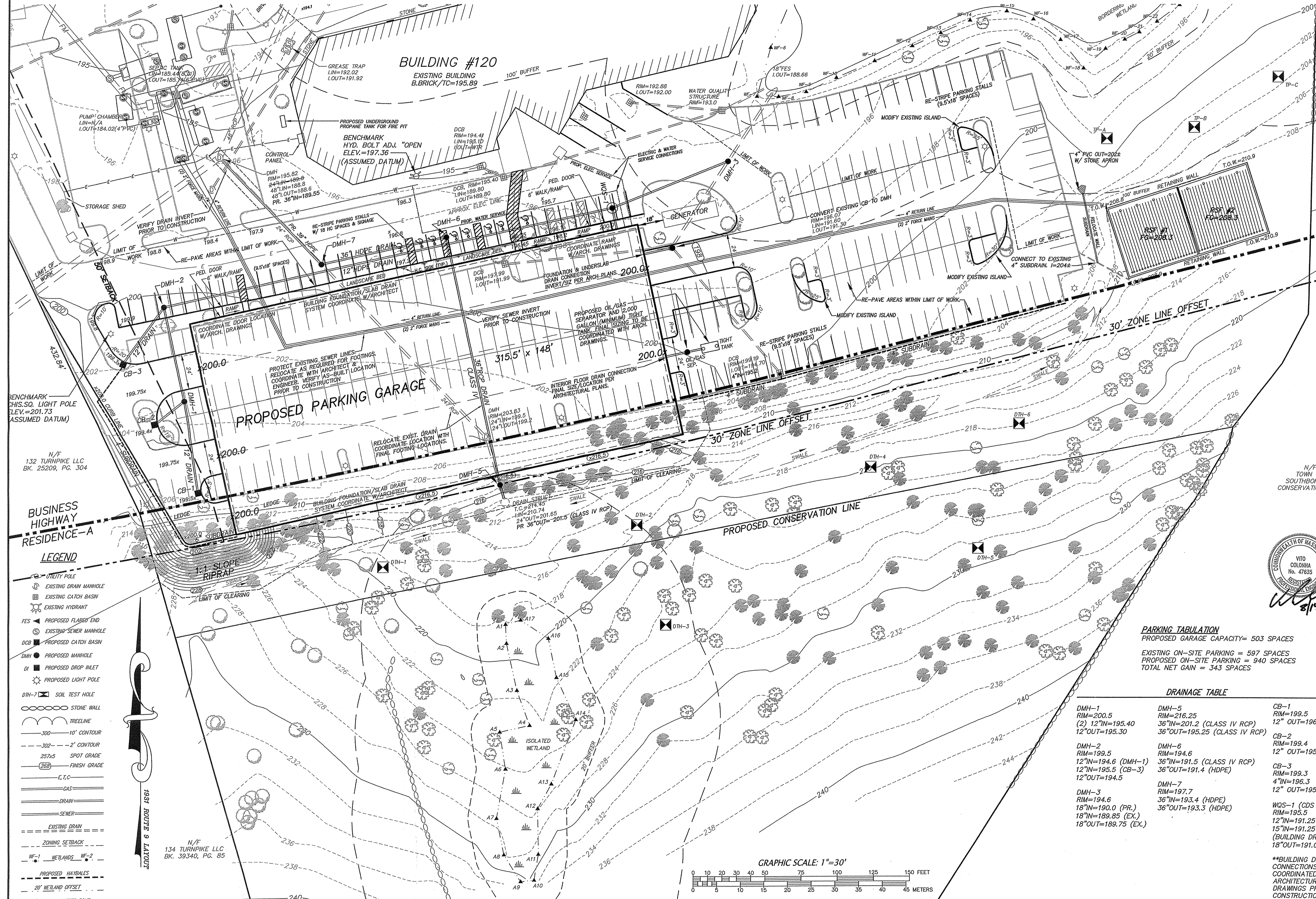


APPROVED BY:
SOUTHBOROUGH PLANNING BOARD

Donnell C. Morris
Andrew J. Nicks
John A. Ste...
John...
marie J. Hoolahan

DATE: 8/26/2019

| | |
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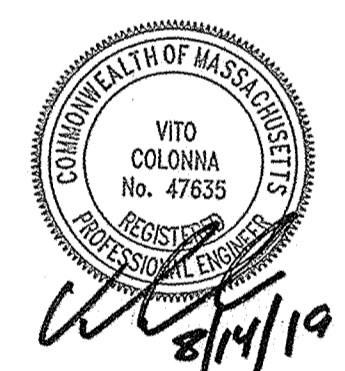


- LEGEND**
- UTILITY POLE
 - EXISTING DRAIN MANHOLE
 - EXISTING CATCH BASIN
 - EXISTING HYDRANT
 - FES - PROPOSED FLAGGED END
 - EXISTING SEWER MANHOLE
 - DCB - PROPOSED CATCH BASIN
 - DMH - PROPOSED MANHOLE
 - DI - PROPOSED DROP INLET
 - PROPOSED LIGHT POLE
 - DTH-1 - SOIL TEST HOLE
 - STONE WALL
 - TREELINE
 - 10' CONTOUR
 - 2' CONTOUR
 - 257x5 SPOT GRADE
 - 268 FINISH GRADE
 - E.T.C.
 - GAS
 - DRAIN
 - SEWER
 - EXISTING DRAIN
 - ZONING SETBACK
 - WF-1 WETLANDS WF-2
 - PROPOSED HAYSTACKS
 - 20' WETLAND OFFSET
 - 100' WETLAND BUFFER ZONE

APPROVED BY:
SOUTHBOROUGH PLANNING BOARD

[Signatures]

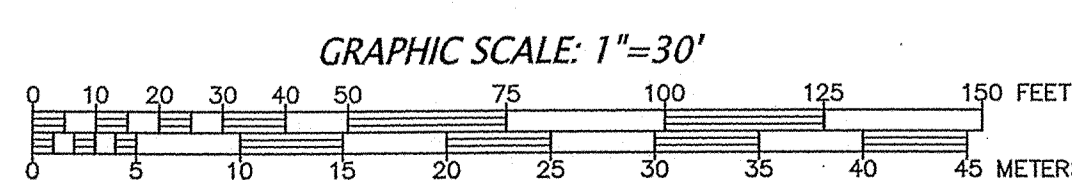
DATE: 8/26/2019



PARKING TABULATION
PROPOSED GARAGE CAPACITY= 503 SPACES
EXISTING ON-SITE PARKING = 597 SPACES
PROPOSED ON-SITE PARKING = 940 SPACES
TOTAL NET GAIN = 343 SPACES

| DRAINAGE TABLE | | |
|--|---|--|
| DMH-1 RIM=200.5 (2) 12"IN=195.40 12"OUT=195.30 | DMH-5 RIM=216.25 36"IN=201.2 (CLASS IV RCP) 36"OUT=195.25 (CLASS IV RCP) | CB-1 RIM=199.5 12" OUT=196.0 |
| DMH-2 RIM=199.5 12"IN=194.6 (DMH-1) 12"IN=195.5 (CB-3) 12"OUT=194.5 | DMH-6 RIM=194.6 36"IN=191.5 (CLASS IV RCP) 36"OUT=191.4 (HDPE) | CB-2 RIM=199.4 12" OUT=195.9 |
| DMH-3 RIM=194.6 18"IN=190.0 (PR.) 18"IN=189.85 (EX.) 18"OUT=189.75 (EX.) | DMH-7 RIM=197.7 36"IN=193.4 (HDPE) 36"OUT=193.3 (HDPE) | CB-3 RIM=199.3 4"IN=196.3 12" OUT=195.8 |
| WQS-1 (CDS 2020-5) RIM=195.5 12"IN=191.25 (DMH-2) 15"IN=191.25 (BUILDING DRAIN**) 18"OUT=191.00 | | |

**BUILDING DRAIN CONNECTIONS TO BE COORDINATED WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.

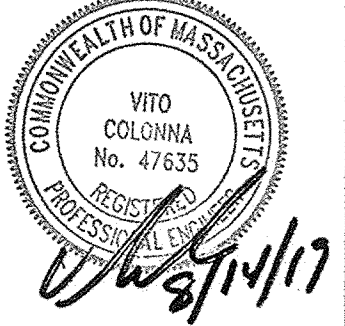
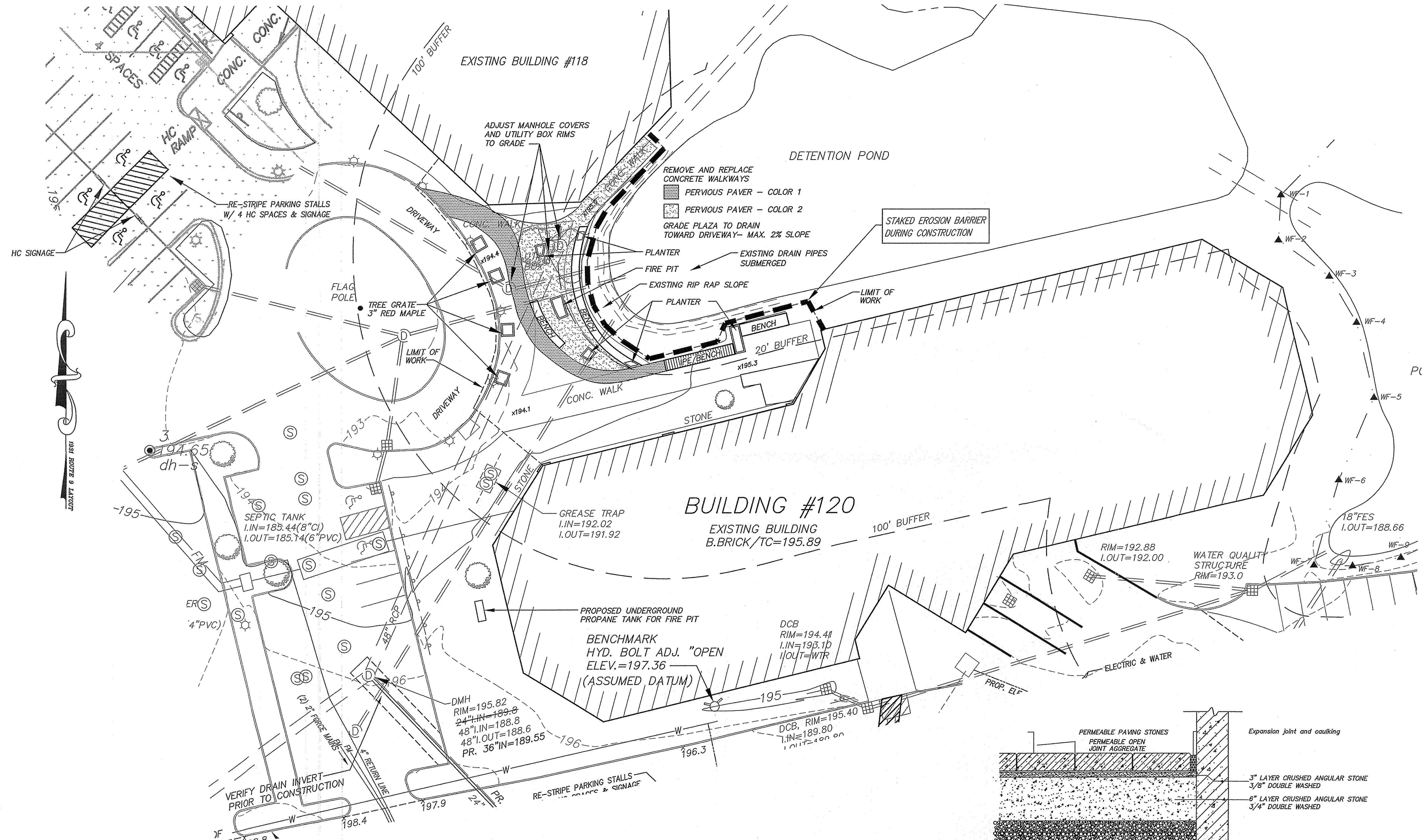


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PROPOSED SITE PLAN OF ACCESSORY PARKING GARAGE IN SOUTHBOROUGH, MA

| | |
|----------------------------|-----------------------------|
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APPROVED BY:
SOUTHBOROUGH PLANNING BOARD

David C. M...
Angela J. M...
Joe A. S...
Min B...
Mame H...

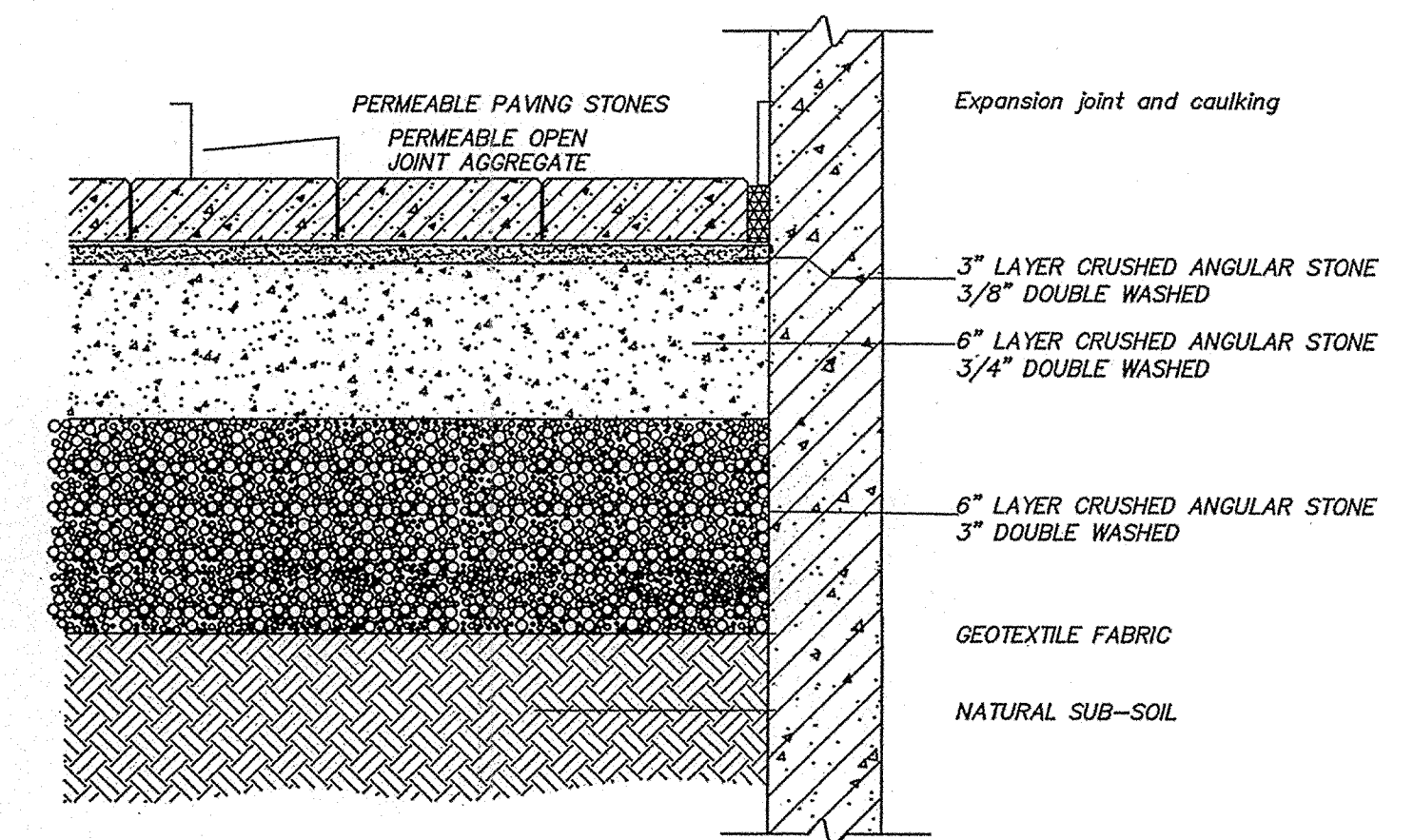
DATE: 8/26/2019

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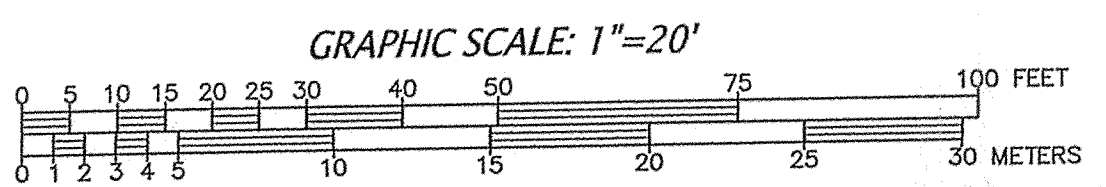
**PROPOSED PLAZA PLAN
OF
ACCESSORY PARKING GARAGE
IN
SOUTHBOROUGH, MA**

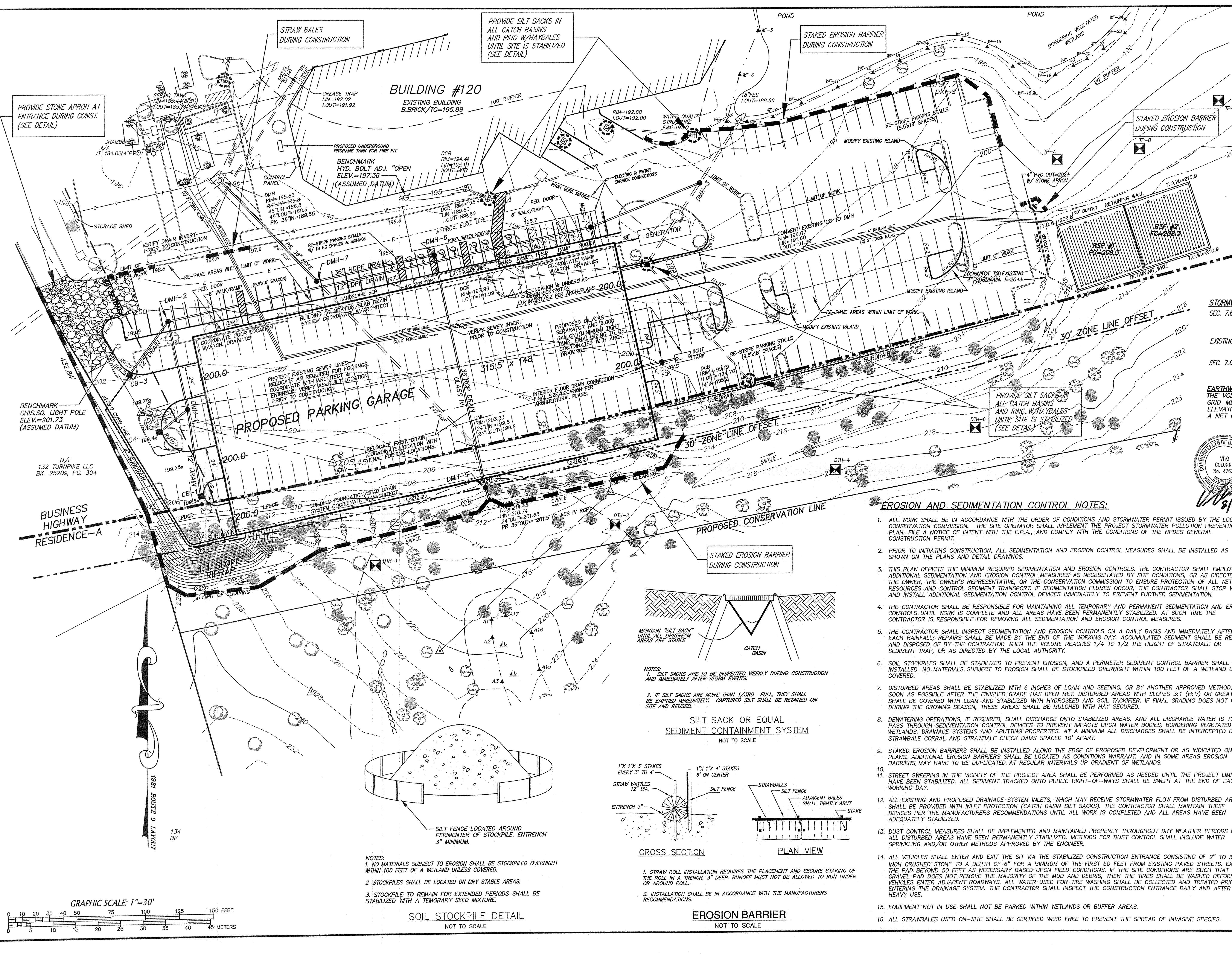
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CONCRETE PAVER CROSSWALK SECTION
FOR VEHICULAR TRAFFIC
NOT TO SCALE

NOTE:
FOR REFERENCE ONLY INSTALL PERMEABLE PAVER PER MANUFACTURER'S SPECIFIC RECOMMENDATIONS





CONSTRUCTION SEQUENCING

ESTIMATED SCHEDULE: APPROX. 6 MONTHS

GENERAL SEQUENCING PLAN
FINAL CONSTRUCTION SEQUENCING SHALL BE APPROVED BY THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.

ESTIMATED SCHEDULE: APPROXIMATELY 6 MONTHS

GENERAL SEQUENCING PLAN
FINAL CONSTRUCTION SEQUENCING SHALL BE APPROVED BY THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.

- PATIO AREA
1. INSTALL PERIMETER EROSION CONTROLS
 2. INSTALL PATIO
 3. FINAL LANDSCAPING
 4. REMOVE EROSION CONTROLS AFTER STABILIZATION.

- PARKING GARAGE
1. INSTALL SEDIMENT BARRIERS AND INLET PROTECTION.
 2. CLEAR TREES.
 3. RELOCATE DRAINAGE SYSTEM AND MAKE FUNCTIONAL
 5. BEGIN SITE EARTH WORK AND BEGIN GARAGE CONSTRUCTION.
 6. UTILITY CONNECTIONS
 7. PLACE COMPACTED GRAVEL BASE AND BINDER COURSE PAVEMENT.
 8. LOAM AND SEED DISTURBED AREAS AND FINAL LANDSCAPING.
 9. INSTALL TOP COURSE PAVEMENT
 10. FINAL CLEANUP AND REMOVE EROSION CONTROLS.

STORMWATER AND EROSION CONTROL REGULATION NOTES

SEC. 7.6.10.8 LOCATIONS OF EXISTING AND PROPOSED AREA ON SITE WITH THE SHORTEST DISTANCE BETWEEN THE SURFACE AND THE MAXIMUM GROUNDWATER ELEVATION.

EXISTING & PROPOSED = @WETLAND BOUNDARY

SEC. 7.6.10.9 NEAREST PUBLIC WELLS: >0.5 MILES FROM SITE
NO KNOWN PRIVATE WELLS ON ADJUTING PROPERTIES.

EARTHWORK CALCULATIONS
THE VOLUME OF EARTHWORK WAS CALCULATED USING THE GRID METHOD AND IS BASED UPON THE FINISH SURFACE ELEVATIONS. THE PROPOSED EARTHWORK WILL RESULT IN A NET CUT OF APPROXIMATELY 6,200 CUBIC YARDS.

APPROVED BY:
SOUTHBOROUGH PLANNING BOARD

[Signatures]
DATE: 8/26/2019

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515 MADISON AVENUE
NEW YORK, NY

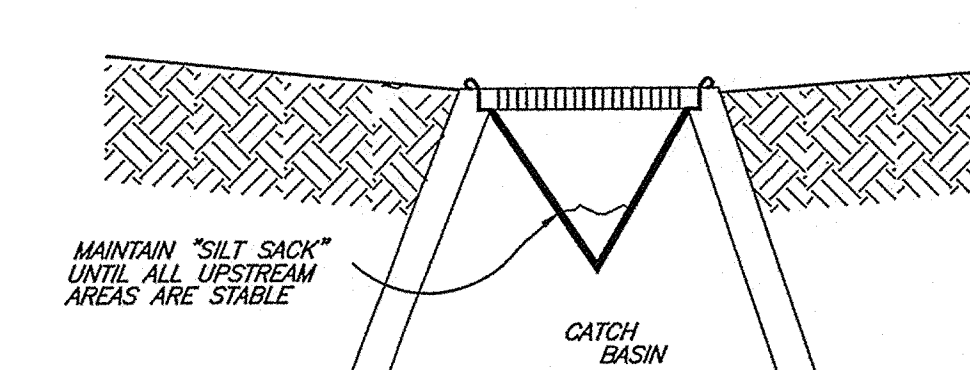
CONNORSTONE
ENGINEERING INC.
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10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-393-9727 FAX: 508-393-5242

EROSION CONTROL PLAN
OF
ACCESSORY PARKING GARAGE
IN
SOUTHBOROUGH, MA

| | |
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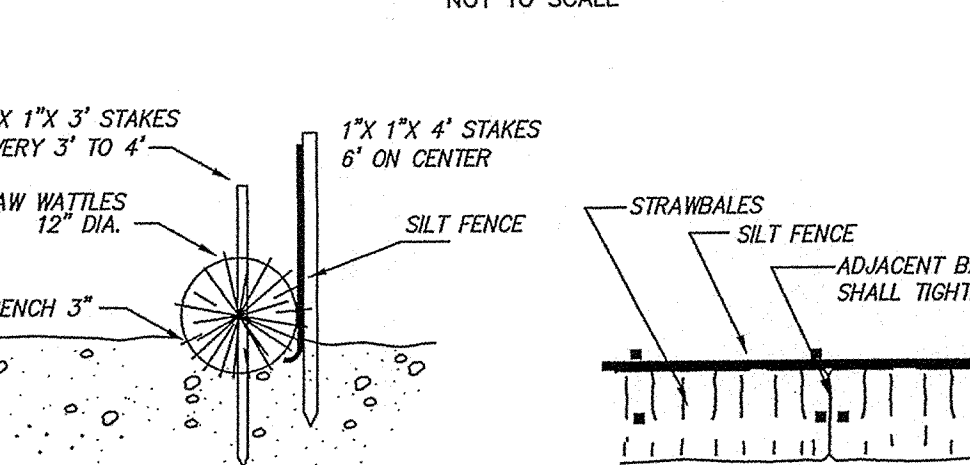
EROSION AND SEDIMENTATION CONTROL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE ORDER OF CONDITIONS AND STORMWATER PERMIT ISSUED BY THE LOCAL CONSERVATION COMMISSION. THE SITE OPERATOR SHALL IMPLEMENT THE PROJECT STORMWATER POLLUTION PREVENTION PLAN, FILE A NOTICE OF INTENT WITH THE E.P.A., AND COMPLY WITH THE CONDITIONS OF THE NPDES GENERAL CONSTRUCTION PERMIT.
2. PRIOR TO INITIATING CONSTRUCTION, ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND DETAIL DRAWINGS.
3. THIS PLAN DEPICTS THE MINIMUM REQUIRED SEDIMENTATION AND EROSION CONTROLS. THE CONTRACTOR SHALL EMPLOY ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES AS NECESSITATED BY SITE CONDITIONS, OR AS DIRECTED BY THE OWNER, THE OWNER'S REPRESENTATIVE, OR THE CONSERVATION COMMISSION TO ENSURE PROTECTION OF ALL WETLAND RESOURCES AND CONTROL SEDIMENT TRANSPORT. IF SEDIMENTATION PLUMES OCCUR, THE CONTRACTOR SHALL STOP WORK AND INSTALL ADDITIONAL SEDIMENTATION CONTROL DEVICES IMMEDIATELY TO PREVENT FURTHER SEDIMENTATION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY AND PERMANENT SEDIMENTATION AND EROSION CONTROLS UNTIL WORK IS COMPLETE AND ALL AREAS HAVE BEEN PERMANENTLY STABILIZED. AT SUCH TIME THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SEDIMENTATION AND EROSION CONTROL MEASURES.
5. THE CONTRACTOR SHALL INSPECT SEDIMENTATION AND EROSION CONTROLS ON A DAILY BASIS AND IMMEDIATELY AFTER EACH RAINFALL; REPAIRS SHALL BE MADE BY THE END OF THE WORKING DAY. ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR WHEN THE VOLUME REACHES 1/4 TO 1/2 THE HEIGHT OF STRAWBALE OR SEDIMENT TRAP, OR AS DIRECTED BY THE LOCAL AUTHORITY.
6. SOIL STOCKPILES SHALL BE STABILIZED TO PREVENT EROSION, AND A PERIMETER SEDIMENT CONTROL BARRIER SHALL BE INSTALLED. NO MATERIALS SUBJECT TO EROSION SHALL BE STOCKPILED OVERNIGHT WITHIN 100 FEET OF A WETLAND UNLESS COVERED.
7. DISTURBED AREAS SHALL BE STABILIZED WITH 6 INCHES OF LOAM AND SEEDING, OR BY ANOTHER APPROVED METHOD, AS SOON AS POSSIBLE AFTER THE FINISHED GRADE HAS BEEN MET. DISTURBED AREAS WITH SLOPES 3:1 (H:V) OR GREATER SHALL BE COVERED WITH LOAM AND STABILIZED WITH HYDROSEED AND SOIL TACKIFIER. IF FINAL GRADING DOES NOT OCCUR DURING THE GROWING SEASON, THESE AREAS SHALL BE MULCHED WITH HAY SECURED.
8. DEWATERING OPERATIONS, IF REQUIRED, SHALL DISCHARGE ONTO STABILIZED AREAS, AND ALL DISCHARGE WATER IS TO PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON WATER BODIES, BORDERING VEGETATED WETLANDS, DRAINAGE SYSTEMS AND ADJUTING PROPERTIES. AT A MINIMUM ALL DISCHARGES SHALL BE INTERCEPTED BY STRAWBALE CORRAL AND STRAWBALE CHECK DAMS SPACED 10' APART.
9. STAKED EROSION BARRIERS SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED DEVELOPMENT OR AS INDICATED ON THE PLANS. ADDITIONAL EROSION BARRIERS SHALL BE LOCATED AS CONDITIONS WARRANT, AND IN SOME AREAS EROSION BARRIERS MAY HAVE TO BE DUPLICATED AT REGULAR INTERVALS UP GRADIENT OF WETLANDS.
10. STREET SWEEPING IN THE VICINITY OF THE PROJECT AREA SHALL BE PERFORMED AS NEEDED UNTIL THE PROJECT LIMITS HAVE BEEN STABILIZED. ALL SEDIMENT TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY.
11. ALL EXISTING AND PROPOSED DRAINAGE SYSTEM INLETS, WHICH MAY RECEIVE STORMWATER FLOW FROM DISTURBED AREAS, SHALL BE PROVIDED WITH INLET PROTECTION (CATCH BASIN SILT SACKS). THE CONTRACTOR SHALL MAINTAIN THESE DEVICES PER THE MANUFACTURERS RECOMMENDATIONS UNTIL ALL WORK IS COMPLETED AND ALL AREAS HAVE BEEN ADEQUATELY STABILIZED.
12. DUST CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED PROPERLY THROUGHOUT DRY WEATHER PERIODS UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED. METHODS FOR DUST CONTROL SHALL INCLUDE WATER SPRINKLING AND/OR OTHER METHODS APPROVED BY THE ENGINEER.
13. ALL VEHICLES SHALL ENTER AND EXIT THE SITE VIA THE STABILIZED CONSTRUCTION ENTRANCE CONSISTING OF 2" TO 3" INCH CRUSHED STONE TO A DEPTH OF 6" FOR A MINIMUM OF THE FIRST 50 FEET FROM EXISTING PAVED STREETS. EXTEND THE PAD BEYOND 50 FEET AS NECESSARY BASED UPON FIELD CONDITIONS. IF THE SITE CONDITIONS ARE SUCH THAT THE GRAVEL PAD DOES NOT REMOVE THE MAJORITY OF THE MUD AND DEBRIS, THEN THE TIRES SHALL BE WASHED BEFORE ANY VEHICLES ENTER ADJUTING ROADWAYS. ALL WATER USED FOR TIRE WASHING SHALL BE COLLECTED AND TREATED PRIOR TO ENTERING THE DRAINAGE SYSTEM. THE CONTRACTOR SHALL INSPECT THE CONSTRUCTION ENTRANCE DAILY AND AFTER HEAVY USE.
15. EQUIPMENT NOT IN USE SHALL NOT BE PARKED WITHIN WETLANDS OR BUFFER AREAS.
16. ALL STRAWBALES USED ON-SITE SHALL BE CERTIFIED WEED FREE TO PREVENT THE SPREAD OF INVASIVE SPECIES.



NOTES:
1. SILT SACKS ARE TO BE INSPECTED WEEKLY DURING CONSTRUCTION AND IMMEDIATELY AFTER STORM EVENTS.
2. IF SILT SACKS ARE MORE THAN 1/3RD FULL, THEY SHALL BE EMPTIED IMMEDIATELY. CAPTURED SILT SHALL BE RETAINED ON SITE AND REUSED.

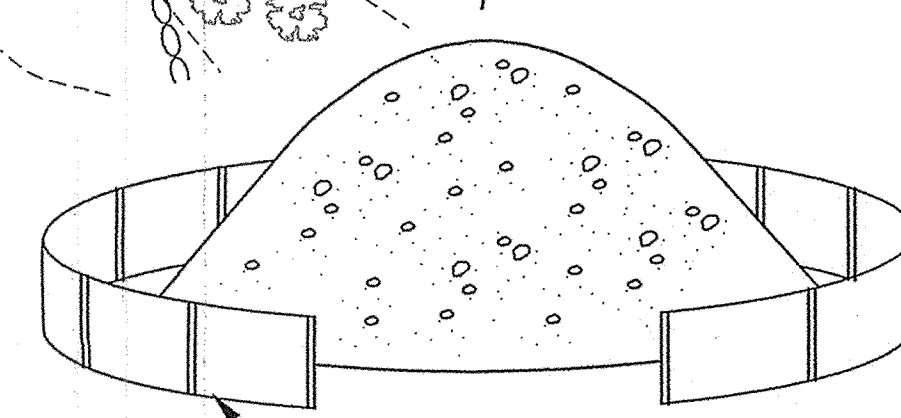
SILT SACK OR EQUAL
SEDIMENT CONTAINMENT SYSTEM
NOT TO SCALE



CROSS SECTION
PLAN VIEW

1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" DEEP. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
2. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

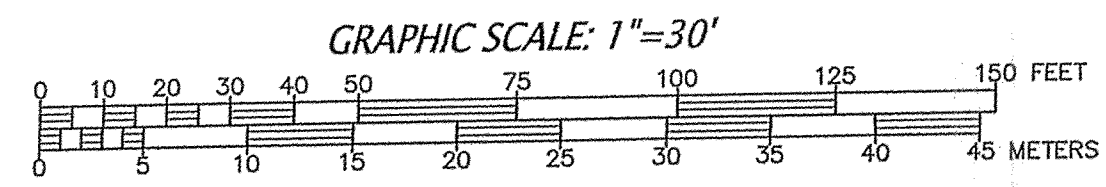
EROSION BARRIER
NOT TO SCALE

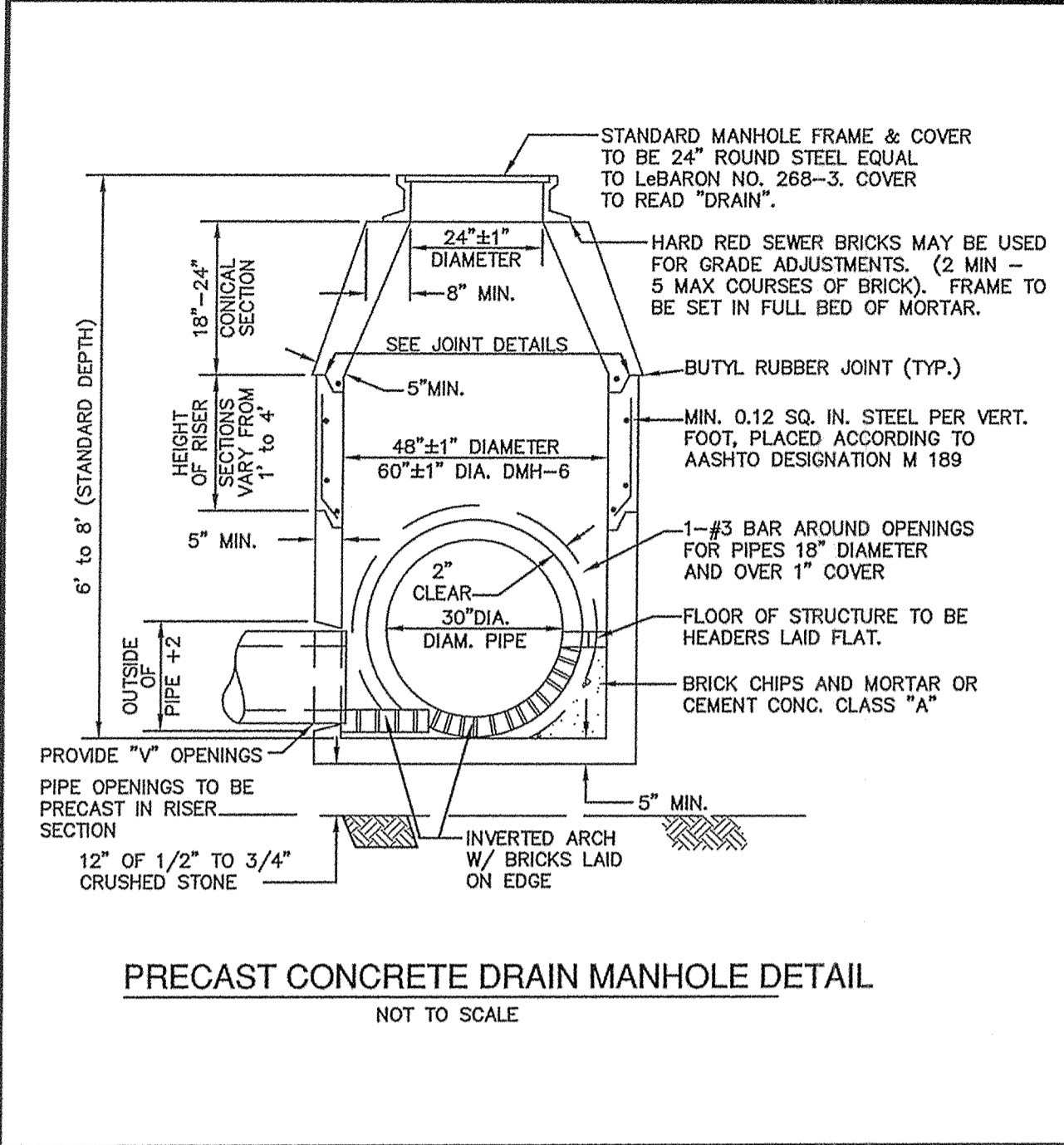


SILT FENCE LOCATED AROUND PERIMETER OF STOCKPILE. ENTRENCH 3" MINIMUM.

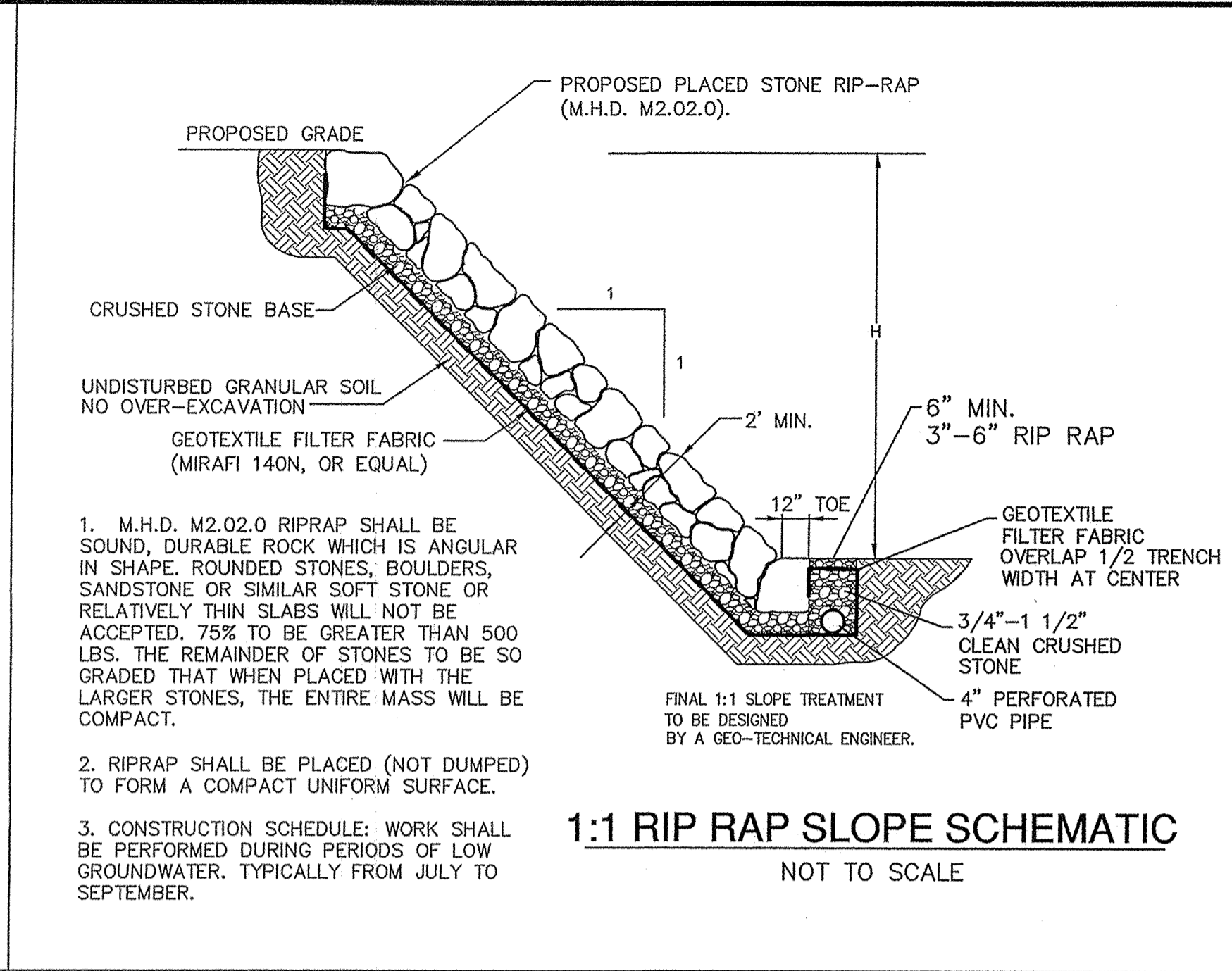
- NOTES:
1. NO MATERIALS SUBJECT TO EROSION SHALL BE STOCKPILED OVERNIGHT WITHIN 100 FEET OF A WETLAND UNLESS COVERED.
 2. STOCKPILES SHALL BE LOCATED ON DRY STABLE AREAS.
 3. STOCKPILE TO REMAIN FOR EXTENDED PERIODS SHALL BE STABILIZED WITH A TEMPORARY SEED MIXTURE.

SOIL STOCKPILE DETAIL
NOT TO SCALE

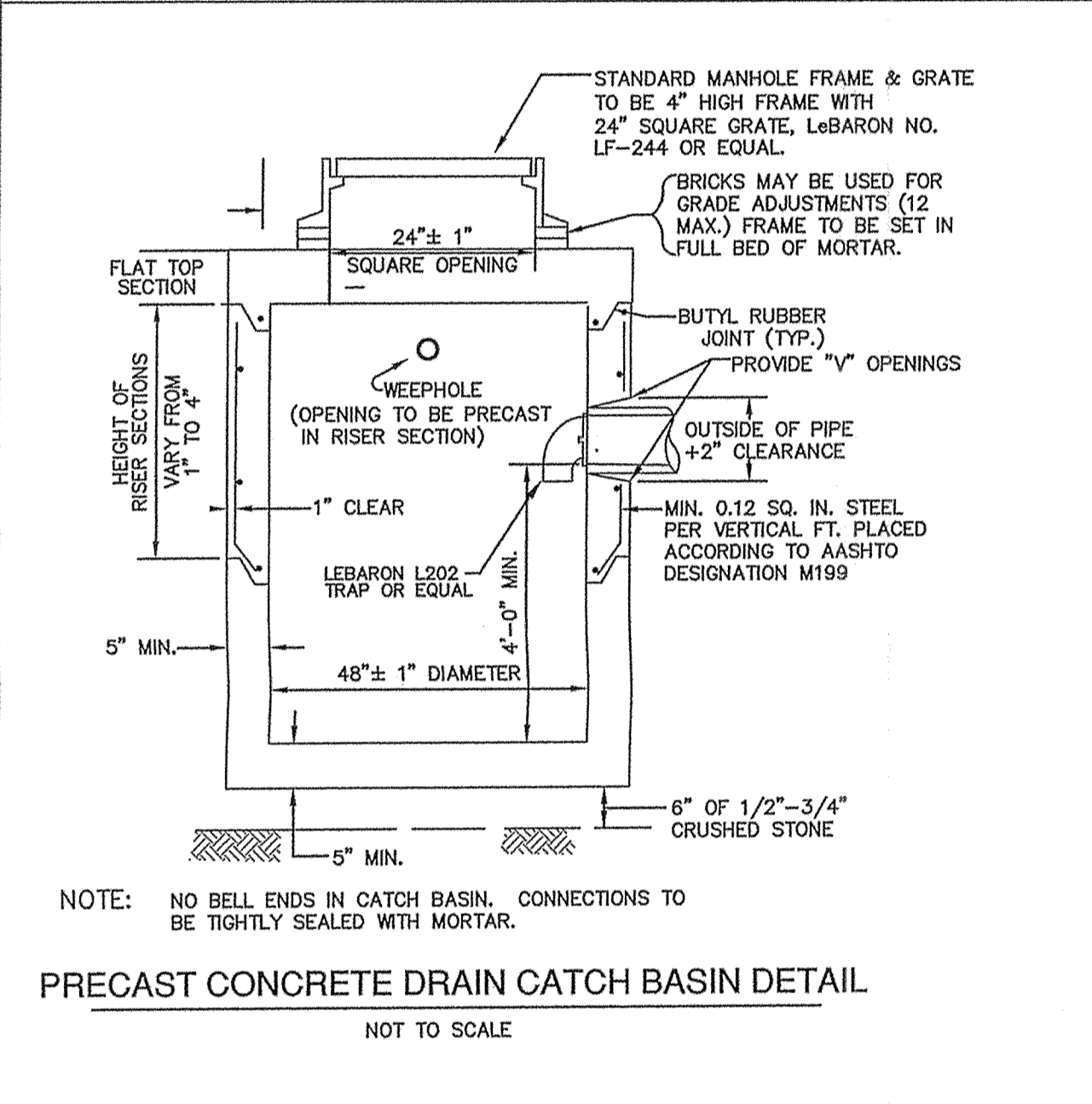




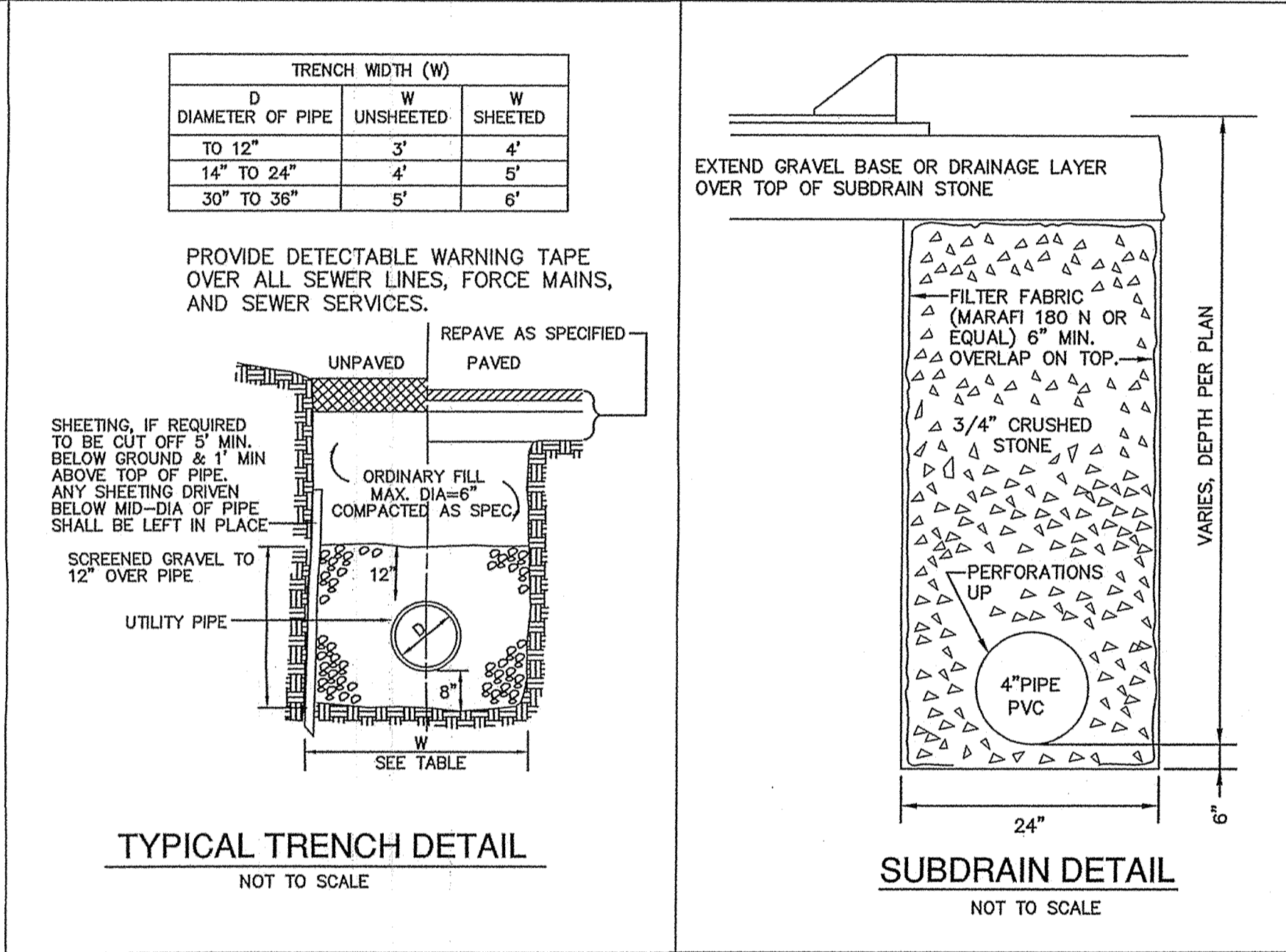
PRECAST CONCRETE DRAIN MANHOLE DETAIL
NOT TO SCALE



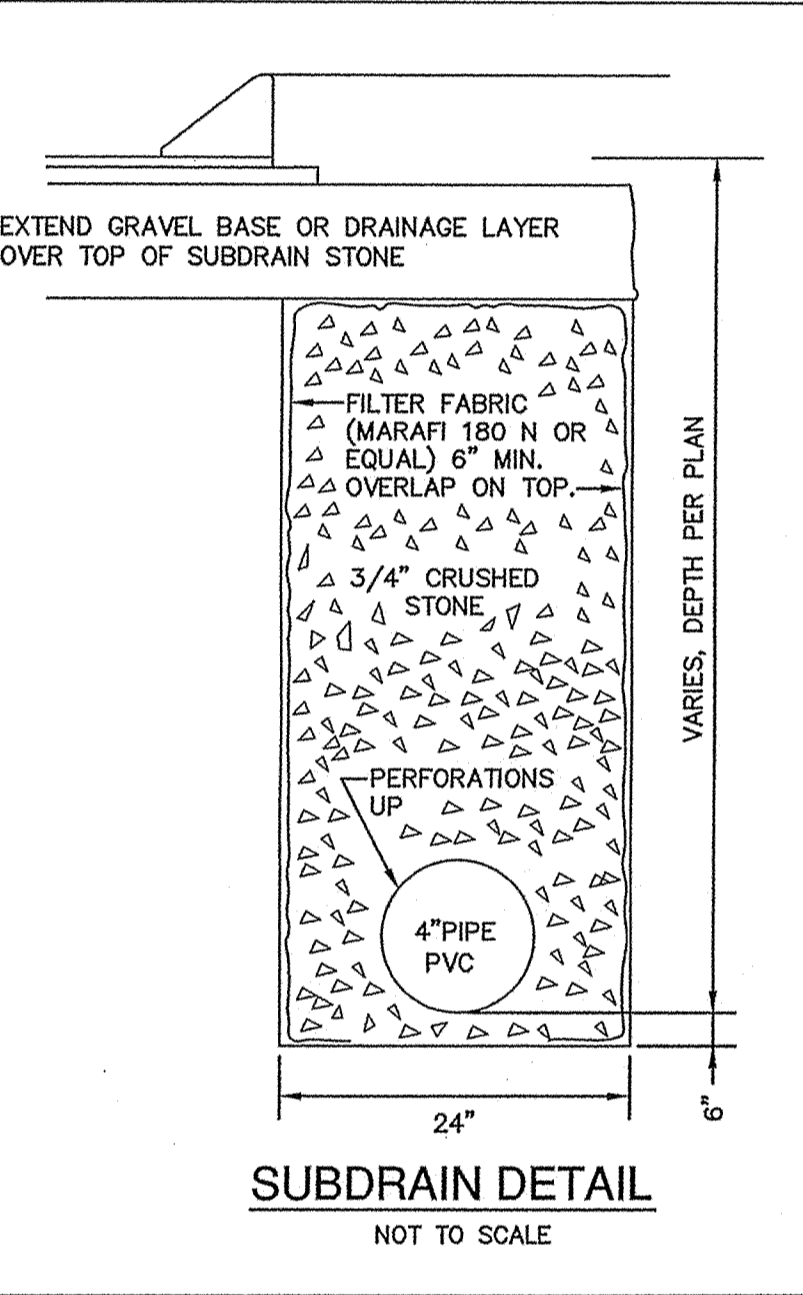
1:1 RIP RAP SLOPE SCHEMATIC
NOT TO SCALE



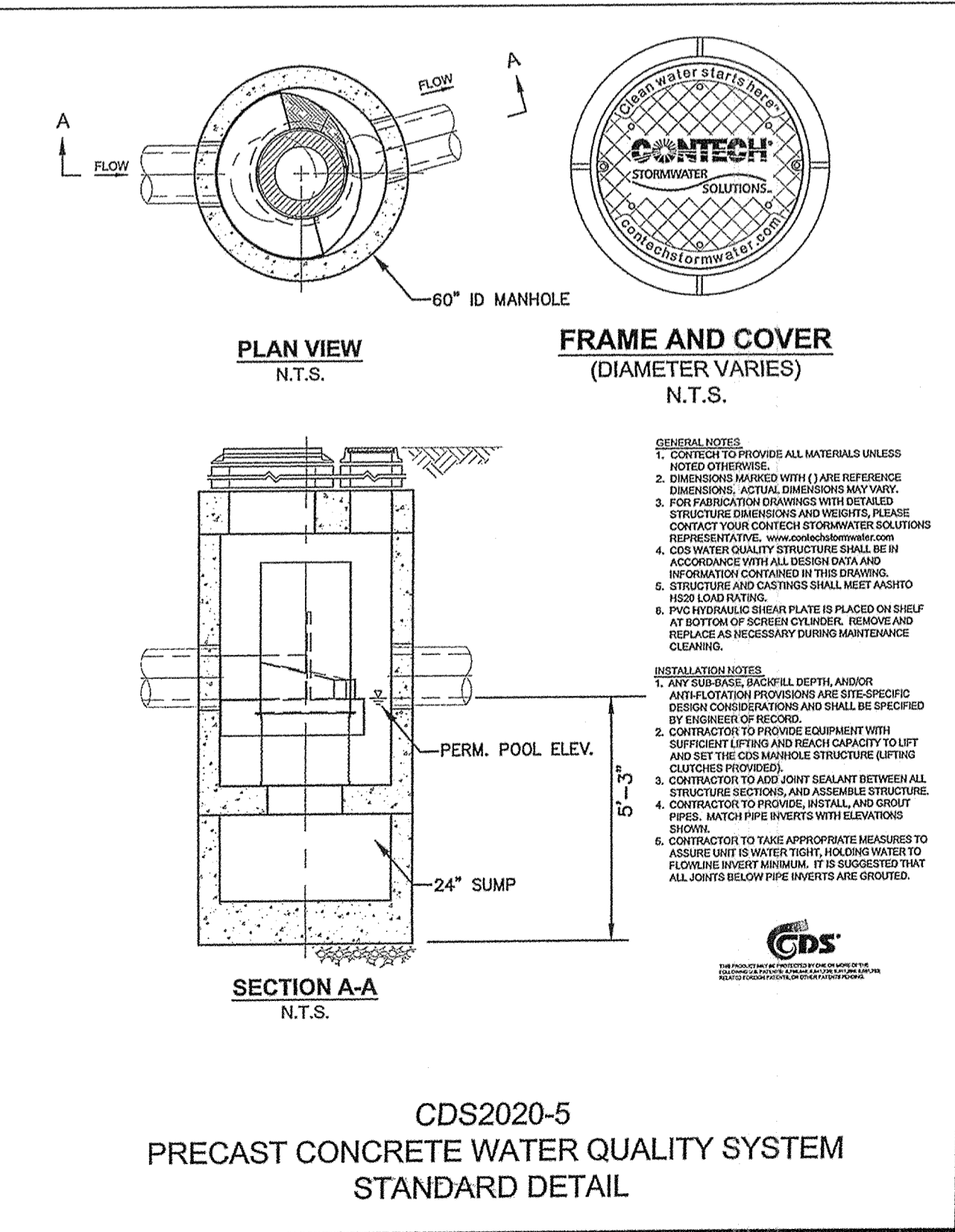
PRECAST CONCRETE DRAIN CATCH BASIN DETAIL
NOT TO SCALE



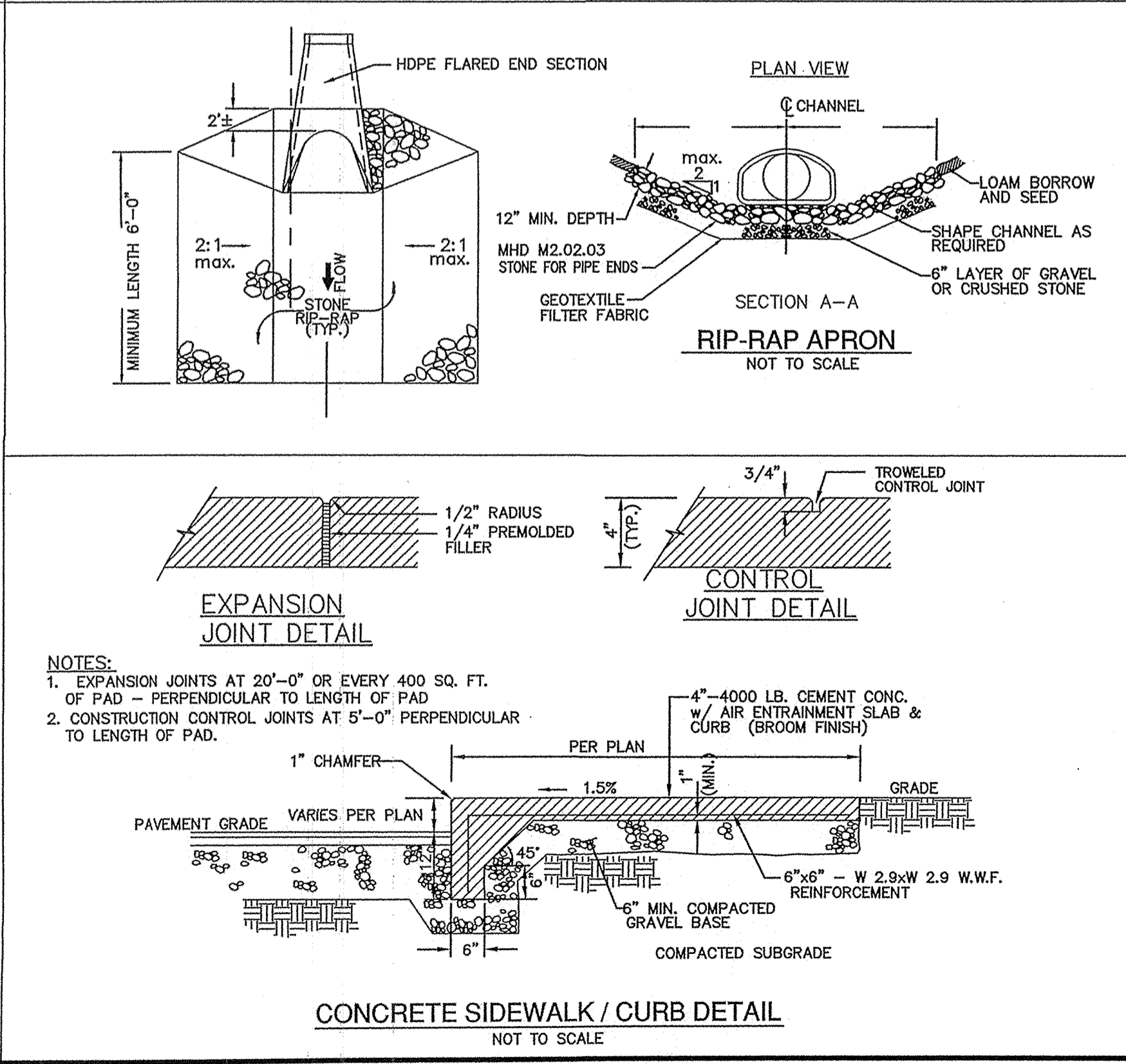
TYPICAL TRENCH DETAIL
NOT TO SCALE



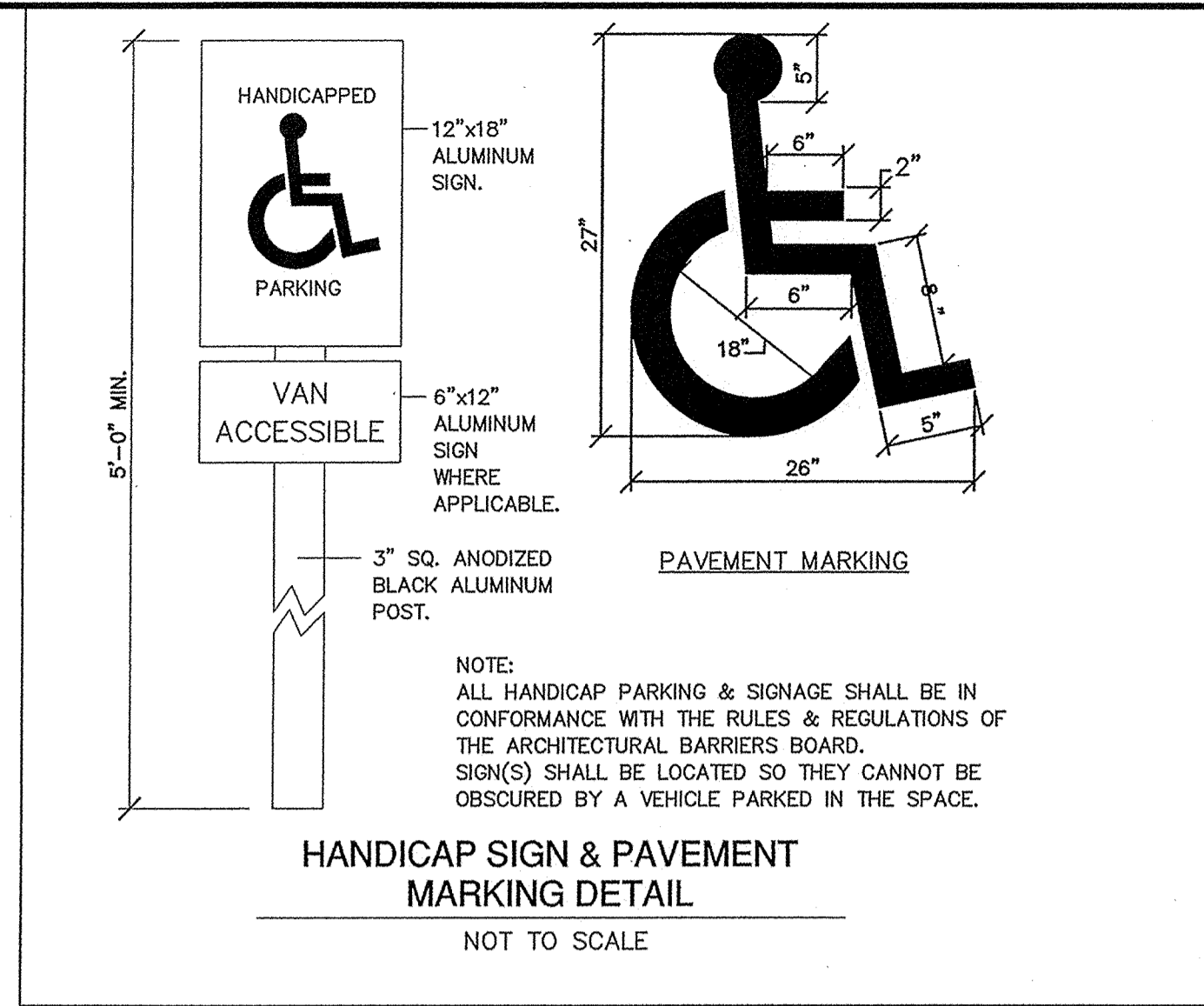
SUBDRAIN DETAIL
NOT TO SCALE



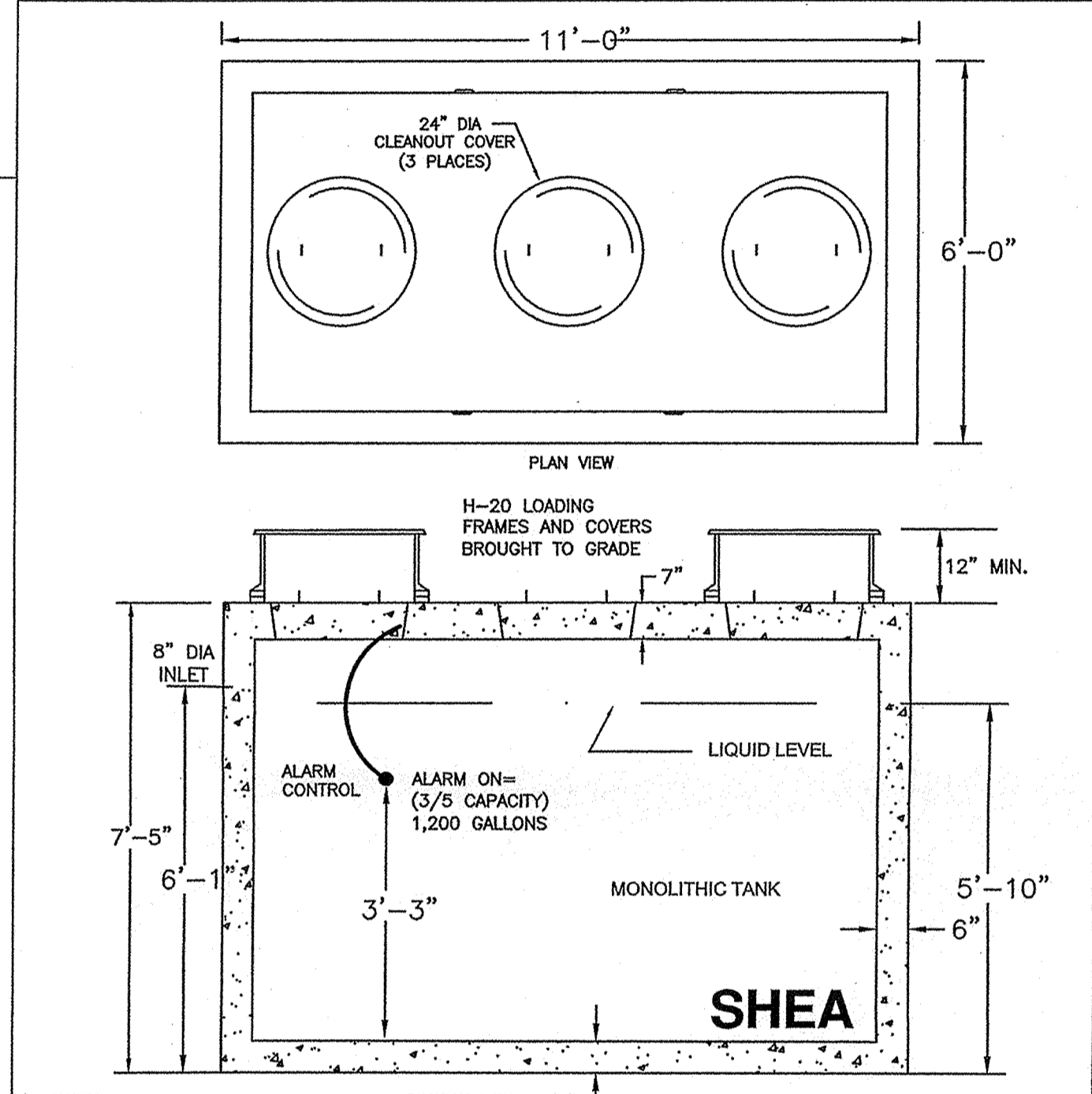
CDS2020-5
PRECAST CONCRETE WATER QUALITY SYSTEM
STANDARD DETAIL



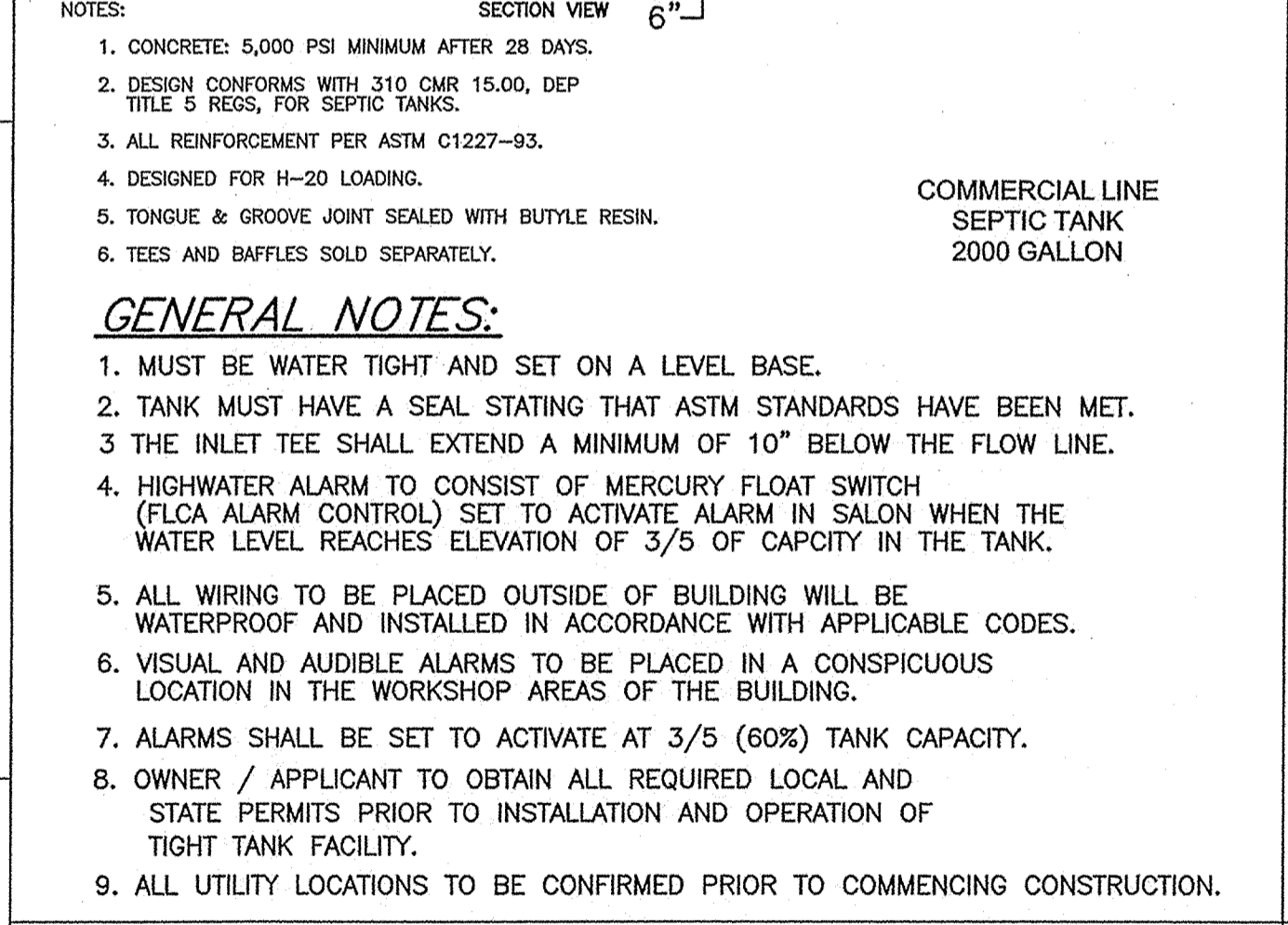
CONCRETE SIDEWALK / CURB DETAIL
NOT TO SCALE



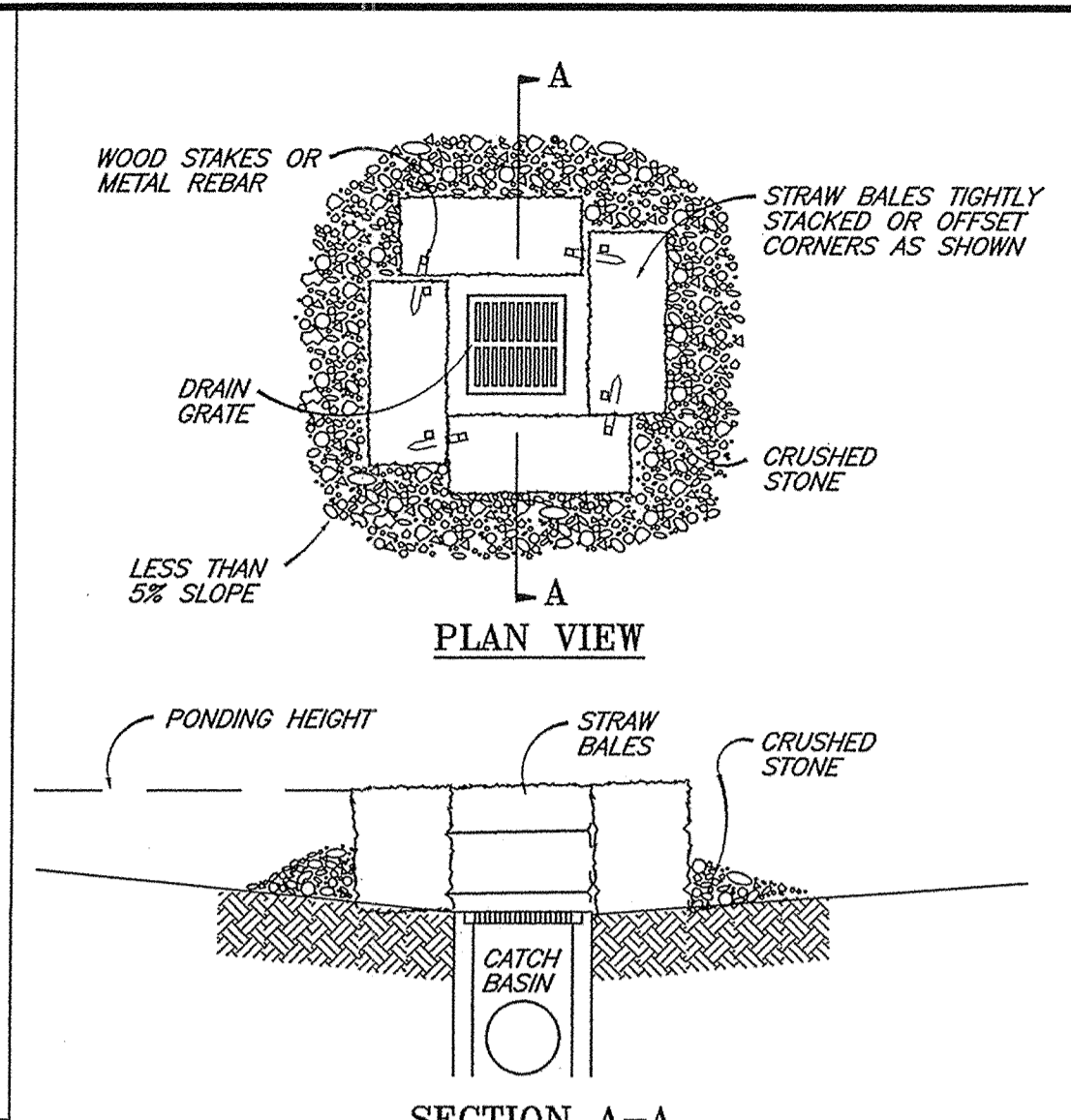
HANDICAP SIGN & PAVEMENT
MARKING DETAIL
NOT TO SCALE



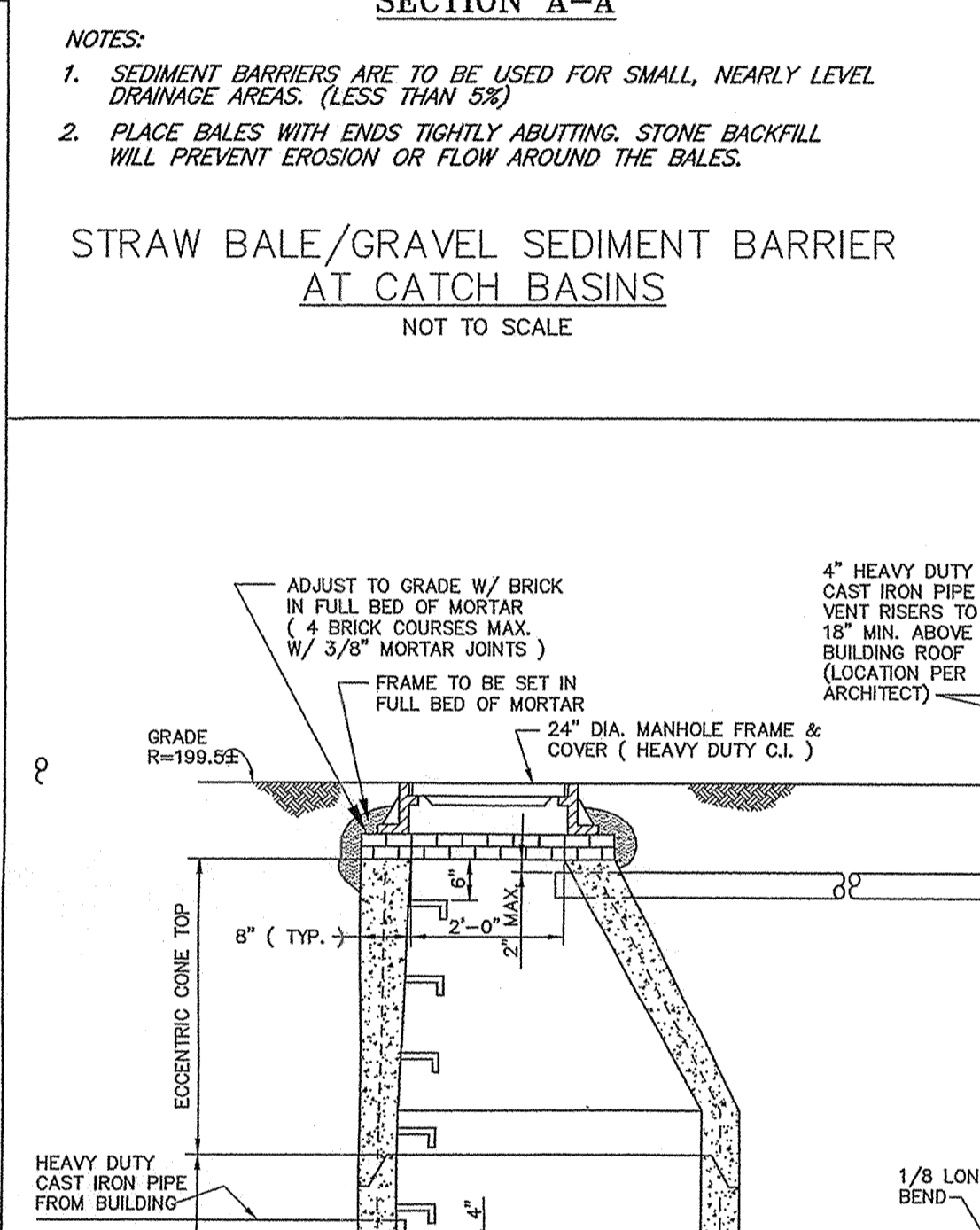
STRAW BALE/GRAVEL SEDIMENT BARRIER
AT CATCH BASINS
NOT TO SCALE



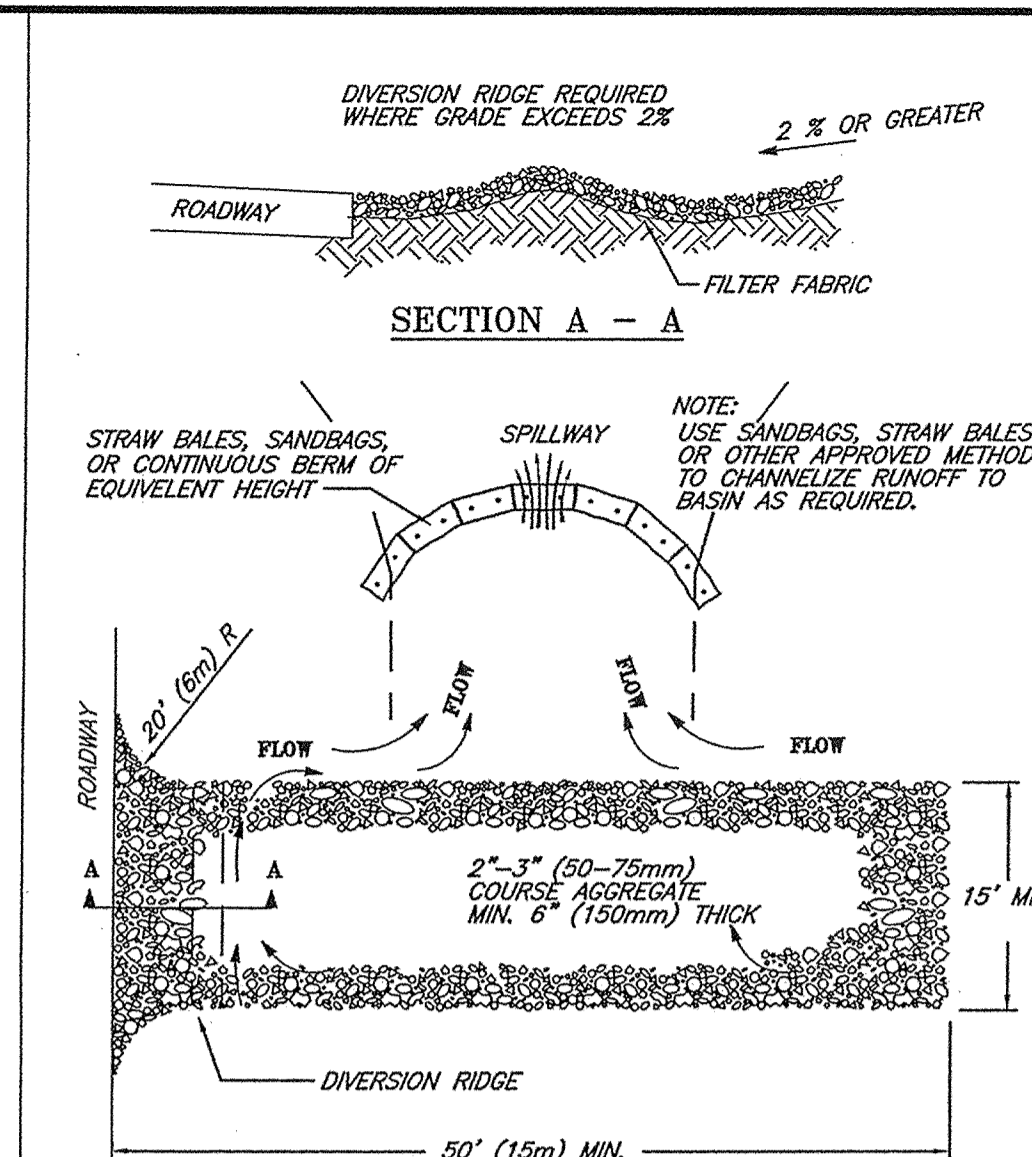
PRECAST CONCRETE
OIL/WATER SEPARATOR MANHOLE DETAIL
NOT TO SCALE



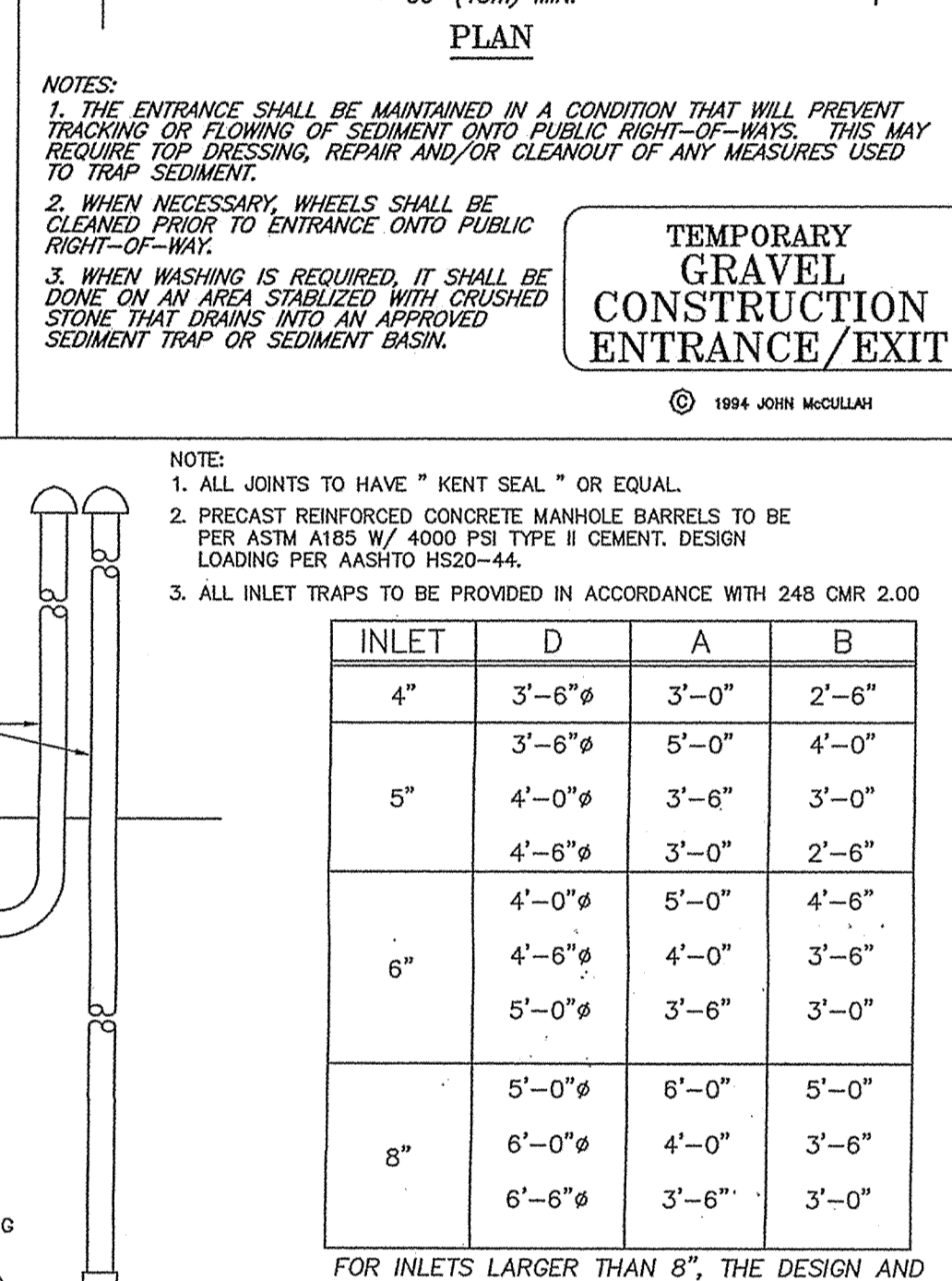
STRAW BALE/GRAVEL SEDIMENT BARRIER
AT CATCH BASINS
NOT TO SCALE



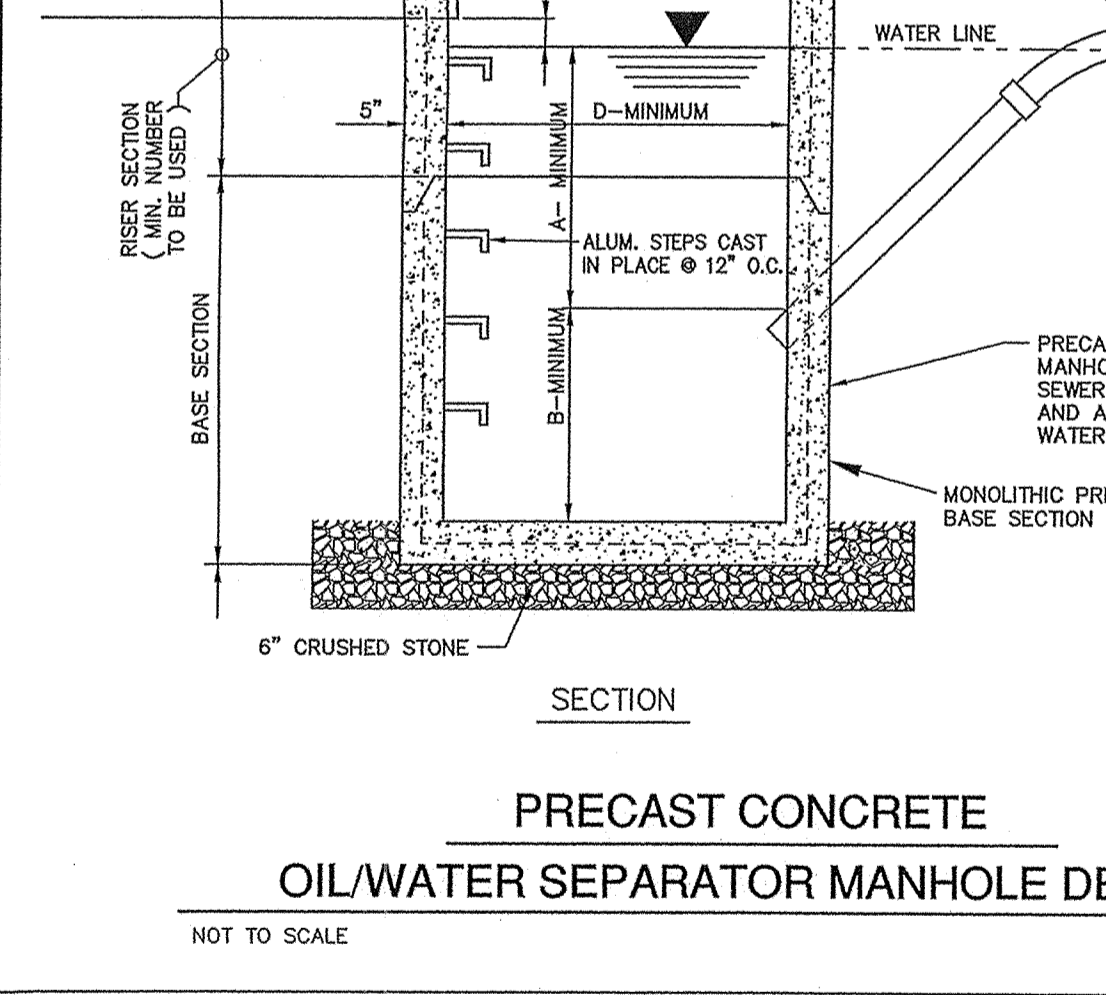
PRECAST CONCRETE
OIL/WATER SEPARATOR MANHOLE DETAIL
NOT TO SCALE



DIVERSION RIDGE REQUIRED
WHERE GRADE EXCEEDS 2%
2% OR GREATER



TEMPORARY
GRAVEL
CONSTRUCTION
ENTRANCE/EXIT
© 1994 JOHN MCDONALD



PRECAST CONCRETE
OIL/WATER SEPARATOR MANHOLE DETAIL
NOT TO SCALE

| INLET | | | |
|-------|-------|-------|-------|
| D | A | B | |
| 4" | 3'-6" | 3'-0" | 2'-6" |
| 5" | 3'-6" | 5'-0" | 4'-0" |
| 6" | 4'-0" | 3'-6" | 3'-0" |
| 6" | 4'-6" | 3'-0" | 2'-6" |
| 6" | 4'-0" | 5'-0" | 4'-6" |
| 6" | 4'-6" | 4'-0" | 3'-6" |
| 6" | 5'-0" | 3'-6" | 3'-0" |
| 8" | 5'-0" | 6'-0" | 5'-0" |
| 8" | 6'-0" | 4'-0" | 3'-6" |
| 8" | 6'-6" | 3'-6" | 3'-0" |

PREPARED FOR:
CURO SOUTHBOROUGH LLC
515 MADISON AVENUE
NEW YORK, NY

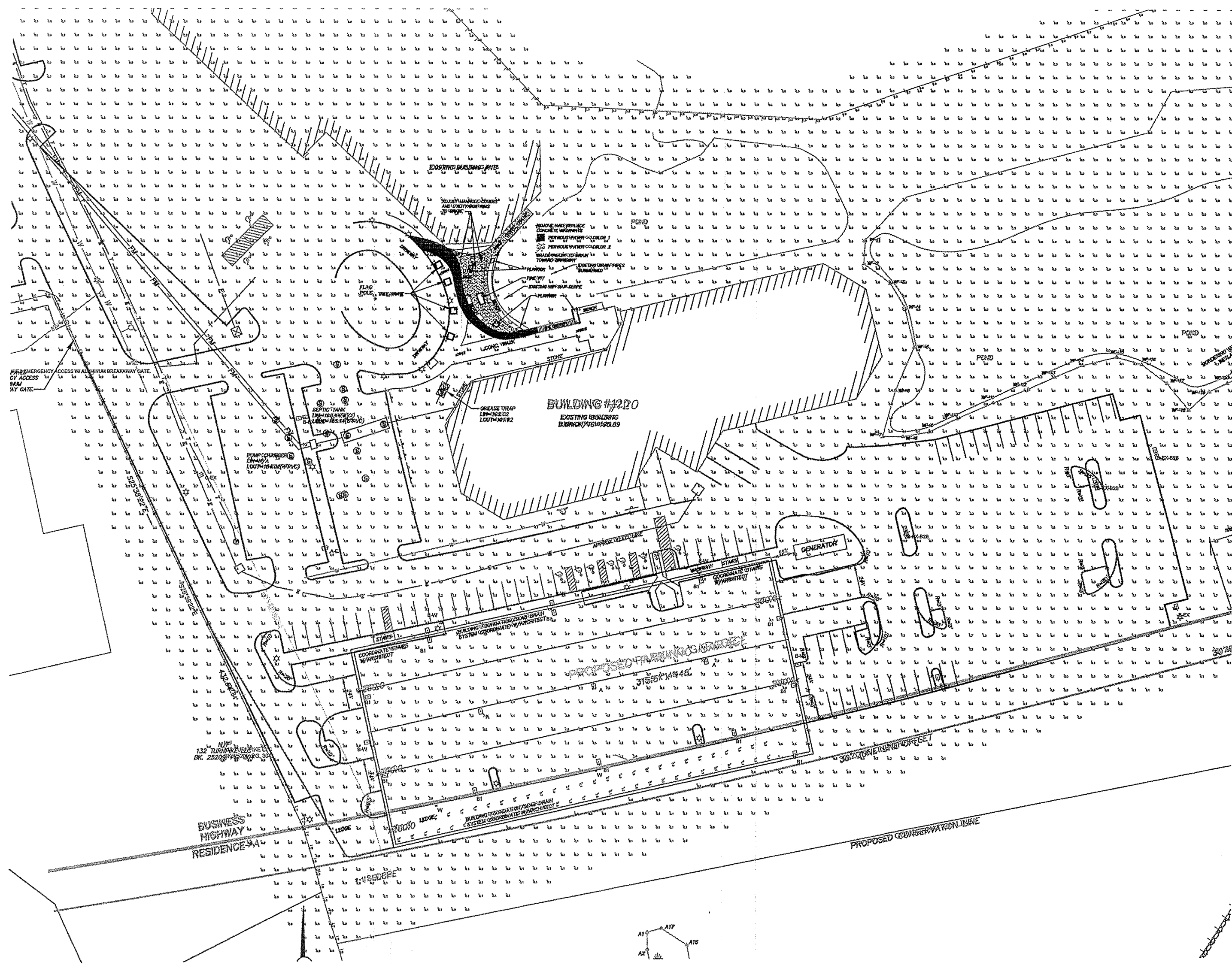
CONNORSTONE
CONSULTING CIVIL ENGINEERS
AND
LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MA 01532

PARKING PLAN DETAILS
FOR
118/120 TURNPIKE ROAD
IN
SOUTHBOROUGH, MA

| DATE | SIGNATURE | DESCRIPTION |
|----------------------|--------------|-----------------------------|
| 8/14/2019 | | SIGNATURE BLOCK |
| 7/24/2019 | | PLANNING BOARD COMMENTS |
| 6/26/2019 | | PEER REVIEW COMMENTS (P.R.) |
| 5/16/2019 | | PEER REVIEW COMMENTS |
| REVISED: | | DESCRIPTION: |
| DRAWN BY: REM | CHECK BY: VC | |
| DATE: APRIL 12, 2019 | | |
| SCALE: NONE | | SHEET 6 OF 6. |

APPROVED BY:
SOUTHBOROUGH PLANNING BOARD
Donnell Manno
Carolyn Smith
James Smith
Marnie J. Hoolah
DATE: 8/26/2019





1 Photometric Calculations
SCALE: 1" = 60'-0"

| Luminaire Schedule | | | | | | |
|--------------------|-----|----------|---|-------|------------|-------------|
| Symbol | Qty | Label | Description | LLF | Lum. Watts | Lum. Lumens |
| → | 3 | A | Visionaire # VMX-1-T5-80LC-5-4K-UNV | 0.900 | 132 | 17984 |
| → | 1 | A-EX | Visionaire # VMX-1-T5-80LC-5-4K-UNV | 0.900 | 132 | 17984 |
| → | 2 | B-EX | Visionaire # VMX-1-T3-80LC-5-4K-UNV | 0.900 | 132 | 17354 |
| → | 4 | B-EX-625 | Visionaire # VMX-1-T3-80LC-5-4K-UNV | 0.900 | 132 | 17354 |
| → | 5 | B-W | Visionaire # VMX-1-T3-48LC-3-4K-UNV | 0.900 | 62 | 7624 |
| → | 11 | B1 | Visionaire # VMX-1-T3-80LC-5-4K-UNV-CLS | 0.900 | 131 | 11184 |
| → | 1 | C-EX | Visionaire # VMX-1-T2-48LC-3-4K-UNV | 0.900 | 62 | 7273 |
| → | 2 | W | Visionaire # VSC-1-T2-32LC-5-4K-UNV | 0.900 | 62 | 6313 |

| Calculation Summary | | | | | | | |
|--------------------------|-------------|-------|------|------|-----|---------|---------|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| Property Line | Illuminance | Fc | 0.01 | 0.2 | 0.0 | N.A. | N.A. |
| Roof Ramp_Planar | Illuminance | Fc | 1.46 | 5.8 | 0.2 | 7.30 | 29.00 |
| Rooftop Parking_Top_1 | Illuminance | Fc | 3.45 | 10.0 | 0.5 | 6.90 | 20.00 |
| Rooftop Transition_Top_1 | Illuminance | Fc | 6.77 | 8.5 | 4.3 | 1.57 | 1.98 |
| Site Calc Points | Illuminance | Fc | 0.38 | 16.5 | 0.0 | N.A. | N.A. |



2 FIXTURE ELEVATION
SCALE: 3/8"=1'-0"

VMX LED Specifications

Ordering Information

| MODEL | OPTICS | SCORSE | CURRENT | KELVIN | VOLTAGE | MOUNTING | FINISH | OPTIONS |
|-------|--------|--------|---------|--------|---------|----------|--------|----------|
| VMX-1 | T1 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T2 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T3 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T4 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T5 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T6 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T7 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T8 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T9 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T10 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T11 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T12 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T13 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T14 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T15 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T16 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T17 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T18 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T19 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T20 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |

VSC LED Specifications

Ordering Information

| MODEL | OPTICS | SCORSE | CURRENT | KELVIN | VOLTAGE | MOUNTING | FINISH | OPTIONS |
|-------|--------|--------|---------|--------|---------|----------|--------|----------|
| VSC-1 | T1 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T2 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T3 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T4 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T5 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T6 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T7 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T8 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T9 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T10 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T11 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T12 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T13 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T14 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T15 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T16 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T17 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T18 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T19 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T20 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |

SNTS

Ordering Information

| MODEL | OPTICS | SCORSE | CURRENT | KELVIN | VOLTAGE | MOUNTING | FINISH | OPTIONS |
|--------|--------|--------|---------|--------|---------|----------|--------|----------|
| SNTS-1 | T1 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T2 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T3 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T4 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T5 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T6 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T7 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T8 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T9 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T10 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T11 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T12 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T13 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T14 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T15 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T16 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T17 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T18 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T19 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |
| | T20 | 80LC | 3 | 25 | UNV | RM | SL | 4-PIN/20 |

APPROVED BY:
SOUTHBOROUGH PLANNING BOARD

Donald C. Morris
Charles J. Smith
Jim S. St.
Min S. Suo
Marlene J. Horle

DATE: 8/26/2019

- ABBREVIATIONS:**
- AVG= Average
 - AVG/MIN= Average to Minimum Ratio
 - AFF= Above Finished Floor
 - FC = Footcandles
 - LLF= Light Loss Factor
 - LPD= Lighting Power Density
 - MAX/MIN= Maximum to Minimum Ratio
 - MH = Mounting Height
 - NTS = Not to Scale
 - SF = Square foot
 - W = Watts
- NOTES:**
- A. CALCULATION POINTS INDICATED ARE BASED ON MAINTAINED FOOTCANDLE (FC) LEVELS AFTER A LIGHT LOSS FACTOR (LLF) IS APPLIED TO FIXTURE. REFER TO SCHEDULES FOR LLF AND LUMEN INFORMATION.
 - B. FIXTURE MOUNTING HEIGHTS FOR GARAGE ARE 15'. MOUNTING HEIGHTS FOR EXISTING IS 20'. MOUNTING HEIGHTS FOR WALL MOUNT ARE 12' ON SHORT SIDE, 20' ON LONG SIDE OF GARAGE.
 - C. CALCULATION POINTS TAKEN AT GRADE.

SK & Associates

Experience the light™

20/22 Carver Circle
Canton, MA 02021

T - 781-821-1700
www.skandassociates.com

PROJECT NAME

120 TURNPIKE DR GARAGE ROOF LIGHTING

CLIENT

STUDIO TROIKA

SEAL

REVISIONS

| No. | Description | Date |
|-----|-------------|------|
| 5. | | |
| 4. | | |
| 3. | | |
| 2. | | |
| 1. | | |

Issue Date: 8/14/19
Project #: 19088
Drawn: AM
Checked: TJ
Approved: HD
Scale: AS NOTED

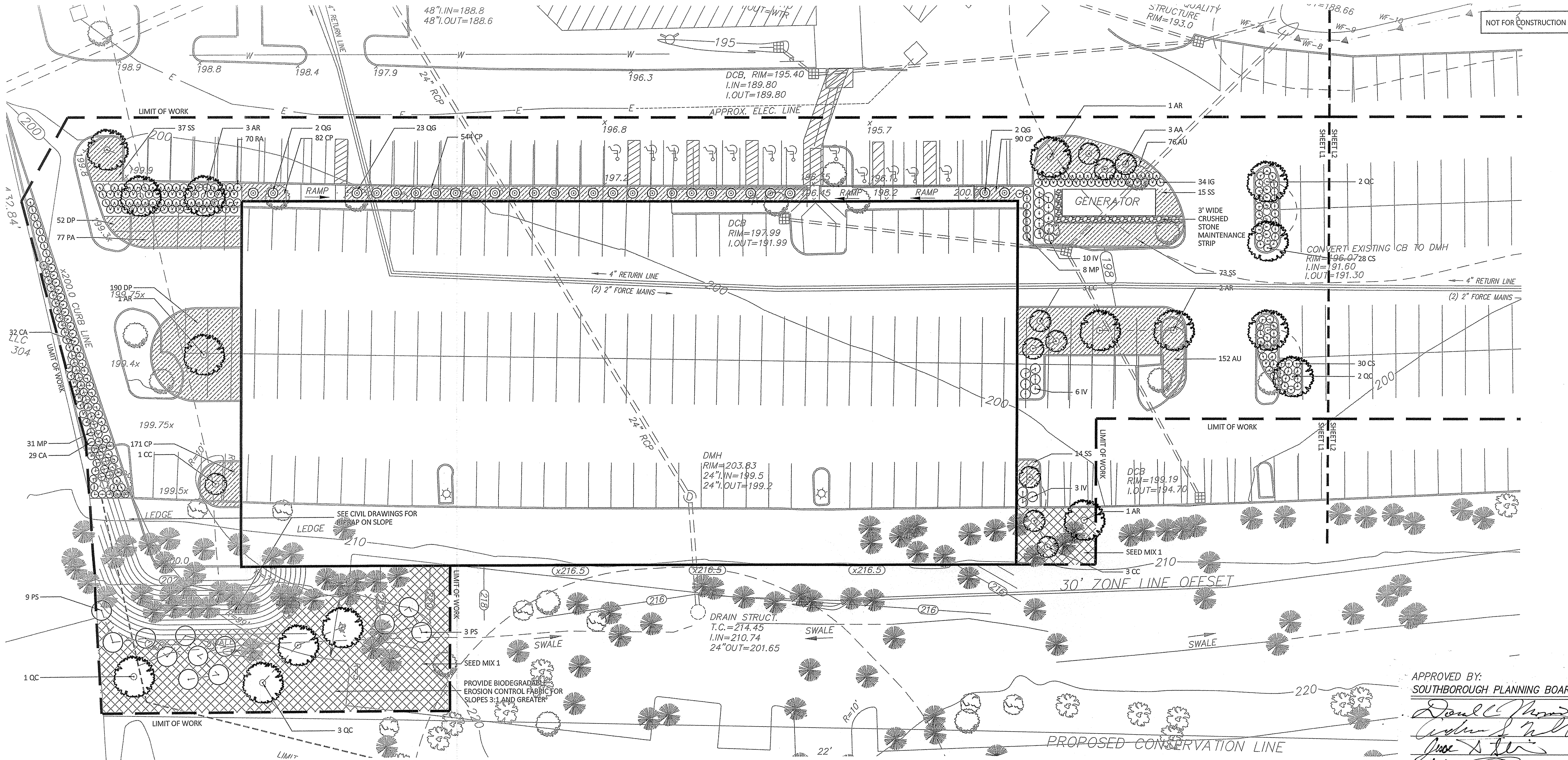
DRAWING NAME

PHOTOMETRIC CALCULATIONS & SCHEDULES

DRAWING NUMBER

SL1

Copyright SK & Associates Inc. 2019



1 PLANTING PLAN
SCALE: 1"=20'-0"

| GROUND LEVEL PLANT SCHEDULE | | | | | |
|-----------------------------------|------|--|--------------------|-----------------------|---------------------------------|
| SYMBOL | QTY. | LATIN NAME | COMMON NAME | SIZE | NOTES |
| TREES | | | | | |
| AA | 3 | AMELANCHIER ARBOREA | SERVICEBERRY | 8'-10' HT. | B&B, MULTI-STEM, SPECIMEN |
| AR | 8 | ACER RUBRUM | RED MAPLE | 3-3.5" CAL. | B&B, 6' CLEAR BRANCHING |
| QG | 27 | QUERCUS PALLISTRIS 'GREEN PILLAR' | GREEN PILLAR OAK | 12'-14' HT. | B&B, BRANCH TO GROUND, SPECIMEN |
| CC | 7 | CERCUS CANADENSIS | EASTERN REDBUD | 8'-10' HT. | B&B, MULTI-STEM, SPECIMEN |
| QC | 12 | QUERCUS COCCINEA | SCARLET OAK | 3-3.5" CAL. | B&B, 6' CLEAR BRANCHING |
| PS | 12 | PINUS STROBUS | EASTERN WHITE PINE | 8' - 10' TALL | B&B, 10' SPACING |
| SHRUBS AND GROUNDCOVER | | | | | |
| RA | 70 | RHUS AROMATICA | FRAGRANT SUMAC | 5 GAL | 36" O.C. |
| CS | 58 | COMPTONIA PEREGRINA | SWEET FERN | 3 GAL | 36" O.C. |
| MP | 72 | MYRICA PENSYLVANICA | BAYBERRY | 3 GAL | 36" O.C. |
| IG | 34 | ILEX GLABRA | INKBERRY | 5 GAL | 36" O.C. |
| IV | 19 | ILEX VERTICILLATA | WINTERBERRY | 5 GAL | 48" O.C. |
| AU | 228 | ARCTOSTAPHYLOS UVA - URSI | COMMON BEARBERRY | 1 GAL | 36" O.C. |
| CA | 51 | CLETHRA ALNIFOLIA | SWEET PEPPERBUSH | 3 GAL | 36" O.C. |
| PERENNIALS AND ORNAMENTAL GRASSES | | | | | |
| SS | 173 | SCHIZACHYRIUM SCOPARIUM | LITTLE BLUESTEM | 1 GAL | 30" O.C. |
| CP | 887 | CAREX PENSYLVANICA | SEDGE | 1 GAL | 15" O.C. |
| DP | 242 | DENNSTAEDTIA PUNCTILOBULA | HAY SCENTED FERN | 1 QT | 30" O.C. |
| PA | 77 | POLYSTICHUM ACROSTICHOIDES | CHRISTMAS FERN | 1 QT | 24" O.C. |
| SEED MIX 1 | | | | | |
| NEW ENGLAND | | NEW ENGLAND EROSION CONTROL/ RESTORATION MIX FOR DRY SITES | | 35 LB/ACRE | SEE SPEC SHEET |
| WETLAND PLANTS | | | | CONFIRM WITH PROVIDER | |
| 413-548-8000 | | | | | |

PLANTING:

1. DURING CONSTRUCTION, PROTECT ALL EXISTING SITE FEATURES, STRUCTURES AND UTILITIES.
2. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. SUBSTITUTIONS WILL BE PERMITTED ONLY IF APPROVED BY THE LANDSCAPE ARCHITECT AND TOWN PLANNER.
3. LANDSCAPE ARCHITECT APPROVAL IS REQUIRED BEFORE PLANT MATERIAL IS PURCHASED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO SEE ALL MATERIAL IN PERSON AT THE NURSERY. IF TRAVEL OUTSIDE OF MA IS REQUIRED, LANDSCAPE ARCHITECT'S TRAVEL COSTS SHALL BE PAID FOR BY THE CONTRACTOR.
4. ALL EXPOSED BURLAP, WIRE BASKETS AND OTHER MATERIALS ATTACHED TO PLANTS SHALL BE REMOVED PRIOR TO PLANTING. CARE SHALL BE TAKEN NOT TO DISTURB THE ROOT BALL OF PLANTS.
5. THOROUGHLY WATER ALL PLANTS IMMEDIATELY AFTER PLANTING.
6. WHERE DISCREPANCIES IN QUANTITIES OCCUR, DRAWINGS SUPERCEDE PLANT NOTES AND SCHEDULE.
7. TRANSPLANTING SHALL BE DONE IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK.
8. LOAM USED IN PLANT BEDS SHALL BE UNIFORM IN COMPOSITION, FREE FROM SUBSOIL, STONES LARGER THAN 1", NOXIOUS SEEDS AND SUITABLE FOR THE SUPPORT OF VEGETATIVE GROWTH. THE pH VALUE SHALL BE BETWEEN 5.5 AND 6.5.
9. MULCH IN TREE AND SHRUB BEDS SHALL BE NATURAL, NATIVE HEMLOCK MULCH FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS. SUBMIT SAMPLES FOR APPROVAL.
10. LOCATIONS FOR PLANTS AND/OR OUTLINE OF AREAS TO BE PLANTED ARE TO BE STAKED OUT AT THE SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
11. SOIL DEPTHS: a.) SHRUBS AND PERENNIAL BEDS: 18" MIN.; b.) GROUNDCOVER: 6" MIN.; c.) TREES: SEE DETAIL; d.) SOD/SEED: 6" MIN.
12. PROVIDE A SUBSURFACE ROOTBALL ANCHOR BY PLATIPUS EARTH ANCHORS, SIZE FOR CALIPER

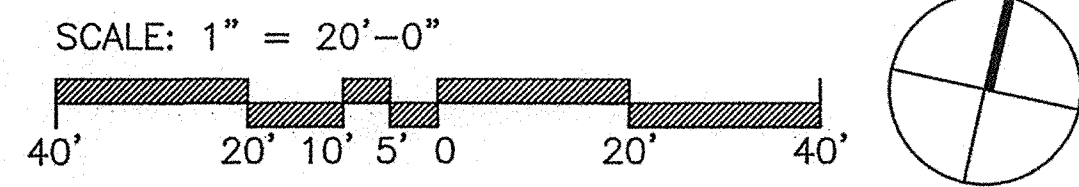
GENERAL IRRIGATION NOTES:

1. THE DESIGN/BUILD IRRIGATION SUB-CONTRACTOR SHALL PROVIDE A COMPLETE SYSTEM FOR THE IRRIGATION AREAS SHOWN ON THE PLAN, WHICH INCLUDES NEW AND EXISTING TRANSPLANTED PLANT MATERIALS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR FINAL LAYOUT OF IRRIGATION SHOWING LOCATIONS AND SIZES OF MAIN LINES AND LATERAL LINES, ZONES, RAIN AND SOIL SENSORS, AND CUT SHEETS FOR CONTROLLER SYSTEM AND COMPONENTS. INCLUDE ANY NECESSARY SLEEVING ON A DIAGRAM.
2. IRRIGATION TO BE COORDINATED WITH GENERAL CONTRACTOR TO LOCATE THE NECESSARY PVC SLEEVING TO COMPLETE IRRIGATION PROGRAM.
3. IRRIGATION CONTRACTOR SHALL VERIFY PSI/GPM REQUIREMENTS AT THE SITE BEFORE STARTING CONSTRUCTION.
4. TREES SHOULD BE ON A SEPARATE ZONE.
5. ALL TREES, SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND GROUNDCOVER SHALL BE DRIP IRRIGATED. CONTRACTOR SHALL BE AWARE THAT THE IRRIGATION SYSTEM SHALL BE ROUTED TO THE Pylon SIGN PLANTER AND PLANTERS AT THE BUILDING.
6. ALL LAWN AREAS SHALL BE SPRAY HEAD IRRIGATED. THE HEADS SHALL BE LOCATED FOR HEAD TO HEAD COVERAGE WITH ABSOLUTELY NO OVER SPRAY ONTO THE PAVEMENT.
7. INSTALL DRIP TUBING, .6GPH, 12" CENTERS, STAKED EVERY TURN OR EVERY 4'
8. THE CONTRACTOR SHALL BE EXTREMELY CAREFUL DURING THE INSTALLATION PROCESS NOT TO DISTURB NEW OR EXISTING PLANT MATERIALS. THE CONTRACTOR IS TO COORDINATE HIS WORK WITH OTHER SUB-CONTRACTORS.
9. THE IRRIGATION CONTRACTOR SHALL CONFORM TO ANY LOCAL CODES OR ORDINANCES THAT MAY BE REQUIRED TO COMPLETE THE WORK.
10. WATER SUPPLY AND CONTROLLER: COORDINATE CONNECTION TO WATER SUPPLY WITH GENERAL CONTRACTOR. COORDINATE CONTROLLER LOCATION WITH GENERAL CONTRACTOR.
11. MEP CONTRACTOR TO PROVIDE BACK FLOW PREVENTION.
12. THE IRRIGATION CONTRACTOR SHALL TEST WATER SOURCE FOR WATER QUALITY INCLUDING MINERALS THAT MAY CAUSE STAINING OF CONCRETE AND PAVING SURFACES.
13. INSTALLER SHALL INSTALL MOISTURE SENSORS. CONTRACTOR SHALL INSTALL PER MANUFACTURER'S SPECIFICATIONS AND SHALL BE RESPONSIBLE TO PROGRAM RELATED HYDROZONES TO RESPECTIVE SOIL MOISTURE SENSORS. PROVIDE ONE FOR EACH IRRIGATION ZONE WITH AUTOMATIC SHUT-OFF ONCE MOISTURE REQUIREMENTS ARE MET.

APPROVED BY:
SOUTHBOROUGH PLANNING BOARD

Donal C. Flynn
Robert J. Nold
James A. Lee
Kim B. ...
Marlene D. ...

DATE: 8/26/2019



MDLA

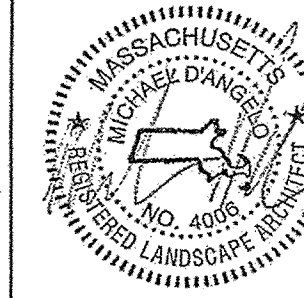
MICHAEL D'ANGELO landscape architecture

MICHAEL D'ANGELO
LANDSCAPE ARCHITECTURE LLC

732 EAST BROADWAY #3
BOSTON, MA 02127
T. 203.592.4788
www.m-d-a-a.com

120 TURNPIKE ROAD
SOUTHBOROUGH, MA

STAMP



| REV. NO. | DATE | DESCRIPTION |
|----------|---------|----------------|
| | 6/26/19 | PLANNING BOARD |
| | 7/15/19 | PLANNING BOARD |
| | 7/24/19 | PLANNING BOARD |
| | 8/14/19 | PLANNING BOARD |

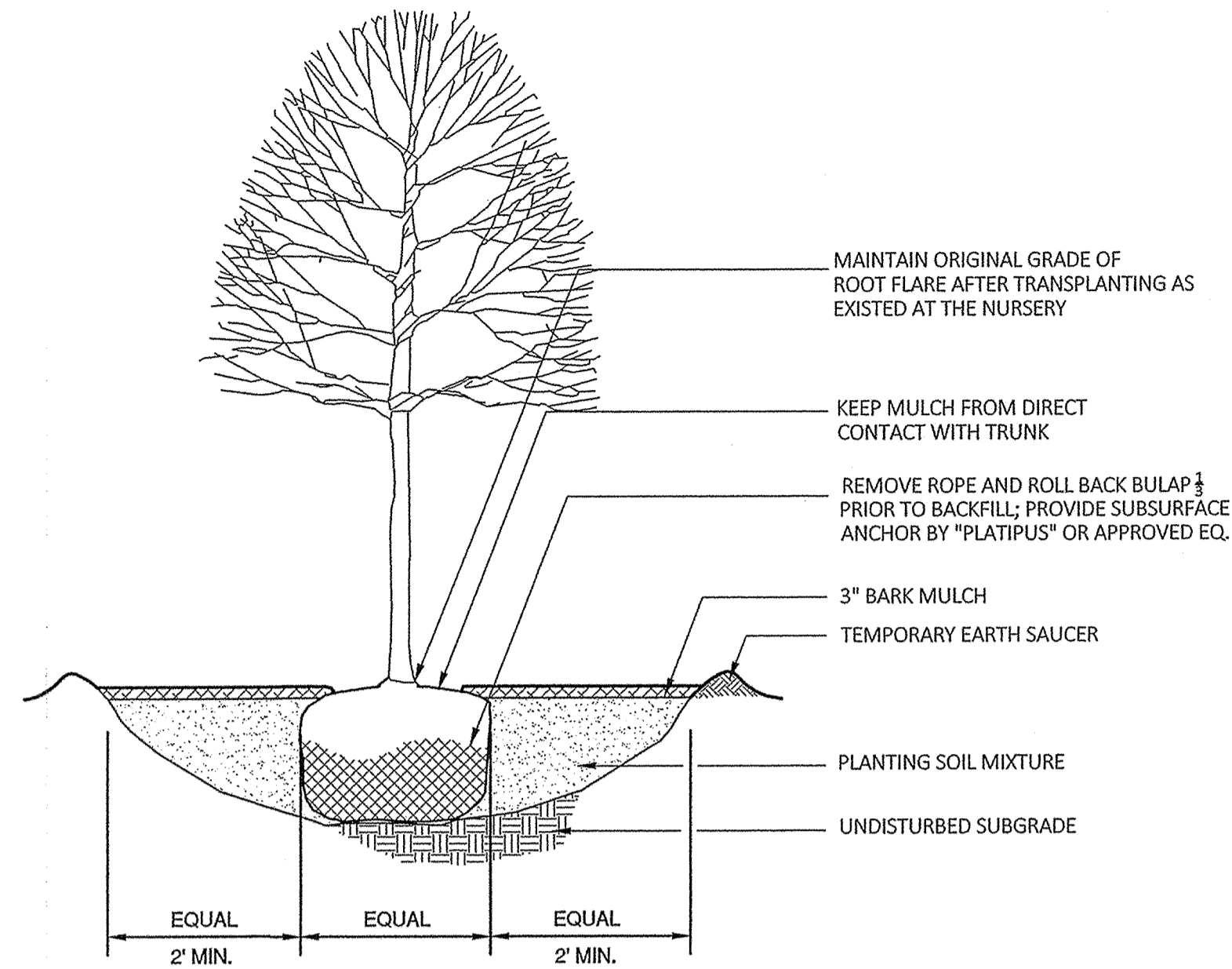
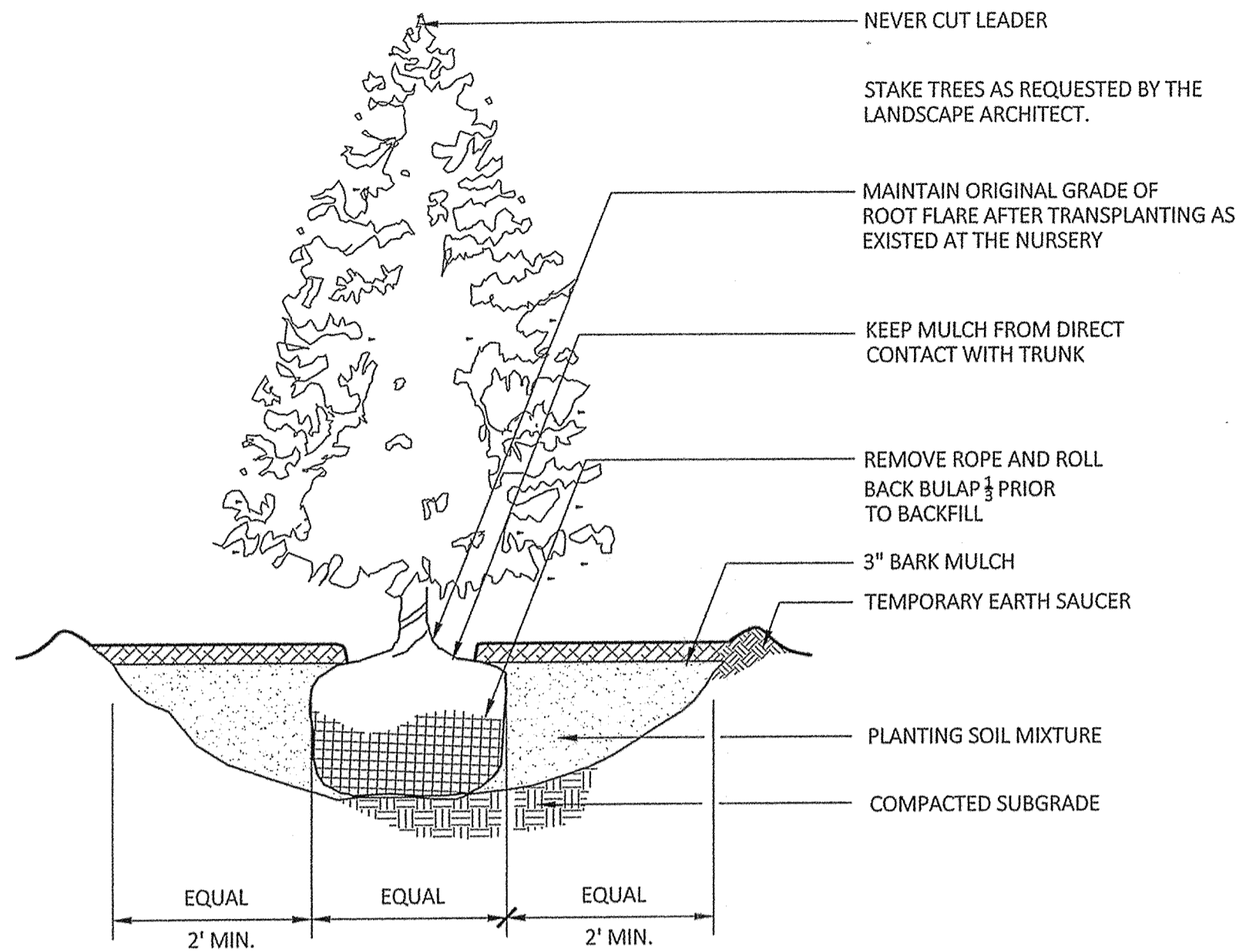
PLANTING
PLAN

| | |
|----------|-----------|
| DRAWN | L1 |
| CHECKED | |
| SCALE | |
| AS NOTED | |
| DATE | 8/17/2019 |

SHEET 1 OF 2

plot date: 7/26/2019

NOT FOR CONSTRUCTION

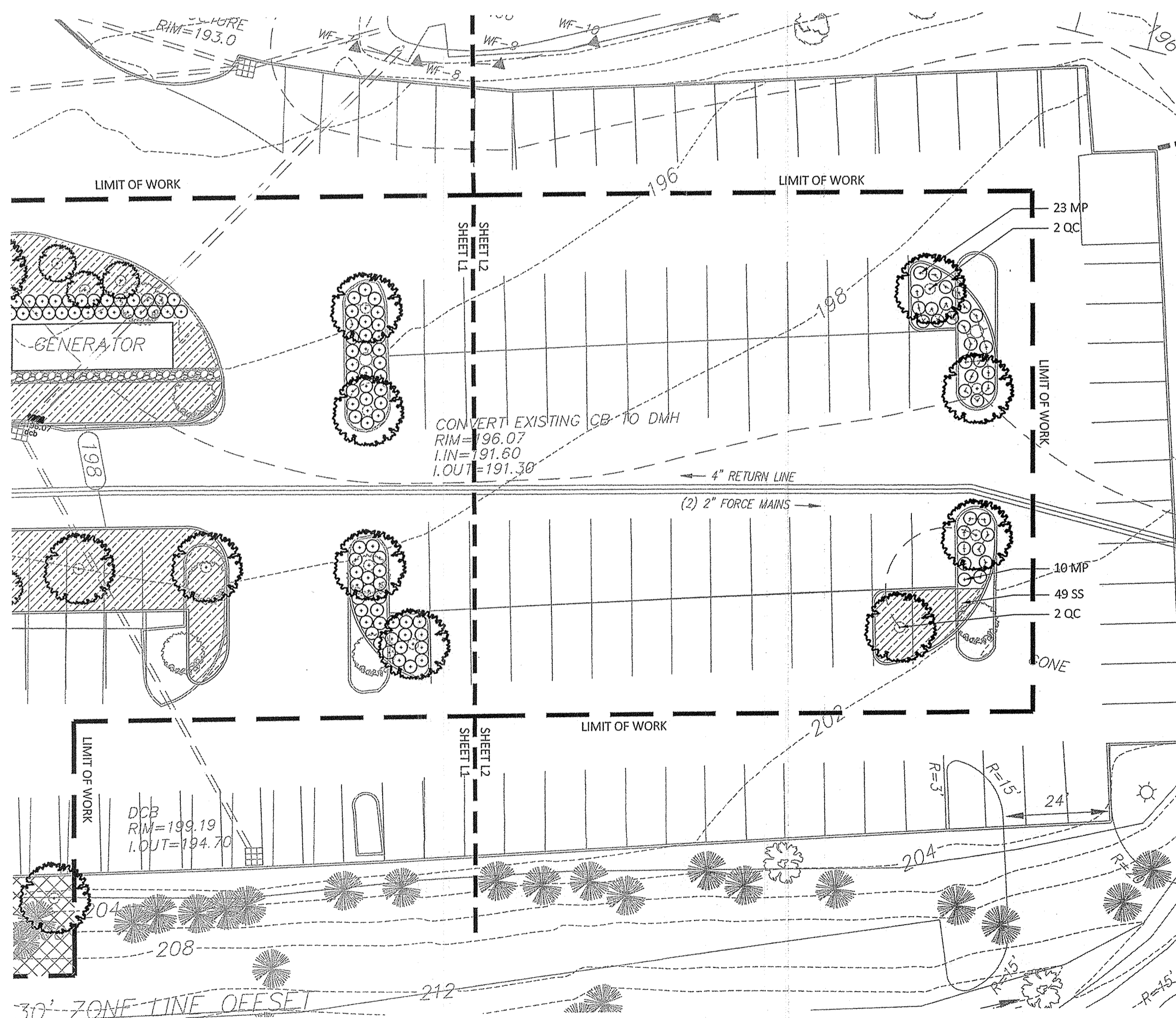


1 EVERGREEN TREE PLANTING

SCALE: N.T.S.

3 DECIDUOUS TREE PLANTING

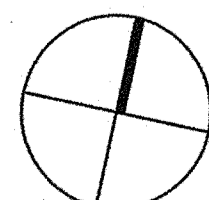
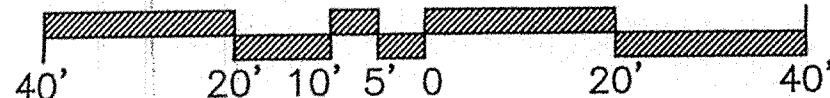
SCALE: N.T.S.



2 PLANTING PLAN

SCALE: 1" = 20'-0"

SCALE: 1" = 20'-0"



| GROUND LEVEL PLANT SCHEDULE | | | | | |
|-----------------------------------|------|---|--------------------|-----------------------|---------------------------------|
| SYMBOL | QTY. | LATIN NAME | COMMON NAME | SIZE | NOTES |
| TREES | | | | | |
| AA | 3 | AMELANCHIER ARBOREA | SERVICEBERRY | 8'-10' HT. | B&B, MULTI-STEM, SPECIMEN |
| AR | 8 | ACER RUBRUM | RED MAPLE | 3-3.5" CAL. | B&B, 6' CLEAR BRANCHING |
| QG | 27 | QUERCUS PALLISTRIS 'GREEN PILLAR' | GREEN PILLAR OAK | 12'-14' HT. | B&B, BRANCH TO GROUND, SPECIMEN |
| CC | 7 | CERCIS CANADENSIS | EASTERN REDBUD | 8-10' HT. | B&B, MULTI-STEM, SPECIMEN |
| QC | 12 | QUERCUS COCCINEA | SCARLET OAK | 3-3.5" CAL. | B&B, 6' CLEAR BRANCHING |
| PS | 12 | PINUS STROBUS | EASTERN WHITE PINE | 8' - 10' TALL | B&B, 10' SPACING |
| SHRUBS AND GROUNDCOVER | | | | | |
| RA | 70 | RHUS AROMATICA | FRAGRANT SUMAC | 5 GAL | 36" O.C. |
| CS | 58 | COMPTONIA PEREGRINA | SWEET FERN | 3 GAL | 36" O.C. |
| MP | 72 | MYRICA PENSYLVANICA | BAYBERRY | 3 GAL | 36" O.C. |
| IG | 34 | ILEX GLABRA | INKBERRY | 5 GAL | 36" O.C. |
| IV | 19 | ILEX VERTICILLATA | WINTERBERRY | 3 GAL | 48" O.C. |
| AU | 228 | ARCTOSTAPHYLOS UVA - URSI | COMMON BEARBERRY | 1 GAL | 36" O.C. |
| CA | 51 | CLETHRA ALNIFOLIA | SWEET PEPPERBUSH | 3 GAL | 36" O.C. |
| PERENNIALS AND ORNAMENTAL GRASSES | | | | | |
| SS | 173 | SCHIZACHYRIUM SCOPARIUM | LITTLE BLUESTEM | 1 GAL | 30" O.C. |
| CP | 887 | CAREX PENSYLVANICA | SEDGE | 1 GAL | 15" O.C. |
| DP | 242 | DENNSTAEDTIA PUNCTILOBULA | HAY SCENTED FERN | 1 QT | 30" O.C. |
| PA | 77 | POLYSTICHUM ACROSTICHOIDES | CHRISTMAS FERN | 1 QT | 24" O.C. |
| SEED MIX 1 | | | | | |
| NEW ENGLAND WETLAND PLANTS | | NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES | | 35 LB/ACRE | SEE SPEC SHEET |
| 413-548-8000 | | | | CONFIRM WITH PROVIDER | |

NEW ENGLAND WETLAND PLANTS, INC.

820 WEST STREET, AMHERST, MA 01002
PHONE: 413-548-8000 FAX 413-548-4000
EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

New England Erosion Control/Restoration Mix for Dry Sites

| Botanical Name | Common Name | Indicator |
|--------------------------------|--------------------|-----------|
| <i>Elymus canadensis</i> | Canada Wild Rye | FACU+ |
| <i>Festuca rubra</i> | Red Fescue | FACU |
| <i>Lolium multiflorum</i> | Annual Ryegrass | |
| <i>Lolium perenne</i> | Perennial Ryegrass | |
| <i>Schizachyrium scoparium</i> | Little Bluestem | FACU |
| <i>Panicum virgatum</i> | Switch Grass | FAC |
| <i>Sorghastrum nutans</i> | Indian Grass | UPL |

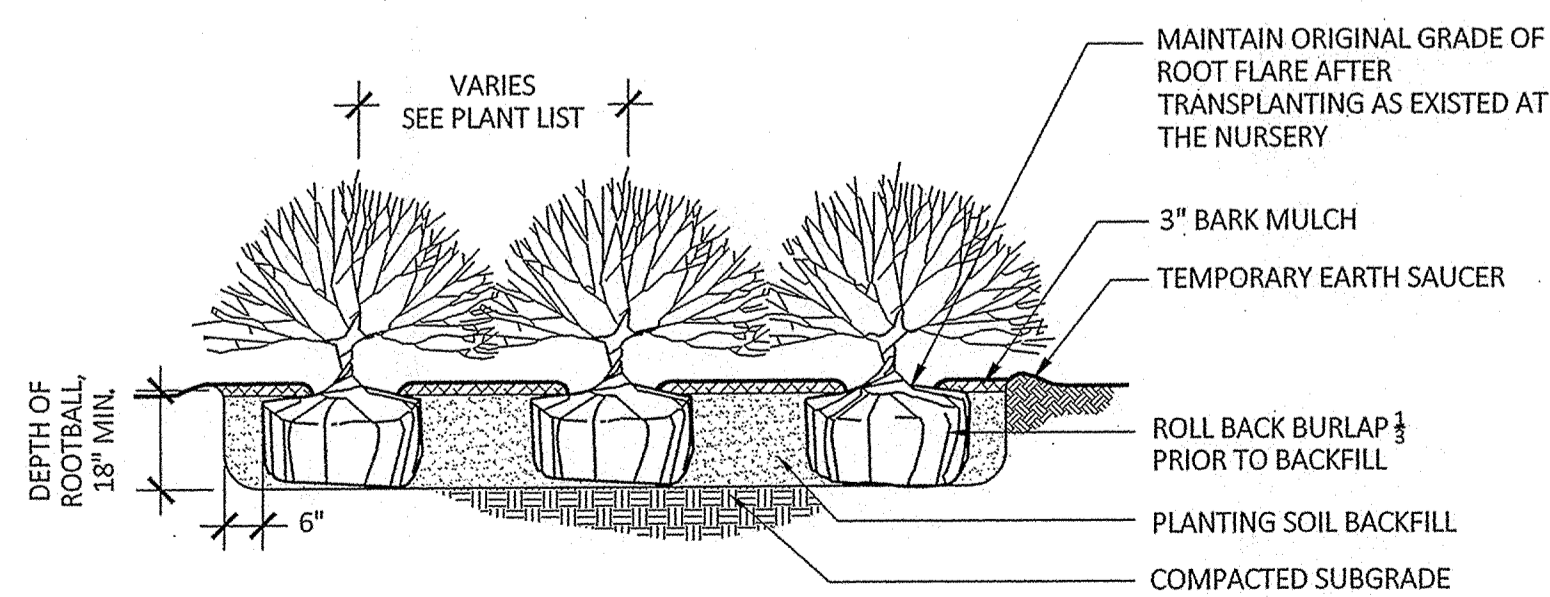
PRICE PER LB. \$18.00 MIN. QUANTITY 5 LBS. TOTAL: \$90.00 APPLY: 35 LBS/ACRE 1250 sq ft/lb

The New England Erosion Control/Restoration Mix For Dry Sites provides an appropriate selection of native and naturalized grasses to ensure that dry and recently disturbed sites will be quickly revegetated and the soil surface stabilized. It is an appropriate seed mix for road cuts, pipelines, steeper slopes, and areas requiring quick cover during the ecological restoration process. The mix may be applied by hydro-seeding, by mechanical spreader, or on small sites it can be spread by hand. Lightly rake, or roll to ensure proper soil-seed contact. Best results are obtained with a Spring or late Summer seeding. Late Spring through Mid-Summer seeding will benefit from a light mulching of weed-free straw to conserve moisture. If conditions are drier than usual, watering will be required. Fertilization is not required unless the soils are particularly infertile. Preparation of a clean weed free seed bed is necessary for optimal results.

New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is \$/bulk pound, FOB warehouse, Plus SH and applicable taxes.

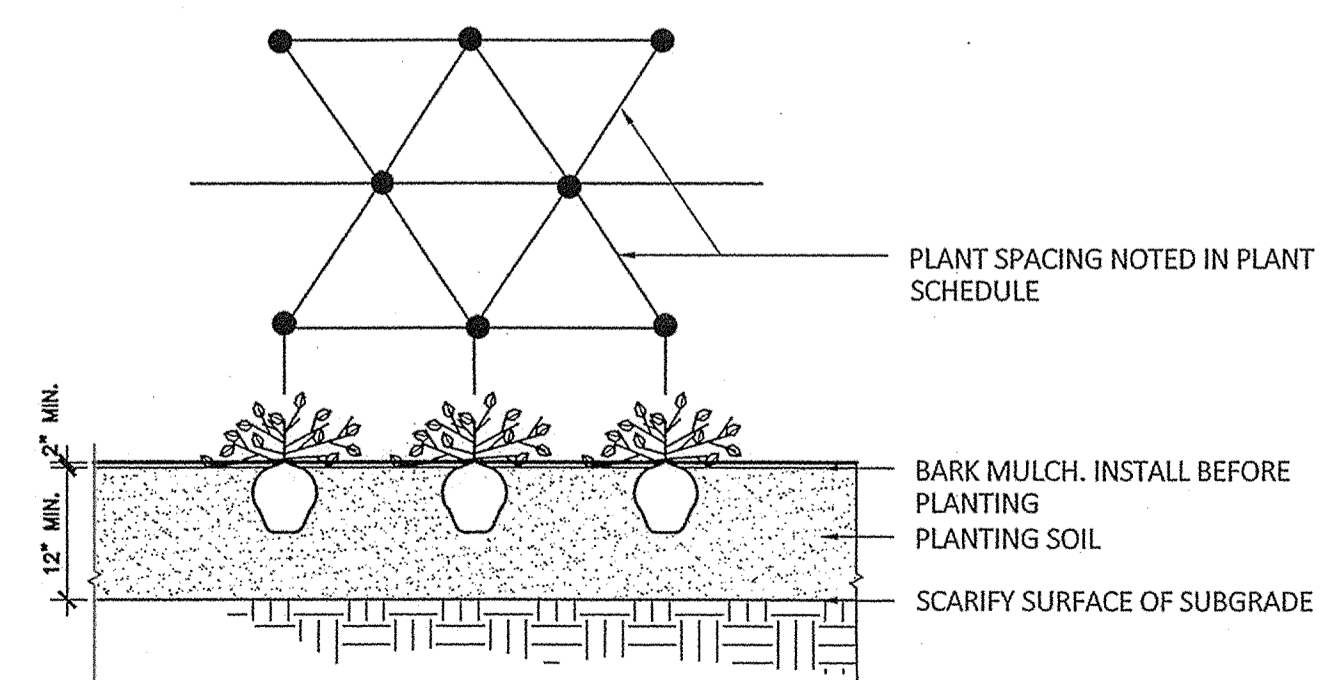
4 SEED MIX 1 - NATIVE RESTORATION SEED MIX

SCALE: N.T.S.



5 SHRUB PLANTING

SCALE: N.T.S.



6 GROUNDCOVER PLANTING

SCALE: N.T.S.

APPROVED BY:
SOUTHBOROUGH PLANNING BOARD

[Signature]
[Signature]
[Signature]
[Signature]

DATE: 8/26/2019

120 TURNPIKE ROAD
SOUTHBOROUGH, MA

MDLA

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| REV. NO. | DATE | DESCRIPTION |
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| 6/26/19 | | PLANNING BOARD |
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| 7/24/19 | | PLANNING BOARD |
| 8/14/19 | | PLANNING BOARD |

PLANTING PLAN

DRAWN

CHECKED

SCALE

AS NOTED

DATE

04/12/19

SHEET 2

OF 2

plot date: 7/26/2019

Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

| | |
|--|-------------------|
| Document Number | : 95119 |
| Document Type | : DEED |
| Recorded Date | : August 24, 2020 |
| Recorded Time | : 12:13:08 PM |
| Recorded Book and Page | : 63088 / 248 |
| Number of Pages(including cover sheet) | : 6 |
| Receipt Number | : 1253984 |
| Recording Fee (including excise) | : \$16,001.00 |

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 08/24/2020 12:13 PM
Ctrl# 212853 09021 Doc# 00095119
Fee: \$15,846.00 Cons: \$3,475,000.00

Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

RECORD AND RETURN TO:

~ Recording Information Area ~

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: THAT, CURO SOUTHBOROUGH, LLC, a Delaware limited liability company ("Grantor") with a mailing address of 515 Madison Ave., Suite 30A, New York, NY, 10022, for and in consideration of the sum of Three Million Four Hundred Seventy Five Thousand and 00/100 Dollars (\$3,475,000.00) paid to Grantor by FD 120 Turnpike, LLC, a Massachusetts limited liability company with an address of 325 Donald Lynch Blvd., Suite 205, Marlborough, MA 01752 ("Grantee"), hereby GRANTS unto Grantee, with **QUITCLAIM COVENANTS**, that certain real property situated in Worcester county, Massachusetts, known as 118-120 Turnpike Road, Southborough, Massachusetts, being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes, together with all improvements, structures and fixtures situated thereon (collectively, the "Property").

Together with and subject to all leases (including ground leases), leasehold mortgages, easements, rights, reservations and restrictions of record, insofar as the same are in force and applicable, however not intending to revive any of the same hereby.

Subject to liens for real estate taxes for the current fiscal year which are not yet due and payable.

Meaning and intending to convey the same property conveyed to Grantor by deed dated as of December 4, 2013, recorded with the Worcester Registry of Deeds in Book 51817, Page 226.

The Grantor is not taxed as a corporation for federal income tax purposes for the current year.

(Signature Page Follows)

IN WITNESS WHEREOF, this instrument has been executed as of the 21st day of August 2020.

CURO SOUTHBOROUGH, LLC

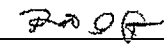
by: 

Steven B. Cox, Manager

STATE OF FLORIDA

County of Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17 day of August, 2020, by Steven B. Cox, Manager of Curo Southborough, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me or has produced NY PL as identification.


Notary Public

Printed Name: David J Persten
My Commission Expires: May 9, 2024



DAVID J. PERSTEN
Commission # GG 962219
Expires May 9, 2024
Bonded Thru Budget Notary Services

[seal]

EXHIBIT A

A certain parcel of land, with the buildings and improvements thereon, located in Southborough, Worcester County, Massachusetts, being shown as Lot 4 on plan of land entitled "Plan of Land in Southborough, Mass." prepared for Corcoran-Darman Trust, Scale 1": 100', dated January 24, 1984, as revised March 6, 1984, March 12, 1984 and March 14, 1984, prepared by Schofield Brothers, Inc., Professional Engineers & Registered Land Surveyors, and recorded with the Worcester District Registry of Deeds in Book 517, Plan 120, being more particularly bounded and described as follows:

Beginning at a point on the southerly sideline of Turnpike Road (Route 9) in the Town of Southborough, Massachusetts at the northwesterly corner of the described premises at land now or formerly of Marion Mauro and Joan Montvitt; thence

SOUTHEASTERLY along a curve to the left along the southerly sideline of Turnpike Road a length of one hundred twenty-five and seventy-three hundredths (125.73) feet to a point; thence

S 63° 45' 44" E a distance of fifty-eight and nineteen hundredths (58.19) feet to a point; thence

N 79° 19' 01" E a distance of one hundred seventy-seven (177.00) feet to a point; thence

S 44° 39' 14" E a distance of two hundred seventy-seven and eighty-nine hundredths (277.89) feet to a point; thence

S 87° 40' 20" E a distance of ninety-nine and fifty-seven hundredths (99.57) feet to a point; thence

S 86° 50' 55" E a distance of one hundred five and seventeen hundredths (105.17) feet to a point, thence

N 71° 34' 17" E a distance of three hundred sixty-three and ninety-one hundredths (363.91) feet to a point; thence

S 17° 00' 18" E distance of two hundred ninety-seven and ninety hundredths (297.90) feet to a drill hole; thence

S 01° 40' 26" W a distance of thirty and eighty-eight hundredths (30.88) feet to a drill hole; thence

S 01° 06' 20" W a distance of one hundred eighty-two and eighteen hundredths (182.18) feet to a drill hole; thence

S 28° 09' 16" W a distance of thirty-eight and eight hundredths (38.08) feet to a point; thence

S 37° 28' 00" W a distance of fifty-five and forty-seven hundredths (55.47) feet to a drill hole; thence

S 12° 10' 59" W a distance of eleven and twelve hundredths (11.12) feet to a point, thence

S 30° 52' 04" W a distance of forty-seven and nineteen hundredths (47.19) feet to a drill hole; thence

S 37° 33' 49" W a distance of eighteen and nineteen hundredths (18.19) feet to a drill hole; thence

S 32° 16' 11" W a distance of three hundred fifty-five and eighty-nine hundredths (355.89) feet to a drill hole; thence

S 32° 15' 35" W a distance of one hundred forty-four and ninety-four hundredths (144.94) feet to a drill hole; thence

S 32° 32' 04" W a distance of one hundred forty-eight and eight hundredths (148.08) feet to a drill hole; thence

S 31° 28' 41" W a distance of two hundred seventy-five (275.00) feet to a point; thence

N 15° 56' 41" W a distance of eight hundred twenty-two and twenty hundredths (822.20) feet to a point; thence

N 25° 38' 22" W a distance of four hundred thirty-two and eighty-four hundredths (432.84) feet to a point; thence

S 77° 35' 58" W a distance of two hundred eighty-nine (289.00) feet to a point; thence

N 12° 24' 02" W a distance of one hundred forty-seven and ninety-nine hundredths (147.99) feet to a point; thence

N 77° 35' 58" E a distance of two hundred fifty-two and twenty-two hundredths (252.22) feet to a point; thence

N 18° 15' 24" W a distance of one hundred thirty-three and thirty-eight hundredths (133.38) feet to a point of curvature; thence

NORTHWESTERLY and curving to the left along the arc of a curve having a radius of seventy (70) feet a distance of ninety-six and ninety-two hundredths (96.92) feet to the point of beginning, or as otherwise bounded and described.

NOTE: As used herein the term "recorded" shall mean "recorded with the Worcester District Registry of Deeds."

Together with the benefit of the following rights and easements, in common with others entitled thereto:

1. Terms and provisions of Agreement dated May 5, 1965 by and between Gordon S. Baker, et al, and Ray B. Davis, et al, recorded in Book 4691, Page 488.

2. Rights and easements set forth in a deed dated May 23, 1984, recorded in Book 8203, Page 331; as affected by Release of Temporary Easement dated September 1, 2000, recorded in Book 23524, Page 48.

Subject to the following leasehold interest:

3. A certain Ground Lease by and between Corcoran-Darman Southborough Associates Limited Partnership, a Massachusetts limited partnership, as master landlord, and Andover Business Park, Inc., as master tenant, dated November 25, 1991, notice of which was recorded in the Worcester County Registry of Deeds (the "Registry") in Book 13874, Page 21; as affected by the assignment of master tenant's interest to 118 Turnpike Limited Partnership, pursuant to a certain Ground Lease Assignment and Assumption Agreement dated November 13, 1998, recorded with the Registry in Book 20685, Page 37; as further affected by assignment of master tenant's interest to Taurus Business Center Limited, pursuant to a certain Ground Lease Assignment and Assumption Agreement dated December 3, 2002 and recorded with the Registry

in Book 28308, Page 67; as further affected by assignment of master tenant's interest to Turnpike Equity Partners LLC, pursuant to a certain Assignment and Assumption of Ground Lease dated December 3, 2004 and recorded with the Registry in Book 35236, Page 330; as further affected by the assignment of master landlord's interest pursuant to that certain Assignment and Assumption of Ground Lease dated December 4, 2013 by The Realty Associates Fund VI, L.P. to Curo Southborough, LLC, recorded with the Registry in Book 51817, Page 235; as further affected by the assignment of master tenant's interest pursuant to that certain Assignment and Assumption of Ground Lease dated February 12, 2014 by Wells Fargo Bank, N.A., as Trustee for the registered holders of J.P. Morgan Chase Commercial Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2004-C3 to Curo 118 Turnpike Southborough, LLC, and recorded in the Registry in Book 52030, Page 218, and as amended by that certain First Amendment to Ground Lease dated September 23, 2016 (collectively, and as may be further amended, restated or modified, the "Ground Lease").



300 foot Abutters List Report

Board of Assessors

17 Common Street Southborough, MA 01772

February 27, 2024

Subject Properties:

Parcel Number: 37-0118-004-0
Property Address: 118 TURNPIKE ROAD

Mailing Address: FERRIS DAVID M AND ANA I SALCEDA-
FERRIS
325 DONALD LYNCH BLVD STE 205
MARLBOROUGH, MA 01752

Parcel Number: 37-0118-004-0
Property Address: 120 TURNPIKE ROAD

Mailing Address: FD 120 TURNPIKE LLC
325 DONALD LYNCH BLVD STE 205
MARLBOROUGH, MA 01752

Abutters:

Parcel Number: 29-0000-028-A
Property Address: BREAKNECK HILL ROAD

Mailing Address: SOUTHBOROUGH TOWN OF
CONSERVATION LAND
17 COMMON STREET
SOUTHBOROUGH, MA 01772

Parcel Number: 29-0000-047-0
Property Address: 134 TURNPIKE ROAD

Mailing Address: 134 TURNPIKE LLC C/O CAPITAL
GROUP PROPERTIES
259 TURNPIKE ROAD, SUITE 100
SOUTHBOROUGH, MA 01772

Parcel Number: 29-0000-058-0
Property Address: BREAKNECK HILL ROAD

Mailing Address: THE INHABITANTS OF THE TOWN OF
SOUTHBOROUGH
17 COMMON STREET
SOUTHBOROUGH, MA 01772

Parcel Number: 30-0000-005-0
Property Address: 21 WOODLAND ROAD

Mailing Address: ESTELLA, EDWARD D AND LORRAINE M

21 WOODLAND ROAD
SOUTHBOROUGH, MA 01772

Parcel Number: 37-0000-001-0
Property Address: 136 TURNPIKE ROAD

Mailing Address: 136 TURNPIKE ROAD LLC
259 TURNPIKE ROAD SUITE 100
SOUTHBOROUGH, MA 01772

Parcel Number: 37-0000-006-0
Property Address: WHITE BAGLEY ROAD

Mailing Address: DEPT OF CONSERVATION AND
RECREATION DIVISION OF WATER
SUPPLY PROTECTION
251 CAUSEWAY STREET OFFICE OF
WATERSHED MANAGEMENT
BOSTON, MA 02114

Parcel Number: 37-0000-028-0
Property Address: 132 TURNPIKE ROAD

Mailing Address: 132 TURNPIKE ROAD LLC
259 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772

Parcel Number: 38-0000-016-0
Property Address: BOSTON TURN PIKE

Mailing Address: DEPT OF CONSERVATION AND
RECREATION DIVISION OF WATER
SUPPLY PROTECTION
251 CAUSEWAY STREET OFFICE OF
WATERSHED MANAGEMENT
BOSTON, MA 02114



300 foot Abutters List Report

Board of Assessors

17 Common Street Southborough, MA 01772

February 27, 2024

Parcel Number: 38-0000-017-0
Property Address: 104 TURNPIKE ROAD

Mailing Address: S AND T REALTY INC
50 CAPE CODDER ROAD
FALMOUTH, MA 02540

Parcel Number: 38-0000-020-0
Property Address: 112 TURNPIKE ROAD

Mailing Address: SOUTHBOROUGH TOWN OF PUMP
HOUSE 1930
17 COMMON STREET
SOUTHBOROUGH, MA 01772

Parcel Number: 38-0000-021-0
Property Address: TURNPIKE ROAD

Mailing Address: DEPT OF CONSERVATION AND
RECREATION DIVISION OF WATER
SUPPLY PROTECTION
251 CAUSEWAY STREET OFFICE OF
WATERSHED MANAGEMENT
BOSTON, MA 02114

This list contains the certified list of owners on record with the Town of Southborough.
The mailing address is for the property owner as of July 1st.


Authorized Signature

CERTIFIED COPY

2/27/2024

Page 2 of 2

COMMUNITY ADVOCATE NEWSPAPER

Legal Ad Billing Agreement

Cindy Merchant, Advertising Sales Consultant

508.736.4332

DATE: 2/28/24

The Application that I am submitting is to the:

☒ Zoning Board of Appeals

☐ Historical Commission

Legal notices will be submitted by the Building/Zoning Department staff to the Community Advocate for publication. I hereby acknowledge **responsibility for payment** of the required legal notice(s). I will be contacted directly by Community Advocate representative for payment.



Signature

Brian R. Charville

Printed Name

FD 120 Turnpike, LLC

Company Name (if applicable)

118 Turnpike Rd., Ste. 300

Address

Southborough, MA 01772

City / State / Zip

508-281-5610

Phone Number

bcharville@ferrisdevelopment.com

Email Address

NOTE: Without this form, we are unable to submit the legal notice to the Community Advocate. A delay in the publication of the legal notice may cause a delay in the public hearing.