

TOWN OF SOUTHBOROUGH



CONSERVATION COMMISSION

CORDAVILLE HALL · 9 CORDAVILLE ROAD, LOWER LEVEL · SOUTHBOROUGH, MASSACHUSETTS 01772-1662
(508) 281-8984 · FAX (508) 480-0161 · mdanza@southboroughma.com

August 4, 2023

Kat Miller
Planning & Programs Specialist
MassHousing
One Beacon Street
Boston, MA 02108

Subject: Proposed 40B – 120 Turnpike Road – Conservation Commission Comments

Ms. Miller,

The Conservation Commission is in receipt of documents and request for comment letter for the Site Approval submitted by FD 120 Turnpike, LLC for the proposed 60 unit rental housing development at 120 Turnpike Road.

Historic Permits & Review (1983-2019)

1. The property at 118-120 Turnpike has had previous wetland filings for the construction of the facilities and associated improvements to date.
 - a. DEP #290-55 approved the construction of the original office buildings (originally 3 but amended to only include 2 commercial buildings) and associated parking and driveways. This Order of Conditions (OOC) has a recorded Certificate of Compliance (COC) on file and has been properly closed out.
 - b. DEP #290-262 allowed for the construction of an enclosed walkway between the two existing buildings. The OOC has a recorded CoC on file and has been properly closed out.
 - c. DEP #290-1031 was submitted for the construction of a parking garage. This application was withdrawn without prejudice to address zoning restrictions. This application never received an OOC, and therefore requires nothing further.
 - d. DEP #290-1046 authorized the construction of a parking garage and associated improvements including landscaping. The OOC has only received a partial COC

and requires further documentation for the as outlined in the conditions to properly close out this permit.

Current Proposal Review

In review of the preliminary plans, the Conservation Commission had the following comments:

1. The proposal includes grading up to the edge of the shown delineated wetland. Under the Southborough Wetlands Bylaw, Southborough adheres to a twenty (20) foot ‘no touch’ buffer around wetland resource areas as removal of vegetative cover, or significant disturbance of the surface is presumed to cause sedimentation, runoff and erosion. According to the preliminary proposed site plan, grading and retaining walls are proposed to the edge of the delineated wetland boundary.
2. The proposal is adjacent to the Breakneck Hill Farm Conservation Land, a Conservation Commission owned property that has daily oversight and management by the Stewardship Committee. We have faced issues and concerns regarding dogs off leash causing negative interactions with other visitors, damage to habitat areas off trails, and excessive dog waste on the open space property. The Commission and/or Stewardship Committee would want to ensure that dogs from the property and/or proposed dog park would not be allowed to run freely or defecate on Town property without following proper protocols for waste removal.
3. The proposal includes a walkway to the adjacent Breakneck Hill Farm Conservation Land along the east parking area, presumed to connect to an existing trail system. All connections to existing trails from private property are required to be approved by the Stewardship Committee and Conservation Commission to ensure protection of sensitive habitat and resources. No approval has been sought or given for this access.
4. There appears to have been one test pit in the area of the larger infiltration structure, but none done in the area of the smaller structure to the east. The Commission recommends additional test pits to be conducted to ensure appropriate separation from groundwater for the infiltration structures.
5. The Commission suggests, and requires under the Stormwater & Erosion Control Bylaw, that stormwater designs utilize NOAA Atlas 14 rainfall amounts to prepare for climate resiliency and creation of equitable conditions for long term climate change impacts.
6. The Commission highly recommends, if not already done, that the Applicant look at alternative means of access to minimize grading and impacts within the 20’ Buffer Zone to protect the delineated wetland.
7. There is a 6” diameter catch basin depicted on the proposed site plan, north of the wetland connection between flags A-1 & A-33 that is currently placed within or close proximity to a proposed retaining wall. According to historic site plans under DEP #290-55 for the construction of the office buildings and stormwater system, the existing catch

basin was to be served by paved waterways to the east and west of the drainage control structure. These paved waterways do not appear visible in the field and the stormwater system may require maintenance to re-establish the approved stormwater system. If the stormwater system is to be changed from the approvals for the existing building(s) and associated infrastructure, then the applicant will need to demonstrate compliance with original stormwater approvals.

8. The project is located within an Outstanding Resource Water (ORW). According to the Stormwater Standards, stormwater discharges to ORWs shall be removed and set back from the receiving water or wetland and receive the highest and best practical method of treatment. There appears to be discharges from the proposed infiltration structures that would be in close proximity or discharging to the delineated wetland resource area.
9. Under DEP #290-55 and approvals given by the Executive Office of Environmental Affairs under the Final Environmental Impact Report for 'Southboro Office Park at the Reservoir' salt shall be prohibited from being applied on the roadways and parking areas in the project and treated sand shall not be stored on the property.
10. Previous approval for parking garage and walking areas on the site, approved under DEP #290-1046 and associated Major Site Plan, required a 6.4 acre parcel to be protected with a Conservation Restriction or donated to the Town of Southborough as it is contiguous with Breakneck Hill. The walking and sidewalk improvements were completed under these approvals, but the parking garage was not constructed. The 6.4 parcel to be protected is the location of this proposal.
11. The Commission suggests implementing nature based or low impact development alternatives to stormwater management such as 'blue roof stormwater technology.' Flat roofs have the ability to have a riser added to the drains on the roof to impound water for detention. Since it is roof runoff, no pretreatment would be necessary and could limit stormwater infrastructure and ground disturbance.
12. Applicant should ensure that grading along the western property line shall not cause channelization and erosion from the proposed grades on the site meeting existing grades for 134 Turnpike Road that appears to create a swale.
13. In a previous filing on this property, under DEP #290-1036 (application for parking garage that was withdrawn without prejudice to determine zoning issue then subsequently permitted under DEP #290-1046), the Commission's peer reviewer, Lucas Environmental, noted that the "existing conditions...depicts an area drain that currently receives runoff from the undeveloped portions of the site, located to the south of the existing parking lot. The runoff appears to enter a series of manholes, connected by a pipe... This overland collection drainage system appears to end at a drain manhole adjacent to the existing septic tanks. LE recommends the existing condition conditions plan be updated to depict the location of the entirety of the drainage system and where the piping discharges. Due to the potential increase in flows through the system, the design of the outlet will need through [sic] review to ensure no impacts to downgradient ORW

resources.” If the existing outlet control structure is to remain, the Commission would be concerned about downgradient ORW resources with increased sediment loads and/or possible contaminants to the system.

14. The Commission recommends designating snow stockpile areas to ensure that any snow, especially if treated, does not impact adjacent wetland resource areas. If the Applicant proceeds with the project, the Commission will require these areas to be determined during the Notice of Intent process. The Commission may require signs outlining areas that prohibit snow stockpiling or authorized treatment practices.
15. In the preliminary plan set, there is a large amount of the on-site Buffer Zone areas are proposed to be altered. The Commission recommends that the Applicant provide a calculation of alteration within jurisdictional buffer zone areas. If the Applicant moves forward with the project, the Commission recommends submitting this material with the Notice of Intent application.
16. The Commission recommends designating areas on the site plan for temporary soil stockpiling locations during construction. If the Applicant moves forward with the project, the Commission recommends having these locations located on the site plan and submitted with the Notice of Intent application. The Commission will require any stockpile areas to be ringed with erosion controls and tarped at the end of each workday if they are to remain overnight. The Commission prefers soil stockpiles to remain outside of the 100’ Buffer Zone where possible.
17. Bordering Vegetated Wetlands (BVWs) are presumed significant to all eight of the interests in the Wetlands Protection Act (WPA), except for the protection of shellfish areas as they are inland, freshwater wetlands. Due to the high value of BVWs throughout the Commonwealth and the extensive alteration of Buffer Zones to BVWs on this project, the Commission suggests providing a reasonable mitigation effort for the loss of wildlife habitat and other applicable interests of the Act. If the Applicant proceeds with the project, the Commission recommends submitting information regarding mitigation (plantings, preserved unaltered areas, etc.) for work within the Buffer Zone with the Notice of Intent application.
18. The Commission recommends the Applicant depict access and construction entrances with appropriate Best Management Practices (BMPs) to limit impacts from sediment and construction debris within and adjacent to the site.
19. Due to potential increased pollutant loads from additional impervious surfaces and areas then current conditions, the Commission will want to ensure that oil and gas from associated vehicles and residential uses will be addressed properly during treatment and infiltration of stormwater within the access and paved areas of the site (including garage units).
20. The Applicant will be required to submit a Stormwater Report and demonstrate that the project is in compliance with the Stormwater Standards. The Stormwater Report shall

also include an Operation & Maintenance Plan (O&M) that outlines the requirements for inspections, maintenance, and documentation during and after the completion of the project. The Commission suggests, if the Applicant moves forward with the project, that this complete documentation is submitted with the Notice of Intent.

Please do not hesitate to contact the office if you have any questions on the above listed comments and information. You may call the office at 508-281-8984 or email mdanza@southboroughma.com. Thank you for your time and consideration of these comments.

Sincerely,

A handwritten signature in black ink that reads "Melissa Danza". The signature is written in a cursive, flowing style.

Melissa Danza
Conservation Agent

Attachments

Attachment A: Order of Conditions (OOC), DEP #290-55

Attachment B: Approved Plans, DEP #290-55

Attachment C: Order of Conditions (OOC), DEP #290-262

Attachment D: Approved Plans, DEP #290-262

Attachment E: Lucas Environmental Peer Review dated September 10, 2018 (DEP #290-1031)

Attachment F: Order of Conditions (OOC), DEP #290-1046

Attachment G: Approved Plans, DEP #290-1046

Attachment A: Order of Conditions (OOC), DEP #290-55

Recorded in Wore. Reg. & Deeds
on Aug. 11, 1983 Book 7870
Page 1

310 CMR: DEPARTMENT OF ENVIRONMENTAL QUALITY ENGINEERING

10.99: Forms continued

FORM 3.
ORDER
WETLAND PROTECTION ACT
G. L. C. 131 s. 40

| | |
|--|--|
| FILE NUMBER: 290-55 | PROJECT LOCATION: MAURO-MONVITT PROPERTY 124 TURNPIKE RD. |
| TO: J.M. CORCORAN & CO. 500 GRANITE AVE, MILTON, MA | CERT. MAIL NO.: SOUTHBOROUGH, MA ---- |
| RE: NOTICE OF INTENT AND PLANS DATED: 3-11-83 | DATE OF RECEIPT BY CONSERVATION COMMISSION: 3-11-83 |
| DATE OF PUBLIC HEARING: 3-22-83 | MAP 37 BK 3566 LOT 1 PG 560 |

Pursuant to the authority of G. L. c. 131 s. 40, the SOUTHBOROUGH CONSERVATION COMMISSION has considered your notice of intent and plans submitted therewith, and has determined that the area on which the proposed work is to be done is significant to one or more of the interests described in the said act. The S.C.C. hereby orders that the following conditions are necessary and all work must be performed in strict accordance with said conditions and with the Notice of Intent and Plans, unless modified by said conditions.

CONDITIONS

1. Failure to comply with all conditions stated herein, and with all related statutes and other regulatory measures, shall be deemed cause to revoke or modify this order.
2. This order does not grant any property rights or any exclusive privileges; it does not authorize any injury to private property or invasion of private rights.
3. This order does not relieve the permittee or any other person of the necessity of complying with all other applicable federal, state or local statutes, ordinances, by-laws and/or regulations.
4. The work authorized hereunder shall be completed within one (1) year from the date of this order unless otherwise stated below pursuant to 310 CMR 10.06(7). The order may be extended by the issuing authority for one or more additional one-year periods upon application to the said issuing authority at least thirty days prior to the expiration date of the order or its extension.
5. Any fill used in connection with this project shall be clean fill, containing no trash, refuse, rubbish or debris, including, without limiting the generality of the foregoing, lumber, bricks, plaster, wire, lath, paper, cardboard, pipe, tires, ashes, refrigerators, motor vehicles or parts of any of the foregoing.
6. No work may be commenced until all appeal periods have elapsed from the order of the Conservation Commission or from a final order by the Department of Environmental Quality Engineering.
7. No work shall be undertaken until the final Order, with respect to the proposed project, has been recorded in the Registry of Deeds for the district in which the land is located within the chain of title of the affected property. Copy to be furnished to issuer of this Order showing book and page prior to commencement of work.

310 CMR: DEPARTMENT OF ENVIRONMENTAL QUALITY ENGINEERING

10.99: Forms continued

8. Upon completion of the work described herein, the applicant shall forthwith request, in writing, that a Certificate of Compliance be issued stating that the work has been satisfactorily completed.
9. A sign shall be displayed at the site not less than two square feet or more than three square feet bearing the words, "Massachusetts Department of Environmental Quality Engineering. Number 290-55".
10. Where the Department of Environmental Quality Engineering is requested to make a determination and to issue a superseding order, the Conservation Commission shall be a party to all agency proceedings and hearings before the Department.
11. The work shall conform to the following described plans and additional conditions.

A. Work shall be completed in accordance with the plan titled "Sudbury Reservoir Office Park" by H.W. Moore Assoc., Inc., dated 3-11-83, or as otherwise herein provided. It is understood that in developing the construction drawings the exact building locations and sizes may change along with the configuration of accessways and parking areas. Furthermore, waiver of the requirement for considerable portions of the required parking may be obtained. Such changes, to the extent that they do not decrease the amount of remaining open space or otherwise cause additional adverse environmental effects which are within the jurisdiction of the Wetlands Protection Act, shall not be considered violations of this Order. However, construction drawings shall be submitted to the Commission and a confirmation of compliance received from the Commission prior to construction.

B. We must have and approve a siltation control plan before any construction.

C. Treated sand shall not be stored on the property and no more salt shall be used in winter than is necessary to keep the sand from freezing.

D. All drainage facilities and equipment on the site are to be continually maintained so that they operate as designed.

E. The Order of Conditions shall apply to any successor in interest or successor in control.

F. Conditions 3&4 are on-going and do not expire at the end of one year or with the issuance of the Certificate of Compliance.

G. We require the submittal of an "As Built" Plan for the project certified by the engineer that all work conforms to the original plans submitted, with the exception of any minor changes as provided for in Condition # 1.

310 CMR: DEPARTMENT OF ENVIRONMENTAL QUALITY ENGINEERING

10.99: Forms continued

CONDITIONS CONTINUED

The applicant, any person aggrieved by this order, any owner of land abutting the land upon which the proposed work is to be done, or any ten residents of the city or town in which such land is located, are hereby notified of their right to appeal this order to the Department of Environmental Quality Engineering provided the request is made in writing and by certified mail to the Department within ten (10) days from the issuance of this order.

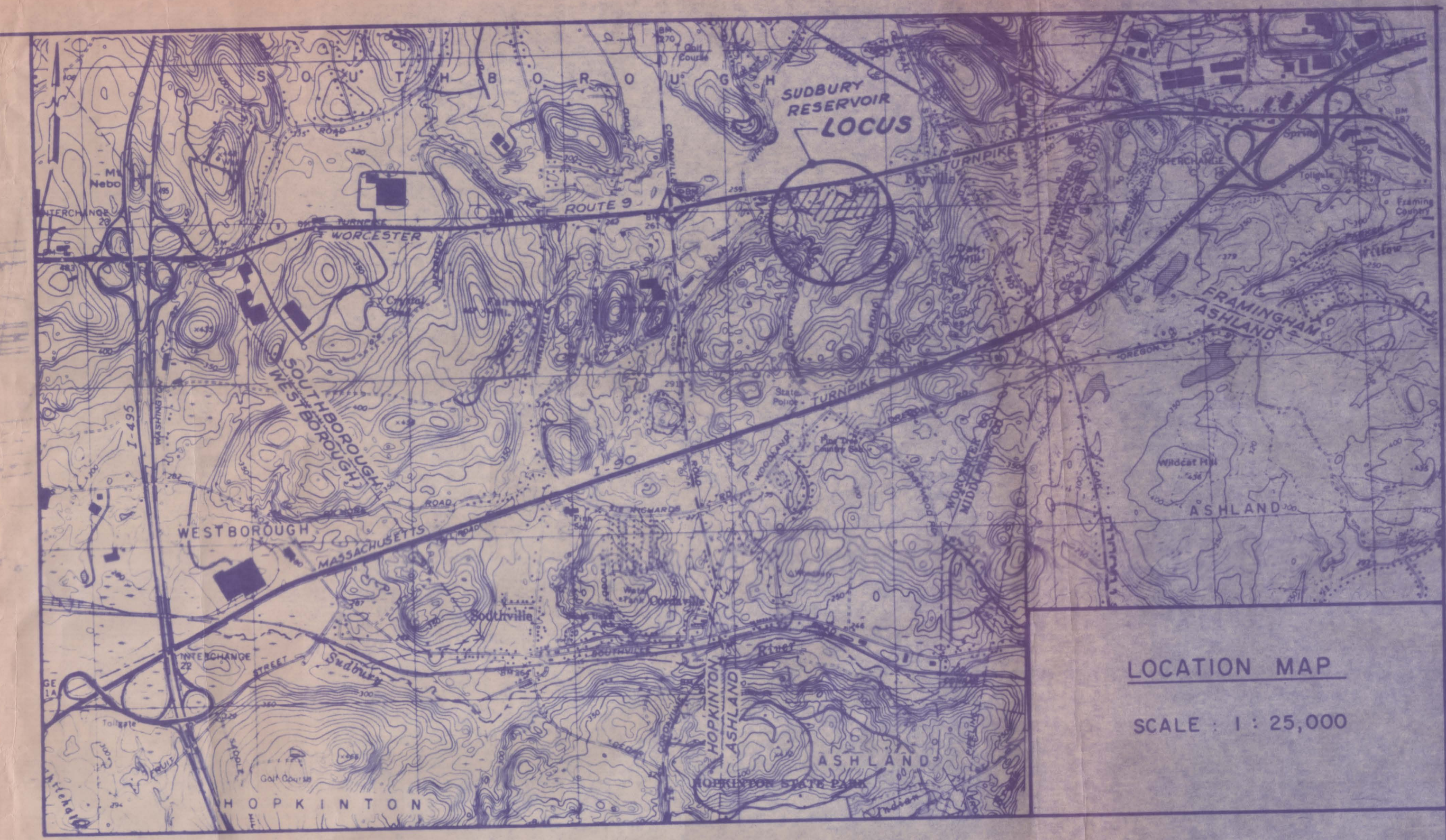
| | | |
|-----------|---------------------------|----------------------------|
| ISSUED BY | SOUTHBOROUGH CONSERVATION | <i>Richard V. Upjohn</i> |
| | COMMISSION | <i>Ann Dando Leavitt</i> |
| | Richard V. Upjohn | <i>Arnold B. Gustafson</i> |
| | Ann Dando Leavitt | <i>A. Brenda Gaffney</i> |
| | Arnold B. Gustafson | <i>Linda C. Hubley</i> |
| | A. Brenda Gaffney | |
| | Linda C. Hubley | |
| | (4-6-83) | |
| | Date of issuance | |

On this 6th day of April 1983, before me personally appeared the above signed _____ to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as ~~his~~ free act and deed. their

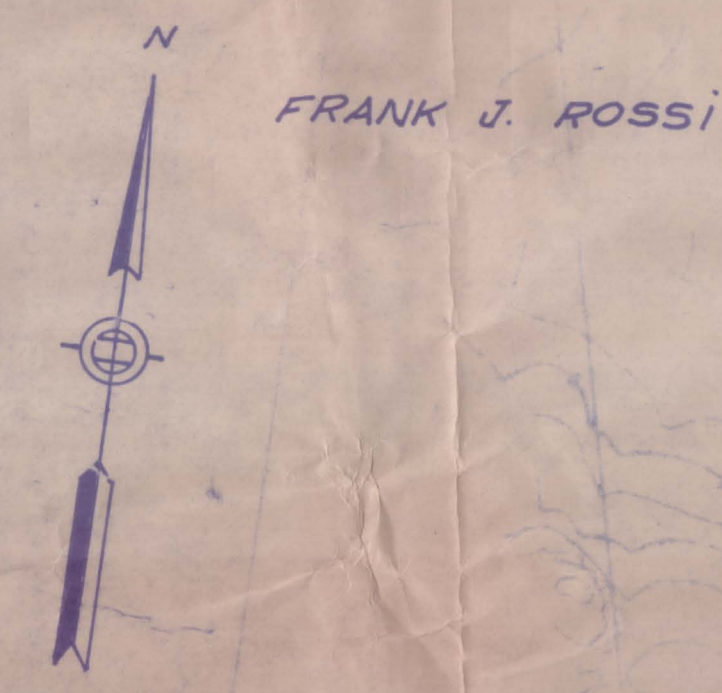
Paul J. Berry My Commission expires APRIL 21 1983

Return to: Donald W. Lashley, Real Estate Developer
John M. Corcoran & Co.
500 Granite Avenue, East Milton, MA 02186

Attachment B: Approved Plans, DEP #290-55



LOCATION MAP
SCALE: 1:25,000



FRANK J. ROSSI

JOHN A. & LEO BARTOLINI

DAVID H. & PAULINE E. COSTINE

MAURO - MONTVITT

RONALD P. MONTVITT

DRAINAGE SCHEDULE

| STRUCTURE | RIM | INVERT |
|-----------|-------|-------------|
| DMH A | 265.5 | 258.1 |
| DMH B | 265.5 | 258.6 |
| DMH C | | 259.3 (OUT) |
| | | 260.0 (48") |
| | | 260.5 (18") |
| DMH D | 274.5 | 269.5 |

- LEGEND:**
- PARKING AREA LUMINAIRE (SINGLE OR DOUBLE) ON 3/4" POLE
 - BOLLARD 7 1/2" LUMINAIRE 3'-0"
 - ▨ STAKED HAY BALES
 - APPROX. LIMIT TEMP SILTATION POOL

- NOTES:**
- All construction ways shall be maintained through wetting or other approved means, to preclude the off-site dispersal of dust.
 - Erosion and siltation control shall be instituted to prevent siltation of wetlands, streams and other natural areas, both on- and off-site. Siltation pools shall be installed where and as required to contain localized silt flow and all disturbed areas shall be firm-graded and stabilized with landscaping, rip-rap or pavement as early as practicable. Staked hay bales shall be installed at slope limits as required to slow runoff velocity and restrict silt movement. A detailed erosion control plan shall be developed and included with construction documents for each phase of construction.
 - All disturbed areas shall be landscaped and thereby permanently stabilized. Landscaping shall consist of sod, grass seeding, trees and/or shrubs. Wood chips or bark mulch shall be placed on all areas not sodded or planted with grass. Grass areas shall be mulched as required to assure surface stability until growth is sufficiently mature.
 - D13 trap hoods to be installed as the catch basin outlets.
 - Existing topography is a photographic reproduction of photogrammetric worksheets prepared by Moore, Survey & Mapping Corp. and Schfield Bros., Inc.
 - All lighting luminaires based on 400-watt high pressure sodium, Westinghouse Ceramalux No. 4, Avg. Illumination .75 - fc., Avg. wattage per sq.ft. = 0.5 watts/sq.ft.

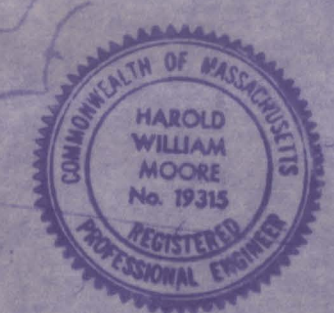
- NOTES:**
- No restaurant or cafeteria shall be incorporated into this complex.
 - Sepic system ventillation shall be in accordance with Southboro. Board of Health Regulations, Para. 18.14 and 18.16.

SEDIMENTATION & EROSION CONTROL PLAN

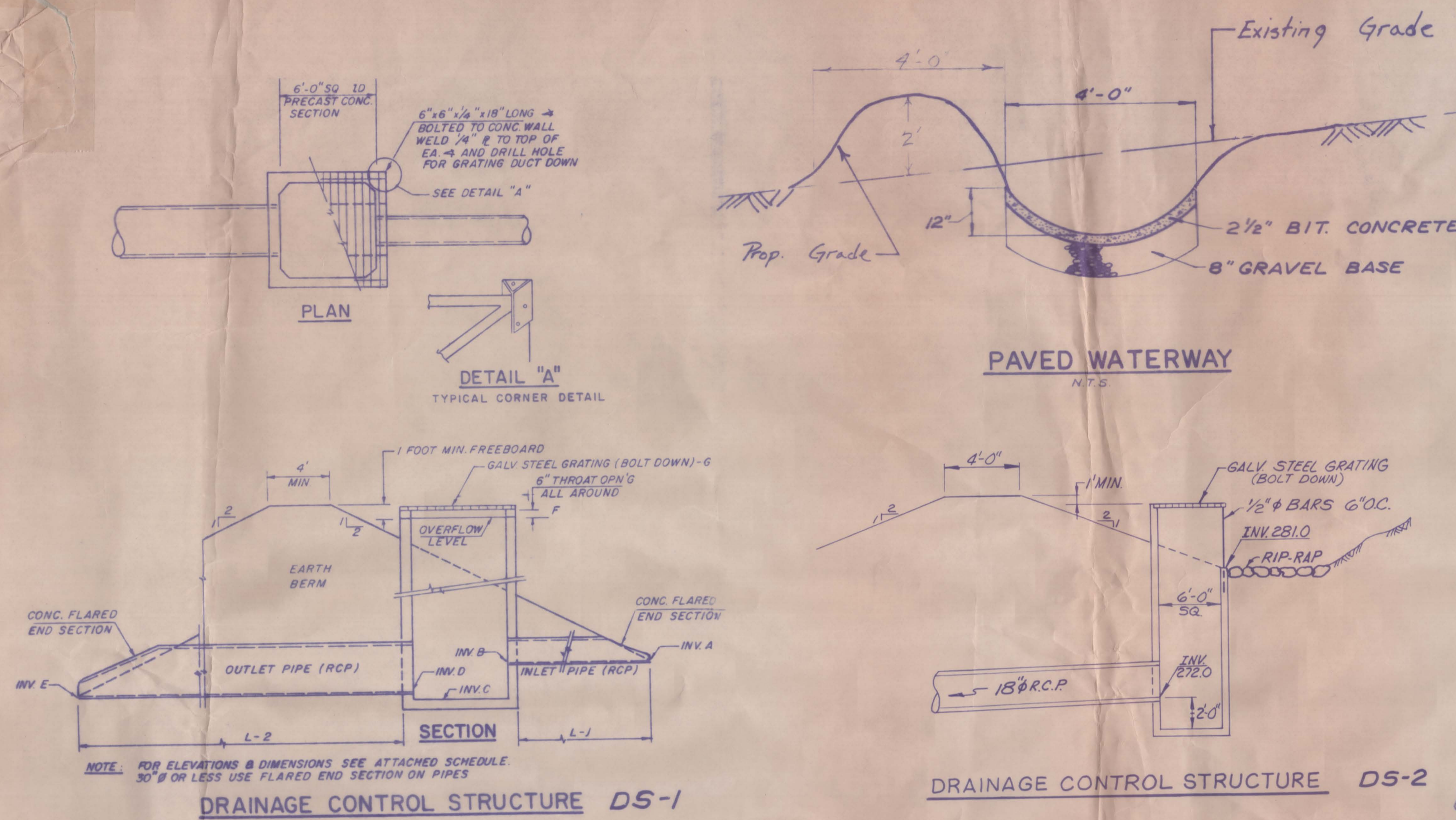
GROSS BLDG. AREA: 240,000
NET BLDG. AREA: 204,000
PARKING SP. SHOWN: 875

**SOUTHBOROUGH OFFICE PARK
AT THE RESERVOIR**
SOUTHBOROUGH, MASS.

SCALE: 1" = 40'
DATE: 2-23-84



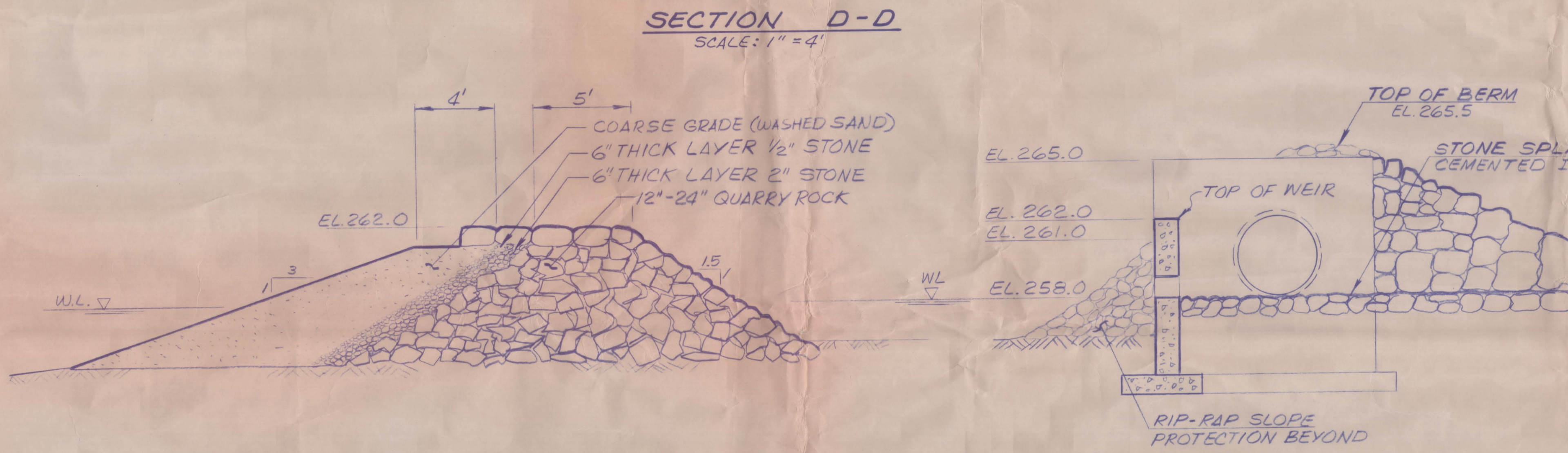
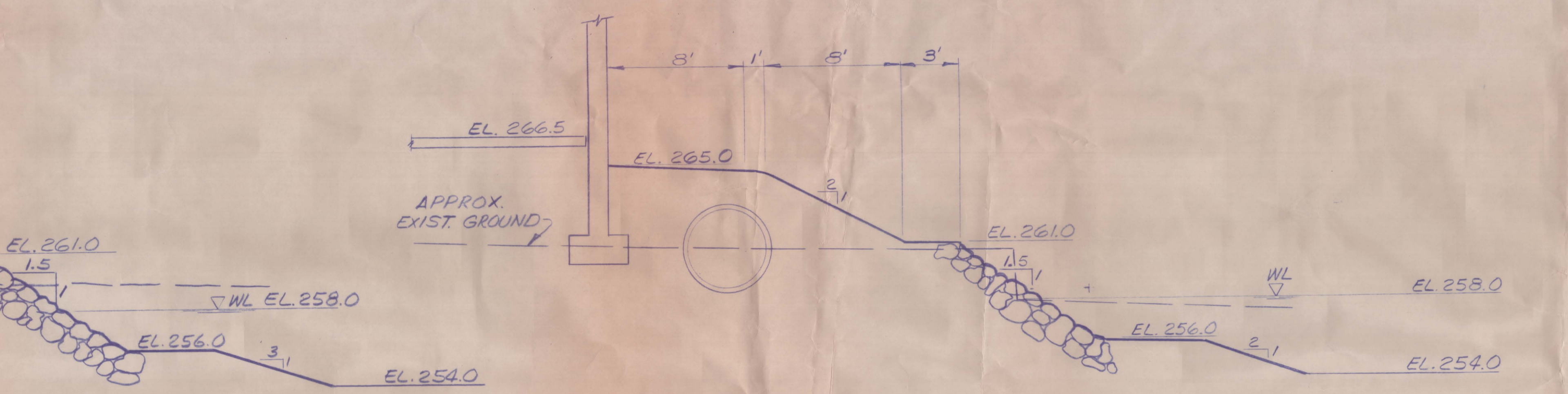
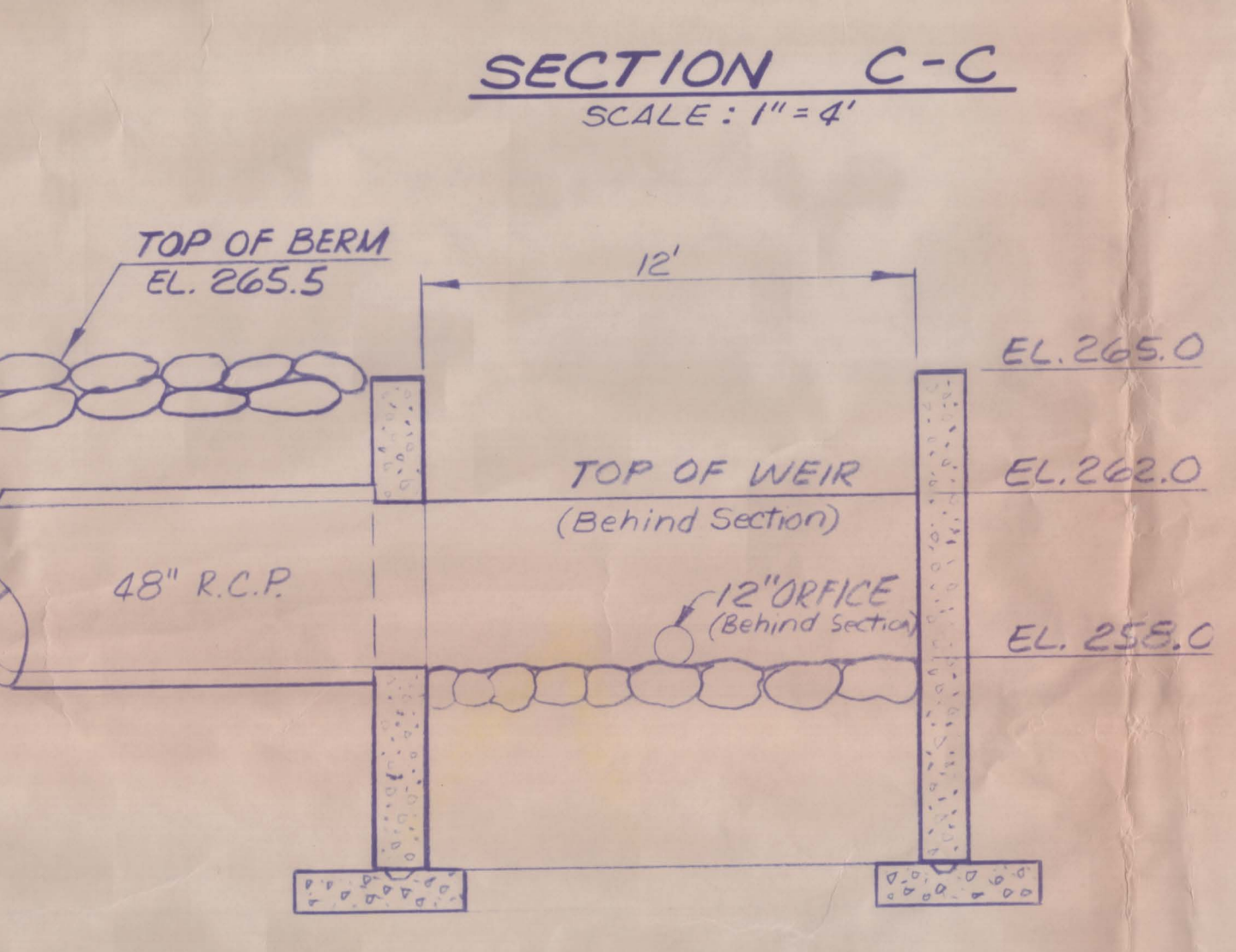
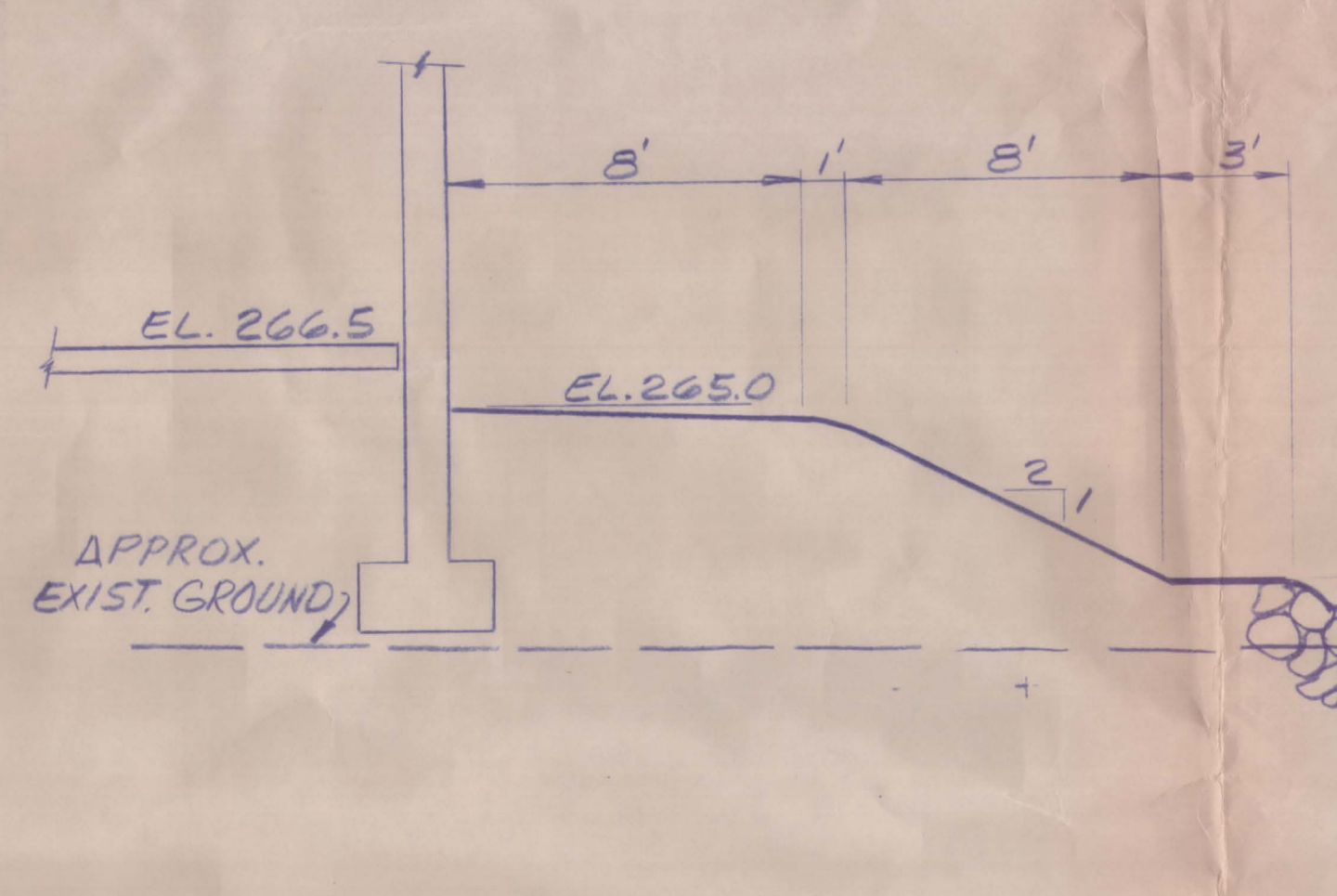
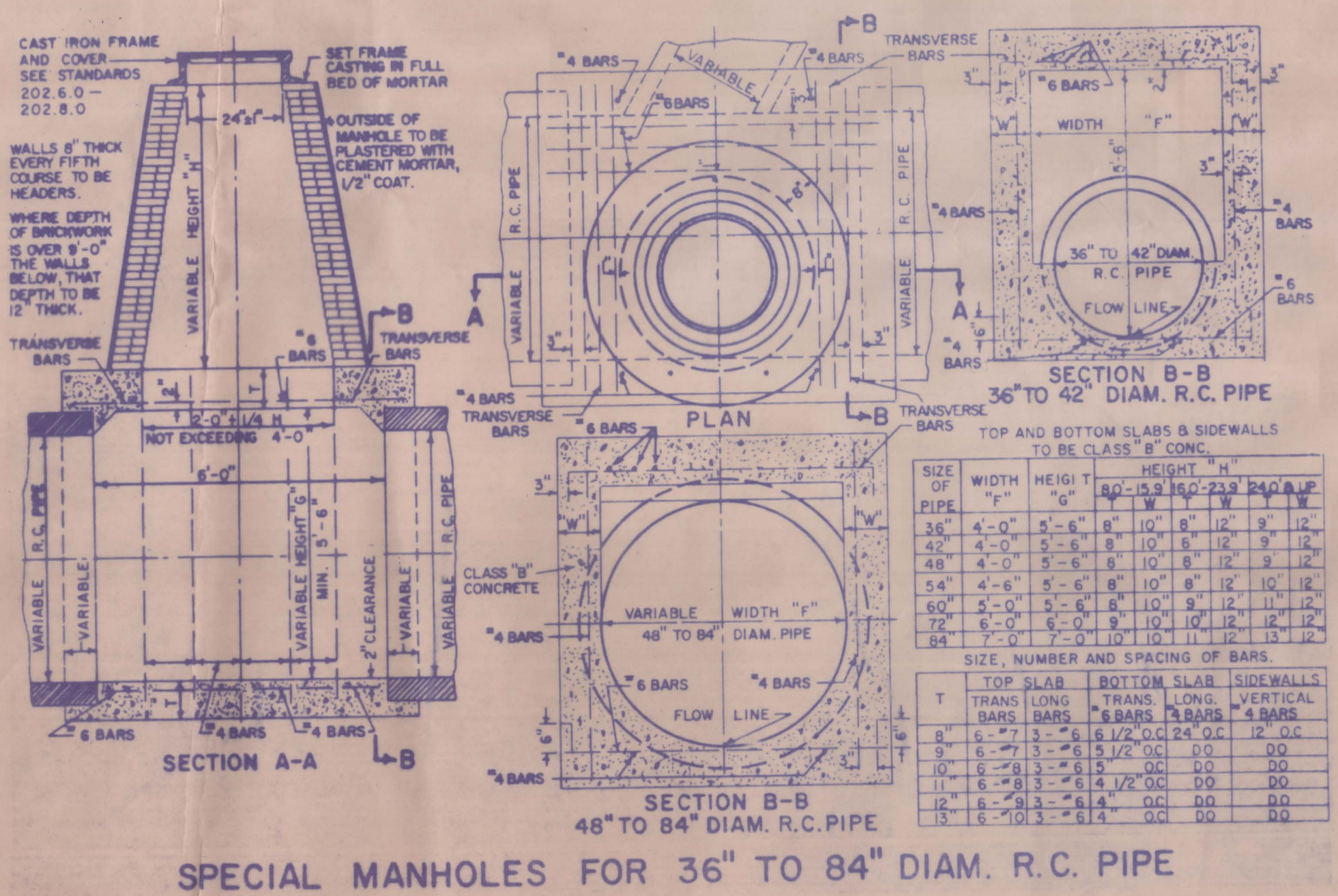
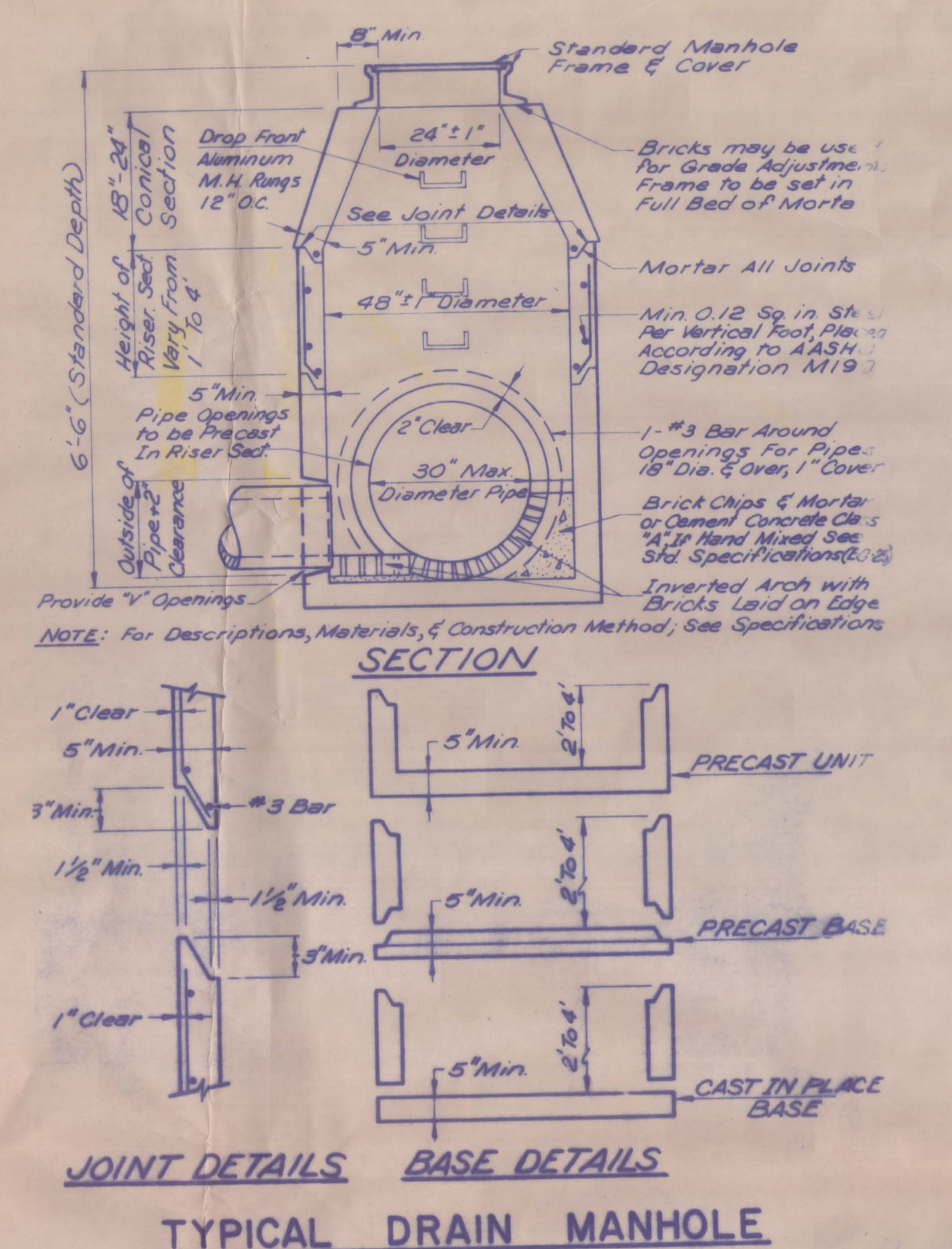
H. W. MOORE ASSOCIATES, INC.
Consulting Engineers
112 Shawmut Avenue
BOSTON, MASSACHUSETTS 02118



DRAINAGE CONTROL STRUCTURE DS-1

| STRUCTURE | INLET | OUTLET |
|-------------|--------------------------------------|--|
| LOCATION | INV. C. OVERFLOW/GRADING ELEV. 262.0 | INV. D. UPPER/LOWER LENGTH INV. D. 263.0 |
| PIPE DIA. | 36" | 36" |
| PIPE LENGTH | 26.0 | 28.0 |
| PIPE DIA. | 36" | 36" |
| PIPE LENGTH | 26.0 | 28.0 |
| PIPE DIA. | 36" | 36" |
| PIPE LENGTH | 26.0 | 28.0 |

See 2/A



CANTILEVER RETAINING WALLS—Backfill Level—No Surcharge

| Height (ft.) | Concrete Dimensions | | | Base Pressure (psf) | Factor of Safety | Factor of Safety | Factor of Safety |
|--------------|---------------------|-------|--------|---------------------|------------------|------------------|------------------|
| | Base | Top | Height | | | | |
| 3 | 1'-0" | 1'-0" | 1'-0" | 1000 | 1.50 | 1.50 | 1.50 |
| 4 | 1'-0" | 1'-0" | 1'-0" | 1000 | 1.50 | 1.50 | 1.50 |
| 5 | 1'-0" | 1'-0" | 1'-0" | 1000 | 1.50 | 1.50 | 1.50 |
| 6 | 1'-0" | 1'-0" | 1'-0" | 1000 | 1.50 | 1.50 | 1.50 |
| 7 | 1'-0" | 1'-0" | 1'-0" | 1000 | 1.50 | 1.50 | 1.50 |
| 8 | 1'-0" | 1'-0" | 1'-0" | 1000 | 1.50 | 1.50 | 1.50 |
| 9 | 1'-0" | 1'-0" | 1'-0" | 1000 | 1.50 | 1.50 | 1.50 |
| 10 | 1'-0" | 1'-0" | 1'-0" | 1000 | 1.50 | 1.50 | 1.50 |

STRUCTURAL REINFORCEMENT

| Height (ft.) | Base | Top | Height | Base | Top | Height | Base | Top |
|--------------|-------|-------|--------|-------|-------|--------|-------|-------|
| 3 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" |
| 4 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" |
| 5 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" |
| 6 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" |
| 7 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" |
| 8 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" |
| 9 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" |
| 10 | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-0" |

FIG. 14-1 BAR DETAILS AND NOTATION—LOW WALLS

**SOUTHBOROUGH OFFICE PARK
AT THE RESERVOIR**

SOUTHBOROUGH, MASS.

Date:

DETAILS

H. W. MOORE ASSOCIATES, INC.
Consulting Engineers
12 Stewart Avenue
BOSTON, MASSACHUSETTS 02118

Attachment C: Order of Conditions (OOC), DEP #290-262

310 CMR 10.99

Form 5



Commonwealth of Massachusetts

DEP File No.

290-262

(To be provided by DEP)

City/Town Southborough

Applicant ChipCom Corporation

Order of Conditions
Massachusetts Wetlands Protection Act
G.L. c. 131, §40

From Southborough Conservation Commission

To ChipCom Corporation Corcoran-Darman Southborough Associates

(Name of Applicant)

(Name of property owner)

118 Turnpike Rd

% Rosemary Eacobacci

Address Southborough, MA 01772

Address 500 Granite Ave Milton, MA 02186

This Order is issued and delivered as follows:

by hand delivery to applicant or representative on _____ (date)

by certified mail, return receipt requested on September 29, 1992 (date)

This project is located at 118 Turnpike Rd, Southborough, MA (Walkway)
Assessors Map 37-4

The property is recorded at the Registry of Deeds Worcester, MA

Book 8203 Page 331

Certificate (if registered) N/A

The Notice of Intent for this project was filed on September 8, 1992 (date)

The public hearing was closed on September 17, 1992 (date)

Findings

The Conservation Commission has reviewed the above-referenced Notice of Intent and plans and has held a public hearing on the project. Based on the information available to the Commission at this time, the Commission has determined that the area on which the proposed work is to be done is significant to the following interests in accordance with the Presumptions of Significance set forth in the regulations for each Area Subject to Protection Under the Act (check as appropriate):

- Public water supply, Private water supply, Ground water supply, Flood control, Storm damage prevention, Prevention of pollution, Land containing shellfish, Fisheries, Protection of wildlife habitat

Total Filing Fee Submitted \$525.00 State Share \$250.00

City/Town Share \$275.00 (1/2 fee in excess of \$25)

Total Refund Due \$ _____ City/Town Portion \$ _____ State Portion \$ _____
(1/2 total) (1/2 total)

OCT 9 1992 Recorded 9 AM

Therefore, the Commission hereby finds that the following conditions are necessary, in accordance with the Performance Standards set forth in the regulations, to protect those interests checked above. The Commission orders that all work shall be performed in accordance with said conditions and with the Notice of Intent referenced above. To the extent that the following conditions modify or differ from the plans, specifications or other proposals submitted with the Notice of Intent, the conditions shall control.

General Conditions

1. Failure to comply with all conditions stated herein, and with all related statutes and other regulatory measures, shall be deemed cause to revoke or modify this Order.
2. This Order does not grant any property rights or any exclusive privileges; it does not authorize any injury to private property or invasion of private rights.
3. This Order does not relieve the permittee or any other person of the necessity of complying with all other applicable federal, state or local statutes, ordinances, by-laws or regulations.
4. The work authorized hereunder shall be completed within three years from the date of this Order unless either of the following apply:
 - (a) the work is a maintenance dredging project as provided for in the Act; or
 - (b) the time for completion has been extended to a specified date more than three years, but less than five years, from the date of issuance and both that date and the special circumstances warranting the extended time period are set forth in this Order.
5. This Order may be extended by the issuing authority for one or more periods of up to three years each upon application to the issuing authority at least 30 days prior to the expiration date of the Order.
6. Any fill used in connection with this project shall be clean fill, containing no trash, refuse, rubbish or debris, including but not limited to lumber, bricks, plaster, wire, lath, paper, cardboard, pipe, tires, ashes, refrigerators, motor vehicles or parts of any of the foregoing.
7. No work shall be undertaken until all administrative appeal periods from this Order have elapsed or, if such an appeal has been filed, until all proceedings before the Department have been completed.
8. No work shall be undertaken until the Final Order has been recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor index under the name of the owner of the land upon which the proposed work is to be done. In the case of registered land, the Final Order shall also be noted on the Land Court Certificate of Title of the owner of the land upon which the proposed work is to be done. The recording information shall be submitted to the _____ on the form at the end of this Order prior to commencement of the work.
9. A sign shall be displayed at the site not less than two square feet or more than three square feet in size bearing the words, "Massachusetts Department of Environmental Protection, File Number 290-262
10. Where the Department of Environmental Protection is requested to make a determination and to issue a Superseding Order, the Conservation Commission shall be a party to all agency proceedings and hearings before the Department.
11. Upon completion of the work described herein, the applicant shall forthwith request in writing that a Certificate of Compliance be issued stating that the work has been satisfactorily completed.
12. The work shall conform to the following plans and special conditions:

N/A - The Conservation Commission has filed this Order in the Worcester Registry of Deeds on 9/29/92

Plans:

Title- Proposed Site Plan, Southborough, MA. Prepared for ChipCom, Inc., 118 Turnpike Rd, Southborough, MA. Property of Corcoran-Darman Southborough Associates, 7 Rosemary Eacobacci, 500 Granite Ave, Milton, MA 02186

Dated- September 1, 1992 and approved by the Southborough Conservation Commission on 9/17/92.

Stamped and Signed By- Robert A. Gemma, MetroWest Engineering, Inc., 188 Concord St, Framingham, MA 01701.

On File With- the Southborough Conservation Commission

Special Conditions

A. Prior to the commencement of any earth moving activity, a haybale barrier shall be placed between the limits of the work and the Bordering Vegetated Wetlands. The haybales shall be firmly anchored with double stakes (end to end). The haybales shall be inspected periodically and those showing signs of deterioration shall be replaced immediately. The haybale barrier shall remain in proper functioning condition until all disturbed areas have been stabilized with an adequate vegetative cover.

The haybales should be placed so that the string does not come in contact with the ground.

B. All final earth gradings shall be permanently stabilized by the application of loam and seed, or sod, except for the designated replication area and any designated paved area (driveway, sidewalk).

C. All debris, fill, and excavated material shall be stockpiled on the side of the proposed walkway farthest from the pond, and at a location to prevent sediment from surface runoff entering wetlands. At no time shall any debris or other material be buried or disposed of within that line marked on the plan as wetland.

D. Should any erosion or sedimentation control measures fail, immediate attention will be given by the applicant or his representative to correcting the failure and to rectify any adverse impact from the failure, for example, by the removal of any silt or debris that may have bypassed the control measure. The Commission must be notified within 24 hours of the failure.

E. Placement of erosion and sedimentation controls, as set forth in the above-referenced plans, should precede construction. The Commission should be given at least 48 hours notice prior to construction so that the control measures can be checked.

F. Upon completion of the project, the applicant shall submit with the request for a Certificate of Compliance, an "as-built plan", prepared by a registered professional engineer, showing in detail the exact location of all structures and the topography of the finished grades of the site. Any siltation barrier, other than haybales, shall be removed before a Certificate of Compliance will be issued.

G. Material of construction and equipment shall be stored in a manner and location that will minimize the compaction of soils and the concentration of runoff.

H. Used petroleum products resulting from the maintenance of construction equipment and construction debris shall be collected and disposed of off-site. No on-site disposal of these items is allowed.

I. Servicing of equipment, (fueling, changing, adding or applying lubricants or hydraulic fluids) must be done outside the Buffer Zone. Equipment must be maintained to prevent leakage or discharge of pollutants. Overnight storage of equipment must be a minimum of fifty feet from the wetland boundary.

J. Members and agents of the Conservation Commission shall have the right to enter and inspect the premises to evaluate and ensure compliance with the conditions and performance standards stated in this Order, the Act, and 310 CMR 10.00, and may acquire any information, measurements, photographs, observations, and/or materials or may require the submittal of any data or information deemed necessary by this Commission for that evaluation.

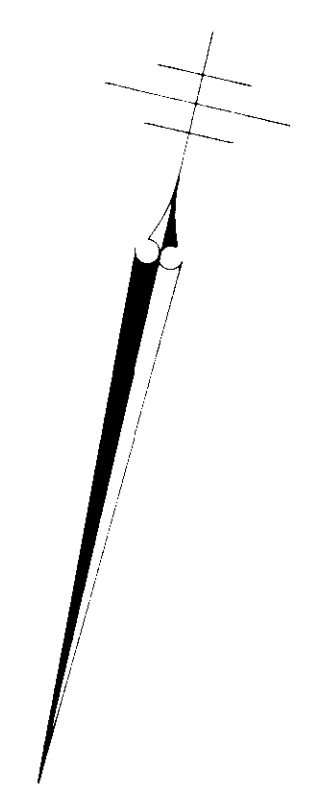
K. Any change made or intended to be made in the plans, shall require the applicant to file a new Notice of Intent or to inquire of the Conservation Commission in writing whether the change is substantial enough to require a new filing.

L. This Order shall apply to every successor in control or successor in interest of the property described in the Notice of Intent and accompanying plans, or part thereof. In the event of this land or any part thereof changing ownership before or during construction, the current owner shall notify the new owner prior to the transfer of ownership by registered mail of this Order and shall forward proof of this notification to the Commission.

M. This Order of Conditions shall be included in all construction contracts and subcontracts dealing with the work proposed and shall supersede other contract requirements.

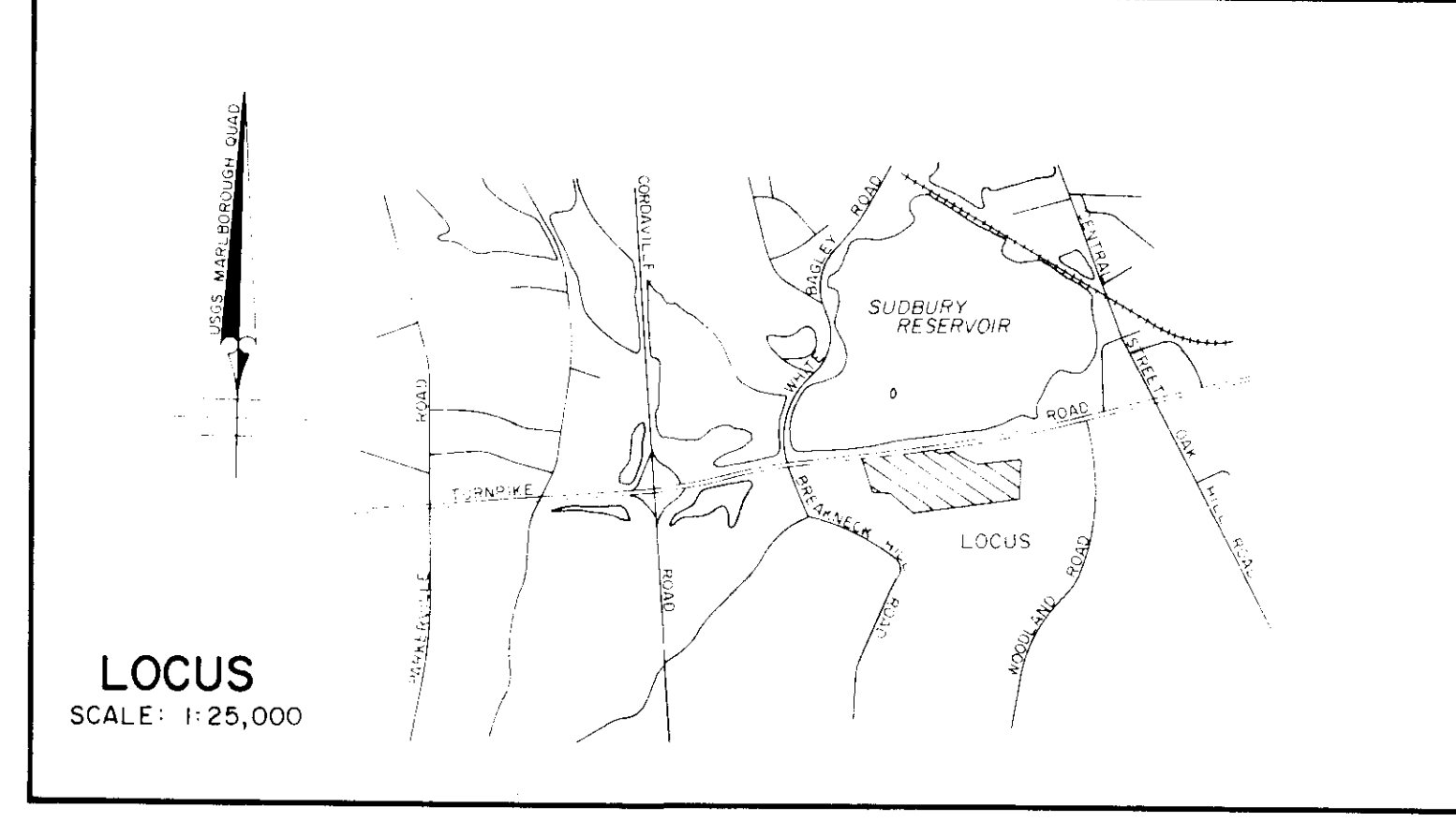
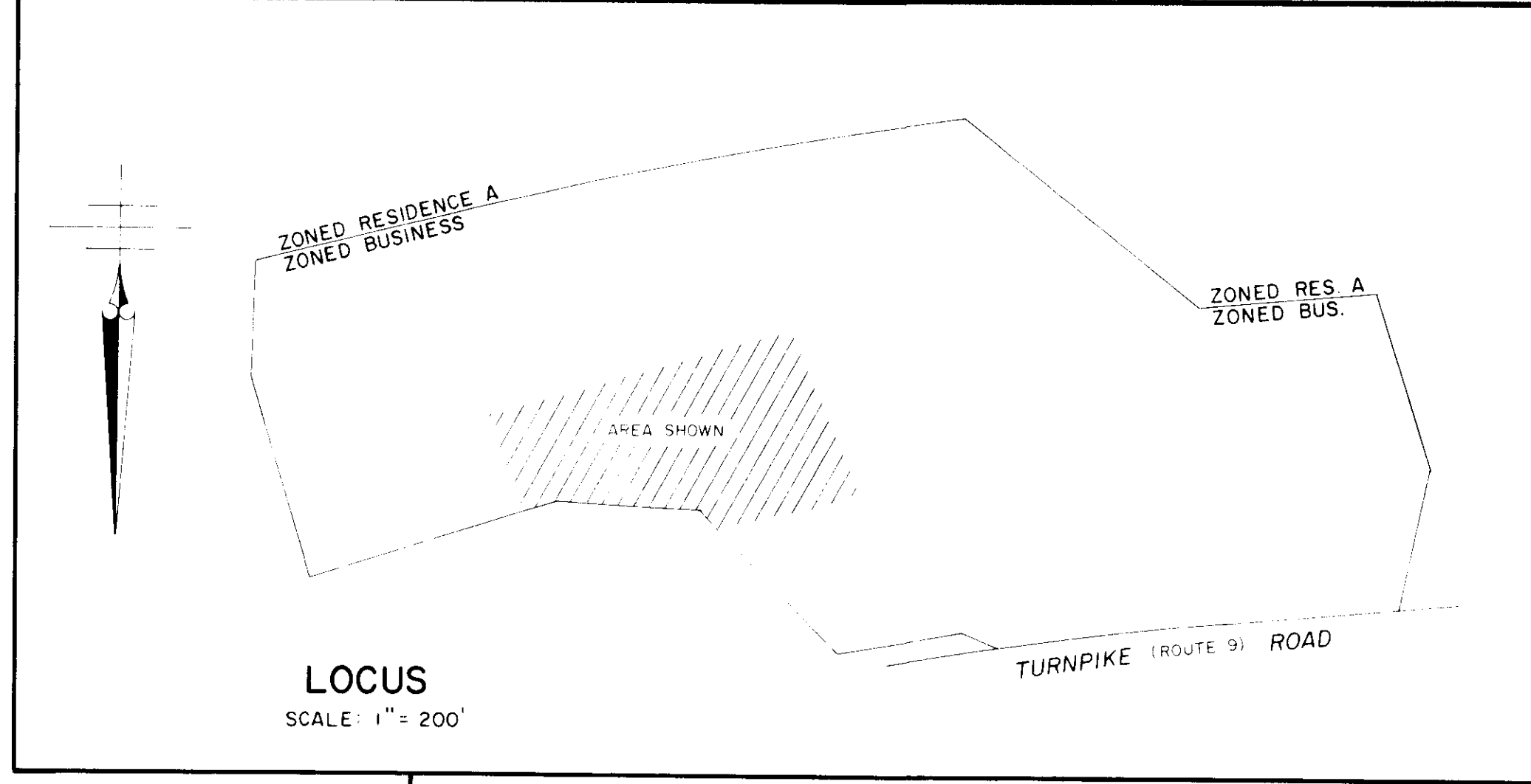
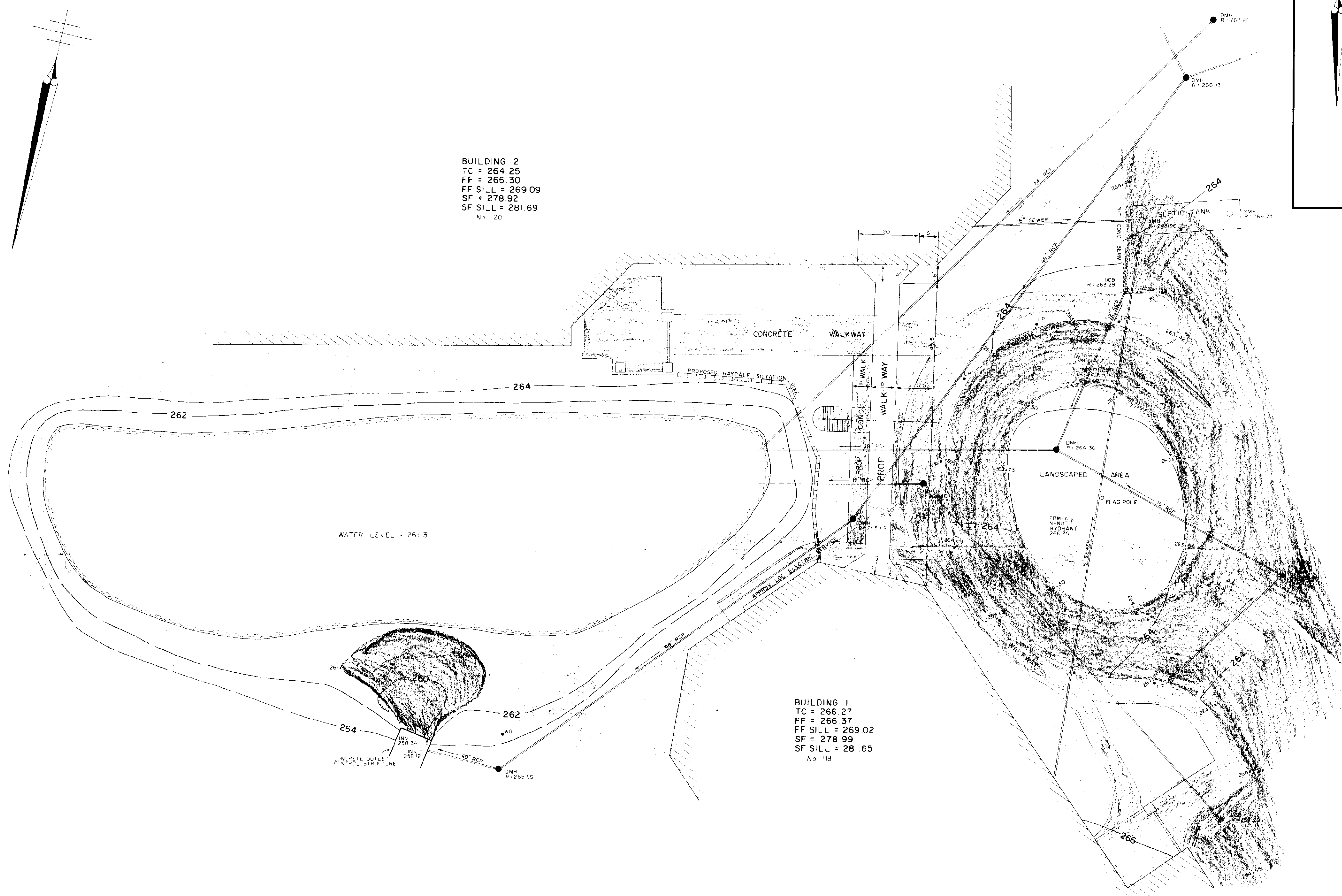
N. In order to be released from an Order of Conditions, a request for a Certificate of Compliance is required.

Attachment D: Approved Plans, DEP #290-262



BUILDING 2
 TC = 264.25
 FF = 266.30
 FF SILL = 269.09
 SF = 278.92
 SF SILL = 281.69
 No. 120

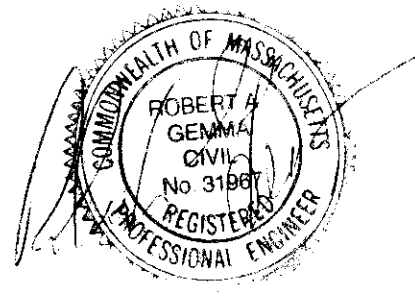
BUILDING 1
 TC = 266.27
 FF = 266.37
 FF SILL = 269.02
 SF = 278.99
 SF SILL = 281.65
 No. 118



- NOTE: INVERTS OF ALL DRAINAGE STRUCTURES SHOWN ARE CURRENTLY SUBMERGED. REFER TO LAYOUT PLAN (C-2) PREPARED BY H. W. MOORE ASSOCIATES, INC. DATED APRIL 18, 1984 FOR PROPOSED INVERT ELEVATIONS.
- NOTE: LOCATION OF UNDERGROUND SPRINKLER SYSTEM LINES COULD NOT BE DETERMINED IN THE FIELD. CONTRACTOR SHOULD ATTEMPT TO CONTACT SYSTEM INSTALLER PRIOR TO EXCAVATION TO DETERMINE SYSTEM LOCATION.
- NOTE: A PORTION OF THE LOT SHOWN IS LOCATED WITHIN A FEDERAL FLOOD HAZARD ZONE B (AREA SUBJECT TO A 500 YEAR FLOOD). SOURCE: F.I.R.M. PANEL NUMBER 250333 0004 B.
- NOTE: ELEVATIONS SHOWN REFER TO ASSUMED DATUM.

DIGSAFE NOTE:
 CONTRACTOR TO VERIFY ACTUAL LOCATION OF EXISTING UTILITY SERVICES IN THE FIELD PRIOR TO CONSTRUCTION (WATER, GAS, ETC.).
 CALL DIGSAFE: 1-800-322-4844

Approved by:
SOUTHBOROUGH CONSERVATION COMMISSION
 Date: 9/17/92
 Signature: *[Handwritten Signature]*



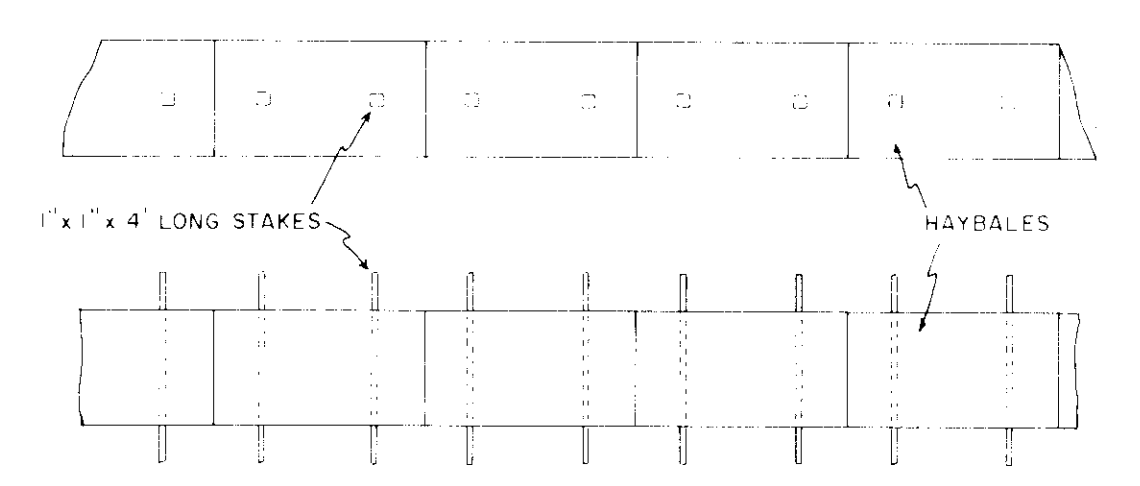
PROPOSED SITE PLAN SOUTHBOROUGH, MASS.

PREPARED FOR: **CHIPCOM, INC.**
 118 TURNPIKE ROAD
 SOUTHBOROUGH, MASS. 01772

PROPERTY OF: **CORCORAN-DARMAN SOUTHBOROUGH ASSOC.**
 C/O ROSEMARY EACOBACCI
 500 GRANITE AVENUE
 MILTON, MASS. 02186

ENGINEERS & SURVEYORS: **MWE METROWEST ENGINEERING, INC.**
 188 CONCORD STREET
 FRAMINGHAM, MASS. 01701
 ROBERT A. GEMMA P.E. 31967

DATE: SEPTEMBER 1, 1992
 SCALE: 1" = 20'



HAYBALE SILTATION DIKE DETAIL
 NOT TO SCALE

CHIPCOM

BUILDING ONE & TWO
SOUTHBOROUGH OFFICE PARK
118 & 120 TURNPIKE ROAD
SOUTHBOROUGH, MA

Building Link

GENERAL STRUCTURAL NOTES & SPECIFICATIONS:

- REFER TO THE COMMONWEALTH OF MASSACHUSETTS STATE BUILDING CODE FOR THE MATERIAL AND WORKMANSHIP NOT SPECIFIED HEREIN.
- ALL METHODS OF CONSTRUCTION, NOTES, ETC., INDICATED ON THE DRAWINGS ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT, WITHIN A REASONABLE TIME, OF ACTIVITIES ON SITE WHICH REQUIRE HIS PRESENCE. OBSERVATIONS BY THE ARCHITECT ARE MANDATORY.

FOUNDATIONS:

- ALL FOUNDATION EXCAVATION TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, AND IS SUBJECT TO THE APPROVAL OF THE ARCHITECT.
- NO CONCRETE IS TO BE PLACED IN WATER OR ON FROZEN GROUND. THE SUBGRADE, AFTER THE PLACEMENT OF THE FOOTING CONCRETE, SHALL BE PROTECTED FROM FREEZING. ALL CONCRETE SHALL ALSO BE PROTECTED FROM FREEZING.
- BOTTOM OF BEARING ELEVATIONS SHOWN ON THE DRAWINGS ARE PROVISIONAL UNTIL CONDITION OF THE SOIL IS VERIFIED IN THE FIELD AT ALL LOCATIONS.
- THE CONTRACTOR SHALL PROVIDE CONTINUOUS DRAINAGE BY MECHANICAL METHODS TO CONTROL SURFACE WATER AND GROUNDWATER AS REQUIRED TO ALLOW CONSTRUCTION TO BE PERFORMED IN THE DRY.

REINFORCED CONCRETE:

- ALL REINFORCED CONCRETE WORK SHALL CONFORM TO THE LATEST PROVISIONS OF THE AMERICAN CONCRETE INSTITUTE (ACI).
- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI (FCI).
- REINFORCEMENT SHALL BE NEW BILLET STEEL BARS AND SHALL CONFORM TO ASTM A-615 GRADE 60. DEFORMATIONS TO CONFORM TO ASTM A-305. WELDED WIRE FABRIC TO CONFORM TO ASTM A-185.
- CONCRETE SHALL BE CONTROLLED CONCRETE, MIXED AND PLACED UNDER THE REVIEW OF THE ARCHITECT.

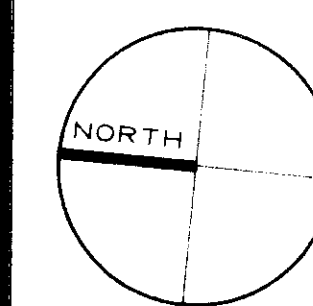
DIGSAFE NOTE:

CONTRACTOR TO VERIFY ACTUAL LOCATION OF EXISTING UTILITY SERVICES IN THE FIELD PRIOR TO CONSTRUCTION (WATER, GAS, ETC.).

CALL DIGSAFE: 1-800-322-4844

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ALL DRAWN AND WRITTEN INFORMATION APPEARING HEREIN IS AND SHALL REMAIN THE PROPERTY OF GORMAN RICHARDSON ASSOCIATES, INC. AND AS SUCH SHALL NOT BE DUPLICATED IN ANY FORM, DISCLOSED OR OTHERWISE USED WITHOUT THE EXPRESS WRITTEN CONSENT OF GORMAN RICHARDSON ASSOCIATES, INC.



DRAWING TITLE

BUILDING LINK SITE PLAN

SCALE AS NOTED

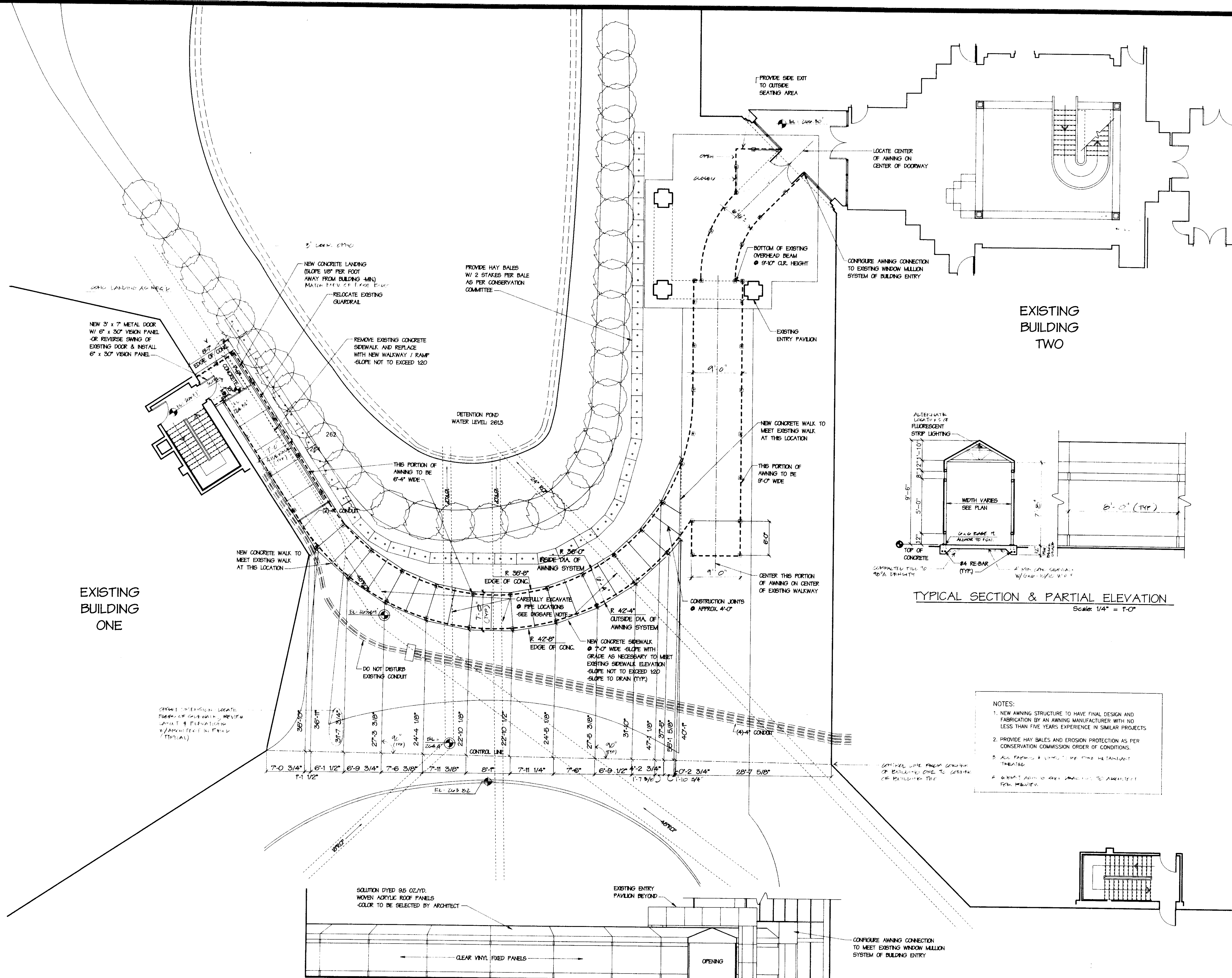
DATE 4 AUG 1993 DRAWN BY DWH CHECKED BY SR

SITE PLAN PROJECT NUMBER 92010.03

REVISIONS DRAWING NUMBER

27 SEPT 1993

A1



- NOTES:
- NEW AWNING STRUCTURE TO HAVE FINAL DESIGN AND FABRICATION BY AN AWNING MANUFACTURER WITH NO LESS THAN FIVE YEARS EXPERIENCE IN SIMILAR PROJECTS
 - PROVIDE HAY BALES AND EROSION PROTECTION AS PER CONSERVATION COMMISSION ORDER OF CONDITIONS.
 - ALL EXPOSURE & VENT TO BE FINE MESH RETAINMENT THEATED
 - AWNING TO BE MANUFACTURED TO ARCHITECT'S PER SPECIFICATIONS

Attachment E: Lucas Environmental Peer Review dated September 10, 2018 (DEP #290-1031)



MEMORANDUM

TO: Town of Southborough
Conservation Commission
17 Common Street
Southborough, MA 01772

DATE: September 10, 2018

PROJECT NUMBER: 10030.213

FROM: Matthew Varrell
Project Manager, PWS

RE: Project Review – NOI
118-120 Turnpike Road
MassDEP File # 290-XXXX

Lucas Environmental, LLC (LE) has completed a review of the materials submitted in support of the Notice of Intent (NOI) for a proposed project at 118-120 Turnpike Road in Southborough, Massachusetts. The review of the NOI has been completed in compliance with the Massachusetts Wetlands Protection Act (WPA; 310 CMR 10.00 et seq.), the Southborough Wetlands By-law, and the Southborough Wetland Regulations.

1.0 Documents Reviewed

- Notice of Intent Application and supporting materials entitled: “Notice of Intent and Stormwater Management Permit Application 118-120 Turnpike Road Parking Lot Expansion,” prepared by Connorstone Engineering, Inc., dated August 20, 2018;
- Report entitled: “Project Narrative and Stormwater Report 118-120 Turnpike Road Southborough, MA,” prepared by Connorstone Engineering, Inc., dated August 17, 2018; and
- Site Plans, entitled: “Southborough Office Park 118-120 Turnpike Road Accessory Parking Plan” (6 sheets), prepared by Connorstone Engineering, Inc., stamped and signed by Vito Colonna, P.E. No. 47635, dated August 17, 2018.

2.0 Project Summary

According to the application, the proposed project involves the construction of an accessory parking lot with associated drainage system and site work. The parking lot expansion will be located to the south of the existing lot and has been designed to fit with the existing topography to the maximum extent practicable. The two levels of parking have been tiered and the drainage system has been designed to accommodate the increase in impervious surfaces. Based on the site delineation, the proposed development will disturb approximately 141,900 square feet and will result in 63,225 square feet of impervious surfaces. The proposed drainage basin and associated discharge is proposed within the 100-Foot Buffer Zone to Bordering Vegetated Wetlands (17,130 SF) and the proposed parking lot is located within the Buffer Zone to Isolated Wetland (22,150 SF). No work is proposed within the 20-Foot No Disturbance Zone.



Based on GIS mapping, the wetland resources on the site have a hydrologic connection to the Sudbury Reservoir. As such, these wetlands/watercourses would be considered a tributary to a Class A Public Water Supply and an Outstanding Resource Water – Reservoir No. 3 (Framingham), as defined under 314 CMR 4.00 et seq. The most current MassGIS dataset (August 1, 2017) indicates that there is no mapped Estimated Habitat of Rare Wildlife, Priority Habitat of Rare Species, or Certified Vernal Pools within the project site or immediate vicinity.

The Applicant has included a copy of a Stormwater Pollution Prevention Plan (SWPPP) for the project, as required under the NPDES General Permit for Construction Activities.

3.0 Comments and Requests for Additional Information

The following are our comments and/or requests for additional information. Additional materials submitted to the Southborough Conservation Commission during the course of the public hearing will be reviewed by LE and commented on, as needed.

1. A site walk of the subject site was conducted on September 5, 2018. The following observations were made:
 - a. The majority of the delineated wetland boundary to the south of the existing parking area appears to be accurate. However, LE requests a site meeting with the Applicant's wetland consultant to review the area between flags 1 and 17 and the existing drainage inlet structure. The wetland is designated as an isolated vegetated wetland and a potential connection between the wetland and the drainage structure would be significant to its regulatory designation.
 - b. LE has no comments on the wetland boundary associated with the pond in the eastern portion of the site.
2. The application includes a report with a brief report describing the delineation. The report does not include any DEP Bordering Vegetated Wetland Delineation Field Data Forms to document the delineation. LE recommends submission of such documentation.
3. The NOI narrative states that the erosion control barrier is proposed to protect adjacent resource areas. The provided SWPPP stated that the erosion control barrier will consist of straw wattles (or bales) and silt fence. However, the size of the wattles is not specified, nor is a detail included in the plan set. LE recommends such detail be provided.
4. The proposed project includes a significant amount of earthwork associated with the construction of various diversion swales to control stormwater runoff from the vegetated slopes located to the south of the project. LE recommends that the Applicant provide greater detail (i.e., a detailed construction sequence) on how these swales will be constructed and stabilized in a timely manner to prevent erosion and sedimentation prior to their complete and permanent vegetative stabilization.
5. LE understands that the drainage system will be reviewed by others. However, LE has the following comments:

- a. The existing conditions plan depicts an area drain that currently receives runoff from the undeveloped portions of the site, located to the south of the existing parking lot. The runoff appears to enter a series of manholes, connected by a pipe (of unspecified size). This overland collection drainage system appears to end at a drain manhole adjacent to the existing septic tanks. LE recommends the existing conditions plan be updated to depict the location of the entirety of the drainage system and where the piping discharges. Due to the potential increase in flows through the system, the design of the outlet will need through review to ensure no impacts to downgradient ORW resources.
 - b. Under proposed conditions, the Applicant is proposing to re-use the same drainage system, as described in (a). The existing pipe will be connected to a new collection system of swales and subdrains that surround the proposed parking areas. At least two catch basins appear to connect to the overland collection drainage system. Although the runoff through the catch basins appears to be treated with a water quality unit, it is not clear if the proper volume storage is provided. LE will defer to the drainage review consultant on this topic.
 - c. The project plans depict two subdrains that are proposed to the south of the new paved parking areas. One of the subdrains is shown to outlet at the new drainage inlet. The other subdrain does not appear to outlet. LE will defer to the drainage review consultant on this topic.
6. As the project will disturb greater than one acre of land, the site is subject to the NPDES General Construction Permit and a Stormwater Pollution Prevention Plan (SWPPP) has been prepared. As part of the permitting process, the Applicant will need to demonstrate that the site is not within protected habitat of the northern long-eared bat. As such, LE recommends that the Applicant submit a Northern Long-Eared Bat 4(d) Rule Streamlined Consultation Form to the U.S. Fish & Wildlife Service in order to ensure compliance.
 7. Per discussions with Conservation Staff, the Applicant had previously committed to constructing a trail connecting to the adjacent conservation land and planting of trees to replace those proposed for removal on the subject site. No such trail or planting plan appears to be shown as part of the application.
 8. In a Determination of Applicability, issued by the Conservation Commission on August 17, 2017, the Applicant was required to “install an appropriately sized Stormceptor unit that provided 80% TSS removal and an oil/grit separator, as a catch basin location agreed upon with your engineering representative at the public hearing. A revised plan shall be submitted which shows the Stormceptor installation and location detail.” It is not clear if this requirement has been previously met or if this work is proposed as part of the current Notice of Intent application.
 9. As of the date of this memo, MassDEP has not issued a file number, nor have they issued comments on the application. The MassDEP website stated they are “waiting for the fee to clear as of 8/24/18.”

Attachment F: Order of Conditions (OOC), DEP #290-1046

Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 5 - Order of Conditions
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
 MassDEP File #:290-1046
 eDEP Transaction #:1126162
 City/Town:SOUTHBOROUGH

A. General Information

1. Conservation Commission SOUTHBOROUGH

2. Issuance a. OOC b. Amended OOC

3. Applicant Details

| | | | |
|--------------------|-------------------------------|--------------|-------|
| a. First Name | STEVEN | b. Last Name | COX |
| c. Organization | CURO SOUTHBOROUGH LLC | | |
| d. Mailing Address | 515 MADISON AVENUE, SUITE 30A | | |
| e. City/Town | NEW YORK | f. State | NY |
| | | g. Zip Code | 10022 |

4. Property Owner

| | | | |
|--------------------|-------------------------------|--------------|-------|
| a. First Name | STEVEN | b. Last Name | COX |
| c. Organization | CURO SOUTHBOROUGH LLC | | |
| d. Mailing Address | 515 MADISON AVENUE, SUITE 30A | | |
| e. City/Town | NEW YORK | f. State | NY |
| | | g. Zip Code | 10022 |

5. Project Location

| | | | |
|------------------------|-----------------------|----------------|---------------|
| a. Street Address | 118 120 TURNPIKE ROAD | | |
| b. City/Town | SOUTHBOROUGH | c. Zip Code | 01772 |
| d. Assessors Map/Plat# | 27 | e. Parcel/Lot# | 118-4 & 120-4 |
| f. Latitude | 42.29184N | g. Longitude | 71.51373W |

6. Property recorded at the Registry of Deed for:

| | | | |
|-----------|----------------|---------|---------|
| a. County | b. Certificate | c. Book | d. Page |
| | | 51817 | 226 |

7. Dates

a. Date NOI Filed : 5/15/2019 b. Date Public Hearing Closed: 8/1/2019 c. Date Of Issuance: 8/2/2019

8. Final Approved Plans and Other Documents

| | | | | |
|--|---|----------------------------|------------------------|-----------|
| a. Plan Title: | b. Plan Prepared by: | c. Plan Signed/Stamped by: | d. Revised Final Date: | e. Scale: |
| SOUTHBOROUGH OFFICE PARK, 118-120 TURNPIKE ROAD, PARKING GARAGE PLAN | CONNORSTONE ENGINEERING | VITO COLONNA NO.47635 | July 24, 2019 | VARIES |
| PLANTING PLAN | MICHAEL D'ANGELO LANDSCAPE ARCHITECTURE | MICHAEL D'ANGELO | July 24, 2019 | VARIES |

B. Findings

1. Findings pursuant to the Massachusetts Wetlands Protection Act
 Following the review of the the above-referenced Notice of Intent and based on the information provided in this

Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 5 - Order of Conditions
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
 MassDEP File #:290-1046
 eDEP Transaction #:1126162
 City/Town:SOUTHBOROUGH

application and presented at the public hearing, this Commission finds that the areas in which work is proposed is significant to the following interests of the Wetlands Protection Act.

Check all that apply:

| | | |
|---|--|---|
| a. <input checked="" type="checkbox"/> Public Water Supply | b. <input type="checkbox"/> Land Containing Shellfish | c. <input checked="" type="checkbox"/> Prevention of Pollution |
| d. <input checked="" type="checkbox"/> Private Water Supply | e. <input checked="" type="checkbox"/> Fisheries | f. <input checked="" type="checkbox"/> Protection of Wildlife Habitat |
| g. <input checked="" type="checkbox"/> Ground Water Supply | h. <input checked="" type="checkbox"/> Storm Damage Prevention | i. <input checked="" type="checkbox"/> Flood Control |

2. Commission hereby finds the project, as proposed, is:

Approved subject to:

- a. The following conditions which are necessary in accordance with the performance standards set forth in the wetlands regulations. This Commission orders that all work shall be performed in accordance with the Notice of Intent referenced above, the following General Conditions, and any other special conditions attached to this Order. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, these conditions shall control.

Denied because:

- b. The proposed work cannot be conditioned to meet the performance standards set forth in the wetland regulations. Therefore, work on this project may not go forward unless and until a new Notice of Intent is submitted which provides measures which are adequate to protect interests of the Act, and a final Order of Conditions is issued. **A description of the performance standards which the proposed work cannot meet is attached to this Order.**
- c. The information submitted by the applicant is not sufficient to describe the site, the work or the effect of the work on the interests identified in the Wetlands Protection Act. Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides sufficient information and includes measures which are adequate to protect the interests of the Act, and a final Order of Conditions is issued. **A description of the specific information which is lacking and why it is necessary is attached to this Order as per 310 CMR 10.05(6)(c).**

3. Buffer Zone Impacts: Shortest distance between limit of project disturbance and the wetland resource area specified in 310CMR10.02(1)(a). 42
 a. linear feet

Inland Resource Area Impacts:(For Approvals Only):

| Resource Area | Proposed Alteration | Permitted Alteration | Proposed Replacement | Permitted Replacement |
|--|---|---|---|---|
| 4. <input type="checkbox"/> Bank | <u> </u> a. linear feet | <u> </u> b. linear feet | <u> </u> c. linear feet | <u> </u> d. linear feet |
| 5. <input type="checkbox"/> Bordering Vegetated Wetland | <u> </u> a. square feet | <u> </u> b. square feet | <u> </u> c. square feet | <u> </u> d. square feet |
| 6. <input type="checkbox"/> Land under Waterbodies and Waterways | <u> </u> a. square feet | <u> </u> b. square feet | <u> </u> c. square feet | <u> </u> d. square feet |
| | <u> </u> e. c/y dredged | <u> </u> f. c/y dredged | | |
| 7. <input type="checkbox"/> Bordering Land Subject to Flooding | <u> </u> | <u> </u> | <u> </u> | <u> </u> |

Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 5 - Order of Conditions
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Provided by MassDEP:
 MassDEP File #:290-1046
 eDEP Transaction #:1126162
 City/Town:SOUTHBOROUGH

| | | | | |
|---|-------------------|-------------------|----------------|----------------|
| | a. square feet | b. square feet | c. square feet | d. square feet |
| Cubic Feet Flood Storage | e. cubic feet | f. cubic feet | g. cubic feet | h. cubic feet |
| 8. <input type="checkbox"/> Isolated Land Subject to Flooding | a. square feet | b. square feet | | |
| Cubic Feet Flood Storage | c. cubic feet | d. cubic feet | e. cubic feet | f. cubic feet |
| 9. <input type="checkbox"/> Riverfront Area | a. total sq. feet | b. total sq. feet | | |
| Sq ft within 100 ft | c. square feet | d. square feet | e. square feet | f. square feet |
| Sq ft between 100-200 ft | g. square feet | h. square feet | i. square feet | j. square feet |

Coastal Resource Area Impacts:

| Resource Area | Proposed Alteration | Permitted Alteration | Proposed Replacement | Permitted Replacement |
|--|--|----------------------|----------------------|-----------------------|
| 10. <input type="checkbox"/> Designated Port Areas | Indicate size under Land Under the Ocean, below | | | |
| 11. <input type="checkbox"/> Land Under the Ocean | a. square feet | b. square feet | | |
| | c. c/y dredged | d. c/y dredged | | |
| 12. <input type="checkbox"/> Barrier Beaches | Indicate size under Coastal Beaches and/or Coastal Dunes below | | | |
| 13. <input type="checkbox"/> Coastal Beaches | a. square feet | b. square feet | c. c/y nourishment | d. c/y nourishment |
| 14. <input type="checkbox"/> Coastal Dunes | a. square feet | b. square feet | c. c/y nourishment | d. c/y nourishment |
| 15. <input type="checkbox"/> Coastal Banks | a. linear feet | b. linear feet | | |
| 16. <input type="checkbox"/> Rocky Intertidal Shores | a. square feet | b. square feet | | |
| 17. <input type="checkbox"/> Salt Marshes | a. square feet | b. square feet | c. square feet | d. square feet |
| 18. <input type="checkbox"/> Land Under Salt Ponds | a. square feet | b. square feet | | |
| | c. c/y dredged | d. c/y dredged | | |
| 19. <input type="checkbox"/> Land Containing Shellfish | a. square feet | b. square feet | c. square feet | d. square feet |

Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
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Provided by MassDEP:
 MassDEP File #:290-1046
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 City/Town:SOUTHBOROUGH

| | | | |
|--|---|-----------------------------|-----------------------------|
| 20. <input type="checkbox"/> Fish Runs | Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above | | |
| | <u> </u> | <u> </u> | <u> </u> |
| | c. c/y dredged | d. c/y dredged | |

| | | |
|--|-----------------------------|-----------------------------|
| 21. <input type="checkbox"/> Land Subject to Coastal Storm Flowage | <u> </u> | <u> </u> |
| | a. square feet | b. square feet |

22.

Restoration/Enhancement (For Approvals Only)
 If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.5.c & d or B.17.c & d above, please entered the additional amount here.

| | |
|-----------------------------|------------------------------|
| <u> </u> | <u> </u> |
| a. square feet of BVW | b. square feet of Salt Marsh |

23.

Streams Crossing(s)
 If the project involves Stream Crossings, please enter the number of new stream crossings/number of replacement stream crossings.

| | |
|-----------------------------------|---|
| <u> </u> | <u> </u> |
| a. number of new stream crossings | b. number of replacement stream crossings |

C. General Conditions Under Massachusetts Wetlands Protection Act

The following conditions are only applicable to Approved projects

1. Failure to comply with all conditions stated herein, and with all related statutes and other regulatory measures, shall be deemed cause to revoke or modify this Order.
2. The Order does not grant any property rights or any exclusive privileges; it does not authorize any injury to private property or invasion of private rights.
3. This Order does not relieve the permittee or any other person of the necessity of complying with all other applicable federal, state, or local statutes, ordinances, bylaws, or regulations.
4. The work authorized hereunder shall be completed within three years from the date of this Order unless either of the following apply:
 - a. the work is a maintenance dredging project as provided for in the Act; or
 - b. the time for completion has been extended to a specified date more than three years, but less than five years, from the date of issuance. If this Order is intended to be valid for more than three years, the extension date and the special circumstances warranting the extended time period are set forth as a special condition in this Order.
5. This Order may be extended by the issuing authority for one or more periods of up to three years each upon application to the issuing authority at least 30 days prior to the expiration date of the Order.
6. If this Order constitutes an Amended Order of Conditions, this Amended Order of Conditions does not exceed the issuance date of the original Final Order of Conditions.
7. Any fill used in connection with this project shall be clean fill. Any fill shall contain no trash, refuse, rubbish, or debris, including but not limited to lumber, bricks, plaster, wire, lath, paper, cardboard, pipe, tires, ashes, refrigerators, motor vehicles, or parts of any of the foregoing.
8. This Order is not final until all administrative appeal periods from this Order have elapsed, or if such an appeal has been taken, until all proceedings before the Department have been completed.

Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 5 - Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File #:290-1046

eDEP Transaction #:1126162

City/Town:SOUTHBOROUGH

9. No work shall be undertaken until the Order has become final and then has been recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land upon which the proposed work is to be done. In the case of the registered land, the Final Order shall also be noted on the Land Court Certificate of Title of the owner of the land upon which the proposed work is done. The recording information shall be submitted to the Conservation Commission on the form at the end of this Order, which form must be stamped by the Registry of Deeds, prior to the commencement of work..
10. A sign shall be displayed at the site not less than two square feet or more than three square feet in size bearing the words,

" Massachusetts Department of Environmental Protection"
[or "MassDEP"]
File Number : "290-1046"

11. Where the Department of Environmental Protection is requested to issue a Superseding Order, the Conservation Commission shall be a party to all agency proceedings and hearings before Mass DEP.
12. Upon completion of the work described herein, the applicant shall submit a Request for Certificate of Compliance (WPA Form 8A) to the Conservation Commission.
13. The work shall conform to the plans and special conditions referenced in this order.
14. Any change to the plans identified in Condition #13 above shall require the applicant to inquire of the Conservation Commission in writing whether the change is significant enough to require the filing of a new Notice of Intent.
15. The Agent or members of the Conservation Commission and the Department of Environmental Protection shall have the right to enter and inspect the area subject to this Order at reasonable hours to evaluate compliance with the conditions stated in this Order, and may require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.
16. This Order of Conditions shall apply to any successor in interest or successor in control of the property subject to this Order and to any contractor or other person performing work conditioned by this Order.
17. Prior to the start of work, and if the project involves work adjacent to a Bordering Vegetated Wetland, the boundary of the wetland in the vicinity of the proposed work area shall be marked by wooden stakes or flagging. Once in place, the wetland boundary markers shall be maintained until a Certificate of Compliance has been issued by the Conservation Commission.
18. All sedimentation barriers shall be maintained in good repair until all disturbed areas have been fully stabilized with vegetation or other means. At no time shall sediments be deposited in a wetland or water body. During construction, the applicant or his/her designee shall inspect the erosion controls on a daily basis and shall remove accumulated sediments as needed. The applicant shall immediately control any erosion problems that occur at the site and shall also immediately notify the Conservation Commission, which reserves the right to require additional erosion and/or damage prevention controls it may deem necessary. Sedimentation barriers shall serve as the limit of work unless another limit of work line has been approved by this Order.

NOTICE OF STORMWATER CONTROL AND MAINTENANCE REQUIREMENTS

19. The work associated with this Order(the "Project") is (1) is not (2) subject to the Massachusetts Stormwater Standards. If the work is subject to Stormwater Standards, then the project is subject to the following conditions;
- a) All work, including site preparation, land disturbance, construction and redevelopment, shall be implemented in accordance with the construction period pollution prevention and erosion and sedimentation control plan and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollutant Discharge Elimination System Construction General Permit as required by Stormwater Standard 8. Construction period

Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 5 - Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File #:290-1046

eDEP Transaction #:1126162

City/Town:SOUTHBOROUGH

erosion, sedimentation and pollution control measures and best management practices (BMPs) shall remain in place until the site is fully stabilized.

- b) No stormwater runoff may be discharged to the post-construction stormwater BMPs unless and until a Registered Professional Engineer provides a Certification that: *i.* all construction period BMPs have been removed or will be removed by a date certain specified in the Certification. For any construction period BMPs intended to be converted to post construction operation for stormwater attenuation, recharge, and/or treatment, the conversion is allowed by the MassDEP Stormwater Handbook BMP specifications and that the BMP has been properly cleaned or prepared for post construction operation, including removal of all construction period sediment trapped in inlet and outlet control structures; *ii.* as-built final construction BMP plans are included, signed and stamped by a Registered Professional Engineer, certifying the site is fully stabilized; *iii.* any illicit discharges to the stormwater management system have been removed, as per the requirements of Stormwater Standard 10; *iv.* all post-construction stormwater BMPs are installed in accordance with the plans (including all planting plans) approved by the issuing authority, and have been inspected to ensure that they are not damaged and that they are in proper working condition; *v.* any vegetation associated with post-construction BMPs is suitably established to withstand erosion.
- c) The landowner is responsible for BMP maintenance until the issuing authority is notified that another party has legally assumed responsibility for BMP maintenance. Prior to requesting a Certificate of Compliance, or Partial Certificate of Compliance, the responsible party (defined in General Condition 19(e)) shall execute and submit to the issuing authority an Operation and Maintenance Compliance Statement ("O&M Statement") for the Stormwater BMPs identifying the party responsible for implementing the stormwater BMP Operation and Maintenance Plan ("O&M Plan") and certifying the following: *i.*) the O&M Plan is complete and will be implemented upon receipt of the Certificate of Compliance, and *ii.*) the future responsible parties shall be notified in writing of their ongoing legal responsibility to operate and maintain the stormwater management BMPs and implement the Stormwater Pollution Prevention Plan.
- d) Post-construction pollution prevention and source control shall be implemented in accordance with the long-term pollution prevention plan section of the approved Stormwater Report and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollutant Discharge Elimination System Multi-Sector General Permit.
- e) Unless and until another party accepts responsibility, the landowner, or owner of any drainage easement, assumes responsibility for maintaining each BMP. To overcome this presumption, the landowner of the property must submit to the issuing authority a legally binding agreement of record, acceptable to the issuing authority, evidencing that another entity has accepted responsibility for maintaining the BMP, and that the proposed responsible party shall be treated as a permittee for purposes of implementing the requirements of Conditions 19(f) through 19(k) with respect to that BMP. Any failure of the proposed responsible party to implement the requirements of Conditions 19(f) through 19(k) with respect to that BMP shall be a violation of the Order of Conditions or Certificate of Compliance. In the case of stormwater BMPs that are serving more than one lot, the legally binding agreement shall also identify the lots that will be serviced by the stormwater BMPs. A plan and easement deed that grants the responsible party access to perform the required operation and maintenance must be submitted along with the legally binding agreement.
- f) The responsible party shall operate and maintain all stormwater BMPs in accordance with the design plans, the O&M Plan, and the requirements of the Massachusetts Stormwater Handbook.
- g) The responsible party shall:
 - 1. Maintain an operation and maintenance log for the last three (3) consecutive calendar years of inspections, repairs, maintenance and/or replacement of the stormwater management system or any part thereof, and disposal (for disposal the log shall indicate the type of material and the disposal location);
 - 2. Make the maintenance log available to MassDEP and the Conservation Commission ("Commission")

Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 5 - Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File #:290-1046

eDEP Transaction #:1126162

City/Town:SOUTHBOROUGH

upon request; and

3. Allow members and agents of the MassDEP and the Commission to enter and inspect the site to evaluate and ensure that the responsible party is in compliance with the requirements for each BMP established in the O&M Plan approved by the issuing authority.

- h) All sediment or other contaminants removed from stormwater BMPs shall be disposed of in accordance with all applicable federal, state, and local laws and regulations.
- i) Illicit discharges to the stormwater management system as defined in 310 CMR 10.04 are prohibited.
- j) The stormwater management system approved in the Order of Conditions shall not be changed without the prior written approval of the issuing authority.
- k) Areas designated as qualifying pervious areas for the purpose of the Low Impact Site Design Credit (as defined in the MassDEP Stormwater Handbook, Volume 3, Chapter 1, Low Impact Development Site Design Credits) shall not be altered without the prior written approval of the issuing authority.
- l) Access for maintenance, repair, and/or replacement of BMPs shall not be withheld. Any fencing constructed around stormwater BMPs shall include access gates and shall be at least six inches above grade to allow for wildlife passage.

Special Conditions:

PLEASE SEE ATTACHED.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 5 - Order of Conditions
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File #:290-1046
eDEP Transaction #:1126162
City/Town:SOUTHBOROUGH

D. Findings Under Municipal Wetlands Bylaw or Ordinance

1. Is a municipal wetlands bylaw or ordinance applicable? Yes No

2. The Conservation Commission hereby (check one that applies):

a. DENIES the proposed work which cannot be conditioned to meet the standards set forth in a municipal ordinance or bylaw specifically:

1. Municipal Ordinance or Bylaw _____

2. Citation _____

Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides measures which are adequate to meet these standards, and a final Order or Conditions is issued. Which are necessary to comply with a municipal ordinance or bylaw:

b. APPROVES the proposed work, subject to the following additional conditions.

1. Municipal Ordinance or Bylaw SOUTHBOROUGH WETLANDS BYLAW

2. Citation GEN'L PERF. STDS. 3.2.3

3. The Commission orders that all work shall be performed in accordance with the following conditions and with the Notice of Intent referenced above. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, the conditions shall control.

The special conditions relating to municipal ordinance or bylaw are as follows:
PLEASE SEE ATTACHED.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 5 - Order of Conditions
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File #:290-1046
eDEP Transaction #:1126162
City/Town:SOUTHBOROUGH

E. Signatures

This Order is valid for three years from the date of issuance, unless otherwise specified pursuant to General Condition #4. If this is an Amended Order of Conditions, the Amended Order expires on the same date as the original Order of Conditions.

8/2/2019
1. Date of Original Order

Please indicate the number of members who will sign this form. This Order must be signed by a majority of the Conservation Commission.

7
2. Number of Signers

The Order must be mailed by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate Department of Environmental Protection Regional Office, if not filing electronically, and the property owner, if different from applicant.

Signatures:

Sheri Widdiss

Mark S. Possemato

Benjamin Smith

Russell S. Gregory, Jr.

Judith Watson

Carl C. Guyer

Jeffrey Peet

by hand delivery on

by certified mail, return receipt requested, on

Date

Date

F. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate MassDEP Regional Office to issue a Superseding Order of Conditions. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Any appellants seeking to appeal the Department's Superseding Order associated with this appeal will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order, or providing written information to the Department prior to issuance of a Superseding Order.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 5 – Order of Conditions
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
 290-1046
 MassDEP File #
 1126162
 eDEP Transaction #
 Southborough
 City/Town

E. Signatures

This Order is valid for three years, unless otherwise specified as a special condition pursuant to General Conditions #4, from the date of issuance.

8-2-2019

1. Date of Issuance

Please indicate the number of members who will sign this form.

7

This Order must be signed by a majority of the Conservation Commission.

2. Number of Signers

The Order must be mailed by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate Department of Environmental Protection Regional Office, if not filing electronically, and the property owner, if different from applicant.

Signatures

[Signature]
 Marco S. Possentato (Chair)
[Signature]
 Russell S. Gregory, Jr.
[Signature]
 Carl C. Guyer

[Signature]
 Sheri Widdiss
[Signature]
 Benjamin Smith
[Signature]
 Judith Watson
[Signature]
 Jeffrey Peet

by hand delivery on
August 2, 2019
 Date

by certified mail, return receipt requested, on

 Date

F. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate MassDEP Regional Office to issue a Superseding Order of Conditions. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Any appellants seeking to appeal the Department's Superseding Order associated with this appeal will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order, or providing written information to the Department prior to issuance of a Superseding Order.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40), and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal ordinance or bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.

Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 5 - Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File #:290-1046

eDEP Transaction #:1126162

City/Town:SOUTHBOROUGH

(M.G.L. c. 131, § 40), and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal ordinance or bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.

G. Recording Information

This Order of Conditions must be recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land subject to the Order. In the case of registered land, this Order shall also be noted on the Land Court Certificate of Title of the owner of the land subject to the Order of Conditions. The recording information on this page shall be submitted to the Conservation Commission listed below.

SOUTHBOROUGH

Conservation Commission

Detach on dotted line, have stamped by the Registry of Deeds and submit to the Conservation Commission.

To:

SOUTHBOROUGH

Conservation Commission

Please be advised that the Order of Conditions for the Project at:

118 120 TURNPIKE ROAD

Project Location

290-1046

MassDEP File Number

Has been recorded at the Registry of Deeds of:

County

Book

Page

for:

Property Owner STEVEN COX

and has been noted in the chain of title of the affected property in:

Book

Page

In accordance with the Order of Conditions issued on:

Date

If recorded land, the instrument number identifying this transaction is:

Instrument Number

If registered land, the document number identifying this transaction is:

Document Number

Massachusetts Department of Environmental
Protection
Bureau of Resource Protection - Wetlands
WPA Form 5 - Order of Conditions
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File #:290-1046
eDEP Transaction #:1126162
City/Town:SOUTHBOROUGH

Signature of Applicant

Rev. 4/1/2010

**Additional Special Conditions
CURO Southborough
118-120 Turnpike Road
Map 37, Lot 118-4 & 120-4**

FINDINGS OF FACT:

1. The proposed project is construction of a parking garage and associated parking lot and usable patio area (benches, fire pit, tree wells, and planter boxes).
2. This application was submitted in conjunction with a Stormwater Management Permit (FY19-8)
3. Based on GIS mapping, the wetland resources on the site have a hydrologic connection to the Sudbury Reservoir. As such, these wetlands/watercourses would be considered a tributary to a Class A Public Water Supply and an Outstanding Resource Water – Reservoir No. 3 (Framingham), as defined under 314 CMR 4.00 et seq.
4. The most current MassGIS dataset (August 1, 2017) indicates that there is no mapped Estimated Habitat of Rare Wildlife, Priority Habitat of Rare Species, or Certified Vernal Pools within the project site or immediate vicinity.
5. The wetland boundaries depicted on the approved plan set were found to be accurate per the peer review done by Lucas Environmental.
6. Erosion controls consist of 12” straw wattles and silt fence.
7. Work is being conducted within 20’ of the existing detention area, but is within previously developed area.
8. 6.4 acres of southern parcel is to be protected with a Conservation Restriction or donated to the Town of Southborough and is contiguous to Breakneck Hill conservation land.
9. The total amount of disturbed area within buffer zone will be 13,400 square feet.
10. During previous application under DEP#290-1031 (which was withdrawn without prejudice) Lucas Environmental reviewed and found the wetland boundaries to be accurate. No additional review of the wetland boundaries has been completed under this filing.
11. Documents submitted:
 - a. WPA Form 3 (Notice of Intent application) and supporting materials for the project at 118-120 Turnpike Road
 - b. Site Plan (6 sheets) entitled “Southborough Office Park, 118-120 Turnpike Road, Parking Garage Plan”; prepared by Connorstone Engineering, Inc.; stamped by Vito Colonna No. 47635; final revision dated July 24, 2019.
 - i. Sheet 1: Cover Sheet/Locus
 - ii. Sheet 2: Compiled Existing Conditions Plan
 - iii. Sheet 3: Proposed Site Plan
 - iv. Sheet 4: Proposed Plaza Plan
 - v. Sheet 5: Erosion Control Plan
 - vi. Sheet 6: Parking Plan Details
 - c. Landscaping Plan (2 sheets) titled “Planting Plan” prepared by Michael D’Angelo landscape architecture.; stamped by Michael D’Angelo; final revision dated July 24, 2019.
 - d. Photometric Calculations (1 sheet) titled “Photometric Calculations & Schedules” prepared by SK & Associates; final revision dated July 24, 2019.

**Additional Special Conditions
CURO Southborough
118-120 Turnpike Road
Map 37, Lot 118-4 & 120-4**

FINDINGS OF FACT UNDER THE SOUTHBOROUGH WETLANDS BYLAW AND REGULATIONS:

1. Same as above.

GENERAL & PRE-CONSTRUCTION CONDITIONS:

SC#1. The findings of fact are incorporated as a special condition and given equal status as a special condition of this Order.

SC#2. All work shall be done in accordance with the final approved plan: "Map 10 Parcel 18 Site Development Plan" prepared Engineering Design Consultants, Inc., stamped by Walter Lewinski last revised May 23, 2019 and edited at the June 20, 2019 meeting.

SC#3. Except where modified by the following special conditions, all work shall be performed in accordance with the plans and the Notice of Intent referenced above. Where a conflict exists between the referenced plans and these conditions, the conditions shall govern.

SC#4. Written notification of the construction start date is required to be submitted a minimum of 72 hours in advance.

SC#5. The Site Contractor shall be required to complete a **Contractor Affidavit of Service** and submit it to the Southborough Conservation Commission (SCC) office at least 72 hours prior to the pre-construction meeting.

SC#6. A pre-construction on-site meeting with SCC staff and/or representative, project supervisor, Site Contractor responsible for the work, or other relevant parties identified by the Applicant or the SCC is required prior to any work commencing on the site other than the installation of erosion controls. Erosion and sedimentation controls, and DEP File # signage will be inspected at this time. All required additional documentation (if any) shall be submitted in advance of this meeting being scheduled.

Please contact the SCC office at 508-281-8984 to arrange for the pre-construction meeting at least seventy-two (72) hours prior in advance. The meeting shall:

- a) Ensure that the requirements of the Order of Conditions are understood.
- b) Check administrative requirements (DEP file number sign, contact info. etc.).
- c) Inspect, adjust and expand, if necessary, the erosion control devices, installation and line.

SC#7. Only certified "**weed-free and invasive-free**" erosion control devices shall be installed to control erosion and sedimentation on the site as shown on the plans. In addition, a sign

**Additional Special Conditions
CURO Southborough
118-120 Turnpike Road
Map 37, Lot 118-4 & 120-4**

showing the DEP File # shall be posted in a visible location on the site as specified in the standard conditions.

SC#8. The Applicant shall provide the Conservation Agent with the name and telephone number in writing of the person designated as the emergency contact for all construction activities who will be immediately responsible for supervision of all work on the project site, and compliance with this Order of Conditions. The Applicant shall provide notification to the Conservation Administrator within 48 hours in the event that the contractor, emergency contact, or site supervisor has changed.

SC#9. The SCC reserves the right to require additional conditions if deemed necessary to protect resource areas and interests as defined in MGL Chapter 131 section 40 (310 CMR 10.00) or regulations promulgated thereunder after written notice to the Applicant and a legally advertised public hearing, conducted in accordance with applicable law.

SC#10. If unforeseen problems occur during construction which may affect the statutory interests of the Wetlands Protection Act, the bylaw or regulations promulgated thereunder, the SCC shall immediately be notified, and an immediate meeting shall be held between the SCC or its agent, the applicant, and other concerned parties to determine the correct measures to be employed. The Applicant shall then act to correct the problems using the corrective measures agreed upon. Subsequent to resolution, the activity and resulting actions shall be documented in writing. Absent good faith efforts by the Applicant to implement any such corrective measures, failure to comply with this Order of Conditions may constitute sufficient ground for the SCC to order all work to cease until compliance is achieved.

SC#11. It is the responsibility of the Applicant to complete any review required by all agencies with jurisdiction over the activity that is the subject of this Order of Conditions, and to procure all required permits or approvals before any work commenced to the extent such permits or approvals are required to execute the work in question.

SC#12. Members and agents of the SCC shall have the right to enter and inspect the premises to evaluate and ensure compliance with the conditions and performance standards stated in this Order, the Act, and 310 CMR 10.00, and may acquire any information, measurements, photographs, observations, and/or materials or may require the submittal of any data or information deemed necessary by the SCC for that evaluation.

SC#13. Any change made or intended to be made in the plans, shall require the Applicant to file a new Notice of Intent or to inquire of the SCC in writing whether the change is substantial enough to require a new filing or request an Amendment to the Order of Conditions.

SC#14. This Order shall apply to every successor in control or successor in interest of the property described in the Notice of Intent and accompanying plans, or part thereof. In the event of this land or any part thereof changing ownership before or during construction, the current

**Additional Special Conditions
CURO Southborough
118-120 Turnpike Road
Map 37, Lot 118-4 & 120-4**

owner shall notify the new owner prior to the transfer of ownership by registered mail of this Order and shall forward proof of this notification to the SCC.

SC#15. This Order and a copy of approved drawings and plans referenced in this Order shall be available at the project site at all times for easy reference.

SC#16. This Order of Conditions shall be included in all construction contracts and subcontracts dealing with the work proposed and shall supersede other contract requirements.

DURING CONSTRUCTION:

SC#17. An adequate reserve of erosion control materials shall be on site at all times for emergency or routine replacement.

SC#18. Erosion controls shall be inspected daily (by the project engineer, landscape architect, site contractor, or other professional deemed qualified by the Conservation Administrator) and maintained or reinforced if necessary, during construction. After any storm event, any accumulated silt adjacent to the barriers shall be removed. The erosion control barrier shall remain in proper functioning condition until all disturbed areas have been stabilized with an adequate vegetative cover, after which the stakes shall be removed by permission of the SCC, and the silt fencing shall be completely removed and disposed of lawfully.

SC#19. The limit of work shall be strictly adhered to, and no activity shall occur within the 20-foot No Disturb Area, unless prior approval was granted by the SCC.

SC#20. If dewatering is necessary during construction, notification shall be made to the SCC to allow for the inspection and approval of the setup. Any water from the project work areas shall be effectively filtered or settled to remove silt and turbidity by employing Best Management Practices (BMPs) prior to discharging to any resource area. All areas where dewatering hoses are discharged shall be protected so as not to cause erosion.

SC#21. No plants listed on the latest Massachusetts Department of Agricultural Resources Prohibited Plant List may be brought onto or planted anywhere on the property.

SC#22. Erosion control matting or other methods of erosion control shall be installed on disturbed areas if necessary, as may be authorized by Agents or Members of the SCC.

SC#23. Notification to the SCC shall be required when site work ceases for any length of time greater than 14 days.

SC#24. Stabilization measures are required to be initiated immediately in portions of the site where earth-disturbing activities have permanently or temporarily ceased. Earth-disturbing activities have permanently ceased when clearing and excavation within any area of the

**Additional Special Conditions
CURO Southborough
118-120 Turnpike Road
Map 37, Lot 118-4 & 120-4**

construction site that will not include permanent structures has been completed. Earth-disturbing activities have temporarily ceased when clearing, grading, and excavation within any area of the site that will not include permanent structures will not resume (i.e. the land will be idle) for a period of fourteen (14) or more calendar days, but such activities will resume in the future.

SC#25. In no case, shall more than one (1) day pass without initiating stabilization measures in portions of the site where construction activities have temporarily or permanently ceased. Any of the following activities constitute the initiation of stabilization: Prepping the soil for vegetative or non-vegetative stabilization; Applying mulch or other non-vegetative product to the exposed area; Seeding or planting the exposed area; Starting any of the preceding stabilization activities on a portion of the area to be stabilized, but not on the entire area; and Finalizing arrangements to have stabilization product fully installed in compliance with the applicable deadline for completing stabilization as described below.

SC#26. Any stockpiles of materials, soils, or other erodible material that are expected to remain inactive for more than fourteen (14) days must also be stabilized by one of the aforementioned methods. All stockpiles shall also be surrounded by silt fence or other temporary perimeter sediment barrier and checked daily for evidence of migration of materials.

SC#27. As soon as is practicable, but no later than fourteen (14) calendar days after the initiation of soil stabilization measures, stabilization activities shall be completed as follows: For vegetative stabilization, all activities necessary to initially seed or plant the area to be stabilized, including, but not limited to, soil conditioning, application of seed or sod, planting of seedlings or other vegetation, application of fertilizer, and watering as needed; For non-vegetative stabilization, the installation or application of all such non-vegetative measures.

SC#28. Exceptions to the deadlines for initiating and completing stabilization activities may be granted by the SCC in cases of drought or when circumstances beyond the control of the Contractor cause delays.

SC#29. All debris, fill, and excavated material shall be stockpiled far enough away from designated wetlands, and at a location to prevent sediment from surface runoff entering wetlands. At no time, shall any debris or other material be buried or disposed of within that line marked on the plan as wetland.

SC#30. Stockpiles of soils, aggregate, or any other unconsolidated construction materials permitted by this order within 100-foot buffer zones shall be covered with tarpaulins when not being worked with. Stockpiles in place for greater than twenty-four (24) hours shall be ringed with erosion control devices and covered by properly secured tarpaulins at the close of each workday. The areas of construction shall remain in a stable condition at the close of each construction day.

**Additional Special Conditions
CURO Southborough
118-120 Turnpike Road
Map 37, Lot 118-4 & 120-4**

SC#31. Measures to prevent and control erosion of soil at the site shall be implemented and maintained until the site is permanently stabilized. Erosion and siltation of soils must be prevented at all times by an effective control device.

SC#32. Should any erosion or sedimentation control measures fail; immediate attention will be given by the Applicant or representative to correcting the failure and to rectify any adverse impact from the failure, for example, by the removal of any silt or debris that any have bypassed the control measure. The SCC must be notified within 24 hours of the failure.

SC#33. Any damage caused as a result of this project to any wetland resource areas, shall be the responsibility of the Applicant to promptly repair, restore, and/or replace. Sedimentation or erosion into these areas shall be considered damage to wetland resource areas. If sediment reaches these areas, the SCC shall be contacted and a plan for abatement of the problem and proposed restoration and/or mitigation measures shall be submitted for approval and implementation.

SC#34. The SCC reserves the right to impose additional conditions on portions of this project to mitigate any impacts which are the result of the failure of the applicant to undertake the work in accordance with this Order and which, without the imposition of such additional conditions, are likely to result in site erosion or a noticeable degradation of surface water quality discharging from the site.

SC#35. Material of construction and equipment shall be stored in a manner and location that will minimize the compaction of soils and the concentration of runoff.

SC#36. All waste products, grubbed stumps, slash, construction materials, etc. which result from the project shall be properly disposed of in accordance with applicable regulations and shall not be incorporated into the project site construction with the exceptions of the reduction of stumps and slash to mulch, and the use of inert materials such as pulverized or broken asphalt, brick or concrete as fill or subbase below pavement.

SC#37. Used petroleum products resulting from the maintenance of construction equipment and construction debris shall be collected and disposed of off-site in accordance with applicable regulations. No on-site disposal of these items is allowed.

SC#38. Servicing of equipment, (fueling, changing, adding or applying lubricants or hydraulic fluids) must be done outside the 100-Foot Buffer Zone (BZ). Equipment must be maintained to prevent leakage or discharge of pollutants. Cement trucks shall not be washed out within the BZ or into any drainage system. Overnight storage of equipment must be a minimum of fifty (50) feet from the wetland boundary.

POST CONSTRUCTION AND ONGOING CONDITIONS:

**Additional Special Conditions
CURO Southborough
118-120 Turnpike Road
Map 37, Lot 118-4 & 120-4**

SC#39. Erosion controls shall not be removed without prior consent from the SCC to ensure the site is stable.

SC#40. Stabilized slopes shall be maintained as designed and constructed by the property owner of record.

SC#41. If an Extension to the Order of Conditions (“OOC”) is being sought, a written request must be received at the SCC office at least thirty (30) days in advance of the expiration date of the OOC. The written request shall include an explanation as to why an extension is needed, and the length of time the extension is being sought for (no more than 3 years). Failure to submit an Extension request in accordance with the requirements of this Special Condition shall be grounds for denial of the request.

SC#42. In order for a project to be released from an Order of Conditions, a request for a Certificate of Compliance is required in writing.

SC#43. Prior to requesting a Certificate of Compliance, the engineer of record shall certify that all cut materials used on site or disposed of off-site, was disposed of in accordance with MassDEP and/or all federal and local regulations.

SC#44. Upon completion of construction, all work regulated by this Order, and final stabilization, the Applicant/owner shall submit the following to request a Certificate of Compliance from the SCC:

- a) Two (2) copies of a completed request for Certificate of Compliance form (WPA Form 8A) and a check in the appropriate amount made out to the “Town of Southborough”.
- b) Two (2) copies of a stamped “As-Built” plan depicting post construction conditions on the work site, prepared by a professional engineer or land surveyor certifying that the site has been developed in accordance with the conditions of this Order, and showing in detail the exact location of all structures and the topography of the finished grades of the site, along with a letter from a registered professional engineer certifying compliance of the property with this Order of Conditions and detailing any deviations from the approved plans and their potential effect on the project. A statement that the work is in “substantial compliance” with no detailing of the deviations shall not be accepted.
- c) A PDF file sent electronically to the Conservation Agent of all items detailed above.

SC#45. Any siltation barrier (silt fence) shall be removed and disposed of lawfully before a Certificate of Compliance will be issued, once the site has been completely stabilized and the SCC has given permission to do so. All other erosion control devices, such as straw bales, straw

**Additional Special Conditions
CURO Southborough
118-120 Turnpike Road
Map 37, Lot 118-4 & 120-4**

wattles, compost filter socks, silt sacks, etc. may be removed once permission is sought from and given by the SCC.

SC#46. Dumping Prohibited: There shall be no dumping of leaves, grass clippings, brush or other debris into any wetland resource area (including the 100-Foot Buffer Zone). Landscaping debris shall be removed from the site and disposed of in a legal fashion. This condition shall survive the expiration of this Order and shall be included as a continuing condition on the Certificate of Compliance.

SC#47. No synthetic pesticides or herbicides may be applied within wetland buffer zones on the site. This condition shall survive the expiration of this Order and shall be included as a continuing condition on the Certificate of Compliance.

SC#48. Landscape Plantings: No plants listed on the latest Massachusetts Department of Agricultural Resources Prohibited Plant List may be brought onto or planted anywhere on the property. This condition shall survive the expiration of the Order and shall be included as a continuing condition on the Certificate of Compliance.

SC#49. Additional Alteration Prohibited: There shall be no additional alterations of areas under SCC jurisdiction without the required review and permit(s). This condition shall survive the expiration of the Order and shall be included as a continuing condition on the Certificate of Compliance.

SC#50. An As-Built plan shall be submitted with the Request for Certificate of Compliance application that shows the location of the re-flagged wetland line, and the 20-Foot No Disturb Zone boundary markers installed off of the re-flagged wetland line.

#

Attachment G: Approved Plans, DEP #290-1046

GENERAL NOTES:

- PROPERTY LINES SHOWN ARE BASED UPON EXISTING PLANS AND DEEDS OF RECORD THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY.
- WETLAND DELINEATION WAS PERFORMED BY THREE OAKS CONSULTING, LLC. ON MAY 15, 2018 AND FIELD LOCATED BY CONNORSTONE ENGINEERING, INC.
- APPLICANT AND OWNER: CURO SOUTHBOROUGH LLC, 515 MADISON AVE. NEW YORK, NY
- 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.
- 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

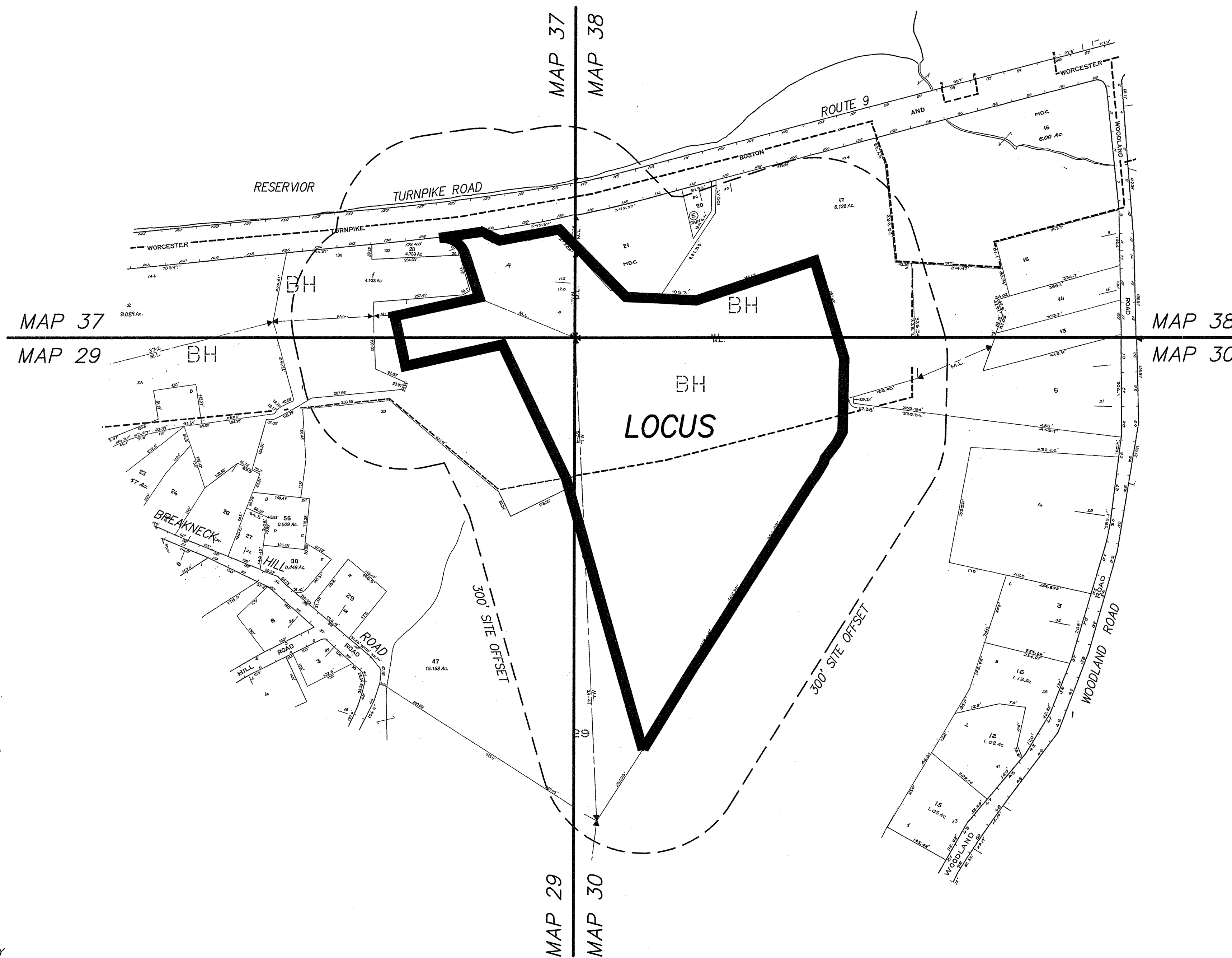
LOT AREA TABULATION

- TABULATION OF LOT AREAS
- TOTAL AREA = 20.49± ACRES (892,670± S.F.)
 - TOTAL UPLAND AREA = 18.6± ACRES (810,520± S.F.)
 - TOTAL WETLAND AREA = 1.89± ACRES (82,150± S.F.)
 - EXISTING IMPERVIOUS ON-SITE = 7.02± ACRES (306,160± S.F.)
 - PROPOSED NEW IMPERVIOUS ON-SITE = 7.15± ACRES (312,915± S.F.)
 - TOTAL OPEN SPACE/PERVIOUS AREA = 13.3± ACRES (579,755± S.F.)
 - TOTAL UNDISTURBED AREA = 11.28± ACRES (491,627± S.F.)

CONSTRUCTION NOTES:

- 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.
- 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.
- THE LAYOUT AND INSTALLATION OF ELECTRIC, GAS, TELEPHONE AND CATV UTILITY CONNECTIONS AND SERVICES SHALL IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, TO KEEP ACCURATE AS-BUILT MEASUREMENTS / RECORDS OF ALL UNDERGROUND OR CONCEALED WORK.
- 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.
- 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.
- 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.
- ALL RAMP, 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).
- 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.
- 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 HYDROSEEDING METHODS INCLUDING TACKIFIER.
- AT A MINIMUM THE FOLLOWING INSPECTIONS SHALL BE REQUIRED BY THE CONSERVATION COMMISSION, OR ITS DESIGNEE:
 - INITIAL SITE INSPECTION: PRIOR TO APPROVAL OF ANY PLAN;
 - EROSION CONTROL INSPECTION: TO ENSURE EROSION CONTROL PRACTICES ARE IN ACCORDANCE WITH THE FILED PLAN, AND
 - 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.
 - FINAL INSPECTION TO CONFIRM AS-BUILT FEATURES.

SOUTHBOROUGH OFFICE PARK 118-120 TURNPIKE ROAD PARKING GARAGE PLAN

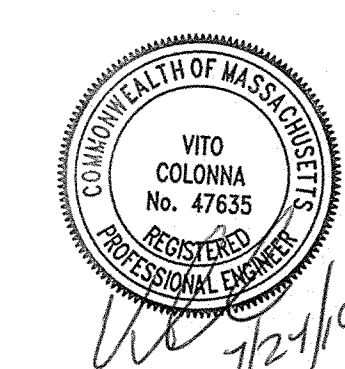


LOCUS MAP

SCALE: 1"=200'

ABUTTERS LIST

| | | |
|--------------------------------------|---|--------------|
| 132 TURNPIKE ROAD 37-0000-028-0 | 132 TURNPIKE ROAD LLC 259 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 | 25209-304 |
| BOSTON TURNPIKE 38-0000-018-0 | 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 | 24649-89 |
| 112 TURNPIKE ROAD 38-0000-020-0 | SOUTHBOROUGH TOWN OF PUMP HOUSE 1530 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 | 6996-313 |
| 134 TURNPIKE ROAD 29-0000-047-0 | 134 TURNPIKE LLC C/O CAPITAL GROUP PROPERTIES 259 TURNPIKE ROAD, SUITE 100 SOUTHBOROUGH, MA 01772 | 39340-85 |
| BREAKNECK HILL ROAD 29-0000-028-0 | THE INHABITANTS OF THE TOWN OF SOUTHBOROUGH MASS CORP 110 MAIN STREET SOUTHBOROUGH, MA 01772 | 40821-250 |
| 21 WOODLAND ROAD 30-0000-005-0 | ESTELLA, EDWARD D AND LORRAINE M | C8862/D38188 |
| 136 TURNPIKE ROAD 37-0000-091-0 | 136 TURNPIKE ROAD LLC 259 TURNPIKE ROAD SUITE 100 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 | |



OWNER & APPLICANT:
CURO SOUTHBOROUGH, LLC
515 MADISON AVENUE
NEW YORK, NY

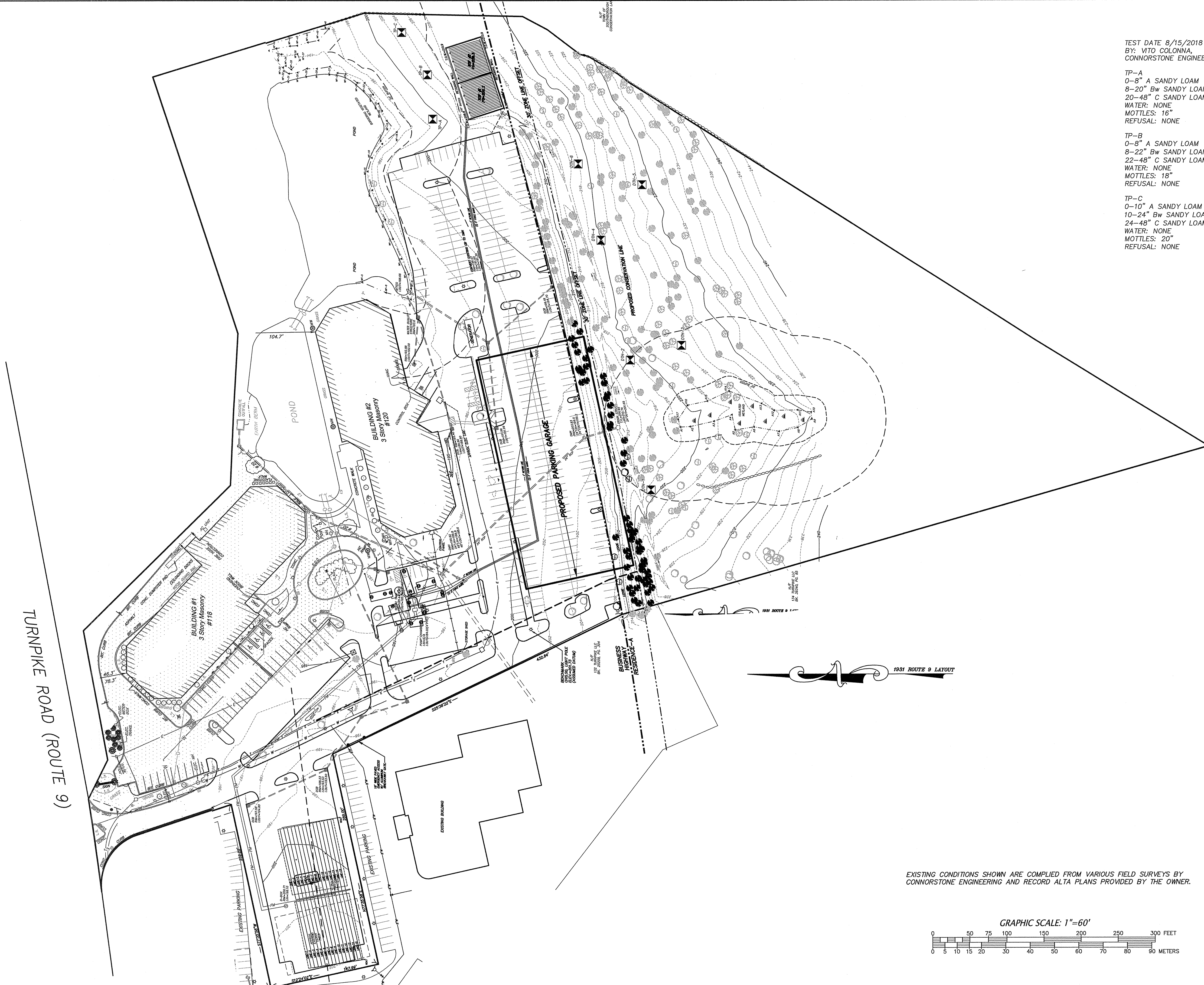
CONNORSTONE ENGINEERING INC.
CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-393-9727 FAX: 508-393-5242

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

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 |

| | |
|----------------------|-----------------------------|
| 7/24/2019 | PLANNING BOARD COMMENTS |
| 6/26/2019 | PEER REVIEW COMMENTS (P.B.) |
| 5/16/2019 | PEER REVIEW COMMENTS |
| REVISED: | DESCRIPTION: |
| DRAWN BY: REM | CHECK BY: VC |
| DATE: APRIL 12, 2019 | |
| SCALE: 1"=40' | SHEET 1 OF 6 |



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"

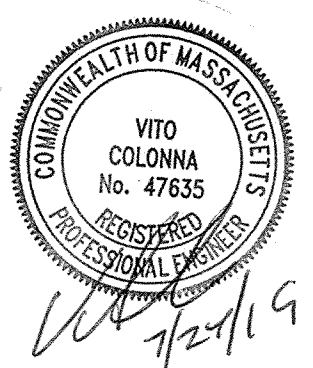
DTH-2
 0-8" A SANDY LOAM 10YR 3/2
 8-40" Bw SANDY LOAM 10YR5/6
 40-68" C SANDY LOAM 2.5Y5/4
 WATER: NONE
 MOTTLES: 48"
 REFUSAL 68"

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

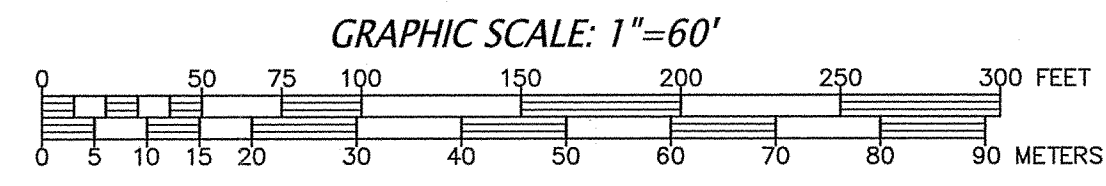


OWNER & APPLICANT:
 CURO SOUTHBOROUGH, LLC
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 NEW YORK, NY

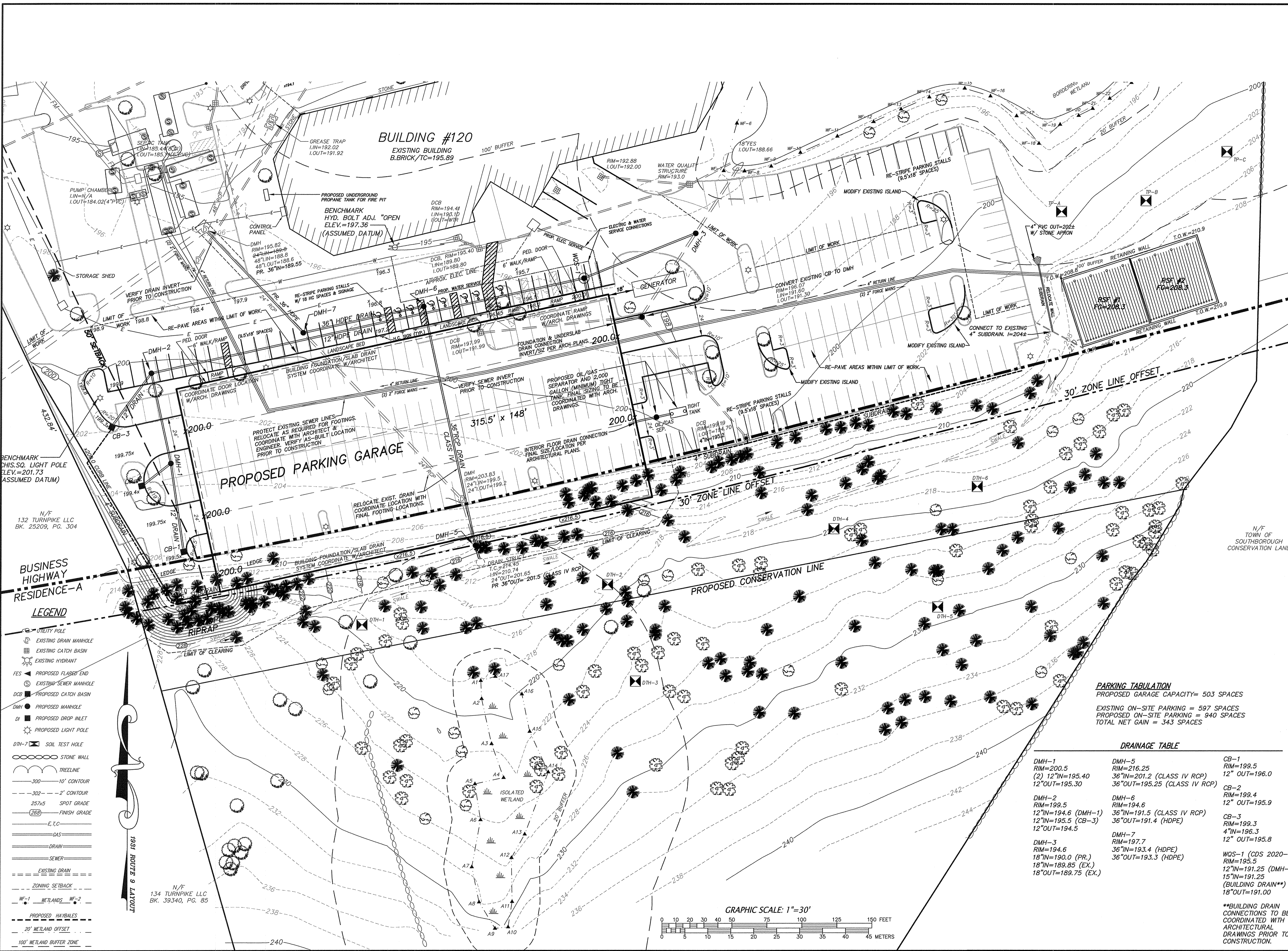
CONNORSTONE ENGINEERING INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 10 SOUTHWEST CUTOFF, SUITE 7
 NORTHBOROUGH, MASSACHUSETTS 01532
 PHONE: 508-393-9727 FAX: 508-393-5242

COMPILED EXISTING
 CONDITIONS PLAN
 FOR
 ACCESSORY PARKING GARAGE
 SOUTHBOROUGH, MA

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



| | |
|----------------------|-----------------------------|
| 7/24/2019 | PLANNING BOARD COMMENTS |
| 6/26/2019 | PEER REVIEW COMMENTS (P.B.) |
| 5/16/2019 | PEER REVIEW COMMENTS |
| REVISED: | DESCRIPTION: |
| DRAWN BY: REM | CHECK BY: VC |
| DATE: APRIL 12, 2019 | |
| SCALE: 1"=40' | SHEET 2 OF 6. |

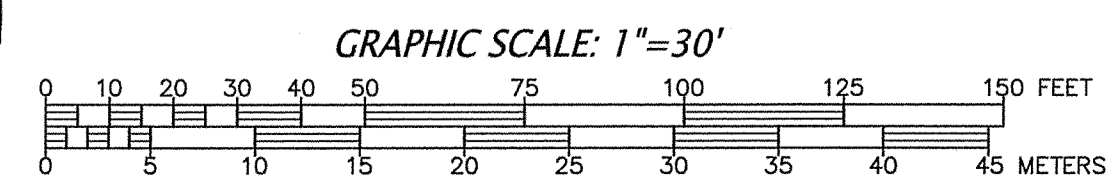


LEGEND

- 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-7 - SOIL TEST HOLE
- STONE WALL
- TREELINE
- 300' - 10' CONTOUR
- 302' - 2' CONTOUR
- 257.5' SPOT GRADE
- 266' FINISH GRADE
- E.T.C.
- GAS
- DRAIN
- SEWER
- EXISTING DRAIN
- ZONING SETBACK
- WF-1 WETLANDS WF-2
- PROPOSED HAYBALES
- 20' WETLAND OFFSET
- 100' WETLAND BUFFER ZONE



N/F
134 TURNPIKE LLC
BK. 39340, PG. 85



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.

OWNER & APPLICANT:
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NEW YORK, NY

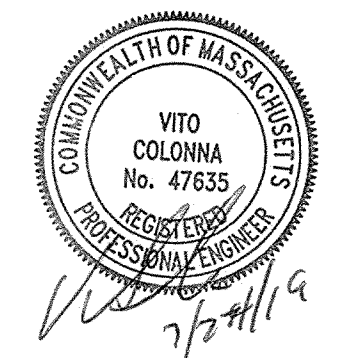
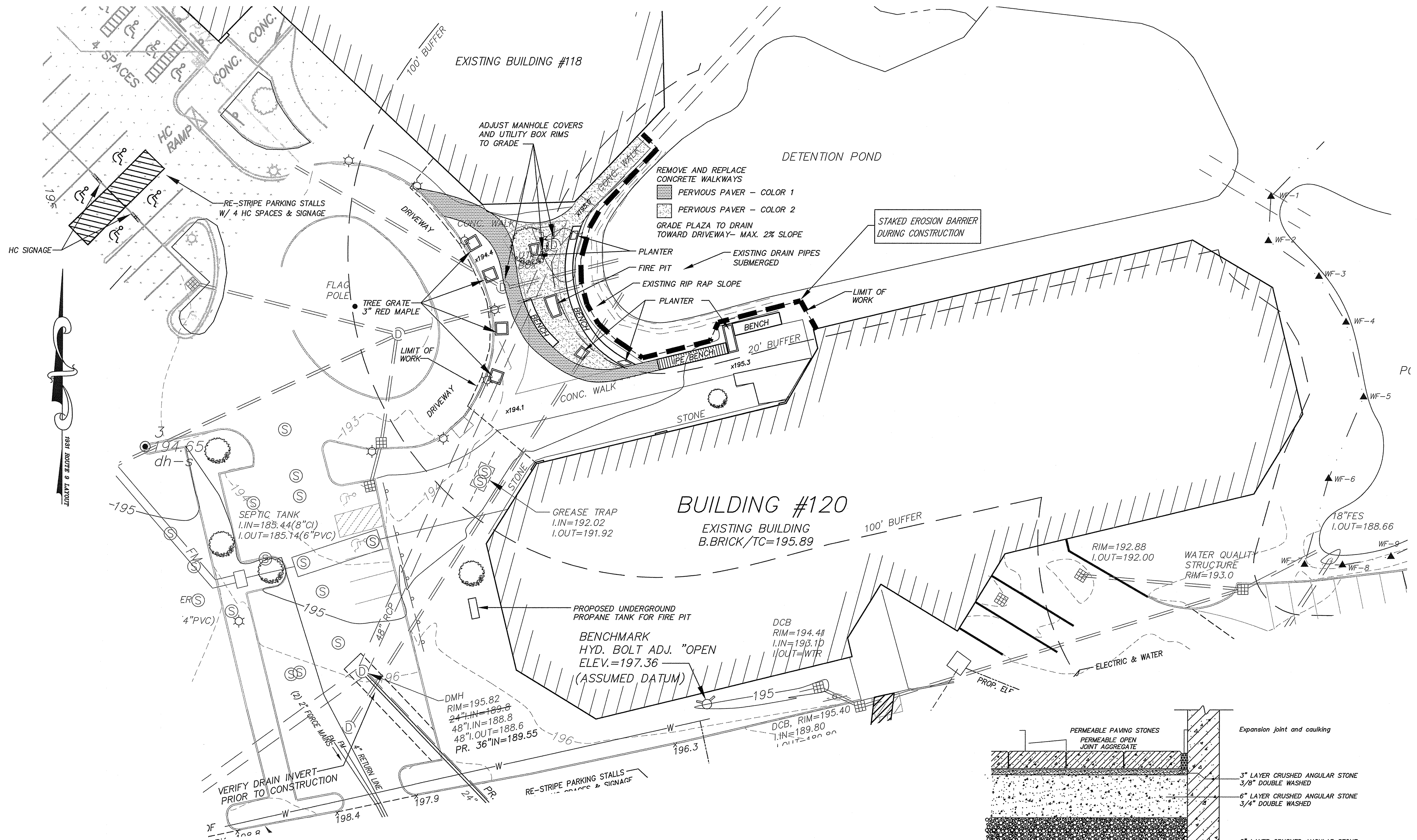
CONNORSTONE ENGINEERING INC.
CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-393-9727 FAX: 508-393-5242

PROPOSED SITE PLAN OF ACCESSORY PARKING GARAGE IN SOUTHBOROUGH, MA

| | |
|----------------------|-----------------------------|
| 7/24/2019 | PLANNING BOARD COMMENTS |
| 6/26/2019 | PEER REVIEW COMMENTS (P.B.) |
| 5/16/2019 | PEER REVIEW COMMENTS |
| REVISED: | DESCRIPTION: |
| DRAWN BY: REM | CHECK BY: VC |
| DATE: APRIL 12, 2019 | |
| SCALE: 1"=30' | SHEET 3 OF 6 |



N/F
TOWN OF SOUTHBOROUGH
CONSERVATION LAND

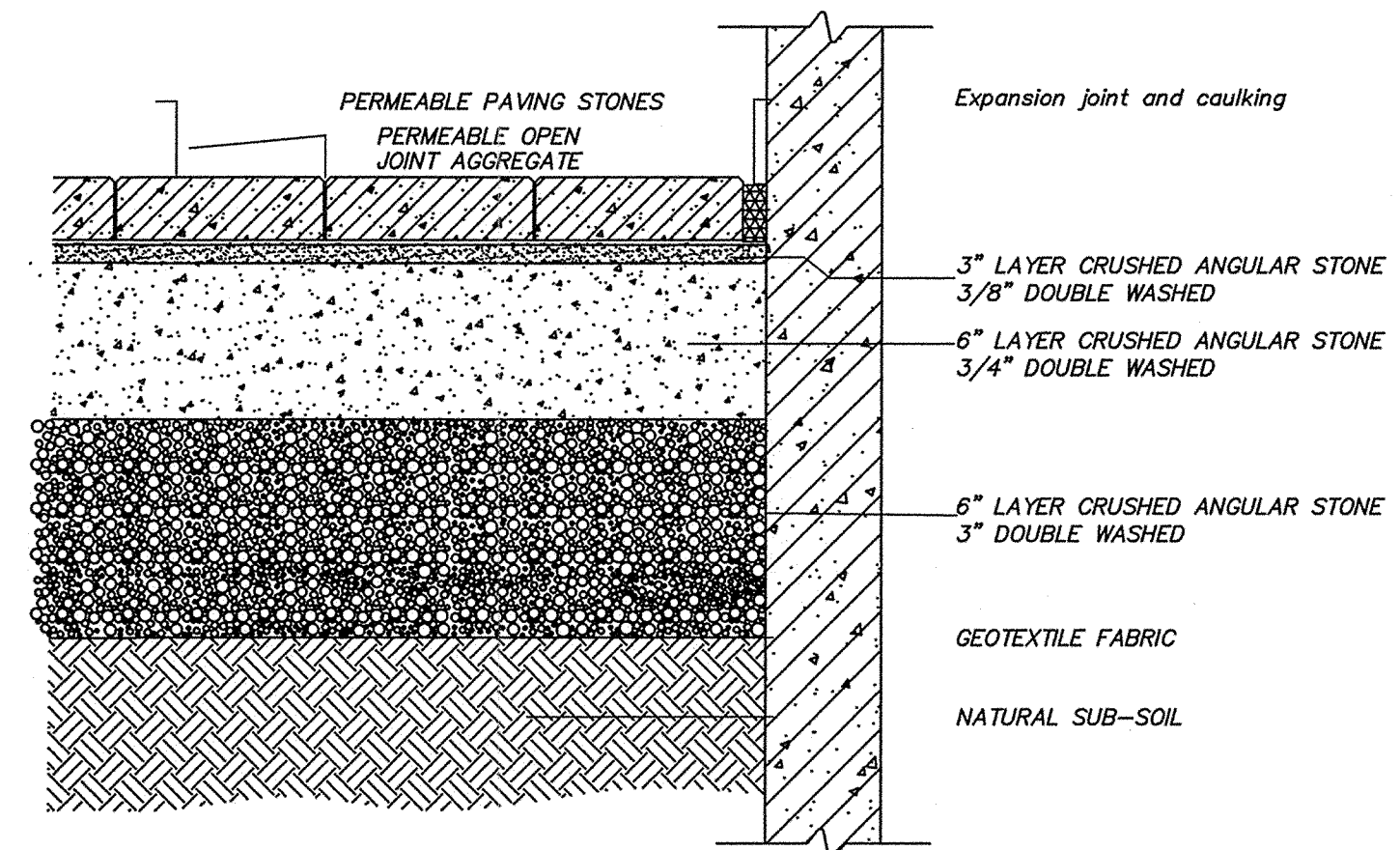


OWNER & APPLICANT:
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NEW YORK, NY

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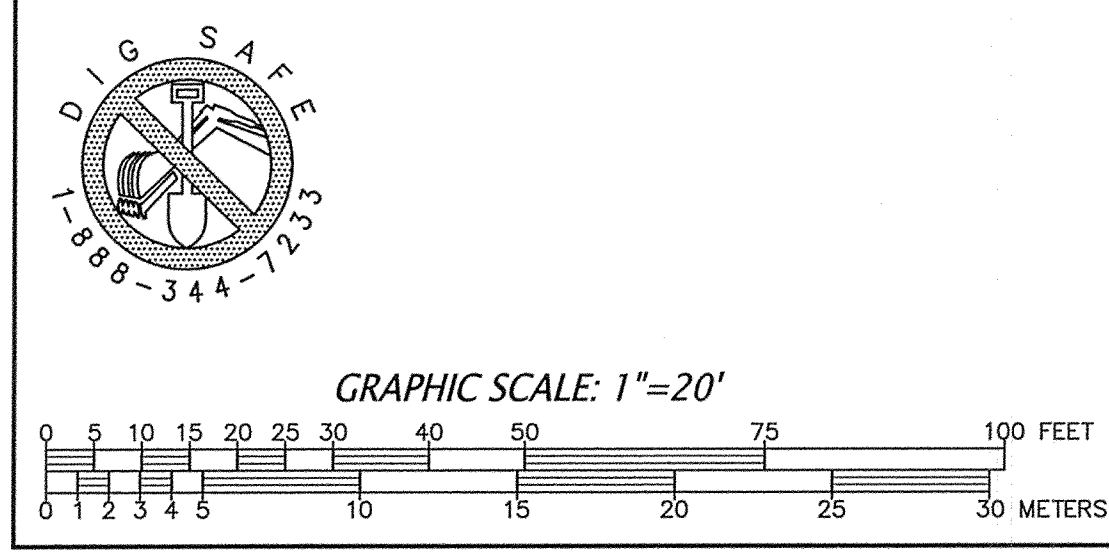
PROPOSED PLAZA PLAN OF ACCESSORY PARKING GARAGE IN SOUTHBOROUGH, MA

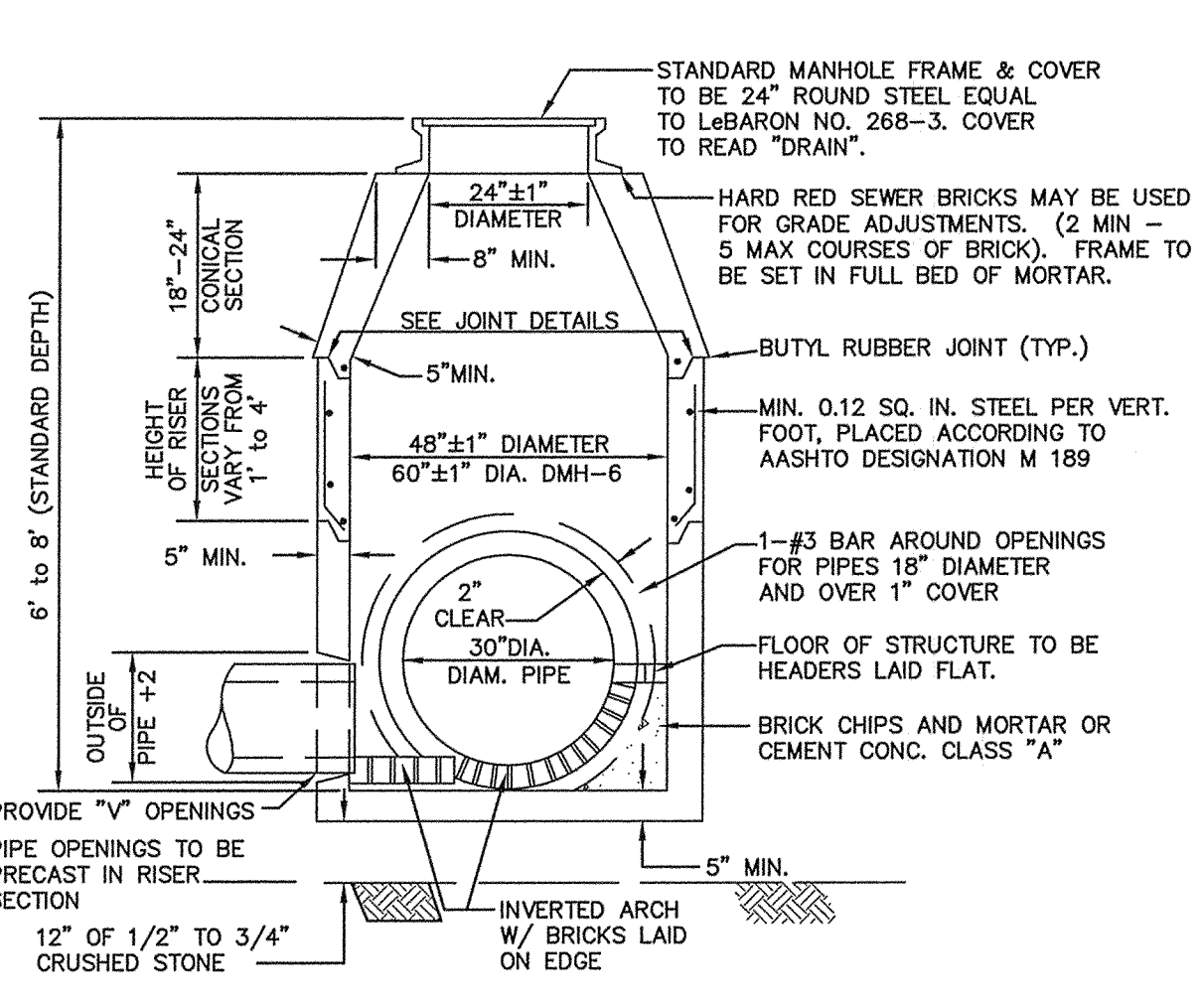
| REVISIONS: | DESCRIPTION: |
|----------------------|-----------------------------|
| 7/24/2019 | PLANNING BOARD COMMENTS |
| 6/26/2019 | PEER REVIEW COMMENTS (P.B.) |
| 5/16/2019 | PEER REVIEW COMMENTS |
| DRAWN BY: REM | CHECK BY: VC |
| DATE: APRIL 12, 2019 | |
| SCALE: 1"=20' | SHEET 4 OF 6 |



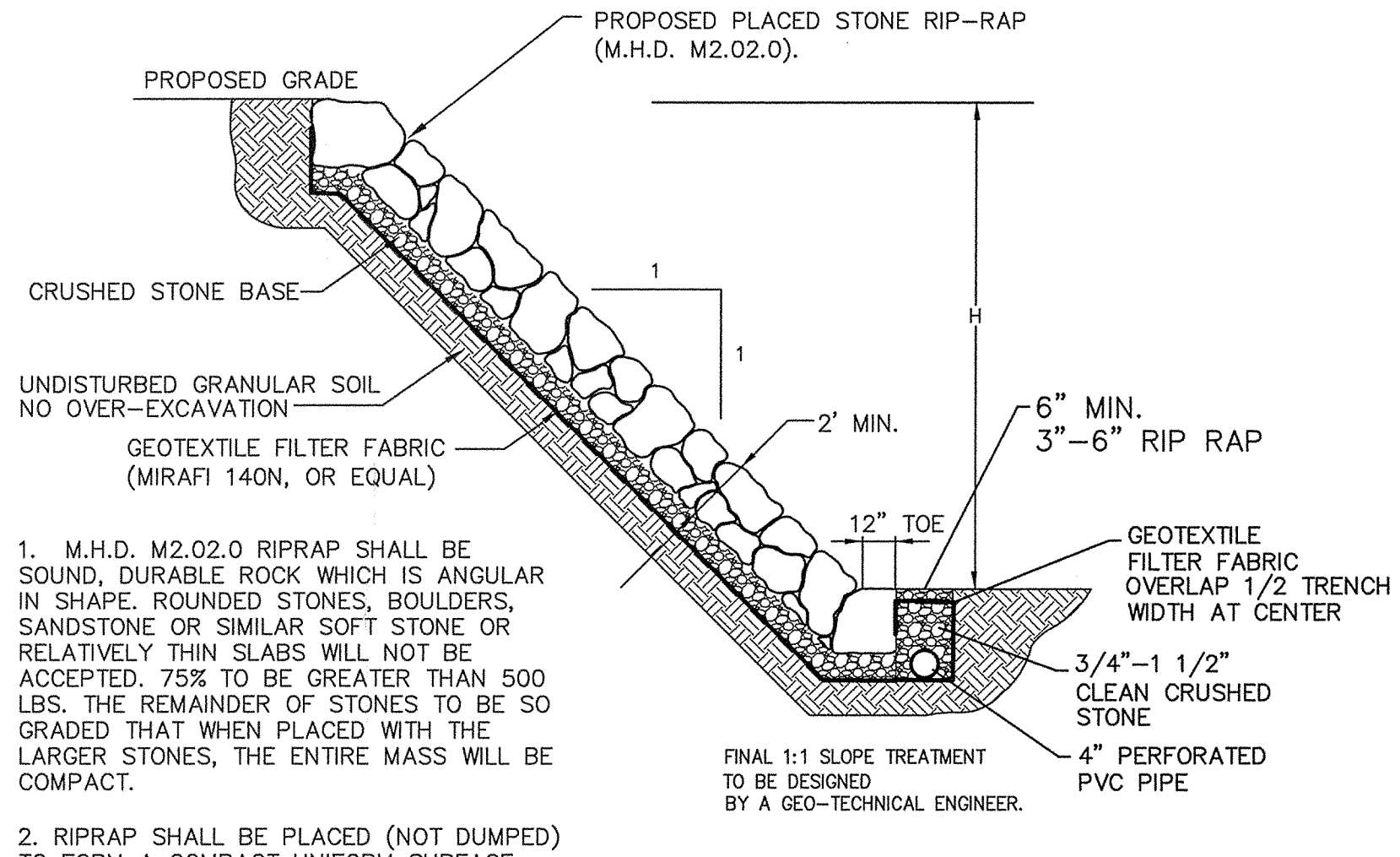
CONCRETE PAVER CROSSWALK SECTION FOR VEHICULAR TRAFFIC
NOT TO SCALE

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

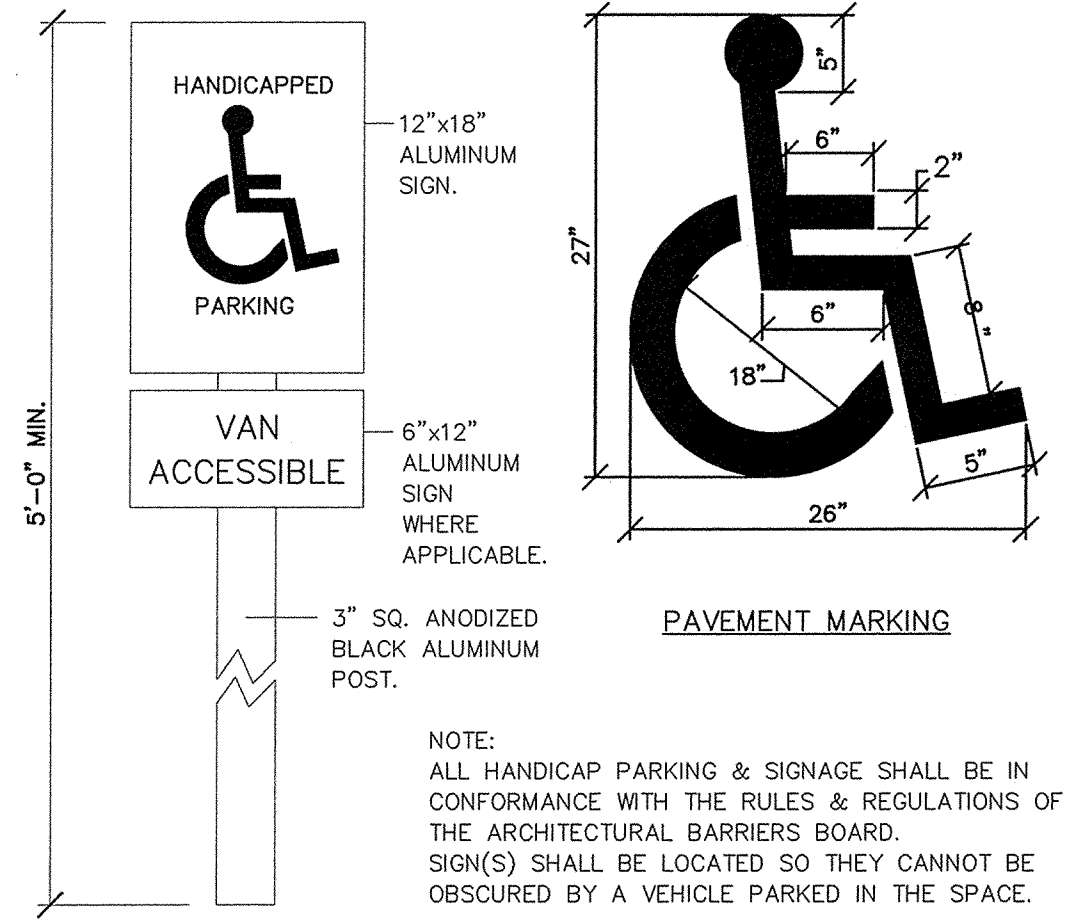




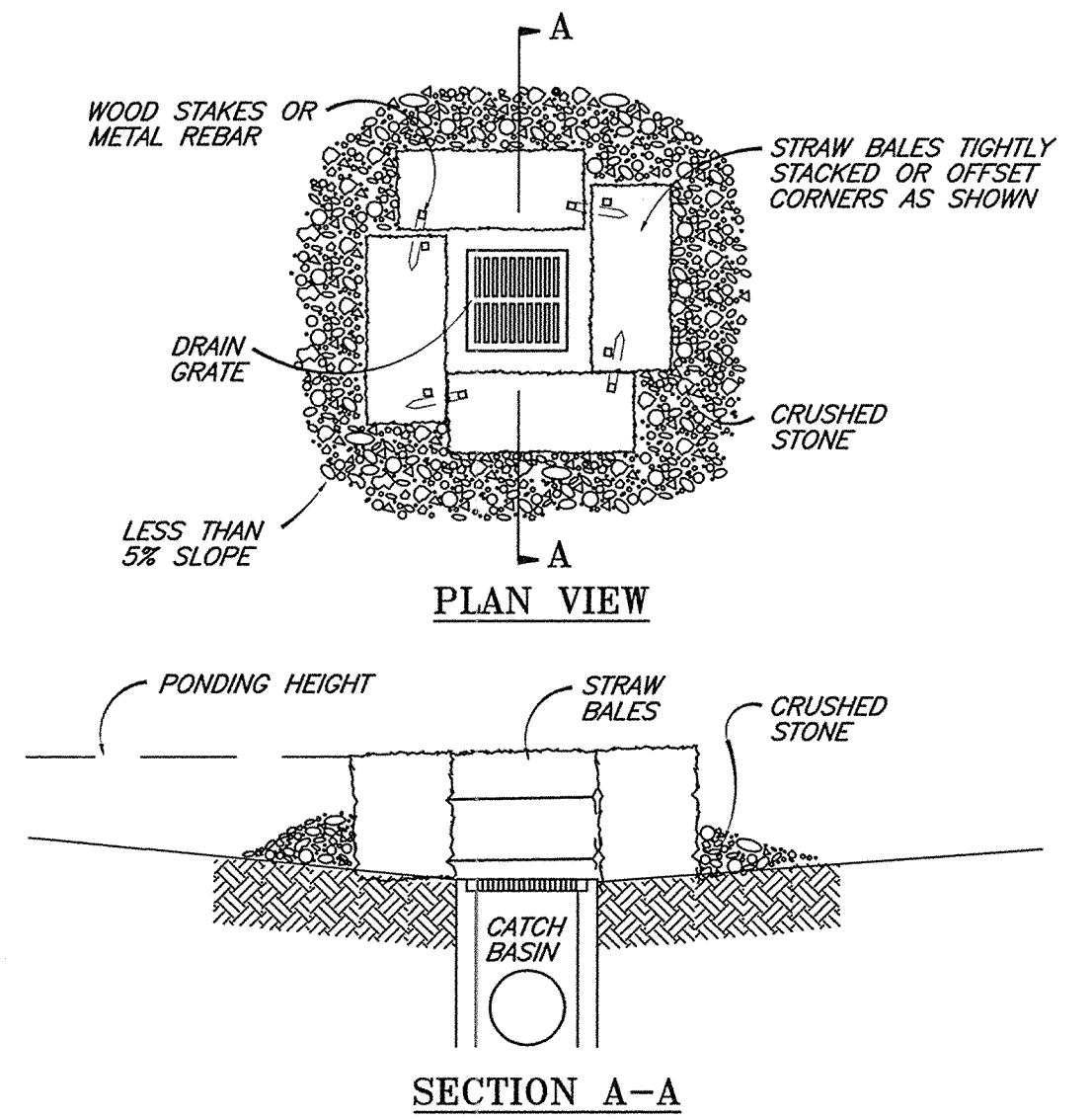
PRECAST CONCRETE DRAIN MANHOLE DETAIL
NOT TO SCALE



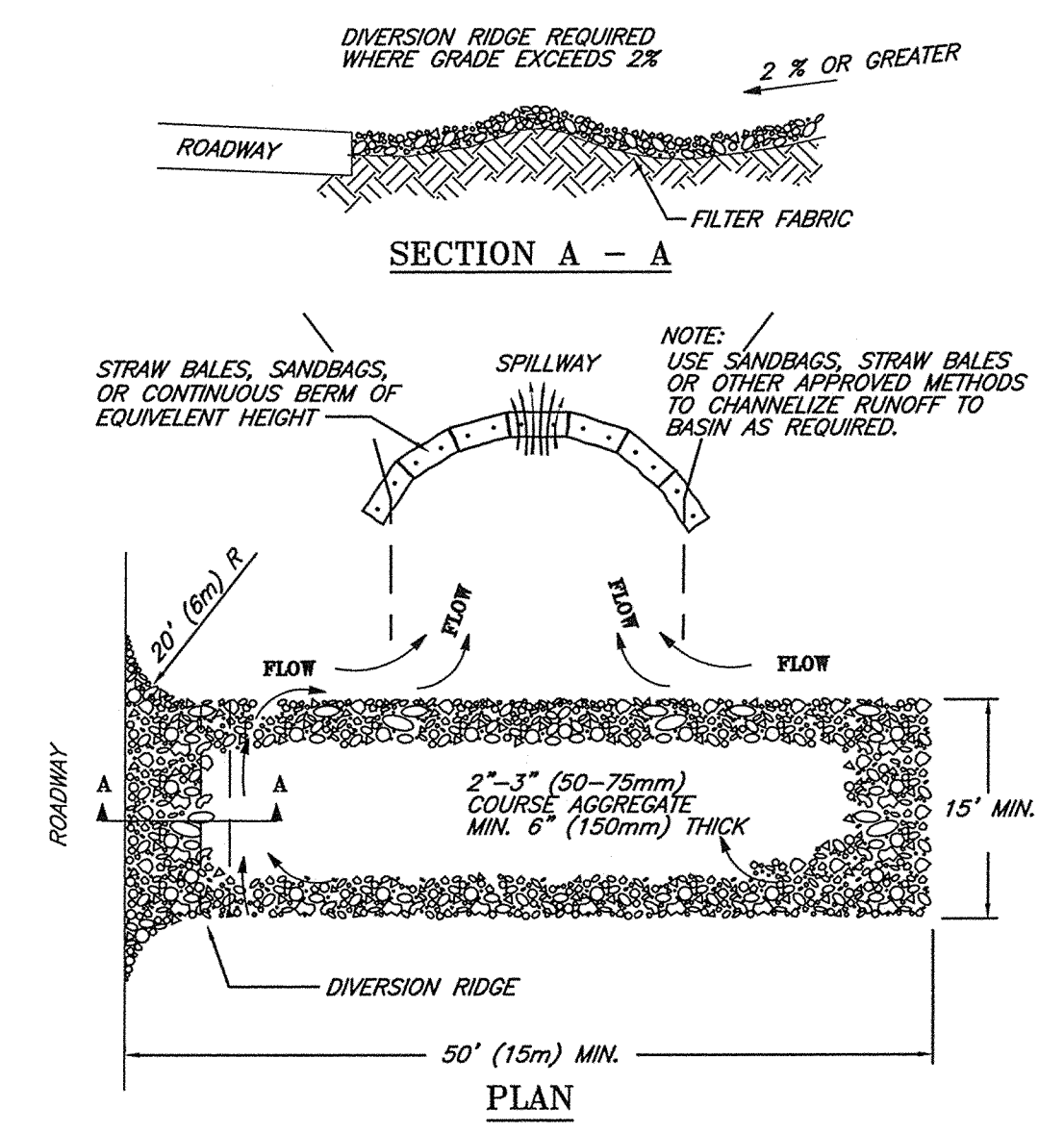
1:1 RIP RAP SLOPE SCHEMATIC
NOT TO SCALE



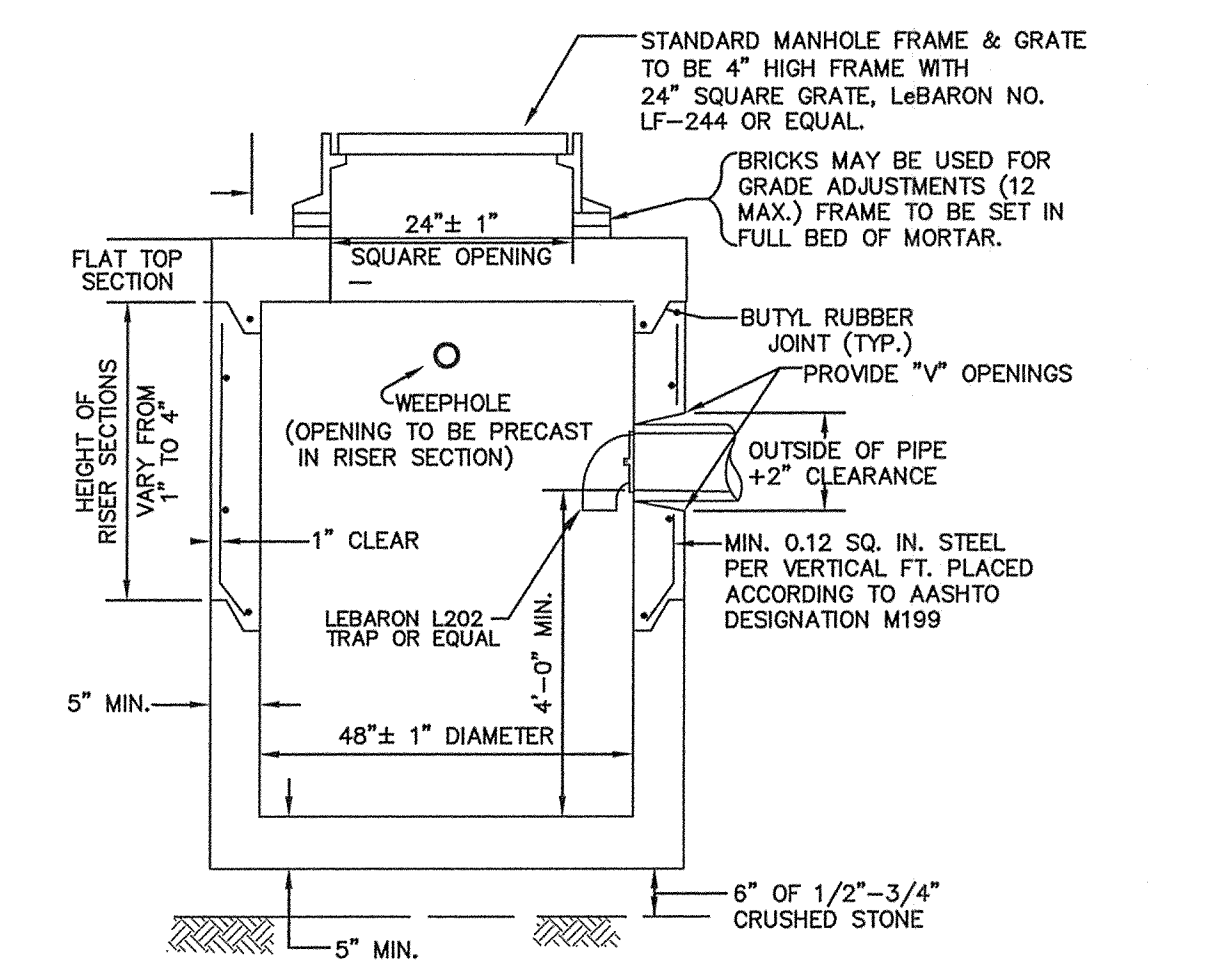
HANDICAP SIGN & PAVEMENT MARKING DETAIL
NOT TO SCALE



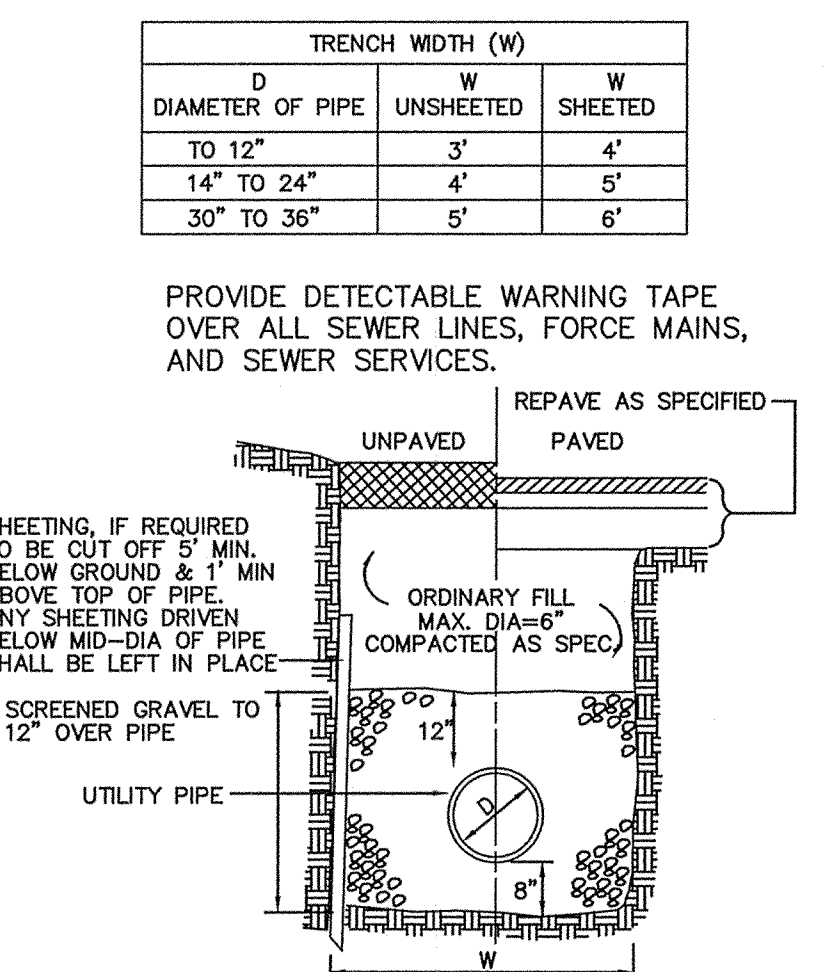
STRAW BALE/GRAVEL SEDIMENT BARRIER AT CATCH BASINS
NOT TO SCALE



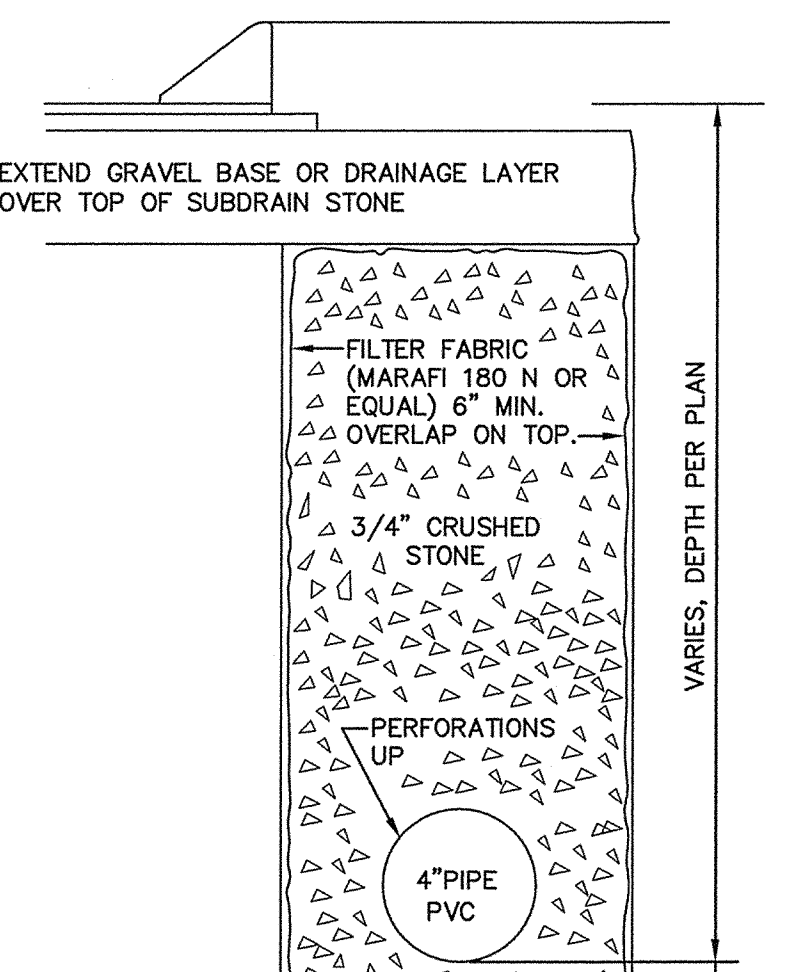
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT
© 1994 JOHN MCGILLIAN



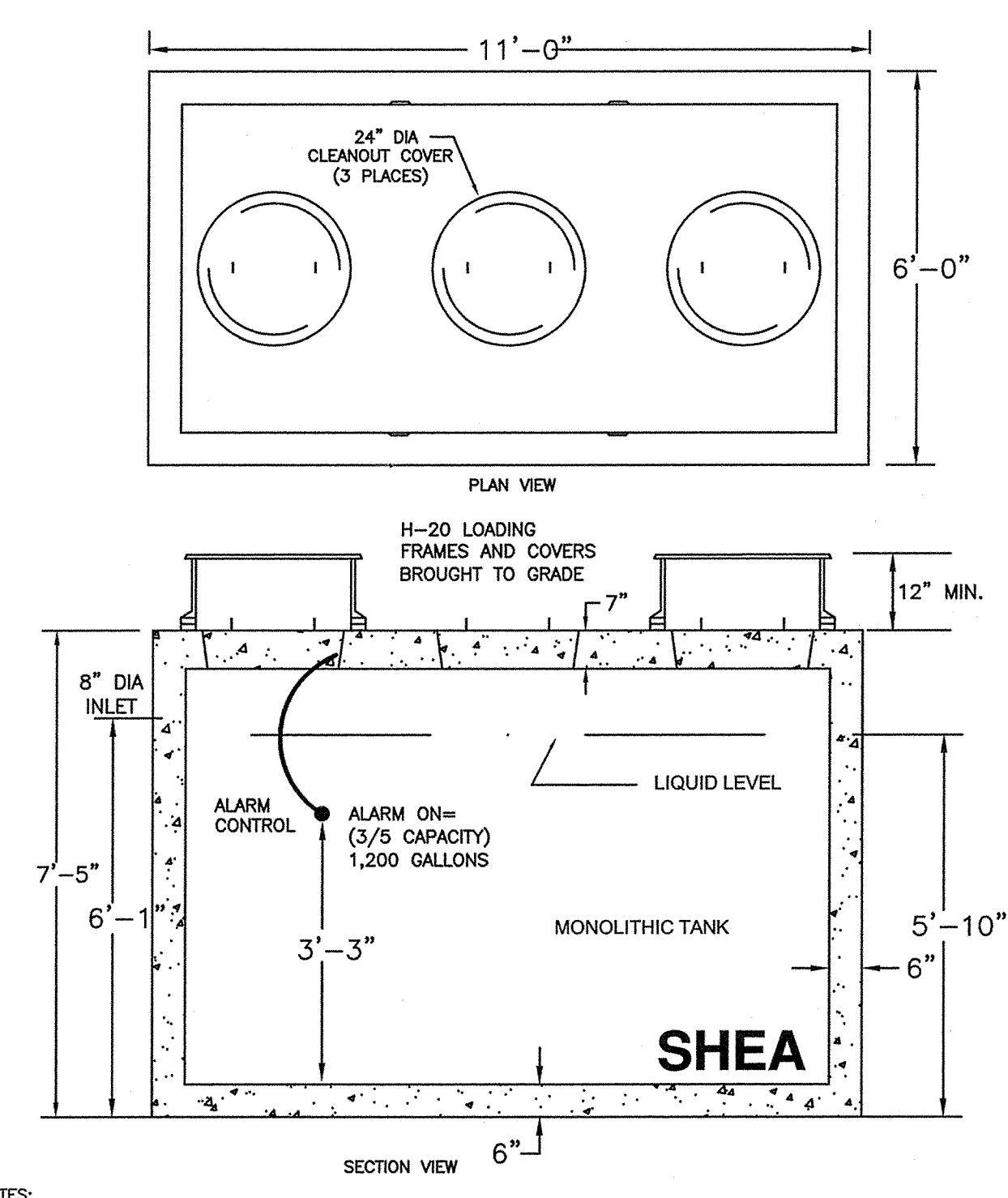
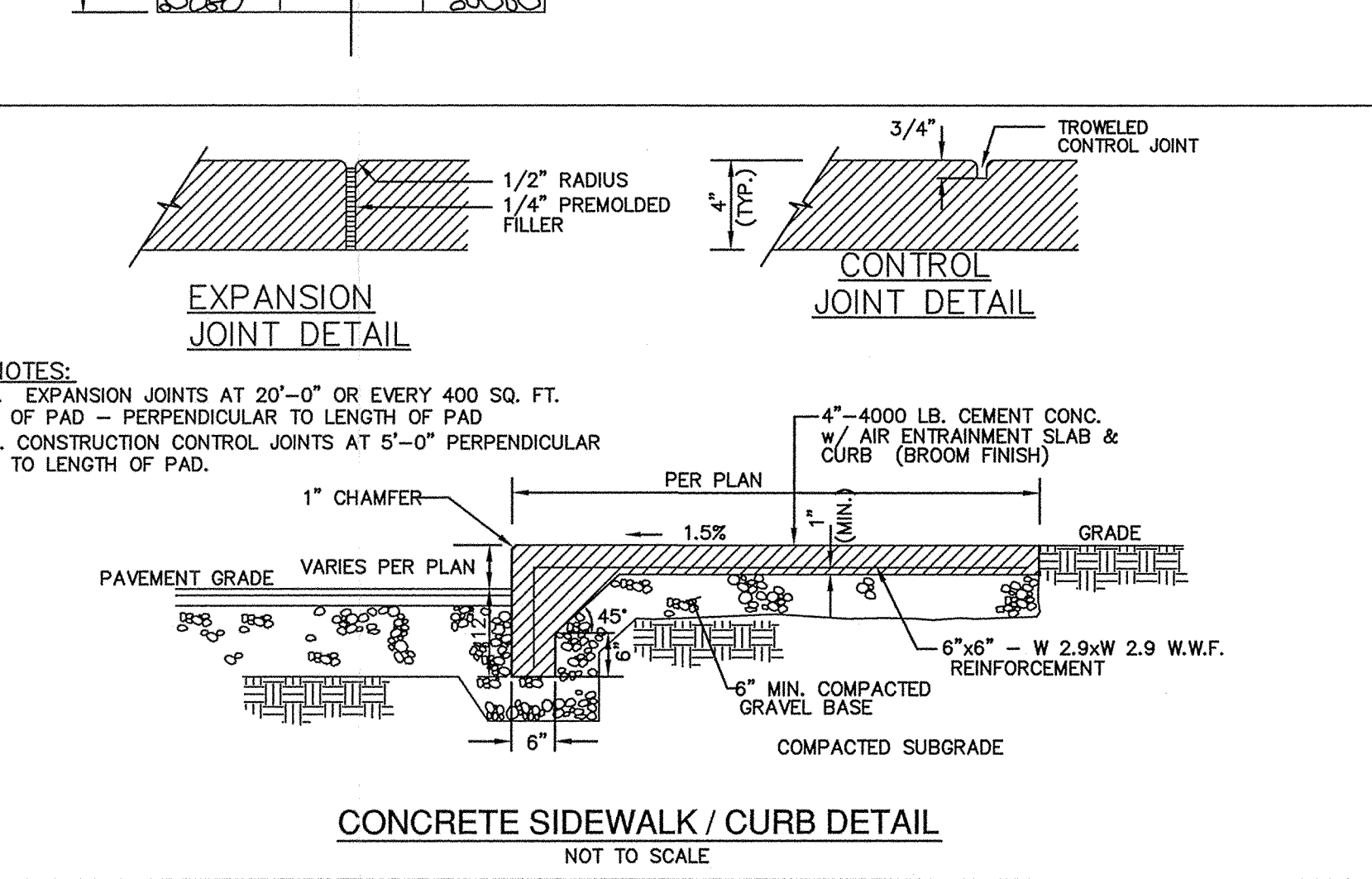
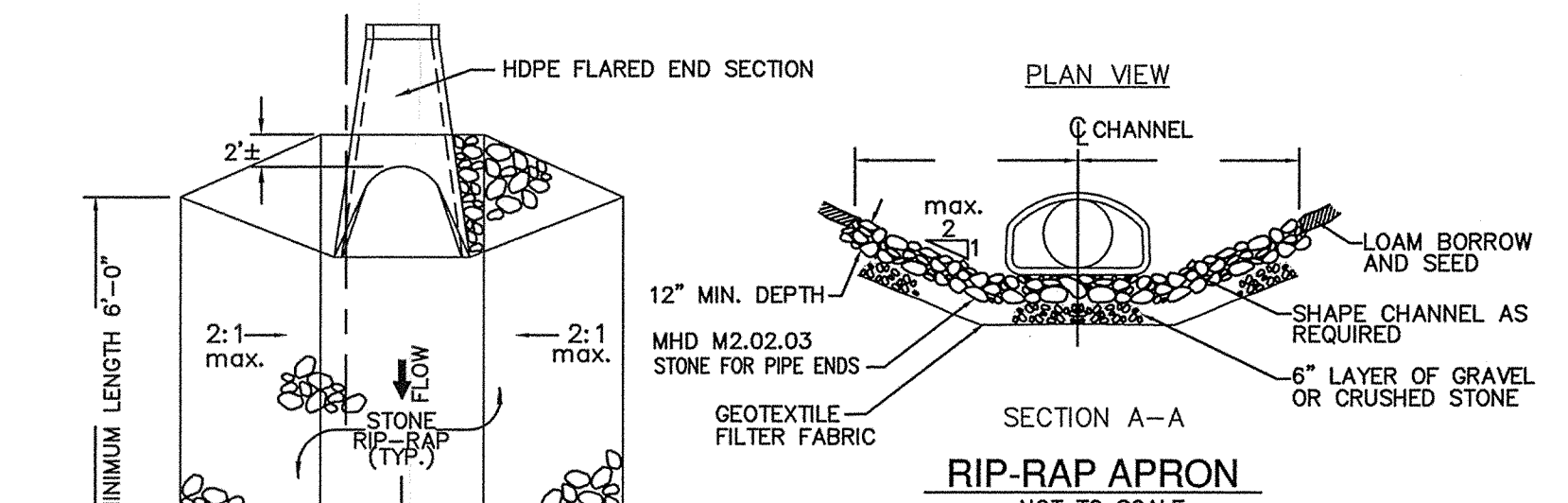
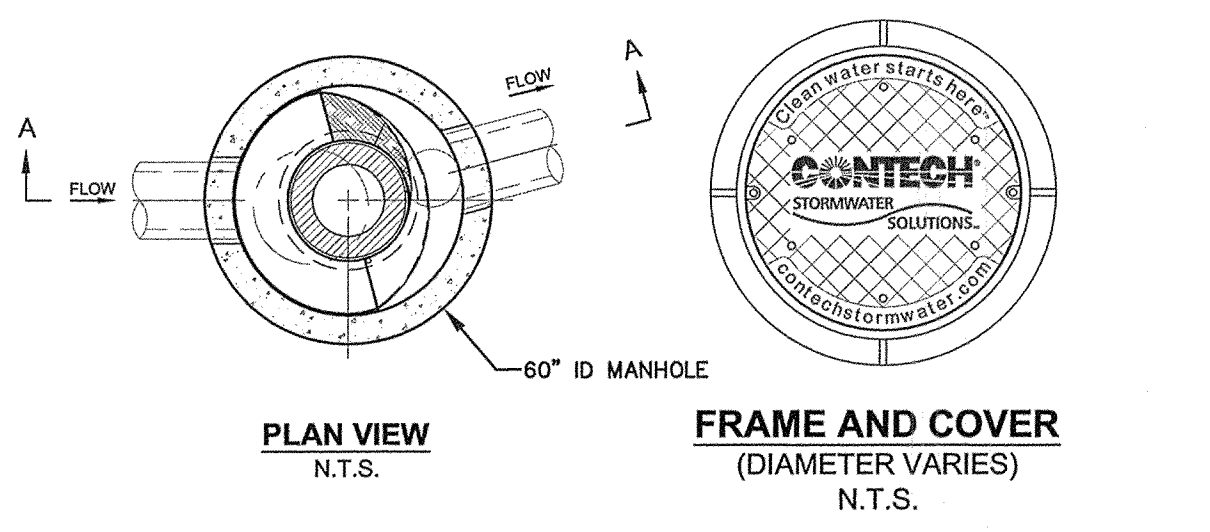
PRECAST CONCRETE DRAIN CATCH BASIN DETAIL
NOT TO SCALE



TYPICAL TRENCH DETAIL
NOT TO SCALE

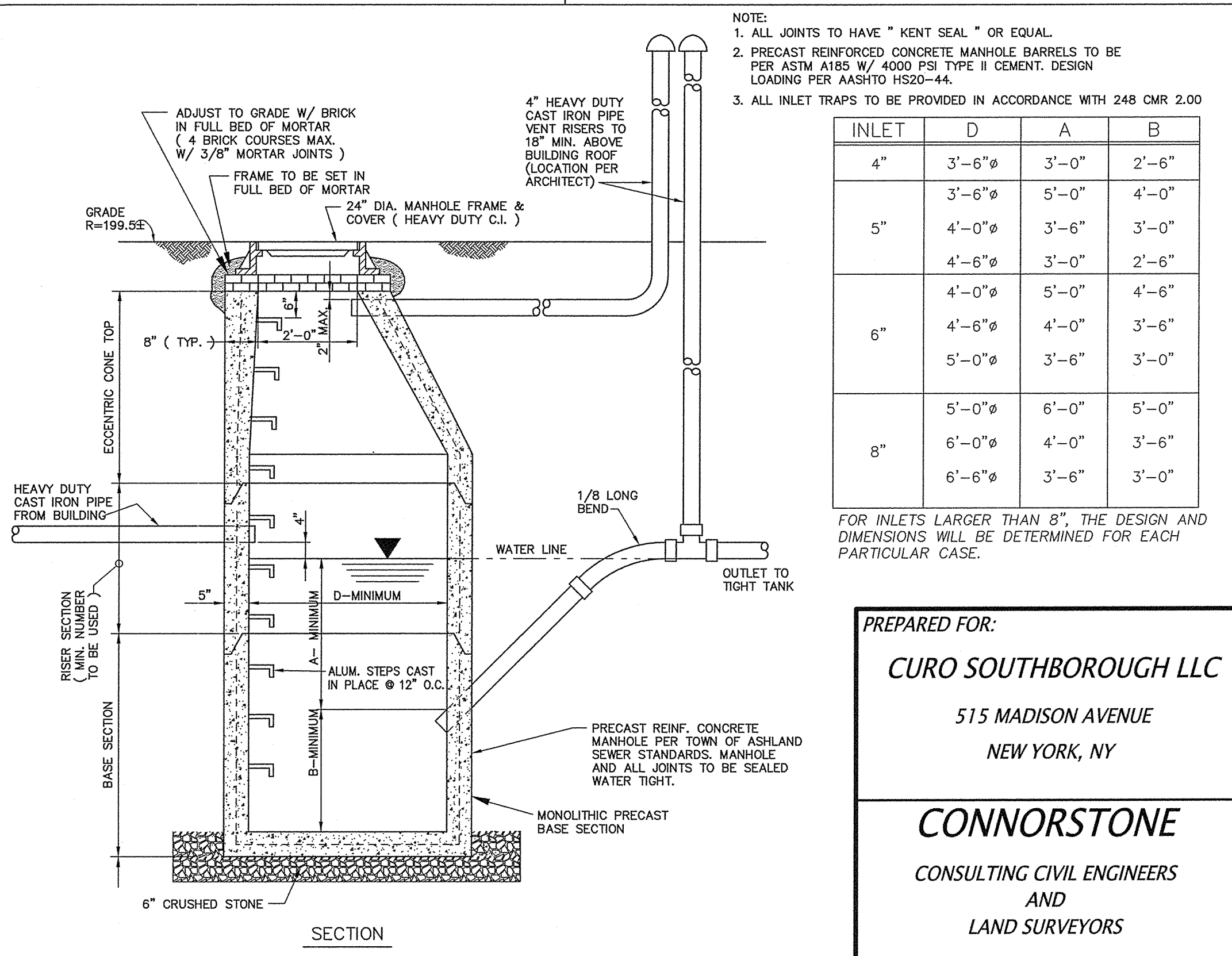


SUBDRAIN DETAIL
NOT TO SCALE

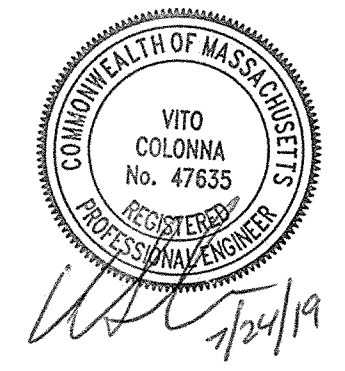
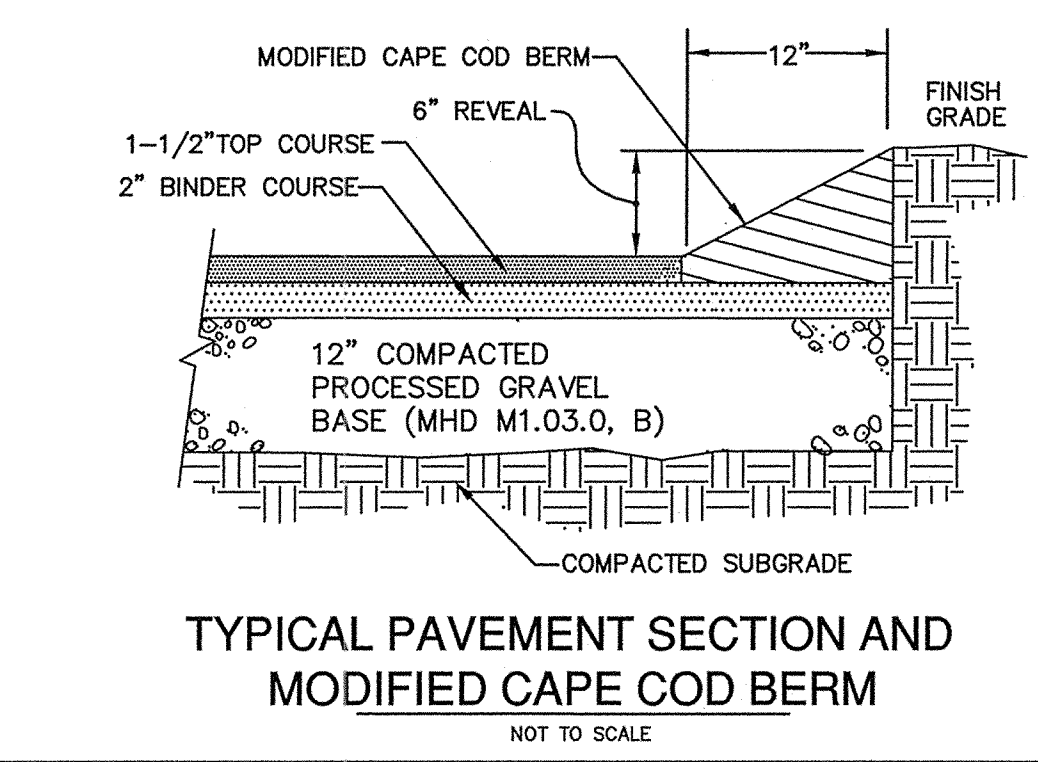


- NOTES:
- CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
 - DESIGN CONFORMS WITH 310 CMR 15.00, DEP TITLE 5 REGS, FOR SEPTIC TANKS.
 - ALL REINFORCEMENT PER ASTM C1127-93.
 - DESIGNED FOR H-20 LOADING.
 - TONGUE & GROOVE JOINT SEALED WITH BUTYLE RESIN.
 - TEES AND BAFFLES SOLD SEPARATELY.

- GENERAL NOTES:**
- MUST BE WATER TIGHT AND SET ON A LEVEL BASE.
 - TANK MUST HAVE A SEAL STATING THAT ASTM STANDARDS HAVE BEEN MET.
 - THE INLET TEE SHALL EXTEND A MINIMUM OF 10" BELOW THE FLOW LINE.
 - HIGH-WATER ALARM TO CONSIST OF MERCURY FLOAT SWITCH (FLCA ALARM CONTROL) SET TO ACTIVATE ALARM IN SALON WHEN THE WATER LEVEL REACHES ELEVATION OF 3/5 OF CAPACITY IN THE TANK.
 - ALL WIRING TO BE PLACED OUTSIDE OF BUILDING WILL BE WATERPROOF AND INSTALLED IN ACCORDANCE WITH APPLICABLE CODES.
 - VISUAL AND AUDIBLE ALARMS TO BE PLACED IN A CONSPICUOUS LOCATION IN THE WORKSHOP AREAS OF THE BUILDING.
 - ALARMS SHALL BE SET TO ACTIVATE AT 3/5 (60%) TANK CAPACITY.
 - OWNER / APPLICANT TO OBTAIN ALL REQUIRED LOCAL AND STATE PERMITS PRIOR TO INSTALLATION AND OPERATION OF TIGHT TANK FACILITY.
 - ALL UTILITY LOCATIONS TO BE CONFIRMED PRIOR TO COMMENCING CONSTRUCTION.



PRECAST CONCRETE OIL/WATER SEPARATOR MANHOLE DETAIL
NOT TO SCALE



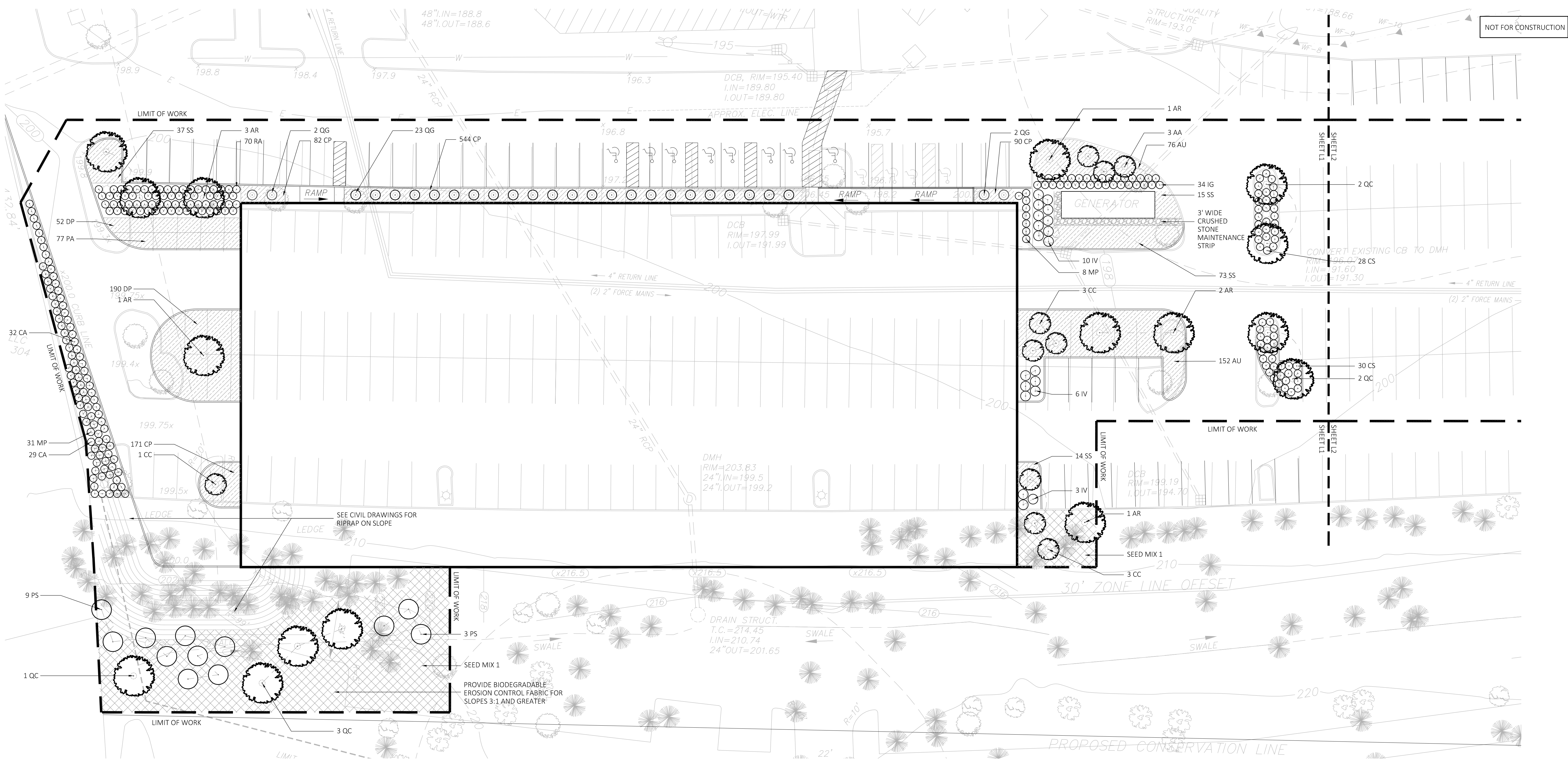
PREPARED FOR:

CURO SOUTHBOROUGH LLC
515 MADISON AVENUE
NEW YORK, NY

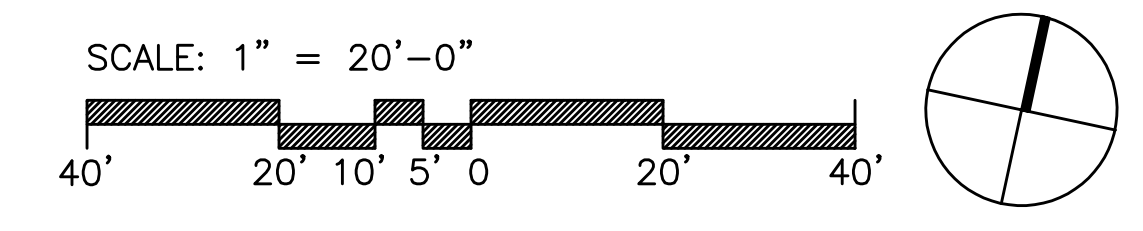
CONNORSTONE
CONSULTING CIVIL ENGINEERS
AND
LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MA 01532

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

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



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



| GROUND LEVEL PLANT SCHEDULE | | | | |
|--|--|----------------------------------|-----------------------|---|
| SYMBOL | QTY. | LATIN NAME | COMMON NAME | 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 PALUSTRIS '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 GROUND COVER | | | | |
| 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 PENNSYLVANICA | 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 PENNSYLVANICA | SEDGE | 1 GAL 15" O.C. |
| DP | 242 | DEHNSTAEZIA 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 | CONFIRM WITH PROVIDER | SEE SPEC SHEET |

PLANTING:

- DURING CONSTRUCTION, PROTECT ALL EXISTING SITE FEATURES, STRUCTURES AND UTILITIES.
- 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.
- 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.
- 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.
- THOROUGHLY WATER ALL PLANTS IMMEDIATELY AFTER PLANTING.
- WHERE DISCREPANCIES IN QUANTITIES OCCUR, DRAWINGS SUPERCEDE PLANT NOTES AND SCHEDULE.
- TRANSPLANTING SHALL BE DONE IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK.
- 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.
- MULCH IN TREE AND SHRUB BEDS SHALL BE NATURAL, NATIVE HEMLOCK MULCH FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS. SUBMIT SAMPLES FOR APPROVAL.
- 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.
- SOIL DEPTHS: a.) SHRUBS AND PERENNIAL BEDS: 18" MIN.; b.) GROUND COVER: 6" MIN.; c.) TREES: SEE DETAIL; d.) SOD/SEED: 6" MIN.
- PROVIDE A SUBSURFACE ROOTBALL ANCHOR BY PLATIPUS EARTH ANCHORS, SIZE FOR CALIPER

GENERAL IRRIGATION NOTES:

- THE DESIGN/BUILD IRRIGATION SUB-CONTRACTOR SHALL PROVIDE A COMPLETE SYSTEM FOR THE IRRIGATION AREAS SHOWN ON THE PLAN, WHICH INCLUDES NEW AND EXISTING TRANSPANTED 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.
- IRRIGATION TO BE COORDINATED WITH GENERAL CONTRACTOR TO LOCATE THE NECESSARY PVC SLEEVING TO COMPLETE IRRIGATION PROGRAM.
- IRRIGATION CONTRACTOR SHALL VERIFY PSI/GPM REQUIREMENTS AT THE SITE BEFORE STARTING CONSTRUCTION.
- TREES SHOULD BE ON A SEPARATE ZONE.
- ALL TREES, SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND GROUND COVER 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.
- 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.
- INSTALL DRIP TUBING, .6GPH, 12" CENTERS, STAKED EVERY TURN OR EVERY 4'
- 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.
- THE IRRIGATION CONTRACTOR SHALL CONFORM TO ANY LOCAL CODES OR ORDINANCES THAT MAY BE REQUIRED TO COMPLETE THE WORK.
- WATER SUPPLY AND CONTROLLER: COORDINATE CONNECTION TO WATER SUPPLY WITH GENERAL CONTRACTOR. COORDINATE CONTROLLER LOCATION WITH GENERAL CONTRACTOR.
- MEP CONTRACTOR TO PROVIDE BACK FLOW PREVENTION.
- THE IRRIGATION CONTRACTOR SHALL TEST WATER SOURCE FOR WATER QUALITY INCLUDING MINERALS THAT MAY CAUSE STAINING OF CONCRETE AND PAVING SURFACES.
- 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.

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.com

120 TURNPIKE ROAD
SOUTHBOROUGH, MA

STAMP
MICHAEL D'ANGELO
LANDSCAPE ARCHITECT
NO. 4086
STATE OF MASSACHUSETTS

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

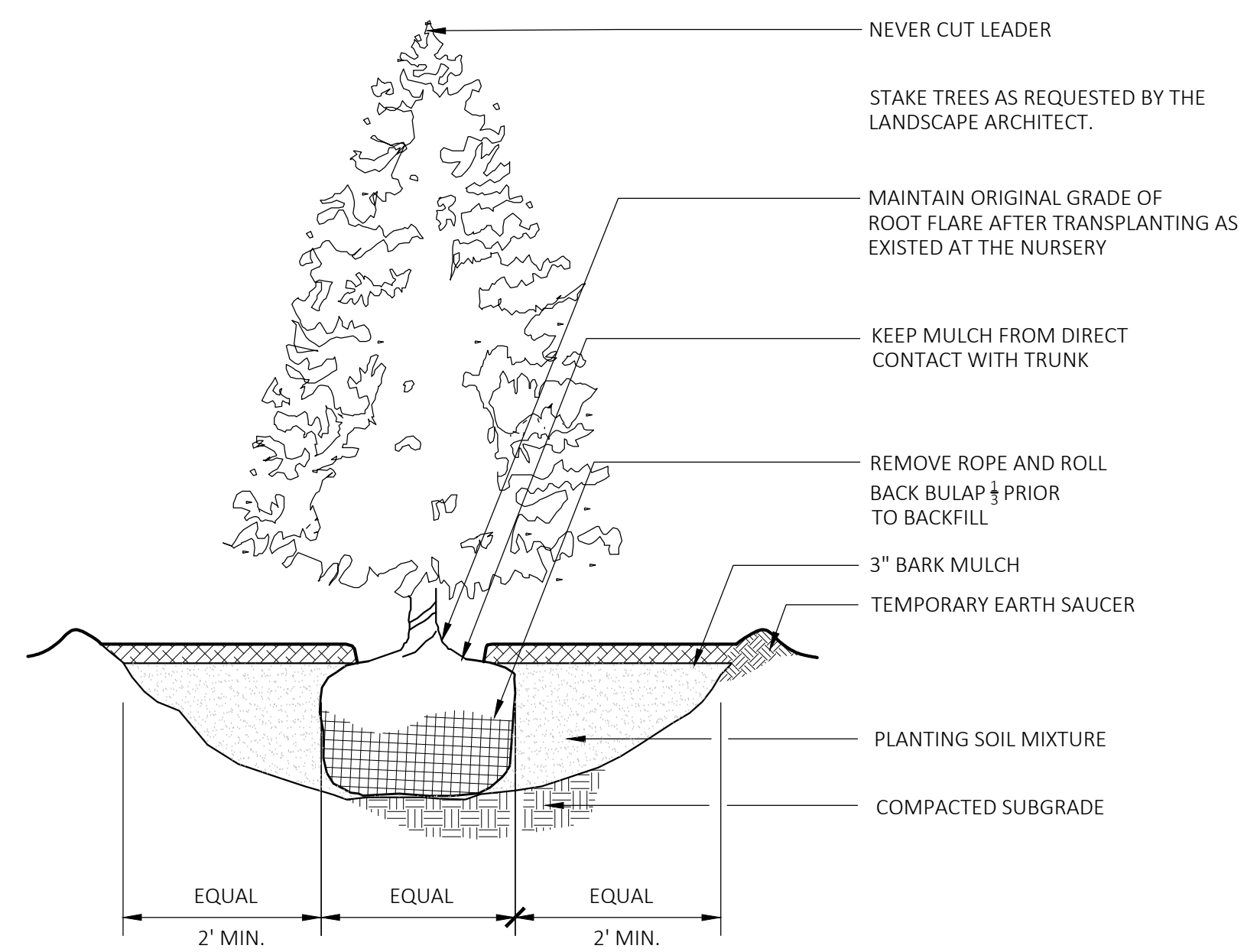
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DATE 04/12/19

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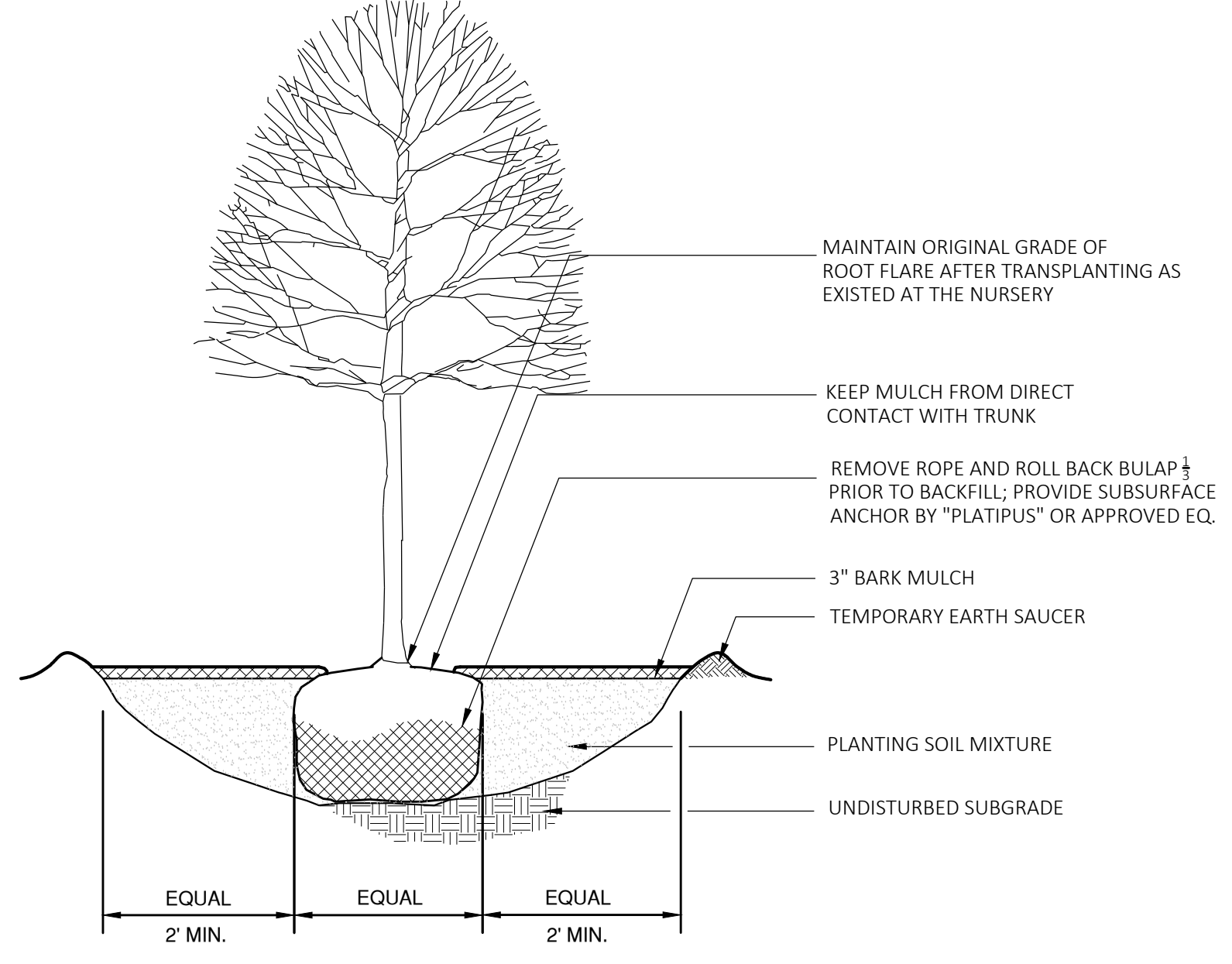
SHEET 1 OF 2

Page 56 of 57

NOT FOR CONSTRUCTION



1 EVERGREEN TREE PLANTING
SCALE: N.T.S.



3 DECIDUOUS TREE PLANTING
SCALE: N.T.S.

| 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 PALUSTRIS '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 PENNSYLVANICA | 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 PENNSYLVANICA | SEDGE | 1 GAL | 15\" O.C. |
| DP | 242 | DENNSTAEDIA 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 413-548-8000 | NEW ENGLAND EROSION CONTROL/ RESTORATION MIX FOR DRY SITES | 35 LB/ACRE | CONFIRM WITH PROVIDER | SEE SPEC SHEET | |

NEW ENGLAND WETLAND PLANTS, INC
 820 WEST STREET, AMHERST, MA 01002
 PHONE: 413-548-8000 FAX 413-549-4000
 EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM
New England Erosion Control/Restoration Mix for Dry Sites

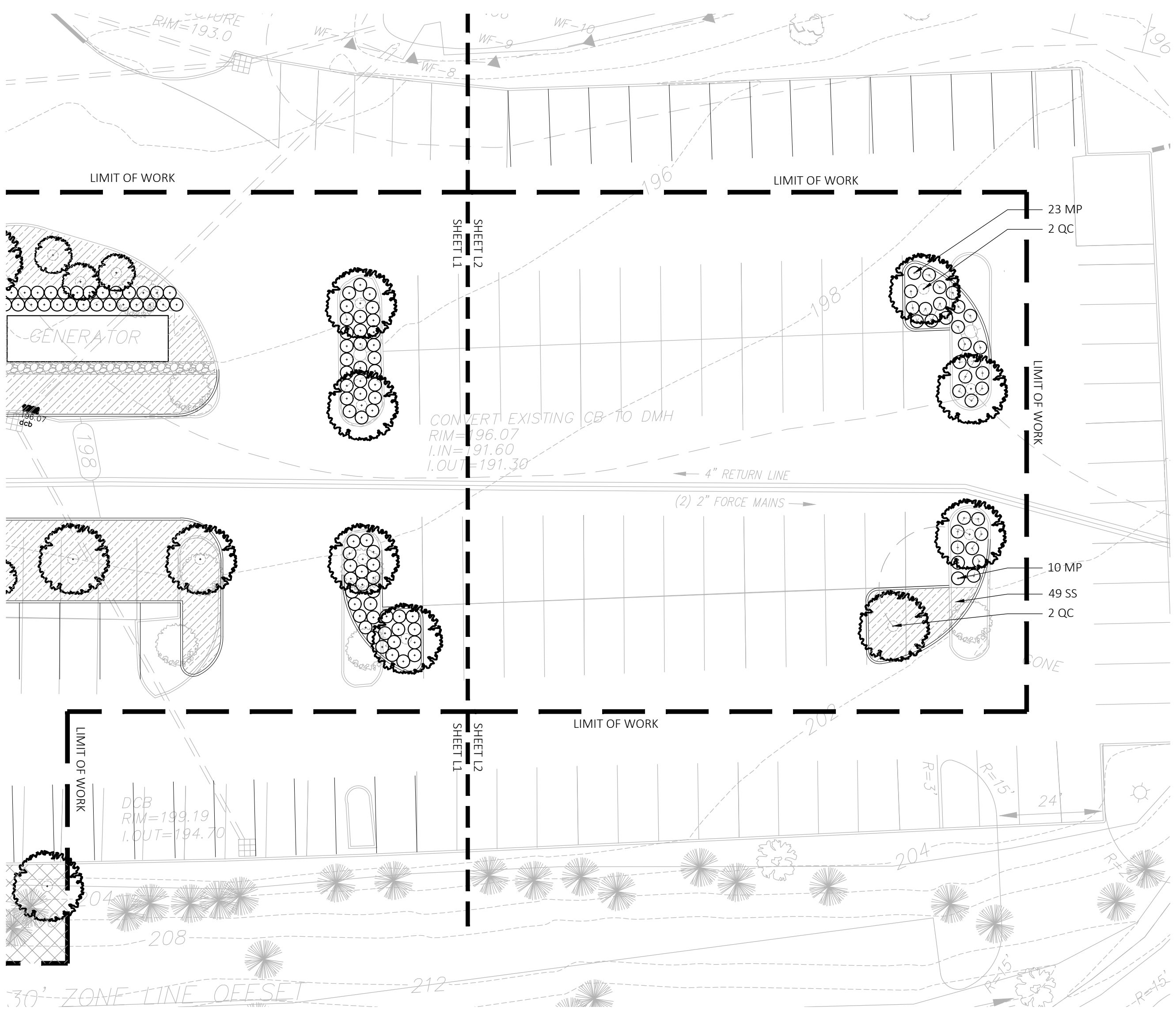
| Botanical Name | Common Name | Indicator |
|--------------------------------|--------------------|-----------|
| <i>Elymus canadensis</i> | Canada Wild Rye | FACU+ |
| <i>Festuca rubra</i> | Red Fescue | FACU |
| <i>Lolium multiflorum</i> | Annual Ryegrass | |
| <i>Lolium perenne</i> | Perennial Ryegrass | |
| <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

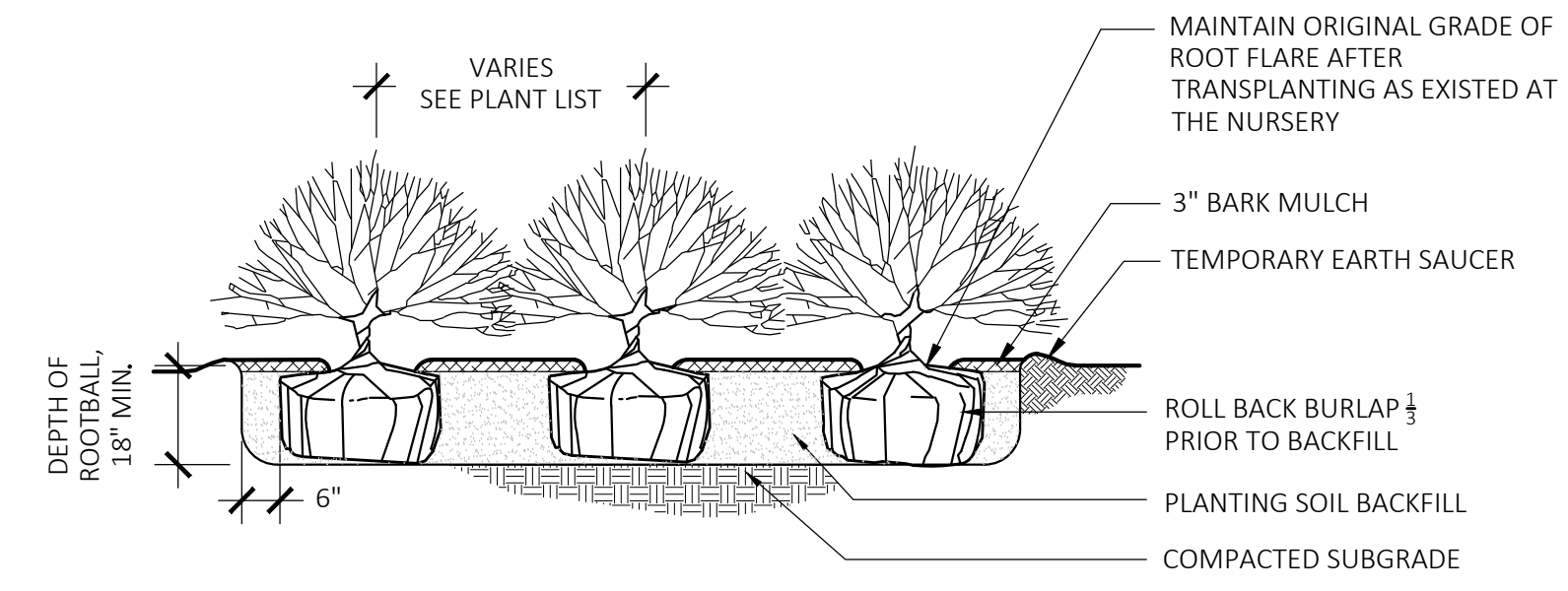
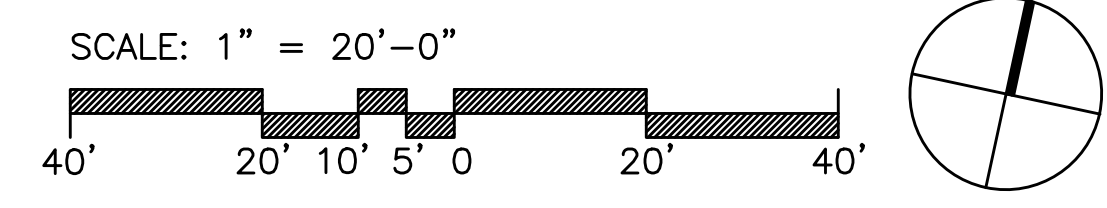
The New England Erosion Control/Restoration Mix for Dry Sites provides an appropriate selection of native and naturalized grasses to ensure that dry and recently disturbed sites will be quickly revegetated and the soil surface stabilized. It is an appropriate seed mix for road cuts, pipelines, steeper 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.

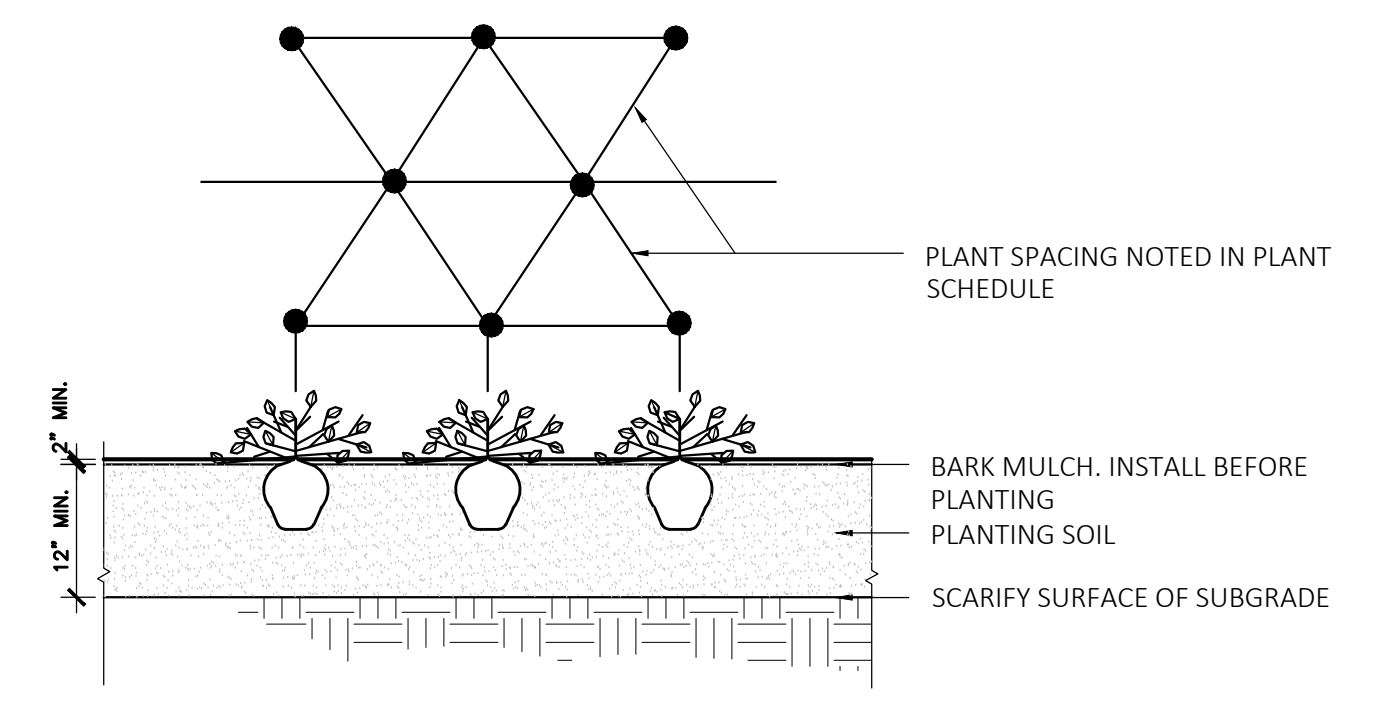
4 SEED MIX 1 - NATIVE RESTORATION SEED MIX
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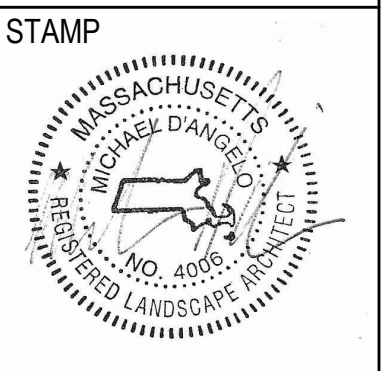
2 PLANTING PLAN
SCALE: 1" = 20'-0"



5 SHRUB PLANTING
SCALE: N.T.S.



6 GROUNDCOVER PLANTING
SCALE: N.T.S.



| REV. NO. | DATE | DESCRIPTION |
|----------|---------|----------------|
| | 8/28/19 | PLANNING BOARD |
| | 7/15/19 | PLANNING BOARD |
| | 7/24/19 | PLANNING BOARD |

PLANTING PLAN

DRAWN

CHECKED

SCALE AS NOTED

DATE 04/12/19

L2

SHEET 2 OF 2

Page 37 of 57 7/26/2019