

PROPOSED SITE PLAN DOCUMENTS

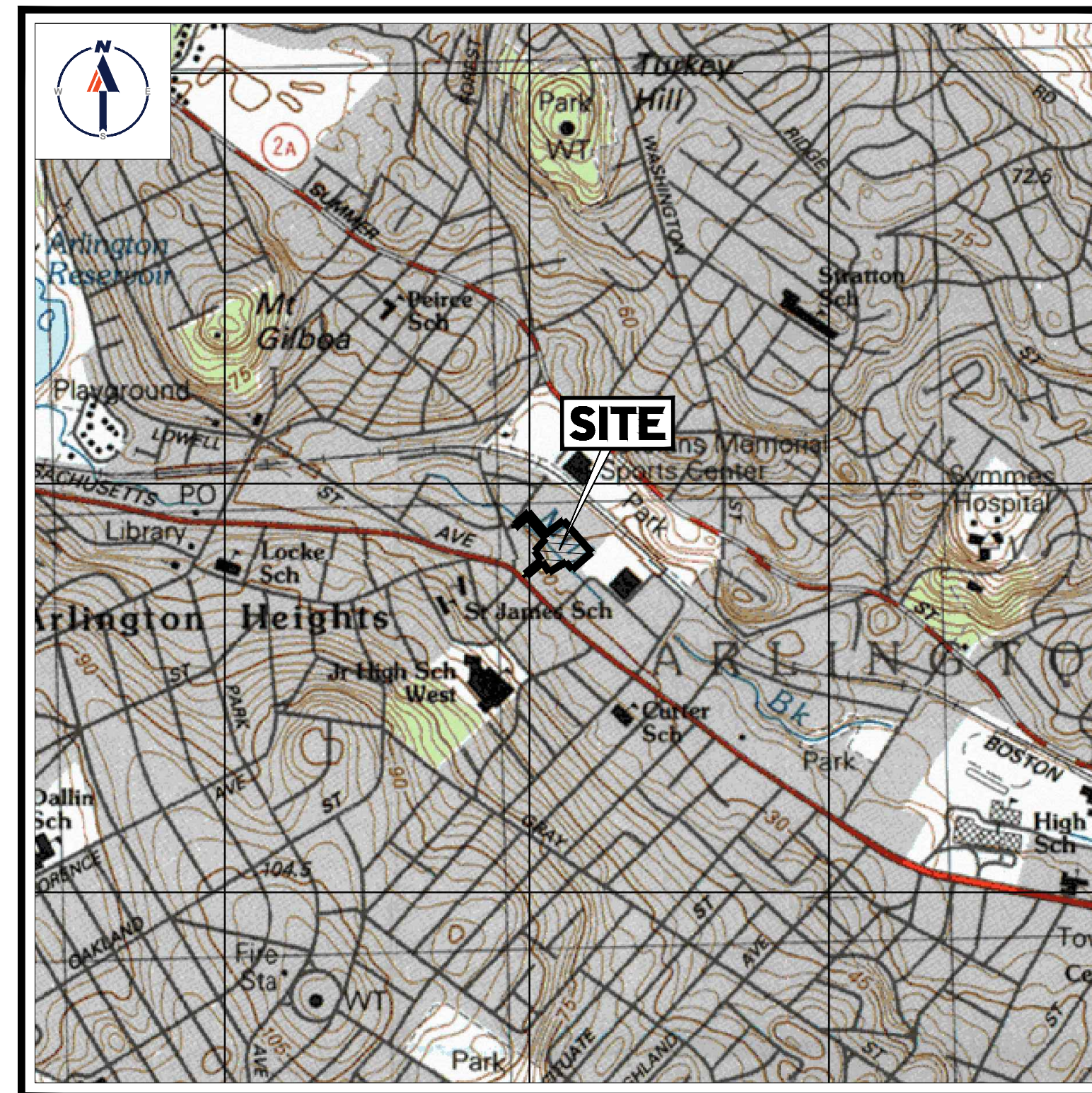
FOR

1165R MASS MA PROPERTY LLC

PROPOSED RESIDENTIAL DEVELOPMENT

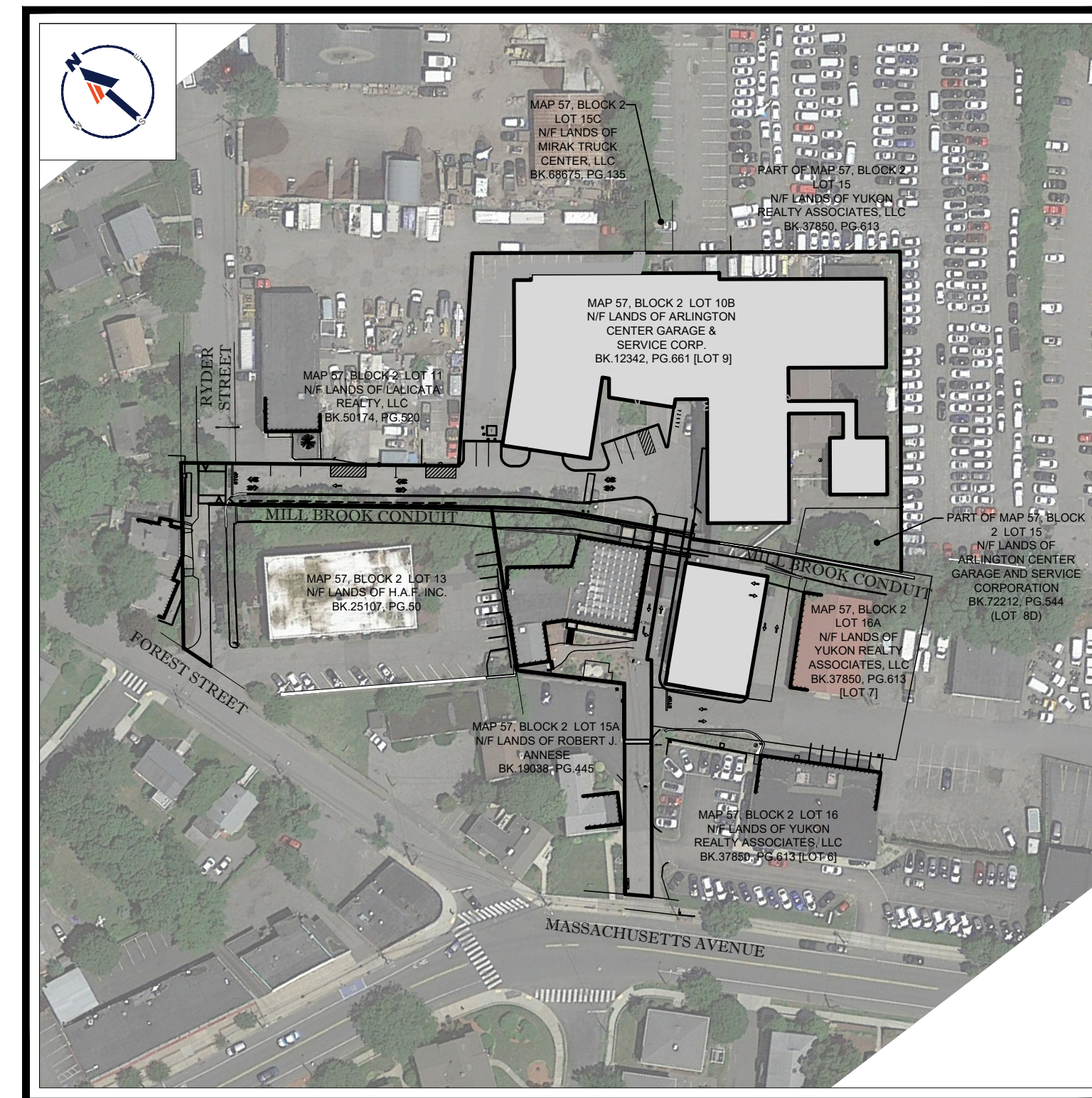
LOCATION OF SITE

1165R MASSACHUSETTS AVENUE, TOWN OF ARLINGTON
MIDDLESEX COUNTY, MASSACHUSETTS
MAP #57, BLOCK #2, LOT #10B AND PART OF LOT #15



USGS MAP

SCALE: 1" = 1,000'
SOURCE: BOSTON NORTH MASSACHUSETTS USGS QUADRANGLE



SITE MAP

SCALE: 1" = 100'
SOURCE: XXXX

DRAWING SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-100
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ALTA/NSPS LAND TITLE SURVEY (BY OTHERS)	4 SHEETS

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PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	3/10/20	REVISED BUILDING 2 & GRADING	BPB	JMJ
2	06/15/20	SITE PLAN & GRADING	JMJ	AWP
3	07/15/20	CONSERVATION COMMISSION	JMJ	AWP
4	08/21/20	CONSTRUCTION PHASING	JMJ	AWP
5	10/05/20	ZBA SUBMITTAL PROGRESS SET	JMJ	AWP
6	04/01/21	ZBA COMMENT RESPONSE	RMM	AWP
7	04/13/21	UPDATED SIGNAGE	CFD	RMM
8	05/13/21	WATER LINE AND SIGNAGE	RMM	AWP



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PROJECT No.: W191330
DRAWN BY: AWP
CHECKED BY: MJM
DATE: 02/17/2020
CAD ID: W191330-CV1-8

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

1165R MASS MA PROPERTY LLC

PROPOSED RESIDENTIAL DEVELOPMENT
1165R MASSACHUSETTS AVE.
MIDDLESEX COUNTY
TOWN OF ARLINGTON, MA
MAP #57, BLOCK #2, LOT #10B
AND PART OF LOT #15

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SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-100

REVISION B - 05/13/21

PREPARED BY

BOHLER

GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN... 1. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN... 2. ALL ACCESSIBLE (AKA ADA) PARKING SPACES MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION...

GENERAL GRADING & UTILITY PLAN NOTES

- 1. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE INDEPENDENTLY CONFIRMED WITH LOCAL UTILITY COMPANIES... 2. CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER... 3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS...

GENERAL DEMOLITION NOTES

- 1. THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY: *ALTANSPS LAND TITLE SURVEY, PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 04/06/20, REVISED THRU 07/16/20... 2. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970... 3. THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION ONLY, REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED...

TYPICAL ABBREVIATIONS table with columns: KEY, DESCRIPTION, KEY, DESCRIPTION. Includes items like BOTTOM CURB, TOP CURB, BACK OF CURB, etc.

TYPICAL LEGEND table with columns: EXISTING, PROPOSED. Includes symbols for PROPERTY LINE, SETBACK, EASEMENT, CURB, etc.

ADA INSTRUCTIONS TO CONTRACTOR list with 10 numbered items detailing accessibility requirements for parking, ramps, landings, travel paths, doorways, etc.

REFER TO SITE PLAN FOR ZONING ANALYSIS TABLE AND LAND USE ZONING INFORMATION & NOTES

REFER TO SOIL EROSION CONTROL NOTES & DETAILS SHEET FOR TYPICAL EROSION NOTES AND DETAILS

REFER TO LIGHTING PLAN FOR TYPICAL LIGHTING NOTES AND TABLES

BOHLER logo and vertical text: SITE CIVIL AND CONSULTING ENGINEERING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

811 logo and text: Know what's below. Call before you dig. ALWAYS CALL 811. It's fast. It's free. It's the law.

PROPOSED SITE PLAN DOCUMENTS FOR 1165R MASS MA PROPERTY LLC

PROPOSED RESIDENTIAL DEVELOPMENT 1165R MASSACHUSETTS AVE. MIDDLESEX COUNTY TOWN OF ARLINGTON, MA MAP #57, BLOCK #2, LOT #10B AND PART OF LOT #15

BOHLER logo and address: 352 TURNPIKE ROAD SOUTHBOURGH, MA 01772

J.G. SWERLING logo and text: PROFESSIONAL ENGINEER No. 41897

GENERAL NOTES SHEET SHEET NUMBER: C-101 REVISION 8 - 05/13/21

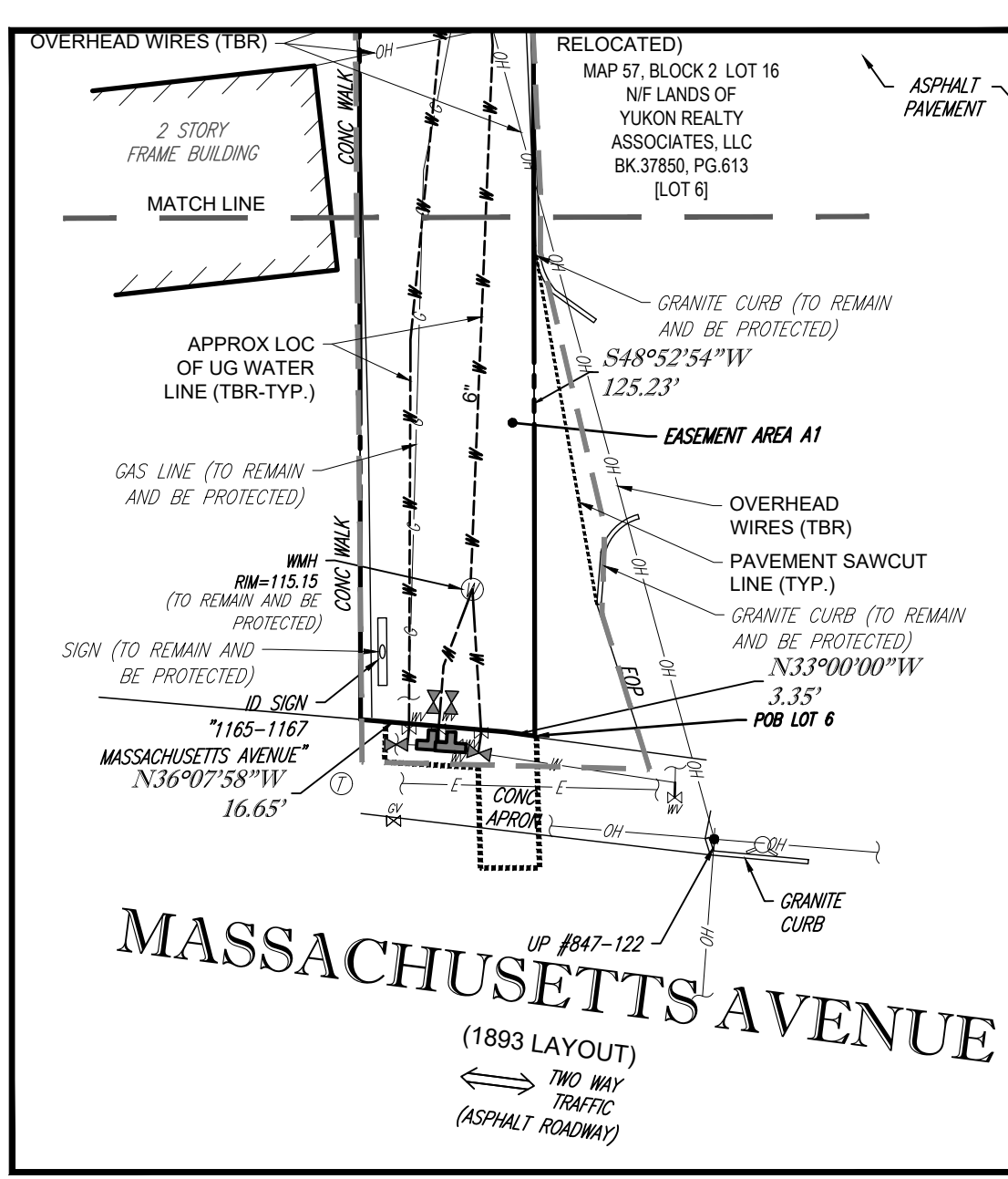
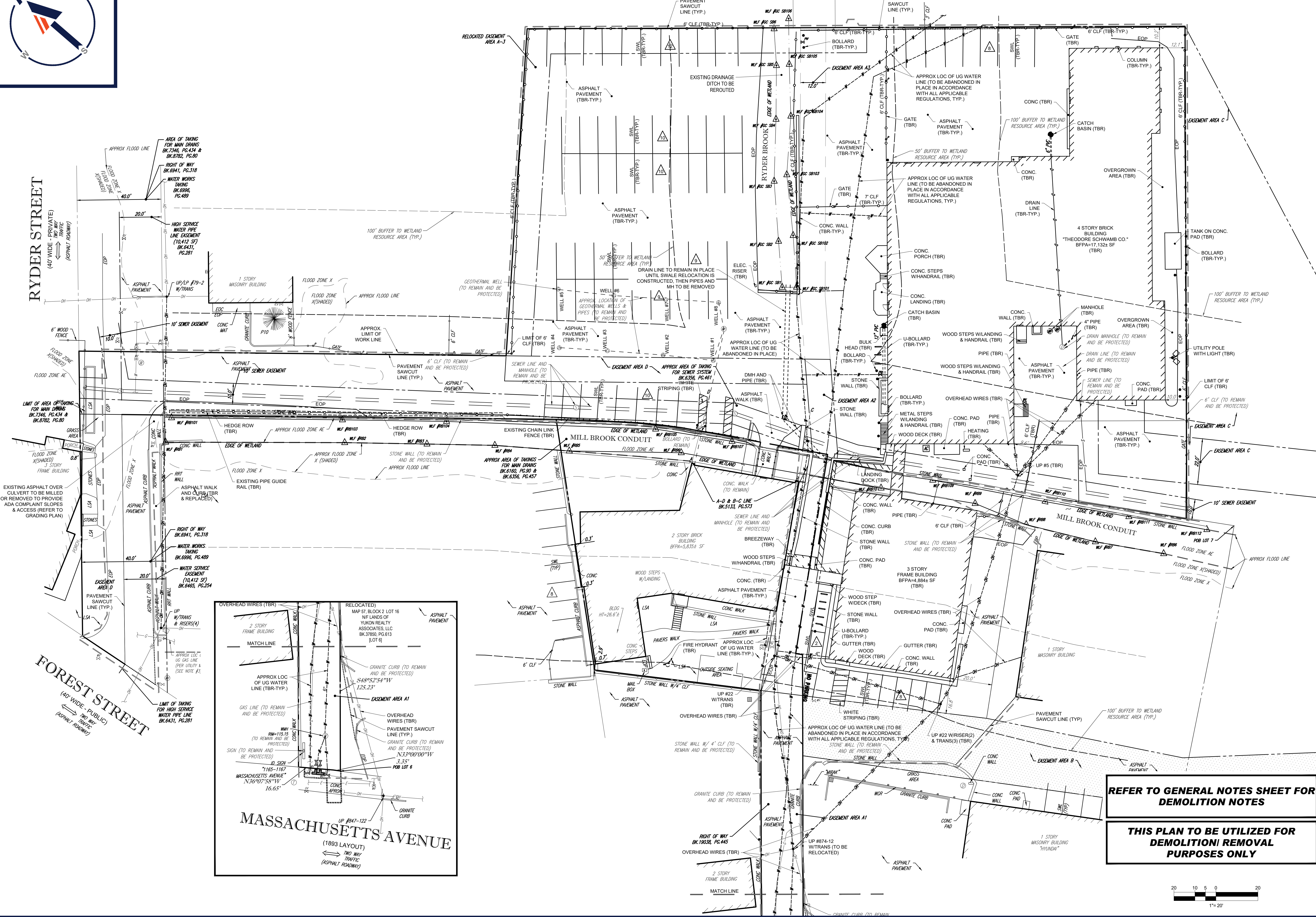


EXISTING HYDRANT ON ADJACENT PROPERTY TO BE REMOVED. CONTRACTOR TO COORDINATE REMOVAL WITH PROPERTY OWNER.

RYDER STREET
(40' WIDE - PRIVATE)
TRAFFIC (ASPHALT ROADWAY)

FOREST STREET
(40' WIDE - PUBLIC)
TRAFFIC (ASPHALT ROADWAY)

MASSACHUSETTS AVENUE
(1893 LAYOUT)
TRAFFIC (ASPHALT ROADWAY)



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REVISIONS

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1	3/10/20	REVISED BUILDING 2 & GRADING	JMJ	BFB
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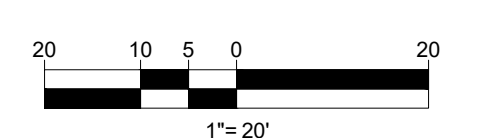
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PROFESSIONAL ENGINEER
No. 41897
NEW HAMPSHIRE
CONTRACTOR LICENSE NO. 30765
RHODE ISLAND LICENSE NO. 11423

REFER TO GENERAL NOTES SHEET FOR DEMOLITION NOTES

THIS PLAN TO BE UTILIZED FOR DEMOLITION/REMOVAL PURPOSES ONLY



SHEET TITLE:
DEMOLITION PLAN
SHEET NUMBER:
C-201
REVISION B - 05/13/21

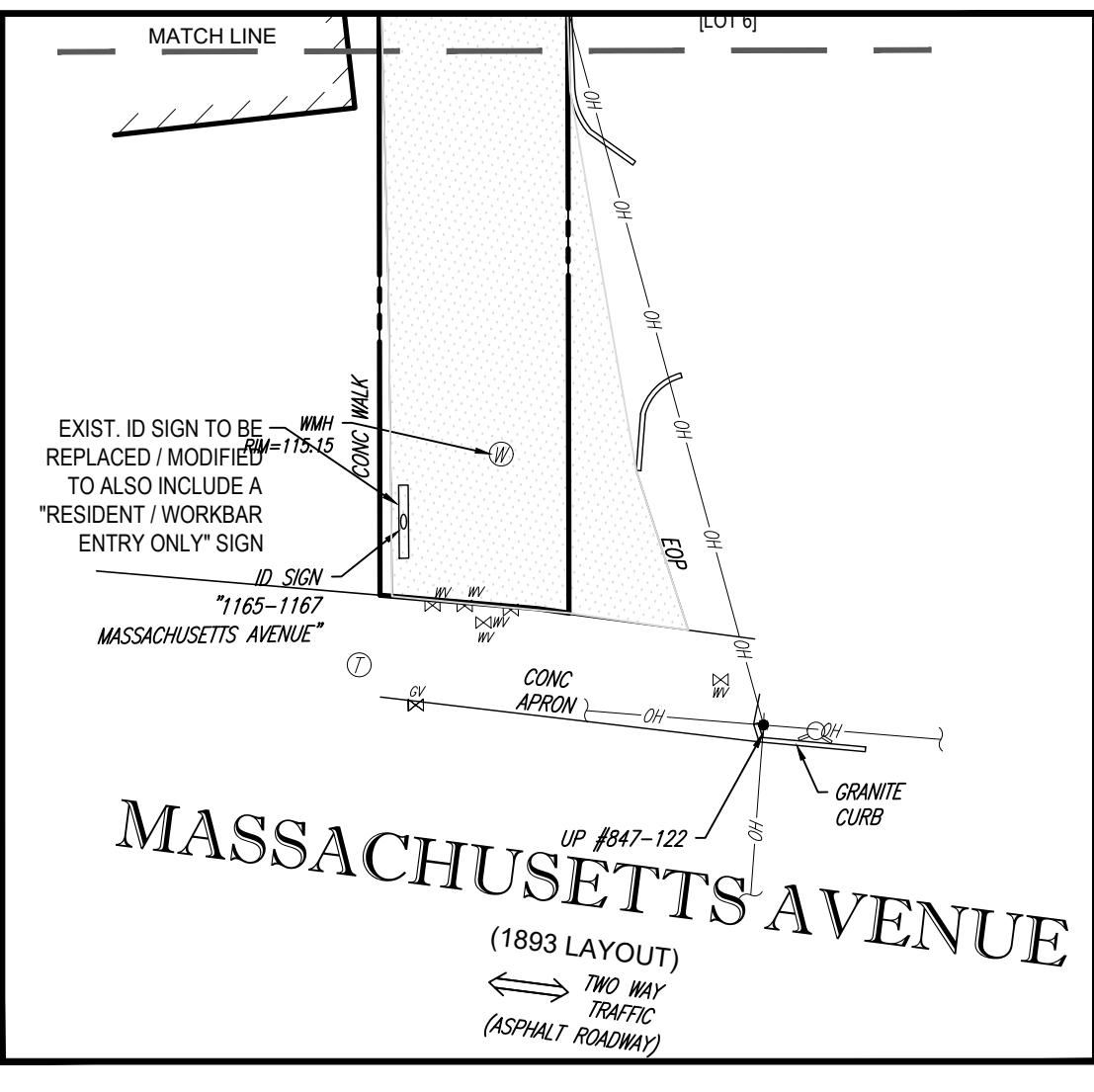
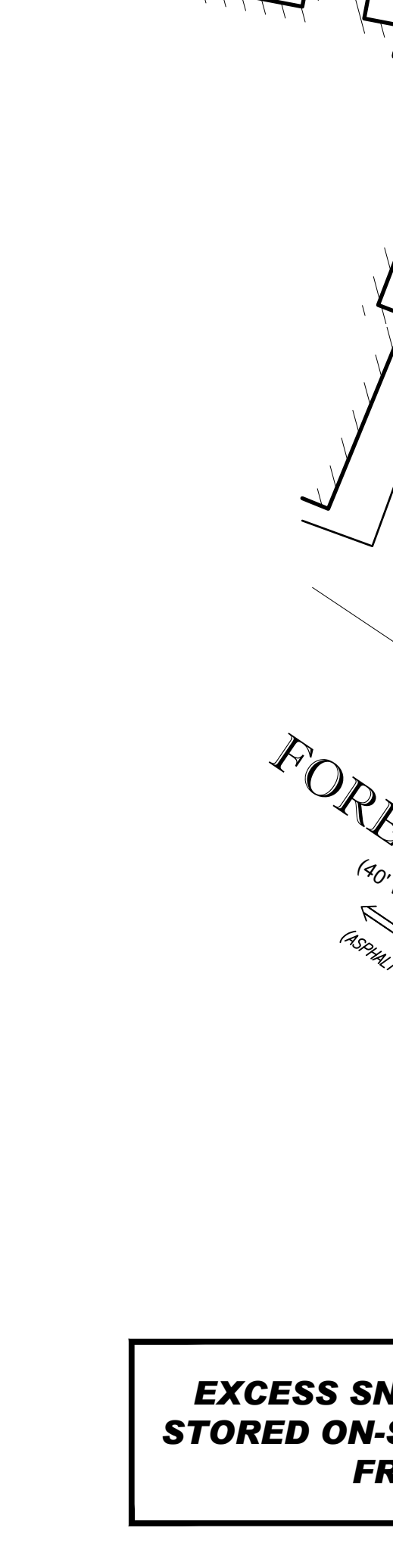
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RYDER STREET
(40' WIDE - PRIVATE)
TRAFFIC (ASPHALT ROADWAY)

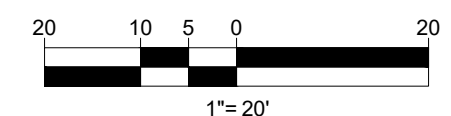
FOREST STREET
(40' WIDE - PUBLIC)
TRAFFIC (ASPHALT ROADWAY)

MASSACHUSETTS AVENUE
(1893 LAYOUT)
TWO WAY TRAFFIC (ASPHALT ROADWAY)



EXCESS SNOW THAT CANNOT BE STORED ON-SITE IS TO BE REMOVED FROM THE SITE

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES



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 CAD ID: W191330-CVL-8

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 1165R MASSACHUSETTS AVE.
 MIDDLESEX COUNTY
 TOWN OF ARLINGTON, MA
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 PROFESSIONAL ENGINEER
 No. 41897
 MA REGISTRATION LICENSE No. 11425
 RHOODE ISLAND LICENSE No. 11425

SHEET TITLE:
SITE LAYOUT PLAN
 SHEET NUMBER:
C-301

REVISION 8 - 05/13/21

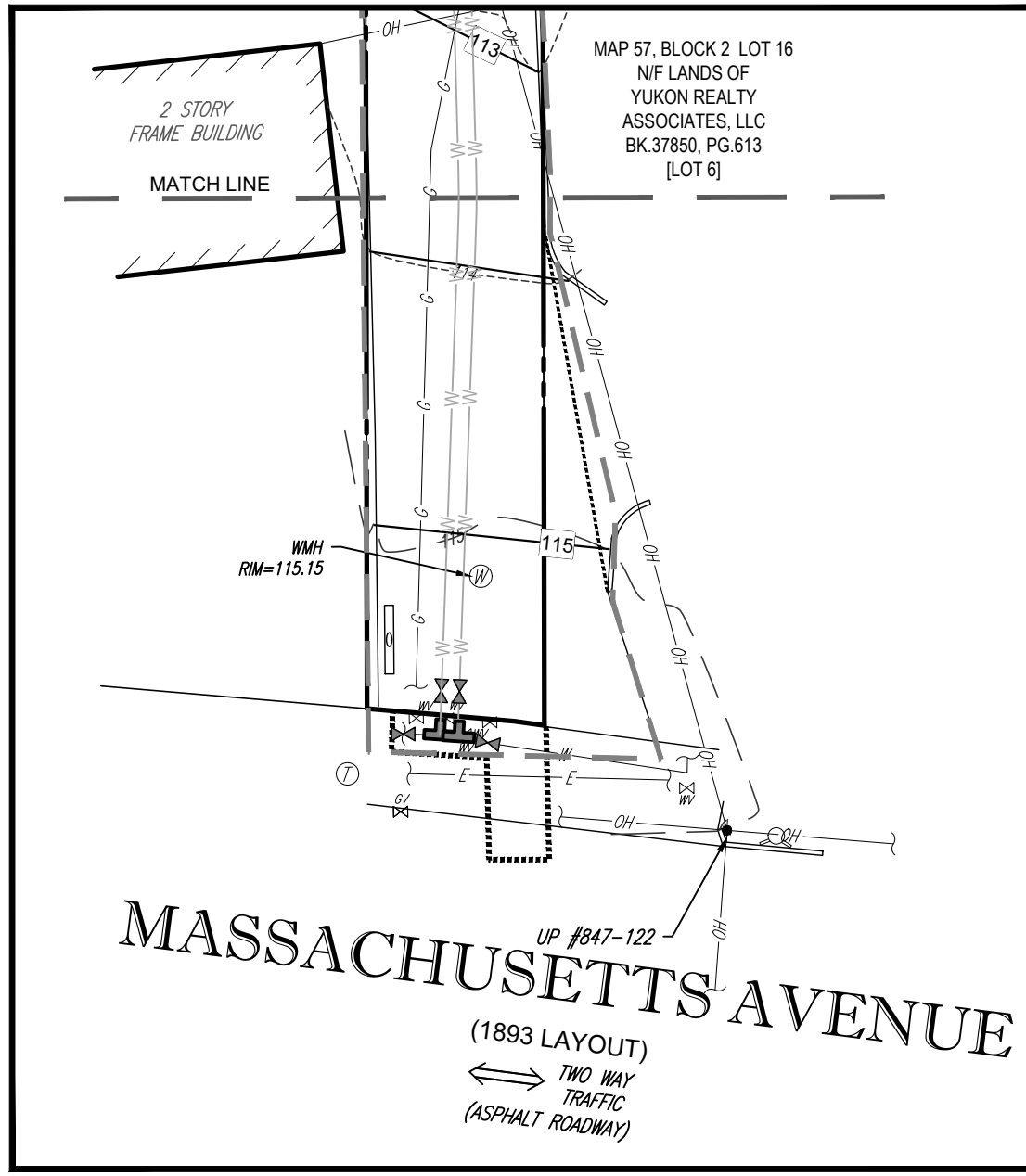
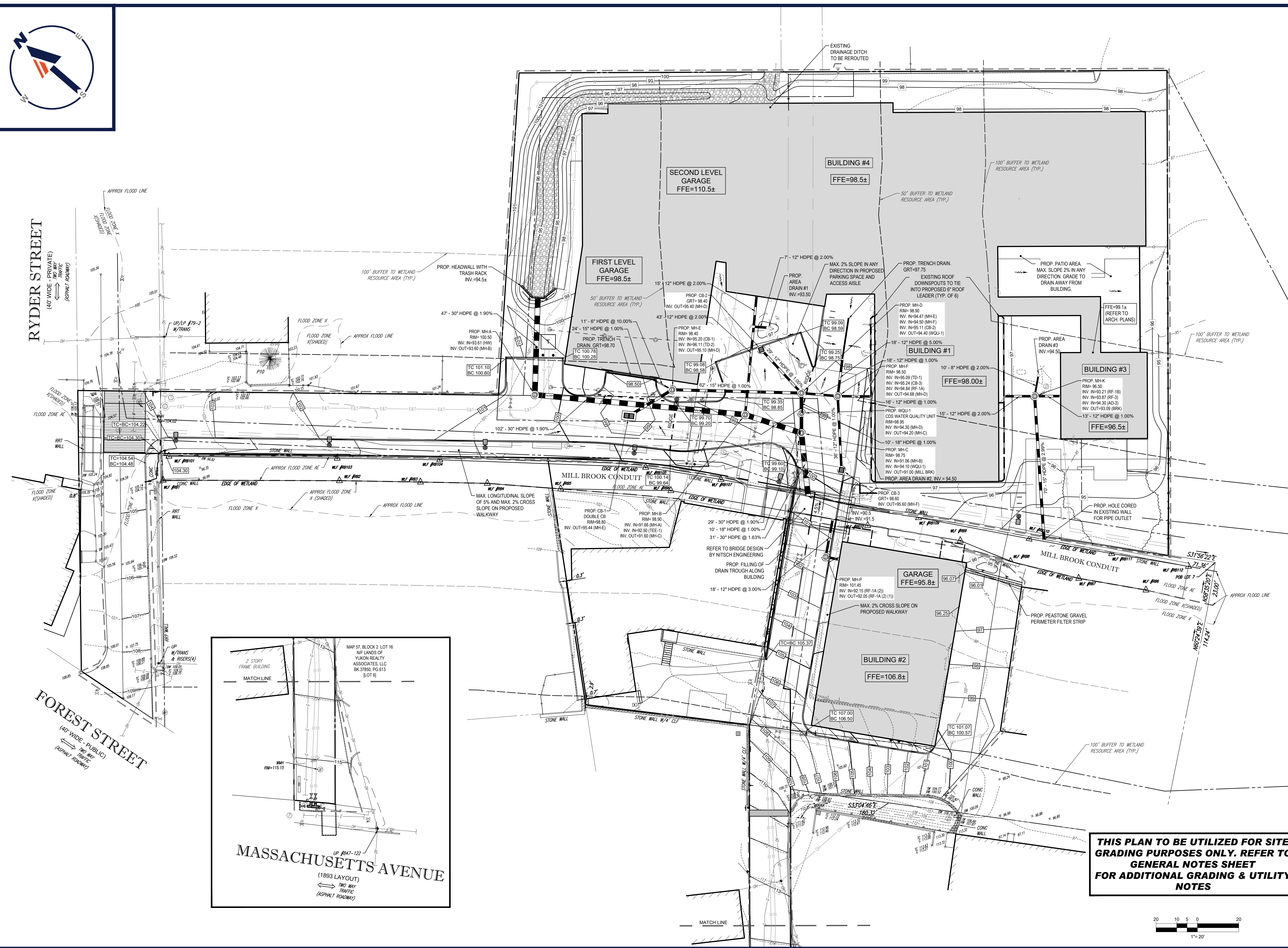
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RYDER STREET
(40' WIDE - PRIVATE)
TRAFFIC
(ASPHALT ROADWAY)

FOREST STREET
(40' WIDE - PUBLIC)
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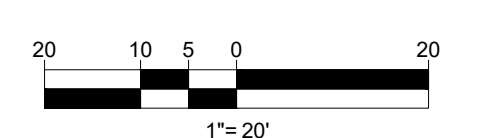
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MIDDLESEX COUNTY
TOWN OF ARLINGTON, MA
MAP #57, BLOCK #2, LOT #10B AND PART OF LOT #15

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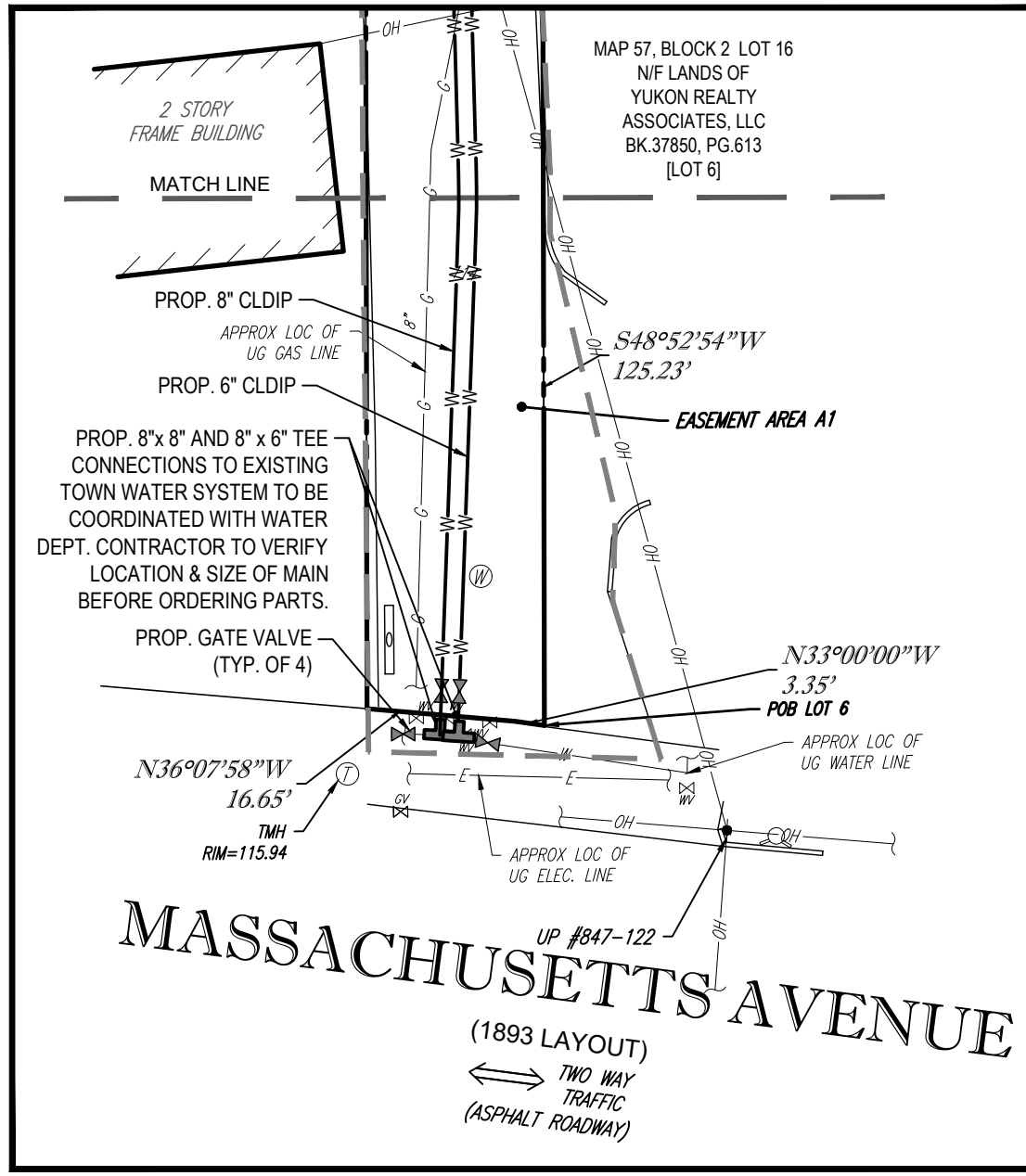
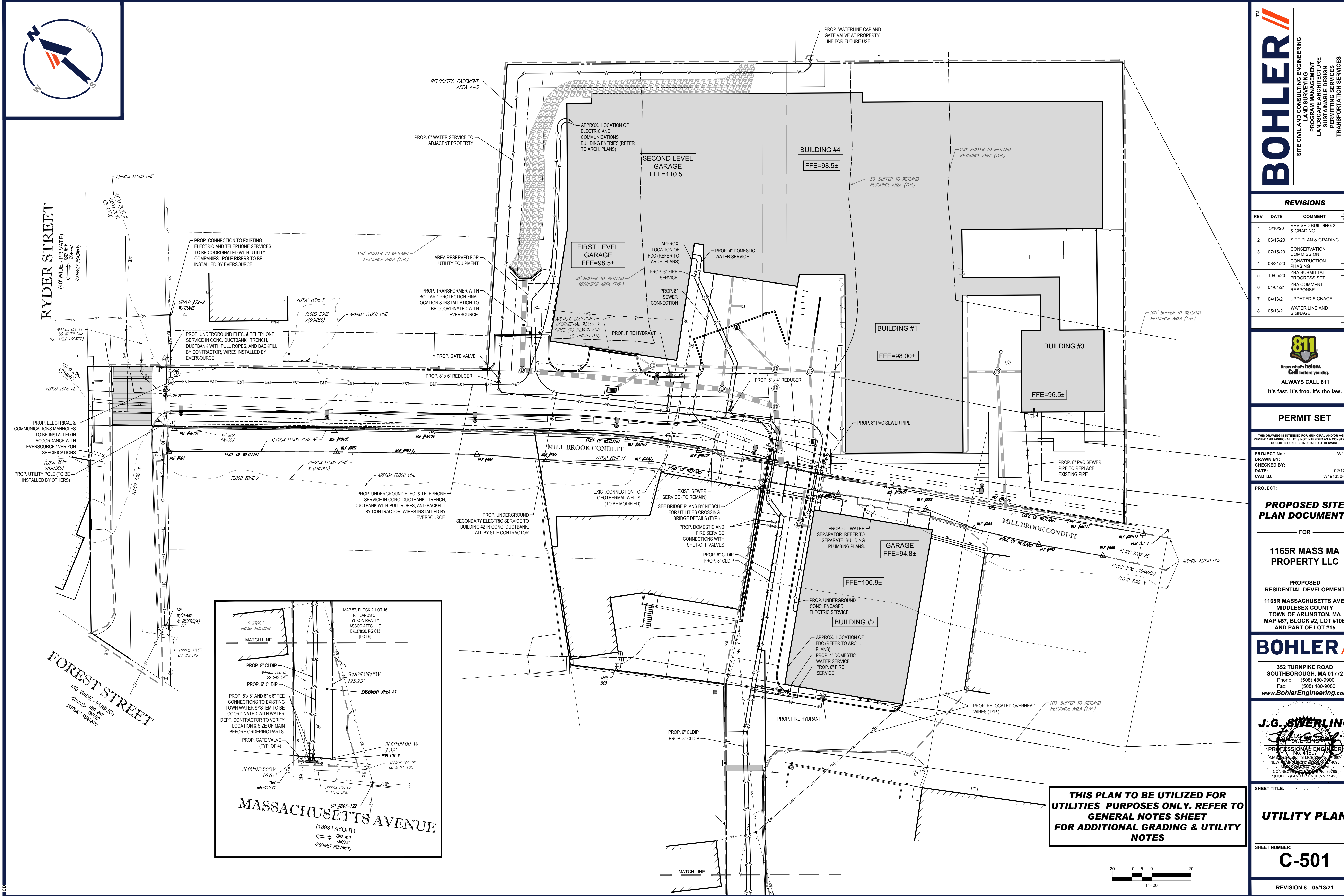
J.G. SWERLING
PROFESSIONAL ENGINEER
No. 41897
NEW HAMPSHIRE REGISTERED
MASSACHUSETTS REGISTERED
RHODE ISLAND LICENSE No. 11423

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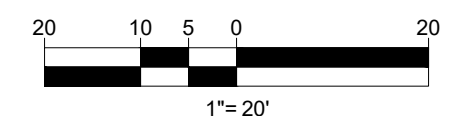


SHEET TITLE:
GRADING AND DRAINAGE PLAN
SHEET NUMBER:
C-401
REVISION 8 - 05/13/21

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 NEW HAMPSHIRE REG. LICENSE No. 38765
 RHODE ISLAND LICENSE No. 11423

SHEET TITLE:
UTILITY PLAN
 SHEET NUMBER:
C-501
 REVISION B - 05/13/21

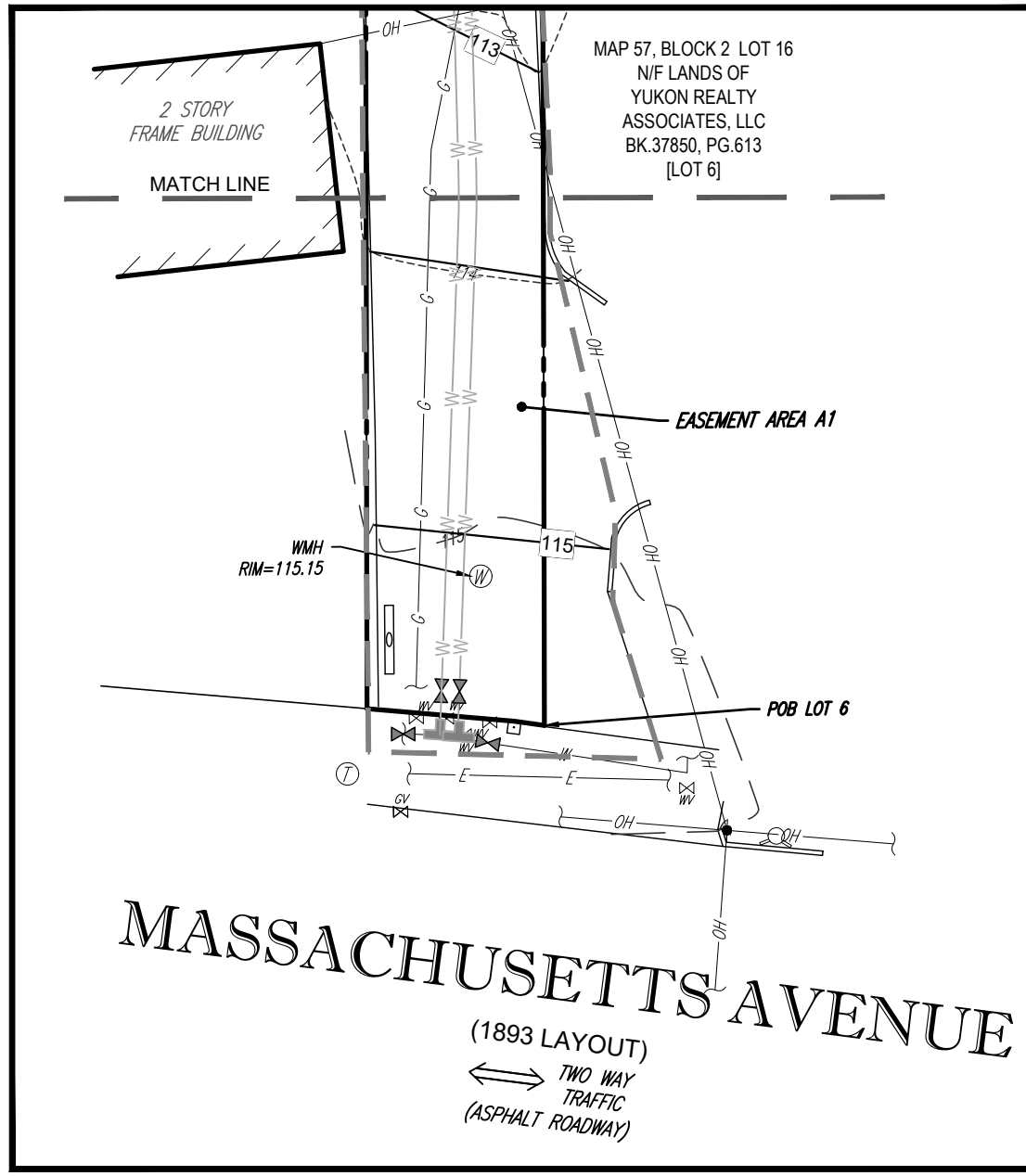
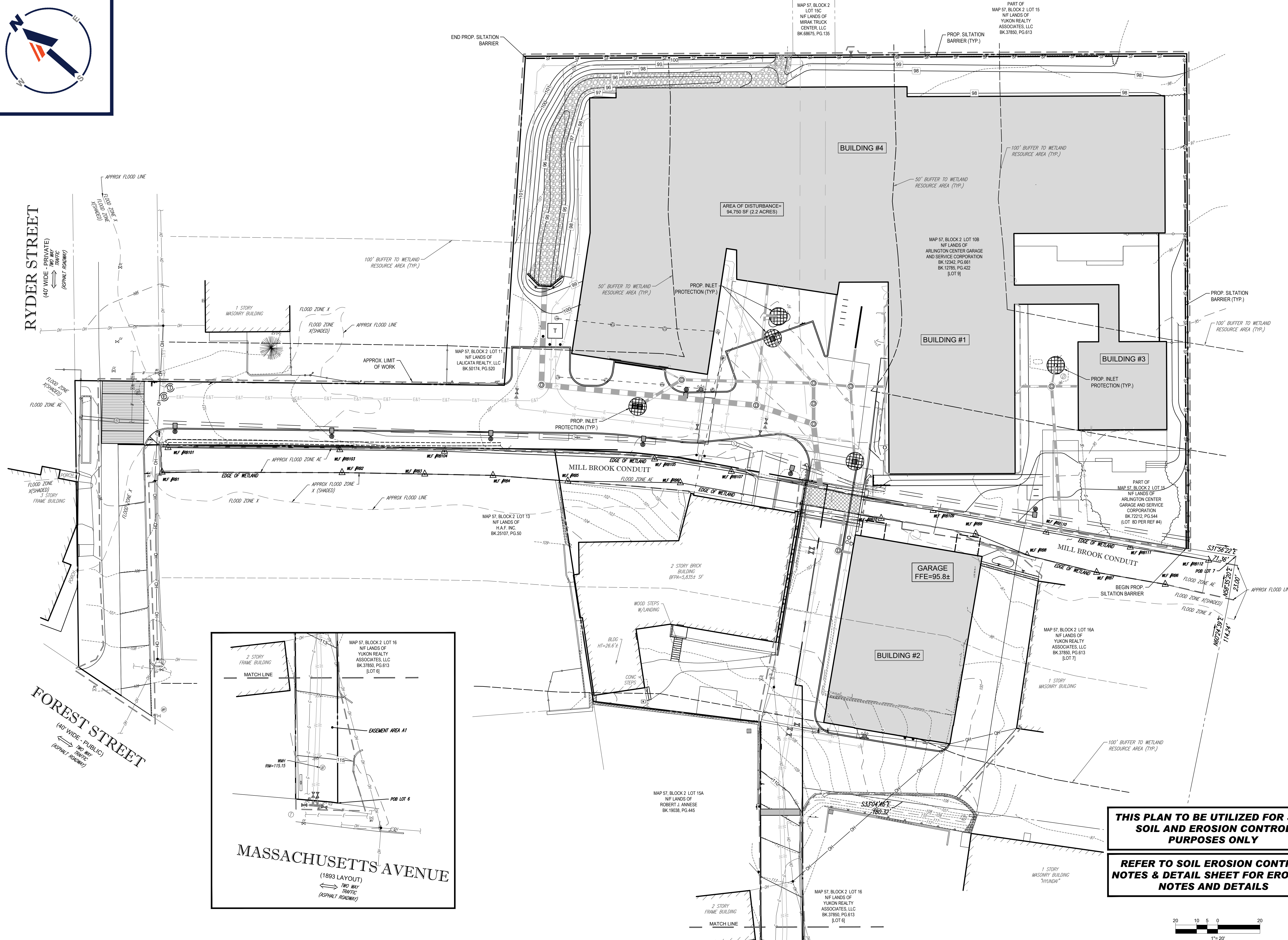
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RYDER STREET
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TWO WAY TRAFFIC
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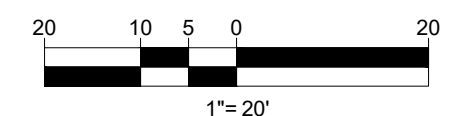
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TWO WAY TRAFFIC
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REFER TO SOIL EROSION CONTROL NOTES & DETAIL SHEET FOR EROSION NOTES AND DETAILS



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RHODE ISLAND LICENSE NO. 11423

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER:
C-601

REVISION 8 - 05/13/21

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EROSION AND SEDIMENT CONTROL NOTES

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
- SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
- ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1).
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 - SIX INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18.4 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF).
 - FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEEDED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUE-GRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN QUALITY SOO MAY BE SUBSTITUTED FOR SEED.
 - STRAW MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS WILL BE USED ON STRAW MULCH FOR WIND CONTROL.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.
- WETLANDS WILL BE PROTECTED W/ STRAW, COMPOST, AND/OR SILT FENCE BARRIERS INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED.

MULCH

LOCATION	MULCH	RATE (1000 SF)
PROTECT AREA	STRAW	100 POUNDS
WINDY AREA	SHREDDED OR CHOPPED CORNSTALKS STRAW (ANCHORED)	185-275 POUNDS 100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED

GREATER THAN 3:1 (REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT)

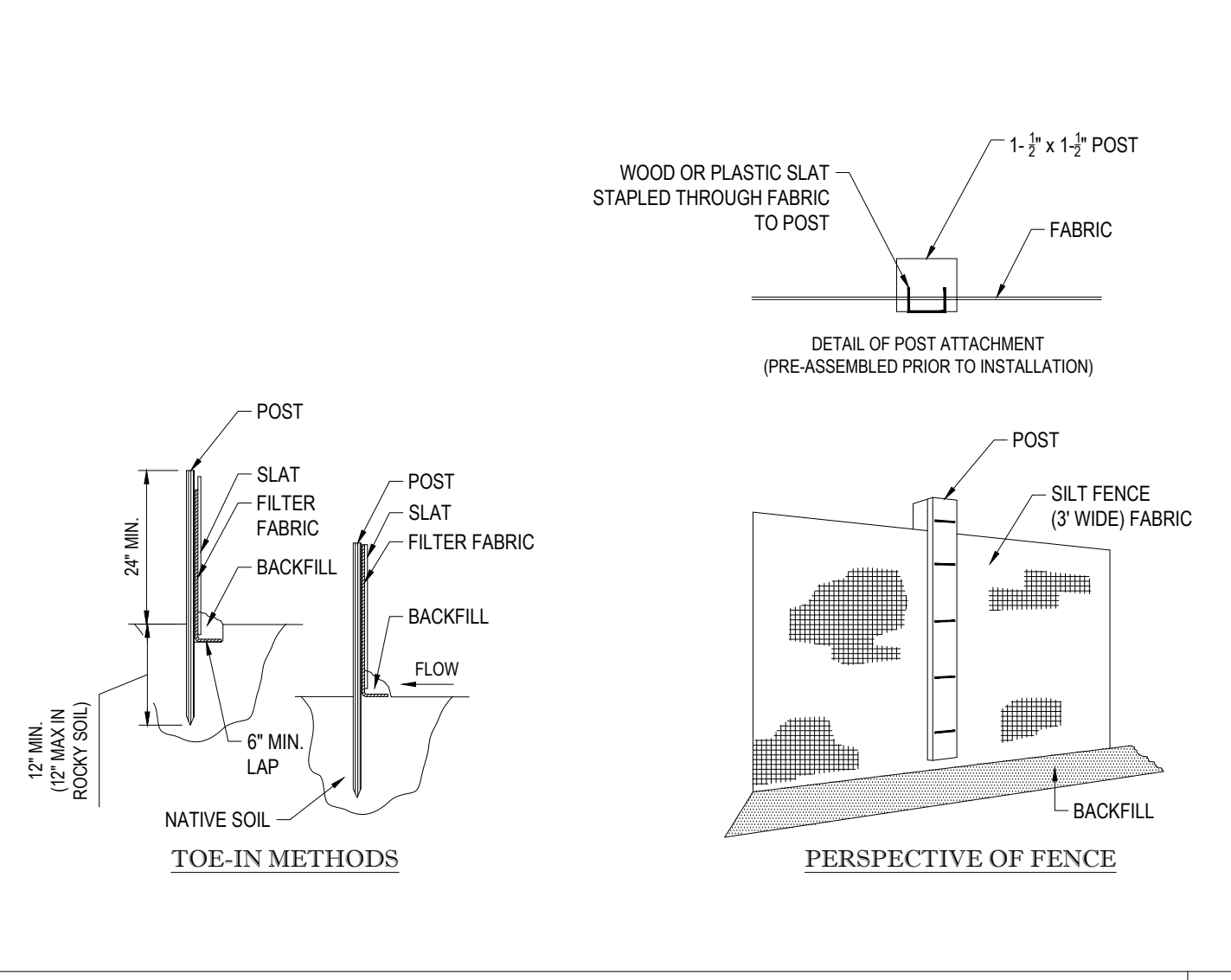
* A HYDRO-APPLICATION OF WOOD, OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS SHALL BE USED ON STRAW MULCH FOR WIND CONTROL.

MULCH ANCHORING
ANCHOR MULCH WITH PEG AND TWINE (1 SO. YD/BLOCK); MULCH NETTING (AS PER MANUFACTURER); WOOD CELLULOSE FIBER (750 LBS/ACRE), CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERRATED STRAIGHT DISK. WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

EROSION CONTROL NOTES DURING WINTER CONSTRUCTION

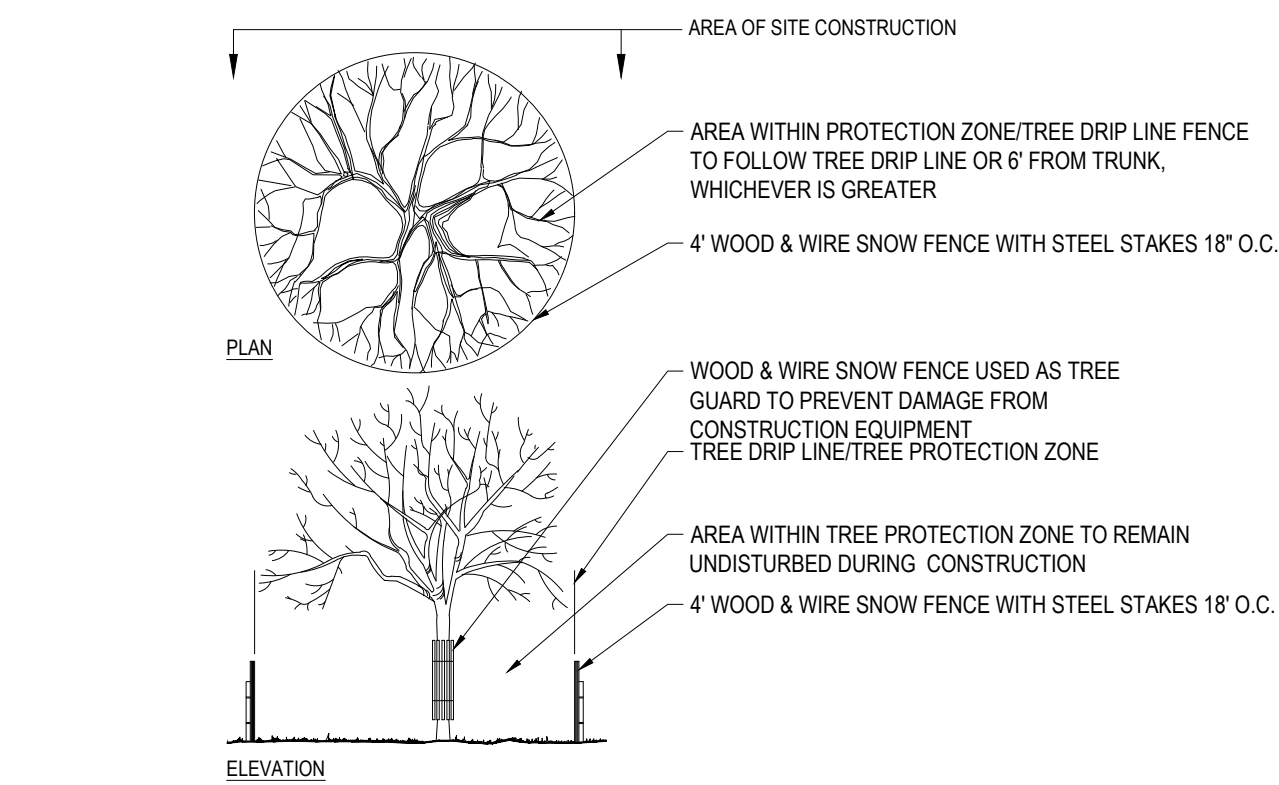
- WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
- WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
- EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
- CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
- AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR STRAW AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
- BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 200 - 300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF STRAW OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
- MULCHING REQUIREMENTS:
 - BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
 - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
 - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY DORMANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
- DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
- STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
- EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.

- INSTALLATION:
- EXCAVATE A 6" x 6" TRENCH ALONG THE LINE OF EROSION CONTROL OF THE SITE.
 - UNROLL SILTATION FENCE AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM FLOW DIRECTION).
 - DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS LAYING ACROSS THE TRENCH BOTTOM.
 - LAY THE TOE-IN FLAP OF THE FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING FABRIC FLAP ON UNDISTURBED GROUND AND PILING & TAMPING FILL AT THE BASE.



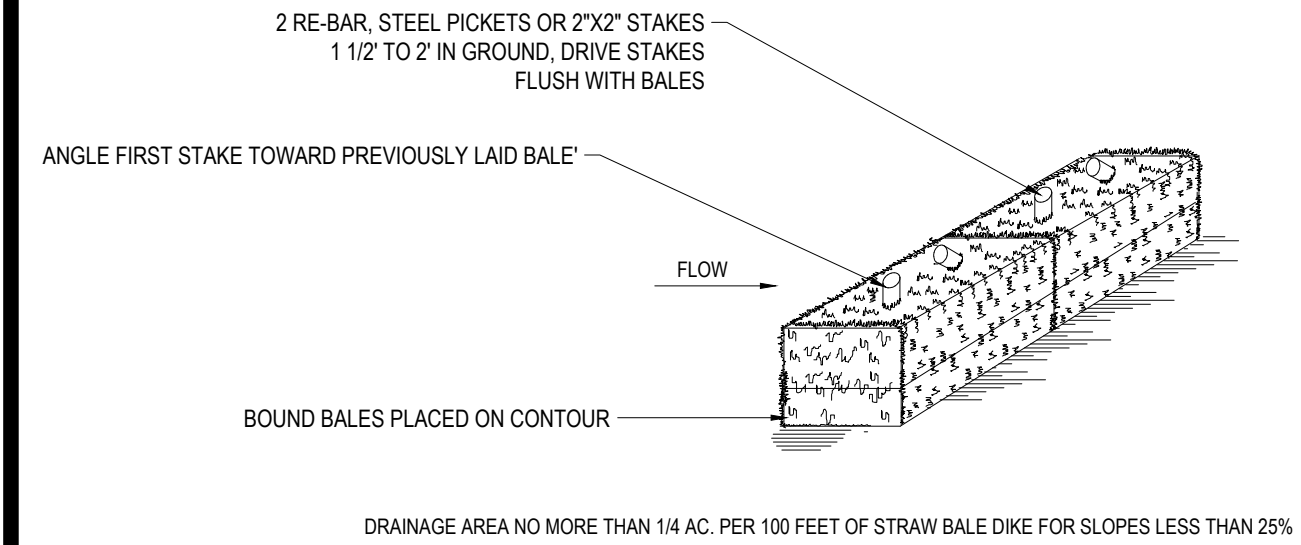
TYP. SILTATION FENCE DETAIL

N.T.S.



TREE PROTECTION DURING CONSTRUCTION

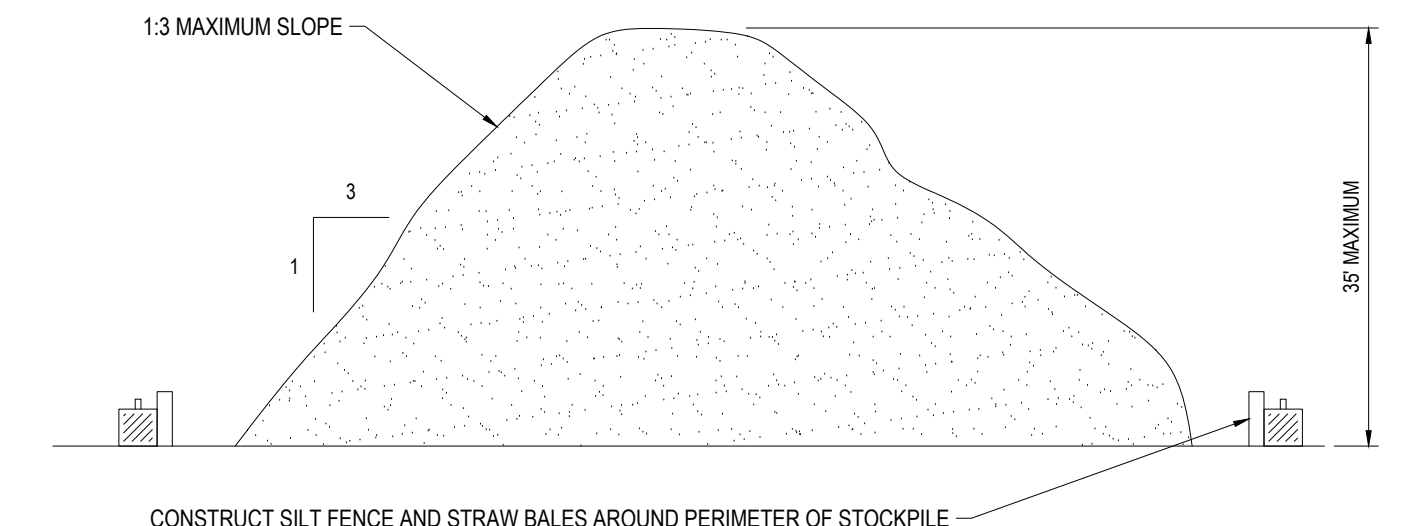
N.T.S.



- NOTES:
- BALES SHALL BE PLACED AT THE TOP OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
 - EACH BALE SHALL BE PLACED SO THE BINDINGS ARE HORIZONTAL.
 - BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
 - INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE PROMPTLY AS NEEDED.
 - BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

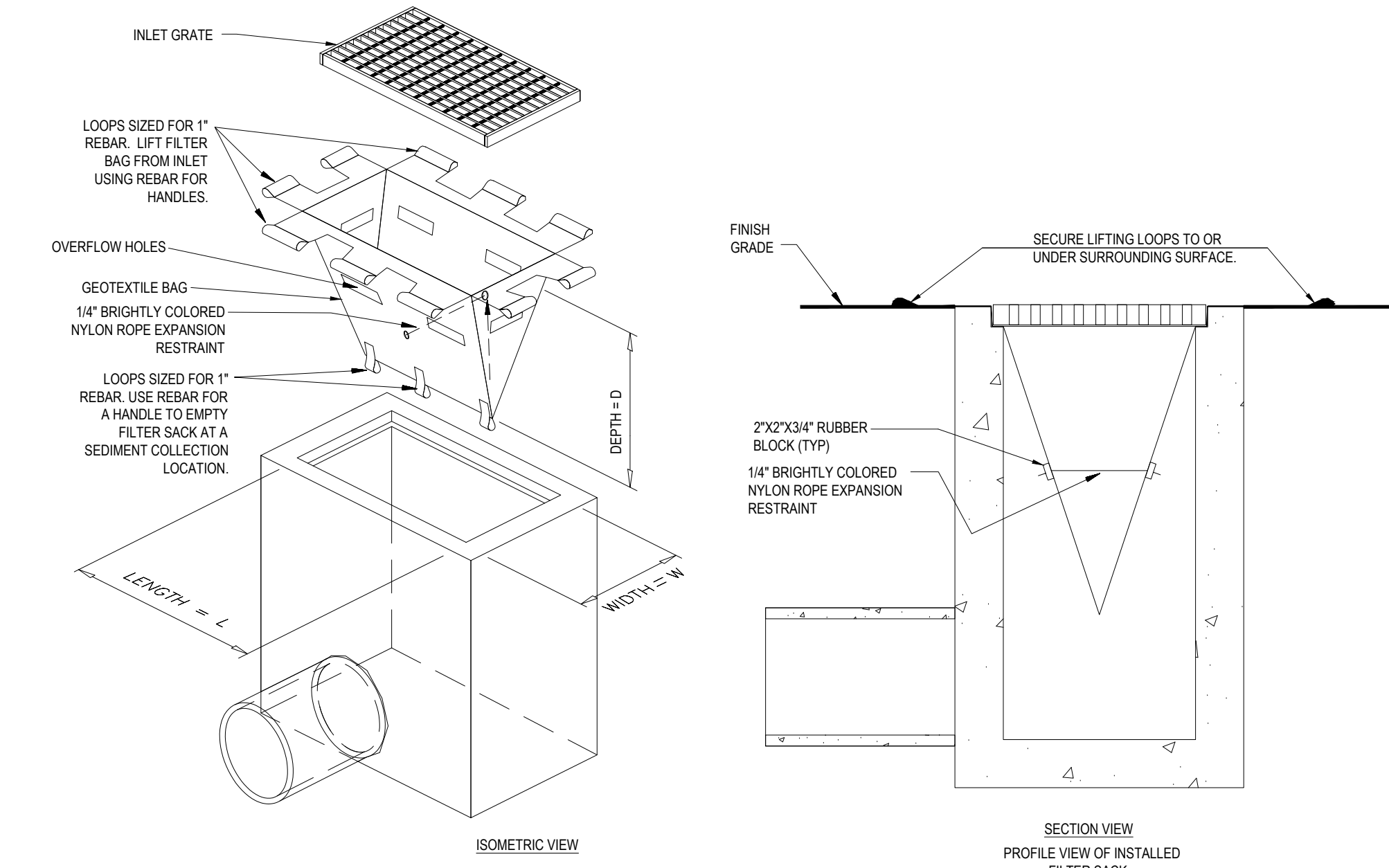
STRAW BALE DETAIL

N.T.S.



TEMPORARY STOCKPILE DETAIL

N.T.S.



FILTER SACKS (GRATED INLETS)

N.T.S.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

- REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
- GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
- PLACE AN OIL ABSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
- INSPECT PER REGULATORY REQUIREMENTS.
- THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
- THE LENGTH, "L", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
- THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

DO NOT USE IN PAVED AREAS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.
TO BE USED IN EXISTING RIGHT OF WAY

- EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.

N.T.S.

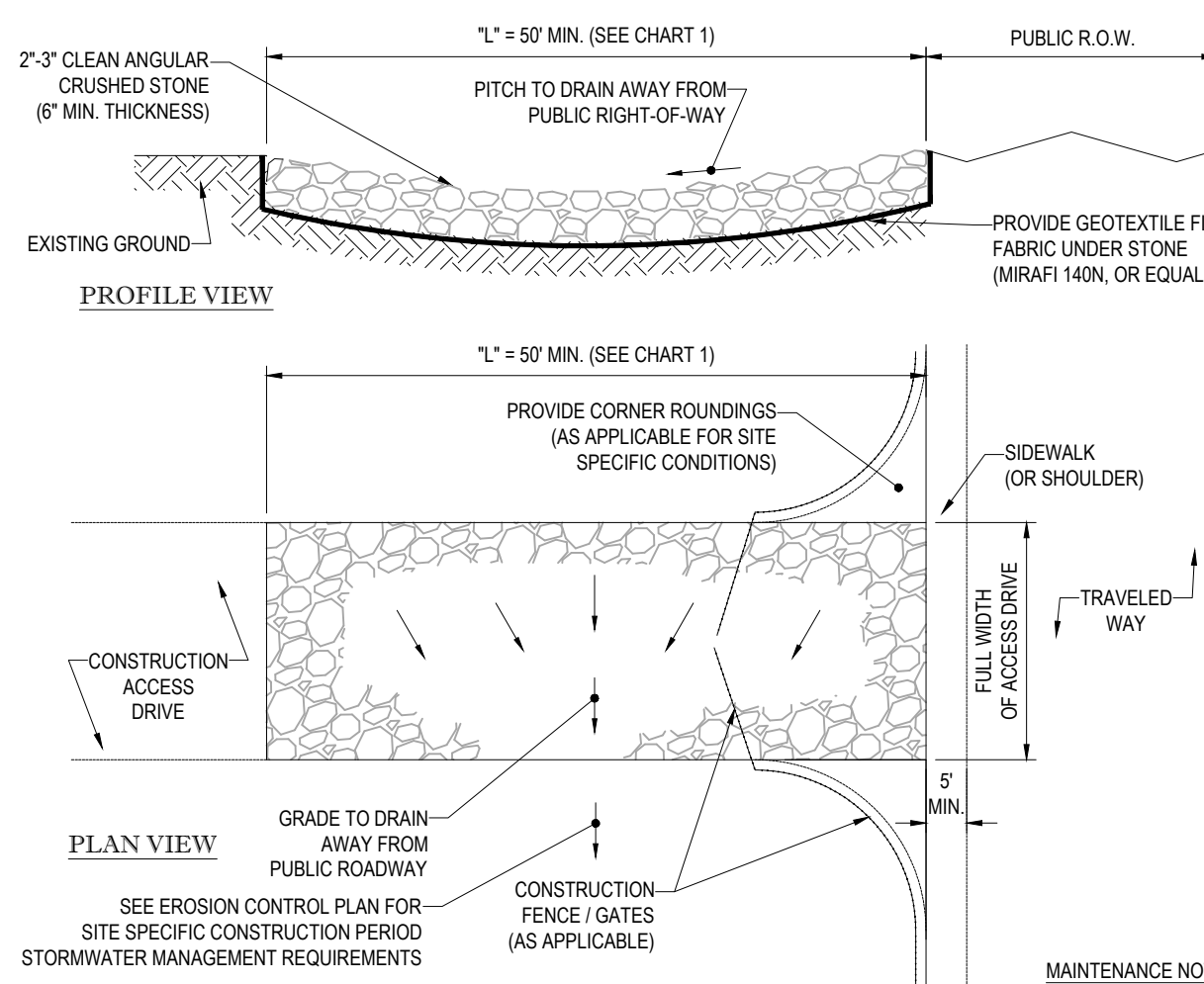


CHART 1

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2% TO 5%	100 FT	200 FT
>5%	ENTIRE ENTRANCE STABILIZED WITH FABC BASE COURSE (1)	

(1) AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

STABILIZED CONSTRUCTION EXIT

N.T.S.

- THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:
- INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE/EXIT
 - INSTALLATION OF EROSION CONTROL BARRIER
 - INSTALLATION OF INLET PROTECTION IN STREET
 - DEMOLITION OF EXISTING SITE STRUCTURES EXCEPT FOR RYDER BROOK DITCH AND PIPE UNTIL DITCH IS RELOCATED (SEE DEMOLITION PLAN)
 - DEMOLITION OF EXISTING SITE PAVEMENT AND AMENITIES (SEE DEMOLITION PLAN)
 - RELOCATE DRAINAGE DITCH
 - EARTHWORK AND EXCAVATION/FILLING AS NECESSARY
 - CONSTRUCTION OF UTILITIES
 - STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING
 - INSTALLATION OF INLET PROTECTION OF ON-SITE INLETS AS THEY ARE INSTALLED
 - CONSTRUCTION OF BUILDINGS
 - CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS
 - FINAL GRADING OF ALL SLOPED AREAS
 - PLACE 6" TOPSOIL ON SLOPES AFTER FINAL GRADING COMPLETED. FERTILIZE, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED AS REQUIRED.
 - PAVE DRIVEWAYS AND PARKING AREAS
 - LANDSCAPING PER LANDSCAPING PLAN
 - REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER.

CONSTRUCTION SEQUENCE

N.T.S.

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	3/10/20	REVISED BUILDING 2 & GRADING	BFB	JMJ
2	06/15/20	SITE PLAN & GRADING	AWP	JMJ
3	07/15/20	CONSERVATION COMMISSION	AWP	JMJ
4	08/21/20	CONSTRUCTION PHASING	AWP	JMJ
5	10/05/20	ZBA SUBMITTAL PROGRESS SET	AWP	JMJ
6	04/01/21	ZBA COMMENT RESPONSE	RMM	JMJ
7	04/13/21	UPDATED SIGNAGE	CFD	JMJ
8	05/13/21	WATER LINE AND SIGNAGE	AWP	RMM

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PROJECT No.: W191330
DRAWN BY: AWP
CHECKED BY: JMJ
DATE: 02/17/2020
CAD LID.: W191330-CV-8

PROPOSED SITE PLAN DOCUMENTS

FOR
1165R MASS MA PROPERTY LLC

PROPOSED RESIDENTIAL DEVELOPMENT
1165R MASSACHUSETTS AVE.
MIDDLESEX COUNTY
TOWN OF ARLINGTON, MA
MAP #57, BLOCK #2, LOT #10B
AND PART OF LOT #15

BOHLER

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
Fax: (508) 480-9080
www.BohlerEngineering.com

J.G. SWERLING

PROFESSIONAL ENGINEER
No. 41897
MASSACHUSETTS REGISTERED PROFESSIONAL ENGINEER
NEW HAMPSHIRE REGISTERED PROFESSIONAL ENGINEER
RHODE ISLAND LICENSE No. 11423

EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

SHEET NUMBER:
C-602

REVISION 8 - 05/13/21



LIGHTING NOTES

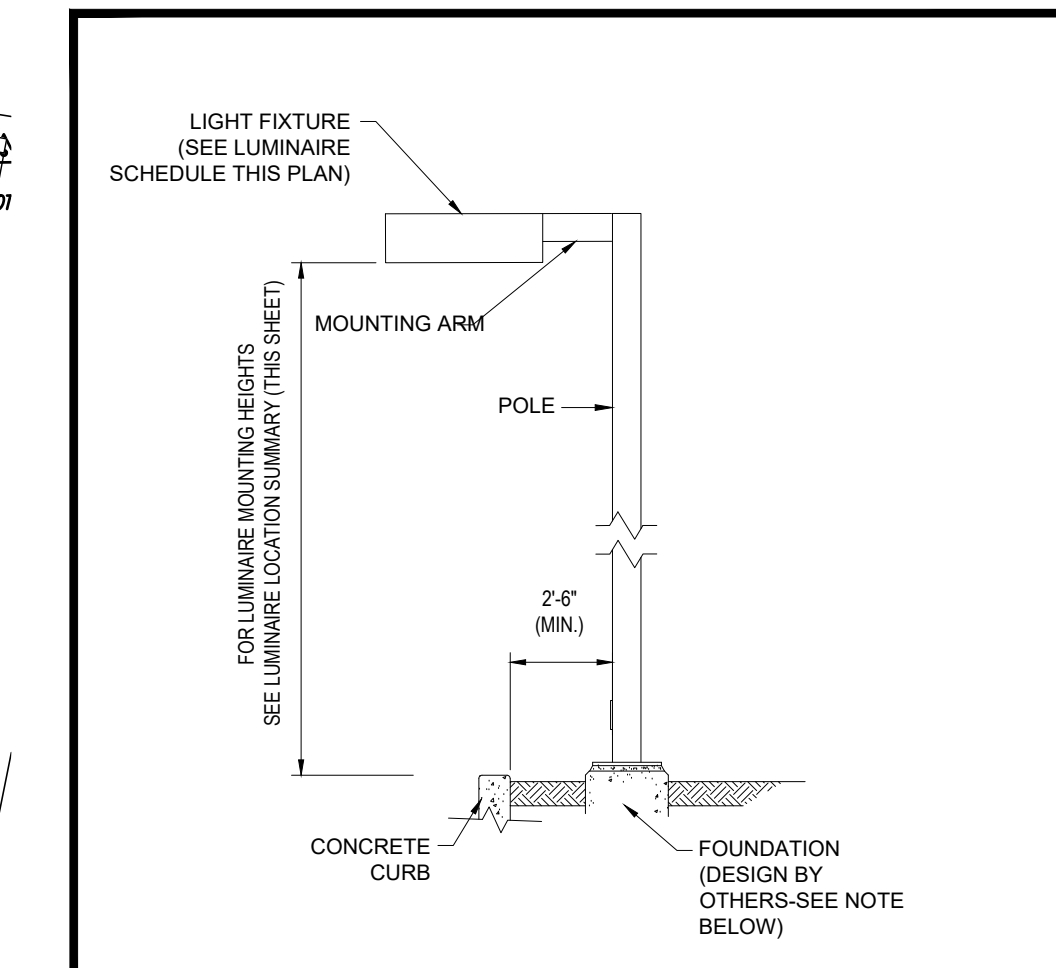
1. THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
2. THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.90 FOR ALL LED LUMINAIRES, 0.80 FOR ALL HIGH PRESSURE SODIUM LUMINAIRES OR 0.77 FOR ALL METAL HALIDE LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY MODELING STANDARDS.
3. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THIS PLAN ARE IN FOOT-CANDELS.
4. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT NOT BE LIMITED TO, FREQUENT VISUAL INSPECTIONS, CLEANING OF LENSES, AND REPLACING (IF NECESSARY) AT LEAST ONCE EVERY SIX (6) MONTHS. FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE LUMINAIRES, LAMPS AND LENSES TO FAIL PROPERLY TO FUNCTION.
5. WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES, UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AND ARE, CONSEQUENTLY, APPROXIMATIONS ONLY. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC. ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
6. THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. LIGHT POLE BASES ARE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
7. CONTRACTOR MUST BRING TO DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES.
8. IT IS THE LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING THE POWER SOURCE(S) FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.
9. THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
10. THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES PER STATE REGULATIONS.
11. UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.

NUMERIC SUMMARY

LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
AREA SUMMARY	ILLUMINANCE	FC	1.14	17.3	0.0	0.00	0.00

LUMINAIRE SCHEDULE

SYMBOL	QTY	ARRANGEMENT	LUMENS	ULF	DESCRIPTION
⊠	7	SINGLE	5067	0.90	STERNBERG LIGHTING LED AREA LIGHT MOUNTED @ 20'; 1750LEDH-130T3-MDL08-CA-SV2C
⊞	B	53	1128	0.90	LIGMAN LIGHTING MATRIX SURFACE 4 LED WALL LIGHT MOUNTED @ 12'; UMT-31426-M-W30
⊙	133	STRING	15	0.90	DURALED STARGAZER LIGHT MOUNTED @ 8'; DL-SG-MD-25-10-SP



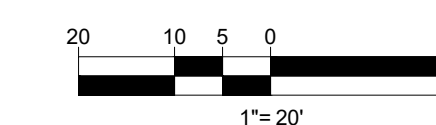
AREA LIGHT DETAIL

N.T.S.

NOTE: THIS DETAIL IS FOR BID AND BUDGETARY PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A FOUNDATION DESIGN PREPARED BY A QUALIFIED STRUCTURAL ENGINEER CONSIDERING LIGHTING MANUFACTURER REQUIREMENTS, LOCAL WIND LOADS AND SITE SPECIFIC SOIL PARAMETERS.

- SOME SITE CONDITIONS AND/OR LOCATIONS MAY REQUIRE VIBRATION DAMPENING MEASURES AS DETERMINED BY A STRUCTURAL ENGINEER.
- THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE INTENT TO MOUNT ANYTHING TO THE POLE, ASIDE FROM THE LIGHT FIXTURES, INCLUDING BUT NOT LIMITED TO CAMERAS, BANNERS, FLAGS, SIGNAGE, ETC. AS IT WILL IMPACT THE POLE AND FOUNDATION DESIGN.

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY



BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
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 LANDSCAPE ARCHITECTURE
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8	05/13/21	WATER LINE AND SIGNAGE	AWP	RMM

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THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: W191330
 DRAWN BY: AWP
 CHECKED BY: MJM
 DATE: 02/17/2020
 CAD ID: W191330-CVL-8

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 AND PART OF LOT #15

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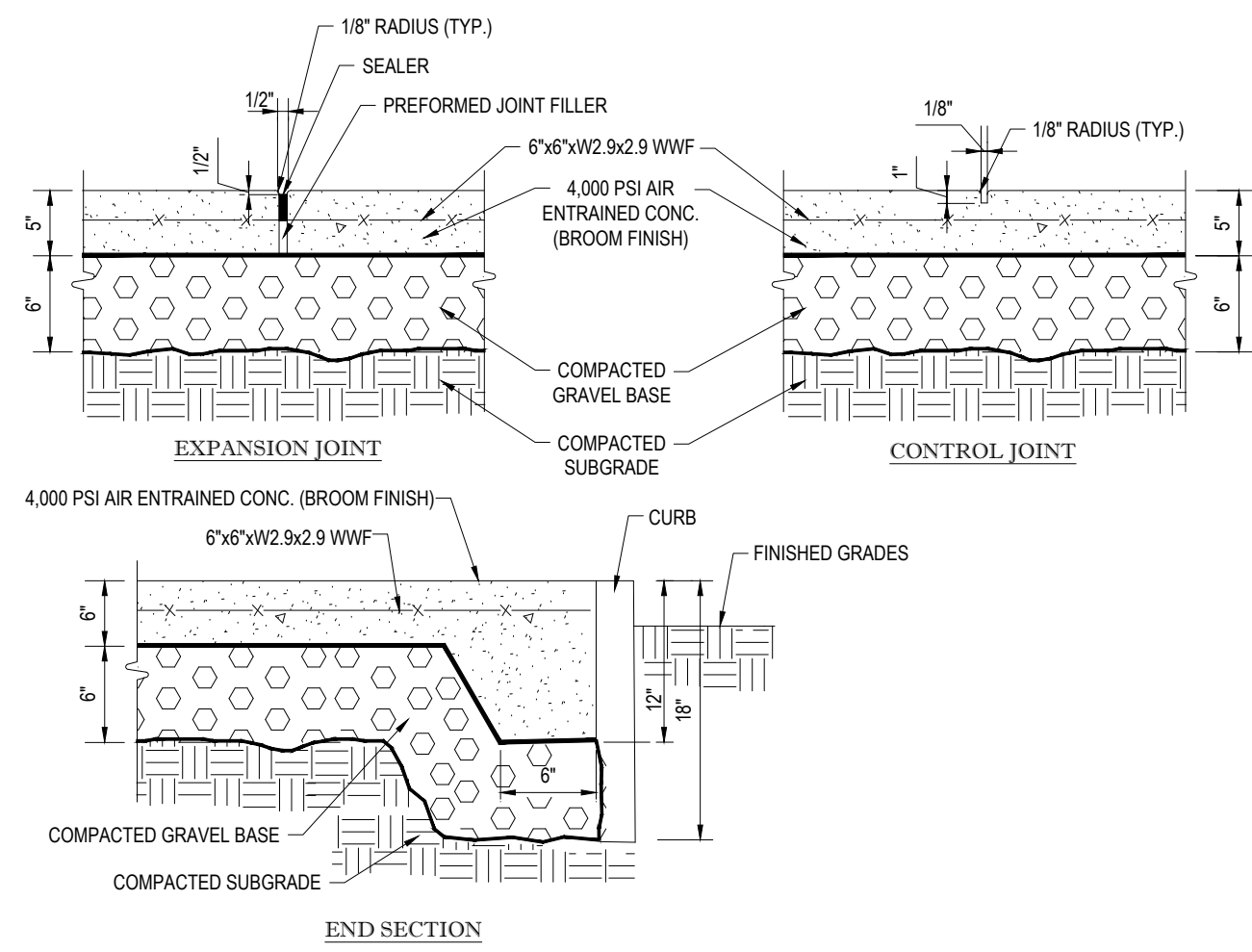
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 REGISTERED PROFESSIONAL ENGINEER
 NEW HAMPSHIRE LICENSE NO. 14996
 CONN. LICENSE NO. 38765
 RHODE ISLAND LICENSE NO. 11423

SHEET TITLE:
LIGHTING PLAN

SHEET NUMBER:
C-701

REVISION 8 - 05/13/21

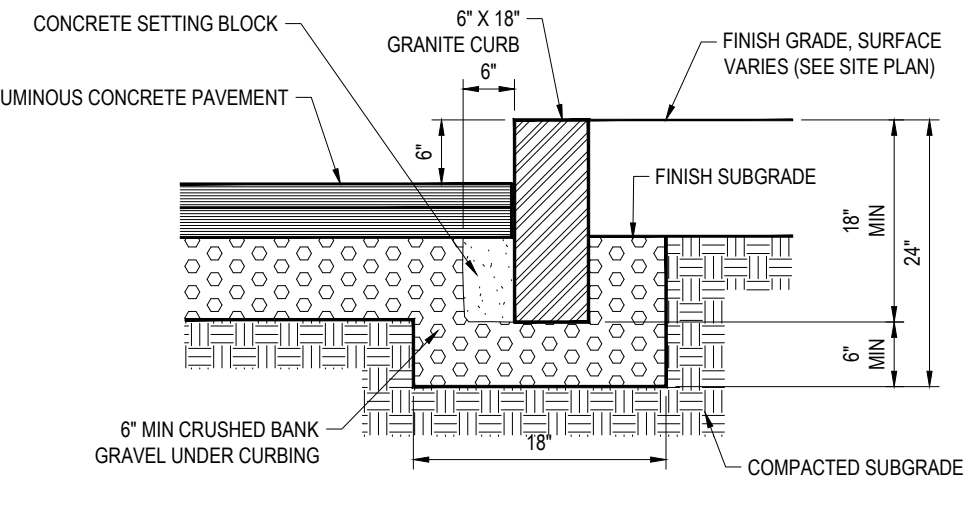
P:\B\191330\DRAWINGS\PLAN SETS\REV 8 TO UNITS\W191330-CVL-8-LAYOUT C-701-LIGHT SHEET



NOTES: TO BE USED FOR BUILDING SURROUND AND OTHER CONCRETE WALKS. USE CHAIRS TO SUPPORT REINFORCING STEEL DURING POUR. VARIES SEE PLAN.
 1. SEE SITE PLAN FOR WIDTH AND GRADES
 2. PROVIDE MINIMUM 1/8" FT. CROSS-SLOPE
 3. PROVIDE CONTROL JOINTS 5'-0" O.C. MIN.
 4. PROVIDE EXPANSION JOINTS 20'-0" O.C. MIN.

TYPICAL CONCRETE SIDEWALK DETAIL

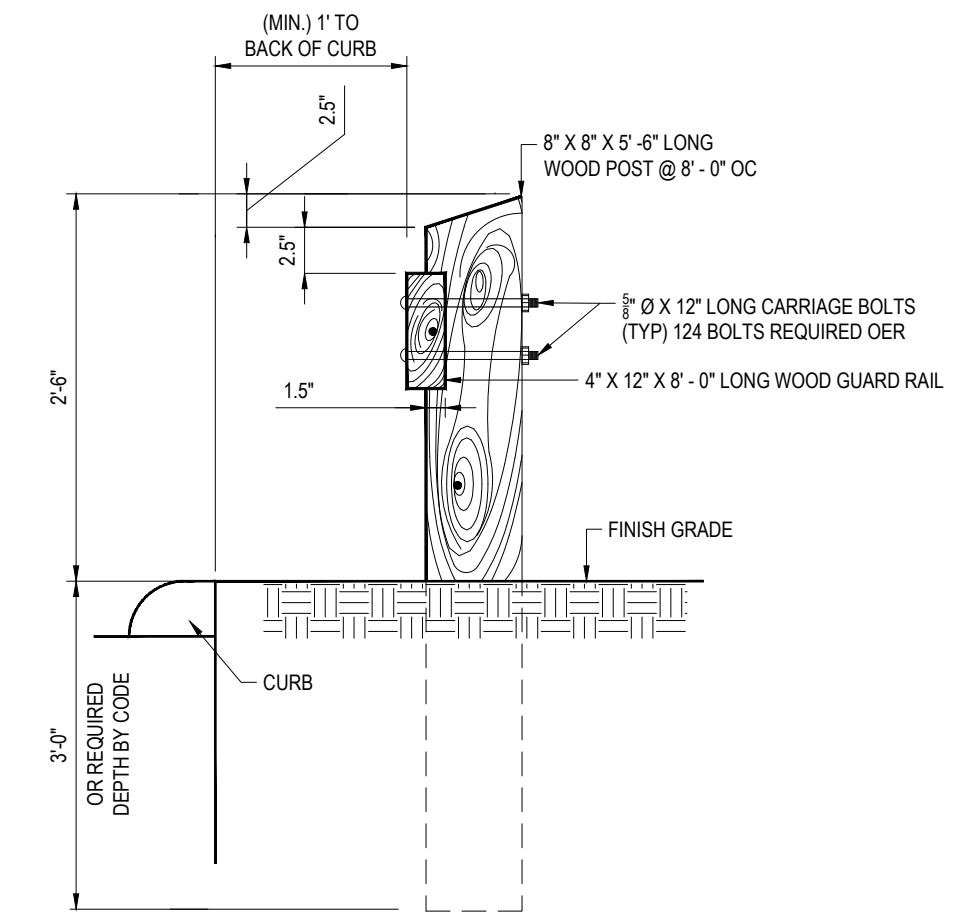
N.T.S.



NOTE: INSTALL WITHIN ALL PUBLIC WAYS, CORNERS, AND RADIUS SECTIONS

VERTICAL GRANITE CURB

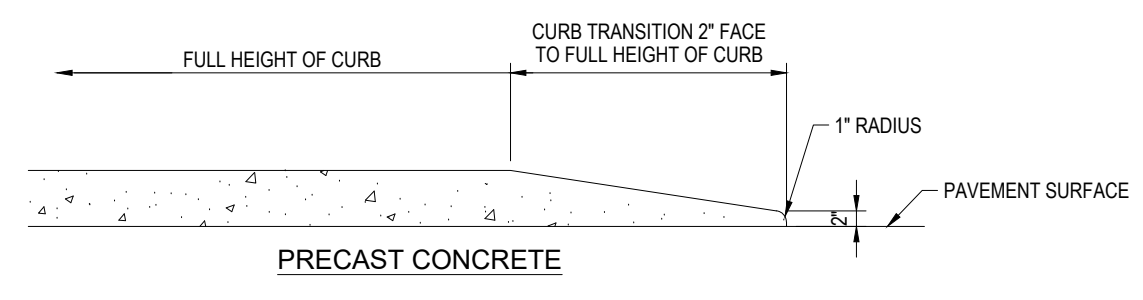
N.T.S.



NOTE: ALL CARRIAGE BOLTS, NUTS & WASHERS TO BE GALVANIZED & ALL WOOD POSTS & RAILS TO BE PRESSURE TREATED.

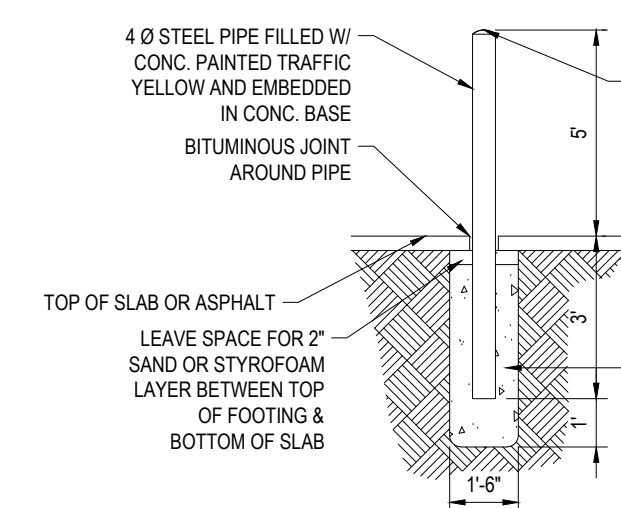
WOOD GUIDERAIL DETAIL

N.T.S.



TRANSITION CURB DETAIL

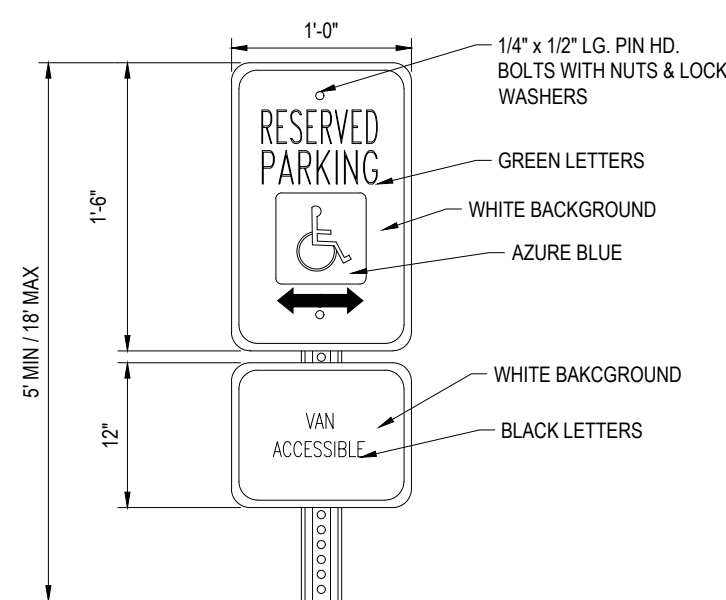
N.T.S.



NOTE: BOLLARDS REQ'D AT BLDG. CORNERS, FIRE HYDRANTS, WATER METER, GAS METER, SPRINKLER RISER SHOWN TRANSFORMER & ALL UTILITIES AT LOCATIONS SHOWN ON THESE DRAWINGS INTERIOR & EXTERIOR.

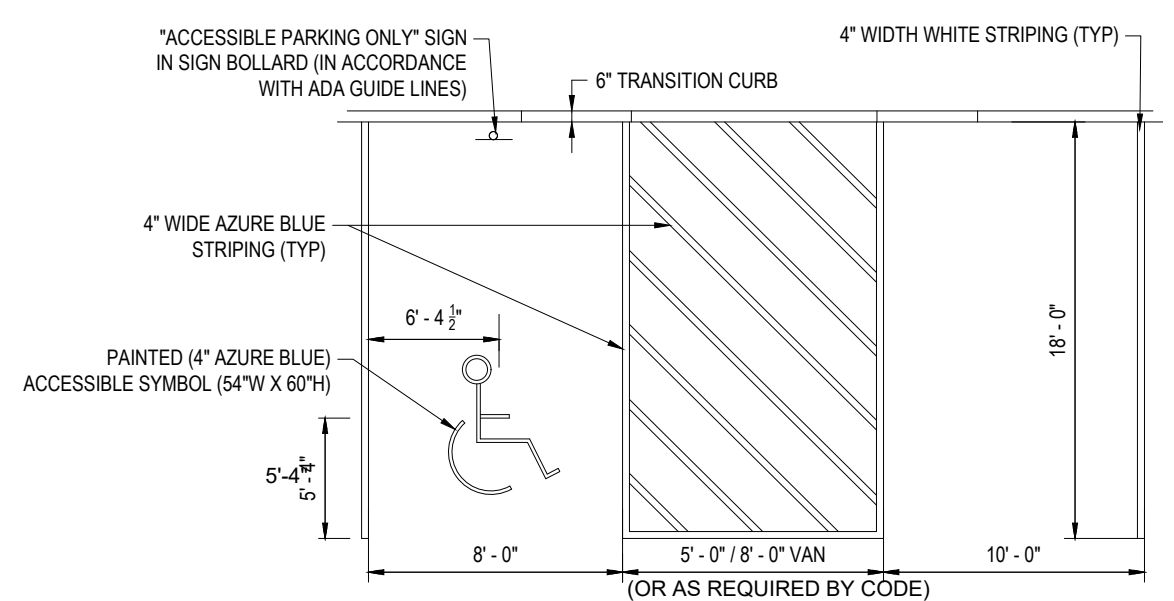
BOLLARD DETAIL

N.T.S.



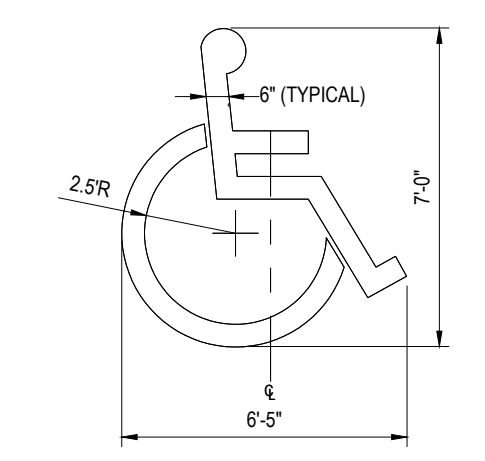
ACCESSIBLE SIGN DETAIL

N.T.S.



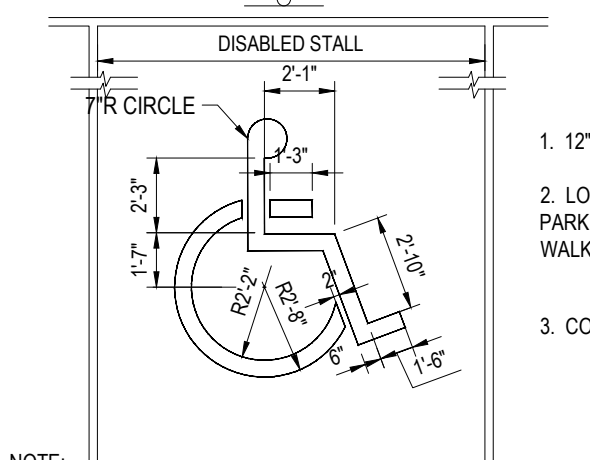
ACCESSIBLE STALL MARKINGS & PARKING LOT STRIPING DETAIL

N.T.S.



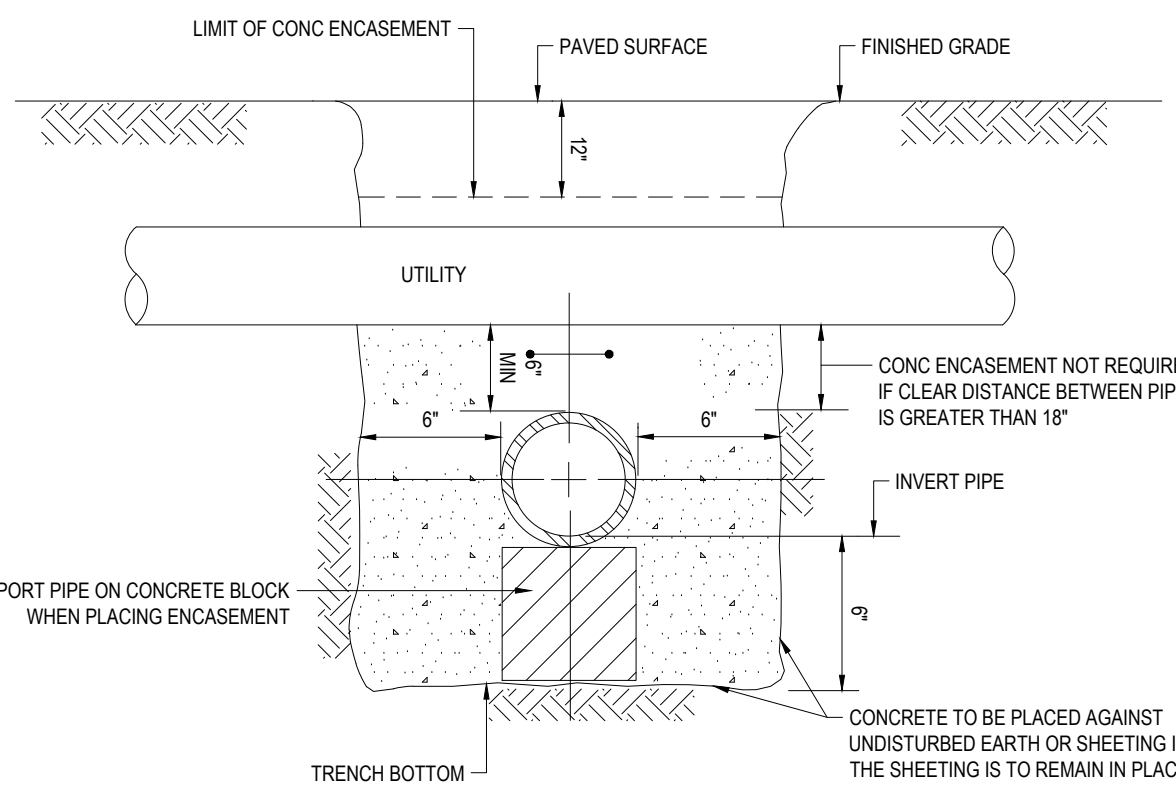
ACCESSIBLE PARKING SPACE PAINTING DETAIL

N.T.S.



PAVEMENT SECTION DETAIL

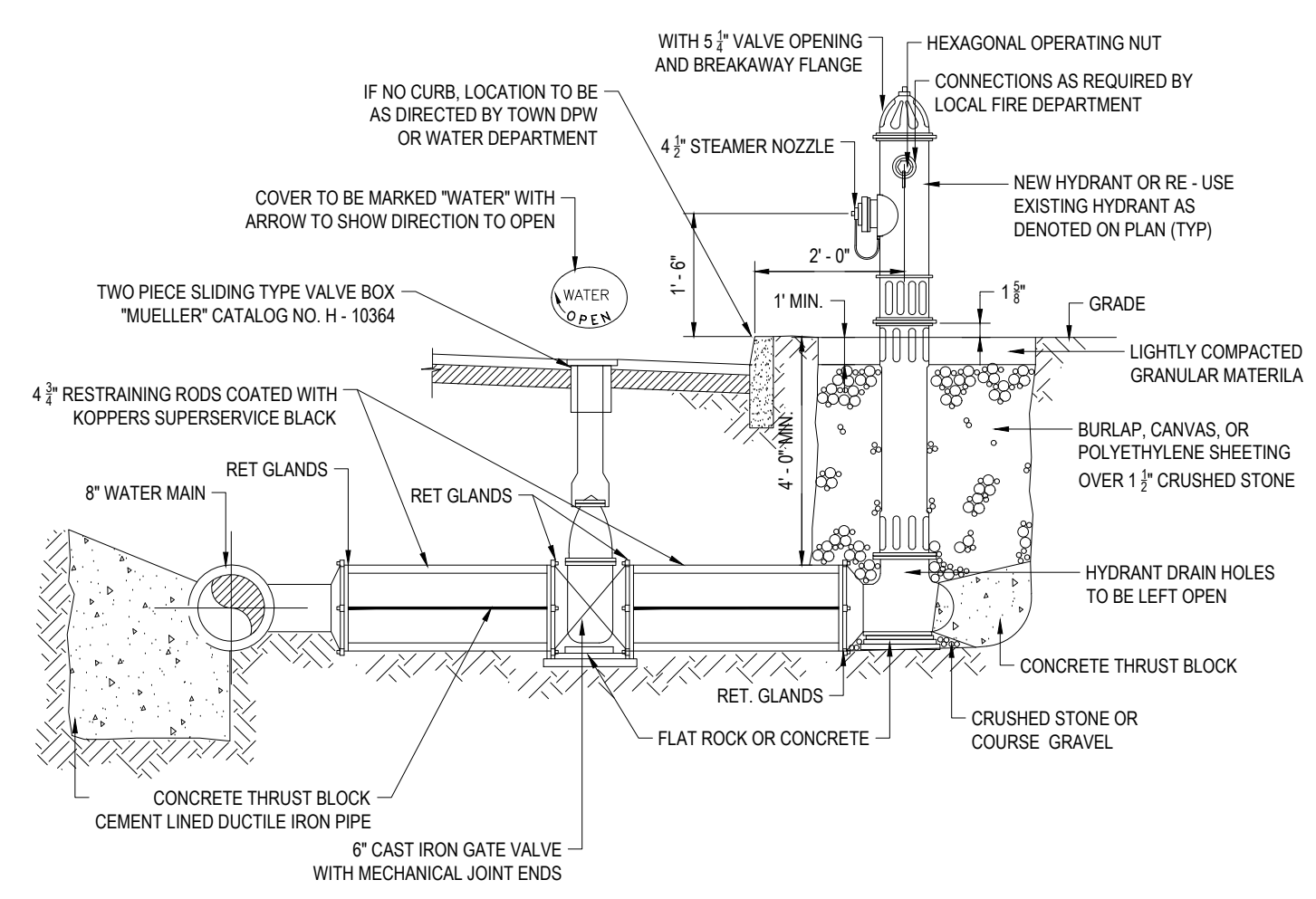
N.T.S.



NOTES:
 1. PIPE MUST BE BRACED VERTICALLY & HORIZONTALLY TO PREVENT FLOATION DURING PLACEMENT OF CONCRETE
 2. ALL CONCRETE ENCASUREMENT SHALL BE KEPT 12" BELOW THE BOTTOM OF ASPHALT PAVEMENT

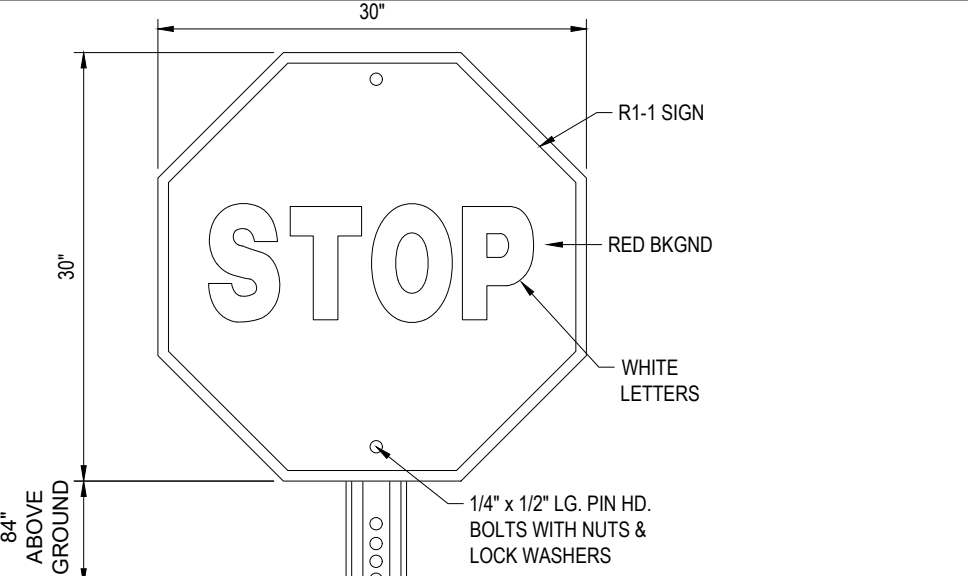
WATER/SEWER CROSSING DETAIL

N.T.S.



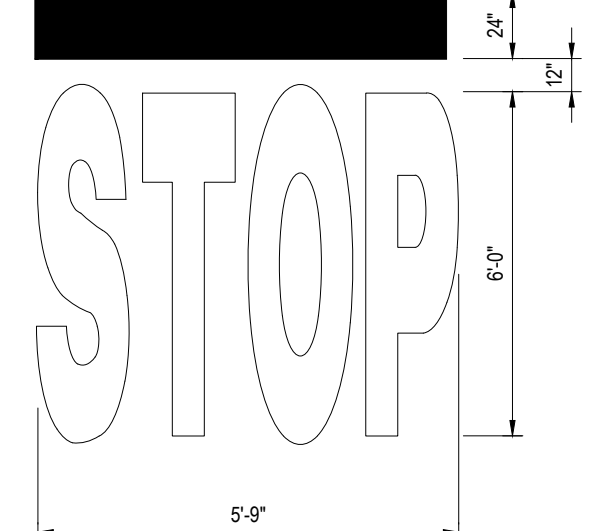
HYDRANT & VALVE INSTALLATION DETAIL

N.T.S.



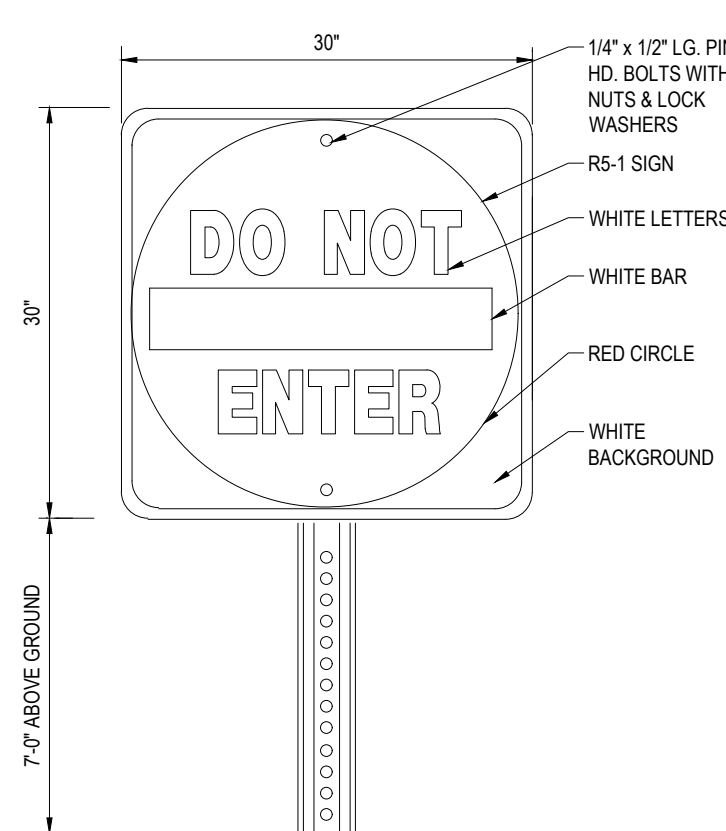
"STOP" SIGN DETAIL

N.T.S.



"STOP" BAR DETAIL

N.T.S.



"DO NOT ENTER" SIGN DETAIL

N.T.S.

BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	3/10/20	REVISED BUILDING 2 & GRADING	BPB
2	06/15/20	SITE PLAN & GRADING	JMJ
3	07/15/20	CONSERVATION COMMISSION	JMJ
4	08/21/20	CONSTRUCTION PHASING	AWP
5	10/05/20	ZBA SUBMITTAL PROGRESS SET	JMJ
6	04/01/21	ZBA COMMENT RESPONSE	RMM
7	04/13/21	UPDATED SIGNAGE	CFD
8	05/13/21	WATER LINE AND SIGNAGE	AWP
			RMM

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PROJECT No.: W191330
 DRAWN BY: AWP
 DATE: 02/17/2020
 CAD LD.: W191330-CVL-8

PROPOSED SITE PLAN DOCUMENTS

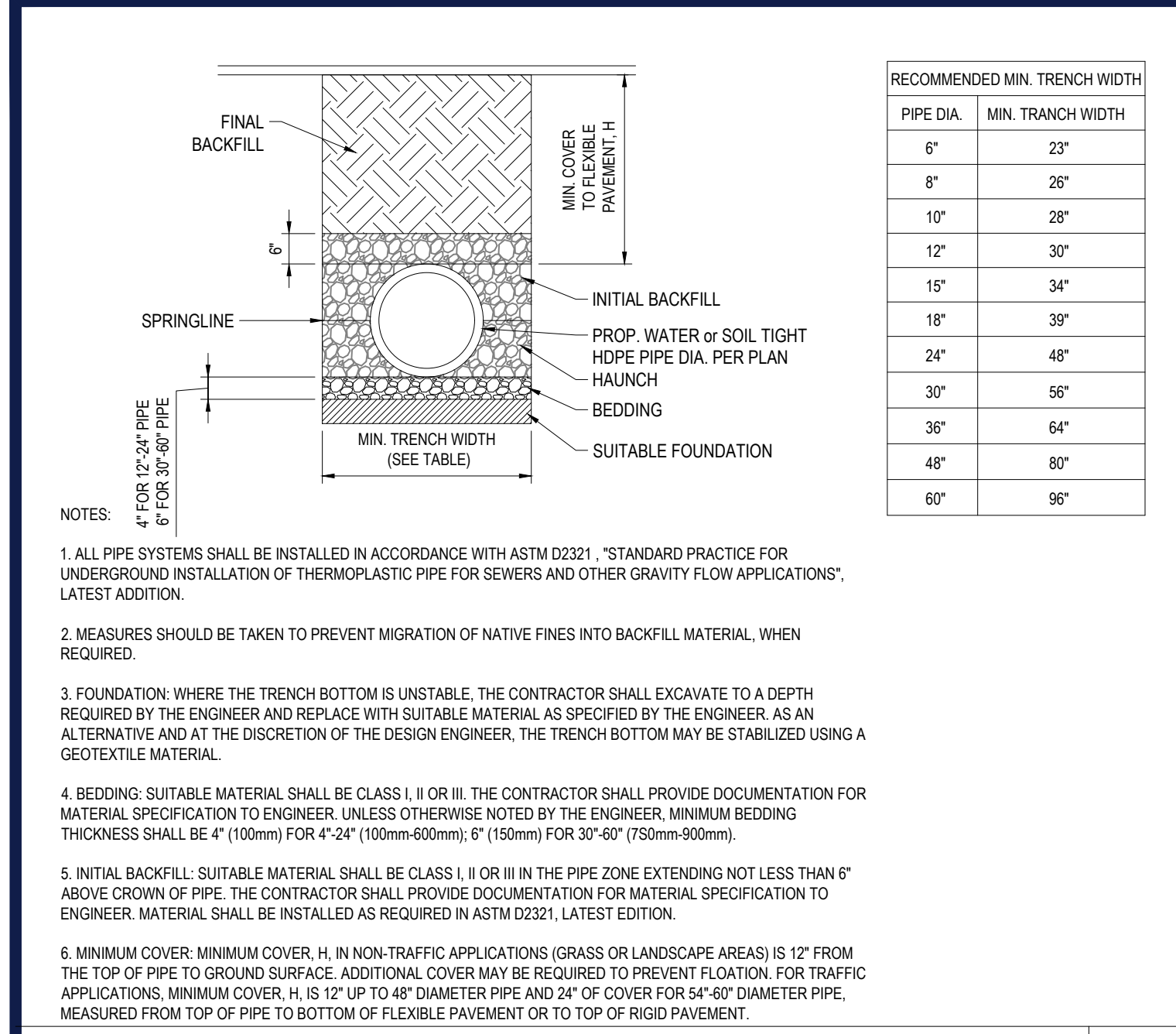
FOR
1165R MASS MA PROPERTY LLC
 PROPOSED RESIDENTIAL DEVELOPMENT
 1165R MASSACHUSETTS AVE.
 MIDDLESEX COUNTY
 TOWN OF ARLINGTON, MA
 MAP #57, BLOCK #2, LOT #10B
 AND PART OF LOT #15

BOHLER
 352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 Phone: (508) 480-9900
 Fax: (508) 480-9080
 www.BohlerEngineering.com

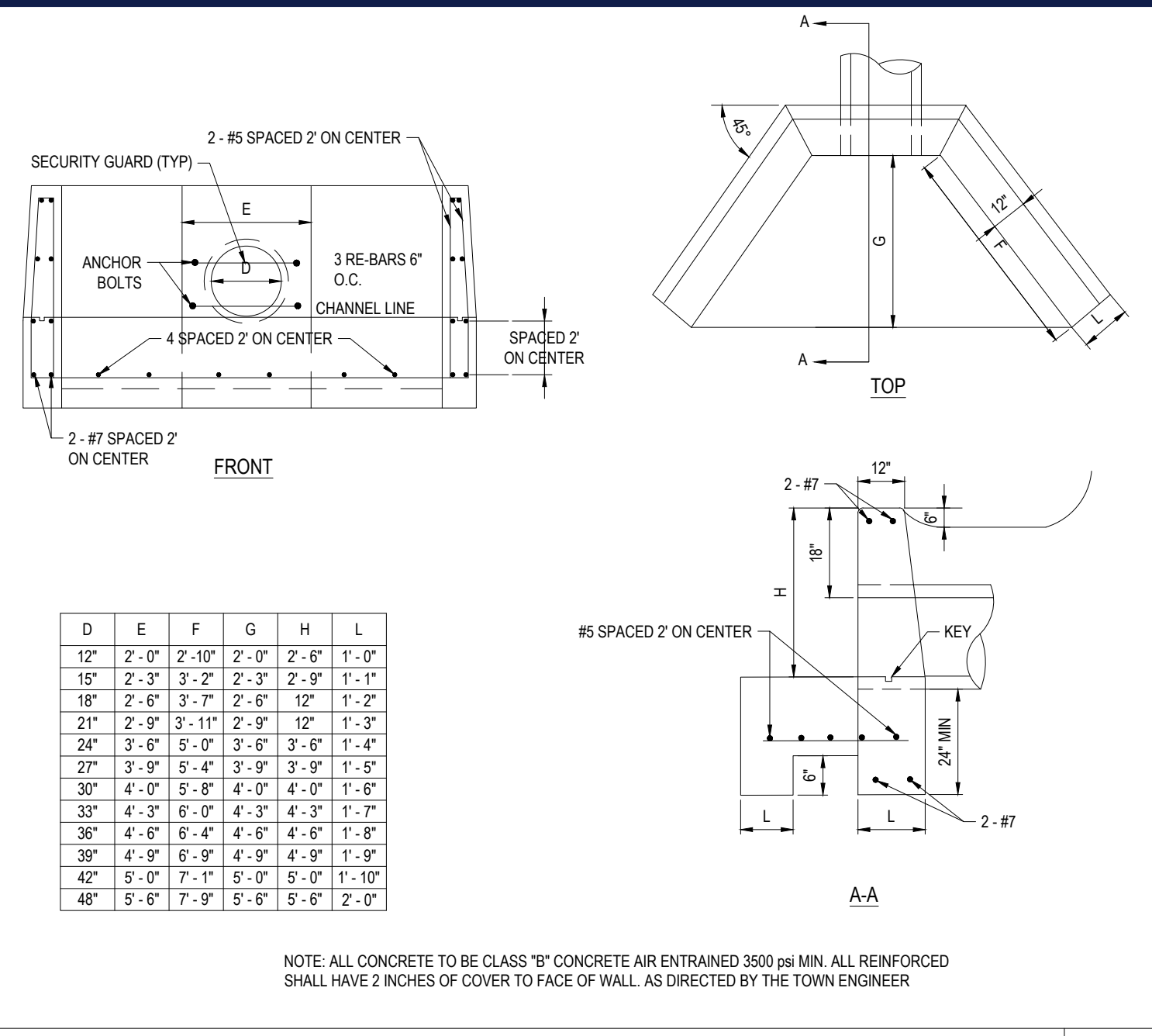
J.G. SWERLING
 PROFESSIONAL ENGINEER
 No. 41897
 MA REG. ENGINEER
 NEW HAMPSHIRE REG. ENGINEER
 RHOODE ISLAND REG. ENGINEER No. 11423

SHEET TITLE:
DETAIL SHEET
 SHEET NUMBER:
C-901
 REVISION 8 - 05/13/21

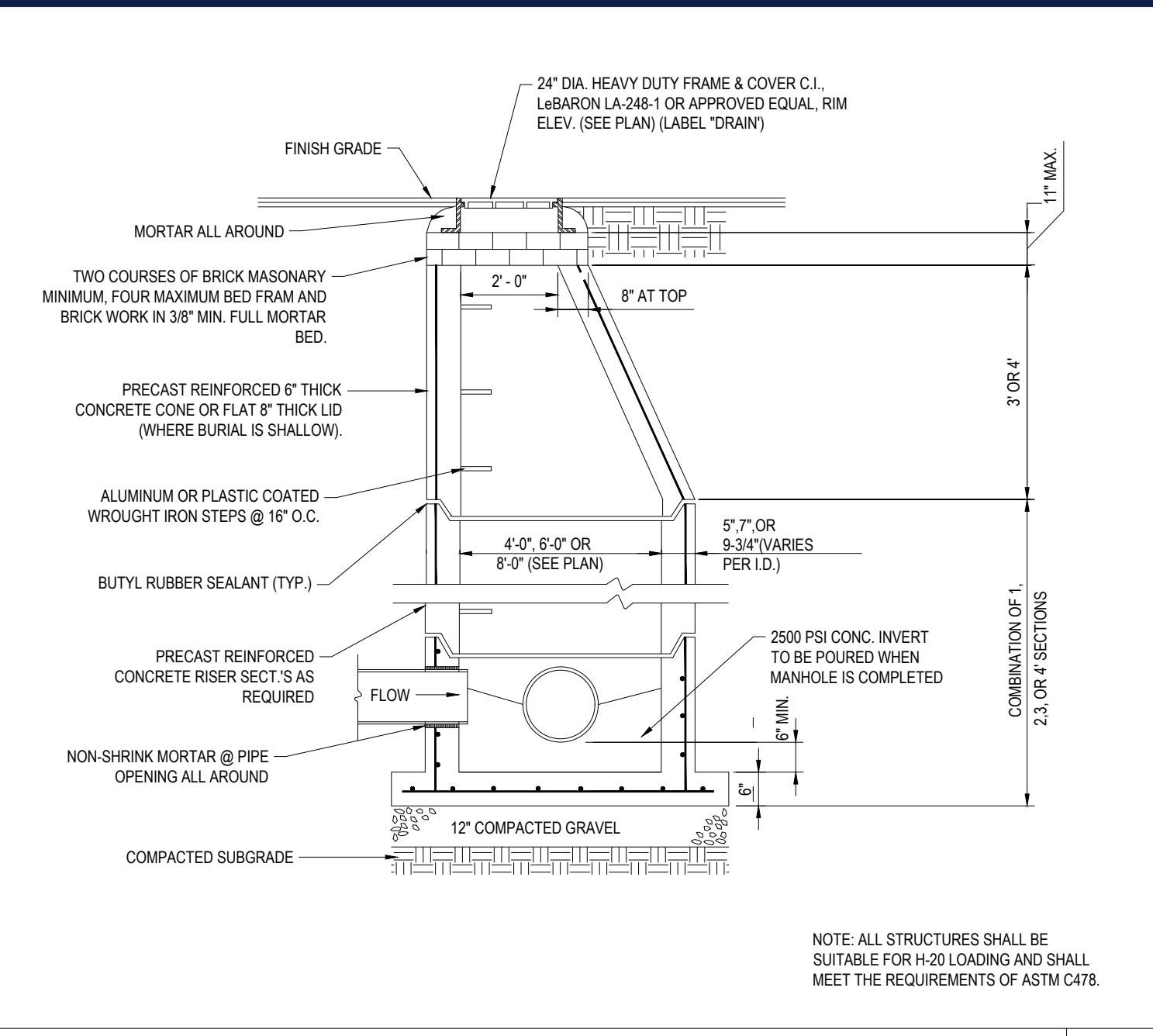
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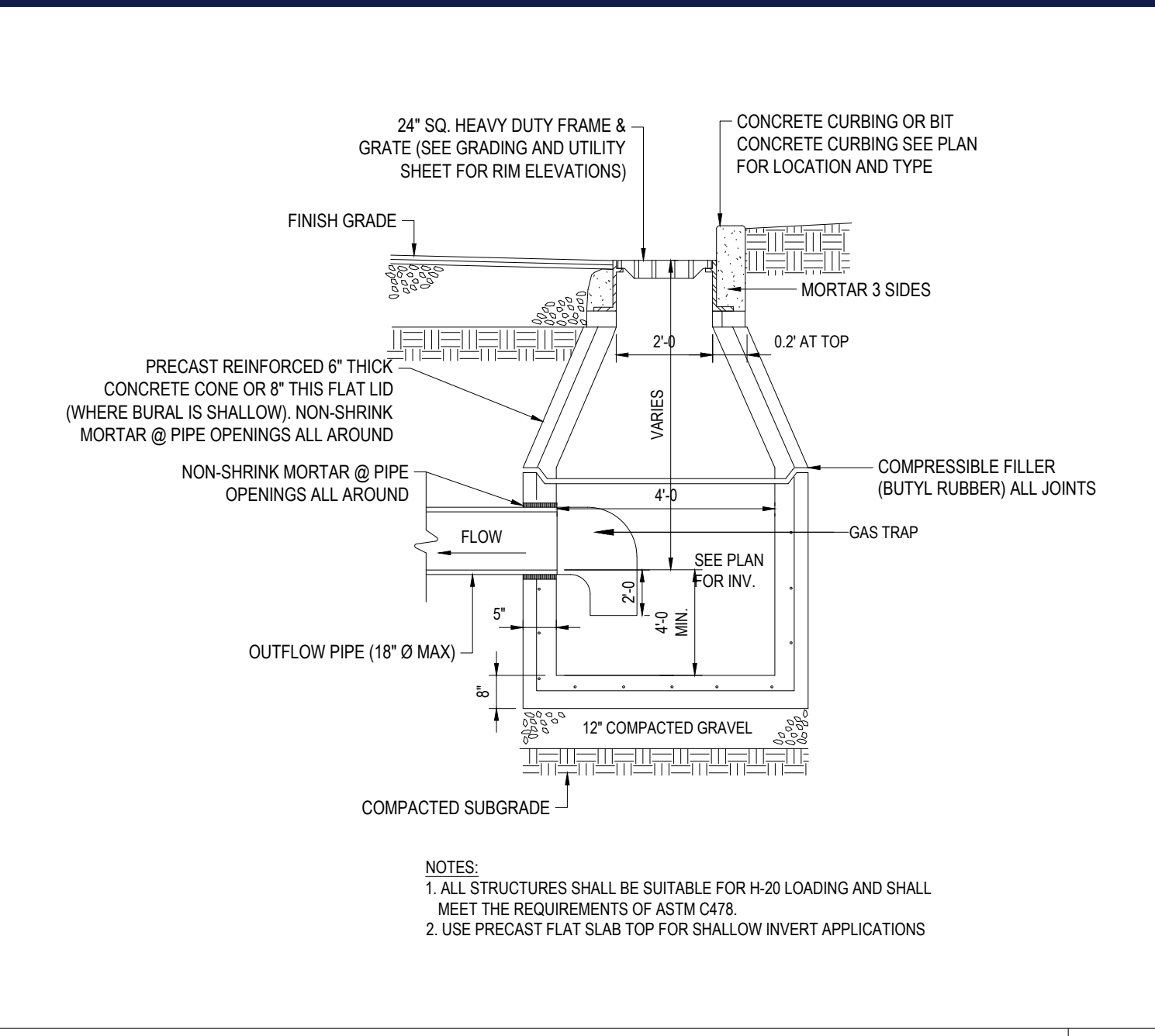
HDPE STORM DRAINAGE TRENCH N.T.S.



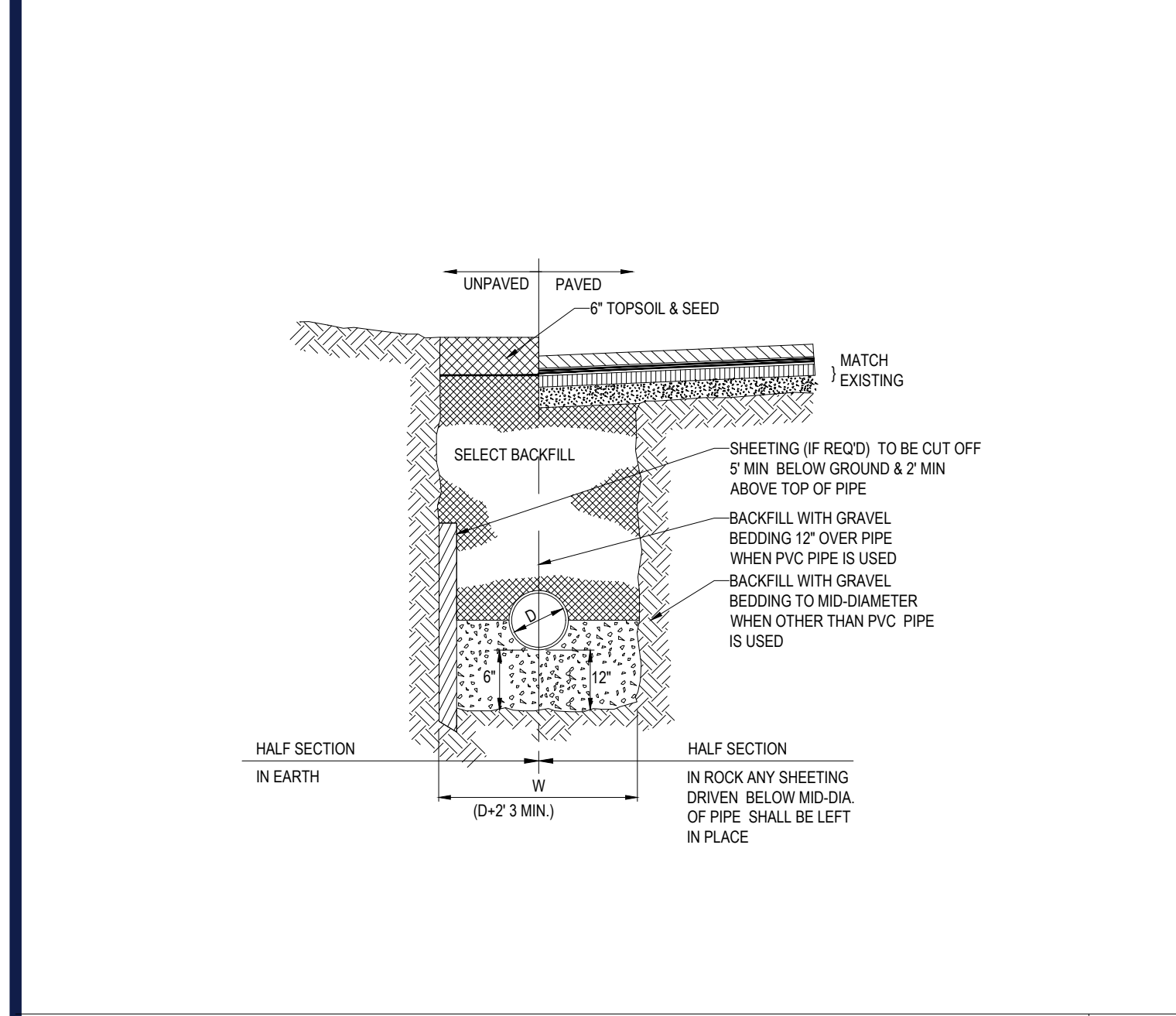
HEADWALL DETAIL N.T.S.



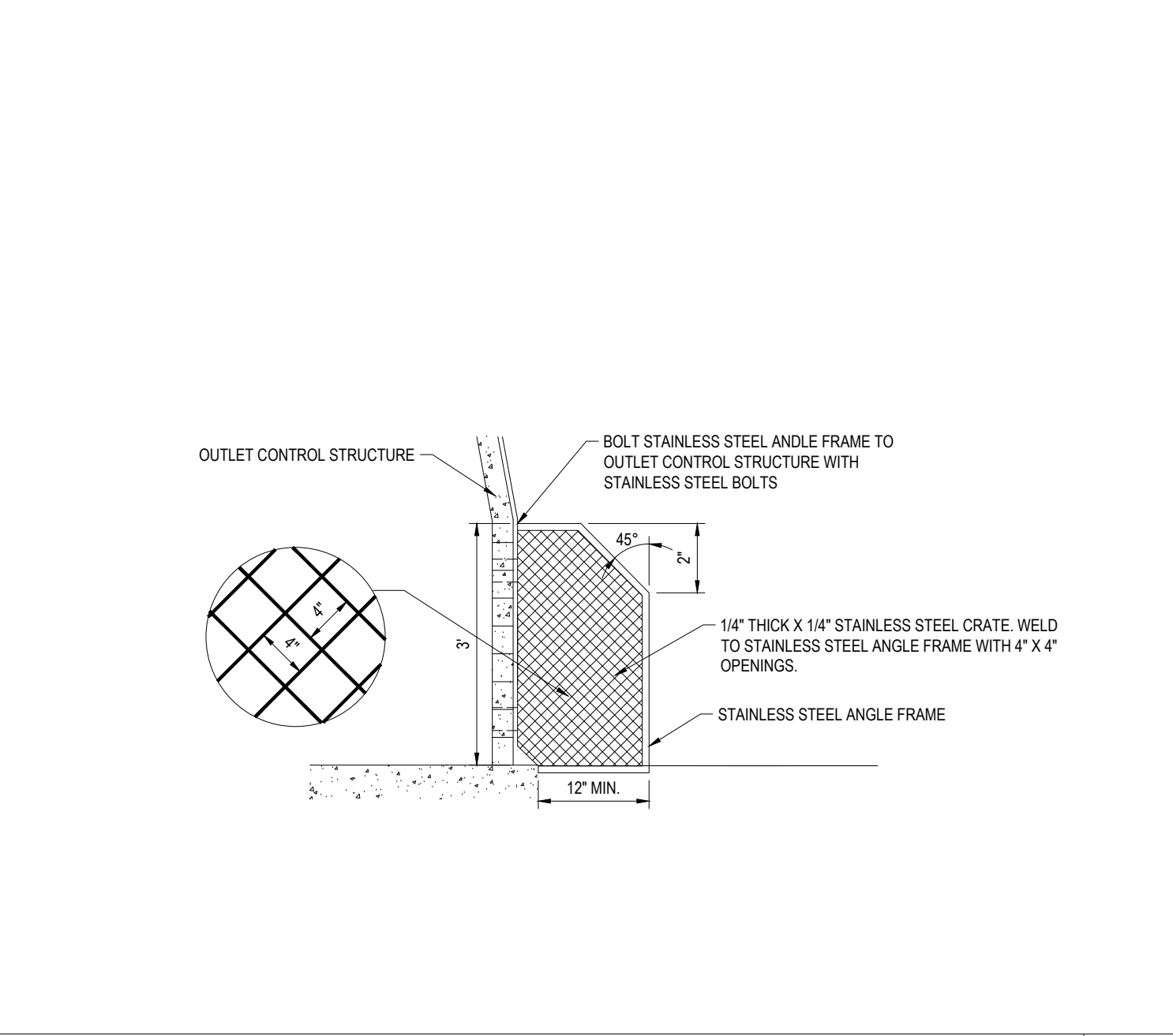
PRECAST CONCRETE STORM DRAIN MANHOLE DETAIL N.T.S.



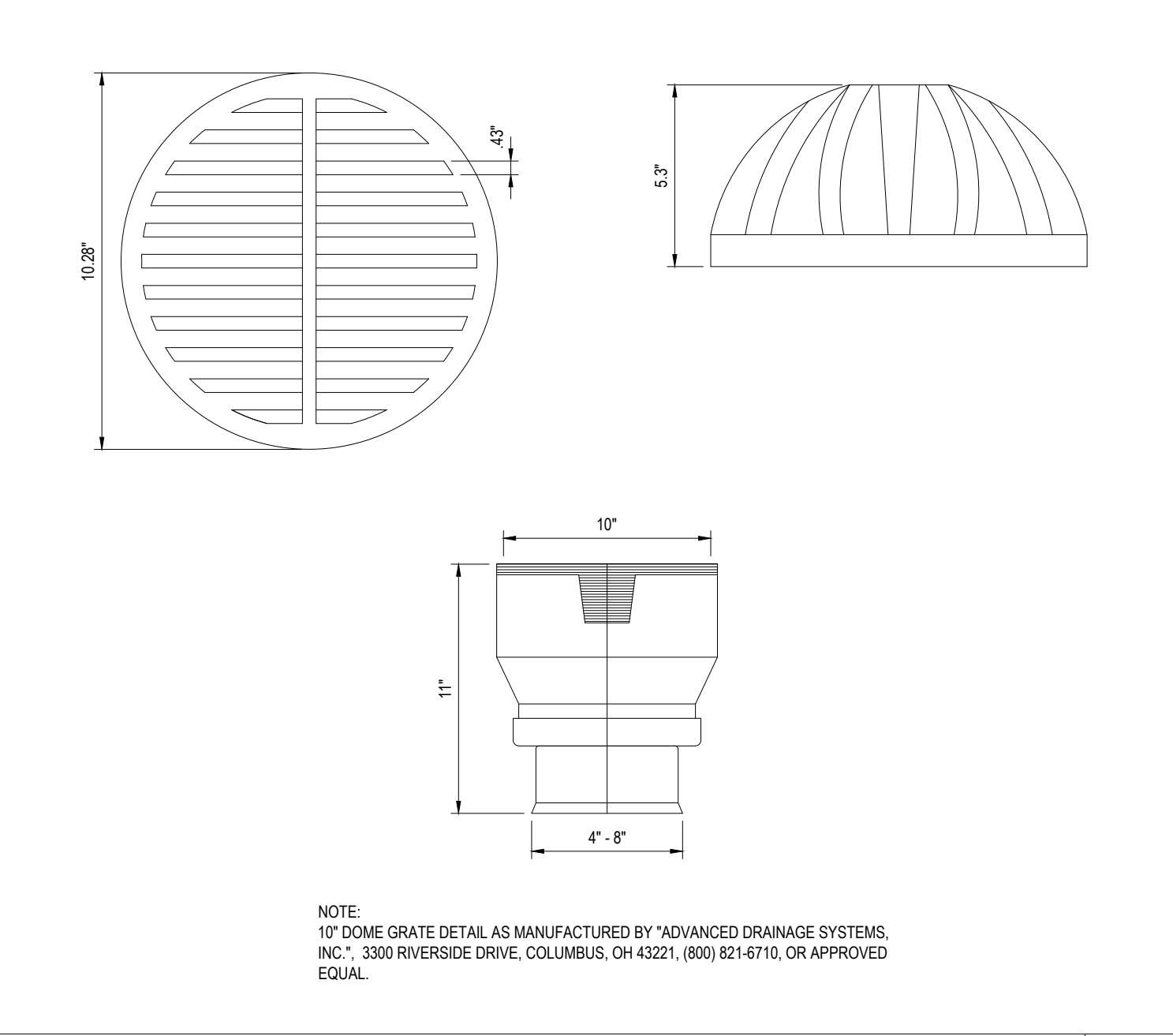
PRECAST CONCRETE DEEP SUMP CATCH BASIN DETAIL N.T.S.



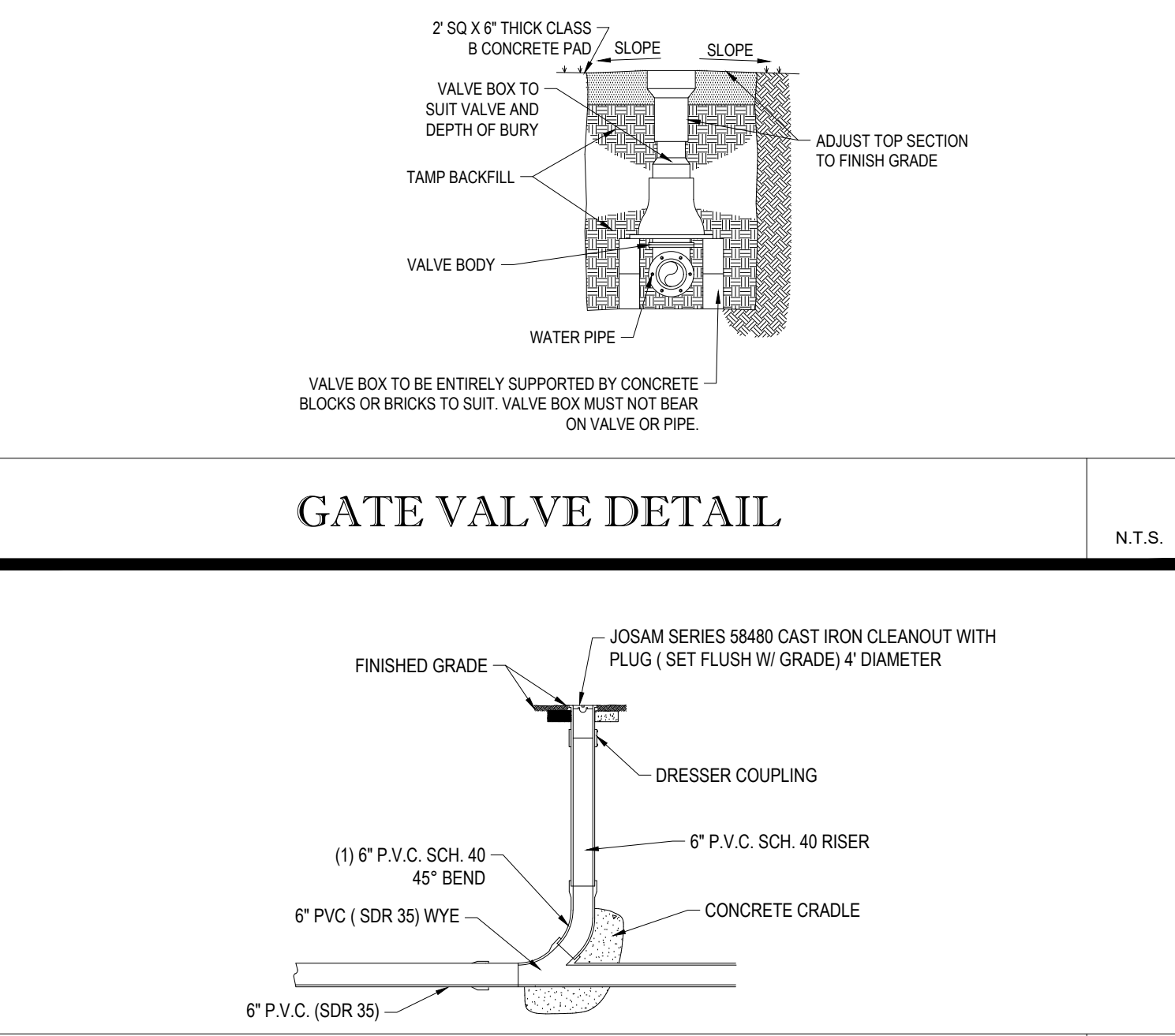
TYPICAL UTILITY TRENCH DETAIL N.T.S.



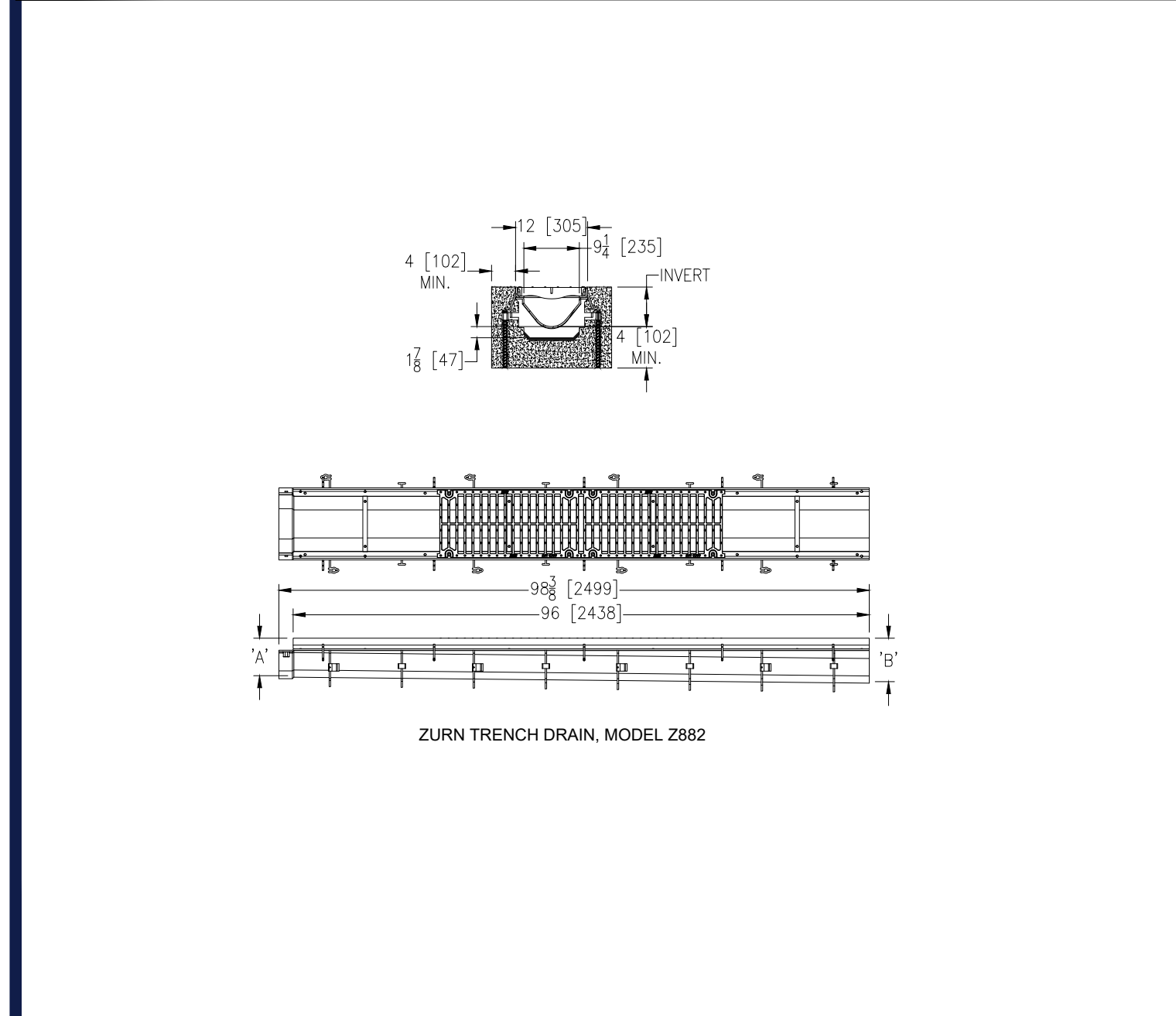
TRASH RACK N.T.S.



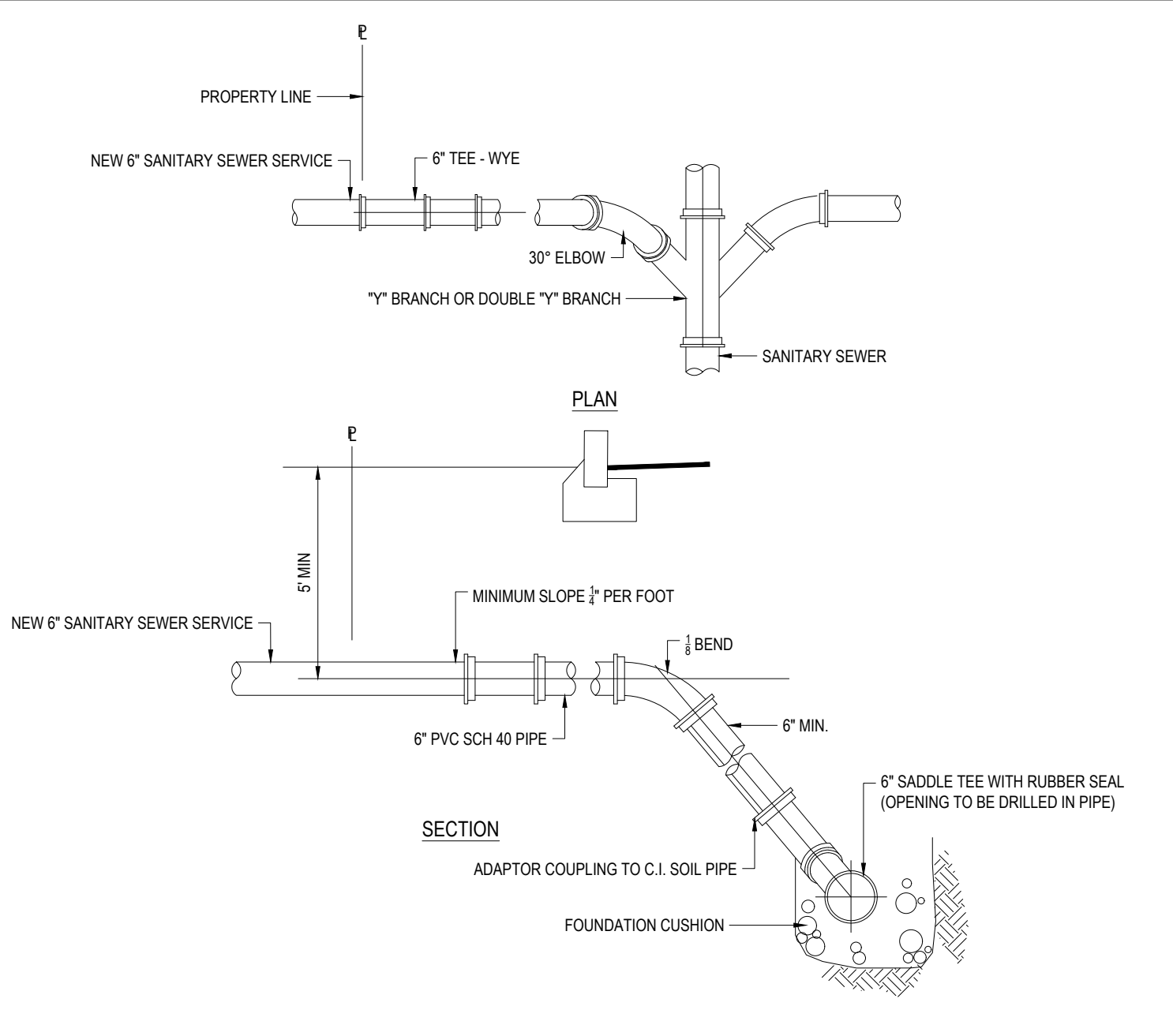
AREA DRAIN DETAIL N.T.S.



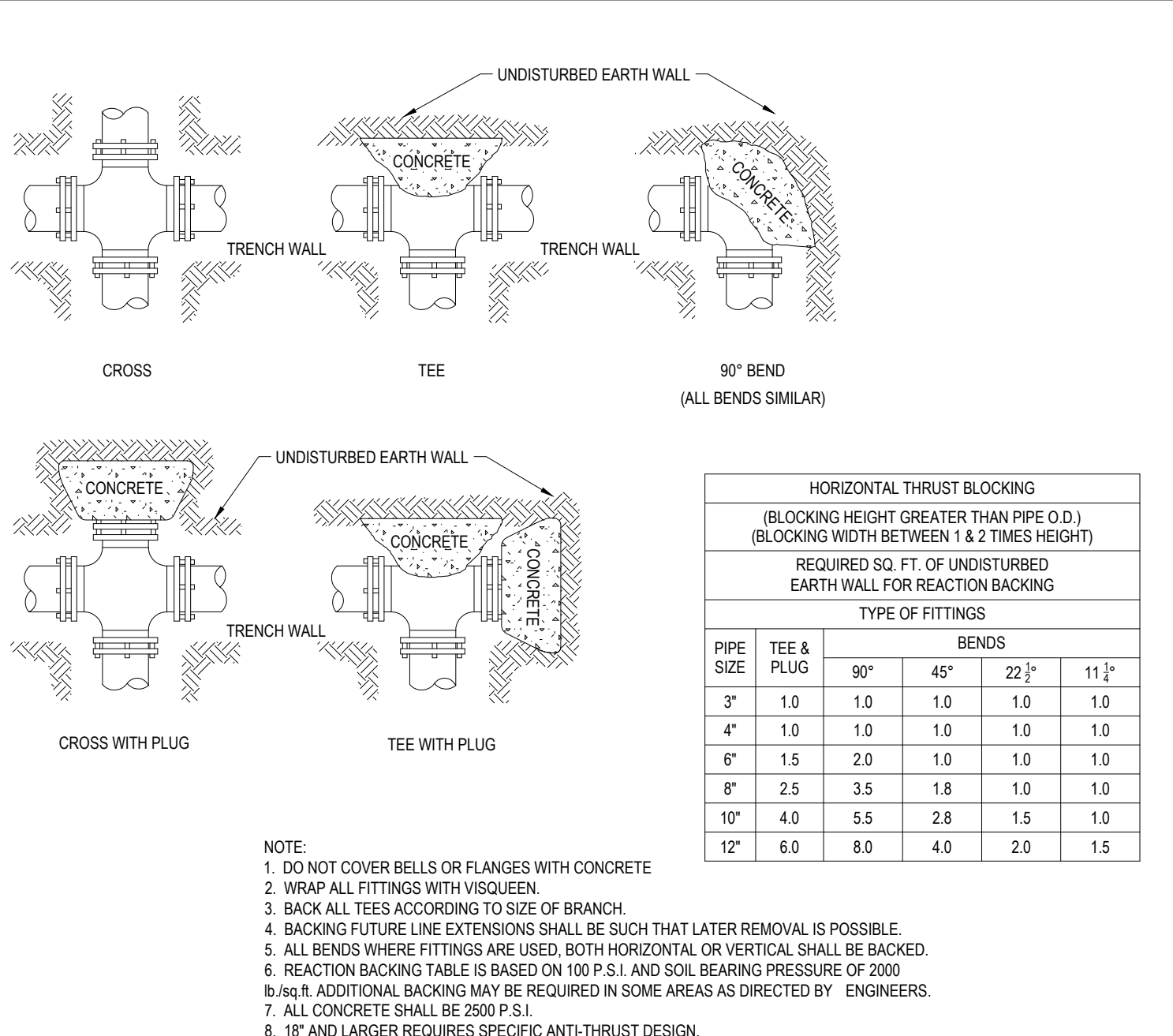
CLEANOUT DETAIL N.T.S.



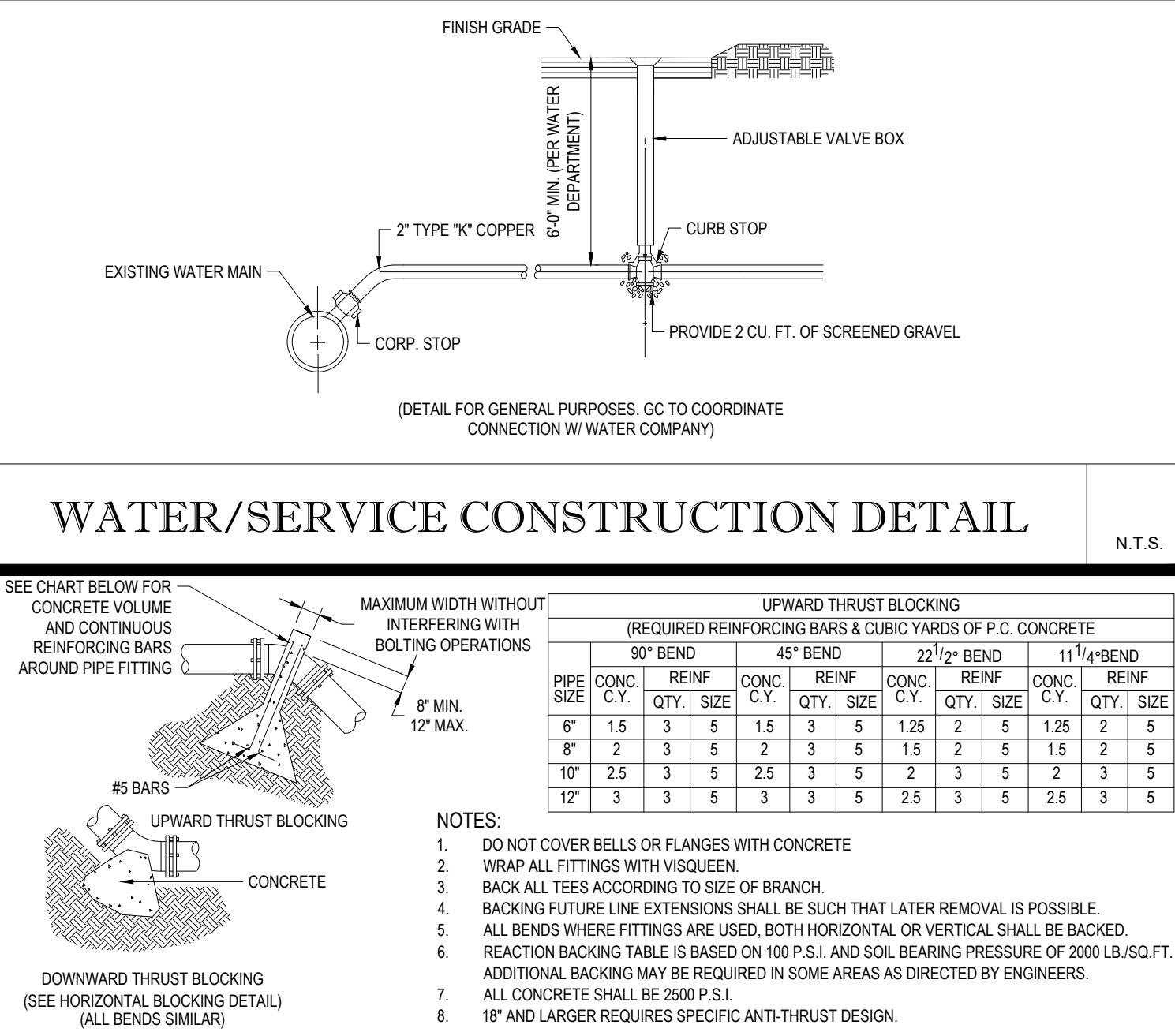
TRENCH DRAIN N.T.S.



STANDARD (SEWER) CONNECTION DETAIL N.T.S.



HORIZONTAL THRUST BLOCKING DETAIL N.T.S.



VERTICAL THRUST BLOCKING DETAIL N.T.S.

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 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
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 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	3/10/20	REVISED BUILDING 2 & GRADING	BFB
2	06/15/20	SITE PLAN & GRADING	AWP
3	07/15/20	CONSERVATION COMMISSION	JMJ
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5	10/05/20	ZBA SUBMITTAL PROGRESS SET	JMJ
6	04/01/21	ZBA COMMENT RESPONSE	RMM
7	04/13/21	UPDATED SIGNAGE	CFD
8	05/13/21	WATER LINE AND SIGNAGE	AWP
			RMM

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PROPOSED SITE PLAN DOCUMENTS

FOR

1165R MASS MA PROPERTY LLC

PROPOSED RESIDENTIAL DEVELOPMENT

1165R MASSACHUSETTS AVE.
 MIDDLESEX COUNTY
 TOWN OF ARLINGTON, MA
 MAP #57, BLOCK #2, LOT #10B
 AND PART OF LOT #15

BOHLER

352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 Phone: (508) 480-9900
 Fax: (508) 480-9080
 www.BohlerEngineering.com

J.G. SWERLING

PROFESSIONAL ENGINEER
 No. 41897
 MA REG. ENGINEER No. 14996
 NEW HAMPSHIRE REG. No. 38765
 CONN. REG. ENGINEER No. 11423

DETAIL SHEET

SHEET NUMBER:
C-902

REVISION 8 - 05/13/21

P:\191330\DRAWINGS\PLAN SET\SET REV 18 TO UNIT\191330-CV-8-1-LAYOUT-C-902-DET1

REVISIONS

REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	3/10/20	REVISED BUILDING 2 & GRADING	BPB	JMJ
2	06/15/20	SITE PLAN & GRADING	AWP	JMJ
3	07/15/20	CONSERVATION COMMISSION	JMJ	AWP
4	08/21/20	CONSTRUCTION PHASING	AWP	JMJ
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7	04/13/21	UPDATED SIGNAGE	RMM	CFD
8	05/13/21	WATER LINE AND SIGNAGE	RMM	AWP
			RMM	



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PROJECT No.:	W191330
DRAWN BY:	AWP
CHECKED BY:	JMJ
DATE:	02/17/2020
CAD ID:	W191330-CV-L-8

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR
1165R MASS MA PROPERTY LLC
 PROPOSED RESIDENTIAL DEVELOPMENT
 1165R MASSACHUSETTS AVE.
 MIDDLESEX COUNTY
 TOWN OF ARLINGTON, MA
 MAP #57, BLOCK #2, LOT #10B
 AND PART OF LOT #15

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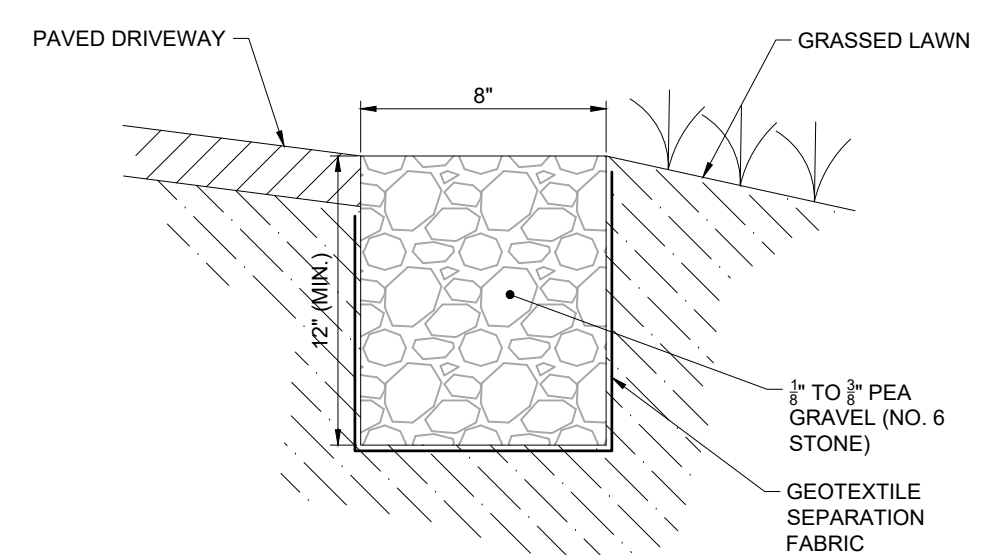
SHEET TITLE:

DETAIL SHEET

SHEET NUMBER:

C-903

REVISION B - 05/13/21



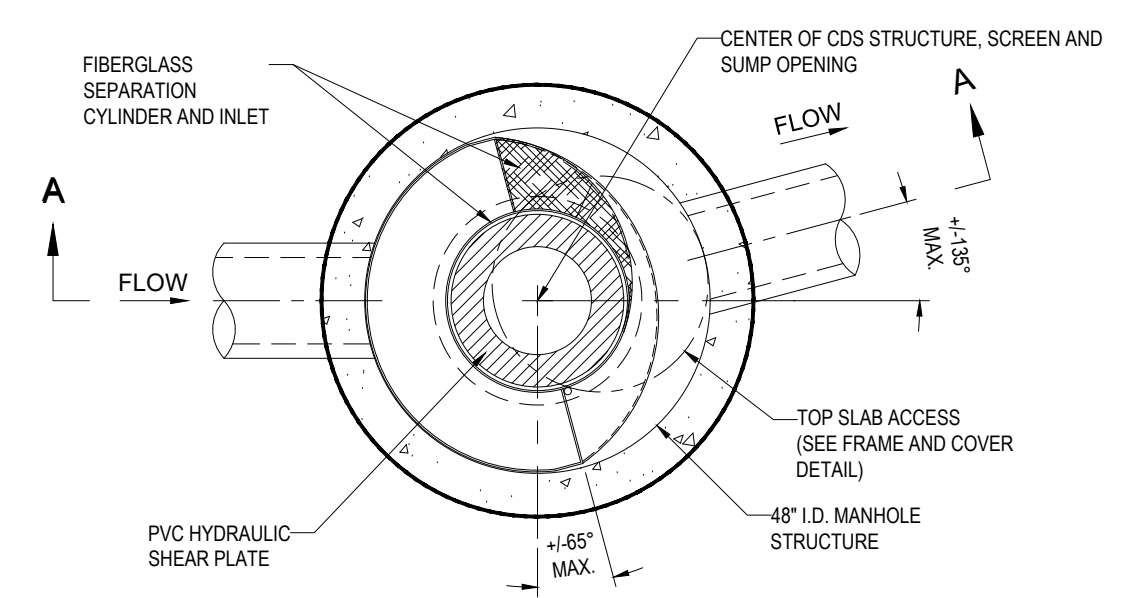
DRIVEWAY PERIMETER PEASTONE GRAVEL TRENCH

CDS2015-4-C DESIGN NOTES
 CDS2015-4-C RATED TREATMENT CAPACITY IS 1.4 CFS, OR PER LOCAL REGULATIONS. MAXIMUM HYDRAULIC INTERNAL BYPASS CAPACITY IS 10.0 CFS. IF THE SITE CONDITIONS EXCEED 10.0 CFS, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.
 THE STANDARD CDS2015-4-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.
CONFIGURATION DESCRIPTION
 GRATED INLET ONLY (NO INLET PIPE)
 GRATED INLET WITH INLET PIPE OR PIPES
 CURB INLET ONLY (NO INLET PIPE)
 CURB INLET WITH INLET PIPE OR PIPES
 SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
 SEDIMENT WEIR FOR NUDEP / NJCAT CONFORMING UNITS

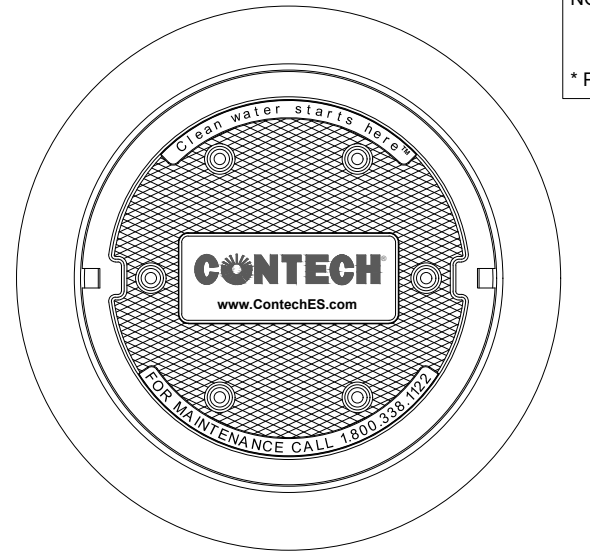
SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	ID
WATER QUALITY FLOW RATE (CFS OR L/s)	WQFLOW
PEAK FLOW RATE (CFS OR L/s)	PEAK
RETURN PERIOD OF PEAK FLOW (YRS)	RETURN
SCREEN APERTURE (2400 OR 4700)	MICRON
PIPE DATA	
INLET PIPE 1	ELEV MATERIAL DIAMETER
INLET PIPE 2	ELEV MATERIAL DIAMETER
OUTLET PIPE	ELEV MATERIAL DIAMETER
RIM ELEVATION	
ANTI-FLOTATION BALLAST	WIDTH HEIGHT
NOTES/SPECIAL REQUIREMENTS:	WIDTH HEIGHT

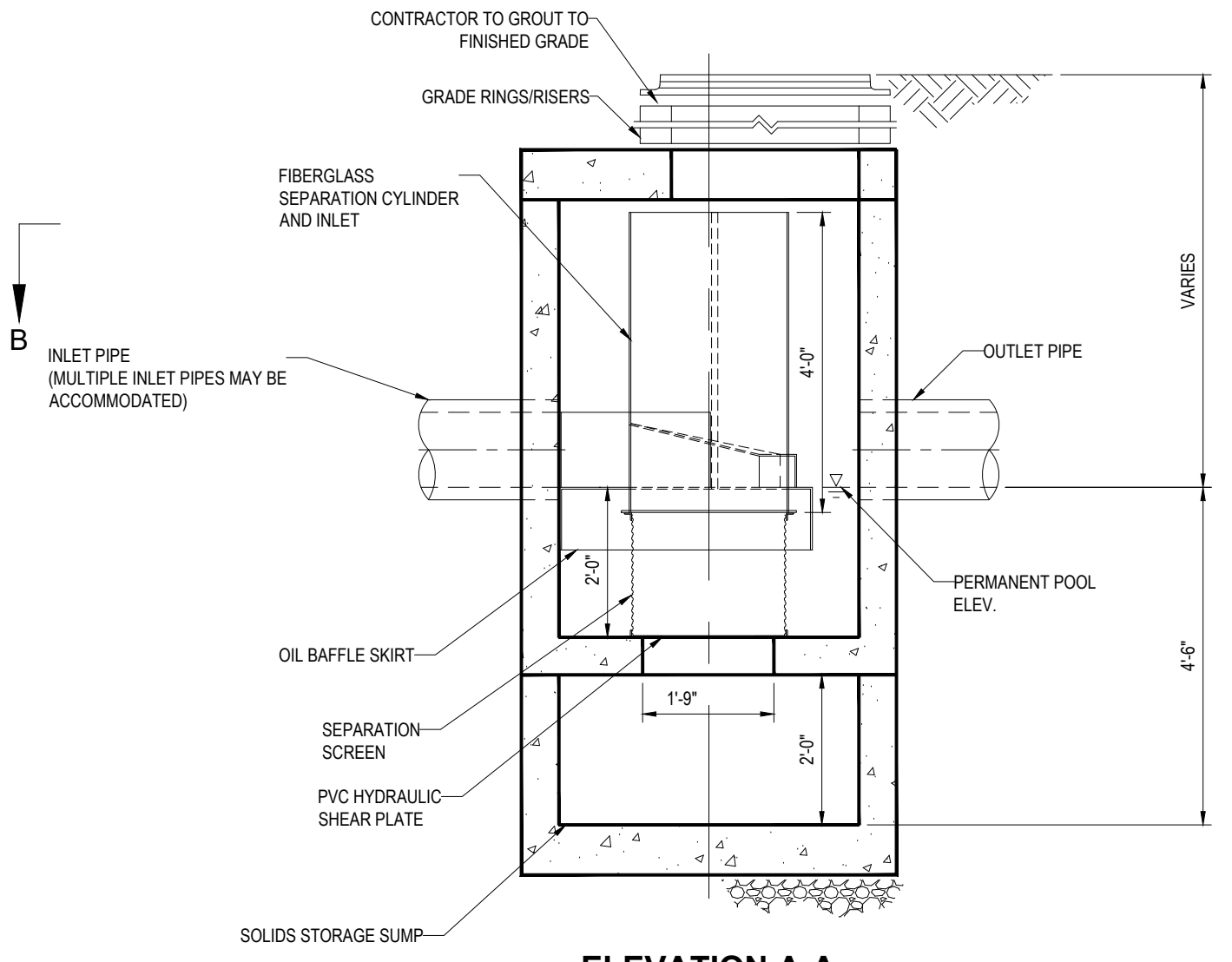
* PER ENGINEER OF RECORD



PLAN VIEW B-B
 N.T.S.



FRAME AND COVER
 (DIAMETER VARIES)
 N.T.S.



ELEVATION A-A
 N.T.S.

- GENERAL NOTES**
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
 - FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contech.com
 - CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 - STRUCTURE SHALL MEET AASHTO H20 AND CASTINGS SHALL MEET H20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
 - PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
- INSTALLATION NOTES**
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
 - CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
 - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

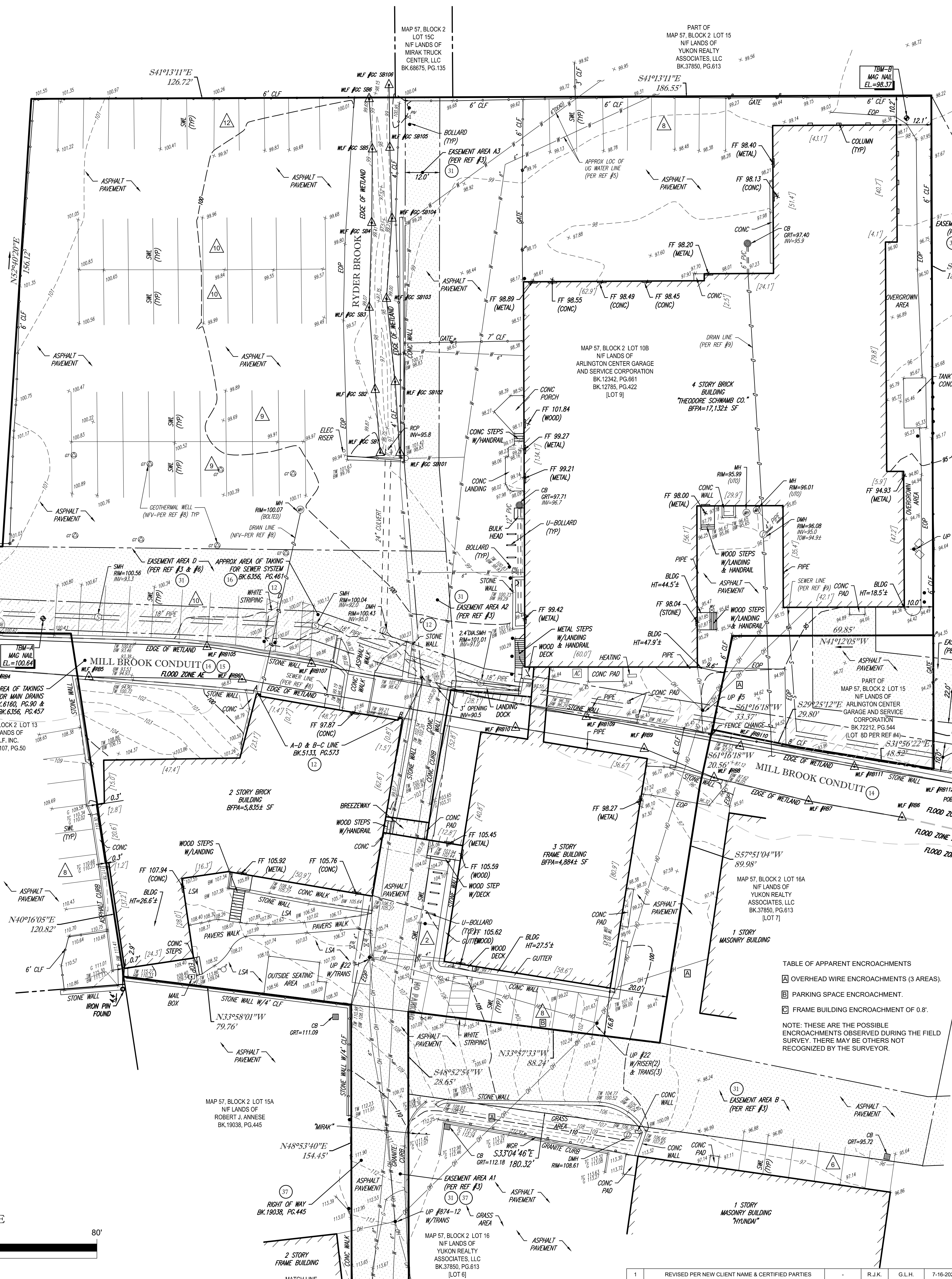
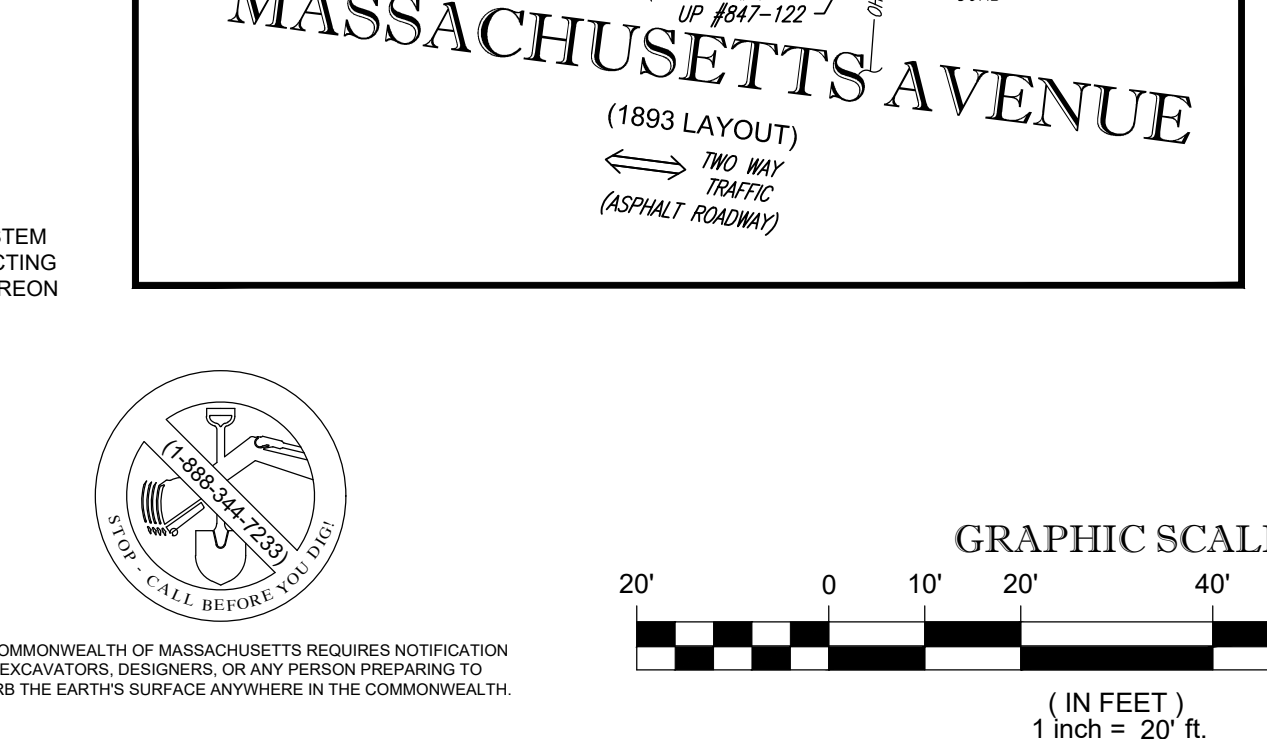
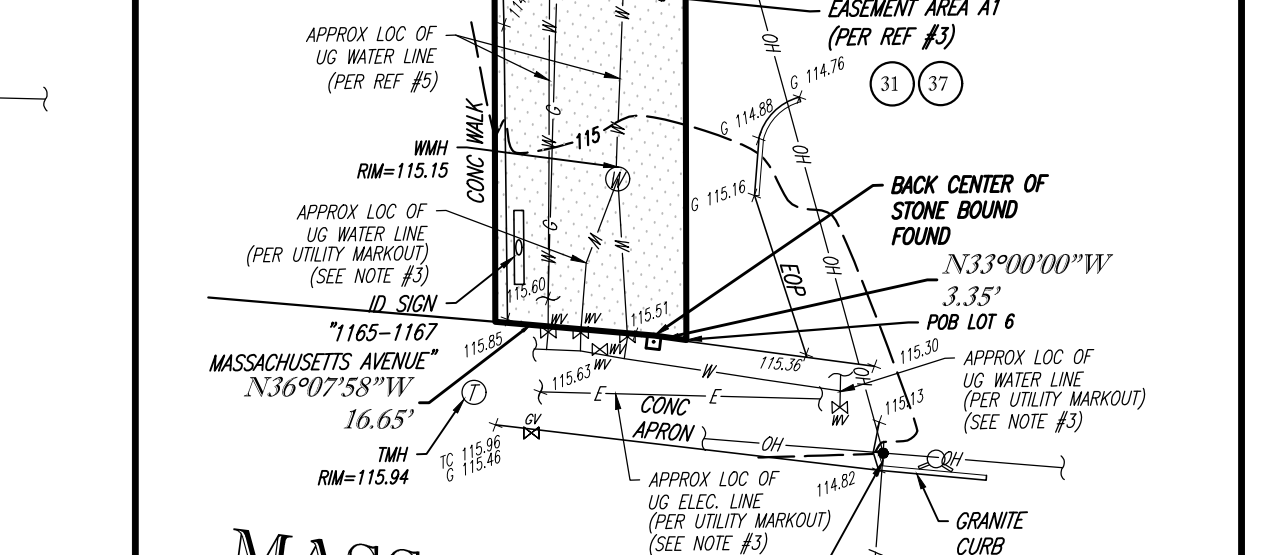
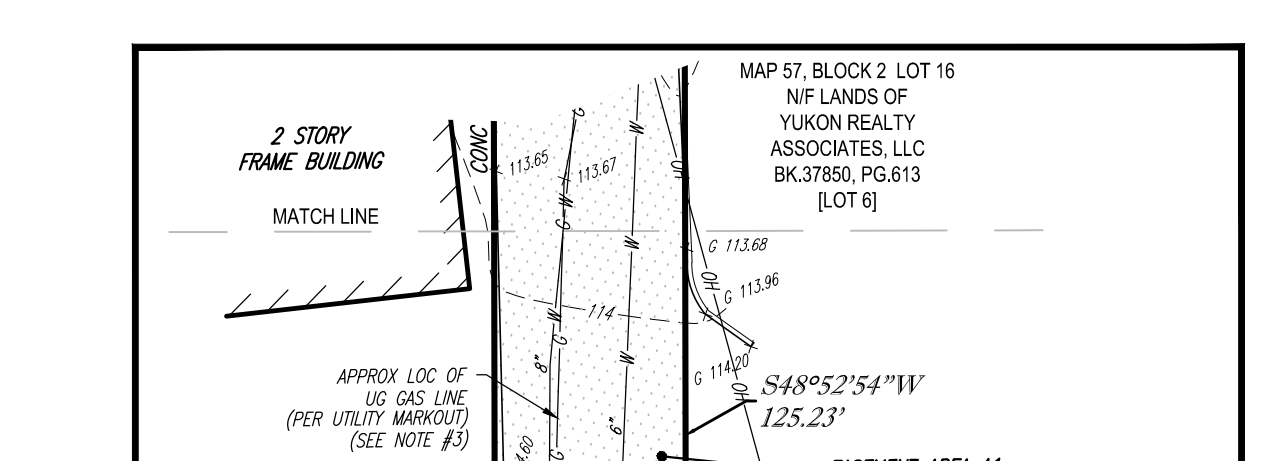
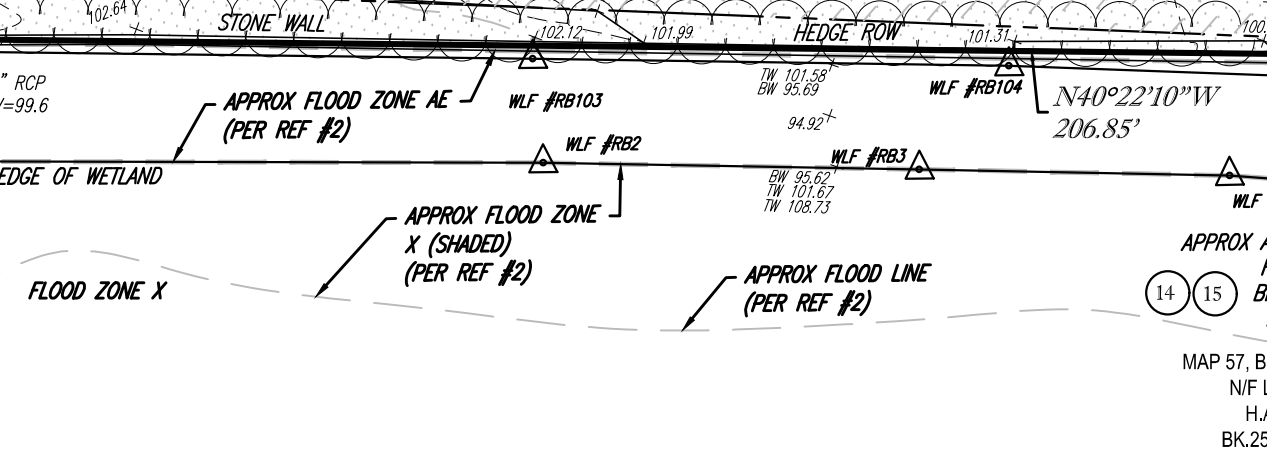
CONTECH CDS2015-4-C STANDARD DETAIL

NOTES:

- 1. PROPERTY KNOWN AS LOT 10B AS SHOWN ON THE TOWN OF ARLINGTON, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 57.
2. LOT 9 AREA = 98,272 SQUARE FEET OR 2.256 ACRES. LOT 8D AREA = 2,960 SQUARE FEET OR 0.068 ACRES. TOTAL AREA = 101,232 SQUARE FEET OR 2.324 ACRES.
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGAIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, HAVING A COMMITMENT NO. 1921-0314, COMMITMENT DATE: DECEMBER 2, 2019. SEE SHEET 2 FOR COMMENTS TO THE SURVEY RELATED EXCEPTIONS IN SCHEDULE B, PART 2.
6. BY GRAPHIC PLOTTING ONLY THE MAJORITY OF THE PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN). SOME OF THE PROPERTY IS LOCATED IN FLOOD AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED) & FLOOD HAZARD ZONE X SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVES FROM 1/4 ANNUAL CHANCE FLOOD) PER REF. #2.
7. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS) TAKEN AT THE TIME OF THE FIELD SURVEY.
TEMPORARY BENCH MARKS SET:
TBM-A: MAG NAIL SET AT ELEVATION 100.64.
TBM-B: MAG NAIL SET AT ELEVATION 98.37.
PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
8. THE WETLAND DELINEATION LINE WAS FIELD LOCATED BY CONTROL POINT ASSOCIATES, INC.
9. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
10. CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED REVEALED IN THE TITLE REPORT AND REFERENCED MAPS HAVE BEEN SHOWN. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
11. THE SURVEYED PREMISE HAS 78 PAINTED PARKING SPACES, NONE OF WHICH ARE HANDICAP SPACES.

UTILITY COMPANIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY MASSACHUSETTS ONE-CALL SYSTEM (1-888-344-7233) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.
SERIAL NUMBERS: 20194212393

UTILITY COMPANY: AT&T TRANSMISSION, VERIZON, ZAYO, COMCAST - PEMBROKE, CENTURYLINK, CROWN CASTLE NG NETWORKS, MCI, RCN, EVERSOURCE - ELECTRIC, NATIONAL GRID GAS-BOSTON, ALGONQUIN GAS SPECTRA ENERGY, FIRSTLIGHT - WAVEGUIDE.
PHONE NUMBER: (800)-331-0500, (800)-922-0204, (866)-364-6033, (800)-934-6489, (866)-642-0444, (800)-788-7011, (888)-424-5622, (800)-746-4726, (800)-286-2000, (800)-233-3225, (800)-726-8383, (915)-562-1172.



LOCUS MAP
© 2013 ESRI WORLD STREET MAPS
NOT TO SCALE

- LEGEND
- - - EXISTING CONTOUR
x 123.45 EXISTING SPOT ELEVATION
x 7C 123.45 EXISTING TOP OF CURB ELEVATION
x 7B 123.45 EXISTING GUTTER ELEVATION
x 7M 123.45 EXISTING TOP OF WALL ELEVATION
x 8M 122.95 EXISTING BOTTOM OF WALL ELEVATION
x FF 123.45 EXISTING FINISHED FLOOR ELEVATION
H V WATER VALVE
P V PRESSURE INDICATOR VALVE
G V GAS VALVE
O W OVERHEAD WIRES
G APPROX. LOC. UNDERGROUND GAS LINE
E APPROX. LOC. UNDERGROUND ELECTRIC LINE
W APPROX. LOC. UNDERGROUND WATER LINE
UP # 1 UTILITY POLE
A LIGHT AREA LIGHT
I D SIGN ID SIGN
M B MAIL BOX
B BOLLARD
U BOLLARD U-BOLLARD
P POST
CLF CHAIN LINK FENCE
EOC EDGE OF CONCRETE
EOP EDGE OF PAVEMENT
LSA LANDSCAPED AREA
TYP TYPICAL
D M H DRAINAGE/STORM MANHOLE
S M H SANITARY/SEWER MANHOLE
T M H TELEPHONE MANHOLE
U M H UNKNOWN MANHOLE
W M H WATER MANHOLE
G M H GEOTHERMAL WELL
C B CATCH BASIN OR INLET
D DELINEATION FLAG
P S C PARKING SPACE COUNT
SWR SOLID WHITE LINE
HWT HEIGHT
BLDG BUILDING
B F M BUILDING FOOTPRINT AREA UNABLE TO OPEN
I P F IRON PIN FOUND
PVC POLYVINYL CHLORIDE PIPE
INV INVERT ELEVATION
GRV GRATE ELEVATION
R TITLE REPORT EXCEPTION
[] [] TITLE REPORT PARCEL
[] [] EASEMENT AREA (DOT HATCH)
[] [] SEWER EASEMENT AREA (DASH HATCH)

THIS SURVEY IS CERTIFIED TO:
GOLUSTON & STORRS PC
1165R MASS MA PROPERTY, LLC
CHICAGO TITLE INSURANCE COMPANY
SSI FUND ACQUISITIONS LLC
YUKON REALTY ASSOCIATES, LLC
ARLINGTON CENTER GARAGE & SERVICE CORP.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE '2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS' JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6, 7, 8, 9, 11, 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 3, 2019.

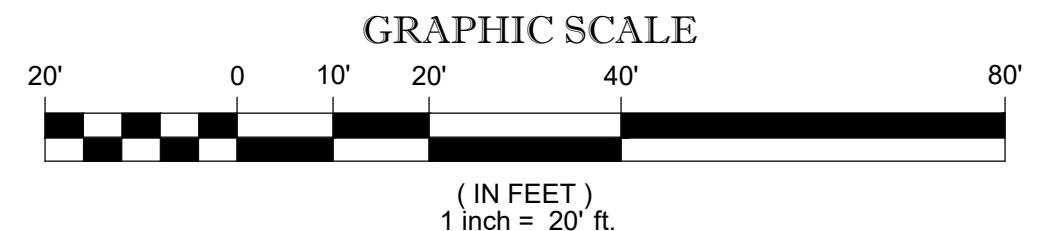
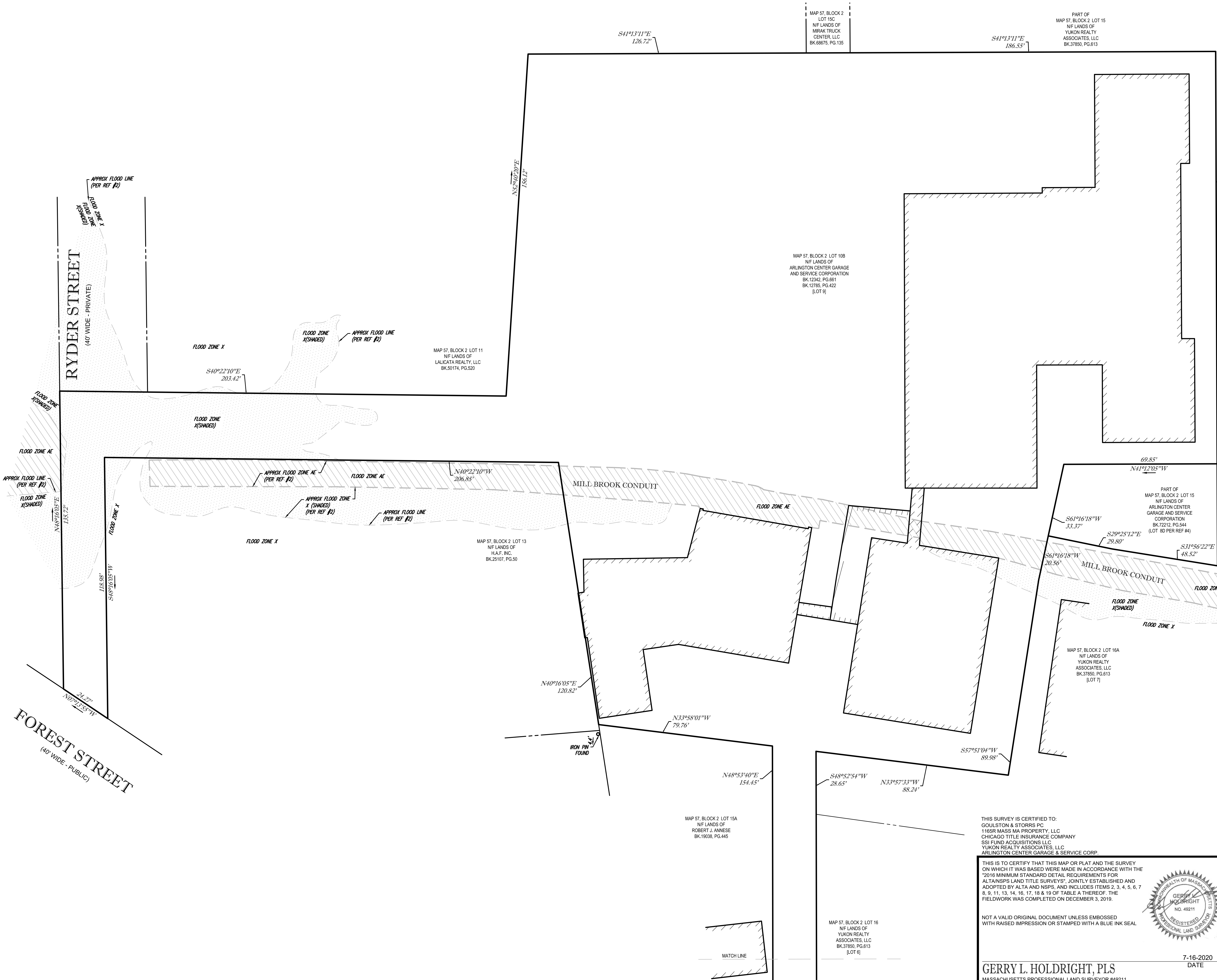
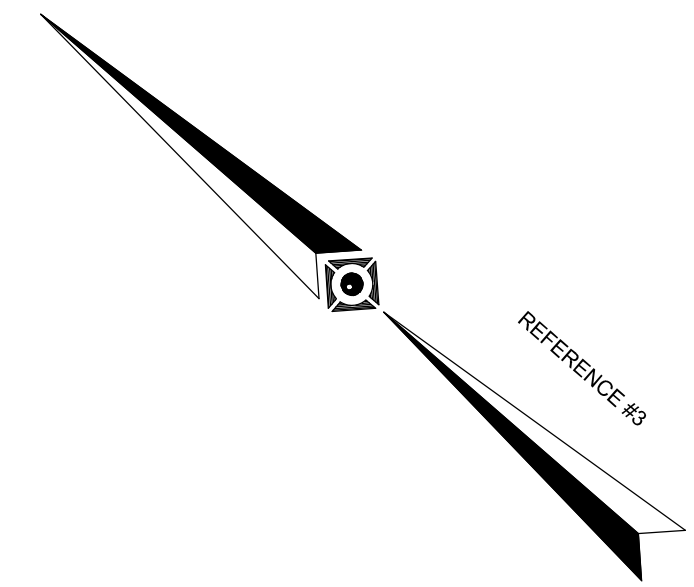
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GERRY L. HOLDRIGHT
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 48211

GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211
DATE: 7-16-2020

Table with 4 columns: FIELD DATE, FIELD BOOK NO., FIELD BOOK PG. NO., FIELD CREW. Includes details for ALTA/NSPS LAND TITLE SURVEY 1165R MASS MA PROPERTY, LLC.

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 1165R MASS MA PROPERTY, LLC
 CHICAGO TITLE INSURANCE COMPANY
 SSI FUND ACQUISITIONS, LLC
 YUKON REALTY ASSOCIATES, LLC
 ARLINGTON CENTER GARAGE & SERVICE CORP.

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GERRY L. HOLDRIGHT, PLS
 MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

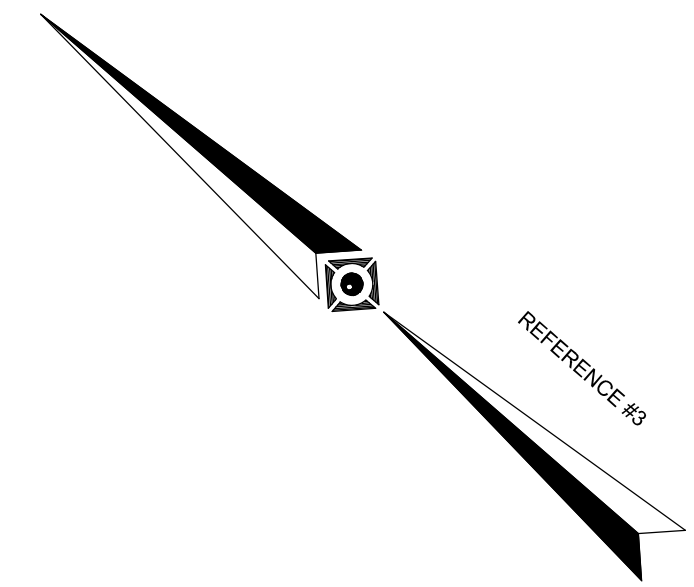
7-16-2020
DATE

No.	REVISED PER NEW CLIENT NAME & CERTIFIED PARTIES	R.J.K.	G.L.H.	7-16-2020	
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
1	REVISED PER NEW CLIENT NAME & CERTIFIED PARTIES				
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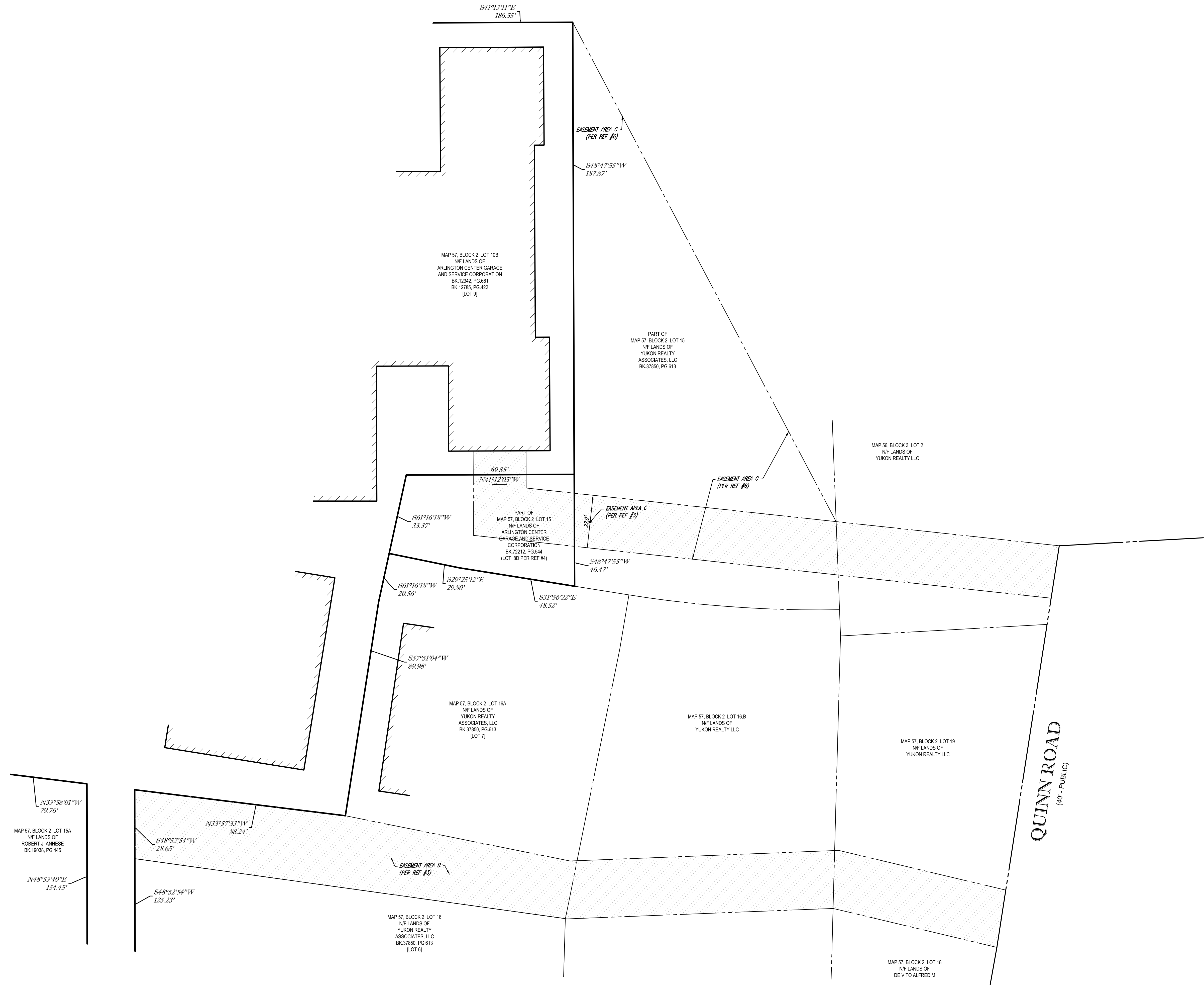
ALTA/NSPS LAND TITLE SURVEY
1165R MASS MA PROPERTY, LLC
 1165R MASSACHUSETTS AVENUE
 MAP 57, BLOCK 2, LOT 10B & PART OF LOT 15
 TOWN OF ARLINGTON, MIDDLESEX COUNTY
 COMMONWEALTH OF MASSACHUSETTS

CONTROL POINT ASSOCIATES, INC.
 352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 508.948.3000 - 508.948.3003 FAX
 ALBANY, NY 5183175010
 CHALFONT, PA 2157129000
 MANHATTAN, NY 6467800411
 MT LAUREL, NJ 6098572999
 WARREN, NJ 9086860999

REVIEWED: A.J.D. APPROVED: G.L.H. DATE: 4-6-2020 SCALE: 1"=20' FILE NO.: 03-190272 DWG. NO.: 2 OF 4



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QUINN ROAD
 (40' - PUBLIC)

THIS SURVEY IS CERTIFIED TO:
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 1165R MASS MA PROPERTY, LLC
 CHICAGO TITLE INSURANCE COMPANY
 SSI FUND ACQUISITIONS LLC
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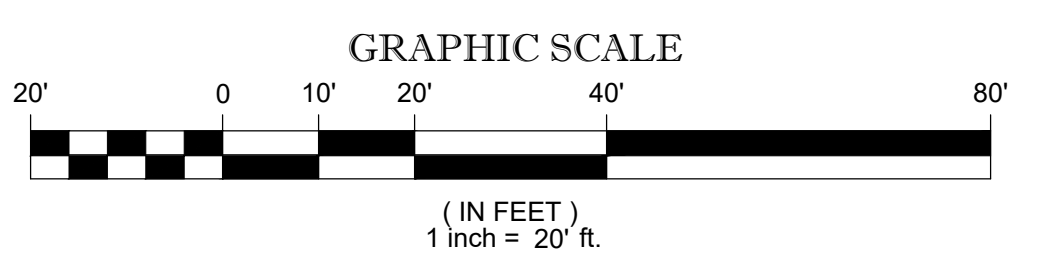
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GERRY L. HOLDRIGHT, PLS
 MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211
 DATE 7-16-2020

FIELD DATE	12-3-2019
FIELD BOOK NO.	MA19-20
FIELD BOOK PG.	25
FIELD CREW	S.B.H.
DRAWN	A.L.S.
REVIEWED	A.J.D.

ALTA/NSPS LAND TITLE SURVEY
1165R MASS MA PROPERTY, LLC
 1165R MASSACHUSETTS AVENUE
 MAP 57, BLOCK 2, LOT 10B & PART OF LOT 15
 TOWN OF ARLINGTON, MIDDLESEX COUNTY
 COMMONWEALTH OF MASSACHUSETTS

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 MANHATTAN, NY 6467800411
 MT LAUREL, NJ 6098573999
 WARREN, NJ 9086680999



No.	REVISION	FIELD CREW	DATE	R.J.K.	G.L.H.	DATE
1	REVISED PER NEW CLIENT NAME & CERTIFIED PARTIES	-	7-16-2020	R.J.K.	G.L.H.	7-16-2020
No.	DESCRIPTION OF REVISION	FIELD CREW	DATE	DRAWN	APPROVED	DATE

APPROVED	G.L.H.	DATE	4-6-2020	SCALE	1"=20'	FILE NO.	03-190272	DWG. NO.	3 OF 4
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THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, HAVING A COMMITMENT NO. 1921-0314, COMMITMENT DATE: DECEMBER 2, 2019, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B - SECTION 2:

GENERAL EXCEPTIONS 1 THRU 6, 29, 30, 34, AND 35 ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS A PART OF THIS SURVEY.

- 7 INTENTIONALLY DELETED.
- 8 INTENTIONALLY DELETED.
- 9 INTENTIONALLY DELETED.
- 10 RIGHTS OF OTHERS ENTITLED THERETO TO USE THE 40' RIGHT OF WAY (NOW KNOWN AS RYDER STREET) ENUMERATED IN DEED DATED JUNE 11, 1923 RECORDED IN BOOK 4624, PAGE 488. SEE PLAN IN PLAN BOOK 4624, END. - **RYDER STREET IS SHOWN.**
- 11 ORDER OF TAKING BY THE METROPOLITAN DISTRICT COMMISSION DATED JULY 8, 1926 RECORDED IN BOOK 4993, PAGE 166 AS SHOWN ON SURVEY. - **PLAN BOOK 376, PLAN 41 UNCLEAR, SEWER EASEMENT SHOWN PER REFERENCE #7.**
- 12 EASEMENT TO THE COMMONWEALTH OF MASSACHUSETTS THROUGH ITS METROPOLITAN DISTRICT COMMISSION DATED AUGUST 19, 1927 RECORDED IN BOOK 5133, PAGE 573 AS SHOWN ON SURVEY. - **SEWER EASEMENT, A-D & B-C LINES SHOWN.**
- 13 TAKING BY THE TOWN OF ARLINGTON FOR A SEWER SYSTEM DATED JUNE 25, 1928 RECORDED IN BOOK 5249, PAGE 121 AS SHOWN ON SURVEY. - **RYDER STREET. -10' WIDE SEWER EASEMENT SHOWN.**
- 14 TAKING BY THE TOWN OF ARLINGTON FOR MAIN DRAINS DATED OCTOBER 18, 1937 RECORDED IN BOOK 6160, PAGE 90 AS SHOWN ON SURVEY. - **MILL BROOK CONDUIT SHOWN.**
- 15 TAKING BY THE TOWN OF ARLINGTON FOR MAIN DRAINS DATED DECEMBER 26, 1939 RECORDED IN BOOK 6356, PAGE 457 AS SHOWN ON SURVEY. - **MILL BROOK CONDUIT SHOWN.**
- 16 TAKING BY THE TOWN OF ARLINGTON FOR A SEWER SYSTEM DATED DECEMBER 26, 1939 RECORDED IN BOOK 6356, PAGE 451 AS SHOWN ON SURVEY. - **APPROX AREA OF TAKING SHOWN.**
- 17 ORDER OF TAKING BY THE METROPOLITAN DISTRICT COMMISSION FOR A HIGH SERVICE PIPE LINE DATED SEPTEMBER 12, 1940 RECORDED IN BOOK 6431, PAGE 281 AS SHOWN ON SURVEY. - **RYDER STREET. -LIMIT OF TAKING IN FOREST STREET SHOWN.**
- 18 EASEMENT TO THE COMMONWEALTH OF MASSACHUSETTS FOR WATER SERVICE DATED DECEMBER 10, 1940 RECORDED IN BOOK 6465, PAGE 254 AS SHOWN ON THE SURVEY. - **EASEMENT SHOWN.**
- 19 RIGHT OF WAY OVER 40' ROW (RYDER STREET) IN DEED DATED JANUARY 7, 1946 RECORDED IN BOOK 6941, PAGE 318. - **RYDER STREET SHOWN.**
- 20 TAKING BY THE TOWN OF ARLINGTON FOR WATER WORKS DATED JUNE 18, 1946 RECORDED IN BOOK 6996, PAGE 489 AS SHOWN ON SURVEY. - **RYDER STREET. -AREA OF WATER WORKS TAKING SHOWN.**
- 21 ORDER OF TAKING BY THE TOWN OF ARLINGTON FOR MAIN DRAINS DATED OCTOBER 4, 1948 RECORDED IN BOOK 7346, PAGE 434 AS SHOWN ON SURVEY. - **RYDER STREET. -AREA OF TAKING IN RYDER STREET SHOWN.**
- 22 RIGHT OF WAY GRANTED BY INSTRUMENT DATED MAY 13, 1951 RECORDED IN BOOK 7767, PAGE 408. (RYDER STREET) - **40' RIGHT OF WAY KNOWN AS RYDER STREET SHOWN.**
- 23 INTENTIONALLY DELETED.
- 24 ORDER OF TAKING BY THE TOWN OF ARLINGTON FOR MAIN DRAINS DATED JULY 30, 1956 RECORDED IN BOOK 8782, PAGE 80 AS SHOWN ON SURVEY. - **RYDER STREET. -AREA OF TAKING IN RYDER STREET SHOWN.**
- 25 INTENTIONALLY DELETED.
- 26 INTENTIONALLY DELETED.
- 27 INTENTIONALLY DELETED.
- 28 INTENTIONALLY DELETED.
- 31 SUBJECT TO AND TOGETHER WITH THE RIGHTS AND EASEMENTS SET FORTH IN EASEMENT AGREEMENT DATED DECEMBER 31, 2002 RECORDED IN BOOK 37850, PAGE 624. - **EASEMENT AREAS A1, A2, A3, B, C & D SHOWN. EASEMENT AREAS C & D ARE EACH SHOWN HEREON DIFFERENTLY PER REFERENCES 3 & 6.**
- 32 INTENTIONALLY DELETED.
- 33 NOTICE OF LEASE NAMING ARLINGTON CENTER GARAGE AND SERVICE CORPORATION, LESSOR AND MIRAK CHEVROLET, INC., LESSEE DATED SEPTEMBER 26, 2007 RECORDED IN BOOK 50215, PAGE 176. - **LOCATION OF 15,375 SF LEASE AREA IS NOT DESCRIBED OTHER THAN BEING A PORTION OF LOT 9, NOT PLOTTABLE.**
- 36 INTENTIONALLY DELETED.
- 37 RIGHT OF WAY CONTAINED IN DEED DATED MAY 9, 1968 RECORDED IN BOOK 19038, PAGE 445 AS SHOWN ON THE SURVEY. - **RIGHT OF WAY IS PART OF EASEMENT AREA A1, SHOWN.**

EXHIBIT A

LOT 9 (1165-1167 MASSACHUSETTS AVENUE)

THE LAND WITH THE BUILDINGS THEREON SITUATED ON THE NORTHEASTERLY SIDE OF MASSACHUSETTS AVENUE, ARLINGTON, MIDDLESEX COUNTY, MASSACHUSETTS, NOW KNOWN AS AND NUMBERED 1165 REAR MASSACHUSETTS AVENUE, BEING LOT 9 SHOWN ON A PLAN ENTITLED "PLAN OF LOTS AND EASEMENTS IN ARLINGTON, MA" DATED OCTOBER 23, 2006 BY RIM ENGINEERING CO., INC. AND RECORDED WITH THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN 1072 OF 2007 AND BEING ALSO SHOWN ON PLAN 110 OF 2019. SAID LOT 9 CONTAINS 98,272 SQUARE FEET OF LAND ACCORDING TO SAID PLAN.

LOT 8D (REAR OF MASSACHUSETTS AVENUE)

THE LAND WITH THE IMPROVEMENTS THEREON SITUATED ON THE NORTHEASTERLY SIDE OF MASSACHUSETTS AVENUE, ARLINGTON, MIDDLESEX COUNTY, MASSACHUSETTS BEING LOT 8D ON A PLAN ENTITLED "PLAN OF LAND IN ARLINGTON, MA" DATED DECEMBER 28, 2018 BY RIM ENGINEERING CO., INC. RECORDED WITH THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN 110 OF 2019. SAID LOT 8D CONTAINS 2,960 SQUARE FEET OF LAND ACCORDING TO SAID PLAN.

TOGETHER WITH THE RIGHT AND EASEMENT TO USE THAT PORTION OF RYDER STREET (40' WIDE) NOT INCLUDED IN LOT 9 FROM FOREST STREET TO THE SOUTHWESTERLY BOUNDARY OF LOT 9 FOR ALL PURPOSES FOR WHICH STREETS AND WAYS MAY BE USED IN THE TOWN OF ARLINGTON.

TOGETHER WITH THE RIGHTS AND EASEMENTS SET FORTH IN EASEMENT AGREEMENT DATED DECEMBER 31, 2002 RECORDED IN BOOK 37850, PAGE 624.

REFERENCES:

1. THE TAX ASSESSOR'S MAP OF ARLINGTON, MIDDLESEX COUNTY, MAP 57.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 416 OF 656," COMMUNITY-PANEL NUMBER 250177 0416 E, MAP EFFECTIVE: JUNE 4, 2010.
3. MAP ENTITLED "PLAN OF LOTS AND EASEMENTS IN ARLINGTON, MA" DATED OCTOBER 23, 2006, RECORDED IN THE SOUTH MIDDLESEX REGISTRY OF DEEDS AS PLAN NO. 1072 OF 2007.
4. MAP ENTITLED "PLAN OF LAND IN ARLINGTON, MA" DATED DECEMBER 28, 2018, RECORDED IN THE SOUTH MIDDLESEX REGISTRY OF DEEDS AS PLAN NO. 110 OF 2019.
5. WATER MAPPING PROVIDED BY THE TOWN ENGINEERING DEPARTMENT.
6. MAP ENTITLED "PLAN OF LOTS AND EASEMENTS IN ARLINGTON, MA" DATED JANUARY 21, 2003, RECORDED IN THE SOUTH MIDDLESEX REGISTRY OF DEEDS AS PLAN NO. 83 OF 2003 IN BOOK 37850 PAGE 612.
7. MAP ENTITLED "PLAN OF LAND IN ARLINGTON MASS" DATED SEPTEMBER 13, 1945, RECORDED IN THE SOUTH MIDDLESEX REGISTRY OF DEEDS AS PLAN NO. 172 OF 1946.
8. MAP ENTITLED "AS-BUILT GEOTHERMAL SITE PLAN 1167R MASSACHUSETTS AVE, ARLINGTON, MA PREPARED FOR ACHIEVE RENEWABLE" DATES JANUARY 4, 2016 PREPARED BY PAUL LINDHOLM, P.E.
9. MAP ENTITLED "ALTA / ACSM LAND TITLE SURVEY IN ARLINGTON, MA" DATED JANUARY 21, 2003 PREPARED BY RIM ENGINEERING CO.

THIS SURVEY IS CERTIFIED TO:
 GOULSTON & STORRS PC
 1165R MASS MA PROPERTY, LLC
 CHICAGO TITLE INSURANCE COMPANY
 SSI FUND ACQUISITIONS LLC
 YUKON REALTY ASSOCIATES, LLC
 ARLINGTON CENTER GARAGE & SERVICE CORP.

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GERRY L. HOLDRIGHT, PLS
 MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

7-16-2020
 DATE

No.	REVISION PER NEW CLIENT NAME & CERTIFIED PARTIES	R.J.K.	G.L.H.	7-16-2020
1				

FIELD DATE	12-3-2019	FIELD CREW		APPROVED		DATE	
FIELD BOOK NO.	MA19-20	ALTA/NSPS LAND TITLE SURVEY 1165R MASS MA PROPERTY, LLC					
FIELD BOOK PG.	25	1165R MASSACHUSETTS AVENUE MAP 57, BLOCK 2, LOT 10B & PART OF LOT 15 TOWN OF ARLINGTON, MIDDLESEX COUNTY COMMONWEALTH OF MASSACHUSETTS					
FIELD CREW	S.B.H.	CONTROL POINT ASSOCIATES, INC. ALBANY, NY 5183175010 CHALFONT, PA 2157129000 MANHATTAN, NY 6467800411 SOUTHBOROUGH, MA 01772 508.948.3000 - 508.948.3003 FAX MT LAUREL, NJ 6098572999 WARREN, NJ 9086660999					
DRAWN:	A.L.S.	REVIEWED:	A.J.D.	APPROVED:	G.L.H.	DATE:	4-6-2020
SCALE:	N/A	FILE NO.:	03-190272	DWG. NO.:	4	OF	4

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