

1165R Massachusetts Avenue

Ch. 40B ZBA Submission

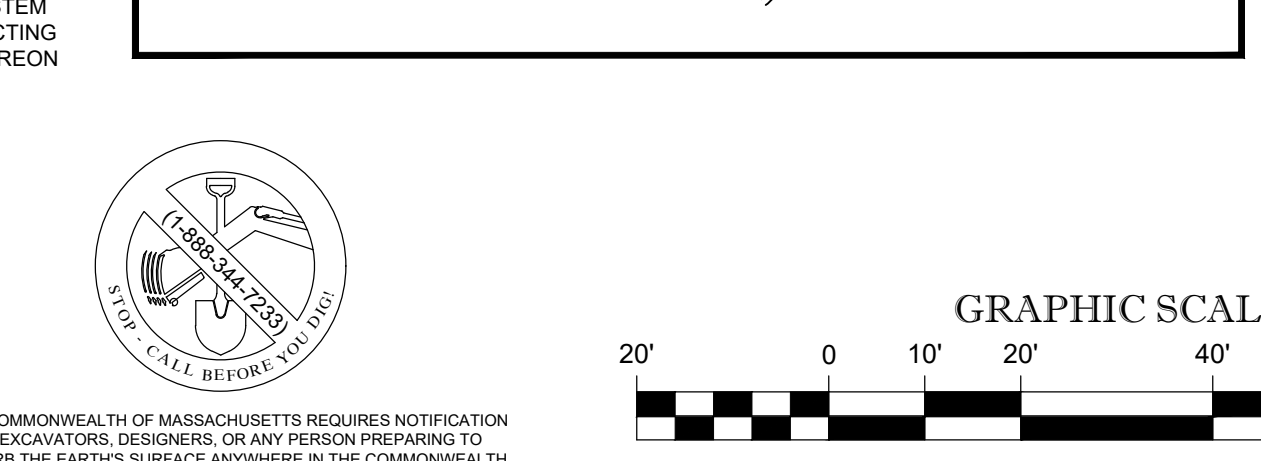
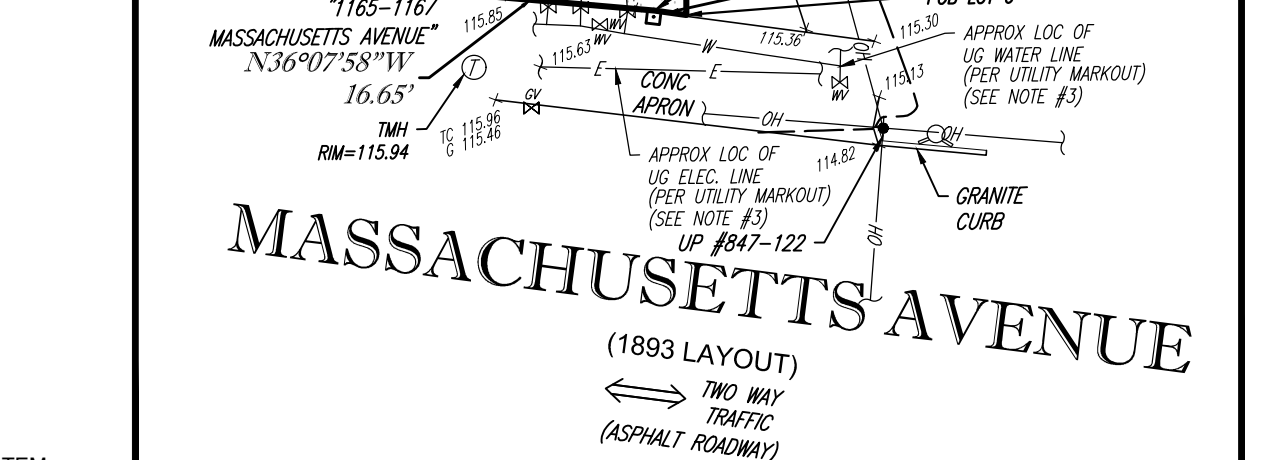
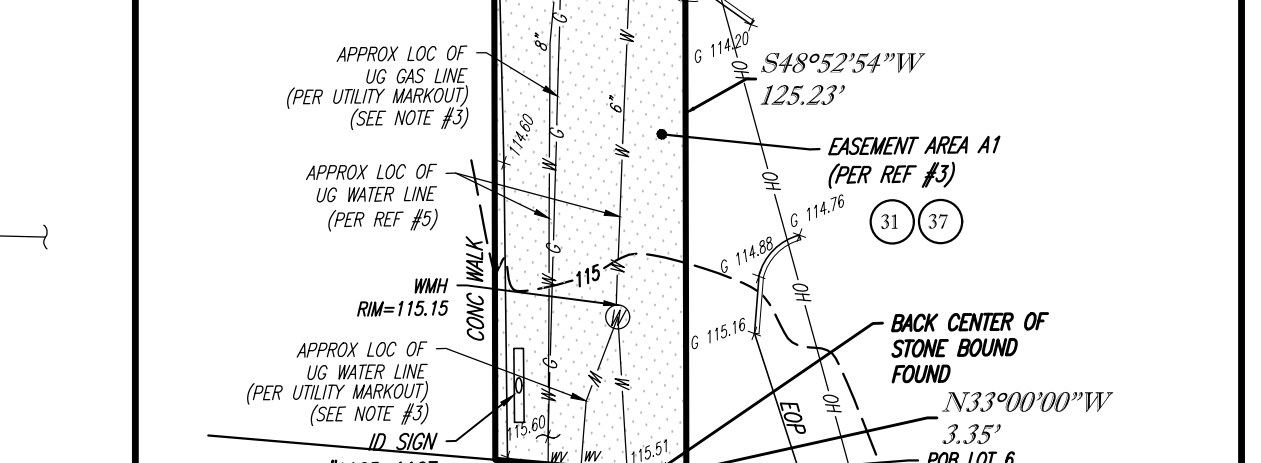
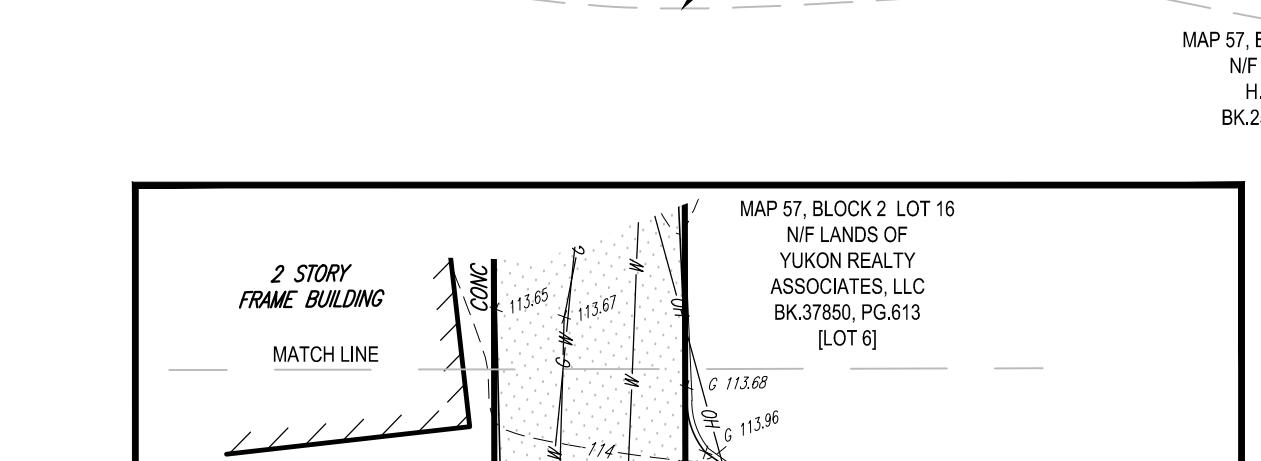
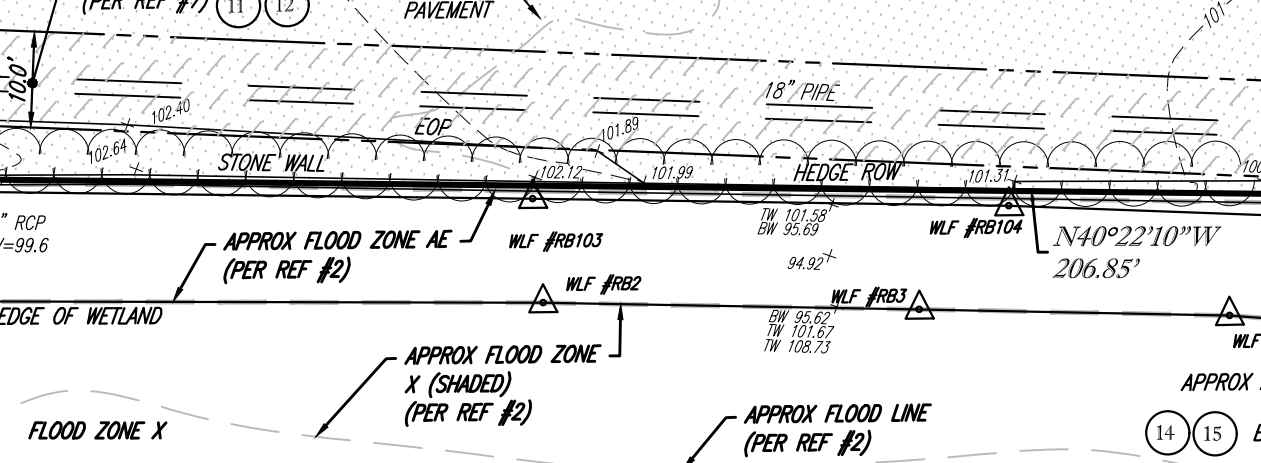
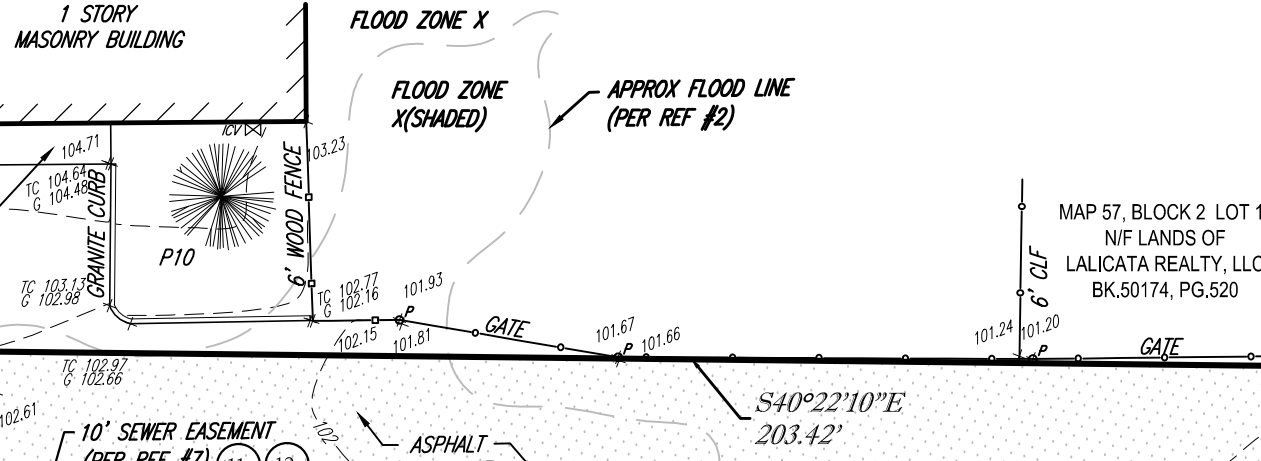
Section 3.2.5 – 3.2.5.6 Preliminary Site Development Plans

Please see the enclosed Preliminary Site Development Plan set containing the following drawings:

PRELIMINARY SITE DEVELOPMENT PLANS				
ZBA SECTION NO.	SHEET/ DWG NO.	TITLE	DATE	REVISED FOR FINAL APPROVAL
3.2.5-.1, .2, .3, .4	Sheet 1 of 5	ALTA Survey (existing conditions plan)	July 16, 2020	February 8, 2021
-	Sheet 2 of 5	ALTA Survey (flood zone plan)	July 16, 2020	February 8, 2021
-	Sheet 3 of 5	ALTA Survey (easement plan)	July 16, 2020	February 8, 2021
-	Sheet 4 of 5	ALTA Survey (detail of area near new bridge)	-	February 8, 2021
-	Sheet 5 of 5	ALTA Survey Notes	July 16, 2020	February 8, 2021
3.2.5-.5, .6	C301	Site Layout Plan	June 15, 2020	May 26, 2021
3.2.5-.2, .5	C401	Grading and Drainage Plan	June 15, 2020	May 26, 2021

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 (NAV88), 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.



LOCUS MAP © 2013 ESR WORLD STREET MAPS NOT TO SCALE

LEGEND table with symbols for existing contours, spot elevations, utility lines, easements, and other features.

TABLE OF APPARENT ENCROACHMENTS table listing encroachments such as overhead wire, parking space, and frame building encroachments.

NOTICE: THESE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE FIELD SURVEY. THERE MAY BE OTHERS NOT REVEALED BY THE SURVEYOR.

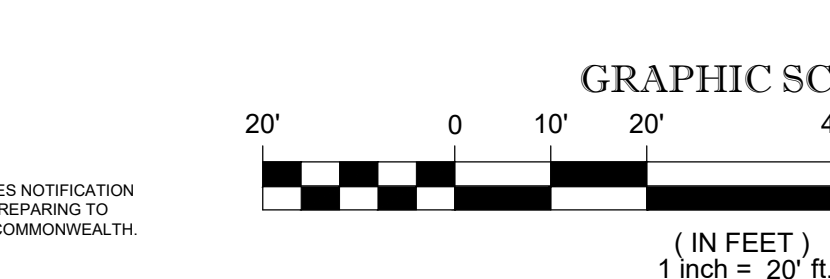
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS...

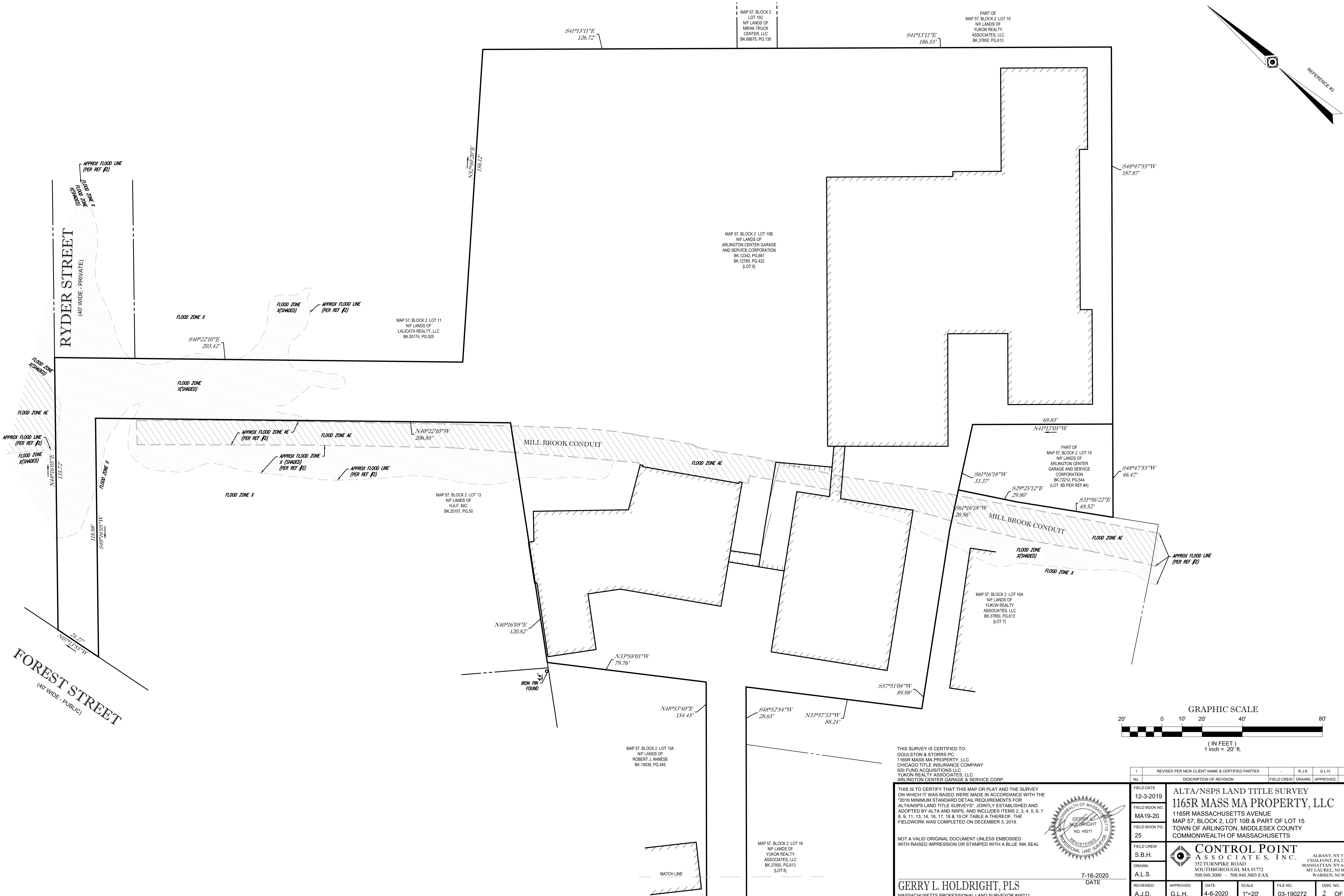
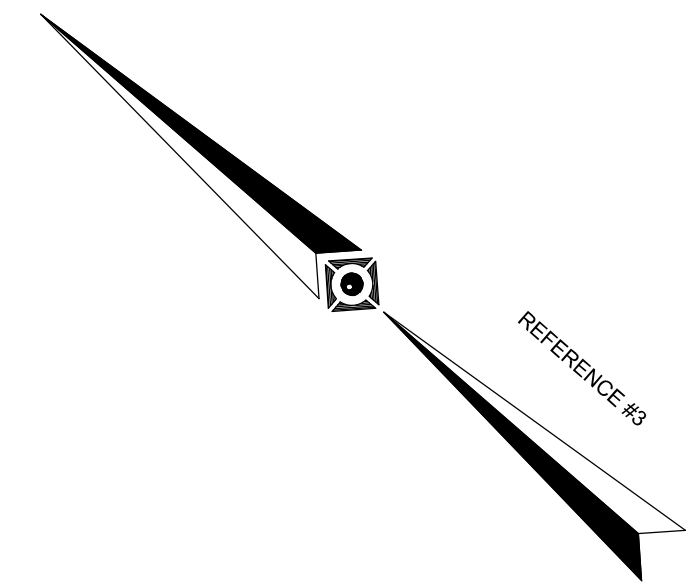
NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL

Professional information for Gerry L. Holdright, PLS, including date (7-16-2020), project name (1165R MASS MA PROPERTY, LLC), and contact details for Control Point Associates, Inc.

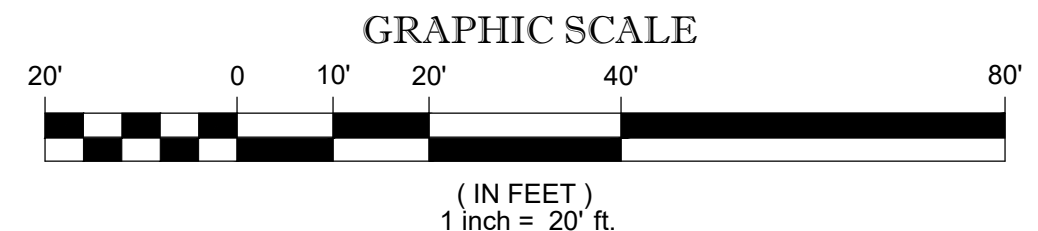
CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. ORIGINAL PROJECT OR COPY OF THIS MAP OR PLAN IS THE PROPERTY OF CONTROL POINT ASSOCIATES, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND PARCEL IDENTIFIED HEREON.

- UTILITIES: 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





CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. NO PART OF THIS SURVEY OR ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.



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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 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
 & 9, 11, 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF. THE
 FIELDWORK WAS COMPLETED ON DECEMBER 3, 2019.

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 WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL

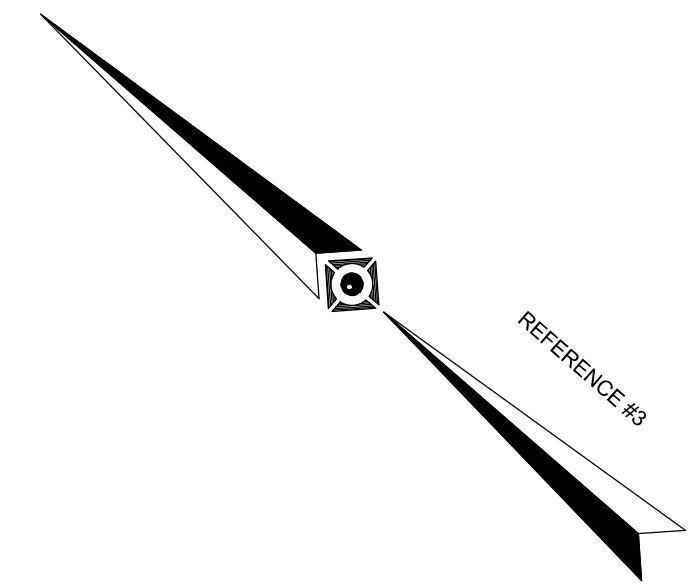


GERRY L. HOLDRIGHT, PLS
 MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

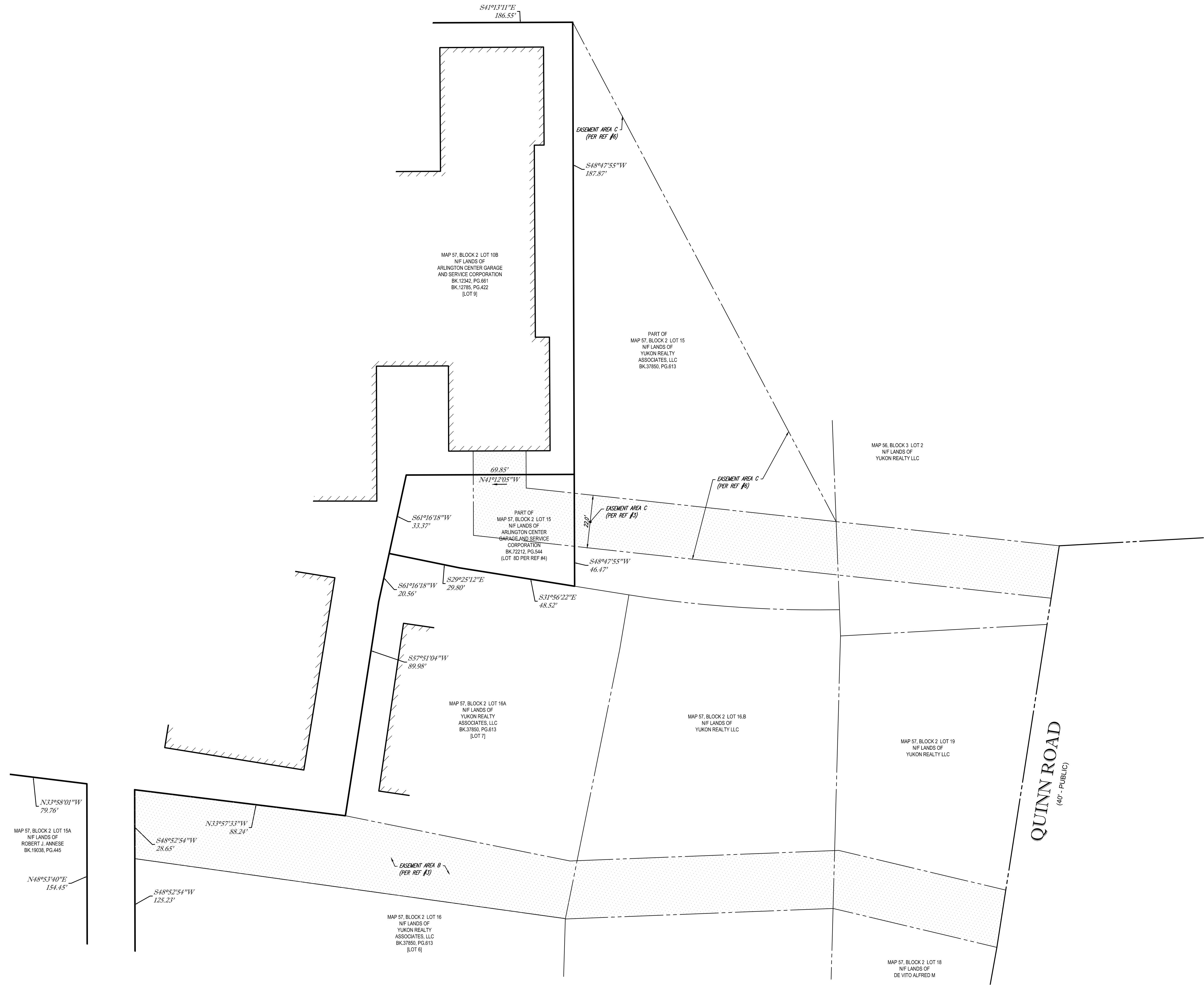
7-16-2020
DATE

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					
FIELD DATE	12-3-2019				
FIELD BOOK NO.	ALTA/NSPS LAND TITLE SURVEY				
FIELD BOOK PG.	1165R MASS MA PROPERTY, LLC				
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.				
DRAWN	A.L.S.				
REVIEWED	A.J.D.				
APPROVED	G.L.H.	DATE	4-6-2020	SCALE	1"=20'
FILE NO.	03-190272	DWG. NO.	2	OF	4

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



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QUINN ROAD
(40' - PUBLIC)

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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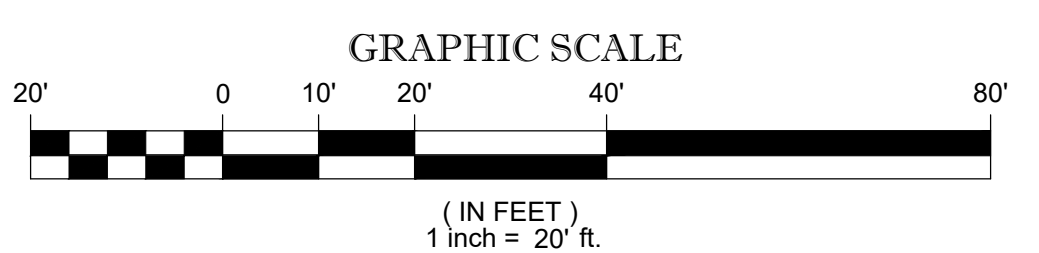


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GERRY L. HOLDRIGHT, PLS
 MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211
 DATE: 7-16-2020

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



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

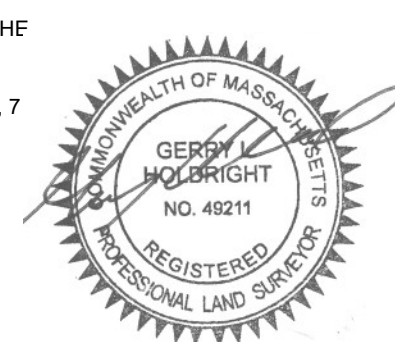
REFERENCES:

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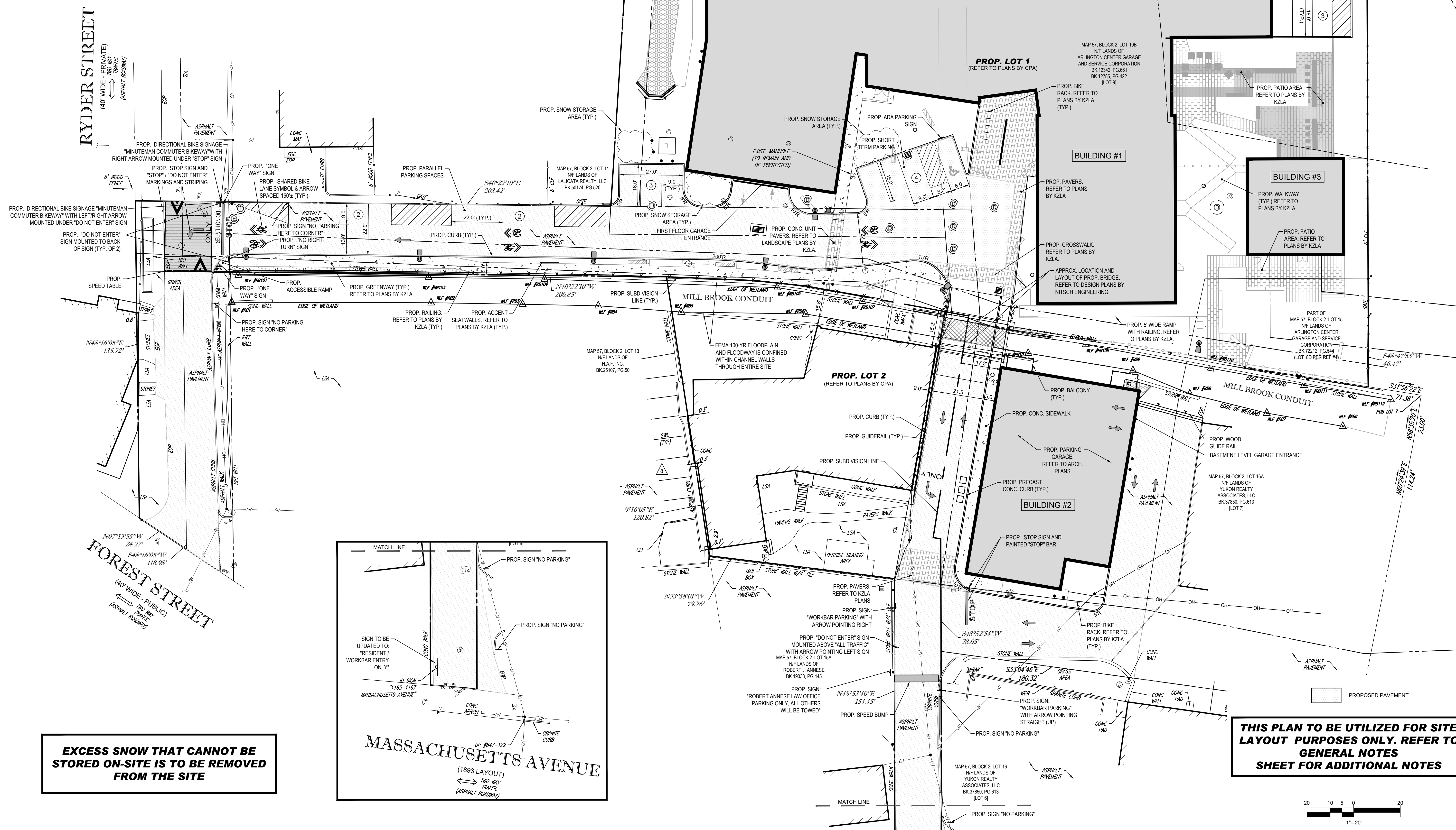
GERRY L. HOLDRIGHT, PLS
 MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

7-16-2020
 DATE

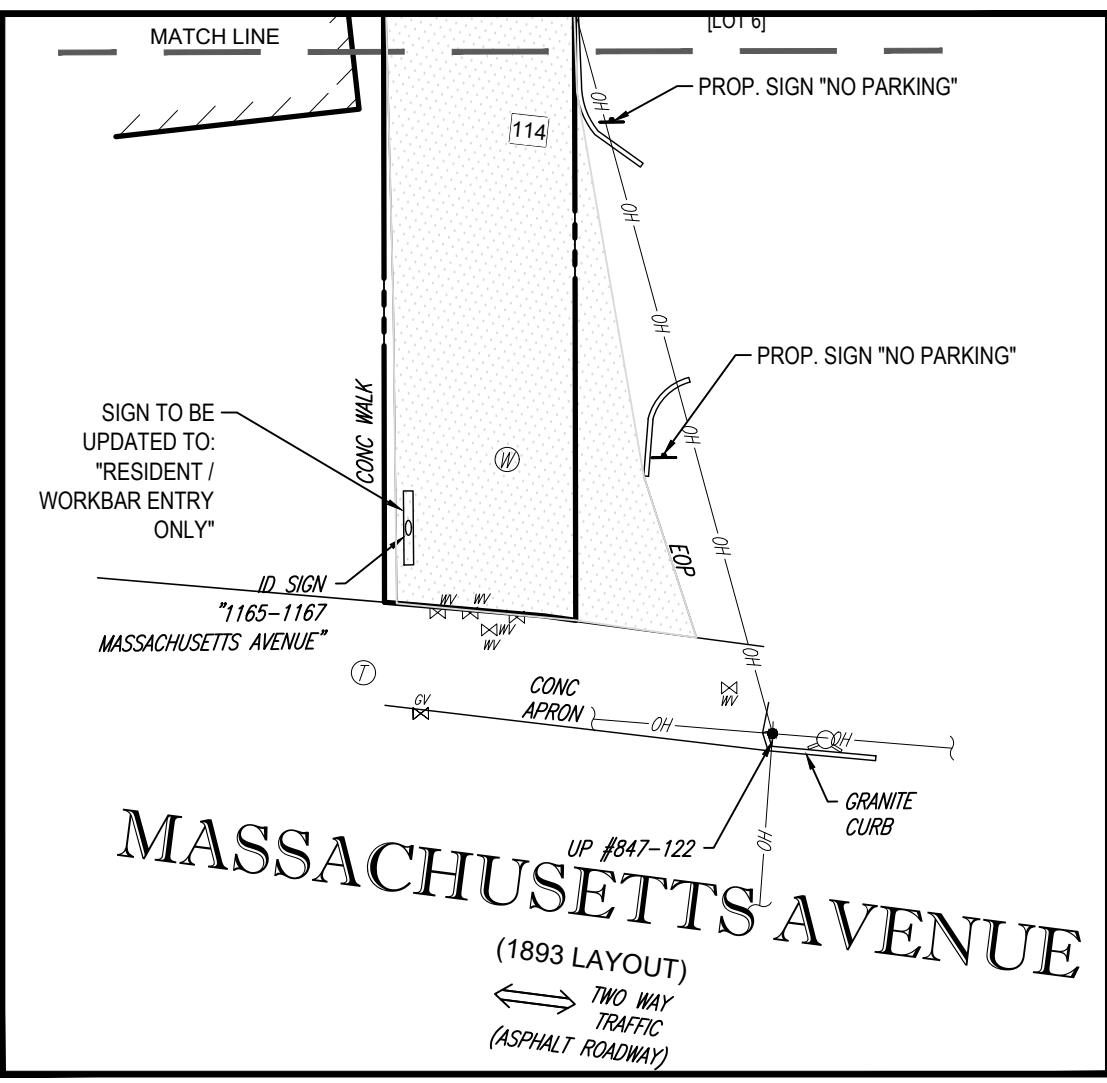
No.	REVISION PER NEW CLIENT NAME & CERTIFIED PARTIES	R.J.K.	G.L.H.	7-16-2020
1				

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. 352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 508.948.3000 - 508.948.3003 FAX ALBANY, NY 5183175010 CHALFONT, PA 2157129800 MANHATTAN, NY 6467800411 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

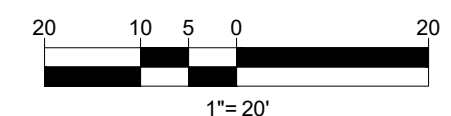
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EXCESS SNOW THAT CANNOT BE STORED ON-SITE IS TO BE REMOVED FROM THE SITE



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 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	JMJ	BPB
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	AWP	RMM
9	05/28/21	124 UNIT BUILDING	AWP	RMM

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PROJECT No.: W191330
 DRAWN BY: AWP
 CHECKED BY: JMJ
 DATE: 02/17/2020
 CAD ID: W191330-CVL-9

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. SWENLING
 PROFESSIONAL ENGINEER
 No. 41657
 STATE OF MASSACHUSETTS
 LICENSED PROFESSIONAL ENGINEER
 RHOODE ISLAND LICENSE No. 11425

SHEET TITLE:
SITE LAYOUT PLAN
 SHEET NUMBER:
C-301
 REVISION 9 - 05/26/21

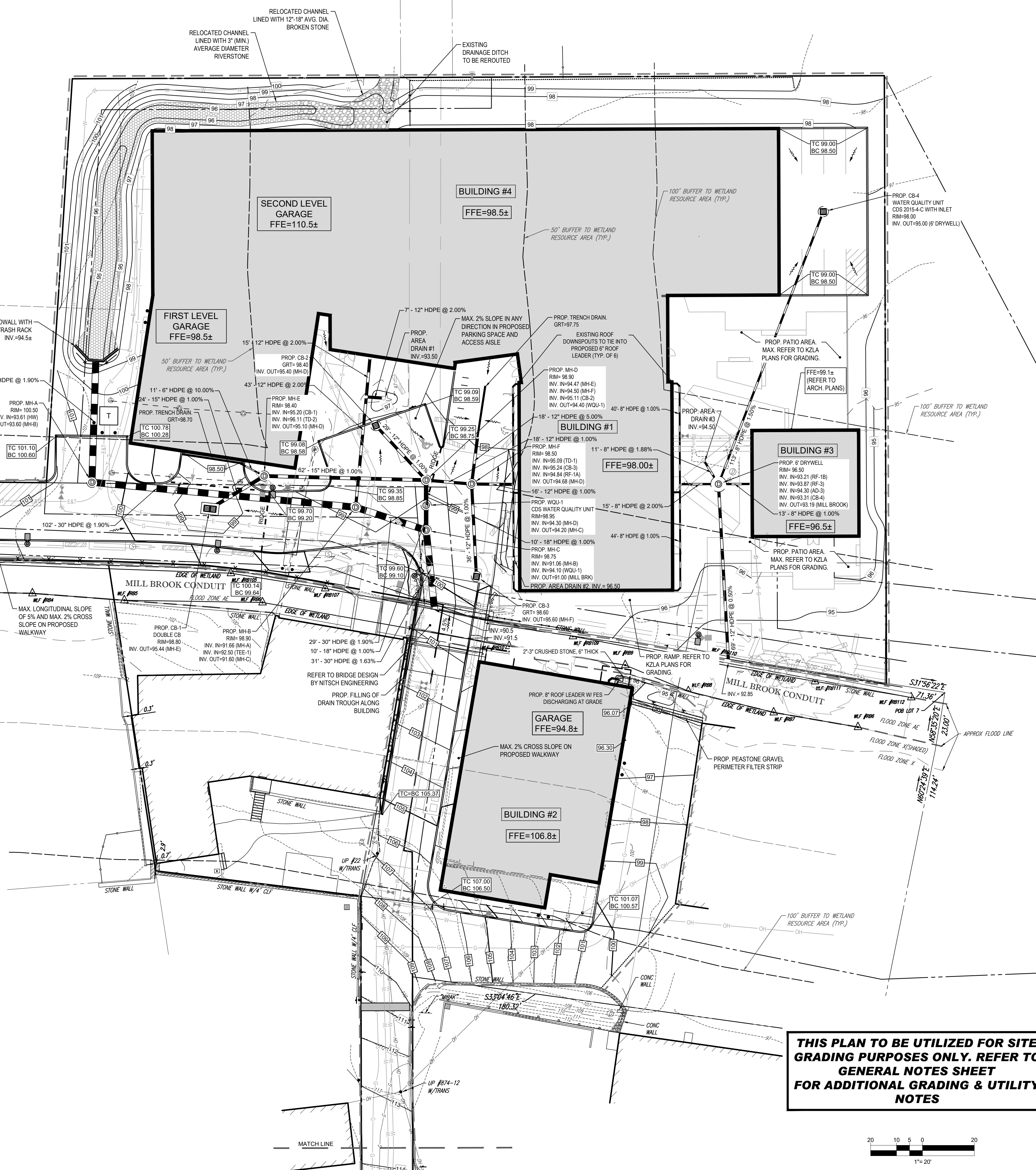
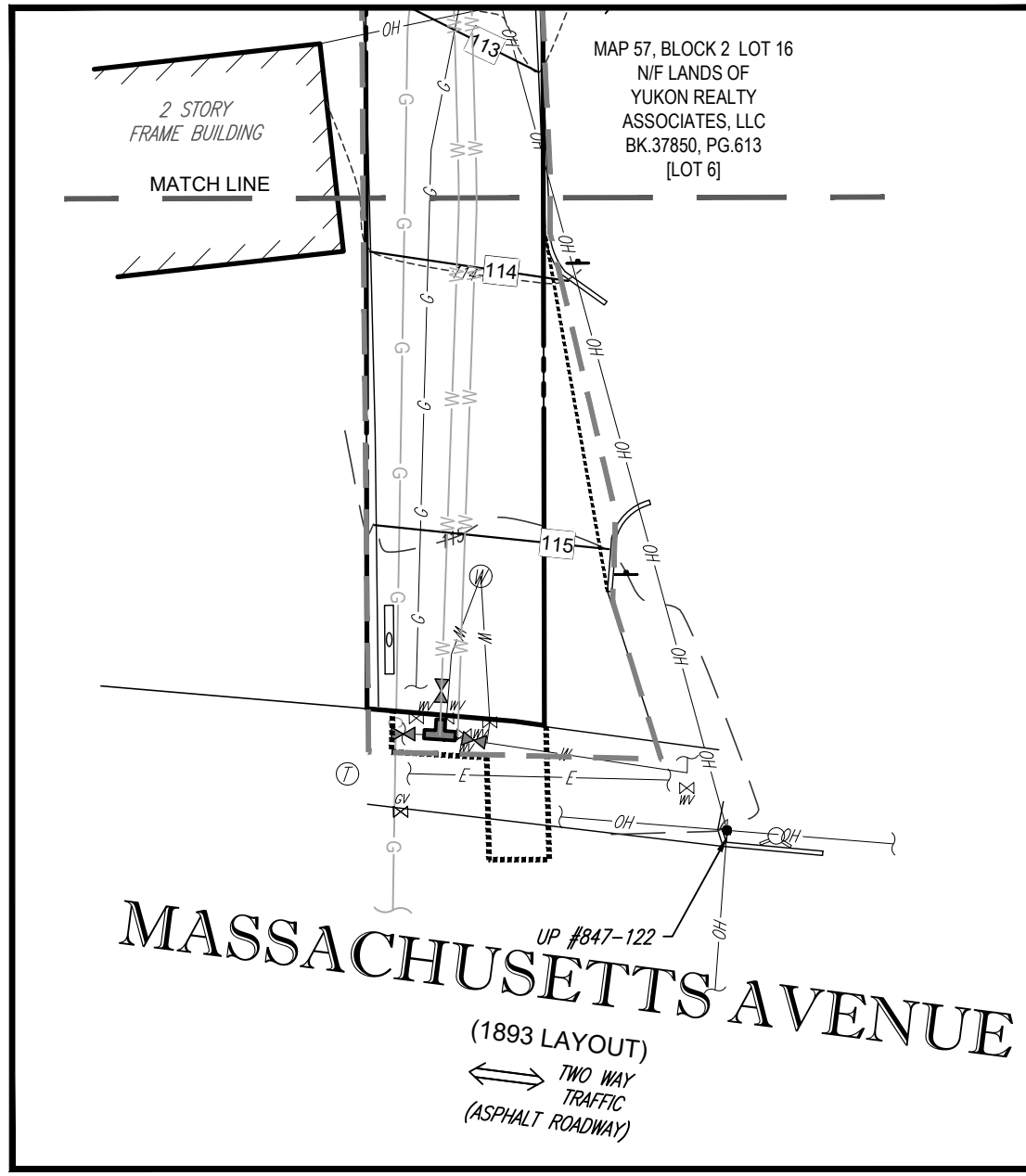
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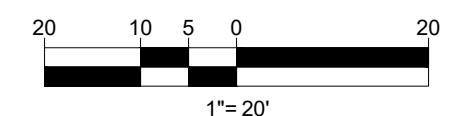
RYDER STREET
(40' WIDE - PRIVATE)
TRAFFIC
(ASPHALT ROADWAY)

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

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



THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES



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RHODE ISLAND LICENSE No. 11425

SHEET TITLE:
GRADING AND DRAINAGE PLAN
SHEET NUMBER:
C-401
REVISION 9 - 05/26/21

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