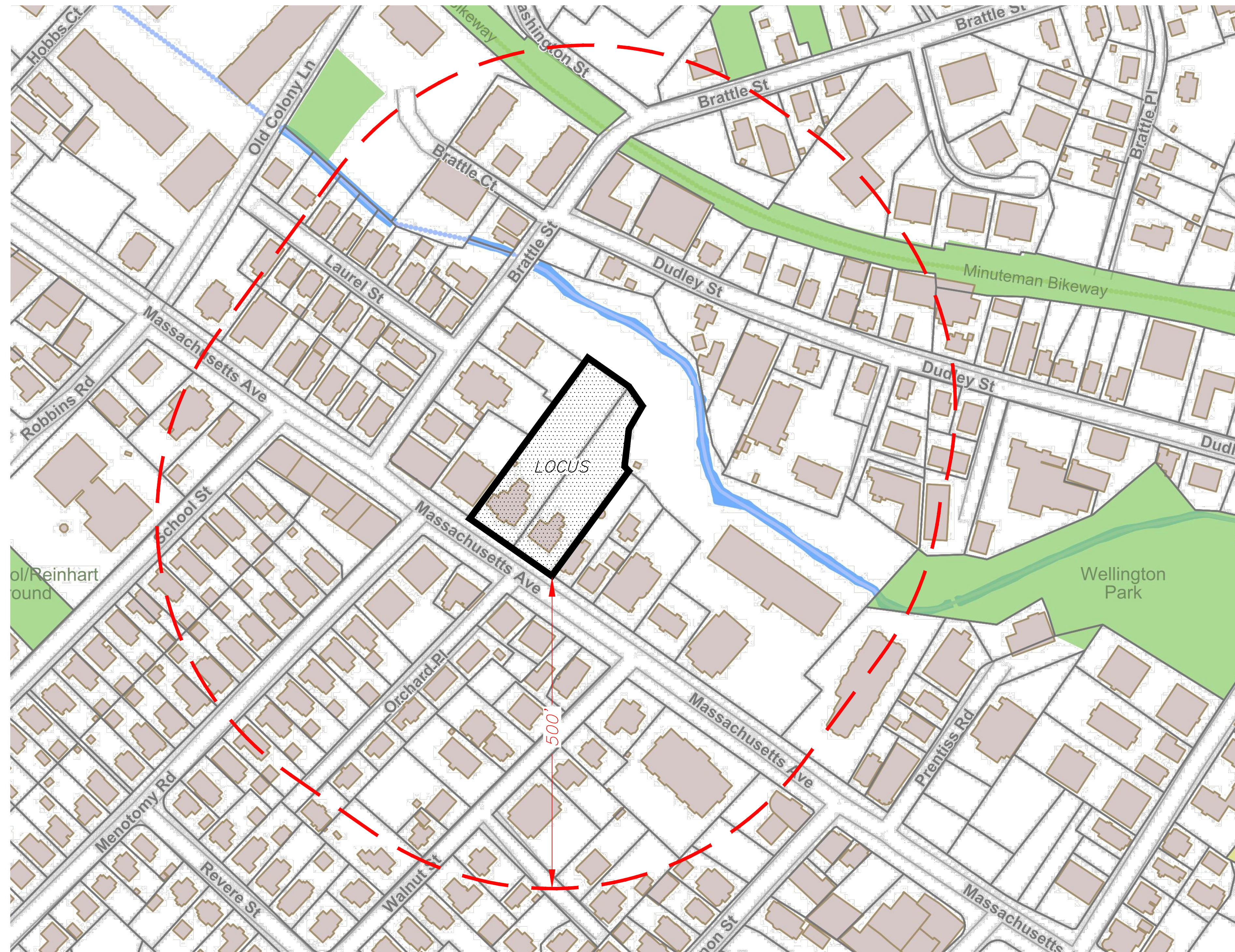


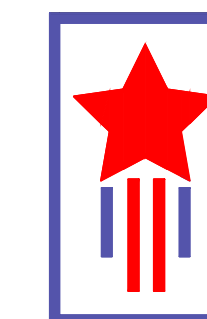
NOTES:

1. THE INFORMATION DEPICTED ON THIS PLAN HAS BEEN COMPILED FROM THE TOWN OF ARLINGTON GIS SYSTEM
2. LAND USE WITHIN 500 FEET OF THE SUBJECT PROPERTY IS PRIMARILY SINGLE FAMILY DWELLINGS AND COMMERCIAL BUSINESSES, AND INCLUDES THE HIGHLAND FIRE STATION.

1021 & 1025 MASSACHUSETTS AVENUE (1021 ASSESSORS MAP 55 LOT 19) (1025 ASSESSORS MAP 55 LOT 20) COMPREHENSIVE PERMIT PLAN SET (TO ACCOMPANY A ZONING BOARD OF APPEALS APPLICATION) LOCATED IN ARLINGTON, MA SEPTEMBER 19, 2022 - REVISED APRIL 14, 2023



LOCUS CONTEXT MAP
(SCALE 1"=100')



PREPARED BY:

PATRIOT Engineering
35 BEDFORD STREET, SUITE 4
LEXINGTON, MASSACHUSETTS 02420
T: (978) 726-2654
www.patriot-eng.com



SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS PLAN
3. SITE DEMOLITION PLAN
4. SITE LAYOUT AND MATERIALS PLAN
5. EROSION CONTROL/
CONSTRUCTION STORMWATER PLAN
6. SITE GRADING AND DRAINAGE PLAN
7. SITE UTILITY PLAN
8. EMERGENCY ACCESS PLAN
9. SITE DETAILS - I
10. SITE DETAILS - II

APPLICANT:

1025 MASS AVE. LLC
13 WHEELING AVENUE
WOBURN, MA 01801

NO.	REVISION	DATE

Record Owner:
 1021 MASSACHUSETTS AVENUE
 JOHN H. CHAGLIASSIAN
 1021 ARLINGTON, MA 02476
 BK 72517 / PG 224

1025 - 1027 MASSACHUSETTS AVENUE
 STEPHEN B. GERSH
 21 KING'S COURT
 ESSEX, MA 01929
 BK 57969 / PG 298

Location:
 PARCEL ID:
 1021 MASSACHUSETTS AVENUE
 MAP 055 BLOCK 002 LOT 019

1025 - 1027 MASSACHUSETTS AVENUE
 MAP 055 BLOCK 002 LOT 020

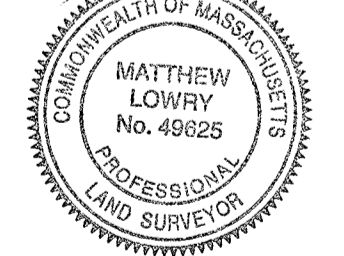
ARLINGTON, MA

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
 CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
 80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
 PHONE: 781.279.0180 RJOCONNELL.COM

1025 MASS AVE LLC
 13 WHEELING AVENUE
 WOBURN, MA 01801

PROJECT NAME:
1021 & 1025 MASSACHUSETTS AVE
 ARLINGTON, MA

THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BETWEEN 08/13/2021 AND 10/15/2021.



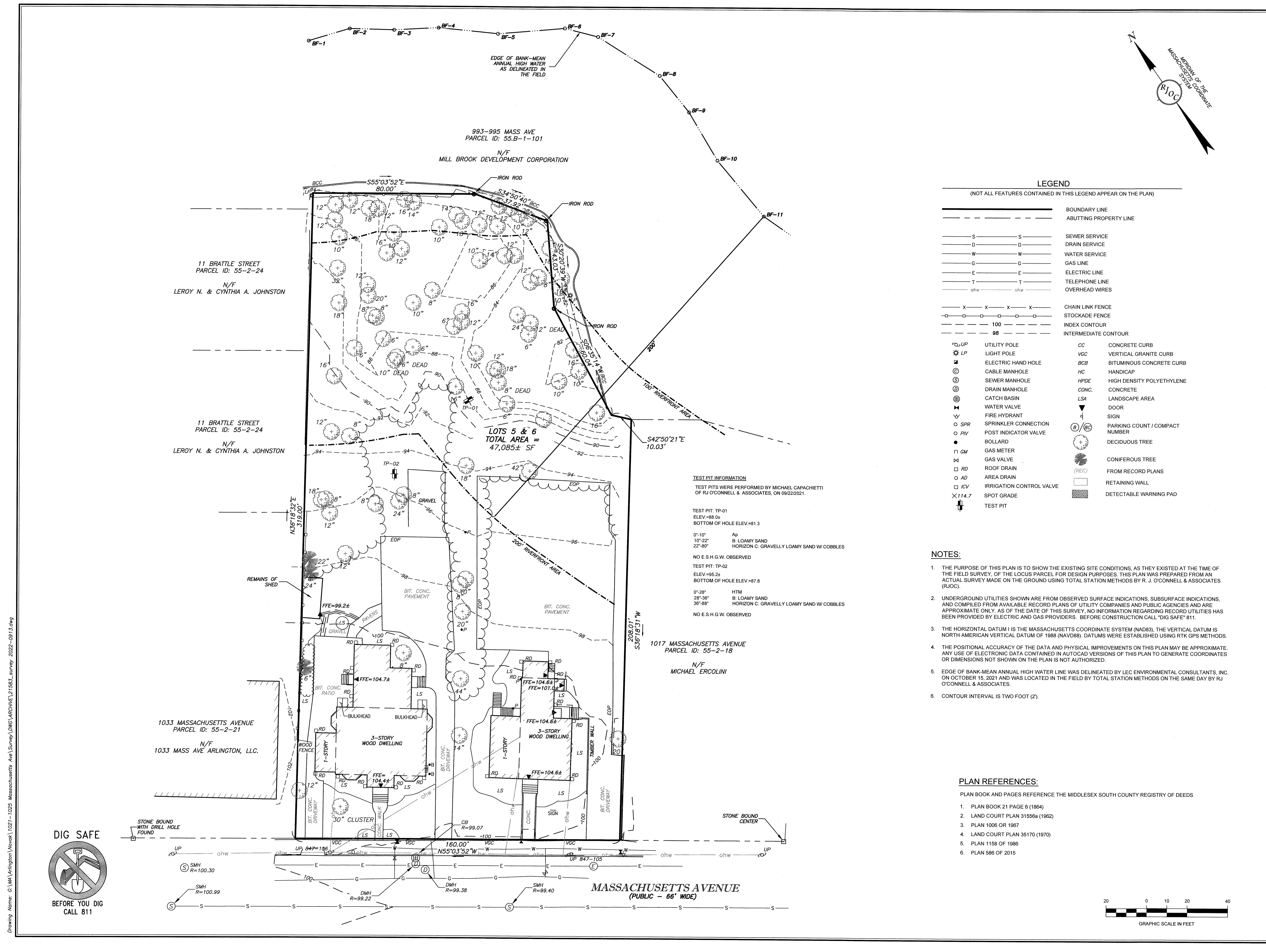
Matthew Lowry 9/15/2022
 PROFESSIONAL LAND SURVEYOR FOR
 RJ O'CONNELL & ASSOCIATES, INC. DATE

DRAWN BY: RJK / WJH
 REVIEWED BY: ML
 SCALE: 1" = 20'
 FIELD CREW: RJK / CJR
 FIELD BOOK: FIELD BOOK 40 / PG 5
 DATE: 12/09/2021
 DRAWING NAME:

EXISTING CONDITIONS PLAN

DRAWING NUMBER:
2 OF 7

PROJECT NUMBER:
21583



LEGEND

(NOT ALL FEATURES CONTAINED IN THIS LEGEND APPEAR ON THE PLAN)

---	BOUNDARY LINE	---	BOUNDARY LINE
- - - -	ABUTTING PROPERTY LINE	---	BOUNDARY LINE
---	SEWER SERVICE	---	BOUNDARY LINE
---	DRAIN SERVICE	---	BOUNDARY LINE
---	WATER SERVICE	---	BOUNDARY LINE
---	GAS LINE	---	BOUNDARY LINE
---	ELECTRIC LINE	---	BOUNDARY LINE
---	TELEPHONE LINE	---	BOUNDARY LINE
---	OVERHEAD WIRES	---	BOUNDARY LINE
---	CHAIN LINK FENCE	---	BOUNDARY LINE
---	STOCKADE FENCE	---	BOUNDARY LINE
---	INDEX CONTOUR	---	BOUNDARY LINE
---	INTERMEDIATE CONTOUR	---	BOUNDARY LINE
UP	UTILITY POLE	CC	CONCRETE CURB
LP	LIGHT POLE	VCC	VERTICAL GRANITE CURB
EH	ELECTRIC HAND HOLE	BCB	BITUMINOUS CONCRETE CURB
CM	CABLE MANHOLE	HC	HANDICAP
SM	SEWER MANHOLE	HPDE	HIGH DENSITY POLYETHYLENE
DM	DRAIN MANHOLE	CONC.	CONCRETE
CB	CATCH BASIN	LSA	LANDSCAPE AREA
WV	WATER VALVE	DOOR	DOOR
FH	FIRE HYDRANT	SIGN	SIGN
SPR	SPRINKLER CONNECTION	PK	PARKING COUNT / COMPACT NUMBER
PIV	POST INDICATOR VALVE	DT	DECIDUOUS TREE
B	BOLLARD	CT	CONIFEROUS TREE
GM	GAS METER	REC	FROM RECORD PLANS
GV	GAS VALVE	RW	RETAINING WALL
RD	ROOF DRAIN	DWP	DETECTABLE WARNING PAD
AD	AREA DRAIN		
ICV	IRRIGATION CONTROL VALVE		
SG	SPOT GRADE		
TP	TEST PIT		

TEST PIT INFORMATION
 TEST PITS WERE PERFORMED BY MICHAEL CAPACHETTI OF RJ O'CONNELL & ASSOCIATES, ON 09/22/2021.

TEST PIT: TP-01
 ELEV=88.0e
 BOTTOM OF HOLE ELEV=81.3

0'-10" Ap
 10'-22" B: LOAMY SAND
 22'-80" HORIZON C: GRAVELLY LOAMY SAND W COBBLES

NO E.S.H.G.W. OBSERVED

TEST PIT: TP-02
 ELEV=95.2e
 BOTTOM OF HOLE ELEV=87.8

0'-28" HTM
 28'-38" B: LOAMY SAND
 38'-88" HORIZON C: GRAVELLY LOAMY SAND W COBBLES

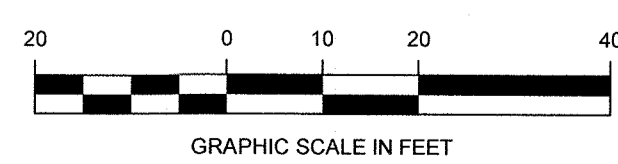
NO E.S.H.G.W. OBSERVED

NOTES:

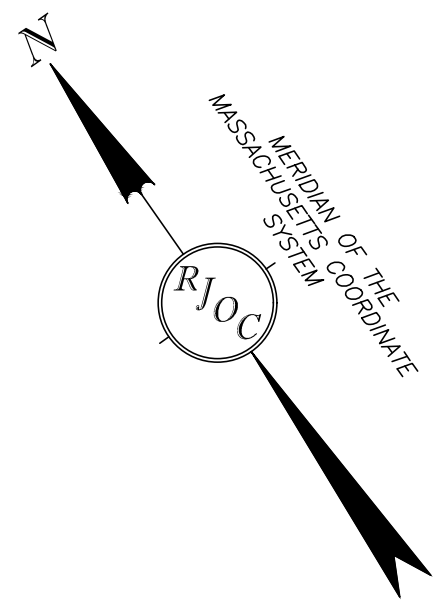
- THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING SITE CONDITIONS, AS THEY EXISTED AT THE TIME OF THE FIELD SURVEY, OF THE LOCUS PARCEL FOR DESIGN PURPOSES. THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS BY R. J. O'CONNELL & ASSOCIATES (RJOC).
- UNDERGROUND UTILITIES SHOWN ARE FROM OBSERVED SURFACE INDICATIONS, SUBSURFACE INDICATIONS, AND COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. AS OF THE DATE OF THIS SURVEY, NO INFORMATION REGARDING RECORD UTILITIES HAS BEEN PROVIDED BY ELECTRIC AND GAS PROVIDERS. BEFORE CONSTRUCTION CALL "DIG SAFE" 811.
- THE HORIZONTAL DATUM IS THE MASSACHUSETTS COORDINATE SYSTEM (NAD83). THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88). DATUMS WERE ESTABLISHED USING RTK GPS METHODS.
- THE POSITIONAL ACCURACY OF THE DATA AND PHYSICAL IMPROVEMENTS ON THIS PLAN MAY BE APPROXIMATE. ANY USE OF ELECTRONIC DATA CONTAINED IN AUTOCAD VERSIONS OF THIS PLAN TO GENERATE COORDINATES OR DIMENSIONS NOT SHOWN ON THE PLAN IS NOT AUTHORIZED.
- EDGE OF BANK-MEAN ANNUAL HIGH WATER LINE WAS DELINEATED BY LEC ENVIRONMENTAL CONSULTANTS, INC. ON OCTOBER 15, 2021 AND WAS LOCATED IN THE FIELD BY TOTAL STATION METHODS ON THE SAME DAY BY RJ O'CONNELL & ASSOCIATES.
- CONTOUR INTERVAL IS TWO FOOT (2).

PLAN REFERENCES:

- PLAN BOOK AND PAGES REFERENCE THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS
- PLAN BOOK 21 PAGE 6 (1864)
 - LAND COURT PLAN 31556a (1962)
 - PLAN 1006 OR 1967
 - LAND COURT PLAN 35170 (1970)
 - PLAN 1158 OF 1986
 - PLAN 586 OF 2015



Drawing Name: C:\MA\Arlington\Work\1021-1025 Massachusetts Ave\Survey\DWG\ARCH\1021-1025 MASS AVE ARLINGTON, LLC.dwg, 2022-09-15.dwg



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6. ALL EXISTING UTILITIES ARE REQUIRED TO BE CUT AND CAPPED AT THE EXISTING MAIN CONNECTIONS.

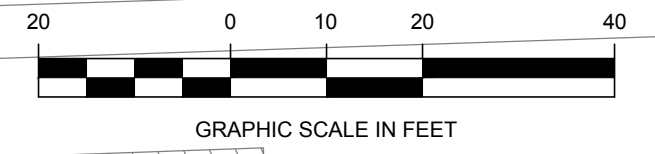
LEGEND

(NOT ALL FEATURES CONTAINED IN THIS LEGEND APPEAR ON THE PLAN)

	BOUNDARY LINE		CONCRETE CURB
	ABUTTING PROPERTY LINE		VERTICAL GRANITE CURB
	SEWER SERVICE		BITUMINOUS CONCRETE CURB
	DRAIN SERVICE		AMERICANS WITH DISABILITIES ACCESSIBLE
	WATER SERVICE		HIGH DENSITY POLYETHYLENE
	GAS LINE		CONCRETE
	ELECTRIC LINE		LANDSCAPE AREA
	TELEPHONE LINE		DOOR
	OVERHEAD WIRES		SIGN
	CHAIN LINK FENCE		PARKING COUNT / COMPACT NUMBER
	STOCKADE FENCE		DECIDUOUS TREE
	UTILITY POLE		CONIFEROUS TREE
	LIGHT POLE		FROM RECORD PLANS
	ELECTRIC HAND HOLE		RETAINING WALL
	CABLE MANHOLE		DETECTABLE WARNING PAD
	SEWER MANHOLE		PROPOSED TO BE REMOVED
	DRAIN MANHOLE		PROPOSED FILTERMITT
	CATCH BASIN		EXISTING TREE PROPOSED TO BE REMOVED
	WATER VALVE		
	FIRE HYDRANT		
	SPRINKLER CONNECTION		
	POST INDICATOR VALVE		
	BOLLARD		
	GAS METER		
	GAS VALVE		
	ROOF DRAIN		
	AREA DRAIN		
	IRRIGATION CONTROL VALVE		
	SPOT GRADE		
	TEST PIT		
	PROPOSED TO BE REMOVED		
	PROPOSED FILTERMITT		
	EXISTING TREE PROPOSED TO BE REMOVED		

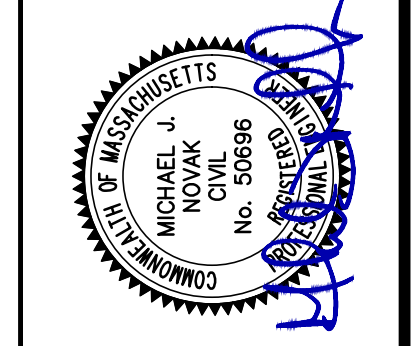
FOR EROSION CONTROL MEASURES SEE SHEET 5

79 EXISTING TREES TO BE REMOVED

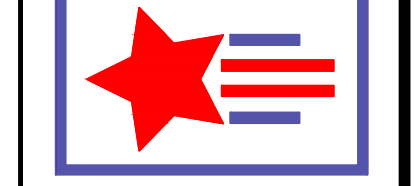


1021 & 1025 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS
 DATE: 09-19-2022
 PROJECT NO: 21-32

REVISIONS	DATE	BY	DESCRIPTION
	01-23-2023	JBI	PEER REVIEW COMMENTS
	04-14-2023	JBI	ZBA AND CONSERVATION COMMENTS



PATRIOT Engineering
 35 BEDFORD STREET, SUITE 4
 LEXINGTON, MASSACHUSETTS 02420
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SITE DEMOLITION PLAN
 LOCATED IN
ARLINGTON, MA
 (MIDDLESEX COUNTY)
 PREPARED FOR
1025 MASS AVE., LLC

PERMITTING SET



NOTES:

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LEGEND

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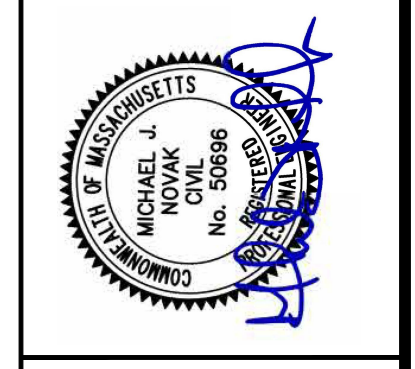
	BOUNDARY LINE		CONCRETE CURB
	ABUTTING PROPERTY LINE		VERTICAL GRANITE CURB
	SEWER SERVICE		BITUMINOUS CONCRETE CURB
	DRAIN SERVICE		AMERICANS WITH DISABILITIES ACCESSIBLE
	WATER SERVICE		HIGH DENSITY POLYETHYLENE
	GAS LINE		CONCRETE
	ELECTRIC LINE		LANDSCAPE AREA
	TELEPHONE LINE		DOOR
	OVERHEAD WIRES		SIGN
	CHAIN LINK FENCE		PARKING COUNT / COMPACT NUMBER
	STOCKADE FENCE		DECIDUOUS TREE
	INDEX CONTOUR		CONIFEROUS TREE
	INTERMEDIATE CONTOUR		FROM RECORD PLANS
	UTILITY POLE		RETAINING WALL
	LIGHT POLE		DETECTABLE WARNING PAD
	ELECTRIC HAND HOLE		PROPOSED SPOT GRADE
	CABLE MANHOLE		PROPOSED CONTOUR
	SEWER MANHOLE		PROPOSED RETAINING WALL
	DRAIN MANHOLE		TREE PROPOSED TO BE REMOVED
	CATCH BASIN		LIMIT OF RIVERFRONT AREA
	WATER VALVE		PROPOSED SEWER SERVICE
	FIRE HYDRANT		PROPOSED WATER SERVICE
	SPRINKLER CONNECTION		PROPOSED DRAIN LINE
	POST INDICATOR VALVE		
	BOLLARD		
	GAS METER		
	GAS VALVE		
	ROOF DRAIN		
	AREA DRAIN		
	IRRIGATION CONTROL VALVE		
	SPOT GRADE		
	TEST PIT		
	PROPOSED SUBSURFACE INFILTRATION SYSTEM		
	PROPOSED FILTERMITT		
	TYPICAL		
	PROPOSED FLARED END		
	INVERT		

FOR EROSION CONTROL MEASURES AND LIMIT OF WORK SEE SHEET 5

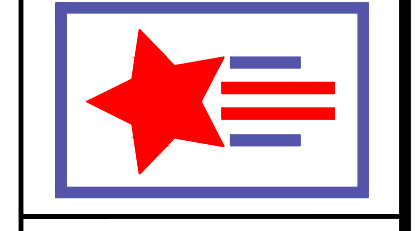
FOR ADDITIONAL HARDSCAPE INFORMATION SEE LANDSCAPE DESIGN PLANS

1025 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS
DATE: 09-19-2022
PROJECT NO: 21-32

REVISIONS	DESCRIPTION	DATE	BY
1	PEER REVIEW COMMENTS	01-23-2023	JBI
2	UPDATED BUILDING	02-22-2023	JBI
3	ZBA AND CONSERVATION COMMENTS	04-14-2023	JBI

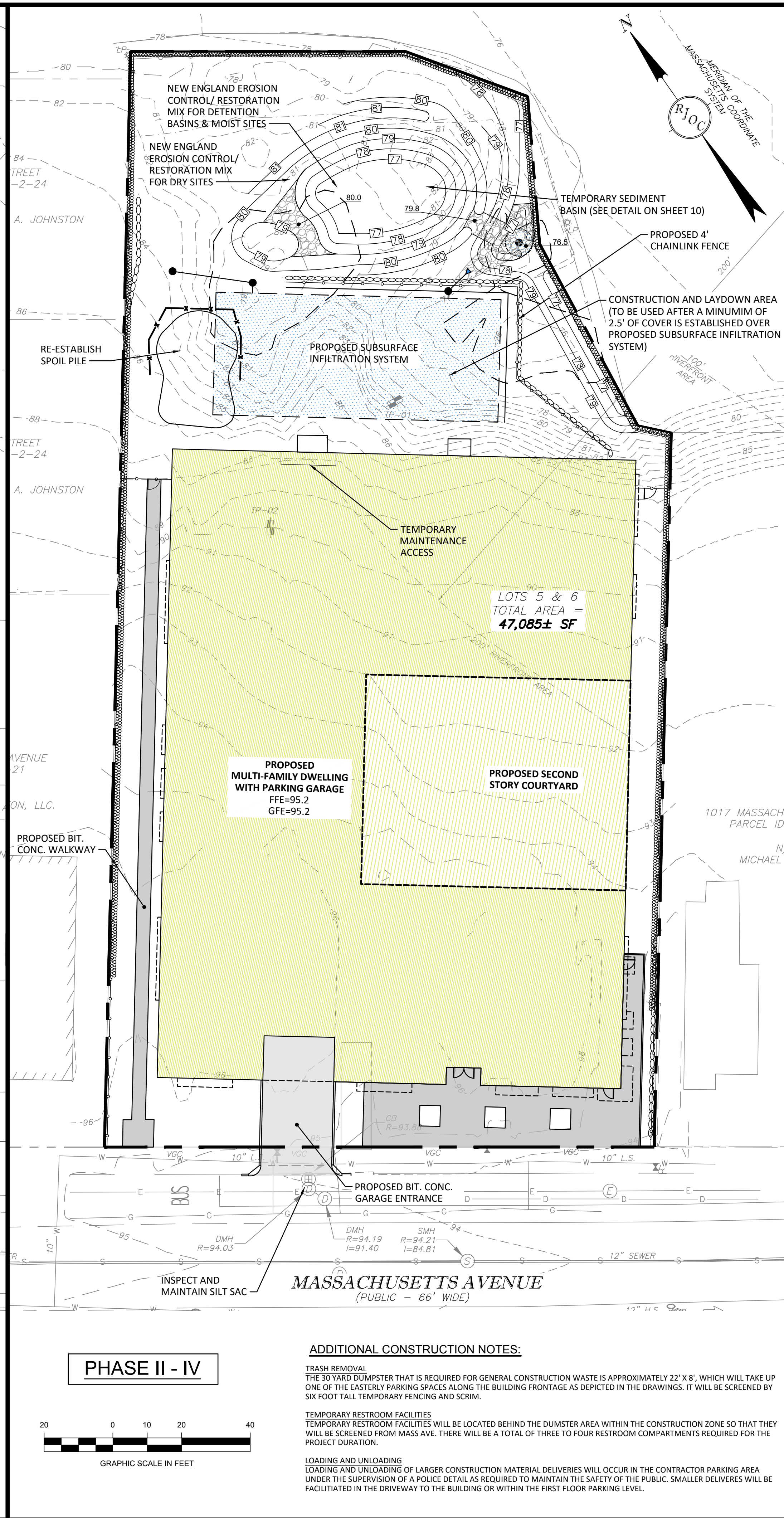
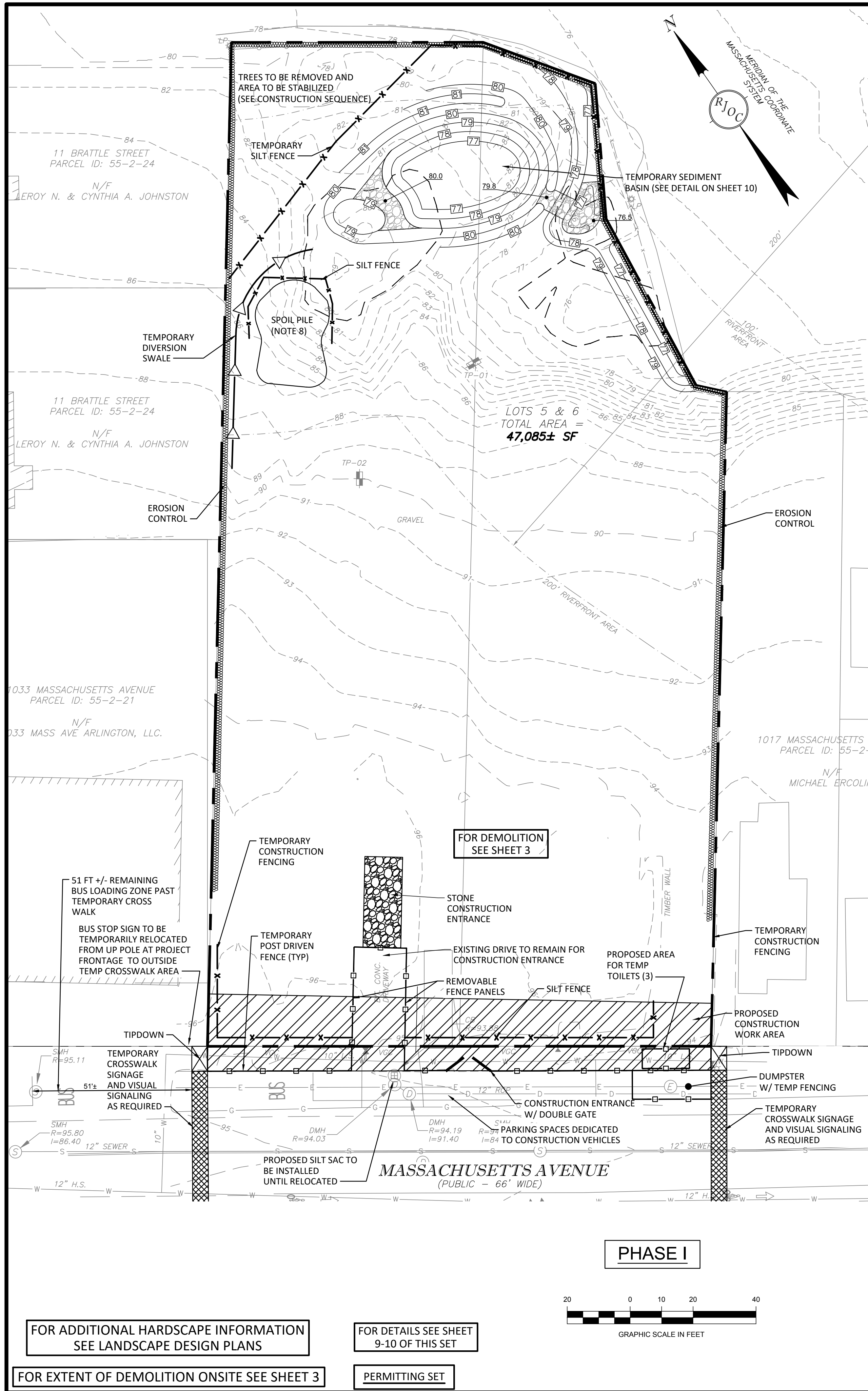


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LAYOUT AND MATERIALS PLAN
LOCATED IN
ARLINGTON, MA
(MIDDLESEX COUNTY)
PREPARED FOR
1025 MASS AVE., LLC

PERMITTING SET



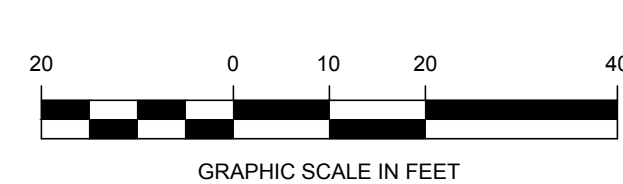
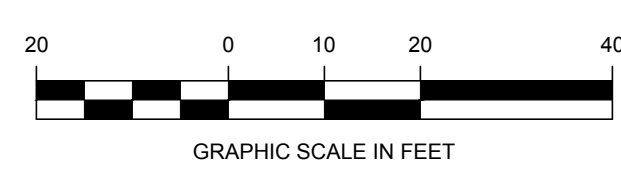
- PHASE I CONSTRUCTION SEQUENCE**
1. INSTALL ALL EROSION CONTROL MEASURES AS REQUIRED.
 2. MEET WITH CONSERVATION COMMISSION AGENT, SITE CONTRACTOR, AND EROSION CONTROL MONITOR AT PRE-CONSTRUCTION MEETING TO REVIEW EROSION CONTROL MEASURES AND COMPREHENSIVE PERMIT AND ORDER OF CONDITIONS REQUIREMENTS.
 3. INSTALL ALL PEDESTRIAN TRAFFIC MANAGEMENT CONTROLS PER CONSTRUCTION AND TRAFFIC MANAGEMENT PLAN.
 4. INSTALL TEMPORARY CONSTRUCTION FENCING AROUND ENTIRE PROPERTY TO DELINEATE WORK AREA. TEMPORARY CONSTRUCTION FENCING WILL BE INSTALLED BEHIND EROSION CONTROL MEASURES TO ENSURE ADEQUATE ACCESS TO THE EROSION CONTROLS FOR INSPECTION, MAINTENANCE, AND REPAIR AS NEEDED FOR THE DURATION OF CONSTRUCTION.
 5. INSTALL/CONSTRUCT TEMPORARY SEDIMENT BASIN AS SHOWN (SEE DETAIL SHEET)
 6. DEMOLISH AND DISPOSE OF THE EXISTING BUILDING STRUCTURES, FOUNDATIONS, BITUMINOUS CONCRETE, ETC. AT 1021 AND 1025 MASS AVE. TO CREATE WORK AREA FOR CONSTRUCTION.
 7. REMOVE AND DISPOSE OF ALL TRASH AND DEBRIS FROM SITE.
 8. REMOVE ALL TREES AND STUMPS.
 9. GRUB AND STRIP ENTIRE URBAN WOODLAND AND REMOVE A MINIMUM OF 12" OF TOPSOIL AND HAUL OFF SITE.
 10. TEST REMAINING SOIL FOR CONTAMINANTS AND PLANTING SUITABILITY.
 11. EXCAVATE FOR AND CONSTRUCT RETAINING WALL AND INFILTRATION SYSTEM. CHAMBERS TO BE HD RATED TO ACCOMMODATE DELIVERIES, MATERIAL STORAGE AND SUPPORT THE LOAD OF A BOOM FORK LIFT.
 12. BACKFILL BEHIND RETAINING WALL AND INFILTRATION SYSTEM FIELD.
 13. CONSTRUCT WOODLAND AREA TO SUB GRADE ELEVATIONS.
 14. TEMPORARILY TOP DRESS WOODLAND AND MEADOW PER TOPSOIL SPECIFICATIONS ON APPROVED LANDSCAPE PLANS. TOPSOIL TO BE TESTED FOR LOAMY SAND TEXTURE AND 5-8% ORGANIC CONTENT. HYDROSEED ENTIRE AREA WITH ANNUAL RYE GRASS (LOLIUM MULTIFLORUM) TO PROVIDE TEMPORARY STABILIZATION DURING THE PHASE II VERTICAL CONSTRUCTION PERIOD.
 15. DRESS THE STAGING AND HOISTING AREA AT THE REAR OF THE SITE CLOSEST TO THE REAR BUILDING WALL WITH CRUSHED STONE.
 16. FINISH GRADING, PLANTING AND CONSTRUCTION OF WALKING PATH TO OCCUR DURING PHASE IV.
- PHASE II CONSTRUCTION SEQUENCE**
1. EXCAVATE BASEMENT AREA TO BOTTOM OF FOOTING. STOCKPILE MATERIAL FOR BACKFILL AND HAUL REMAINDER OF MATERIAL OFF SITE.
 2. FURNISH AND INSTALL BASEMENT FOOTINGS AND FOUNDATION WALLS.
 3. WATERPROOF, INSULATE AND BACKFILL BASEMENT FOOTINGS AND FOUNDATION WALLS.
 4. EXCAVATE FOR AND INSTALL PERIMETER FOOTINGS AND FOUNDATION FROST WALLS AND INTERIOR FOOTINGS. WATERPROOF, INSULATE AND BACKFILL THESE AREAS.
 5. ERECT STAGING AND CONSTRUCT ELEVATOR SHAFT.
 6. ERECT STEEL STRUCTURE AND DECK FOR FLOOR SYSTEM OVER BASEMENT.
 7. EXCAVATE AND BACKFILL ALL NECESSARY TRENCHES IN ORDER TO FURNISH AND INSTALL ALL UNDERGROUND PLUMBING, SECONDARY ELECTRICAL, ETC.
 8. PLACE AND FINISH CONCRETE SLABS AT ENTIRE FOOTPRINT OF THE FIRST FLOOR BY FIRST INSTALLING POLY VAPOR BARRIER, STOPS, WELDED WIRE FABRIC AND ISOLATION AROUND COLUMN LOCATIONS.
- PHASE III CONSTRUCTION SEQUENCE**
1. ERECT SECOND LEVEL STEEL PODIUM IN TWO PHASES. THE FIRST PHASE WILL CONSIST OF THE ERECTION OF COLUMNS AND BEAMS AT THE REAR 50% OF THE FIRST-FLOOR FOOTPRINT. A SMALL CRANE TRUCK WILL SIT WITHIN THE FRONT 50% OF THE FIRST-FLOOR FOOTPRINT FOR THIS PHASE. THE SECOND PHASE WILL CONSIST OF THE ERECTION OF COLUMNS AND BEAMS AT THE FRONT 50% OF THE FIRST-FLOOR FOOTPRINT. AT THIS POINT, THE METHOD OF ERECTION WILL CHANGE TO A FORKLIFT DUE TO SPACE LIMITATIONS.
 2. INSTALL SECOND LEVEL STEEL DECKING, STOPS AND REBAR IN PREPARATION FOR POURING THE SECOND LEVEL CONCRETE SLAB.
 3. POUR SECOND LEVEL CONCRETE SLAB.
 4. ONCE CURED, THE SECOND LEVEL CONCRETE SLAB WILL BE LOADED WITH LUMBER PRODUCTS IN ORDER TO BEGIN THE WOOD FRAMING PORTION OF THE PROJECT ON A FLOOR BY FLOOR BASIS, USING THE FRONT AND REAR HOISTING AND STAGING AREAS TO LIFT MATERIALS AS THE BUILDING PROGRESSES VERTICALLY.
 5. FROM THIS POINT ON, THE VERTICAL CONSTRUCTION CONTINUES IN THE SAME CONVENTIONAL MANNER AS ANY MAJOR URBAN DEVELOPMENT PROJECT.
- PHASE IV CONSTRUCTION SEQUENCE**
1. REMOVE AND DISPOSE OF TEMPORARY ANNUAL RYE GRASS STABILIZATION AND CRUSHED STONE AT STAGING AREA.
 2. FURNISH AND INSTALL STONE DUST WALKING PATHS WITH APPROPRIATE SUB-BASE.
 3. TILL SUBSOIL OR SCARIFY WITH EXCAVATOR BUCKET TEETH TO ENSURE FRIABLE SOIL PLANTING MEDIUM BENEATH TOPSOIL.
 4. FURNISH AND SPREAD APPROVED TOPSOIL. FROM SUB GRADE TO FINISH GRADE PER TOPSOIL SPECIFICATIONS ON APPROVED LANDSCAPE PLANS. TOPSOIL TO BE TESTED FOR LOAMY SAND TEXTURE AND 5-8% ORGANIC CONTENT.
 5. FURNISH, DELIVER AND INSTALL ALL PLANT MATERIAL PER APPROVED K2LA DESIGN DOCUMENTS. PROJECT WETLAND SCIENTIST AND/OR LANDSCAPE ARCHITECT SHALL INSPECT PLANTS PRIOR TO INSTALLATION, AND OVERSEE SITING AND INSTALLATION OF ALL PLANTS.
 6. AT THE TIME OF INSTALLATION, ALL PLANTS TO RECEIVE A DEEP WATERING.
 7. FURNISH AND INSTALL DRIP IRRIGATION SYSTEM ACROSS ENTIRE PLANTED AREA AND HYDROSEED SPRAY SPECIFIED SEED MIXTURES FOR POLLINATOR MEADOW AND RESTORED WOODLAND.
 8. CLEANUP AND DEMOBILIZE.
 9. UPON SUCCESSFUL SEED GERMINATION AND SOIL STABILIZATION, REMOVE EROSION CONTROLS. TAKE A DEEP BREATH.
- CONSTRUCTION AND TRAFFIC MANAGEMENT LOGISTICS**
1. SIDEWALKS ALONG BUILDING FRONTAGE TO BE CLOSED UNTIL VERTICAL CONSTRUCTION IS SUBSTANTIALLY COMPLETED.
 2. PEDESTRIAN TRAFFIC WILL BE DIVERTED TO THE SOUTH SIDE OF MASSACHUSETTS AVENUE.
 3. SIDEWALKS WILL BE REMOVED AND DISPOSED OF ALONG BUILDING FRONTAGE AND WILL BE REPLACED WITH NEW CONCRETE SIDEWALKS AT COMPLETION OF CONSTRUCTION.
 4. FURNISH AND INSTALL (2) TEMPORARY CROSSWALKS WITH ADA COMPLIANT TIP DOWNS (RAMPS), DETECTIBLE WALKING SURFACES, SIGNAGE AND VISUAL SIGNALING AS RECOMMENDED BY THE TOWN ENGINEERS OFFICE.
 5. FURNISH AND INSTALL ROADWAY MARKINGS DEPICTING THE LIMITS OF THE SIDEWALKS ACROSS MASSACHUSETTS AVENUE.
 6. FURNISH AND INSTALL POST DRIVEN FENCING ALONG CURB LINE AT THE RIGHT OF WAY, WITH A DOUBLE GATE TO THE EAST OF THE NEW CURB CUT, TO CAPTURE SIDEWALK AREA TO ENABLE THE CONSTRUCTION OF THE BASEMENT AREA, WHILE MAINTAINING LEGAL TRENCH SLOPES OF 1:1 PER OSHA REGULATIONS. TO PROVIDE FURTHER CLARIFICATION, THE EXCAVATION OF THE BASEMENT WILL BE APPROXIMATELY 12 FEET IN DEPTH AND WE WILL REQUIRE A MINIMUM OF 4 FEET OF WORKING SPACE BETWEEN THE FOUNDATION POLES TO CONSTRUCT THE FOOTINGS AND WALLS AND ONLY 13 FEET TO THE PROPERTY LINE. IN ADDITION TO MAINTAINING OSHA COMPLIANCE, IT IS OUR PROFESSIONAL OPINION THAT IT WOULD BE UNSAFE FOR PEDESTRIANS TO BE PASSING IN FRONT OF AN ACTIVE URBAN CONSTRUCTION SITE WITH HEAVY EQUIPMENT ENTERING AND EXITING THE PROPERTY OVER THE RIGHT OF WAY.
 7. THE BALANCE OF THE SITE PERIMETER WILL BE SECURED USING DRIVEN POSTS AND REMOVABLE FENCE PANELS.
 8. ALL FENCING WILL BE COVERED WITH BLACK SCRIM FOR AESTHETICS.
 9. WE ARE REQUESTING THE EXCLUSIVE USE OF THE PARKING SPACES ON MASSACHUSETTS AVENUE ALONG THE PROPERTY FRONTAGE, IN ORDER TO FACILITATE MATERIAL DELIVERIES, TRENCH AND INSTALL UTILITIES FROM MASS AVE, LIMITED PARKING FOR CONSTRUCTION VEHICLES AND FOR PLACING A 30-YARD DUMPSTER, WHICH WILL BE FENCED AND COVERED AT THE END OF EACH WORK DAY.
- ADDITIONAL CONSTRUCTION NOTES:**
- SNOW MANAGEMENT**
DURING CONSTRUCTION SNOW WILL BE REMOVED IN ITS ENTIRETY ON THE CONSTRUCTION SIDE OF THE FENCE BY THE GENERAL CONTRACTOR AS REQUIRED. THE TOWN OF ARLINGTON WILL REMOVE SNOW ON THE PUBLIC SIDE OF THE FENCE AT THE PUBLIC PARKING SPACES AS IT NORMALLY WOULD. ANY RESIDUAL SNOW THAT MAY BE IN CONTACT WITH THE PUBLIC SIDE OF THE TEMPORARY FENCING WILL BE REMOVED BY THE GENERAL CONTRACTOR.
- MBTA BUS STOP ACCESS**
THE PROPOSED TRAFFIC AND CONSTRUCTION MANAGEMENT PLAN WILL STILL PROVIDE THE ABILITY FOR THE MBTA BUS TO ACCESS THE BUS STOP TO THE WEST OF THE SUBJECT PROPERTY AND NOT IMPEDE ON THE WESTERLY TEMPORARY CROSS WALK. SIGNAGE TO BE RELOCATED TO OUTSIDE OF TEMPORARY CROSSWALK AREA DURING CONSTRUCTION. SEE DRAWINGS.
- ADA COMPLIANCE**
THE PROPOSED TRAFFIC AND CONSTRUCTION MANAGEMENT PLAN WILL PROVIDE LEGAL ADA ACCESS AT THE TEMPORARY CROSSWALKS. THEY WILL BE CREATED BY REMOVING SECTIONS OF THE EXISTING CONCRETE SIDEWALK AND FORMING THEM SO THAT THEY RAMP DOWN TO THE ROADWAY ELEVATION IN A COMPLIANT MANNER. AT THE COMPLETION OF THE PROJECT THE TEMPORARY CROSSWALKS WILL BE REMOVED AND THE CONCRETE SIDEWALKS WILL BE REPLACED IN THEIR ENTIRETY FROM TEMPORARY SIDEWALK TO TEMPORARY SIDEWALK.

FOR ADDITIONAL HARDSCAPE INFORMATION SEE LANDSCAPE DESIGN PLANS

FOR EXTENT OF DEMOLITION ONSITE SEE SHEET 3

FOR DETAILS SEE SHEET 9-10 OF THIS SET

PERMITTING SET



1021 & 1025 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS

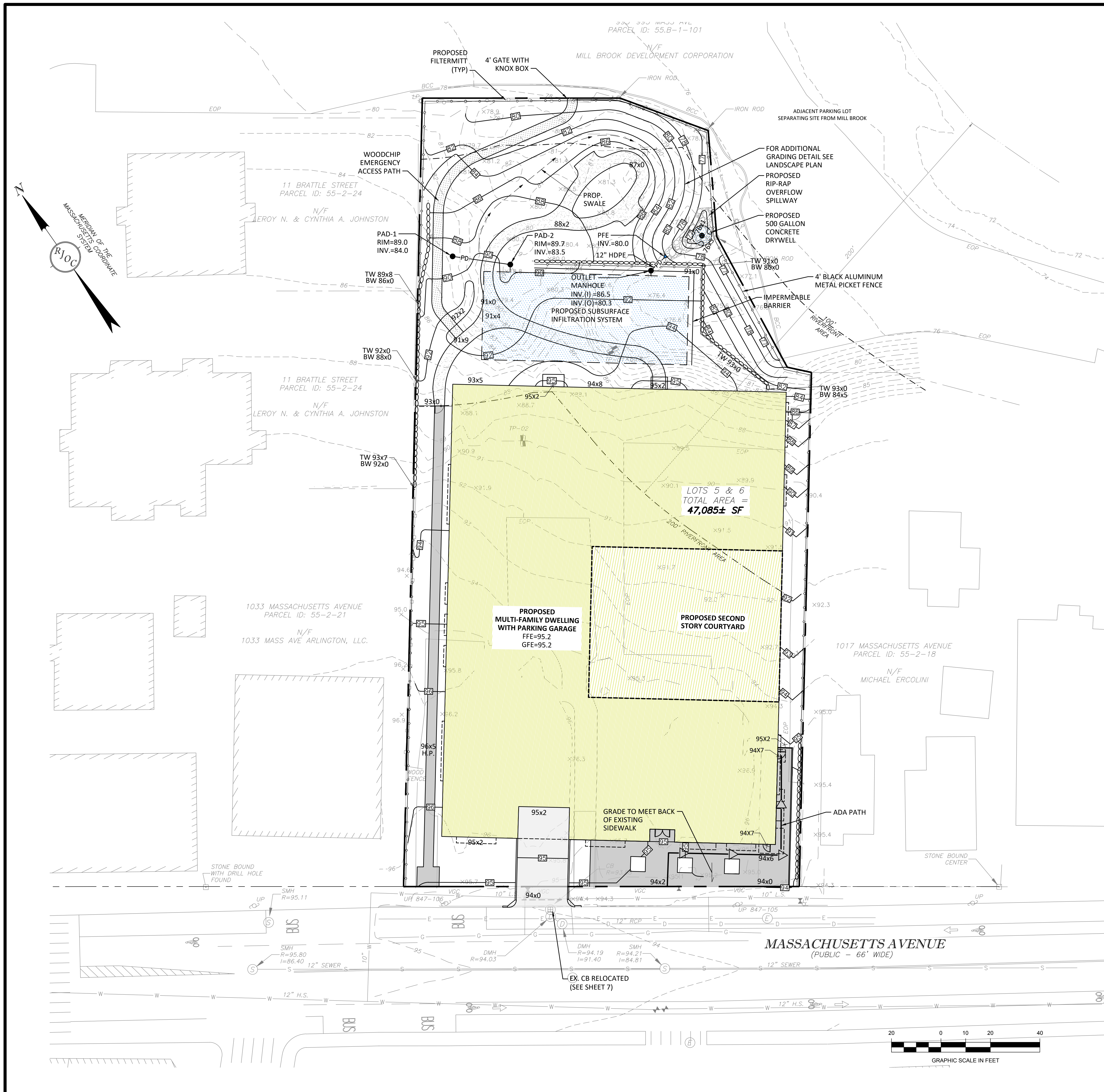
DATE: 09-19-2022
PROJECT NO: 21-32

REVISIONS	DATE	BY	DESCRIPTION
	01-23-2023	JBI	PEER REVIEW COMMENTS
	02-22-2023	JBI	UPDATED BUILDING
	04-14-2023	JBI	ZBA AND CONSERVATION COMMENTS

PATRIOT Engineering
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LEXINGTON, MASSACHUSETTS 02420
T: (978) 726-2654
www.patriot-eng.com

EROSION CONTROL/CONSTRUCTION STORMWATER PLAN
LOCATED IN ARLINGTON, MA (MIDDLESEX COUNTY)
PREPARED FOR 1025 MASS AVE., LLC

SHEET 5 OF 10



NOTES:

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- THE HORIZONTAL DATUM IS THE MASSACHUSETTS COORDINATE SYSTEM (NAD83), THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). DATUMS WERE ESTABLISHED USING RTK GPS METHODS.
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- EDGE OF BANK-MEAN ANNUAL HIGH WATER LINE WAS DELINEATED BY LEO ENVIRONMENTAL CONSULTANTS, INC. ON OCTOBER 15, 2021 AND WAS LOCATED IN THE FIELD BY TOTAL STATION METHODS ON THE SAME DAY BY RJ O'CONNELL & ASSOCIATES.
- CONTOUR INTERVAL IS TWO FOOT (2').
- ALL EXISTING UTILITIES ARE REQUIRED TO BE CUT AND CAPPED AT THE EXISTING MAIN CONNECTIONS.

LEGEND

(NOT ALL FEATURES CONTAINED IN THIS LEGEND APPEAR ON THE PLAN)

---	BOUNDARY LINE	---	BOUNDARY LINE
---	ABUTTING PROPERTY LINE	---	SEWER SERVICE
---	SEWER SERVICE	---	DRAIN SERVICE
---	DRAIN SERVICE	---	WATER SERVICE
---	WATER SERVICE	---	GAS LINE
---	GAS LINE	---	ELECTRIC LINE
---	ELECTRIC LINE	---	TELEPHONE LINE
---	TELEPHONE LINE	---	OVERHEAD WIRES
---	OVERHEAD WIRES	---	CHAIN LINK FENCE
---	CHAIN LINK FENCE	---	STOCKADE FENCE
---	STOCKADE FENCE	---	INDEX CONTOUR
---	INDEX CONTOUR	---	INTERMEDIATE CONTOUR
---	INTERMEDIATE CONTOUR	---	UTILITY POLE
---	UTILITY POLE	---	LIGHT POLE
---	LIGHT POLE	---	ELECTRIC HAND HOLE
---	ELECTRIC HAND HOLE	---	CABLE MANHOLE
---	CABLE MANHOLE	---	SEWER MANHOLE
---	SEWER MANHOLE	---	DRAIN MANHOLE
---	DRAIN MANHOLE	---	CATCH BASIN
---	CATCH BASIN	---	WATER VALVE
---	WATER VALVE	---	FIRE HYDRANT
---	FIRE HYDRANT	---	SPRINKLER CONNECTION
---	SPRINKLER CONNECTION	---	POST INDICATOR VALVE
---	POST INDICATOR VALVE	---	BOLLARD
---	BOLLARD	---	GAS METER
---	GAS METER	---	GAS VALVE
---	GAS VALVE	---	ROOF DRAIN
---	ROOF DRAIN	---	AREA DRAIN
---	AREA DRAIN	---	IRRIGATION CONTROL VALVE
---	IRRIGATION CONTROL VALVE	---	SPOT GRADE
---	SPOT GRADE	---	TEST PIT
---	TEST PIT	---	PROPOSED SUBSURFACE INFILTRATION SYSTEM
---	PROPOSED SUBSURFACE INFILTRATION SYSTEM	---	PROPOSED FILTERMITT
---	PROPOSED FILTERMITT	---	TYPICAL
---	TYPICAL	---	PROPOSED FLARED END
---	PROPOSED FLARED END	---	INVERT
---	INVERT	---	TOP OF WALL
---	TOP OF WALL	---	BOTTOM OF WALL
---	BOTTOM OF WALL	---	CONCRETE CURB
---	CONCRETE CURB	---	VERTICAL GRANITE CURB
---	VERTICAL GRANITE CURB	---	BITUMINOUS CONCRETE CURB
---	BITUMINOUS CONCRETE CURB	---	HANDICAP
---	HANDICAP	---	HIGH DENSITY POLYETHYLENE
---	HIGH DENSITY POLYETHYLENE	---	CONCRETE
---	CONCRETE	---	LANDSCAPE AREA
---	LANDSCAPE AREA	---	DOOR
---	DOOR	---	SIGN
---	SIGN	---	PARKING COUNT / COMPACT NUMBER
---	PARKING COUNT / COMPACT NUMBER	---	DECIDUOUS TREE
---	DECIDUOUS TREE	---	CONIFEROUS TREE
---	CONIFEROUS TREE	---	FROM RECORD PLANS
---	FROM RECORD PLANS	---	RETAINING WALL
---	RETAINING WALL	---	DETECTABLE WARNING PAD
---	DETECTABLE WARNING PAD	---	PROPOSED SPOT GRADE
---	PROPOSED SPOT GRADE	---	PROPOSED CONTOUR
---	PROPOSED CONTOUR	---	PROPOSED RETAINING WALL
---	PROPOSED RETAINING WALL	---	TREE PROPOSED TO BE REMOVED
---	TREE PROPOSED TO BE REMOVED	---	LIMIT OF RIVERFRONT AREA
---	LIMIT OF RIVERFRONT AREA	---	PROPOSED SEWER SERVICE
---	PROPOSED SEWER SERVICE	---	PROPOSED WATER SERVICE
---	PROPOSED WATER SERVICE	---	PROPOSED DRAIN LINE
---	PROPOSED DRAIN LINE	---	PROPOSED SWALE
---	PROPOSED SWALE	---	PROPOSED FLOW ARROW

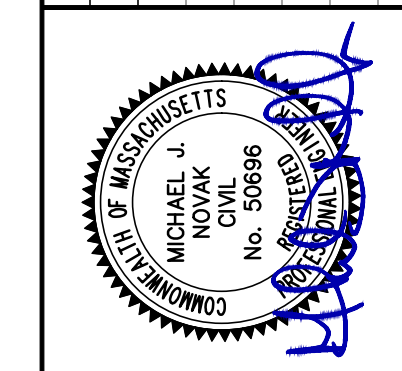
PROJECT SUMMARY	
SITE AREA	47,085 S.F.
NUMBER OF HOUSING UNITS	50 UNITS
PERCENT COVERAGE	
BUILDING COVERAGE	53%
USEABLE OPEN SPACE	46%
PARKING AND PAVED AREA	1%
UN-USEABLE OPEN SPACE	0%
TOTAL COVERAGE	100%
PARKING SUMMARY	
TOTAL PARKING SPACES	53 SPACES
PARKING RATIO (SPACES PER UNIT)	1.1

PROPOSED RETAINING WALLS SHOWN HEREON TO BE DESIGNED BY OTHERS

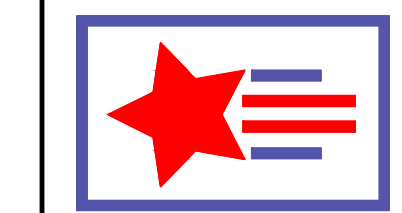
PERMITTING SET

1025 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS
DATE: 09-19-2022
PROJECT NO: 21-32

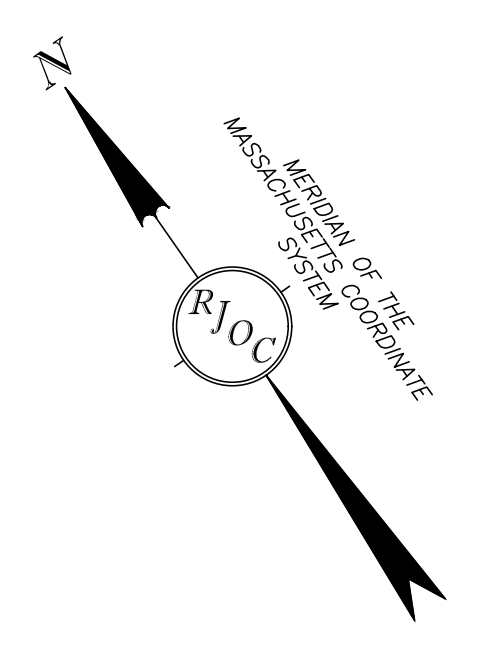
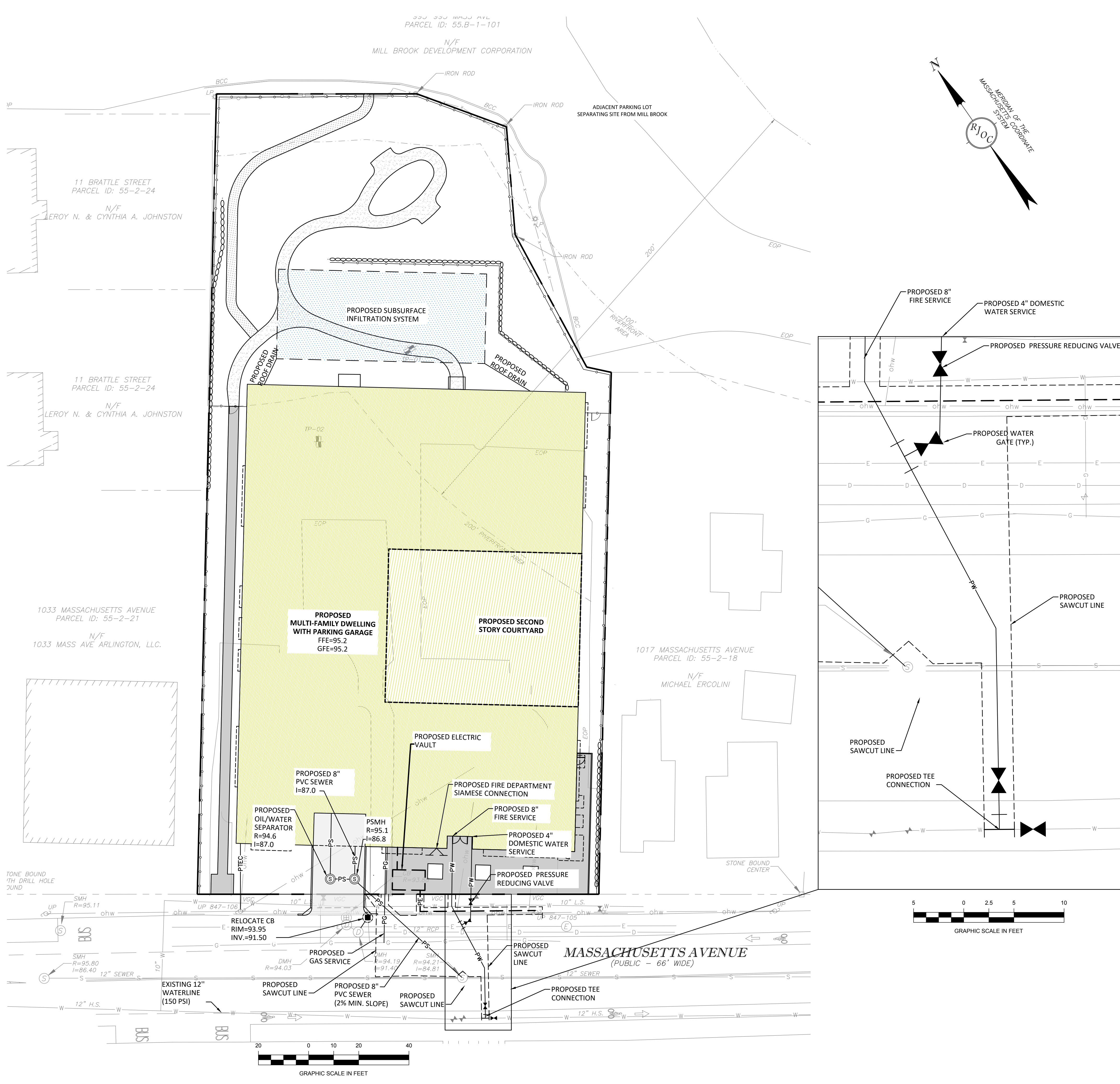
REVISIONS	DESCRIPTION	DATE	BY
1	PERMIT SET	01-23-2023	JBI
2	UPDATED BUILDING	02-22-2023	JBI
3	ZBA AND CONSERVATION COMMENTS	04-14-2023	JBI



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SITE GRADING AND DRAINAGE PLAN
LOCATED IN
ARLINGTON, MA
(MIDDLESEX COUNTY)
PREPARED FOR
1025 MASS AVE., LLC



NOTES:

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5. CONTOUR INTERVAL IS TWO FOOT (2').
6. ALL EXISTING UTILITIES ARE REQUIRED TO BE CUT AND CAPPED AT THE EXISTING MAIN CONNECTIONS.

UTILITY NOTES:

1. ALL EXISTING UTILITIES ARE REQUIRED TO BE CUT AND CAPPED AT THE EXISTING MAIN CONNECTIONS.
2. ALL PROPOSED WATER AND SEWER PIPING SHALL BE SEPARATED BY 10 FEET HORIZONTALLY AND/OR 18 INCHES VERTICALLY (WATER OVER SEWER).
3. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS (BOTH VERTICALLY OR HORIZONTALLY) TO CONFIRM ALL PROPOSED UTILITY CONNECTIONS WILL MEET ALL TOWN REQUIREMENTS AND FUNCTION AS DESIGNED.

LEGEND

(NOT ALL FEATURES CONTAINED IN THIS LEGEND APPEAR ON THE PLAN)

---	BOUNDARY LINE	CC	CONCRETE CURB
- - - -	ABUTTING PROPERTY LINE	VGC	VERTICAL GRANITE CURB
S - S	SEWER SERVICE	BCB	BITUMINOUS CONCRETE CURB
D - D	DRAIN SERVICE	HC	HANDICAP
W - W	WATER SERVICE	HPDE	HIGH DENSITY POLYETHYLENE
G - G	GAS LINE	CONC.	CONCRETE
E - E	ELECTRIC LINE	LSA	LANDSCAPE AREA
T - T	TELEPHONE LINE	DOOR	DOOR
ohw	OVERHEAD WIRES	SIGN	SIGN
X - X	CHAIN LINK FENCE	(REC)	FROM RECORD PLANS
---	STOCKADE FENCE	RETAINING WALL	RETAINING WALL
---	INDEX CONTOUR	DETECTABLE WARNING PAD	DETECTABLE WARNING PAD
---	INTERMEDIATE CONTOUR	PROPOSED RETAINING WALL	PROPOSED RETAINING WALL
○	UTILITY POLE	PTEC	PROPOSED TELEPHONE/ELECTRIC/CABLE
○	LIGHT POLE	---	LIMIT OF RIVERFRONT AREA
⊕	ELECTRIC HAND HOLE	PS	PROPOSED SEWER SERVICE
⊙	CABLE MANHOLE	PW	PROPOSED WATER SERVICE
⊙	SEWER MANHOLE	PD	PROPOSED DRAIN LINE
⊙	DRAIN MANHOLE	PG	PROPOSED GAS LINE
⊙	CATCH BASIN	PE	PROPOSED ELECTRIC LINE
⊙	WATER VALVE	⊕	PROPOSED SEWER MANHOLE (PSMH)
⊕	FIRE HYDRANT	TYP	TYPICAL
⊕	SPRINKLER CONNECTION	PFE	PROPOSED FLARED END
⊕	POST INDICATOR VALVE	INV.	INVERT
⊕	BOLLARD		
⊕	GAS METER		
⊕	GAS VALVE		
⊕	ROOF DRAIN		
⊕	AREA DRAIN		
⊕	IRRIGATION CONTROL VALVE		
⊕	SPOT GRADE		
⊕	TEST PIT		
PSIS	PROPOSED SUBSURFACE INFILTRATION SYSTEM		
PFM	PROPOSED FILTERMITT		

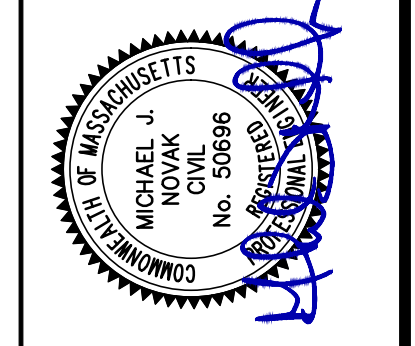
SEWER INFORMATION:

- **TOTAL FLOW FROM PROPOSED BUILDING:**
97 BEDS X 110 GPD/BED X 1.15 = 12,670 GPD
12,670 GPD = 0.02 CFS
- **SEWER SERVICE CAPACITY (HALF FULL):**
6" PVC PIPE @ 2% = 0.46 CFS
- **SEWER MAIN CAPACITY (HALF FULL):**
12" PVC PIPE @ 0.95% = 2.06 CFS

1021 & 1025 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS
DATE: 09-19-2022
PROJECT No: 21-32

REVISIONS

DATE	BY	DESCRIPTION
01/23/23	JB1	PEER REVIEW COMMENTS
02/22/23	JB1	UPDATED BUILDING
03/14/23	MIN	ADDRESS COMMENTS / SAW CUT
04-14-2023	JB1	ZBA AND CONSERVATION COMMENTS

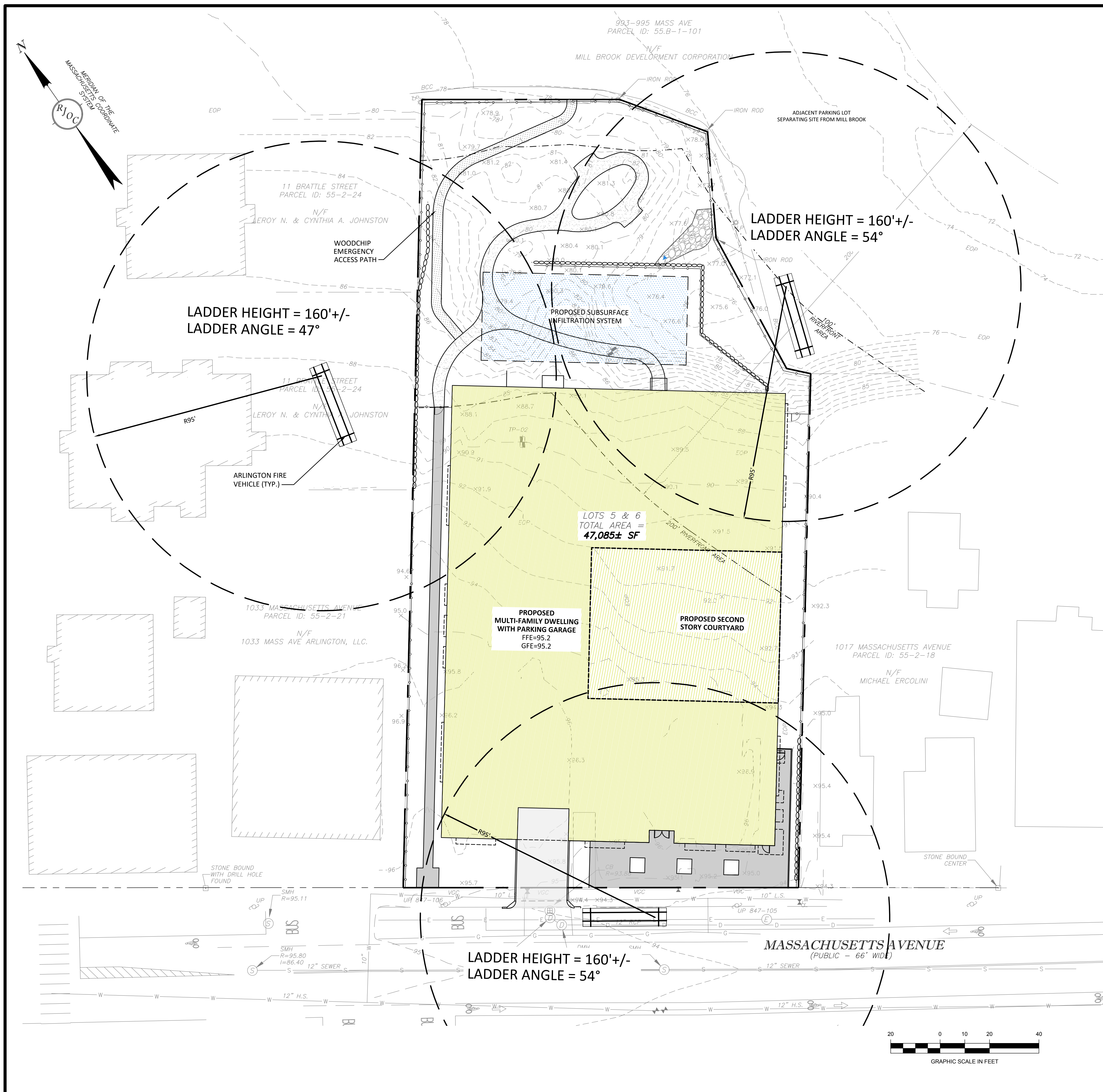


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SITE UTILITY PLAN
LOCATED IN
ARLINGTON, MA
(MIDDLESEX COUNTY)
PREPARED FOR
1025 MASS AVE., LLC

SHEET
7 OF 10

PERMITTING SET



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---	GAS LINE	CONC.	CONCRETE
---	ELECTRIC LINE	LSA	LANDSCAPE AREA
---	TELEPHONE LINE	DOOR	DOOR
---	OVERHEAD WIRES	SIGN	SIGN
---	CHAIN LINK FENCE	Parking Count / Compact Number	PARKING COUNT / COMPACT NUMBER
---	STOCKADE FENCE	DECIDUOUS TREE	DECIDUOUS TREE
---	INDEX CONTOUR	CONIFEROUS TREE	CONIFEROUS TREE
---	INTERMEDIATE CONTOUR	FROM RECORD PLANS	FROM RECORD PLANS
---	UTILITY POLE	RETAINING WALL	RETAINING WALL
---	LIGHT POLE	DETECTABLE WARNING PAD	DETECTABLE WARNING PAD
---	ELECTRIC HAND HOLE	99x5	PROPOSED SPOT GRADE
---	CABLE MANHOLE	PROPOSED CONTOUR	PROPOSED CONTOUR
---	SEWER MANHOLE	PROPOSED RETAINING WALL	PROPOSED RETAINING WALL
---	DRAIN MANHOLE	TREE PROPOSED TO BE REMOVED	TREE PROPOSED TO BE REMOVED
---	CATCH BASIN	LIMIT OF RIVERFRONT AREA	LIMIT OF RIVERFRONT AREA
---	WATER VALVE	PROPOSED SEWER SERVICE	PROPOSED SEWER SERVICE
---	FIRE HYDRANT	PROPOSED WATER SERVICE	PROPOSED WATER SERVICE
---	SPRINKLER CONNECTION	PROPOSED DRAIN LINE	PROPOSED DRAIN LINE
---	POST INDICATOR VALVE		
---	BOLLARD		
---	GAS METER		
---	GAS VALVE		
---	ROOF DRAIN		
---	AREA DRAIN		
---	IRRIGATION CONTROL VALVE		
---	SPOT GRADE		
---	TEST PIT		
---	PSIS		
---	PROPOSED SUBSURFACE INFILTRATION SYSTEM		
---	PROPOSED FILTERMITT		
---	TYP		
---	PFE		
---	INV.		

Pierce Turning Performance Analysis 03/16/2018

Bid Number: 378 **Chassis:** Arrow XT Chassis, PAP/Midmount
Department: ARLINGTON FIRE DEPARTMENT, MA **Body:** Aerial, Platform, 95', Mid-Mount, No Pump, S/S Body

Parameters:

Inside Cramp Angle:	40°
Axle Track:	82.92 in.
Wheel Offset:	5.25 in.
Tread Width:	17.5 in.
Chassis Overhang:	68.99 in.
Additional Bumper Depth:	7 in.
Front Overhang:	75.99 in.
Wheelbase:	261.5 in.

Calculated Turning Radii:

Inside Turn:	24 ft. 10 in.
Curb to curb:	40 ft. 7 in.
Wall to wall:	44 ft. 2 in.

Comments:

Category	Option	Description
Axle, Front, Custom	0090913	Axle, Front, Oshkosh TAK-4, Non Drive, 24,000 lb, Qtr/AXT/DCF
Wheels, Front	0091794	Wheels, Front, 22 50" x 13 00", Steel, Hub Pilot
Tires, Front	0582746	Tires, Front, Goodyear, G296 MSA, 445/65R22.50, 20 ply
Bumpers	0590026	Bumper, Non-Extended, Arrow XT
Aerial Devices	0592911	Aerial, 95' Pierce PAP, Mid Mount

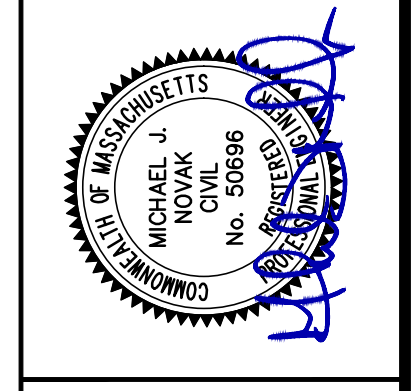
Notes:

Actual Inside cramp angle may be less due to highly specialized options.
Curb to Curb turning radius calculated for 9.00 inch curb.

(LADDER INFO AND TURNING PERFORMANCE PROVIDED BY ARLINGTON FIRE DEPARTMENT)

1021 & 1025 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS
 DRAWN BY: DATE: 09-19-2022
 CHECKED BY: PROJECT NO: 21-32

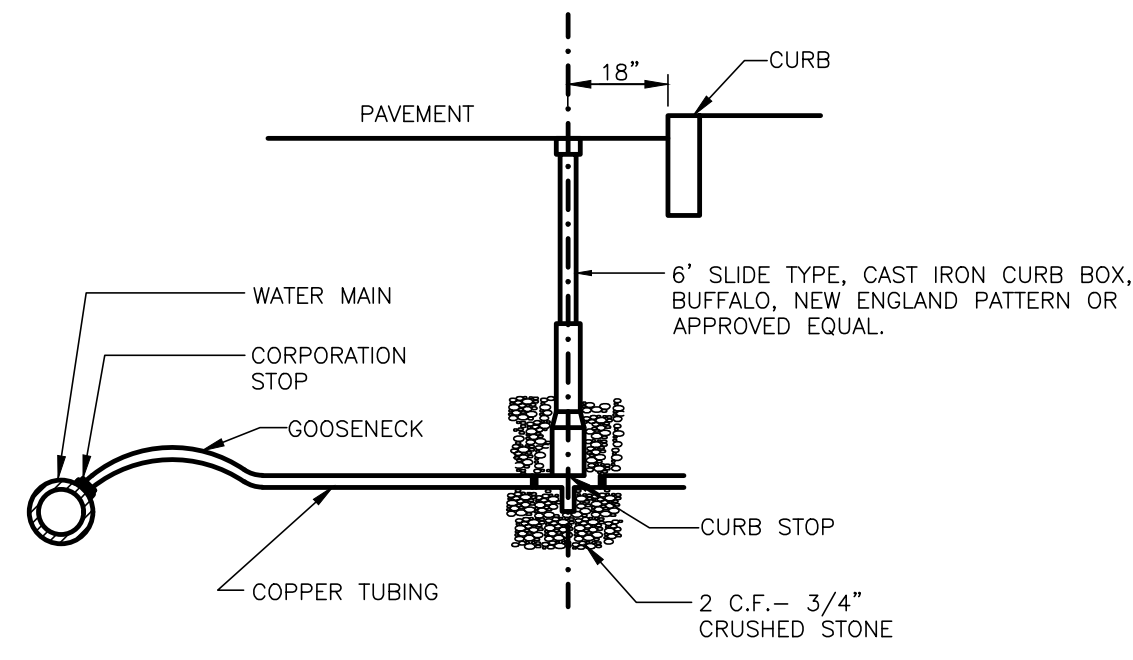
REVISIONS	PEER REVIEW COMMENTS	UPDATED BUILDING
01-23-2023	JBI	
02-22-2023	JBI	
04-14-2023	JBI	ZBA AND CONSERVATION COMMENTS



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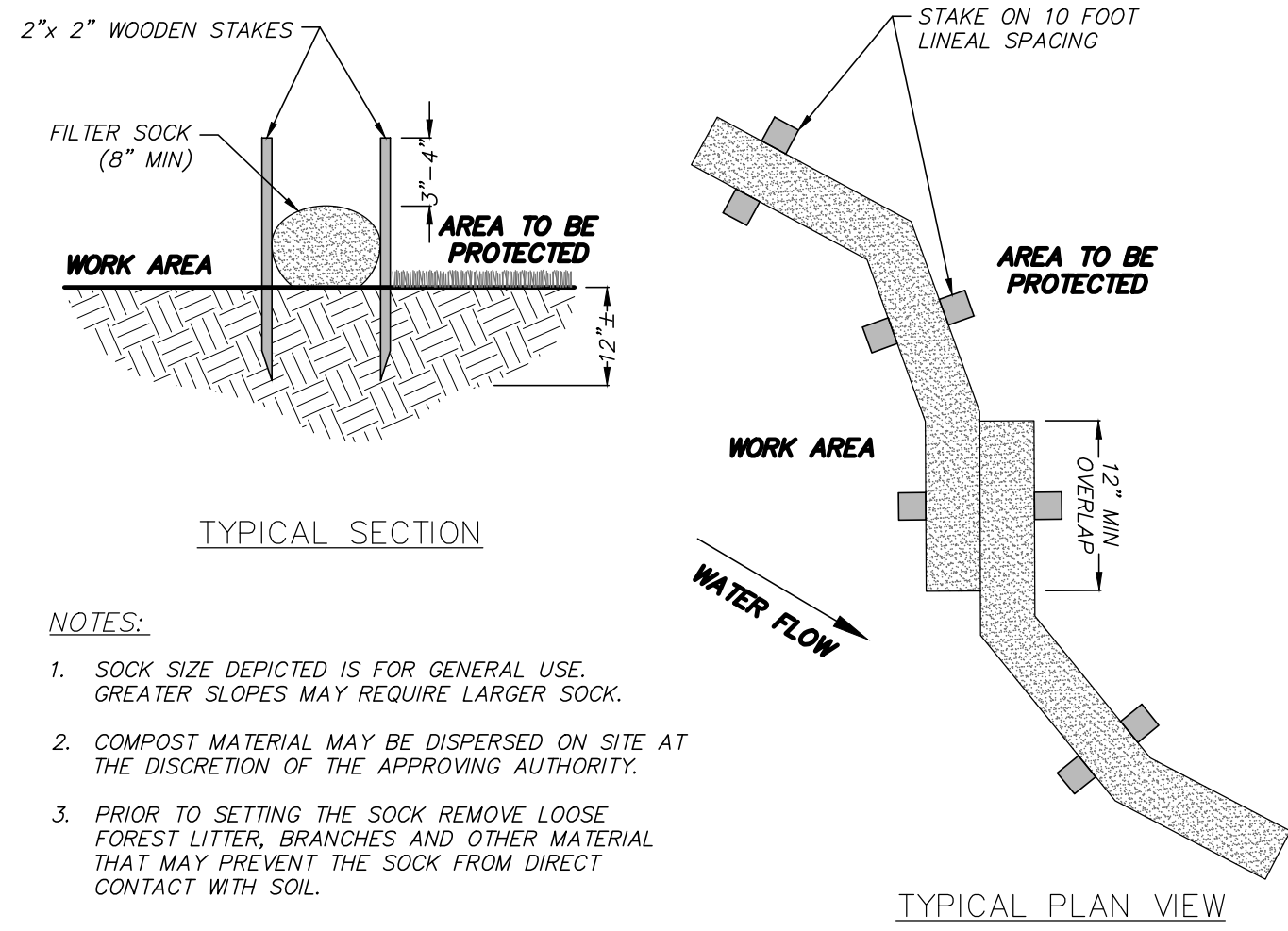
EMERGENCY ACCESS PLAN
 LOCATED IN
ARLINGTON, MA
 (MIDDLESEX COUNTY)
 PREPARED FOR
1025 MASS AVE., LLC

PERMITTING SET



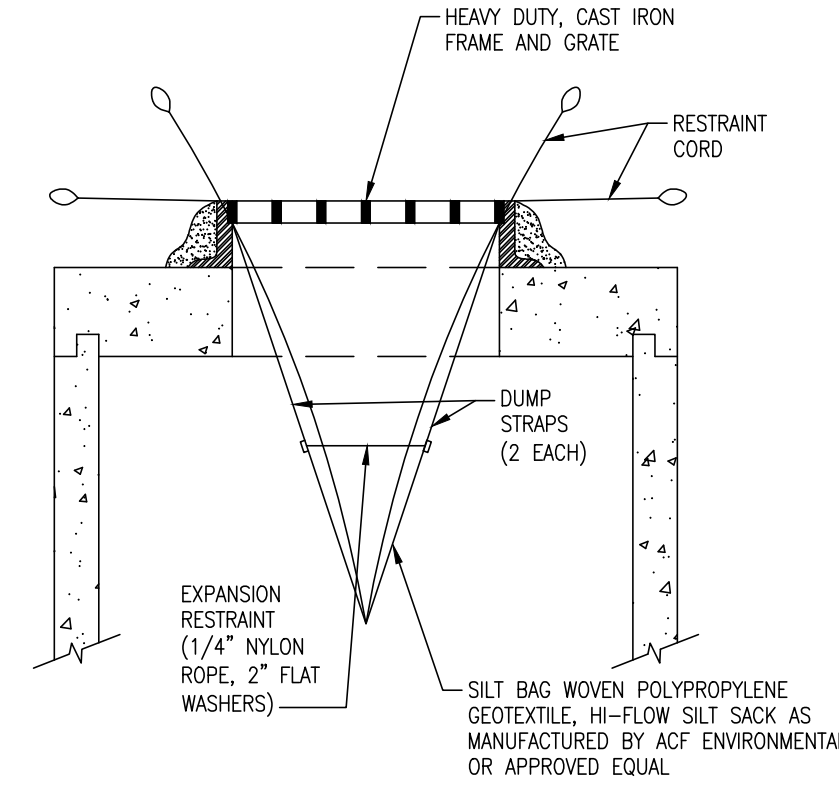
- NOTE:
1. INSTALLATION AND MATERIALS TO BE IN ACCORDANCE WITH TOWN OF NORTH ATTLEBOROUGH'S SPECIFICATIONS.
 2. WATER SERVICES LARGER THAN 1" ARE TO BE RESTRAINED TO MAIN W/ APPROVED SADDLE.

TYPICAL WATER SERVICE CONNECTION DETAIL
SCALE: N.T.S.



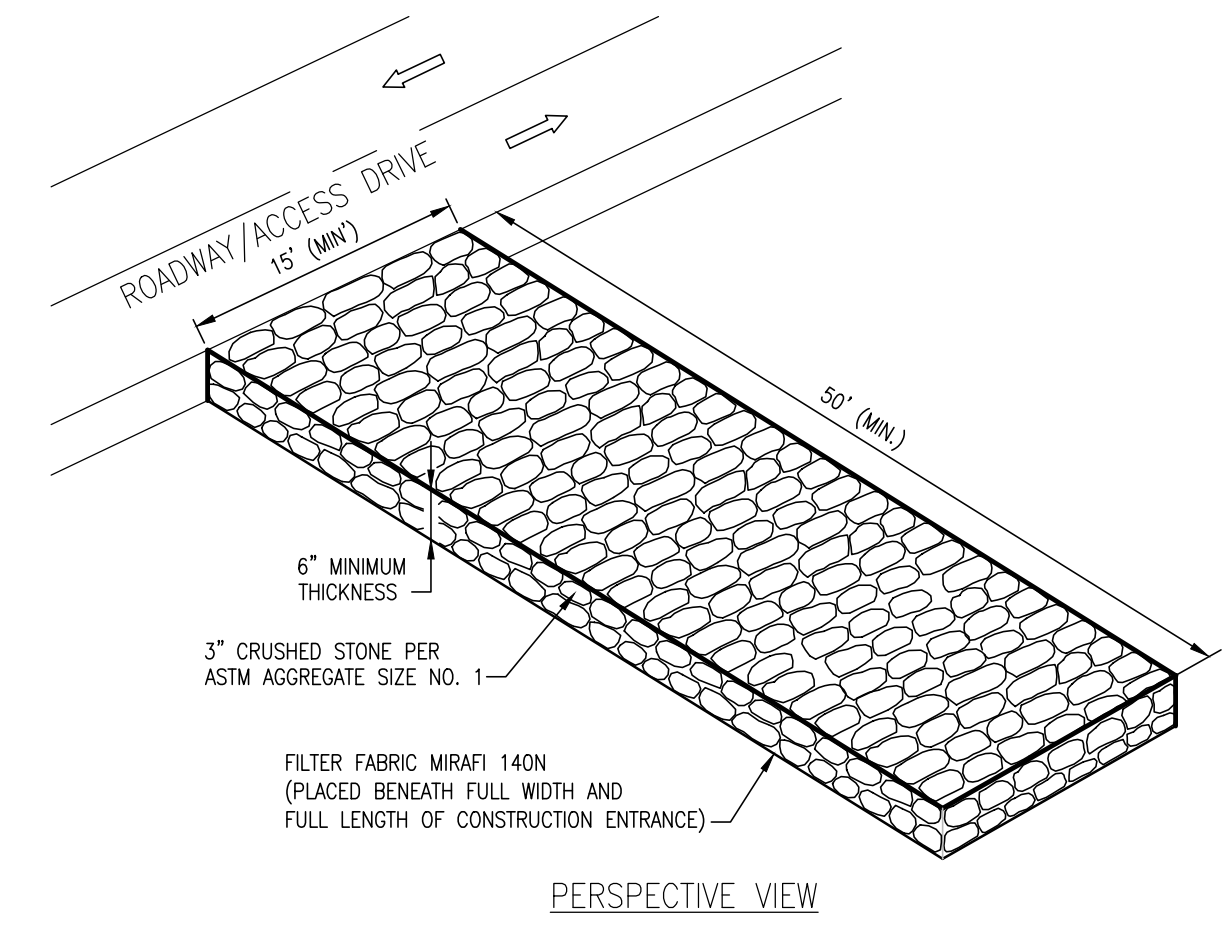
- NOTES:
1. SOCK SIZE DEPICTED IS FOR GENERAL USE. GREATER SLOPES MAY REQUIRE LARGER SOCK.
 2. COMPOST MATERIAL MAY BE DISPERSED ON SITE AT THE DISCRETION OF THE APPROVING AUTHORITY.
 3. PRIOR TO SETTING THE SOCK REMOVE LOOSE FOREST LITTER, BRANCHES AND OTHER MATERIAL THAT MAY PREVENT THE SOCK FROM DIRECT CONTACT WITH SOIL.

COMPOST FILTER SOCK
SCALE: N.T.S.



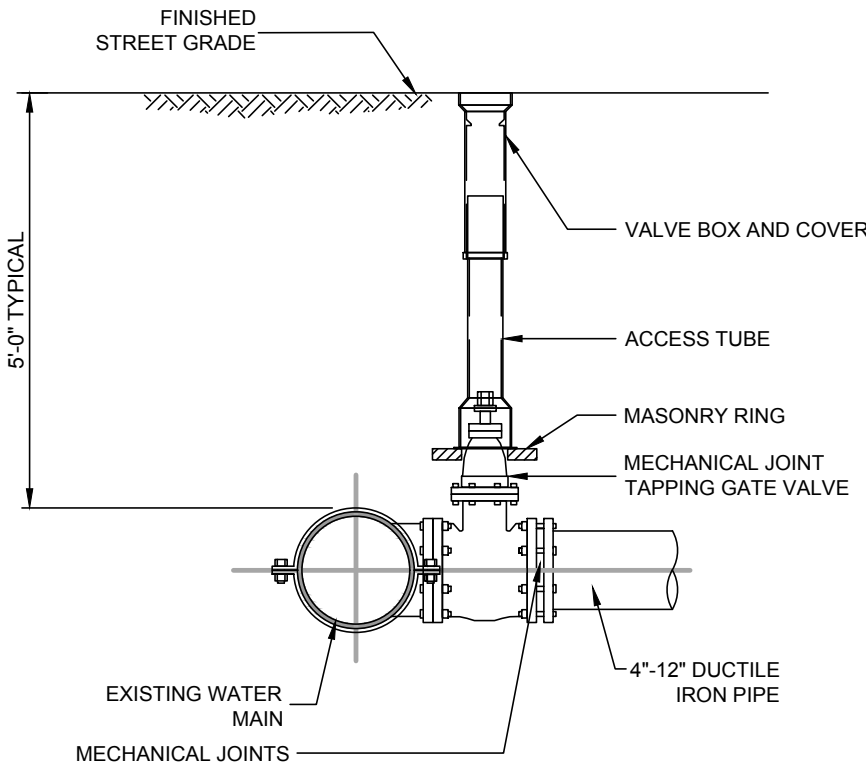
- NOTES:
1. INSTALL SILT BAG IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 2. WHEN EXPANSION RESTRAINT CORD IS NO LONGER VISIBLE, THE SILT BAG IS FULL AND SHOULD BE EMPTIED OR REPLACED.
 3. REMOVE SILT BAG PER MANUFACTURER'S INSTRUCTIONS.

TYPICAL FILTER BAG DETAIL
SCALE: N.T.S.

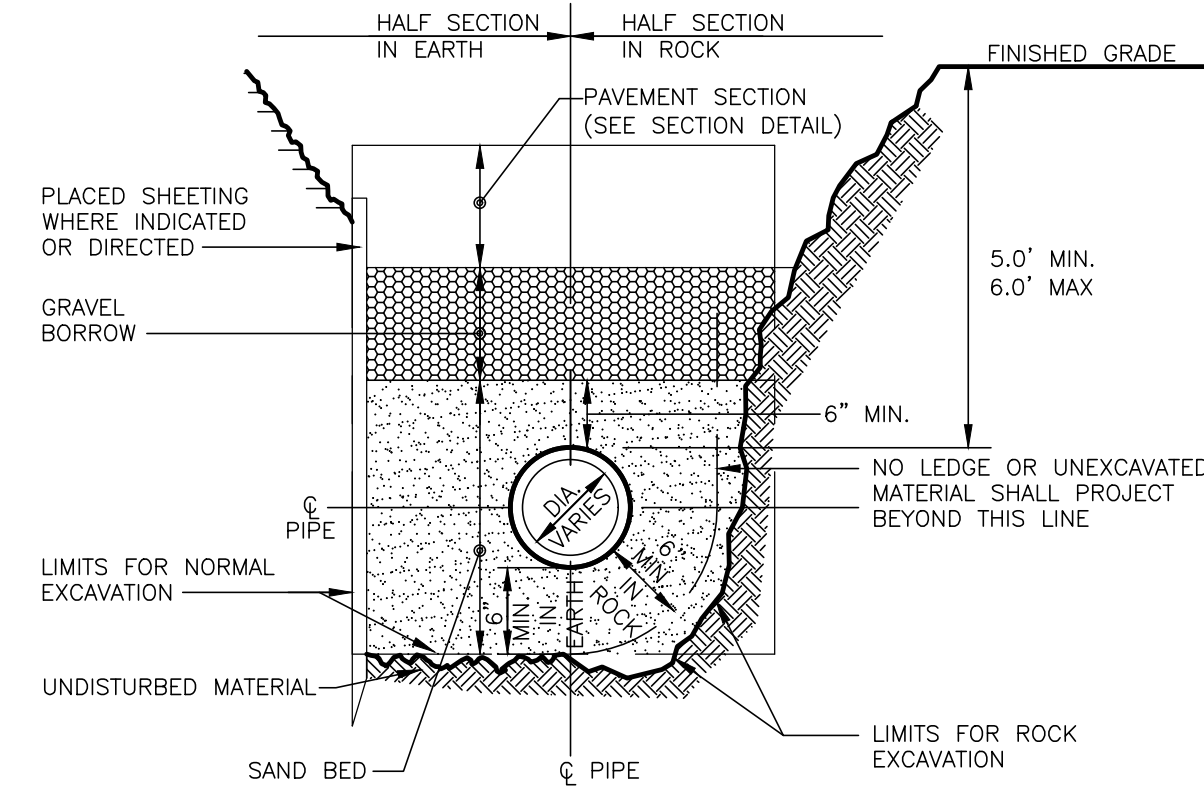


- NOTES:
1. ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT PREVENTS TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY.
 2. WHEN THE ENTRANCE PAD BECOMES INEFFECTIVE, THE STONE SHALL BE REMOVED WITH THE COLLECTED SOIL MATERIAL, REGRADED, STABILIZED AND THE CONSTRUCTION ENTRANCE RECONSTRUCTED.

VEHICLE TRACKING PAD DETAIL
SCALE: N.T.S.

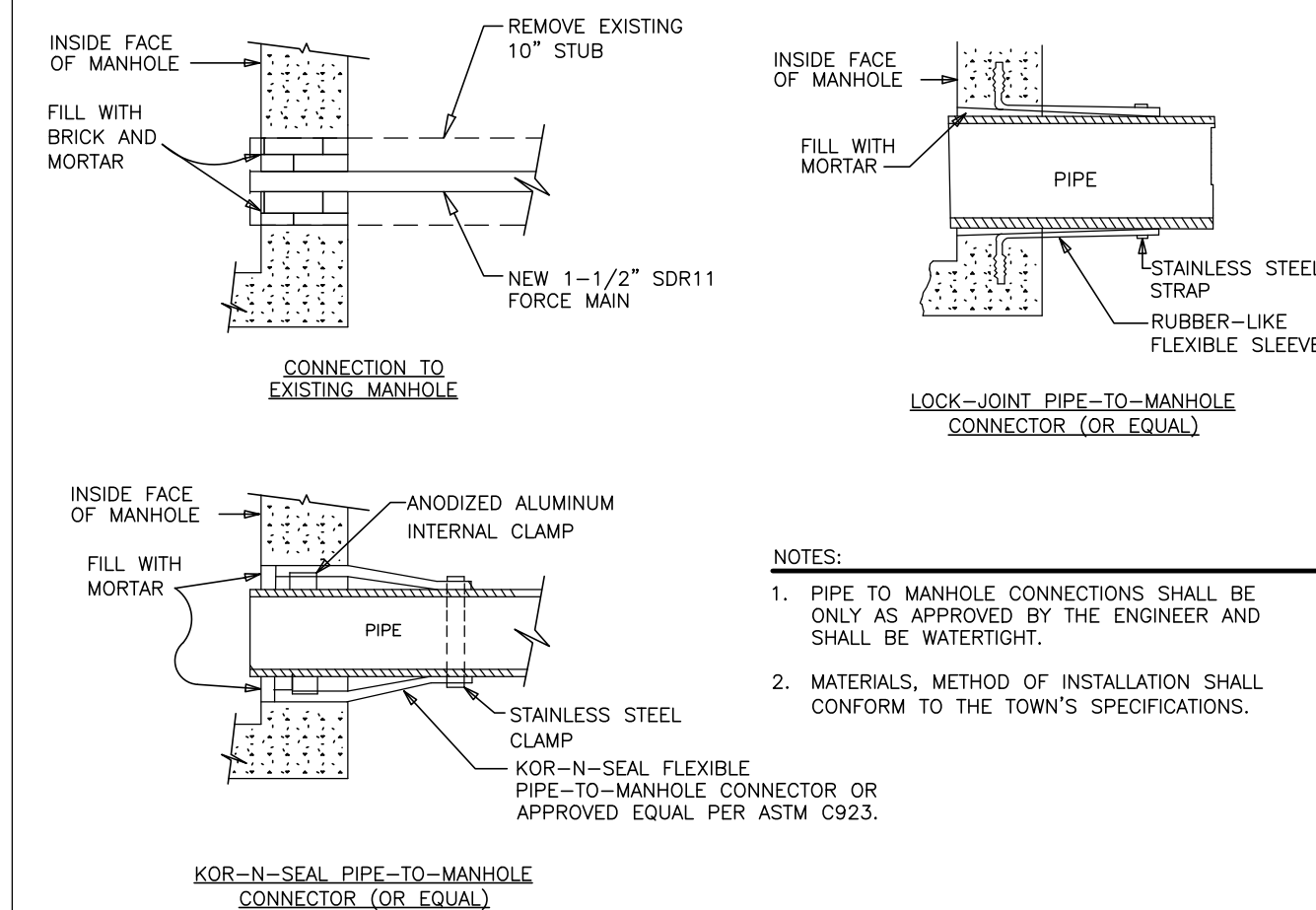


TYPICAL GATE VALVE DETAIL
SCALE: N.T.S.



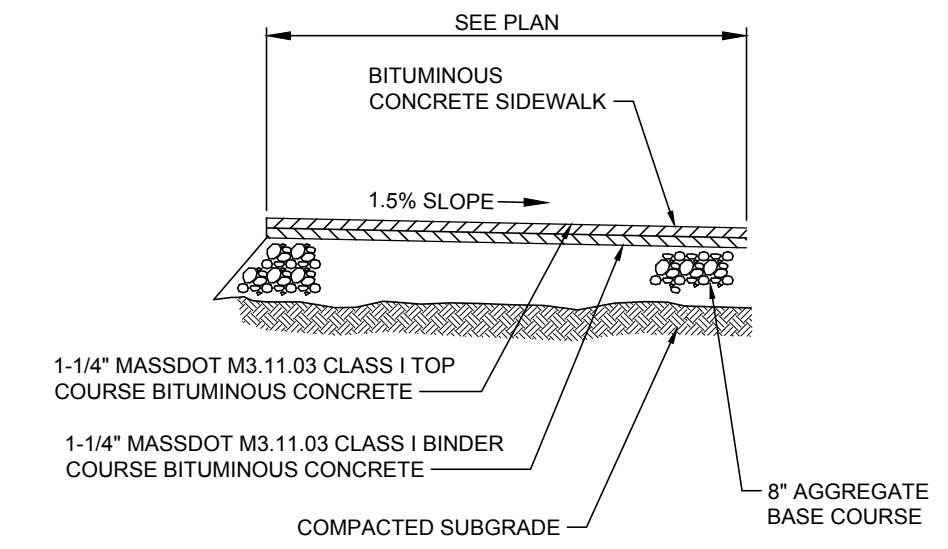
- NOTE:
- WHERE MORE STRINGENT, CONTRACTOR SHALL COMPLY WITH TOWN'S REQUIREMENTS.

TYPICAL WATER TRENCH DETAIL
SCALE: N.T.S.

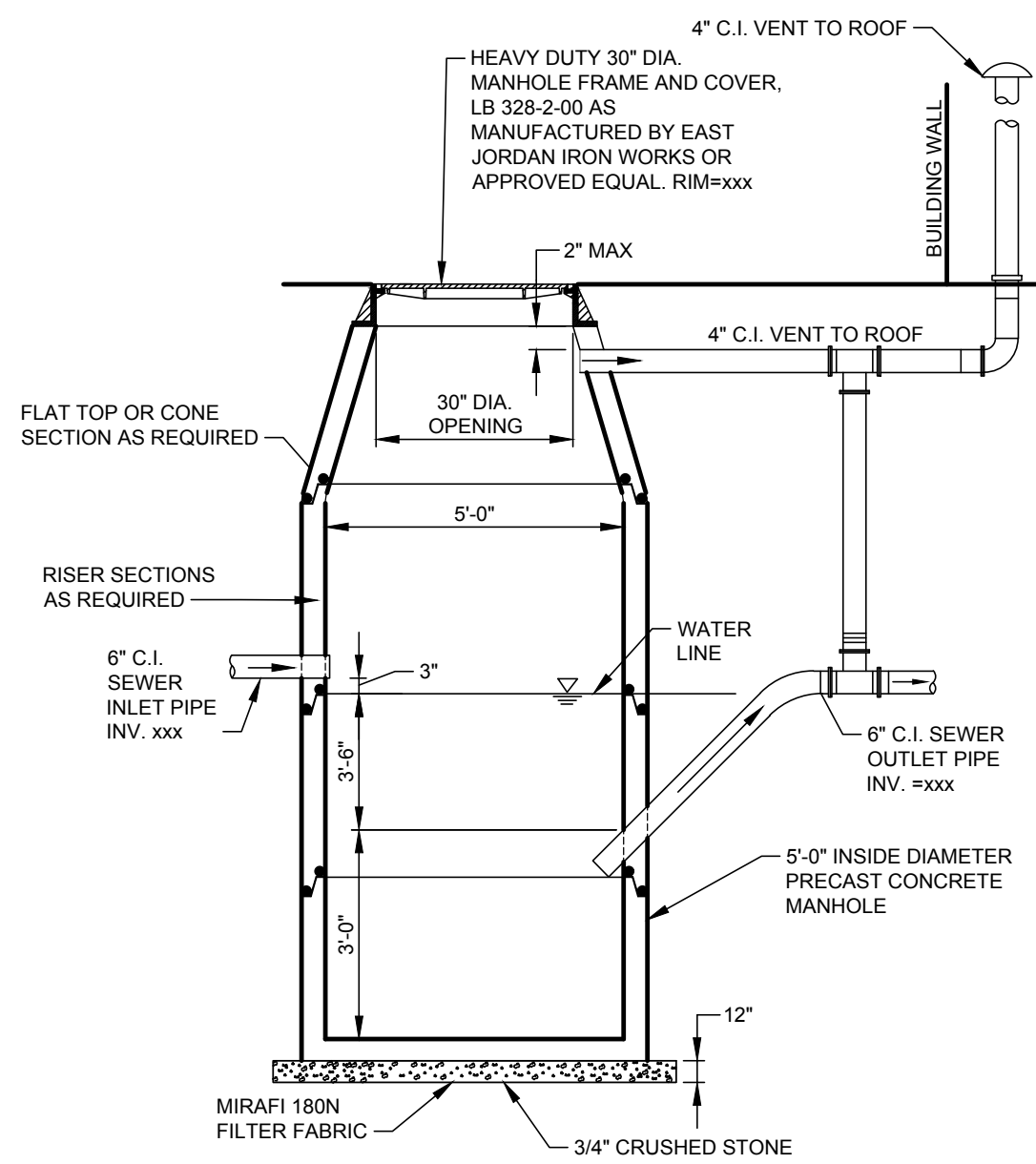


- NOTES:
1. PIPE TO MANHOLE CONNECTIONS SHALL BE ONLY AS APPROVED BY THE ENGINEER AND SHALL BE WATER-TIGHT.
 2. MATERIALS, METHOD OF INSTALLATION SHALL CONFORM TO THE TOWN'S SPECIFICATIONS.

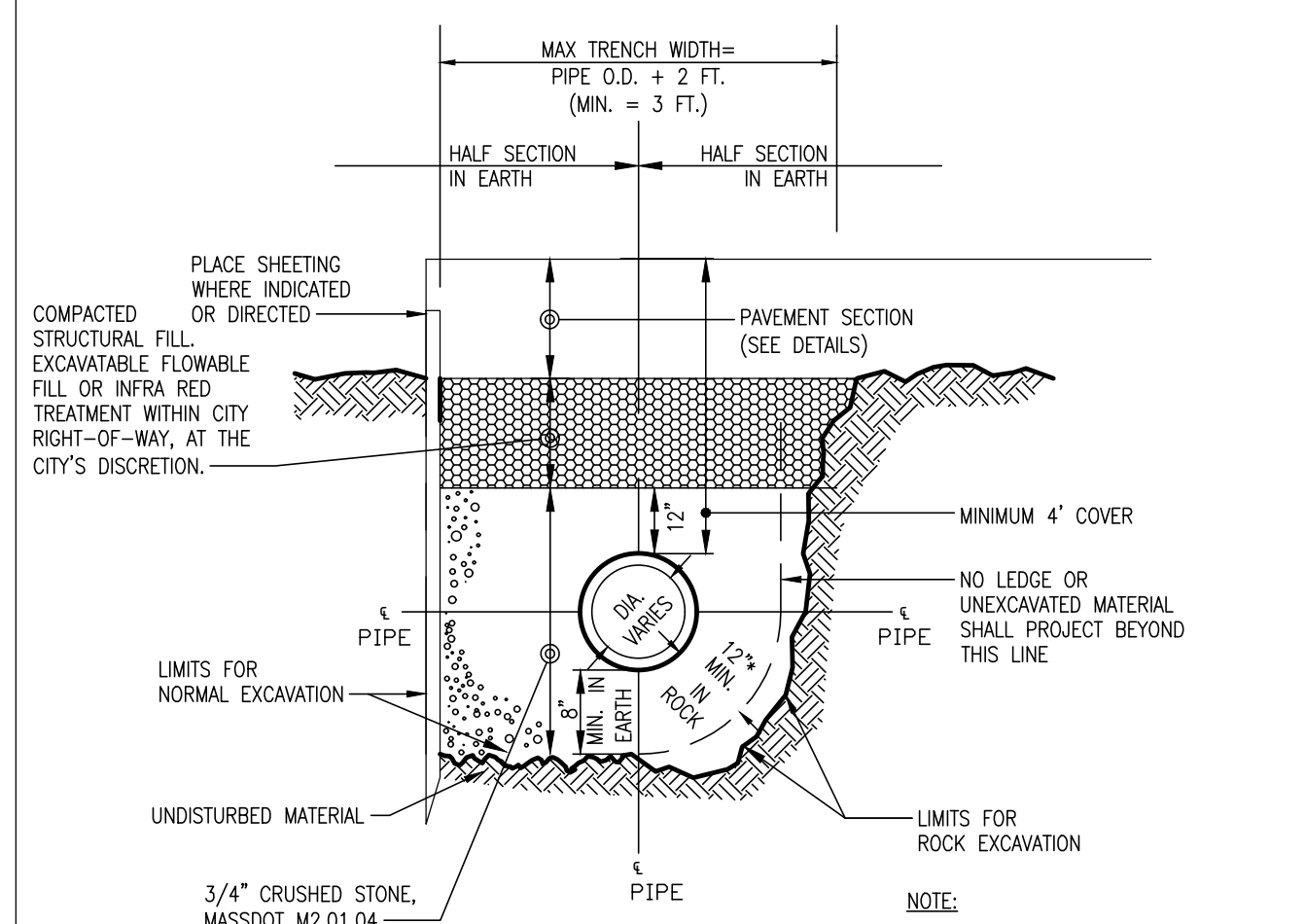
PIPE CONNECTIONS TO SEWER MANHOLE DETAIL
SCALE: N.T.S.



BITUMINOUS SIDEWALK DETAIL
SCALE: N.T.S.



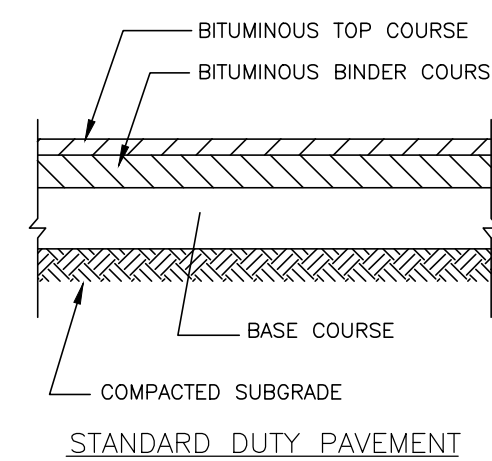
TYPICAL OIL/WATER SEPARATOR DETAIL
SCALE: N.T.S.



- NOTE:
- METHODS OF INSTALLATION TO MEET OR EXCEED THE CITY/TOWN WATER/SEWER DEPARTMENT AND PIPE MANUFACTURER'S SPECIFICATIONS.
- SEWER PIPE WITH LESS THAN 4 FEET OF COVER MUST BE INSULATED. MIN SEWER COVER SHOULD NOT BE LESS THAN 3 FEET.

* AS PER CITY/TOWN SPECIFICATIONS

TYPICAL SEWER TRENCH DETAIL
SCALE: N.T.S.

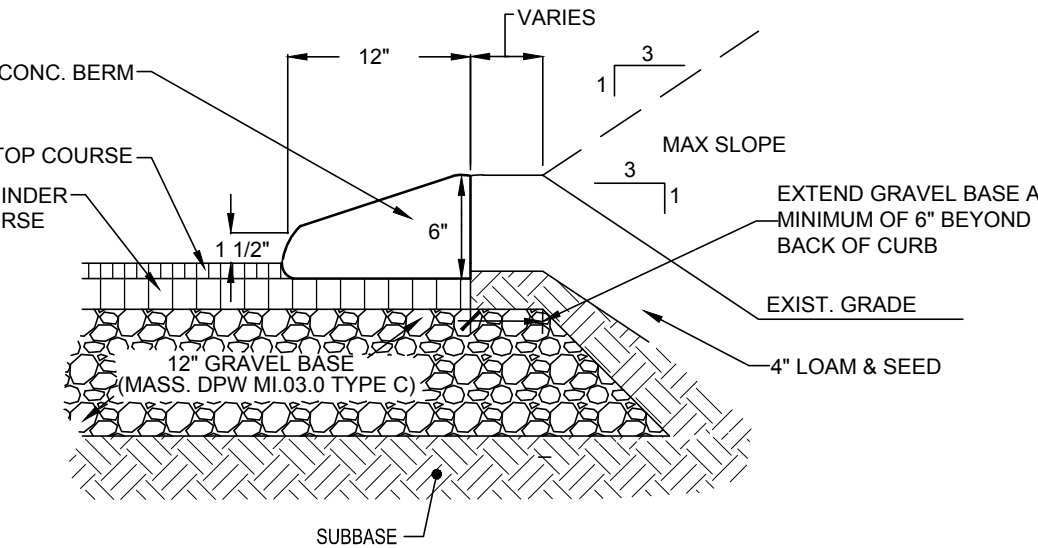


PAVEMENT LAYER	STANDARD DUTY PAVEMENT
TOP COURSE BITUMINOUS PAVEMENT SECTION M3.11.00	1 INCH
BINDER COURSE BITUMINOUS PAVEMENT SECTION M1.11.00	2 INCHES
BASE COURSE SEE NOTE 3	12 INCHES

- NOTES:
1. BITUMINOUS TOP COURSE SHALL MEET MASS DOT ITEM M3.11.00 TABLE A (TOP COURSE)
 2. BITUMINOUS BINDER COURSE SHALL MEET MASS DOT ITEM M3.11.00 TABLE A (BINDER COURSE)
 3. BASE COURSE MATERIAL SHALL BE BASE COURSE SAND AND GRAVEL PER THE SPECIFICATIONS AND/OR RECLAIMED ASPHALT PAVEMENT BORROW MATERIAL PER MASSDOT ITEM M1.11.00. SEE DEMOLITION NOTES 10 AND 11, DWG. N-1.

BITUMINOUS PAVEMENT DETAIL
SCALE: N.T.S.

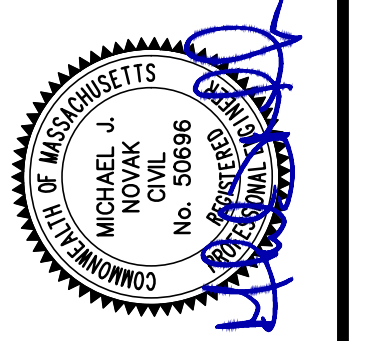
- NOTE:
1. BITUMINOUS CONCRETE FOR CURBING SHALL BE CLASS I CONFORMING TO THE APPLICABLE REQUIREMENTS FOR DENSE MIX IN SECTION M3.11.03, TABLE A, OF THE MASSDOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
 2. THE BITUMINOUS CONCRETE MIXTURE SHALL BE PLACED AND COMPACTED WITH A MACHINE CAPABLE OF SPREADING THE MIXTURE TRUE TO LINE AND GRADE AND TO THE SHAPE STIPULATED.
 3. IF AT ANY TIME BEFORE ACCEPTANCE OF THE WORK ANY SOFT OR IMPERFECT SPOTS DEVELOP IN THE EXPOSED SURFACE OF THE CURB, THAT PORTION OF THE CURB SHALL BE REMOVED AND REPLACED WITH NEW CURBING AT NO COST TO THE OWNER.



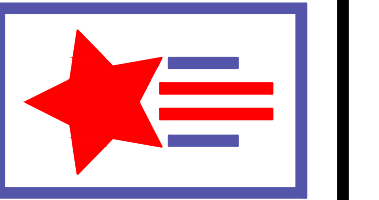
BITUMINOUS CONCRETE CURB DETAIL (CAPE COD)
SCALE: N.T.S.

1021 & 1025 MASSACHUSETTS AVENUE
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PROJECT No: 21-32

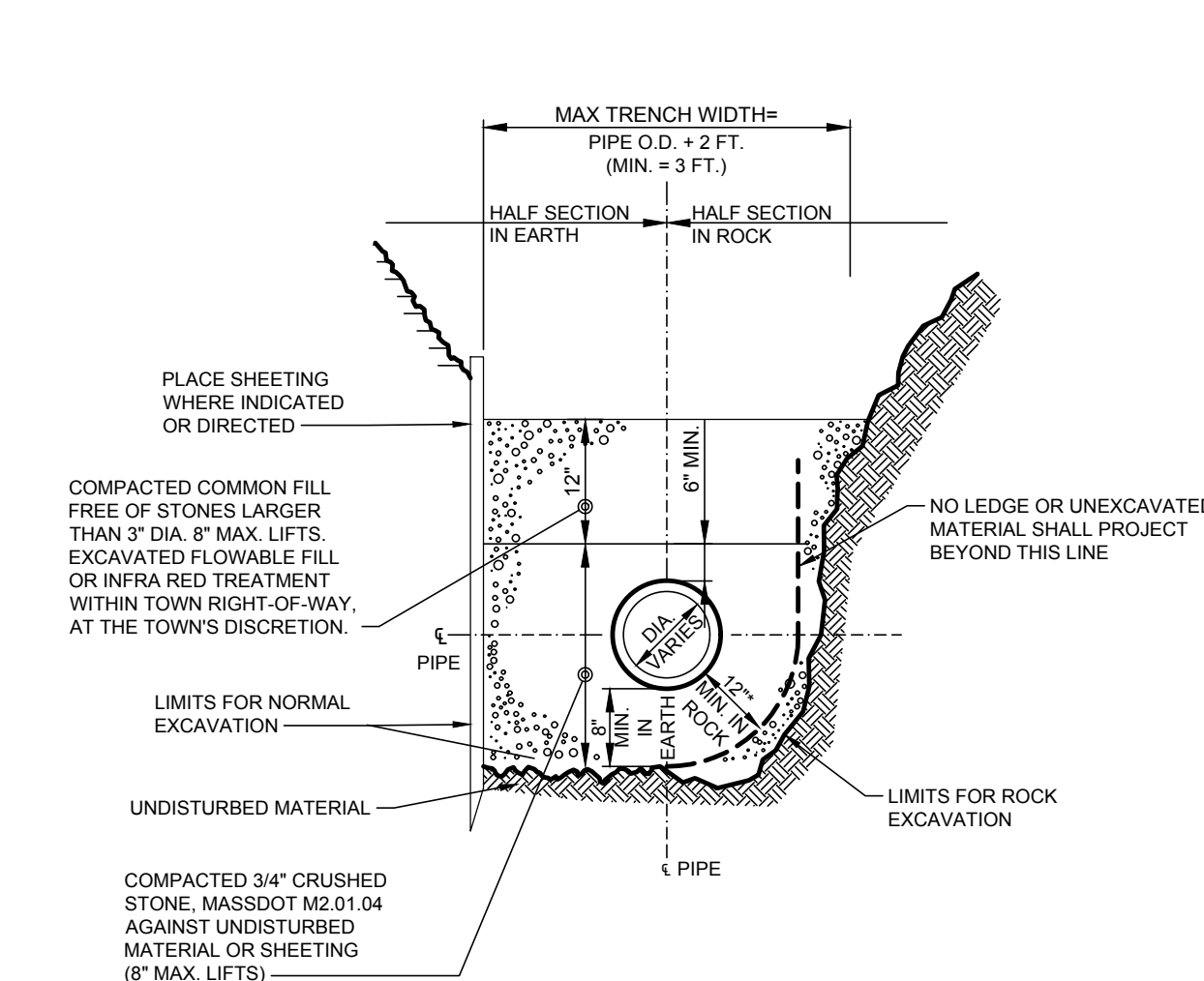
REVISIONS	DESCRIPTION
BY: JBI	PEER REVIEW COMMENTS
DATE: 01-23-2023	UPDATED BUILDING
BY: JBI	ZBA AND CONSERVATION COMMENTS
DATE: 02-22-2023	
BY: JBI	
DATE: 04-14-2023	



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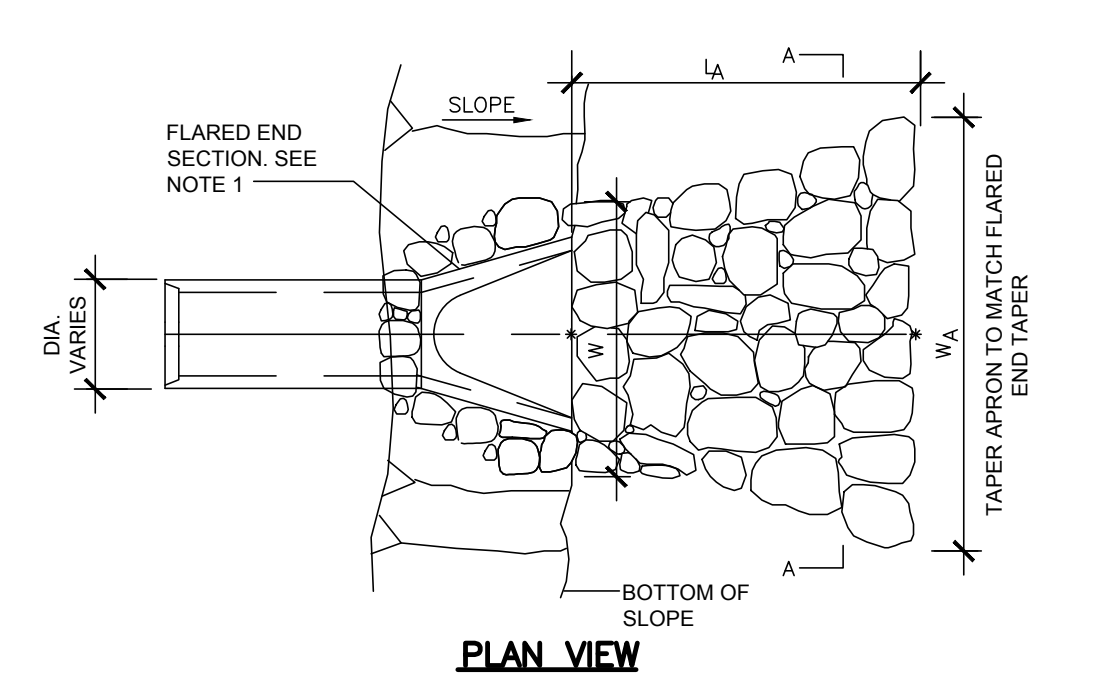


SITE DETAILS I
LOCATED IN
ARLINGTON, MA
(MIDDLESEX COUNTY)
PREPARED FOR
1025 MASS AVE., LLC



TYPICAL DRAIN TRENCH DETAIL
SCALE: N.T.S.

NOTES:
1. MATERIALS AND METHODS OF INSTALLATION SHALL CONFORM TO THE DW AND/OR ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS.

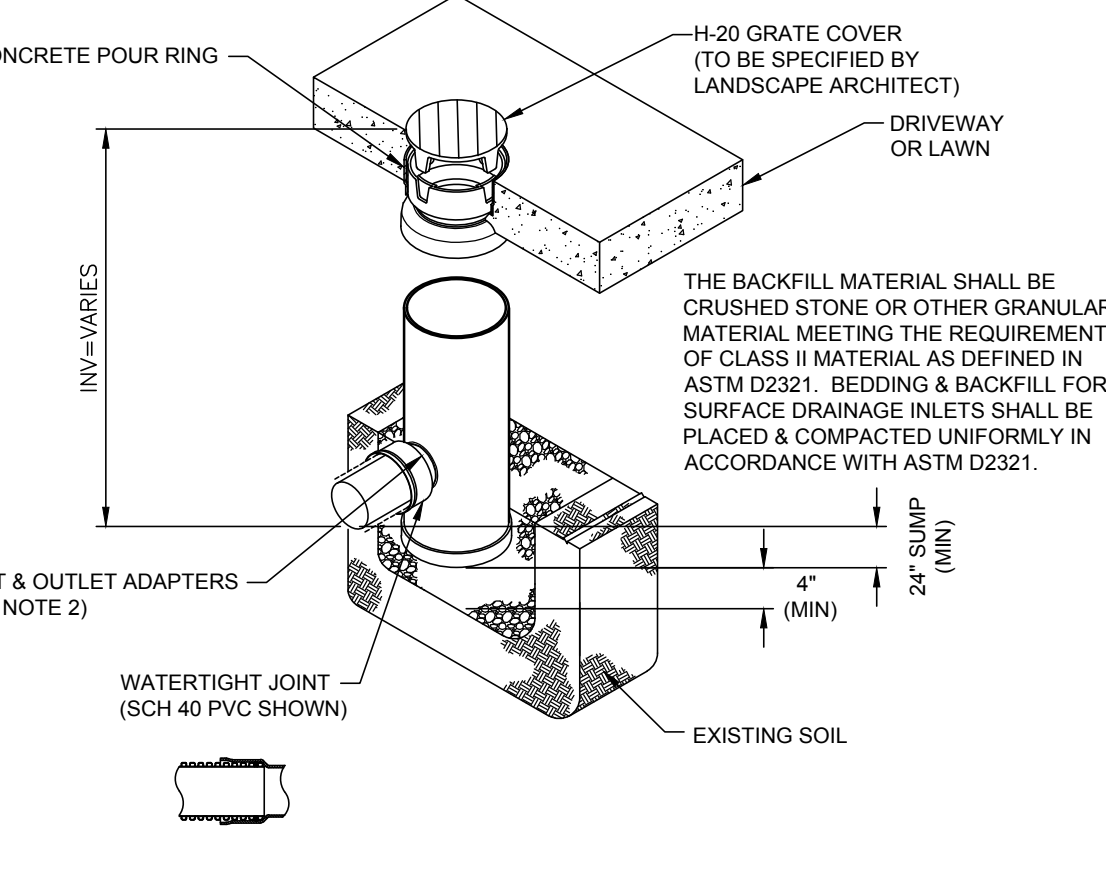
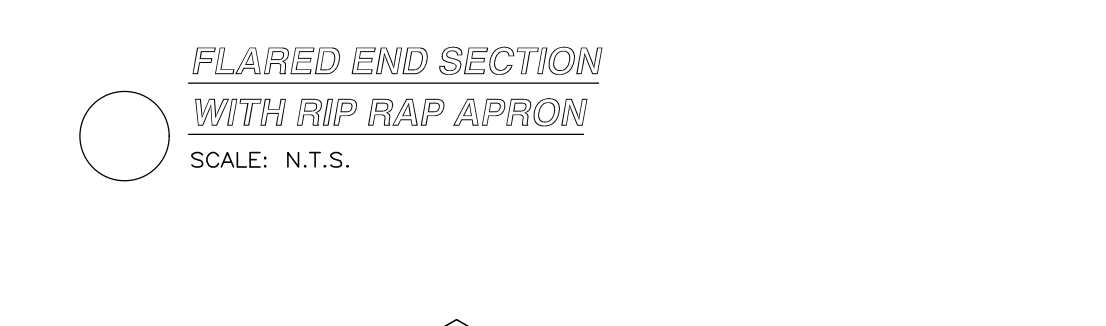


PLAN VIEW
DIA. VARIES
SLOPE
LA
WA
TAPE APRON TO MATCH FLARED END TAPER
BOTTOM OF SLOPE

SECTION A-A
GRADE WRAPS AROUND FLARED END
SLOPE
ALL FILTER FABRIC TO BE 6\"/>

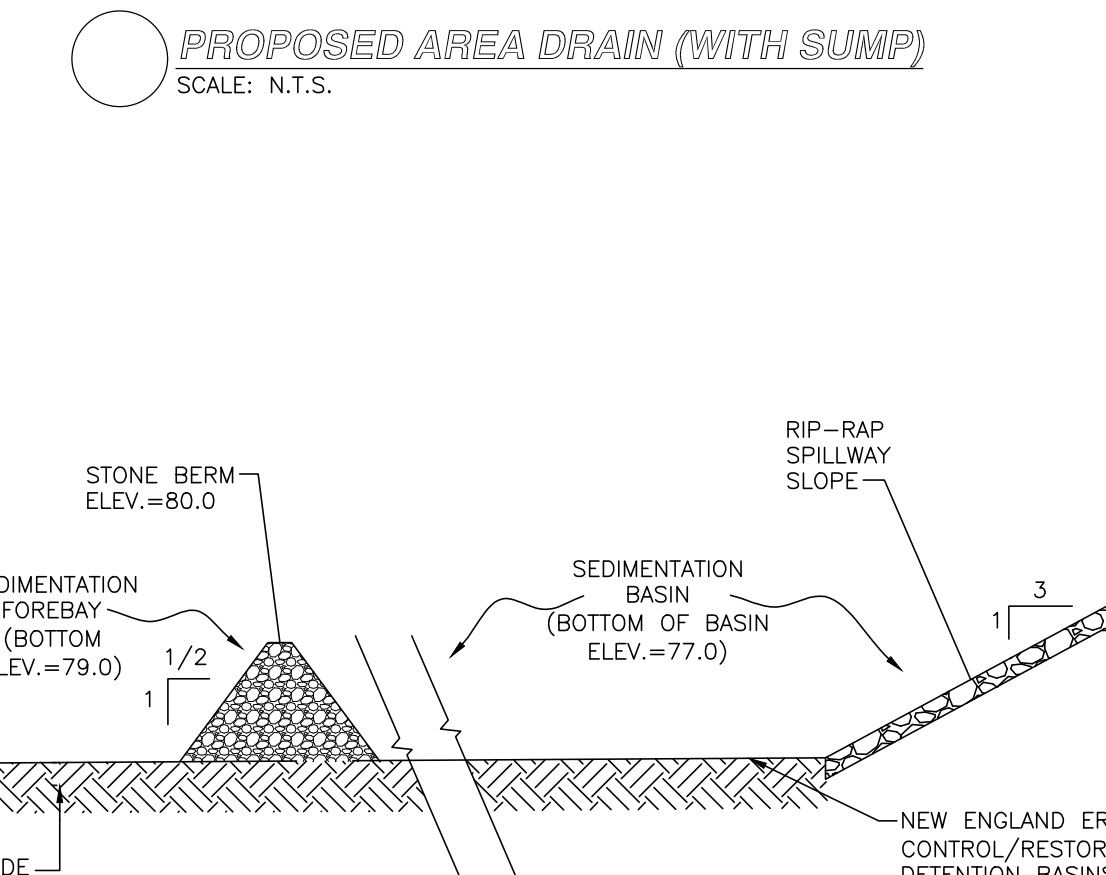
1. THE FLARED END SECTION (FES) AND THE LAST RUN OF PIPE OUTLETTING TO THE PES SHALL BE REINFORCED CONCRETE (RCP)

OUTLET	L _s (FT.)	W (FT.)	W _s (FT.)
FES-1	10	3	11



PROPOSED AREA DRAIN (WITH SUMP)
SCALE: N.T.S.

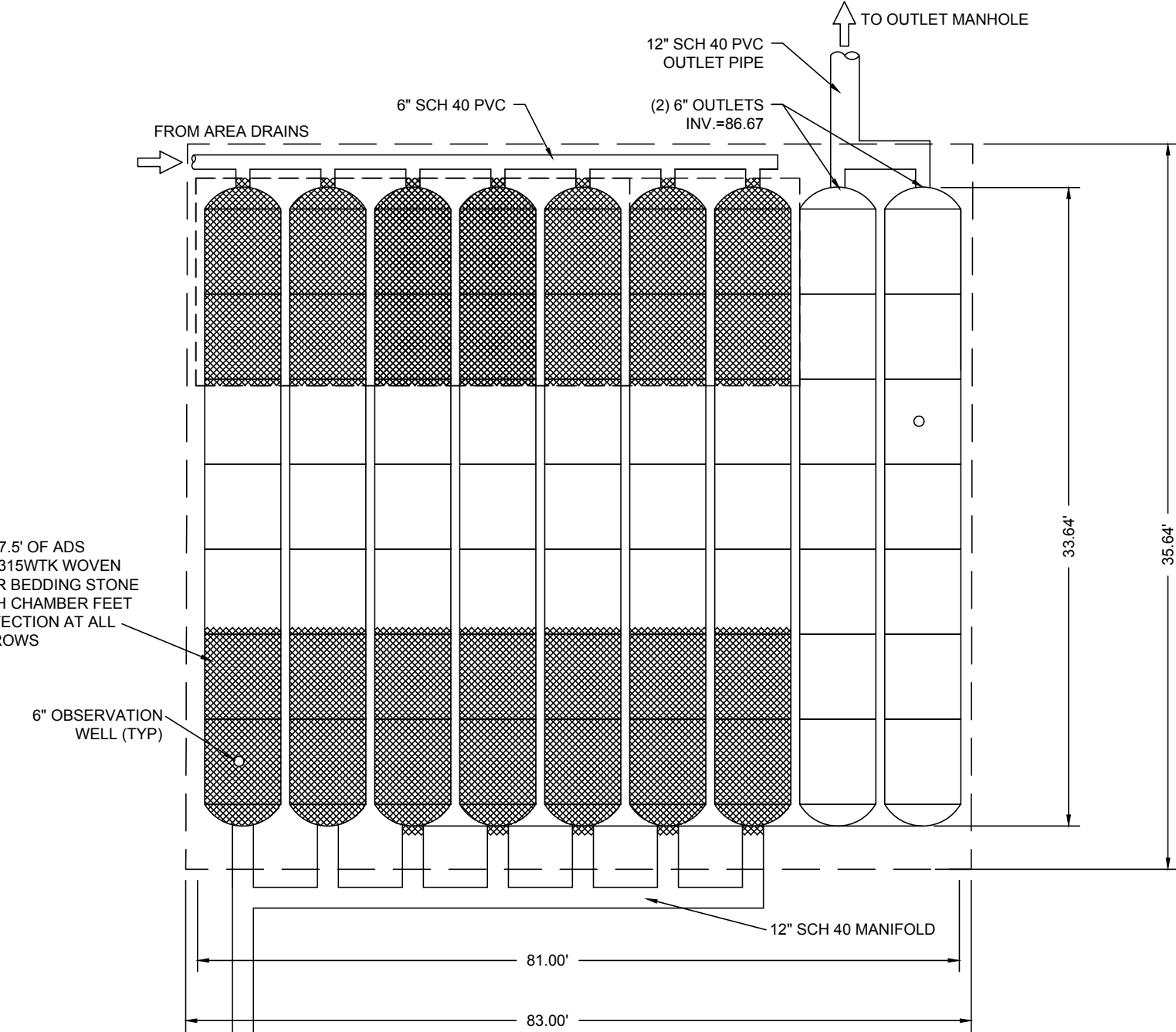
NOTES:
1. SHALL BE 6\"/>



NOTES:
1. THE CONSTRUCTION OF THE SEDIMENTATION BASIN SHALL PRECEDE ALL OTHER CONSTRUCTION.
2. SEDIMENTATION BASIN HAS BEEN SIZED TO HOLD THE 1-INCH DESIGN STORM.

BASIN No.	MINIMUM VOLUME
1	3,800 CF

TYPICAL SEDIMENTATION BASIN SECTION
SCALE: N.T.S.

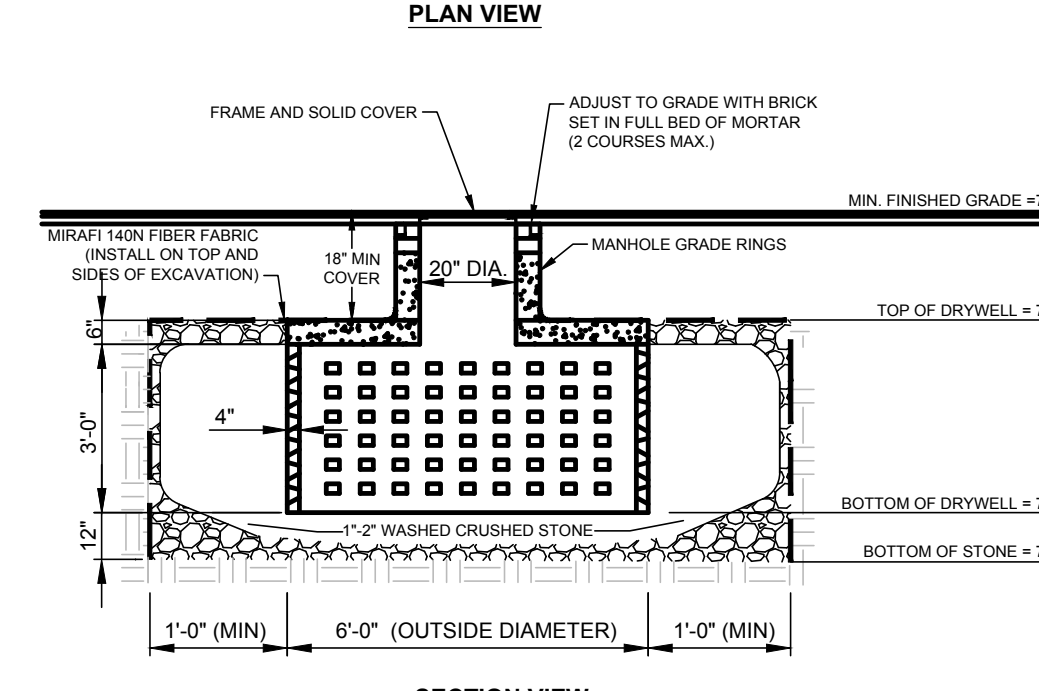
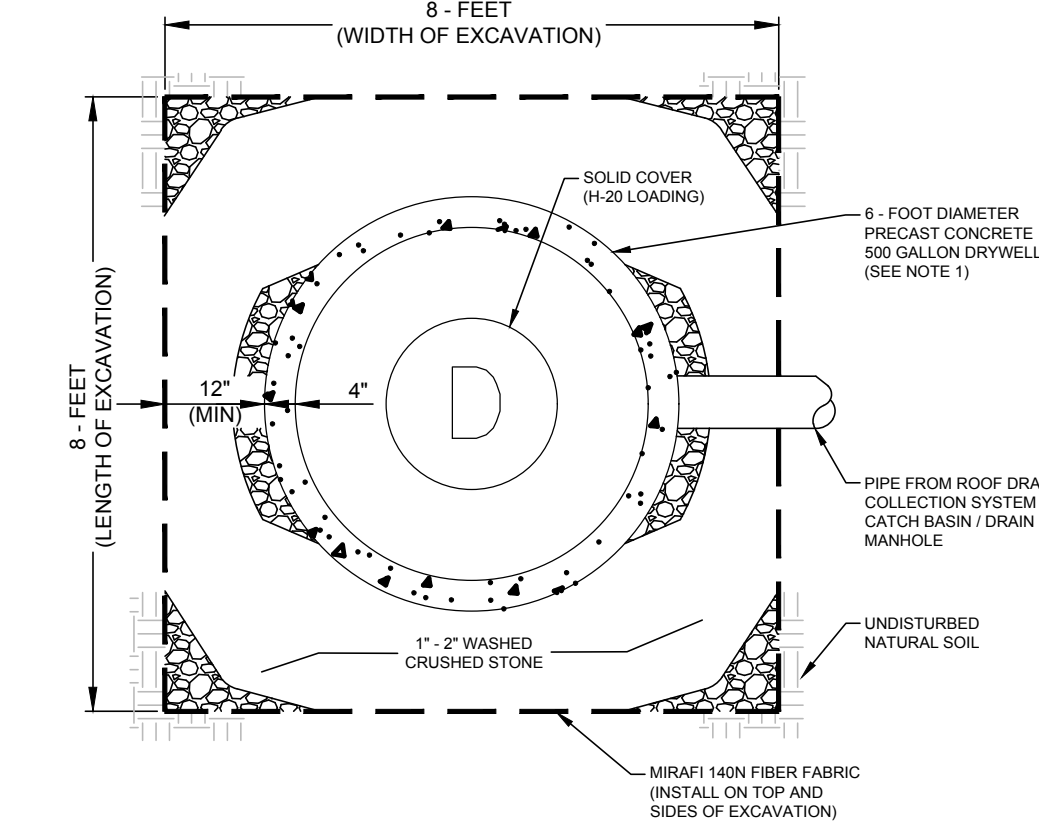


CONCEPTUAL LAYOUT - PSIS
(61) STORMTECH MC-4500 CHAMBERS

PROPOSED ELEVATIONS - PSIS

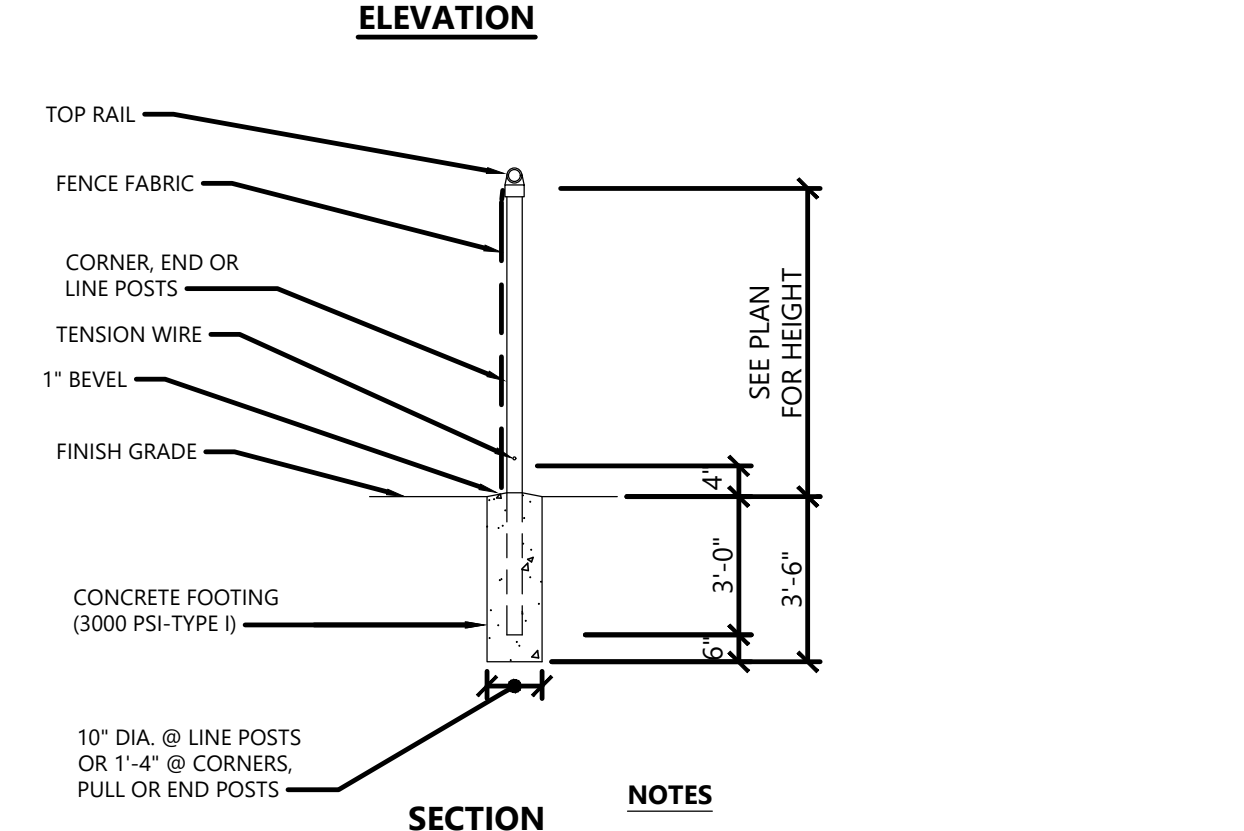
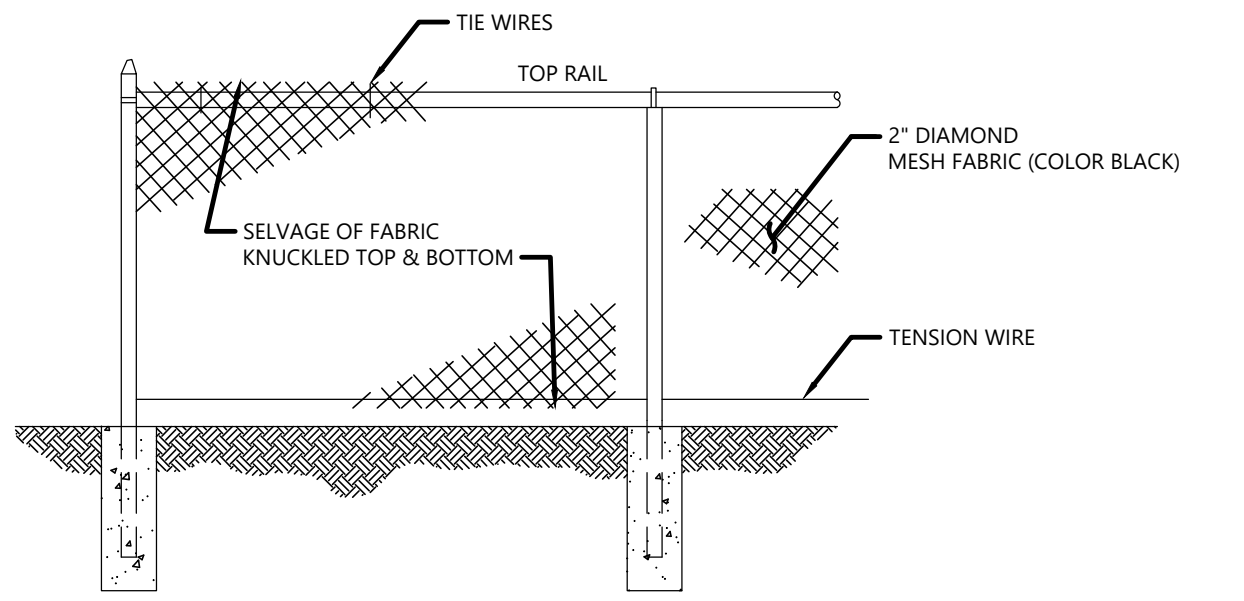
MINIMUM FINISHED GRADE:	89.25
TOP OF STONE:	88.25
TOP OF CHAMBER:	87.25
(2) 6\"/>	
INLET CONNECTION INVERT:	83.25
BOTTOM OF CHAMBER:	82.25
BOTTOM OF STONE:	81.50
ESTIMATED SEASONAL HIGH GROUNDWATER ELEVATION (TP-01):	76.10

PROPOSED SUBSURFACE INFILTRATION SYSTEM (PSIS)
SCALE: N.T.S.



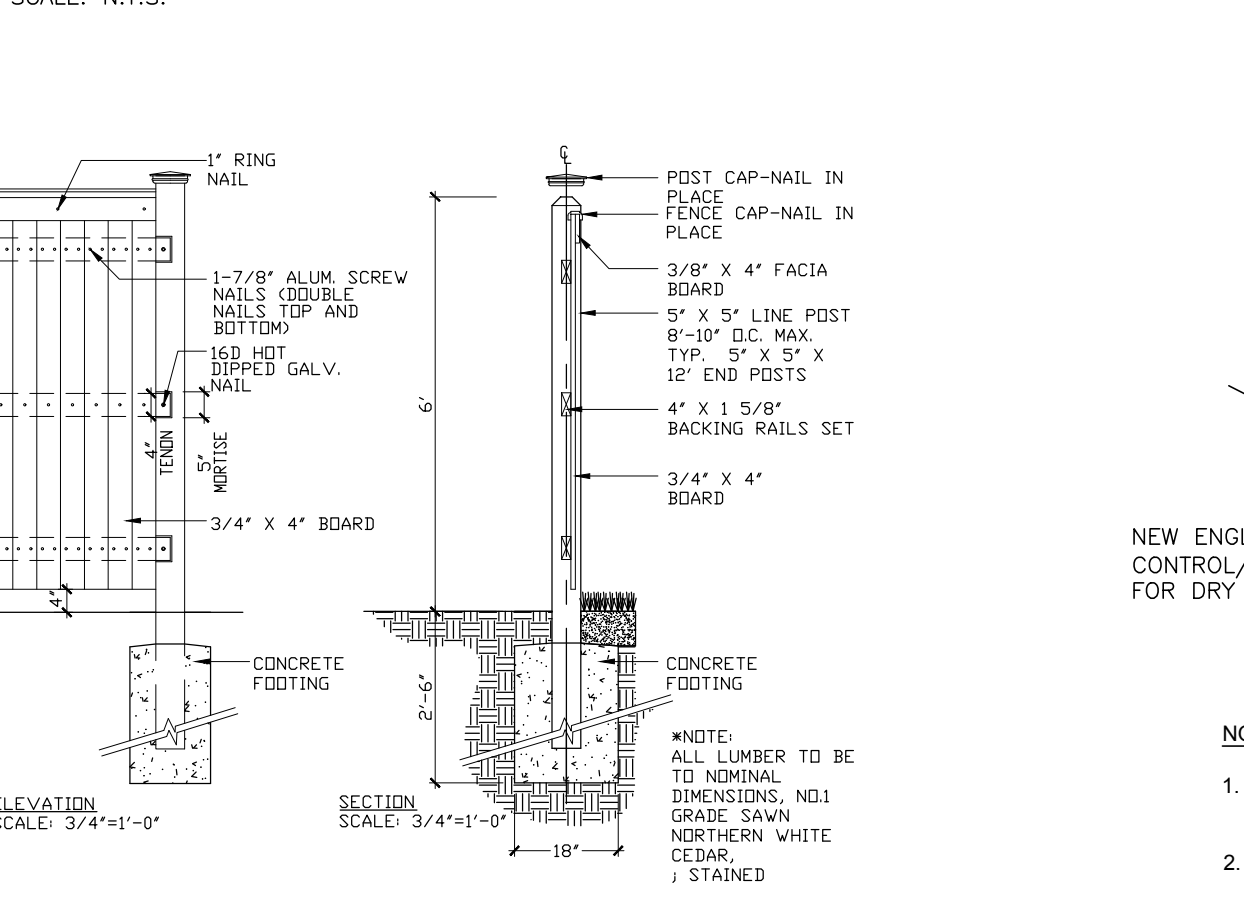
GENERAL NOTES
1. PRECAST STRUCTURE SHALL BE 500 GALLON DRYWELL (ITEM NO. 500SDWH) AS MANUFACTURED BY SHEA CONCRETE OR APPROVED EQUAL.
2. STRUCTURE AND COVER SHALL BE DESIGNED FOR H-20 LOADING.
3. CONCRETE SHALL BE 4000 PSI AFTER 28 DAYS.

500 GALLON DRYWELL
SCALE: N.T.S.



CHAINLINK FENCE
SCALE: N.T.S.

NOTES:
1. MATERIALS TO BE SUPPLIED AND INSTALLED IN CONFORMANCE WITH \"CHAIN LINK MANUFACTURER'S INSTITUTE\" PRODUCT MANUAL.
2. ALL POSTS, RAILS, FABRIC AND COMPONENTS SHALL BE BLACK VINYL COATED.

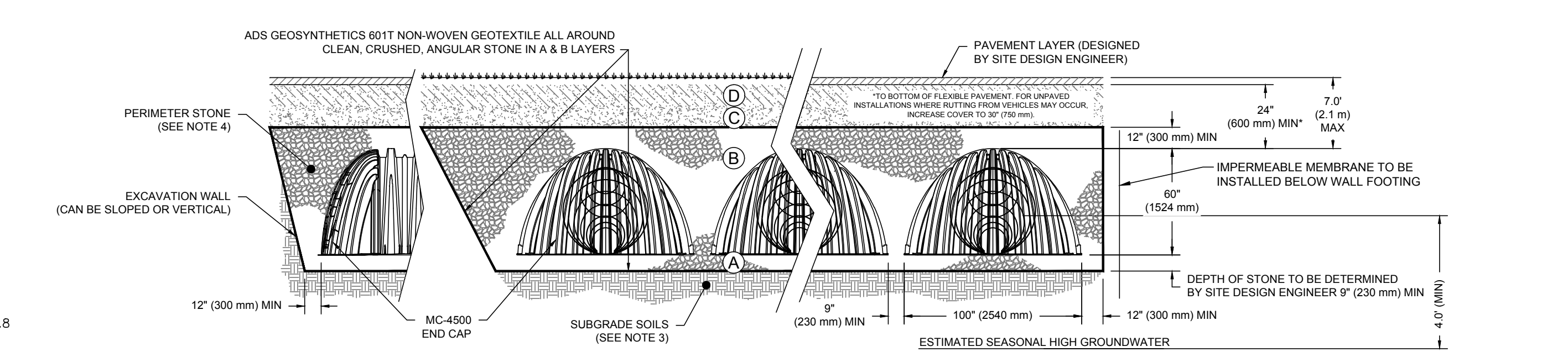


VINYL FENCE
SCALE: N.T.S.

ACCEPTABLE FILL MATERIALS: STORMTECH MC-4500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24\"/>		
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 ¹ 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: \"CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE\".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6\"/>



***FOR COVER DEPTHS GREATER THAN 7.0' (2.1 m) PLEASE CONTACT STORMTECH**

NOTES:
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a. \"STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS\" CLASSIFICATION 60x101
2. MC-4500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 \"STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS\"
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
• TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
• TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3\"/>

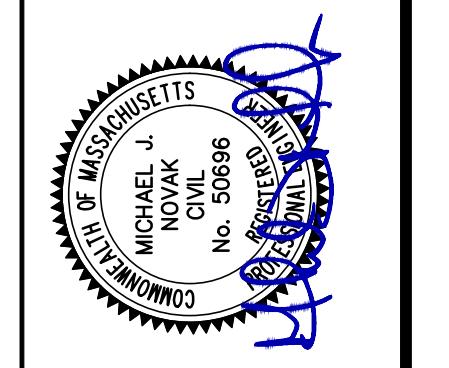
EXCAVATION NOTE:
1. WITHIN THE FOOTPRINT OF THE SUBSURFACE INFILTRATION SYSTEM ALL TOPSOIL, SUBSOIL AND/OR FILL SHALL BE REMOVED DOWN TO AN ELEVATION OF PARENT MATERIAL OR LEDGE AND REPLACED WITH A SAND, STONE OR CLEAN FILL MATERIAL WITH AN EQUIVALENT EXFILTRATION RATE OF 1.02 IN/HR OR GREATER. (TO BE OBSERVED AND INSPECTED BY A GEOLOGIST).

STORMTECH MC-4500 CHAMBER DETAIL (PSIS)
SCALE: N.T.S.

1021 & 1025 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS
DATE: 09-19-2022
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REVISIONS

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SITE DETAILS II
LOCATED IN
ARLINGTON, MA
(MIDDLESEX COUNTY)
PREPARED FOR
1025 MASS AVE., LLC

SHEET
10 OF 10

PERMITTING SET