

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:

ZBA SECTION NO.	SHEET/ DWG NO.	TITLE	DATE
3.2.5- .1, .2, .3, .4	Sheet 1 of 4	ALTA Survey (existing conditions plan)	July 16, 2020
-	Sheet 2 of 4	ALTA Survey (flood zone plan)	July 16, 2020
-	Sheet 3 of 4	ALTA Survey (easement plan)	July 16, 2020
-	Sheet 4 of 4	ALTA Survey Notes	July 16, 2020
3.2.5- .5, .6	C301	Site Layout Plan	June 15, 2020
3.2.5- .2, .5	C401	Grading and Drainage Plan	June 15, 2020

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED.
NO PORTION OF THIS MAP OR PLAT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.

RYDER STREET
(40' WIDE - PRIVATE)

FOREST STREET
(40' WIDE - PUBLIC)

MAP 57, BLOCK 2, LOT 11
N/F LANDS OF
LALICATA REALTY, LLC
BK.50174, PG.520

MAP 57, BLOCK 2, LOT 13
N/F LANDS OF
H.A.F. INC.
BK.25107, PG.50

MAP 57, BLOCK 2, LOT 15A
N/F LANDS OF
ROBERT J. ANNESE
BK.19038, PG.445

MAP 57, BLOCK 2, LOT 16
N/F LANDS OF
YUKON REALTY
ASSOCIATES, LLC
BK.37850, PG.613
[LOT 6]

MAP 57, BLOCK 2, LOT 108
N/F LANDS OF
ARLINGTON CENTER GARAGE
AND SERVICE CORPORATION
BK.12342, PG.661
BK.12785, PG.422
[LOT 9]

MAP 57, BLOCK 2
LOT 15C
N/F LANDS OF
MIRAK TRUCK
CENTER, LLC
BK.68675, PG.135

PART OF
MAP 57, BLOCK 2 LOT 15
N/F LANDS OF
YUKON REALTY
ASSOCIATES, LLC
BK.37850, PG.613



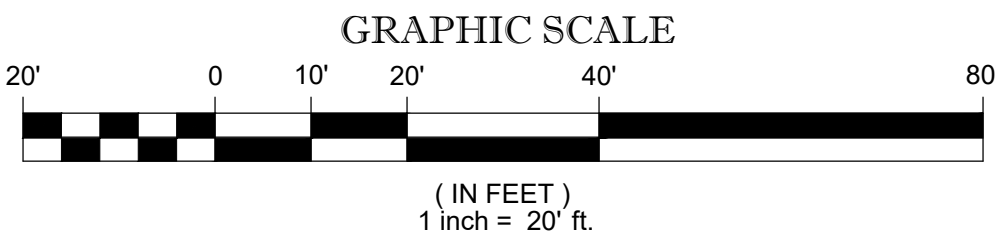
THIS SURVEY IS CERTIFIED TO:
GOULSTON & STORRS PC
1165R MASS MA PROPERTY, LLC
CHICAGO TITLE INSURANCE COMPANY
SSI FUND ACQUISITIONS, LLC
YUKON REALTY ASSOCIATES, LLC
ARLINGTON CENTER GARAGE & SERVICE CORP.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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.

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

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

7-16-2020
DATE



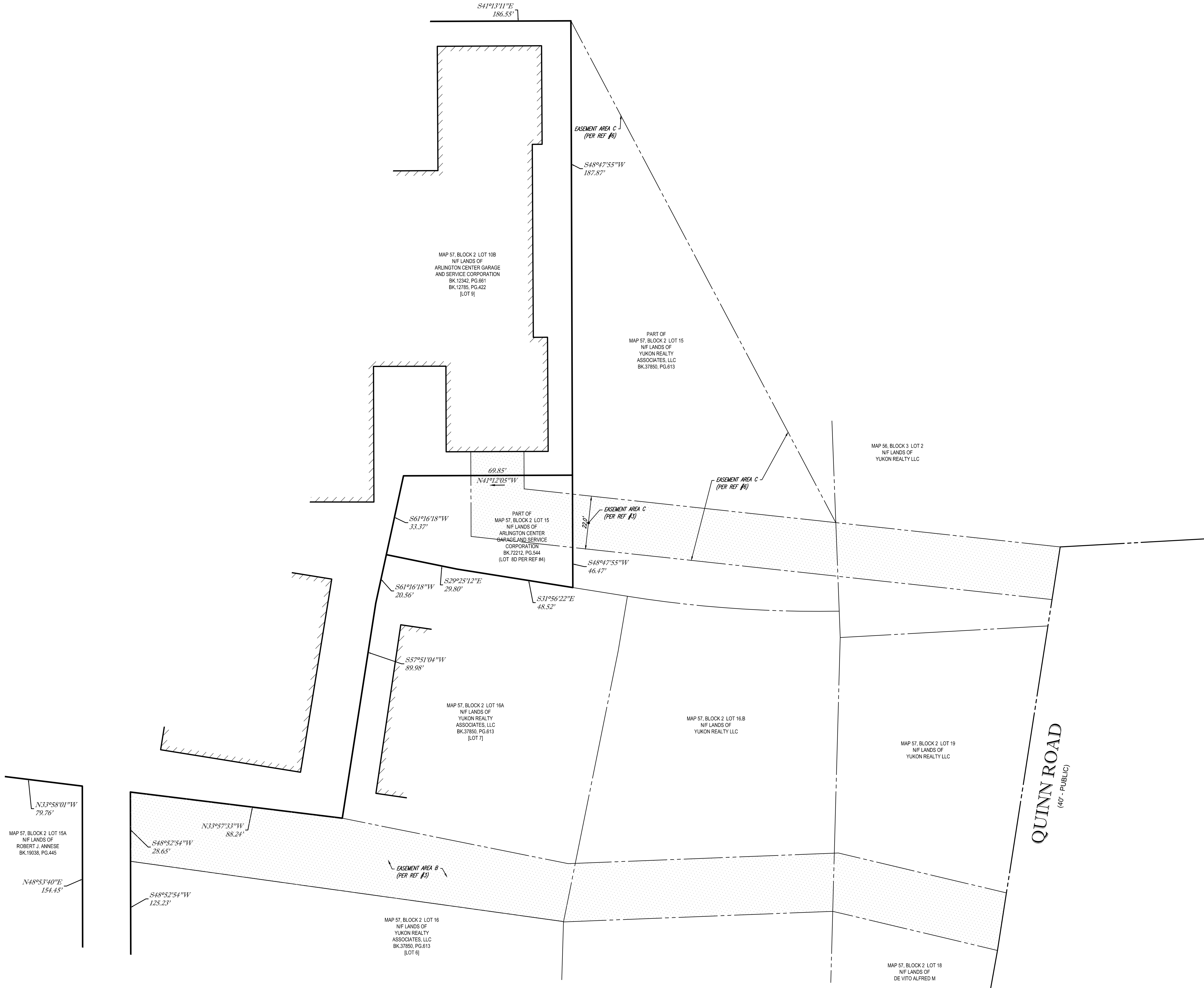
1	REVISED PER NEW CLIENT NAME & CERTIFIED PARTIES	-	R.J.K.	G.L.H.	7-16-2020
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
FIELD DATE	12-3-2019	ALTA/NSPS LAND TITLE SURVEY			
FIELD BOOK NO.	MA19-20	1165R MASS MA PROPERTY, LLC			
FIELD BOOK PG.	25	1165R MASSACHUSETTS AVENUE			
FIELD CREW	S.B.H.	MAP 57, BLOCK 2, LOT 10B & PART OF LOT 15			
DRAWN:	A.L.S.	TOWN OF ARLINGTON, MIDDLESEX COUNTY			
REVIEWED:	A.J.D.	COMMONWEALTH OF MASSACHUSETTS			
APPROVED:	G.L.H.	DATE	SCALE	FILE NO.	DWG. NO.
		4-6-2020	1"=20'	03-190272	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 2157129800
MANHATTAN, NY 6467800411
MT LAUREL, NJ 6098572999
WARREN, NJ 9086680999

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. NO PORTION OF THIS SURVEY OR ANY PART THEREOF SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, 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.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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.

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



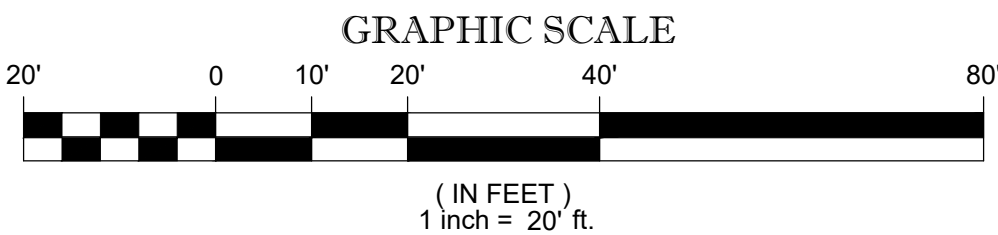
GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

7-16-2020
DATE

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

CONTROL POINT
ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTH BOKROUGH, MA 01772
508.948.3000 - 508.948.3003 FAX
ALBANY, NY 5183175010
CHALFONT, PA 2157126900
MANHATTAN, NY 6467800411
MT LAUREL, NJ 6098572999
WARREN, NJ 9086600999



1	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

REVIEWED:	APPROVED:	DATE:	SCALE:	FILE NO.	DWG. NO.
A.J.D.	G.L.H.	4-6-2020	1"=20'	03-190272	3 OF 4

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.

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 9, 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 461 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 - RYDER STREET. -**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:

- THE TAX ASSESSOR'S MAP OF ARLINGTON, MIDDLESEX COUNTY, MAP 57.
- 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.
- 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.
- 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.
- WATER MAPPING PROVIDED BY THE TOWN ENGINEERING DEPARTMENT.
- 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.
- 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.
- 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.
- 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.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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 & 9, 11, 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 3, 2019.

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



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

7-16-2020
DATE

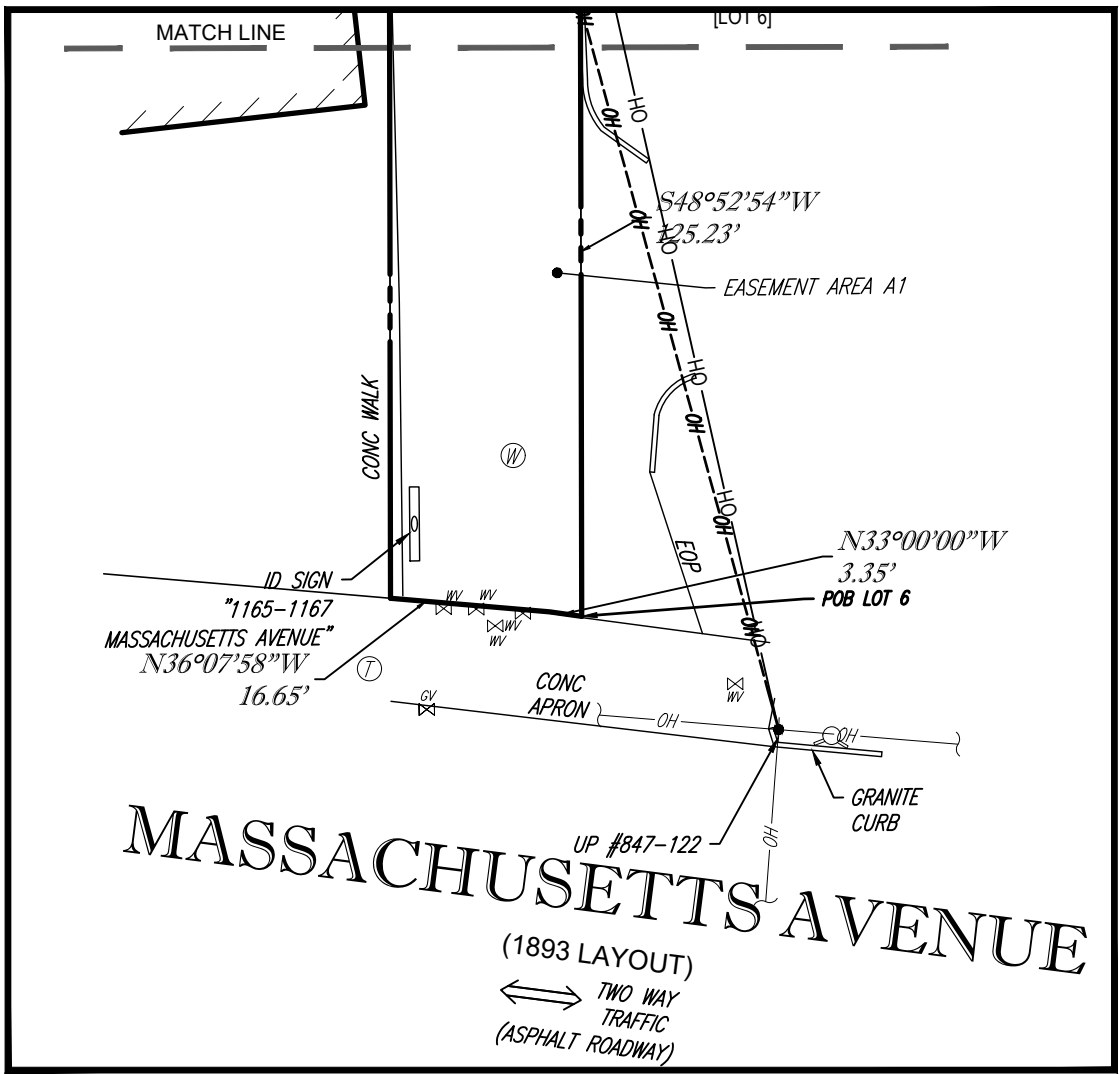
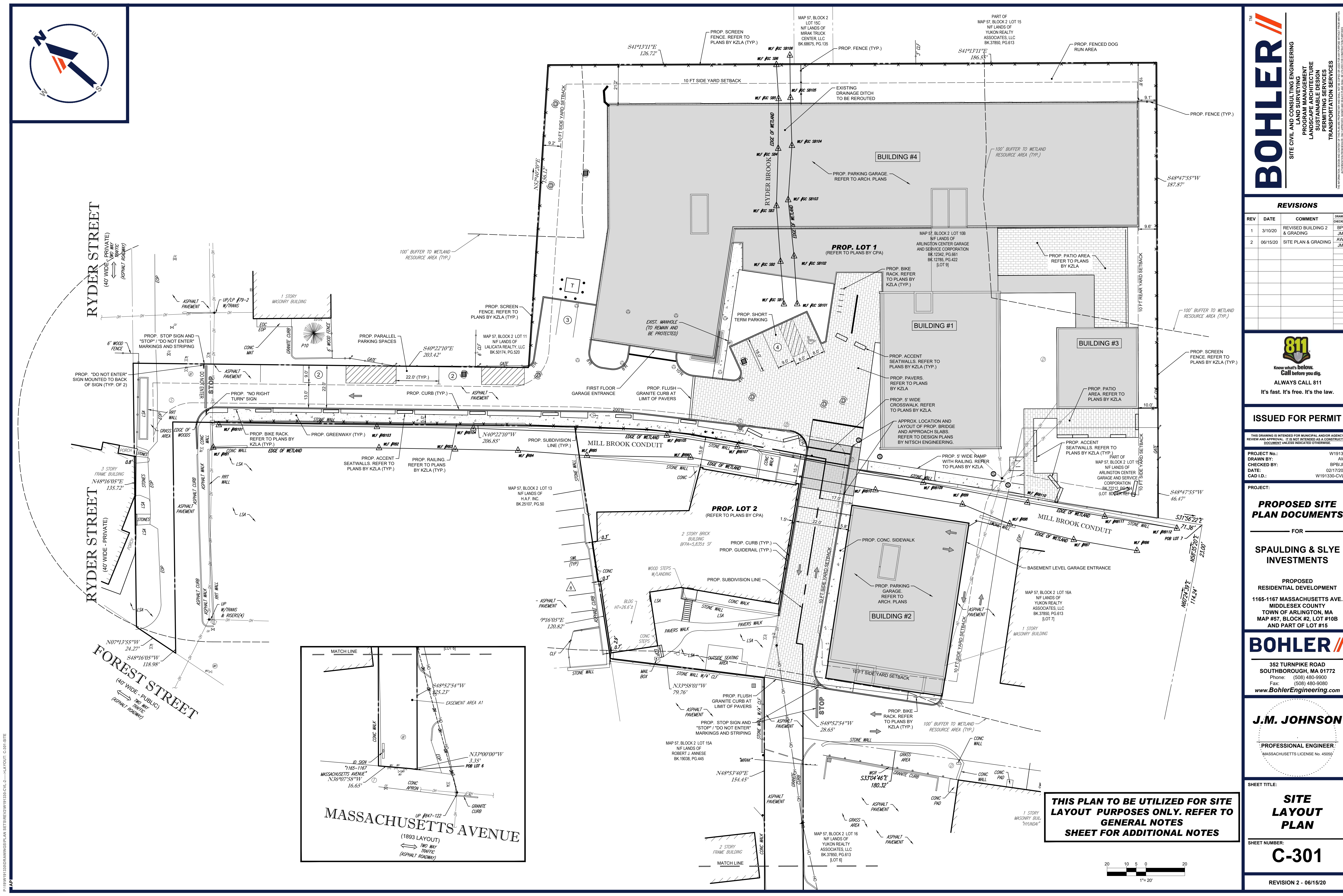
1	REVISED PER NEW CLIENT NAME & CERTIFIED PARTIES	-	R.J.K.	G.L.H.	7-16-2020
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE

FIELD DATE 12-3-2019	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
FIELD BOOK NO. MA19-20	
FIELD BOOK PG. 25	
FIELD CREW S.B.H.	

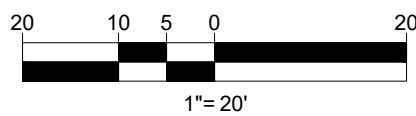
CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508.948.3000 - 508.948.3003 FAX

ALBANY, NY 5183175010
CHALFONT, PA 2157129600
MANHATTAN, NY 6467800411
MT LAUREL, NJ 6098572999
WARREN, NJ 9086600999

REVIEWED: A.J.D.	APPROVED: G.L.H.	DATE: 4-6-2020	SCALE: N/A	FILE NO. 03-190272	DWG. NO. 4 OF 4
---------------------	---------------------	-------------------	---------------	-----------------------	--------------------



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



TM

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING

PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE

SUSTAINABLE DESIGN

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 AND GRADING	AWP	JMJ

811

Know what's below. Call before you dig.

ALWAYS CALL 811

It's fast. It's free. It's the law.

ISSUED FOR PERMIT

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: BPB/JMJ
DATE: 02/17/2020
CAD I.D.: W191330-CVL-2

PROJECT:
PROPOSED SITE PLAN DOCUMENTS
FOR
SPAULDING & SLYE INVESTMENTS

PROPOSED RESIDENTIAL DEVELOPMENT
1165-1167 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.M. JOHNSON

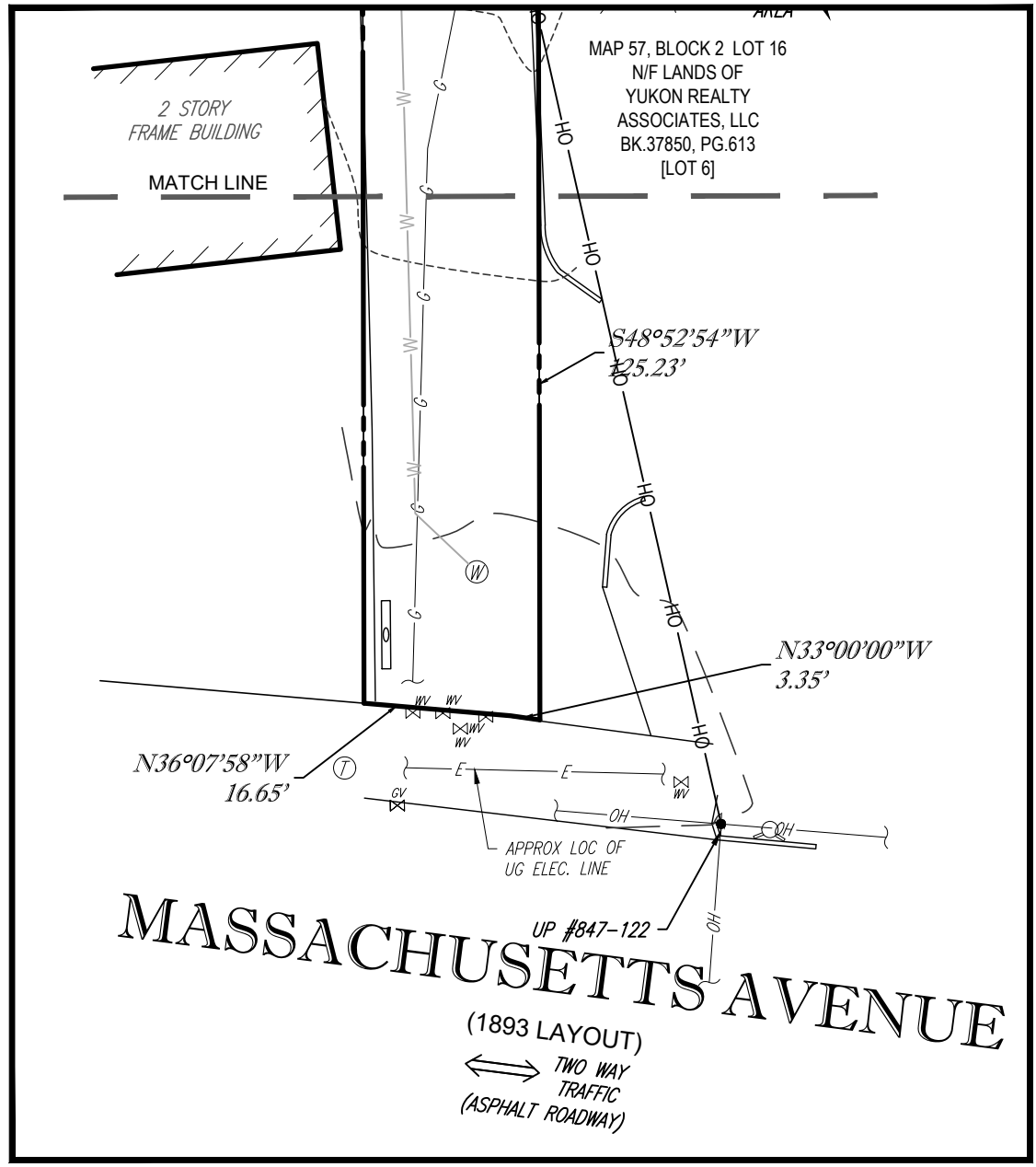
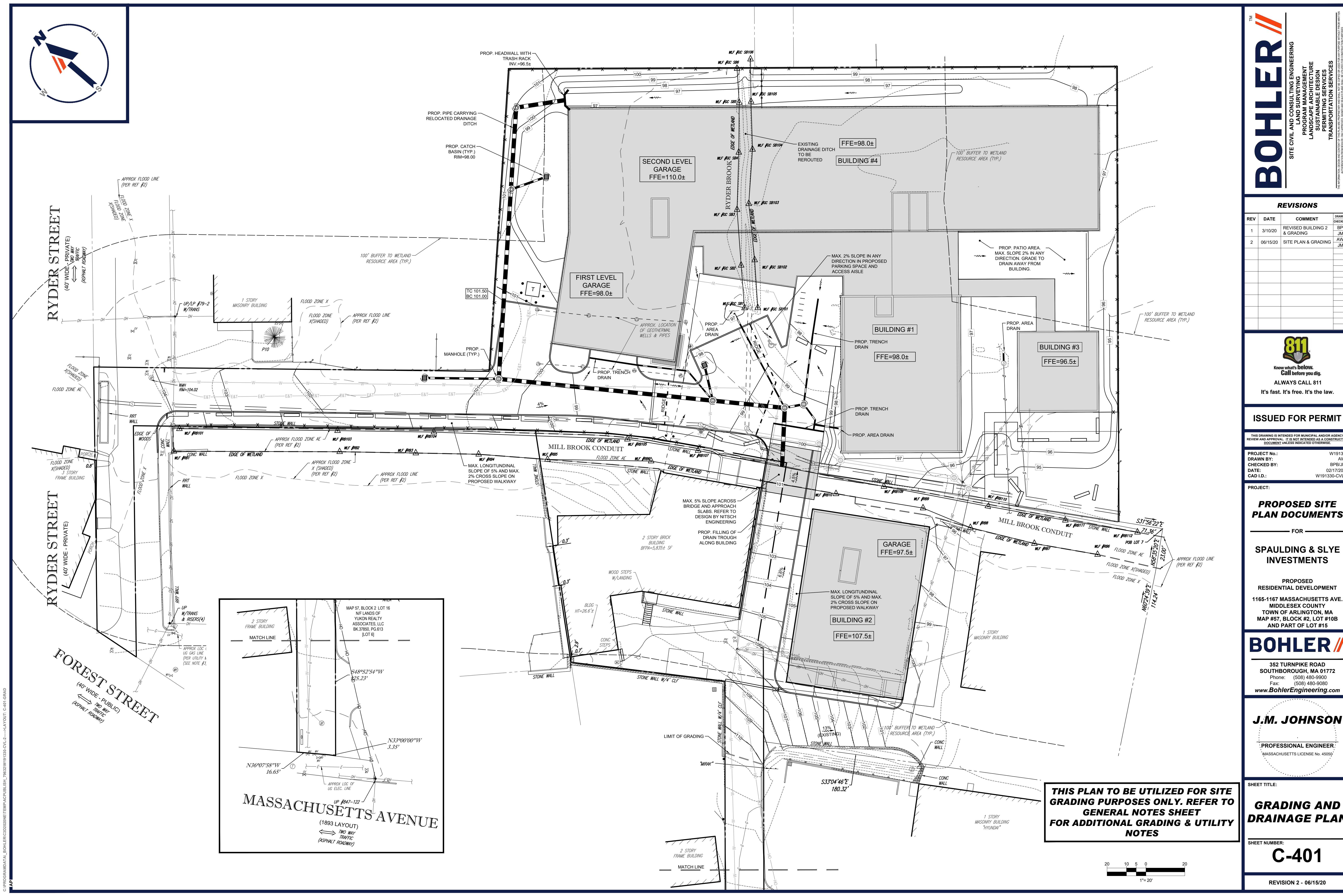
PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE NO. 45050

SHEET TITLE:
SITE LAYOUT PLAN

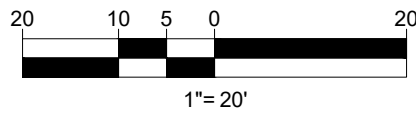
SHEET NUMBER:
C-301

REVISION 2 - 06/15/20

P:\191330\DRAWINGS\PLAN SETS\REV2\W191330-CVL-2--S-LAYOUT-C-301-SITE



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



BOHLER

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

TM

BOHLER

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

811

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

ISSUED FOR PERMIT

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: BPB/JMJ
DATE: 02/17/2020
CAD ID: W191330-CVL-2

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR SPAULDING & SLYE INVESTMENTS

PROPOSED RESIDENTIAL DEVELOPMENT
1165-1167 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.M. JOHNSON

PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 45059

SHEET TITLE:

GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C-401

REVISION 2 - 06/15/20