



2 Rendering - View Down Sunnyside
1/4" = 1'-0"



1 Rendering - Broadway at Sunnyside
1/4" = 1'-0"

10 SUNNYSIDE AVE.

10 SUNNYSIDE AVE.
ARLINGTON, MA 02474

PROJECT

Housing Corporation of
Arlington

252 MASSACHUSETTS AVE.
ARLINGTON, MA 02474
P 781.859.5294 F 000.000.0000

OWNER

utile

ARCHITECTURE + URBAN DESIGN

115 KINGSTON ST
BOSTON, MA 02111
P 617.423.7200 F 617.423.1414
utiledesign.com

ARCHITECT

SAMIOTES CONSULTANTS INC.

20 A STREET
FRAMINGHAM, MA 01701
P 508.877.6688

CIVIL

BF&A

17 BRIAN ROAD
LANCASTER, MA 01523
P 978.870.4301

CODE

BLW ENGINEERS

311 GREAT ROAD
P.O. BOX #1551
LITTLETON, MA 01460
P 978.486.4301

M/E/P/FP

STAMP

DATE	ISSUE / REVISION
03/09/2023	COMPREHENSIVE PERMIT

REVISIONS ON SHEET

SCALE	UTILE PROJECT NUMBER
1/4" = 1'-0"	2244

BUILDING RENDERINGS

GO.03

PREPARED FOR:
HOUSING CORPORATION OF ARLINGTON
252 MASSACHUSETTS AVENUE
ARLINGTON, MA 02474

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER OR USE IN ANY WAY IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALIENATED. THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL SIGN THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A BRIEF DESCRIPTION OF THE ALTERATION.

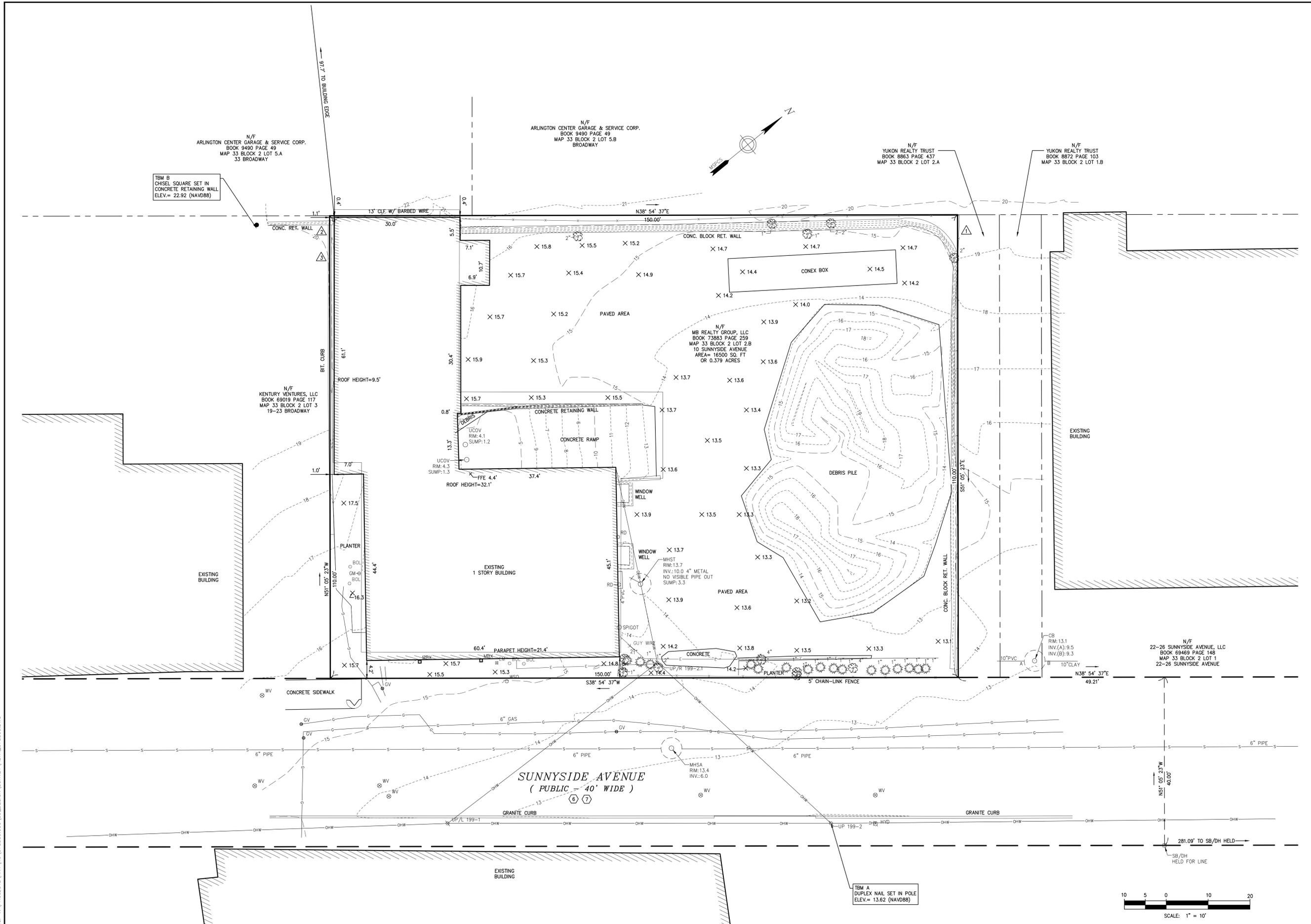
PROJECT TITLE:
ALTA/NSPS LAND TITLE SURVEY
10 SUNNYSIDE AVENUE
ARLINGTON, MA

No.	Submittal / Revision	App'd	By	Date
0	Issued For Review	WJD	MWC	09/09/2022
1	Attorney Comments	WJD	MWC	09/27/2022
2	Issued as Final	WJD	MWC	10/14/2022
3	Add Structures on Abutters Parcels	WJD	MWC	10/28/2022

Designed By:	Drawn By:	Checked By:
---	MWC	CDE

Issue Date: 9/09/2022 Project No: 078306 Scale: 1" = 10'

Drawing No.: SHEET 1 OF 2



File: V:\PROJECTS\ARY\K6\078306_000_09_DESIGN_SURVEY\ALTA_078306.DWG

GENERAL NOTES:

1. THE EXISTING CONDITIONS INFORMATION SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY CHA CONSULTING, INC. IN AUGUST OF 2022.

3. LOCUS OWNER OF RECORD:

MB REALTY GROUP, LLC
DEED BOOK 73883 PAGE 259
MAP 33 BLOCK 2 LOT 2.B

4. TOPOGRAPHY, CONTOURS AND BENCHMARKS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TEMPORARY BENCHMARKS, REFERENCED TO THE DATUM ARE INDICATED ON THE SURVEY.

IN THE EVENT THAT BENCHMARKS (BM'S), ESTABLISHED FOR THIS PROJECT AND PUBLISHED ON THIS SURVEY ARE DESTROYED, NOT RECOVERABLE OR A DISCREPANCY IS FOUND, THE USER SHOULD NOTIFY THIS FIRM IN WRITING PRIOR TO COMMENCING OR CONTINUING ANY WORK.

5. THE PROJECT AREA IS LOCATED IN FLOOD ZONE "X" AREAS OF MINIMAL FLOODING AS SHOWN ON FLOOD INSURANCE RATE MAP FOR MIDDLESEX COUNTY, COMMUNITY PANEL NUMBER 25017C0417E, EFFECTIVE DATE JUNE 4, 2010.

6. THE LOCUS PARCEL IS LOCATED IN THE TOWN OF ARLINGTON B4 DISTRICT (VEHICULAR ORIENTED BUSINESS) AS DEFINED BY THE TOWN OF ARLINGTON ZONING MAP.

7. LOCATION OF SUBSURFACE UTILITIES SHOWN HEREON ARE APPROXIMATE AND ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS PLAN. LOCATIONS ARE COMPILED FROM UTILITY PLANS OF RECORD AND DIG-SAFE FIELD MARKINGS. RIM AND INVERT INFORMATION HAS BEEN COMPILED AND FIELD VERIFIED WHERE POSSIBLE. THIS INFORMATION IS NOT TO BE USED FOR CONSTRUCTION. PRIOR TO ANY CONSTRUCTION, CONTACT DIG-SAFE (811) TO FIELD VERIFY LOCATION OF ALL UTILITIES.

8. PLAN REFERENCES:

PLAN #354 OF 1957
PLAN #415 OF 1947
PLAN #723 OF 1955
PLAN BOOK 3202 PAGE END

9. THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. FORMULATED IN ACCORDANCE WITH COMMONLY ACCEPTED PROCEDURES CONSISTENT WITH APPLICABLE STANDARDS OF PRACTICE, AND AS SUCH IT CONSTITUTES NEITHER A GUARANTEE NOR WARRANTY, EITHER EXPRESS OR IMPLIED. THE CERTIFICATIONS SHOWN ARE NOT CERTIFICATIONS TO THE TITLE OR OWNERSHIP OF THE PROPERTIES SHOWN.

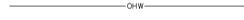
10. NO TREES OF 8" OR GREATER CALIPER WERE FOUND ON THE SITE.

RECORD DESCRIPTION: OFFICE NO. T99957A

LOT A SHOWN ON PLAN ENTITLED "LAND IN ARLINGTON, MASS., OWNED BY GRACE S. RUSSELL", DATED OCTOBER 25, 1905 BY DANA E. PERKINS, SURVEYOR, RECORDED WITH SAID DEEDS, BOOK 3202, PAGE END, EXCLUDING A 10 FOOT WIDE STRIP OF LAND ON THE NORTHEASTERLY SIDE OF LOCUS AS SET FORTH IN DEED OF ADLER M. B. HANSON ET AL, DATED NOVEMBER 29, 1956, RECORDED WITH MIDDLESEX COUNTY (SOUTHERN DISTRICT) REGISTRY OF DEEDS, BOOK 8863, PAGE 437.

ARLINGTON ASSESSOR'S PARCEL ID NO. 33-2-2B

LEGEND:

	BUILDING LINE		WATER VALVE
	PARCEL BOUNDARY LINE		HYDRANT
	ADJOINING PARCEL LINE		ROUND CATCH BASIN
	STREET/HIGHWAY LINE		SQUARE CATCH BASIN
	EDGE OF ASPHALT		STORM MANHOLE
	EDGE OF CONCRETE		GAS VALVE
	FENCE LINE		SEWER MANHOLE
	ELECTRIC LINE		UTILITY POLE
	GAS LINE		EXCEPTION
	OVERHEAD UTILITY LINE		ENCROACHMENT
	SEWER LINE		PINE TREE
	DRAINAGE LINE		DECIDUOUS TREE
	WATER LINE		

SURVEY CERTIFICATION

FIDELITY NATIONAL TITLE INSURANCE COMPANY OFFICE NUMBER T99957A; DATED AUGUST 10, 2022.

THIS SURVEY IS MADE FOR THE BENEFIT OF:

MB REALTY GROUP, LLC TOGETHER WITH THEIR SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR, **FIDELITY NATIONAL TITLE INSURANCE COMPANY** TOGETHER WITH THEIR SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR, **HOUSING CORPORATION OF ARLINGTON** TOGETHER WITH THEIR SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR, **MASSDOCS LANDERS** TOGETHER WITH THEIR SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR, **LIFE INSURANCE COMMUNITY INVESTMENT INITIATIVE, LLC** TOGETHER WITH THEIR SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 8, 9, 11, 11(g), 13, 17 & 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED IN AUGUST OF 2022.

THERE IS NO EVIDENCE OF CEMETERIES.

THE LEGAL DESCRIPTION FORMS A MATHEMATICALLY CLOSED FIGURE WITHOUT GAPS, GORES OR OVERLAPS.

THE PROPERTY HAVE DIRECT ACCESS TO SUNNYSIDE AVENUE, BEING A DEDICATED PUBLIC STREET.

THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

THERE IS NO EVIDENCE OF USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

THE PREMISES SHOWN ON THE SURVEY IS THE SAME PROPERTY DESCRIBED IN EXHIBIT A OF THE TITLE COMMITMENT.

WILLIAM J. DORGAN, PROFESSIONAL LAND SURVEYOR NO. 49622
DATE:

FIDELITY NATIONAL TITLE INSURANCE COMPANY,
OFFICE NUMBER: T99957A
SCHEDULE B PART 2
EFFECTIVE DATE: AUGUST 10, 2022

- RIGHTS OR CLAIMS OF PERSONS IN POSSESSION. (NOT SURVEY RELATED)
- EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS, BOUNDARY-LINE DISPUTES, OVERLAPS, ENCROACHMENTS, TITLE TO FILLED LANDS (IF ANY) AND ANY MATTERS NOT OF RECORD WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES. (SEE THIS SURVEY WITH RESPECT TO ENCROACHMENTS)
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL, HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT SURVEY RELATED)
- ANY DEFECT, LIEN, ENCUMBRANCES, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. (NOT SURVEY RELATED)
- LIENS FOR TAXES AND MUNICIPAL CHARGES WHICH BECOME DUE AND PAYABLE SUBSEQUENT TO THE DATE OF SAID POLICY. (NOT SURVEY RELATED)
- TAKING BY THE TOWN OF ARLINGTON FOR CONSTRUCTING, MAINTAINING AND OPERATING WATER WORKS, DATED AUGUST 5, 1946, RECORDED WITH SAID DEEDS, BOOK 7029, PAGE 223. SEE ALSO PLAN NO. 1177 OF 1946, RECORDED WITH SAID DEEDS, BOOK 7029, PAGE 223. (SEE THIS SURVEY)
- ORDER OF TAKING BY THE TOWN OF ARLINGTON FOR THE LAYOUT OF SUNNYSIDE AVENUE, DATED APRIL 25, 1955, RECORDED WITH SAID DEEDS, BOOK 8456, PAGE 138. SEE ALSO PLAN NO. 723 OF 1955, RECORDED WITH SAID DEEDS, BOOK 8456, PAGE 138. (SEE THIS SURVEY)
- DECISION BY THE TOWN OF ARLINGTON ZONING BOARD OF APPEALS, RECORDED WITH SAID DEEDS, BOOK 78503, PAGE 1. (NOT SURVEY RELATED)

POTENTIAL ENCROACHMENTS:

-  CHAIN-LINK FENCE CROSSES OVER PROPERTY LINE 0' TO 0.4'.
-  RETAINING WALL CROSSES OVER PROPERTY LINE 0.8'.
-  BIT. CURB CROSSES OVER PROPERTY LINE 0' TO 0.4'.

PREPARED FOR:

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Designed By:	Drawn By:	Checked By:
---	MWC	CDE
Issue Date:	Project No:	Scale:
9/09/2022	078306	1" = 10'

Drawing No.:

SHEET 2 OF 2