

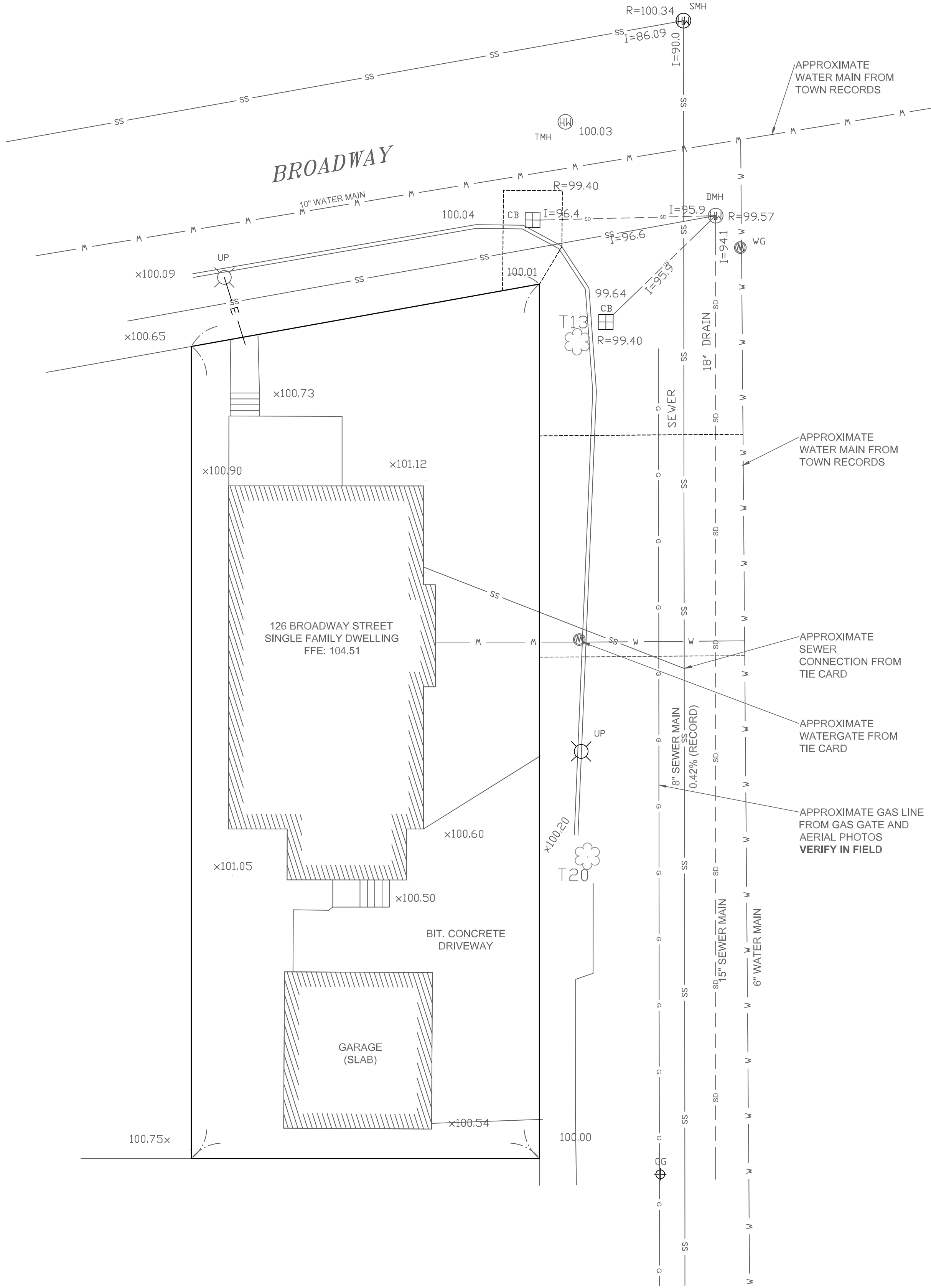
- GENERAL NOTES**
1. NO WORK SHALL COMMENCE UNTIL PERMITS ARE OBTAINED FROM THE LOCAL MUNICIPALITY.
 2. THE CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY, COORDINATION WITH THE OWNER AND ALL SUBCONTRACTORS, AND THE MEANS AND METHODS OF CONSTRUCTING THE PROPOSED WORK.
 3. COMPLY WITH THE LATEST OSHA STANDARDS FOR EXCAVATING WORK. FOLLOW ALL REQUIREMENTS OF OSHA EXCAVATION STANDARDS INCLUDING, BUT NOT LIMITED TO, THE PROVISION FOR A COMPETENT PERSON ON SITE AND ANY REQUIRED DOCUMENTATION REQUIRING CERTIFICATION BY A PROFESSIONAL ENGINEER.
 4. PER MASSACHUSETTS LAW, CALL 1-888-DIG-SAFE (1-888-344-7233), THE MUNICIPALITY, AND OTHER UTILITY OWNERS IN THE AREA NOT ON THE DIGSAFE LIST AT LEAST 72 HOURS PRIOR TO ANY UNDERGROUND EXCAVATION ON SITE. SUBMIT DIGSAFE VERIFICATION NUMBER TO THE APPROPRIATE MUNICIPALITY PRIOR TO ANY DIGGING, TRENCHING, ROCK REMOVAL, DEMOLITION, BORING, BACKFILLING, GRADING, LANDSCAPING, OR ANY OTHER EARTH MOVING OPERATIONS.
 5. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND SOME UTILITIES MAY NOT BE SHOWN.
 6. IF SUBSURFACE CONDITIONS OR ELEVATION TO GROUNDWATER APPEAR TO BE DIFFERENT THAN WHAT IS DEPICTED ON THIS PLAN, THE ENGINEER OF RECORD MUST BE CONTACTED IMMEDIATELY.
 7. NOTIFY THE ENGINEER OF ANY UTILITIES IDENTIFIED DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE DRAWINGS OR THAT DIFFER IN SIZE OR MATERIAL.
 8. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. IF FIELD CONDITIONS ARE OBSERVED THAT VARY SIGNIFICANTLY FROM THOSE SHOWN ON THESE PLANS, IMMEDIATELY NOTIFY THE ENGINEER IN WRITING FOR RESOLUTION OF THE CONFLICTING INFORMATION.
 9. THE CONTRACTOR IS RESPONSIBLE TO INSTALL UTILITIES ACCORDINGLY WITH THE LOCAL MUNICIPALITY STANDARDS AND TO REQUEST AND SCHEDULE INSPECTIONS.
 10. PROPOSED AND EXISTING UTILITY ELEVATIONS MUST BE CONFIRMED PRIOR TO INSTALLATION AND BACKFILLING AND APPROVED BY THE ENGINEER OF RECORD.
 11. AS OF JANUARY 1, 2019, ALL TRENCH EXCAVATION CONTRACTORS SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 52A, TRENCH EXCAVATION SAFETY REQUIREMENTS, TO PROTECT THE GENERAL PUBLIC FROM UNAUTHORIZED ACCESS TO UNATTENDED TRENCHES. TRENCH EXCAVATION PERMIT REQUIRED. THIS APPLIES TO ALL TRENCHES, BOTH ON PUBLIC AND/OR PRIVATE PROPERTY.
 12. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH MANUFACTURER'S REQUIREMENTS REGARDING INSTALLATION, SHIPPING, AND HANDLING.
 13. ALL FILL AND CRUSHED STONE MUST BE CLEAN AND FREE OF DEBRIS, ORGANIC MATERIALS AND RECYCLED MATERIALS.
 14. ALL WORK MUST BE DONE IN ACCORDANCE WITH LOCAL REGULATIONS AND BY LAWS. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL ENGINEERING DEPARTMENT.

- BASE PLAN NOTES:**
1. THIS PLAN IS NOT REPRESENTATIVE OF A PROPERTY LINE SURVEY.
 2. THE EXISTING CONDITIONS REFERENCE AN EXISTING PLOT PLAN PREPARED BY ROBER SURVEY, DATED 02/07/25, TITLED "EXISTING CONDITIONS PLAN #126 BROADWAY".
 3. THE PROPOSED CONDITIONS REFERENCE AN EXISTING PLOT PLAN PREPARED BY ROBER SURVEY, DATED 02/07/25, TITLED "PROPOSED PLOT PLAN #126 BROADWAY".
 4. INFORMATION REGARDING THE STRUCTURE REFERENCES AN ARCHITECTURAL PLAN SET PREPARED BY TIM JOHNSON ARCHITECT, LLC, DATED 04/23/25, TITLED "PROPOSED 5 STORY, MIXED-USED BUILDING".
 5. THE UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND REFERENCE THE PLAN DETAILED IN NOTE #2 AND EXISTING RECORDS FORWARDED BY THE CITY OF ARLINGTON ENGINEERING DEPT.
 6. TEST PITS WERE PERFORMED BY CHONGRIS ENGINEERING IN JUNE 2025.
 7. THE DATUM SHOWN HEREON REFERENCES THE DATUM IN THE PLAN REFERENCED IN NOTE 3.

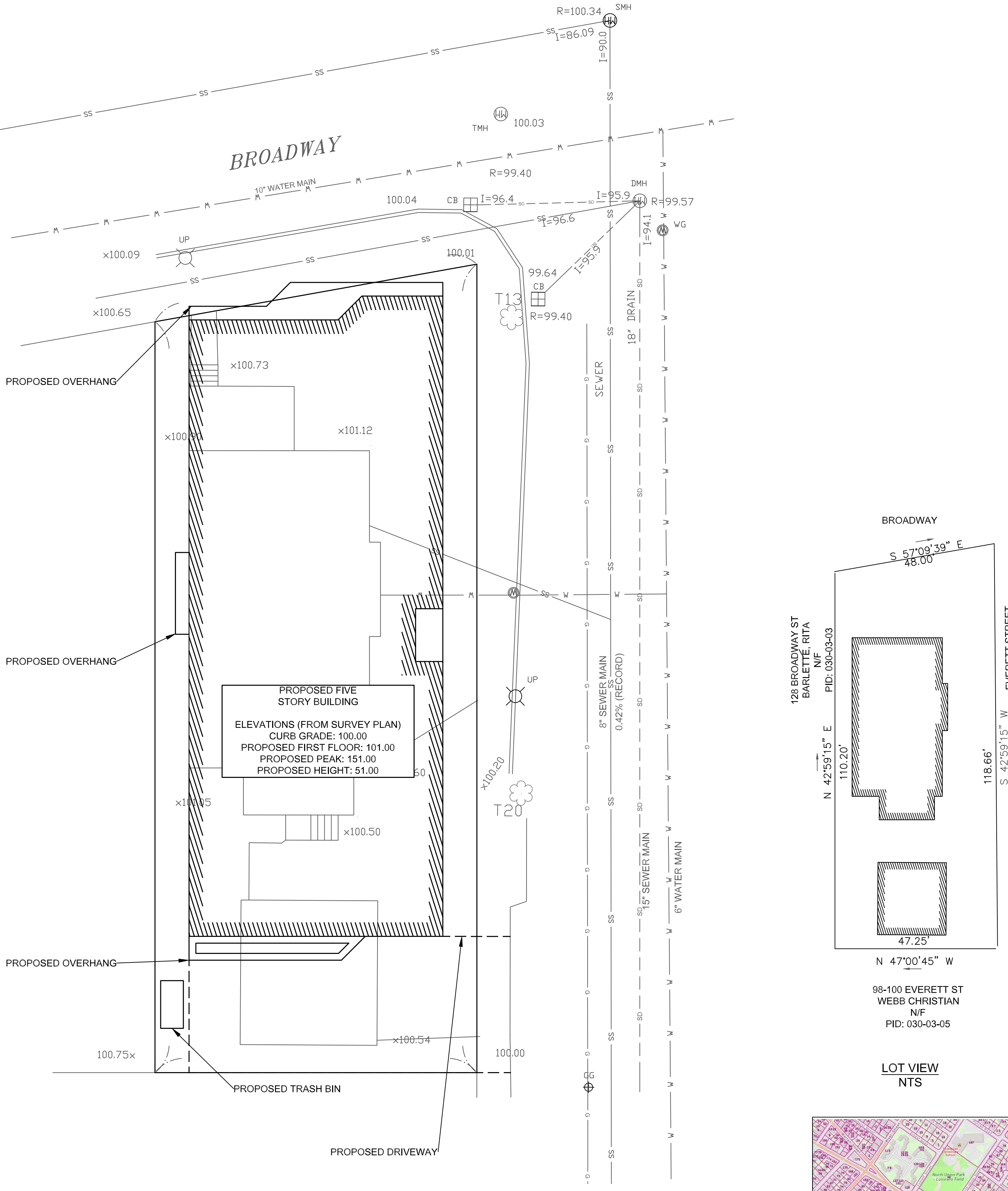
SOIL EVALUATION:					
TP-1 (101.004)	FILL	0-36"	NO REDOX		
	Ab	S.L. 10YR3/3 36-69"	NO SEEPAGE		
	Bw	L.S. 10YR4/4 69-105"	NO STANDING		
	C	SAND 2.5Y5/4 105-120"	ESHOW: 91.00'		
	Cr	120"			
TP-2 (101.004)	FILL	0-36"	NO REDOX		
	Ab	S.L. 10YR3/3 36-72"	NO SEEPAGE		
	Bw	L.S. 10YR4/4 72-90"	NO STANDING		
	C	SAND 2.5Y5/4 90-120"	ESHOW: 91.00'		
	Cr	120"			

TEST DATE: 06/18/2025
EVALUATOR: ISRAEL BERL

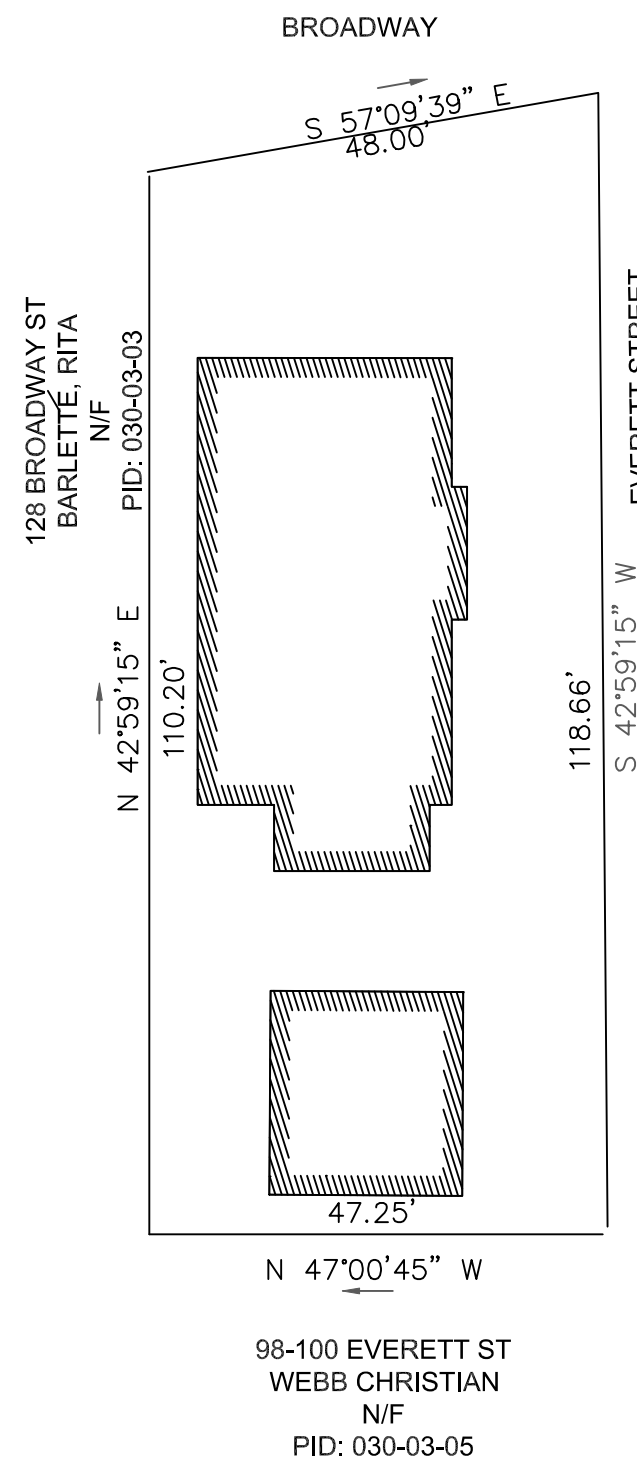
AREA TYPE SUMMARY TABLE		
DESCRIPTION	EXISTING (SF)	PROPOSED (SF)
HOUSE	1,367	3,583
GARAGE	427	-
PORCH	146	-
WALKWAY	71	-
DRIVEWAY	867	761
GRASS	2,529	1,063
TOTAL IMPERVIOUS	2,878	4,344
INCREASE IN IMPERVIOUS	-	1,466
TOTAL AREA	5,407	5,407
NOTES:		
*WOODED AREA COMBINED WITH LAWN AREA FOR SIMPLICITY. LAWN CN > WOODS CN (CONSERVATIVE)		



EXISTING CONDITIONS PLAN
1" = 10'



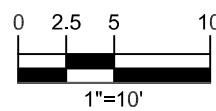
PROPOSED CONDITIONS PLAN
1" = 10'



LOT VIEW
NTS



LOCUS
NTS



Prepared By:

**CHONGRIS
ENGINEERING**

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978-655-0885



Alexander J. Chongris

NOT FOR CONSTRUCTION
PERMIT REVIEW ONLY

Plan Title:

126 BROADWAY STREET
ARLINGTON, MA

CIVIL PLAN SET

FOR PERMIT REVIEW ONLY

Address Info:

126 BROADWAY STREET
ARLINGTON, MA

PID: 030-03-04

LOT SIZE: 0.12 ACRES

Owner Info:

126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA
978-815-1486

Rev. No.	Rev. Date	Description
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Date: 07/09/2025

Drawn by:

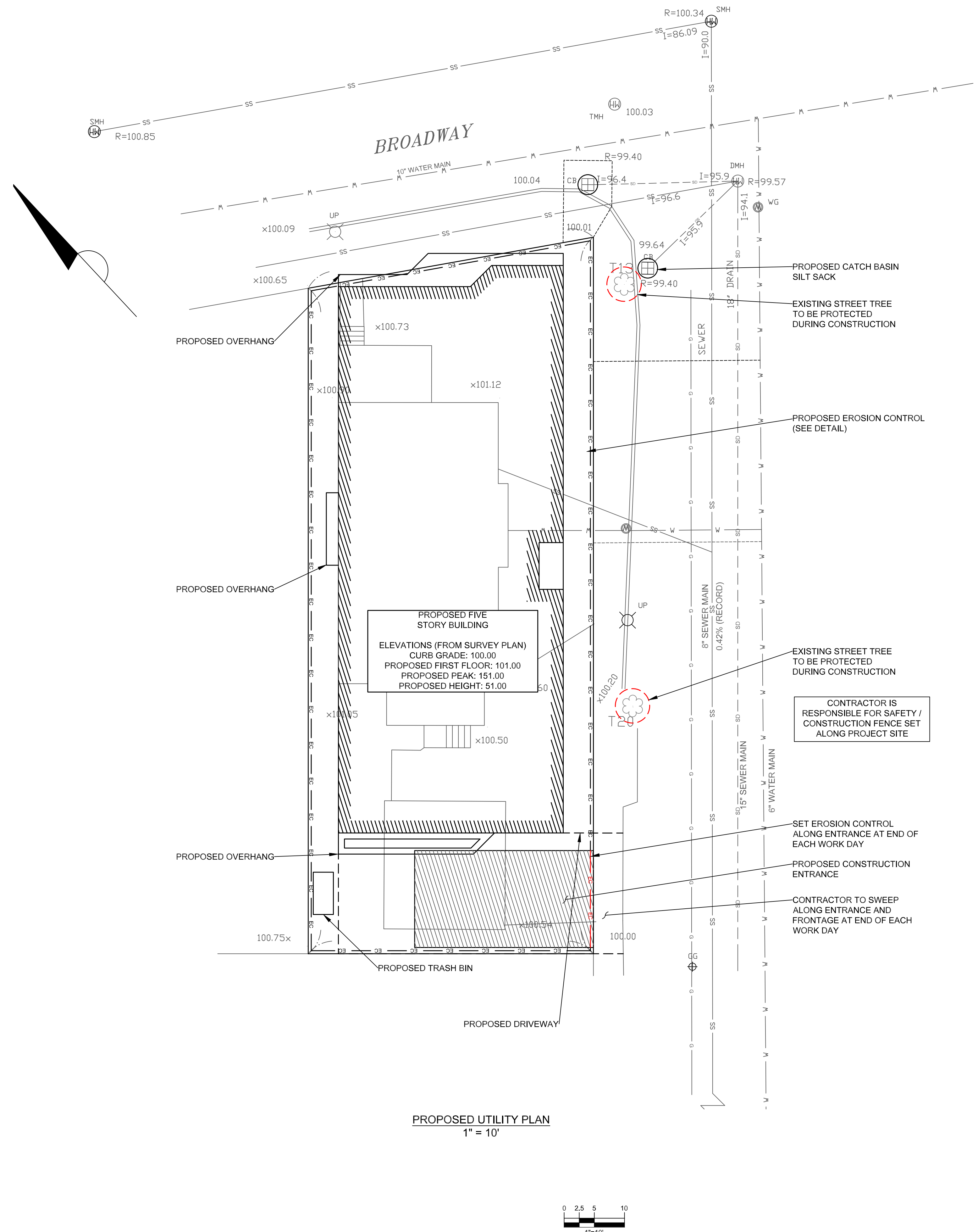
Approved by:

Job Number: 25.166

EXISTING AND PROPOSED
CONDITIONS
AND NOTES

SCALE: AS NOTED

SHEET 1 OF 5



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COMMONWEALTH OF MASSACHUSETTS
ALEKSANDR J. CHONGRIS
CIVIL
No. 56795
REGISTERED
PROFESSIONAL ENGINEER

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126 BROADWAY STREET
ARLINGTON, MA

CIVIL PLAN SET

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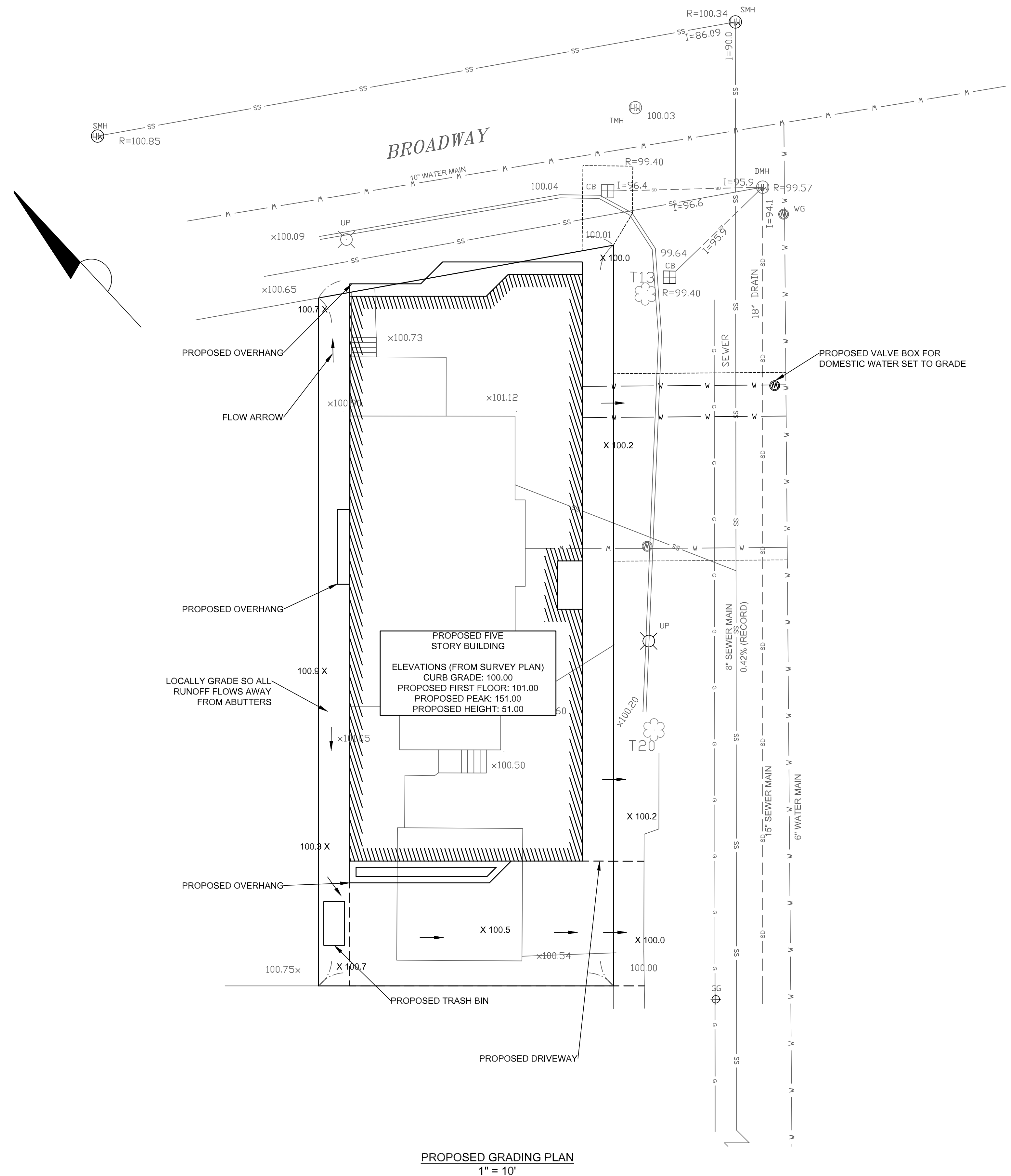
Address Info:

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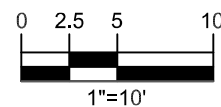
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Rev. No.	Rev. Date	Description
Date: 07/09/2025		
Drawn by:		
Approved by:		
Job Number: 25.166		
PROPOSED EROSION CONTROL PLAN		
SCALE: AS NOTED		
SHEET 3 OF 5		



PROPOSED GRADING PLAN
1" = 10'



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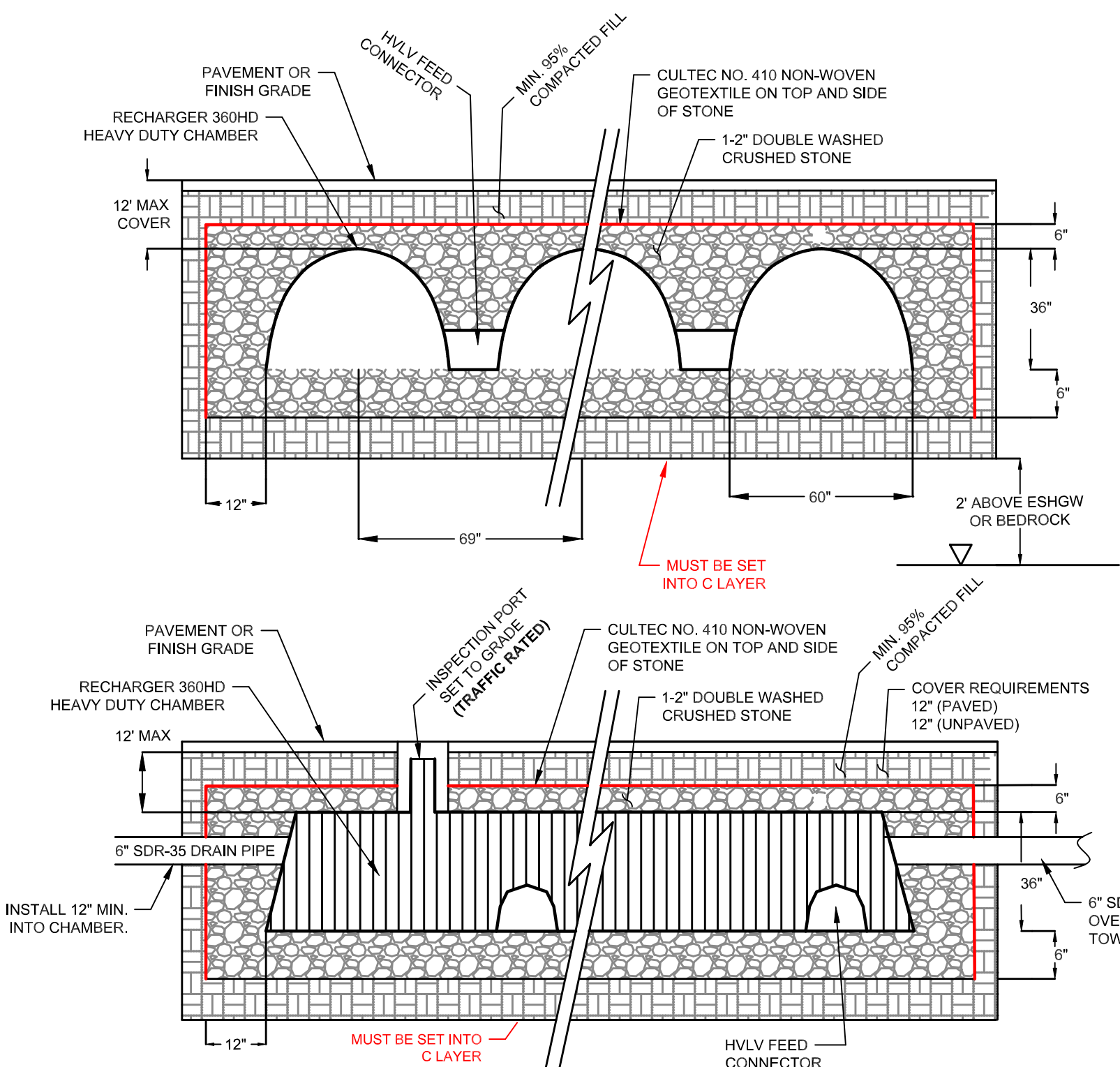
Approved by:

Job Number: 25.166

PROPOSED GRADING
PLAN

SCALE: AS NOTED

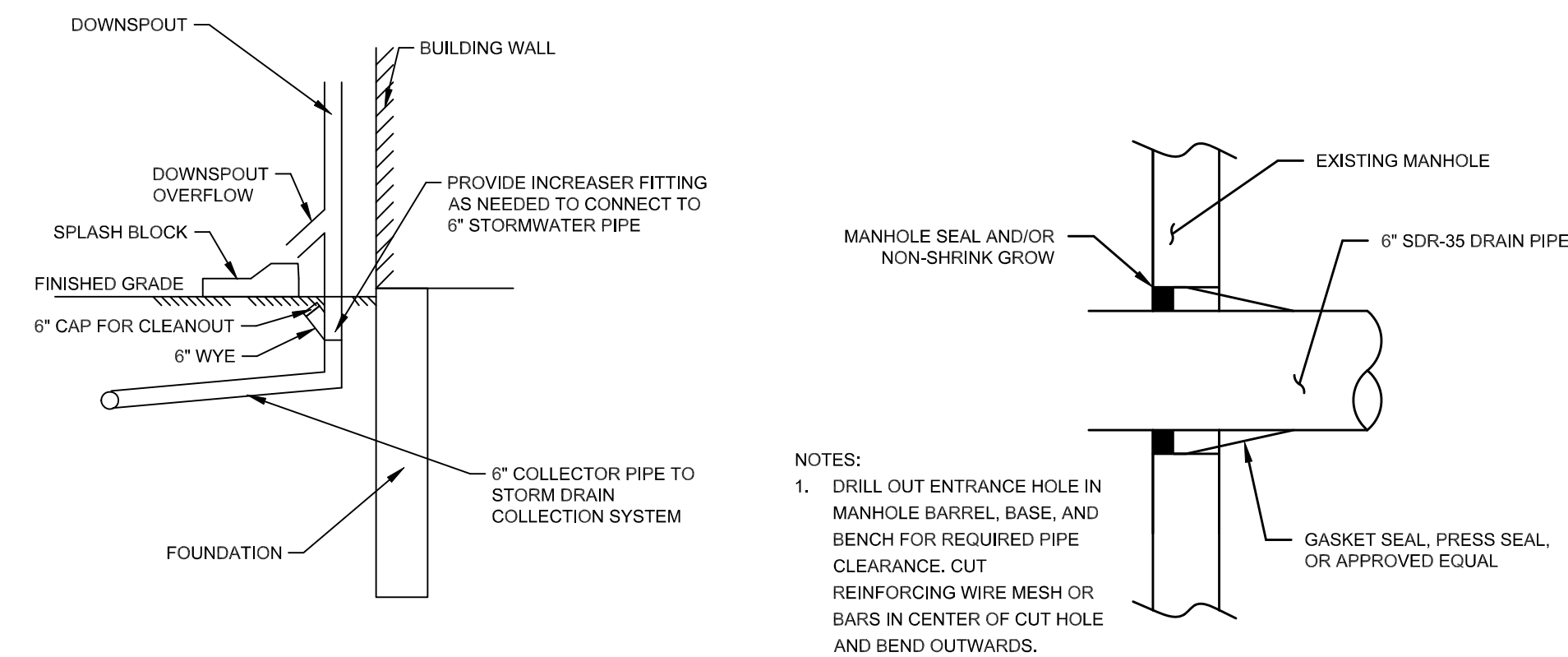
SHEET 4 OF 5



INFILTRATION SYSTEM NOTES:

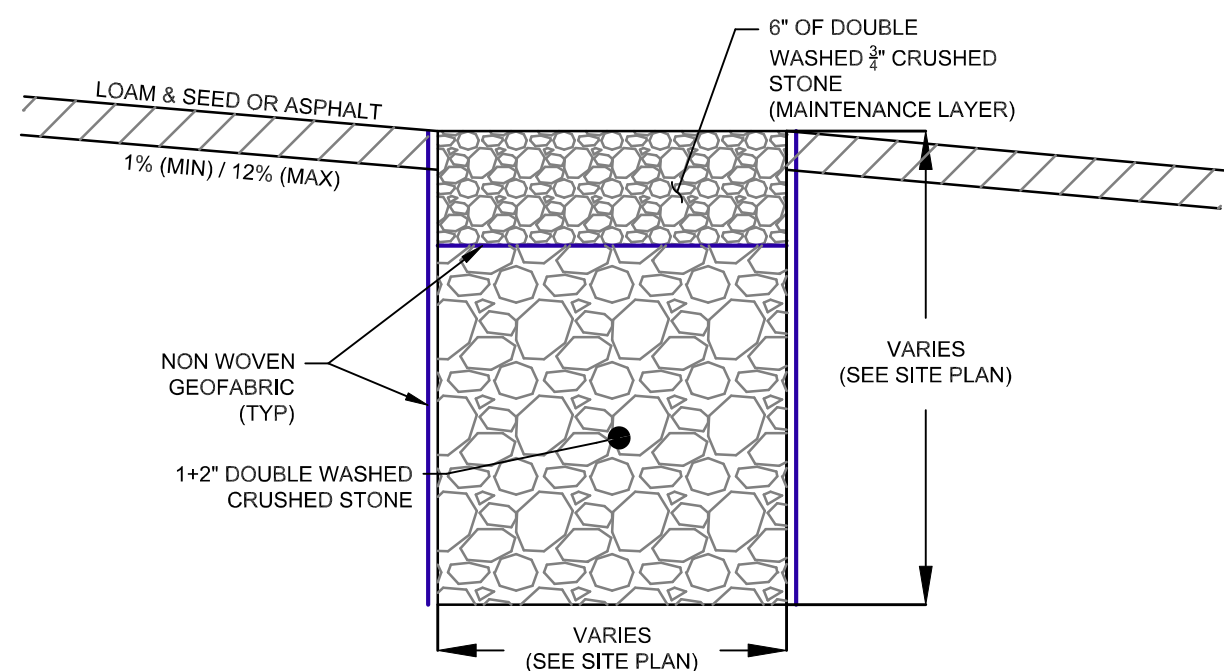
1. THE BOTTOM OF THE SYSTEM IS TO BE AT LEAST 2 FT ABOVE THE ESTIMATED SEASONAL HIGH GROUNDWATER AND LEDGE.
2. THE EDGE OF SYSTEM STONE IS TO BE AT LEAST 4 FT (HORIZONTAL) FROM ANY LEDGE.
3. THE STONE IS TO BE DOUBLE WASHED.
4. FILTER FABRIC IS NOT TO BE PLACED ON BOTTOM OF SYSTEM.
5. A 2-FT OVERDIG OF REMOVAL AND REPLACEMENT OF UNSUITABLE MATERIAL MEASURED FROM THE EDGE OF THE SYSTEM STONE IN ALL DIRECTIONS IS REQUIRED AND A MINIMUM OF 6" INTO THE C-LAYER.
6. INSPECTION PORTS SHALL BE BROUGHT TO GRADE.

CULTEC 360HD CHAMBERS DETAIL
NTS

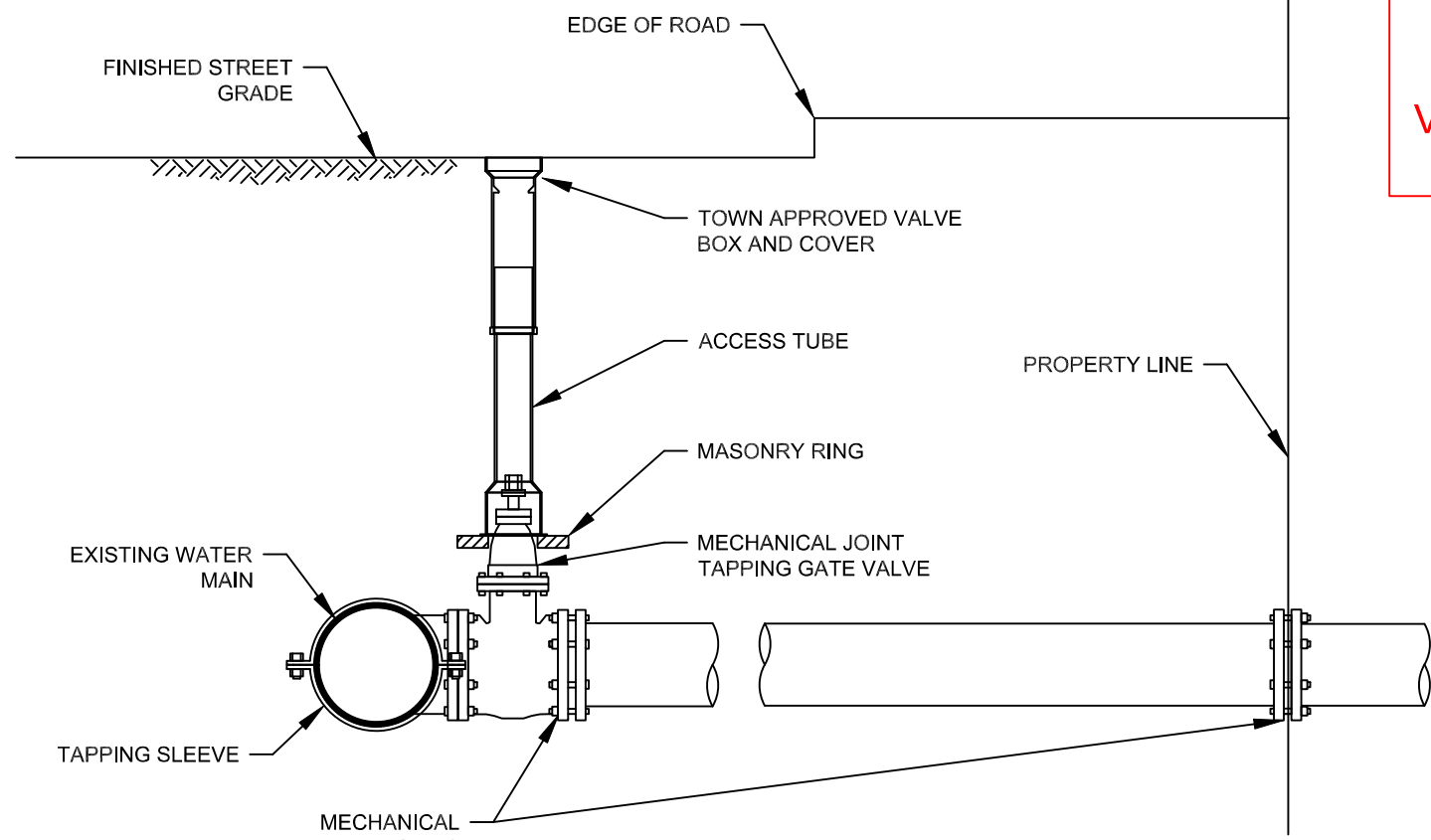


DOWNSPOUT DETAIL
NOT TO SCALE

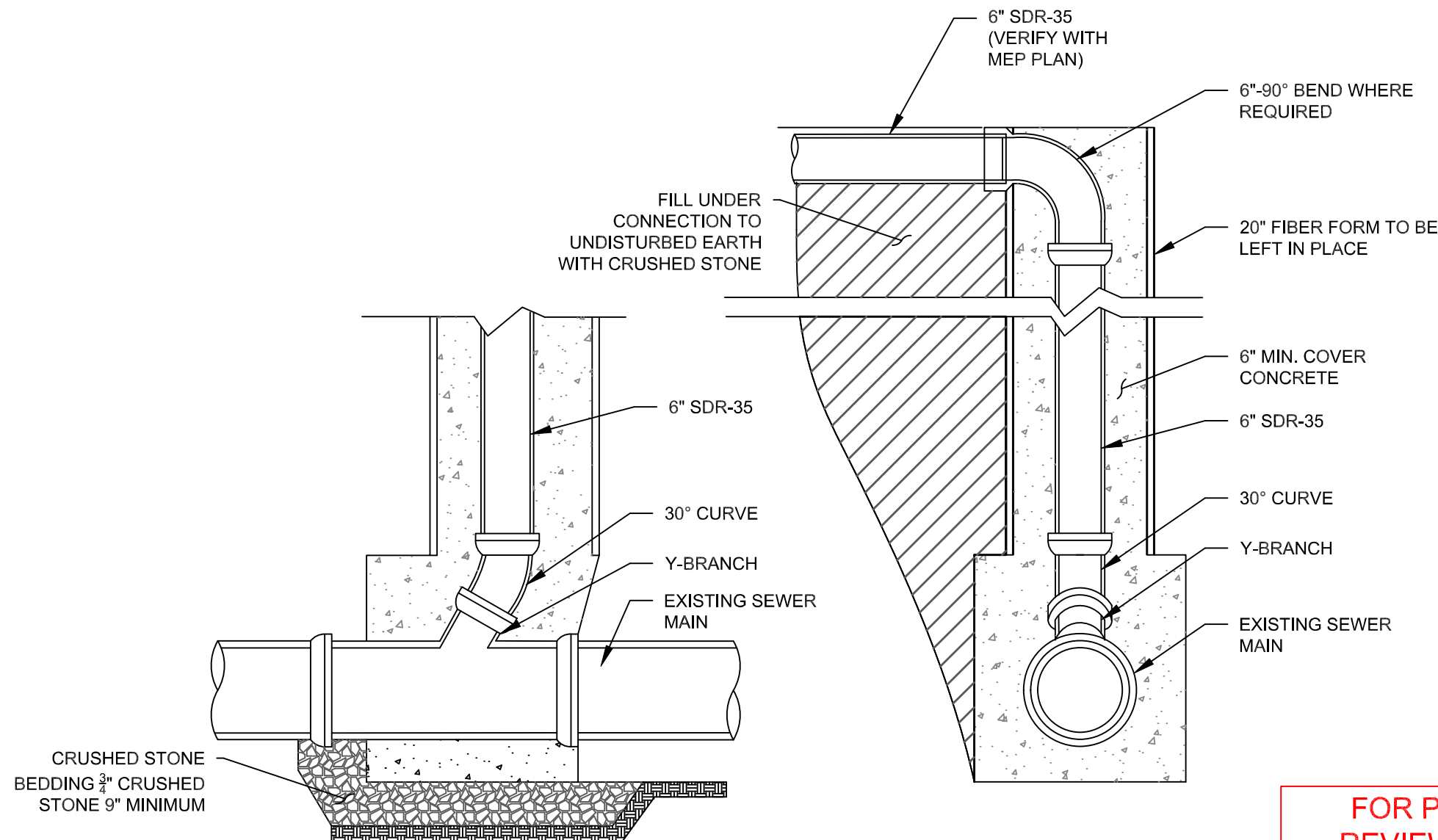
CATCH BASIN CONNECTION DETAIL
NTS



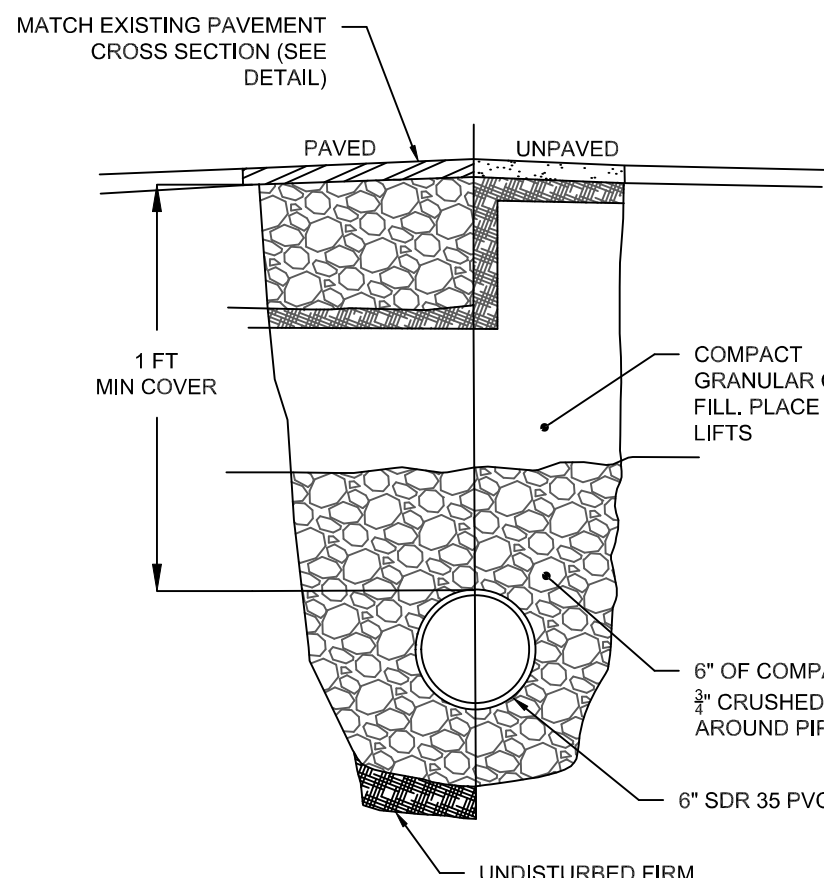
INTERCEPTOR DRAIN
NTS



TYPICAL WATER PIPE CONNECTION WITH TAPPING SLEEVE
AND GATE VALVE
NTS

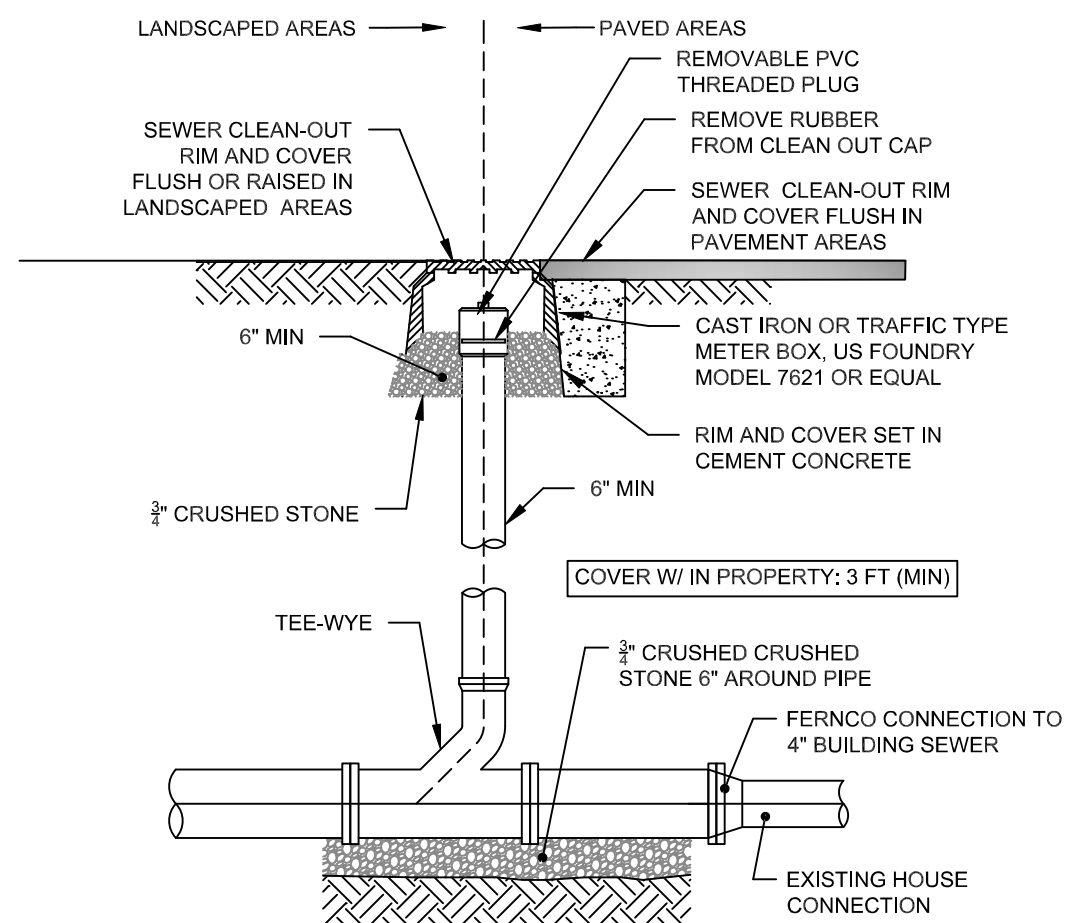


CHIMNEY CONNECTION
NOT TO SCALE



- NOTES:
1. MATERIAL USED FOR BACKFILLING MUST NOT CONTAIN STONES LARGER THAN 3 INCHES IN GREATEST DIMENSION. BACKFILL SHALL CONFORM TO SECTION 6.3.1.
 2. ANY EXCAVATION BELOW 8" BELOW THE PIPE INVERT ELEVATION DUE TO UNSUITABLE SOILS MUST BE REPLACED WITH 3/4" CRUSHED STONE.

SEWER GRAVITY TRENCH DETAIL
NTS



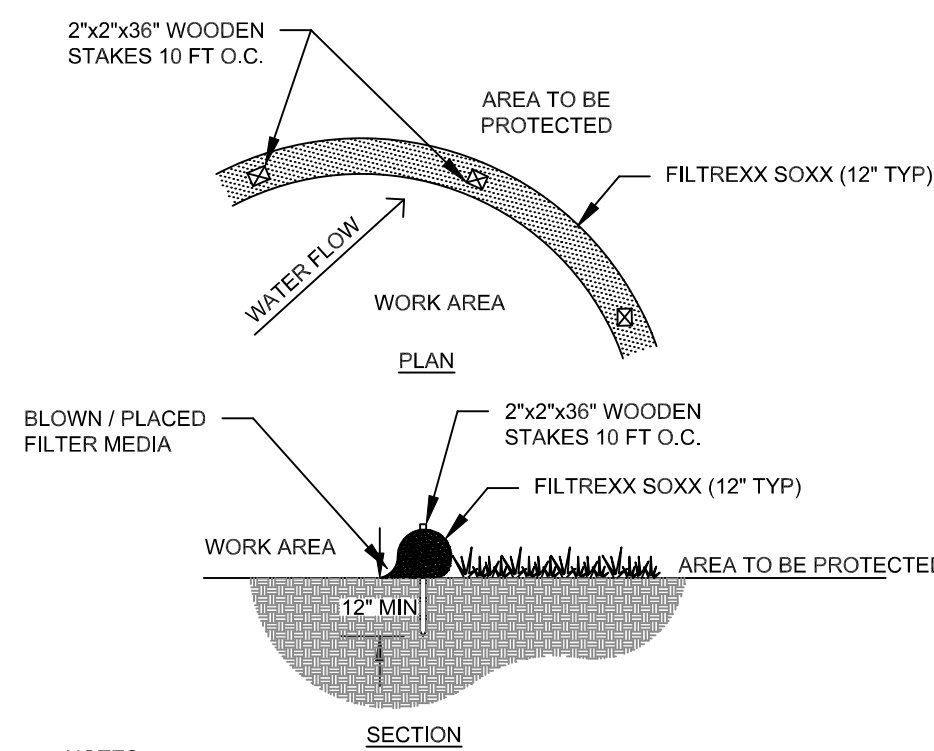
ABOVE GRADE CLEANOUT
NTS

FOR PERMIT
REVIEW ONLY
VERIFY PIPE SIZING
WITH MEP PLANS

FOR PERMIT
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VERIFY PIPE SIZING
WITH MEP PLANS

EROSION AND SEDIMENT CONTROL NOTES:

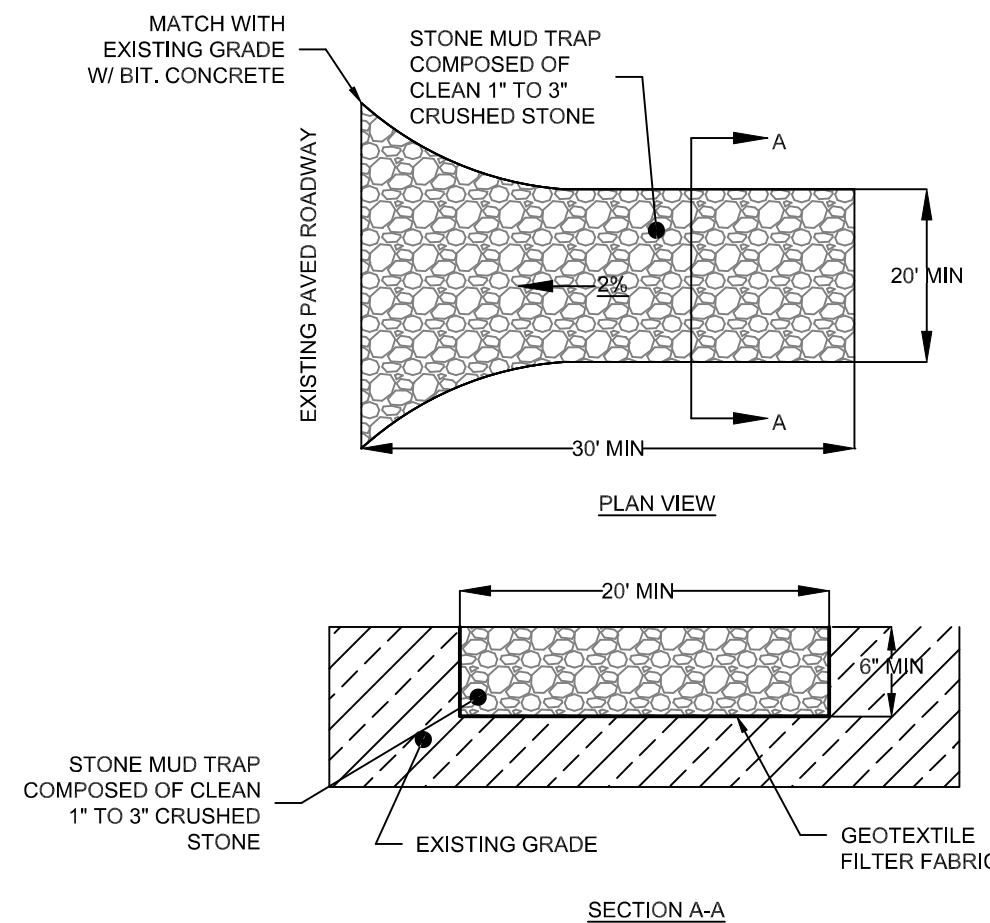
1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO COMMENCEMENT OF LAND DISTURBANCE ACTIVITIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION.
3. ALL DISTURBED AREAS TO DRAIN TO APPROVED SEDIMENT STABILIZATION MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
4. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES WEEKLY AND AFTER EACH RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
5. THE CONTRACTOR SHALL MAINTAIN A SURPLUS SUPPLY OF NECESSARY EROSION CONTROL DEVICES ON-SITE FOR EMERGENCY USE (STRAW BALES, WATTLES, FILTER BERM, SILT FENCE, STAKES, CRUSHED STONE).
6. ALL DISTURBED AREAS WILL BE STABILIZED WITH LOAM AND SEED, LANDSCAPING, OTHER VEGETATION, OR OTHER STABILIZATION METHODS AT THE COMPLETION OF CONSTRUCTION.
7. THE STREET WILL BE KEPT CLEAN OF ANY DIRT AND SEDIMENT THAT IS WASHED INTO THE STREET OR TRACKED FROM CONSTRUCTION VEHICLES, AND THE STREET WILL BE SWEEP AS NEEDED AT THE END OF EACH DAY OF CONSTRUCTION.
8. ANY DISTURBED AREAS THAT ARE BARE OR DISTURBED FOR 30-DAYS OR LONGER ARE TO BE TEMPORARILY OR PERMANENTLY STABILIZED WITH ADEQUATE COVER.



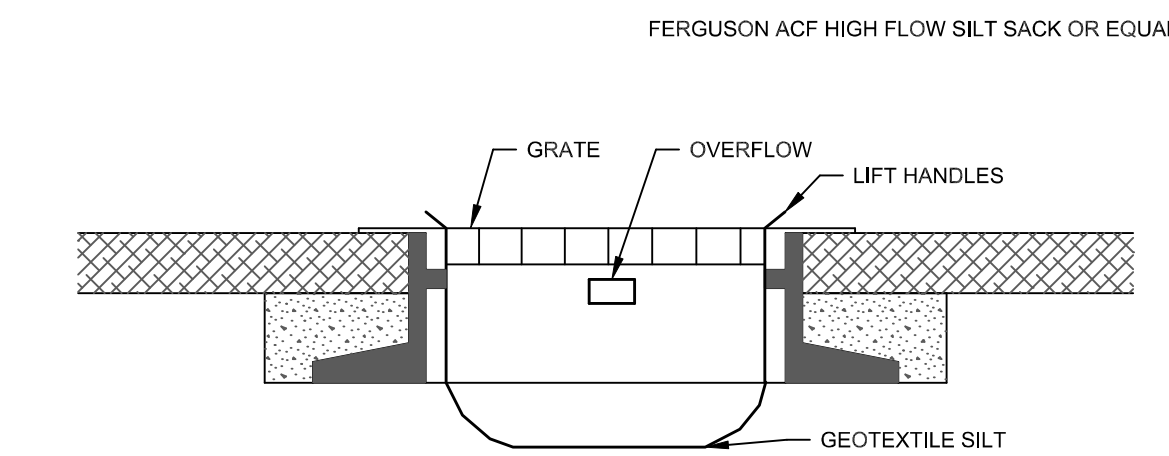
NOTES:

1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FILTREXX® SEDIMENT CONTROL
NOT TO SCALE



CONSTRUCTION ENTRANCE DETAIL
NTS



WATTLE NOTES:

1. HIGH FLOW SILT SHACK SHALL BE A FERGUSON ACF HIGH FLOW SILT SACK OR EQAUL.
2. CLEAN AND INSPECT SILT SACK REGULARLY AND AFTER EVERY MAJOR WEATHER EVENT.
3. SILT SACK SHALL BE SECURED AS DIRECTED BY THE MANUFACTURER TO PREVENT UNIT FROM FALLING INTO CATCH BASIN WHEN GRATE IS REMOVED.
4. INSTALL ALL CATCH BASIN PROTECTION WITH PROJECT LIMITS PRIOR TO COMMENCEMENT OF WORK.

HIGH FLOW SILT SACK DETAIL

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Aleksandr J. Chongris

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Approved by:

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DETAILS

SCALE: AS NOTED

SHEET 5 OF 5