Attachment A – NOI Plans and Order of Conditions

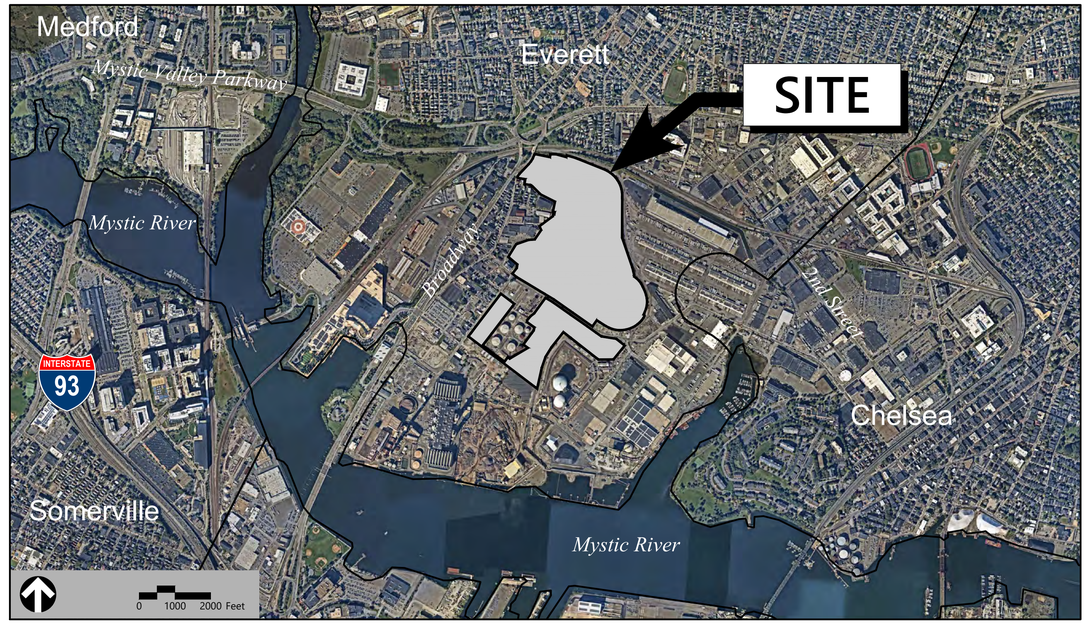
Langdon Environmental LLC

Site Plans

Issued for	Charter
Date Issued	February 2, 2024
Latest Issue	February 2, 2024

52 Beacham Street Remediation

52 Beacham Street
Everett, Massachusetts



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Owner/Applicant

Everett Landco, LLC
125 High Street, Suite 2111
Boston, MA 02110

Assessor's Parcel ID: H0-01-000130

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C1.01	Legend and General Notes	February 2, 2024
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C3.00	Site Details	February 2, 2024

Reference Drawings

No.	Drawing Title	Latest Issue
1-12	ALTA/NSPS Land Title Survey in Everett, MA	January 4, 2024

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VHB Project : 15764.00 52 Beacham Street Remediation
Issued for : Charter - 2/2/2024

Legend

Exist.	Prop.	
		PROPERTY LINE
		PROJECT LIMIT LINE
		RIGHT-OF-WAY/PROPERTY LINE
		EASEMENT
		BUILDING SETBACK
		PARKING SETBACK
10+00	10+00	BASELINE
		CONSTRUCTION LAYOUT
		ZONING LINE
		TOWN LINE
		LIMIT OF DISTURBANCE
		WETLAND LINE WITH FLAG
		FLOODPLAIN
BLSF		BORDERING LAND SUBJECT TO FLOODING
BZ		WETLAND BUFFER ZONE
NDZ		NO DISTURB ZONE
200'RA		200' RIVERFRONT AREA
		GRAVEL ROAD
EOP	EOP	EDGE OF PAVEMENT
BB	BB	BITUMINOUS BERM
BC	BC	BITUMINOUS CURB
CC	CC	CONCRETE CURB
	CG	CURB AND GUTTER
CC	ECC	EXTRUDED CONCRETE CURB
CC	MCC	MONOLITHIC CONCRETE CURB
CC	PCC	PRECAST CONC. CURB
SGE	SGE	SLOPED GRAN. EDGING
VGC	VGC	VERT. GRAN. CURB
		LIMIT OF CURB TYPE
		SAWCUT
		BUILDING
	EN	BUILDING ENTRANCE
	LD	LOADING DOCK
		BOLLARD
D	D	DUMPSTER PAD
		SIGN
		DOUBLE SIGN
		STEEL GUARDRAIL
		WOOD GUARDRAIL
		PATH
		TREE LINE
		WIRE FENCE
		FENCE
		STOCKADE FENCE
		STONE WALL
		RETAINING WALL
		STREAM / POND / WATER COURSE
		DETENTION BASIN
		HAY BALES
		SILT FENCE
		SILT SOCK / STRAW WATTLE
4	4	MINOR CONTOUR
20	20	MAJOR CONTOUR
10	10	PARKING COUNT
	C10	COMPACT PARKING STALLS
DYL	DYL	DOUBLE YELLOW LINE
SL	SL	STOP LINE
		CROSSWALK
		ACCESSIBLE CURB RAMP
		ACCESSIBLE PARKING
VAN	VAN	VAN-ACCESSIBLE PARKING

Exist.	Prop.	
		CONCRETE
		HEAVY DUTY PAVEMENT
		BUILDINGS
		RIPRAP
		CONSTRUCTION EXIT
27.35 TC ×	27.35 TC ×	TOP OF CURB ELEVATION
26.85 BC ×	26.85 BC ×	BOTTOM OF CURB ELEVATION
132.75 ×	132.75 ×	SPOT ELEVATION
45.0 TW × 38.5 BW	45.0 TW × 38.5 BW	TOP & BOTTOM OF WALL ELEVATION
		BORING LOCATION
		TEST PIT LOCATION
MW	MW	MONITORING WELL
UD	UD	UNDERDRAIN
12"D	12"D	DRAIN
6"RD	6"RD	ROOF DRAIN
12"S	12"S	SEWER
FM	FM	FORCE MAIN
OHW	OHW	OVERHEAD WIRE
6"W	6"W	WATER
4"FP	4"FP	FIRE PROTECTION
	2"DW	DOMESTIC WATER
3"G	G	GAS
E	E	ELECTRIC
STM	STM	STEAM
T	T	TELEPHONE
FA	FA	FIRE ALARM
CATV	CATV	CABLE TV
		CATCH BASIN CONCENTRIC
		CATCH BASIN ECCENTRIC
		DOUBLE CATCH BASIN CONCENTRIC
		DOUBLE CATCH BASIN ECCENTRIC
		GUTTER INLET
		DRAIN MANHOLE CONCENTRIC
		DRAIN MANHOLE ECCENTRIC
TD		TRENCH DRAIN
E	E	PLUG OR CAP
CO	CO	CLEANOUT
		FLARED END SECTION
		HEADWALL
		SEWER MANHOLE CONCENTRIC
		SEWER MANHOLE ECCENTRIC
CS	CS	CURB STOP & BOX
WV	WV	WATER VALVE & BOX
TSV	TSV	TAPPING SLEEVE, VALVE & BOX
		FIRE DEPARTMENT CONNECTION
HYD	HYD	FIRE HYDRANT
WM	WM	WATER METER
PIV	PIV	POST INDICATOR VALVE
W	W	WATER WELL
GG	GG	GAS GATE
GM	GM	GAS METER
	EMH	ELECTRIC MANHOLE
EM	EM	ELECTRIC METER
		LIGHT POLE
	TMH	TELEPHONE MANHOLE
T	T	TRANSFORMER PAD
		UTILITY POLE
		GUY POLE
		GUY WIRE & ANCHOR
HH	HH	HAND HOLE
PB	PB	PULL BOX
		MATCHLINE

Abbreviations

General

ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EX	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL

Utility

CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PIV	POST INDICATOR VALVE
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R=	RIM ELEVATION
RIM=	RIM ELEVATION
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	UTILITY POLE

Notes

General

1. CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
3. WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
4. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
5. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
6. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
7. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
8. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
9. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
10. THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE NPDES CONSTRUCTION GENERAL PERMIT (CGP) PROGRAM AND EPA JURISDICTION. PRIOR TO THE START OF CONSTRUCTION CONTRACTOR IS TO FILE A CGP NOTICE OF INTENT WITH THE EPA AND PREPARE A STORMWATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE NPDES REGULATIONS. CONTRACTOR SHALL CONFIRM THE OWNER HAS ALSO FILED A NOTICE OF INTENT WITH THE EPA.

Utilities

1. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
3. SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
4. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
   - A. PAVEMENTS AND CONCRETE SURFACES: FLUSH
   - B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
   - C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
5. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
6. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
7. UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
   - A. STORM DRAINAGE PIPES SHALL BE HDPE
8. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

Layout and Materials

1. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR.

Demolition

1. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
2. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
3. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
4. THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
5. UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

Erosion Control

1. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
2. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP), THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
3. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
4. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
5. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

Existing Conditions Information

1. BASE PLAN: "ALTA/NSPS LAND TITLE SURVEY" PREPARED BY HANCOCK ASSOCIATES, LAST REVISED JANUARY 4, 2024.
2. TOPOGRAPHY: ELEVATIONS ARE BASED ON NAVD 1988.

Document Use

1. THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
2. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
3. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.

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52 Beacham Street Remediation

52 Beacham Street
Everett, MA

No.	Revision	Date	Appvd.

Designed by WGM
Checked by SKE
Issued for Charter
Date February 2, 2024

Not for Construction

Drawing Title
Legend and General Notes

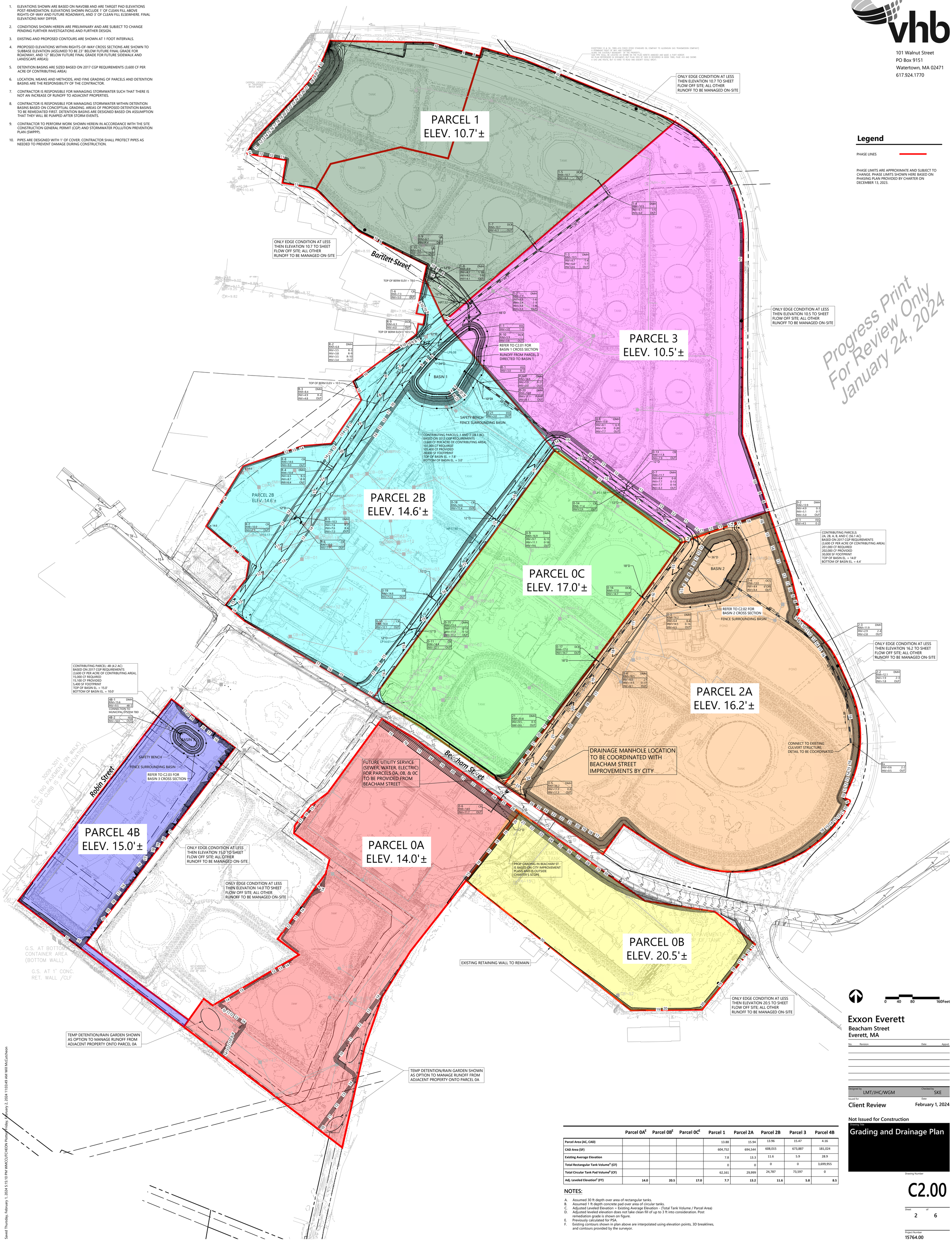
Drawing Number
C1.01

Sheet 1 of 6

Project Number
15764.00

General Notes

1. ELEVATIONS SHOWN ARE BASED ON NAVD88 AND ARE TARGET PAD ELEVATIONS POST-REMEDIATION. ELEVATIONS SHOWN INCLUDE 1' OF CLEAN FILL ABOVE RIGHTS-OF-WAY AND FUTURE ROADWAYS, AND 3' OF CLEAN FILL ELSEWHERE. FINAL ELEVATIONS MAY DIFFER.
2. CONDITIONS SHOWN HEREIN ARE PRELIMINARY AND ARE SUBJECT TO CHANGE PENDING FURTHER INVESTIGATIONS AND FURTHER DESIGN.
3. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
4. PROPOSED ELEVATIONS WITHIN RIGHTS-OF-WAY CROSS SECTIONS ARE SHOWN TO SUBBASE ELEVATION (ASSUMED TO BE 23" BELOW FUTURE FINAL GRADE FOR ROADWAY, AND 12" BELOW FUTURE FINAL GRADE FOR FUTURE SIDEWALK AND LANDSCAPE AREAS)
5. DETENTION BASINS ARE SIZED BASED ON 2017 CGP REQUIREMENTS (3,600 CF PER ACRE OF CONTRIBUTING AREA)
6. LOCATION, MEANS AND METHODS, AND FINE GRADING OF PARCELS AND DETENTION BASINS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
7. CONTRACTOR IS RESPONSIBLE FOR MANAGING STORMWATER SUCH THAT THERE IS NOT AN INCREASE OF RUNOFF TO ADJACENT PROPERTIES.
8. CONTRACTOR IS RESPONSIBLE FOR MANAGING STORMWATER WITHIN DETENTION BASINS BASED ON CONCEPTUAL GRADING. AREAS OF PROPOSED DETENTION BASINS TO BE REMEDIATED FIRST. DETENTION BASINS ARE DESIGNED BASED ON ASSUMPTION THAT THEY WILL BE PUMPED AFTER STORM EVENTS.
9. CONTRACTOR TO PERFORM WORK SHOWN HEREIN IN ACCORDANCE WITH THE SITE CONSTRUCTION GENERAL PERMIT (CGP) AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
10. PIPES ARE DESIGNED WITH 1' OF COVER. CONTRACTOR SHALL PROTECT PIPES AS NEEDED TO PREVENT DAMAGE DURING CONSTRUCTION.



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Legend

PHASE LINES

PHASE LIMITS ARE APPROXIMATE AND SUBJECT TO CHANGE. PHASE LIMITS SHOWN HERE BASED ON PHASING PLAN PROVIDED BY CHARTER ON DECEMBER 13, 2023.

	Parcel 0A[E]	Parcel 0B[E]	Parcel 0C[E]	Parcel 1	Parcel 2A	Parcel 2B	Parcel 3	Parcel 4B
Parcel Area (AC, CAD)				13.88	15.94	13.96	15.47	4.16
CAD Area (SF)				604,752	694,544	608,015	673,887	181,024
Existing Average Elevation				7.8	13.3	11.6	5.9	28.9
Total Rectangular Tank Volume[A] (CF)				0	0	0	0	3,699,955
Total Circular Tank Pad Volume[B] (CF)				62,161	29,999	24,787	73,597	0
Adj. Leveled Elevation[C] (FT)	**14.0**	**20.5**	**17.0**	**7.7**	**13.2**	**11.6**	**5.8**	**8.5**

NOTES:

A. Assumed 30 ft depth over area of rectangular tanks.
B. Assumed 1 ft depth concrete pad over area of circular tanks.
C. Adjusted Leveled Elevation = Existing Average Elevation - (Total Tank Volume / Parcel Area)
D. Adjusted leveled elevation does not take clean fill of up to 3 ft into consideration. Post remediation grade is shown on figure.
E. Previously calculated for PSA.
F. Existing contours shown in plan above are interpolated using elevation points, 3D breaklines, and contours provided by the surveyor.

0 40 80 160Feet

Exxon Everett
Beacham Street
Everett, MA

No.	Revision	Date	Appvd.

Designed by LMT/JHC/WGM
Checked by SKE
Issued for Client Review
Date February 1, 2024

Not Issued for Construction

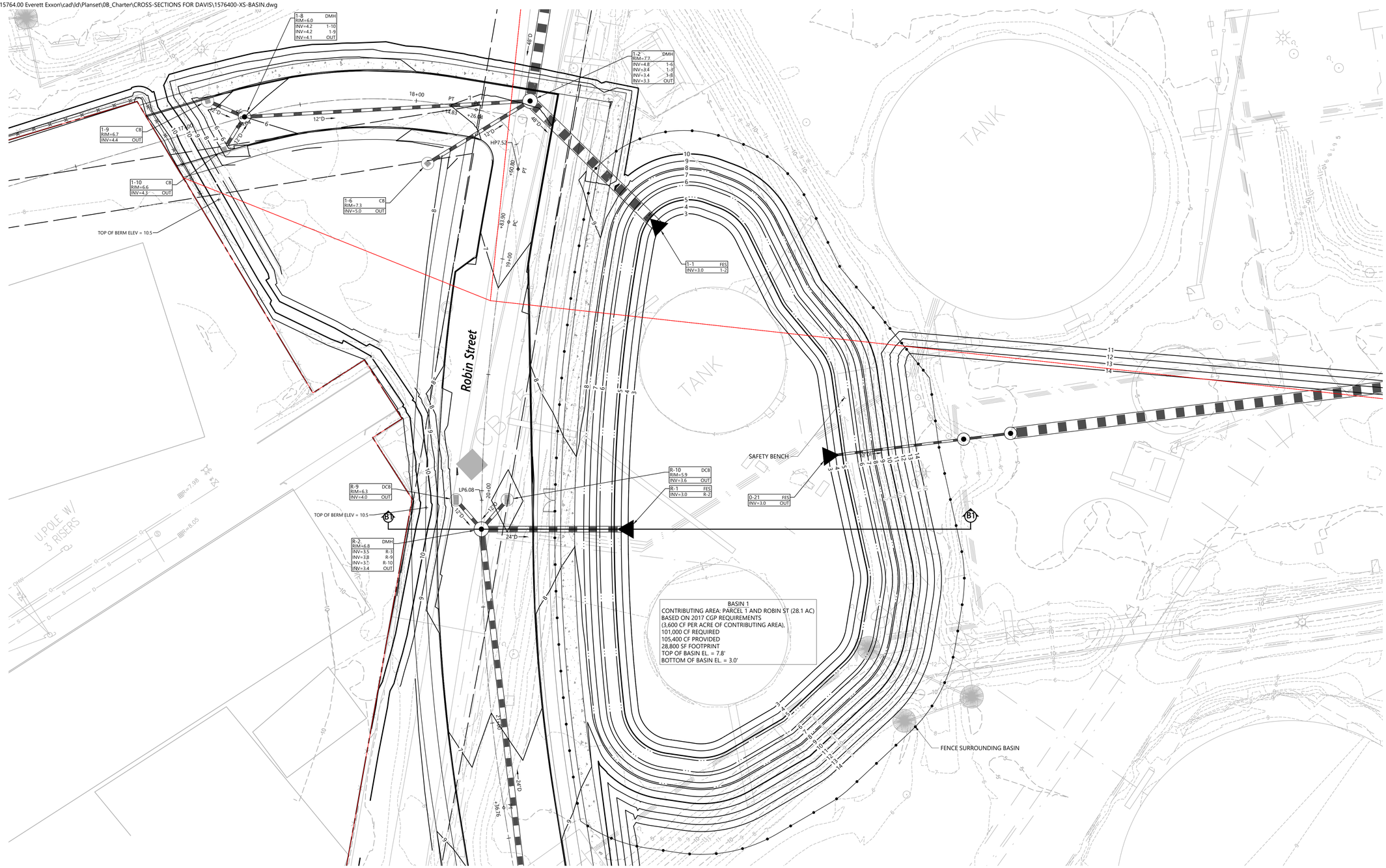
Drawing Title
Grading and Drainage Plan

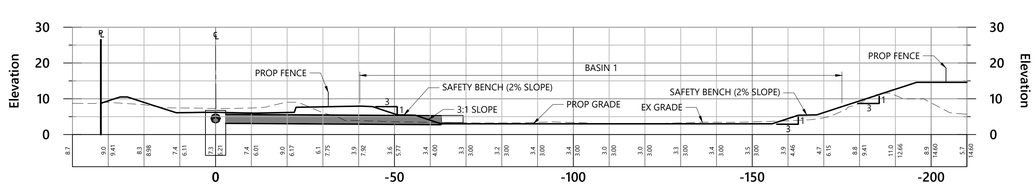
Drawing Number
C2.00

Sheet 2 of 6

Project Number 15764.00

Saved Thursday, February 1, 2024 5:15:10 PM WMCCUTCHEON Plotted Friday, February 2, 2024 11:03:49 AM Will McCutcheon





Basin 1

Vert. 0 10 20 Feet

Horiz. 0 10 20 Feet

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52 Beacham Street Remediation

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Drawing Title
Basin 1
Plan and Profile

Drawing Number
C2.01

Sheet 3 of 6

Project Number
15764.00

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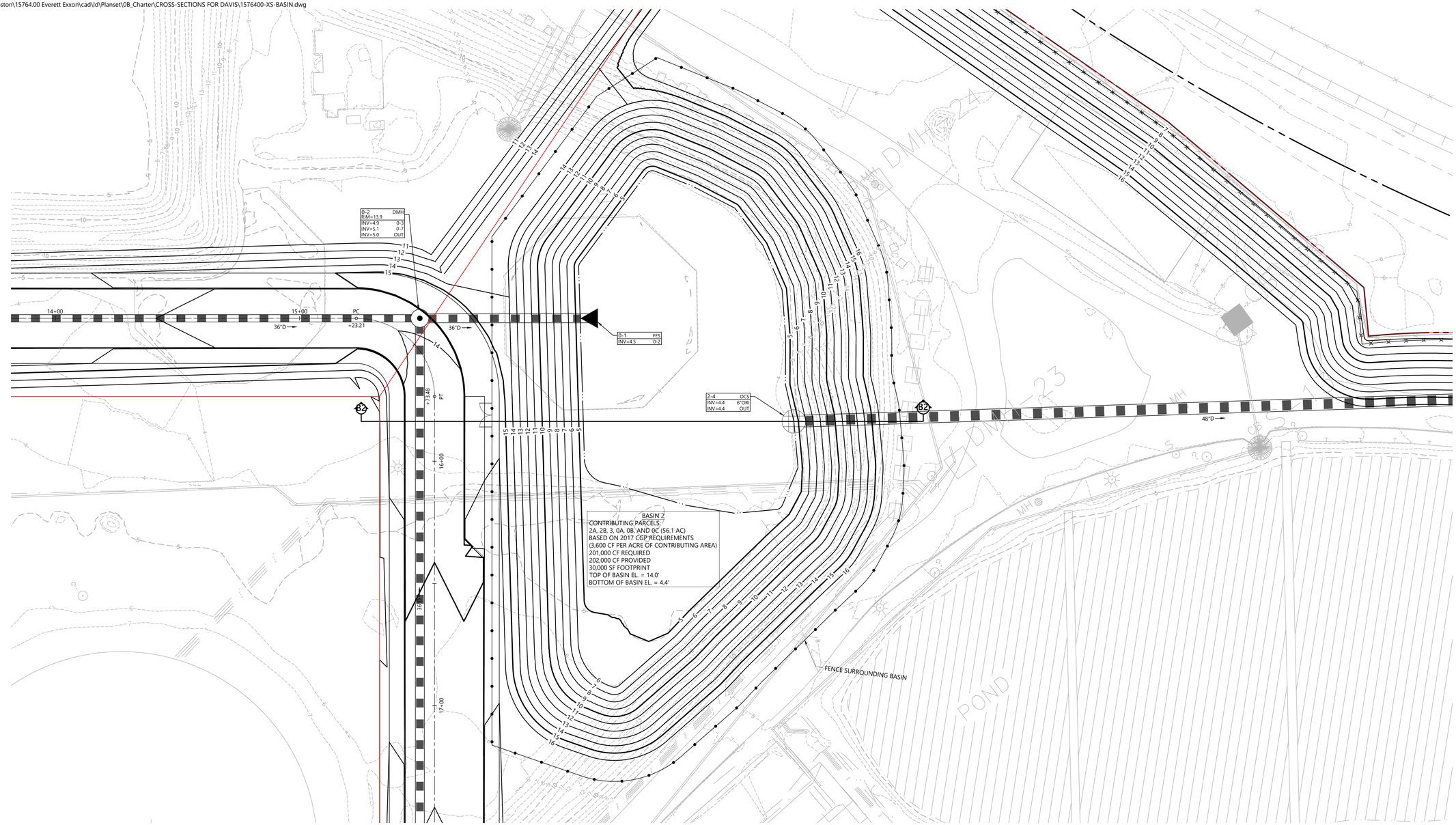

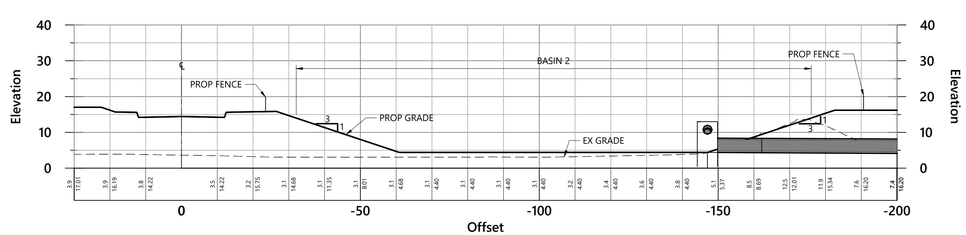

Basin 2

Vert. 0 10 20 Feet
Horiz. 0 10 20 Feet

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52 Beacham Street Remediation

52 Beacham Street
Everett, MA

No.	Revision	Date	Appvd.

Designed by JHC
Checked by SKE
Issued for Charter
Date February 2, 2024

Not for Construction

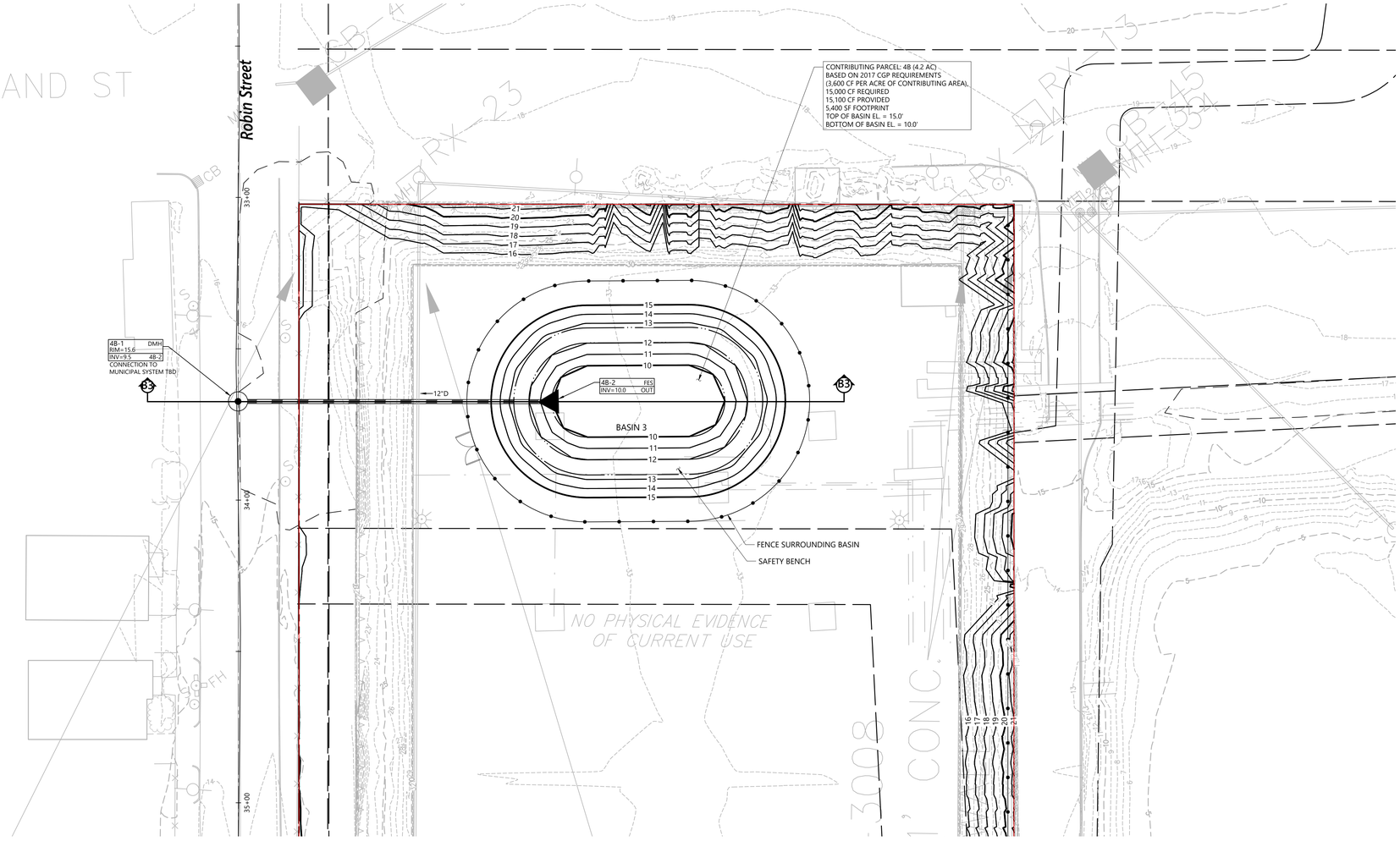
Drawing Title
Basin 2
Plan and Profile

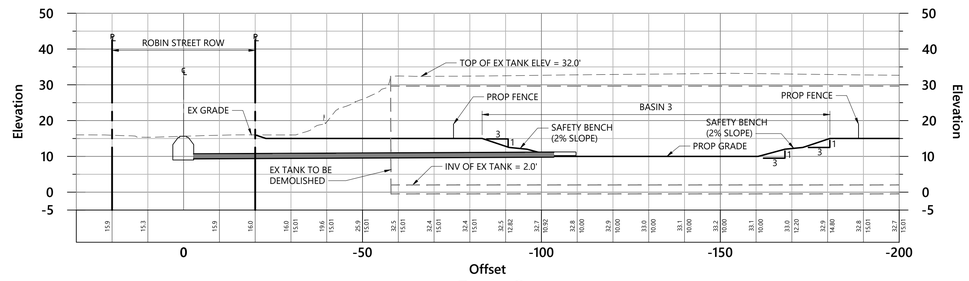
Drawing Number
C2.02

Sheet 4 of 6

Project Number
15764.00

Saved Thursday, February 1, 2024 5:16:23 PM WMCCUTCHEON Plotted Friday, February 2, 2024 3:00:07 PM Will McCutcheon





Basin 3

Vert. 0 10 20 Feet

Horiz. 0 10 20 Feet

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52 Beacham Street Remediation

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Everett, MA

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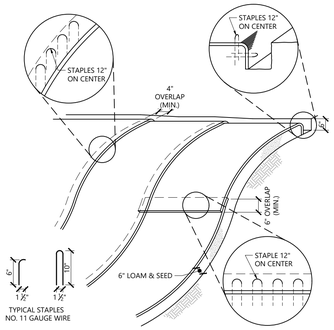
Not for Construction

Drawing Title
Basin 3
Plan and Profile

Drawing Number
C2.03

Sheet 5 of 6

Project Number
15764.00

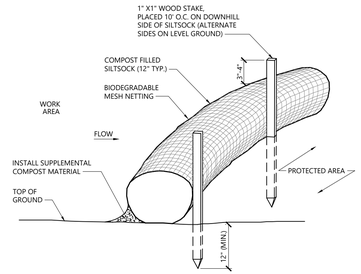


NOTES

1. BEGIN AT THE TOP OF BLANKET INSTALLATION AREA BY ANCHORING BLANKET IN A 6" DEEP TRENCH BACKFILL AND COMPACT TRENCH AFTER STAPLING.
2. ROLL THE BLANKET DOWN THE SWALE IN THE DIRECTION OF THE WATER FLOW.
3. THE EDGES OF BLANKETS MUST BE STAPLED WITH APPROX. 4 INCH OVERLAP WHERE 2 OR MORE STRIP WIDTHS ARE REQUIRED.
4. WHEN BLANKETS MUST BE SPLICED DOWN THE SWALE, PLACE UPPER BLANKET END OVER LOWER END WITH 6 INCH (MIN.) OVERLAP AND STAPLE BOTH TOGETHER.
5. METHOD OF INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.
6. EROSION CONTROL BLANKETS SHALL BE USED IN ALL AREAS WHERE SLOPES EXCEED 3:1.

Erosion Control Blanket Slope Installation 10/20

N.T.S. Source: VHB LD_680

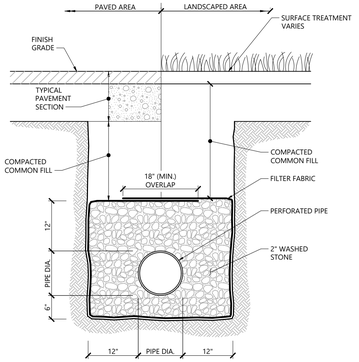


NOTES

1. SILTSOCKS SHALL BE FILTREXX SILTSOXX, OR APPROVED EQUAL.
2. SILTSOCKS SHALL OVERLAP A MINIMUM OF 12 INCHES.
3. SILTSOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.
4. UPON SITE STABILIZATION, COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.
5. IF NON BIODEGRADABLE NETTING IS USED THE NETTING SHALL BE COLLECTED AND DISPOSED OF OFFSITE.

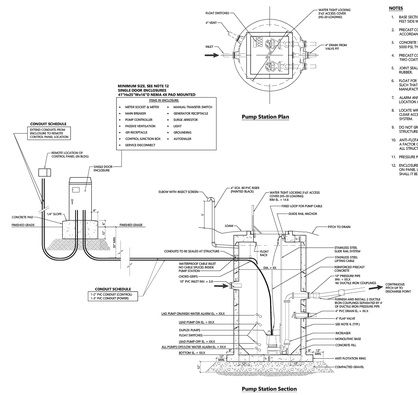
Siltsock - Erosion Control Barrier 10/20

N.T.S. Source: VHB LD_658

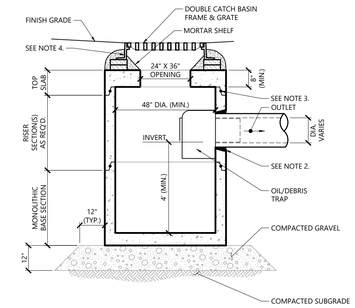


Underdrain (UD) 1/16

N.T.S. Source: VHB LD_184



Pump Station (Duplex, Submersible)



NOTES

1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
2. FOR HDPE, PVC, AND DI PIPE, PROVIDE FLEXIBLE BOOT CONNECTION INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. FOR RCP, PROVIDE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE AND MORTAR CONNECTIONS.
3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE BUTYL RUBBER.
4. DOUBLE CATCH BASIN FRAME AND GRATE SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICKS TYPICALLY, 5 BRICK COURSES MAXIMUM).

Double Grate Catch Basin (DCB) with Oil/Debris Trap 11/19

N.T.S. Source: VHB LD_103

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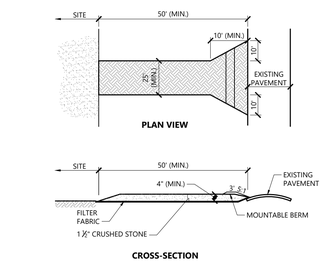
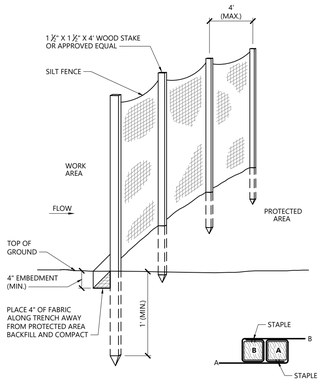


NOTES

1. EXIT WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
2. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
3. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

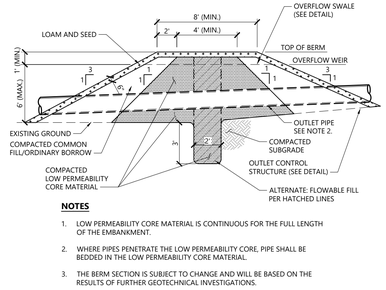
Stabilized Construction Exit 1/16

N.T.S. Source: VHB LD_682



Silt Fence Barrier 1/16

N.T.S. Source: VHB LD_650

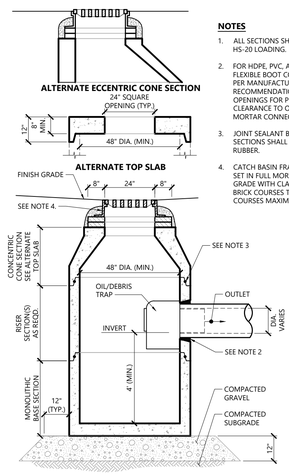


NOTES

1. LOW PERMEABILITY CORE MATERIAL IS CONTINUOUS FOR THE FULL LENGTH OF THE EMBANKMENT.
2. WHERE PIPES PENETRATE THE LOW PERMEABILITY CORE, PIPE SHALL BE BEDDED IN THE LOW PERMEABILITY CORE MATERIAL.
3. THE BERM SECTION IS SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.

Detention Basin Berm Section 12/20

N.T.S. Source: VHB LD_160

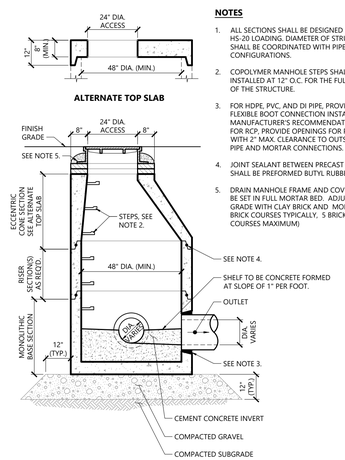


NOTES

1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
2. FOR HDPE, PVC, AND DI PIPE, PROVIDE FLEXIBLE BOOT CONNECTION INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. FOR RCP, PROVIDE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE AND MORTAR CONNECTIONS.
3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
4. CATCH BASIN FRAME AND GRATE SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).

Catch Basin (CB) With Oil/Debris Trap 3/21

N.T.S. Source: VHB LD_101

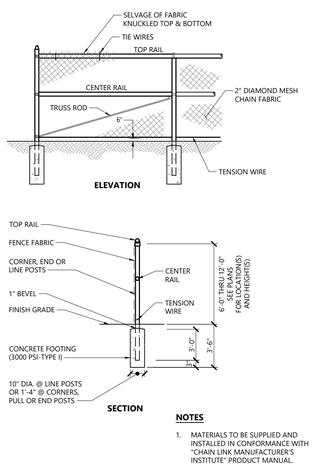


NOTES

1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING. DIAMETER OF STRUCTURES SHALL BE COORDINATED WITH PIPE CONFIGURATIONS.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
3. FOR HDPE, PVC, AND DI PIPE, PROVIDE FLEXIBLE BOOT CONNECTION INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. FOR RCP, PROVIDE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE AND MORTAR CONNECTIONS.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
5. DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)

Drain Manhole (DMH) 11/19

N.T.S. Source: VHB LD_115

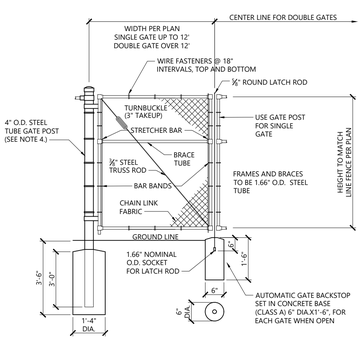


NOTES

1. MATERIALS TO BE SUPPLIED AND INSTALLED IN CONFORMANCE WITH "CHAIN LINK MANUFACTURER'S INSTITUTE" PRODUCT MANUAL.

6' to 12' Chain Link Fence 12/19

N.T.S. Source: VHB LD_480_MA



NOTES

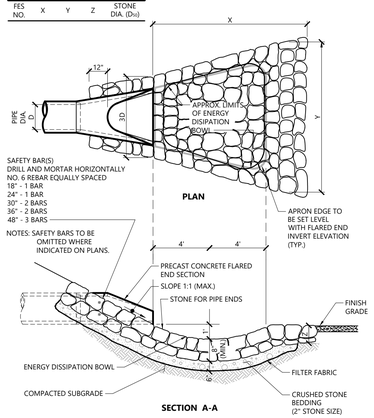
1. CHAIN LINK FABRIC FOR GATES TO BE THE SAME AS REQUIRED FOR FENCE.
2. GATE POST BASE-PORTLAND CEMENT CONCRETE (3000 PSI).
3. FENCE FABRIC, POSTS, FRAMEWORKS, AND HARDWARE SHALL BE GALVANIZED STEEL PER SPECIFICATIONS.
4. GATE POSTS TO BE USED ON EACH SIDE OF SINGLE AND DOUBLE GATE OPENINGS.

Chain Link Fence Gate 12/19

N.T.S. Source: VHB LD_482

RIPRAP STONE

FES NO.	X	Y	Z	STONE DIA. (D_{50})

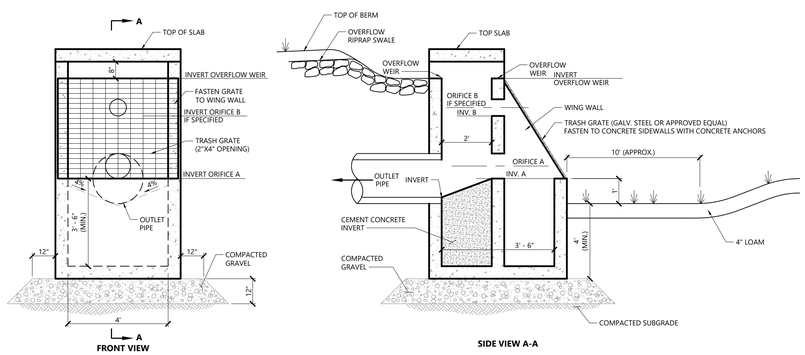


Flared End Section (FES) with Stone Protection 3/19

N.T.S. Source: VHB LD_134

DETENTION BASIN

DETENTION BASIN NO.	DIAMETER ORIFICE A	INVERT ORIFICE A	DIAMETER ORIFICE B	INVERT ORIFICE B	DIAMETER OUTLET PIPE	OUTLET PIPE INVERT	OVERFLOW WEIR ELEV.	OVERFLOW WEIR ACCESSIBLE DIMENSIONS W= D=	OVERFLOW SWALE ELEV.	TOP OF BERM



Basin Multi-Stage Outlet Control Structure (OCS) 2/20

N.T.S. Source: VHB LD_162B

52 Beacham Street Remediation

52 Beacham Street
Everett, MA

No.	Revision	Date	Appvd.

Designed by WGM
Checked by SKE
Issued for Charter
Date February 2, 2024

Not for Construction

Drawing Title
Site Details

Drawing Number
C3.01

Sheet 6 of 6

Project Number
15764.00

Saved Thursday, February 1, 2024 5:17:57 PM WMCCUTCHEON Plotted Thursday, February 1, 2024 5:21:45 PM Will McCutcheon

RECORD LEGAL DESCRIPTION:

Real property in the City of Everett, County of Middlesex, Commonwealth of Massachusetts, described as follows:

TRACT I:
TRACT I – PARCEL ONE:
Parcel 3 and Parcel 8 described in the deed recorded with said Deeds, Book 6353, Page 87 to Colonial Beacon Oil Company and shown as Parcel 10 shown on a plan entitled 'Plan of Land in Everett, Mass. to be conveyed by Massachusetts Gas Co.'s to Eastern Gas and Fuel Associates', dated March 4, 1936, recorded with the Middlesex South Registry of Deeds as Plan No. 181 of 1936 and a 10,673 square foot parcel on Plan 220 of 1939 in Book 6282, Page 529. A portion of Parcel 10 is registered land shown as Lot 16 on a plan entitled 'Plan of Building Lots in Everett belonging to Messrs H.W. & J.C. Van Voorhis', dated July, 1875, recorded with said Deeds, Plan Book 53, Plan 18.
Excepting so much as was conveyed by deed, recorded with said Deeds, Book 15892, Page 528 and filed with said Registry District as Document No. 671505 and shown as Lots 1, 2, 3 and 4 on Plan 1418 of 1984.
TRACT I – PARCEL TWO:
Two parcels of land described in a deed recorded with said Deeds, Book 6274, Page 316 to Colonial Beacon Oil Company, the first parcel being shown on Plan Book 215, Plan 29, the second parcel being shown on Plan Book 286, Plan 31 and being the parcel abutting on the East side of the parcel noted as 4377 sq. ft.
TRACT I – PARCEL THREE:
Three parcels of land described in a deed recorded with said Deeds, Book 6499, Page 403, as re–recorded in Book 6548, Page 480 to Colonial Beacon Oil Company, the second parcel being shown as 5011 sq. ft. parcel on a plan recorded with said Deeds, Book 3544, Page End.
Excepting therefrom so much as much as was conveyed by Deed recorded with said Deeds, Book 14046, Page 363, being the majority of the second parcel and all of the third parcel.
TRACT I – PARCEL FOUR:
Parcel of Land described in Deed recorded with said Deeds, Book 6971, Page 329 to Colonial Beacon Oil Company.
TRACT I – PARCEL FIVE:
Two parcels of land described in Deed recorded with said Deeds, Book 6987, Page 332 to Colonial Beacon Oil Company, the first parcel being shown as 4377 sq. ft. parcel on Plan Book 286, Plan 31, the second parcel as described in said deed.
TRACT I – PARCEL SIX:
Two parcels of land described in a Deed recorded with said Deeds, Book 6988, Page 427 to Colonial Beacon Oil Company, being shown as Lots A and B on Plan 756 of 1946.
Together with the fee in the portions of Bartlett Street, Orient Avenue, Factory Street and Stone Street lying within the bounds of the above–described Tract I.

TRACT II:
TRACT II – PARCEL ONE:
Lots 2A and 2B shown on a plan entitled 'Subdivision of Land on Beacham Street, Everett, MA, Prepared for: Exxon Mobile Corporation', dated December 7, 2000, by Coler & Colantonio, Engineers and Surveyors, recorded with Middlesex County (Southern District) Registry of Deeds as Plan No. 183 of 2001, Book 32417, Page 206.
TRACT II – PARCEL TWO:
Parcel 1 described in the deed recorded with said Deeds, Book 6353, Page 87 to Colonial Beacon Oil Company and shown as Parcel 5 shown on a plan entitled 'Plan of Land in Everett, Mass. to be conveyed by Massachusetts Gas Co.'s to Eastern Gas and Fuel Associates', dated March 4, 1936, recorded with said Deeds as Plan No. 181 of 1936.
TRACT II – PARCEL THREE:
Parcel 2B shown on Plan 42 of 1970, a portion of which is Registered Land and shown as Lot 1 on Land Court Plan 3780B, a copy of which is filed with the Middlesex South Registry District with Certificate of Title No. 131631 in Registration Book 788, Page 81.
TRACT II – PARCEL FOUR:
Parcel of Land shown as 45 ft R/W on Plan 423 of 1966 and further described in Deed, recorded with said Deeds, Book 11657, Page 669, to Humble Oil & Refining Company.
TRACT II – PARCEL FIVE:
23,158 sq ft parcel of Land shown on Plan 1320 of 1970.

LIST OF POSSIBLE ENCROACHMENTS:

A) CONCRETE WALK FOR ABUTTER CROSSES ONTO PREMISES.
B) GUY ANCHOR FOR UTILITY POLE ON BARTLETT STREET ON THE PREMISES.
C) FENCE SET–BACK FROM BOUNDARY. (SEE NOTE 2 BELOW – TYPICAL)
D) UTILITY ENCLOSURE ON THE PREMISES.
E) METAL BUILDING OVERHANG ON OR OVER THE PROPERTY LINE.
F) PAVEMENT UP TO FENCE (SET–BACK FROM BOUNDARY), USE BY ABUTTER.
G) PARKING BY ABUTTER ON THE PREMISES.
H) TEMPORARY CONSTRUCTION FENCING EXTENDS ONTO THE PREMISES.
I) BIT. CONC. WALK ALONG BEACHAM ST. EXTENDS ONTO THE PREMISES.
J) FENCE SET–BACK FROM BOUNDARY; AREA FILLED WITH TRASH & DEBRIS.
K) FENCE CUTS ACROSS BOUNDARY; GRAVEL PAVEMENT.
L) OVERHEAD WIRES & CROSS–BEAM ON UTILITY POLES ALONG BEACHAM ST. OVERHANG THE PREMISES.
M) GUY ANCHOR AND GUY POLE FOR UTILITY POLES ON BEACHAM STREET ON THE PREMISES.
N) FENCE CROSSES BOUNDARY.
O) GUY ANCHOR POLE FOR UTILITY POLE (AT ROBIN & THORNDIKE STREETS) ON THE PREMISES.
P) LIGHT POLE FOR PREMISES ON OR OVER PROPERTY LINE.
Q) OVERHEAD UTILITY CONDUITS AND SUPPORTS FOR PREMISES CROSS BEACHAM STREET.
R) FENCE SET–BACK FROM BOUNDARY; A PORTION OF THE PREMISES IN ABUTTER'S ENCLOSURE.
S) FENCE FOR PREMISES OVER THE BOUNDARY (SEE PARTY WALL AGREEMENT; EXCEPTION 53)
T) FENCE SET–BACK FROM BOUNDARY, GRAVEL ON ABUTTER'S LOT EXTENDS TO FENCE.
U) FENCE FOR PREMISES OVER THE BOUNDARY.
V) SITE DETAIL AND FENCING BLOCKS RIGHT OF WAY.
W) POLE ON ABUTTING PROPERTY.
X) FENCE FOR PREMISES OVER THE BOUNDARY.
Y) STRUCTURE & APPURTENANCES ON ABUTTING PROPERTY WITHIN FENCED AREA OF PREMISES.
Z) FENCE SET BACK FROM BOUNDARY.
AA) STEPS ON OVER AND CROSSING THE BOUNDARY. (GATE TO/FROM ABUTTING PROPERTY)
BB) FENCE FOR PREMISES AND WALL OVER BOUNDARY.
CC) FENCE OVER BOUNDARY.
DD) FENCE FROM ABUTTING PROPERTY EXTENDS ONTO THE PREMISES.
EE) POLES ALONG ROVER STREET DETENTION ON OR OVER THE BOUNDARY.
FF) FENCE SET–BACK FROM BOUNDARY.
GG) LINE OF CONCRETE BLOCK CROSSES BOUNDARY ONTO THE PREMISES.
HH) UTILITY STRUCTURE WIDER THAN WIDTH OF EASEMENT.
II) UTILITY CONDUITS EXTEND BEYOND BOUNDARY.
JJ) ABUTTER'S FENCE EXTENDS ONTO THE PREMISES.
KK) FENCE AND WALL SET–BACK FROM BOUNDARY.
LL) STORAGE BIN/STRUCTURE FOR ABUTTER CROSSES ONTO THE PREMISES.
MM) STEPS (IN CLF ENCLOSURE) & GATE TO/FROM ABUTTING PROPERTY)
NN) PIPES RUNNING FROM THE PREMISES TO RISERS ON ABUTTING PROPERTY)
OO) CONCRETE STEPS & GATE TO/FROM ABUTTING PROPERTY.
PP) METAL STEPS & GATE TO/FROM ABUTTING PROPERTY.
QQ) METAL STEPS & GATE TO/FROM ABUTTING PROPERTY.
RR) BURIED PIPE CROSSES PROPERTY LINE.
SS) OVERHEAD WIRES CROSS (IN TWO PLACES) CROSS FROM PREMISES TO ABUTTING PROPERTY
TT) METAL STEPS & GATE TO/FROM ABUTTING PROPERTY.
UU) UTILITY POLE ON ABUTTING PROPERTY WITH FLOOD LIGHTS TOWARD THE PREMISES.
VV) ROADWAY PAVEMENT EXTENDS ONTO ABUTTING PROPERTY OUTSIDE OF EASEMENT.
WW) RECORD DRAIN LINES CROSS BEACHAM STREET TO THE PREMISES.
XX) GATE TO/FROM ABUTTING PROPERTY.
5) OVERHEAD WIRES OVERHANG THE PREMISES ALONG ROVER STREET.
6) PORTION OF THE PREMISES IS FENCED OFF AND INACCIBLE AT GROUND LEVEL.
7) ABUTTING METAL TOWER PLATFORM OVEHANGS THE BOUNDARY.
8) ACTIVE ACCESS TO/FROM ABUTTING PROPERTY WITH ASSOCIATED INFRASTRUCURE (GATE/RAMP/STEPS)

SUPLEMENTAL NOTES:

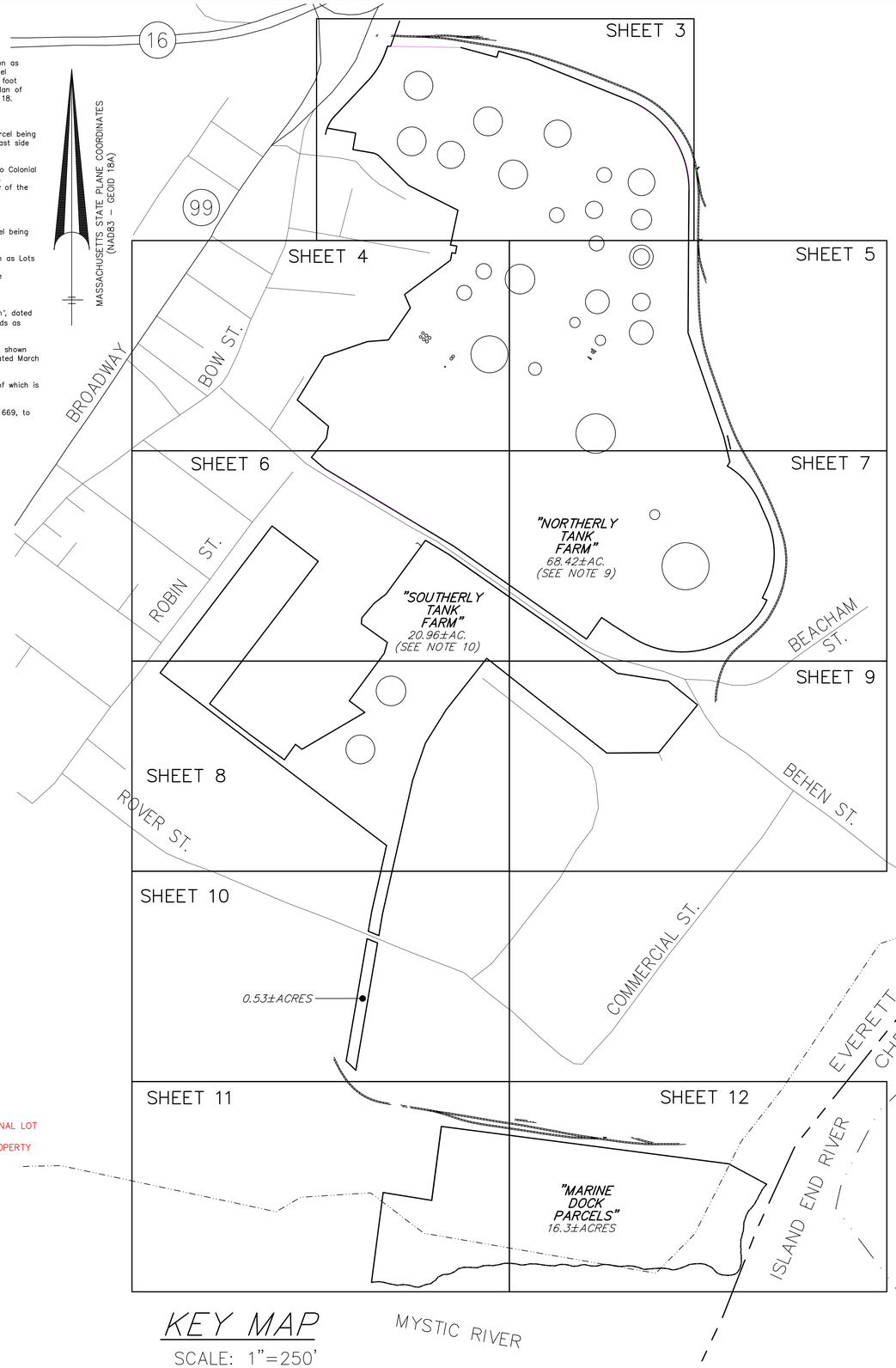
E–1) POSSIBLE ENCROACHMENT MATTERS RELATED TO STREETS RIGHTS OF WAY WITHIN THE PREMISES OR INTERNAL LOT LINES HAVE NOT BEEN ADDRESSED.
E–2) MATTERS ABOVE RELATED TO FENCE LOCATIONS ALSO INTENDED TO INCLUDE ASSOCIATED USE OF THE PROPERTY ALONG THE FENCES (I.E. STORAGE OF MATERIALS, INCIDENTAL USE ETC.) NOT FULLY DETAILED HEREON.

TO THE DAVIS COMPANIES, INC.,EVERETT LANDCO, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY:

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 2,3,4,5,8,9,13,14,15,16,17, 18 & 19 ($1,000,000) OF TABLE A THEREOF. THE FIELDWORK TO DATE WAS COMPLETED ON 8/17/2022 AND A PERIMETER SITE INSPECTION PERFORMED ON 11/7/2023.

I CERTIFY THAT A PORTION OF THE PREMISES SHOWN HEREON IS LOCATED IN FLOOD HAZARD ZONE, AS DELINEATED ON MAP 250017C0443E, EFFECTIVE DATE 6/4/2010. (LIMITS OF SUCH ARE SHOWN HEREON).

JOSEPH M. SMALL, PLS — 45717 REGISTRATION NO.



KEY MAP
SCALE: 1"=250'

ASSESORS: PROPERTY ID's:
H0–01–000130 (52 Beacham Street)
H0–05–00162A (South Farm)
H0–05–00162B (51 Robin Street)
H0–10–00069 (75 Rover Street)
H0–11–00080 (211 Wharf Area)

RECORD OWNER: EXXON MOBIL CORPORATION
F/K/A EXXON CORPPORATION
F/K/A HUMBLE OIL & REFINING COMPANY

REFERENCES:

DEED BOOK 12368, PAGE 350 (CERTIFICATE OF MERGER TO EXXON CORPORATION)
DEED BOOK 31320, PAGE 201 (NAME CHANGE TO EXXON MOBIL OIL CORPORATION)
DEED BOOK 9535, PAGE 56 (HUMBLE OIL & REFINING COMPANY)
DEED BOOK 7244, PAGES 95 & 98 (STANDARD OIL COMPANY OF NEW JERSEY)
BACK DEEDS:
DEED BOOK 6353, PAGE 87 (COLONIAL BEACON OIL CO.)
EXCEPTED PARCELS:
DEED BOOK 32343, PAGE 118
DEED BOOK 15892, PAGE 528
DEED BOOK 6274, PAGE 316 (COLONIAL BEACON OIL CO.)
DEED BOOK 6499, PAGE 403 (COLONIAL BEACON OIL CO.)
DEED BOOK 6548, PAGE 480 (COLONIAL BEACON OIL CO.)
EXCEPTED PARCELS:
DEED BOOK 14046, PAGE 363
DEED BOOK 6971, PAGE 329 (COLONIAL BEACON OIL CO.)
DEED BOOK 6987, PAGE 332 (COLONIAL BEACON OIL CO.)
DEED BOOK 6988, PAGE 427 (COLONIAL BEACON OIL CO.)
DEED BOOK 11657, PAGE 669 (HUMBLE OIL & REFINING CO.)
DEED BOOK 11790, PAGE 237 (HUMBLE OIL AND REFINING CO.)
LAND COURT CERT. #131631 (HUMBLE OIL AND REFINING CO.)
DEED BOOK 11937, PAGE 412 (HUMBLE OIL & REFINING CO.)

PLAN 183 OF 2001	PLAN BOOK 286, PLAN 31
PLAN 181 OF 1936	PLAN 756 of 1946
PLAN 1418 OF 1984	LCC 3780 B
PLAN BOOK 215, PLAN 29	PLAN 423 OF 1966
PLAN BOOK 286, PLAN 31	PLAN 1320 OF 1970
PLAN IN BOOK 3544/ END	PLAN 1138 OF 1996
PLAN 928 OF 1980	PLAN 42 OF 1970

NOTES:

1) PROPERTY SHOWN HEREON IS THE SAME AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE; File No: NCS–1066086–B–HOU1; COMMITMENT DATE: SEPTEMBER 05, 2023.
2) UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG–SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.
3) SITE FEATURES SHOWN HEREON WERE OBTAINED BY PHOTOGRAMMETRIC METHODS BY EASTERN TOPOGRAPHICS FROM PHOTOGRAPHS TAKEN ON JUNE 28, 2022 AND MEET NATIONAL MAP ACCURACY STANDARDS.
4) THE VERTICAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED VIA GPS OBSERVATIONS UTILIZING GEOID 18.
5) THERE ARE 112 PAINTED AND FULL SIZED PARKING SPACES ON THE PREMISES INCLUDING TWO HANDICAP SPACES.
7) THE PREMISES HAS DIRECT AND INDIRECT ACCESS TO PUBLIC WAYS. (I.E. BEACHAM STREET, ROVER STREET, ROBIN STREET, BARTLETT STREET, ORIENT AVENUE AND FACTORY STREET)
8) NO EVIDENCE OF RECENT CONSTRUCTION OR EARTH MOVING WORK WAS OBSERVED ON THE PREMISES.
9) THE PARCELS THAT COMPRISE THE PORTION OF THE PREMISES TO THE NORTH OF BEACHAM STREET (NORTHERLY TANK FARM) ARE CONTIGUOUS WITHOUT GAPS OR GORES.
10) THE PARCELS THAT COMPRISE THE PORTION OF THE PREMISES TO THE SOUTH OF BEACHAM STREET (SOUTHERLY TANK FARM) ARE CONTIGUOUS WITHOUT GAPS OR GORES, EXCLUSIVE OF THE STRIP OF LAND SOUTHERLY OF ROVER STREET AND THE "MARINE DOCK" PARCELS WHICH ARE CONNECTED BY EASEMENT.
11) "PAPER" STREETS WITHIN THE PREMISES SHOWN HEREON SHOW NO EVIDENCE OF STREET CONSTRUCTION AND ACCESS IS BLOCKED FROM ABUTTER USE.

LEGEND

LIMITS OF FEMA FLOOD ZONE
BUILDING
ROAD PAVED
TRAIL/WALK
DRIVEWAY
DRIVEWAY UNPAVED
DRIVEWAY OBSCURED
PAINTED LINES
FENCES
RETAINING WALL
FENCE OBSCURED
WALL OBSCURED
STONEWALL
GENERAL OUTLINE
PILE
BOARD SIGN
TANK
UTILITIES
LOCATED OBJECT
LAKE/POND
SWAMP LIMIT
DRAINAGE OBSCURED
CROSS HATCH POND
DITCH
TREELINES
BRUSH
SHRUBBERY
INDEX CONTOUR
INDEX OBSCURED
INDEX DEPRESSION
INDEX DEP. OBSC.
INTERMEDIATE
INTERMED OBSCURED
INTERMED. DEP.
INTER. DEP. OBSC.
SWAMP OBSCURED
CULVERT OBSCURED

SIGN
LOCATED OBJECT
UTILITY POLE
POST
UPOLE OBSCURED
SWAMP GRASS
W/L ELEV.
MEDIUM LONE TREE
SMALL LONE TREE
SPOT ELEVATION
ROCK
BOULDER
C.U. CONNECTION UNKNOWN
CI CAST IRON PIPE
(R) RECORD INFORMATION
(C) CALCULATED INFORMATION
NFO NOT FIELD OBSERVED
G GAS LINE
W WATER LINE

#52 BEACHAM STREET

Everett, Massachusetts 02149

PREPARED FOR:

EVERETT LANDCO, LLC

C/O
The Davis Companies, INC.
125 High Street, Suite 2111
Boston, Massachusetts 02110

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NO.	BY	DATE	ISSUE/REVISION DESCRIPTION
3	JMS	1/4/24	PLAN UPDATE
2	JMS	11/27/23	PLAN UPDATE
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DATE: 8/17/22 DRAWN BY: EME
SCALE: 1"=250' CHECK BY: JMS

ALTA/NSPS LAND TITLE SURVEY IN EVERETT, MA

PLOT DATE: Jan 08, 2024 1:24 pm
PATH: F:\Civil 3D Projects\26260–Everett land Co–Everett\Surv\DWG\

DWG: 26260sv6.dwg
LAYOUT: Title Sheet
SHEET: 1 OF 12
1
PROJECT NO.: 26260

TABLE OF SURVEY RELATED EXCEPTIONS
FIRST AMERICAN TITLR INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B - SECTION 2
COMMITMENT NO. NCS-1066086-B-HOU1

(COMMITMENT DATE: SEPTEMBER 5, 2023)

ITEM#	REFERENCE	DESCRIPTION	DISPOSITION
7, 53, 69, & 76	DEED BOOK 5337, PAGES 83 & 84	RIGHT OF WAYS IN LEASE AGREEMENTS BETWEEN NEW ENGLAND FUEL & TRANSPORT AND BEACON OIL CO.	EASEMENTS (SOME EXTINGUISHED SEE PLAN 1817 OF 1949) FOR PIPELINE RACKS AND R.O.W.
	DEED BOOK 5720, PAGE 549	" " " " " " " " " "	
	Plan 226 OF 1933		
	PLAN 131 OF 1929		
	DEED BOOK 6396, PAGE 97		
	DEED BOOK 7500, PAGE 117		
	PLAN 1817 OF 1949		
	DEED BOOK 10686, PAGE 25		
	PLAN 230 & 231 OF 1929		
8 & 77	DEED BOOK 7500, PAGE 129	RIGHTS TO MAINTAIN AND CONSTRUCT PIPE LINE CROSSINGS AND FOR PIPE EASEMENTS ACROSS	PIPE EASEMENT CROSSING PROPERTY N/F OFWARREN PIPE COMPANY BENEFITTING LOCUS
	PLAN 1818 OF 1949		
	ALSO SEE DEED BOOK 6101, PAGE 158		
10	DEED BOOK 8510, PAGE 595	EASEMENT GRANTED TO BOSTON EDISON	LOCATION OF "DUCT" LOCATION IS UNCLEAR ON RECORD PLAN. NOT PLOTTED ON SURVEY
	PLAN 1263 OF 1955		*APPEARS TO BE LOCATED ON THE "NORTH TANK FARM" NORTHERLY OF BEACHAM STREET.*
11	DEED BOOK 6017, PAGE 362	RIGHT OF CITY OF EVERETT TO MAINTAIN SEWERS AND DRAINS	NON-PLOTTABLE
12	DEED BOOK 7147, PAGE 549	ORDER OF DISCONTINUANCE OF MILO & CORTLAND STREETS	DISCONTINUANCE BENEFITS MOBIL-EXXON LOCATION DEPICTED HEREON
	PLANS 877, 878 OF 1947		
13	DEED BOOK 7980, PAGE 419	EASEMENT TO ALGONQUIN GAS AND SUBSEQUENT OWNER TENNESSEE GAS PIPELINE	AFFECTS SUBJECT PROPERTY AND SHOWN ON PLAN
15	LC DOC. 140276		NOT SURVEY RELATED; REFERENCED LOT 16 SHOWN ON THE SURVEY.
	REG. LAND PLAN BOOK 53, PLAN 18		
16	DEED BOOK 2064, PAGE 142	SEWER EASEMENT	LIMITS 20' AND 40' WIDE MWRA SEWER EASEMENTS; SHOWN ON THE SURVEY
	FILED PLAN #67		
17 & 18	DEED BOOK 6353, PAGE 87	RIGHTS, EASEMENTS, RESTRICTIONS	EASEMENT APURTENANT TO LOCUS, 10' WIDE CULVERT DEPICTED ON PLAN 1096 OF 1939 HAS BEEN
	PLANS 1096 & 1097 OF 1939		MODIFIED TO BE AN ENCLOSED STRUCTURE; LOCATION SHOWN ON THE SURVEY.
	DEED BOOK 11136, PAGE 387		
	DEED BOOK 20775, PAGE 313		
20	DEED BOOK 11141, PAGE 254	AGREEMENT BETWEEN HUMBLE OIL AND MASS. ELECTRIC	10' WIDE ELECTRICAL EASEMENT ON NORTHERLY SIDELINE OF BEACHAM AND EASTERLY SIDELINE
	PLANS 739 & 740 OF 1966		OF ROBIN STREETS; SHOWN ON THE SURVEY.
21	DEED BOOK 25965, PAGE 399	EASEMENT BETWEEN EXXON CORP. & MASS. ELECTRIC	ELECTRIC EASEMENT ABOVE GROUND (FROM POLE#2844 TO POLE#2842) ON FORMER CORTLAND STREE
			BELOW GROUND ON EASTERLY SIDE OF ROBIN STREET TO BEACHAM STREET.
22	DEED BOOK 27581, PAGE 486	EASEMENT TO MASS. ELECTRIC	LOCATION APPROXIMATE AS SHOWN ON PLAN
23	DEED BOOK 29255, PAGE 187	TENNESEE GAS PIPELINE COMPANY EASEMENT	SHOWN ON THE SURVEY.
	DEED BOOK 29829, PAGE 339		
24	DEED BOOK 32343, PAGE 118	RIGHTS, RESERVATIONS, EASEMENTS TO SPRAGUE ENERGY CORP.	AFFECTS SUBJECT PROPERTY, TERMS OF EASEMENTS AND RIGHTS ARE
			BLANKET IN NATURE, NON-PLOTTABLE
25	DEED BOOK 4324, PAGE 109	COMMONWEALTH OF MASS. LICENSE #15; RIGHT TO BUILD AND MAINTAIN A PILE WHARF AND PILE DOLPHINS	LOCATION AND EXTENT OF AREA IN QUESTION UNCLEAR ON RECORD PLAN, NOT PLOTTED
	PLAN BOOK 277, PLAN 48		
27	DEED BOOK 8712, PAGE 97	COMMONWEALTH OF MASS. LICENSE #3836	AFFECTS SUBJECT PROPERTY, LOCATION APPROXIMATE
	PLAN 606,OF 1956	1956 LICENSE TO FILL A PORTION OF THE MYSTIC RIVER	
28	DEED BOOK 9227, PAGE 181,	COMMONWEALTH OF MASS. LICENSE #4136	AFFECTS SUBJECT PROPERTY, LOCATION APPROXIMATELY SHOWN ON THE SURVEY.
	PLAN 1197 OF 1958	1958 LICENSE TO CONSTRUCT WELL PUMP AND APPROACH BRIDGE	
29	DEED BOOK 9821, PAGE 132	COMMONWEALTH OF MASS. LICENSE #4456	AFFECTS SUBJECT PROPERTY, LOCATION APPROXIMATELY SHOWN ON THE SURVEY.
	PLAN 798 OF 1961	1961 LICENSE TO CONSTRUCT FENDER DOLPHINS AND WALKWAYS IN THE MYSTIC RIVER	
30	DEED BOOK 11880, PAGE 550	COMMONWEALTH OF MASS. LICENSE #5744	
	PLAN 860 OF 1970	1967 LICENSE FOR PIER MODIFICATIONS AND ASSOCIATED DREDGING OF THE ISLAND END RIVER	AFFECTS SUBJECT PROPERTY, LOCATION APPROXIMATELY SHOWN ON THE SURVEY.
31	DEED BOOK 11880, PAGE 554	ORDER OF CONDITIONS (DEP) FILE NO. DF-526	NOT SURVEY RELATED
	PLAN 860 OF 1970		
32 & 47	LC DOC 493709	COMMONWEALTH OF MASS. LICENSE #5955	LICENSE FOR PROPOSED WORK INCLUDING WALKWAY AND LOADING PLATFORM;
	DEED BOOK 12141, PAGE 521	INDIRECTLY AFFECTS LOT 1 ON PLAN LC 3780B AND LOT 2B ON PLAN 42 OF 1970	SHOWN ON THE SURVEY.
33 & 52	DEED BOOK 5720, PAGE 541	AGREEMENTS & EASEMENTS BETWEEN BOSTON CONSOLIDATED GAS, NEW ENGLAND FUEL AND COLONIAL	RIGHTS OF WAY FOR PIPES AND POLE LINES FROM AGREEMENT BETWEEN BEACON OIL AND
	DEED BOOK 7500, PAGE 117	BEACON OIL COMPANIES	NEW ENGLAND FUEL AND TRANSPORT
	DEED BOOK 10686, PAGE 25		PIPE EASEMENT CROSSING PROPERTY N/F OF WARREN PIPE COMPANY BENEFITTING LOCUS
	PLAN 1817 OF 1949		
	PLAN 191 OF 1964		
	PLAN 226 OF 1933		
34	DEED BOOK 13316, PAGE 649	COMMONWEALTH OF MASS. LICENSE #394	AFFECTS SUBJECT PROPERTY, LOCATION APPROXIMATELY SHOWN ON THE SURVEY.
	PLAN 1200 OF 1977	1967 LICENSE FOR CONSTRUCTION OF 1 CONCRETE DOLPHIN IN THE MYSTIC RIVER	
35	DEED BOOK 20181, PAGE 425	COMMONWEALTH OF MASS. LICENSE #2058	AS SHOWN ON PLAN
	PLAN 1229 OF 1989	LICENSE TO CONSTRUCT BOAT HOUSE AND BOOM STORAGE STRUCTURES ON THE MYSTIC AND ISLAND END RIVERS	
36	DEED BOOK 29157, PAGE 56	TEMPORARY EASEMENT TO BOSTON SAND & GRAVEL EXPIRED APRIL, 1, 2000	DOES NOT AFFECT SUBJECT PROPERTY
38	LC DOC.400957	LEASES	AFFECTS LOT 1 ON PLAN LC 3780B, NON-PLOTTABLE
	LC PLAN 3780B		
41	LC DOC. 437975	RIGHTS OF USE,	PARCELS AND EASEMENTS ARE NON LOCUS
	LC DOC. 448519	CONVEYANCE BETWEEN EASTERN MARINE ASSOCIATES AND EASTERN GAS	NOT SURVEY RELATED, NON-PLOTTABLE
	LC PLAN 3780B	AFFECTS LOT 1 ON PLAN LC 3780B	
42	LC DOC 448520	RIGHTS AND RESERVATIONS	REGISTERED LAND (LOT 1) IS A PORTION OF THE PREMISES AND SHOWN ON THE SURVEY.
		AFFECTS LOT 1 ON PLAN LC 3780B	

ITEM#	REFERENCE	DESCRIPTION	DISPOSITION
43	DEED BOOK 10014, PAGE 232	PROVISIONS OF A PROPERTY CONVEYANCE BETWEEN EASTERN GAS & FUEL ASSOCIATES & BOSTON GAS CO.	DESCRIBES PROPERTY BOUNDARIES AS SHOWN HEREON
	PLAN 404 OF 1962	INCLUDES RIGHTS TO CONSTRUCT AND MAINTAIN PIPELINES AND FACILITIES ALSO INCLUDES GENERAL INGRESS AND	*SEE SHEET 11 FOR LOCATION OF DRAINAGE EASEMENT*
		EGRESS RIGHTS.	
	LC DOC 431588	CONVEYANCE OF 3 PARCELS TO BOSTON GAS BY EASTERN GAS & FUEL ASSOCIATES	RIGHTS STATED ARE NON-PLOTTABLE, EASEMENT REFERENCES SHOWN ON PLAN
	DEED BOOK 11272, PAGE 457		
	PLAN 142 OF 1970		
	LC PLAN 3780B		REGISTERED LAND (LOT 1) IS A PORTION OF THE PREMISES AND SHOWN ON THE SURVEY.
44	LC DOC. 403862		NOT SURVEY RELATED
	LC DOC. 410257		NOT SURVEY RELATED
	LC DOC. 429829		NOT SURVEY RELATED
46	DOC. 135425	LICENSE BY COMMONWEALTH OF MASSACHUSETTS TO MAINTAIN AND PLACE ADDITIONAL FILLING IN MYSTIC RIVER	REGISTERED LAND (LOT 1) IS A PORTION OF THE PREMISES AND SHOWN ON THE SURVEY.
	PLAN NO. 1645		
49	DEED BOOK 111790, PAGE 228	RIGHT TO MOOR SHIPS	NON-PLOTTABLE
50	DEED BOOK 11938, PAGE 695	ENCROACHMENT AGREEMENT BETWEEN HUMBLE OIL AND BOSTON GAS TO REMOVE EXPANSION LOOPS FROM PIPE RACKS	REFERENCED LOOPS NOTED ON PLAN IN GENERAL RECORD LOCATIONS
	PLAN 1320 OF 1970		
51	DEED BOOK 14902, PAGE 329	PURCHASE AND PIPE RACK EASEMENT BETWEEN EXXON CORP. AND BOSTON GAS	AS SHOWN ON PLAN
	PLAN 156 OF 1983		
54	DEED BOOK 5381, PAGE 241	AGREEMENT BETWEEN N.E. FUEL & TRANSPORTATION AND BOSTON CONSOLODATED GAS COMPANY	20' WIDE RIGHT OF WAY; SHOWN ON THE SURVEY
	PLAN 954 OF 1929		*SEE SHEET 10*
55	DEED BOOK 5392, PAGE 271	DEED FROM N.E. FUEL & TRANSPORTATION TO WARREN PIPE COMPANY OF MASSACHUSETTS, INC.	20' WIDE RIGHT OF WAY; SHOWN ON THE SURVEY
	PLAN 1072 OF 1929		*SEE SHEET 10*
56	LC DOC. 431589	RIGHTS OF USE	NOT SURVEY RELATED, NON-PLOTTABLE
	DEED BOOK 11096, PAGE 243		
	LC DOC 431590		
	DEED BOOK 11906, PAGE 262		
	PLANS 423 & 424 OF 1996		
	LC PLAN 3780B		
	PLAN 42 OF 1970		
57	DEED BOOK 11096, PAGE 262	DEED FROM EASTERN MARINE LEASING CORP. TO HUGO NEU STEEL PRODUCTS, INC.	RESERVATIONS AND RESTRICTIONS NOTED ARE NOT SURVEY RELATED.
			PARCEL No. 1 (PLAN 423 OF 1966) IS NOT LOCUS.
59	DEED BOOK 11937, PAGE 412	CONVEYANCE OF 23,158 SF PARCEL WITH RESERVATIONS BETWEEN BOSTON GAS AND HUMBLE OIL	PARCEL BECOMES PART OF SUBJECT PROPERTY AND IS SHOWN ON PLAN
60	DEED BOOK 63286, PAGE 496	EASEMENT BETWEEN EXXON AND NEXTG NETWORK OF NEW YORK	AS SHOWN ON PLAN
		OVERHEAD WIRE AND EQUIPMENT EASEMENT (AT UTILITY POLE)	
61	DEED BOOK 63309, PAGE 342	ORDER OF CONDITIONS (EVERETT CONSERVATION COMMISSION) FILE NO. 22-0093	AFFECTS SUBJECT PROPERTY, NON-PLOTTABLE
	DEED BOOK 63934, PAGE 81	AMENDED ORDER OF CONDITIONS	
	DEED BOOK 69063, PAGE 373	AMENDED ORDER OF CONDITIONS	
63	PLAN 1138 OF 1996 (RECORDED IN BOOK 26805, PAGE 69)	RIGHTS OF OTHERS TO PASSAGEWAYS, ROADWAYS, ELECTRICAL & ELECTRICAL EASEMENTS	RIGHTS OF OTHERS TO USE PASSAGEWAYS, ROADWAY AND PIPE RACKS ON PARCELS OWNED
	PLAN 183 OF 2001 (RECORDED IN BOOK 32417, PAGE 206)		BY EXXON-MOBIL.
65	DEED BOOK 5720, PAGE 543	AGREEMENT BETWEEN BOSTON CONSOLODATED GAS COMPANY, NEW ENGLAND FUEL AND TRANSPORATION CO. &	20' RAILROAD R/W **- NOT SHOWN (SEE BOOK 7500, PAGE 117 FOR RELEASE)**
	PLAN 226 OF 1933	COLONIAL BEACON OIL COMPANY.	
66	PROVISIONS OF CHAPTER 74 OF THE ACTS OF 1788	BEACHAM STREET IS AN ACCEPTED PUBLIC WAY	BEACHAM STREET SHOWN ON THE SURVEY.
	REG. LAND LOT NOTED TO BE ON PLAN BOOK 53, PLAN 18		
67	DEED BOOK 5148, PAGE 161	RIGHT OF WAYS IN LEASE AGREEMENTS BETWEEN NEW ENGLAND FUEL & TRANSPORT AND BEACON OIL CO.	AFFECTS A PORTION OF THE SUBJECT PROPERTY, NON-PLOTTABLE
	DEED BOOK 6282, PAGE 529		
70	DEED BOOK 5391, PAGE 271	PROVISIONS OF APPURTENANT RIGHTS OF WAY BETWEEN NEW ENGLAND FUEL AND WARREN PIPE CO.	AFFECTS SUBJECT PROPERTY, AS SHOWN ON SURVEY
	PLAN 1072 OF 1929		
75	DEED BOOK 6396, PAGE 101	GRANT OF RIGHT FROM COLONIAL BEACON OIL TO NEW ENGLAND GAS	NON-PLOTTABLE NOT SURVEY RELATED
	PLAN 409 OF 1940		
78	DEED BOOK 7532, PAGE 219	RIGHT OF WAY FOR WATER MAIN	AS SHOWN ON PLAN
	PLAN 117 OF 1950		
80	PLAN 1900 OF 1954	ORDER OF TAKING FOR LAYOUT #4221 BY COMM. OF MASS.	
		1954 TAKING LINES FOR RECONSTRUCTION OF REVERE BEACH PARKWAY AT INTERSECTION WITH BROADWAY	PROPERTY LINES HEREON REFLECT THE TAKING FOR THE RECONSTRUCTION
81	DEED BOOK 8533, PAGE 89	20' WIDE SEWER EASEMENT GRANTED TO CITY OF EVERETT	AS SHOWN ON PLAN
85	DEED BOOK 34234, PAGE 284	ASSIGNMENT AGREEMENT WITH C2C FIBER INC.	NOT SURVEY RELATED, MAY NOT BE LOCUS
86	DEED BOOK 68791, PAGE 176	GRANT OF RESTRICTION TO DENISE VAROUDAKIS TR.	DOES NOT AFFECT THE SUBJECT PROPERTY
		RESTRICTIONS RELEASED JAN. 13, 2017,	
87	DEED BOOK 70833, PAGE 406	ORDER OF CONDITIONS (EVERETT CONSERVATION COMMISSION) DEP FILE NO. 982-825	TERM EXPIRED NO LONGER IN EFFECT
		DOCK AND PIER REPAIRS	
90	LC DOC. 162341	CONVEYANCE OF 2 PARCELS FROM EASTERN GAS AND COKE ASSOC. TO BEACON OIL CO.	PARCELS AS SHOWN HEREON, EXISTING EASEMENT REFERENCE IS BLANKET IN NATURE
		INCLUDING RIGHTS AND EASEMENTS IN DEED	AND IS NON-PLOTTABLE.
95	PLAN 181 OF 1936	MATTERS SHOWN ON PLANS	LOTS AND EASMENTS SHOWN HEREON
	PLAN BOOK 53, PLAN 18		
	PLAN BOOK 286, PLAN 31		
	BOOK 3544, PAGE END		
	PLAN 756 OF 1946		
97-100	N/A	RIGHTS AND CLAIMS	ADJACENT WATERS SHOWN ON SURVEY

#52
BEACHAM
STREET

Everett, Massachusetts 02149

PREPARED FOR:

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LANDCO, LLC

C/O
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125 High Street, Suite 2111
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DATE: 8/17/22 DRAWN BY: EME
SCALE: N/A CHECK BY: JMS

ALTA/NSPS LAND TITLE SURVEY IN EVERETT, MA

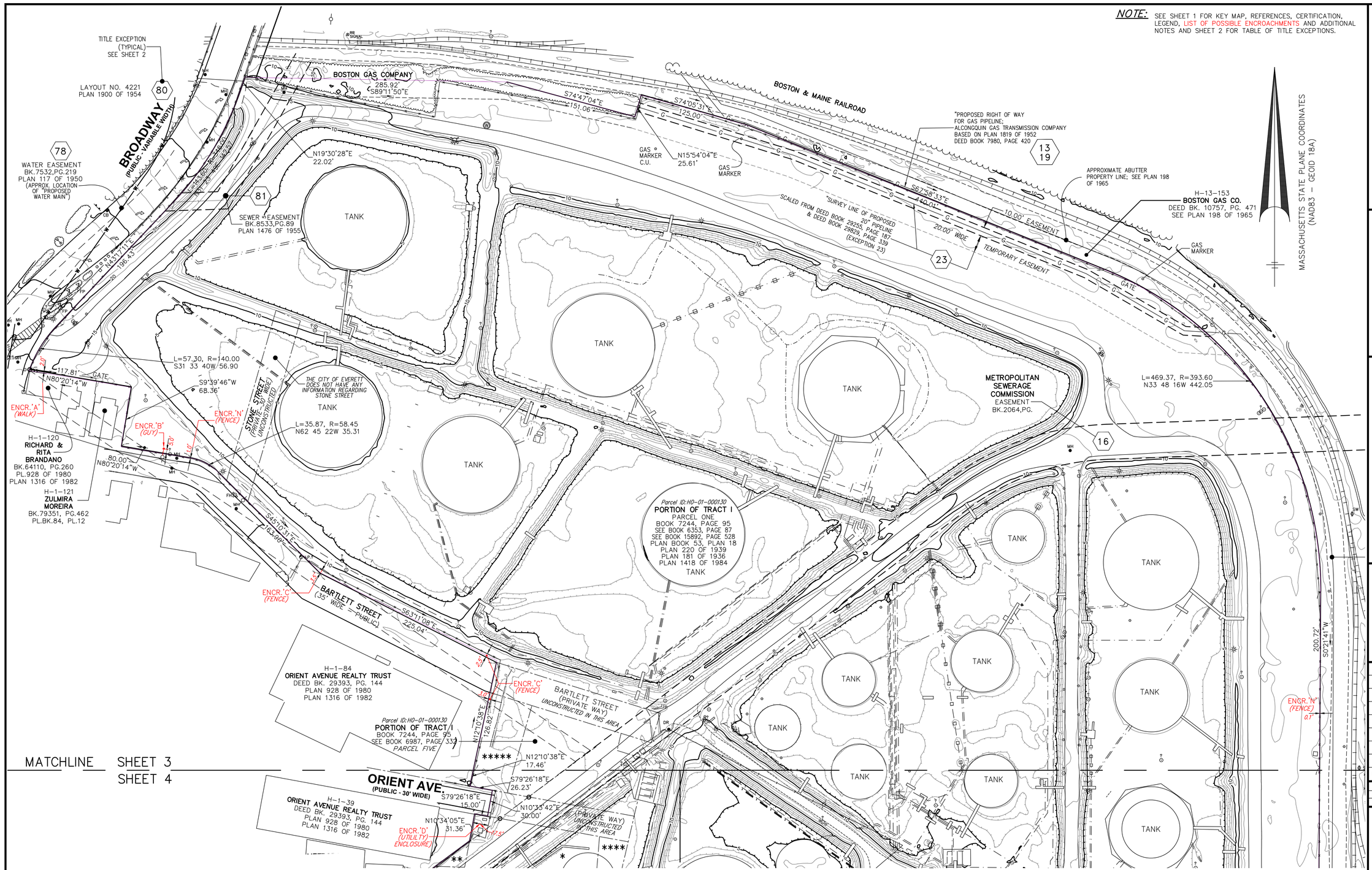
PLOT DATE: Jan 09, 2024 11:42 am
PATH: F:\Civil 3D Projects\26260-Everett land Co-Everett\Surv\DWG\

DWG: 26260sv6.dwg
LAYOUT: Exceptions
SHEET: 2 OF 12

2

PROJECT NO.: 26260

NOTE: SEE SHEET 1 FOR KEY MAP, REFERENCES, CERTIFICATION, LEGEND, LIST OF POSSIBLE ENCROACHMENTS AND ADDITIONAL NOTES AND SHEET 2 FOR TABLE OF TITLE EXCEPTIONS.



MATCHLINE SHEET 3
SHEET 4

INTERIOR PARCEL DATA:
Parcel ID:H0-01-000130

*** PORTION OF TRACT I**
PARCEL FIVE
BOOK 7244, PAGES 95
SEE BOOK 6987, PAGE 332
4377 S.F. PARCEL
PLAN BOOK 286, PLAN 31

**** PORTION OF TRACT I**
PARCEL THREE
BOOK 7244, PAGE 95
SEE BOOK 6499, PAGE 403
PLAN IN BK 3544, END
REMAINDER OF 5011 S.F. PARCEL
SEE BOOK 14046, PAGE 363
PLAN 928 OF 1980

***** PORTION OF TRACT I**
PARCEL SIX
BOOK 7244, PAGE 95
SEE BOOK 6988, PAGE 427
LOTS A & B
PLAN 756 OF 1946

****** PORTION OF TRACT I**
PARCEL TWO
BOOK 7244, PAGE 95
SEE BOOK 6274, PAGE 316
PLAN BOOK 286, PLAN 31

******* PORTION OF TRACT I**
PARCEL FOUR
BOOK 7244, PAGE 95
SEE BOOK 6971 PAGE 329

BK.2064,PG

SCALE: 1" = 50'
0 50 100 200

#52 BEACHAM STREET

Everett, Massachusetts 02149

PREPARED FOR:

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PATH: F:\Civil 3D Projects\26260-Everett land Co-Everett\Surv\DWG\

DWG: 26260sv6.dwg
LAYOUT: EC (3)
SHEET: 3 OF 12

3

PROJECT NO.: 26260

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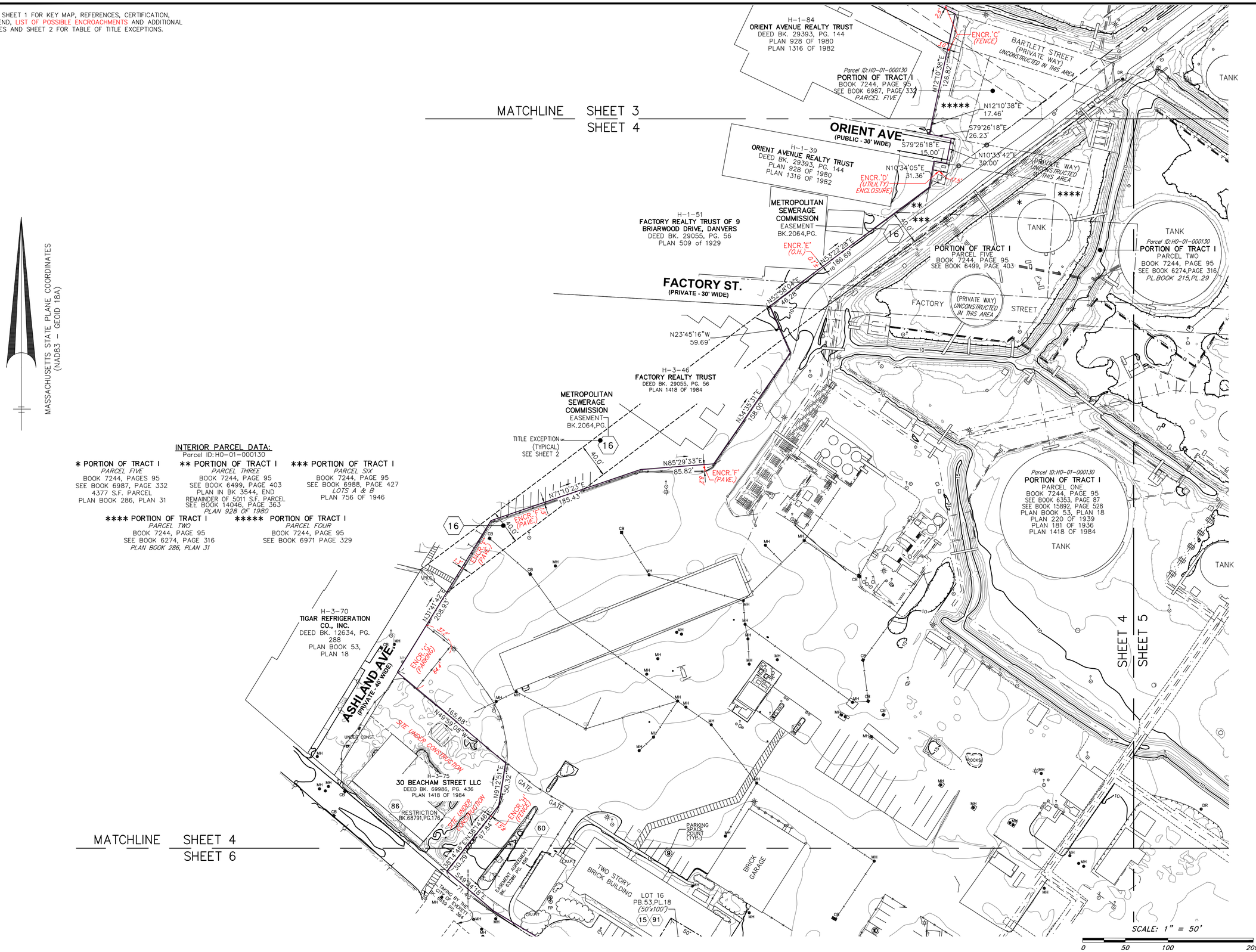

INTERIOR PARCEL DATA:
Parcel ID:H0-01-000130

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SEE BOOK 6987, PAGE 332
4377 S.F. PARCEL
PLAN BOOK 286, PLAN 31

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SEE BOOK 6971 PAGE 329

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1	EME/JMS	9/22/23	PLAN UPDATE

DATE: 8/17/22 DRAWN BY: EME
SCALE: 1"=50' CHECK BY: JMS

ALTA/NSPS LAND TITLE SURVEY IN EVERETT, MA

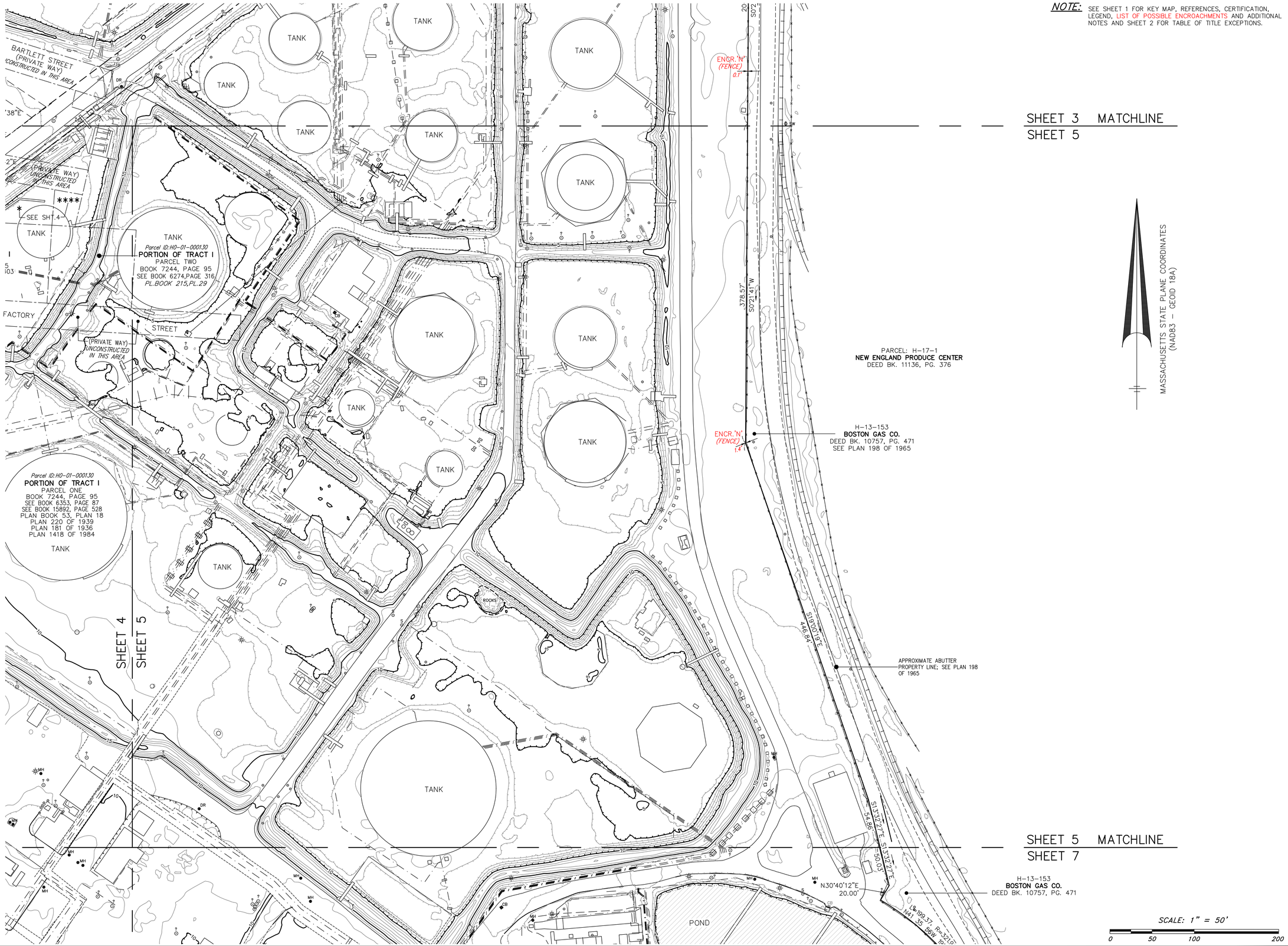
PLOT DATE: Jan 08, 2024 1:28 pm
PATH: F:\Civil 3D Projects\26260-Everett land Co-Everett\Surv\DWG\

DWG: 26260sv6.dwg
LAYOUT: EC (4)
SHEET: 4 OF 12

4

PROJECT NO.: 26260

NOTE: SEE SHEET 1 FOR KEY MAP, REFERENCES, CERTIFICATION, LEGEND, LIST OF POSSIBLE ENCROACHMENTS AND ADDITIONAL NOTES AND SHEET 2 FOR TABLE OF TITLE EXCEPTIONS.



#52 BEACHAM STREET

Everett, Massachusetts 02149

PREPARED FOR:

EVERETT LANDCO, LLC

C/O
The Davis Companies, INC.
125 High Street, Suite 2111
Boston, Massachusetts 02110

HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-7816
WWW.HANCOCKASSOCIATES.COM

NO.	BY	DATE	ISSUE/REVISION DESCRIPTION
3	JMS	1/4/24	PLAN UPDATE
2	JMS	11/27/23	PLAN UPDATE
1	EME/JMS	9/22/23	PLAN UPDATE

DATE: 8/17/22 DRAWN BY: EME
SCALE: 1"=50' CHECK BY: JMS

ALTA/NSPS LAND TITLE SURVEY IN EVERETT, MA

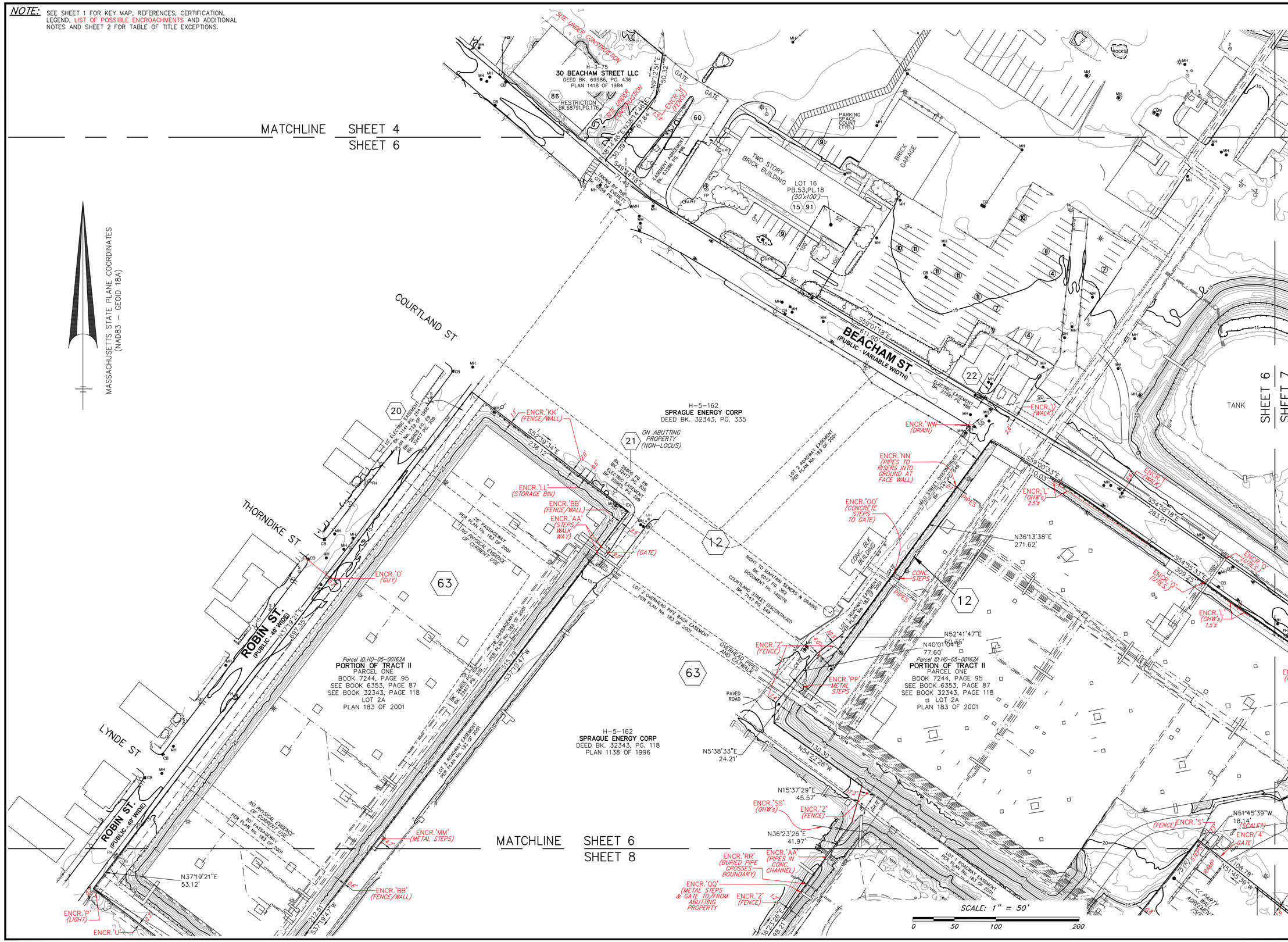
PLOT DATE: Jan 08, 2024 1:29 pm
PATH: F:\Civil 3D Projects\26260-Everett land Co-Everett\Surv\DWG\

DWG: 26260sv6.dwg
LAYOUT: EC (5)
SHEET: 5 OF 12

5

PROJECT NO.: 26260

NOTE: SEE SHEET 1 FOR KEY MAP, REFERENCES, CERTIFICATION, LEGEND, LIST OF POSSIBLE ENCROACHMENTS AND ADDITIONAL NOTES AND SHEET 2 FOR TABLE OF TITLE EXCEPTIONS.



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1	EME/JMS	9/22/23	PLAN UPDATE

DATE: 8/17/22 DRAWN BY: EME
SCALE: 1"=50' CHECK BY: JMS

ALTA/NSPS LAND TITLE SURVEY IN EVERETT, MA

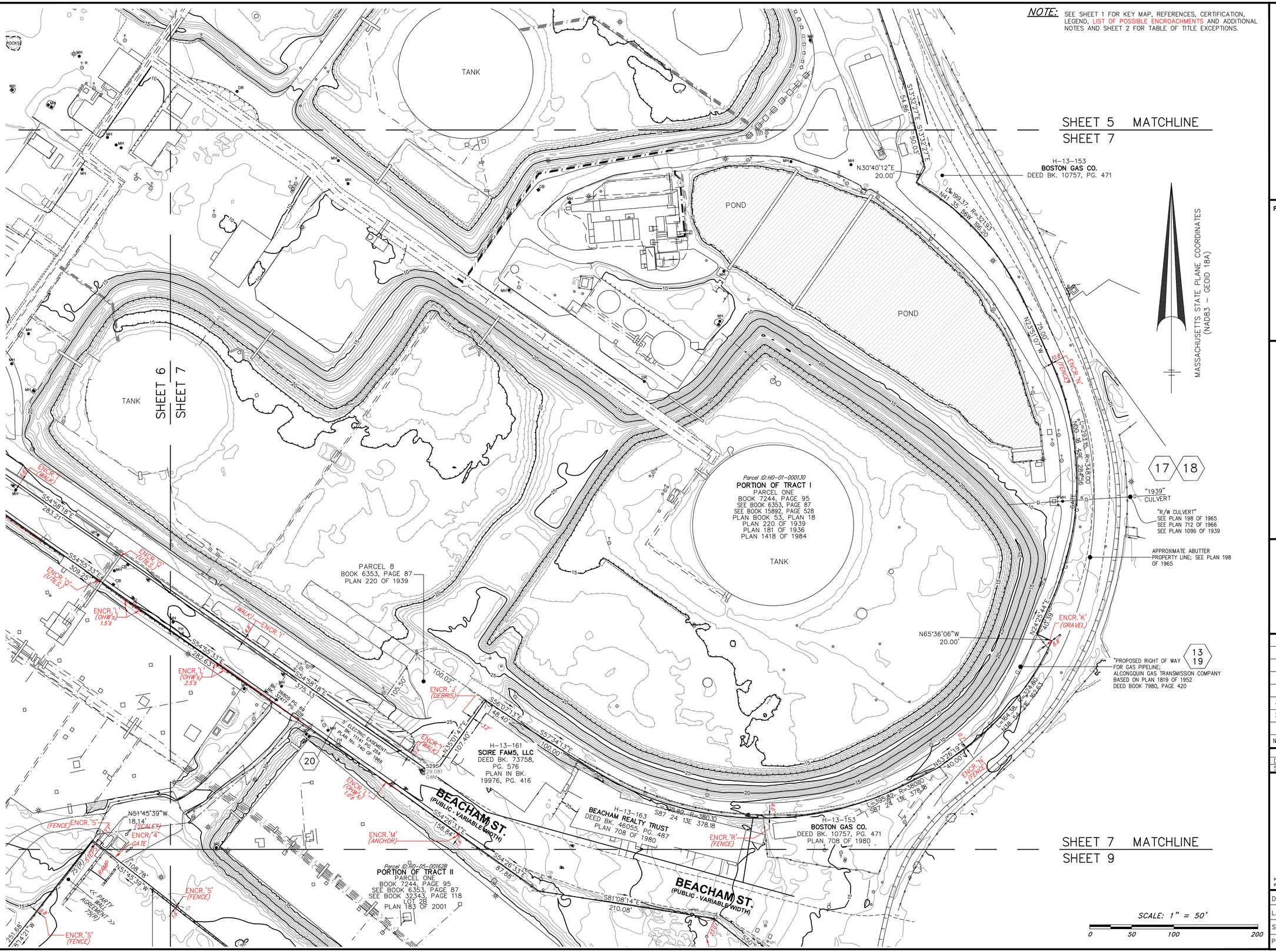
PLOT DATE: Jan 08, 2024 1:30 pm
PATH: F:\Civil 3D Projects\26260-Everett land Co-Everett\Surv\DWG\

DWG: 26260sv6.dwg
LAYOUT: EC (6)
SHEET: 6 OF 12

6

PROJECT NO.: 26260

NOTE: SEE SHEET 1 FOR KEY MAP, REFERENCES, CERTIFICATION, LEGEND, LIST OF POSSIBLE ENCROACHMENTS AND ADDITIONAL NOTES AND SHEET 2 FOR TABLE OF TITLE EXCEPTIONS.



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2	JMS	11/27/23	PLAN UPDATE
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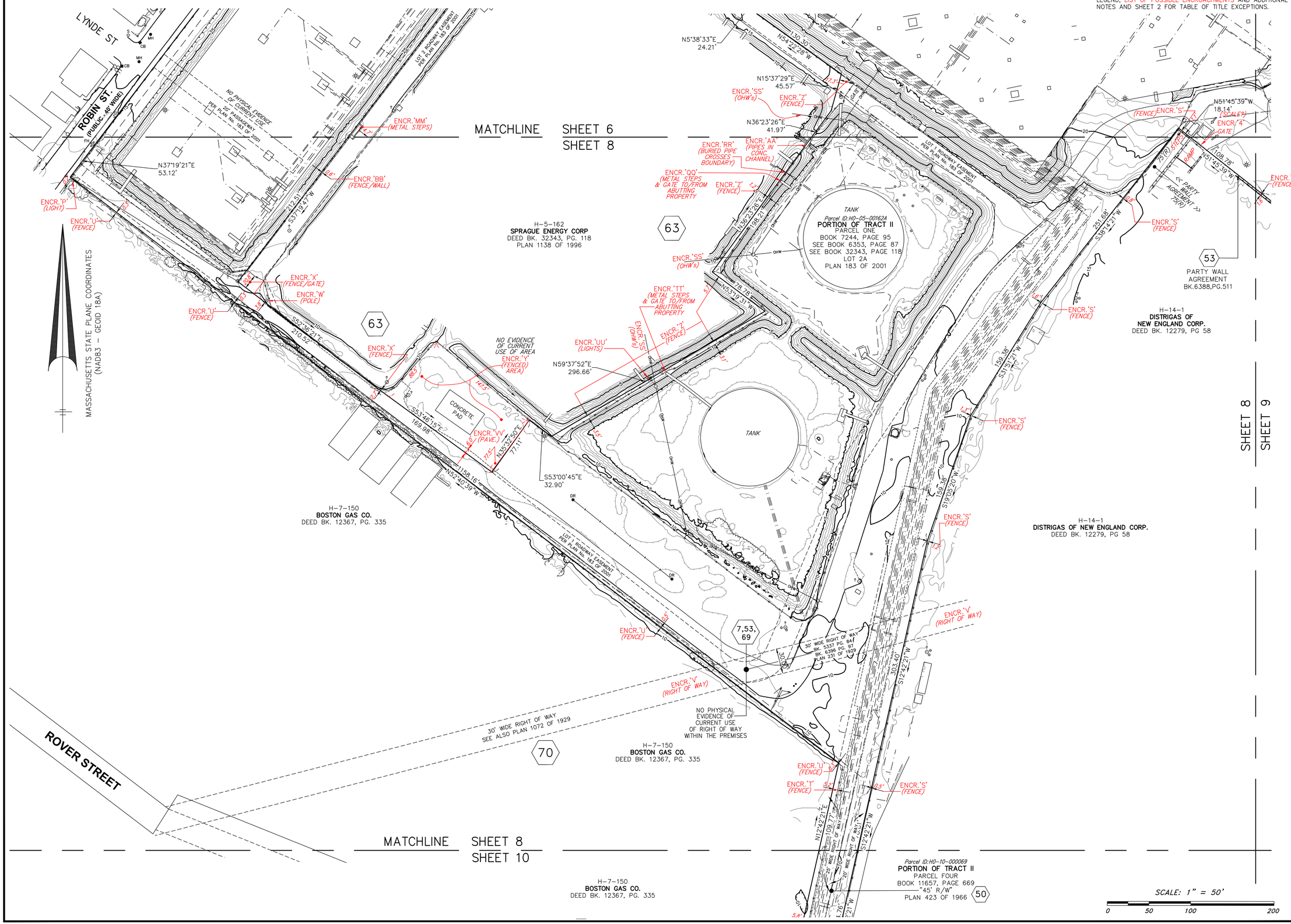
DATE:	8/17/22	DRAWN BY:	EME
SCALE:	1"=50'	CHECK BY:	JMS

ALTA/NSPS LAND TITLE SURVEY IN EVERETT, MA

PLOT DATE: Jan 08, 2024 1:31 pm
PATH: F:\Civil 3D Projects\26260-Everett land Co-Everett\Surv\DWG\

DWG: 26260sv6.dwg	7
LAYOUT: EC (7)	
SHEET: 7 OF 12	
PROJECT NO.:	26260

NOTE: SEE SHEET 1 FOR KEY MAP, REFERENCES, CERTIFICATION, LEGEND, LIST OF POSSIBLE ENCROACHMENTS AND ADDITIONAL NOTES AND SHEET 2 FOR TABLE OF TITLE EXCEPTIONS.



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DATE: 8/17/22 DRAWN BY: EME
SCALE: 1"=50' CHECK BY: JMS

ALTA/NSPS LAND TITLE SURVEY IN EVERETT, MA

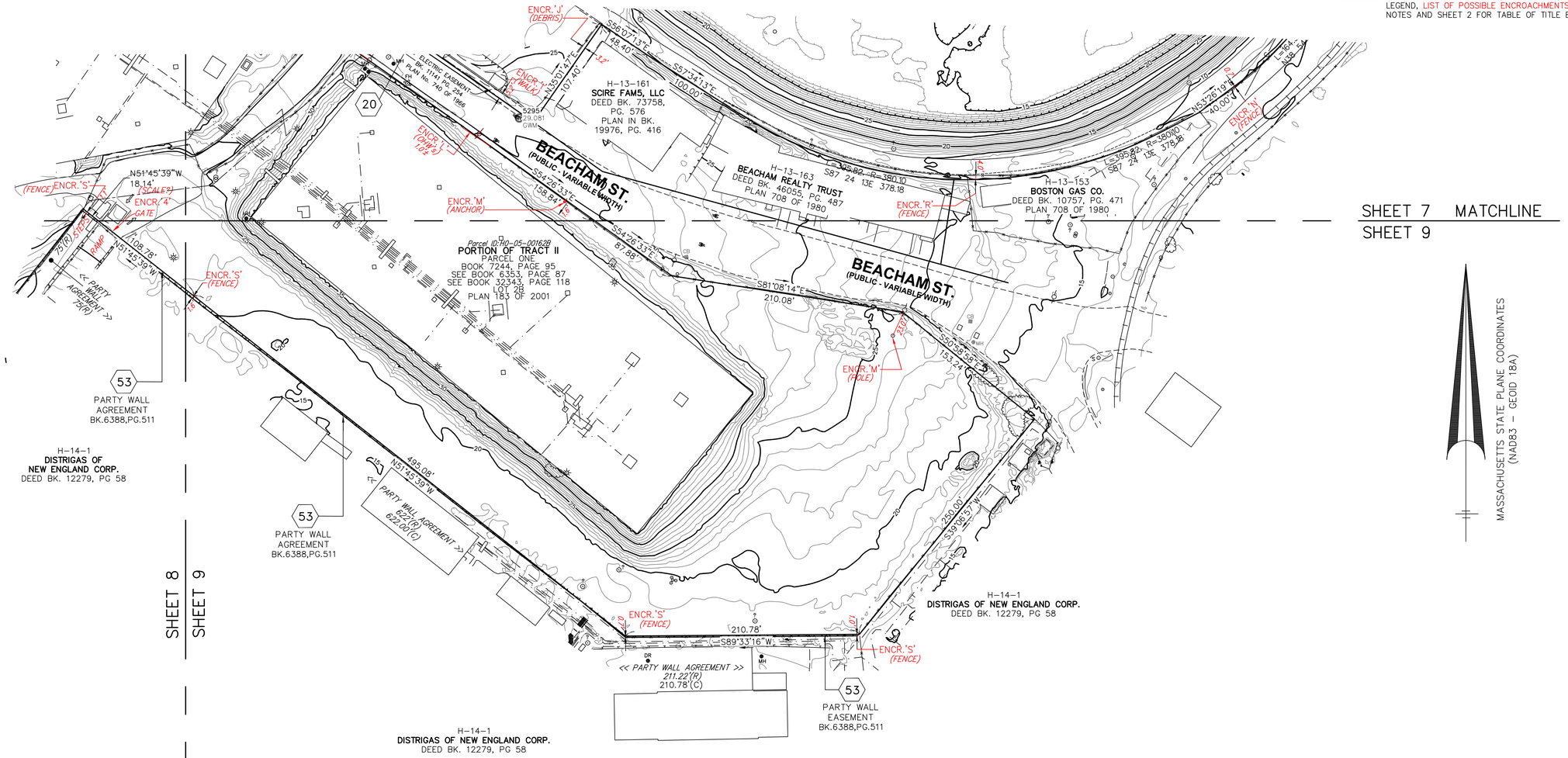
PLOT DATE: Jan 09, 2024 11:35 am
PATH: F:\Civil 3D Projects\26260-Everett land Co-Everett\Surv\DWG\

DWG: 26260sv6.dwg
LAYOUT: EC (8)
SHEET: 8 OF 12

8

PROJECT NO.: 26260

NOTE: SEE SHEET 1 FOR KEY MAP, REFERENCES, CERTIFICATION, LEGEND, LIST OF POSSIBLE ENCROACHMENTS AND ADDITIONAL NOTES AND SHEET 2 FOR TABLE OF TITLE EXCEPTIONS.



SHEET 9 MATCHLINE

SCALE: 1" = 50'

0 50 100 200

#52 BEACHAM STREET

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DATE: 8/17/22 DRAWN BY: EME
SCALE: 1"=50' CHECK BY: JMS

ALTA/NSPS LAND TITLE SURVEY IN EVERETT, MA

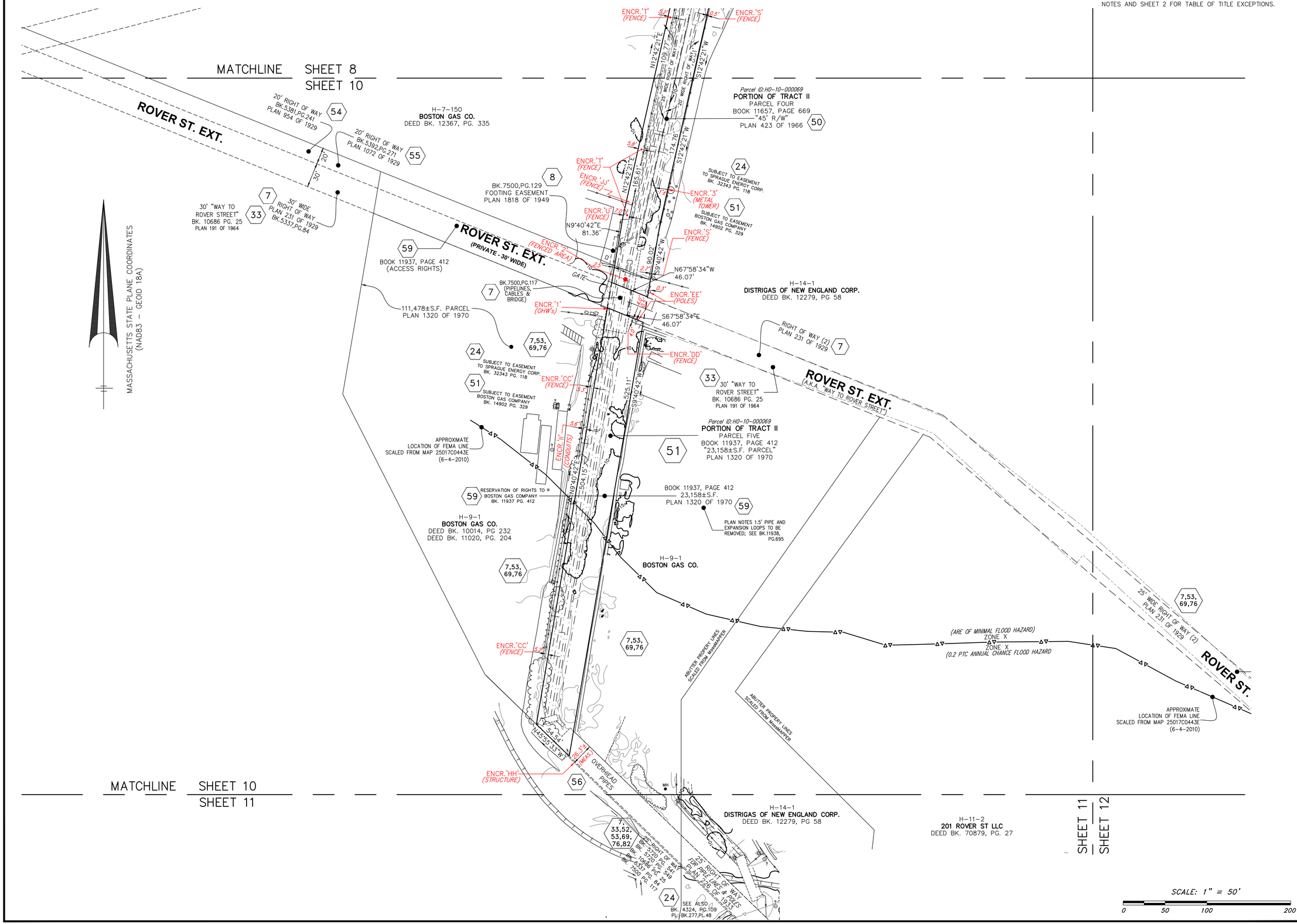
PLOT DATE: Jan 08, 2024 1:33 pm
PATH: F:\Civil 3D Projects\26260-Everett land Co-Everett\Surv\DWG\

DWG: 26260sv6.dwg
LAYOUT: EC (9)
SHEET: 9 OF 12

9

PROJECT NO.: 26260

NOTE: SEE SHEET 1 FOR KEY MAP, REFERENCES, CERTIFICATION, LEGEND, LIST OF POSSIBLE ENCROACHMENTS AND ADDITIONAL NOTES AND SHEET 2 FOR TABLE OF TITLE EXCEPTIONS.



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1	EME/JMS	9/22/23	PLAN UPDATE

DATE: 8/17/22 DRAWN BY: EME
SCALE: 1"=50' CHECK BY: JMS

ALTA/NSPS LAND TITLE SURVEY IN EVERETT, MA

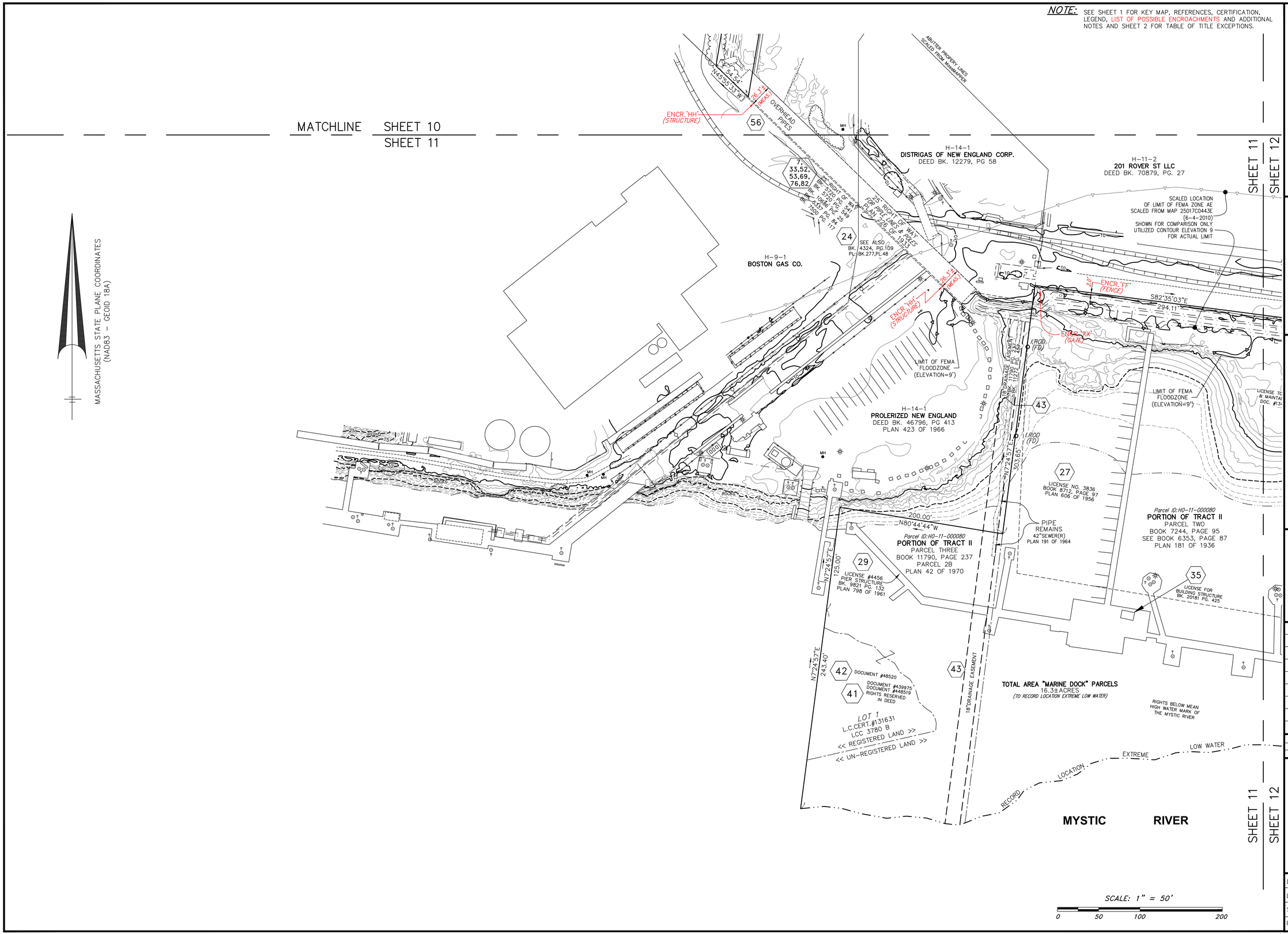
PLOT DATE: Jan 09, 2024 12:36 pm
PATH: F:\Civil 3D Projects\26260-Everett land Co-Everett\Surv\DWG\

DWG: 26260sv6.dwg
LAYOUT: EC (10)
SHEET: 10 OF 10

10

PROJECT NO.: 26260

NOTE: SEE SHEET 1 FOR KEY MAP, REFERENCES, CERTIFICATION, LEGEND, LIST OF POSSIBLE ENCROACHMENTS AND ADDITIONAL NOTES AND SHEET 2 FOR TABLE OF TITLE EXCEPTIONS.



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Everett, Massachusetts 02149

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1	EME/JMS	9/22/23	PLAN UPDATE

DATE:	8/17/22	DRAWN BY:	EME
SCALE:	1"=50'	CHECK BY:	JMS

ALTA/NSPS LAND TITLE SURVEY IN EVERETT, MA

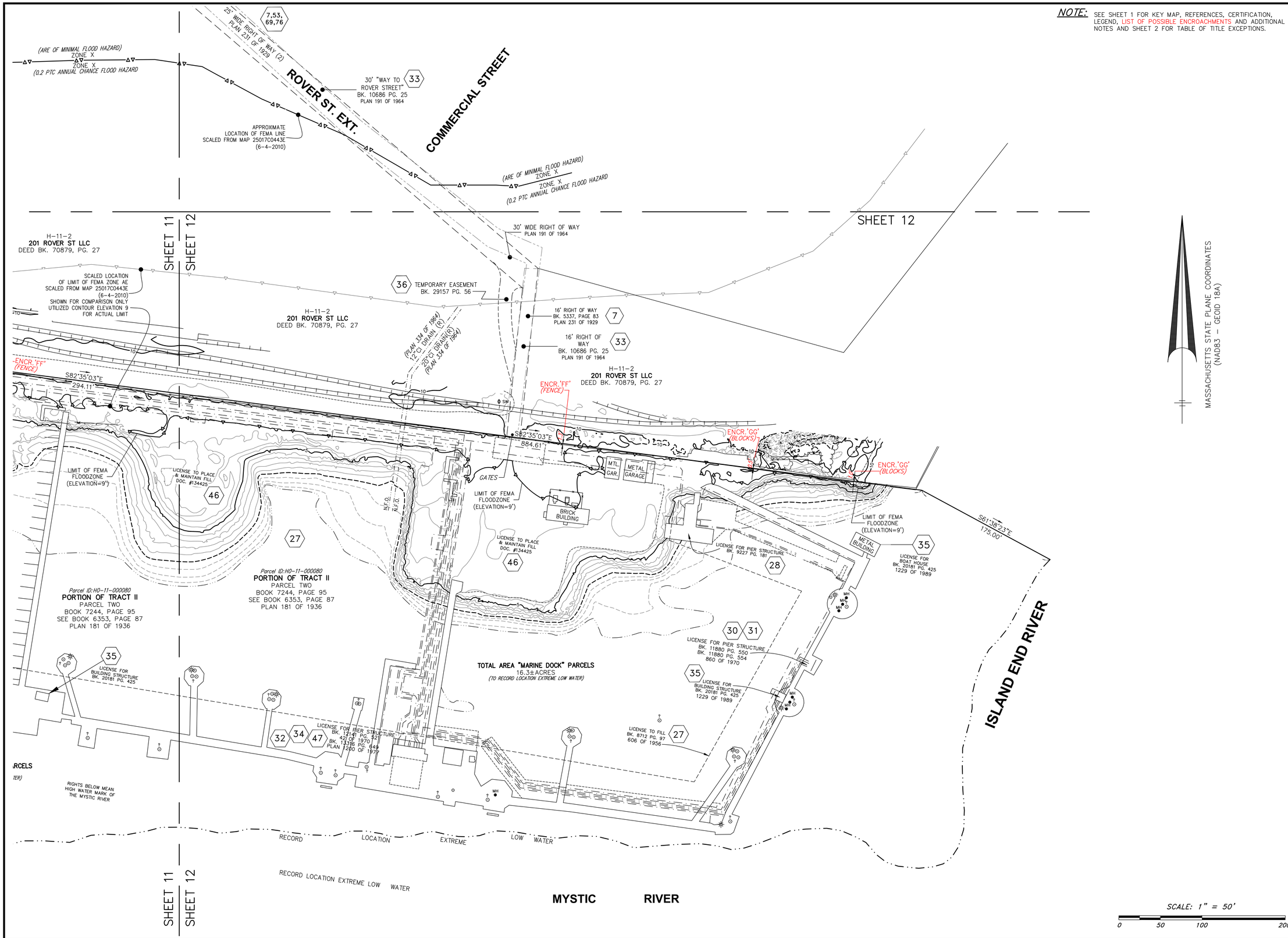
PLOT DATE: Jan 09, 2024 11:41 am
PATH: F:\Civil 3D Projects\26260-Everett land Co-Everett\Surv\DWG\

DWG: 26260sv6.dwg
LAYOUT: EC (11)
SHEET: 11 OF 12

11

PROJECT NO.: 26260

NOTE: SEE SHEET 1 FOR KEY MAP, REFERENCES, CERTIFICATION, LEGEND, LIST OF POSSIBLE ENCROACHMENTS AND ADDITIONAL NOTES AND SHEET 2 FOR TABLE OF TITLE EXCEPTIONS.



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Everett, Massachusetts 02149

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DATE: 8/17/22 DRAWN BY: EME
SCALE: 1"=50' CHECK BY: JMS

ALTA/NSPS LAND TITLE SURVEY IN EVERETT, MA

PLOT DATE: Jan 08, 2024 1:35 pm
PATH: F:\Civil 3D Projects\26260-Everett land Co-Everett\Surv\DWG\

DWG: 26260sv6.dwg
LAYOUT: EC (12)
SHEET: 12 OF 12

12

PROJECT NO.: 26260

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 5 – Order of Conditions

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
022-0139
MassDEP File #

eDEP Transaction #

Everett
City/Town

A. General Information

Please note: this form has been modified with added space to accommodate the Registry of Deeds Requirements

1. From: Everett Conservation Commission
Conservation Commission

2. This issuance is for (check one): a. ☒ Order of Conditions b. ☐ Amended Order of Conditions

3. To: Applicant:

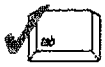
a. First Name | b. Last Name

Everett Landco, LLC
c. Organization

125 High Street, STE. 2111
d. Mailing Address

Boston | MA | 02110
e. City/Town | f. State | g. Zip Code

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



4. Property Owner (if different from applicant):

a. First Name | b. Last Name

c. Organization

d. Mailing Address

e. City/Town | f. State | g. Zip Code

5. Project Location:

52 Beacham Street | Everett
a. Street Address | b. City/Town

H0-01; H0-05; H0-05 | 000130; 00162A; 00162B
c. Assessors Map/Plat Number | d. Parcel/Lot Number

Latitude and Longitude, if known: d m s | d m s
d. Latitude | e. Longitude

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 5 – Order of Conditions
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
022-0139
MassDEP File #

eDEP Transaction #

Everett
City/Town

A. General Information (cont.)

6. Property recorded at the Registry of Deeds for (attach additional information if more than one parcel):

Southern Middlesex
a. County

b. Certificate Number (if registered land)

82282
c. Book

66
d. Page

7. Dates: 06/06/24 a. Date Notice of Intent Filed; 06/20/24 b. Date Public Hearing Closed; c. Date of Issuance

8. Final Approved Plans and Other Documents (attach additional plan or document references as needed):

52 Beacham St Infill
a. Plan Title

Sarah Ebaugh
b. Prepared By

Sarah Ebaugh
c. Signed and Stamped by

05/30/24
d. Final Revision Date

As Noted
e. Scale

f. Additional Plan or Document Title

g. Date

B. Findings

1. Findings pursuant to the Massachusetts Wetlands Protection Act:

Following the review of the above-referenced Notice of Intent and based on the information provided in this application and presented at the public hearing, this Commission finds that the areas in which work is proposed is significant to the following interests of the Wetlands Protection Act (the Act). Check all that apply:

a. ☐ Public Water Supply b. ☐ Land Containing Shellfish c. ☐ Prevention of Pollution

d. ☐ Private Water Supply e. ☐ Fisheries f. ☐ Protection of Wildlife Habitat

g. ☐ Groundwater Supply h. ☐ Storm Damage Prevention i. ☐ Flood Control

2. This Commission hereby finds the project, as proposed, is: (check one of the following boxes)

Approved subject to:

a. ☒ the following conditions which are necessary in accordance with the performance standards set forth in the wetlands regulations. This Commission orders that all work shall be performed in accordance with the Notice of Intent referenced above, the following General Conditions, and any other special conditions attached to this Order. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, these conditions shall control.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 5 – Order of Conditions
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
022-0139
MassDEP File #

eDEP Transaction #

Everett
City/Town

B. Findings (cont.)

Denied because:

b. ☐ the proposed work cannot be conditioned to meet the performance standards set forth in the wetland regulations. Therefore, work on this project may not go forward unless and until a new Notice of Intent is submitted which provides measures which are adequate to protect the interests of the Act, and a final Order of Conditions is issued. **A description of the performance standards which the proposed work cannot meet is attached to this Order.**

c. ☐ the information submitted by the applicant is not sufficient to describe the site, the work, or the effect of the work on the interests identified in the Wetlands Protection Act. Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides sufficient information and includes measures which are adequate to protect the Act's interests, and a final Order of Conditions is issued. **A description of the specific information which is lacking and why it is necessary is attached to this Order as per 310 CMR 10.05(6)(c).**

3. ☐ Buffer Zone Impacts: Shortest distance between limit of project disturbance and the wetland resource area specified in 310 CMR 10.02(1)(a) _____ a. linear feet

Inland Resource Area Impacts: Check all that apply below. (For Approvals Only)

Resource Area	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
4. ☐ Bank	a. linear feet	b. linear feet	c. linear feet	d. linear feet
5. ☐ Bordering Vegetated Wetland	a. square feet	b. square feet	c. square feet	d. square feet
6. ☐ Land Under Waterbodies and Waterways	a. square feet	b. square feet	c. square feet	d. square feet
	e. c/y dredged	f. c/y dredged		
7. ☐ Bordering Land Subject to Flooding	a. square feet	b. square feet	c. square feet	d. square feet
Cubic Feet Flood Storage	e. cubic feet	f. cubic feet	g. cubic feet	h. cubic feet
8. ☐ Isolated Land Subject to Flooding	a. square feet	b. square feet		
Cubic Feet Flood Storage	c. cubic feet	d. cubic feet	e. cubic feet	f. cubic feet
9. ☐ Riverfront Area	a. total sq. feet	b. total sq. feet		
Sq ft within 100 ft	c. square feet	d. square feet	e. square feet	f. square feet
Sq ft between 100-200 ft	g. square feet	h. square feet	i. square feet	j. square feet

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 5 – Order of Conditions
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
022-0139
MassDEP File #

eDEP Transaction #

Everett
City/Town

B. Findings (cont.)

Coastal Resource Area Impacts: Check all that apply below. (For Approvals Only)

	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
10. ☐ Designated Port Areas	Indicate size under Land Under the Ocean, below			
11. ☐ Land Under the Ocean	a. square feet	b. square feet		
	c. c/y dredged	d. c/y dredged		
12. ☐ Barrier Beaches	Indicate size under Coastal Beaches and/or Coastal Dunes below			
13. ☐ Coastal Beaches	a. square feet	b. square feet	c. cu yd nourishment	d. cu yd nourishment
14. ☐ Coastal Dunes	a. square feet	b. square feet	c. cu yd nourishment	d. cu yd nourishment
15. ☐ Coastal Banks	a. linear feet	b. linear feet		
16. ☐ Rocky Intertidal Shores	a. square feet	b. square feet		
17. ☐ Salt Marshes	a. square feet	b. square feet	c. square feet	d. square feet
18. ☐ Land Under Salt Ponds	a. square feet	b. square feet		
	c. c/y dredged	d. c/y dredged		
19. ☐ Land Containing Shellfish	a. square feet	b. square feet	c. square feet	d. square feet
20. ☐ Fish Runs	Indicate size under Coastal Banks, Inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above			
	a. c/y dredged	b. c/y dredged		
21. ☒ Land Subject to Coastal Storm Flowage	1,500,206 a. square feet	1,500,206 b. square feet		
22. ☐ Riverfront Area	a. total sq. feet	b. total sq. feet		
Sq ft within 100 ft	c. square feet	d. square feet	e. square feet	f. square feet
Sq ft between 100-200 ft	g. square feet	h. square feet	i. square feet	j. square feet

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 5 – Order of Conditions
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
022-0139
MassDEP File #

eDEP Transaction #

Everett
City/Town

B. Findings (cont.)

* #23. If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.5.c (BVW) or B.17.c (Salt Marsh) above, please enter the additional amount here.

23. ☐ Restoration/Enhancement *:

a. square feet of BVW | b. square feet of salt marsh

24. ☐ Stream Crossing(s):

a. number of new stream crossings | b. number of replacement stream crossings

C. General Conditions Under Massachusetts Wetlands Protection Act

The following conditions are only applicable to Approved projects.

1. Failure to comply with all conditions stated herein, and with all related statutes and other regulatory measures, shall be deemed cause to revoke or modify this Order.
2. The Order does not grant any property rights or any exclusive privileges; it does not authorize any injury to private property or invasion of private rights.
3. This Order does not relieve the permittee or any other person of the necessity of complying with all other applicable federal, state, or local statutes, ordinances, bylaws, or regulations.
4. The work authorized hereunder shall be completed within three years from the date of this Order unless either of the following apply:
   a. The work is a maintenance dredging project as provided for in the Act; or
   b. The time for completion has been extended to a specified date more than three years, but less than five years, from the date of issuance. If this Order is intended to be valid for more than three years, the extension date and the special circumstances warranting the extended time period are set forth as a special condition in this Order.
   c. If the work is for a Test Project, this Order of Conditions shall be valid for no more than one year.
5. This Order may be extended by the issuing authority for one or more periods of up to three years each upon application to the issuing authority at least 30 days prior to the expiration date of the Order. An Order of Conditions for a Test Project may be extended for one additional year only upon written application by the applicant, subject to the provisions of 310 CMR 10.05(11)(f).
6. If this Order constitutes an Amended Order of Conditions, this Amended Order of Conditions does not extend the issuance date of the original Final Order of Conditions and the Order will expire on _____ unless extended in writing by the Department.
7. Any fill used in connection with this project shall be clean fill. Any fill shall contain no trash, refuse, rubbish, or debris, including but not limited to lumber, bricks, plaster, wire, lath, paper, cardboard, pipe, tires, ashes, refrigerators, motor vehicles, or parts of any of the foregoing.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 5 – Order of Conditions
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
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Everett
City/Town

C. General Conditions Under Massachusetts Wetlands Protection Act

8. This Order is not final until all administrative appeal periods from this Order have elapsed, or if such an appeal has been taken, until all proceedings before the Department have been completed.

9. No work shall be undertaken until the Order has become final and then has been recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land upon which the proposed work is to be done. In the case of the registered land, the Final Order shall also be noted on the Land Court Certificate of Title of the owner of the land upon which the proposed work is done. The recording information shall be submitted to the Conservation Commission on the form at the end of this Order, which form must be stamped by the Registry of Deeds, prior to the commencement of work.

10. A sign shall be displayed at the site not less then two square feet or more than three square feet in size bearing the words,

    "Massachusetts Department of Environmental Protection" [or, "MassDEP"]

    "File Number 022-0139 "

11. Where the Department of Environmental Protection is requested to issue a Superseding Order, the Conservation Commission shall be a party to all agency proceedings and hearings before MassDEP.

12. Upon completion of the work described herein, the applicant shall submit a Request for Certificate of Compliance (WPA Form 8A) to the Conservation Commission.

13. The work shall conform to the plans and special conditions referenced in this order.

14. Any change to the plans identified in Condition #13 above shall require the applicant to inquire of the Conservation Commission in writing whether the change is significant enough to require the filing of a new Notice of Intent.

15. The Agent or members of the Conservation Commission and the Department of Environmental Protection shall have the right to enter and inspect the area subject to this Order at reasonable hours to evaluate compliance with the conditions stated in this Order, and may require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.

16. This Order of Conditions shall apply to any successor in interest or successor in control of the property subject to this Order and to any contractor or other person performing work conditioned by this Order.

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C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

17. Prior to the start of work, and if the project involves work adjacent to a Bordering Vegetated Wetland, the boundary of the wetland in the vicinity of the proposed work area shall be marked by wooden stakes or flagging. Once in place, the wetland boundary markers shall be maintained until a Certificate of Compliance has been issued by the Conservation Commission.

18. All sedimentation barriers shall be maintained in good repair until all disturbed areas have been fully stabilized with vegetation or other means. At no time shall sediments be deposited in a wetland or water body. During construction, the applicant or his/her designee shall inspect the erosion controls on a daily basis and shall remove accumulated sediments as needed. The applicant shall immediately control any erosion problems that occur at the site and shall also immediately notify the Conservation Commission, which reserves the right to require additional erosion and/or damage prevention controls it may deem necessary. Sedimentation barriers shall serve as the limit of work unless another limit of work line has been approved by this Order.

19. The work associated with this Order (the "Project")
    (1) ☒ is subject to the Massachusetts Stormwater Standards
    (2) ☐ is NOT subject to the Massachusetts Stormwater Standards

    If the work is subject to the Stormwater Standards, then the project is subject to the following conditions:

    a) All work, including site preparation, land disturbance, construction and redevelopment, shall be implemented in accordance with the construction period pollution prevention and erosion and sedimentation control plan and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollution Discharge Elimination System Construction General Permit as required by Stormwater Condition 8. Construction period erosion, sedimentation and pollution control measures and best management practices (BMPs) shall remain in place until the site is fully stabilized.

    b) No stormwater runoff may be discharged to the post-construction stormwater BMPs unless and until a Registered Professional Engineer provides a Certification that:

    i. all construction period BMPs have been removed or will be removed by a date certain specified in the Certification. For any construction period BMPs intended to be converted to post construction operation for stormwater attenuation, recharge, and/or treatment, the conversion is allowed by the MassDEP Stormwater Handbook BMP specifications and that the BMP has been properly cleaned or prepared for post construction operation, including removal of all construction period sediment trapped in inlet and outlet control structures;
    ii. as-built final construction BMP plans are included, signed and stamped by a Registered Professional Engineer, certifying the site is fully stabilized;
    iii. any illicit discharges to the stormwater management system have been removed, as per the requirements of Stormwater Standard 10;

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C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

iv. all post-construction stormwater BMPs are installed in accordance with the plans (including all planting plans) approved by the issuing authority, and have been inspected to ensure that they are not damaged and that they are in proper working condition;

v. any vegetation associated with post-construction BMPs is suitably established to withstand erosion.

c) The landowner is responsible for BMP maintenance until the issuing authority is notified that another party has legally assumed responsibility for BMP maintenance. Prior to requesting a Certificate of Compliance, or Partial Certificate of Compliance, the responsible party (defined in General Condition 18(e)) shall execute and submit to the issuing authority an Operation and Maintenance Compliance Statement ("O&M Statement) for the Stormwater BMPs identifying the party responsible for implementing the stormwater BMP Operation and Maintenance Plan ("O&M Plan") and certifying the following:

i.) the O&M Plan is complete and will be implemented upon receipt of the Certificate of Compliance, and

ii.) the future responsible parties shall be notified in writing of their ongoing legal responsibility to operate and maintain the stormwater management BMPs and implement the Stormwater Pollution Prevention Plan.

d) Post-construction pollution prevention and source control shall be implemented in accordance with the long-term pollution prevention plan section of the approved Stormwater Report and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollution Discharge Elimination System Multi-Sector General Permit.

e) Unless and until another party accepts responsibility, the landowner, or owner of any drainage easement, assumes responsibility for maintaining each BMP. To overcome this presumption, the landowner of the property must submit to the issuing authority a legally binding agreement of record, acceptable to the issuing authority, evidencing that another entity has accepted responsibility for maintaining the BMP, and that the proposed responsible party shall be treated as a permittee for purposes of implementing the requirements of Conditions 19(f) through 19(k) with respect to that BMP. Any failure of the proposed responsible party to implement the requirements of Conditions 19(f) through 19(k) with respect to that BMP shall be a violation of the Order of Conditions or Certificate of Compliance. In the case of stormwater BMPs that are serving more than one lot, the legally binding agreement shall also identify the lots that will be serviced by the stormwater BMPs. A plan and easement deed that grants the responsible party access to perform the required operation and maintenance must be submitted along with the legally binding agreement.

f) The responsible party shall operate and maintain all stormwater BMPs in accordance with the design plans, the O&M Plan, and the requirements of the Massachusetts Stormwater Handbook.

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C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

g) The responsible party shall:
1. Maintain an operation and maintenance log for the last three (3) consecutive calendar years of inspections, repairs, maintenance and/or replacement of the stormwater management system or any part thereof, and disposal (for disposal the log shall indicate the type of material and the disposal location);
2. Make the maintenance log available to MassDEP and the Conservation Commission ("Commission") upon request; and
3. Allow members and agents of the MassDEP and the Commission to enter and inspect the site to evaluate and ensure that the responsible party is in compliance with the requirements for each BMP established in the O&M Plan approved by the issuing authority.

h) All sediment or other contaminants removed from stormwater BMPs shall be disposed of in accordance with all applicable federal, state, and local laws and regulations.
i) Illicit discharges to the stormwater management system as defined in 310 CMR 10.04 are prohibited.
j) The stormwater management system approved in the Order of Conditions shall not be changed without the prior written approval of the issuing authority.
k) Areas designated as qualifying pervious areas for the purpose of the Low Impact Site Design Credit (as defined in the MassDEP Stormwater Handbook, Volume 3, Chapter 1, Low Impact Development Site Design Credits) shall not be altered without the prior written approval of the issuing authority.

l) Access for maintenance, repair, and/or replacement of BMPs shall not be withheld. Any fencing constructed around stormwater BMPs shall include access gates and shall be at least six inches above grade to allow for wildlife passage.

Special Conditions (if you need more space for additional conditions, please attach a text document):

All equipment and unconsolidated materials must be removed from the buffer zone and Land Subject to Coastal Storm Flowage (Special Flood Hazard Areas subject to inundation by the 1% annual chance flood) in advance of any forecasted coastal flooding event.

20. For Test Projects subject to 310 CMR 10.05(11), the applicant shall also implement the monitoring plan and the restoration plan submitted with the Notice of Intent. If the conservation commission or Department determines that the Test Project threatens the public health, safety or the environment, the applicant shall implement the removal plan submitted with the Notice of Intent or modify the project as directed by the conservation commission or the Department.

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D. Findings Under Municipal Wetlands Bylaw or Ordinance

1. Is a municipal wetlands bylaw or ordinance applicable? ☐ Yes ☒ No
2. The _____ hereby finds (check one that applies):
   Conservation Commission
   a. ☐ that the proposed work cannot be conditioned to meet the standards set forth in a municipal ordinance or bylaw, specifically:

      1. Municipal Ordinance or Bylaw 2. Citation

      Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides measures which are adequate to meet these standards, and a final Order of Conditions is issued.

   b. ☐ that the following additional conditions are necessary to comply with a municipal ordinance or bylaw:

      1. Municipal Ordinance or Bylaw 2. Citation
3. The Commission orders that all work shall be performed in accordance with the following conditions and with the Notice of Intent referenced above. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, the conditions shall control.
   The special conditions relating to municipal ordinance or bylaw are as follows (if you need more space for additional conditions, attach a text document):

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E. Signatures

This Order is valid for three years, unless otherwise specified as a special condition pursuant to General Conditions #4, from the date of issuance.

06/20/24
1. Date of Issuance

Please indicate the number of members who will sign this form.
This Order must be signed by a majority of the Conservation Commission.

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2. Number of Signers

The Order must be mailed by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate Department of Environmental Protection Regional Office, if not filing electronically, and the property owner, if different from applicant.

Signature	Printed Name
	EAMON KERNAN
	MAEVE KERNAN
	Carl Colson
	Rita E. Hasson

☑ by hand delivery on 6/26/24
Date

☐ by certified mail, return receipt requested, on
Date

Mass DEP File# 022-0159

Conditions Prior to Construction/Work

1. The applicant will provide a schedule of construction activities at least 72 hours in advance of each phase of work commencing.
2. The applicant will invite and host a representative of the Everett Conservation Commission (ECC) or designee to attend a pre-construction meeting (if applicable) to review the proposed work and special conditions a minimum of 24 hours in advance of the beginning of work.
3. Photos will be taken by the applicant and delivered to the ECC to document existing conditions prior to any work commencing.

Conditions During Construction/Work

4. A site visit will be scheduled during work activities and a represented of the ECC or designee will attend.
5. Debris will be collected and disposed of properly from existing construction area.
6. Photos will be taken by the applicant and delivered to the ECC to document progress and changes to site as work is carried out.
7. The Commission reserves the right to require additional erosion control barriers, changes to the construction lay down area, and any additional resource area preservation measures at any time.
8. Materials management within Land Subject to Coastal Storm Flowage (LSCSF) shall be consistent with the Massachusetts Contingency Plan (MCP) and oversight and requirements of MassDEP.

Conditions Post Construction/Work

9. The applicant will host a post-construction meeting to review the project with a representative of ECC or its designee on site.
10. A report which includes photo documentation, BMP maintenance, and work conducted in construction area will be provided to the ECC.
11. Certificate of Compliance is requested, it must be done within six months after the completion of the project.

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F. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate MassDEP Regional Office to issue a Superseding Order of Conditions. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Any appellants seeking to appeal the Department's Superseding Order associated with this appeal will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order, or providing written information to the Department prior to issuance of a Superseding Order.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40), and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal ordinance or bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.

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G. Recording Information

Prior to commencement of work, this Order of Conditions must be recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land subject to the Order. In the case of registered land, this Order shall also be noted on the Land Court Certificate of Title of the owner of the land subject to the Order of Conditions. The recording information on this page shall be submitted to the Conservation Commission listed below.

Everett
Conservation Commission

Detach on dotted line, have stamped by the Registry of Deeds and submit to the Conservation Commission.

To:

Everett
Conservation Commission

Please be advised that the Order of Conditions for the Project at:

52 Beacham Street — Project Location
022-0139 — MassDEP File Number

Has been recorded at the Registry of Deeds of:

South Middlesex — County
Book
Page

for: Everett Landco, LLC
Property Owner

and has been noted in the chain of title of the affected property in:

82282 — Book
66 — Page

In accordance with the Order of Conditions issued on:

06/20/24
Date

If recorded land, the instrument number identifying this transaction is:

Instrument Number

If registered land, the document number identifying this transaction is:

Document Number

Signature of Applicant

Massachusetts Department of Environmental Protection
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Request for Departmental Action Fee Transmittal Form

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

Provided by DEP

A. Request Information

1. Location of Project

a. Street Address | b. City/Town, Zip

c. Check number | d. Fee amount

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.

2. Person or party making request (if appropriate, name the citizen group's representative):

Name

Mailing Address

City/Town | State | Zip Code

Phone Number | Fax Number (if applicable)

3. Applicant (as shown on Determination of Applicability (Form 2), Order of Resource Area Delineation (Form 4B), Order of Conditions (Form 5), Restoration Order of Conditions (Form 5A), or Notice of Non-Significance (Form 6)):

Name

Mailing Address

City/Town | State | Zip Code

Phone Number | Fax Number (if applicable)

4. DEP File Number:

B. Instructions

1. When the Departmental action request is for (check one):

- ☐ Superseding Order of Conditions – Fee: $120.00 (single family house projects) or $245 (all other projects)
- ☐ Superseding Determination of Applicability – Fee: $120
- ☐ Superseding Order of Resource Area Delineation – Fee: $120

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Request for Departmental Action Fee Transmittal Form

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

Provided by DEP

B. Instructions (cont.)

Send this form and check or money order, payable to the *Commonwealth of Massachusetts,* to:

Department of Environmental Protection
Box 4062
Boston, MA 02211

2. On a separate sheet attached to this form, state clearly and concisely the objections to the Determination or Order which is being appealed. To the extent that the Determination or Order is based on a municipal bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.

3. Send a **copy** of this form and a **copy** of the check or money order with the Request for a Superseding Determination or Order by certified mail or hand delivery to the appropriate DEP Regional Office (see https://www.mass.gov/service-details/massdep-regional-offices-by-community).

4. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.