<u>CITY OF SOMERVILLE PLANNING BOARD APPLCATION</u> REVISION TO SITE PLAN PREVIOUSLY FILED ON JANUARY 26, 2023

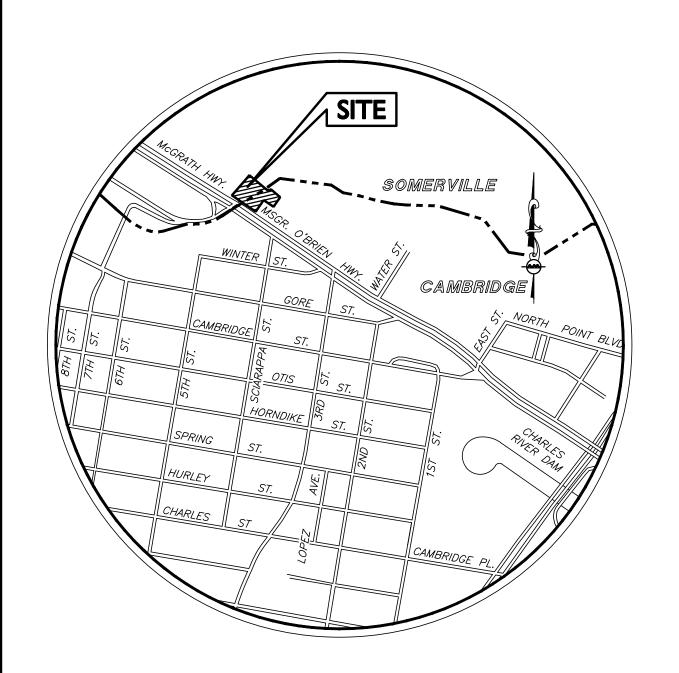
APPLICANT: Somerbridge Hotel LLC

SUBJECT PROPERTY: 1 McGrath Highway, Somerville, Massachusetts

CASE NUMBER: P&Z 21-028

The Applicant is replacing the previously submitted file entitled "McGrath Hwy 1 - Site Plan - 2023 01 25" with this new file entitled "McGrath Hwy 1 - Site Plan - 2023 03 10" to make the following changes:

- Revise Sheet C-2 to provide additional curb cut dimensions as requested by PP&Z



LOCUS MAP NOT TO SCALE

OWNER: SOMERBRIDGE HOTEL LLC C/O JAL HOSPITALITY DESIGN, LLC 10 CABOT ROAD, SUITE 209 MEDFORD, MA 02155

SITE ENGINEER/LANDSCAPE ARCHITECT: ALLEN & MAJOR ASSOCIATES, INC. 400 HARVEY ROAD MANCHESTER, NH 03103

SURVEYOR: ALLEN & MAJOR ASSOCIATES, INC. 100 COMMERCE WAY WOBURN, MA 01888-0118

ARCHITECT: JAL HOSPITALITY DESIGN, LLC 10 CABOT ROAD, SUITE 209 MEDFORD, MA 02155

SITE DEVELOPMENT PLANS FOR 199 ROOM DUAL BRAND HOTEL

SOMERVILLE, MA

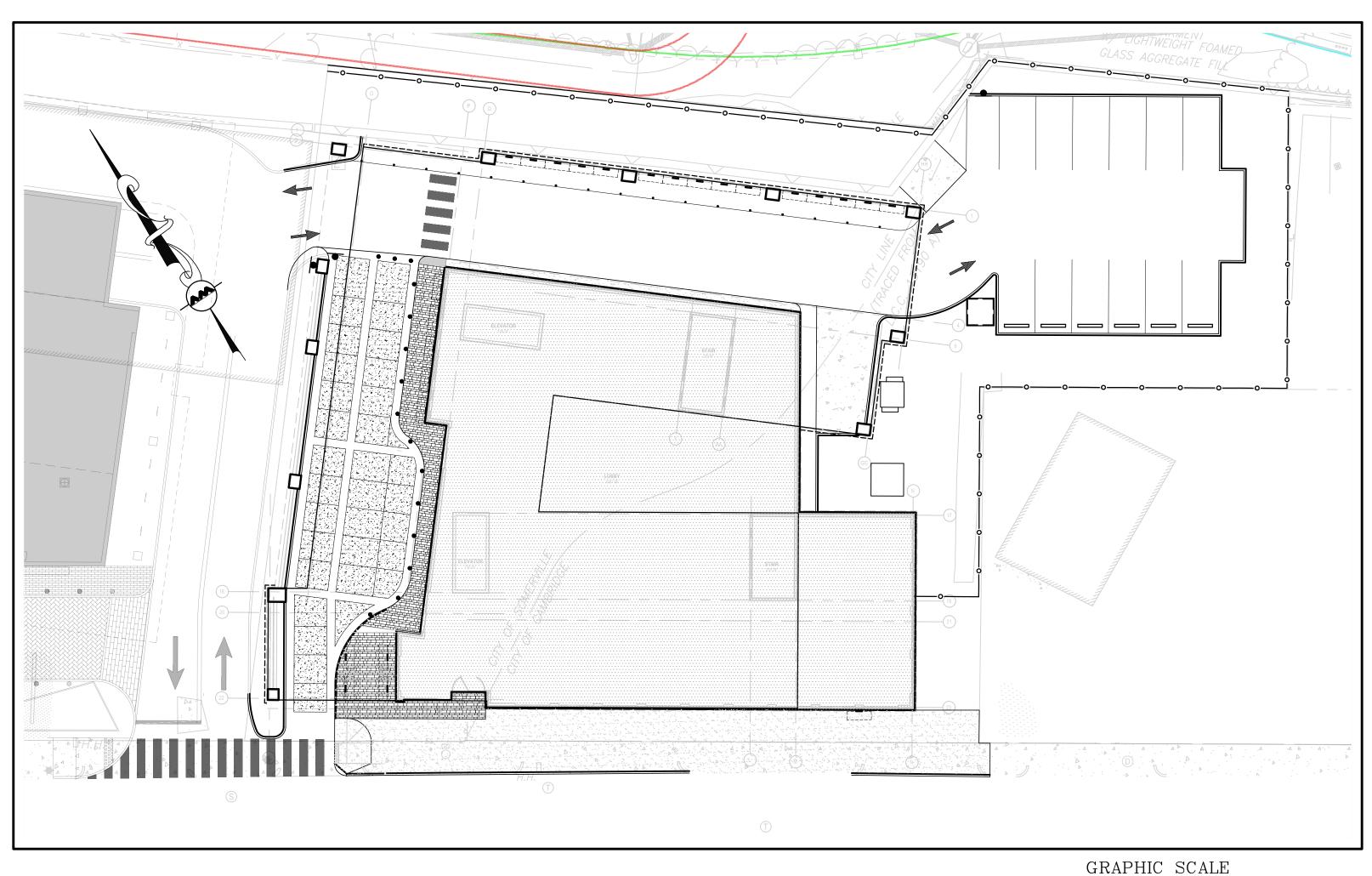
MAP 115, BLOCK B, LOT 8

CITY OF SOMERVILLE STAMP

1 McGRATH HIGHWAY 263 MSGR. O'BRIEN HIGHWAY CAMBRIDGE, MA

MAP 7, LOT 35

(IN FEET) 1 inch = 20 ft.



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LIST OF DRAWINGS			
DRAWING TITLE	SHEET NO.	ISSUED	
EXISTING CONDITIONS	1	03-09-16	
DEMOLITION PLAN	C-1	09-01-22	
LAYOUT & MATERIALS PLAN	C-2	01-06-23	
LAYOUT & MATERIALS PLAN - NO BUILD	C-2	12-13-22	
LAYOUT & MATERIALS PLAN - TEMP	C-2	12-13-22	
GRADING & DRAINAGE PLAN	C-3	12-13-22	
JTILITY PLAN	C-4	12-13-22	
LANDSCAPE PLAN	C-5	12-13-22	
LANDSCAPING DETAILS	C-6	09-01-22	
LANDSCAPING DETAILS	C-7	09-01-22	
STORMWATER POLLUTION PREVENTION NOTES	SWPPP 1	09-01-22	
STORMWATER POLLUTION PREVENTION PLAN	SWPPP 2	12-13-22	
STORMWATER POLLUTION PREVENTION DETAILS	SWPPP 3	09-01-22	
DETAILS	D-1	09-01-22	
DETAILS	D-2	09-01-22	
DETAILS	D-3	09-01-22	
DETAILS	D-4	09-01-22	
DETAILS	D-5	12-13-22	
DETAILS	D-6	09-01-22	
MBTA COORDINATION FIGURE - SITE PREP.	MBTA-1	09-01-22	
MBTA COORD. FIGURE - PROP. SITE WORK	MBTA-2	12-13-22	

CITY OF CAMBRIDGE DPW STORMWATER CONTROL PERMIT NUMBER



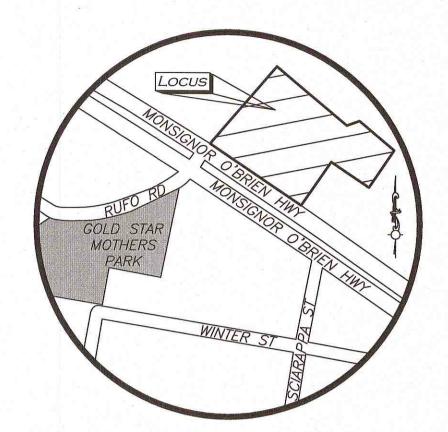
ISSUED FOR SUBMISSION: NOVEMBER 5, 2021 ISSUED FOR SUBMISSION: SEPTEMBER 1, 2022 ISSUED FOR SUBMISSION: DECEMBER 13, 2022

ALLEN & MAJOR ASSOCIATES, INC. civil engineering ◆ land surveying environmental consulting + landscape architecture www.allenmajor.com 400 HARVEY ROAD MANCHESTER, NH 03103 TEL: (603) 627-5500 FAX: (603) 627-5501

WOBURN, MA ♦ LAKEVILLE, MA ♦ MANCHESTER, NH

ISSUED FOR SUBMISSION: JANUARY 6, 2023

R:\PROJECTS\1362-16\CIVIL\DRAWINGS\CURRENT\1362-16 COVER.DWG



LOCUS MAP (NOT TO SCALE)

ZONING TABLE CITY OF CAMBRIDGE - SPECIAL DISTRICT 1*			
<u>ITEM</u>	<u>REQUIRED</u>		
LOT WIDTH (MIN)	50'		
FRONT YARD SETBACK (MIN)	3'		
SIDE YARD SETBACK (MIN)	NONE		
REAR YARD SETBACK (MIN)	NONE		
BUILDING HEIGHT (MAX)	85'		

N55°50'31"W

MAJOR ASSOCIATES, INC.

*ALL REQUIREMENTS OF AND REGULATIONS APPLICABLE TO THE INDUSTRY A-1 DISTRICT SHALL APPLY EQUALLY TO THE SPECIAL DISTRICT 1.

ZONING TABLE CITY OF SOMERVILLE - IA DISTRICT REQUIRED FRONTAGE (MIN) N/A FRONT YARD SETBACK (MIN) N/A SIDE YARD SETBACK (MIN) N/A REAR YARD SETBACK (MIN) N/A BUILDING HEIGHT (MAX) 50'

LEGAL DESCRIPTION EXHIBIT "A" FROM COMMONWEALTH LAND TITLE INSURANCE COMPANY'S TITLE COMMITMENT NUMBER SPECIMEN 59869-O, HAVING AN EFFECTIVE DATE OF MAY 22, 2015 THE LAND AT 263 MONSIGNOR O'BRIEN HIGHWAY, CAMBRIDGE AND 1 MCGRATH HIGHWAY, SOMERVILLE, MIDDLESEX COUNTY, MASSACHUSETTS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL ONE: LAND IN CAMBRIDGE AND SOMERVILLE THE LAND AS SHOWN ON BRIDGE STREET (NOW MONSIGNOR O'BRIEN HIGHWAY), CAMBRIDGE AND SOMERVILLE, MIDDLESEX COUNTY, MASSACHUSETTS. MORE PARTICULARLY SHOWN AS LOT A AS CONTAINING 27.060 SQUARE FEET ON A "PLAN OF LAND IN CAMBRIDGE AND SOMERVILLE" DATED DECEMBER 14, 1953 BY WM. S. CROCKER, C.E, RECORDED WITH MIDDLESEX SOUTH DISTRICT DEEDS AS PLAN NO. 124 OF 1954 IN BOOK 8207, PAGE 269. PARCEL TWO: LAND IN CAMBRIDGE THE LAND OFF MONSIGNOR O'BRIEN HIGHWAY, CAMBRIDGE, MIDDLESEX COUNTY, MASSACHUSETTS, MORE PARTICULARLY SHOWN AS PARCEL CONTAINING 5739 SQUARE FEET ON A "PLAN OF LAND IN CAMBRIDGE - MASS." DATED FEBRUARY 3, 1956 BY WILLIAM S. CROCKER, CIVIL ENGINEER, RECORDED WITH MIDDLESEX SOUTH DISTRICT DEEDS AS PLAN NO. 475 OF 1956 IN BOOK 8697, PAGE 363. THE PARCEL REFERENCED ABOVE CAN ALSO BE DESCRIBED AS THE PARCEL OF LAND SITUATED ON THE EASTERLY SIDE OF MONSIGNOR O'BRIEN HIGHWAY IN THE CITIES OF CAMBRIDGE AND SOMERVILLE, COUNTY OF MIDDLESEX, COMMONWEALTH OF MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE WESTERLY MOST POINT OF THE PARCEL TO BE DESCRIBED HEREAFTER, SAID POINT BEING SHOWN AS "P.O.B." ON THE HEREINAFTER REFERENCED PLAN: THENCE N41°03'37"E ONE HUNDRED SIXTY-SIX AND SEVENTY-SEVEN HUNDREDTHS FEET (166.77') TO A POINT; THENCE S49°58'47"E ONE HUNDRED FORTY-NINE AND EIGHT HUNDREDTHS FEET (149.08') TO A POINT; THENCE TWENTY-TWO AND TWENTY-SIX HUNDREDTHS FEET (22.26') TO A POINT; THENCE N71°24'56"E SEVENTY-FOUR AND EIGHTEEN HUNDREDTHS FEET (74.18') TO A POINT; THENCE S49°58'47"E S34°16'35"W SEVENTY-THREE AND SIXTY-SIX HUNDREDTHS FEET (73.66') TO A POINT; THENCE N55°43'52"W SEVENTY-FOUR AND FIFTY-TWO HUNDREDTHS FEET (74.52') TO A POINT; THENCE 534°46'47"W EIGHTY-SEVEN AND ONE HUNDREDTHS FEET (87.01') TO A POINT; THENCE N55°43'52"W ONE HUNDRED TWENTY—SIX AND ONE HUNDREDTHS FEET (126.01') TO A POINT;THENCE TWENTY HUNDREDTHS FEET (0.20') TO A POINT; THENCE S30°20'10"W

FIFTY-FOUR AND NO HUNDREDTHS FEET (54.00') TO THE POINT OF BEGINNING.

SHOWN ON A PLAN ENTITLED, "ALTA/ACSM LAND TITLE SURVEY - 263 MONSIGNOR O'BRIEN HIGHWAY, CAMBRIDGE, MA, 1 MCGRATH

THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 32,806 SQUARE FEET (0.75 ACRES), MORE OR LESS, AND IS MORE PARTICULARLY

HIGHWAY, SOMERVILLE, MA", DATED AUGUST 31, 2015. SCALE 1" = 20'. PREPARED FOR JAL HOSPITALITY LLC. PREPARED BY ALLEN &

MASSACHUSETTS BAY N/F TRANSPORTATION AUTHORITY MASSACHUSETTS BAY S49°58'47"E-TRANSPORTATION AUTHORITY S49°58'47"E--POSSIBLE AREA OF 22.26 **ENCROACHMENT** AREA UNDER CONSTRUCTION GRAN. RETAINING WALL __FFE=9.76 EASTMAN BROOK LLC BH=10.7'±-L.C. BK.1377/PG.128 FFE=10.20-74.0' 1 STORY *—BH=24.5'±* BRICK BUILDING 2 STORY BRICK & CONCRETE BUILDING FPA=7,596± S.F. MW FFE=13.06 FFE=12.89 -POSSIBLE EDGE OF FFE=13.06 PAVEMENT ENCROACHMENT STORY (145.3)× **BRICK** BUILDING 74.52' N55'43'52"W FPA= LABEN REALTY LLC 3,116± S.F. BK.50626/PG.97 POSSIBLE FENCE 22.7' **ENCROACHMENT** N41°03'37" PARCEL 1 S34°46'47"W 166.77 POSSIBLE EDGE OF STORY PAVEMENT ENCROACHMENT CONCRETE BUILDING CITY OF SOMERVILLE ASSESSORS MAP 115, BLOCK B, LOT CITY OF CAMBRIDGE POSSIBLE EDGE OF AREA=17,316± S.F. ASSESSORS MAP 7. LOT 35 PAVEMENT ENCROACHMENT (0.40± Ac.) AREA=15,490± S.F. $(0.35 \pm Ac.)$ PECTEN PROPERTIES, LLC BK.54357/PG.456 FFE=9.13 GRASS -- DMH PAVED CONC. RETAINING WALL -OVER, UNABLE /RIM=9.17 /RIM=7.01 INV=3.27(SUMP) CONC. RETAINING WALL | INV(a) = 5.4168'-N55°43'52"W GRAN. CURB GRAN. CURB S30°20'10"W DASHED WHITE PAINT LINE RIM=8.86 INV(a) = 3.86INV=2.36(BC)WHITE PAINT LINE RIM=8.58 INV=2.68(SUMP) SMH /RIM=9.54 WHITE PAINT LINE (FORMERLY BRIDGE STREET - NORTHERN TRAFFIC ARTERY, (PUBLIC - VARIABLE WIDTH) INV=0.09(BC)YELLOW PAINT LINE

UTILITY STATEMENT

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. ALLEN & MAJOR ASSOCIATES, INC. (A&M) MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED A&M FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. A&M HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PARKING SUMMAR	<u>?Y</u>
STANDARD STALLS	7
HANDICAPPED STALLS	0
TOTAL STALLS	7

GRAN. CURB

COMMONWEALTH LAND TITLE INSURANCE COMPANY ALTA COMMITMENT NUMBER: SPECIMEN 59869-0 EFFECTIVE DATE: DECEMBER MAY 22, 2015 SCHEDULE B - SECTION 2 EXCEPTIONS ITEM NUMBER REFERENCE **DESCRIPTION** NOT SURVEY RELATED 1 - 4BK.25982/PG.479 ACTIVITY AND USE (5) LIMITATION AREA BK.26221/PG.445

GRAN. CURB

LOCUS REFERENCES

-CITY OF CAMBRIDGE ASSESSORS MAP 7, LOT 35 -CITY OF SOMERVILLE ASSESSORS MAP 115, BLOCK B LOT 8 -DEED BOOK 20124, PAGE 348

-PLAN 124 OF 1954 -PLAN 475 OF 1956

PLAN REFERENCES

-L.C.C. 13190

-STATE HIGHWAY LAYOUT# 6643 -STATE HIGHWAY LAYOUT# 3614 -STATE HIGHWAY LAYOUT# 3615 -PLAN 1915 OF 1954 -PLAN 149 OF 2002

1. NORTH ARROW IS BASED ON MASSACHUSETTS STATE PLANE

COORDINATE SYSTEM (MAINLAND ZONE) (NAD '83). 2. BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM

MIDDLESEX (SOUTH) REGISTRY OF DEEDS IN CAMBRIDGE, MA. 3. VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM

OF 1988 (NAVD '88). 4. CONTOUR INTERVAL IS ONE FOOT (1') **LEGEND**

DRAIN MANHOLE (DMH)

FOR REGISTRY USE ONLY

S SEWER MANHOLE (SMH) (E) ELECTRIC MANHOLE (EMH) MISC. MANHOLE (MH) (T) TELEPHONE MANHOLE (TMH) CATCH BASIN (CB) ROUND CATCH BASIN (RCB) WATER GATE GAS GATE BOLLARD LIGHT TEST PIT LOCATION SIGN 00 (MW) MONITOR WELL HANDICAP RAMP $\square H.H.$ HAND HOLE VACUUM ELECTRIC BOX GAS METER ELECTRIC METER TRAFFIC SIGNAL PARKING SPACE COUNT CONCRETE A A . . . LANDSCAPED AREA (LSA) BUILDING 1' CONTOUR 5' CONTOUR -- 10 -- -PROPERTY LINE ABUTTERS LINE TOWN LINE INDUSTRIBUTION CONTROL CONTROL CONCRETE RETAINING WALL EDGE OF PAVEMENT _ __ __ **CURB** CHAIN LINK FENCE SEWER LINE DRAIN LINE GAS LINE ELECTRIC LINE TELEPHONE LINE FOOTPRINT AREA FPA FFE FINISHED FLOOR ELEVATION BUILDING HEIGHT BHBIT. BITUMINOUS CONC. CONCRETE GRAN. **GRANITE** (BC) BOTTOM CENTER NO PIPES VISIBLE N.P.V. PVC POLYVINYL CHLORIDE PIPE FND **FOUND** POINT OF BEGINNING P.O.B. NOW OR FORMERLY N/F BK. BOOK PAGE PG. PB. PLAN BOOK PLAN PL.CERTIFICATE OF TITLE COT L.C. LAND COURT

LAND COURT CASE

GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft.

L.C.C.

N:\PROJECTS\1362-16\SURVEY\DRAWINGS\S-1362-16-ALTA.DWG FB# 1708 PG. 7

TO: SOMERBRIDGE HOTEL LLC, JAL HOSPITALITY LLC, COMMONWEALTH LAND TITLE INSURANCE COMPANY AND NO OTHERS.

THIS IS TO CERTIFY THAT: THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN JULY 9, 2015 AND JULY 28, 2015. THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 11(b) AND 13 OF

TABLE A THEREOF. THE SUBJECT PREMISES IS LOCATED IN ZONE X(UNSHADED) "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN ON FLOOD INSURANCE

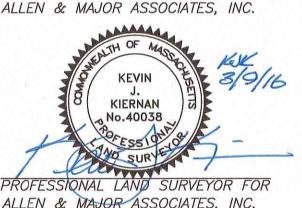
RATE MAP FOR THE CITY OF CAMBRIDGE & SOMERVILLE MASSACHUSETTS, MIDDLESEX COUNT COMMUNITY PANEL NUMBER 25017C0577E HAVING AN EFFECTIVE DATE OF JUNE 4, 2010. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 1, 1976 AND REVISED JANUARY 12, 1988.

ACCORDING TO DEEDS AND PLANS OF RECORD THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP. AND THE LINES OF THE STREETS OR WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE

THE ABOVE CERTIFICATION IS INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS FOR THE RECORDING OF PLANS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT CITY OF CAMBRIDGE AND SOMERVILLE ASSESSOR'S INFORMATION. THE ABOVE IS CERTIFIED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND

BELIEF TO THE ABOVE NAMED PARTIES AND NO

OTHERS.



REV DATE DESCRIPTION

JAL HOSPITALITY LLC P.O. BOX 4430 MANCHESTER, NH 03108

APPLICANT\OWNER:

263 MONSIGNOR O'BRIEN HIGHWAY CAMBRIDGE, MA 1 MCGRATH HIGHWAY SOMERVILLE, MA

PROJECT NO. 1362-16 DATE:

3/9/16

SCALE: 1" = 20' DWG. NAME: S-1362-16-ALTA DRAFTED BY: KAC CHECKED BY: COB/KJK



ALLEN & MAJOR ASSOCIATES.

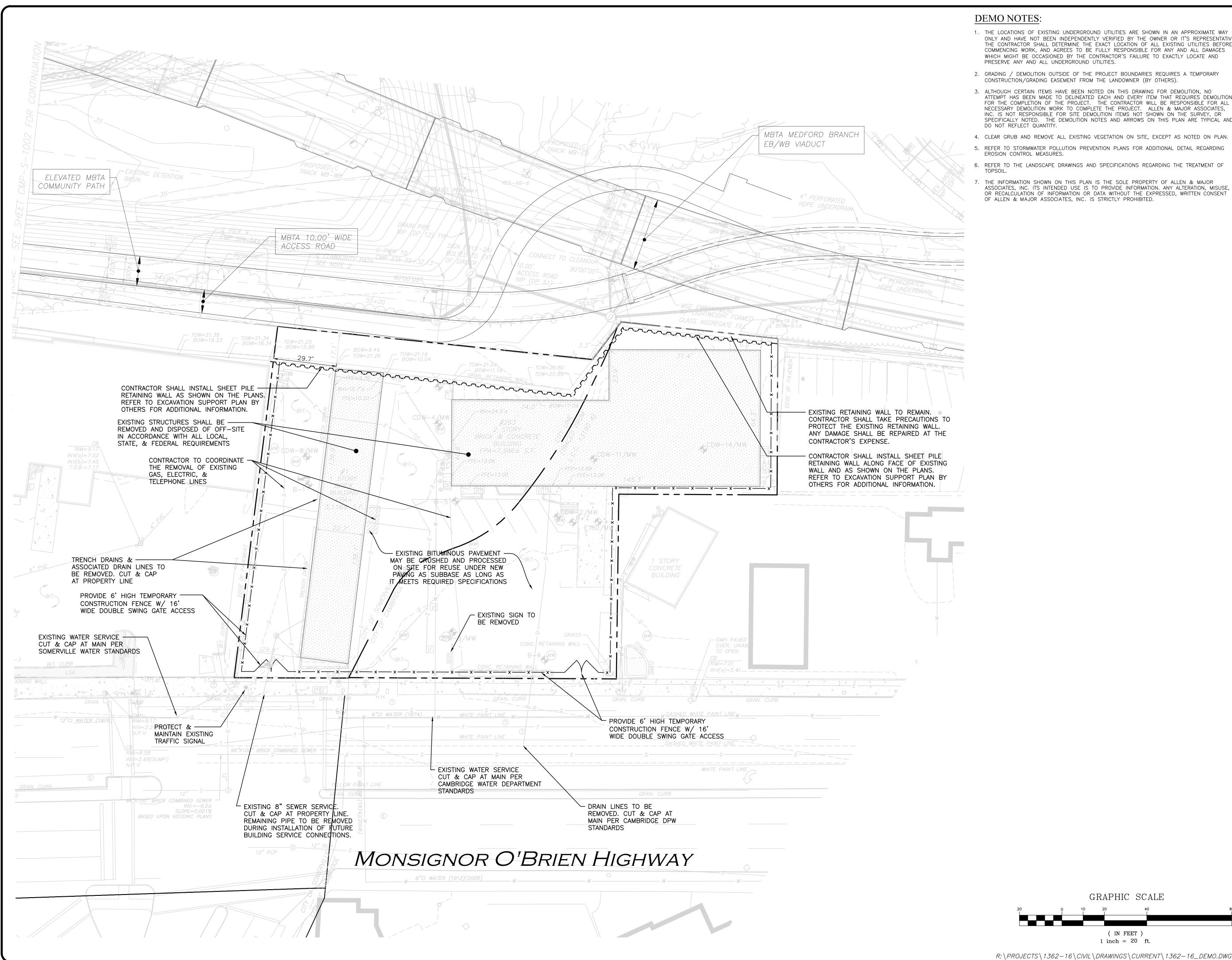
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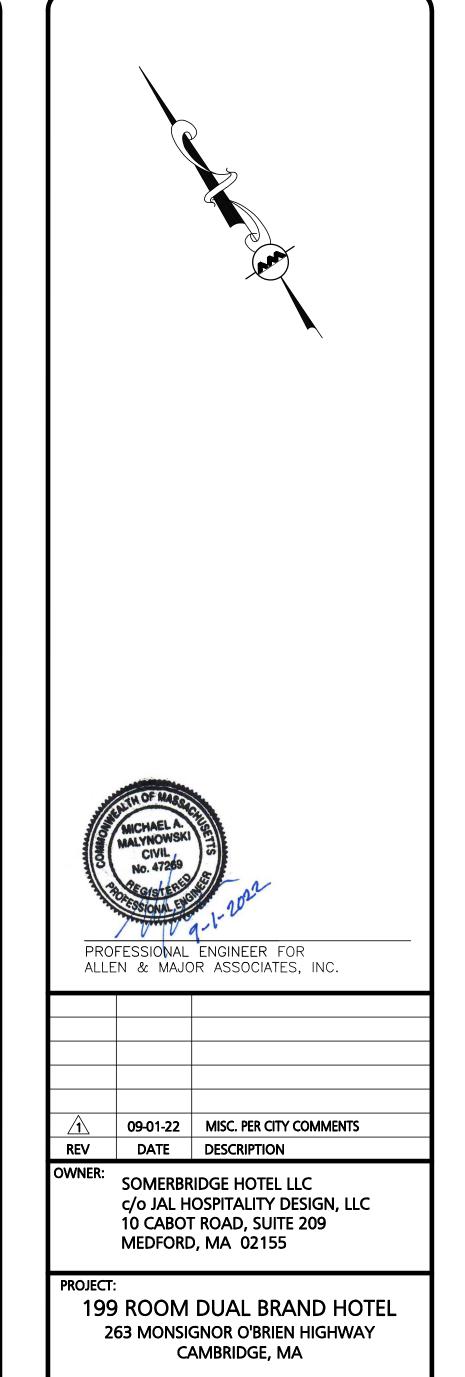
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PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS ON MAGNETIC MEDIA FOR HIS/HER INFORMATION AND USE FOR SPECIFIC APPLICATION TO THIS PROJECT. DUE TO THE POTENTIAL THAT THE MAGNETIC INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR THERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE MAGNETIC MEDIA, PRINTED REPRESENTATIONS OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

SHEET No. DRAWING TITLE: ALTA/ACSM LAND TITLE SURVEY Copyright ©2016 Allen & Major Associates, Inc. All Rights Reserved



- 1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- 2. GRADING / DEMOLITION OUTSIDE OF THE PROJECT BOUNDARIES REQUIRES A TEMPORARY CONSTRUCTION/GRADING EASEMENT FROM THE LANDOWNER (BY OTHERS).
- 3. ALTHOUGH CERTAIN ITEMS HAVE BEEN NOTED ON THIS DRAWING FOR DEMOLITION, NO ATTEMPT HAS BEEN MADE TO DELINEATED EACH AND EVERY ITEM THAT REQUIRES DEMOLITION FOR THE COMPLETION OF THE PROJECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL NECESSARY DEMOLITION WORK TO COMPLETE THE PROJECT. ALLEN & MAJOR ASSOCIATES, INC. IS NOT RESPONSIBLE FOR SITE DEMOLITION ITEMS NOT SHOWN ON THE SURVEY, OR SPECIFICALLY NOTED. THE DEMOLITION NOTES AND ARROWS ON THIS PLAN ARE TYPICAL AND
- 4. CLEAR GRUB AND REMOVE ALL EXISTING VEGETATION ON SITE, EXCEPT AS NOTED ON PLAN.
- 5. REFER TO STORMWATER POLLUTION PREVENTION PLANS FOR ADDITIONAL DETAIL REGARDING EROSION CONTROL MEASURES.
- 6. REFER TO THE LANDSCAPE DRAWINGS AND SPECIFICATIONS REGARDING THE TREATMENT OF
- 7. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.



1 McGrath Highway SOMERVILLE, MA

1362-16 DATE: NOVEMBER 5, 2021 PROJECT NO. 1362-16_Demo SM | CHECKED BY: **DESIGNED BY:**



civil engineering ♦ land surveying environmental consulting • landscape architecture www.allenmajor.com

> 400 HARVEY ROAD MANCHESTER, NH 03103 TEL: (603) 627-5500 FAX: (603) 627-5501

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SHEET No.

C-1

DRAWING TITLE:

DEMOLITION PLAN

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GRAPHIC SCALE

1 inch = 20 ft.

CITY OF SOMERVILLE - (HR) HIGH-RISE DISTRICT PROPOSED **EXISTING** ALLOWED 54 FT OT WIDTH (MIN) 30 FT 54 FT PRIMARY FRONT SETBACK (MIN/MAX) 2 - 15 FT 7.9 FT 6.8' SIDE YARD SETBACK 0 FT 0.3 FT 29.8' (ABUTTING ANY NON-NR OR -LHD) REAR YARD SETBACK 16.4 FT 17.1' 0 FT (ABUTTING AN ALLEY OR R-ROW) PARKING SETBACKS 30 FT 144 FT N/A PRIMARY FRONT SETBACK (MIN) LOADING ZONES (MIN) ⁽¹⁾ N/A OT COVERAGE (MAX) (3) 29.9% 100% 79.2% 15% LANDSCAPED AREA (MIN) (4) 12.5% 19.5% BUILDING HEIGHT (MAX) 15**'**± 69'-11 3/4' REEN SCORE 0.20 0.201 ⁽²⁾

LOADING ZONE PROVIDED ON CAMBRIDGE SIDE OF PROJECT

- (2) GREEN SCORE CALCULATED SOLELY ON AREA LOCATED IN SOMERVILLE. (3) FLOOR AREA: 5,705 SF OF BUILDING FOOTPRINT & 63,560 GSF WITHIN SOMERVILLE CITY LIMITS SOMERVILLE PARCEL AREA: 17,316 SF
- (4) LANDSCAPE AREA BASED UPON THE ASSUMPTION OF 3,378 SF OF LANDSCAPING AREA WITHIN SOMERVILLE CITY LIMITS (LOT = 17,316 SF)

SPECIAL PERMIT REQUIRED FOR:

TABLE 5.1.15 PERMITTED USES: HOTEL USE

SOMERVILLE CITY LIMITS

RELIEF REQUIRED

OFF STREET PARKING SUMMARY - SOMERVILLE

USE:	HOTEL, MOTEL (ORDINANCE TABLE 5.1.17) 1 SPACE FOR 2 GUESTROOM MINIMUM (145 GUESTROOMS)	= 73
	ARTS & CREATIVE ENTERPRISE SPACE (3,194 SF) 1 SPACE PER 1,000 SF MINIMUM	= 4
MIN. C	FF-STREET PARKING REQUIRED	=77 SPACES

(MINIMUM OF 1 ACCESSIBLE STALL BE VAN ACCESSIBLE)

ADA REQUIRED: 2 TOTAL PARKING STALLS SHALL BE ACCESSIBLE

PARKING

GARAGE

FUTURE BUILDING BY

OTHERS

CONCRETE SIDEWALK W/

-MCGRATH HIGHWAY

GRAN. CURB

TACTILE WARNING STRIP

PAINTED CROSSWALK, SEE DETAIL

ADA PROVIDED: O TOTAL ACCESSIBLE PARKING STALLS ARE PROVIDED (PARKING AREA IS EXCLUSIVELY VALET PARKING WITH DISEMBARKING AREAS)

	STANDARD (8'x16')	TOTAL PROVIDED
OTAL PARKING	0	0 *

1. PARKING CALCULATIONS BASED UPON 199 GUESTROOMS, 145 OF WHICH LIE WITHIN

ELEVATED MBTA

MBTA 10.00' WIDE

ACCESS ROAD

OFFSITE IMPROVEMENTS

DO NOT ENTER SIGN -

"HOTEL GUESTS ONLY" -

PROPOSED BUILDING ABOVE

BICYCLE RACKS WITHIN COVERED

3- LONG TERM BIKE SPACES

(3) PEDESTAL RING-STYLE-

PROPOSED PAVER WALK

SEE LANDSCAPE PLAN

PROPOSED EXPOSED AGGREGATE CONC.

SEE LANDSCAPE PLAN

PROPOSED GRANITE CURBING -

APPROXIMATE LOCATION OF CITY LIMITS -

PROPOSED COLORED CONC.

SEE LANDSCAPE PLAN

PARKING ARFA

PROPOSED BUILDING, SEE

ARCHITECTURAL PLANS.

BY OTHERS

COMMUNITY PATH

CITY OF CAMBRIDGE (SD 1) SPECIAL DISTRICT 1

ITEM	EXISTING	REQUIRED/ ALLOWED	PROPOSED
LOT AREA (MIN.)	15,490 S.F.	N/A	15,490 S.F.
FLOOR AREA RATIO (MAX)	2.8	1.5	1.50
BUILDING HEIGHT (MAX)	<85'	85'	69'-11 3/4"
FRONT YARD SETBACK (MIN)	91'±	3'	7.7'
SIDE YARD SETBACK (MIN)	3.3'	NONE	15.5'
REAR YARD SETBACK (MIN)	6.3'	NONE	37.8'
FRONTAGE (MIN)	126'	N/A	126'
LOADING ZONES (MIN)	1	1	1
PARKING SETBACK (MIN)	0	5'	11.1'

- . FLOOR AREA RATIO BASED UPON THE ASSUMPTION OF 23,205 G.S.F. OF BUILDING WITHIN THE CAMBRIDGE CITY LIMITS, PARCEL AREA = 15,490 SF
- 2. REQUIRED LOADING ZONE DIMENSIONS: 30 FEET LONG X 10 WIDE X 14 FEET HIGH. PROPOSED LOADING ZONE DIMENSIONS: 30 FEET LONG X 10 WIDE X 14 FEET HIGH.

SPECIAL PERMIT REQUIRED FOR:

HOTEL USE

OFF STREET PARKING SUMMARY - CAMBRIDGE

USE: HOTEL (ORDINANCE SECTION 6.36.1.I.2) 1 SPACE PER 2 SLEEPING ROOMS (54 SLEEPING ROOMS) = 27						
SITE TOTAL OFF-STREET PARKING REQU	JIRED		:	= 27 SPACES		
•	ADA REQUIRED: 1 TOTAL PARKING STALL SHALL BE ACCESSIBLE (MINIMUM OF 1 ACCESSIBLE STALL BE VAN ACCESSIBLE)					
ADA PROVIDED: O TOTAL ACCESSIBLE PARKING STALLS ARE PROVIDED (PARKING AREA IS EXCLUSIVELY VALET PARKING WITH DISEMBARKING AREAS)						
COMPACT SPACES (ORDINANCE SECTION 6.34) COMPACT SPACES MAY NOT ACCOUNT FOR MORE THAN 50% OF REQUIRED SPACES 2 PROVIDED / 13 PROVIDED = 15.4% COMPACT SPACES						
STANDARD ADA COMPACT TOTAL (9'x18') ACCESSIBLE (8'x16') PROVIDED						
ONSITE PARKING	11	0	2	13 *		

1. PARKING CALCULATIONS BASED UPON 199 GUESTROOMS, 54 OF WHICH LIE WITHIN CAMBRIDGE CITY LIMITS. * RELIEF REQUIRED

4" WHITE —

-REMOVABLE BOLLARDS,

SEE DETAIL

LINE, (TYP.)

(15) PEDESTAL RING-STYLE

FLUSH ADA ACCESS WITH

13 HOTEL ON-SITE PARKING SPACES

O SPACES IN SOMERVILLE

13 SPACES IN CAMBRIDGE

11 STANDARD (9'X18')

2 COMPACT (8'X16' MIN)

(2) PEDESTAL RING-STYLE

2- SHORT TERM BIKE SPACES

EXISTING PROPERTY

EXISTING CONC. SIDEWALK

AREA BEHIND EXISTING SIDEWALK

TO BE EXTENDED TO BUILDING FACE, MATCH EXISTING MATERIALS

TO BE RECONSTRUCTED

BICYCLE RACKS

TACTILE WARNING STRIP

PARKING AREA

BICYCLE RACKS WITHIN COVERED

15- LONG TERM BIKE SPACES

PLAN NOTES:

- 1. EXISTING CONDITIONS WERE COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY ALLEN & MAJOR ASSOCIATES AS WELL AS AVAILABLE RECORD PLANS OBTAINED FROM THE CITY ENGINEERING DEPARTMENT AND OTHER SOURCES.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- 3. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK. THE CONTRACTOR SHALL ALSO CONTACT THE CITY DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF LOCAL UTILITIES.

LAYOUT NOTES:

– EXISTING GRANITE

DENOTES COMPACT

PARKING STALL (TYP.)

PRECAST PARKING

BUMPER, TYP

RETAINING WALL TO

(1) ENCLOSED BIKE STORAGE UNITS

TRANSFORMER & SWITCH W/ BOLLARD

PROTECTION, PER UTILITY PROVIDER STANDARDS

- LONG TERM BIKE SPACES

- DEDICATED RESÉRVE SPACE

COATED CHAINLINK FENCE

PROPOSED GRANITE CURBING

WITH OPAQUE PRIVACY SLATS

- DEDICATED RESERVE SPACE

- 1. CURB RADII SHALL BE AS SHOWN ON THE PLAN, THOUGH TYPICALLY 10-FT. AT CORNERS AND 2-FT. ADJACENT TO PARKING STALLS.
- 2. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS OR CONDITIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR. ALL SITE ITEMS SHALL BE LAID OUT AND AS BUILT BY A LICENSED LAND SURVEYOR.

BIKE PARKING SUMMARY - CAMBRIDGE

USE:	TRANSIENT ACCOMMODATIONS, INCLUDING: TOURIST HOUSES IN AN EXISTING DWELLING, HOTELS, MOTELS		
	TERM BIKE PARKING SPACE PER SLEEPING ROOM (54 GUESTROOMS)	REQUIRED 1	PROPOSED 1
	TERM BIKE PARKING SPACE PER SLEEPING ROOM (54 GUESTROOMS)	3	3

BIKE PARKING SUMMARY - SOMERVILLE

MBTA MEDFORD BRANCH -

EB/WB VIADUCT

USE:	TRANSIENT ACCOMMODATIONS, INCLUDING: TOURIST HOUSES IN AN EXISTING DWELLING, HOTELS, MOTELS		
SHORT	TERM BIKE PARKING	REQUIRED	PROPOSED
1 SPA	CE PER 20 SLEEPING ROOM (145 GUESTROOMS)	8	8
1 SPA	CE PER 10,000 SF ARTS & ENTERPRISE SPACE (3,194 SF)	1	1
	TERM BIKE PARKING CE PER 10 SLEEPING ROOM (145 GUESTROOMS)	15	16

SPACE PER 3,000 SF ARTS & ENTERPRISE SPACE (3,194 SF)

STORAGE, TYP.

6' HIGH DECORATIVE FENCE

- DEDICATED RESERVE SPACE

MOUNTED TO EXISTING GRANITE WALL

- PARKING STALL COUNT

- DEDICATED RESERVE SPACE

-6FT TALL BLACK VINYL COATED CHAINLINK FENCE

WITH OPAQUE PRIVACY SLATS

15.9

PROPOSED

TREE GRATE

(3'W X 5'L)

BICYCLE RACKS

(1) PEDESTAL RING-STYLE

1- SHORT TERM BIKE SPACES

LEVEL-2 ELECTRIC VEHICLE -

_ CHARGING STATION BY TELLUS

SPACES) SITE CONTRACTOR TO

COORDINATE WITH ELECTRICIAN

HOV PRIORITY -

PARKING SIGN

FOR POWER SUPPLY

REQUIREMENTS.

TRASH ENCLOSURE W/ DOUBLE -----

SNOW ---

PROPOSED HOTEL BUILDING

6 STORY - 199 ROOMS

(SEE ARCHITECTURAL PLANS)

11,411± S.F. GROUND FLOOR FOOT PRINT

86,765± GROSS S.F.

GRAN. CURB

MONSIGNOR O'BRIEN HIGHWAY

STORAGE, TYP.

GATE ON CONC. PAD W/

SEE DETAIL

CONC. PAD AT LOADING ZONE -

BIKE FIX-IT STATION

(30' LONG X 10' WIDE X 14'

HIGH CLEARANCE)

(4) PEDESTAL RING-STYLE

7- SHORT TERM BIKE SPACES

BICYCLE RACKS

POWER INC. (SHARED FOR 2

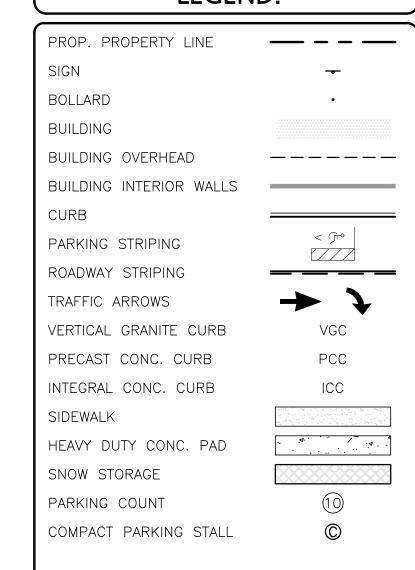
GENERAL NOTES:

- 1. THIS PROJECT WILL BE SERVED BY PUBLIC SEWER, WATER, NATURAL GAS, TELEPHONE, CABLE AND ELECTRIC. ALL UTILITY LINES WILL BE INSTALLED UNDERGROUND.
- 2. ANY DAMAGE TO PRIVATE OR PUBLIC PROPERTIES DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED AND RESTORED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

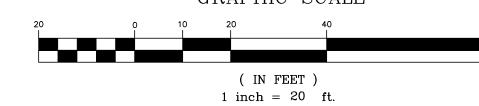
CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS

- THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH
- 4. ALL PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED AND RESTORED BY A SURVEYOR REGISTERED IN THE STATE OF MASSACHUSETTS AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION MEETING WITH THE CITY. THE APPROPRIATE UTILITY COMPANIES, THE OWNER AND OWNER'S REPRESENTATIVE. THE MEETING SHALL TAKE PLACE PRIOR TO THE START OF CONSTRUCTION AND THE CONTRACTOR MUST PROVIDE 48 HOURS NOTICE TO ALL ATTENDEES PRIOR TO THE START OF THE MEETING.
- 6. APPROPRIATE WARNING SIGNS, MARKERS, BARRICADES AND/OR FLAGMEN SHALL BE PROVIDED TO REGULATE TRAFFIC. CONSTRUCTION TRAFFIC CONTROL SHALL BE IMPLEMENTED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE LOCAL AUTHORITY.
- 7. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ADDITIONAL BENCHMARK INFORMATION IF REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING BENCHMARKS. IF IT IS NECESSARY TO RELOCATE A BENCHMARK, IT SHALL BE RELOCATED BY A MASSACHUSETTS PROFESSIONAL LAND SURVEYOR AND DONE SO AT THE CONTRACTOR'S EXPENSE.
- 8. ALL PERMITS AND APPROVALS NECESSARY FROM AGENCIES GOVERNING THE WORK SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK.
- 9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY SITE WORK OR EARTHWORK OPERATIONS, SHALL BE MAINTAINED DURING CONSTRUCTION, AND SHALL REMAIN IN PLACE UNTIL ALL SITE WORK IS COMPLETE AND GROUND COVER IS ESTABLISHED. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON SITE INSPECTIONS BY THE OWNER, THEIR REPRESENTATIVES, OR REGULATORY AGENCIES HAVING JURISDICTION AT NO ADDITIONAL
- 10. CONSTRUCTION DURING WET WEATHER OR WINTER CONDITIONS IS TO BE ANTICIPATED AND PROVISIONS TO ADEQUATELY ADDRESS THESE CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 11. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS INCLUDING THE CITY, MADOT, MADEP, MUTCD, AND AASHTO.
- 12. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY ALLEN & MAJOR ASSOCIATES DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK, OR THE OWNER'S EMPLOYEES, CUSTOMERS, OR THE GENERAL PUBLIC. THE SEAL OF THE ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PROVIDE THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), STATE, AND LOCAL REGULATIONS.
- 13. GRANITE CURBING REMOVED FROM PUBLIC ROADS SHALL BE STOCKPILED AND RETURNED TO THE RESPECTIVE CITY DPW.
- 14. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COSTS SHALL BE INCLUDED IN BASE BID.
- 15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY'S GOVERNING AUTHORITY'S SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COSTS SHALL BE INCLUDED IN BASE BID.
- 16. A SIGN PERMIT APPLICATION SHALL BE APPROVED BY THE CITY PRIOR TO INSTALLATION OF FREESTANDING BUILDING/WALL SIGNS.
- 17. SEE SHEET 1 FOR EXISTING CONDITIONS.
- 18. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED
- 19. SNOW STORAGE SHOWN FOR CONCEPTUAL PURPOSES ONLY. SNOW SHALL BE TAKEN OFF-SITE ONCE SNOW STORAGE AREAS ON SITE BECOME INADEQUATE, AND BEGINS TO BLOCK ACCESS TO AND FROM THE SITE OR BLOCKS THE USE OF ON-SITE PARKING. ANY EXCESS WILL BE BE TRUCKED OFF-SITE & DISPOSED OF IN ACCORDANCE WITH CITY AND MADEP REQUIREMENTS.

LEGEND:



GRAPHIC SCALE



R:\PROJECTS\1362-16\CIVIL\DRAWINGS\CURRENT\1362-16 LAYOUT AND MATERIALS.DWG

MICHAEL A. MALYNOWSKI \

> PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

STERE Digitally signed by Michael Malynowski, PF

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CIVIL

No. 47269

03-10-23 MISC. UPDATES PER CITY COMMENTS 02-10-23 | ISSUED TO CAMBRIDGE 01-06-23 MISC. UPDATES PER CITY TRAFFIC COMMENTS 12-13-22 MISC. UPDATES PER CITY TRAFFIC COMMENTS 09-01-22 MISC. UPDATES PER CITY COMMENTS 06-08-22 UPDATE TO ACE SPACE & PARKING

> SOMERBRIDGE HOTEL LLC c/o JAL HOSPITALITY DESIGN, LLC 10 CABOT ROAD, SUITE 209

DATE DESCRIPTION

MEDFORD, MA 02155

PROJECT:

REV

199 ROOM DUAL BRAND HOTEL **263 MONSIGNOR O'BRIEN HIGHWAY** CAMBRIDGE, MA

> 1 McGRATH HIGHWAY SOMERVILLE, MA

1362-16 DATE: NOVEMBER 5, 202 PROJECT NO. 1362-16 Layout and Materia AS SHOWN DWG.: **DESIGNED BY** SM | CHECKED BY:



civil engineering ♦ land surveying nvironmental consulting • landscape architecture www.allenmajor.com

> 400 HARVEY ROAD MANCHESTER, NH 03103 TEL: (603) 627-5500 FAX: (603) 627-5501

WOBURN, MA ♦ LAKEVILLE, MA ♦ MANCHESTER, N

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DRAWING TITLE: LAYOUT & MATERIALS PLAN

ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

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C-2

CITY OF SOMERVILLE - (HR) HIGH-RISE DISTRICT EXISTING PROPOSED ALLOWED LOT WIDTH (MIN) 30 FT 54 FT 54 FT PRIMARY FRONT SETBACK (MIN/MAX) 7.9 FT 6.8' 2 - 15 FT SIDE YARD SETBACK 0 FT 0.3 FT 29.8' (ABUTTING ANY NON-NR OR -LHD) REAR YARD SETBACK 16.4 FT 0 FT 17.1 (ABUTTING AN ALLEY OR R-ROW) PARKING SETBACKS 30 FT 144 FT N/A PRIMARY FRONT SETBACK (MIN) LOADING ZONES (MIN) ⁽¹⁾ N/A 100% LOT COVERAGE (MAX) ⁽³⁾ 29.9% 79.2% 12.5% 15% 19.5% LANDSCAPED AREA (MIN) ⁽⁴⁾ BUILDING HEIGHT (MAX) 15'± 80' 69'-11 3/4" 0.20 0.201 ⁽²⁾ GREEN SCORE LOADING ZONE PROVIDED ON CAMBRIDGE SIDE OF PROJECT (2) GREEN SCORE CALCULATED SOLELY ON AREA LOCATED IN SOMERVILLE. ⁽³⁾ FLOOR AREA: 5,705 SF OF BUILDING FOOTPRINT & 63,560 GSF WITHIN SOMERVILLE CITY LIMITS (4) LANDSCAPE AREA BASED UPON THE ASSUMPTION OF 3,378 SF OF LANDSCAPING AREA WITHIN SOMERVILLE CITY LIMITS (LOT = 17,316 SF) SPECIAL PERMIT REQUIRED FOR: TABLE 5.1.15 PERMITTED USES: HOTEL USE **OFF STREET PARKING SUMMARY - SOMERVILLE** USE: HOTEL, MOTEL (ORDINANCE TABLE 5.1.17) 1 SPACE FOR 2 GUESTROOM MINIMUM (145 GUESTROOMS) ARTS & CREATIVE ENTERPRISE SPACE (3,194 SF) 1 SPACE PER 1.000 SF MINIMUM MIN. OFF-STREET PARKING REQUIRED =77 SPACES ADA REQUIRED: 2 TOTAL PARKING STALLS SHALL BE ACCESSIBLE (MINIMUM OF 1 ACCESSIBLE STALL BE VAN ACCESSIBLE) ADA PROVIDED: O TOTAL ACCESSIBLE PARKING STALLS ARE PROVIDED (PARKING AREA IS EXCLUSIVELY VALET PARKING WITH DISEMBARKING AREAS) STANDARD TOTAL PROVIDED (8'x16') TOTAL PARKING 0 *

1. PARKING CALCULATIONS BASED UPON 199 GUESTROOMS, 145 OF WHICH LIE WITHIN

SOMERVILLE CITY LIMITS

(SD 1) SPECIAL DISTRICT 1 REQUIRED / **EXISTING** PROPOSED ALLOWED LOT AREA (MIN.) 15,490 S.F. 15,490 S.F. N/A FLOOR AREA RATIO (MAX) 2.8 1.5 1.50 BUILDING HEIGHT (MAX) 69'-11 3/4 <85' 85 FRONT YARD SETBACK (MIN) 91'± 7.7' SIDE YARD SETBACK (MIN) NONE 3.3' 15.5' REAR YARD SETBACK (MIN) NONE 6.3' 37.8 FRONTAGE (MIN) 126' N/A 126' LOADING ZONES (MIN) PARKING SETBACK (MIN) 11.1

CITY OF CAMBRIDGE

1. FLOOR AREA RATIO BASED UPON THE ASSUMPTION OF 23,205 G.S.F. OF BUILDING WITHIN THE CAMBRIDGE CITY LIMITS, PARCEL AREA = 15.503 SF

REQUIRED LOADING ZONE DIMENSIONS: 30 FEET LONG X 10 WIDE X 14 FEET HIGH.

PROPOSED LOADING ZONE DIMENSIONS: 30 FEET LONG X 10 WIDE X 14 FEET HIGH.

SPECIAL PERMIT REQUIRED FOR:

HOTEL USE

ONSITE PARKING

ELEVATED MBTA

ACCESS ROAD

PROPOSED BUILDING ABOVE

PROPOSED BUILDING, SEE

PROPOSED PAVER WALK -

SEE LANDSCAPE PLAN

PROPOSED COLORED CONC.

SEE LANDSCAPE PLAN

PROPOSED EXPOSED

SEE LANDSCAPE PLAN

STOP HERE ON RED"

THERMOPLASTIC STOP BAR

THERMOPLASTIC STOP BAR -

CONCRETE SIDEWALK W/ -

TACTILE WARNING STRIP

PROPOSED GRANITE CURBING -

APPROXIMATE LOCATION OF CITY LIMITS -

AGGREGATE CONC.

THERMOPLASTIC STOP BAR

"STOP HERE ON RED" SIGN

CONCRETE SIDEWALK W/

MCGRATH HIGHWAY

TACTILE WARNING STRIF

PAINTED CROSSWALK, SEE DETAIL

ARCHITECTURAL PLANS.

COMMUNITY PATH

* RELIEF REQUIRED

CAMBRIDGE CITY LIMITS.

ADA PROVIDED: O TOTAL ACCESSIBLE PARKING STALLS ARE PROVIDED

4" WHITE —

LINE, (TYP.)

(18) PEDESTAL RING-STYLE

FLUSH ADA ACCESS WITH

3 HOTEL ON-SITE PARKING SPACES

O SPACES IN SOMERVILLE

13 SPACES IN CAMBRIDGE 11 STANDARD (9'X18')

2 COMPACT (8'X16' MIN)

5- SHORT TERM BIKE SPACES

EXISTING PROPERTY

EXISTING CONC. SIDEWALK

AREA BEHIND EXISTING SIDEWALK

TO BE EXTENDED TO BUILDING

FACE, MATCH EXISTING MATERIALS

TO BE RECONSTRUCTED

(5) PEDESTAL RING-STYLE

BICYCLE RACKS

TACTILE WARNING STRIP

PARKING AREA

BICÝCLE RACKS WITHIN COVERED

18- LONG TERM BIKE SPACES

OFF STREET PARKING SUMMARY - CAMBRIDGE	
USE: HOTEL (ORDINANCE SECTION 6.36.1.I.2) 1 SPACE PER 2 SLEEPING ROOMS (54 SLEEPING ROOMS)	= 27
SITE TOTAL OFF-STREET PARKING REQUIRED	= 27 SPACES
ADA REQUIRED: 1 TOTAL PARKING STALL SHALL BE ACCESSIBLE (MINIMUM OF 1 ACCESSIBLE STALL BE VAN ACCESSIBLE)	

(PARKING AREA IS EXCLUSIVELY VALET PARKING WITH DISEMBARKING AREAS) COMPACT SPACES (ORDINANCE SECTION 6.34) COMPACT SI

11

COMPACT SPACES MAY NOT ACCOUNT FOR MORE THAN 50% OF REQUIRED SPACES 2 PROVIDED / 13 PROVIDED = 15.4% COMPACT SPACES						
	STANDARD	ADA	COMPACT	TOTAL		
	(9'x18')	ACCESSIBLE	(8'x16')	PROVIDED		

REMOVABLE BOLLARDS,

STORAGE, TYP.

SEE DETAIL

CONC. PAD AT LOADING ZONE -

BIKE FIX-IT STATION :-

PROPOSED HOTEL BUILDING

6 STORY - 199 ROOMS

(SEE ARCHITECTURAL PLANS) 11,411± S.F. GROUND FLOOR FOOT PRINT

86,765± GROSS S.F.

______(30' LONG X 10' WIDE X 14'

HIGH CLEARANCE)

(2) PEDESTAL RING-STYLE

BICYCLE RACKS

USE: TRANSIENT ACCOMMODATIONS, INCLUDING: TOURIST HOUSES IN AN EXISTING DWELLING, HOTELS, MOTELS SHORT TERM BIKE PARKING SPACE PER 20 SLEEPING ROOM (145 GUESTROOMS) SPACE PER 10,000 SF ARTS & ENTERPRISE SPACE (3,194 SF) SPACE PER 10 SLEEPING ROOM (145 GUESTROOMS) SPACE PER 3,000 SF ARTS & ENTERPRISE SPACE (3,194 SF) 13 * PARKING CALCULATIONS BASED UPON 199 GUESTROOMS, 54 OF WHICH LIE WITHIN LEVEL-2 ELECTRIC VEHICLE -CHARGING STATION BY TELLUS MBTA MEDFORD BRANCH POWER INC. (SHARED FOR 2 EB/WB VIADUCT SPACES) SITE CONTRACTOR TO COORDINATE WITH ELECTRICIAN - EXISTING GRANITE FOR POWER SUPPLY RETAINING WALL TO STORAGE, TYP. REQUIREMENTS. REMAIN -6' HIGH DECORATIVE FENCE MOUNTED TO EXISTING GRANITE WALL HOV PRIORITY -PARKING SIGN TRASH ENCLOSURE W/ DOUBLE PARKING STALL COUNT DENOTES COMPACT PARKING STALL (TYP.) PRECAST PARKING BUMPER, TYP - DEDICATED RESERVE SPACE

15.9

TREE GRATE

BICYCLE RACKS

(1) PEDESTAL RING-STYLE

1- SHORT TERM BIKE SPACES

 $(3'W \times 5'L)$

PLAN NOTES:

CONSTRUCTION.

LAYOUT NOTES:

ADJACENT TO PARKING STALLS.

BUILT BY A LICENSED LAND SURVEYOR.

SHORT TERM BIKE PARKING

LONG TERM BIKE PARKING

DEPARTMENT AND OTHER SOURCES.

1. EXISTING CONDITIONS WERE COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY ALLEN &

MAJOR ASSOCIATES AS WELL AS AVAILABLE RECORD PLANS OBTAINED FROM THE CITY ENGINEERING

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY

COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES

AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF

AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK. THE CONTRACTOR SHALL ALSO CONTACT THE CITY DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS

3. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING

1. CURB RADII SHALL BE AS SHOWN ON THE PLAN, THOUGH TYPICALLY 10-FT. AT CORNERS AND 2-FT.

WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE

CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT

BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS OR CONDITIONS, THE

ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR. ALL SITE ITEMS SHALL BE LAID OUT AND AS

BIKE PARKING SUMMARY - CAMBRIDGE

BIKE PARKING SUMMARY - SOMERVILLE

REQUIRED PROPOSED

REQUIRED

COATED CHAINLINK FENCE WITH OPAQUE PRIVACY SLATS

- DEDICATED RESERVE SPACE

(1) ÉNCLOSED BIKE STORAGE UNITS

TRANSFORMER & SWITCH W/ BOLLARD

PROTECTION, PER UTILITY PROVIDER STANDARDS

LONG TERM BIKE SPACES

- DEDICATED RESERVE SPACE

-6FT TALL BLACK VINYL

PROPOSED GRANITE CURBING

COATED CHAINLINK FENCE

WITH OPAQUE PRIVACY SLATS

- DEDICATED RESERVE SPACE

<u>PROPOSED</u>

2. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

TRANSIENT ACCOMMODATIONS, INCLUDING: TOURIST

0.02 SPACE PER SLEEPING ROOM (54 GUESTROOMS)

0.05 SPACE PER SLEEPING ROOM (54 GUESTROOMS)

HOUSES IN AN EXISTING DWELLING, HOTELS, MOTELS

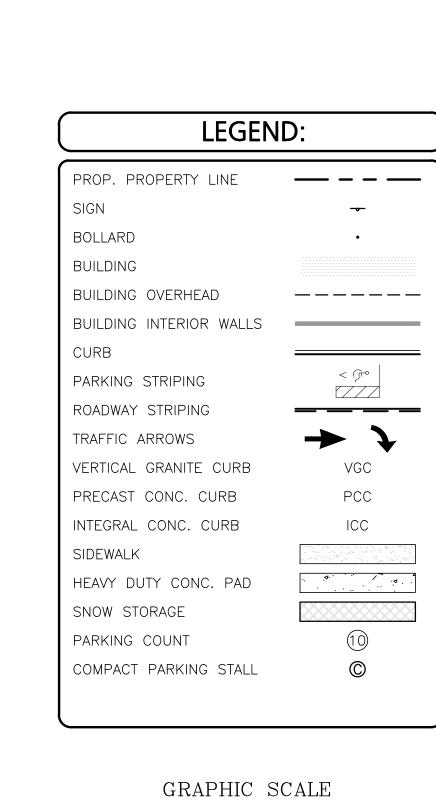
PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF LOCAL UTILITIES.

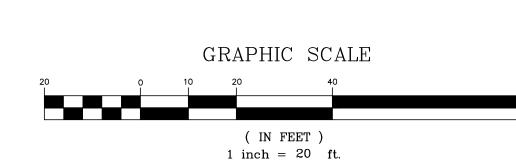
GENERAL NOTES:

- 1. THIS PROJECT WILL BE SERVED BY PUBLIC SEWER, WATER, NATURAL GAS, TELEPHONE, CABLE AND ELECTRIC. ALL UTILITY LINES WILL BE INSTALLED UNDERGROUND.
- ANY DAMAGE TO PRIVATE OR PUBLIC PROPERTIES DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED AND RESTORED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
- THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. I' SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH
- CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS 4. ALL PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED AND RESTORED BY A SURVEYOR

REGISTERED IN THE STATE OF MASSACHUSETTS AT THE CONTRACTORS EXPENSE.

- THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION MEETING WITH THE CITY. THE APPROPRIATE UTILITY COMPANIES, THE OWNER AND OWNER'S REPRESENTATIVE. THE MEETING SHALL TAKE PLACE PRIOR TO THE START OF CONSTRUCTION AND THE CONTRACTOR MUST PROVIDE 48 HOURS NOTICE TO ALL ATTENDEES PRIOR TO THE START OF THE MEETING.
- APPROPRIATE WARNING SIGNS. MARKERS. BARRICADES AND/OR FLAGMEN SHALL BE PROVIDED TO REGULATE TRAFFIC. CONSTRUCTION TRAFFIC CONTROL SHALL BE IMPLEMENTED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE LOCAL AUTHORITY.
- 7. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ADDITIONAL BENCHMARK INFORMATION IF REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING BENCHMARKS. IF IT IS NECESSARY TO RELOCATE A BENCHMARK, IT SHALL BE RELOCATED BY A MASSACHUSETTS PROFESSIONAL LAND SURVEYOR AND DONE SO AT THE CONTRACTOR'S EXPENSE.
- 8. ALL PERMITS AND APPROVALS NECESSARY FROM AGENCIES GOVERNING THE WORK SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK.
- 9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY SITE WORK OR EARTHWORK OPERATIONS, SHALL BE MAINTAINED DURING CONSTRUCTION, AND SHALL REMAIN IN PLACE UNTIL ALL SITE WORK IS COMPLETE AND GROUND COVER IS ESTABLISHED, ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON SITE INSPECTIONS BY THE OWNER, THEIR REPRESENTATIVES, OR REGULATORY AGENCIES HAVING JURISDICTION AT NO ADDITIONAL
- 10. CONSTRUCTION DURING WET WEATHER OR WINTER CONDITIONS IS TO BE ANTICIPATED AND PROVISIONS TO ADEQUATELY ADDRESS THESE CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 11. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS INCLUDING THE CITY, MADOT, MADEP, MUTCD, AND AASHTO,
- 12. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY ALLEN & MAJOR ASSOCIATES DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK, OR THE OWNER'S EMPLOYEES, CUSTOMERS, OR THE GENERAL PUBLIC. THE SEAL OF THE ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PROVIDE THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), STATE, AND LOCAL REGULATIONS.
- 13. GRANITE CURBING REMOVED FROM PUBLIC ROADS SHALL BE STOCKPILED AND RETURNED TO THE RESPECTIVE CITY DPW.
- 14. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COSTS SHALL BE INCLUDED IN BASE BID.
- 15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY'S GOVERNING AUTHORITY'S SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COSTS SHALL BE INCLUDED IN BASE BID.
- 16. A SIGN PERMIT APPLICATION SHALL BE APPROVED BY THE CITY PRIOR TO INSTALLATION OF FREESTANDING BUILDING/WALL SIGNS.
- 17. SEE SHEET 1 FOR EXISTING CONDITIONS.
- 18. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION. MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES. INC. IS STRICTLY PROHIBITED.
- 19. SNOW STORAGE SHOWN FOR CONCEPTUAL PURPOSES ONLY. SNOW SHALL BE TAKEN OFF-SITE ONCE SNOW STORAGE AREAS ON SITE BECOME INADEQUATE, AND BEGINS TO BLOCK ACCESS TO AND FROM THE SITE OR BLOCKS THE USE OF ON-SITE PARKING. ANY EXCESS WILL BE BE TRUCKED OFF-SITE & DISPOSED OF IN ACCORDANCE WITH CITY AND MADEP REQUIREMENTS.





PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC. 12-13-22 | MISC. UPDATES PER CITY TRAFFIC COMMENTS 09-01-22 MISC. UPDATES PER CITY COMMENTS 06-08-22 UPDATE TO ACE SPACE & PARKING DATE DESCRIPTION REV SOMERBRIDGE HOTEL LLC c/o JAL HOSPITALITY DESIGN, LLC 10 CABOT ROAD, SUITE 209 MEDFORD, MA 02155 199 ROOM DUAL BRAND HOTEL

263 MONSIGNOR O'BRIEN HIGHWAY CAMBRIDGE, MA

> 1 McGRATH HIGHWAY SOMERVILLE, MA

1362-16 DATE: NOVEMBER 5, 202 PROJECT NO. AS SHOWN | DWG.: 1362-16 Layout and Materials_no buil **DESIGNED BY** SM | CHECKED BY:

ALLEN & MAJOR ASSOCIATES, INC

civil engineering ♦ land surveying environmental consulting ◆ landscape architectur www.allenmajor.com

> 400 HARVEY ROAD MANCHESTER, NH 03103 TEL: (603) 627-5500 FAX: (603) 627-5501

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C-2

SHEET No. DRAWING TITLE: LAYOUT & MATERIALS PLAN (NO-BUILD CONDITION)

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MONSIGNOR O'BRIEN HIGHWAY $R:\PROJECTS\1362-16\CIVIL\DRAWINGS\CURRENT\1362-16\LAYOUT\ AND\ MATERIALS_NO\ BUILD.DWG$

CITY OF SOMERVILLE - (HR) HIGH-RISE DISTRICT **EXISTING** PROPOSED ALLOWED 30 FT 54 FT 54 FT LOT WIDTH (MIN) PRIMARY FRONT SETBACK (MIN/MAX) 2 - 15 FT 7.9 FT 6.8' SIDE YARD SETBACK 0 FT 0.3 FT 29.8' ABUTTING ANY NON-NR OR -LHD) REAR YARD SETBACK 16.4 FT 0 FT 17.1' (ABUTTING AN ALLEY OR R-ROW) PARKING SETBACKS 30 FT 144 FT N/A PRIMARY FRONT SETBACK (MIN) LOADING ZONES (MIN) ⁽¹⁾ N/A OT COVERAGE (MAX) (3) 100% 29.9% 79.2% _ANDSCAPED AREA (MIN) (4) 12.5% 15% 19.5% BUILDING HEIGHT (MAX) 15'± 69'-11 3/4' 0.201 ⁽²⁾ 0.20 REEN SCORE LOADING ZONE PROVIDED ON CAMBRIDGE SIDE OF PROJECT (2) GREEN SCORE CALCULATED SOLELY ON AREA LOCATED IN SOMERVILLE. (3) FLOOR AREA: 5,705 SF OF BUILDING FOOTPRINT & 63,560 GSF WITHIN SOMERVILLE CITY LIMITS (4) LANDSCAPE AREA BASED UPON THE ASSUMPTION OF 3,378 SF OF LANDSCAPING AREA WITHIN SOMERVILLE CITY LIMITS (LOT = 17,316 SF) SPECIAL PERMIT REQUIRED FOR: TABLE 5.1.15 PERMITTED USES: HOTEL USE **OFF STREET PARKING SUMMARY - SOMERVILLE** USE: HOTEL, MOTEL (ORDINANCE TABLE 5.1.17) 1 SPACE FOR 2 GUESTROOM MINIMUM (145 GUESTROOMS) ARTS & CREATIVE ENTERPRISE SPACE (3,194 SF) 1 SPACE PER 1,000 SF MINIMUM = 4 MIN. OFF-STREET PARKING REQUIRED =77 SPACES ADA REQUIRED: 2 TOTAL PARKING STALLS SHALL BE ACCESSIBLE (MINIMUM OF 1 ACCESSIBLE STALL BE VAN ACCESSIBLE) ADA PROVIDED: O TOTAL ACCESSIBLE PARKING STALLS ARE PROVIDED (PARKING AREA IS EXCLUSIVELY VALET PARKING WITH DISEMBARKING AREAS) STANDARD PROVIDED (8'x16') TOTAL PARKING 0 *

1. PARKING CALCULATIONS BASED UPON 199 GUESTROOMS, 145 OF WHICH LIE WITHIN

SOMERVILLE CITY LIMITS

GARAGE

FUTURE BUILDING B'

CONCRETE SIDEWALK W/

TACTILE WARNING STRIP

MCGRATH HIGHWAY

PAINTED CROSSWALK, SEE DETAIL

OTHERS

RELIEF REQUIRED

(SD 1) SPECIAL DISTRICT 1 REQUIRED/ PROPOSED **EXISTING** ALLOWED LOT AREA (MIN.) 15,490 S.F. 15,490 S.F. N/A FLOOR AREA RATIO (MAX) 2.8 1.5 1.50 BUILDING HEIGHT (MAX) 69'-11 3/4 <85' 85 FRONT YARD SETBACK (MIN) 91'± 7.7' SIDE YARD SETBACK (MIN) NONE 3.3' 15.5 REAR YARD SETBACK (MIN) NONE 6.3 37.8 FRONTAGE (MIN) 126' N/A 126' LOADING ZONES (MIN) PARKING SETBACK (MIN) 11.1

CITY OF CAMBRIDGE

. FLOOR AREA RATIO BASED UPON THE ASSUMPTION OF 23,205 G.S.F. OF BUILDING WITHIN THE CAMBRIDGE CITY LIMITS, PARCEL AREA = 15,503 SF

2. REQUIRED LOADING ZONE DIMENSIONS: 30 FEET LONG X 10 WIDE X 14 FEET HIGH.

PROPOSED LOADING ZONE DIMENSIONS: 30 FEET LONG X 10 WIDE X 14 FEET HIGH.

SPECIAL PERMIT REQUIRED FOR:

HOTEL USE

ONSITE PARKING

ELEVATED MBTA

MBTA 10.00' WIDE

ACCESS ROAD

OFFSITE IMPROVEMENTS

DO NOT ENTER SIGN -

"HOTEL GUESTS ONLY" -

PROPOSED BUILDING ABOVE

BY OTHERS

PROPOSED BUILDING, SEE

PROPOSED PAVER WALK

SEE LANDSCAPE PLAN

PROPOSED EXPOSED

SEE LANDSCAPE PLAN

TEMPORARY BITUMINOUS -

PROPOSED GRANITE CURBING -

APPROXIMATE LOCATION OF CITY LIMITS ----

CONCRETE, FLUSH WITH

CROSSWALK

AND PEDESTRIAN RAMP

TEMPORARY BITUMINOUS INFILL

AGGREGATE CONC.

PROPOSED COLORED CONC.

SEE LANDSCAPE PLAN

ARCHITECTURAL PLANS

COMMUNITY PATH

* RELIEF REQUIRED

CAMBRIDGE CITY LIMITS.

(MINIMUM OF 1 ACCESSIBLE STALL BE VAN ACCESSIBLE)

PARKING CALCULATIONS BASED UPON 199 GUESTROOMS, 54 OF WHICH LIE WITHIN

4" WHITE —

LINE, (TYP.)

(18) PEDESTAL RING-STYLE

FLUSH ADA ACCESS WITH

3 HOTEL ON-SITE PARKING SPACES

O SPACES IN SOMERVILLE

13 SPACES IN CAMBRIDGE 11 STANDARD (9'X18')

2 COMPACT (8'X16' MIN)

(5) PEDESTAL RING-STYLE

5- SHORT TERM BIKE SPACES

PROPOSED TEMPORARY

COMPLETED BY OTHERS

- EXISTING PROPERTY

EXISTING CONC. SIDEWALK

AREA BEHIND EXISTING SIDEWALK

TO BE EXTENDED TO BUILDING

FACE, MATCH EXISTING MATERIALS

TO BE RECONSTRUCTED

BITUMINOUS INFILL

MPROVEMENTS

BICYCLE RACKS

TACTILE WARNING STRIP

PARKING AREA

BICÝCLE RACKS WITHIN COVERED

18- LONG TERM BIKE SPACES

OFF STREET PARKING SUMMARY - CAMBRIDGE			
USE: HOTEL (ORDINANCE SECTION 6.36.1.1.2) 1 SPACE PER 2 SLEEPING ROOMS (54 SLEEPING ROOMS)	= 27		
SITE TOTAL OFF-STREET PARKING REQUIRED	= 27 SPACES		
ADA REQUIRED: 1 TOTAL PARKING STALL SHALL BE ACCESSIBLE			

ADA PROVIDED: O TOTAL ACCESSIBLE PARKING STALLS ARE PROVIDED (PARKING AREA IS EXCLUSIVELY VALET PARKING WITH DISEMBARKING AREAS)

COMPACT SPACES (ORDINANCE SECTION 6.34) COMPACT SPACES MAY NOT ACCOUNT FOR MORE THAN 50% OF REQUIRED SPACES 2 PROVIDED / 13 PROVIDED = 15.4% COMPACT SPACES

13 TROVIDED = 13.4% COMPACT SPACES						
	STANDARD (9'x18')	ADA ACCESSIBLE	COMPACT (8'x16')	TOTAL PROVIDED		
	11	0	2	13 *		

LEVEL-2 ELECTRIC VEHICLE -

CHARGING STATION BY TELLUS

POWER INC. (SHARED FOR 2

SPACES) SITE CONTRACTOR TO

COORDINATE WITH ELECTRICIAN

HOV PRIORITY -

PARKING SIGN

FOR POWER SUPPLY

REQUIREMENTS.

TRASH ENCLOSURE W/ DOUBLE

REMOVABLE BOLLARDS,

STORAGE, TYP.

PROPOSED HOTEL BUILDING

6 STORY - 199 ROOMS

(SEE ARCHITECTURAL PLANS)

11,411± S.F. GROUND FLOOR FOOT PRINT

86,765± GROSS S.F.

MONSIGNOR O'BRIEN HIGHWAY

SEE DETAIL

CONC. PAD AT LOADING ZONE -

______(30' LONG X 10' WIDE X 14'

HIGH CLEARANCE)

(2) PEDESTAL RING-STYLE

BICYCLE RACKS

PLAN NOTES:

- 1. EXISTING CONDITIONS WERE COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY ALLEN & MAJOR ASSOCIATES AS WELL AS AVAILABLE RECORD PLANS OBTAINED FROM THE CITY ENGINEERING DEPARTMENT AND OTHER SOURCES.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- 3. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK. THE CONTRACTOR SHALL ALSO CONTACT THE CITY DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF LOCAL UTILITIES.

LAYOUT NOTES:

DENOTES COMPACT

15.9

TREE GRATE

BICYCLE RACKS

(1) PEDESTAL RING-STYLE

1- SHORT TERM BIKE SPACES

 $(3'W \times 5'L)$

PARKING STALL (TYP.)

PRECAST PARKING

(1) ÉNCLOSED BIKE STORAGE UNITS

TRANSFORMER & SWITCH W/ BOLLARD

PROTECTION, PER UTILITY PROVIDER STANDARDS

LONG TERM BIKE SPACES

- DEDICATED RESERVE SPACE

-6FT TALL BLACK VINYL COATED CHAINLINK FENCE

PROPOSED GRANITE CURBING

WITH OPAQUE PRIVACY SLATS

- DEDICATED RESERVE SPACE

BUMPER, TYP

- 1. CURB RADII SHALL BE AS SHOWN ON THE PLAN, THOUGH TYPICALLY 10-FT. AT CORNERS AND 2-FT. ADJACENT TO PARKING STALLS.
- 2. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS OR CONDITIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR. ALL SITE ITEMS SHALL BE LAID OUT AND AS BUILT BY A LICENSED LAND SURVEYOR.

BIKE PARKING SUMMARY - CAMBRIDGE

USE:	TRANSIENT ACCOMMODATIONS, INCLUDING: TOURIST HOUSES IN AN EXISTING DWELLING, HOTELS, MOTELS		
	TERM BIKE PARKING SPACE PER SLEEPING ROOM (54 GUESTROOMS)	REQUIRED 1	PROPOSED 1
	TERM BIKE PARKING SPACE PER SLEEPING ROOM (54 GUESTROOMS)	3	3

BIKE PARKING SUMMARY - SOMERVILLE

	JSE: TRANSIENT ACCOMMODATIONS, INCLUDING: TOURIST HOUSES IN AN EXISTING DWELLING, HOTELS, MOTELS		
	SHORT TERM BIKE PARKING I SPACE PER 20 SLEEPING ROOM (145 GUESTROOMS) I SPACE PER 10,000 SF ARTS & ENTERPRISE SPACE (3,194 SF)	REQUIRED 8 1	PROPOSED 8 1
ı	ONG TERM BIKE PARKING I SPACE PER 10 SLEEPING ROOM (145 GUESTROOMS) I SPACE PER 3,000 SF ARTS & ENTERPRISE SPACE (3,194 SF)	15 2	16 2

PARKING STALL COUNT

- DEDICATED RESERVE SPACE

-6FT TALL BLACK VINYL COATED CHAINLINK FENCE

WITH OPAQUE PRIVACY SLATS

MBTA MEDFORD BRANCH EB/WB VIADUCT - EXISTING GRANITE RETAINING WALL TO STORAGE, TYP. REMAIN -6' HIGH DECORATIVE FENCE MOUNTED TO EXISTING GRANITE WALL

- DEDICATED RESERVE SPACE

GENERAL NOTES:

- 1. THIS PROJECT WILL BE SERVED BY PUBLIC SEWER, WATER, NATURAL GAS, TELEPHONE, CABLE AND ELECTRIC. ALL UTILITY LINES WILL BE INSTALLED UNDERGROUND.
- 2. ANY DAMAGE TO PRIVATE OR PUBLIC PROPERTIES DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED AND RESTORED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
- THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. I

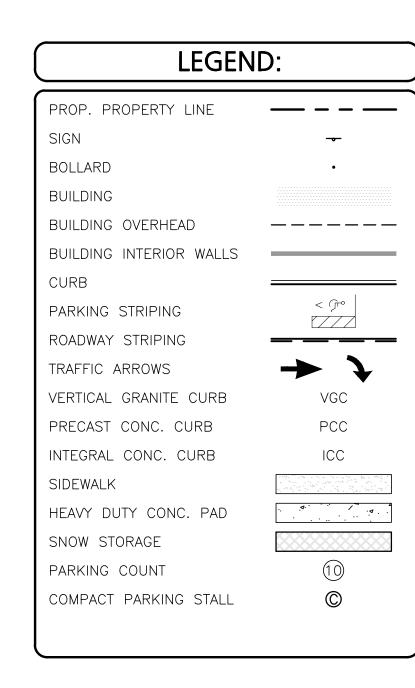
SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH

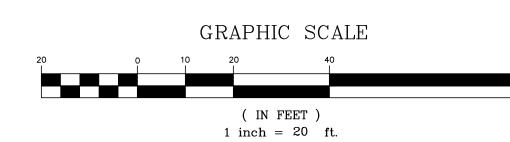
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CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS

OBTAINED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK.

- THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION MEETING WITH THE CITY. THE APPROPRIATE UTILITY COMPANIES, THE OWNER AND OWNER'S REPRESENTATIVE. THE MEETING SHALL TAKE PLACE PRIOR TO THE START OF CONSTRUCTION AND THE CONTRACTOR MUST PROVIDE 48 HOURS NOTICE TO ALL ATTENDEES PRIOR TO THE START OF THE MEETING.
- 6. APPROPRIATE WARNING SIGNS, MARKERS, BARRICADES AND/OR FLAGMEN SHALL BE PROVIDED TO REGULATE TRAFFIC. CONSTRUCTION TRAFFIC CONTROL SHALL BE IMPLEMENTED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE LOCAL AUTHORITY.
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PROFESSIONAL ENGINEER FOR

ALLEN & MAJOR ASSOCIATES, INC.

DATE DESCRIPTION

MEDFORD, MA 02155

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199 ROOM DUAL BRAND HOTEL

263 MONSIGNOR O'BRIEN HIGHWAY

CAMBRIDGE, MA

1 McGRATH HIGHWAY

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SHEET No.

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MANCHESTER, NH 03103

1362-16 DATE: NOVEMBER 5, 202

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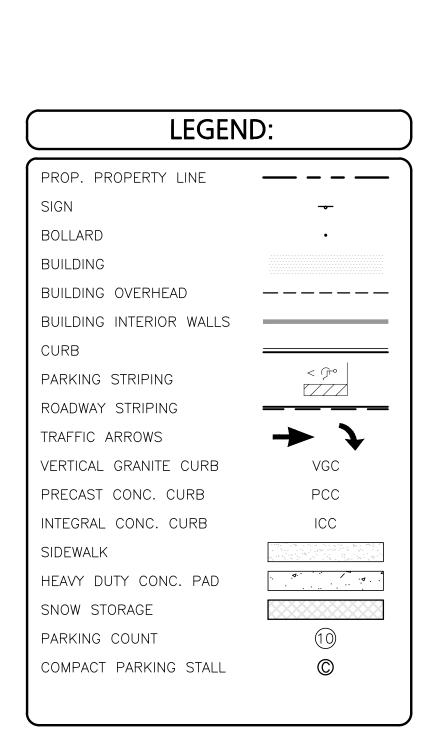
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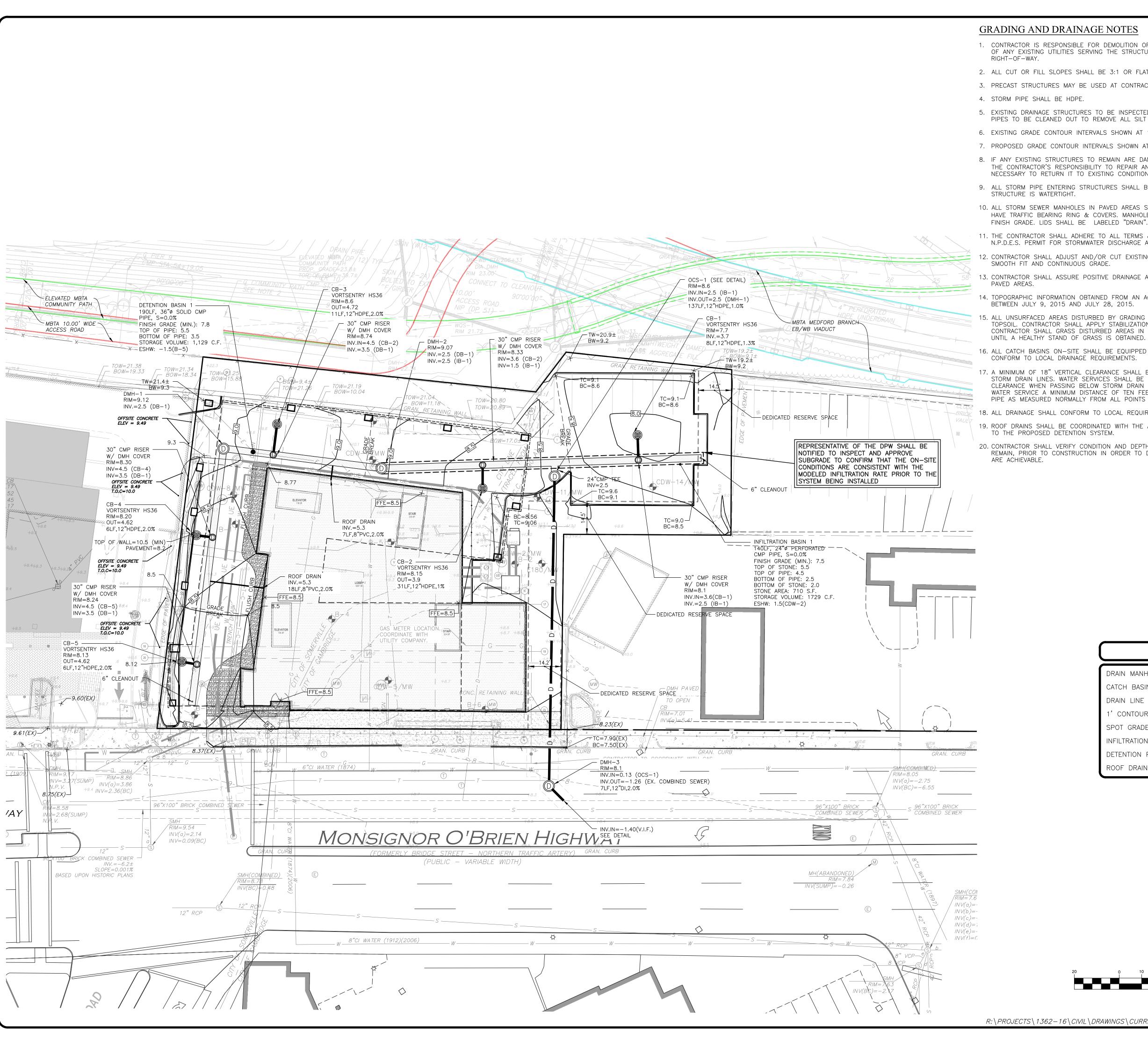
12-13-22 | MISC. UPDATES PER CITY TRAFFIC COMMENTS

09-01-22 MISC. UPDATES PER CITY COMMENTS

06-08-22 UPDATE TO ACE SPACE & PARKING

c/o JAL HOSPITALITY DESIGN, LLC





GRADING AND DRAINAGE NOTES

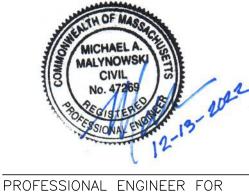
- 1. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE
- 2. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
- 3. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
- 4. STORM PIPE SHALL BE HDPE.
- 5. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- 6. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT
- 7. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
- 8. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- 9. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
- 10. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "DRAIN".
- 11. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- 12. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- 13. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND
- 14. TOPOGRAPHIC INFORMATION OBTAINED FROM AN ACTUAL FIELD SURVEY PERFORMED ON OR
- 15. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH COUNTY SPECIFICATIONS
- 16. ALL CATCH BASINS ON-SITE SHALL BE EQUIPPED WITH HOODS AND 4 FOOT SUMPS AND SHALL CONFORM TO LOCAL DRAINAGE REQUIREMENTS.
- 17. A MINIMUM OF 18" VERTICAL CLEARANCE SHALL BE MAINTAINED WHERE WATER SERVICES CROSS STORM DRAIN LINES. WATER SERVICES SHALL BE ENCASED IN CONCRETE REGARDLESS OF CLEARANCE WHEN PASSING BELOW STORM DRAIN LINES. ENCASEMENT SHALL EXTEND ALONG WATER SERVICE A MINIMUM DISTANCE OF TEN FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
- 18. ALL DRAINAGE SHALL CONFORM TO LOCAL REQUIREMENTS.
- 19. ROOF DRAINS SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS AND FLOW VIA GRAVITY TO THE PROPOSED DETENTION SYSTEM.
- 20. CONTRACTOR SHALL VERIFY CONDITION AND DEPTH OF EXISTING GRANITE RETAINING WALL TO REMAIN, PRIOR TO CONSTRUCTION IN ORDER TO DETERMINE THAT THE GRADES SHOWN HEREON ARE ACHIEVABLE.

LEGEND: DRAIN MANHOLE CATCH BASIN DRAIN LINE 1' CONTOUR SPOT GRADE × 128 _____ INFILTRATION PIPE DETENTION PIPE ROOF DRAIN LINE

GRAPHIC SCALE (IN FEET) 1 inch = 20 ft.

R:\PROJECTS\1362-16\CIVIL\DRAWINGS\CURRENT\1362-16_GRADING AND DRAINAGE.DWG

CITY OF CAMBRIDGE DPW STORMWATER CONTROL PERMIT NUMBER



ALLEN & MAJOR ASSOCIATES. INC.

12-13-22 MISC. UPDATES PER CITY TRAFFIC COMMENTS

09-01-22 MISC. PER CITY COMMENTS REV DATE DESCRIPTION

> SOMERBRIDGE HOTEL LLC c/o JAL HOSPITALITY DESIGN, LLC 10 CABOT ROAD, SUITE 209 MEDFORD, MA 02155

PROJECT:

199 ROOM DUAL BRAND HOTEL **263 MONSIGNOR O'BRIEN HIGHWAY** CAMBRIDGE, MA

> 1 McGRATH HIGHWAY SOMERVILLE, MA

1362-16 DATE: NOVEMBER 5, 2021 PROJECT NO. DWG.: 1362-16_Grading and Drainage **DESIGNED BY:** SM | CHECKED BY:



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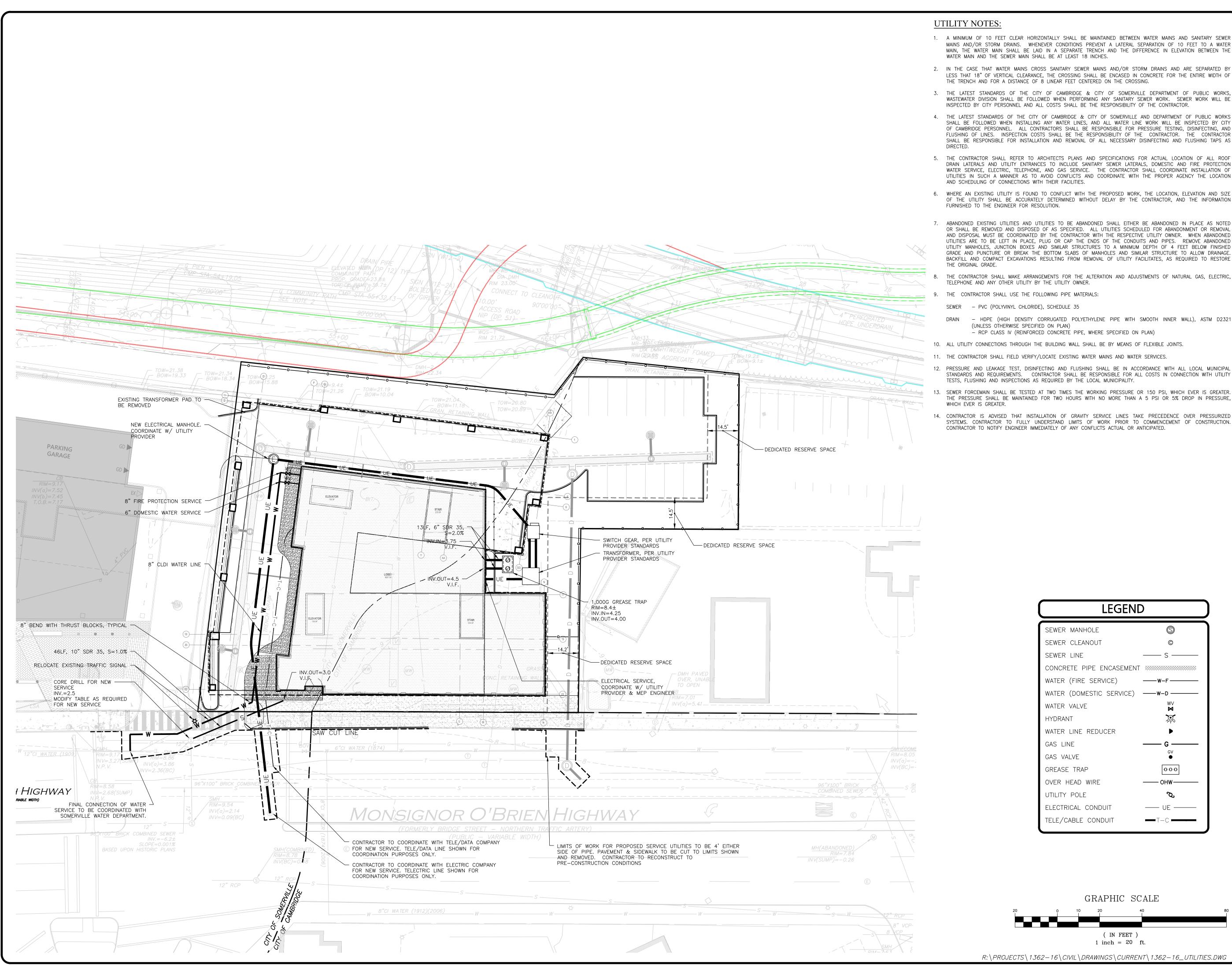
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DRAWING TITLE:

GRADING AND DRAINAGE PLAN

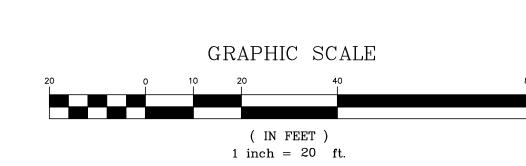
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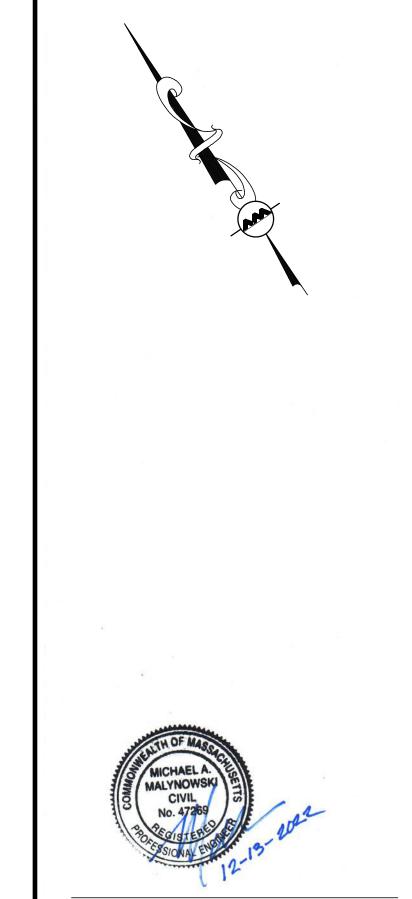
UTILITY NOTES:

- 1. A MINIMUM OF 10 FEET CLEAR HORIZONTALLY SHALL BE MAINTAINED BETWEEN WATER MAINS AND SANITARY SEWER WATER MAIN AND THE SEWER MAIN SHALL BE AT LEAST 18 INCHES.
- MAINS AND/OR STORM DRAINS. WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER MAIN, THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH AND THE DIFFERENCE IN ELEVATION BETWEEN THE
- 2. IN THE CASE THAT WATER MAINS CROSS SANITARY SEWER MAINS AND/OR STORM DRAINS AND ARE SEPARATED BY LESS THAT 18" OF VERTICAL CLEARANCE, THE CROSSING SHALL BE ENCASED IN CONCRETE FOR THE ENTIRE WIDTH OF THE TRENCH AND FOR A DISTANCE OF 8 LINEAR FEET CENTERED ON THE CROSSING.
- 4. THE LATEST STANDARDS OF THE CITY OF CAMBRIDGE & CITY OF SOMERVILLE AND DEPARTMENT OF PUBLIC WORKS SHALL BE FOLLOWED WHEN INSTALLING ANY WATER LINES, AND ALL WATER LINE WORK WILL BE INSPECTED BY CITY OF CAMBRIDGE PERSONNEL. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR PRESSURE TESTING, DISINFECTING, AND FLUSHING OF LINES. INSPECTION COSTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND REMOVAL OF ALL NECESSARY DISINFECTING AND FLUSHING TAPS AS
- 5. THE CONTRACTOR SHALL REFER TO ARCHITECTS PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL ROOF DRAIN LATERALS AND UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRIC, TELEPHONE, AND GAS SERVICE. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND COORDINATE WITH THE PROPER AGENCY THE LOCATION AND SCHEDULING OF CONNECTIONS WITH THEIR FACILITIES.
- 6. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION.
- 7. ABANDONED EXISTING UTILITIES AND UTILITIES TO BE ABANDONED SHALL EITHER BE ABANDONED IN PLACE AS NOTED OR SHALL BE REMOVED AND DISPOSED OF AS SPECIFIED. ALL UTILITIES SCHEDULED FOR ABANDONMENT OR REMOVAL AND DISPOSAL MUST BE COORDINATED BY THE CONTRACTOR WITH THE RESPECTIVE UTILITY OWNER. WHEN ABANDONED UTILITIES ARE TO BE LEFT IN PLACE, PLUG OR CAP THE ENDS OF THE CONDUITS AND PIPES. REMOVE ABANDONED UTILITY MANHOLES, JUNCTION BOXES AND SIMILAR STRUCTURES TO A MINIMUM DEPTH OF 4 FEET BELOW FINISHED GRADE AND PUNCTURE OR BREAK THE BOTTOM SLABS OF MANHOLES AND SIMILAR STRUCTURE TO ALLOW DRAINAGE. BACKFILL AND COMPACT EXCAVATIONS RESULTING FROM REMOVAL OF UTILITY FACILITATES, AS REQUIRED TO RESTORE THE ORIGINAL GRADE.
- THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENTS OF NATURAL GAS, ELECTRIC, TELEPHONE AND ANY OTHER UTILITY BY THE UTILITY OWNER.
- 9. THE CONTRACTOR SHALL USE THE FOLLOWING PIPE MATERIALS:
- SEWER PVC (POLYVINYL CHLORIDE), SCHEDULE 35
- HDPE (HIGH DENSITY CORRUGATED POLYETHYLENE PIPE WITH SMOOTH INNER WALL), ASTM D2321 (UNLESS OTHERWISE SPECIFIED ON PLAN) - RCP CLASS IV (REINFORCED CONCRETE PIPE, WHERE SPECIFIED ON PLAN)
- 10. ALL UTILITY CONNECTIONS THROUGH THE BUILDING WALL SHALL BE BY MEANS OF FLEXIBLE JOINTS.
- 11. THE CONTRACTOR SHALL FIELD VERIFY/LOCATE EXISTING WATER MAINS AND WATER SERVICES.
- 12. PRESSURE AND LEAKAGE TEST, DISINFECTING AND FLUSHING SHALL BE IN ACCORDANCE WITH ALL LOCAL MUNICIPAL STANDARDS AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS IN CONNECTION WITH UTILITY TESTS, FLUSHING AND INSPECTIONS AS REQUIRED BY THE LOCAL MUNICIPALITY.
- 13. SEWER FORCEMAIN SHALL BE TESTED AT TWO TIMES THE WORKING PRESSURE OR 150 PSI, WHICH EVER IS GREATER. THE PRESSURE SHALL BE MAINTAINED FOR TWO HOURS WITH NO MORE THAN A 5 PSI OR 5% DROP IN PRESSURE, WHICH EVER IS GREATER.
- 14. CONTRACTOR IS ADVISED THAT INSTALLATION OF GRAVITY SERVICE LINES TAKE PRECEDENCE OVER PRESSURIZED SYSTEMS. CONTRACTOR TO FULLY UNDERSTAND LIMITS OF WORK PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY OF ANY CONFLICTS ACTUAL OR ANTICIPATED.

LEGEND SEWER MANHOLE SEWER CLEANOUT SEWER LINE CONCRETE PIPE ENCASEMENT WATER (FIRE SERVICE) WATER VALVE HYDRANT WATER LINE REDUCER GAS LINE GAS VALVE 000 GREASE TRAP OVER HEAD WIRE —— OHW——— UTILITY POLE ELECTRICAL CONDUIT — UE —— TELE/CABLE CONDUIT



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PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

12-13-22 MISC. UPDATES PER CITY TRAFFIC COMMENTS 09-01-22 MISC. PER CITY COMMENTS

DATE DESCRIPTION

SOMERBRIDGE HOTEL LLC c/o JAL HOSPITALITY DESIGN, LLC 10 CABOT ROAD, SUITE 209 MEDFORD, MA 02155

PROJECT:

REV

199 ROOM DUAL BRAND HOTEL **263 MONSIGNOR O'BRIEN HIGHWAY** CAMBRIDGE, MA

> 1 McGRATH HIGHWAY SOMERVILLE, MA

1362-16 DATE: NOVEMBER 5, 2021 PROJECT NO. 1362-16_Utilitie: **DESIGNED BY:** SM | CHECKED BY:



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DRAWING TITLE:

UTILITY PLAN

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GENERALIZED CONSTRUCTION SEQUENCE

- THE BMP'S ASSOCIATED WITH THIS PROJECT WILL BE OWNED BY THE DEVELOPER, WHO WILL BE RESPONSIBLE FOR INSPECTION, OPERATION, AND MAINTENANCE.
- INSTALL STABILIZED CONSTRUCTION ENTRANCES.
- PREPARE TEMPORARY PARKING AND STORAGE AREA. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA POTTY, WHEEL WASH, CONCRETE WASHOUT, MASONS AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
- INSTALL SILTATION FENCES AND CATCH BASIN INLET PROTECTION IN LOCATIONS SHOWN ON PLANS AND/OR AS DIRECTED. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATION. PREPARE STABILIZED CONSTRUCTION ENTRANCE IN SUITABLE LOCATIONS AS SHOWN ON THE PLANS OR AT LOCATIONS WHERE CONSTRUCTION VEHICLES ARE EXITING ONTO PUBLIC ROADWAYS.
- CUT AND CLEAR TREES; CHIP WOOD STUMPS; DISPOSE OF DEBRIS. STRIPPED TOPSOIL SHALL BE STOCKPILED, WITHOUT COMPACTION, AND STABILIZED WITH TEMPORARY SEEDING AGAINST EROSION. SILT FENCE SHALL BE PLACED AROUND STOCKPILES.
- . CONSTRUCT AREAS TO BE USED AS SEDIMENT PONDS DURING CONSTRUCTION, AS NEEDED.
- THE WORK AREA SHALL BE GRADED, SHAPED, AND OTHERWISE DRAINED IN SUCH A MANNER AS TO MINIMIZE SOIL EROSION, SILTATION OF DRAINAGE CHANNELS, DAMAGE TO EXISTING VEGETATION, AND DAMAGE TO PROPERTY OUTSIDE LIMITS OF THE WORK AREA. SILT FENCES, AND/OR SEDIMENTATION BASINS MAY BE NECESSARY TO ACCOMPLISH THIS END.
- PERFORM SITE GRADING, INSTALL DRAINAGE SYSTEMS AND UTILITIES. DISTURBED AREAS SHALL BE STABILIZED UPON COMPLETION OF ROUGH GRADING PER THE EROSION CONTROL NOTES. INSTALL INLET PROTECTION IN ALL CATCH BASINS. ALL SIDE SLOPES SHALL BE STABILIZED WITHIN 72 HOURS.
- B. FINALIZE GRADING AND PLACEMENT OF SELECTS.
- INSTALL EROSION CONTROL PROTECTION ON CATCH BASIN RIMS UNTIL ROADWAY IS PAVED. IF SEDIMENT IS COLLECTING AROUND CATCH BASINS AFTER THE PLACEMENT OF THE BINDER COURSE, THE SILT SACKS SHALL REMAIN AND HAYBALES SHALL BE PLACED AROUND CATCH BASINS
-). INSPECT AND MAINTAIN EROSION CONTROL MEASURES WEEKLY AND AFTER EVERY RAIN EVENT OF 0.5" OR GREATER. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, CULVERTS, DITCHES SILTATION DEVICES SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
- 1. FINISH GRADING TO PREPARE FOR PAVEMENT, LOAMING AND SEEDING. NO PORTION OF THIS SITE SHALL REMAIN UNSTABILIZED FOR OVER 45 DAYS. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF FINAL GRADING.
- 12. FINISH PAVING ROADWAY AND CONSTRUCT DRIVES. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- 13. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL ALL DISTURBED AREAS ARE STABILIZED AND HAVE A HEALTHY VEGETATIVE COVER. ONCE A HEALTHY VEGETATIVE COVER HAS BEEN ESTABLISHED ALL SILT FENCES, SILT SACKS, CATCH BASIN EROSION CONTROL, STONE CHECK DAMS AND
- 14. WINTERIZATION EFFORTS FOR AREAS NOT STABILIZED BY NOV. 1ST SHALL BE MADE BY THE APPROPRIATE USE OF MATTING, BLANKETS, MULCH AND SEEDING.
- 15. A CONSTRUCTION AREA SHALL BE CONSIDERED STABLE IF:

ORANGE CONSTRUCTION FENCE SHALL BE REMOVED.

- A. COMPACTED BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO RECEIVE PAVEMENT.
- B. A MINIMUM OF 70% VEGETATED GROWTH HAS BEEN ESTABLISHED. C. CUT OR FILL SLOPES HAVE A MINIMUM OF 3" NON- EROSIVE MATERIAL SUCH AS STONE OR RIP RAP

14. CLEAN ALL DRAINAGE STRUCTURE SUMPS OF SEDIMENT AND DEBRIS (INCLUDING ALL STRUCTURES WITHIN

- OR EROSION CONTROL BLANKETS HAVE BEEN INSTALLED. D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- THE LIMIT OF WORK).
- 15. DUST SHALL BE CONTROLLED DURING CONSTRUCTION BY ADEQUATE USE OF WATER AND/OR CALCIUM CHLORIDE.
- 16. THE DETENTION/INFILTRATION BASINS MUST BE CLEANED OUT, SEEDED AND MATTED UPON COMPLETION OF THIS PROJECT. NO STORMWATER WILL BE ALLOWED TO BE DISCHARGED UNLESS PERMANENT SEEDING HAS BEEN WELL ESTABLISHED. THE FOLLOWING PRECAUTIONS WILL BE OBSERVED DURING THE CONSTRUCTION OF THE INFILTRATION BASINS:
- A. PROPOSED INFILTRATION BASINS SHOULD NEVER SERVE AS TEMPORARY SEDIMENT TRAPS FOR CONSTRUCTION:
- B. BEFORE THE DEVELOPMENT SITE IS GRADED, THE AREA OF THE INFILTRATION BASINS SHOULD BE ROPED OFF AND FLAGGED TO PREVENT HEAVY EQUIPMENT FROM COMPACTING THE UNDERLYING SOILS;
- C. INFILTRATION TRENCHES SHOULD NOT BE CONSTRUCTED UNTIL THE ENTIRE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED
- D. DIVERSION BERMS SHOULD BE PLACED AROUND THE PERIMETER OF THE INFILTRATION BASIN DURING ALL PHASES ON CONSTRUCTION. SEDIMENT AND EROSION CONTROLS SHOULD BE USED TO KEEP RUNOFF AND SEDIMENT AWAY FROM THE TRENCH; DURING AND AFTER EXCAVATION, ALL EXCAVATED MATERIALS SHOULD BE PLACED DOWNSTREAM, AWAY FROM THE INFILTRATION TRENCH, TO PREVENT REDEPOSITION OF THESE MATERIALS DURING RUNOFF
- EVENTS. THESE MATERIALS SHOULD BE PROPERLY HANDLED AND DISPOSED OF DURING AND AFTER CONSTRUCTION. F. LIGHT EARTH-MOVING EQUIPMENT SHOULD BE USED TO EXCAVATE THE INFILTRATION TRENCH. USE OF
- HEAVY EQUIPMENT CAUSES COMPACTION OF THE SOILS BENEATH THEIR TRENCH FLOOR, RESULTING IN REDUCED INFILTRATION CAPACITY.

. SEEDING SCHEDULE

- A. SEEDING OPERATIONS SHOULD BE PERFORMED AS AN EARLY SPRING SEEDING (APRIL 1-MAY 15) WITH THE USE OF COLD TREATED SEED. A LATE FALL EARLY WINTER DORMANT SEEDING (NOVEMBER 1 -DECEMBER 15) CAN ALSO BE MADE. HOWEVER THE SEEDING RATE WILL NEED TO BE INCREASED BY
- B. PERMANENT SEEDING SHOULD BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST. IF SEEDING CANNOT BE DONE WITHIN THE SPECIFIED SEEDING DATES, MULCH ACCORDING TO THE MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS, CONSTRUCTION PHASE EROSION AND SEDIMENT CONTROLS AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.

18. ESTABLISHING A STAND

- A. STONES AND TRASH SHOULD BE REMOVED SO AS NOT TO INTERFERE WITH THE SEEDING AREA. B. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF
- 2 INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED. C. IF APPLICABLE, FERTILIZER AND ORGANIC SOIL AMENDMENTS SHOULD BE APPLIED DURING THE GROWING
- D. APPLY UNIFORMLY 2 TONS OF GROUND LIMESTONE PER ACRE (100 LBS. PER 1,000 SQ. FT.) OR ACCORDING TO SOIL TEST. APPLY UNIFORMLY 10-10-10 ANALYSIS FERTILIZER AT THE RATE OF 400 LBS. PER ACRE (14 LBS. PER 1,000 SQ. FT.) OR AS INDICATED BY SOIL TEST. FORTY PERCENT OF
- THE NITROGEN SHOULD BE IN ORGANIC FORM. 19. WORK IN LIME AND FERTILIZER TO A DEPTH OF 4 INCHES USING ANY SUITABLE EQUIPMENT. SEED SHOULD BE SPREAD UNIFORMLY BY A METHOD MOST APPROPRIATE FOR THE SITE. SEEDING SHOULD BE PERFORMED
- BY ONE OF THE FOLLOWING METHODS: • DRILL SEEDINGS (DE-AWNED OR DE-BEARDED SEED SHOULD BE USED UNLESS THE DRILL IS EQUIPPED
- WITH SPECIAL FEATURES TO ACCEPT AWNED SEED). · BROADCAST SEEDING WITH SUBSEQUENT ROLLING, CULTIPACKING OR TRACKING THE SEEDING WITH SMALL
- TRACK CONSTRUCTION FOUIPMENT, TRACKING SHOULD BE ORIENTED UP AND DOWN THE SLOPE. · HYDROSEEDING WITH SUBSEQUENT TRACKING. IF WOOD FIBER MULCH IS USED, IT SHOULD BE APPLIED

AS A SEPARATE OPERATION AFTER SEEDING AND TRACKING TO ASSURE GOOD SEED TO SOIL CONTACT. SEEDING FOR TEMPORARY COVER

SPECIES	POUNDS PER 1,000 SQ. FT.	POUNDS PER ACRE	RECOMMENDED SEEDING DATES
ANNUAL RYE GRASS AUG. 15 TO SEPT. 15	1	40	APRIL 1 TO JUNE 1
FOXTAIL MILLET	0.7	30	MAY 1 TO JUNE 30
OATS	2	80	APRIL 1 TO JULY 1 AUGUST 15 TO SEPT. 15
WINTER RYE	3	120	AUG. 15 TO OCT. 15

CONSTRUCTION GENERAL PERMIT NOTES

NARRATIVE: THE STORMWATER POLLUTION PREVENTION PLANS TOGETHER WITH AN EXISTING CONDITIONS PLAN, AND GRADING PLAN ARE THE TOTAL EROSION CONTROL MEASURES.

THE STORMWATER POLLUTION PREVENTION PLANS CONSIST OF:

NOTES SHEETS, SWPPP-1

- THE STORMWATER PREVENTION POLLUTION PLAN: SWPPP-2 (SHOWING THE EROSION CONTROL MEASURES)
- THE STORMWATER PREVENTION POLLUTION DETAILS: SWPPP-3
- THE EROSION CONTROL PLAN WILL BE IMPLEMENTED TO:
- A. TREAT EROSION AS SOON AS POSSIBLE AFTER DISTURBANCE. B. PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION AREA AND ENTERING THE MUNICIPAL SYSTEM.
- C. CONSTRUCTION ACTIVITIES SHALL BE SCHEDULED TO MINIMIZE EROSION.
- D. ONLY DISTURB, CLEAR, OR GRADE AREAS NECESSARY FOR CONSTRUCTION.

CONSTRUCTION PHASE

THE OWNER IS TO BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE STRUCTURES IN THE PROJECT -INCLUDING DRAIN PIPES. ABOVEGROUND DETENTION BASINS AND SUBSURFACE INFILTRATION SYSTEMS. THE DEVELOPER WILL ULTIMATELY BE RESPONSIBLE FOR COMPLIANCE WITH THE PLAN.

- REGULAR MAINTENANCE IS TO INCLUDE THE FOLLOWING:
- 1. DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS
- INSTALLATION OF SILTATION FENCES SHALL BE COMPLETED PRIOR TO THE START OF THE SITE WORK IN ANY GIVEN AREA. PREFABRICATED SILTATION FENCES SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS
- 3. SILTATION FENCES SHALL BE KEPT CLEAN DURING CONSTRUCTION AND REMOVED WHEN ALL SLOPES HAVE A HEALTHY STAND OF VEGETATIVE COVER. EROSION CONTROL MEASURES SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EVERY RAIN EVENT OF 0.5" OR GREATER.
- 4. EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEREVER POSSIBLE
- 5. THE AREA OF LAND EXPOSED AND THE TIME OF EXPOSURE SHALL BE MINIMIZED. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING WITH EITHER PERMANENT MEASURES OR TEMPORARY MEASURES. DISTURBED AREAS REMAINING IDLE FOR MORE THAN 45 DAYS SHALL BE STABILIZED
- 6. IN NO CASE SHALL ANY DISTURBED AREAS BE LEFT UNSTABILIZED WITH EITHER PERMANENT OR TEMPORARY EROSION CONTROL MEASURES FOR MORE THAN 72 HOURS, OR AS NEEDED TO ENSURE SUFFICIENT STABILIZATION DUE TO WEATHER OR OTHER CONDITIONS.
- 7. SIMULTANEOUS WORK IN MULTIPLE AREAS MAY BE PERMITTED AS NEEDED, SUBJECT TO THE ABOVE, HOWEVER THE CONTRACTOR SHALL NOT DISTURB AREAS THAT CANNOT REASONABLY BE PROPERLY STABILIZED AND MAINTAINED WITHIN 72 HOURS.
- 8. ALL DISTURBED AREAS SHALL HAVE A MINIMUM OF 4" OF LOAM INSTALLED WITH NOT LESS THAN 1.1 POUNDS OF SEED MIX PER 1,000 SQ. FT. SEED MIXTURE SHALL BE: A. SLOPE AND DETENTION MIX (MIX 6)

CANADA BLUEGRASS PERENNIAL RYEGRASS	- 0.25 LBS - 0.25 LBS
RED TOP	- 0.10 LBS
B. MIX: LAWN: MIX (MIX 11):	
CREEPING BENTGRASS	- 0.10 LBS
BLUEJOINT REED GRASS	- 0.10 LBS
VIRGINIA WILD RYE	- 0.10 LBS
FOWL MEADOW GRASS	- 0.25 LBS
SHOWY TICK TREFOIL	- 0.10 LBS

RED TOP

CREEPING RED FESCUE - 0.25 LBS

9. LIME AND FERTILIZER SHALL BE INCORPORATED INTO THE SOIL PRIOR TO OR AT THE TIME OF SEEDING. A MINIMUM OF 25 TONS PER ACRE OF AGRICULTURAL LIMESTONE AND 500 LBS. PER ACRE OF 10-20-20 FERTILIZER SHALL BE APPLIED. SEEDING PRACTICES SHALL COMPLY WITH LOCAL USDA SOIL CONSERVATION

- 0.10 LBS

- 10. HAY MULCH AND SLOPE PROTECTION BLANKET SHALL BE USED WHERE INDICATED ON THE PLANS. A MINIMUM OF 1.5 TONS OF MULCH PER ACRE SHALL BE APPLIED. MULCH SHALL BE ANCHORED IN PLACE WHERE NECESSARY. SLOPE PROTECTION BLANKET SHALL BE LAID IN THE DIRECTION OF RUNOFF FLOW AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND/OR THE DETAILS.
- 11. PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY FALL. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM APRIL 1 TO MAY 15 OR FROM AUGUST 1 TO SEPTEMBER 10. DORMANT SEEDING RATE WILL NEED TO BE INCREASED BY 50%. NO DISTURBED AREA SHALL BE LEFT EXPOSED DURING WINTER MONTHS.
- 12. CALCIUM CHLORIDE AND/OR WATER SHALL BE USED FOR DUST CONTROL IN APPROPRIATE AREAS.
- 13. ALTERNATE PERMANENT SEEDING FOR AREAS NOT RECEIVING LAWN OR LANDSCAPING SHALL BE AS FOLLOWS: THE NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES PROVIDES AN APPROPRIATE SELECTION OF NATIVE AND NON-NATIVE GRASSES TO ENSURE THAT DRY AND RECENTLY DISTURBED SITES WILL BE QUICKLY REVEGETATED AND THE SOIL SURFACE STABILIZED. IT IS AN APPROPRIATE SEED MIX FOR ROAD CUTS, PIPELINES, DETENTION BASIN SIDE SLOPES, AND AREAS REQUIRING TEMPORARY COVER DURING THE ECOLOGICAL RESTORATION PROCESS. THE MIX MAY BE APPLIED BY HYDRO SEEDING, BY MECHANICAL SPREADER, OR ON SMALL SITES IT MAY BE SPREAD BY HAND. WHEN APPLYING ON BARE SOIL, RAKE THE SOIL TO CREATE GROOVES, APPLY SEED, AND THEN LIGHTLY RAKE OVER. THIS MIX MAY BE APPLIED AT ANY TIME OF THE YEAR. A LIGHT MULCHING OF WEED FREE STRAW TO CONSERVE MOISTURE AND TO AID IN SLOPE STABILIZATION AND FERTILIZATION WITH 10-10-10 IS RECOMMENDED.
- A. APPLICATION RATE:35 LBS/ACRE (1245 SQ FT/LB) B. SPECIES: CREEPING RED FESCUE (FESTUCA RUBRA). ANNUAL RYE-GRASS (LOLIUM MULTIFLORUM). TIMOTHY (PHLEUM PRATENSE), WHITE CLOVER (TRIFOLIUM REPENS), LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM), RED TOP (AGROSTIS ALBA), SIDE-OATS GRAMMA-GRASS (BOUTELOUA CURTIPENDULA), SWITCHGRASS (PANICUM VIRGATUM), VIRGINIA WILD RYE (ELYMUS VIRGINICUS), CREEPING RED FESCUE (FESTUCA RUBRA), FOX SEDGE (CAREX VULPINOIDEA), CREEPING BENTGRASS (AGROSTIS STOLONIFERA), SILKY WILD RYE (ELYMUS VILLOSUS). NODDING BUR-MARIGOLD (BIDENS CERNUA). SOFT RUSH (JUNCUS EFFUSUS), GRASS-LEAVED GOLDENROD (SOLIDAGO GRAMINIFOLIA), SENSITIVE FERN (ONOCLEA SENSIBILIS), JOE-PYE WEED (EUPATORIUM MACULATUM), BONESET (EUPATORIUM PERFOLIATUM), FLAT-TOP ASTER (ASTER UMBELLATUS), NEW YORK ASTER (ASTER NOVI-BELGII), BLUE VERVAIN (VERBENA HASTATA).
- 25. IF, DURING CONSTRUCTION, IT COMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE CONTRACTOR SHALL BE REQUIRED TO IMMEDIATELY INSTALL AND MAINTAIN THE NECESSARY EROSION

POST CONSTRUCTION PHASE

THE DEVELOPER (OWNER) WILL BE RESPONSIBLE FOR MAINTENANCE OF THE SYSTEMS IN ACCORDANCE WITH THE PROJECT OPERATION AND MAINTENANCE PLAN INCLUDING THE FOLLOWING:

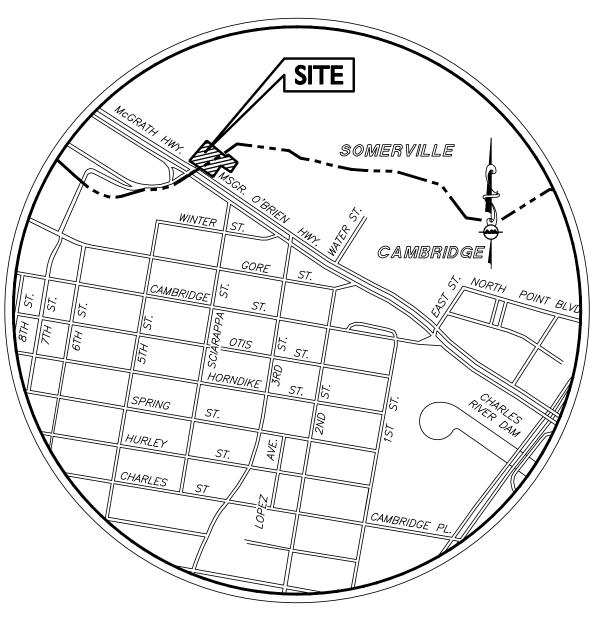
- 1. INSPECTION OF ALL DRAINAGE FACILITIES AND SYSTEMS THREE MONTHS. DURING THE FIRST YEAR OF OPERATION, ALL DRAINAGE FACILITIES SHOULD BE INSPECTED AFTER EVERY STORM, AND 2-3 DAYS AFTERWARD. THESE INSPECTIONS SHOULD LOOK FOR EVIDENCE STRUCTURAL DAMAGE, SILT ACCUMULATION (NEAR INLET INVERTS ON CATCH BASINS), AND
- 2. AFTER INSPECTION, IF ANY OF THE ABOVE CONDITIONS EXIST, THE OWNER SHALL IMMEDIATELY ARRANGE FOR ALL NECESSARY REPAIRS AND SEDIMENT REMOVAL.
- 3. THE CATCH BASINS AND DETENTION BASIN ARE TO BE INSPECTED ANNUALLY. REMOVE OIL, DEBRIS, AND SEDIMENT AFTER INSPECTIONS.
- 4. ALL GRADED SLOPES SHALL BE INSPECTED FOR EROSION. UPON DISCOVERY OF ANY EROSION, LOAM AND SEED SHALL BE PUT IN PLACE AND NURTURED.

MAINTENANCE

- 1. ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN AND NOTES, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
- 2. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING. OR DETERIORATION.
- 3. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
- 4. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES SIX INCHES IN HEIGHT, OR AS REQUESTED BY THE OWNER OR ENGINEER.
- THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
- 6. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

EROSION CONTROL AND SEDIMENT CONTROL NOTES:

- 1. REFER TO PROJECT PLANS FOR ADDITIONAL INFORMATION.
- 2. AS CONSTRUCTION DISTURBANCE IS LESS THAN 1 ACRE, A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT NOI, AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ARE NOT REQUIRED. THESE PLANS WILL MEET ALL LOCAL REQUIREMENTS FOR EROSION CONTROLS AND STORM WATER POLLUTION PREVENTION.
- 3. SILT CONTROL SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE ADEQUATE TO MAINTAIN SEDIMENT ON SITE. ANY MODIFICATIONS TO SILT CONTROLS SHOWN ON THE APPROVED PLANS AS A RESULT OF ACTUAL FIELD CONDITIONS OR CONSTRUCTION PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH B.M.P. (BEST MANAGEMENT PRACTICES) PER THE E.P.A. 1992 "STORMWATER MANAGEMENT FOR CONSTRUCTION ACTIVITIES" MANUAL. ANY SUCH MODIFICATIONS SHALL BE INSTALLED AS APPROVED BY THE ENGINEER.
- 4. AREAS OF EXPOSED SOIL UNDERGOING CONSTRUCTION THAT WILL NOT BE COVERED AND OR FINISHED GRADED WITHIN 7 DAYS OF EXPOSURE SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL MEASURES WITHIN 7 DAYS OF DISTURBANCE. TEMPORARY EROSION CONTROL MEASURES SHALL INCLUDE EROSION CONTROL MESH, NETTING OR MULCH AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND SHOWN ON THE DESIGN PLANS. IF MULCH IS USED, HAY OR STRAW MULCH SHALL BE APPLIED AT THE RATE OF 1.5 TO 2 TONS PER ACRE OR 70 TO 90 LBS PER 1,000 SQUARE FEET. APPLICATION AREA SHALL BE SUFFICIENTLY COVERED WITH MULCH TO AVOID ANY VISIBLE SOIL EXPOSURE. MULCH SHALL BE KEPT MOIST TO AVOID LOSS DUE TO WIND. MULCH AND NETTING SHALL BE APPLIED IN THE BASE OF ALL GRASSED WATERWAYS AND IN VEGETATIVE SLOPES WHICH EXCEED 15% AND DISTURBED AREAS WITHIN 100 FEET OF WETLANDS OR STREAMS.
- 5. IF DISTURBED AREAS DO NOT RECEIVE FINAL SEEDING BY SEPTEMBER 15 OF THE CONSTRUCTION YEAR, THEN ALL DISTURBED AREAS SHALL BE SEEDED WITH A WINTER COVER CROP AT THE RATE OF 3 LBS PER 1,000 SQUARE FEET. WINTER SEEDING SHALL BE COVERED WITH EROSION CONTROL MESH (MULCH AND NETTING). HEAVY GRADE MATS SHALL BE USED IN THE BASE OF ALL GRASSED WATERWAYS ON VEGETATED SLOPES IN EXCESS OF 15%, AND ANY DISTURBED AREAS WITHIN 100 FEET OF WETLANDS OR STREAMS. MULCH AND NETTING SHALL ALSO BE PROVIDED FOR ADDITIONAL WINTER PROTECTION.
- 6. SOIL AND FILL STOCKPILES EXPECTED TO REMAIN IN PLACE FOR LESS THAN 90 DAYS SHALL BE COVERED WITH HAY AND MULCH (AT 100LBS/1,000 SF), OR WITH AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL. SOIL AND FILL STOCKPILES EXPECTED TO REMAIN IN PLACE FOR 90 DAYS OR MORE SHALL BE SEEDED WITH WINTER RYE (FOR FALL SEEDING AT 3LB/1,000 SF) OR OATS (FOR SUMMER SEEDING AT 2LB/1,000 SF) AND THEN COVERED WITH HAY MULCH (AT 100LB/1,000 SF) OR AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL. LOAM SHALL BE STOCKPILED AT LOCATIONS DESIGNATED BY THE OWNER AND ENGINEER.
- 7. ALL HAYBALE FILTER BARRIERS, SILT SACKS, AND FILTER FABRICS SHALL BE INSTALLED ACCORDING TO THE EROSION CONTROL PLAN. THESE SHALL BE MAINTAINED DURING CONSTRUCTION TO REMOVE SEDIMENT FROM RUNOFF WATER. ALL THE EROSION CONTROL MEASURES SHALL BE INSPECTED AFTER ANY RAINFALL OR RUNOFF EVENT, MAINTAINED AND CLEANED UNTIL ALL AREAS HAVE AT LEAST 85-90% VIGOROUS PERENNIAL COVER OF GRASSES.
- 8. THE EXISTING PARKING LOT SHALL BE PERIODICALLY SWEPT OR WASHED TO AVOID TRACKING MUD, DUST OR DEBRIS FROM THE CONSTRUCTION AREA. A WATERING TRUCK WILL BE USED TO PERIODICALLY SPRINKLE CONSTRUCTION AREAS IN ORDER TO KEEP THE LEVEL OF DUST TO A MINIMUM DURING THE DRY MONTHS AND AS REQUIRED.
- 9. THE CONTRACTOR SHALL USE EXTREME CAUTION TO AVOID ALLOWING SEDIMENTS TO ENTER THE STORM DRAIN SYSTEM DURING CONSTRUCTION. CATCH BASIN INLETS SHALL ALSO BE PROTECTED DURING CONSTRUCTION BY THE USE OF STRAW BALE BARRIERS AROUND EACH INLET. SILT SACKS SHALL BE INSTALLED IN ALL EXISTING BASINS. INLET PROTECTION MAY BE REMOVED ONLY AFTER FINISHED AREAS ARE PAVED AND THE VEGETATED SLOPES ARE ESTABLISHED WITH AT LEAST 85-90% OF VIGOROUS PERENNIAL GROWTH.
- 10. REVEGETATION MEASURES SHALL COMMENCE IMMEDIATELY UPON THE COMPLETION OF CONSTRUCTION. FOLLOWING SEED BED PREPARATION ALL AREAS NOT NOTED TO RECEIVE COVER SHALL BE LOAM AND SEEDED. AREAS SEEDED BETWEEN MAY 15 TO AUGUST 15TH SHALL BE COVERED WITH HAY OR STRAW MULCH. VEGETATED GROWTH COVERING AT LEAST 85% OF THE DISTURBED AREA SHALL BE ACHIEVED PRIOR TO OCTOBER 15TH. HAY AND STRAW MULCHES SHALL BE ANCHORED WITH MULCH NETTING OR TACKIFIER SO THAT THEY ARE NOT BLOWN AWAY BY WIND OR WASHED AWAY BY FLOWING WATER. HAY OR STRAW MULCH SHALL BE APPLIED AT A RATE OF 1.5 TO 2 TONS PER ACRE OR 70 TO 90 LBS. PER 1,000 S.F.
- 11. IN LIEU OF SOIL TESTS, SOIL AMENDMENTS FOR TEMPORARY SEEDED AREAS MAY BE APPLIED AS FOLLOWS:
- 10-10-10 FERTILIZER (N-P205-K20 OR EQUAL)- APPLICATION RATE= 25 LBS/1,000 S.F. GROUND LIMESTONE (85% OF TOTAL CARBONATES. LIMESTONE SHALL BE GROUND TO SUCH FINENESS THAT 50% WILL PASS A 100 MESH SIEVE AND 90% WILL PASS THROUGH A 20 MESH
- SIEVE. APPLICATION RATE= 100 LB/1,000 S.F. • WHEN FERTILIZER IS APPLIED WITHIN 100' OF ANY RIVER, STREAM, POND, OR LAKE IT SHALL BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER.
- 14. LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE PER SPECIFICATIONS. LOAM SHALL BE FREE OF SOIL, CLAY LUMPS, STONES AND OTHER OBJECTS OVER INCH IN DIAMETER, AND WITHOUT WEEDS, ROOTS OR OTHER DELETERIOUS MATERIAL AND MEET THE LOAM SPECIFICATION DETAIL.
- 15. EROSION CONTROL MESH SHALL BE APPLIED IN ACCORDANCE WITH THE PLANS OVER ALL FINISHED SEEDED AREAS AS SPECIFIED ON THE DESIGN PLANS.
- 16. AT THE OWNER'S DISCRETION ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED TO MAINTAIN STABILITY OF EARTHWORKS AND FINISHED GRADED AREAS. THE CONTRACTOR, AT HIS EXPENSE. WILL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY ADDITIONAL MEASURES AS SPECIFIED BY THE OWNER. THIS INCLUDES BUT IS NOT LIMITED TO REQUESTS BY EPA AND THE MUNICIPALITY, AS AUTHORIZED BY THE OWNER.
- 17. INSPECTIONS AND MONITORING MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. WEEKLY INSPECTIONS SHALL BE HELD THROUGH THE DURATION OF CONSTRUCTION ACTIVITY. WEEKLY INSPECTION REPORTS SHALL BE MAINTAINED IN THE CONTRACTORS FIELD OFFICE. IN ADDITION TO THE NORMAL WEEKLY INSPECTIONS. THE CONTRACTOR SHALL PERFORM AN INSPECTION OF ALL EROSION CONTROL MEASURES AFTER EACH RAINFALL OR RUNOFF EVENT, AND PERFORM THE NECESSARY REPAIRS. THE INSPECTIONS SHALL INCLUDE BUT NOT BE LIMITED TO THE SITE'S DOWN STREAM DISCHARGE POINTS.
- 18. IF ANY EVIDENCE OF SEDIMENTATION IS OBSERVED IN THE INLETS, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, PROVIDE A PLAN TO THE ENGINEER TO REMOVE ANY ACCUMULATED SEDIMENT IN THESE AREAS. THE CONTRACTOR SHALL ALSO IMMEDIATELY PROVIDE ADDITIONAL ON SITE EROSION AND SEDIMENTATION CONTROL MEASURES TO PREVENT FURTHER DEGRADATION OF THE AREA.
- 19. FOLLOWING THE TEMPORARY OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA BIMONTHLY TO ENSURE THE AREAS HAVE A MINIMUM OF 85-90% VEGETATED VIGOROUS GROWTH. RESEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW UP INSPECTIONS IN THE EVEN OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.
- 20. THE AREA OR AREAS OF ENTRANCE AND EXIT TO AND FROM THE SITE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.



LOCUS MAP

- 1. PRIOR TO ANY LAND DISTURBANCE ACTIVITIES COMMENCING ON THE SITE, THE DEVELOPER SHALL PHYSICALLY MARK LIMITS OF NO LAND DISTURBANCE ON THE SITE WITH TAPE, SIGNS, OR ORANGE CONSTRUCTION FENCE, SO THAT WORKERS CAN SEE THE AREAS TO BE PROTECTED. THE PHYSICAL MARKERS SHALL REMAIN IN PLACE UNTIL A CERTIFICATE OF COMPLETION HAS BEEN ISSUED.
- 2. APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SOIL DISTURBANCE. MEASURES SHALL BE TAKEN TO CONTROL EROSION WITHIN THE PROJECT AREA. SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED AND RETAINED WITHIN THE PROJECT AREA. WETLAND AREAS AND SURFACE WATERS SHALL BE PROTECTED FROM SEDIMENT.
- 3. MINIMIZE TOTAL AREA OF DISTURBANCE AND PROTECT NATURAL FEATURES AND SOIL.
- 4. THE CONTRACTOR SHALL SEQUENCE ALL ACTIVITIES TO MINIMIZE SIMULTANEOUS AREAS OF DISTURBANCE. MASS CLEARINGS AND GRADING OF THE ENTIRE SITE SHALL BE AVOIDED.
- 5. MINIMIZE SOIL EROSION AND CONTROL SEDIMENTATION DURING CONSTRUCTION,

PROJECT ARE CONSIDERED A PART OF THE PROJECT).

CAMBRIDGE EROSION CONTROL NOTES

- 6. DIVERT UNCONTAMINATED WATER AROUND DISTURBED AREAS. 7. INSTALL AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE
- 2008 EPA'S CONSTRUCTION GENERAL PERMIT. 8. PROTECT AND MANAGE ON AND OFF-SITE MATERIAL STORAGE AREAS (OVERBURDEN AND STOCKPILES OF DIRT, BORROW AREAS, OR OTHER AREAS USED SOLELY BY THE PERMITTED

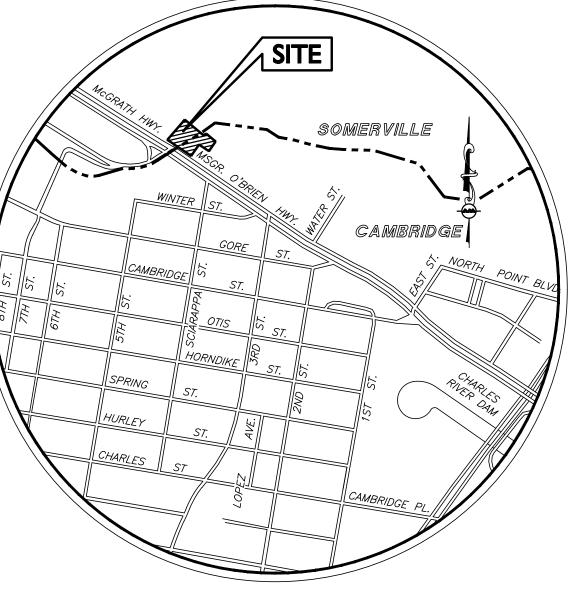
WITH THE MANUFACTURER6 SPECIFICATIONS AND GOOD ENGINEERING PRACTICES OR THE

- 9. COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS INCLUDING WASTE DISPOSAL, SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS, AND AIR QUALITY REQUIREMENTS, INCLUDING DUST CONTROL.
- 10. SEDIMENT SHALL BE REMOVED ONCE THE VOLUME REACHES 1/4 TO 1/2 THE HEIGHT OF THE EROSION CONTROL DEVICE. SEDIMENT SHALL BE REMOVED FROM SILT FENCE PRIOR TO REACHING THE LOAD-BEARING CAPACITY OF THE SILT FENCE WHICH MAY BE LOWER THAN
- 11. SEDIMENT FROM SEDIMENT TRAPS OR SEDIMENTATION PONDS SHALL BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT.
- 12. BMPS TO BE USED FOR INFILTRATION AFTER CONSTRUCTION SHALL NOT BE USED AS BMPS DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE BOARD, MANY INFILTRATION TECHNOLOGIES ARE NOT DESIGNED TO HANDLE THE HIGH CONCENTRATIONS OF SEDIMENTS TYPICALLY FOUND IN CONSTRUCTION RUNOFF, AND THUS MUST BE PROTECTED FROM CONSTRUCTION RELATED SEDIMENT LOADINGS.
- 13. SOIL STOCKPILES MUST BE STABILIZED OR COVERED AT THE END OF EACH WORKDAY. STOCKPILE SIDE SLOPES SHALL NOT BE GREATER THAN 2:1. ALL STOCKPILES SHALL BE
- SURROUNDED BY SEDIMENT CONTROLS. 14. FOR ACTIVE CONSTRUCTION AREAS SUCH AS BORROW OR STOCKPILE AREAS, ROADWAY IMPROVEMENTS AND AREAS WITHIN 50 FEET OF A BUILDING UNDER CONSTRUCTION. A PERIMETER SEDIMENT CONTROL SYSTEM SHALL BE INSTALLED AND MAINTAINED TO CONTAIN
- 15. A TRACKING PAD OR OTHER APPROVED STABILIZATION METHOD SHALL BE CONSTRUCTED AT ALL ENTRANCE/EXIST POINTS OF THE SITE TO REDUCE THE AMOUNT OF SOIL CARRIED ONTO ROADWAYS AND OFF THE SITE.
- 16. ON THE CUT SIDE OF ROADS, DITCHES SHALL BE STABILIZED IMMEDIATELY WITH ROCK RIP-RAP OR OTHER NON-ERODIBLE LINERS, OR WHERE APPROPRIATE, VEGETATIVE MEASURES SUCH AS HYDRO SEEDING OR JUTE MATTING.
- 17. PERMANENT SEEDING SHALL BE UNDERTAKEN IN THE SPRING FROM MARCH THROUGH MAY, AND IN LATE SUMMER AND EARLY FALL FROM AUGUST TO OCTOBER 15. DURING THE PEAK SUMMER MONTHS AND IN THE FALL AFTER OCTOBER 15, WHEN SEEDING IS FOUND TO BE IMPRACTICAL. APPROPRIATE TEMPORARY STABILIZATION SHALL BE APPLIED. PERMANENT SEEDING MAY BE UNDERTAKEN DURING THE SUMMER IF PLANS PROVIDE FOR ADEQUATE MULCHING AND WATERING.
- 18. ALL SLOPES STEEPER THAN 3:1 (H: V, 33.3%), AS WELL AS PERIMETER DIKES, SEDIMENT BASINS OR TRAPS, AND EMBANKMENTS MUST, UPON COMPLETION, BE IMMEDIATELY STABILIZED WITH SOD, SEED AND ANCHORED STRAW MULCH, OR OTHER APPROVED STABILIZATION MEASURES. AREAS OUTSIDE OF THE PERIMETER SEDIMENT CONTROL SYSTEM MUST NOT BE DISTURBED.
- 19. TEMPORARY SEDIMENT TRAPPING DEVICES MUST NOT BE REMOVED UNTIL PERMANENT STABILIZATION IS ESTABLISHED IN ALL CONTRIBUTORY DRAINAGE AREAS.
- 20. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION. DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 DAYS OF REMOVAL.
- 21. PROPERLY MANAGE ON-SITE CONSTRUCTION AND WASTE MATERIALS.
- 22. PREVENT OFF-SITE VEHICLE TRACKING OF SEDIMENTS.
- 23. DUST SHALL BE CONTROLLED AT THE SITE.
- 24. ALL PREVIOUSLY DISTURBED LAND SHALL BE STABILIZED BY APPROVED METHODS AFTER 14 DAYS IF LEFT UNDISTURBED. THIS INCLUDES STOCKPILES, CONSTRUCTION ENTRANCES, GRADED AREAS AND OTHER CONSTRUCTION ACTIVITY RELATED CLEARING.
- 25. IF WORK IS HALTED OVER WINTER MONTHS THE CONTRACTOR SHALL BE RESPONSIBLE FOR STABILIZING THE AREA THROUGH GROUND COVER PRACTICES.

GENERAL NOTES

- 1. SEE SHEET 1 FOR EXISTING CONDITIONS.
- 2. SEE SHEET C-3 FOR GRADING AND DRAINAGE
- 3. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED. WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.

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CITY OF CAMBRIDGE DPW STORMWATER CONTROL PERMIT NUMBER



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV DATE DESCRIPTION SOMERBRIDGE HOTEL LLC c/o JAL HOSPITALITY DESIGN, LLC 10 CABOT ROAD, SUITE 209

09-01-22 | MISC. PER CITY COMMENTS

PROJECT: 199 ROOM DUAL BRAND HOTEL 263 MONSIGNOR O'BRIEN HIGHWAY

CAMBRIDGE, MA

MEDFORD, MA 02155

1 McGRATH HIGHWAY SOMERVILLE, MA

Project no. 1362-16 | DATE: NOVEMBER 5, 202 AS SHOWN DWG.: 1362-16-SWPPP-Erosion Contro



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MANCHESTER, NH 03103

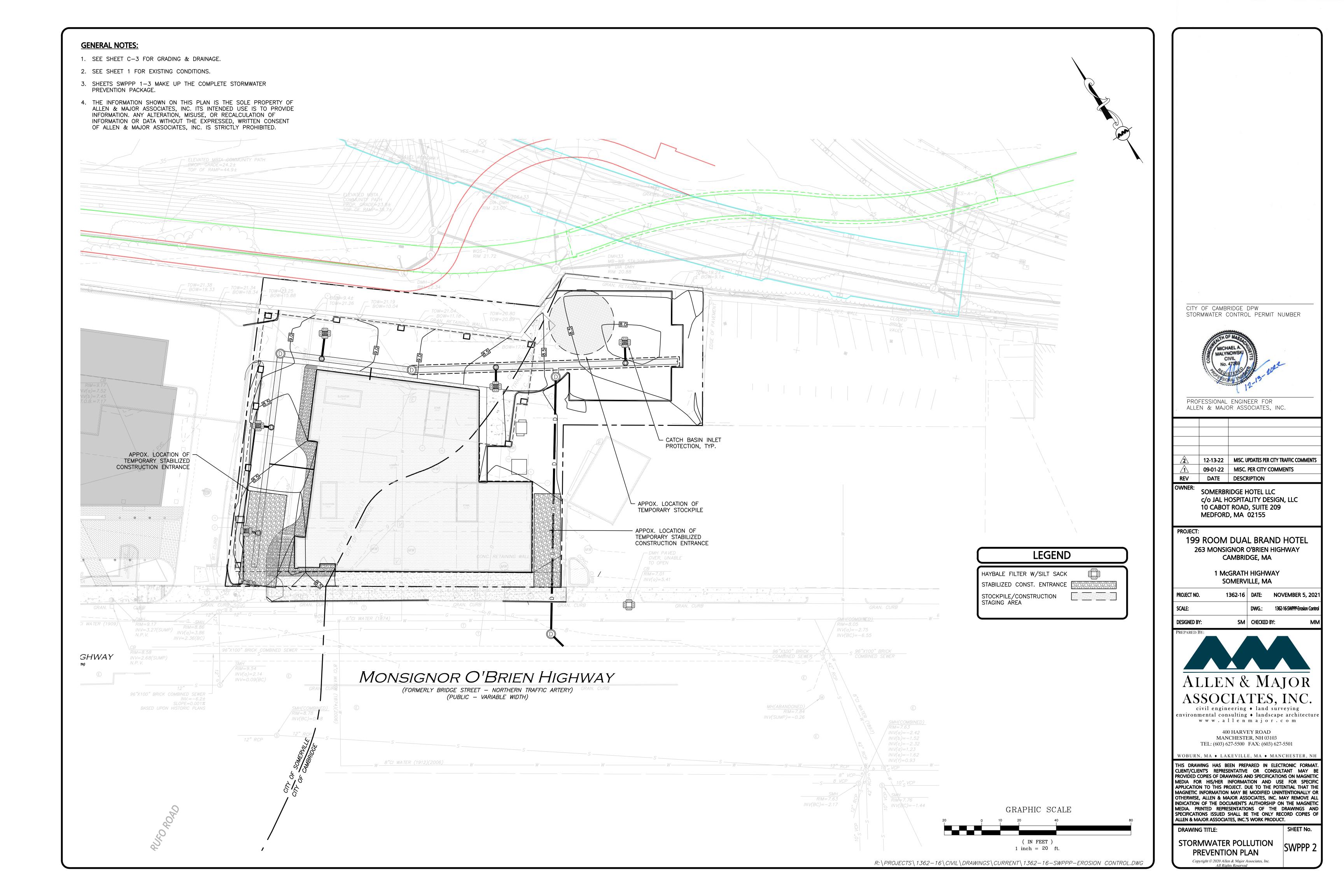
TEL: (603) 627-5500 FAX: (603) 627-5501

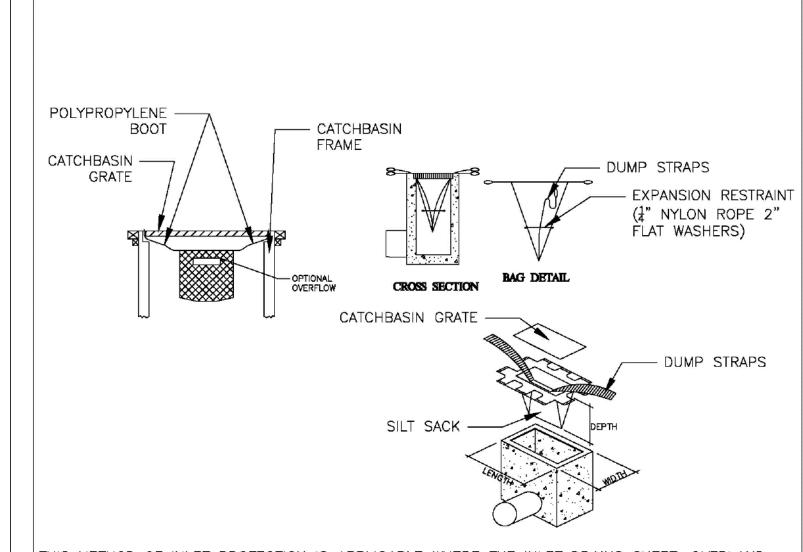
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STORMWATER POLLUTION PREVENTION NOTES

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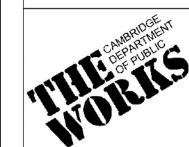
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS SHEET, OVERLAND AND CONCENTRATED FLOWS (NOT GREATER THAN 1 CFS). THE METHOD CAN DRAIN FLAT AREA TO STEEP SLOPES. INLET CAPACITY WILL DECREASE WITH THIS METHOD AND CONTRACTOR SHALL EXPECT FLOODING TO OCCUR DURING HIGH FLOW EVENTS.

INSPECTION SCHEDULE SHALL COMPLY WITH THE 2008 EPA CONSTRUCTION GENERAL PERMIT MAINTENANCE SHALL OCCUR WHEN NECESSARY. SILT SACKS SHALL BE CLEANED ONCE THE BAG IS FILLED HALF WAY WITH DEBRIS. CONTRACTOR SHALL REMOVE SILT SACK AND PLACE NEW

UNIT. DO NOT EMPTY SILT SACK CONTENTS INTO THE CATCHBASIN.

CATCH BASIN W/ SILT SACK INLET PROTECTION NOT TO SCALE

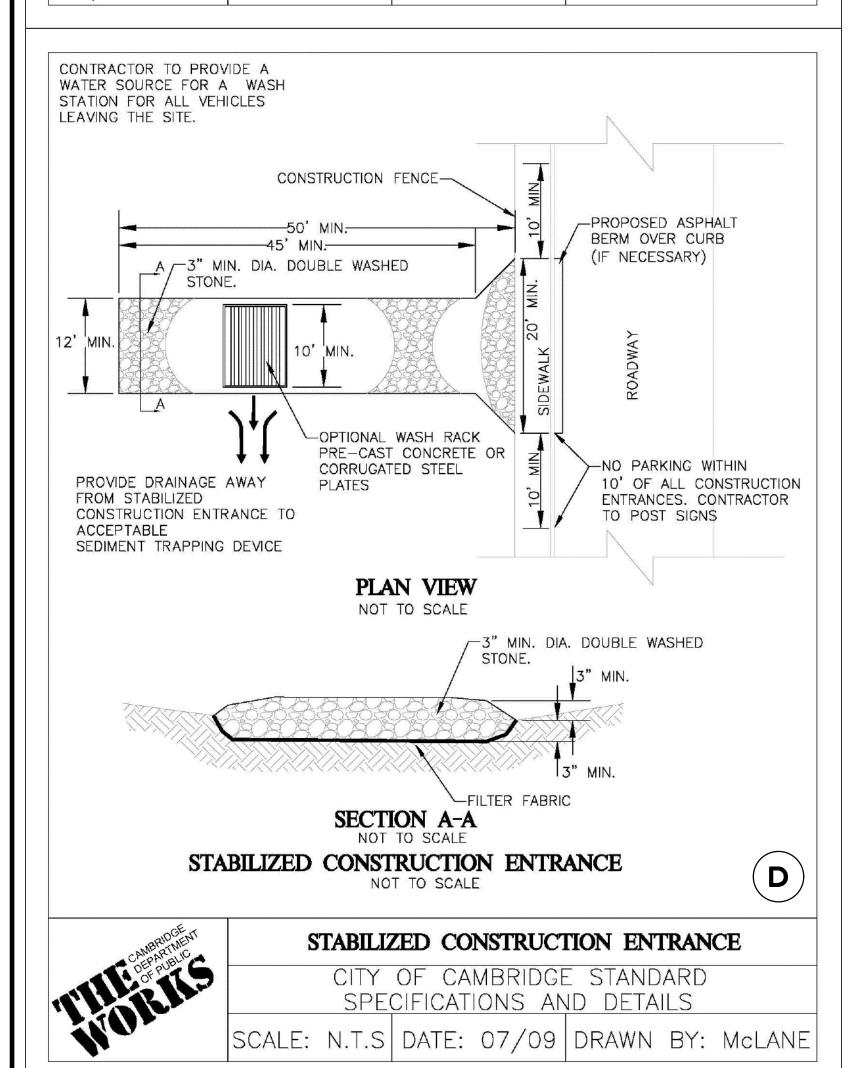


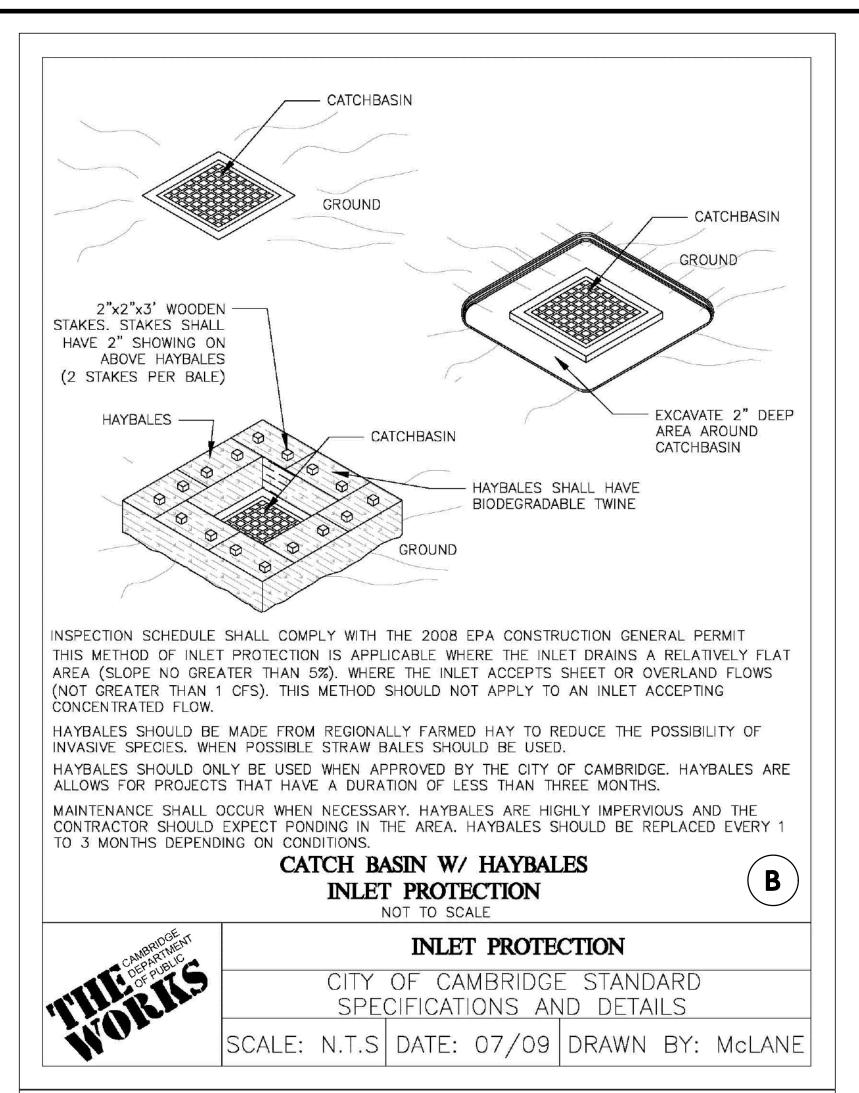


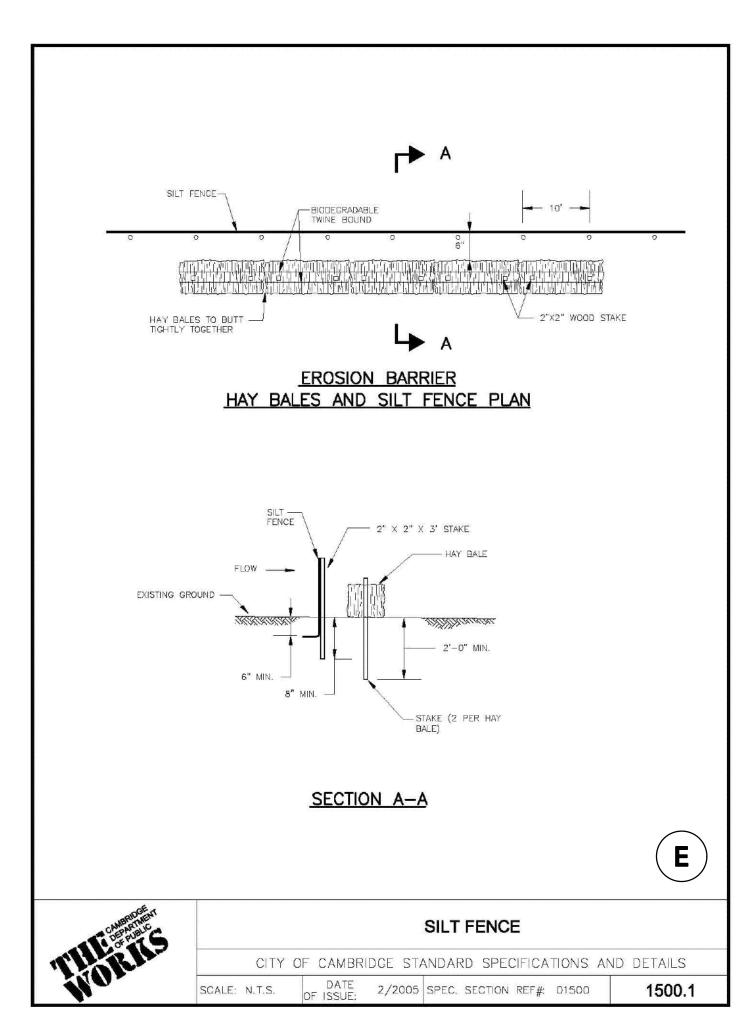
INLET PROTECTION

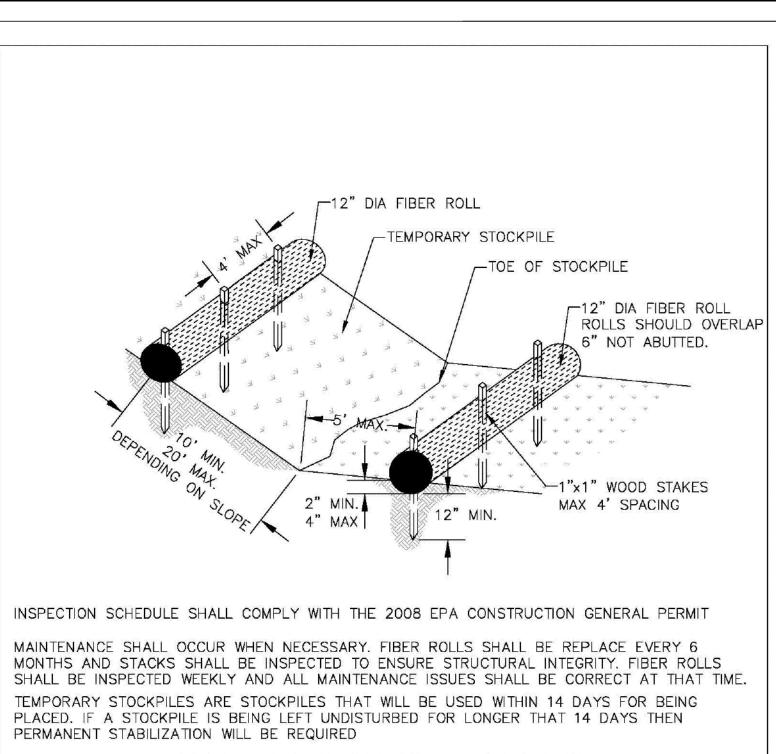
CITY OF CAMBRIDGE STANDARD SPECIFICATIONS AND DETAILS

SCALE: N.T.S DATE: 07/09 DRAWN BY: McLANE









FIBER ROLL STOCKPILE PROTECTION

NOT TO SCALE

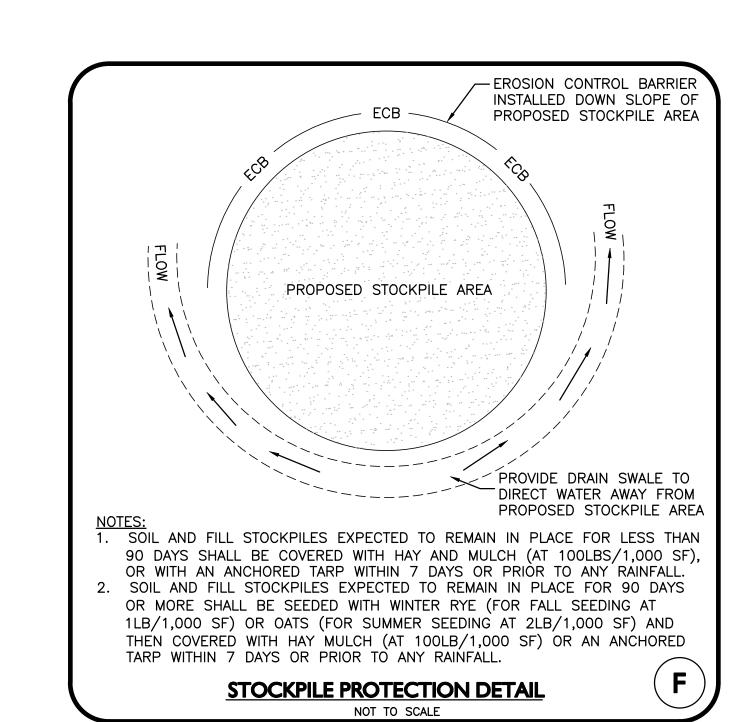




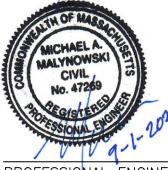
FIBER ROLL STOCKPILE PROTECTION

CITY OF CAMBRIDGE STANDARD
SPECIFICATIONS AND DETAILS

SCALE: N.T.S DATE: 07/09 DRAWN BY: McLANE



CITY OF CAMBRIDGE DPW STORMWATER CONTROL PERMIT NUMBER



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

1 09-01-22 MISC. PER CITY COMMENTS

DATE DESCRIPTION

SOMERBRIDGE HOTEL LLC

c/o JAL HOSPITALITY DESIGN, LLC 10 CABOT ROAD, SUITE 209 MEDFORD, MA 02155

KOJECI: 100 D∩/

DESIGNED BY

REV

199 ROOM DUAL BRAND HOTEL 263 MONSIGNOR O'BRIEN HIGHWAY CAMBRIDGE, MA

> 1 McGrath Highway Somerville, Ma

PROJECT NO. 1362-16 DATE: NOVEMBER 5, 2021

SCALE: AS SHOWN DWG.: 1362-16-SWPPP-Erosion Control



SM | CHECKED BY:

ASSOCIATES, INC.

environmental consulting ◆ landscape architecture w w w . a l l e n m a j o r . c o m 400 HARVEY ROAD

MANCHESTER, NH 03103 TEL: (603) 627-5500 FAX: (603) 627-5501

SHEET No.

SWPPP 3

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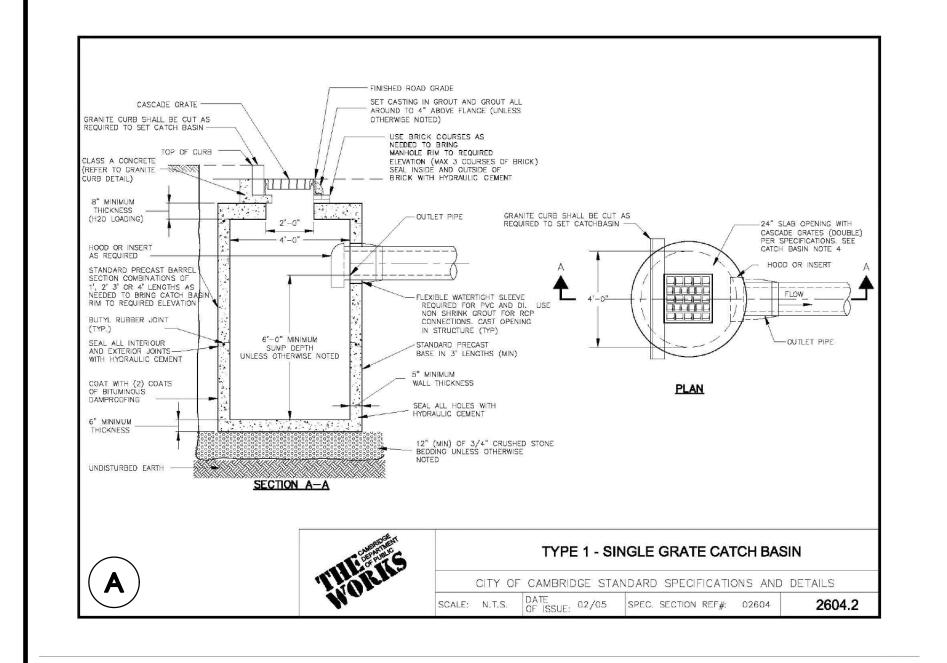
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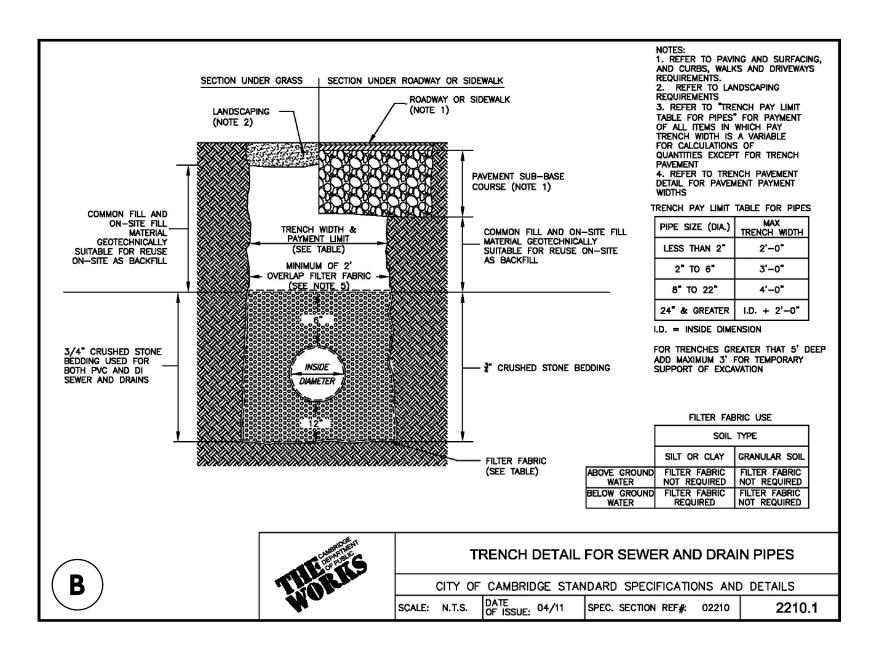
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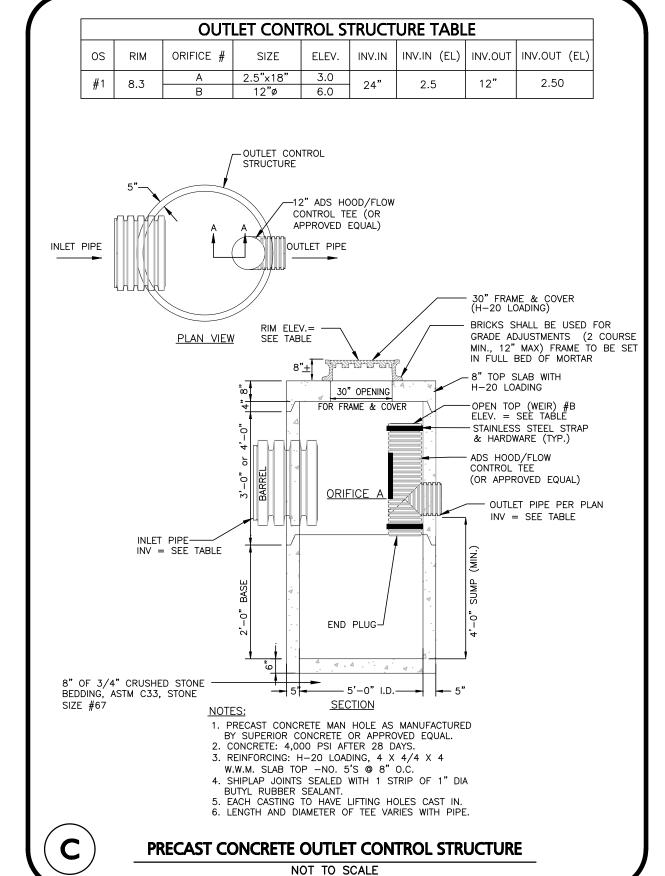
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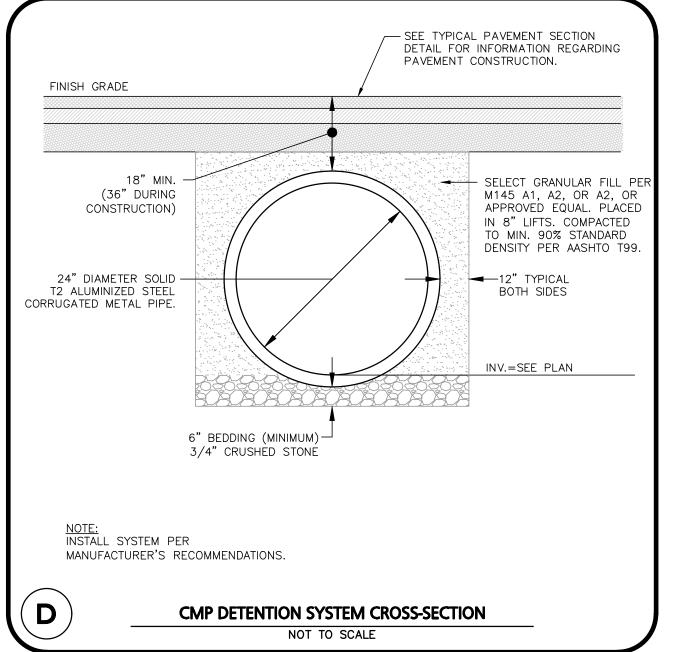
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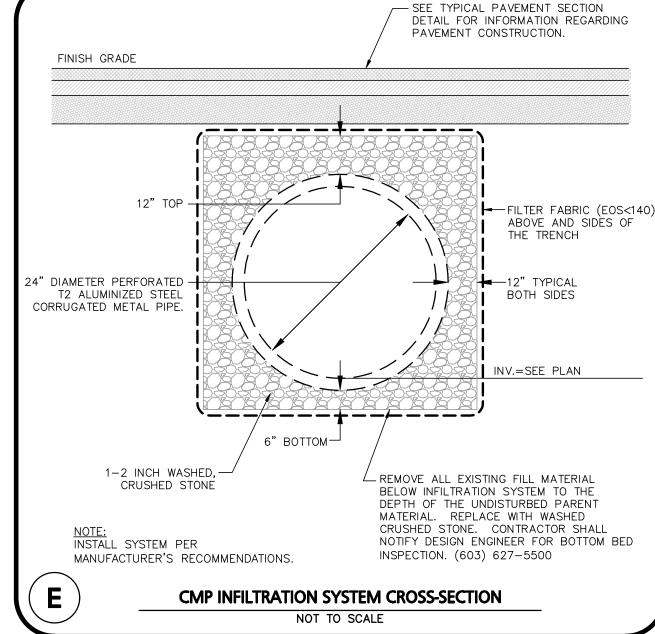
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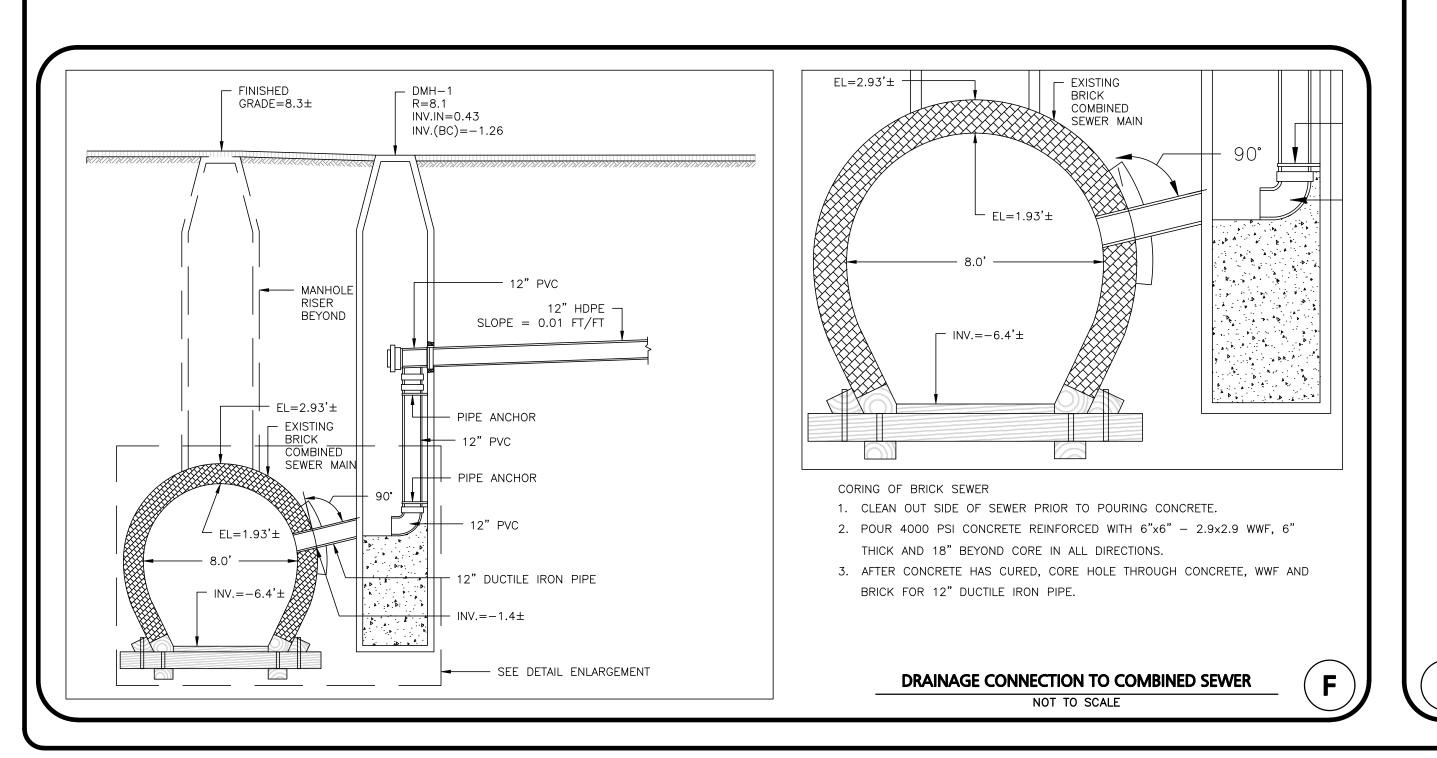


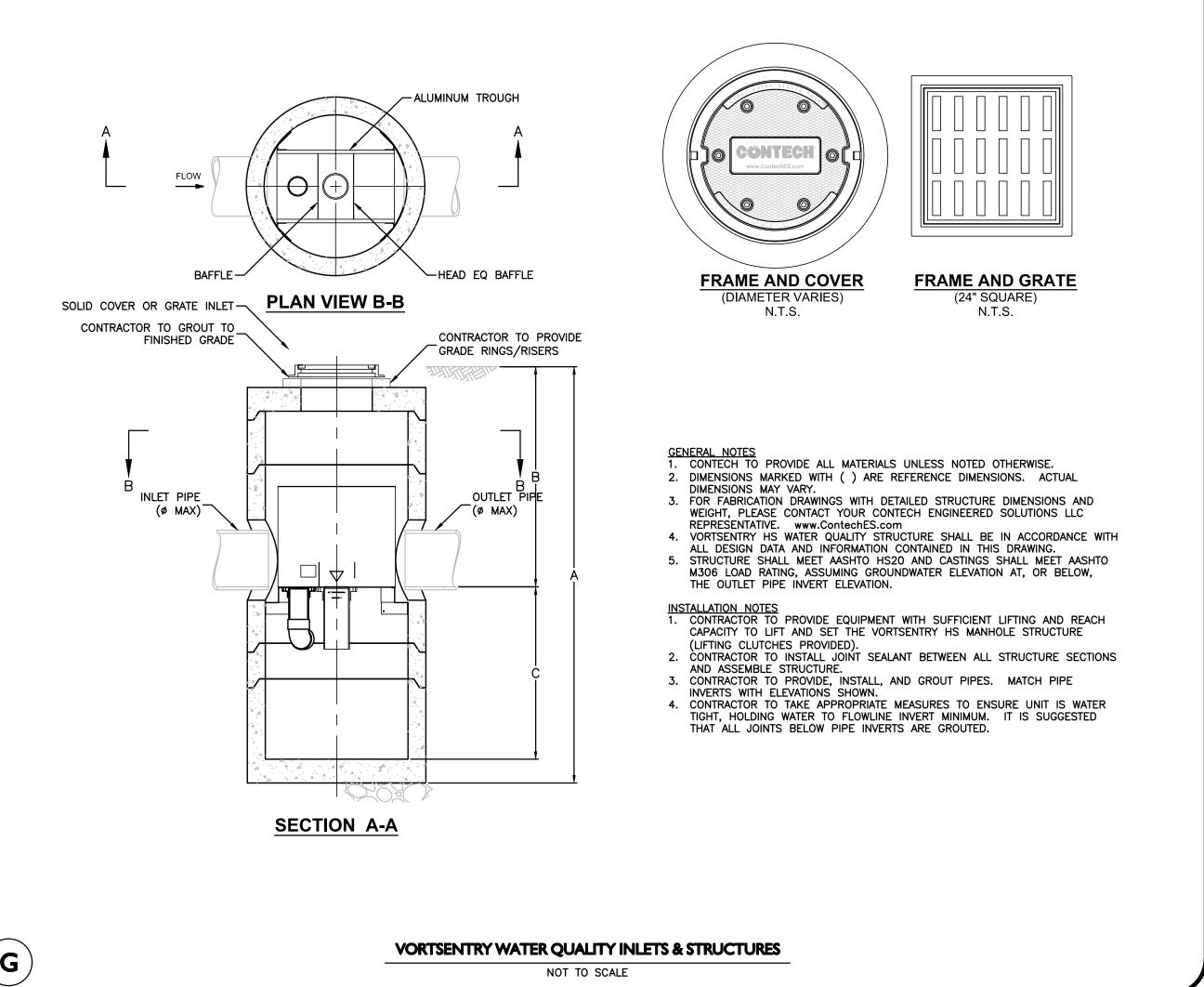


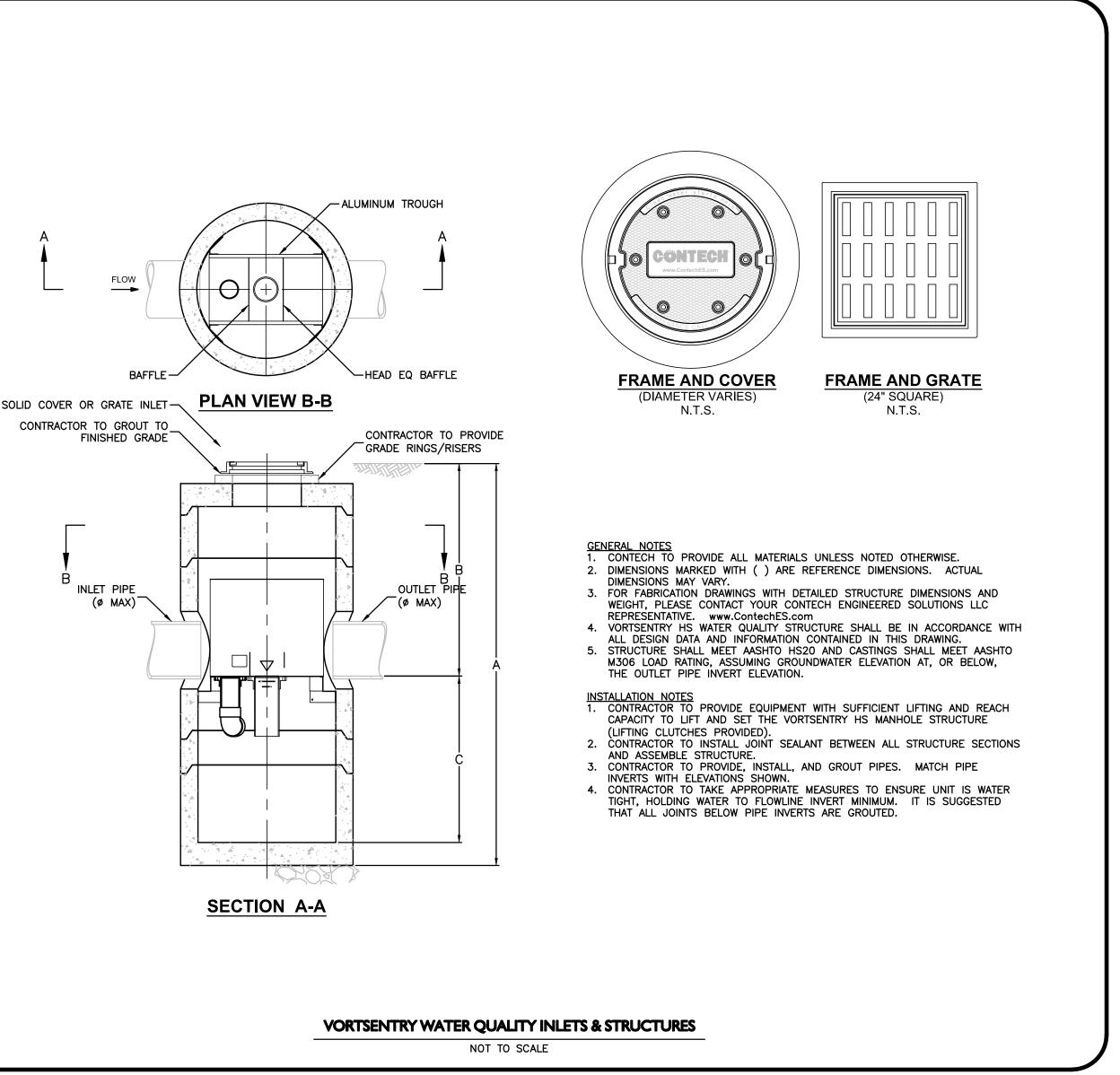














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09-01-22 MISC. PER CITY COMMENTS

DATE DESCRIPTION

SOMERBRIDGE HOTEL LLC c/o JAL HOSPITALITY DESIGN, LLC 10 CABOT ROAD, SUITE 209 MEDFORD, MA 02155

PROJECT:

REV

199 ROOM DUAL BRAND HOTEL 263 MONSIGNOR O'BRIEN HIGHWAY CAMBRIDGE, MA

> 1 McGRATH HIGHWAY SOMERVILLE, MA

PROJECT NO. 1362-16 DATE: NOVEMBER 5, 202 AS SHOWN DWG.: 1362-16-Details SM | CHECKED BY:



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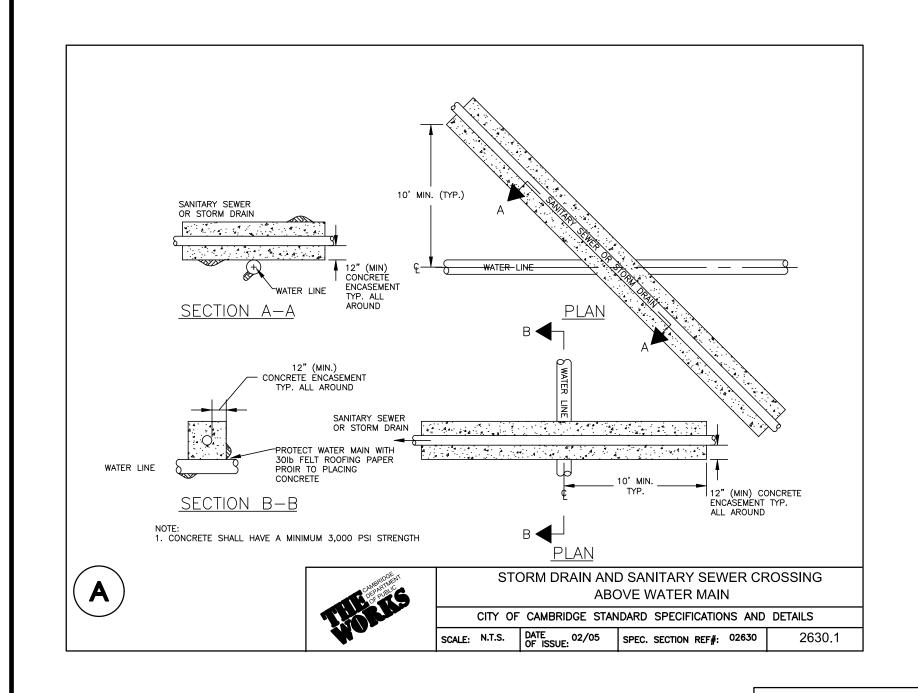
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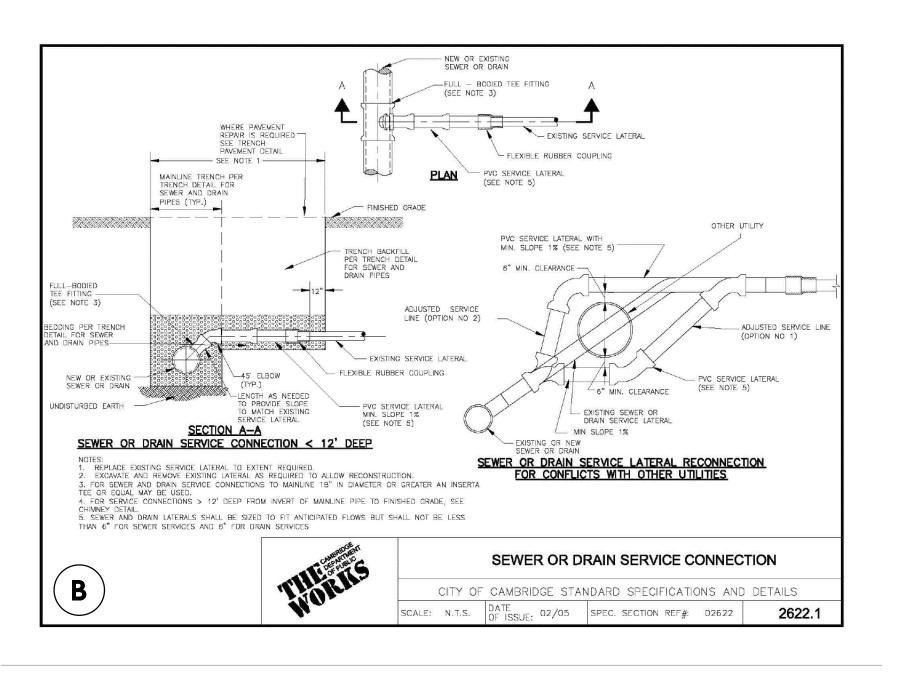
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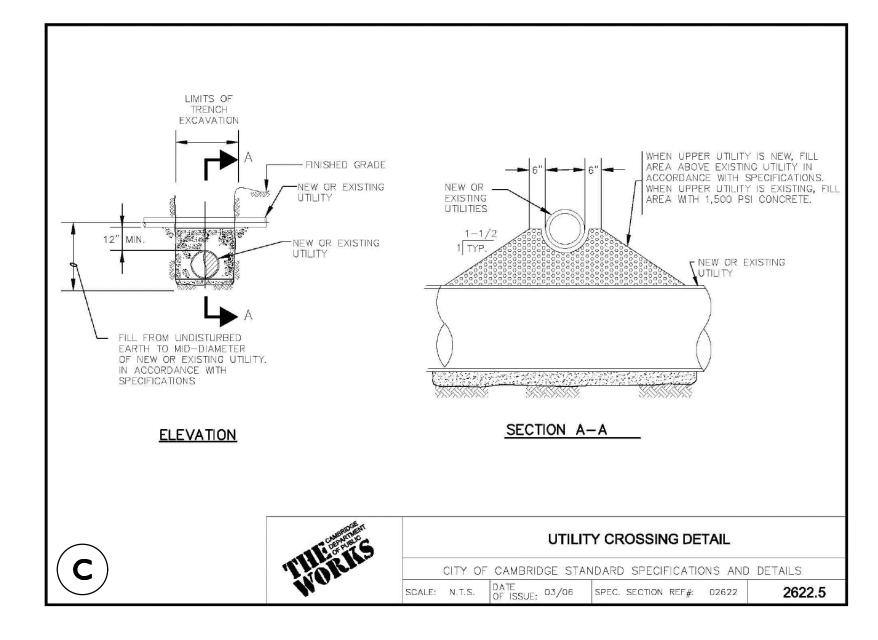
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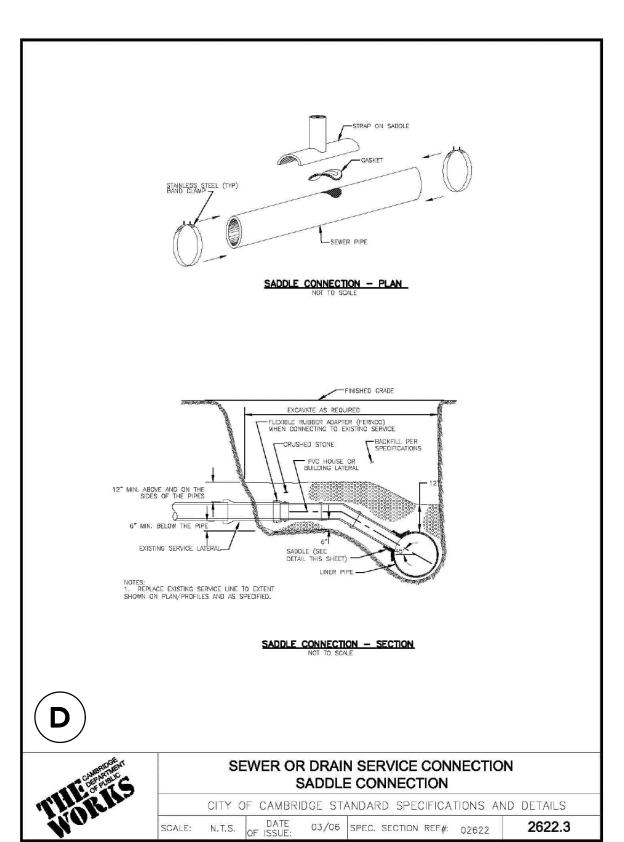
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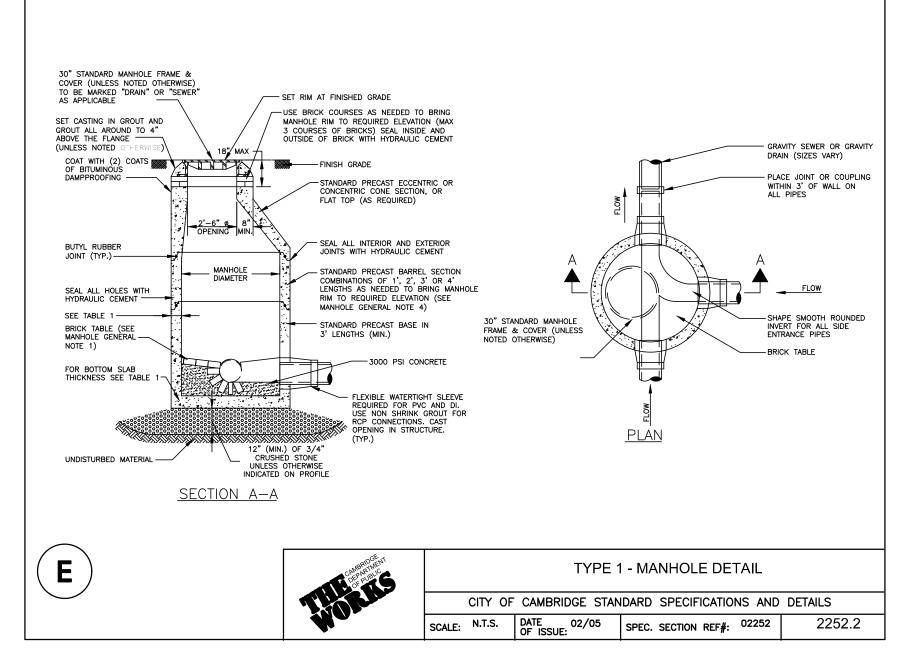
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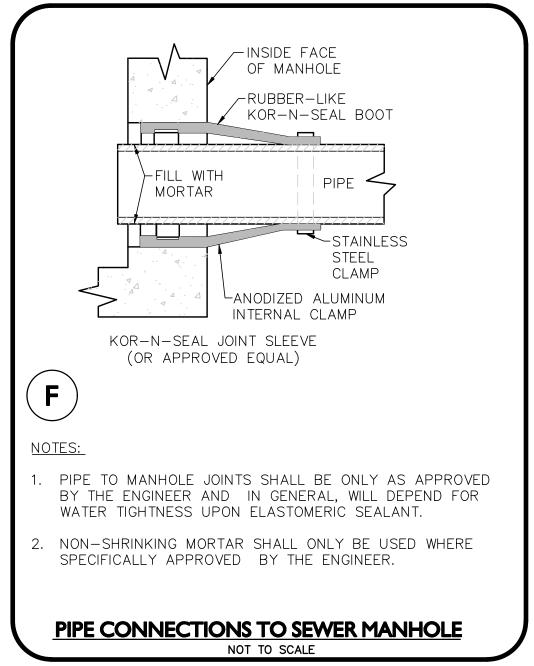


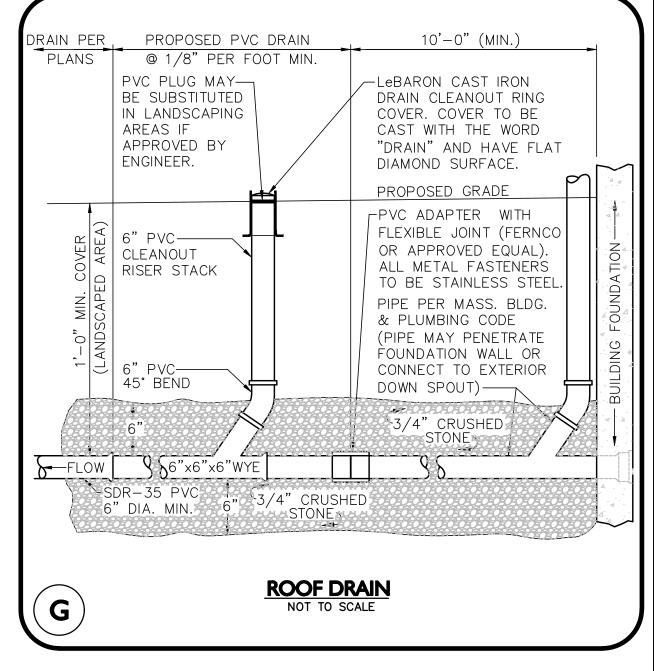


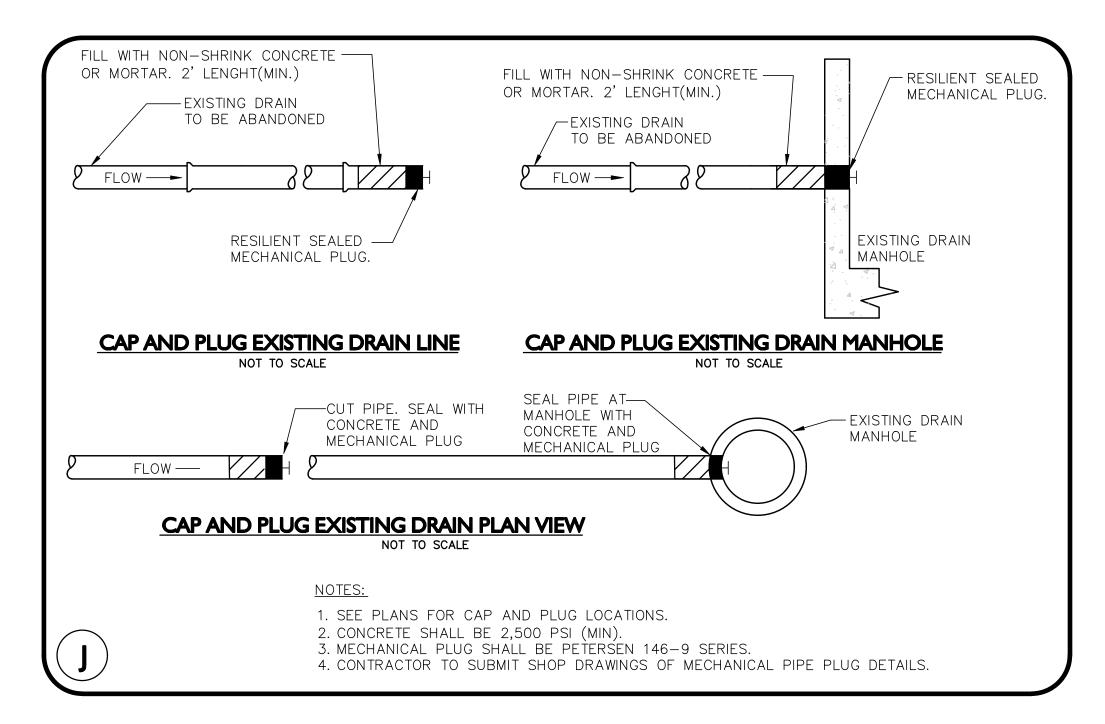














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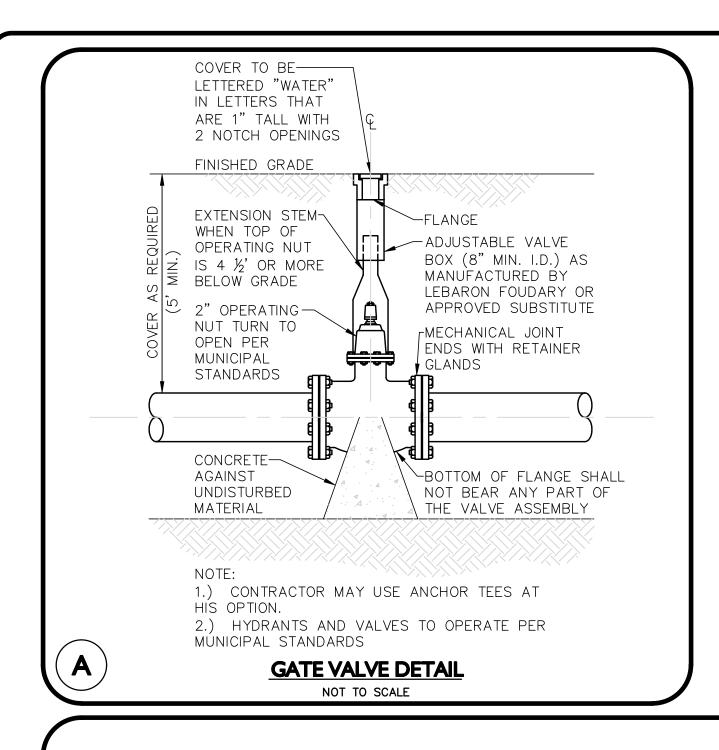
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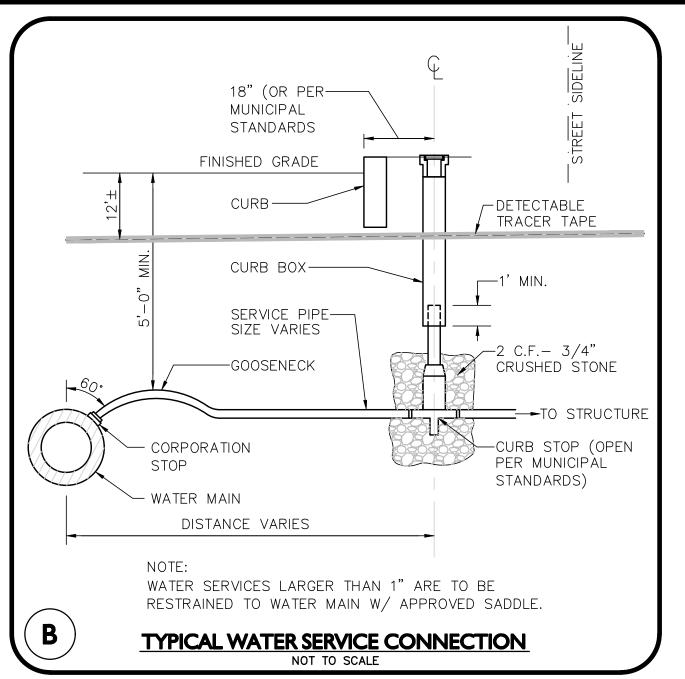
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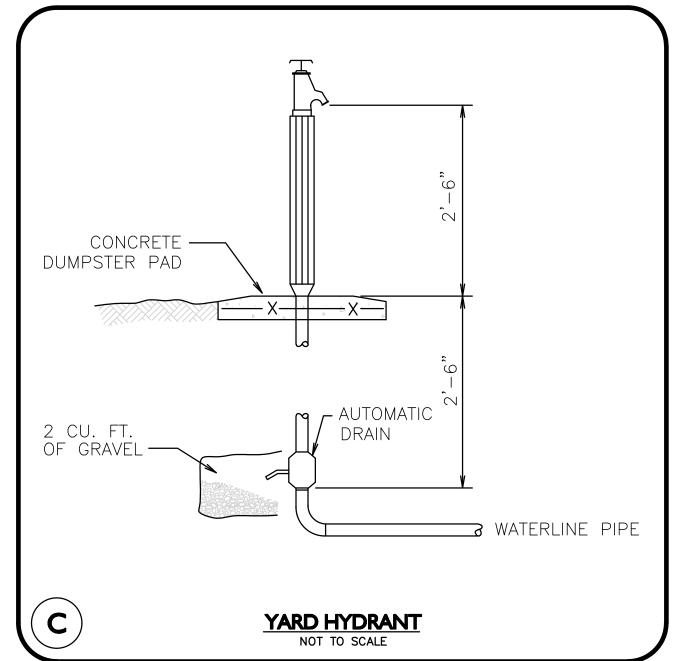


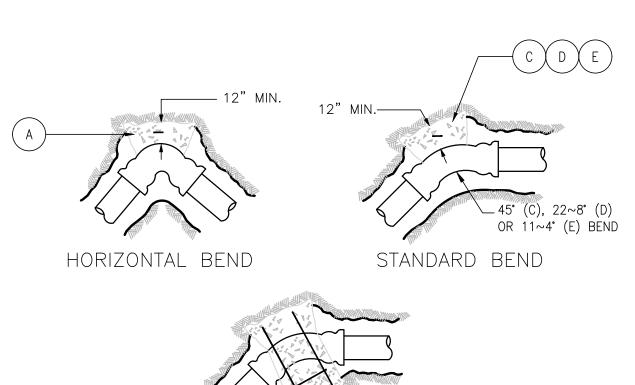
- CONCRETE PATIO BLOCK

WRAPPED IN POLYETHYLENE

NOTES:

WITH CONCRETE.



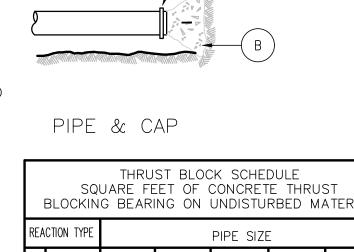


VERTICAL BEND — SECTION

VOLUME OF CONCRETE

THRUST BLOCK DETAILS

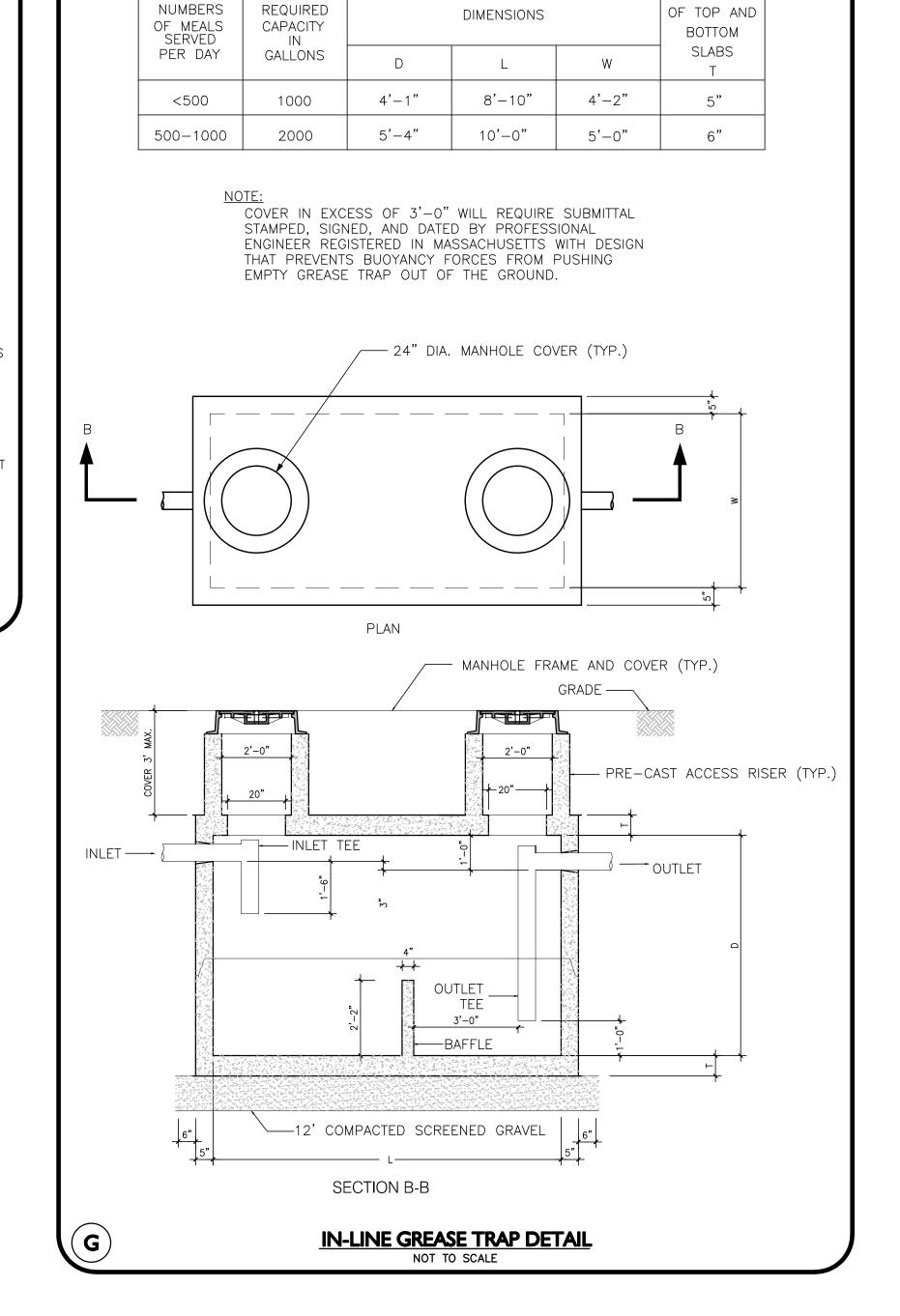
TO BE DETERMINED BY ENGINEER



[THRUST BLOCK SCHEDULE SQUARE FEET OF CONCRETE THRUST BLOCKING BEARING ON UNDISTURBED MATERIAL					
REA	CTION TYPE		PIPE SIZE			
PSIG		1" TO 4"	6"	8"	10"	12"
100 P§	A	0.89	2.19	3.92	5.57	8.62
Ш	В	0.65	1.55	2.76	4.19	6.09
PRESSURE	C	0.48	1.19	2.12	3.01	4.66
	D	0.25	0.60	1.08	1.54	2.37
TEST	E	0.13	0.30	0.54	0.77	1.19
OTHER TEST PRESSURES FOR THE ABOVE REACTIONS		TEST PRESSURE TO BE 200 PSI MINIMUM AT LOW END OF THE TEST SECTION.				
		SQUARE FEET OF CONCRETE THRUST BLOCKING FOR OTHER TEST PRESSURES IS DIRECTLY PROPORTIONAL TO THE ABOVE TABLE.				

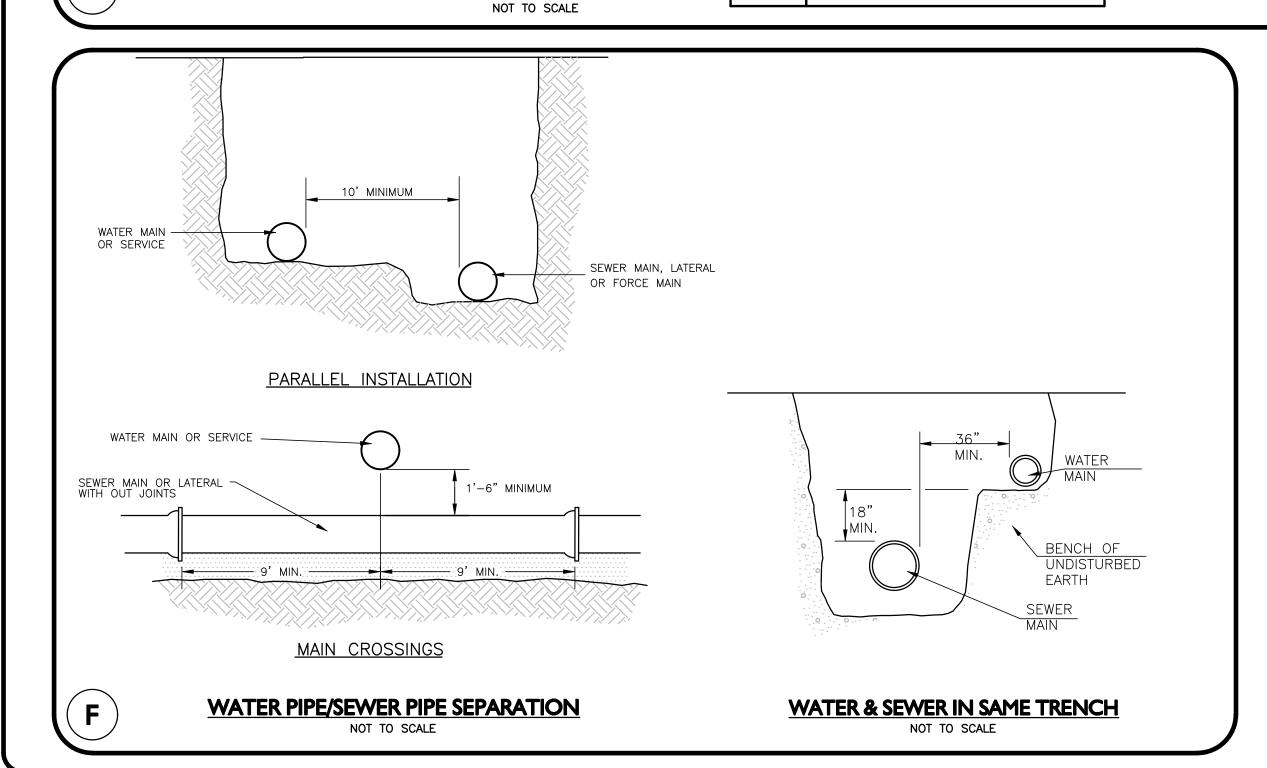
1. POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL. WHERE TRENCH SHALL HAS BEEN DISTURBED, EXCAVATE LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL. NO JOINTS SHALL BE COVERED

- 2. ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
- 3. PLACE CONCRETE PATIO BLOCKS IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCK.
- 4. REQUIREMENTS OF THE ABOVE TABLE PRESUME MINIMUM SOIL BEARING OF 1 TON PER SQUARE FOOT AND MAY BE VARIED BY THE ENGINEER TO MEET OTHER CONDITIONS ENCOUNTERED.
- 5. RETAINER GLANDS ARE REQUIRED FOR ALL MECHANICAL JOINTS. THESE GLANDS DO NOT REDUCE THE REQUIREMENTS FOR THRUST RESTRAINT.
- 6. ALL FITTINGS SHALL BE WRAPPED IN POLYETHYLENE OR BUILDING PAPER PRIOR TO INSTALLATION OF CONCRETE RESTRAINT.
- 7. THREADED RODS SHALL BE ANSI A242 FY50 PIPE RESTRAINT NUTS TO MATCH AWWA C111. THREADED RODS AND NUTS TO GE FIELD COATED WITH BITUMINOUS PAINT.
- THRUST RESTRAINT IS REQUIRED FOR ALL TEES, BENDS, REDUCERS, CAPS PLUGS, OR CROSSES.
- 9. INSTALL LIFT HOOKS INTO THRUST BLOCKS AT END CAPS AND PLUGS.



IN-LINE GREASE TRAP SIZING CHART

THICKNESS





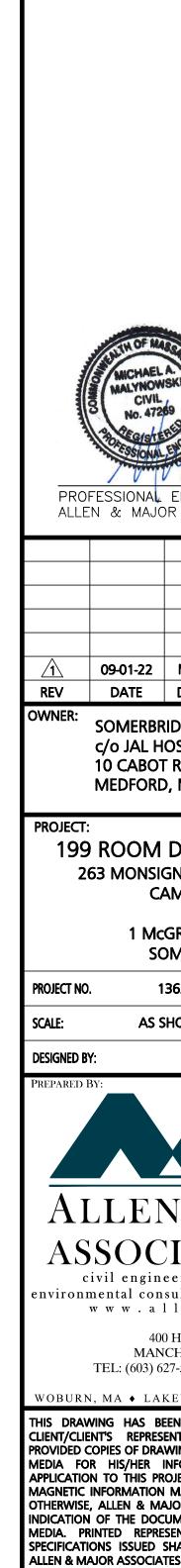
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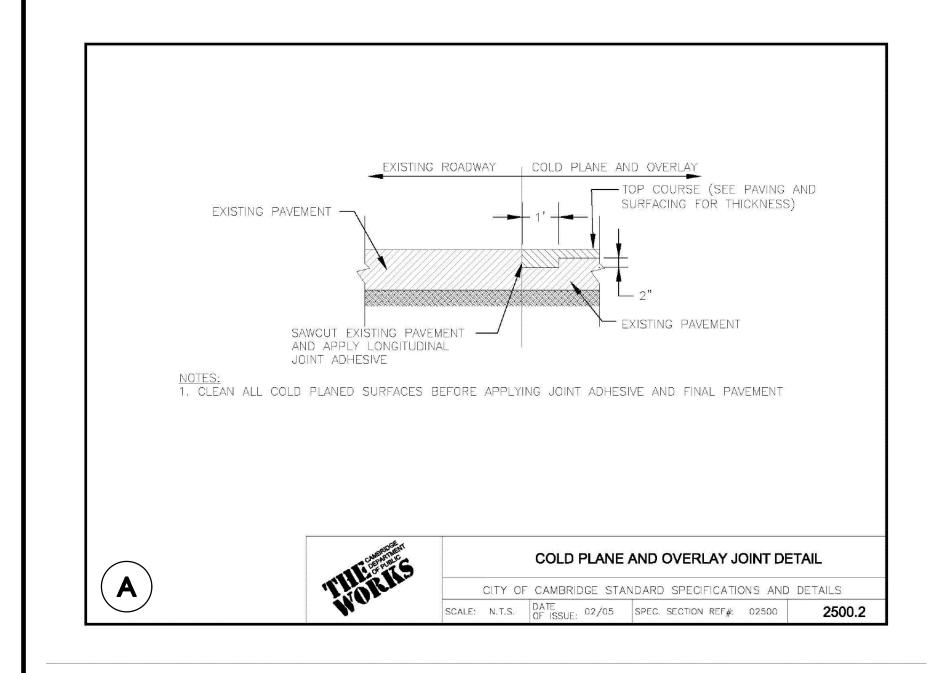
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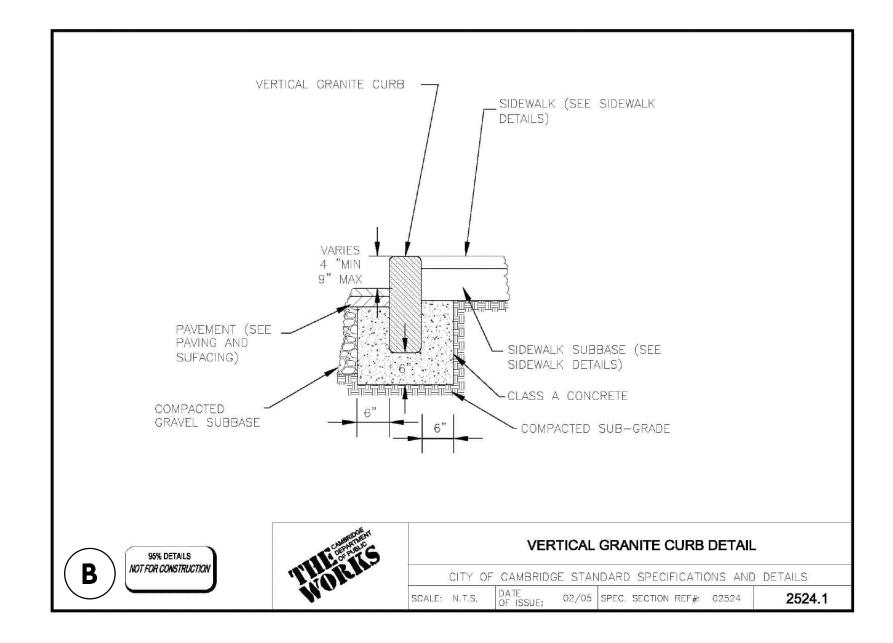
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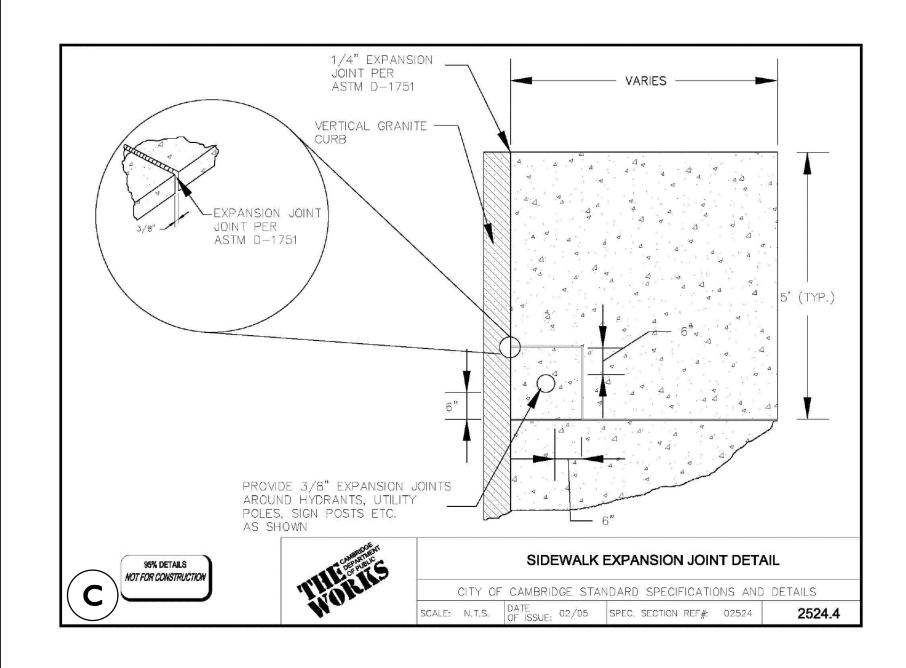
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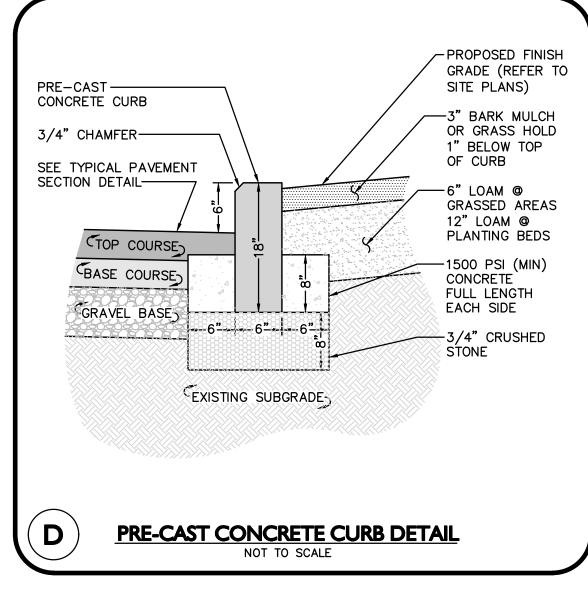
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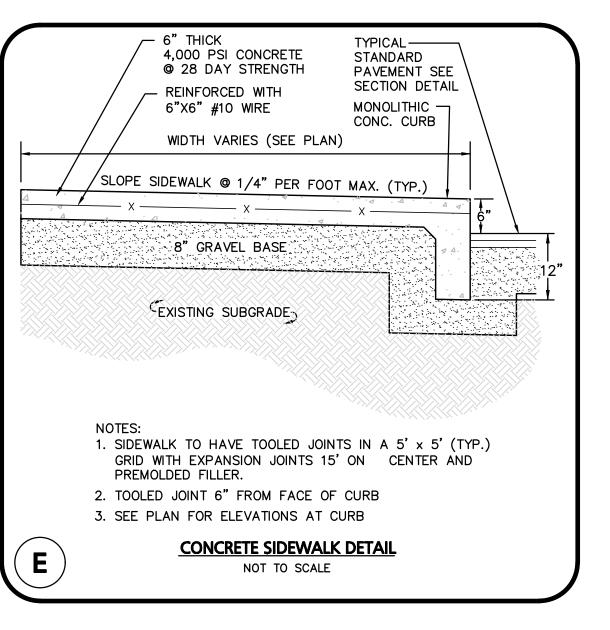


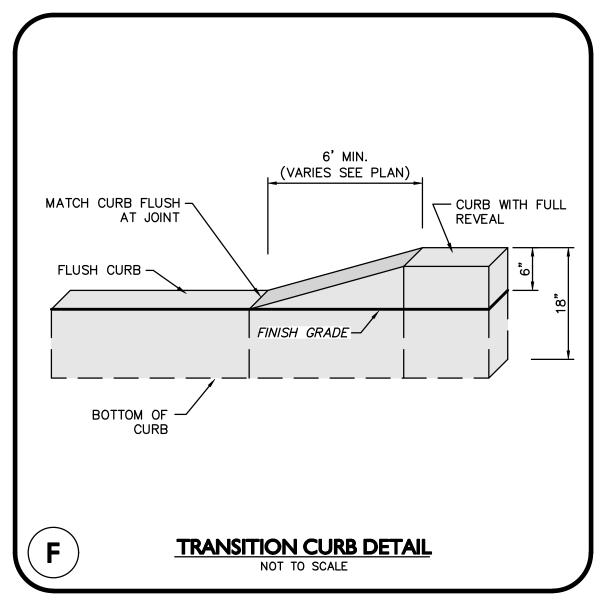


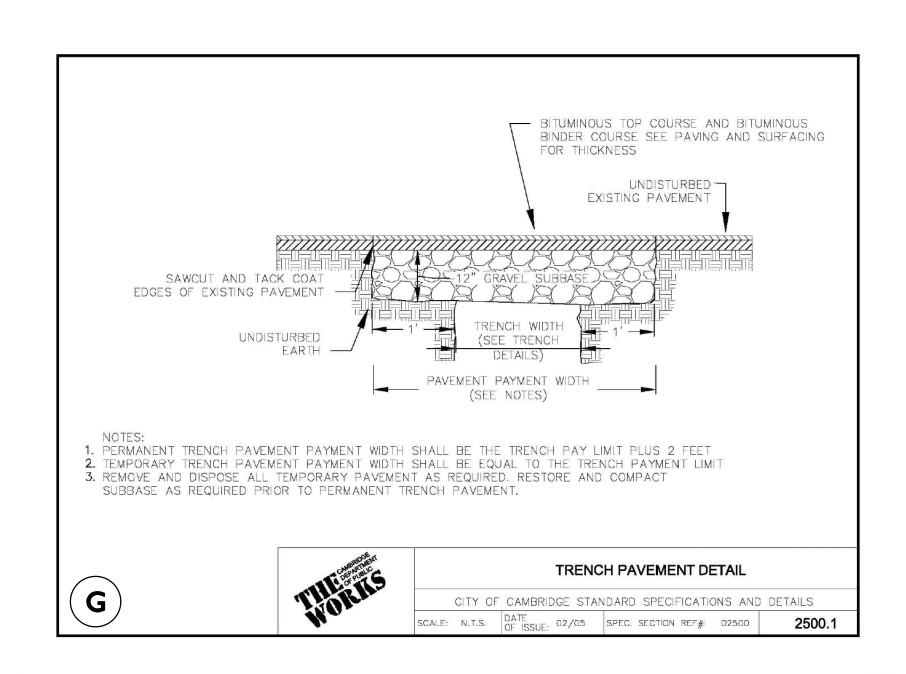


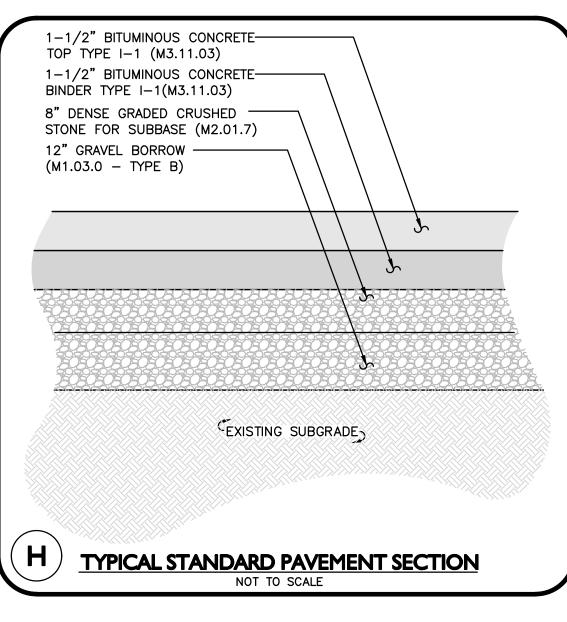


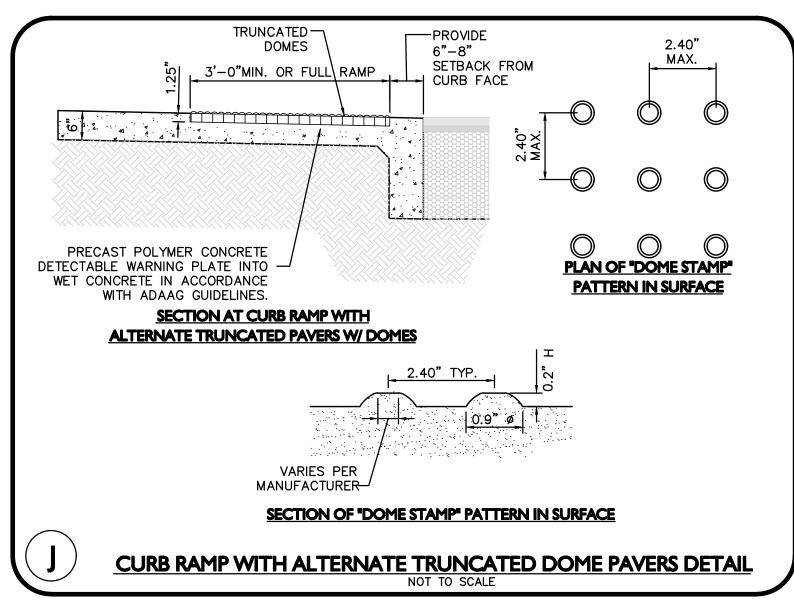














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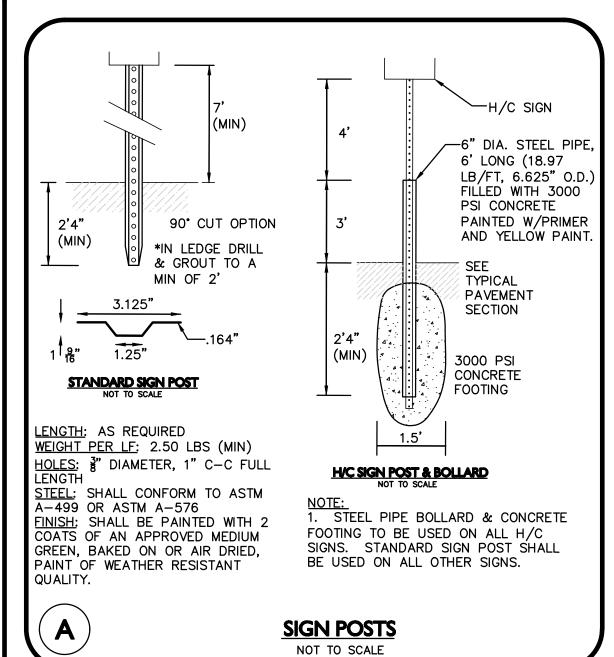
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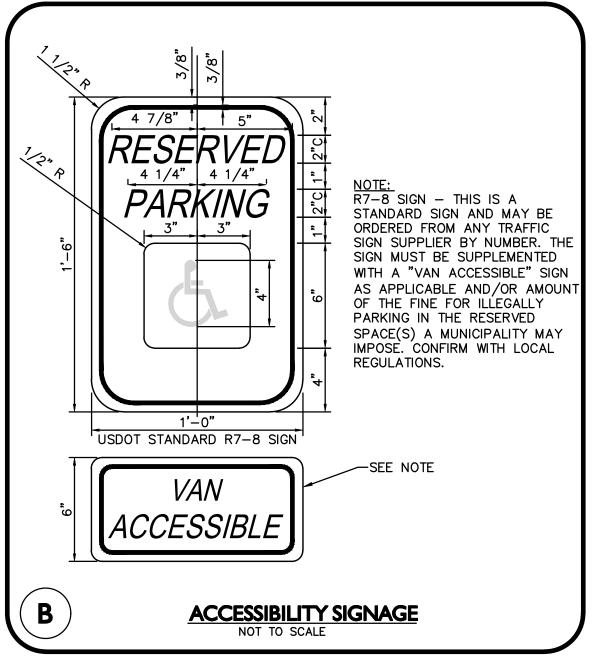
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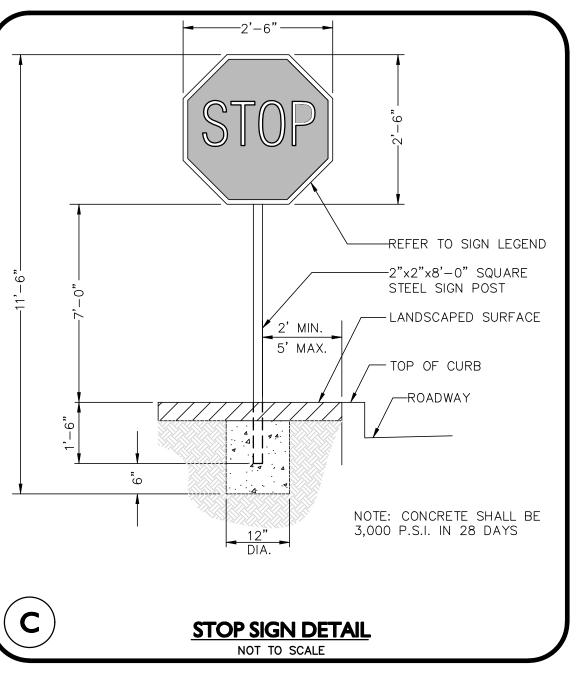
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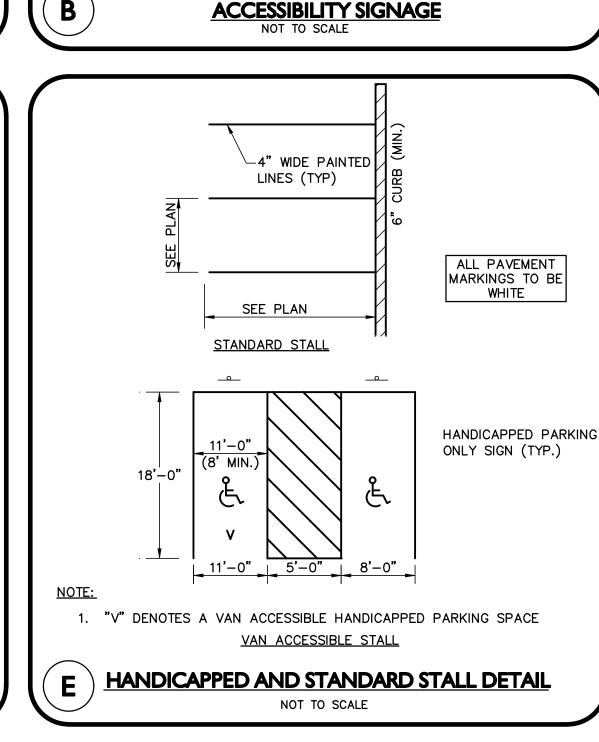
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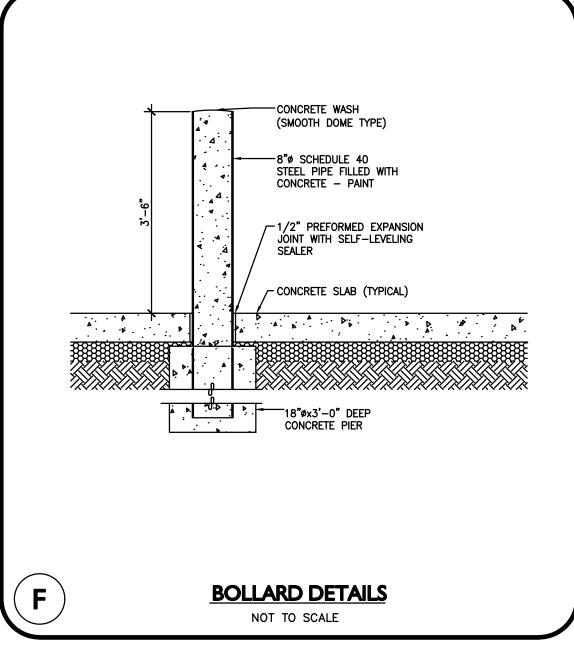
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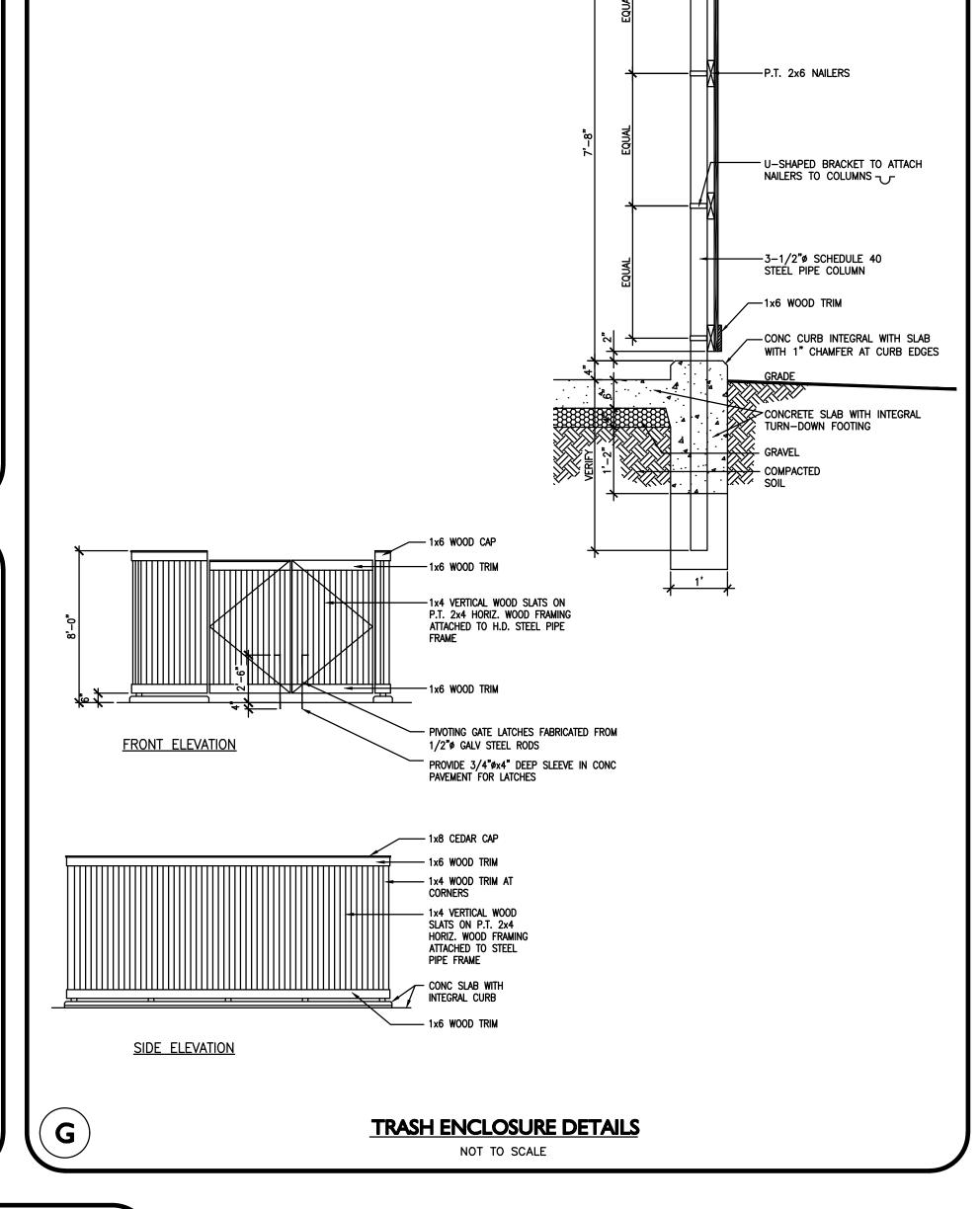
SYMBOL









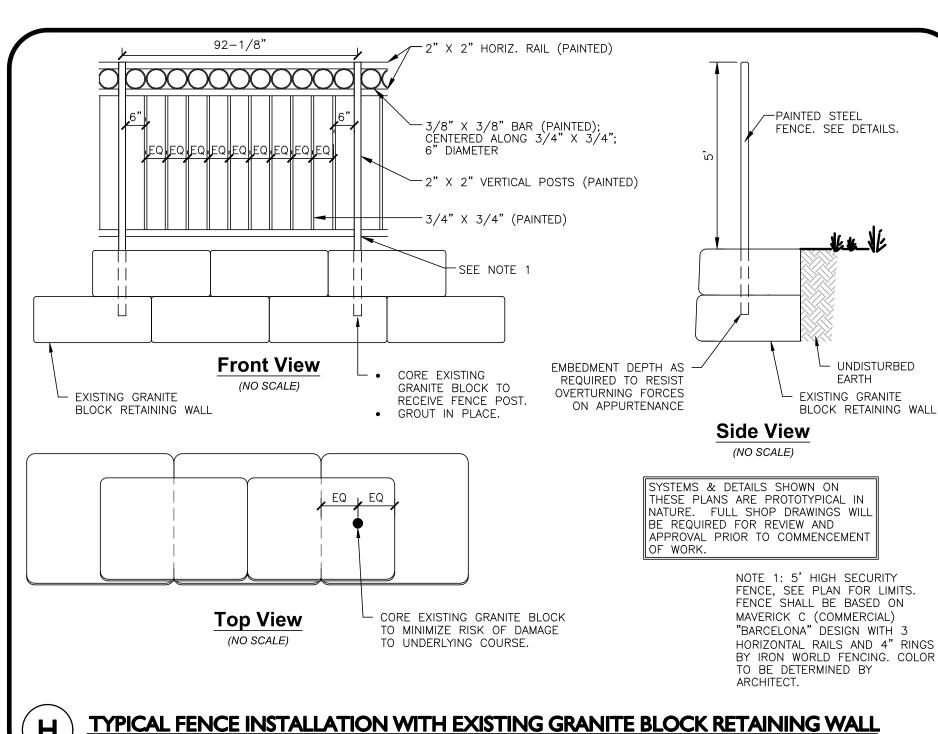


-1/4" GAP BETWEEN CAP AND

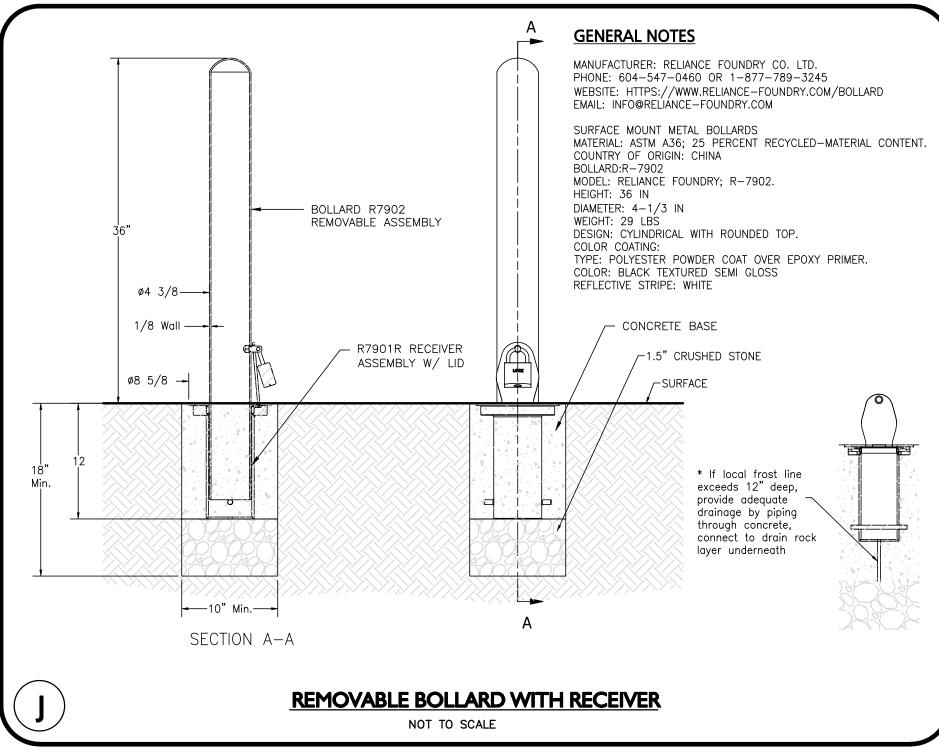
----1x4 VERTICAL WOOD SLATS

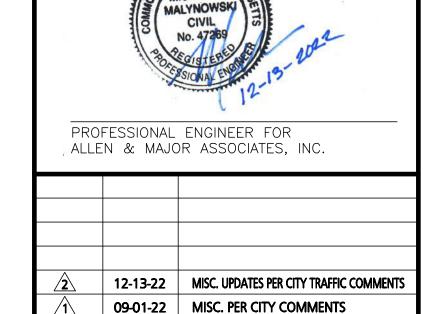
-1x6 WOOD TRIM

----1x8 CEDAR CAP WITH EASED EDGES



NOT TO SCALE





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DATE DESCRIPTION

REV

PROJECT:

199 ROOM DUAL BRAND HOTEL 263 MONSIGNOR O'BRIEN HIGHWAY CAMBRIDGE, MA

> 1 McGrath Highway SOMERVILLE, MA

PROJECT NO. 1362-16 DATE: NOVEMBER 5, 202 AS SHOWN DWG.: 1362-16-Details SM | CHECKED BY: **DESIGNED BY:**



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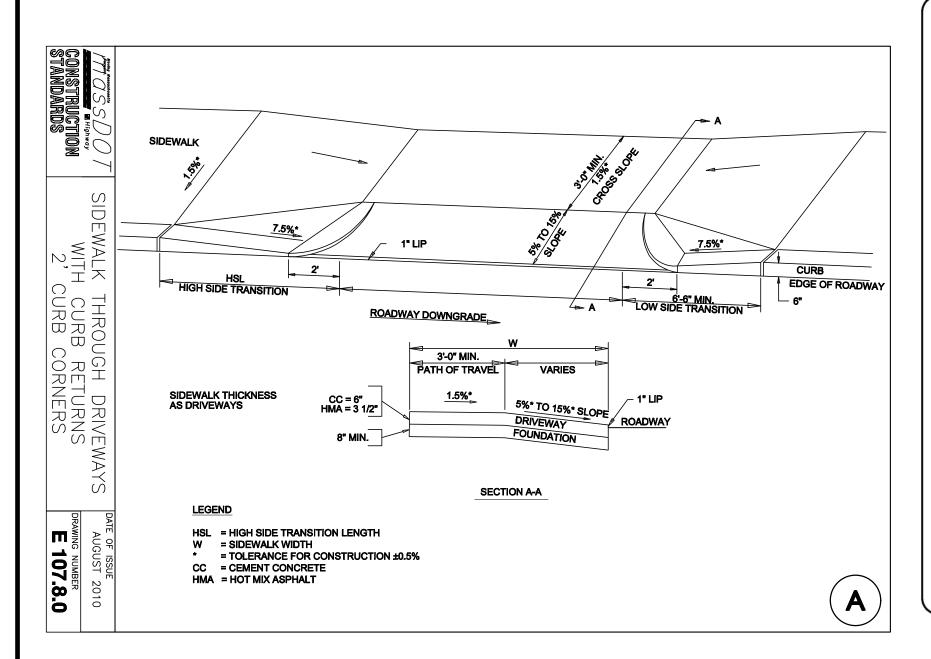
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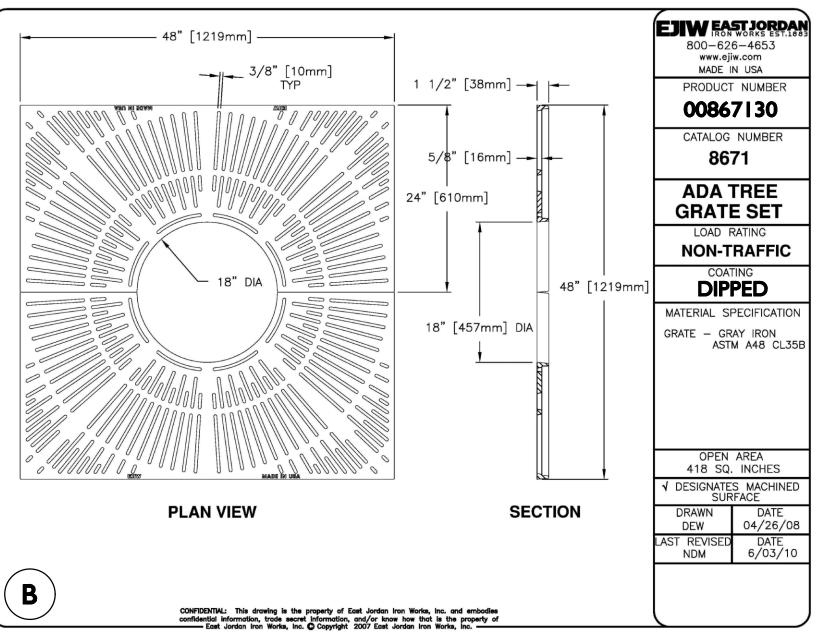
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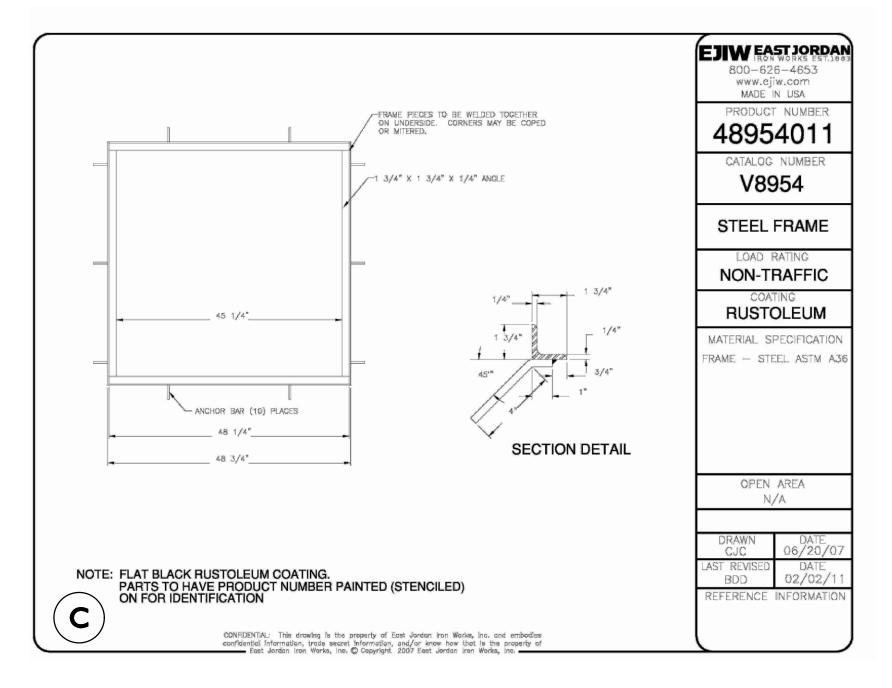
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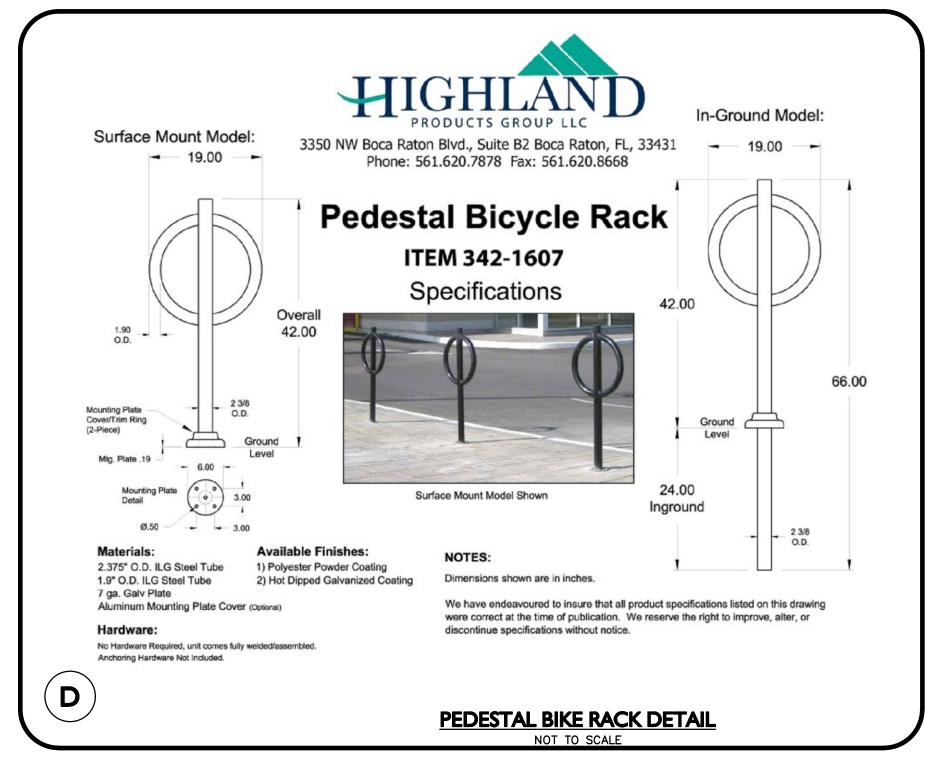
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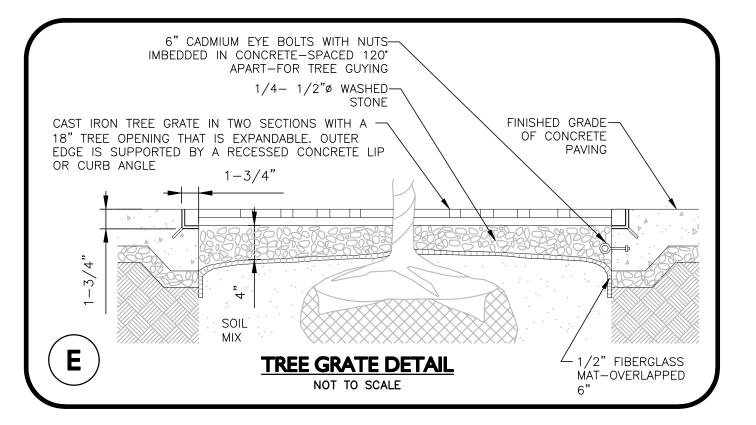
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REV DATE DESCRIPTION

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MEDFORD, MA 02155

PROJECT:

199 ROOM DUAL BRAND HOTEL 263 MONSIGNOR O'BRIEN HIGHWAY CAMBRIDGE, MA

> 1 McGrath Highway Somerville, Ma

PROJECT NO. 1362-16 DATE: NOVEMBER 5, 2021

SCALE: AS SHOWN DWG.: 1362-16-Details

DESIGNED BY: SM CHECKED BY: MM

PREPARED BY:

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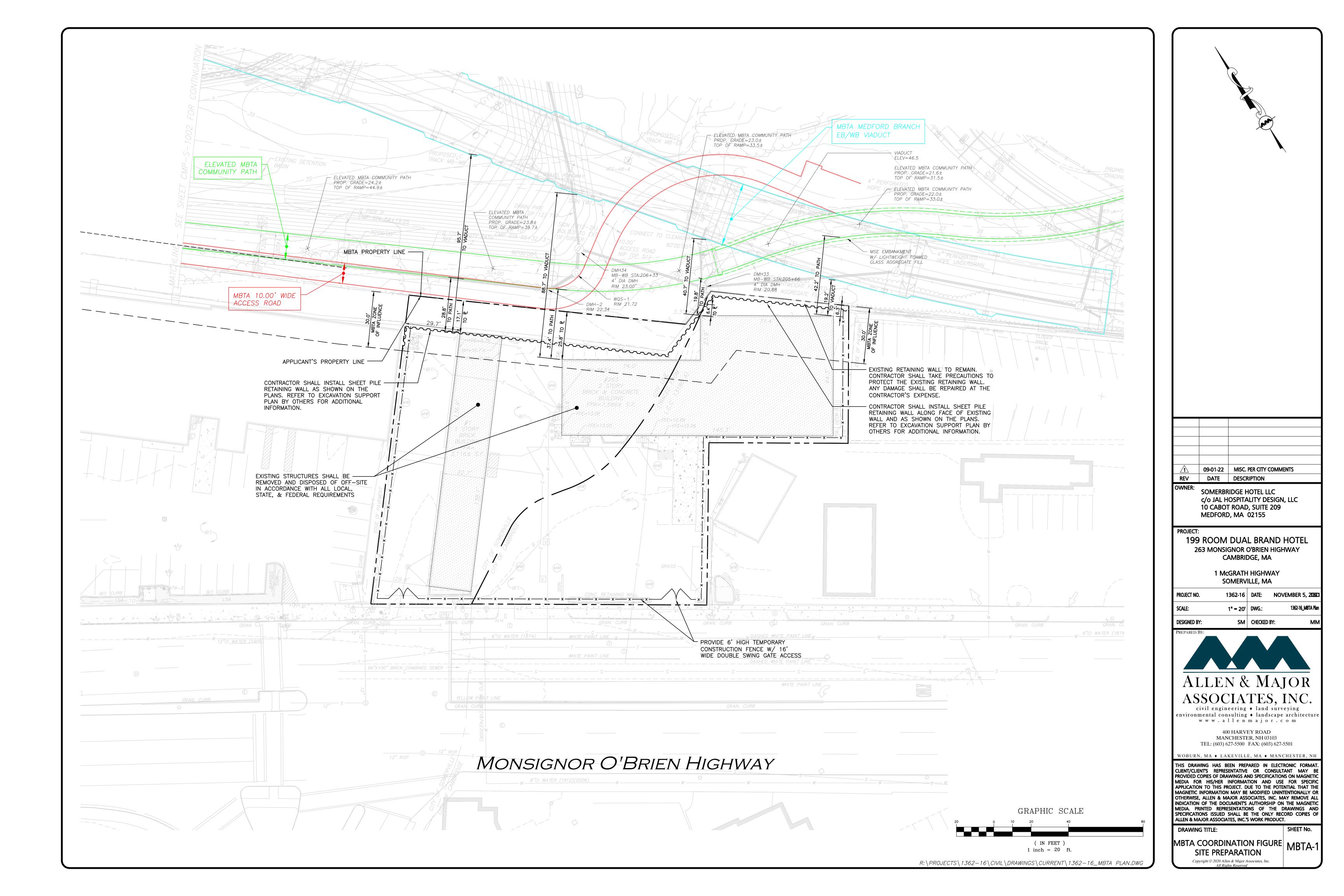
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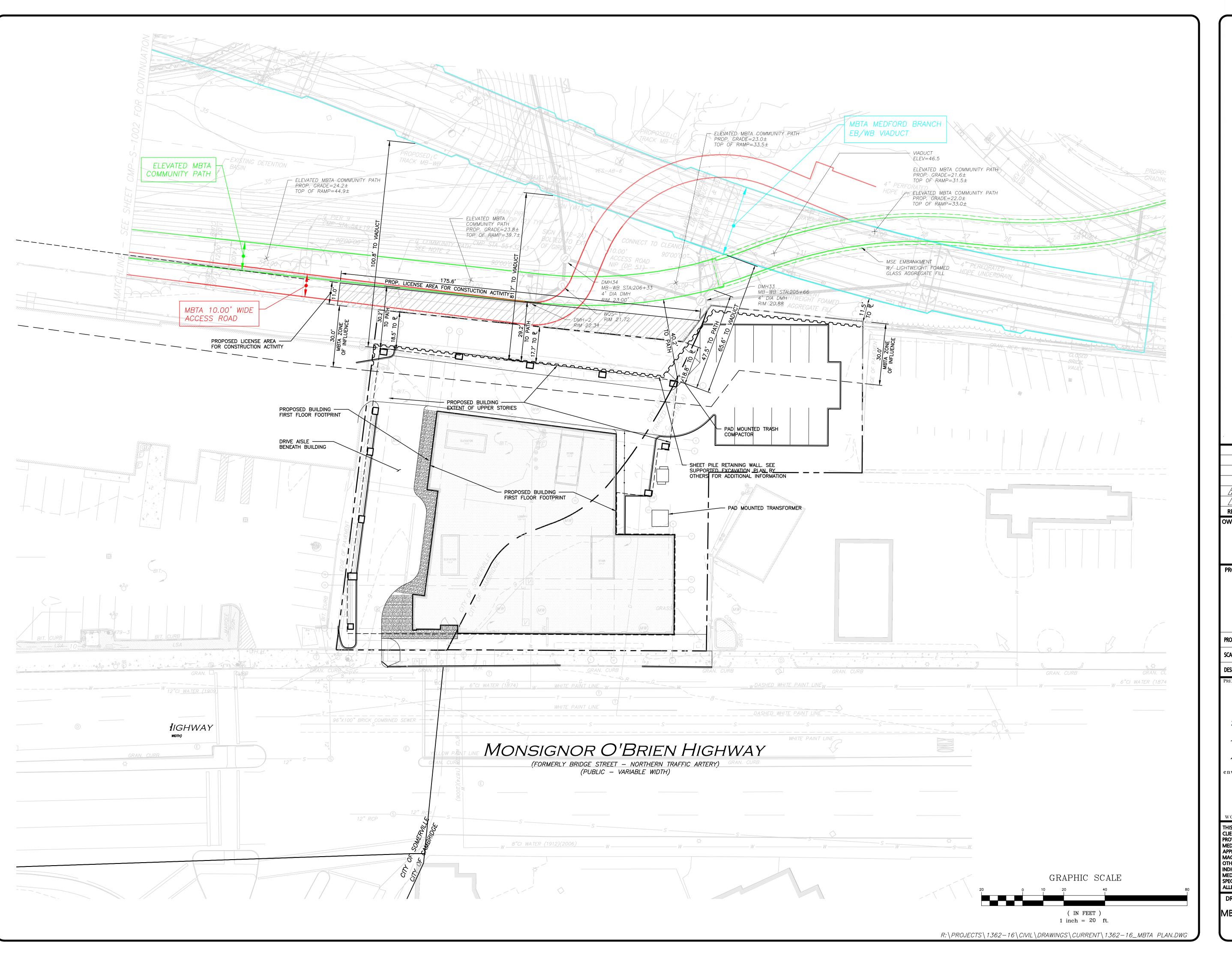
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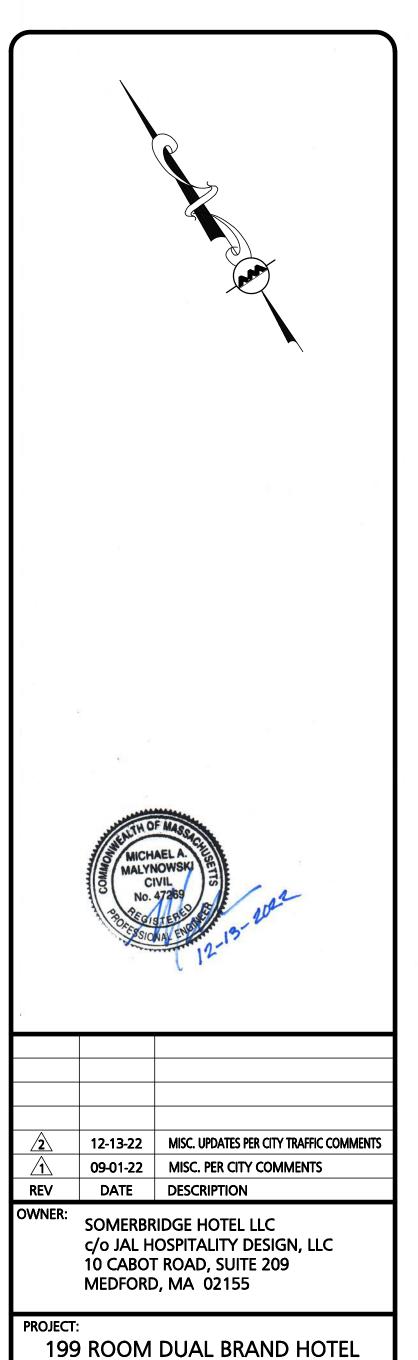
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SCALE:	1" = 20'	DWG.:	1362-16_MBTA Plan
DESIGNED BY:	SM	CHECKED BY:	ММ



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