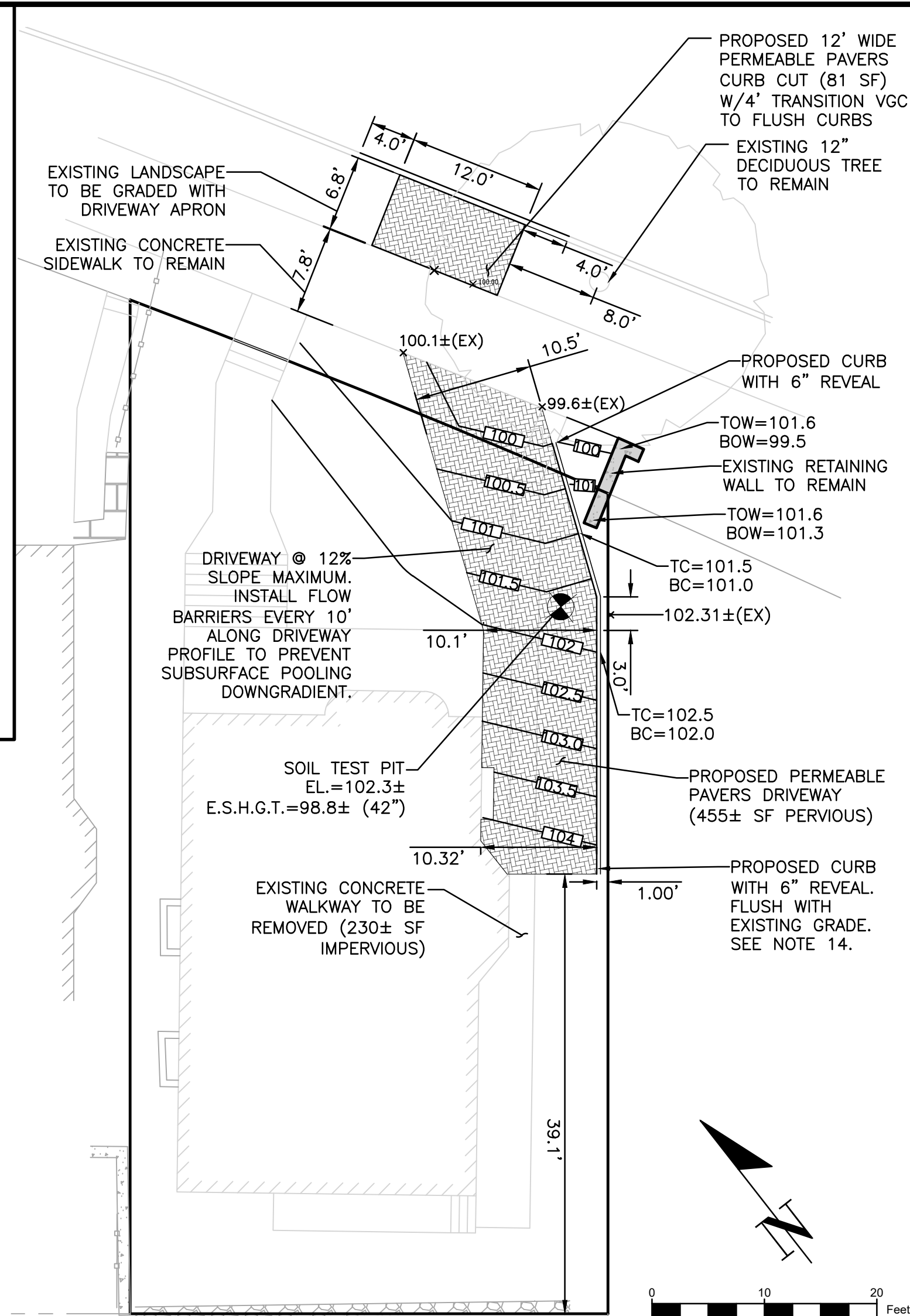


LEGEND	
PROP. PROPERTY LINE	_____
PRECAST CURB	=====
CONCRETE	=====
SAW-CUT LINE	- - - - -
PERVIOUS PAVERS	=====
SPOT GRADE	x 128
TOP OF CURB	TC
BOTTOM OF CURB	BC
TOP OF WALL	TW
BOTTOM OF CURB	BW
CONTOUR	128
CURB	=====

- NOTES:
1. ALL RECONSTRUCTED GRADES SHOULD DIRECT STORMWATER AWAY FROM THE BUILDING.
 2. TOPOGRAPHIC INFORMATION AND EXISTING SITE FEATURES WERE OBTAINED FROM AN ACTUAL FIELD SURVEY PERFORMED BY MEDFORD ENGINEERING
 3. ZONING DISTRICT IS NEIGHBORHOOD RESIDENTIAL
 4. OVERALL LOT SIZE: 3,476± SQUARE FEET
 5. 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. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND 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 CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS AT NO ADDITIONAL COST.
 6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY PERMITS AND/OR CONNECTION FEES REQUIRED TO CARRY OUT THE WORK INCLUDING BUT NOT LIMITED TO DEMOLITION.
 7. ALL DISTURBED AREAS NOT NOTED TO RECEIVE OTHER TREATMENT ARE TO RECEIVE SIX INCHES (6") MINIMUM OF TOPSOIL & SEED, AND BE MAINTAINED UNTIL ESTABLISHED & ACCEPTED.
 8. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARKS SHOWN ON THE EXISTING CONDITIONS SITE PLAN AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUNDBREAKING.



9. EXISTING PAVEMENT SHALL BE SAW-CUT AND PAVEMENT JOINT SHALL BE INSTALLED WHERE NECESSARY TO ENSURE A SMOOTH CONTINUOUS GRADE.
10. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED AS SOON AS POSSIBLE UPON COMPLETION OF CONSTRUCTION WORK IN THE AREA.
11. TEMPORARY TUBULAR BARRIER PROTECTION AND/OR SILT SACKS SHALL BE INSTALLED AND MAINTAINED AT EXISTING DRAINAGE STRUCTURES DURING CONSTRUCTION, TO PREVENT SEDIMENT LADEN RUNOFF FROM ENTERING THE DRAINAGE SYSTEM.
12. CONTRACTOR SHOULD REVIEW CONDITION OF EXISTING FOUNDATIONS TO DETERMINE IF WATERPROOFING IS REQUIRED WHERE INFILTRATION AREAS ABUT FOUNDATIONS.
13. DUE TO THE PROXIMITY OF THE EXISTING STREET TREE THE CURB CUT APRON SHOULD BE INSTALLED WITH A POROUS MATERIAL (PERVIOUS ASPHALT, PERVIOUS POURED RUBBER OR RIBBON DRIVEWAY), AND THIS PLACED WITHOUT A GRAVEL SUBBASE AND NOT CUTTING LARGE ROOTS. THIS USUALLY RESULTS IN AIR EXCAVATION AROUND THE ROOTS AND SURFACE PLACED MATERIAL.
14. CONTRACTOR SHALL USE CAUTION TO NOT DISTURB LAND ON ABUTTING PROPERTY WHEN INSTALLING CURB AND BASE MATERIAL. BASE MATERIAL SHALL NOT EXTEND MORE THAN 4" PAST BACK OF CURB. TOP OF CURB SHALL BE FLUSH WITH LANDSCAPE. CONTRACTOR TO CONTACT ENGINEER WITH ANY ISSUES REGARDING LIMITS OF WORK WITHIN PROPERTY LINE. THE CONTRACTOR IS RESPONSIBLE FOR ANY REPAIR/RESTORATION, IF NECESSARY, TO THE LAND ON 74 POWDER HOUSE BOULEVARD.

N:\PROJECTS\3496-01\CIVIL\DRAWINGS\CURRENT\3496-01_LAYOUT & MATERIALS.DWG



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
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APPLICANT/OWNER:

ADAM JAROSZEWSKI
76-78 POWDER HOUSE BOULEVARD
SOMERVILLE, MA 02144

PROJECT:

76-78 POWDER HOUSE
BOULEVARD
SOMERVILLE, MA

PROJECT NO.	3496-01	DATE:	4-1-25
SCALE:	1" = 10'	DWG. NAME:	C3496-01
DESIGNED BY:	BDP/CMQ	CHECKED BY:	CMQ

PREPARED BY:

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DRAWING TITLE:	SHEET No.
LAYOUT & GRADING PLAN	C-100

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