

Section 5.0 Site Plans

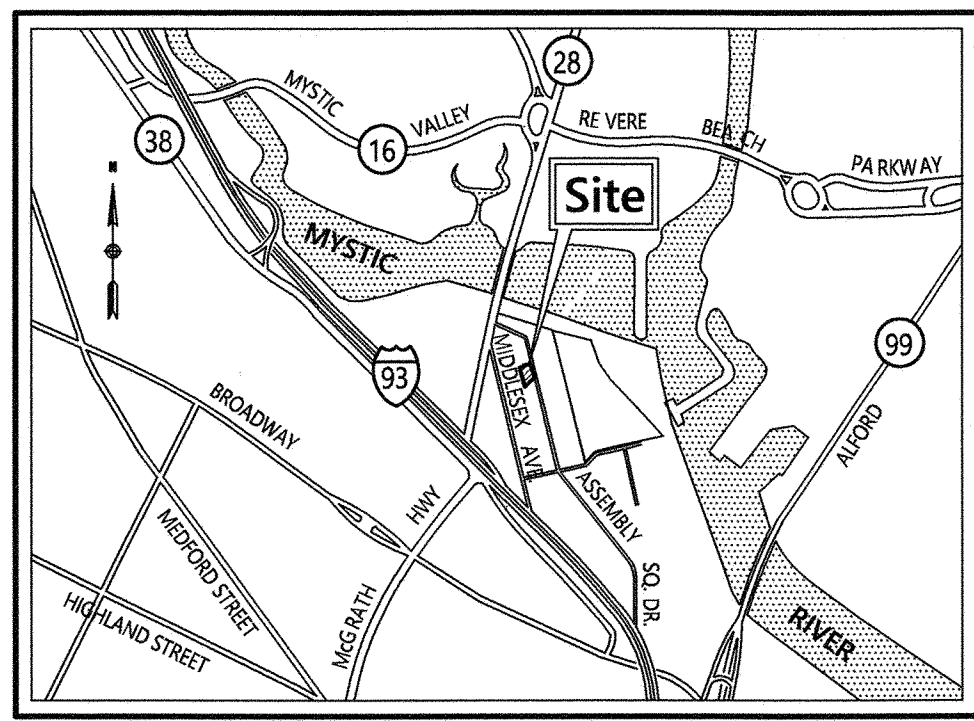
ALTA/NSPS Land Title Survey

Layout and Materials Plan

Grading and Drainage Plan

Utility Plan

Illustrative Site Plan



Locus
(NOT TO SCALE)

Legal Description (120 Middlesex)

PARCEL 1
THAT CERTAIN PARCEL OF LAND SITUATE IN SOMERVILLE IN THE COUNTY OF MIDDLESEX AND COMMONWEALTH OF MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS:

- EASTERLY: BY THE WESTERLY LINE OF MIDDLESEX AVENUE ONE HUNDRED SEVENTY-SIX AND 86/100 (176.86) FEET;
- SOUTHEASTERLY: BY CUMMINGS STREET SEVENTY-EIGHT AND 10/100 (78.10) FEET;
- WESTERLY: BY LAND NOW OR FORMERLY OF DAIRY TRANSPORT COMPANY TWO HUNDRED EIGHTEEN AND 80/100 (218.80) FEET;
- NORTHERLY: BY LAND NOW OR FORMERLY OF GUARANTY SECURITY CORP. SIXTY-FIVE AND 80/100 (65.88) FEET.

SAID PARCEL IS SHOWN AS AN UNNUMBERED LOT ON LAND COURT PLAN NO. 28862A.

ALL OF SAID BOUNDARIES ARE DETERMINED BY THE COURT TO BE LOCATED AS SHOWN ON A PLAN, DRAWN BY DANA R. PERKINS, SURVEYOR, DATED JANUARY 10, 1959, AS MODIFIED AND APPROVED BY THE COURT, FILED IN THE LAND REGISTRATION OFFICE, A COPY OF WHICH IS FILED IN THE REGISTRY OF DEEDS FOR THE SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY IN REGISTRATION BOOK 641, PAGE 189, WITH CERTIFICATE 102339.

PARCEL 2
ALSO ANOTHER CERTAIN PARCEL OF LAND SITUATE IN SAID SOMERVILLE, DESCRIBED AS FOLLOWS:

- EASTERLY: BY MIDDLESEX AVENUE, TEN FEET;
- SOUTHEASTERLY: BY LAND NOW OR FORMERLY OF F. W. REED ET AL, SIXTY-FIVE AND 88/100 FEET; WESTERLY, TEN FEET;
- NORTHERLY: SIXTY-FIVE AND 88/100 FEET, BY LOT A/3 AS SHOWN ON PLAN HEREINAFTER MENTIONED.

SAID PARCEL IS SHOWN AS LOT A-4 N LAND COURT PLAN NO. 10044D.

ALL OF SAID BOUNDARIES ARE DETERMINED BY THE COURT TO BE LOCATED AS SHOWN ON A SUBDIVISION PLAN AS APPROVED BY THE COURT, FILED IN THE LAND REGISTRATION OFFICE, A COPY OF A PORTION OF WHICH HAS BEEN FILED IN THE REGISTRY OF DEEDS FOR THE SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY IN REGISTRATION BOOK 480, PAGE 61, WITH CERTIFICATE 71874.

Legal Description (132 Middlesex)

PARCEL 1
THAT CERTAIN PARCEL OF LAND SITUATE IN SOMERVILLE IN THE COUNTY OF MIDDLESEX AND SAID COMMONWEALTH, DESCRIBED AS FOLLOWS:

- SOUTHEASTERLY: BY CUMMINGS STREET, ONE HUNDRED AND NINETEEN AND 50/100 FEET;
- WESTERLY: BY LANDS NOW OR FORMERLY OF DISILVA TRUCK SERVICE AND MARY E. MANNING, TWO HUNDRED EIGHTY-TWO AND 46/100 FEET;
- NORTHERLY: BY LAND NOW OR FORMERLY OF GUARANTY SECURITY CORPORATION, NINETY-NINE AND 78/100 FEET; AND
- EASTERLY: BY LAND NOW OR FORMERLY OF LOMBARD & COMPANY, INC., TWO HUNDRED EIGHTEEN AND 29/100 FEET.

SAID PARCEL IS SHOWN AS AN UNNUMBERED LOT ON LAND COURT PLAN NO. 32904A.

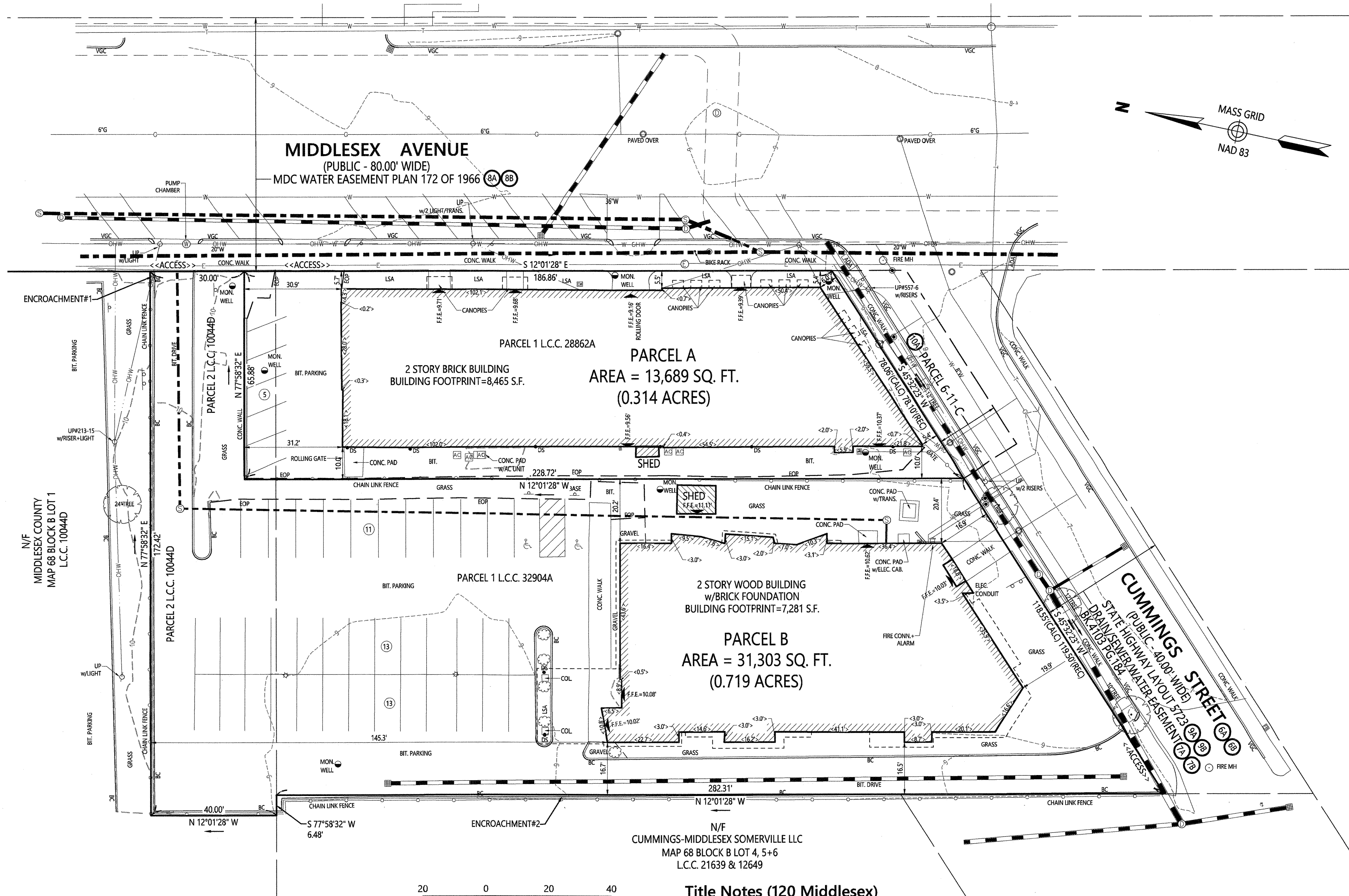
ALL OF SAID BOUNDARIES ARE DETERMINED BY THE COURT TO BE LOCATED AS SHOWN ON A PLAN, AS MODIFIED AND APPROVED BY THE COURT, FILED IN THE LAND REGISTRATION OFFICE, A COPY OF A PORTION OF WHICH IS FILED IN THE REGISTRY OF DEEDS FOR THE SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY IN REGISTRATION BOOK 709, PAGE 200, WITH CERTIFICATE 115950.

PARCEL 2
ALSO ANOTHER CERTAIN PARCEL OF LAND SITUATE IN SAID SOMERVILLE, DESCRIBED AS FOLLOWS:

- EASTERLY: BY MIDDLESEX AVENUE, THIRTY FEET;
- SOUTHERLY: SIXTY-FIVE AND 88/100 FEET, AND
- EASTERLY: TEN FEET, BY LOT A4 AS SHOWN ON PLAN HEREINAFTER MENTIONED;
- SOUTHERLY: BY LAND NOW OR FORMERLY OF F.W. REED ET AL, ONE HUNDRED SIX AND 54/100 FEET; WESTERLY: BY LOT B ON SAID PLAN, FORTY FEET; AND
- NORTHERLY: BY LOT A1 ON SAID PLAN, ONE HUNDRED SEVENTY-TWO AND 42/100 FEET.

SAID PARCEL IS SHOWN AS LOT A-3 ON LAND COURT PLAN NO. 10044D.

ALL OF SAID BOUNDARIES ARE DETERMINED BY THE COURT TO BE LOCATED AS SHOWN ON A SUBDIVISION PLAN, AS APPROVED BY THE COURT, FILED IN THE LAND REGISTRATION OFFICE, A COPY OF WHICH IS FILED IN THE REGISTRY OF DEEDS FOR THE SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY IN REGISTRATION BOOK 480, PAGE 61, WITH CERTIFICATE 71874.



Encroachments

- OVERHEAD WIRE CROSSES NORWEST CORNER OF PARCEL B
- BIT. CURB ALONG WESTERLY BOUNDARY OF PARCEL B ENCROACHES INTO ABUTTER (LOT 4,5+6)

General Notes

- THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. IN AUGUST, 2019 AND FROM DEEDS AND PLANS OF RECORD.
- THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB, INC. IN AUGUST, 2019, (TABLE A - ITEM 8)
- A FIELD CHECK WAS COMPLETED ON JUNE 10, 2021 AND NO MAJOR CHANGES WERE OBSERVED.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. (TABLE A - ITEM 11)
- HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988. (TABLE A - ITEM 5)
- THE LOT LIES ENTIRELY WITHIN ZONE X (SHADED) (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 25017C0439E, EFFECTIVE DATE: JUNE 4, 2010. (TABLE A - ITEM 3)
- THE LOT LIES ENTIRELY WITHIN THE ASSEMBLY SQUARE MIXED-USE DISTRICT (ASMD) AS SHOWN ON THE 'CITY OF SOMERVILLE, MASSACHUSETTS, CURRENT OFFICIAL ZONING MAP', AS AMENDED NOVEMBER 26, 2013.
- THE TREE SYMBOL OUTLINE SHOWN ON THIS PLAN DOES NOT REPRESENT THE ACTUAL TREE CANOPY.
- 120 MIDDLESEX AVENUE HAS 5 PARKING SPACES AND 132 MIDDLESEX AVENUE HAS 29 PARKING SPACES (INCL. 2 HANDICAPPED SPACES) (TABLE A - ITEM 9)
- THE PARCELS ARE AT THE INTERSECTION OF MIDDLESEX AVENUE AND CUMMINGS STREET. (TABLE A - ITEM 14)
- VHB AGREES TO CARRY PROFESSIONAL LIABILITY INSURANCE WITH A LIMIT OF \$1,000,000 PER CLAIM AND IN THE AGGREGATE. (VHB STANDARD TERMS AND CONDITIONS) (TABLE A - ITEM 19)

Title Notes (120 Middlesex)

- COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT/CASE NO. 28180, EFFECTIVE DATE: MAY 12, 2021 SCHEDULE B-II (SURVEY RELATED ITEMS ONLY)
- EASEMENT IN COMMON WITH ALL OTHERS LAWFULLY ENTITLED THERETO IN AND OVER CUMMINGS STREET.
- EASEMENT FOR A SEWER AND WATER PIPE EASEMENT AS SET FORTH IN A GRANT TO THE CITY OF SOMERVILLE, DATED NOVEMBER 12, 1916 RECORDED IN BOOK 4103, PAGE 184. (SEE PLAN - EASEMENT WITHIN THE LIMITS OF CUMMINGS STREET)
- ORDER OF TAKING BY COMMONWEALTH OF MASSACHUSETTS FOR WATER SUPPLY PURPOSES DATED FEBRUARY 10, 1966 AND FILES AS DOCUMENT NUMBER 429717. (SEE PLAN - EASEMENT WITHIN THE LIMITS OF MIDDLESEX AVENUE)
- ORDER OF TAKING IN FAVOR OF THE COMMONWEALTH OF MASSACHUSETTS DATED NOVEMBER 22, 1967 AND FILED AS DOCUMENT NUMBER 450484. (SEE PLAN - TAKING FOR CUMMINGS STREET)
- DEED OF TAKING IN FAVOR OF THE CITY OF SOMERVILLE DATED FEBRUARY 9, 1968 AND FILED AS DOCUMENT NUMBER 468835. (SEE PLAN - TAKING FOR CUMMINGS STREET)

Title Notes (132 Middlesex)

- COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT/CASE NO. 28181, EFFECTIVE DATE: MAY 12, 2021 SCHEDULE B-II (SURVEY RELATED ITEMS ONLY)
- EASEMENT IN COMMON WITH ALL OTHERS LAWFULLY ENTITLED THERETO IN AND OVER CUMMINGS STREET.
- EASEMENT FOR A SEWER AND WATER PIPE EASEMENT AS SET FORTH IN A GRANT TO THE CITY OF SOMERVILLE, DATED NOVEMBER 12, 1916 RECORDED IN BOOK 4103, PAGE 184. (SEE PLAN - EASEMENT WITHIN THE LIMITS OF CUMMINGS STREET)
- ORDER OF TAKING BY COMMONWEALTH OF MASSACHUSETTS FOR WATER SUPPLY PURPOSES DATED FEBRUARY 10, 1966 AND FILES AS DOCUMENT NUMBER 429717. (SEE PLAN - EASEMENT WITHIN THE LIMITS OF MIDDLESEX AVENUE)
- ORDER OF TAKING IN FAVOR OF THE COMMONWEALTH OF MASSACHUSETTS DATED NOVEMBER 22, 1967 AND FILED AS DOCUMENT NUMBER 450484. (SEE PLAN - TAKING FOR CUMMINGS STREET)

Record Owner

PARCEL A
DWCH ASSEMBLY ROW LLC
120 MIDDLESEX AVENUE
SOMERVILLE, MASS.
MAP 62 BLOCK B LOT 2
CERT#278393
DOC#19038939

PARCEL B
DWCH ASSEMBLY ROW LLC
132 MIDDLESEX AVENUE
SOMERVILLE, MASS.
MAP 62 BLOCK B LOT 3
CERT#278392
DOC#1903637

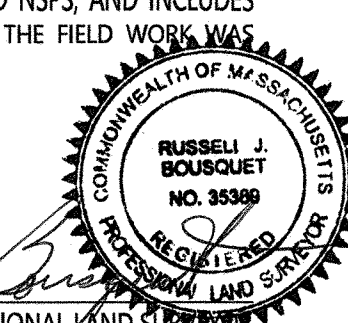
Certification

TO: 120 MIDDLESEX LLC
COMMONWEALTH LAND TITLE INSURANCE COMPANY
DIVCO WEST
132 MIDDLESEX LLC
DWCH ASSEMBLY ROW, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2-5, 7(a), 7(b)(1), 8, 9, 11, 13, 14 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 21, 2019 AND FIELD CHECK ON JUNE 10, 2021.

Feb 17, 2022
DATE

Russell J. Bousquet
PROFESSIONAL LAND SURVEYOR



Legend

- DRAIN MANHOLE
- CATCH BASIN
- SEWER MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- MANHOLE
- HAND HOLE
- WATER GATE
- FIRE HYDRANT
- GAS GATE
- BOLLARD w/LIGHT
- STREET SIGN
- LIGHT POLE
- UTILITY POLE
- GUY POLE
- GUY WIRE
- MONITORING WELL
- FLOOD LIGHT
- WELL
- MARSH
- FINISHED FLOOR ELEVATION
- COULD NOT OPEN
- NO PIPES VISIBLE
- DOUBLE YELLOW LINE
- DASHED WHITE LINE
- SINGLE YELLOW LINE
- LANDSCAPED AREA
- EDGE OF PAVEMENT
- CONCRETE CURB
- SLOPED GRANITE EDGE
- BITUMINOUS CURB
- GUARD RAIL
- CHAIN LINK FENCE
- DRAINAGE LINE
- SEWER LINE
- OVERHEAD WIRE
- UNDERGROUND ELECTRIC
- TELEPHONE LINE
- GAS LINE
- WATER LINE
- STONE WALL
- TREE LINE
- 100'FT BUFFER ZONE
- 100'FT RIVER FRONT AREA
- 200'FT RIVER FRONT AREA
- LIMIT MEAN ANNUAL HIGH WATER
- LIMIT OF BANK
- VEGETATED WETLAND BOUNDARY

DIVCO West

120-132 Middlesex Ave
Somerville, Massachusetts

No.	Revision	Date	Apprd.
1	OWNER & CERTIFICATION UPDATES	2/17/22	CDR

Designed By	Checked By

Issued for: _____ Date: **June 10, 2021**

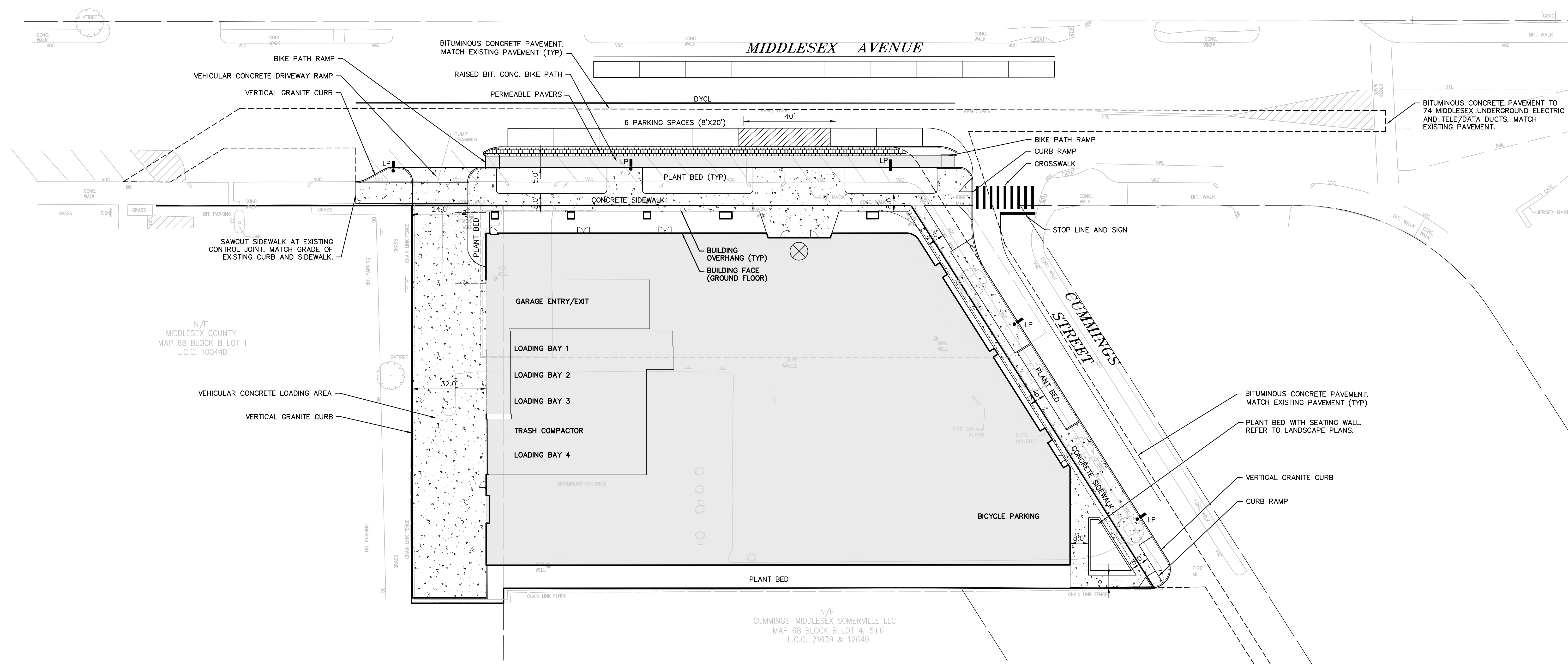
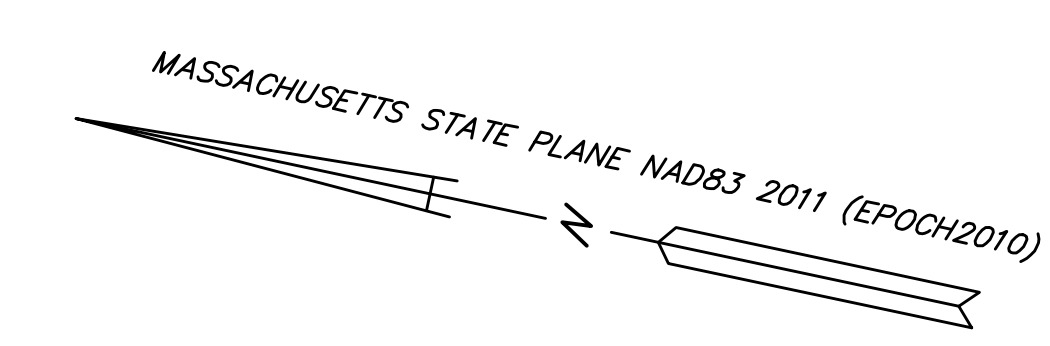
Drawing Title
**ALTA/NSPS
Land Title Survey**

Sv-1

Sheet 1 of 1

Project Number
14674.01

101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770



LEGEND AND ABBREVIATIONS

EXISTING	PROPOSED	EXISTING	PROPOSED

- GENERAL NOTES
1. THE CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND OBTAIN NECESSARY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL PAY FEES AND POST BONDS ASSOCIATED WITH THE SAME, AND COORDINATE WITH THE ENGINEER AND ARCHITECT AS REQUIRED.
 2. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND CONSTRUCTION MEANS AND METHODS.
 3. LIMIT OF WORK SHALL BE EROSION CONTROL BARRIERS, LIMIT OF GRADING, SITE PROPERTY LINES, AND/OR AS INDICATED ON DRAWINGS.
 4. PORTIONS OF THE ROADWAY, SIDEWALK, AND ROADSIDE AREA DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION PRIOR TO DISTURBANCE. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
 5. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER AND OWNER'S REPRESENTATIVE FOR RESOLUTION.
 6. CONTRACTOR SHALL VERIFY UTILITY STUB LOCATIONS AND ELEVATIONS IN THE FIELD PRIOR TO COMMENCING WORK.
 7. ANY ALTERATION TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE CONTRACTOR ON RECORD DRAWINGS.
 8. EXISTING TREES AND SHRUBS OUTSIDE THE LIMITS OF GRADING SHALL BE REMOVED ONLY UPON PRIOR APPROVAL OF THE OWNER.
 9. CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN A TRENCH PERMIT PRIOR TO ANY TRENCHING ON SITE IN ACCORDANCE WITH 520 CMR 14.00.
 10. FOR DRAWING LEGIBILITY, ALL EXISTING TOPOGRAPHIC FEATURES, EXISTING UTILITIES, PROPERTY BOUNDARIES, EASEMENTS, ETC. MAY NOT BE SHOWN ON ALL DRAWINGS. REFER TO ALL REFERENCED DRAWINGS AND OTHER DRAWINGS IN THIS SET FOR ADDITIONAL INFORMATION.

- LAYOUT AND MATERIALS NOTES
1. ALL WORK WITHIN CITY RIGHTS OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF SOMERVILLE STANDARDS AND SPECIFICATIONS.
 2. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.
 3. DIMENSIONS OF PARKING SPACES AND DRIVEWAYS ARE FROM FACE OF CURB.
 4. DIMENSIONS FROM BUILDING ARE FROM FACE OF BUILDING.
 5. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ALL DETAIL CONTIGUOUS TO THE BUILDING, LIGHTING, ENTRANCE PLAZA, DOORWAY PADS, LOADING DOCKS, ETC. CONTRACTOR SHALL STAKE OUT BUILDING FROM THE LATEST ARCHITECTURAL AND STRUCTURAL DRAWINGS.
 6. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN SITE PLAN DIMENSIONS AND BUILDING PLANS BEFORE PROCEEDING WITH ANY PORTION OF SITE WORK WHICH MAY BE AFFECTED SO THAT PROPER ADJUSTMENTS TO THE SITE LAYOUT CAN BE MADE IF NECESSARY.
 7. SIDEWALKS AND ACCESSIBLE RAMPS SHALL BE CONSTRUCTED PER MASSACHUSETTS STATE CODE AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES (WHICHEVER IS MORE STRINGENT).
 8. CONTRACTOR SHALL PROTECT EXISTING PROPERTY MONUMENTS AND ABUTTING PROPERTIES DURING CONSTRUCTION.

BEALS AND THOMAS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPIING, RECORDING OR OTHERWISE WITHOUT THE PRIOR WRITTEN PERMISSION OF BEALS AND THOMAS, INC. EXCEPT THAT ANY REGULATORY AUTHORITY MAY REPRODUCE AND TRANSMIT COPIES AS REQUIRED IN CONJUNCTION WITH PERFORMANCE OF OFFICIAL BUSINESS UNDER ITS JURISDICTION. ANY MODIFICATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF BEALS AND THOMAS, INC. SHALL RENDER IT INVALID AND UNUSABLE.



B&T DWG. NO.: 335300P008A-002

100% DESIGN DEVELOPMENT SEPTEMBER 16, 2022

FOR PERMITTING ONLY

ISSUE CHART

NO.	DESCRIPTION	DATE
1	SCHEMATIC DESIGN	2022.05.27
2	DESIGN DEVELOPMENT	2022.09.16
3	FOR PERMITTING	2022.09.20

Job Number: 157106.000
TITLE:

LAYOUT AND MATERIALS PLAN

SHEET NUMBER

C-3.0

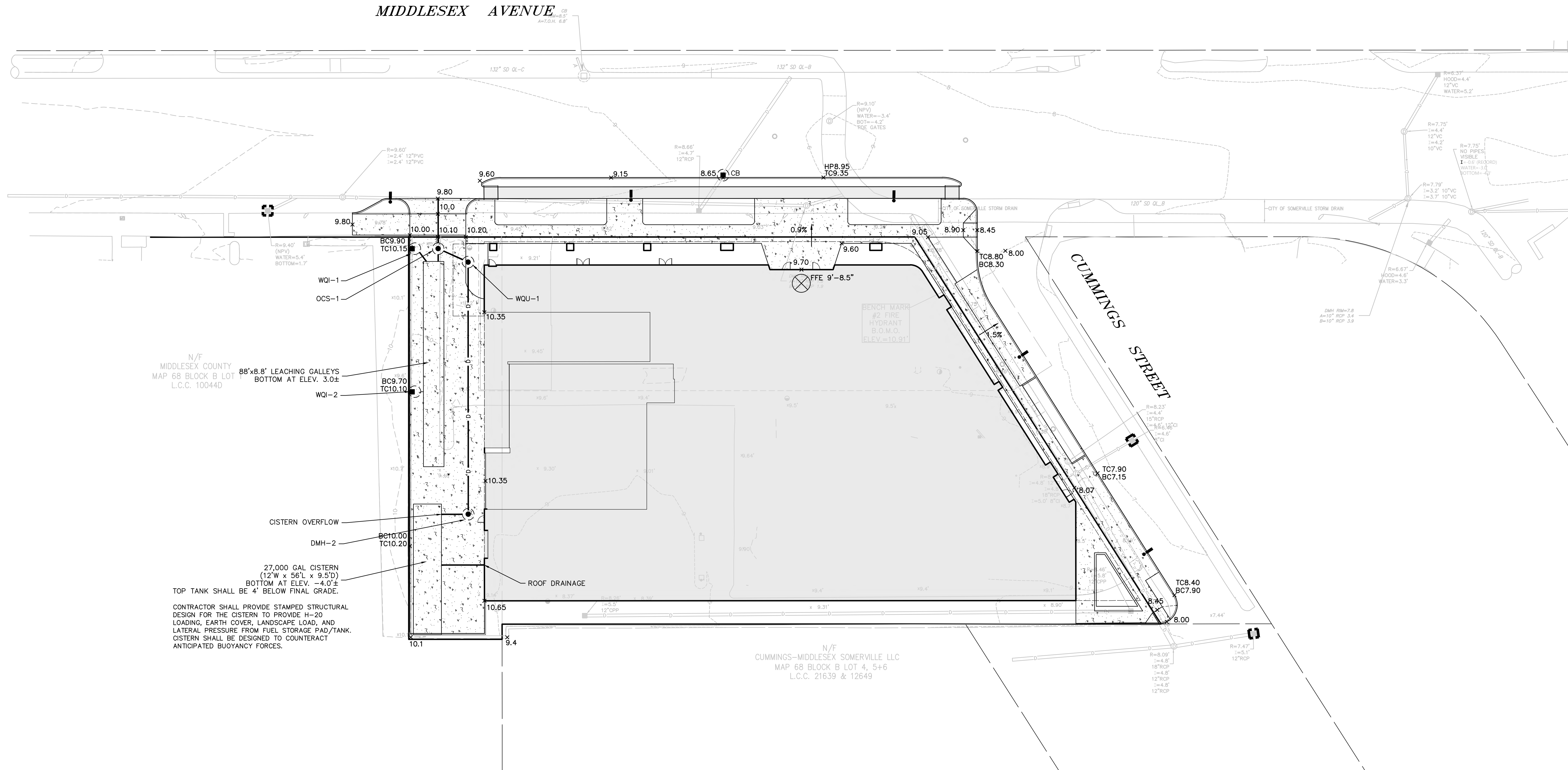
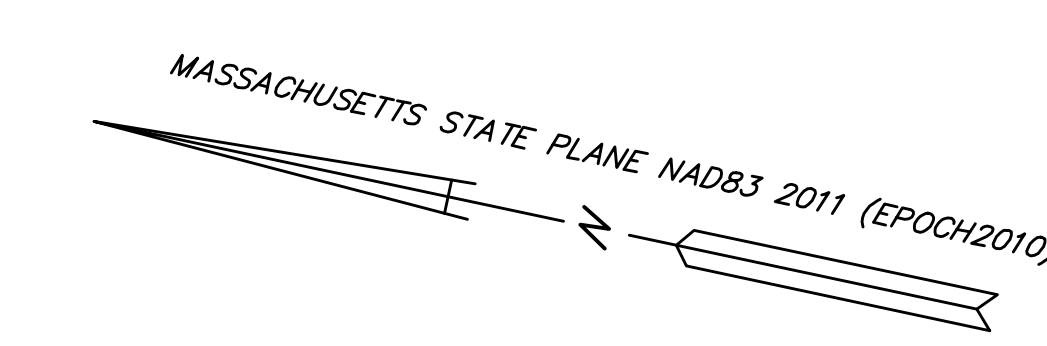
SCALE: 1" = 20'

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PAW 3/20/2022

- CIVIL
Beals+Thomas, Inc.
144 Turnpike Road, Southborough, MA 01772
- STRUCTURAL
Thornton Tomasetti
27 Woodwood Street, Suite 200, Boston, MA 02110
- MEP/FIT/SECURITY
BR+A Consulting Engineers
10 Guest Street, 4th Floor, Boston, MA 02135
- LANDSCAPING
Copley Wolff
10 Post Office Square, Suite 1315, Boston, MA 02109
- ENVELOPE
Simpson Gumpertz & Heger
480 Totten Pond Road, Waltham, MA 02451
- LIFE SAFETY
Code Red Consultants, LLC
154 Turnpike Road, Suite 200, Southborough, MA 01772
- LIGHTING
Horton Lees Brogden
233 Lewis Wharf, Boston, MA 02110
- SUSTAINABILITY
The Green Engineer, Inc.
23 Bradford St, Concord, MA 01742
- VERTICAL TRANSPORTATION/FACADE MAINTENANCE
Lerch Bates, Inc.
303 Wyman Street, Suite 351, Waltham, MA 02451
- ACoustICAL
Acentech
33 Moulton Street, Cambridge, MA 02138
- PARKING
Desman Associates
18 Tremont Street, Suite 300, Boston, MA 02108
- CONTRACTOR
John Moriarty & Associates
3 Church Street, #2, Winchester, MA 01890



N/F
MIDDLESEX COUNTY
MAP 68 BLOCK B LOT
L.C.C. 10044D

88'x8.8' LEACHING GALLEYS
BOTTOM AT ELEV. 3.0±

CISTERN OVERFLOW
DMH-2
27,000 GAL CISTERN
(12'W x 56'L x 9.5'D)
BOTTOM AT ELEV. -4.0±
TOP TANK SHALL BE 4' BELOW FINAL GRADE.

CONTRACTOR SHALL PROVIDE STAMPED STRUCTURAL
DESIGN FOR THE CISTERN TO PROVIDE H-20
LOADING, EARTH COVER, LANDSCAPE LOAD, AND
LATERAL PRESSURE FROM FUEL STORAGE PAD/TANK.
CISTERN SHALL BE DESIGNED TO COUNTERACT
ANTICIPATED BUOYANCY FORCES.

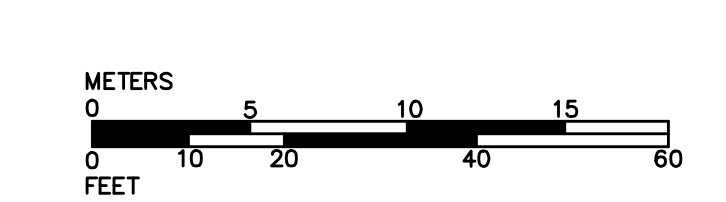
N/F
CUMMINGS-MIDDLESEX SOMERVILLE LLC
MAP 68 BLOCK B LOT 4, 5+6
L.C.C. 21639 & 12649

GRADING NOTES

1. WORK PERFORMED AND MATERIALS FURNISHED SHALL CONFORM WITH THE LINES, GRADES AND OTHER SPECIFIC REQUIREMENTS AND SPECIFICATIONS OF THE CITY/TOWN OF SOMERVILLE ENGINEERING DEPARTMENT AND DPW.
2. AT LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS. PITCH EVENLY BETWEEN SPOT GRADES. GRADE ALL AREAS TO DRAIN.
3. CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.
4. GRADES FOR ALL SIDEWALKS AND ACCESSIBLE RAMPS SHALL MEET THE REQUIREMENTS OF MASSACHUSETTS STATE CODE ARCHITECTURAL ACCESS BOARD (MAAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES (WHICHEVER IS MORE STRINGENT).
5. GRADES SHALL PITCH EVENLY BETWEEN SPOT ELEVATIONS. PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/8" PER FOOT UNLESS SPECIFIED OTHERWISE. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONTINUING WORK.
6. THE CONTRACTOR SHALL SCHEDULE WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PUDDLING OR PONDING. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED CURB MAY RETAIN RUNOFF PRIOR TO APPLICATION OF THE FINISH GRADE AND/OR SURFACE PAVING. CONTRACTOR SHALL PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.

BEALS AND THOMAS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

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B&T DWG. NO.: 335300P008A-003

100% DESIGN DEVELOPMENT SEPTEMBER 16, 2022

PROJECT

120 MIDDLESEX
SOMERVILLE, MA 02145

DIVCOWEST
181 Morgan Avenue, Floor 2
Cambridge, MA 02141

FOR PERMITTING ONLY

ISSUE CHART

NO.	DATE	DESCRIPTION
3	2028.03.20	FOR PERMITTING
2	2022.09.16	DESIGN DEVELOPMENT
1	2022.05.27	SCHEMATIC DESIGN
0	2022.03.20	ISSUE

Job Number 157106.000
TITLE

GRADING AND DRAINAGE PLAN

SHEET NUMBER

C-4.0

SCALE: 1" = 20'

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100% DESIGN DEVELOPMENT SEPTEMBER 16, 2022

PROJECT

120 MIDDLESEX
SOMERVILLE, MA 02145



181 Morgan Avenue, Floor 2
Cambridge, MA 02141

FOR PERMITTING
ONLY

ISSUE CHART

NO.	DATE	DESCRIPTION
1	2022.03.20	FOR PERMITTING
2	2022.09.16	DESIGN DEVELOPMENT
3	2022.05.27	SCHEMATIC DESIGN
4	2022.05.27	DATE
Job Number		157106.000
TITLE		UTILITY PLAN

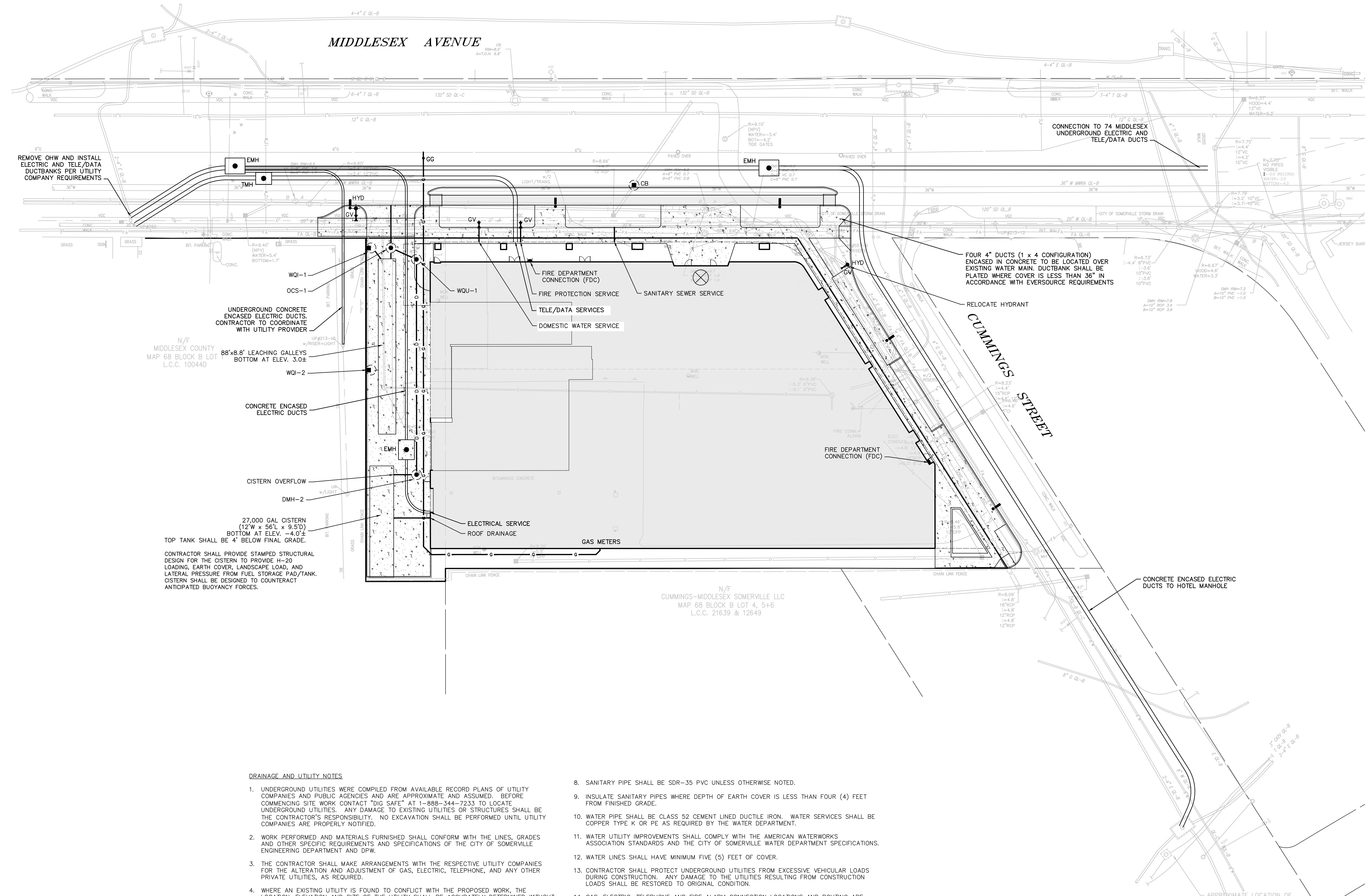
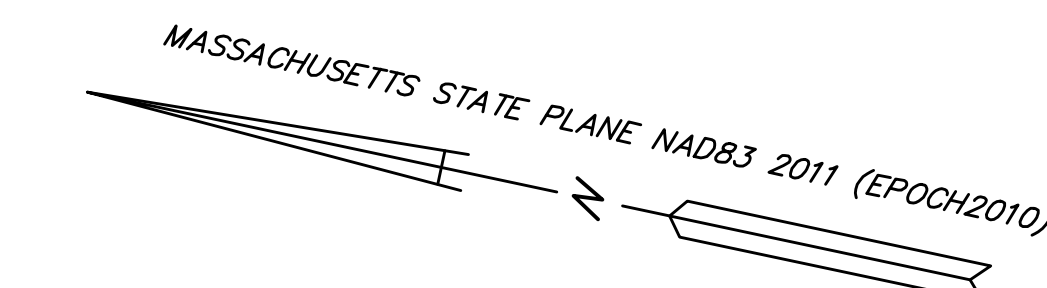
UTILITY PLAN

SHEET NUMBER

C-5.0

SCALE: 1" = 20'

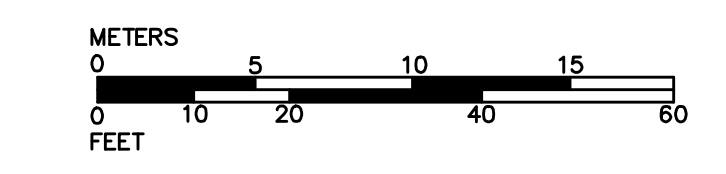
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- DRAINAGE AND UTILITY NOTES**
- UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE AND ASSUMED. BEFORE COMMENCING SITE WORK CONTACT "DIG SAFE" AT 1-888-344-7233 TO LOCATE UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE PERFORMED UNTIL UTILITY COMPANIES ARE PROPERLY NOTIFIED.
 - WORK PERFORMED AND MATERIALS FURNISHED SHALL CONFORM WITH THE LINES, GRADES AND OTHER SPECIFIC REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF SOMERVILLE ENGINEERING DEPARTMENT AND DPW.
 - THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE RESPECTIVE UTILITY COMPANIES FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, AND ANY OTHER PRIVATE UTILITIES, AS REQUIRED.
 - 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 OWNER AND ENGINEER FOR RESOLUTION.
 - UTILITY COVERS, GRATES, ETC. SHALL BE ADJUSTED TO BE FLUSH WITH THE PAVEMENT FINISH GRADE UNLESS OTHERWISE NOTED. RIM ELEVATIONS OF DRAINAGE STRUCTURES AND SANITARY SEWER MANHOLES ARE APPROXIMATE.
 - CONTRACTOR SHALL INSTALL UTILITIES (INCLUDING CONCRETE PADS) PER UTILITY COMPANY AND DPW STANDARDS.
 - DRAINAGE PIPE SHALL BE REINFORCED CONCRETE PIPE EXCEPT WHERE NOTED OTHERWISE.
 - SANITARY PIPE SHALL BE SDR-35 PVC UNLESS OTHERWISE NOTED.
 - INSULATE SANITARY PIPES WHERE DEPTH OF EARTH COVER IS LESS THAN FOUR (4) FEET FROM FINISHED GRADE.
 - WATER PIPE SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON. WATER SERVICES SHALL BE COPPER TYPE K OR PE AS REQUIRED BY THE WATER DEPARTMENT.
 - WATER UTILITY IMPROVEMENTS SHALL COMPLY WITH THE AMERICAN WATERWORKS ASSOCIATION STANDARDS AND THE CITY OF SOMERVILLE WATER DEPARTMENT SPECIFICATIONS.
 - WATER LINES SHALL HAVE MINIMUM FIVE (5) FEET OF COVER.
 - CONTRACTOR SHALL PROTECT UNDERGROUND UTILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY DAMAGE TO THE UTILITIES RESULTING FROM CONSTRUCTION LOADS SHALL BE RESTORED TO ORIGINAL CONDITION.
 - GAS, ELECTRIC, TELEPHONE AND FIRE ALARM CONNECTION LOCATIONS AND ROUTING ARE SUBJECT TO REVIEW AND APPROVAL BY APPROPRIATE UTILITY COMPANIES AND FIRE DEPARTMENT. CONTRACTOR SHALL COORDINATE CONNECTION TO MUNICIPAL FIRE ALARM.
 - EXCAVATION WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE PERFORMED BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
 - UNLESS OTHERWISE INDICATED, EXISTING UTILITIES TO BE ABANDONED SHALL BE CAPPED AND ABANDONED IN PLACE UNLESS THEY CONFLICT WITH PROPOSED IMPROVEMENTS. CAP REMAINING PORTIONS WHERE PARTIALLY REMOVED.
 - ABANDON EXISTING UTILITY SERVICES IN ACCORDANCE WITH UTILITY COMPANY AND CITY REQUIREMENTS.

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