# ASSEMBLY'S EDGE ISSUED FOR SPECIAL PERMIT WITH SITE PLAN REVIEW (SPSR-A)

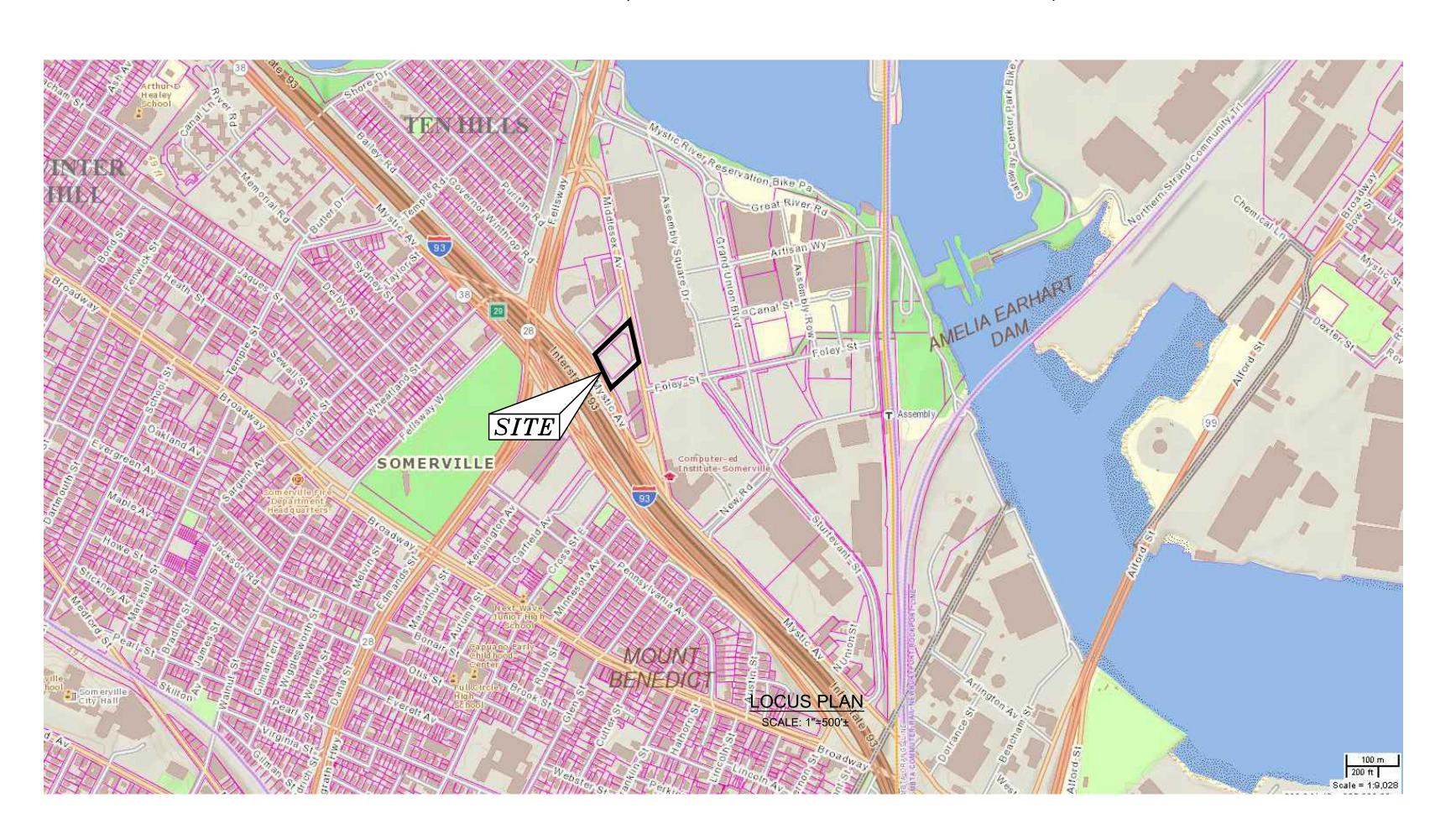
SOMERIVLLE, MASSACHUSETTS APRIL 18, 2018

PREPARED FOR:

KEMS CORP

35 DOTY AVENUE

DANVERS, MASSACHUSETTS, 01923



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ASSEMBLY'S EDGE 845 MCGRATH HIGHWAY SOMERVILLE, MA

DEVELOPER:
KEMS CORPORATION
35 DOTY AVENUE
DANVERS, MA 01923

ARCHITECT:
KHALSA DESIGN INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

VERDANT LANDSCAPE ARCHITECTUF
318 HARVARD ST, SUITE 25
BROOKLINE, MA 02446

DESIGN CONSULTANTS, INC 120 MIDDLESEX AVE #20 SOMERVILLE, MA 02145 (617)-766-3350 ALLIED CONSULTING ENGINE

SERVICES, INC 151 LAVAN ST WARWICK, RHODE ISLAND 0288 (401)-461-7888

WSP USA 88 BLACK FALCON AVENUE, SUITE 210 BOSTON, MA 02210 (617)-210-1600

VANASSE HANGEN BRUSTLIN INC.
99 HIGH STREET, #10
BOSTON, MA 02210
(617)-728-7777

MCDERMOTT, QUILTY & MILLER LL 28 STATE ST, SUITE 802 BOSTON, MA 02109 (617)-946-4600

ROJECT INFO

REV DESCRIPTION DATE



STAMP

TITLE SHEET

EET NAME:

T1.0

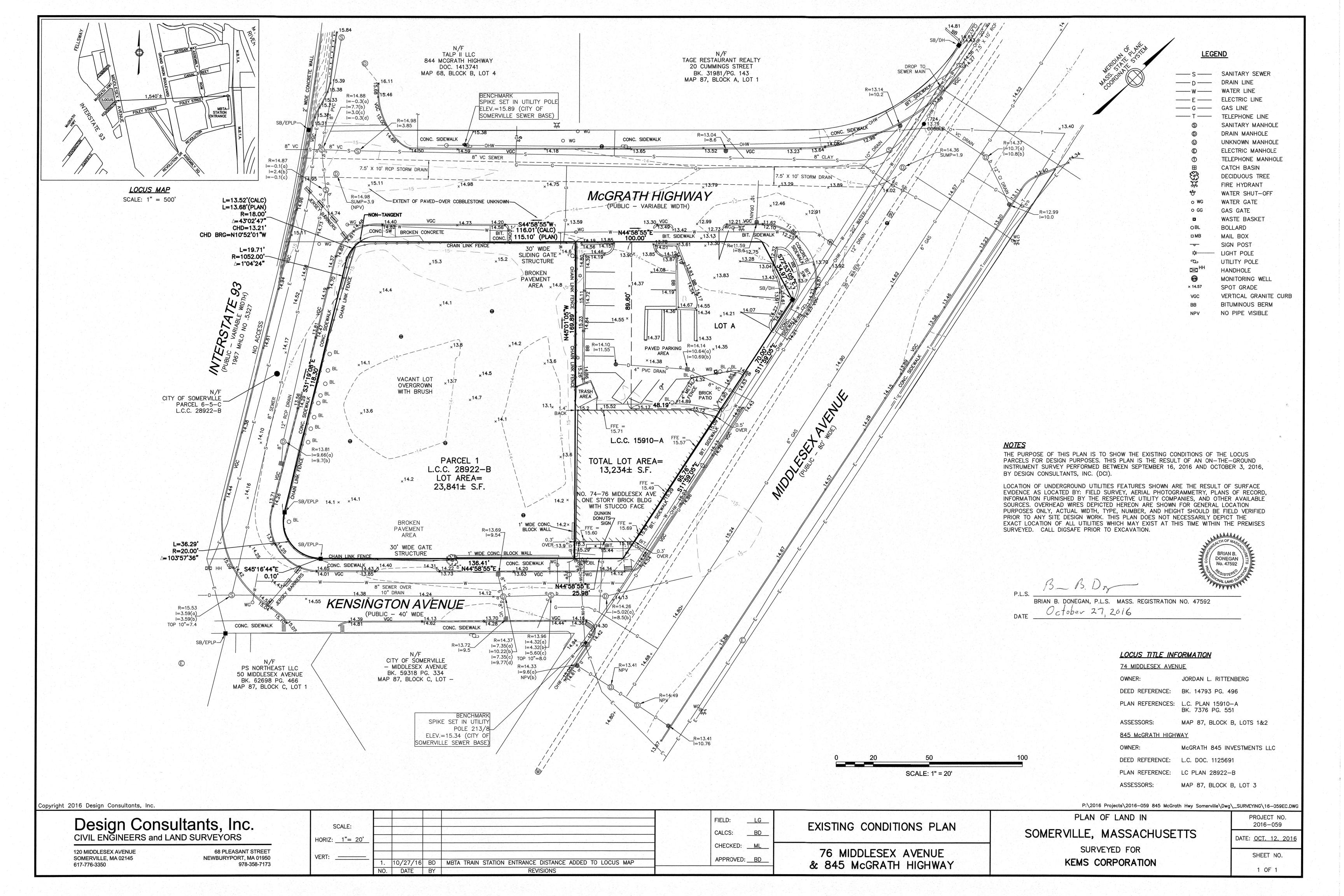
DR BY: MSK

CHK BY: MFC

PROJ NO: 2016-059

SCALE: N.T.S.

SPSR-A APPLICATION



### **GENERAL NOTES**

ALL WORK PERFORMED AS PART OF THIS PROJECT SHALL CONFORM TO THE STANDARDS OF THE CITY OF SOMERVILLE, DEPT. OF PUBLIC WORKS AND ANY OTHER AGENCY WITH AUTHORITY IN THIS AREA.

CONTRACTOR TO MAINTAIN WORK AREA IN A CLEAN CONDITION. NO CONSTRUCTION DEBRIS SHALL BE ALLOWED TO ACCUMULATE WITHIN THE WORKSITE AND NO DIRT, GRAVEL, ETC. SHALL BE ALLOWED TO ACCUMULATE ON THE PUBLIC RIGHT-OF-WAY.

AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

### **UTILITY & DRAINAGE NOTES**

- 1. THE LOCATION OF AND SIZE OF BURIED UTILITIES ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY BY DESIGN CONSULTANTS INC., PLANS OF RECORD & PLANS FROM RESPECTIVE UTILITY COMPANIES.
- 2. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION AND SIZE OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME INSIDE OR OUTSIDE OF EXISTING OR PROPOSED BUILDINGS, ON THE SUBJECT PROPERTY, WITHIN THE STREET ROW, OR ON ABUTTING LOTS.
- 3. CONTACT DIG-SAFE AT 1-888-344-7233 OR 1-800-322-4844 AT LEAST 72 HOURS PRIOR TO EXCAVATION. THE CITY OF SOMERVILLE MUNICIPAL UTILITIES (WATER, SEWER, & DRAIN) ARE NOT PART OF DIG-SAFE. CONTACT THE CITY OF SOMERVILLE FOR THE MARKING OF MUNICIPAL UTILITIES.
- 4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE AND 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.
- ALL EXISTING UTILITY SERVICE CONNECTIONS SHALL BE ABANDONED UNLESS NOTED OTHERWISE. CUTTING AND CAPPING OF DESIGNATED WATER AND SEWER SERVICES SHALL OCCUR AT THE MAIN IN THE STREET, BY THE CONTRACTOR, IN ACCORDANCE WITH THE CITY OF SOMERVILLE STANDARDS. THE PROPOSED GAS, ELECTRIC AND/OR CATV INSTALLATION AND ABANDONMENT OF EXISTING CONNECTIONS SHALL BE COORDINATED BY THE CONTRACTOR WITH THE RESPECTIVE COMPANIES.
- 6. FINAL DEMARCATION POINTS FOR GAS, ELECTRIC, TELEPHONE, AND COMMUNICATION SERVICE ENTRANCES ARE SUBJECT TO APPROVALS OF EACH PROVIDER.
- 7. ALL UTILITIES SHOWN ON THIS SITE ARE TO THE EXTERIOR OF THE BUILDING FOUNDATION ONLY. UTILITIES THROUGH THE FOUNDATION AND INSIDE THE BUILDING ARE THE RESPONSIBILITY OF THE MECHANICAL ENGINEER. SEE MECHANICAL ENGINEERING PLANS.
- 8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND RECORDING THE EXACT LOCATION OF ALL PROPOSED UTILITY CONNECTIONS.
- 9. NEW WATER SERVICES MUST BE LEFT SHUT OFF AT THE MAIN ON THE STREET UNTIL ACTIVATED BY CITY OF SOMERVILLE.
- 10. TEST PITS SHALL BE REQUIRED TO DETERMINE SUBSURFACE SOILS AND ESTABLISH MEAN HIGH GROUNDWATER ELEVATION PRIOR TO ORDERING AND INSTALLATION OF STORMWATER MANAGEMENT SYSTEM COMPONENTS. ADJUSTMENTS TO SYSTEM MAY BE REQUIRED PER TEST RESULTS. THE CONTRACTOR SHOULD INCLUDE A MINIMUM OF 10 TEST PITS IN THE PROJECT BID FOR STORMWATER ITEMS.
- 11. THE CONTRACTOR SHALL SUPPLY ALL PIPING FOR THE UTILITY SERVICES AND SHALL SUPPLY ALL ASSOCIATED APPURTENANCES, FITTING AND VALVES UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL PERFORM ALL WET AND DRY TAPS AS PART OF THE CONTRACT.
- 12. CITY OF SOMERVILLE RESERVES THE RIGHT TO INSPECT ALL FACILITIES DISCHARGING TO THE CITY OF SOMERVILLE DRAIN AND SEWER SYSTEMS. A DYE TEST SHALL BE PERFORMED PRIOR TO THE ISSUANCE OF AN OCCUPANCY
- 13. PRIOR TO CONSTRUCTION OF NEW SANITARY SEWER AND STORM DRAIN LINES, CONTRACTOR SHALL PERFORM TEST PITS AT LOCATIONS OF EXISTING LATERAL CONNECTIONS FOR SANITARY SEWER AND STORM DRAINS TO CONFIRM INVERTS OF LATERALS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY.
- 14. 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 SHALL BE FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
- 15. TRENCH AREAS FOR THE CONSTRUCTION OF THE UNDERGROUND UTILITIES ARE TO BE REPATCHED WITH SAME MATERIAL AT THE SAME DEPTH AS THE EXISTING MATERIAL. THE AREAS OF TRENCHING SHALL BE NEATLY SAW-CUT AND THE NEW PATCHING MATERIAL SHALL BE PROPERLY SEALED IN ACCORDANCE WITH THE CITY OF SOMERVILLE MUNICIPAL STANDARDS.
- 16. DURING EXCAVATION AND CONSTRUCTION OF PIPES AND STRUCTURES, TRENCHES MUST BE ADEQUATELY BRACED AND PROTECTED AGAINST CAVE-IN.
- 17. NO TRENCHES ARE ALLOWED TO REMAIN OPEN OVERNIGHT. ALL TRENCHES SHALL BE BACKFILLED AT THE END OF THE WORK DAY OR COVERED WITH STEEL PLATES PER 520 CMR 14.00 EXCAVATION AND TRENCH SAFETY. IF STEEL PLATES ARE USED, THE TOTAL LENGTH OF PLATES IN THE TRAVELED WAY SHALL LIMITED TO 50'.
- 18. ALL CUTS IN ASPHALT AND CONCRETE SHALL BE SAW CUT.

# **LEGEND EXISTING:**

_	cs	COMBINED SEWER & DRAIN	₩ ₩	CATCH BASIN
_	s	SANITARY SEWER		DECIDUOUS TRE
_	D	DRAIN LINE		CONIFEROUS TR
_		WATER LINE	.>///.	PLANTER
_	OHW	ELECTRIC LINE	\$6	FIRE HYDRANT
_	—— G ——	GAS LINE	o WG	WATER GATE
-	— т ——	TELEPHONE LINE	o gg	GAS GATE
-	ST	STEAM LINE	WB	WASTE BASKET
	(\$)	SANITARY MANHOLE	O PM	PARKING METER
	<b>D</b>	DRAIN MANHOLE	□ MB	MAIL BOX
	$\bigcirc$	UNKNOWN MANHOLE	<b>O</b> TS	TRAFFIC SIGNAL
	E	ELECTRIC MANHOLE	T)	UTILITY POLE
		TELEPHONE MANHOLE	× 20.85	SPOT GRADE

# PROPOSED:

wv ► w.g.	WATER GATE	D	DRAIN MANHOLE (DMH)			
G.G.	GAS GATE	$\blacksquare$	CATCH BASIN (CB)			
	TEST PIT STOCKADE	<u>S</u>	SEWER MANHOLE (SMH)			
——————————————————————————————————————	SEWER LINE GAS LINE					
——————————————————————————————————————	DOMESTIC WATER LINE					
——FIRE——						
——ETC——						
——D——	DRAIN LINE					
+ 16.38	SPOT GRADE					
32 TC,BC TW,BW INSP	CONTOUR TOP OF CURB, BOTTOM OF CURB TOP OF WALL, BOTTOM OF WALL INSPECTION PORT					
• CO	CLEAN OUT					
	LANDSCAPED AREA	S				
4 4	CEMENT CONCRETE SIDEWALK					
	PERMEABLE PAVERS					
,	BIORETENTION BASIN					
	PROPERTY LINE					
	VERTICAL GRANITE CURBING					
BL⊗	COLLAPSIBLE BOLLARD					
a de	BIKE RACK					

## PIPE MATERIALS:

SANITARY SEWER: 8" PVC ASTM D3034-SDR 35.

WATER: DOMESTIC: 4" AND 6" DICL PIPE, TO BE CONFIRMED BY MEP.

ROOF DRAINS: 8" PVC SCHEDULE 40

LOCUS TITLE INFORMATION

12" DICL PIPE, TO BE CONFIRMED BY MEP.

ALL WATER LINES SHALL HAVE A MINIMUM OF 5 FEET

OF COVER.

74 MIDDLESEX AVENUE

JORDAN L. RITTENBERG OWNER: DEED REFERENCE: BK. 14793 PG. 496

PLAN REFERENCES: L.C. PLAN 15910-A

ASSESSORS: MAP 87, BLOCK B, LOTS 1&2

BK. 7376 PG. 551

845 McGRATH HIGHWAY

OWNER: McGRATH 845 INVESTMENTS LLC

DEED REFERENCE: L.C. DOC. 1125691 PLAN REFERENCE: LC PLAN 28922-B

ASSESSORS: MAP 87, BLOCK B, LOT 3

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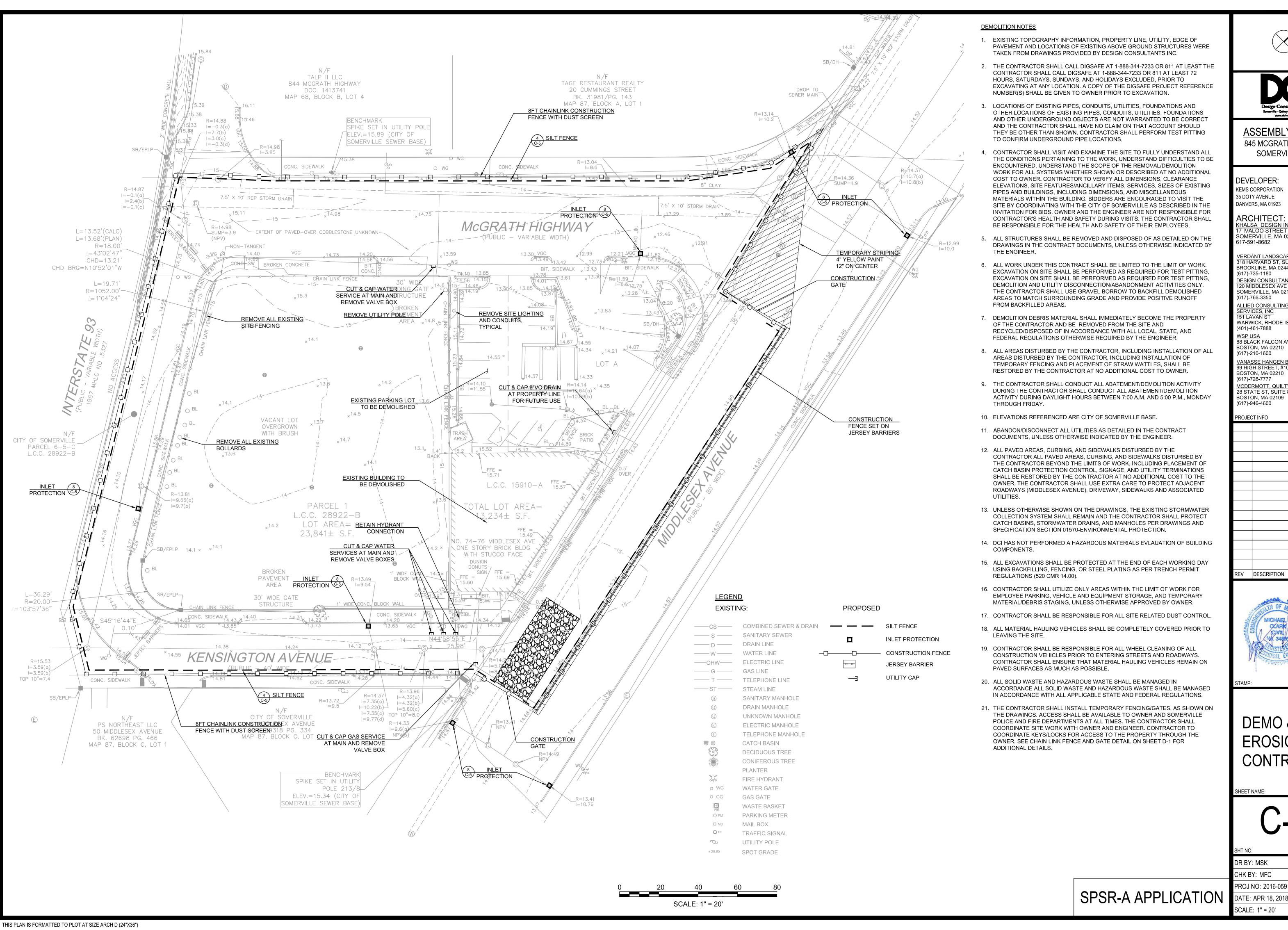
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DEMO & **EROSION CONTROL** 

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