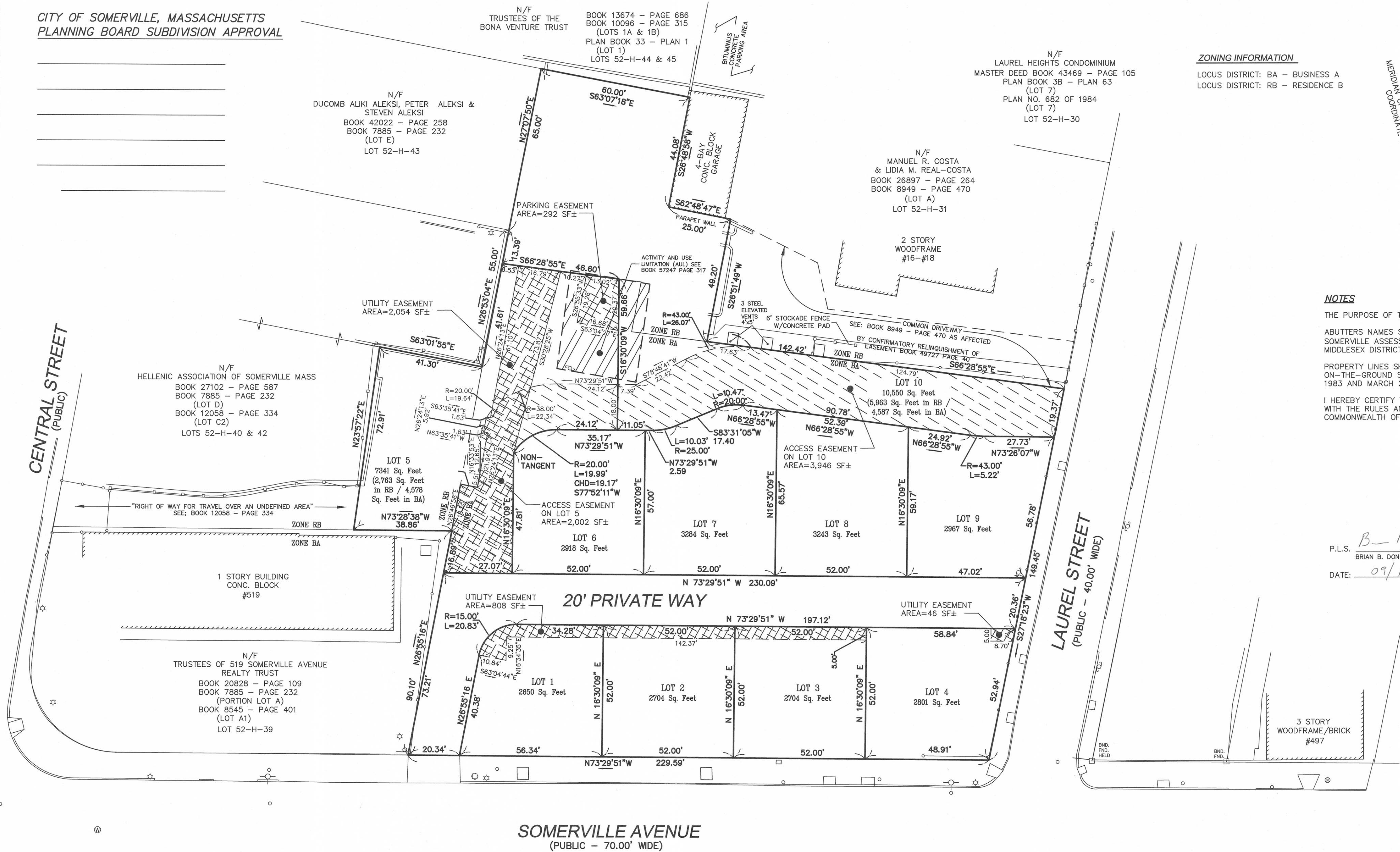
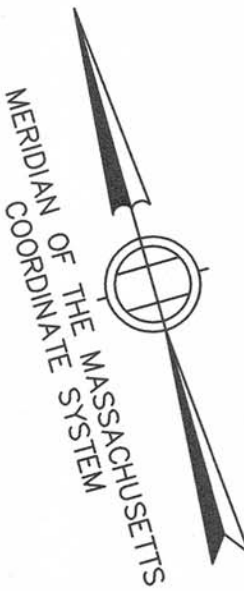


CITY OF SOMERVILLE, MASSACHUSETTS
PLANNING BOARD SUBDIVISION APPROVAL



ZONING INFORMATION

LOCUS DISTRICT: BA - BUSINESS A
LOCUS DISTRICT: RB - RESIDENCE B



RESERVED FOR REGISTERS USE ONLY

NOTES

THE PURPOSE OF THIS PLAN IS TO CREATE LOTS 1 THROUGH 10.
ABUTTERS NAMES SHOWN HEREON WERE TAKEN FROM THE CITY OF SOMERVILLE ASSESSOR'S INFORMATION AS VERIFIED ON THE SOUTHERN MIDDLESEX DISTRICT REGISTRY OF DEEDS WEBSITE.
PROPERTY LINES SHOWN HEREON ARE THE RESULT OF AN ACTUAL ON-THE-GROUND SURVEY PERFORMED ON OR BETWEEN OCTOBER 20, 1983 AND MARCH 2004 BY DESIGN CONSULTANTS, INC.
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



P.L.S. B. B. Donegan
BRIAN B. DONEGAN, P.L.S. MASS. REGISTRATION NO. 47592
DATE: 09/12/14

LOCUS TITLE INFORMATION

515 SOMERVILLE AVENUE
OWNER: DEVB, LLC
DEED REFERENCE: BOOK 63569 - PAGE 571
PLAN REFERENCE: PLAN NO. 9 OF 1994, REC'D. AS BK. 24136 - PG. 114
ASSESSORS MAP 52, BLOCK H, LOTS 32-38, 41

Design Consultants, Inc.
Consulting Engineers and Surveyors

SCALE:
HORIZ: 1"=20'
VERT: _____

NO.	DATE	BY	REVISIONS
2	9/12/14	BD	EASEMENTS ADDED
1	8/4/14	RB	LOTS 6-10

FIELD: L.J.G.
CALCS: K.M.T.
CHECKED: E.J.C.
APPROVED: E.J.C.

SUBDIVISION PLAN OF LAND
515 SOMERVILLE AVENUE

PLAN OF LAND IN
SOMERVILLE, MASSACHUSETTS
SURVEYED FOR
DOUGLAS BEAUDET

PROJECT NO.
2013-099
DATE: AUG. 6, 2014
SHEET NO.
1 OF 1

ALL WORK PERFORMED AS PART OF THIS PROJECT SHALL CONFORM TO 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.

SEE SHEET C2 FOR CONSTRUCTION NOTES.

SEE "SUBDIVISION PLAN OF LAND," BY DCI, REVISED 9/12/14.
FOR UTILITY AND ACCESS EASEMENTS.

PIPE MATERIALS:

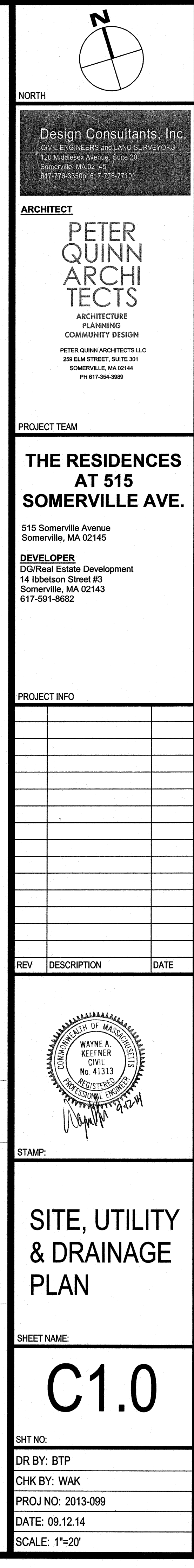
(TO BE CONFIRMED WITH MECHANICAL ENGINEER)

ROOF DRAIN: 8" PVC ASTM D3034-SDR 35,
UNLESS OTHERWISE NOTED.

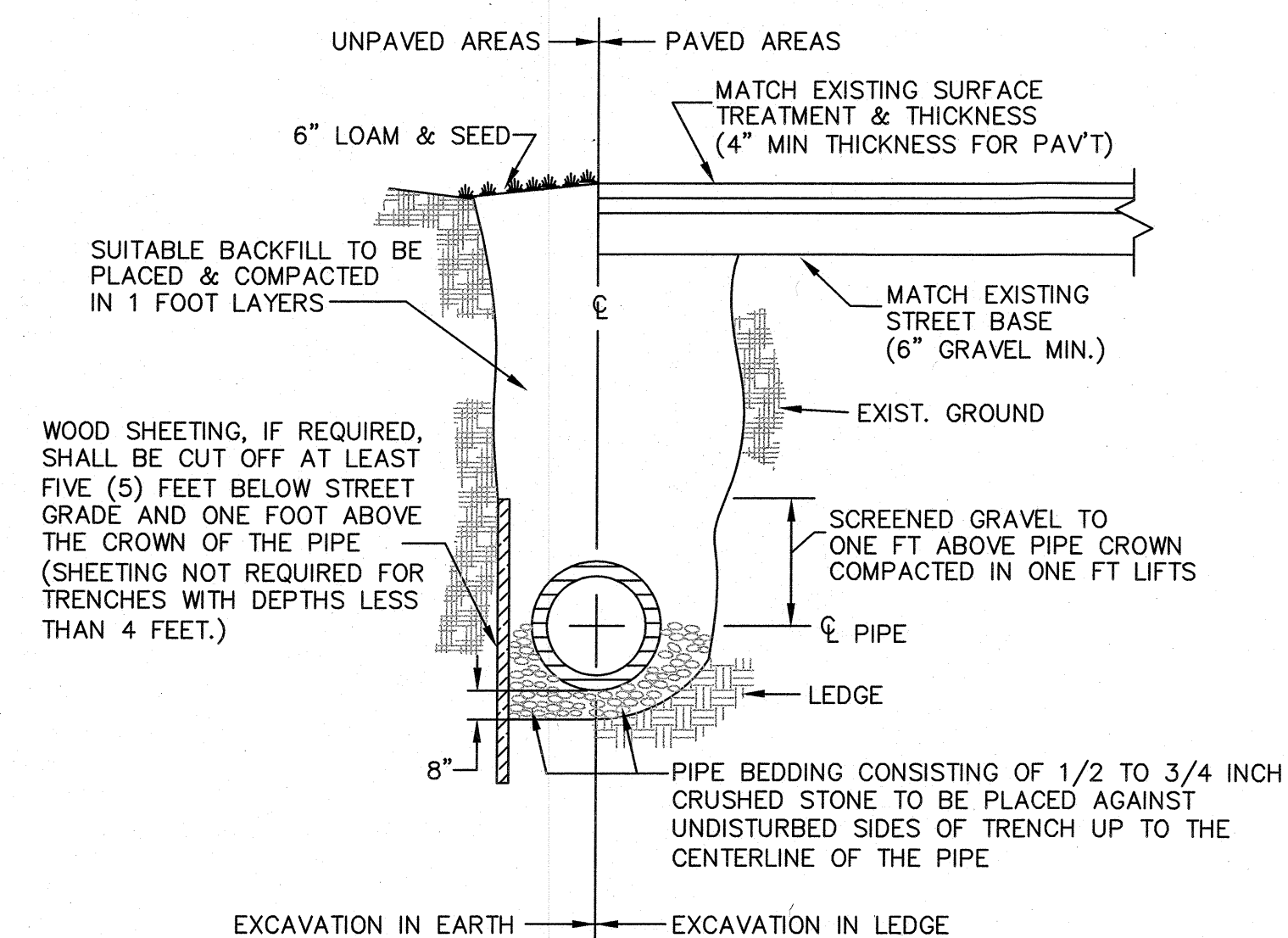
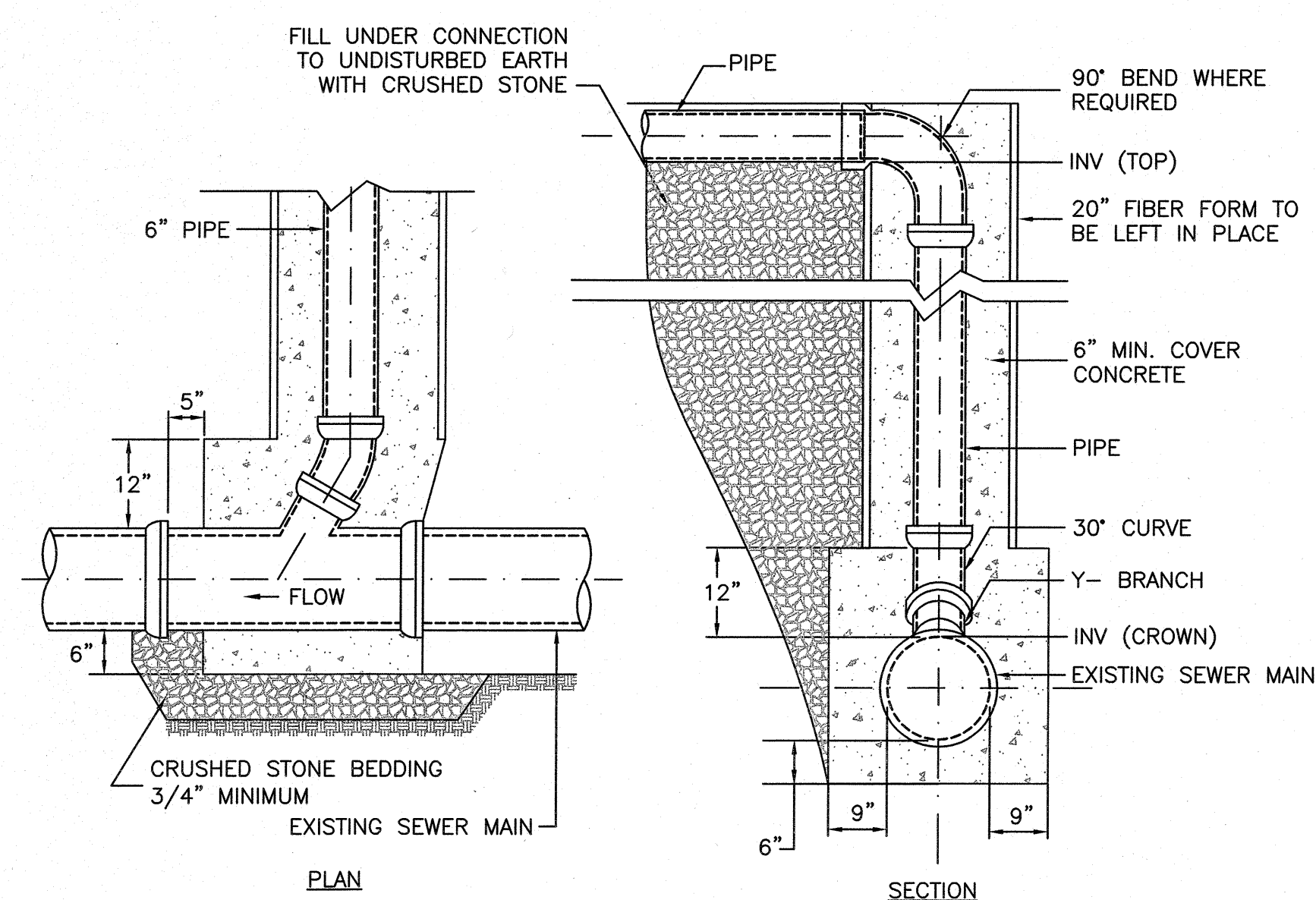
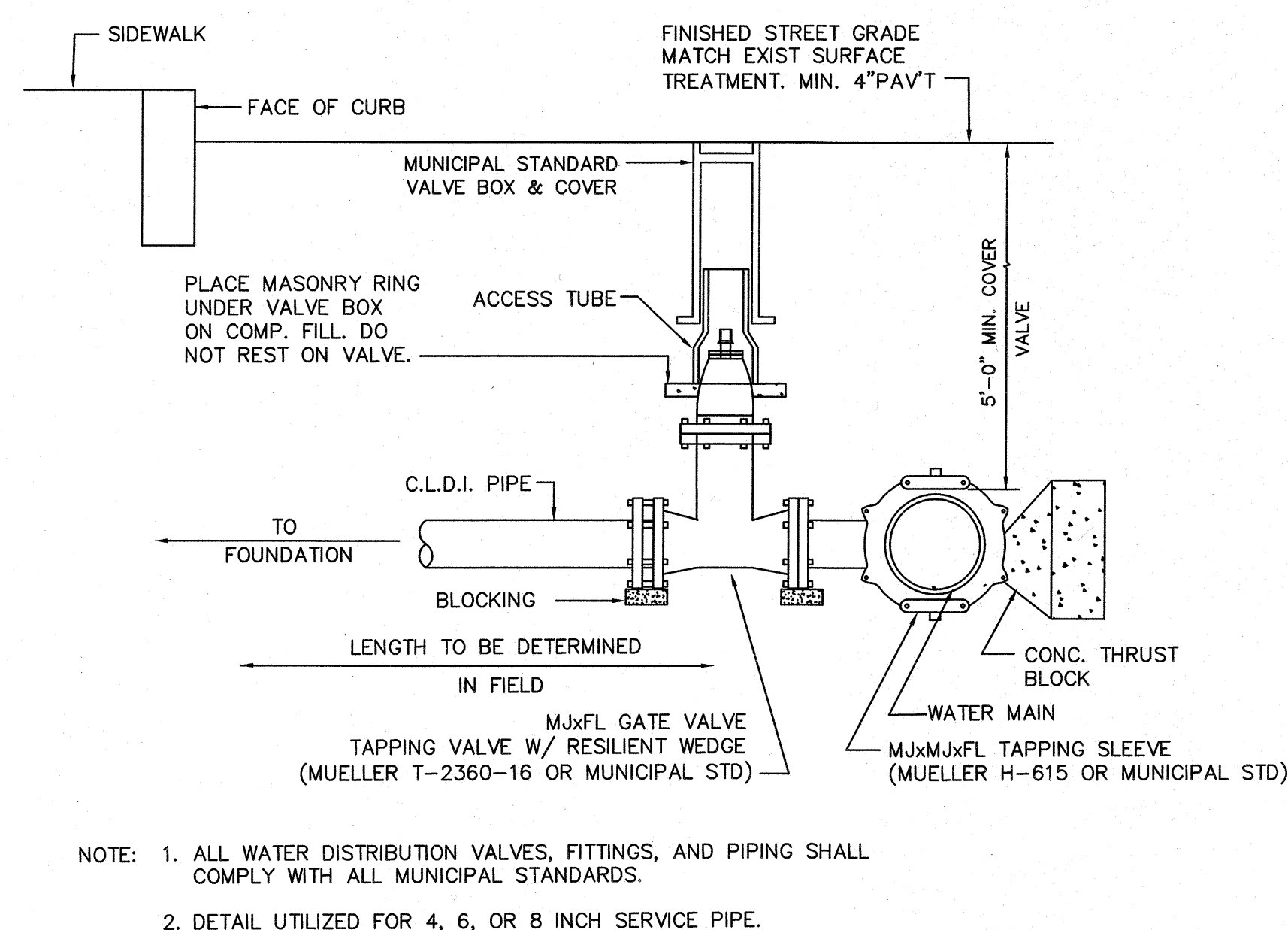
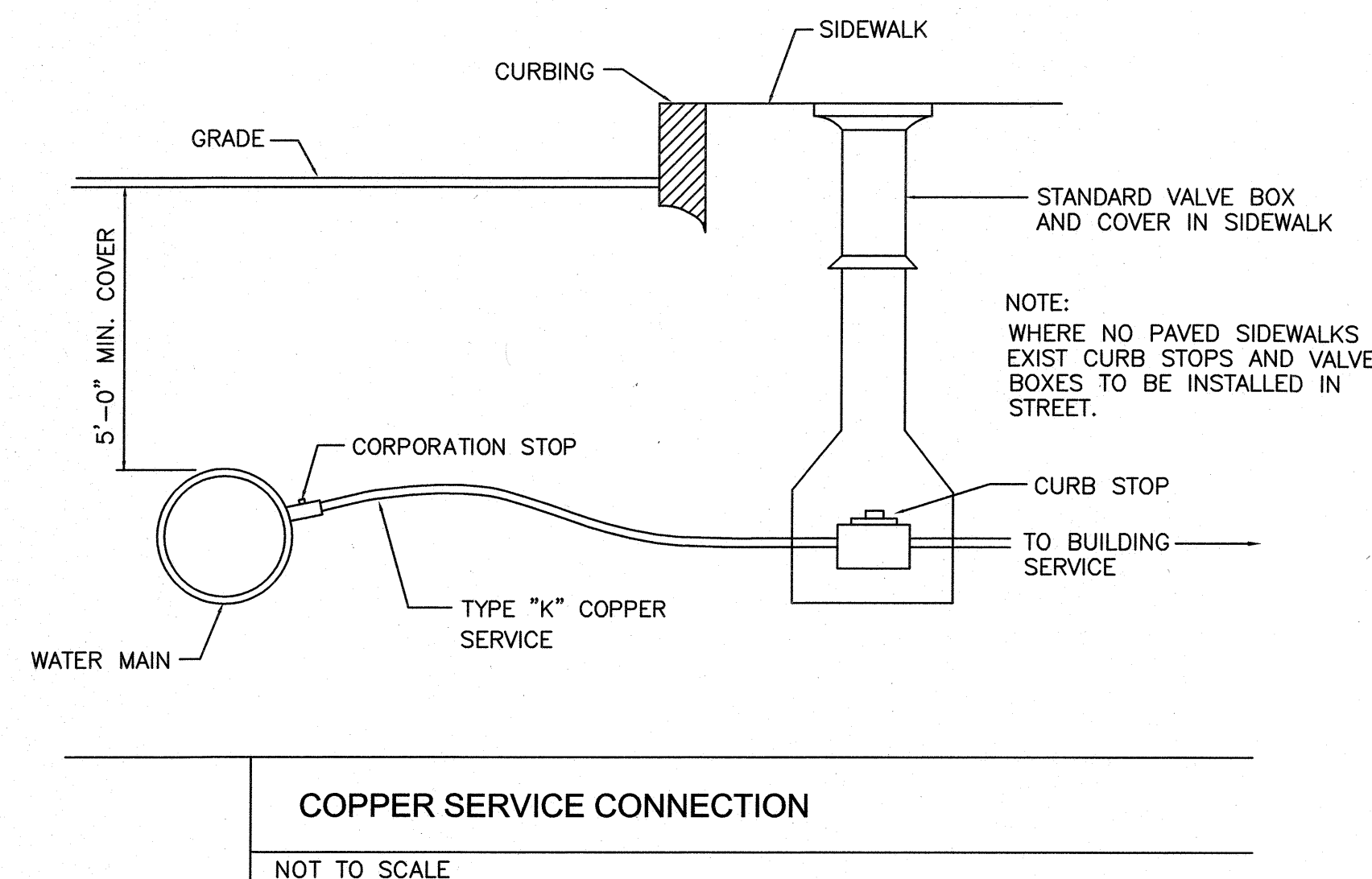
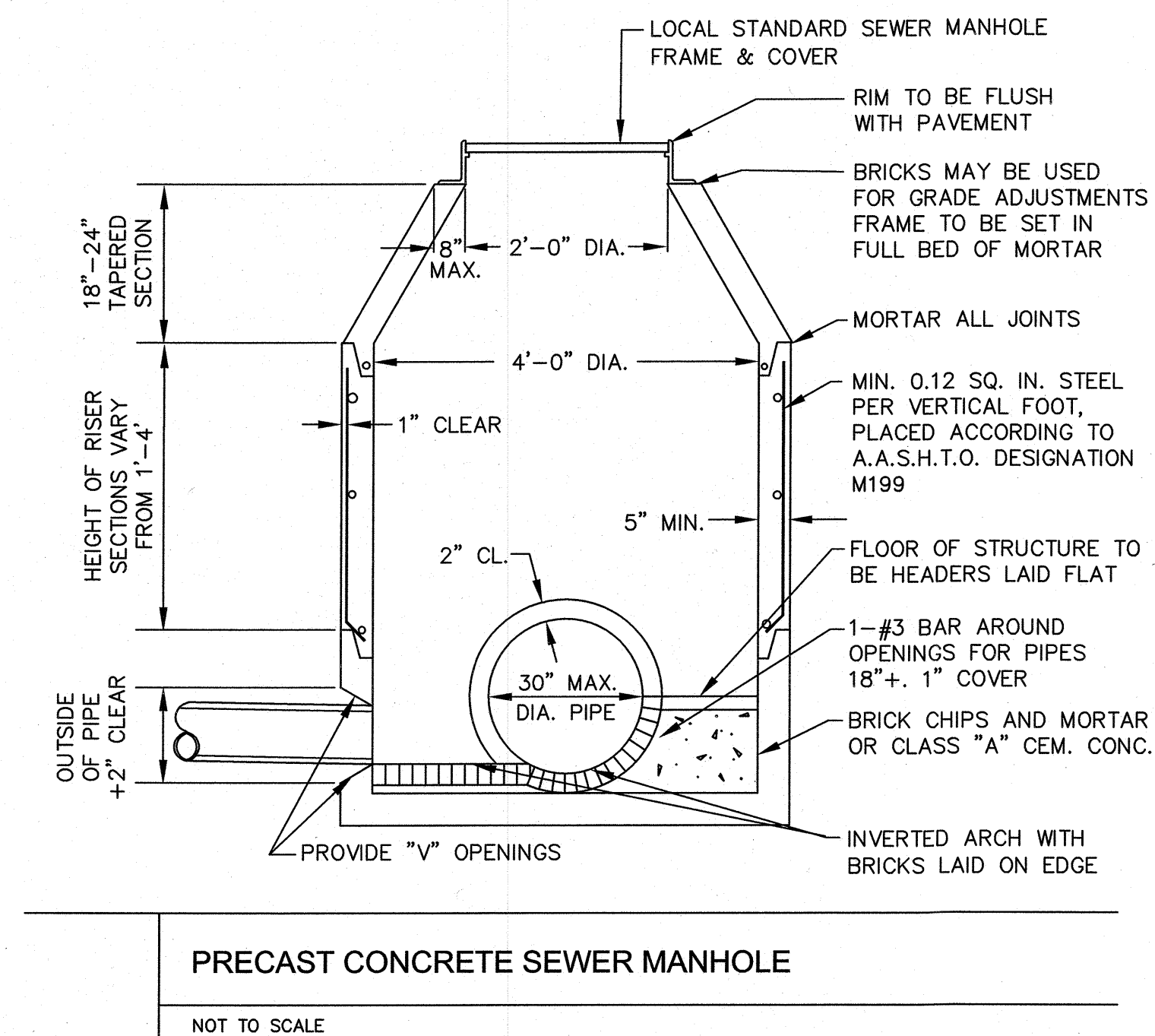
SEWER: 6" PVC ASTM D3034-SDR 35.

WATER: DOMESTIC: 6" CONCRETE LINED DUCTILE IRON PIPE
1" COPPER SERVICE

ALL WATER LINES SHALL HAVE A MINIMUM OF 5 FEET OF COVER.

[illegible]

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. THE CITY OF SOMERVILLE MUNICIPAL UTILITIES (WATER, SEWER, & DRAIN) ARE NOT PART OF DIG-SAFE. CONTACT THE CITY OF SOMERVILLE FOR THE MARKING OF SOMERVILLE MUNICIPAL UTILITIES, CONTACT DIG-SAFE AT 1-888-344-7233 OR 1-800-322-4844 AT LEAST 72 HOURS PRIOR TO EXCAVATION.
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.
5. ALL EXISTING UTILITY SERVICE CONNECTIONS SHALL BE ABANDONED UNLESS NOTED OTHERWISE. THE WATER AND SEWER SERVICES SHALL BE CUT AND CAPPED 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. A DYE TEST SHALL BE PERFORMED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT.
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 HIS/HER CONTRACT.
12. CITY OF SOMERVILLE RESERVES THE RIGHT TO INSPECT ALL FACILITIES DISCHARGING TO THE CITY OF SOMERVILLE DRAIN AND SEWER SYSTEMS.
13. PRIOR TO CONSTRUCTION OF NEW SANITARY SEWER, STORM DRAIN LINES AND MANHOLES, CONTRACTOR TO 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 FURNISH 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 REPATCHING 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'.

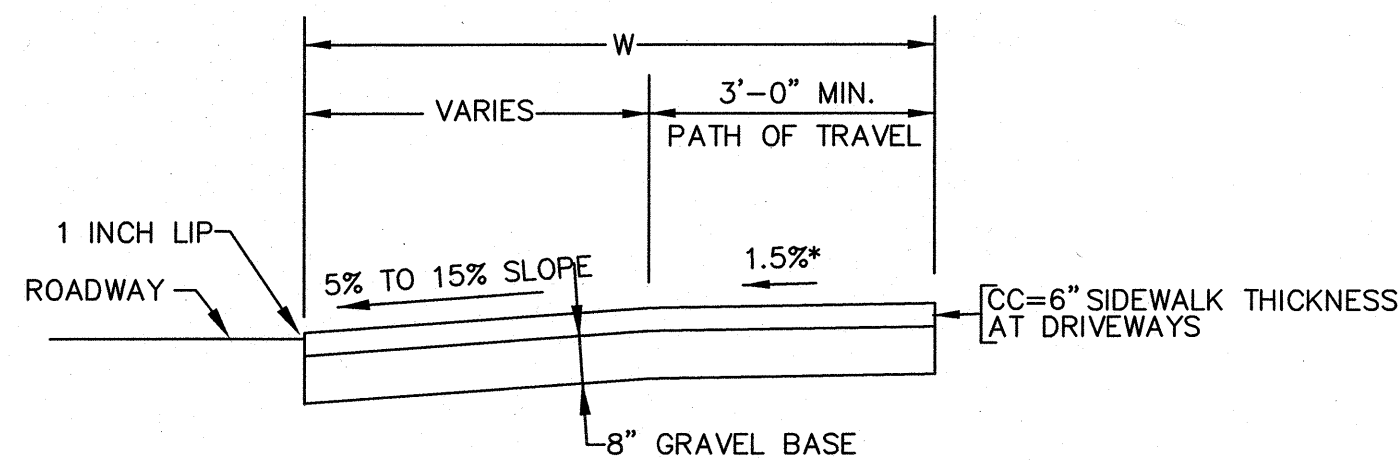


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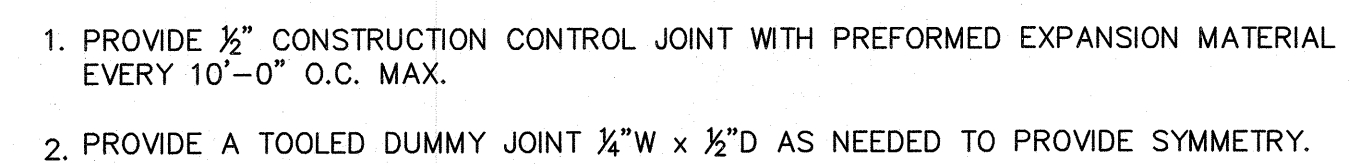
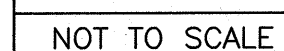
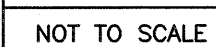
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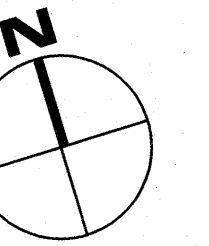
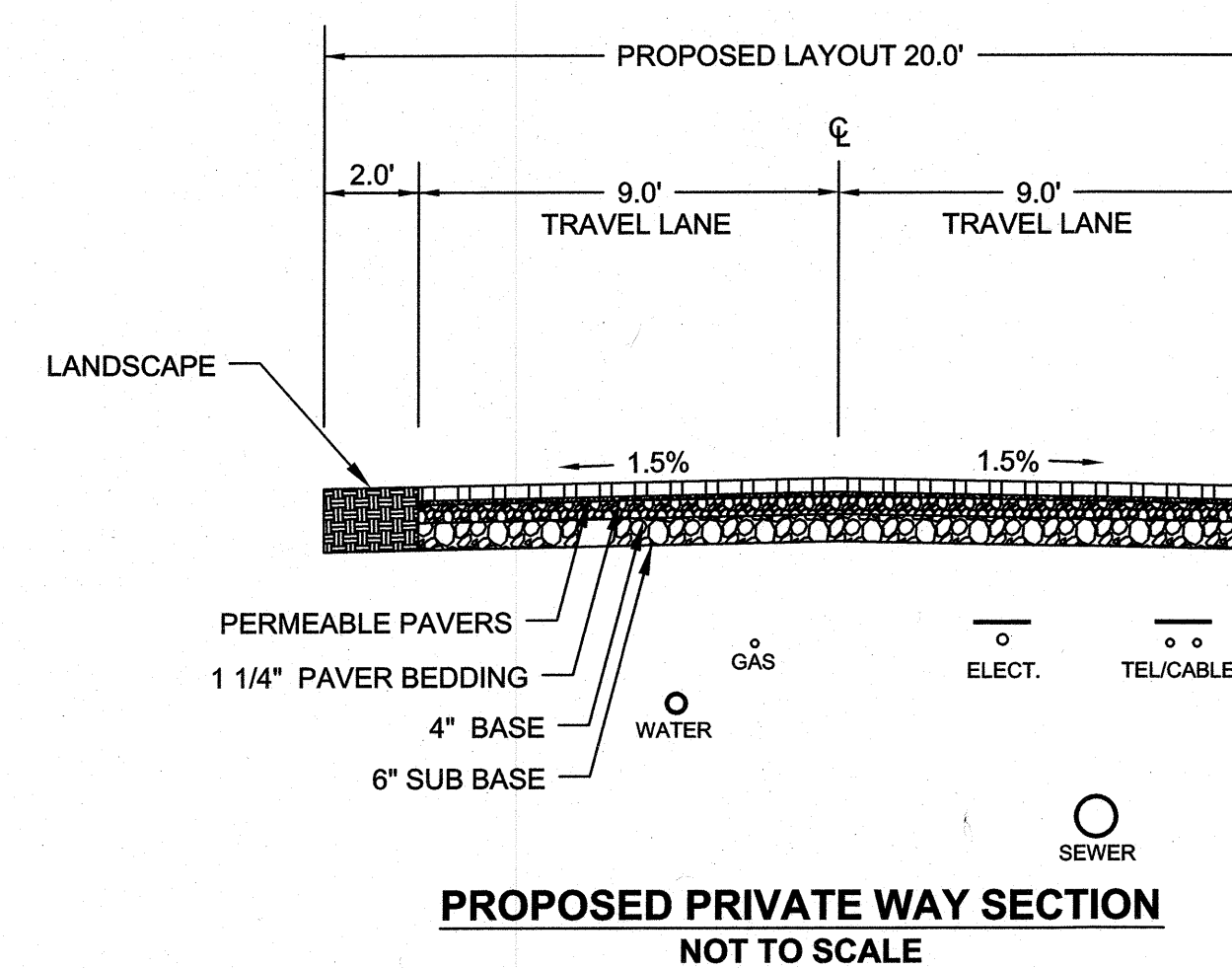
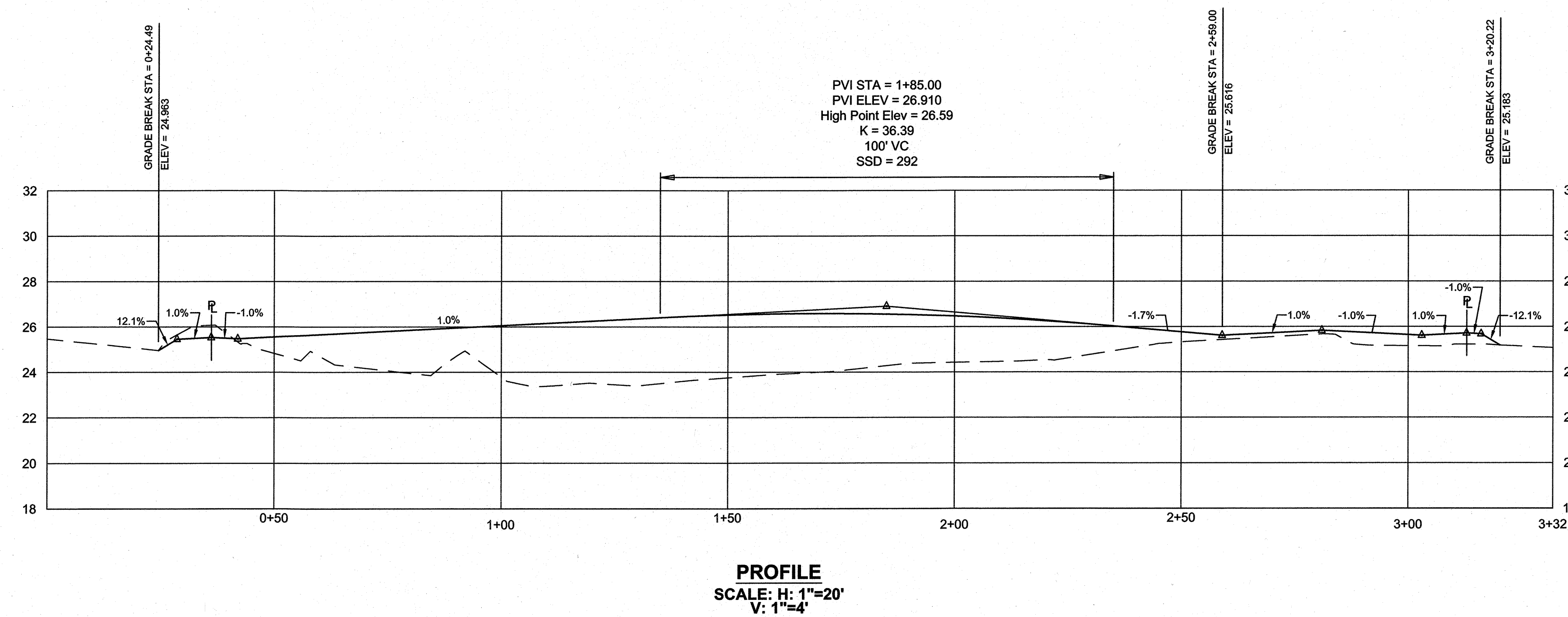
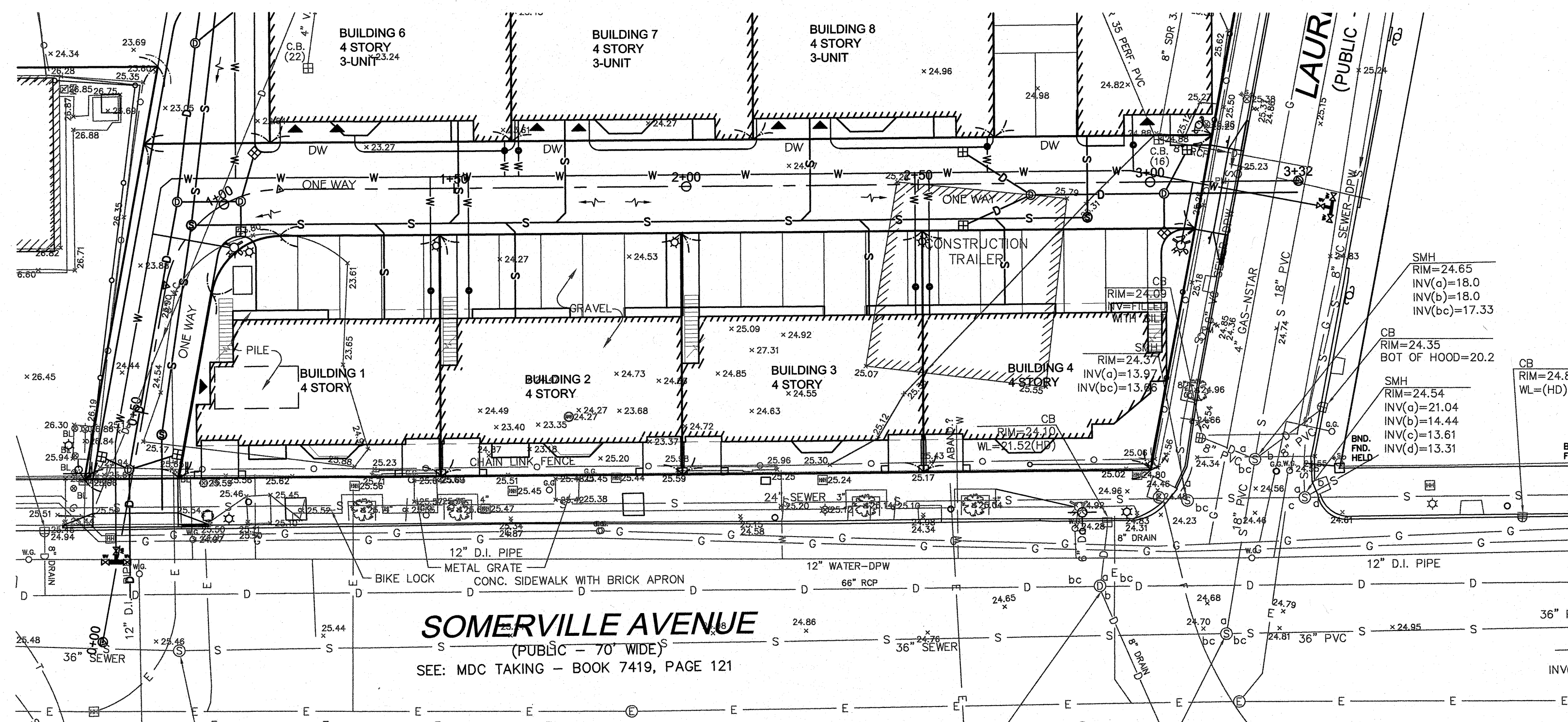


LSL = LEFT SIDE FRONT TRANSITION LENGTH
RSL = RIGHT SIDE FRONT TRANSITION LENGTH
W = SIDEWALK WIDTH
* = TOLERANCE FOR CONSTRUCTION $\pm 0.5\%$

NOT TO SCALE



NOT TO SCALE



NORTH

Design Consultants, Inc.
CIVIL ENGINEERS and LAND SURVEYORS
120 Middlesex Avenue, Suite 20
Somerville, MA 02145
617-776-3350p 617-776-7710f

ARCHITECT

PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

ETER QUINN ARCHITECTS LLC
250 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989

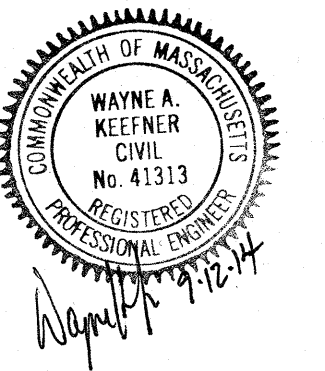
PROJECT TEAM

**THE RESIDENCES
AT 515
SOMERVILLE AVE.**

515 Somerville Avenue
Somerville, MA 02145

DEVELOPER
DG/Real Estate Development
14 Ibbetson Street #3
Somerville, MA 02143
617-591-8682

PROJECT INFO

[illegible]

STAMP:

PLAN AND PROFILE

SHEET NAME:

C3.0

SHT NO:

DR BY: BTP

CHK BY: WAK

PROJ NO: 2013-099

DATE: 9.12.14

SCALE: AS NOTED