Mystic Water Works at Capen Court

Client Somerville Housing Authority

Historical Consultant MacRostie Historic Advisors 07 Consultant Street Address 07 Consultant City Address Tel: 617-499-4009 Fax: 617-499-4019

Cost Estimator VJ Associates 06 Consultant Street Address 06 Consultant City Address Tel: 781-444-8200 Fax: 781-444-8242

Code Consultant R.W. Sullivan Engineering 05 Consultant Street Address 05 Consultant City Address Tel: 617-523-8227 Fax: 617-523-8016

Landscape Consultant Copley Wolff Design Group 04 Consultant Street Address 04 Consultant City Address Tel: 617-654-9000 Fax: 617-654-9002

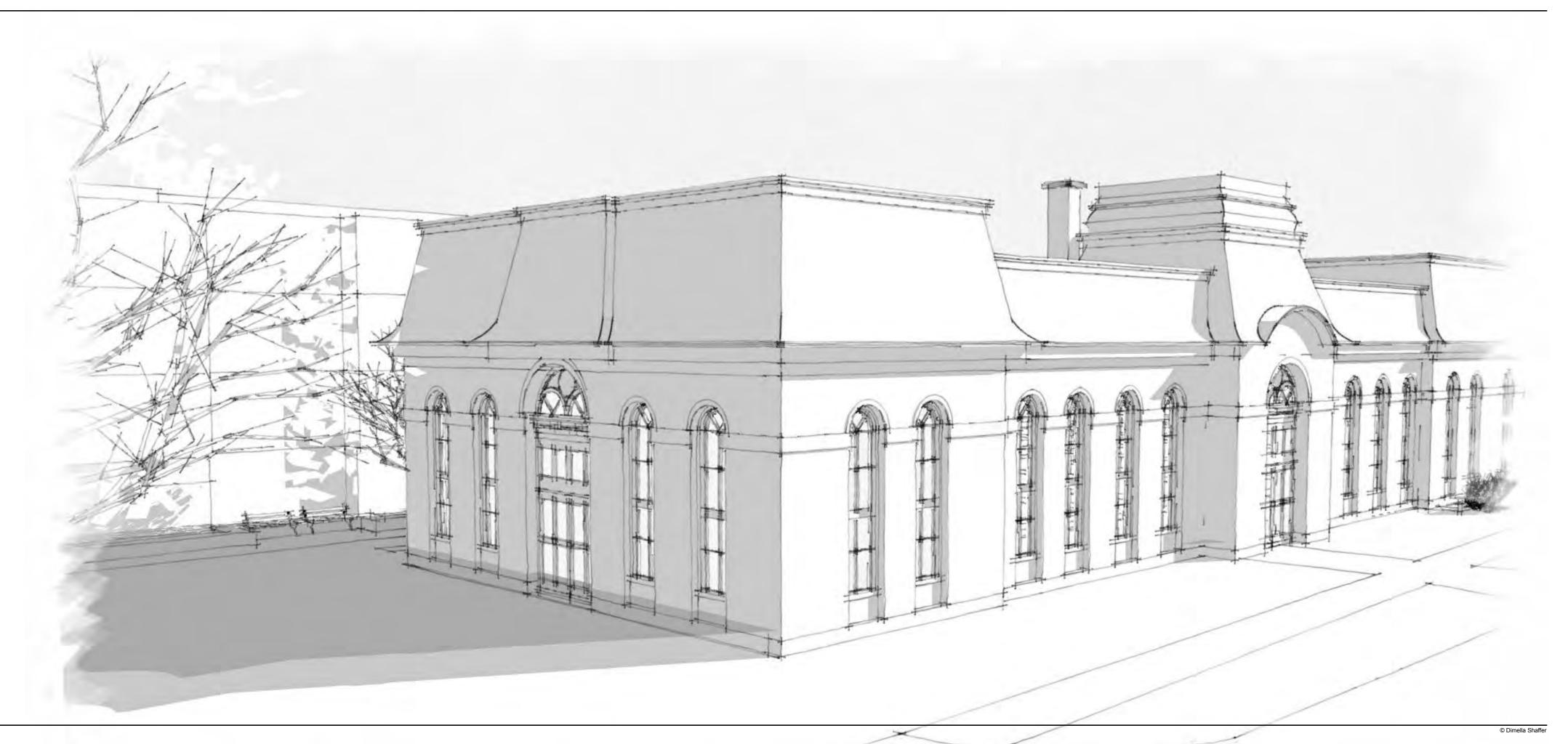
Civil Engineer
Nitsch Engineering
03 Consultant Street Address 03 Consultant City Address Tel: 617-338-0063 Fax: 617-338-6472

Structural Engineer L.A. Fuess Partners 02 Consultant Street Address 02 Consultant City Address Tel: 617-948-5700 Fax: 617-948-5710

MEP/FP Engineer R.W. Sullivan Engineering 01 Consultant Street Address 01 Consultant City Address Tel: 617-523-8227 Fax: 617-523-8016



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CIVIL & LANDSCAPE DRAWINGS

COMPREHENSIVE PERMIT SUBMISSION SET

SEPTEMBER 16, 2011

	CIVIL AND LANDSCAPE DRAWINGS			
Sheet Number Sheet Name				
0.1	DRAWING LIST - CIVIL AND LANDSCAPE			
C1.00	EXISTING CONDITIONS PLAN			
L1.00	SITE MATERIALS PLAN			
L2.00	CONCEPTUAL GRADING PLAN			
L3.00	LANDSCAPE PLAN			
L4.00	DETAILS			
L5.00	DETAILS			
C1.01	EROSION AND SEDIMENTATION CONTROL PLAN			
C1.02	EROSION AND SEDIMENTATION CONTROL DETAILS			
C1.03	SITE DEMOLITION PLAN			
C2.01	SITE UTILITY PLAN			
C3.01	SITE UTILITY DETAILS			
C3.02	SITE UTILITY DETAILS			
C3.03	SITE UTILITY DETAILS			



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Comprehensive Permit Submission Sept. 16, 2011 Issue Description

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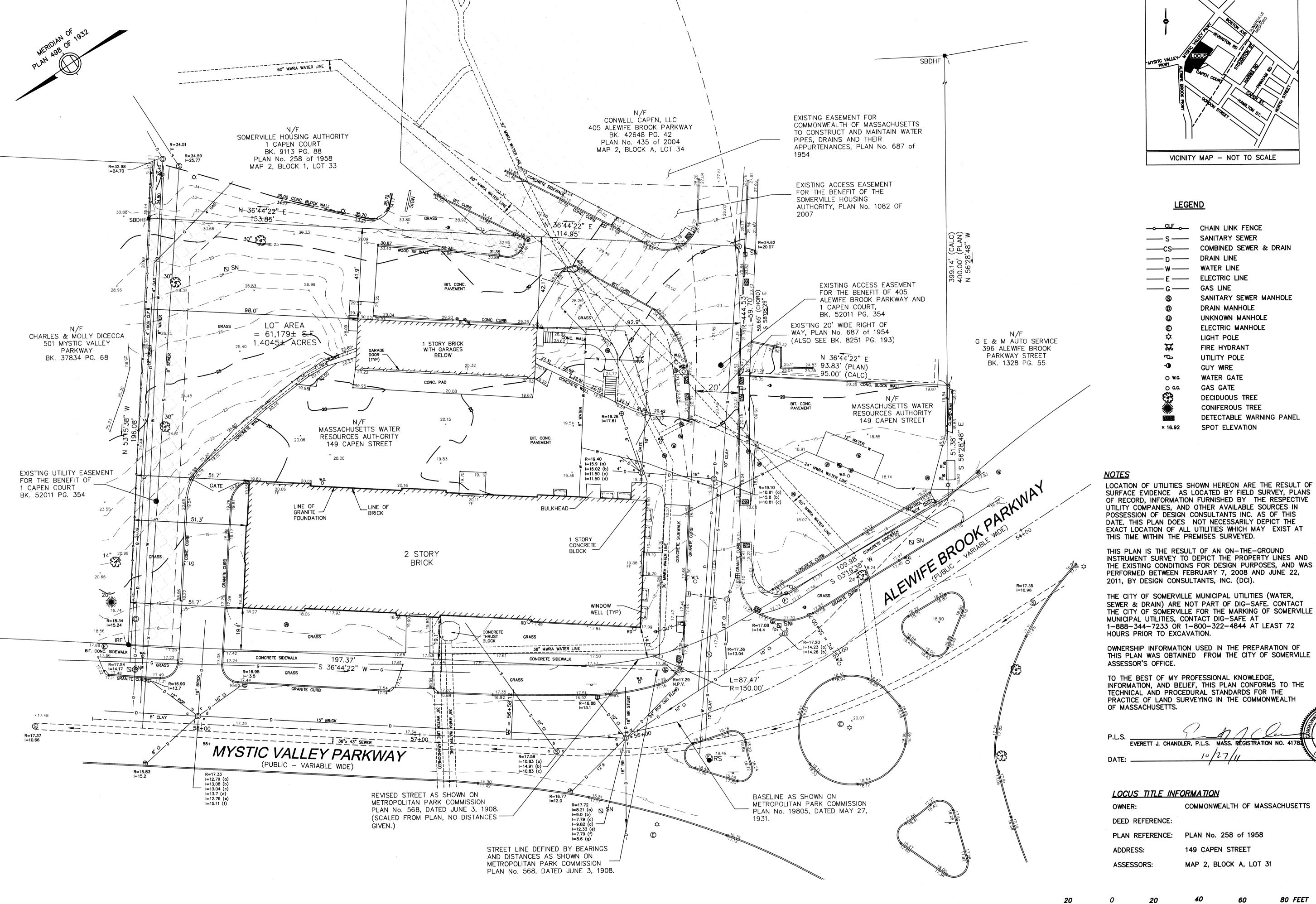
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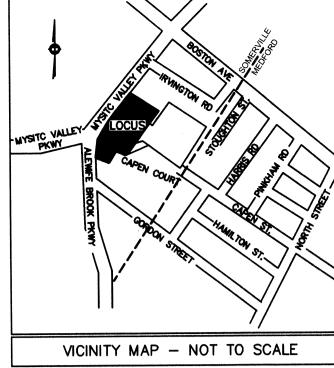
Project No. 2010080.00

Mystic Water Works at Capen Court

Capen St. Somerville, MA 02144

DRAWING LIST - CIVIL AND LANDSCAPE





LEGEND

× 16.92

CLF CHAIN LINK FENCE S SANITARY SEWER CS COMBINED SEWER & DRAIN D DRAIN LINE WHO WATER LINE ELECTRIC LINE G GAS LINE SANITARY SEWER MANHOLE DRAIN MANHOLE UNKNOWN MANHOLE UNKNOWN MANHOLE FIRE HYDRANT LIGHT POLE FIRE HYDRANT UTILITY POLE GUY WIRE O W.G. WATER GATE O G.G. GAS GATE CONIFEROUS TREE CONIFEROUS TREE CONIFEROUS TREE		
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LIGHT POLE FIRE HYDRANT UTILITY POLE GUY WIRE O W.G. WATER GATE O G.G. GAS GATE DECIDUOUS TREE CONIFEROUS TREE	•	UNKNOWN MANHOLE
FIRE HYDRANT UTILITY POLE GUY WIRE O W.G. WATER GATE O G.G. GAS GATE DECIDUOUS TREE CONIFEROUS TREE	©	ELECTRIC MANHOLE
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DECIDUOUS TREE CONIFEROUS TREE	O W.G.	WATER GATE
CONIFEROUS TREE	O G.G.	GAS GATE
	€ }	DECIDUOUS TREE
DETECTABLE WARNING PANEL		CONIFEROUS TREE
	80%	DETECTABLE WARNING PANEL

SPOT ELEVATION

	Civil Engineer Nitsch Engineering		
DRAIN	Landscape Consultant Copley Wolff Design Group		
ANHOLE	Code Consultant R.W. Sullivan Engineering		
	Cost Estimator VJ Associates		
	Historical Consultant MacRostie Historic Advisors		

Project Status

Architecture | Interior Design | Planning

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281 Summer

Boston, MA 022

Street

Somerville Housing Authority

R.W. Sullivan Engineering

MEP/FP Engineer

Structural Engineer

L.A. Fuess Partners

SEPT. 20, 2011 Comprehensive Permit Set **Issue Description** March 5, 2011

Drawn By: Checked By: Reviewed By:

Scale: 1"=20'

Project No. 2010080.00

Mystic Water Works at Capen Court

EXISTING CONDITIONS

Capen St. Somerville, MA 02144

PLAN

LOCUS TITLE INFORMATION COMMONWEALTH OF MASSACHUSETTS

DEED REFERENCE:

PLAN REFERENCE: PLAN No. 258 of 1958

149 CAPEN STREET ADDRESS:

ASSESSORS: MAP 2, BLOCK A, LOT 31

10-24-11	ML	Added Building Offsets to Property Lines
6-24-11	ML	Added Utility Inverts and Road Baseline



		pursuant to the Comprehensiv M.G.L. Chapter 40B, Sections	ve Permit issued under s 20-23
		Date of Comprehensive Permi	
		Date of Plan Endorsement:	
		Somerville Zoning Board of A	Appeals:
	TONE MANTENANCE STRIP	PROPOSED COND	ITIONS:
1	STONE MAINTENANCE STRIP, 9 ENTIRE BASE OF BUILDING, TYP. 4" CONCRETE 1 PAVING 155' 4" CONCRETE 1 L4.00 PAVING 155'	Pervious Area:	20,263 sf (33.12%)
	6 L4.00 6" GRANITE CURBING	Impervious Area:	40,916sf (66.88%)
ļ	12 HANDICAP RAMP	Total Area:	61,179sf
MODULAR — BLOCK RETAINING WALL	NEW BI III DING	Parking Space Coun	nt: 17 (.28 per unit)
WALL	35 UNITS 4" CONCRETE PAVING 6' FREESTANDING WOOD, FENCE LE 90 WOOD, FENCE LE 90 WOOD, FENCE LE 90 4" CONCRETE PAVING 1		

WOOD FENCE L5.00

6" GRANITE 6 CURBING L4.00

2 L5.00

PB

3" UNIT CONCRETE 3

CONCRETE RETAINING -WALL, SEE ARCH

EXISTING BUILDING 25 UNITS

182'-4"

PAVERS (VEHICULAR) (L4.00)

TRANSITION - CURB

3 S.S. BOLLARD, — TYP. TRANSITION CURB

LIMITS OF EMERGENCY ACCESS EASEMENT

4" CONCRETE 1 PAVING 14.00

HANDICAP RAMP

LIMIT OF WORK

PB

PB

DRY-LAID 2

STONE SEATWALL L3.00

3" UNIT CONCRETE 3
PAVERS (VEHICULAR) L4.00

PAVER EDGE RETRAINT TYP. 4
L4.00

STONE MAINTENANCE STRIP, 9
ENTIRE BASE OF BUILDING, TYP. L4.00

4" CONCRETE 1 PAVING L4.00

MYSTIC VALLEY PARKWAY

CONCRETE/PAVER 5 INTERFACE L4.00

10 L4.00 BENCH (TYP)

8" CONCRETE 2 PAVING L4.00

-LIMIT OF 4"

CONCRETE

EXISTING CURB CUT TO REMAIN

LIMITS OF 18' EMERGENCY

ACCESS EASEMENT

11 REINFORCED TURF SYSTEM



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Project Status

Comprehensive Permit Submission	Sept. 16, 201
Issue Description	Da

Scale:

Author

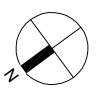
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Project No. 2010080.00

Mystic Water Works at Capen Court

Capen St. Somerville, MA 02144

Site Materials Plan



L1.00



4" CONCRETE PAVING 1 L4.00

8" CONCRETE 2 L4.00

8" CONCRETE 2 L4.00

LIMIT OF 4

CONCRETE

4" CONCRETE 1 PAVING L4.00

LIMIT OF 4" CONCRETE

SCALE: 1"=20'-0"

NOTES: SITE BENCHES — LANDSCAPE FORMS, MELVILLE WITH BACK AND WOOD SEAT PANEL ASSUME THREE RECYCLING RECEPTACLES — LANDSCAPE FORMS, POE

STONE MULCH

12 L4.00 HANDICAP RAMP

L4.00 HANDICAP RAMP

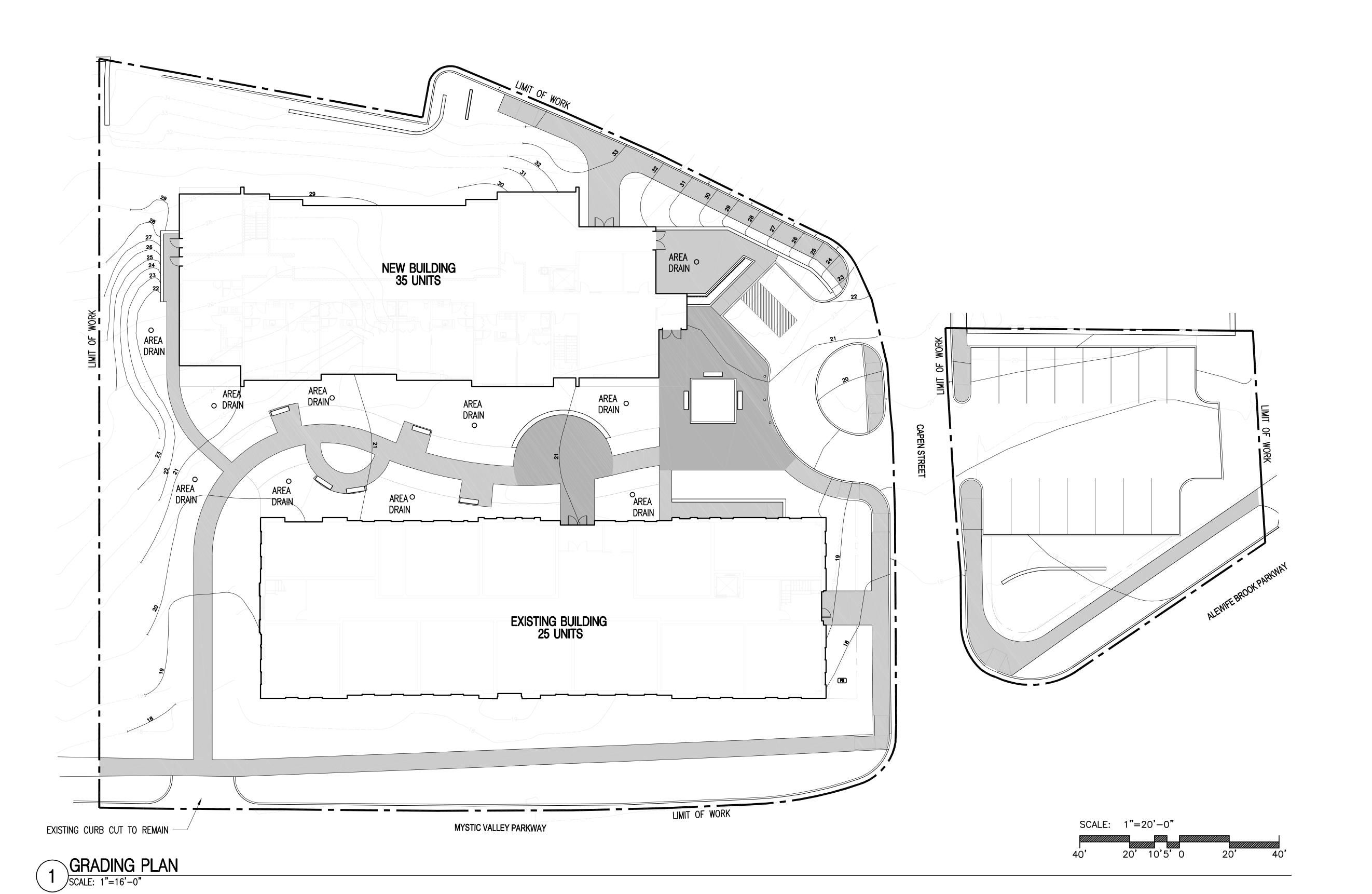
9'(TYP)

L4.00 HANDICAP RAMP

6 GRANITE CURBING

Approved by the Somerville Zoning Board of Appeals

PB





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Comprehensive Permit Submission	Sept. 16, 2011

Issue Description

Scale:

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Project No. 2010080.00

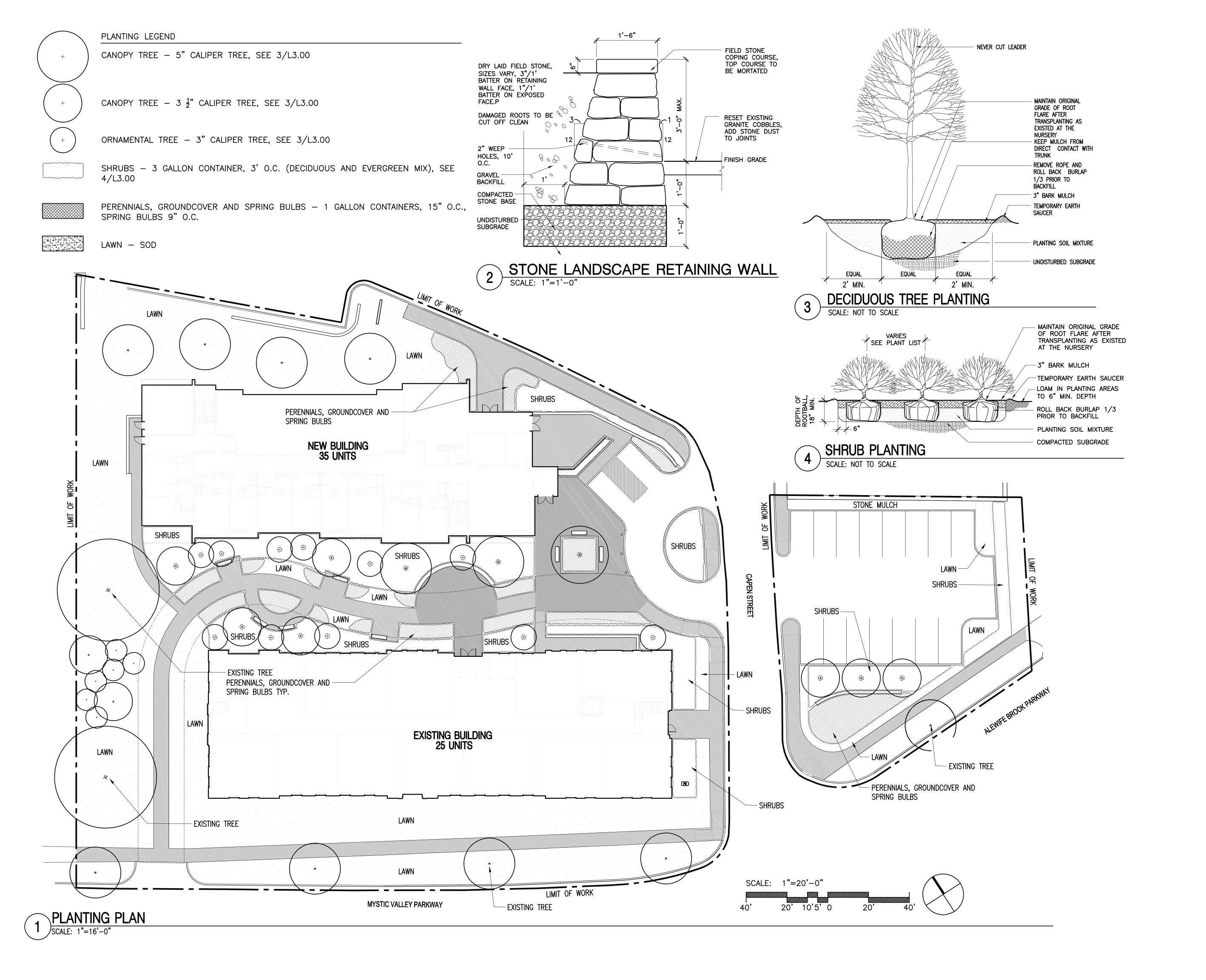
Mystic Water Works at Capen Court

Capen St. Somerville, MA 02144

Conceptual Grading Plann



L2.00





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MacRostie Historic Advisors

Project Status

Comprehensive Permit Submission	Sept. 16, 2011
Issue Description	Date

Scale:

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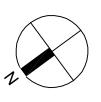
Project No. 2010080.00

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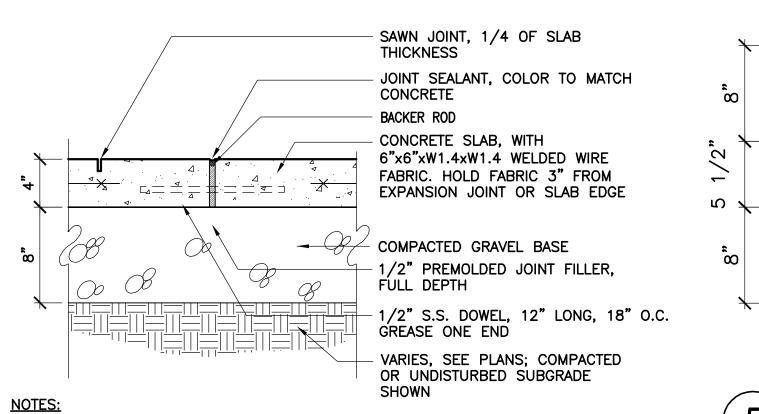
Mystic Water Works at Capen Court

Capen St. Somerville, MA 02144

Landscape Plan

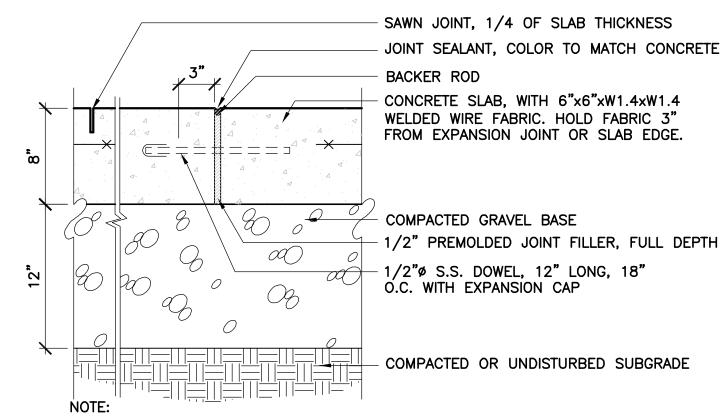


L3.00



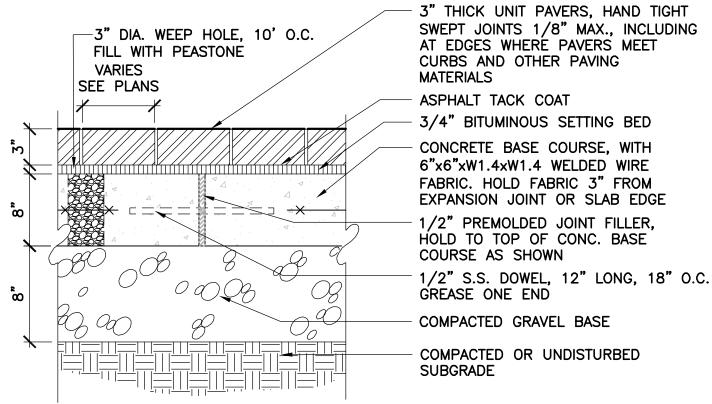
1. CONTROL JOINTS EVERY 5' UNLESS OTHERWISE SHOWN ON PLAN 2. EXPANSION JOINTS EVERY 20' UNLESS OTHERWISE SHOWN ON PLAN 3. PROVIDE 10" THICKENED EDGE AT PLANTING BEDS, 6" WIDTH

' CONCRETE PAVEMENT SCALE: 1-1/2"=1'-0"

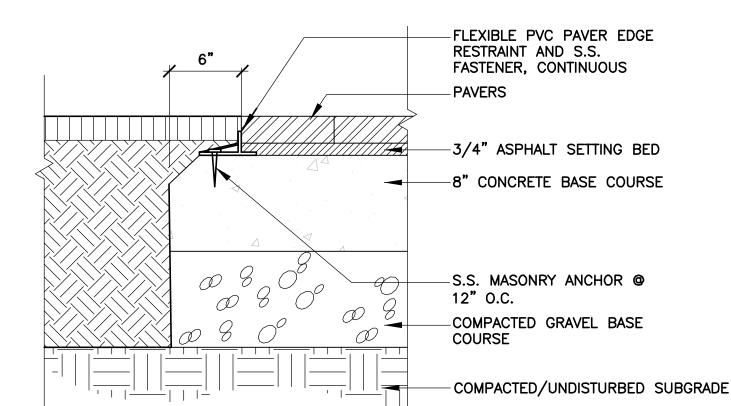


1. CONTROL JOINTS EVERY 5' O.C. UNLESS OTHERWISE SHOWN ON PLAN. 2. EXPANSION JOINTS EVERY 20' O.C. UNLESS OTHERWISE SHOWN ON PLAN. 3. PROVIDE 12" THICKENED EDGE AT JOINT WITH BITUMINOUS OR PLANTING BEDS, 6" WIDE

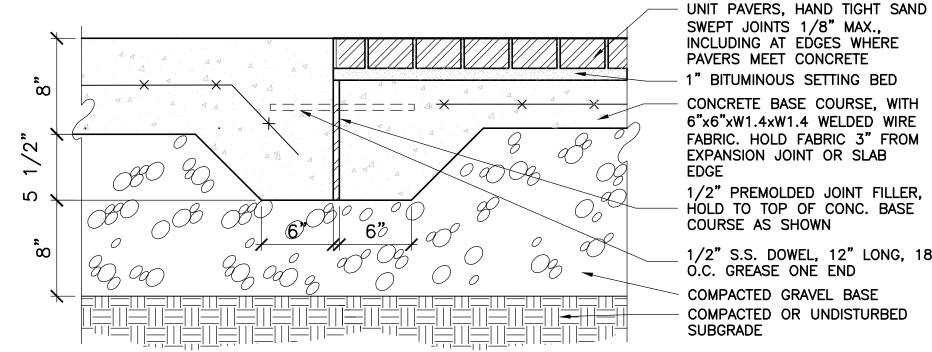
8" CONCRETE PAVEMENT



3" UNIT CONCRETE PAVERS (VEHICULAR)



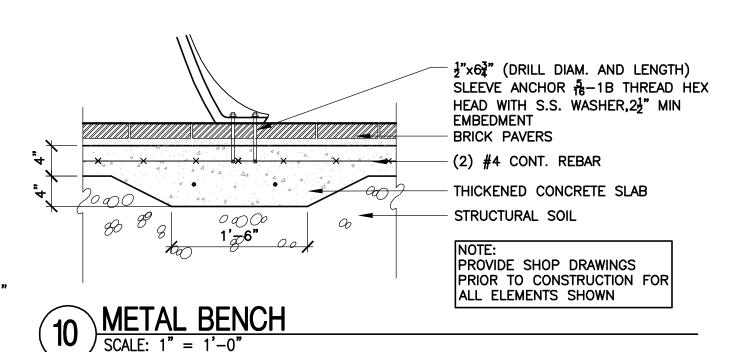
EDGE RESTRAINT AT UNIT PAVERS



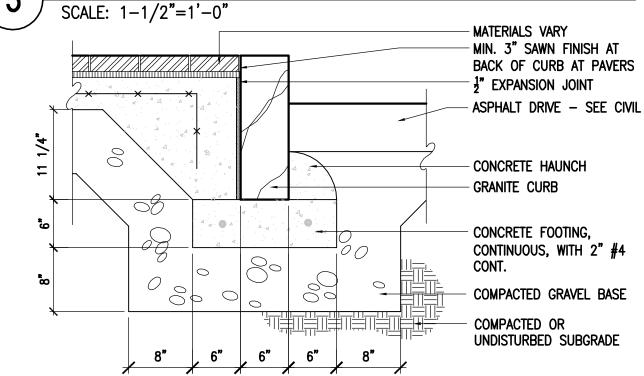
SWEPT JOINTS 1/8" MAX., INCLUDING AT EDGES WHERE PAVERS MEET CONCRETE 1" BITUMINOUS SETTING BED CONCRETE BASE COURSE, WITH 6"x6"xW1.4xW1.4 WELDED WIRE FABRIC. HOLD FABRIC 3" FROM EXPANSION JOINT OR SLAB **EDGE**

1/2" PREMOLDED JOINT FILLER, HOLD TO TOP OF CONC. BASE COURSE AS SHOWN

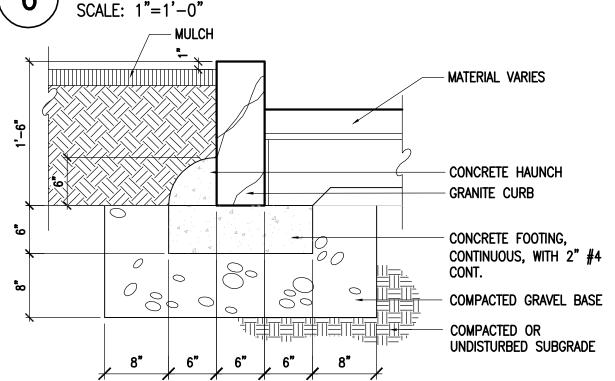
1/2" S.S. DOWEL, 12" LONG, 18" O.C. GREASE ONE END COMPACTED GRAVEL BASE COMPACTED OR UNDISTURBED **SUBGRADE**



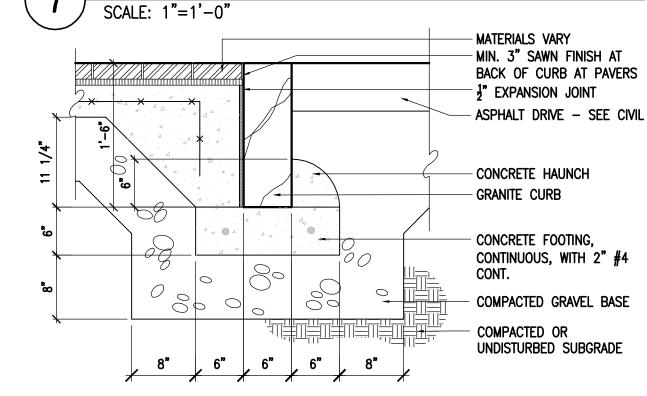
UNIT PAVER AT CONCRETE



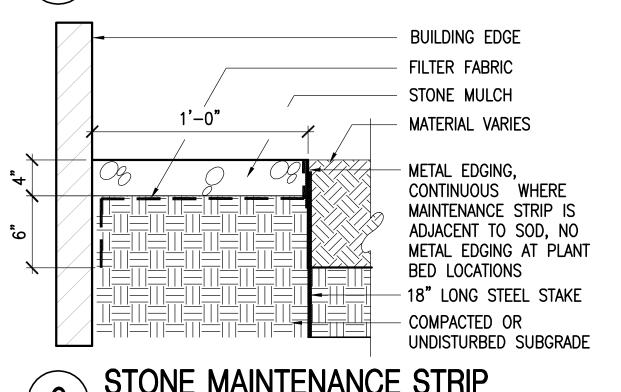
VERTICAL GRANITE CURB 6



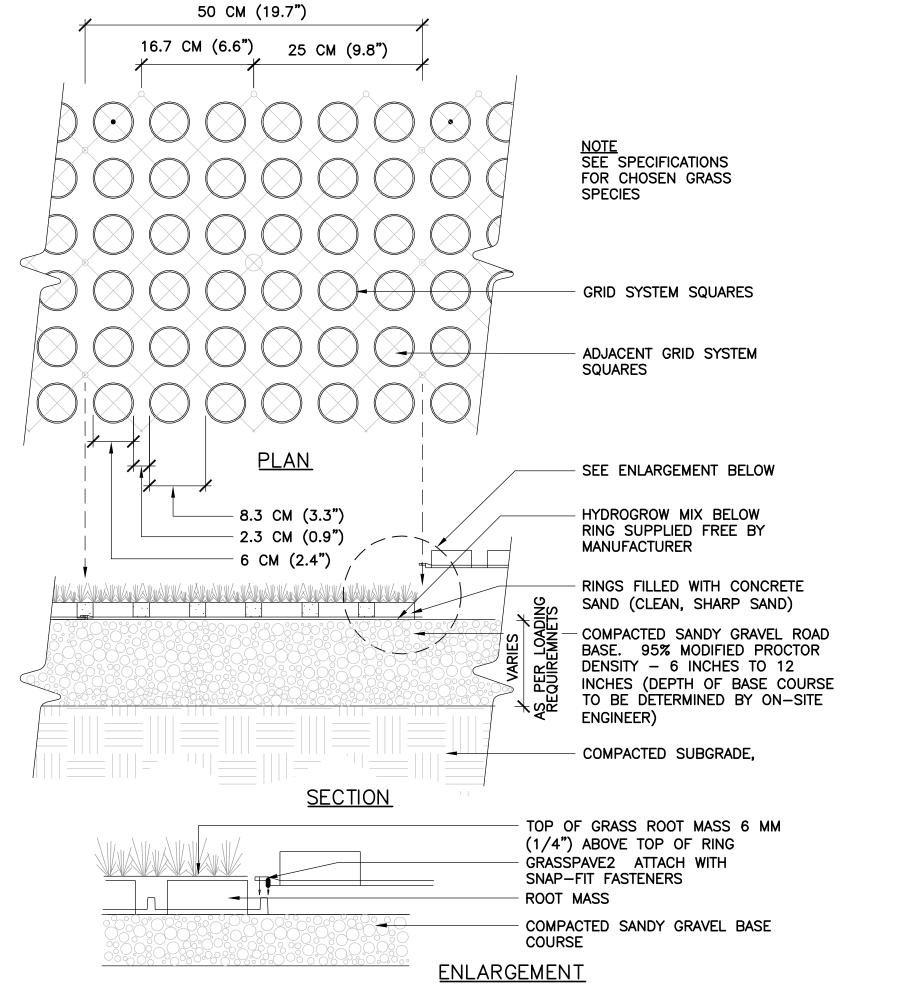
GRANITE PLANTER CURB

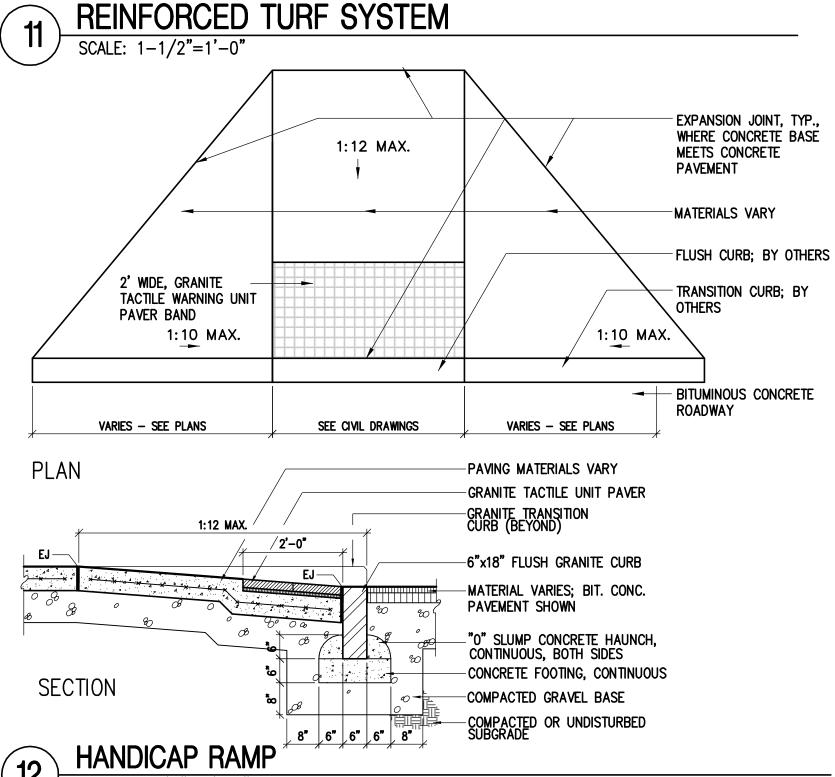


FLUSH GRANITE CURB SCALE: 1"=1'-0"



STONE MAINTENANCE STRIP SCALE: 1-1/2"=1'-0"







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Landscape Consultant

Copley Wolff Design Group

Project Status

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Issue Description

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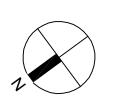
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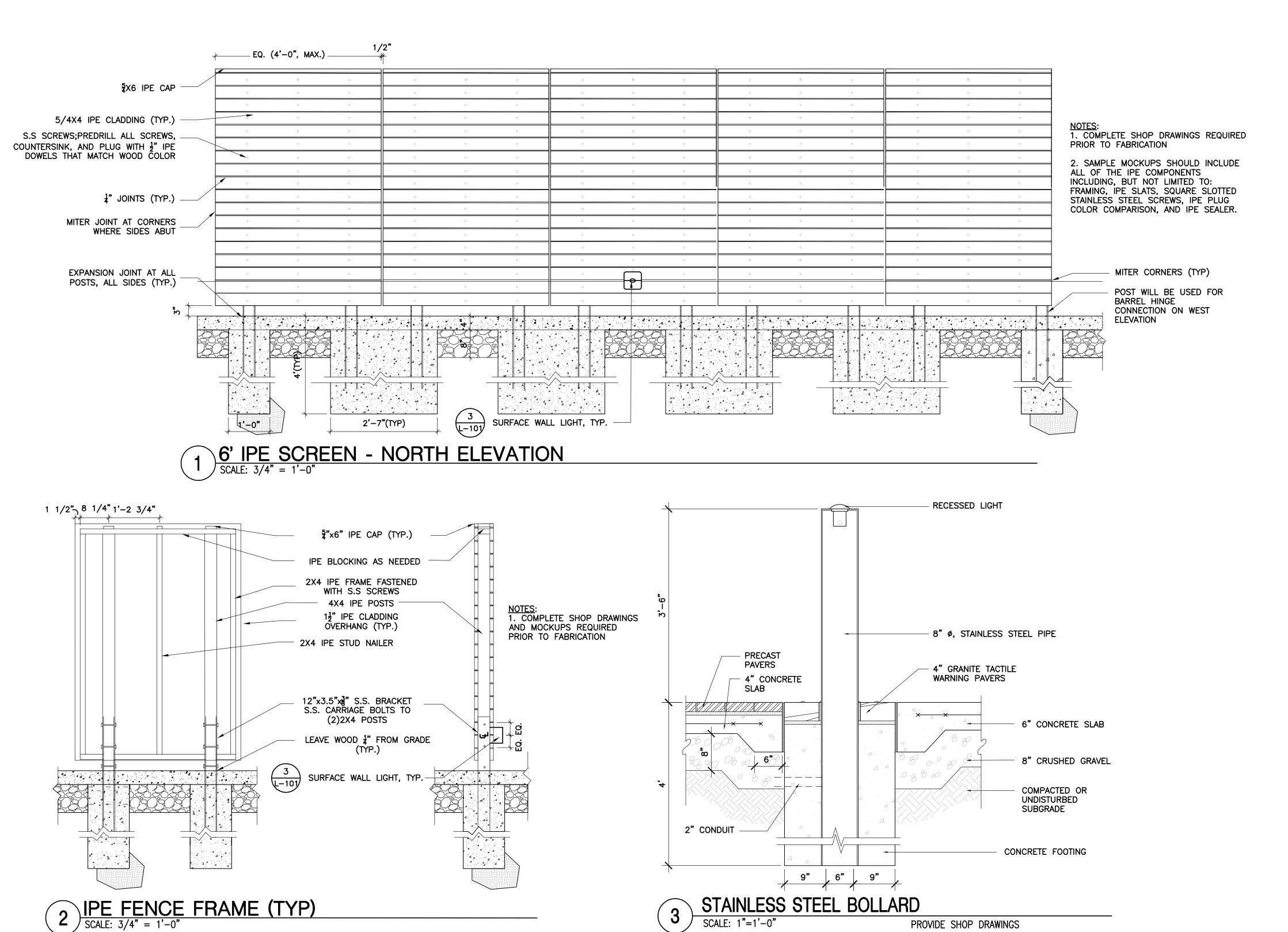
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DETAILS



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L4.00



PROVIDE SHOP DRAWINGS



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VJ Associates

Historical Consultant MacRostie Historic Advisors

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Scale:

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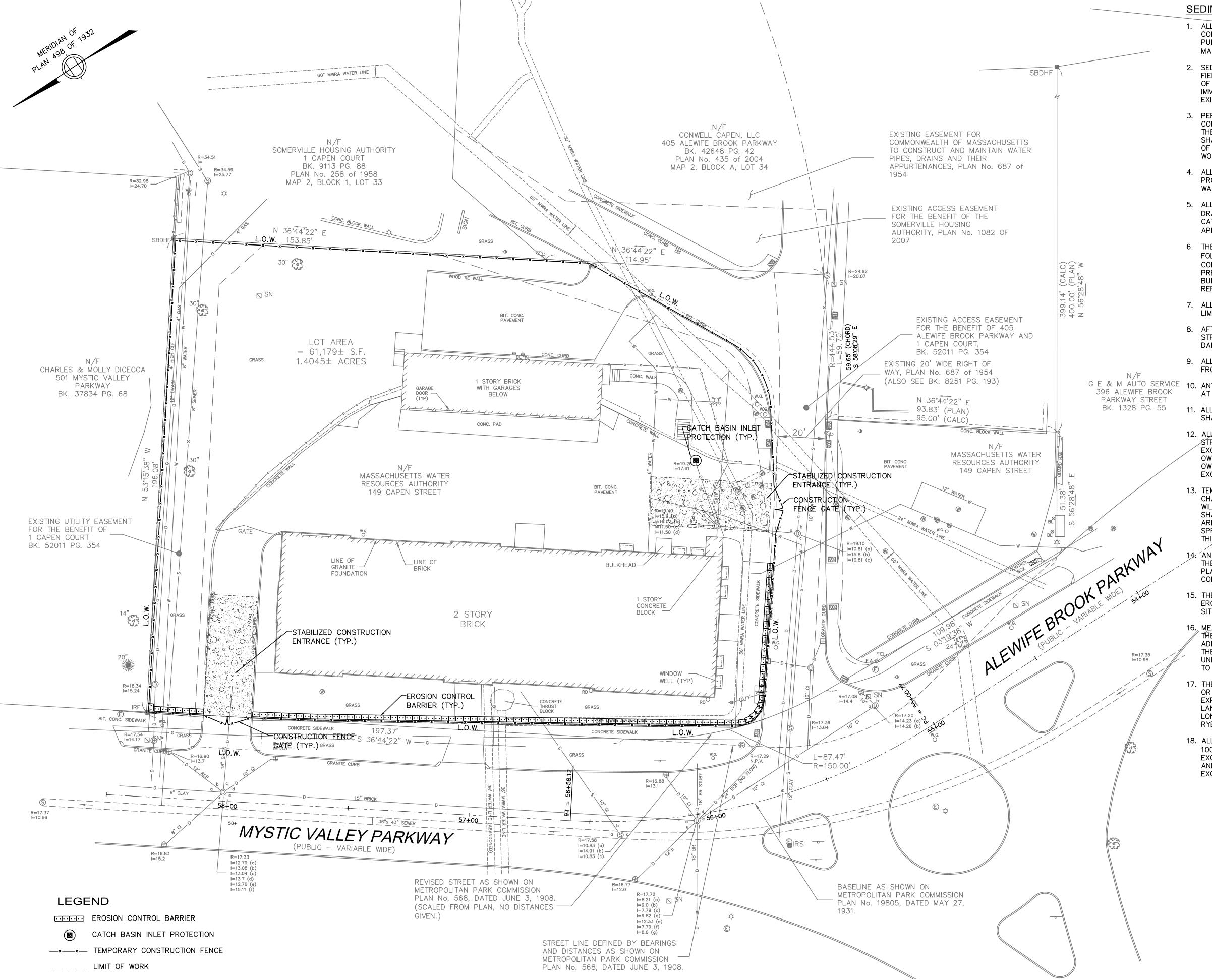
Mystic Water Works at Capen Court

Capen St. Somerville, MA 02144

Details



L5.00



SEDIMENTATION AND EROSION CONTROL NOTES

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH PUBLISHED EROSION CONTROL AND SEDIMENT GUIDELINES FOR MASSACHUSETTS (SEE REFERENCE BELOW, NOTE #6).

- 2. SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF AND DURING ALL PHASES OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO AND IMMEDIATELY AFTER ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE BALANCE OF THE SITE.
- 3. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES SHALL BE PROVIDED TO INSURE THAT THE INTENDED PURPOSE IS ACCOMPLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEDIMENT LEAVING THE LIMIT OF WORK. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
- 4. ALL POINTS OF CONSTRUCTION INGRESS OR EGRESS WILL BE PROTECTED TO PREVENT TRACKING OF MUD ONTO PUBLIC
- 5. ALL SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAINAGE SYSTEM (I.E. THROUGH THE USE OF HAY BALES, CATCH BASIN SEDIMENT TRAPS, GRAVEL, BOARDS OR OTHER APPLICABLE METHODS).
- 6. THE CONTRACTOR INSTALLING THE ABOVE SHALL OBTAIN AND FOLLOW THE "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS" PREPARED BY DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF RESOURCE PROTECTION, DATED MAY 1997, REPRINTED MAY 2003.
- 7. ALL DRAINAGE SWALES AND GROUND SURFACES WITHIN THE LIMIT OF WORK SHALL BE PROTECTED.
- 8. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
- 9. ALL STOCK PILES SHALL BE PROTECTED AND LOCATED AWAY FROM EXISTING WATER BODIES & WITHIN THE LIMIT OF WORK.

G E & M AUTO SERVICE 10. ANY SEDIMENT TRACKED ONTO PAVED AREAS SHALL BE SWEPT AT THE END OF EACH WORKING DAY.

- 11. ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFF-SITE.
- 12. ALL TOPSOIL ENCOUNTERED WITHIN THE WORK AREA SHALL BE \mathscr{S} TRIPPED TO ITS FULL DEPTH AND STOCKPILED FOR REUSE. EXCESS TOPSOIL SHALL BECOME THE PROPERTY OF THE OWNER AND SHALL BE STOCKPILED AS DIRECTED BY THE OWNER. TOPSOIL PILES SHALL REMAIN SEGREGATED FROM EXCAVATED SUBSURFACE SOIL MATERIALS.
- 13. TEMPORARY DIVERSION DITCHES, PERMANENT DITCHES, CHANNELS. EMBANKMENTS AND ANY DENUDED SURFACE WHICH WILL BE EXPOSED FOR A PERIOD OF ONE MONTH OR MORE SHALL BE CONSIDERED CRITICAL VEGETATION AREAS. THESE AREAS SHALL BE MULCHED WITH STRAW. MULCH SHALL BE SPREAD UNIFORMLY IN A CONTINUOUS BLANKET OF SUFFICIENT THICKNESS TO COMPLETELY HIDE THE SOIL FROM VIEW.
- 14. AN EROSION CONTROL BARRIER SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED DEVELOPMENT AS INDICATED IN THE PLAN PRIOR TO COMMENCEMENT OF DEMOLITION OR CONSTRUCTION OPERATIONS.
- 15. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL EROSION AND SEDIMENT CONTROLS AT THE COMPLETION OF SITE CONSTRUCTION.
- 16. MEANS OF EROSION AND SEDIMENT PROTECTION AS NOTED ON THE DRAWINGS INDICATE THE MINIMUM PROVISIONS NECESSARY. ADDITIONAL MEANS OF PROTECTION SHALL BE PROVIDED BY THE CONTRACTOR AS REQUIRED FOR CONTINUED OR UNFORESEEN EROSION PROBLEMS, AT NO ADDITIONAL EXPENSE TO THE OWNER.
- 17. THE CONTRACTOR SHALL USE TEMPORARY SEEDING, MULCHING OR OTHER APPROVED STABILIZATION MEASURES TO PROTECT EXPOSED AREAS DURING PROLONGED CONSTRUCTION OR OTHER LAND DISTURBANCE. STOCKPILES THAT WILL BE EXPOSED FOR LONGER THAN 15 DAYS SHALL BE SEEDED WITH AN ANNUAL
- 18. ALL STOCKPILED MATERIALS SHALL BE LOCATED AT LEAST 100-FEET FROM THE WETLANDS/RIVERFRONT. EXCESS EXCAVATED MATERIALS SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF WITHIN 20 DAYS AFTER



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Tel: 617-499-4009 **Historical Consultant** MacRostie Historic Advisors Fax: 617-499-4019

Project Status

Comprehensive Permit Submission **Issue Description**

Scale: 1"=20'

OMW

Drawn By: Checked By: Reviewed By:

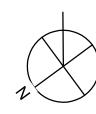
Project No. 2010080.00

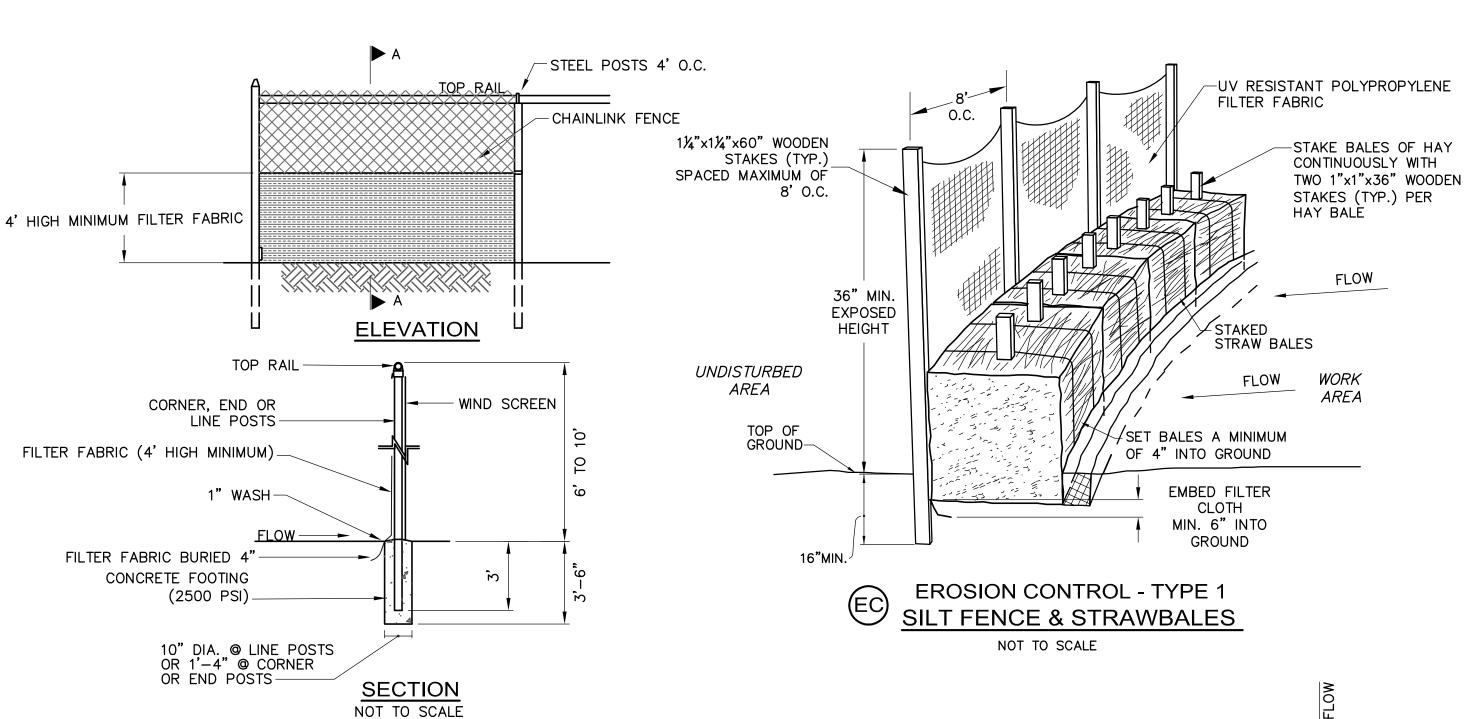
Mystic Water Works at Capen Court

Capen St. Somerville, MA 02144

EROSION AND SEDIMENTATION **CONTROL PLAN**

GRAPHIC SCALE SCALE: 1"=20'





- 1. CHAINLINK FENCE SHALL BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES.
- 2. FILTER FABRIC SHALL BE FASTENED SECURELY TO CHAINLINK FENCE WITH TIES SPACED HORIZONTALLY 24" AS THE TOP AND MIDSECTION.
- 3. WHEN TWO SECTIONS OF FILTER FABIRC ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6"
- 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL SHALL BE REMOVED WHEN SEDIMENT BUILD-UP REACHES 50% OF THE HEIGHT OF THE FILTER FABRIC.
- 5. MAINTENANCE OF SILT FENCE SHALL BE RECORDED TO IN THE SWPPP

PLAN VIEW

1. SECURELY KNOT EACH END OF WATTLE. ABUT ADJACENT WATTLES

2. PILOT HOLES MAY BE DRIVEN THROUGH THE WATTLES AND INTO

AFTER A RAINFALL PRODUCES RUNOFF, TO ENSURE THEY REMAIN

TIGHTLY, END TO END, WITHOUT OVERLAPPING THE ENDS.

3. WATTLES SHALL BE INSPECTED REGULARLY, AND IMMEDIATELY

THOROUGHLY ENTRENCHED AND IN CONTACT WITH THE SOIL.

STAGGER JOINTS (TYP.

SLOPE

1:1

2:1

3:1

4:1

TYPES OF WATTLES

COMPÔST

STRAW

COIR (COCONUT FIBER)

WATTLE SPACING TABLE

WATTLE SLOPE PROTECTION NOTES:

MAX. SPACING

10**'**-0"

20'-0"

30'-0"

40'-0"

THE SOIL WHEN SOIL CONDITIONS REQUIRE



SPACING VARIES (TYP.)

WOODEN STAKE (TYP.)

AREA (TYP.)

SEDIMENT TRAPPING

SEE WATTLE SPACING TABLE

WOODEN STAKE (TYP.)

TRENCH-

WATTLE DETAIL

WATTLE-SEE

- DETAIL

SPACING VARIES (TYP.)

SEE WATTLE

SPACING TABLE

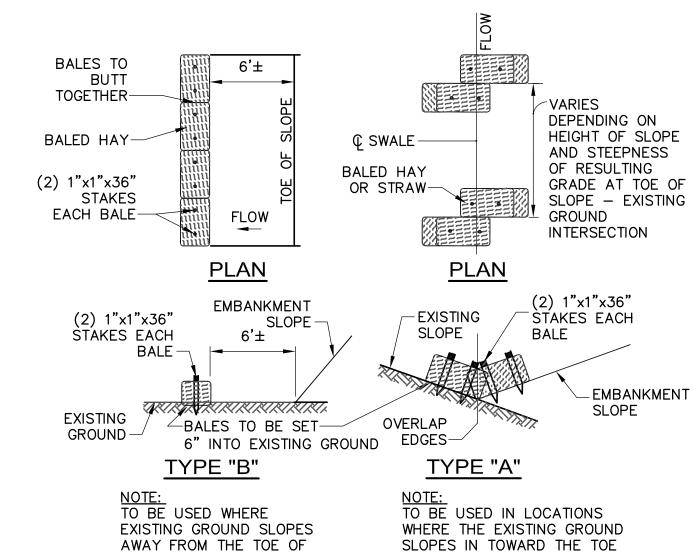
SECTION A

EROSION CONTROL - TYPE 3

NOT TO SCALE

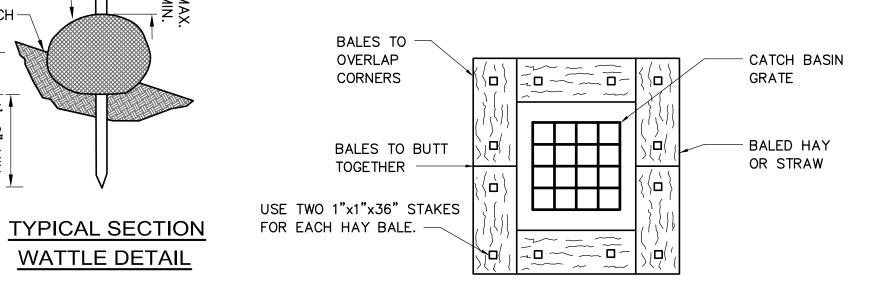
WATTLES - SLOPE PROTECTION OR CHECK DAMS

*ب*اً فا ً -





THE EMBANKMENT



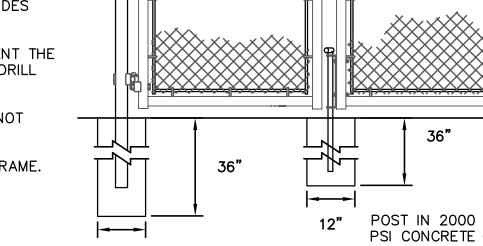
NOTES:

1. ENCLOSE STRUCTURE WITH HAY BALES IMMEDIATELY AFTER CONSTRUCTION. MAINTAIN UNTIL REMOVAL IS AUTHORIZED BY ENGINEER.

OF THE EMBANKMENT

- 2. IF GRATE IS AGAINST AN EXISTING CURB THEN HAY BALES ARE TO BE PLACED AROUND THREE SIDES OF THE GRATE ONLY.
- 3. WHEN STAKES MUST BE DRIVEN INTO PAVEMENT THE CONTRACTOR SHALL USE METAL STAKES OR DRILL HOLES AND INSTALL WOOD STAKES.
- 4. BALE STRINGS SHALL BE PARALLEL TO BUT NOT RESTING ON THE GROUND.
- 5. PROVIDE FILTER FABRIC BETWEEN GRATE & FRAME. MAINTAIN UNTIL REMOVAL IS AUTHORIZED BY ENGINEER.

INLET PROTECTION - TYPE 2 HAYBALE CATCH BASIN NOT TO SCALE



LOCKING DEVICE

1" REBAR FOR BAG

REMOVAL FROM INLET

INSTALL

OVERFLOW

DUMP LOOPS

(REBAR NOT

INCLUDED)

(REBAR NOT INCLUDED) -

24' WIDE DOUBLE GATE

DOUBLE GATE ELEVATION

36"

CONCRETE FOOTING

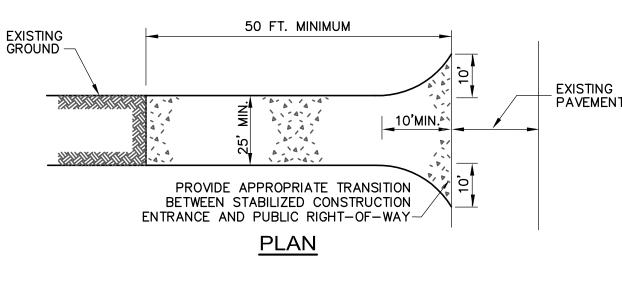
OR END POSTS

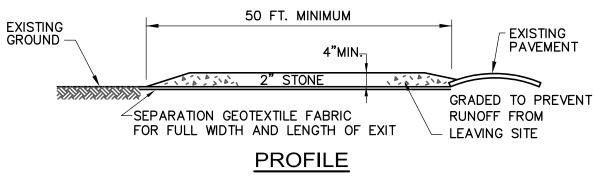
(2500 PSI)-

10" DIA. @ LINE POSTS OR 1'-4" @ CORNER

GATE PLAN

24'





CONSTRUCTION SPECIFICATIONS 1. STONE SIZE - USE 2" STONE.

- LENGTH GREATER THAN OR EQUAL TO 50 FEET
- THICKNESS 4"

OPENING

SIDE VIEW

INSTALLED

INSTALLATION DETAIL

FOAM

EXPANSION

RESTRAINT

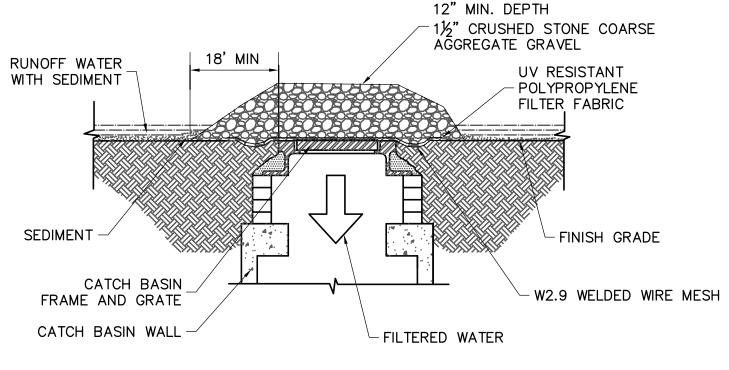
INLET PROTECTION - TYPE 1

CATCH BASIN W/ WATER QUALITY INSERT

NOT TO SCALE

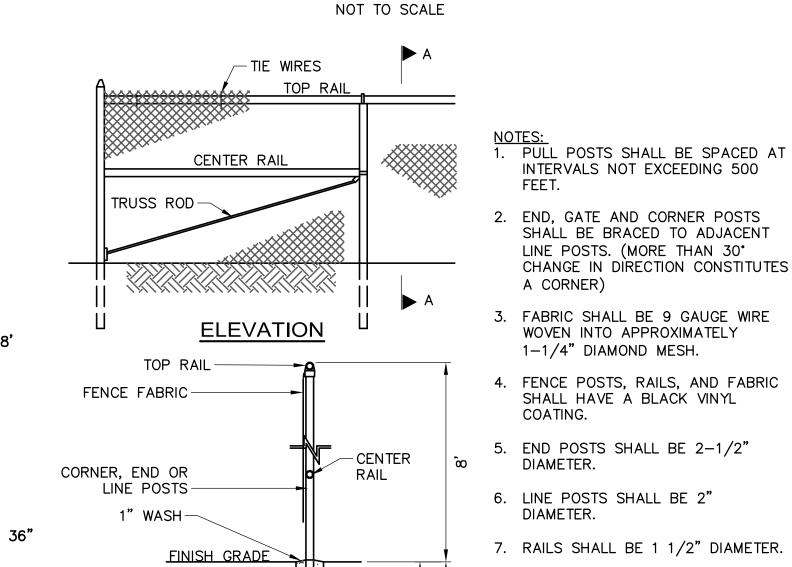
- WIDTH TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- SURFACE WATER ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM SHALL BE PERMITTED.
- MAINTENANCE THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED.

STABILIZED CONSTRUCTION ENTRANCE NOT TO SCALE



THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCEOR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS

GRAVEL AND WIRE MESH INLET PROTECTION - TYPE 3



SECTION

CHAIN LINK FENCE

NOT TO SCALE

POSTS SHALL HAVE CONCRETE

Architecture | Interior Design | Planning

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Project Status

Comprehensive Permit Submission Sept. 16, 2011 **Issue Description** Date

Scale: NOT TO SCALE

Reviewed By: Drawn By:

Project No. 2010080.00

Mystic Water Works at Capen Court

Capen St. Somerville, MA 02144

EROSION AND SEDIMENTATION **CONTROL DETAILS**

C102

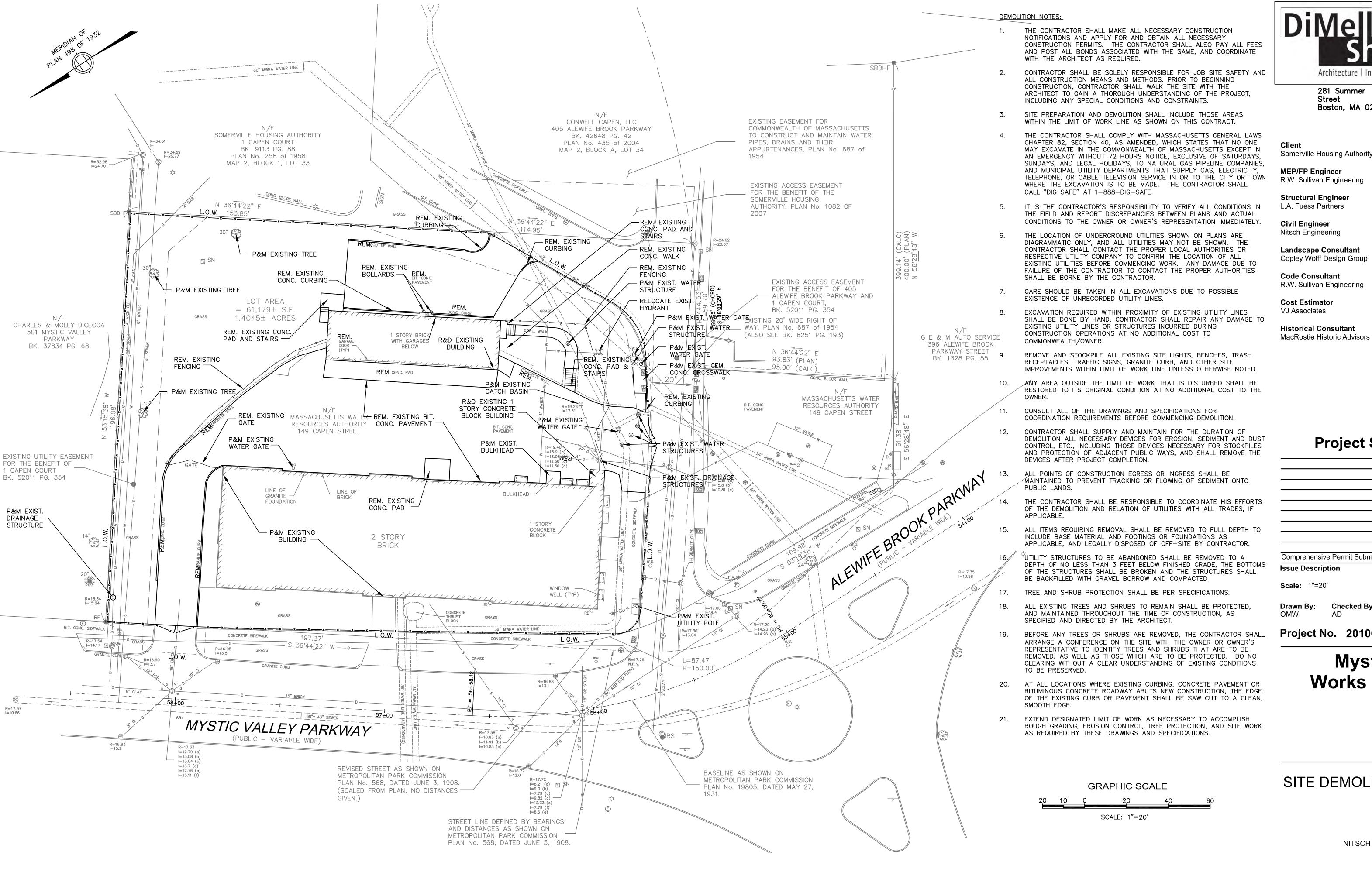
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NITSCH PROJECT NO: 8398

IN-LINE POSTS SHALL BE DRIVEN

WHILE CORNER POSTS & GATE

FOOTING.





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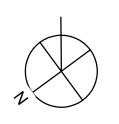
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Mystic Water Works at Capen Court

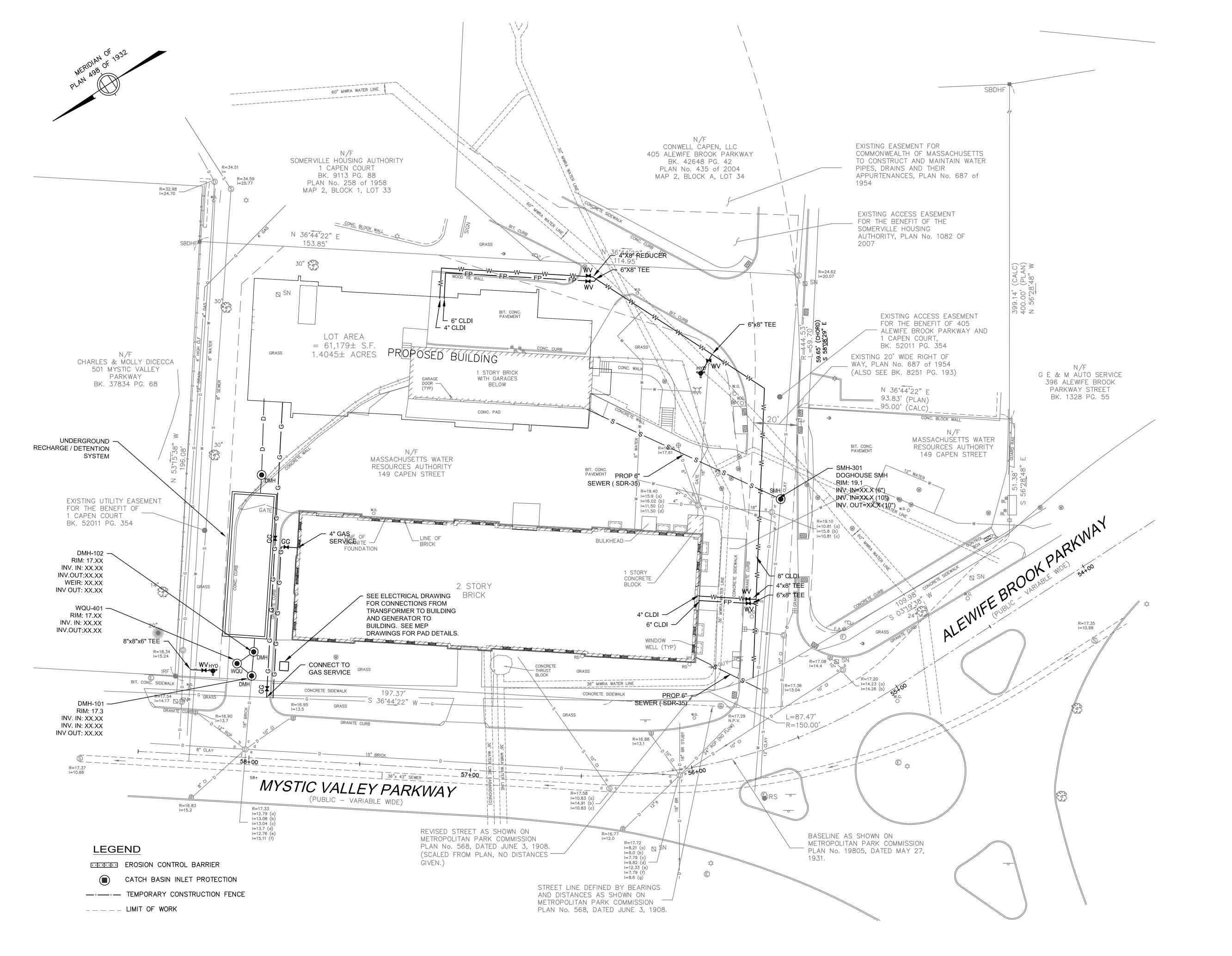
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SITE DEMOLITION PLAN

NITSCH PROJECT NO: 8398



C103





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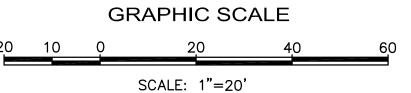
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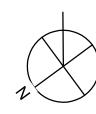
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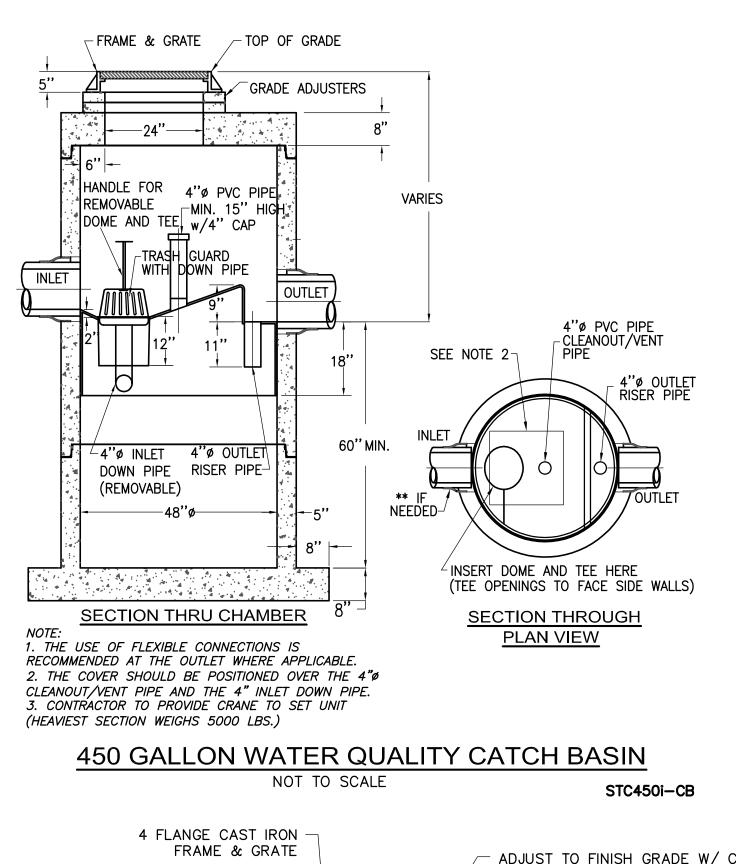
Mystic Water Works at Capen Court

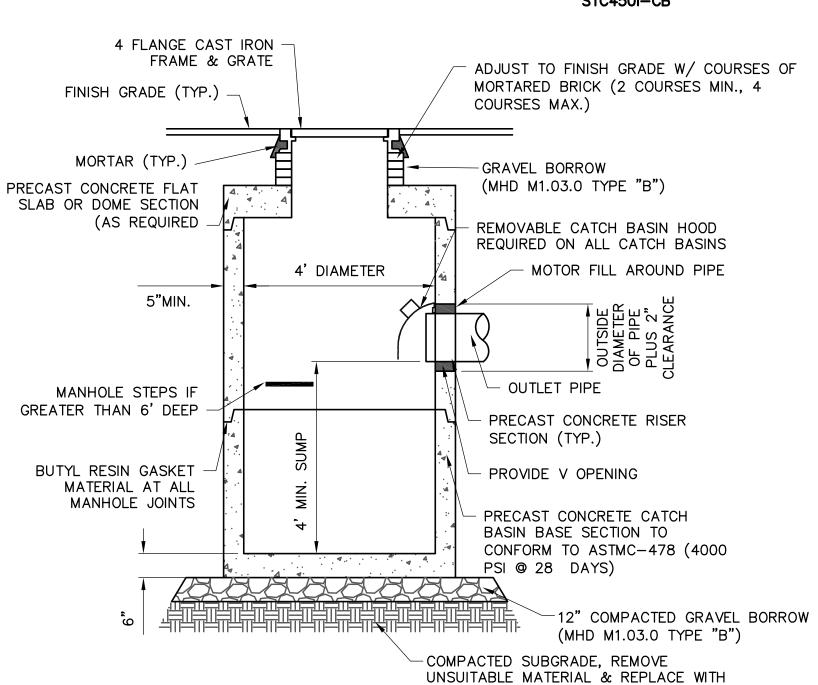
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SITE UTILITY PLAN



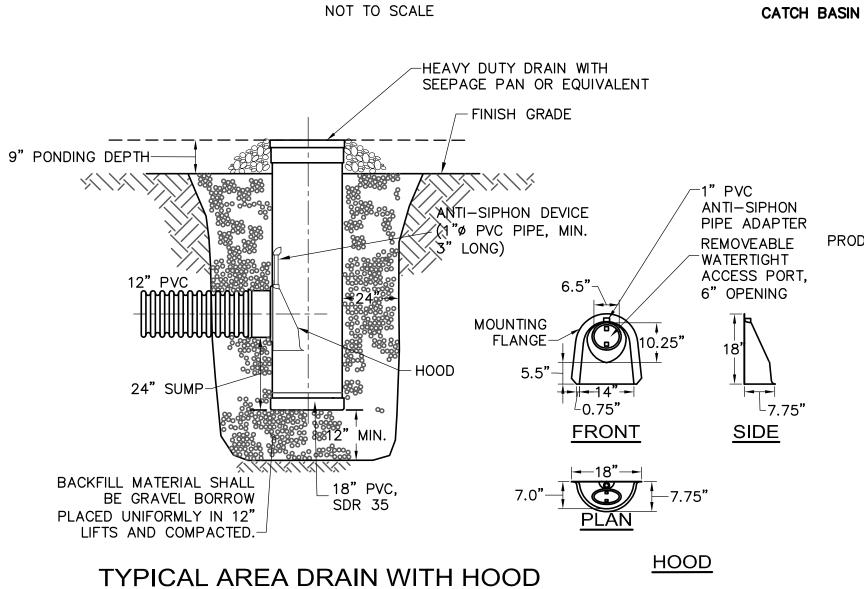






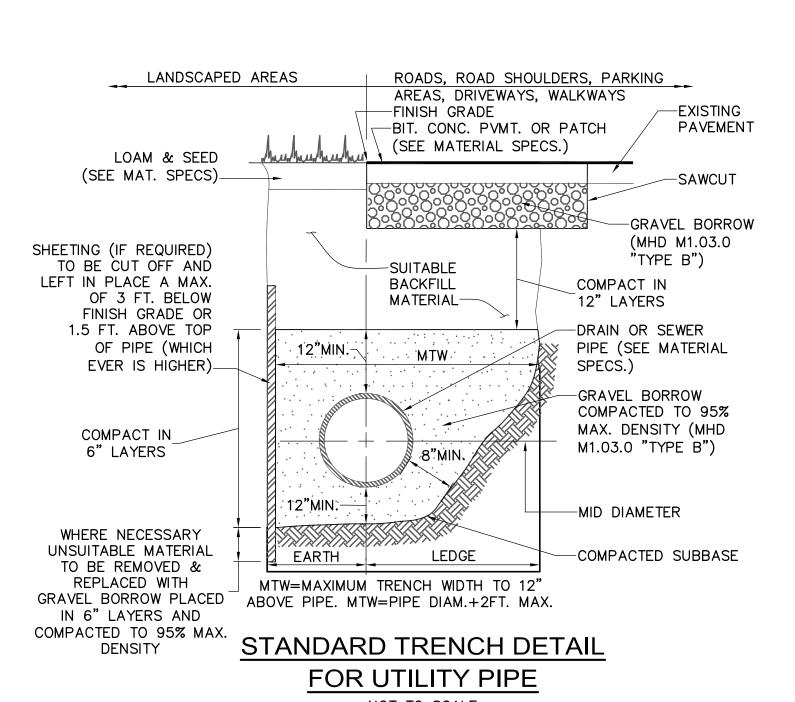
GRAVEL BORROW (MHD M1.03.0 TYPE "B")

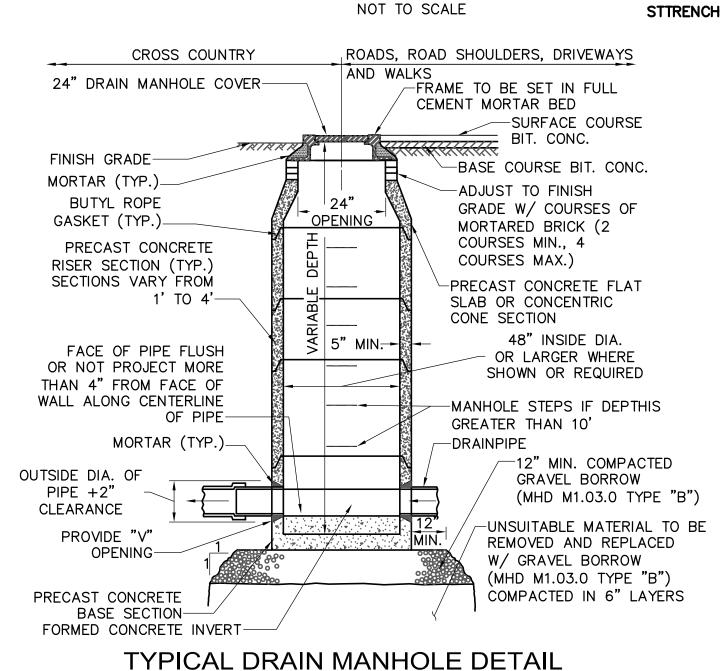
COMPACTED IN 6" LAYERS



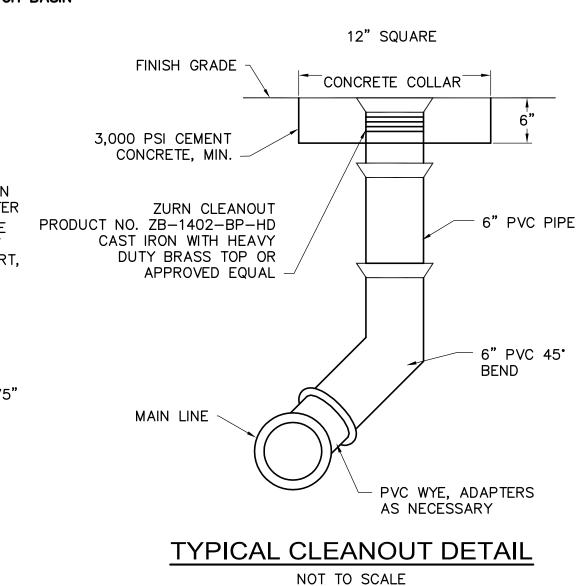
TYPICAL CATCH BASIN DETAIL

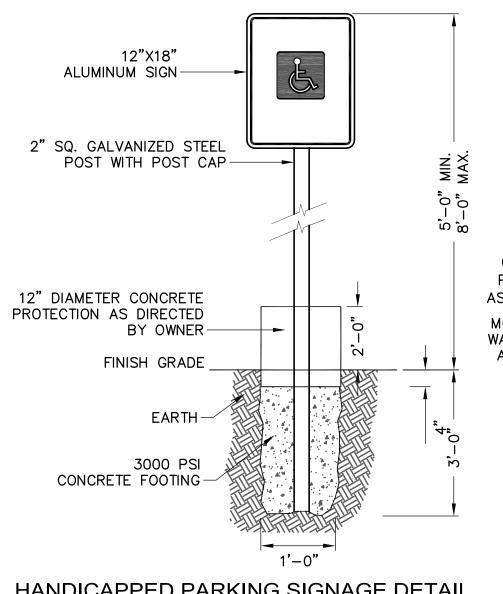
NOT TO SCALE





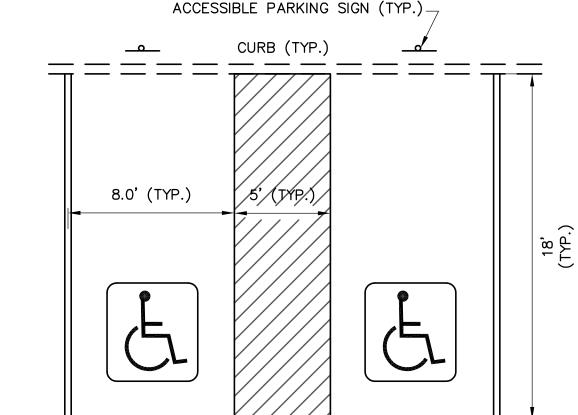
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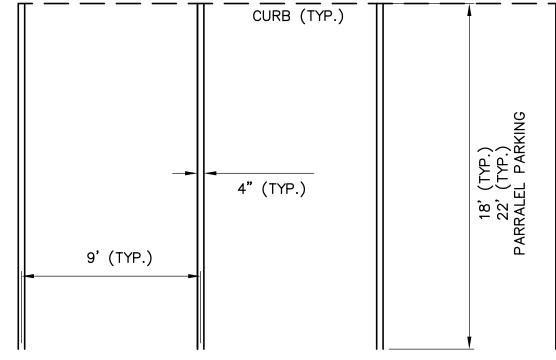


HANDICAPPED PARKING SIGNAGE DETAIL NOT TO SCALE

HANDICAPPED PARKING SIGN



ACCESSIBLE PARKING DETAIL NOT TO SCALE ACCESSIBLE PARKING



STRIPING SHALL BE INSTALLED PER SPECIFICATIONS

DMH

CLEANOUT

TYPICAL PARKING STRIPING DETAIL

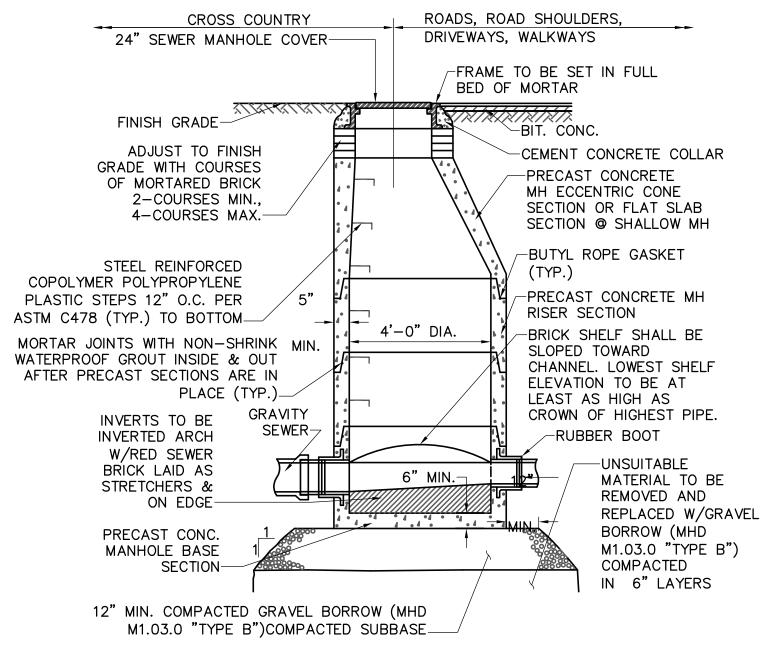
NOT TO SCALE PARKING STRIPING

6" ± CONCRETE BASE COURSE (SEE NOTE 1) -HOT MIX ASPHALT 5"± TO BE LAID IN TWO COURSES (ADJUST TO GRADE) (TYP.) - TACK COAT MATCH EXISTING EXISTING BASE BASE COURSE COURSE TRENCH SAWCUT

1. PROPOSED CONCRETE BASE COURSE SHALL BE LEVEL WITH THE TOP OF THE EXISTING BASE COURSE

PAVEMENT RESTORATION OVER TRENCH NOT TO SCALE

PAVEMENT RESTORATION OVER TRENCH

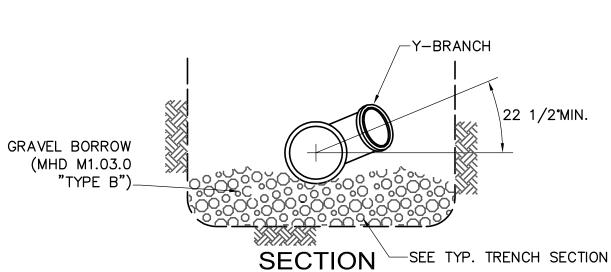


TYPICAL SEWER MANHOLE DETAIL

NOT TO SCALE

SMH

-Y-BRANCH PROVIDE STOPPER SEWER PIPE SLOPE SEWER SERVICE CONNECTION NOT LESS THAN 1/4" PER FT. OR AS SHOWN



WYE BRANCH FOR PIPE SERVICE CONNECTION DETAIL

NOT TO SCALE

Y-BRANCH GALVANIZED STEEL POST CAP SIGNS SHALL BE SET AT RIGHT ANGLES TO THE DIRECTION, AND FACING, **ALUMINIUM** THE TRAFFIC INTENDED PANEL SIGN-TO SERVE. DIE-PUNCHED KNOCKOUT HOLES (¾6"±DIA) ON (MIN.) 1" CENTERS ON ALL FOUR SIDES PUNCHED, BUT NOT REMOVED. 2" SQ. GALVANIZED STEEL POST FINISH GRADE EARTH-3000 PSI CONCRETE FOOTING-10"±

NOT TO SCALE

SIGN POST SETTING DETAIL (SIGN PANEL UNDER 10 SF IN AREA) SIGN POST SETTING Architecture | Interior Design | Planning

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MacRostie Historic Advisors

Historical Consultant

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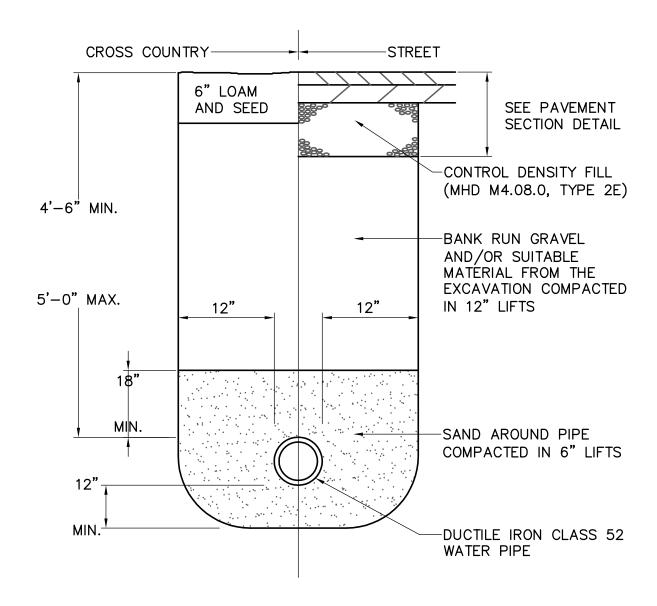
Drawn By: Reviewed By: Checked By: OMW

Project No. 2010080.00

Mystic Water Works at Capen Court

Capen St. Somerville, MA 02144

SITE UTILITY DETAILS



WATER TRENCH DETAIL NOT TO SCALE

WTRENCH

PLACE CONCRETE THRUST
BLOCK AGAINST UNDISTURBED

MATERIAL (TYPICAL)

MAIN

PLACE 15 LB.
ROOFING FELT
BETWEEN
BEND & CONC.

PLAN

NOTES:

1. THRUST BLOCKS TO BE USED ON ALL PRESSURE PIPES AT
HORIZONTAL AND VERTICAL BENDS GREATER OR EQUAL TO 45°, TEES
AND DEAD ENDS.

- 2. FOR FITTINGS WITH LESS THAN 45° DEFLECTION USE BEARING AREAS FOR 45° BEND.
- 3. BEARING AREAS BASED ON HORIZONTAL PASSIVE SOIL PRESSURE OF 2000 PSF AND A MINIMUM INTERNAL WATER PRESSURE OF 175 PSIG. JOINTS SHALL NOT BE ENCASED IN CONCRETE, BEARING AREAS MAY BE DISREGARDED FOR TRENCHES IN ROCK WHERE THE TOP OF THE ROCK FACE IS AT OR ABOVE THE CROWN OF THE PIPE. HOWEVER, CONCRETE BACKING SHALL BE PLACED BETWEEN THE PIPE AND ROCK FACE.

TABLE OF BEARING AREAS IN SQUARE FEET AGAINST UNDISTURBED MATERIAL FOR FITTING.*

WATER

MAIN-

THRUST BLOCK AREA
PLAN

(TYPICAL)

PLAN

TEE OR

TAPPING

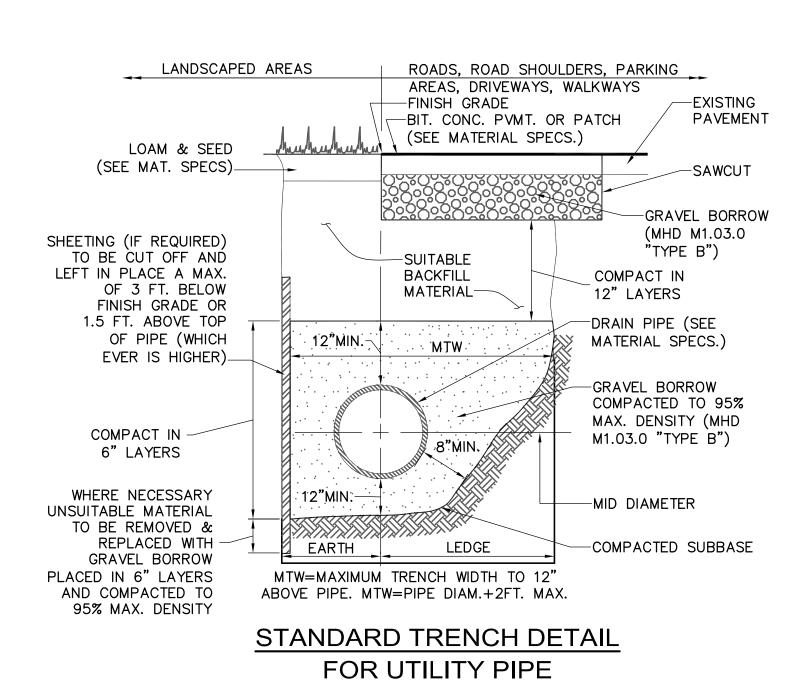
SLEEVE

-CONCRETE

SIZE OF MAIN (INCHES)	90° BEND (S.F.)	45° BEND (S.F.)	DEAD END (S.F.)
4	2.3	1.3	1.6
6	4.7	2.5	3.3
8	8.0	4.5	6.0
12	17.0	9.5	12.0

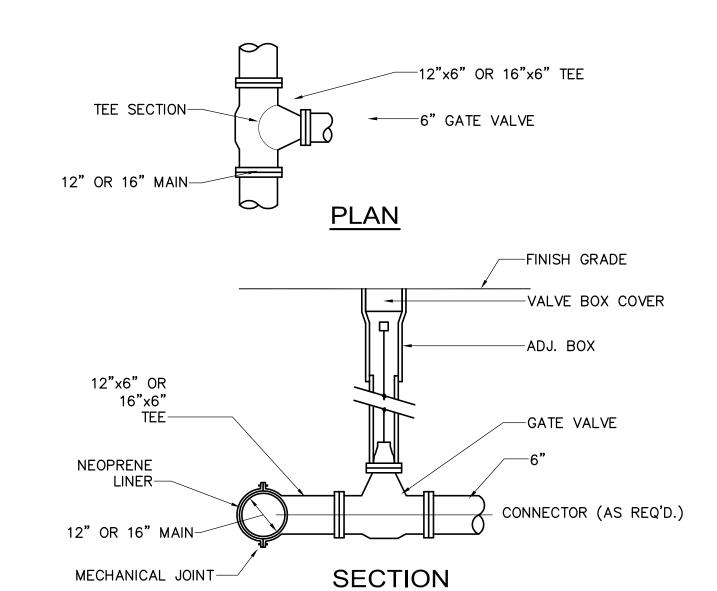
THRUST BLOCK DETAILS

NOT TO SCALE



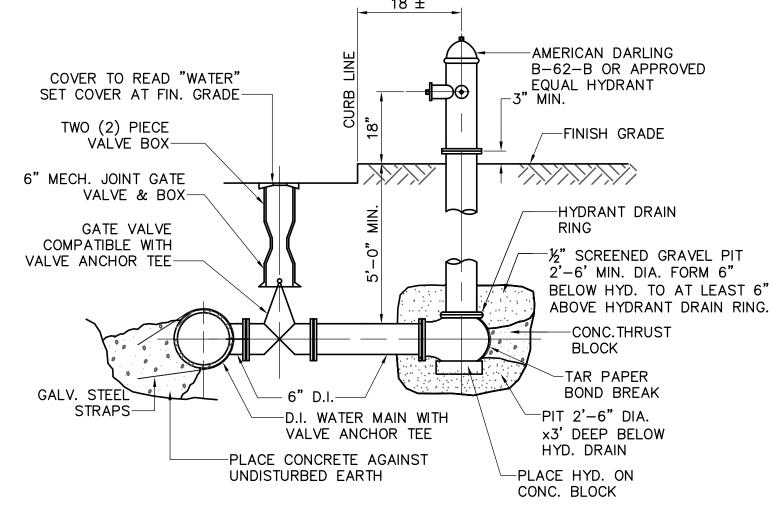
NOT TO SCALE

STTRENCH



NOT TO SCALE

TEE, VALVE & BOX DETAIL



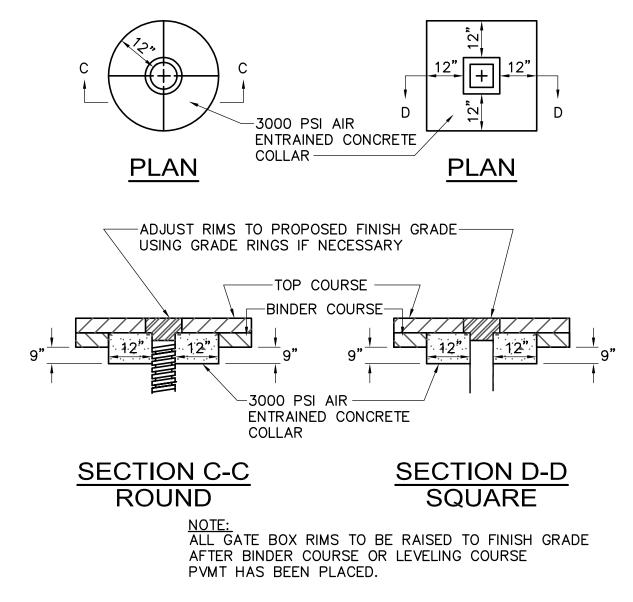
NOTES: 1. ALL JOINTS ON HYDRANT BRANCH TO BE RESTRAINED JOINTS 2. HYDRANTS AND VALVES TO OPEN LEFT

FIRE HYDRANT DETAIL

NOT TO SCALE

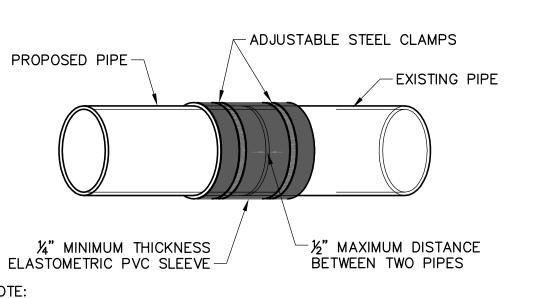
HYD

TAPSLEEV



WATER GATE BOX DETAIL NOT TO SCALE

WGBOX



NOTE:
THE PROPOSED PIPE MAY HAVE AN OUTSIDE DIAMETER (O.D.) THAT IS DIFFERENT THAN THE O.D. OF THE EXISTING PIPE. THE CONTRACTOR SHALL VERIFY THE O.D. PRIOR TO ORDERING THE COUPLING.

COUPLING DETAIL

NOT TO SCALE

DiMela Snaffer Architecture | Interior Design | Planning

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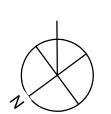
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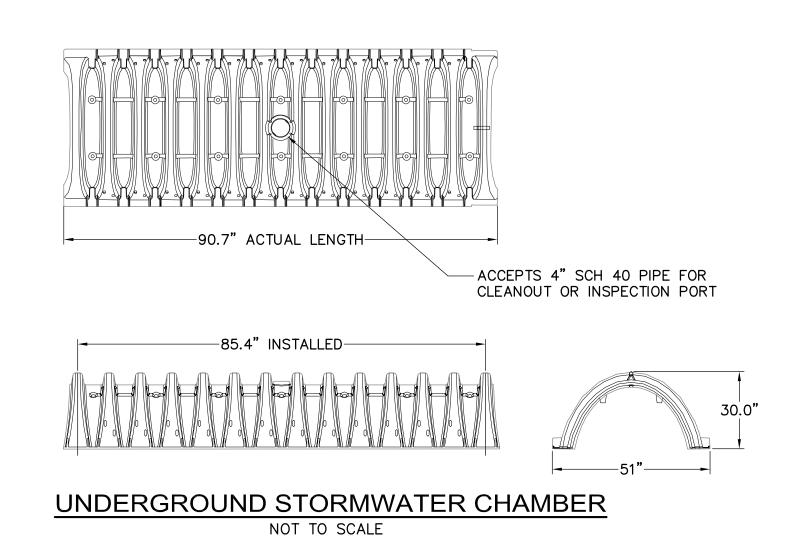
SITE UTILITY DETAILS

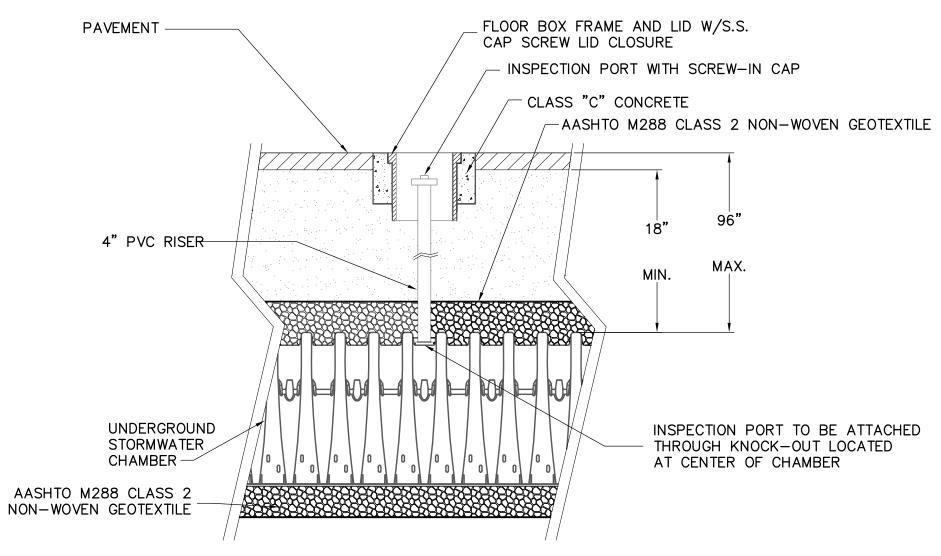
NOTES:

- 1. WATER METER TO BE APPROVED BY THE CITY OF SOMERVILLE WATER DIVISION.
- 2. ALL HYDRANTS AND GATE VALVES SHALL OPEN XXXX.



C302





UNDERGROUND STORMWATER INSPECTION PORT DETAIL NOT TO SCALE

NOMINAL CHAMBER SPECIFICATIONS SIZE (W x H x INSTALLED LENGTH) 51.0" x 30.0" x 85.4" CHAMBER STORAGE 45.9 CUBIC FEET 74.9 CUBIC FEET MINIMUM INSTALLED STORAGE WEIGHT 74 LBS.

CHAMBERS SHALL MEET ASTM F 2418-05 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE -WALL STORMWATER COLLECTION CHAMBERS". THE SAFETY FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE LOADS, WITH CONSIDERATION FOR GRANULAR WELL GRADED SOIL/AGGREGATE MIXTURES, IMPACT AND MULTIPLE VEHICLE PRESENCES. <35% FINES. COMPACT IN 6 IN LIFTS TO 95% PROCTOR DENSITY. UNDERGROUND STORMWATER CHAMBER SEE THE TABLE OF ACCEPTABLE FILL MATERIALS UNDERGROUND STORMWATER $\frac{3}{4}$ "-2" WASHED, CRUSHED, END CAP-ANGULAR STONE-PAVEMENT-GEOTEXTILE FABRIC (SEE SPECIFICATIONS) -FOR UNPAYED INSTALLATION WHERE RUTTING FROM VEHICLES MAY OCCUR, INCREASE COVER TO 24 INCHES 6"MIN. MIN. ELEVATION 125.00 6" MIN.* DESIGN ENGINEER IS RESPONSIBLE FOR ackslash 12" MIN. TYP. ENSURING SUITABILITY OF SUBGRADE SOILS*

NOTE: CONTRACTOR TO REMOVE EXISTING TOPSOIL, SUBSOIL, FILL AND ANY OTHER IMPERVIOUS LAYERS WITHIN THE LAYOUT OF THE SYSTEM TO THE BOTTOM OF STONE ELEVATION OF SYSTEM. INSTALL SAND FILL IN ACCORDANCE

THIS CROSS SECTION DETAILS THE REQUIREMENTS NECESSARY TO SATISFY THE SAFETY FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE LOADS USING STORMTECH CHAMBERS

WITH TITLE V REQUIREMENTS. UNDERGROUND STORMWATER SECTION NOT TO SCALE

COVER ENTIRE ROW WITH -AASHTO M288 CLASS 2 NON-WOVEN GEOTEXTILE OR EQUAL (8' WIDE STRIP) INSPECTION PORT -UNDERGROUND STORMWATER ENDCAP OUTLET CONTROL STRUCTURE And hell had hell had? A hell had hell 24" MIN. AASHTO M288 CLASS 1 WOVEN GEOTEXTILE OR EQUAL, BETWEEN FOUNDATION STONE AND CHAMBERS (5'-6' WIDE STRIP)

UNDERGROUND STORMWATER ISOLATION ROW DETAIL

NOT TO SCALE



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MEP/FP Engineer R.W. Sullivan Engineering

Structural Engineer L.A. Fuess Partners

Civil Engineer

Nitsch Engineering Fax: 617-338-6472 Tel: 617-654-9000 **Landscape Consultant**

Copley Wolff Design Group Fax: 617-654-9002 **Code Consultant**

R.W. Sullivan Engineering **Cost Estimator**

VJ Associates

Historical Consultant MacRostie Historic Advisors

Project Status

Comprehensive Permit Submission Sept. 16, 2011 **Issue Description**

Scale: 1"=20'

Reviewed By:

Project No. 2010080.00

Mystic Water Works at Capen Court

> Capen St. Somerville, MA 02144

SITE UTILITY DETAILS

