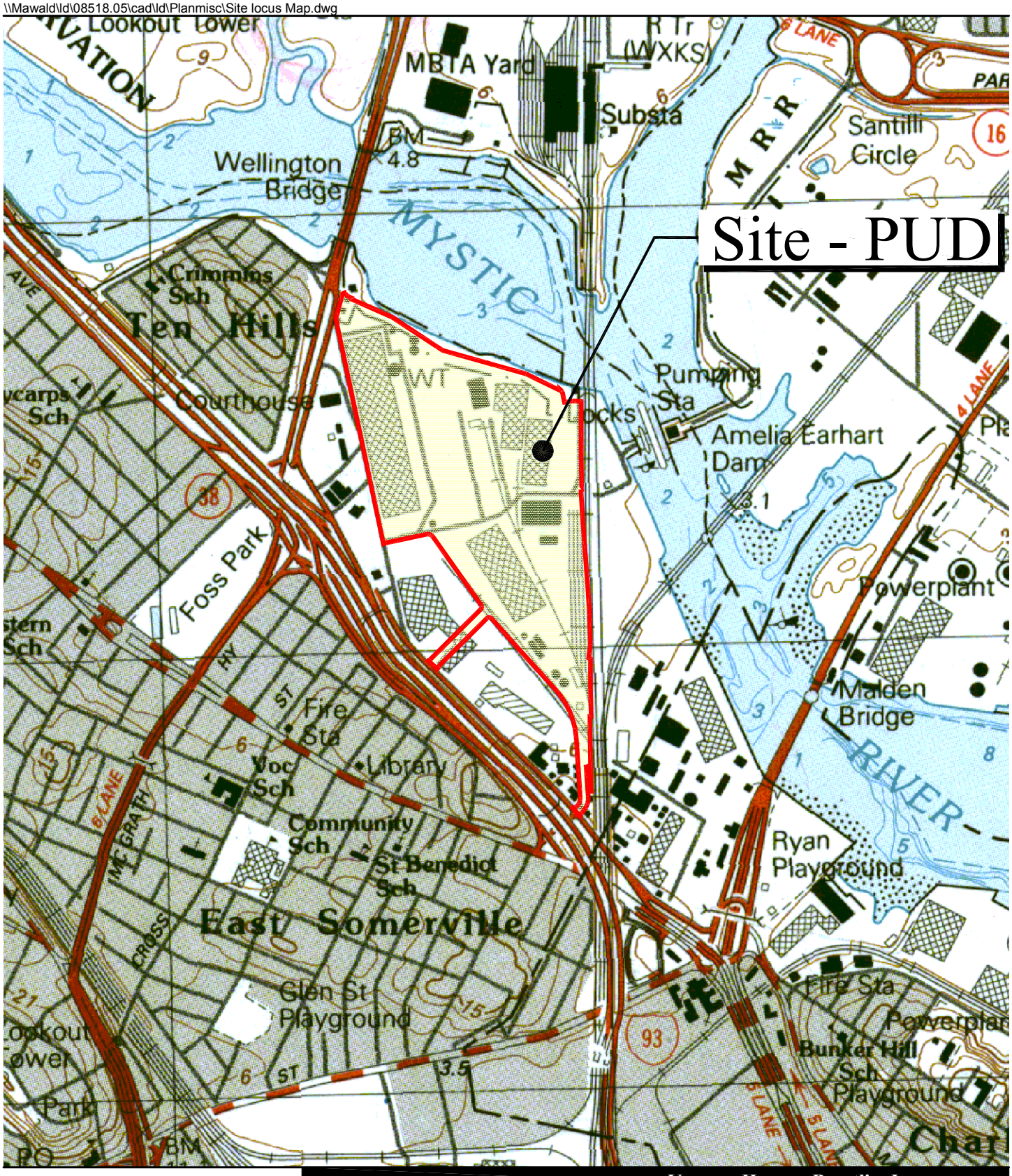
\\Mawald\ld\08518.05\cad\ld\Planmisc\Site locus Map.dwg



0 500 1000 Feet

Site Location Map
Assembly Row
at Assembly Square
Amended Preliminary Master Plan
Planned Unit Development
Somerville, MA

Figure 1
July 2010

VHB ***Vanasse Hangen Brustlin, Inc.***
Consulting Engineers and Planners
101 Walnut Street
Watertown, MA 02172
(617) 924-1770

Figure 2: Existing Water Demand

Project: Assembly Square Planned Unit Development
Location: Somerville, Massachusetts

Proj. No. : 8518.05
Date: 6/8/2010
Rev. Date
Computed by: MVG
Checked by:

File: \\Mawald\ld\08518.05\docs\VARIOUS\AmPUD\Utilities\Water\[08518.05 Existing Water Demand.xml]Water Demands Fig 4

1. Average flows for Massachusetts are based on 314 CMR 7: Sewer System Extension and Connection Program.

Existing Uses to remain out side of Phase 1-AA but within the Planned Unit Development

Building Identification	Use	Square Feet	Quantity	Unit	Unit Flow (gal/Unit)	Average Flow (GPD)	Total Bldg. Flow (GPM)	Total Peak Bldg. Flow (GPM)[1]
Assembly Marketplace	*Retail*	*328,806*	*329*	*1,000 SF*	*50*	*16,440*	11	20
Yacht Club	*Marina*	*-*	*80*	*Slip*	*10*	*800*	1	1
Amelia Earhart Dam	*Offices*	*1,000*	*1*	*1000 SF*	*75*	*75*	0	1
Spaulding Brick	*Industrial*	*11,700*	*12*	*1000 SF*	*75*	*878*	1	1
Trucking Company	*Industrial*	*26,910*	*27*	*1000 SF*	*75*	*2,018*	1	2
La Quinta Inn	*Hotel*	*77,678*	*172*	*1 Bedroom*	*110*	*18,920*	13	23
Religious	*Institutional*	*15,842*	*16*	*1000 SF*	*50*	*792*	1	1
County	*Institutional*	*32,432*	*32*	*1000 SF*	*75*	*2,432*	2	3
Sunrise Cuisine	*Restaurant*	*4,326*	*40*	*1 Seat*	*35*	*1,400*	1	2
Dunkin Donuts	*Restaurant*	*4,006*	*12*	*1 Seat*	*20*	*240*	0	1
Warehouse	*Industrial*	*8,369*	*8*	*1000 SF*	*75*	*628*	0	1
99 Restaurant	*Restaurant*	*11,382*	*393*	*1 Seat*	*35*	*13,755*	10	17
Office	*Offices*	*114,559*	*115*	*1000 SF*	*75*	*8,592*	6	10
Loew's Cinema	*Cinema*	*80,000*	*2,400*	*1 Seat*	*5*	*12,000*	8	15
Home Depot	*Retail*	*147,608*	*148*	*1000 SF*	*50*	*7,380*	5	9
Circuit City	*Retail*	*33,488*	*33*	*1000 SF*	*50*	*1,674*	1	2
Enterprise Rent A Car	*Retail*	*2,000*	*2*	*1000 SF*	*50*	*100*	0	1
Hillside Service Center	*Commercial*	*4,656*	*Min Allow*	*2*	*150*	*300*	0	1
Ashton Fuel	*Commerical*	*15,405*	*15*	*1,000*	*50*	*770*	1	1
Tracer Technologies	*Industrial*	*30,995*	*31*	*1,000*	*75*	*2,325*	2	3
						91,520	**64**	**115**

1) Maximum Day Demand Peaking Factor = 1.75 Times Average Day Demand. Minimum peak flow =1 PGM

Amended Preliminary Master Plan
Existing Sewer Generation within Assembly Square Revitalization Area
Somerville, MA

Building Identification	Use	Building (SF. Ft.)	Number	Unit	Unit Flow Rate (GPD)	Flows Removed Phase 1	Flows Removed Full Build	Flows To Remain
85 Foley St.- Cab repair[1]	Gasoline Station with Service Bays	3,677	1	Island	300		300	
			4	Bay	125		500	
99 Foley St.- Central Steel[1]	Industrial[2]	51,217	13	Person	15		195	
	Office	2,961	3	1000 SF	75		222	
123 Foley St.- Spaulding Brick[1]	Industrial[3]	16,880	5	Person	15	75		
	Office	2,920	3	1000 SF	75	219		
147 Foley St. American Propane	Office	1,050	1	1000 SF	75	79		
100 Sturtevant	Industrial[2]	22,760	15	Person	15	225		
	Office	3,772	4	1000 SF	75	283		
Yacht Club	Marina		80	slip	10			800
Goodtime Billiards[4]	-	109,232						
	Restaurant/ Tavern/ Lounge		508	Seat	35	17,780		
	Bowling Alley		4	Alley	100	400		
	Function Hall		438	Seat	15	6,570		
Boston Paintball	Retail	39,162	39	1000 SF	50	1,958		
World Gym	Retail	26,606	27	1000 SF	50	1,330		
Graybar	Industrial[3]	26,609	15	Person	15	225		
Home Depot	Retail	147,608	148	1000 SF	50			7,380
Circuit City	Retail	33,488	33	1000 SF	50			1,675
Amelia Earhart Dam	Office	1,000	1	1000 SF	75			75
					Totals:	**29,144**	**1,217**	**9,930**

1. Flows to be removed before next phases.

2. Population for Industrial uses based on available parking spaces.

3. Assumed population.

4. Goodtime sewer generation based on floor plan received from City of Somerville Inspectional Services on August 4, 2009.

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Figure 3.2 - Estimated Sewer Generation and Water Demand

Project: Assembly Square Planned Unit Development
Full Build Sewer Generation - 2014 Program
Location: Somerville, Massachusetts

Proj. No.: 08518.05
Date: 4/28/2014
Computed by: HGH
Checked by:

Development Program and Projected Sewer Flows

Phase	Block	Comments[1]	Use[2]	Area[1] (SF)	Unit	Quantity	Unit Flow[3] (Gal/Unit)	Average Flow (GPD)	Total Block Flow (GPD)	Total Phase Flow (GPD)[5,6]	Water Flow GPM	Peak Water GPM
1AA	10	4,500	Restaurant	4,500	1 Seat	98	20	1,960	1,960			
1A	1	*67,530*	Retail	43,818	1,000 SF	44	50	2,191	76,421	172,244	120	209
			Apartments	225,615	1 Bedroom	293	110	32,230				
			Apartments		Dwelling Units	195						
			Restaurant	23,712	1 Seat	1,200	35	42,000				
	2B		Office	93,183	1,000 SF	93	75	6,989	21,889			
		30,000	Retail	18,000	1,000 SF	18	50	900				
			Restaurant	12,000	1 Seat	400	35	14,000				
	3	*122,914*	Retail	113,914	1,000 SF	114	50	5,696	21,896			
			Cinema	60,000	1 Seat	1,590	5	7,950				
			Bowling	0	1 Lane	0	100	0				
			Restaurant	4,500	1 Seat	150	35	5,250				
			Fast Food	4,500	1 Seat	150	20	3,000				
	4		Apartments	249,964	1 Bedroom	389	110	42,790	48,539			
			Apartments		Dwelling Units	253						
		43,975	Retail	40,775	1,000 SF	41	50	2,039				
			Restaurant	3,200	1 Seat	106	35	3,710				
	KIOSK	*3,605*	Fast Food	3,605	1 Seat	77	20	1,540	1,540			
Full Build Remaining Phases	5	*60,000*	Retail	43,200	1,000 SF	43	50	2,160	57,805	602,376	418	732
			Office	250,000	1,000 SF	250	75	18,750				
			Apartments	0	1.7 Bedroom	0	187	0				
			Fast Food	3,800	1 Seat	152	20	3,040				
			Hotel	104,550	1 Bedroom	170	110	18,700				
			Restaurant	13,000	1 Seat	433	35	15,155				
	6A	*35,000*	Retail	25,000	1,000 SF	25	50	1,250	12,000			
			Office	0	1,000 SF	0	75	0				
			Fast Food	2,500	1 Seat	100	20	2,000				
			Restaurant	7,500	1 Seat	250	35	8,750				
	6B		Condo	486,000	1.7 Bedroom	405	187	75,735	75,735			
		-	Retail	0	1,000 SF	0	50	0				
			Fast Food	0	1 Seat	0	20	0				
			Restaurant	0	1 Seat	0	35	0				
	7	*48,500*	Retail	30,000	1,000 SF	30	50	1,500	175,230			
			Office	450,000	1,000 SF	450	75	33,750				
			Office	0	1,000 SF	0	75	0				
			Condo	768,000	1.7 Bedroom	640	187	119,680				
			Fast Food	3,500	1 Seat	140	20	2,800				
			Restaurant	15,000	1 Seat	500	35	17,500				
	8	*36,000*	Retail	20,000	1,000 SF	20	50	1,000	125,136			
			Office	553,150	1,000 SF	553	75	41,486				
			Fast Food	4,000	1 Seat	160	20	3,200				
			Restaurant	12,000	1 Seat	400	35	14,000				
			Condo	420,000	1.7 Bedroom	350	187	65,450				
	9		Office	300,000	1,000 SF	300	75	22,500	22,500			
	11	*75,000*	Retail	40,000	1,000 SF	40	50	2,000	133,970			
			Office	1,155,000	1,000 SF	1,155	75	86,625				
			Fast Food	15,000	1 Seat	600	20	12,000				
			Restaurant	20,000	1 Seat	667	35	23,345				
			Health Club	50,000	1 Locker	500	20	10,000				
				5,692,486				774,620	**FULL BUILD TOTAL**	**774,620**	538	941

Notes:

1) *Retail was space allocated at by 20.3% for estimated restaurant areas and by 6.0% for fast food within all future Blocks. Future Phase Building Program info taken from Street-Works LLC Proposed Phasing Schedule dated 2/13/09. Total restaurant area - 121,701 square feet (includes Block 10 and IKEA).*
2) *Restaurant seats are based on 30 square feet per seat within future phases.*
3) *Average flows for Massachusetts are based on 314 CMR 7: Sewer System Extension and Connection Program.*
4) *Not used.*
5) The previously permitted sewer flow for both Phase 1AA and Phase 1A is 173,146 gpd. The current building program from actual tenanting information for Phase 1AA and 1A is 1,257 gpd less than permitted. The surplus sewer flow will be applied to the Full Build Remaining Phases.
6) *The Full Build Remaining Phases requested permit flows are 650,003 gpd. The sewer flow shown on this table for the Full Build Remaining Phases includes surplus sewer flow from previous phases (1,257 gpd).*