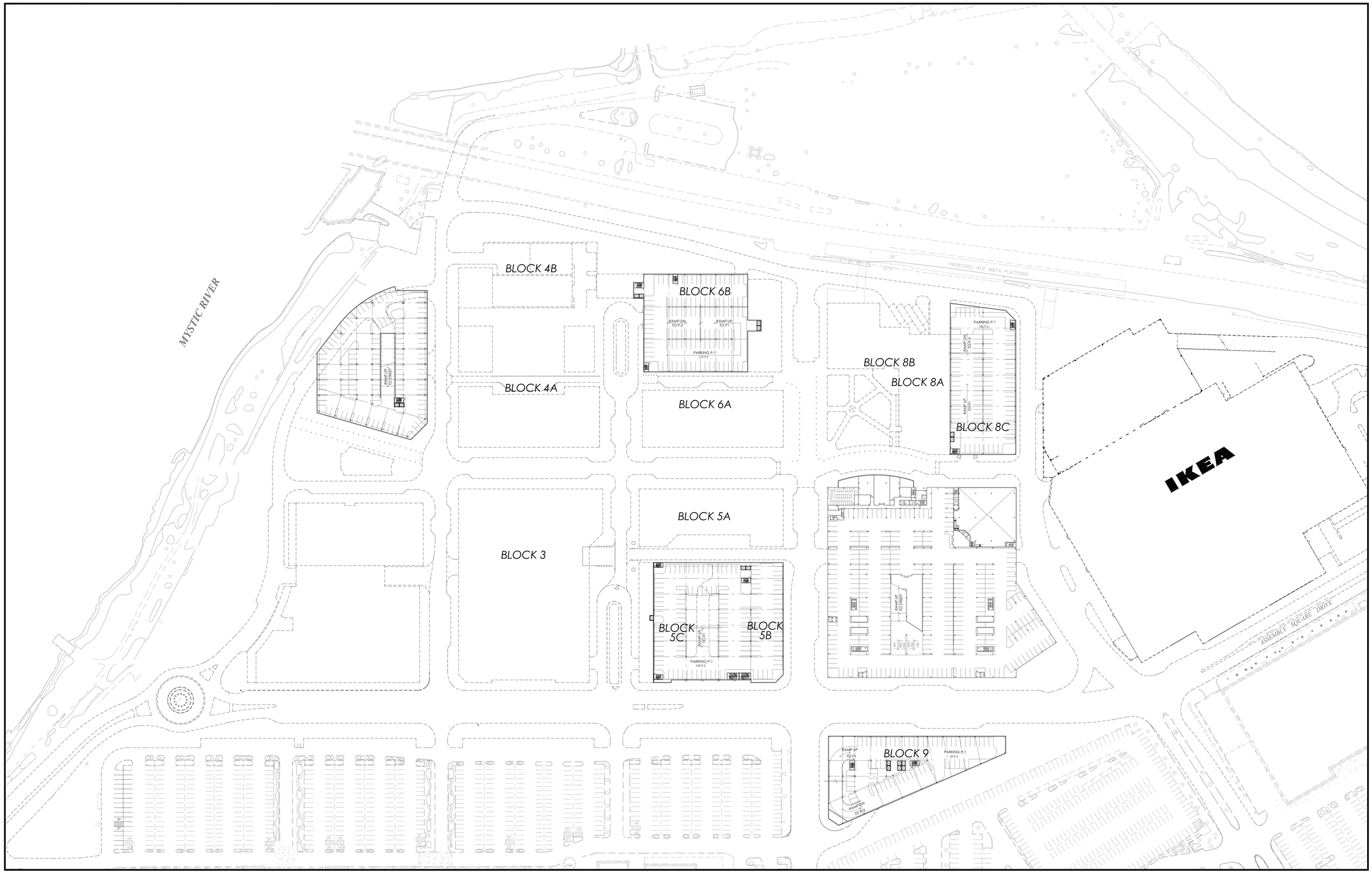


Street-Works
Development & Consulting Group
A Division of PEG/Park LLC
30 Glenn Street
White Plains, NY 10603
914.949.6505

OWNER:

Federal Realty
INVESTMENT TRUST

AssemblyRow
at Assembly Square

VHB
Vanasse Hangen Brustlin, Inc.
Transportation
Land Development
Environmental Services
101 Walnut Street, P.O. Box 9151
Watertown, Massachusetts 02471-9151
617 924 1770 • FAX 617 924 2286

PROJECT:

Assembly Square
Somerville, MA

Amended Preliminary Masterplan

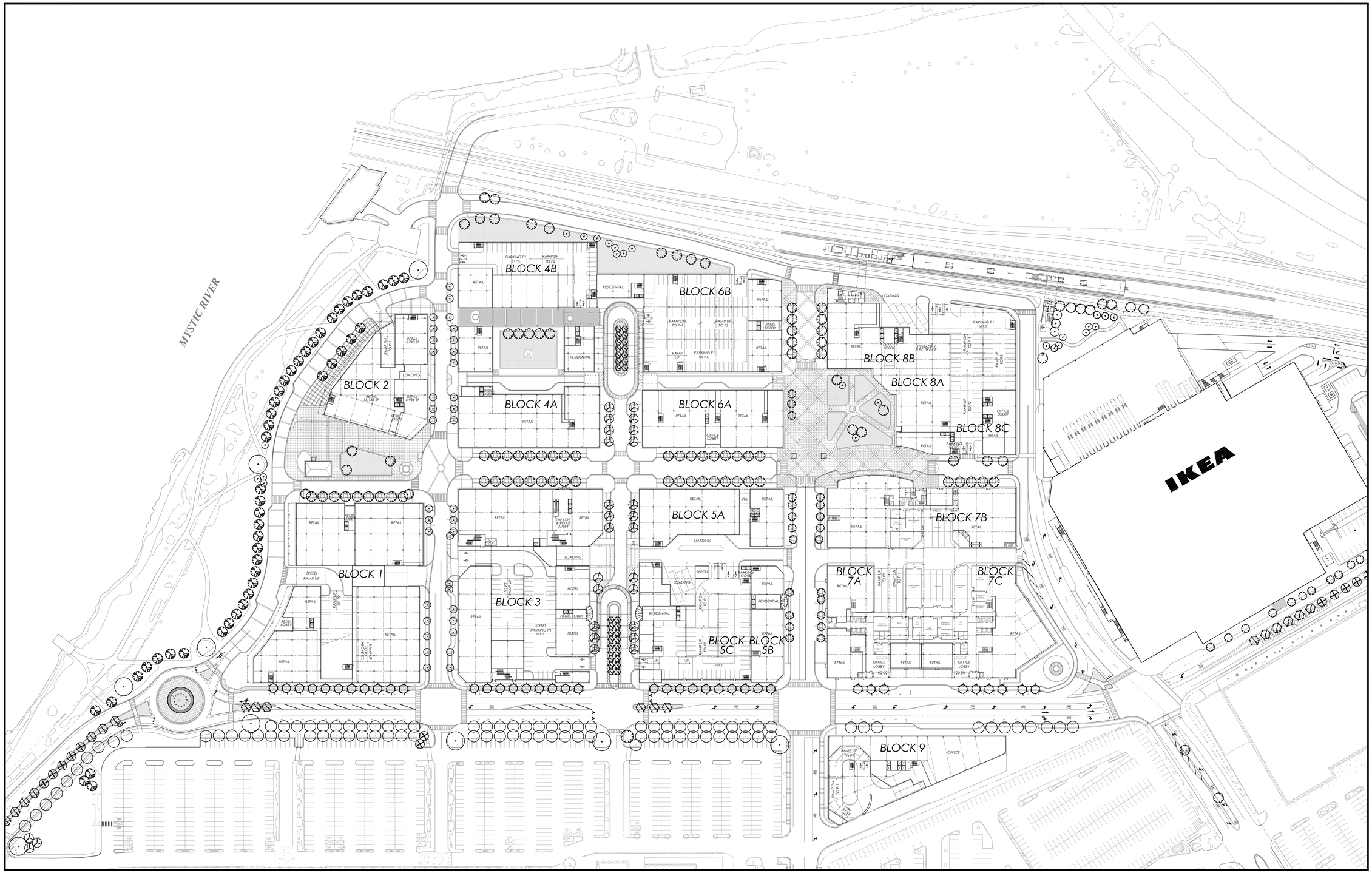
SCALE:	1" = 50'
DATE:	JULY 2010
PROJECT NO.:	89680-03
PLOT DATE:	
FILE PATH:	

DRAWING TITLE:

Basement Plan
EL. -10'

SHEET TITLE:

A - P-1



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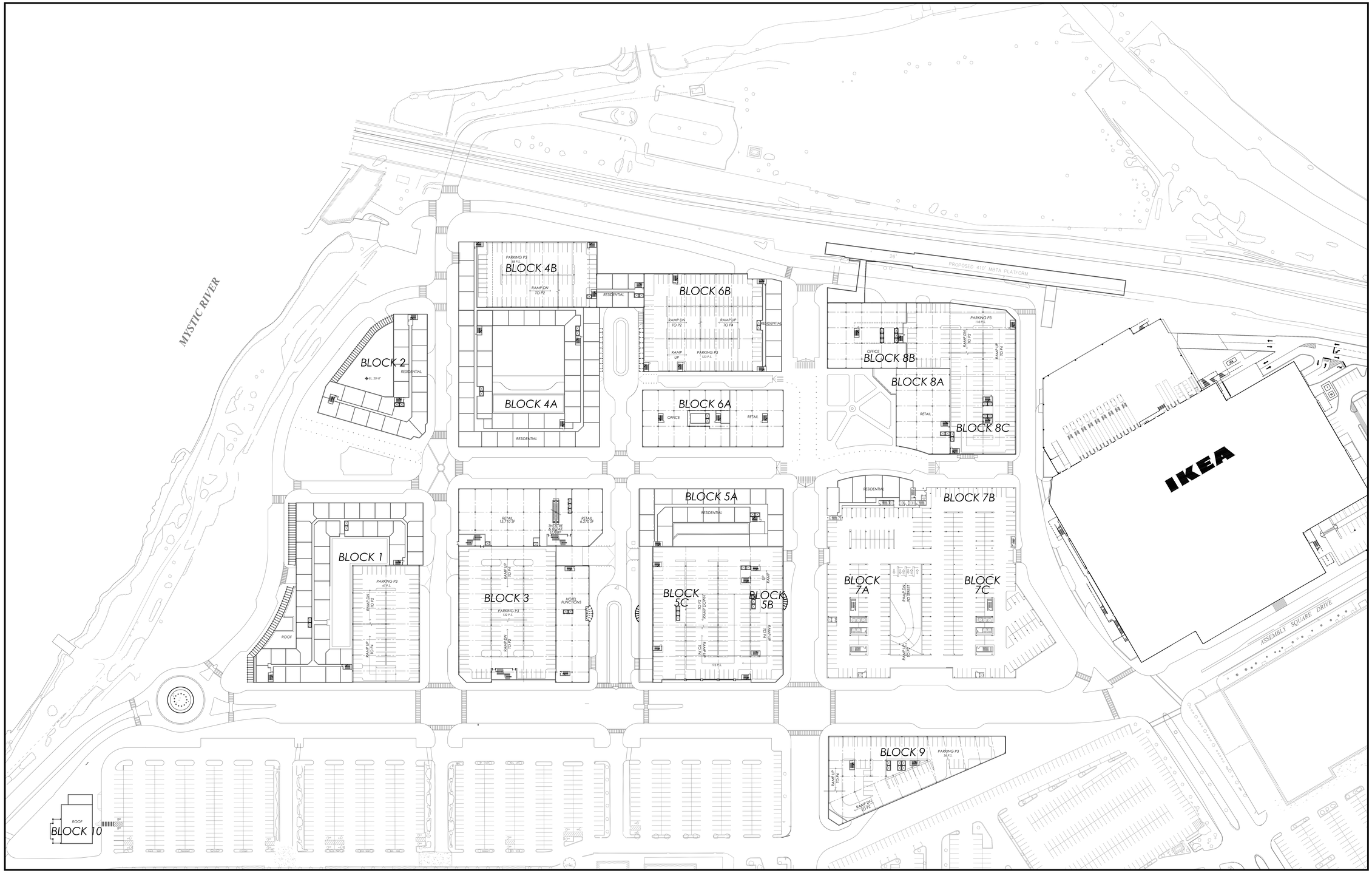
PLOT DATE:	
FILE PATH:	

DRAWING TITLE:
Grade Level Plan / P1

SHEET TITLE:
A - 100



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PROJECT:

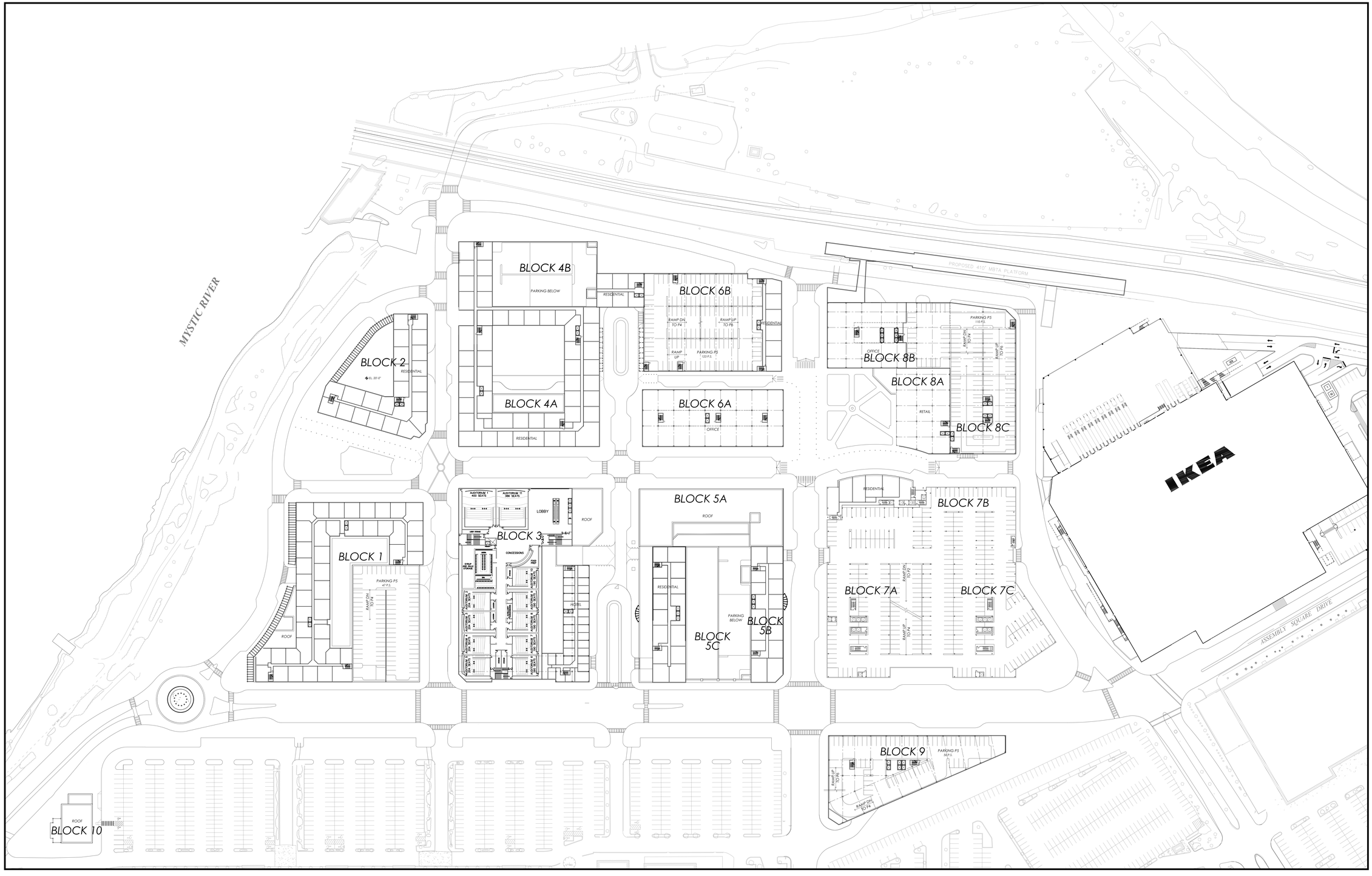
Assembly Square
Somerville, MA

Amended Preliminary Masterplan

SCALE:	1" = 50'
DATE:	JULY 2010
PROJECT NO.:	89680-03
PLOT DATE:	
FILE PATH:	

DRAWING TITLE:
Upper Retail Plan
EL. 20'

SHEET TITLE:
A - 101



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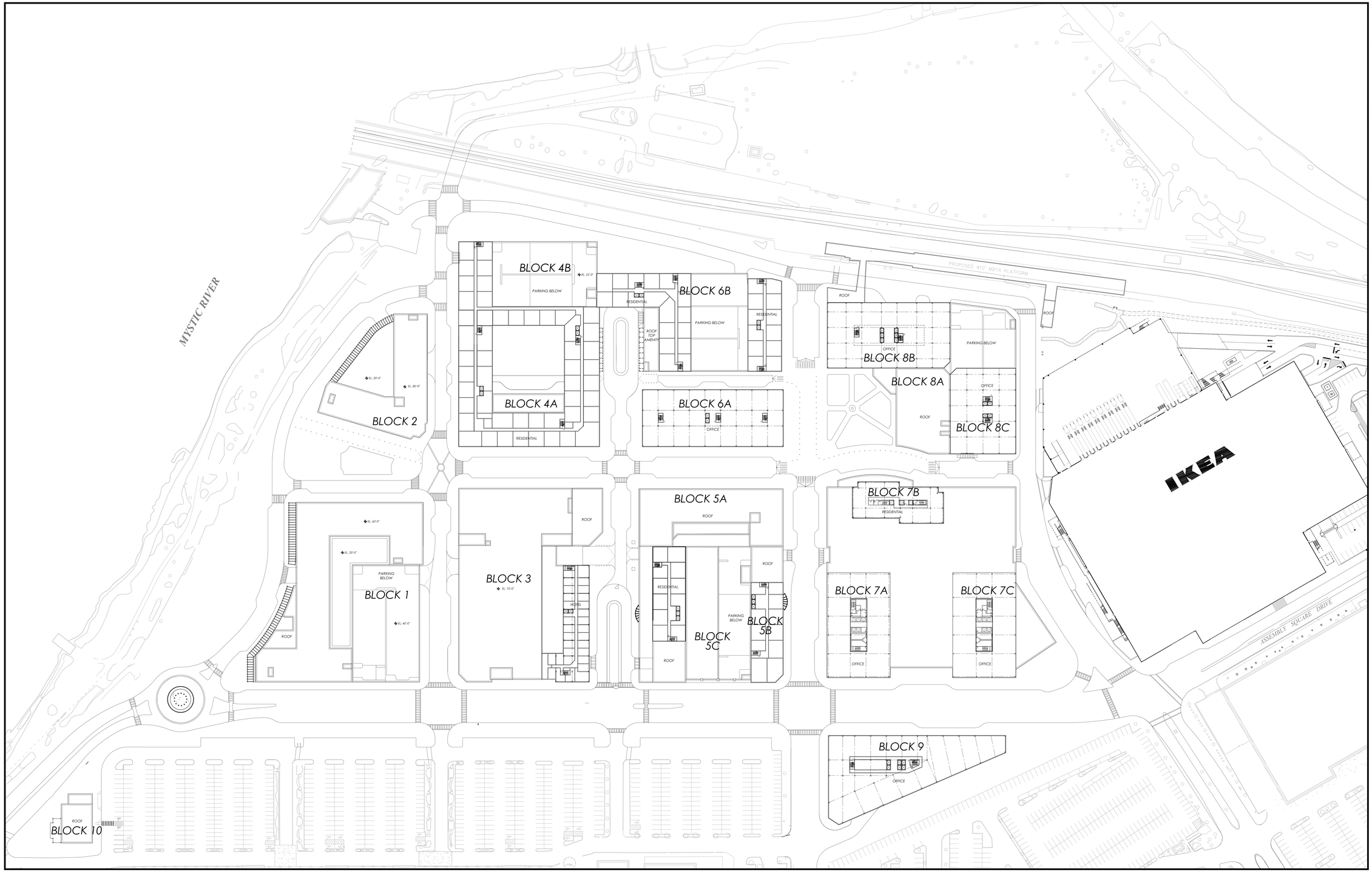
Assembly Square
Somerville, MA

Amended Preliminary Masterplan

SCALE:	1" = 50'
DATE:	JULY 2010
PROJECT NO.:	89680-03
PLOT DATE:	
FILE PATH:	

DRAWING TITLE:
Typ. Upper Level Plan EL. 40'

SHEET TITLE:
A - 102



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Somerville, MA

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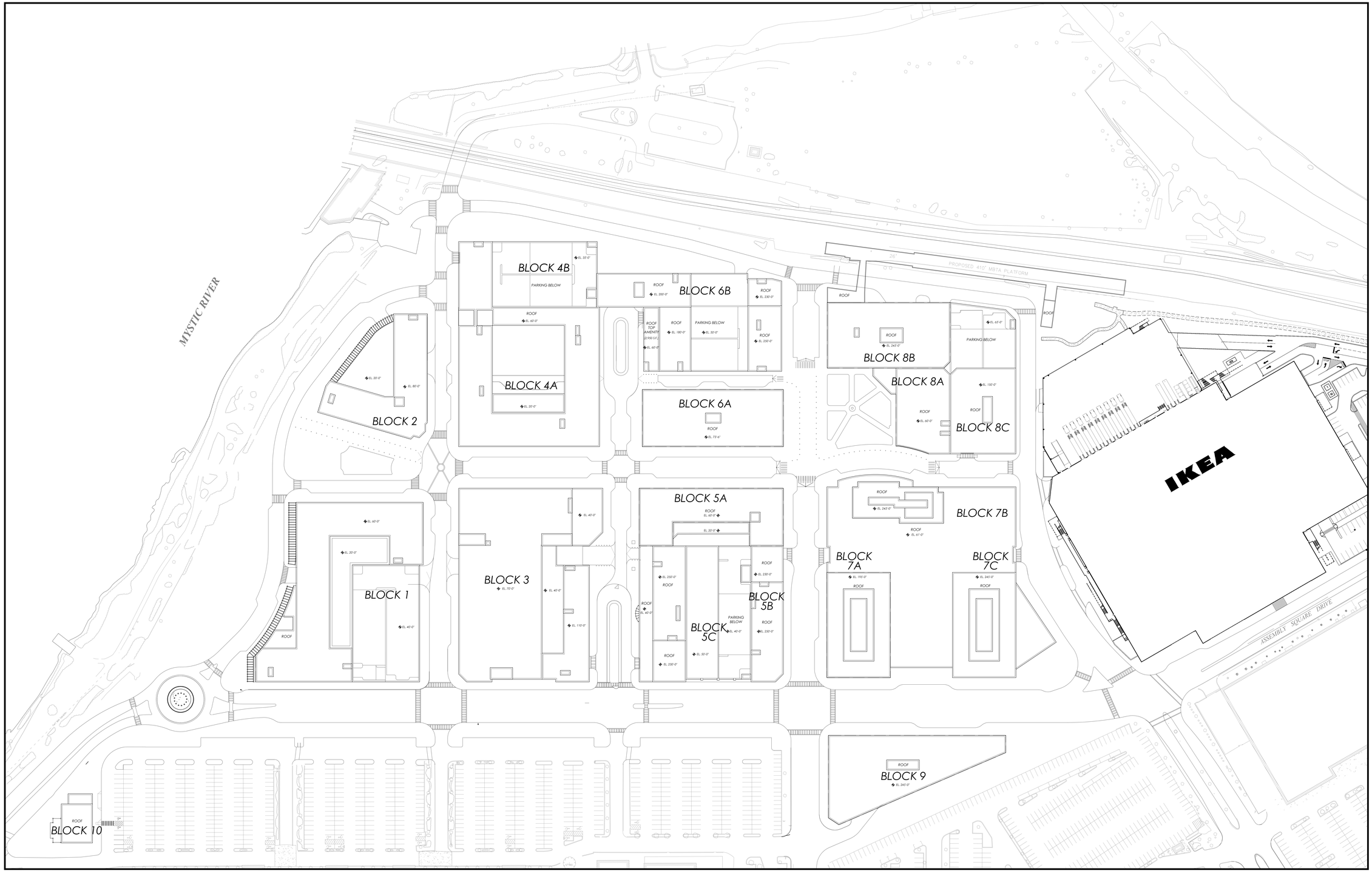
SCALE:	1" = 50'
DATE:	JULY 2010
PROJECT NO.:	89680-03
PLOT DATE:	
FILE PATH:	

DRAWING TITLE:
Top Level Plan

SHEET TITLE:
A - 103



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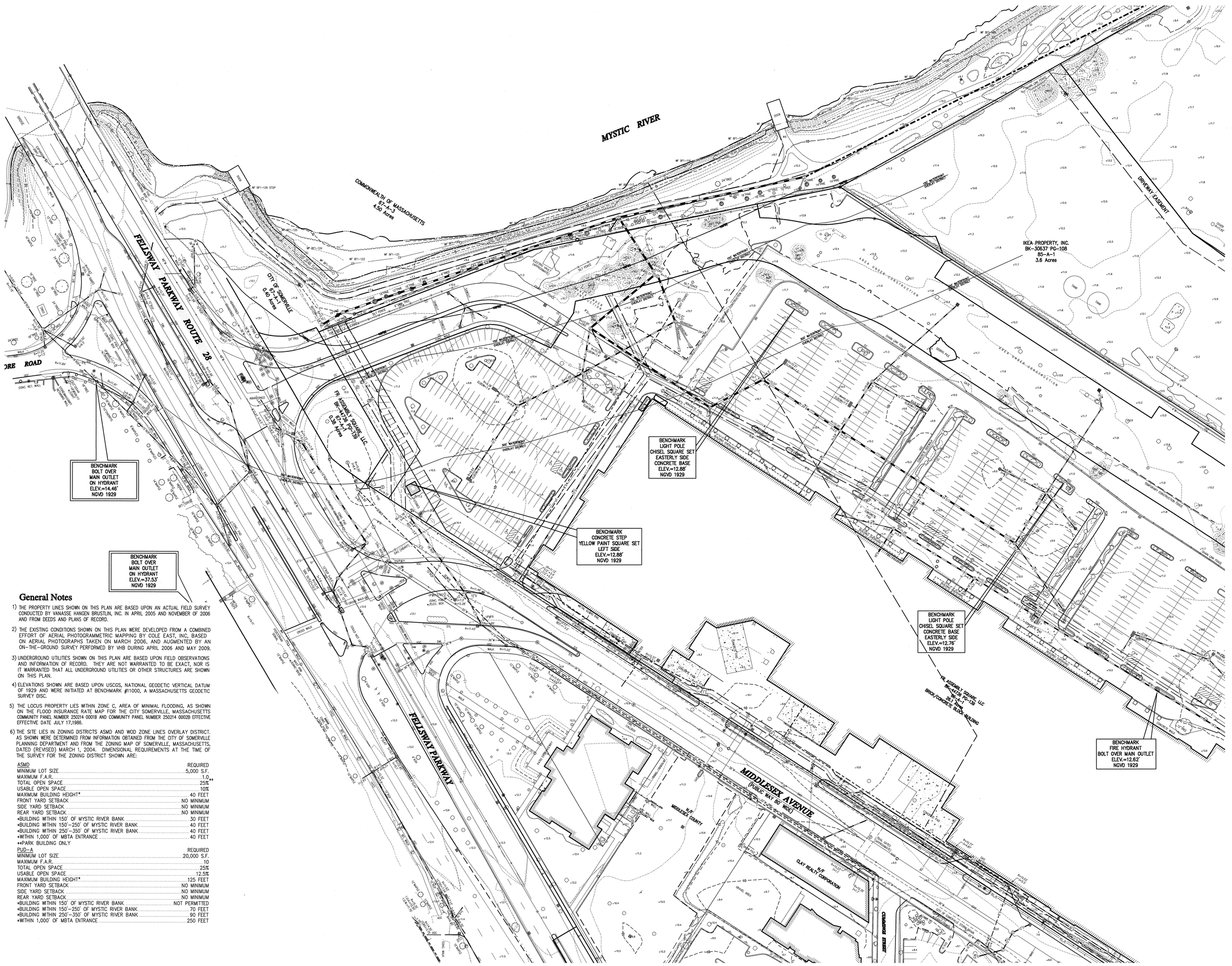
FILE PATH:	

DRAWING TITLE:
Roof Plan

SHEET TITLE:
A - 104



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MAXIMUM F.A.R.	1.0
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USABLE OPEN SPACE	10%
MAXIMUM BUILDING HEIGHT*	40 FEET
FRONT YARD SETBACK	NO MINIMUM
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**PARK BUILDING ONLY	

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Legend

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- CATCH BASIN
- SEWER MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- MANHOLE
- HANDHOLE
- WATER GATE
- FIRE HYDRANT
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Environmental Services

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617 924 1770 • FAX 617 924 2286

N

MASS GRID

No.	Revision	Date	Appvd.
4	Update Site Demo	May 2009	
3	Wetlands & General Notes	July 2007	
2	Easement & Property	OCT 2006	
1	DRAINAGE UPDATE	MAY 2006	

Designed by	Drawn by	Checked by	
CAD checked by		Approved by	
Scale 1"=50'		Date February 1, 2006	

Project Title

Assembly Square

Somerville, Massachusetts

Issued for

Drawing Title

Existing Conditions Plan of Land

Drawing Number

Sv-1

COMMONWEALTH OF MASSACHUSETTS
RUSSELL J. DOUCETTE
NO. 35301
REGISTERED
PROFESSIONAL
LAND SURVEYOR

7/28/09

1 of 5

08518

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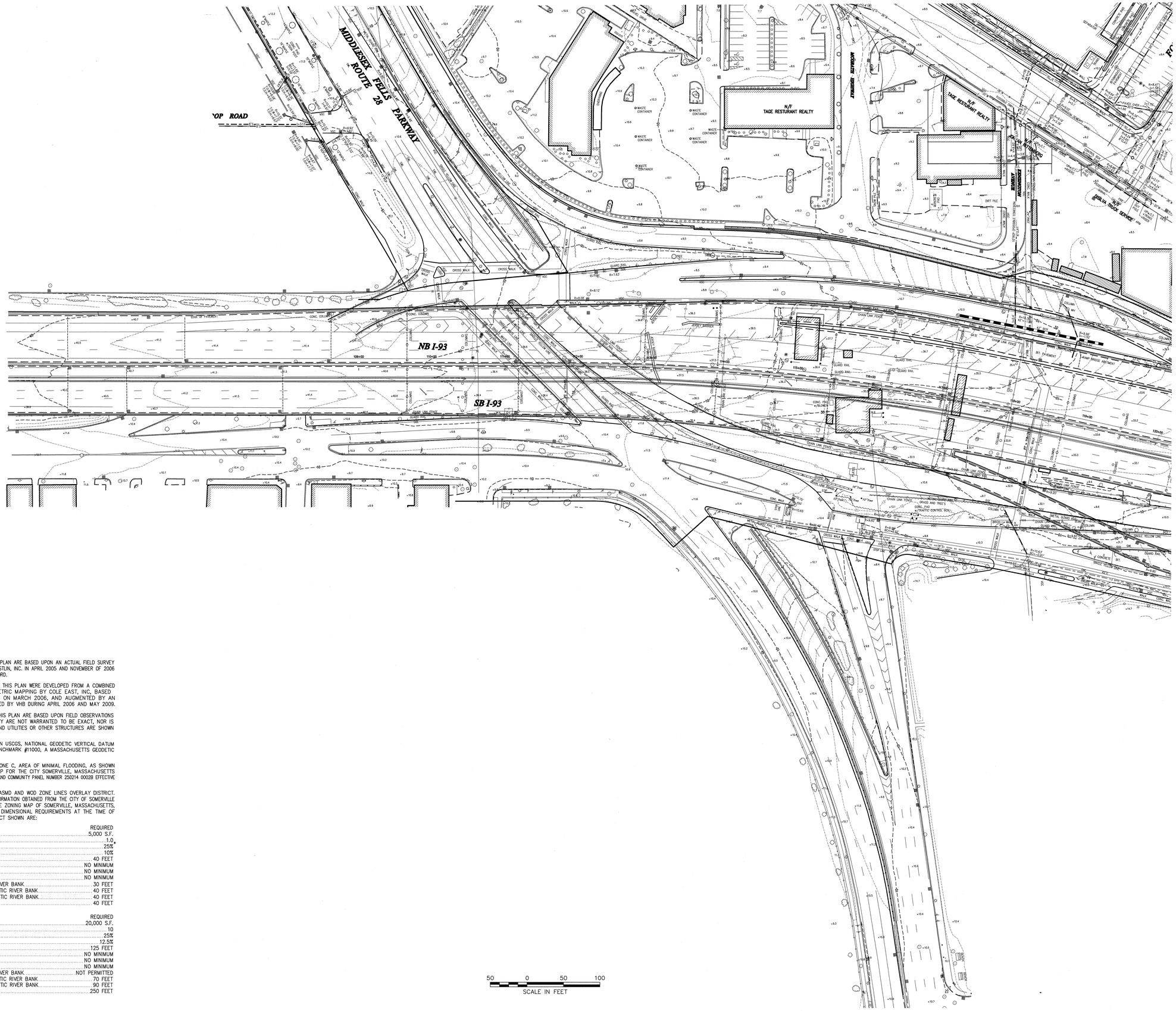

50 0 50 100
SCALE IN FEET

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**PARK BUILDING ONLY	

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VHB
Vanasse Hangen Brustlin, Inc.

Transportation
Land Development
Environmental Services

101 Walnut Street, P.O. Box 9151
Watertown, Massachusetts 02471-9151
617 924 1770 • FAX 617 924 2286

N
MASS GRID

No.	Revision	Date	Appvd.
4	Update Site Demo	May 2009	
3	Wetlands & General Notes	July 2007	
2	Easement & Property	OCT 2006	
1	DRAINAGE UPDATE	MAY 2006	

Designed by | Drawn by | Checked by
CAD checked by | Approved by
Scale 1"=50' | Date February 1, 2006

Project Title
Assembly Square

Somerville, Massachusetts
Issued for

Drawing Title
Existing Conditions Plan of Land

COMMONWEALTH OF MASSACHUSETTS
RUSSELL J. DORSHKIND
NO. 35389
REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR
7/12/09

Drawing Number
Sv-2
2 5
08518

\\Mawald\id\08518\cad\sr\planset\08518_AE.dwg

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Legend

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Project Title
Assembly Square

Somerville, Massachusetts
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Existing Conditions Plan of Land

Drawing Number
Sv-3
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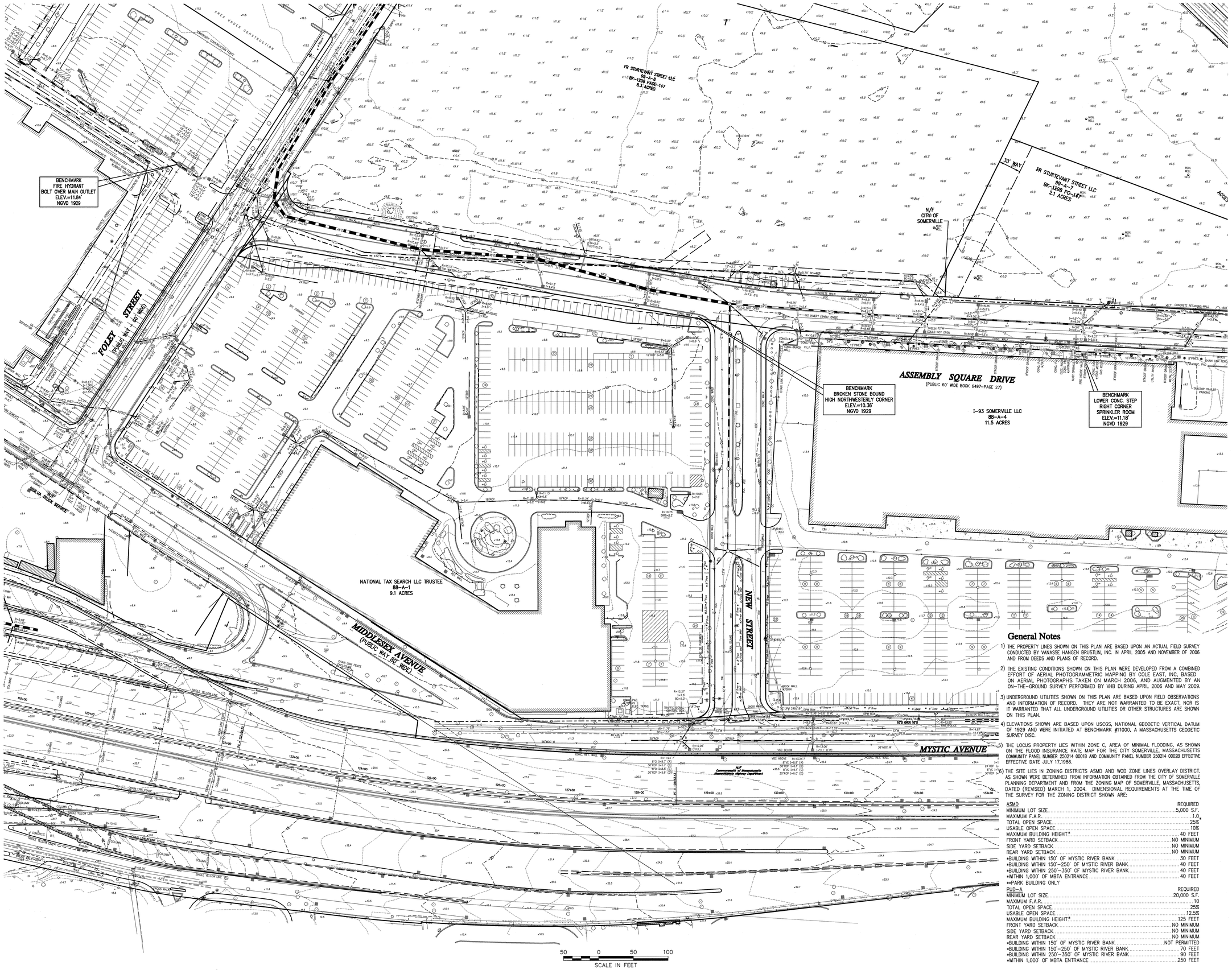

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N

MASS GRID

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FRONT YARD SETBACK	NO MINIMUM
SIDE YARD SETBACK	NO MINIMUM
REAR YARD SETBACK	NO MINIMUM
*BUILDING WITHIN 150' OF MYSTIC RIVER BANK	30 FEET
*BUILDING WITHIN 150'-250' OF MYSTIC RIVER BANK	40 FEET
*BUILDING WITHIN 250'-350' OF MYSTIC RIVER BANK	40 FEET
*WITHIN 1,000' OF MBTA ENTRANCE	40 FEET
**PARK BUILDING ONLY	

PUD-A	REQUIRED
MINIMUM LOT SIZE	20,000 S.F.
MAXIMUM F.A.R.	10
TOTAL OPEN SPACE	25%
USABLE OPEN SPACE	12.5%
MAXIMUM BUILDING HEIGHT*	125 FEET
FRONT YARD SETBACK	NO MINIMUM
SIDE YARD SETBACK	NO MINIMUM
REAR YARD SETBACK	NO MINIMUM
*BUILDING WITHIN 150' OF MYSTIC RIVER BANK	NOT PERMITTED
*BUILDING WITHIN 150'-250' OF MYSTIC RIVER BANK	70 FEET
*BUILDING WITHIN 250'-350' OF MYSTIC RIVER BANK	90 FEET
*WITHIN 1,000' OF MBTA ENTRANCE	250 FEET

No.	Revision	Date	Appvd.
4	Update Site Demo	May 2009	
3	Wetlands & General Notes	July 2007	
2	Easement & Property	OCT 2006	
1	DRAINAGE UPDATE	MAY 2006	

Designed by | Drawn by | Checked by

CAD checked by | Approved by

Scale 1"=50' | Date February 1, 2006

Project Title

Assembly Square

Somerville, Massachusetts

Issued for

Drawing Title

Existing Conditions Plan of Land

COMMONWEALTH OF MASSACHUSETTS
RUSSELL J. BOUSQUET NO. 35389
REGISTERED LAND SURVEYOR
7/27/09

Drawing Number

Sv-4

4 5

08518

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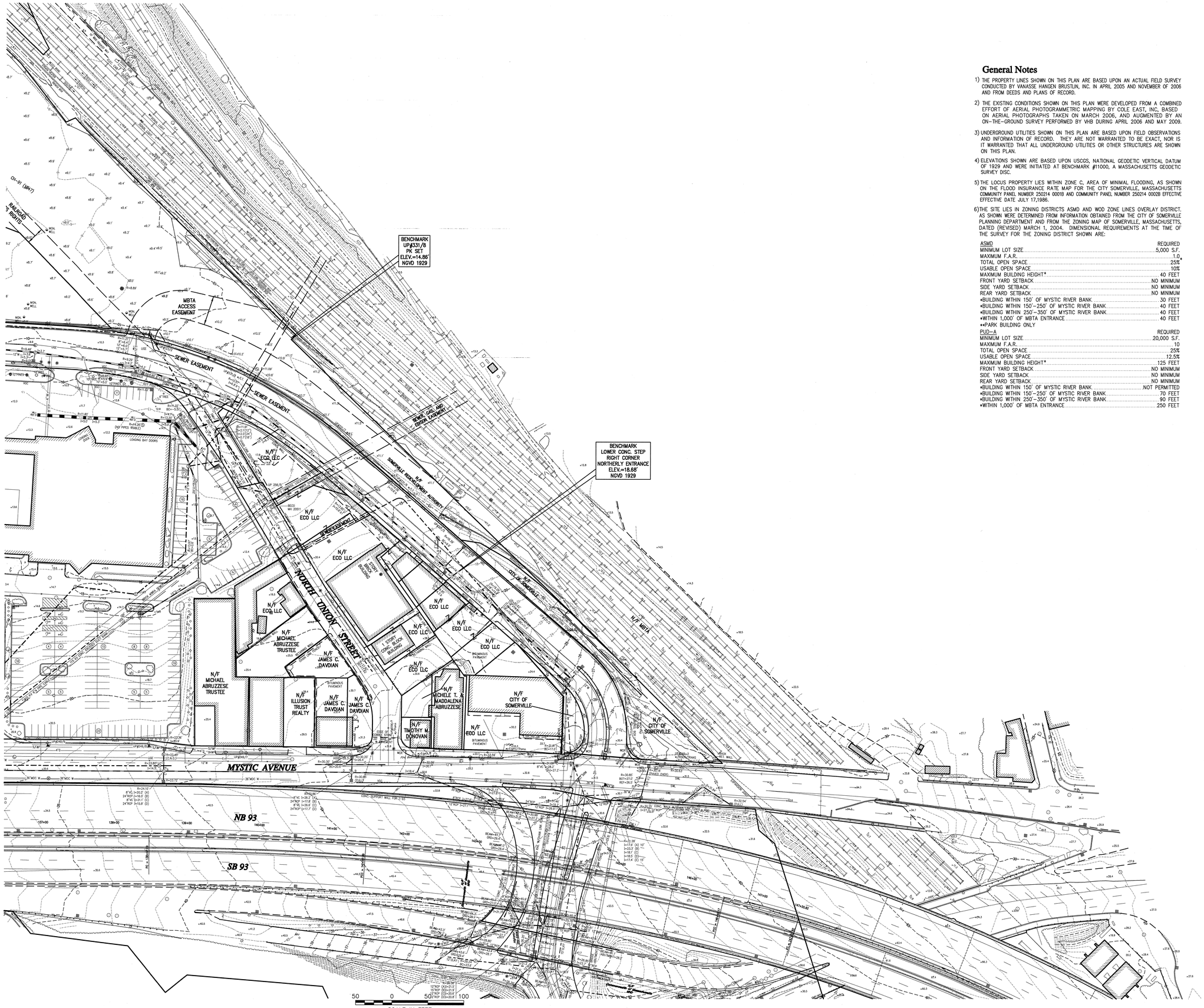

General Notes

1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VANASSE HANGEN BRUSTLIN, INC. IN APRIL 2005 AND NOVEMBER OF 2006 AND FROM DEEDS AND PLANS OF RECORD.

2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE DEVELOPED FROM A COMBINED EFFORT OF AERIAL PHOTOGRAMMETRIC MAPPING BY COLE EAST, INC, BASED ON AERIAL PHOTOGRAPHS TAKEN ON MARCH 2006, AND AUGMENTED BY AN ON-THE-GROUND SURVEY PERFORMED BY VHB DURING APRIL 2006 AND MAY 2009.

3) UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACT, NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.

4) ELEVATIONS SHOWN ARE BASED UPON USCGS, NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE INITIATED AT BENCHMARK #11000, A MASSACHUSETTS GEODETIC SURVEY DISC.

5) THE LOCUS PROPERTY LIES WITHIN ZONE C, AREA OF MINIMAL FLOODING, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY SOMERVILLE, MASSACHUSETTS COMMUNITY PANEL NUMBER 250214 0001B AND COMMUNITY PANEL NUMBER 250214 0002B EFFECTIVE EFFECTIVE DATE JULY 17,1986.

6) THE SITE LIES IN ZONING DISTRICTS ASMD AND WOD ZONE LINES OVERLAY DISTRICT. AS SHOWN WERE DETERMINED FROM INFORMATION OBTAINED FROM THE CITY OF SOMERVILLE PLANNING DEPARTMENT AND FROM THE ZONING MAP OF SOMERVILLE, MASSACHUSETTS, DATED (REVISED) MARCH 1, 2004. DIMENSIONAL REQUIREMENTS AT THE TIME OF THE SURVEY FOR THE ZONING DISTRICT SHOWN ARE:

ASMD	REQUIRED
MINIMUM LOT SIZE	5,000 S.F.
MAXIMUM F.A.R.	1.0
TOTAL OPEN SPACE	25%
USABLE OPEN SPACE	10%
MAXIMUM BUILDING HEIGHT*	40 FEET
FRONT YARD SETBACK	NO MINIMUM
SIDE YARD SETBACK	NO MINIMUM
REAR YARD SETBACK	NO MINIMUM
*BUILDING WITHIN 150' OF MYSTIC RIVER BANK	30 FEET
*BUILDING WITHIN 150'-250' OF MYSTIC RIVER BANK	40 FEET
*BUILDING WITHIN 250'-350' OF MYSTIC RIVER BANK	40 FEET
*WITHIN 1,000' OF MBTA ENTRANCE	40 FEET
**PARK BUILDING ONLY	

PUD-A	REQUIRED
MINIMUM LOT SIZE	20,000 S.F.
MAXIMUM F.A.R.	10
TOTAL OPEN SPACE	25%
USABLE OPEN SPACE	12.5%
MAXIMUM BUILDING HEIGHT*	125 FEET
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*BUILDING WITHIN 250'-350' OF MYSTIC RIVER BANK	90 FEET
*WITHIN 1,000' OF MBTA ENTRANCE	250 FEET

Legend

- DRAIN MANHOLE
- CATCH BASIN
- SEWER MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- MANHOLE
- HANDHOLE
- WATER GATE
- FIRE HYDRANT
- GAS GATE
- STREET SIGN
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- GUY POLE
- FFE=32.15 FIRST FLOOR ELEVATION
- MONITORING WELL
- EOP EDGE OF PAVEMENT
- CC CONCRETE CURB
- VGC VERTICAL GRANITE CURB
- SGE SLOPED GRANITE EDGE
- BB BITUMINOUS BERM
- GUARD RAIL
- CHAIN LINK FENCE
- DRAINAGE LINE
- SEWER LINE
- OHW OVERHEAD WIRE
- E UNDERGROUND ELECTRIC
- T TELEPHONE LINE
- G GAS LINE
- W WATER LINE
- STONEWALL
- TREELINE
- 100'BZ 100-FT BUFFER ZONE
- 100'RA 100-FT RIVERFRONT AREA
- 200'RA 200-FT RIVERFRONT AREA
- AF1-100 LIMIT MEAN ANNUAL HIGH WATER
- BF1-100 LIMIT OF BANK
- WF1-100 VEGETATED WETLAND BOUNDARY

VHB

Vanasse Hangen Brustlin, Inc.

Transportation
Land Development
Environmental Services

101 Walnut Street, P.O. Box 9151
Watertown, Massachusetts 02471-9151
617 924 1770 • FAX 617 924 2286

N

MASS GRID

No.	Revision	Date	Appvd.
4	Update Site Demo	May 2009	
3	Wetlands & General Notes	July 2007	
2	Easement & Property	OCT 2006	
1	DRAINAGE UPDATE	MAY 2006	

Designed by		Drawn by	Checked by
CAD checked by		Approved by	
Scale	1"=50'	Date	February 1, 2006

Project Title

Assembly Square

Somerville, Massachusetts

Issued for

Drawing Title

Existing Conditions Plan of Land

COMMONWEALTH OF MASSACHUSETTS
RUSSELL BOUSQUET
NO. 35309
REGISTERED PROFESSIONAL ENGINEER
1/27/09

Drawing Number

Sv-5

5 5

08518

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Saved Wednesday, July 21, 2010 4:11:34 PM MGOODMAN Plotted Wednesday, July 21, 2010 4:11:43 PM Goodman, Michael

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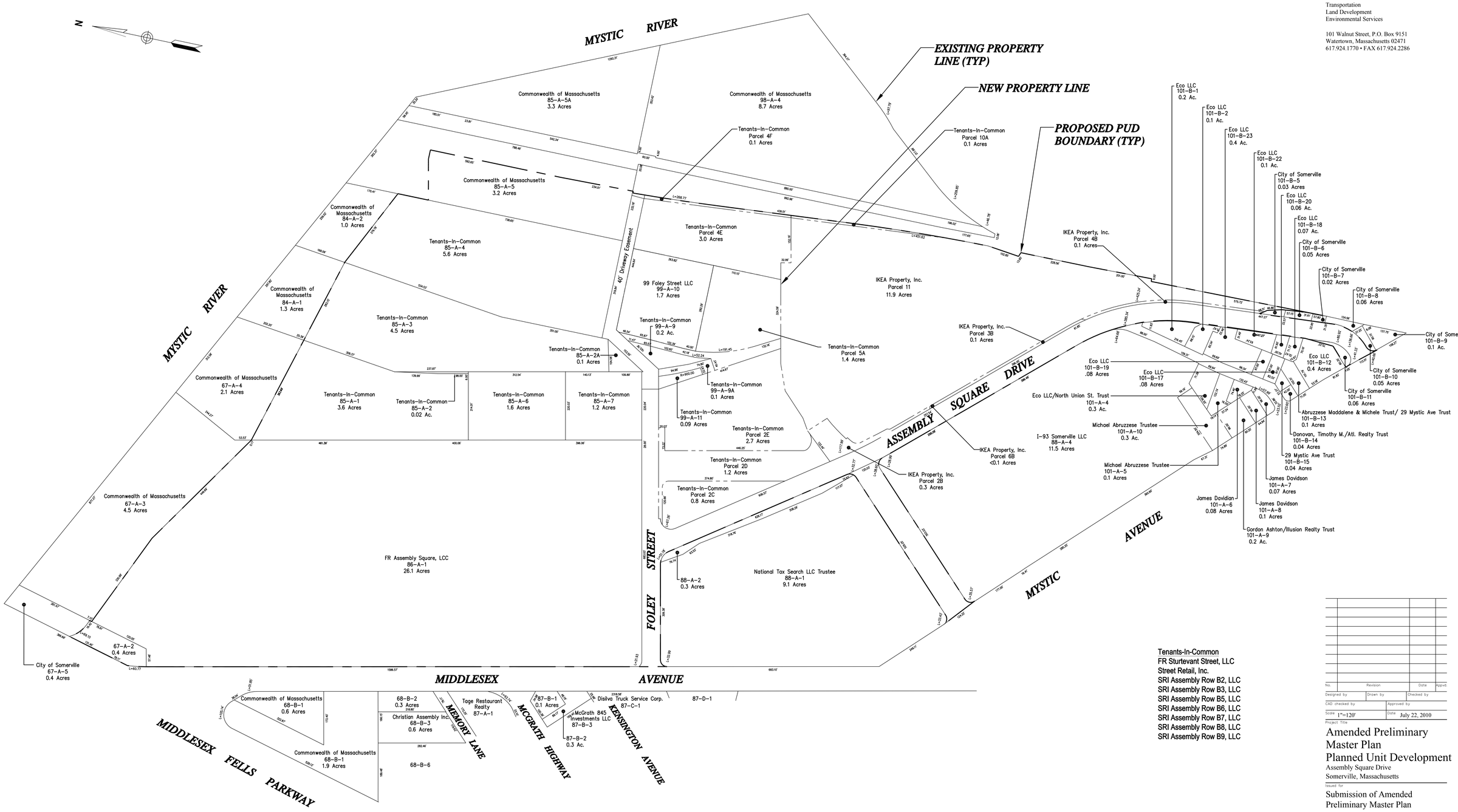


Tenants-In-Common
FR Sturtevant Street, LLC
Street Retail, Inc.
SRI Assembly Row B2, LLC
SRI Assembly Row B3, LLC
SRI Assembly Row B5, LLC
SRI Assembly Row B6, LLC
SRI Assembly Row B7, LLC
SRI Assembly Row B8, LLC
SRI Assembly Row B9, LLC

No.	Revision	Date	Appvd.

Designed by | Drawn by | Checked by
CAD checked by | Approved by
Scale 1"=120' | Date July 22, 2010

Project Title

Amended Preliminary Master Plan
Planned Unit Development

Assembly Square Drive
Somerville, Massachusetts

Issued for

Submission of Amended Preliminary Master Plan

Not Approved for Construction

Drawing Title

PUD Parcel Plan

REFERENCE ONLY

Drawing Number

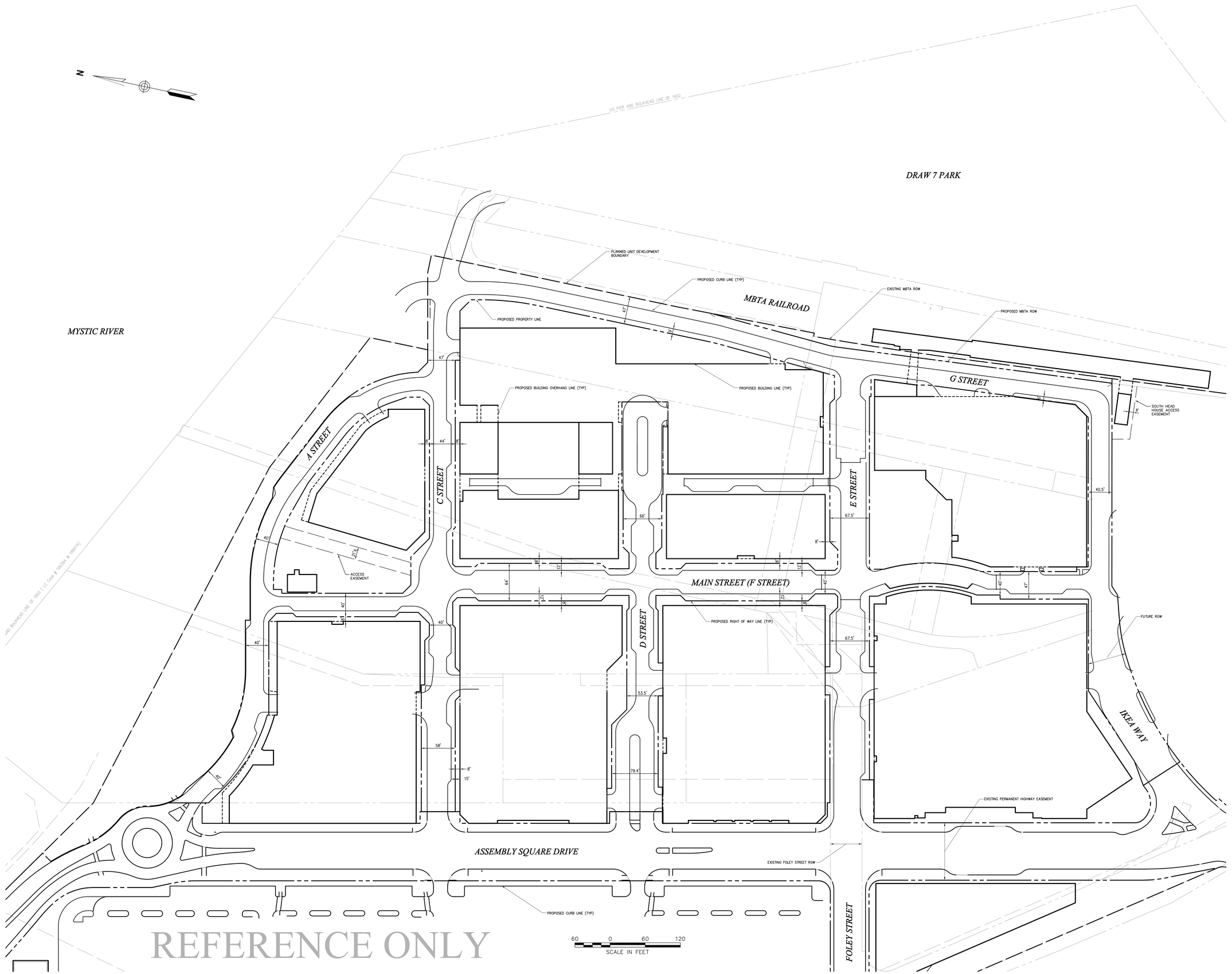
P-1

Sheet 1 of 1

Project Number
08518.05

\\MAWALD\LD\08518.05\CAD\LD\PLANSET\AMENDED PMP\0851805-ROW

Saved Wednesday, July 21, 2010 4:13:35 PM MGOODMAN Plotted Wednesday, July 21, 2010 4:13:44 PM Goodman, Michael



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Land Development
Environmental Services
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Watertown, Massachusetts 02471
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No.	Revision	Date	Appvd

Designed by | Drawn by | Checked by
CAD checked by | Approved by
Scale 1"=60' | Date July 22, 2010

Project Title

Amended Preliminary Master Plan Planned Unit Development

Assembly Square Drive
Somerville, Massachusetts

Issued for

Submission of Amended Preliminary Master Plan

Not Approved for Construction

Drawing Title

Right of Way (ROW) Plan

Drawing Number

R-1

Sheet 1 of 1

Project Number
08518.05

Site Plans

Issued for: **Submission of Amended Preliminary Master Plan**

Date Issued: July 22, 2010

Latest Issue: July 22, 2010

Index

No.	Drawing Title	Latest Issue
C-1	Legend and General Notes	7/22/2010
C-2	Neighborhood Context Map 1	7/22/2010
C-3	Neighborhood Context Map 2	7/22/2010
C-4	Overall Site Plan 1	7/22/2010
C-5	Overall Site Plan 2	7/22/2010
C-6	Layout and Materials 1	7/22/2010
C-7	Layout and Materials 2	7/22/2010
C-8	Layout and Materials 3	7/22/2010
C-9	Layout and Materials 4	7/22/2010
C-10	Layout and Materials 5	7/22/2010
C-11	Grading, Drainage and Utility Plan 1	7/22/2010
C-12	Grading, Drainage and Utility Plan 2	7/22/2010
C-13	Grading, Drainage and Utility Plan 3	7/22/2010
C-14	Grading, Drainage and Utility Plan 4	7/22/2010
C-15	Grading, Drainage and Utility Plan 5	7/22/2010
C-16	Treescape Plan	7/22/2010
C-17	Detail Sheet 1	7/22/2010
C-18	Detail Sheet 2	7/22/2010
C-19	Detail Sheet 3	7/22/2010

Reference Drawings

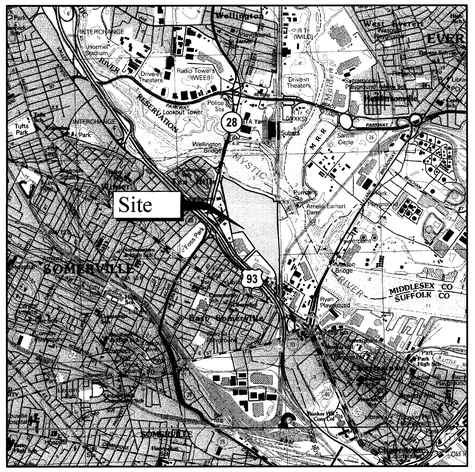
Sv-1 ... Sv-5	Existing Conditions Plan of Land	5/2009
P-1	PUD Parcel Plan	7/22/2010
R-1	Right of Way Plan	7/22/2010

Bound Separately

	Architectural Plans (A-100 thru A-104, A-P1)	6/2010

Amended Preliminary Master Plan

Planned Unit Development
Assembly Square Drive
Somerville, Massachusetts



Site Location Map ↑ 0 1000 2000 Feet

Property Information

Federal Realty
INVESTMENT TRUST

Owner/Applicant:
Street Retail, Inc.
1626 East Jefferson Street
Rockville, MD 20852
(P) 617-684-1500

Street-Works
AuthentiCITY

30 Glenn Street
White Plains, NY 10603
(P) 914-949-10603

GOODWIN | PROCTER

Exchange Place
53 State Street
Boston, MA 02109-2881
(P) 617-570-1000

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Land Development
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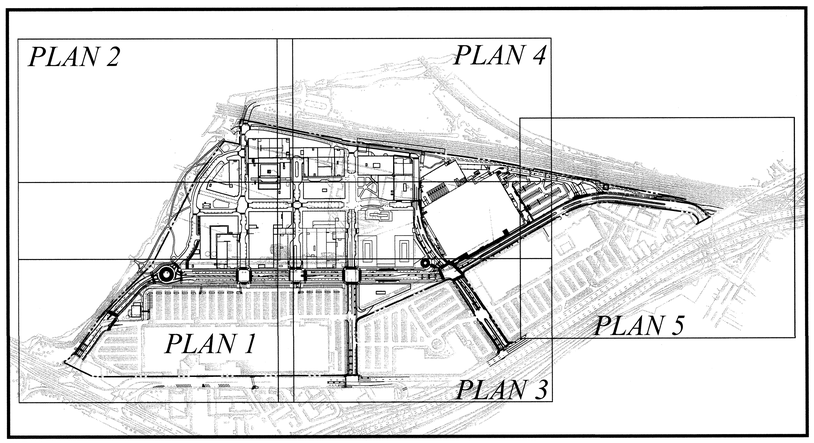

COMMONWEALTH OF MASSACHUSETTS
HUGH G. EMMIN
CIVIL
No. 42679
REGISTERED PROFESSIONAL ENGINEER
7/22/10

VHB Project No. 08518.05
Somerville, Massachusetts
Issued for: Submission of Amended Preliminary Master Plan - 7/22/2010

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Saved Wednesday, July 21, 2010 9:04:07 AM MCGOWAN Plotted Wednesday, July 21, 2010 9:04:18 AM Goodman, Michael

Legend

Exist.	Prop.	
		PROPERTY LINE
		PROJECT LIMIT LINE
		RIGHT-OF-WAY/PROPERTY LINE
		EASEMENT
		BUILDING SETBACK
		PARKING SETBACK
10+00	10+00	BASELINE
		CONSTRUCTION LAYOUT
		ZONING LINE
		TOWN LINE
		LIMIT OF DISTURBANCE
		WETLAND LINE WITH FLAG
		FLOODPLAIN
BLSF		BORDERING LAND SUBJECT TO FLOODING
BZ		WETLAND BUFFER ZONE
NDZ		NO DISTURB ZONE
200'RA		200' RIVERFRONT AREA
		GRAVEL ROAD
EOP		EDGE OF PAVEMENT
BB	BB	BITUMINOUS BERM
BC	BC	BITUMINOUS CURB
CC	CC	CONCRETE CURB
CG	CG	CURB AND GUTTER
ECC	ECC	EXTRUDED CONCRETE CURB
MCC	MCC	MONOLITHIC CONCRETE CURB
PCC	PCC	PRECAST CONC. CURB
SGE	SGE	SLOPED GRAN. EDGING
VGC	VGC	VERT. GRAN. CURB
		LIMIT OF CURB TYPE
		SAWCUT
		BUILDING
	EN	BUILDING ENTRANCE
	LD	LOADING DOCK
		BOLLARD
	D	DUMPSTER PAD
		SIGN
		DOUBLE SIGN
		STEEL GUARDRAIL
		WOOD GUARDRAIL
		PATH
		TREE LINE
		WIRE FENCE
		FENCE
		STOCKADE FENCE
		STONE WALL
		RETAINING WALL
		STREAM / POND / WATER COURSE
		DETENTION BASIN
		HAY BALES
		SILT FENCE
4	4	MINOR CONTOUR
20	20	MAJOR CONTOUR
10	10	PARKING COUNT
	C10	COMPACT PARKING STALLS
DYL	DYL	DOUBLE YELLOW LINE
SL	SL	STOP LINE
		CROSSWALK
		ACCESSIBLE CURB RAMP
		ACCESSIBLE PARKING
	VAN	VAN-ACCESSIBLE PARKING

Exist.	Prop.	
		CONCRETE
		HEAVY DUTY PAVEMENT
		RIPRAP
		CONSTRUCTION ENTRANCE
27.35 TC×	27.35 TC×	TOP OF CURB ELEVATION
26.85 BC×	26.85 BC×	BOTTOM OF CURB ELEVATION
132.75 ×	132.75 ×	SPOT ELEVATION
45.0 TW× 38.5 BW×	45.0 TW× 38.5 BW×	TOP & BOTTOM OF WALL ELEVATION
		BORING LOCATION
TP		TEST PIT LOCATION
MW	MW	MONITORING WELL
UD	UD	UNDERDRAIN
12"D	12"D	DRAIN
6"RD	6"RD	ROOF DRAIN
12"S	12"S	SEWER
FM	FM	FORCE MAIN
OHW	OHW	OVERHEAD WIRE
6"W	6"W	WATER
4"FP	4"FP	FIRE PROTECTION
2"DW	2"DW	DOMESTIC WATER
G	G	GAS
E	E	ELECTRIC
STM	STM	STEAM
T	T	TELEPHONE
FA	FA	FIRE ALARM
CATV	CATV	CABLE TV
		CATCH BASIN
		DOUBLE CATCH BASIN
		GUTTER INLET
		DRAIN MANHOLE
		TRENCH DRAIN
		PLUG OR CAP
CO	CO	CLEANOUT
		FLARED END SECTION
		HEADWALL
		SEWER MANHOLE
CS	CS	CURB STOP & BOX
WV	WV	WATER VALVE & BOX
TSV	TSV	TAPPING SLEEVE, VALVE & BOX
		SIAMESE CONNECTION
HYD	HYD	FIRE HYDRANT
WM	WM	WATER METER
PIV	PIV	POST INDICATOR VALVE
		WATER WELL
GG	GG	GAS GATE
GM	GM	GAS METER
EMH		ELECTRIC MANHOLE
EM	EM	ELECTRIC METER
		LIGHT POLE
TMH		TELEPHONE MANHOLE
T	T	TRANSFORMER PAD
		UTILITY POLE
		GUY POLE
		GUY WIRE & ANCHOR
HH	HH	HAND HOLE
PB	PB	PULL BOX
Matchline	Matchline	MATCHLINE

Abbreviations

General

ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EXIST	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL

Utility

CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R=	RIM ELEVATION
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	UTILITY POLE

Notes:

General

1. CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
3. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
4. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 6 INCHES LOAM AND SEED.
5. WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
6. WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
7. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
8. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
9. 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.
10. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
11. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
12. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
13. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
14. THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE NPDES CONSTRUCTION GENERAL PERMIT (CGP) PROGRAM AND EPA JURISDICTION. PRIOR TO THE START OF CONSTRUCTION CONTRACTOR IS TO FILE A CGP NOTICE OF INTENT WITH THE EPA AND PREPARE A STORMWATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE NPDES REGULATIONS. CONTRACTOR SHALL CONFIRM THE OWNER HAS ALSO FILED A NOTICE OF INTENT WITH THE EPA.

Utilities

1. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR IT'S REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
3. SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
4. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
   A. PAVEMENTS AND CONCRETE SURFACES: FLUSH
   B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
   C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
5. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
6. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
7. UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
   A. WATER PIPES SHALL BE POLYETHYLENE ENCASED, CEMENT LINED, DUCTILE IRON, CLASS 52
   B. SANITARY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 SEWER PIPE
   C. STORM DRAINAGE PIPES SHALL BE REINFORCED CONCRETE (RCP). STORM DRAINAGE PIPES SHALL BE 12 INCH DIAMETER WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
   D. PIPE INSTALLATION AND MATERIALS SHALL COMPLY WITH THE STATE PLUMBING CODE WHERE APPLICABLE. CONTRACTOR SHALL COORDINATE WITH LOCAL PLUMBING INSPECTOR PRIOR TO BEGINNING WORK.
8. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
9. CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
10. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

Layout and Materials

1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
2. CURB RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
3. CURBING SHALL BE VERTICAL GRANITE CURB (VGC) WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
4. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
5. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
6. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.
7. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
8. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.

Demolition

1. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
2. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
3. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.

Erosion Control

1. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
2. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES, AND REMOVE SEDIMENT THEREFROM ON A WEEKLY BASIS AND WITHIN TWELVE HOURS AFTER EACH STORM EVENT AND DISPOSE OF SEDIMENTS IN AN UPLAND AREA SUCH THAT THEY DO NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
3. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
4. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
5. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

Existing Conditions Information

1. THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY PERFORMED BY VANASSE HANGEN BRUSTLIN, INC. BETWEEN APRIL 2004 AND MARCH OF 2006 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 VANASSE HANGEN BRUSTLIN, INC. IN APRIL OF 2004, UPDATED IN MARCH OF 2006, AS WELL AS A PLAN ENTITLED "AS BUILT PLAN OF LAND ASSEMBLY SQUARE MALL, SOMERVILLE, MA" BY DANA PERKINS, DATED SEPTEMBER 12, 1997, REVISED NOVEMBER 1, 1999.

   UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACT, NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
2. ELEVATIONS SHOWN ARE BASED UPON USCGS, NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE INITIATED AT BENCHMARK #11000, A MASSACHUSETTS GEODETIC SURVEY DISC.
3. THE PROJECT AREA IS PRIMARILY WITHIN ZONE C, AREA OF MINIMAL FLOODING, AND INCLUDES AREA WITHIN ZONE A2, AREAS OF 100 YEAR FLOOD (BELOW ELEVATION 10), AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FOR THE CITY SOMERVILLE, MASSACHUSETTS COMMUNITY PANEL NUMBER 250214 0001 B, EFFECTIVE DATE JULY 17, 1986.
4. MEAN HIGH WATER (MHW), MEAN SEA LEVEL (MSL) AND MEAN LOW WATER (MLW) ELEVATIONS WERE OBTAINED FROM THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) TIDES AND CURRENTS WEBSITE; BOSTON HARBOR TIDE GAUGING STATION 8443970 AND CONVERTED TO NGVD 1929 DATUM AT THE AMELIA EARHART DAM.

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No.	Revision	Date	Appvd.

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CAD checked by | Approved by HGH
Scale Not to Scale | Date July 22, 2010

Project Title
Amended Preliminary Master Plan
Planned Unit Development
Assembly Square Drive
Somerville, Massachusetts

Issued for
Submission of Amended Preliminary Master Plan

Not Approved for Construction

Drawing Title
Legend and General Notes

COMMONWEALTH OF MASSACHUSETTS
HUGH G. MANN
CIVIL
NO. 42679
REGISTERED
PROFESSIONAL ENGINEER
7/22/10

Drawing Number
C-1
Sheet 1 of 19
Project Number 08518.05

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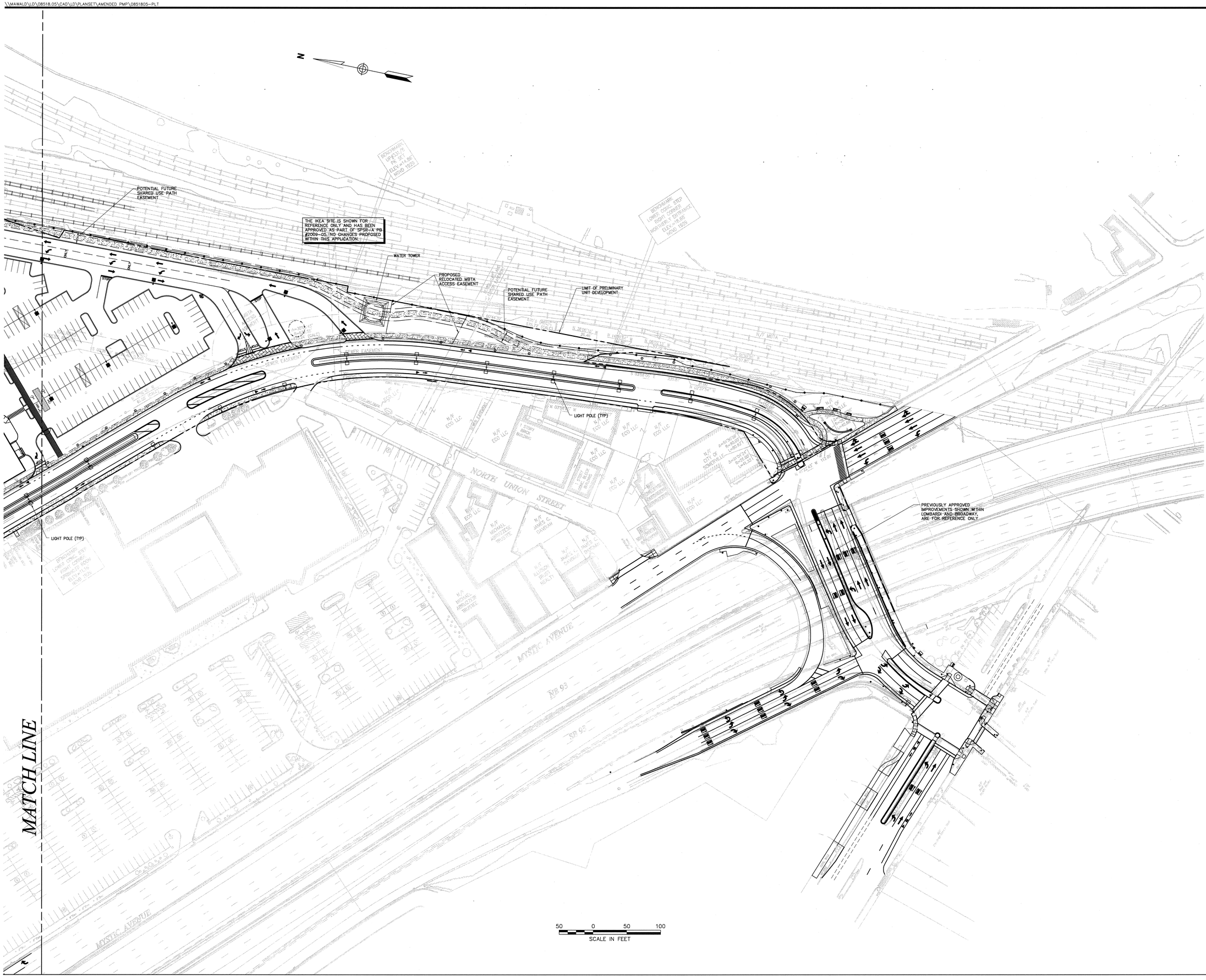

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Project Title

Amended Preliminary Master Plan Planned Unit Development

Assembly Square Drive
Somerville, Massachusetts

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Drawing Title

Layout and Materials Plan 5

COMMONWEALTH OF MASSACHUSETTS
HUGH G. HAHN
CIVIL
No. 42679
REGISTERED PROFESSIONAL ENGINEER
7/22/10

Drawing Number

C-10

Sheet of 10 19

Project Number
08518.05

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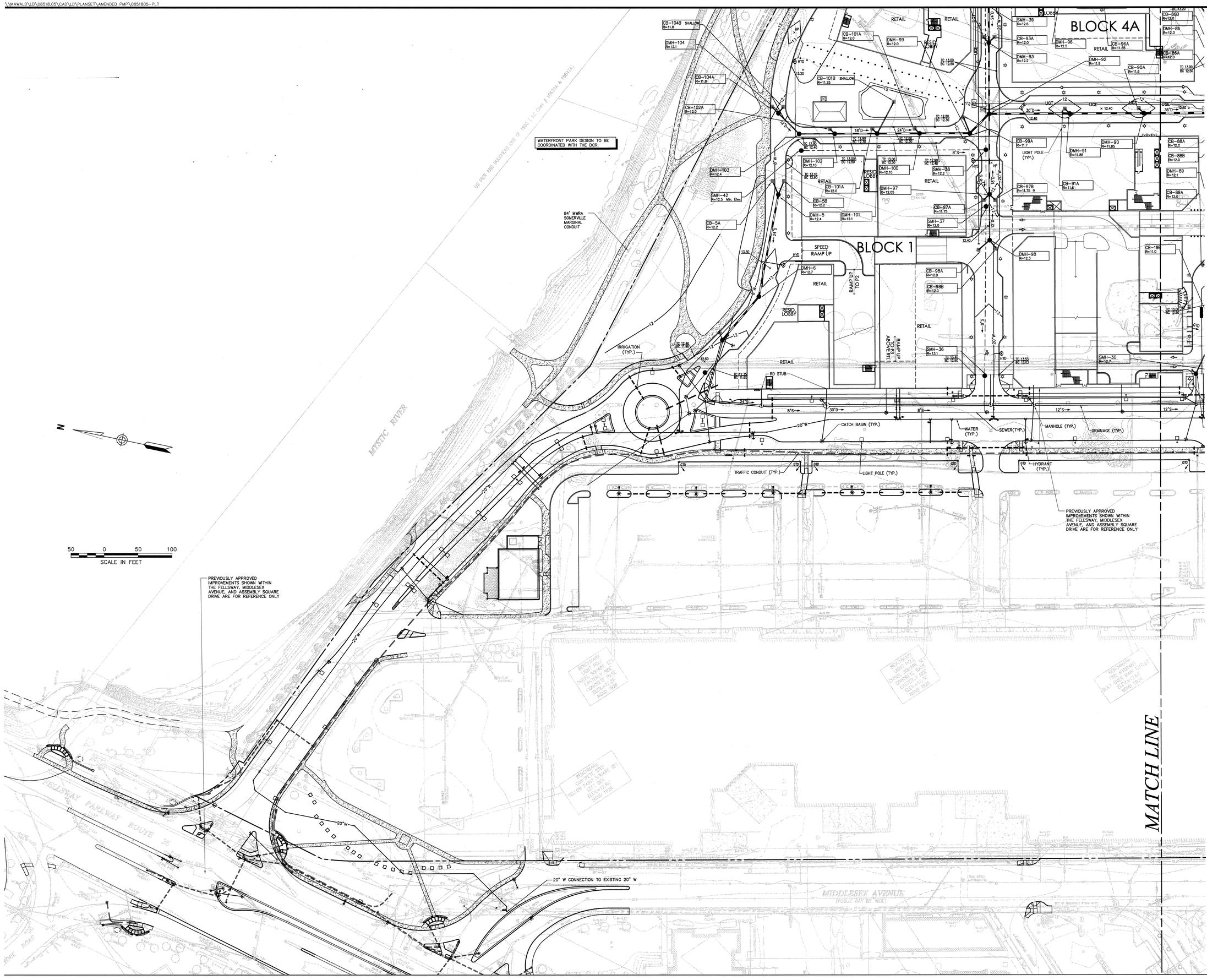

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Drawing Title
Grading, Drainage and Utility Plan 1

COMMONWEALTH OF MASSACHUSETTS
HUGH G HAHN
CIVIL
No. 42670
REGISTERED PROFESSIONAL ENGINEER
7/22/10

Drawing Number
C-11

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11 19

Project Number
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MATCH LINE

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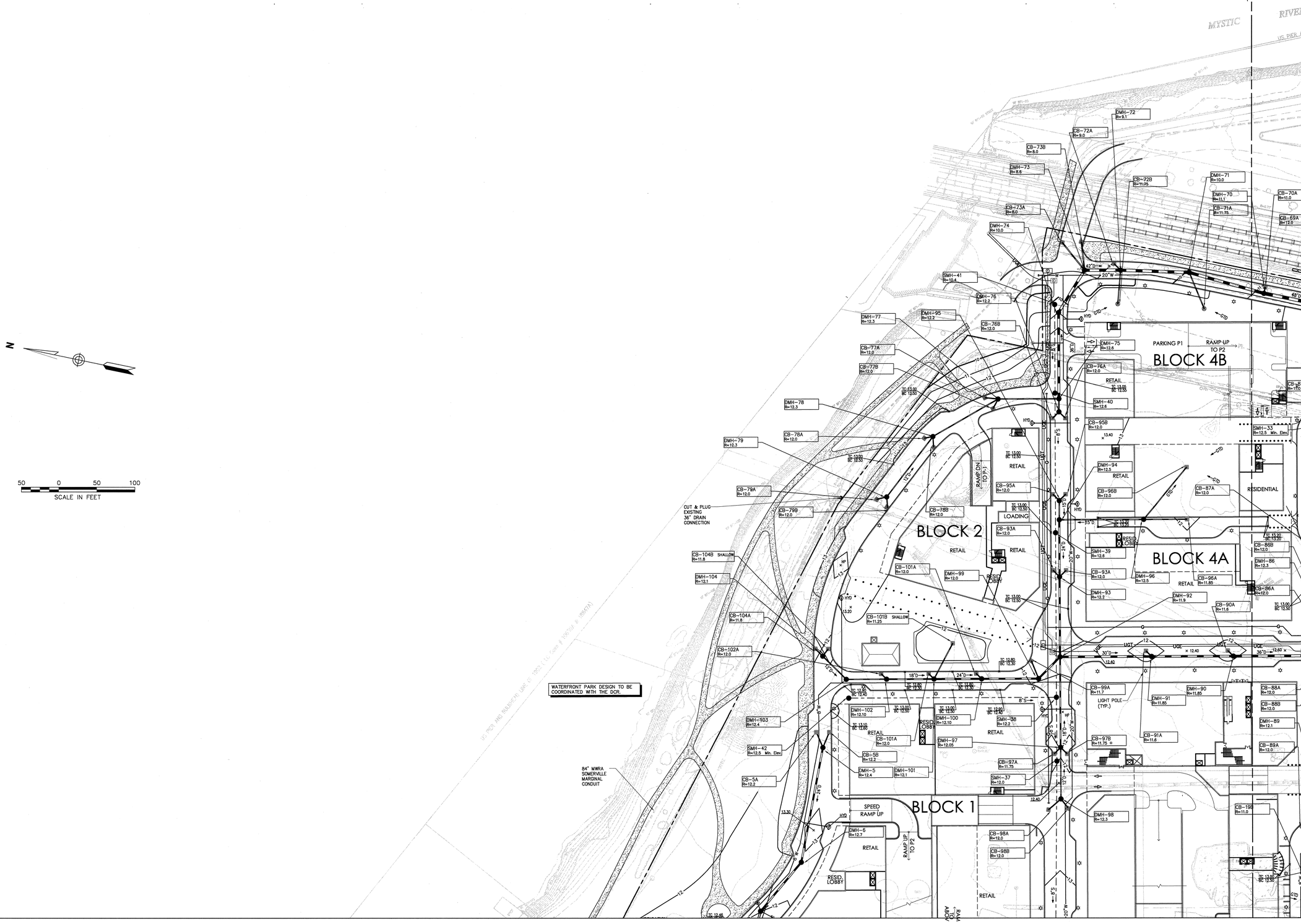

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Project Title

Amended Preliminary Master Plan Planned Unit Development

Assembly Square Drive
Somerville, Massachusetts

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Drawing Title

Grading, Drainage and Utility Plan 2

COMMONWEALTH OF MASSACHUSETTS
HUGH G. HAHN
No. 43579
REGISTERED PROFESSIONAL ENGINEER
7/22/10

Drawing Number
C-12

Sheet 12 of 19

Project Number
08518.05

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BLOCK 6A

RETAIL

OFFICE LOBBY

WATER QUALITY UNIT (TYP.)

IKEA

THE IKEA SITE IS SHOWN FOR REFERENCE ONLY AND HAS BEEN APPROVED AS PART OF SPSR-A PB #2009-05. NO CHANGES PROPOSED WITHIN THIS APPLICATION.

HYDRANT (TYP.)

BENCHMARK
LOWER CORNER STEP
RIGHT CORNER
SPRINGER FROM
ELEV.=11.0'
NGVD 1929

WATER QUALITY UNIT (TYP.)

ASSEMBLY SQUARE DRIVE

GAS, DRAIN, SEWER, ELECTRIC AND WATER PIPE (TYP.)
SEE SEPERATELY BOUND PHASE 1-AA
ROADWAY IMPROVEMENT PROJECT,
ASSEMBLY SQUARE DRIVE PLANS

NEW ROAD

MATCH LINE

MATCH LINE

WATER (TYP.)

MANHOLE (TYP.)
CATCH BASIN (TYP.)

DRAINAGE (TYP.)

SEWER(TYP.)

HYDRANT (TYP.)

LIGHT POLE (TYP.)

TRAFFIC CONDUIT (TYP.)

RAMP UP TO P2

RAMP DN TO P-1

RETAINING WALL

PREVIOUSLY APPROVED IMPROVEMENTS SHOWN WITHIN THE FELLSWAY, MIDDLESEX AVENUE, AND ASSEMBLY SQUARE DRIVE ARE FOR REFERENCE ONLY

BENCHMARK
FIRE HYDRANT
BOLT OVER MAIN GATE VALVE
ELEV.=11.0'
NGVD 1929

FOLEY STREET
(PUBLIC WAY 40' WIDE)

MIDDLESEX AVENUE
(PUBLIC WAY 80' WIDE)

MYSTIC AVENUE

N

50 0 50 100
SCALE IN FEET

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Project Title
Amended Preliminary Master Plan
Planned Unit Development
Assembly Square Drive
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Drawing Title
Grading, Drainage and Utility Plan 3

COMMONWEALTH OF MASSACHUSETTS
HUGH G HAHN
CIVIL
No 42679
REGISTERED PROFESSIONAL ENGINEER
7/22/10

Drawing Number
C-13

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13 19

Project Number
08518.05

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MATCH LINE

MATCH LINE

RIVER

MWRA WET WEATHER SEWER OUTFALL

MEAN HIGH WATER ELEV = 5.20

LAND SUBJECT TO COASTAL STORM FLOWAGE ELEVATION = 10.4

TIDE GATE

PROPOSED 72" OUTFALL APPROVED BY THE SOMERVILLE CONSERVATION COMMISSION ON 5/8/09 INFORMATION SHOWN FOR REFERENCE ONLY

ANTI-SEEPAGE COLLARS (TYP)

APPROXIMATE LOCATION OF MWRA/SOMERVILLE 84" MARGINAL CONDUIT

EXISTING TIDE GATE

U.S. PIER AND BULKHEAD LINE OF 1902

N

50 0 50 100
SCALE IN FEET

MBTA STATION, NORTH HEADHOUSE, SOUTH HEADHOUSE AND PLATFORM WORK TO BE COORDINATED WITH THE MBTA.

BLOCK 6B

BLOCK 6A

RESIDENTIAL

RETAIL

RESID. LOBBY

OFFICE LOBBY

WATER QUALITY UNIT (TYP.)

RAMP DN TO P-1

RAMP UP TO P2

RAMP UP TO P1

RAMP DN TO P-1

PARKING P1

IKEA

THE IKEA SITE IS SHOWN FOR REFERENCE ONLY AND HAS BEEN APPROVED AS PART OF SPSR-A PB #2009-05. NO CHANGES PROPOSED WITHIN THIS APPLICATION.

PROPOSED IKEA PROPERTY LINE INFORMATION SHOWN WITHIN IS FOR REFERENCE ONLY (IKEA SITE APPROVED ON DEC 18, 2008 CASE# PB2007-29-R090).

HYDRANT (TYP.)

ASSEMBLY SQUARE DRIVE

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Amended Preliminary Master Plan
Planned Unit Development
Assembly Square Drive
Somerville, Massachusetts

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Drawing Title
Grading, Drainage and Utility Plan 4

COMMONWEALTH OF MASSACHUSETTS
HUGH G. HAHN
CIVIL
No. 40679
REGISTERED PROFESSIONAL ENGINEER
7/22/10

Drawing Number
C-14

Sheet 14 of 19

Project Number
08518.05

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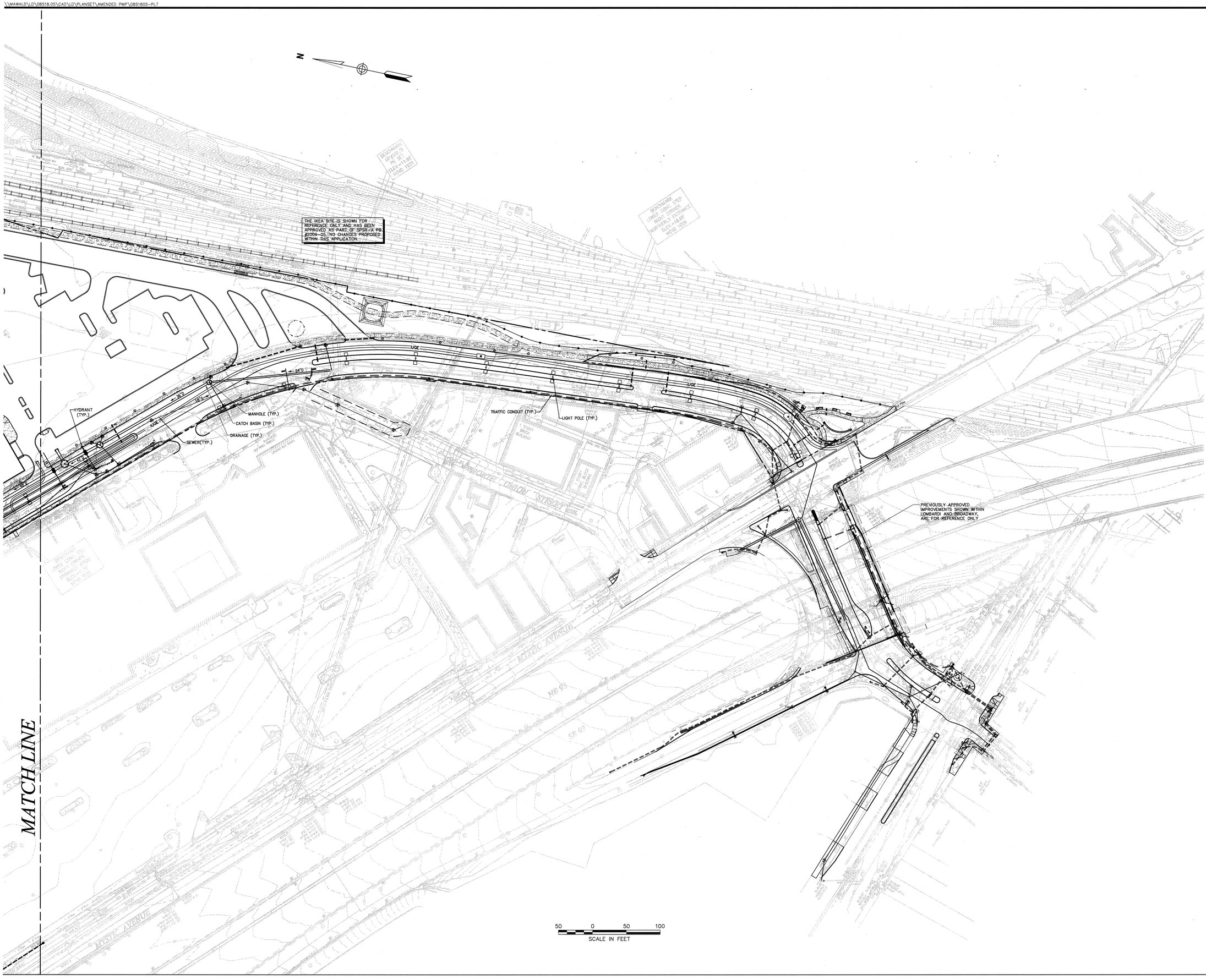

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Project Title

Amended Preliminary Master Plan Planned Unit Development

Assembly Square Drive
Somerville, Massachusetts

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Drawing Title

Grading, Drainage and Utility Plan 5

COMMONWEALTH OF MASSACHUSETTS
HUGH G. HAHN
CIVIL
No. 42579
REGISTERED PROFESSIONAL ENGINEER
7/22/10

Drawing Number
C-15
Sheet 15 of 19
Project Number
08518.05

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LANDSCAPE MAINTENANCE NOTES

1.0 GENERAL

1.1 The Owner will provide for landscape maintenance from experienced local American Association of Nurserymen (AAN) certified nursery businesses capable of performing the work outlined herein.

1.2 The area to be maintained shall include all lawns, shrub beds, tree planting, and irrigation system within the Owner's property

1.3 The City will maintain landscaped open space within the City's Right of Way.

2.0 MAINTENANCE OPERATIONS

2.1 WATERING

A. The irrigation system shall be used by the maintenance contractor for the watering program. Landscape maintenance contractor shall maintain the irrigation system in good operating condition through periodic monthly inspections of all system components and make repairs as necessary.

B. The Contractor shall regularly monitor plants and lawns for drought stress. Adjust water application rate to meet each planting area's water requirements. Apply water early in the morning. Water at frequent enough intervals to prevent drought stress on lawns and plants.

C. On-site water shall be furnished by the Owner. Hose and other watering equipment shall be furnished by the Contractor.

2.2 WEED CONTROL

Maintenance contractor shall keep all planting areas free from weeds and undesirable grasses by a method and by materials recommended by the UMass Extension Service

2.3 DISEASE AND INSECT PEST CONTROL

Inspect all plant material to locate any disease or insect pest infestations on a regular basis. Upon the discovery of any disease or insect pest infestation, identify the nature or species of the infestation. A method of control in accordance with common Integrated Pest Management standards shall be immediately implemented

2.4 FERTILIZING

A. Maintenance Contractor is to conduct yearly soil tests at various locations on the lawn to test for plant nutrients and pH. Soil should be amended with a liming, and/or a fertilizer mix at a rate of application as indicated by the soil test.

B. Fertilization should also be based on visual assessment, as indicated below. (I.e. yellowing may indicate nitrogen deficiency, a dark blue-green color and excessive thatch indicate excessive nitrogen.)

2.5 LIMING

Maintenance contractor is to conduct yearly soil tests at various locations on the lawn to determine the pH of the soil. Soil should be kept between pH 6.0 and 7.0. When pH falls below 6.0 the Contractor shall add lime at a rate indicated by the soil test.

2.6 PRUNING AND REPAIR

A. Pruning shall be limited to the minimum necessary to remove dead, diseased, or injured branches or to maintain safety in vehicular use areas. Pruning shall be done in such a manner as to not change the natural habit or shape of the plant.

B. Comply with pruning standards in the American National Standards Institute, (ANSI).

C. Repair eroded lawn areas by loaming, aerating, over-seeding, or topdressing, as needed.

2.7 MOWING

A. Mow grass to a height of 2 1/2" in cool weather and 3" in warm weather. Mow at regular intervals to keep the grass height from exceeding four inches (4"). Never cut more than one third of the grass blade at a mowing.

B. Lawn mower blades shall be kept sharp at all times. Mowing pattern shall be alternated weekly to keep grass blades erect and assure an even cut. Leave light accumulations on the lawn. Remove heavy accumulations of clippings and dispose of off site.

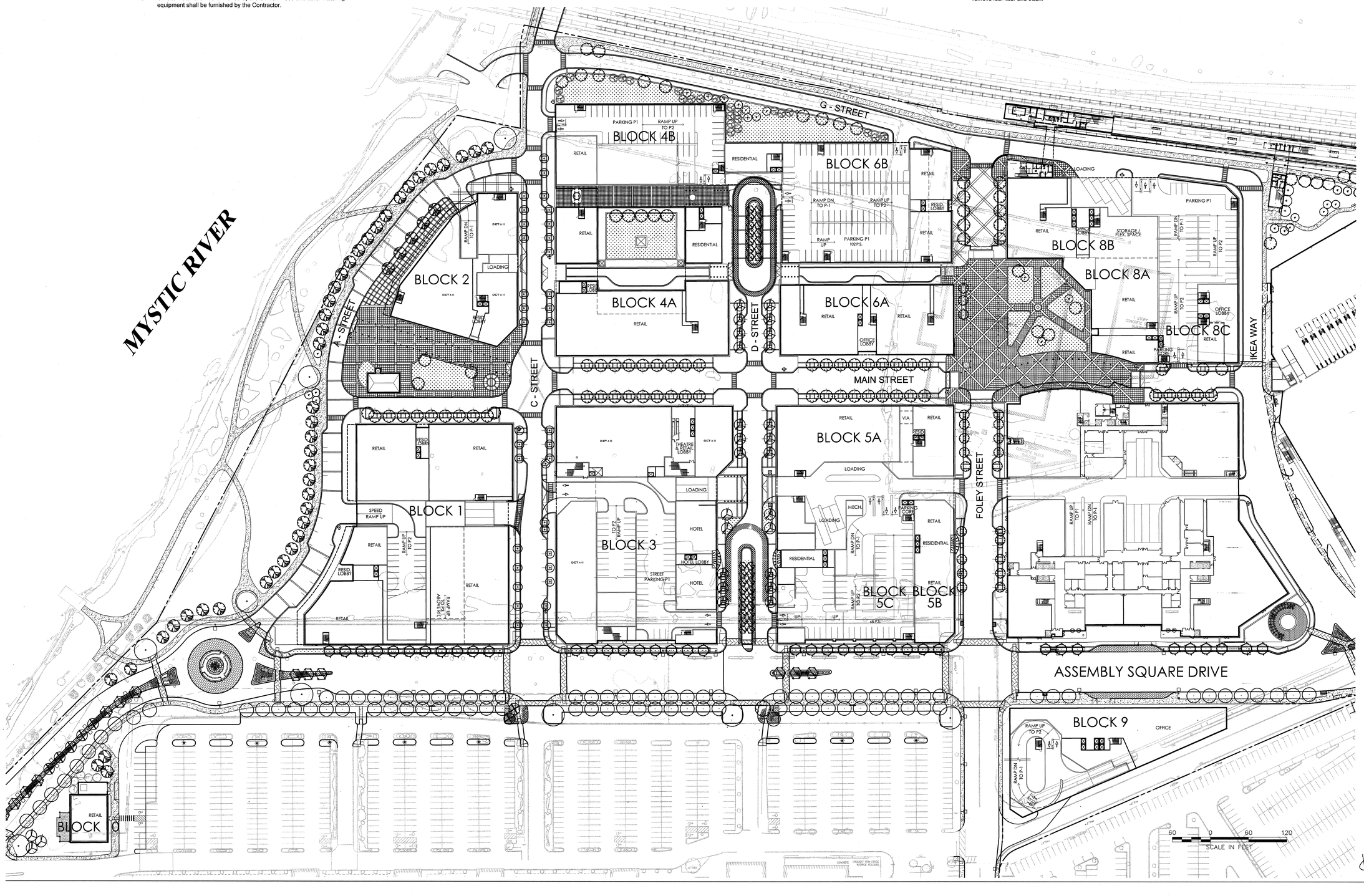
C. Mow lawns in such a manner as to prevent clippings from blowing onto paved areas and walks. Clean-up after mowing shall include sweeping or blowing paved areas.

2.8 MULCHING

Maintenance contractor shall maintain a minimum of 3-inch depth of shredded pine bark mulch in shrub beds and around trees. Mulch shall not be placed against root flares of shrubs or trees, but shall be kept at least 3 inches away from trunks. Mulch shall be top dressed in the spring.

2.9 SWEEPING / RAKING

Maintenance contractor shall sweep paved surfaces to keep them clean of dirt, sand, litter, and other debris. Lawns and shrub areas shall be raked to remove leaf litter and trash.



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Project Title

Amended Preliminary Master Plan
Planned Unit Development
Assembly Square Drive
Somerville, Massachusetts

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Drawing Title

Treescape Plan

Drawing Number

C-16

Sheet 16 of 19

Project Number 08518.05

COMMONWEALTH OF MASSACHUSETTS · KATHLEEN M. OSER · REGISTERED LANDSCAPE ARCHITECT · NO. 1566

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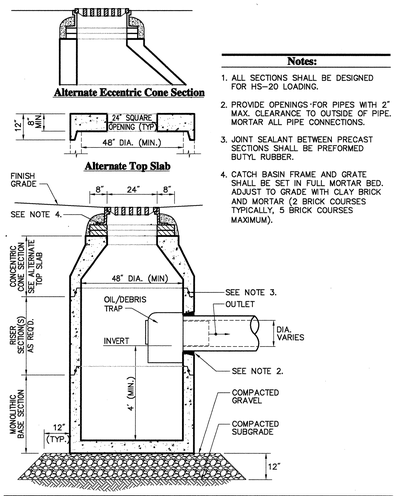


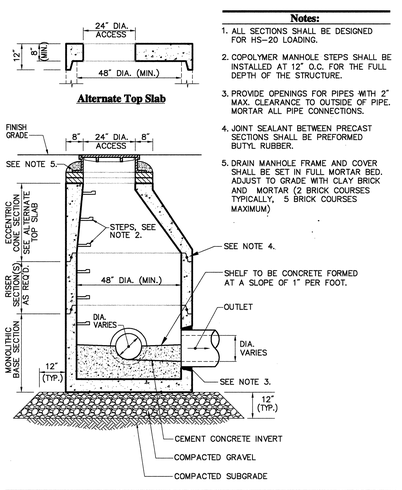
Notes:

1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
2. PROVIDE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
4. CATCH BASIN FRAME AND GRATE SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).

Catch Basin (CB) With Oil/Debris Trap

6/08

N.T.S. Source: VHB LD_101



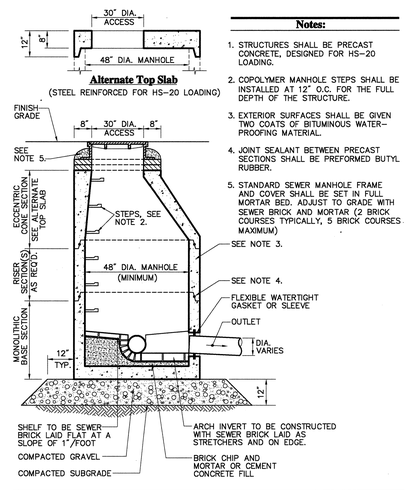
Notes:

1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
3. PROVIDE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
5. DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)

Drain Manhole (DMH)

6/08

N.T.S. Source: VHB LD_115



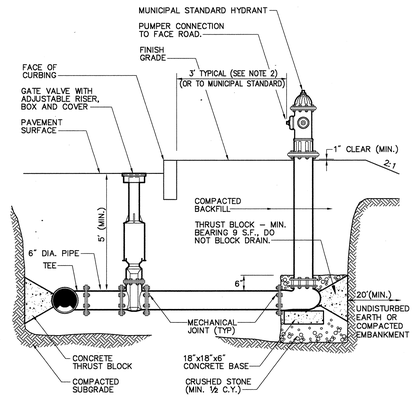
Notes:

1. STRUCTURES SHALL BE PRECAST CONCRETE, DESIGNED FOR HS-20 LOADING.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
3. EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATER-PROOFING MATERIAL.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
5. STANDARD SEWER MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH SEWER BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)

Sanitary Sewer Manhole (SMH)

6/08

N.T.S. Source: VHB LD_200



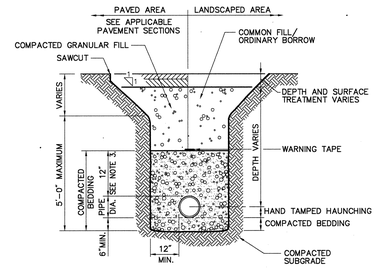
Notes:

1. CONCRETE THRUST BLOCKS TO BE USED ONLY WHERE THEY CAN BEAR ON UNDISTURBED EARTH AS SHOWN. USE CLAMPS AND TIE RODS OR OTHER ACCEPTABLE METHOD OF JOINT RESTRAINT WHERE SOIL CONDITIONS PROHIBIT THE USE OF THRUST BLOCKS.
2. HYDRANT IN SIDEWALK AREAS TO BE LOCATED TO PROVIDE MINIMUM CLEAR SIDEWALK PASSAGE WIDTH OF 3 FEET AT HYDRANT.

Hydrant Construction

6/08

N.T.S. Source: VHB LD_250



Notes:

1. WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.
2. USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.
3. FOR HDPE PIPE, DIMENSION IS 24 INCHES.

Utility Trench

6/08

N.T.S. Source: VHB LD_300

INLET SIZE	D	A	B
4"	3'-6"ø	3'-0"	2'-6"
5"	4'-0"ø	3'-6"	3'-0"
6"	4'-0"ø 5'-0"ø	5'-0" 3'-6"	4'-6" 3'-0"
8"	5'-0"ø 6'-0"ø	6'-0" 4'-0"	5'-0" 3'-6"
10"	6'-0"ø	6'-6"	5'-6"

Notes:

1. STRUCTURE SHALL BE DESIGNED FOR HS-20 LOADING.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
3. EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATERPROOFING MATERIAL.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
5. STANDARD SEWER MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).
6. STRUCTURE TO BE LOCATED OUTSIDE OF BUILDING WHERE POSSIBLE.
7. THE STRUCTURE SHALL BE SO LOCATED AND CONSTRUCTED THAT SURFACE WATER SHALL BE EXCLUDED.
8. INLET PIPE SHALL BE AT LEAST FOUR INCHES ABOVE NORMAL WATER LINE.
9. WHERE SUBJECT TO FROST OR CRUSHING CONDITIONS, OUTLET SHALL BE AT LEAST THREE FEET BELOW THE SURFACE.
10. THE NEW SEPARATOR MUST BE FILLED WITH CLEAN WATER BEFORE USING, AND AFTER BEING EMPTIED FOR PERIODIC CLEANING.
11. OIL AND GASOLINE MUST BE REMOVED BEFORE CLEANING OUT THE BASIN, AND MUST NOT BE DISCHARGED INTO THE SEWER THROUGH OTHER FIXTURES.
12. SPECIFICATIONS FOR COVERING SPECIAL CASES OR CONDITIONS, SHALL BE APPROVED BY THE LOCAL AUTHORITIES, AND THE AUTHORITIES OF THE M.W.R.A.
13. BOTH VENTS SHALL BE EXTENDED INDEPENDENTLY 18" ABOVE THE ROOF, OR AS APPROVED BY THE LOCAL AUTHORITIES, AND THE AUTHORITIES OF THE M.W.R.A.
14. ALL PIPING AND VENT MATERIAL TO BE EXTRA HEAVY CAST IRON OR DUCTILE IRON.

Oil And Gasoline Separator (Garages)

6/08

N.T.S. Source: VHB LD_140

Notes:

1. STRUCTURE SHALL BE DESIGNED FOR HS-20 LOADING.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE
3. EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATERPROOFING MATERIAL.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE BUTYL RUBBER.
5. SEWER MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH SEWER BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)

Exterior Drop Sewer Manhole (SMH) Type "B"

6/08

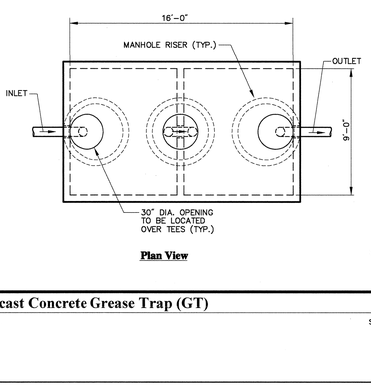
N.T.S. Source: VHB LD_204

Notes:

1. STRUCTURE SHALL BE DESIGNED FOR HS-20 LOADING.
2. GREASE TRAP SHALL BE SIZED ACCORDING TO THE FOLLOWING TABLE:

GREASE TRAP	
SIZE(GAL.)	LIQUID DEPTH
4,000	4'-0"
5,000	5'-0"
6,000	6'-0"
7,000	7'-0"
8,000	8'-0"
9,000	9'-0"
10,000	10'-0"

3. EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATER-PROOFING MATERIAL.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
5. STANDARD 30-INCH SEWER MANHOLE FRAME AND COVER SHALL BE LOCATED OVER CROSSES AND SET IN FULL MORTAR BED. ADJUST TO GRADE WITH SEWER BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)
6. PIPING SHALL BE SCH 40 PVC WITH SOLVENT WELDED JOINTS. INTERNAL PIPE DIAMETER SHALL BE SAME SIZE AS OUTLET PIPE.



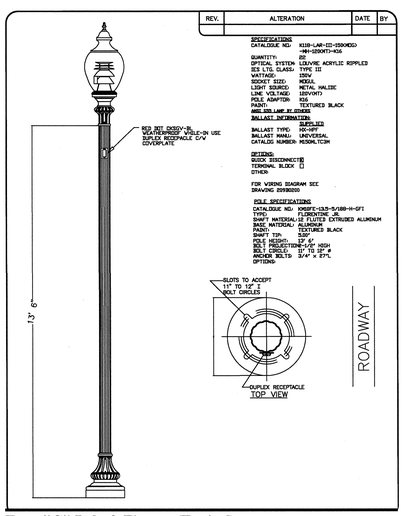
Plan View

Section

Precast Concrete Grease Trap (GT)

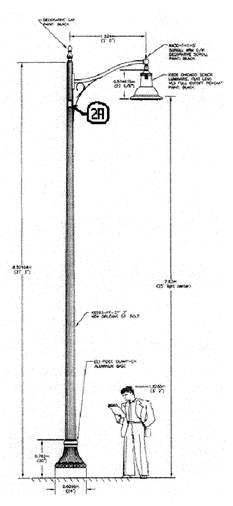
6/08

N.T.S. Source: VHB LD_211



Type "C" Pole & Fixture (Typical)

N.T.S. Source: Stresscrete Group



Type "A" and Type "B" Pole & Fixture (Typical)

N.T.S.

SITE LIGHTING SCHEDULE

TYPE 'A'

CATALOGUE #:	2#K806-HGFL-III-PSMH-400(MOG)-MH-TBA-KPL10
GLOBE MAT'L:	GLASS
IES CLASSIFIC:	TYPE III
WATTAGE:	400W
LIGHT SOURCE:	PULSE START METAL HALIDE
LINE VOLTAGE:	T.B.A.
PAINT:	BLACK
OPTIONS:	KPL-10 LEVELING DEVICE

ARM SPECIFICATIONS:

CATALOGUE NO.:	KA30-T-2-5'
MATERIAL:	ALUMINUM
PAINT:	BLACK

TYPE 'B'

CATALOGUE #:	1#K806-HGFL-III-PSMH-400(MOG)-MH-TBA-KPL10
GLOBE MAT'L:	GLASS
IES CLASSIFIC:	TYPE III
WATTAGE:	400W
LIGHT SOURCE:	PULSE START METAL HALIDE
LINE VOLTAGE:	T.B.A.
PAINT:	BLACK
OPTIONS:	KPL-10 LEVELING DEVICE

ARM SPECIFICATIONS:

CATALOGUE NO.:	KA30-T-1-5'
MATERIAL:	ALUMINUM
PAINT:	BLACK

POLE SPECIFICATIONS TYPES A & B

CATALOGUE NO.:	KM16FF-27-8-188-H WITH SPLIT BASE
POLE HEIGHT:	27'-0"
POLE TOP DIA.:	4.57"
OPTIONS:	
ANCHOR BOLTS:	(4) 1" x 36"L
BOLT CIRCLE:	11"-12"

2A 15A/120V GFI DUPLEX RECEPTACLE C/W WEATHERPROOF COVERPLATE

NOTE: AT EACH HANDHOLE
1. PROVIDE 2-BUSSMAN HEB WP FUSE HOLDERS W/KTK-9A FUSES FOR EACH FIXTURE.
2. FIXTURES TO BE SUPPLIED W/MULTI-TAP BALLASTS WIRED FOR 240 VOLTS.

No.	Revision	Date	Appvd

Designed by | Drawn by MVG | Checked by
CAD checked by | Approved by HGH
Scale N.T.S. | Date July 22, 2010

Project Title

Amended Preliminary Master Plan
Planned Unit Development
Assembly Square Drive
Somerville, Massachusetts

Issued for
Submission of Amended Preliminary Master Plan

Not Approved for Construction

Drawing Title

Detail Sheet 1

COMMONWEALTH OF MASSACHUSETTS
HUGH G HANN
CIVIL
No. 42679
REGISTERED PROFESSIONAL ENGINEER
7/22/10

Drawing Number
C-17
Sheet 17 of 19
Project Number
08518.05

Saved Wednesday, July 21, 2010 4:06:27 PM MCGOWAN Plotted Wednesday, July 21, 2010 4:06:46 PM Goodman, Michael

VHB
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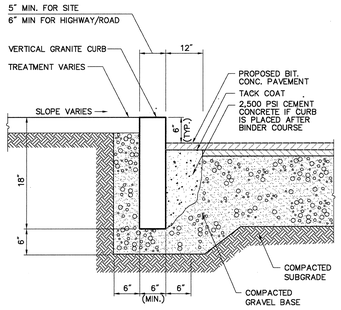
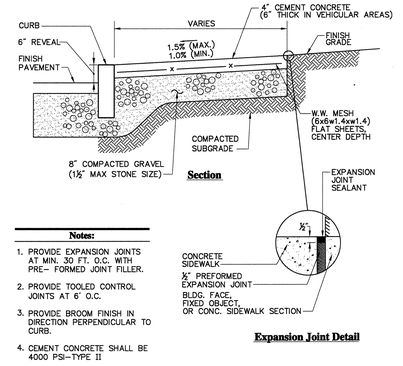
Transportation
Land Development
Environmental Services
101 Walnut Street, P.O. Box 9151
Watertown, Massachusetts 02471
617.924.1770 • FAX 617.924.2286



Vertical Granite Curb (VGC) 6/08

N.T.S. Source: VHB LD_402

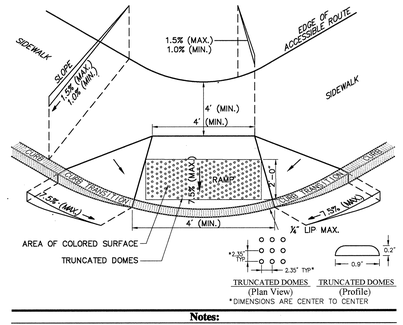


Notes:

1. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE– FORMED JOINT FILLER.
2. PROVIDE TOOLED CONTROL JOINTS AT 6' O.C.
3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.
4. CEMENT CONCRETE SHALL BE 4000 PSI–TYPE II

Concrete Sidewalk 6/08

N.T.S. Source: VHB LD_420

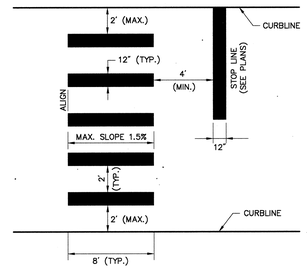


Notes:

1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 7.5%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. RAMP, CURB, AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. TYPICAL SIDEWALK SECTION FOR RAMP SECTION CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
9. ELIMINATE CURBING AT RAMP (OTHER THAN VERTICAL CURBING, WHICH SHALL BE SET FLUSH) WHERE IT ABUTS ROADWAY.
10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
11. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE.
12. CONTRACTOR TO SUBMIT R.F.I. FOR THIS TYPE OF ACR RAMP FOR APEX ROADWAY CROSSINGS.

Typical Accessible Curb Ramp (ACR, Type E Shown) 8/09

N.T.S. Source: VHB REV LD_504

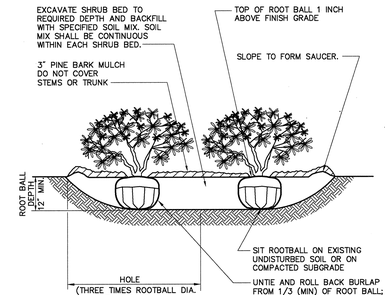


Notes:

1. TWELVE INCH (12") LINES SHALL BE APPLIED IN ONE APPLICATION, NO COMBINATION OF LINES (TWO – 6 INCH LINES) WILL BE ACCEPTED.
2. LONGITUDINAL CROSSWALK LINES TO BE PARALLEL TO CURBLINE.
3. ALL LONGITUDINAL CROSSWALK LINES TO BE THE SAME LENGTH AND PROPERLY ALIGNED.
4. CROSS WALK SIDESLOPE SHALL NOT EXCEED 1.5%.

Crosswalk 6/08

N.T.S. Source: VHB LD_553

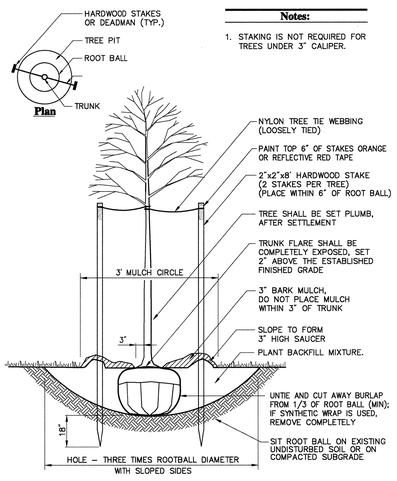


Notes:

1. LOOSEN ROOTS AT THE OUTER EDGE OF ROOTBALL OF CONTAINER GROWN SHRUBS.

Shrub Bed Planting 6/08

N.T.S. Source: VHB LD_601

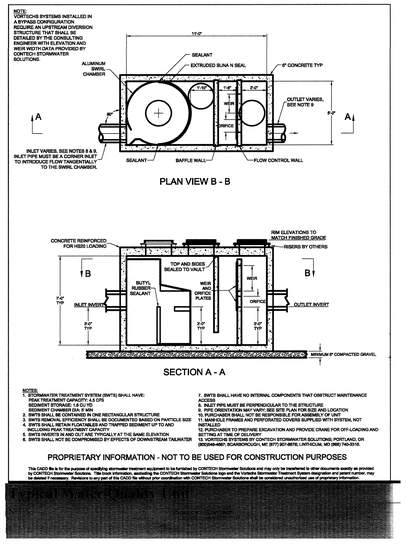


Notes:

1. STAKING IS NOT REQUIRED FOR TREES UNDER 3" CALIPER.

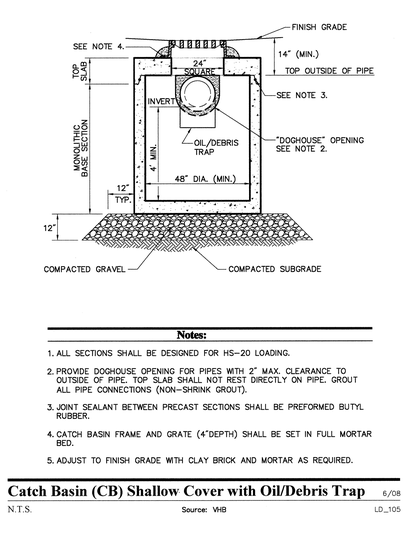
Tree Planting (For Trees Under 4" Caliper) 1/10

N.T.S. Source: VHB LD_602



Trash Receptacle Detail

N.T.S.

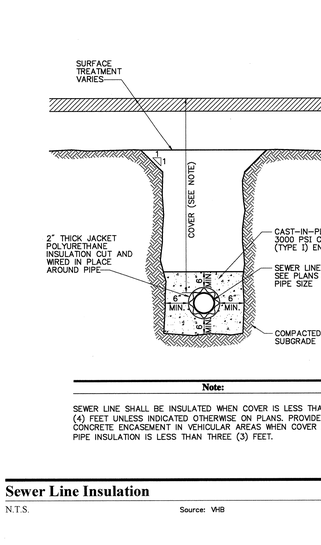


Notes:

1. ALL SECTIONS SHALL BE DESIGNED FOR HS–20 LOADING.
2. PROVIDE DOGHOUSE OPENING FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. TOP SLAB SHALL NOT REST DIRECTLY ON PIPE. GROUT ALL PIPE CONNECTIONS (NON–SHRINK GROUT).
3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
4. CATCH BASIN FRAME AND GRATE (4"DEPTH) SHALL BE SET IN FULL MORTAR BED.
5. ADJUST TO FINISH GRADE WITH CLAY BRICK AND MORTAR AS REQUIRED.

Catch Basin (CB) Shallow Cover with Oil/Debris Trap 6/08

N.T.S. Source: VHB LD_105

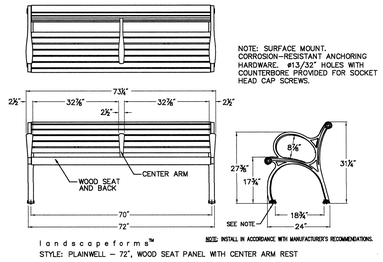


Note:

SEWER LINE SHALL BE INSULATED WHEN COVER IS LESS THAN FOUR (4) FEET UNLESS INDICATED OTHERWISE ON PLANS. PROVIDE CONCRETE ENCASEMENT IN VEHICULAR AREAS WHEN COVER OVER PIPE INSULATION IS LESS THAN THREE (3) FEET.

Sewer Line Insulation 6/08

N.T.S. Source: VHB LD_220



landscapeforms
431 LANDSAF AVE. PHONE: 800–521–2546
KALAMAZOO, MI 49048 FAX: 269–381–3455

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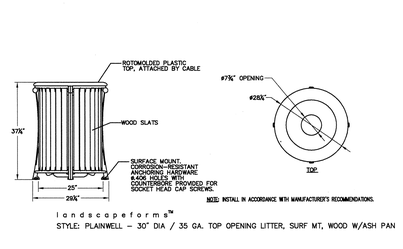
DESIGN: PLAINWELL
PATENT: D–419,341
FILE: PL271–04
DATE: 12–06–00
AUTHOR: TAH

Bench Detail

N.T.S.



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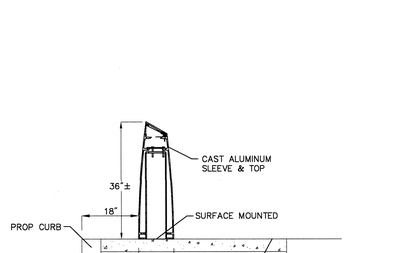
DESIGN: GROUP, PLAINWELL
DESCRIPTION: 30" DIA / 35 GA. TOP OPENING LITTER, RIESTANDING/SURF MT, WOOD W/ASH PAN
PATENT: U.S. Patent No. D423,260
FILE: PL271–04
DATE: 8/19/97
DRAWN BY: TAH
DIMENSIONS ARE IN INCHES [mm]

Trash Receptacle Detail

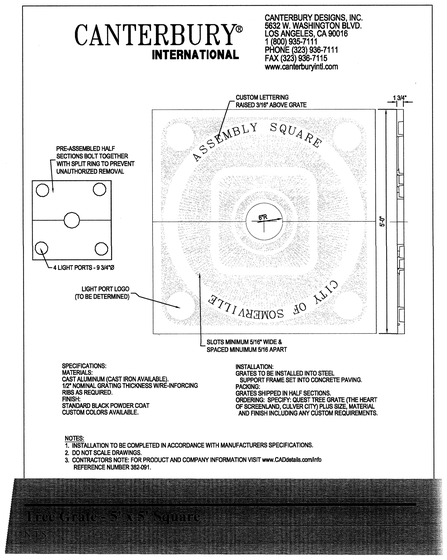
N.T.S.



NOTES:
1. THE LOCATION OF SITE FURNITURE SHALL BE STAKED IN THE FIELD AND APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
2. SITE FURNITURE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS., UNLESS OTHERWISE APPROVED BY THE ENGINEER.

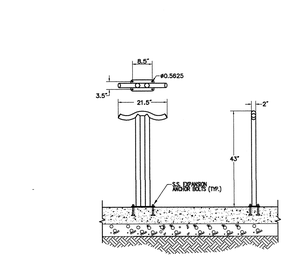
Bollard 6/08

N.T.S. Source: VHB REV LD_700



Tree Grate, 5' x 5' Square

N.T.S.



Bicycle Rack Detail

N.T.S.

No.	Revision	Date	Appvd.

Designed by | Drawn by MVG | Checked by
CAD checked by | Approved by HGH
Scale N.T.S. | Date July 22, 2010

Project Title

Amended Preliminary Master Plan Planned Unit Development

Assembly Square Drive
Somerville, Massachusetts

Issued for

Submission of Amended Preliminary Master Plan

Not Approved for Construction

Drawing Title

Detail Sheet 2

COMMONWEALTH OF MASSACHUSETTS
HUGH G HAHN
CIVIL
No. 42679
REGISTERED PROFESSIONAL ENGINEER
7/22/10

Drawing Number
C-18
Sheet 18 of 19
Project Number
08518.05

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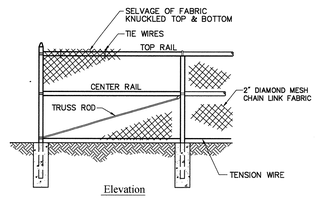


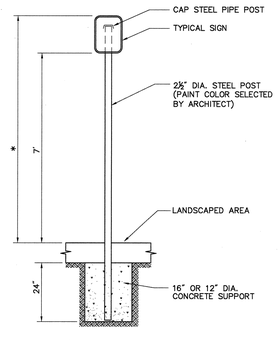
Note:

1. MATERIALS TO BE SUPPLIED AND INSTALLED IN CONFORMANCE WITH "CHAIN LINK MANUFACTURER'S INSTITUTE" PRODUCT MANUAL.

6' to 12' Chain Link Fence

6/08

N.T.S. Source: VHB LD_480

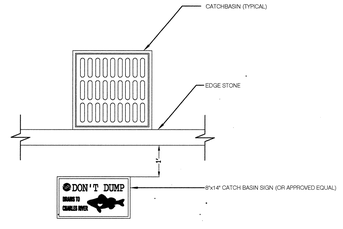


* THIS DIMENSION SHALL BE A MINIMUM OF 5' AND A MAXIMUM OF 8' FOR ACCESSIBLE SIGNAGE IN THE COMMONWEALTH OF MASSACHUSETTS.

Sign Post - Type 'A'

6/08

N.T.S. Source: VHB LD_701



Catch Basin Sign Installation

N.T.S. REV B-27

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Project Title

Amended Preliminary Master Plan
Planned Unit Development
Assembly Square Drive
Somerville, Massachusetts

Issued for

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Drawing Title

Detail Sheet 3

COMMONWEALTH OF MASSACHUSETTS HUGH G HANN CIVIL No. 42679 REGISTERED PROFESSIONAL ENGINEER 7/22/10

Drawing Number

C-19

Sheet 19 of 19

Project Number 08518.05

\\MAWALD\LD\08518.05\CAD\LD\PLANSET\AMENDED PMP\08518O5_NCM
Saved Wednesday, July 21, 2010 9:05:53 AM MGOLDMAN Plotted Wednesday, July 21, 2010 9:06:42 AM Goldman, Michael

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No.	Revision	Date	Appvd

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Project Title
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Planned Unit Development
Assembly Square Drive
Somerville, Massachusetts

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Drawing Title
Neighborhood Context Map 1

COMMONWEALTH OF MASSACHUSETTS
HUGH G HAHN
CIVIL
No. 43979
REGISTERED PROFESSIONAL ENGINEER
7/22/10

Drawing Number
C-2

Sheet 2 of 19

Project Number
08518.05

08518O5_NCM.DWG

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Saved Wednesday, July 21, 2010 9:09:15 AM MGOODMAN Plotted Wednesday, July 21, 2010 9:10:30 AM Goodmon, Michael

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Project Title

Amended Preliminary Master Plan Planned Unit Development

Assembly Square Drive
Somerville, Massachusetts

Issued for

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Drawing Title

Neighborhood Context Map 2

COMMONWEALTH OF MASSACHUSETTS
HUGH G. MANN
CIVIL
No. 42679
REGISTERED PROFESSIONAL ENGINEER
7/22/10

Drawing Number

C-3

Sheet 3 of 19

Project Number
08518.05

0851805_NCM.DWG

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Saved Wednesday, July 21, 2010 7:47:05 PM MDOODMAN Plotted Wednesday, July 21, 2010 7:47:30 PM Goodman, Michael

Parking Summary Chart

Description	Size		Office	Retail	Restaurant	Residential	Hotel	Cinema	IKEA		Mall	
	Required	Provided	Required	Required	Required	Required	Required	Required	Required	Provided	Required	Provided
STANDARD SPACES	9' x 18'	9' x 18'	1,722	324	230	2,069	96	60	332	1,264	1,038	1,099
STANDARD ACCESSIBLE SPACES*	13' x 18'	14' x 18'	23	6	5	25	3	2	7	20	17	18
VAN ACCESSIBLE SPACES*	16' x 18'	17' x 18'	5	2	2	6	1	1	1	3	4	4
TOTAL SPACES			1,750	332	237	2,100	100	63	340	1,287	1,059	1,121
LOADING BAYS**	12'x30'x 14'	12'x30'x 14'	12	9	5	–	1	1	9	9	9	15

* ADA/STATE/LOCAL REQUIREMENTS

Mixed Use Area Loading Requirements:

OFFICE:	0 – 10,000 SF	(0)	= 12
	10,001 – 100,000 SF	(1)	
	EACH ADDL. 150,000 SF	(1)	
RETAIL:	0 – 5,000 SF	(0)	= 9
	5,001 – 20,000 SF	(1)	
	20,001 – 35,000 SF	(2)	
	35,001 – 50,000 SF	(3)	
	EACH ADDL. 50,000 SF	(1)	
RESTAURANT:	0 – 4,000 SF	(0)	= 5
	4,001 – 6,000 SF	(1)	
	6,001 – 16,000 SF	(2)	
	16,001 – 40,000 SF	(3)	
	EACH ADDL. 40,000 SF	(1)	
HOTEL:	AS NEEDED		= 1
CINEMA:	AS NEEDED		= 1

TOTAL LOADING REQUIRED = 28
TOTAL LOADING PROVIDED = 28

IKEA Loading Requirements:

RETAIL:	0 – 5,000 SF	(0)	= 9
	5,001 – 20,000 SF	(1)	
	20,001 – 35,000 SF	(2)	
	35,001 – 50,000 SF	(3)	
	EACH ADDL. 50,000 SF	(1)	

TOTAL LOADING REQUIRED = 9
TOTAL LOADING PROVIDED = 9

Assembly Square Mall Loading Requirements:

RETAIL:	0 – 5,000 SF	(0)	= 9
	5,001 – 20,000 SF	(1)	
	20,001 – 35,000 SF	(2)	
	35,001 – 50,000 SF	(3)	
	EACH ADDL. 50,000 SF	(1)	

TOTAL LOADING REQUIRED = 9
TOTAL LOADING PROVIDED = 15

Mixed Use Area Parking Requirements:*

OFFICE	1,750,000 SF x 1 SPACE / 1,000 SF	= 1,750
RETAIL	331,392 SF x 1 SPACE / 1,000 SF	= 332
RESTAURANT	118,258 SF x 1 SPACE / 500 SF	= 237
CINEMA	62,350 SF x 1 SPACE / 1,000 SF	= 63
RESIDENTIAL	2,100 UNITS x 1 SPACE / UNIT	= 2,100
HOTEL	200 GUEST ROOMS x 0.5 SPACES/GUEST ROOM	= 100

TOTAL PARKING REQUIRED = 4,582
TOTAL PARKING PROVIDED = 7,658

*RETAIL AREA MAY BE RE-ALLOCATED TO OFFICE OR RESIDENTIAL USES AT ANY TIME, SO LONG AS ALSO PERMITTED BY NEW OR MODIFIED APPLICABLE ENTITLEMENTS; NO OTHER USE MAY BE CONVERTED.

RESIDENTIAL AREA MAY BE RE-ALLOCATED TO OFFICE USE AT ANY TIME, SO LONG AS PERMITTED BY NEW OR MODIFIED ENTITLEMENTS; AND

UP TO 400,000 SQUARE FEET OF THE NON-RESIDENTIAL USES (I.E., OFFICE, RETAIL, AND HOSPITALITY) MAY BE RE-ALLOCATED TO RESIDENTIAL USE, BUT NO SOONER THAN 10 YEARS FROM THE DATE THE PUD PLAN IS APPROVED, SO LONG AS PERMITTED BY NEW OR MODIFIED APPLICABLE ENTITLEMENTS.

Mixed Use Area Parking Requirements - Assumptions:

1 PARKING SPACE PER DWELLING UNIT (DU)
1 PARKING SPACE PER 1000 SF OF CINEMA GSF
1 PARKING SPACE PER 1000 SF OF OFFICE GSF
1 PARKING SPACE PER 1000 SF OF RETAIL GSF
1 PARKING SPACE PER 500 SF OF RESTAURANT GSF
1 PARKING SPACE PER .5 HOTEL ROOMS (200 ROOMS)
RESTAURANT SF BASED ON 26% OF TOTAL RETAIL SF
TOTAL PARKING PROVIDED = 7,658
(INCLUDES 190 ON-STREET PARKING SPACES)

IKEA Parking Requirements:

RETAIL	340,000 SF x 1 SPACE / 1000 SF	= 340

TOTAL PARKING REQUIRED = 340
TOTAL PARKING PROVIDED = 1,287

Mall Parking Requirements:

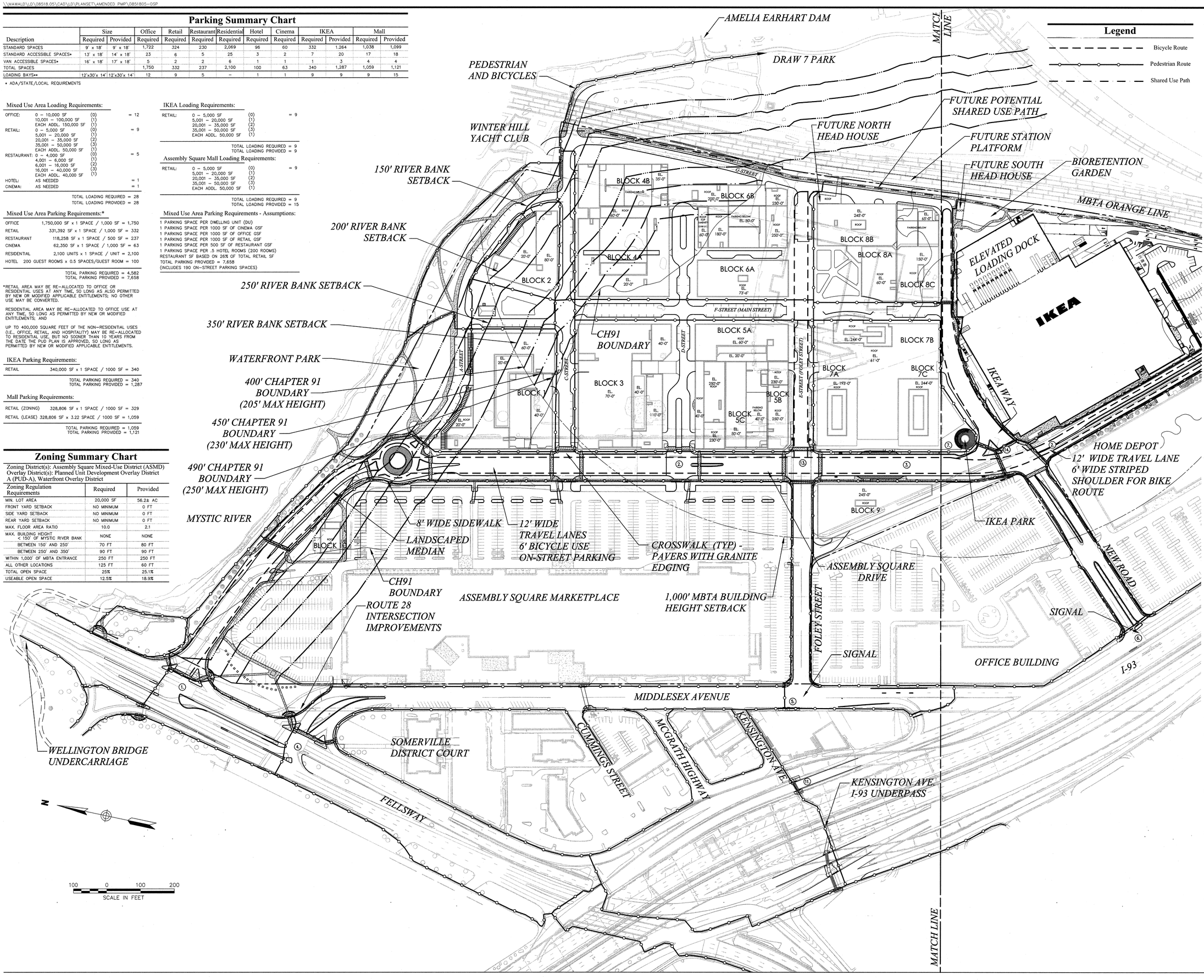
RETAIL (ZONING)	328,806 SF x 1 SPACE / 1000 SF	= 329
RETAIL (LEASE)	328,806 SF x 3.22 SPACE / 1000 SF	= 1,059

TOTAL PARKING REQUIRED = 1,059
TOTAL PARKING PROVIDED = 1,121

Zoning Summary Chart

Zoning District(s): Assembly Square Mixed-Use District (ASMD)
Overlay District(s): Planned Unit Development Overlay District A (PUD-A), Waterfront Overlay District

Zoning Regulation Requirements	Required	Provided
MIN. LOT AREA	20,000 SF	56.2± AC
FRONT YARD SETBACK	NO MINIMUM	0 FT
SIDE YARD SETBACK	NO MINIMUM	0 FT
REAR YARD SETBACK	NO MINIMUM	0 FT
MAX. FLOOR AREA RATIO	10.0	2.1
MAX. BUILDING HEIGHT		
< 150' OF MYSTIC RIVER BANK	NONE	NONE
BETWEEN 150' AND 250'	70 FT	80 FT
BETWEEN 250' AND 350'	90 FT	90 FT
WITHIN 1,000' OF MBTA ENTRANCE	250 FT	250 FT
ALL OTHER LOCATIONS	125 FT	60 FT
TOTAL OPEN SPACE	25%	25.1%
USEABLE OPEN SPACE	12.5%	18.9%



Legend

- Bicycle Route
- Pedestrian Route
- Shared Use Path

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Not Approved for Construction

Drawing Title
Overall Site Plan 1

COMMONWEALTH OF MASSACHUSETTS
HUGH G HAHN
CIVIL
No. 42979
REGISTERED PROFESSIONAL ENGINEER
7/22/10

Drawing Number
C-4
Sheet 4 of 19
Project Number
08518.05

0851805-OSP.DWG

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Legend

- Bicycle Route
- Pedestrian Route
- Shared Use Path

Phase 1-AA Pedestrian & Bicycle Route Improvements

1. RECONSTRUCT FELLSWAY/ASSEMBLY SQUARE DRIVE INTERSECTION WITH BICYCLE AND PEDESTRIAN SIGNAL ACCOMMODATIONS AND CROSSWALKS.
2. COMBINATION TRAVEL LANES ON ASSEMBLY SQUARE DRIVE.
3. SIDEWALKS AND CROSSWALKS ON BOTH SIDES OF ASSEMBLY SQUARE DRIVE.
4. RECONSTRUCT MIDDLESEX AVENUE AND FELLSWAY INTERSECTION.
5. NEW TRAFFIC SIGNAL WITH BICYCLE AND PEDESTRIAN SIGNAL ACCOMMODATIONS AND CROSSWALKS AT FOLEY STREET/MIDDLESEX AVENUE INTERSECTION.
6. NEW TRAFFIC SIGNAL WITH BICYCLE AND PEDESTRIAN SIGNAL ACCOMMODATIONS AND CROSSWALKS AT NEW ROAD/MYSTIC AVENUE INTERSECTION.
7. MBTA AND SHUTTLE BUS STOP AT INTERSECTION OF ASSEMBLY SQUARE DRIVE AND IKEA WAY.
8. NEW TRAFFIC SIGNAL WITH BICYCLE AND PEDESTRIAN SIGNAL ACCOMMODATIONS AND CROSSWALKS ATBROADWAY/LOMBARDI INTERSECTION.
9. NEW SIDEWALK ALONG LOMBARDI BETWEEN BROADWAY AND MYSTIC AVENUE.
10. IMPROVED PEDESTRIAN AND BICYCLE SIGNAL ACCOMMODATIONS AND CROSSWALKS AT ASSEMBLY SQUARE DRIVE/MYSTIC AVENUE INTERSECTION.
11. PEDESTRIAN CROSSWALK IMPROVEMENTS AND ACCESSIBLE RAMPS ALONG KENSINGTON AVENUE/I-93 CROSSING ROUTE.
12. POTENTIAL FUTURE SHARED USE PATH ALONG EASTERN SIDE OF IKEA AND FUTURE G STREET CONNECTING THE ASSEMBLY SQUARE GATEWAY AND THE WATERFRONT PARK.
13. NEW TRAFFIC SIGNAL WITH BICYCLE AND PEDESTRIAN SIGNAL ACCOMMODATIONS AND CROSSWALKS AT ASSEMBLY SQUARE DRIVE/E-STREET INTERSECTION.
14. NEW TRAFFIC SIGNAL WITH BICYCLE AND PEDESTRIAN SIGNAL ACCOMMODATIONS AND CROSSWALKS AT ASSEMBLY SQUARE DRIVE/IKEA WAY INTERSECTION.

AMELIA EARHART DAM
DRAW 7 PARK
MATCH LINE
FUTURE POTENTIAL SHARED USE PATH
FUTURE NORTH HEAD HOUSE
FUTURE STATION PLATFORM
FUTURE SOUTH HEAD HOUSE
BIORETENTION GARDEN
G-STREET
MBTA ORANGE LINE
FUTURE POTENTIAL SHARED USE PATH (12)
WATER TOWER
ASSEMBLY SQUARE GATEWAY
LANDSCAPED MEDIAN
BLOCK 6B
BLOCK 8B
BLOCK 8A
BLOCK 8C
ELEVATED LOADING DOCK
IKEA
F-STREET (MAIN STREET)
BLOCK 6A
BLOCK 5A
D-STREET
E-STREET (POLLY STREET)
BLOCK 7B
BLOCK 7A
BLOCK 7C
BLOCK 5B
BLOCK 5C
IKEA WAY
SIDEWALKS ON BOTH SIDES OF ASSEMBLY SQUARE DRIVE
INTERSECTION IMPROVEMENTS
SIGNAL
LOMBARDI
LANDSCAPED MEDIAN
HOME DEPOT
12' WIDE TRAVEL LANE
6' WIDE STRIPED SHOULDER FOR BIKE ROUTE
MYSTIC AVE.
IKEA PARK
BLOCK 9
SIGNAL
MT. VERNON ST.
BROADWAY
ASSEMBLY SQUARE DRIVE
NEW ROAD
FOLEY STREET
SIGNAL
SIGNAL
OFFICE BUILDING
I-93
KENSINGTON AVE.
KENSINGTON AVE. I-93 UNDERPASS
MATCH LINE

100 0 100 200
SCALE IN FEET

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Planned Unit Development
Assembly Square Drive
Somerville, Massachusetts

Issued for
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Not Approved for Construction

Drawing Title
Overall Site Plan 2

COMMONWEALTH OF MASSACHUSETTS
HUGH G. HAHN
CIVIL
No. 40079
REGISTERED PROFESSIONAL ENGINEER
7/22/10

Drawing Number
C-5
Sheet 5 of 19
Project Number
08518.05

0851805-OSP.DWG

\\MAWALD\LD\08518.05\CAD\LD\PLANSET\AMENDED PMP\0851805-PLT

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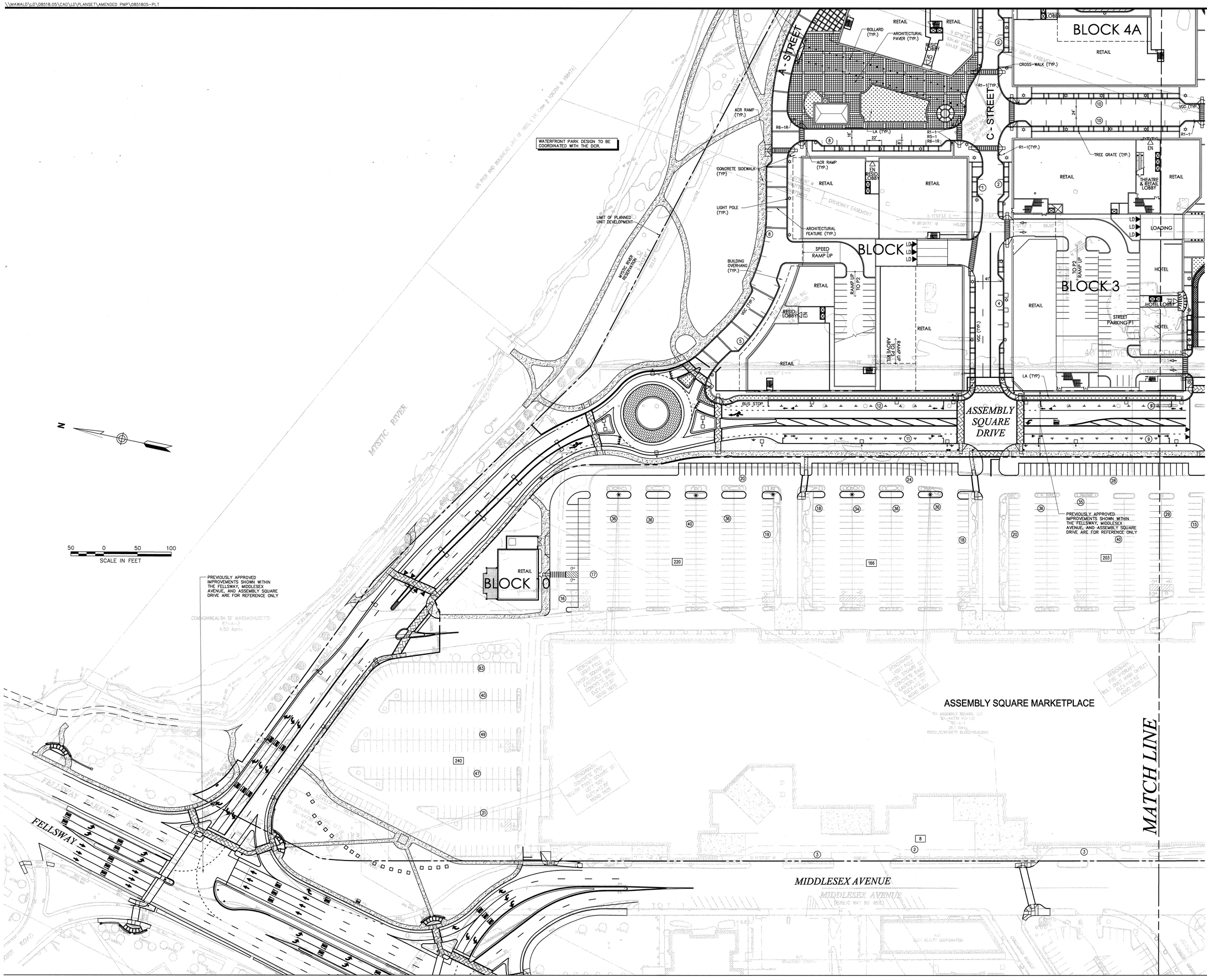

Sign Summary

M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
R1-1	30"	30"	STOP
R6-1R	12"	18"	ONE WAY
R5-1	30"	30"	DO NOT ENTER

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Project Title

Amended Preliminary Master Plan Planned Unit Development

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Drawing Title

Layout and Materials Plan 1

COMMONWEALTH OF MASSACHUSETTS
HUGH G HAHN
CIVIL
No. 42979
REGISTERED PROFESSIONAL ENGINEER
7/22/10

Drawing Number

C-6

Sheet 6 of 19

Project Number
08518.05

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MATCH LINE

Sign Summary

M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
R1-1	30"	30"	STOP
R6-1R	12"	18"	ONE WAY
R5-1	30"	30"	DO NOT ENTER

N

50 0 50 100
SCALE IN FEET

MYSTIC RIVER

US PIER A

LIMIT OF PRELIMINARY UNIT DEVELOPMENT

EXISTING COMMUTER RAILROAD TRACK TO REMAIN

FUTURE POTENTIAL SHARED USE PATH

ACR RAMP (TYP.)

VGC (TYP.)

R1-1(TYP.)

PARKING P1

RAMP UP TO P2

BLOCK 4B

RETAIL

RESIDENTIAL

BOLLARDS (TYP.)

LA (TYP.)

LIMIT OF UNDERGROUND PARKING

RAMP DN TO P-1

LOADING

BLOCK 2

BLOCK 4A

RESID LOBBY

CROSS-WALK (TYP.)

A - STREET

C - STREET

BOLLARD (TYP.)

ARCHITECTURAL PAVER (TYP.)

R1-1
R5-1

R6-1R

WATERFRONT PARK DESIGN TO BE COORDINATED WITH THE DCR.

CONCRETE SIDEWALK (TYP)

LIGHT POLE (TYP.)

ARCHITECTURAL FEATURE (TYP.)

LIMIT OF PLANNED UNIT DEVELOPMENT

MYSTIC RIVER RESERVATION

BUILDING OVERHANG (TYP.)

SPEED RAMP UP

BLOCK

RAMP UP TO P2

RAMP DN TO P1

RESID LOBBY

EN

TREE GRATE (TYP.)

THEATRE & RETAIL LOBBY

HOTEL

HOTEL LOBBY

BLOCK 3

STREET PARKING P1

TO P1 RAMP UP

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Drawing Title

Layout and Materials Plan 2

COMMONWEALTH OF MASSACHUSETTS
HUGH G. HAHN
No. 43979
REGISTERED PROFESSIONAL ENGINEER
7/22/10

Drawing Number

C-7

Sheet 7 of 19

Project Number
08518.05

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BLOCK 6A
BLOCK 5A
BLOCK 5C
BLOCK 5B
BLOCK 8C
BLOCK 9
D - STREET
F-STREET (MAIN STREET)
E - STREET (FOLEY STREET)
FOLEY STREET
ASSEMBLY SQUARE PLAZA
IKEA
IKEA WAY
ASSEMBLY SQUARE DRIVE
NEW ROAD
MIDDLESEX AVENUE
(PUBLIC WAY 80' WIDE)
MATCH LINE
MATCH LINE

THE IKEA SITE IS SHOWN FOR REFERENCE ONLY AND HAS BEEN APPROVED AS PART OF SPSR-A PB #2009-05. NO CHANGES PROPOSED WITHIN THIS APPLICATION.

PREVIOUSLY APPROVED IMPROVEMENTS SHOWN WITHIN THE 'FELLSWAY, MIDDLESEX AVENUE, AND ASSEMBLY SQUARE DRIVE ARE FOR REFERENCE ONLY

SCALE IN FEET
50 0 50 100

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Drawing Title
Layout and Materials Plan 3

COMMONWEALTH OF MASSACHUSETTS
HUGH G HAHN
CIVIL
No. 42679
REGISTERED PROFESSIONAL ENGINEER
7/22/10

Drawing Number
C-8
Sheet 8 of 19
Project Number
08518.05

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MATCH LINE

MATCH LINE

RIVER

MEAN WATER MARK

MEAN WATER MARK

US PIER AND BULKHEAD LINE OF 1972

EDGE WATER

EDGE WATER

EDGE WATER

EDGE WATER

MEAN WATER MARK

MEAN WATER MARK

N

50 0 50 100

SCALE IN FEET

N/F COMMONWEALTH OF MASSACHUSETTS

N/F COMMONWEALTH OF MASSACHUSETTS

CONCRETE STRUCTURE

MBTA STATION, NORTH HEADHOUSE, SOUTH HEADHOUSE AND PLATFORM WORK TO BE COORDINATED WITH THE MBTA.

EXISTING ORANGE LINE INBOUND TRACK TO BE RELOCATED

EXISTING ORANGE LINE TRACK TO REMAIN

APPROXIMATE LOCATION OF RETAINING WALL

CENTERLINE OF ORANGE LINE INBOUND TRACK

RETAINING WALL

PROPOSED MBTA LOBBY

ALIGNMENT OF EXISTING ORANGE LINE OUTBOUND TRACK TO BE ADJUSTED AT STATION

EXISTING ORANGE LINE INBOUND TRACK TO BE RELOCATED

EXISTING ORANGE LINE TRACK TO REMAIN

EXISTING COMMUTER RAILROAD TRACK TO REMAIN

PROPOSED MBTA TAKING

MBTA TAKING

PROPOSED MBTA TAKING

PROPOSED CENTERLINE OF ORANGE LINE INBOUND TRACK

FUTURE POTENTIAL SHARED USE PATH

PROPOSED ACCESS EASEMENT

G - STREET

UP

R1-1(TYP.)

ACR RAMP (TYP.)

R1-1

PLATFORM

LA (TYP.)

RESIDENTIAL

BLOCK 6B

RETAIL

MBTA

LOADING

BIORETENTION BASIN

RAMP DN TO P-1

RAMP UP TO P2

RESID LOBBY

RETAIL

R1-1(TYP.)

PARKING P1

RAMP UP

PARKING P1

RETAIL

OFFIC LOBBY

STORAGE / FLEX. SPACE

RAMP DN TO P-1

RAMP UP TO P2

RESIDENTIAL

BOLLARDS (TYP.)

ARCHITECTURAL PAVERS (TYP.)

BLOCK 8B

BLOCK 8A

BLOCK 6A

RETAIL

RETAIL

LIGHT POLE (TYP.)

OFFICE LOBBY

ASSEMBLY SQUARE PLAZA

RETAIL

LA (TYP.)

OFFICE LOBBY

BLOCK 8C

RETAIL

BOLLARDS (TYP.)

PARKING CORE

RETAIL

D - STREET

R1-1(TYP.)

ACR RAMP (TYP.)

CROSSWALK (TYP.)

R1-1(TYP.)

ACR RAMP (TYP.)

IKEA WAY

VCC (TYP.)

F-STREET (MAIN STREET)

R1-1

EN

RETAIL

VIA

RESID

RETAIL

BLOCK 5A

ARCHITECTURAL PAVER (TYP.)

R1-1(TYP.)

ACR RAMP (TYP.)

THEATRE & RETAIL LOBBY

RETAIL

BOLLARDS (TYP)

LOADING

ACR RAMP (TYP.)

LOADING

MECH.

PARKING CORE

RETAIL

HOTEL

LOADING

RAMP DN TO P-1

RESIDENTIAL

E - STREET (FOLEY STREET)

RAMP UP TO P1

RAMP DN TO P-1

HOTEL

HOTEL LOBBY

RESIDENTIAL

RETAIL

RAMP UP TO P2

BLOCK 5C

BLOCK 5B

IKEA FLAG CIRCLE

IKEA

THE IKEA SITE IS SHOWN FOR REFERENCE ONLY AND HAS BEEN APPROVED AS PART OF SPSR-A PB #2009-05. NO CHANGES PROPOSED WITHIN THIS APPLICATION.

IKEA WAY

ASSEMBLY SQUARE DRIVE

LIGHT POLE (TYP)

Sign Summary

M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
R1-1	30"	30"	STOP
R6-1R	12"	18"	ONE WAY
R5-1	30"	30"	DO NOT ENTER

VHB

Vanasse Hangen Brustlin, Inc.

Transportation
Land Development
Environmental Services

101 Walnut Street, P.O. Box 9151
Watertown, Massachusetts 02471
617.924.1770 • FAX 617.924.2286

No.	Revision	Date	Appvd.

Designed by	Drawn by MVG	Checked by	
CAD checked by		Approved by HGH	
Scale 1"=50'		Date July 22, 2010	

Project Title

Amended Preliminary Master Plan Planned Unit Development

Assembly Square Drive
Somerville, Massachusetts

Issued for

Submission of Amended Preliminary Master Plan

Not Approved for Construction

Drawing Title

Layout and Materials Plan 4

COMMONWEALTH OF MASSACHUSETTS
HUGH G. HAHN
CIVIL
No. 42979
REGISTERED PROFESSIONAL ENGINEER
7/22/10

Drawing Number

C-9

Sheet of
9 19

Project Number
08518.05

0851805-PLT.DWG