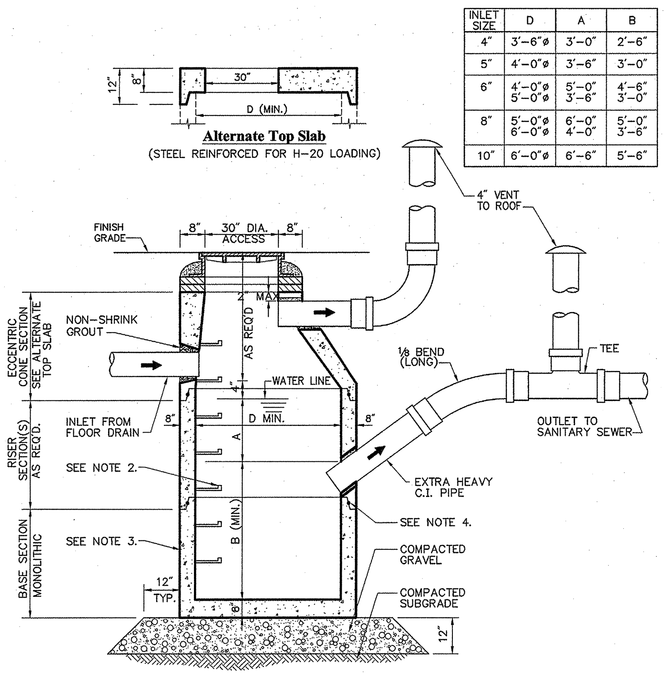


INLET SIZE	D	A	B
4"	3'-6"ø	3'-0"	2'-6"
5"	4'-0"ø	3'-6"	3'-0"
6"	4'-0"ø 5'-0"ø	5'-0" 3'-6"	4'-6" 3'-0"
8"	5'-0"ø 6'-0"ø	6'-0" 4'-0"	5'-0" 3'-6"
10"	6'-0"ø	6'-6"	5'-6"

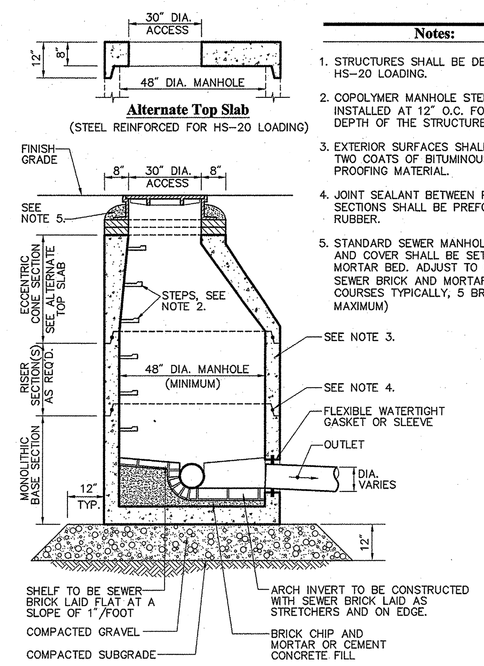
Notes:

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)

6/03

N.T.S. Source: VHB LD_140



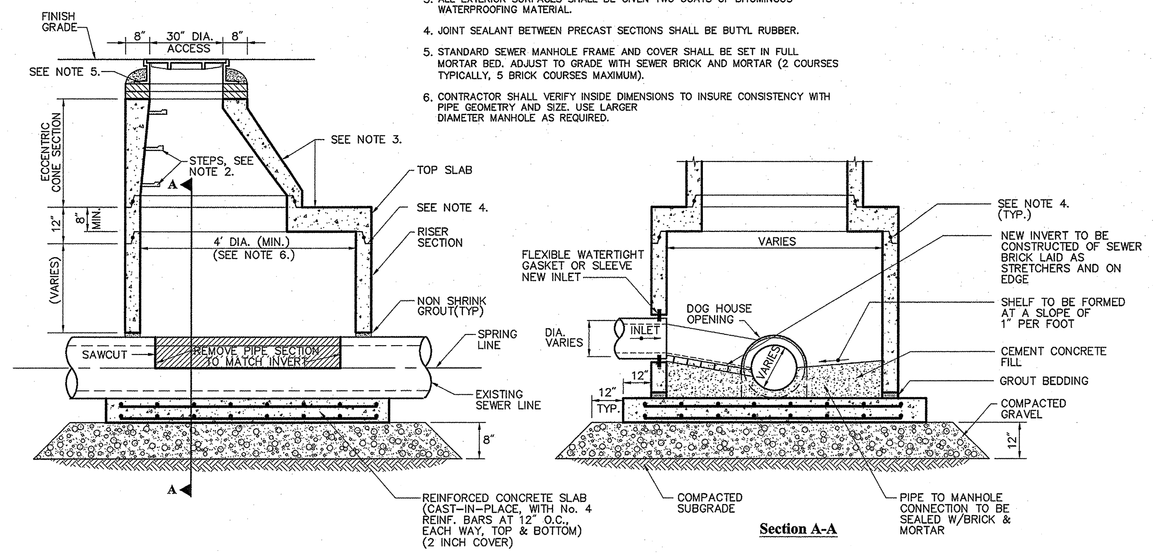
Notes:

1. STRUCTURES 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 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)

6/03

N.T.S. Source: VHB LD_200



Notes:

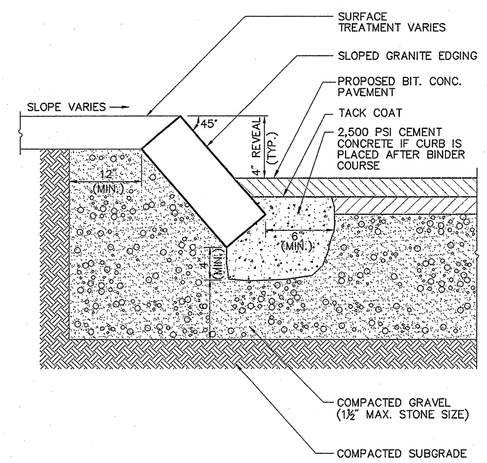
1. STRUCTURES SHALL BE DESIGNED FOR HS-20 LOADING.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
3. ALL EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATERPROOFING MATERIAL.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE BUTYL RUBBER.
5. STANDARD SEWER MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH SEWER BRICK AND MORTAR (2 COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).
6. CONTRACTOR SHALL VERIFY INSIDE DIMENSIONS TO INSURE CONSISTENCY WITH PIPE GEOMETRY AND SIZE. USE LARGER DIAMETER MANHOLE AS REQUIRED.

Drop Over Sewer Manhole (SMH)

6/03

N.T.S. Source: VHB LD_201

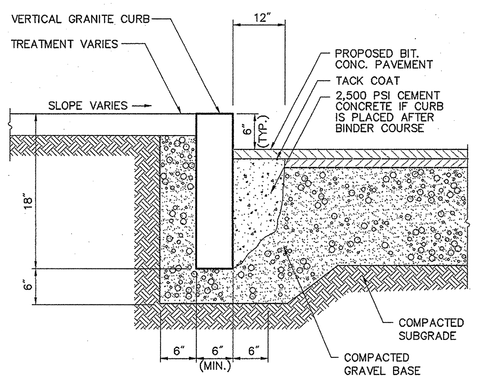
VHB
Vanasse Hangen Brustlin, Inc.
Transportation
Land Development
Environmental Services
101 Walnut Street, P.O. Box 9151
Watertown, Massachusetts 02471
617 924 1770 • FAX 617 924 2286



Sloped Granite Edging (SGE)

6/03

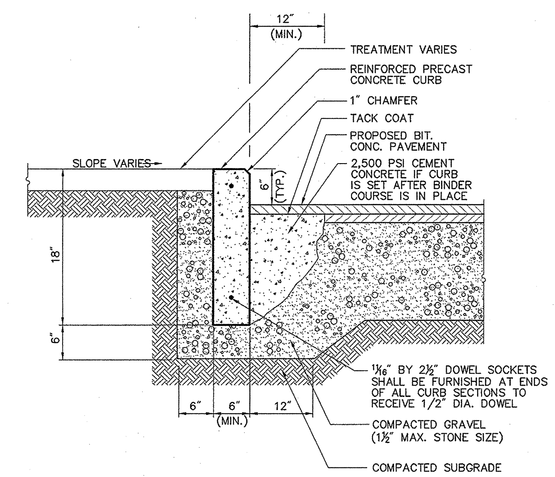
N.T.S. Source: VHB LD_401



Vertical Granite Curb (VGC)

6/03

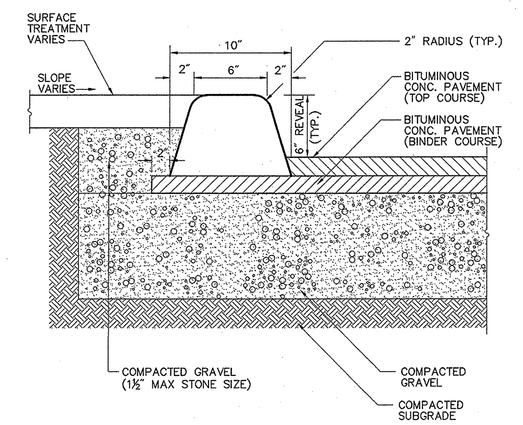
N.T.S. Source: VHB LD_402



Precast Concrete Curb (PCC)

6/03

N.T.S. Source: VHB LD_404



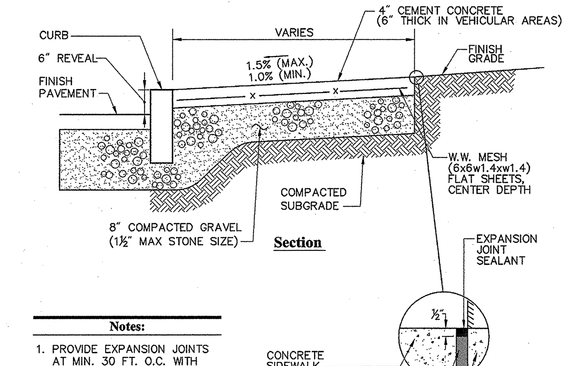
Note:

ALL CURBING TO BE MACHINE EXTRUDED

Bituminous Curb (BC)

6/03

N.T.S. Source: VHB LD_406



Notes:

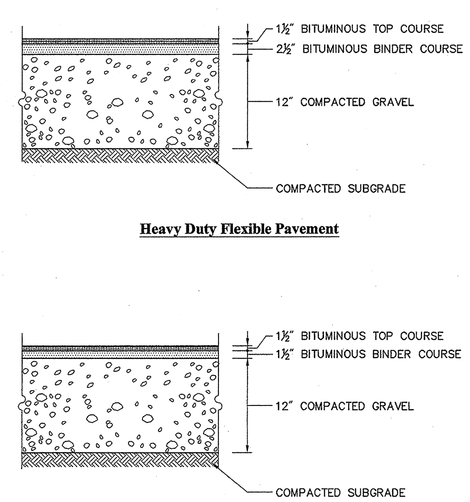
1. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE-FORMED JOINT FILLER.
2. PROVIDE TOOLED CONTROL JOINTS AT 6' O.C.
3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.
4. CEMENT CONCRETE SHALL BE 4000 PSI-TYPE II

Expansion Joint Detail

Concrete Sidewalk

6/03

N.T.S. Source: VHB LD_420



Heavy Duty Flexible Pavement

Standard Duty Flexible Pavement

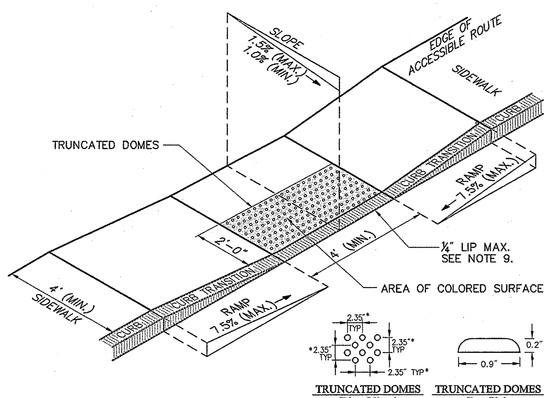
Note:

PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.

Bituminous Concrete Pavement Sections

9/04

N.T.S. Source: VHB LD_430



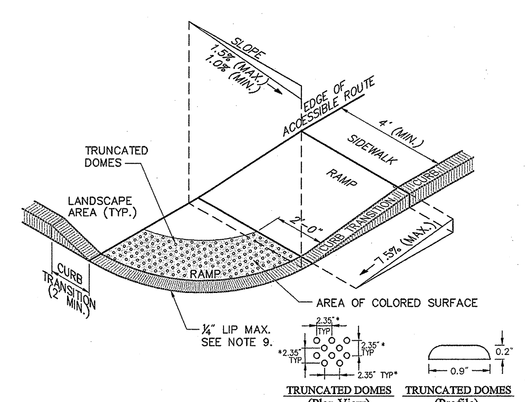
Notes:

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. SEE TYPICAL SIDEWALK SECTION FOR RAMP 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.

Accessible Curb Ramp (ACR) Type 'A'

3/06

N.T.S. Source: VHB LD_500



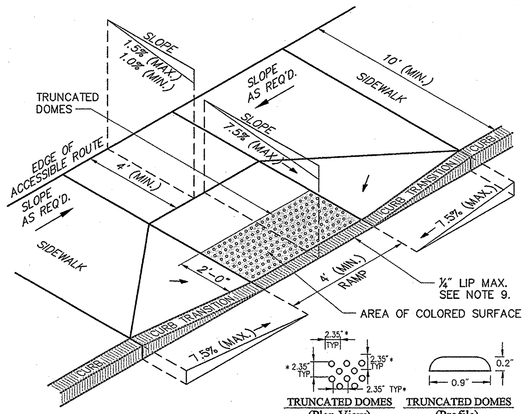
Notes:

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. SEE TYPICAL SIDEWALK SECTION FOR RAMP 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 WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE SET FLUSH.
10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.

Accessible Curb Ramp (ACR) - Type 'B'

6/03

N.T.S. Source: VHB LD_501



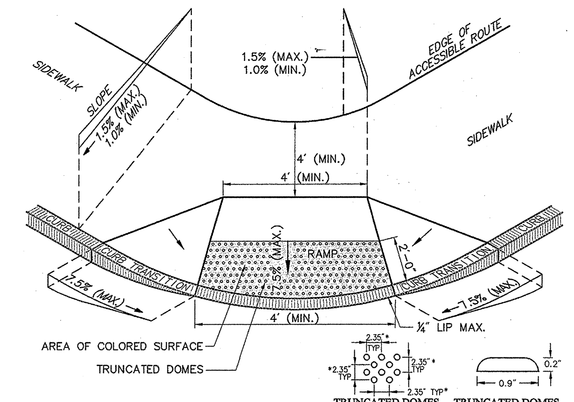
Notes:

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 WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE SET FLUSH.
10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.

Accessible Curb Ramp (ACR) Type 'D'

3/06

N.T.S. Source: VHB LD_503



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.

Accessible Curb Ramp (ACR) Type 'E'

3/06

N.T.S. Source: VHB LD_504

No.	Revision	Date	Appvd.

Designed by | Drawn by | Checked by
CAD checked by | Approved by
Scale As Noted | Date October 30, 2006

Project Title
Preliminary Master Plan
Assembly Square Drive
Somerville, Massachusetts

Issued for
Not Approved for Construction

Drawing Title
Detail Sheet 2

Drawing Number
C-16

Sheet 17 of 18

Project Number
08518.03

COMMONWEALTH OF MASSACHUSETTS
KENDALL A. MILLER
No. 34611
REGISTERED PROFESSIONAL ENGINEER

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.

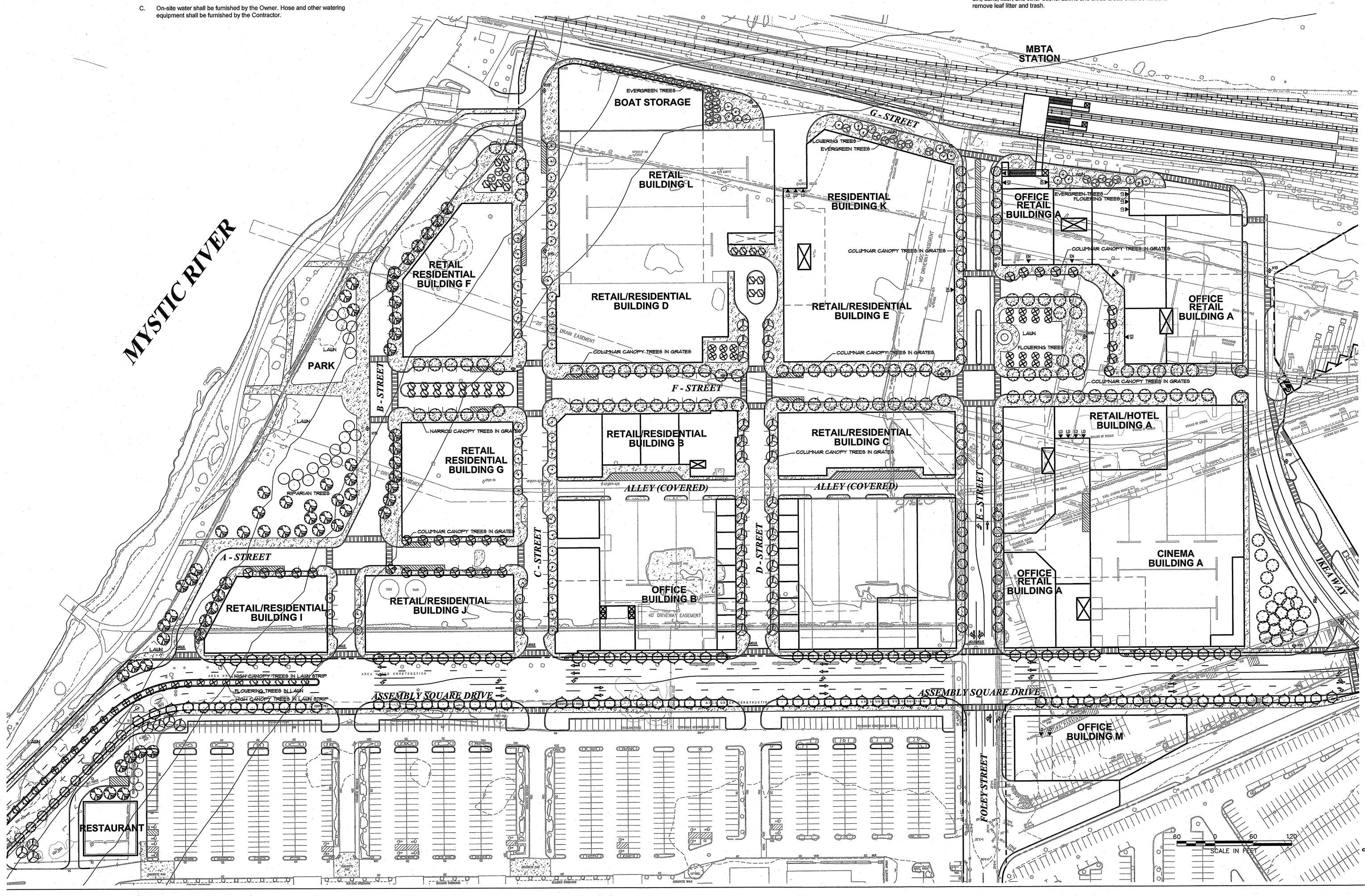
C. Mow lawns in such a manner as to prevent clippings from blowing onto paved areas and walks. Clean-up after mowing shall include sweeping or blowing paved areas.

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.



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	Apprvd.

Designed by | Drawn by | Checked by
CAD checked by | Approved by
Scale 1"=60' | Date October 30, 2006

Project Title
Preliminary Master Plan

Assembly Square Drive
Somerville, Massachusetts

Issued for
Not Approved for Construction

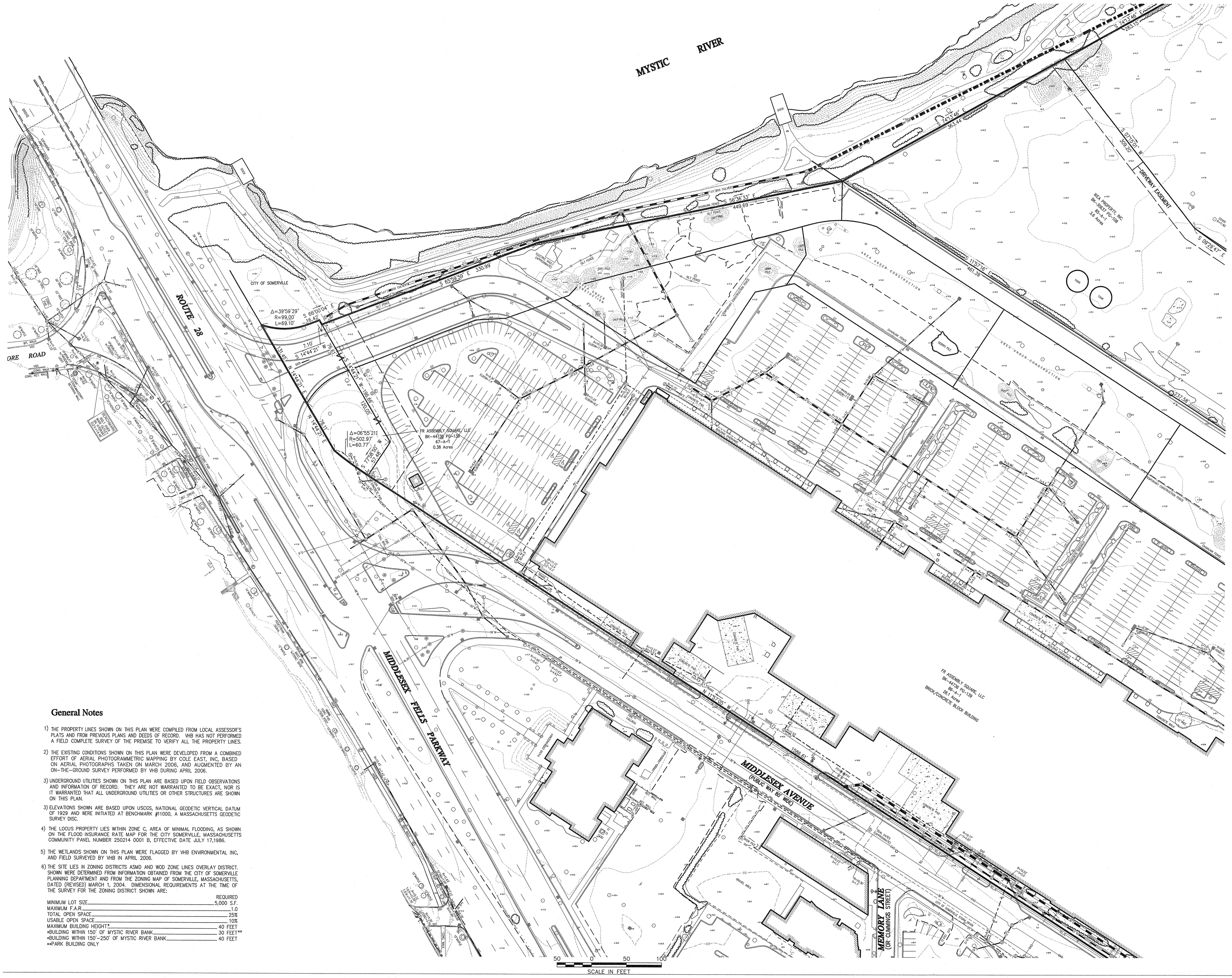
Drawing Title
Treescape Plan

Drawing Number
C-17

Sheet 18 of 18

Project Number
08518.03

08518-PUD-LA.dwg



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

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=32.18' 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

General Notes

1) THE PROPERTY LINES SHOWN ON THIS PLAN WERE COMPILED FROM LOCAL ASSESSOR'S PLATS AND FROM PREVIOUS PLANS AND DEEDS OF RECORD. VHB HAS NOT PERFORMED A FIELD COMPLETE SURVEY OF THE PREMISE TO VERIFY ALL THE PROPERTY LINES.

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.

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.

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

4) 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 0001 B, EFFECTIVE DATE JULY 17,1986.

5) THE WETLANDS SHOWN ON THIS PLAN WERE FLAGGED BY VHB ENVIRONMENTAL INC, AND FIELD SURVEYED BY VHB IN APRIL 2006.

6) THE SITE LIES IN ZONING DISTRICTS ASMD AND WOD ZONE LINES OVERLAY DISTRICT. 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:

	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
*BUILDING WITHIN 150' OF MYSTIC RIVER BANK	30 FEET**
*BUILDING WITHIN 150'-250' OF MYSTIC RIVER BANK	40 FEET

**PARK BUILDING ONLY

No.	Revision	Date	Appvd
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

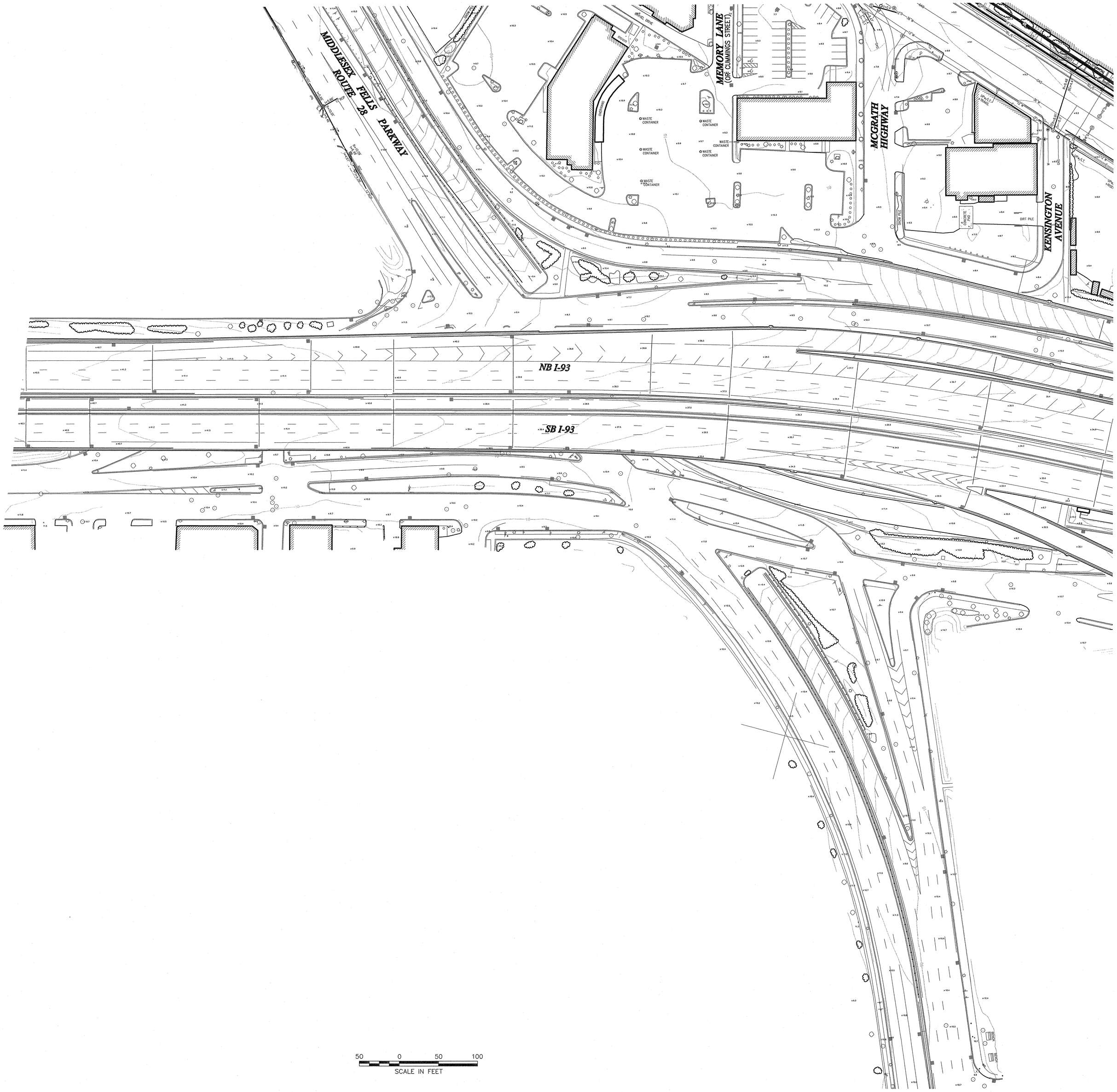
Drawing Number
Sv-1

1 5

COMMONWEALTH OF MASSACHUSETTS
RUSSELL J. BOUSQUET
NO. 35589
PROFESSIONAL LAND SURVEYOR

08518

\\Mawald\id\08518\cad\sr\planset\8518 AE.dwg



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

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=32.18 FIRST FLOOR ELEVATION
- MW MONITORING WELL
- EOP EDGE OF PAVEMENT
- CC CONCRETE CURB
- VGC VERTICAL GRANITE CURB
- SGE SLOPED GRANITE EDGE
- BB BITUMINOUS BERM
- GUARD RAIL
- X 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

General Notes

1) THE PROPERTY LINES SHOWN ON THIS PLAN WERE COMPILED FROM LOCAL ASSESSOR'S PLATS AND FROM PREVIOUS PLANS AND DEEDS OF RECORD. VHB HAS NOT PERFORMED A FIELD COMPLETE SURVEY OF THE PREMISE TO VERIFY ALL THE PROPERTY LINES.

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.

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.

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

4) 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 0001 B, EFFECTIVE DATE JULY 17,1986.

5) THE WETLANDS SHOWN ON THIS PLAN WERE FLAGGED BY VHB ENVIRONMENTAL INC, AND FIELD SURVEYED BY VHB IN APRIL 2006.

6) THE SITE LIES IN ZONING DISTRICTS ASMD AND WOD ZONE LINES OVERLAY DISTRICT. 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:

	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
*BUILDING WITHIN 150' OF MYSTIC RIVER BANK	30 FEET**
*BUILDING WITHIN 150'-250' OF MYSTIC RIVER BANK	40 FEET

**PARK BUILDING ONLY

50 0 50 100
SCALE IN FEET

No.	Revision	Date	Apvd.
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

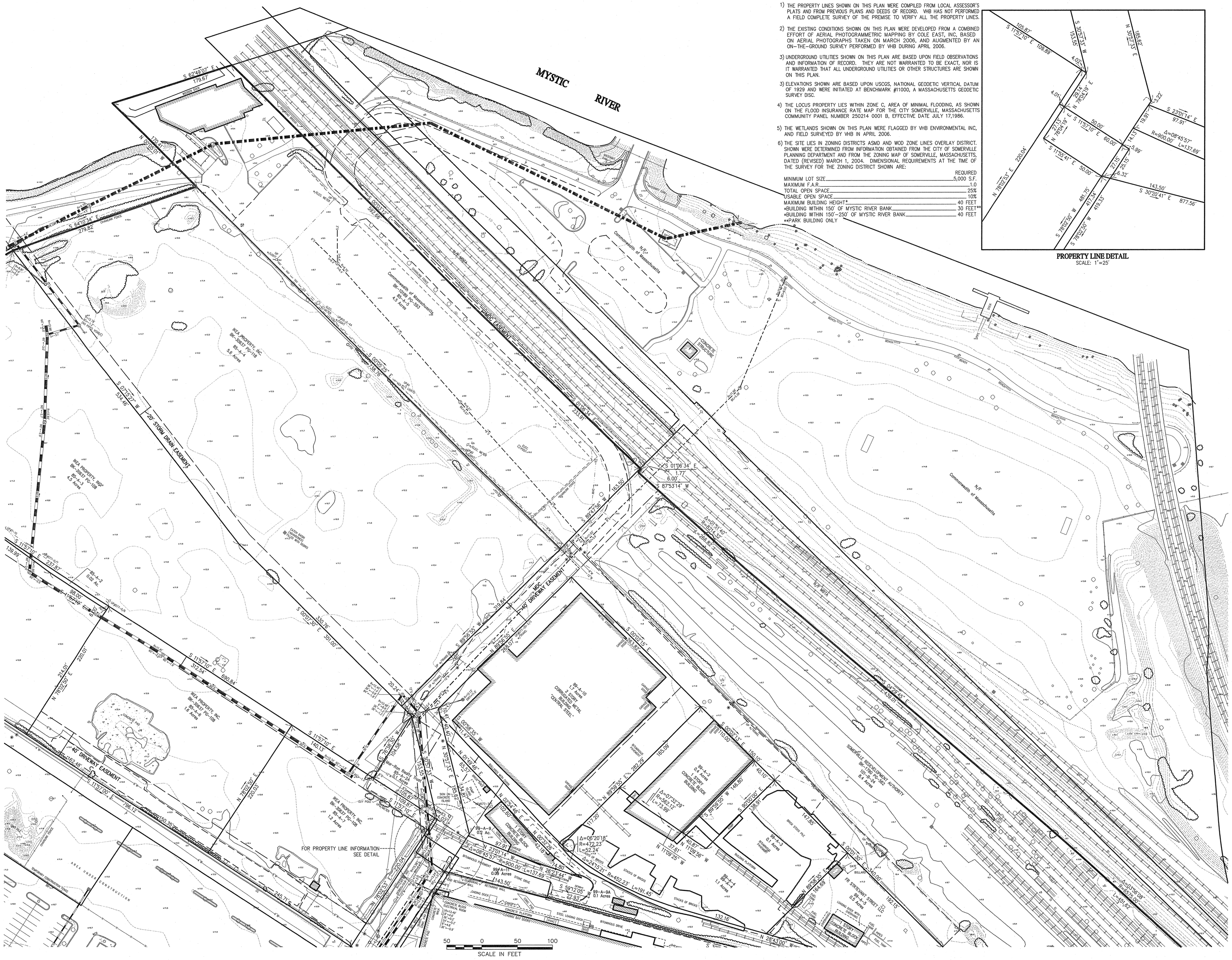
Drawing Number
Sv-2

COMMONWEALTH OF MASSACHUSETTS
RUSSELL J. BOUSQUET
NO. 31889
PROFESSIONAL LAND SURVEYOR

2 5

08518

\\Mawald\d\08518\cad\sr\planset\8518_AE.dwg


MYSTIC RIVER
S 67°49'07" E
179.67'
S 64°10'34" E
279.82'
N 00°00'01" W
179.47'
S 00°01'12" E
392.88'
S 00°00'25" E
238.76'
S 01°06'34" E
1.77'
6.00'
S 87°53'14" W
S 07°15'27" W
334.46'
201' STORM DRAIN EASEMENT
S 11°57'10" E
237.87'
S 00°01'30" E
351.00'
40' DRIVEWAY EASEMENT
S 11°57'10" E
312.54'
690.84'
N 78°02'50" E
220.01'
N 78°02'50" E
220.03'
S 11°57'00" E
286.12'
S 11°57'10" E
140.13'
162.45'
245.71'
N 78°02'50" E
220.04'
N 78°02'50" E
220.04'
FOR PROPERTY LINE INFORMATION SEE DETAIL
N/F Commonwealth of Massachusetts
N/F Commonwealth of Massachusetts
N/F Commonwealth of Massachusetts
N/F Commonwealth of Massachusetts
FLOOD EASEMENT
CONCRETE STRUCTURE
SOMERVILLE REDEVELOPMENT AUTHORITY
FR STREET/WAY STREET D.C.
Δ=01°36'08"
R=875.00'
L=491.02'
Δ=06°20'18"
R=472.23'
L=52.24'
Δ=24°13'21" R=452.23' L=191.45'
Δ=07°32'29"
R=560.12'
L=73.99'
Δ=08°45'57"
R=800.00'
L=137.69'
Δ=01°31'40"
R=495.82'
L=13.23'
N 26°23'00" W
S 26°23'00" E
N 26°23'44" W
N 26°23'44" E
N 26°23'44" W
S 58°12'05" W
22.93'
N 89°56'35" E
S 89°56'35" W
S 89°56'35" E
N 89°56'35" W
S 89°56'35" W
N 89°56'35" E
S 89°56'35" E
N 89°56'35" E
S 89°56'35" W
N 89°56'35" E
S 89°56'35" W
N 89°56'35" E
S 89°56'35" W