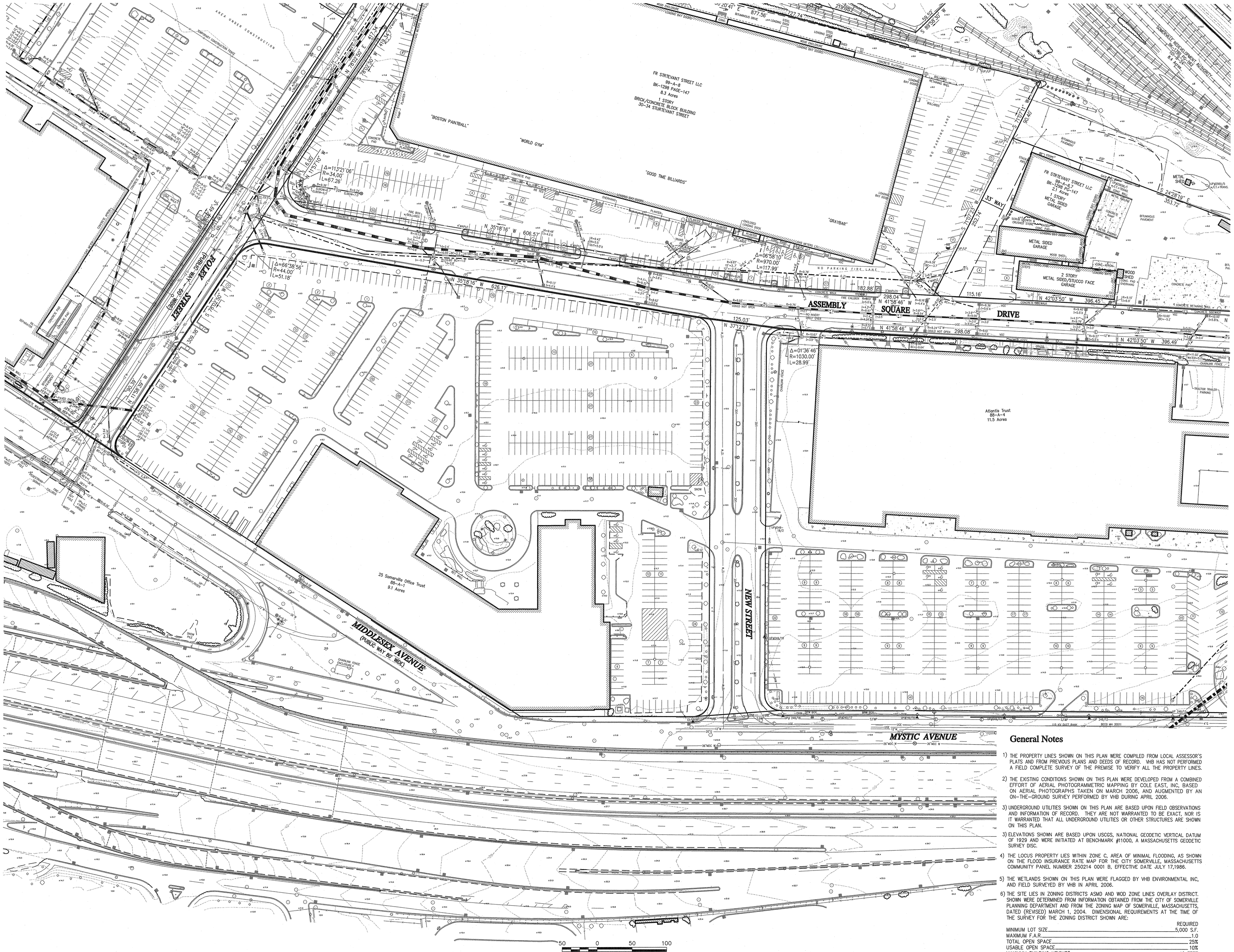

VHB

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
- HH 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
- 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	Apprvd.
2	Easement & Property	OCT 2006	
1	DRAINAGE UPDATE	MAY 2006	

Designed by | Drawn by | Checked by
CAD checked by | Approved by
Scale 1"=40' | Date February 1, 2006

Project Title
Assembly Square

Somerville, Massachusetts
Issued for

Drawing Title
Existing Conditions Plan of Land

Drawing Number
Sv-4

4 5

COMMONWEALTH OF MASSACHUSETTS
RUSSELL ROUSSEL NO. 35389
PROFESSIONAL LAND SURVEYOR

08518

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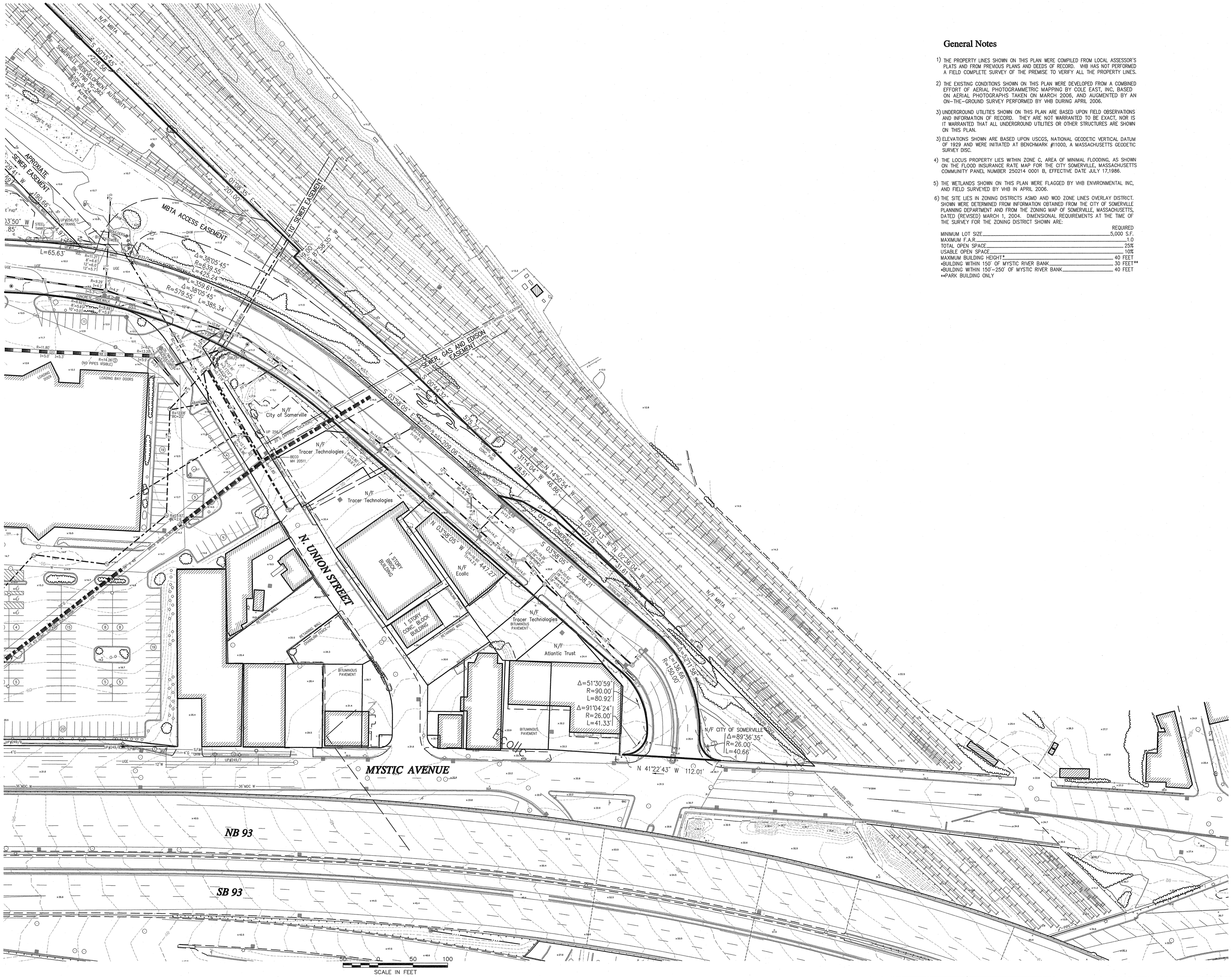

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**PARK BUILDING ONLY

VHB

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Transportation
Land Development
Environmental Services

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Watertown, Massachusetts 02471-9151
617 924 1770 • FAX 617 924 2286

N

MASS. GRID

Legend

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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"=40' | Date February 1, 2006

Project Title

Assembly Square

Somerville, Massachusetts

Issued for

Drawing Title

Existing Conditions Plan of Land

Drawing Number

Sv-5

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

5 5

08518

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VHB
Vanasse Hangen Brustlin, Inc.

Transportation
Land Development
Environmental Services

101 Walnut Street, P.O. Box 9151
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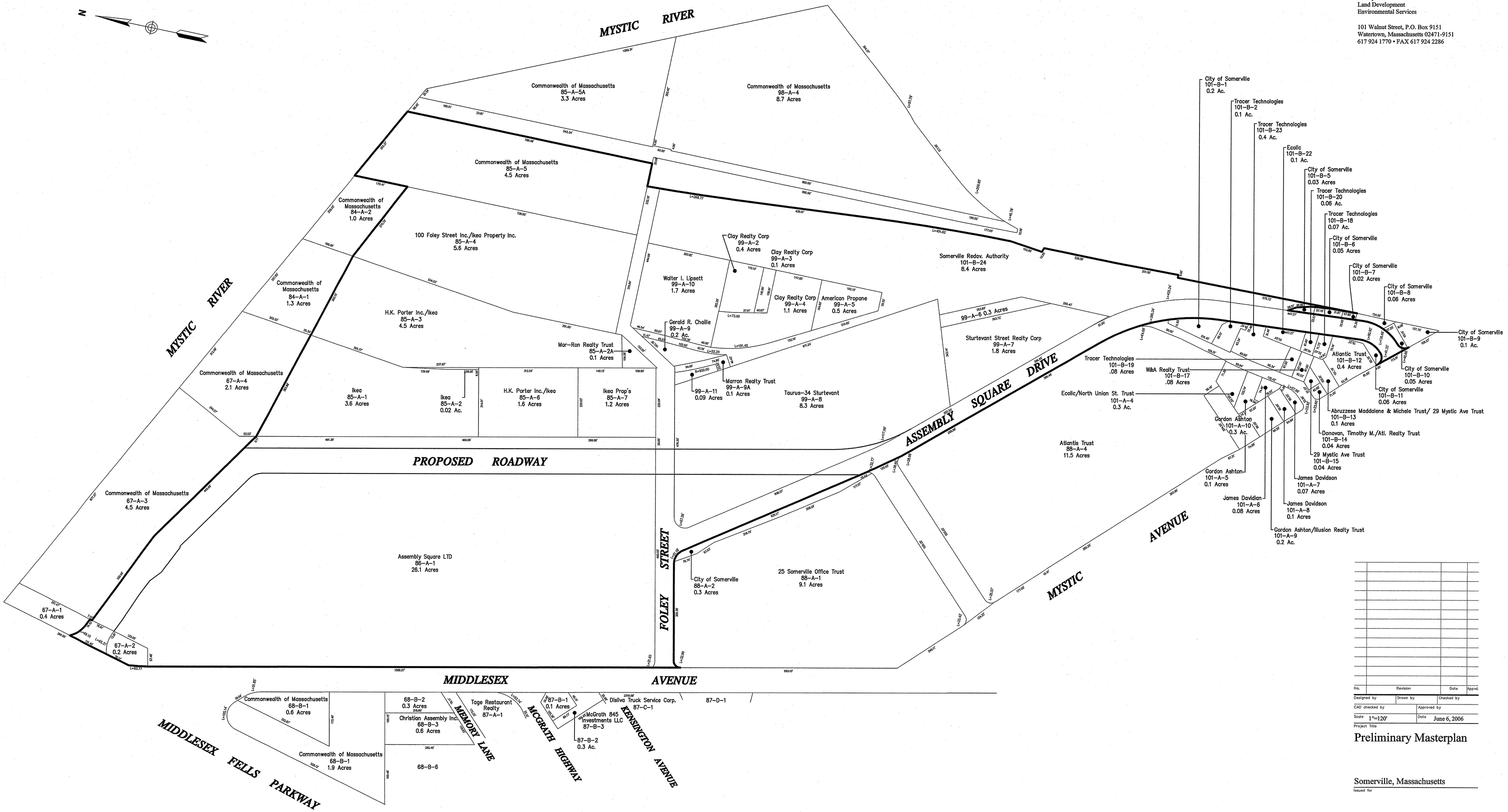

No.	Revision	Date	Appvd.

Designed by | Drawn by | Checked by
CAD checked by | Approved by
Scale 1"=120' | Date June 6, 2006

Project Title
Preliminary Masterplan

Somerville, Massachusetts
Issued for

Drawing Title
Planned Unit Development (PUD) Parcel Plan

Drawing Number
P-1

1 of 1

08518

Note

THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY PERFORMED BY VANASSE HANGEN BRUSTLIN, INC. IN APRIL OF 2004 AND MARCH 2006 AND FROM DEEDS OF RECORD.

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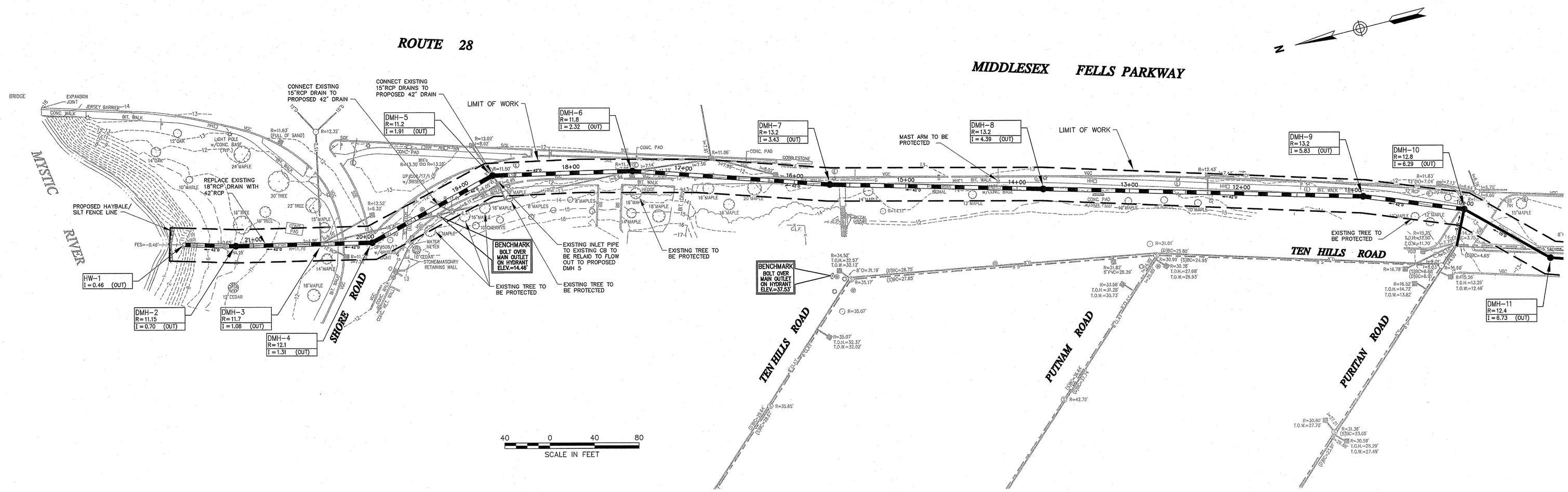
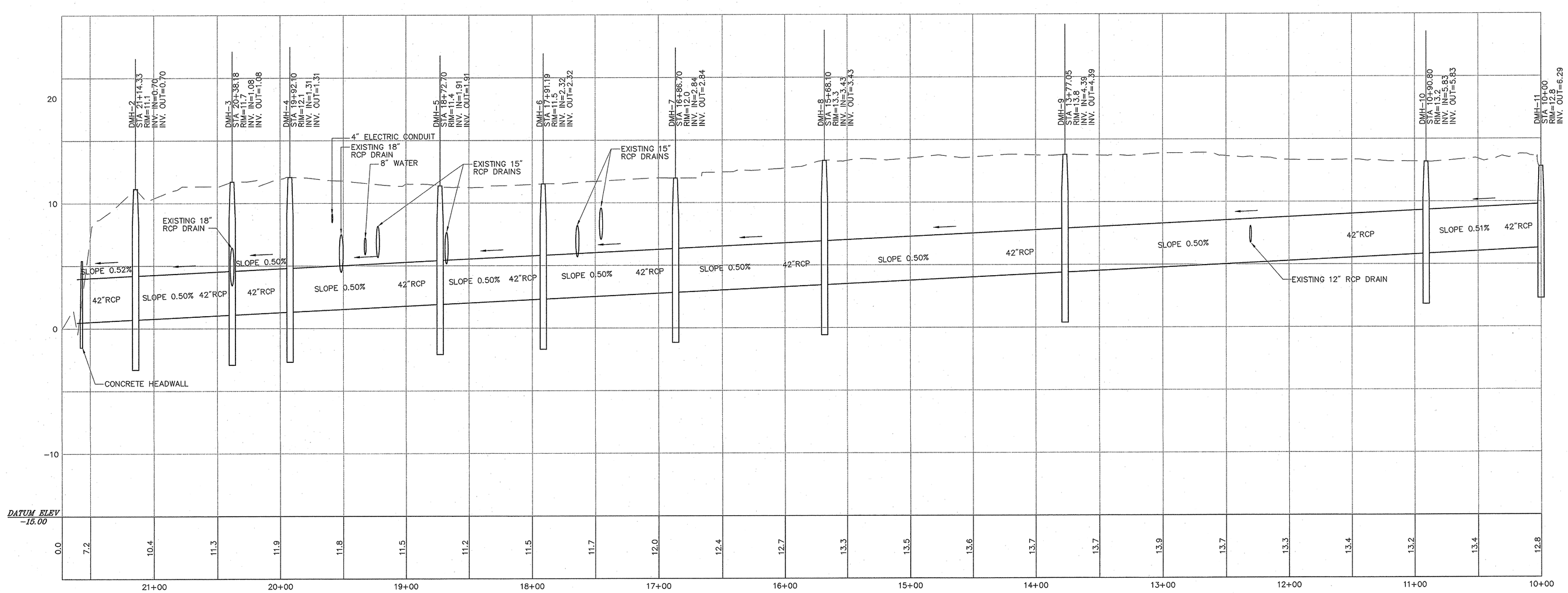
VHB

Vanasse Hangen Brustlin, Inc.

Transportation
Land Development
Environmental Services





GENERAL NOTES:

THIS PLAN WAS PREPARED USING AVAILABLE SITE INFORMATION FROM SEVERAL SOURCES, SOME OF WHICH MAY BE UNCONFIRMED, AND REPRESENTS A CONCEPTUAL SITE DEVELOPMENT PLAN BASED ON A PRELIMINARY REVIEW OF ZONING, PERMITTING AND REGULATORY REQUIREMENTS. THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE LOCATED BY AN ACTUAL FIELD SURVEY CONDUCTED BETWEEN DECEMBER 19-23, 2002 BY VANASSE HANGEN BRUSTLIN, INC.

No.	Revision	Date	Apprvd.

Designed by | Drawn by | Checked by
CAD checked by | Approved by
Scale 1"=40' | Date

Project Title

PUD
Off Site Mitigation
Middlesex Fells Parkway
Somerville, Massachusetts

Issued for

Not Approved for Construction

Drawing Title

Drain Profile Plan

Drawing Number

I-I

Sheet 1 of 1

Project Number 08518.03