Site Plans

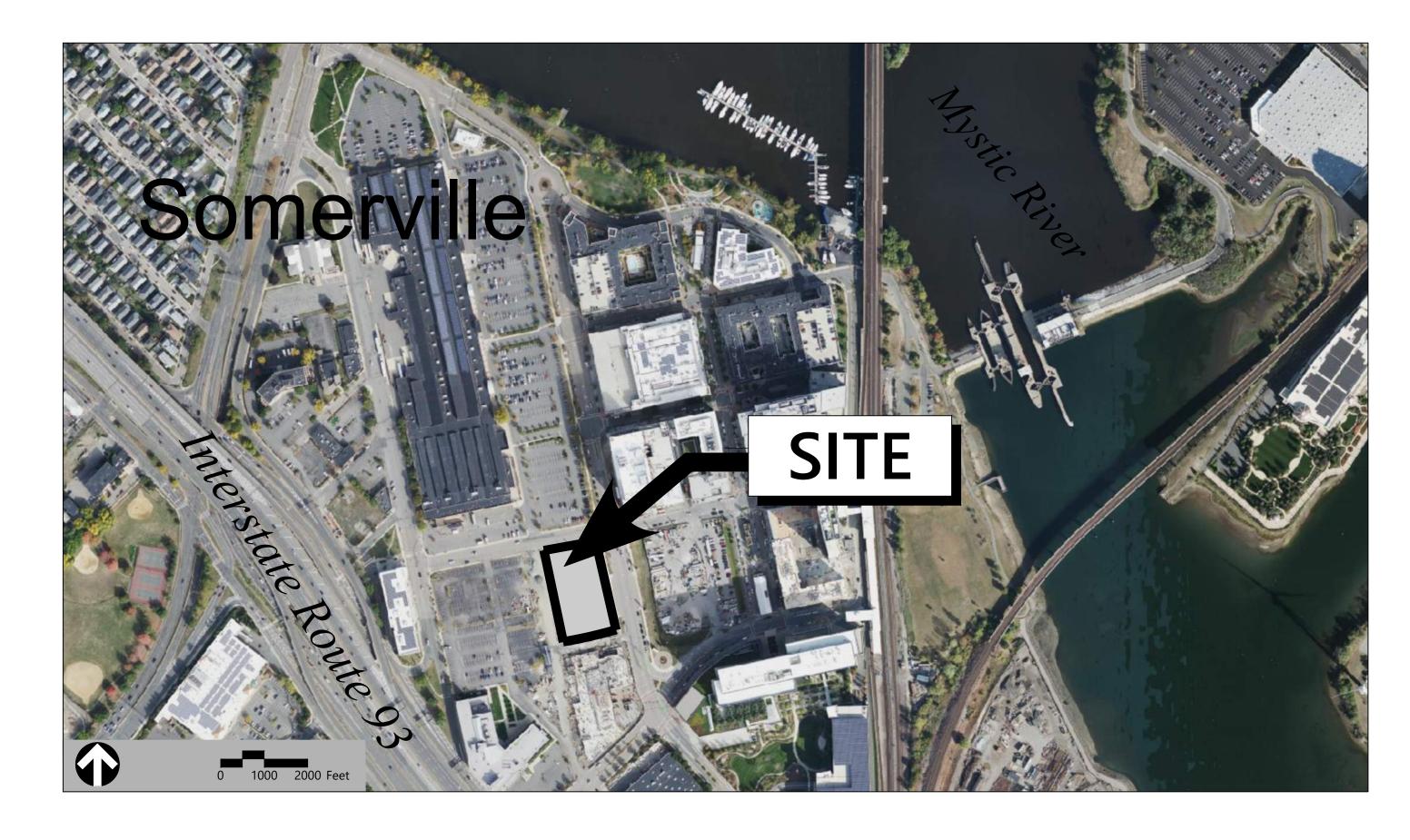
Local Approvals Issued for Date Issued December 3, 2024 February 13, 2025 Latest Issue

Block 9

375 Harold Cohen Way Somerville, MA

Owner/Applicant

Street Retail, LLC 909 Rose Avenue, Suite 200 North Bethesda, MD 20852 (P) 617-440-5635



Sheet Index			Refe	rence Drawings	
	No.	Drawing Title	Latest Issue	No.	Drawing Title
	C1.00	Legend and General Notes	February 13, 2025	Sv-1	Existing Conditions Plan of Land
	C2.00	Neighborhood Context Map	February 13, 2025		
	C3.01-3.02	Overall Site Plan	February 13, 2025		
	C4.00	Layout and Materials Plan	February 13, 2025		
	C5.00	Grading, Drainage, and Erosion Control Plan	February 13, 2025		
	C6.00	Utility Plan	February 13, 2025		
	C7.01-7.02	Site Details	February 13, 2025		



Latest Issue

June 24, 2024

Architect

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Landscape Architect

Wagner Hodgson Landscape Architecture 7 Marble Avenue Burlington, VT 05401 (P) 802-864-0010

08518.28 Local Appı

VHB Project : Issued for :

Exist.	Prop.		Exist.	Prop.	
		PROPERTY LINE	And the state of t		CONCRETE
		PROJECT LIMIT LINE	9.5 9.	<u> </u>	HEAVY DUTY PAVEMENT
		RIGHT-OF-WAY/PROPERTY LINE			BUILDINGS
		EASEMENT			RIPRAP
		BUILDING SETBACK		7////	CONSTRUCTION EXIT
		PARKING SETBACK	07.75.70		
10+00	10+00	BASELINE	27.35 TC× 26.85 BC×	27.35 TC × 26.85 BC×	TOP OF CURB ELEVATION
		CONSTRUCTION LAYOUT			BOTTOM OF CURB ELEVATION
		ZONING LINE	132.75 × 45.0 TW 38.5 PW	132.75 × 45.0 TW 38.5 BW	SPOT ELEVATION TOP & BOTTOM OF WALL ELEVATION
		TOWN LINE	38.5 BW ^	\triangle	BORING LOCATION
	_	LIMIT OF DISTURBANCE			TEST PIT LOCATION
<u>&</u>		WETLAND LINE WITH FLAG	→ MW	→ MW	MONITORING WELL
		FLOODPLAIN			
BLSF-		BORDERING LAND SUBJECT	———UD——— 12"D	——UD—— 12"D»	UNDERDRAIN
BZ		TO FLOODING		12"D» 6"RD»	DRAIN
		WETLAND BUFFER ZONE	6"RD —— 12"S	12"S	ROOF DRAIN
NDZ		NO DISTURB ZONE	FM	FM	SEWER FORCE MAIN
200'RA		200' RIVERFRONT AREA	OHW	—— OHW ——	FORCE MAIN OVERHEAD WIRE
		GRAVEL ROAD	6"W	6"W	WATER
EOP	EOP	EDGE OF PAVEMENT	4"FP	——4"FP——	FIRE PROTECTION
BB	BB	BITUMINOUS BERM		2"DW	DOMESTIC WATER
BC	BC	BITUMINOUS CURB	3"G	———G——	GAS
CC	CC	CONCRETE CURB	———E———	——Е——	ELECTRIC
	CG	CURB AND GUTTER	STM	——STM——	STEAM
CC	<u>ECC</u>	EXTRUDED CONCRETE CURB	T	T	TELEPHONE
CC	MCC Boo	MONOLITHIC CONCRETE CURB	——FA——	——FA——	FIRE ALARM
CC	PCC SCE	PRECAST CONC. CURB	CATV	—— CATV——	CABLE TV
SGEVGC	SGE VGC	SLOPED GRAN. EDGING	III		CATCH BASIN CONCENTRIC
	700	VERT. GRAN. CURB LIMIT OF CURB TYPE			CATCH BASIN ECCENTRIC
	Y	SAWCUT			DOUBLE CATCH BASIN CONCENTRIC
	•	SAWCOT			DOUBLE CATCH BASIN ECCENTRIC
(1/1/1/1/		BUILDING	1555	=	GUTTER INLET
] den	BUILDING ENTRANCE	(1)	•	DRAIN MANHOLE CONCENTRIC
		LOADING DOCK	0		DRAIN MANHOLE ECCENTRIC
	∏ ⊲RD	ROLLING DOOR	=TD=		TRENCH DRAIN
•	•	BOLLARD	CO	co	PLUG OR CAP
D	D	DUMPSTER PAD	•	•	CLEANOUT
-0-	•	SIGN		\ /	FLARED END SECTION HEADWALL
	3 E	DOUBLE SIGN			TIE/ID WYTEL
тт		STEEL GUARDRAIL	- S	•	SEWER MANHOLE CONCENTRIC
		WOOD GUARDRAIL	<u> </u>	•	SEWER MANHOLE ECCENTRIC
			_ CS ●	CS ●	CURB STOP & BOX
· · · · · · · · · · · · · · · · · · ·	====	PATH	₩V	₩V •	WATER VALVE & BOX
\sim	~~~~	TREE LINE	TSV	TSV →	TAPPING SLEEVE, VALVE & BOX
-X X	-xx	WIRE FENCE	∻ ∻ _HYD	HYD HYD	FIRE DEPARTMENT CONNECTION
-0	•	FENCE	(⊙) WM	©∙ WM	FIRE HYDRANT
-0	-	STOCKADE FENCE	⊡ PIV ◉	⊡ PIV ⊙	WATER METER
000000	~~~~~	STONE WALL	®	®	POST INDICATOR VALVE WATER WELL
		RETAINING WALL STREAM / POND / WATER COURSE	GG		
		DETENTION BASIN	○ GM	GG O GM	GAS GATE GAS METER
0 11 0 10 10 10 10 10 1		HAY BALES	·	<u> </u>	GAS IVIETER
——×——	×	SILT FENCE	E) EM	● ^{EMH} EM	ELECTRIC MANHOLE
· <::::::> ·	· c::::::> ·	SILT SOCK / STRAW WATTLE	•	LWI	ELECTRIC METER
4	4	MINOR CONTOLIR	–	*	LIGHT POLE
——20— —	20	MINOR CONTOUR MAJOR CONTOUR	\bigcirc	● ^{TMH}	TELEPHONE MANHOLE
				T	TRANSFORMER PAD
(10)	(10)	PARKING COUNT	-0-	•	UTILITY POLE
n∨i	(C10)	COMPACT PARKING STALLS	0-	•-	GUY POLE
DYL	DYL	DOUBLE YELLOW LINE	Ţ	Ϊ.	GUY WIRE & ANCHOR
SL	SL	STOP LINE	HH ⊡	HH ⊡	HAND HOLE
		CROSSWALK	PB ⊡	PB ⊡	PULL BOX
		ACCESSIBLE CURB RAMP			
٤	گِ	ACCESSIBLE PARKING			MATCHLINE
VAN	گِـر VAN	VAN-ACCESSIBLE PARKING			

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
EV	ELECTRIC VEHICLE CHARGING SPACE
EX	EXISTING
FDN FFE	FOUNDATION 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	
Utility	CATCH BASIN
	CATCH BASIN CORRUGATED METAL PIPE
СВ	
CB CMP	CORRUGATED METAL PIPE
CB CMP CO DCB DMH	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE
CB CMP CO DCB DMH CIP	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE
CB CMP CO DCB DMH CIP COND	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT
CB CMP CO DCB DMH CIP COND	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE
CB CMP CO DCB DMH CIP COND DIP FES	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE FLARED END SECTION
CB CMP CO DCB DMH CIP COND DIP FES FM	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE FLARED END SECTION FORCE MAIN
CB CMP CO DCB DMH CIP COND DIP FES FM F&G	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE FLARED END SECTION FORCE MAIN FRAME AND GRATE
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH HW	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH HW HYD	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH HW HYD	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH HW HYD INV	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT INVERT ELEVATION
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH HW HYD INV I=	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT INVERT ELEVATION
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH HW HYD INV I= LP MES	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT INVERT ELEVATION LIGHT POLE
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH HW HYD INV I= LP MES PIV	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT INVERT ELEVATION LIGHT POLE METAL END SECTION
CB CMP CO DCB DMH CIP COND DIP FES FM F&G GI GT HDPE HH HW HYD INV I= LP MES PIV	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT INVERT ELEVATION INVERT ELEVATION LIGHT POLE METAL END SECTION POST INDICATOR VALVE
CB CMP CO DCB DMH CIP COND DIP FES FM F&G GI GT HDPE HH HW HYD INV I= LP MES PIV	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT INVERT ELEVATION LIGHT POLE METAL END SECTION POST INDICATOR VALVE PAVED WATER WAY
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH HW HYD INV I= LP MES PIV PWW PVC	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT INVERT ELEVATION LIGHT POLE METAL END SECTION POST INDICATOR VALVE PAVED WATER WAY POLYVINYLCHLORIDE PIPE
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH HW HYD INV I= LP MES PIV PWW PVC RCP R= RIM=	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT INVERT ELEVATION LIGHT POLE METAL END SECTION POST INDICATOR VALVE PAVED WATER WAY POLYVINYLCHLORIDE PIPE RIM ELEVATION RIM ELEVATION RIM ELEVATION RIM ELEVATION
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH HW HYD INV I= LP MES PIV PWW PVC RCP R= RIM= SMH	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT INVERT ELEVATION LIGHT POLE METAL END SECTION POST INDICATOR VALVE PAVED WATER WAY POLYVINYLCHLORIDE PIPE RIM ELEVATION SEWER MANHOLE
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH HW HYD INV I= LP MES PIV PWW PVC RCP R= RIM= SMH TSV	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE FLARED END SECTION FORCE MAIN FRAME AND GRATE FRAME AND COVER GUTTER INLET GREASE TRAP HIGH DENSITY POLYETHYLENE PIPE HANDHOLE HEADWALL HYDRANT INVERT ELEVATION LIGHT POLE METAL END SECTION POST INDICATOR VALVE PAVED WATER WAY POLYVINYLCHLORIDE PIPE RIM ELEVATION RIM ELEVATION RIM ELEVATION RIM ELEVATION

UTILITY POLE

Notes

General

- 1. CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
 - ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE DESIGNED AND CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH
- 4. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE SIX (6) INCHES LOAM AND SEED.
- 5. WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM

STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).

- EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.

 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
- 8. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON 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
- 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 ITS 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.
- 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 DUCTILE IRON (DIP) CLASS 52
 - B. SANITARY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SEWER PIPE
 - C. STORM DRAINAGE PIPES SHALL BE REINFORCED CONCRETE PIPE (RCP)
 - 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.
- 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 THREE (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 LAND 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.

Demolition

- 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.
- 4 THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
- 5. UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

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 ON A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES 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. BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. IN JULY 2016 AND FROM PLANS OF RECORD. THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL SURVEY PERFORMED ON THE GROUND BY VHB, DURING JUNE, 2024. THE ABUTTING ROADWAYS ARE TAKEN FROM PREVIOUS SURVEYS BY VHB IN 2017 AND JUNE 2022.
- 2. TOPOGRAPHY: ELEVATIONS ARE BASED ON NGVD OF 1929.

Document Use

- 1. THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
- 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.
- 3. 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.



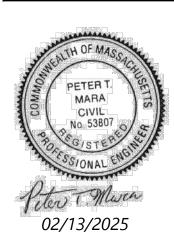
Block 9 375 Harold Cohen Way Somerville, MA

No.	Revision	Date	Appvd.
1	Response to Comments	02/13/2025	PTM

PTM	Checked by
PTM	RPM
Issued for	Date
Local Approvals	Dec. 3, 20

Not Approved for Construction

Legend and General Notes



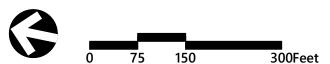
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Sheet of 9

Project Number 08518.28

ırsdav. February 6. 2025 12:24:48 PM APASHA Plotted Wednesdav. February 12, 2025 4:35:24 PN





Block 9

375 Harold Cohen Way Somerville, MA

Designed by PTM	Checked by RPM

Issued for Date

Local Approvals

Date

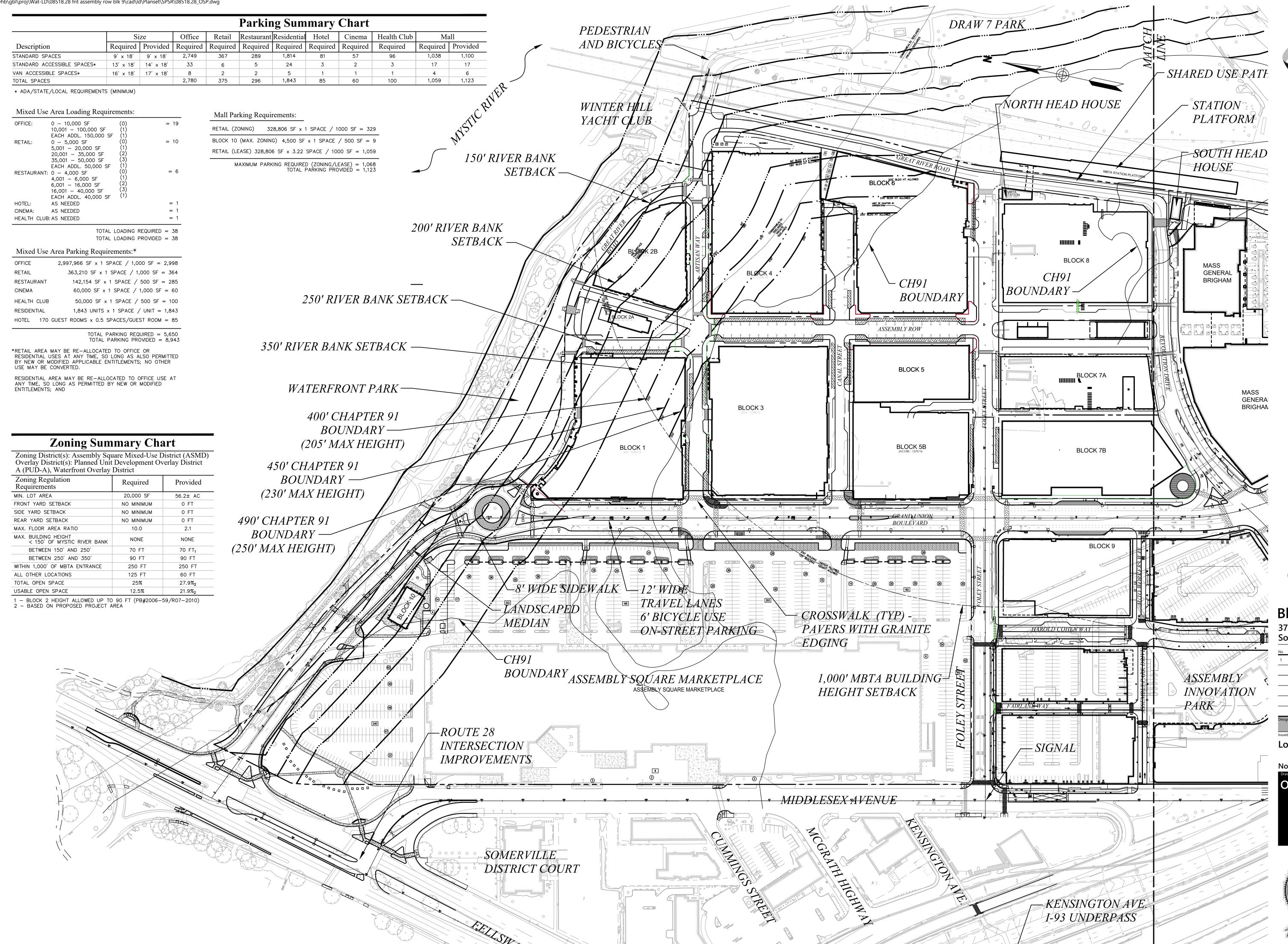
Dec. 3, 2024

Not Approved for Construction

Neighborhood Context Map



C2.00





617.924.1770



Block 9 375 Harold Cohen Way

Somerville, MA Response to Comments 02/13/2025 PTM

Designed by	Checked by
PTM	RPM
Issued for	Date
Local Approvals	Dec. 3, 2024

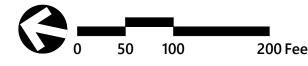
Not Approved for Construction





08518.28





Block 9

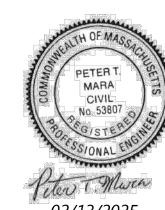
375 Harold Cohen Way Somerville, MA

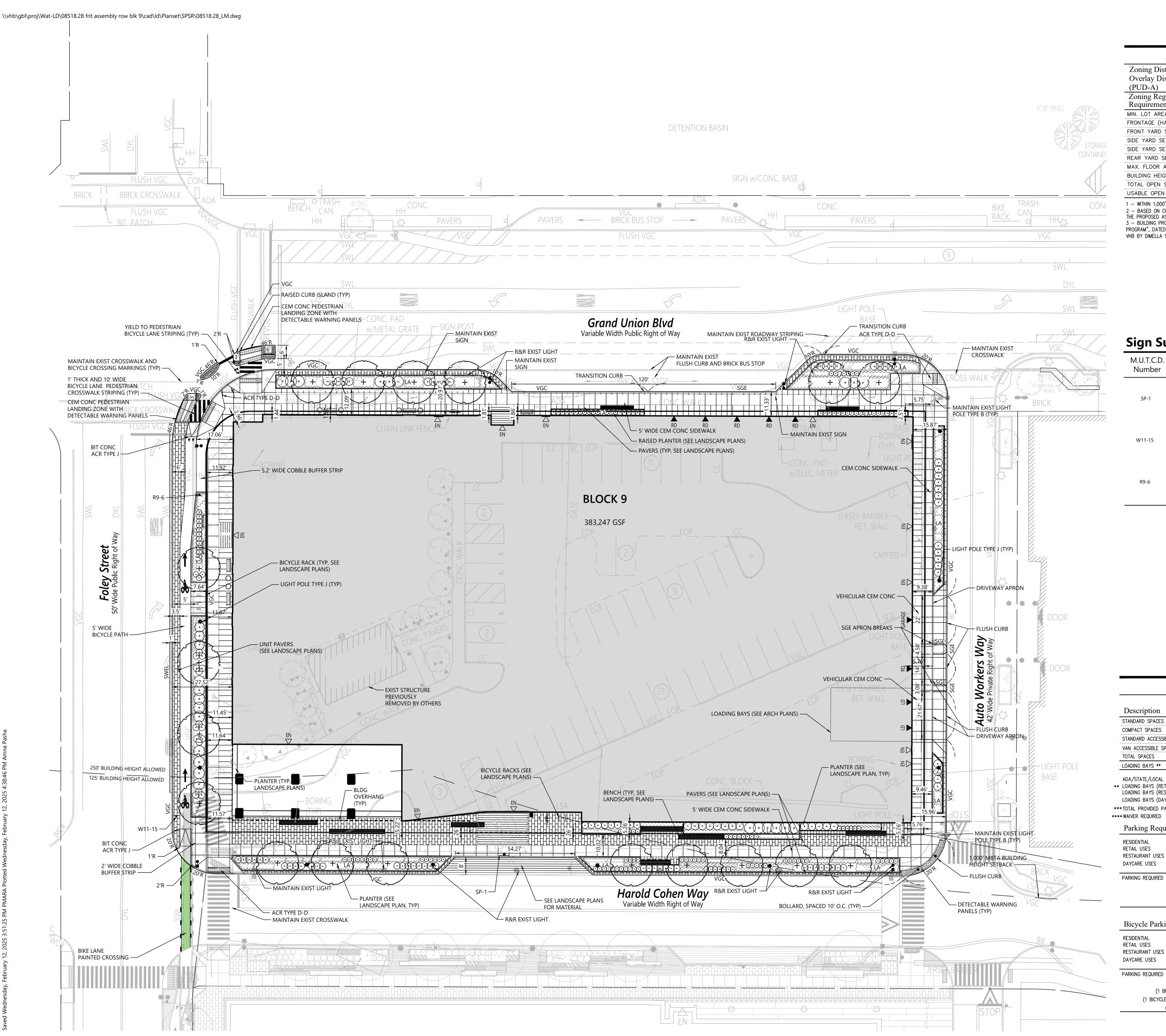
1	Response to Comments	02/13/2025	PTM

Designed by	Checked by	
PTM	RPM	
Issued for	Date	
Local Approvals	Dec. 3, 2024	

Not Approved for Construction







Zoning Summary Chart

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

Zoning Regulation Requirements	Required	Provided	
MIN. LOT AREA (PROJECT AREA)	20,000 SF	62,481 SF	
FRONTAGE (HAROLD COHEN WAY)	_	326.05 FT	
FRONT YARD SETBACK (HAROLD COHEN)	NO MINIMUM	0.26 FT	
SIDE YARD SETBACK (LEFT)	NO MINIMUM	2.96 FT	
SIDE YARD SETBACK (RIGHT)	NO MINIMUM	5.75 FT	
REAR YARD SETBACK	NO MINIMUM	1.44 FT	
MAX. FLOOR AREA RATIO	10.0	8.50	
BUILDING HEIGHT (MAX.)	250 FT ₁	85 FT	
TOTAL OPEN SPACE (MIN.)	25%	27.9% ₂	
USABLE OPEN SPACE (MIN.)	12.5%	21.9%2	

1 - WITHIN 1,000' OF MBTA ENTRANCE
2 - BASED ON CUMULATIVE OPEN SPACE FOR
THE PROPOSED ASSEMBLY ROW PUD-PMP
3 - BUILDING PROGRAM 000010 "BLOCK 9

PROGRAM", DATED 8/20/2024, PROVIDED TO VHB BY DIMELLA SHAFFER ON 8/20/2024.

Sign Summary

_	Sign Summary				
•	M.U.T.C.D. Number	Specification Width Height		Desc.	
	SP-1	12"	18"	15 MINUTE PARKING ONLY	
	W11-15	30"	30"	To the second se	
	R9-6	12"	18"	YIELD TO PEDS	





260 Arsenal Place #2

617.924.1770

Watertown, MA 02472

Parking Summary Chart

	Si	Size		ces
Description	Required	Provided	Required	Provided***
STANDARD SPACES	9'x18'	9'x18'	341	92
COMPACT SPACES	8'x16'	8'x16'	69	51
STANDARD ACCESSIBLE SPACES *	13'x18'	18'x18'	6	4
VAN ACCESSIBLE SPACES *	16'x18'	18'x18'	2	2
TOTAL SPACES			349	149****
LOADING BAYS **	12'x30'x14'	12'x30'x14'	0	2

ADA/STATE/LOCAL REQUIREMENTS

** LOADING BAYS (RETAIL BUSINESS USE) 0 BAYS PER 0 - 5,000 SF LOADING BAYS (RESTAURANT USE) 0 BAYS PER 0 - 4,000 SF LOADING BAYS (DAYCARE USE) 0 BAYS PER 0 - 10,000 SF

TOTAL PROVIDED PARKING SPACES ONLY INCLUDE THE STRUCTURED PARKING SPACES * WAIVER REQUIRED

Parking Requirements

RESIDENTIAL	MIN:1 SPACE / 1 UNIT (MAX:1.5 SPACE / 1 UNI
RETAIL USES	MIN:1 SPACE / 1,000 SF (MAX:1 SPACE / 500
RESTAURANT USES	MIN:1 SPACE / 500 SF (MAX:1 SPACE / 250 SF
DAYCARE USES	MIN:1 SPACE / 1,000 SF (MAX:1 SPACE / 500

PARKING REQUIRED

 $(318 \text{ UNITS } \times 1 \text{ SPACE } / 1 \text{ UNIT}) = 318$ (4,455 SF RETAIL x 1 SPACE / 500 SF) = 9(2,194 SF RESTAURANT x 1 SPACE /250 SF) = 9(6,265 SF DAYCARE x 1 SPACE /500 SF) = 13TOTAL REQUIRED = 349

Bicycle Parking Requirements

RESIDENTIAL	1 BICYCLE SPACE / 3 UNITS + 1 PER FIRST 7 UNITS
RETAIL USES	1 BICYCLE SPACE FOR 4-14 REQUIRED PARKING
RESTAURANT USES	1 BICYCLE SPACE FOR 4-14 REQUIRED PARKING
DAYCARE USES	1 BICYCLE SPACE FOR 4-14 REQUIRED PARKING

PARKING REQUIRED

 $(7 \text{ UNITS } \times 1 \text{ SPACE } / 7 \text{ UNITS}) = 1$

 $(311 \text{ UNITS } \times 1 \text{ SPACE } / 3 \text{ UNITS}) = 104$ (1 BICYCLE SPACE FOR 9 RETAIL RETAIL PARKING SPACES) = 1 (1 BICYCLE SPACE FOR 9 RETAIL RESTAURANT PARKING SPACES) = 1 (1 BICYCLE SPACE FOR 13 DAYCARE PARKING SPACES) = 1

TOTAL REQUIRED = 108 TOTAL PROVIDED = 150





Block 9

375 Harold Cohen Way Somerville, MA

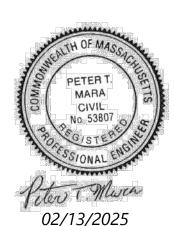
Response to Comments	02/13/2025	PTM

Local Approvals	Dec. 3, 2024
Issued for	Date
PTM	Checked by RPM
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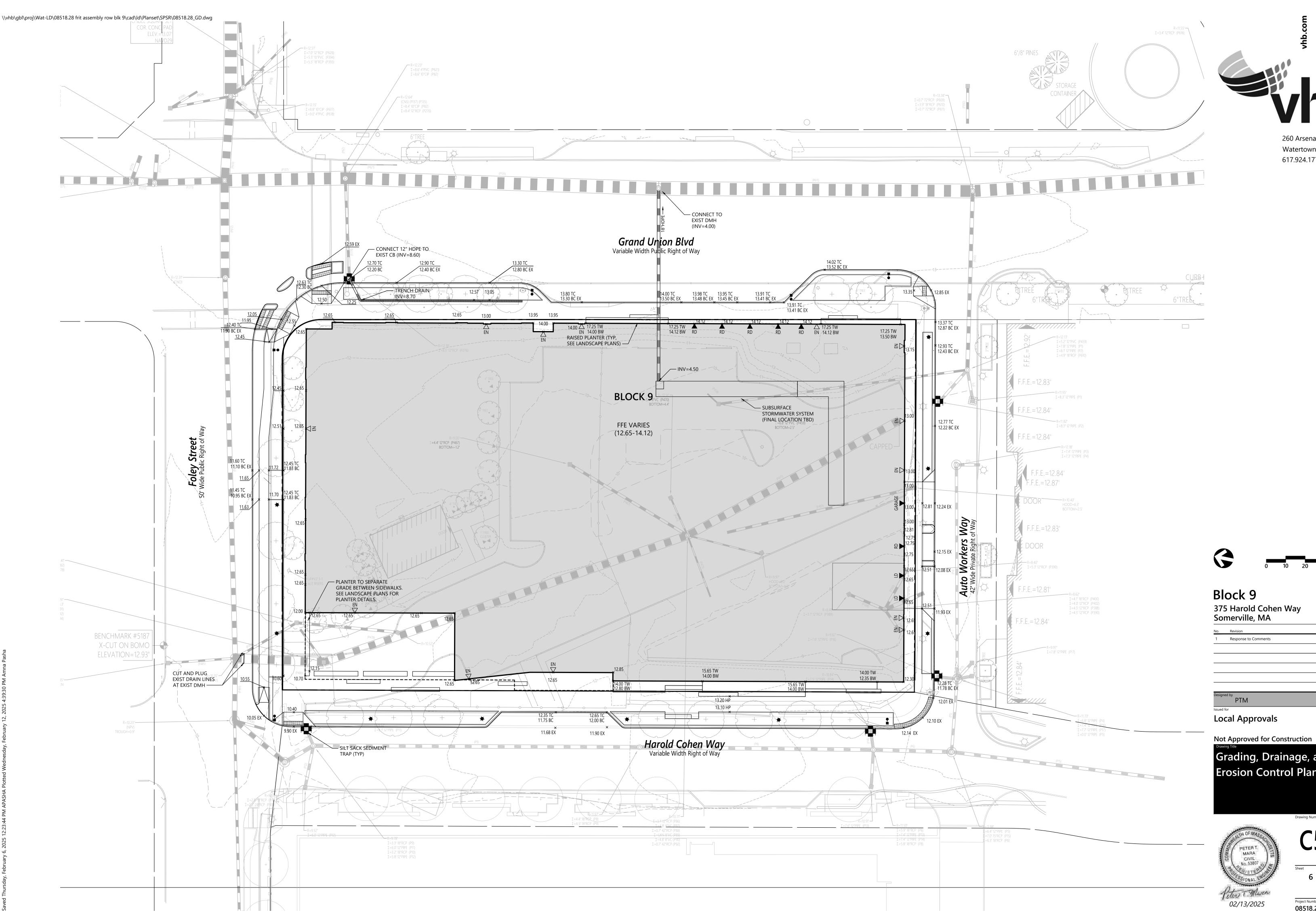
Local Approvais

Not Approved for Construction

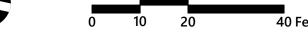




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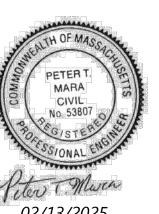
375 Harold Cohen Way Somerville, MA

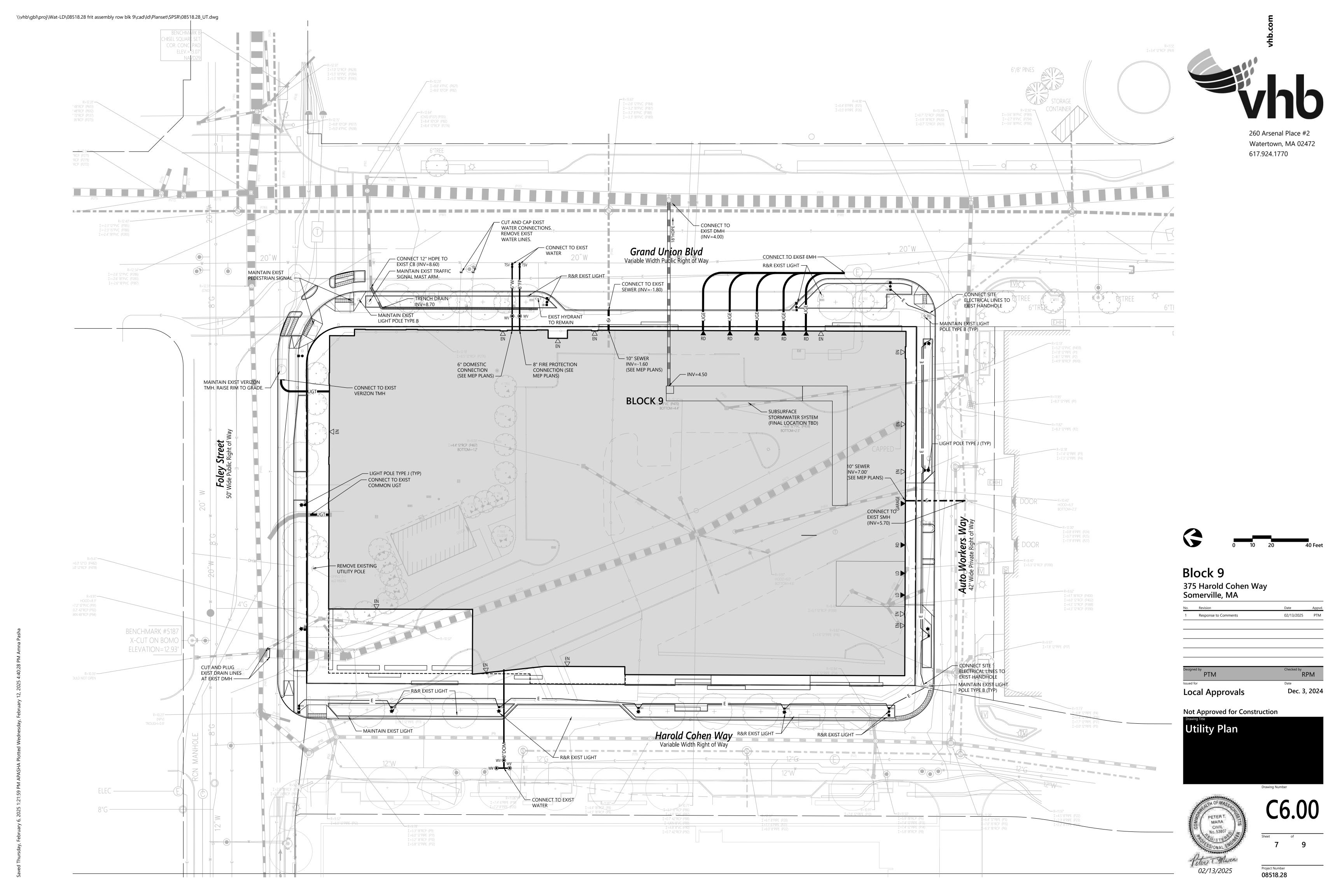
02/13/2025 PTM

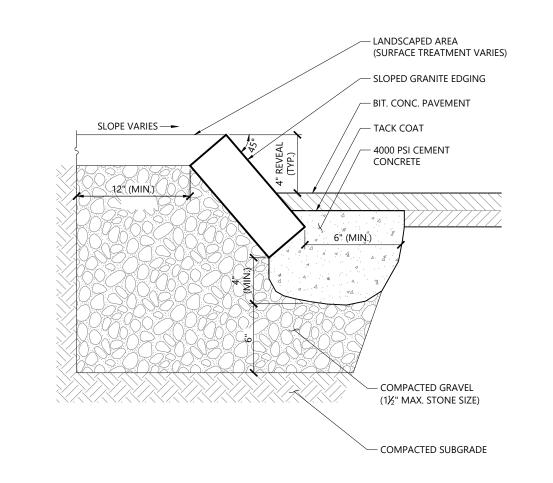
Date
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Checked by RPM

Grading, Drainage, and

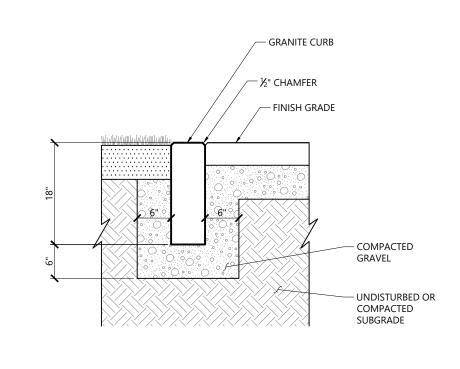
Erosion Control Plan







Sloped Granite Edging (SGE)



Flush Granite Curb

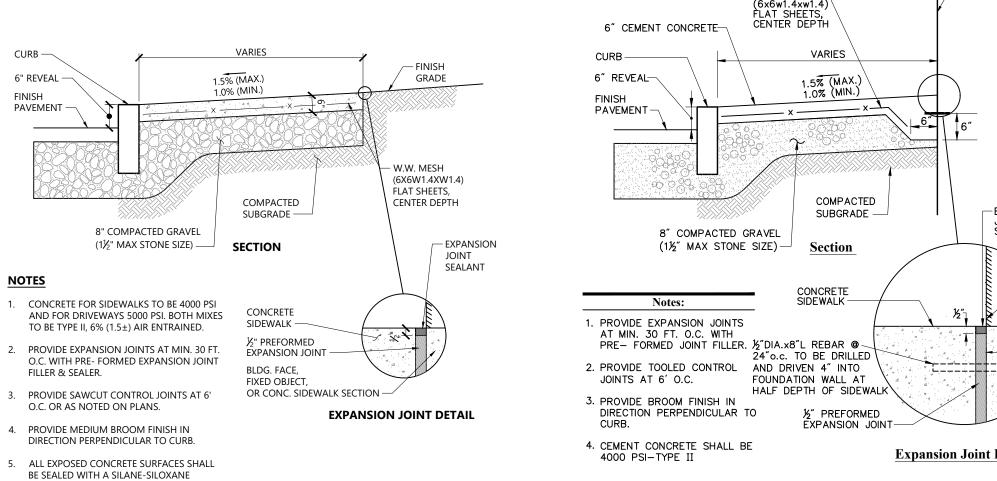
LD_401

FINISH

Concrete Sidewalk

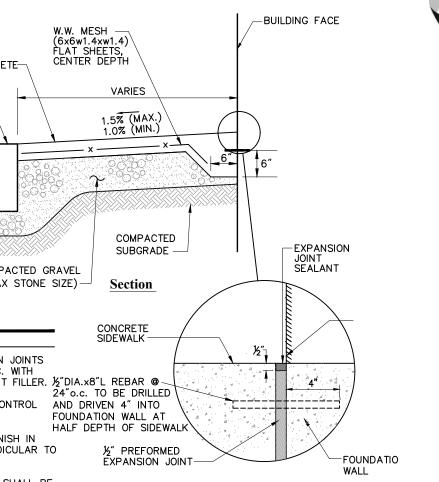
N.T.S.

LD_409



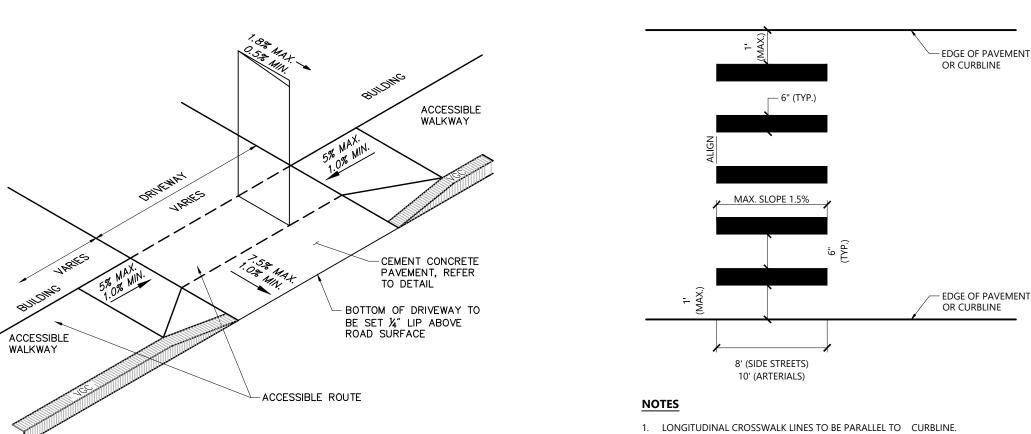
3/20

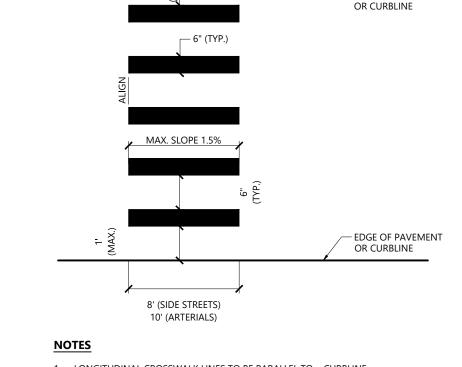
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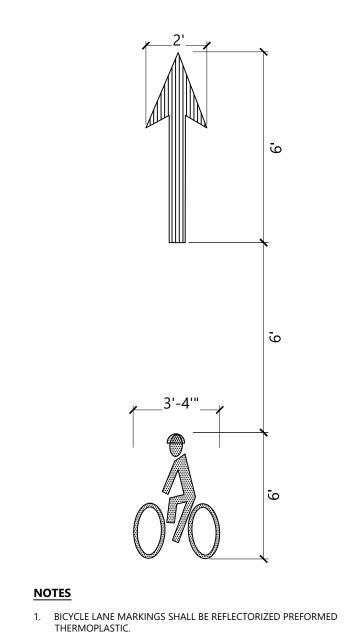


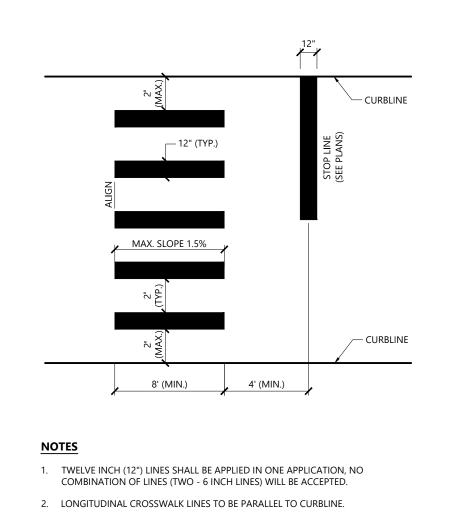


Vertical Granite Curb (VGC) LD_402

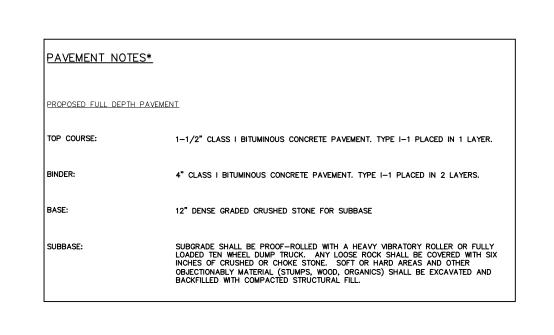


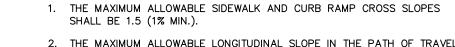






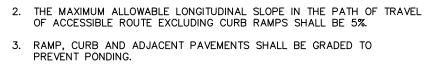
Source: VHB





Driveway Apron with Sidewalk

N.T.S.



— FLUSH JOINT



— AREA OF COLORED SURFACE

(PROFILE)

- BOTTOM OF RAMP TO BE LEVEL

WITH ADJACENT SURFACE.

SEE NOTE 9

TRUNCATED DOMES

2.35" (TYP.)*

(PLAN VIEW)

2. ALL LONGITUDINAL CROSSWALK LINES TO BE THE SAME LENGTH

3. CROSS WALK SIDESLOPE SHALL NOT EXCEED 1.5%.

AND PROPERLY ALIGNED.

TRUNCATED DOMES

N.T.S.



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 AT 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.).

6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.

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 INSTALLED AND SET FLUSH.

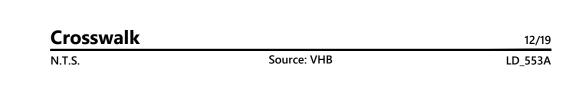
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.

7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.

- BOTTOM OF RAMP TO BE LEVEL

WITH ADJACENT SURFACE.

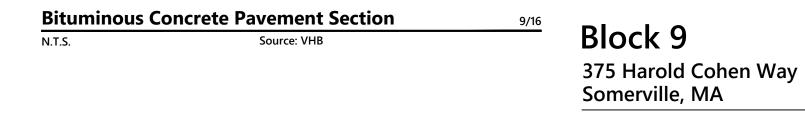
SEE NOTE 9.

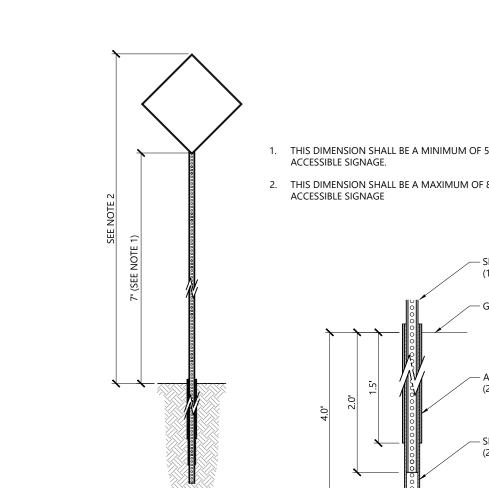


3. ALL LONGITUDINAL CROSSWALK LINES SHALL BE THE SAME LENGTH

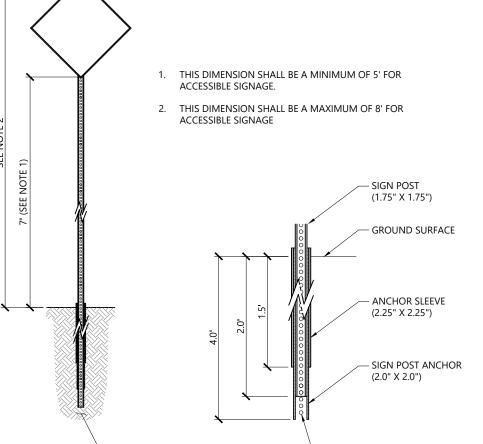
4. CROSS WALK SIDESLOPE SHALL NOT EXCEED 1.5%.

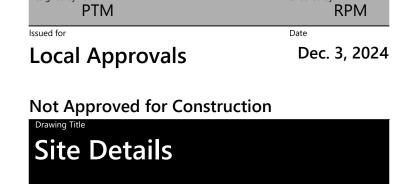
AND PROPERLY ALIGNED.





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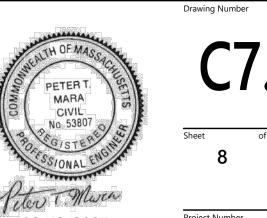
No. Revision

Response to Comments

260 Arsenal Place #2

617.924.1770

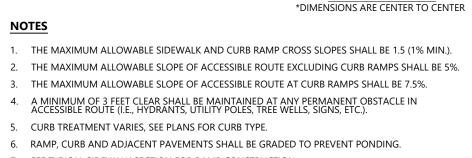
Watertown, MA 02472



- QUARRY CUT TRANSITION VERTICAL GRANITE CURB **GRANITE CURB** TRANSITION PIECE (4" REVEAL) —— – FLUSH JOINT PAVEMENT - VERTICAL CURB SURFACE — (6" REVEAL) SCHEMATIC

Vertical Granite Curb (VGC) Transition LD_415

ELEVATION



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 INSTALLED AND SET FLUSH. 10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES. 11. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE.

Accessible Curb Ramp (ACR) Type 'J' Accessible Curb Ramp (ACR) Type 'D-D' 12/20 12/20 LD_503 N.T.S. LD_509 Source: VHB Source: VHB

— CONCRETE FILL - 6" DIA. SCHEDULE 40 STEEL PIPE FILLED WITH CONCRETE. COLOR SELECTED BY OWNER/ARCHITECT PAINT PRIME AND FINISH COATS TO BE COMPATIBLE WITH EXTERIOR METAL SURFACES. FINISHED GRADE SURFACE TREATMENT VARIES – 24" DIA. CONCRETE ENCASEMENT COMPACTED GRAVEL — COMPACTED SUBGRADE

- ROUNDED CONCRETE CAP

Bollard 12/19 LD_700 N.T.S. Source: VHB

Sign Post - Type 'B' LD_702 Source: VHB

HOLE DIAMETER 7/16" —

08518.28

02/13/2025 PTM

Project Number

1. LIGHT POLE FOUNDATION DESIGN IS SUBJECT TO CHANGE BASED ON FINAL POLE AND FIXTURE SELECTION AND GEOTECHNICAL SITE INVESTIGATION.

the Pole Foundation Detail Source: VHB

> CATCH BASIN GRATE — — 1" REBAR FOR SILTSACK — BAG REMOVAL **PLAN VIEW** CATCH BASIN GRATE — SILTSACK —

SECTION VIEW

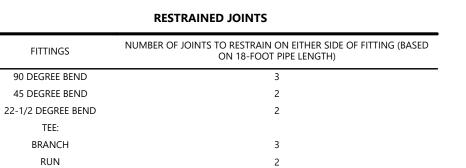
- 1. INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND STRAW BALES HAVE BEEN REMOVED.

OVERFLOW PORT

- EXPANSION RESTRAINT

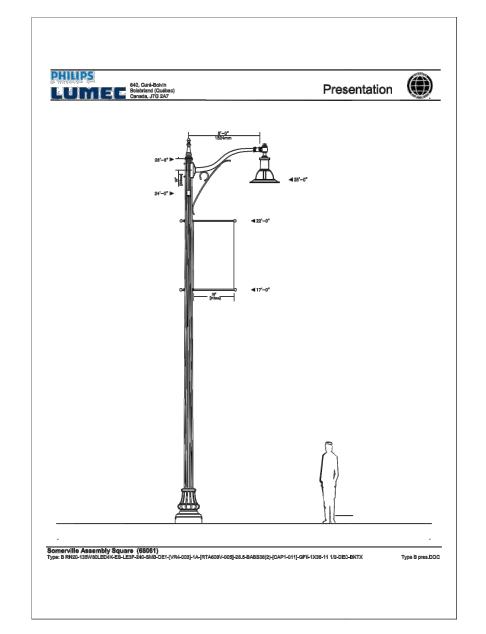
- 2. GRATE TO BE PLACED OVER SILTSACK.
- 3. SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED

Itsack Sediment Trap 1/20



- 1. PIPE WITH RESTRAINED JOINTS SHALL BE INSTALLED IN ALL AREAS WHERE THE PIPE IS WITHIN FILL MATERIALS AND ALSO AT LOCATIONS SHOWN ON THE DRAWINGS. RESTRAINED JOINTS SHALL BE INSTALLED AT BENDS, REDUCERS, TEES, VALVES, DEAD ENDS, AND HYDRANTS. THE MINIMUM LENGTH OF PIPE TO BE RESTRAINED ON EITHER SIDE OF THE JOINT SHALL BE AS SHOWN ON THE TABLE ABOVE. THE FITTINGS OF THE NEW PIPING SHALL BE FOR RESTRAINED JOINTS, AS MARKED ON THE
- 2. NO RESTRAINING IS REQUIRED IN THE DIRECTION OF THE EXISTING PIPE IF ONLY A SHORT LENGTH OF IT IS EXPOSED IN THE TRENCH FOR MAKING A CONNECTION.
- 3. RESTRAINED JOINT ASSEMBLIES FOR PUSH-ON PIPE AND FITTINGS SHALL BE MADE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES.

estrain	ed Joints for Water Pipe	3/20
.S.	Source: VHB	LD_261



TYPE "B" POLE & FIXTURE

NOT TO SCALE

PAVEMENT

1/16

LD_682

N.T.S.

PLAN VIEW

CROSS-SECTION

1. EXIT WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS

RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL

SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC

RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE

PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE

3. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL

Source: VHB

TABLE OF DIMENSIONS BENDS B C D E F BENDS B C D E F

6" 11 1/4° 8" 15" 12" 24" 12" 6" 45° 8" 30" 12" 24" 14"

2. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC

FILTER FABRIC —

OCCURS.

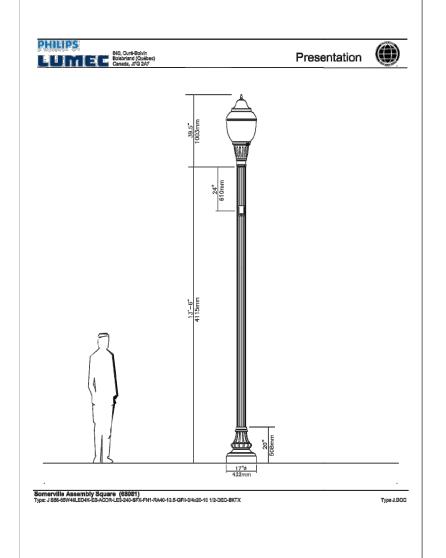
Stabilized Construction Exit

N.T.S.

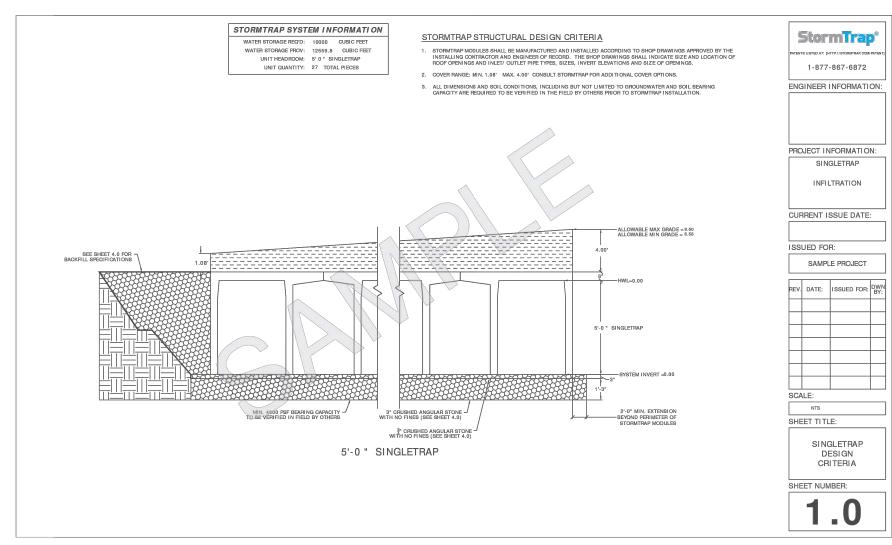
PROVIDED AS NEEDED.

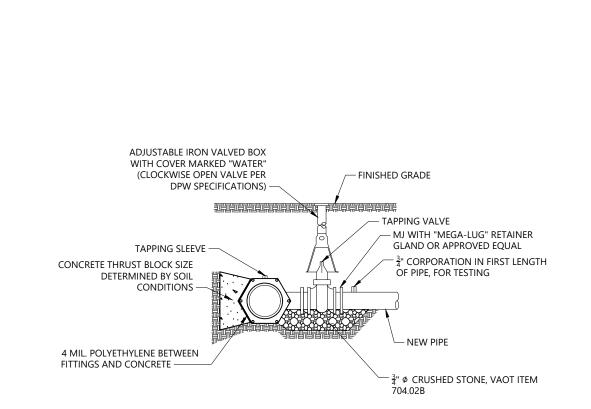
FINISH MATERIALS BEING INSTALLED.

1½" CRUSHED STONE —



1 TYPE "J" POLE & FIXTURE
NOT TO SCALE







2. ALL FITTINGS THAT ARE TO HAVE CONCRETE POURED AROUND THEM ARE TO BE WRAPPED WITH 4 MIL. POLYETHYLENE PRIOR TO CONCRETE PLACEMENT 3. REFER TO REFERENCE DRAWING D1 "BURLINGTON DEPARTMENT

Typical Tapping Sleeve and Valve Detail

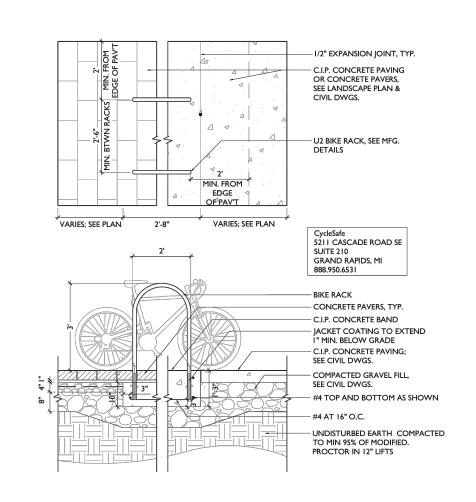
OF PUBLIC WORKS WATER SYSTEM DETAILS"

RING & COVER —

FINISH GRADE AT

LANDSCAPE AREA -

CONCRETE COLLAR -



.E 1/2"=1'-0"	
E 11.22.2024	Dlack O
HLA ALL RIGHTS RESERVED 2023	Block 9
	375 Harold Cohen Way
	373 Harola Collett Way

No. Revision 02/13/2025 PTM Response to Comments

260 Arsenal Place #2

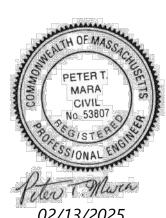
617.924.1770

Watertown, MA 02472

PTM Dec. 3, 2024





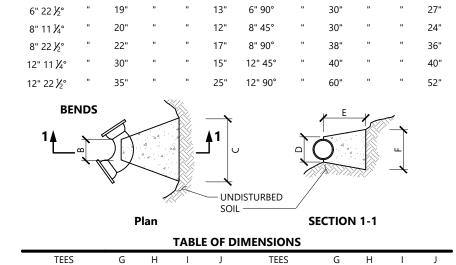


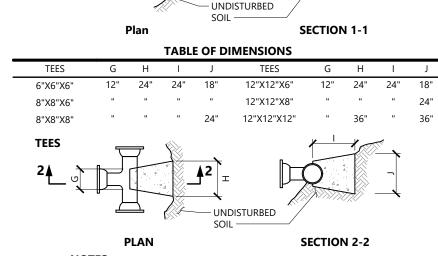
LD_303 Source: VHB

- FINISH GRADE

AT PAVEMENT

- 45°PVC BEND AT END OF LINE WYE CONNECTION FOR IN-LINE

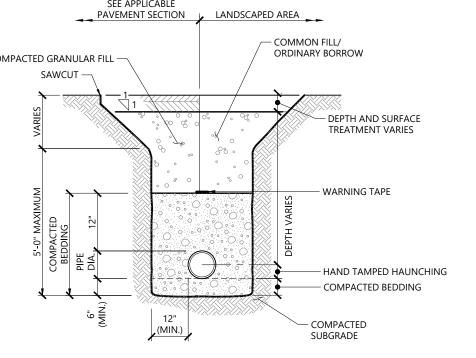




1. PROVIDE BLOCKS FOR TAPPING SLEEVES, DEAD ENDS, GATE VALVES, AND VERTICAL BENDS (SAME SIZE AS REQUIRED FOR TEES). PROVIDE ANCHOR RODS AT VERTICAL BENDS AND GATE VALVES.

2. CONCRETE SHALL NOT BE PLACED AGAINST PIPE BEYOND FITTING.

1/16 N.T.S. LD_260 Source: VHB



2. USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES. 3. COMPACTED GRANULAR FILL MAY CONSIST OF GRAVEL,

Source: VHB

Cleanout (CO)

- SEE PLANS FOR INVERT AND PIPE SIZE

3. CONCRETE SHALL BE 3,000 PSI-TYPE I. **Concrete Thrust Block**

Utility Trench

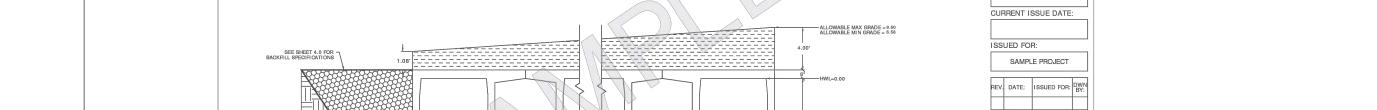
N.T.S.

Somerville, MA

Local Approvals

Not Approved for Construction

Project Number 08518.28



24" DIA. ACCESS ALL SECTIONS SHALL BE DESIGNED FOR
 HS-20 LOADING. DIAMETER OF STRUCTURES SHALL BE COORDINATED WITH PIPE CONFIGURATIONS. 48" DIA. (MIN.) COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.

ALTERNATE TOP SLAB FOR HDPE, PVC, AND DI PIPE, PROVIDE FLEXIBLE BOOT CONNECTION INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. FOR RCP, PROVIDE OPENINGS FOR PIPES WITH 2" MAX CLEARANCE TO OUTSIDE OF PIPE AND MORTAR CONNECTIONS. SHALL BE PREFORMED BUTYL RUBBER. 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) NOTE 2.

GRADE —

SEE NOTE 5. -

4. JOINT SEALANT BETWEEN PRECAST SECTIONS

- SHELF TO BE CONCRETE FORMED

- CEMENT CONCRETE INVERT COMPACTED GRAVEL — COMPACTED SUBGRADE

Drain Manhole (DMH) Source: VHB

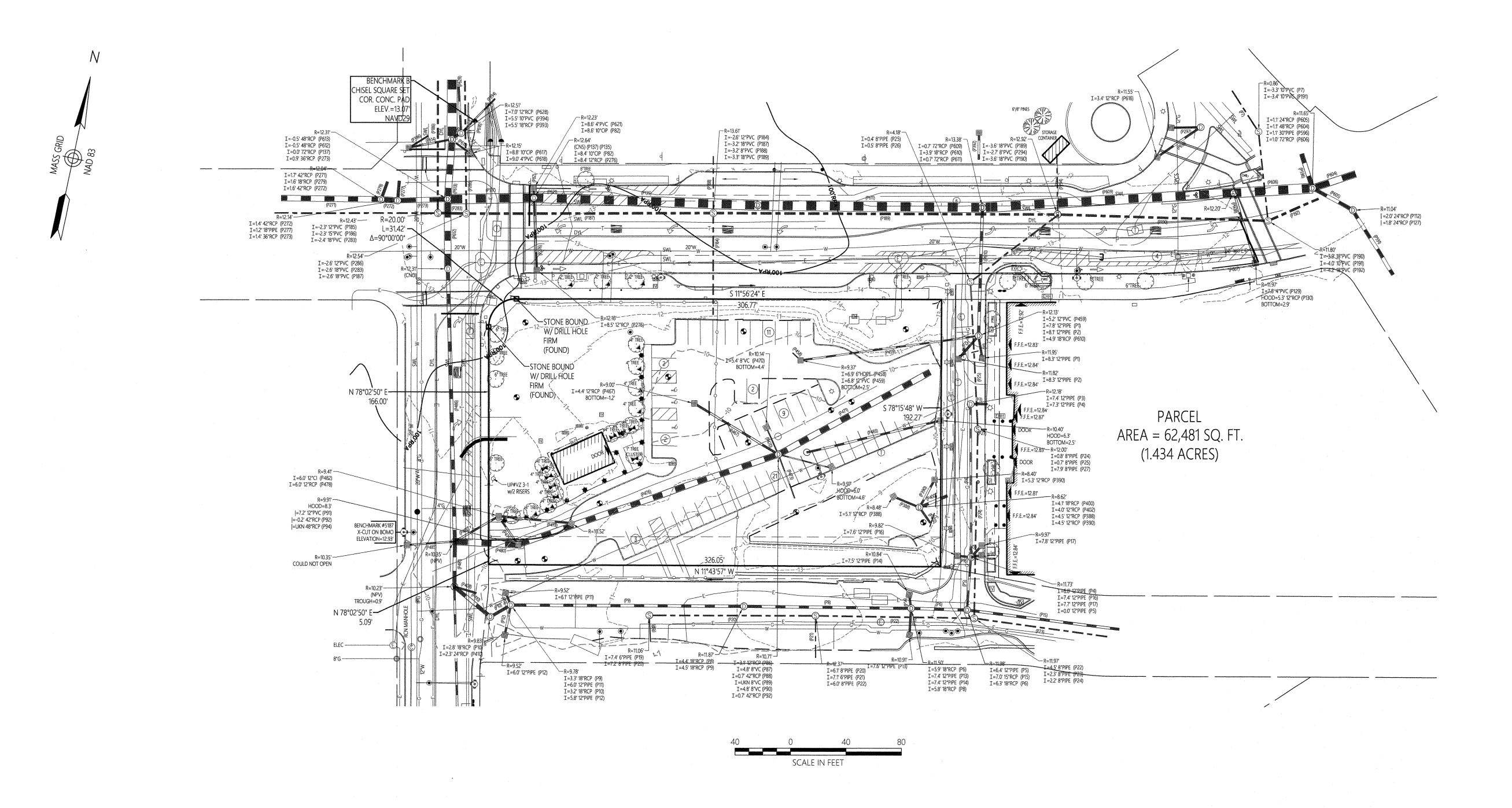
PAVED AREA SEE APPLICABLE COMPACTED GRANULAR FILL —

 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.

CRUSHED STONE, SAND, OR OTHER MATERIAL AS APPROVED BY

LD_300



General Notes

- 1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. IN JULY, 2016 AND FROM DEEDS AND PLANS OF RECORD.
- 2) THE EXISTING CONDITIONS OF THE BLOCK 9 SITE SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB, INC. IN JUNE, 2024. THE ABUTTING ROADWAYS ARE TAKEN FROM PREVIOUS SURVEYS BY VHB IN 2017 AND JUNE 2022.
- 3) THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN WERE MAPPED PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD 38-22, QUALITY LEVEL(S) 'X' AS SPECIFIED IN THE CONTRACT BETWEEN 'THE CLIENT' AND VHB. PLEASE NOTE THAT WHILE BEST PRACTICES WERE FOLLOWED, NOT ALL UTILITIES MAY BE SHOWN AND THE ACCURACY OF UTILITY LOCATIONS CANNOT BE GUARANTEED.
- 4) HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NGVD OF 1929.
- 5) THE TREE SYMBOL OUTLINE SHOWN ON THIS PLAN DOES NOT REPRESENT THE ACTUAL TREE CANOPY.
- 6) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECT TO ADDITIONAL INFORMATION DISCLOSED IN SUCH.



101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

Le	эc	le	ľ
		, -	

DRAIN MANHOLE
CATCH BASIN
SEWER MANHOLE
ELECTRIC MANHOLE
TELEPHONE MANHOLE
MANHOLE

- ✓ MANHOLE
 HH□ HAND HOLE
 WATER GATE
 FIRE HYDRANI
- ◆ FIRE HYDRANT
 ◆ GAS GATE
 ◆ BOLLARD w/LIGHT
 → STREET SIGN
- BOLLARD w/LIGHT
 STREET SIGN
 □ LIGHT POLE
 □ UTILITY POLE
- GUY WIRE

 MONITORING WELL

 FLOOD LIGHT

GUY POLE

- FLOOD LIGHT

 WELL
- MARSH

 F.F.E.=45.27'
 FINISHED FLOOR ELEVATION
- CNO COULD NOT OPEN
 NPV NO PIPES VISIBLE
 DVI DOUBLE VELLOW LL
- DYL DOUBLE YELLOW LINE
 DWL DASHED WHITE LINE
 SYL SINGLE YELLOW LINE
 8"TREE DECIDUOUS TREE
 WITH SIZE
- EOP CC CONCRETE CURB

SGE
BB
BC
BITUMINOUS BERM
BITUMINOUS CURB
GUARDRAIL
CHAIN LINK FENCE

DRAINAGE LINE W/PIPE NUMBER

& ASCE SUE LEVEL CLASSIFICATION

SEWER LINE W/PIPE NUMBER

& ASCE SUE LEVEL CLASSIFICATION

OVERHEAD WIRE

T UNDERGROUND ELECTRIC
T TELEPHONE LINE
G GAS LINE
W WATER LINE
STONE WALL

TREE LINE

100'BZ 100-FT BUFFER ZONE

100-FT RIVER FRONT AREA

200-FT RIVER FRONT AREA

AF1-100 LIMIT MEAN ANNUAL HIGH WATER

BF1-100 LIMIT OF BANK
VEGETATED WETLAND BOUNDARY

Block 9

Assembly Square Market Place Somerville, Massachusetts

No.	Revision	 Date	Appvd

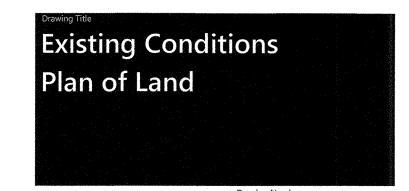
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Designed by Checked by

Issued for Date

June 24, 2024

Julie 24, 21





Rev. Amended Preliminary Master Plan - Assembly Square PUD

Somerville, Massachusetts



Marketplace Open Space

Marketplace Usable Open Space

Partners Usable Open Space

Partners Open Space

Assembly Line Park, Baxter Park, and Blocks 1,2A,2B,3,4,5A,5B,6,8 & 10 Open Space

Assembly Line Park, Baxter Park, and Blocks 1,2A,2B,3,4,5A,5B,6,8 & 10 Usable Open Space

Revised Open Space Summary 02/13/2025

	Land	Open	Open	Usable Open	Usable Open	
Phase	Area (sf)	Space (sf)	Space (%)	Space (sf)	Space (%)	
MARKETPLACE	878,947	95,187	10.8	51,641	5.9	
PARTNERS	518,038	307,082	59.3	270,294	52.2	
ASSEMBLY LINE PARK, BAXTER PARK, AND BLOCKS 1,2A,2B,3,4,5A,5B,6,8&10	921,239	215,799	23.4	157,864	17.1	
WITHIN ROW	97,559	96,934	99.4	76,481	78.4	
BLOCKS 7 & 9	208,277	18,159	8.7	17,330	8.3	
FULL BUILD MASTER PLAN	2,624,060	733,161	27.9	573,610	21.9	

Previous Open Space Summary 2/18/2022

	Land	Open	Open	Usable Open	Usable Open
Phase	Area (sf)	Space (sf)	Space (%)	Space (sf)	Space (%)
MARKETPLACE	878,947	95,187	10.8	51,641	5.9
PARTNERS	517,906	291,572	56.3	255,948	49.4
ASSEMBLY LINE PARK, BAXTER PARK, AND BLOCKS 1,2A,2B,3,4,5A,5B,6,8&10	921,239	215,799	23.4	157,864	17.1
WITHIN ROW	97,315	96,690	99.3	76,237	78.3
BLOCKS 7 & 9	208,277	15,106	7.3	14,540	7.0
FULL BUILD MASTER PLAN	2,599,179*	714,354	27.5	556,230	21.4

*TOTAL AREA ERRONEOUSLY SHOWN IN THE BLOCK 7A SPSR. PREVIOUSLY REPORTED TOTAL SHOWN FOR CONTINUITY.













\\vhb\gbl\proj\Wat-LD\08518.28 FRIT Assembly Row Blk 9\cad\ld\Planset\SPSR\0851828_0PENSPACE_Block-9.dwg

KEY ROW Open Space ROW Usable Oper Remaining Phase

Remaining Phases Usable Open Space

Partners Usable Open Space

Block 9 Open Space Summary 02/13/2025						
	Land	_	<u> </u>	Usable Open		
Phase	Area (sf)	Space (sf)	Space (%)	Space (sf)	Space (%)	
31 OCK 9	62,481	5,017	8.0	4.755	7.6	

ROW Open Space	Phase	Land Area (sf)	Open Space (sf)	Open Space (%)	Usa Sp
ROW Usable Open Space	BLOCK 9	62,481	5,017	8.0	
Remaining Phases Open Space					
Partners Open Space					

