

# Site Plans

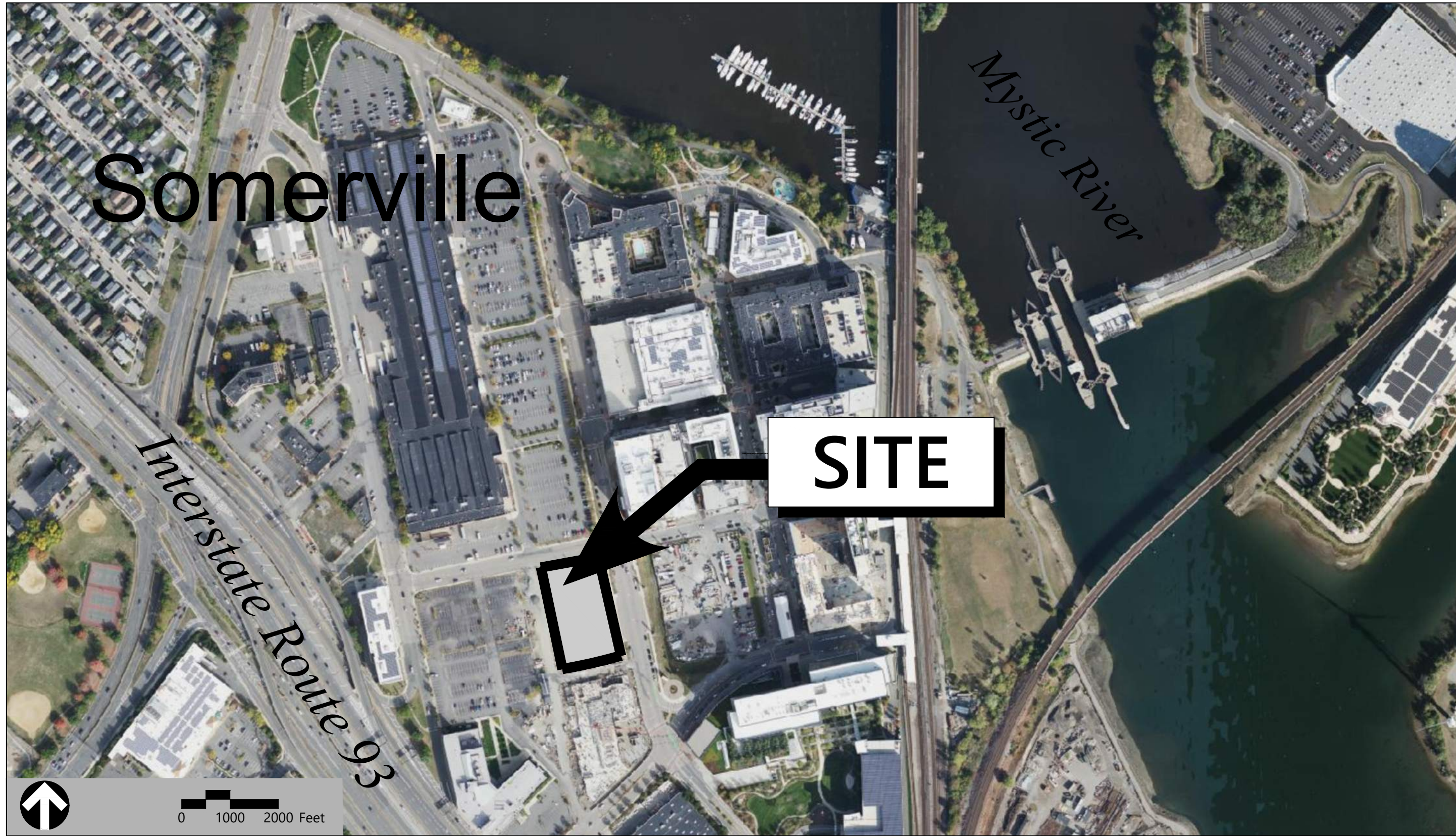
Issued for	Local Approvals
Date Issued	December 3, 2024
Latest Issue	February 13, 2025

## Block 9

375 Harold Cohen Way  
Somerville, MA

### Owner/Applicant

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No.	Drawing Title	Latest Issue
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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

Reference Drawings		
No.	Drawing Title	Latest Issue
Sv-1	Existing Conditions Plan of Land	June 24, 2024



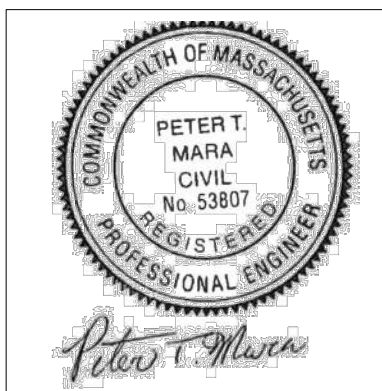
260 Arsenal Place #2  
Watertown, MA 02472  
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#### Architect

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02/13/2025



260 Arsenal Place #2  
Watertown, MA 02472  
617.924.1770

### Legend

Exist.	Prop.		Exist.	Prop.	
		PROPERTY LINE			CONCRETE
		PROJECT LIMIT LINE			HEAVY DUTY PAVEMENT
		RIGHT-OF-WAY/PROPERTY LINE			BUILDINGS
		EASEMENT			RIPRAP
		BUILDING SETBACK			CONSTRUCTION EXIT
		PARKING SETBACK	27.35 TC x	27.35 TC x	TOP OF CURB ELEVATION
		BASELINE	26.85 BC x	26.85 BC x	BOTTOM OF CURB ELEVATION
		CONSTRUCTION LAYOUT	132.75 x	132.75 x	SPOT ELEVATION
		ZONING LINE	45.0 TM x	45.0 TM x	TOP & BOTTOM OF WALL ELEVATION
		TOWN LINE	38.5 BW x	38.5 BW x	BORING LOCATION
		LIMIT OF DISTURBANCE			TEST PIT LOCATION
		WETLAND LINE WITH FLAG			MONITORING WELL
		FLOODPLAIN			UNDERDRAIN
		BORDERING LAND SUBJECT TO FLOODING			DRAIN
		WETLAND BUFFER ZONE			ROOF DRAIN
		NO DISTURB ZONE			SEWER
		200' RIVERFRONT AREA			FORCE MAIN
					OVERHEAD WIRE
					WATER
					FIRE PROTECTION
					DOMESTIC WATER
					GAS
					ELECTRIC
					STEAM
					TELEPHONE
					FIRE ALARM
					CABLE TV
					CATCH BASIN CONCENTRIC
					CATCH BASIN ECCENTRIC
					DOUBLE CATCH BASIN CONCENTRIC
					DOUBLE CATCH BASIN ECCENTRIC
					GUTTER INLET
					DRAIN MANHOLE CONCENTRIC
					DRAIN MANHOLE ECCENTRIC
					TRENCH DRAIN
					PLUG OR CAP
					CLEANOUT
					FLARED END SECTION
					HEADWALL
					SEWER MANHOLE CONCENTRIC
					SEWER MANHOLE ECCENTRIC
					CURB STOP & BOX
					WATER VALVE & BOX
					TAPPING SLEEVE, VALVE & BOX
					FIRE DEPARTMENT CONNECTION
					FIRE HYDRANT
					WATER METER
					POST INDICATOR VALVE
					WATER WELL
					GAS GATE
					GAS METER
					ELECTRIC MANHOLE
					ELECTRIC METER
					LIGHT POLE
					TELEPHONE MANHOLE
					TRANSFORMER PAD
					UTILITY POLE
					GUY POLE
					GUY WIRE & ANCHOR
					HAND HOLE
					PULL BOX
					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
DVCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EV	ELECTRIC VEHICLE CHARGING SPACE
EX	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
PIV	POST INDICATOR VALVE
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R=	RIM ELEVATION
RIM=	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 DESIGNED AND 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 SIX (6) INCHES LOAM AND SEED.
5. WITHIN THE LIMITS OF THE FOOTING 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 ADEQUATE PERMITS.
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 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 MEDIA 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 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 UTILITIES CONNECTED TO THE 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 THE CONTRACTOR'S FAILURE TO DETERMINE THE UTILITY LOCATION, SIZE, AND ELEVATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY 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 DRAINING AND UTILITY PLANS.
4. RIM ELEVATIONS FOR GROUND 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 LEVEL.
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 LOCATION 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:

## 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 DOR PAD, 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

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 ALL 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 CLAIM FOR DELAY, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF UNDISCOVERED 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 UNDISCOVERED OR LATENT MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO LIABILITY OF ANY KIND OR 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

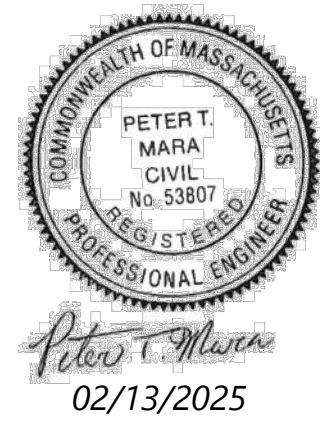
1. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
2. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION 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.
2. 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.



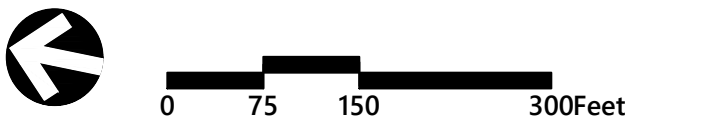
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Sheet 1 of 9

Project Number  
**08518.28**



Saved Thursday, February 6, 2025 12:30:28 PM APASHA Plotted Wednesday, February 12, 2025 4:35:38 PM Anna Pasha



Block 9

375 Harold Cohen Way  
Somerville, MA

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

Designed by

PTM

Checked by

RPM

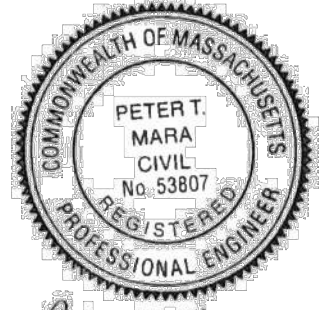
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Date

Dec. 3, 2024

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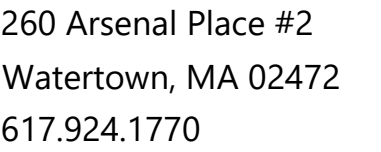
Neighborhood Context Map



C2.00

Sheet 2 of 9

Project Number 08518.28



\* ADA/STATE/LOCAL REQUIREMENTS (MINIMUM)

RETAIL (ZONING)	328,806 SF x 1 SPACE / 1000 SF = 329
BLOCK 10 (MAX. ZONING)	4,500 SF x 1 SPACE / 500 SF = 9
RETAIL (LEASE)	328,806 SF x 3.22 SPACE / 1000 SF = 1,059
	MAXIMUM PARKING REQUIRED (ZONING/LEASE) = 1,068
	TOTAL PARKING PROVIDED = 1,123

TOTAL PARKING REQUIRED = 5,650  
TOTAL PARKING PROVIDED = 8,943

\*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.

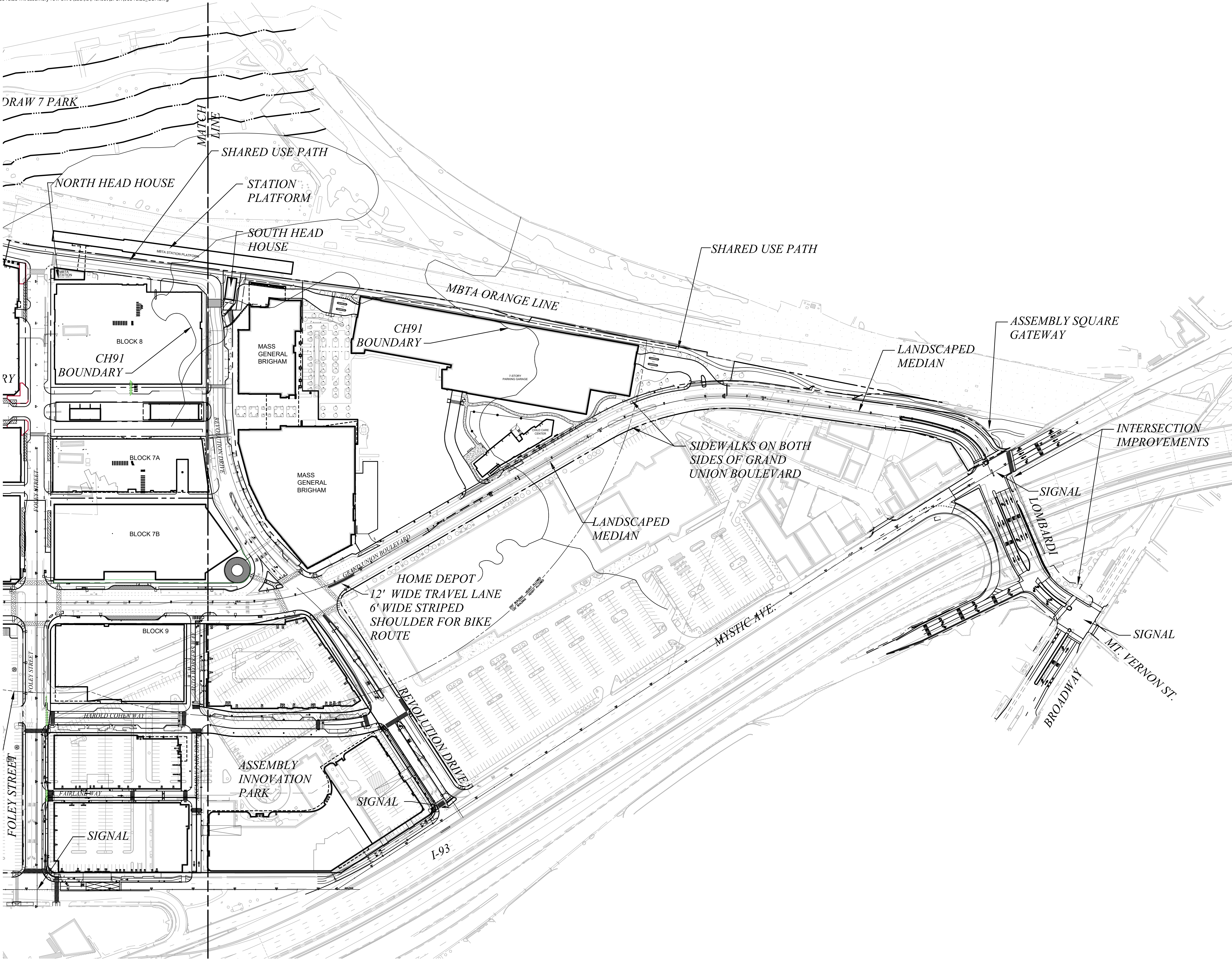
RESIDENTIAL AREA MAY BE RE-ALLOCATED TO OFFICE USE AT ANY TIME, SO LONG AS PERMITTED BY NEW OR MODIFIED ENTITLEMENTS; AND

1 - BLOCK 2 HEIGHT ALLOWED UP TO 90 FT (PB#2006-59/R07-2010)  
2 - BASED ON PROPOSED PROJECT AREA

Saved Wednesday, February 12, 2025 3:48:43 PM APASHA Plotted Wednesday, February 12, 2025 4:37:31 PM Amna Pasha



Project Number  
**3518.28**



**Block 9**  
375 Harold Cohen Way  
Somerville, MA

No.	Revision	Date	Appr'd.
1	Response to Comments	02/13/2025	PTM

Designed by	Checked by
PTM	RPM

Issued for  
Local Approvals

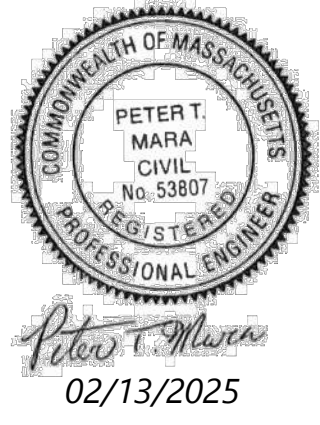
Not Approved for Construction

Overall Site Plan

Sheet 4 of 9

C3.02

Project Number  
08518.28





260 Arsenal Place #2  
Watertown, MA 02472  
617.924.1770

### 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 <sub>1</sub>	85 FT
TOTAL OPEN SPACE (MIN.)	25%	27.9% <sub>2</sub>
USABLE OPEN SPACE (MIN.)	12.5%	21.9% <sub>2</sub>

1 – WITHIN 1,000' OF MBTA ENTRANCE  
2 – BASED ON CUMULATIVE OPEN SPACE FOR THE PROPOSED ASSEMBLY ROW PUD-PWP  
3 – BUILDING PROGRAM BASED ON "BLOCK 9 PROGRAM", DATED 8/20/2024, PROVIDED TO VHB BY DIMELLA SHAFFER ON 8/20/2024.

### Sign Summary

M.U.T.C.D. Number	Specification Width	Height	Desc.
SP-1	12"	18"	
W11-15	30"	30"	
R9-6	12"	18"	

### Parking Summary Chart

Description	Size		Spaces	
	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

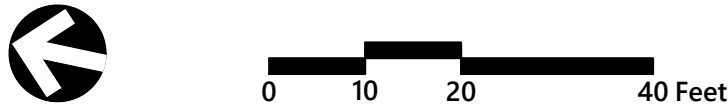
RESIDENTIAL	MIN:1 SPACE / 1 UNIT (MAX:1.5 SPACE / 1 UNIT)
RETAIL USES	MIN:1 SPACE / 1,000 SF (MAX:1 SPACE / 500 SF)
RESTAURANT USES	MIN:1 SPACE / 500 SF (MAX:1 SPACE / 250 SF)
DAYCARE USES	MIN:1 SPACE / 1,000 SF (MAX:1 SPACE / 500 SF)

PARKING REQUIRED	(318 UNITS x 1 SPACE / 1 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) = 13 TOTAL REQUIRED = 349
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#### 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 UNITS x 1 SPACE / 7 UNITS) = 1 (311 UNITS x 1 SPACE / 3 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

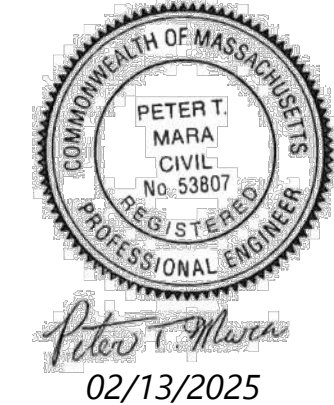
375 Harold Cohen Way  
Somerville, MA

No.	Revision	Date	Appr'd.
1	Response to Comments	02/13/2025	PTM

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

Not Approved for Construction



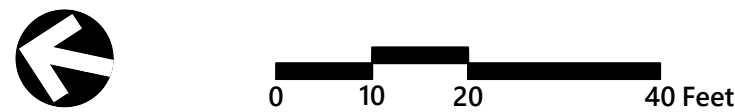
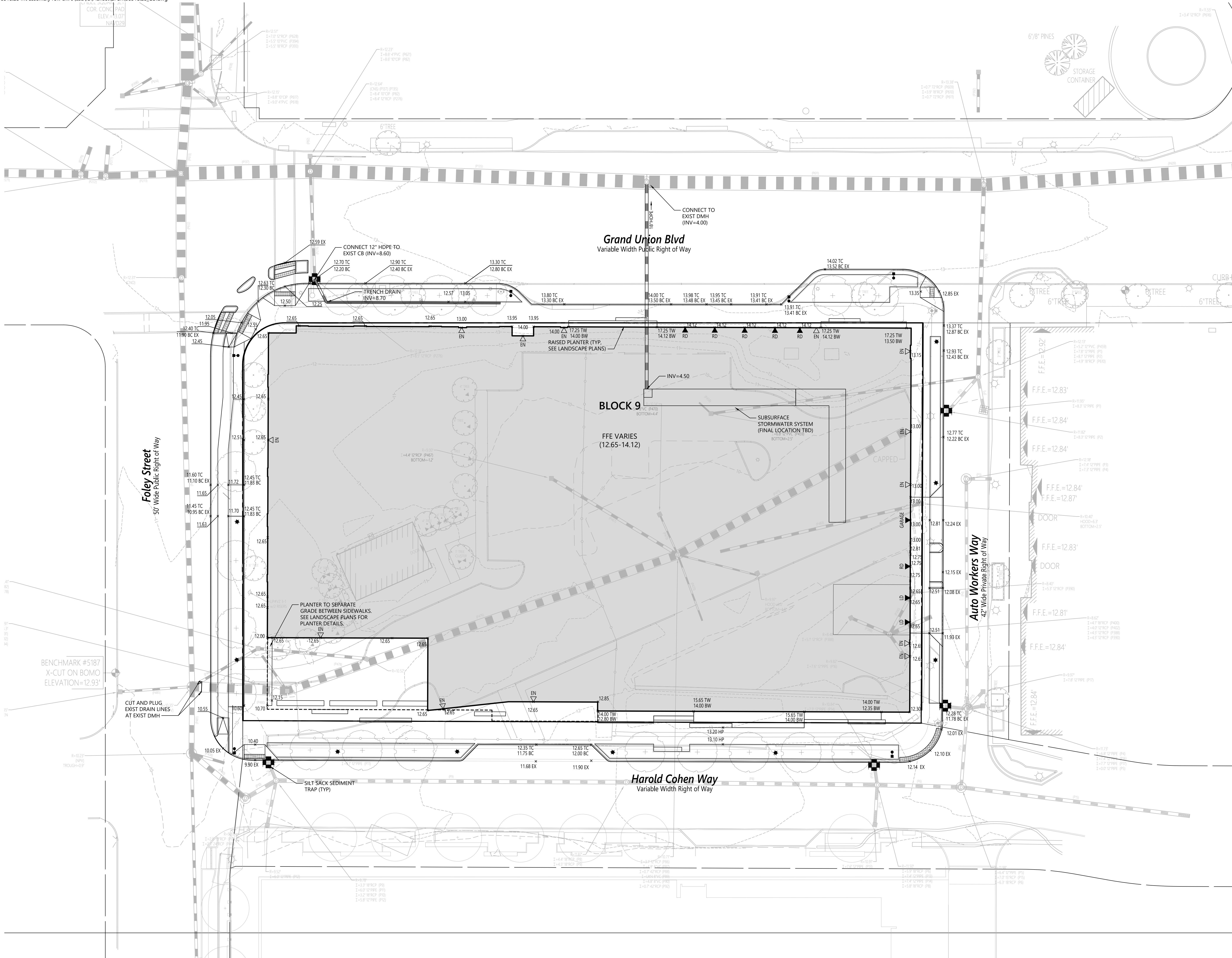
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Sheet 5 of 9

Project Number  
08518.28



260 Arsenal Place #2  
Watertown, MA 02472  
617.924.1770



### Block 9

375 Harold Cohen Way  
Somerville, MA

No.	Revision	Date	Appr'd.
1	Response to Comments	02/13/2025	PTM

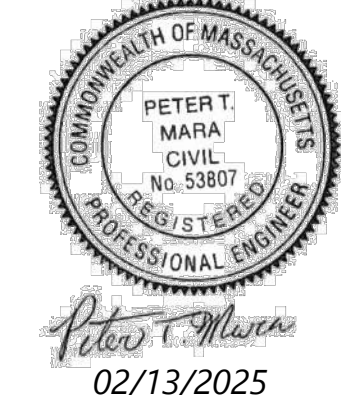
Designed by	Checked by
PTM	RPM
Issued for	Date
Local Approvals	Dec. 3, 2024

Not Approved for Construction

Drawing Title

**Grading, Drainage, and  
Erosion Control Plan**

Drawing Number



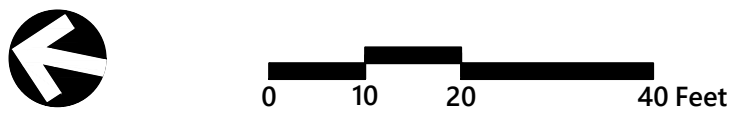
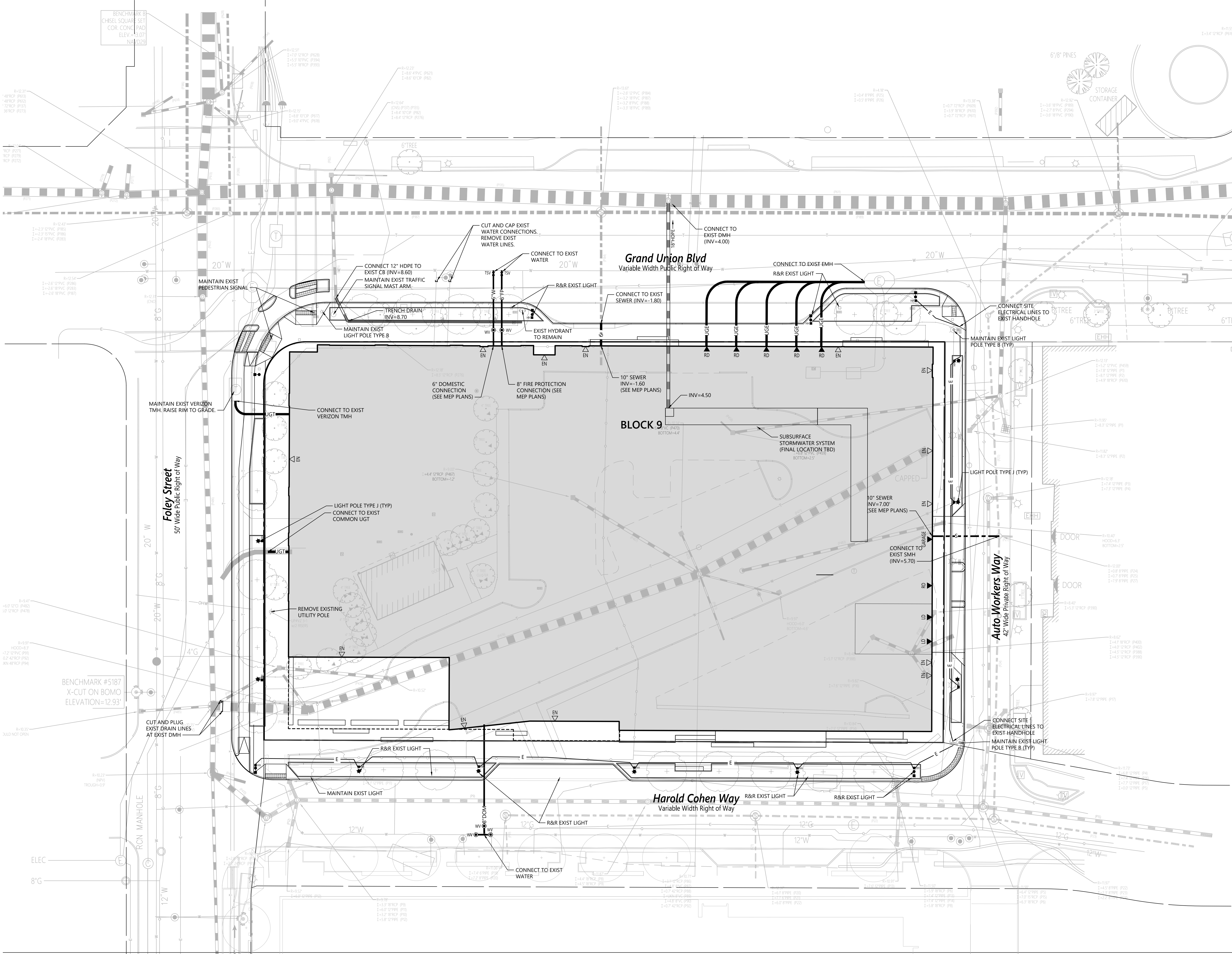
C5.00

Sheet 6 of 9

Project Number  
08518.28



260 Arsenal Place #2  
Watertown, MA 02472  
617.924.1770



### Block 9

375 Harold Cohen Way  
Somerville, MA

No.	Revision	Date	Appr'd.
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

Drawing Title

## Utility Plan

Drawing Number

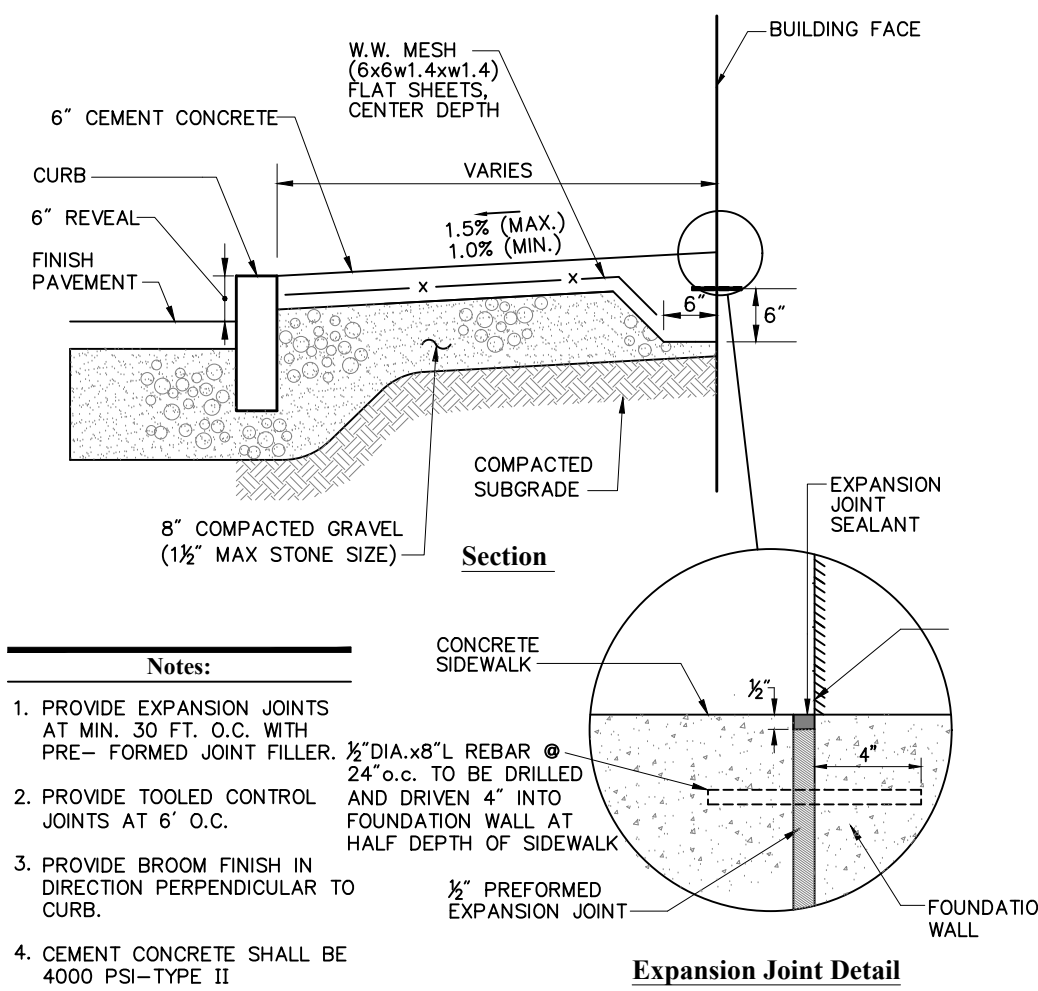
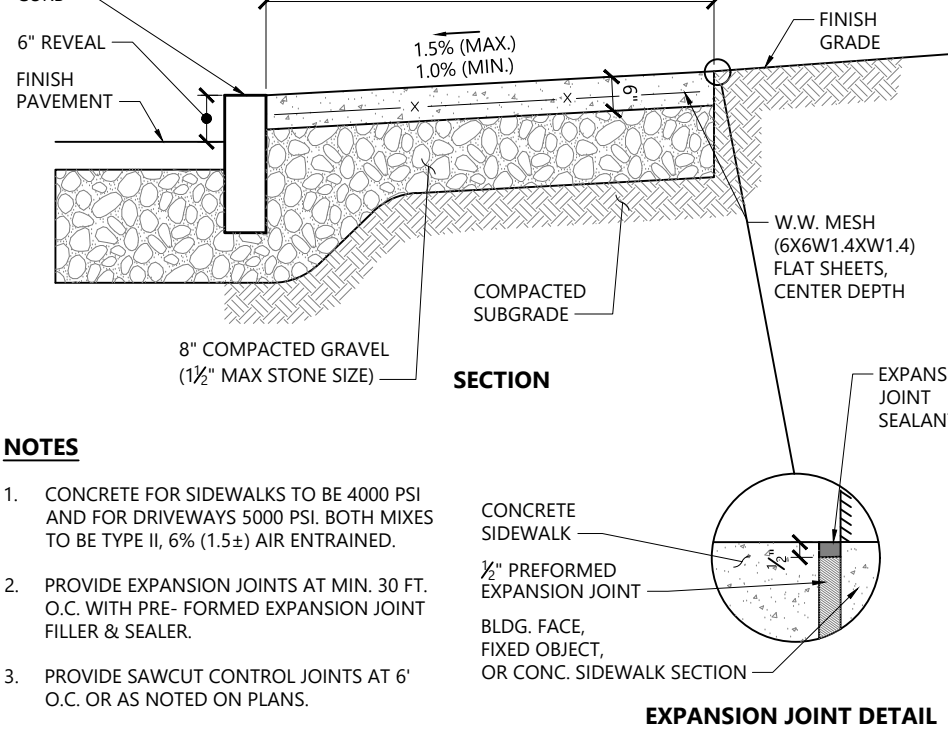
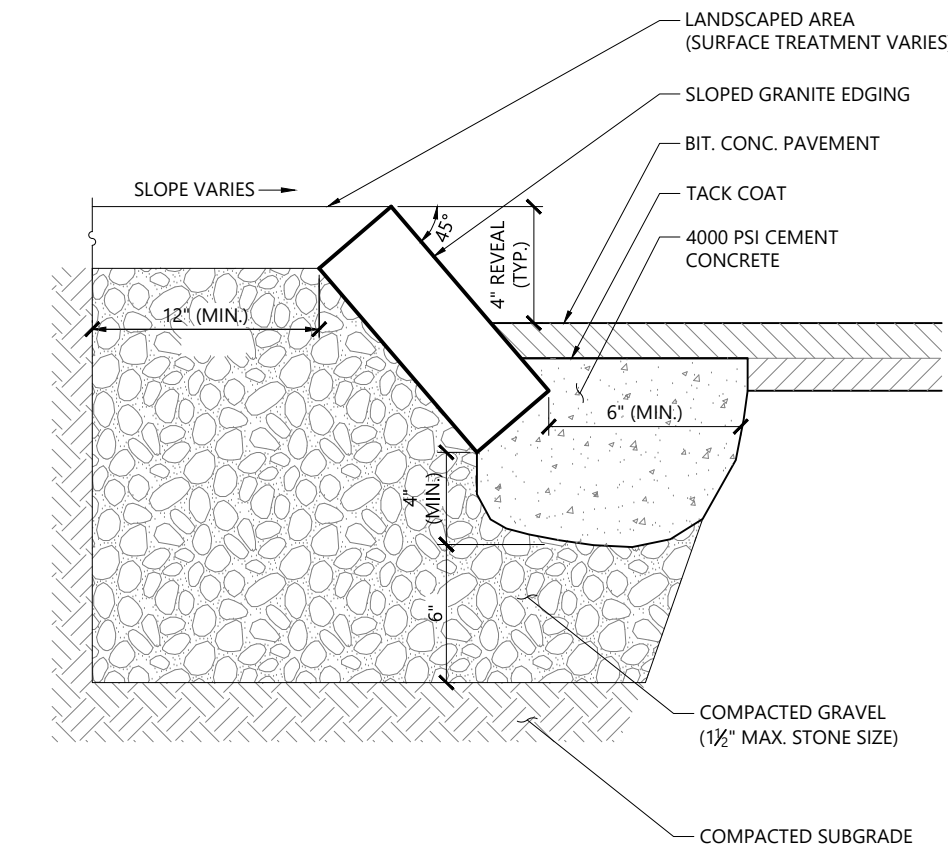
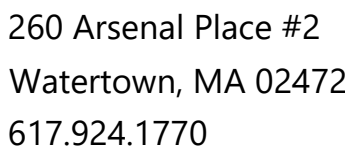
COMMONWEALTH OF MASSACHUSETTS  
REGISTERED PROFESSIONAL ENGINEER  
PETER T. MARA  
No. 53807

# C6.00

Sheet 7 of 9

Project Number  
08518.28

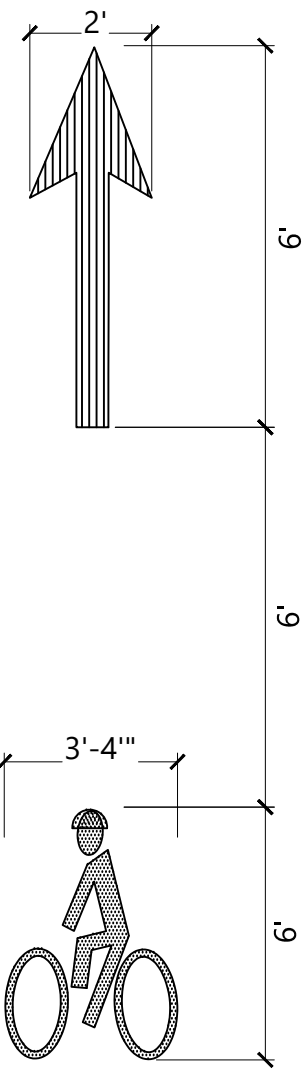
Date  
02/13/2025



**Concrete Sidewalk at Building Face** 6/08

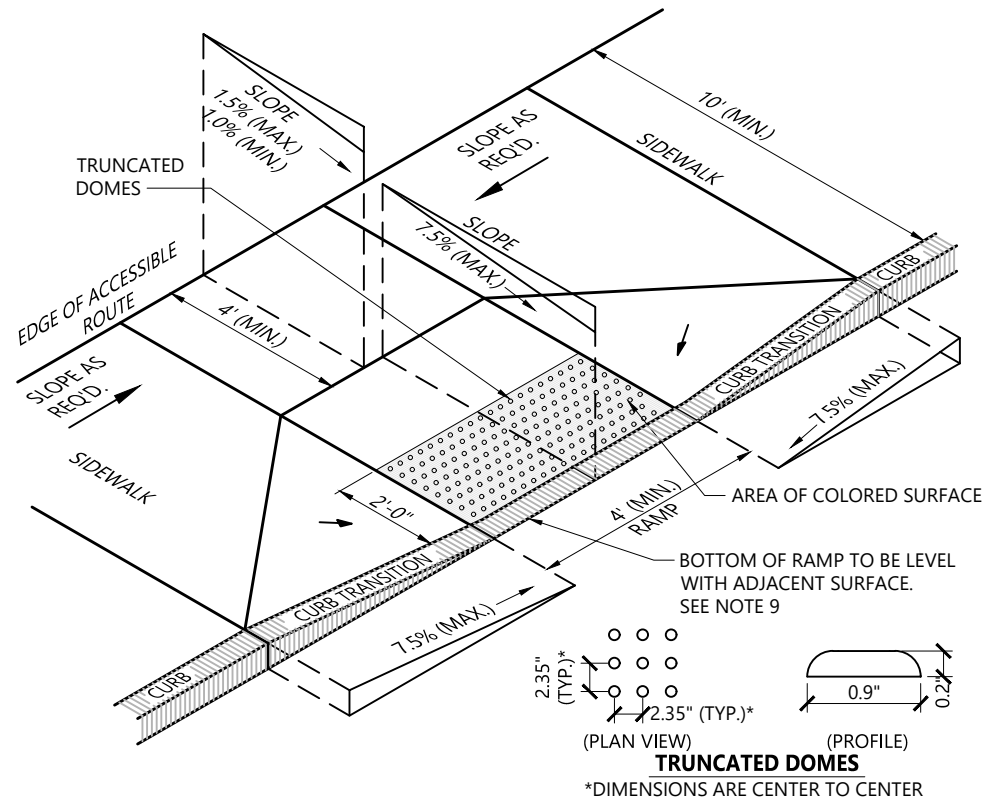
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N.T.S. Source: VHB



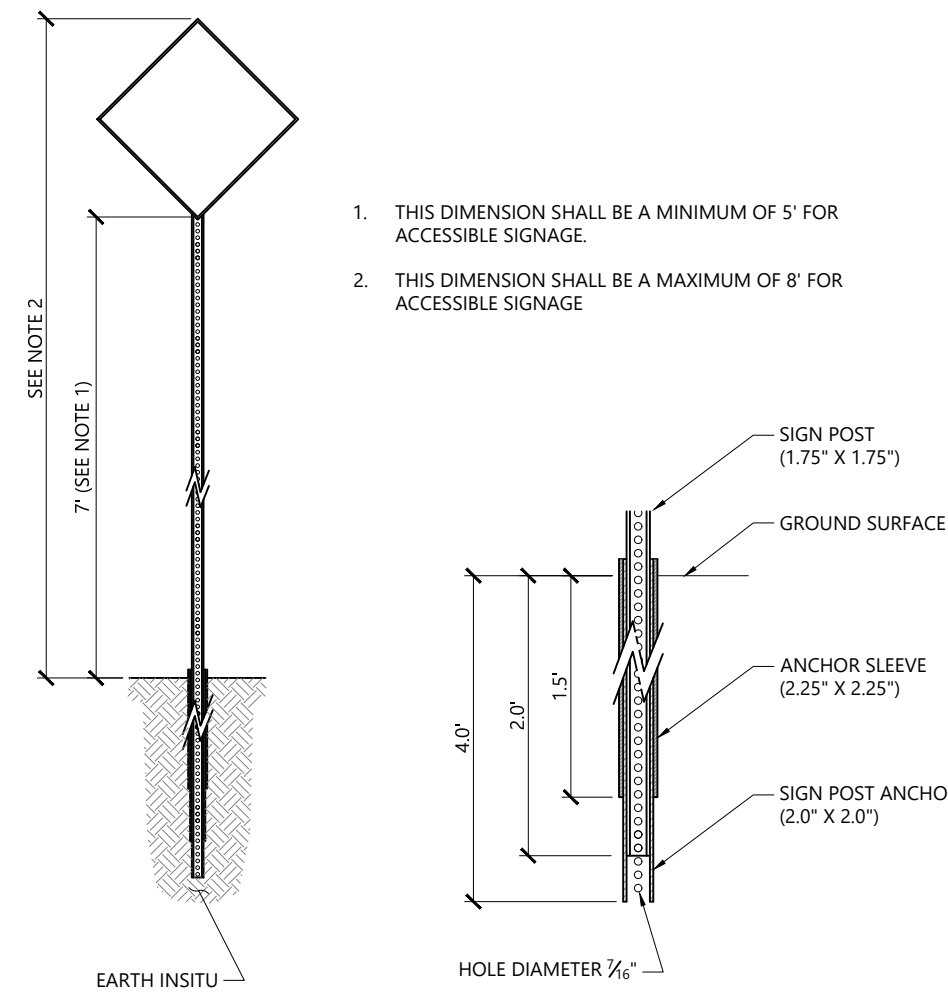
- ### NOTES
1. BICYCLE LANE MARKINGS SHALL BE REFLECTORIZED PREFORMED THERMOPLASTIC.

## Bituminous Concrete Pavement Section



- 
- Diagram illustrating a ramp with a 1:3 slope and 2.5% cross-slope. The ramp is shown with a 1:3 slope and a 2.5% cross-slope. The ramp is labeled "2.5% (MAX) Ramp". The slope is labeled "1:3 (MAX)". The ramp is shown with a 1:3 slope and a 2.5% cross-slope. The ramp is labeled "2.5% (MAX) Ramp". The slope is labeled "1:3 (MAX)".

- NOTES**
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPE 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 5%.
  4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (E.G. PLANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
  5. CURB TREATMENT VARIES, SEE HYPERS FOR CURB TYPE.
  6. RAMP CURB AND CURB-TO-PAVEMENT SLOPE SHALL BE GRADED TO PREVENT PONDING. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
  7. 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.
  8. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS REQUIRED FOR RETENTION OF SIDEWALK.
- SEE NOTE 9.**



1. THIS DIMENSION SHALL BE A MINIMUM OF 5' FOR ACCESSIBLE SIGNAGE.
2. THIS DIMENSION SHALL BE A MAXIMUM OF 8' FOR ACCESSIBLE SIGNAGE

**Sign Post - Type 'B'** 3/1  
T.S. Source: VHB LD\_70



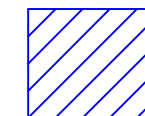

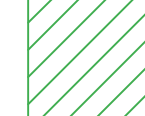

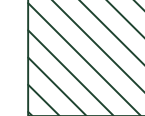

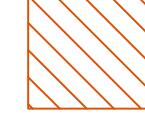

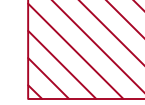






# Rev. Amended Preliminary Master Plan - Assembly Square PUD

## Somerville, Massachusetts

-  City Property Landscaped by Developer
-  Marketplace Open Space
-  Marketplace Usable Open Space
-  Partners Open Space
-  Partners Usable 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
-  ROW Open Space
-  ROW Usable Open Space
-  Remaining Phases Open Space
-  Remaining Phases Usable Open Space

Revised Open Space Summary 02/13/2025

Phase	Land Area (sf)	Open Space (sf)	Open Space (%)	Usable Open Space (sf)	Usable Open 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

Phase	Land Area (sf)	Open Space (sf)	Open Space (%)	Usable Open Space (sf)	Usable Open 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.



Date: February 13, 2025

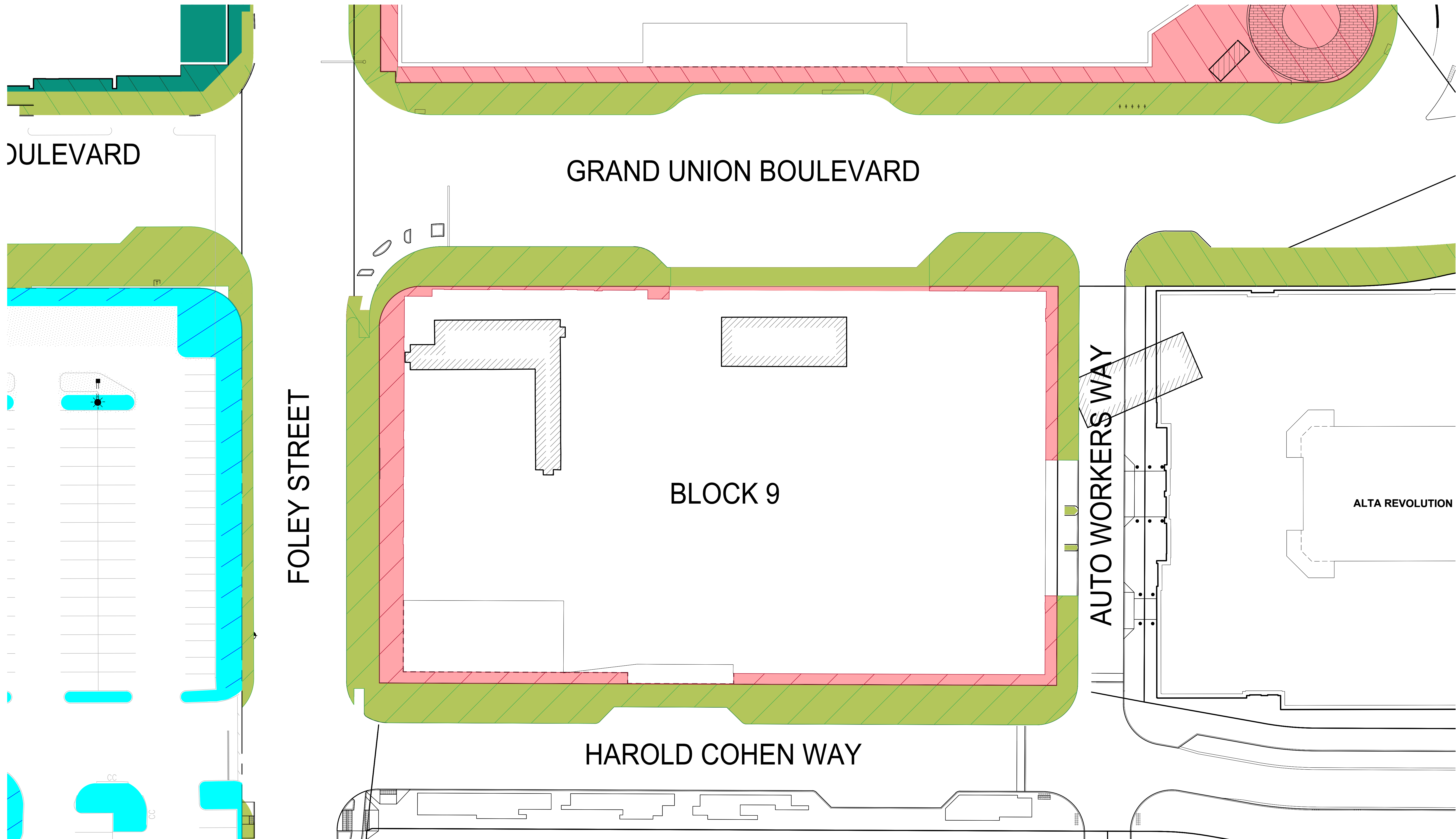


KEY

- ROW Open Space
- ROW Usable Open Space
- Remaining Phases Open Space
- Partners Open Space
- Remaining Phases Usable Open Space
- Partners Usable Open Space

Block 9 Open Space Summary 02/13/2025

Phase	Land Area (sf)	Open Space (sf)	Open Space (%)	Usable Open Space (sf)	Usable Open Space (%)
BLOCK 9	62,481	5,017	8.0	4,755	7.6



Open Space Figure  
Block 9 - SPSR-A Application  
Assembly Row  
Somerville, Massachusetts

Figure 1  
February 13, 2025

