

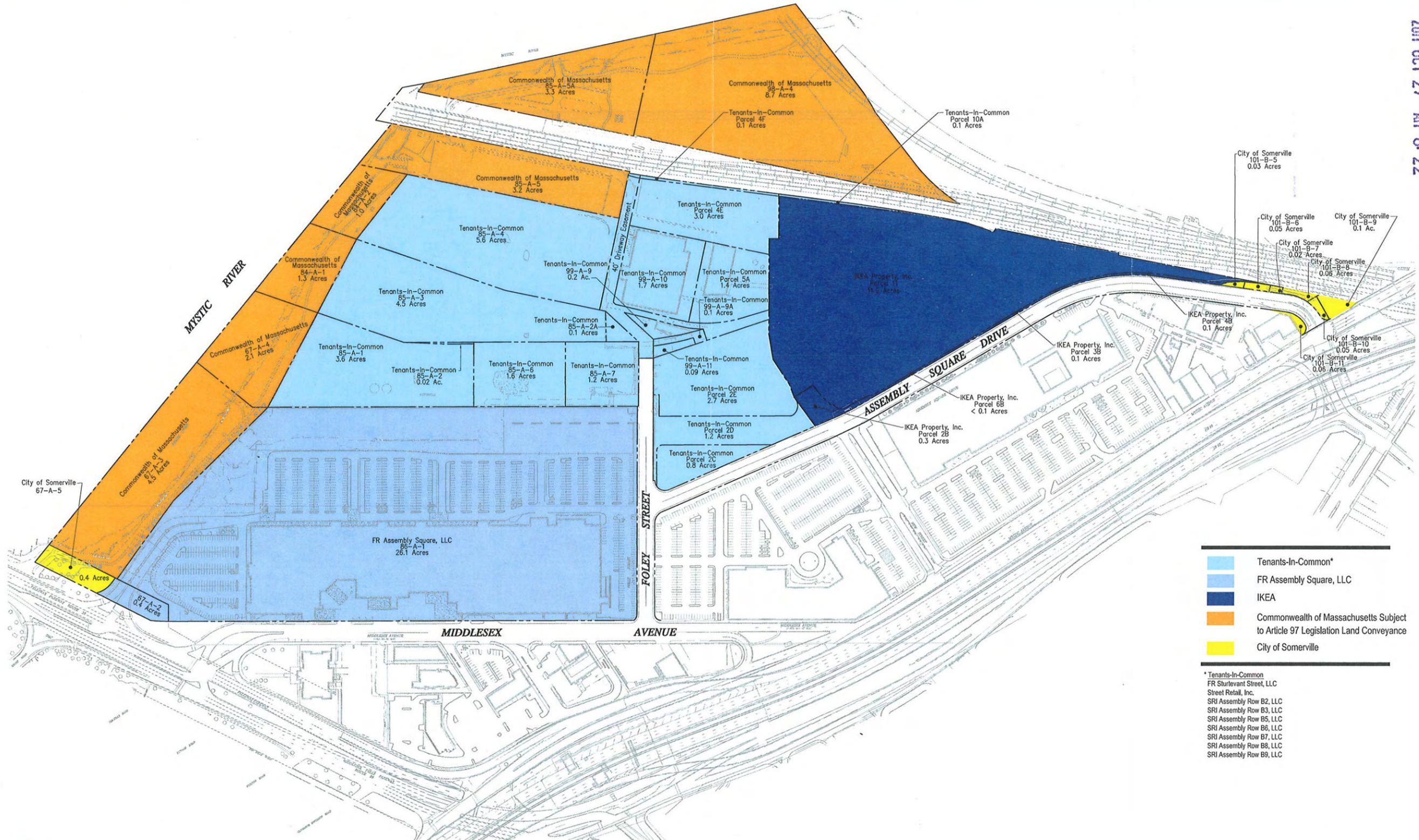
Assembly Square Planned Unit Development

Somerville, Massachusetts

Property Ownership
January 31, 2011

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2011 OCT 27 AM 8:22



- Tenants-In-Common*
- FR Assembly Square, LLC
- IKEA
- Commonwealth of Massachusetts Subject to Article 97 Legislation Land Conveyance
- City of Somerville

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



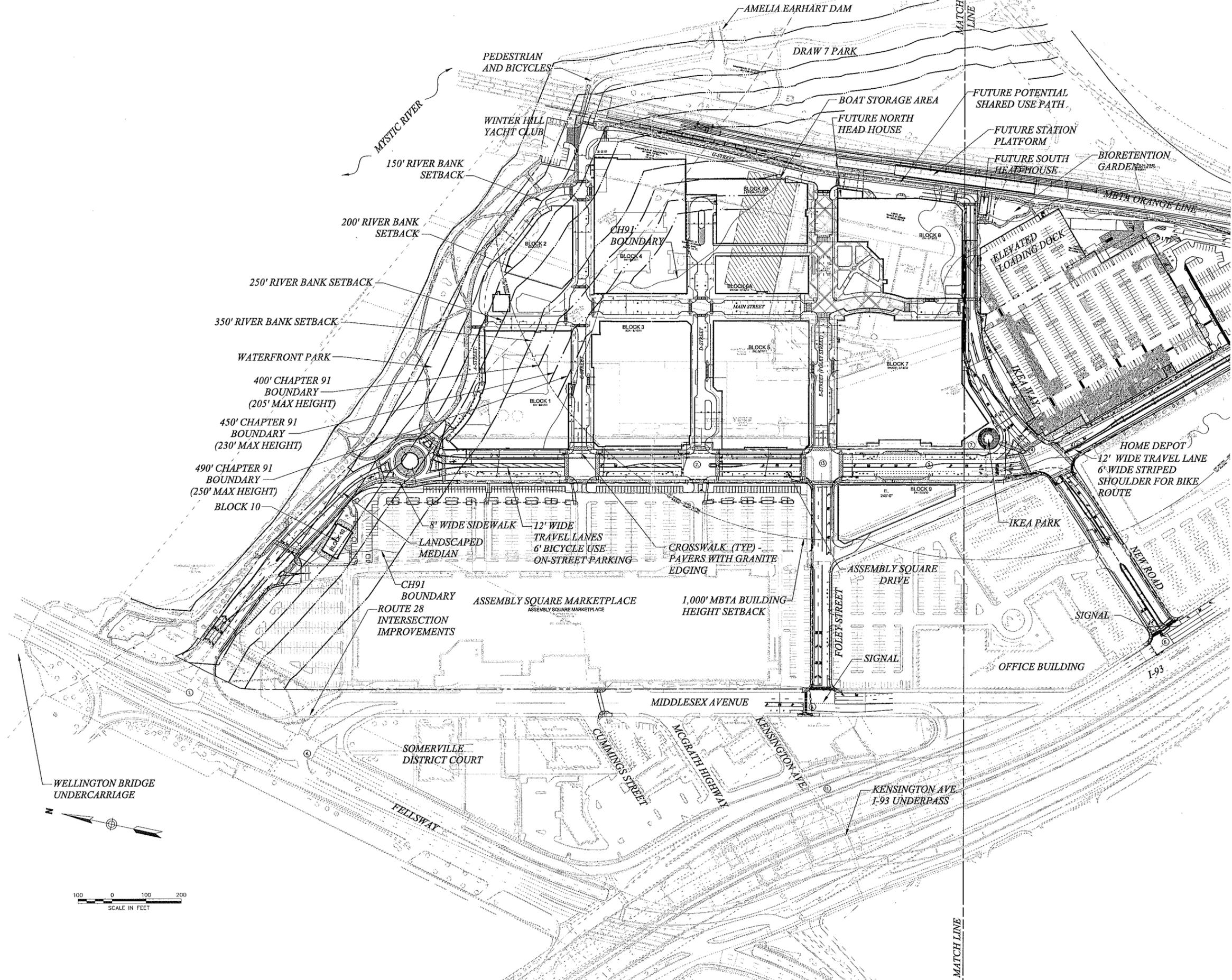
Vanasse Hangen Brustlin, Inc.

Transportation
Land Development
Environmental Services

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

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No.	Revised	Date	By

Designed by	Drawn by	Checked by	

Scale: 1"=100'
Date: September 16, 2011
Project Title: Assembly Square Boat Storage

Assembly Square Boat Storage
Somerville, Massachusetts
Final Level PUD Approval Initial Submission
Not Approved for Construction

Overall Site Plan 1

Sheet Number: C-3
Sheet of: 4 of 6
Project Number: 08518.05



Vanasse Hangen Brustlin, Inc.

Transportation
Land Development
Environmental Services

101 Walnut Street, P.O. Box 9151
Worcester, Massachusetts 02771-9151
617 924 1770 • FAX 617 924 2286

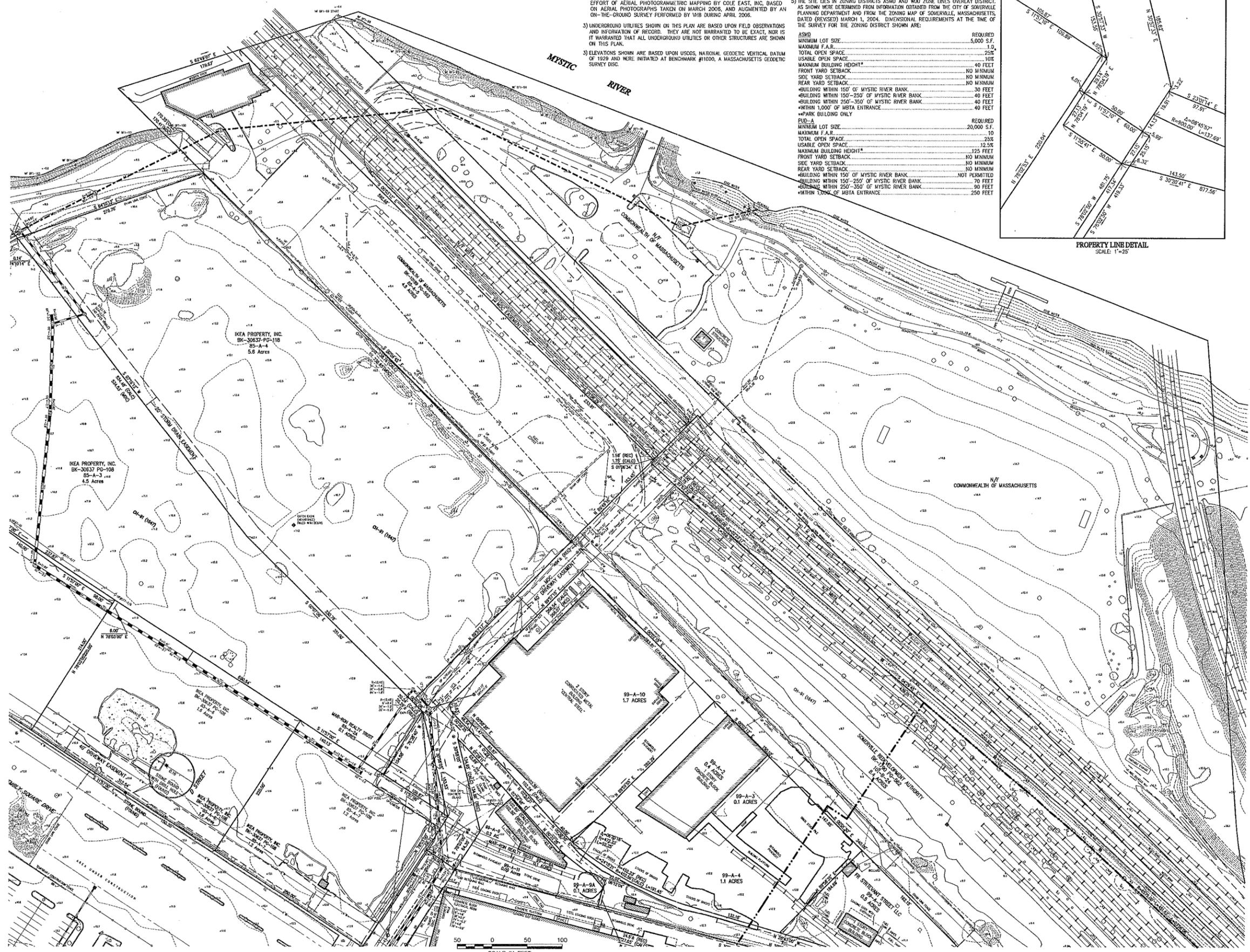
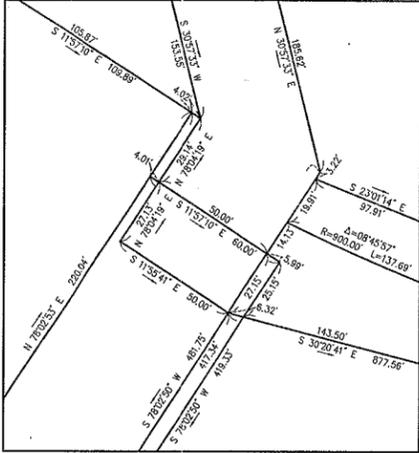
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PLANNING DEPT.

General Notes

- 1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VANASSE HANGEN BRUSTLIN, INC. IN APRIL 2005 AND NOVEMBER OF 2006 AND FROM DEEDS AND PLANS OF RECORD.
- 2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE DEVELOPED FROM A COMBINED EFFORT OF AERIAL PHOTOGRAMMETRIC MAPPING BY COLE EAST, INC. BASED ON AERIAL PHOTOGRAPHS TAKEN ON MARCH 2005, 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.
- 4) THE LOCUS PROPERTY LIES WITHIN ZONE C, AREA OF MINIMAL FLOODING, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PANEL NUMBER 250214 00018 AND COMMUNITY PANEL NUMBER 250214 00028 EFFECTIVE DATE JULY 12, 1995.
- 5) THE SITE LIES IN ZONING DISTRICTS ASMD AND W03 ZONE LINES OVERLAY DISTRICT, AS SHOWN HERE DETERMINED FROM INFORMATION OBTAINED FROM THE CITY OF SOMERVILLE PLANNING DEPARTMENT AND FROM THE ZONING MAP OF SOMERVILLE, MASSACHUSETTS, DATED (REVISED) MARCH 1, 2004. DIMENSIONAL REQUIREMENTS AT THE TIME OF THE SURVEY FOR THE ZONING DISTRICT SHOWN ARE:

ASMD	REQUIRED
MINIMUM LOT SIZE	5,000 S.F.
MAXIMUM F.A.R.	1.0
TOTAL OPEN SPACE	25%
USABLE OPEN SPACE	10%
MAXIMUM BUILDING HEIGHT*	40 FEET
FRONT YARD SETBACK	NO MINIMUM
SIDE YARD SETBACK	NO MINIMUM
REAR YARD SETBACK	NO MINIMUM
*BUILDING WITHIN 150' OF MYSTIC RIVER BANK	30 FEET
*BUILDING WITHIN 150'-250' OF MYSTIC RIVER BANK	40 FEET
*BUILDING WITHIN 250'-350' OF MYSTIC RIVER BANK	40 FEET
*WITHIN 1,000' OF MBTA ENTRANCE	40 FEET
*PARK BUILDING ONLY	
W03	REQUIRED
MINIMUM LOT SIZE	20,000 S.F.
MAXIMUM F.A.R.	1.0
TOTAL OPEN SPACE	10
USABLE OPEN SPACE	12.5%
MAXIMUM BUILDING HEIGHT*	125 FEET
FRONT YARD SETBACK	NO MINIMUM
SIDE YARD SETBACK	NO MINIMUM
REAR YARD SETBACK	NO MINIMUM
*BUILDING WITHIN 150' OF MYSTIC RIVER BANK	NOT PERMITTED
*BUILDING WITHIN 150'-250' OF MYSTIC RIVER BANK	70 FEET
*BUILDING WITHIN 250'-350' OF MYSTIC RIVER BANK	90 FEET
*WITHIN 1,000' OF MBTA ENTRANCE	250 FEET



- ### 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
 - 4111-3318 FIRST FLOOR ELEVATION
 - 4111-3318 MONITORING WELL
 - CC EDGE OF PAVEMENT
 - CG CONCRETE CURB
 - CG VERTICAL GRANITE CURB
 - CG SLOPED GRANITE EDGE
 - CG BITUMINOUS BERM
 - CG GUARD RAIL
 - CG CHAIN LINK FENCE
 - CG DRAINAGE LINE
 - CG SEWER LINE
 - CG OVERHEAD WIRE
 - CG UNDERGROUND ELECTRIC
 - CG TELEPHONE LINE
 - CG GAS LINE
 - CG WATER LINE
 - CG STONE WALL
 - CG TIE LINE
 - 100FT 100-FT BUFFER ZONE
 - 100RA 100-FT RIVERFRONT AREA
 - 200RA 200-FT RIVERFRONT AREA
 - 100H 100-FT LIMIT MEAN ANNUAL HIGH WATER
 - 100L 100-FT LIMIT OF BANK
 - 100V 100-FT VEGETATED WETLAND BOUNDARY

No.	Revision	Date	Appr'd
3	Methods & General Notes	July 2007	
2	Assessment & Property	OCT 2006	
1	DRAINAGE UPDATE	MAY 2005	
0	Version	Date	Appr'd

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

Assembly Square

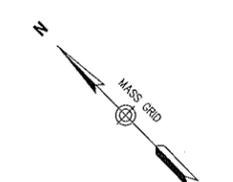
Somerville, Massachusetts

Existing Conditions Plan of Land

Drawing Number: **Sv-3**

0818





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
- ⊕ CITY WIRE
- ⊕ CITY POLE
- ⊕ FIRST FLOOR ELEVATION
- ⊕ MONITORING WELL
- ⊕ EDGE OF PAVEMENT
- ⊕ CONCRETE CURB
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- ⊕ GAS LINE
- ⊕ WATER LINE
- ⊕ STONEWALL
- ⊕ TREELINE
- ⊕ 100'-FT BUFFER ZONE
- ⊕ 100'-FT RIVERFRONT AREA
- ⊕ 200'-FT RIVERFRONT AREA
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- ⊕ VEGETATED WETLAND BOUNDARY

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- 4) ELEVATIONS SHOWN ARE BASED UPON USGCS, NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE INITIATED AT BENCHMARK #11000, A MASSACHUSETTS GEODETIC SURVEY DISC.
- 5) THE LOCUS PROPERTY LIES WITHIN ZONE C, AREA OF MINIMAL FLOODING, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF SOMERVILLE, MASSACHUSETTS COUNTY PANEL NUMBER 250214 0212 AND COUNTY PANEL NUMBER 250214 0202B EFFECTIVE DATE JULY 17, 1986.
- 6) THE SITE LIES IN ZONING DISTRICTS ASHD AND WOOD ZONE LINES OVERLAY DISTRICT, AS SHOWN WERE DETERMINED FROM INFORMATION OBTAINED FROM THE CITY OF SOMERVILLE PLANNING DEPARTMENT AND FROM THE ZONING MAP OF SOMERVILLE, MASSACHUSETTS, DATED (REVISED) MARCH 1, 2006. DIMENSIONAL REQUIREMENTS AT THE TIME OF THE SURVEY FOR THE ZONING DISTRICT SHOWN ARE:

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BUILDING WITHIN 250'-350' OF MYSTIC RIVER BANK	40 FEET
WITHIN 1,000' OF MBTA ENTRANCE	40 FEET
PLD-A BUILDING ONLY	REQUIRED
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MAXIMUM F.A.R.	1.0
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No.	Description	Date	By
3	Water & General Notes	July 2007	
2	Equipment & Property	Oct 2006	
1	DEPARTMENT UPDATE	MAY 2006	

Designed by: _____ Drawn by: _____ Checked by: _____
 CAD checked by: _____ Approved by: _____
 Scale: 1"=50' Date: February 1, 2006
 Project No: _____

Assembly Square

Somerville, Massachusetts

Drawing Title: Existing Conditions Plan of Land

Drawing Number: Sv-4

4 5

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