

Site Plans

Issued for: **Special Permit with Site Plan Review**

Date Issued: October 1, 2014

Latest Issue: October 1, 2014

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Survey Drawings

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SV-1	Existing Condition Plan of Land	8/19/2012
SV-1(A)	Existing Conditions Plan of Land (As-Built)	11/3/2004

Site/ Civil Drawings

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Landscape Architect Drawings

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Proposed Residential Development

60-70 Cross Street East
Somerville, Massachusetts



Site Location Map

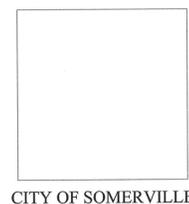
Property Information

Applicant:
CPC-T Holdings, LLC
c/o **Criterion Development Partners**
1601 Trapelo Road, Suite 280
Waltham, MA 02451
Phone: 781-890-5600

c | d | p
1601 Trapelo Road
Suite 280
Waltham, MA 02451

Map/ Block/ Lot: **77/B/1, 2, 3, 4**
77/C/1, 2, 3
89/A/1, 2, 3

Owner:
The Stop & Shop Supermarket Company LLC
Attn: Kirk Jackson
1385 Hancock Street
Quincy, MA 01269
Phone: 800-767-7772



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

GROUNDVIEW
landscape architecture
urban design

5 Dell Street
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617/548.9688

CUBE 3
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360 Merrimack Street Lawrence, MA 01843
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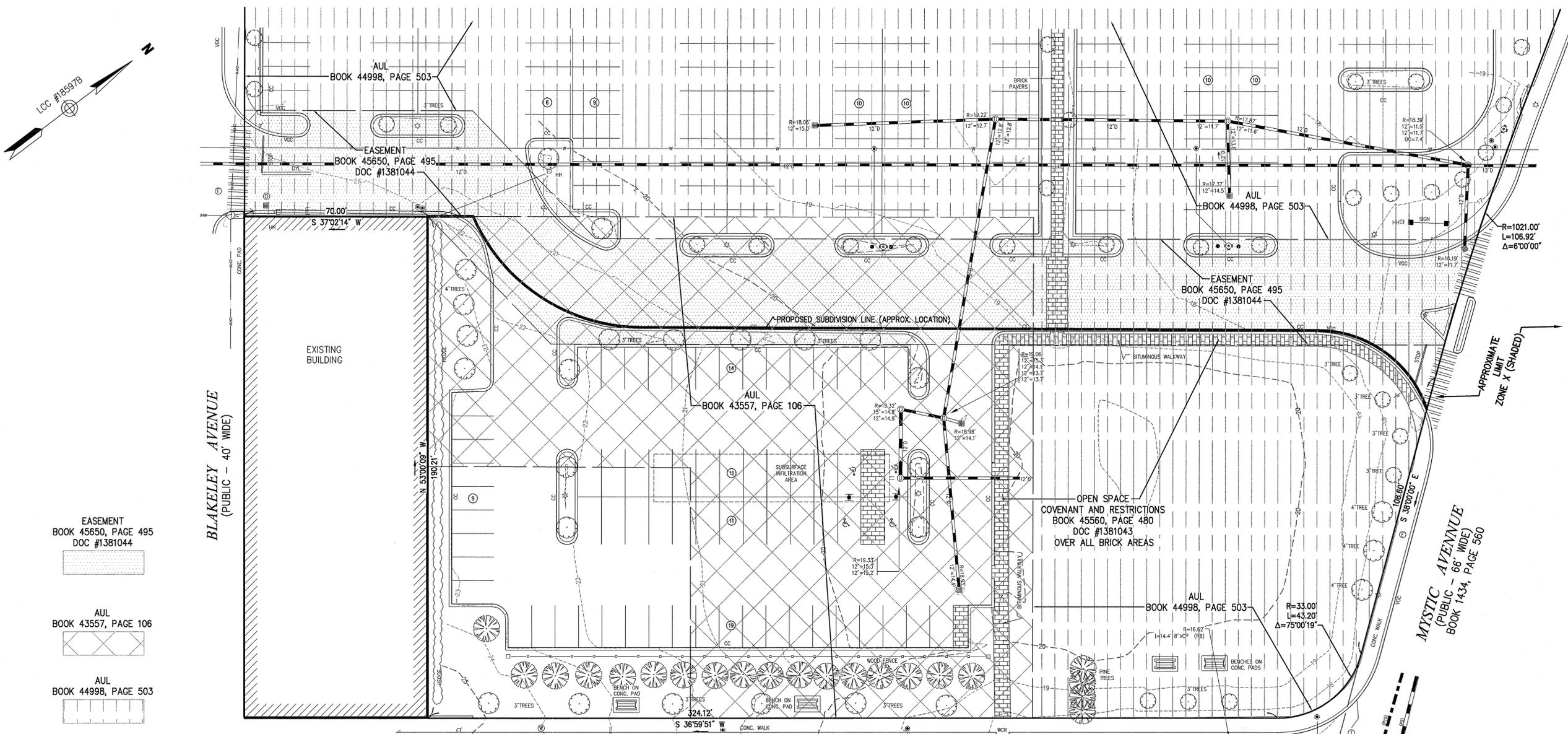
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Watertown, Massachusetts 02471-9151
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Legend

- ⊙ DRAIN MANHOLE
- ⊙ CATCH BASIN
- ⊙ SEWER MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ MANHOLE
- ⊙ HAND HOLE
- ⊙ WATER GATE
- ⊙ FIRE HYDRANT
- ⊙ GAS GATE
- ★ BOLLARD w/LIGHT
- ⊙ STREET SIGN
- ⊙ LIGHT POLE
- ⊙ UTILITY POLE
- ⊙ GUY POLE
- ⊙ GUY WIRE
- ⊙ MONITORING WELL
- ⊙ FLOOD LIGHT
- ⊙ WELL
- ⊙ MARSH
- ⊙ F.F.E. = 45.27'
- ⊙ FINISHED FLOOR ELEVATION
- ⊙ NPV NO PIPES VISIBLE
- ⊙ DYL DOUBLE YELLOW LINE
- ⊙ DWL DASHED WHITE LINE
- ⊙ SYL SINGLE WHITE LINE
- ⊙ EDGE OF PAVEMENT
- ⊙ CONCRETE CURB
- ⊙ VERTICAL GRANITE CURB
- ⊙ SLOPED GRANITE EDGE
- ⊙ BITUMINOUS BERM
- ⊙ BITUMINOUS CURB
- ⊙ GUARD RAIL
- ⊙ CHAIN LINK FENCE
- ⊙ DRAINAGE LINE
- ⊙ SEWER LINE
- ⊙ OVERHEAD WIRE
- ⊙ UNDERGROUND ELECTRIC
- ⊙ TELEPHONE LINE
- ⊙ GAS LINE
- ⊙ WATER LINE
- ⊙ STONE WALL
- ⊙ TREE LINE
- ⊙ 100' BZ 100-FT BUFFER ZONE
- ⊙ 100' RA 100-FT RIVER FRONT AREA
- ⊙ 200' RA 200-FT RIVER FRONT AREA
- ⊙ LMA 100' LIMIT MEAN ANNUAL HIGH WATER
- ⊙ LWB 100' LIMIT OF BANK
- ⊙ VEB 100' VEGETATED WETLAND BOUNDARY



EASEMENT
BOOK 45650, PAGE 495
DOC #1381044

AUL
BOOK 43557, PAGE 106

AUL
BOOK 44998, PAGE 503

General Notes

- 1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VANASSE HANGEN BRUSTLIN, INC. IN JULY, 2012 AND FROM DEEDS AND PLANS OF RECORD.
- 2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VANASSE HANGEN BRUSTLIN, INC. IN JULY, 2012.
- 3) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
- 4) HORIZONTAL DATUM IS BASED ON PLAN OF RECORD. ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE CITY OF SOMERVILLE DATUM.
- 5) THE LOT LIES ENTIRELY WITHIN ZONE X (UNSHADED) (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 25017C0439E, EFFECTIVE DATE JUNE 4, 2010.
- 6) THE LOT WEST OF CROSS STREET EAST LIES IN THE BUSINESS A (BA) ZONE AND THE PUD-B OVERLAY DISTRICT. THE LOT EAST OF CROSS STREET EAST LIES IN THE OPEN SPACE (OS) ZONE AS SHOWN ON THE CITY OF SOMERVILLE, MASSACHUSETTS ZONE MAP, AMENDED FEBRUARY 11, 2010. THE DIMENSIONAL REQUIREMENTS FOR A (BA) AND (OS) ZONE AT THE TIME OF THIS SURVEY ARE:

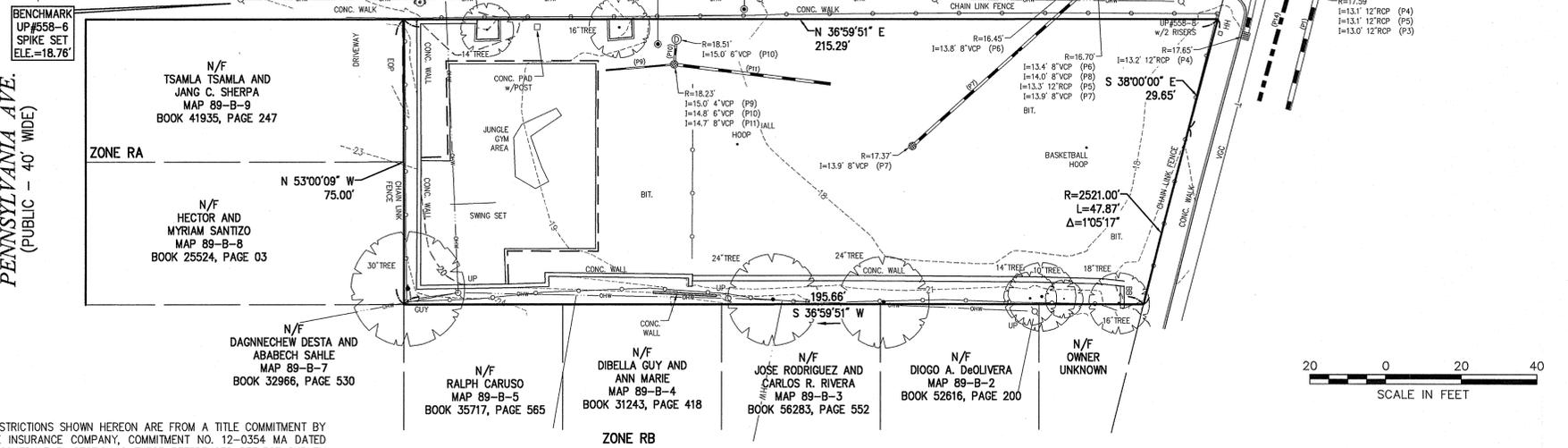
	BA	OS	PUD-B
MINIMUM LOT AREA	N/A S.F.	N/A	73,000 S.F.
MINIMUM FRONTAGE	N/A FEET	N/A	N/A
MINIMUM FRONT YARD SETBACK	N/A FEET	N/A	15 FEET
MINIMUM SIDE YARD SETBACK	N/A FEET	8 FEET	15 FEET
MINIMUM REAR YARD SETBACK	10' + 2/STORY	15 FEET	15 FEET
MAXIMUM BUILDING HEIGHT	50 FEET	35 FEET	100 FEET
MAXIMUM BUILDING STORIES	4 STORIES	2 1/2 STORIES	7 STORIES

Note

THE EASEMENTS AND RESTRICTIONS SHOWN HEREON ARE FROM A TITLE COMMITMENT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 12-0354 MA DATED OCTOBER 1, 2012. SEE SCHEDULE B, SECTION 2 THESE REFERENCES REFLECT SURVEY RELATED ITEMS ONLY.

CROSS STREET EAST
(PUBLIC - 40' WIDE)

PENNSYLVANIA AVE.
(PUBLIC - 40' WIDE)



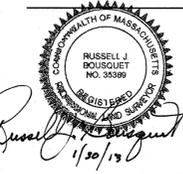
No.	PLAN UPDATES	8/9/12	CDR
1	Revision	Date	Appr.

Designed by _____ Drawn by _____ Checked by _____
 CAD checked by _____ Approved by _____
 Scale 1"=20' Date July 24, 2012
 Project Title _____

Stop & Shop

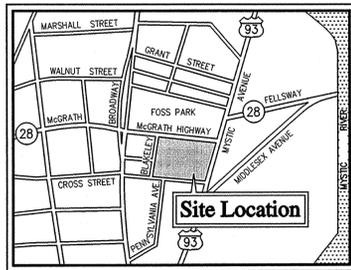
Somerville, Massachusetts
Issued for _____

Existing Conditions
Plan of Land



Drawing Number
Sv-1

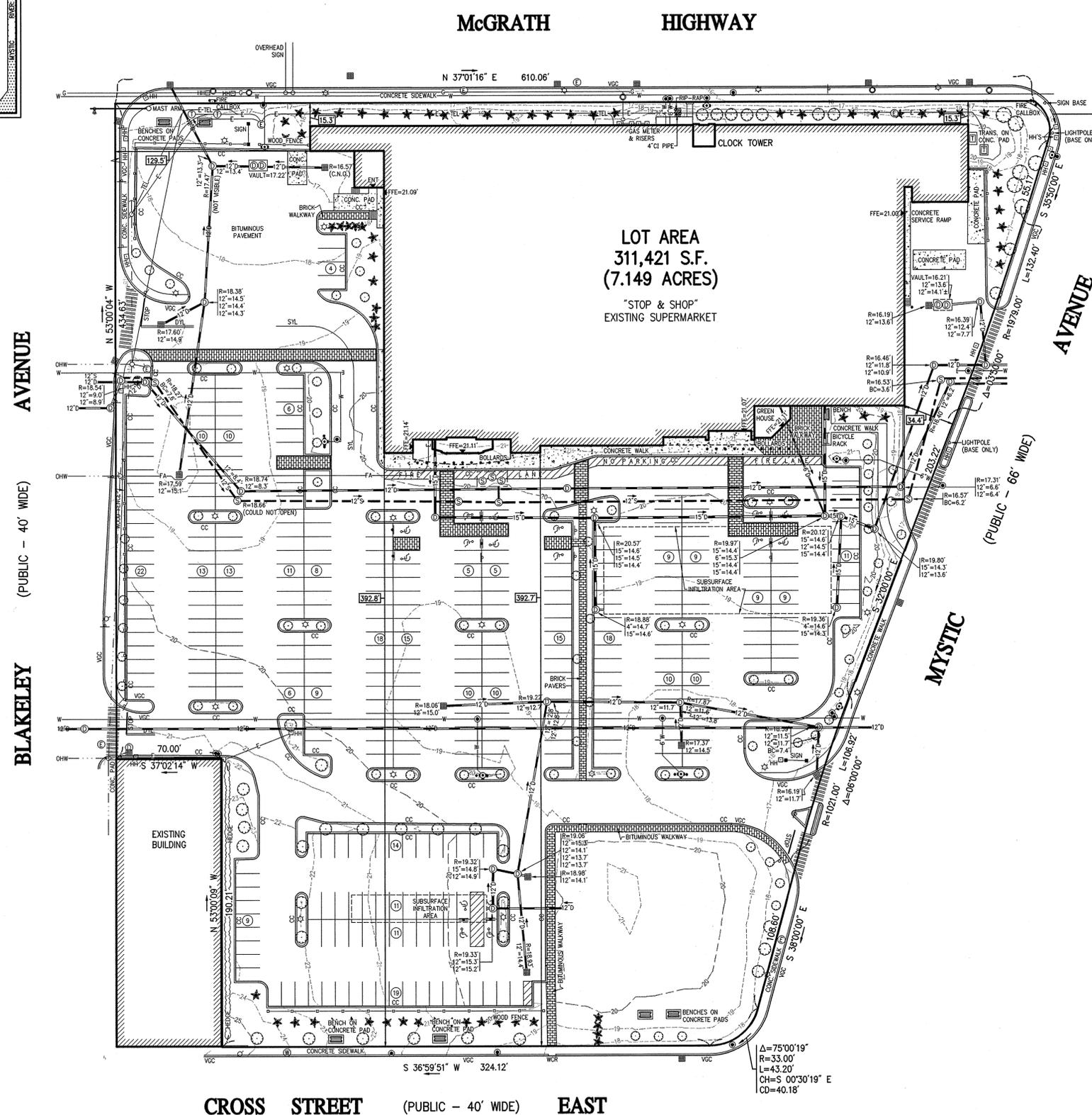
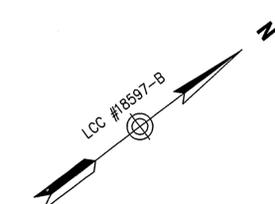
Sheet 1 of 1
Project Number
11918.00



Locus Map
SCALE: 1 INCH = 1250 FEET

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Legend

- ⊙ DRAIN MANHOLE
- ⊙ CATCH BASIN
- ⊙ SEWER MANHOLE
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- GAS LINE
- WATER LINE
- STONEWALL
- TREELINE
- 100' BUFFER ZONE
- 100'-FT RIVERFRONT AREA
- 200'-FT RIVERFRONT AREA
- LIMIT MEAN ANNUAL HIGH WATER
- LIMIT OF BANK
- VEGETATED WETLAND BOUNDARY

No.	Revision	Date	Appr'd

Designed by _____ Drawn by _____ Checked by _____
CAD checked by _____ Approved by _____
Scale 1"=40' Date November 3, 2004
Project Title

Stop & Shop Supermarket

Somerville, Massachusetts
Issued for _____

Drawing Title
**Existing Conditions
Plan of Land**

General Notes

- 1) SURVEY CONDUCTED BY BOSTWICK ENGINEERING OF MASSACHUSETTS, INC. IN DECEMBER 1997 AND FROM PLANS AND DEEDS OF RECORD.
- 2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VANASSE HANGEN BRUSTLIN, INC. IN OCTOBER AND NOVEMBER OF 2004.
- 3) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
- 4) ELEVATIONS SHOWN ARE BASED ON CITY OF SOMERVILLE DATUM.
- 5) THE PROPERTY FALLS WITHIN AN INDUSTRIAL PARK (IP) ZONING DISTRICT AS SHOWN ON THE "CITY OF SOMERVILLE, MASSACHUSETTS, ZONING MAP" DATED (AMENDED TO) DECEMBER 12, 1990. THE DIMENSIONAL REQUIREMENTS OF AN IP ZONE AT THE TIME OF THIS SURVEY ARE:

MINIMUM LOT SIZE	REQUIRED	EXISTING
	10,000 S.F.	311,421 S.F.
MAXIMUM BUILDING HEIGHT	45 FEET (3 STORIES)	N/A
MINIMUM FRONT YARD	15 FEET	15.3'
MINIMUM SIDE YARD	N/A	N/A
MINIMUM REAR YARD	15 FEET	15.3'
MINIMUM FRONTAGE	N/A	N/A
- 6) THE UTILITY INVERT ELEVATIONS ARE LISTED IN A CLOCKWISE DIRECTION WITH THE OUTLET INVERT LISTED LAST.

Drawing Number
Sv-1(A)

Sheet of
1 of 1

Project Number
05733.01

Zoning Summary Chart

Zoning District(S):	Business A (BA) & Open Space (OS)		
Overlay District(S):	Planned Unit Development B (PUD-B)		
Zoning Regulation Requirements	Existing	Required ^(a)	Provided
MINIMUM PUD AREA	311,421 Square Feet	75,000 Square Feet	311,421 Square Feet
LOT AREA/ DWELLING UNIT	N/A	1,000 SF	4,125 SF
GROSS FLOOR AREA OF BUILDING FOOTPRINT	74,427 SF	No Req.	117,105 SF
MAXIMUM GROUND COVERAGE	23.9 %	65.0 %	37.6%
MINIMUM LANDSCAPE AREA ^(b)	22.6 %	18.3 %	17.5 %
PUD FRONT YARD SETBACK ^(c)	15.3 Feet (From McGrath)	15 Feet	15.3 Feet (From McGrath)
PUD SIDE YARD SETBACK (RIGHT) ^(c)	34.4 Feet	15 Feet	15.1 Feet
PUD SIDE YARD SETBACK (LEFT) ^(c)	178.3 Feet	15 Feet	21.5 Feet
PUD REAR YARD SETBACK ^(c)	392.8 Feet (From Cross)	15 Feet	N/A
PUD RESIDENTIAL SETBACK	392.8 Feet	15 Feet	15.5 Feet
RA DISTRICT REAR YARD SETBACK ^(e)	N/A	14 Feet	21.7 Feet
RA DISTRICT RESIDENTIAL SETBACK ^(e)	N/A	15 Feet	21.8 Feet ^(d)
MAXIMUM FLOOR AREA RATIO	0.26	3.0	0.45
MAXIMUM BUILDING HEIGHT	28 Feet	100/ 40 Feet ^(f)	39.5 Feet
MAXIMUM BUILDING STORIES	2 Stories	7/ 3 Stories ^(f)	3 Stories
MINIMUM USEABLE OPEN SPACE (50% OF LANDSCAPE AREA)	70,446 SF	50% OF REQ. 20% MIN. LANDSCAPE AREA (31,142 SF)	43,723 SF

(a) REFLECTS THE DESIGN WAIVERS REQUESTED IN THE PUD MASTER PLAN REVISION APPLICATION DATED SEPTEMBER 29, 2014
 (b) INCLUDES COURTYARD AREA ABOVE PARKING GARAGE
 (c) APPLIES ONLY TO PERIMETER OF PUD
 (d) PROPOSED BUILDING STOOPS PROJECT 0.3 FEET INTO REQUIRED 15 FOOT RA DISTRICT RESIDENTIAL SETBACK
 (e) LIMITS OF PUD DO NOT INCLUDE THE PORTION OF CROSS STREET EAST TO BE DISCONTINUED BY THE CITY OF SOMERVILLE; DIMENSIONAL REQUIREMENTS FOR THE BA ZONING DISTRICT APPLY TO DISCONTINUED PORTION
 (f) WITHIN 30 FEET OF AN RA ZONING DISTRICT, ANY STRUCTURE OR PORTION OF A STRUCTURE SHALL BE LIMITED TO 3 STORES AND 40 FEET IN HEIGHT

Parking Summary Chart

Description	Size		Spaces		Provided
	Required	Provided	Existing	Required	
STANDARD SPACES	9 x 18	9 x 18	297	267	305
COMPACT SPACES (20% ALLOWED)	8 x 16	8 x 16	42	-	74
ELECTRIC VEHICLE SPACES	9 x 18	9 x 18	0	2	2
STANDARD ACCESSIBLE SPACES *	8 x 18	8 x 18	16	8	14
VAN ACCESSIBLE SPACES	8 x 18	8 x 18	-	2	3
TOTAL SPACES			355	279	398
LOADING BAYS	12X30	12X30	5	6	6

* ADA/STATE/LOCAL REQUIREMENTS

Residential Parking Requirements:

STUDIO UNITS	16 UNITS	x	1 SPACE / UNIT	=	16 SPACES
1 & 2 BEDROOM UNITS	53 UNITS	x	1.5 SPACES / UNIT	=	80 SPACES
3 BEDROOM UNITS	6 UNITS	x	2 SPACES / UNIT	=	12 SPACES
VISITOR	75 UNITS	x	1 SPACE / 6 UNITS	=	13 SPACES
	TOTAL PARKING REQUIRED =				121 SPACES

Supermarket Parking Requirements:

RETAIL*	73,763 SF	x	1 SPACES / 500	=	148 SPACES
MEZZANINE*	7,340 SF	x	1 SPACES / 1,000	=	8 SPACES
	TOTAL PARKING REQUIRED =				156 SPACES

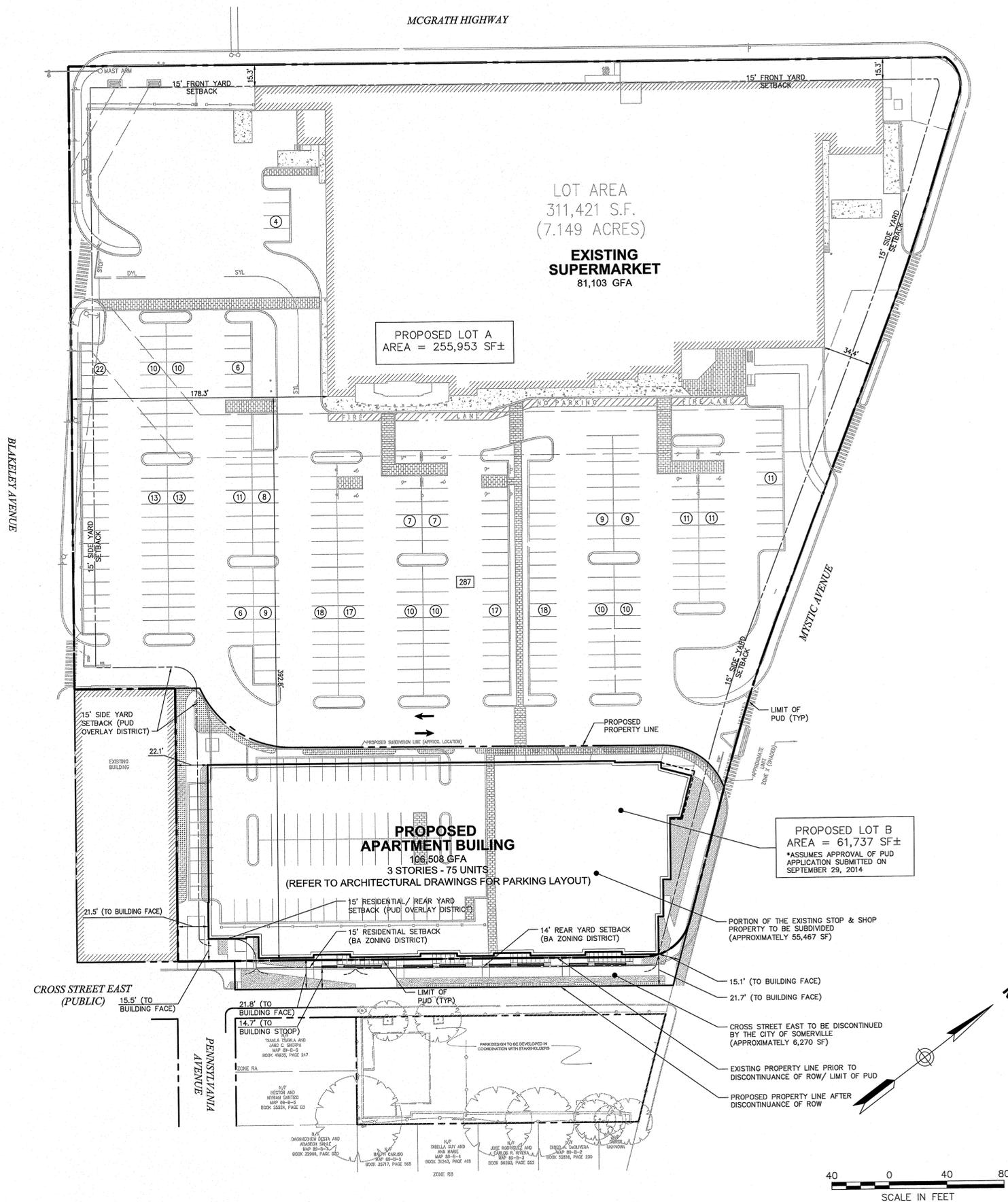
*PARKING REQUIREMENT BASED ON APPROVED PUD

Bicycle Parking Requirements:

RETAIL	20 SPACES + 1 SPACE FOR EVERY 20 PARKING SPACES ABOVE 200 =	25 BIKE SPACES
RESIDENTIAL	1 SPACE/ FIRST 7 UNITS + 1 SPACE FOR EVERY 3 ADDITIONAL UNITS =	24 BIKE SPACES
	TOTAL PARKING REQUIRED = 49 BIKE SPACES	

NOTES:

- FOR GRADING DETAIL SEE LANDSCAPE, MATERIALS, LAYOUT, GRADING & PLANTING PLAN (SHEET L-1).
- FOR GARAGE PARKING LAYOUT SEE ARCHITECTURAL PLANS (SHEET A100-A102).



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GROUNDVIEW
 landscape architecture
 urban design
 5 Dell Street
 Somerville, MA 02145
 617/548.9688

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 phone: 978.989.9900 www.cube3studio.com

No.	Revised	Per City Comments	Date	Appr.
1	12/29/2014	CPN		

Designed by JRM Drawn by JRM Checked by KSS
 CAD checked by Approved by CPN
 Scale 1"=40' Date October 1, 2014
 Project Title

Proposed Residential Development
 60-70 Cross Street East
 Somerville, Massachusetts
 Issued for
Special Permit with Site Plan Review

Not Approved for Construction
 Drawing Title
Overall Site Plan

Drawing Number
C-2
 Sheet 2 of 5
 Project Number 12109.00
 12/29/14
 CONOR P. NAGLE
 CIVIL ENGINEER
 REG. NO. 46302
 PROFESSIONAL ENGINEER



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GROUNDVIEW

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Proposed Residential Development

60-70 Cross Street East
 Somerville, Massachusetts

Issued for
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Not Approved for Construction
 Drawing Title

**Drainage, Utility
 & Erosion Control
 Plan**

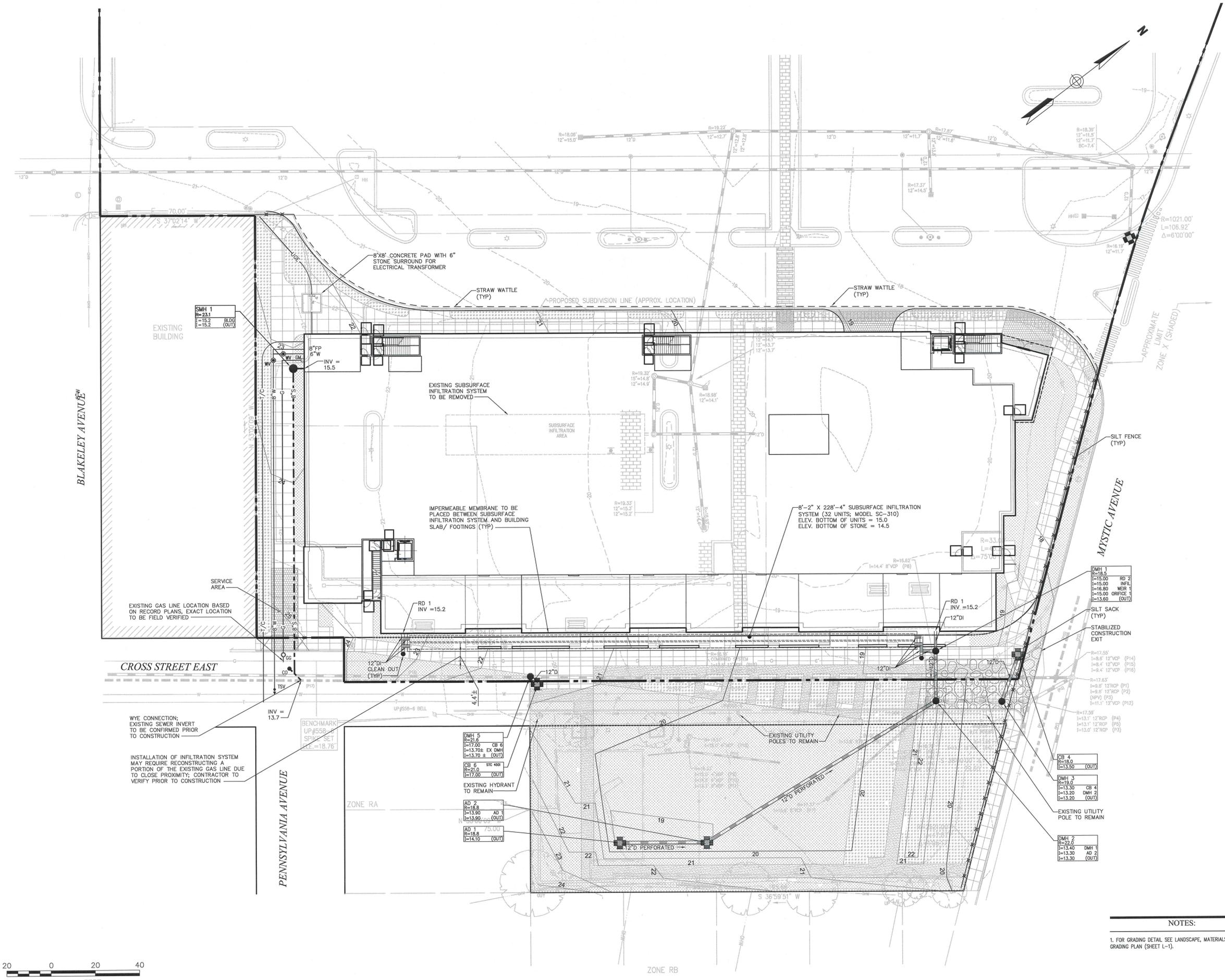
Drawing Number

C-3

Sheet 3 of 5

Project Number
 12109.00

12109_PLOT.DWG



NOTES:

1. FOR GRADING DETAIL SEE LANDSCAPE, MATERIALS, LAYOUT & GRADING PLAN (SHEET L-1).



Saved Thursday, October 2, 2014 1:36:20 AM GROUNDVIEW Plotted Thursday, October 2, 2014 8:26:53 AM groundview

\\SERVER\PUBLIC\GROUNDVIEW\PROJECTS\46_CROSS\CAD\VL-EX

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No.	Revision	Date	Appr.

Designed by <i>ed</i>	Drawn by <i>ed</i>	Checked by <i>ed</i>
CAD checked by <i>ed</i>	Approved by <i>ed</i>	
Scale 1"=20'	Date October 1, 2014	
Project Title		

Proposed Residential Development

60-70 Cross Street East
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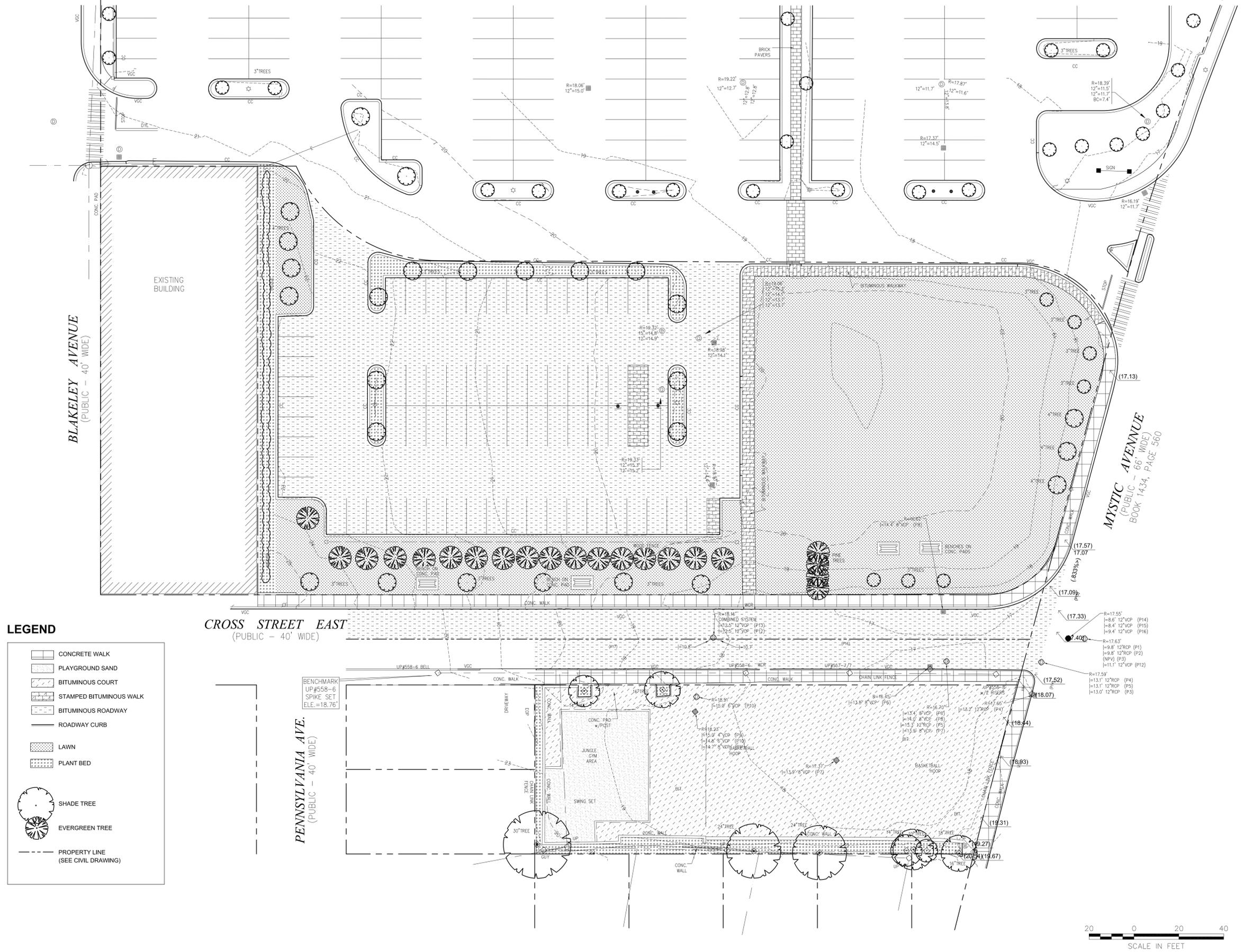
Existing Landscape Plan

Drawing Number

L-0

Sheet of 14

Project Number 12109.00



LEGEND

- CONCRETE WALK
- PLAYGROUND SAND
- BITUMINOUS COURT
- STAMPED BITUMINOUS WALK
- BITUMINOUS ROADWAY
- ROADWAY CURB
- LAWN
- PLANT BED
- SHADE TREE
- EVERGREEN TREE
- PROPERTY LINE (SEE CIVIL DRAWING)



