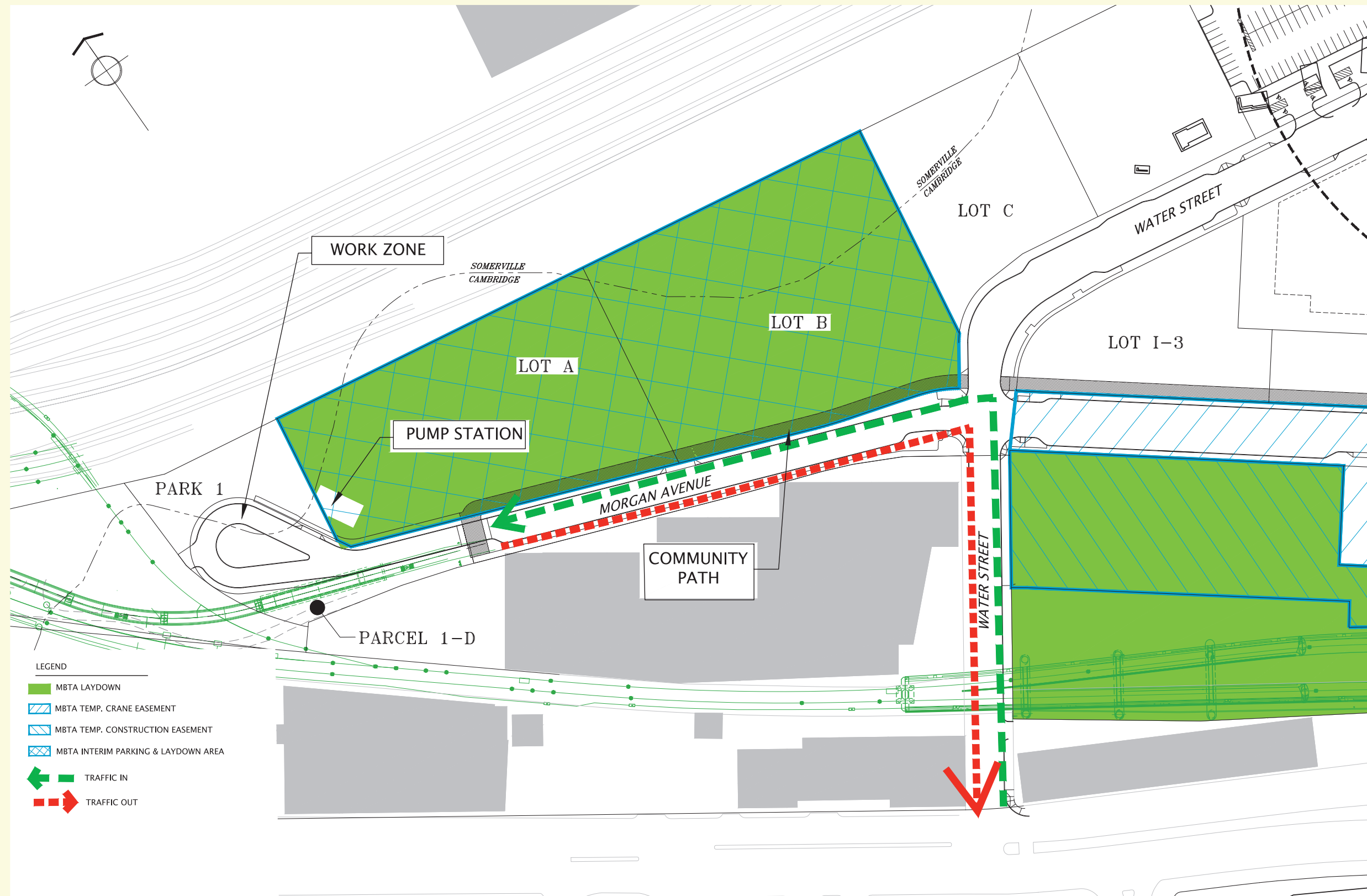


CAMBRIDGE CROSSING

Boston, Cambridge and Somerville, MA



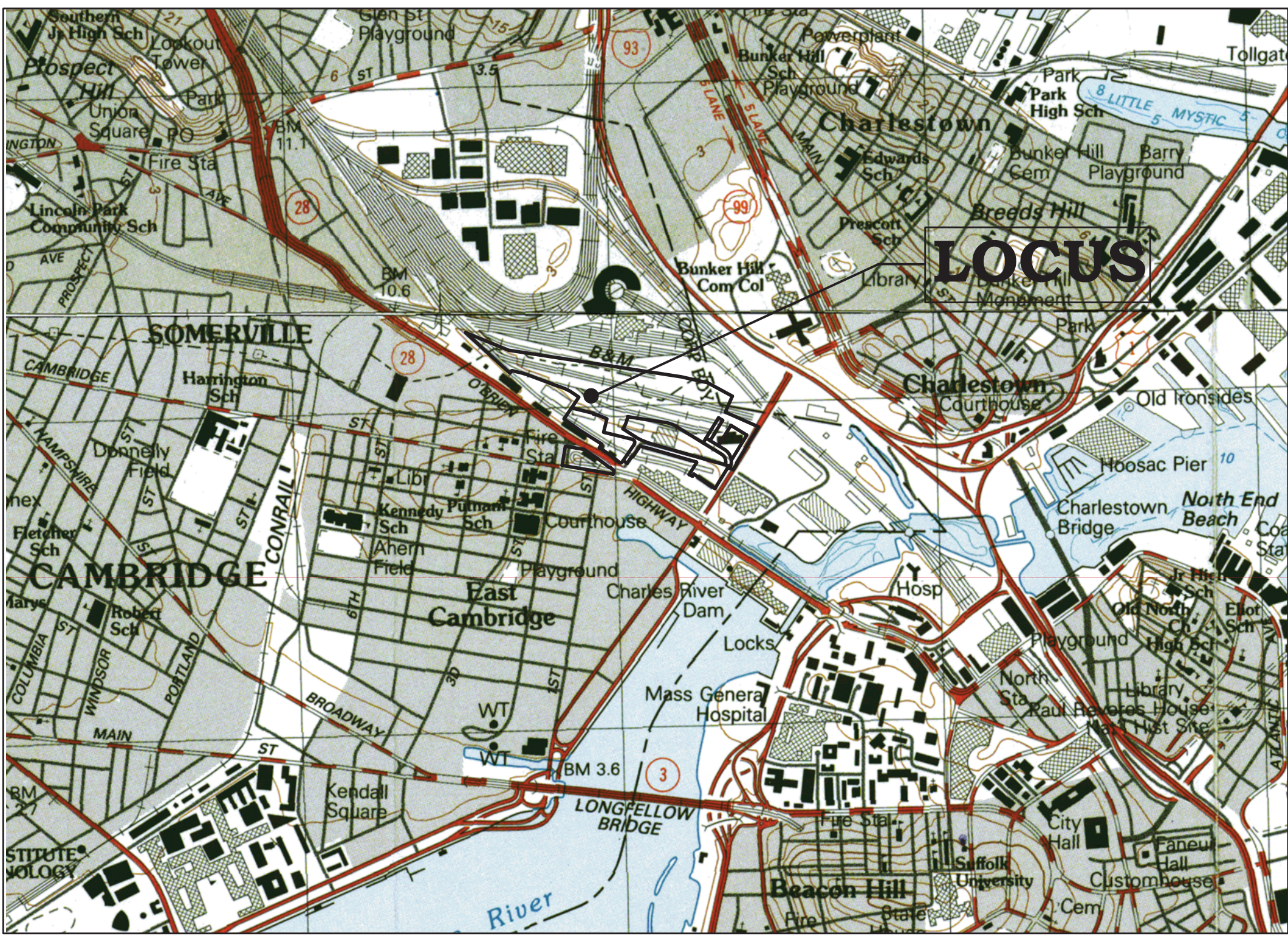
CAMBRIDGE CROSSING THOROUGHFARE MORGAN AVENUE IN SOMERVILLE, MASSACHUSETTS (Middlesex County)

OWNER/APPLICANT

DW NP Property, LLC
200 State Street, 12th Floor
Boston, MA 02109

CIVIL ENGINEER AND SURVEYOR

Beals and Thomas, Inc.
Reservoir Corporate Center
144 Turnpike Road
Southborough, Massachusetts 01772



Locus Map
Scale: 1" = 2083'



SHEET INDEX

	Cover Sheet
1.0	Notes, References and Legend
2.0	Index Plan
3.0	Layout and Materials
4.0	Pavement Marking and Signage
5.0	Grading and Drainage
6.0	Utilities
7.0	Roadway Plan and Profile
8.0	Roadway Details
L1.01	Landscape Layout, Lighting and Planting
L2.01	Landscape Details

GENERAL NOTES

THE CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL ALSO PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE SAME, AND COORDINATE WITH THE ENGINEER AS REQUIRED.

CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.

LIMIT OF WORK SHALL BE EROSION CONTROL BARRIERS, LIMIT OF GRADING AND SITE PROPERTY LINES AND/OR AS INDICATED ON DRAWINGS.

PORTIONS OF THE ROADWAY, SIDEWALK AND ROADSIDE AREA DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO THEIR CONDITIONS PRIOR TO DISTURBANCE.

CONTRACTOR TO VERIFY UTILITY STUB LOCATIONS AND ELEVATIONS IN THE FIELD PRIOR TO COMMENCING WORK.

ANY ALTERATION TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE CONTRACTOR ON RECORD DOCUMENTS.

ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.

EXISTING TREES AND SHRUBS OUTSIDE THE LIMITS OF GRADING SHALL BE REMOVED ONLY UPON PRIOR APPROVAL OF THE OWNER.

FOR DRAWING LEGIBILITY, ALL EXISTING TOPOGRAPHIC FEATURES, EXISTING UTILITIES, PROPERTY BOUNDARIES, EASEMENTS, ETC. MAY NOT BE SHOWN ON ALL DRAWINGS. REFER TO ALL REFERENCED DRAWINGS AND OTHER DRAWINGS IN THIS SET FOR ADDITIONAL INFORMATION.

ALL EXCAVATORS OR CONTRACTORS MUST REFER TO 520 CMR 14.00 TO OBTAIN A TRENCH PERMIT PRIOR TO ANY CONSTRUCTION RELATED TRENCHES ON SITE.

TRUCK IDLING IS PROHIBITED. TRUCK ENGINES SHOULD BE TURNED OFF WHEN A DRIVER LEAVES THE VEHICLE AND THERE SHALL BE NO IDLING FOR MORE THAN 5 MINUTES.

TRUCKS AND EQUIPMENT MAY ONLY BE OPERATED DURING APPROVED HOURS IN ACCORDANCE WITH CITY OF CAMBRIDGE NOISE ORDINANCE (WEEKDAYS 7:00 AM TO 5:00 PM, WEEKENDS 9:00 AM TO 5:00 PM). TRUCKS MAY NOT BE STAGED ON ROADWAYS (OR EQUIVALENT).

LAYOUT AND MATERIALS NOTES

ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.

COORDINATE THE LOCATION OF ALL SITE LIGHT STANDARDS WITH IMPROVEMENTS SHOWN ON THESE DRAWINGS.

CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS TO THE OWNER AND THE ENGINEER FOR RESOLUTION.

DIMENSIONS OF PARKING SPACES AND DRIVEWAYS ARE FROM FACE OF CURB TO FACE OF CURB.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN SITE PLAN DIMENSIONS BEFORE PROCEEDING WITH ANY PORTION OF SITE WORK WHICH MAY BE AFFECTED SO THAT PROPER ADJUSTMENTS TO THE SITE LAYOUT CAN BE MADE IF NECESSARY.

PROTECT EXISTING PROPERTY MONUMENTS AND ADJUTING PROPERTIES DURING CONSTRUCTION ACTIVITIES.

PROTECT EXISTING MONITORING WELLS, UNLESS OTHERWISE APPROVED BY THE OWNER.

EROSION CONTROL AND SEDIMENTATION NOTES

AN EROSION CONTROL BARRIER SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED DEVELOPMENT AS INDICATED IN THE PLAN PRIOR TO THE COMMENCEMENT OF DEMOLITION OR CONSTRUCTION OPERATIONS.

CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES DURING ENTIRE CONSTRUCTION PERIOD.

ANY SEDIMENT TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY.

ALL STOCKPILE AREAS SHALL BE LOCATED WITHIN LIMIT OF WORK LINE AND STABILIZED TO PREVENT EROSION.

ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFF SITE.

PROVIDE CRIBBING AS NECESSARY TO PROTECT EXISTING UTILITY LINES DURING CONSTRUCTION.

SITE ELEMENTS TO REMAIN MUST BE PROTECTED FOR DURATION OF PROJECT.

ADDITIONAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.

ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS.

TEMPORARY DIVERSION DITCHES, PERMANENT DITCHES, CHANNELS, EMBANKMENTS AND ANY DENUDEED SURFACE WHICH WILL BE EXPOSED FOR A PERIOD OF ONE MONTH OR MORE SHALL BE CONSIDERED CRITICAL VEGETATION AREAS. THESE AREAS SHALL BE MULCHED WITH STRAW. MULCH SHALL BE SPREAD UNIFORMLY IN A CONTINUOUS BLANKET OF SUFFICIENT THICKNESS TO COMPLETELY HIDE THE SOIL FROM VIEW.

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS DURING CONSTRUCTION TO INSURE THAT CHANNELS, DITCHES AND PIPES ARE CLEAR OF DEBRIS AND THAT THE EROSION CONTROL BARRIERS ARE INTACT.

DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNER OR HIS REPRESENTATIVE.

SILT SACKS SHALL BE INSTALLED IN ALL EXISTING DOWNSTREAM DRAIN INLETS PRIOR TO CONSTRUCTION ACTIVITIES AND PRIOR TO PERMANENT PAVEMENT TO CONTROL SILTATION.

ADDITIONAL STRAW BALES SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER OR HIS REPRESENTATIVE.

CLEAN AND MAINTAIN EROSION CONTROL BARRIER AS REQUIRED DURING CONSTRUCTION OPERATIONS TO ENSURE ITS CONTINUED FUNCTIONALITY.

GRADING AND UTILITY NOTES

UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES, ARE APPROXIMATE AND ASSUMED. BEFORE COMMENCING SITE WORK IN ANY AREA, CONTACT THIS SAFE AT 1-888-344-7233 TO ACCURATELY LOCATE UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE DONE UNTIL UTILITY COMPANIES ARE PROPERLY NOTIFIED IN ADVANCE.

ALL SITE WORK SHALL MEET OR EXCEED THE SITE WORK SPECIFICATIONS PREPARED FOR THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK WHICH WOULD BE AFFECTED.

ALL WORK PERFORMED AND ALL MATERIALS FURNISHED SHALL CONFORM WITH THE LINES, GRADES AND OTHER SPECIFIC REQUIREMENTS OR SPECIFICATIONS OF THE CITY DPW AND WATER DEPARTMENT.

AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS. PITCH EVENLY BETWEEN SPOT GRADES. GRADE ALL AREAS TO DRAIN.

THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES, AS REQUIRED. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE OWNER AND ENGINEER FOR RESOLUTION.

ALL UTILITY COVERS, GRATES, ETC. SHALL BE ADJUSTED TO BE FLUSH WITH THE PAVEMENT FINISH GRADE UNLESS OTHERWISE NOTED. RIM ELEVATIONS OF SANITARY SEWER MANHOLES ARE APPROXIMATE.

INSTALL ALL UTILITIES (INCLUDING CONCRETE PADS) PER UTILITY COMPANY AND DPW STANDARDS.

ALL SANITARY SEWER PIPE SHALL BE SDR-35 PVC UNLESS OTHERWISE NOTED.

CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER AND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY DAMAGE TO THESE FACILITIES RESULTING FROM CONSTRUCTION LOADS WILL BE RESTORED TO ORIGINAL CONDITION.

ELECTRIC CONNECTION LOCATIONS AND ROUTING ARE SUBJECT TO REVIEW AND APPROVAL BY APPROPRIATE UTILITY COMPANIES.

ABANDON EXISTING UTILITY SERVICES ON SITE ACCORDING TO UTILITY COMPANY AND CITY REQUIREMENTS.

EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.

PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/8" PER FOOT UNLESS SPECIFIED. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONTINUING WORK.

THE CONTRACTOR SHALL SCHEDULE HIS WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PUDDLING. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED CURBS MAY RETAIN RUNOFF PRIOR TO APPLICATION OF THE FINISH SUBGRADE AND/OR SURFACE PAVING. PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.

UNLESS OTHERWISE INDICATED, ABANDONED EXISTING UTILITY LINES SHALL BE CAPPED AND ABANDONED IN PLACE UNLESS THEY CONFLICT WITH PROPOSED IMPROVEMENTS. CAP REMAINING PORTIONS WHERE PARTIALLY REMOVED.

LEGEND AND ABBREVIATIONS

EXISTING	PROPOSED	EXISTING	PROPOSED

TRAFFIC SIGN SUMMARY			
M.U.T.C.D. NUMBER	SPECIFICATIONS		DESCRIPTION
	WIDTH	HEIGHT	
R5-1	30"	30"	
R4-7	24"	30"	

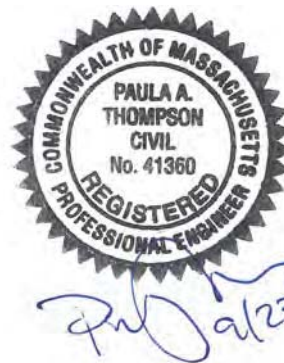
NOTE:
THE MINIMUM MOUNTING HEIGHT OF POST MOUNTED SIGNS SHALL BE SEVEN (7) FEET UNLESS OTHERWISE SHOWN ON THE PLANS.

TRAFFIC STRIPING ABBREVIATIONS	
ABBREVIATION	DESCRIPTION
SWEL	SINGLE WHITE EDGE LINE
DYCL	DOUBLE YELLOW CENTER LINE -- (2) 4"
CW	24" SOLID WHITE LINES, 4' O.C.
BYL	12" SOLID WHITE LINES, 3' O.C. (SOMERVILLE ONLY)
	BROKEN YELLOW LINE, 3' LONG, 9' O.C.

PREPARED FOR:

DW NP
PROPERTY, LLC

200 State Street, 12th Floor
Boston, MA 02109



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0	06/20/2019	DESIGN AND SITE PLAN
ISSUE DATE		DESCRIPTION
FDW/PAT	EAV	FDW/PAT
DES	DWN	CHK'D
		PAT
		APP'D

PROJECT:

CAMBRIDGE CROSSING
THOROUGHFARE
MORGAN AVENUE
IN SOMERVILLE, MA
(MIDDLESEX COUNTY)

SCALE: N/A DATE: JUNE 20, 2019

NOTES, REFERENCES
AND LEGEND

B+T JOB NO. 2084.02

B+T PLAN NO.
208402P1251-006

1.0

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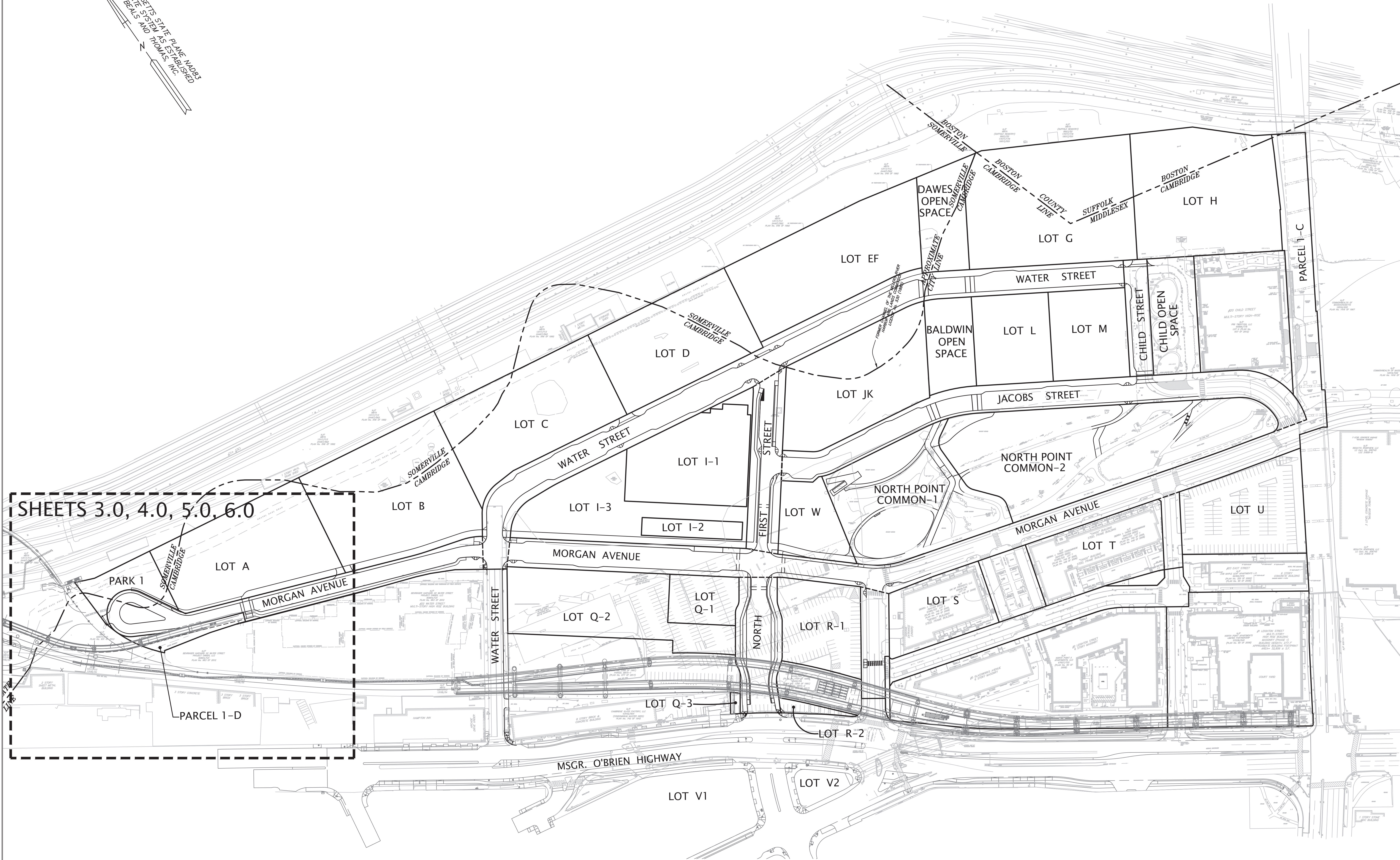
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MASSACHUSETTS STATE PLANE 1983
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Reservoir Corporate Center
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T 508.366.0560 | www.bealsandthomas.com

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0	06/20/2019	DESIGN AND SITE PLAN	
FDW/PAT	EAV	FDW/PAT	PAT
DES	DWN	CHK'D	APP'D

PROJECT:
**CAMBRIDGE CROSSING
THOROUGHFARE
MORGAN AVENUE
IN SOMERVILLE, MA
(MIDDLESEX COUNTY)**

SCALE: 1" = 80' DATE: JUNE 20, 2019



INDEX PLAN

B+T JOB NO. 2084.02
B+T PLAN NO. 208402P126H-002

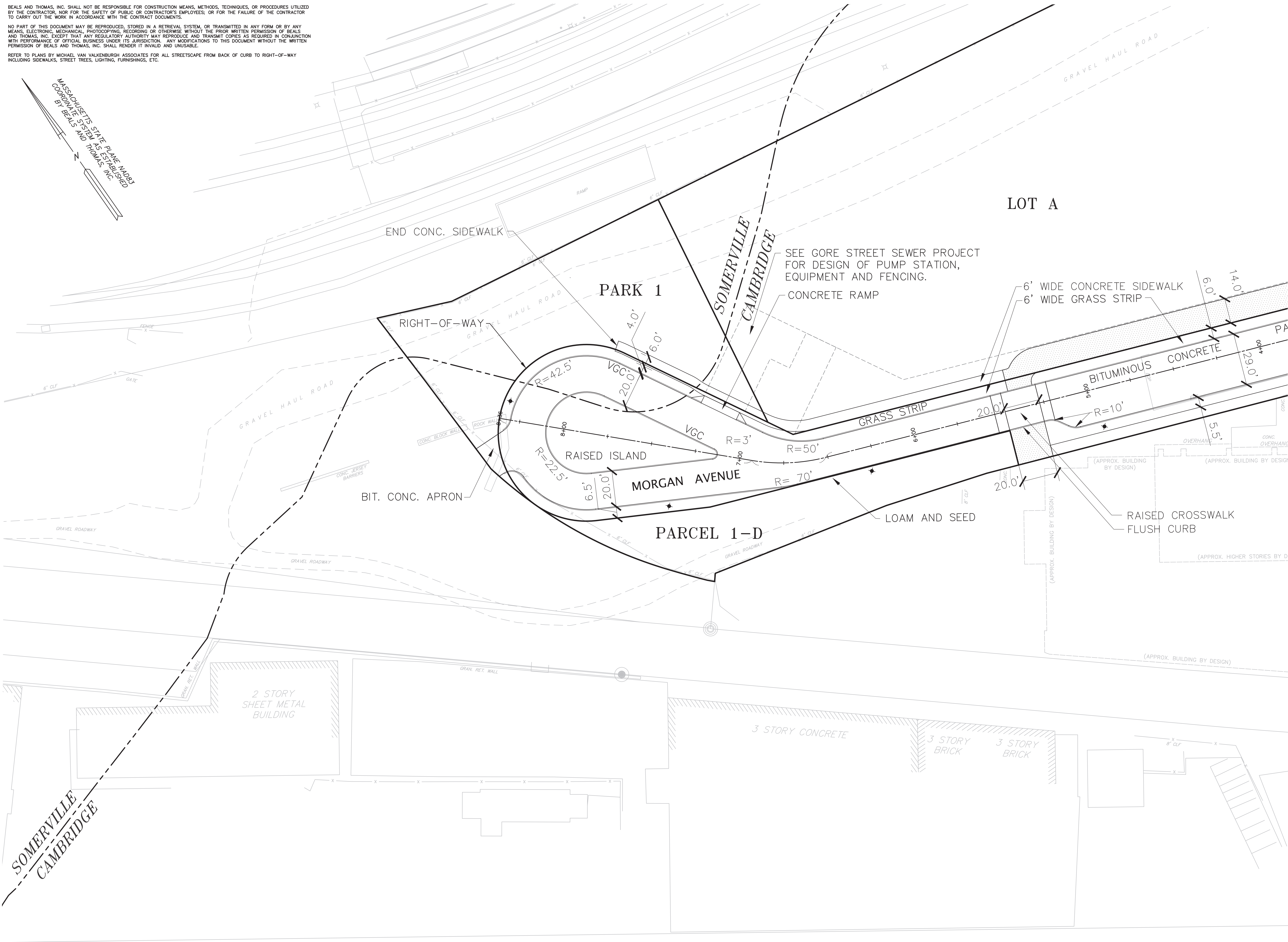
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REFER TO PLANS BY MICHAEL VAN VALKENBURGH ASSOCIATES FOR ALL STREETScape FROM BACK OF CURB TO RIGHT-OF-WAY INCLUDING SIDEWALKS, STREET TREES, LIGHTING, FURNISHINGS, ETC.



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PAULA A. THOMPSON
CIVIL ENGINEER
NO. 41560
PROFESSIONAL SEAL

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0	06/20/2019	DESIGN AND SITE PLAN
ISSUE DATE	DESCRIPTION	
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PROJECT:

**CAMBRIDGE CROSSING
THOROUGHFARE
MORGAN AVENUE
IN SOMERVILLE, MA**
(MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: JUNE 20, 2019

METERS
0 5 10 15
0 10 20 40 60
FEET

**LAYOUT AND
MATERIALS**

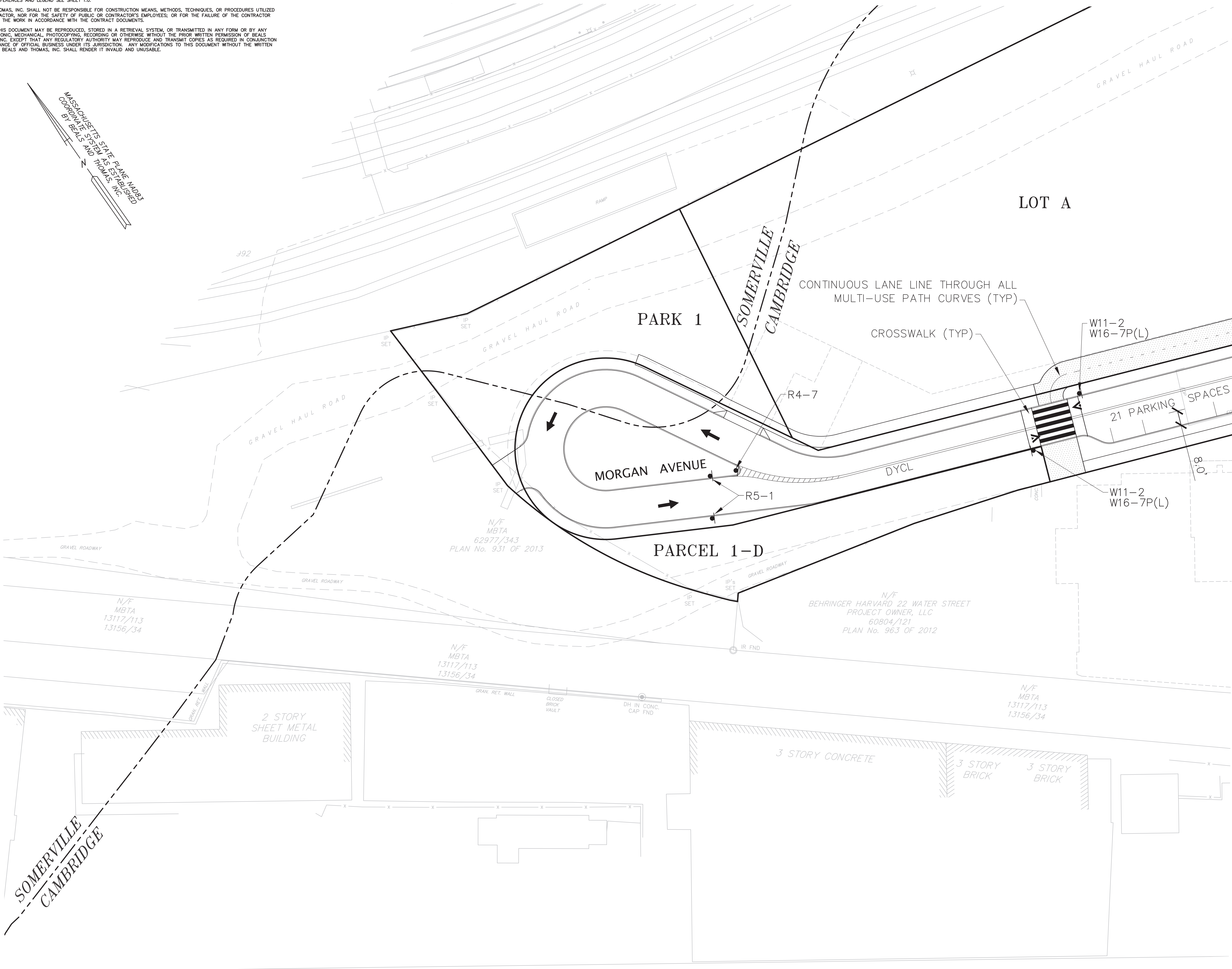
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B+T PLAN NO. 208402P129H-013	

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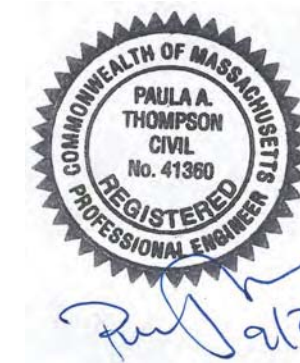
MASSACHUSETTS STATE PLANE NAD83
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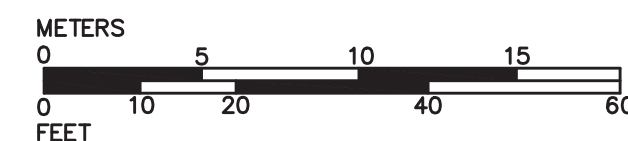
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		APP'D

PROJECT:

**CAMBRIDGE CROSSING
THOROUGHFARE
MORGAN AVENUE
IN SOMERVILLE, MA
(MIDDLESEX COUNTY)**

SCALE: 1" = 20' DATE: JUNE 20, 2019



PAVEMENT MARKING
AND SIGNAGE

B+T JOB NO. 2084.02

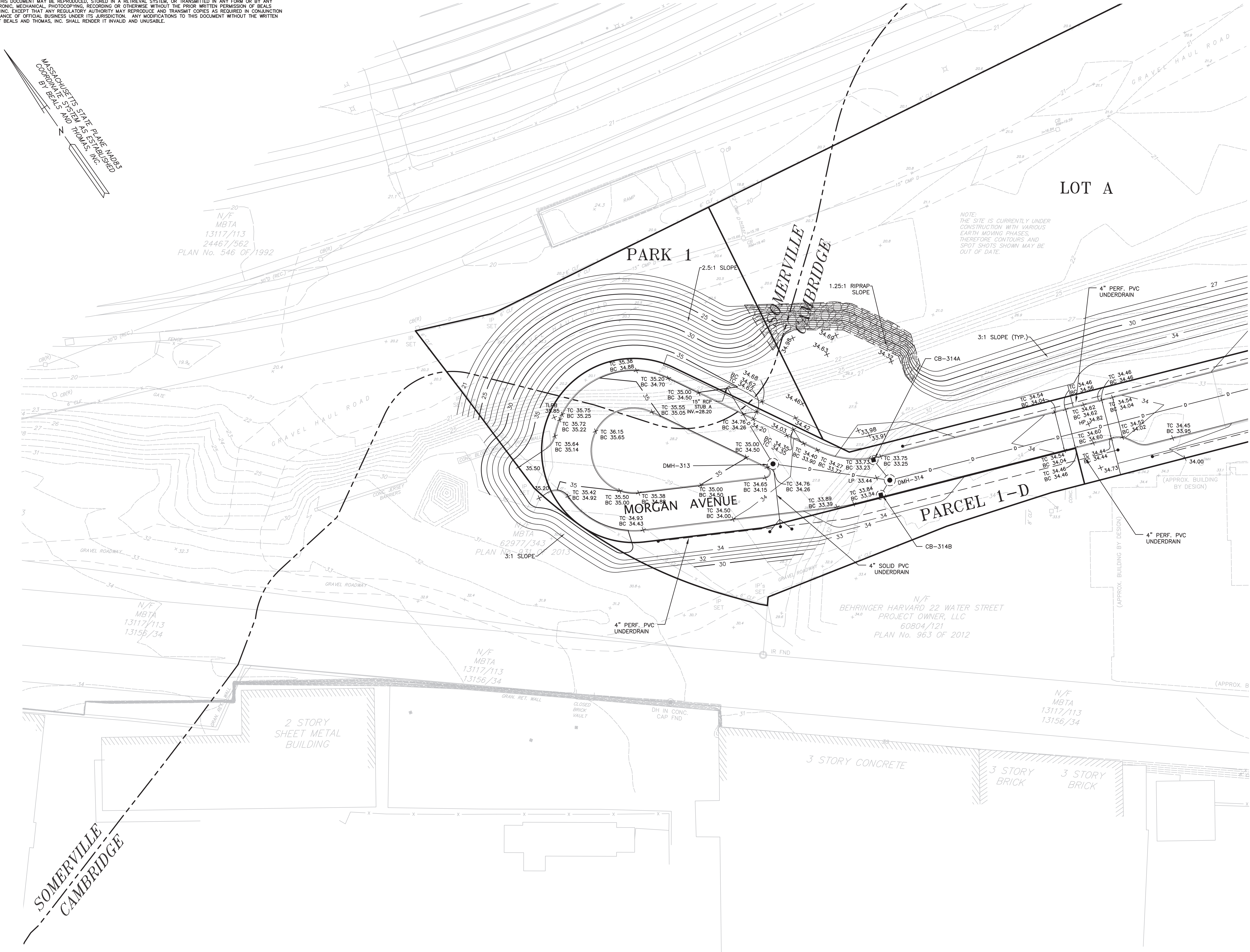
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208402P140H-006

4.0

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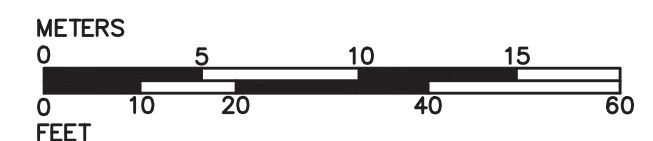
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0	06/20/2019	DESIGN AND SITE PLAN
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FDW/PAT	EAV	FDW/PAT
DES	DWN	CHK'D
		APP'D

PROJECT:
**CAMBRIDGE CROSSING
THOROUGHFARE
MORGAN AVENUE
IN SOMERVILLE, MA
(MIDDLESEX COUNTY)**

SCALE: 1" = 20' DATE: JUNE 20, 2019



**GRADING AND
DRAINAGE**

B+T JOB NO. 2084.02
B+T PLAN NO.
208402P130H-018
5.0

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N/F
MBTA
13117/113
24467/562
PLAN No. 546 OF 1992

N/F
MBTA
62977/343
PLAN No. 931 OF 2013

N/F
MBTA
13117/113
13156/34

N/F
MBTA
13117/113
13156/34

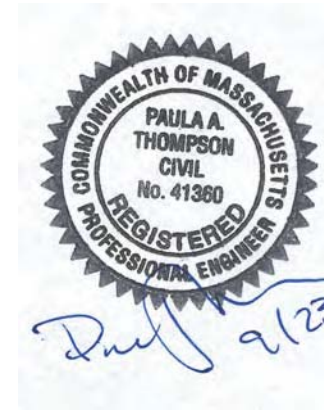
N/F
MBTA
13117/113
13156/34

NOTE:
THE SITE IS CURRENTLY UNDER
CONSTRUCTION WITH VARIOUS
EARTH MOVING PHASES,
THEREFORE CONTOURS AND
SPOT SHOTS SHOWN MAY BE
OUT OF DATE.

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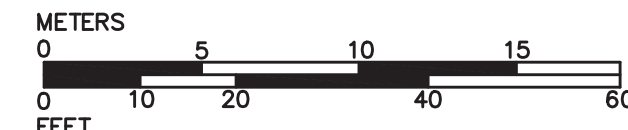
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Land Surveyors + Planners +
Environmental Specialists

BEALS AND THOMAS, INC.
Reservoir Corporate Center
144 Turnpike Road
Southborough, Massachusetts 01772-2104
T 508.366.0560 | www.bealsandthomas.com

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0	06/20/2019	DESIGN AND SITE PLAN
	ISSUE DATE	DESCRIPTION
FDW/PAT	EAV	FDW/PAT
DES	DWN	CHK'D
		APP'D

PROJECT:
**CAMBRIDGE CROSSING
THOROUGHFARE
MORGAN AVENUE
IN SOMERVILLE, MA**
(MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: JUNE 20, 2019

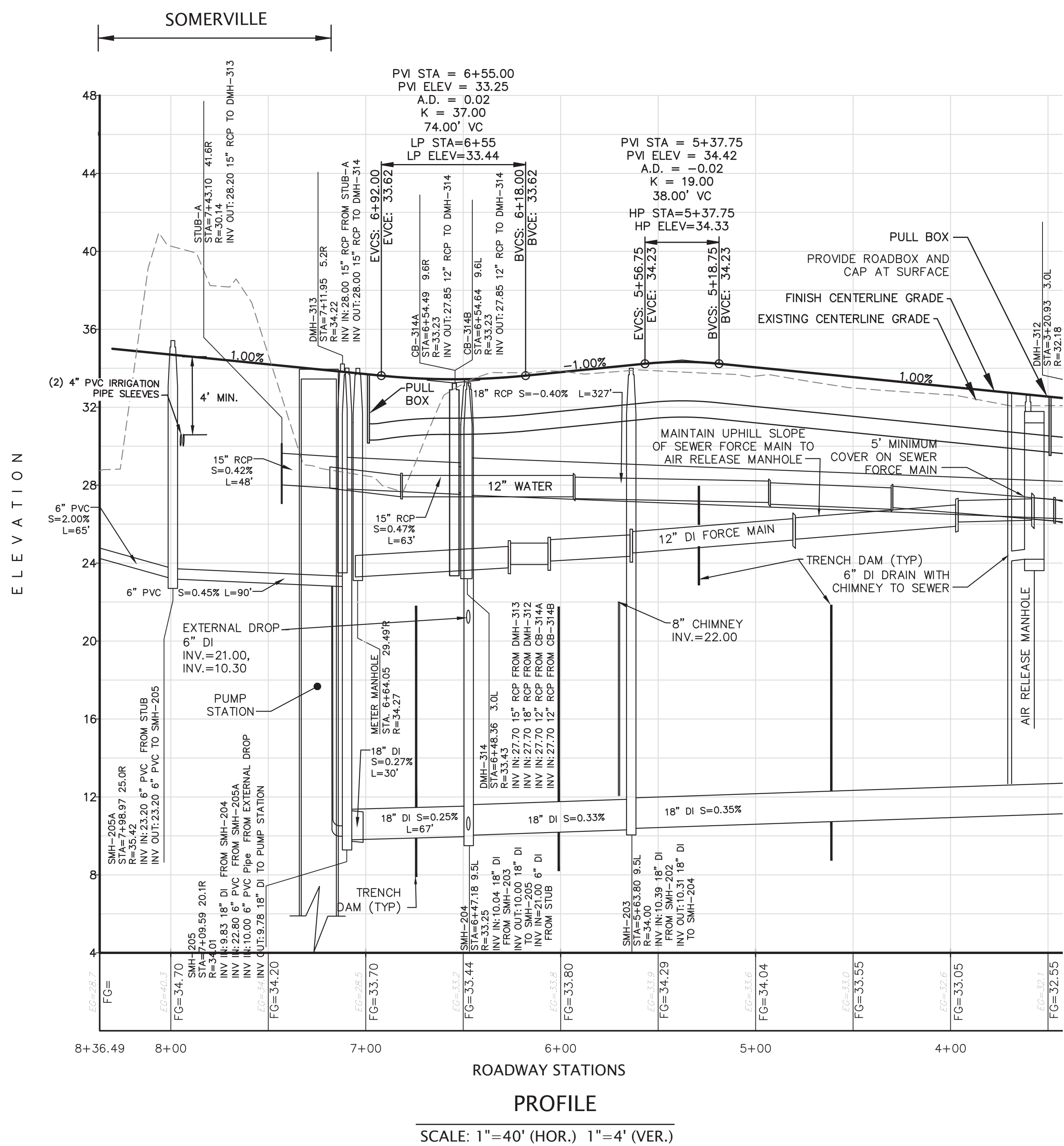
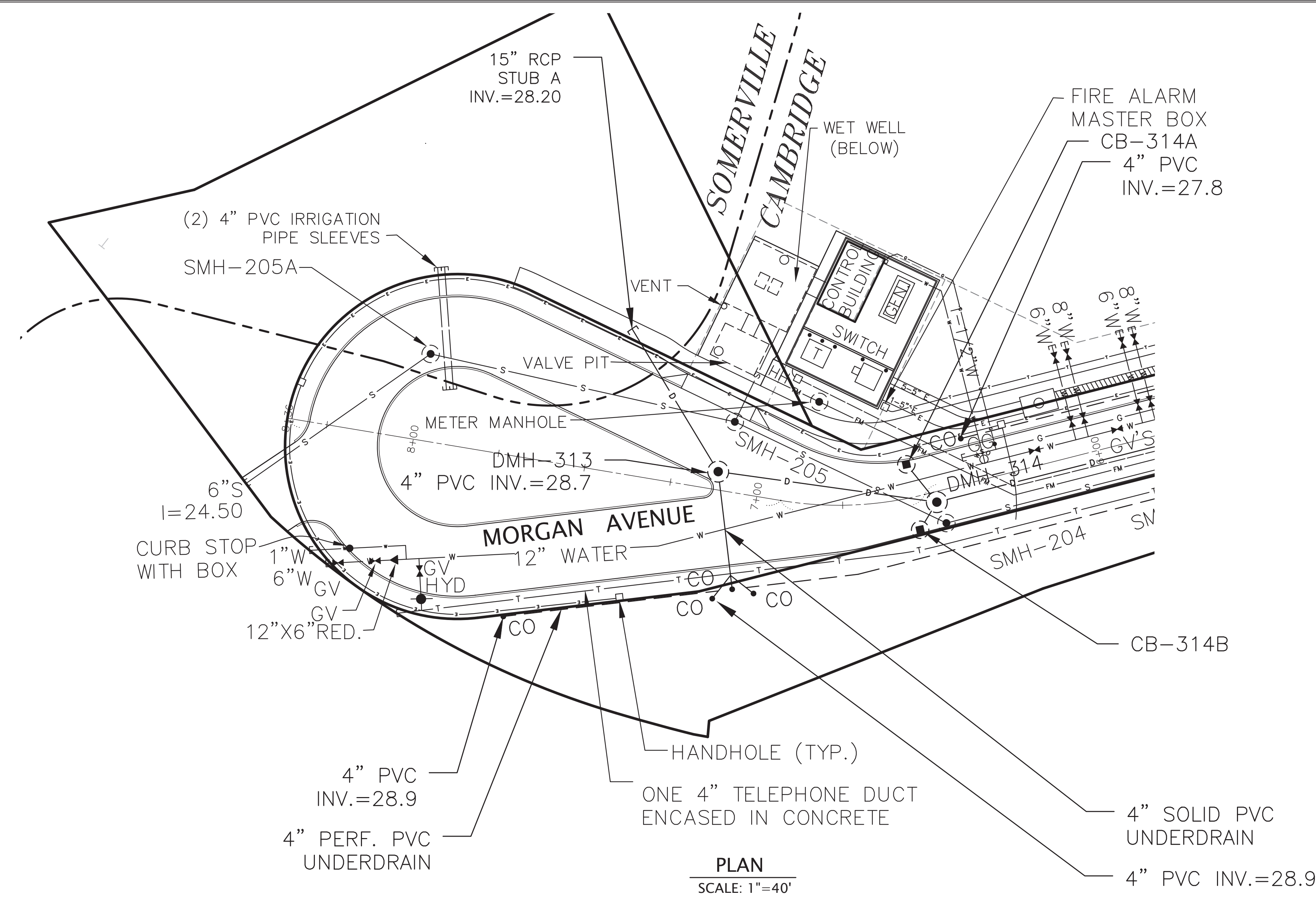


UTILITIES

B+T JOB NO. 2084.02
B+T PLAN NO.
208402P131H-031

6.0

MASSACHUSETTS STATE PLANE NAD83
COORDINATE SYSTEM AS ESTABLISHED
BY BEALS AND THOMAS, INC.



FOR NOTES, REFERENCES AND LEGEND SEE SHEET 1.0.

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PREPARED FOR:

DW NP
PROPERTY, LLC

200 State Street, 12th Floor
Boston, MA 02109

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4			
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0	06/20/2019	DESIGN AND SITE PLAN	
ISSUE DATE	DESCRIPTION		
FDW/PAT	EAV	FDW/PAT	PAT
DES	DWN	CHK'D	APP'D

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THOROUGHFARE
MORGAN AVENUE
IN SOMERVILLE, MA
(MIDDLESEX COUNTY)

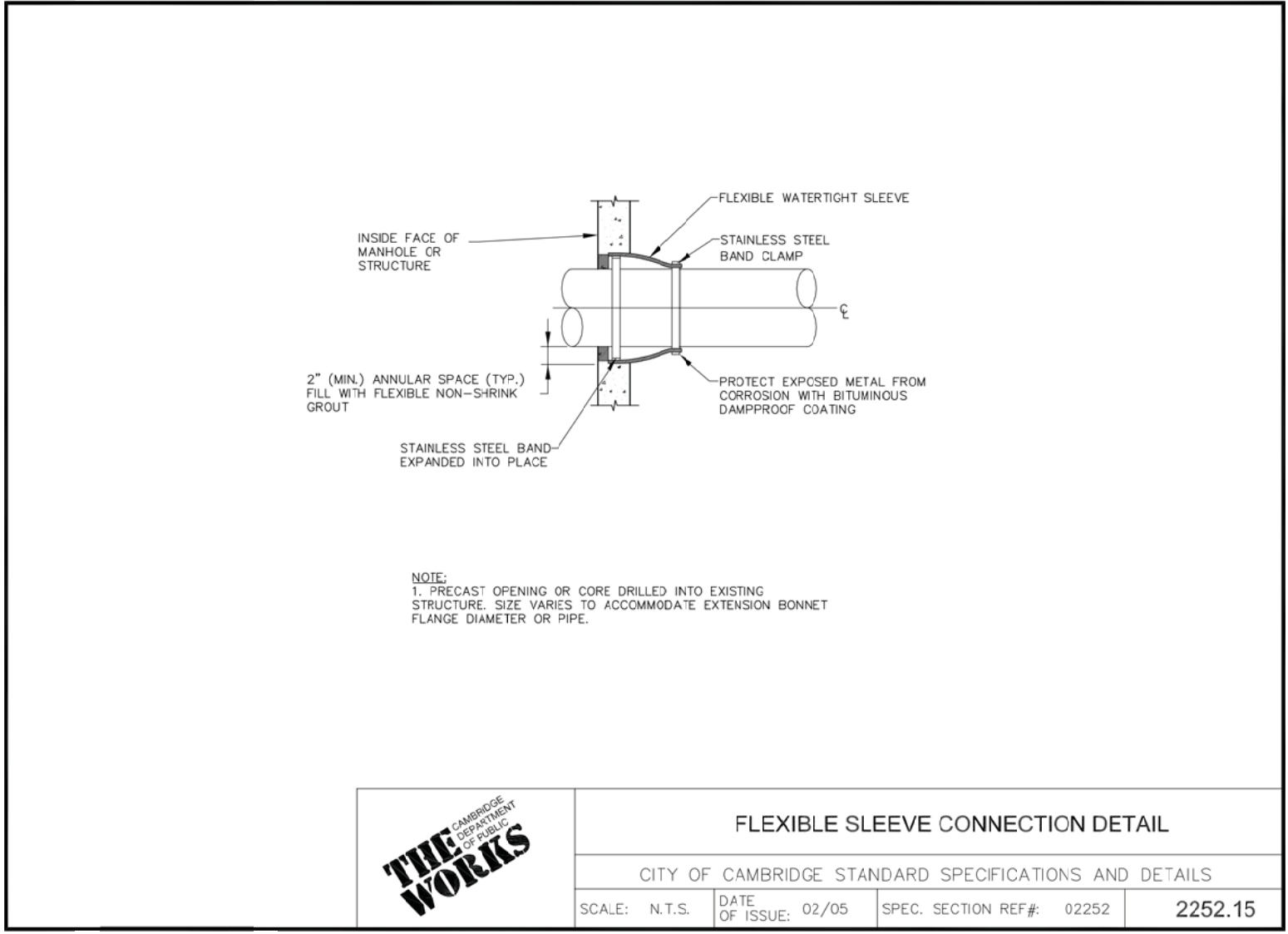
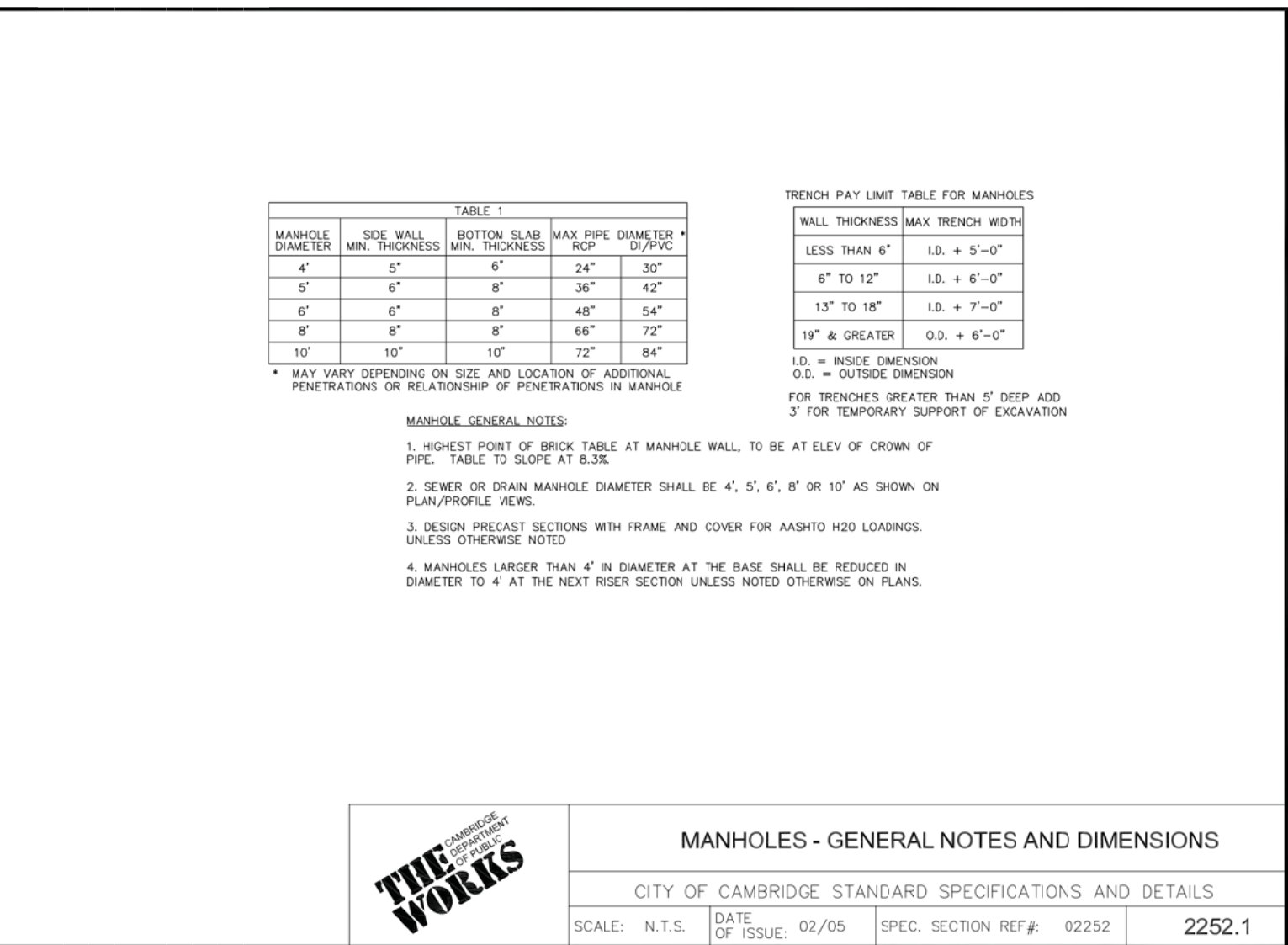
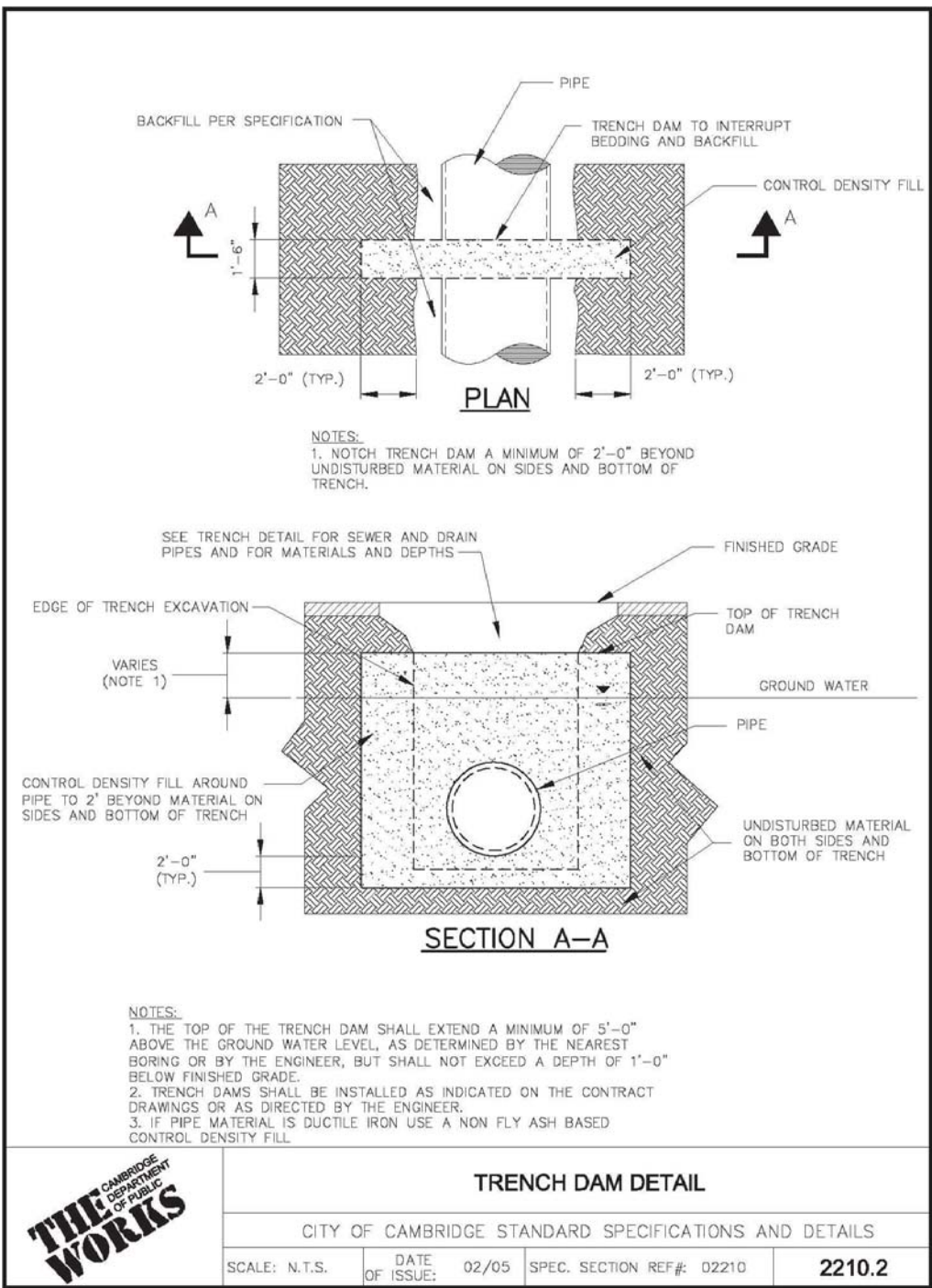
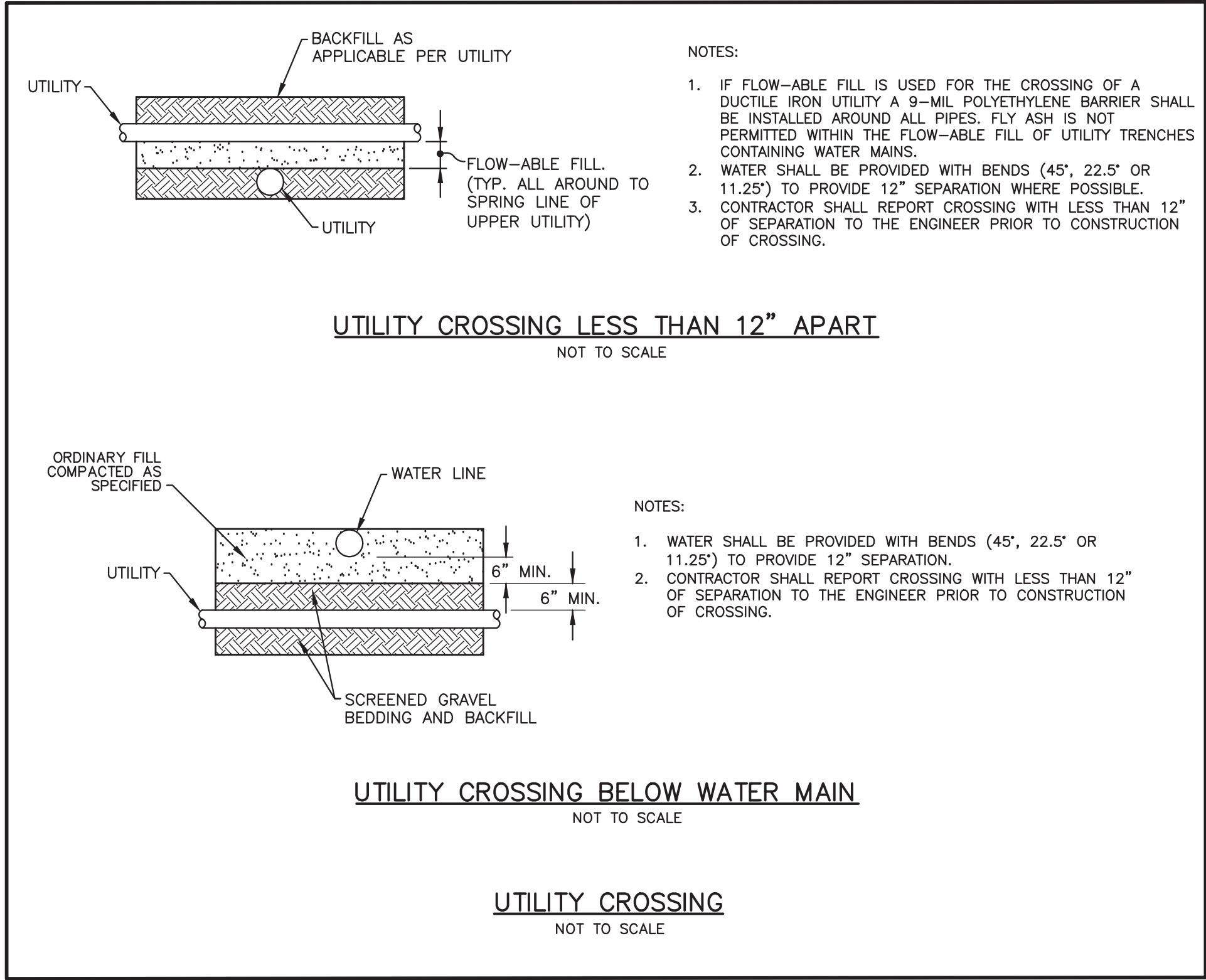
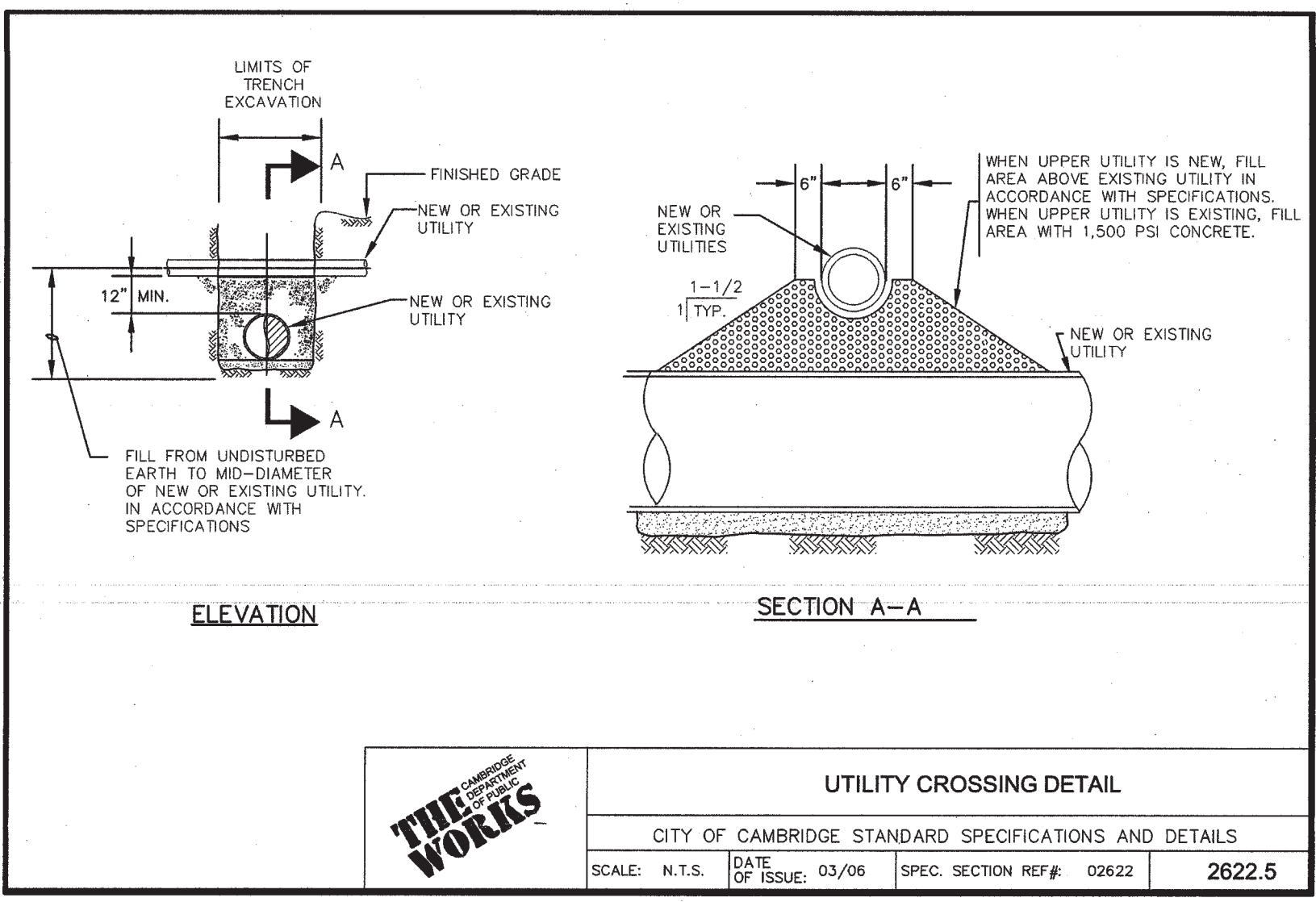
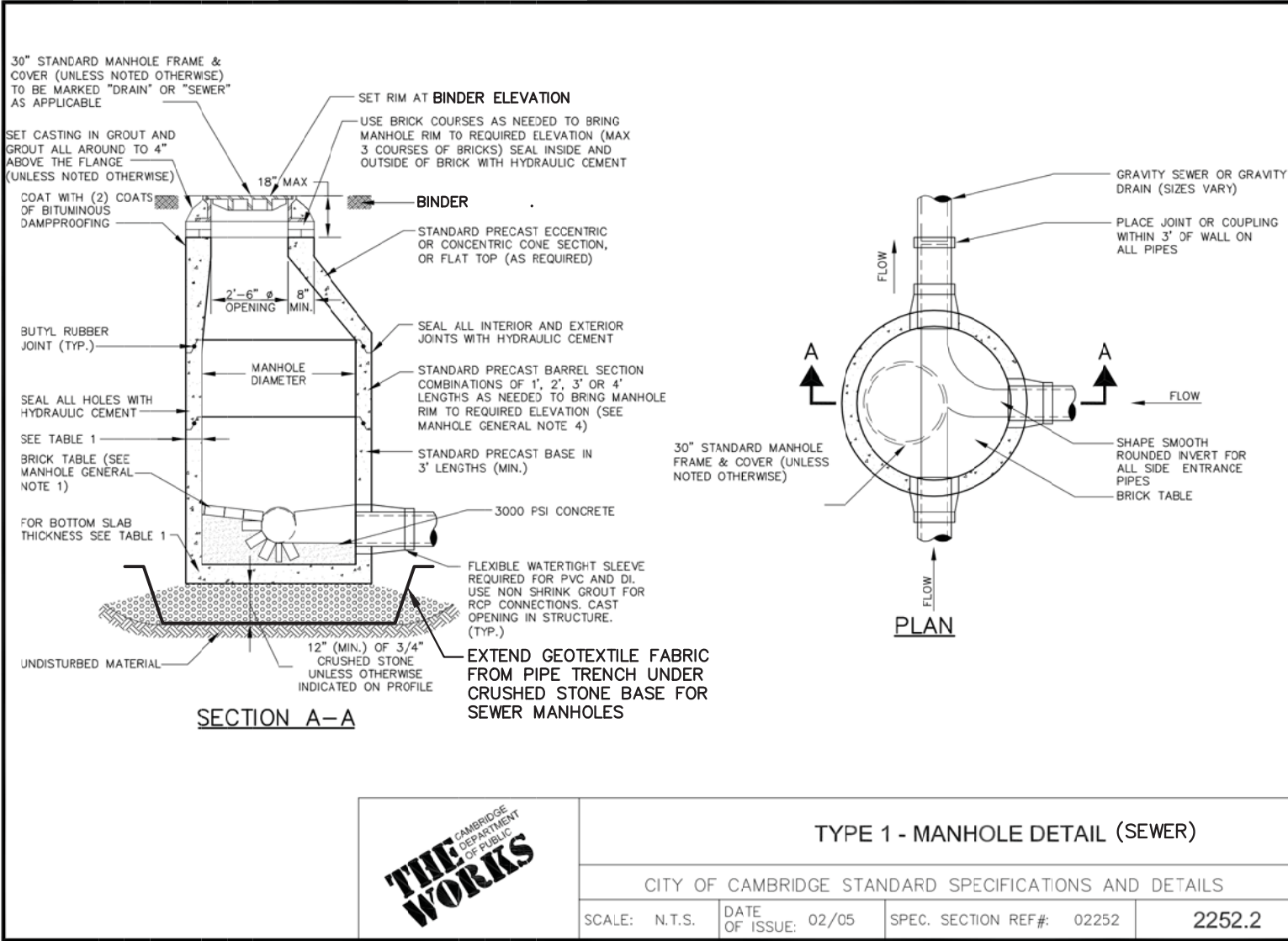
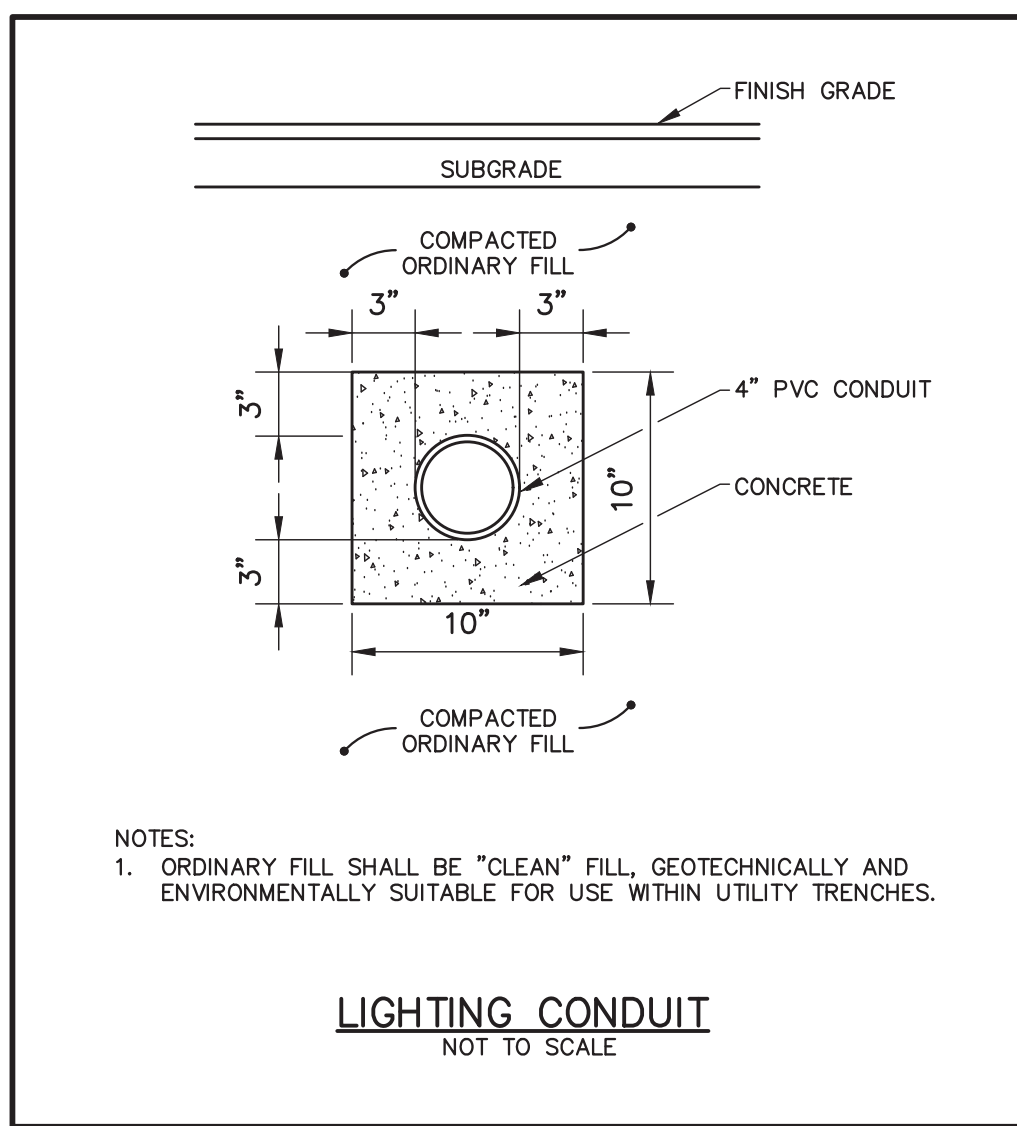
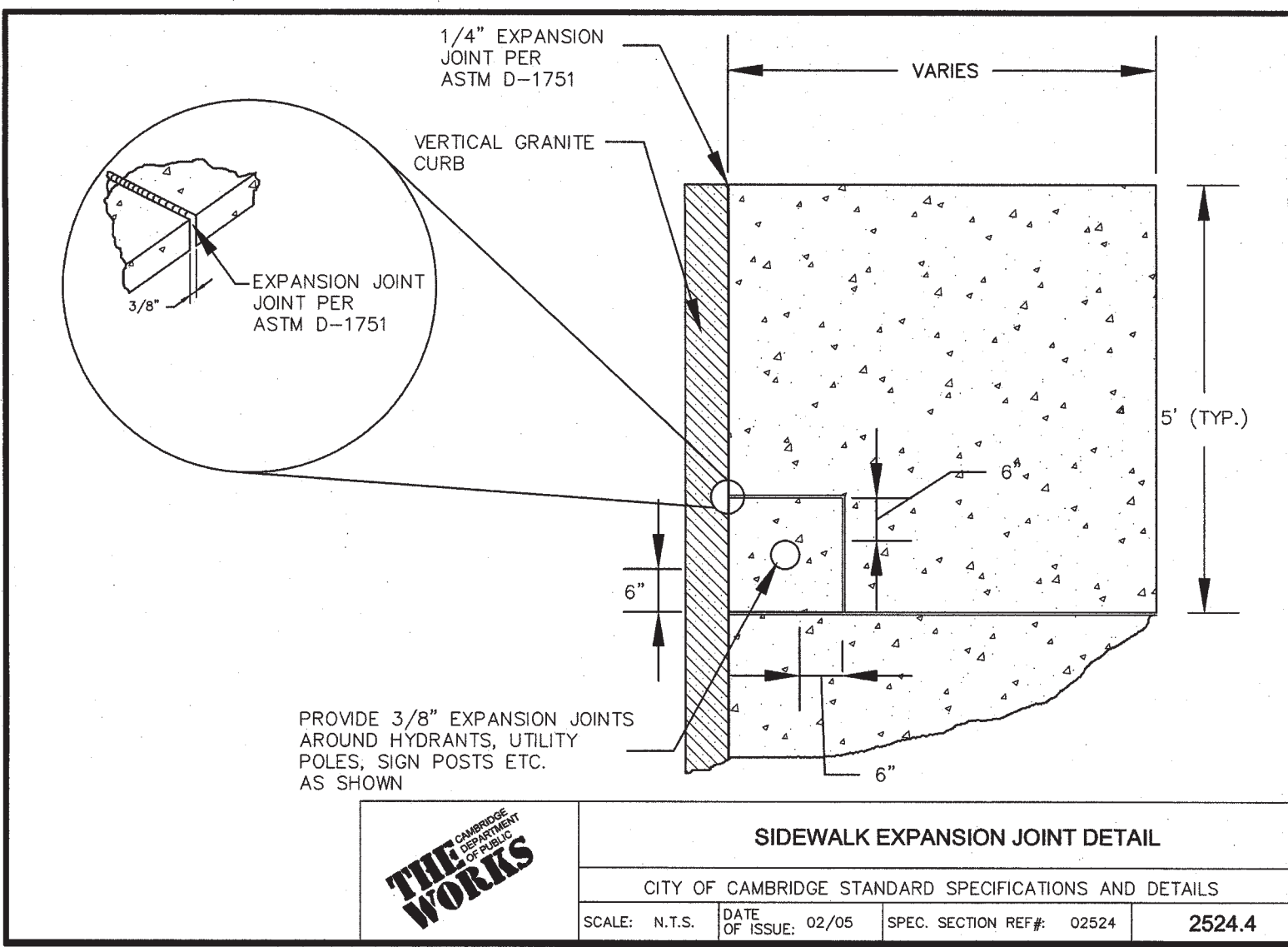
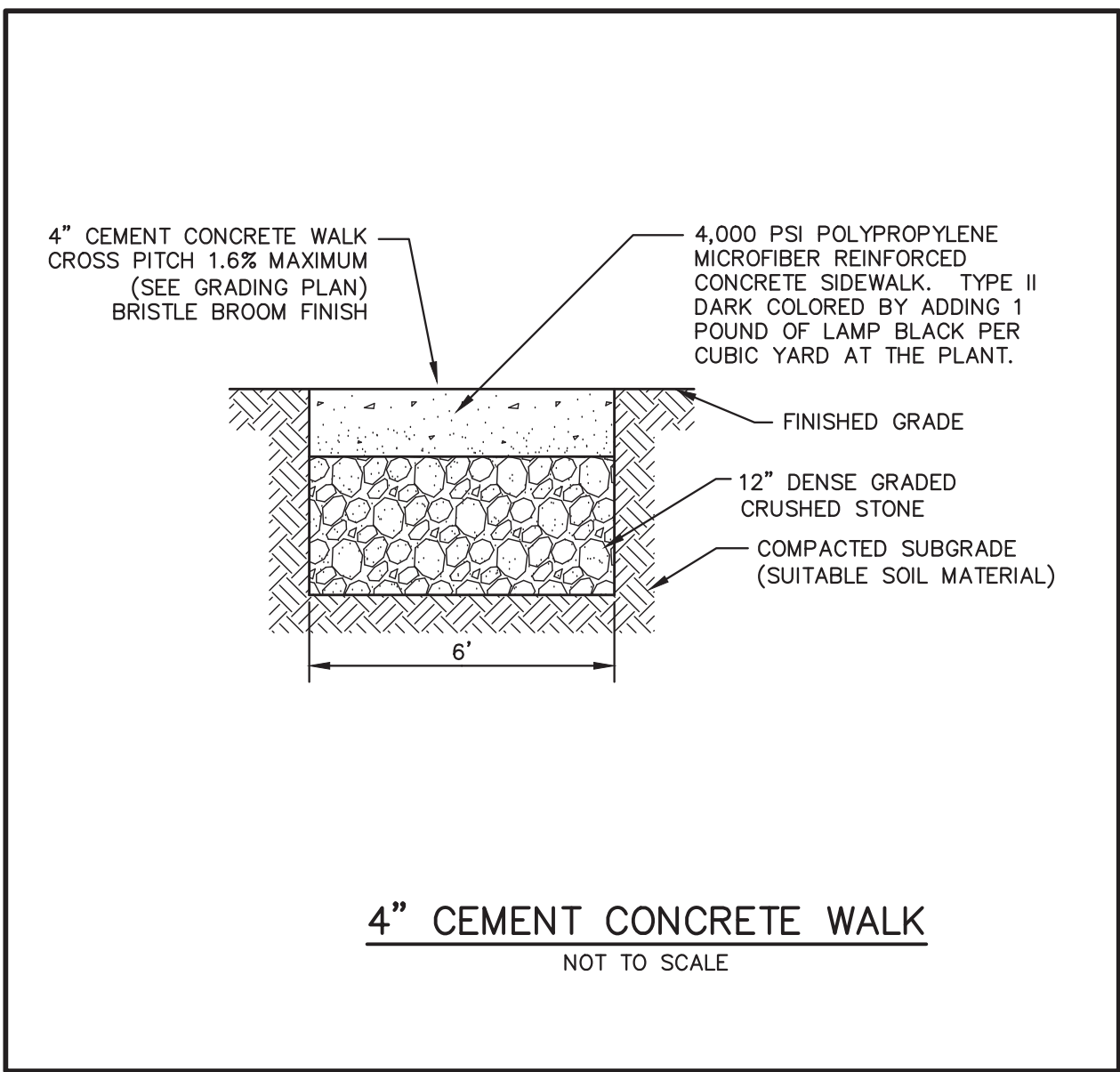
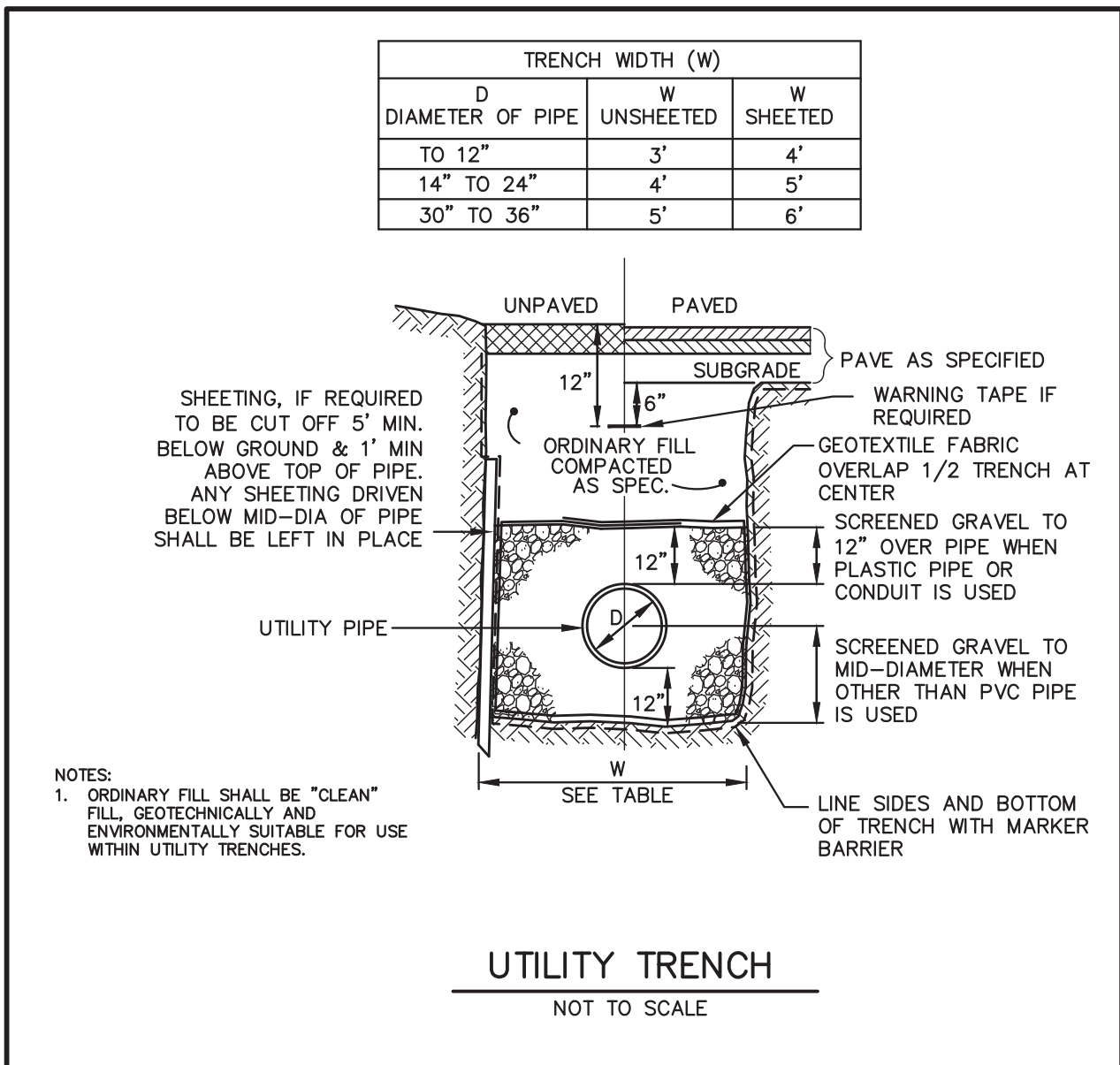
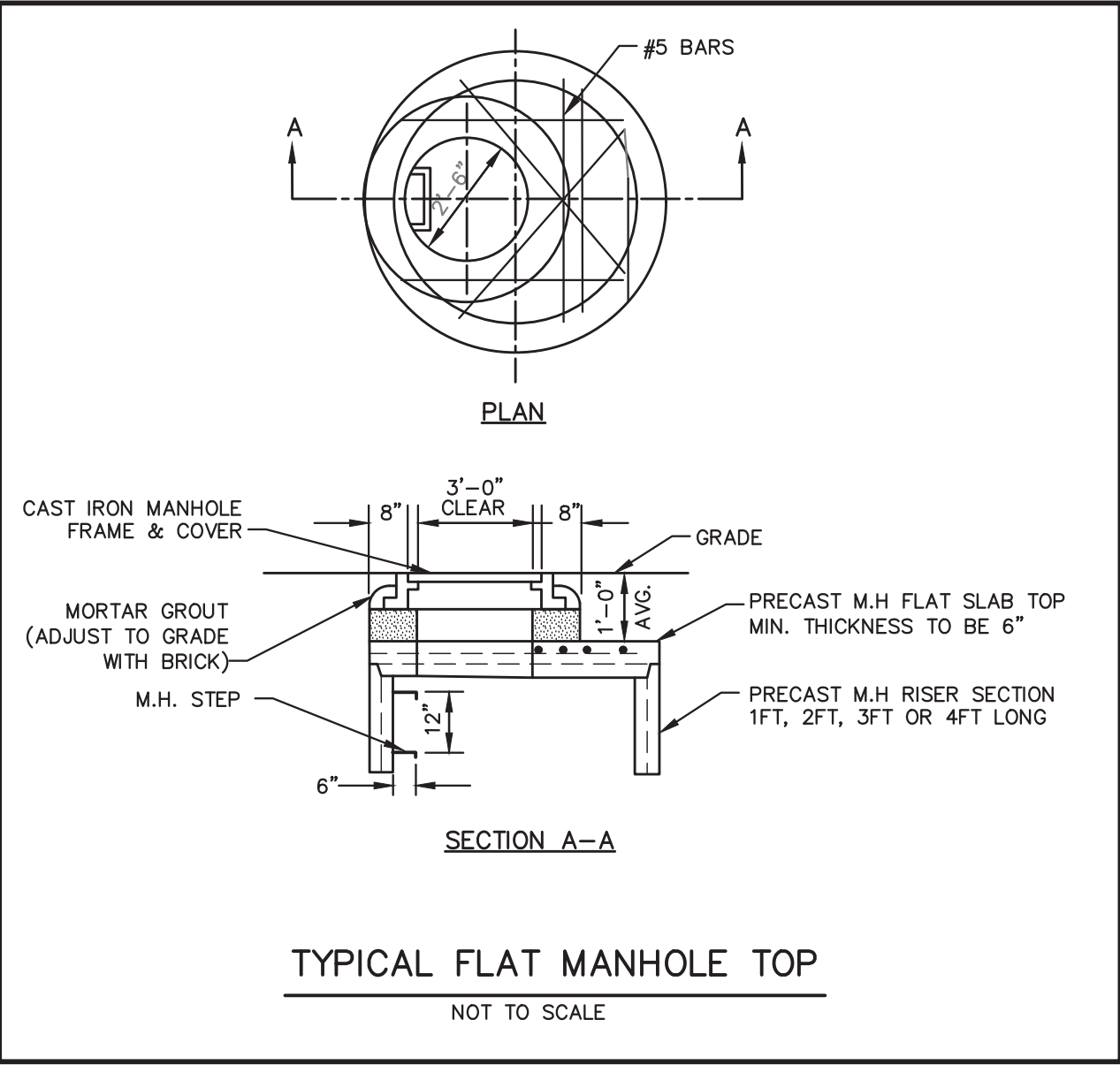
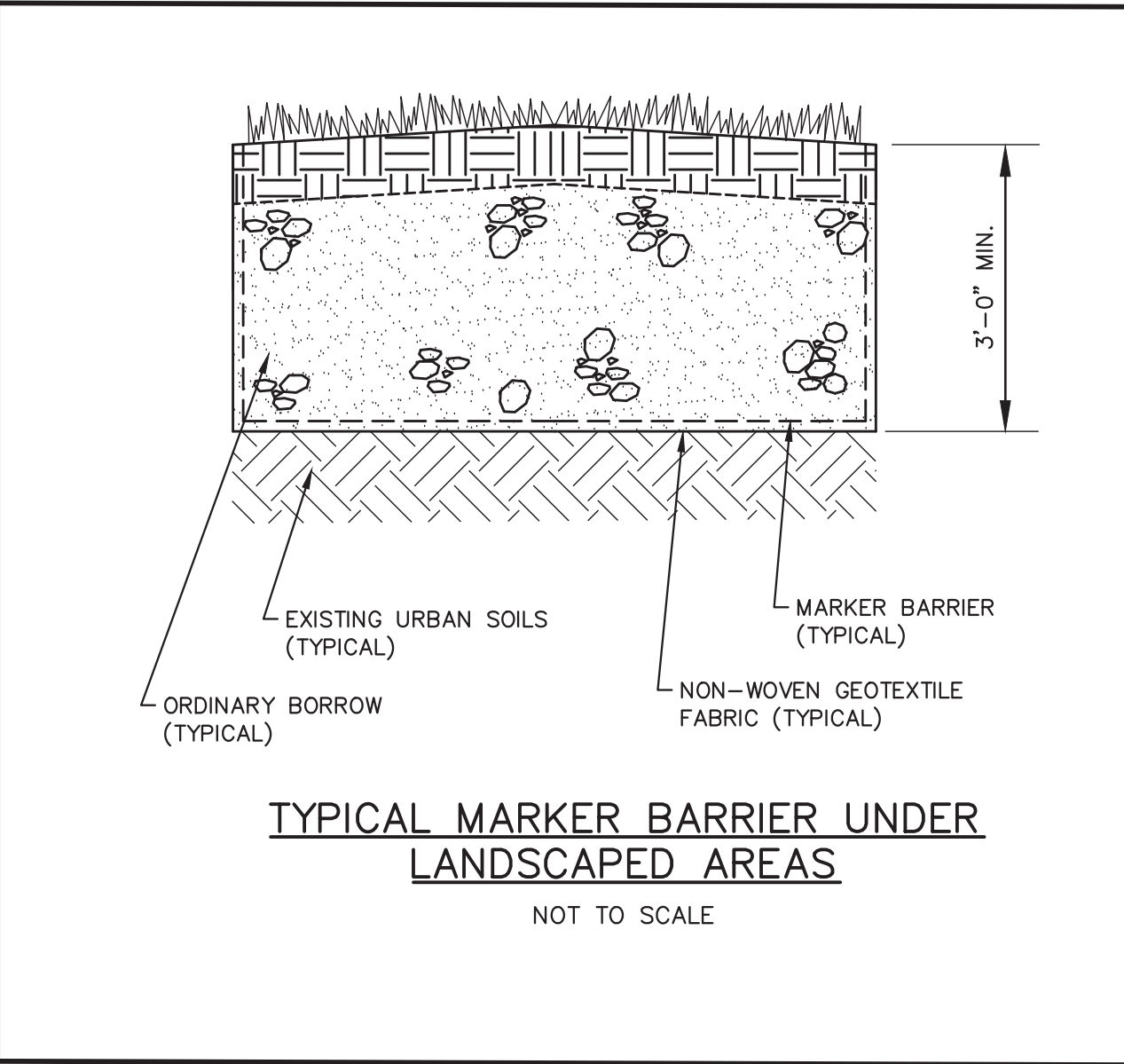
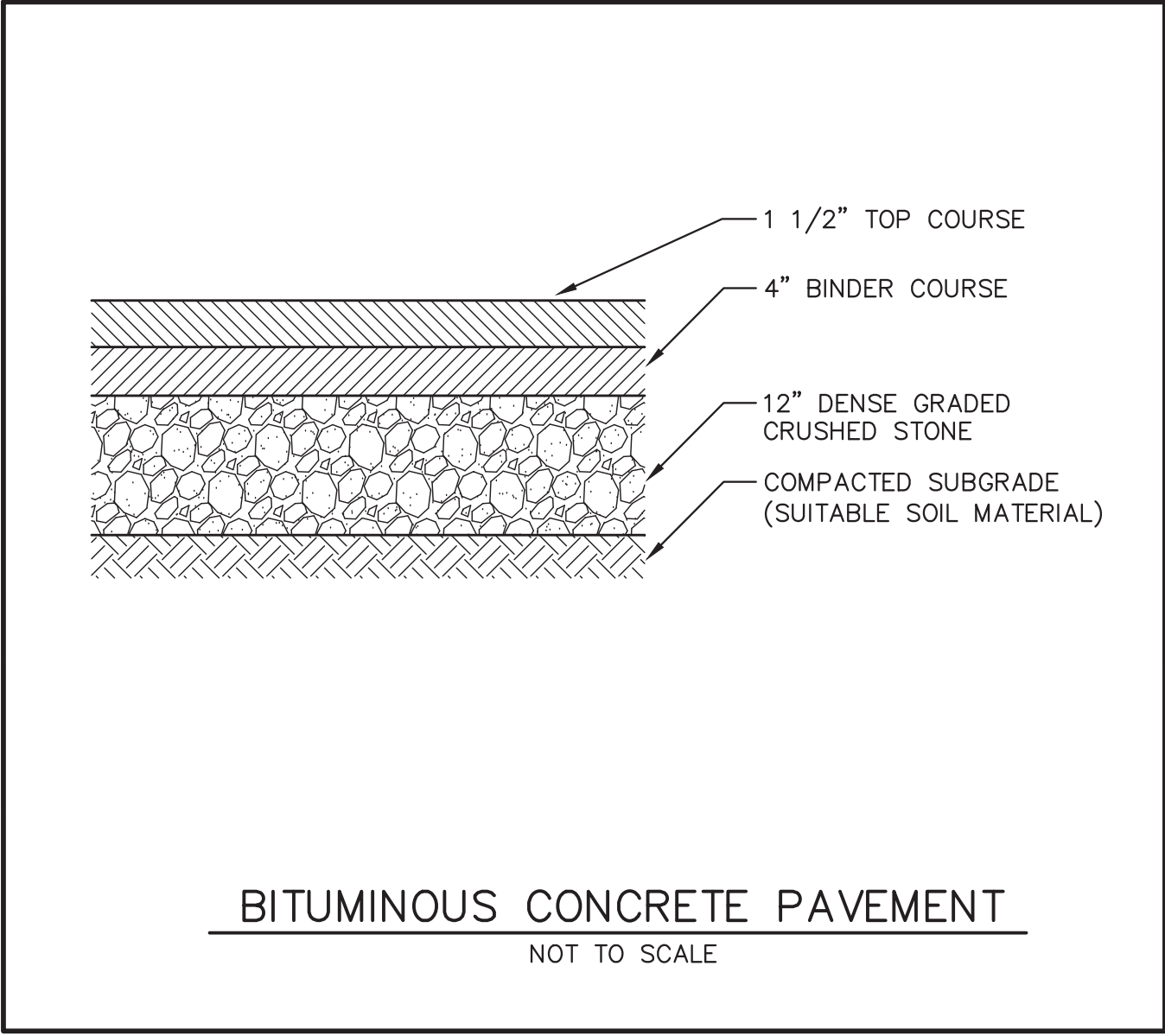
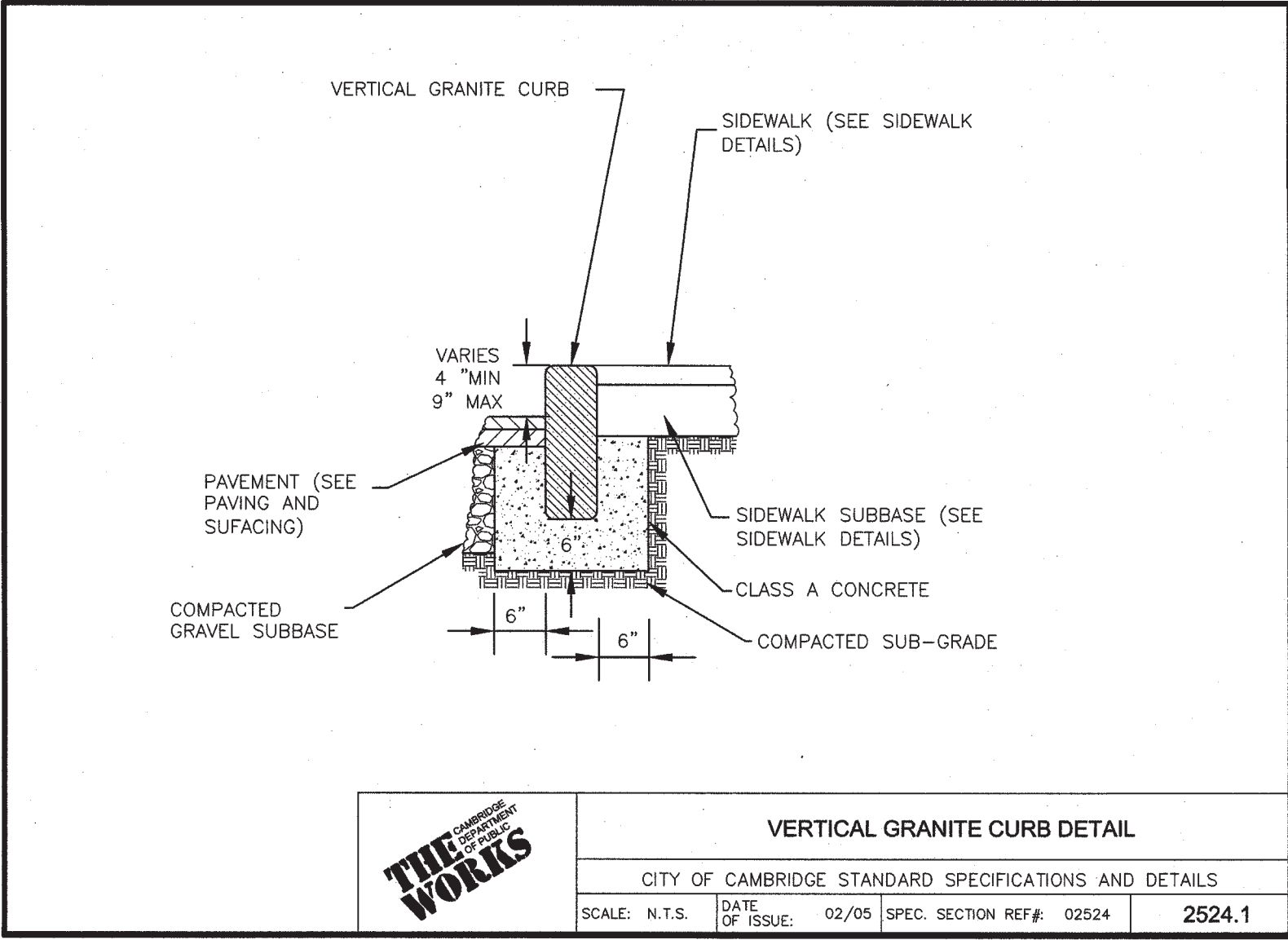
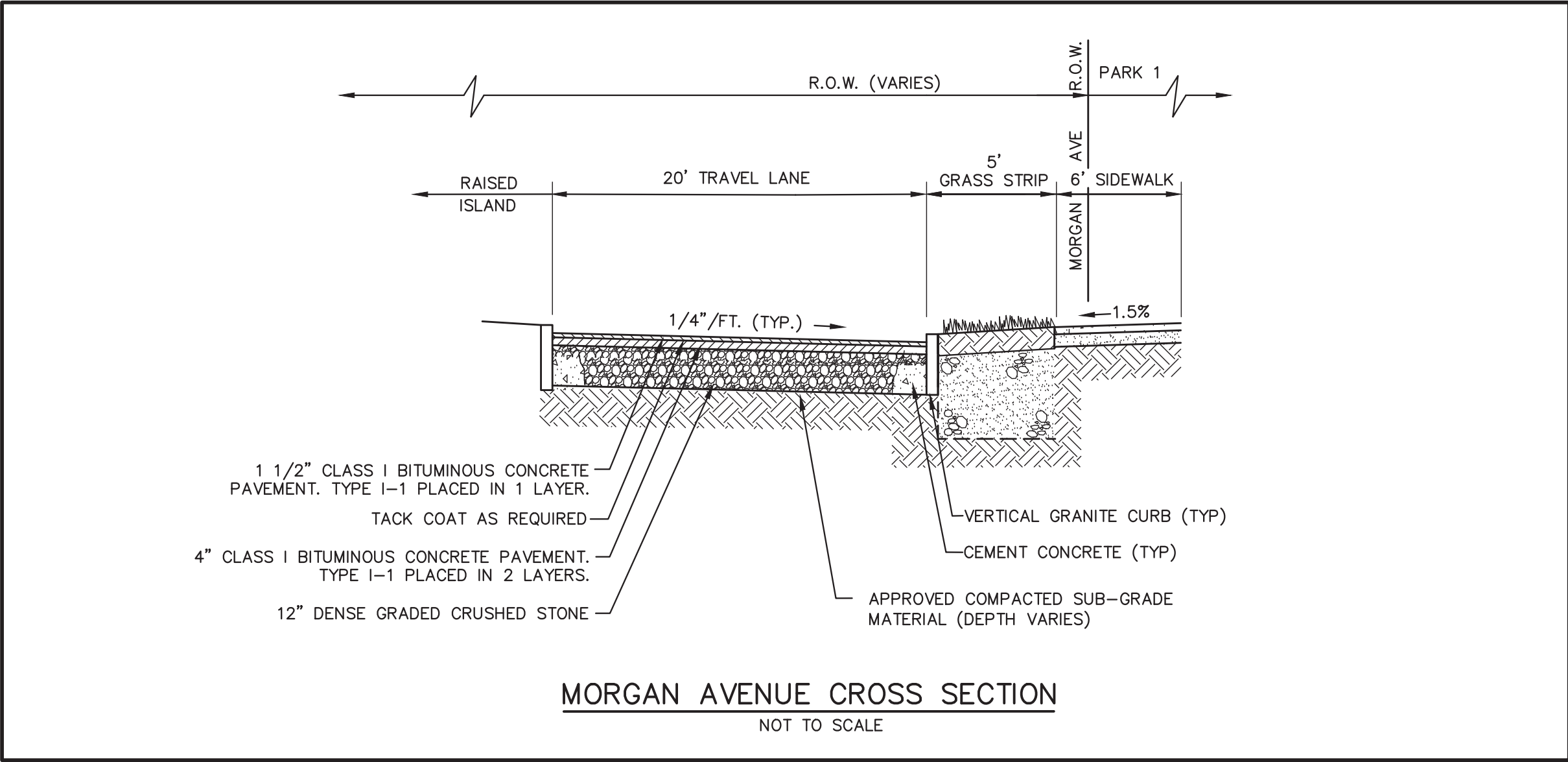
SCALE: 1" = 40' DATE: JUNE 20, 2019

METERS
0 10 25

FEET
0 20 40 80 120

ROADWAY
PLAN AND PROFILE

B+T JOB NO. 2084.02	7.0
B+T PLAN NO. 208402P133H-008	



- GENERAL NOTES:
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF THE EXISTING FEATURES AND STRUCTURES WITHIN AND ADJACENT TO THE WORK IN THE CASE OF DAMAGE. THE REPAIRS OR REPLACEMENT SHALL BE DONE AT THE CONTRACTORS EXPENSE TO THE SATISFACTION OF THE OWNER
 - THE CONTRACTOR SHALL FURNISH ALL PROTECTIVE AND/OR WARNING DEVICES AS REQUIRED TO CONTROL AND PROTECT THE PUBLIC IN ALL WORK AREAS.
 - PIPE BEDDING, SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33 STONE SIZE NO. 67:
 - WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, GRADED SCREENED GRAVEL OR CRUSHED STONE 1/2" INCH TO 1 1/2" INCH SHALL BE USED.
 - SAND BLANKET: CLEAN SAND FREE FROM ORGANIC MATTER SO GRADED THAT 90-100% PASSES A 1/2" INCH SIEVE AND NOT MORE THAN 15% WILL PASS A #200 SIEVE.
 - CONCRETE FOR ENCASEMENT, IF REQUIRED, SHALL CONFORM TO THE REQUIREMENTS FOR 3,000 PSI CONCRETE.

FOR NOTES, REFERENCES AND LEGEND SEE SHEET 1.0.

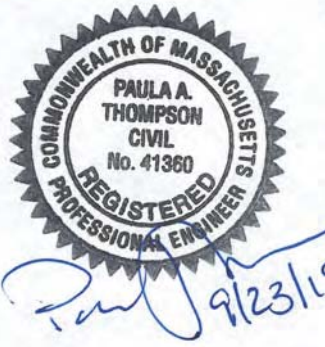
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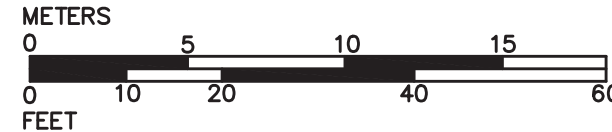
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0	06/20/2019	DESIGN AND SITE PLAN		
ISSUE DATE		DESCRIPTION		
FDW/PAT	EAV	FDW/PAT	PAT	
DES	DWN	CHK'D	APP'D	

PROJECT:

CAMBRIDGE CROSSING
THOROUGHFARE
MORGAN AVENUE
IN SOMERVILLE, MA
(MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: JUNE 20, 2019



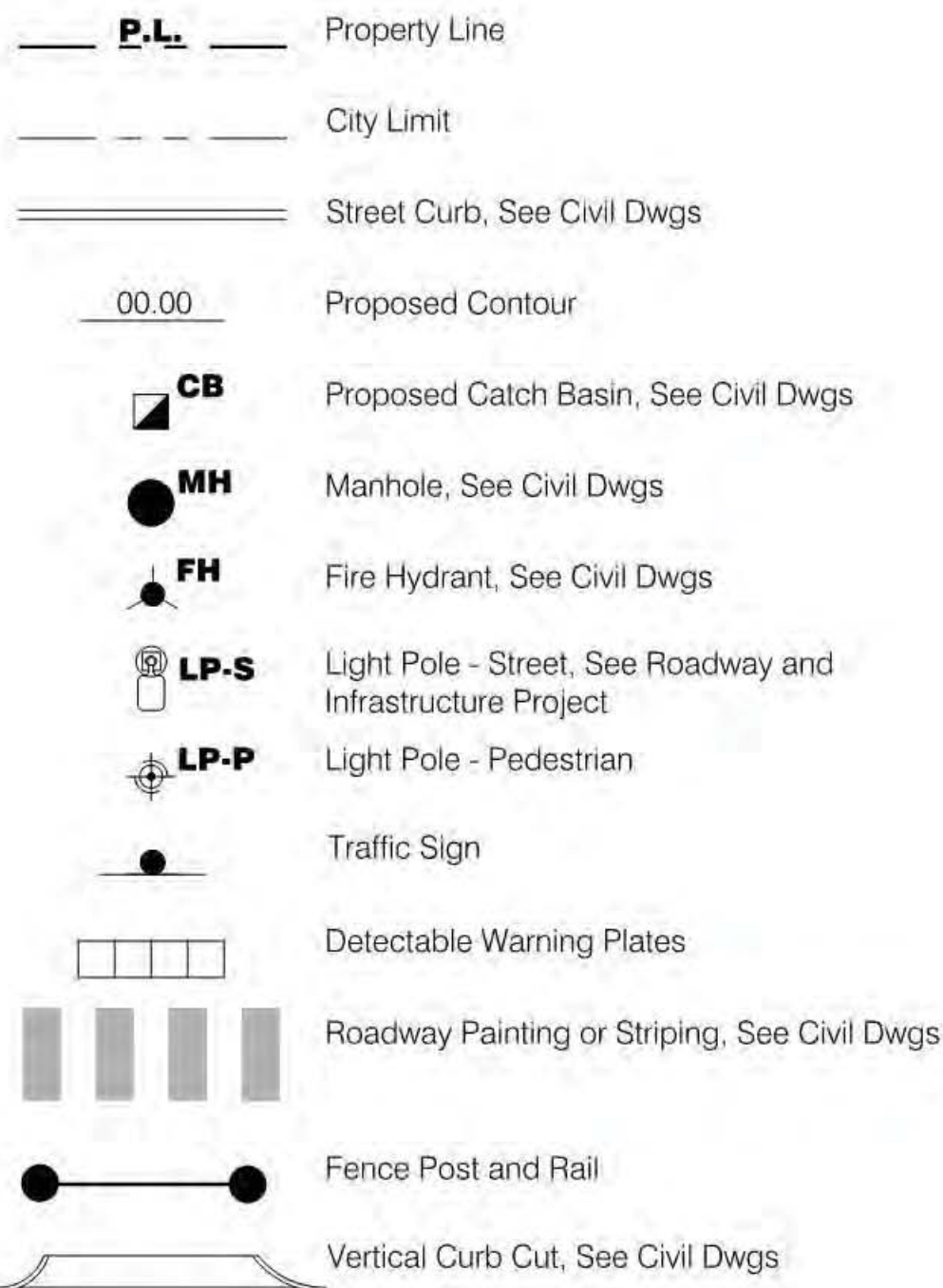
ROADWAY DETAILS

B+T JOB NO. 2084.02

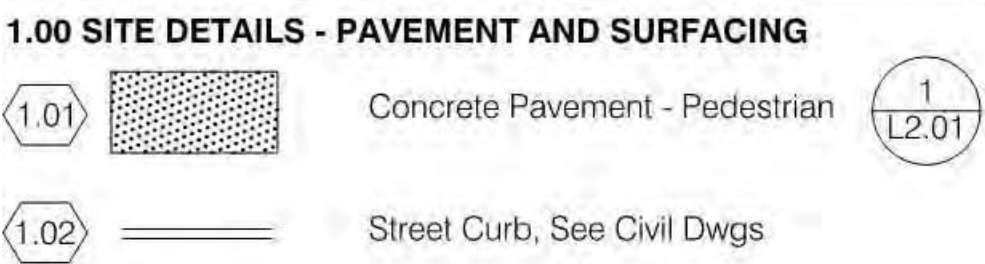
B+T PLAN NO.
208402P1351-010

8.0

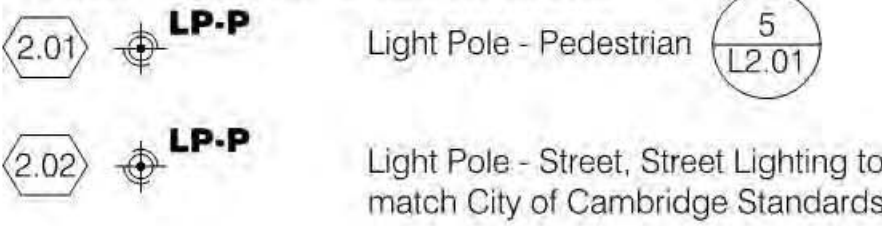
LANDSCAPE ARCHITECTURAL LEGEND



MATERIALS LEGEND



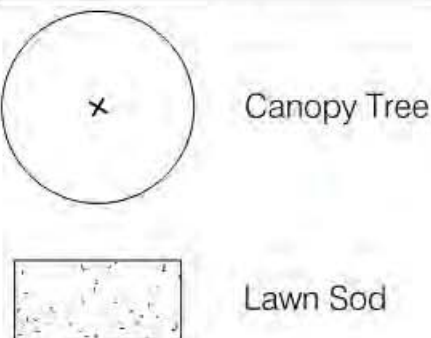
2.00 SITE DETAILS - SITE FURNITURE



3.00 PLANTING



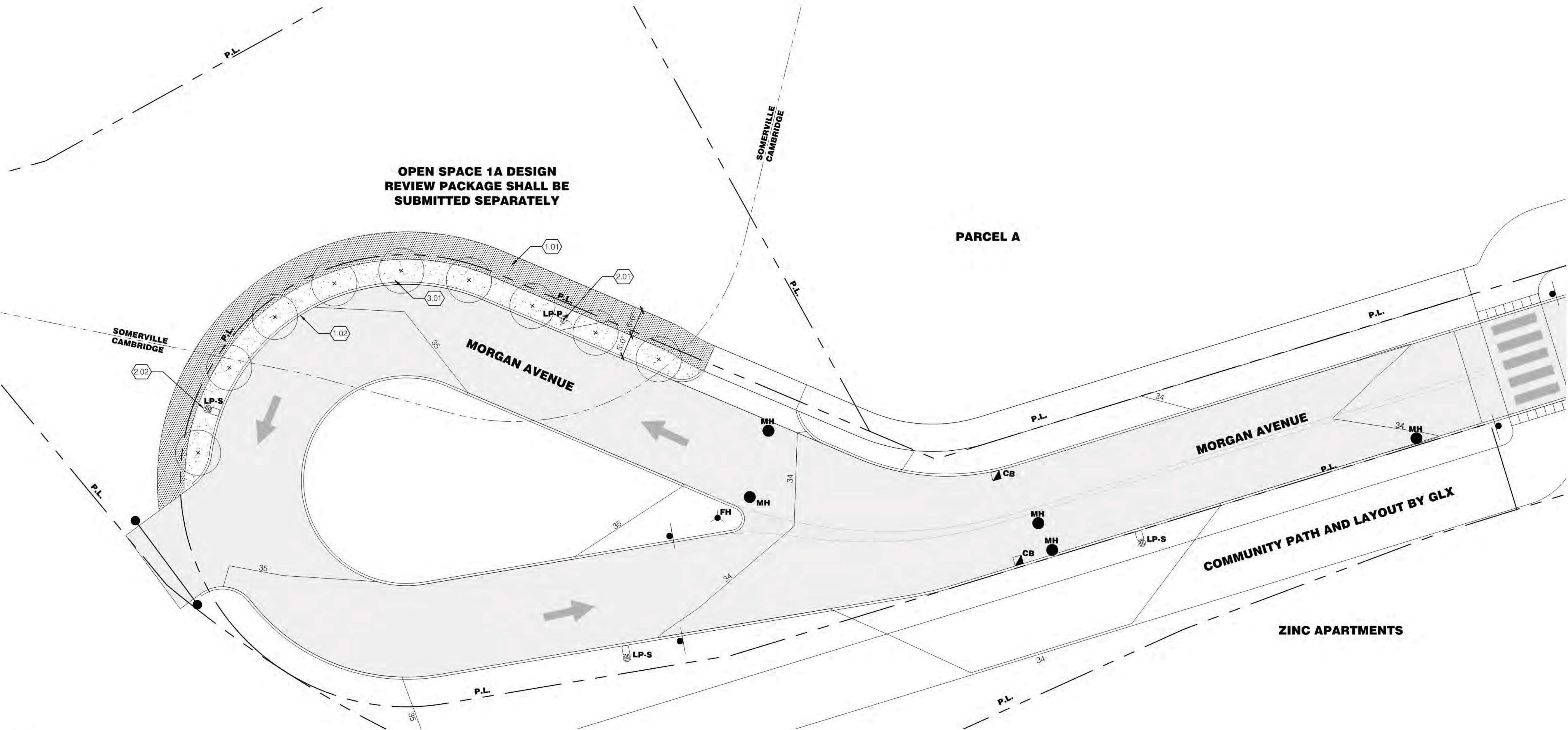
PLANTING LEGEND



PLANTING SCHEDULE

TREES

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	ROOT	RB DIA.	NOTES
	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skycole'	Skyline Honeylocust	3	4-4.5" cal.	B&B	42" Min.	Limbed up 7'-0". Street Tree w/ Max. 44" Rootball Dia.
	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo	3	4-4.5" cal.	B&B	42" Min.	Limbed up 7'-0". Street Tree w/ Max. 44" Rootball Dia.
	<i>Quercus bicolor</i>	Swamp White Oak	3	4-4.5" cal.	B&B	42" Min.	Limbed up 7'-0". Street Tree w/ Max. 44" Rootball Dia.



MORGAN AVE, CUL DE SAC



PROJECT CLIENT

DW NP Property, LLC
200 State Street
12th Floor
Boston, MA 02109



DESIGN TEAM

LANDSCAPE ARCHITECT
Michael Van Valkenburgh Associates, Inc.
231 Concord Avenue
Cambridge, MA 02138
Tel: 617.864.2076
Fax: 617.492.3128

CIVIL ENGINEERS

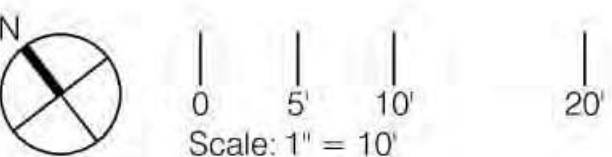
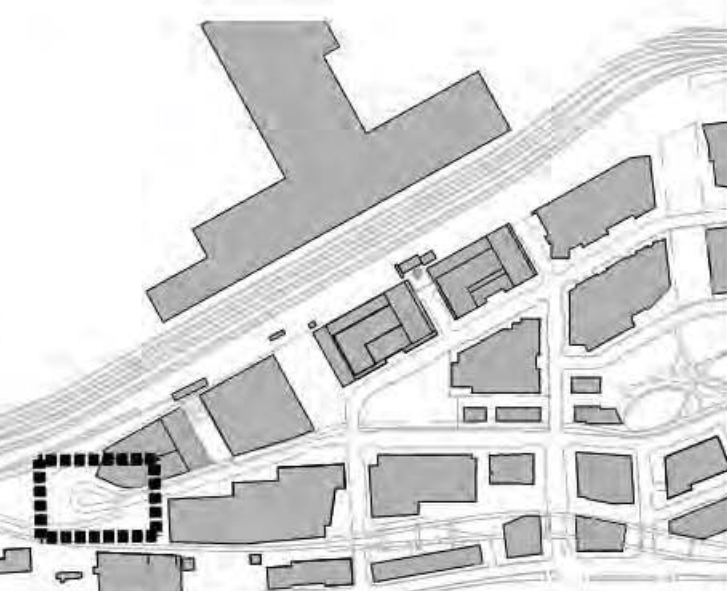
Beale & Thomas, Inc.
144 Turnpike Road
Southborough, MA 01772
Tel: 508.366.0560
Fax: 508.366.4391

LIGHTING DESIGN

LAM Partners
84 Sherman Street
Cambridge, MA 02140
Tel: 617.354.4502

This document is preliminary and describes the general scope of the project, and design concept. These documents do not necessarily indicate or describe all of the work required for the full performance and completion of the requirements of the contract. On the basis of the scope indicated, described or inferred, the Contractor shall determine and include in the proposals all items necessary to provide the proper execution and completion of the work.

KEY PLAN



STATUS

Design and Site Plan

REVISIONS

REV.	DATE	DESCRIPTION

DRAWING TITLE

Landscape Layout, Grading,
Lighting, and Planting Plan

JOB NUMBER 15039 04 SHEET NO.

DATE

08.07.19

SCALE

As Noted

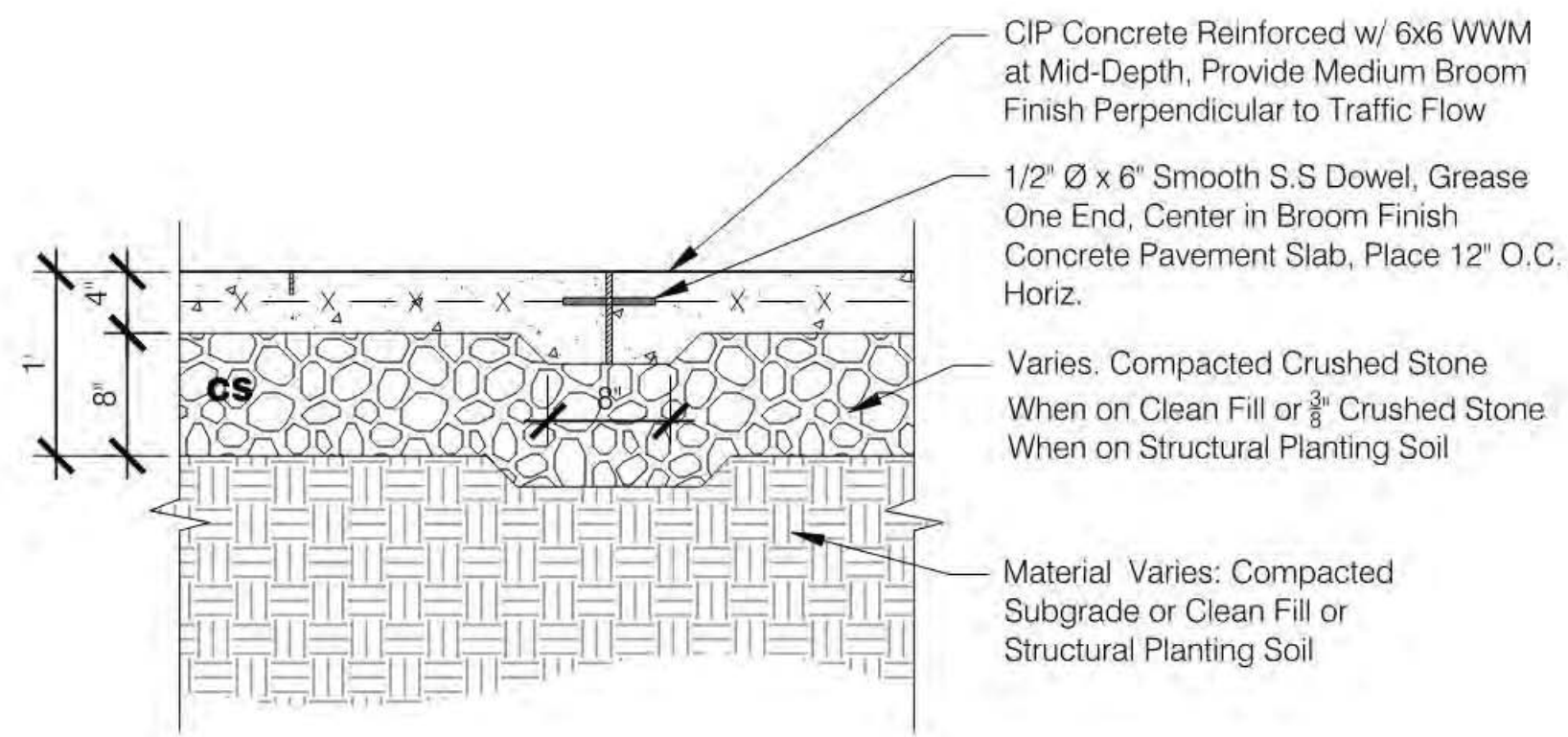
DRAWN BY

MVA

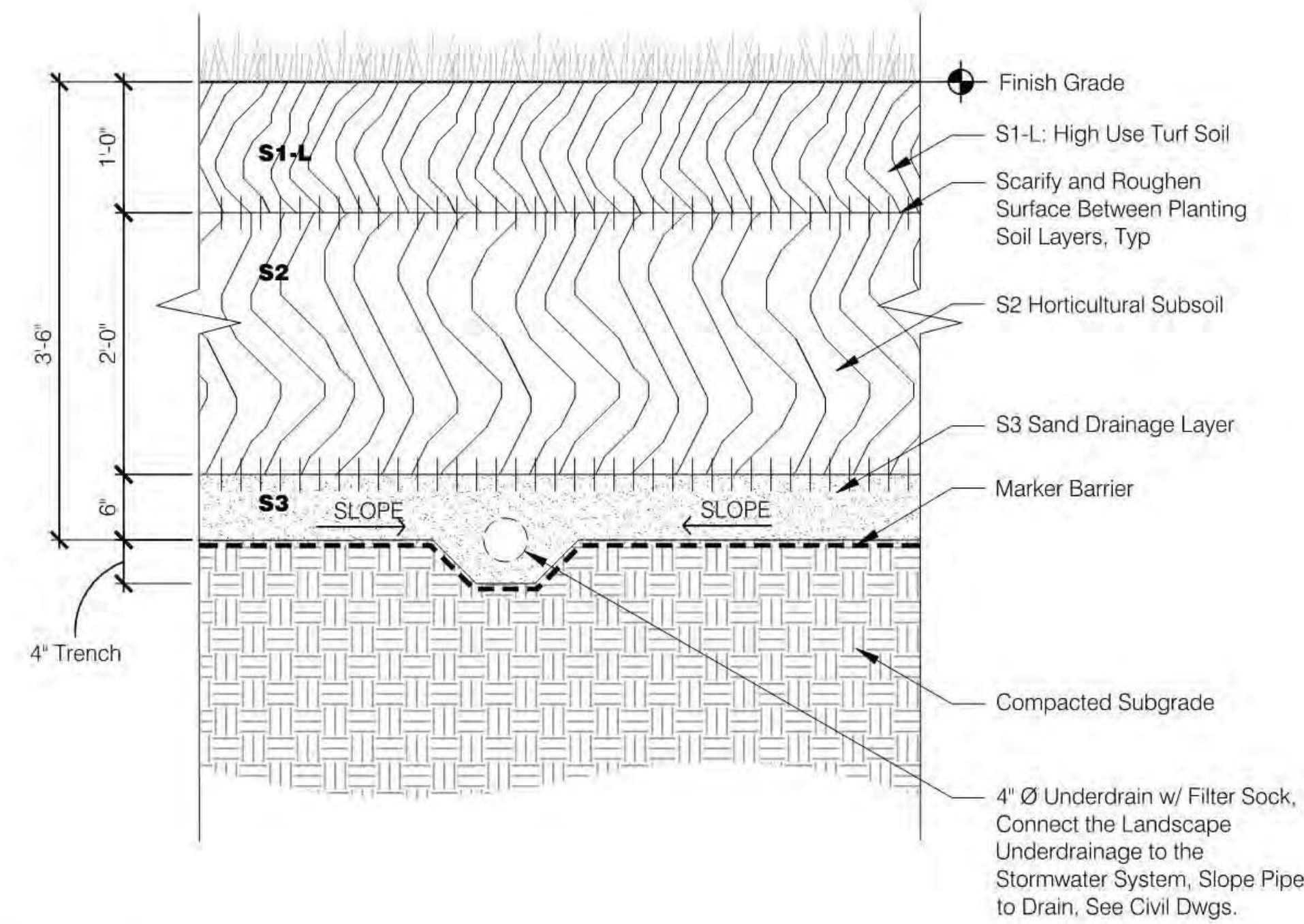
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MVA

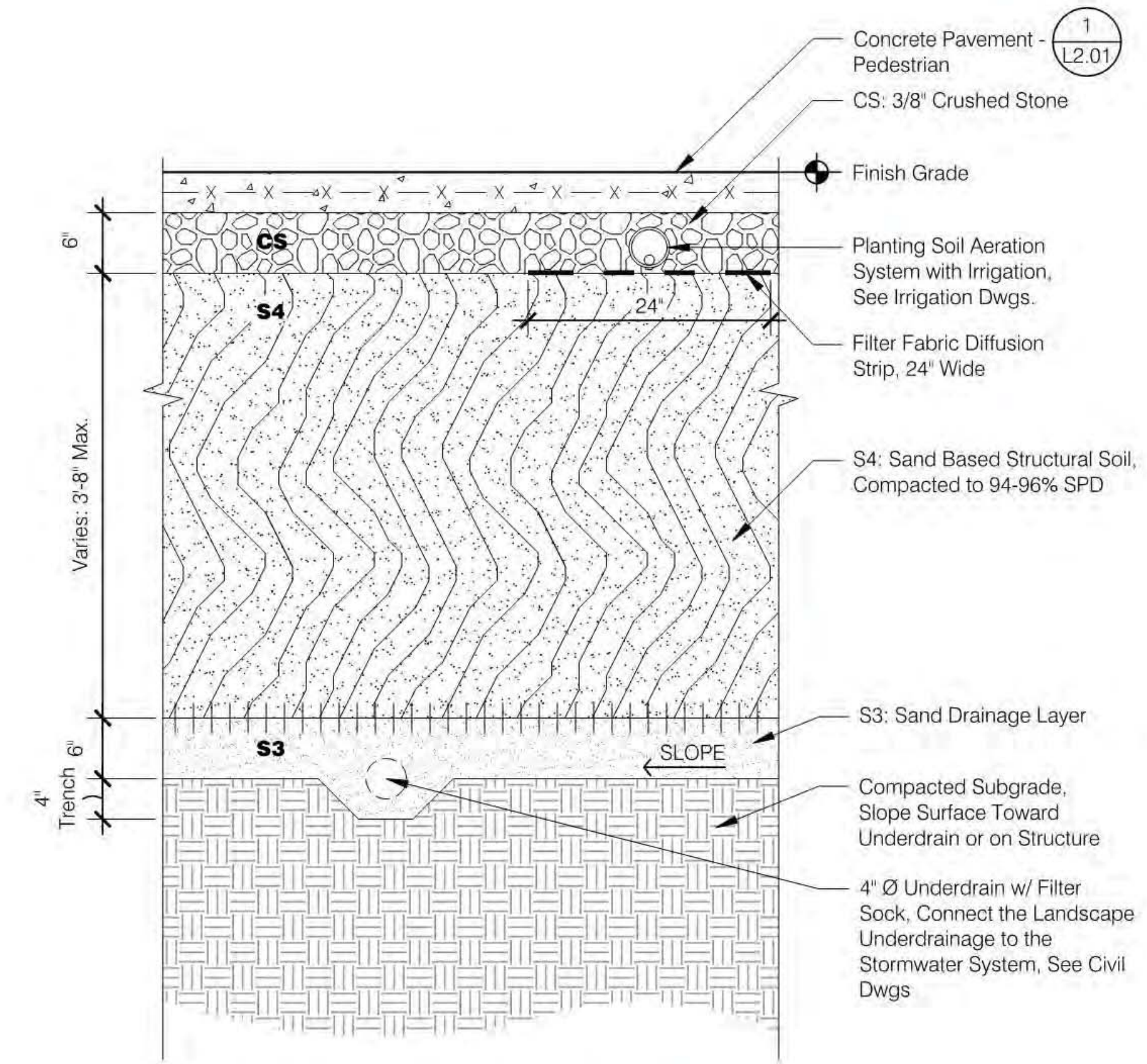
L1.01



1 Concrete Pavement - Pedestrian
Scale: 1"=1'-0" Section



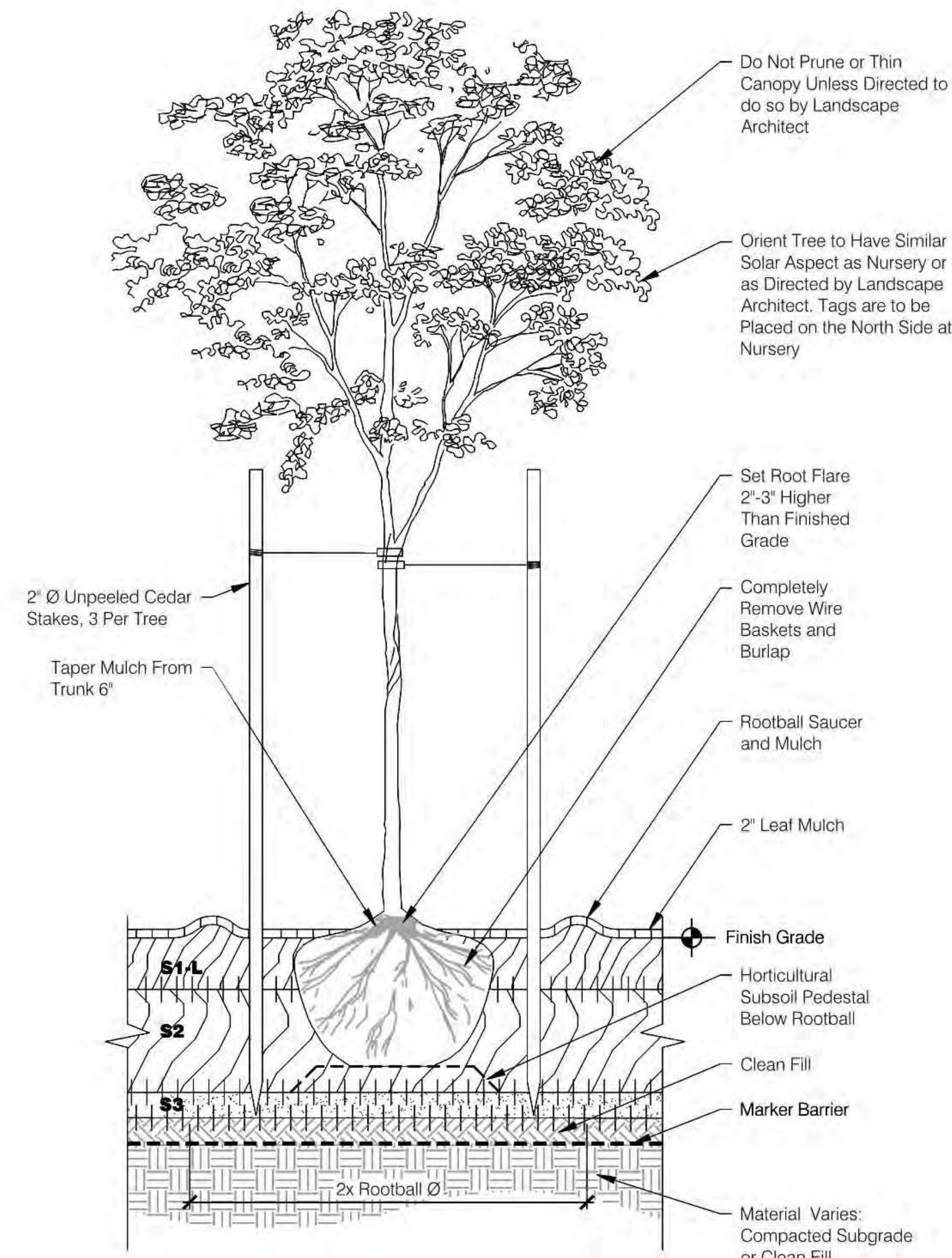
2 Soil Profile: High Use Tree (SP-TH)
Scale: 1"=1'-0" Section



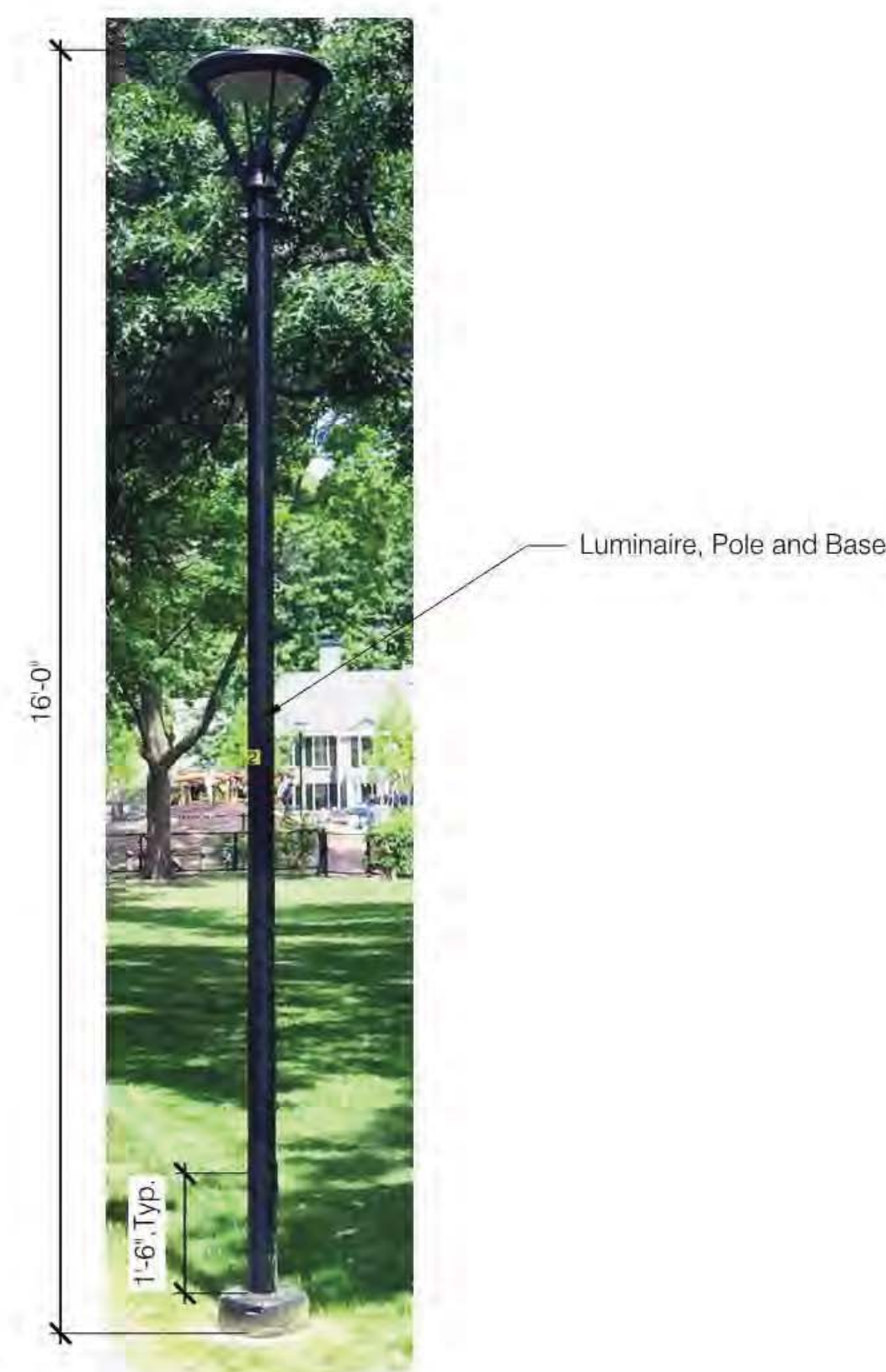
3 Soil Profile: Sand Based Structural Soil (SP-SBSS)
Scale: 1"=1'-0" Section

NOTES:

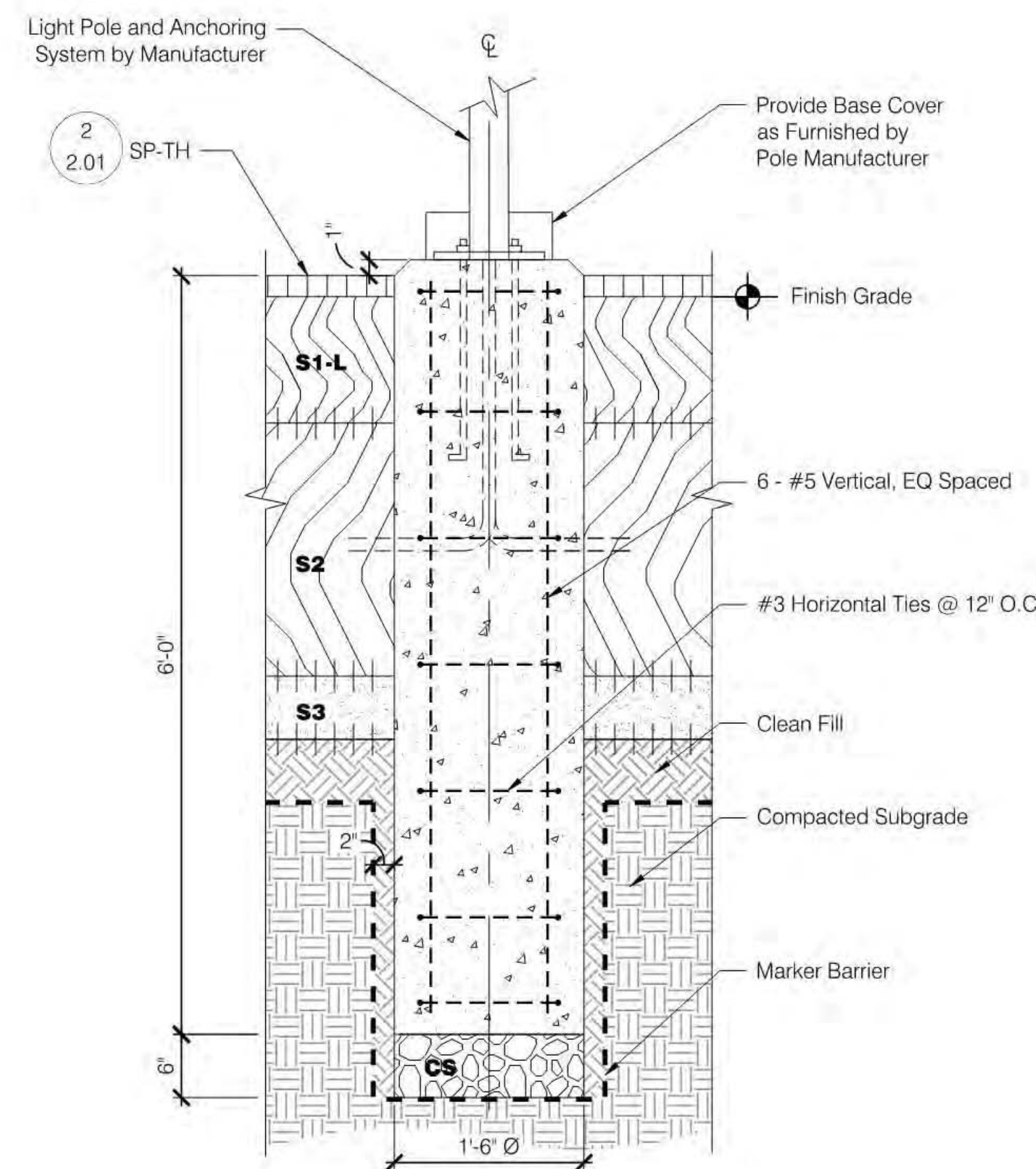
- Product Name: Cree
#ARE-EDR-5S-mounting-04-E-UL-BK-drive+14'
pole with receptacle
- Manufacturer:
Cree LED Lighting
4600 Silicon Drive
Durham, NC 27703
919.313.5558 fax
919.313.5300 phone
Website: www.cree.com
Or Approved Equivalent
- Finish Shall be Factory Applied. See Specifications
- Install Per Manufacturers Instructions



4 Tree Planting
Scale: 1/2"=1'-0" Section



A Image
Scale: NTS



B Light Pole Foundation
Scale: 1"=1'-0" Section

5 Light Pole - Pedestrian (LP-P)
Scale: As Noted

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KEY PLAN

STATUS

Design and Site Plan

REVISIONS

REV.	DATE	DESCRIPTION

DRAWING TITLE

Site Details

JOB NUMBER	15039-04	SHEET NO.
DATE	08.07.19	L2.01
SCALE	As Noted	
DRAWN BY	MVA	
CHECKED BY	MVA	