

# STA 402 IMPROVEMENTS

## AT

### 51 PROSPECT STREET

### SOMERVILLE, MASSACHUSETTS

### ( Middlesex County)

#### OWNER/APPLICANT

NSTAR Electric Company d.b.a Eversource Energy  
c/o Ellen M. Greim  
247 Station Drive  
Westwood, MA 02090

#### LANDSCAPE ARCHITECT

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

#### ARCHITECT

RCM Technologies, Energy Services  
99 Bauer Drive, Suite 101  
Oakland, NJ 07436



**Locus Map**  
Scale: 1" = 2000'



#### SHEET INDEX

	Cover Sheet
	Lot Consolidation Plan (by Feldman Surveyors)
	Existing Conditions Plan (by Feldman Surveyors)
C1.1	Site Plan
C2.1	Illustrative Site Plan
C3.1	Landscape & Tree Plan
C4.1	Abutting Context Plan
C5.1	Architectural Elevations
C6.1	Site Details #1
C6.2	Site Details #2

Permit Plan Set - December 1, 2021  
Revised - March 29, 2023  
Revised - April 26, 2023

Job No.: 3258.00  
Plan No.:325800P001C-001  
Sheet 1 of 10



Middlesex Registry of Deeds,  
Southern District  
Cambridge, Massachusetts  
Plan No. 723 of 2021  
Rec'd 9-30 2021  
at 5 H 61 M 2 PM

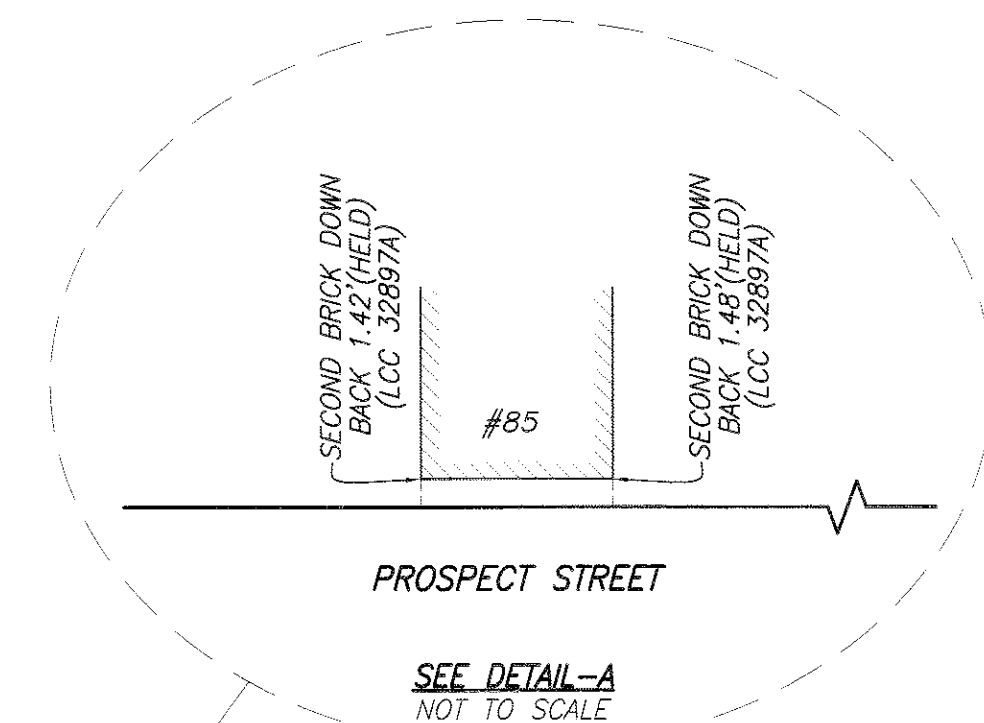
Attest  
*Matthew P. Rossetta*  
Register

RESERVED FOR REGISTRY USE

APPROVED PER SECTION 10.1 AND 15.3 OF THE  
SOMERVILLE ZONING ORDINANCE.

CASE NUMBER P&Z 21-144

*Sarah A. Lewis* DATE: 09.28.21  
SARAH A. LEWIS, DIRECTOR OF PLANNING & ZONING,  
ON BEHALF OF THE THE SOMERVILLE PLANNING BOARD.



(SEE DETAIL-A)

STATE HIGHWAY  
LAYOUT NO. 6464

MASSACHUSETTS STATE  
PLANE COORDINATE SYSTEM  
NAD 1983  
BASE OF GRANITE POST  
AT INTERSECTION POST  
WASHED ON LINE  
(LCC 19735A & 52897A)

AVENUE

WEBSTER

(PUBLIC - 49.50' WIDE)

CENTERLINE OF LOCATION (LCC 32897A)

Now or Formerly  
M.B.T.A. RIGHT OF WAY

6'-8" VERTICAL CLF WITH BARBED WIRE

N53°52'08"W  
161.03'  
N53°11'00"W  
166.93'

DETAIL  
N.T.S.

N:2962869.74  
E:765524.77

N:2962982.86  
E:765384.73

NOTE:

1. THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE ASSESSOR PARCELS ID 82/F/1, 82/F/2, 82/J/2, 82/J/2A AND A PORTION OF PROSPECT PLACE INTO LOT A.
2. NORTH ORIENTATION AND COORDINATES REFER TO NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00, ESTABLISHED USING A TRIMBLE R10 RTK RECEIVER WITH CORRECTIONS SUPPLIED BY THE KEYNETGPS VRS NETWORK ON FEBRUARY 23, 2021.

REFERENCES

MIDDLESEX COUNTY REGISTRY OF DEEDS

DEEDS:  
DEED BOOK 4542 PAGE 274  
DEED BOOK 4653 PAGE 70  
DEED BOOK 10107 PAGE 141  
DEED BOOK 10219 PAGE 513  
DEED BOOK 12389 PAGE 376  
DEED BOOK 14130 PAGE 420  
DEED BOOK 14224 PAGE 180  
DEED BOOK 17934 PAGE 123  
DEED BOOK 57297 PAGE 557  
LC CERTIFICATE 137691

PLANS:  
BOOK 4542 - END  
BOOK 4653 - END  
PLAN 812 OF 1951, BOOK 7747 PAGE 538  
PLAN 215 OF 1963, BOOK 10219 PAGE 513  
PLAN 1408 OF 1980, BOOK 14130 PAGE 420  
1981 SHLO 6464  
LC PLAN 19735-A  
LC PLAN 32897-A

LEGEND

BOUND FOUND  
CLF..... CHAIN LINK FENCE  
CONC..... CONCRETE  
RET..... RETAINING  
SB..... STONE BOUND  
DH..... DRILL HOLE  
SQ. FT..... SQUARE FEET  
VGC..... VERTICAL GRANITE CURB  
(C)..... CALCULATED  
(R)..... RECORD  
LCC..... LAND COURT CASE  
X..... CHAIN LINK FENCE

RECORD OWNER:

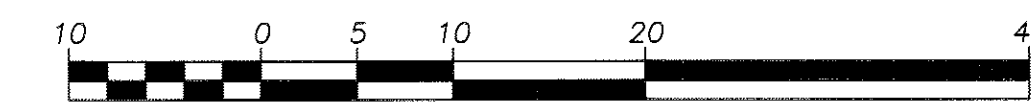
INSTAR ELECTRIC COMPANY d/b/o  
EVERSOURCE ENERGY  
ASSESSORS' PARCELS  
82-F-1 LC CERTIFICATE 137691  
82-F-2 DEED BOOK 10219 PAGE 513  
82-J-2 DEED BOOK 17934 PAGE 123  
82-J-2A DEED BOOK 17934 PAGE 123

LOT CONSOLIDATION PLAN  
51 PROSPECT STREET  
SOMERVILLE, MASS.

FELDMAN LAND SURVEYORS  
152 HAMPDEN STREET  
BOSTON, MASS. 02119

JUNE 11, 2021  
PHONE: (617)357-9740  
www.feldmansurveyors.com

FELDMAN  
LAND SURVEYORS



RESEARCH	FIELD CHIEF	PROJ MGR JLM	APPROVED	SHEET NO. 1 OF 1
CALC	CADD GL	FIELD CHECKED	CRD FILE 18078	JOB NO. 18078
FILENAME: S:\PROJECTS\18000\18078\DWG\18078_CNSDT(STATE PLANE).dwg				

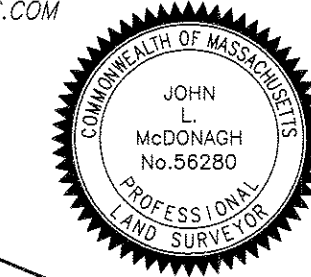
I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST RECORD PLANS, DEEDS AND CERTIFICATES OF TITLE.

I CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

*John L. McDonagh*  
JOHN L. McDONAGH, PLS (MA# 56280)  
SMCDONAGH@FELDMANSURVEYORS.COM

9-21-2021  
DATE



LOT A  
AREA=  
29,720± SQ. FT.  
(INCLUDES LCC 32897A)

SLOPE EASEMENT  
BK 4542 PG 274

PARCEL 11-3-C  
DEED BOOK 14224  
PAGE 180  
(PART OF  
PROSPECT STREET)

SLOPE EASEMENT  
BK 4542 PG 274

10' WIDE EASEMENT  
BK 14224 PG 180  
PARCEL NO 11-W-5

SLOPE EASEMENT  
BK 4542 PG 274

CONC. SIDEWALK  
VGC

CONCRETE  
BOUND WITH  
DRILL HOLE SET

CONC. SIDEWALK

CONC. SIDEWALK

PROSPECT STREET  
(PUBLIC - 50' WIDE)

BACK 9.4'  
1 STORY  
CONC. BLOCK  
ASSESSORS' PARCEL 82-J-1  
#35-37 PROSPECT STREET  
Now or Formerly  
SCOTT JEFFERSON THOMAS  
(DEED BOOK 57297 PAGE 557)

N:2963089.79  
E:765630.18

N:2963123.80  
E:765556.45

N:2962982.86  
E:765384.73

723 of 2021



NOTES:

1) BENCH MARK INFORMATION:

BENCH MARKS SET UTILIZING THE GLOBAL POSITIONING SYSTEM

TEMPORARY BENCH MARKS SET:

TBM-A: X-CUT IN CORNER OF CONCRETE BRIDGE ABUTMENT AT THE NORTHWESTERLY SIDE OF PROSPECT STREET NEAR ENTRANCE OF LOCUS, AS SHOWN ON PLAN. ELEVATION = 16.15

TBM-B: CHISELED SQUARE IN CORNER OF CONCRETE BASE OF METAL POLE LOCATED AT THE NORTHWESTERLY SIDE OF PROSPECT STREET AT THE INTERSECTION OF PROSPECT STREET AND NEWTON STREET. ELEVATION = 9.82

TBM-C: CHISELED SQUARE IN SOUTHWEST CORNER OF CONCRETE PAD, AS SHOWN ON PLAN. ELEVATION = 11.29

2) ELEVATIONS REFER TO NAVD 88

3) CONTOUR INTERVAL EQUALS ONE (1) FOOT.

4) UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLAN, SINCE SUB-SURFACE UTILITIES CANNOT BE VISIBLY VERIFIED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUB-SURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD CALL, TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY TWO HOURS PRIOR TO EXCAVATION.

5) UTILITY COMPANIES WERE NOT PETITIONED FOR RECORD PLANS.

6) THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF HARRY R. FELDMAN, INC. ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO HARRY R. FELDMAN INC.'S SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY HARRY R. FELDMAN, INC.

LEGEND:

- ..... DRAIN MANHOLE
- ..... ELECTRIC MANHOLE
- ..... WATER SHUT OFF
- ..... D-FRAME CATCH BASIN
- ..... UTILITY POLE W/ LIGHT
- ..... BOLLARD
- ..... GATE POST
- ..... STAND PIPE/SIAMESE CONNECTION
- ..... TRANSFORMER
- ..... BOUND FOUND
- ..... OBSERVATION WELL
- ..... DECIDUOUS TREE
- TBM ..... TEMPORARY BENCH MARK
- N/F ..... NOW OR FORMERLY
- FND ..... FOUND
- REC ..... RECORD
- CALC ..... CALCULATED
- DH ..... DRILL HOLE
- SB ..... STONE BOUND
- ENT ..... ENTRANCE
- FFE ..... FINISH FLOOR ELEVATION
- VGC ..... VERTICAL GRANITE CURB
- CLF ..... CHAIN LINK FENCE
- RET ..... RETAINING
- BIT ..... BITUMINOUS
- CONC ..... CONCRETE
- T ..... TOP
- TS ..... TOP OF STEPS
- BS ..... BOTTOM OF STEPS
- TW ..... TOP OF WALL
- BW ..... BOTTOM OF WALL
- TC ..... TOP OF CURB
- BC ..... BOTTOM OF CURB
- R= ..... RIM ELEVATION
- TH ..... THRESHOLD
- MP ..... METAL POST
- ..... FENCE
- ..... OVERHEAD WIRES

REFERENCES

MIDDLESEX COUNTY REGISTRY OF DEEDS

BOOK 4542, PAGE 274 (LOCUS)  
4653, 70 (LOCUS)  
10107, 141 (LOCUS)  
10219, 513  
12589, 576  
14130, 420  
14224, 180  
17934, 123 (LOCUS)

PLANS  
BOOK 1980, PLAN No. 1401  
BOOK 4542, PAGE END  
4653, 538  
7747, 513  
11219, 513  
16219, 513

CERTIFICATE OF TITLE No. 137691 (LOCUS)

MASSACHUSETTS LAND COURT  
LCC 32897A (LOCUS)

PARTIAL EXISTING CONDITIONS PLAN

51 PROSPECT STREET  
STATION 402

SOMERVILLE, MASS.

SCALE: 1"=10' JULY 16, 2010

HARRY R. FELDMAN, INC. LAND SURVEYORS

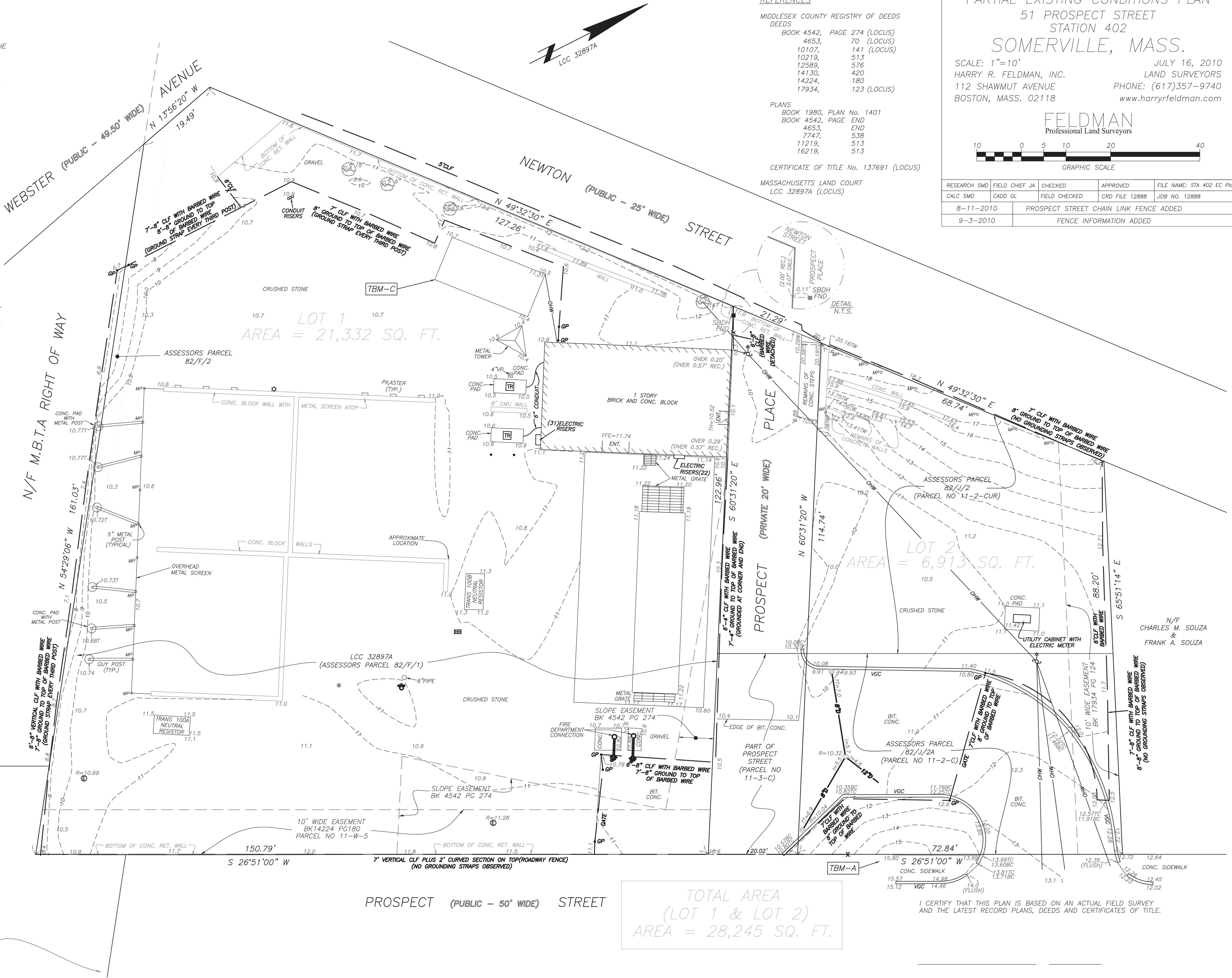
112 SHAWMUT AVENUE PHONE: (617)357-9740

BOSTON, MASS. 02118 www.harryfeldman.com

FELDMAN  
Professional Land Surveyors



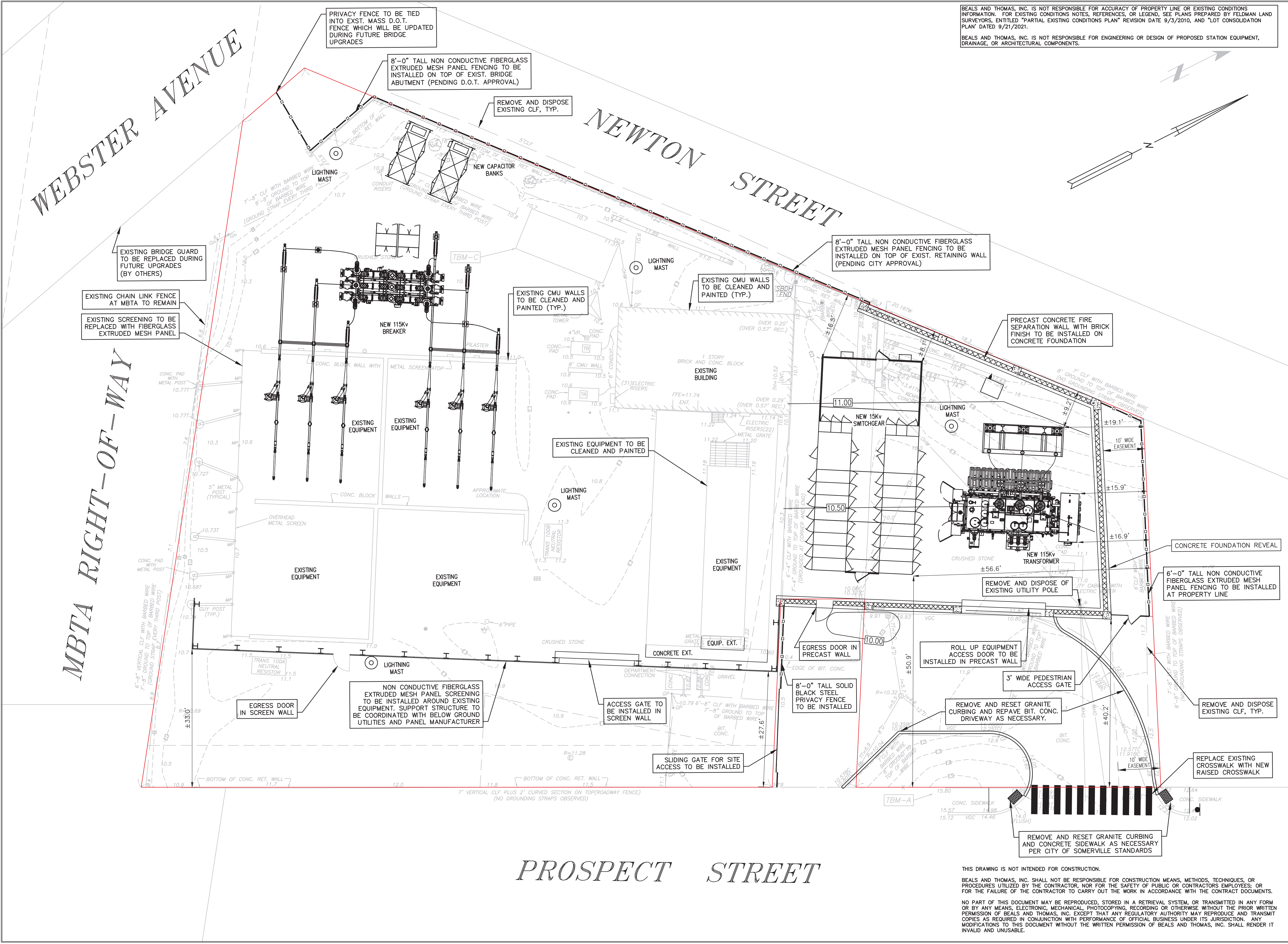
RESEARCH SMD	FIELD CHIEF JA	CHECKED	APPROVED	FILE NAME: STA 402 EC Plan
CALC SMD	CADD GL	FIELD CHECKED	CRD FILE 12888	JOB NO. 12888
8-11-2010			PROSPECT STREET CHAIN LINK FENCE ADDED	
9-3-2010			FENCE INFORMATION ADDED	



TOTAL AREA  
(LOT 1 & LOT 2)  
AREA = 28,245 SQ. FT.

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY  
AND THE LATEST RECORD PLANS, DEEDS AND CERTIFICATES OF TITLE.





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BEALS AND THOMAS, INC. IS NOT RESPONSIBLE FOR ENGINEERING OR DESIGN OF PROPOSED STATION EQUIPMENT, DRAINAGE, OR ARCHITECTURAL COMPONENTS.

PREPARED FOR:

**NSTAR ELECTRIC COMPANY**  
d.b.a  
**EVERSOURCE ENERGY**

ONE NSTAR WAY  
WESTWOOD, MASSACHUSETTS

*Boiled*

*Robert E. Andrus*  
4/26/2023

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PREPARED BY:

**BEALS + THOMAS**

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**RCM Technologies**  
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OAKLAND, NJ 07436  
Tel: 201-416-4012 Fax: 201-337-1099

4		
3		
2	4/26/2023	REVISED PER CITY COMMENTS
1	3/29/2023	REVISED
0	12/1/2021	FIRST ISSUE

ISSUE DATE	DESCRIPTION
REA/WC	REA/WC
DES	DWN
	CHK'D
	APP'D

PROJECT:

**STA 402 IMPROVEMENTS**  
SOMERVILLE, MASSACHUSETTS

SCALE: 1" = 10' DATE: DECEMBER 1, 2021

**SITE PLAN**

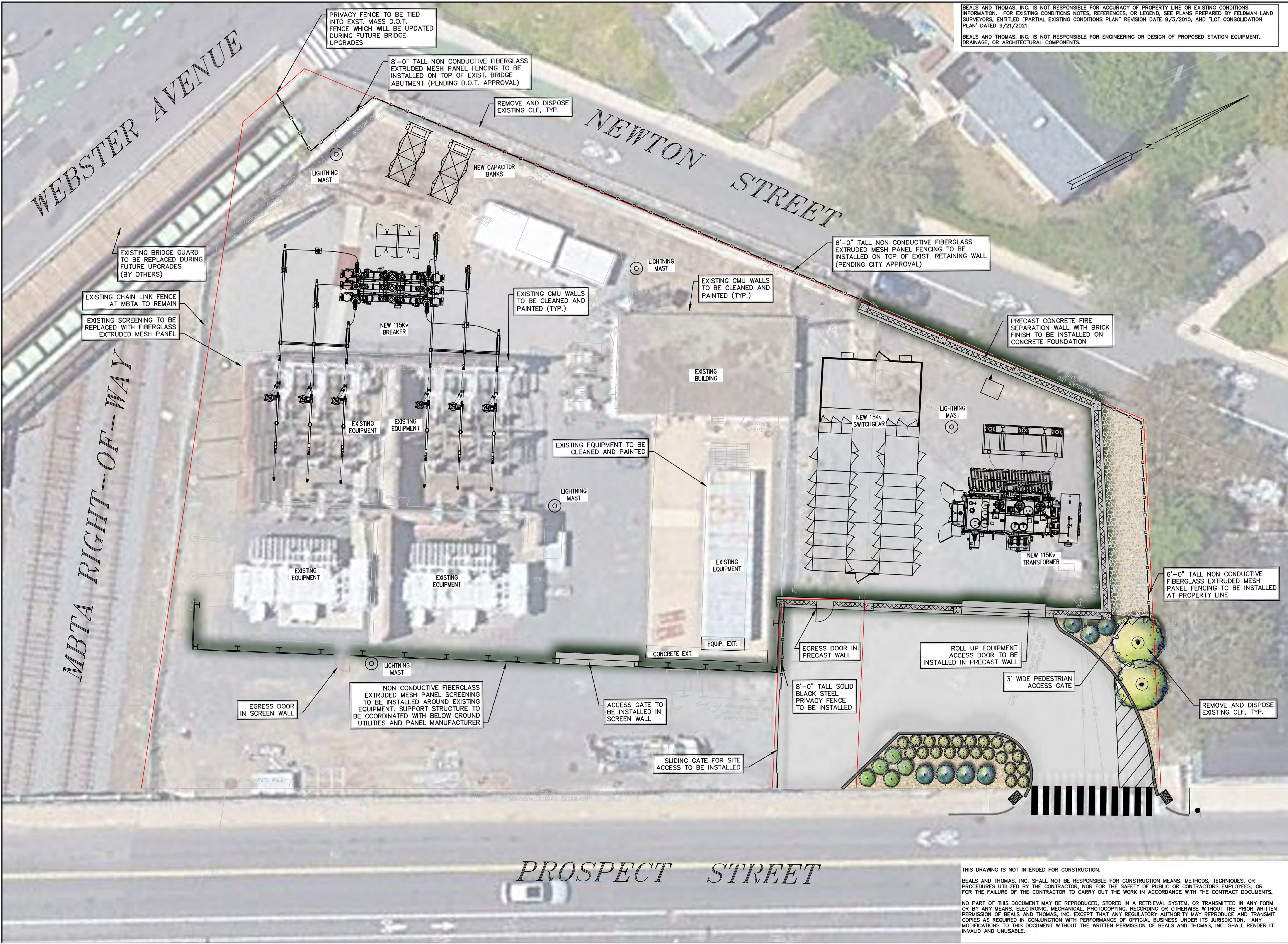
B+T JOB NO. 3258.00	<b>C1.1</b>
B+T PLAN NO. 325800P001C-002	

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PREPARED FOR:

**NSTAR ELECTRIC  
COMPANY  
d.b.a  
EVERSOURCE  
ENERGY**

ONE NSTAR WAY  
WESTWOOD, MASSACHUSETTS



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**RCM Technologies**  
ENERGY SERVICES  
99 BAUER DRIVE, SUITE 101  
OAKLAND, NJ 07436  
Tel: 201-416-4012 Fax: 201-337-1099

ISSUE DATE	DESCRIPTION
4	
3	
2	4/26/2023 REVISED PER CITY COMMENTS
1	3/29/2023 REVISED
0	12/1/2021 FIRST ISSUE

ISSUE DATE	DESCRIPTION
REA/WC	REA/WC
DES	DWN
	CHK'D
	APP'D

PROJECT:

**STA 402  
IMPROVEMENTS**

SOMERVILLE,  
MASSACHUSETTS

SCALE: 1" = 10' DATE: DECEMBER 1, 2021

METERS  
0 2.5 5 7.5 30  
FEET

**ILLUSTRATIVE  
SITE PLAN**

B+T JOB NO. 3258.00	<b>C2.1</b>
B+T PLAN NO. 325800P01C-003	

THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION.

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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 OWNER AND LANDSCAPE ARCHITECT AS REQUIRED.

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

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.

NEW EXCAVATION AND TRENCH SAFETY REGULATIONS ARE IN EFFECT AS OF MARCH 1, 2015. (REFER TO 520 CMR 14.00) ALL EXCAVATORS OR CONTRACTORS MUST OBTAIN A TRENCH PERMIT PRIOR TO ANY CONSTRUCTION RELATED TRENCHES ON SITE.

SITE PREPARATION NOTES

CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK, AND USE CAUTION WHEN REMOVING EXISTING MATURE VEGETATION.

EXCAVATION SHALL BE DONE BY HAND OR USING AN AIR SPADE IN THE VICINITY OF ANY UNDERGROUND UTILITIES AND DUCT BANKS.

CONTRACTOR TO REMOVE AND DISPOSE EXISTING CHAINLINK FENCE FABRIC, AND POSTS.

CONTRACTOR TO REMOVE AND DISPOSE ARTIFICIAL TURF CARPETING.

ALL MATERIALS TO BE DISPOSED, INCLUDING EXISTING PLANT MATERIAL, SHALL BE REMOVED AND DISPOSED LEGALLY OFF-SITE BY CONTRACTOR.

PLANTING NOTES

ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.

ANY PROPOSED SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITH MATERIAL EQUIVALENT TO THE DESIRED MATERIAL, IN OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE. PROPOSED SUBSTITUTIONS WILL ONLY BE CONSIDERED IF SUBMITTED WITH ENUMERATED REASONS WHY SUBSTITUTIONS ARE PROPOSED.

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN IN PLANT SCHEDULE.

ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION. STAKING LOCATIONS OF ALL PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

NO PLANT SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING.

VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE OWNER OR HIS REPRESENTATIVE.

BEFORE PLANT INSTALLATION, ALL TREE PITS SHALL BE FLOODED, TWO TIMES IN SUCCESSION, WITH WATER AND EVALUATED FOR DRAINAGE CHARACTERISTICS AFTER A 24 HOUR PERIOD.

ALL PLANTS SHALL BE SET 2-3" ABOVE SURROUNDING FINISH GRADE. PLANT MATERIALS SHALL BEAR SAME RELATIONSHIP TO GRADE AS THEY BORE TO GRADE IN THE NURSERY. MULCH SHALL NOT TOUCH TRUNKS OF TREES OR STEMS OF SHRUBS.

PROVIDE WEED CHECK FABRIC UNDERNEATH ALL PLANTED AREAS AND STONE AREAS.

ALL PLANTING BEDS TO BE FILLED WITH SOIL AND CROWNED ABOVE ADJACENT LAWN OR IMPROVED AREAS. ALL PLANTING BEDS TO BE MULCHED WITH AGED PINE BARK MULCH TO A MINIMUM DEPTH OF THREE (3) INCHES.

PROVIDE THREE (3) FOOT DIAMETER MULCH CIRCLE AROUND ALL INDIVIDUAL TREE PLANTINGS.

ALL PLANT MATERIALS SHALL BE GUARANTEED BY CONTRACTOR FOR A PERIOD OF TWO (2) YEARS FOLLOWING DATE OF FINAL ACCEPTANCE. CONTRACTOR SHALL PROMPTLY MAKE ALL REPRESENTMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD, AS DIRECTED BY OWNER.

TOPSOIL STRIPPED FROM THE SITE AND PROPERLY STOCKPILED PRIOR TO APPLICATION MAY, UPON APPROVAL OF THE ENGINEER, BE USED FOR PREPARATION OF LAWNS AND PLANTING BEDS. IT SHOULD BE FREE OF LARGE (ONE (1) INCH OR GREATER) COBBLES, ROOTS, OLD SOD, TRASH, WOOD OR OTHER CONTAMINANTS AND BE OF A FRIABLE CONSISTENCY AND SUITABLE FOR PLANT GROWTH.

THE LANDSCAPE CONTRACTOR SHALL FURNISH TOPSOIL. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL AND PRODUCTIVE TOPSOIL OF GOOD CLAY-LOAM TYPE. IT SHALL BE FREE OF WEED SEEDS. TOPSOIL SHALL BE WITHOUT ADMIXTURE OF SUBSOIL AND SHALL BE REASONABLY FREE OF STONES, LUMPS, ROOTS, STICKS AND OTHER FOREIGN MATTER. TOPSOIL SHALL NOT BE WORKED OR APPLIED IN A MUDDY OR WET CONDITION.

TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF FOUR (4) INCHES AFTER SETTING ON ALL STRIPPED PLANTED AREAS INCLUDING SLOPE STABILIZATION, LAWN AREAS AND PLANTING BEDS AFTER FILLS ARE PROPERLY SETTLED AND SUB-GRADE HAS BEEN APPROVED BY THE OWNER. THE SETTLED TOPSOIL SHALL BE UP TO THE FINISHED GRADE AS CALLED FOR ON THE DRAWINGS. SCARIFY SUB-GRADE TO A DEPTH OF TWO (2) INCHES BEFORE PREAING TOPSOIL.

REMOVE ALL ROCKS AND DEBRIS FROM SOIL SURFACE AND GRADE TO AN EVEN SURFACE.

REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO PREVENT PONDING AND TO PROMOTE POSITIVE DRAINAGE.

THE LANDSCAPE CONTRACTOR IS TO CLEAN UP AND REMOVE ANY DEBRIS FROM THE SITE CAUSED BY THE LANDSCAPE CONTRACTOR.

PLANT MATERIAL OF THE ENTIRE WORK AREA IS TO BE MAINTAINED BY THE LANDSCAPE CONTRACTOR WHILE THE PROJECT IS UNDERWAY (INCLUDING BY NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.

CONTRACTOR SHALL PROVIDE CLEAN POTABLE WATER, HOSES AND ALL NECESSARY EQUIPMENT FOR WATERING ASSOCIATED WITH PLANTING.

ALL NEW PLANT MATERIAL SHALL BE PRUNED AFTER PLANTING TO REMOVE ALL DEAD OR DAMAGED BRANCHES TO ENCOURAGE HEALTHY NEW GROWTH. TREE WOUND DRESSING SHALL NOT BE USED ON ANY PLANTINGS. ALL NEW PLANTINGS SHALL BE WATERED FROM TIME OF DELIVERY TO FINAL ACCEPTANCE.

CONTRACTOR SHALL PROVIDE WATER BAGS ON ALL TREES AND PROVIDE WATERING NECESSARY TO ESTABLISH AND MAINTAIN PLANTS FOR MINIMUM ONE (1) YEAR FOLLOWING INSTALLATION. WATERING FREQUENCY SHALL BE DETERMINED BY CONTRACTOR, UNLESS OTHERWISE SPECIFIED BY OWNER.

ANY PLANT MATERIAL THAT DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO FINAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEET ALL ORIGINAL PLANT SCHEDULE SPECIFICATIONS.

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PLANT SCHEDULE

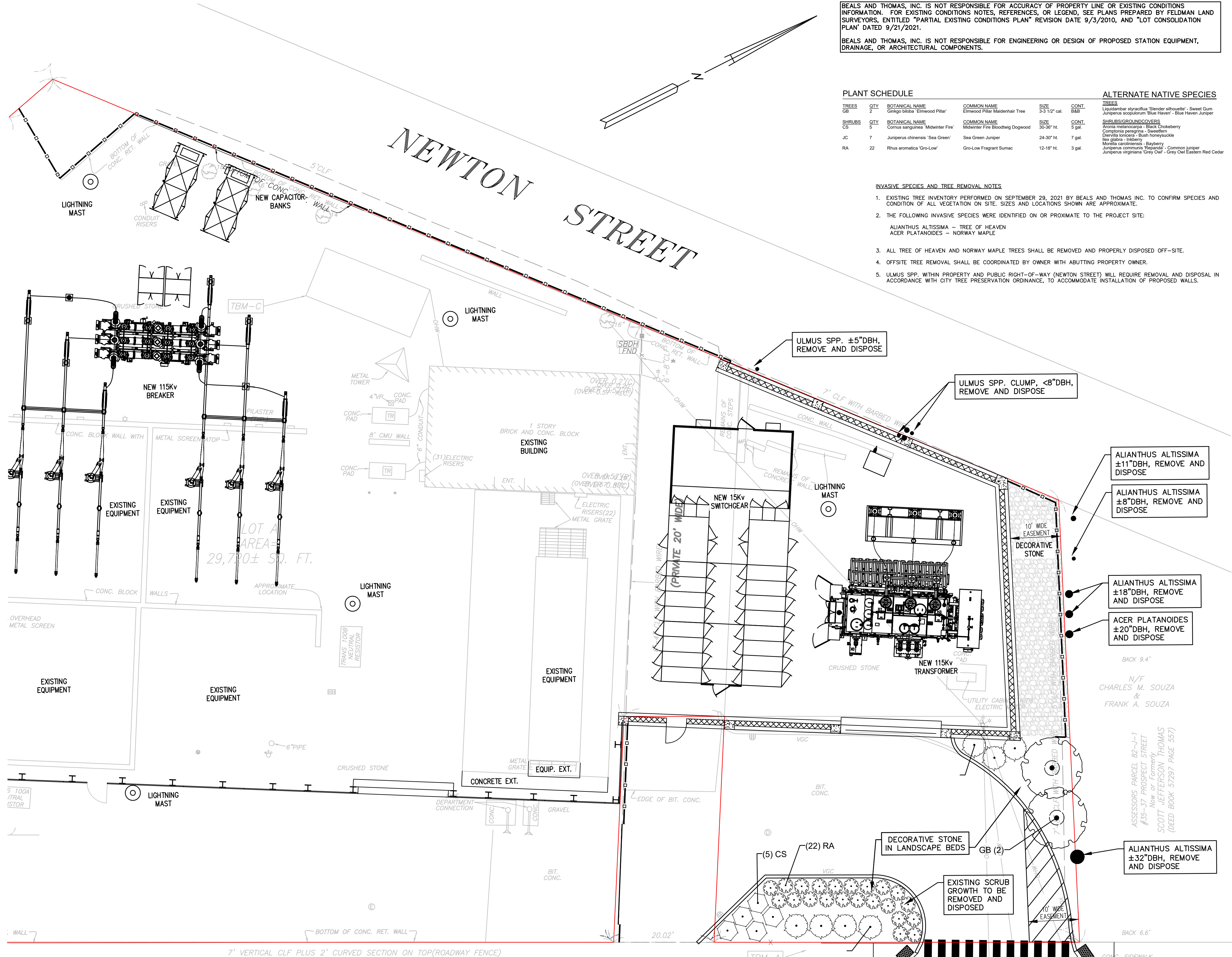
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
GB	2	Ulmus glabra 'Elmwood Pillar'	Elmwood Pillar Maidenhair Tree	3-3 1/2" cal.	8 gal.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
CS	5	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Bloodtwig Dogwood	30-30" ht.	5 gal.
JC	7	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24-30" ht.	7 gal.
RA	22	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	12-18" ht.	3 gal.

ALTERNATE NATIVE SPECIES

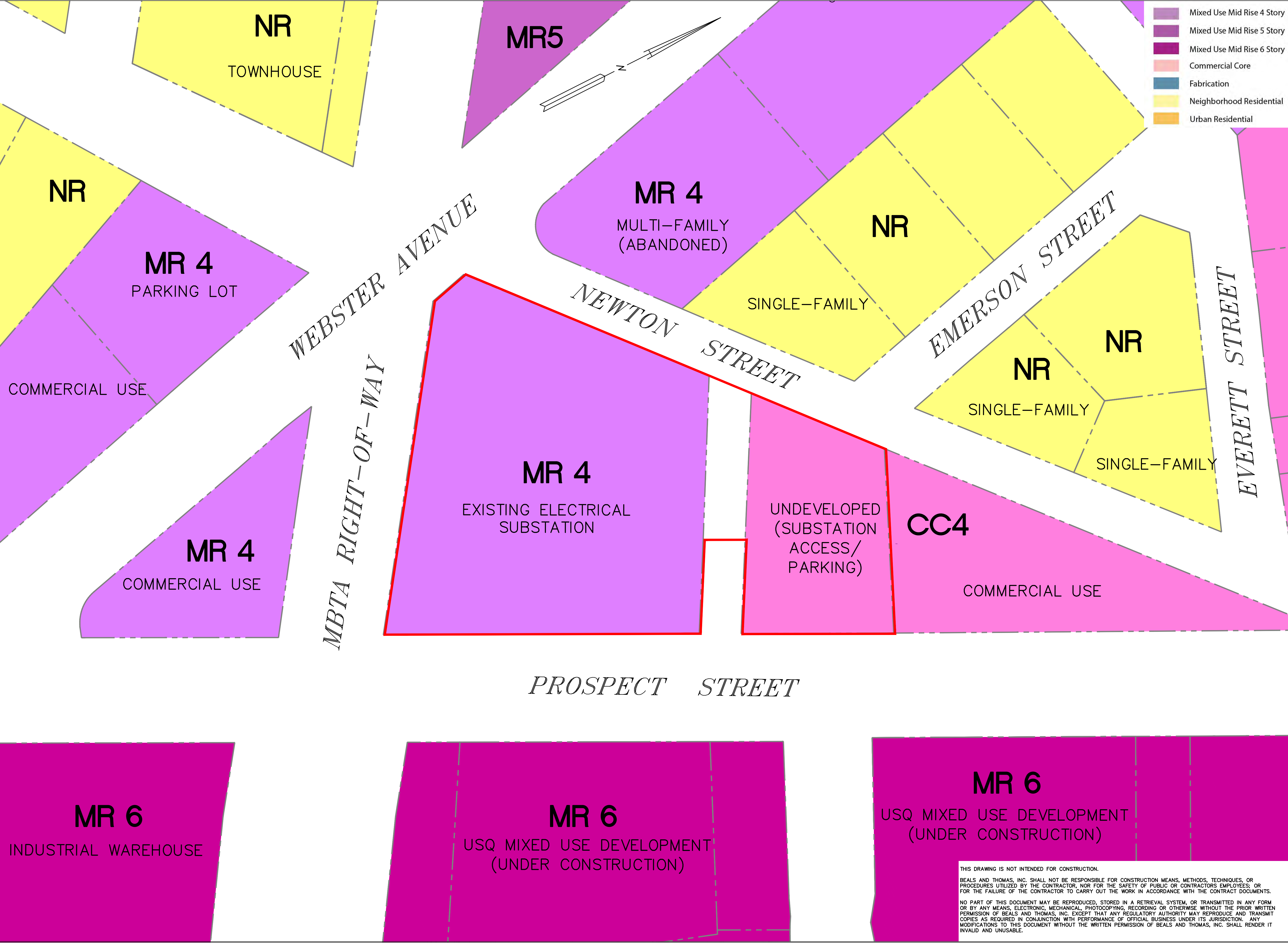
TREES	SHRUBS/GROUND COVERS
Liquidambar styraciflua 'Slender silhouette' - Sweet Gum	Campanula persicifolia - Sweetbell
Juniperus scopulorum 'Blue Haven' - Blue Haven Juniper	Diervilla lonicera - Bush honeysuckle
	Ilex glabra - Inkberry
	Morella carolinensis - Bayberry
	Juniperus communis 'Resland' - Common juniper
	Juniperus virginiana 'Grey Owl' - Grey Owl Eastern Red Cedar

INVASIVE SPECIES AND TREE REMOVAL NOTES

- EXISTING TREE INVENTORY PERFORMED ON SEPTEMBER 29, 2021 BY BEALS AND THOMAS INC. TO CONFIRM SPECIES AND CONDITION OF ALL VEGETATION ON SITE. SIZES AND LOCATIONS SHOWN ARE APPROXIMATE.
- THE FOLLOWING INVASIVE SPECIES WERE IDENTIFIED ON OR PROXIMATE TO THE PROJECT SITE:  
ALIANTHUS ALTISSIMA - TREE OF HEAVEN  
ACER PLATANOIDES - NORWAY MAPLE
- ALL TREE OF HEAVEN AND NORWAY MAPLE TREES SHALL BE REMOVED AND PROPERLY DISPOSED OFF-SITE.
- OFFSITE TREE REMOVAL SHALL BE COORDINATED BY OWNER WITH ABUTTING PROPERTY OWNER.
- ULMUS SPP. WITHIN PROPERTY AND PUBLIC RIGHT-OF-WAY (NEWTON STREET) WILL REQUIRE REMOVAL AND DISPOSAL IN ACCORDANCE WITH CITY TREE PRESERVATION ORDINANCE, TO ACCOMMODATE INSTALLATION OF PROPOSED WALLS.







PREPARED FOR:

**NSTAR ELECTRIC COMPANY**  
**d.b.a**  
**EVERSOURCE ENERGY**  
ONE NSTAR WAY  
WESTWOOD, MASSACHUSETTS

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2	4/26/2023	REVISED PER CITY COMMENTS
1	3/29/2023	REVISED
0	12/1/2021	FIRST ISSUE
ISSUE DATE	DESCRIPTION	
REA	REA	
DES	DWN	CHK'D APP'D

PROJECT:

**STA 402 IMPROVEMENTS**  
SOMERVILLE, MASSACHUSETTS

SCALE: 1" = 20' DATE: DECEMBER 1, 2021

METERS  
0 5 10 15  
0 10 20 40 60  
FEET

**ABUTTING CONTEXT PLAN**

B+T JOB NO. 3258.00	<b>C4.1</b>
B+T PLAN NO. 325800P001C-005	

THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION.

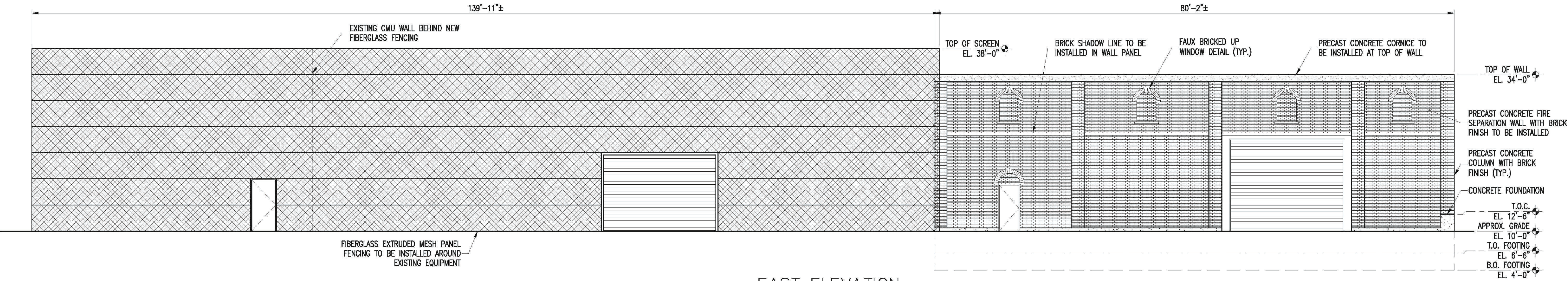
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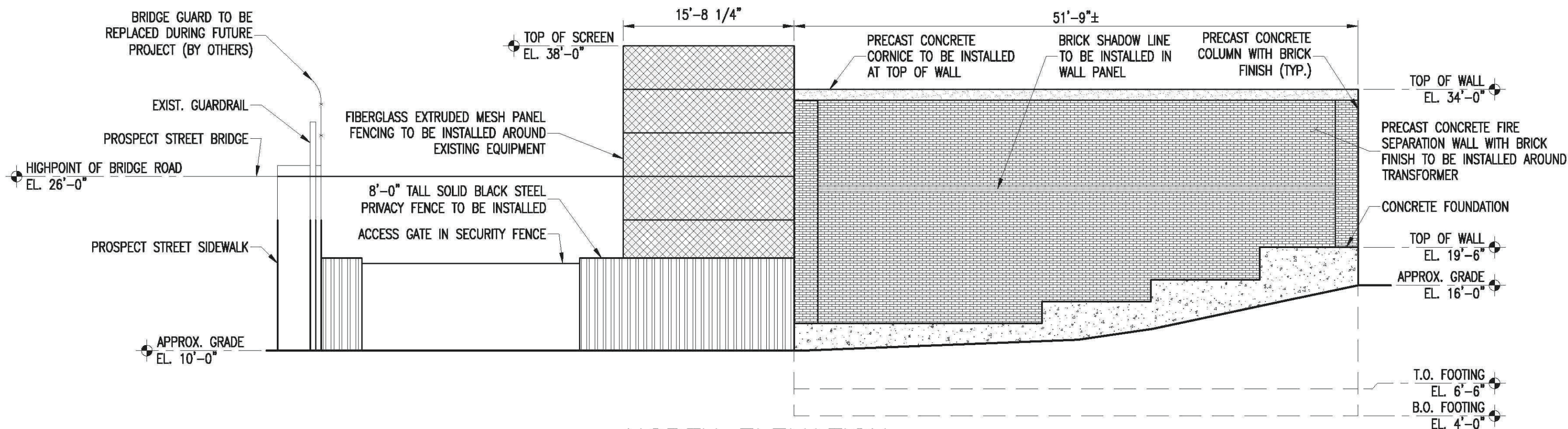


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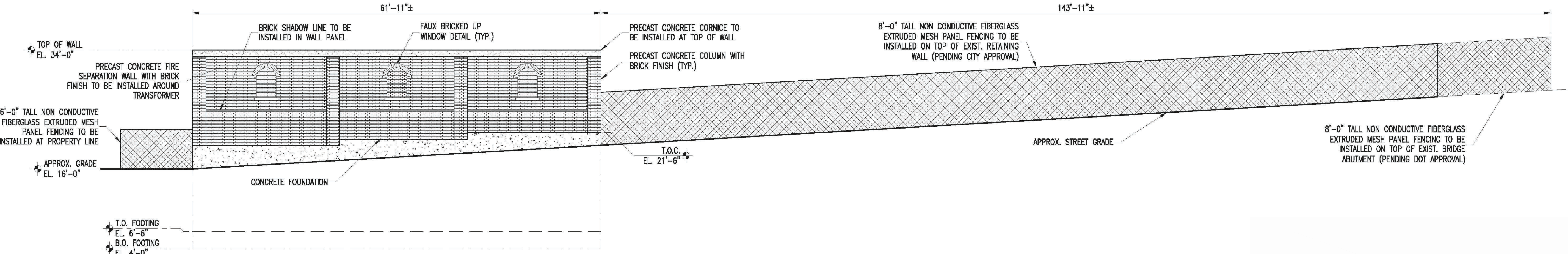
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**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

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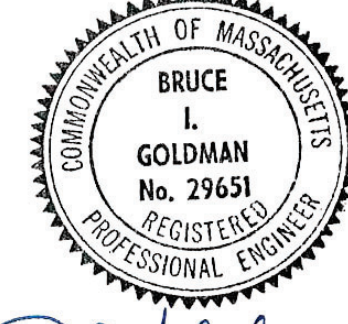
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**NSTAR ELECTRIC  
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d.b.a  
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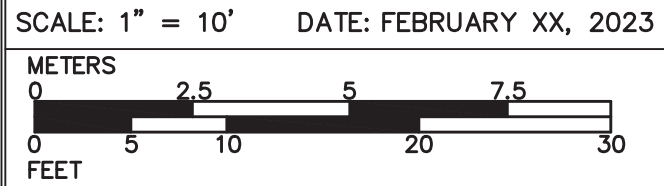


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1	4/26/2023	REVISED PER CITY COMMENTS
0	3/29/2023	FIRST ISSUE
ISSUE DATE DESCRIPTION		
WC (RCM)	WC (RCM)	
DES	DWN	CHK'D APP'D

PROJECT:

**STA 402  
IMPROVEMENTS**

SOMERVILLE,  
MASSACHUSETTS



**ARCHITECTURAL  
ELEVATIONS**

B+T JOB NO. 3258.00

B+T PLAN NO.  
325800P001C-006

**C5.1**



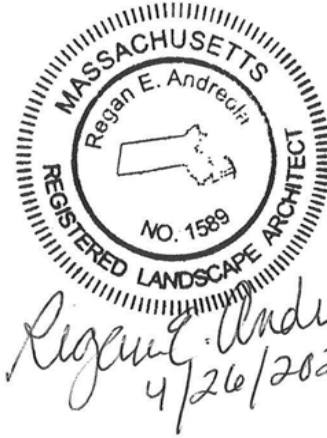
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1	3/29/2023	REVISED
0	12/1/2021	FIRST ISSUE
ISSUE DATE		DESCRIPTION
DES	DWN	CHK'D APP'D

PROJECT:

**STA 402  
IMPROVEMENTS**  
SOMERVILLE,  
MASSACHUSETTS

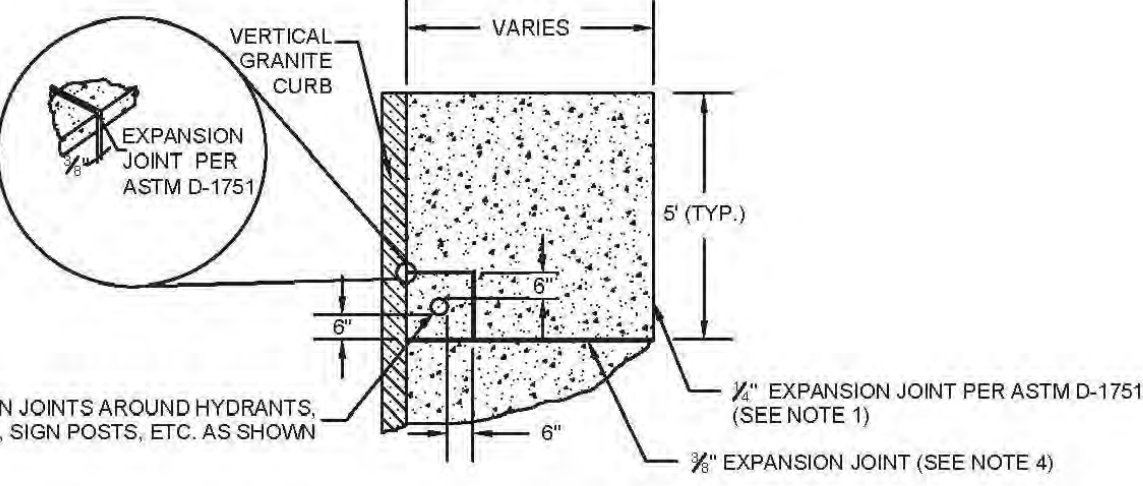
SCALE: N.T.S. DATE: DECEMBER 1, 2021

**SITE DETAILS #1**

B+T JOB NO. 3258.00

B+T PLAN NO.  
325800P001C-007

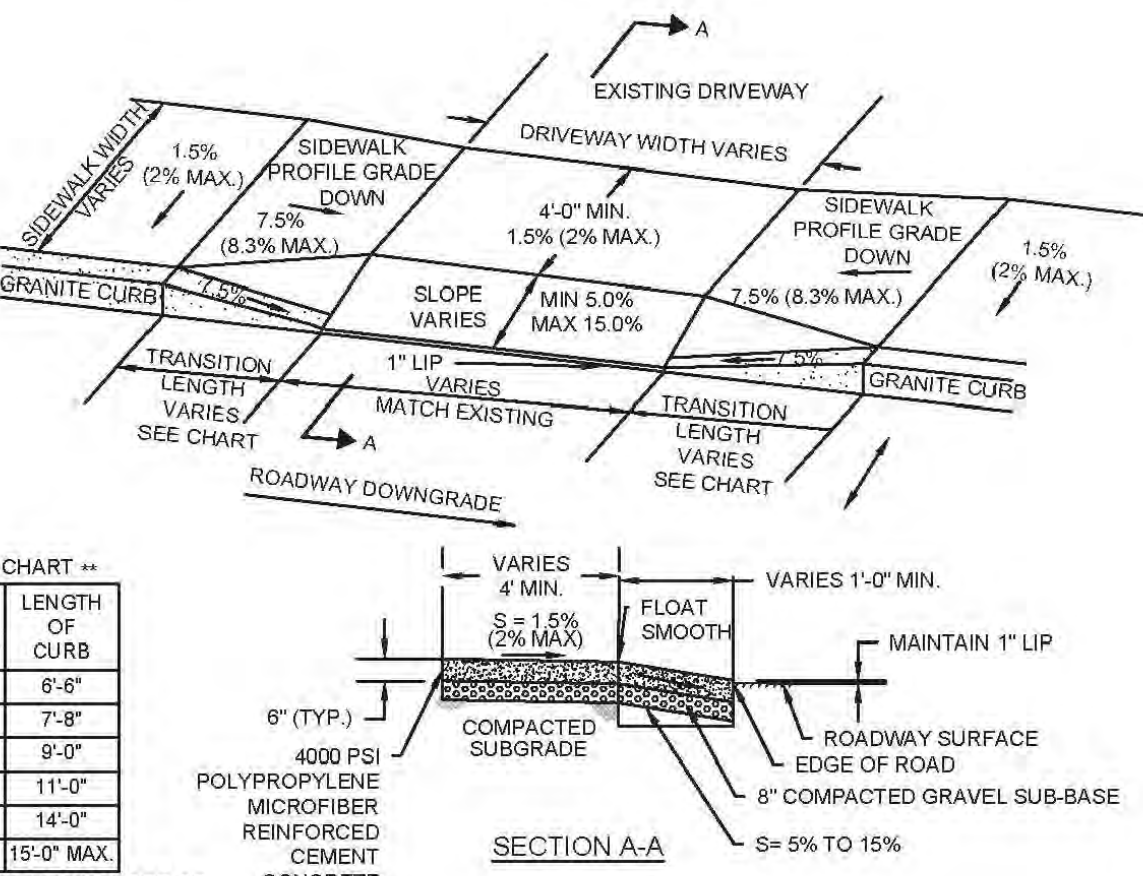
**C6.1**



- NOTES:
- EXPANSION JOINTS SHALL BE INSTALLED AT BACK OF SIDEWALK STEPS, WALLS, BUILDINGS, AND OTHER STRUCTURES.
  - EXPANSION JOINTS AT BUILDINGS SHALL BE CAULKED.
  - EXPANSION JOINTS SHALL BE USED AT TRANSITIONS BETWEEN NEW AND EXISTING SIDEWALK JOINTS.
  - EXPANSION JOINTS OF 1/2-IN THICK FOAM SHALL BE PLACED EVERY 30 FEET PERPENDICULAR TO CURB ALIGNMENT EXTENDING THROUGH THE SIDEWALK DEPTH.

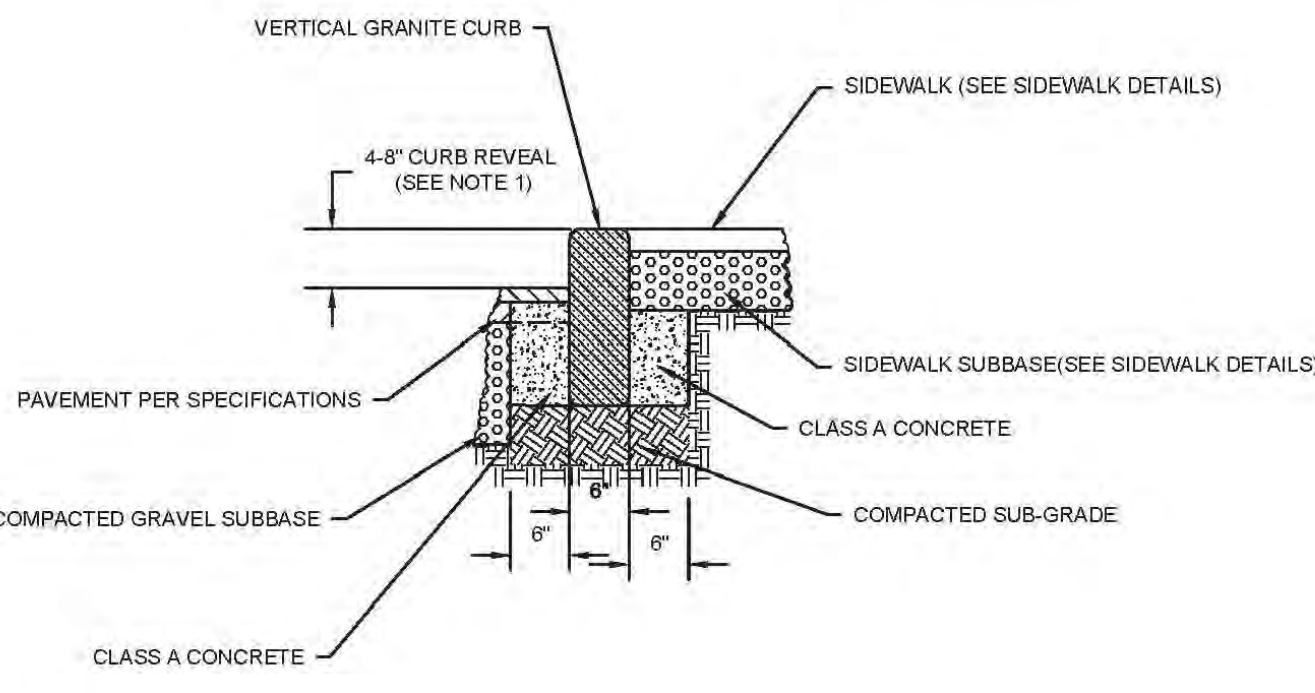
**SIDEWALK EXPANSION JOINT**

CITY OF SOMERVILLE STANDARD SPECIFICATIONS AND DETAILS  
SCALE: N.T.S. DATE OF ISSUE: 5/18 SPEC. REF#: 02524 DETAIL NUMBER: R-1.2.0  
REVISION:



**DRIVEWAY APRON - CONCRETE**

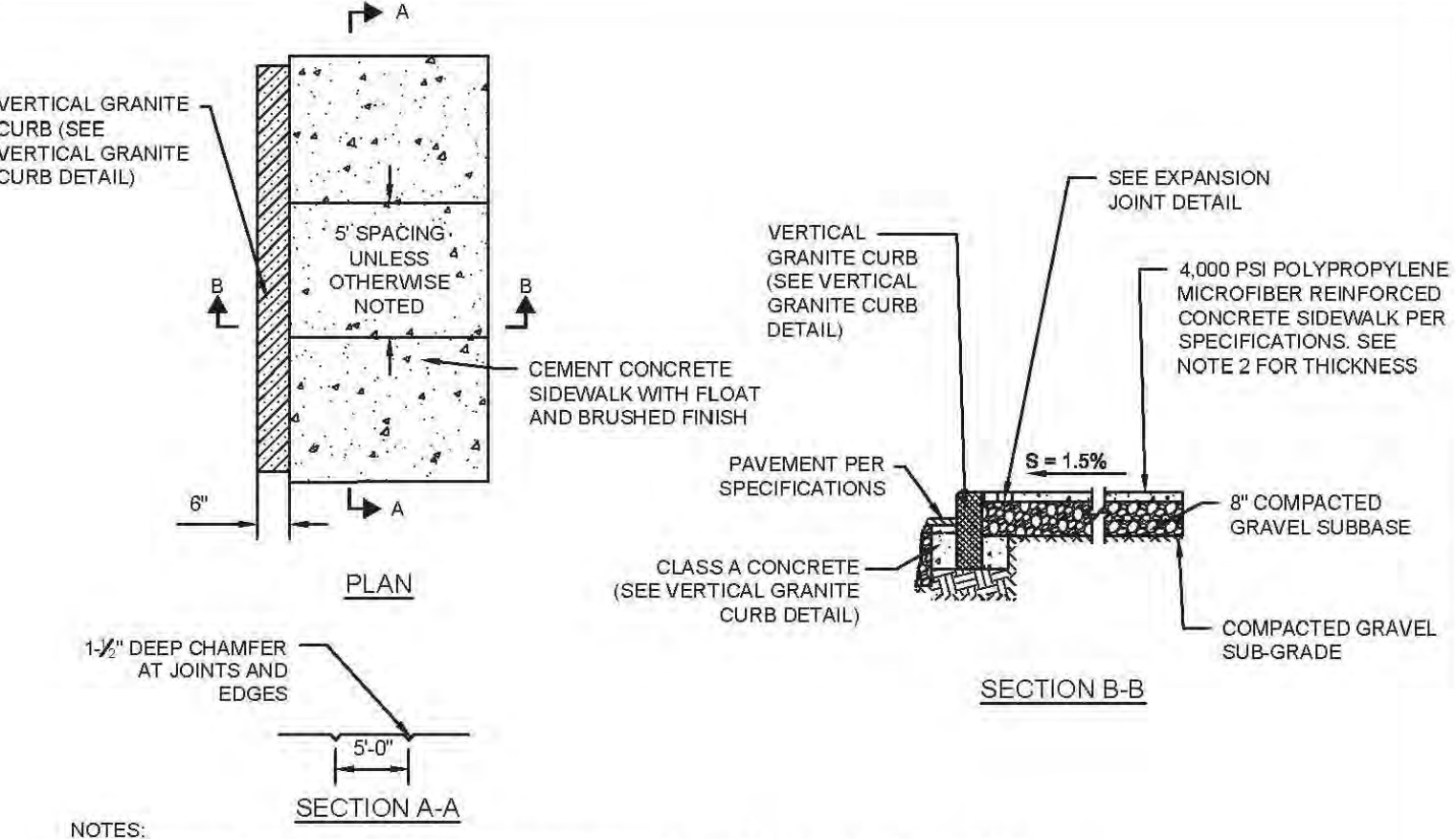
CITY OF SOMERVILLE STANDARD SPECIFICATIONS AND DETAILS  
SCALE: N.T.S. DATE OF ISSUE: 5/18 SPEC. REF#: 02524 DETAIL NUMBER: R-4.3.0  
REVISION:



- NOTES:
- CURB REVEAL SHALL BE 7" WHERE FEASIBLE FOR NEW ROADWAYS UNDER FULL RECONSTRUCTION.

**VERTICAL GRANITE CURB**

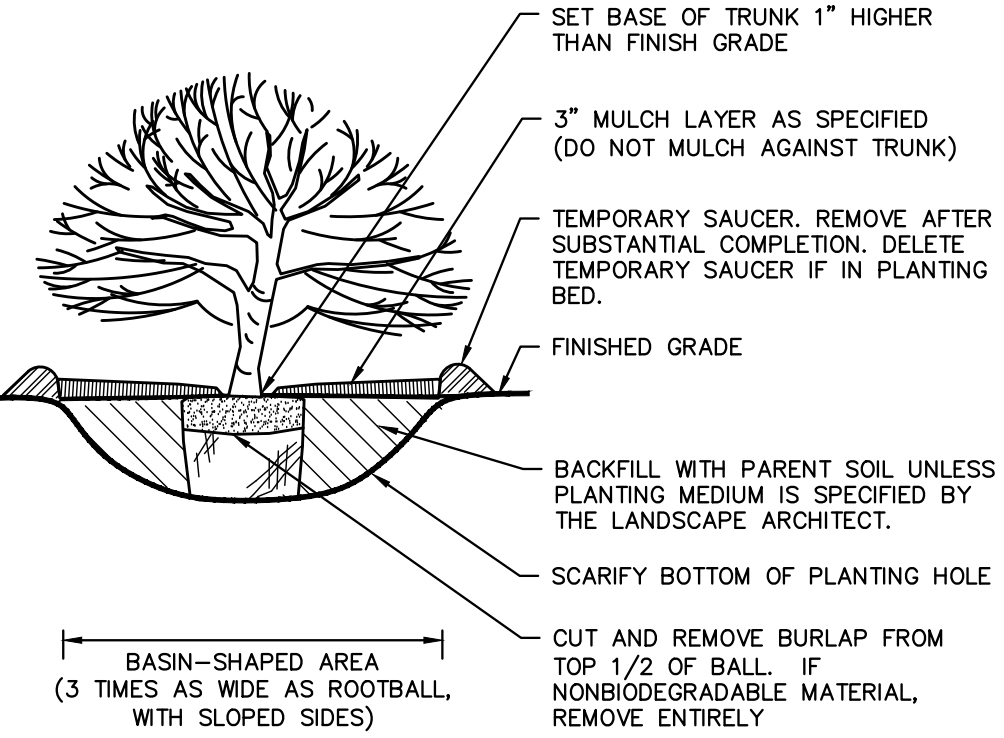
CITY OF SOMERVILLE STANDARD SPECIFICATIONS AND DETAILS  
SCALE: N.T.S. DATE OF ISSUE: 5/18 SPEC. REF#: 02524 DETAIL NUMBER: R-3.2.0  
REVISION:



- NOTES:
- NEW SIDEWALK SHALL MATCH WIDTH OF EXISTING SIDEWALK UNLESS OTHERWISE NOTED.
  - CONCRETE SIDEWALK TO BE 6" THICK AT DRIVEWAYS AND INTERSECTIONS AND 4" THICK ELSEWHERE.
  - SIDEWALKS TO BE BUILT ACCORDING TO ADA AND MA AAB REGULATIONS, 2.0% MAX (0% TOLERANCE) CROSS SLOPE.

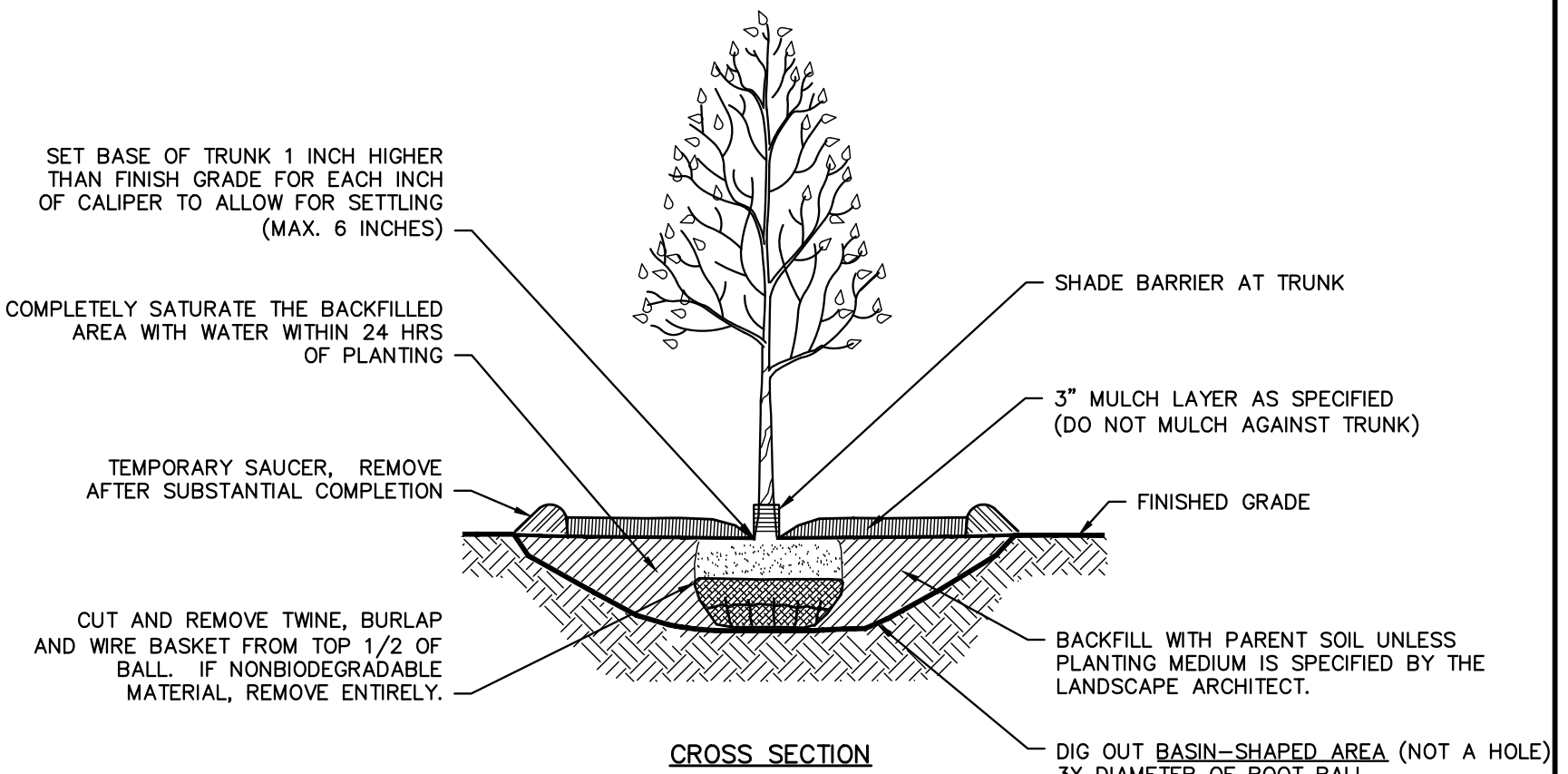
**CONCRETE SIDEWALK**

CITY OF SOMERVILLE STANDARD SPECIFICATIONS AND DETAILS  
SCALE: N.T.S. DATE OF ISSUE: 5/18 SPEC. REF#: 02524 DETAIL NUMBER: R-1.1.0  
REVISION:



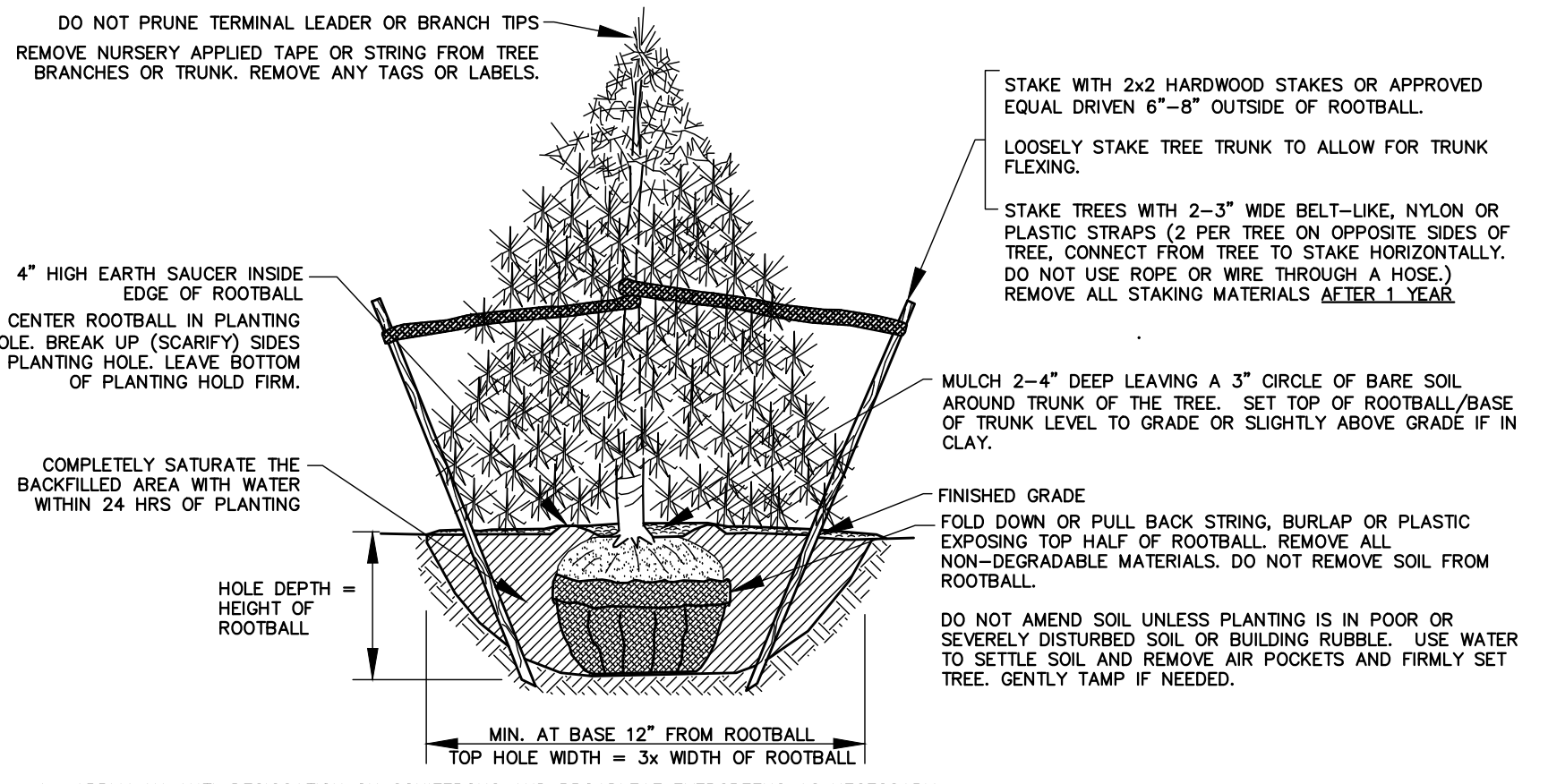
**SHRUB PLANTING**

NOT TO SCALE



**TREE PLANTING**

NOT TO SCALE



**EVERGREEN TREE PLANTING**

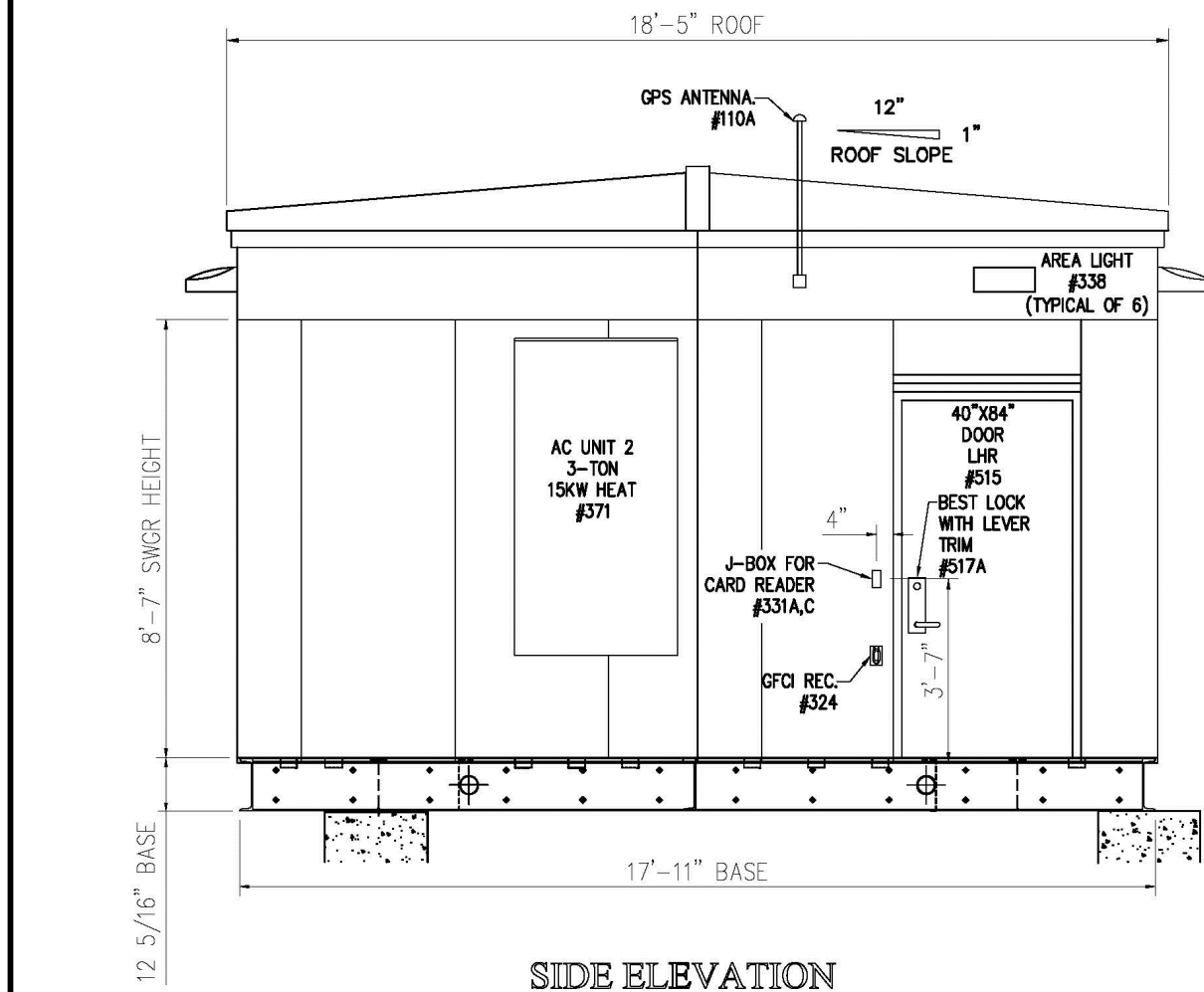
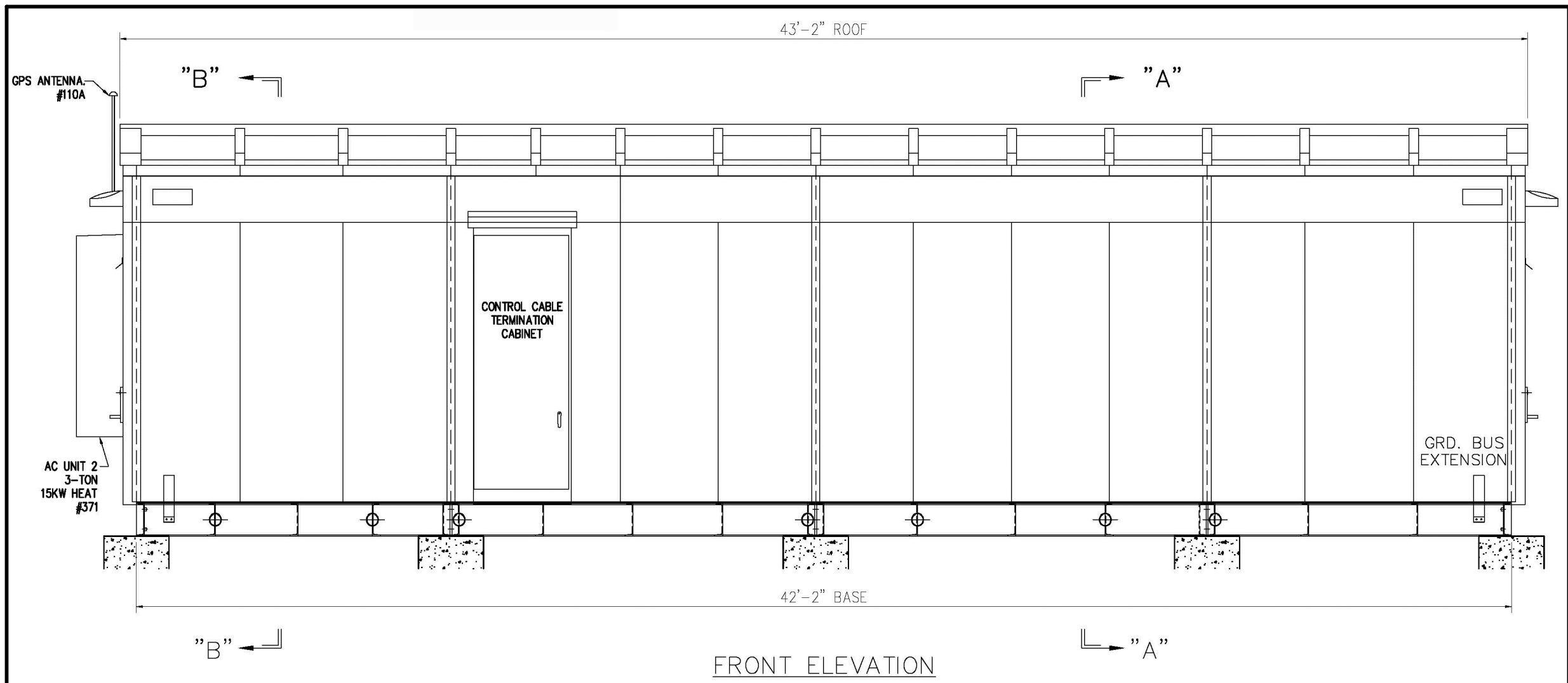
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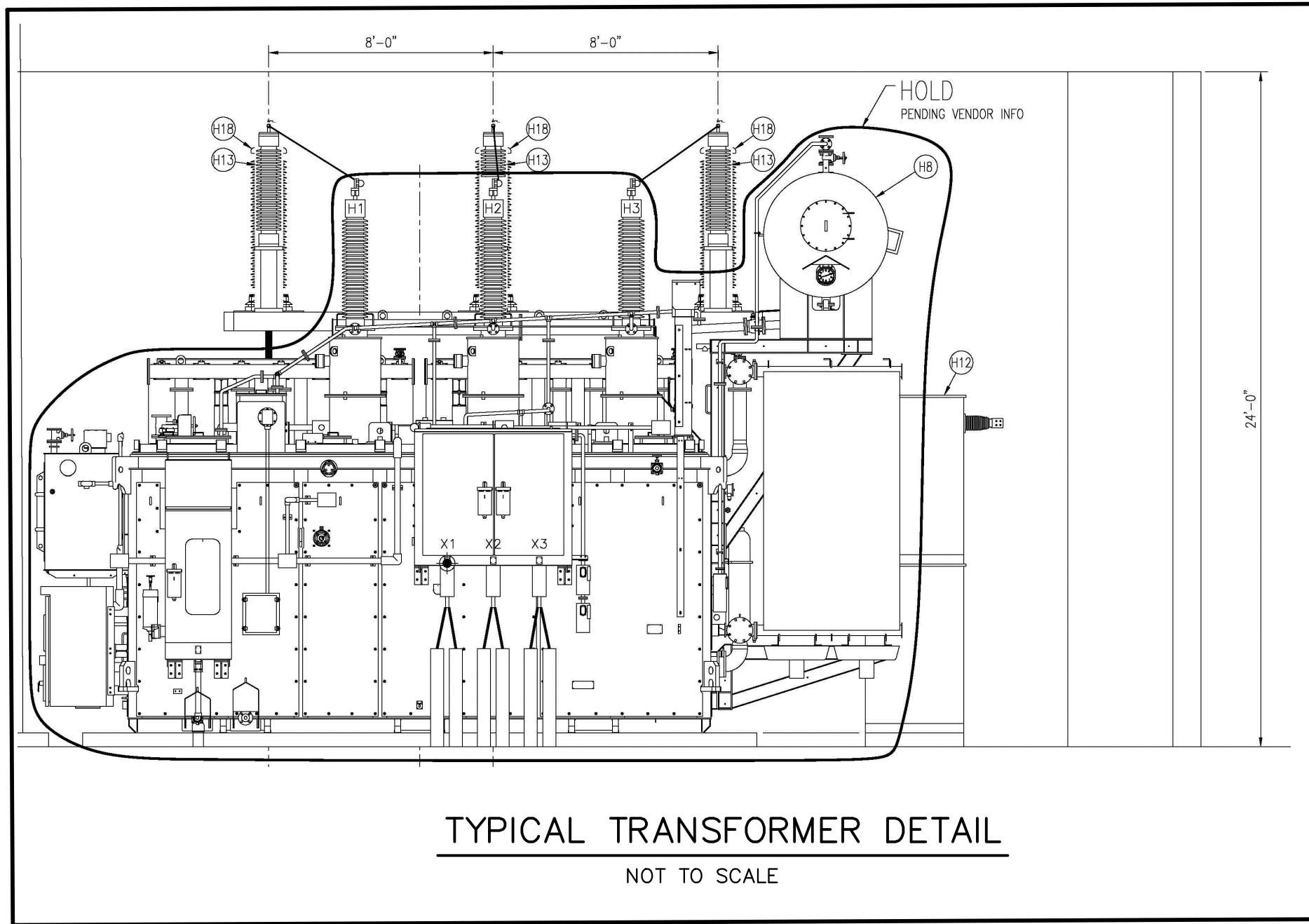
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TYPICAL SWITCHGEAR ELEVATION  
NOT TO SCALE

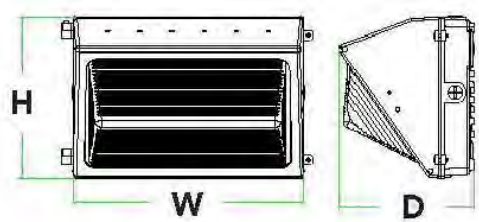
- NOTES:
1. SHOWN FOR GENERAL REPRESENTATION ONLY.
  2. ACTUAL DIMENSIONS SHALL BE AS SHOWN ON SITE PLAN AND SHALL BE SUBJECT TO FINAL DESIGN BY SUBSTATION ENGINEER.



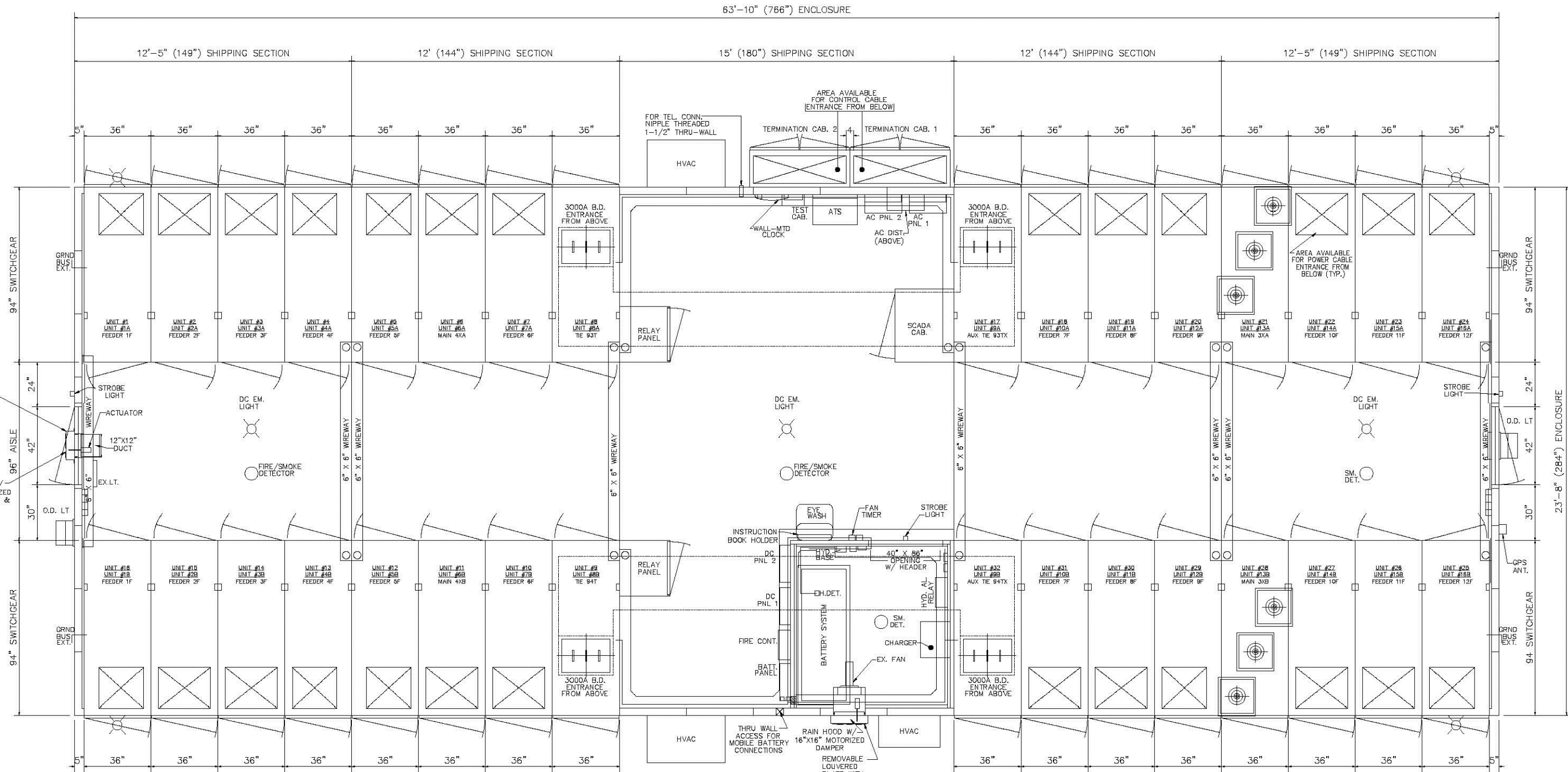
TWR1 LED  
LED Wall Luminaire

Specifications

Width: 12-15/16"  
(32.9 cm)  
Height: 9"  
(22.9 cm)  
Depth: 7-1/2"  
(19 cm)  
Weight: 11.95 lbs  
(5.42 kg)



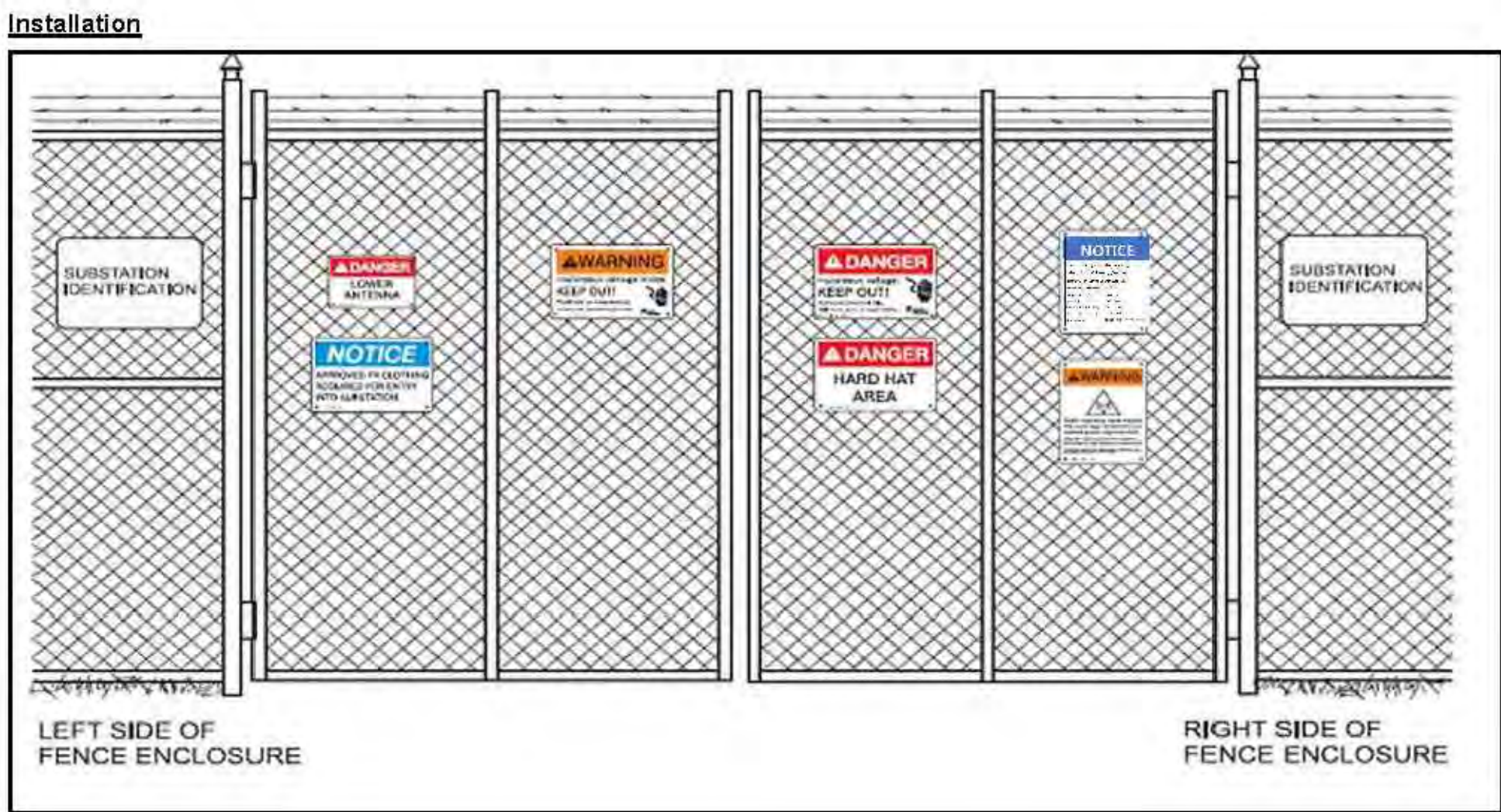
WALL MOUNTED LIGHT  
NOT TO SCALE



PROPOSAL ONLY. NOT FOR CONSTRUCTION.  
FINAL LAYOUT, DIMENSIONS, ARRANGEMENT MAY BE SUBJECT TO CHANGE AT TIME OF DESIGN.

- NOTES:
1. SHOWN FOR GENERAL REPRESENTATION ONLY.
  2. ACTUAL DIMENSIONS SHALL BE AS SHOWN ON SITE PLAN AND SHALL BE SUBJECT TO FINAL DESIGN BY SUBSTATION ENGINEER.

TYPICAL SWITCHGEAR PLAN VIEW  
NOT TO SCALE



TYPICAL SUBSTATION SIGNAGE  
NOT TO SCALE

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DES	DWN	CHK'D APP'D

PROJECT:

**STA 402  
IMPROVEMENTS**  
SOMERVILLE,  
MASSACHUSETTS

SCALE: N.T.S. DATE: DECEMBER 1, 2021

**SITE DETAILS #2**

B+T JOB NO. 3258.00

B+T PLAN NO.  
325800P001C-008

**C6.2**