

SECTION 7

# APPENDIX





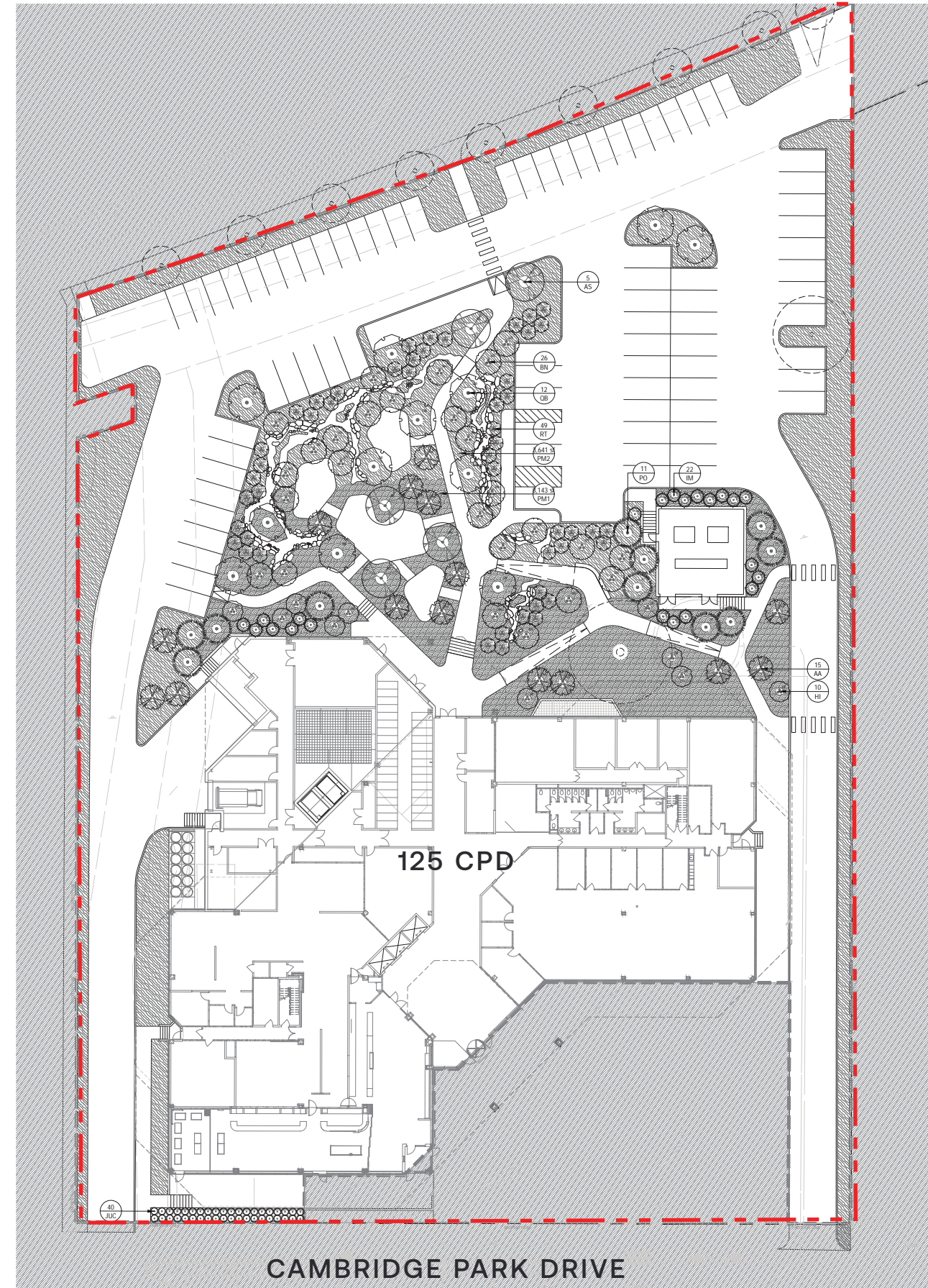
# 7A. Tree Study

## PROPOSED

PLANT SCHEDULE							
TREES	CODE	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	HEIGHT	FORM	REMARKS
	AA	AMELANCHIER ARBOREA / DOWNY SERVICEBERRY	BALL & BURLAP	-	8-10'	MULTISTEM, STANDARD	MATCHED SPECIMENS, CROWN AND BRANCHES TYPICAL OF SPECIES. PROVIDE BELOW GRADE FREE ANCHOR SYSTEM. SEE SPECIFICATIONS 32 93 00.
	AS	ACER SACCHARUM / SUGAR MAPLE	BALL & BURLAP	4" MIN.	-	STANDARD	MATCHED SPECIMENS, CROWN AND BRANCHES TYPICAL OF SPECIES. PROVIDE BELOW GRADE FREE ANCHOR SYSTEM. SEE SPECIFICATIONS 32 93 00.
	BN	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK	BALL & BURLAP	-	10-12'	MULTISTEM, STANDARD	MATCHED SPECIMENS, CROWN AND BRANCHES TYPICAL OF SPECIES. PROVIDE BELOW GRADE FREE ANCHOR SYSTEM. SEE SPECIFICATIONS 32 93 00.
	HI	HAMAMELIS X INTERMEDIA 'ARNOLD PROMISE' / ARNOLD PROMISE HYBRID WITCH HAZEL	BALL & BURLAP	-	6-8'	MULTISTEM, STANDARD	MATCHED SPECIMENS, CROWN AND BRANCHES TYPICAL OF SPECIES. PROVIDE BELOW GRADE FREE ANCHOR SYSTEM. SEE SPECIFICATIONS 32 93 00.
	IM	ILEX X MESERVEAE 'BLUE MAID' TM / BLUE MAID HOLLY	BALL & BURLAP	-	6'-8'	STANDARD	MATCHED SPECIMENS, CROWN AND BRANCHES TYPICAL OF SPECIES. PROVIDE BELOW GRADE FREE ANCHOR SYSTEM. SEE SPECIFICATIONS 32 93 00.
	PO	PICEA OMORICA / SERBIAN SPRUCE	BALL & BURLAP	-	12-14'	STANDARD	MATCHED SPECIMENS, CROWN AND BRANCHES TYPICAL OF SPECIES. PROVIDE BELOW GRADE FREE ANCHOR SYSTEM. SEE SPECIFICATIONS 32 93 00.
	OB	QUERCUS BICOLOR / SWAMP WHITE OAK	BALL & BURLAP	4" MIN.	-	STANDARD	MATCHED SPECIMENS, CROWN AND BRANCHES TYPICAL OF SPECIES. PROVIDE BELOW GRADE FREE ANCHOR SYSTEM. SEE SPECIFICATIONS 32 93 00.
	RT	RHUS TYPHINA / STAGHORN SUMA	BALL & BURLAP	-	6-8'	MULTISTEM, STANDARD	MATCHED SPECIMENS, CROWN AND BRANCHES TYPICAL OF SPECIES. PROVIDE BELOW GRADE FREE ANCHOR SYSTEM. SEE SPECIFICATIONS 32 93 00.
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONTAINER	SPACING	HEIGHT	FORM	REMARKS
	PM1	PLANT MIX 1 (PART SHADE/SHADE)	50% 4" POTS, 30% 1 GAL. POTS, 16% 3 GAL. POTS, 4% 5 GAL.	VARIES	VARIES	VARIES	25% CAREX PENNSYLVANIA, 25% CAREX TUMULICOLA, 12% DENNSTAEDTIA PUNCTILOBULA, 12% HELLEBORUS, 3% CIMIFUGA RACEMOSA, 3% MATTEUCCIA STRUTHIOPTERIS, 8% HYDRANGEA ARBORESCENS 'HAAS' 'HALO', 8% TAXUS X MEDIA 'DENSIFORMIS', 4% RHODODENRON 'CUNNINGHAMS WHITE'
	PM2	PLANT MIX 1 (PART SUN/SUN)	50% 4" POTS, 30% 1 GAL. POTS, 15% 3 GAL. POTS, 5% 5 GAL.	VARIES	VARIES	VARIES	25% CAREX DIVULSA, 25% CAREX TUMULICOLA, 14% PENSTEMON DIGITALIS, 8% TRADESCANTIA, 8% ACHILLEA, 8% SPIREA BETULA, 8% ILEX GLABRA 'SHAMROCK', 4% RHODODENRON 'CUNNINGHAMS WHITE'

Notes:

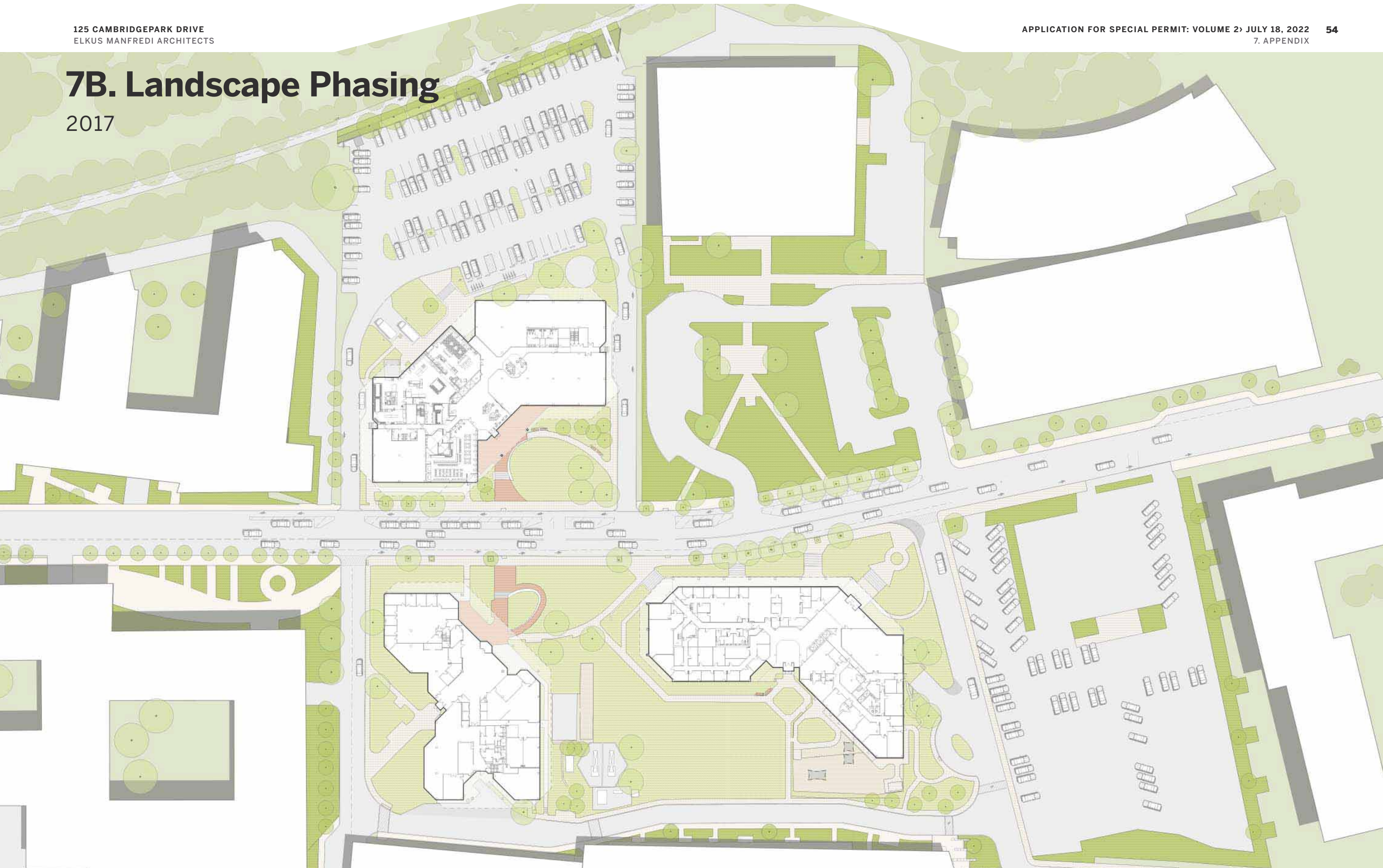
1. The above Plant Schedule represents the proposed species that are to be specified on site. These species have been installed in Phases I & II. Further refinement to tree locations are to be studied further and updated as the design progresses.
2. At a minimum, the proposed landscape plan intends to provide seventeen (17) canopy/shade trees at 4" caliper. This equates to a total of **68 caliper inches**, which exceeds the proposed tree removal inches by 12.
3. Additional understory and multi-stem trees are proposed within the landscape plan, and would be above and beyond the caliper inches referenced in Note 2.





# 7B. Landscape Phasing

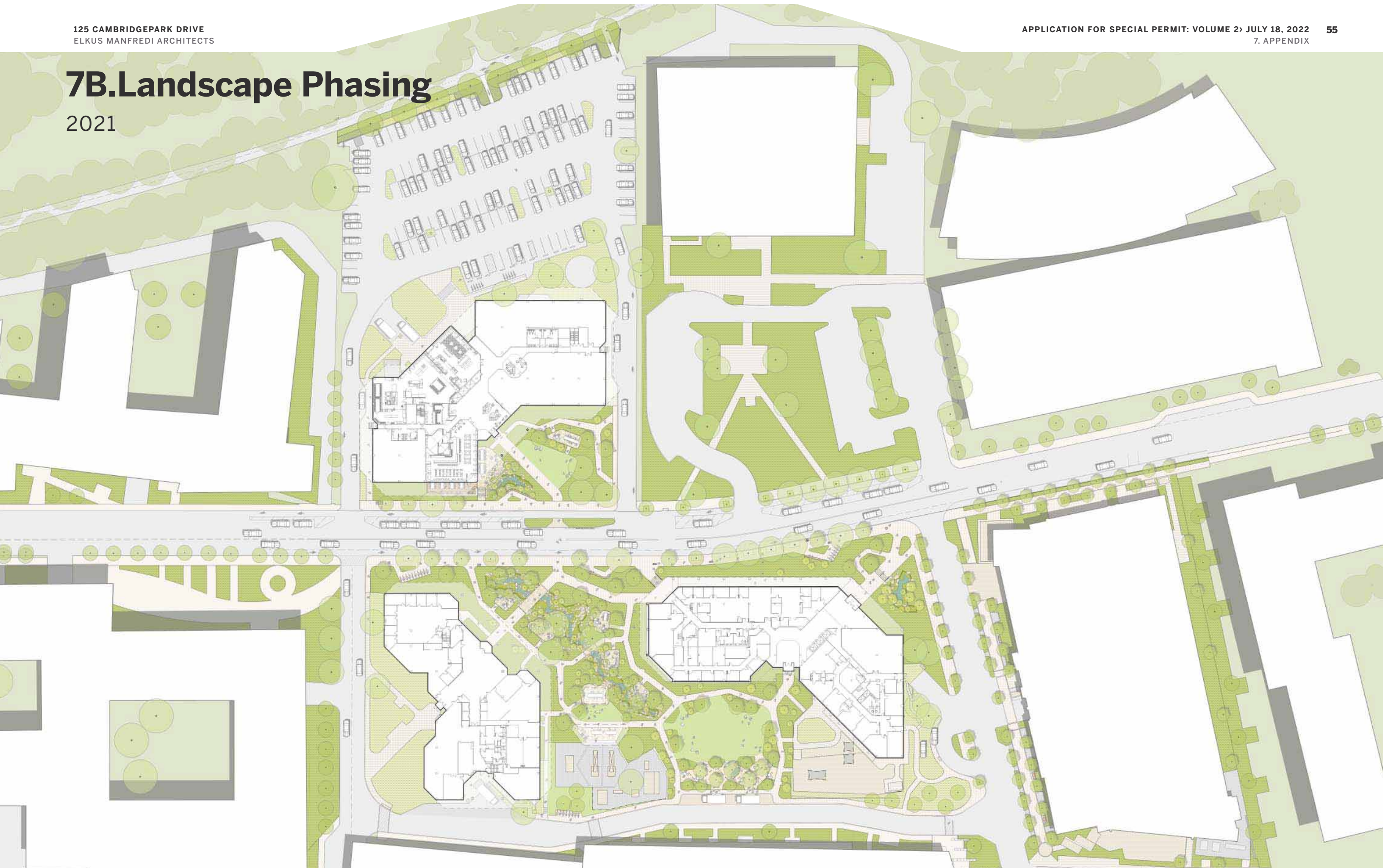
2017





# 7B.Landscape Phasing

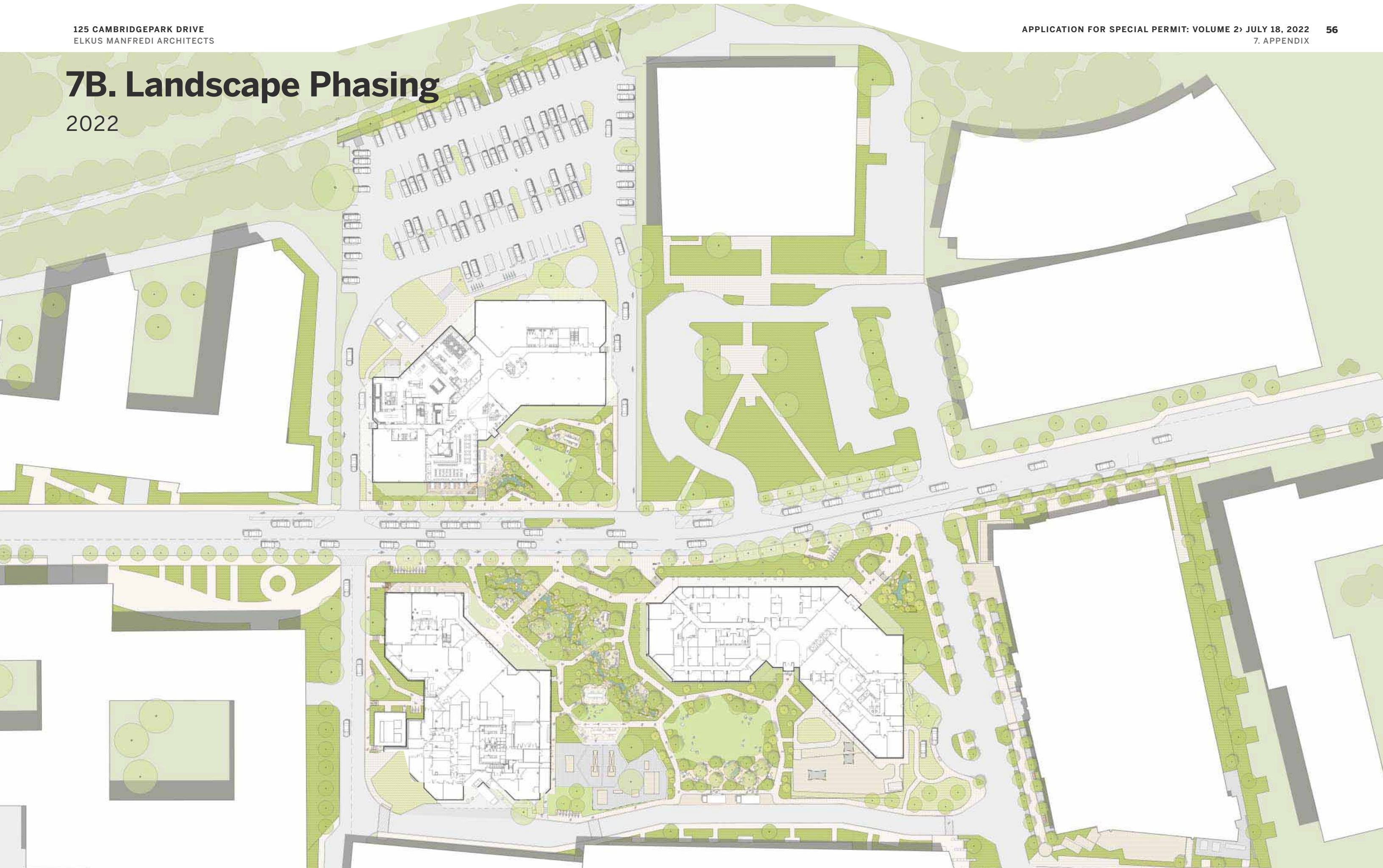
2021





# 7B. Landscape Phasing

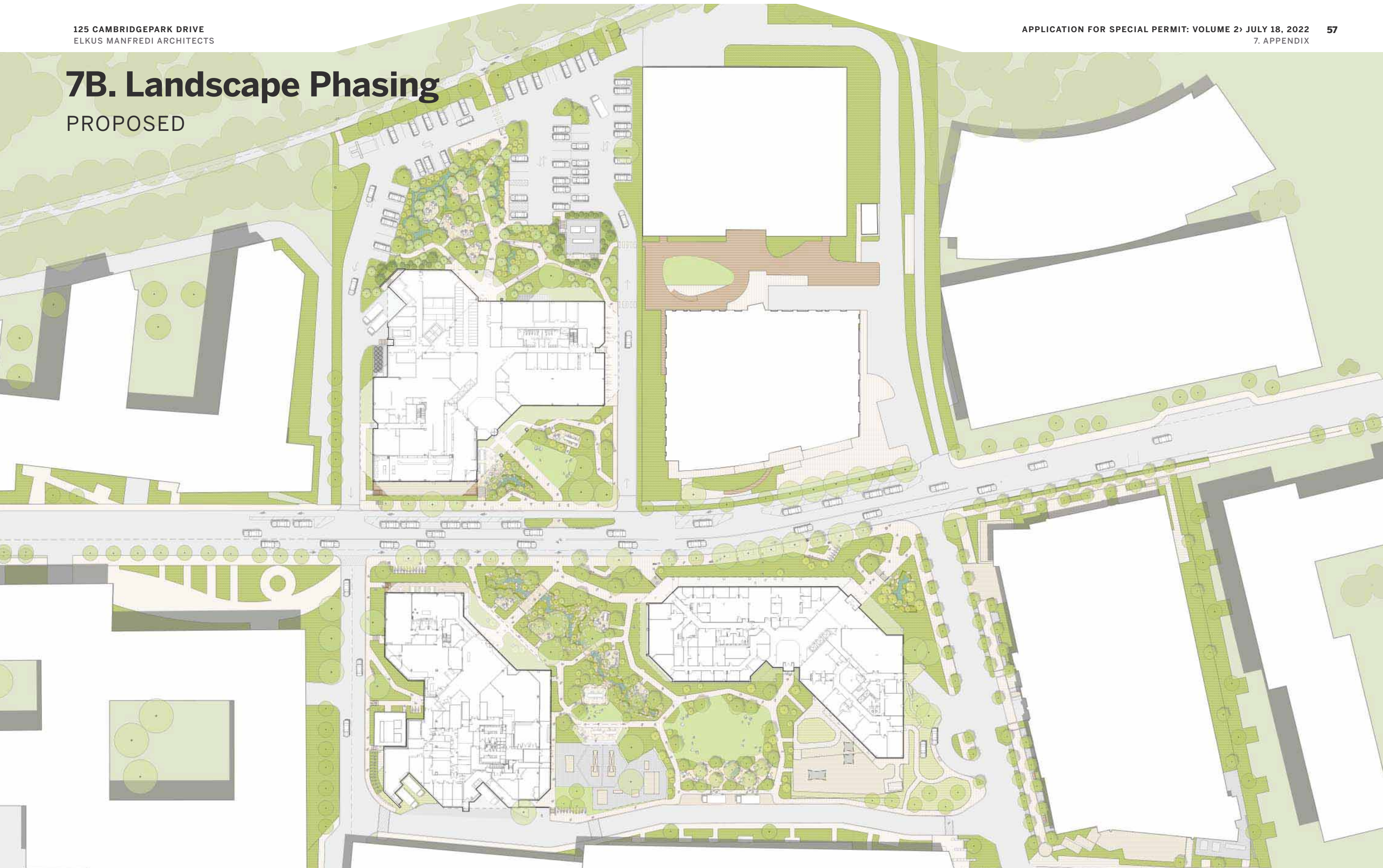
2022





# 7B. Landscape Phasing

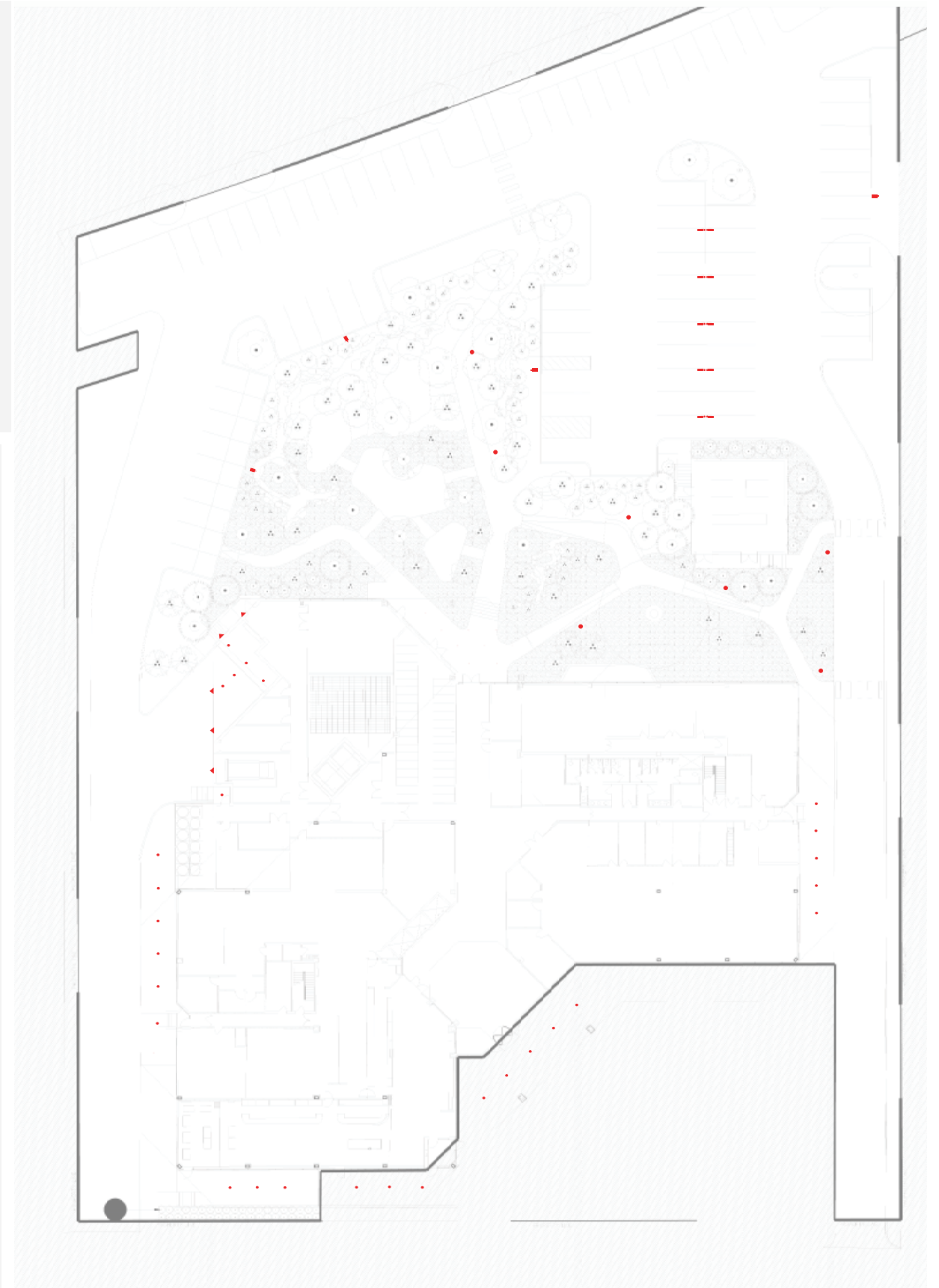
PROPOSED





# 7C. Site Lighting

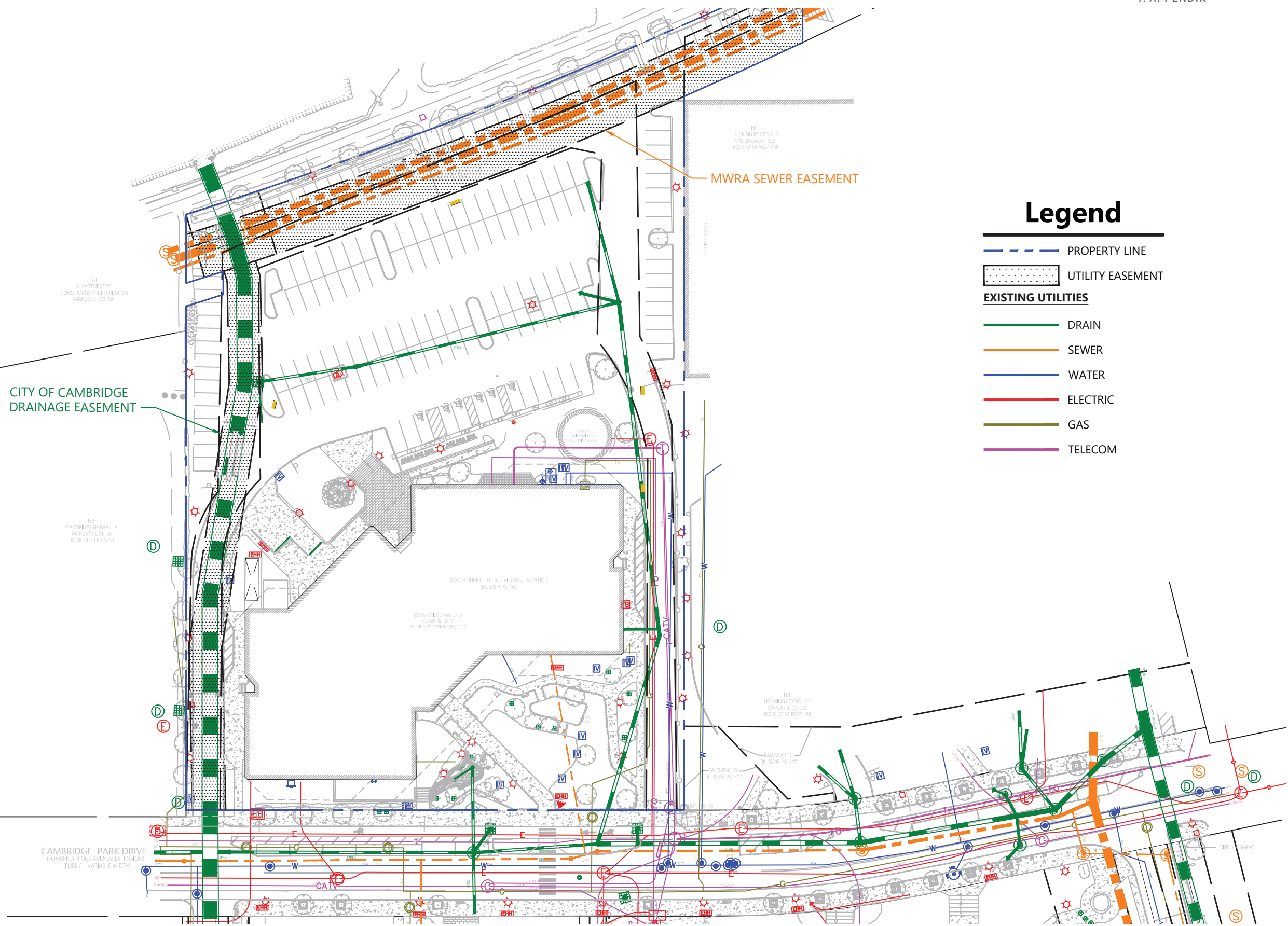
PROPOSED





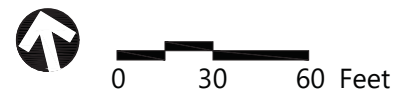
# 7D. Utilities

## EXISTING



### Legend

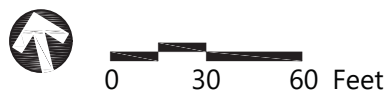
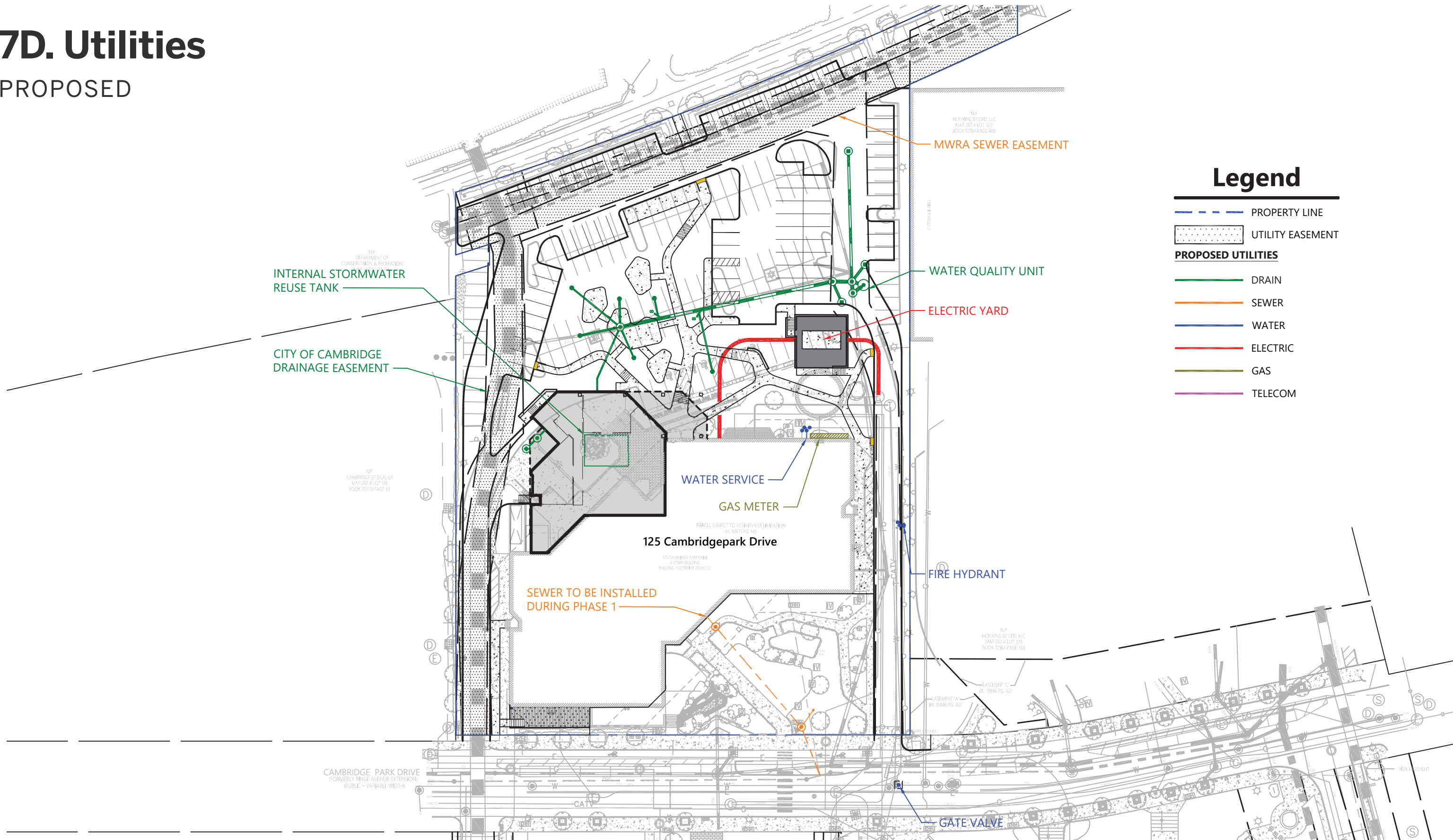
- PROPERTY LINE
- UTILITY EASEMENT
- EXISTING UTILITIES**
- DRAIN
- SEWER
- WATER
- ELECTRIC
- GAS
- TELECOM





# 7D. Utilities

## PROPOSED

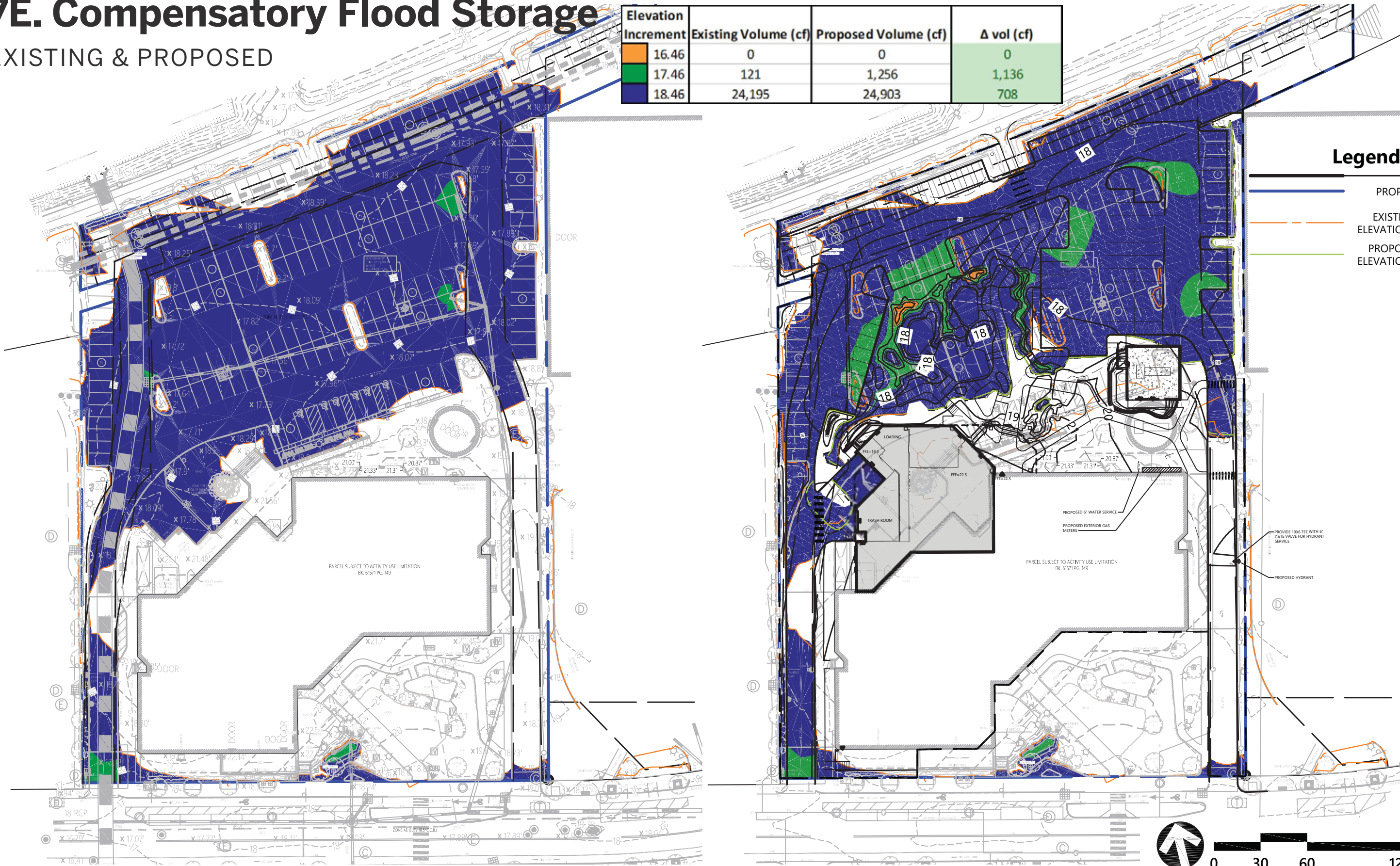




# 7E. Compensatory Flood Storage

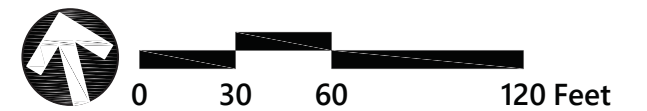
EXISTING & PROPOSED

Elevation Increment	Existing Volume (cf)	Proposed Volume (cf)	Δ vol (cf)
16.46	0	0	0
17.46	121	1,256	1,136
18.46	24,195	24,903	708



## Legend

- PROPERTY LINE
- - - EXISTING FLOOD ELEVATION - 18.46 CCB
- PROPOSED FLOOD ELEVATION - 18.46 CCB

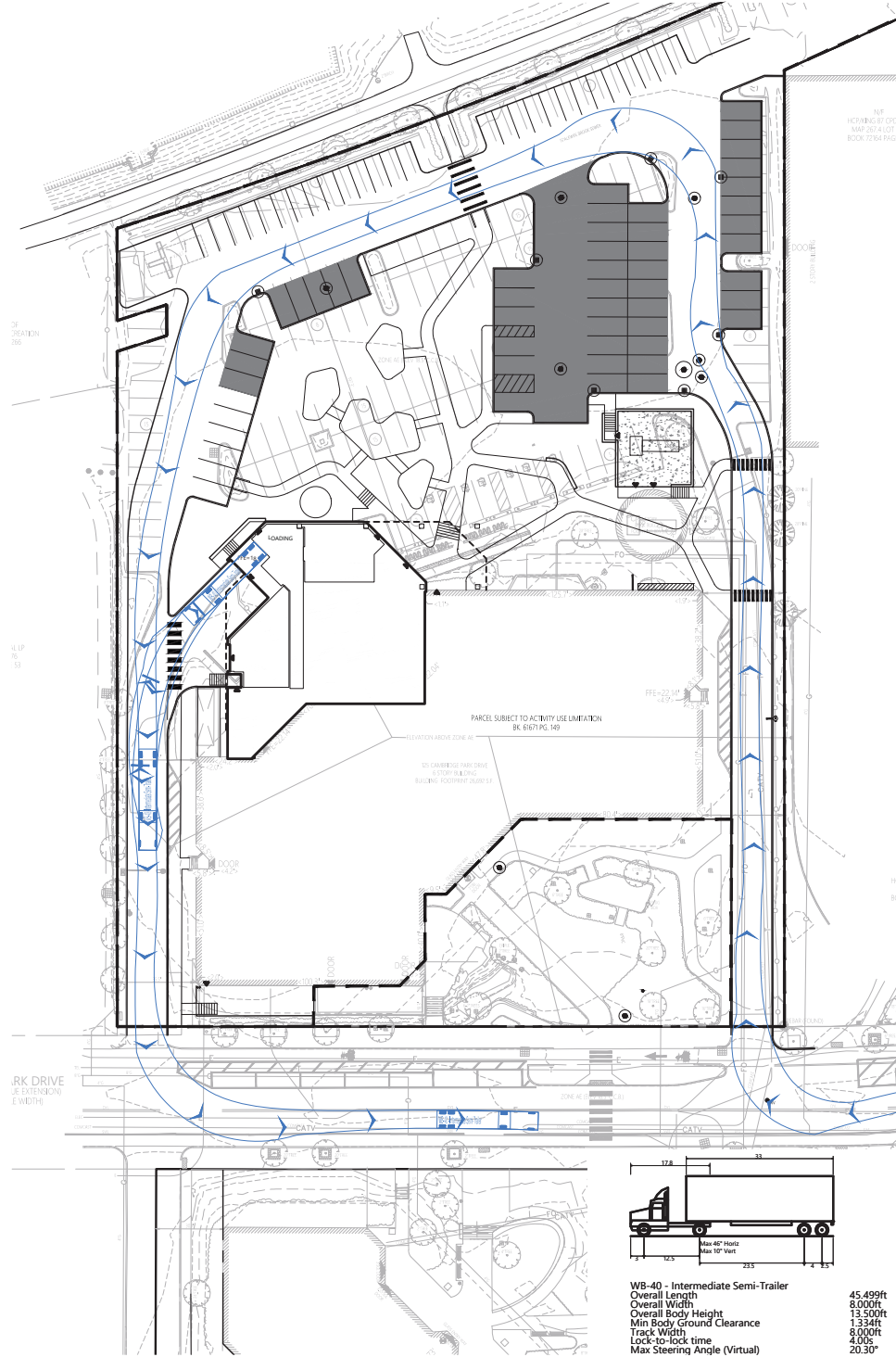




# 7F. Truck Turning

## WB-40, SU-30, TRASH COMPACTOR

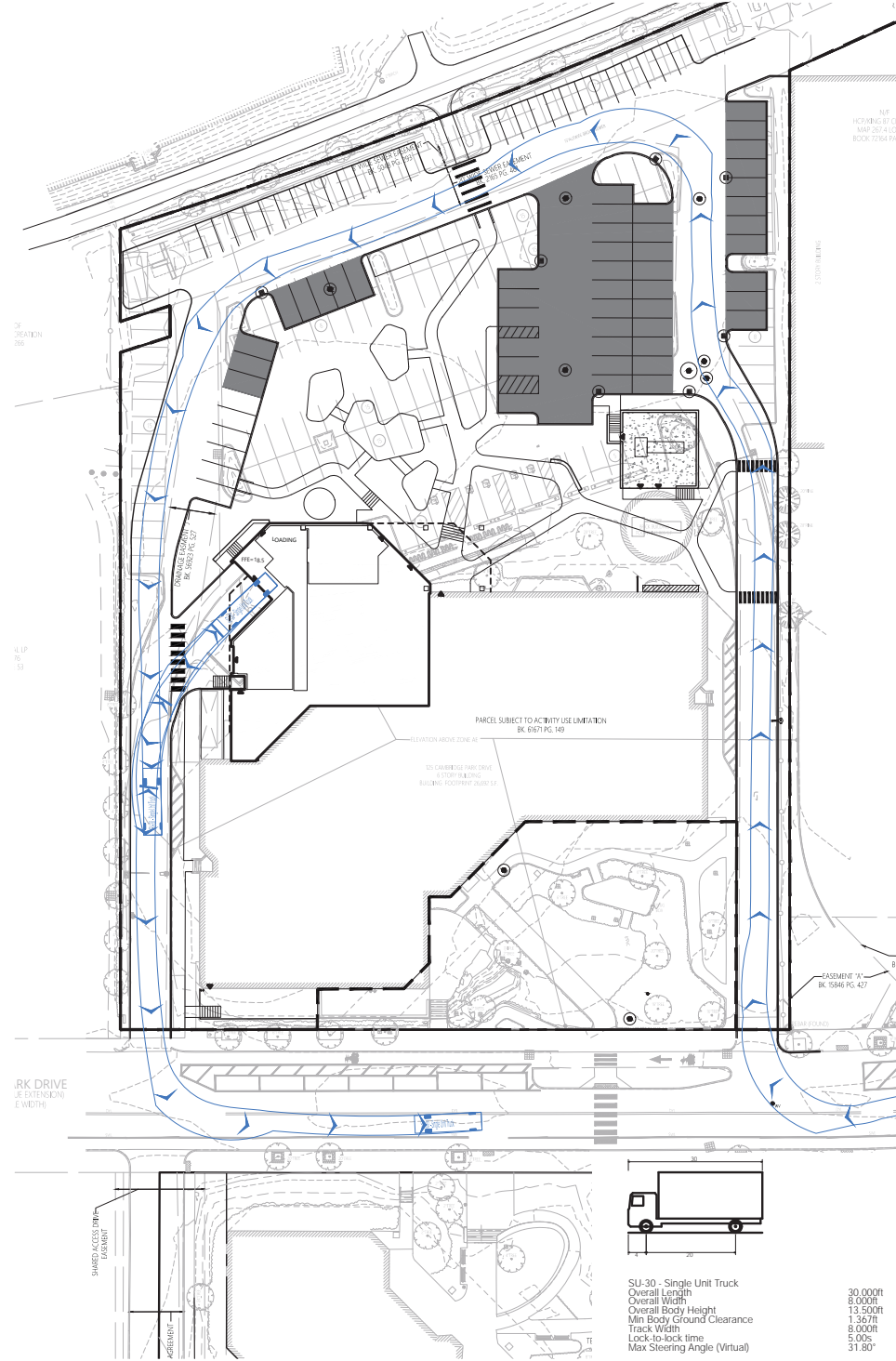
\\vhb.com\gbl\proj\Boston\15596.00\cad\ld\Planmisc\125 CPD - Truck Turns\125 CPD Site Truck Turns.dwg



Loading Dock Truck Turns  
Compactor Pick-up Circulation  
125 Cambridge Park Drive  
Cambridge, MA 02140

Figure 3  
04/27/2022

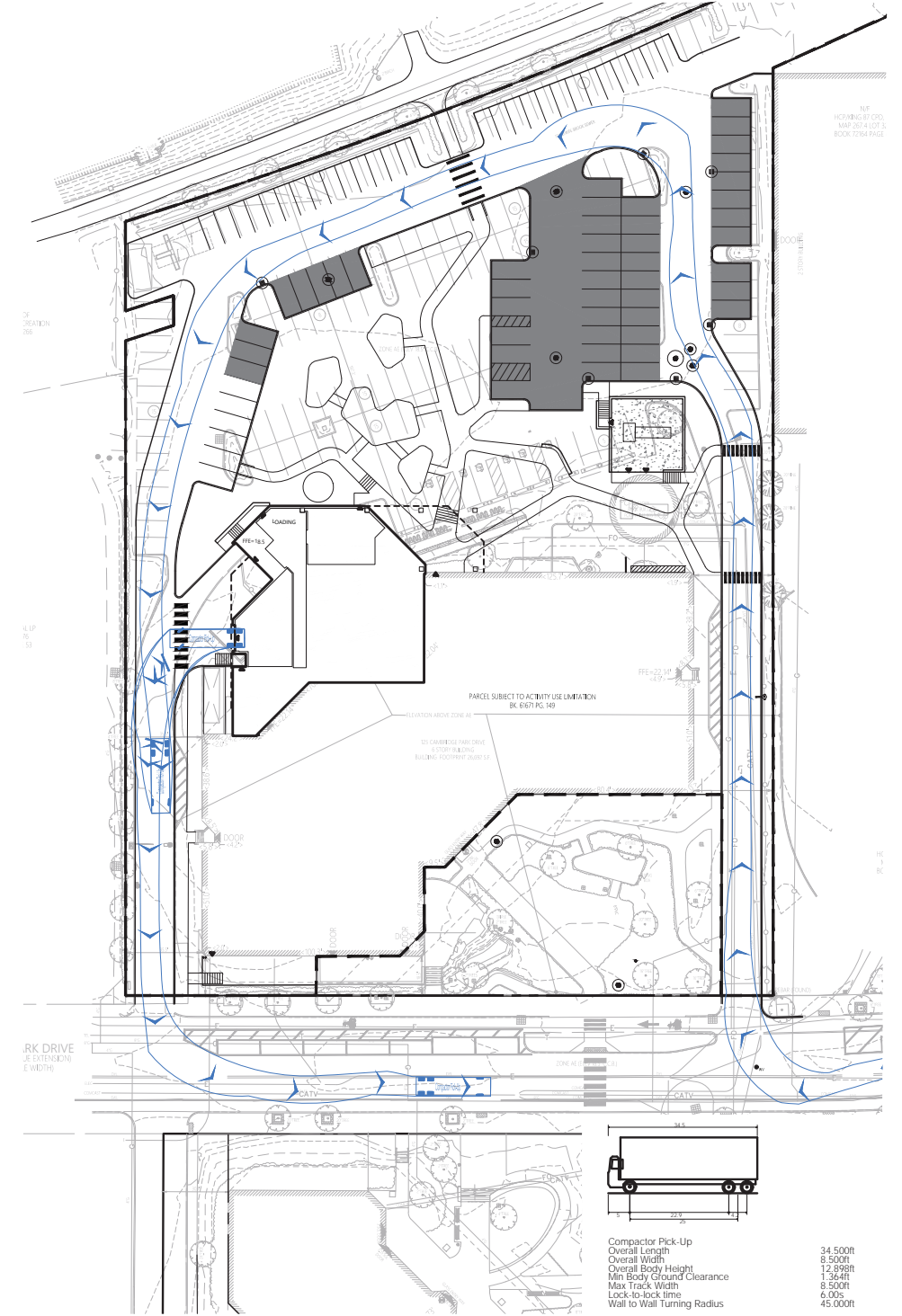
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Loading Dock Truck Turns  
SU-30 Circulation  
125 Cambridge Park Drive  
Cambridge, MA 02140

Figure 2  
04/27/2022

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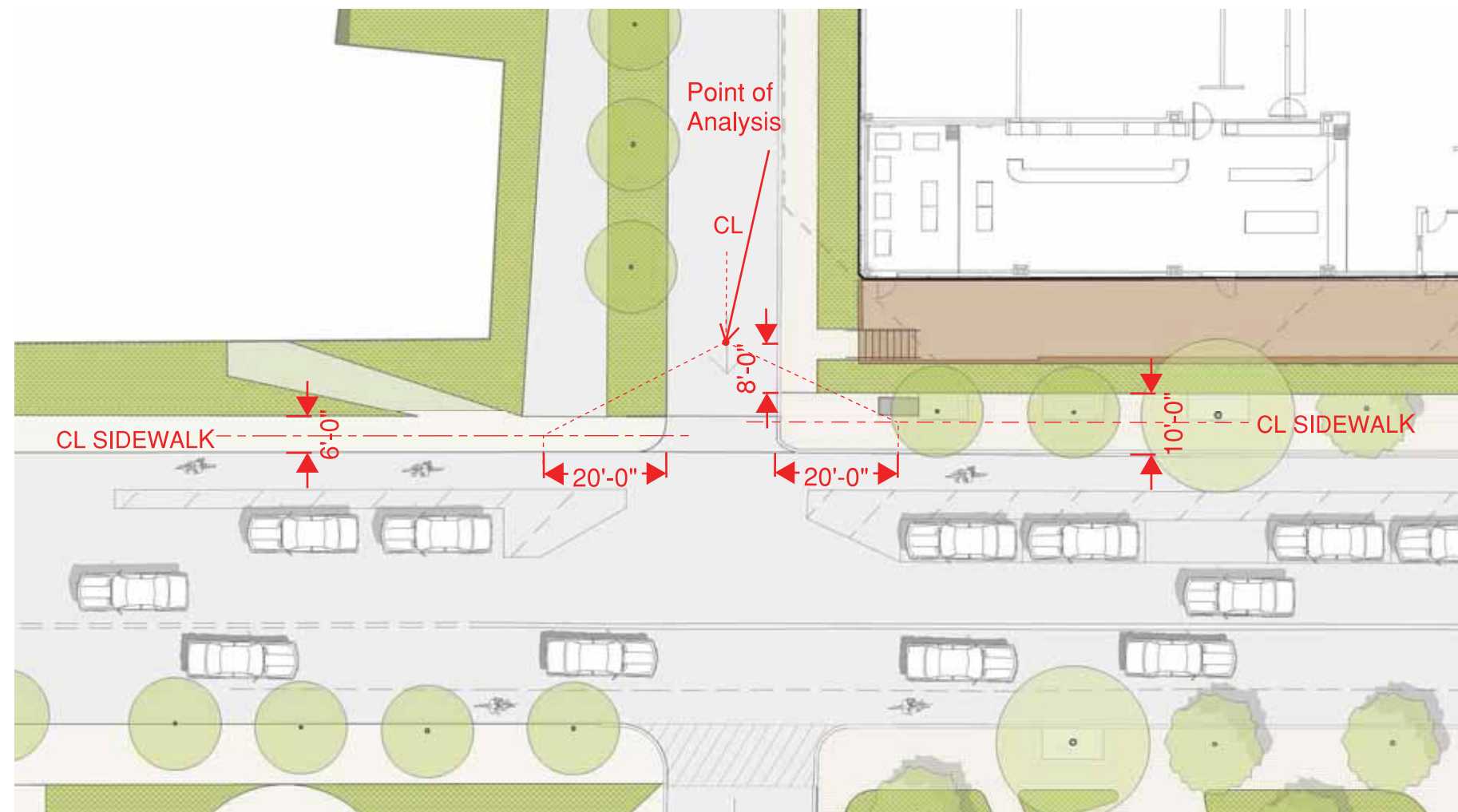
Loading Dock Truck Turns  
Compactor Pick-up Circulation  
125 Cambridge Park Drive  
Cambridge, MA 02140

Figure 3  
04/27/2022



# 7G. Sight Line Analysis

## SERVICE DRIVES













# 7I. Open Space

## PROPOSED

### Lot Coverage Calculations

Description	Existing	Proposed	Change
IMPERVIOUS AREA	101,596 SF	90,401 SF	-11,195 SF
OPEN SPACE*	25,016 SF	36,211 SF	+11,195 SF
<b>TOTAL AREA</b>	<b>126,612 SF</b>	<b>126,612 SF</b>	<b>126,612 SF</b>
<b>TOTAL OPEN SPACE</b>	<b>19.8%</b>	<b>28.6%</b>	<b>8.8%</b>

\* OPEN SPACE, GREEN AREA AS DEFINED BY CAMBRIDGE ZONING ORDINANCE ARTICLE 2 SHALL CONSIST ENTIRELY OF LIVING TREES, GRASS, GROUND COVER, BUSHES, SHRUBS, AND/OR SIMILAR VEGETATION, AS WELL AS WATER AND OTHER NATURAL FEATURES OF THE SITE EXCEPT AS PROVIDED BELOW...IN NO CASE SHALL HARD SURFACED WALKS AND TERRACES OR PERVIOUS GROUND COVERS LIKE GRAVEL, STONE & WOOD CHIPS NOT BEING USED AS MULCH BENEATH VEGETATION, EXCEED TWENTY-FIVE (25) PERCENT OF THE TOTAL REQUIRED GREEN OPEN SPACE AREA.



#### Legend

- BUILDING
- PAVEMENT
- SIDEWALK/CONCRETE
- GREENSPACE
- PROPERTY LINE

