



DATE

PROFESSIONAL ENGINEER

THORNDIKE PLACE

DOROTHY ROAD
IN
ARLINGTON
MASSACHUSETTS
(MIDDLESEX COUNTY)

EXISTING
ENVIRONMENTAL
RESOURCES PLAN


MARCH 13, 2020

REVISIONS:

NO.	DATE	DESC.
1	10/22/20	WETLAND DELINEATION
2	1/21/21	VW DELINEATION

PREPARED FOR:


ARLINGTON LAND REALTY, LLC
84 SHERMAN STREET, 2ND FLOOR
CAMBRIDGE, MA 02140



803 Summer Street
Boston, Massachusetts
02127
617 896 4300

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SCALE: 1" = 50'

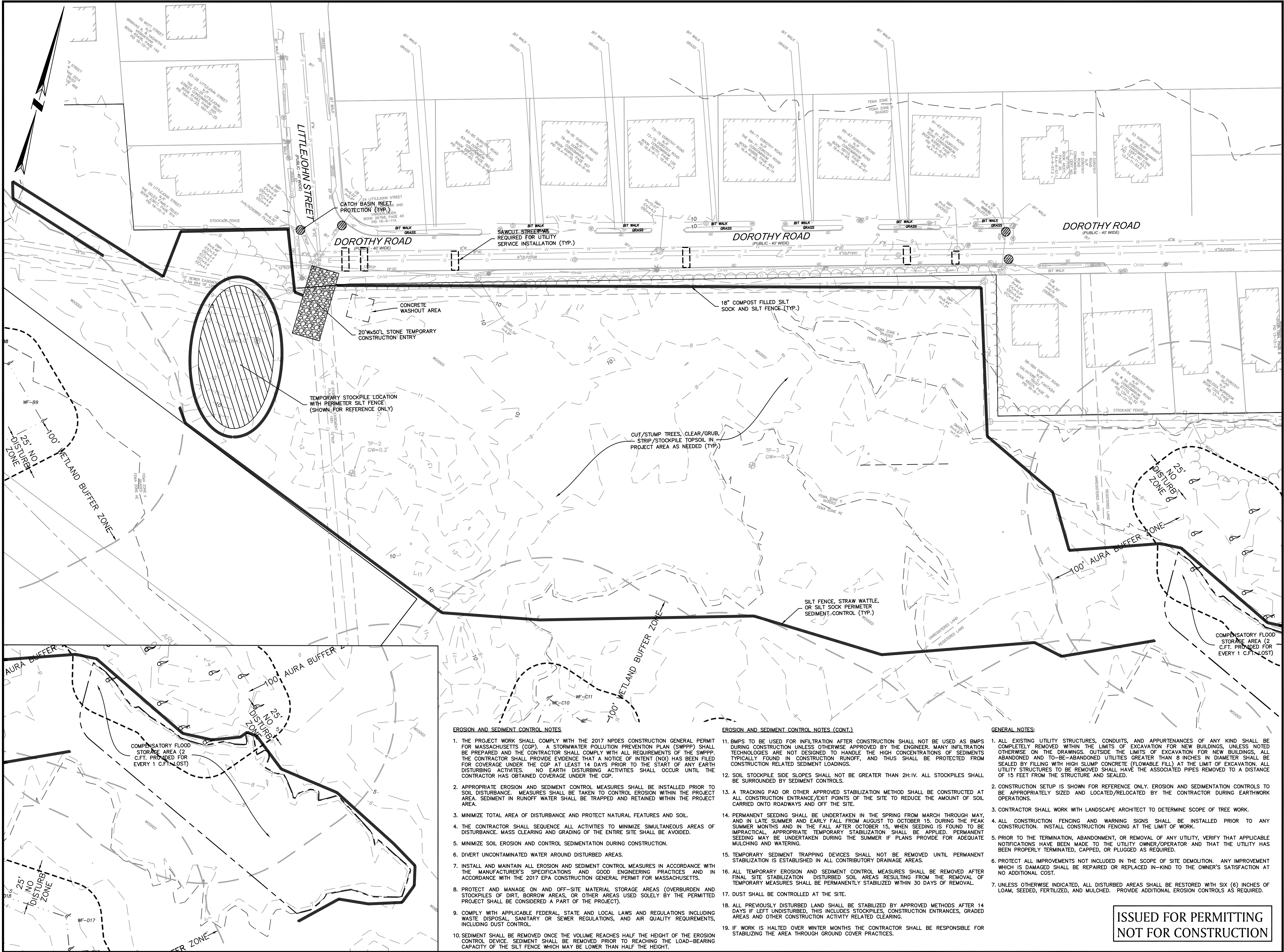


FILE: \Civil\Drawgs\2340700-CONSTRAINTS

DWG.: SHEET C-100

JOB. NO: 23407.00

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NOT FOR CONSTRUCTION



DATE
PROFESSIONAL ENGINEER

THORNDIKE PLACE

DOROTHY ROAD
IN
ARLINGTON
MASSACHUSETTS
(MIDDLESEX COUNTY)

SITE PREPARATION PLAN

MARCH 13, 2020

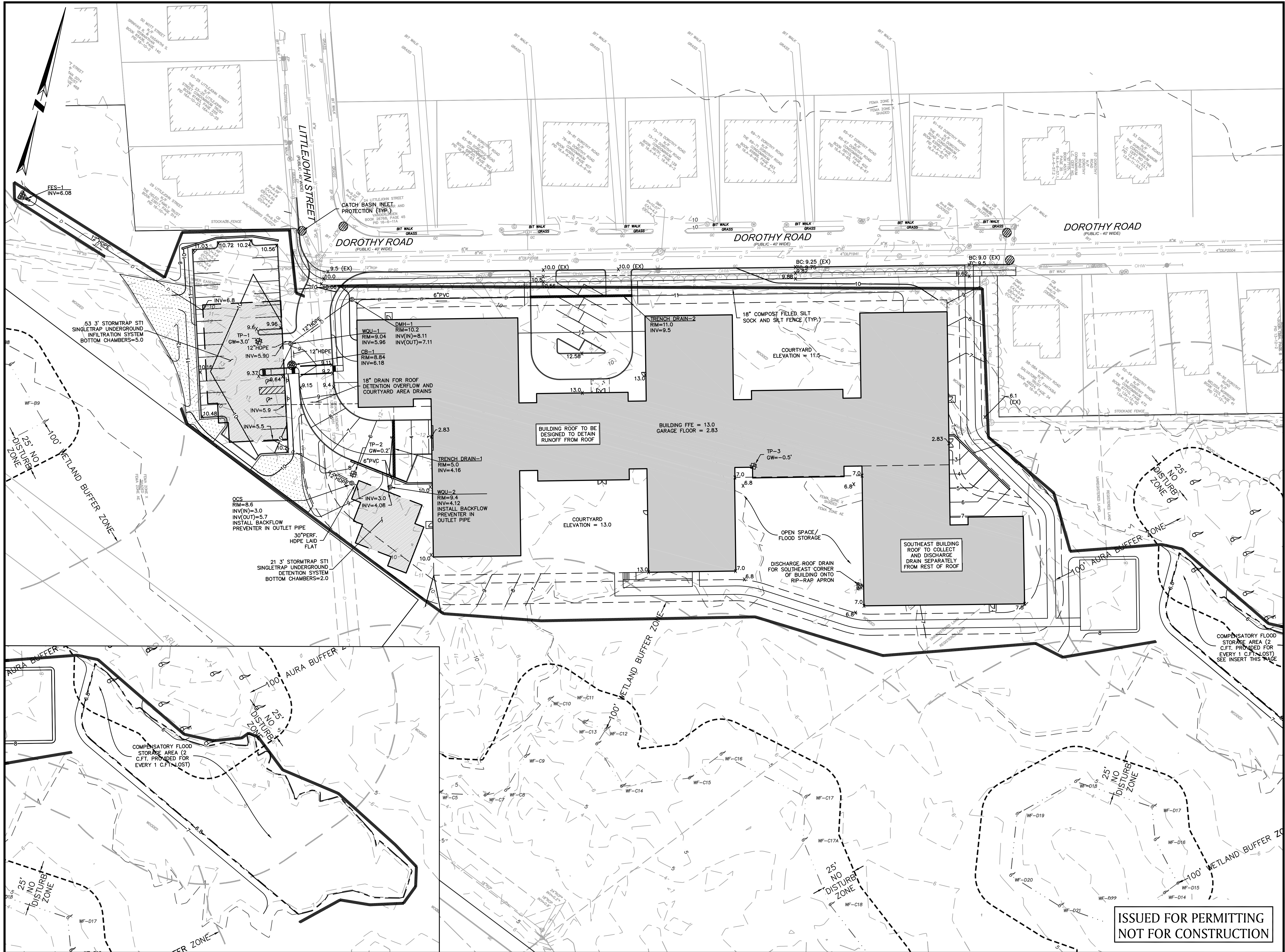
REVISIONS:		
NO.	DATE	DESC.
1	11/03/20	REVISED BUILDING
2	1/21/21	RESPONSE TO PEER REVIEW

PREPARED FOR:
ARLINGTON LAND REALTY, LLC
84 SHERMAN STREET, 2ND FLOOR
CAMBRIDGE, MA 02140

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SCALE: 1" = 30'
0 15 30 60 FEET
FILE: \Civil\Drawings\2340700-DEM
DWG.:
JOB. NO: 23407.00
SHEET C-101

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DATE
PROFESSIONAL ENGINEER

THORNDIKE PLACE

DOROTHY ROAD
IN
ARLINGTON
MASSACHUSETTS
(MIDDLESEX COUNTY)

GRADING & DRAINAGE PLAN

MARCH 13, 2020

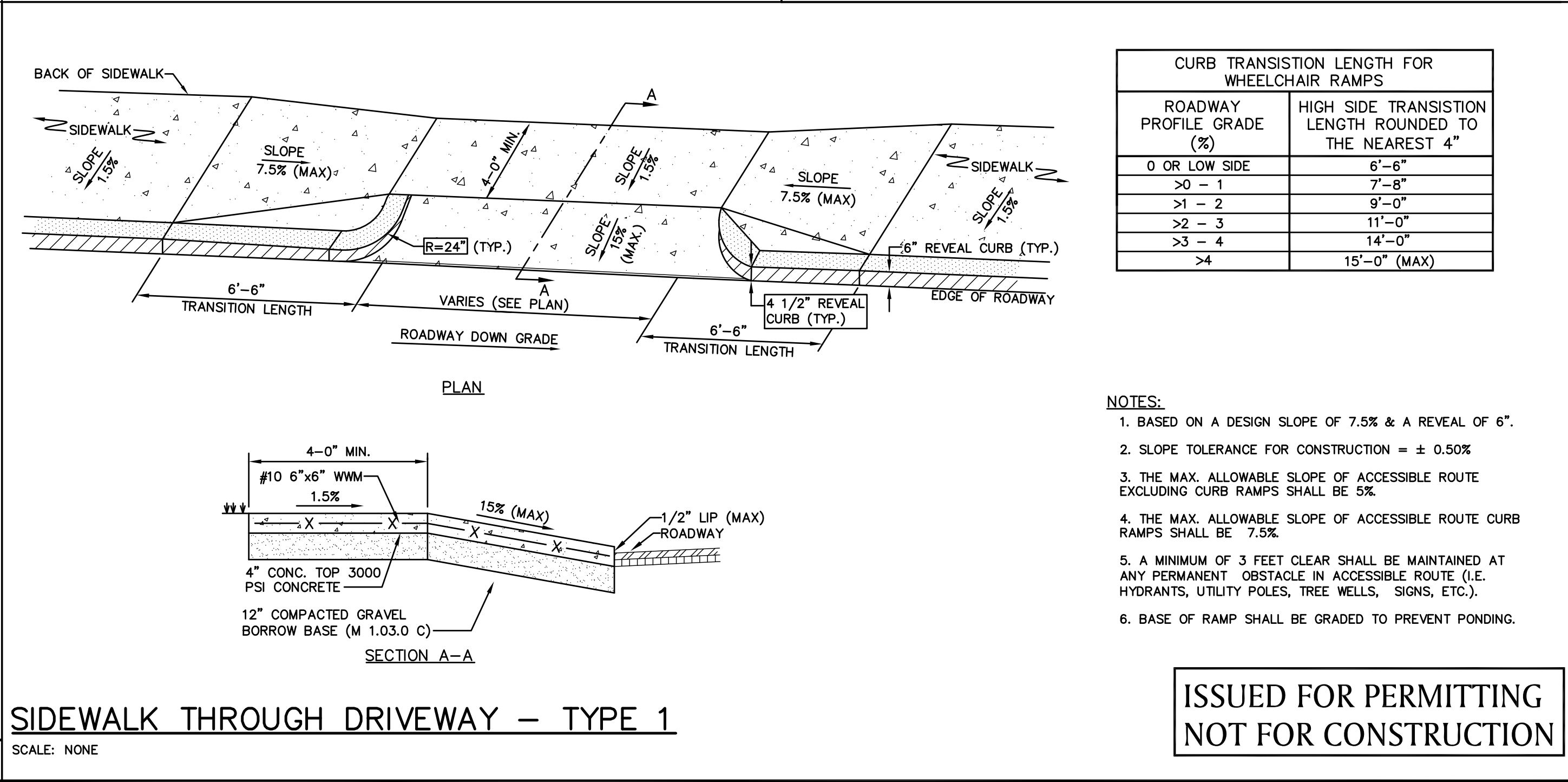
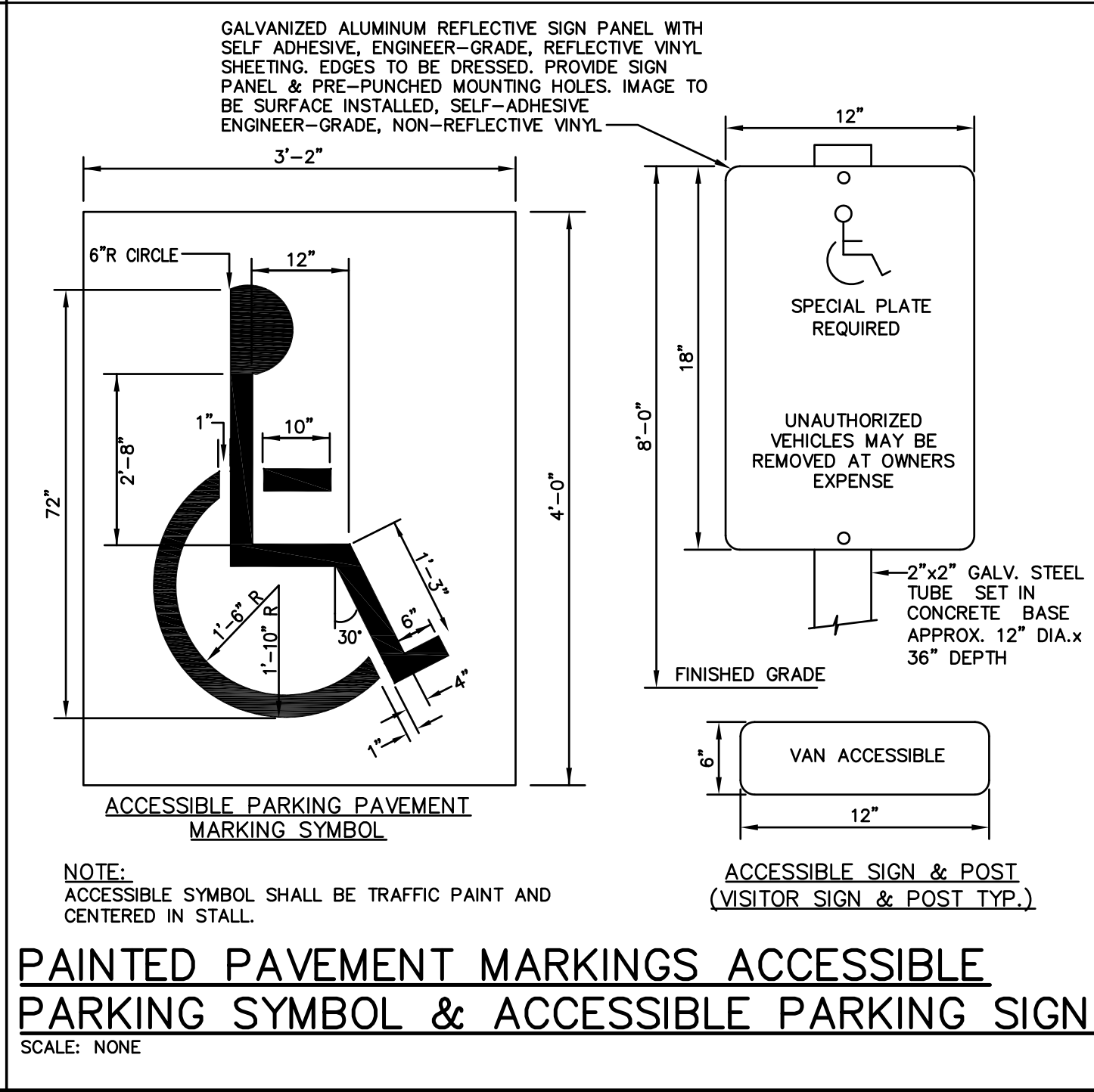
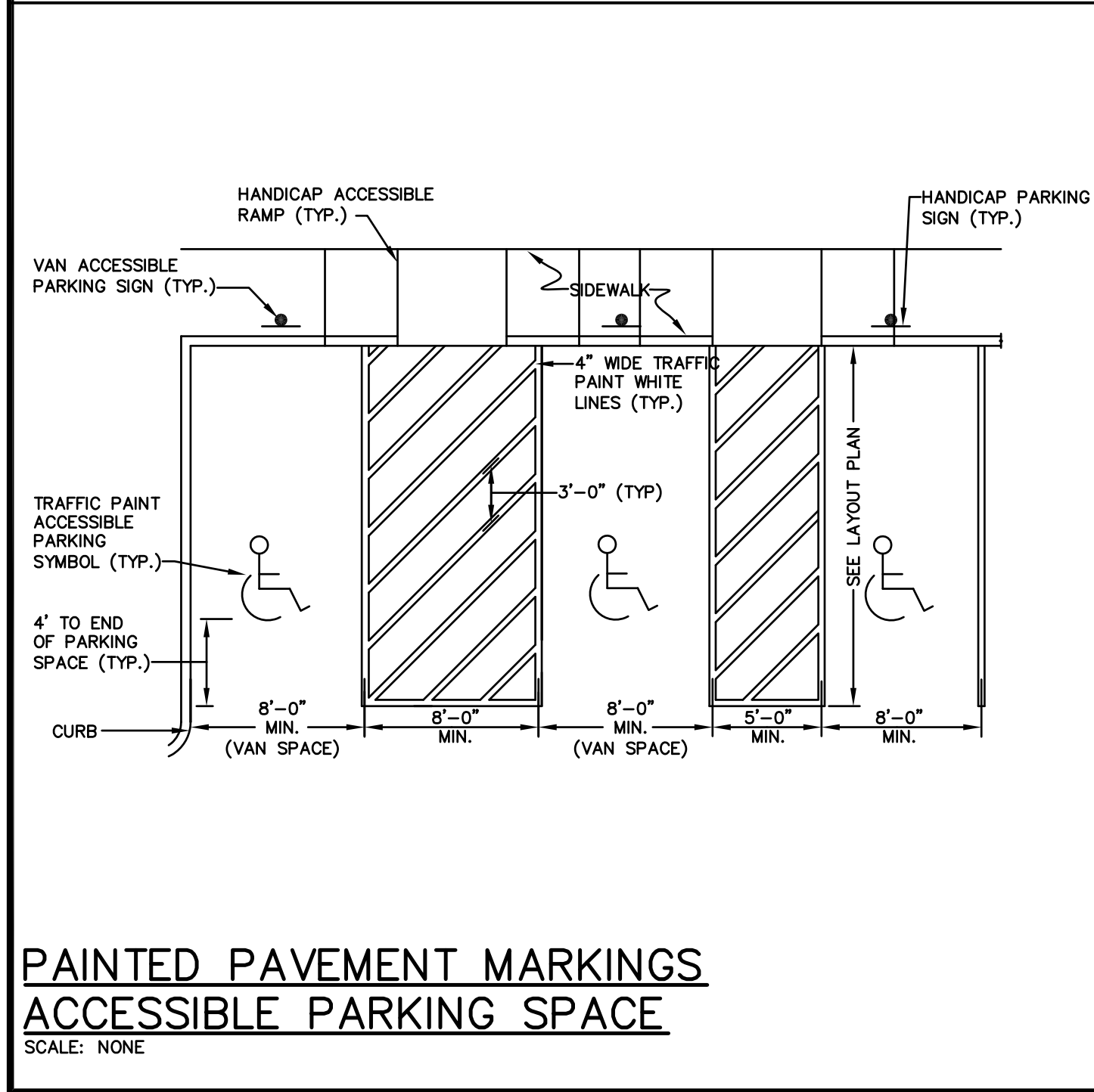
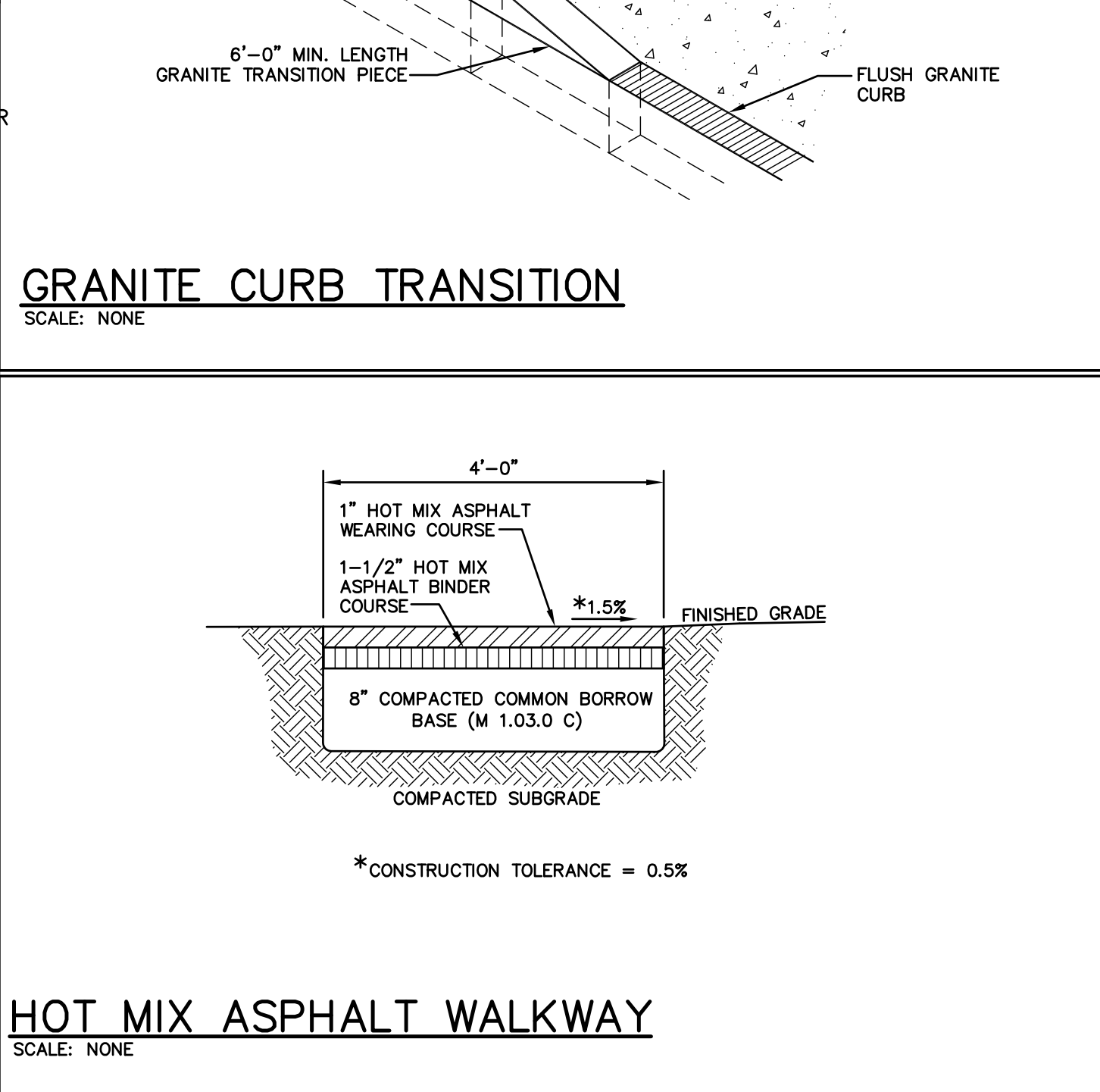
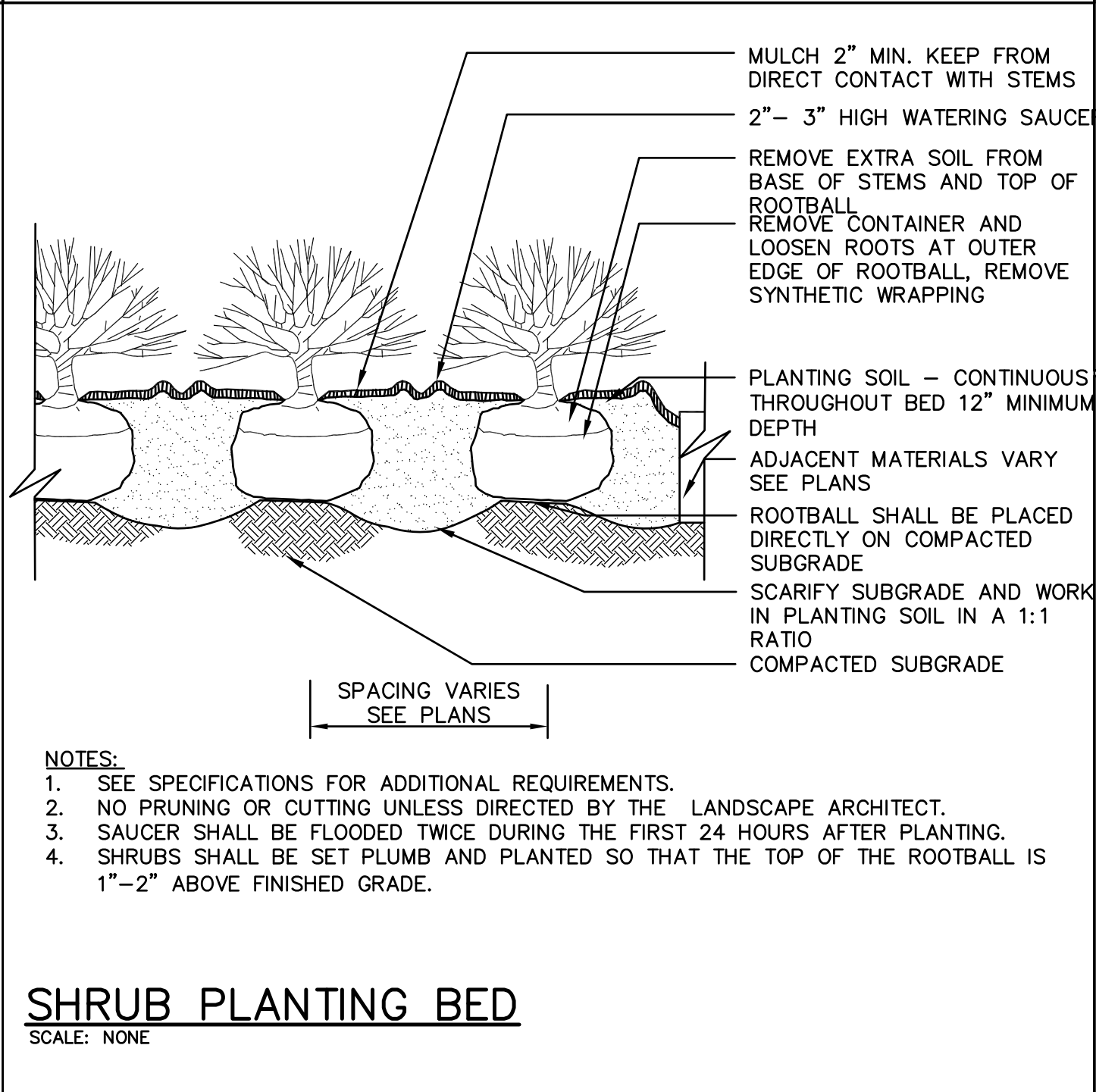
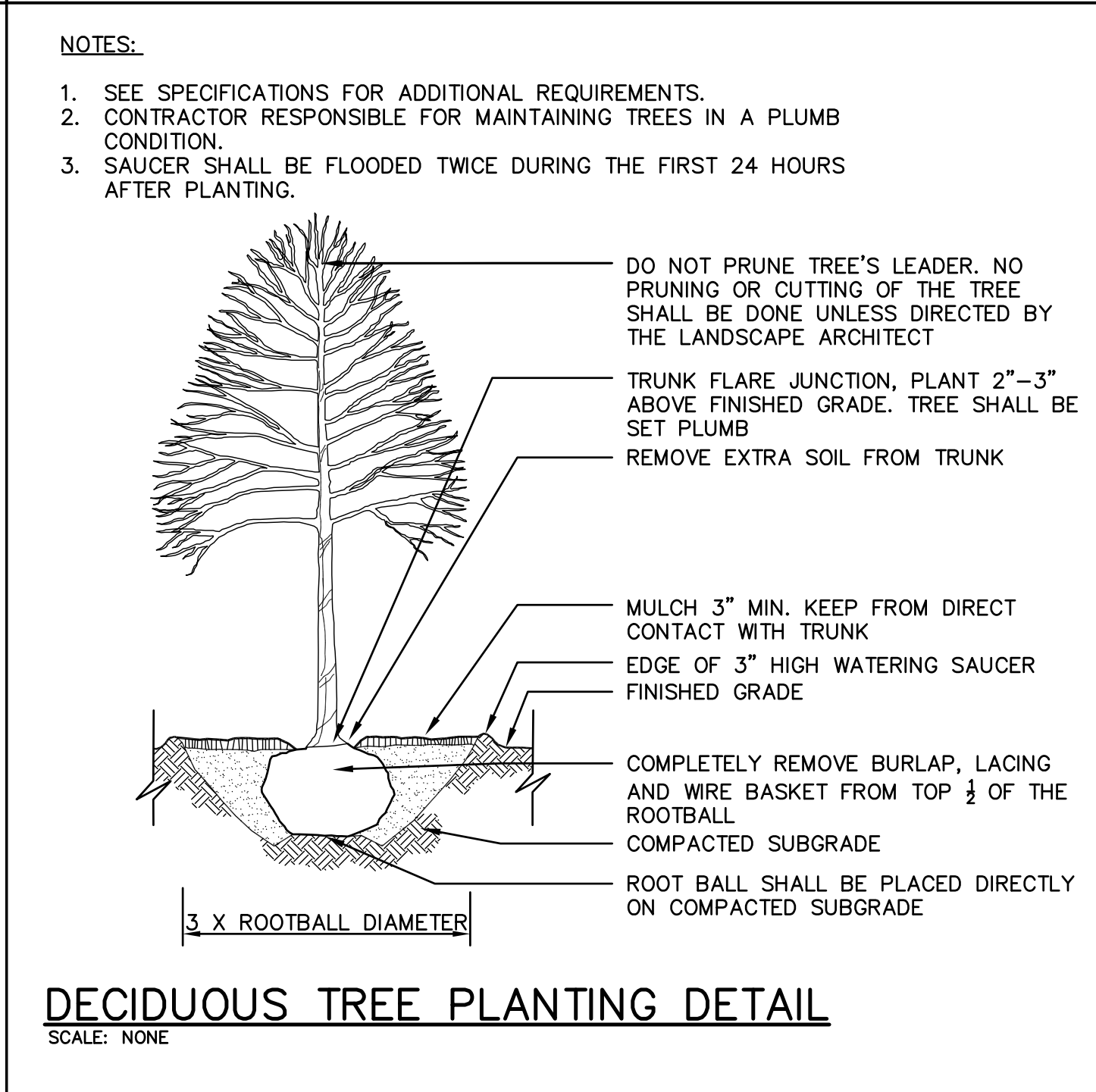
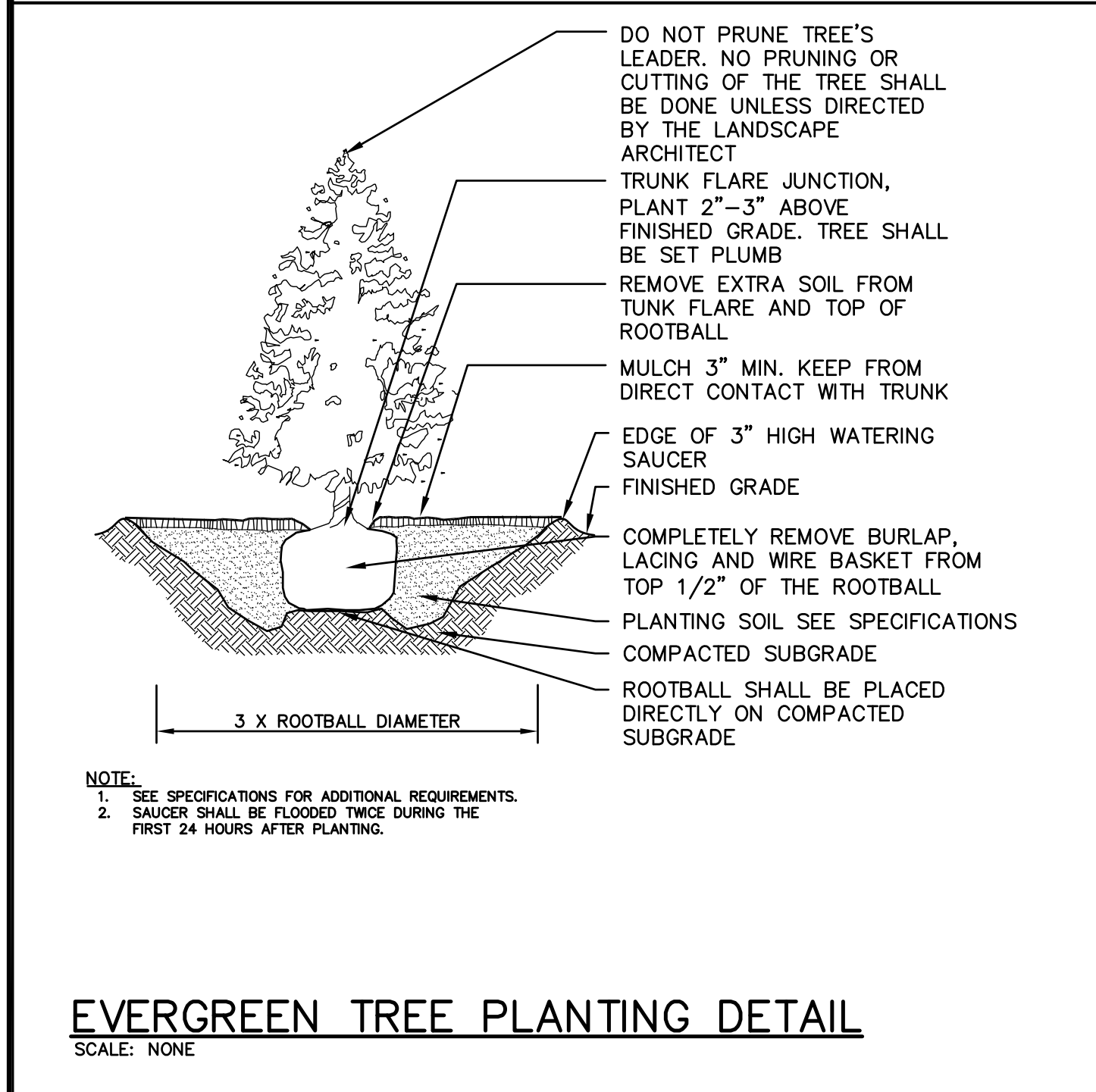
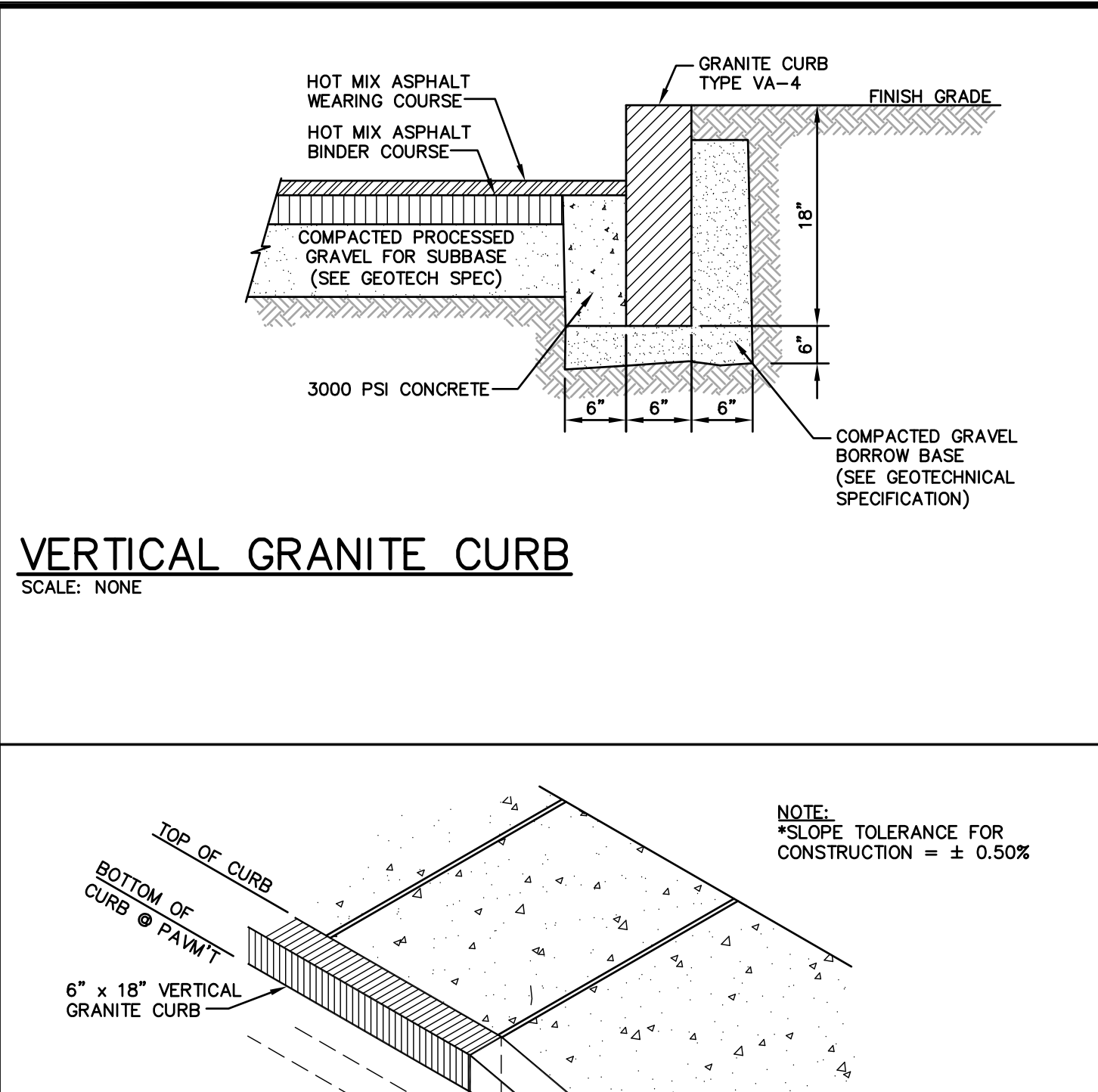
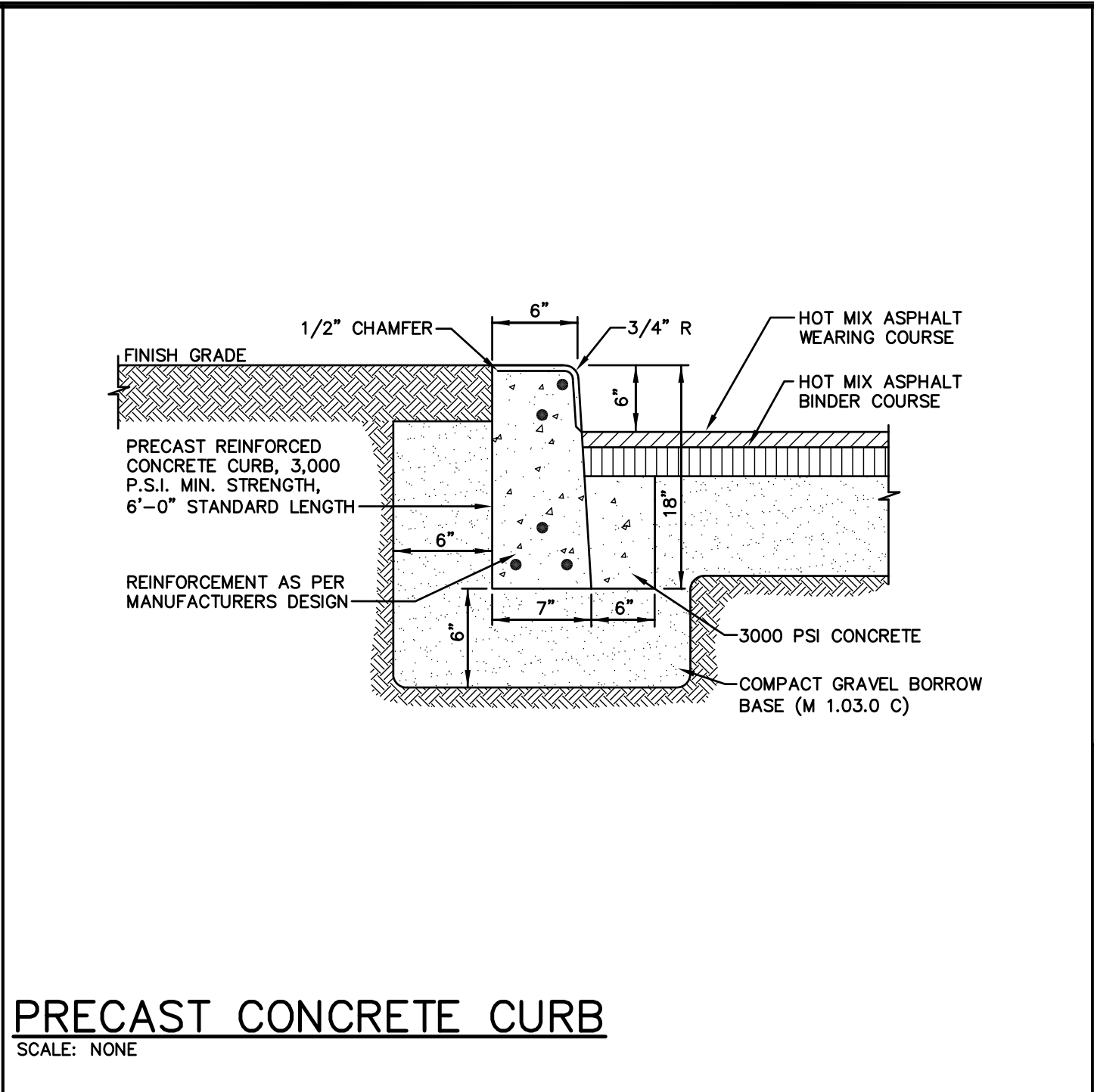
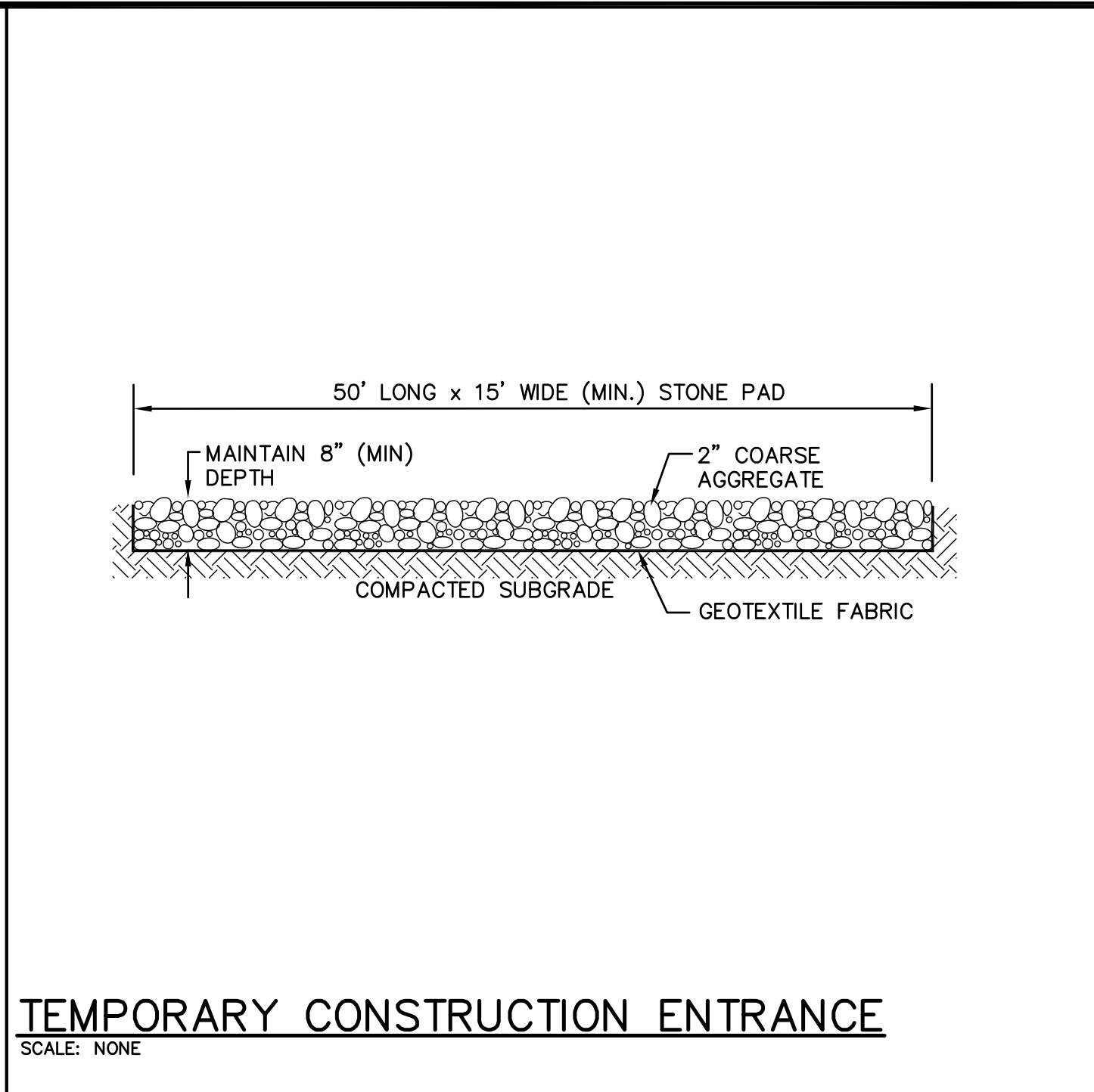
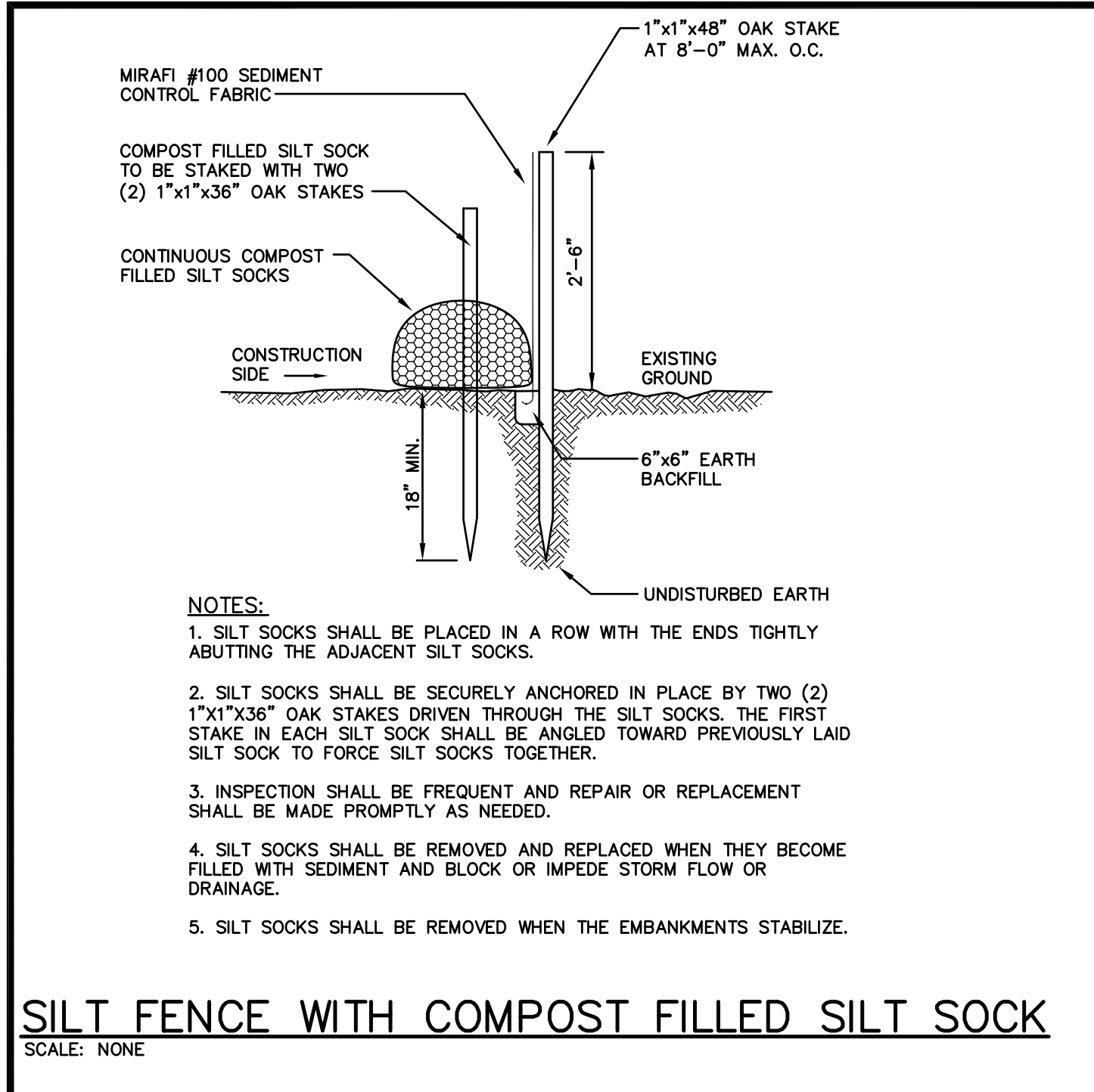
REVISIONS:		
NO.	DATE	DESC.
1	9/18/20	NEW BUILDING FOOTPRINT
2	10/22/20	WETLAND DELINEATION
3	11/03/20	REVISED BUILDING
4	01/21/21	RESPONSE TO PEER REVIEW

PREPARED FOR:
ARLINGTON LAND REALTY, LLC
84 SHERMAN STREET, 2ND FLOOR
CAMBRIDGE, MA 02140

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SCALE: 1" = 30'
FILE: \Civil\Drawings\2340700-GR
DWG.:
JOB. NO: 23407.00 SHEET C-105

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DATE
PROFESSIONAL ENGINEER

THORNDIKE PLACE

DOROTHY ROAD
IN
ARLINGTON
MASSACHUSETTS
(MIDDLESEX COUNTY)

**CIVIL & LANDSCAPE
DETAILS**

MARCH 13, 2020

REVISIONS:

NO.	DATE	DESC.
1	9/18/20	NEW BUILDING FOOTPRINT
2	11/03/20	REVISED BUILDING
3	1/21/21	RESPONSE TO PEER REVIEW

PREPARED FOR:

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SCALE: AS NOTED

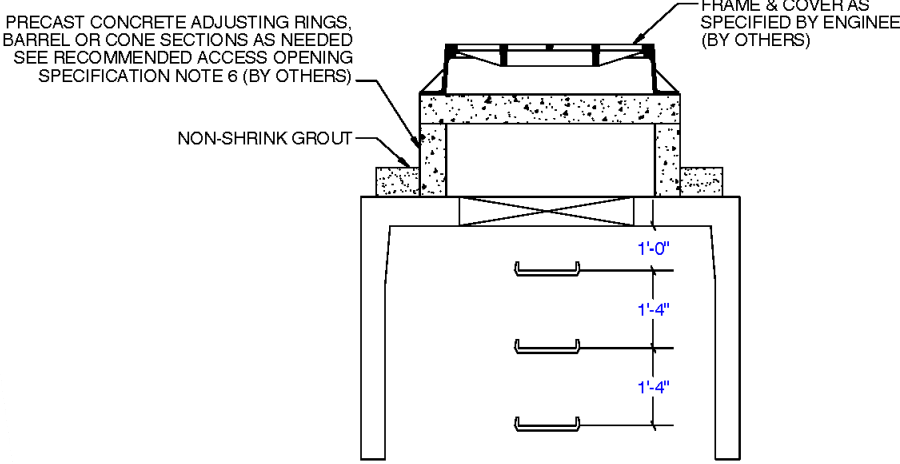
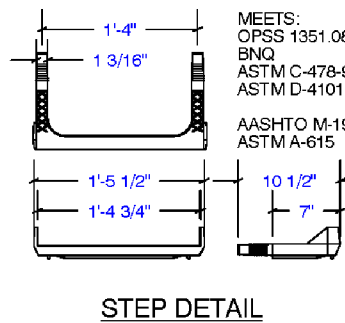
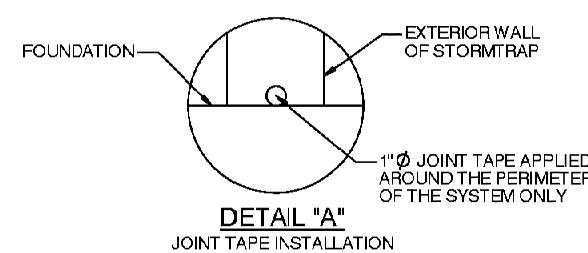
FILE: 2340700\CD\2340700-DET
DWG.:
JOB. NO: 23407.00

SHEET C-200

1. STORMTAP MODULES SHALL BE MANUFACTURED ACCORDING TO SHOP DRAWINGS APPROVED BY THE INSTALLING CONTRACTOR AND ENGINEER. THE SHOP DRAWINGS SHALL SHOW THE LOCATION AND JOINT OF EACH STORMTAP AND THE LOCATION OF THE OPENINGS.
2. STORMTAP MODULES SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C919, STANDARD SPECIFICATION FOR TEST METHOD OF FIELD AND LABORATORY TESTING OF UNREINFORCED CONCRETE STRUCTURES. THE FOLLOWING ADDITIONS AND MODIFICATIONS SHALL APPLY:
 - a. STORMTAP MODULES SHALL BE PLACED IN JOINT FOUNDATION BASE SHEET S1 WITH A 1" OVERHANG ON ALL SIDES THAT SHALL BE FOUNDED IN PLACE BY THE CONTRACTOR.
 - b. THE STORMTAP MODULES SHALL BE PLACED SUCH THAT THE MAXIMUM JOINT SPACING SHALL BE 12" AND THE MAXIMUM JOINT LENGTH SHALL BE 12". JOINTS EXCEEDING 8" IN THE MODULES SHALL BE REINFORCED APPROPRIATELY TO BE ABLE TO RESIST THE JOINT STRESS AS SPECIFIED IN THE JOINT SPECIFICATION.
 - c. THE JOINTS HORIZONTAL, VERTICAL OR BOTH OF THE STORMTAP MODULES SHALL BE SEALED TO THE FOUNDATION WITH PERFORMED MASTIC JOINT SEALER.
 - d. THE JOINTS VERTICAL AND HORIZONTAL SHALL BE SEALED WITH AN ADHESIVE.
 - e. ALL EXTERIOR JOINTS BETWEEN ADJACENT STORMTAP MODULES SHALL BE SEALED WITH THE FORMED, COLLOIDAL, SELF-HEALING ELASTOMERIC JOINT SEALER OF THE STORMTAP MANUFACTURER. THE JOINT SEALANT IS APPROVED BY THE BOARD OF ARCHITECTS AND ENGINEERS OF THE STATE OF CALIFORNIA FOR THE EXTERIOR JOINT OF THE STORMTAP. THE JOINT SEALANT SHALL BE POLYURETHANE OR POLYURETHANE BUTADIENE.
3. a. A BRUSH OR NET SHALL BE USED TO THOROUGHLY CLEAN THE OUTSIDE SURFACE AT THE JOINT WHERE THE JOINT SEALER TO BE APPLIED.
4. a. REMOVE PAPER PROTECTS THE ADHESIVE SIDE OF THE JOINT WRAP.
5. a. THE ADHESIVE SHALL BE APPLIED TO THE JOINT WRAP AND THE JOINT WRAP SHALL BE RELEASED THE RELEASE PAPER(S) JOINT JOINT. PRESS THE JOINT WRAP AGAINST THE JOINT.

1. PIPE OPENINGS SHALL MAINTAIN A MINIMUM 1'-0" OF CLEARANCE FROM A VERTICAL EDGE OF THE STORMWATER UNIT.
2. MAXIMUM OPENING SIZE TO BE DETERMINED BY UNIT HEIGHT. PREFERRED OPENING SIZE @ 36" OR 48" OR 60". AN OPENING NEEDED THAT DOES NOT FIT THIS CRITERIA SHALL BE BROUGHT TO THE ATTENTION OF STORMWATER FOR REVIEW.
3. CONNECTING PIPES SHALL BE INSTALLED WITH A 1'-0" CONCRETE COLLAR, AND A AGGREGATE CRADLE FOR AT LEAST ONE PIPE LENGTH, AS SHOWN. A STRUCTURAL GRADE CONCRETE GROUT WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI SHALL BE USED.
4. THE ANNULAR SPACE BETWEEN THE PIPE AND THE HOLE SHALL BE FILLED WITH NON-SHRINK GROUT.

1. CLEAN AND LIGHTLY LUBRICATE ALL OF PIPE TO BE INSERTED INTO STORMTRAP.
2. IF PIPE IS CUT, CARE SHOULD BE TAKEN TO ALLOW NO SHARP EDGES. BEVEL AND LUBRICATE LEAD END OF PIPE.
3. ALIGN CENTER OF PIPE TO CORRECT ELEVATION AND INSERT INTO OPENING.



3. TYPICAL ACCESS OPENINGS FOR THE STORMDRAIN SYSTEM ARE 2' IN DIAMETER. ACCESS OPENINGS LARGER THAN 2' IN DIAMETER NEED TO BE APPROVED BY STORMDRAIN DESIGNER. ACCESS OPENINGS SHOULD BE LOCATED IN CLEARANCE AREA IN ALL DIRECTIONS FROM THE EDGE OF THE STORMDRAIN TUNNELS.

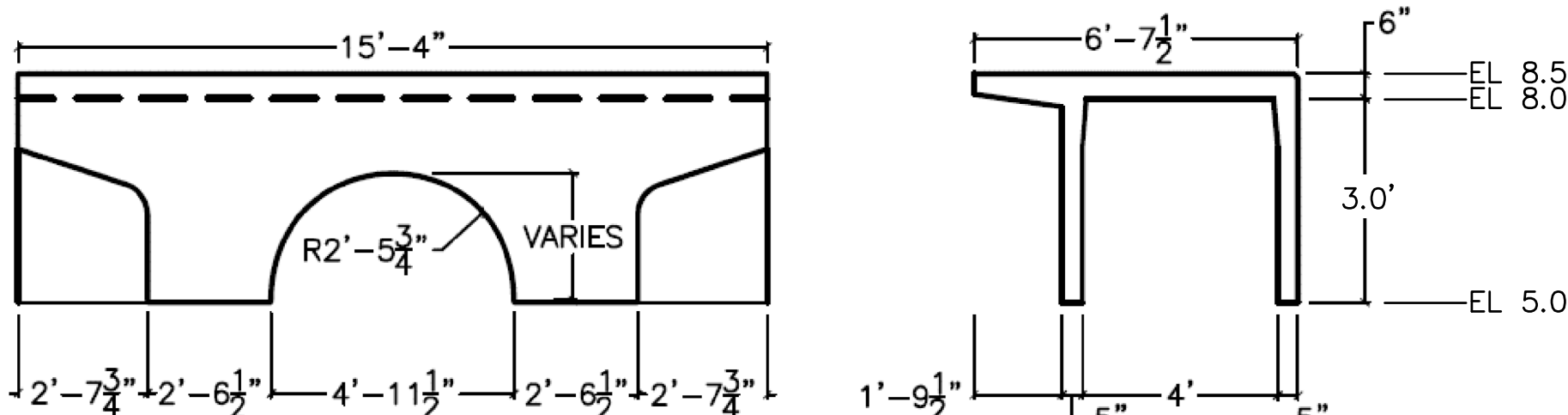
4. PLASTIC COATED STEEL STEPS PRODUCED BY M.A. INDUSTRIES PART #PS30P (SEE ATTACHED PHOTO) ARE TO BE USED FOR ALL ACCESS OPENINGS. THE STEPS MUST BE HIGHEST STEP IN THE UNIT IS TO BE PLACED A DISTANCE OF 1' FROM THE INSIDE EDGE OF THE STORMDRAIN TUNNEL. THE REMAINING STEPS MUST BE PLACED AT A MAXIMUM DISTANCE OF 1'-6" BETWEEN THEM. STEPS MAY BE MOVED OR ALTERED TO ACCOMMODATE ACCESS OPENINGS OF OTHER SIZES.

5. STORMDRAIN LIFTING INSERTS MAY BE RELOCATED TO ACCORDANCE WITH THE ACCESS OPENINGS OR THE CENTER OF GRAVITY OF THE UNIT AS REQUIRED.

6. ALL ACCESS OPENINGS MUST BE PROTECTED BY A 12" X 12" X 1/2" INTERFERENCE WITH RULE AND/OR OUTLET PIPE OPENINGS NO PLACEMENT OF STEPS IS ATTAINABLE.

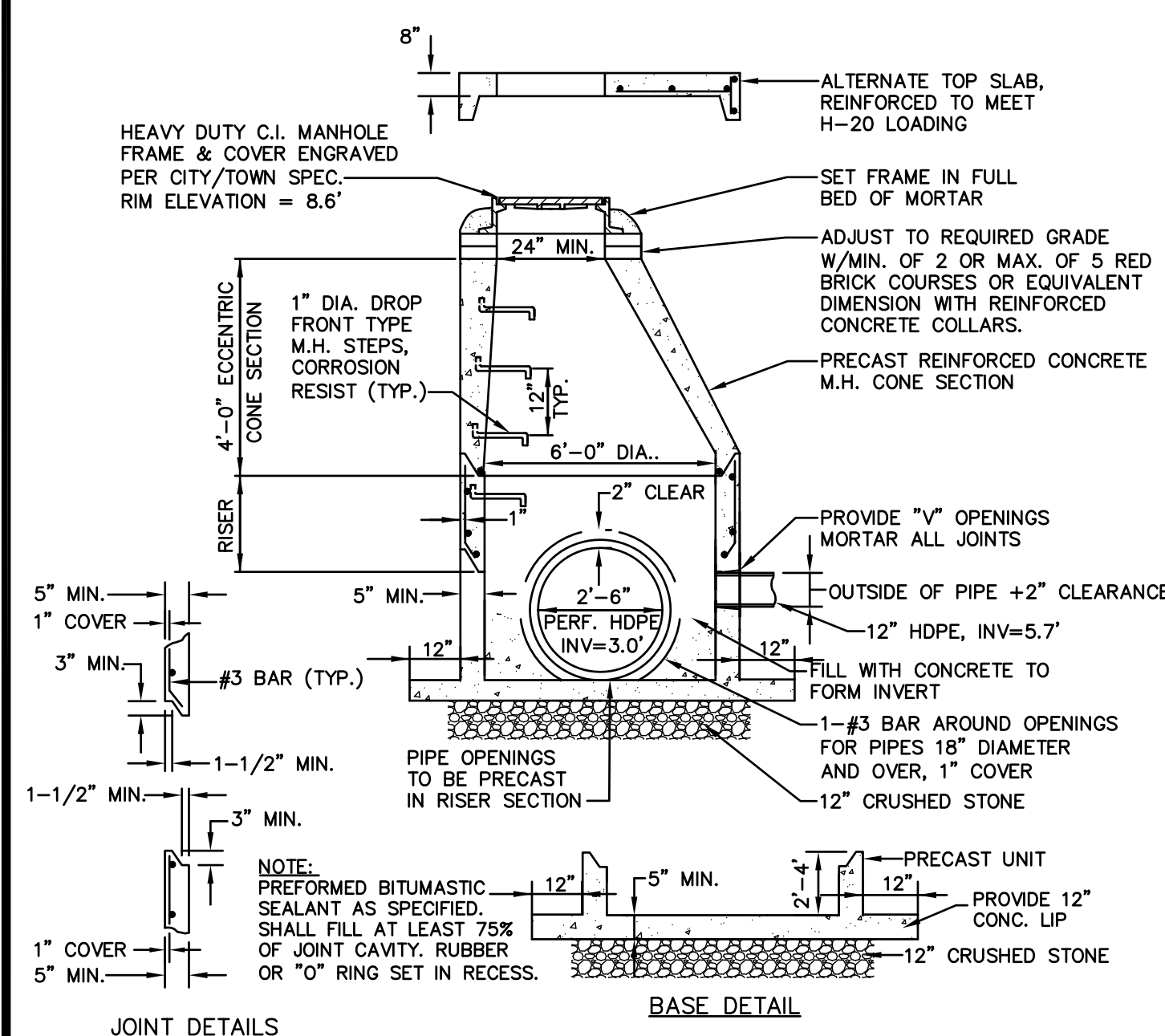
7. ACCESS OPENINGS SHOULD BE LOCATED IN ORDER MOST THE APPROPRIATE MAINTENANCE PERSONNEL OR OPERATOR CAN ACCESS THE STORMDRAIN TUNNELS BY OTHERS OPENING PERMITS FOR ACCESS AND INSPECTION.

8. USE PRECAST ALUMINUM RINGS AS NECESSARY TO MEET GRADE. STORMDRAIN RECOMMENDATIONS FOR THE USE OF PRECAST ALUMINUM RINGS ARE LISTED AT THE END OF THE SPECIFICATIONS FOR PERMITS FOR ACCESS AND INSPECTION.

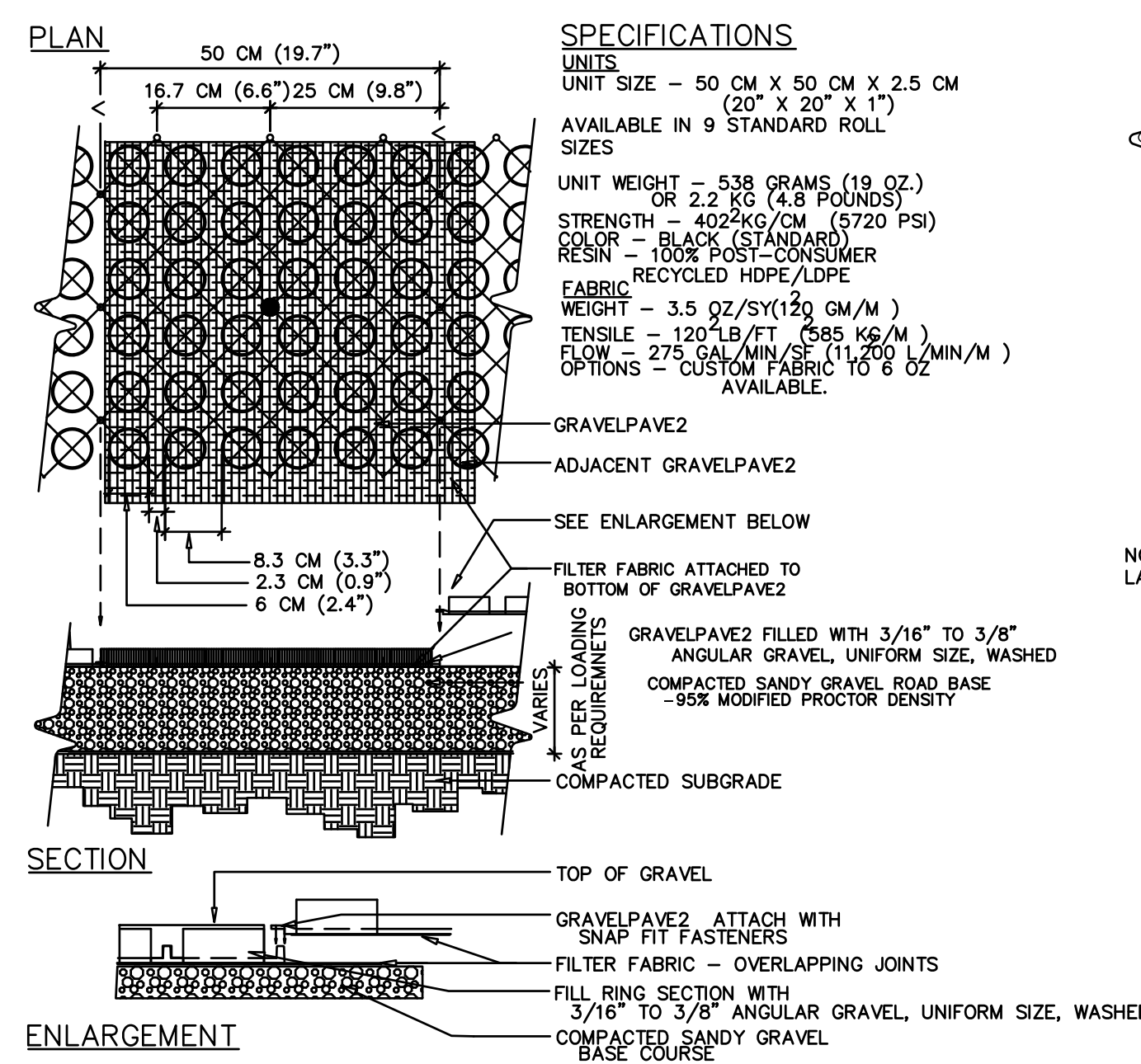


STORMTRAP SINGLE TRAP (SECTION VIEW)

SCALE: NONE

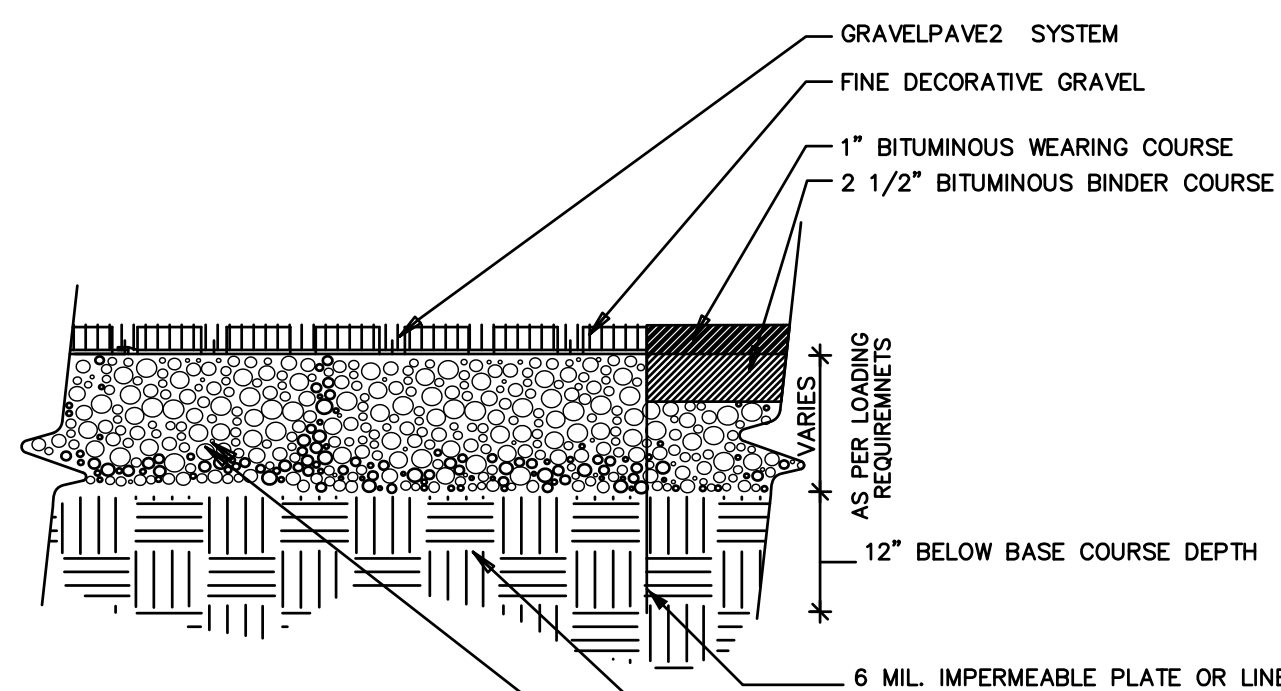


OCS
SCALE: NONE



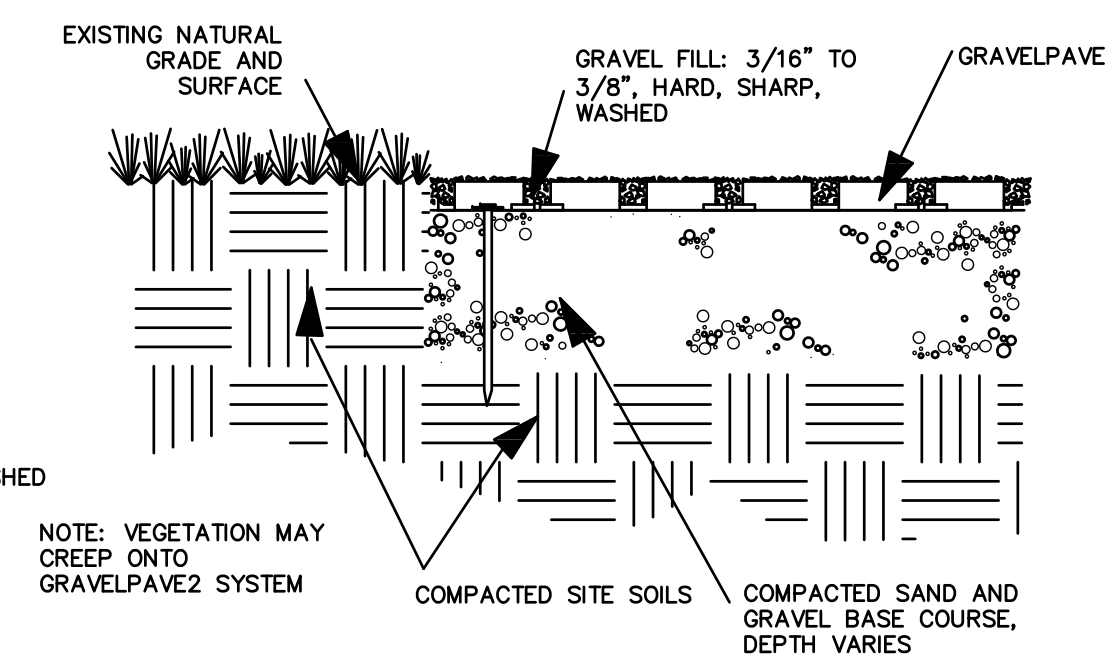
NOT TO SCALE CHOOSE THIS PRODUCT FOR REINFORCING GRAVEL WEARING SURFACES 1 OF 1

Invisible Structures, Inc.
 1600 Jackson Street, SUITE 310
 GOLDEN, COLORADO 80401
 800-233-1892 OR 303-233-6883
 FAX: 303-233-6882
 Gvdet.dwg



GRAVELPAVE2 AT ASPHALT EDGE

NOTE: GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER



FLUSH, NATURAL (EXISTING) EDGING



DATE _____

PROFESSIONAL ENGINEER

THORNDIKE PLACE

DOROTHY ROAD

IN

ARLINGTON
MASSACHUSETTS
(MIDDLESEX COUNTY)

CIVIL & LANDSCAPE DETAILS

MARCH 13, 2020

REVISIONS:

NO.	DATE	DESC.
1	9/18/20	NEW BUILDING FOOTPRINT
2	11/03/20	REVISED BUILDING
3	01/21/21	ADD OCS-1 DETAIL

PREPARED FOR:

ARLINGTON LAND REALTY, LLC
84 SHERMAN STREET, 2ND FLOOR
CAMBRIDGE, MA 02140



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02127

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FILE: 2340700\C\D\2340700-DET

DWG.:	SHEET C-203
JOB. NO: 23407.00	

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