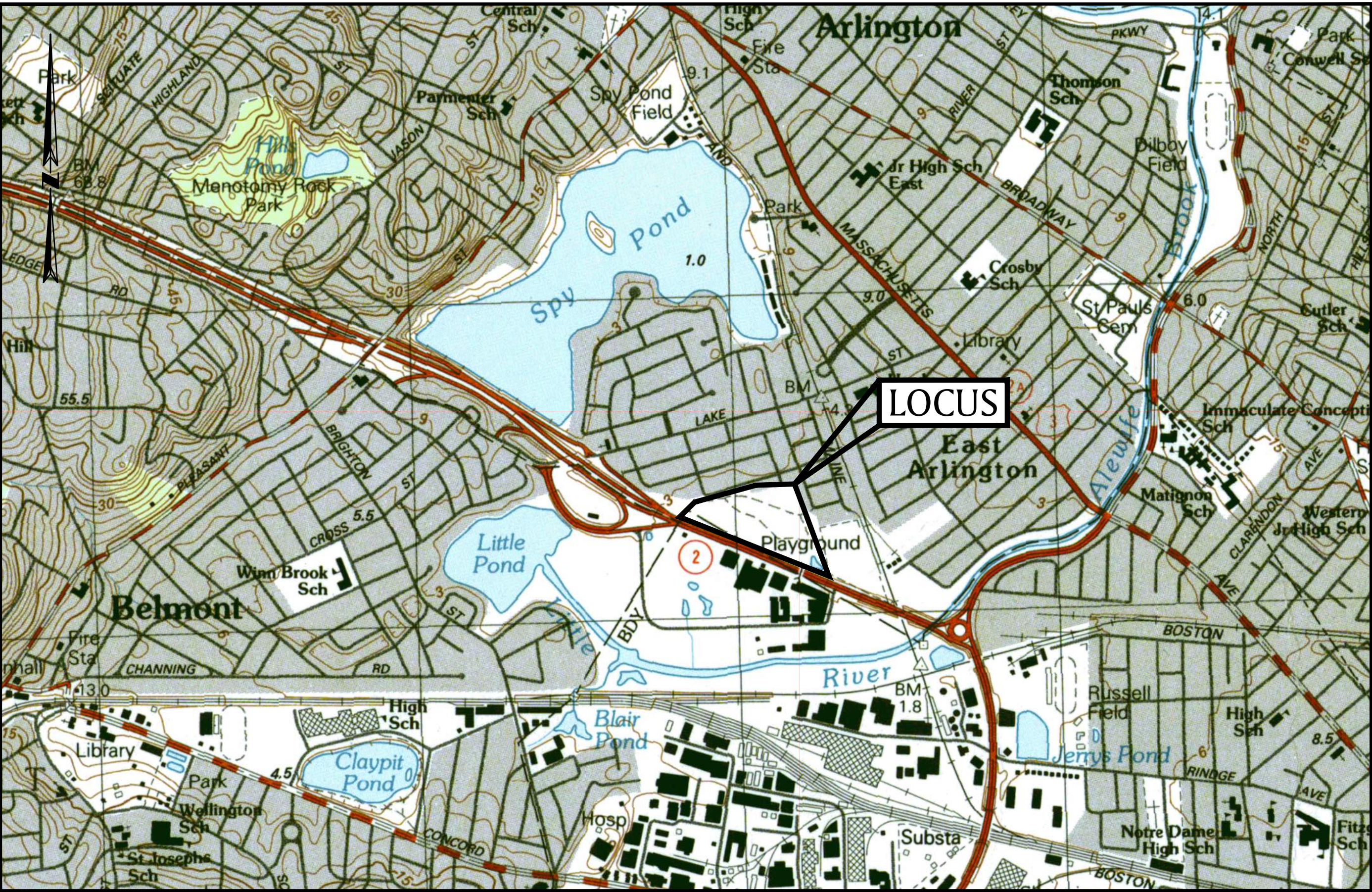


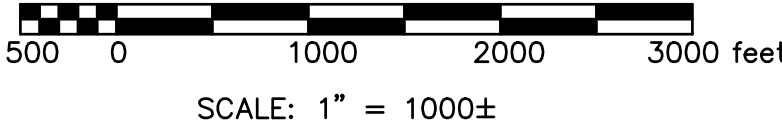
THORNDIKE PLACE
NOTICE OF INTENT
DOROTHY ROAD
ARLINGTON, MASSACHUSETTS
SEPTEMBER 6, 2023

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LOCUS MAP



ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

PREPARED BY:

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PREPARED FOR:

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1. EXISTING CONDITIONS SURVEY INFORMATION WAS PREPARED BY BSC GROUP, INC. SURVEY IS BASED ON AN ON-THE-GROUND SURVEY CONDUCTED BY BSC GROUP IN DECEMBER 2019-FEBRUARY 2020.
2. REVIEW ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO THE OWNER'S REPRESENTATIVE IN WRITING PRIOR TO STARTING WORK.
3. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL CONTACT DIGSAFE (888-344-7233 OR 811) AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
4. ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER IN WRITING FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.

1. ONLY AREAS DESIGNATED FOR CLEARING SHALL BE CLEARED.
2. THE SUBCONTRACTOR(S) IS/ARE RESPONSIBLE FOR ANY DAMAGE TO EXISTING CONDITIONS TO REMAIN THAT ARE DUE TO SUBCONTRACTOR(S) OPERATIONS.
3. ITEMS TO BE REMOVED THAT ARE NOT STOCKPILED FOR LATER REUSE ON THE PROJECT OR DELIVERED TO THE OWNER SHALL BE LEGALLY DISPOSED OF OFF SITE BY THE SUBCONTRACTOR(S).
4. THE SUBCONTRACTOR(S) SHALL BE RESPONSIBLE FOR COORDINATING THEIR EFFORTS WITH ALL TRADES.
5. THE CONTRACTOR SHALL COORDINATE ALL ADJUSTMENT OR ABANDONMENT OF UTILITIES WITH THE RESPECTIVE UTILITY COMPANY.
6. THE SUBCONTRACTOR(S) SHALL MAINTAIN OR ADJUST TO NEW FINISH GRADE AS NECESSARY ALL UTILITY AND SITE STRUCTURES SUCH AS LIGHT POLES, SIGN POLES, MAN HOLES, CATCH BASINS, HAND HOLES, WATER AND GAS GATES, HYDRANTS, ETC., FROM MAINTAINED UTILITY AND SITE SYSTEMS UNLESS OTHERWISE NOTED OR DIRECTED BY THE CONTRACTOR/ENGINEER.
7. TEMPORARY CONSTRUCTION HAUL ROADS (IF REQUIRED) SHALL BE EXCAVATED AND THE SUB-BASE COMPACTED TO 95% SPMD. THE USE OF SEPARATION FABRIC MAY BE USED TO FACILITATE FUTURE REMOVAL AND RECOVERY OF GRANULAR MATERIALS. HAUL ROAD SHALL HAVE AT LEAST 9" OF 6-INCH MINUS STONE AND SHALL BE MAINTAINED DURING CONSTRUCTION.

1. EROSION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH THE SEQUENCE OF STAGED CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT A DETAILED EROSION CONTROL PLAN INCLUDING SCHEDULE FOR APPROVAL BY THE TOWN OF ARLINGTON. A COPY OF THE APPROVED NPDES – EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE.
2. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR DISTURBANCE AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
3. SEDIMENT TRAPS SHALL BE INSTALLED AT DRAINAGE STRUCTURES IN PUBLIC STREET IN THE PROJECT AREA. STRAW BALE BARRIERS AND SILTATION FENCES ARE TO BE MAINTAINED AND CLEANED UNTIL ALL SLOPES HAVE BEEN STABILIZED.
4. SEDIMENT BARRIERS SHALL BE INSPECTED AND APPROVED BY THE TOWN OF ARLINGTON BEFORE CONSTRUCTION CAN START.
5. STRAW BALES AND MULCH SHALL BE MOWINGS OF ACCEPTABLE HERBACEOUS GROWTH, FREE OF NOXIOUS WEEDS OR WOODY STEMS, AND SHALL BE DRY WHEN INSTALLED.
6. THE UNDERSIDE OF STRAW BALES SHOULD BE KEPT IN CLOSE CONTACT (TRENCHED IN 3-INCHES MINIMUM) WITH THE EARTH AND RESET AS NECESSARY.
7. DISTURBED AREAS SHALL BE BLANKETED OR SEEDED AND MULCHED AS SOON AS PRACTICAL AFTER CONSTRUCTION ACTIVITIES IN THAT AREA HAVE CONCLUDED. ALL ERODABLE/BARE AREAS SHALL BE BLANKETED OR SEEDED AND MULCHED WITHIN 7 DAYS WITH TEMPORARY EROSION CONTROL SEEDING.
8. STABILIZE SLOPES GREATER THAN 3:1 (HORIZONTAL:VERTICAL) WITH SEED, SECURED GEOTEXTILE FABRIC, SPRAYED COMPOST BLANKET, OR RIP-RAP AS REQUIRED TO PREVENT EROSION DURING CONSTRUCTION.
9. EROSION BARRIERS SHALL BE CONSTRUCTED AROUND ALL SOIL STOCKPILE AREAS.
10. CLEAN OUT DRAINAGE FEATURES AND STRUCTURES AFTER COMPLETION OF CONSTRUCTION.
11. SEDIMENT COLLECTED DURING CONSTRUCTION BY THE VARIOUS TEMPORARY EROSION CONTROL SYSTEMS SHALL BE DISPOSED OF OFF SITE ON A REGULAR BASIS. SEDIMENT SHALL BE REMOVED FROM EROSION CONTROL SYSTEMS WHEN THE HEIGHT OF THE SEDIMENT EXCEEDS ONE-HALF OF THE HEIGHT OF THE SEDIMENT CONTROL MEASURE.
12. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE SUBCONTRACTOR(S) SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AT THE CONTRACTOR/ENGINEER DIRECTION.
13. AFTER THE REMOVAL OF TEMPORARY EROSION CONTROL MEASURES, THE SUBCONTRACTOR(S) SHALL GRADE AND SEED AREA OF TEMPORARY EROSION CONTROL MEASURE.
14. DAMAGED OR DETERIORATED ITEMS WILL BE REPAIRED IMMEDIATELY AFTER IDENTIFICATION OR AS DIRECTED BY THE CONTRACTOR/ENGINEER.
15. THE CONTRACTOR'S SITE SUPERINTENDENT WILL BE RESPONSIBLE FOR DAILY INSPECTIONS, MAINTENANCE, AND REPAIR ACTIVITIES. THE CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES EVERY SEVEN (7) CALENDAR DAYS. DAMAGED AND INEFFECTIVE EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS.
16. PIPE OUTLETS (IF ANY) SHALL BE STABILIZED WITH STONE.
17. TEMPORARY SEEDING SHALL BE AT A RATE OF 45 LBS PER ACRE. ERODABLE AREAS OUTSIDE AND DOWN SLOPE FROM THE CONSTRUCTION LIMITS SHALL BE SIMILARLY SEEDED.
18. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DOWATERING SHALL BE FILTERED. DOWATERING PLAN SHALL BE SUBMITTED FOR APPROVAL BY THE ENGINEER.
19. WHEN TEMPORARY DRAINAGE IS ESTABLISHED, EROSION/SEDIMENTATION CONTROL MEASURES MAY BE REQUIRED BY CONTRACTOR/ENGINEER.
20. GRAVEL CONSTRUCTION ROADS AND CONSTRUCTION PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH, AND VEHICLE WASH DOWN FACILITIES, SHALL BE PROVIDED TO PREVENT SOIL FROM BEING TRACKED OUTSIDE PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY AND AS NEEDED.
21. NECESSARY MEASURES SHALL BE TAKEN TO CONTAIN ANY FUEL OR POLLUTION RUNOFF. LEAKING EQUIPMENT OR SUPPLIES SHALL BE IMMEDIATELY REPAIRED OR REMOVED FROM THE SITE.
22. THE COST OF REPAIRING OR REMOVING SEDIMENT FROM EROSION CONTROL SYSTEMS SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE APPLICABLE EROSION CONTROL ITEM.
23. ALL EROSION CONTROL MEASURES SHALL BE KEPT OPERATIONAL AND MAINTAINED CONTINUOUSLY THROUGHOUT THE PERIOD OF LAND DISTURBANCE UNTIL PERMANENT SEDIMENT AND EROSION CONTROL MEASURES ARE OPERATIONAL. CONTRACTOR SHALL PROVIDE TO THE CONSERVATION COMMISSION MEASURES (EROSION AND SEDIMENTATION CONTROL) FOR WORK DURING WINTER CONDITIONS.
24. CONTRACTOR SHALL SPRAY WATER FROM A WATER TRUCK ON DRY AND WINDY DAYS TO PREVENT DUST FROM FORMING.
25. EROSION CONTROL MEASURES AS SHOWN ON THESE DRAWINGS ARE INTENDED TO CONVEY MINIMUM REQUIREMENTS. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL MEASURES AS NECESSARY TO PREVENT SOIL EROSION AND TO COMPLY WITH THE PROJECT'S STORMWATER POLLUTION PREVENTION PLAN.
26. SOILS ON SLOPES THAT ARE 3:1 OR STEEPER SHOULD BE ROUGHENED PER THE EPA'S NPDES SOIL ROUGHENING FACT SHEET IF THEY ARE TO BE SEEDED WITHIN 2 WEEKS OF DISTURBANCE. IF NOT, EROSION CONTROL BLANKETS SHOULD BE INSTALLED ON THESE SLOPES.

1. THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN:
 - a. ALL TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.
 - b. DISTANCES AND DIMENSIONS ARE IN DECIMAL FEET.
2. SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION SHALL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED. AMBIGUITIES IN THE PLANS SHALL BE CLARIFIED BY THE ENGINEER OR SITE SUPERINTENDENT UPON WRITTEN REQUEST FOR CLARIFICATION BY THE SUBCONTRACTOR.

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE APPLICANT. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES.
2. THE PROJECT APPLICANT SHALL OBTAIN ALL NECESSARY STREET-OPENING PERMITS, WATER AND SEWER CONNECTION PERMITS AND PAY REQUIRED FEES PRIOR TO COMMENCING WORK ON THESE UTILITIES.
3. 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 COORDINATION WITH THE TOWN OF ARLINGTON.
4. ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF ALL GAS, ELECTRIC, TELEPHONE, AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES SHALL BE MADE BY THE PROJECT APPLICANT.
5. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
6. WHERE PROPOSED GRADES MEET EXISTING GRADES, SUBCONTRACTOR(S) SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
7. POSITIVE DRAINAGE SHALL BE MAINTAINED AWAY FROM ALL STRUCTURES.
8. SUBCONTRACTOR(S) SHALL VERIFY EXISTING GRADES AND NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES.
9. PRIOR TO ANY WORK OVER EXISTING TOWN-OWNED UTILITIES, CONTRACTOR TO EVALUATE CONDITION OF SUBSURFACE UTILITIES PRIOR TO CONSTRUCTION. A POST-CONSTRUCTION EVALUATION SHALL ALSO BE PERFORMED TO IDENTIFY ANY DAMAGE CAUSED DURING CONSTRUCTION.
10. ANY INSTALLATION OF UTILITY POLES OR UNDERGROUND CONDUIT WITHIN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE A GRANT OF LOCATION FROM THE BOARD OF SELECTMEN.

1. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND SHALL CONTINUE UNTIL FINAL WRITTEN ACCEPTANCE OF PLANT MATERIAL.
2. MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS AND STRUCTURES.
3. MAXIMUM SLOPE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
4. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE PLANTINGS SHOWN ON THE DRAWINGS.
5. MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
6. PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
7. PLANTS SHALL BE BALLED IN BURLAP OR CONTAINERIZED.
8. AREAS PLANTED WITH EVERGREEN TREES SHALL BE COVERED WITH A MINIMUM 3" OF MULCH. MULCH FOR PLANTED AREAS TO BE AGED PINE BARK: PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
9. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
10. PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE NURSERY, AND AT THE SITE.
11. PLANT SPECIES AS INDICATED IN THE PLANT LIST ARE SUGGESTIONS ONLY. FINAL SELECTION OF SPECIES SHALL OCCUR AT THE TIME OF PLANT PURCHASE, DEPENDING ON AVAILABILITY. PLANT SIZE AND QUANTITY SHALL NOT CHANGE WITHOUT APPROVAL OF LANDSCAPE ARCHITECT.

CONTRACTOR REQUIRED TO ABIDE BY THE "DECISION ON APPLICATION FOR COMPREHENSIVE PERMIT" ISSUED ON NOVEMBER 22, 2021 WITH SPECIFIC ATTENTION BROUGHT TO THE FOLLOWING CONDITIONS.

D.15 BURNING OR BURIAL OF CONSTRUCTION OR DEMOLITION DEBRIS ON THE SITE IS STRICTLY PROHIBITED. ALL SUCH MATERIALS ARE TO BE REMOVED FROM THE SITE IN ACCORDANCE WITH APPLICABLE LAW. DURING CONSTRUCTION, THE SITE SHALL BE SECURED AGAINST UNAUTHORIZED ENTRY OR VANDALISM BY FENCING, OR OTHER APPROPRIATE MEANS, AND ALL CONSTRUCTION MATERIALS SHALL BE STORED OR STOCKPILED ON SITE IN A SAFE MANNER. ANY FLOODLIGHTS USED DURING THE CONSTRUCTION PERIOD SHALL BE LOCATED AND DIRECTED SO AS TO PREVENT SPILLOVER OR ILLUMINATION onto ADJACENT PROPERTIES. ALL CONSTRUCTION ACTIVITIES ARE TO BE CONDUCTED IN A WORKMANLIKE MANNER.

D.16 NO BUILDING AREAS SHALL BE LEFT IN AN OPEN, UNSTABILIZED CONDITION LONGER THAN SIXTY (60) DAYS. TEMPORARY STABILIZATION SHALL BE ACCOMPANIED BY HAY BALES, HAY COVERINGS OR MATTING. FINAL STABILIZATION SHALL BE ACCOMPLISHED BY LOAMING AND SEEDING EXPOSED AREAS.

D.17 ALL DUMPSTERS SERVING THE PROJECT SHALL BE ENCLOSED AND COVERED (WITH THE EXCEPTION OF CONSTRUCTION DUMPSTERS USED DURING CONSTRUCTION). THE BOARD SHALL REVIEW THE DUMPER LOCATION AS PART OF THE APPROVAL OF THE FINAL PLANS IF DIFFERENT FROM WHAT HAS BEEN SHOWN ON THE APPROVED PLANS.

H.2 ALL WATER AND SEWER INFRASTRUCTURE SHALL BE INSTALLED IN CONFORMANCE WITH THE ARLINGTON WATER AND SEWER DIVISION'S TECHNICAL REQUIREMENTS. THE APPLICANT SHALL PROVIDE THE ARLINGTON WATER AND SEWER DIVISION WITH CALCULATIONS TO ENSURE THE DISTRIBUTION SYSTEM FOR THE AREA HAS THE NECESSARY CAPACITY TO MEET SYSTEM DEMAND REQUIRED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

I.1 PRIOR TO COMMENCEMENT OF SITE CLEARING, PREPARATION, AND CONSTRUCTION, EROSION CONTROL MEASURE SHALL BE INSTALLED CONSISTENT WITH THE APPROVED PLANS.

I.3 NO UNCOVERED STOCKPILING OF EARTHEN AND/OR CONSTRUCTION-RELATED MATERIALS SHALL BE PERMITTED WITHIN THE ONE HUNDRED FOOT (100') WETLAND BUFFER ZONE (ALSO REFERENCED LOCALLY AS ADJACENT UPLAND RESOURCES AREA ("AURA")) OR OTHER RESOURCE AREAS.

I.4 NO HEAVY EQUIPMENT MAY BE STORED OVERNIGHT WITHIN THE FIFTY FEET (50') OF BORDERING OR ISOLATED VEGETATED WETLAND RESOURCE AREAS, AND NO REFUELING OR MAINTENANCE OF MACHINERY OR VEHICLES SHALL BE ALLOWED WITHIN THE ONE HUNDRED FOOT (100') BUFFER ZONE, AURA, OR WITHIN ANY BORDERING OR ISOLATED VEGETATED WETLAND RESOURCE AREA OR BORDERING LAND SUBJECT TO FLOODING (BLSF).

I.5 THERE SHALL BE NO DUMPING OF WOODY VEGETATION, LEAVES, GRASS CLIPPINGS, BRUSH, OR OTHER DEBRIS INTO A WETLAND RESOURCE AREA OR ASSOCIATED BUFFER ZONES. DUMPING OF SNOW INTO A WETLAND RESOURCE AREA IS ALSO PROHIBITED AND SHALL COMPLY WITH THE CURRENT MASS DEP BUREAU OF WATER RESOURCES SNOW REMOVAL GUIDANCE. THE FOREGOING DOES NOT APPLY TO THE CLEAN SNOW REMOVED FROM THE EMERGENCY ACCESS ROAD AS LONG AS NO SAND OR NON-APPROVED DE-ICING MATERIALS ARE USED, AND THE SNOW IS CLEAR OF ALL FOREIGN DEBRIS. AN ALTERNATIVE DE-ICING PRODUCT SUCH AS MAGNESIUM CHLORIDE (MgCl) MAY BE USED AS RECOMMENDED IN THE WINTER PARKING LOT AND SIDEWALK MAINTENANCE MANUAL PUBLISHED BY THE MINNESOTA POLLUTION CONTROL AGENCY, [HTTP://WWW.PCA.STATE.MN.US/SITES/DEFAULT/FILES/P-TRL-10/PDF](http://www.pca.state.mn.us/sites/default/files/p-trl-10/PDF).

THE APPLICANT SHALL HIRE A QUALIFIED ENVIRONMENTAL MONITOR WHO WILL REPORT TO THE BOARD AND WILL BE ON-SITE AS PROJECT CONSTRUCTION ADVANCES. THE ENVIRONMENTAL MONITOR SHALL SUBMIT AN ELECTRONIC REPORT TO THE BOARD WEEKLY DURING SITE PREPARATION WORK WITHIN THE ONE HUNDRED FOOT (100') BUFFER ZONE TO VEGETATED WETLANDS, INCLUDING AN UPDATE ON THE FUNCTIONALITY AND CONDITION OF THE EROSION CONTROL MEASURES, UNTIL SUCH TIME THAT THE SITE IS STABILIZED. THE APPLICANT SHALL PROVIDE THE BOARD WITH THE NAME(S), ADDRESS(ES) AND TELEPHONE NUMBER(S) OF THE ENVIRONMENTAL MONITOR PRIOR TO THE START OF WORK.

1.7. WHILE ACTIVE CONSTRUCTION WORK IS UNDERWAY WITHIN THE ONE HUNDRED FOOT (100') BUFFER ZONE, AND DURING THE CREATION OF THE FLOODPLAIN COMPENSATION AREA INCLUDING REMOVAL OF VEGETATION INCLUDING INVASIVE SPECIES, FINAL GRADE ESTABLISHMENT, CREATION OF SOIL PROFILE TO SUPPORT PROPOSED PLANT SPECIES, AND RESTORATION OF A DIVERSIFIED PLANT COMMUNITY, THE ENVIRONMENTAL MONITOR SHALL PROVIDE MONTHLY STATUS REPORTS TO THE BOARD TO CONFIRM THAT ALL ACTIVITIES ARE SUBSTANTIALLY IN COMPLIANCE WITH THE COMPREHENSIVE PERMIT AND ORDER OF CONDITIONS ISSUED BY THE ARLINGTON CONSERVATION COMMISSION. THE ZBA MAY REDUCE THE FREQUENCY OF INSPECTIONS OR REPORTS AS DEEMED APPROPRIATE. THE QUALIFIED ENVIRONMENTAL MONITOR SHALL ALSO SUBMIT AN ELECTRONIC REPORT WITHIN SEVEN DAYS AFTER EVERY RAIN EVENT EXCEEDING 0.5 INCHES OF RAIN IN A 24-HOUR PERIOD TO THE BOARD REGARDING THE CONDITION OF THE PROPERTY DURING AND AFTER THE RAIN EVENT. SUCH REPORT SHALL ALSO INCLUDE THE STATUS OF EROSION CONTROL MEASURES AND ANY ADDITIONAL MEASURES TO ADDRESS STORMWATER MANAGEMENT CAUSED BY SAID RAIN EVENT. THE QUALIFIED ENVIRONMENTAL MONITOR WILL ALSO REVIEW THE APPLICANT'S SWPPP INSPECTION REPORT, AS APPROPRIATE AND NECESSARY.

1.8. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN. WITHIN ONE WEEK OF FINAL GRADING, WEATHER PERMITTING, ALL DISTURBED AREAS LOCATED WITHIN THE WETLAND RESOURCE AREAS AND BUFFER ZONES SHALL BE STABILIZED AGAINST EROSION. THIS SHALL BE DONE EITHER BY SODDING OR BY LOAMING, SEEDING AND MULCHING ACCORDING TO SOIL CONSERVATION SERVICE STANDARDS AND THE APPROVED PLANS. STABILIZATION WILL BE COMPLETED WHEN THE SURFACE SHOWS COMPLETE VEGETATIVE COVER. TEMPORARY STABILIZATION MEASURES APPROVED BY THE BOARD'S INSPECTIONAL ENGINEER WILL BE REQUIRED SHOULD WORK BE INTERRUPTED FOR MORE THAN TEN (10) DAYS.

1.9. THE APPLICANT, SUCCESSOR OR ASSIGNS SHALL ENSURE THE CLEANLINESS OF ALL CATCH BASINS AND ROADWAY AFFECTED BY THE PROJECT RELATED ACTIVITY. ALL CATCH BASINS WILL BE PROTECTED BY A "SILT BAG INLET PROTECTION" DEVICE OR EQUAL DURING THE PROJECT WORK PERIOD. THE APPLICANT SHALL INSPECT AND CLEAN AS NECESSARY, ALL CATCH BASINS AND SWEEP THE ROADWAY AT LEAST WEEKLY DURING CONSTRUCTION. IT MAY BE REQUIRED MORE FREQUENTLY DURING AND AFTER RAIN EVENTS. IF IT IS DEEMED NECESSARY TO REMOVE THE SILT BAG INLET PROTECTION TO PREVENT LOCALIZED FLOODING AND PUBLIC SAFETY CONCERNS, THE APPLICANT SHALL NOTIFY THE BOARD AND ARLINGTON DPW AND ALSO THE QUALIFIED ENVIRONMENTAL MONITOR.

1.11. THE BOARD OR ITS DULY APPOINTED AGENT (WHICH MAY BE THE TOWN CONSERVATION AGENT ACTING ON BEHALF OF THE BOARD) SHALL HAVE THE RIGHT TO ENTER THE PROPERTY FOR INSPECTIONS AND EVALUATE COMPLIANCE WITH THE WETLANDS CONDITIONS CONTAINED HEREIN UPON REASONABLE NOTICE OF NOT LESS THAN TWENTY-FOUR (24) HOURS. ACCESS SHALL BE ALLOWED WITHOUT THE NEED FOR ADVANCED NOTICE IN EMERGENCY SITUATIONS WHEN NECESSARY TO PREVENT IMMINENT HARM TO WETLANDS RESOURCE AREAS.

1.14. PRIOR TO ANY WORK COMMENCING ON-SITE, THE APPLICANT SHALL SUBMIT TO THE BOARD PROOF THAT A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT IS ACTIVE FOR THE PROJECT.

1.15. COPIES OF ALL INFORMATION AND ALL REQUIRED REPORTS REGARDING A US EPA NPDES PERMIT AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE FORWARDED TO THE BOARD VIA ELECTRONIC COPY.

1.19. THE APPLICANT SHALL RETAIN A QUALIFIED PROFESSIONAL ENGINEER TO OVERSEE THE INSTALLATION IF THE STORMWATER SYSTEM. A STORMWATER MITIGATION REPORT SHALL BE SUBMITTED TO THE BOARD WITHIN TEN (10) DAYS OF THE COMPLETION OF THE INSTALLATION OF THE STORMWATER MANAGEMENT SYSTEM. SUCH STORMWATER MITIGATION REPORT SHALL INCLUDE AS-BUILT PLANS, PHOTOGRAPHS FROM INSTALLATION, AND A WRITTEN SUMMARY OF THE INSTALLATION OF THE STORMWATER MANAGEMENT SYSTEMS, AS WELL AS STORMWATER BEST MANAGEMENT PRACTICES (POROUS PAVEMENT, RAIN GARDENS, AND SIMILAR ELEMENTS THROUGHOUT THE PROPERTY).

1.20. THE APPLICANT SHALL TREAT PLANTED AREAS WITHIN RESOURCE AREAS AND BUFFER ZONES ONLY WITH SLOW RELEASE NITROGEN FERTILIZER ONCE DURING THE INITIAL PLANTING YEAR. APPLICATION OF THIS FERTILIZER IS NOT PERMITTED WITHIN TWO DAYS BEFORE AND AFTER STORM EVENTS. LAWN FERTILIZER MAY ONLY BE APPLIED TWICE PER YEAR, ONCE IN THE SPRING AND ONCE IN THE FALL, WITH THE EXCEPTION OF THE INITIAL PLANTING YEAR. THIS SHALL BE A CONTINUING CONDITION IN PERPETUITY THAT SURVIVES THE EXPIRATION OF THIS PERMIT.

1.21. THE APPLICATION OF PLANT NUTRIENTS SHALL COMPLY WITH 330 CMR 31.00. NO OTHER HERBICIDES OR TREATMENT METHODS MAY BE UTILIZED ON THE PROPERTY UNLESS APPROVED AS PART OF THE APPROVED INVASIVE SPECIES MANAGEMENT PLAN. NO PESTICIDES OR RODENTICIDES SHALL BE USED TO TREAT PEST MANAGEMENT ISSUES WITHIN RESOURCE AREAS. THIS SHALL BE A CONTINUING CONDITION IN PERPETUITY THAT SURVIVES THE EXPIRATION OF THIS PERMIT.

1.22. EXCEPT AS SPECIFICALLY NOTED IN CONDITION 1.5, THE APPLICATION OF SAND AND/OR SALT WITHIN THE ONE HUNDRED FEET (100') OF RESOURCE AREA IS PROHIBITED.

1.23. THE APPLICANT SHALL CONDUCT A THOROUGH CATCH BASIN SUMP CLEANING AT ALL PROTECTED CATCH BASINS AT THE END OF CONSTRUCTION OF THE PROJECT.

1.25. ALL PLANT SPECIES PLANTED AND INVASIVE SPECIES REMOVED THROUGH THE PROJECT SHALL BE MONITORED FOR THREE YEARS. A SURVIVAL RATE OF EIGHTY PERCENT (80%) MUST BE MAINTAINED FOR THE APPROVED PLANTING AT THE END OF THE THIRD YEAR OF MONITORING. IF THE SURVIVAL RATE IS LESS THAN EIGHTY PERCENT (80%) AFTER THE END OF THE THIRD YEAR, THE APPLICANT MUST SUBMIT PROPOSED RECOMMENDATIONS FOR REPLACEMENT TO THE BOARD FOR ITS REVIEW AND ADMINISTRATIVE APPROVAL. A MONITORING REPORT SHALL BE SUBMITTED ANNUALLY IN JUNE FOR EACH OF THE YEARS IN THE THREE-YEAR MONITORING PERIOD, REPORTING ON THE HEALTH OF THE NEW PLANTINGS AND THE SUCCESS OF THE INVASIVE PLANT MANAGEMENT. THE APPLICANT SHALL SUBMIT THE CONTACT INFORMATION OF THE PARTY RESPONSIBLE FOR MONITORING AND MAINTAINING THE PLANTED VEGETATION TO THE ZBA. SHOULD ANY CHANGES BE MADE TO THIS PARTY, THE ZBA SHALL BE NOTIFIED. THIS SHALL BE A CONTINUING CONDITION IN PERPETUITY THAT SURVIVES THE EXPIRATION OF THIS PERMIT.

1.26. NO WORK SHALL BE ALLOWED IN OR WITHIN TWENTY-FIVE FEET (25') OF ANY RESOURCE AREA EXCEPT AS SHOWN ON THE APPROVED PLANS.

1.27. NO DISTURBANCES SHALL BE ALLOWED IN OR WITHIN FIFTY FEET (50') OF ANY RESOURCE AREA, EXCEPT AS SHOWN ON THE APPROVED PLANS.

1.30. ANY BUILDING OR SITE DETERAWERING OPERATIONS SHALL CONFORM TO THE FOLLOWING:

1. THE APPLICANT SHALL NOTIFY THE CONSERVATION COMMISSION AND DPW THAT DETERAWERING IS REQUIRED PRIOR TO ANY COMMENCEMENT OF ANY DETERAWERING OPERATIONS.
2. ANY CATCH BASINS, DRAINS, AND OUTFALLS TO BE USED IN DETERAWERING OPERATIONS SHALL BE CLEANED OUT BEFORE OPERATIONS BEGIN.
3. ANY WATER DISCHARGING AS PART OF ANY DETERAWERING OPERATION SHALL BE PASSED THROUGH FILTERS, ON-SITE SETTLING BASINS, SETTLING TANK TRUCKS, OR OTHER DEVICES TO ENSURE THAT NO OBSERVABLE SEDIMENTS OR POLLUTANTS ARE CARRIED INTO ANY RESOURCE AREA, STREET, DRAIN, OR ADJACENT PROPERTY. FILTERING IS ESSENTIAL TO REMOVE ANY AUTOMOTIVE POLLUTANTS FROM THE WATER PRIOR TO DISCHARGE.
4. MEASURES SHALL BE TAKEN TO ENSURE NO EROSION OR SCOURING SHALL OCCUR ON PUBLIC OR PRIVATE PROPERTY, OR ON THE BANKS OR BOTTOMS OF WATER BODIES, AS A RESULT OF DETERAWERING OPERATIONS. DISCHARGES ARE TO BE SET BACK AT LEAST FIFTY FEET (50') FROM BWV AND I/W.
5. DETERAWERING SHALL NOT TAKE PLACE IN ANY MANNER THAT LEADS TO WATER BEING DISCHARGED OR ALLOWED TO FLOW INTO PROPERTY NOT UNDER THE CONTROL OF THE APPLICANT WITHOUT THE EXPRESS WRITTEN CONSENT OF THAT PROPERTY OWNER.

BC	BOTTOM OF CURB
BIT CONC	BITUMINIOUS CONCRETE
BWV	BORDERING VEGETATED WETLANDS
CB	CATCH BASIN
CB/DH	CONC. BOUND/DRILL HOLE
CLF	CHAIN LINK FENCE
DIP	DUCTILE IRON PIPE
DMH	DRAIN MANHOLE
ECB	EROSION CONTROL BARRIER
FES	FLARED END SECTION
FH	FIRE HYDRANT
FOC	FACE OF CURB
FD	FOUND
GG	GAS GATE
HW	HEADWALL
ILSF	ISOLATED LAND SUBJECT TO FLOODING
IP	IRON PIPE
ISW	ISOLATED WETLANDS
LA	LANDSCAPED AREA
LOW	LIMIT OF WORK
N/F	NOW OR FORMERLY
NTS	NOT TO SCALE
OCS	OUTLET CONTROL STRUCTURE
PCC	PRECAST CONCRETE CURB
RW	RETAINING WALL
RCP	REINFORCED CONCRETE PIPE
SLC	STREET LIGHT CIRCUIT
SMH	SEWER MANHOLE
TEL	TOP OF CURB
TC	TELEPHONE CABLE
VGC	VERTICAL GRANITE CURB
WG	WATER GATE

	STONE BOUND W/DRILL HOLE		WATER VALVE
	STONE BOUND W/ESCUTCHEON PIN		CATCH BASIN
	CONCRETE BOUND		FIRE HYDRANT
	SEWER MANHOLE		TREE FILTER
	DRAIN MANHOLE		# OF PARKING SPACES
	WATER MANHOLE		SEWER MANHOLE
	ELECTRIC MANHOLE		
	TELEPHONE MANHOLE		
	CABLE MANHOLE		
	MANHOLE		
	CATCH BASIN		
	HYDRANT		
	WATER GATE		FENCE LINE
	GAS GATE		PROPERTY LINE
	UTILITY POLE		WETLAND LINE/FLAG
	UTILITY POLE W/LIGHT		
	UTILITY POLE W/TRANSFORMER		(E) MAJOR CONTOUR
	LIGHT POLE		(E) MINOR CONTOUR
	ELECTRIC HANDHOLE		PROPOSED MAJOR CONTOUR
	HANDHOLE		PROPOSED MINOR CONTOUR
	SIGN		100' WETLAND BUFFER ZONE
	WETLANDS FLAG		25' NO DISTURB ZONE
	BITUMINOUS CONCRETE		WATER QUALITY UNIT/INLET
	CONCRETE		WATER QUALITY UNIT
	EDGE OF PAVEMENT		
	GRANITE CURB		
	WOOD CURB		
	INVERT		
	RECORD INFORMATION		
	SEWER LINE		
	DRAIN LINE		
	WATER LINE		
	GAS LINE		
	OVERHEAD WIRE		
	CHAIN LINK FENCE		
	STOCKADE FENCE		
	STEEL GUARDRAIL		
	TREELINE		
	BRUSHLINE		
	SURVEYED BUILDING LOCATION		
	GIS BUILDING LOCATION		



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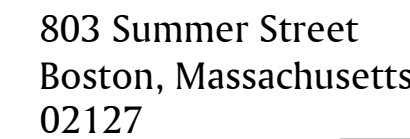


IN
ARLINGTON
MASSACHUSETTS
(MIDDLESEX COUNTY)

SEPTEMBER 6, 2023

[illegible]

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



617 896 4300

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SCALE: NONE

FEET

FILE: 2340702\C\D\2340702-LN

JOB. NO: 23407.02

SHEET G-101

PLAN REFERENCES

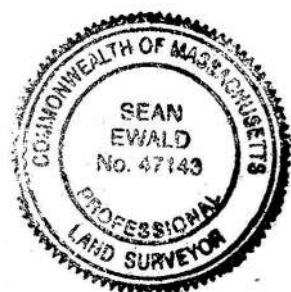
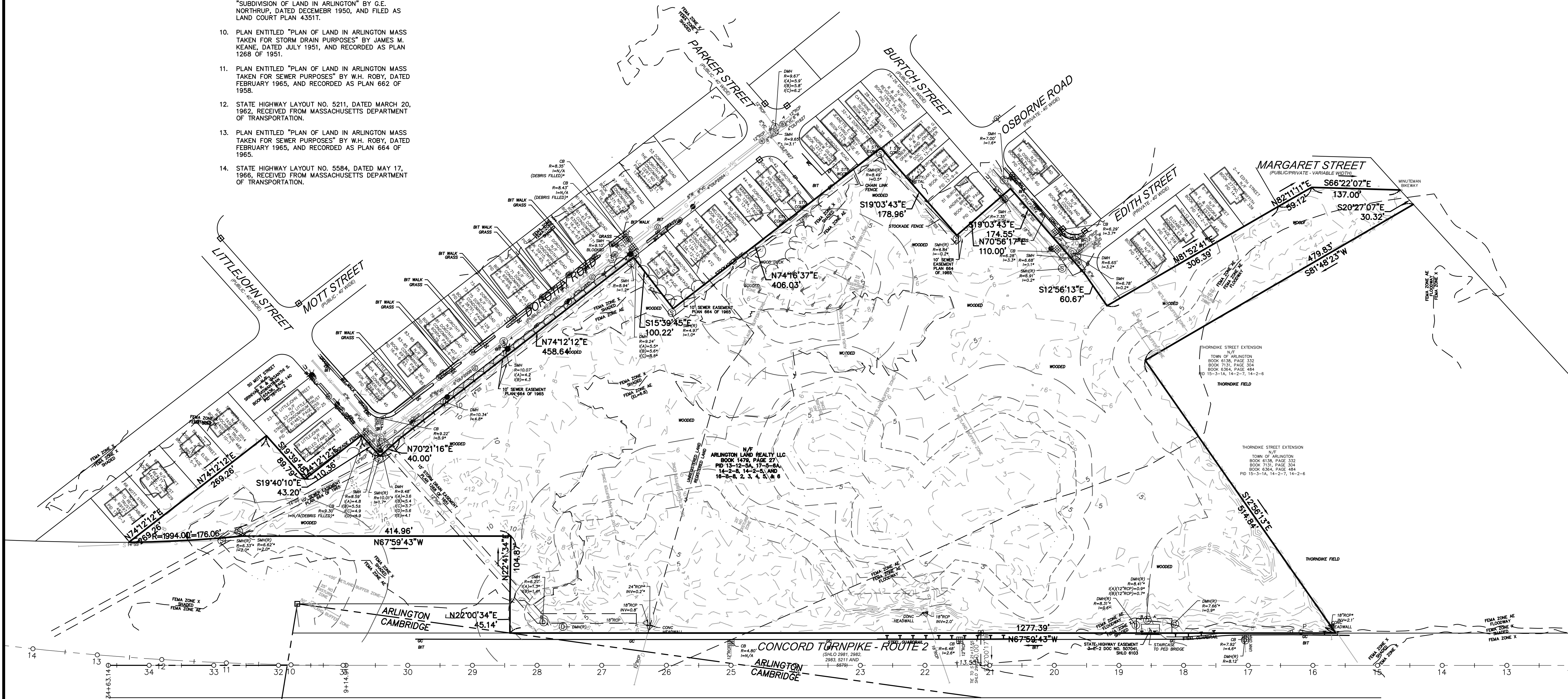
1. PLAN ENTITLED "PLAN AND PROFILE OF LITTLEJOHN STREET" BY FRANK AND DANIEL WYMAN, DATED DECEMBER 1926, AND RECEIVED FROM THE TOWN OF ARLINGTON.
2. PLAN ENTITLED "SUBDIVISION OF LAND IN ARLINGTON" BY BREMER W. POND, DATED APRIL 28, 1927, AND FILED AS LAND COURT PLAN 4351C.
3. PLAN ENTITLED "SUBDIVISION OF LAND SHOWN ON PLAN 4351A" BY J.M. KEANE, DATED OCTOBER 20, 1930, AND FILED AS LAND COURT PLAN 4351G.
4. PLAN ENTITLED "SUBDIVISION OF LAND SHOWN ON PLAN 4351A" BY J.M. KEANE, DATED APRIL 14, 1931, AND FILED AS LAND COURT PLAN 4351H.
5. STATE HIGHWAY LAYOUT NO. 2981, DATED JANUARY 17, 1933, RECEIVED FROM MASSACHUSETTS DEPARTMENT OF TRANSPORTATION.
6. STATE HIGHWAY LAYOUT NO. 2983, DATED JANUARY 17, 1933, RECEIVED FROM MASSACHUSETTS DEPARTMENT OF TRANSPORTATION.
7. PLAN ENTITLED "PLAN OF LAND IN ARLINGTON, MASS" BY C. H. GANNETT CO. CIVIL ENGINEERS, DATED APRIL 30, 1941, AND FILED AS LAND COURT PLAN 18030A.
8. PLAN ENTITLED "SUBDIVISION OF LAND IN ARLINGTON MASS" BY G.E. NORTHRUP, DATED DECEMBER 1948, AND RECORDED AS PLAN 1784 OF 1948.
9. PLAN ENTITLED "SUBDIVISION OF LAND IN ARLINGTON" BY G.E. NORTHRUP, DATED DECEMBER 1950, AND FILED AS LAND COURT PLAN 4351T. PLAN ENTITLED "SUBDIVISION OF LAND IN ARLINGTON" BY G.E. NORTHRUP, DATED DECEMBER 1950, AND FILED AS LAND COURT PLAN 4351T.
10. PLAN ENTITLED "PLAN OF LAND IN ARLINGTON MASS TAKEN FOR SEWER PURPOSES" BY JAMES M. KEANE, DATED JULY 1951, AND RECORDED AS PLAN 1268 OF 1951.
11. PLAN ENTITLED "PLAN OF LAND IN ARLINGTON MASS TAKEN FOR SEWER PURPOSES" BY W.H. ROBY, DATED FEBRUARY 1965, AND RECORDED AS PLAN 662 OF 1965.
12. STATE HIGHWAY LAYOUT NO. 5211, DATED MARCH 20, 1962, RECEIVED FROM MASSACHUSETTS DEPARTMENT OF TRANSPORTATION.
13. PLAN ENTITLED "PLAN OF LAND IN ARLINGTON MASS TAKEN FOR SEWER PURPOSES" BY W.H. ROBY, DATED FEBRUARY 1965, AND RECORDED AS PLAN 664 OF 1965.
14. STATE HIGHWAY LAYOUT NO. 5584, DATED MAY 17, 1966, RECEIVED FROM MASSACHUSETTS DEPARTMENT OF TRANSPORTATION.

GENERAL NOTES

1. THIS PLAN IS BASED UPON AN ON-THE-GROUND SURVEY PERFORMED BY BSC GROUP, INC. IN DECEMBER, 2019 AND JANUARY, 2020.
2. HORIZONTAL DATUM IS BASED UPON NAD '83 (12B) AS DERIVED VIA GPS OBSERVATIONS PERFORMED BY BSC GROUP, INC. IN DECEMBER 2019.
3. VERTICAL DATUM IS BASED UPON NAVD '88 AS DERIVED VIA GPS OBSERVATIONS PERFORMED BY BSC GROUP, INC. IN DECEMBER, 2019.
TBM 18-1 ELEV=9.13'
DESC: BACK LEFT BOLT ON HYDRANT ON OSBORNE
TBM 18-2 ELEV=11.61'
DESC: FRONT BOLT ON HYDRANT ACROSS FROM UTILITY POLE # 8
TBM 18-3 ELEV=11.71'
DESC: BACK LEFT BOLT ON HYDRANT BETWEEN UNITS
4. LOCUS IS LOCATED WITHIN ZONES ZONES AE, AE FLOODWAY, X AND X SHADED AS GRAPHICALLY DEPICTED ON FLOOD INSURANCE RATE MAP NUMBER 25017C0419E, EFFECTIVE DATE JUNE 4, 2010.
5. WETLAND RESOURCE AREAS SHOWN HEREON WERE DELINEATED BY BSC GROUP, INC. IN JANUARY AND OCTOBER 2020.
6. UTILITY RECORDS HEREON DENOTED WITH "U" ARE FROM EXISTING CONDITIONS SURVEY PREPARED BY PRECISION LAND SURVEYING OF SOUTHBOROUGH, MA IN 2009.
7. CONTOURS SHOWN WITHIN WOODED AREAS ARE BASED UPON AERIAL LIDAR COLLECTED UNDER USGS CONTRACT DURING 2013-2014. DATA MEETS OR EXCEEDS Q12 USGS SPECIFICATIONS. BSC GROUP FOUND A MEAN ERROR OF 0.20'(OBSCURED) & 0.16'(UNOBSCURED) ACROSS 15 LOCATIONS SAMPLED DURING THE ON-THE-GROUND SURVEY IN DECEMBER 2019.
8. TOWN LINE LOCATIONS ESTABLISHED FROM MASSACHUSETTS STATE HIGHWAY LAYOUTS 2981, 2982, 2983, 5211 AND 5579.
9. ABUTTING BOUNDARY LINES ARE APPROXIMATE.
10. RECORD UTILITY INFORMATION WAS NOT RECEIVED FROM VERIZON, TENNESSEE GAS AND MCI.

UTILITY NOTE

EXISTING UTILITIES, WHERE SHOWN HEREON, ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND COORDINATING ANY ON-SITE ACTIVITY WITH DIG-SAFE AND THE APPROPRIATE UTILITY COMPANY AND MAINTAINING EXISTING UTILITY SYSTEM SERVICE. DIG-SAFE SHALL BE NOTIFIED PER THE COMMONWEALTH OF MASSACHUSETTS STATUTE CHAPTER 82, SECTION 40, AT 1-888-344-7233. NO GUARANTEE IS IMPLIED OR INTENDED AS TO THE ACCURACY, LOCATION OR THAT ALL UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERTS OR UTILITIES OR STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.



PROFESSIONAL LAND SURVEYOR
FOR BSC GROUP, INC.

9/5/23
DATE

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THORNDIKE PLACE
NOTICE OF INTENT

DOROTHY ROAD
IN
ARLINGTON
MASSACHUSETTS
(MIDDLESEX COUNTY)

EXISTING
CONDITIONS

SEPTEMBER 6, 2023

REVISIONS:

NO.	DATE	DESC.

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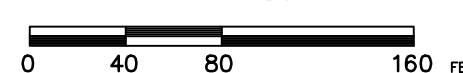


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SCALE: 1" = 80'

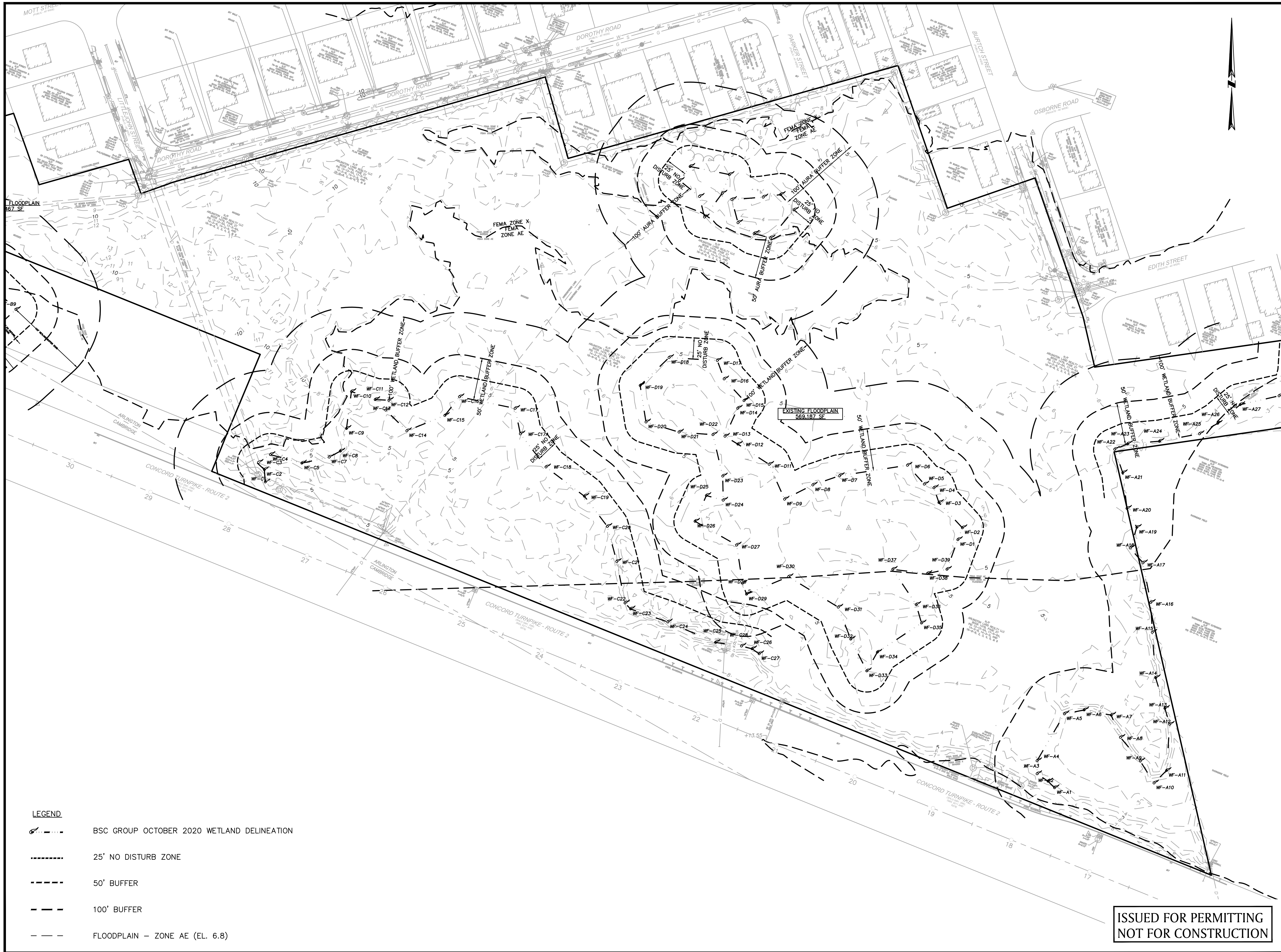


FILE: 2340702_C\2340702-EC

DWG.:

JOB. NO: 23407.02

SHEET V-100



- LEGEND
- BSC GROUP OCTOBER 2020 WETLAND DELINEATION
 - 25' NO DISTURB ZONE
 - 50' BUFFER
 - 100' BUFFER
 - FLOODPLAIN - ZONE AE (EL. 6.8)



PROFESSIONAL ENGINEER

THORNDIKE PLACE NOTICE OF INTENT

DOROTHY ROAD
IN
ARLINGTON
MASSACHUSETTS
(MIDDLESEX COUNTY)

EXISTING
ENVIRONMENTAL
RESOURCE PLAN
SEPTEMBER 6, 2023

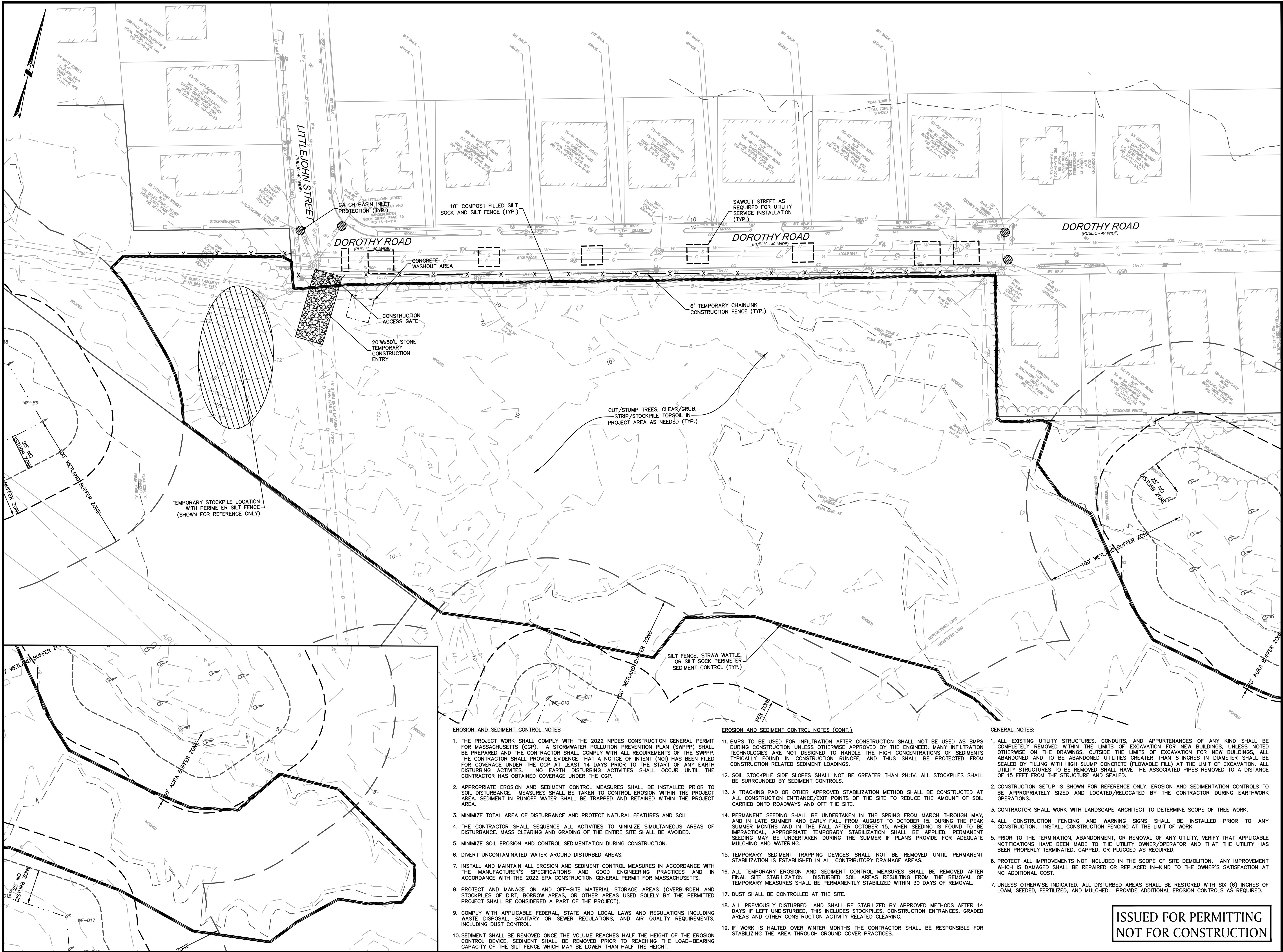
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0 25 50 100 FEET
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PROFESSIONAL ENGINEER

THORNDIKE PLACE NOTICE OF INTENT

DOROTHY ROAD
IN
ARLINGTON
MASSACHUSETTS
(MIDDLESEX COUNTY)

SITE PREPARATION PLAN

SEPTEMBER 6, 2023

REVISIONS:

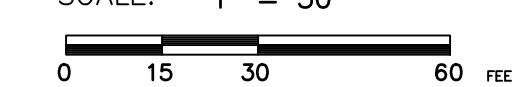
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CAMBRIDGE, MA

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SCALE: 1" = 30'



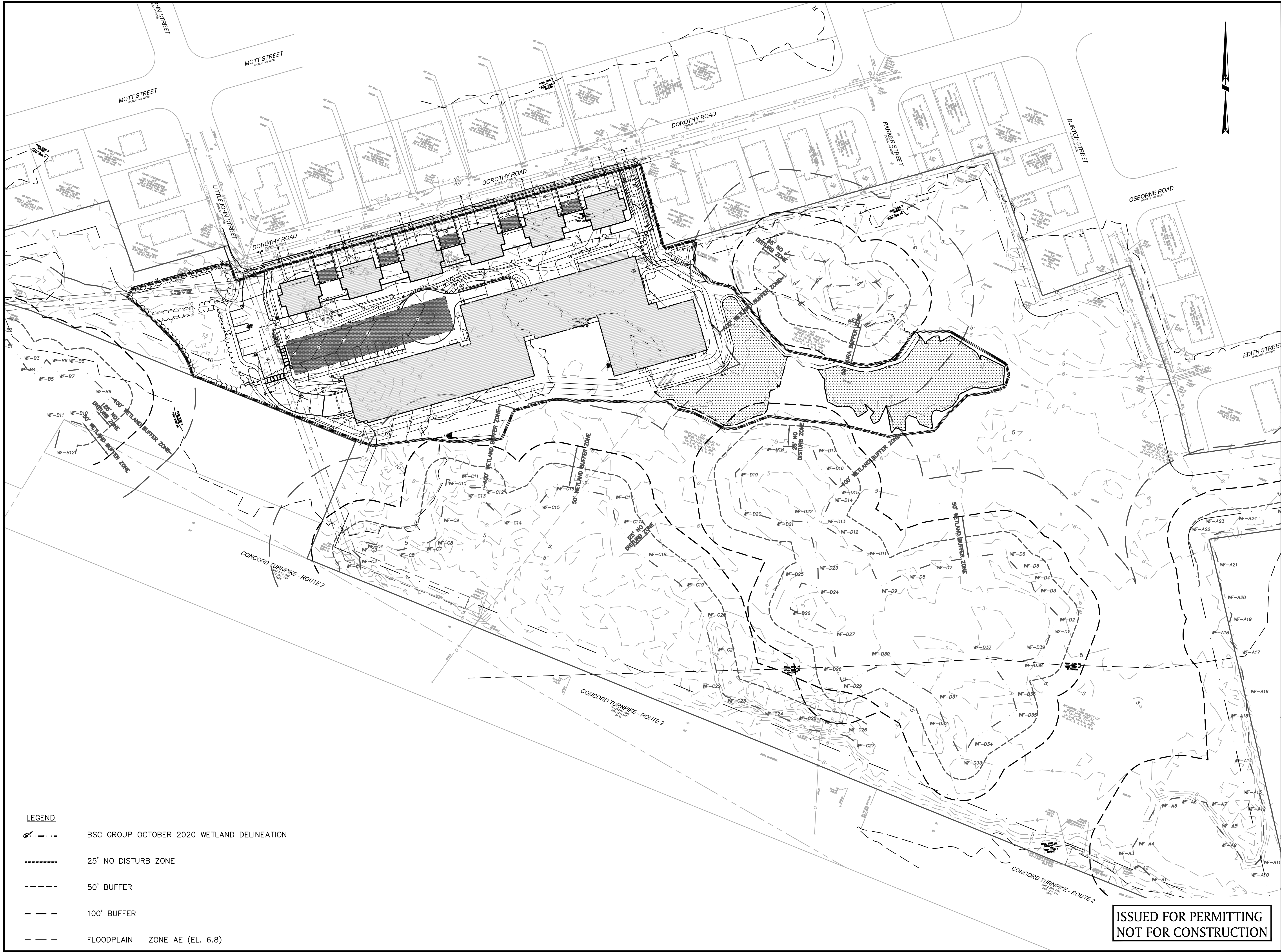
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PROFESSIONAL ENGINEER

THORNDIKE PLACE NOTICE OF INTENT

DOROTHY ROAD
IN
ARLINGTON
MASSACHUSETTS
(MIDDLESEX COUNTY)

OVERALL SITE PLAN

SEPTEMBER 6, 2023

REVISIONS:

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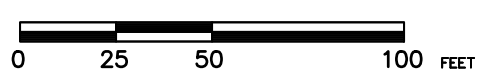
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SCALE: 1" = 50'

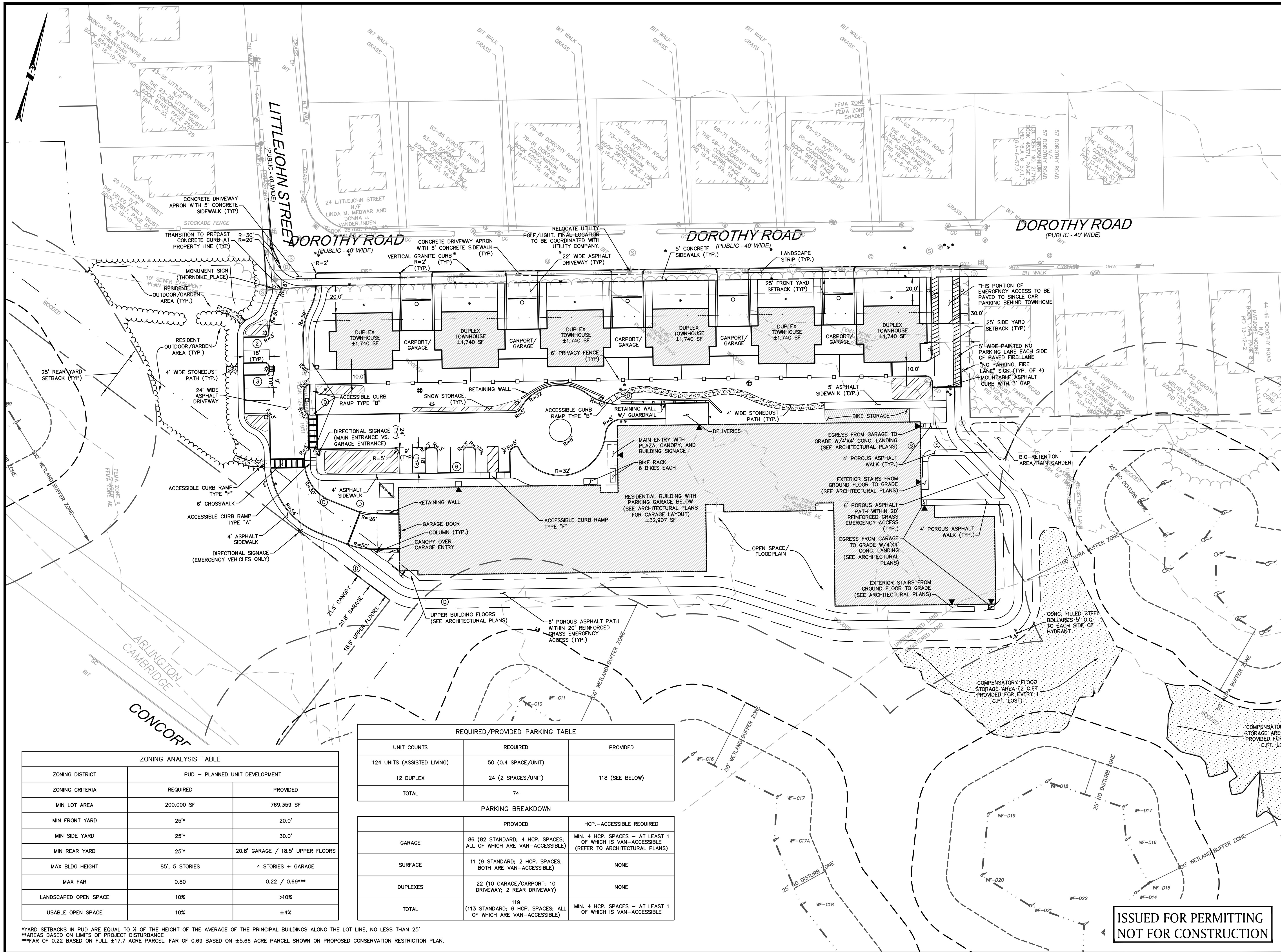


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DWG.:

JOB. NO: 23407.02

SHEET C-102



ZONING ANALYSIS TABLE		
ZONING DISTRICT	PUD - PLANNED UNIT DEVELOPMENT	
ZONING CRITERIA	REQUIRED	PROVIDED
MIN LOT AREA	200,000 SF	769,359 SF
MIN FRONT YARD	25'	20.0'
MIN SIDE YARD	25'	30.0'
MIN REAR YARD	25'	20.8' GARAGE / 18.5' UPPER FLOORS
MAX BLDG HEIGHT	85', 5 STORIES	4 STORIES + GARAGE
MAX FAR	0.80	0.22 / 0.69***
LANDSCAPED OPEN SPACE	10%	>10%
USABLE OPEN SPACE	10%	±4%

*YARD SETBACKS IN PUD ARE EQUAL TO 1/4 OF THE HEIGHT OF THE AVERAGE OF THE PRINCIPAL BUILDINGS ALONG THE LOT LINE, NO LESS THAN 25'
**AREAS BASED ON LIMITS OF PROJECT DISTURBANCE
***FAR OF 0.22 BASED ON FULL ±17.7 ACRE PARCEL. FAR OF 0.69 BASED ON ±5.66 ACRE PARCEL SHOWN ON PROPOSED CONSERVATION RESTRICTION PLAN.

REQUIRED/PROVIDED PARKING TABLE		
UNIT COUNTS	REQUIRED	PROVIDED
124 UNITS (ASSISTED LIVING)	50 (0.4 SPACE/UNIT)	118 (SEE BELOW)
12 DUPLEX	24 (2 SPACES/UNIT)	
TOTAL	74	
PARKING BREAKDOWN		
	PROVIDED	HCP.-ACCESSIBLE REQUIRED
GARAGE	86 (82 STANDARD; 4 HCP. SPACES; ALL OF WHICH ARE VAN-ACCESSIBLE)	MIN. 4 HCP. SPACES – AT LEAST 1 OF WHICH IS VAN-ACCESSIBLE (REFER TO ARCHITECTURAL PLANS)
SURFACE	11 (9 STANDARD; 2 HCP. SPACES, BOTH ARE VAN-ACCESSIBLE)	NONE
DUPLEXES	22 (10 GARAGE/CARPORT; 10 DRIVEWAY; 2 REAR DRIVEWAY)	NONE
TOTAL	119 (113 STANDARD; 6 HCP. SPACES; ALL OF WHICH ARE VAN-ACCESSIBLE)	MIN. 4 HCP. SPACES – AT LEAST 1 OF WHICH IS VAN-ACCESSIBLE



PROFESSIONAL ENGINEER

THORNDIKE PLACE
NOTICE OF INTENT

DOROTHY ROAD
IN
ARLINGTON
MASSACHUSETTS
(MIDDLESEX COUNTY)

LAYOUT & MATERIALS
PLAN

SEPTEMBER 6, 2023

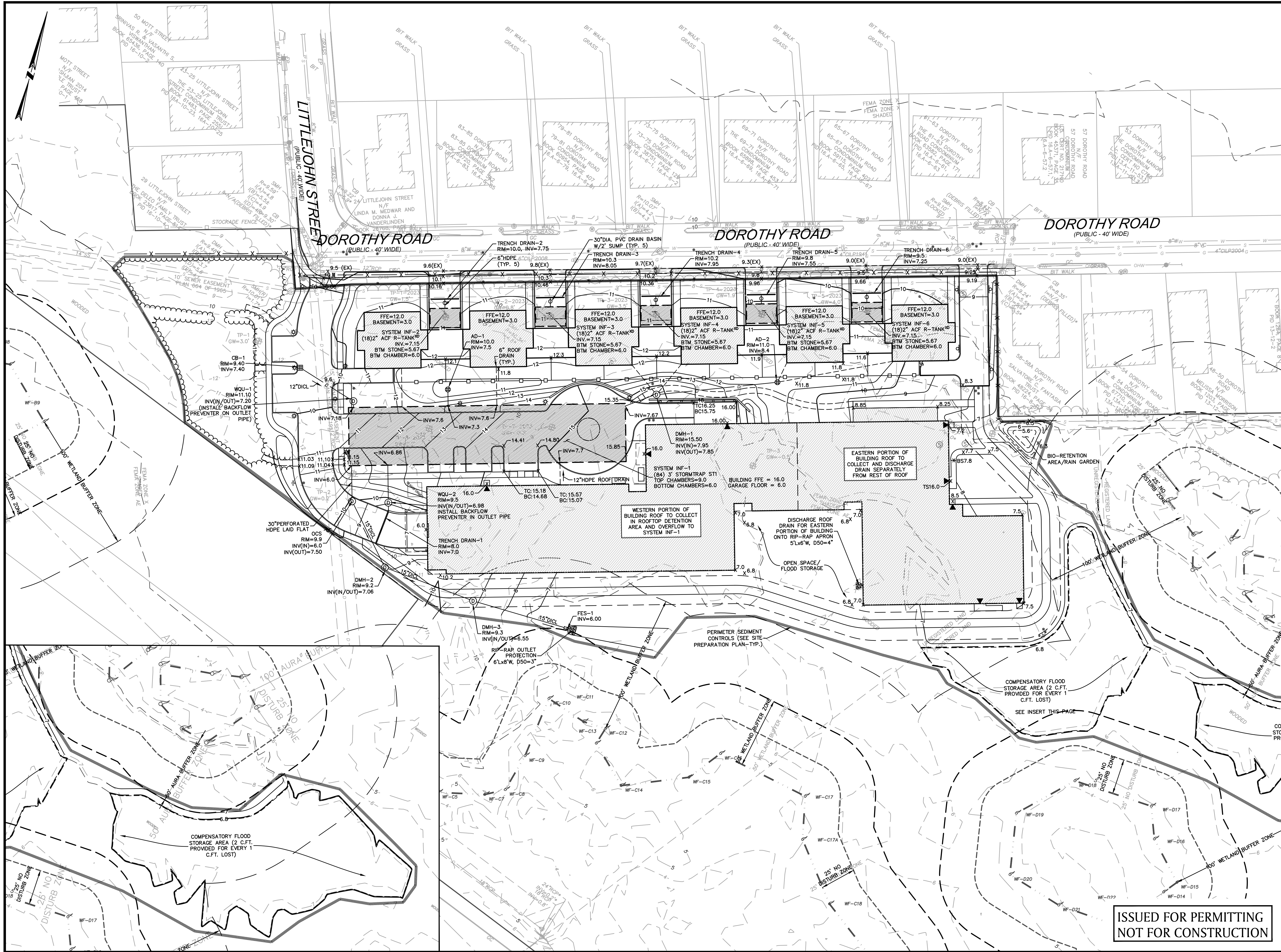
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84 SHERMAN STREET, 2ND FLOOR
CAMBRIDGE, MA

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SCALE: 1" = 30'
0 15 30 60 FEET
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THORNDIKE PLACE NOTICE OF INTENT

DOROTHY ROAD
IN
ARLINGTON
MASSACHUSETTS
(MIDDLESEX COUNTY)

GRADING &
DRAINAGE PLAN

SEPTEMBER 6, 2023

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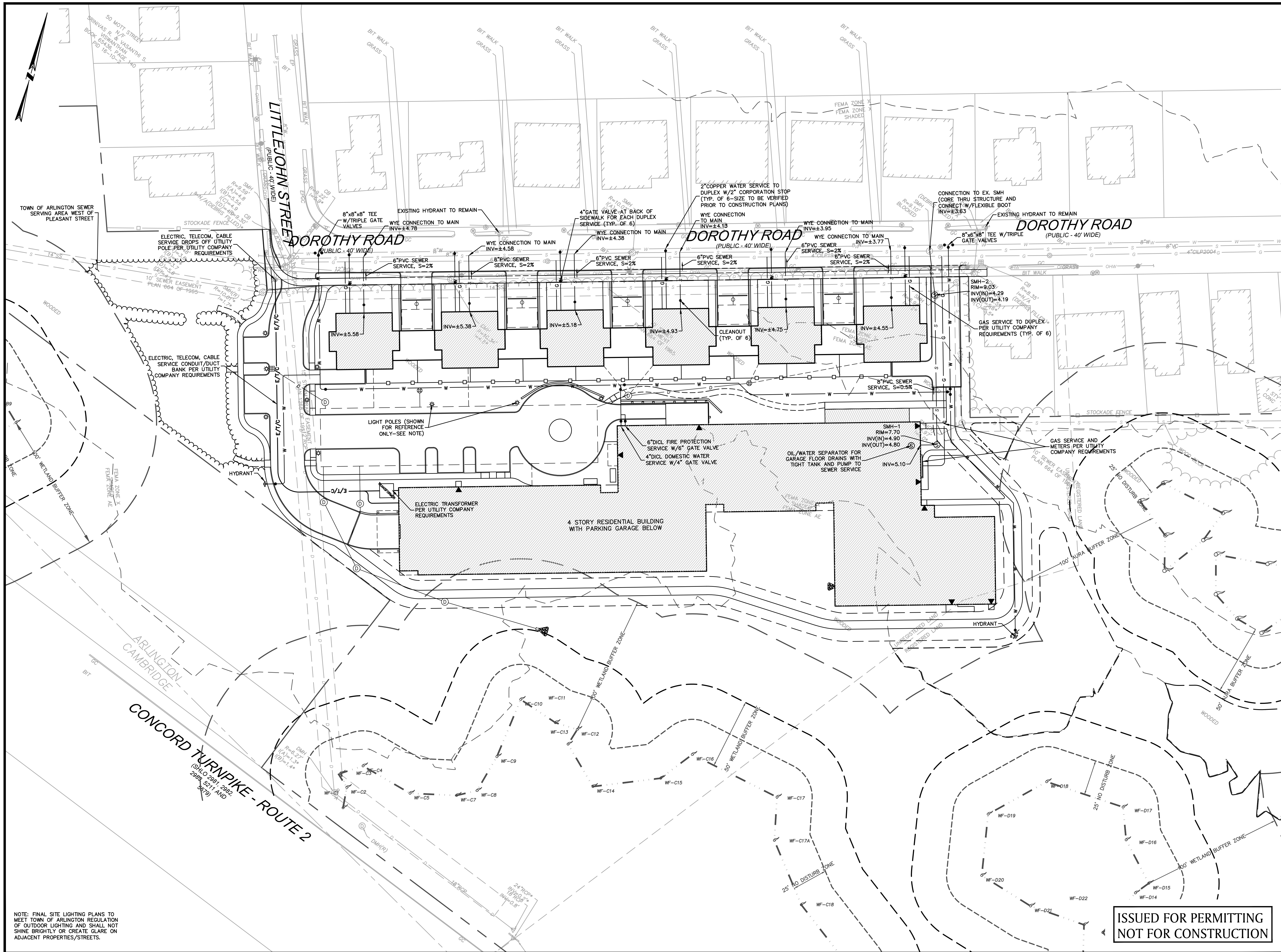
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SHEET C-104

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NOTE: FINAL SITE LIGHTING PLANS TO MEET TOWN OF ARLINGTON REGULATION OF OUTDOOR LIGHTING AND SHALL NOT SHINE BRIGHTLY OR CREATE GLARE ON ADJACENT PROPERTIES/STREETS.



PROFESSIONAL ENGINEER

THORNDIKE PLACE NOTICE OF INTENT

DOROTHY ROAD
IN
ARLINGTON
MASSACHUSETTS
(MIDDLESEX COUNTY)

UTILITY PLAN

SEPTEMBER 6, 2023

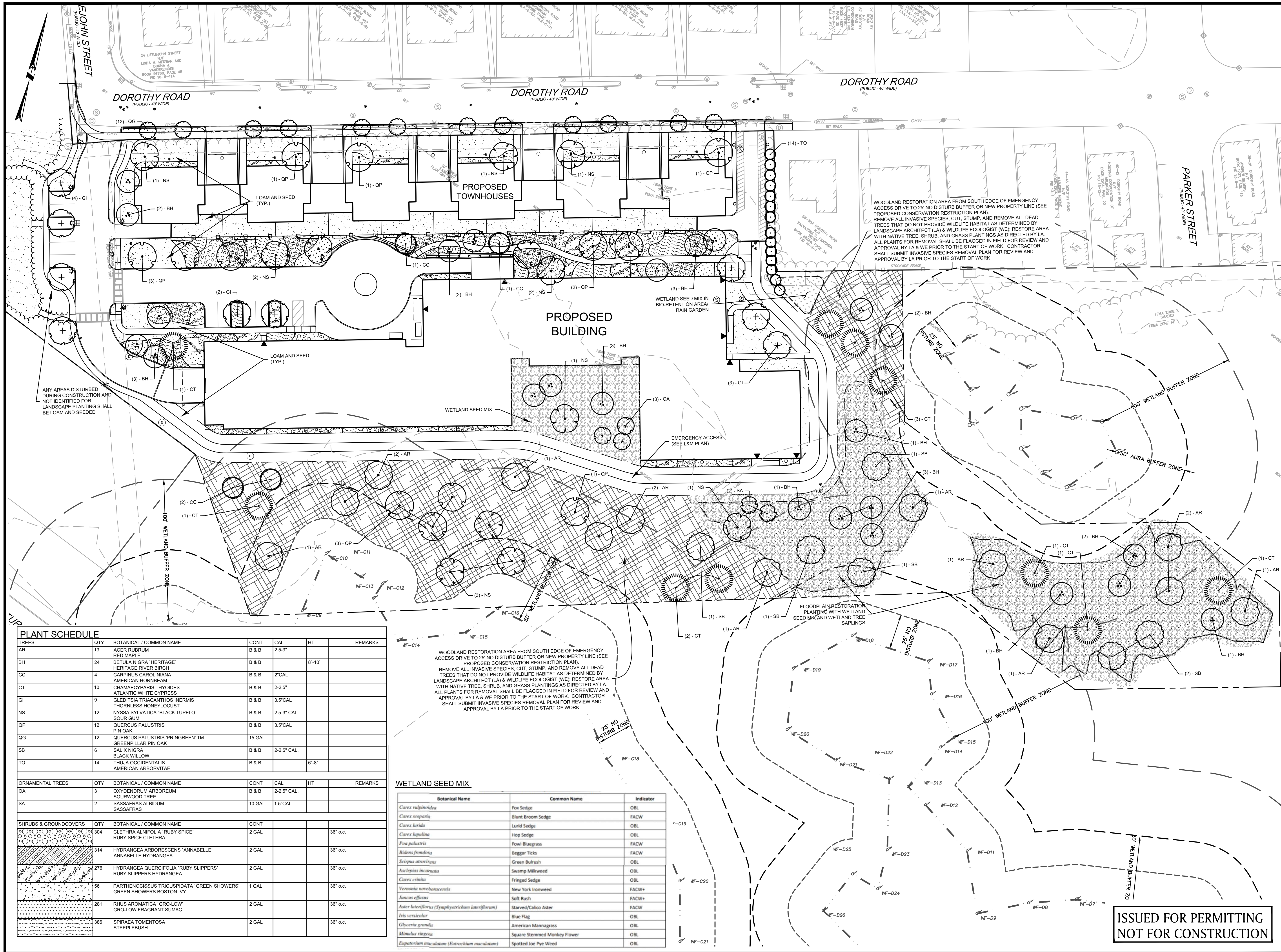
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PLANT SCHEDULE						
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HT	REMARKS
AR	13	ACER RUBRUM RED MAPLE	B & B	2.5'-3"		
BH	24	BETULA NIGRA 'HERITAGE' HERITAGE RIVER BIRCH	B & B		8'-10'	
CC	4	CARPINUS CAROLINIANA AMERICAN HORNBEAM	B & B	2" CAL		
CT	10	CHAMAECYPARIS THYOIDES ATLANTIC WHITE CYPRESS	B & B	2-2.5"		
GI	9	GLEDITSIA TRIACANTHOS 'NERMIS' THORNLESS HONEYLOCUST	B & B	3.5" CAL		
NS	12	NYSSA SYLVATICA 'BLACK TUPELO' SOUR GUM	B & B	2.5'-3" CAL		
QP	12	QUERCUS PALUSTRIS PIN OAK	B & B	3.5" CAL		
QG	12	QUERCUS PALUSTRIS 'PRINGREEN' TM GREENPILLAR PIN OAK	15 GAL			
SB	6	SALIX NIGRA BLACK WILLOW	B & B	2-2.5" CAL		
TO	14	THUJA OCCIDENTALIS AMERICAN ARBORVITAE	B & B		6'-8'	
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HT	REMARKS
OA	3	OXYDENDRUM ARBOREUM SOURWOOD TREE	B & B	2-2.5" CAL		
SA	2	SASSAFRAS ALBIDUM SASSAFRAS	10 GAL	1.5" CAL		
SHRUBS & GROUNDCOVERS	QTY	BOTANICAL / COMMON NAME	CONT			REMARKS
	304	CLETHRA ALNIFOLIA 'RUBY SPICE' RUBY SPICE CLETHRA	2 GAL		36" o.c.	
	314	HYDRANGEA ARBORESCENS 'ANNABELLE' ANNABELLE HYDRANGEA	2 GAL		36" o.c.	
	276	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS' RUBY SLIPPERS HYDRANGEA	2 GAL		36" o.c.	
	56	PARTHENOCISSUS TRICUSPIDATA 'GREEN SHOWERS' GREEN SHOWERS BOSTON IVY	1 GAL		36" o.c.	
	281	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	2 GAL		36" o.c.	
	386	SPIRAEA TOMENTOSA STEEPLEBUSH	2 GAL		36" o.c.	

WETLAND SEED MIX		
Botanical Name	Common Name	Indicator
Carex vulpinoidea	Fox Sedge	OBL
Carex scoparia	Blunt Broom Sedge	FACW
Carex lasiocarpa	Lurid Sedge	OBL
Carex lupulina	Hop Sedge	OBL
Poa palustris	Fowl Bluegrass	FACW
Bidens frondosa	Beggar Ticks	FACW
Scirpus atrovirens	Green Bulrush	OBL
Asclepias incarnata	Swamp Milkweed	OBL
Carex crinita	Fringed Sedge	OBL
Vernonia noveboracensis	New York Ironweed	FACW+
Juncus effusus	Soft Rush	FACW+
Aster lateriflorus (Symphyotrichum lateriflorum)	Starved/Calico Aster	FACW
Iris versicolor	Blue Flag	OBL
Glyceria grandis	American Mannagrass	OBL
Mimulus ringens	Square Stemmed Monkey Flower	OBL
Eupatorium maculatum (Eutrochium maculatum)	Spotted Joe Pye Weed	OBL

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REGISTERED LANDSCAPE ARCHITECT

THORNDIKE PLACE
NOTICE OF INTENT

DOROTHY ROAD
IN
ARLINGTON
MASSACHUSETTS
(MIDDLESEX COUNTY)




PLANTING PLAN

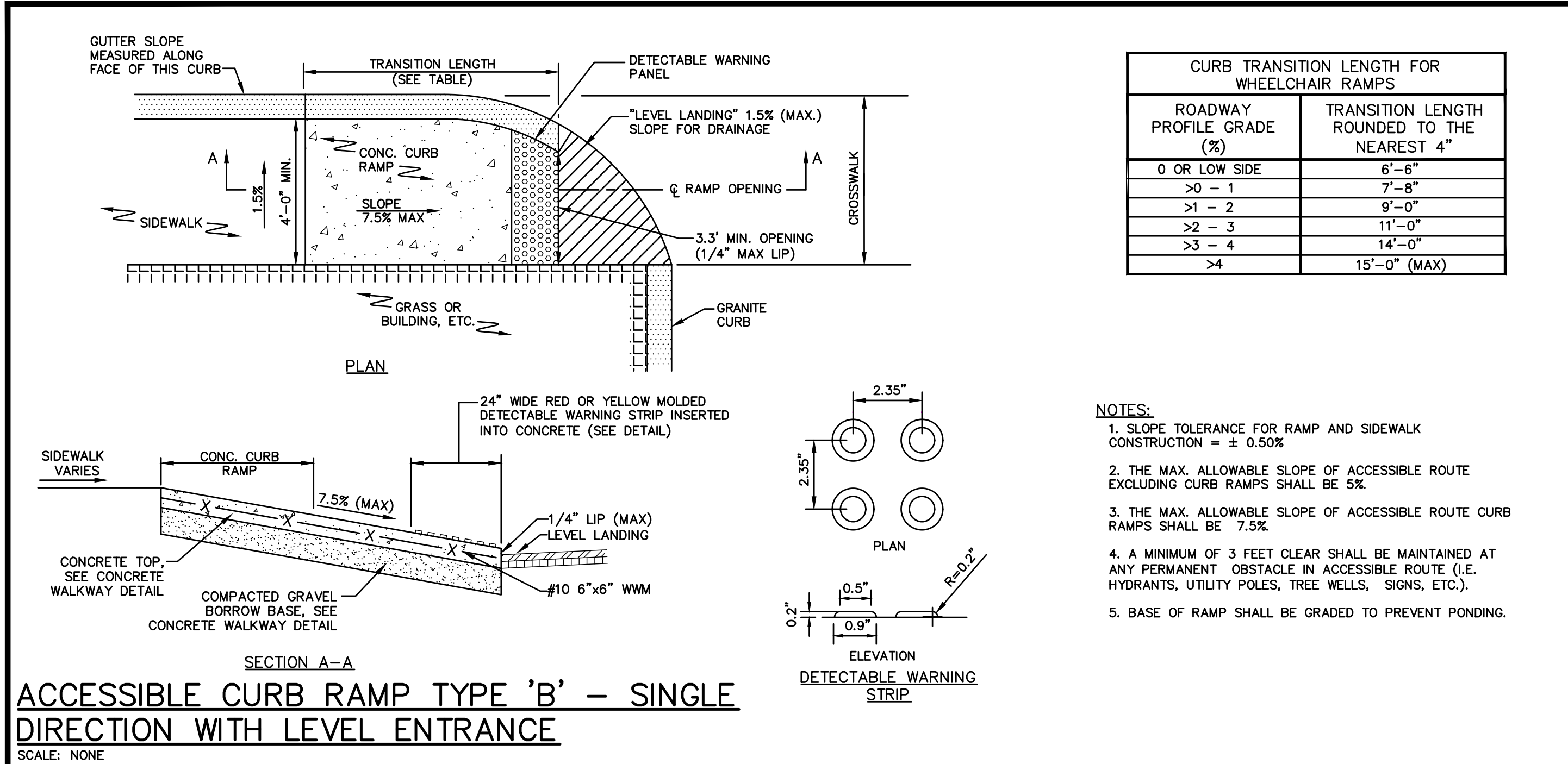
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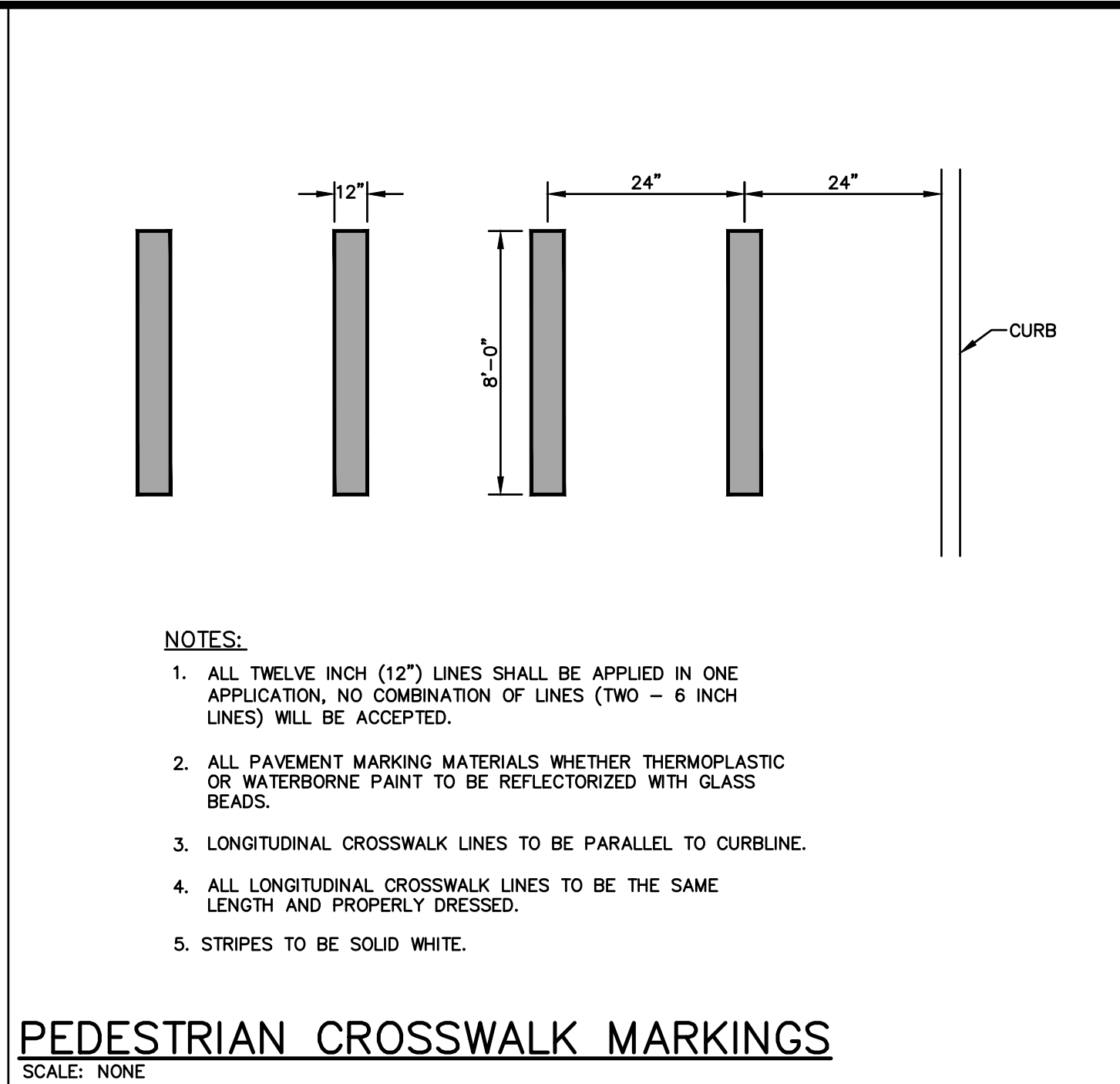
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617 896 4300

						
PROFESSIONAL ENGINEER						
<p>THORNDIKE PLACE</p> <p>NOTICE OF INTENT</p> <p>DOROTHY ROAD</p> <p>IN</p> <p>ARLINGTON</p> <p>MASSACHUSETTS</p> <p>(MIDDLESEX COUNTY)</p> <p>CIVIL & LANDSCAPE</p> <p>DETAILS</p> <p>SEPTEMBER 6, 2023</p>						
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<p>PREPARED FOR:</p> <p>ARLINGTON LAND REALTY, LLC</p> <p>84 SHERMAN STREET, 2ND FLOOR</p> <p>CAMBRIDGE, MA</p>						
 <p>BSC GROUP</p> <p>803 Summer Street Boston, Massachusetts 02127</p> <p>617 896 4300</p>						
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<p>FILE: 2340702\C\DW\2340702-DET</p> <table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 50%;">DWG.:</td><td style="width: 50%;">SHEET C-200</td></tr><tr><td>JOB. NO: 23407.02</td><td></td></tr></table>			DWG.:	SHEET C-200	JOB. NO: 23407.02	
DWG.:	SHEET C-200					
JOB. NO: 23407.02						



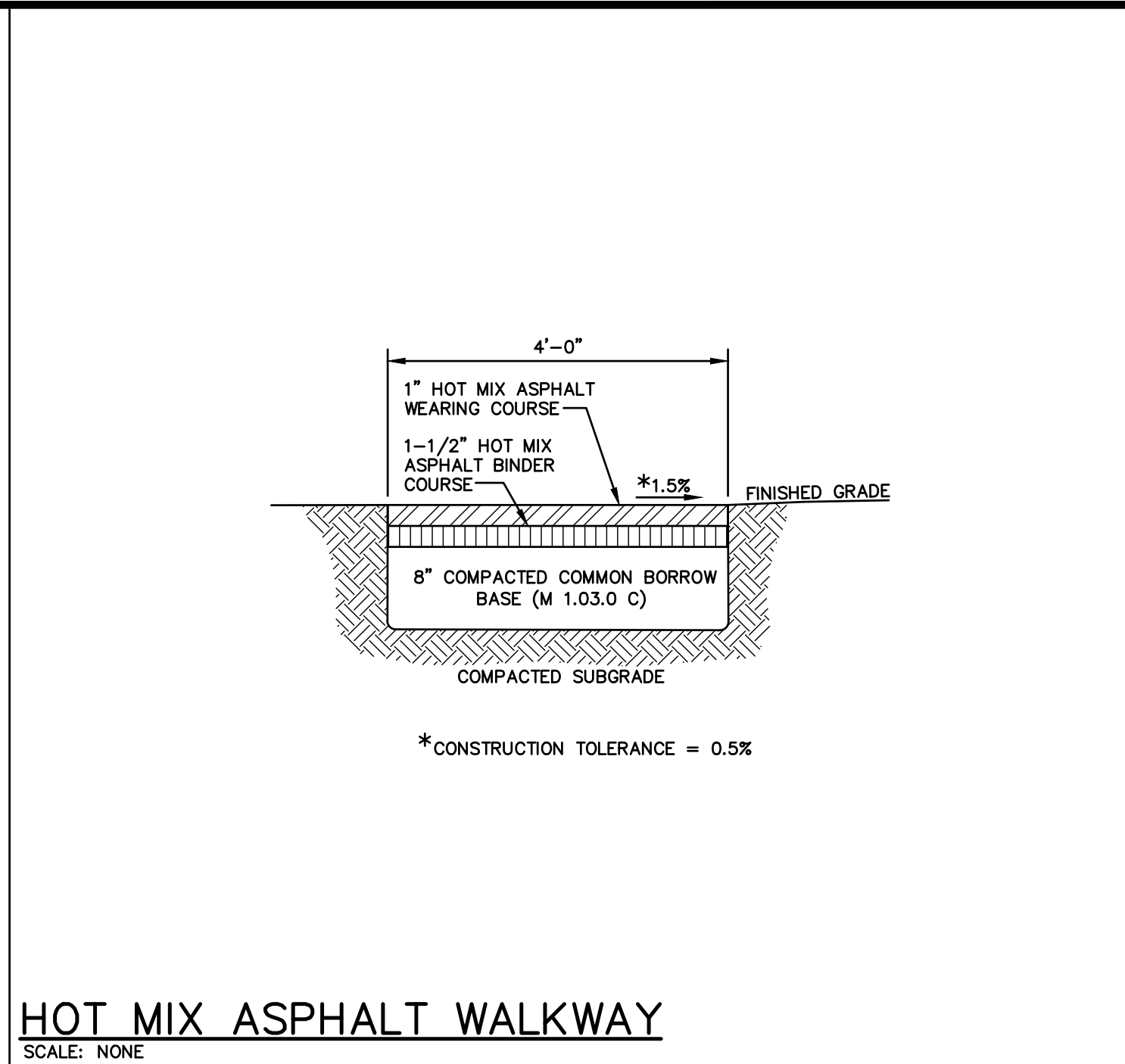
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SCALE: NONE



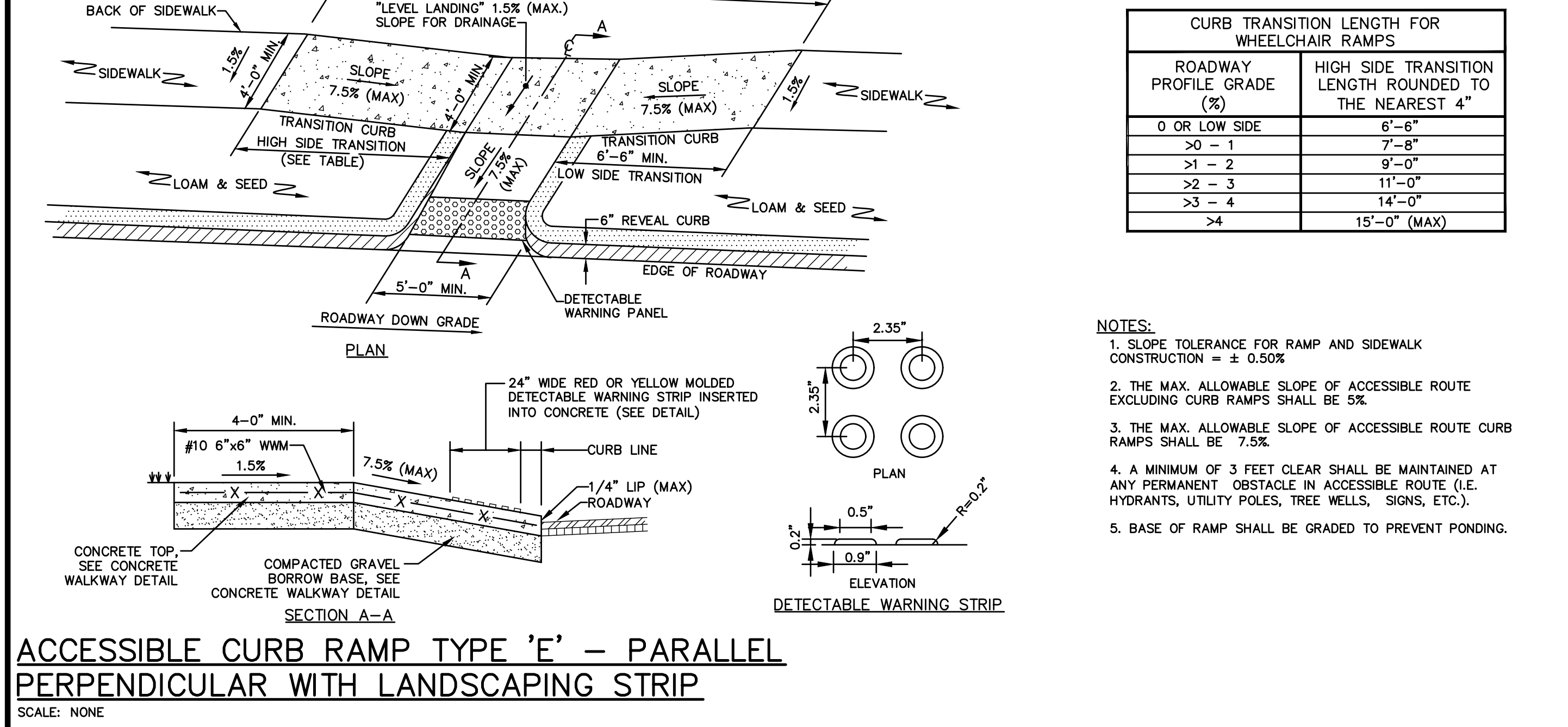
PEDESTRIAN CROSSWALK MARKINGS

SCALE: NONE



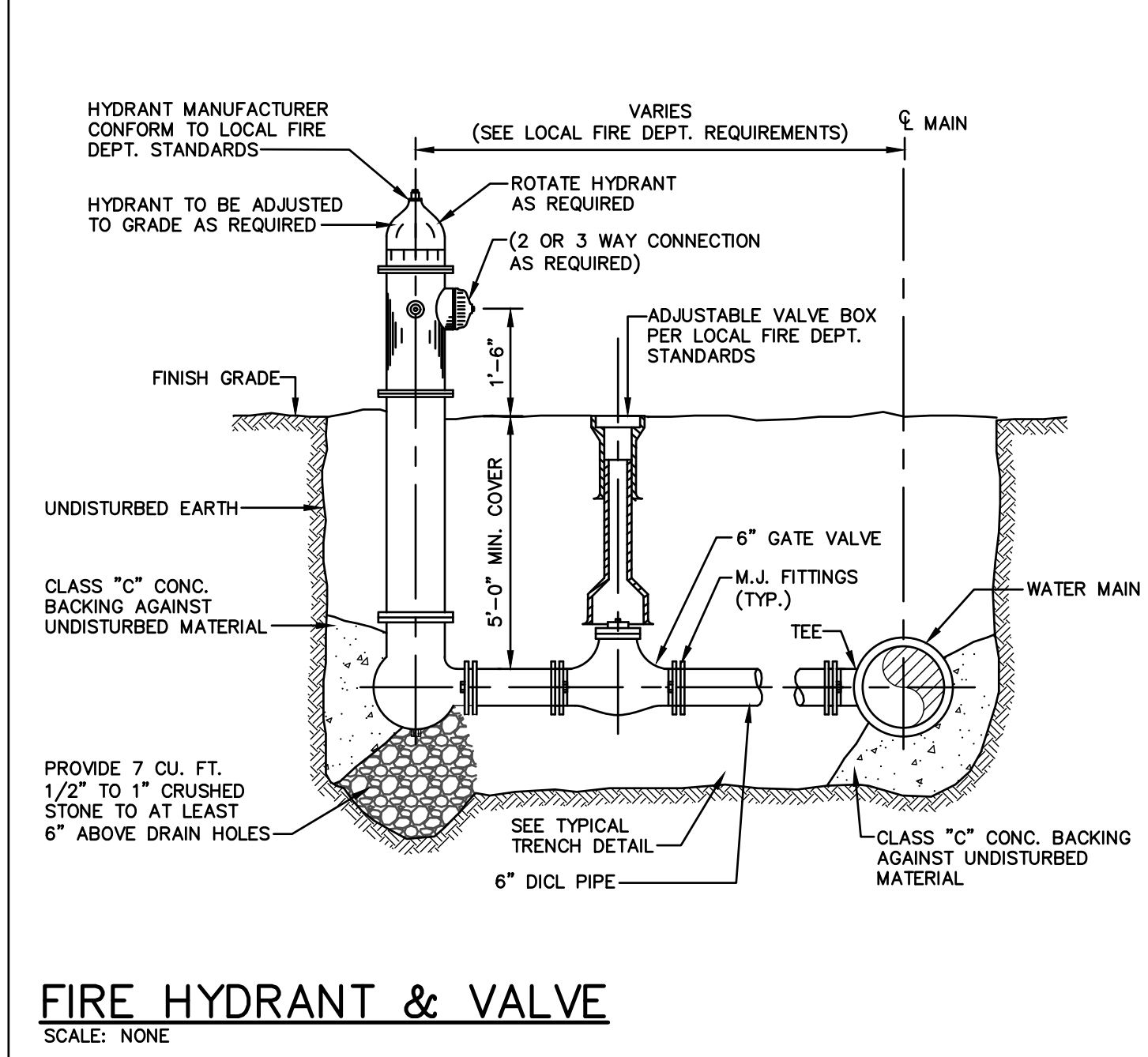
HOT MIX ASPHALT WALKWAY

SCALE: NONE



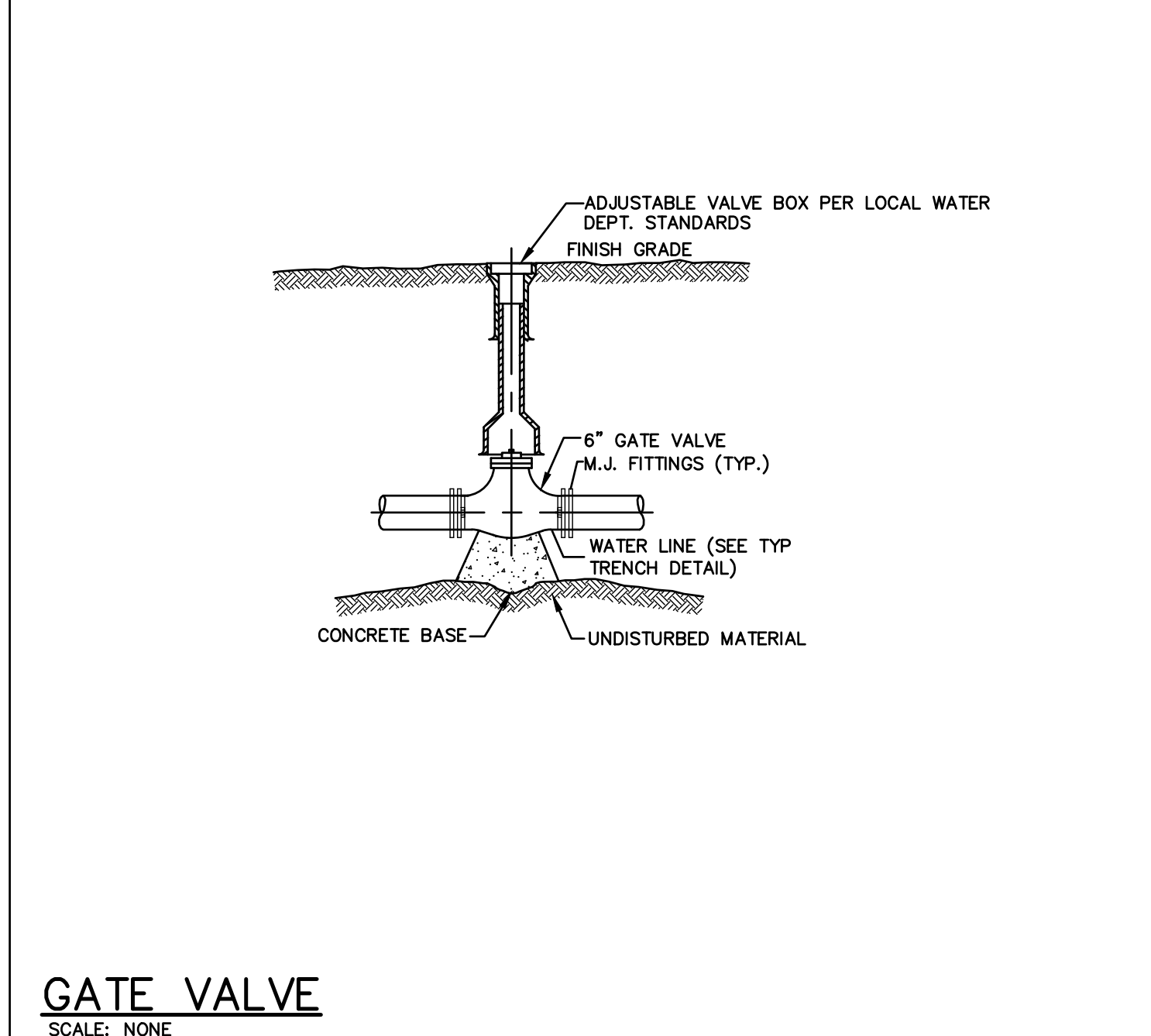
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SCALE: NONE



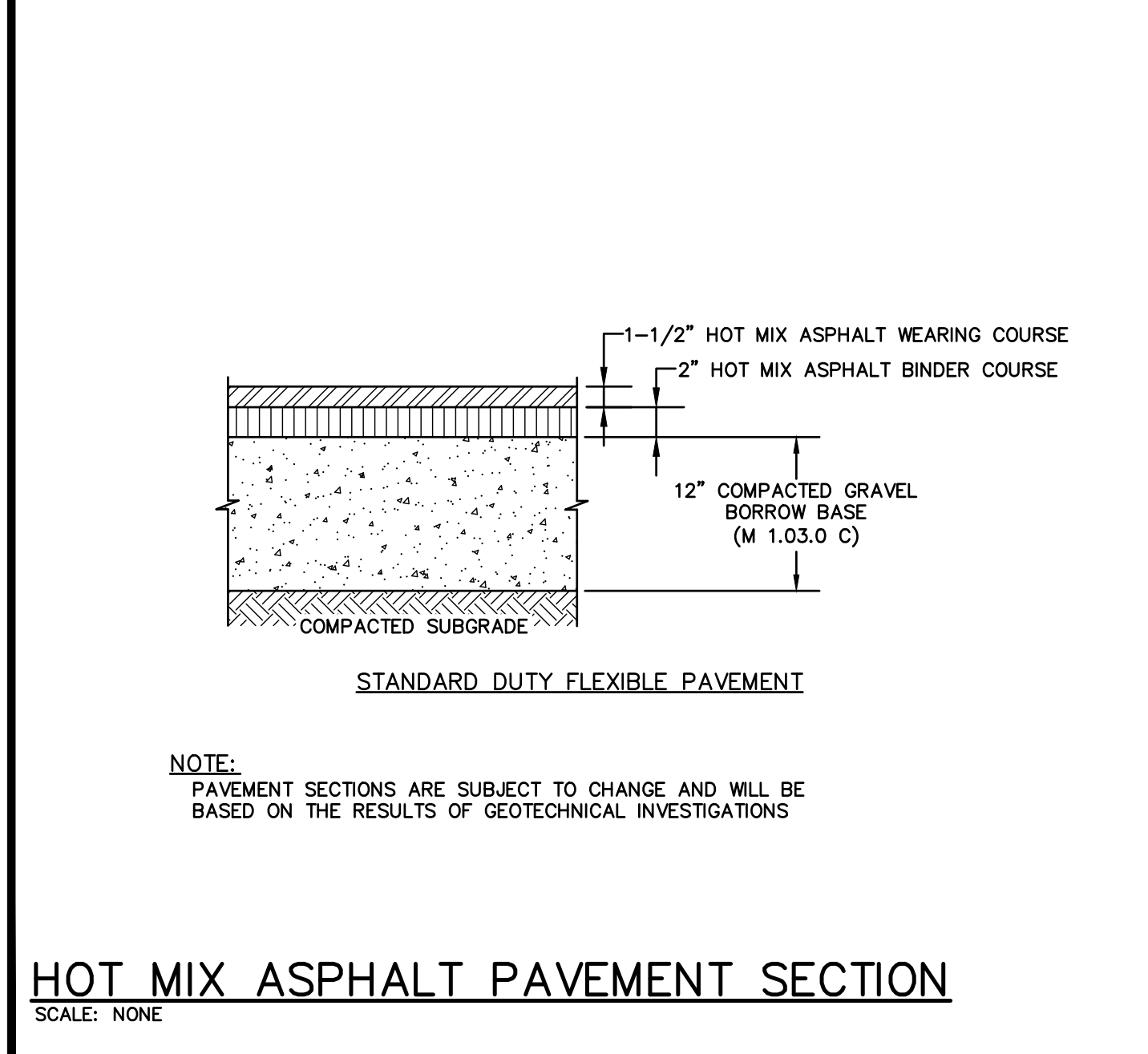
FIRE HYDRANT & VALVE

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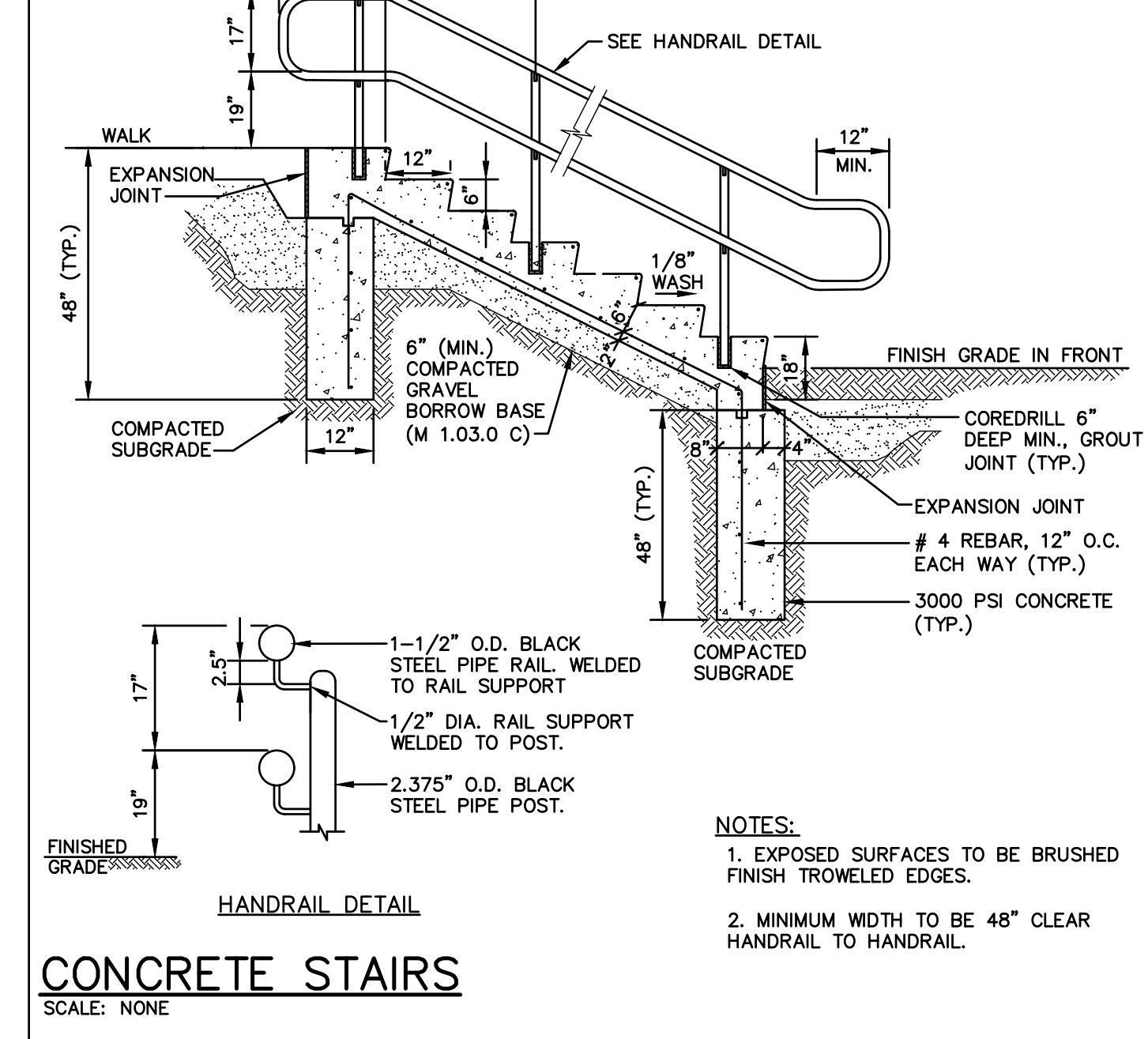
GATE VALVE

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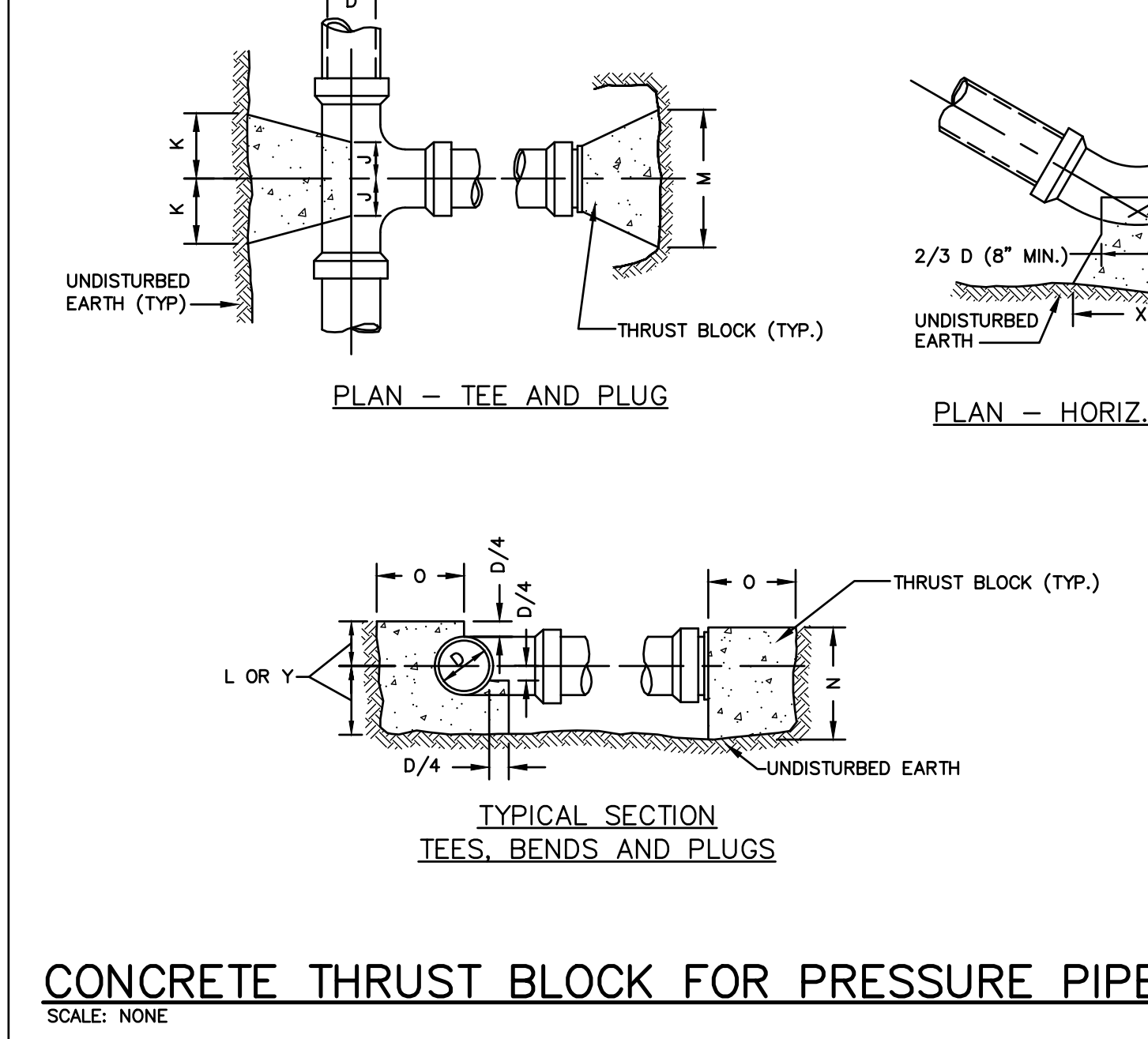
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SCALE: NONE



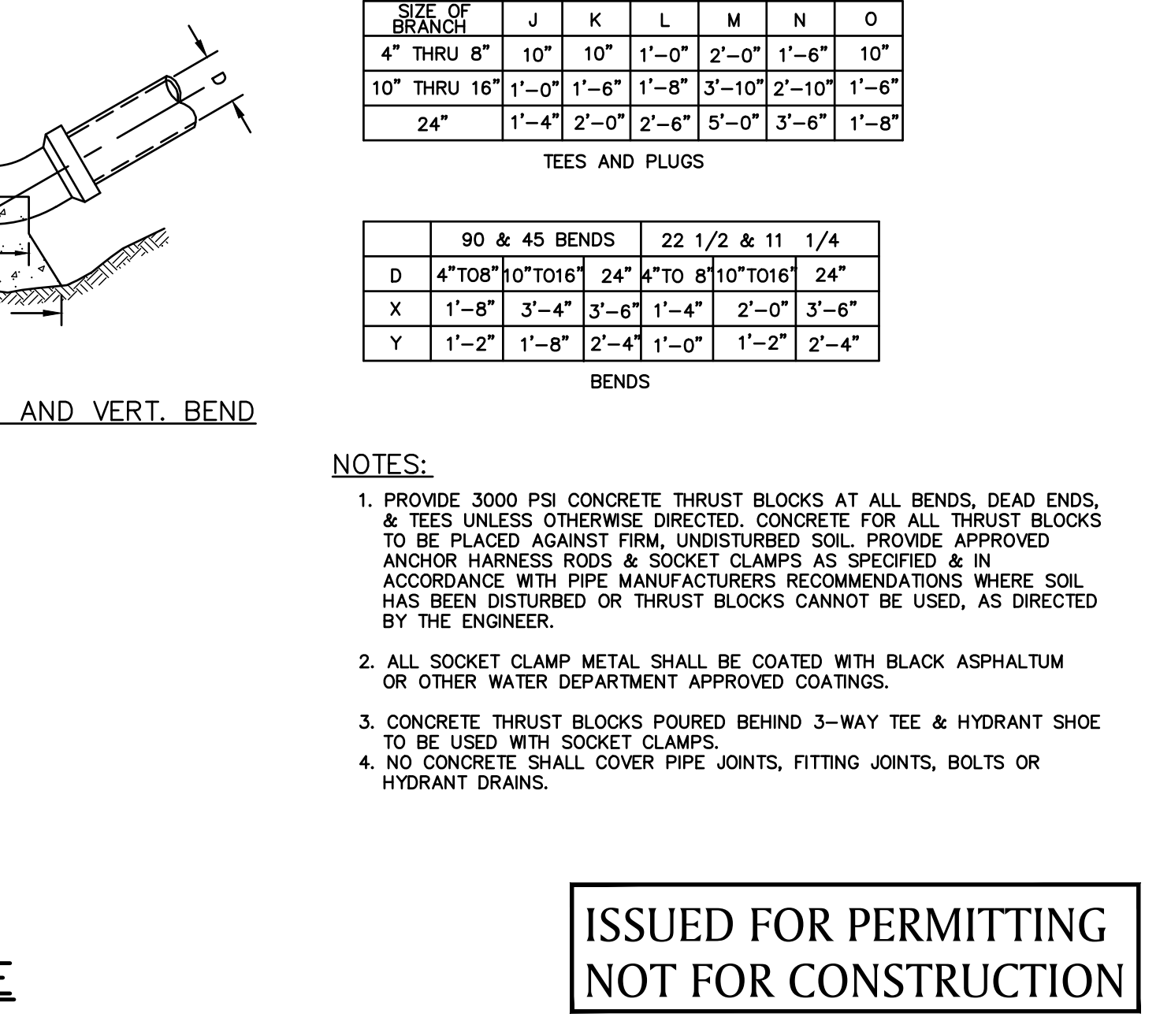
CONCRETE STAIRS

SCALE: NONE



CONCRETE THRUST BLOCK FOR PRESSURE PIPE

SCALE: NONE



TEES AND PLUGS

SCALE: NONE

DOMINIC P. RINALDI

CIVIL ENGINEER

REG. NO. 45074

MASSACHUSETTS

PROFESSIONAL ENGINEER

THORNDIKE PLACE

NOTICE OF INTENT

DOROTHY ROAD

IN

ARLINGTON

MASSACHUSETTS

(MIDDLESEX COUNTY)

CIVIL & LANDSCAPE

DETAILS

SEPTEMBER 6, 2023

REVISIONS:

NO.	DATE	DESC.

PREPARED FOR:

ARLINGTON LAND REALTY, LLC

84 SHERMAN STREET, 2ND FLOOR

CAMBRIDGE, MA

BSC GROUP

803 Summer Street

Boston, Massachusetts

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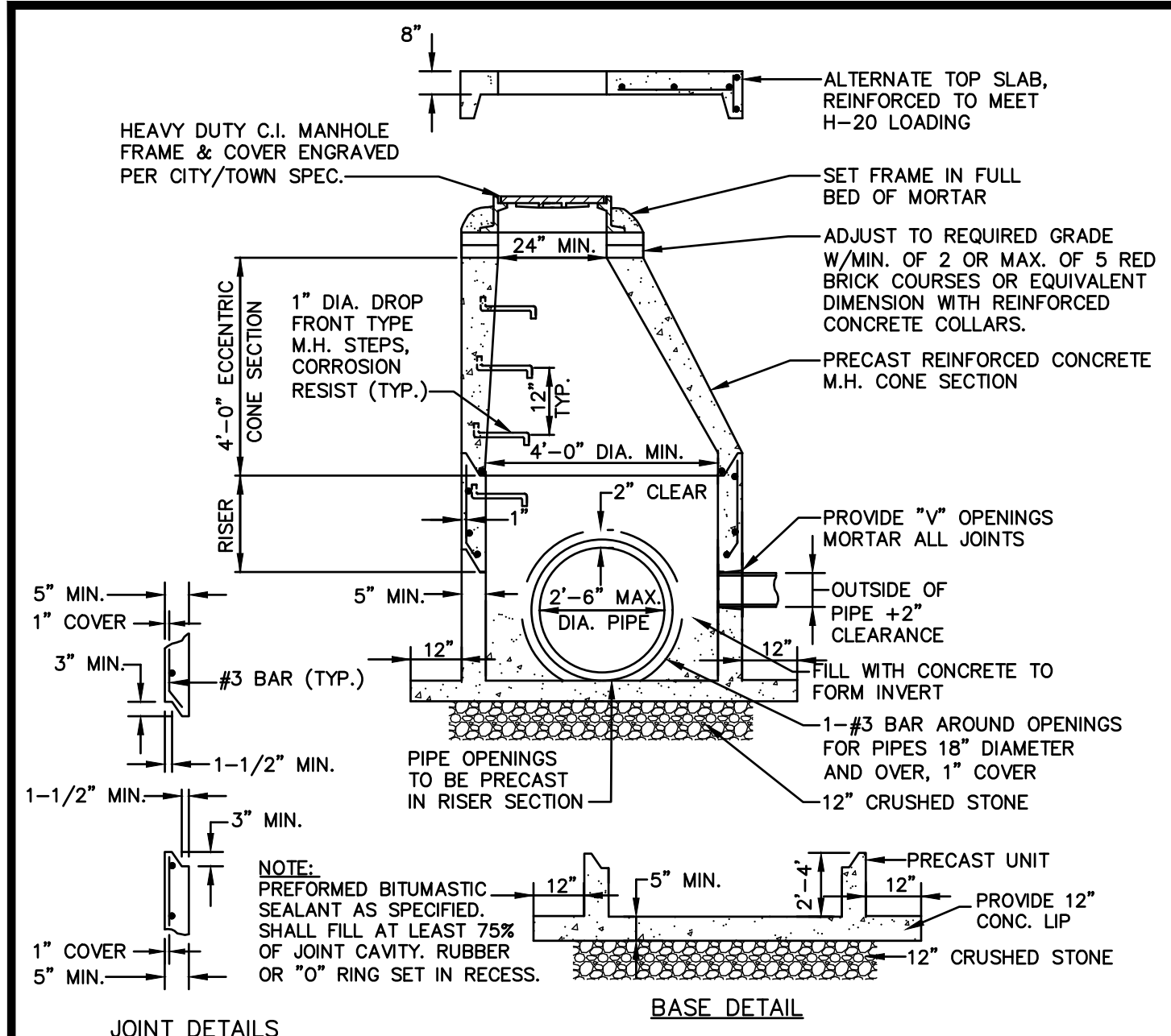
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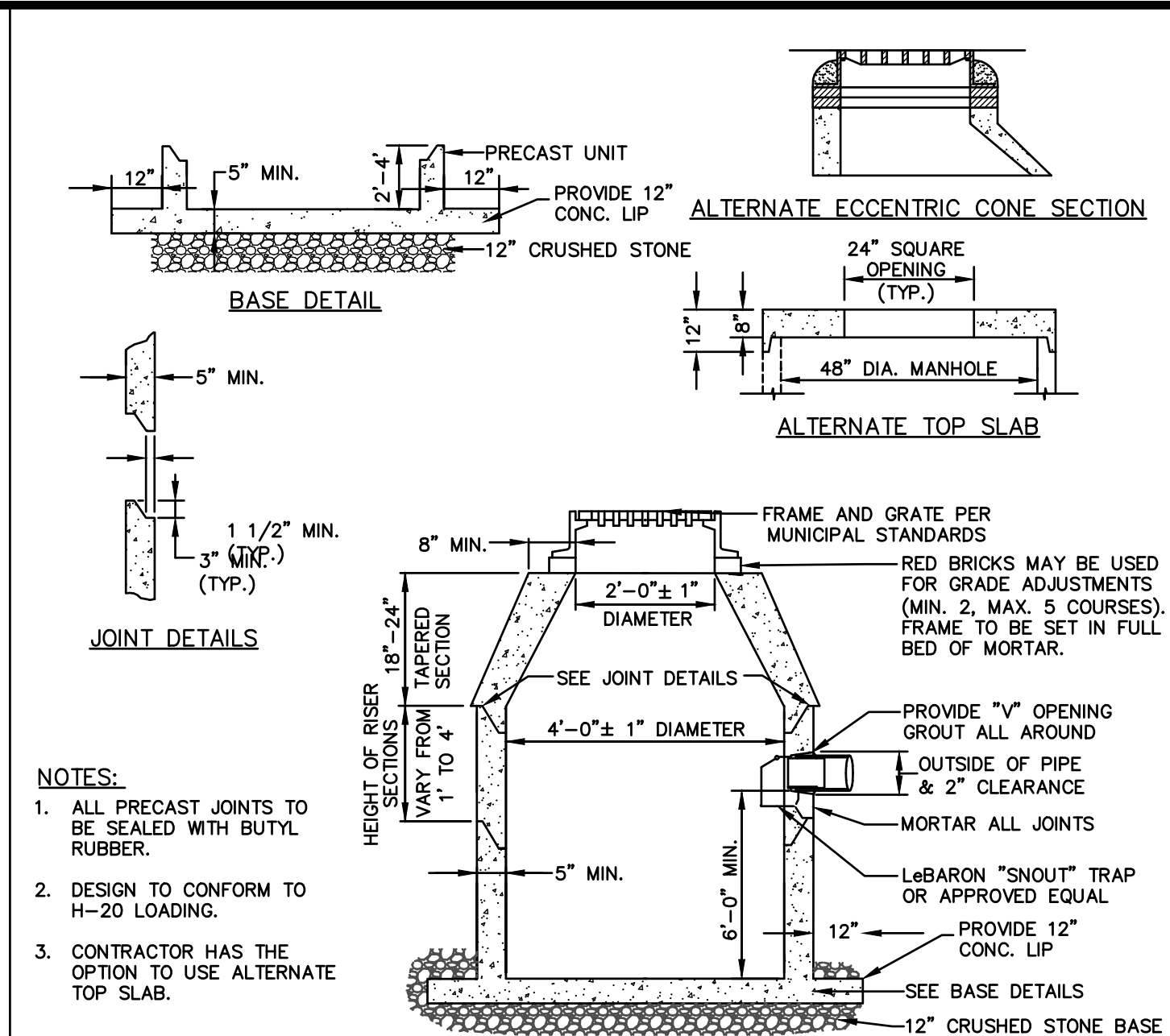
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DWG.: SHEET C-201



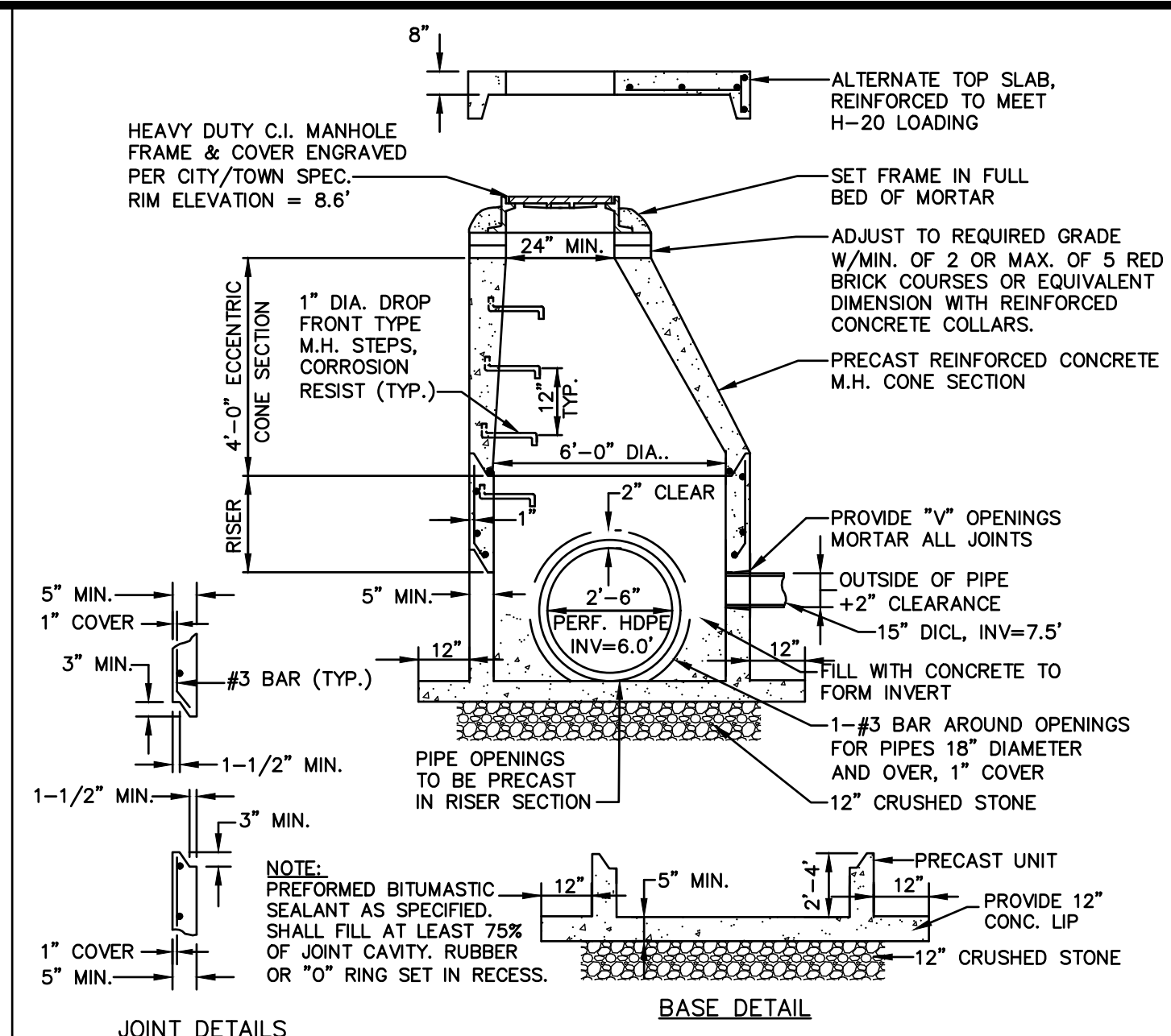
PRECAST CONCRETE DRAIN MANHOLE

SCALE: NONE



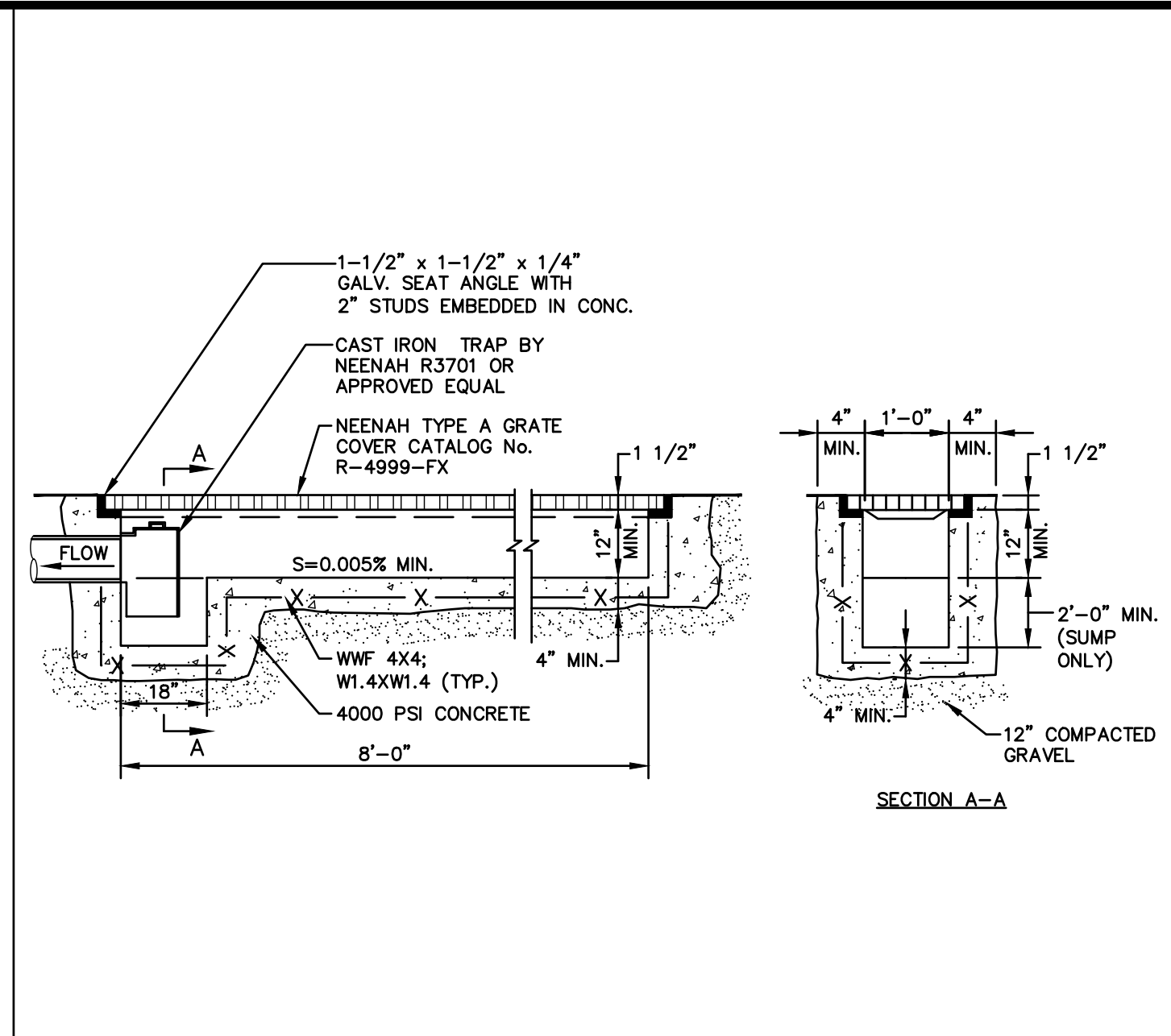
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SCALE: NONE



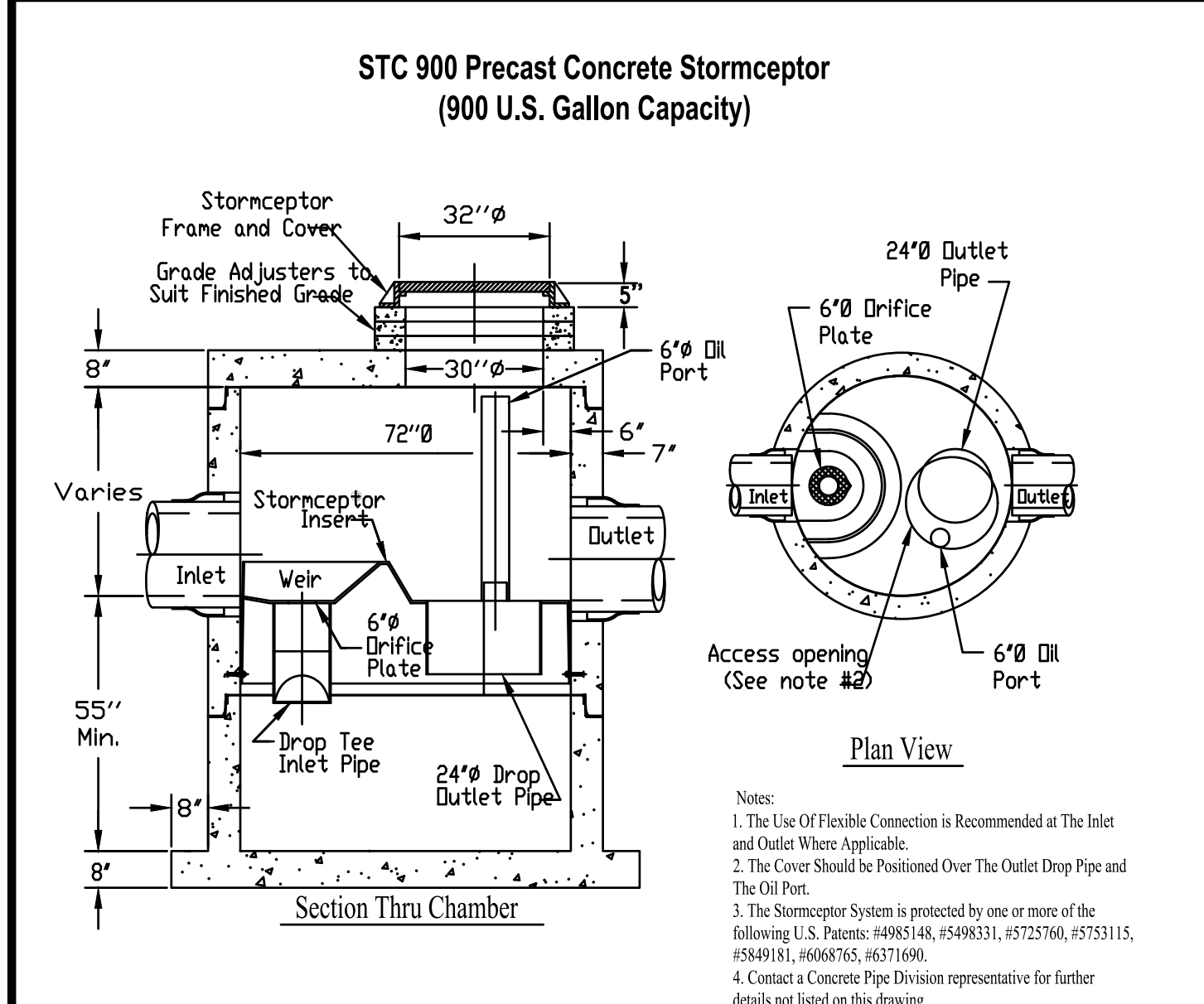
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SCALE: NONE



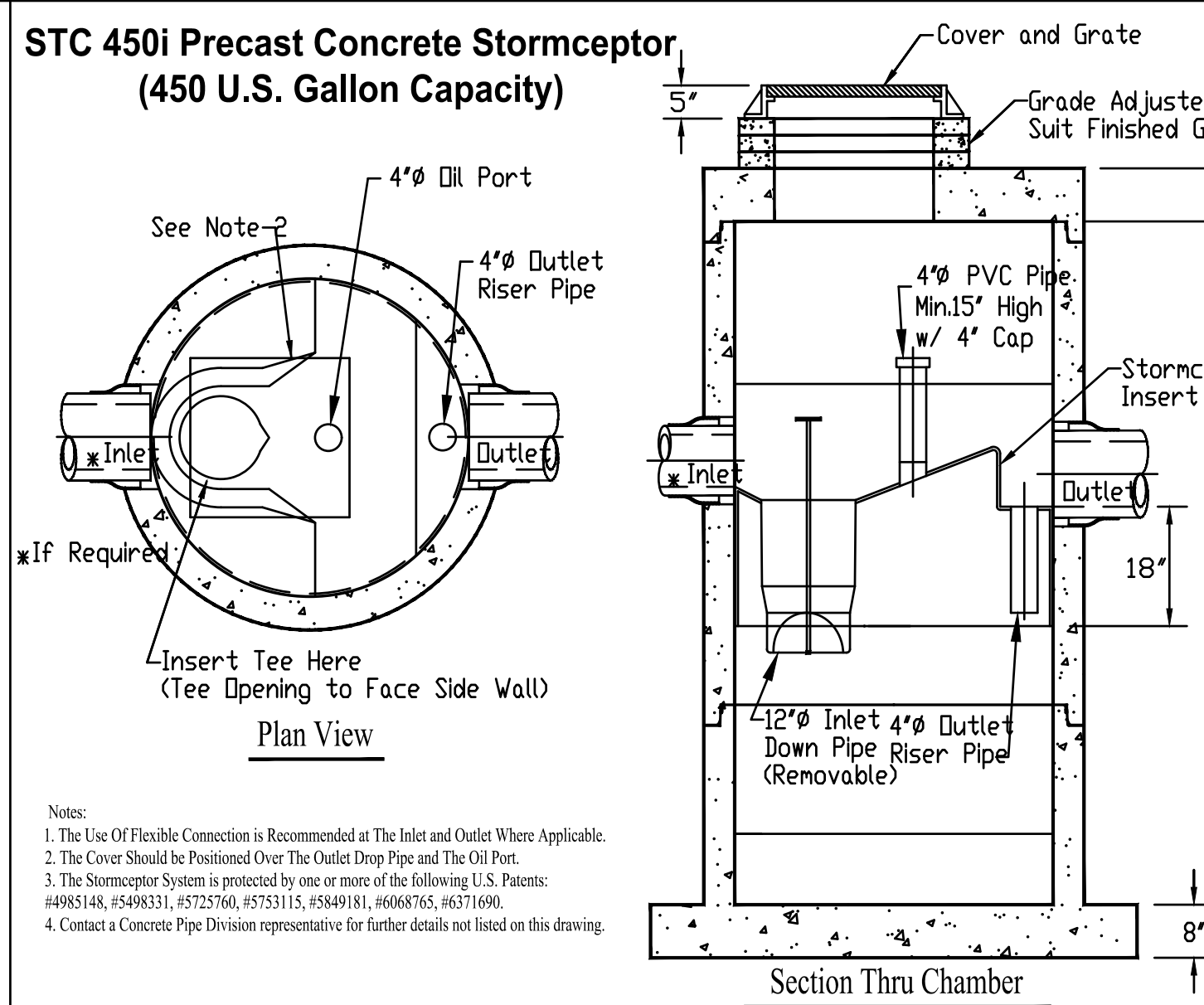
CAST IN PLACE CONCRETE TRENCH DRAIN

SCALE: NONE



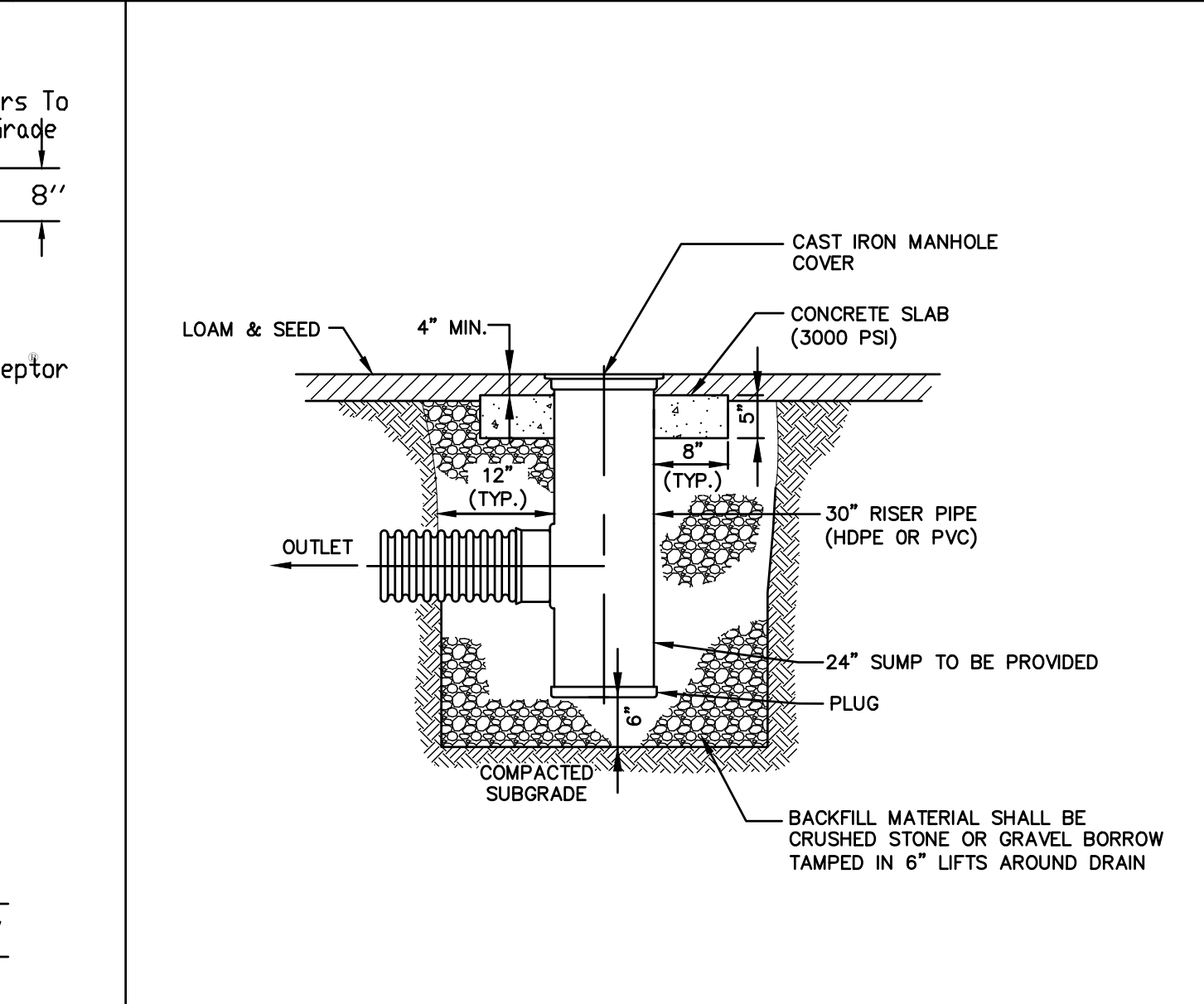
WATER QUALITY UNIT (STORMCEPTOR OR APPROVED EQUAL)

SCALE: NONE



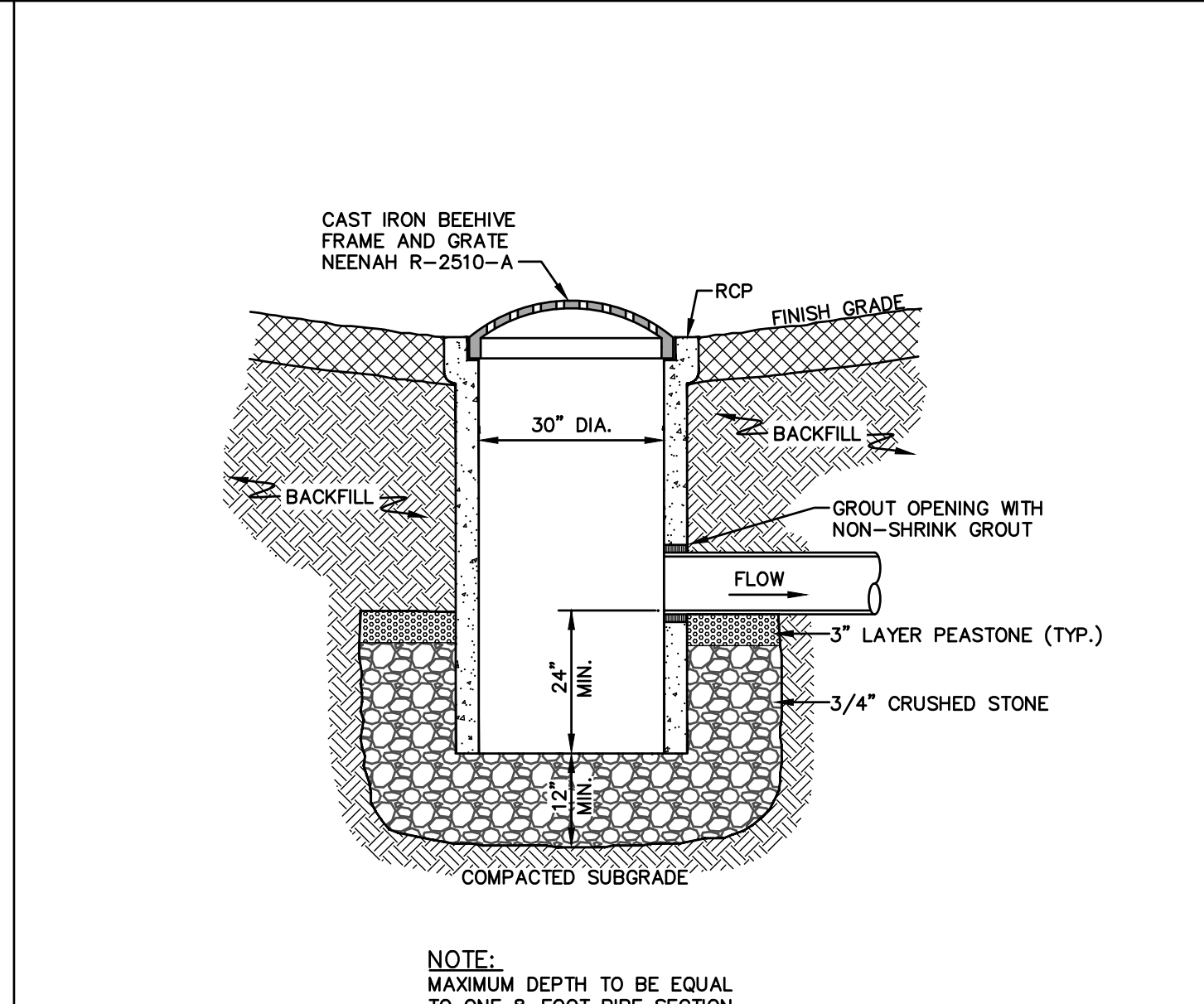
WATER QUALITY CATCH BASIN (STORMCEPTOR 450i OR APPROVED EQUAL)

SCALE: NONE



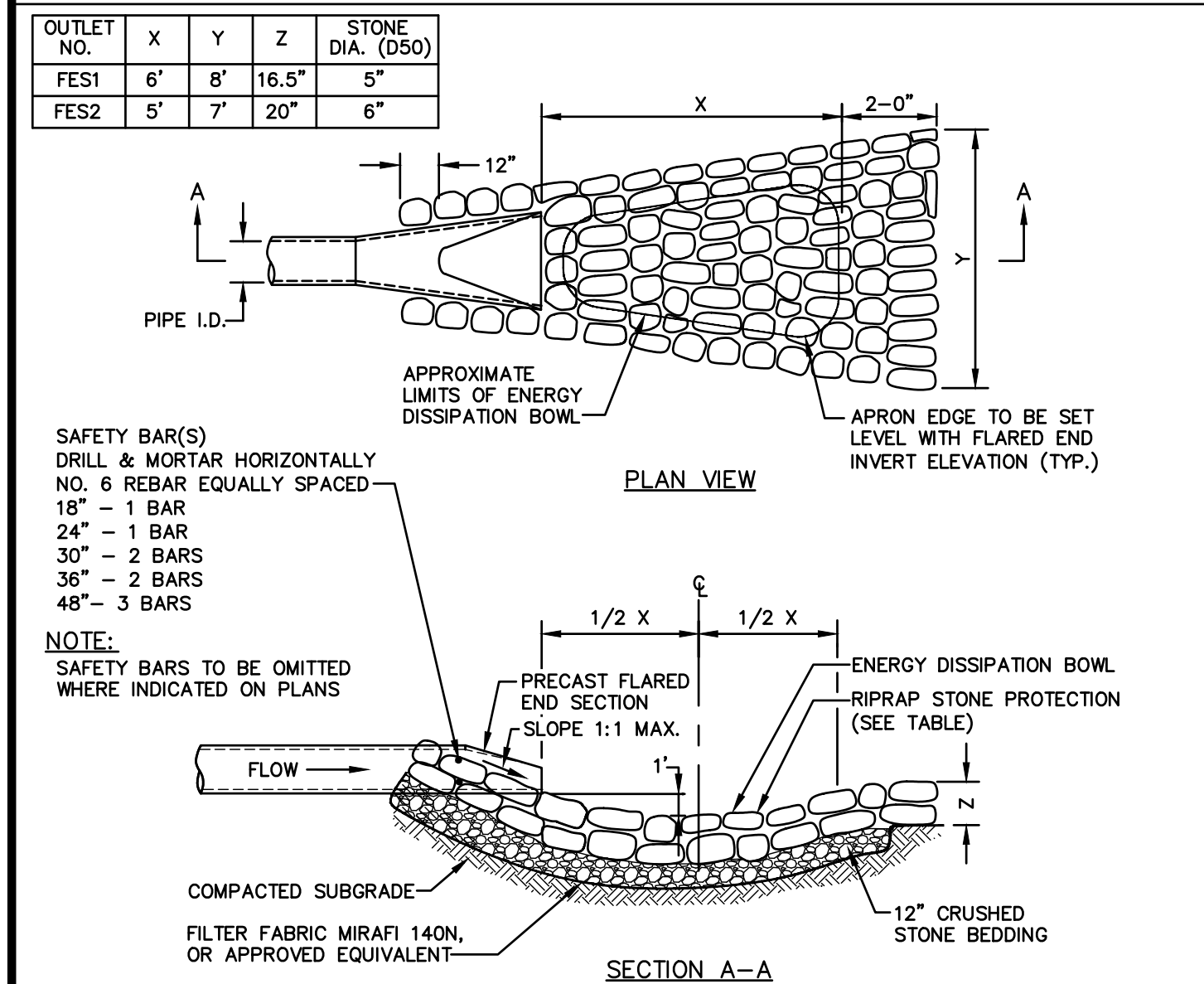
SUMP MANHOLE FROM TRENCH DRAINS

SCALE: NONE



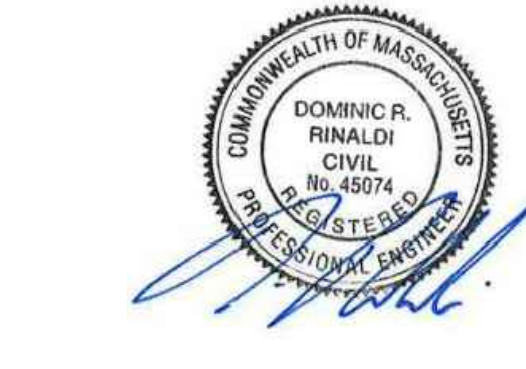
AREA DRAIN

SCALE: NONE



FLARED END SECTION W/ STONE PROTECTION (DISSIPATION BOWL)

SCALE: NONE



PROFESSIONAL ENGINEER

THORNDIKE PLACE NOTICE OF INTENT

DOROTHY ROAD
IN
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(MIDDLESEX COUNTY)

CIVIL & LANDSCAPE
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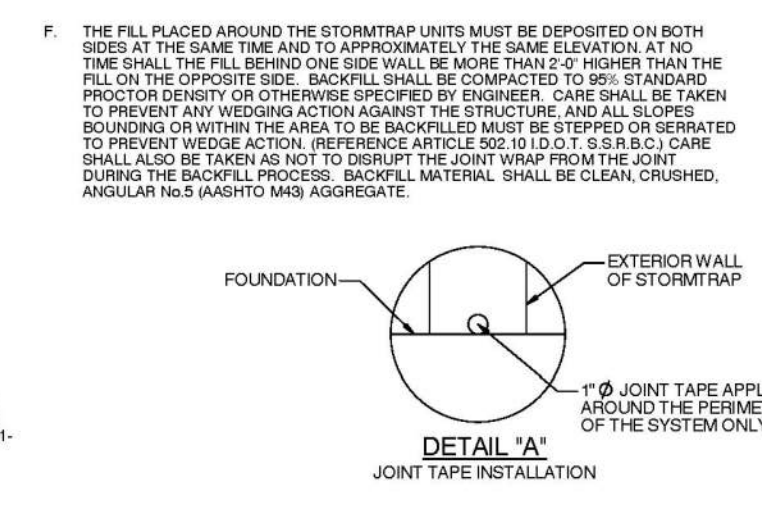
JOB. NO: 23407.02

SHEET C-202

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STORMTRAP INSTALLATION SPECIFICATION

- STORMTRAP MODULES SHALL BE MANUFACTURED ACCORDING TO SHOP DRAWINGS APPROVED BY THE INSTALLING CONTRACTOR AND ENGINEER. THE SHOP DRAWINGS SHALL INDICATE SIZE AND LOCATION OF ROOF OPENINGS AND INLET/OUTLET PIPE OPENINGS.
- STORMTRAP SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C891-08 STANDARD PRACTICE FOR INSTALLATION OF UNDERGROUND PRECAST CONCRETE UTILITY STRUCTURES. THE FOLLOWING ADDITIONAL EXCEPTIONS SHALL APPLY:
 - SPECIFICATIONS ON THE ENGINEER'S DRAWINGS SHALL TAKE PRECEDENCE.
 - STORMTRAP MODULES SHALL BE PLACED ON LEVEL FOUNDATION (SEE SHEET 3.1) WITH A 1" OVERHANG ON ALL SIDES THAT SHALL BE FOUNDED IN PLACE BY INSTALLING CONTRACTOR.
 - THE STORMTRAP MODULES SHALL BE PLACED SUCH THAT THE MAXIMUM SPACE BETWEEN ADJACENT MODULES DOES NOT EXCEED 3/4". IF THE SPACE EXCEEDS 3/4", THE MODULES SHALL BE RESET WITH APPROPRIATE ADJUSTMENT MADE TO LINE AND GRADE TO BRING THE SPACE INTO SPECIFICATION.
 - THE PERIMETER HORIZONTAL JOINT OF THE STORMTRAP MODULES SHALL BE SEALED TO THE FOUNDATION WITH PERFORMED MASTIC JOINT SEALER ACCORDING TO ASTM C891-08.8 AND 9.12. (SEE DETAIL "A").
 - ALL EXTERIOR JOINTS BETWEEN ADJACENT STORMTRAP MODULES SHALL BE SEALED WITH PRE-FORMED, COLU-APPLIED, SELF-ADHERING ELASTOMERIC RESIN BOKED TO A WOVEN HIGHLY PUNCTURE RESISTANT POLYMER WRAP CONFORMING TO ASTM C891-09 AND SHALL BE 2" INTEGRATED PRIMER SEALANT AS APPROVED BY STORMTRAP. THE ADHESIVE EXTERIOR JOINT WRAP SHALL BE INSTALLED ACCORDING TO THE FOLLOWING INSTALLATION INSTRUCTIONS:
 - USE A BRUSH OR WET CLOTH TO THOROUGHLY CLEAN THE OUTSIDE SURFACE AT THE JOINT WHERE THE JOINT WRAP IS TO BE APPLIED.
 - A RELEASE PAPER PROTECTS THE ADHESIVE SIDE OF THE JOINT WRAP. PLACE THE ADHESIVE TAPE, BUTYL SIDE DOWN AROUND THE STRUCTURE. REMOVING THE RELEASE PAPER AS YOU GO. PRESS THE JOINT WRAP FIRMLY AGAINST THE STORMTRAP MODULE SURFACE WHEN APPLYING.

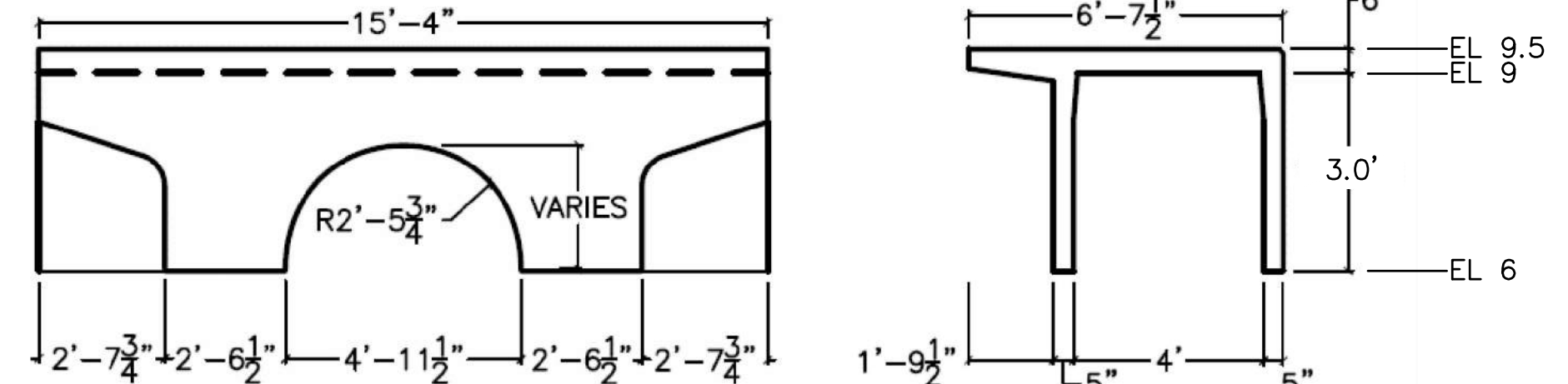
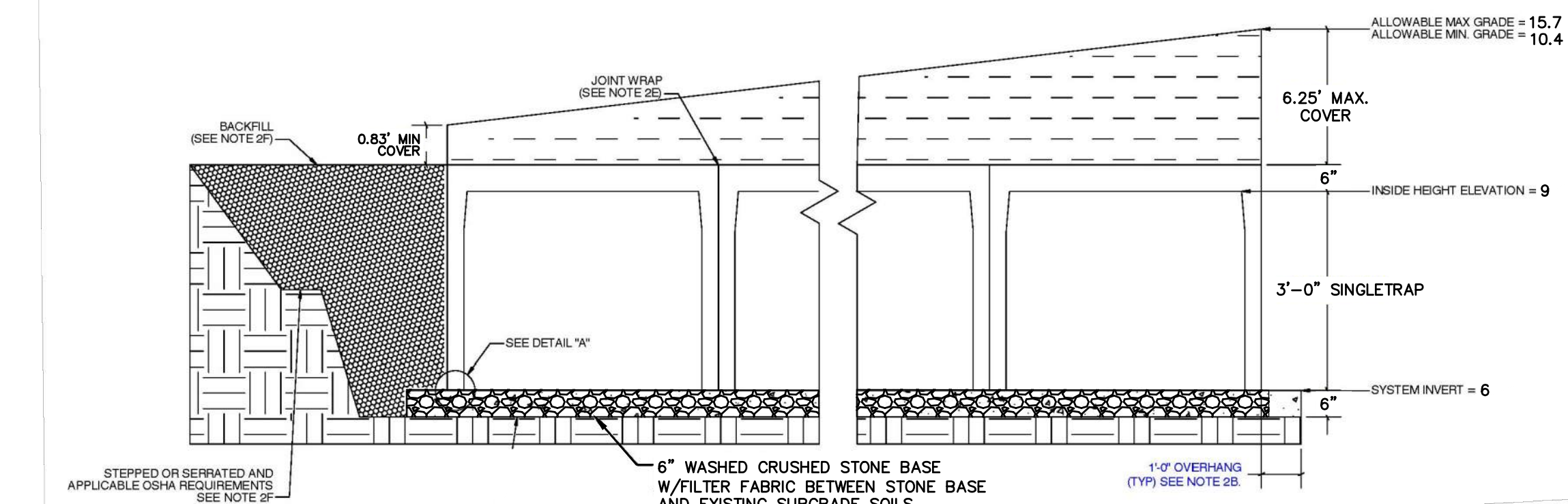
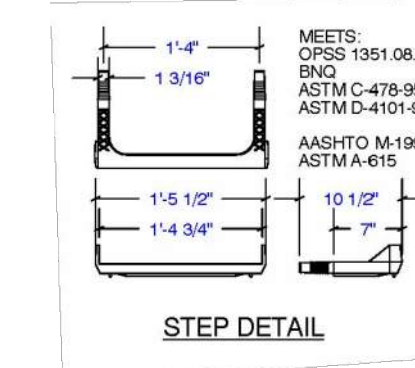


RECOMMENDED PIPE OPENING SPECIFICATION

- PIPE OPENINGS SHALL MAINTAIN A MINIMUM 1'-0" OF CLEARANCE FROM A VERTICAL EDGE OF THE STORMTRAP UNIT.
- MAXIMUM OPENING SIZE TO BE DETERMINED BY UNIT HEIGHT. PREFERRED OPENING SIZE 24" OR LESS. ANY OPENING NEEDED THAT DOES NOT FIT THIS CRITERIA SHALL BE BROUGHT TO THE ATTENTION OF STORMTRAP FOR REVIEW.
- CONNECTING PIPES SHALL BE INSTALLED WITH A 1'-0" CONCRETE COLLAR AND A AGGREGATE COLLAR FOR AT LEAST ONE PIPE LENGTH AS SHOWN. A STRUCTURAL GRADE CONCRETE OR GROUT WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI SHALL BE USED.
- THE ANGULAR SPACE BETWEEN THE PIPE AND THE HOLE SHALL BE FILLED WITH NON-SHRINK GROUT.

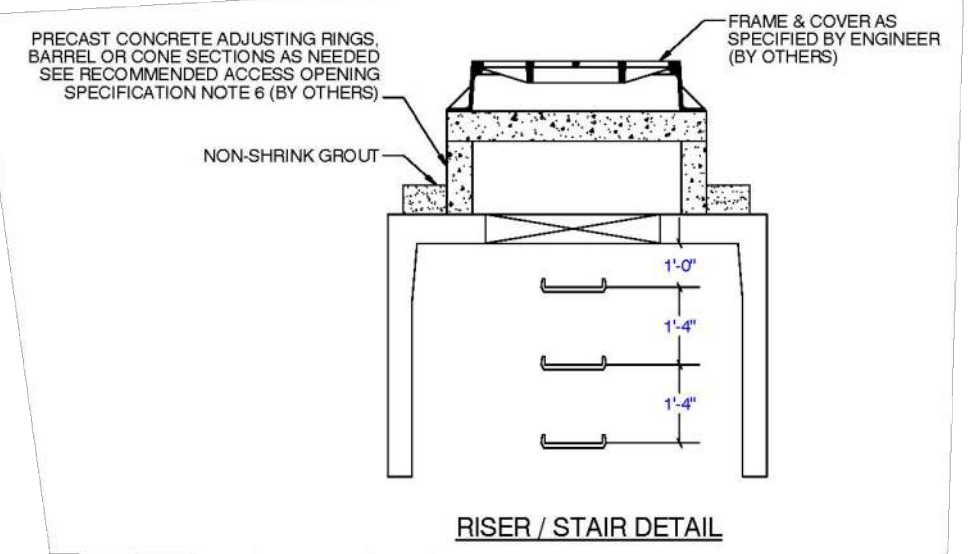
RECOMMENDED PIPE INSTALLATION INSTRUCTIONS

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



STORMTRAP SINGLE TRAP (SECTION VIEW)

NOTE: ONE ACCESS TO BE PROVIDED ON EACH DUPLEX INFILTRATION SYSTEM. 7 TOTAL ACCESS RISERS TO BE PROVIDED ON MAIN INFILTRATION SYSTEM - ONE ON EACH UNIT WITH AN INLET OR OUTLET PIPE.



RECOMMENDED ACCESS OPENING SPECIFICATION

- TYPICAL ACCESS OPENINGS FOR THE STORMTRAP SYSTEM ARE 2'-0" IN DIAMETER. ACCESS OPENINGS LARGER THAN 2'-0" IN DIAMETER NEED TO BE APPROVED BY STORMTRAP. ALL OPENINGS MUST RETAIN AT LEAST 1'-0" OF CLEARANCE IN ALL DIRECTIONS FROM THE EDGE OF THE STORMTRAP UNITS.
- PLASTIC-COATED STEEL STEPS PRODUCED BY MA INDUSTRIES PART #PS-PPC (SEE DETAIL TO THE RIGHT) ARE PROVIDED INSIDE ANY JOINT WHERE DEWINDING IS NECESSARY. THE HIGHEST STEP IN THE UNIT IS TO BE PLACED AT A MINIMUM OF 1'-0" FROM THE EDGE OF THE STORMTRAP UNITS. ALL ENDING STEPS SHALL BE PLACED WITH A MAXIMUM DISTANCE OF 1'-4" BETWEEN THEM. STEPS MAY BE MOVED OR ALTERED TO AVOID OPENINGS OR OTHER IRREGULARITIES IN THE UNIT.
- STORMTRAP LIFTING INSERTS MAY BE RELOCATED TO COINCIDE WITH THE ACCESS OPENING OR THE CENTER OF GRAVITY OF THE UNIT AS NEEDED.
- STORMTRAP ACCESS OPENINGS MAY BE RELOCATED TO AVOID INTERFERENCE WITH INLET AND/OR OUTLET PIPE OPENINGS SO PLACEMENT OF STEPS IS ATTAINABLE.
- ACCESS OPENINGS SHOULD BE LOCATED IN ORDER MEET THE APPROPRIATE MUNICIPAL REQUIREMENTS. STORMTRAP RECOMMENDS AT LEAST ONE ACCESS OPENING PER SYSTEM FOR ACCESS AND INSPECTION.
- USE PRECAST ADJUSTING RINGS AS NEEDED TO MEET GRADE. STORMTRAP RECOMMENDS FOR COVER OVER 2' TO USE PRECAST BARREL OR CONE SECTIONS. (BY OTHERS)

NOTES:

- POROUS ASPHALT AND CHOKER COURSES SHALL MEET THE FOLLOWING REQUIREMENTS:

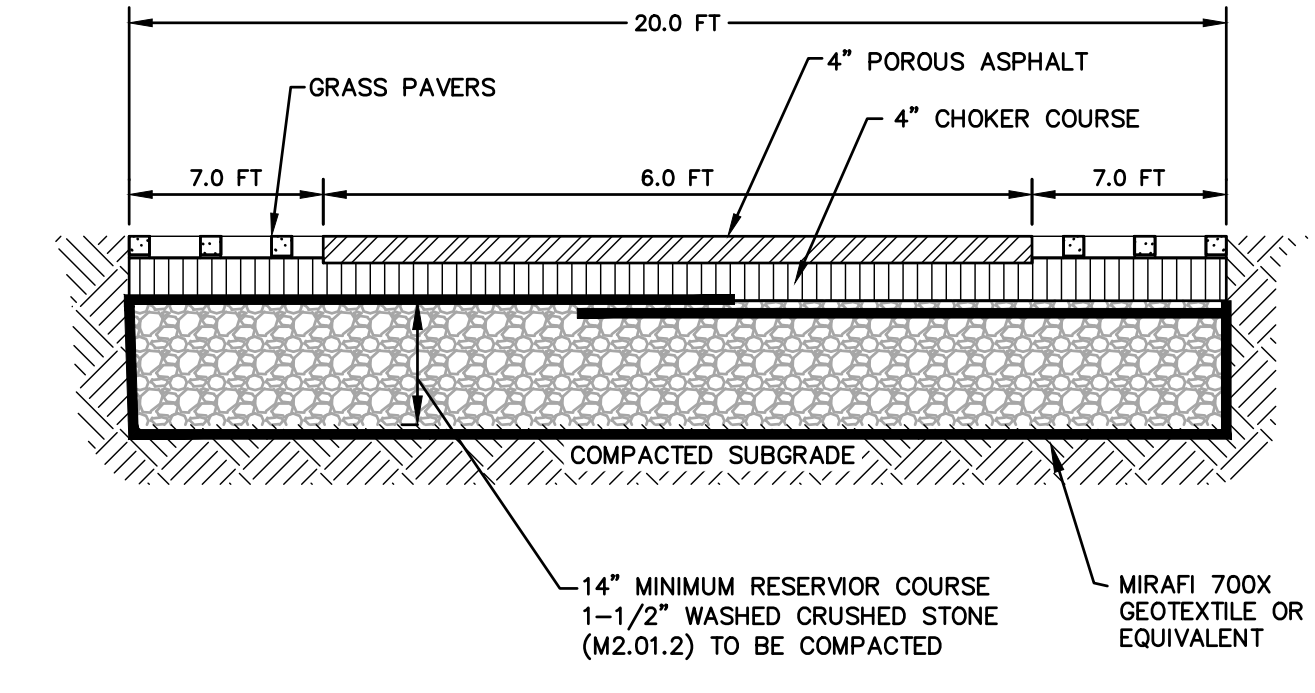
4" POROUS ASPHALT -

SHALL BE POST-BLENDED PG 64-28 SBR WITH 5 POUNDS OF FIBER PER TON OF ASPHALT MIX.

- 3/4" = 100%
- 1/2" = 85-100%
- 3/8" = 55-75%
- #4 = 10-25%
- #5 = 5-10%
- #200 = 2-4%
- AIR VOID CONTENT = 16-22%

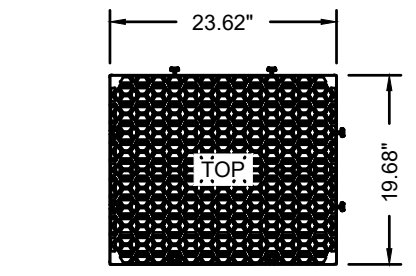
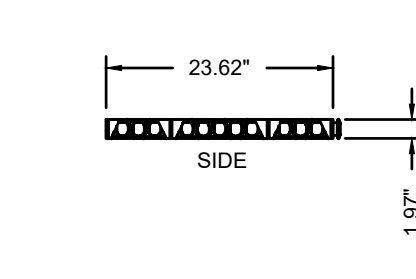
4" CHOKER COURSE SHALL MEET THE FOLLOWING GRADUATION REQUIREMENTS:

- 1-1/2" = 100%
- 1" = 95-100%
- 1/2" = 25-60%
- #4 = 0-10%
- #5 = 0-5%
- 95% COMPACTION



EMERGENCY ACCESS ROAD

SCALE: NONE



MODULE DATA	
GEOMETRY: LENGTH = 23.62 IN. (600 MM) WIDTH = 19.68 IN. (500 MM) HEIGHT = 1.97 IN. (50 MM) TANK VOLUME = 0.53 CF STORAGE VOLUME = 0.48 CF VOID INTERNAL VOLUME: 90% VOID SURFACE AREA: 90%	LOAD RATING: 240.20 PSI (MODULE ONLY) HS20/HS25 - SEE SPEC FOR COVER REQUIREMENTS MATERIAL: 100% RECYCLED POLYPROPYLENE MAXIMUM STACK HEIGHT: 60 PANELS

06/10/2022

R-TANK^{XD} PANEL

SCALE: NONE

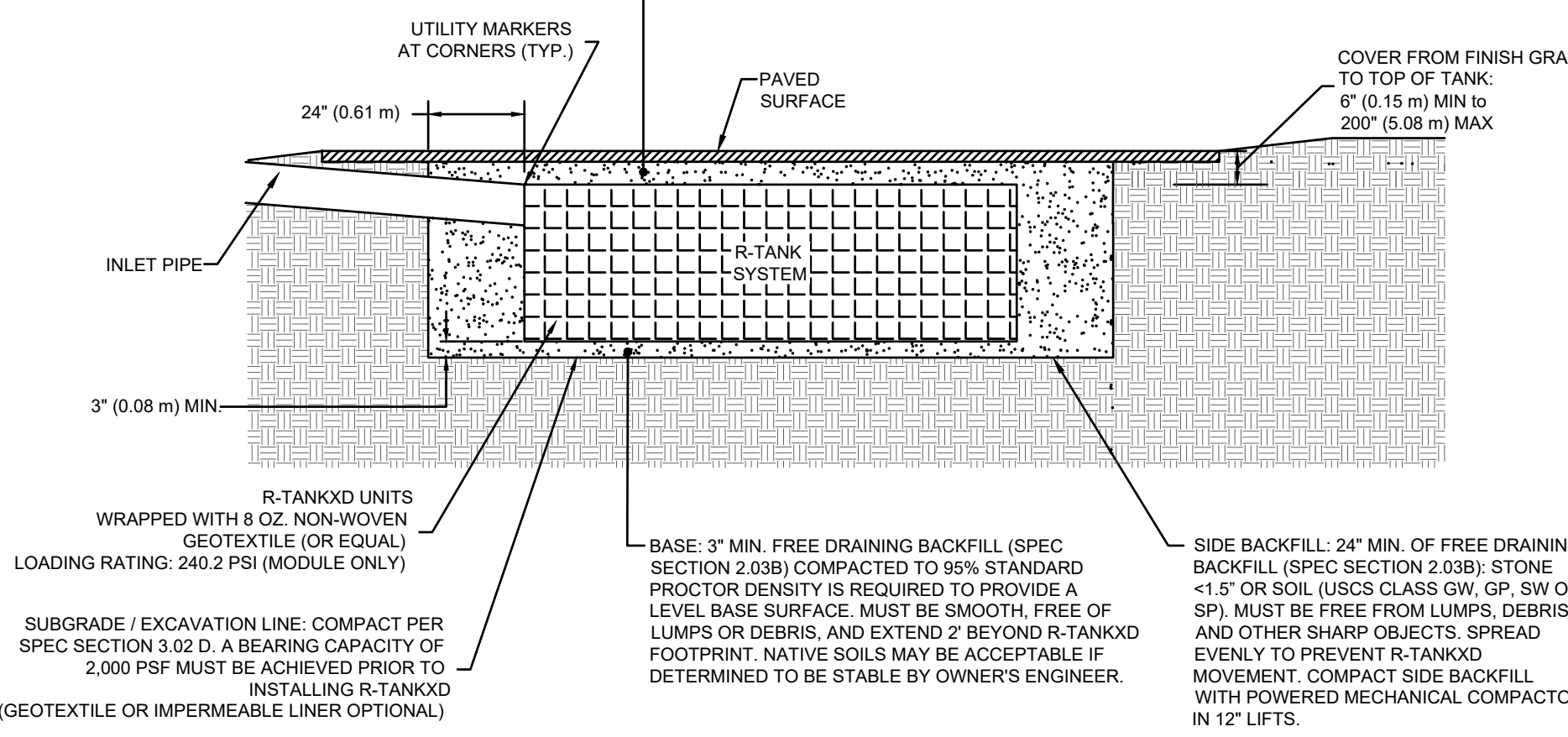
UNDERGROUND INFILTRATION (STORMTRAP SINGLE TRAP OR APPROVED EQUAL)

SCALE: NONE

TOTAL COVER: 6" MINIMUM AND 200" MAXIMUM. INITIAL COVER UP TO 12" MUST BE FREE DRAINING BACKFILL (SPEC SECTION 2.03B): STONE <1.5" OR SOIL (USCS CLASS GW, GP, SW OR SP). ADDITIONAL FILL MAY BE STRUCTURAL FILL (SPEC SECTION 2.03C): STONE OR SOIL (USCS CLASS SM, SP, SW, GM, GP OR GW) WITH MAX CLAY CONTENT <10%, MAX 25% PASSING NO. 200 SIEVE, AND MAX PLASTICITY INDEX OF 4. CONTACT FERGUSON WATERWORKS IF MORE THAN 200" OR LESS THAN 6" OF TOP BACKFILL IS REQUIRED (FROM TOP OF TANK TO TOP OF PAVEMENT).

NOTES:

- FOR COMPLETE MODULE DATA, SEE APPROPRIATE R-TANK^{XD} MODULE SHEET.
- INSTALLATIONS PER THIS DETAIL MEET GUIDELINES OF HL-93 LOADING PER THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, CUSTOMARY U.S. UNITS, 7TH EDITION, 2014 WITH 2015 AND 2016 INTERIM REVISIONS.
- PRE-TREATMENT STRUCTURES NOT SHOWN.
- FOR INFILTRATION APPLICATIONS, GEOTEXTILE ENVELOPING R-TANK SHALL BE ACF M200 (PER SPEC SECTION 2.02A) AND BASE SHALL BE 4" MIN. UNCOMPACTED FREE DRAINING BACKFILL (SPEC SECTION 2.03A) TO PROVIDE A LEVEL BASE. SURFACE MUST BE SMOOTH, FREE OF LUMPS OR DEBRIS, AND EXTEND 2' BEYOND R-TANK^{XD} FOOTPRINT.



R-TANK^{XD} HS20-25 LOADS - SECTION VIEW

SCALE: NONE

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