

# THORNDIKE PLACE

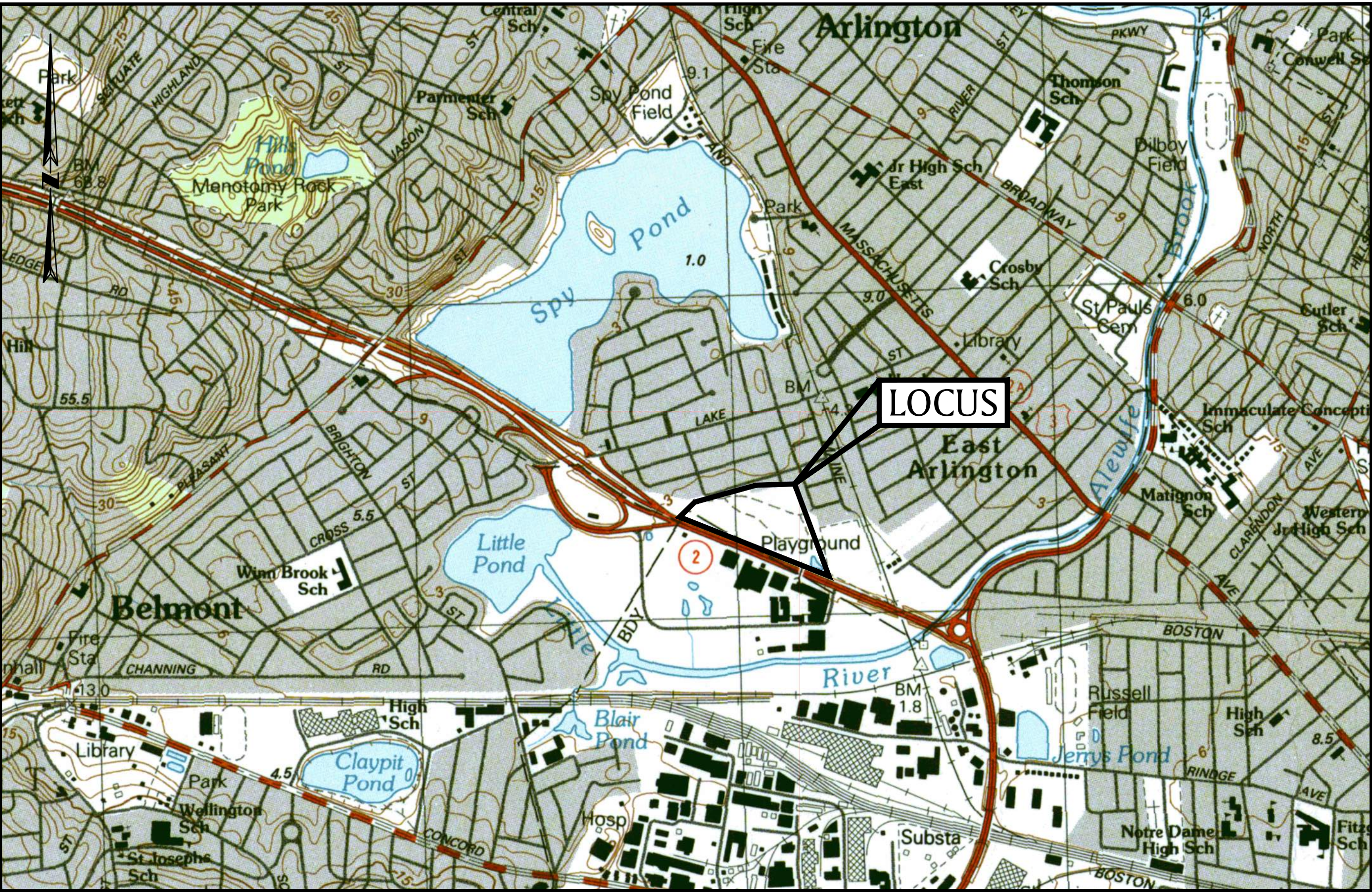
# NOTICE OF INTENT

## DOROTHY ROAD

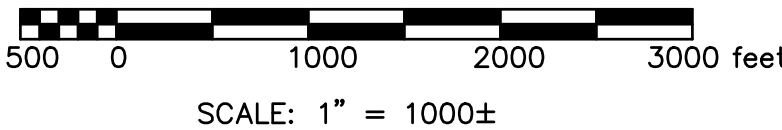
## ARLINGTON, MASSACHUSETTS

SEPTEMBER 6, 2023

REVISED: DECEMBER 10, 2024



LOCUS MAP



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PREPARED FOR:

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PREPARED BY:

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ISSUED FOR PERMITTING  
NOT FOR CONSTRUCTION



## GENERAL NOTES

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.

## SITE PREPARATION NOTES

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 FABRICS 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.

## EROSION AND SEDIMENT CONTROL MEASURES

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. SEDIMENT 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.

## LAYOUT AND MATERIAL NOTES

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.

### GRADING AND UTILITY NOTES

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.

### PLANTING NOTES

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 GRASSES 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. ANY CHANGES TO PLANT SPECIES SHALL BE REVIEWED AND APPROVED BY A REPRESENTATIVE OF THE ARLINGTON CONSERVATION COMMISSION PRIOR TO PURCHASE.

### COMPREHENSIVE PERMIT NOTES

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 OUT 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

- 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 A SLOPE 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 INSPECTION 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 PLANNING 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 Dewatering OPERATIONS SHALL CONFORM TO THE FOLLOWING:
1. THE APPLICANT SHALL NOTIFY THE CONSERVATION COMMISSION AND DPW THAT DEWATERING IS REQUIRED PRIOR TO COMMENCING ANY DEWATERING OPERATIONS.
  2. ANY CATCH BASINS, DRAINS, AND OUTFALLS TO BE USED IN DEWATERING OPERATIONS SHALL BE CLEANED OUT BEFORE OPERATIONS BEGIN.
  3. ANY WATER DISCHARGING AS PART OF ANY DEWATERING 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 DEWATERING OPERATIONS. DISCHARGES ARE TO BE SET BACK AT LEAST FIFTY FEET (50') FROM BVW AND I/W.
  5. DEWATERING SHALL NOT TAKE PLACE IN ANY MANNER THAT LEADS TO WATER BEING DISCHARGES OR ALLOWED TO FLOW INTO PROPERTY NOT UNDER THE CONTROL OF THE APPLICANT WITHOUT THE EXPRESS WRITTEN CONSENT OF THAT PROPERTY OWNER.

## ABBREVIATIONS

BBC	BOTTOM OF CURB
BIT CONC	BITUMINOUS 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 CURBUI
SMH	SEWER MANHOLE
TC	TOP OF CURB
TEL	TELEPHONE CABLE
VGC	VERTICAL GRANITE CURB
WG	WATER GATE

## LEGEND

	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 HANDLE		PROPOSED MAJOR CONTOUR
	HANDHOLE		PROPOSED MINOR CONTOUR
	SIGN		100' WETLAND BUFFER ZONE
	WETLANDS FLAG		25' NO DISTURB ZONE
	BIT		
	CONC		WATER QUALITY UNIT/INLET
	EDGE OF PAVEMENT		WATER QUALITY UNIT
	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		



ISSUED FOR PERMITTING  
NOT FOR CONSTRUCTION

# THORNDIKE PLACE NOTICE OF INTENT

DOROTHY ROAD

IN

ARLINGTON  
MASSACHUSETTS  
(MIDDLESEX COUNTY)

## GENERAL NOTES AND LEGEND

SEPTEMBER 6, 2023

REVISIONS:		
NO.	DATE	DESC.
1	02/02/24	REVIEWED AND APPROVED 11
2	12/10/24	PEER REVIEW REVISIONS

PREPARED FOR:

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



803 Summer Street  
Boston, Massachusetts  
02127

617 896 4300

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SCALE: NONE

FEET

FILE: 2340702\C\D\2340702-LN

DWG.:	
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JOB. NO: 23407.02

ET G-101



PLAN REFERENCES

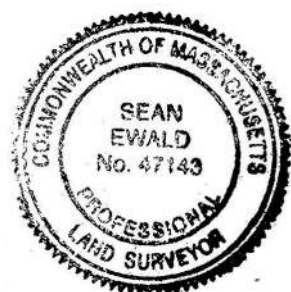
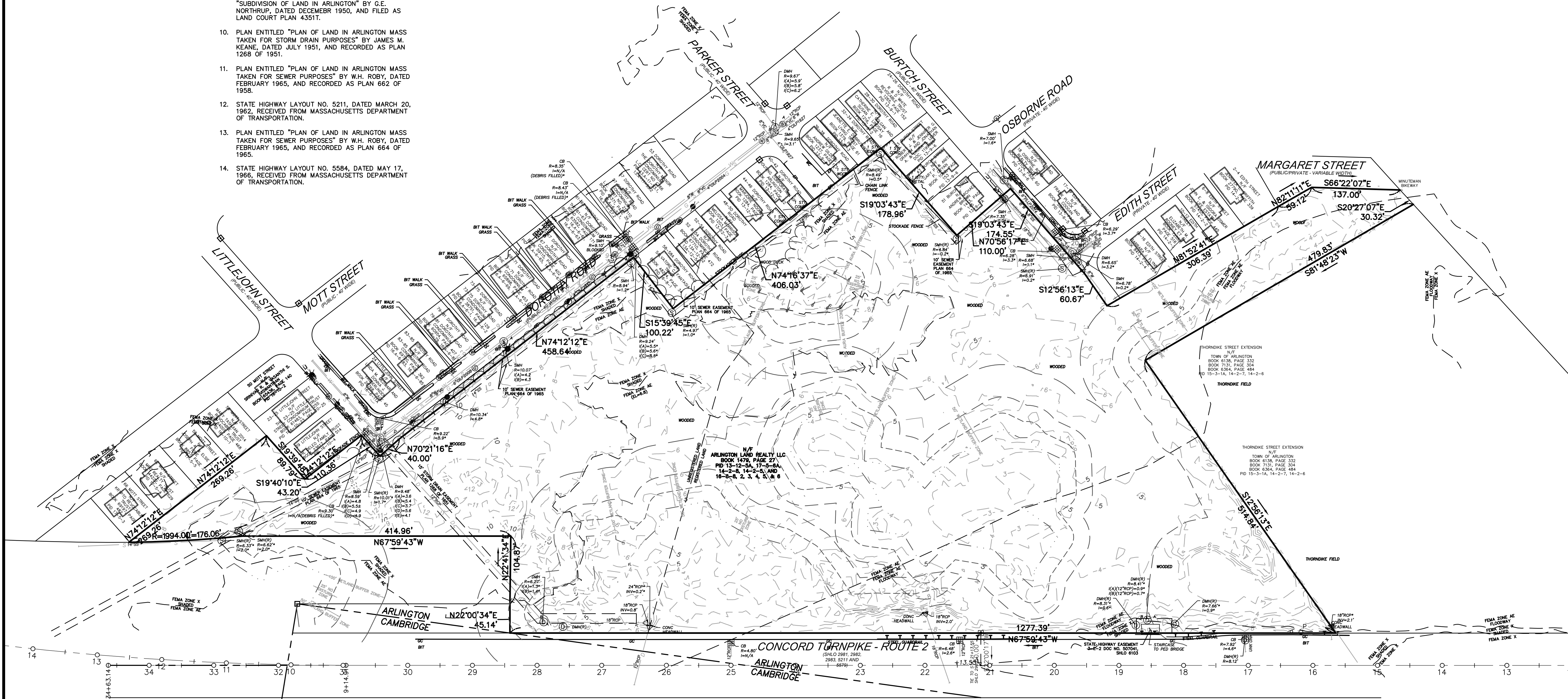
1. PLAN ENTITLED "PLAN AND PROFILE OF LITTLEJOHN STREET" BY FRANK AND DANIEL WYMAN, DATED DECEMBER 1926, AND RECEIVED FROM THE TOWN OF ARLINGTON.
2. PLAN ENTITLED "SUBDIVISION OF LAND IN ARLINGTON" BY BREMER W. POND, DATED APRIL 28, 1927, AND FILED AS LAND COURT PLAN 4351C.
3. PLAN ENTITLED "SUBDIVISION 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

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  
CAMBRIDGE, MA



803 Summer Street  
Boston, Massachusetts  
02127

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SCALE: 1" = 80'



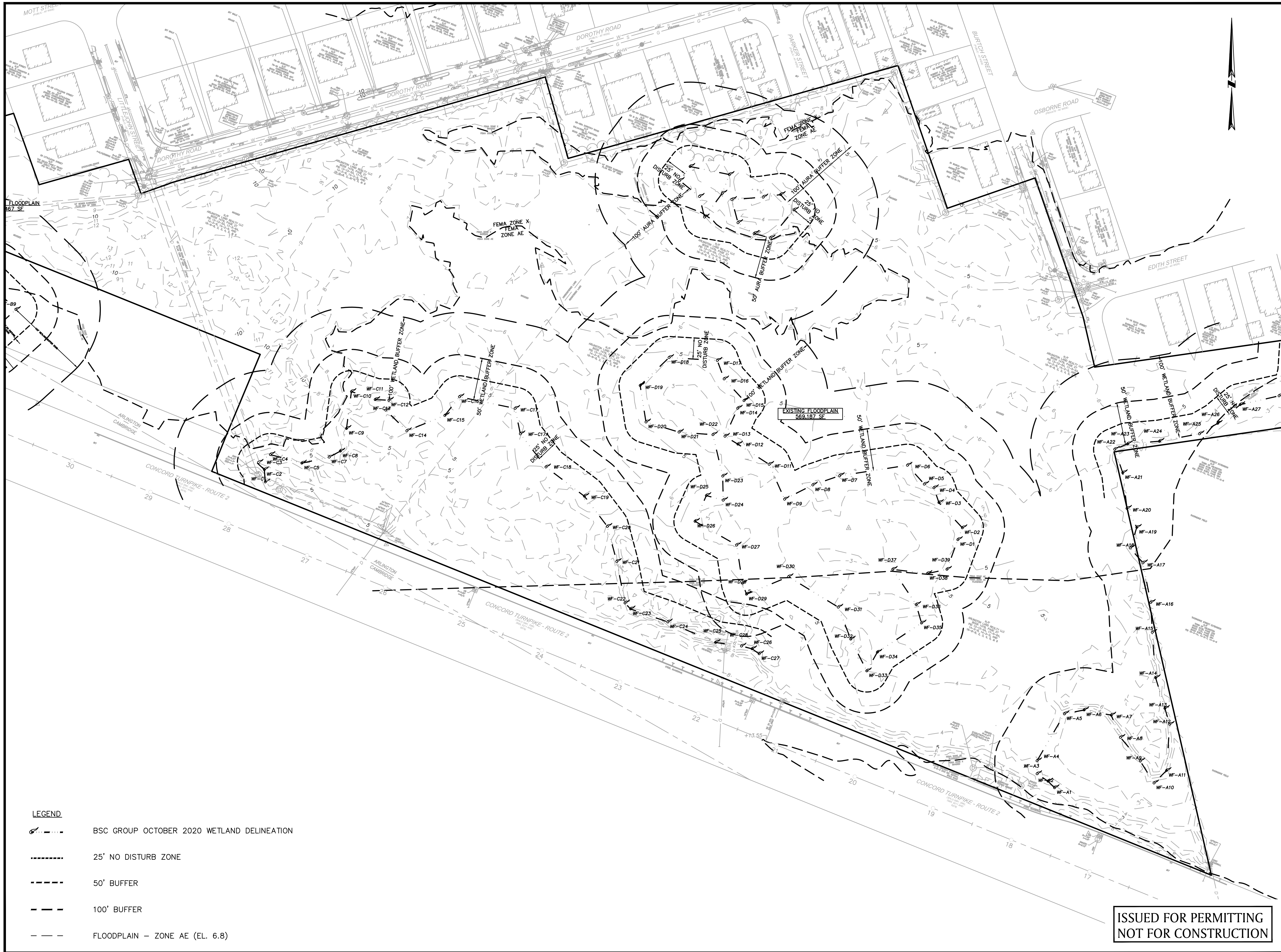
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DWG.: SHEET V-100

JOB. NO: 23407.02

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- 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

REVISIONS:		
NO.	DATE	DESC.

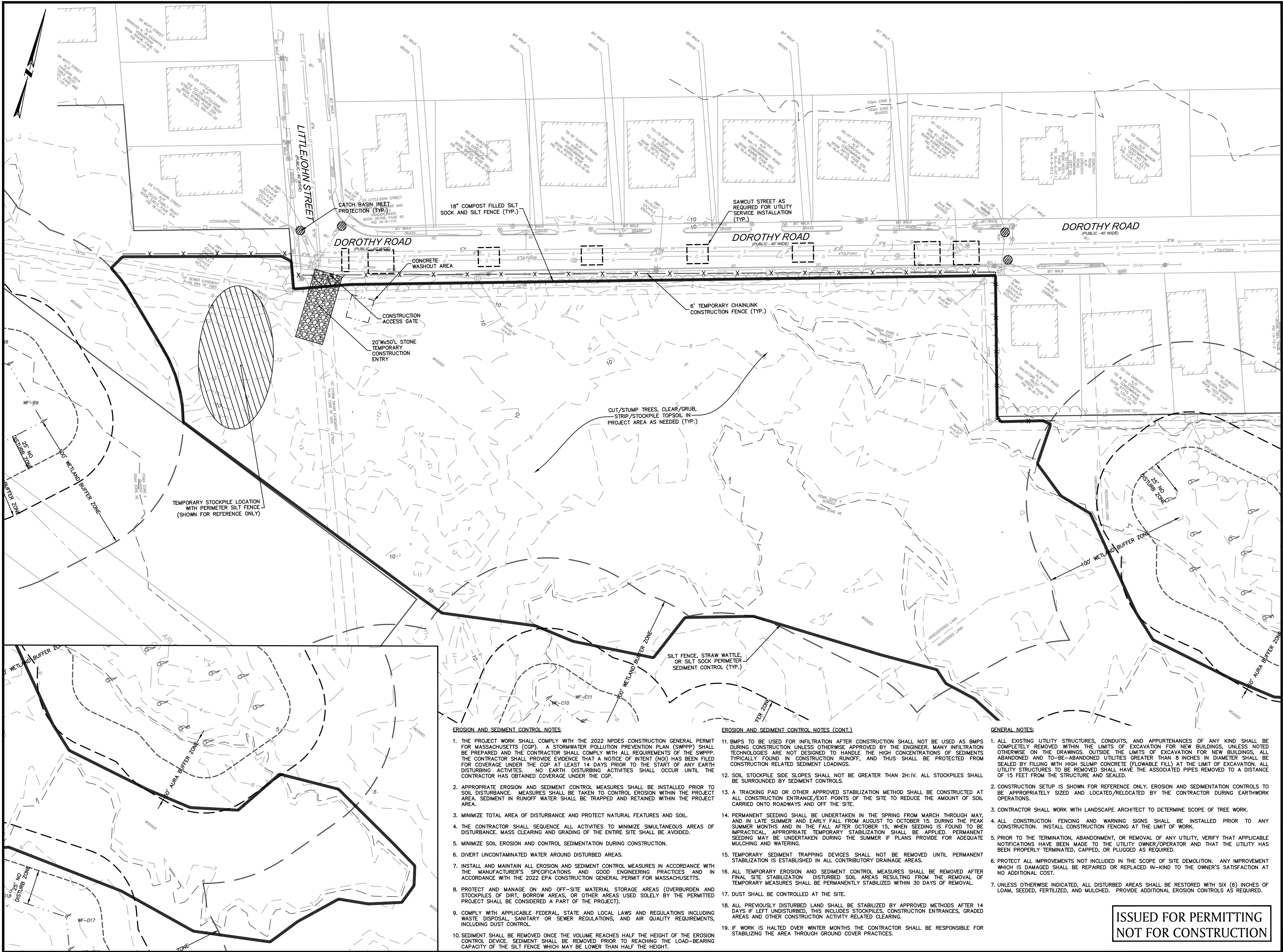
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SCALE: 1" = 50'  
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FILE: 2340702\C\2340702-CONSTRAINTS  
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PROFESSIONAL ENGINEER

THORNDIKE PLACE  
NOTICE OF INTENT

DOROTHY ROAD  
IN  
ARLINGTON  
MASSACHUSETTS  
(MIDDLESEX COUNTY)

SITE PREPARATION PLAN

SEPTEMBER 6, 2023

REVISIONS:		
NO.	DATE	DESC.
1	9/12/24	INFILTRATION SYSTEM
2	12/10/24	PEER REVIEW REVISIONS

PREPARED FOR:

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

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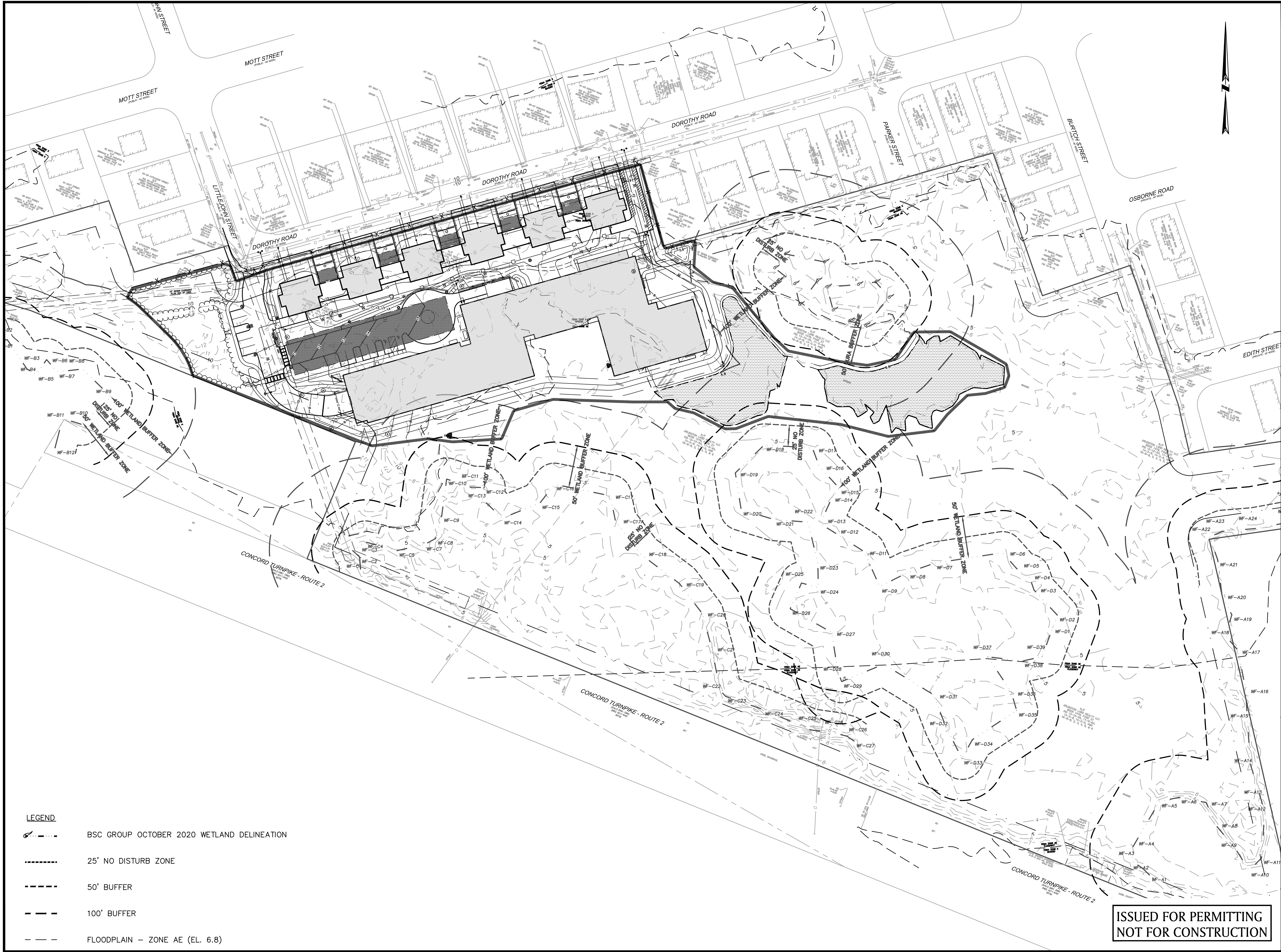
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PROFESSIONAL ENGINEER

# THORNDIKE PLACE NOTICE OF INTENT

DOROTHY ROAD  
IN  
ARLINGTON  
MASSACHUSETTS  
(MIDDLESEX COUNTY)

OVERALL SITE PLAN

SEPTEMBER 6, 2023

## REVISIONS:

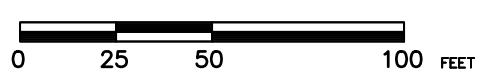
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SCALE: 1" = 50'



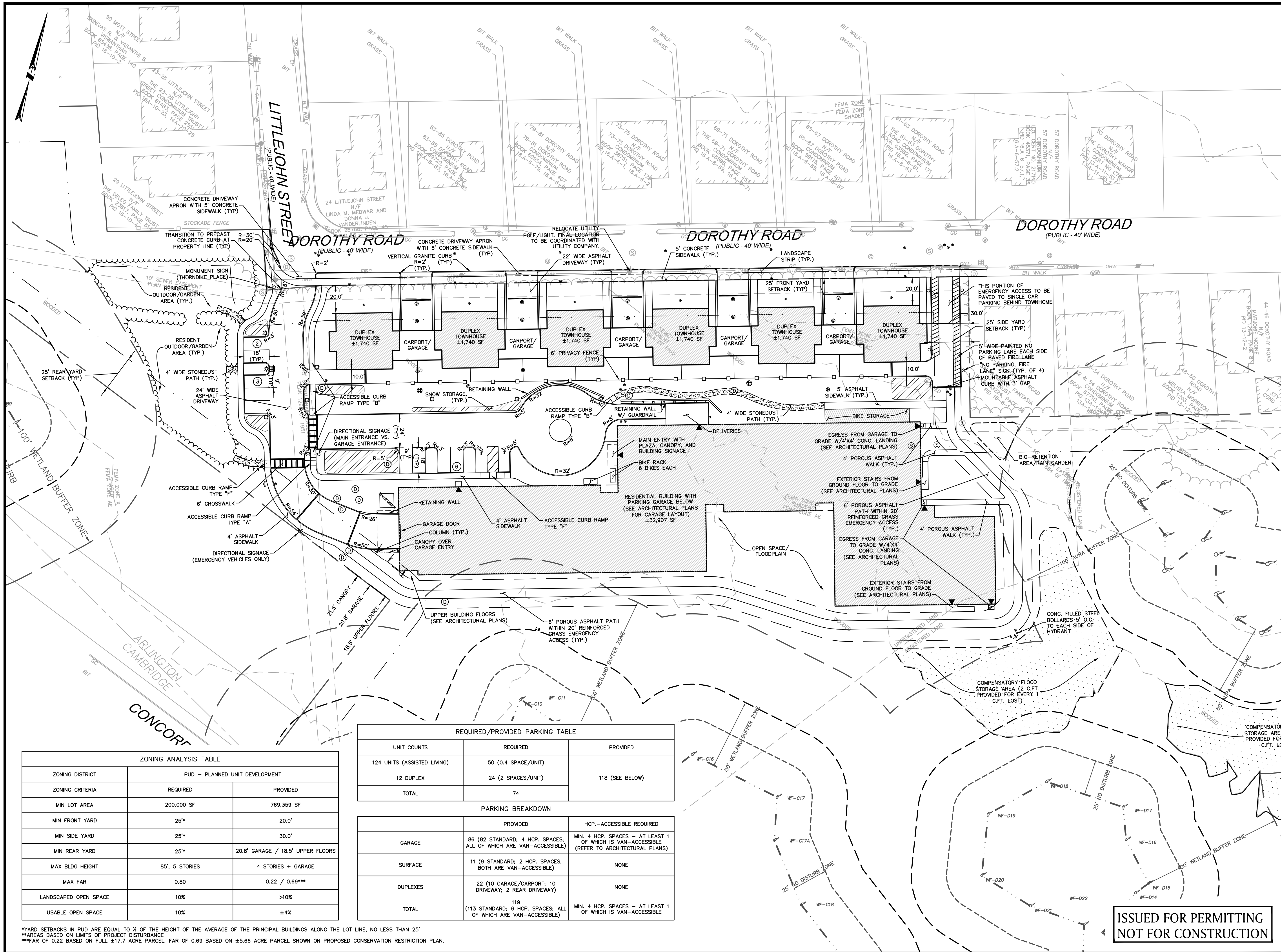
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DWG.:

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

### REVISIONS:

NO.	DATE	DESC.
1	9/12/24	INFILTRATION SYSTEM
2	12/10/24	PEER REVIEW REVISIONS

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

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Boston, Massachusetts  
02127  
617 896 4300

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SCALE: 1" = 30'

0 15 30 60 FEET

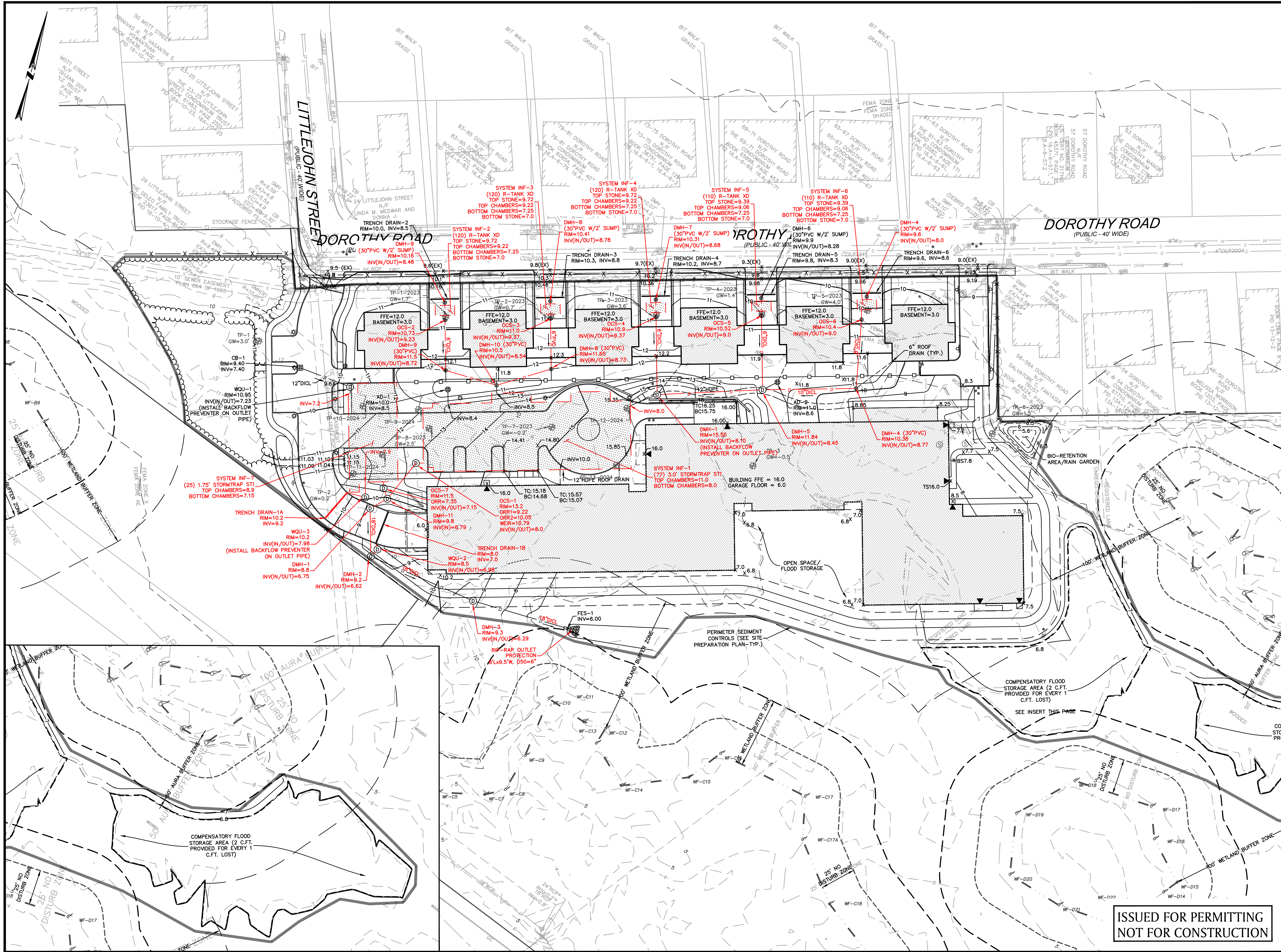
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JOB. NO: 23407.02

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PROFESSIONAL ENGINEER

# THORNDIKE PLACE NOTICE OF INTENT

DOROTHY ROAD  
IN  
ARLINGTON  
MASSACHUSETTS  
(MIDDLESEX COUNTY)

## GRADING & DRAINAGE PLAN

SEPTEMBER 6, 2023

### REVISIONS:

NO.	DATE	DESC.
1	9/12/24	INFILTRATION SYSTEM
2	12/10/24	PEER REVIEW REVISIONS

PREPARED FOR:  
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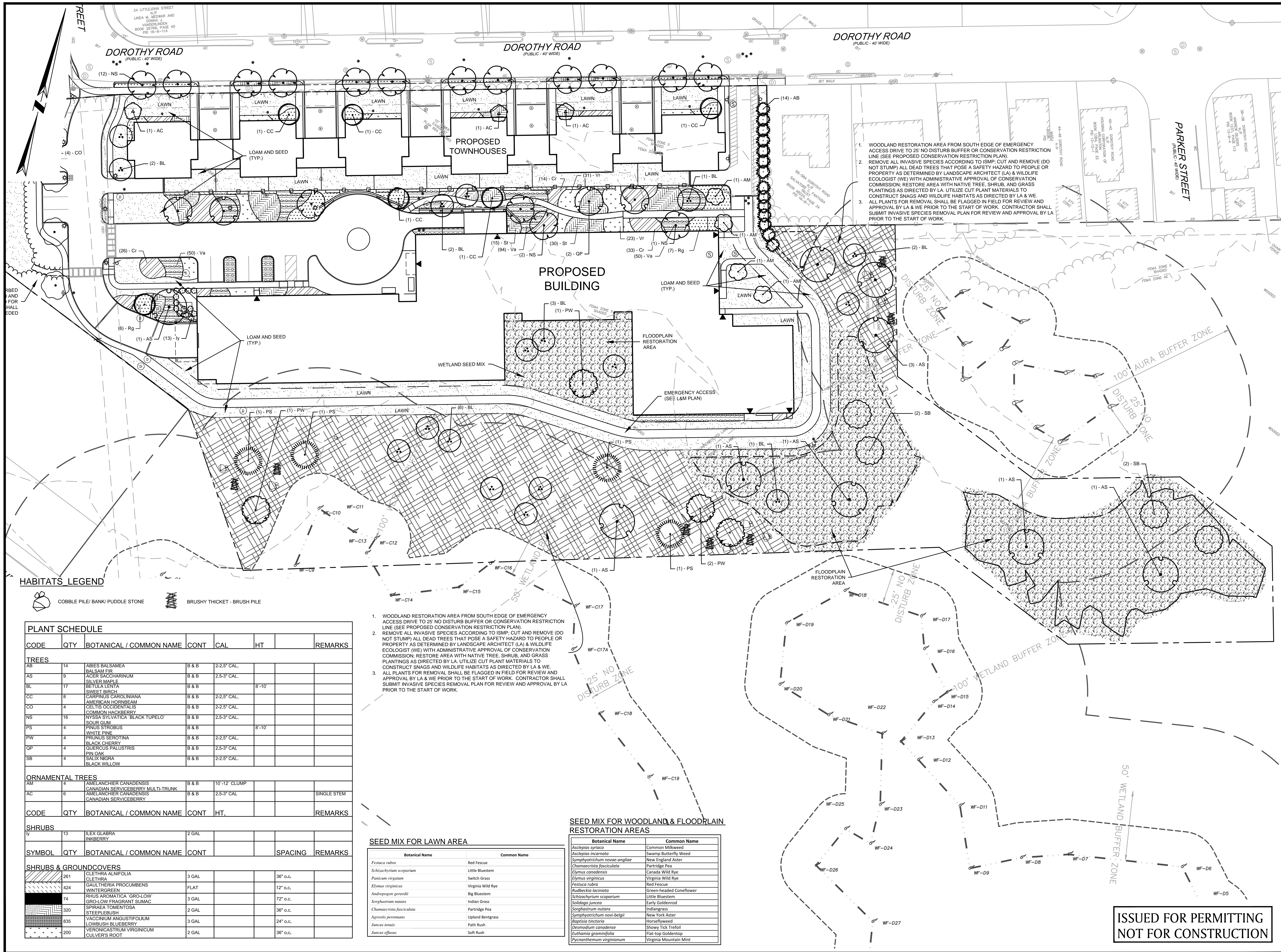
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JOB. NO: 23407.02





HABITATS LEGEND



PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HT	REMARKS
TREES						
AB	14	ABIES BALSAMEA BALSAM FIR	B & B	2-2.5" CAL.		
AS	9	ACER SACCHARINUM SILVER MAPLE	B & B	2.5-3" CAL.		
BL	17	BETULA LENTA SWEET BIRCH	B & B		8'-10'	
CC	8	CARPINUS CAROLINIANA AMERICAN HORNBEAM	B & B	2-2.5" CAL.		
CO	4	CELTIS OCCIDENTALIS COMMON HACKBERRY	B & B	2-2.5" CAL.		
NS	16	NYSSA SYLVATICA 'BLACK TUPELO' SOFT GUM	B & B	2.5-3" CAL.		
PS	4	PINUS STROBUS WHITE PINE	B & B		8'-10'	
PW	4	PRUNUS SEROTINA BLACK CHERRY	B & B	2-2.5" CAL.		
QP	4	QUERCUS PALUSTRIS PIN OAK	B & B	2.5-3" CAL.		
SB	4	SALIX NIGRA BLACK WILLOW	B & B	2-2.5" CAL.		
ORNAMENTAL TREES						
AM	4	AMELANCHIER CANADENSIS CANADIAN SERVICEBERRY MULTI-TRUNK	B & B	10"-12" CLUMP		
AC	8	AMELANCHIER CANADENSIS CANADIAN SERVICEBERRY	B & B	2.5-3" CAL.		SINGLE STEM
CODE	QTY	BOTANICAL / COMMON NAME	CONT	HT.		REMARKS
SHRUBS						
IV	13	ILEX GLABRA INKBERRY	2 GAL			
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT		SPACING	REMARKS
SHRUBS & GROUNDCOVERS						
261		CLETHRA ALNIFOLIA CLETHRA	3 GAL		36" o.c.	
424		GAULTHERIA PROCUMBENS WINTERGREEN	FLAT		12" o.c.	
74		RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	3 GAL		72" o.c.	
320		SPIRAEA TOMENTOSA STEEPLEBUSH	2 GAL		36" o.c.	
835		VACCINIUM ANGUSTIFOLIUM LOWBUSH BLUEBERRY	3 GAL		24" o.c.	
200		VERONICA STRAUM VIRGINICUM CULVERS ROOT	2 GAL		36" o.c.	

- WOODLAND RESTORATION AREA FROM SOUTH EDGE OF EMERGENCY ACCESS DRIVE TO 25' NO DISTURB BUFFER OR CONSERVATION RESTRICTION LINE (SEE PROPOSED CONSERVATION RESTRICTION PLAN).
- REMOVE ALL INVASIVE SPECIES ACCORDING TO ISMP; CUT AND REMOVE (DO NOT STUMP) ALL DEAD TREES THAT POSE A SAFETY HAZARD TO PEOPLE OR PROPERTY AS DETERMINED BY LANDSCAPE ARCHITECT (LA) & WILDLIFE ECOLOGIST (WE) WITH ADMINISTRATIVE APPROVAL OF CONSERVATION COMMISSION; RESTORE AREA WITH NATIVE TREE, SHRUB, AND GRASS PLANTINGS AS DIRECTED BY LA. UTILIZE CUT PLANT MATERIALS TO CONSTRUCT SNAGS AND WILDLIFE HABITATS AS DIRECTED BY LA & WE. ALL PLANTS FOR REMOVAL SHALL BE FLAGGED IN FIELD FOR REVIEW AND APPROVAL BY LA & WE PRIOR TO THE START OF WORK. CONTRACTOR SHALL SUBMIT INVASIVE SPECIES REMOVAL PLAN FOR REVIEW AND APPROVAL BY LA PRIOR TO THE START OF WORK.
- WOODLAND RESTORATION AREA FROM SOUTH EDGE OF EMERGENCY ACCESS DRIVE TO 25' NO DISTURB BUFFER OR CONSERVATION RESTRICTION LINE (SEE PROPOSED CONSERVATION RESTRICTION PLAN).

SEED MIX FOR LAWN AREA

Botanical Name	Common Name
Festuca rubra	Red Fescue
Schizachyrium scoparium	Little Bluestem
Panicum virgatum	Switch Grass
Elymus virginicus	Virginia Wild Rye
Andropogon gerardii	Big Bluestem
Sorghastrum nutans	Indian Grass
Chamaecrista fasciculata	Partridge Pea
Agrostis perennans	Upland Bentgrass
Juncus tenuis	Path Rush
Juncus effusus	Soft Rush

SEED MIX FOR WOODLAND & FLOODPLAIN RESTORATION AREAS

Botanical Name	Common Name
Asclepias syriaca	Common Milkweed
Asclepias incarnata	Swamp Butterfly Weed
Symphoricarpos novae-angliae	New England Aster
Chamaecrista fasciculata	Partridge Pea
Elymus canadensis	Canada Wild Rye
Elymus virginicus	Virginia Wild Rye
Festuca rubra	Red Fescue
Rudbeckia hirta	Green-headed Coneflower
Schizachyrium scoparium	Little Bluestem
Solidago juncea	Early Goldenrod
Sorghastrum nutans	Indiangrass
Symphoricarpos novae-belgii	New York Aster
Baylisia tinctoria	Horsetailweed
Desmodium canadense	Showy Tick Trefol
Euthamia graminifolia	Flat-top Goldenrod
Pycnanthemum virginianum	Virginia Mountain Mint



REGISTERED LANDSCAPE ARCHITECT

THORNDIKE PLACE  
NOTICE OF INTENT

DOROTHY ROAD

IN

ARLINGTON  
MASSACHUSETTS  
(MIDDLESEX COUNTY)

PLANTING PLAN

SEPTEMBER 6, 2023

REVISIONS:

NO.	DATE	DESC.
1	02/02/24	REVISED FOR SYSTEM AREA
2	02/09/24	REVISED FOR SYSTEM AREA

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

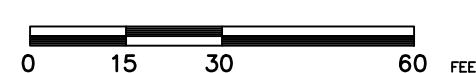


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SCALE: 1" = 30'



FILE: \Civil\Drawings\2340700-LM

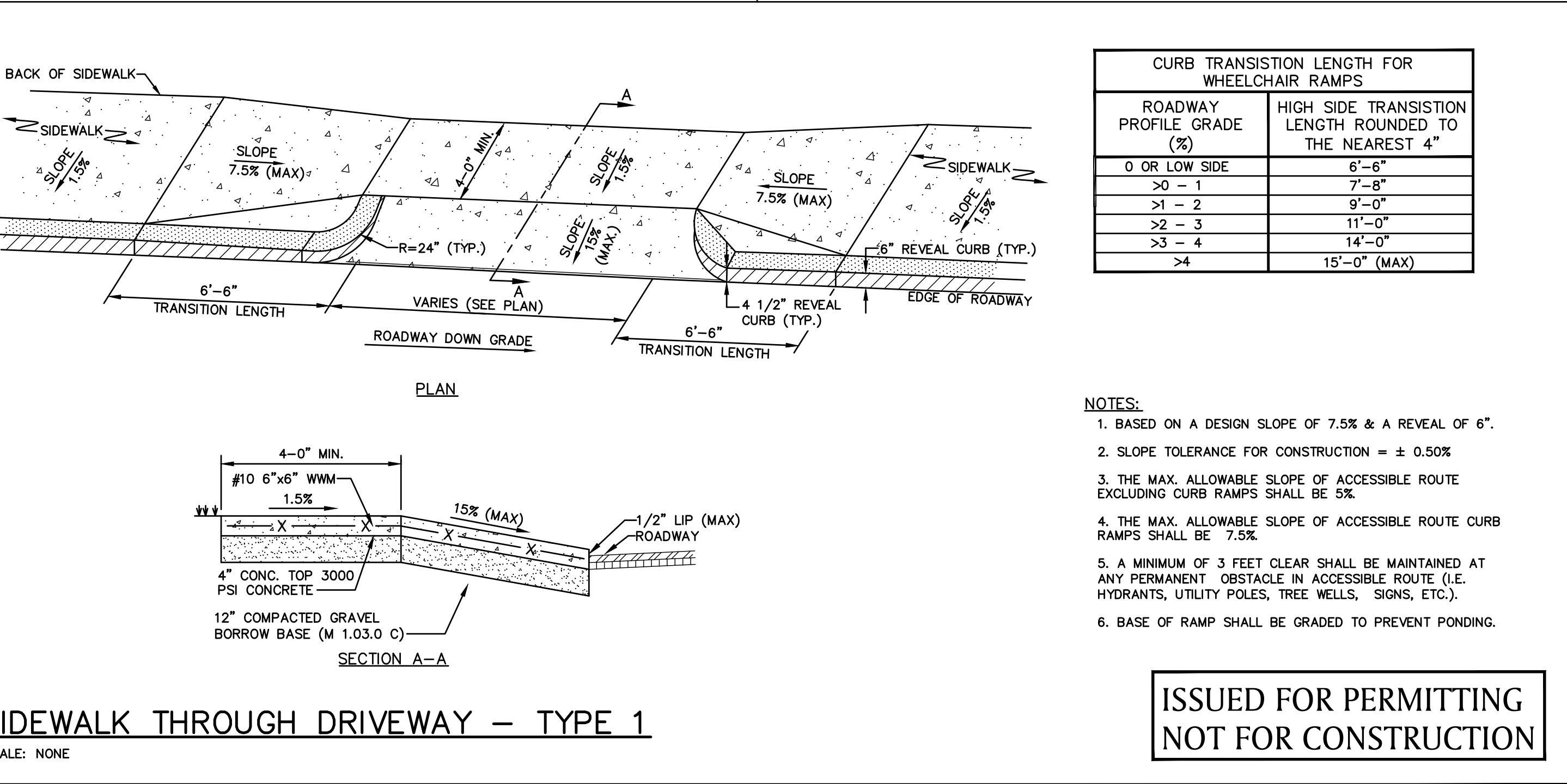
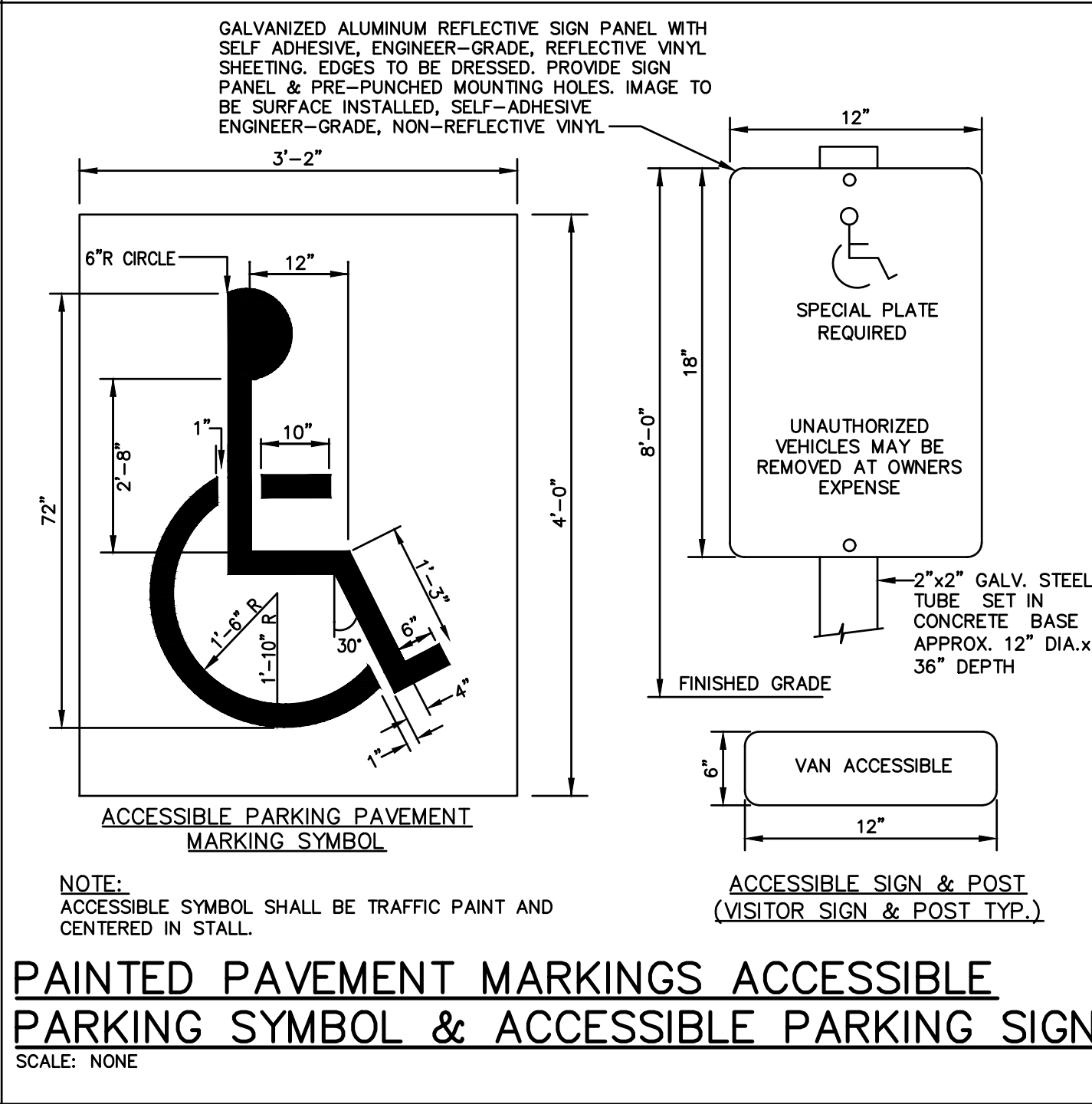
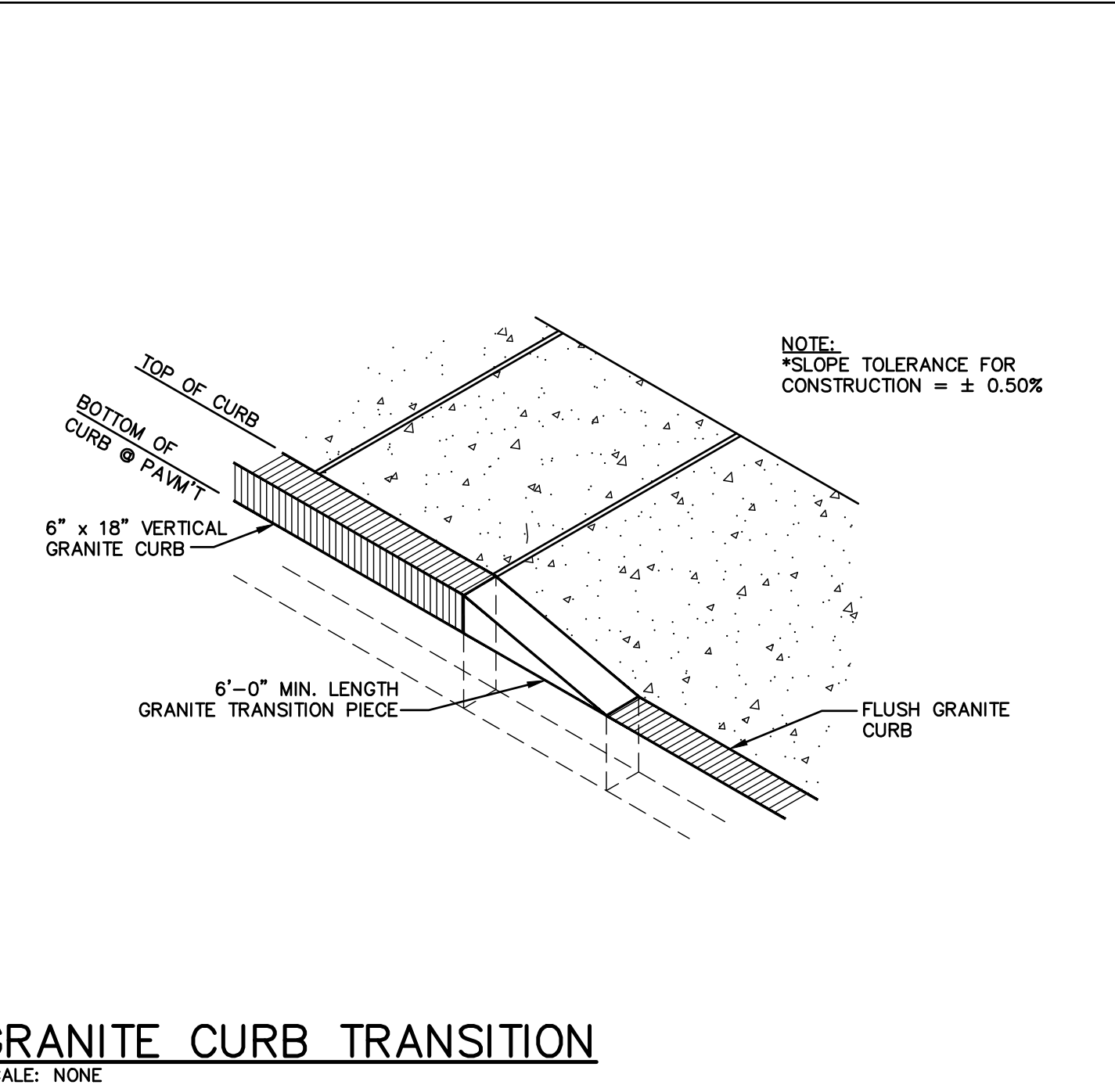
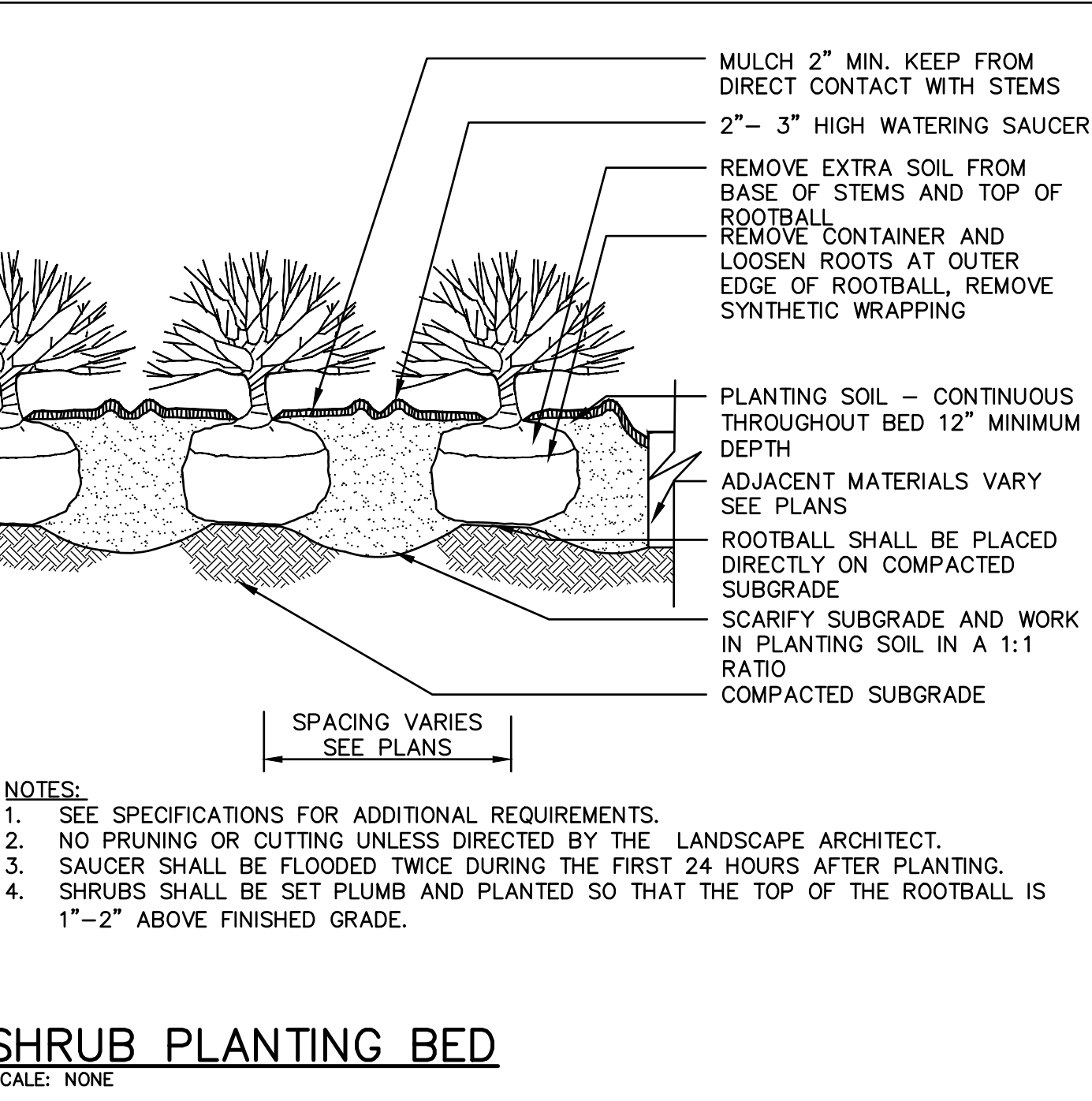
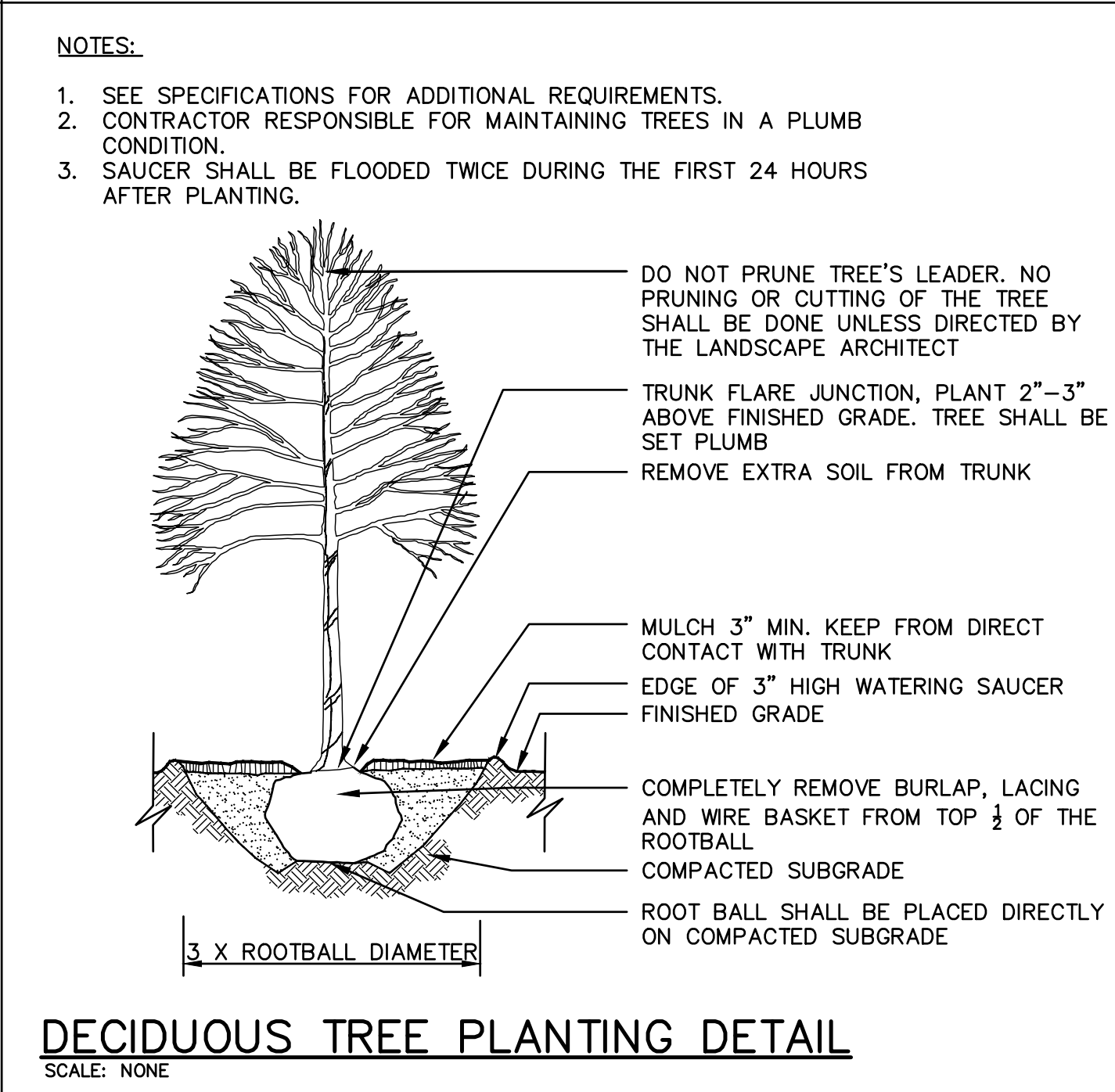
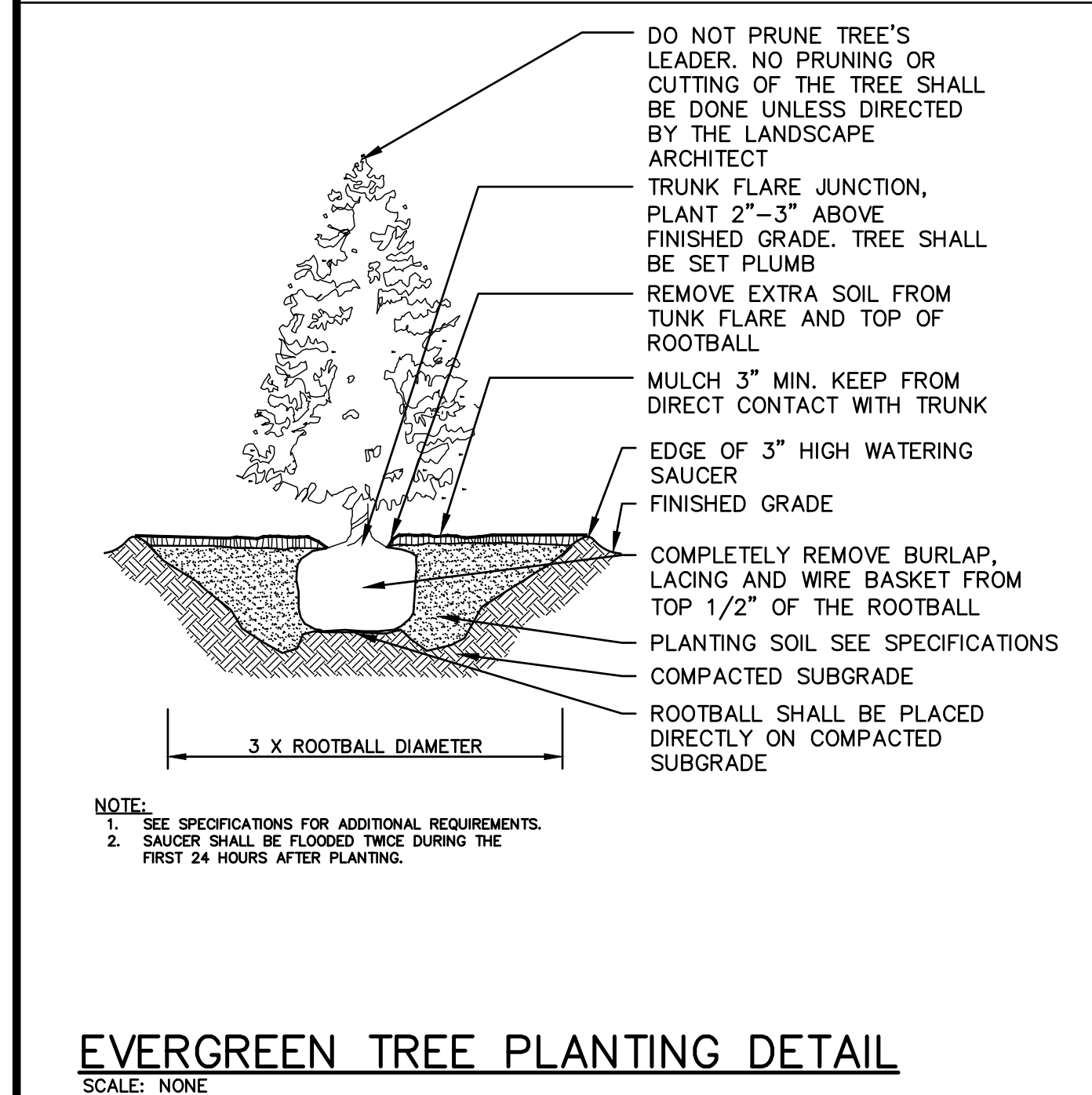
DWG.:

JOB. NO: 23407.02

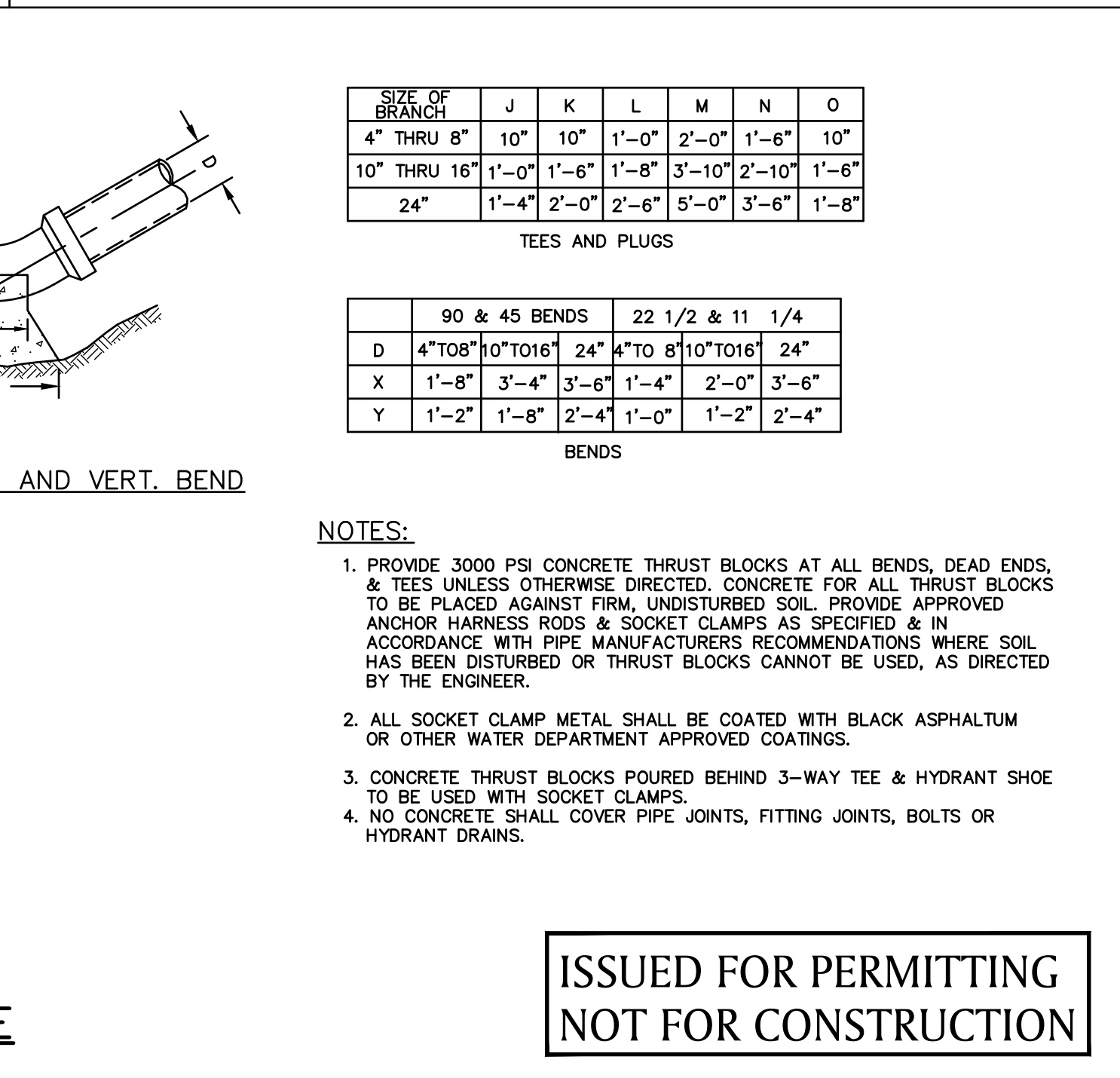
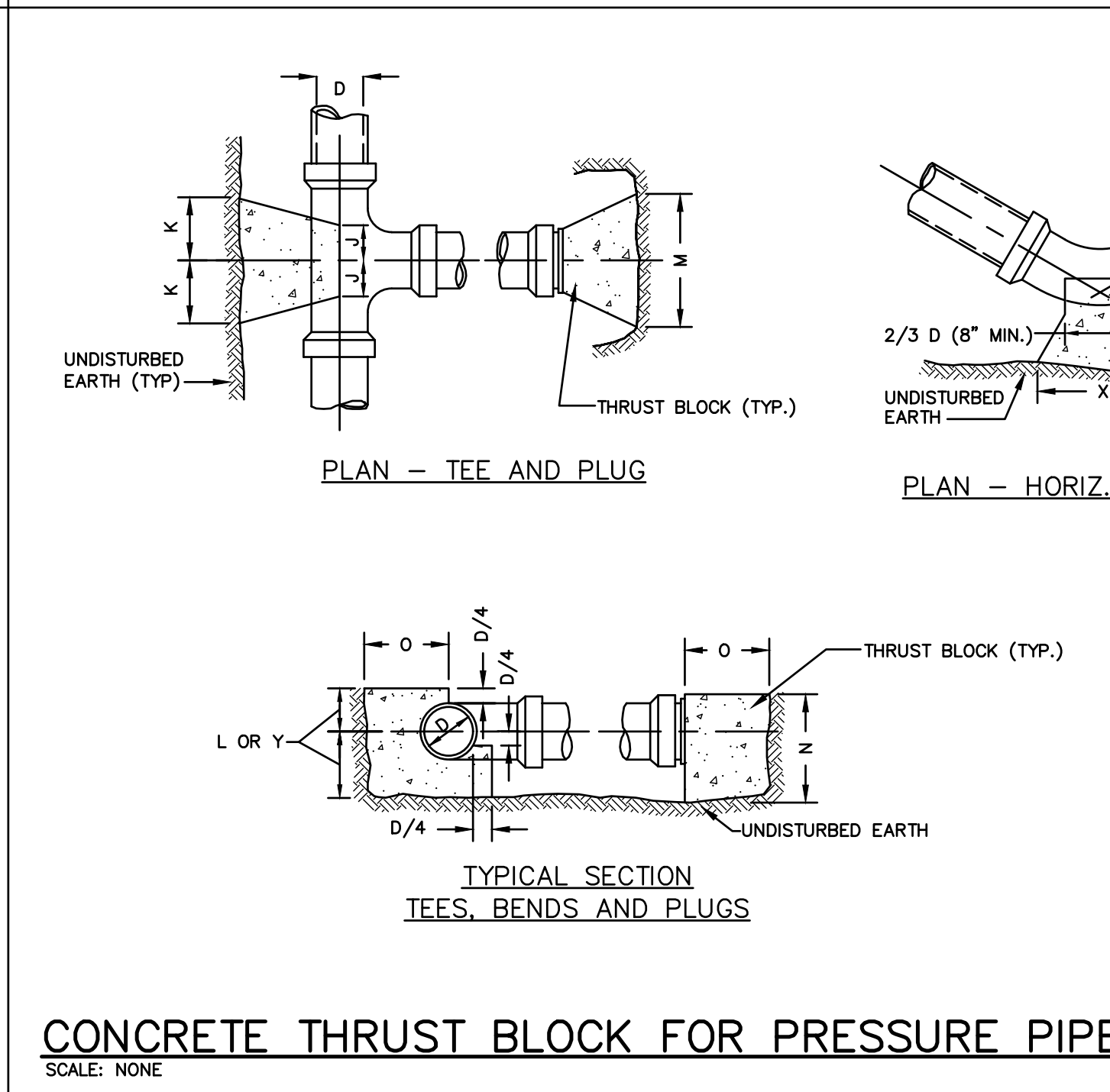
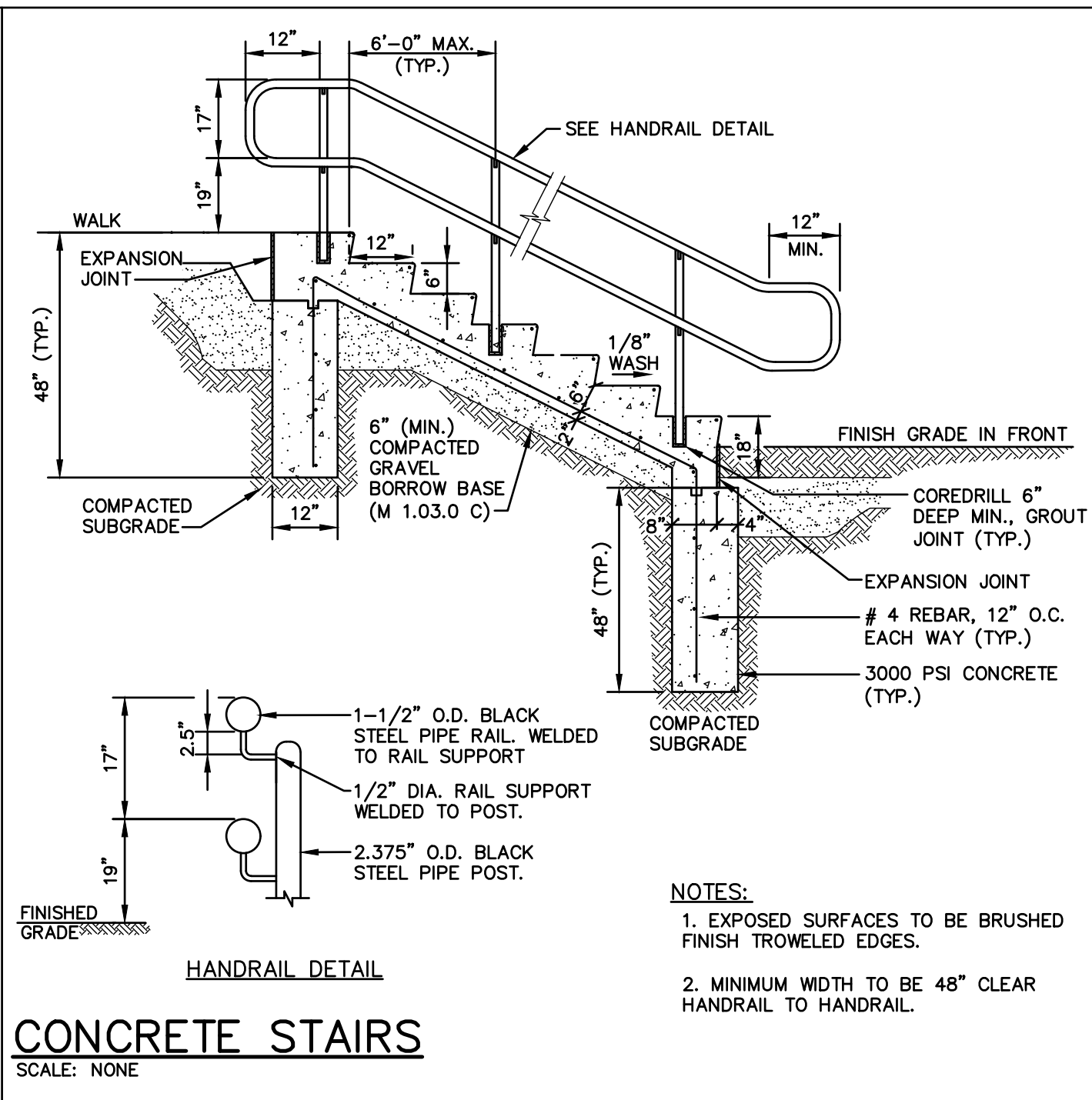
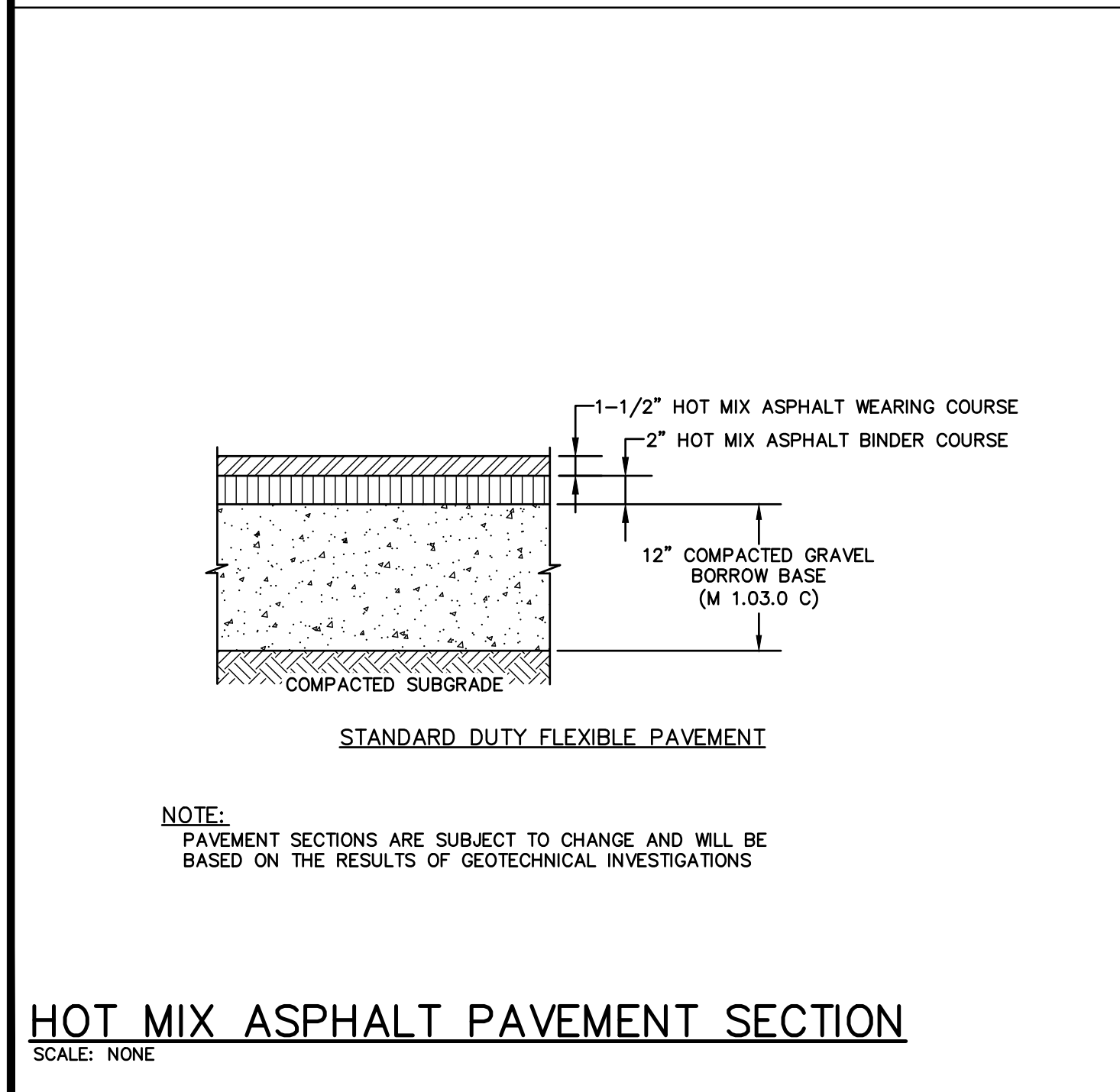
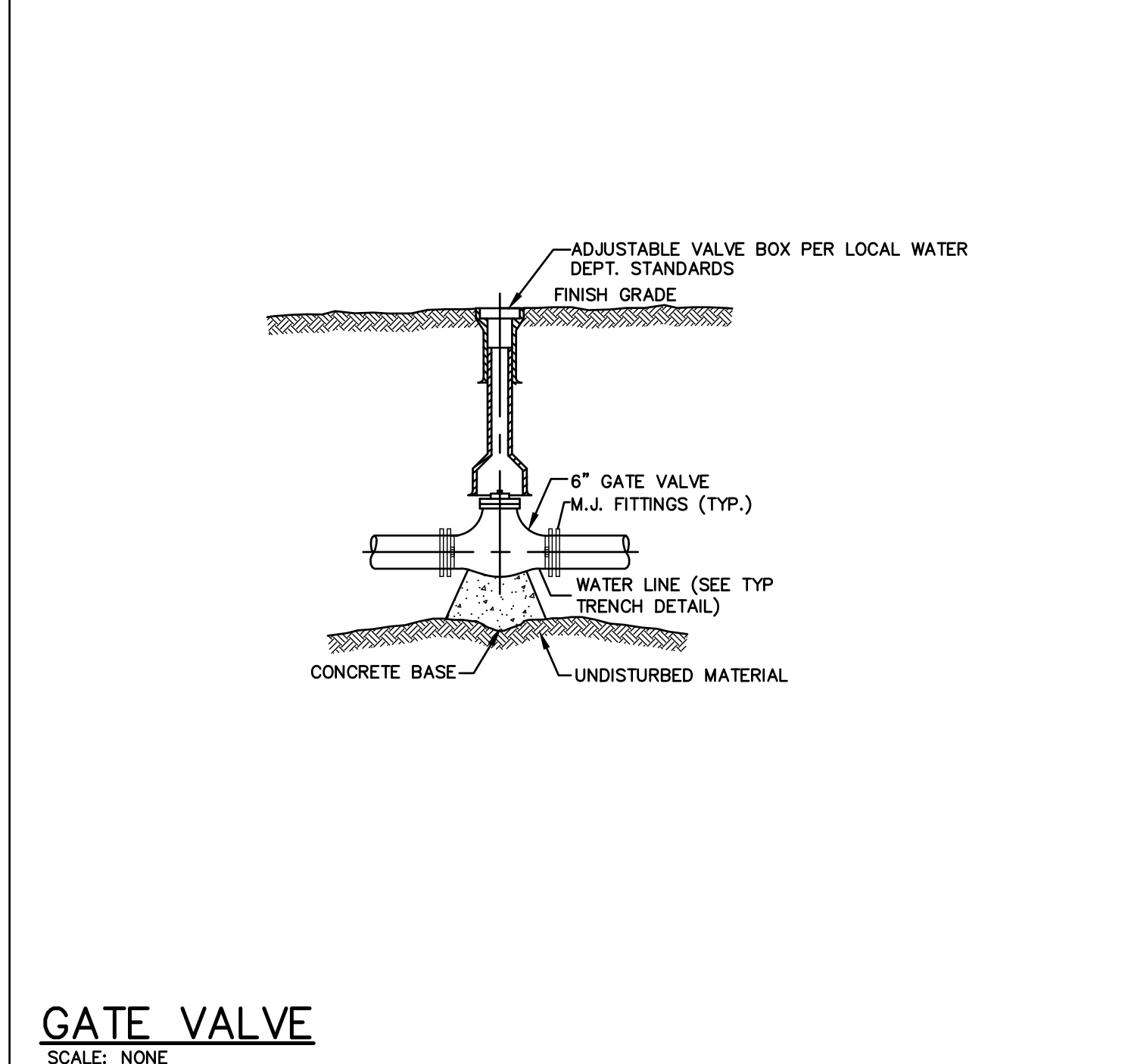
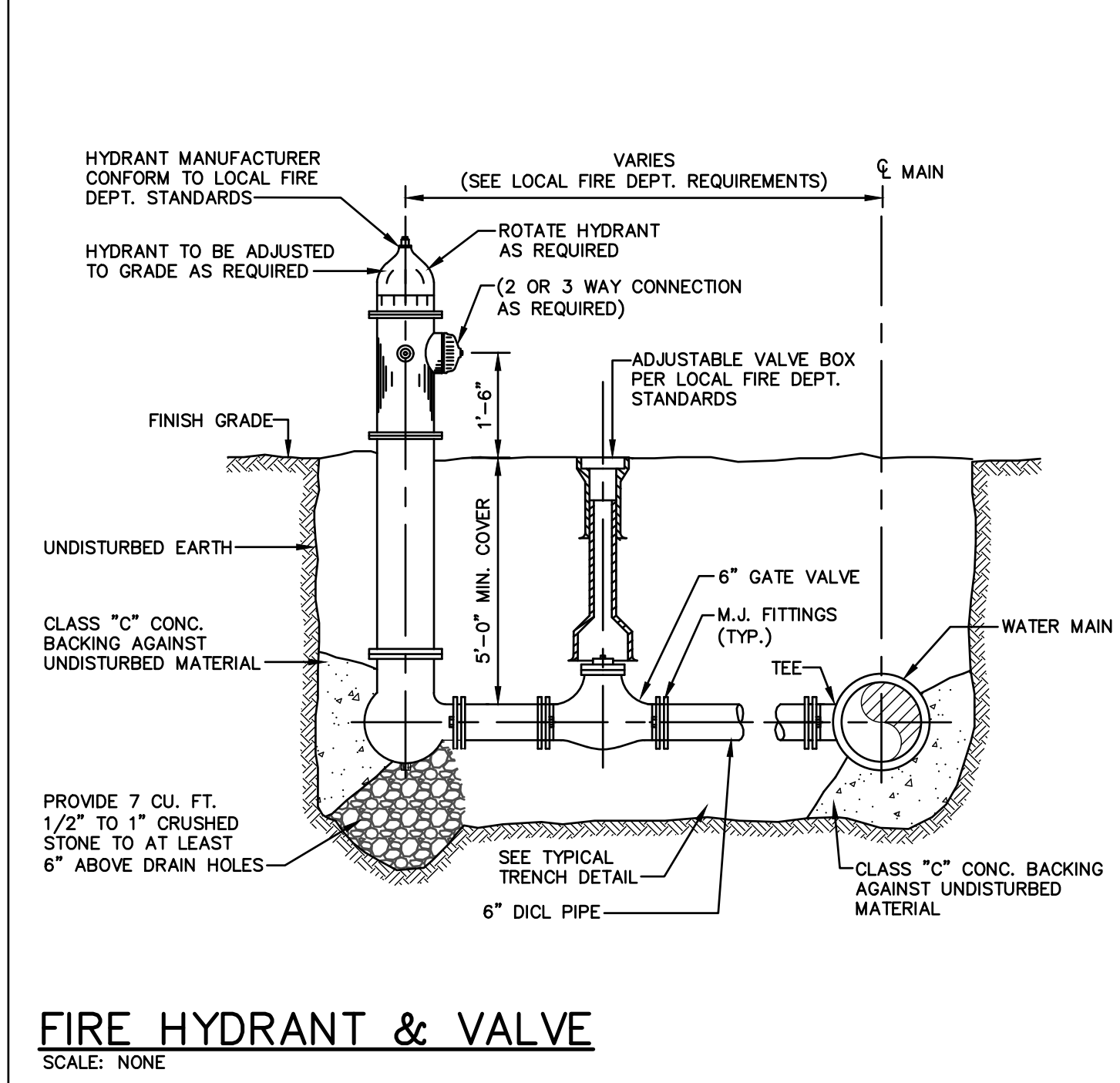
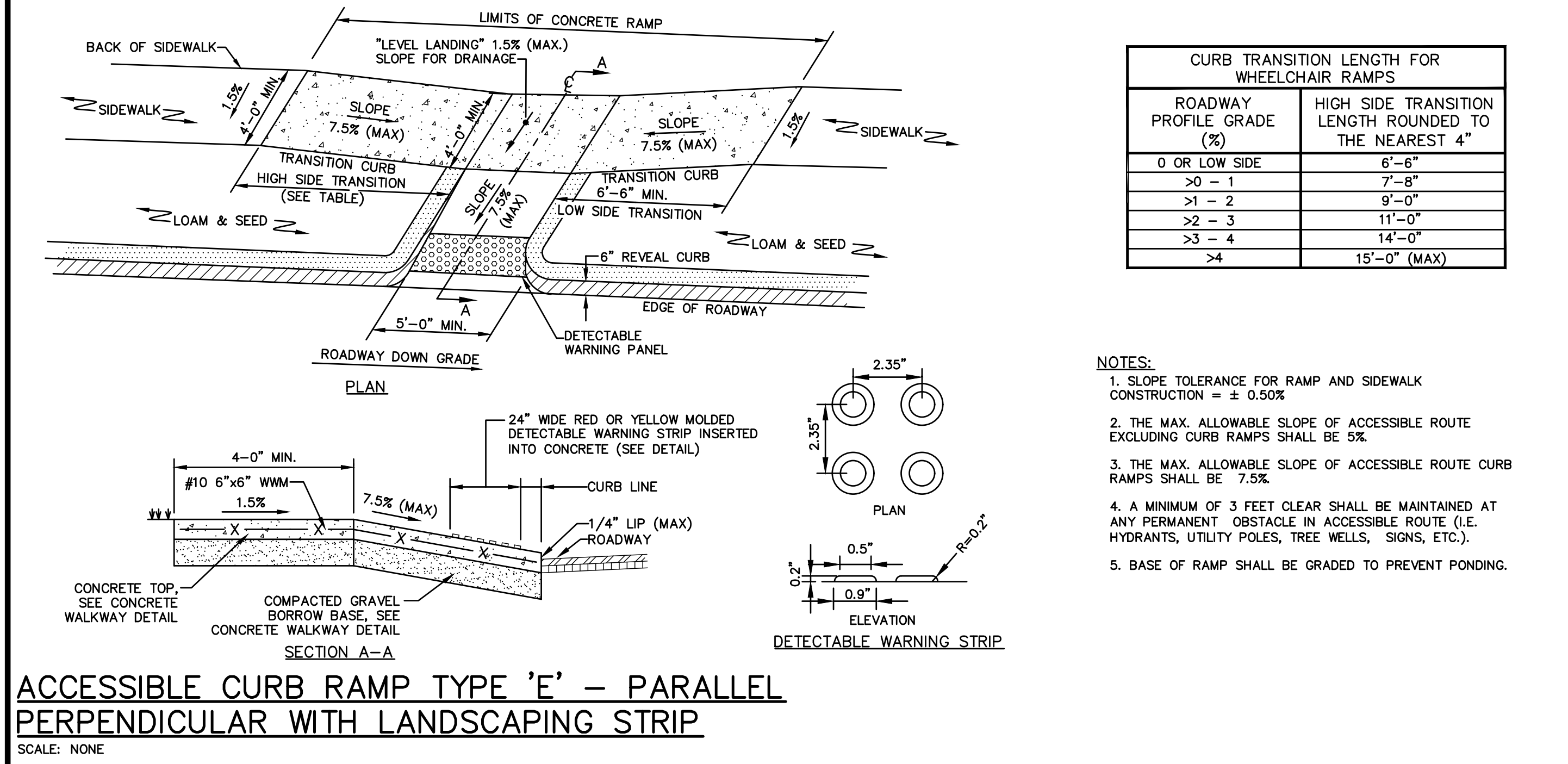
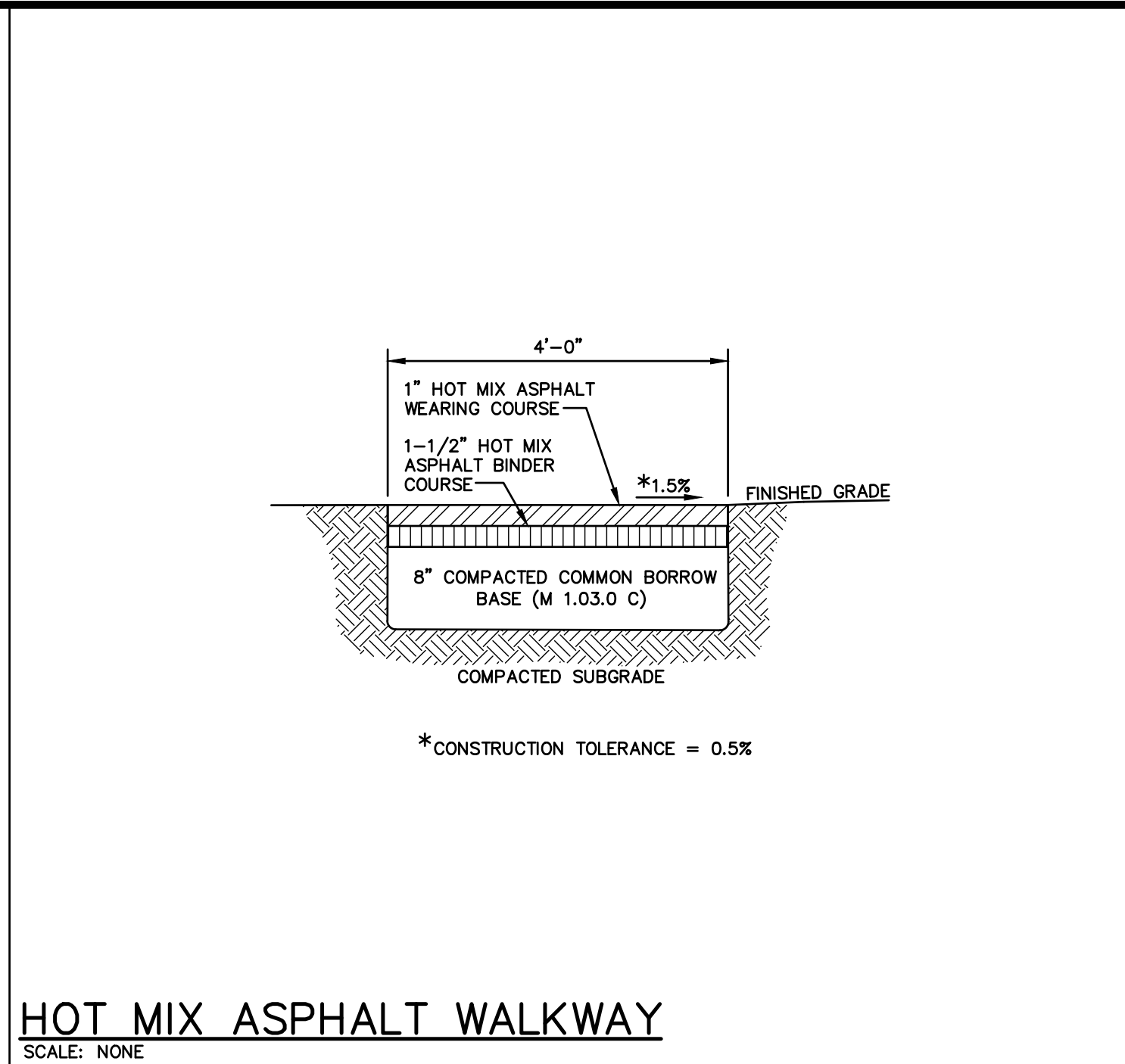
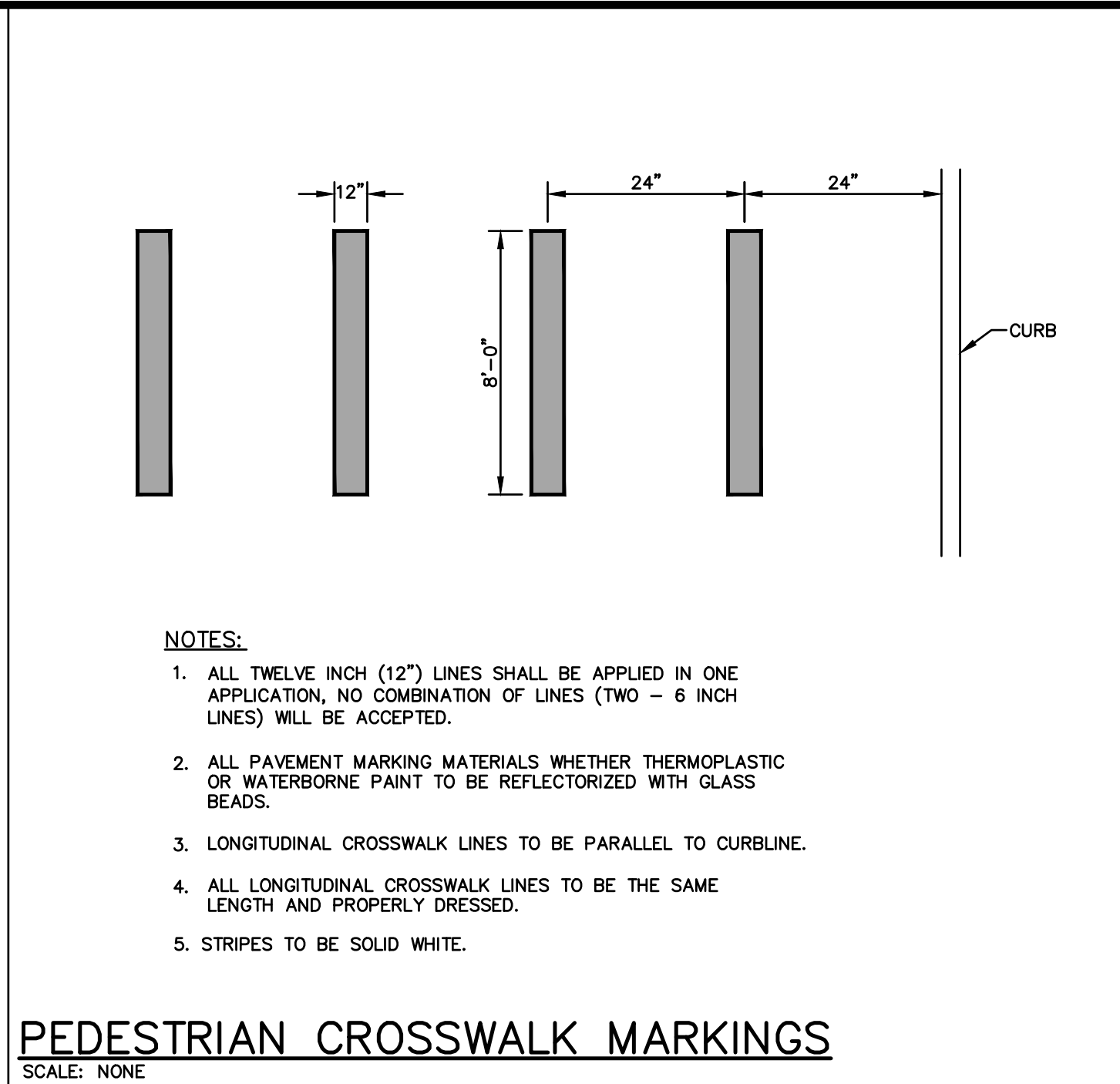
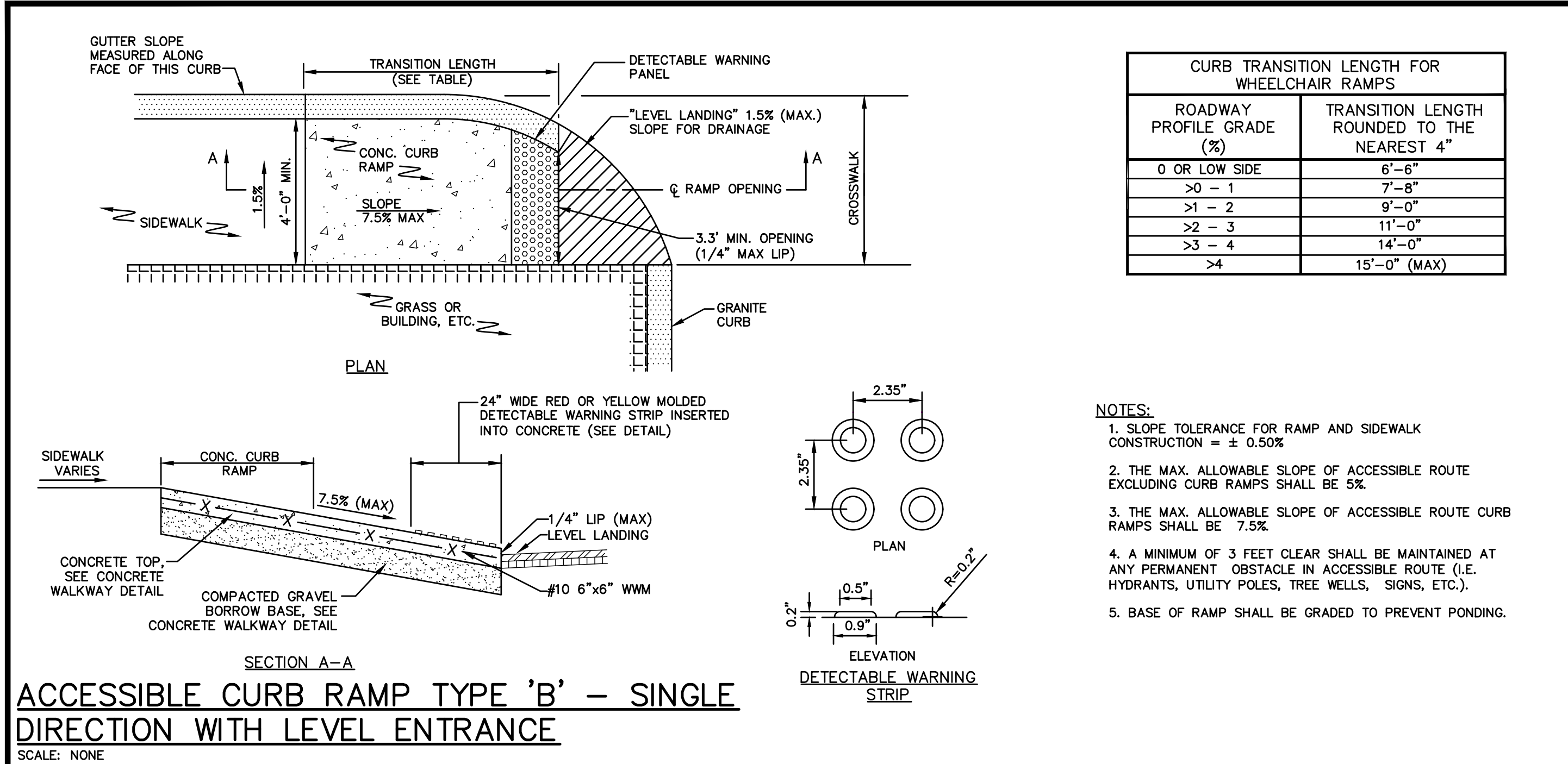
SHEET L-100

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PROFESSIONAL ENGINEER

**THORNDIKE PLACE  
NOTICE OF INTENT**

DOROTHY ROAD  
IN  
ARLINGTON  
MASSACHUSETTS  
(MIDDLESEX COUNTY)

CIVIL & LANDSCAPE  
DETAILS

SEPTEMBER 6, 2023

REVISIONS:

NO.	DATE	DESC.
1	9/12/24	INFILTRATION SYSTEM
2	12/10/24	PEER REVIEW REVISIONS

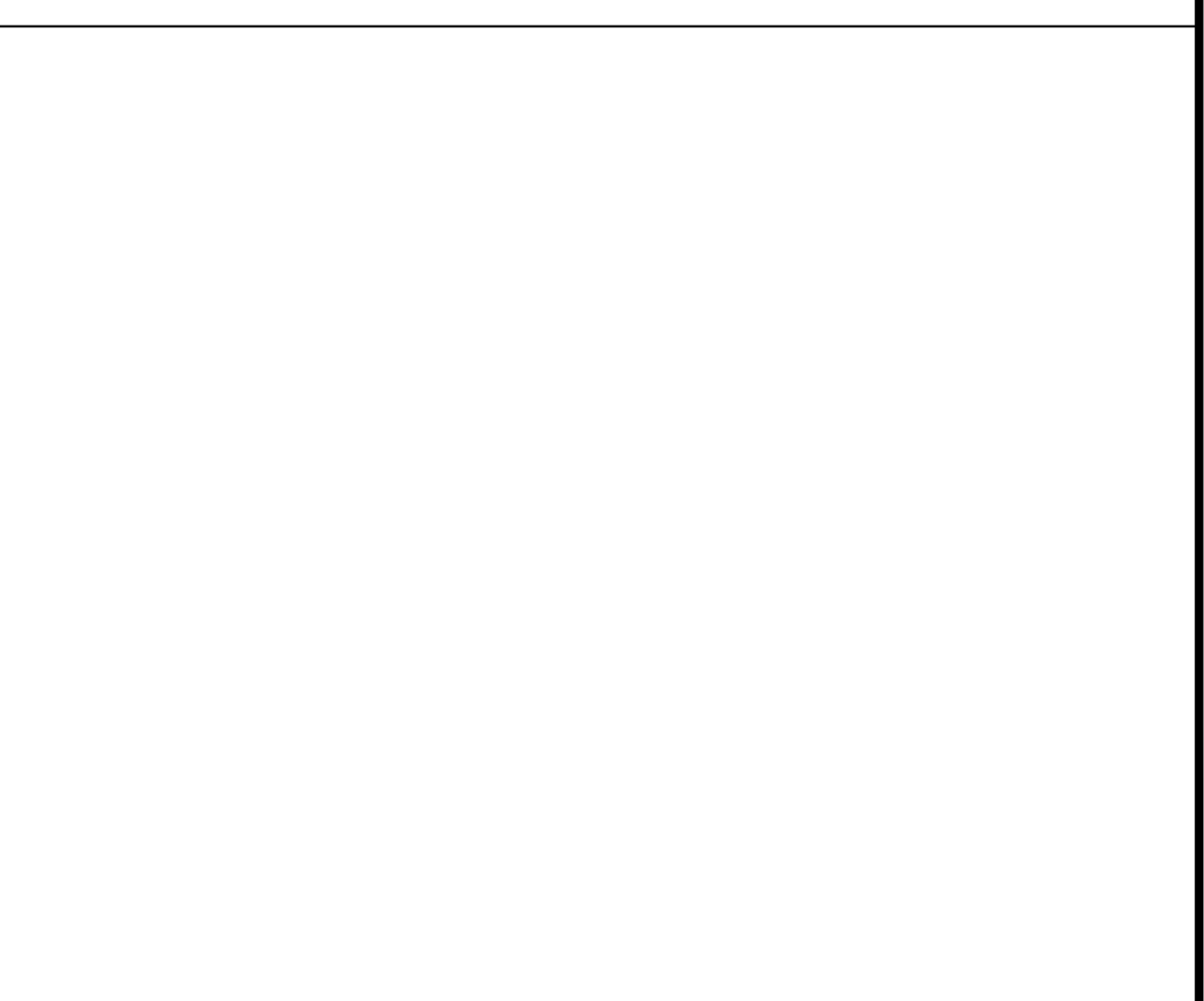
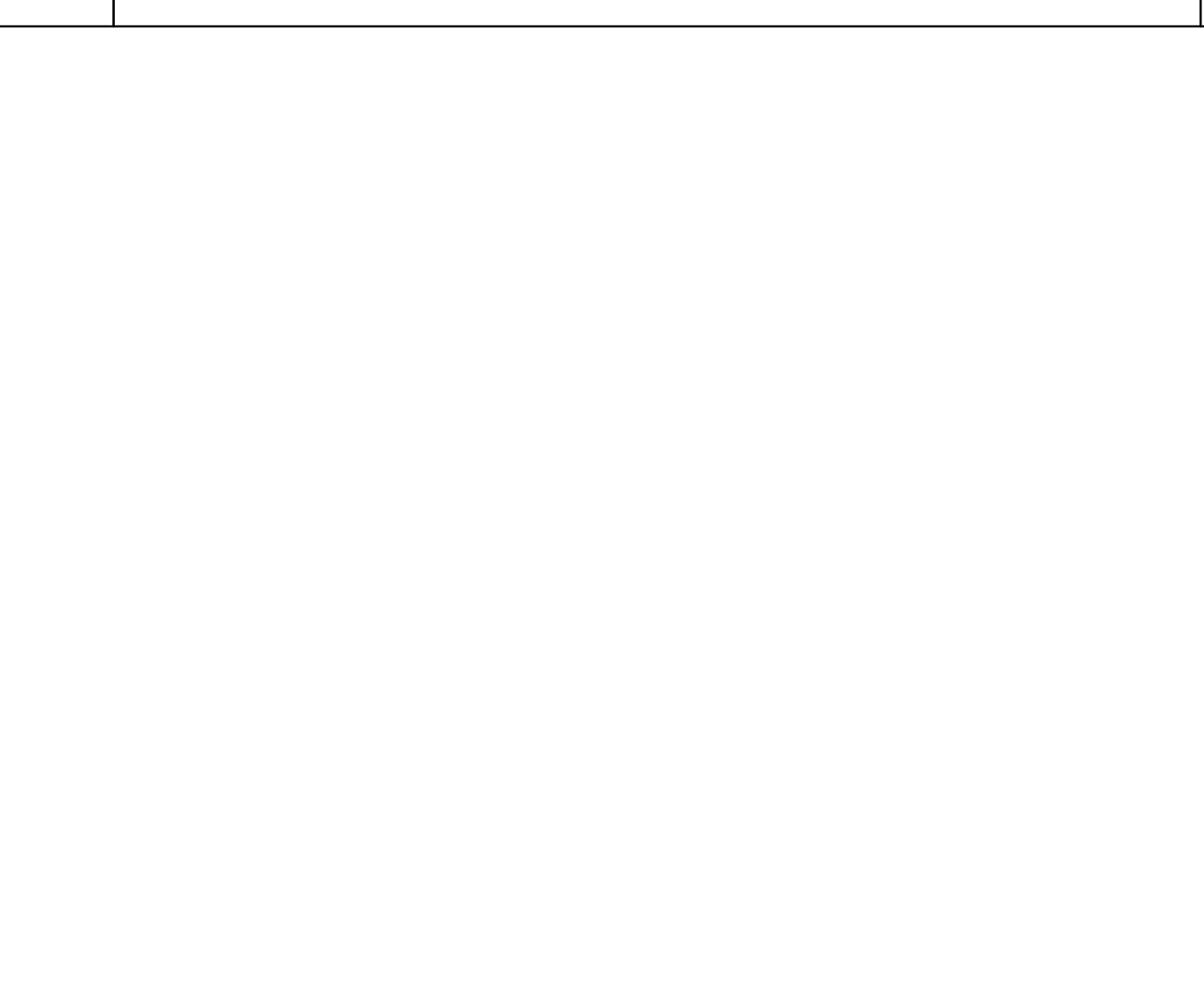
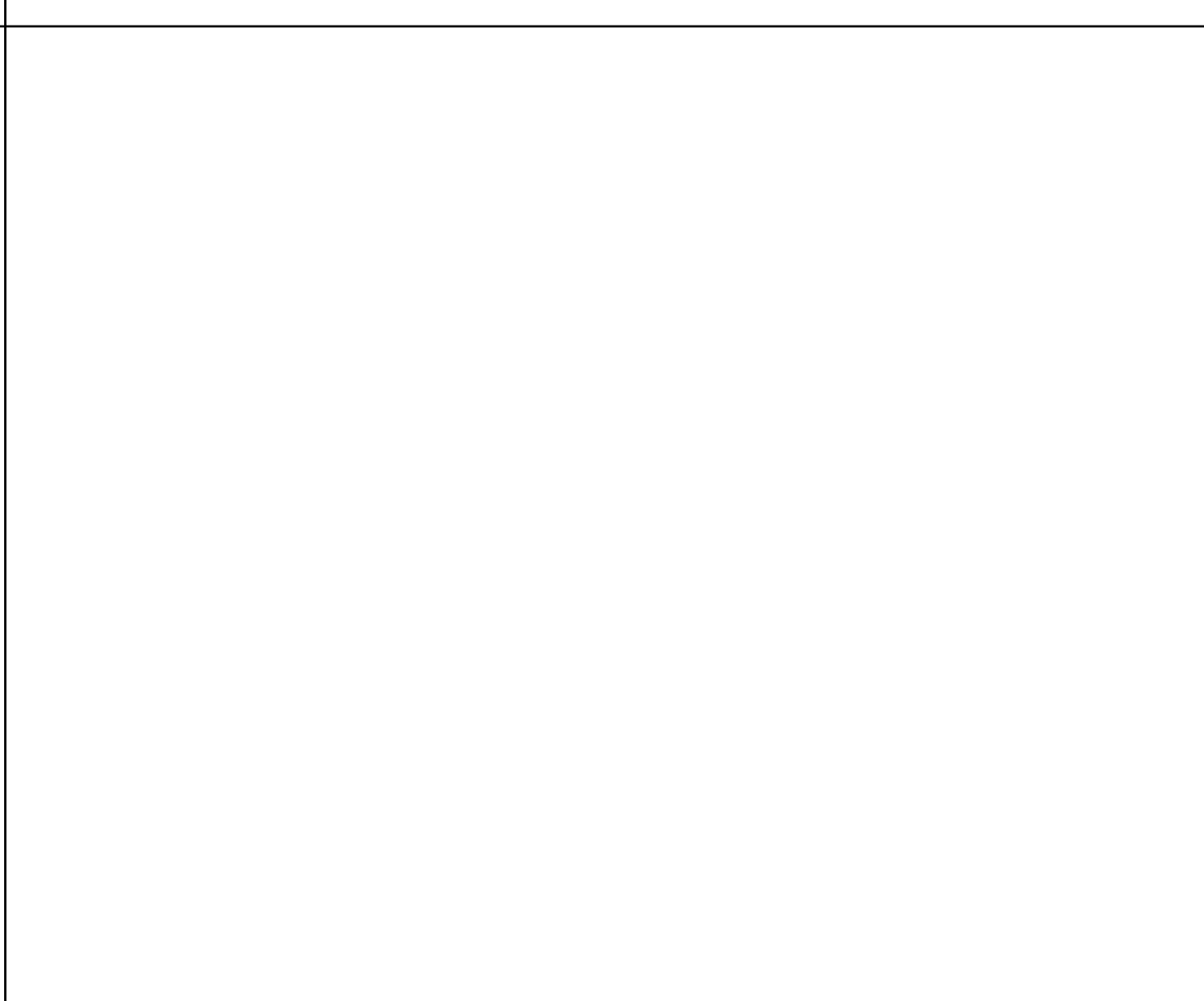
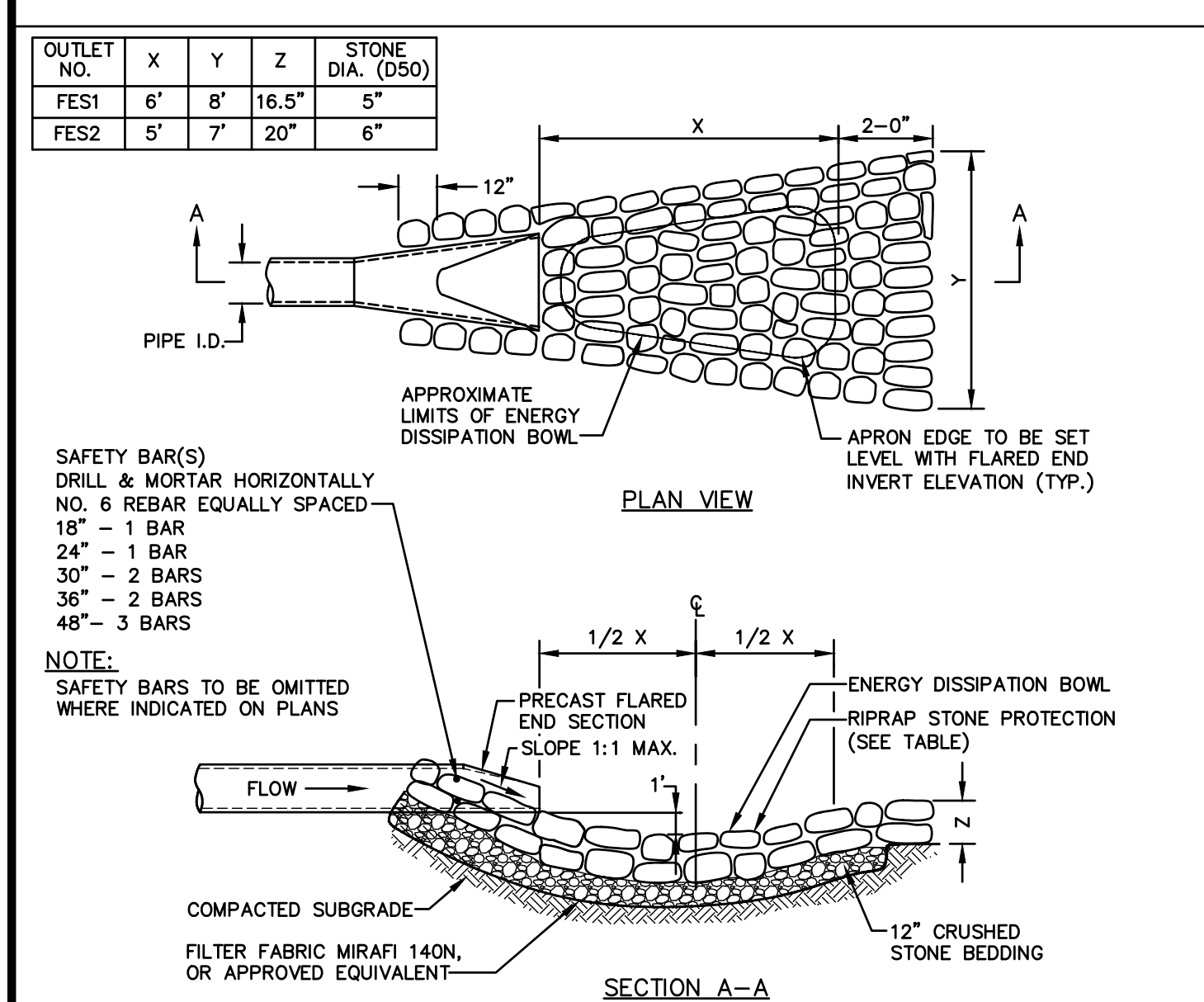
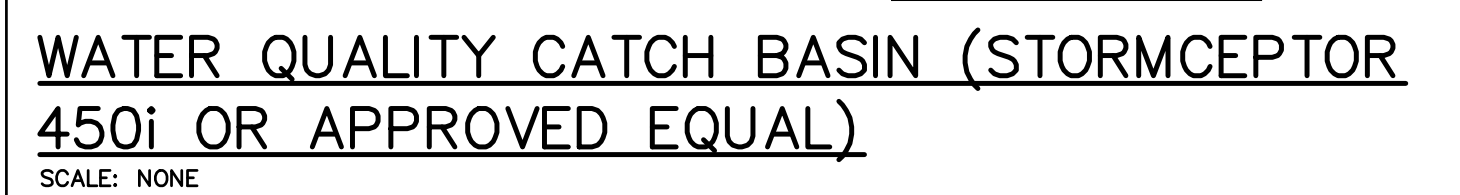
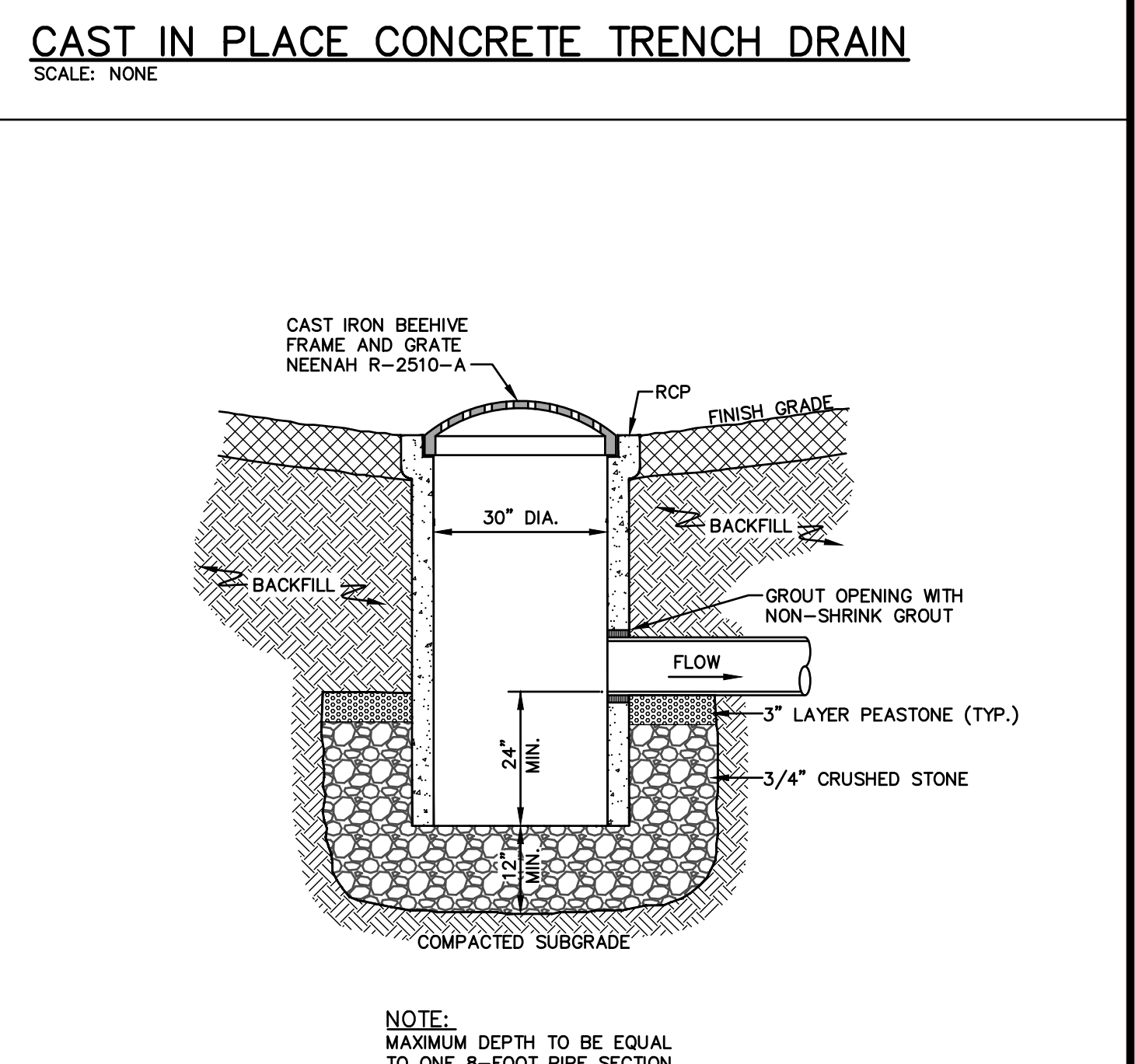
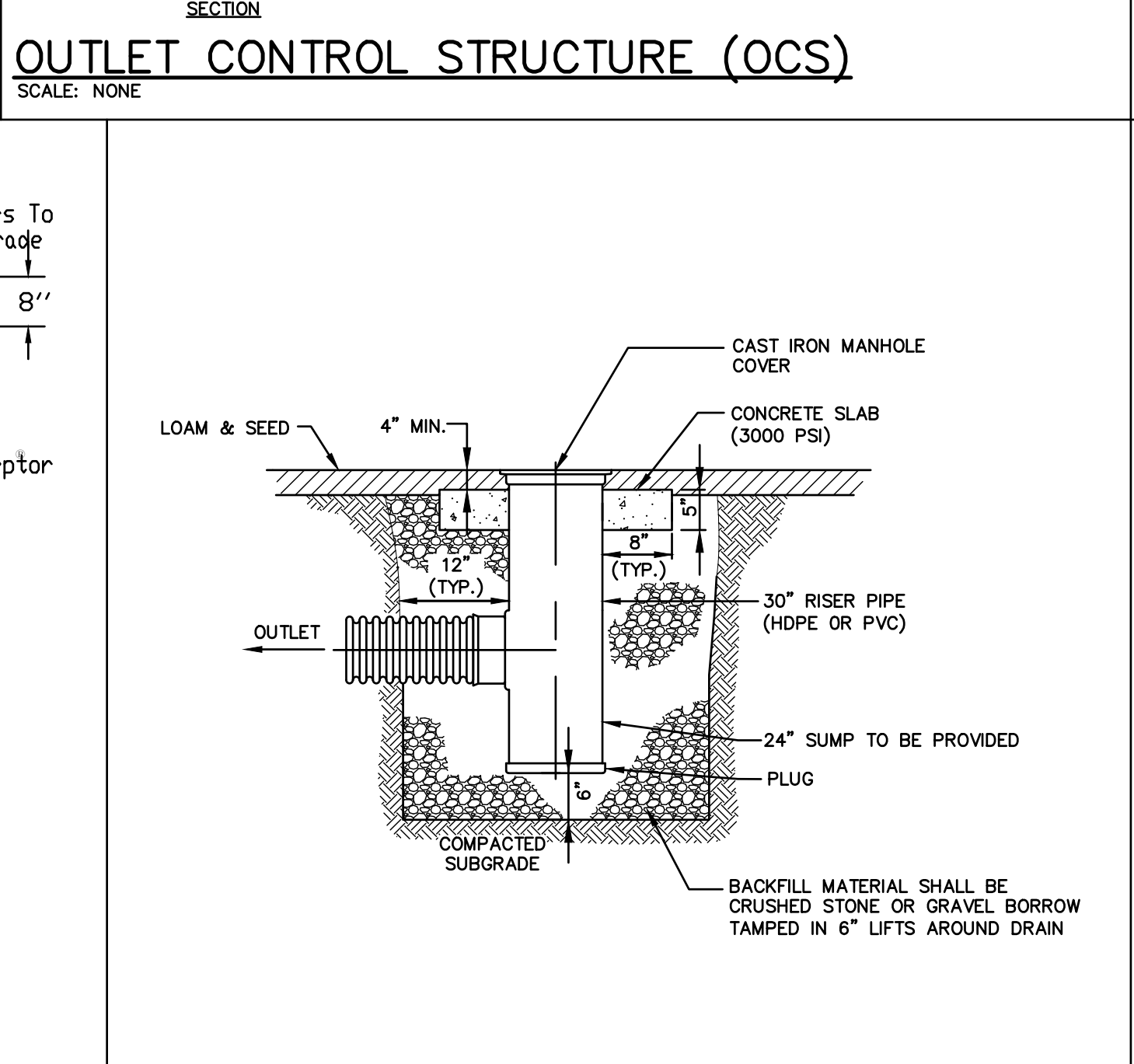
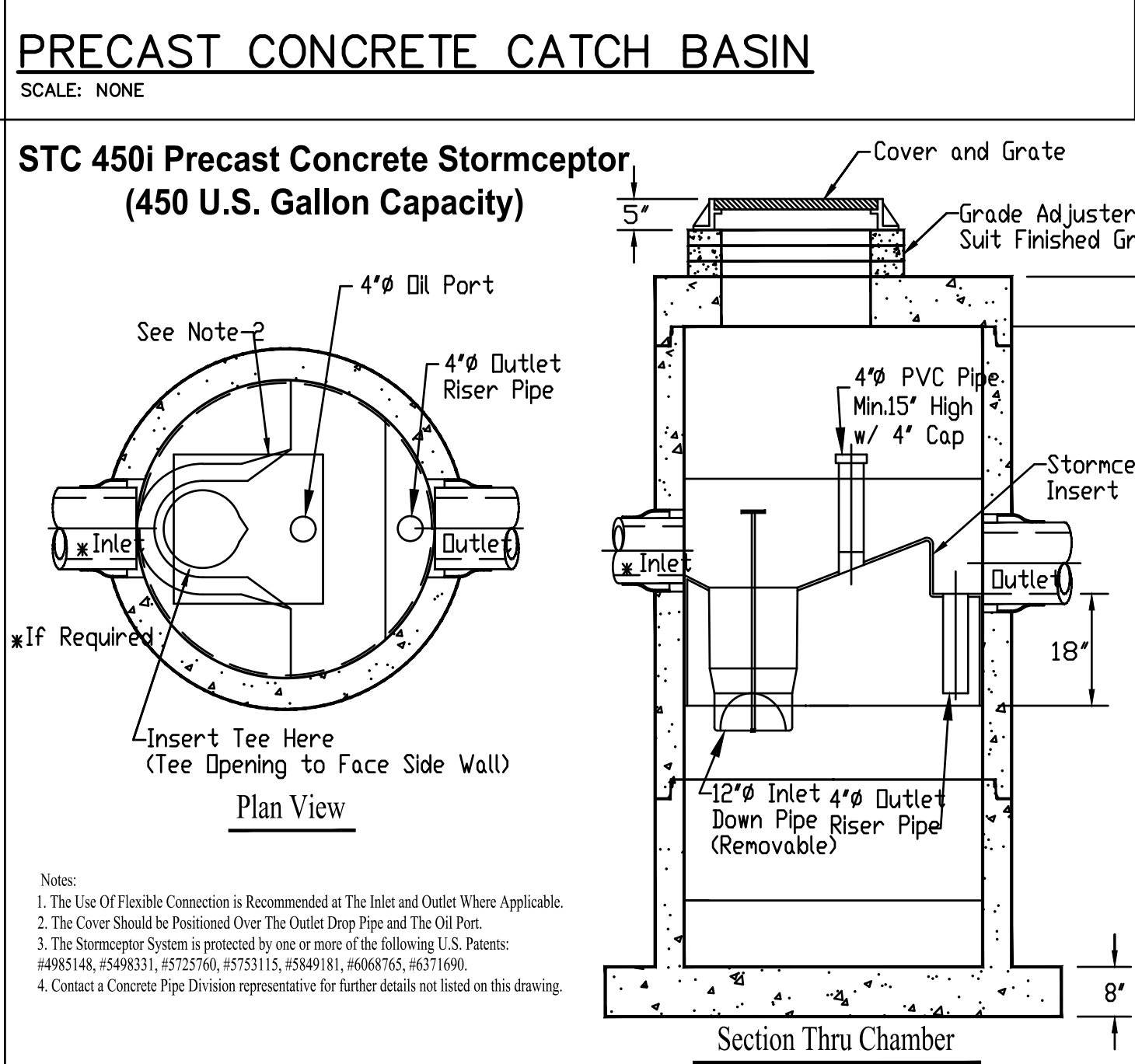
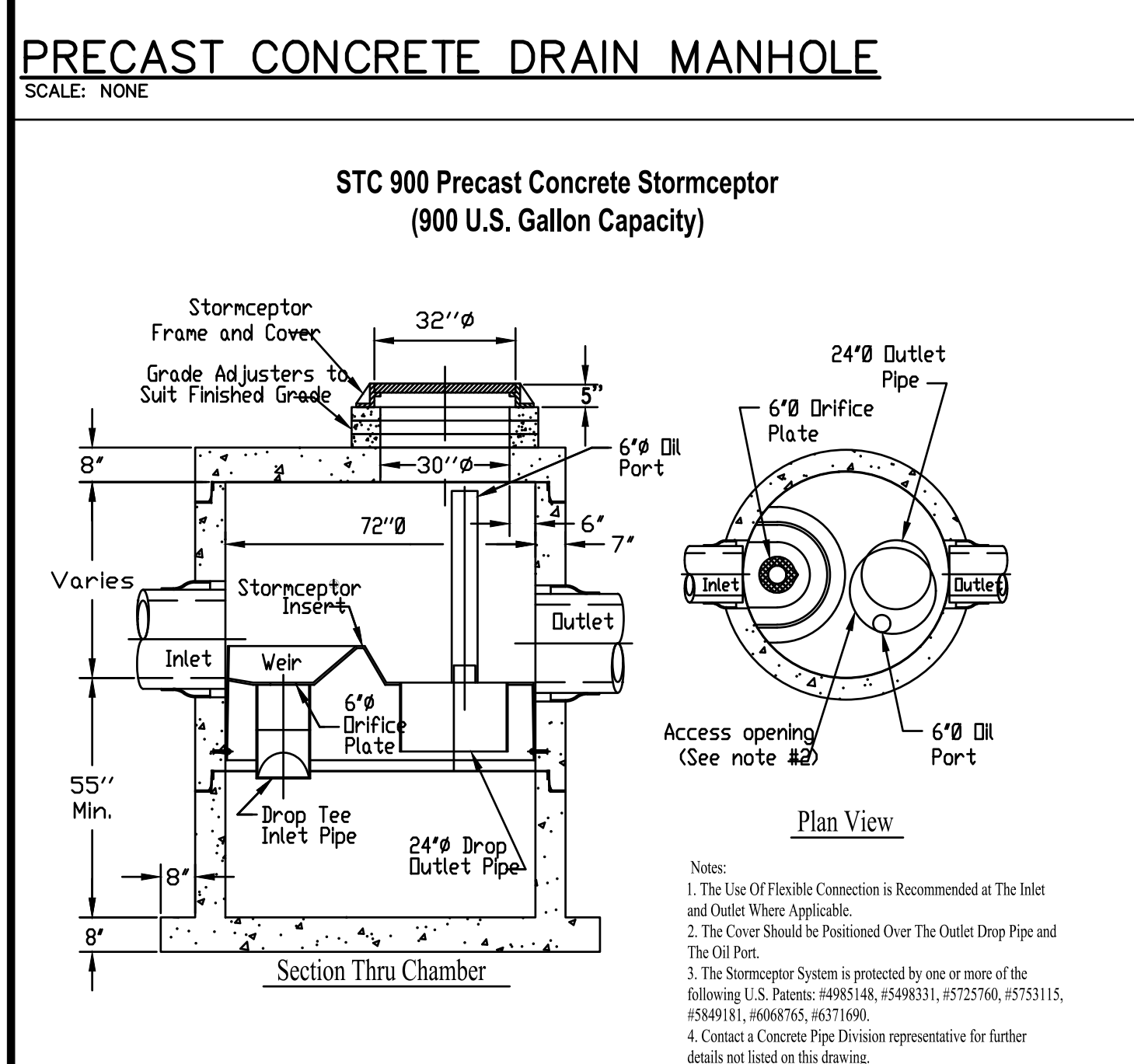
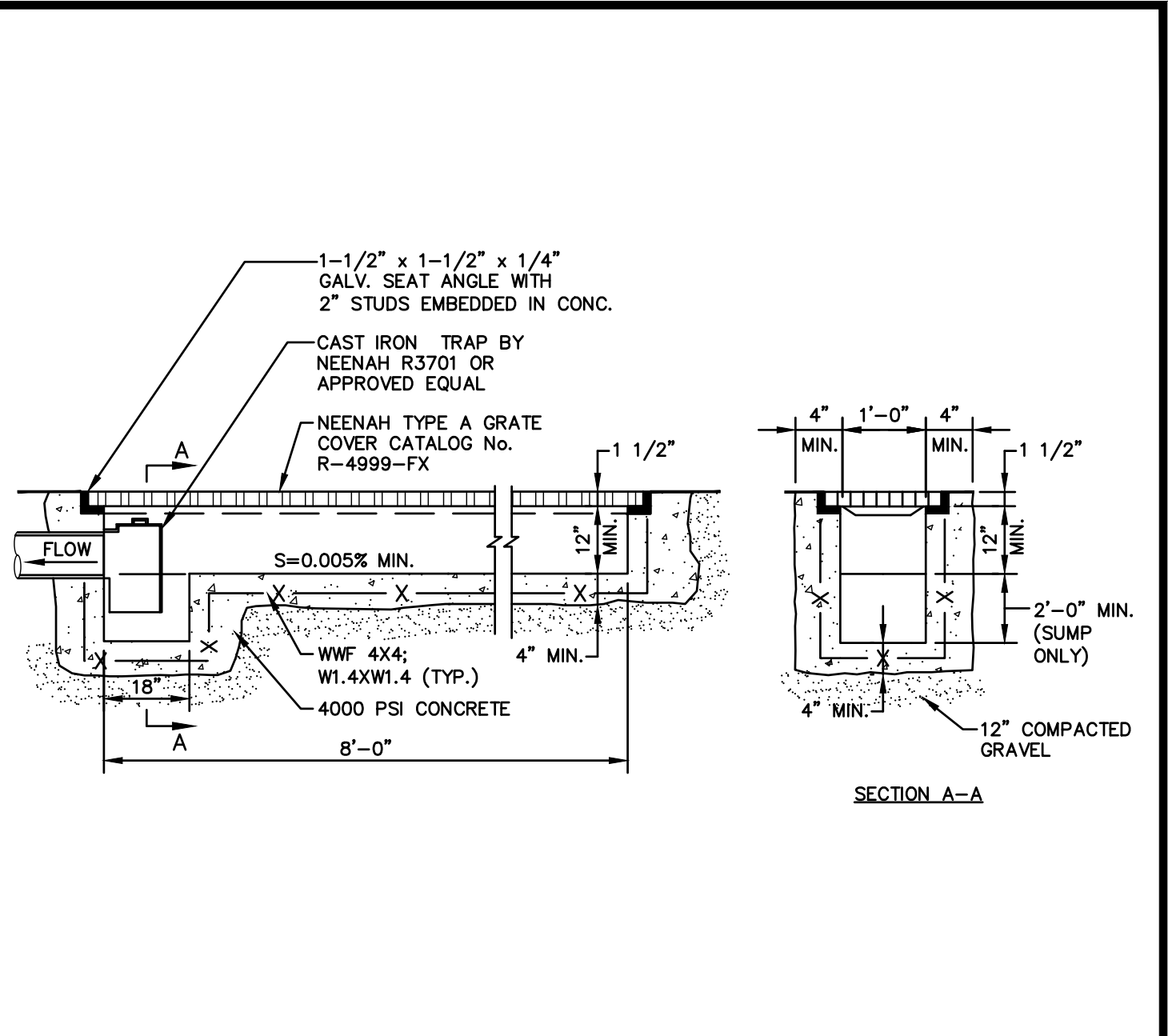
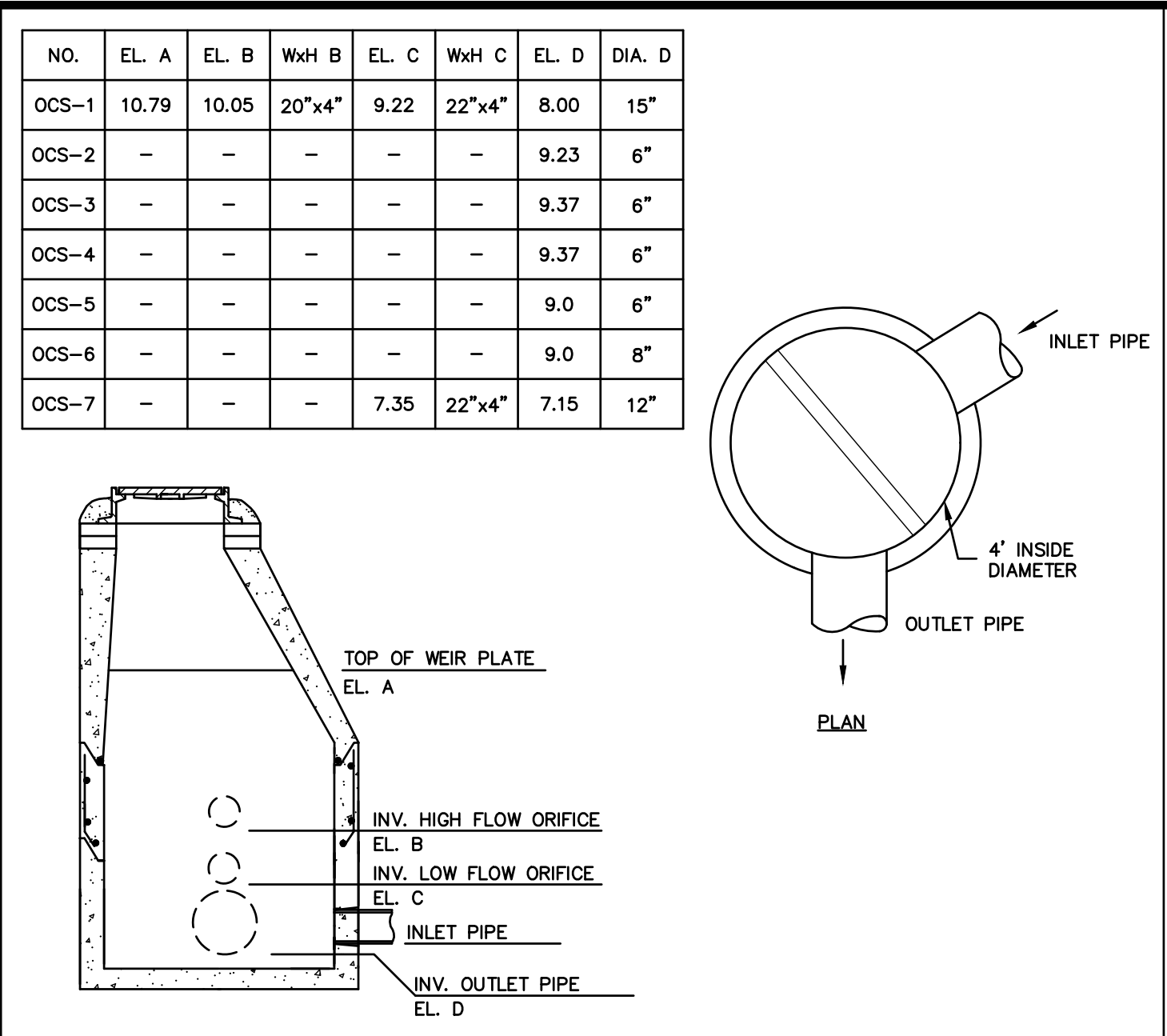
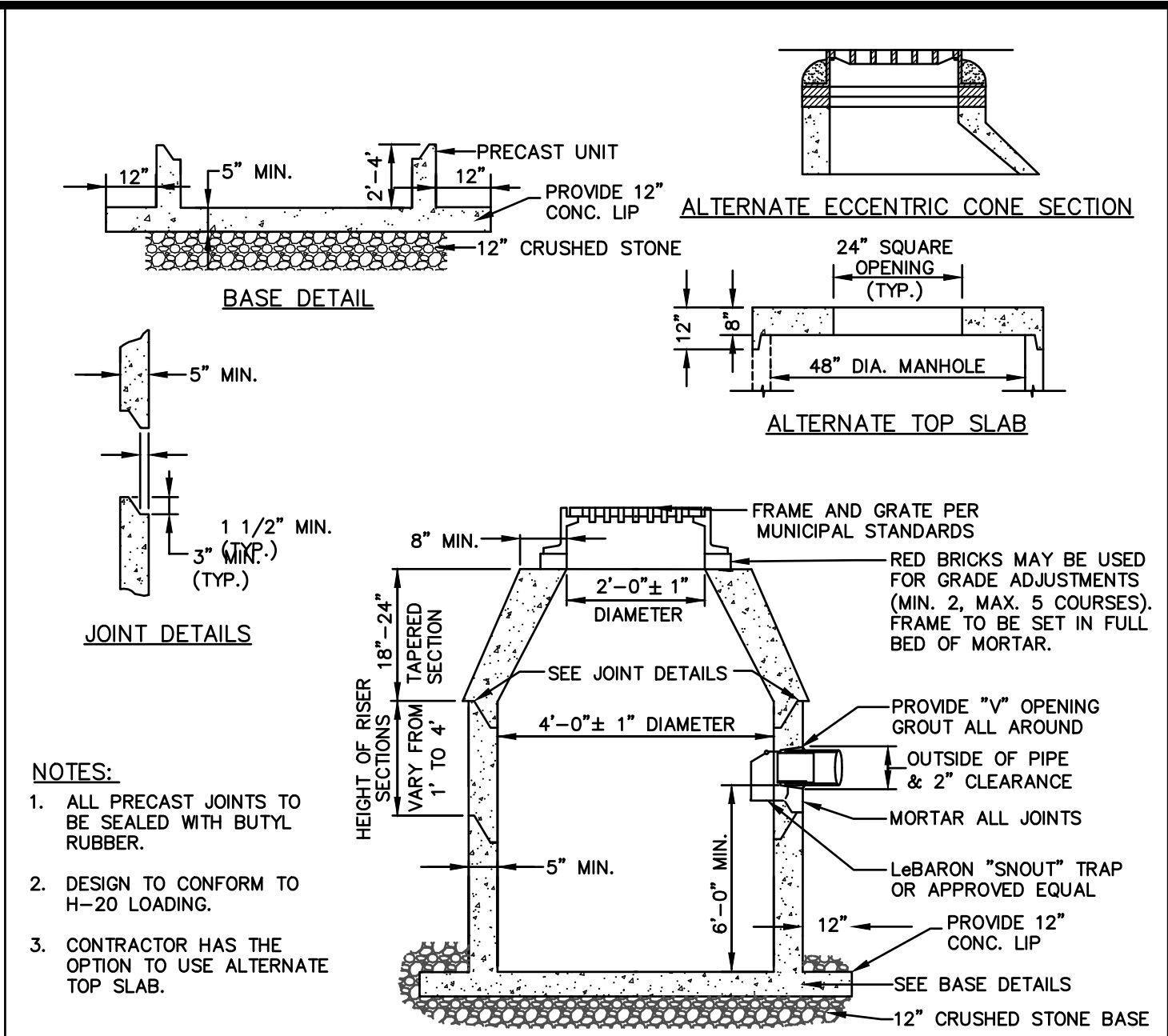
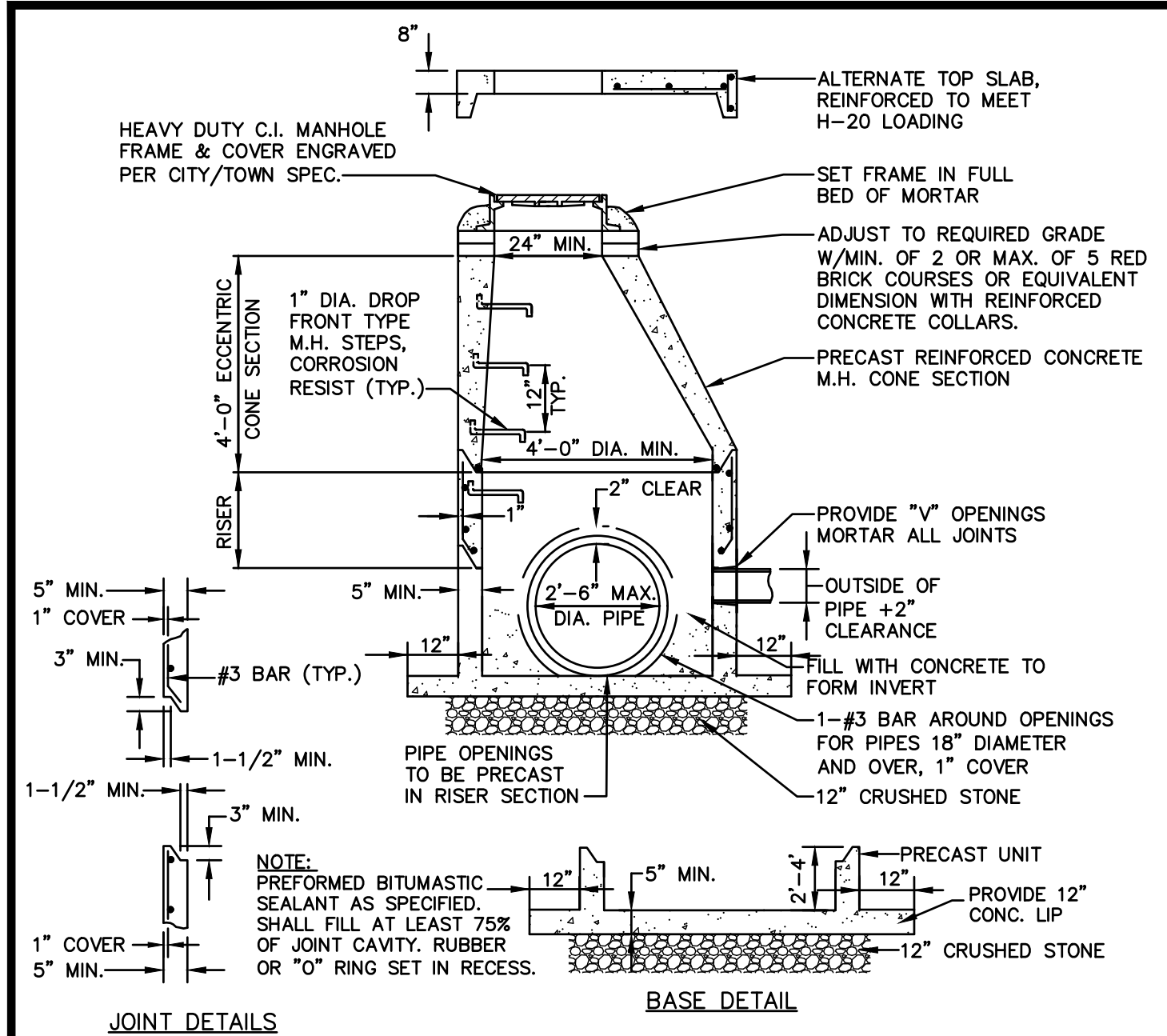
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ARLINGTON LAND REALTY, LLC  
84 SHERMAN STREET, 2ND FLOOR  
CAMBRIDGE, MA

**BSC GROUP**  
803 Summer Street  
Boston, Massachusetts  
02127  
617 896 4300

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SCALE: AS NOTED

FILE: 2340702\CD\2340702-DET  
DWG.:  
JOB. NO: 23407.02 SHEET C-201





PROFESSIONAL ENGINEER

THORNDIKE PLACE  
NOTICE OF INTENT

DOROTHY ROAD  
IN  
ARLINGTON  
MASSACHUSETTS  
(MIDDLESEX COUNTY)

CIVIL & LANDSCAPE  
DETAILS

SEPTEMBER 6, 2023

REVISIONS:

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SCALE: AS NOTED

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DWG: SHEET C-202

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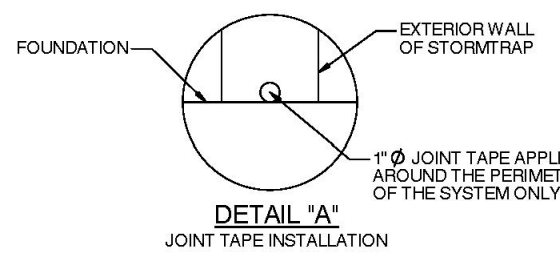


1. STORMPORT MODULES SHALL BE MANUFACTURED ACCORDING TO SHOP DRAWINGS APPROVED BY THE INSTALLING CONTRACTOR AND ENGINEER. THE SHOP DRAWINGS SHALL SHOW THE JOINT LOCATION AND JOINT DETAIL. THE JOINTS SHALL BE OPENINGS.
2. STORMPORT SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C909, STANDARD PRACTICE FOR INSTALLATION OF UNDERPOUR PRE-CAST CONCRETE UTILITY STRUCTURES, FOLLOWING THE FOLLOWING:

  - A. SPECIFICATIONS ON THE ENGINEERS DRAWINGS SHALL TAKE PRECEDENCE.
  - B. STORMPORT MODULES SHALL BE PLACED ON LEVEL FOUNDATION (SEE SHEET 3) WITH A 2" OVERLAP ON ALL SIDES THAT SHALL BE POURED IN PLACE. A 2" OVERLAP ON THE JOINTS SHALL BE REQUIRED BY THE CONTRACTOR.
  - C. THE STORMPORT MODULES SHALL BE PLACED SUCH THAT THE MAXIMUM JOINT LENGTH BETWEEN ADJACENT STORMPORT MODULES SHALL BE 10 FEET. SPECIFIED 3'x3'x3' MODULES SHALL BE RESET WITH APPROPRIATE JOINT ADJUSTMENT TO USE THE MAXIMUM JOINT LENGTH.
  - D. JOINTS SHALL BE HORIZONTAL. JOINTS OF THE STORMPORT MODULES SHALL BE SEALED TO THE FOUNDATION WITH PREFORMED MASTIC JOINT SEALER.
  - E. JOINTS SHALL BE ASTM C909 TYPE 1.
  - F. ALL EXTERIOR JOINTS BETWEEN ADJACENT STORMPORT MODULES SHALL BE SEALED WITH AN ADHESIVE JOINT WIPER. THE ADHESIVE JOINT WIPER SHALL BE APPLIED TO BOTH SIDES OF THE JOINT. THE ADHESIVE JOINT WIPER SHALL BE APPLIED TO THE JOINT SURFACE AND THE JOINT SURFACE SHALL BE SMOOTHED TO THE JOINT SURFACE.

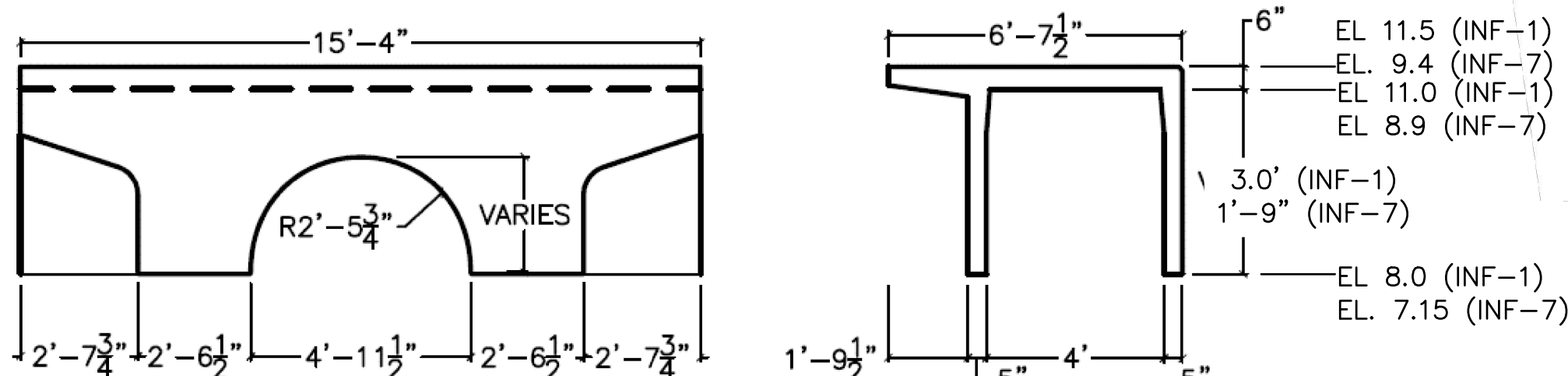
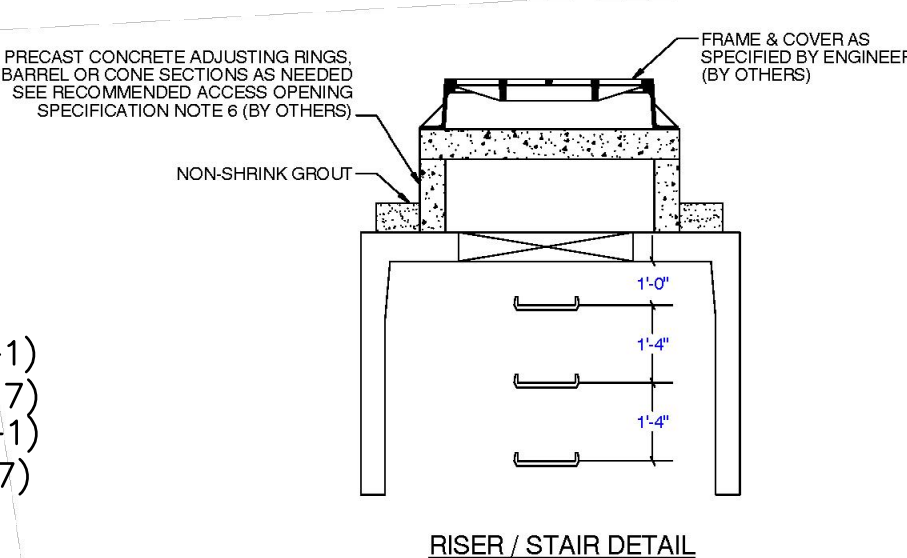
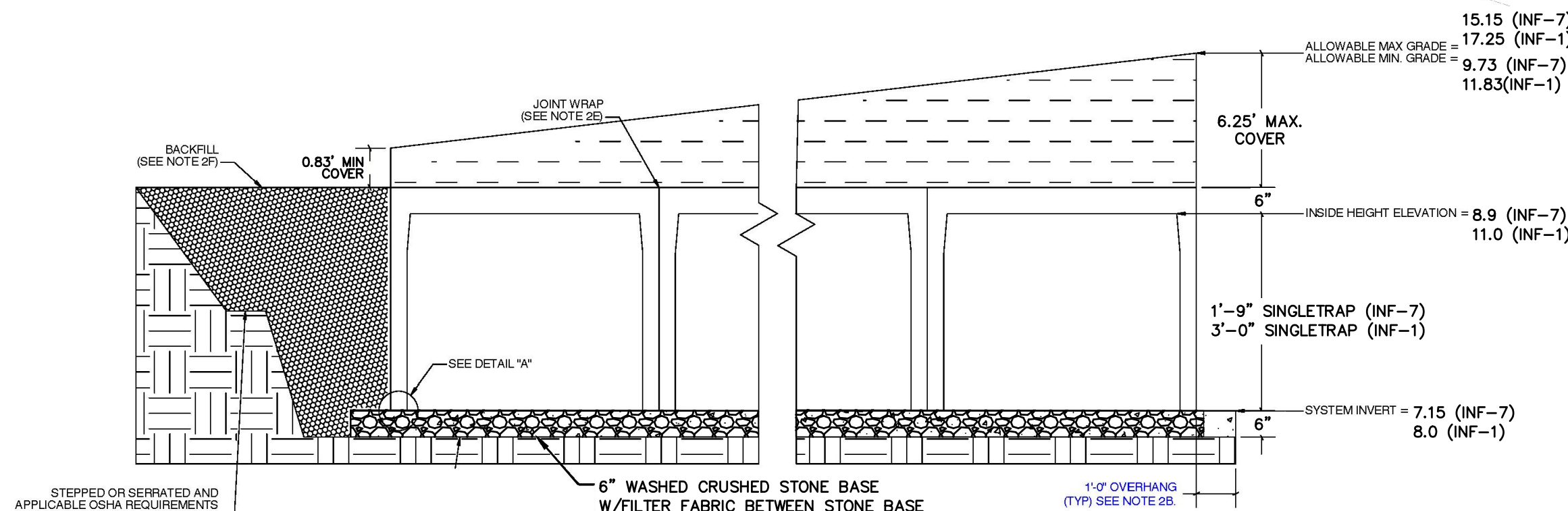
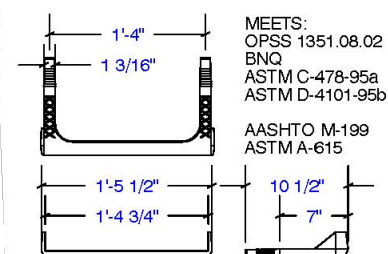
3. USE A BRUSH OR NET WIRE TO THOROUGHLY CLEAN THE JOINT SURFACE SURFACE AT THE POINT WHERE THE JOINT WIPER IS TO BE APPLIED.
4. 2. A RELEASE PAPER STRIPS THE ADHESIVE SIDE OF THE JOINT WIPER. REMOVE THE ADHESIVE PAPER STRIP FROM THE JOINT WIPER. REMOVE THE RELEASE PAPER AS YOU GO. PRESS THE JOINT WIPER AGAINST THE JOINT SURFACE.

F. THE FILL PLACED AROUND THE STORMPUMP UNITS MUST BE DEPOSITED ON BOTH SIDES AT THE SAME TIME AND TO APPROXIMATELY THE SAME ELEVATION. AT NO TIME SHALL THE FILL BEHIND ONE SIDE WALL BE MORE THAN 2'-0" HIGHER THAN THE FILL ON THE OPPOSITE SIDE. BACKFILL SHALL BE COMPACTED TO 95% DENSITY BY ENGINEER OR OTHERWISE SPECIFIED BY DESIGNER. CALLS WILL BE TAKEN TO PREVENT ANY WEDGING ACTION AGAINST THE STRUCTURE, AND ALL SLOPES BOUNDING OR WITHIN THE AREA TO BE BACKFILLED MUST BE STEPPED OR SERIATE TO PREVENT WEDGE ACTION. (REFERENCE ARTICLE 902.10 I.D.O.T. S.S.R.B.C) CEMENT SHALL ALSO BE TAKEN AS NOT TO DISRUPT THE JOINT WRAP FROM THE JOINT DURING THE BACKFILLING OPERATION. ALL MATERIAL SHALL BE CLEAN, CRUSHED, NO FILL NO. 5 (ASTM M31, A592C647)



1. PIPE OPENINGS SHALL MAINTAIN A MINIMUM 1'-0" OF CLEARANCE FROM A VERTICAL EDGE OF THE STORMTRAP UNIT.
2. MAXIMUM OPENING SIZE TO BE DETERMINED BY UNIT HEIGHT. PREFERRED OPENING SIZE SHALL BE 1'-0" OR LESS. ANY OPENING NEEDED THAT DOES NOT FIT THIS CRITERIA SHALL BE BROUGHT TO THE ATTENTION OF STORMTRAP FOR REVIEW.
3. CONNECTING PIPES SHALL BE INSTALLED WITH A 1'-0" CONCRETE CRADLE, 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 LEAD END OF PIPE.
3. ALIGN CENTER OF PIPE TO CORRECT ELEVATION AND INSERT INTO OPENING.



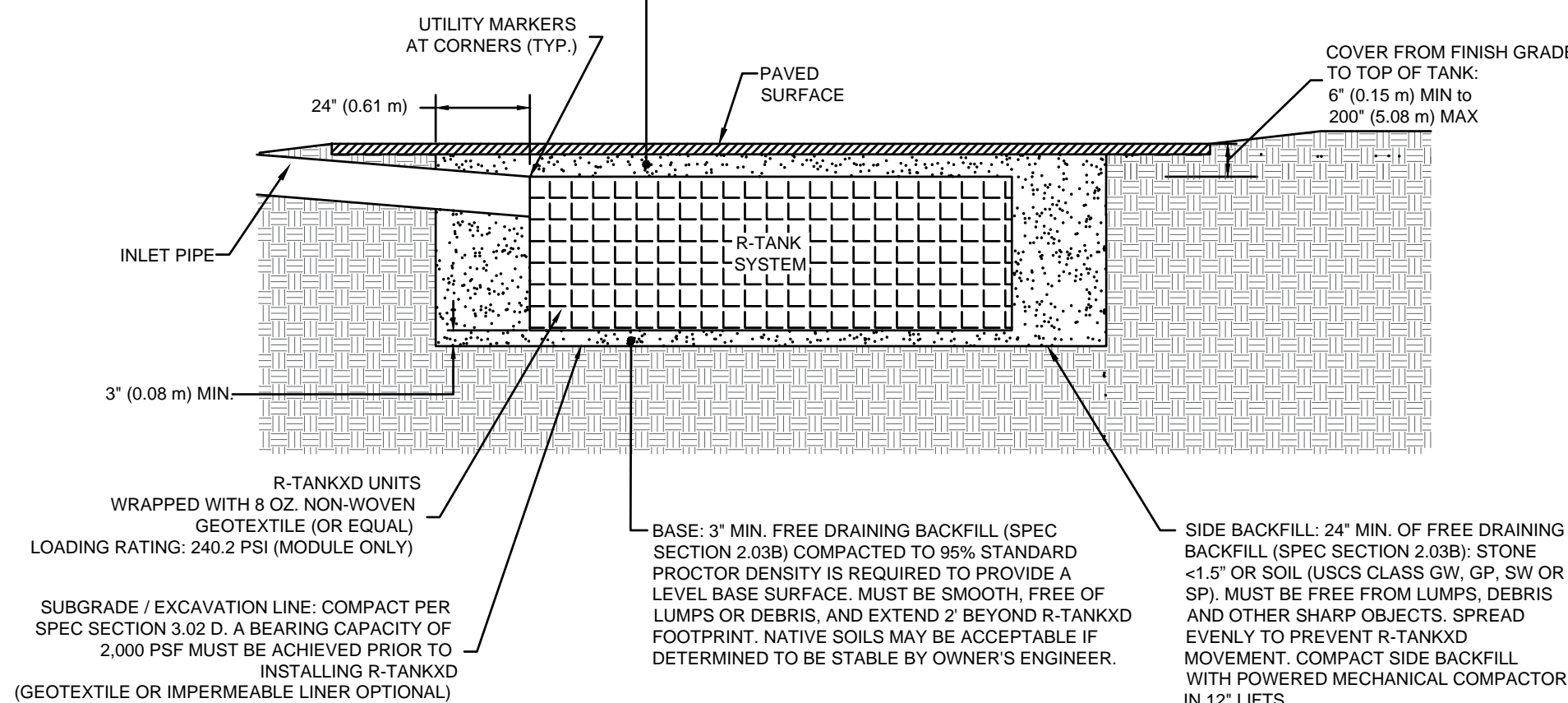
NOTE: ONE ACCESS TO BE PROVIDED ON EACH DUPLEX INFILTRATION SYSTEM. 7 TOTAL ACCESS RISERS TO BE PROVIDED ON MAIN INFILTRATION SYSTEM - ONE ON EACH UNIT WITH AN INLET OR OUTLET PIPE.

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:

1. FOR COMPLETE MODULE DATA, SEE APPROPRIATE R-TANKXO MODULE SHEET .
2. 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.
3. PRE-TREATMENT STRUCTURES NOT SHOWN.
4. FOR INFILTRATION APPLICATIONS, GEOTEXTILE ENVELOPING R-TANK SHALL BE ACF M200 (PER SPEC SECTION 2.02A) AND BASE SHALL BE 4" MIN. UNCOMPACTED FINE DRAINING BACKFILL (SPEC SECTION 2.03A) TO PROVIDE A LEVEL BASE. SURFACE MUST BE SMOOTH, FREE OF LUMP OR DEBRIS, AND EXTEND 2' BEYOND R-TANKXO FOOTPRINT.



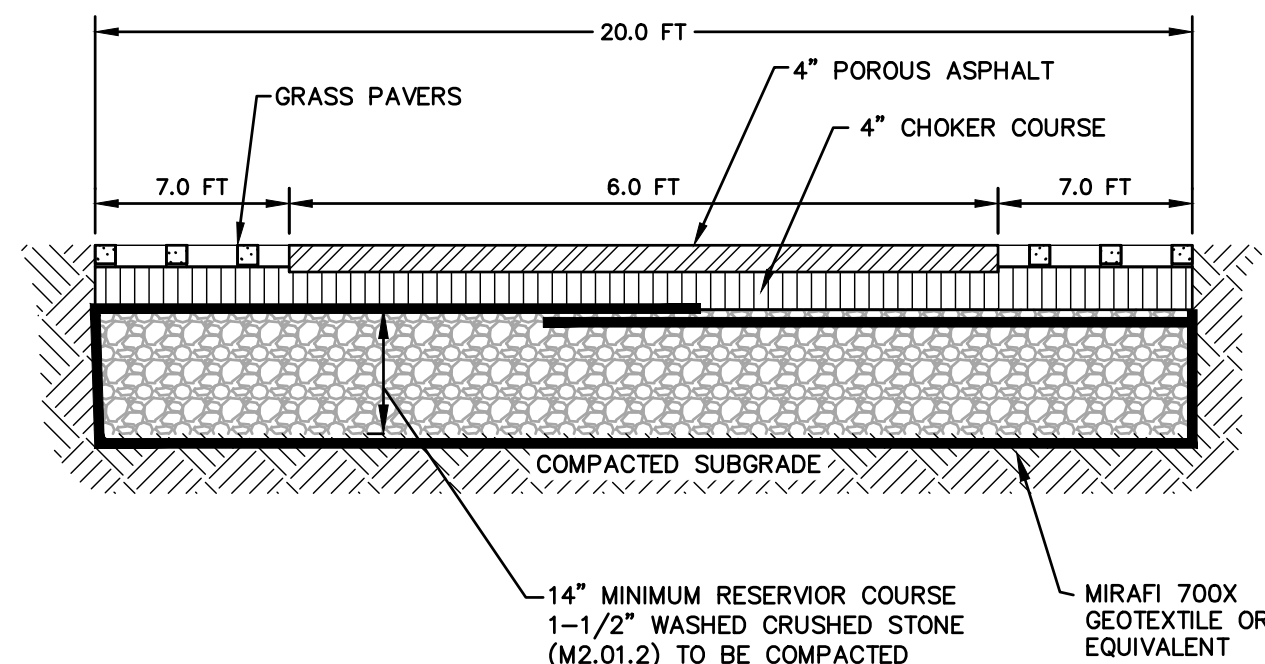
## SCALE: NONE

1. POROUS ASPHALT AND CHOCKER COURSES SHALL MEET THE FOLLOWING REQUIREMENTS

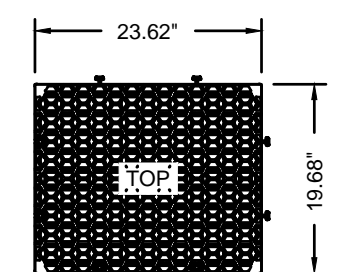
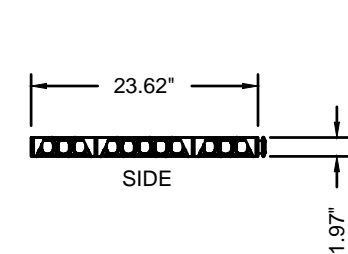
SHALL BE POST-BLENDED PG 64-28 SBR WITH 5 POUNDS OF FIBER PER TON OF ASPHALT MIX.

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

- 1-1/2" = 100%
- 1" = 95-100%
- 1/2" = 25-60%
- #4 = 0-10%
- #8 = 0-5%
- 95% COMPACTION



SCALE: NONE



<b>GEOMETRY:</b> 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%	<b>LOAD RATING:</b> 240.20 PSI, (MODULE ONLY) HS20/HS25 - SEE SPEC FOR COVER REQUIREMENTS  <b>MATERIAL:</b> 100% RECYCLED POLYPROPYLENE
<b>MAXIMUM STACK HEIGHT:</b> 60 PANELS	

06/10/2022

## SCALE: NONE

## PROFESSIONAL ENGINEER

IN

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(MIDDLESEX COUNTY)

## CIVIL & LANDSCAPE DETAILS

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FILE: 2340702\C\D\2340702-DE

DWG.: SHEET C

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SHEET C-203

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