

TISDALE

DRIVE

date issued:

4-28-24



WINSLOW
ARCHITECTS
INC

9 MASSACHUSETTS AVE.
ARLINGTON, MA 02474

ner/Developer:
orMc, LLC
Springdale Ave
er, MA 02030

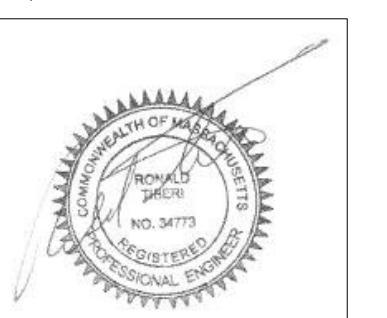
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EXISTING CONDITIONS PLAN

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24-1622

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C-1



TISDALE

GATE DRIVE

Date issued:



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ARCHITECTS
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Owner/Developer:

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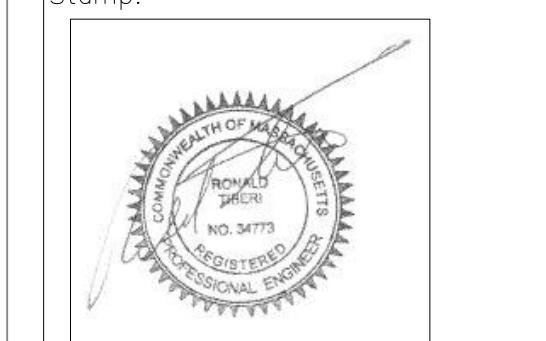
Project:

Drawing:

SITE PLAN PROPOSED EROSION CONTROL

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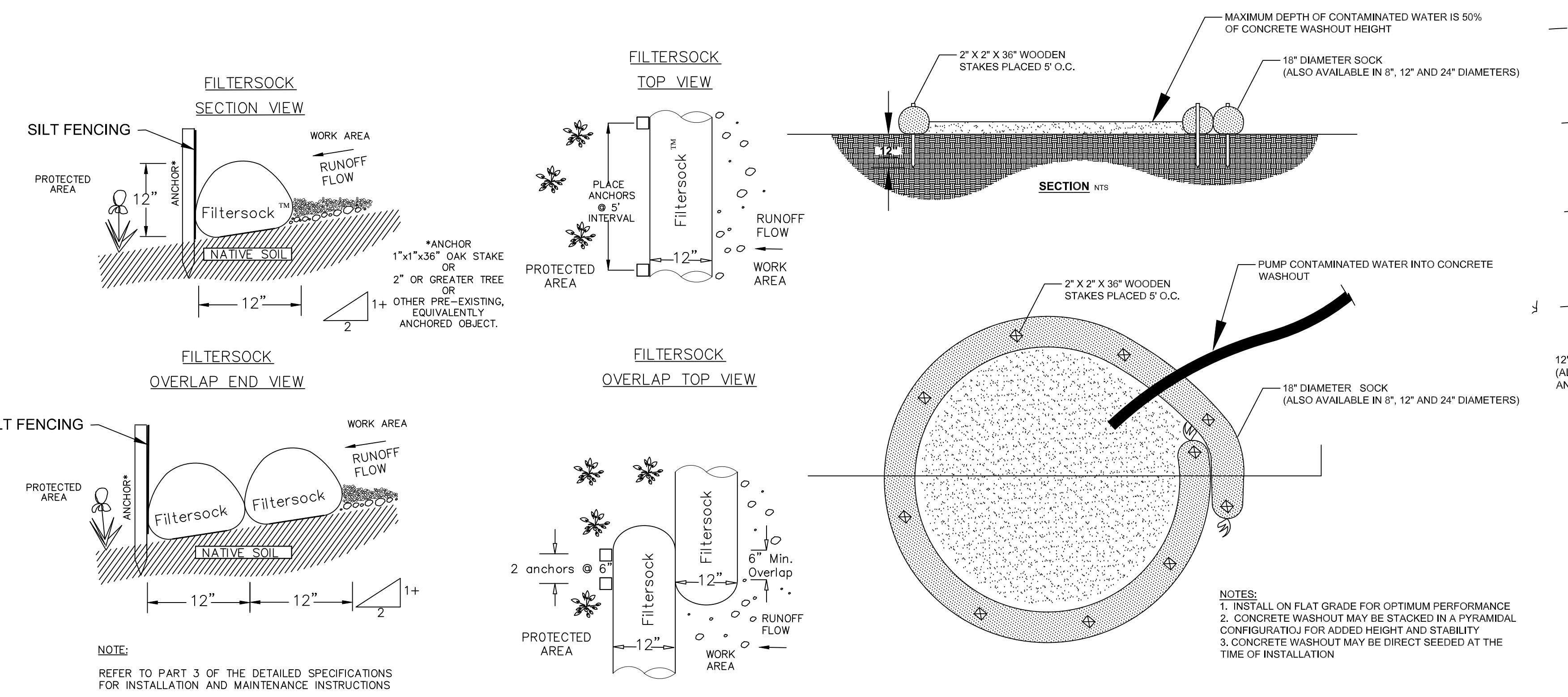


Project number:

24-1622

Sheet:

C-2



EROSION CONTROL BARRIER

12" FILTERMITT OR EQUIVALENT
NTS

GENERAL NOTES:

1. PROJECT EXCEEDS ONE ACRE OF DISTURBANCE AND REQUIRES NPDES PERMIT AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
2. ALL REQUIRED AND PROPER SIGNAGE SHALL BE POSTED PRIOR TO SITE DISTURBANCE.

PHASING & CONSTRUCTION SEQUENCE

Phase 1 - Infrastructure.

- Install perimeter fencing and setup erosion control around perimeter of property.
- Site clearance as required to allow for construction.
- Remove all existing structures from site.
- Build both construction entrances.
- Setup temporary services on site.
- Build retaining wall at rear of site and backfill to level site.
- Install permanent drainage and septic structures.
- Construct driveways and parking lot to rough grades to be used as access/parking area for duration of project.

Anticipated timeline: 2-4 months.

Phase 2 - Construction.

- Excavate foundation and construct basement.
- Build and complete structure.
- Completion of siteworks/landscaping/hardscaping/facilities, etc.
- Completion of driveways/parking lot, etc.

Anticipated timeline: 14-18 months.

PERIMETER EROSION & SEDIMENT CONTROLS

1. PERIMETER EROSION & SEDIMENT CONTROL BARRIERS WILL BE PROVIDED, INSTALLED & MAINTAINED DOWNSTREAM OF ALL PROPOSED CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH SWPPP, TOWN OF DOVER ORDER OF CONDITIONS, SITE PLANS AND ALL PERMITS ISSUED. SUCH CONTROLS MUST BE INSTALLED BEFORE ANY DISTURBING ACTIVITIES OCCUR.
2. SEDIMENT SHALL BE REMOVED ALONG SUCH CONTROLS ON A REGULAR BASIS. IN NO INSTANCE, SHALL SEDIMENT EXCEED A DEPTH 2" RDS ON THE ABOVE GROUND HEIGHT OF THE EROSION CONTROL BARRIER.

SITE ACCESS

1. CONSTRUCTION VEHICLES WILL USE DESIGNATED ENTRY POINTS. CRUSHED STONE ENTRY APROW WILL BE INSTALLED AND PROPERLY MAINTAINED. DUST CONTROL ON SITE IS PAVED. DUST LEVELS SHALL BE VIA PUBLIC ROADS WHICH WILL BE SWEEPED AND CLEANED DAILY, OR AS NEEDED TO MINIMIZE TRACKING SOILS AND DUST FROM SITE.

DUST CONTROL

1. DUST CONTROL MEASURES WILL BE IN THE FORM OF OF WATER APPLICATION TO PREVENT OFF-SITE DEPOSITION.

STOCKPILED SOILS

1. SOIL STOCKPILES TO BE LEFT IN PLACE FOR MORE THAN 24 HRS SHALL BE SURROUNDED BY EROSION CONTROL BARRIERS. SOIL STOCKPILES LEFT IN PLACE MORE THAN 14 DAYS SHALL BE FULLY STABILIZED. DUST CONTROL SHALL BE APPLIED AS NEEDED.

Species	Seeding Rate (lbs./1,000 sq.ft.)	Seeding Rate (lbs./acre)	Recommended Seeding Dates	Seed Cover Required
Annual Ryegrass	1	40	April 1st to June 1st August 15th to Sept 15th	1/8 inch
Footfall Millet	0.7	30	May 1st to June 30	1/8 to 1/4 inch
Oats	2	80	April 1st to July 1st August 15th to Sept 15th	1 to 1-1/2 inch
Winter rye	3	120	August 15th to Oct 15th	1 to 1-1/2 inch

Apply the seed uniformly by hydroseeding, broadcasting, or by hand.
(a) Use effective mulch, such as clean straw, tacked and/or tied with netting to protect the seed and encourage germination.
Temporary Seeding Inspection/Maintenance
(b) Inspect within 6 weeks of planting to see if stands are adequate. Check for damage within 24 hours of a storm. If damage is defined as a 2-year storm event (i.e., 3.2 inches of rainfall within a twenty-four hour period), stands should be uniform and dense. Fertilize, reseed, and mulch damaged and sparse areas immediately. Tack or tie down mulch as necessary.
(c) Seeds should be supplied with adequate moisture. Furnish water as needed, especially during periods of abnormally hot or dry weather. Water application rates should be controlled to prevent runoff.

CONCRETE WASHOUT

NTS

DISTURBANCE OF STEEP SLOPES

1. CONTRACTORS SHALL EXERCISE EXTREME CARE WHEN WORKING ON STEEP SLOPES AND MUST IMPLEMENT ADDITIONAL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT EROSION. EROSION CONTROL BLANKETS SHALL BE INSTALLED AS NEEDED OR AS DIRECTED.
2. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS AND WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.

SOIL COMPACTION

3. AREAS DESIGNATED FOR FINAL VEGETATIVE SURFACES CONSTRUCTION STAGING AREAS WILL BE PROTECTED FROM EXCESSIVE COMPACTION BY RESTRICTING VEHICLE ACCESS AND HEAVY EQUIPMENT PRIOR TO SEEDING/PLANTING OF SUCH AREAS. EXPOSED COMPACTED SOILS (NOT IN PAVED AREAS) SHALL BE LOOSENED BY TILLING OR SIMILAR METHODS.

PROTECTION OR STORM DRAIN INLETS

4. ALL STORM DRAIN INLETS INSIDE OF PERIMETER CONTROLS SHALL BE PROTECTED BY MEASURE DESIGNED TO CONTROL STORM WATER SEDIMENT FROM ENTERING THE INLET. EXISTING CATCH BASINS ALONG COUNTY STREET SHALL ALSO BE PROTECTED. SUCH MEASURES SHALL BE PERIODICALLY MAINTAINED AND REPLACED AS NEEDED.

TEMPORARY STABILIZATION

5. FOR PERMANENTLY OR TEMPORARILY (14 DAYS) CEASED CONSTRUCTION ACTIVITIES, TEMPORARY SOIL STABILIZATION MEASURES WILL BE EMPLOYED AS SOON AS PRACTICABLE BUT WITHIN 14 CALENDAR DAYS AFTER STABILIZATION HAS BEEN INITIATED. WHERE APPLICABLE SEE SWPPP FOR ADDITIONAL REQUIREMENTS.

MAINTENANCE OF EROSION & SEDIMENT CONTROL MEASURES

6. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN GOOD CONDITION FOR THE DURATION OF THE CONSTRUCTION ACTIVITY AND UNTIL SUCH TIME AS THE UPSTREAM AREAS ACHIEVE FINAL STABILIZATION. SEDIMENT WILL BE REMOVED ALONG PERIMETER EROSION CONTROLS WHEN DEPTH EXCEEDS 2" RDS DEPTH OF CONTROL. ALL CONTROL MEASURES WILL BE MAINTAINED IN GOOD OPERATING CONDITION. SHOULD SITE INSPECTIONS IDENTIFY DEFICIENCIES, THE CONTRACTOR MUST INITIATE WORK TO CORRECT THE PROBLEM WITHIN FIVE WORKING DAYS TIME.

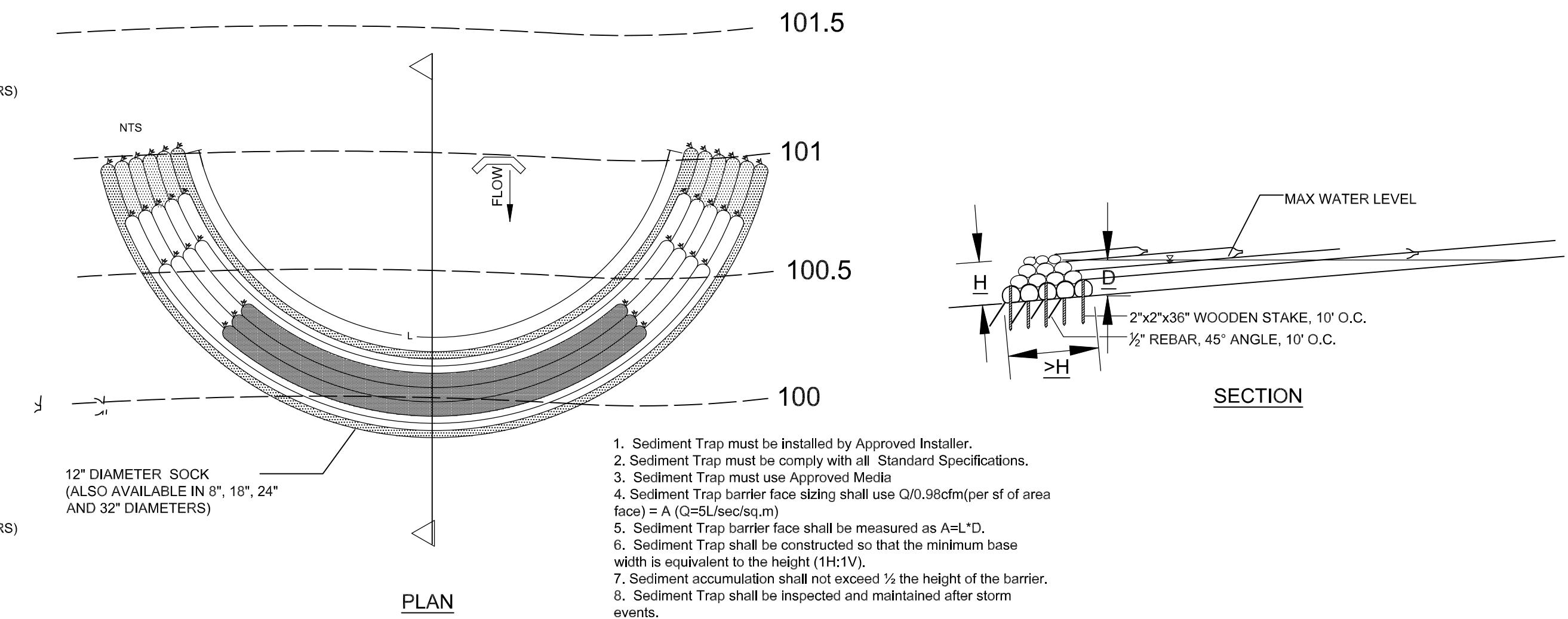
A) TEMPORARY SEEDING - Temporary seeding will allow a short-term vegetative cover on disturbed site areas that may be in danger of erosion. Temporary seeding will be completed on stock piles and disturbed portions of the site where construction activity will have temporarily ceased or is at a slow. The contractor will use standard seed and ungerminated seeds that are not expected to be fine graded for several weeks or months.

B) TEMPORARY SEEDING

- a) Planting should preferably be completed between April 1st and June 1st, and September 1st through September 31st. If planting is undertaken between October 1st and March 31st, mulching should be applied immediately after planting. If seeding is completed during the summer months, the contractor should use a mulch netting.
- b) Before seeding, install structural control practices. Utilize Amoco supergravel or equivalent.
- c) The seedbed should be firm with a fairly fine surface. Perform all cultural operations or dress or lay the right angles to the slope. A minimum of 12" of topsoil is required. The topsoil should be well graded to a loose texture with 15% to 20% organic content.
- d) Apply uniformly 10-10-10 analysis fertilizer at the rate of 400 lbs. per acre (14 lbs. per 1,000 sq.ft.) or as indicated by soil tests. Forty percent of the nitrogen should be in organic form. Work in lime and fertilizer to a depth of 4-inches using suitable equipment.
- e) Select the appropriate seed species for temporary cover from the following table.

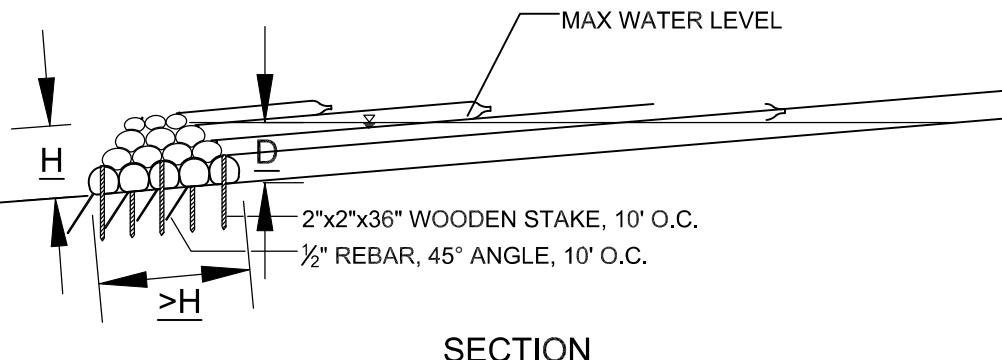
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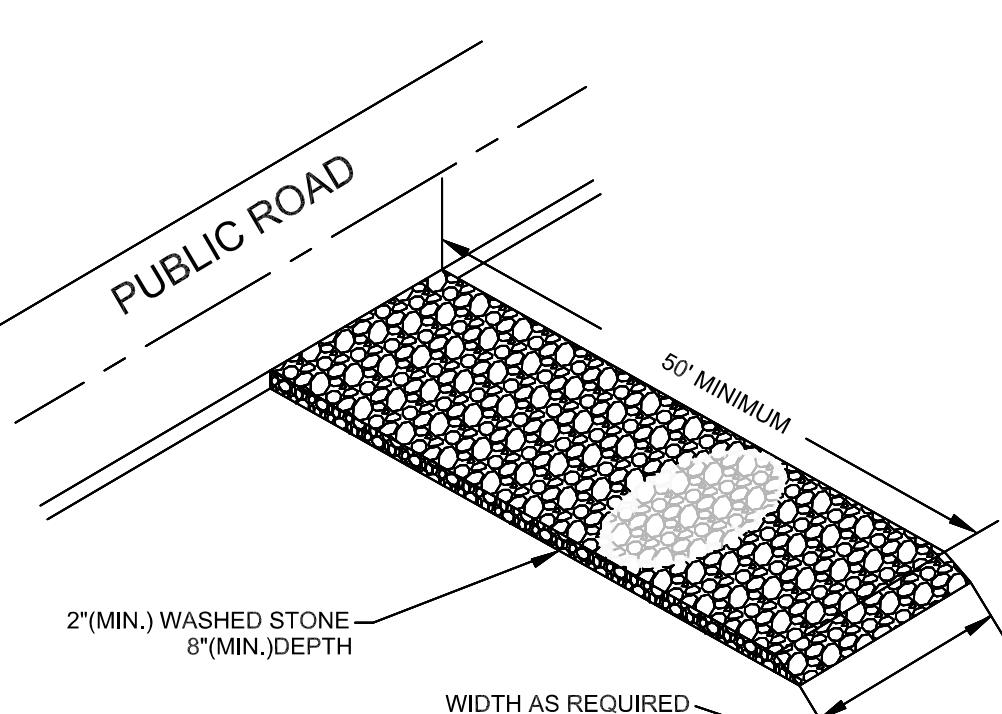
SEDIMENT TRAP

NTS



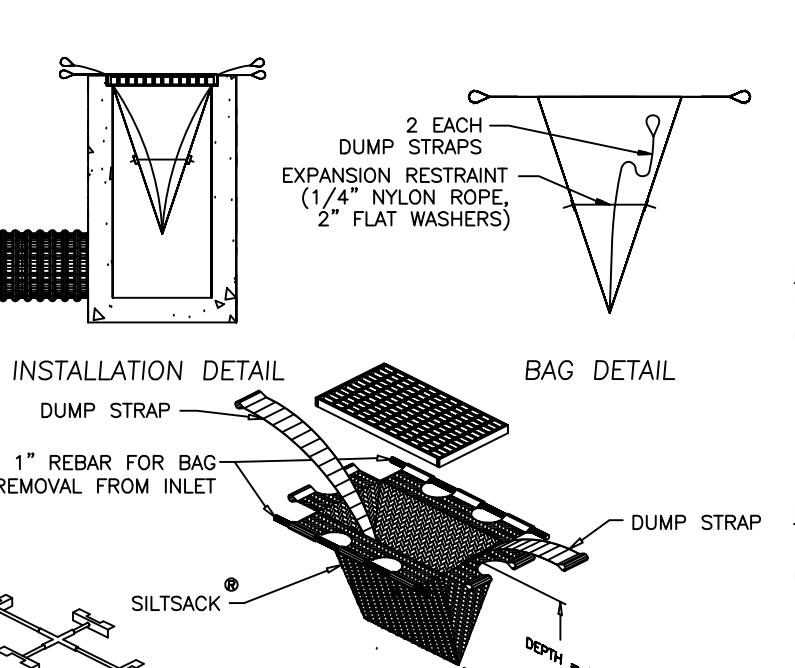
SEDIMENT TRAP STAKING DETAIL

NTS



CONSTRUCTION ENTRANCE DETAIL

NTS



SILT SACK SPECIFICATIONS		
NOTE: THE SILTSACK™ WILL BE MANUFACTURED FROM A MOVED POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS.		
No.	Description	Date

REGULAR FLOW SILTSACK™
(FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN-OFF)
TEST WIND INPS

GRAB TENSILE STRENGTH
ASTM D-4432
120 LBS

PIKE TENSILE
ASTM D-4433
120 LBS

PIKE TENSILE
ASTM D-4434
120 LBS

PIKE TENSILE
ASTM D-4461
40 LBS/20' FT

PIKE TENSILE
ASTM D-4461
0.50 SC-71

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SEDIMENT CONTROL DEVICE

NTS

NOTES:
1. INLET SEDIMENT CONTROL DEVICE SHALL BE SILT SACK OR APPROVED EQUAL AND SHALL BE APPLICABLE TO STANDARD CATCH BASIN FRAME AND GRATES
2. BASINS PRIOR TO AND DURING CONSTRUCTION. THESE DEVICES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION FOR ROADWAY AND BUILDINGS HAS BEEN COMPLETED AND FINAL STABILIZATION HAS BEEN PROVIDED WITH LOAM AND SEED.

Project number:

24-1622

Sheet:

C-3

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Dover, MA 02030

Project:

Drawing: SITE PLAN GRADING & DRAINAGE

LEGEND	
	PROP LINE
	STONE WALL
	EROSION CONTROL
	VERTICAL GRANITE CURB
	WATER SERVICE
	SOIL TESTING LOCATION
	EXISTING CONTOUR
	PROPOSED GRADING
	PROPOSED SPOT ELEV.
	EXISTING TREE

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Sheet: 64

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C-4

Scale 1=20'

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ARLINGTON, MA 02474

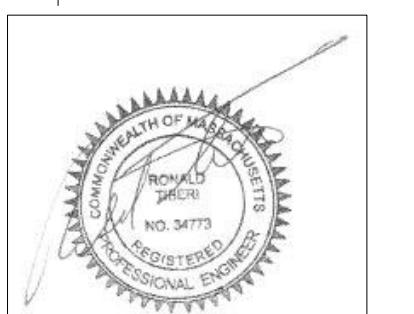
Owner/Developer:
CorMc, LLC
10 Springdale Ave
Somerville, MA 02230

Project:

Drawing: LAYOUT PLAN & PROPOSED UTILITIES

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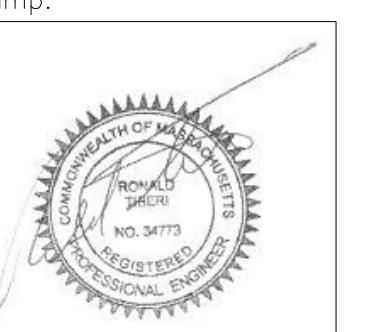
ner/Developer:
orMc, LLC
Springdale Ave
MA 02230

object:

awing:

SITE PLAN PROPOSED PRESBY SYSTEM

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Dover, MA 02030

Project:

TISDALE DRIVE

Drawing:

DRAINAGE DETAILS

Revisions:		
No.	Description	Date

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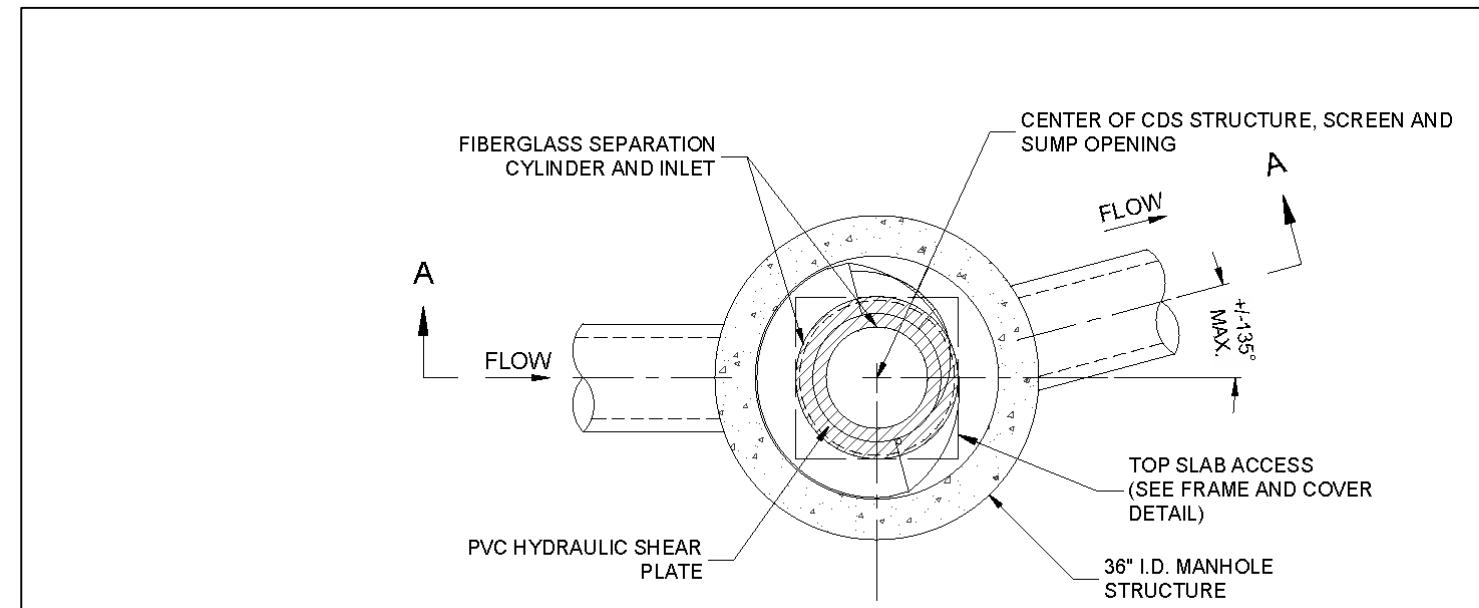
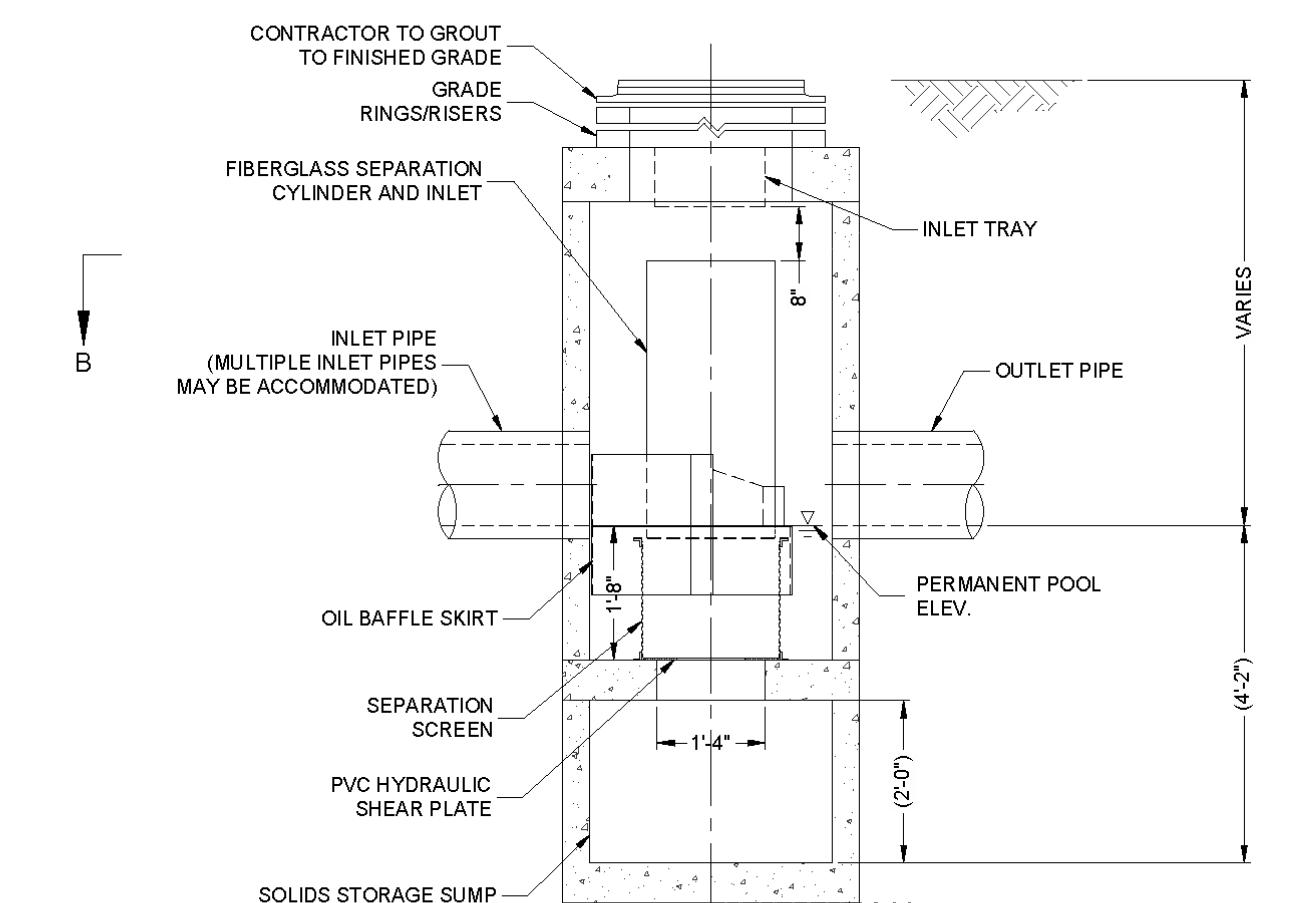
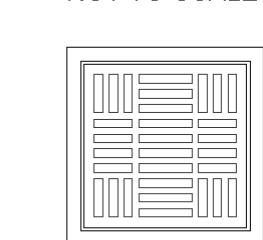
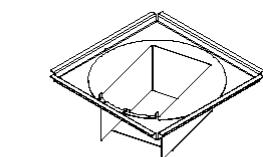
CDS1515-3-C DESIGN NOTES

CDS1515-3-C RATED TREATMENT CAPACITY IS 1.0 CFS, OR PER LOCAL REGULATIONS.

THE STANDARD CDS1515-3-C WITH GRATED INLET CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

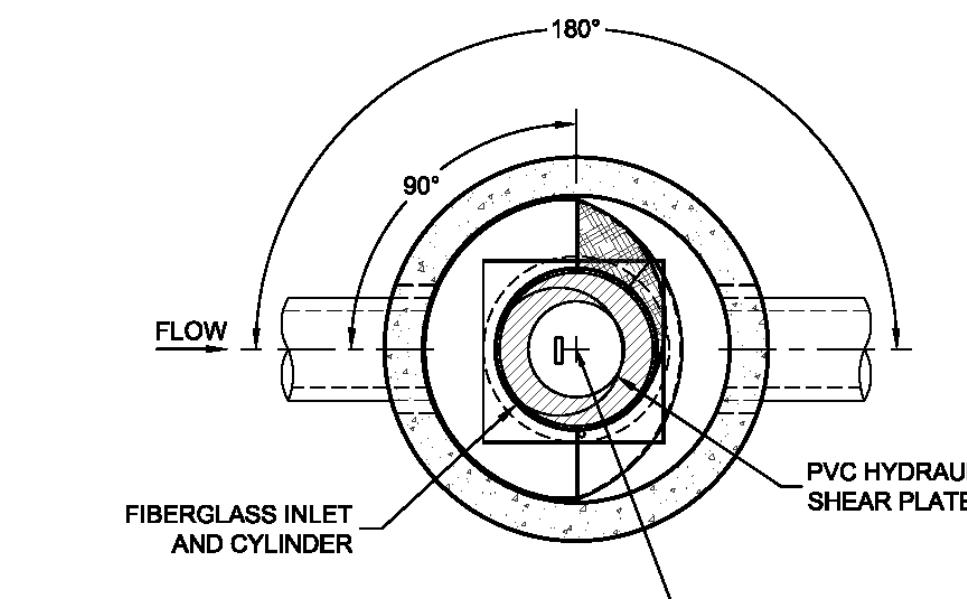
CONFIGURATION DESCRIPTION

GRATED INLET WITH INLET PIPE OR PIPES

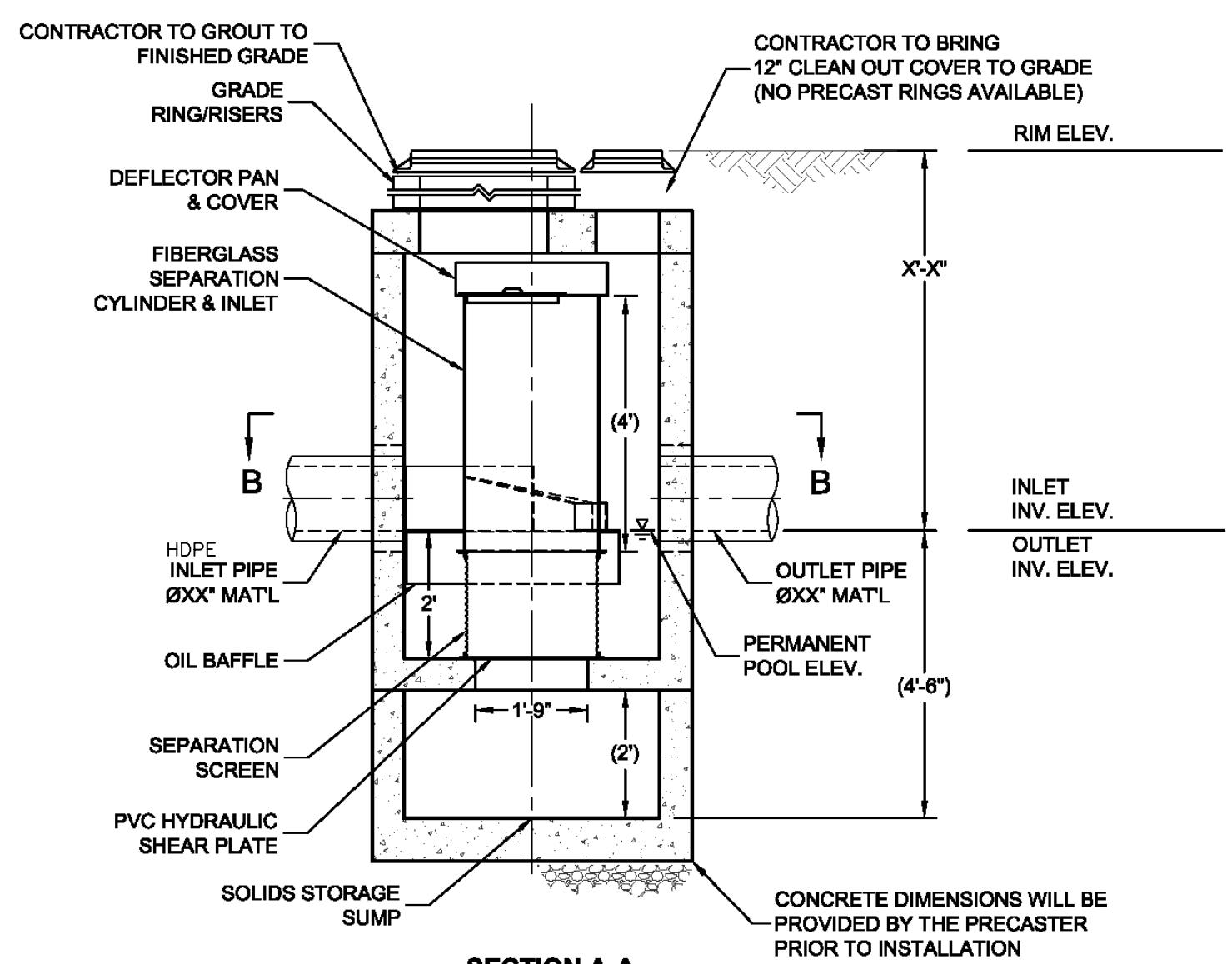
PLAN VIEW B-B
N.T.S.ELEVATION A-A
N.T.S.24" X 24" FRAME AND GRATE
(MAY VARY)
NOT TO SCALE

GENERAL NOTES
 1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
 3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTECH TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
 4. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0'-2" AND GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M905 AND BE CAST WITH THE CONTECH LOGO.
 5. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
 6. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES
 A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLUTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
 C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
 D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
 E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

STORMCEPTER TYPE B
N.T.S.

PLAN VIEW

SECTION A-A
N.T.S.

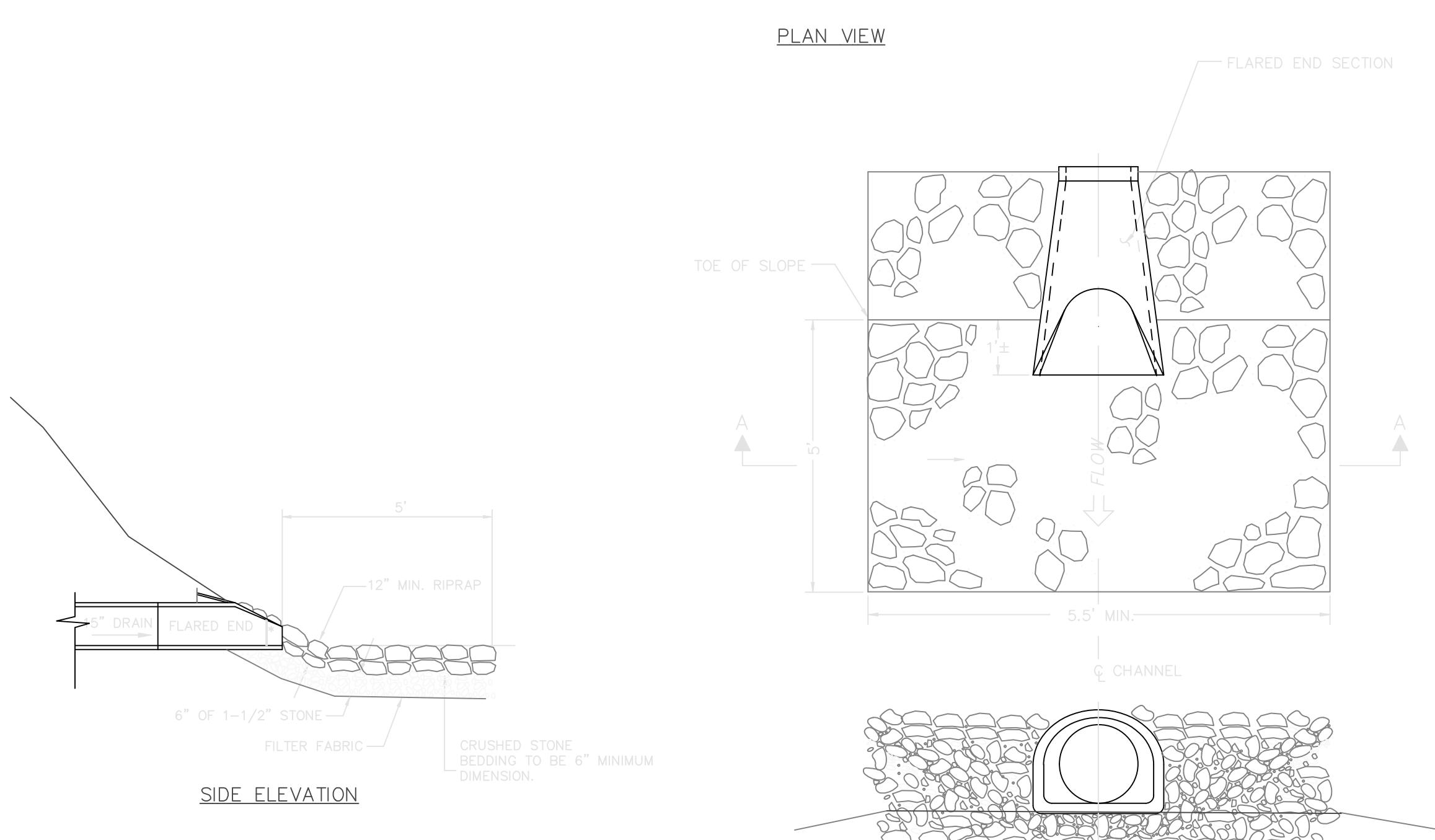
MATERIALS LIST - PROVIDED BY CONTECH

COUNT	DESCRIPTION	INSTALLED BY
1	FIBERGLASS INLET & CYLINDER	CONTECH
1	PVC HYDRAULIC SHEAR PLATE	CONTECH
1	4700 MICRON SEP. SCREEN	CONTECH
1	28"X28" DEFLECTOR PAN & COVER	CONTECH
1	SEALANT FOR JOINTS	CONTRACTOR
-	GRADE RINGS/ RISERS	CONTRACTOR
1	24"X24" FRAME AND GRATE	CONTRACTOR
1	Ø12"X4" CLEAN OUT COVER	CONTRACTOR

GENERAL NOTES

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 2. DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
 3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH STORMWATER SOLUTIONS REPRESENTATIVE. www.contechstormwater.com
 4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 5. STRUCTURE AND CASTINGS SHALL MEET AASHTO HS20 LOAD RATING.
 6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

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 2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
 3. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
 4. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
 5. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

STORMCEPTER TYPE A
N.T.S.STONE PIPE END DETAIL
N.T.S.NOTES:
MIN. MASS PER STONE= 50LBS; MAX MASS PER STONE 125LBS

CRUSHED STONE BEDDING TO BE 6" MINIMUM DIMENSION.

6" OF 1-1/2" STONE

FILTER FABRIC

SIDE ELEVATION

5.5'

12" MIN. RIPRAP

5.5'

TOE OF SLOPE

5'

FLARED END SECTION

FLARED END SECTION

12" MIN. RIPRAP

5.5'

TOE OF SLOPE

5'

FLARED END SECTION

FLARED END SECTION

12" MIN. RIPRAP

5.5'

TOE OF SLOPE

5'

FLARED END SECTION

FLARED END SECTION

12" MIN. RIPRAP

5.5'

TOE OF SLOPE

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12" MIN. RIPRAP

5.5'

TOE OF SLOPE

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12" MIN. RIPRAP

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TOE OF SLOPE

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12" MIN. RIPRAP

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TOE OF SLOPE

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12" MIN. RIPRAP

5.5'

TOE OF SLOPE

5'

FLARED END SECTION

FLARED END SECTION

12" MIN. RIPRAP

5.5'

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TISDALE DRIVE

Drawing:

DRAINAGE
DETAILS

Revisions:		
No.	Description	Date

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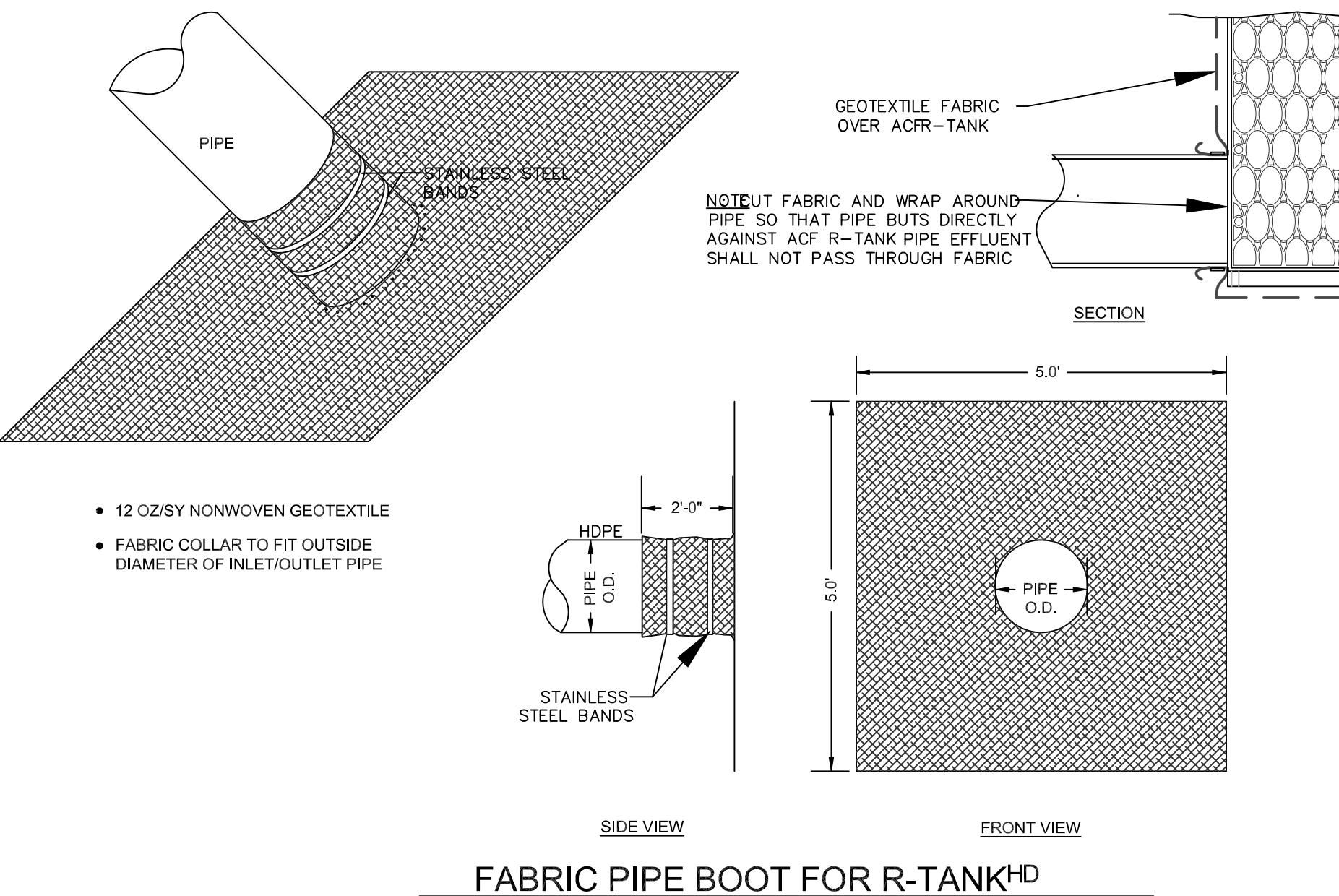
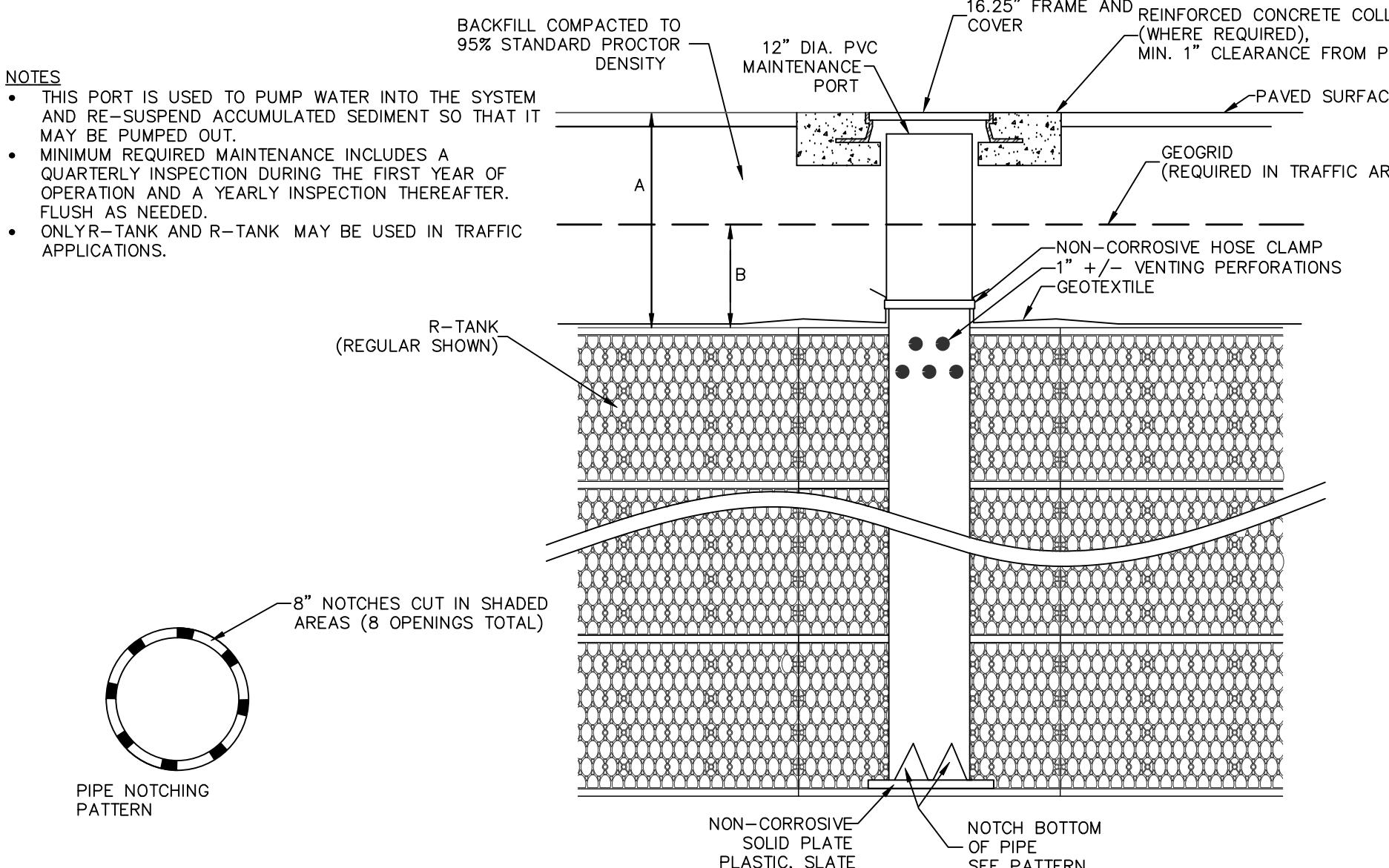
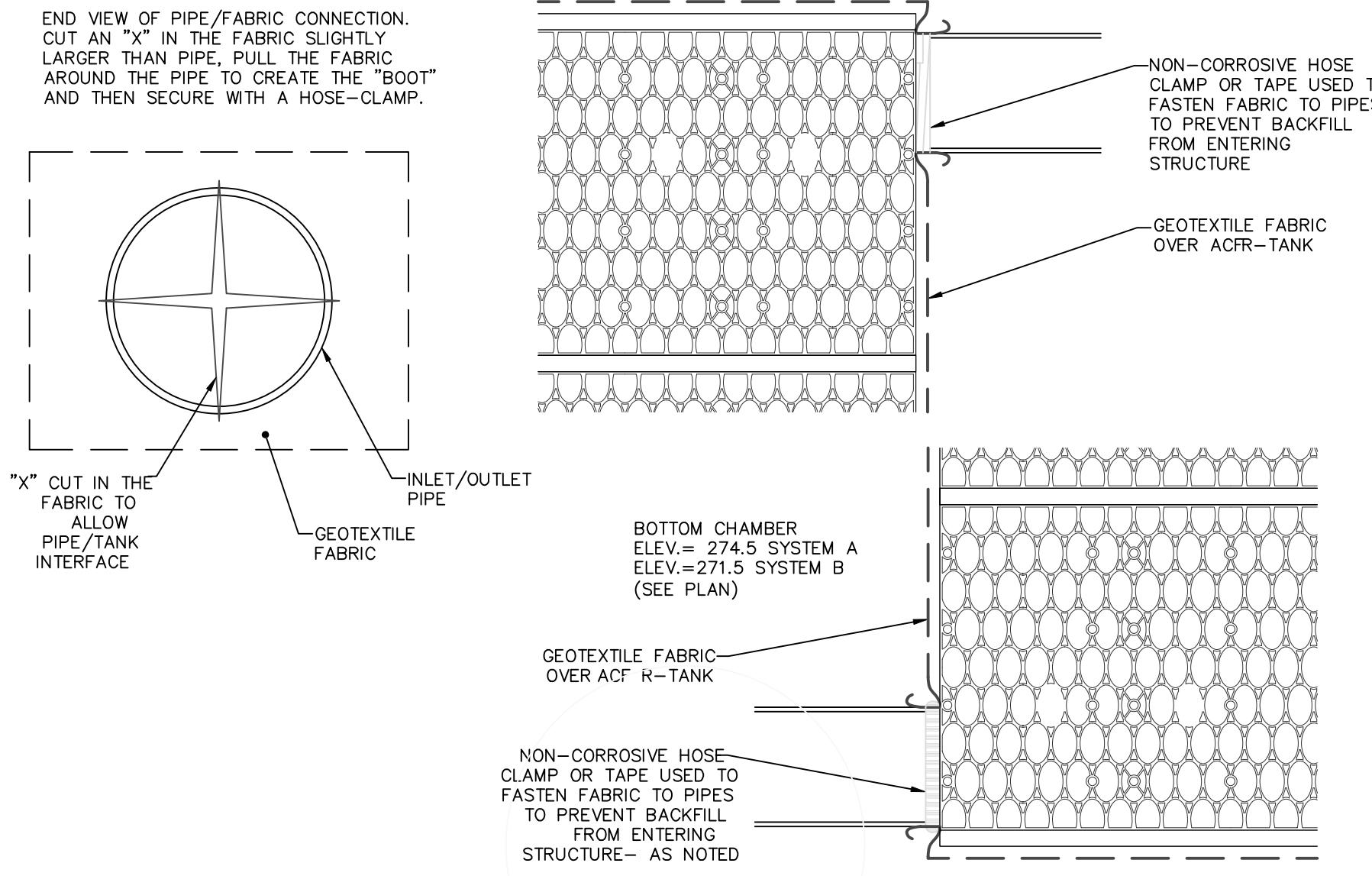
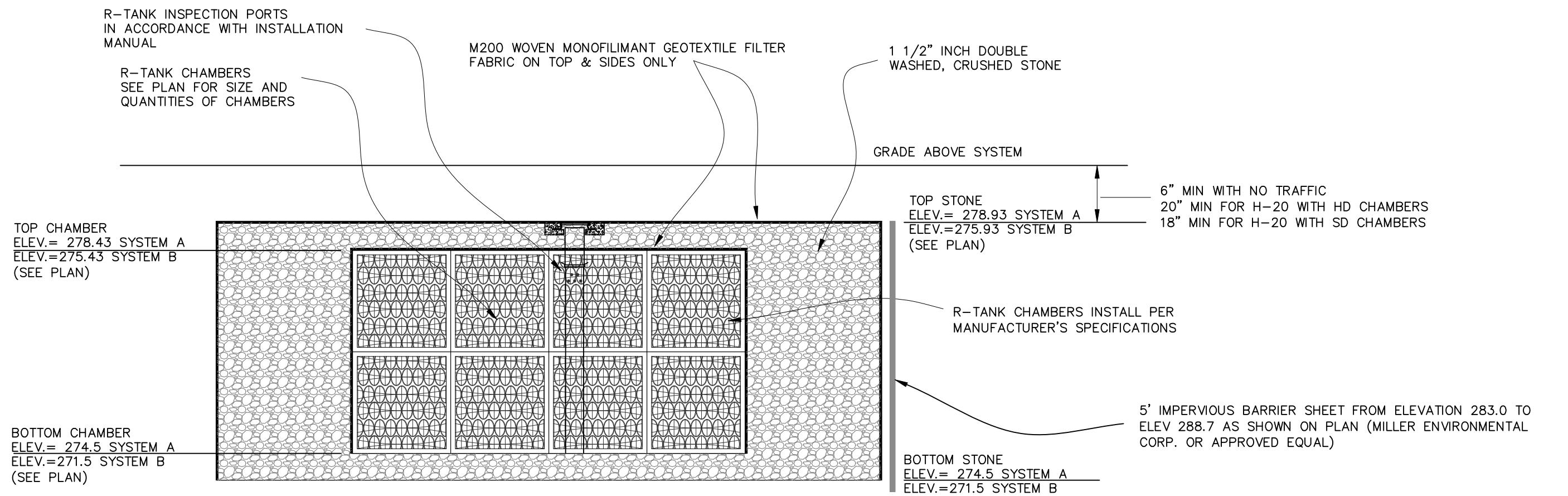
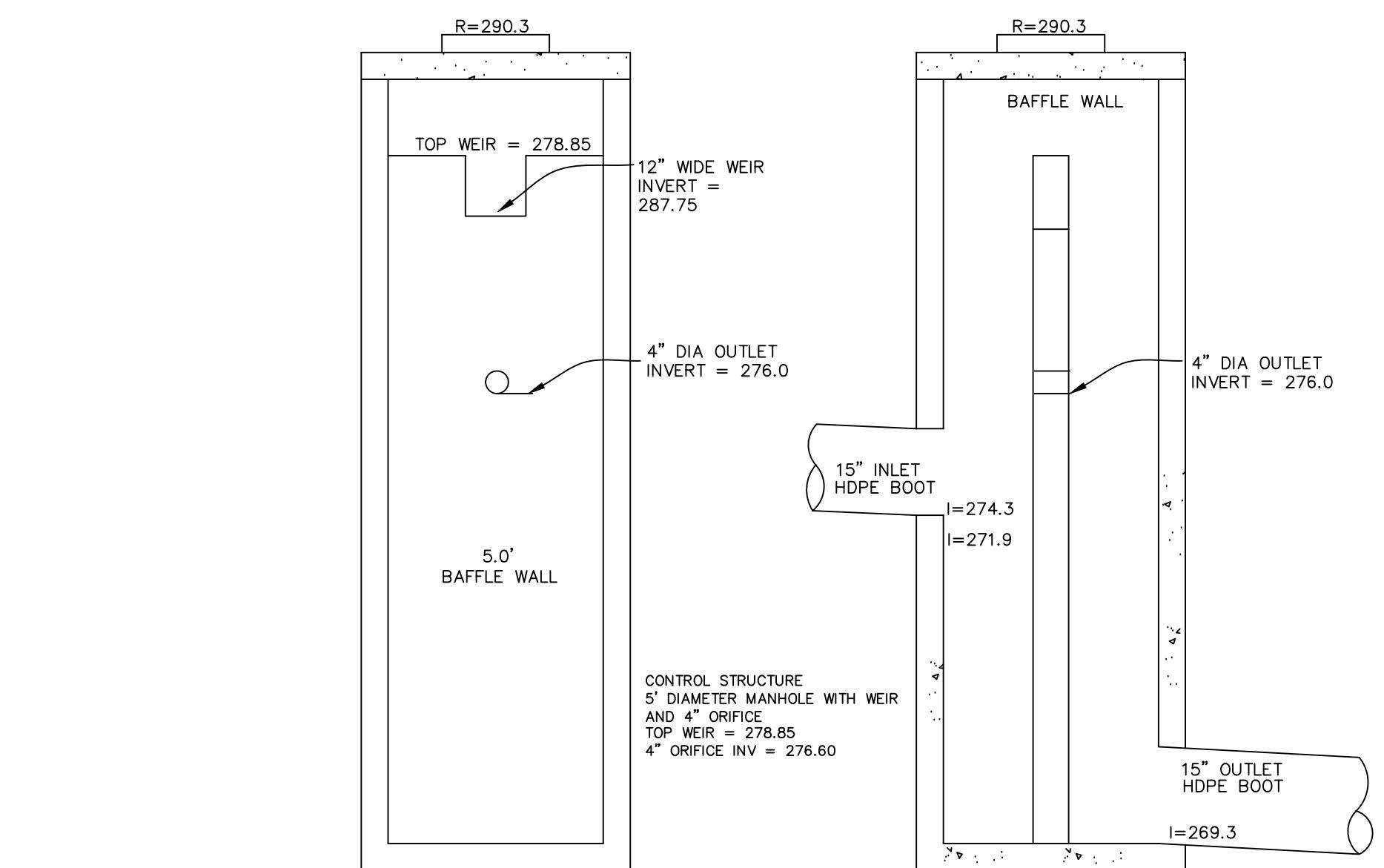
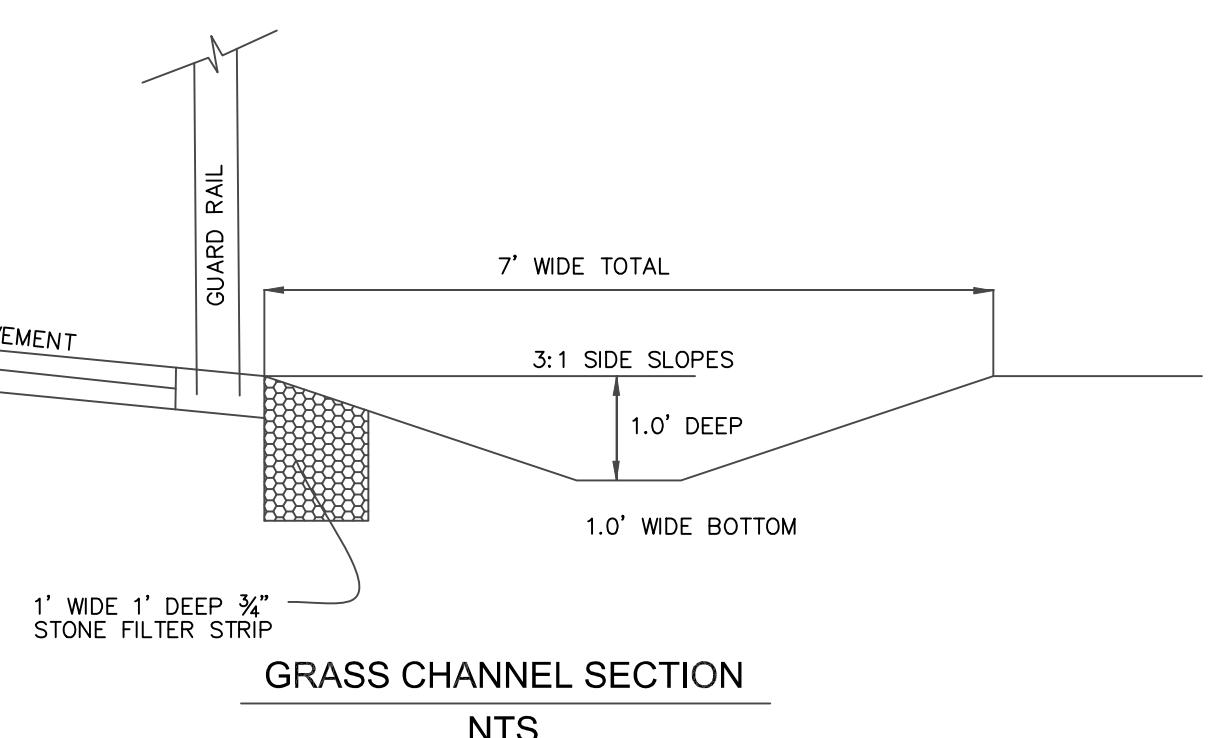


Project number:

24-1622

Sheet:

C-10

R-TANKHD TYPICAL TANK INLET/OUTLET DETAIL
NTSR-TANK SD TYPICAL TANK DETAIL
NTSCONTROL STRUCTURE
NTS

Sheet:

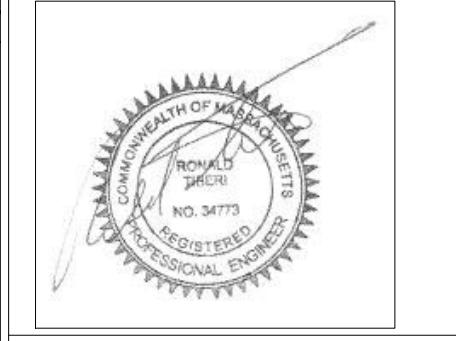
C-10



No.	Description	Date

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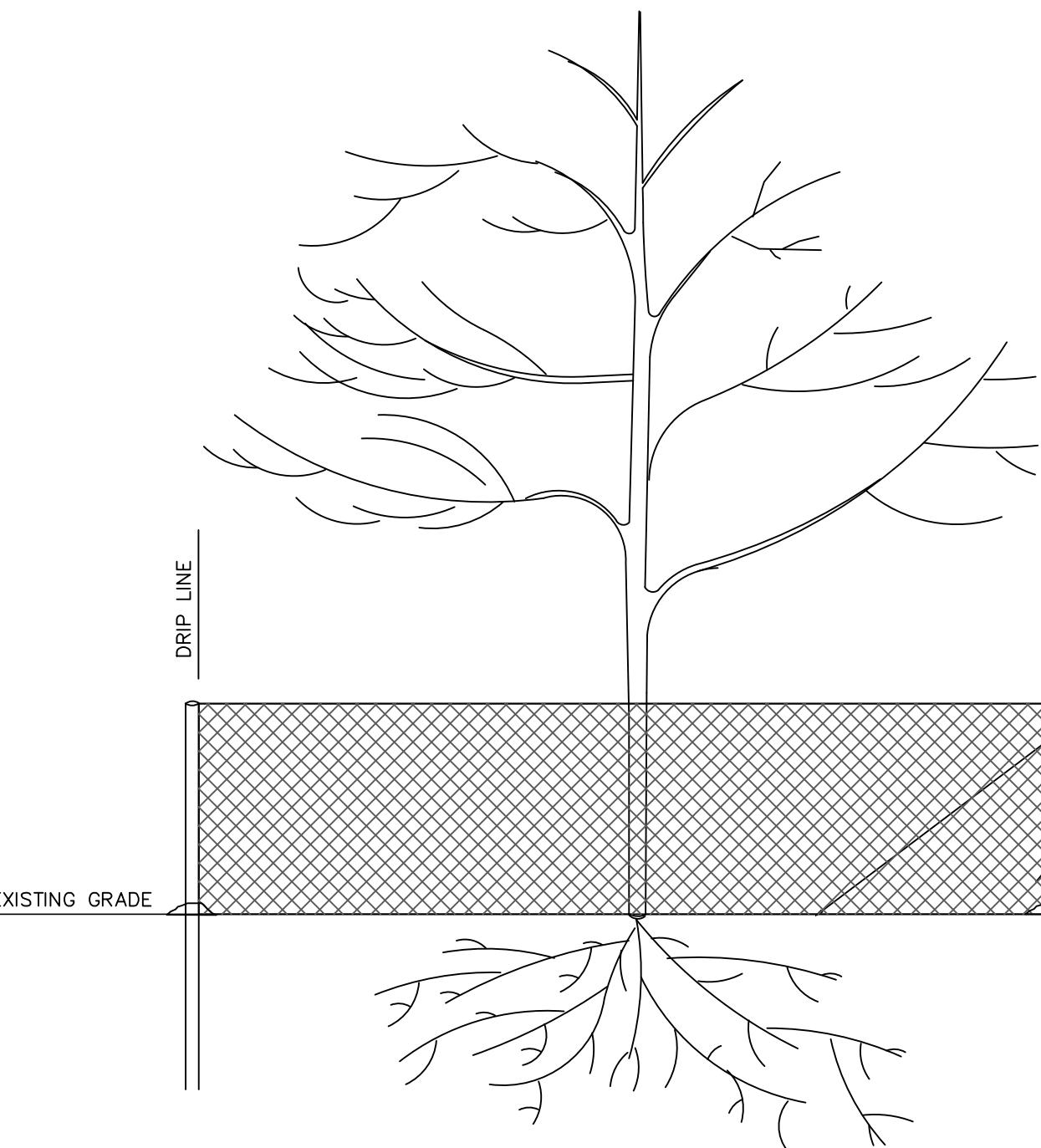
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22-622

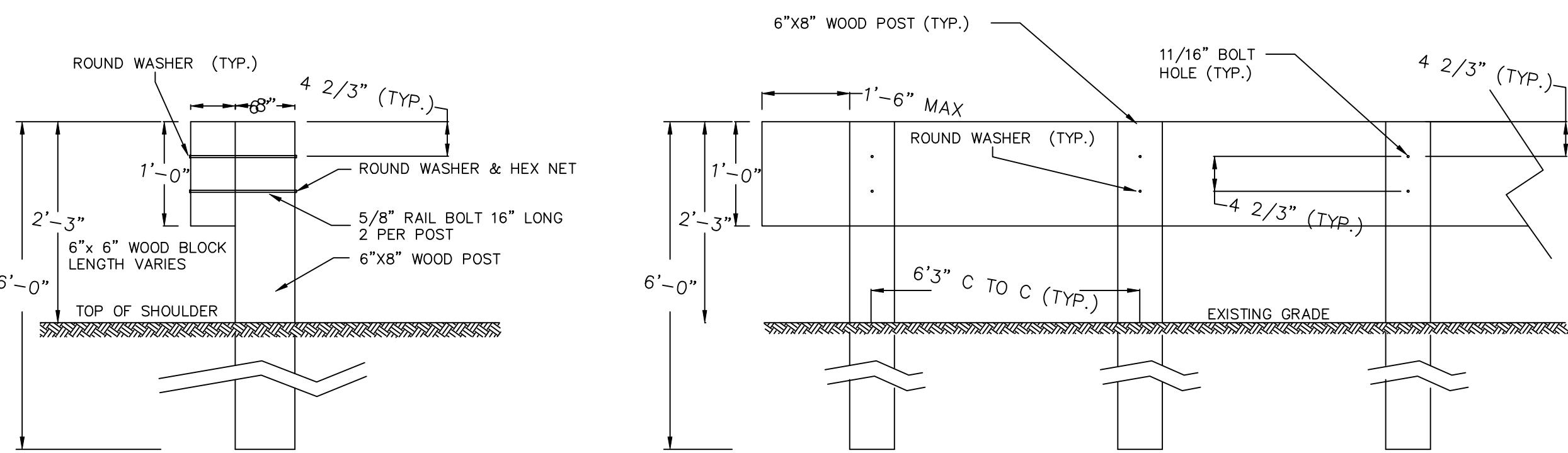
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C-11



OUTLINE OF TREE CROWN (EDGE OF DRIPLINE)
CORRESPONDS WITH ROOT SPREAD

TREE PROTECTION
NTS

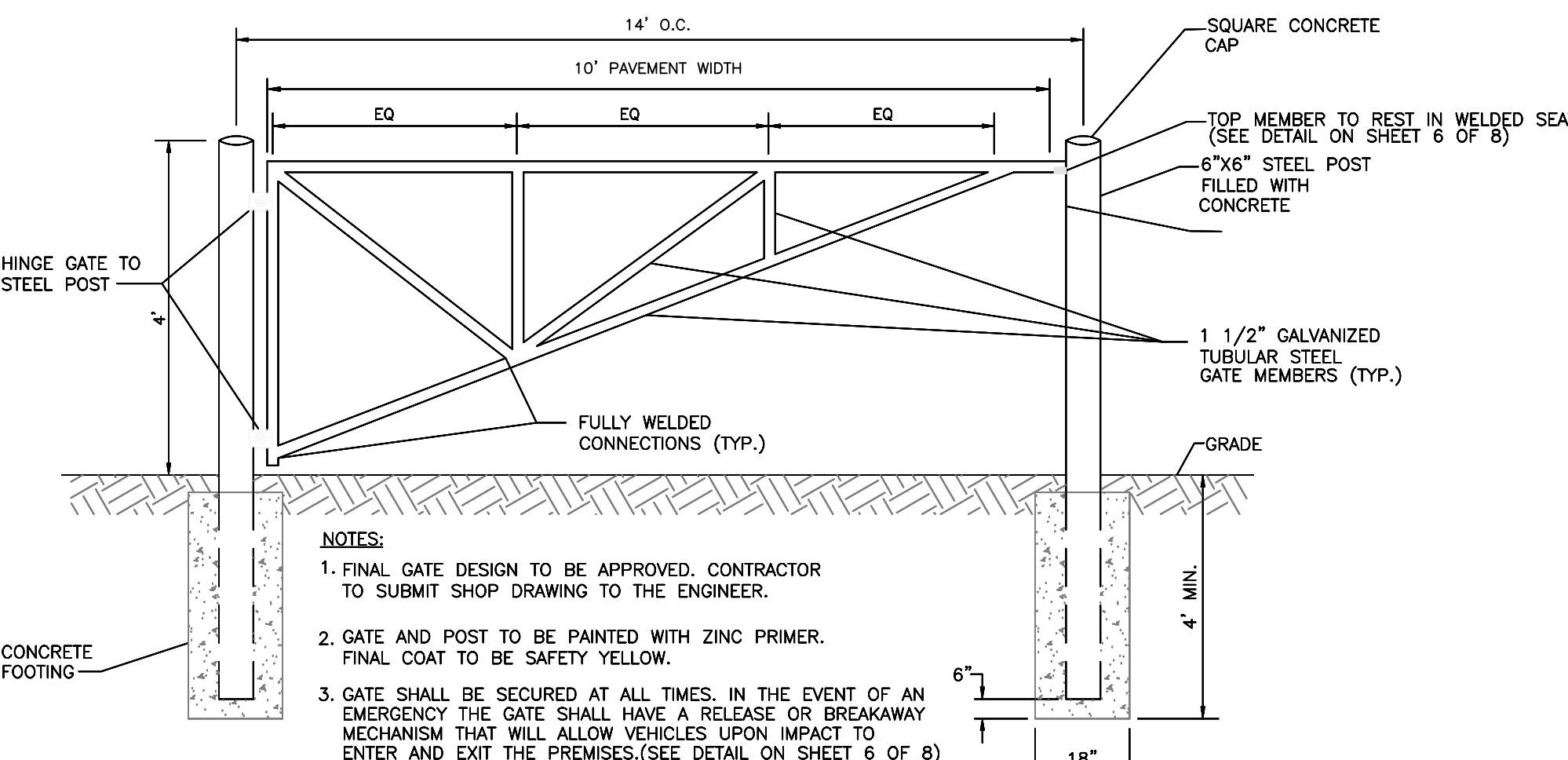


SIDE VIEW

NOTES:
1) ALL NUTS, BOLTS AND WASHERS ARE TO BE GALVANIZED.
2) FOR THE TYPE OF WOOD AND WOOD TREATMENT, THE CONTRACTOR TO FOLLOW ALL FEDERAL, STATE, AND LOCAL SPECIFICATIONS.

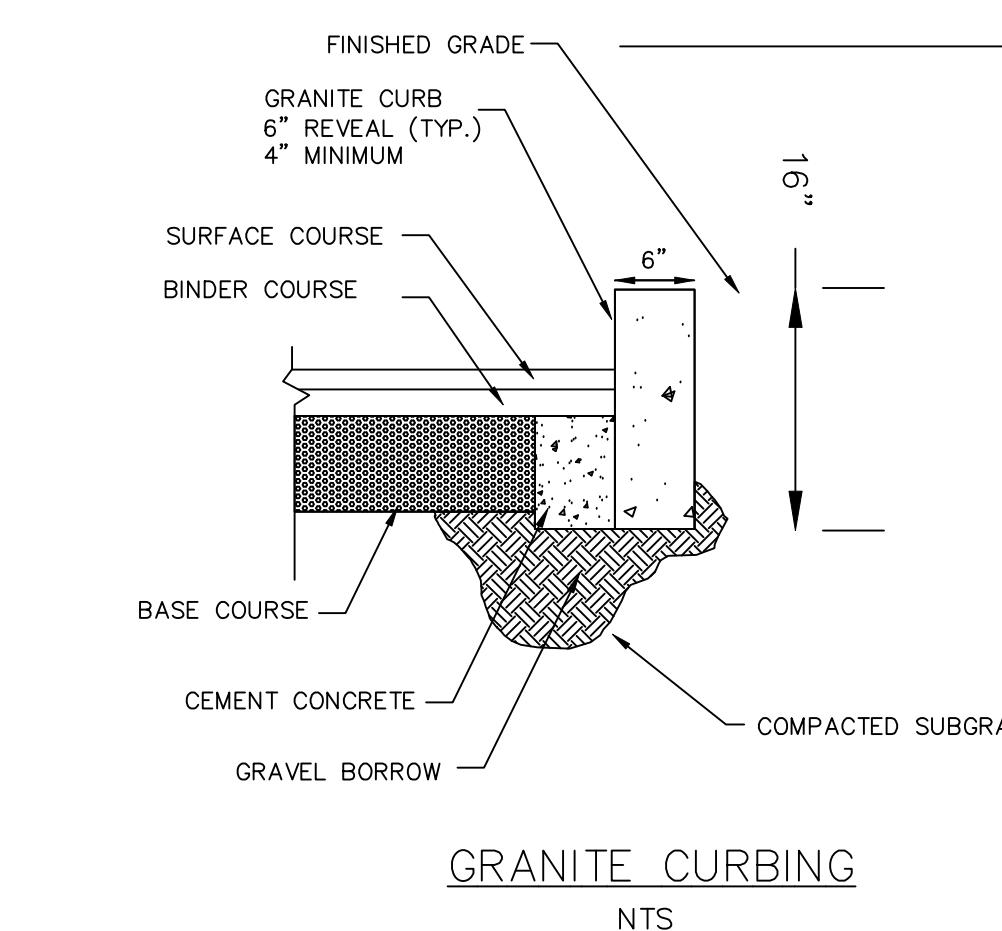
FRONT VIEW

WOODEN GUARDRAIL
NTS

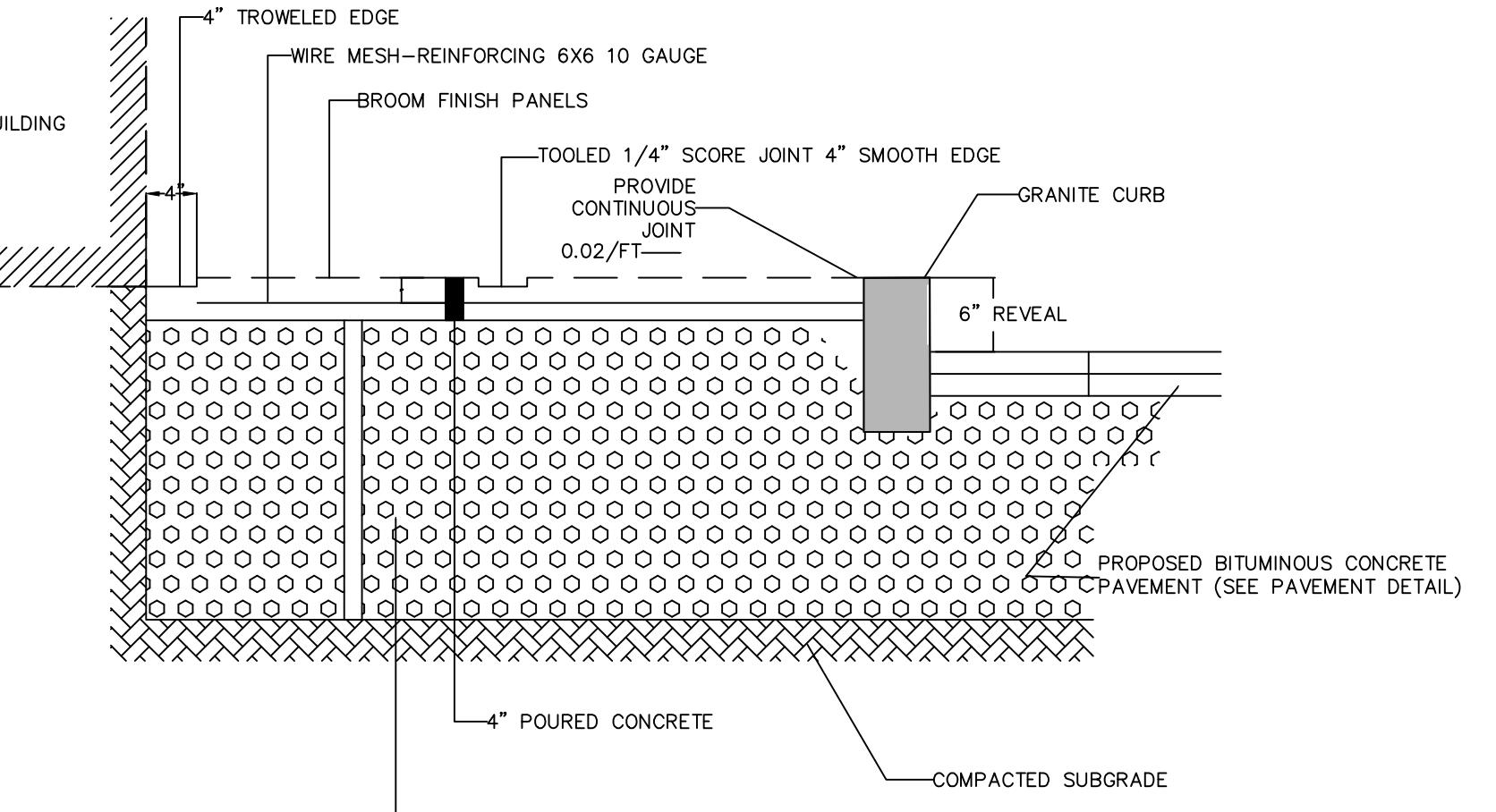


NOTES:
1. FINAL GATE DESIGN TO BE APPROVED. CONTRACTOR TO SUBMIT SHOP DRAWING TO THE ENGINEER.
2. GATE AND POST TO BE PAINTED WITH ZINC PRIMER. FINAL COAT TO BE SAFETY YELLOW.
3. GATE SHALL BE SECURED AT ALL TIMES. IN THE EVENT OF AN EMERGENCY THE GATE SHALL HAVE A RELEASE OR BREAKAWAY MECHANISM THAT WILL ALLOW VEHICLES UPON IMPACT TO ENTER AND EXIT THE PREMISES.(SEE DETAIL ON SHEET 6 OF 8)
4. GATE STOP MEET THE SPECIFICATIONS OF THE GATE POSTS IN THIS DETAIL AND SHALL INCLUDE A "CATCH" MECHANISM TO SECURE THE GATE WHEN FULLY OPENED. THE CATCH MECHANISM SHALL BE A STANDARD GALVANIZED STEEL GRAVITY LATCH OR EQUAL.

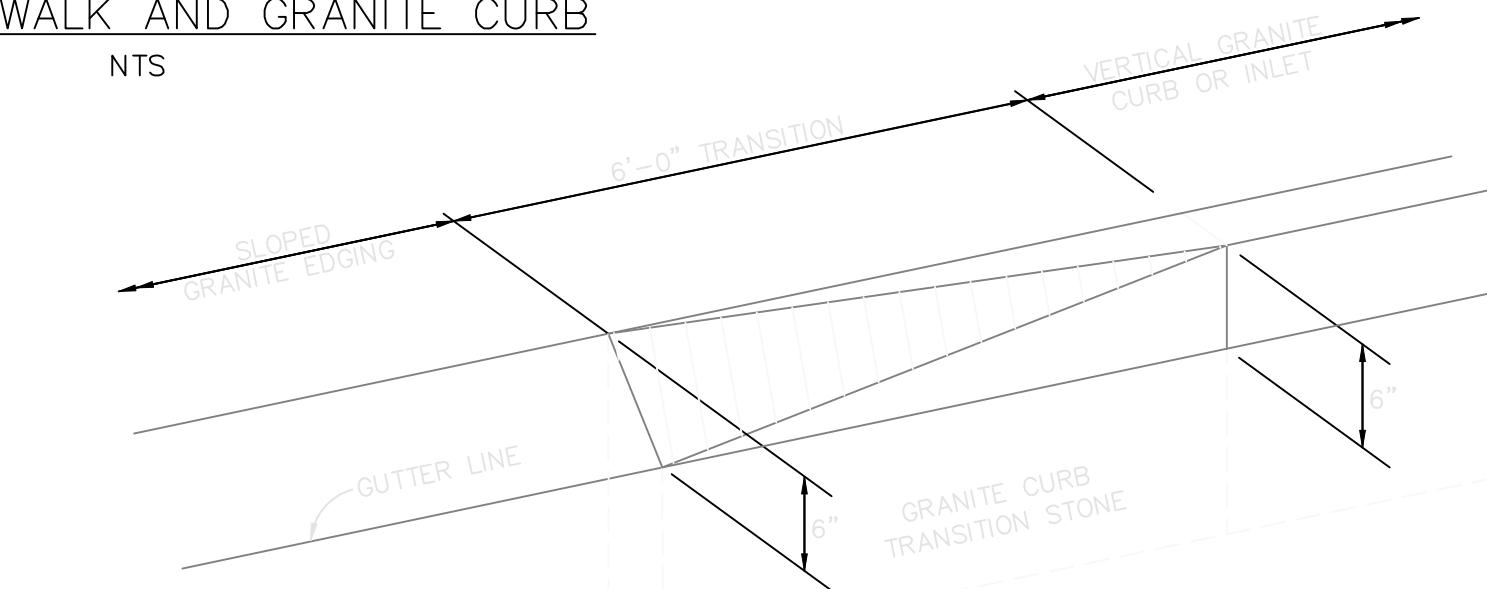
EMERGENCY ACCESS GATE DETAIL
NTS



GRANITE CURBING
NTS



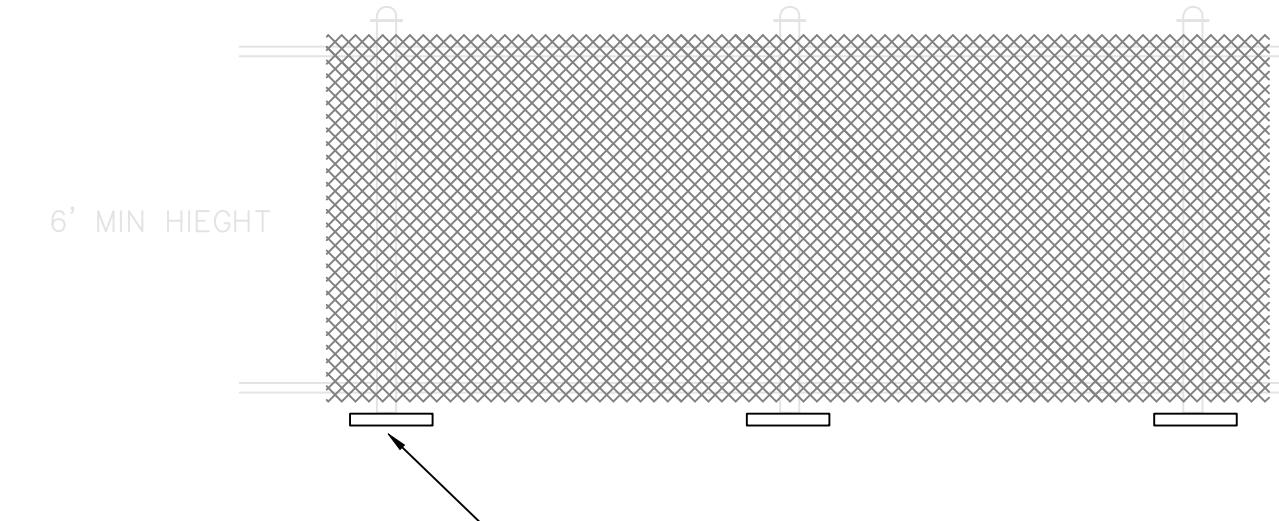
CONCRETE SIDEWALK AND GRANITE CURB
NTS



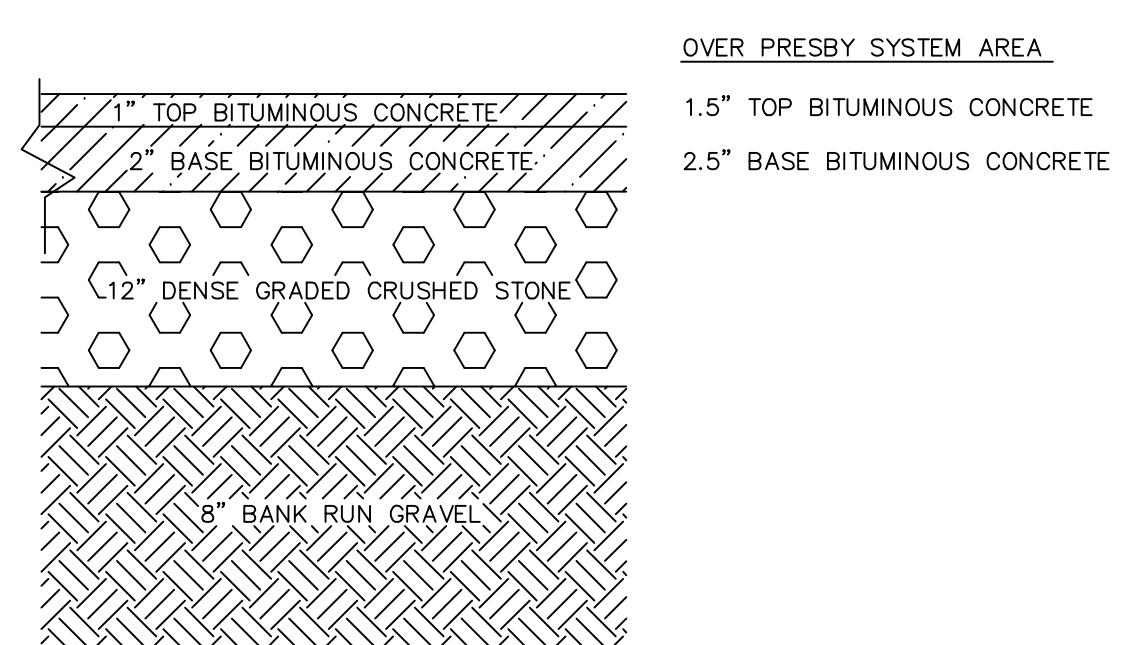
TRANSITION DETAIL @ CURB ENDS
NTS

HANDICAP RAMP DETAIL
NTS

1:20 SLOPE MAX
1:10 SLOPE MAX SIDE SLOPE
36" MIN
1:10 SLOPE MAX SIDE SLOPE



TEMPORARY CONSTRUCTION FENCE
NTS



1) ALL MATERIALS SHALL MEET MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS

2) INSTALL GEOTEXTILE (MIRAFI 180N OR EQUIVALENT) ABOVE SUBBASE AS DIRECTED BY THE ENGINEER

PAVEMENT CROSS-SECTION DETAIL
NTS

12" DENSE GRADED CRUSHED STONE
2.5" BASE BITUMINOUS CONCRETE
1.5" TOP BITUMINOUS CONCRETE
1" TOP BITUMINOUS CONCRETE
2" BASE BITUMINOUS CONCRETE
8" BANK RUN GRAVEL

