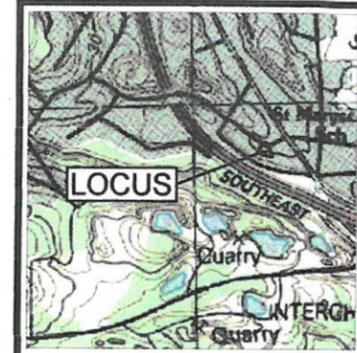


2016-02

PROPOSED REDEVELOPMENT SITE PLAN AT 18 BATES AVENUE QUINCY, MASSACHUSETTS

DATE: DECEMBER 18, 2014

RECEIVED
MAR 03 2016
CITY OF QUINCY
PLANNING DEPARTMENT



LOCUS MAP
SCALE 1" = 1000'



JOHN L. CHURCHILL, JR., P.E. DATE 2/26/16

PROPOSED REDEVELOPMENT SITE PLAN AT 18 BATES AVENUE IN QUINCY, MASSACHUSETTS (NORFOLK COUNTY) COVERSHEET

REVISIONS:

No.	DATE	DESC.

PREPARED FOR:
NAZIH B. ELKALLASSI, TR.
BATES AVE. REALTY TRUST
20 TOWER TERRACE
WAREHAM, MA 02571

PREPARED BY:
JC ENGINEERING, INC.
2854 CRANBERRY HIGHWAY
EAST WAREHAM, MA 02538
508-273-0377

SCALE: 1" = 10'

DATE: FEBRUARY 26, 2016

FIELD: JO/BM

CALC./DESIGN: BMB

DRAWN: BMB

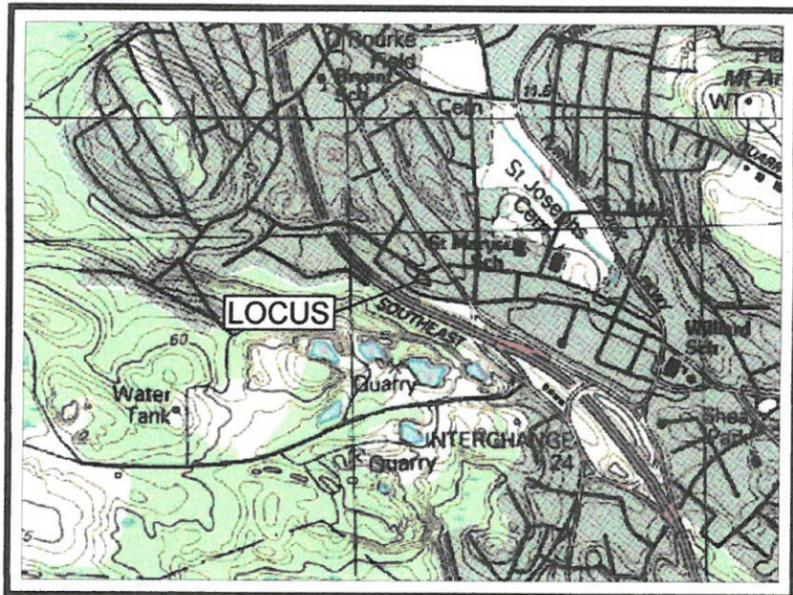
CHECK: JLC

JOB NO: 2448

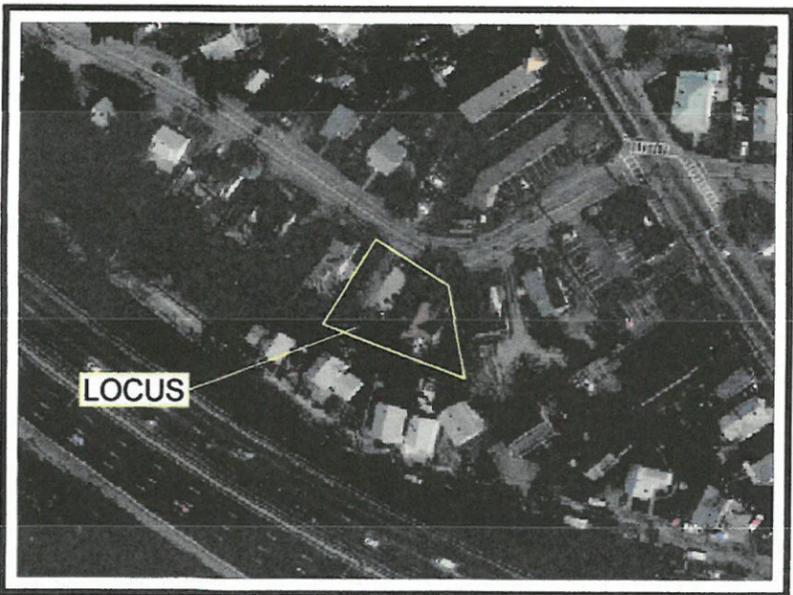
SHEET 1 OF 7

LIST OF DRAWINGS

SHEET	TITLE
1 OF 7	COVER SHEET
2 OF 7	EXISTING CONDITIONS PLAN
3 OF 7	LAYOUT PLAN
4 OF 7	LANDSCAPING PLAN
5 OF 7	GRADING, DRAINAGE & UTILITIES PLAN
6 OF 7	DETAIL SHEET 1
7 OF 7	DETAIL SHEET 2



U.S.G.S. MAP
SCALE 1" = 1000'



AERIAL MAP
SCALE 1" = 100'

LEGEND

PROPOSED WATERLINE SERVICE	
EXISTING WATERLINE SERVICE	
PROPOSED OVERHEAD UTILITIES	
EXISTING OVERHEAD UTILITIES	
PROPOSED SEWER PIPE	
EXISTING SEWER PIPE	
PROPOSED GAS LINE	
EXISTING GAS LINE	
PROPOSED FLOOD LIGHT	
PROPOSED SPOT GRADE	
EXISTING SPOT GRADE	
PROPOSED CATCH BASIN	
EXISTING CATCH BASIN	
PROPOSED CONTOUR	
EXISTING CONTOUR	
EXISTING UTILITY POLE	
EXISTING GUYWIRE	

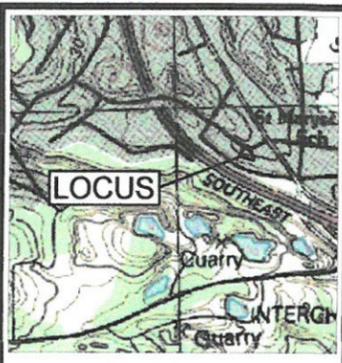
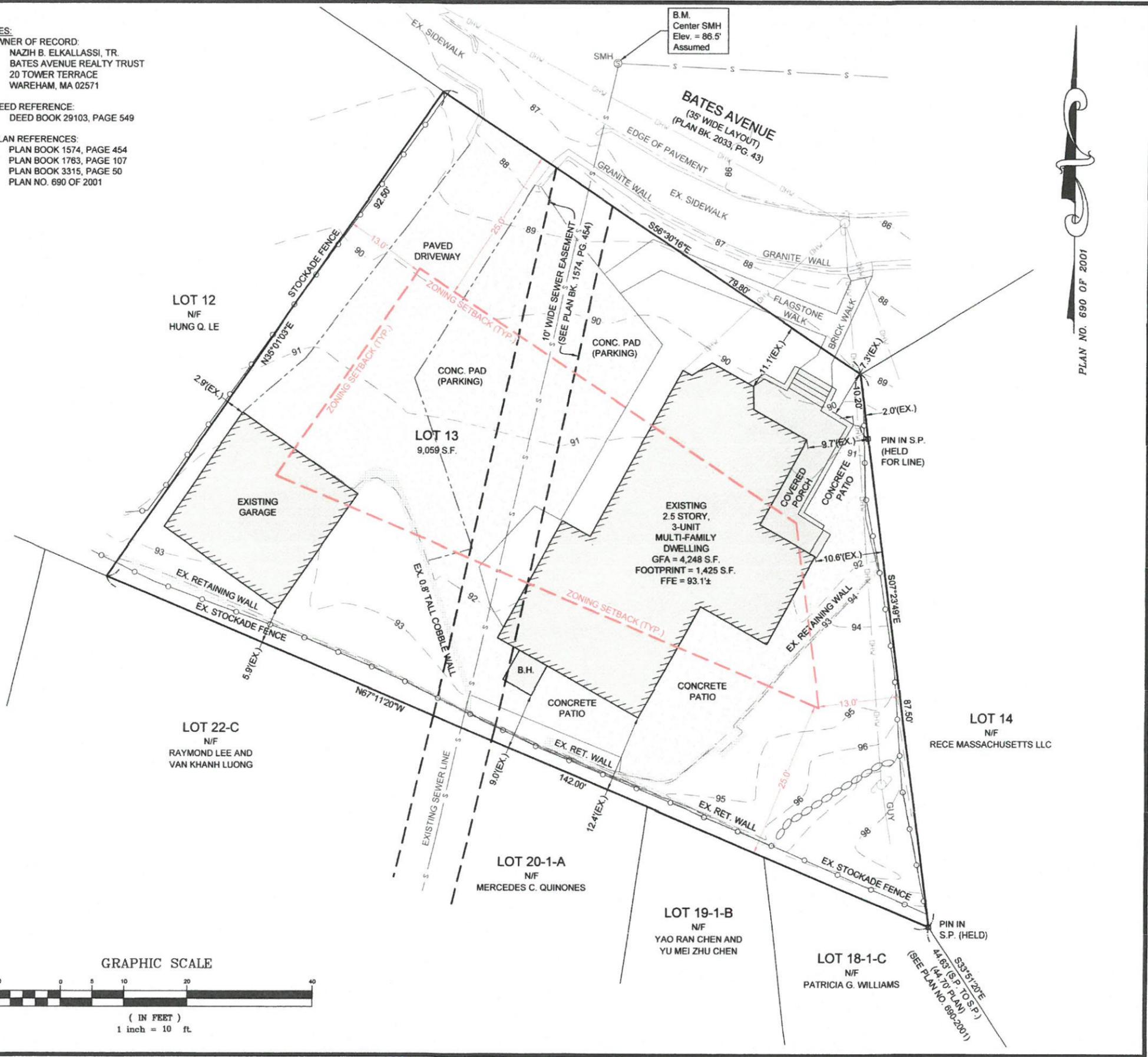
PREPARED FOR:
NAZIH B. ELKALLASSI, TR.
BATES AVENUE REALTY TRUST
20 TOWER TERRACE
WAREHAM, MA 02571

PREPARED BY:
JC ENGINEERING, INC.
2854 CRANBERRY HIGHWAY
EAST WAREHAM, MA 02538

ENGINEERING OFFICE

NOTES:

1. OWNER OF RECORD:
NAZIH B. ELKALLASSI, TR.
BATES AVENUE REALTY TRUST
20 TOWER TERRACE
WAREHAM, MA 02571
2. DEED REFERENCE:
DEED BOOK 29103, PAGE 549
3. PLAN REFERENCES:
PLAN BOOK 1574, PAGE 454
PLAN BOOK 1763, PAGE 107
PLAN BOOK 3315, PAGE 50
PLAN NO. 690 OF 2001



LOCUS MAP
SCALE 1" = 1000'

JOHN L. CHURCHILL, JR., P.L.S. DATE: 2/26/16

PROPOSED REDEVELOPMENT SITE PLAN
 AT
18 BATES AVENUE
 IN
QUINCY, MASSACHUSETTS
 (NORFOLK COUNTY)
EXISTING CONDITIONS PLAN

REVISIONS:

No.	DATE	DESC.

PREPARED FOR:
NAZIH B. ELKALLASSI, TR.
 BATES AVE. REALTY TRUST
 20 TOWER TERRACE
 WAREHAM, MA 02571

PREPARED BY:
JC ENGINEERING, INC.
 2854 CRANBERRY HIGHWAY
 EAST WAREHAM, MA 02538
 508-273-0377

SCALE:	1" = 10'
DATE:	FEBRUARY 26, 2016
FIELD:	JO/BM
CALC./DESIGN:	BMB
DRAWN:	BMB
CHECK:	JLC
JOB NO:	2448

DIMENSIONAL REGULATIONS: RESIDENCE B

	BYLAW(4-5 UNITS)	EXISTING	PROPOSED
NUMBER OF D.U.'S	3	3	5
MAX. FLOOR AREA RATIO	0.4	0.47	0.52
MIN. LOT AREA	6,750 S.F.	9,059 S.F.	9,059 S.F.
MIN. LOT AREA / D.U.	4,000 S.F.	3,019 S.F.	1,812 S.F.
MIN. FRONT YARD	25'	7.3'	8.1'
MIN. SIDE YARD	25'	2.0'	4.3'
MIN. REAR YARD	25'	9.0'	9.0'
MIN. LOT FRONTAGE	75'	79.8'	79.8'
GREEN OPEN SPACE / D.U.	700 S.F.	1,503 S.F.	813 S.F.
MAX. # OF STORIES	3	2.5	3

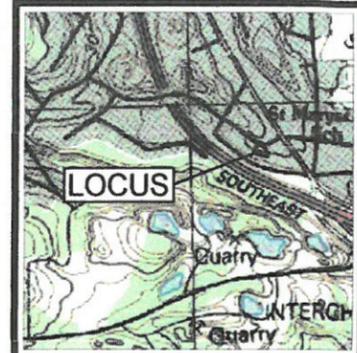
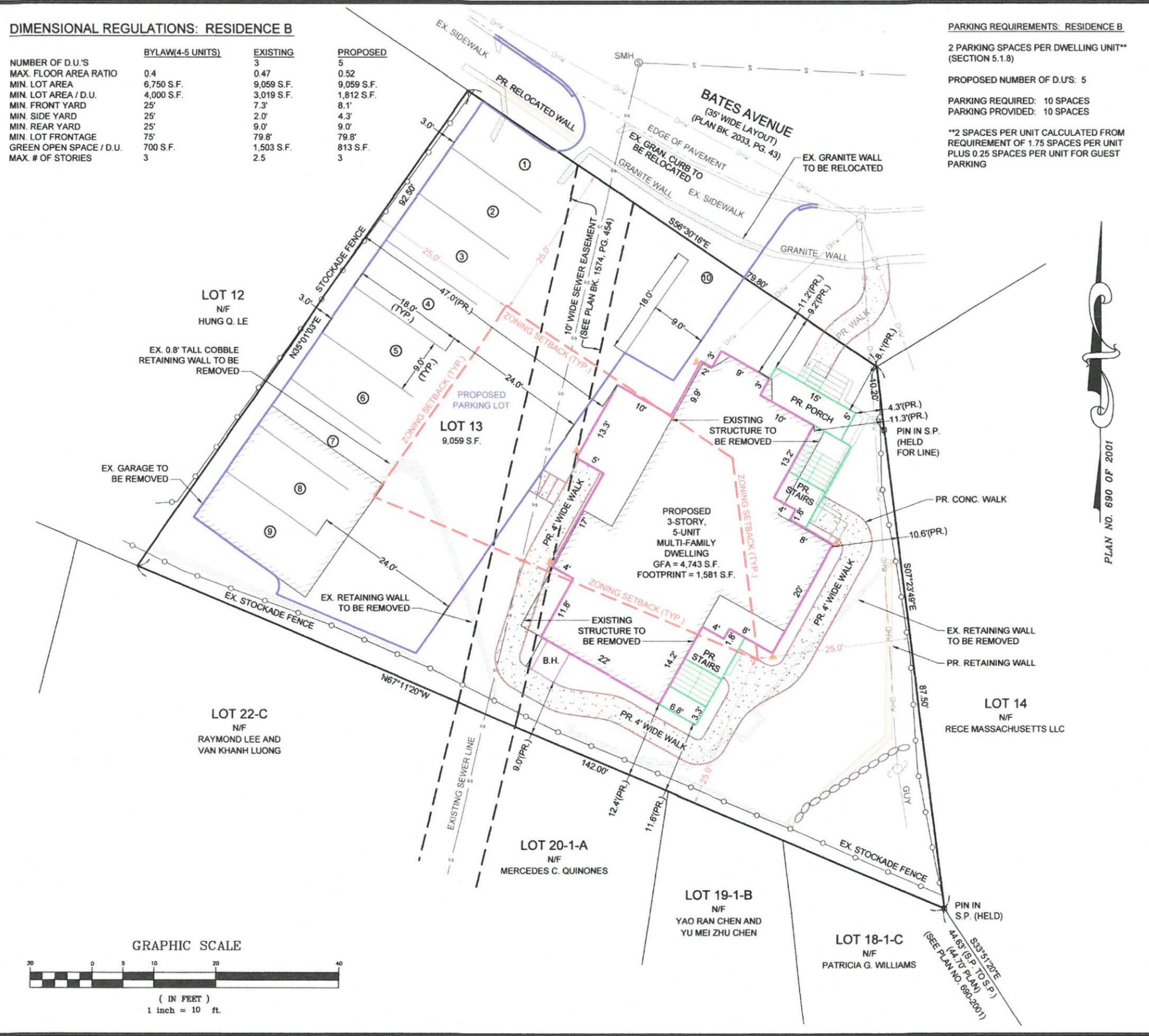
PARKING REQUIREMENTS: RESIDENCE B

2 PARKING SPACES PER DWELLING UNIT* (SECTION 5.1.8)

PROPOSED NUMBER OF D.U.'S: 5

PARKING REQUIRED: 10 SPACES
PARKING PROVIDED: 10 SPACES

**2 SPACES PER UNIT CALCULATED FROM REQUIREMENT OF 1.75 SPACES PER UNIT PLUS 0.25 SPACES PER UNIT FOR GUEST PARKING



LOCUS MAP
SCALE 1" = 1000'



JOHN L. CHURCHILL, JR., P.E. DATE

PROPOSED REDEVELOPMENT SITE PLAN
AT
18 BATES AVENUE
IN
QUINCY, MASSACHUSETTS
(NORFOLK COUNTY)
LAYOUT PLAN

REVISIONS:

No.	DATE	DESC.

PREPARED FOR:
NAZIH B. ELKALLASSI, TR.
BATES AVE. REALTY TRUST
20 TOWER TERRACE
WAREHAM, MA 02571

PREPARED BY:
JC ENGINEERING, INC.
2854 CRANBERRY HIGHWAY
EAST WAREHAM, MA 02538
508-273-0377

SCALE: 1" = 10'

DATE: FEBRUARY 26, 2016

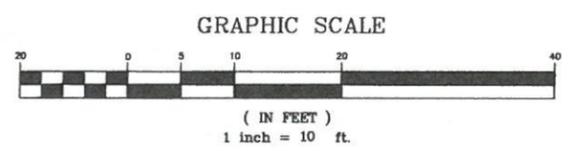
FIELD: JO/BM

CALC./DESIGN: BMB

DRAWN: BMB

CHECK: JLC

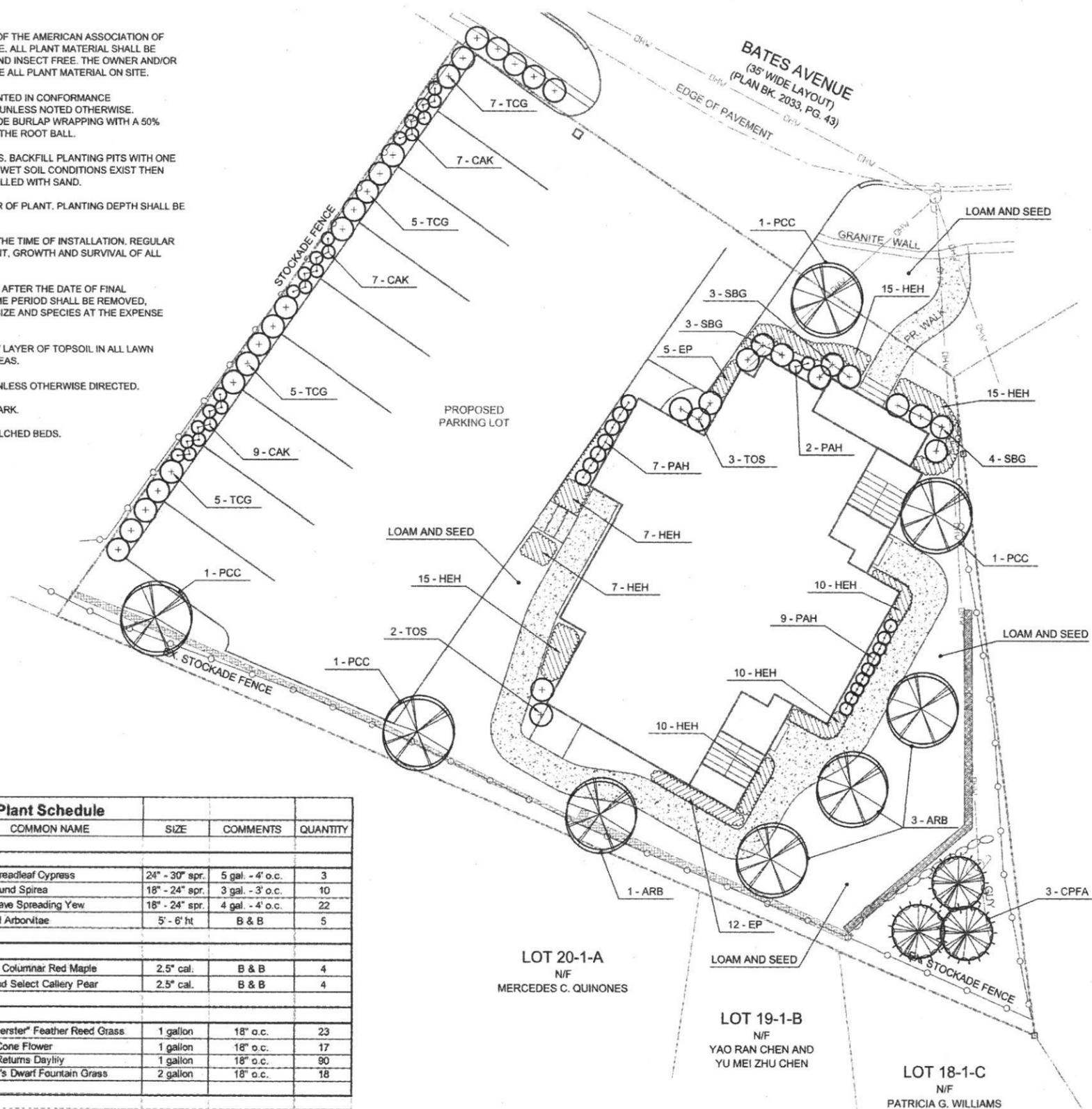
JOB NO: 2448



PLAN NO. 690 OF 2001

GENERAL PLANTING NOTES

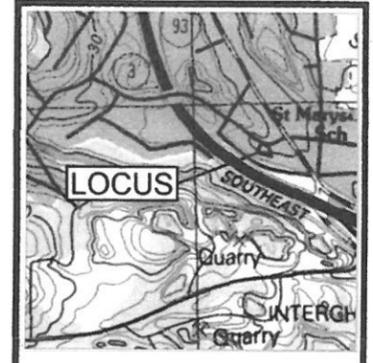
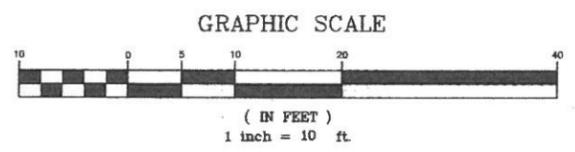
- 1) ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR THE PLANT MATERIAL WILL BE UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY, SIZE AND BE CERTIFIED DISEASE AND INSECT FREE. THE OWNER AND/OR THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIAL ON SITE.
- 2) ALL PLANT MATERIAL SHALL BE PROPERLY STAKED AND PLANTED IN CONFORMANCE WITH THE SPECIFICATIONS. PROVIDE THREE STAKES PER TREE UNLESS NOTED OTHERWISE. INSTALL ALL PLANT MATERIAL ON UNDISTURBED GRADE. PROVIDE BURLAP WRAPPING WITH A 50% OVERLAP, CUT AND REMOVE BURLAP FROM TOP ONE-THIRD OF THE ROOT BALL.
- 3) PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH ONE PART EACH OF TOPSOIL, PEAT MOSS AND PARENT MATERIAL. IF WET SOIL CONDITIONS EXIST THEN PLANTING PITS SHALL BE EXCAVATED AN ADDITIONAL 12" AND FILLED WITH SAND.
- 4) NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN THE NURSERY.
- 5) NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF ALL NEW PLANTS.
- 6) ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER THE DATE OF FINAL ACCEPTANCE. ANY PLANT MATERIAL THAT DIES WITHIN THAT TIME PERIOD SHALL BE REMOVED, INCLUDING THE STUMP, AND REPLACED BY A TREE OF SIMILAR SIZE AND SPECIES AT THE EXPENSE CONTRACTOR.
- 7) THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM 6" LAYER OF TOPSOIL IN ALL LAWN AREAS AND A MINIMUM OF 2'-0" OF TOPSOIL IN ALL PLANTING AREAS.
- 8) ALL DISTURBED AREAS SHALL BE TOPSOILED AND SEEDED UNLESS OTHERWISE DIRECTED.
- 9) ALL PLANTING BEDS SHALL RECEIVE 3" OF SHREDDED PINE BARK.
- 10) ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS.



Plant Schedule					
SYMB.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	QUANTITY
SHRUBS					
CPFA	<i>Chamaecyparis pis. fil. 'Aurea'</i>	Gold Threadleaf Cypress	24" - 30" spr.	5 gal. - 4' o.c.	3
SBG	<i>Spiraea x bumaldi 'Goldmound'</i>	Goldmound Spirea	18" - 24" spr.	3 gal. - 3' o.c.	10
TCG	<i>Taxus cuspidata 'Greenwave'</i>	Greenwave Spreading Yew	18" - 24" spr.	4 gal. - 4' o.c.	22
TOS	<i>Thuja occidentalis 'Smaragd'</i>	Emerald Arborvitae	5' - 6' ht	B & B	5
TREES					
ARB	<i>Acer rubrum 'Bowhall'</i>	Bowhall Columnar Red Maple	2.5" cal.	B & B	4
PCC	<i>Pyrus calleryana 'Chanticleer'</i>	Cleveland Select Callery Pear	2.5" cal.	B & B	4
GRASSES & PERENNIALS					
CAK	<i>Calamagrostis acutiflora 'Karl Foerster'</i>	"Karl Foerster" Feather Reed Grass	1 gallon	18" o.c.	23
EP	<i>Echinacea purpurea</i>	Purple Cone Flower	1 gallon	18" o.c.	17
HEH	<i>Hemerocallis Happy Returns</i>	Happy Returns Daylily	1 gallon	18" o.c.	90
PAH	<i>Pennisetum alopecuroides 'Hamelin'</i>	Hamelin's Dwarf Fountain Grass	2 gallon	18" o.c.	18

**18 Bates Ave
Quincy, Massachusetts**

E. A. Fuller Associates - Landscape Architecture
170 Plymouth Street North Carver, MA 02355



LOCUS MAP
SCALE 1" = 1000'



EDWARD A. FULLER, RLA #616 DATE 1/20/16

PROPOSED REDEVELOPMENT SITE PLAN AT 18 BATES AVENUE IN QUINCY, MASSACHUSETTS (NORFOLK COUNTY) LANDSCAPING PLAN

REVISIONS:

No.	DATE	DESC.

PREPARED FOR:
**NAZIH B. ELKALLASSI, TR.
BATES AVE. REALTY TRUST
20 TOWER TERRACE
WAREHAM, MA 02571**

PREPARED BY:
**JC ENGINEERING, INC.
2854 CRANBERRY HIGHWAY
EAST WAREHAM, MA 02538
508-273-0377**

SCALE: 1" = 10'

DATE: JANUARY 20, 2016

FIELD: JO/BM

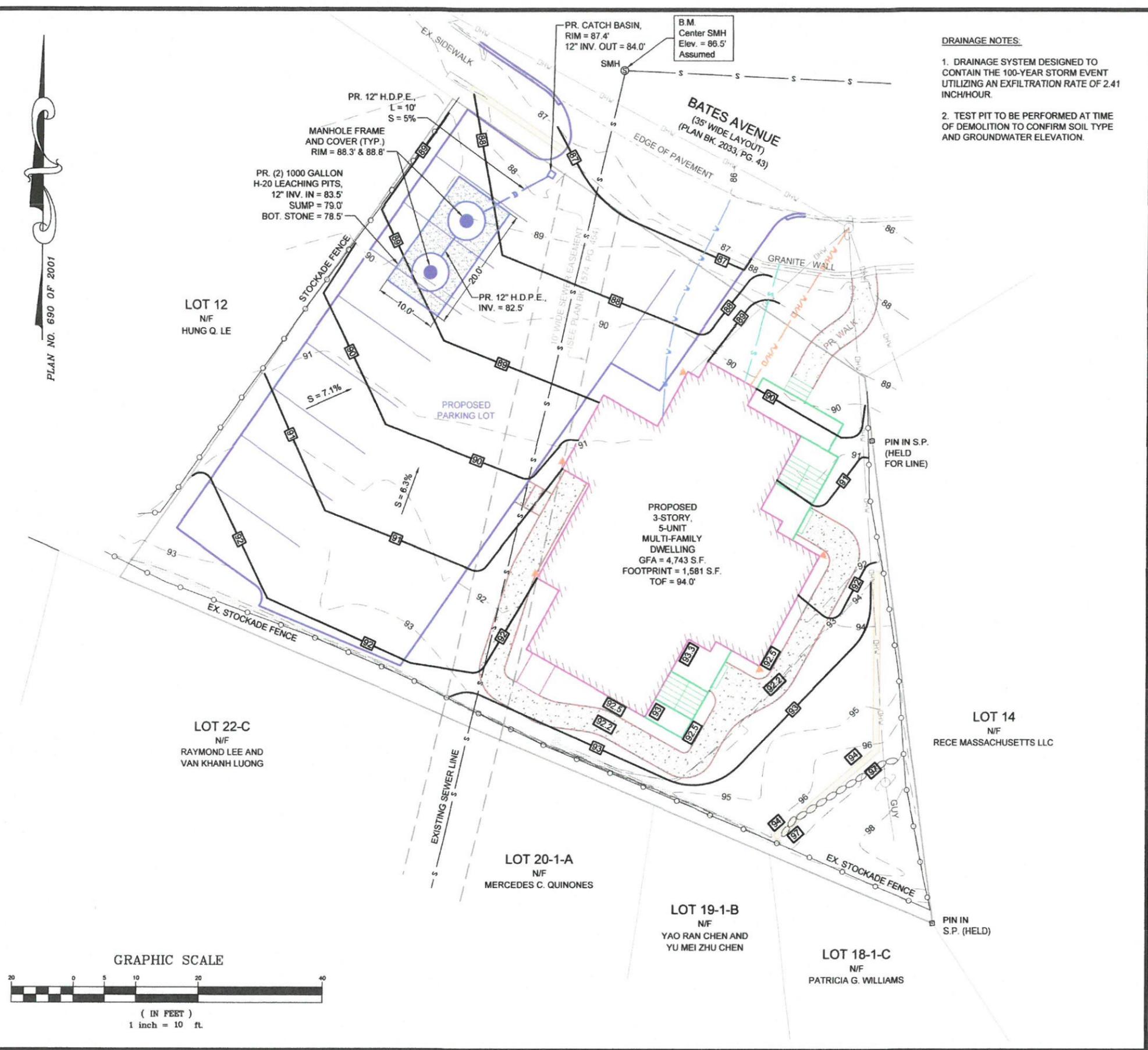
CALC./DESIGN: BMB

DRAWN: BMB

CHECK: EAF

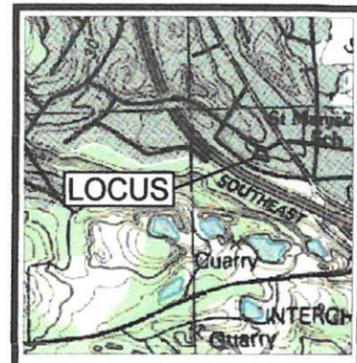
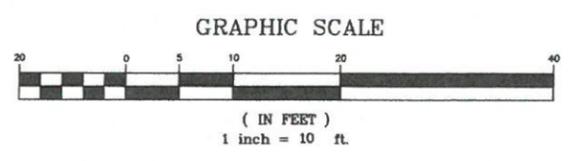
JOB NO: 2448

PLAN NO. 690 OF 2001



DRAINAGE NOTES:

1. DRAINAGE SYSTEM DESIGNED TO CONTAIN THE 100-YEAR STORM EVENT UTILIZING AN EXFILTRATION RATE OF 2.41 INCH/HOUR.
2. TEST PIT TO BE PERFORMED AT TIME OF DEMOLITION TO CONFIRM SOIL TYPE AND GROUNDWATER ELEVATION.



LOCUS MAP
SCALE 1" = 1000'



JOHN L. CHURCHILL, JR., P.E. DATE

PROPOSED REDEVELOPMENT SITE PLAN
AT
18 BATES AVENUE
IN
QUINCY, MASSACHUSETTS
(NORFOLK COUNTY)
GRADING, DRAINAGE, & UTILITIES

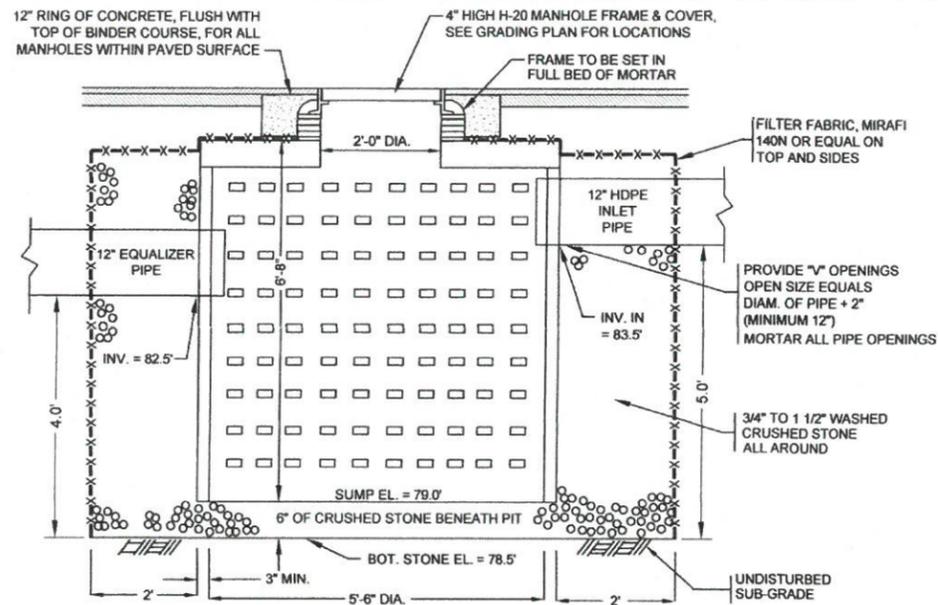
REVISIONS:

No.	DATE	DESC.

PREPARED FOR:
NAZIH B. ELKALLASSI, TR.
BATES AVE. REALTY TRUST
20 TOWER TERRACE
WAREHAM, MA 02571

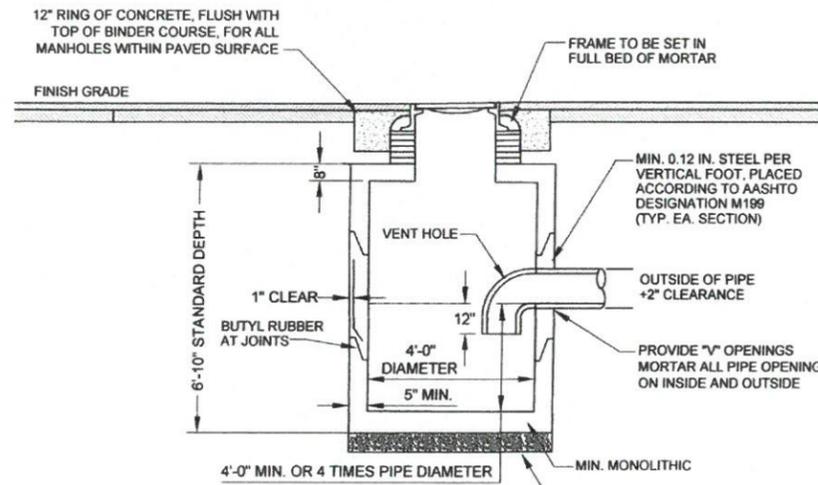
PREPARED BY:
JC ENGINEERING, INC.
2854 CRANBERRY HIGHWAY
EAST WAREHAM, MA 02538
508-273-0377

SCALE:	1" = 10'
DATE:	FEBRUARY 26, 2016
FIELD:	JO/BM
CALC./DESIGN:	BMB
DRAWN:	BMB
CHECK:	JLC
JOB NO:	2448



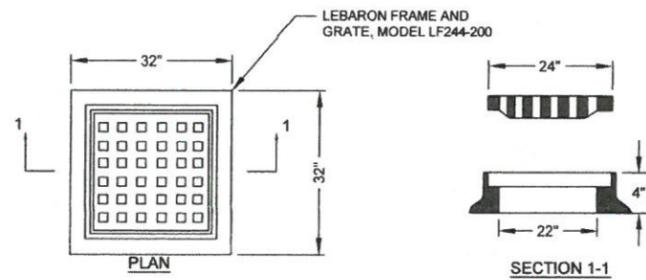
PRECAST CONCRETE 1000 GALLON LEACH PIT (H-20)

NOT TO SCALE



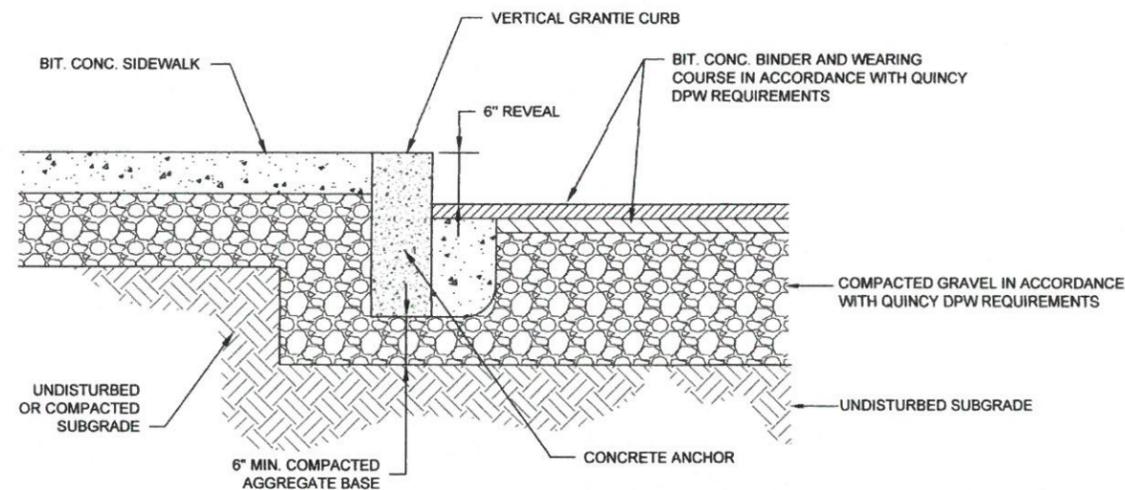
PRECAST CONCRETE CATCH BASIN (H-20)

NOT TO SCALE



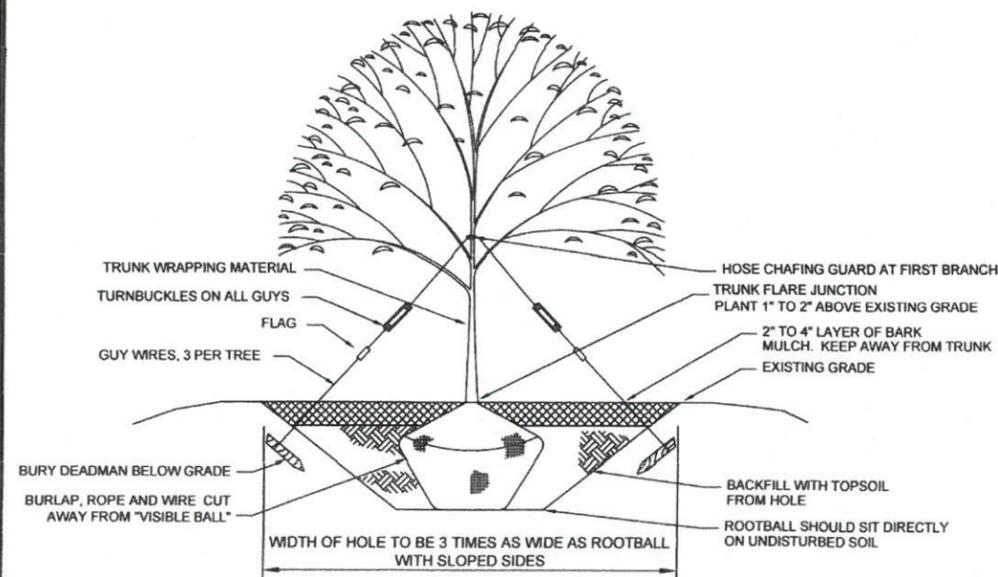
CATCH BASIN FRAME & GRATE (H-20)

NOT TO SCALE



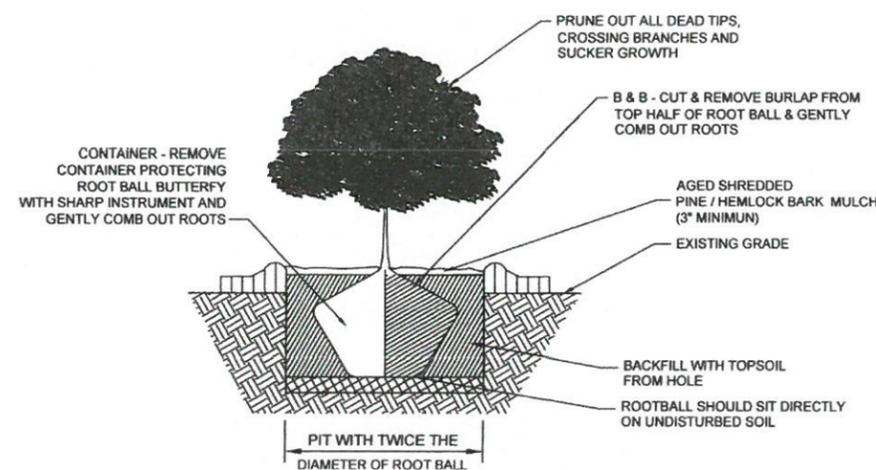
VERTICAL GRANITE CURB AT SIDEWALK

NOT TO SCALE



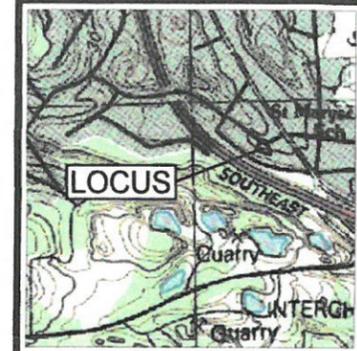
TREE PLANTING

NOT TO SCALE



SHRUB PLANTING

NOT TO SCALE



LOCUS MAP
SCALE 1" = 1000'



JOHN L. CHURCHILL, JR., P.E. DATE

PROPOSED REDEVELOPMENT SITE PLAN
AT
18 BATES AVENUE
IN
QUINCY, MASSACHUSETTS
(NORFOLK COUNTY)
DETAIL SHEET 1

REVISIONS:

No.	DATE	DESC.

PREPARED FOR:
NAZIH B. ELKALASSI, TR.
BATES AVE. REALTY TRUST
20 TOWER TERRACE
WAREHAM, MA 02571

PREPARED BY:
JC ENGINEERING, INC.
2854 CRANBERRY HIGHWAY
EAST WAREHAM, MA 02538
508-273-0377

SCALE: AS NOTED

DATE: FEBRUARY 26, 2016

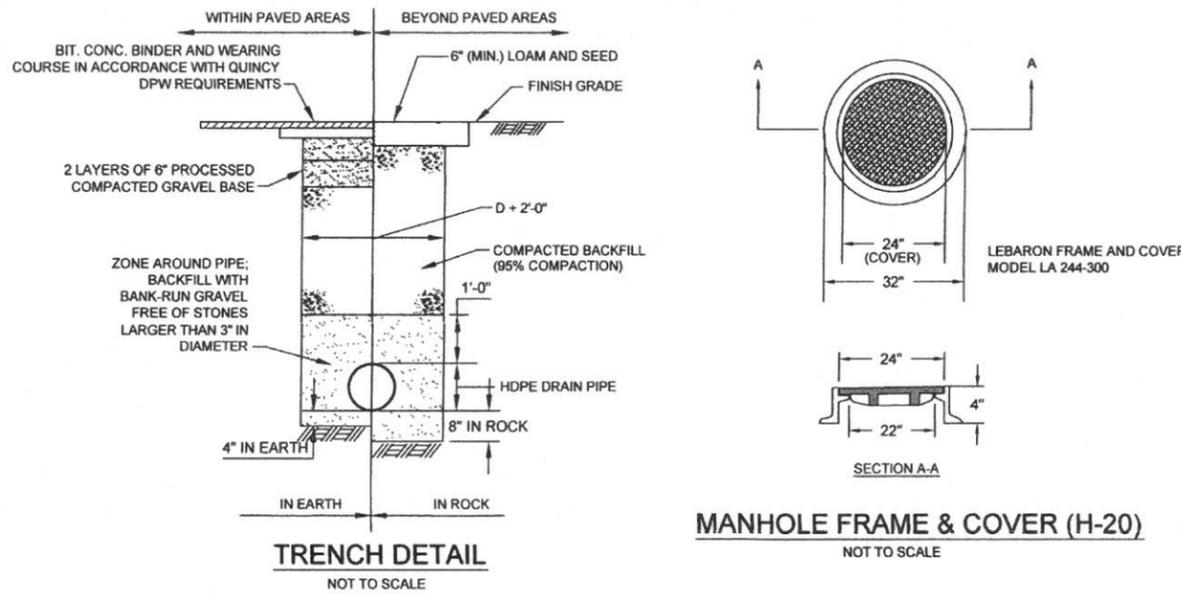
FIELD: JO/BM

CALC./DESIGN: BMB

DRAWN: BMB

CHECK: JLC

JOB NO: 2448



CONSTRUCTION PERIOD POLLUTION PREVENTION

THE CONTRACTOR MUST INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND DETAILS PRIOR TO STARTING ANY OTHER WORK ON THE SITE CONSTRUCTION. EROSION CONTROL MUST BE INSTALLED AT EVERY INLET STRUCTURE AND INLET SWALE AND MAINTAINED FOR THE DURATION OF THE PROJECT. SILT FENCE AND/OR HAYBALES AS SHOWN ON PLANS SHALL BE INSPECTED, REPAIRED AND/OR MAINTAINED BY THE CONTRACTOR WEEKLY AND WITHIN 12 HOURS OF EACH STORM EVENT.

SEDIMENT SHALL BE CONTAINED WITHIN THE CONSTRUCTION SITE AND SHALL BE REMOVED WHEN THEY REACH A DEPTH OF 6 INCHES.

STABILIZE SLOPES STEEPER THAN 3:1 (HORIZONTAL TO VERTICAL) WITH SEED, SECURED GEOTEXTILE FABRIC, OR ROCK RIP-RAP AS REQUIRED TO PREVENT EROSION DURING CONSTRUCTION.

CLEAN OUT CATCH BASINS, DRAIN MANHOLES AND STORM DRAIN PIPES AFTER COMPLETION OF CONSTRUCTION.

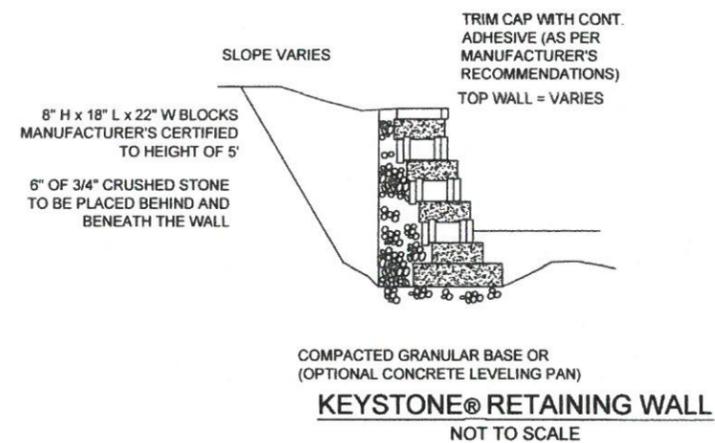
NO STORMWATER SHALL BE ALLOWED TO ENTER THE STRUCTURES UNTIL ALL CATCHBASINS, DRAIN MANHOLES AND STORM DRAIN PIPES HAVE BEEN CLEANED, THE BINDER COURSE IS INSTALLED AND ALL DISTURBED AREAS ARE STABILIZED.

IF THE BINDER COURSE IS IN PLACE FOR MORE THAN 3 MONTHS WITHOUT A WEARING COURSE, THE CONTRACTOR SHALL SET THE RIM ELEVATION OF THE DRAINAGE STRUCTURES LEVEL WITH THE BINDER COURSE. THE RIM ELEVATIONS SHALL BE RESET JUST PRIOR TO PLACING THE WEARING COURSE.

THE CONTRACTOR IS RESPONSIBLE FOR ALL STORMWATER BEST MANAGEMENT PRACTICES BEING IN PLACE TO CONTAIN STORMWATER IN THE EVENT THAT DRAINAGE STRUCTURES ARE NOT AT PAVEMENT GRADE DURING A STORM EVENT, AND ALL CLEANUP IN THE EVENT THAT SUCH MEASURES FAIL DURING SAID STORM EVENT.

TEMPORARY SURFACES SHOULD BE STABILIZED WITH AS SOON AS ACTIVE GRADING IS SUSPENDED. TEMPORARY MEASURES INCLUDE SEEDING WITH GRASS, JUTE NETTING, OR STRAW MULCH. PERMANENT STABILIZATION SHOULD BE ESTABLISHED EARLY IN THE FALL TO ALLOW GOOD COVER BEFORE COLD WEATHER COMES.

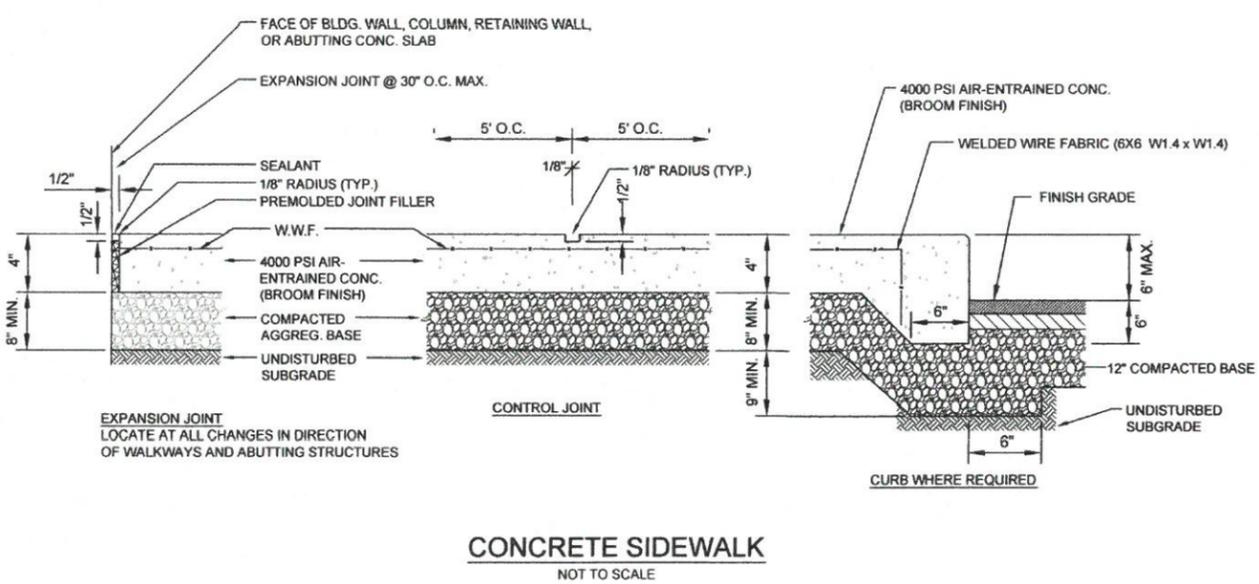
A RIP-RAP CONSTRUCTION ENTRANCE CONSISTING OF 1.5\"/>



UPON ESTABLISHMENT OF PERMANENT VEGETATION OVER DISTURBED AREAS, REMOVE AND DISPOSE OF HAYBALES, STAKES AND SILT FENCE.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN AND SUPPLEMENT THE SPECIFIED SEDIMENTATION CONTROLS. AS NECESSARY TO PREVENT SEDIMENTATION OF OFF-SITE AREAS AND/OR ANY REGULATED RESOURCE AREAS. FAILURE BY THE CONTRACTOR TO CONTROL EROSION, POLLUTION AND/OR SILTATION SHALL BE CAUSE FOR THE OWNER TO EMPLOY OUTSIDE ASSISTANCE OR TO USE HIS OWN FORCES TO PROVIDE THE NECESSARY CORRECTIVE MEASURES, THE COST OF SUCH ASSISTANCE PLUS PROJECT ENGINEERING COSTS WILL BE THE CONTRACTOR'S RESPONSIBILITY.

HAYBALES SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:
TOE OF SLOPE OF EMBANKMENT CONSTRUCTION, TOE OF TEMPORARY EARTHWORK STOCKPILES.



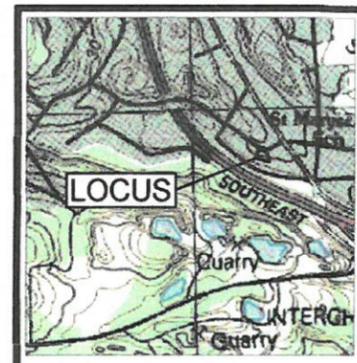
STORMWATER OPERATIONS AND MAINTENANCE PLAN

OWNER AND RESPONSIBLE PARTY:
NAZIH B. ELKALLASSI, TR.
BATES AVE. REALTY TRUST
20 TOWER TERRACE
WAREHAM, MA 02571

ILLCIT DISCHARGES
ALL ILLICIT DISCHARGES TO THE STORMWATER MANAGEMENT SYSTEM ARE PROHIBITED.

DEEP SUMP CATCH BASINS
CATCH BASIN SHALL BE INSPECTED BY THE OWNER/OPERATOR ON A QUARTERLY BASIS OR AFTER A MAJOR STORM EVENT. CATCH BASIN SUMP WILL BE CLEANED ANNUALLY DURING THE EARLY SPRING OR WHEN THE SEDIMENT RISES TO WITHIN HALF THE AVAILABLE SUMP HEIGHT OF THE CATCH BASIN, WHICHEVER COMES FIRST.

INFILTRATION SYSTEMS
ONCE THE SYSTEM IS OPERATIONAL, INSPECTIONS OF THE LEACHING STRUCTURES SHOULD OCCUR AFTER EVERY MAJOR STORM EVENT FOR THE FIRST FEW MONTHS. AFTER THE SYSTEM IS IN OPERATION, INSPECTIONS SHOULD BE EVERY SIX MONTHS. SPECIAL ATTENTION SHOULD BE DIRECTED TOWARDS THE DEPTH OF SEDIMENT IN THE LEACHING STRUCTURES. THERE SHOULD BE NO ACCUMULATION OF SEDIMENT WITHIN THE LEACHING STRUCTURES. ALL SEDIMENT SHALL BE REMOVED IF ANY HAS ACCUMULATED. THE DEEP SUMP CATCH BASINS AND OIL/SEDIMENT SEPARATORS ALSO BE INSPECTED AND CLEANED IF THERE IS SEDIMENT WITHIN THE LEACHING PITS.



LOCUS MAP
SCALE 1" = 1000'



JOHN L. CHURCHILL, JR., P.E. DATE 2/26/16

PROPOSED REDEVELOPMENT SITE PLAN
AT
18 BATES AVENUE
IN
QUINCY, MASSACHUSETTS
(NORFOLK COUNTY)
DETAIL SHEET 2

REVISIONS:

No.	DATE	DESC.

PREPARED FOR:
NAZIH B. ELKALLASSI, TR.
BATES AVE. REALTY TRUST
20 TOWER TERRACE
WAREHAM, MA 02571

PREPARED BY:
JC ENGINEERING, INC.
2854 CRANBERRY HIGHWAY
EAST WAREHAM, MA 02538
508-273-0377

SCALE:	AS NOTED
DATE:	FEBRUARY 26, 2016
FIELD:	JO/BM
CALC./DESIGN:	BMB
DRAWN:	BMB
CHECK:	JLC
JOB NO:	2448