# PROPOSED
# EIGHT-UNIT TOWNHOUSE DEVELOPMENT

*Parcel No. 10739*
264 R West Street
Quincy, Massachusetts

**PLAN LOG / *A Listing of Drawings:***


**A - 0** : *Not Used*
**A - 1** : Proposed Site & Landscaping Plan, *1" = 20'-0" Scale*
**A - 2** : Proposed Garage/Ground Level Floor Plans, *Overall; 3/16" Scale*
**A - 3** : Proposed First Floor Plans, *Overall; 3/16" Scale*
**A - 4** : Proposed Second Floor Plans, *Overall; 3/16" Scale*
**A - 5** : *Not Used*
**A - 6** : Proposed Front & Side Exterior Elevations, *Building "A"*
**A - 7** : Proposed Front & Side Exterior Elevations, *Buildings "B" & "C"*
**A - 8** : Proposed Rear Exterior Elevations, *Buildings "A", "B" & "C"*



Charles E. Bamberg
550 Adams Street, Unit 231 / Quincy, Massachusetts 02169
(617) 481-1355 / Fax: (617) 481-1522 / cbamberg@juno.com

Design Services / Construction Planning & Management / Project Development & Monitoring / Methods of Construction / Estimating


***DESIGN ANALYSIS***
*7 December 2015 / CEB*

PROPOSED SITE & LANDSCAPING PLAN

SCALE: 1" = 20'-0"

**SCRIBI LANDSCAPING**
6 Owens Place
Quincy, Massachusetts 02169
(617) - 904 - 8111

**264 R WEST STREET EIGHT-UNIT TOWNHOUSE PLANTING SCHEDULE**

| PLAN DESIGNATION | SCIENTIFIC NAME | COMMON NAME | SIZE | QTY |
|---|---|---|---|---|
| PS | *Pinus Species, TBD* | Pine Tree, TBD | 2.5 " Calibre | 2 |
| IC | *Ilex Glabra ' Compacta '* | Compact Inkberry | 24" - 30" | 19 |
| KO | *Rosa ' Radrazz '* | Knock Out Rose | 3 Gallon | 6 |
| PJM | *Rhododendron ' P. J. M. '* | P. J. M. Rhododendron | 24" - 30" | 18 |
| TO | *Thuja Occidentalis* | Arborvitae | 30" - 36" | 23 |
| SC | *Malus Sargentii* | Sargent Crabapple | 1.5" Calibre | 2 |
| MP | *To Be Determined (TBD)* | *Mixed Perennials, TBD* | *Varies, TBD* | 220 to 270, TBD |

A-1
PROPOSED EIGHT UNIT TOWNHOUSE DEVELOPMENT
264 R West Street
Quincy, Massachusetts

# PROPOSED SITE & LANDSCAPING PLAN

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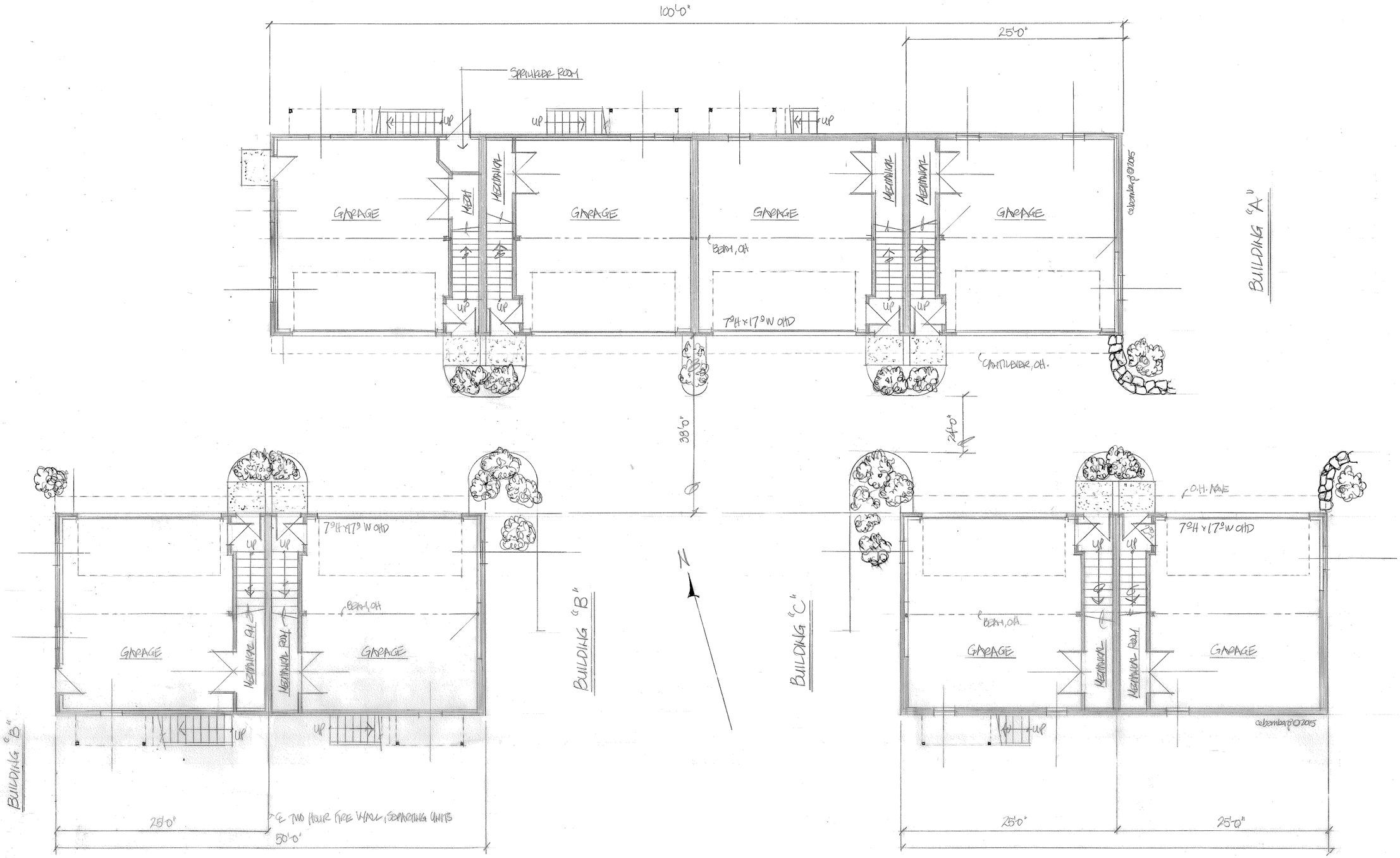
R 31 MAR 2016
R 7 DEC 2015

SITE PLAN

A-1
PROPOSED EIGHT UNIT TOWNHOUSE DEVELOPMENT
264 R West Street
Quincy, Massachusetts




1 / A2

PROPOSED GARAGE, GROUND LEVEL FLOOR PLANS

SCALE: 3/16" = 1'-0"

**A-2**

PROPOSED EIGHT UNIT TOWNHOUSE DEVELOPMENT
264 R West Street
Quincy, Massachusetts

**PROPOSED**
**GARAGE / GROUND LEVEL**
**FLOOR PLAN, *Overall***
*Scale: 3/16" = 1'-0"*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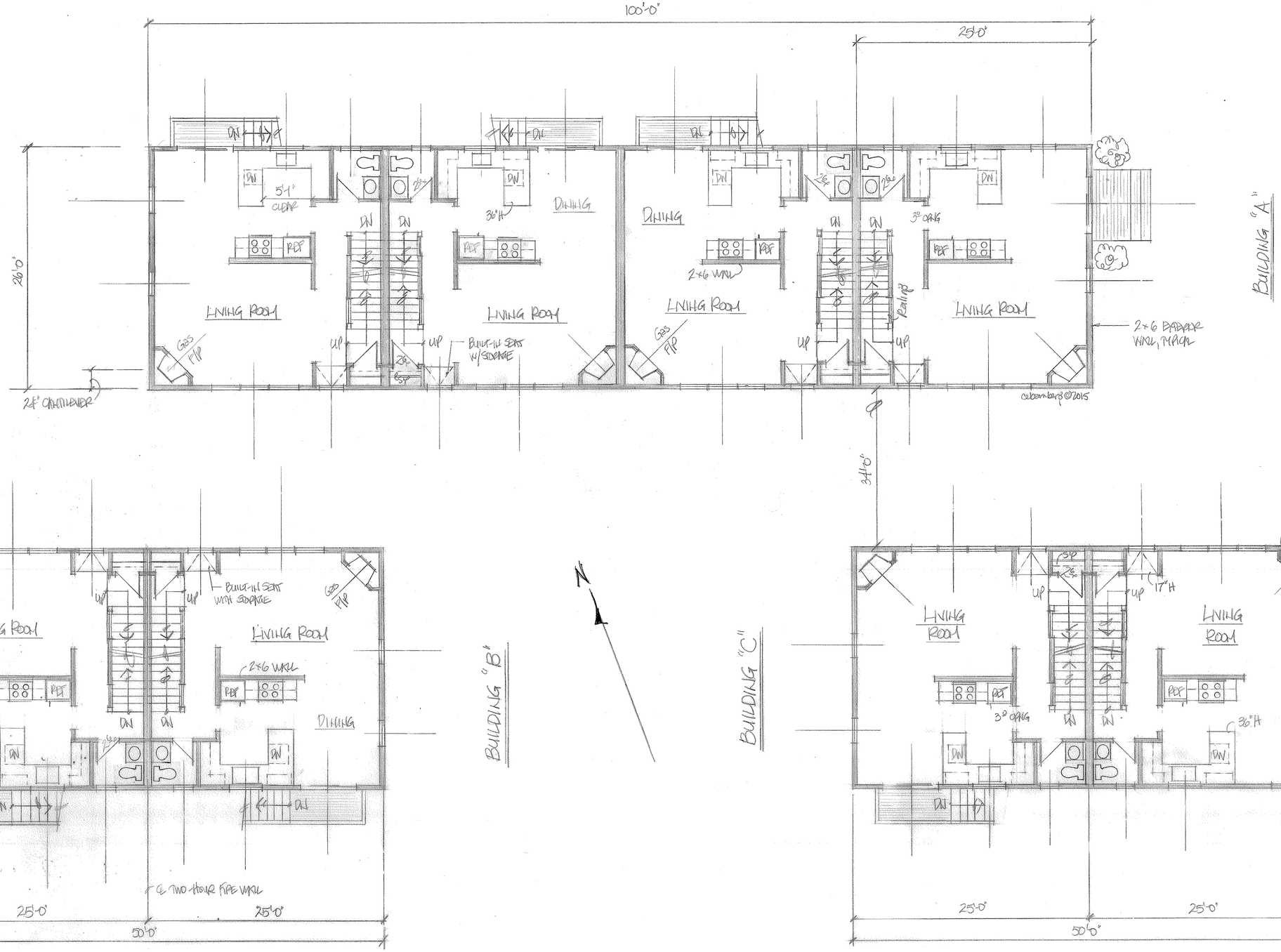
7 DEC 2015

DESIGN ANALYSIS


**A-2**

PROPOSED EIGHT UNIT TOWNHOUSE DEVELOPMENT
264 R West Street
Quincy, Massachusetts




1
A3

PROPOSED FIRST FLOOR PLANS

SCALE: 3/16"=1'-0"

# A-3

PROPOSED EIGHT UNIT TOWNHOUSE DEVELOPMENT
264 R West Street
Quincy, Massachusetts

## PROPOSED
## FIRST FLOOR PLAN, *Overall*

*Scale: 3/16" = 1' - 0"*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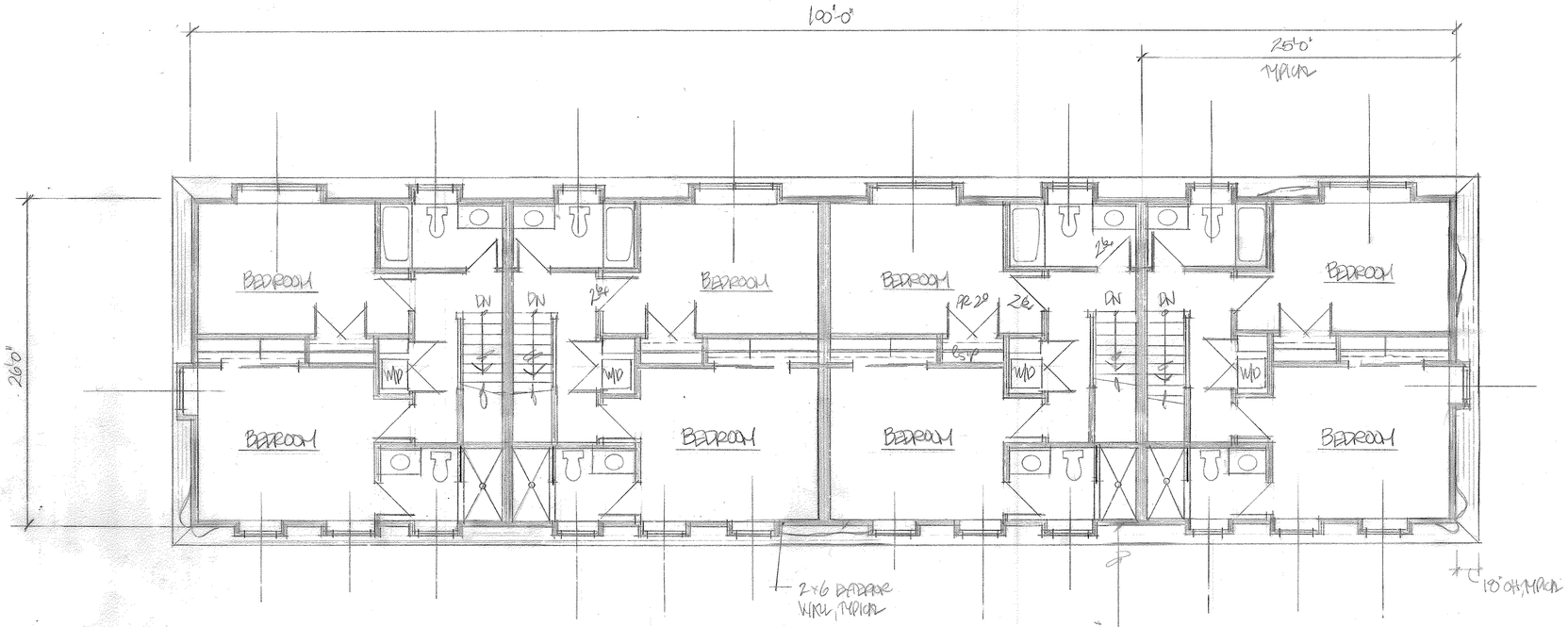
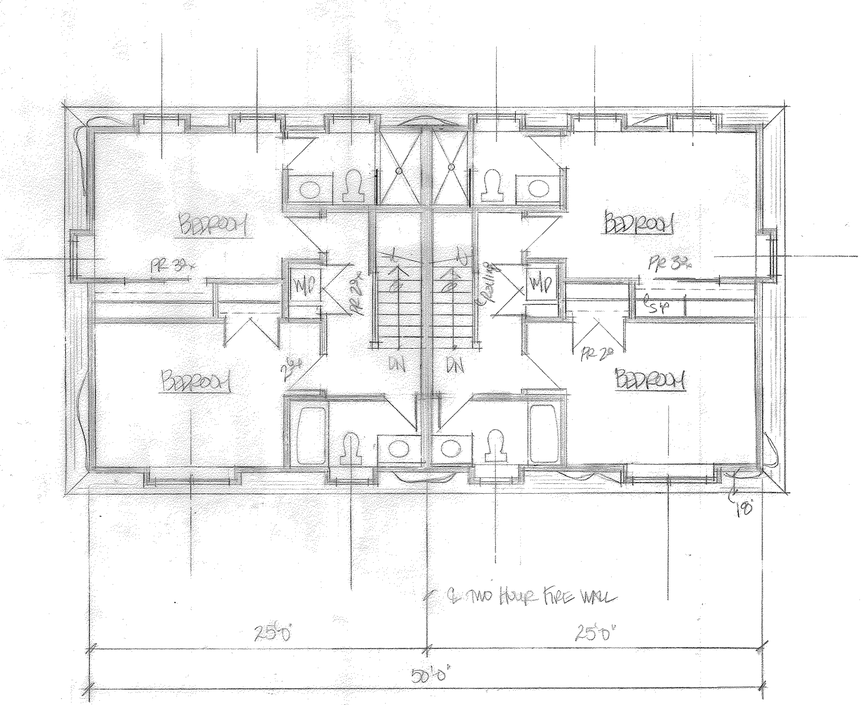
DA 7 DEC 2015

DESIGN ANALYSIS


A-3
PROPOSED EIGHT UNIT TOWNHOUSE DEVELOPMENT
264 R West Street
Quincy, Massachusetts



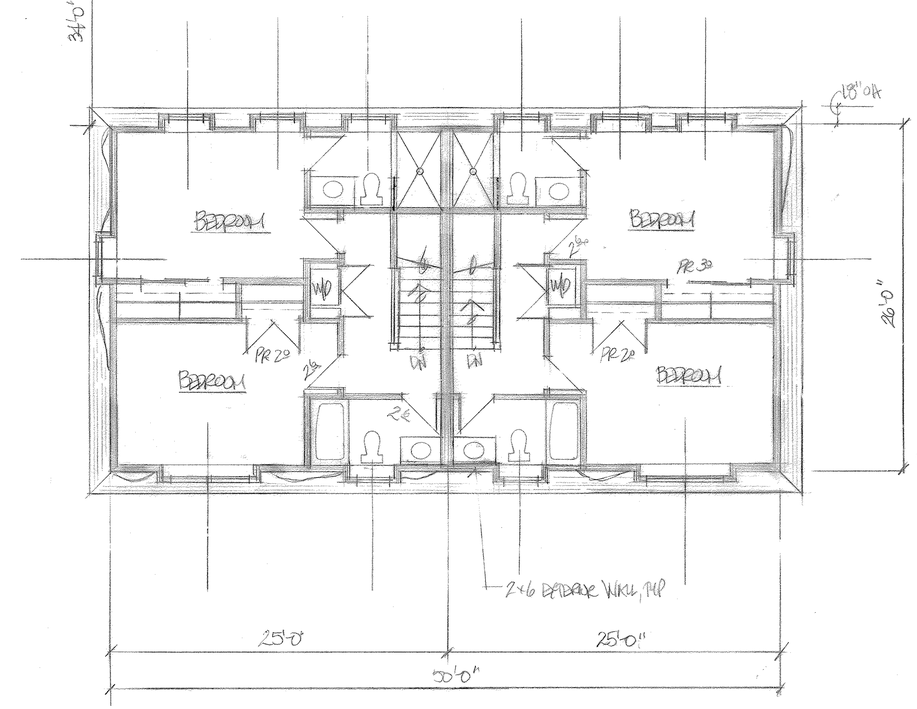

BUILDING "A"




BUILDING "B"

N

BUILDING "C"




1 / A4 PROPOSED SECOND FLOOR PLANS

SCALE: 3/16" = 1'-0"

A-4

PROPOSED EIGHT UNIT TOWNHOUSE DEVELOPMENT
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**PROPOSED**

**SECOND FLOOR PLAN, *Overall***

*Scale: 3/16" = 1'-0"*


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RA 31 March 2016
LA 7 Dec 2015

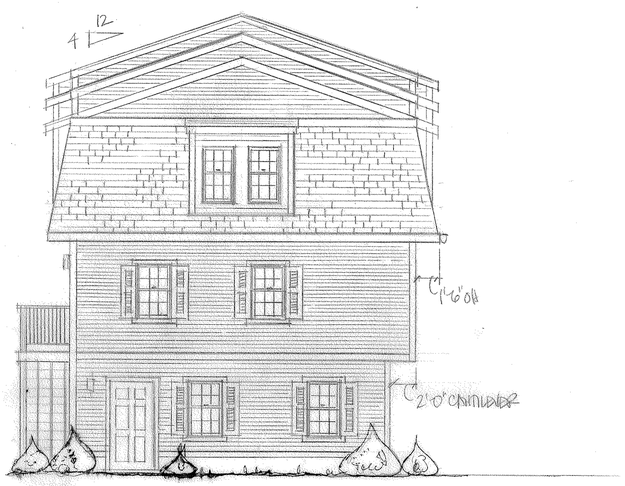
DESIGN ANALYSIS


A-4

PROPOSED EIGHT UNIT TOWNHOUSE DEVELOPMENT
264 R West Street
Quincy, Massachusetts

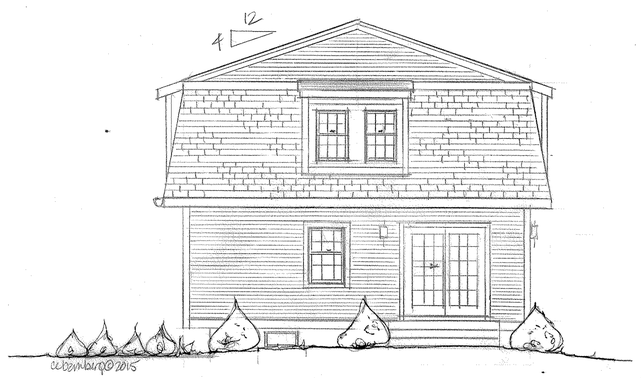
1 / A6 PROPOSED FRONT, SOUTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"




2 / A6 PROPOSED WEST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"




3 / A6 PROPOSED EAST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

# A-6

PROPOSED EIGHT UNIT TOWNHOUSE DEVELOPMENT
264 R West Street
Quincy, Massachusetts

## PROPOSED FRONT & SIDE EXTERIOR ELEVATIONS

*Building "A", Four (4) Units*

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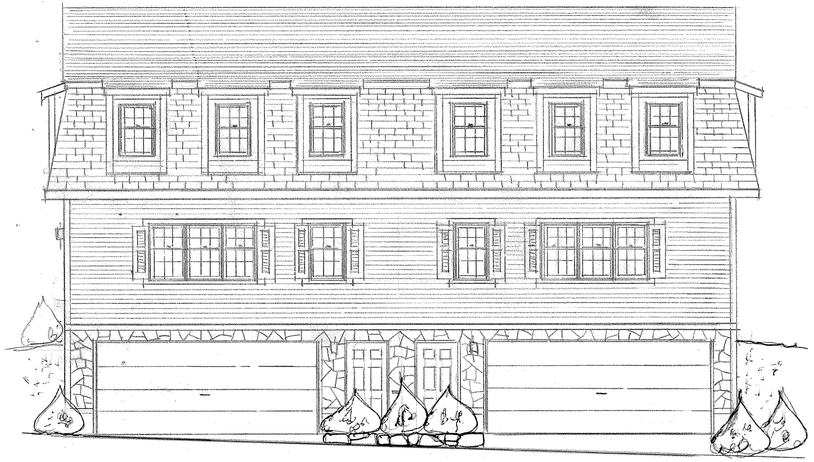
DATE 7 DEC 2015

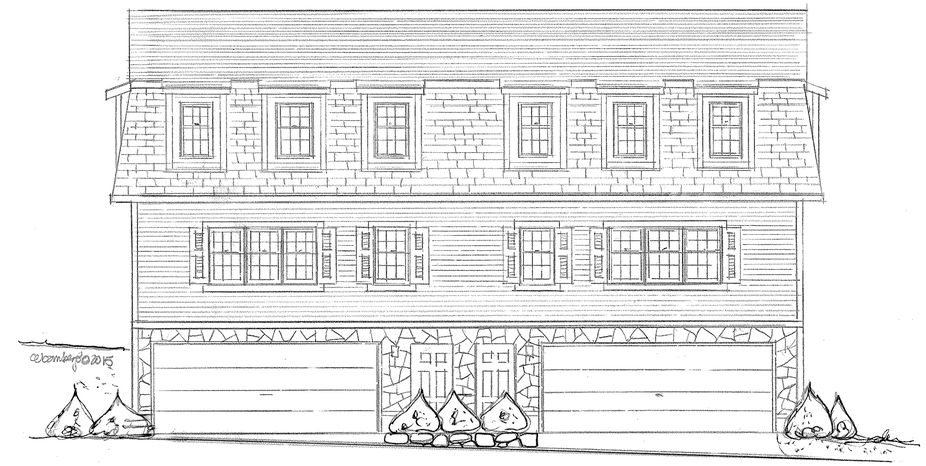
DESIGN ANALYSIS

A-6
PROPOSED EIGHT UNIT TOWNHOUSE DEVELOPMENT
264 R West Street
Quincy, Massachusetts



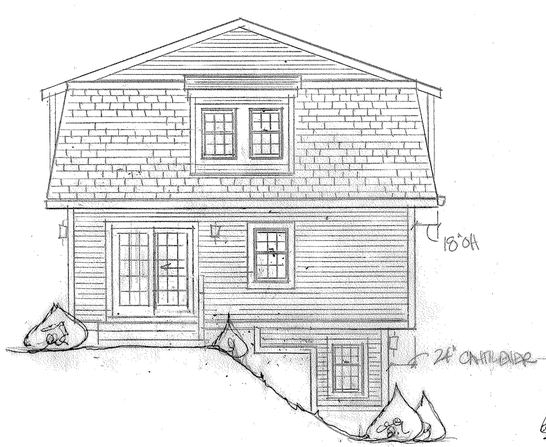
BUILDING "C"

1 / A7 PROPOSED NORTH EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"



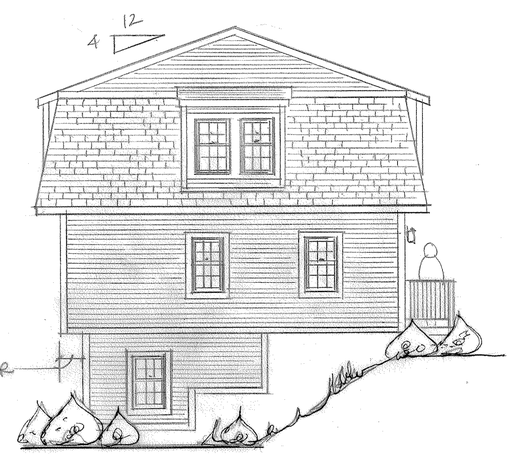

BUILDING "B"

2 / A7 PROPOSED NORTH EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"

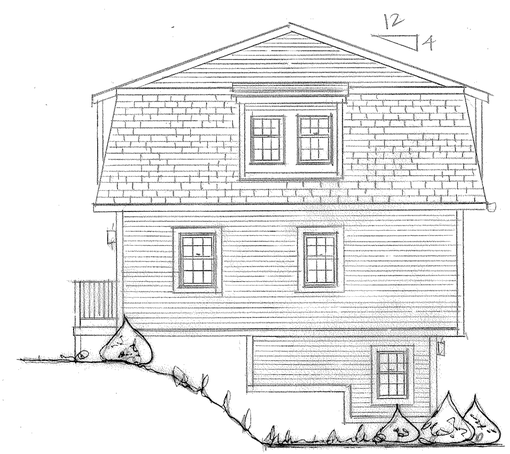



BUILDING "C"

3 / A7 PROPOSED EAST ELEVATION
SCALE: 3/16"=1'-0"




4 / A7 PROPOSED WEST ELEVATION
SCALE: 3/16"=1'-0"




BUILDING "B"

5 / A7 PROPOSED EAST ELEVATION
SCALE: 3/16"=1'-0"

6 / A7 PROPOSED WEST ELEVATION
SCALE: 3/16"=1'-0"

A-7
PROPOSED EIGHT UNIT TOWNHOUSE DEVELOPMENT
264 R West Street
Quincy, Massachusetts

**PROPOSED FRONT & SIDE EXTERIOR ELEVATIONS**

*Buildings "B" & "C", Four (4) Units Total*

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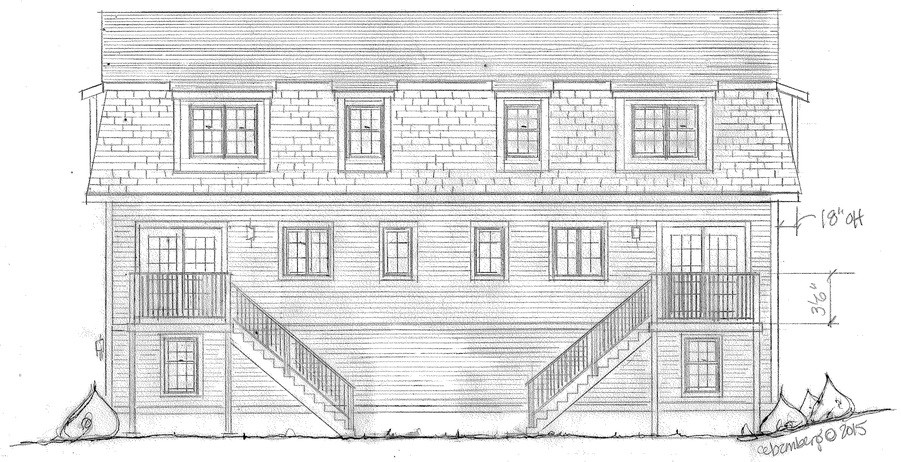
7 DEC 2015

DESIGN ANALYSIS

A-7
PROPOSED EIGHT UNIT TOWNHOUSE DEVELOPMENT
264 R West Street
Quincy, Massachusetts

1 / A8 PROPOSED NORTH EXTERIOR ELEVATION, BUILDING "A"

SCALE: 3/16"=1'0"




2 / A8 PROPOSED SOUTH EXTERIOR ELEVATION, BUILDING "B"

SCALE: 3/16"=1'0"

3 / A8 PROPOSED SOUTH EXTERIOR ELEVATION, BUILDING "C"

SCALE: 3/16"=1'0"

# A-8

PROPOSED EIGHT UNIT TOWNHOUSE DEVELOPMENT
264 R West Street
Quincy, Massachusetts

## PROPOSED REAR EXTERIOR ELEVATIONS

*Buildings "A", "B" & "C"*

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DA 7 Dec 2015

DESIGN ANALYSIS

A-8
PROPOSED EIGHT UNIT TOWNHOUSE DEVELOPMENT
264 R West Street
Quincy, Massachusetts

# SITE PLAN

## PROPOSED TOWNHOUSE CONDOMINIUM RESIDENCES
AT
## 264 R WEST STREET
IN
## QUINCY, MASSACHUSETTS

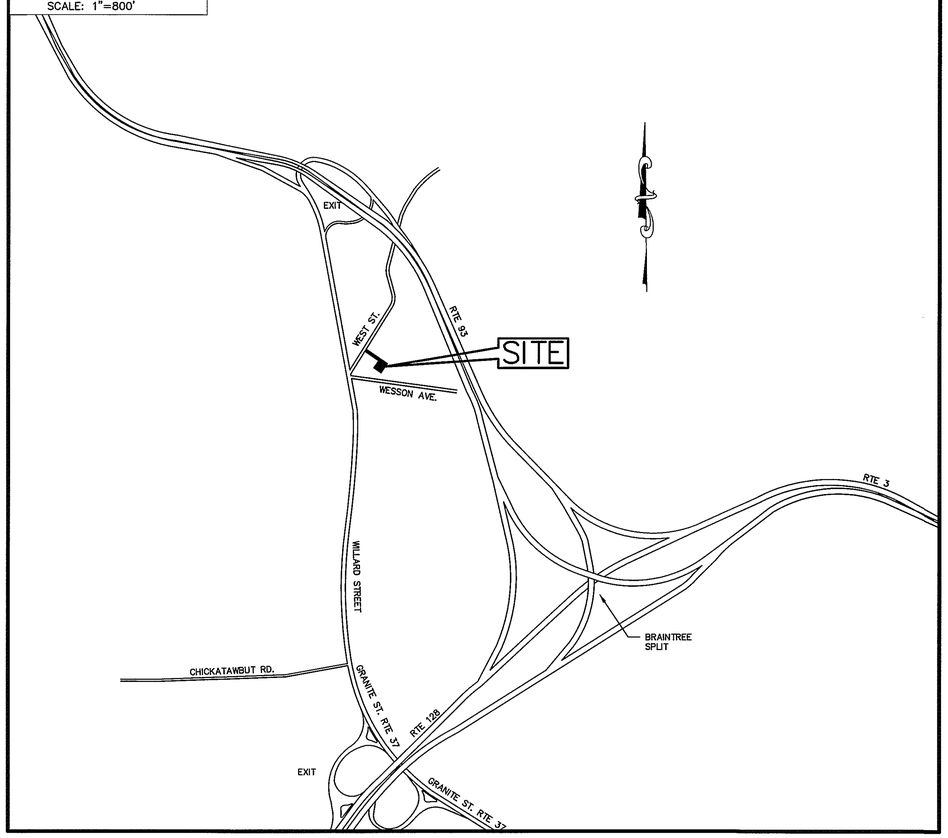
### LEGEND

| SITE FEATURE | EXISTING | PROPOSED |
|---|---|---|
| TOPOGRAPHIC CONTOUR | 62 | 62 |
| SPOT GRADE ELEV. | +62.5 | +62.5 |
| WATER MAIN, SIZE & MATERIAL | 6" CLDI | 6" CLDI |
| WATER MAIN GATE VALVE | GV | GV |
| WATER SERVICE | WS | WS |
| WATER SERVICE GATE | WG | WG |
| FIRE SUPPRESSION LINE | FS | FS |
| WATER METER | WM | WM |
| HYDRANT | HYD | HYD |
| SAN. TRUNK LINE SEWER | 8" SDR 35 | 8" SDR 35 |
| SAN. SEWER SERVICE CONNECTION | SS | SS |
| SAN. PVC FORCED MAIN | FM | FF |
| SEWER MANHOLE | S | S |
| DRAIN MANHOLE | D | D |
| CATCHBASIN | CB | CB-1 |
| GAS MAIN | GAS | GAS |
| GAS SERVICE | GS | GS |
| GAS GATE | GG | GG |
| GAS METER | GM | GM |
| ELECTRIC DUCT BANK | ELEC | ELEC |
| UNDER GROUND ELECTRIC SERVICE | ELEC | ELEC |
| OVERHEAD ELECTRIC LINE | OHE | OHE |
| ELECTRIC METER | EM | EM |
| TRANSFORMER PAD | T | T |
| UTILITY POLE | UP #123 | PROP UP |
| EDGE OF PAVEMENT | EP | EOP |
| 12" CAPE COD BERM | CC | CC |
| VERTICAL GRANITE CURBING | VGC | VGC |
| CONCRETE RETAINING WALL | | RW |
| TOP OR BOTTOM OF RET. WALL ELEV. | TOW=63.5 BOW=60 | TOW=63.5 BOW=60 |
| CONCRETE BOUND | CBDH FND | CBDH SET |
| IRON PIPE | IP FND | IP SET |
| DRILL HOLE | DH FND | IP SET |
| TREELINE/BRUSH LINE | | |
| CHAINLINK FENCE | | |

### PLAN INDEX


| SHEET | DESCRIPTION |
|---|---|
| 1 | COVER SHEET |
| 2 | EXISTING CONDITIONS PLAN |
| 3 | DRAINAGE AND GRADING PLAN |
| 4 | UTILITY LAYOUT PLAN |
| 5 | SITE LAYOUT PLAN |
| 6 | WATER AND SEWER DETAILS |
| 7 | DRAINAGE DETAILS |
| 8 | SITE DETAILS |
| 9 | EROSION CONTROL PLAN |
| 10 | EROSION CONTROL DETAILS PLAN |
| 11 | SITE DIST. TRIANGLE – FIRE ENGINE TURNING RAD. |
| 1 | NEIGHBORHOOD CHARACTERISTICS PLAN |
| A1–A8 | ARCHITECTURAL / LANDSCAPE PLANS |


### LOCUS MAP
SCALE: 1"=800'




## MARCH 18, 2016


PREPARED BY:
ROSS ENGINEERING COMPANY INC.
PROFESSIONAL ENGINEERS – LAND SURVEYORS
683 MAIN STREET
NORWELL, MASS. 02061
(781)659–1325


COMMONWEALTH OF MASSACHUSETTS PAUL JOSEPH MURABITO No. 36822 REGISTERED LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS GREGORY J. TANSEY CIVIL NO. 37219 REGISTERED PROFESSIONAL ENGINEER

### NOTES

1. ZONING CLASSIFICATION: RESIDENCE B
2. THE LOCUS LIES IN ZONE X AS SHOWN ON FIRM MAP COMMUNITY PANEL #255219 0207 E, DATED JULY 17, 2012
3. PLAN REFERENCES:
   A) TOPOGRAPHIC DATA, UTILITIES AND PHYSICAL FEATURES INCLUDING BOUNDARY LINE INFORMATION SHOWN ARE FROM A PLAN BY MILLER SURVEYING SERVICES, PREPARED FOR STEVE BAYLIS DATED AUG. 4, 2015, SCALE 1"=30'.
4. LOCUS DEED:
   BOOK 24595 PAGE 597; DATED JUNE 6. 2014.
   ASSESSORS REFER: PARCEL 4031/5.
5. ON–SITE SOIL EVALUATIONS AND PERCOLATION TESTS WERE PERFORMED BY ROSS ENGINEERING CO., INC.
6. A TOTAL OF EIGHT (8) TOWNHOUSE UNITS ARE PROPOSED. THE USE SHALL BE RESIDENTIAL USE REQUIRING A SPECIAL PERMIT.
7. TOPOGRAPHIC CONTOURS SHOWN ON THIS PLAN SET ARE BASED UPON QUINCY CITY BASE DATUM. QCBD – 6.63=NAVD 88

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 5–16–16 | RESP TO PB CONSULTANT | GJT |

### OWNER/APPLICANT
WEST STREET PROPERTIES, LLC
61 RESERVOIR PARK ROAD
ROCKLAND, MA 02370
c/o STEVEN BAYLIS
TEL: 617–799–3013

### PROJECT LOCUS
264 R WEST STREET
QUINCY, MASSACHUSETTS
ASSESSORS REFERENCE:
4031–05

PLANNING BOARD CASE #2016–05


COUNSEL: FLEMMING & FLEMMING, P.C.
85 CLAY STREET
QUINCY, MA 02170
REPRESENTING ATTORNEY:
EDWARD J. FLEMMING, ESQ.
TEL 617–472–5100
EFLEMMING@FLEMMINGPC.COM

ARCHITECT: CHARLES E. BAMBERG
550 ADAMS STREET
UNIT 231
QUINCY, MA 02170
TEL 617–481–1522
CBAMBERG@JUNO.COM


| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 3 | 8–16–16 | ABUTTER/APPLICANT AGREEMENT | GJT |
| 2 | 7–1–16 | RESP TO PB CONSULTANT | GJT |
| 1 | 5–16–16 | RESP TO PB CONSULTANT | GJT |

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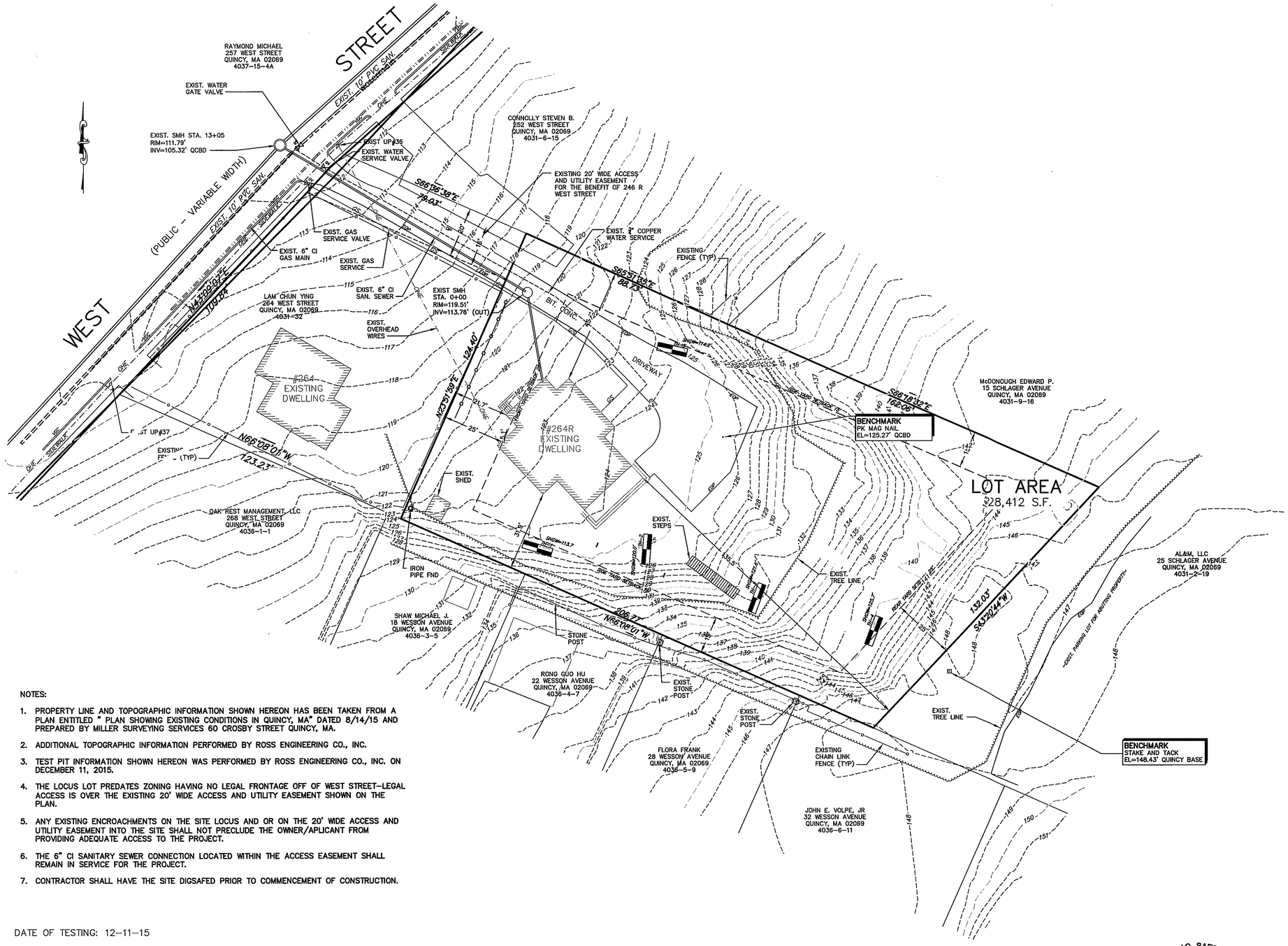
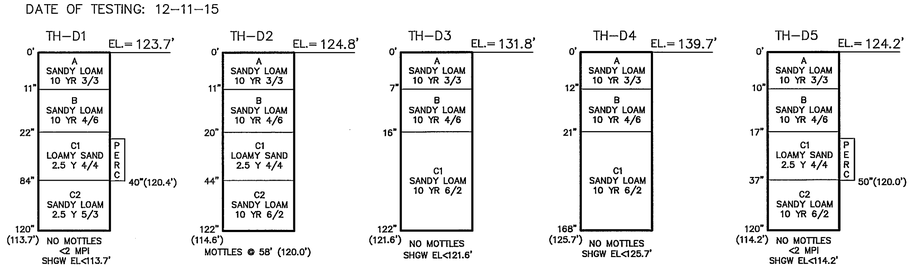



| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| 3 | 8-16-16 | ABUTTER/APPLICANT AGREEMENT | GJT |
| 2 | 7-1-16 | RESP TO PB CONSULTANT | GJT |
| 1 | 5-16-16 | RESP TO PB CONSULTANT | GJT |

NOTES:

1. PROPERTY LINE AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM A PLAN ENTITLED " PLAN SHOWING EXISTING CONDITIONS IN QUINCY, MA" DATED 8/14/15 AND PREPARED BY MILLER SURVEYING SERVICES 60 CROSBY STREET QUINCY, MA.
2. ADDITIONAL TOPOGRAPHIC INFORMATION PERFORMED BY ROSS ENGINEERING CO., INC.
3. TEST PIT INFORMATION SHOWN HEREON WAS PERFORMED BY ROSS ENGINEERING CO., INC. ON DECEMBER 11, 2015.
4. THE LOCUS LOT PREDATES ZONING HAVING NO LEGAL FRONTAGE OFF OF WEST STREET–LEGAL ACCESS IS OVER THE EXISTING 20' WIDE ACCESS AND UTILITY EASEMENT SHOWN ON THE PLAN.
5. ANY EXISTING ENCROACHMENTS ON THE SITE LOCUS AND OR ON THE 20' WIDE ACCESS AND UTILITY EASEMENT INTO THE SITE SHALL NOT PRECLUDE THE OWNER/APLICANT FROM PROVIDING ADEQUATE ACCESS TO THE PROJECT.
6. THE 6" CI SANITARY SEWER CONNECTION LOCATED WITHIN THE ACCESS EASEMENT SHALL REMAIN IN SERVICE FOR THE PROJECT.
7. CONTRACTOR SHALL HAVE THE SITE DIGSAFED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

DATE OF TESTING: 12–11–15




COMMONWEALTH OF MASSACHUSETTS
PAUL JOSEPH MURAWSKI
No. 28521
REGISTERED LAND SURVEYOR

**OWNER/APPLICANT**

WEST STREET PROPERTIES, LLC
61 RESERVOIR PARK ROAD
ROCKLAND, MA 02370
c/o STEVEN BAYLIS
TEL: 617–799–3013

**PROJECT LOCUS**

264 R WEST STREET
QUINCY, MASSACHUSETTS
ASSESSORS REFERENCE:
4031–05

# EXISTING CONDITIONS PLAN

FOR

264 R WEST STREET

IN

# QUINCY, MASS.

SCALE: 1"=20' MARCH 18, 2016

ROSS ENGINEERING COMPANY INC.

PROFESSIONAL ENGINEERS – LAND SURVEYORS

683 MAIN STREET
NORWELL, MASS. 02061
(781)659–1325

DIG SAFE
MA 1-888-344-7233
RI-ME-NH-VT 1-800-225-4977
CALL TOLL FREE
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM

FEET 0 10 20 40 60 80
METERS 0 5 10 15 20 25

SHEET 2 OF 11

JN 3716–SITE PLAN

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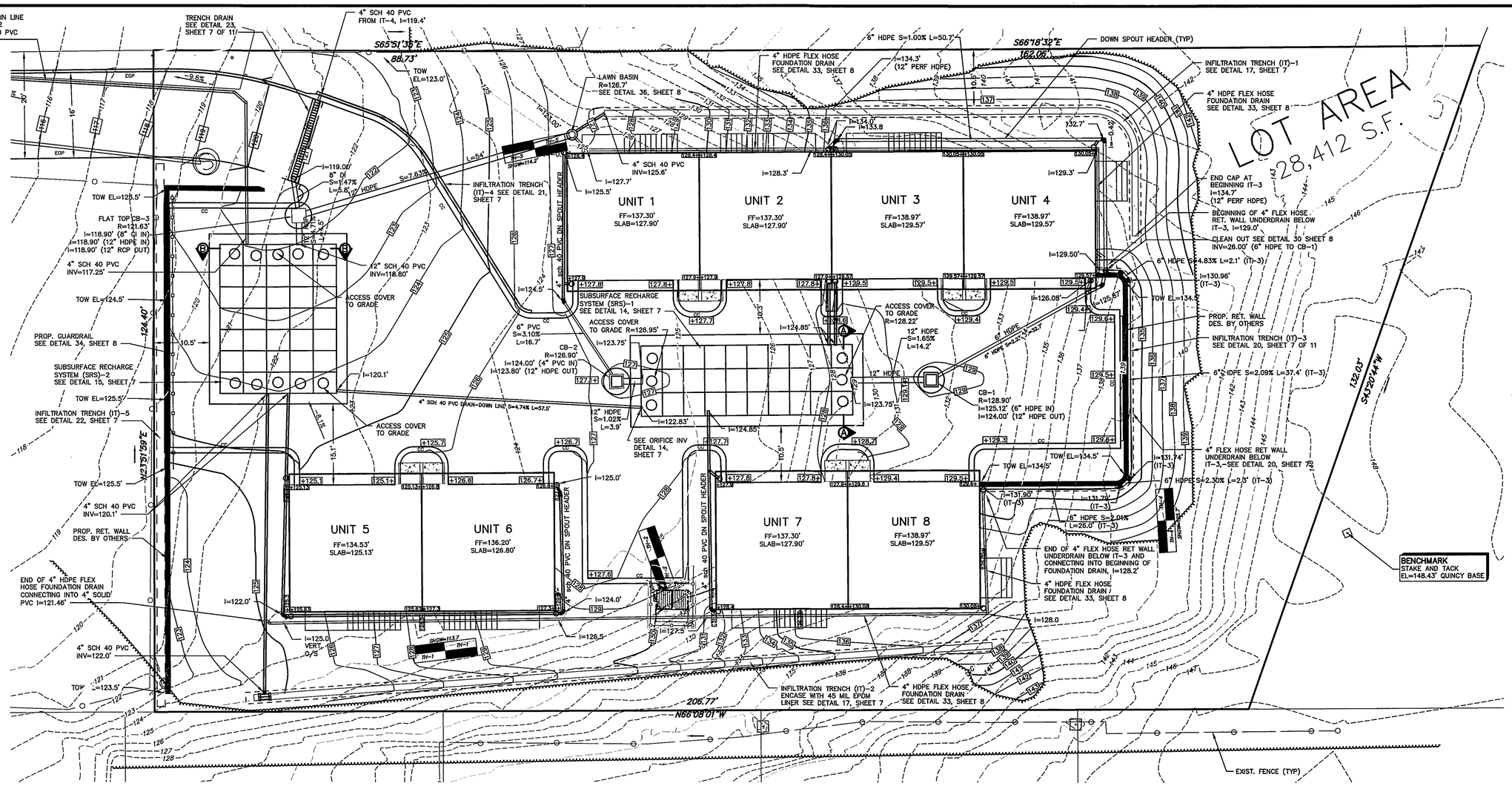


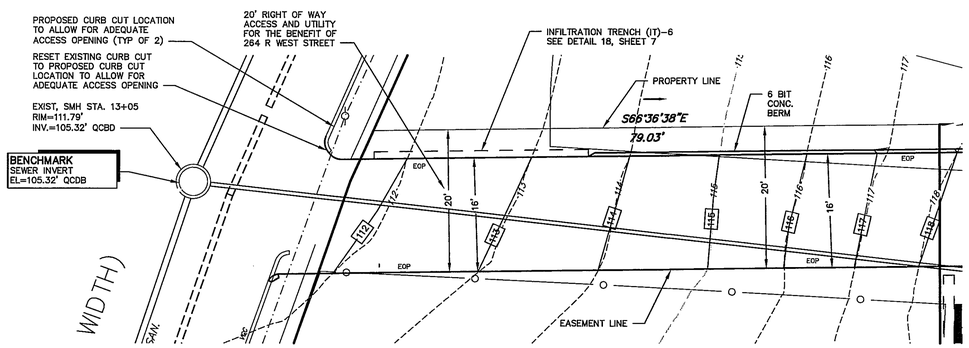


**OWNER/APPLICANT**

WEST STREET PROPERTIES, LLC
61 RESERVOIR PARK ROAD
ROCKLAND, MA 02370
c/o STEVEN BAYLIS
TEL: 617-799-3013

**PROJECT LOCUS**

264 R WEST STREET
QUINCY, MASSACHUSETTS
ASSESSORS REFERENCE:
4031-05

COMMONWEALTH OF MASSACHUSETTS — PAUL JOSEPH MUSUMECI — No. 28527 — REGISTERED LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS — GREGORY J. TANSEY — CIVIL — NO. 37219 — REGISTERED PROFESSIONAL ENGINEER

# DRAINAGE AND GRADING PLAN
FOR
## 264 R WEST STREET
IN
# QUINCY, MASS.

SCALE: 1"=10' MARCH 18, 2016

ROSS ENGINEERING COMPANY INC.
PROFESSIONAL ENGINEERS – LAND SURVEYORS
683 MAIN STREET
NORWELL, MASS. 02061
(781)659-1325

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 3 | 8-16-16 | ABUTTER/APPLICANT AGREEMENT | GJT |
| 2 | 7-1-16 | RESP TO PB CONSULTANT | GJT |
| 1 | 5-16-16 | RESP TO PB CONSULTANT | GJT |

DIG SAFE — CALL MA 1-888-344-7233 TOLL FREE — RI-ME-NH-VT 1-800-225-4977 — UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM

FEET 0 5 10 20 30 40
METERS 0 2.5 5 7.5 10 12.5

SHEET 3 OF 11

JN 3716-SITE PLAN

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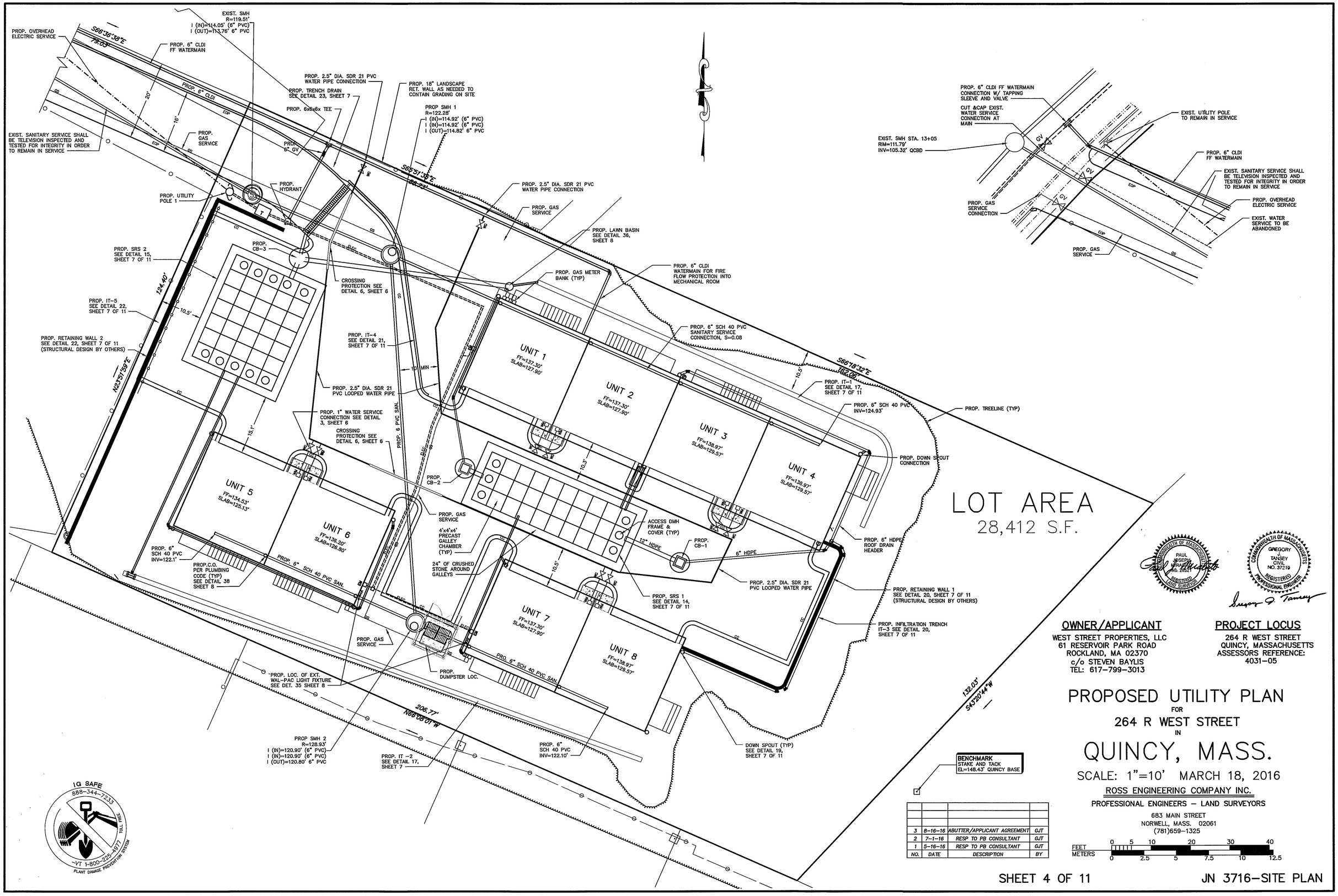


| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 3 | 8-16-16 | ABUTTER/APPLICANT AGREEMENT | GJT |
| 2 | 7-1-16 | RESP TO PB CONSULTANT | GJT |
| 1 | 5-16-16 | RESP TO PB CONSULTANT | GJT |

**OWNER/APPLICANT**

WEST STREET PROPERTIES, LLC
61 RESERVOIR PARK ROAD
ROCKLAND, MA 02370
c/o STEVEN BAYLIS
TEL: 617-799-3013

**PROJECT LOCUS**

264 R WEST STREET
QUINCY, MASSACHUSETTS
ASSESSORS REFERENCE:
4031-05

# PROPOSED UTILITY PLAN

FOR

264 R WEST STREET

IN

# QUINCY, MASS.

SCALE: 1"=10' MARCH 18, 2016

ROSS ENGINEERING COMPANY INC.

PROFESSIONAL ENGINEERS – LAND SURVEYORS

683 MAIN STREET
NORWELL, MASS. 02061
(781)659-1325

FEET 0 5 10 20 30 40
METERS 0 2.5 5 7.5 10 12.5

SHEET 4 OF 11

JN 3716-SITE PLAN

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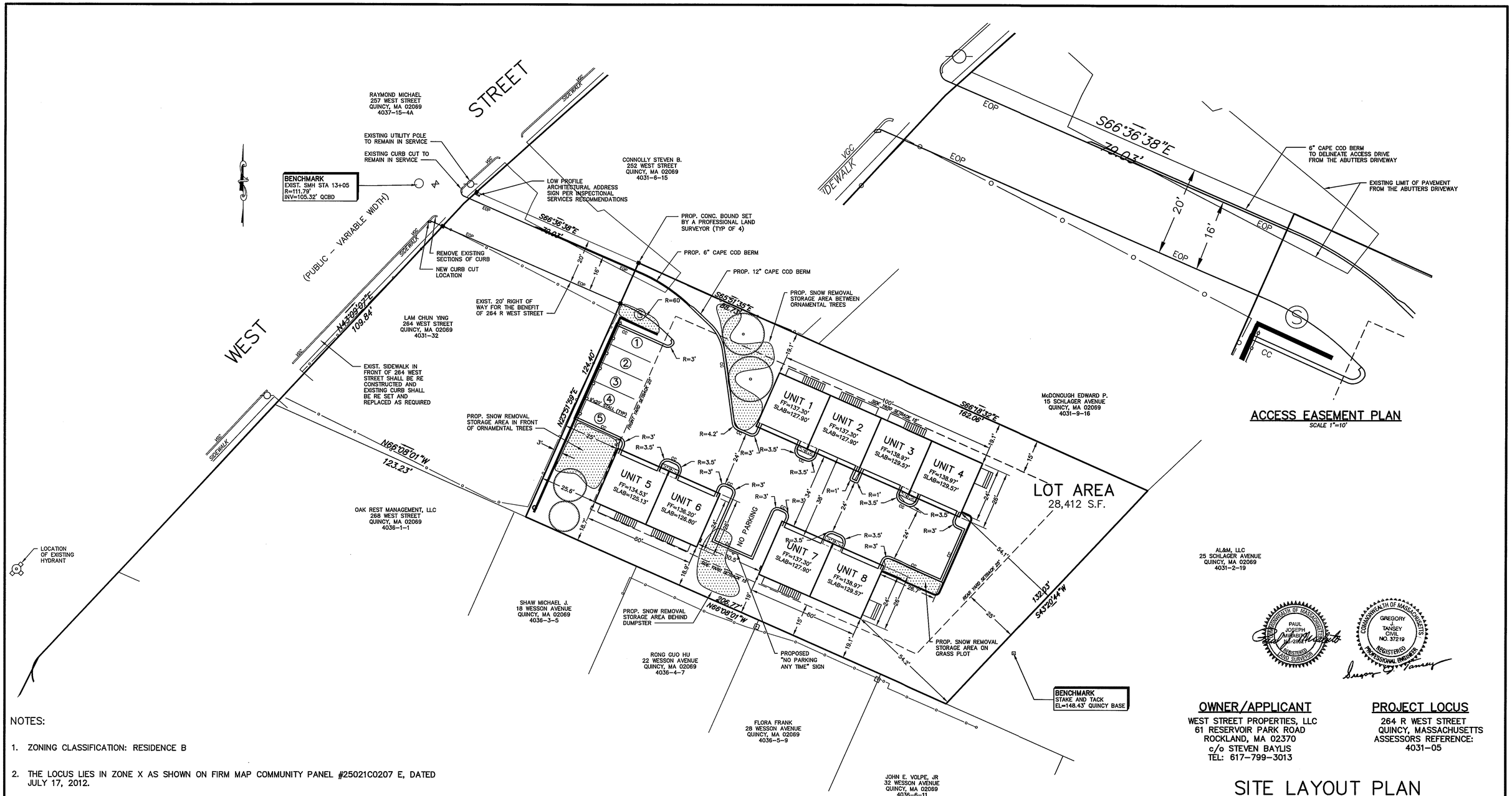


## ACCESS EASEMENT PLAN

SCALE 1"=10'

NOTES:

1. ZONING CLASSIFICATION: RESIDENCE B
2. THE LOCUS LIES IN ZONE X AS SHOWN ON FIRM MAP COMMUNITY PANEL #25021C0207 E, DATED JULY 17, 2012.
3. THIS PLAN IS BASED UPON AN ON THE GROUND PROPERTY LINE AND TOPOGRAPHIC SURVEY PERFORMED BY MILLER SURVEYING, INC.
4. A TOTAL OF EIGHT (8) UNITS ARE PROPOSED. THE PROPOSED USE IS A MULTI FAMILY RESIDENTIAL USE REQUIRING SITE PLAN REVIEW BY THE PLANNING BOARD.
5. UNIT DIMENSIONS:
   GARAGE SLAB FROST WALL: 24'x25' (OUTSIDE DIMENSIONS)
   1ST AND 2ND FLOOR: 26'x25' (OUTSIDE DIMENSIONS)
   TOTAL PROPOSED FLOOR AREA=$\{(24X25)+[(26X25)2]\}8$=15,200 SF
6. DEVELOPER TO MAINTAIN A TEMPORARY CONSTRUCTION FENCE ALONG EASEMENT LINE DURING CONSTRUCTION TO CONTROL CONSTRUCTION VEHICLE ACCESS AND EGRESS TO SITE.
7. THE PROPOSED LANDSCAPE RETAINING WALL SHALL BE DESIGNED BY A MASSACHUSETTS LICENSED STRUCTURAL ENGINEER AND PROVIDE DOCUMENTATION THAT SAID WALL CAN BE CONSTRUCTED ALONG THE LOCATIONS SHOWN ON THE PLANS.

ZONING TABLE BASED UPON AN 8 TOWNHOUSE UNIT PROJECT IN A RESIDENCE B ZONING DISTRICT

| | EXISTING | REQUIRED | PROVIDED | COMMENTS |
|---|---|---|---|---|
| ***MAX. FL. AREA RATIO 8 UNITS*** | ***0.13*** | ***0.5 MAX*** | ***0.53*** | ***RELIEF REQ'.*** |
| *MIN. LOT AREA* | *28,412 SF* | *6750 SF MIN.* | *28,412 SF* | *MEETS CODE* |
| ***MIN. LOT AREA PER D.U.*** | ***14,206 SF*** | ***4,500 SF*** | ***3,552 SF*** | ***RELIEF REQ'D.*** |
| *FRONT YARD SETBACK* | *21.7'* | *25'* | *25.6'* | *MEETS CODE* |
| *SIDE YARD SETBACK* | *31.9'* | *15'* | *18.7'* | *MEETS CODE* |
| *REAR YARD SETBACK* | *135.5'* | *25'* | *54.1'* | *MEETS CODE* |
| ***MIN LOT FRONTAGE*** | ***0*** | ***75'*** | ***0*** | ***RELIEF REQ'D.*** |
| *MIN. LOT WIDTH* | *124'* | *75'* | *124'* | *MEETS CODE* |
| *GREEN OPEN SP. / D.U.* | *26,631 SF* | *1,000 SF/DU* | *1,755 SF/DU* | *MEETS CODE* |
| *MAX. No. STORIES* | *2* | *3* | *3* | *MEETS CODE* |
| *PARKING SETBACK OFF ST. LN.* | *86* | *0'* | *89.7'* | *MEETS CODE* |
| *PARKING SETBACK OFF PROP. LN* | *20.9'* | *3'* | *3'* | *MEETS CODE* |
| *PARKING SPACES REQ'D.* | *2* | *16* | *21* | *MEETS CODE* |
| *MAX. BLDG. HEIGHT* | *28* | *35* | *34* | *MEETS CODE* |

DIG SAFE
MA 1-888-344-7233
CALL
TELL FIVE
RI-ME-NH-VT 1-800-225-4977
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| 3 | 8–16–16 | ABUTTER/APPLICANT AGREEMENT | GJT |
| 2 | 7–1–16 | RESP TO PB CONSULTANT | GJT |
| 1 | 5–16–16 | RESP TO PB CONSULTANT | GJT |

COMMONWEALTH OF MASSACHUSETTS
PAUL JOSEPH MURPHY
No. 28577
REGISTERED LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS
GREGORY J. TANSEY
CIVIL
NO. 37219
REGISTERED PROFESSIONAL ENGINEER

**OWNER/APPLICANT**

WEST STREET PROPERTIES, LLC
61 RESERVOIR PARK ROAD
ROCKLAND, MA 02370
c/o STEVEN BAYLIS
TEL: 617–799–3013

**PROJECT LOCUS**

264 R WEST STREET
QUINCY, MASSACHUSETTS
ASSESSORS REFERENCE:
4031–05

# SITE LAYOUT PLAN

FOR

264 R WEST STREET

IN

# QUINCY, MASS.

SCALE: 1"=20' MARCH 18, 2016

ROSS ENGINEERING COMPANY INC.

PROFESSIONAL ENGINEERS – LAND SURVEYORS

683 MAIN STREET
NORWELL, MASS. 02061
(781)659–1325

FEET 0 10 20 40 60 80
METERS 0 5 10 15 20 25

SHEET 5 OF 11

JN 3716–SITE PLAN

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## MATERIAL SPECIFICATIONS
## WATER MAINS AND APPURTENANCES

1. RESILIENT SEATED WEDGE GATE VALVES

1.1 Valves shall be iron body, bi-directional, resilient type, designed for 200 psi working pressure and conform to the latest revision of AWWA C-509-87.

1.2 Valves shall have O ring seals, non-rising seam and 2" operating nut. Valves shall open RIGHT.

1.3 Valves shall have mechanical joint end, unless otherwise noted.

1.4 Valves interiors and exteriors shall be epoxy coated in accordance with AWWA Specification C-550.

1.5 Valves shall be as manufactured Mueller.

2. VALVE BOXES

2.1 Valve boxes shall be cast iron, tar coated, telescoping heavy pattern type, consisting of flanged bottom, flanged top and cover with the word "WATER" cast in the cover.

3. FITTINGS

3.1 Fittings shall be full flow, compact size conforming to the latest revision of AWWA Specification C-153 and have a working pressure rating of 200psi.

3.2 Unless otherwise approved, all fittings shall have mechanical joint ends with appropriate glands, gaskets, nuts, bolts and accessories.

3.3 Restrained joints for mechanical joint fittings shall be mechanical as manufactured by Ebba Iron Co.

3.4 Anchor tees are required for all hydrants assemblies.

3.5 Appropriate thrust blocking is required on all hydrants, fittings and bends.

4. DUCTILE IRON PIPE

4.1 All ductile iron pipe shall be designed in accordance with ANS A21.50 and manufactured in accordance with ANS A21.51.

4.2 All ductile iron pipe up to 12" diameter shall be of Class 52 thickness.

5.3 All ductile iron pipe shall be cement lined in accordance with ANS A21.4.

5.4 All pipe joints shall be of the bell spigot type.

6. METALLIC INDICATOR TAPE

6.1 Metallic indicator tape with "CAUTION WATER MAIN BURIED BELOW" shall be placed in trench 1' from final grade.

7. CORPORATION STOP

7.1 The corporation stop shall be of all bronze constructions. The inlet thread shall be of C.C. type. Outlet connections shall be compression suitable for use with C.T.S.P.E. tubing.

7.2 For purposes of standardization, corporation stop shall be Model F-1000CC as manufactured by the Ford Meter Box Co.

8. CURB STOPS

8.1 Curb stops shall be of all bronze construction with a drain and inlet and outlet compression connection suitable for use with P.E. tubing. Curb stops shall open LEFT.

8.2 For purposes of standardization, the curb stop shall be Model No. 244-444SW as manufactured by the Ford Meter Box Co.

9. CURB BOX

9.1 The curb box shall be cast iron tar coated telescoping "Buffalo" type, consisting of a bottom, top and cover secured by a pentagon nut.

10. SADDLES

10.1 Saddles for service connections shall be all brass with a minimum 1" CC outlet.

10.2 For the purposes of standardization, the saddle shall be Model 202-BS-1110x4CC as manufactured by the Ford Meter Co.

12. P.E. TUBING

12.1 The polyethylene tubing shall be type 3408 with a working pressure of 200 psi. The tubing shall be minimum 1" copper tube size and fitted with solid stainless steel inserts at all compression connections.

SERVICE CONNECTIONS

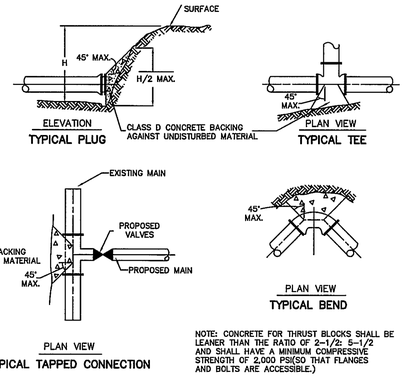
All service connections shall consist of a saddle, corporation stop, curb stop, curb box, P.E. tubing, stainless steel inserts and metallic indicator tape.

1. UTILITY INFORMATION SHOWN ON THIS PLAN IS BASED ON BOTH FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND UTILITY PIPES, CONDUITS, AND STRUCTURES ARE APPROXIMATE ONLY. THE INFORMATION SHOWN HEREON IS BASED ON AVAILABLE PUBLIC AND PRIVATE RECORDS, AND SHOULD BE USED ONLY AS A WARNING TO THE PRESENCE OF UTILITIES IN THE VICINITY OF THE PROPOSED WORK. PRIOR TO ANY EXCAVATION OR OTHER WORK WHICH COULD DISTURB UTILITY PLANT, THE CONTRACTOR SHALL CONSULT WITH THE PROPER UTILITY AUTHORITIES TO VERIFY THE LOCATION OF ALL UTILITY PLANT IN THE LOCUS, AND TO DEVELOP THE PROCEDURES TO BEST PROTECT SAID PLANT.

2. AS PRESCRIBED BY LAW, THE CONTRACTOR SHALL CALL THE "DIG-SAFE" CALL CENTER AT 1-800-322-4844 AT LEAST 72 HOURS PRIOR TO THE START OF WORK TO HAVE THE UTILITIES FIELD LOCATED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXERCISE PROPER CARE AND JUDGEMENT TO CONSTRUCT THE WORK SHOWN ON THIS PLAN IN A SAFE AND WORKMAN LIKE MANNER.

3. ANY CHANGE IN FIELD CONDITIONS SHOULD BE REPORTED TO THE ENGINEER TO INSURE THAT ANY MODIFICATIONS TO THE ORIGINAL DESIGN ARE PROPER AND ADEQUATE TO SERVE THE PROJECT'S NEEDS, AND COMPLY WITH APPLICABLE STANDARDS, AND REGULATIONS.

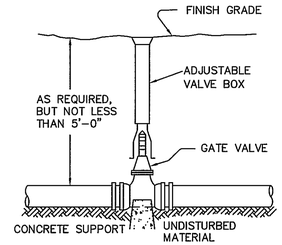
4. CONTRACTOR SHALL CHECK WITH THE CITY OF QUINCY TO ENSURE THAT ALL MATERIALS CHOSEN MEET OR EXCEED DPW STANDARDS.



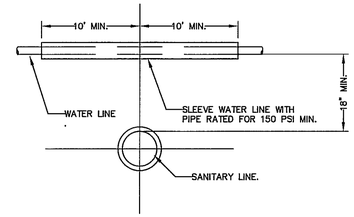

NOTE: CONCRETE FOR THRUST BLOCKS SHALL BE LEANER THAN THE RATIO OF 2-1/2: 5-1/2 AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI(SO THAT FLANGES AND BOLTS ARE ACCESSIBLE.)

| BEARING AREAS OF THRUST BLOCKS (BEARING AREA IN SQUARE FT.) | | | | |
|---|---|---|---|---|
| PIPE SIZE INCHES | 1/4 BEND | 1/8 BEND | 1/16 BEND | PLUG TEES |
| 6 AND 8 | 10 | 8 | – | 8 |
| 10 AND 12 | 22 | 13 | 8 | 16 |

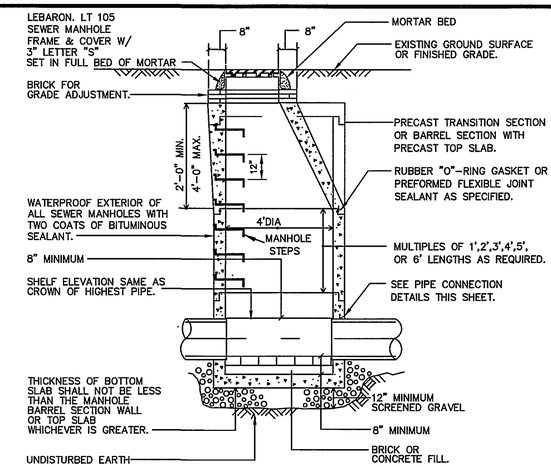
1 THRUST BLOCK DETAIL
Scale: NONE




5 GATE VALVE DETAIL
Scale: NONE



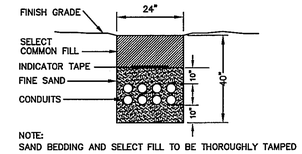

6 SANITARY AND WATER MAIN CROSSING DETAIL
Scale: NONE




GENERAL NOTES:

1. REINFORCED STEEL CONFORMS TO LATEST A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN.(BOTH WAYS) BASE BOTTOM.
2. CONCRETE COMPRESSIVE STRENGTH-4000 PSI MIN.
3. MANHOLE DESIGN-SPECS. CONFORMS TO LATEST ASTM C478 SPEC. FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS".
4. STEPS SHALL BE STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC PER ASTM C-478,PARA. 11.
5. "Y" PIPE OPENINGS w/ 2" MAX. OUTSIDE PIPE CLEARANCE TO BE CAST AS REQUIRED.
6. JOINT SEALANT SHALL BE PREFORMED BUTYL RUBBER MASTIC TAPE SEAL THAT COMPLIES w/ AASHTO SPECIFICATION M-198 OR SYNTHETIC RUBBER GASKET THAT COMPLIES w/ C-443 OR C-361.
7. BASE SECTION SHALL BE PRECAST CONCRETE

9 TYPICAL SEWER MANHOLE DETAIL
Scale: NONE




13 ELECTRIC CONDUIT DETAIL
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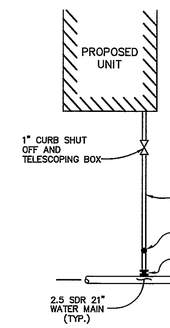
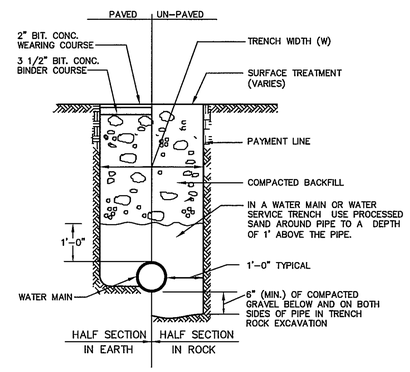
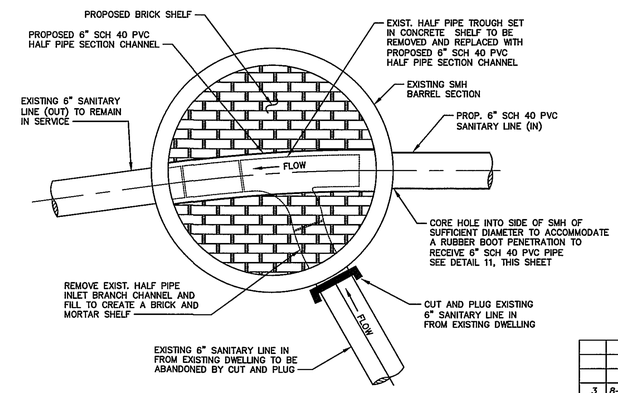



2 STANDARD WATER SERVICE CONNECTION DETAIL
Scale: NONE




7 TYPICAL WATER MAIN TRENCH DETAIL
Scale: NONE




10 PROP SMH CONNECTION
Scale: NONE

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 3 | 8-16-16 | ABUTTER/APPLICANT AGREEMENT | GJT |
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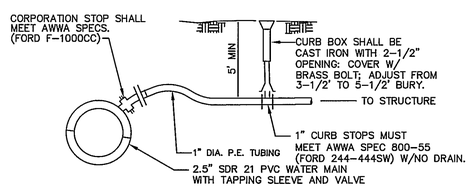
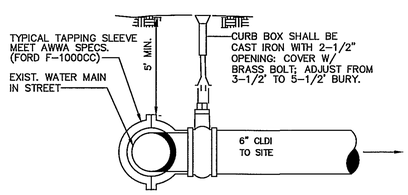
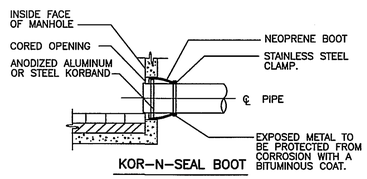


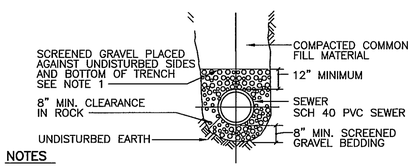

3 1" WATER SERVICE DETAIL
Scale: NONE




4 WATER MAIN CONNECTION TAP DETAIL
Scale: NONE



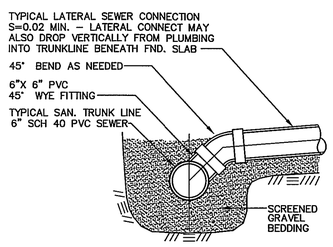

11 SEWER PIPE CONNECTION DETAIL
Scale: NONE




NOTES

1. TRENCHES LOCATED ON THE ROAD SHOULDER SHALL BE TREATED THE SAME AS STREET EXCEPT FOR PAVING.

8 SEWER PIPE BEDDING DETAIL
Scale: NONE




12 WYE BRANCH SERVICE CONNECTION
Scale: NONE

COMMONWEALTH OF MASSACHUSETTS
GREGORY J. TANSEY
CIVIL
NO. 37212
REGISTERED PROFESSIONAL ENGINEER

**OWNER/APPLICANT**
WEST STREET PROPERTIES, LLC
61 RESERVOIR PARK ROAD
ROCKLAND, MA 02370
c/o STEVEN BAYLIS
TEL: 617-799-3013

**PROJECT LOCUS**
264 R WEST STREET
QUINCY, MASSACHUSETTS
ASSESSORS REFERENCE:
4031-05

# WATER AND SEWER DETAILS
FOR
264 R WEST STREET
IN
# QUINCY, MASS.

SCALE: AS SHOWN MARCH 18, 2016


ROSS ENGINEERING COMPANY INC.
PROFESSIONAL ENGINEERS – LAND SURVEYORS
683 MAIN STREET
NORWELL, MASS. 02061
(781)659-1325





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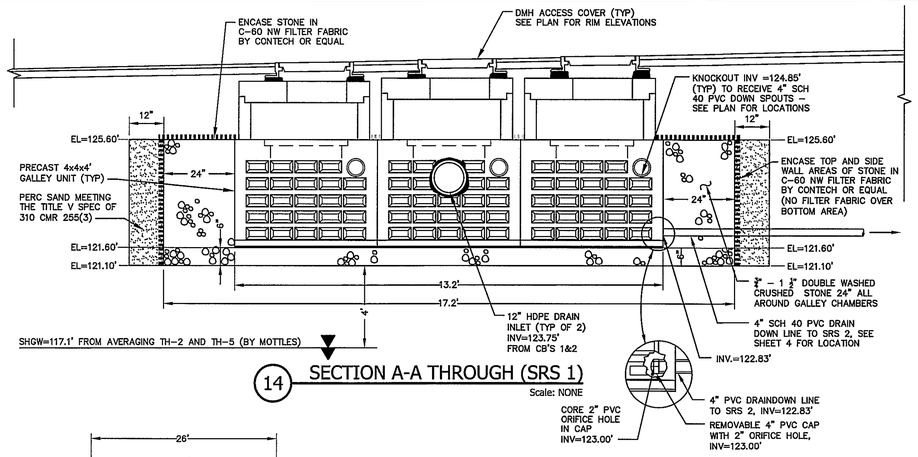
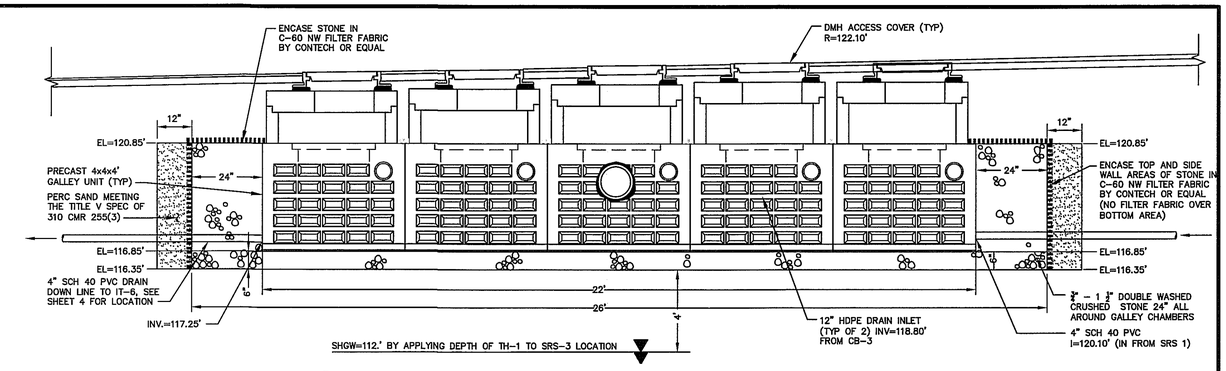



14 SECTION A-A THROUGH (SRS 1)
Scale: NONE




15 SECTION B-B THROUGH (SRS 2)
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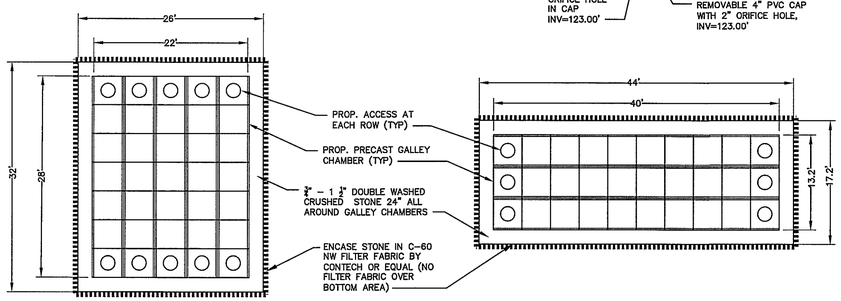
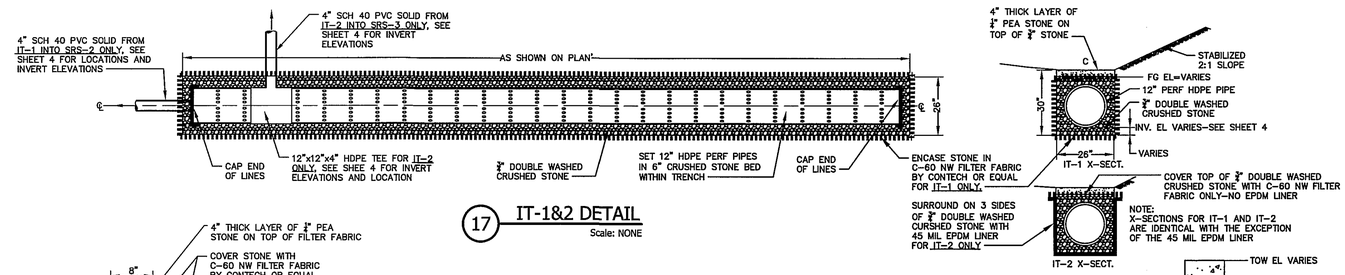
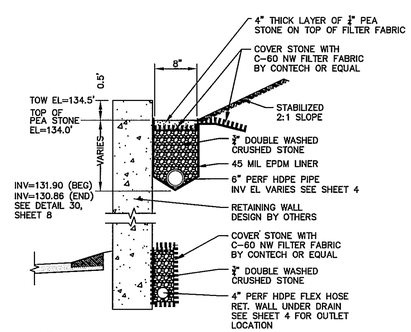


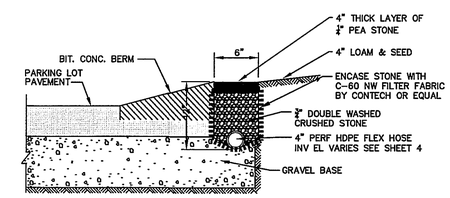

16 PLAN VIEW DIMENSIONS OF SRS 1 AND SRS 2
Scale: NONE



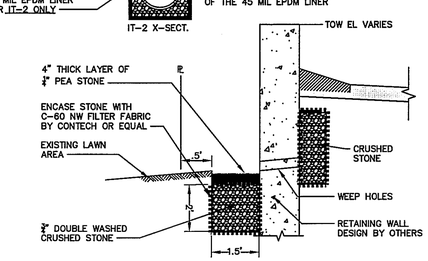

17 IT-1&2 DETAIL
Scale: NONE



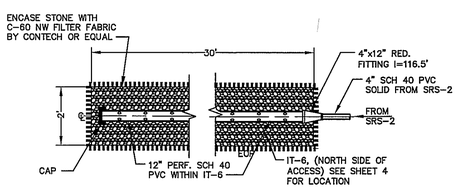

20 INFILTRATION TRENCH (IT)-3 DETAIL
Scale: NONE

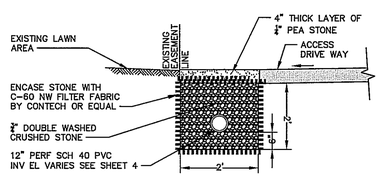



21 INFILTRATION TRENCH (IT)-4 DETAIL
Scale: NONE

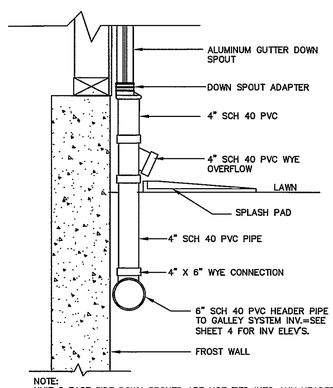



22 INFILTRATION TRENCH (IT)-5 DETAIL
Scale: NONE



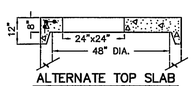




18 INFILTRATION TRENCH (IT)-6 DETAIL
Scale: NONE

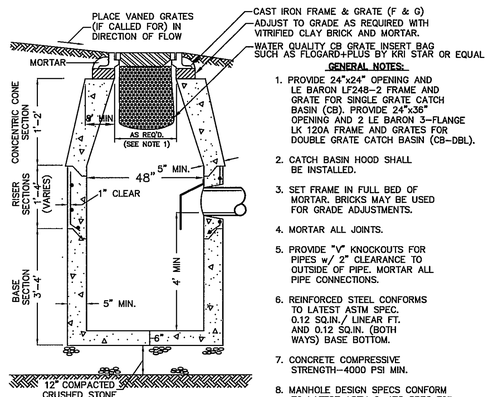



NOTE:
UNIT 8 EAST SIDE DOWN SPOUTS ARE NOT TIED INTO ANY HEADER BUT DISCHARGE DIRECTLY ONTO A SPLASH PAD – SEE SHEET 4.

19 DOWN SPOUT DETAIL (PAVEMENT)
Scale: NONE



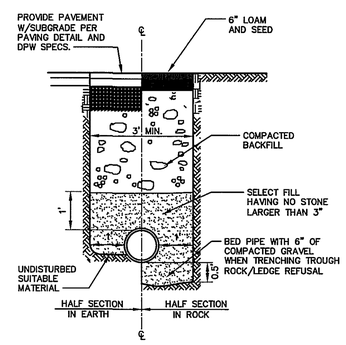

ALTERNATE TOP SLAB
(STEEL REINFORCED FOR H-20 LOADING)



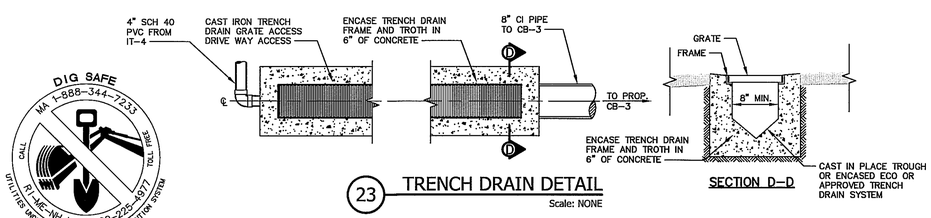

GENERAL NOTES:

1. PROVIDE 24"x24" OPENING AND LE BARON LF248-2 FRAME AND GRATE FOR SINGLE GRATE CATCH BASIN (CB). PROVIDE 24"x36" OPENING AND 2 LE BARON 3-FLANGE LK 120A FRAME AND GRATES FOR DOUBLE GRATE CATCH BASIN (CB-DBL).
2. CATCH BASIN HOOD SHALL BE INSTALLED.
3. SET FRAME IN FULL BED OF MORTAR. BRICKS MAY BE USED FOR GRADE ADJUSTMENTS.
4. MORTAR ALL JOINTS.
5. PROVIDE "V" KNOCKOUTS FOR PIPES w/ 2" CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
6. REINFORCED STEEL CONFORMS TO LATEST ASTM SPEC. 0.12 SQ.IN./ LINEAR FT. AND 0.12 SQ.IN. (BOTH WAYS) BASE BOTTOM.
7. CONCRETE COMPRESSIVE STRENGTH-4000 PSI MIN.
8. MANHOLE DESIGN SPECS CONFORM TO LATEST ASTM C-478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."

24 STANDARD CATCHBASINE DETAIL
Scale: NONE




25 DRAINLINE TRENCHING DETAIL
Scale: NONE




23 TRENCH DRAIN DETAIL
Scale: NONE

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COMMONWEALTH OF MASSACHUSETTS
GREGORY J. TANSEY
CIVIL
NO. 37219
REGISTERED PROFESSIONAL ENGINEER

**OWNER/APPLICANT**
WEST STREET PROPERTIES, LLC
61 RESERVOIR PARK ROAD
ROCKLAND, MA 02370
c/o STEVEN BAYLIS
TEL: 617-799-3013

**PROJECT LOCUS**
264 R WEST STREET
QUINCY, MASSACHUSETTS
ASSESSORS REFERENCE:
4031-05

# DRAINAGE DETAILS
FOR
264 R WEST STREET
IN
# QUINCY, MASS.

SCALE: AS SHOWN MARCH 18, 2016


ROSS ENGINEERING COMPANY INC.
PROFESSIONAL ENGINEERS – LAND SURVEYORS
683 MAIN STREET
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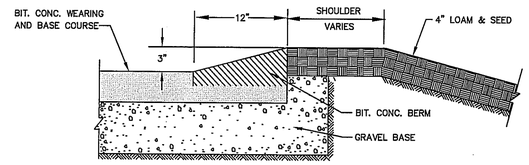
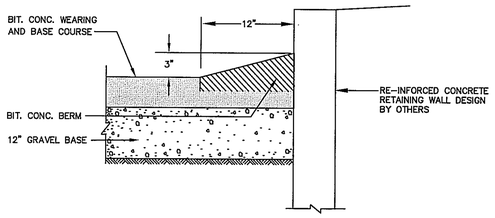


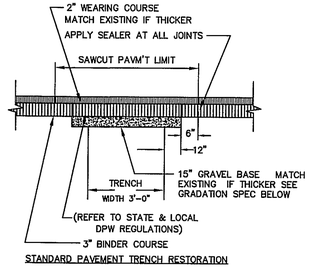

## 26 BITUMINOUS CONC. BERM DETAIL

Scale: NONE

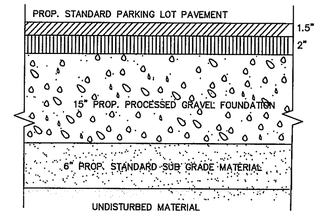



## 27 BIT. CONC. BERM AND RET. WALL DETAIL

Scale: NONE




STANDARD PAVEMENT TRENCH RESTORATION




STANDARD PAVEMENT SECTION

NOTES:

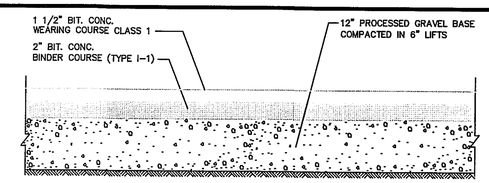
1. STANDARD SUB GRADE MATERIAL SHALL CONTAIN NOT MORE THAN TEN (10) PERCENT PASSING THE #200 MESH SIEVE AND NOTHING LARGER THAN 3" WITHIN 3 FEET OF FINISHED GRADE PAVEMENT. SUCH MATERIAL SHALL BE DEPOSITED IN LAYERS OF NOT MORE THAN SIX (6) INCHES FOR THE FULL WIDTH SO AS TO FORM A ROADWAY FOUNDATION WHICH SHALL AT ALL POINTS BE PARALLEL TO THE FINISHED GRADE OF THE ROADWAY SURFACE. THE SUBGRADE MATERIAL SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST, IN ACCORDANCE WITH ASTM D-1557-66T, METHOD "D". NOTHING LARGER THAN 3" WITHIN 3' OF FINISHED GRADE PAVEMENT.
2. PARKING LOT GRAVEL FOUNDATION SHALL BE PLACED IN 6" LIFTS COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST, IN ACCORDANCE WITH ASTM D-1557-66T, METHOD "D". SUCH ROADWAY FOUNDATION MATERIAL SHALL CONFORM TO THE GRADATION AS SPECIFIED BELOW.

15" COMPACTED GRAVEL FOUNDATION GRADATION SPECIFICATION

| SIEVE SIZE | % OF PASSING BY WEIGHT | SIEVE SIZE | % OF PASSING BY WEIGHT | SIEVE SIZE | % OF PASSING BY WEIGHT |
|---|---|---|---|---|---|
| 3" | 100 | 1/2 | 48-85 | 20 | 15-43 |
| 2 | 95-100 | 3/8 | 44-80 | 40 | 8-34 |
| 1 | 60-100 | #4 | 33-68 | 80 | 2-22 |
| 3/4 | 55-95 | 10 | 23-55 | 200 | 0-10 |
| | | | | .02 mm | 0-3 |

## 28 STANDARD PAVEMENT SECTION DETAILS

Scale: NONE



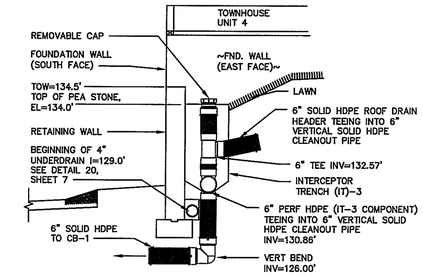

CONTRACTOR TO INSTALL SELECT BORROW WITHIN 36" OF PROCESSED GRAVEL SUB-BASE IN 6" LIFTS COMPACTED TO 95% DENSITY. THE SELECT BORROW MATERIAL SHALL BE NON-FROST SUSCEPTIBLE AND SHALL CONTAIN NOT MORE THAN TEN (10) PERCENT PASSING THE #200 MESH SIEVE.

ALL FILL MATERIAL NEEDED BELOW THE 36" LAYER OF SELECT BORROW MATERIAL DESCRIBED ABOVE, SHALL BE SUITABLE, NON-FROST SUSCEPTIBLE MATERIAL AND COMPACTED IN 6" LIFTS TO 95% DENSITY.

PRIOR TO PLACING ANY FILL OVER EXISTING GRADES LOCATED BELOW PAVEMENT, ALL ORGANIC AND UNSUITABLE MATERIAL SHALL BE REMOVED UNTIL EXISTING SUITABLE AND UNDISTURBED MATERIAL IS ENCOUNTERED. UNDISTURBED MATERIAL SHALL BE COMPACTED EXCEPT IN THE AREA BENEATH THE GALLEY CHAMBER DRAINAGE SYSTEM. SEE GALLEY SYSTEM SECTION A, SHEET 7.

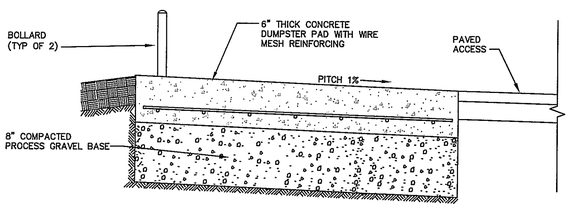
## 29 BITUMINOUS CONC. PAVEMENT DETAIL

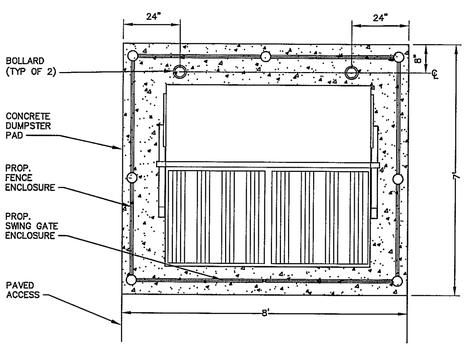
Scale: NONE




## 30 CLEANOUT DETAIL

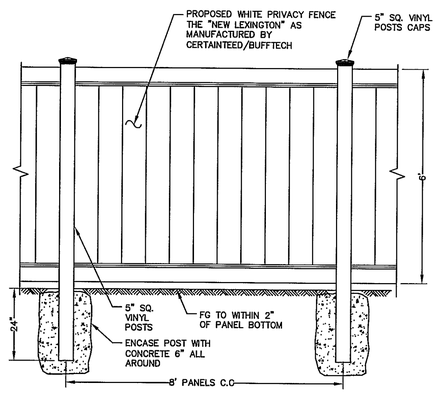
Scale: NONE



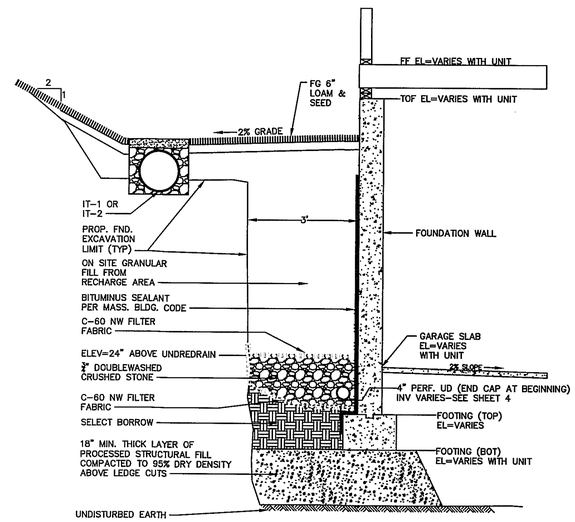

## 31 DUMPSTER PAD DETAIL

Scale: NONE



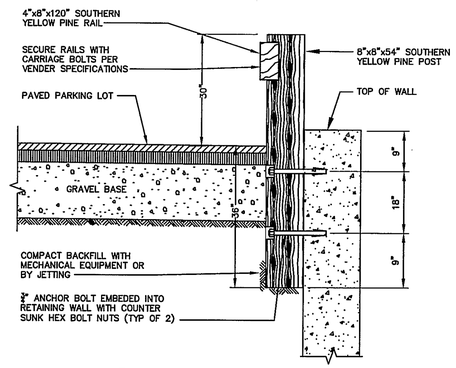

## 32 PRIVACY FENCE DETAIL

Scale: NONE




## 33 FOUNDATION UNDERDRAIN DETAIL

Scale: NONE




## 34 GUARDRAIL DETAIL

Scale: NONE

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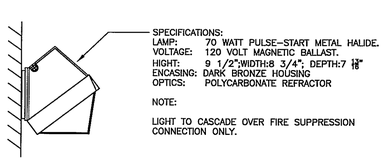
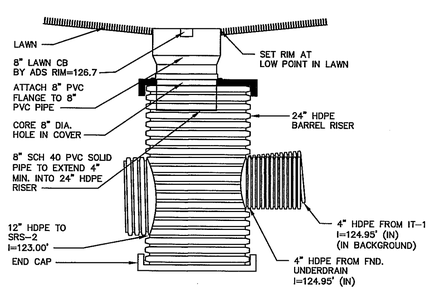


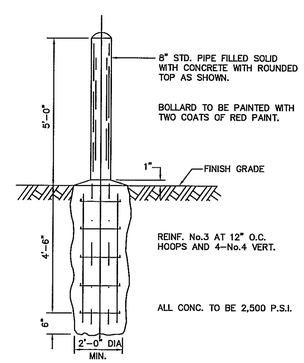

## 35 EXTERIOR WALL LIGHT FIXTURE DETAIL

Scale: NONE



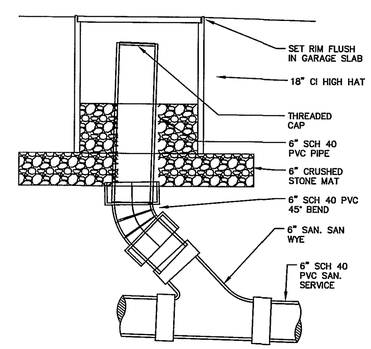

## 36 LAWN CB DETAIL

Scale:NONE




## 37 BOLLARD DETAIL

Scale: NONE




## 38 SANITARY CLEAN-OUT DETAIL

Scale: NONE

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TEL: 617-799-3013

**PROJECT LOCUS**

264 R WEST STREET
QUINCY, MASSACHUSETTS
ASSESSORS REFERENCE:
4031-05

# SITE DETAILS

FOR

264 R WEST STREET

IN

# QUINCY, MASS.

SCALE: AS SHOWN MARCH 18, 2016


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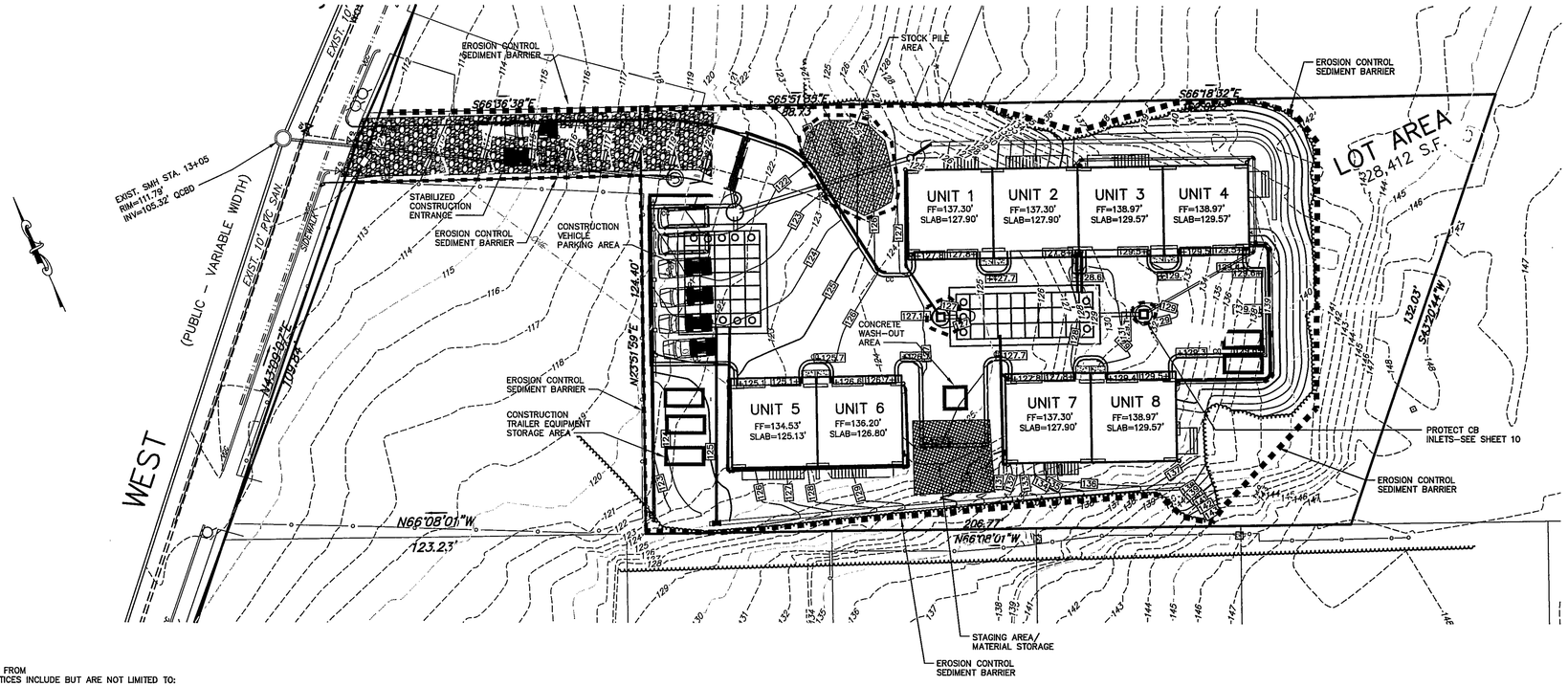


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## EROSION AND SEDIMENT CONTROL PLAN

### OBJECTIVE

1. TO PROTECT OFF SITE AREAS FROM ANY DAMAGE, HARM, AND OR ALTERATIONS RESULTING FROM NEGLIGENT CONSTRUCTION ACTIVITIES OR PRACTICES. SAID NEGLIGENT ACTIVITIES OR PRACTICES INCLUDE BUT ARE NOT LIMITED TO:
   - A. THE DISCHARGE OR PUMPING OF OF WATER CONTAMINATED WITH SILT INTO EXISTING STREETS.
   - B. ALLOWING UNTREATED RUNOFF INTO THE PROPOSED SUBSURFACE STORMWATER MANAGEMENT SYSTEM.
   - C. ALLOWING EROSION AND UNTREATED RUNOFF INTO EXISTING STORM DRAINS.
   - D. STOCK PILING FILL OF ANY CONSTRUCTION MATERIAL NEAR PROPERTY LINES OR UTILITIES WITHOUT ADEQUATE PROTECTIVE MEASURES IN PLACE.

### DISTURBED DEVELOPMENT AREA

1. TOTAL AREA OF DISTURBANCE FOR PAVING, DRAINAGE, UTILITY AND SITE RELATED ACTIVITIES=24,500 SF.
2. THE MAXIMUM AREA OF DISTURBANCE AT ANY ONE TIME AND THE AMOUNT OF BARE EARTH TO BE EXPOSED AT ANY ONE TIME =24,500 SF WITH LENGTH OF TIME OF EXPOSURE BEING 360 DAYS. STABILIZATION SHOULD OCCUR WITHIN 24 HOURS OF DISTURBANCE IF NO FURTHER WORK IS NECESSARY IN ANY PARTICULAR AREA. ALL CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED IN COMPLIANCE WITH THE QUINCY CITY CONSTRUCTION REQUIREMENTS. STABILIZATION OF THE DISTURBED AREAS SHALL BE COMPLETED WITHIN 24 HOURS OF CONSTRUCTION ACTIVITY COMPLETION. AREAS OF ROUGH GRADING TO BE TO BE INACTIVE FOR A TWO WEEK DURATION OR MORE, SHALL BE PROPERLY STABILIZED WITHIN 24 HOURS.

### EROSION CONTROL

1. THE EASIEST AND MOST EFFECTIVE WAY TO CONTROL EROSION IS THROUGH SOURCE REDUCTION. THIS IS EFFECTIVELY DONE BY CLEARING AND DISTURBING AREAS THAT NEED TO BE ALTERED FOR THE THE CURRENT CONSTRUCTION PHASE. CLEARING AREAS OF SUBSEQUENT PHASES WILL REQUIRE ADDITIONAL STABILIZATION WORK AND ATTENTION. THESE AREAS MAY ALSO POSE A THREAT TO THE ABUTTING RESIDENCES AND MUNICIPAL INFRASTRUCTURE IF NEGLECTED.
2. ANOTHER EFFECTIVE METHOD OF SOURCE REDUCTION IS TO PROMPTLY TREAT DISTURBED AREAS. A DISTURBED AREA LEFT IN A NON-STABILIZED CONDITION IS A PROBLEM WAITING TO HAPPEN. DISTURBED AREAS CAN BE STABILIZED BY LOAMING AND SEEDING. IF THIS IS IMPRACTICAL DUE TO SEASONAL TIMING OR BEING IN A HIGH TRAFFIC AREA, THE AREA MAY BE STABILIZED THROUGH THE USE OF APPLYING A 6" LAYER OF CRUSHED STONE TO THE AREA. WOOD CHIPS AND MULCHING HAVE BEEN USED IN SUCH AREAS TO SOME SUCCESS AS WELL. FOR NON TRAFFIC AREAS, STRAW CAN BE PUT DOWN TO RETARD THE EFFECTS OF EROSION.
3. AREAS THAT CAN NOT BE STABILIZED DUE TO THE NATURE OF THE ACTIVITY SHOULD BE CONTAINED. CONTAINMENT MAY BE ACHIEVED BY INSTALLING A TEMPORARY SILT FENCE AROUND THE AREA OR ALONG THE DOWN GRADIENT EDGE OF THE DISTURBED AREA. THE CONTRACTOR SHALL USE GOOD JUDGMENT TO PREVENT EROSION AND DISCHARGES INTO RESOURCE AREAS. RELYING ONLY ON THE SILT SOCK LINE AT THE LIMIT OF WORK LINE IS IMPRUDENT AND CAN PUT THE PROJECT AT RISK TO ENFORCEMENT ORDERS.

### DE-WATERING PRACTICES

A. DE-WATERING OF TRENCHES AND OPEN EXCAVATIONS SHALL BE PERFORMED SO AS TO ACHIEVE AT A MINIMUM THE FOLLOWING STANDARDS:
   1. NO BUCKETING OR PUMPING OF DE-WATERING ACTIVITIES SHALL HAVE A DIRECT DISCHARGE INTO SENSITIVE AREAS ON OR OFF THE SITE.
   2. MUD PUMPS SHALL BE PLACED IN A 5 GALLON BUCKET FILLED WITH CRUSHED STONE TO FILTER OUT HEAVY SEDIMENTS.

B. THE CONTRACTOR MAY USE ANY PRETREATMENT DEVICES SHOWN ON THE PLANS OR MAY IMPLEMENT OTHER DEVICES OR PRACTICES WITH THE APPROVAL OF THE CITY AND THE DESIGNING ENGINEER.

C. THE PREFERRED PRE-TREATMENT METHOD IS TO SET A SILT BAG IN THE BACK OF A TRUCK AND PUMP INTO IT WHILE THE TRUCK IS PARKED IN A STABILIZED AREA. CLEAN WATER LEACHES OUT OF THE BAG AND RUNS OFF OVER AN UNDISTURBED AREA. WHEN THE BAG IS FULL, THE TRUCK DRIVES OFF AND EMPTIES THE BAG IN A PROPER LOCATION. THIS METHOD OFFERS THE CONTRACTOR A LOT OF FLEXIBILITY, MAKES EXCAVATION GO FASTER, AND IS A VERY SAFE METHOD OF DE-WATERING.

### STOCK PILING PRACTICES

1. LONG TERM STOCKPILES OF LOAM AND FILL MATERIALS SHALL BE CONTAINED OR STABILIZED THROUGH LOAMING AND SEEDING IF THE PILE IS TO SIT FOR A PERIOD OF TIME EXCEEDING 30 DAYS.
2. COVERING PILES DURING DOWN POURS WITH TARPS CAN BE AN EFFECTIVE METHOD OF TEMPORARY EROSION CONTROL.
3. STOCKPILES SHALL BE LOCATED AT LEAST 100' AWAY FROM WETLANDS AND SURROUNDED BY A SILTATION BARRIER.
4. STOCKPILES SHALL BE STABILIZED WITH TEMPORARY VEGETATION, MULCH, OR COVERING WITH TARPS.
5. DESIGNATED STOCKPILE LOCATIONS SHALL BE IN THE VICINITY OF BUILDING FOOT PRINT.

### SEDIMENT BASIN/SILT TRAP MAINTENANCE

1. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO 1/2 OF THE DESIGN DEPTH IN THE TRAP. SEDIMENT SHALL BE REMOVED AND DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
2. THE TRAP SHALL BE INSPECTED AFTER EACH RAIN STORM AND CLEANED OR REPAIRED IF NECESSARY.
3. THE TOP 2/3 OF THE RISER SHALL BE PERFORATED WITH 1" DIAMETER HOLES 6" HORIZ. AND VERTICALLY. NO HOLES SHALL BE ALLOWED WITHIN 6" OF THE HORIZONTAL PIPE.
4. THE RISER SHALL BE WRAPPED WITH FILTER FABRIC. THE FILTER FABRIC SHALL BE 6" ABOVE THE HIGHEST HOLE AND 6" BELOW THE LOWEST. CONNECTING BANDS SHALL BE USED TO HOLD THE FILTER FABRIC IN PLACE AT THE TOP AND BOTTOM OF THE PIPE.
5. THE RISER SHALL BE ANCHORED WITH EITHER A CONCRETE BASE OR STEEL PLATE TO PREVENT FLOATATION.
6. EARTH DAM FILL MATERIAL SHALL BE FREE OF ROCKS, ROOTS, OR OTHER ORGANIC MATERIAL.
7. TEMPORARY SEDIMENT TRAPS LOCATED IN THE AREA OF THE PERMANENT DETENTION BASIN SHALL BE REMOVED BY EXCAVATING A MINIMUM OF 6" BELOW THE BOTTOM OF THE TRAP TO ENSURE THAT ALL CONSTRUCTION SEDIMENTS ARE REMOVED. THE AREA IS TO BE PROMPTLY PREPPED FOR CONSTRUCTION OF THE PERMANENT BASIN. THE PERMANENT BASIN SHALL BE STABILIZED AS SOON AS POSSIBLE. CONTRACTOR SHALL SCHEDULE BASIN CONSTRUCTION AND STABILIZATION OPERATIONS DURING FAVORABLE WEATHER CONDITIONS.

### SUBSURFACE STORMWATER INFILTRATION SYSTEM CONSTRUCTION PRACTICES

1. ALL AREAS WHERE STORMWATER RECHARGE SYSTEMS ARE BEING PROPOSED, SHALL BE PROTECTED FROM DEGRADATION BY CONSTRUCTION BY INCORPORATING THE FOLLOWING CONSTRUCTION PRACTICES:
   - A. HEAVY EQUIPMENT SHALL NOT PASS, RE-PASS, OR HAUL MATERIALS IN THE AREAS OF THE STORMWATER BASINS SO AS TO COMPACT AND ALTER THE INFILTRATION CHARACTERISTICS OF THE PARENT MATERIAL BY COMPACTION.
   - B. NO HEAVY EQUIPMENT SHALL BE PARKED, STORED, OR DRIVEN OVER THE EXCAVATION FOR THE SUBSURFACE STORMWATER RECHARGE SYSTEM.
   - C. ONLY HEAVY EQUIPMENT USED DIRECTLY IN THE CONSTRUCTION OF THE SUBSURFACE STORMWATER RECHARGE SYSTEM. SHALL BE ALLOWED IN THE AREA OF THE SYSTEM. WORK SHALL PROCEED STEADILY DURING FAVORABLE WEATHER TO ENSURE THE SYSTEM WILL FUNCTION AS INTENDED.
   - D. NO STORMWATER FROM CONSTRUCTION ACTIVITIES OR DISTURBED AREAS SHALL BE DISCHARGED INTO THE SUBSURFACE STORMWATER RECHARGE SYSTEM. ALL SUCH DISCHARGES SHALL BE ROUTED THROUGH APPROVED TEMPORARY CONTROLS PRIOR TO RELEASE OFF SITE OR TO RESOURCE AREAS.
   - E. SUBSURFACE STORMWATER RECHARGE SYSTEM SHALL NOT BE BROUGHT ON LINE UNTIL TRIBUTARY AREAS ARE STABILIZED AND ALL PERMANENT PRE-TREATMENT DEVICES AND STRUCTURES HAVE BEEN INSTALLED AND INSPECTED.

### EXISTING CATCHBASIN MAINTENANCE

1. EXISTING DOWN STREAM CATCHBASIN SHALL BE PROTECTED FROM SEDIMENTATION ON THIS PROJECT. THE SAID CATCHABASINS (CB) ARE THE CB'S ON WEST STREET JUST PRIOR TO SCHLAGER STREET.
2. CB PROTECTION SHALL BE IN ACCORD WITH THE EROSION CONTROL DETAIL FOR CATCHBASIN PROTECTION SHOWN ON SHEET 10 OF 11.

| NO. | DATE | DESCRIPTION | BY |
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COMMONWEALTH OF MASSACHUSETTS
GREGORY J. TANSEY
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**OWNER/APPLICANT**

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61 RESERVOIR PARK ROAD
ROCKLAND, MA 02370
c/o STEVEN BAYLIS
TEL: 617-799-3013

**PROJECT LOCUS**

264 R WEST STREET
QUINCY, MASSACHUSETTS
ASSESSORS REFERENCE:
4031-05

# EROSION CONTROL PLAN
FOR
264 R WEST STREET
IN
# QUINCY, MASS.

SCALE: 1"=20' MARCH 18, 2016

ROSS ENGINEERING COMPANY INC.
PROFESSIONAL ENGINEERS - LAND SURVEYORS
683 MAIN STREET
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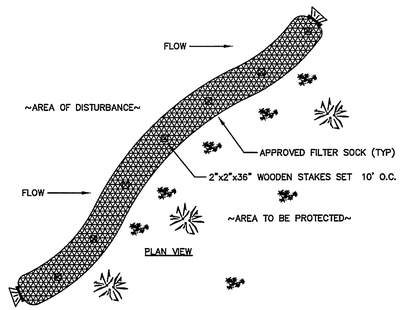
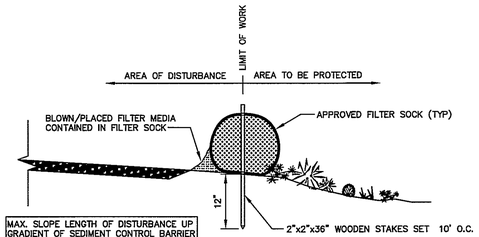


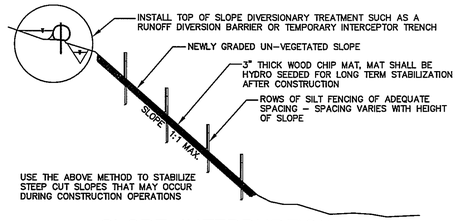

| MAX. SLOPE LENGTH OF DISTURBANCE UP GRADIENT OF SEDIMENT CONTROL BARRIER | | |
|---|---|---|
| UP GRADIENT SLOPE% | SOCK DIA. 8" | SOCK DIA. 12" |
| <2 | 600' | 750' |
| 5 | 400' | 500' |
| 10 | 200' | 250' |
| 20 | 100' | 125' |

SEDIMENT CONTROL BARRIERS SHOWN THE CONSTRUCTION PLAN SHALL HAVE A MINIMUM DIAMETER OF 8"

SECTION VIEW

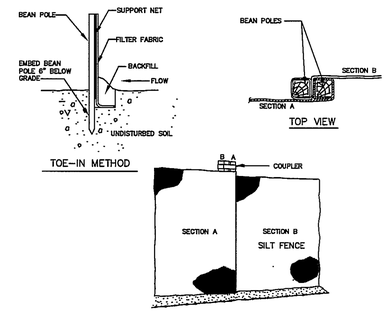
## SEDIMENT CONTROL BARRIERS

NTS



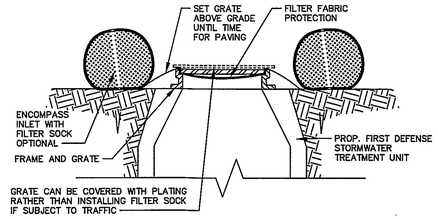

## SLOPE INTERRUPTION

NTS




## SILT FENCE INSTALLATION

NOT TO SCALE

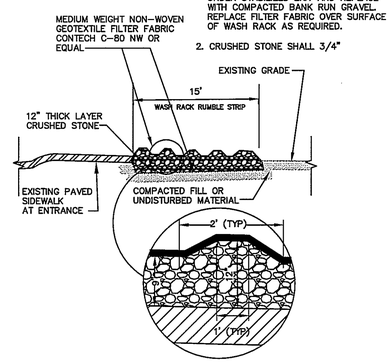



## TEMPORARY GRATE PROTECTION DETAIL

NTS

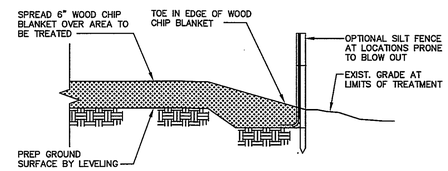
NOTES:

1. REMOVE ALL LOAM, SUBSOIL OR OTHER UNSUITABLE MATERIALS IN AREA UNDER STABILIZED EXIT AND REPLACE WITH COMPACTED BANK RUN GRAVEL. REPLACE FILTER FABRIC OVER SURFACE OF WASH RACK AS REQUIRED.
2. CRUSHED STONE SHALL 3/4"




## STABILIZED CONSTRUCTION VEHICLE EXIT RAMP

NOT TO SCALE

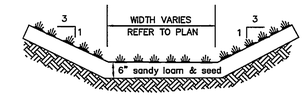



CONSTRUCT A WOOD CHIP BLANKET PER DETAIL TO STABILIZE TRAFFIC OR STORAGE AREAS DURING SATURATED CONDITIONS TO PREVENT EROSION, OR OTHER FORMS OF SILT LADEN CONTAMINATION SUCH AS TIRE TREADS DEPOSITING SILT IN AREAS THAT MAY BECOME PROBLEMATIC.

WOOD CHIP BLANKET MAY ALSO BE IMPLEMENTED FOR DUST CONTROL DURING DRY CONDITIONS.

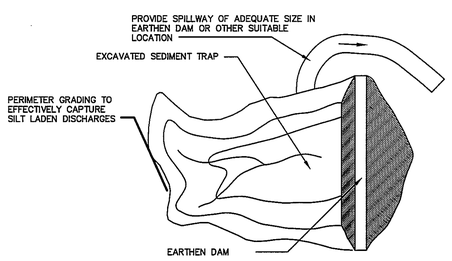
## WOOD CHIP COVER OF BLANKET

NTS

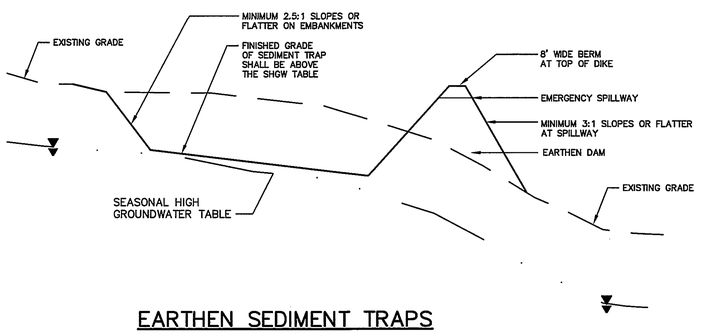



## GRASSED DRAINAGE CHANNEL

NOT TO SCALE

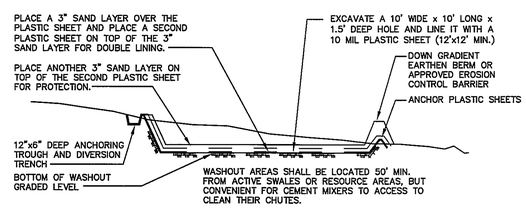



## PLAN VIEW



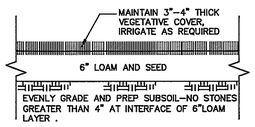

## EARTHEN SEDIMENT TRAPS

NTS




## DESIGNATED WASHOUT AREAS

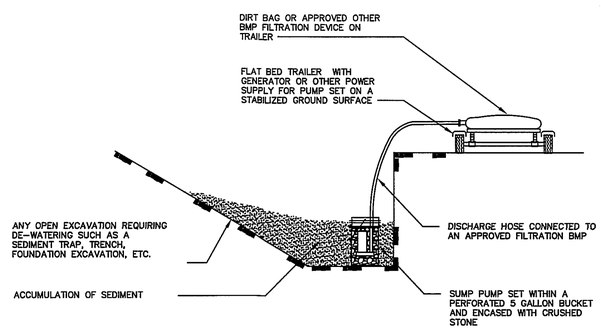
NTS




LOAM AND SEED COVER SHALL BE USED TO PERMANENTLY STABILIZE DISTURBED AREAS, BUT MAY ALSO BE USED FOR TEMPORARY LONG TERM STABILIZATION APPLICATIONS AS WELL.

## LOAM AND SEED COVER

NTS




## DE-WATERING TECHNIQUES

NTS

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| 3 | 8-16-16 | ABUTTER/APPLICANT AGREEMENT | GJT |
| 2 | 7-1-16 | RESP TO PB CONSULTANT | GJT |
| 1 | 5-16-16 | RESP TO PB CONSULTANT | GJT |

COMMONWEALTH OF MASSACHUSETTS
GREGORY J. TANSEY
CIVIL
NO. 37219
REGISTERED PROFESSIONAL ENGINEER

**OWNER/APPLICANT**

WEST STREET PROPERTIES, LLC
61 RESERVOIR PARK ROAD
ROCKLAND, MA 02370
c/o STEVEN BAYLIS
TEL: 617-799-3013

**PROJECT LOCUS**

264 R WEST STREET
QUINCY, MASSACHUSETTS
ASSESSORS REFERENCE:
4031-05

# EROSION CONTROL DETAILS PLAN

FOR

264 R WEST STREET

IN

# QUINCY, MASS.

SCALE: AS SHOWN MARCH 18, 2016


ROSS ENGINEERING COMPANY INC.

PROFESSIONAL ENGINEERS - LAND SURVEYORS

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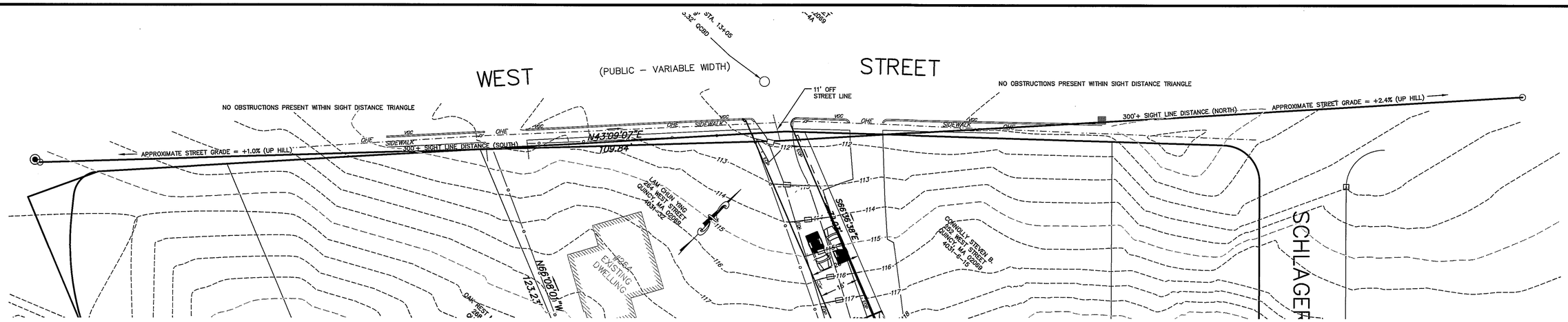
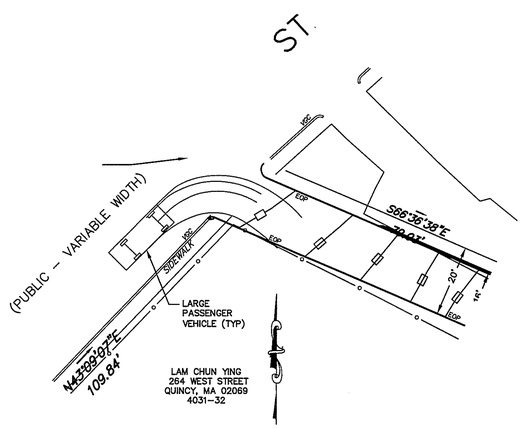


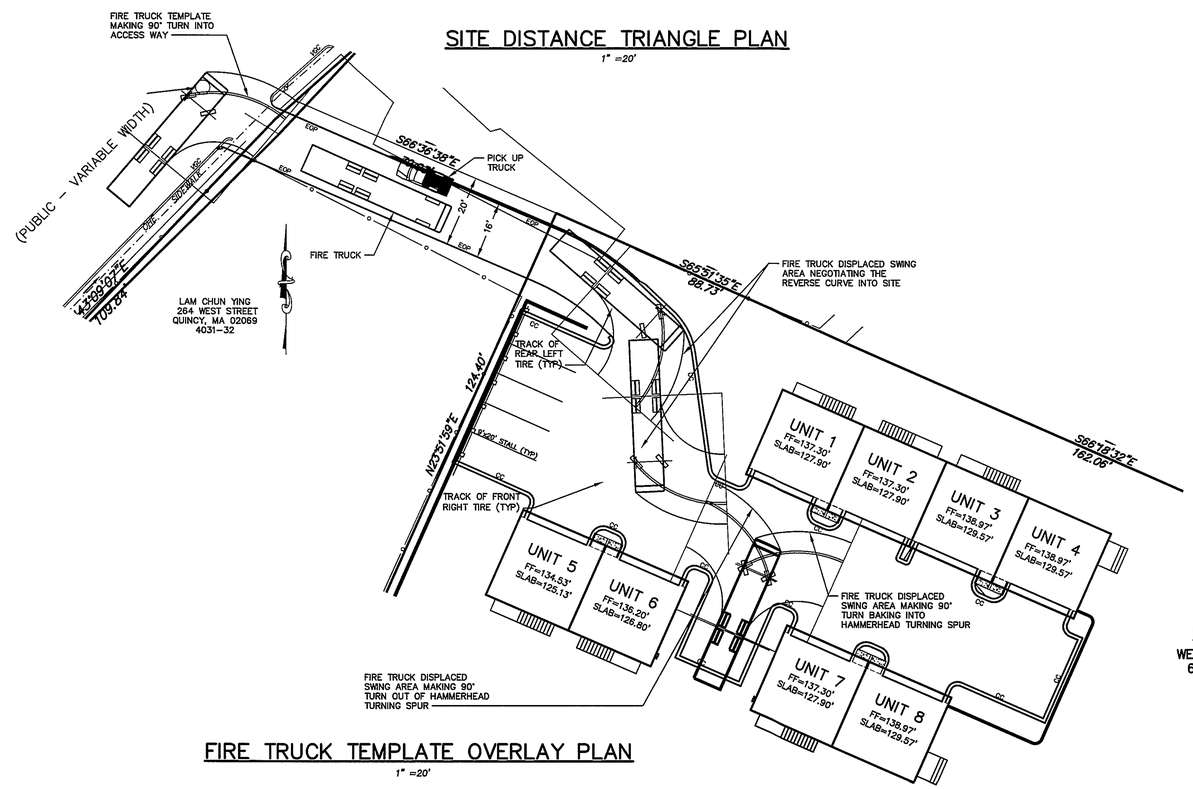

## SITE DISTANCE TRIANGLE PLAN

1" =20'



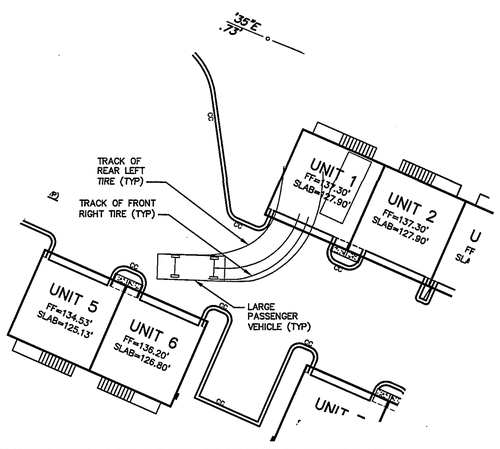

## PASSENGER VEHICLE TURNING RADIUS AT ENTRANCE PLAN

1" =20'




## FIRE TRUCK TEMPLATE OVERLAY PLAN

1" =20'




## PASSENGER VEHICLE TURNING RADIUS INTO GARAGE PLAN

1" =20'

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| 3 | 8-16-16 | ABUTTER/APPLICANT AGREEMENT | GJT |
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TEL: 617-799-3013

**PROJECT LOCUS**

264 R WEST STREET
QUINCY, MASSACHUSETTS
ASSESSORS REFERENCE:
4031-05

# SIGHT DISTANCE TRIANGLE
AND
# FIRE ENGINE-TURNING RADIUS PLAN
FOR
## 264 R WEST STREET
IN
# QUINCY, MASS.

SCALE: AS SHOWN MARCH 18, 2016


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PROFESSIONAL ENGINEERS – LAND SURVEYORS
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