

Site Plans

Issued for Local Approvals
 Date Issued October 8, 2015
 Latest Issue March 7, 2016

FedEx Ground Distribution Facility

500 Commander Shea
Boulevard
Quincy, Massachusetts

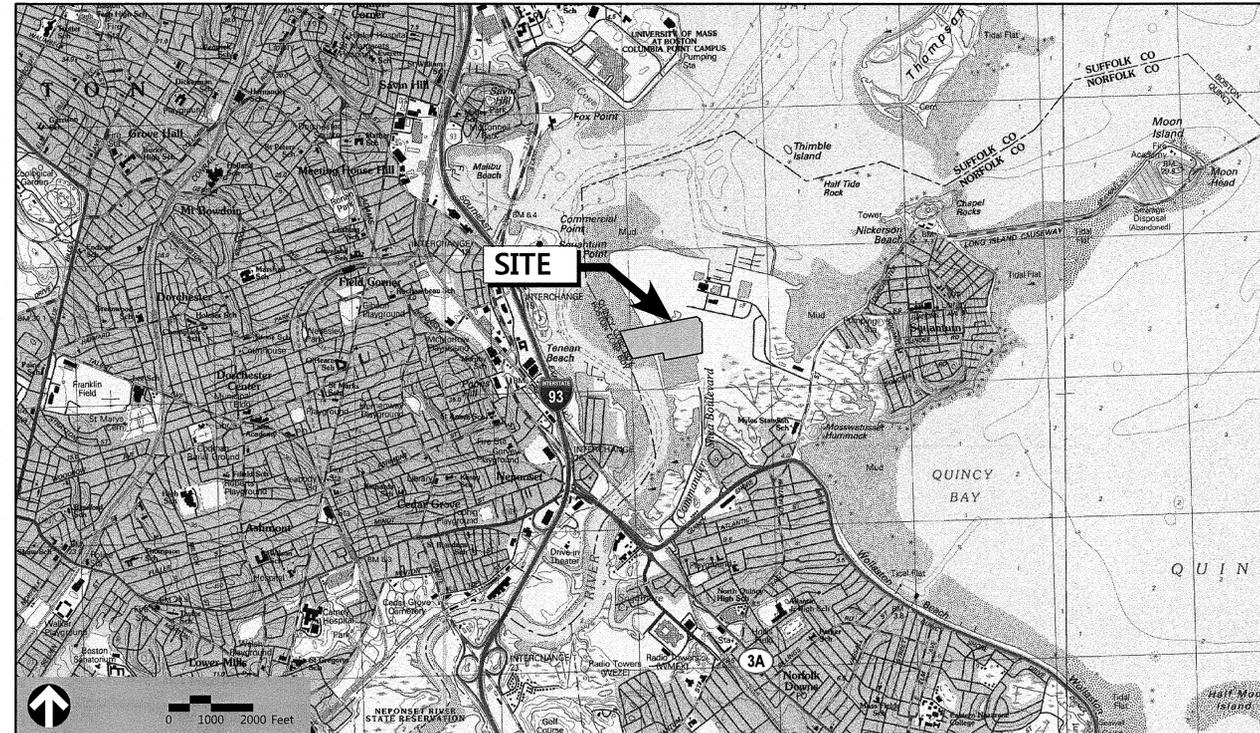
Owner

Boston Scientific Corporation
 500 Commander Shea Boulevard
 Quincy, MA 02171

Applicant

Scannell Properties
 821 Meander Court
 Suite 200
 Medina, MN 55340

Assessor's Map/Lot: 6076/68/44A



Sheet Index

No.	Drawing Title	Latest Issue
C-1	Legend and General Notes	March 7, 2016
C-2	Overall Site Plan	March 7, 2016
C-3 & C-4	Layout and Materials Plan	March 7, 2016
C-5 & C-6	Grading, Drainage, Utility and Erosion Control Plan	March 7, 2016
C-7 & C-8	Site Details	March 7, 2016
L-1	Planting Plan	October 8, 2015

Reference Drawings

No.	Drawing Title	Latest Issue
X-1	Exhibit Plan of Land	February 24, 2016
X-2	Exhibit Plan of Land	February 24, 2016



101 Walnut Street
 PO Box 9151
 Watertown, MA 02471
 617.924.1770

Surveyor

Nitsch Engineering
 2 Center Plaza
 Suite 430
 Boston, MA 02108
 617-338-0063

APPROVED BY THE CITY
 OF QUINCY PLANNING BOARD

CHAIRMAN

DATE: _____





101 Walnut Street
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Watertown, MA 02471
617.924.1770

Parking Summary Chart

Description	Size		Spaces	
	Required	Provided	Required	Provided
STANDARD SPACES	9 x 18	9 x 18	21	355
STANDARD ACCESSIBLE SPACES *	8 x 18	8 x 18	9	9
VAN ACCESSIBLE SPACES	8 x 18	8 x 18	2	5
TOTAL SPACES			32	369
LOADING BAYS**			25	56

* MAAB STANDARD REQUIREMENT: 8 SPACES REQUIRED
 ** LOADING BAYS: TWO BAYS PER 30,000 SF, ONE ADDITIONAL BAY FOR EACH ADDITIONAL 15,000 SF
 *** PARKING INCLUDES 56 HD VAN SPACES, 9 DOLLY STORAGE SPACES, 8 TRACTOR SPACES, 79 TRAILER SPACES, AND 44 LONG TRAILER SPACES

Parking Requirements:

OFFICE	7,012 SF x 1 SPACES / 300	=	21 SPACES
WAREHOUSE	198,786 SF x *0 SPACES	=	0 SPACES
	TOTAL PARKING REQUIRED	=	21 SPACES

* PER SECTION 5.1.8 (TABLE OF OFF-STREET PARKING REQUIREMENTS) OF THE CITY OF QUINCY ZONING BYLAW THERE IS NO PARKING REQUIREMENT FOR THE PROPOSED WAREHOUSE USE.

Parking Legend

- (X) EMPLOYEE PARKING
- (X) TRAILER PARKING
- (X) LONG TRAILER PARKING
- (A) HD VAN STAGING
- (D) DOLLY STORAGE
- (X) TRACTOR PARKING

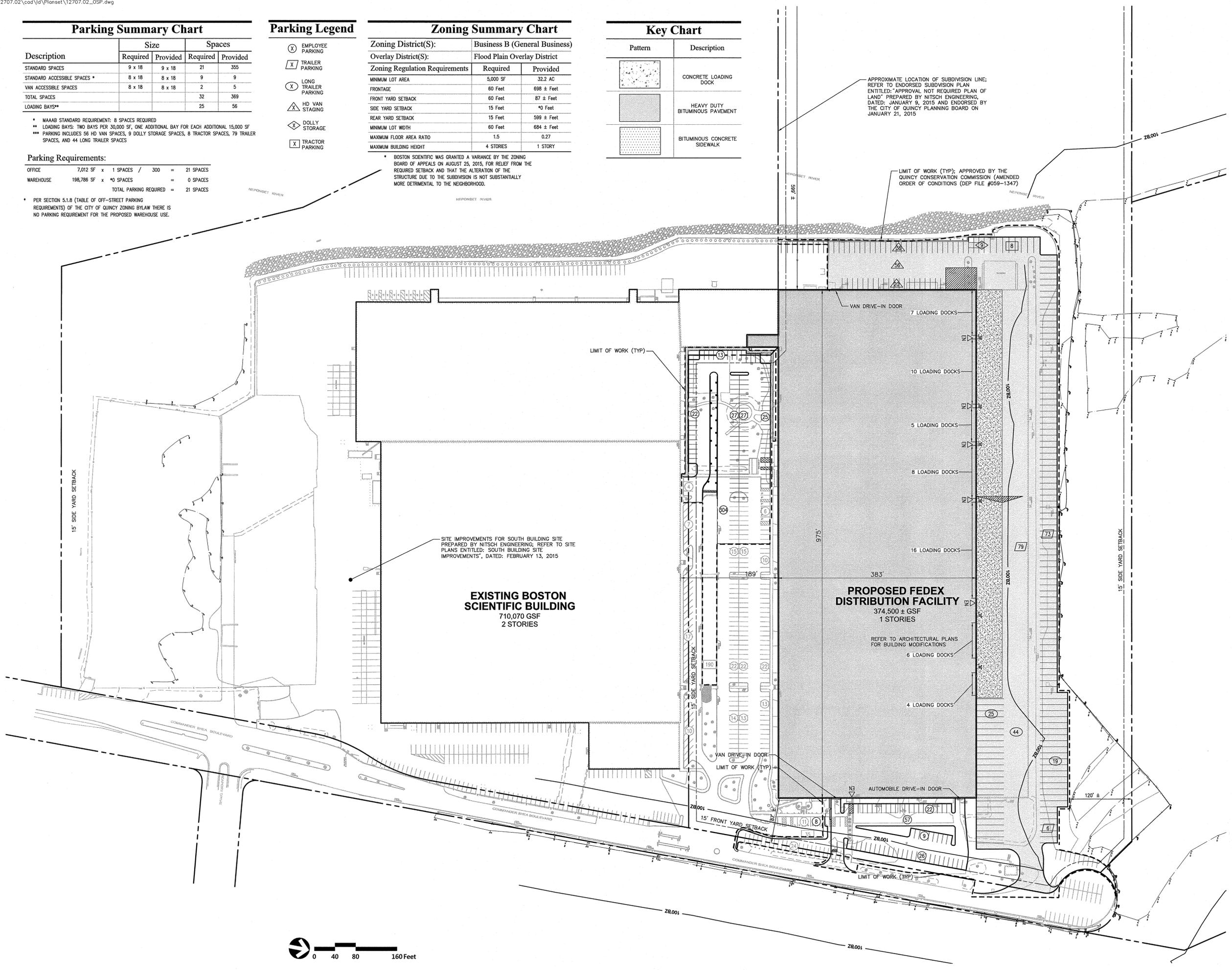
Zoning Summary Chart

Zoning District(S):	Business B (General Business)	
Overlay District(S):	Flood Plain Overlay District	
Zoning Regulation Requirements	Required	Provided
MINIMUM LOT AREA	5,000 SF	32.2 AC
FRONTAGE	60 Feet	698 ± Feet
FRONT YARD SETBACK	60 Feet	87 ± Feet
SIDE YARD SETBACK	15 Feet	*0 Feet
REAR YARD SETBACK	15 Feet	599 ± Feet
MINIMUM LOT WIDTH	60 Feet	684 ± Feet
MAXIMUM FLOOR AREA RATIO	1.5	0.27
MAXIMUM BUILDING HEIGHT	4 STORIES	1 STORY

* BOSTON SCIENTIFIC WAS GRANTED A VARIANCE BY THE ZONING BOARD OF APPEALS ON AUGUST 25, 2015, FOR RELIEF FROM THE REQUIRED SETBACK AND THAT THE ALTERATION OF THE STRUCTURE DUE TO THE SUBDIVISION IS NOT SUBSTANTIALLY MORE DETRIMENTAL TO THE NEIGHBORHOOD.

Key Chart

Pattern	Description
[Pattern]	CONCRETE LOADING DOCK
[Pattern]	HEAVY DUTY BITUMINOUS PAVEMENT
[Pattern]	BITUMINOUS CONCRETE SIDEWALK



APPROXIMATE LOCATION OF SUBDIVISION LINE; REFER TO ENDORSED SUBDIVISION PLAN ENTITLED: "APPROVAL NOT REQUIRED PLAN OF LAND" PREPARED BY NITSCH ENGINEERING, DATED: JANUARY 9, 2015 AND ENDORSED BY THE CITY OF QUINCY PLANNING BOARD ON JANUARY 21, 2015

LIMIT OF WORK (TYP); APPROVED BY THE QUINCY CONSERVATION COMMISSION (AMENDED ORDER OF CONDITIONS (DEP FILE #059-1347)

SITE IMPROVEMENTS FOR SOUTH BUILDING SITE PREPARED BY NITSCH ENGINEERING; REFER TO SITE PLANS ENTITLED: SOUTH BUILDING SITE IMPROVEMENTS, DATED: FEBRUARY 13, 2015

APPROVED BY THE CITY OF QUINCY PLANNING BOARD

CHAIRMAN

 DATE: _____

FedEx Ground Distribution Facility
 500 Commander Shea Boulevard
 Quincy, Massachusetts

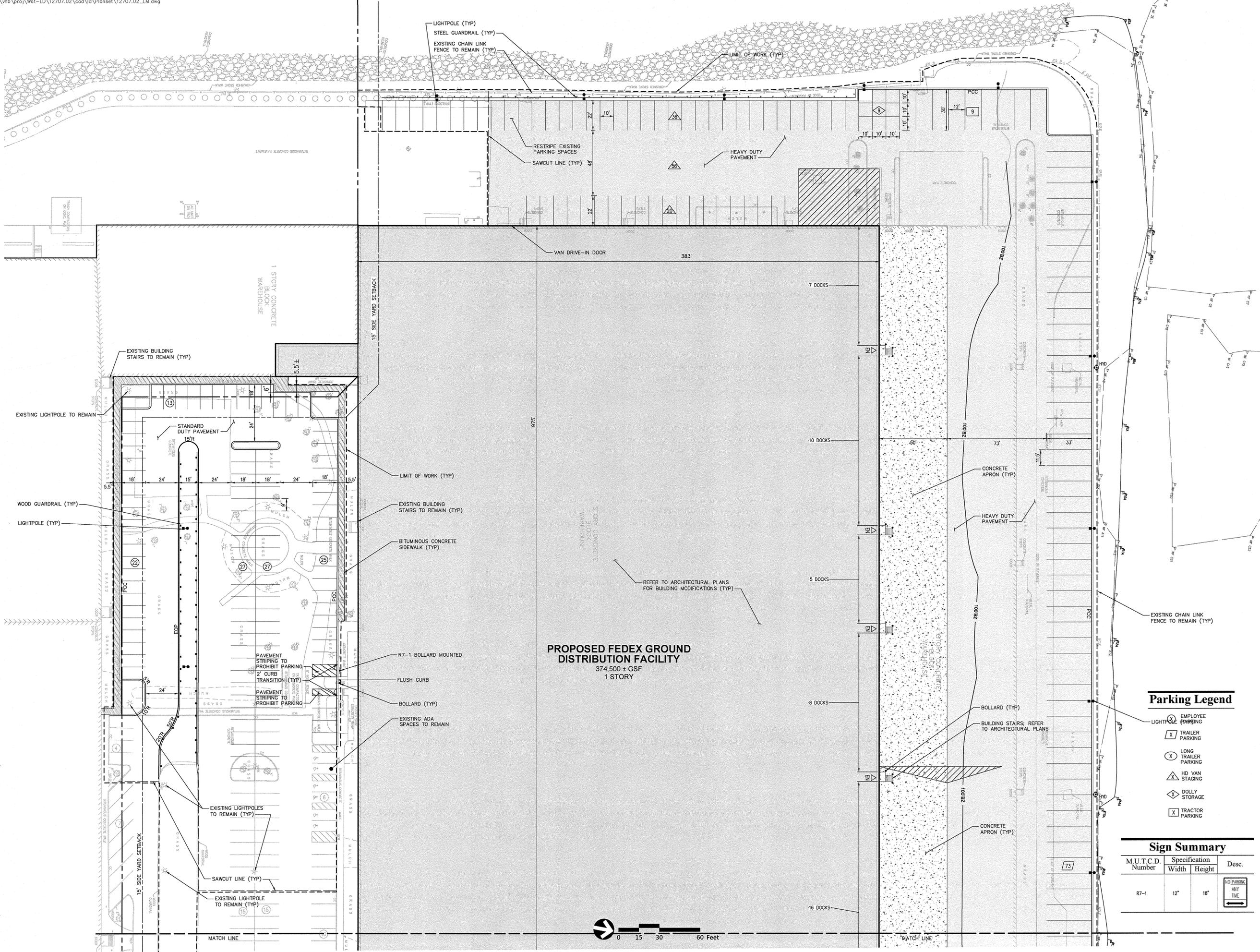
No.	Revision	Date	Appr.
1	Peer Review Comments	3/7/2016	CPN

Designed by: JRM
 Issued for: Local Approvals
 Checked by: CPN
 Date: October 8, 2015

Not Approved for Construction
 Drawing Title: Overall Site Plan
 Drawing Number: _____



C-2
 Sheet 2 of 9
 Project Number: 12707.02



APPROVED BY THE CITY OF QUINCY PLANNING BOARD

CHAIRMAN

DATE:

FedEx Ground Distribution Facility
500 Commander Shea Boulevard
Quincy, Massachusetts

No.	Revision	Date	Appr.
1	Peer Review Comments	3/7/2016	CPN

Designed by: JRM
Checked by: CPN
Issued for: Local Approvals
Date: October 8, 2015

Not Approved for Construction
Layout and Materials Plan

Parking Legend

- EMPLOYEE PARKING
- TRAILER PARKING
- LONG TRAILER PARKING
- HD VAN STAGING
- DOLLY STORAGE
- TRACTOR PARKING

Sign Summary

M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
R7-1	12"	18"	NO PARKING ANY TIME

PROPOSED FEDEX GROUND DISTRIBUTION FACILITY
374,500 ± GSF
1 STORY



C-3

Sheet 3 of 9

Project Number 12707.02

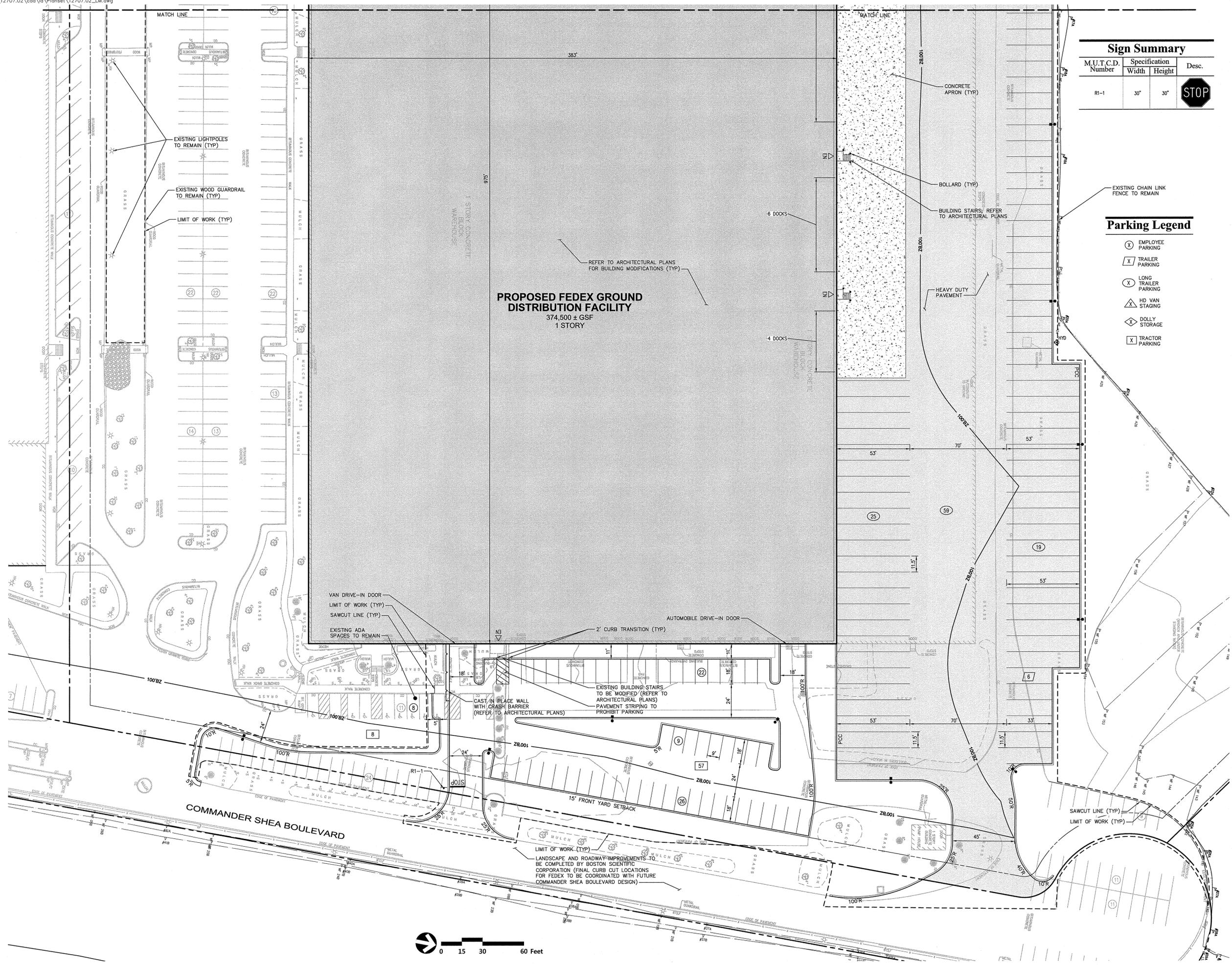


101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

Sign Summary			
M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
R1-1	30"	30"	

Parking Legend

- EMPLOYEE PARKING
- TRAILER PARKING
- LONG TRAILER PARKING
- HD VAN STAGING
- DOLLY STORAGE
- TRACTOR PARKING



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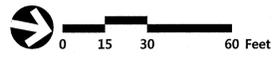
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Drawing Title
Layout and Materials Plan



C-4

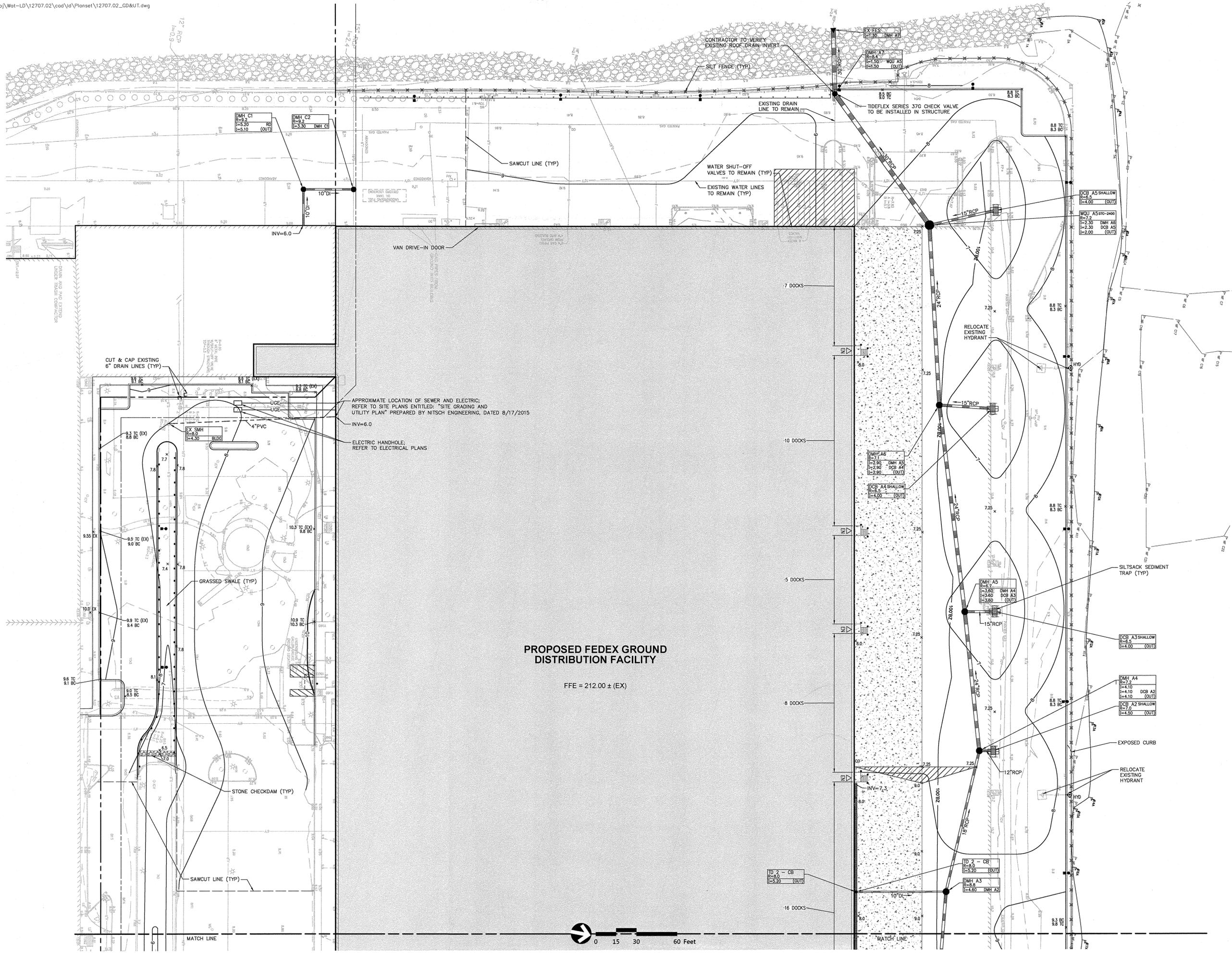
Sheet 4 of 9

Project Number 12707.02





101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770



Note:
CONTRACTOR TO PLACE STABILIZED CONSTRUCTION EXITS
BASED ON CONSTRUCTION STAGING TO PREVENT SEDIMENT
TRACKING COMMANDER SHEA BOULEVARD

APPROVED BY THE CITY
OF QUINCY PLANNING BOARD
CHAIRMAN

DATE:

**FedEx Ground
Distribution Facility**
500 Commander Shea Boulevard
Quincy, Massachusetts

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Not Approved for Construction
Grading, Drainage, Utility
and Erosion Control Plan



C-5

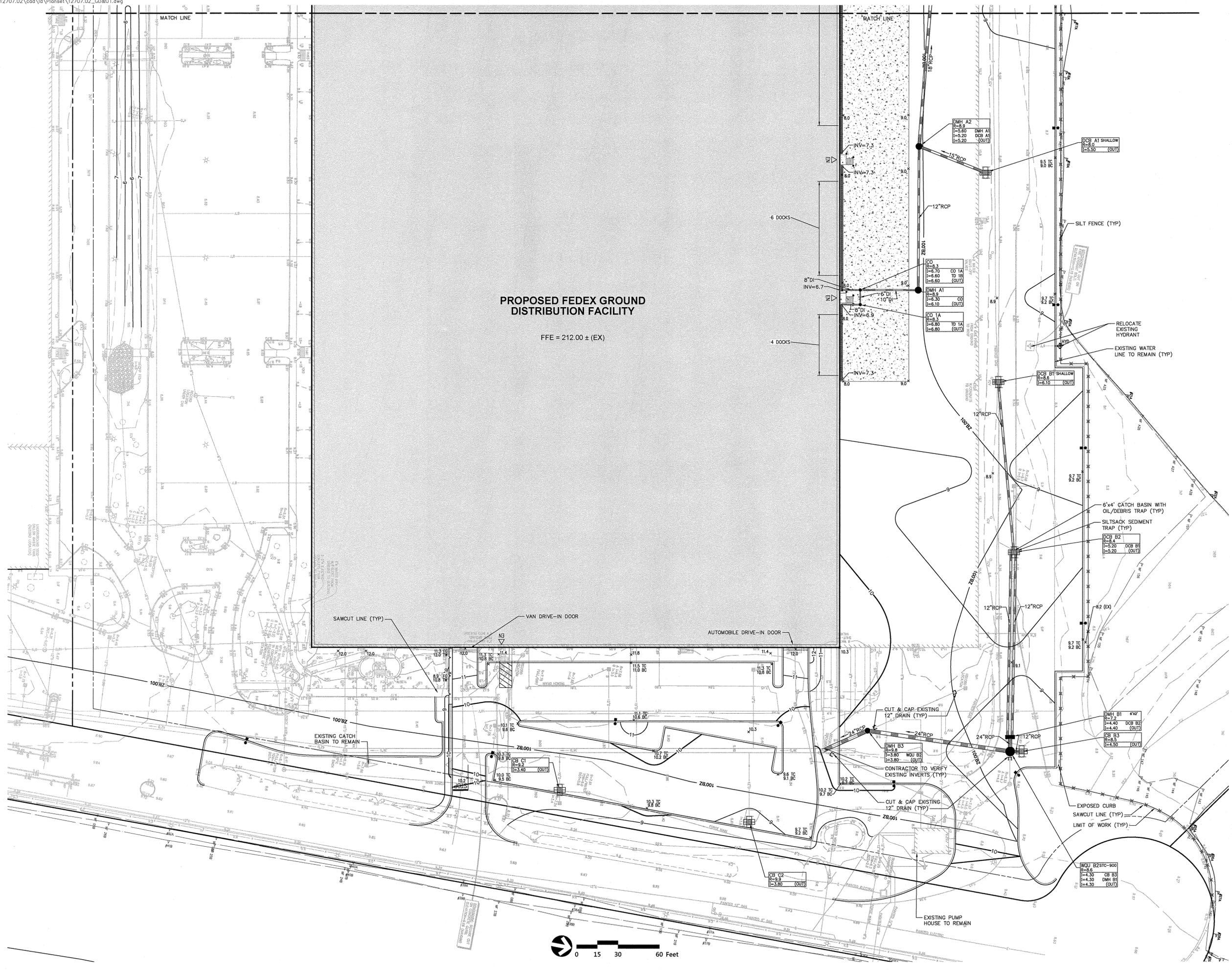
Sheet 5 of 9

Project Number 12707.02

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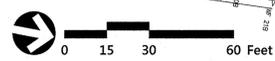


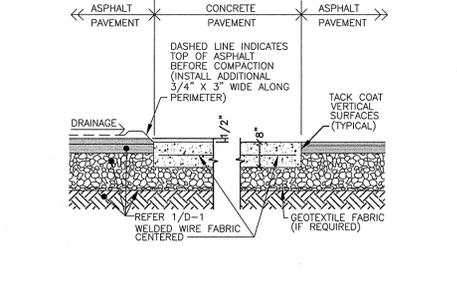
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Sheet 6 of 9

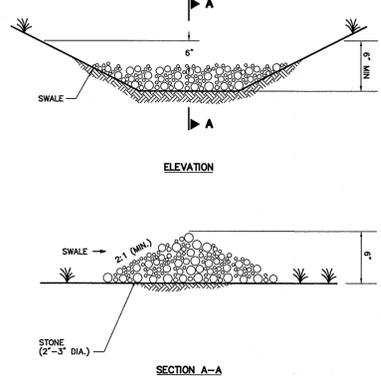
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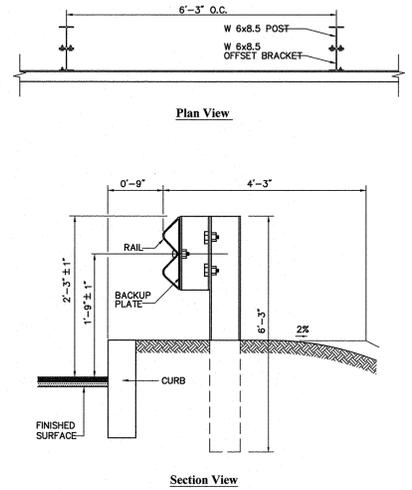




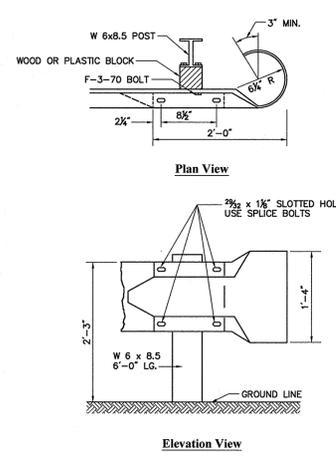
Asphalt at Concrete Section 12/12
N.T.S. Source: FedEx



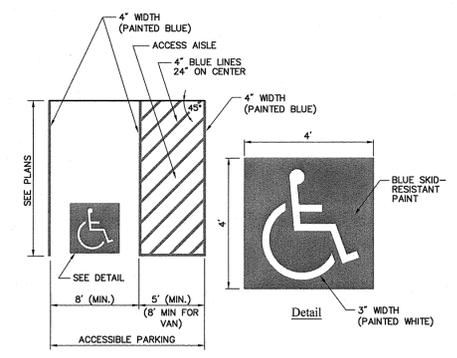
Stone Checkdam 10/09
N.T.S.



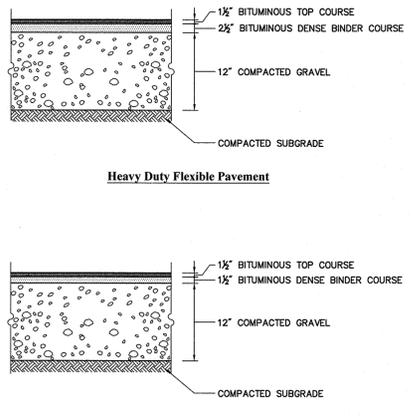
Steel Beam Guardrail with Steel Post 2/09
N.T.S. Source: VHB



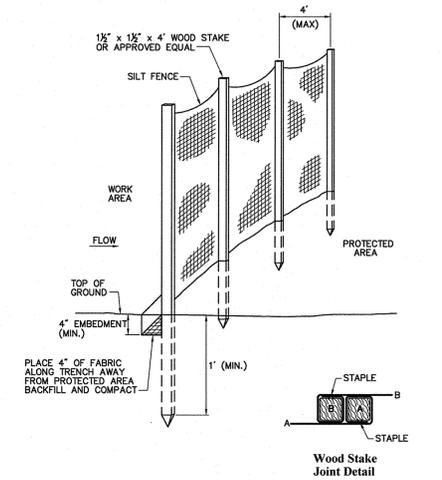
Wood Guardrail 6/08
N.T.S. Source: VHB



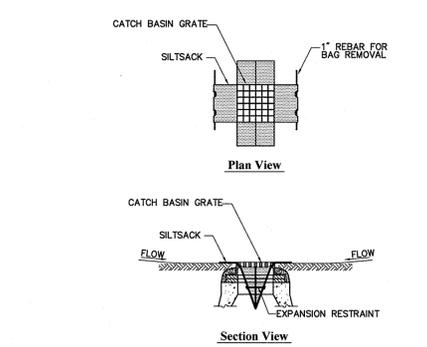
Accessible Parking Space 12/14
N.T.S. Source: VHB



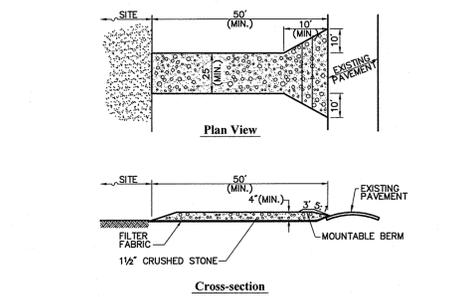
Bituminous Concrete Pavement Sections 12/11
N.T.S. Source: VHB



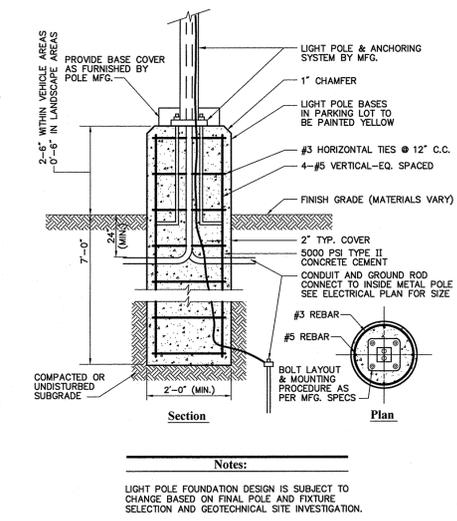
Silt Fence Barrier 6/08
N.T.S. Source: VHB



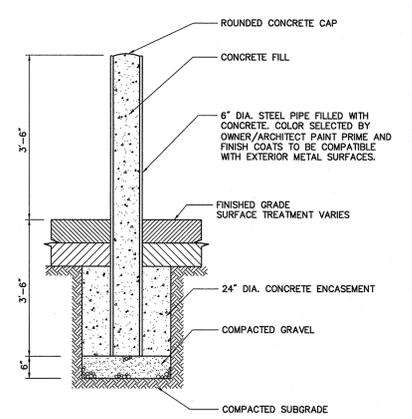
Silt Sack Sediment Trap 6/08
N.T.S. Source: VHB



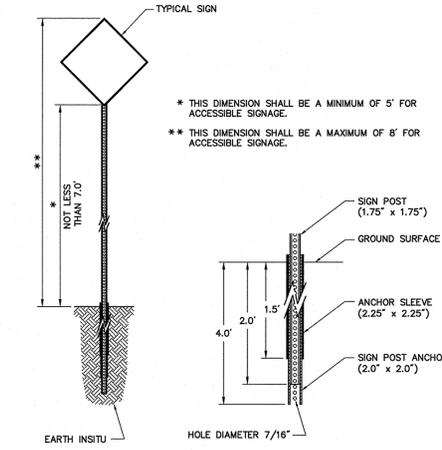
Stabilized Construction Exit 6/08
N.T.S. Source: VHB



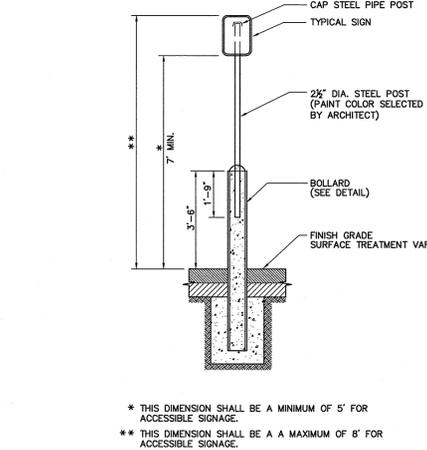
Light Pole Foundation Detail (Up to 40' Pole) 2/11
N.T.S. Source: VHB



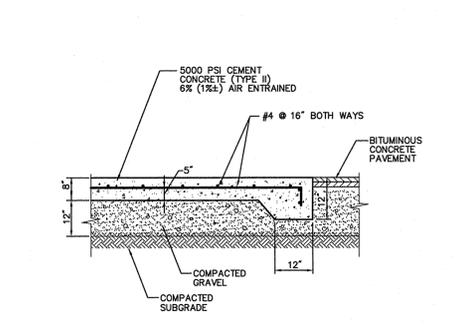
Bollard 6/08
N.T.S. Source: VHB



Sign Post - Type 'B' 12/12
N.T.S. Source: VHB



Bollard Mounted Sign 4/12
N.T.S. Source: VHB



Concrete Apron 9/14
N.T.S. Source: VHB

APPROVED BY THE CITY OF QUINCY PLANNING BOARD
CHAIRMAN

DATE:

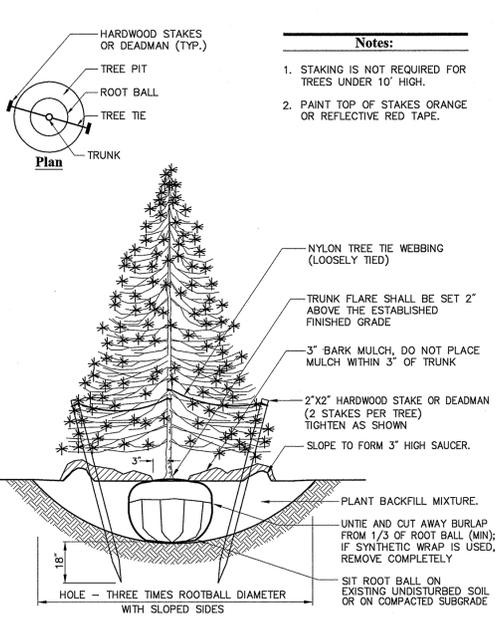
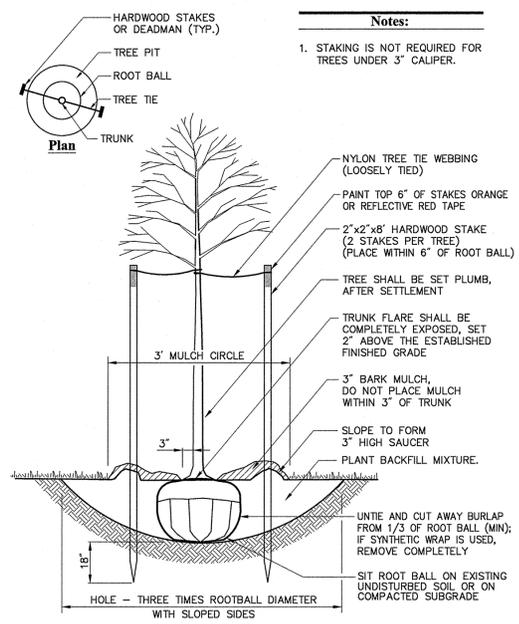
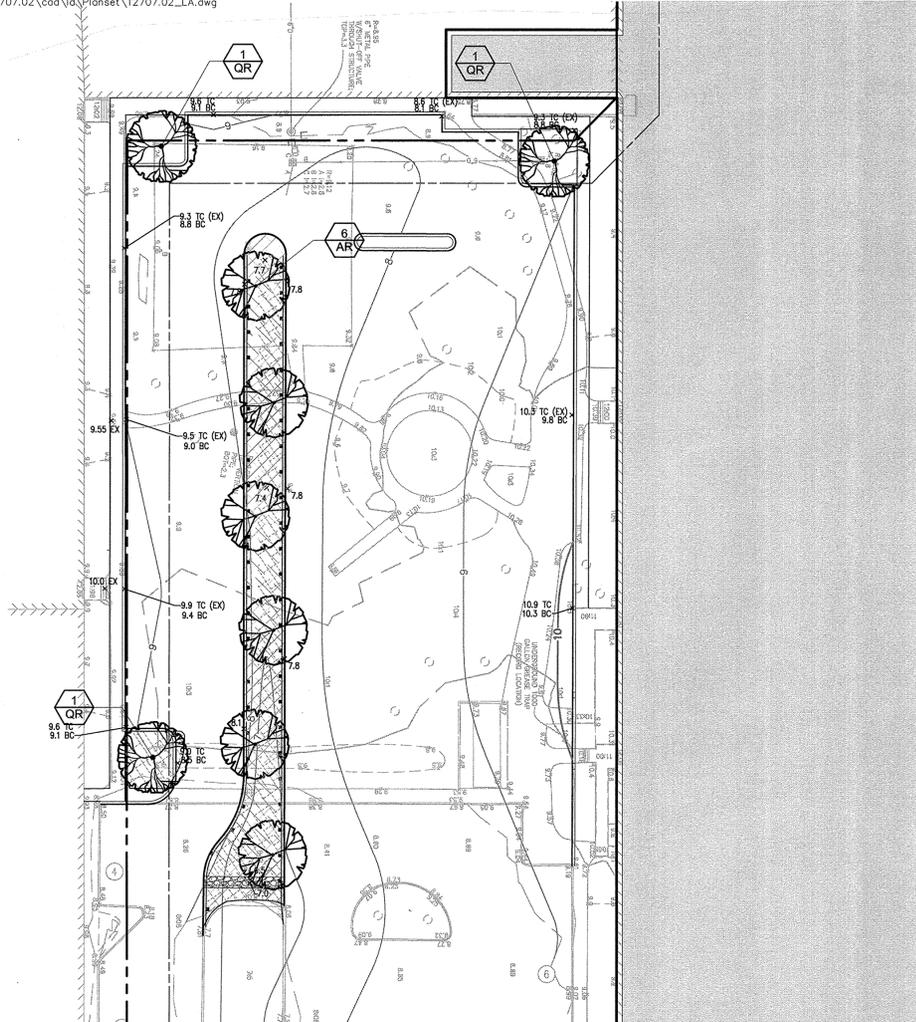
FedEx Ground Distribution Facility
500 Commander Shea Boulevard
Quincy, Massachusetts

No.	Revision	Date	Appr.
1	Peer Review Comments	3/7/2016	CPN

Designed by: _____ Checked by: _____
Issued for: _____ Date: _____
Local Approvals October 8, 2015

Not Approved for Construction
Site Details

C-8
Sheet 8 of 9
Project Number 12707.02



Tree Planting (For Trees Under 4" Caliper)

Evergreen Tree Planting

- N.T.S. Source: VHB
- Planting Notes**
- ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
 - NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE OF ANY CONFLICT.
 - A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNERS REPRESENTATIVE.
 - ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNERS REPRESENTATIVE.
 - FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.

- N.T.S. Source: VHB
- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNERS REPRESENTATIVE.
 - ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONTRACT DOCUMENTS.
 - ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
 - AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
 - ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEEDED OR MULCHED AS DIRECTED BY OWNERS REPRESENTATIVE.
 - THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AA	6	Acer rubrum 'Armstrong'	'Armstrong' Columnar Maple	2 1/2 - 3" CAL.
AR	8	Acer rubrum 'October Glory'	'October Glory' Maple	2 1/2 - 3" CAL.
QR	5	Quercus rubra	Red Oak	2 1/2 - 3" CAL.

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
PG	7	Picea glauca	White Spruce	8 - 10' HT.

Irrigation Notes

- CONTRACTOR SHALL PROVIDE COMPLETE IRRIGATION SYSTEM DESIGN AND INSTALLATION FOR PLANTINGS AND LAWN AREAS. DESIGN SHALL BE CERTIFIED BY A PROFESSIONAL LANDSCAPE ARCHITECT, ENGINEER, OR CERTIFIED IRRIGATION DESIGNER. DESIGN PLANS SHALL BE SUBMITTED TO OWNERS REPRESENTATIVE FOR APPROVAL.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL PROVIDE DRAWINGS, MATERIAL SPECIFICATIONS, SCHEMATICS, AND OTHER LITERATURE AS MAY BE REQUIRED, FOR ALL CONDUIT, CONTROLS, TIMERS, VALVES, SPRINKLER HEADS, CONNECTORS, WIRING, RAIN GAUGE, ETC. TO THE OWNERS CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND SUB CONTRACTORS.
- (INSIDE BUILDING) BACKFLOW PREVENTER AND METER IS REQUIRED. IT SHALL BE IN CONFORMANCE WITH STATE AND MUNICIPAL REQUIREMENTS.
- (OUTSIDE BUILDING) BACKFLOW PREVENTER AND METER IS REQUIRED. IT SHALL BE IN CONFORMANCE WITH STATE AND MUNICIPAL REQUIREMENTS. LOCATE THIS EQUIPMENT IN A LOCKABLE "HOT BOX".
- (INSIDE BUILDING) IRRIGATION CONTROL PANEL, BACKFLOW PREVENTER AND METER SHALL BE LOCATED IN THE BUILDING MECHANICAL ROOM. COORDINATE WITH THE GENERAL CONTRACTOR.
- (OUTSIDE BUILDING) IRRIGATION CONTROL PANEL SHALL BE LOCATED IN A LOCKABLE CABINET DESIGNED TO HOUSE THE CONTROL PANEL.
- SITE CONTRACTOR SHALL PROVIDE 4" SCHEDULE 40 PVC SLEEVES UNDER PAVEMENT TO PROVIDE ACCESS FOR IRRIGATION LINES TO ALL IRRIGATED AREAS.

Tree Protection

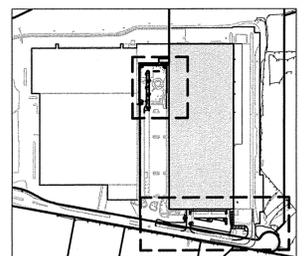
- EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY CONSTRUCTION FENCE. ERECT FENCE AT EDGE OF THE TREE DRIPLINE PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL NOT OPERATE VEHICLES WITHIN THE TREE PROTECTION AREA. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS, OR DISPOSE OF ANY WASTE MATERIALS, WITHIN THE TREE PROTECTION AREA.
- DAMAGE TO EXISTING TREES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY A CERTIFIED ARBORIST AT THE CONTRACTORS EXPENSE.

Plant Maintenance Notes

- CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE LAWNS AND PLANTINGS. NO IRRIGATION IS PROPOSED FOR THIS SITE. THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATERING FOR NEW LAWNS AND PLANTINGS DURING THE ONE YEAR PLANT GUARANTEE PERIOD.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE LANDSCAPE MAINTENANCE WORK. WATER SHALL BE PROVIDED BY THE CONTRACTOR.
- WATERING SHALL BE REQUIRED DURING THE GROWING SEASON, WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK.
- WATER SHALL BE APPLIED IN SUFFICIENT QUANTITY TO THOROUGHLY SATURATE THE SOIL IN THE ROOT ZONE OF EACH PLANT.
- CONTRACTOR SHALL REPLACE DEAD OR DYING PLANTS AT THE END OF THE ONE YEAR GUARANTEE PERIOD. CONTRACTOR SHALL TURN OVER MAINTENANCE TO THE FACILITY MAINTENANCE STAFF AT THAT TIME.



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Key Plan

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CHAIRMAN

DATE:

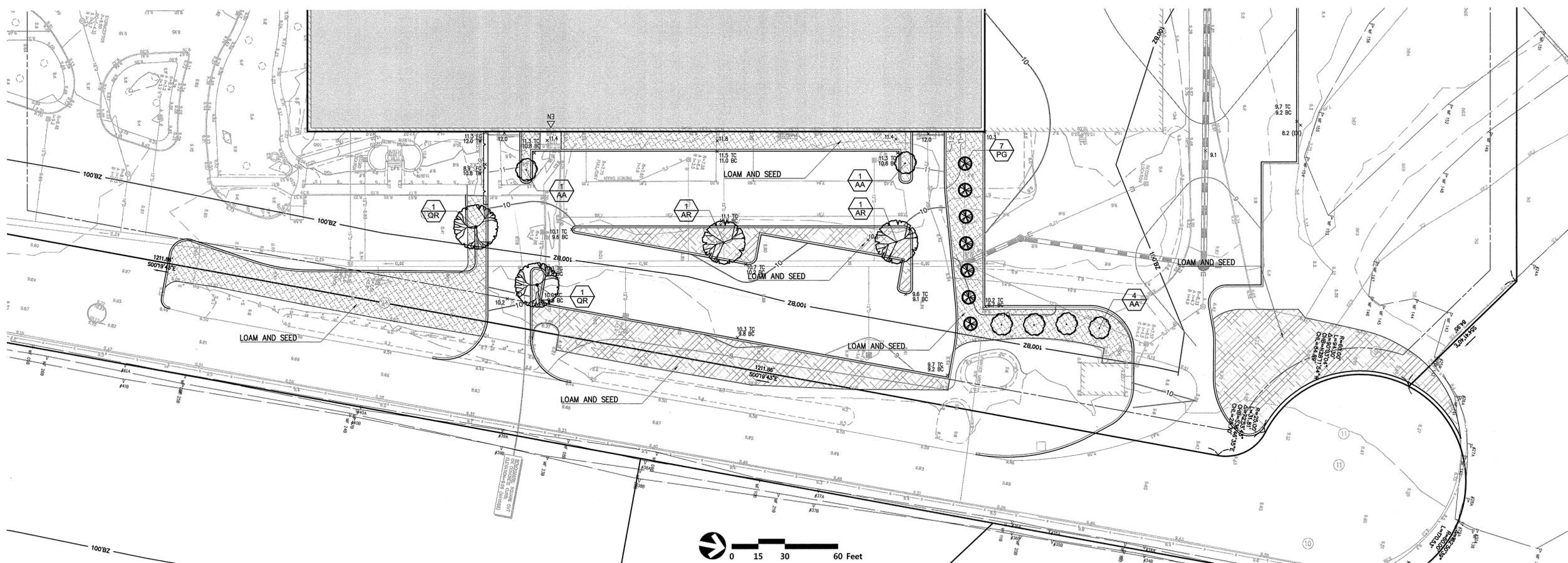
FedEx Ground Distribution Facility
500 Commander Shea Boulevard
Quincy, Massachusetts

Local Approvals

October 8, 2015

Not Approved for Construction

Planting Plan



2/24/2016 12:05 PM



N/T METROPOLITAN DISTRICT COMMISSION

597.62' N24°01'56" W

118.99' N35°21'06" W

PROPOSED LOT 86
AREA = 1,400,486± SF (32.2± ACRES)
"NORTH BUILDING"

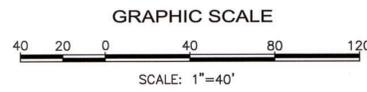
PROPOSED LOT 86
AREA = 1,400,486± SF (32.2± ACRES)
"NORTH BUILDING"

PROPOSED LOT 87
AREA = 1,504,166± SF (34.5± ACRES)

1 STORY CONCRETE
BLOCK
WAREHOUSE
471,120± S.F.



FEBRUARY 25TH, 2016



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Boston, MA 02108
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F: (617) 338-6472

- Civil Engineering
- Land Surveying
- Transportation Engineering
- Sustainable Site Consulting
- Planning
- GIS

PROJECT # 7908.21
FILE: 7908.21_EXBT1.dwg
SCALE: 1"=50'
DATE: FEBRUARY 24, 2016
PROJECT MANAGER: JG
FIELD BOOK: 597
DRAFTED BY: TAL
CHECKED BY:

REV.	COMMENTS	DATE

EXHIBIT PLAN OF LAND
BOSTON SCIENTIFIC CORPORATION - NORTH BUILDING
500 COMMANDER SHEA BOULEVARD, QUINCY, MASSACHUSETTS

PREPARED FOR:
SCANNELL PROPERTIES
800 EAST 96TH STREET, SUITE 175, INDIANAPOLIS, IN 46240

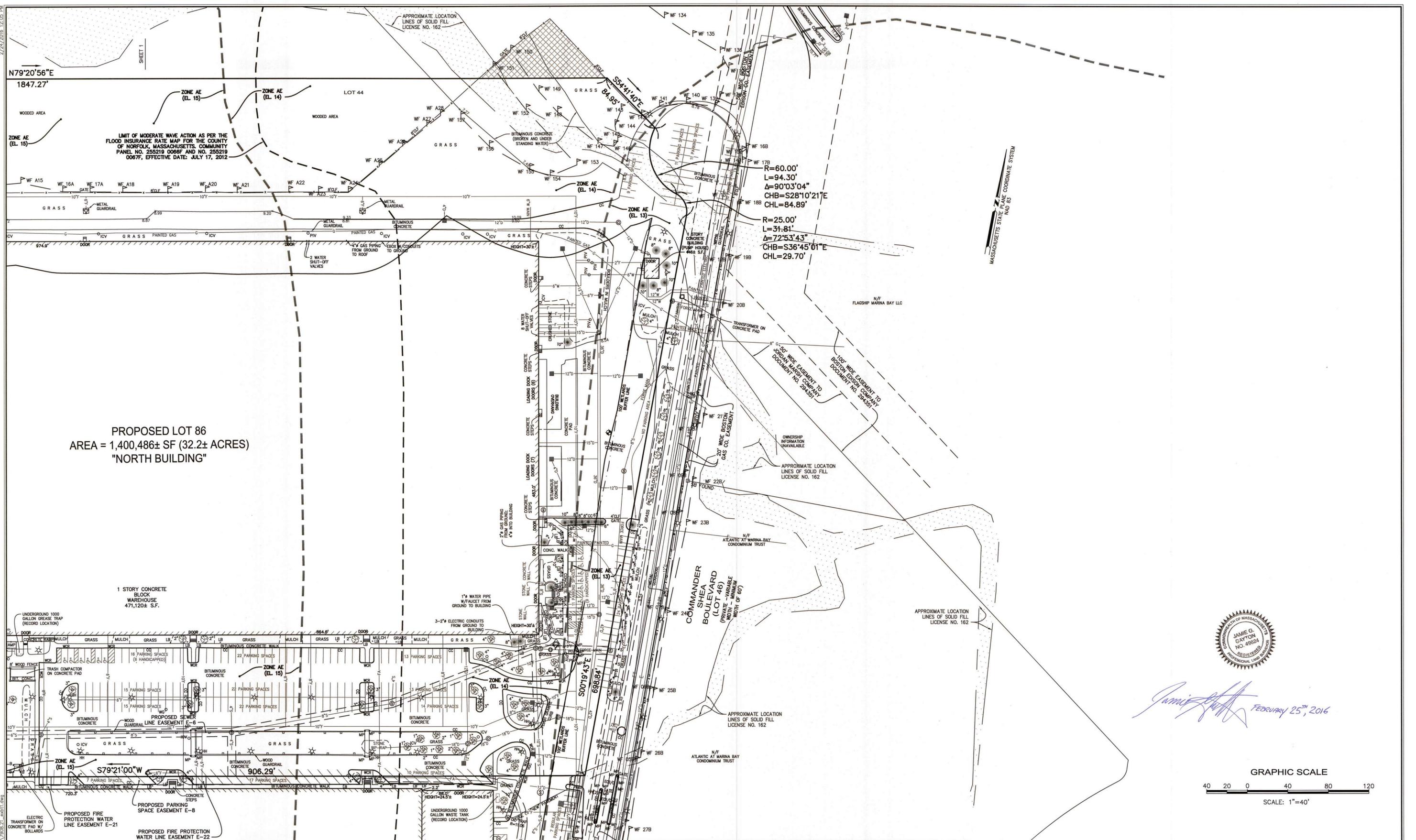
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X-1

OF 2

REV.

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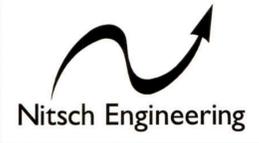
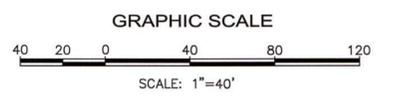


PROPOSED LOT 86
 AREA = 1,400,486± SF (32.2± ACRES)
 "NORTH BUILDING"

1 STORY CONCRETE
 BLOCK
 WAREHOUSE
 471,120± S.F.



Jamie G. Gattone
 FEBRUARY 25TH, 2016



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- ▶ Planning
- ▶ GIS

PROJECT # 7908.21
 FILE: 7908.21_EXBT1.dwg
 SCALE: 1"=50'
 DATE: FEBRUARY 24, 2016
 PROJECT MANAGER: JG
 FIELD BOOK: 597
 DRAFTED BY: TAL
 CHECKED BY:

REV.	COMMENTS	DATE

EXHIBIT PLAN OF LAND
 BOSTON SCIENTIFIC CORPORATION - NORTH BUILDING
 500 COMMANDER SHEA BOULEVARD, QUINCY, MASSACHUSETTS
 PREPARED FOR:
SCANNELL PROPERTIES
 800 EAST 96TH STREET, SUITE 175, INDIANAPOLIS, IN 46240

SHEET: 2
X-2
 OF 2 REV.