

# SITE DEVELOPMENT PLANS

FOR  
160 HIGH STREET  
BELLINGHAM, MA

NOVEMBER 11, 2015

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LOCATION MAP

SCALE = 1" = 2,000'

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APPROVED

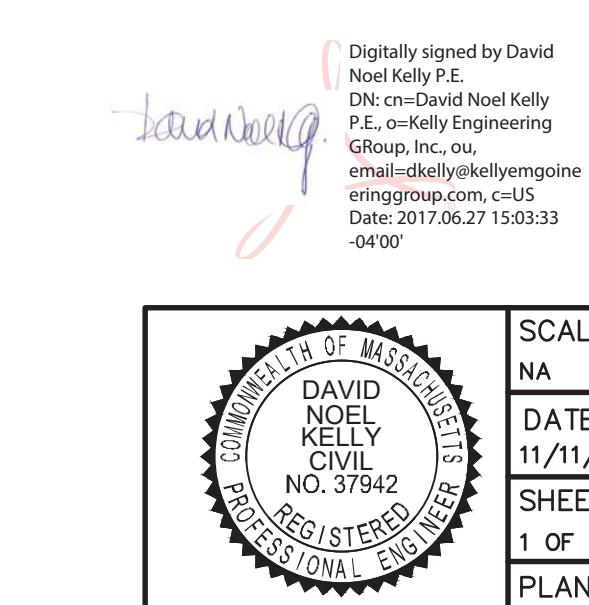
By Bellingham Planning Board at 9:30 am, Sep 06, 2017

APPLICANT:  
CAMPANELLI BELLINGHAM LLC  
10 CAMPANELLI DRIVE  
BRAINTREE, MA 02184

OWNER:  
HCRI MA PROPERTIES TRUST II  
4500 DORR AVENUE  
TOLEDO, OH 43615

CIVIL ENGINEERS:  
KELLY ENGINEERING GROUP, INC.  
10 CAMPANELLI DRIVE  
BRAINTREE, MA 02184

TRAFFIC CONSULTANT:  
VANASSE & ASSOCIATES, INC.  
33 NEW ENGLAND BUSINESS CENTER DRIVE  
ANDOVER, MA 01810



SCALE  
NA  
DATE  
11/11/15  
SHEET  
1 OF 23  
PLAN NO.  
2015-061-TS07

DISK REF NO.  
F:\P\2015-061  
DRAWN BY  
CJL  
CHKD BY  
DAM  
APPD BY  
DNK

160 HIGH STREET  
BELLINGHAM, MA  
KELLY ENGINEERING GROUP, INC.  
CIVIL ENGINEERING CONSULTANTS  
10 CAMPANELLI DRIVE - BRAINTREE MA - 02184  
PHONE: 781 843 4333 FAX: 781 843 0028

SHEET NO.  
1

TEST PIT LOG TP# 1		
Depth From Surface (in)	Soil Horizon	Soil Texture (USDA)
0-12"	A	SANDY LOAM
12"-36"	B	SANDY LOAM
36"-72"	C1	LOAMY SAND
72"-132"	C2	SANDY LOAM

SURFACE ELEVATION @ 211.2  
MOTTLING OBSERVED @ 60"  
WEPPING OBSERVED @ 108"

TEST PIT LOG TP# 2		
Depth From Surface (in)	Soil Horizon	Soil Texture (USDA)
0-8"	A	SANDY LOAM
8"-42"	B	SANDY LOAM
42"-60"	C1	SANDY LOAM
60"-120"	C2	SANDY LOAM

SURFACE ELEVATION @ 217.8  
MOTTLING OBSERVED @ 55"  
WEPPING OBSERVED @ 78"

TEST PIT LOG TP# 3		
Depth From Surface (in)	Soil Horizon	Soil Texture (USDA)
0-30"	FILL	NA
30"-36"	A	SANDY LOAM
36"-56"	B	SANDY LOAM
56"-144"	C	SANDY LOAM

SURFACE ELEVATION @ 220.8  
MOTTLING OBSERVED @ 55"  
WEPPING OBSERVED @ 78"

TEST PIT LOG TP# 4		
Depth From Surface (in)	Soil Horizon	Soil Texture (USDA)
0-8"	A	SANDY LOAM
8"-36"	B	SANDY LOAM
36"-80"	C1	LOAMY SAND
80"-132"	C2	SANDY LOAM

SURFACE ELEVATION @ 226.7  
NO MOTTLING OBSERVED  
STANDING WATER @ 108"

TEST PIT LOG TP# 5		
Depth From Surface (in)	Soil Horizon	Soil Texture (USDA)
0-8"	A	SANDY LOAM
8"-30"	B	SANDY LOAM
30"-156"	C	SANDY LOAM

SURFACE ELEVATION @ 230.5  
NO MOTTLING OBSERVED  
STANDING WATER @ 156"

TEST PIT LOG TP# 6		
Depth From Surface (in)	Soil Horizon	Soil Texture (USDA)
0-8"	A	SANDY LOAM
8"-27"	B	SANDY LOAM
27"-40"	C1	LOAMY SAND
40"-96"	C2	SANDY LOAM

SURFACE ELEVATION @ 213.1  
MOTTLING OBSERVED @ 30"  
NO WEPPING OBSERVED

TEST PIT LOG TP# 7		
Depth From Surface (in)	Soil Horizon	Soil Texture (USDA)
0-15"	A	SANDY LOAM
15"-36"	B	SANDY LOAM
36"-72"	C1	LOAMY SAND
72"-86"	C2	SANDY LOAM

SURFACE ELEVATION @ 210.3  
MOTTLING OBSERVED @ 60"  
WEPPING OBSERVED @ 80"

TEST PIT LOG TP# 8		
Depth From Surface (in)	Soil Horizon	Soil Texture (USDA)
0-8"	A	SANDY LOAM
8"-28"	B	SANDY LOAM
28"-57"	C1	LOAMY SAND
57"-144"	C2	FINE SAND

SURFACE ELEVATION @ 217.8  
MOTTLING OBSERVED @ 60"  
WEPPING OBSERVED @ 100"

TEST PIT LOG TP# 9		
Depth From Surface (in)	Soil Horizon	Soil Texture (USDA)
0-15"	A	LOAMY LOAM
15"-36"	B	LOAMY LOAM
36"-40"	C1	GRANULAR LOAM
40"-64"	C2	FINE SAND

SURFACE ELEVATION @ 216.8  
NO MOTTLING OBSERVED  
NO WEPPING OBSERVED

TEST PIT LOG TP# 10		
Depth From Surface (in)	Soil Horizon	Soil Texture (USDA)
0-12"	A	SANDY LOAM
12"-36"	B	SANDY LOAM
36"-56"	C1	LOAMY LOAM
56"-120"	C2	SANDY LOAM

SURFACE ELEVATION @ 208.7  
NO MOTTLING OBSERVED  
NO WEPPING OBSERVED @ 98"  
STANDING WATER @ 104"

TEST PIT LOG TP# 11		
Depth From Surface (in)	Soil Horizon	Soil Texture (USDA)
0-12"	A	SANDY LOAM
12"-30"	B	SANDY LOAM
30"-120"	C	SANDY LOAM

SURFACE ELEVATION @ 208.8  
MOTTLING OBSERVED @ 60"  
NO WEPPING OBSERVED

TEST PIT LOG TP# 12		
Depth From Surface (in)	Soil Horizon	Soil Texture (USDA)
0-16"	A	SANDY LOAM
16"-36"	B	SANDY LOAM
36"-72"	C1	SANDY LOAM
72"-132"	C2	LOAMY SAND


SURFACE ELEVATION @ 228.0  
MOTTLING OBSERVED @ 102"  
NO WEPPING OBSERVED

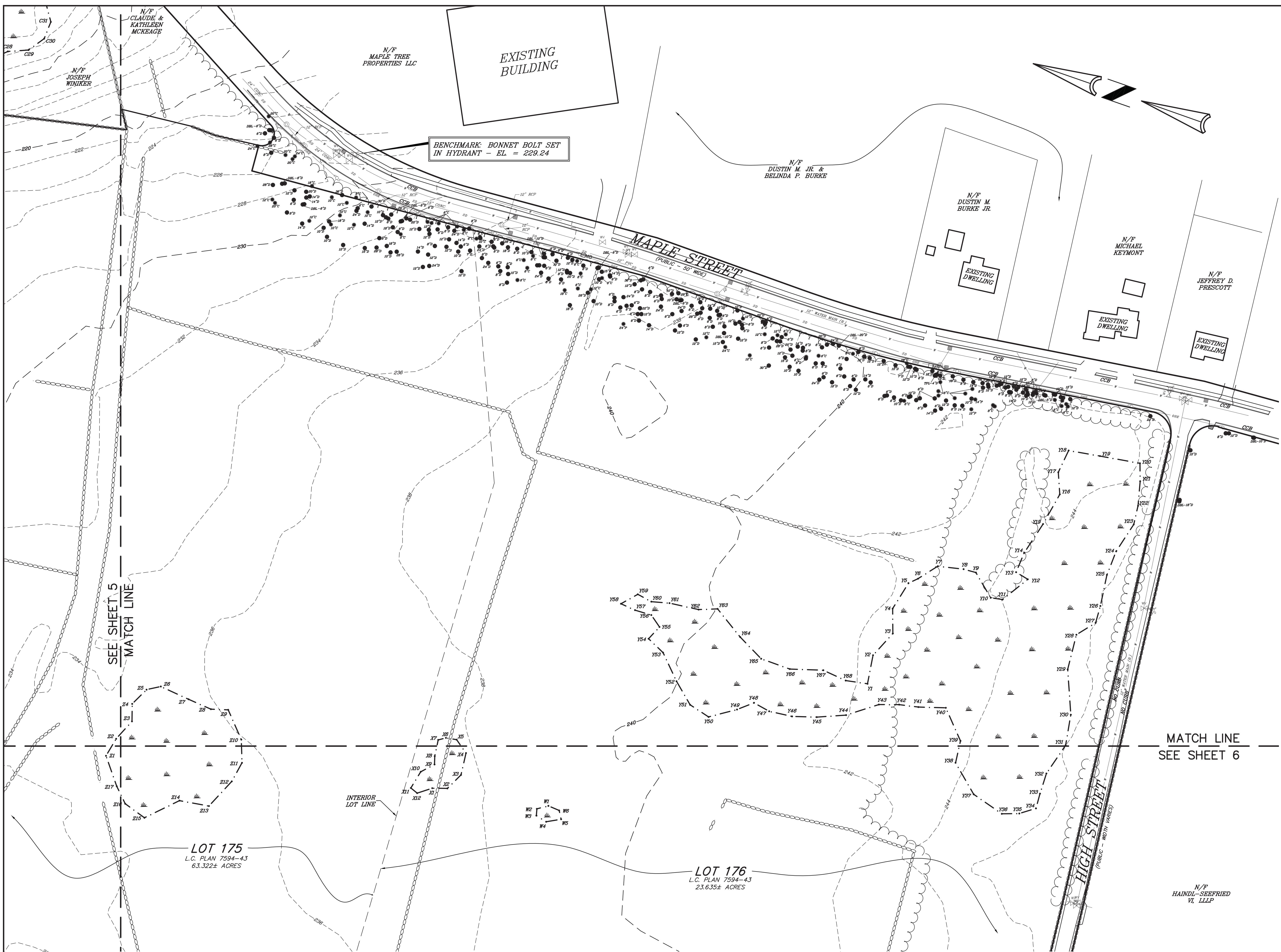
TEST PIT LOG TP# 13		
Depth From Surface (in)	Soil Horizon	Soil Texture (USDA)
0-16"	A	SANDY LOAM
16"-36"	B	SANDY LOAM
36"-72"	C1	SANDY LOAM
72"-132"	C2	LOAMY SAND

SURFACE ELEVATION @ 228.0  
MOTTLING OBSERVED @ 102"  
NO WEPPING OBSERVED

TEST PIT LOG TP# 14		
Depth From Surface (in)	Soil Horizon	Soil Texture (USDA)
0-18"	A	LOAMY SAND
18"-42"	B	LOAMY SAND
42"-84"	C1	LOAMY SAND
84"-144"	C2	SANDY LOAM

SURFACE ELEVATION @ 217.0  
MOTTLING OBSERVED





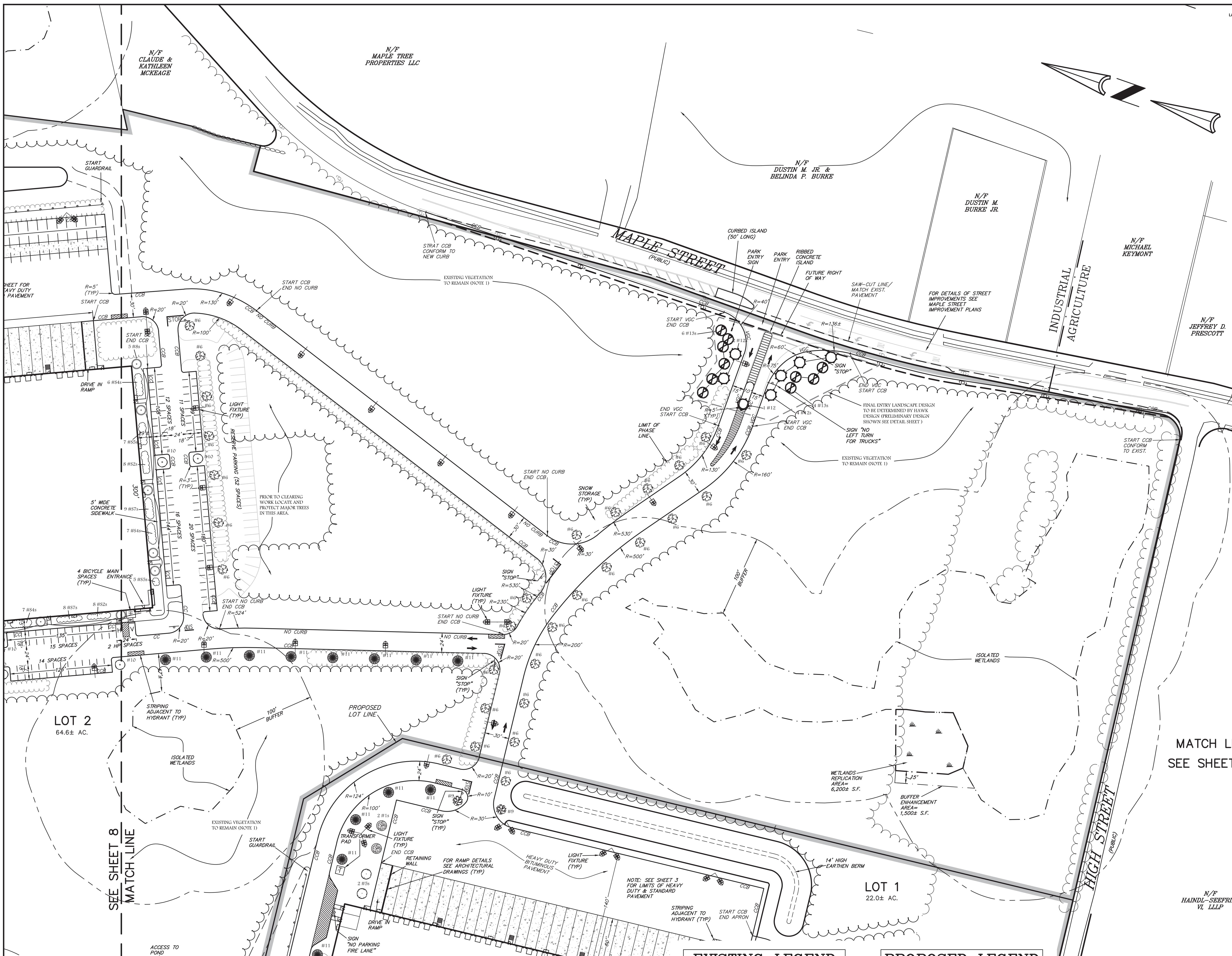
Steven M. Horsfall  
2017-01-20  
14:15:03  
-05:00

5	01/18/17	NO CHANGE			
4	11/14/16	NO CHANGE			
3	10/21/16	NO CHANGE			
2	02/29/16	PER TOWN & PEER REVIEW COMMENTS			
1	11/20/15	PER CONSERVATION COMMISSION FILING			
DATE	11/11/15	REV	DATE	REVISION	BY
SHEET	4 OF 23	DISK REF NO.	F:V\2015-061	DRAWN BY	JPM
PLAN NO.	2015-061-SU00	CHKD BY	SMH	APPD BY	SMH
CAMPANELLI BELLINGHAM LLC 160 HIGH STREET BELLINGHAM, MA					
EXISTING CONDITIONS PLAN (PART A)					
KELLY ENGINEERING GROUP, INC. CIVIL ENGINEERING CONSULTANTS 0 CAMPANELLI DRIVE - BRAINTREE, MA - 02184 PHONE: 781 843 4333 FAX: 781 843 0028					

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**EXISTING LEGEND**

██████████	STONE WALL
██████████	EDGE OF WETLANDS
— — — — —	FLOODPLAIN
	TREE LINE

**PROPOSED LEGEND**

CCB	CAPE COD BERM
VGC	VERTICAL GRANITE CURB
CC	CONCRETE CURB
H	HANDICAP SPACE
V	VAN HANDICAP SPACE
→	HANDICAP RAMP
—	CURB STOP
■■■■■	REPLICATED WETLANDS
■■■■■	REPLICATED WETLANDS SYMBOL
— — — — —	PROPERTY LINE
— — — — —	BUFFER ENHANCEMENT
	SNOW STORAGE
— — — — —	WOOD POST GUARDRAIL
	TREE LINE
■■■■■	LIGHT FIXTURES

LANDSCAPING REQUIREMENTS CHAPTER 240 ARTICLE XI			
SCENIC ROAD TREES	TREES REMOVED NUMBER	REPLACEMENT REQUIRED RATE	REPLACEMENT REQUIRED NUMBER
TREES < 12"	1	1 PER TREE	0
TREES > 12" TO 24"	0	3 PER TREE	0
TREES > 24"	1	4 PER TREE	4
TOTAL REPLACEMENT TREES REQUIRED			5
TOTAL REMOVED TREES PROVIDED			22
NOTE: SEE CONCEPTUAL ENTRANCE SKETCH BY HAWK DESIGN, INC.			

STREET PLANTING AREA			
FRONTAGE	TREES REQUIRED 1 TREE PER 30 LF (NUMBER)	TREES PROVIDED >100*	SHRUBS REQUIRED 1 SHRUB PER 3 LF (NUMBER)
EXISTING VEGETATION ALONG RIGHT OF WAY EXCEED NUMBER REQUIRED (NOTE: LOCATION OF STREET FRONT PLANTINGS IS BEYOND 15 FEET FROM PROPERTY LINE TO MAINTAIN EXISTING MATURE VEGETATION ALONG STREET)			
SIDELINE PLANTING AREA (NORTH SI)	TREES REQUIRED 1 TREE PER 30 LF (NUMBER)	TREES PROVIDED 1 SHRUB PER 3 LF (NUMBER)	SHRUBS REQUIRED 1 SHRUB PER 3 LF (NUMBER)
FRONTLINE TO BUILDING SETBACK TOTAL 1,708 FT (SEE ZONING LEGEND)			
EXISTING VEGETATION ALONG SIDEWALK EXCEED NUMBER REQUIRED			

PARKING AREA PLANTING AREA (LOT 1 PARKING AREA)			
TREES REQUIRED 1 TREE PER 1,500 S.F. (NUMBER)	TREES PROVIDED (NUMBER)	SHRUBS REQUIRED 4 SHRUBS PER 1,500 S.F. (NUMBER)	SHRUBS PROVIDED (NUMBER)
PAVED PARKING AREA			
27,728 S.F.	19	20	74
78 (DEVELOPMENT PLAN APPROVAL) 5% 7.00%			
PARKING AREA PLANTING AREA (LOT 2 PARKING AREA)			
TREES REQUIRED 1 TREE PER 1,500 S.F. (NUMBER)	TREES PROVIDED (NUMBER)	SHRUBS REQUIRED 4 SHRUBS PER 1,500 S.F. (NUMBER)	SHRUBS PROVIDED (NUMBER)
PAVED PARKING AREA			
72,016 S.F.	48	40 (DEVELOPMENT PLAN APPROVAL)	178 (DEVELOPMENT PLAN APPROVAL) 5% 6.00%

**PLANTING LEGEND**

KEY	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	SPEC
1	2	COLORADO BLUE SPRUCE	PICEA PUNGENS	6'- 7'	B & B
2	NOT USED				
3	5	SERBIAN SPRUCE	PICEA OMORICA	8'	B & B
4	NOT USED				
5	7	DOUGLAS FIR	PSEUDOTSUGA MENZIESII	8'	B & B
6	29	OCTOBER GLORY RED MAPLE	ACER RURUM VAR 'OCTOBER GLORY'	5" CALIPER	B & B
7	NOT USED				
8	33	BRADFORD CALYRE	PYRUS CALLERYANA 'BRADFORD'	2 1/2'- 3"	B & B
9	2	RED OAK	QUERCUS RUBRA	2 1/2"- 3" CALIPER	B & B
10	21	ZELKOVA 'VILLAGE GREEN'	ZELKOVA SERRATA 'VILLAGE GREEN'	2 1/2"- 3" CALIPER	B & B
11	16	LONDON PLANE TREE	PLATANUS X ACERIFOLIA VAR.	2 1/2"- 3" CALIPER	B & B
12	7	SHADE TREE	SHADE TREE	2 1/2"- 3" CALIPER	B & B
13	10	EVERGREEN TREE	EVERGREEN TREE	2 1/2"- 3" CALIPER	B & B
TOTAL = 132					
SHRUBS					
S1	NOT USED				
S2	61	AZALEA BIXBY	RIXBY AZALEA	24"	B & B
S3	NOT USED				
S4	65	MOUNTAIN LAUREL	KALMIA LATIFOLIA	3'- 4'	B & B
S5	70	INK BERRY	ILEX GLABRA	2'- 3'	B & B
S6	NOT USED				
S7	60	CARLE VIBURNUM	VIBURNUM CARLE	#7 POT	B & B
TOTAL = 236					

NOTE 1. VEGETATION TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. THESE AREAS SHALL BE PRUNED AS NECESSARY TO PROVIDED A HEALTHY BUFFER.  
2. PLANT SHRUBS & TREES 5' FROM CURB IF POSSIBLE.  
3. FINAL TREE SPECIES AT THE ENTRANCE TO BE FINALIZED BY HAWK DESIGN.

MATCH LINE  
SEE SHEET 9

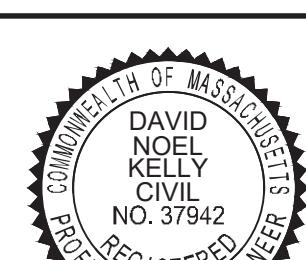
7	06/27/17	REQUEST FOR DETERMINATION OF INSUBSTANTIAL ALTERATION
6	02/07/17	PER PEER REVIEW COMMENTS
5	01/18/17	REVISED SITE LAYOUT PER TOWN COMMENTS
4	11/14/16	PER TOWN & PEER REVIEW COMMENTS
3	10/21/16	REVISED SITE LAYOUT
2	02/29/16	PER TOWN & PEER REVIEW COMMENTS
1	11/20/15	PER CONSERVATION COMMISSION FILING
SCALE	1" = 50'	BY
DATE	11/11/15	REV
SHEET	7 OF 23	REVISION
PLAN NO.	2015-081-A07	BY
DISK REF NO.	F:\P\2015-081	
DRAWN BY	CJL	
CHKD BY	DAM	
APPD BY	DNK	

*Handel*

**CAMPANELLI BELLINGHAM LLC**  
160 HIGH STREET  
BELLINGHAM, MA

**LAYOUT & LANDSCAPING PLAN (PART A)**

**KELLY ENGINEERING GROUP, INC.**  
CIVIL ENGINEERING CONSULTANTS  
0 CAMPANELLI DRIVE • BRAINTREE, MA • 02184  
PHONE: 781 843 4333 • FAX: 781 843 0028



7


## EXISTING LEGEND

○○○○○○○○○○	STONE WALL
	EDGE OF WETLANDS
— — — — —	FLOODPLAIN
○○○○○○○○○○	TREE LINE

## PROPOSED LEGEND

CCB	CAPE COD BERM
VGC	VERTICAL GRANITE CURB
CC	CONCRETE CURB
H	HANDICAP SPACE
V	VAN HANDICAP SPACE
→	HANDICAP RAMP
—	CURB STOP
	PROPERTY LINE
	SNOW STORAGE
	WOOD POST GUARDRAIL
	TREE LINE
	LIGHT FIXTURES

A black and white photograph of a road sign. The sign is tilted diagonally, reading "INTERSTATE" at the top, "RT." in the middle, and "495" on the right. Below "495" is the text "(STATE HIGHWAY)". The sign is mounted on a metal post with several horizontal brackets visible on the left side.



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06/27/17	REQUEST FOR DETERMINATION OF INSUBSTANTIAL ALTERATION	
02/07/17	PER PEER REVIEW COMMENTS	
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
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02/29/16	PER TOWN & PEER REVIEW COMMENTS	
11/20/15	PER CONSERVATION COMMISSION FILING	
V	DATE	REVISION
		BY

**CAMPANELLI BELLINGHAM LLC**  
160 HIGH STREET  
BELLINGHAM, MA

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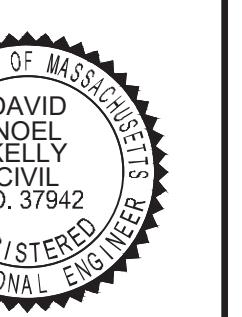
**LAYOUT & LANDSCAPING PLAN**  
**(PART B)**

ET NO.  
**8**

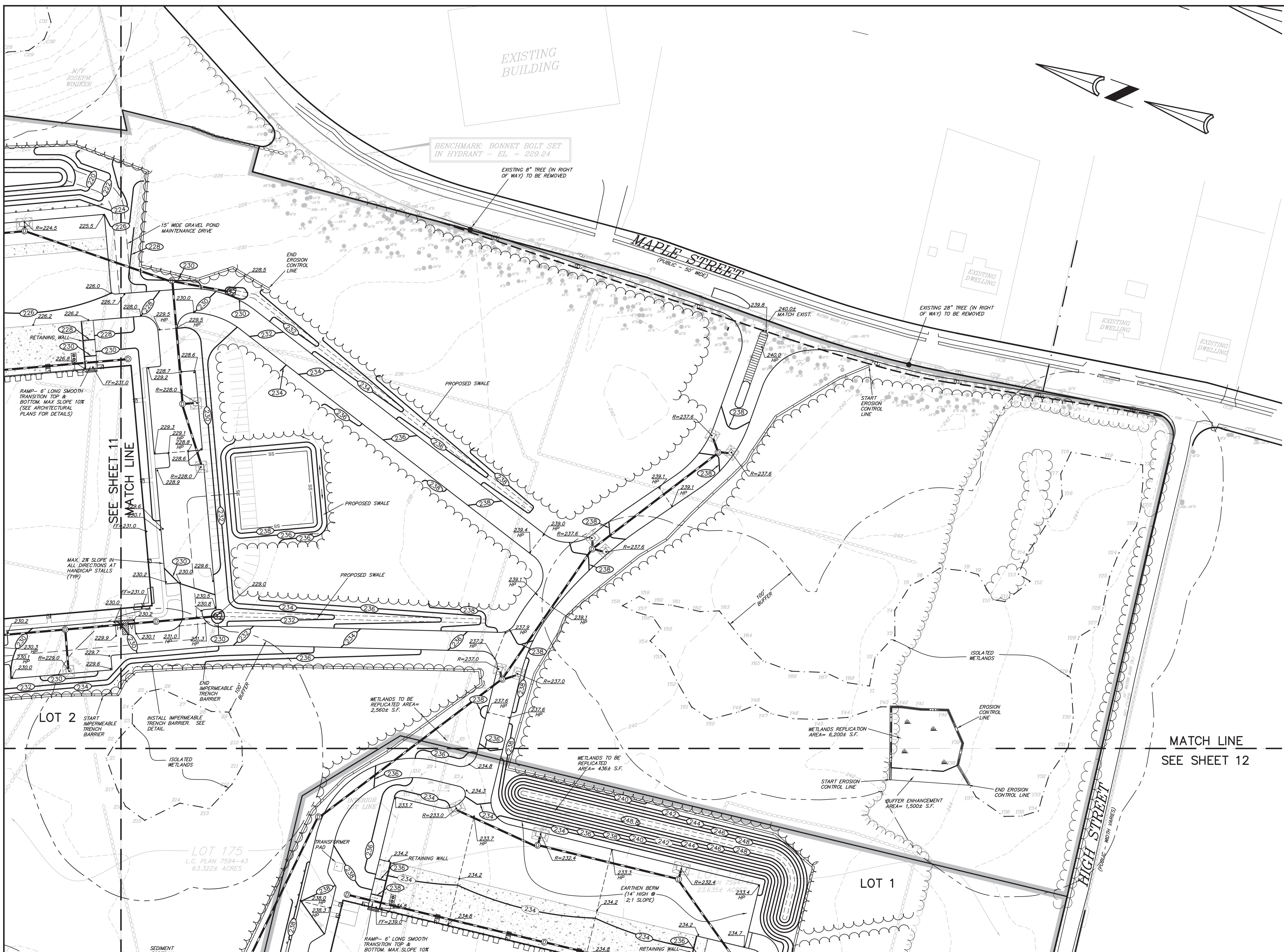


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SCALE	1" = 50'	BY
9 of 23		
PLAN NO.	2015-081-LA07	
DISK REF NO.	F:\P\2015-081	
DRAWN BY	CJL	
CHKD BY	DAM	
APPD BY	DNK	
CAMPANELLI BELLINGHAM LLC 160 HIGH STREET BELLINGHAM, MA		
LAYOUT & LANDSCAPING PLAN (PART C)		
SHEET NO. 9		

Digitally signed by David Noel  
Kelly P.E.  
Date: 2017-06-27 15:05:26  
on Kelly Engineering Group, Inc., Inc.  
http://www.kellyengineeringgroup.com  
rgroup@kellyengineeringgroup.com  
US



9



## EXISTING LEGEND

	CATCH BASIN
	DRAIN MANHOLE
	DRAIN LINE
	SEWER MANHOLE
	SEWER LINE
	WATER LINE
	WATER VALVE
	HYDRANT
	UTILITY POLE
	CAPE COD BERM
	BOUND
	WETLAND LINE
	WETLAND FLAG
	CONTOUR MAJOR
	CONTOUR MINOR
	TREE LINE
	STONE WALL

## PROPOSED LEGEND

	RIP RAP
	FLARED END SECTION
	CATCH BASIN
	DOUBLE CATCH BASIN
	DRAIN MANHOLE
	DRAIN LINE
	PUMP CHAMBER
	SEWER LINE
	SEWER FORCE MAIN
 232.8	SPOT GRADE
	CONTOUR LINE
	EROSION CONTROL LINE
	SILT SACK
	PROPERTY LINE
	PROPOSED TREE LINE
	EXISTING TREE LINE TO REMAIN
	EXISTING STONE WALL TO REMAIN
	GUARDRAIL
	EXISTING TREE IN SCENIC ROAD TO BE REMOVED

7 06/27/17 REQUEST FOR DETERMINATION OF INSUBSTANTIAL ALTERATION

  
Digitally signed by L  
Noel Kelly P.E.  
DN: cn=David Noel  
o=Kelly Engineering  
Inc., ou,  
email=dkelly@kelly  
ringgroup.com, c=U  
Date: 2017.06.27 15  
-04'00'

A circular registration stamp with a serrated outer edge. The text "COMMONWEALTH OF MASSACHUSETTS" is at the top, "DAVID NOEL KELLY" is in the center, and "CIVIL NO. 37942" is below it. The bottom half of the circle contains the words "REGISTERED PROFESSIONAL ENGINEER" in a circular arrangement.

SHEET NO.  
**10**

GRAPHIC SCALE

50 0 25 50 100 200

( IN FEET )

1 inch = 50 ft.

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
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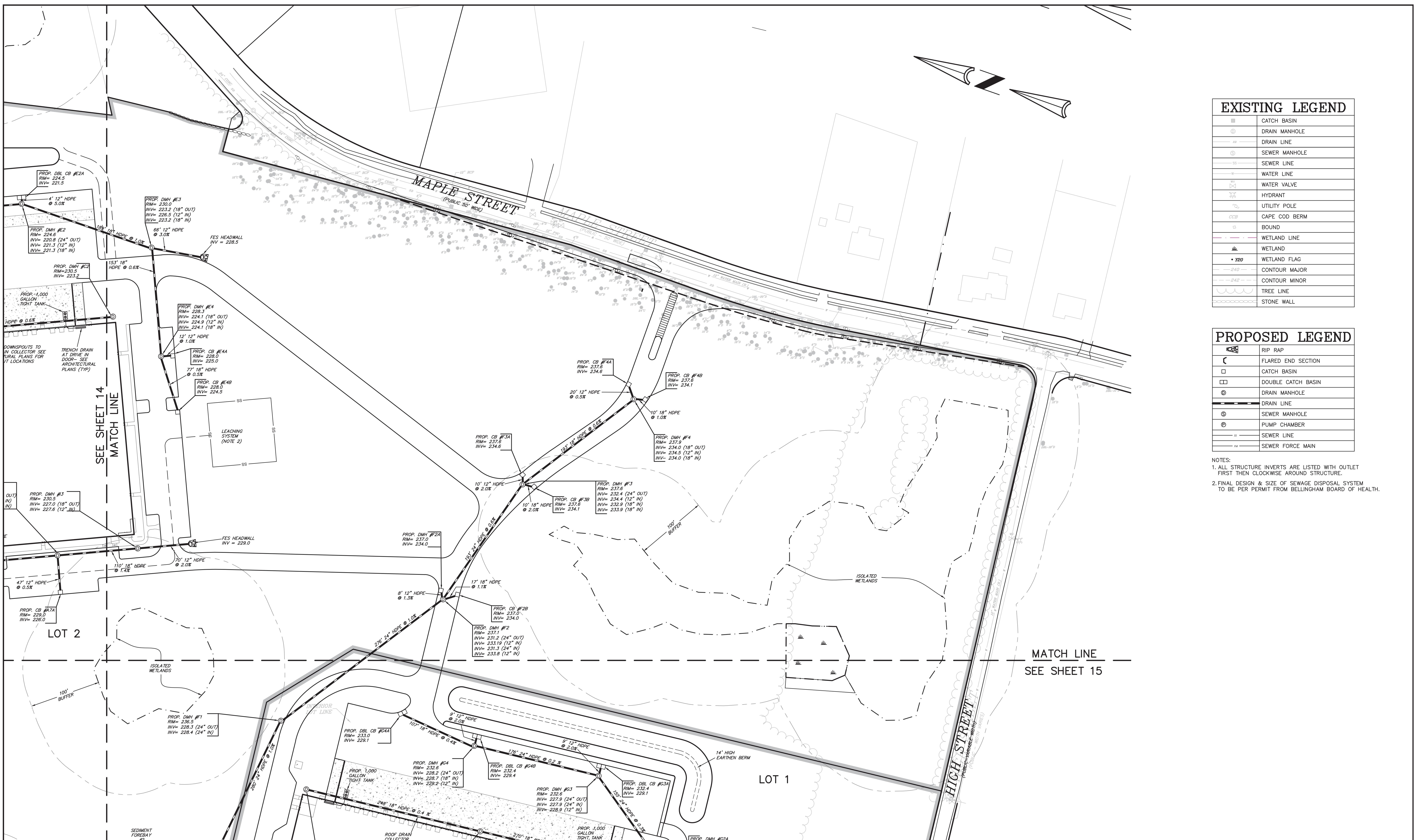
6	02/07/17	NO CHANGE	
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REV	DATE	REVISION	BY
<b>CAMPANELLI BELLINGHAM LLC</b> 160 HIGH STREET BELLINGHAM, MA			
<b>GRADING PLAN</b> <b>(PART A)</b>			
 <b>KELLY ENGINEERING GROUP, INC.</b> CIVIL ENGINEERING CONSULTANTS			
0 CAMPANELLI DRIVE • BRAINTREE MA • 02184 PHONE: 781 843 4333 FAX: 781 843 0028			

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Digitally signed by David Noel  
Kelly F.E.  
Date: 2017.02.27 15:07:10 -04'00'

7	06/27/17	REQUEST FOR DETERMINATION OF INSUBSTANTIAL ALTERATION
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SCALE	1" = 50'	
DATE	11/11/15	
REV	DATE	REVISION
BY		


CAMPANELLI BELLINGHAM LLC  
160 HIGH STREET  
BELLINGHAM, MA

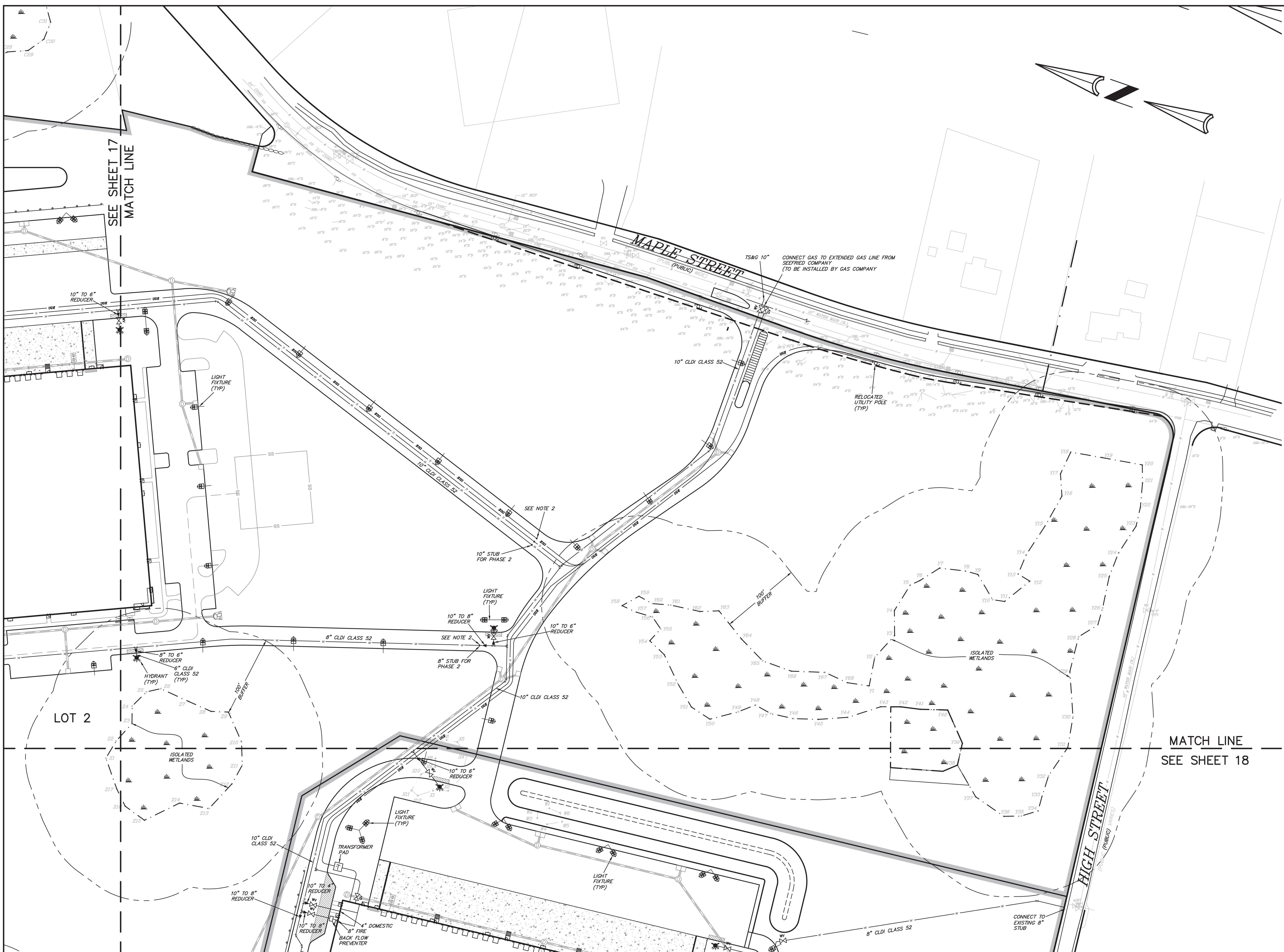
SEWER & DRAINAGE PLAN (PART A)

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CIVIL ENGINEERING CONSULTANTS  
0 CAMPANELLI DRIVE BRAINTREE MA - 02184  
PHONE: 781 843 4333 FAX: 781 843 0028

SHEET NO. 13







EXISTING LEGEND	
■	CATCH BASIN
○	DRAIN MANHOLE
—	DRAIN LINE
◎	SEWER MANHOLE
—	SEWER LINE
—	WATER LINE
—	WATER VALVE
—	HYDRANT
—	UTILITY POLE
—	CAPE COD BERM
—	BOUND
—	WETLAND LINE
■	WETLAND
• Y20	WETLAND FLAG
— 240 —	CONTOUR MAJOR
— 242 —	CONTOUR MINOR
—	TREE LINE
—	STONE WALL

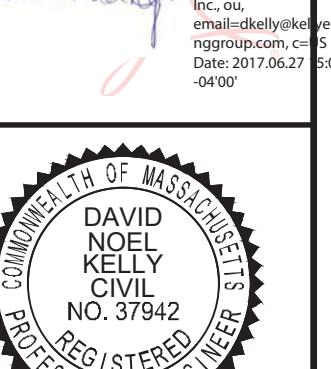
PROPOSED LEGEND	
—	RIP RAP
—	FLARED END SECTION
—	CATCH BASIN
—	DOUBLE CATCH BASIN
—	DRAIN MANHOLE
—	DRAIN LINE
—	GAS VALVE
—	HYDRANT
—	WATER VALVE
—	WATER LINE
—	UTILITY POLE
—	TRANSFORMER
—	UNDERGROUND ELECTRIC LINE
—	LIGHT FIXTURES

NOTES:  
1. FINAL WATER MAIN SIZES TO BE DETERMINED BY FLOW TEST, FIRE NEEDS & COORDINATION WITH FIRE AND WATER DEPARTMENTS.  
2. STUB UTILITIES BEYOND PHASE LINE & MARK

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DATE	11/11/15	
REV	DATE	REVISION
SHEET		BY
16 OF 23		
PLAN NO.	2015-061-U07	
DISK REF NO.	F:\P\2015-061	
DRAWN BY	CJL	
CHKD BY	DAM	
APPD BY	DNK	

CAMPANELLI BELLINGHAM LLC  
160 HIGH STREET  
BELLINGHAM, MA  
UTILITY PLAN  
(PART A)

KELLY ENGINEERING GROUP, INC.  
CIVIL ENGINEERING CONSULTANTS  
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PHONE: 781 843 4333 • FAX: 781 843 0028



16

EXISTING LEGEND	
	CATCH BASIN
	DRAIN MANHOLE
	DRAIN LINE
	SEWER MANHOLE
	SEWER LINE
	WATER LINE
	WATER VALVE
	HYDRANT
	UTILITY POLE
	CAPE COD BERM
	BOUND
	WETLAND LINE
	WETLAND
	WETLAND FLAG
	CONTOUR MAJOR
	CONTOUR MINOR
	TREE LINE
	STONE WALL

PROPOSED LEGEND	
	RIP RAP
	FLARED END SECTION
	CATCH BASIN
	DOUBLE CATCH BASIN
	DRAIN MANHOLE
	DRAIN LINE
	GAS VALVE
	GAS LINE
	HYDRANT
	WATER VALVE
	WATER LINE
	UTILITY POLE
	TRANSFORMER
	UNDERGROUND ELECTRIC LINE
	LIGHT FIXTURES

INTERSTATE  
RT. 495  
(STATE HIGHWAY)

NOTE: FINAL WATER MAIN SIZES TO BE DETERMINED BY  
FLOW TEST, FIRE NEEDS & COORDINATION WITH FIRE AND  
WATER DEPARTMENTS.

# PROPOSED BUILDING

MATCH LINE  
SEE SHEET 16

The diagram illustrates a site plan with the following key features:

- ISOLATED VEGETATED WETLANDS:** A shaded area at the top left, bounded by a thick grey line. It contains labels *B1*, *B2*, *B3*, *B4*, *B5*, *B6*, *B7*, *B8*, *B9*, and *B10*.
- 100' BUFFER:** A dashed line forming a U-shape around the wetlands, with a dimension line indicating a width of 100'.
- INFILTRATION BASIN #1:** A large, irregularly shaped area at the bottom left, containing a small diamond-shaped structure.
- EXT. DET. WETL:** A label at the bottom right pointing to a dashed line representing an external drainage wetland.

A schematic diagram of a three-point probe test setup. It features a central vertical line representing a substrate. Three diagonal lines extend from the top left, top center, and top right towards the bottom right, representing the probe tips. The top center probe tip is shaded black, while the others are white.

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
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
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		BY
<p><b>CAMPANELLI BELLINGHAM LLC</b>  <b>160 HIGH STREET</b>  <b>BELLINGHAM, MA</b></p> <p><b>UTILITY PLAN</b>  <b>(PART B)</b></p>		
 <p><b>KELLY ENGINEERING GROUP, INC.</b>  <b>CIVIL ENGINEERING CONSULTANTS</b></p>		
<p>0 CAMPANELLI DRIVE • BRAINTREE MA • 02184      PHONE: 781 843 4333      FAX: 781 843 0028</p>		

Digitally signed  
Noel Kelly P.E.  
DN: cn=David N  
P.E., o=Kelly Eng  
Group, Inc, ou,  
email=dkelly@k  
engineeringgroup.c  
Date: 2017/06/2  
-04'00'

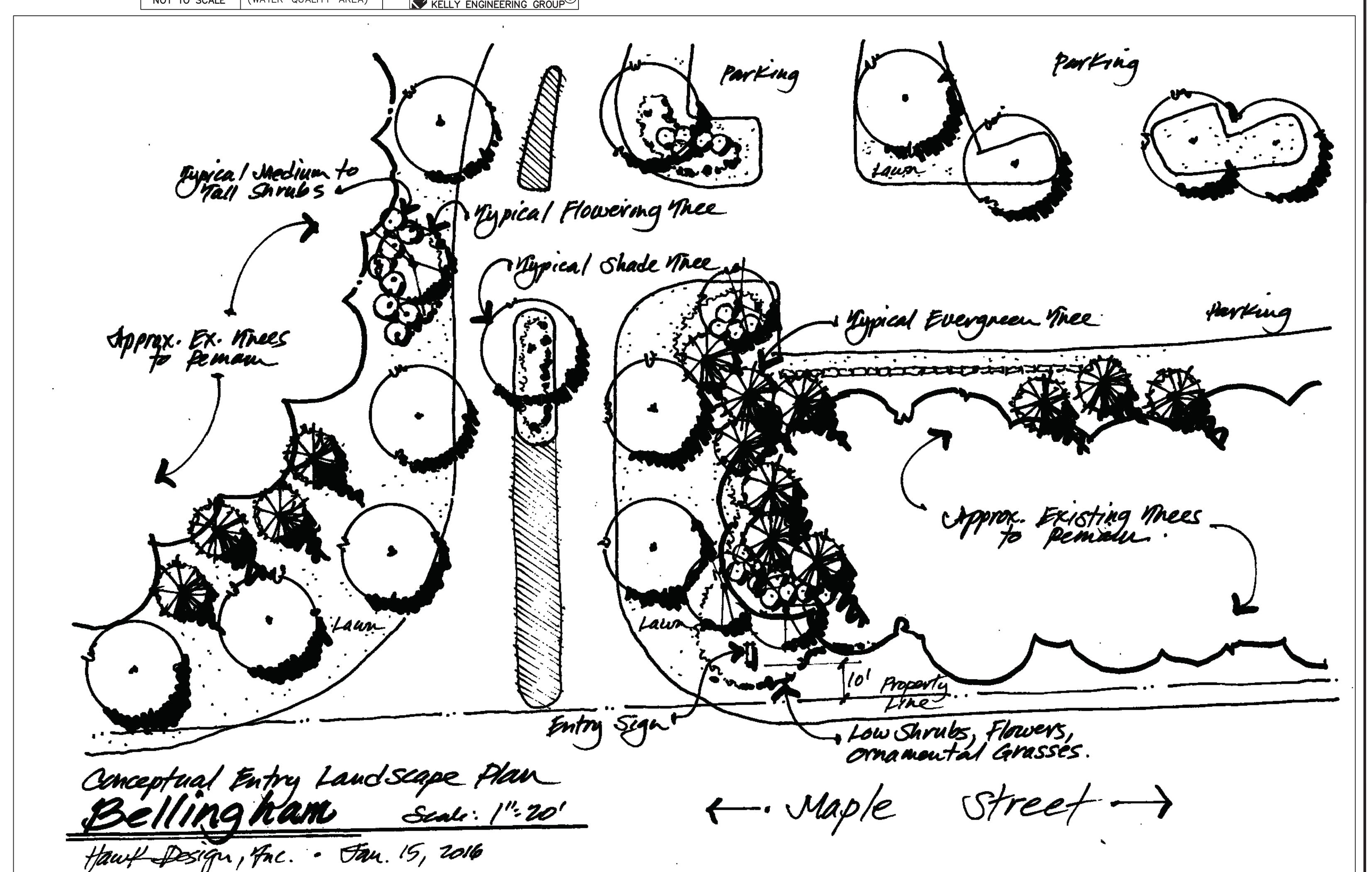

17



## CONSTRUCTION NOTES

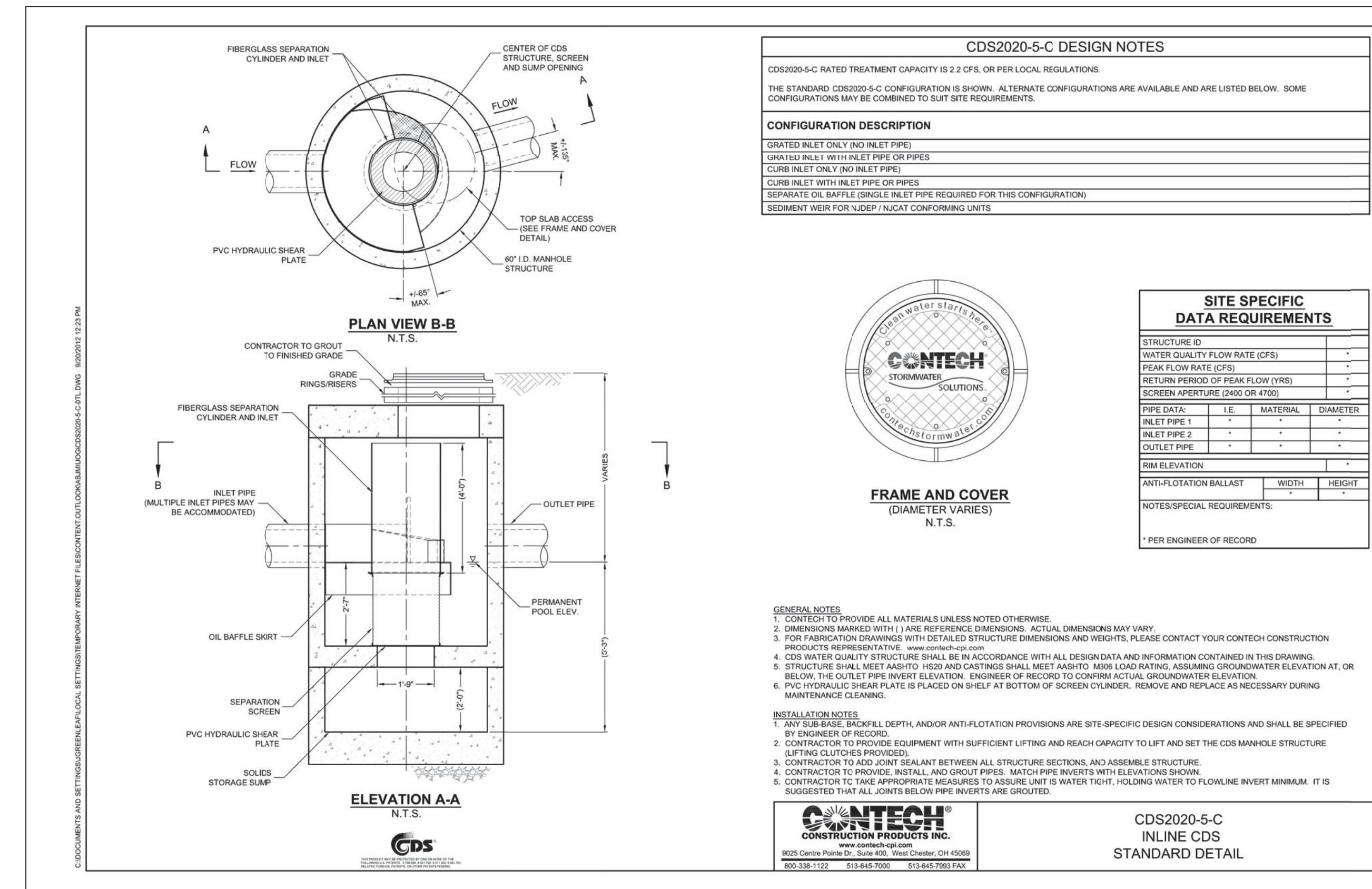
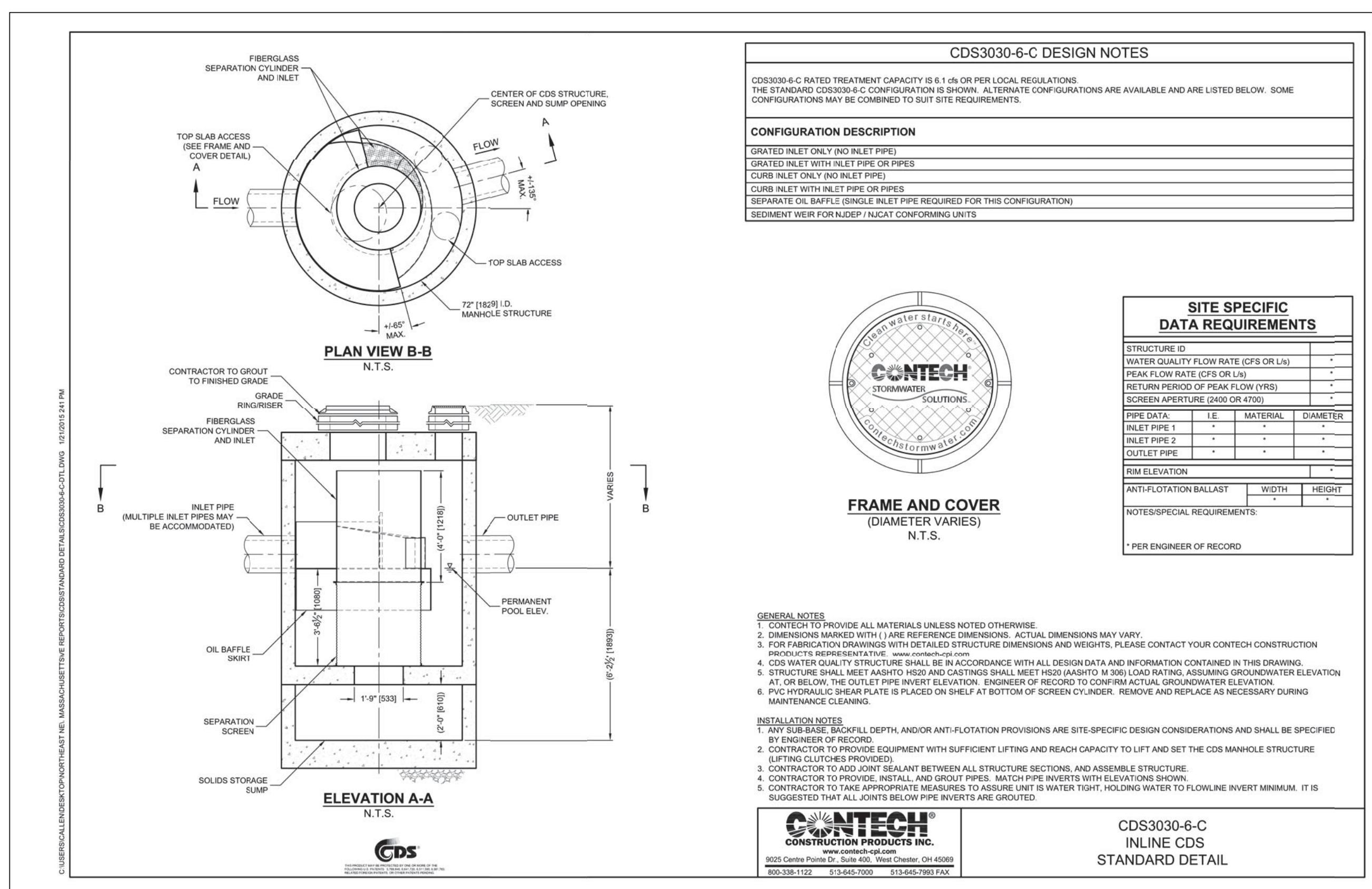


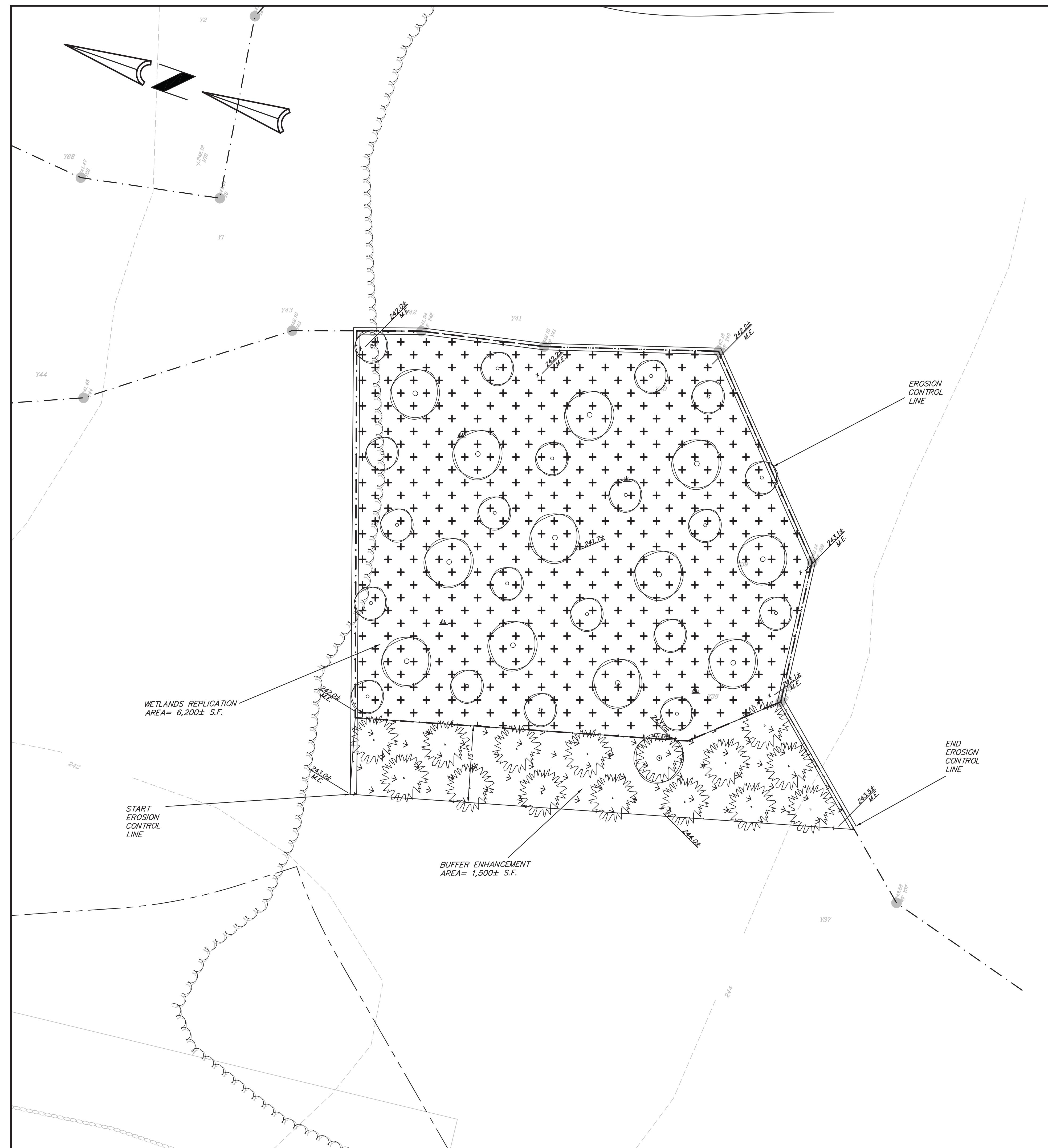




RIP-RAP #	LENGTH (FT)	WIDTH (FT)	MEDIAN STONE DIAMETER (FT)
1	13.5	15.5	0.7
2	13.5	8.4	0.3
3	12	7.3	0.8
4	12	7.3	0.3
5	13.5	15.5	0.7
6	12	7.3	0.3
7	9	5.6	0.45
8	43.5	19.4	0.65
9	29.5	13.8	0.5

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<b>DETAIL</b> <b>SHEET</b>			
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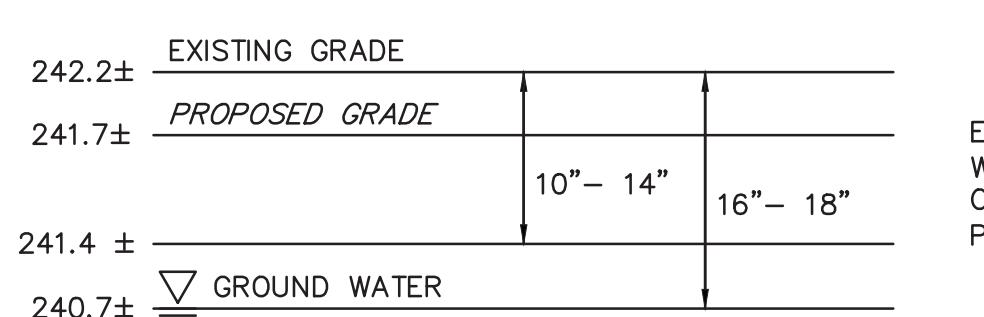
### EXISTING LEGEND

— WETLAND LINE
* Y20 — WETLAND FLAG
— 240 — CONTOUR MAJOR
— 242 — CONTOUR MINOR
— WETLAND — TREE LINE
— WETLAND — STONE WALL

### PROPOSED LEGEND

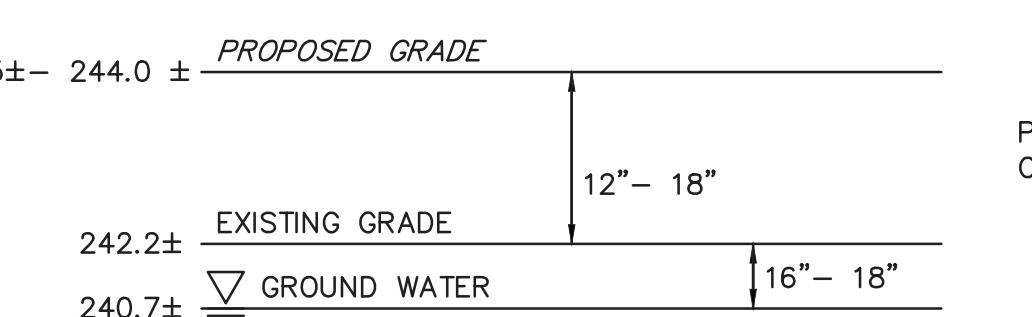
x XXXX — SPOT GRADE
— EROSION CONTROL LINE
— EXISTING TREE LINE TO REMAIN
— SAPLINGS 2"-3" DIA.
— SMALLER SAPLINGS 6"-8" HIGH
— SAPLINGS 8"-10" HIGH
+ + + WETLAND REPPLICATION AREA
▽ ▽ ▽ BUFFER ENHANCEMENT AREA

### WETLAND REPPLICATION AREA PROFILE



EXCAVATE EXISTING SOIL AND REPLACE WITH WETLAND SUBSTRATE (1:1 MIXTURE OF HIGH QUALITY LOAMY TOPSOIL AND PROPERLY DECOMPOSED LEAF COMPOST)

### BUFFER ENHANCEMENT AREA PROFILE



PLACE HIGH QUALITY LOAM AND SOME COMPOSITE (4:1 LOAM TO COMPOSITE)

### NOTES:

The construction of the wetland replication area must be overseen by a qualified wetland scientist. The final grade and plant locations within the area are subject to field revision by the qualified wetland scientist based upon observed hydrologic conditions.

### Construction Protocol-Wetland Replication Area

The following protocol was prepared based on an evaluation of the proposed Wetland Impact Areas and the proposed Wetland Replication Area conducted by John P. Rockwood, P.h., PWS on November 16, 2015. Although the wetland areas to be impacted are Isolated Vegetated Wetlands subject to jurisdiction under the Bylaw and are not Bordering Vegetated Wetlands subject to jurisdiction under the Act and Bylaw, the proposed Wetland Replication Area has been designed based upon "Massachusetts Inland Wetland Replication Guidelines" (MassDEP, March 2002) and the General Performance Standard 10.55(d)(4) and 10.60(d), as given any applicable, and the requirements at Section 20.F. of the Bylaw Regulations. The design for the Wetland Replication Area has been carefully considered and a detailed plan to accomplish this proposed work, including the requirement for proper qualified supervision during construction, have been provided below.

The intent of this protocol is to create 6,200± square feet of forested swamp to mitigate for the loss of 2,997± square feet of forested swamp Isolated Vegetated Wetland in two areas that are required to be filled for the project. The Wetland Replication Area has been filled in an upland meadow adjacent to Isolated Vegetated Wetland Y in the south-central portion of the site. The Wetland Replication Area will be surrounded to the east and south by wet meadow and to the north by forested upland. The proposed mitigation plan will provide buffer enhancement by converting a 15-foot-wide band of upland meadow to the west of the Wetland Replication Area (1,500± square feet) which will be altered through the construction process to upland forest. As such, the proposed Wetland Replication Area will be bordered on two sides by wet meadow and on two sides by existing and proposed upland forest. Wetland replication is proposed at a slightly greater than 2:1 ratio.

The construction of the Wetland Replication Area must be conducted under the direct supervision of a qualified wetland scientist as required by the Bylaw Regulations. The protocol for construction of the Wetland Replication Area and Buffer Enhancement Area is provided below.

1. The wetland boundary at flags Y37 to Y43 will be located, as necessary, and marked in the field. The wetland boundary must be accurately depicted in the field.

2. Prior to the start of earth-moving activities, an erosion control barrier of properly installed 9" straw wattles will be installed exactly along the wetland boundary between the existing wetlands and the Wetland Replication Area between flags Y42± and Y37 with wooden stakes at 4' intervals along the wattles. This properly installed barrier will also run exactly along the northern boundary of the area at the existing tree line and along the southern and western edges of the proposed 15-foot-wide Buffer Enhancement Area. This latter area will be disturbed to allow for the construction of the Wetland Replication Area. To minimize the introduction of invasive species, hay bales should not be used anywhere near the Wetland Replication Area.

3. The Wetland Replication Area and Buffer Enhancement Area will be cleared and grubbed.

4. The Wetland Replication Area will be excavated to 34 inches below the existing elevation at flag Y41 (i.e., below elevation 242.2±). As such, the approximate subgrade elevation in the Wetland Replication Area will be about elevation 241 to 241.4. The final subgrade elevation will be determined in the field during construction by the supervising wetland scientist. The Buffer Enhancement Area will be excavated, as necessary.

5. The Wetland Replication Area will be brought to the proposed final elevation by applying 10 to 14 inches of wetland substrate to a final elevation of about 242 to 243. The wetland substrate will consist of a 1:1 mixture of high quality loamy topsoil and properly decomposed leaf compost. The substrate from the Wetland Impact Areas will not be used in the Wetland Replication Area. The excavative work must be closely supervised by the supervising wetland scientist to ensure the proper elevation of a site specific construction control point. Minor modifications to the proposed final elevation may be made in the field by the supervising wetland scientist in response to observed substrate hydrologic conditions. The area will be graded to have a slightly varied microtopography and include a small depressed area approximately 4' by 10' in size and 6 to 8" in depth to mimic the tree fall in Wetland X. The surface of the area should not be smooth; it should contain slight hummocks and hollows/depressions to provide a slightly varied hydrology within the Wetland Replication Area. The Buffer Enhancement Area will be graded with high quality loam and some compost (4 to 1 loam to compost) to an elevation of 12 to 18 inches above the Wetland Replication Area (about elevation 243.5 to 244). The upgradient edge of the Buffer Enhancement Area will grade smoothly to the adjacent uplands.

6. After the excavation, a 10' (10) section of log 10' long and 6" in diameter (20) sections of branches will be collected from the area of the site to be developed and distributed throughout the Wetland Replication Area and Buffer Enhancement Area. Sixty (60) stones (6" in diameter) will also be distributed throughout the Wetland Replication Area and Buffer Enhancement Area. The stones will be placed in piles of 3 to 10 stones to create cavities like those found in the stone wall in Wetland X. The logs, branches, and stones will provide for additional wildlife habitat features within the area.

7. After the Wetland Replication Area and Buffer Enhancement Area have been graded and grubbed, an erosion control barrier of properly installed straw wattle will be installed between the Wetland Replication Area and Buffer Enhancement Area. Again, hay bales will not be used to avoid the introduction of invasive species.

8. The Wetland Replication Area and Buffer Enhancement Area will be planted with the saplings, shrubs, and/or herbaceous materials as detailed below. In the Wetland Replication Area, the 12 (12) larger saplings resulting from the 10' on-center spacing will be planted in the area with an average spacing of 18' on-center; the 22 (22) smaller saplings will be planted throughout the area with an average spacing of 18' on-center resulting in an overall spacing of 14' on-center within the Wetland Replication Area; the two-hundred and fifty (250) shrubs will be in clumps of three to six of the same species with an average spacing of 5' on-center; and the fifty (50) ferns will be in clumps of three to six near the bases of the planted saplings and in various pockets and hollows throughout the area. In the Buffer Enhancement Area, the 12 (12) larger saplings will be planted in the area with an average spacing of 10' on-center, and the sixty (60) shrubs will be planted in clumps of three to six of the same species with an average spacing of 5' on-center. The woody vegetation should not be planted in rows. The woody and herbaceous materials that are proposed to be planted in the Wetland Replication Area and Buffer Enhancement Area are native species and are found elsewhere on the site.

Planting Plan for Wetland Replication and Buffer Enhancement Area		
WETLAND PORTION OF MITIGATION AREA (6,200± square feet)	SPECIES: SIZE / SPACING	NUMBER
Saplings: 2 to 3" caliper (per Bylaw Regulations Section 23); 22' on-center		12
Small Saplings: 6 to 8" in height; 18' on-center		15
Red Maple (Acer rubrum)		5
Swamp White Oak (Quercus bicolor)		75
Serviceberry (Amelanchier alnifolia)		50
Arrow-wood (Vaccinium corymbosum)		50
Highbush Blueberry (Vaccinium corymbosum)		25
Silky Dogwood (Cornus amomum)		50
Common Winterberry (Ilex verticillata)		10
Herbaceous: #1 Pots: Clumps of two or three at base of saplings		20
Royal Fern (Osmunda regalis)		20
Clintonia (Clintonia borealis)		20
Sensitive Fern (Onoclea sensibilis)		20
BUFFER ZONE PORTION OF MITIGATION AREA (1,500 square feet)	SPECIES: SIZE / SPACING	NUMBER
Saplings: 8 to 10' in height; 10' on-center		10
Eastern White Pine (Pinus strobus)		5
Red Maple (Acer rubrum)		5
Serviceberry (Amelanchier alnifolia) 5' x 5' with 5' on-center spacing		20
American Witch-hazel (Hamamelis virginiana)		20
Gray-stem Dogwood (Cornus racemosa)		20
Eastern Red Cedar (Juniperus virginiana)		20

9. After planting, the plant materials will be watered in well and will be mulched with salt marsh hay. Leaf litter and fine woody debris collected from the portions of the site to be developed will be collected and spread throughout the Wetland Replication Area and Buffer Enhancement Area to provide habitat, discourage colonization by invasive species, and provide some level of erosion control and moisture retention.

10. After the Wetland Replication Area and Buffer Enhancement Area have become vegetatively stabilized, and following approval of the issuing authority, the straw wattle and all wooden stakes will be removed and disposed of properly.

**Monitoring**  
For a three-year period following the construction of the Wetland Replication Area, vegetation and hydrology will be evaluated near the end of each growing season by a qualified wetland scientist. Annual reports that describe the status of the Wetland Replication Area will be provided to the Commission in a timely manner. Each report will include any measures deemed necessary to bring the Wetland Replication Area into compliance with the approved protocol and Order of Conditions. If at the end of a three-year period appropriate vegetation coverage in the Wetland Replication Area is not 75% or greater, additional measures will be recommended for review and approval by the Commission prior to implementation. The final monitoring report will be included as part of the request for a final certificate of Compliance.

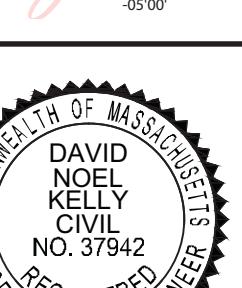
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DATE	02/29/16	REV	
DISK REF. NO.	F:V2015-061	DATE	02/29/16
DRAWN BY	CJL	REVISION	BY
CHKD BY	D. KELLY		
APPD BY	DNK		

**CAMPANELLI BELINGHAM LLC**  
160 HIGH STREET  
BELLINGHAM, MA

**WETLAND REPPLICATION AND BUFFER ENHANCEMENT PLAN**

**KELLY ENGINEERING GROUP, INC.**  
CIVIL ENGINEERING CONSULTANTS  
0 CAMPANELLI DRIVE • BRAINTREE, MA • 02184  
PHONE: 781 843 4333 • FAX: 781 843 0028

**23**



DAVID  
KELLY  
CIVIL  
ENGINEER  
REGISTRATION  
NO. 57942  
ISSUED BY  
THE COMMONWEALTH OF MASSACHUSETTS  
2017.01.20