



December 12, 2024

City of Amesbury
Conservation Commission
39 S Hunt Road
Amesbury, MA 01913

Copy: Josh Berman, MCP IV South Hunt Owner LLC

RE: **Request for Partial Certificate of Compliance**
OOC-DEP # NE-002-1299
12-14 South Hunt Road
Amesbury, MA 01903

Dear Members of the Commission;

Attached herewith are the following documents;

1. "14 South Hunt – Entrance and Basin As-Built Plan" by Kelly Engineering Group, Inc. dated 11/25/24
2. "Enlarged Grading & Drainage Plan by Weston & Sampson" latest revised 03/28/22
3. Site As-Built Plan" for 12 & 14 South Hunt Road, by Kelly Engineering Group, Inc. dated December 5, 2024
4. DEP 002-1299 WPA Form 8A-Request for Certificate of Compliance
5. Wetland Replication Area Monitoring Report prepared by Goddard Consulting last revised November 26, 2024

The purpose of this letter is to request a Partial Certificate of Compliance (CoC) from the Amesbury Conservation Commission associated with DEP File #002-1299. The site work and improvements for the approved work on 12 and 14 South Hunt Road has been completed in substantial compliance with the approved Order of Conditions issued by the City of Amesbury Conservation Commission.

It should be noted that there are two open Orders of Conditions on the property, associated with the work at 12 and 14 South Hunt Road. DEP #002-1266 dated 02/24/21 and DEP #002-1299 dated 04/20/2022. DEP #002-1299 superseded the work described in DEP #002-1266 which is detailed starting on page 16 of the order of conditions associated with DEP #002-1299. As such, the approved alteration areas under 1299 and 1266 are slightly different. See summary table below.

Description	Proposed Alteration (SF)	Permitted Alteration (SF)	Proposed Replacement (SF)	Permitted Replacement
DEP 002-1266	1050	1050	2400	2400
DEP 002-1299	1070	1070	2166	2166
			Actual Replacement (SF)	Actual Replacement (SF)
Final As-Built			3455	3455

As can be seen in the above table and detailed in the Goddard Consulting Report dated November 26, 2024, inclusive of a final as-built – the SF of replication exceeds the required replication in all instances.

A separate request has been submitted requesting a Certificate of Compliance for DEP #002-1266 for no work performed as the work approved under this Order was superseded by DEP #002-1299.

The Commission issued a minor modification for associated modifications outside of the buffer zone for the project at 14 South Hunt Road. This modification had no changes to work within the buffer zone from the approved plans included in the Order of Conditions, DEP #002-1299 dated April 20, 2022. The plans attached to the Order of Conditions are dated March 28, 2022 prepared by Weston & Sampson Inc., specifically drawing C205 details the approved work within the buffer zone. Questions arose on whether the Applicant graded the basin in accordance with the approved plans.

KEG has reviewed and analyzed as-built data collected as of 11/20/24. A detailed as-built of the basin has been submitted herewith. In particular, the constructed basin within the buffer zone has been analyzed and total volumes and peak runoff rates have been reviewed. The basin has been constructed in substantial compliance with the approved plans.

In addition, all utility infrastructure, sewers, retaining walls, and paved surfaces have been completed in substantial compliance with the approved plans.

A partial Certificate of Compliance is respectfully requested to allow for 2 growing seasons for the vegetation and final placement of the monument sign for the tenant at 14 South Hunt Road.

A final Certificate of Compliance will be requested after the 2 growing seasons have been documented and the final monument sign will be shown.

We look forward to meeting with you at your next scheduled meeting. If you have any questions or desire additional information, please feel free to call the office at 781-843-4333.

Sincerely,

KELLY ENGINEERING GROUP, INC.


Brandon Li
2024.12.12
16:43:55 -05'00'

Brandon G. Li, P.E.
Senior Engineer





Garrett Horsfall
Senior Engineer



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 8A – Request for Certificate of Compliance
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

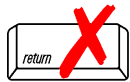
DEP File Number:

002-1299
Provided by DEP

A. Project Information

Important:

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Upon completion of the work authorized in an Order of Conditions, the property owner must request a Certificate of Compliance from the issuing authority stating that the work or portion of the work has been satisfactorily completed.

1. This request is being made by:

Amesbury Sports Ventures, LLC & (MCP IV 24 South Hunt Owner LLC)

Name

80 First Street (201 Washington Street, Suite 2100)

Mailing Address

Bridgewater (Boston)

MA
State

02324
(02108)

City/Town

508-697-9300 (617-556-5200)

Phone Number

2. This request is in reference to work regulated by a final Order of Conditions issued to:

Amesbury Sports Ventures, LLC

Applicant

04/20/2022

Dated

002-1299

DEP File Number

3. The project site is located at:

12 & 14 S Hunt Road

Street Address

Amesbury
City/Town

97

Assessors Map/Plat Number

4 and 5

Parcel/Lot Number

4. The final Order of Conditions was recorded at the Registry of Deeds for:

Amesbury Sports Ventures

Property Owner (if different)

Essex (South)

County

40943

Book

001

Page

Certificate (if registered land)

5. This request is for certification that (check one):

☐ the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.

☒ the following portions of the work regulated by the above-referenced Order of Conditions have been satisfactorily completed (use additional paper if necessary).

See attached letter. This request is for a partial certificate of compliance

☐ the above-referenced Order of Conditions has lapsed and is therefore no longer valid, and the work regulated by it was never started.



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 8A – Request for Certificate of Compliance

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

002-1299

Provided by DEP

A. Project Information (cont.)

6. Did the Order of Conditions for this project, or the portion of the project subject to this request, contain an approval of any plans stamped by a registered professional engineer, architect, landscape architect, or land surveyor?

☒ Yes

If yes, attach a written statement by such a professional certifying substantial compliance with the plans and describing what deviation, if any, exists from the plans approved in the Order.

☐ No

B. Submittal Requirements

Requests for Certificates of Compliance should be directed to the issuing authority that issued the final Order of Conditions (OOC). If the project received an OOC from the Conservation Commission, submit this request to that Commission. If the project was issued a Superseding Order of Conditions or was the subject of an Adjudicatory Hearing Final Decision, submit this request to the appropriate DEP Regional Office (see <http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>).

November 20, 2023
Rev. November 26, 2024

Amesbury Conservation Commission
City of Amesbury
62 Friend Street
Amesbury, MA 01913

Re: Wetland Replication Area Monitoring Report – Fall 2023
12 – 14 South Hunt Road, Amesbury, MA
(Map: 97, Lots: 4-5)

Dear Amesbury Conservation Commission:

Goddard Consulting, LLC (Goddard) is pleased to submit this wetland replication area monitoring report as required in the Order of Conditions (DEP File # 002-1299) issued by the Amesbury Conservation Commission on 04/20/2022 for the above referenced site. The Order of Conditions was issued with the special condition that the proposed wetland replication area would be created during construction as mitigation for the approved work. As part of the approved work, 1070 square feet of wetland fill was required in order to provide roadway improvements and access. As a result, 2166 square feet of wetland replication was proposed adjacent to the sports field to expand the existing BVW from flags WF-BM1 to WF-BM10 to create a 2:1 ratio of wetland replication to fill, as required under the local wetlands bylaw.

Background

The Amesbury Conservation Commission approved the proposed action items listed in the Weston & Sampson Approved Site Plan, “*Global Property Developers – Amesbury Sports Park*” dated 3/08/2022 to provide a 2:1 ratio of wetland replication to fill associated with the proposed project.

1. Excavation of soils to reach natural wetland hydrology to prepare for native wetland plantings and seeding.
2. Planting of native shrubs and fern species (highbush blueberry, winterberry, spicebush, cinnamon fern, royal fern, and sensitive fern) to re-establish native species from the cleared area.
3. Seeding of the entire replication area with New England Wetland Plants Wetmix to re-establish a native herbaceous layer.
4. The applicant was required to have the replication area inspected for two full growing seasons (2022 and 2023) and to provide the commission with monitoring reports to

ensure the approved 90% survival of the plantings is reached. This monitoring report serves as the fall of 2023 required report under the site's Order of Conditions.

All work performed on-site prior to the fall of 2023 was performed by others. Goddard was retained in the fall of 2023 to provide inspections of the wetland replication area and to provide an independent report on the area's vitality at the conclusion of the fall growing season. The below documentation outlines the findings and conclusion from Goddard's November 8, 2023, site inspection.

2023 Fall Inspection

Goddard visited the site on November 8, 2023, to inspect the status and vitality of the wetland replication area. During this site visit, Goddard inspected the health of the planted shrubs, as well as the revegetation of the replication area from the proposed seedmix. Goddard additionally performed soil sampling throughout the restoration area to ensure the area contains adequate hydrology.

During the site inspection, Goddard noted an exceedingly dense and diverse herbaceous layer that has revegetated throughout the replication area. Herbaceous species found within the restoration area include, but are not limited to, blue vervain, soft rush, sedges, beggarticks, cattail, flat-topped goldenrod, curly dock, st john's wort, American bugleweed, stinging nettle, sensitive fern, and rabbit-foot clover. The documentation of all herbaceous layer species is important in this setting to document revegetation success. Blue vervain, beggarticks, various sedges, and soft rush are all found within New England Wetland Plants Wetmix, pointing to high likelihood that the seedmix has been successful in introducing desirable native species to the area. The remaining native species that are not found within the seedmix are signs that the area has a strong existing seedbank, and that additional species from adjacent resource areas are spreading through the area. As such, the area now holds a diverse herbaceous layer that provides excellent habitat cover, foraging, and pollinator habitat.

In addition to the strong herbaceous layer, Goddard inspected the site's shrub plantings as shown in the approved site plans. The approved site plan set called for 16 highbush blueberry, 16 winterberry, and 10 spicebush plantings. During the November 8, 2023, site inspection, Goddard documented more highbush blueberry plantings than the proposed plans show (in excess of 20 shrubs throughout the area). The majority of winterberry and spicebush shrubs were not located within the area. Through continued conversations with the applicant, Goddard was made aware that the highbush blueberry appeared to be taking to the area, but that the other shrubs were not, and therefore additional highbush blueberries were installed to provide a stronger shrub layer. One item affecting shrub survival appears to be grazing; Goddard documented significant grazing occurring on the surviving highbush blueberry shrubs. Other woody shrubs were grazed to ground level. In addition to the highbush blueberries, native willow species are beginning to spread into the replication area from the adjacent wetland. These trees show fewer signs of grazing and are likely to spread strongly into the area.

In terms of revegetation criteria, it is the opinion of Goddard that the 90% revegetation threshold applies to the overall cover of native plants throughout the replication area as opposed to the survival rate of the individual planted shrubs. Due to an extremely dense and diverse herbaceous layer, the area both meets and exceeds a 90% cover of native species. The area that the replication area is hydrologically connected to contains a relatively low density of woody vegetation. The area is primarily dominated by herbaceous vegetation, with willow species providing much of the woody vegetation. Goddard believes that the replication area, in its current design, will mimic and blend in with the existing resource areas. Goddard does not recommend the installation of any additional plantings, as the area has fully revegetated, and further work in the area will create unnecessary disturbances.

Site Photos



Photo 1: Soil Sample from Wetland Replication Area. Redox Concentrations in a Depleted C-Layer Can be Seen.



Photo 2: Dense Herbaceous Layer after Fall Growing Season Concludes. Blue Vervain can be seen in the Foreground.



Photo 3: Highbush Blueberry Preparing for Winter Dormancy



Photo 4: Sensitive Fern, Sedges, and Wetland Grasses within Replication Area



Photo 5: Heavy Grazing Occurring on Planted Shrubs



Photo 6: Native Willow Species Beginning to Spread to Replication Area

On November 25, 2024, Goddard received an as-built survey plan of the completed wetland replication area, titled *Wetland Replication As-Built Plan*, dated 11/25/2024, prepared by Kelly Engineering Group. As seen in the attached plan, the surveyed wetland replication area details a total square footage of wetland replication of 3145 SF. As noted above, the project originally proposed 2166 SF of wetland replication for the 1070 SF of required fill, a 2:1 ratio of replication to fill. The final wetland replication area construction has yielded an additional 979 SF of constructed wetlands, reaching a 3:1 ratio of replication to fill. As such, Goddard concludes that the project has resulted in an increase in constructed wetlands of 979 SF over the proposed and approved amount.

Conclusion:

As a result of the wetland replication efforts carried out to date, confirmed with Goddard's 2023 fall inspection, the wetland hydrology within the replication area has been achieved, and the area has met and exceeded the 90% threshold of revegetation with native species. The majority of the revegetation has stemmed from a dense and diverse herbaceous layer. Despite significant grazing throughout the area, all highbush blueberry plantings were deemed to be healthy and entering winter dormancy. Native willow species are spreading into the area to provide additional woody species as the winterberry and spicebush did not take to the area. Due to the dense revegetation that has occurred as of November of 2023, it is Goddard's opinion that the area currently meets the 90% revegetation threshold required in the order of conditions for the project. As outlined above, the final as-built survey plan for the wetland replication area concluded that the project constructed 3145 SF of wetlands, 979 SF over the amount proposed and approved. As a result, the project has resulted in a 3:1 ratio of wetland replication to fill. Goddard recommends that no additional work be performed, and that the replication area be deemed in compliance with the Order of Conditions under DEP File # 002-1299 as the area has filled in with native wetland vegetation and wetland hydrology has been created.

If there are any questions, please do not hesitate to reach out.

Sincerely,

Goddard Consulting, LLC

Andrew Thibault

Andrew Thibault, WPIT, WSA

Environmental Scientist

I HEREBY CERTIFY THAT THE IMPROVEMENTS SHOWN HEREON ARE LOCATED BY ACTUAL FIELD OBSERVATIONS PERFORMED BY KELLY ENGINEERING GROUP, INC.

Steven M. Horsfall
Digitally signed by Steven M. Horsfall
Date: 2024.12.10 14:35:32 -05'00'



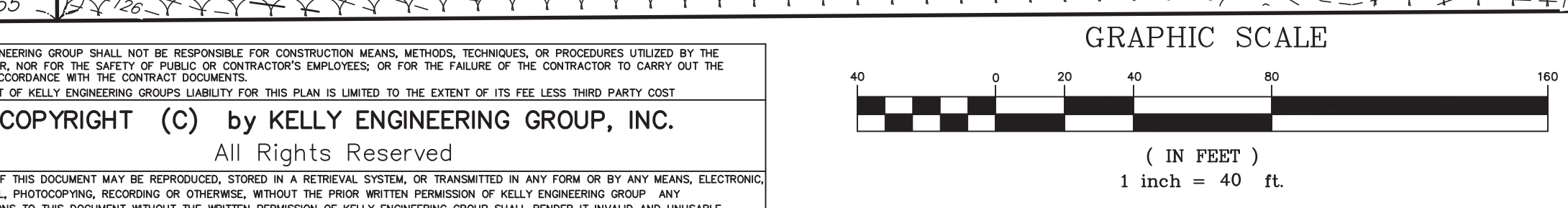
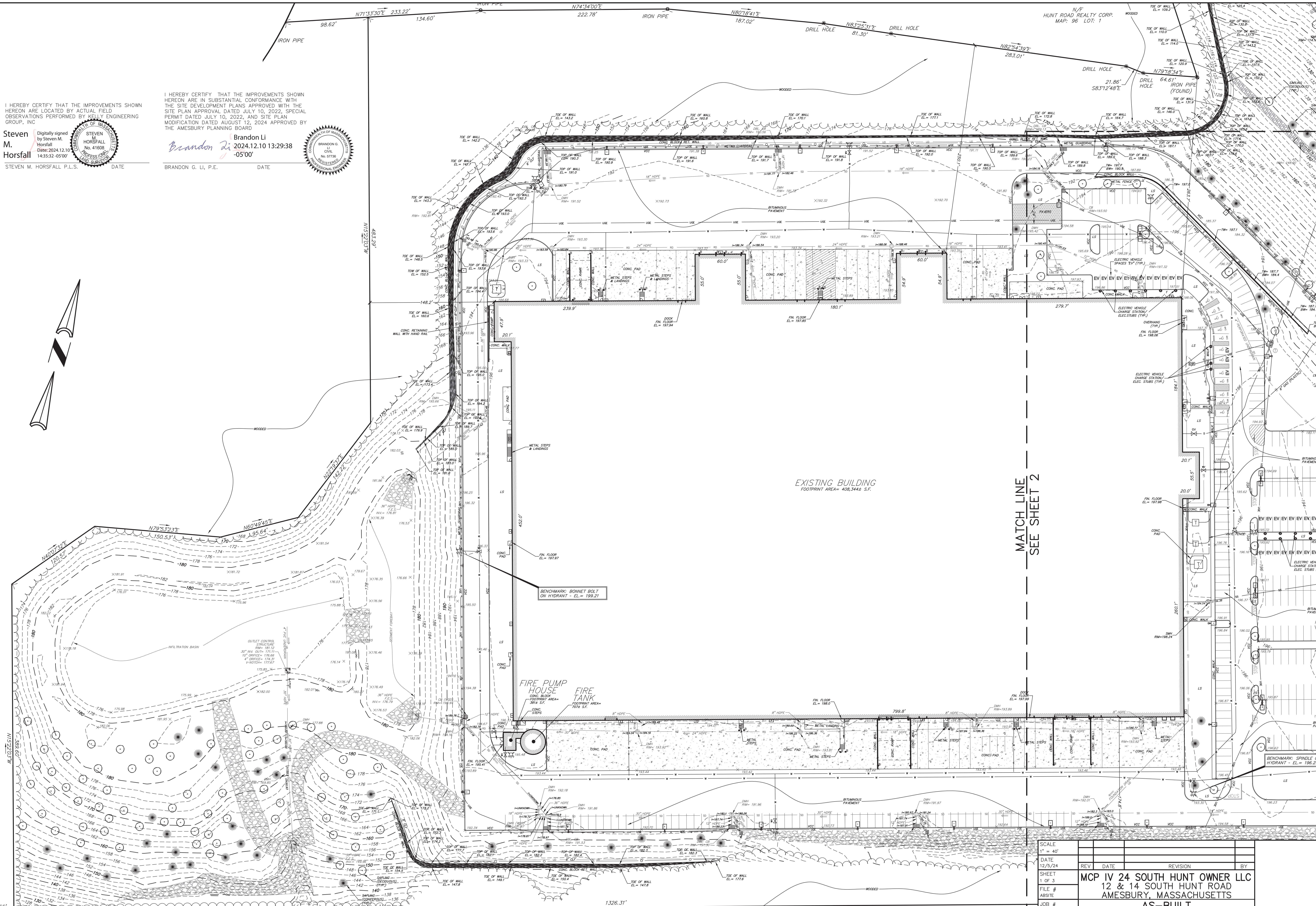
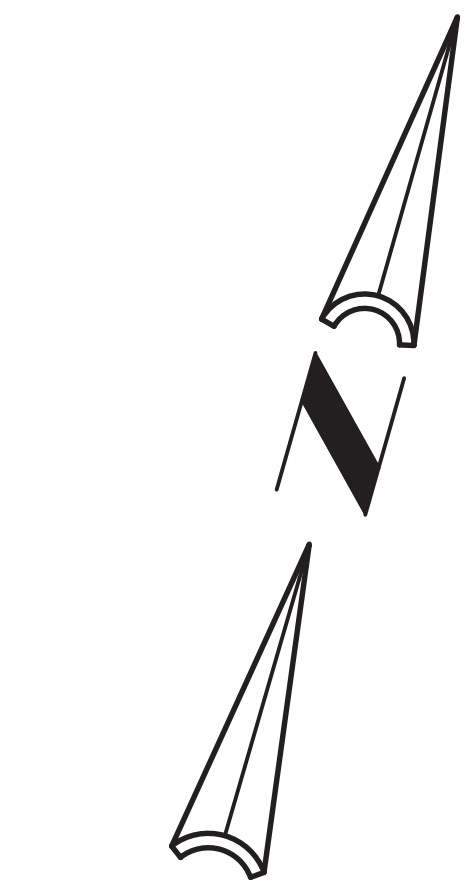
STEVEN M. HORSFALL P.L.S. DATE

I HEREBY CERTIFY THAT THE IMPROVEMENTS SHOWN HEREON ARE IN SUBSTANTIAL CONFORMANCE WITH THE SITE DEVELOPMENT PLANS APPROVED WITH THE PERMIT DATED JULY 10, 2022, AND SITE PLAN MODIFICATION DATED AUGUST 12, 2024 APPROVED BY THE AMESBURY PLANNING BOARD

Brandon Li
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-05'00'



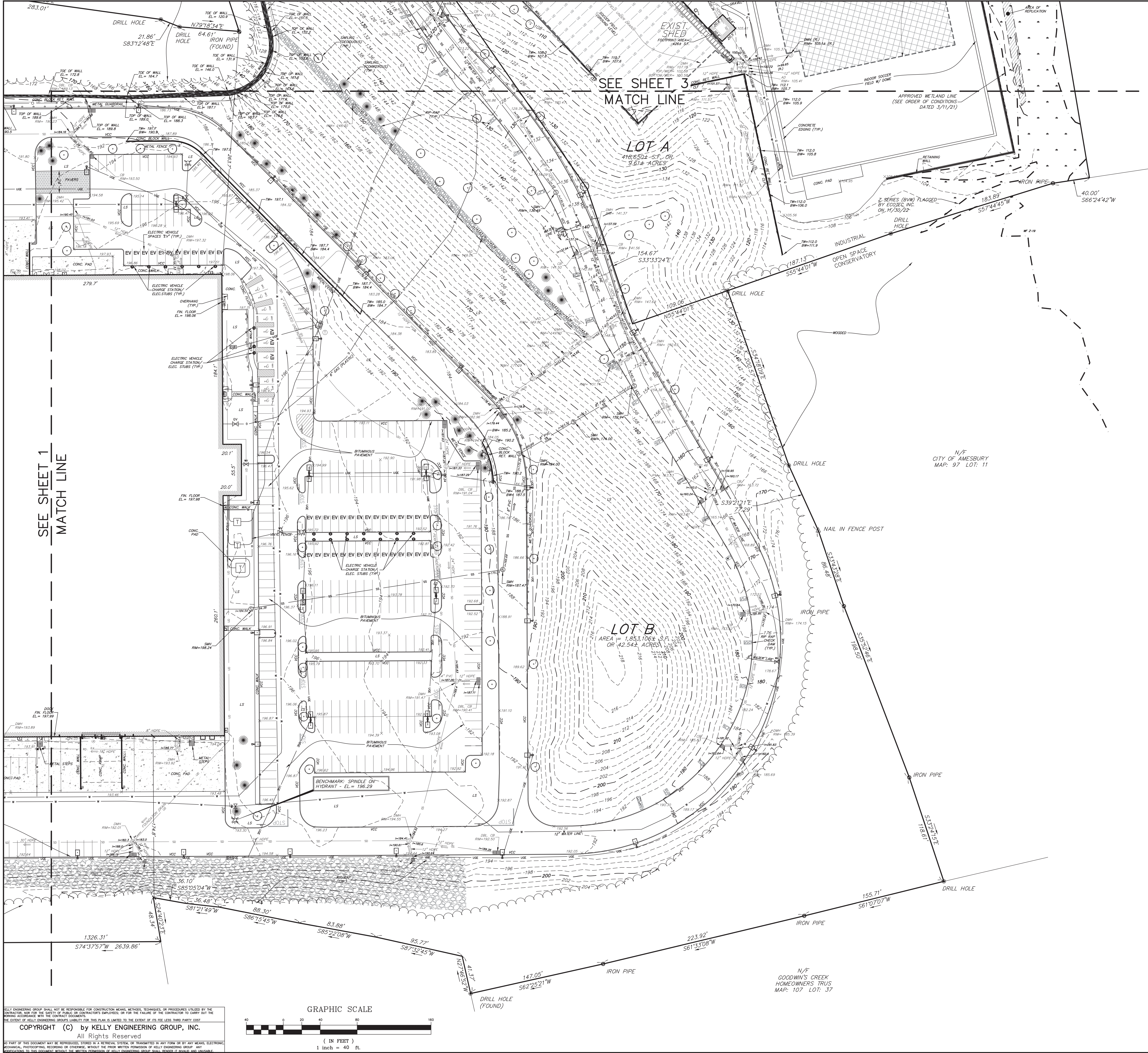
BRANDON G. LI, P.E. DATE



N/F
CITY OF AMESBURY
MAP: 110 LOT: 4A

SEE SHEET 2 FOR NOTES & SYMBOL LEGEND

SCALE 1" = 40'	REV	DATE	REVISION	BY
DATE 12/5/24				
SHEET 1 OF 3				
FILE #				
ABSITE				
JOB # 2021-194				
DRAWN BY JPM				
CHKD BY SMH				
APPD BY SMH				
MCP IV 24 SOUTH HUNT OWNER LLC 12 & 14 SOUTH HUNT ROAD AMESBURY, MASSACHUSETTS				
AS-BUILT SITE PLAN				
KELLY ENGINEERING GROUP civil engineering consultants 0 Campanelli Drive, Braintree, MA 02184 Phone: 781-843-4333 www.kellyengineeringgroup.com				
SHEET NO. 1				



- NOTES:**
- 1.) UNDERGROUND FEATURES HAVE BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND KELLY ENGINEERING GROUP, INC. DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS PLAN AS A RESULT. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO KELLY ENGINEERING GROUP, INC. THE SIZE, LOCATION, AND EXISTENCE OF ALL SUCH FEATURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
 - 2.) THE LOCATION OF ALL UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED USING ASCE 38-02 (STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA) QUALITY LEVEL C AND LEVEL D.
 - 3.) WETLAND FLAGGING PERFORMED BY ECOTEC, INC. ON NOVEMBER 30, 2022.
 - 4.) THE VERTICAL DATUM SHOWN HEREON IS BASED ON NAVD83 (NORTH AMERICAN VERTICAL DATUM OF 1988), ESTABLISHED VIA GPS.
 - 5.) BOUNDARY LINES SHOWN HEREON ARE DERIVED FROM SURVEYS BY DANA F. PERKINS, INC. KELLY ENGINEERING GROUP HAS CONFIRMED THE BOUNDARY.
 - 6.) ELEVATIONS SHOWN ARE BASED ON PLANS PROVIDED TO KELLY ENGINEERING GROUP BY THE OWNER. KELLY ENGINEERING GROUP HAS PERFORMED CHECKS OF THE DATA PROVIDED.
 - 7.) RECORD INFORMATION SHOWN IN S. HUNT ROAD IS DERIVED FROM PLANS ENTITLED, "TRANSPORTATION IMPROVEMENT PROJECT - PLAN AND PROFILE OF SOUTH HUNT ROAD IN THE CITY OF AMESBURY - BID SET", DATED 01/06/2021, PREPARED BY TEC, INC. (THE ENGINEERING CORP.), 146 DASCOMB ROAD, ANDOVER, MA.

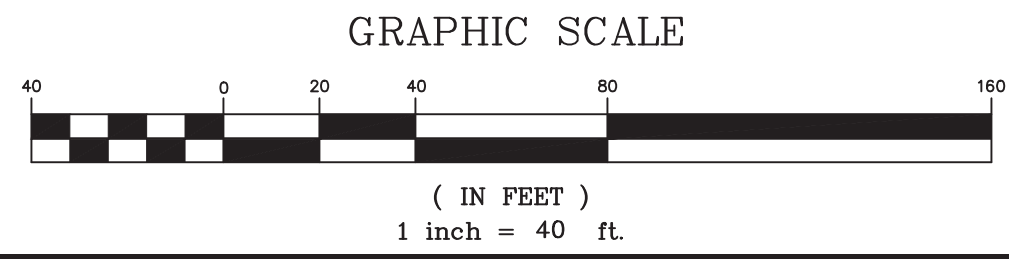
LEGEND			
	CATCH BASIN		WETLAND
	DRAIN MANHOLE		RECORD EDGE OF WETLANDS
	SEWER MANHOLE		TREE LINE
	LIGHT POLE		HANDICAP PARKING
	GAS VALVE		MANHOLE
	RECORD LOCATION/INFORMATION		BOUND
	WATER VALVE		IRON ROD/PIPE
	HYDRANT		SIGN
	GUY POLE		TELEPHONE/COMM. MANHOLE
	GUY WIRE		GUARD RAIL
	UTILITY POLE		DRAIN LINE
	OVERHEAD ELECTRIC		SEWER LINE
	VERTICAL GRANITE CURB		WATER LINE
	CAPE COD BERM		GAS LINE
	LANDSCAPED		MAJOR CONTOUR
			MINOR CONTOUR

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THE EXTENT OF KELLY ENGINEERING GROUPS LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST.

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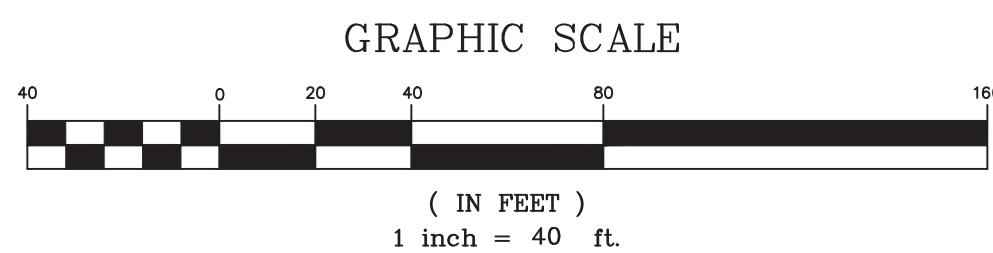


SCALE 1" = 40'	REV	DATE	REVISION	BY
DATE 12/5/24				
SHEET 2 OF 3	MCP IV 24 SOUTH HUNT OWNER LLC 12 & 14 SOUTH HUNT ROAD AMESBURY, MASSACHUSETTS			
FILE # ABSITE	AS-BUILT SITE PLAN			
JOB # 2021-194	KELLY ENGINEERING GROUP civil engineering consultants 0 Campanelli Drive, Braintree, MA 02184 Phone: 781-843-4333 www.kellyengineeringgroup.com			
DRAWN BY JPM	Steven M. Horsfall Professional Engineer No. 41608 Massachusetts			
CHKD BY SMH	Steven M. Horsfall Professional Engineer No. 41608 Massachusetts			
APPD BY SMH	Steven M. Horsfall Professional Engineer No. 41608 Massachusetts			
SHEET NO. 2				



MATCH LINE
SEE SHEET 2

LOT A
418,650± S.F. OR



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DATE 12/05/24	REV	DATE	REVISION		BY
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JOB # 2021-194					
DRAWN BY JPM					
CHKD BY SMH					
APPD BY SMH					



KELLY ENGINEERING GROUP
civil engineering consultants
0 Campanelli Drive, Braintree, MA 02184
Phone: 781-843-4333 www.kellyengineeringgroup.com



Steven M. Horsfall
Digitally signed by Steven M. Horsfall
Date: 2024.12.10 14:34:53 -05'00'

SHEET NO.
3

NOTES:

1.) UNDERGROUND FEATURES HAVE BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND KELLY ENGINEERING GROUP, INC. DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS PLAN AS A RESULT. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO KELLY ENGINEERING GROUP, INC. THE SIZE, LOCATION, AND EXISTENCE OF ALL SUCH FEATURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.

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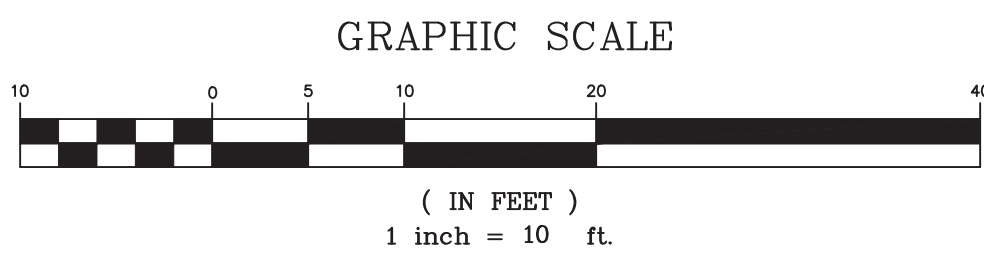
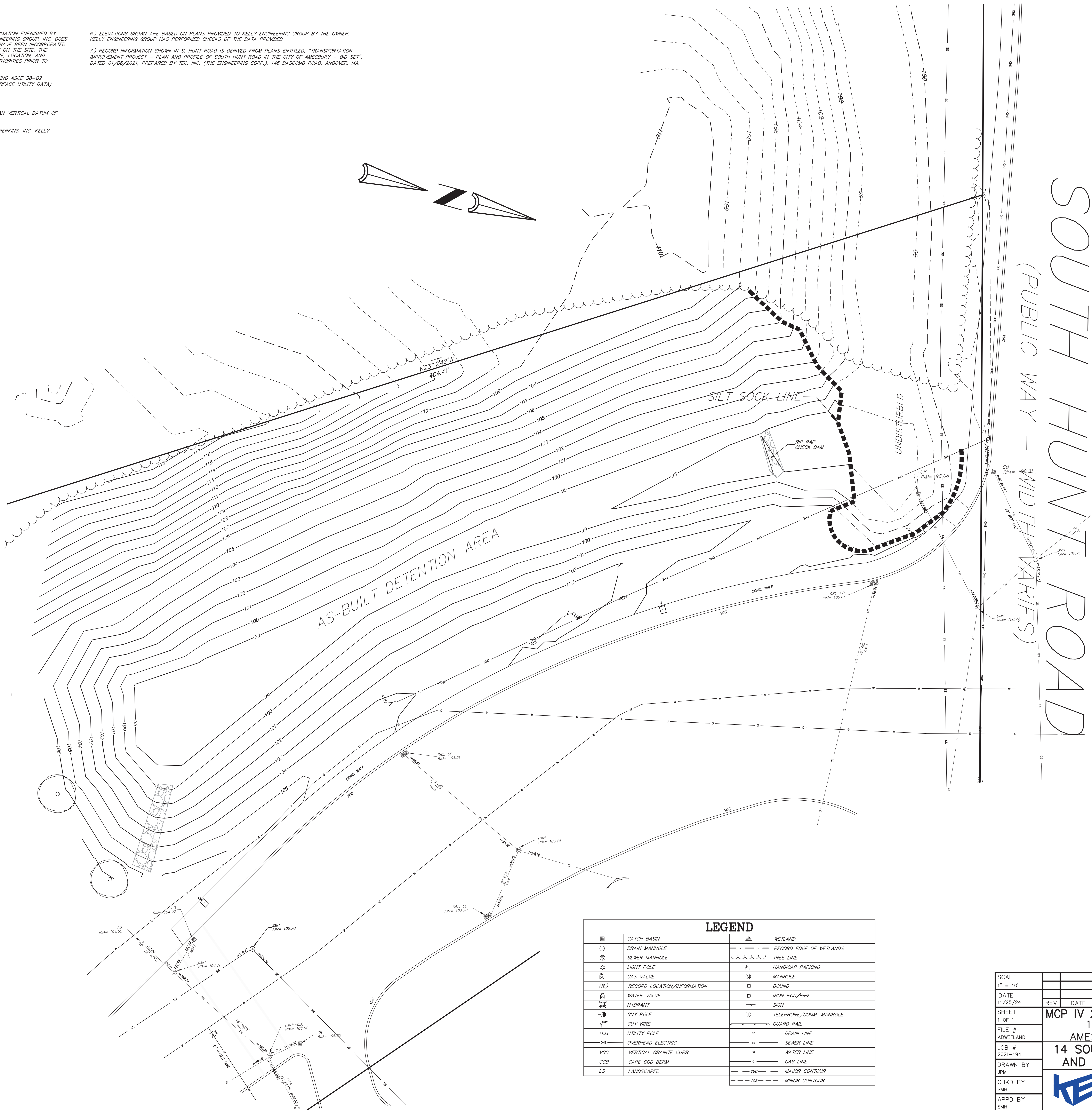
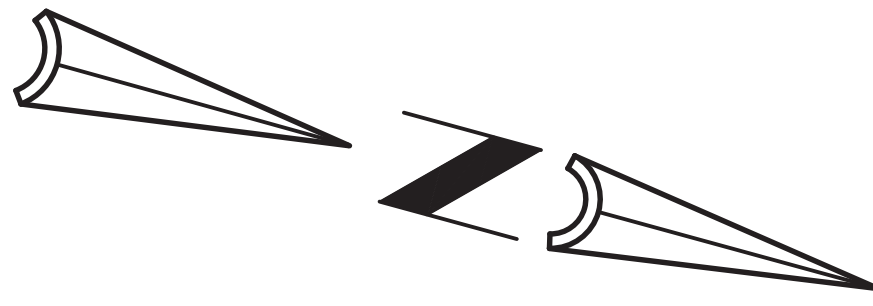
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LEGEND			
	CATCH BASIN		WETLAND
	DRAIN MANHOLE		RECORD EDGE OF WETLANDS
	SEWER MANHOLE		TREE LINE
	LIGHT POLE		HANDICAP PARKING
	GAS VALVE		MANHOLE
	RECORD LOCATION/INFORMATION		BOUND
	WATER VALVE		IRON ROD/PIPE
	HYDRANT		SIGN
	GUY POLE		TELEPHONE/COMM. MANHOLE
	GUY WIRE		GUARD RAIL
	UTILITY POLE		DRAIN LINE
	OVERHEAD ELECTRIC		SEWER LINE
	VERTICAL GRANITE CURB		WATER LINE
	CAPE COD BERM		GAS LINE
	LANDSCAPED		MAJOR CONTOUR
			MINOR CONTOUR

SCALE
1" = 10'

DATE
11/25/24

SHEET
1 OF 1

FILE #
ABWETLAND

DRAWN BY
JPM

CHKD BY
SMH

APPD BY
SMH

REV	DATE	REVISION	BY

MCP IV 24 SOUTH HUNT OWNER LLC
14 SOUTH HUNT ROAD
AMESBURY, MASSACHUSETTS

14 SOUTH HUNT - ENTRANCE
AND BASIN AS-BUILT PLAN

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SHEET NO.
1

SEE SHEET C207

NOTE:

1. DRAINAGE INFRASTRUCTURE TO BE INSTALLED AS PART OF SOUTH HUNT ROAD IMPROVEMENT PROJECT BEING DESIGNED BY TEC. SEE PLANS ENTITLED TRANSPORTATION IMPROVEMENT PROJECT, PREPARED BY TEC, DATED 01-06-21.

SEE SHEET C206

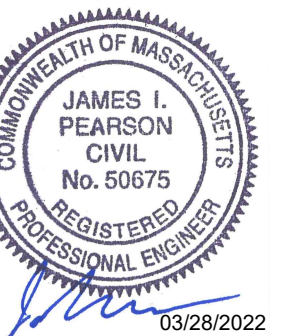
Project:
AMESBURY SPORTS
PARK
12-14 SOUTH HUNT ROAD
AMESBURY, MA 01913
Developer:
GLOBAL PROPERTY
DEVELOPERS CORPORATION
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Revisions:		
No.	Date	Description
1	10/16/20	PER PEER REVIEW
2	12/21/20	PER PEER REVIEW
3	01/15/21	PER PEER REVIEW
4	02/10/21	PER PEER REVIEW
5	02/15/21	PER PEER REVIEW
6	04/23/21	PER PEER REVIEW
7	06/23/21	PER PEER REVIEW
8	10/15/21	DESIGN MODIFICATION
9	11/12/21	DESIGN MODIFICATION
10	02/25/22	PER PEER REVIEW
11	03/28/22	PER CITY REVIEW

Seal:



COA:
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C205

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