

STAMP

CONSULTANT

CONSULTANT

PREPARED FOR:

**Southworth Mashpee
Properties, LLC**
130 Willowbend Drive
Mashpee, MA 02649

PROJECT TITLE

Cranberry Point
275 Quinaquisset Avenue
Mashpee, MA 02649

	JKL	4/28/2023	PER PLANNING BOARD COMMENT.
	JKL	3/24/2023	PER PLANNING BOARD COMMENT.
		DATE	DESCRIPTION

SHEET TITLE

Site Layout Plan Sheet 1 of 2

SHEET NO

C3.1

DATE: JANUARY 16, 2023



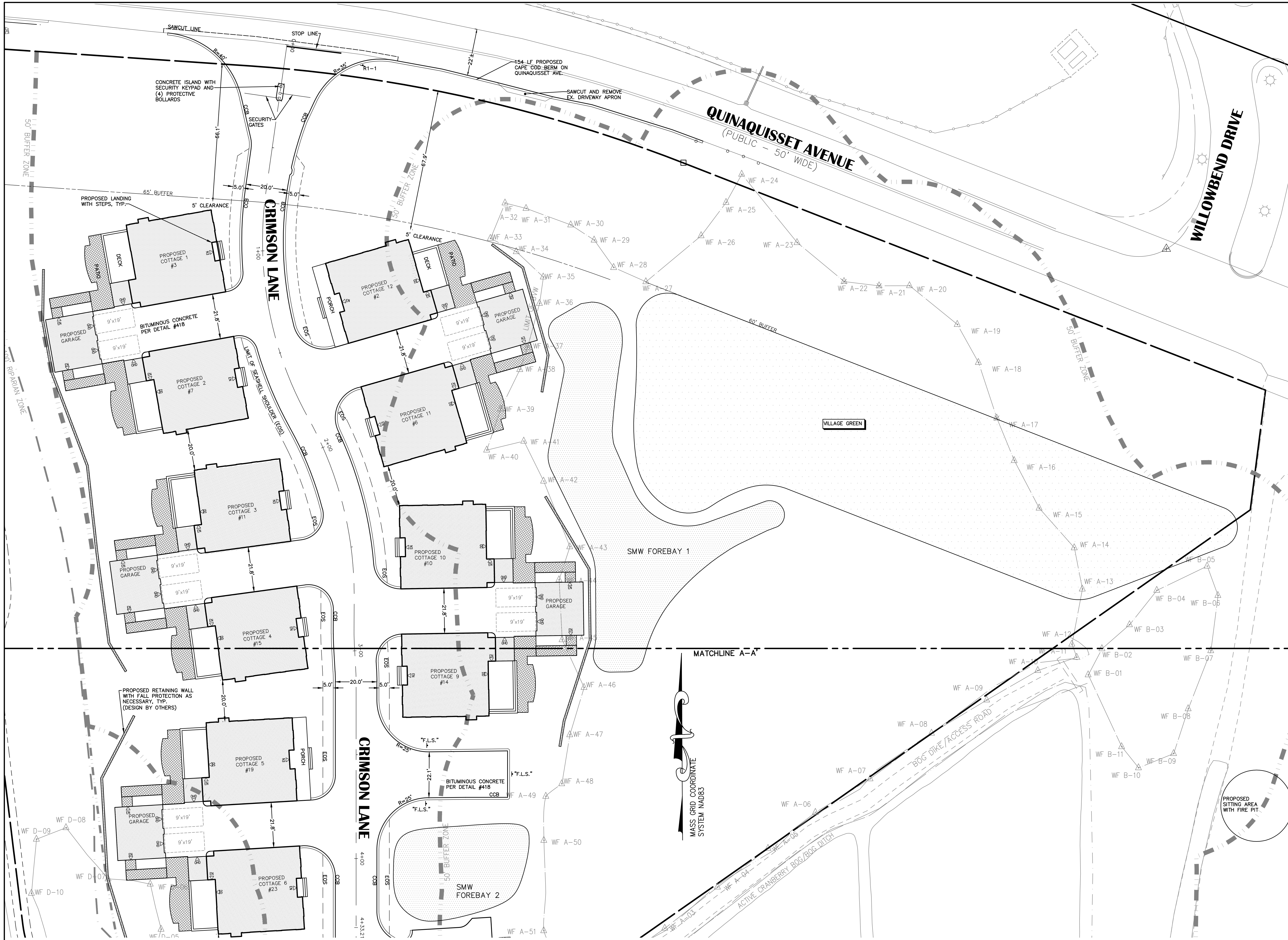
SCALE IN FEET

SCALE: 1"=20'

DRAWN BY: JKL CHECKED BY: MWE

J O B N O : 2014-009 F I L E : 2014-009 Q U I N D

FOR PERMIT ONLY - NOT FOR CONSTRUCTION



**BAXTER NYE
ENGINEERING &
SURVEYING**

Registered Professional Engineers
and Land Surveyors

1597 Falmouth Road
Centerville, MA 02632

Phone - (508) 771-7502
Fax - (508) 771-7622
www.baxter-nye.com

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SHEET TITLE

**Site Layout Plan
Sheet 2 of 2**

SHEET NO

C3.2

DATE: JANUARY 16, 2023

20 0 20 40

SCALE IN FEET

SCALE: 1"=20'

DRAWN BY: JKL CHECKED BY: MWE

JOB NO: 2014-009 FILE: 2014-009 QUIN DM.dwg



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	DATE	DESCRIPTION

SHEET TITLE

Truck Turning Template Plan

SHEET NO

C3.4

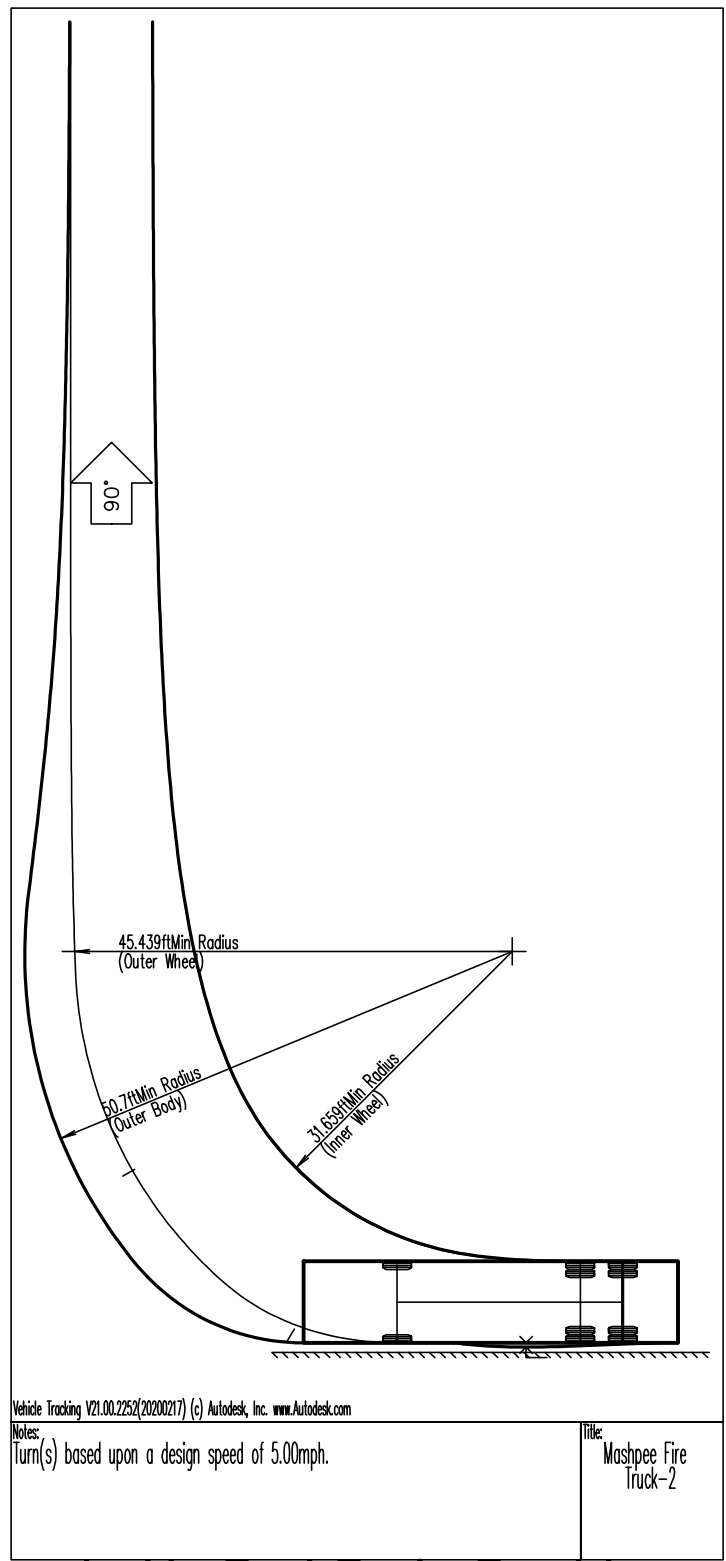
DATE: JANUARY 16, 2023



SCALE IN FEET

SCALE: 1"=30'

DRAWN BY: JKL CHECKED BY: MWE
JOB NO: 2014-009 FILE: 2014-009 QUIN



Ladder Truck Turning Template

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4/28/2023 PER PLANNING BOARD COMMENTS
3/24/2023 PER PLANNING BOARD COMMENTS

DATE DESCRIPTION

SHEET TITLE

**Master
Mitigation Plan**

SHEET NO

C6.0

DATE: JANUARY 16, 2023

40 0 40 80

SCALE IN FEET

SCALE: 1"=40'

DRAWN BY: ZDP CHECKED BY: MWE

JOB NO.: 2014-009 FILE: 2014-009QUINPMMASTER

WETLAND MITIGATION CALCULATIONS

Buffer Impact Areas (SF)	Mitigation Multiple	Required Buffer Mitigation Area	Wetland Restoration Required (Ac)
(0-50) NR	8,698	2.9	25,369
(0-50) R	9,537	3.3	31,260
(50-100)	48,570	1.0	48,570
(100-200) R	31,566		
Total Mitigation for Buffer Impact			2.42

Upland Buffer
Mitigation Provided on
Existing Bog Road

0.11

Net Mitigation required
for Buffer Impact

2.31

0.25 *

0.58

By/low Mitigation Table, Between a 5
to 6:1 ratio is required at 0 ft to 10 ft
buffer impact. Reasoning a 4:1
credit ratio for actual wetland
restoration vs. buffer restoration is
a conservative assumption.

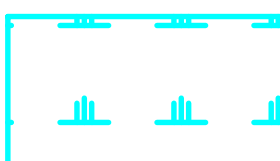
Wetland Impact Area (SF)	Wetland Number	Wetland Area (SF)	Required Wetland Replication Area	sf	Ac.
1	1	30,223			
2	2	691			
Total Mitigation for Wetland Impact		30,914	2.0	61,828	1.42

TOTAL MITIGATION
REQUIRED

2.00

Mitigation Provided	Wetland Restoration Provided	sf	Ac.
Bog Areas Bog Number 1+2	Bog Area (SF)	88,348	2.03
TOTAL WETLAND RESTORATION MITIGATION PROVIDED USING 1 & 2			2.03

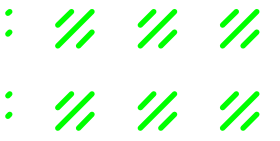
SHADING KEY



WETLAND IMPACT



OUTER RIPARIAN' BUFFER IMPACT



BOG TO WETLAND RESTORATION



BOG ROAD REVEGETATION

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