



To: Town of Montague
Conservation Commission
One Avenue A
Turners Falls, MA 01376

From: Berkshire Design Group
Date: February 24, 2026
Project: **82 Chestnut Hill Loop, Montague MA**
Re: **Notice of Intent**

To the members of the Montague Conservation Commission,

Attached is the Notice of Intent (NOI) for the property located at **82 Chestnut Hill Loop**, Montague, MA Assessors' **Map 53-0-043**.

Included in this application is the following:

1. Transmittal Sheet (This page)
2. Completed WPA Form 3 (NOI)
3. NOI fee transmittal form
4. Project Narrative
5. Site Photos
6. Site Wetland Report and Stream Stat Data
7. Site Permit Plans
8. Check for the Town share of the NOI filing fee

We look forward to reviewing your feedback and discussing the project further with you.

Thank you,

Meaghan Tretheway, Landscape Designer

Berkshire Design Group
4 Allen Place
Northampton, MA 01060
Phone 413.582.7000 x 100
meaghan@berkshiredesign.com

Cc: Chris Chamberland, Principal;



Massachusetts Department of Environmental Protection

eDEP Transaction Copy

Here is the file you requested for your records.

To retain a copy of this file you must save and/or print.

Username: **MTRETHEWAY**

Transaction ID: **1982766**

Document: **WPA Form 3 - NOI**

Size of File: **273.75K**

Status of Transaction: **Submitted**

Date and Time Created: **2/24/2026:2:21:34 PM**

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Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 3 - Notice of Intent

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

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:1982766
City/Town:MONTAGUE

A.General Information

1. Project Location:

a. Street Address	82 CHESTNUT HILL LOOP		
b. City/Town	MONTAGUE	c. Zip Code	01351
d. Latitude	42.51756N	e. Longitude	72.46603W
f. Map/Plat #	53	g.Parcel/Lot #	043

2. Applicant:

Individual Organization

a. First Name	LAURA	b.Last Name	MEYER
c. Organization	CHESTNUT HILL REALTY, LLC		
d. Mailing Address	82 CHESTNUT HILL LOOP		
e. City/Town	MONTAGUE	f. State	MA
g. Zip Code	01351		
h. Phone Number	231-881-6100	i. Fax	
j. Email	laura@envisionhorizons.com		

3.Property Owner:

more than one owner

a. First Name	LAURA	b. Last Name	MEYER
c. Organization	CHESTNUT HILL REALTY, LLC		
d. Mailing Address	82 CHESTNUT HILL LOOP		
e. City/Town	MONTAGUE	f.State	MA
g. Zip Code	01351		
h. Phone Number	231-881-6100	i. Fax	
j.Email	laura@envisionhorizons.com		

4.Representative:

a. First Name		b. Last Name	
c. Organization	BERKSHIRE DESIGN GROUP		
d. Mailing Address	4 ALLEN PLACE		
e. City/Town	NORTHAMPTON	f. State	MA
g. Zip Code	01060		
h.Phone Number	413-582-7000	i.Fax	
j.Email	meaghan@berkshiredesign.com		

5.Total WPA Fee Paid (Automatically inserted from NOI Wetland Fee Transmittal Form):

a.Total Fee Paid	1,000.00	b.State Fee Paid	487.50	c.City/Town Fee Paid	512.50
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6.General Project Description:

PROPOSED SITE WORK INCLUDES DEMOLITION OF THE EXISTING SINGLE-FAMILY HOUSE, CONSTRUCTION OF A NEW RESIDENCE, AND ASSOCIATED IMPROVEMENTS SUCH AS DRIVEWAY ACCESS, UTILITY CONNECTIONS, SITE GRADING, AND DRAINAGE. SEE ATTACHED PROJECT NARRATIVE FOR ADDITIONAL INFORMATION.

7a.Project Type:

- | | |
|--|--|
| 1. <input checked="" type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input checked="" type="checkbox"/> Limited Project Driveway Crossing | 4. <input type="checkbox"/> Commercial/Industrial |
| 5. <input type="checkbox"/> Dock/Pier | 6. <input type="checkbox"/> Utilities |
| 7. <input type="checkbox"/> Coastal Engineering Structure | 8. <input type="checkbox"/> Agriculture (eg., cranberries, forestry) |
| 9. <input type="checkbox"/> Transportation | 10. <input type="checkbox"/> Other |



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7b. Is any portion of the proposed activity eligible to be treated as a limited project subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

- 1. Yes No If yes, describe which limited project applies to this project:
- 2. Limited Project 310 CMR 10.53(3)(I) - REPLACEMENT OF EXISTING CULVERT

8. Property recorded at the Registry of Deeds for:

a. County:	b. Certificate:	c. Book:	d. Page:
FRANKLIN		07790	95

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

1. Buffer Zone & Resource Area Impacts (temporary & permanent):

This is a Buffer Zone only project - Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.

2. Inland Resource Areas: (See 310 CMR 10.54 - 10.58, if not applicable, go to Section B.3. Coastal Resource Areas)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input checked="" type="checkbox"/> Bank	32 1. linear feet	32 2. linear feet
b. <input checked="" type="checkbox"/> Bordering Vegetated Wetland	26 1. square feet	0 2. square feet
c. <input checked="" type="checkbox"/> Land under Waterbodies and Waterways	26 1. Square feet	0 2. square feet
	3. cubic yards dredged	
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if any)	
2. Width of Riverfront Area (check one)	<input type="checkbox"/> 25 ft. - Designated Densely Developed Areas only <input type="checkbox"/> 100 ft. - New agricultural projects only <input type="checkbox"/> 200 ft. - All other projects	
3. Total area of Riverfront Area on the site of the proposed project	square feet	
4. Proposed Alteration of the Riverfront Area:		
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft.



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and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

3.Coastal Resource Areas: (See 310 CMR 10.25 - 10.35)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Designated Port Areas	Indicate size under	Land under the ocean below,
b. <input type="checkbox"/> Land Under the Ocean	1. square feet	
	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beaches	Indicate size under Coastal Beaches and/or Coastal Dunes, below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	1. square feet	2. cubic yards dune nourishment
f. <input type="checkbox"/> Coastal Banks	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet	
h. <input type="checkbox"/> Salt Marshes	1. square feet	2. sq ft restoration, rehab, crea.
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, Inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet	

4.Restoration/Enhancement

Restoration/Replacement

If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please entered the additional amount here.

a. square feet of BVW

b. square feet of Salt Marsh

5.Projects Involves Stream Crossings



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Project Involves Streams Crossings

If the project involves Stream Crossings, please enter the number of new stream crossings/number of replacement stream crossings.

0

1

a. number of new stream crossings

b. number of replacement stream crossings

C. Other Applicable Standards and Requirements

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage of Endangered Species program (NHESP)?

a. Yes No

If yes, include proof of mailing or hand delivery of NOI to:
Natural Heritage and Endangered Species
Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581

b. Date of map:FROM MAP VIEWER

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18)...

c. Submit Supplemental Information for Endangered Species Review * (Check boxes as they apply)

1. Percentage/acreage of property to be altered:

(a) within Wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

2. Assessor's Map or right-of-way plan of site

3. Project plans for entire project site, including wetland resource areas and areas outside of wetland jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

a. Project description (including description of impacts outside of wetland resource area & buffer zone)

b. Photographs representative of the site

c. MESA filing fee (fee information available at: <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/mass-endangered-species-act-mesa/mesa-fee-schedule.html>)

Make check payable to "Natural Heritage & Endangered Species Fund" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

d. Vegetation cover type map of site

e. Project plans showing Priority & Estimated Habitat boundaries

d. OR Check One of the following

1. Project is exempt from MESA review. Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <http://www.mass.gov/eea/agencies/dfg/dfw/laws-regulations/cmr/321-cmr-1000-massachusetts-endangered-species-act.html#10.14>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. Separate MESA review ongoing.

a. NHESP Tracking Number



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

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Provided by MassDEP:
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City/Town:MONTAGUE

b. Date submitted to NHESP

3. Separate MESA review completed.

Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review...

2. For coastal projects only, is any portion of the proposed project located below the mean high waterline or in a fish run?

a. Not applicable - project is in inland resource area only

b. Yes No

If yes, include proof of mailing or hand delivery of NOI to either:

South Shore - Cohasset to Rhode Island, and the Cape & Islands:

North Shore - Hull to New Hampshire:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 S. Rodney French Blvd
New Bedford, MA 02744

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930

If yes, it may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office.

For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional office.

3. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?

a. Yes No

If yes, provide name of ACEC (see instructions to WPA Form 3 or DEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC Name

4. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?

a. Yes No

5. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L.c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L.c. 130, § 105)?

a. Yes No

6. Is this project subject to provisions of the MassDEP Stormwater Management Standards?

a. Yes, Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:

1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol.2, Chapter 3)

2. A portion of the site constitutes redevelopment

3. Proprietary BMPs are included in the Stormwater Management System

b. No, Explain why the project is exempt:

1. Single Family Home



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- 2. Emergency Road Repair
- 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department by regular mail delivery.

- 1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
- 2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.
- 3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s). Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
- 4. List the titles and dates for all plans and other materials submitted with this NOI.

a. Plan Title: b. Plan Prepared By: c. Plan Signed/Stamped By: c. Revised Final Date: e. Scale:

SITE PLAN FOR RED

BROOK FARM -
PERMIT SET -

BERKSHIRE DESIGN
GROUP

CHRIS CHAMBERLAND,
P.E.

2/24/2026

1"=20'

NOTICE OF INTENT

- 5. If there is more than one property owner, please attach a list of these property owners not listed on this form.
- 6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
- 7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
- 8. Attach NOI Wetland Fee Transmittal Form.
- 9. Attach Stormwater Report, if needed.



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 3 - Notice of Intent

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

Provided by MassDEP:
MassDEP File #:
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City/Town:MONTAGUE

E. Fees

1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

_____	_____
2. Municipal Check Number	3. Check date
_____	_____
4. State Check Number	5. Check date
_____	_____
6. Payer name on check: First Name	7. Payer name on check: Last Name

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

_____	_____
Laura Meyer	2/24/2026
1. Signature of Applicant	2. Date
_____	_____
Chestnut Hill Realty, LLC	2/24/2026
3. Signature of Property Owner(if different)	4. Date
_____	_____
Berkshire Design Group	2/24/2026
5. Signature of Representative (if any)	6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a copy of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in Section C, Items 1-3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 3 - Notice of Wetland Fee Transmittal
Form

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

Provided by MassDEP:
 MassDEP File #:
 eDEP Transaction #:1982766
 City/Town:MONTAGUE

A. Applicant Information

1. Applicant:

a. First Name	LAURA	b. Last Name	MEYER
c. Organization	CHESTNUT HILL REALTY, LLC		
d. Mailing Address	82 CHESTNUT HILL LOOP		
e. City/Town	MONTAGUE	f. State	MA
g. Zip Code	01351		
h. Phone Number	2318816100	i. Fax	
j. Email	laura@envisionhorizons.com		

2. Property Owner:(if different)

a. First Name	LAURA	b. Last Name	MEYER
c. Organization	CHESTNUT HILL REALTY, LLC		
d. Mailing Address	82 CHESTNUT HILL LOOP		
e. City/Town	MONTAGUE	f. State	MA
g. Zip Code	01351		
h. Phone Number	2318816100	i. Fax	
j. Email	laura@envisionhorizons.com		

3. Project Location:

a. Street Address	82 CHESTNUT HILL LOOP	b. City/Town	MONTAGUE
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Are you exempted from Fee?

Note: Fee will be exempted if you are one of the following:

- City/Town/County/District
- Municipal Housing Authority
- Indian Tribe Housing Authority
- MBTA

State agencies are only exempt if the fee is less than \$100

B. Fees

Activity Type	Activity Number	Activity Fee	RF Multiplier	Sub Total
A.) CONSTRUCTION OF SINGLE FAMILY HOUSE;	1	500.00		500.00
F.) EACH CROSSING FOR DRIVEWAY TO SINGLE HOUSE;	1	500.00		500.00
		City/Town share of filling fee	State share of filing fee	Total Project Fee
		\$512.50	\$487.50	\$1,000.00



February 24, 2026

Town of Montague
Conservation Commission
One Avenue A
Turners Falls, MA 01376

RE: 82 Chestnut Hill Loop, Montague, MA 01351
Notice of Intent Application

Dear Commission Members,

On behalf of the property owner, Chestnut Hill Realty, LLC, Berkshire Design Group respectfully submits the attached Notice of Intent (NOI) for your review and approval. In accordance with **310 CMR 10.02(1)(a)**, this project requires a permit from the Conservation Commission for proposed work within Bordering Vegetated Wetland (BVW) and 100-foot Wetland Buffer.

Proposed site work includes demolition of the existing single-family house, construction of a new residence, and associated improvements such as driveway access, utility connections, site grading, and drainage. Potential impacts to resource areas are discussed further in this document and noted on site plan drawings.

SITE OVERVIEW

The project site is located at 82 Chestnut Hill Loop, Montague (Assessors Map 53-0-043).

The total property is nearly 63 acres located to the south of Chestnut Hill Loop and enclosed by the Wendell town line to the east and the Leverett town line to the south. The parcel, and those abutting it are zoned Agricultural Forestry-4 (AF-4), which is typical for the eastern region of Montague.

The site is accessed via a paved driveway off Chestnut Hill Loop.

The parcel primarily consists of undeveloped forest with open areas near the existing house, pond, and barn buildings, some of which are dedicated to agricultural uses. For the purposes of this project, proposed development is concentrated here, where the land is already developed. Wetlands within this vicinity, were fully delineated. Given the proximity of these features, including an intermittent stream and man-made pond, a substantial portion of the existing development lies within the 100-foot Wetland Buffer.

PROPOSED SITE WORK

The project will include demolition of the existing single-family house, construction of a new residence, and associated improvements. Site work will include the replacement of a stone culvert (believed by the property owner to be over 100 years old) where the driveway crosses an intermittent stream with a new 48" HDPE culvert.

Limit of work

Work is proposed within the already developed / disturbed portion of the site to minimize disturbance to undeveloped areas and changes in grading. The location of the proposed house was selected to align with the footprint of the existing house in order to minimize re-grading.

Topography and Grading

The topography on property generally slopes from the east to the west, with the intermittent stream on site flowing in this direction and feeding into the man-made pond. Within the limits of work, the site occupies a local high point with wetland areas to the north, west, and east sides of the house. Online mapping indicates that the water from this stream eventually feeds into the larger Williams Brook, west of the property as well.

An erosion control plan for the site has been prepared, including perimeter controls, stabilized tracking pad, protection of steep slopes, and other requirements as described on LC-111.

Vegetation

Construction of the project is anticipated to require removal of 5 mature trees. Additional trees within or near the limit of work are proposed to be protected as shown on Sheet LC-111. The applicant is aware of the Commissions policy of requiring 1:1 replacement of trees removed. We note that the applicant has previously worked with the Commission on sustainable land management on their property, which totals over 400 acres (including land in other towns). Within the last year the applicant has planted dozens of new native trees on the property. In light of this commitment to proper stewardship of their land, the applicant respectfully requests that the Commission consider recent plantings as satisfying the 1:1 replacement requirement.

Areas disturbed by construction will be reseeded as described in the plans. A specific planting plan for the property is not included in this application, but the applicant intends to re-establish the extensive native garden areas that surround the existing house..

SUMMARY OF RESOURCE AREAS AND IMPACT

Wetland Resource Areas

The proposed project area contains four distinct wetland resource areas.

Intermittent Stream (North): Marked by Flags **A-1 to A-16** (east of the driveway) and **C-1 to C-3** (west of the driveway), and connected via an existing stone culvert beneath the entry drive. The stream is intermittent, as described in the enclosed wetland report. The most recent USGS mapping shows this stream as intermittent until a point downstream of the man-made pond where it merges with a separate intermittent stream to become Williams Brook. Based on a USGS StreamStats analysis, the drainage area for this stream is approximately 0.3 square miles at the point it traverses the project site, well below the 0.5 sq. mi. threshold where further analysis is required to classify this stream. See enclosed USGS topographic map and StreamStats report. Therefore, no 200-foot Riverfront Area is applicable, and only the 100-foot Buffer Zone applies.

Man-Made Pond (West): Receives water from the "A" and "C" intermittent stream system. The bank of the pond is delineated by **Flags D-1 to D-15**.

Bordering Vegetated Wetland (BVW): Additional flags in the E and F series (E-1 to E-14 and F-1 to F-10) mark the Bordering Vegetated Wetland boundary east of the delineated intermittent stream.

Southern Wetland: To the east and south of the existing house, there is a vegetated area which contains a very small intermittent stream. **Flags B-1 to B-23** mark this wetland boundary.

The full delineation methods are available for review in the site wetlands report and locations are noted on the site plans included in this application.

Stream Crossing

Much of the site, including the existing house and driveway, lies within the 100-foot Wetland Buffer Zone. Proposed site work is largely concentrated in the outer 50 feet of this buffer. With the exception of necessary culvert and driveway access improvements, all proposed work maintains a minimum 25-foot setback from the wetland resource areas.

Limited Project Qualification

The project proposes to replace a stone culvert below the driveway carrying the intermittent stream referenced above. The proposed culvert is a 48" HDPE pipe. The project requests approval of this work as a limited project under 310 CMR 10.53(3)(i) for maintenance and repair of an existing stream crossing. The project qualifies because:

- The existing stone culvert is an existing lawful crossing that has been in continuous use for over 100 years. The replacement maintains the existing driveway alignment and width.
- The proposed 48" culvert, partially buried with natural stream substrate, will provide equal or greater flow capacity and improved hydraulic and habitat conditions as compared to the existing stone culvert. The applicant acknowledges that the proposed crossing does not fully meet the Massachusetts River and Stream Crossing Standards. However, the replacement represents a meaningful improvement. The existing stone culvert is undersized and provides a constricted opening with steep headwalls. The proposed culvert increases the opening size, incorporates stream substrate to maintain channel continuity, and provides improved bank transitions at the inlet and outlet. Full compliance with the Stream Crossing Standards would require a significantly wider span structure that is not feasible given the constraints of the existing driveway alignment and scale of the project. The proposed design balances the goal of improving stream crossing conditions with the practical limitations of the site.
- The proposed work will minimize wetland disturbance to the maximum extent practicable. The existing stone culvert headwalls and wing walls are set close to the edge of the driveway with steep transitions to the stream on both sides. Removal of this stonework and installation of the new culvert with appropriate end treatment will require disturbance within the delineated wetland resource area. A total of 26 square feet of permanent Bordering Vegetated Wetland impact is anticipated, solely to accommodate the extended culvert ends and provide reasonable grades at the pipe inlet and outlet. An additional 91 square feet of temporary disturbance is anticipated during construction; these areas will be restored to pre-construction conditions and stabilized with native seed mix.
- The replacement crossing represents a substantial improvement over the existing stone culvert in terms of hydraulic capacity, stream substrate continuity, and long-term stability. While there is no mapped floodplain within the project limits, the wetland replacement work will create additional flood storage.

- The project wetland scientists, Wendell Wetland Service, will be engaged during and after construction to ensure correct restoration of wetland areas and to provide oversight during any post-construction monitoring period.

Stream Crossing Standards

Pursuant to 310 CMR 10.53(8)(a), the proposed replacement does not fully comply with the Massachusetts River and Stream Crossing Standards but does comply to the maximum extent practicable.

The proposed design addresses each of the six Standards as follows, and calculations presented are based on either the proposed dimensions of the work or by a USGS StreamStats analysis (attached for reference):

- **Crossing Span:** The Standards require a minimum span of 1.2 times bankfull width, or approximately 11 to 12 feet for this stream. The proposed 48-inch (4-foot) culvert does not meet this standard. A fully compliant open-bottom arch or bridge structure spanning the required width is not practicable for this site. The existing driveway alignment is constrained by wetland resource areas on both sides, and the cost and scope of a compliant span structure would be disproportionate to the scale of this project. The proposed 48-inch pipe represents an increase over the existing stone culvert opening without the installation of piers, abutments or other constructed foundations. Additionally, given the intermittent nature of this stream and its small drainage area, a structure spanning 11 to 12 feet would be significantly wider than the existing natural channel. At the low to moderate flows that characterize this stream for most of the year, a fully compliant span could result in shallow, spread flow conditions that differ substantially from the existing concentrated channel, potentially diminishing rather than improving aquatic habitat continuity through the crossing.
- **Openness Ratio:** The openness ratio of the proposed culvert is approximately 0.29 feet, based on an open cross-sectional area of approximately 9.2 square feet and a crossing length of 32 feet. The existing stone culvert has an openness ratio of approximately 0.36 feet (36"x36" nominal dimensions, 25 feet long). Both values are below the general standard of 0.82 feet. While the proposed openness ratio is lower than existing, this is attributable to the increased crossing length required to provide proper inlet and outlet transitions with stone bank protection, replacing the abrupt vertical headwalls of the existing stone culvert. The open cross-sectional area of the proposed culvert (9.2 square feet) is comparable to the existing gross opening (9.0 square feet) while also incorporating 18 inches of natural stream substrate. Improving the openness ratio to meet the standard would require a substantially larger or shorter structure; neither is practicable given the constraints of the existing driveway and adjacent resource areas.
- **Substrate:** The proposed design includes natural stream substrate within the culvert, consisting of a mix of cobbles and bank run gravel sized to match existing conditions, as detailed on Sheet LC-502. This Standard is met.
- **Embedment:** The proposed 48-inch culvert will be embedded 18 inches (37.5% of pipe diameter), exceeding the minimum embedment standard of 25% for round pipe culverts. The minimum 2' embedment is not met, which would require a larger span or a reduction in available flow area.

- **Water Depth and Velocity:** The combination of natural substrate and 18 inches of embedment will produce depth and velocity of flows that are matched to the upstream and downstream segments of the stream channel, while providing for a modest increase in capacity to pass larger flows.
- **Banks:** This segment of the intermittent stream is highly channelized with stone-reinforced banks extending on both sides of the culvert. The proposed project will restore banks to the pre-construction condition

The proposed crossing does not fully meet all six Standards but meets them to the maximum extent practicable. Full compliance would require a span structure approximately three times the width of the proposed culvert, resulting in substantially greater disturbance to adjacent resource areas and disproportionate cost relative to the residential scale of this project. The proposed design improves upon the existing crossing in every functional respect.

National Heritage and Endangered Species Program (NHESP)

The site does not fall within the Priority or Estimated Habitats of Rare Species according to the most recent online data available from MassGIS.

FEMA Floodplains

Review of the parcel through FEMA's online database shows this area is outside the 100-year and 500-year flood plain.

Utilities:

Septic: The existing septic system will remain and does not require modification. Sanitary service connection from the house to the septic tank will be replaced.

Water: A new well is proposed as part of this project and will service the new house as shown on the plans. A settling basin and erosion control barrier for the well drilling work is proposed to control sediment from drilling spoils.

Electric: There is an existing utility pole on site which connects electricity from a pole-mounted transformer along Chestnut Hill Loop, to the residence via an overhead wire. Proposed trenching is shown on the site plans for new conduit installed underground, and running underneath the existing driveway. Existing overhead wire and utility poles within the site will be removed by the utility company. Plans call for all equipment to be located outside of resource areas.

Drainage: Roof drainage will be discharged via several downspouts at the base of the building. Two foundation drain outlets carrying clean groundwater are proposed to discharge within the buffer. The project is exempt from the Massachusetts Stormwater Standards as a single family house.

CONCLUSION

The project has been designed to minimize impacts to wetland resource areas nearby. We look forward to discussing this project at your next meeting.

Sincerely,

Berkshire Design Group

A handwritten signature in blue ink, appearing to read "Chris Chamberland". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Chris Chamberland
Principal Civil Engineer

February 24, 2026

RE: 82 Chestnut Hill Loop, Montague, MA
Notice of Intent - Site Photographs



Front of house (looking north)



South side of house (looking east)



East (rear) side of house (looking north) – Proposed well location at right of frame



North side of house (looking west) – intermittent stream to right



Driveway from house to Chestnut Hill Loop (looking north) – stream crossing in center of frame



Outlet (west) end of stone culvert – pond management pipe visible



Inlet side of stone culvert (looking upstream away from culvert) – Note stone wall across stream



Trout pond (looking northwest)

Wendell Wetland Services

105 Montague Road
Wendell, MA 01379
(978) 544-5607
ward.ves@gmail.com

June 19, 2023

Mr. Lance Kirley
Classic Colonial Homes
123 Meadow Street
Florence, MA 01062
Via electronic mail

Re: Wetland Delineation, 82 Chestnut Hill Loop, Montague

Dear Mr. Kirley:

As requested, Wendell Wetland Services (WWS) visited the above referenced site today in order to delineate all wetlands in the vicinity of the existing single family home. All wetlands in this area that are protectable under the Massachusetts Wetlands Protection Act (M.G.L. chapter 131, section 40) and Regulations (310 CMR 10.00) have been marked in the field with consecutively numbered pink “wetland delineation” flagging tape or stake-flags. While the wetland boundary has been accurately identified, only the Montague Conservation Commission, or the Massachusetts Department of Environmental Protection (DEP) on appeal under State law, can make the final determination of the extent of the wetland resource areas on the site.

Delineation Methodology

The methodology employed in delineating the “bordering vegetated wetland” boundary utilized both vegetation and hydrology as outlined in the Regulations at 310 CMR 10.55 and in the DEP handbook *Massachusetts Handbook for the Delineation of Bordering Vegetated Wetlands, Second Edition* (2022). Hydrophytic Vegetation was based upon the US Fish and Wildlife Service’s *National List of Plant Species that Occur in Wetlands* (2020), as well as all plant species listed in the Act. Wetland hydrology includes a high water table, water-stained leaves, and hydric soils. Hydric soils were determined based upon the interagency document *Field Indicators for Identifying Hydric Soils in New England, Version 4* (2019).

Site Description

The property subject to my delineation is located to the south of Chestnut Hill Loop, and contains a paved driveway, lawn area, a single family home, and out-buildings.

To the north of the existing dwelling is a well-defined stream channel. Near the paved driveway, the stream flows within defined banks that are made of fitted stone, while to the east there is a narrow wetland bordering on the stream that is vegetated by yellow birch (*Betula allagheniensesis*), cinnamon fern (*Osmundastrum cinnamomeum*), and sedges including fringed sedge (*Carex crinita*). Flags A-1 to A-16 mark the bank and wetland

boundary east of the driveway, while flags C-1 to C-3 mark the bank of the brook to the west.

There is another wetland system to the east and south of the existing house that abuts the lawn in places. This area is vegetated by red maple (*Acer rubrum*), cinnamon fern, and peat moss (*Sphagnum* spp.), and contains a very small intermittent stream within it. Flags B-1 to B-23 mark the wetland boundary.

There is a man-made pond to the west of the driveway which receives water from the "A" and "C" intermittent stream system. Flags D-1 to D-15 mark the bank of the pond.

Wetland Resource Areas

Under the state Regulations (310 CMR 10.00), wetlands are broken up into different resource areas, each of which is regulated in a slightly different manner. The delineated wetlands contain the following resource areas, to which there is a 100 foot buffer zone:

- * Bank (10.54);
- * Bordering Vegetated Wetland (10.55);
- * Land Under a Waterway (10.56).

The stream on the site is shown as intermittent on the most recent USGS quadrangle. Therefore, as required by the Regulations, the USGS *Streamstats* Program was run at a point well downgradient of the project area. Since the watershed for the stream at this downstream location is only 0.31 square miles, well below the 0.5 square mile threshold for a potentially perennial stream, there should not be any 200 foot "Riverfront Area" associated with the stream in the project area.

Project Planning

It is my understanding that the proposed project is the reconstruction of the connector and expansion of the existing garage. First, you should have the wetland boundaries surveyed and plotted onto a site plan showing all proposed work. Sediment and erosion control should be shown on the site plan that is adequate to protect the downgradient wetlands from sedimentation during construction.

Limited work in the buffer zone may, at the Commission's discretion, be approved after the filing of a *Request for Determination of Applicability* (WPA form 1) along with the site plan. More extensive work, or any work that will "alter" wetlands, requires the filing of the more complicated *Notice of Intent* (WPA form 3).

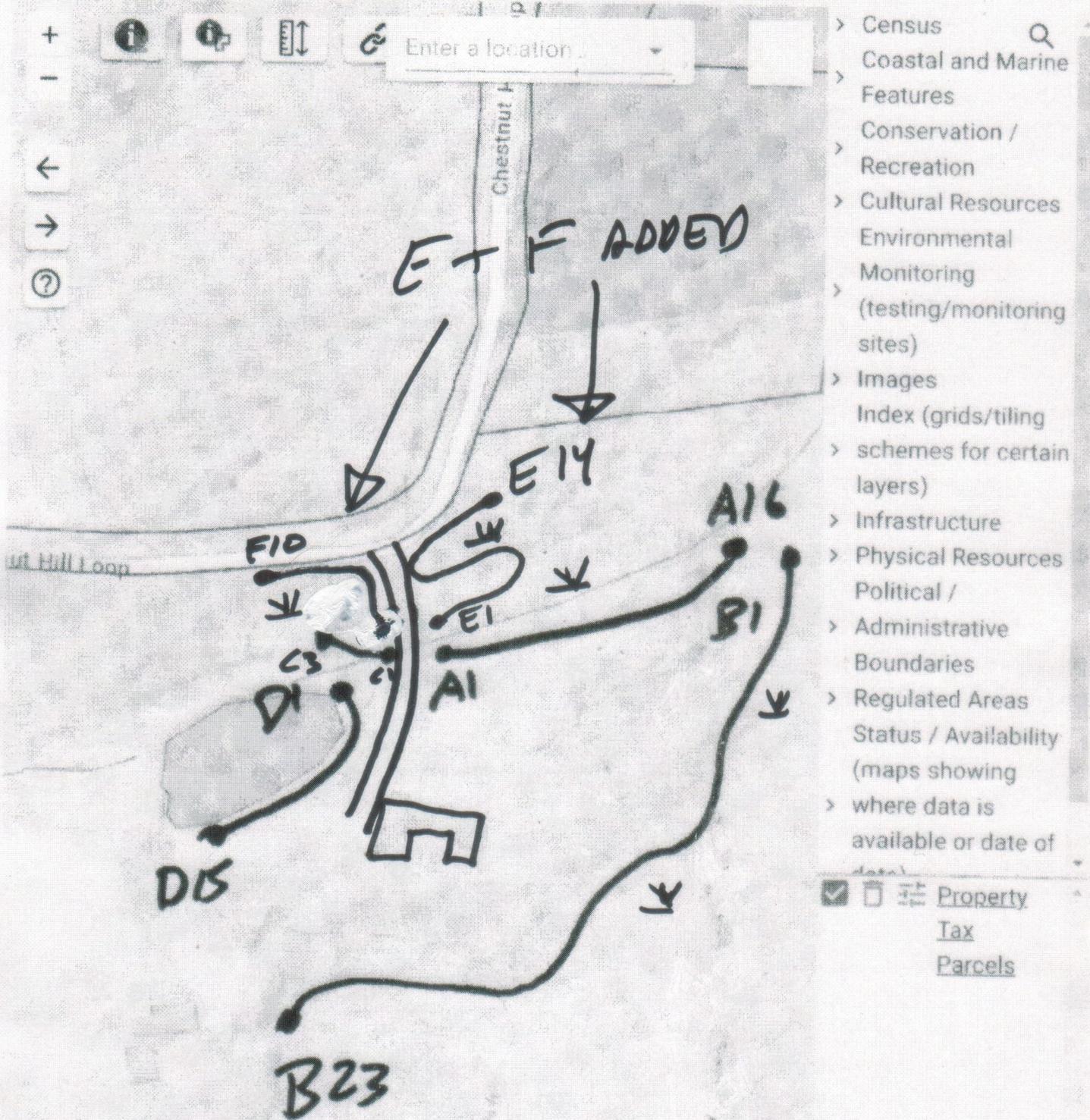
The site does not fall within the *Estimated Habitats of Rare Wildlife* or *Priority Habitats of Rare Species* according to the most recent online mapping. Therefore, unless new information becomes available, you should not have to make any filing with the Natural Heritage and Endangered Species Program.

Please feel free to contact me if you have any questions regarding my delineation.

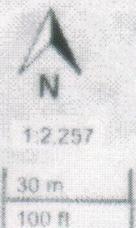
Sincerely,
Wendell Wetland Services

Ward Smith, SPWS
Senior Professional Wetland Scientist

Note: Wetland flag series "E" and "F" were added to delineate the far side of the "A" and "C" wetland areas for completeness in December 2025.



* All pink "WETLAND DEWEATHER" TAPE

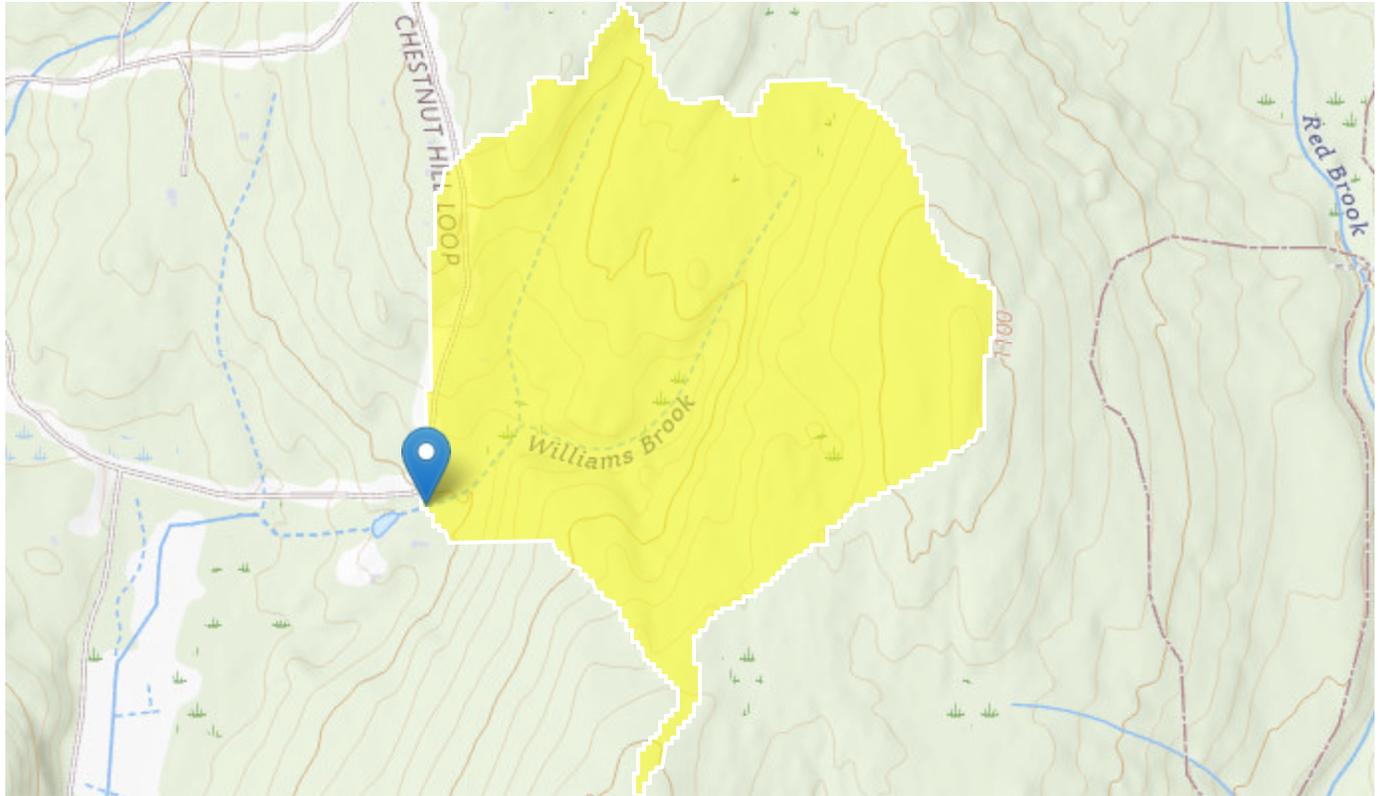


StreamStats Report - 82 Chestnut Hill Loop

Region ID: MA

Clicked Point (Latitude, Longitude): 42.51811, -72.46597

Time: 2026-02-24 11:09:43 -0500



StreamStats Update

Starting with version 4.30.0, the StreamStats application uses services that were redeveloped with open-source software components. Users may observe minor variations in computed results when compared to those from previous versions. These differences are expected and do not reflect errors in the underlying data or analytical methods. Users are advised to consider these potential variations when interpreting or comparing results generated across different versions of StreamStats. Please email streamstats@usgs.gov with any questions or concerns. A full list of changes can be found at

<https://www.usgs.gov/streamstats/news/streamstats-data-updates-open-source-code-release>
(<https://www.usgs.gov/streamstats/news/streamstats-data-updates-open-source-code-release>) .

➤ Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
BSLDEM10M	Mean basin slope computed from 10 m DEM	8.9456	percent
DRNAREA	Area that drains to a point on a stream	0.3	square miles

➤ Bankfull Statistics

Bankfull Statistics Parameters [Bankfull Statewide SIR2013 5155]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
BSLDEM10M	Mean Basin Slope from 10m DEM	8.9456	percent	2.2	23.9
DRNAREA	Drainage Area	0.3	square miles	0.6	329

Bankfull Statistics Parameters [Appalachian Highlands D Bieger 2015]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	0.3	square miles	0.07722	940.1535

Bankfull Statistics Parameters [New England P Bieger 2015]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	0.3	square miles	3.799224	138.999861

Bankfull Statistics Parameters [USA Bieger 2015]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	0.3	square miles	0.07722	59927.7393

Bankfull Statistics Disclaimers [Bankfull Statewide SIR2013 5155]

One or more of the parameters is outside the suggested range. Estimates were extrapolated with unknown errors.

Bankfull Statistics Flow Report [Bankfull Statewide SIR2013 5155]

Statistic	Value	Unit
Bankfull Width	9.75	ft
Bankfull Depth	0.693	ft
Bankfull Area	6.65	ft ²
Bankfull Streamflow	17.8	ft ³ /s

Bankfull Statistics Flow Report [Appalachian Highlands D Bieger 2015]

Statistic	Value	Unit
Bieger_D_channel_width	9.22	ft
Bieger_D_channel_depth	0.793	ft
Bieger_D_channel_cross_sectional_area	7.39	ft ²

Bankfull Statistics Disclaimers [New England P Bieger 2015]

One or more of the parameters is outside the suggested range. Estimates were extrapolated with unknown errors.

Bankfull Statistics Flow Report [New England P Bieger 2015]

Statistic	Value	Unit
Bieger_P_channel_width	18	ft
Bieger_P_channel_depth	1.06	ft
Bieger_P_channel_cross_sectional_area	18.7	ft ²

Bankfull Statistics Flow Report [USA Bieger 2015]

Statistic	Value	Unit
Bieger_USA_channel_width	8.11	ft
Bieger_USA_channel_depth	0.933	ft
Bieger_USA_channel_cross_sectional_area	8.92	ft ²

Bankfull Statistics Flow Report [Area-Averaged]

Statistic	Value	Unit
Bankfull Width	9.75	ft

Statistic	Value	Unit
Bankfull Depth	0.693	ft
Bankfull Area	6.65	ft ²
Bankfull Streamflow	17.8	ft ³ /s
Bieger_D_channel_width	9.22	ft
Bieger_D_channel_depth	0.793	ft
Bieger_D_channel_cross_sectional_area	7.39	ft ²
Bieger_P_channel_width	18	ft
Bieger_P_channel_depth	1.06	ft
Bieger_P_channel_cross_sectional_area	18.7	ft ²
Bieger_USA_channel_width	8.11	ft
Bieger_USA_channel_depth	0.933	ft
Bieger_USA_channel_cross_sectional_area	8.92	ft ²

Bankfull Statistics Citations

Bent, G.C., and Waite, A.M., 2013, Equations for estimating bankfull channel geometry and discharge for streams in Massachusetts: U.S. Geological Survey Scientific Investigations Report 2013–5155, 62 p., (<http://pubs.usgs.gov/sir/2013/5155/>)

Bieger, Katrin; Rathjens, Hendrik; Allen, Peter M.; and Arnold, Jeffrey G., 2015, Development and Evaluation of Bankfull Hydraulic Geometry Relationships for the Physiographic Regions of the United States, Publications from USDA-ARS / UNL Faculty, 17p. (https://digitalcommons.unl.edu/usdaarsfacpub/1515?utm_source=digitalcommons.unl.edu%2Fusdaarsfacpub%2F1515&utm_medium=PDF&utm_cam)

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Application Version: 4.31.0

SSHydro Services Version: 1.1.0

SSDelineate Services Version: 1.0.1

NSS Services Version: 2.2.1

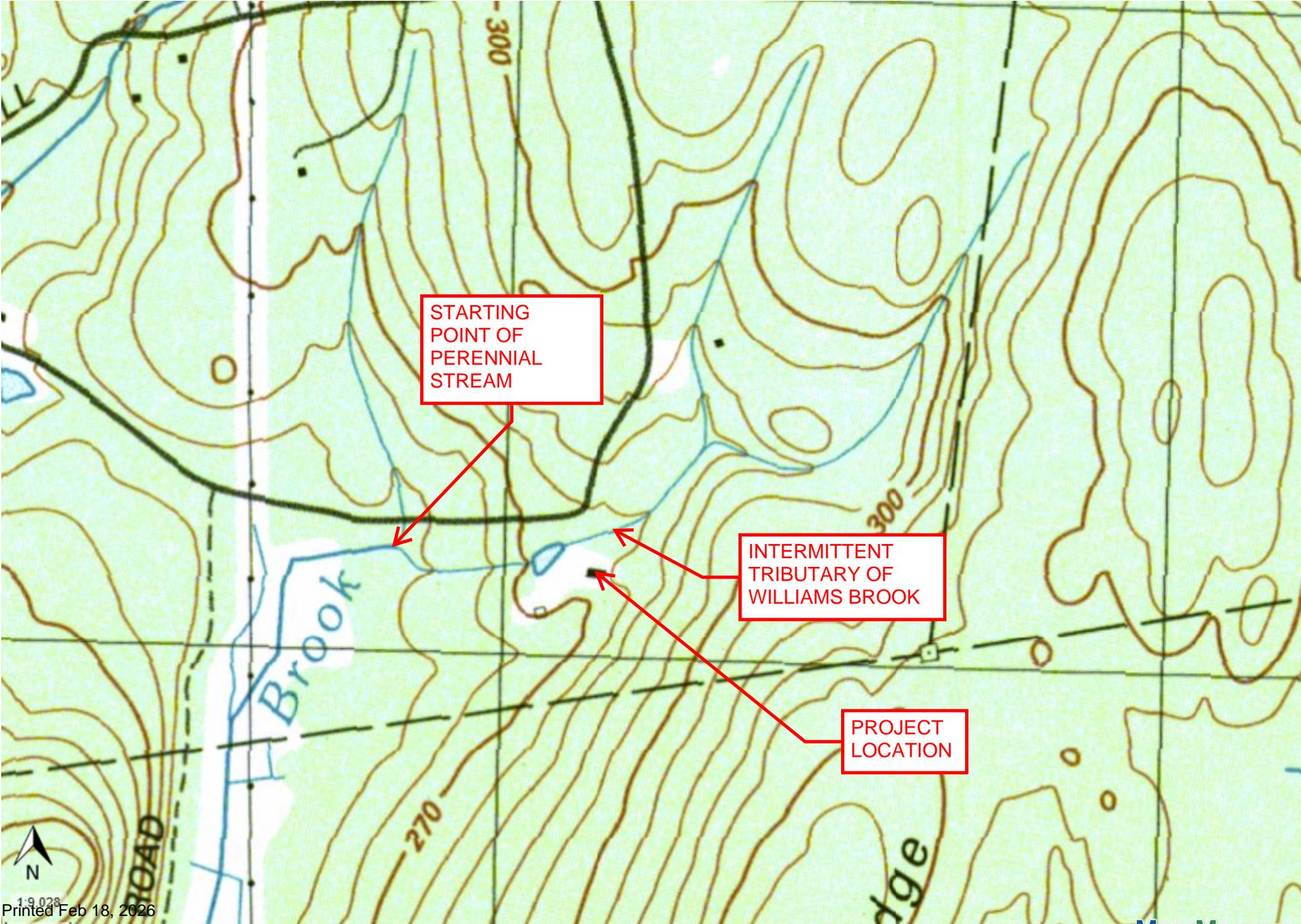
GageStats Services Version: 1.2.1

Pourpoint Services Version: 1.2.0

Batch Processor Version: 1.6.1

82 Chestnut Hill Loop

USGS Topographic Maps
Property Tax Parcels



Site Plans for

RED BROOK FARM

82 Chestnut Hill Loop
Montague, Massachusetts

Prepared For:

Chestnut Hill Realty, LLC
82 Chestnut Hill Loop,
Montague, MA 01351

Permit Set - Notice of Intent

Date:

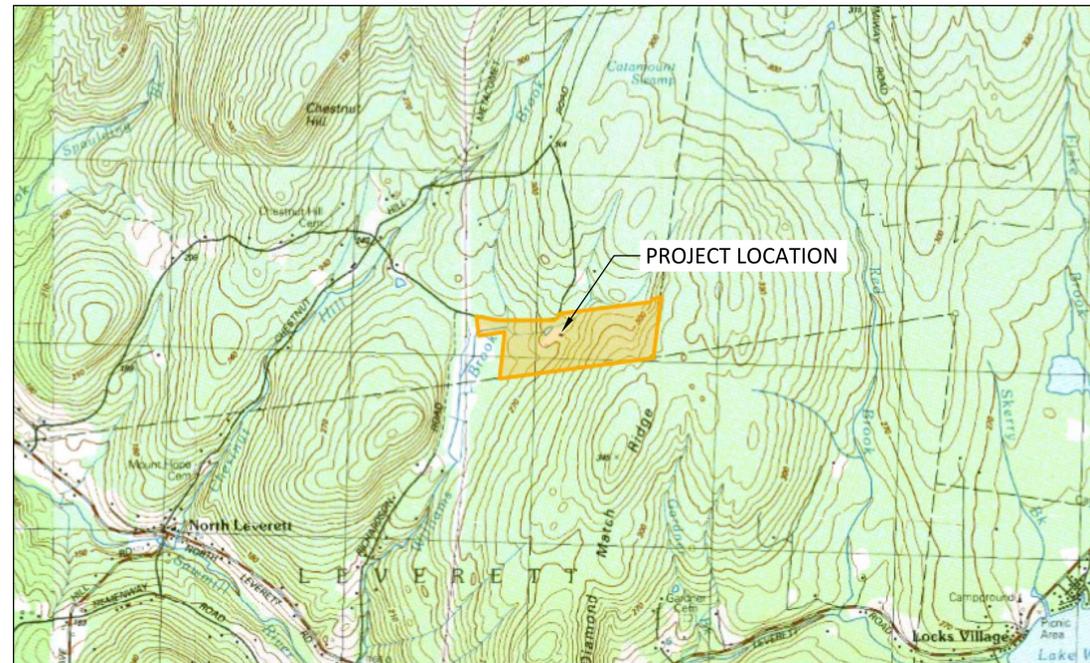
February 24, 2026

Prepared By:



Landscape Architecture
Civil Engineering
Planning
Land Surveying

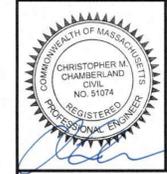
4 Allen Place Northampton
Massachusetts 01060
www.berkshiredesign.com



Locus Map

Sheet Index

	COVER
LC-100	EXISTING CONDITIONS PLAN
LC-111	DEMOLITION & EROSION CONTROL PLAN
LC-121	SITE LAYOUT & MATERIALS PLAN
LC-131	SITE GRADING, DRAINAGE, & UTILITIES PLAN
LC-501	SITE DETAILS
LC-502	SITE DETAILS



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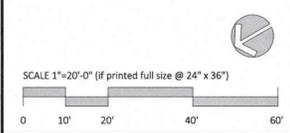
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Red Brook Farm

82 Chestnut Hill Loop
Montague, MA 01351

NOTICE OF INTENT

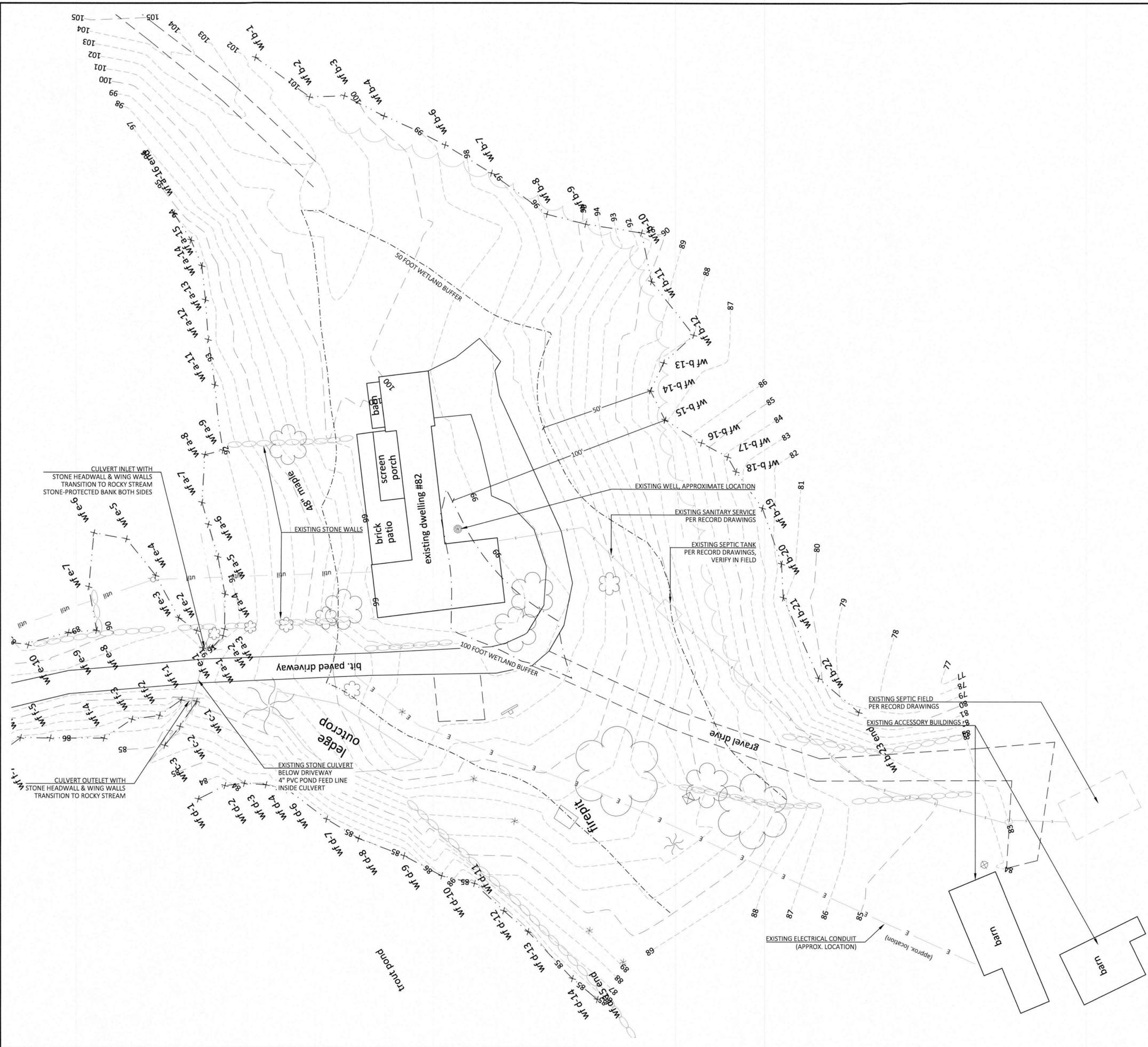
EXISTING CONDITIONS PLAN



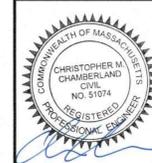
Revisions	

Date:	February 24, 2026	Sheet Number	LC-101
Scale:	1"=20'		
Drawn By:	MET		
Checked By:	CC		

- EXISTING CONDITIONS NOTES**
1. THE EXISTING CONDITIONS DEPICTED HEREON WERE OBTAINED FROM A SURVEY PLAN PUBLISHED IN JANUARY, 2025 BY HAROLD L. EATON AND ASSOCIATES, INC.
 2. THIS PLAN IS PREPARED AS A SITE DESIGN AND IS NOT INTENDED TO BE USED FOR DETERMINATION OF PROPERTY LINES. THIS PLAN DOES NOT NECESSARILY SHOW ALL EXISTING EASEMENTS ON THE LOCUS PROPERTY.
 3. WETLAND AREAS DELINEATED BY WENDELL WETLAND SERVICES IN JUNE, 2023.
 4. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. IF A DISCREPANCY IS FOUND BETWEEN THIS PLAN AND THE ACTUAL FIELD CONDITION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY BERKSHIRE DESIGN GROUP.
 5. PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 811.
 6. SURVEY WORK WAS NOT PERFORMED BY BERKSHIRE DESIGN GROUP; THEREFORE, SURVEY CONTROL WILL NOT BE PROVIDED.



P:\MOUNTAIN\82 CHESTNUT HILL LOOP\03-DESIGN PROCESS\DRAWINGS\03-01 LC-100 EX-CONDITIONS.DWG PLOT DATE: 2/24/2026



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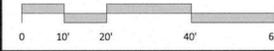
Red Brook Farm

82 Chestnut Hill Loop
Montague, MA 01351

NOTICE OF INTENT

DEMOLITION & EROSION CONTROL PLAN

SCALE 1"=20'-0" (if printed full size @ 24" x 36")



Revisions

NO.	DATE	DESCRIPTION

Date:	February 24, 2026	Sheet Number	
Scale:	1"=20'	LC-111	
Drawn By:	MET		
Checked By:	CC		

SITE PREPARATION/DEMOLITION NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR A THOROUGH SITE EXAMINATION TO DETERMINE THE EXTENT OF DEMOLITION NECESSARY TO PREPARE THE SITE FOR CONSTRUCTION AND SHALL VERIFY ALL ITEMS TO BE DEMOLISHED OR SALVAGED WITH BERKSHIRE DESIGN GROUP PRIOR TO BEGINNING WORK.
- CARE SHALL BE TAKEN NOT TO DAMAGE ANY ITEMS DESIGNATED TO REMAIN; REPAIR OR REPLACEMENT OF DAMAGED ITEMS DESIGNATED TO REMAIN SHALL BE AT THE CONTRACTOR'S EXPENSE.
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- DISPOSAL OF PROPERTY DESIGNATED TO BE REMOVED SHALL BE AT THE DIRECTION OF BERKSHIRE DESIGN GROUP OR OWNER, AND SHALL CONFORM TO ALL APPLICABLE LAWS AND REGULATIONS. ALL SALVAGEABLE MATERIAL SHALL BE DELIVERED BY THE CONTRACTOR TO STORAGE AREAS DESIGNATED BY BERKSHIRE DESIGN GROUP OR THE OWNER. CONTRACTOR SHALL REMOVE ALL EXISTING UNSUITABLE MATERIALS FROM THE SITE.
- THE CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN AS SHOWN ON THE PLANS AND DETAILS.
- ALL STRIPPED TOPSOIL TO BE RE-USED SHALL BE SCREENED AND STOCKPILED IN AN AREA DESIGNATED BY BERKSHIRE DESIGN GROUP OR THE OWNER. ANY EXCESS TOPSOIL THAT WILL NOT BE INCORPORATED INTO THE WORK SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL TOPSOIL AS NEEDED TO MEET THE SPECIFICATIONS.
- THE CONTRACTOR MAY USE TEMPORARY FENCING TO CONTROL THE SITE DURING CONSTRUCTION. PRIOR TO THE FINAL COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY FENCING AND BARRICADES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UNDERGROUND UTILITIES TO REMAIN SHALL BE PROTECTED DURING THE COURSE OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES, REGARDLESS OF WHETHER THE UTILITY THAT WAS DAMAGED WAS SHOWN ON THE PLANS.
- ALL PROPERTY BOUNDARY MONUMENTS SHALL BE PROTECTED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF A PROFESSIONAL LAND SURVEYOR TO RE-SET OR REPLACE ANY MONUMENT DAMAGED OR ALTERED BY CONSTRUCTION ACTIVITIES.
- PRIOR TO THE START OF WORK, LOCATE EXISTING SEPTIC TANK, MARK OUT AND PROTECT FROM VEHICLE TRAFFIC THROUGHOUT CONSTRUCTION.
- REMOVAL OF EXISTING STONE CULVERT AND INSTALLATION OF NEW CULVERT SHALL OCCUR IN A SINGLE PHASE. WORK SHALL NOT BEGIN UNTIL ALL REQUIRED MATERIALS ARE DELIVERED TO THE SITE. WORK SHALL BE SCHEDULED FOR SUMMER LOW-FLOW CONDITIONS DURING A TIME OF EXTENDED DRY WEATHER. WORK SHALL OCCUR IN THE DRY IF POSSIBLE. THE CONTRACTOR SHALL PLACE SAND BAG DAM AND HAVE TEMPORARY BYPASS (GRAVITY AND/OR PUMPING) AVAILABLE DURING ALL CULVERT WORK. CONTRACTOR SHALL REVIEW SCHEDULE, PROCEDURES, EROSION CONTROLS, AND BYPASS IN THE FIELD WITH BERKSHIRE DESIGN AND (IF REQUIRED BY THE ORDER OF CONDITIONS) WITH THE CONSERVATION COMMISSION PRIOR TO THE START OF CULVERT WORK.

EROSION CONTROL NOTES

- THE CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES AS NECESSARY TO PREVENT EROSION WITHIN THE SITE AND MIGRATION OF SEDIMENT OFF OF THE SITE, OR AS DIRECTED BY BERKSHIRE DESIGN GROUP. ALL DEVICES SHALL COMPLY WITH THE MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS, CURRENT VERSION, PUBLISHED BY MASSDEP.
- THE PROPOSED PROJECT IS SUBJECT TO AN ORDER OF CONDITIONS ISSUED BY THE TOWN OF MONTAGUE CONSERVATION COMMISSION, MASSDEP FILE NUMBER _____ THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS OF THIS PERMIT.
- THE CONTRACTOR SHALL INSPECT ALL INSTALLED EROSION CONTROL DEVICES AT LEAST WEEKLY AND AFTER EACH STORM. IF ANY DEVICE IS FOUND TO BE DAMAGED, THE CONTRACTOR SHALL REPAIR IT IMMEDIATELY. IF SEDIMENT IS FOUND TO FILL MORE THAN HALF THE HEIGHT OF THE DEVICE, THE SEDIMENT SHALL BE REMOVED OR THE DEVICE REPLACED.
- ALL VEHICLES ENTERING AND EXITING THE SITE SHALL BE REQUIRED TO CROSS A TRACKING PAD TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC ROADWAYS. IF SEDIMENT IS FOUND ON ROADWAYS, THE SEDIMENT SHALL BE REMOVED IMMEDIATELY.
- THE CONTRACTOR SHALL INSTALL EROSION CONTROL BARRIER ALONG ALL DOWN-SLOPE SITE LIMITS TO PREVENT THE MIGRATION OF SEDIMENT OFF-SITE.
- THE CONTRACTOR SHALL UTILIZE EROSION CONTROL BLANKET TO PROTECT ALL SLOPES STEEPER THAN 3H:1V UNTIL PERMANENTLY STABILIZED.
- ALL SOIL STOCKPILES SHALL BE SURROUNDED BY A CONTINUOUS SILT FENCE. IF THE STOCKPILE WILL REMAIN UNUSED FOR MORE THAN 30 DAYS, THE STOCKPILE SHALL BE STABILIZED BY TEMPORARY SEEDING OR OTHER APPROVED METHOD.
- ALL DEWATERING DISCHARGES SHALL BE DIRECTED TO A DEWATERING SEDIMENT TRAP.
- THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF EXTRA EROSION CONTROL MATERIALS THAT MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS ON-SITE AT ALL TIMES.
- THE CONTRACTOR SHALL MONITOR WEATHER THROUGHOUT THE PROJECT AND PREPARE THE SITE IN ADVANCE OF SEVERE WEATHER IN ORDER TO PREVENT DAMAGE TO WORK IN PLACE AND SEDIMENT MIGRATION OFF OF THE SITE.
- THE CONTRACTOR SHALL IMPLEMENT SPILL-PREVENTION PROCEDURES AND MAINTAIN A SPILL PREVENTION AND CLEANUP PLAN FOR THE SITE. ALL MATERIALS THAT ARE CAPABLE OF SPILLING, LEAKING, DISSOLVING OR OTHERWISE POLLUTING STORMWATER RUNOFF SHALL BE COVERED WHILE STORED AT THE SITE.
- ALL SEDIMENT REMOVED FROM THE SITE SHALL BE HANDLED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- ALL TEMPORARY EROSION CONTROLS SHALL REMAIN IN PLACE UNTIL THE SITE IS FULLY STABILIZED. AFTER STABILIZATION, TEMPORARY EROSION CONTROLS SHALL BE REMOVED FROM THE SITE PRIOR TO THE COMPLETION OF THE WORK.



MONTAGUE: 82 CHESTNUT HILL LOOP.DWG DESIGN: PROCESSOR.DRAWINGS.DWG LC-111.DWG & RDS.PLAN.DWG PLOT DATE: 2/24/2026

MONTAGUE: 82 CHESTNUT HILL LOOP: DESIGN PROCESS: DRAWINGS: 5.01: LC-121: LAYOUT PLAN: DWG: PLOT DATE: 2/24/2026



LAYOUT NOTES

- ALL LINES OR POINTS ARE PERPENDICULAR OR PARALLEL TO LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE NOTED, WRITTEN DIMENSIONS SHALL PREVAIL.
- THE CONTRACTOR SHALL VERIFY ALL LAYOUT, DIMENSIONS, GRADES, AND INVERTS PRIOR TO CONSTRUCTION, REPORT ANY DISCREPANCIES TO BERKSHIRE DESIGN GROUP. ALL DISCREPANCIES SHALL BE RESOLVED IN WRITING PRIOR TO BEGINNING WORK.
- ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE TOWN OF MONTAGUE AND THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION.
- ALL AREAS DISTURBED FROM CONSTRUCTION ACTIVITY TO RECEIVE 6" (MIN.) TOPSOIL AND TO BE RAKED, SMOOTHED, FERTILIZED AND SEEDED WITH PERENNIAL TURFGRASSES UNLESS OTHERWISE NOTED.
- ALL NEW WALKS AND SURFACES TO MEET EXISTING WALKS AND SURFACES WITH SMOOTH, CONTINUOUS LINE AND GRADE.
- THE CONTRACTOR SHALL NOT INSTALL CONCRETE, ASPHALT, RUBBER, AND OTHER HARDSCAPE SURFACING DURING ADVERSE WEATHER CONDITIONS (RAIN, SLEET, ETC.).
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXCESS OR SPILLED CONCRETE, ASPHALT, AGGREGATE AND OTHER MATERIALS FROM THE SITE.
- CAD FILES FOR THE PROJECT WILL BE MADE AVAILABLE BY BERKSHIRE DESIGN GROUP FOR THE CONVENIENCE OF THE CONTRACTOR UPON REQUEST. THE CONTRACTOR SHALL BE BOUND BY BERKSHIRE DESIGN GROUP'S TERMS AND CONDITIONS FOR USE OF ELECTRONIC FILES. EXISTING SURVEY CONTROL DATA WILL NOT BE PROVIDED.

PLANTING NOTES

- ALL NURSERY STOCK SHALL MEET THE MOST RECENT HORTICULTURAL STANDARDS OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA) AS TO GRADING AND QUALITY.
- ALL PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES AND SHALL BE GROWN FOR AT LEAST TWO YEARS UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE AT THE PROJECT SITE.
- ALL PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THAT PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED IF APPROVED BY BERKSHIRE DESIGN GROUP.
- PRIOR TO THE TIME OF INSTALLATION: BALLED AND BURLAPPED PLANTS SHALL BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS; ROOT BALLS SHALL BE FIRMLY WRAPPED WITH BURLAP. CONTAINER GROWN PLANTS SHALL NOT BE REMOVED FROM CONTAINER UNTIL TIME OF PLANTING; ROOT SYSTEM SHALL BE FIRMLY SET IN CONTAINER BUT NOT ROOT BOUND.
- TREES AND SHRUBS SHALL BE PLANTED IN HOLES WITH DIAMETER TWICE THE DIAMETER OF THE ROOT BALL, OR AS DIRECTED BY BERKSHIRE DESIGN GROUP.
- THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING TREE PLANTING PROCEDURE:
 - LOCATE THE ROOT FLARE FOR EACH TREE PRIOR TO REMOVING CONTAINER/ BURLAP MESH.
 - REMOVE ANY DIRT/MULCH ABOVE FLARE AND SET TREE IN THE HOLE SO THAT THE ROOT FLARE MATCHES THE SURFACE ELEVATION ADJACENT TO THE HOLE.
 - FOR TREES PLANTED ON A SLOPE, THE ROOT FLARE SHALL BE SET ALONG THE CONTOUR LINE OF THE SLOPE.
 - ONCE THE TREE IS IN THE HOLE, THE CONTRACTOR SHALL LOOSEN ROOTS AT THE PERIMETER OF ROOT BALL, REDIRECT ANY CURVING ROOTS, AND CUT ANY CROSSING ROOTS OR ROOTS WHICH MAY STRANGLE THE ROOT BALL/TRUNK IN THE FUTURE.
 - REMOVE BASKETS AND BURLAP AS DESCRIBED IN NOTE 7 BELOW.
 - INSTALL TREE STABILIZATION AS SHOWN IN THE PLANS OR AS REQUIRED BY THE TECHNICAL SPECIFICATIONS.
 - AFTER ONE CALENDAR YEAR, THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ABOVE GROUND TREE STABILIZATION MATERIALS.
 - THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL PLANT TAGS PRIOR TO SUBSTANTIAL COMPLETION OF THE WORK.
 - PLANTING SOIL MIX SHALL CONSIST OF QUALITY TOPOSOIL WITH A PH OF 5.0 TO 7.0 AND ORGANIC CONTENT 5% OR GREATER. EXISTING SOILS MAY BE REUSED ON SITE AND AMENDED TO MEET THESE REQUIREMENTS. SOIL TESTING AND AMENDMENT RECOMMENDATIONS TO BE PROVIDED BY A THIRD PARTY SOILS LAB AT NO COST TO OWNER.
 - ON-SITE SOILS PROPOSED TO BE RE-USED SHALL BE SIFTED TO REMOVE ALL TWIGS, STICKS, AND STONES, AND STOCKPILED ON-SITE. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXCESS SOILS THAT WILL NOT BE INCORPORATED INTO THE PROJECT.
 - THE CONTRACTOR SHALL INCORPORATE SEASONED COMPOST, MYCORRHIZA, AND SEASONED BIOCHAR INTO PLANTING SOIL OF ALL NEW PLANTING AREAS.
 - THE CONTRACTOR SHALL FURNISH AND INSTALL 3" DEPTH (MINIMUM) OF SHREDDED CEDAR MULCH, UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR SHALL PROVIDE A WARRANTY FOR ALL PLANT MATERIAL FOR 12 MONTHS AFTER SUBSTANTIAL COMPLETION OF THE WORK. ANY PLANT MATERIAL WHICH DIES, BROWNS, DEFOLIATES OR FAILS TO FLOURISH PRIOR TO ACCEPTANCE OF WORK OR WITHIN ONE YEAR AFTER INSTALLATION SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUALITY, SIZE AND MEETING ALL PLANTING SPECIFICATIONS, AT NO COST TO THE OWNER.
 - PRIOR TO INSTALLATION, THE PLANTING LAYOUT SHALL BE REVIEWED IN THE FIELD AND APPROVED BY BERKSHIRE DESIGN GROUP.
 - THE CONTRACTOR SHALL PROVIDE TEMPORARY WATERING AS NECESSARY TO FULLY ESTABLISH PLANTINGS. WATERING SHALL CONTINUE FROM INSTALLATION UNTIL PLANTINGS ARE FULLY ESTABLISHED AT NO ADDITIONAL COST TO THE OWNER.

TYPICAL LAWN SEEDING

SPECIES	COMMON NAME	% BY WIGHT
POA PRATENSIS	KENTUCKY BLUEGRASS	10%
FESTUCA	TALL FESCUE MIX	80%
LOLIUM PERENNE	PERENNIAL RYEGRASS	10%

*Place straw over the newly seeded areas and water regularly until established.
 * Overseed with clover mix to support natural sources of nitrogen and pollinators



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 Phone: (413) 582-7000



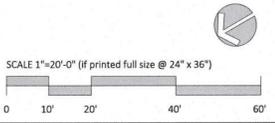
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NOTICE OF INTENT

SITE LAYOUT PLAN



Revisions	

Date:	February 24, 2026	Sheet Number	
Scale:	1"=20'	<div style="font-size: 2em; font-weight: bold; text-align: center;">LC-121</div>	
Drawn By:	MET		
Checked By:	CC		



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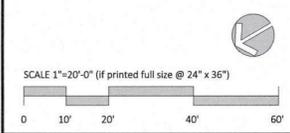
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NOTICE OF INTENT

GRADING, DRAINAGE, & UTILITIES PLAN



Revisions	

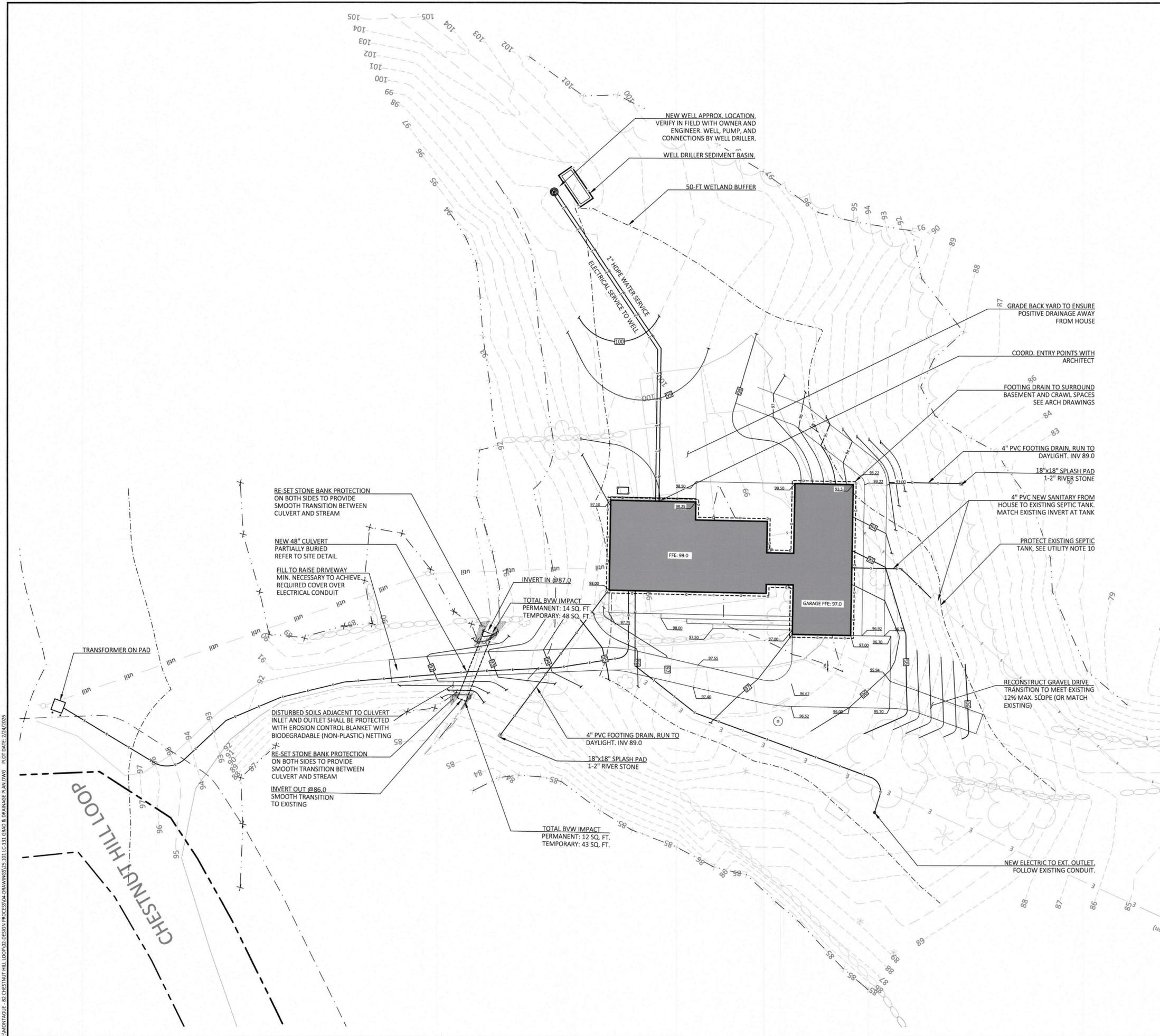
Date:	February 24, 2026	Sheet Number	
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Drawn By:	MET		
Checked By:	CC		

GRADING NOTES

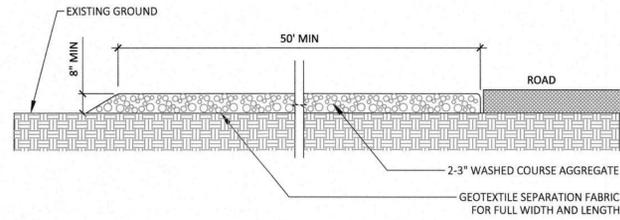
- ALL SIDEWALKS/WALKWAYS SHALL CONFORM TO THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD'S (MAAB) REQUIREMENTS.
 - UNLESS OTHERWISE NOTED:
 - TYPICAL SIDEWALK/WALKWAY CROSS-SLOPE SHALL BE 1.0% MINIMUM, 2.0% MAXIMUM.
 - SIDEWALK/WALKWAY RUNNING SLOPE SHALL BE 1.0% MINIMUM, 5.0% MAXIMUM.
 - SLOPES SHALL NOT EXCEED 2% ACROSS ANY ACCESSIBLE PARKING SPACE AND ACCESS AISLES.
- THE CONTRACTOR SHALL VERIFY ALL LAYOUT, DIMENSIONS, GRADES, AND INVERTS PRIOR TO CONSTRUCTION; REPORT ANY DISCREPANCIES TO BERKSHIRE DESIGN GROUP. ALL DISCREPANCIES SHALL BE RESOLVED IN WRITING PRIOR TO BEGINNING WORK.

UTILITY NOTES

- THE LOCATION, SIZE, AND TYPES OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. BERKSHIRE DESIGN GROUP DOES NOT WARRANT THE UTILITY INFORMATION DEPICTED. PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 811.
- SURFACE UTILITY STRUCTURES SHALL BE SET TO THE RIM ELEVATION INDICATED ON THE PLANS. IF NO RIM ELEVATION IS PROVIDED, SET ALL NEW OR ADJUSTED CATCH BASIN RIMS IN NON-PEDESTRIAN AREAS 1/4" BELOW FINISHED GRADE. ALL OTHER SURFACE UTILITY STRUCTURES SHALL BE ADJUSTED TO BE FLUSH WITH FINISHED GRADE.
- UTILITY PIPE MATERIALS SHALL BE THE FOLLOWING, UNLESS OTHERWISE NOTED:
 - WATER MAINS AND SERVICES 4" AND LARGER SHALL BE PRESSURE CLASS 350, CEMENT-LINED DUCTILE IRON.
 - WATER SERVICES SMALLER THAN 4" SHALL BE TYPE K COPPER.
 - SANITARY SEWER MAINS AND SERVICES SHALL BE SDR35 PVC.
 - DRAINAGE PIPE SHALL BE DOUBLE-WALL CORRUGATED HDPE. FOR DRAINAGE PIPE 8" AND SMALLER, THE CONTRACTOR MAY SUBSTITUTE SDR35 PVC.
 - ANY PIPE MEETING THE DEFINITION OF "PLUMBING" UNDER THE STATE PLUMBING CODE SHALL MEET THE REQUIREMENTS OF THAT CODE AND BE INSTALLED BY A LICENSED PLUMBER.
- WATER MAINS AND SERVICES SHALL HAVE A MINIMUM OF 5' OF COVER.
- WATER MAINS SHALL HAVE THRUST BLOCKS CONSTRUCTED AT ALL ANGLES, BENDS, BRANCHES, PLUGS AND WHEREVER ELSE IS NECESSARY TO PREVENT DISRUPTION OF PROPER FUNCTIONING OF THE LINE.
- ALL WATER MAINS AND SERVICES SHALL BE SEPARATED FROM ALL SANITARY SEWER MAINS AND SERVICES BY A HORIZONTAL DISTANCE OF 10' CLEAR AND A VERTICAL SEPARATION OF 18" CLEAR UNLESS OTHERWISE DIRECTED.
- WATER MAINS AND SERVICES SHALL HAVE A MINIMUM OF 2' HORIZONTAL SEPARATION FROM THE OUTSIDE OF WALL OF ANY DRAINAGE STRUCTURE.
- ALL SANITARY SEWER INVERTS ARE SHOWN AT THE CENTER POINT OF THE SEWER MANHOLE. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A SMOOTH INVERT CHANNEL WITH SLOPE MATCHING THE SLOPE OF THE SEWER.
- ALL PRIVATE UTILITIES SHALL MEET THE REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY.
- PRIOR TO THE START OF WORK, LOCATE EXISTING SEPTIC TANK, MARK OUT AND PROTECT FROM VEHICLE TRAFFIC THROUGHOUT CONSTRUCTION.

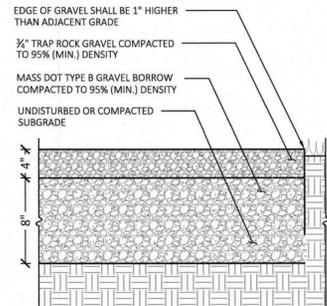


82 CHESTNUT HILL LOOP.DWG DESIGN PROCESSOR: CHANGES.01.LC-131 GRAD & DRAINAGE PLAN.DWG PLOT DATE: 2/24/2026



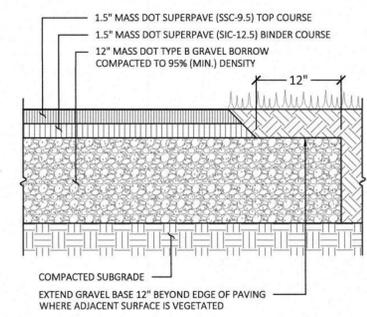
- STABILIZED CONSTRUCTION ACCESS NOTES:**
- DIMENSIONS: WIDTH: 15' FLARED TO 25' AT ROADWAY LENGTH: 50' MIN. GRADE AND CROSS SLOPE: 2%
 - CLEAR ACCESS OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL.
 - GRADE THE ROAD SUBGRADE SO THAT THE ACCESS WILL NOT DRAIN OFF SITE.
 - MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD, SEDIMENT, ETC. FROM LEAVING THE SITE. SHOULD MUD/SEDIMENT BE TRACKED OR WASHED INTO THE PUBLIC ROAD IT SHALL BE REMOVED IMMEDIATELY.

1 TEMPORARY TRACKING PAD
SCALE: NOT TO SCALE



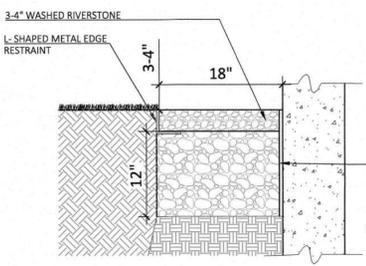
- NOTES**
- IF UNSUITABLE CONDITIONS ARE ENCOUNTERED IN THE FIELD, DEPTH OF BASE MATERIAL MAY BE INCREASED, AS DETERMINED BY BERKSHIRE DESIGN GROUP.
 - MASSDOT MATERIALS SHALL COMPLY WITH THE MASSDOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES (CURRENT EDITION).
 - GRAVEL BASE COURSE SHALL BE PLACED IN EQUAL 6\"/>

4 GRAVEL DRIVEWAY
SCALE: NOT TO SCALE

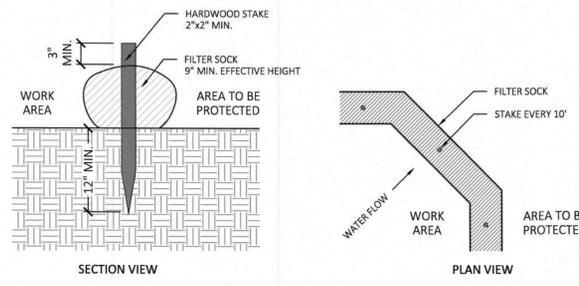


- NOTES**
- IF UNSUITABLE CONDITIONS ARE ENCOUNTERED IN THE FIELD, DEPTH OF BASE MATERIAL MAY BE INCREASED, AS DETERMINED BY BERKSHIRE DESIGN GROUP.
 - ALL MATERIALS SHALL COMPLY WITH THE MASSDOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES (CURRENT EDITION).
 - GRAVEL BASE COURSE SHALL BE PLACED IN EQUAL 6\"/>

5 ASPHALT PAVING
SCALE: NOT TO SCALE

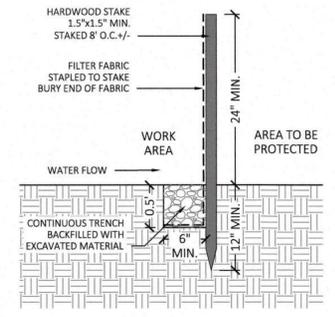


7 STONE DRIP STRIP
SCALE: NOT TO SCALE



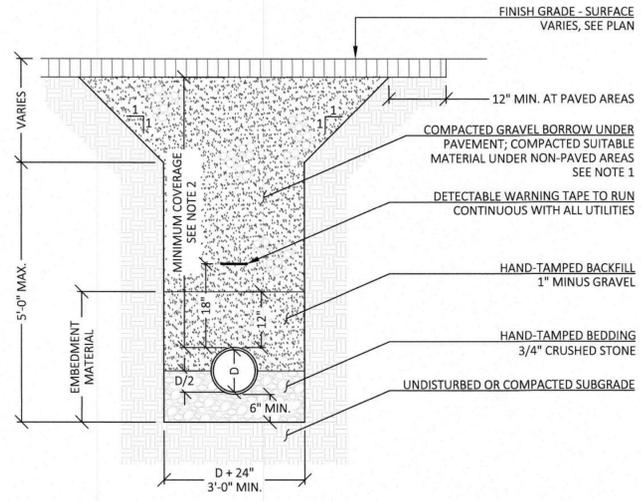
- NOTES**
- SOCK CASING SHALL BE POLYPROPYLENE MESH OR FULLY BIODEGRADABLE JUTE OR COTTON MESH.
 - SOCK SHALL BE FILLED WITH SEED-FREE WOOD CHIPS OR COMPOST PER MANUFACTURERS REQUIREMENTS AND FILLED SUFFICIENTLY TO ENSURE MINIMUM EFFECTIVE HEIGHT AS SHOWN.
 - SOCK CASING SHALL BE COMPLETELY REMOVED FROM THE SITE PRIOR TO THE COMPLETION OF THE WORK.
 - WOOD CHIPS / COMPOST MAY BE SPREAD ON SITE UNLESS OTHERWISE DIRECTED BY THE OWNER OR BERKSHIRE DESIGN GROUP AND SHALL BE SPREAD SO AS NOT TO INTERRUPT DRAINAGE PATHS.
 - AFTER REMOVAL OF EROSION CONTROLS, THE CONTRACTOR SHALL RAKE, LOAM, AND SEED REMAINING DISTURBED AREAS.

2 FILTER SOCK
SCALE: NOT TO SCALE



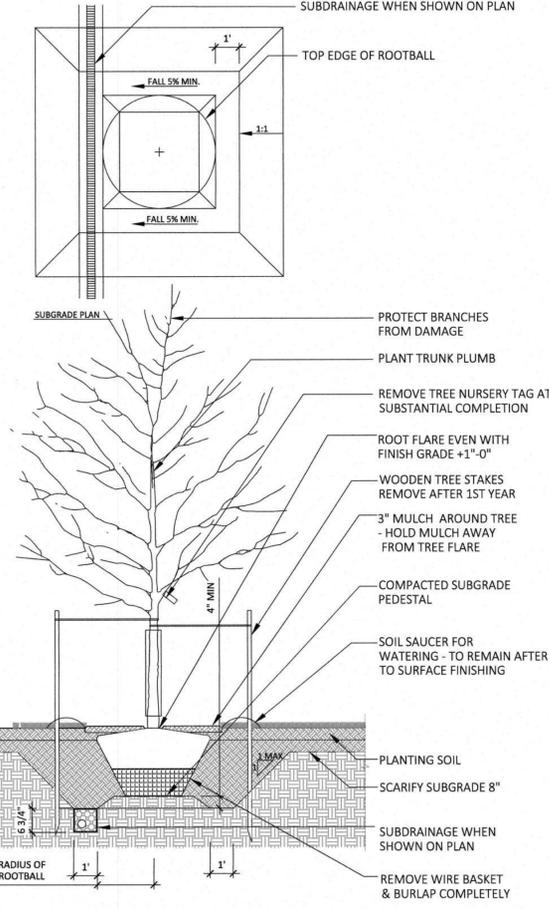
- NOTES**
- BURY BOTTOM 12\"/>

3 SILT FENCE
SCALE: NOT TO SCALE

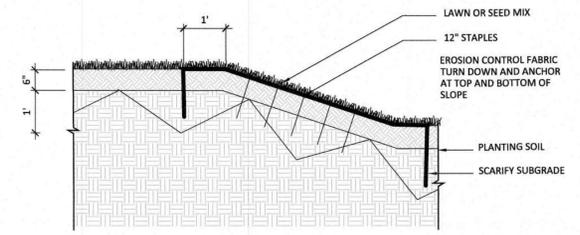


- NOTES**
- NATIVE EXCAVATED MATERIAL THAT MEETS THE SPECIFICATIONS FOR SUITABLE FILL MAY BE USED AS BACKFILL IN NON-PAVED AREAS. SUITABILITY SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
 - MINIMUM COVERAGE REQUIREMENTS:
WATER: 5'-0"
GAS: 2'-6"
ELECTRICAL/COMMUNICATION: 2'-0"
 - ENTIRE PIPE LENGTH SHALL BE FIRMLY SUPPORTED ON BEDDING.

6 UTILITY TRENCH
SCALE: NOT TO SCALE



9 TREE IN LAWN
SCALE: NOT TO SCALE



8 SEEDING AND EROSION CONTROL ON SLOPE
SCALE: NOT TO SCALE



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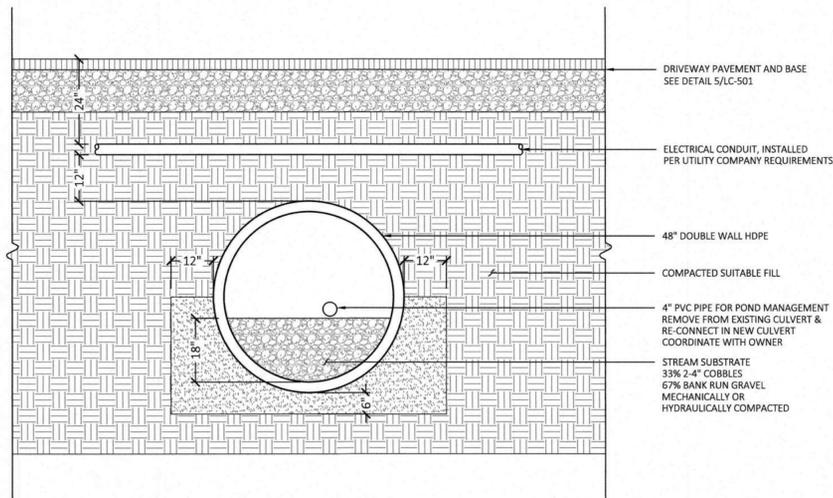
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SITE DETAILS

Revisions	

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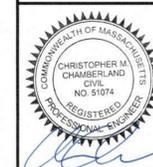


NOTES

1. STREAM SUBSTRATE SHALL BE A MIX OF COBBLES AND SAND/GRAVEL AGGREGATE TO MATCH EXISTING NATURAL SUBSTRATE IN ADJACENT STREAM FOR SIZE AND RELATIVE QUANTITY OF COBBLES, GRAVEL, AND SAND.
2. PIPE INSTALLATION AND BEDDING SHALL MEET THE REQUIREMENTS OF UTILITY TRENCH DETAIL (DETAIL 6/LC-501) EXCEPT AS NOTED HERE.
3. SEE DEMOLITION NOTE 11 FOR ADDITIONAL CULVERT REQUIREMENTS.
4. GRADE SUBSTRATE AT ENDS OF CULVERT TO SMOOTHLY MEET EXISTING BOTTOM ELEVATION OF STREAM.

1 CULVERT CROSSING
SCALE: NOT TO SCALE

F:\MONTAGUE - 82 CHESTNUT HILL LOOP\02-DESIGN PROCESS\04-DRAWINGS\24-101-LC-500-SITE-DETAILS.DWG PLOT DATE: 2/24/2016



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