

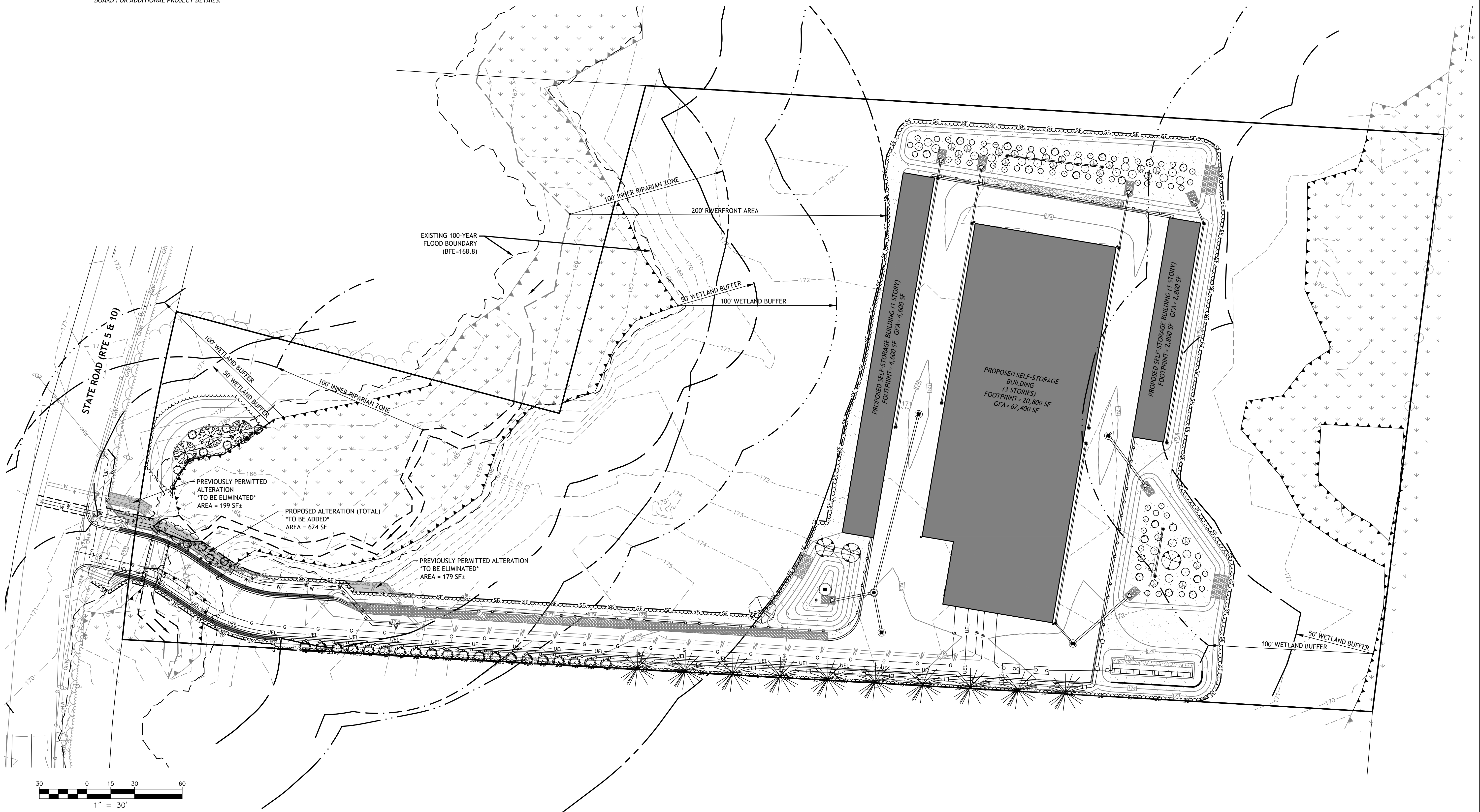
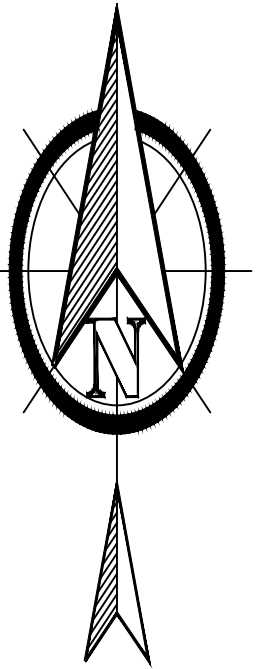
NOTES

1. THE RECORD OWNER OF THE SUBJECT PARCEL IS PIONEER VALLEY SELF-STORAGE LLC. SEE FRANKLIN COUNTY REGISTRY OF DEEDS BOOK 7940 PAGE 103.
2. THIS SITE HAS A PREVIOUSLY APPROVED NOTICE OF INTENT DATED AUGUST 5, 2021. SEE FRANKLIN COUNTY REGISTRY OF DEEDS BOOK 7846 PAGE 61.
3. THIS PLAN HAS BEEN CREATED TO AMEND THE AFOREMENTIONED EXISTING NOTICE OF INTENT AND FOR THE APPLICATION OF A NEW SUPPLEMENTAL NOTICE OF INTENT.
4. THE APPLICANT PROPOSES TO AMEND THE EXISTING NOTICE OF INTENT BY REDUCING THE AREA OF ALTERATION, DETAILING THE STRUCTURAL REQUIREMENTS FOR THE PROPOSED CROSSING AND ADDING A DEWATERING PLAN.
5. THE APPLICANT PROPOSES A NEW NOTICE OF INTENT IN ORDER TO ADD AN ADDITIONAL ALTERATION AREA AND ADD/IMPROVE EROSION CONTROL MEASURES FOR THE INSTALLATION OF TWO SUBSURFACE WATER LINES.
6. THIS PLAN IS TO BE USED FOR CONSERVATION COMMISSION PERMITTING ONLY. PLEASE SEE THE PLAN SET PREVIOUSLY APPROVED BY THE WHATELY PLANNING BOARD FOR ADDITIONAL PROJECT DETAILS.

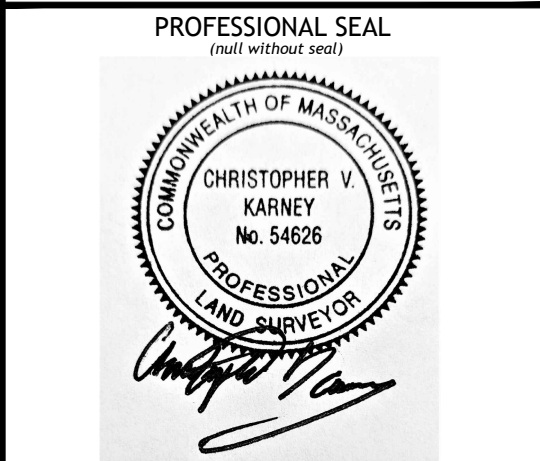
ALTERATION AREA CALCULATIONS	
PROPOSED REDUCTION TO AREA OF ALTERATION	378 SF ±
PROPOSED ADDITION TO AREA OF ALTERATION	624 SF ±
NET CHANGE TO AREA OF ALTERATION	246 SF ±

RIVERFRONT AREA CALCULATIONS		
	EXISTING	PROPOSED
RIVERFRONT AREA ON SITE	104,890 SF ±	104,890 SF ±
ALLOWABLE 10% DISTURBANCE OF RA	10,489 SF ±	10,489 SF ±
PROPOSED INNER RIPARIAN DISTURBANCE (0-100)	10,094 SF ±	10,340 SF ±
PROPOSED RIVERFRONT AREA DISTURBANCE (100-200)	6,414 SF ± *	6,414 SF ± *
TOTAL PROPOSED RA DISTURBANCE (0-200)	16,508 SF ± *	16,754 SF ± *

* EXCLUDES EXEMPTED ACTIVITY (STRUCTURAL STORMWATER MANAGEMENT MEASURES - 310 CMR 10.58 AND COMPENSATORY STORAGE - 310 CMR 10.57)
NOTE: RA DISTURBANCE OVER 10% PERMISSIBLE PER 310 CMR 10.53(3)(E)



CIVIL ENGINEERS & LAND SURVEYORS
for
SITE DESIGN & PROPERTY MAPPING
phone: (413) 588-8765
Holyoke, MA 01060
web: pioneerlandplanning.com
email: info@pioneerlandplanning.com



prepared for:
Todd Cellura
Pioneer Valley Self-Storage
710 Southampton Road
Westfield, MA 01085

NOTICE OF INTENT FILING PLAN
 STATE ROAD
 WHATELY, MASSACHUSETTS
 ASSESSOR'S MAP 5 PARCEL 29

Issued: January 6, 2023
Revision: _____ Date: _____

Scale: 1" = 30'
Project: 010623

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Sheet	Revision
NOI-1	-

STREAM BED CONSTRUCTION SEQUENCE

1. CREATE AN ARMORED LOW FLOW CHANNEL WITHIN THE NEW CULVERT
2. BURY 3-6-INCH ROUNDED NATURAL STONE 14 INCHES DOWN (BELOW THE ELEVATION OF THE CULVERT)
3. USE MIRAFI/ GEOTEXTILE FABRIC BELOW THE NATURAL STONE
4. COVER THE STONE WITH SILT FROM BELOW THE EXISTING CULVERT TO MATCH THE SUBSTRATE OF THE EXISTING STREAM
5. SET ASIDE THE EXISTING STREAM SEDIMENT, AFTER THE REMOVAL OF THE EXISTING CULVERT, AND COVER WITH A TARP BEFORE RE-USING WITHIN THE NEW CULVERT
6. MATCH THE CHANNEL ELEVATION ABOVE AND BELOW THE CULVERT
7. THE PLACEMENT OF THE FABRIC, STONE, AND SEDIMENT WILL BE DONE BEFORE PLACING THE NEW CULVERT OVER THE CHANNEL.

DEWATERING NOTES

1. INSTALL SUMP AS PER DETAIL (SHOW PROPOSED LOCATION ON DRAWING).
2. DEWATER USING SUBMERSIBLE PUMP(S) AS NEEDED, 3" DISCHARGE

HOSE AND SEDIMENTATION FILTER BAG.

3. IF PUMPING CLEAR WATER, IT CAN BE PUMPED AROUND THE WORK AREA AND BACK INTO STREAM CHANNEL AND NOT INTO A SEDIMENT BAG.
4. IF TURBID WATER NEEDS TO BE REMOVED FROM WORK AREA, IT SHALL BE PUMPED INTO A SEDIMENTATION FILTER BAG WHICH WILL BE LOCATED IN AN UPLAND AREA AND SURROUNDED BY STRAWBALES.
5. NOTE ANY DISCHARGE AREAS ON THE DRAWINGS

WETLAND CROSSING CONSTRUCTION SPECIFICATIONS

1. PLEASE SEE THE STRUCTURAL ENGINEERING REPORT SUBMITTED AS PART OF THE AMENDED ORDER OF CONDITIONS FOR CROSSING DETAILS. THIS REPORT IS PREPARED BY CONTECH ENGINEERED SOLUTIONS LLC, DATE SEPTEMBER 21, 2022 AND IS SUBMITTED AS PART OF THE PROPOSED AMENDMENTS TO THE EXISTING ORDER OF CONDITIONS.
2. IN THE EVENT OF DISCREPANCIES BETWEEN THE STRUCTURAL REPORT AND THE PREVIOUSLY APPROVED PLAN SET, THE STRUCTURAL REPORT WILL GOVERN ALL STRUCTURAL ELEMENTS AND THE ORDER OF CONDITIONS WILL GOVERN ALL EROSION CONTROL MEASURES.

WETLAND REPLICATION NOTES: SCHEDULE:

1. WETLAND REPLICATION WORK SHALL TAKE PLACE DURING THE GROWING SEASON. ONCE BEGUN, WORK WILL BE COMPLETED WITHIN APPROXIMATELY THREE WEEKS. WETLAND REPLICATION WORK SHALL BE DONE CONCURRENT WITH SITE WORK.
2. THE WHATELY CONSERVATION COMMISSION (WCC) SHALL BE CONTACTED 48 HOURS IN ADVANCE OF THE START OF WORK AND A PRECONSTRUCTION SITE MEETING SHALL BE HELD WITH THE WCC, PIONEER LAND PLANNING OR WETLAND SCIENTIST, AND THE APPLICANT.
3. THE WETLAND SCIENTIST, OR THEIR REPRESENTATIVE, SHALL BE ON SITE AT THE START OF WORK AND CHECK ON THE PROGRESS OF THE PROJECT REGULARLY DURING WORK IN WETLANDS AND AT OTHER CRITICAL POINTS DURING CONSTRUCTION. AT A MINIMUM, THE WETLAND SCIENTIST SHALL BE PRESENT: AT THE START OF WORK; TO VERIFY SUBGRADES; AT THE BEGINNING OF PLANTING; AND TO VERIFY THAT WORK IS COMPLETE.
4. AN INSPECTION REPORT SHALL BE SUBMITTED TO THE WCC BY THE APPLICANT DURING THE WETLAND CONSTRUCTION PERIOD.

CONSTRUCTION SEQUENCE:

1. THE WETLAND SCIENTIST, OR THEIR REPRESENTATIVE, SHALL STAKE OUT THE LIMITS OF THE WETLAND REPLICATION AREA BEFORE CONSTRUCTION COMMENCES AND MARK GRADE STAKES FOR CUT TO PROPER DEPTH BELOW PROPOSED FINISH GRADE FOR REPLICATION AREA.
2. INSTALL EROSION CONTROL AND SILT BARRIERS AT LOCATIONS SHOWN ON PLAN, PRIOR TO CONSTRUCTION. NO EQUIPMENT TRAFFIC OR OTHER ALTERATION IS PERMITTED BEYOND SEDIMENT BARRIERS OR IN WETLAND AREAS, EXCEPT FOR GRADING AS SHOWN ON THE PLAN. BARRIERS WITHIN THE WETLAND SHALL BE INSTALLED SO AS TO MINIMIZE DISTURBANCE OF THE WETLAND. SILT FENCING SHALL BE TRENCHED IN BY HAND IN WETLAND AREAS. STRAW BALES MAY BE SET DIRECTLY ON THE WETLAND SURFACE WITHOUT TRENCHING, BUT MUST BE WELL STAKED, TIGHTLY BUTTED, AND JOINTS CHINKED WITH LOOSE HAY.
3. CLEAR AND GRUB THE REPLICATION AREA AND REMOVE TOPSOIL FOR STOCKPILING ON ADJACENT LAND AS PER THESE PLANS. EXCAVATE SUBSOIL TO THE DEPTH BELOW THE FINAL GRADE SHOWN ON PLANS TO

ALLOW FOR INLAY OF ORGANIC SOIL. DO NOT STOCKPILE TOPSOIL, SUBSOIL, STUMPS OR DEBRIS WITHIN RESOURCE AREAS.

4. EXCAVATION WORK SHALL BE DONE FROM OUTSIDE THE EXISTING WETLAND AND SHALL PROGRESS FROM THE WETLAND EDGE INTO THE UPLAND.
5. THE GROUNDWATER ELEVATION SHALL BE VERIFIED IN THE WETLAND REPLICATION AREA BY THE WETLAND SCIENTIST, OR THEIR REPRESENTATIVE, ONCE THE REPLICATION AREA HAS BEEN EXCAVATED TO SUB-GRADE. IF SEASONAL HIGH GROUNDWATER IS NOT PRESENT AT OR WITHIN SUFFICIENT DEPTH TO SUPPORT WETLAND VEGETATION, MODIFICATIONS TO THE PROPOSED REPLICATION AREA TOPOGRAPHY SHALL BE MADE IN THE FIELD UNDER THE SUPERVISION OF THE WETLAND SCIENTIST, OR THEIR REPRESENTATIVE.
6. REPLACE 12 INCHES OF ORGANIC SOIL INLAY TO THE REPLICATION AREA TO ACHIEVE FINAL GRADE. ORGANIC SOIL SHALL BE AN ORGANIC FINE SANDY LOAM APPROVED BY THE WETLAND SCIENTIST, OR THEIR REPRESENTATIVE. IT IS ANTICIPATED THAT THE TOPSOIL EXCAVATED FROM THE REPLICATION SITE WILL BE AMENDED FOR THE WETLAND SOIL INLAY.
7. AVOID COMPACTION OF SUBSOILS AND PLACED WETLAND SOILS. EQUIPMENT TRAFFIC IN THE REPLICATION AREA IS TO BE MINIMIZED BY USING TRACK INSTEAD OF WHEEL MACHINES. THERE SHALL BE NO TRAFFIC ON WETLAND SOILS ALREADY PLACED.
8. WETLAND PLANT MIX, AS SPECIFIED ON THE PLANS, SHALL BE OBTAINED FROM A NURSERY IN THE NEW ENGLAND STATES. SEE NOTICE OF INTENT FILING FOR PLANTING REPLICATION AREA PLANTING SCHEDULE.
9. ALL EXPOSED SOIL WITHIN THE RESOURCE AREA(S) SHALL BE SEEDED WITH A WETLAND MIXTURE (SEE SPECIFICATION) AND MULCHED WITH WET MEADOW HAY, SALT HAY OR STRAW TO PREVENT EROSION UNTIL VEGETATION IS ESTABLISHED AND A CERTIFICATE OF COMPLIANCE IS RECEIVED FROM THE LOCAL CONSERVATION COMMISSION.
10. FINAL WETLAND REPLICATION AREA ELEVATIONS SHALL BE CERTIFIED BY THE WETLAND SCIENTIST, OR THEIR REPRESENTATIVE.
11. IMPACT TO ADJACENT WETLAND AREAS SHALL BE AT A MINIMUM. STORAGE OF ANY CONSTRUCTION MATERIALS OR MACHINERY IN

ADJACENT WETLAND AREAS IS PROHIBITED. USE OF HEAVY MACHINERY IN ADJACENT WETLAND AREAS IS PERMITTED FOR CONSTRUCTION OF THE REPLICATION AREA ONLY WITHIN THE LIMITS OF THE EROSION CONTROL BARRIERS. ANY ADJACENT WETLAND DISTURBED DURING CONSTRUCTION WILL BE REESTABLISHED TO ITS PRE-CONSTRUCTION CONDITION AT THE CONTRACTOR'S EXPENSE.

12. ALL SLOPES AND FILL AREAS IN BUFFER ZONE SHALL BE SEEDED AND MULCHED UPON COMPLETION OF CONSTRUCTION TO PREVENT ANY POSSIBLE IMPACT TO ADJACENT WETLAND.
13. UPON COMPLETION OF THE CONSTRUCTION PHASE OF THE WETLAND REPLICATION, THE CONTRACTOR SHALL CONTACT THE WETLAND SCIENTIST, OR THEIR REPRESENTATIVE, FOR AN INSPECTION. THE WETLAND SCIENTIST, OR THEIR REPRESENTATIVE, SHALL NOTIFY THE LOCAL CONSERVATION COMMISSION AS TO THE COMPLETION DATE.

ESTABLISHMENT & MONITORING:

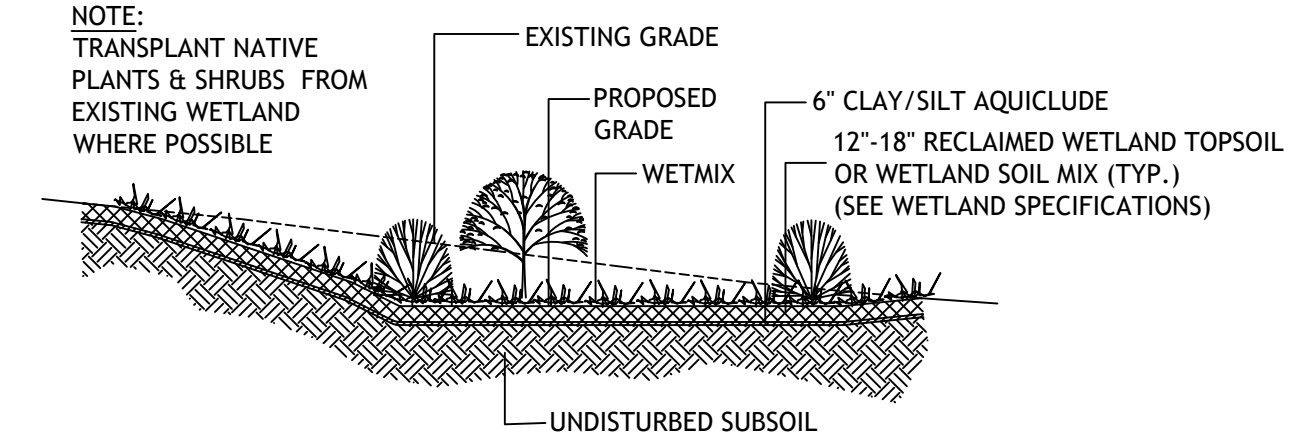
1. AT THE END OF EACH GROWING SEASON, AND UNTIL COMPLIANCE WITH THE PERFORMANCE STANDARDS SET FORTH IN 310 CMR 10.55(4)(B)1-7 IS ACHIEVED, A PROGRESS REPORT SHALL BE SUBMITTED BY A REGISTERED LANDSCAPE ARCHITECT OR WETLAND SCIENTIST, TO THE LOCAL ISSUING AUTHORITY.
2. ALL WORK SHALL COMPLY WITH 310 CMR 10.55 (4)(B)1-7; WITHIN TWO GROWING SEASONS AFTER COMPLETION, AT LEAST 75% OF THE REPLICATION AREA SHALL BE ESTABLISHED WITH INDIGENOUS WETLAND PLANT SPECIES. IF AT THE END OF THE FIRST OR THE SECOND GROWING SEASON (OR BOTH), THE SUCCESS RATE IS NOT EXPECTED TO BE 75%, PLANTING AND/OR RE-SEEDING OF THE REPLICATION AREA SHALL BE UNDERTAKEN. VEGETATION MAY BE CUT OR REMOVED SELECTIVELY TO ELIMINATE NUISANCE OR INVASIVE PLANTS AND ENCOURAGE WETLAND SPECIES.

MAINTENANCE:

1. AFTER SUCCESSFUL ESTABLISHMENT OF WETLAND VEGETATION AND RECEIPT OF A CERTIFICATE OF COMPLIANCE, THE AREA SHALL BE PERMITTED TO GROW WITHOUT DISTURBANCE. NO CONTINUING MAINTENANCE IS REQUIRED, EXCEPT FOR THE POSSIBLE SELECTIVE PRUNING OR REMOVAL OF NUISANCE AND/OR INVASIVE SPECIES THAT MAY HAVE INVADED THE REPLICATION AREA.

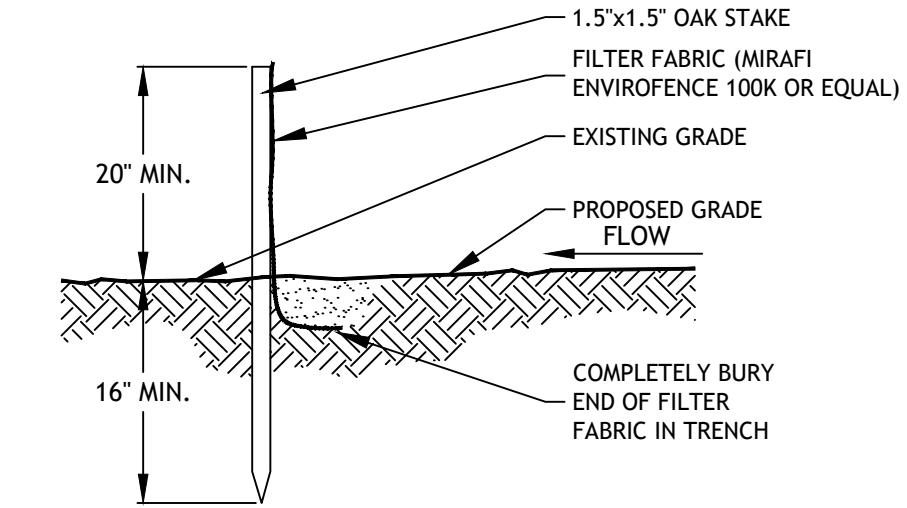
SEED WETLAND REPLICATION AREA WITH "NEW ENGLAND WETMIX" BY NEW ENGLAND WETLAND PLANTS, INC., OR EQUAL APPROVED BY LANDSCAPE ARCHITECT/WETLAND SCIENTIST. SEED MIXTURE TO BE APPLIED AT A RATE OF 1.0 LB/2,500 S.F.

NOTE: TRANSPLANT NATIVE PLANTS & SHRUBS FROM EXISTING WETLAND WHERE POSSIBLE



TYPICAL WETLAND REPLICATION AREA - CROSS SECTION

NO SCALE



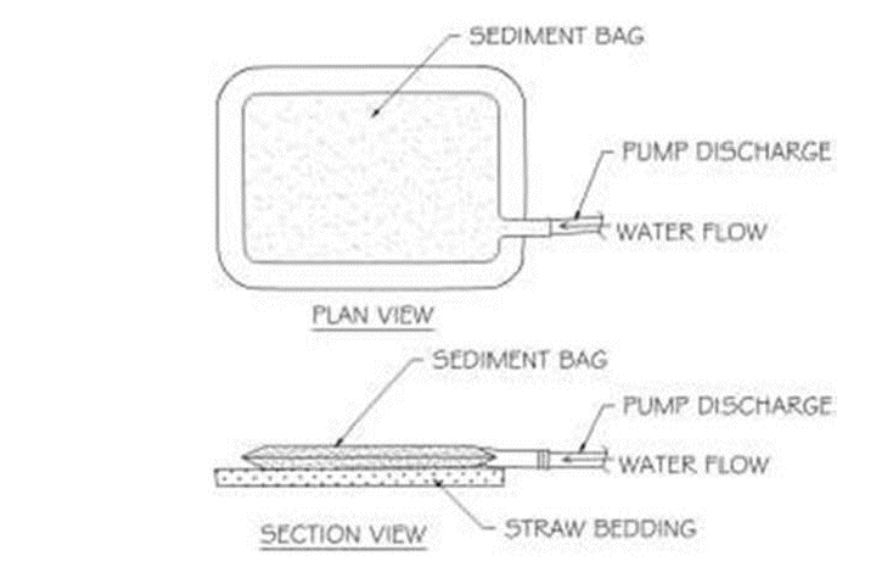
SILT FENCE DETAIL

NO SCALE



CRUSHED STONE SUMP DETAIL

NO SCALE



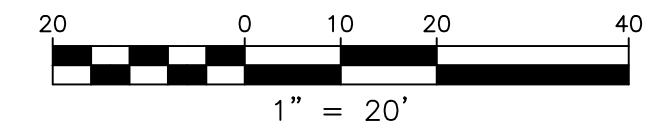
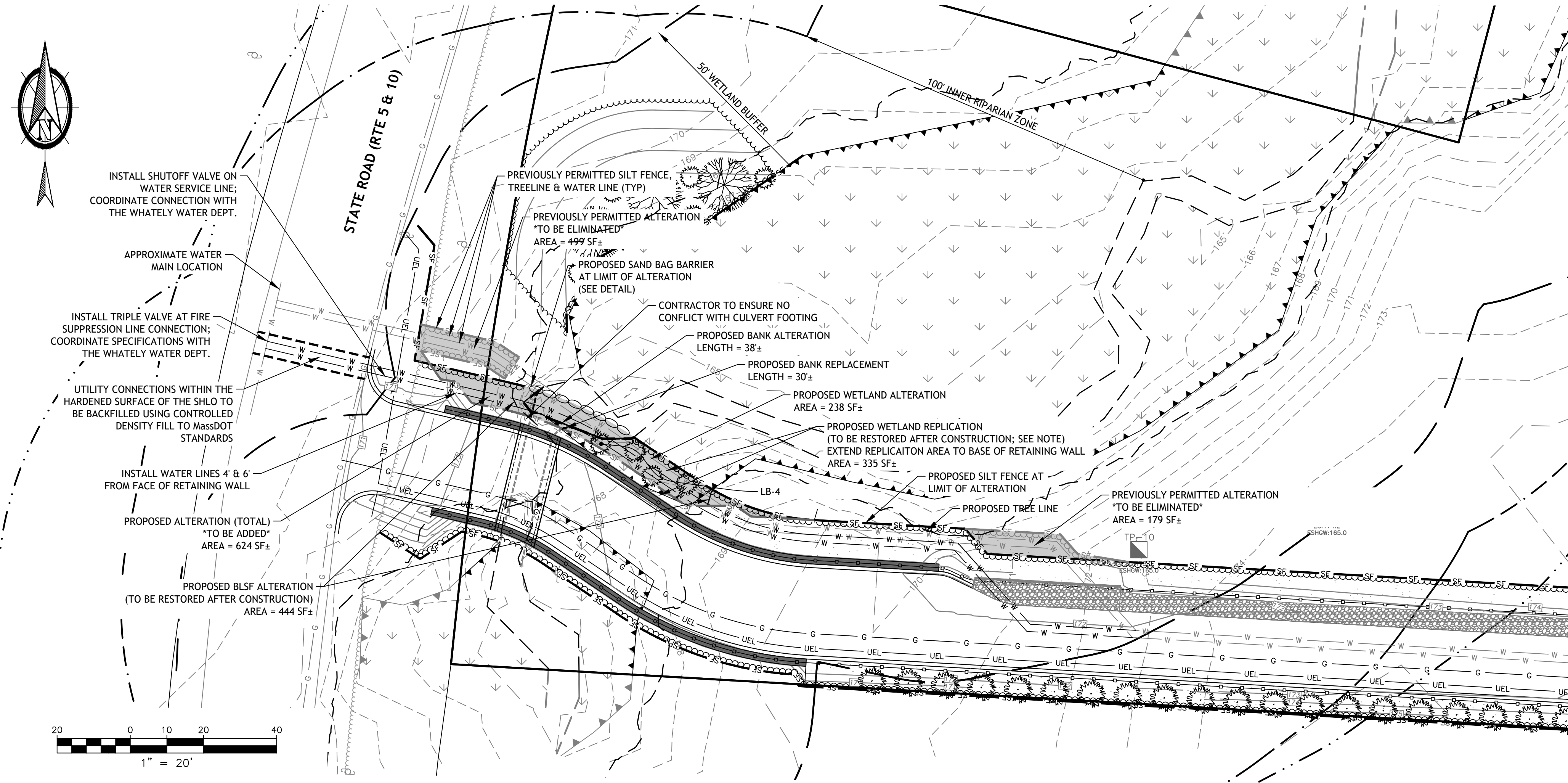
SEDIMENT FILTER BAG DETAIL

NO SCALE



SAND BAG DETAIL (37"x37"x60")

NO SCALE



PLANT LIST				
LANDSCAPE PLANTING LIST				
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/SPACING
LB	4	LINDERA BENZOIN	NORTHERN SPICEBUSH	2'-3" HT. (~5 GAL CONTAINER)

prepared by:

PIONEER LAND PLANNING

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SITE DESIGN & PROPERTY MAPPING

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PROFESSIONAL SEAL
(not valid until 2023)

COMMONWEALTH OF MASSACHUSETTS
CHRISTOPHER V. KARNEY
No. 54626
LAND SURVEYOR

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Todd Cellura
Pioneer Valley Self-Storage
710 Southampton Road
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NOTICE OF INTENT FILING PLAN

STATE ROAD
WHATELY, MASSACHUSETTS
ASSESSOR'S MAP 5 PARCEL 29

Issued: January 6, 2023	Date:
Revision:	
Scale: 1" = 20'	
Project: 010623	
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Sheet	Revision
NOI-2	-

WETLAND REPLICATION NOTES:
SCHEDULE:

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CONSTRUCTION SEQUENCE:

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2. INSTALL EROSION CONTROL AND SILT BARRIERS AT LOCATIONS SHOWN ON PLAN, PRIOR TO CONSTRUCTION. NO EQUIPMENT

STREAM BED CONSTRUCTION SEQUENCE

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DEWATERING NOTES

1. INSTALL SUMP AS PER DETAIL (SHOW PROPOSED LOCATION ON DRAWING).
2. DEWATER USING SUBMERSIBLE PUMP(S) AS NEEDED, 3" DISCHARGE HOSE AND SEDIMENTATION FILTER BAG.
3. IF PUMPING CLEAR WATER, IT CAN BE PUMPED AROUND THE WORK AREA AND BACK INTO STREAM CHANNEL AND NOT INTO A SEDIMENT BAG.
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7. AVOID COMPACTION OF SUBSOILS AND PLACED WETLAND SOILS. EQUIPMENT TRAFFIC IN THE REPLICATION AREA IS TO BE MINIMIZED BY USING TRACK INSTEAD OF WHEEL MACHINES. THERE SHALL BE NO TRAFFIC ON WETLAND SOILS ALREADY PLACED.

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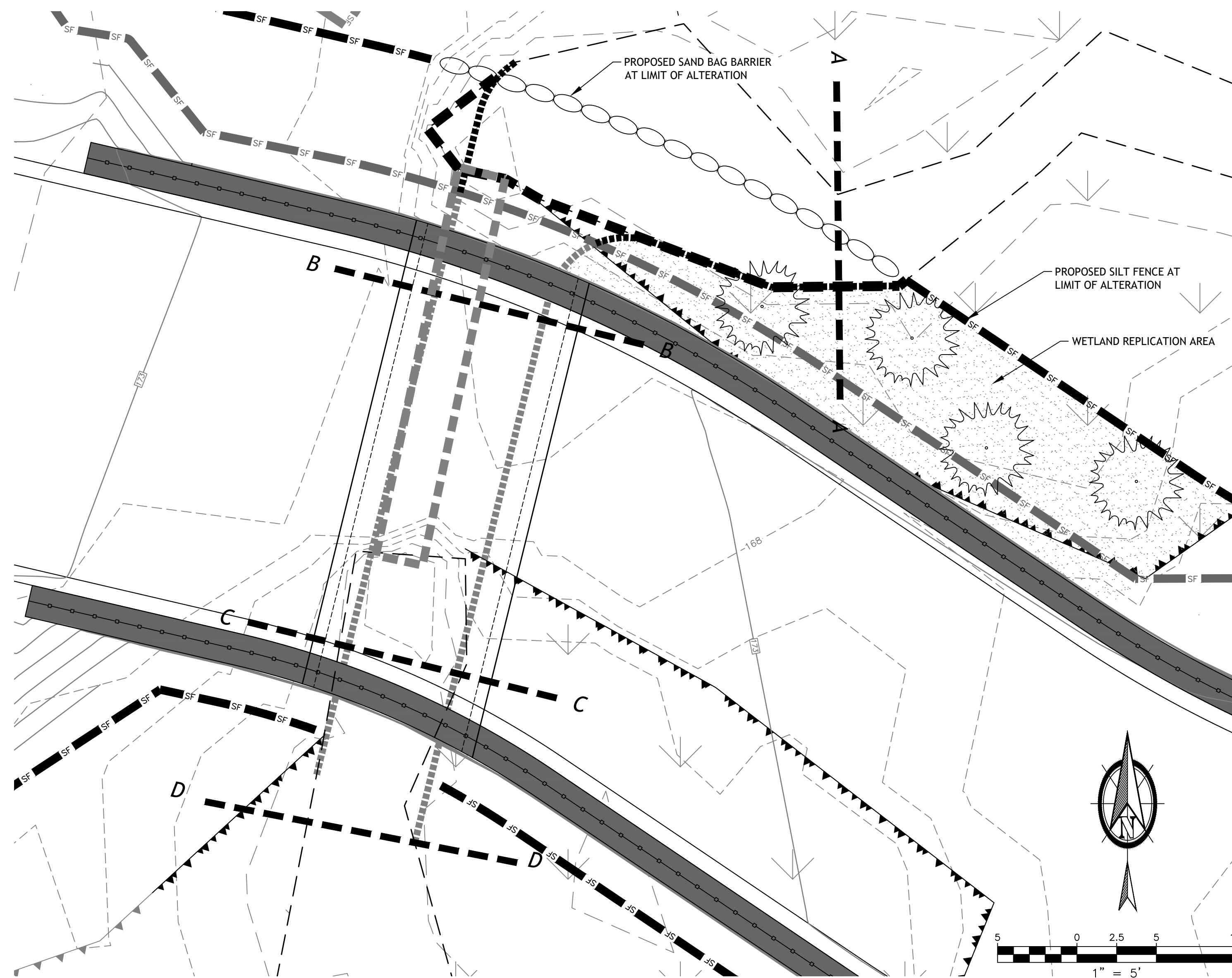
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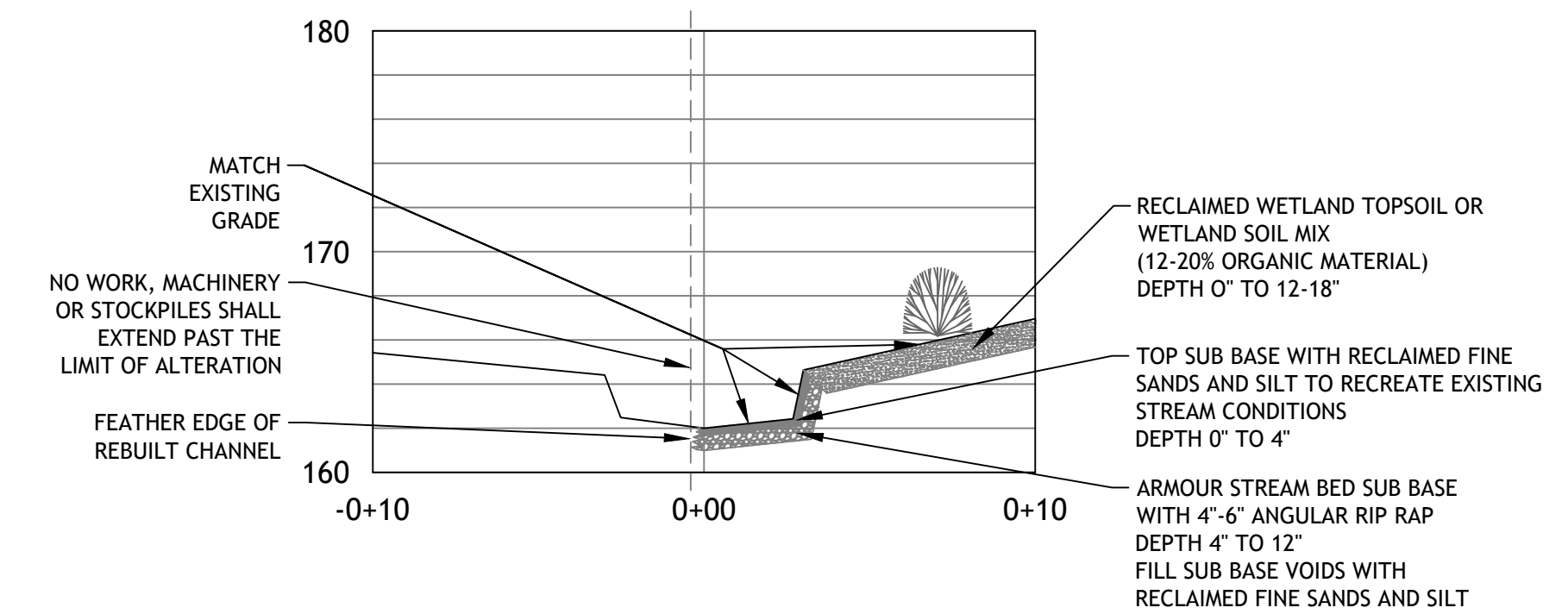
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2. ALL WORK SHALL COMPLY WITH 310 CMR 10.55 (4)(B)1-7: WITHIN TWO GROWING SEASONS AFTER COMPLETION, AT LEAST 75% OF THE REPLICATION AREA SHALL BE ESTABLISHED WITH INDIGENOUS WETLAND PLANT SPECIES. IF AT THE END OF THE FIRST OR THE SECOND GROWING SEASON (OR BOTH), THE SUCCESS RATE IS NOT EXPECTED TO BE 75%, PLANTING AND/OR RE-SEEDING OF THE REPLICATION AREA SHALL BE UNDERTAKEN. VEGETATION MAY BE CUT OR REMOVED SELECTIVELY TO ELIMINATE NUISANCE OR INVASIVE PLANTS AND ENCOURAGE WETLAND SPECIES.

MAINTENANCE:

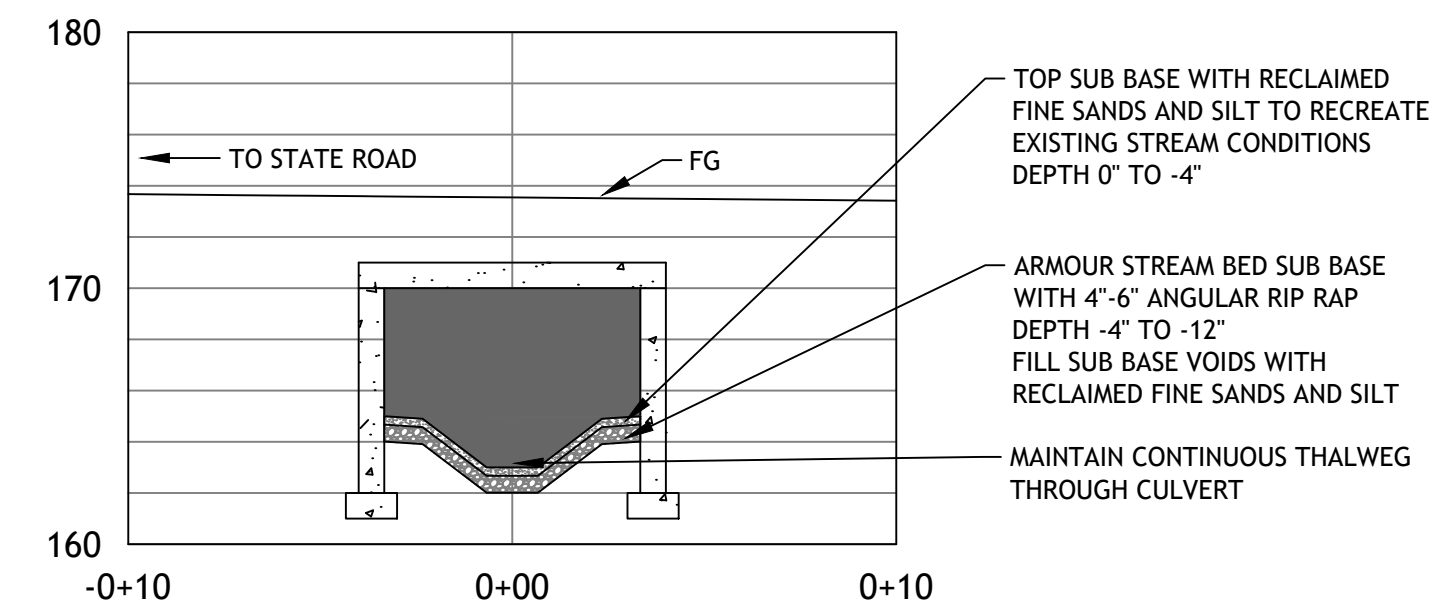
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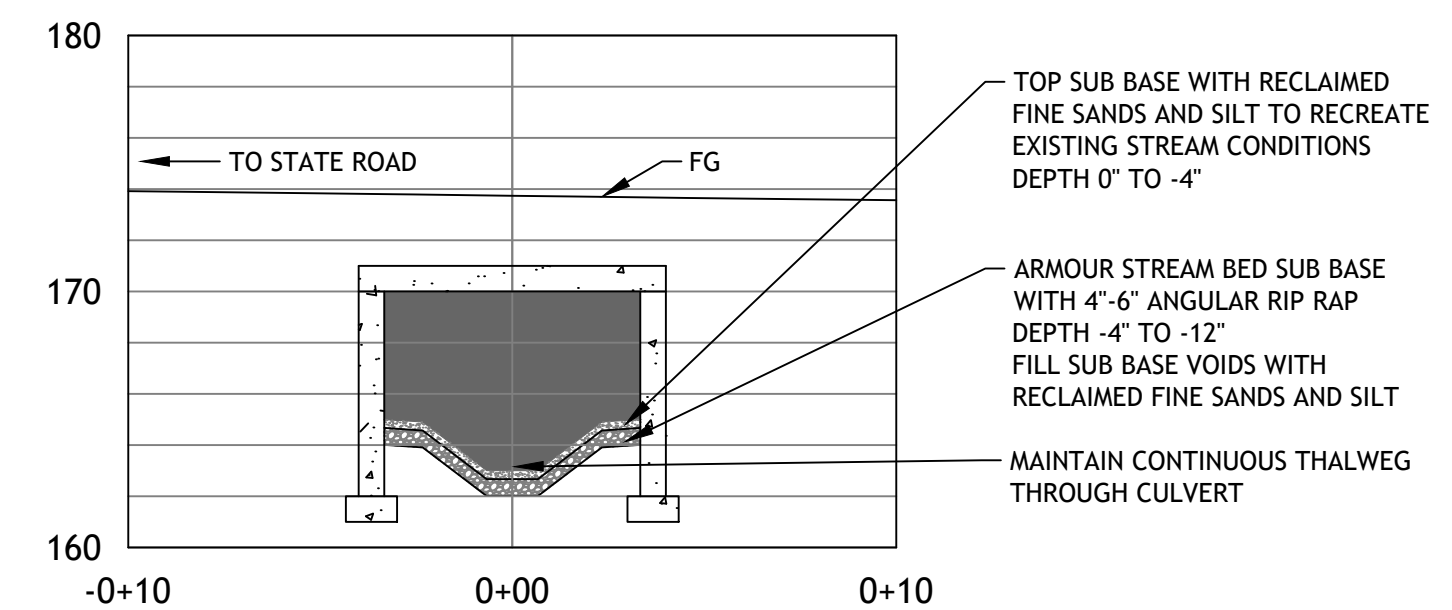
CROSS-SECTION A-A



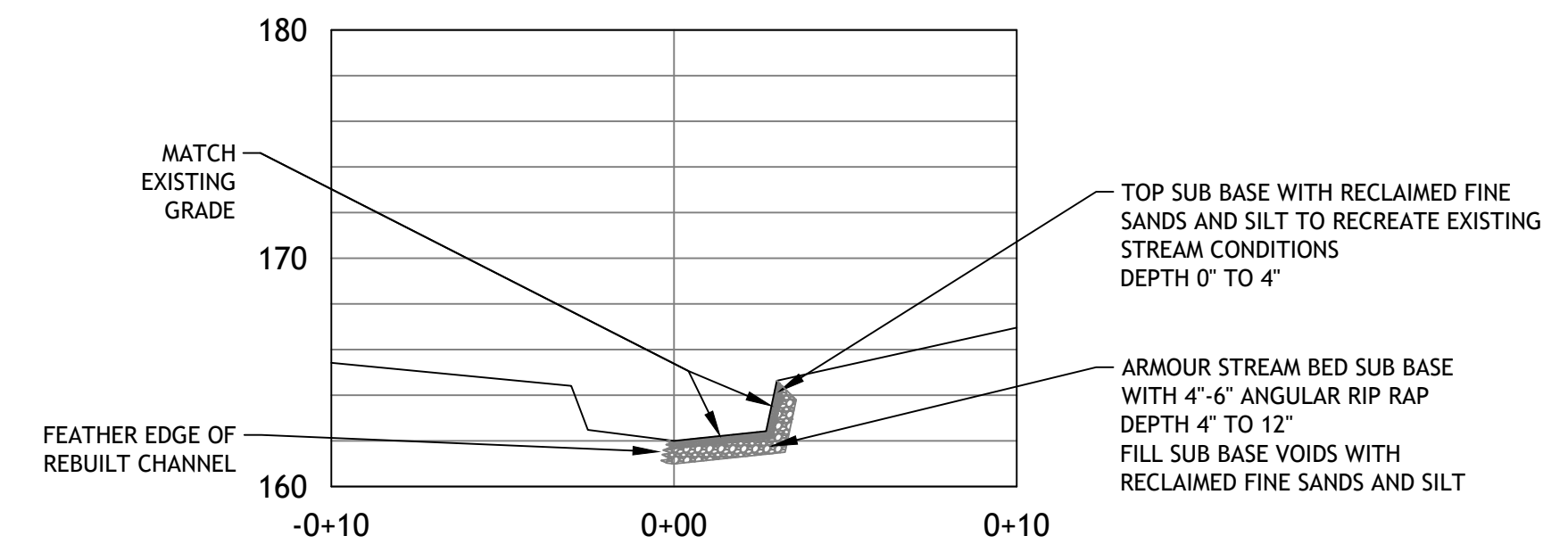
CROSS-SECTION B-B



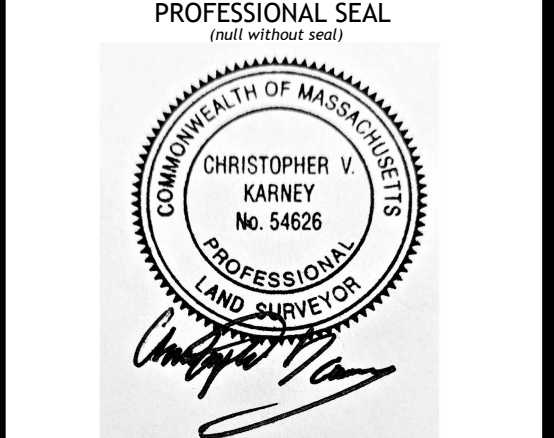
CROSS-SECTION C-C



CROSS-SECTION D-D



PIONEER LAND PLANNING
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prepared for:
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NOTICE OF INTENT FILING PLAN
STATE ROAD
WHATELY, MASSACHUSETTS
ASSESSOR'S MAP 5 PARCEL 29

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Scale: 1" = 5'	
Project: 010623	
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Sheet: **NOI-3** - Revision: