







Drawing name: P:\Project\MA PROJECT\SIG2049 Tree House Brewing Company\DWG\Concepts\Tree House\_2-16-22-Phase 3A.PATH\NOI.dwg May 02, 2022 - 12:20pm



**LEGEND**

PROPERTY LINE	---
ABUTTER PROPERTY LINE	- - - - -
PROPERTY LINE SETBACK	---
100' WETLAND SETBACK	
WETLAND BOUNDARY	.....
EXISTING STORM DRAIN LINE	D --- D
EXISTING GAS LINE	G --- G
EXISTING WATER SERVICE	W --- W
EXISTING RIGHT OF WAY	---



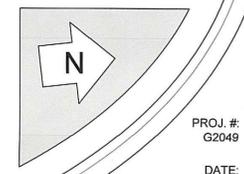
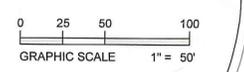
*Anthony Wonseski Jr.*  
 ANTHONY WONSESKI, JR. DATE  
 R.C.E. NUMBER: 46615

NO.	REVISION	DATE	DWN	CHK

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**EXISTING CONDITIONS SHEET 3**  
 DEERFIELD SITE  
 PHASE 3A IMPROVEMENTS  
 TREEHOUSE BREWING CO.  
 129 STURBRIDGE RD.  
 CHARLTON, MA 01507



PROJ. # G2049  
 DATE: 2 -MAY-22  
 DESIGN: MJS  
 DRAWN: MJS  
 CHECKED: AW

SHEET 4 / 13

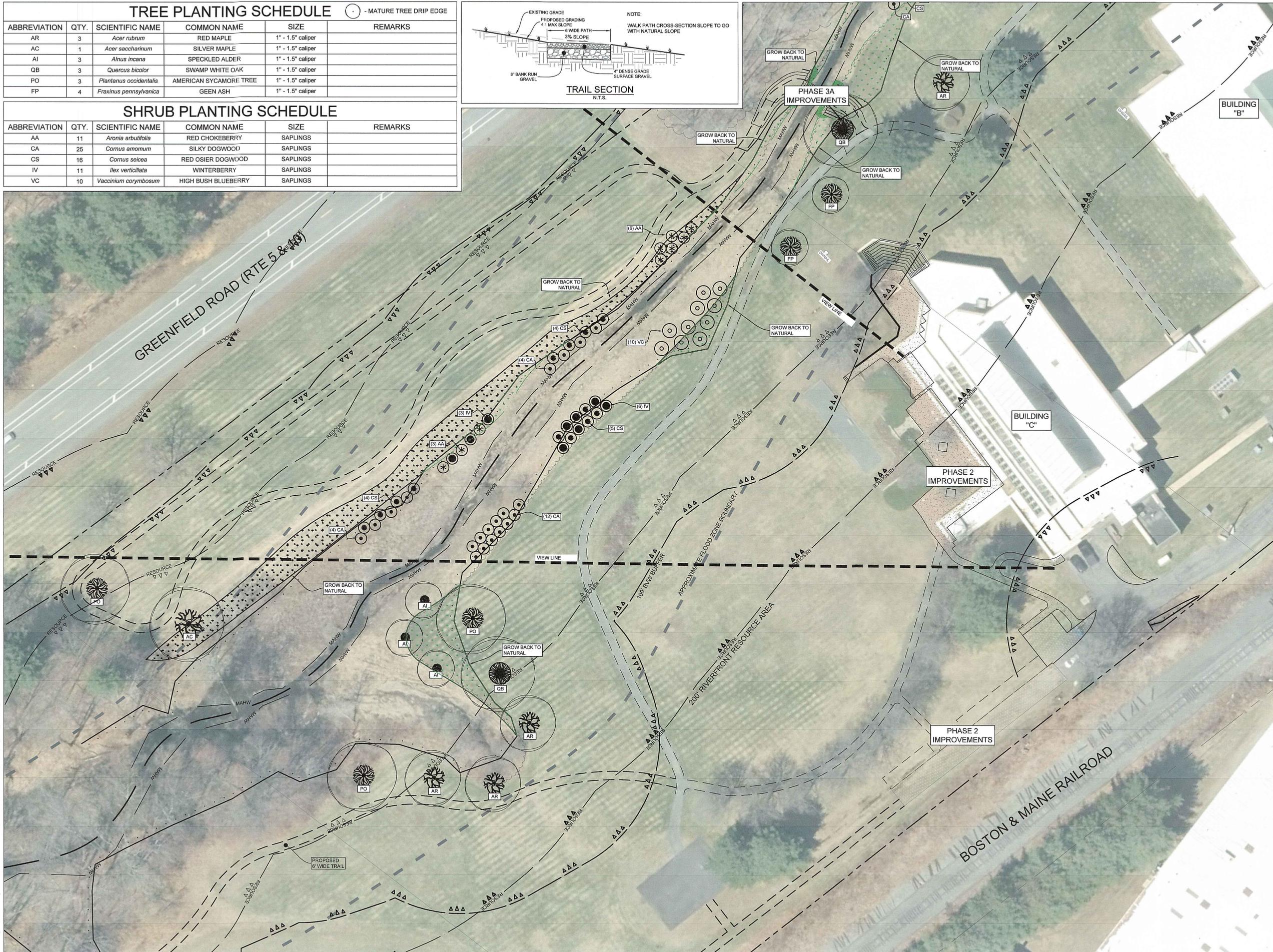
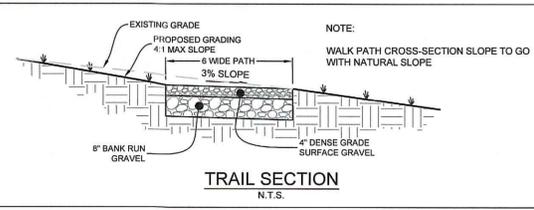
NOTICE OF INTENT - PHASE 3A





TREE PLANTING SCHEDULE					
ABBREVIATION	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
AR	3	<i>Acer rubrum</i>	RED MAPLE	1" - 1.5" caliper	
AC	1	<i>Acer saccharinum</i>	SILVER MAPLE	1" - 1.5" caliper	
AI	3	<i>Alnus incana</i>	SPECKLED ALDER	1" - 1.5" caliper	
QB	3	<i>Quercus bicolor</i>	SWAMP WHITE OAK	1" - 1.5" caliper	
PO	3	<i>Plantanus occidentalis</i>	AMERICAN SYCAMORE TREE	1" - 1.5" caliper	
FP	4	<i>Fraxinus pennsylvanica</i>	GREEN ASH	1" - 1.5" caliper	

SHRUB PLANTING SCHEDULE					
ABBREVIATION	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
AA	11	<i>Aronia arbutifolia</i>	RED CHOKEBERRY	SAPLINGS	
CA	25	<i>Cornus amomum</i>	SILKY DOGWOOD	SAPLINGS	
CS	16	<i>Cornus seicea</i>	RED OSIER DOGWOOD	SAPLINGS	
IV	11	<i>Ilex verticillata</i>	WINTERBERRY	SAPLINGS	
VC	10	<i>Vaccinium corymbosum</i>	HIGH BUSH BLUEBERRY	SAPLINGS	



*Anthony Wonseski, Jr.* 5-2-22  
 ANTHONY WONSESKI, JR. DATE  
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**RIVERFRONT IMPROVEMENT PLAN SHEET - 1**  
 DEERFIELD SITE  
 PHASE 3A IMPROVEMENTS  
 TREEHOUSE BREWING CO.  
 129 STURBRIDGE RD.  
 CHARLTON, MA 01507

0 15 30 60  
 GRAPHIC SCALE 1" = 30'

**N**

PROJ. #: G2049  
 DATE: 2-MAY-22  
 DESIGN: MJS  
 DRAWN: MJS  
 CHECKED: AW

SHEET 7/13

Drawing name: P:\Project\MA PROJECTS\G2049 Tree House Brewing Company\DWG\Concepts\Tree House\_2-16-22 Phase 3A-PATH.NOI.dwg May 02, 2022 - 12:25pm

NOTICE OF INTENT - PHASE 3A

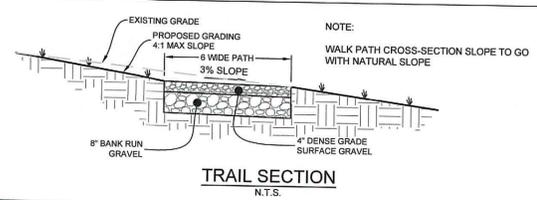
### TREE PLANTING SCHEDULE

○ - MATURE TREE DRIP EDGE

ABBREVIATION	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
AR	3	<i>Acer rubrum</i>	RED MAPLE	1" - 1.5" caliper	
AC	1	<i>Acer saccharinum</i>	SILVER MAPLE	1" - 1.5" caliper	
AI	3	<i>Alnus incana</i>	SPECKLED ALDER	1" - 1.5" caliper	
QB	3	<i>Quercus bicolor</i>	SWAMP WHITE OAK	1" - 1.5" caliper	
PO	3	<i>Plantanus occidentalis</i>	AMERICAN SYCAMORE TREE	1" - 1.5" caliper	
FP	4	<i>Fraxinus pennsylvanica</i>	GEEN ASH	1" - 1.5" caliper	

### SHRUB PLANTING SCHEDULE

ABBREVIATION	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
AA	11	<i>Aronia arbutifolia</i>	RED CHOKEBERRY	SAPLINGS	
CA	25	<i>Cornus amomum</i>	SILKY DOGWOOD	SAPLINGS	
CS	16	<i>Cornus seicea</i>	RED OSIER DOGWOOD	SAPLINGS	
IV	11	<i>Ilex verticillata</i>	WINTERBERRY	SAPLINGS	
VC	10	<i>Vaccinium corymbosum</i>	HIGH BUSH BLUEBERRY	SAPLINGS	



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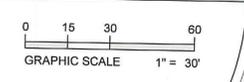
*Anthony Wonseski, Jr.* 5-2-22  
ANTHONY WONSESKI, JR. DATE  
R.C.E. NUMBER: 46615

NO.	REVISION	DATE	DWN	CHK

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**RIVERFRONT IMPROVEMENT PLAN SHEET - 2**  
DEERFIELD SITE  
PHASE 3A IMPROVEMENTS  
TREEHOUSE BREWING CO.  
129 STURBRIDGE RD.  
CHARLTON, MA 01507



PROJ. #: G2049  
DATE: 2-MAY-22  
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DRAWN: MJS  
CHECKED: AW

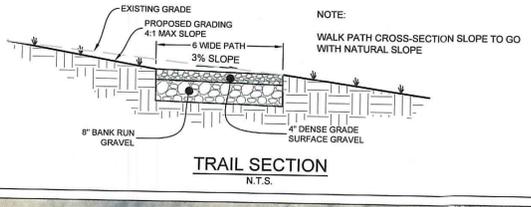
SHEET 8 / 13

NOTICE OF INTENT - PHASE 3A

# TREE PLANTING SCHEDULE

○ - MATURE TREE DRIP EDGE

ABBREVIATION	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
AR	3	<i>Acer rubrum</i>	RED MAPLE	1" - 1.5" caliper	
AC	1	<i>Acer saccharinum</i>	SILVER MAPLE	1" - 1.5" caliper	
AI	3	<i>Alnus incana</i>	SPECKLED ALDER	1" - 1.5" caliper	
QB	3	<i>Quercus bicolor</i>	SWAMP WHITE OAK	1" - 1.5" caliper	
PO	3	<i>Plantanus occidentalis</i>	AMERICAN SYCAMORE TREE	1" - 1.5" caliper	
FP	4	<i>Fraxinus pennsylvanica</i>	GREEN ASH	1" - 1.5" caliper	



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*Anthony Wonseski, Jr.* 5.2.22  
 ANTHONY WONSESKI, JR. DATE  
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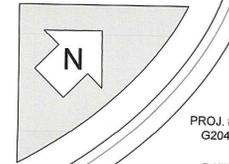
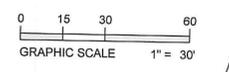
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**RIVERFRONT IMPROVEMENT PLAN SHEET - 3**

DEERFIELD SITE  
 PHASE 3A IMPROVEMENTS  
 TREEHOUSE BREWING CO.  
 129 STURBRIDGE RD.  
 CHARLTON, MA 01507



PROJ. #  
G2049

DATE:  
2 - MAY - 22

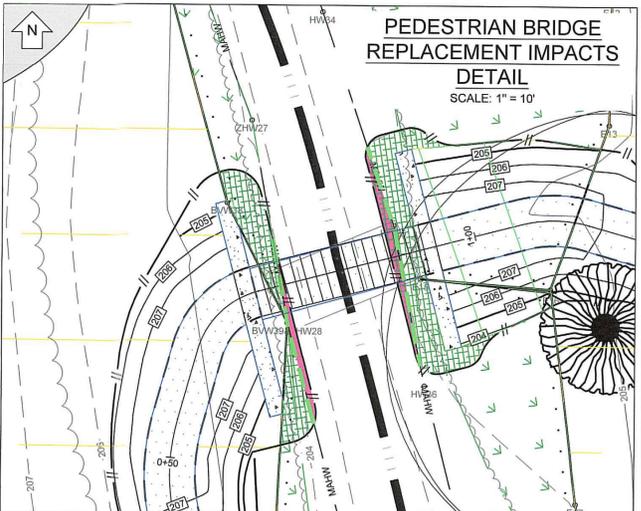
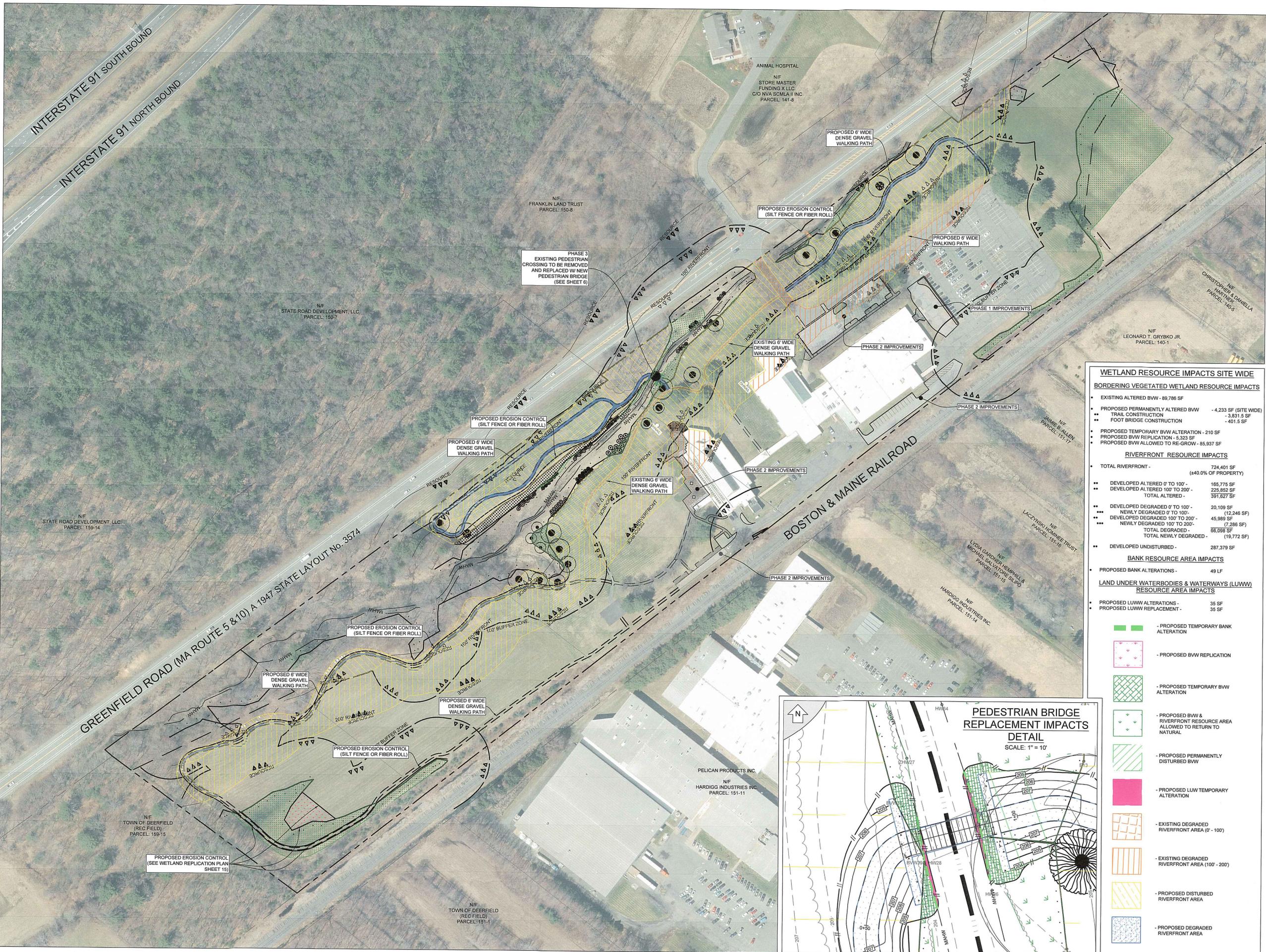
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 DRAWN: MJS  
 CHECKED: AW

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**9**  
 13

NOTICE OF INTENT - PHASE 3A



Drawing name: P:\Project\MA PROJECTS\G2049 Tree House Brewing Company\DWG\Concepts\Tree House\_2-16-22\Phase 3A PATH NOI.dwg May 02, 2022 - 2:00pm



**WETLAND RESOURCE IMPACTS SITE WIDE**

**BORDERING VEGETATED WETLAND RESOURCE IMPACTS**

- EXISTING ALTERED BWV - 89,786 SF
- PROPOSED PERMANENTLY ALTERED BWV - 4,233 SF (SITE WIDE)
  - TRAIL CONSTRUCTION - 3,831.5 SF
  - FOOT BRIDGE CONSTRUCTION - 401.5 SF
- PROPOSED TEMPORARY BWV ALTERATION - 210 SF
- PROPOSED BWV REPLICATION - 5,323 SF
- PROPOSED BWV ALLOWED TO RE-GROW - 85,937 SF

**RIVERFRONT RESOURCE IMPACTS**

	724,401 SF	(±40.0% OF PROPERTY)
TOTAL RIVERFRONT -	724,401 SF	(±40.0% OF PROPERTY)
DEVELOPED ALTERED 0' TO 100' -	165,775 SF	
DEVELOPED ALTERED 100' TO 200' -	225,852 SF	
TOTAL ALTERED -	391,627 SF	
DEVELOPED DEGRADED 0' TO 100' -	20,109 SF	
NEWLY DEGRADED 0' TO 100' -	112,246 SF	
DEVELOPED DEGRADED 100' TO 200' -	45,989 SF	
NEWLY DEGRADED 100' TO 200' -	7,286 SF	
TOTAL DEGRADED -	65,068 SF	
TOTAL NEWLY DEGRADED -	(19,772 SF)	
DEVELOPED UNDISTURBED -	287,379 SF	

**BANK RESOURCE AREA IMPACTS**

- PROPOSED BANK ALTERATIONS - 49 LF

**LAND UNDER WATERBODIES & WATERWAYS (LUWW) RESOURCE AREA IMPACTS**

- PROPOSED LUWW ALTERATIONS - 35 SF
- PROPOSED LUWW REPLACEMENT - 35 SF

**Legend:**

- PROPOSED TEMPORARY BANK ALTERATION
- PROPOSED BWV REPLICATION
- PROPOSED TEMPORARY BWV ALTERATION
- PROPOSED BWV & RIVERFRONT RESOURCE AREA ALLOWED TO RETURN TO NATURAL
- PROPOSED PERMANENTLY DISTURBED BWV
- PROPOSED LUW TEMPORARY ALTERATION
- EXISTING DEGRADED RIVERFRONT AREA (0' - 100')
- EXISTING DEGRADED RIVERFRONT AREA (100' - 200')
- PROPOSED DISTURBED RIVERFRONT AREA
- PROPOSED DEGRADED RIVERFRONT AREA



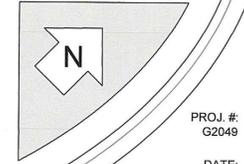
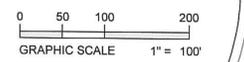
Anthony Wonseski Jr. DATE 5-2-22  
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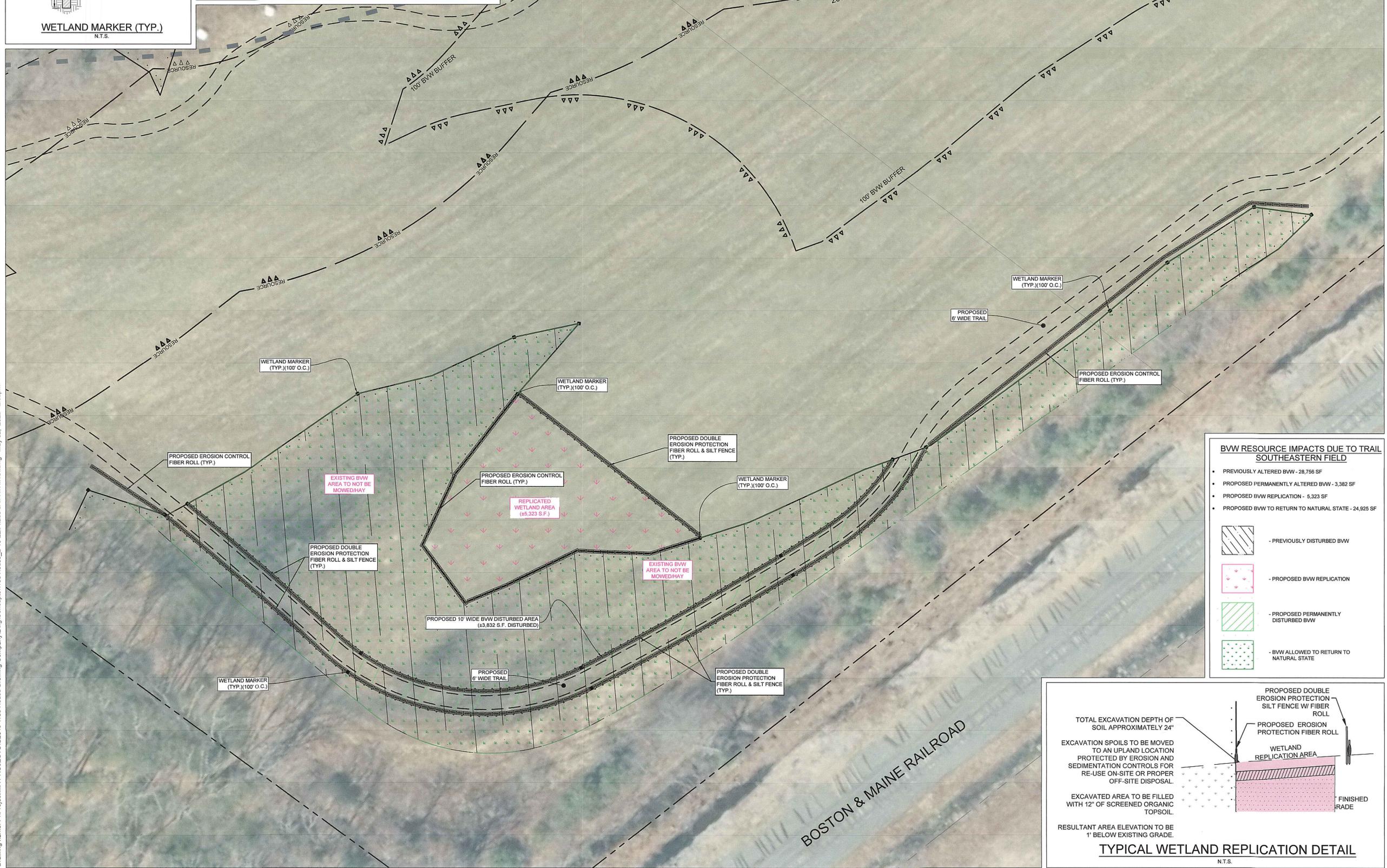
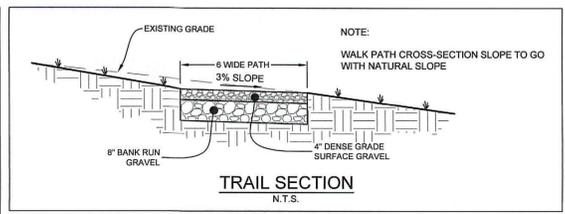
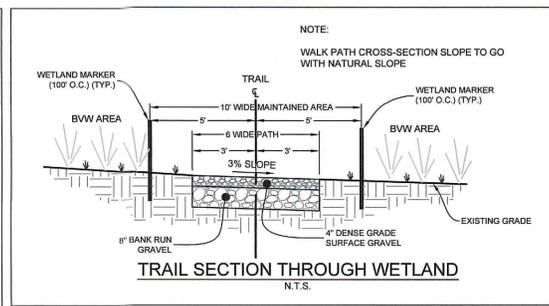
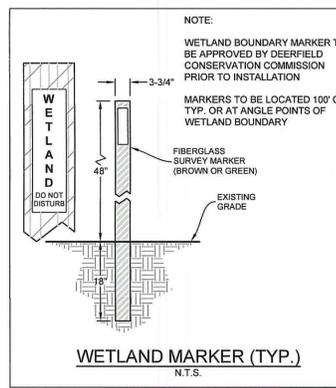
**DEVELOPED WETLAND RESOURCE IMPACT PLAN**  
 DEERFIELD SITE  
 PHASE 3A IMPROVEMENTS  
 TREEHOUSE BREWING CO.  
 129 STURBRIDGE RD.  
 CHARLTON, MA 01507



PROJ. #: G2049  
 DATE: 2 - MAY - 22  
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 SHEET 11 / 13

NOTICE OF INTENT - PHASE 3A

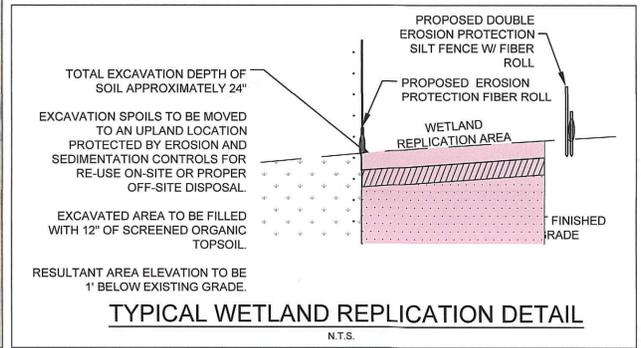
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**BWV RESOURCE IMPACTS DUE TO TRAIL SOUTHEASTERN FIELD**

- PREVIOUSLY ALTERED BWV - 28,756 SF
- PROPOSED PERMANENTLY ALTERED BWV - 3,362 SF
- PROPOSED BWV REPLICATION - 5,323 SF
- PROPOSED BWV TO RETURN TO NATURAL STATE - 24,925 SF

	- PREVIOUSLY DISTURBED BWV
	- PROPOSED BWV REPLICATION
	- PROPOSED PERMANENTLY DISTURBED BWV
	- BWV ALLOWED TO RETURN TO NATURAL STATE



ANTHONY WONSESKI, JR. DATE 5-2-22  
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**BWV RESOURCE IMPACTS PLAN**

DEERFIELD SITE  
 PHASE 3A IMPROVEMENTS  
 TREEHOUSE BREWING CO.  
 129 STURBRIDGE RD.  
 CHARLTON, MA 01507

0 15 30 60  
 GRAPHIC SCALE 1" = 30'

N

PROJ #: G2049  
 DATE: 2 - MAY - 22  
 DESIGN: MJS  
 DRAWN: MJS  
 CHECKED: AW

SHEET 12 / 13

NOTICE OF INTENT - PHASE 3A

