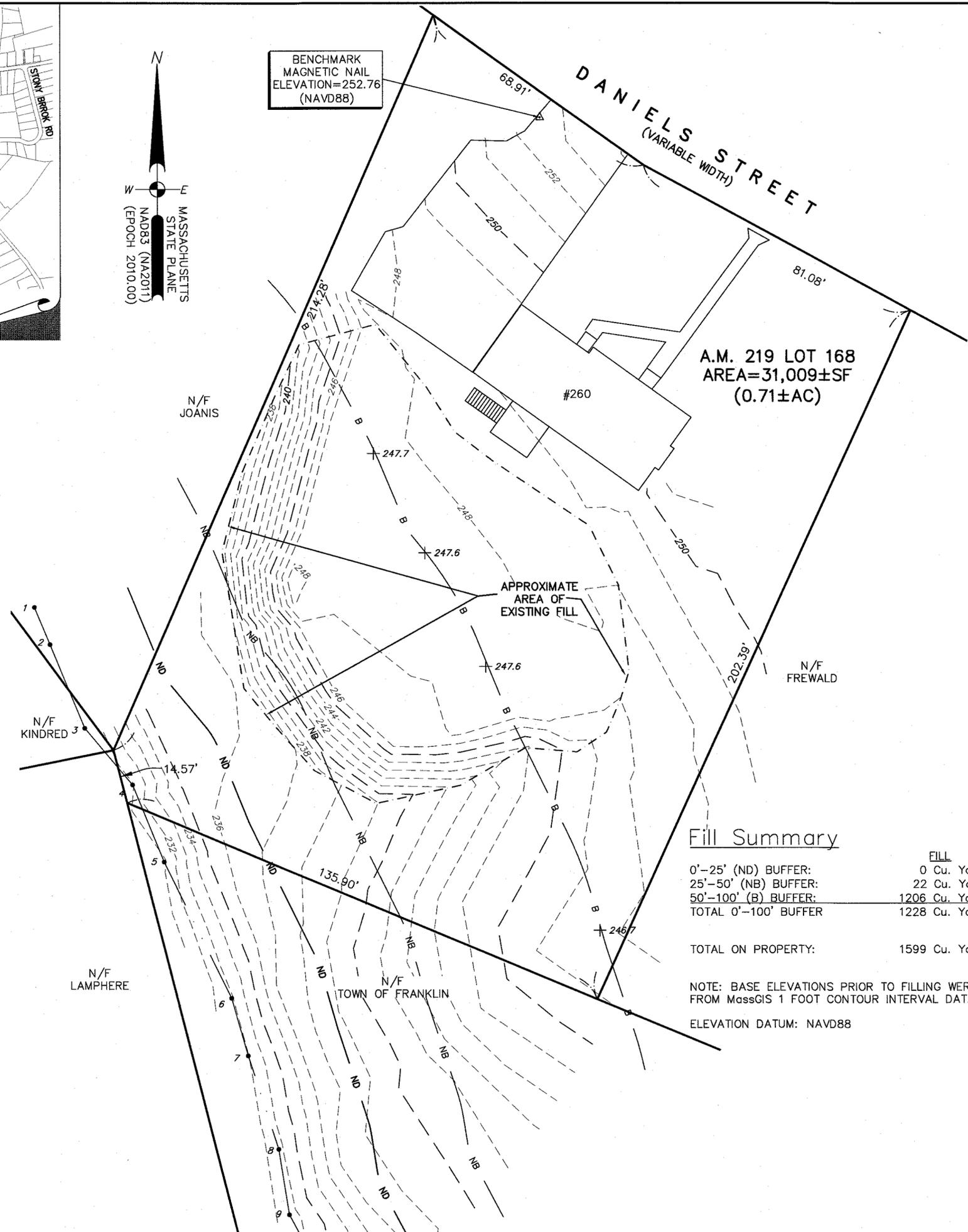


N
W E
MASSACHUSETTS
STATE PLANE
NAD83 (NAZ011)
(EPOCH 2010.00)

BENCHMARK
MAGNETIC NAIL
ELEVATION=252.76
(NAVD88)



Fill Summary

	FILL	AREA
0'-25' (ND) BUFFER:	0 Cu. Yd.	0 SF
25'-50' (NB) BUFFER:	22 Cu. Yd.	344 SF
50'-100' (B) BUFFER:	1206 Cu. Yd.	5116 SF
TOTAL 0'-100' BUFFER	1228 Cu. Yd.	5460 SF
TOTAL ON PROPERTY:	1599 Cu. Yd.	9325 SF

NOTE: BASE ELEVATIONS PRIOR TO FILLING WERE OBTAINED FROM MassGIS 1 FOOT CONTOUR INTERVAL DATA.
ELEVATION DATUM: NAVD88

3/19/2025
ROBERT E. CONSTANTINE, II
No. 49611
REGISTERED PROFESSIONAL LAND SURVEYOR

F4694

LEGAL NOTE

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. PRIOR TO ANY EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE{7233}.

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

OWNER

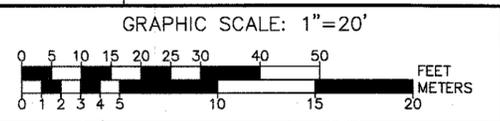
DIANNE M RAYMONDI
260 DANIELS STREET
FRANKLIN, MA 02038

LAND COURT CERT NO. 202128
LAND COURT PLAN NO. 26826B
A.M. 219 LOT 168

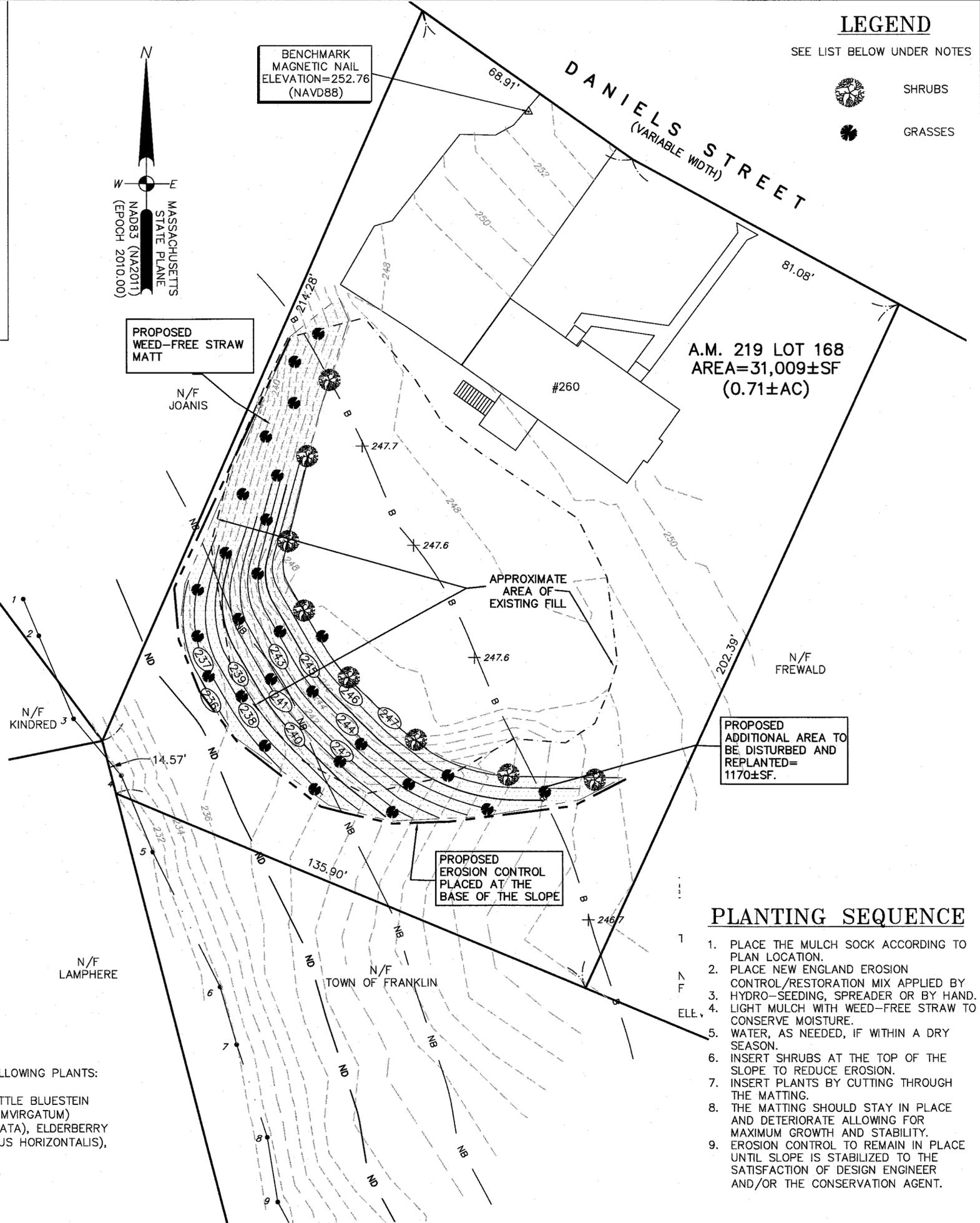
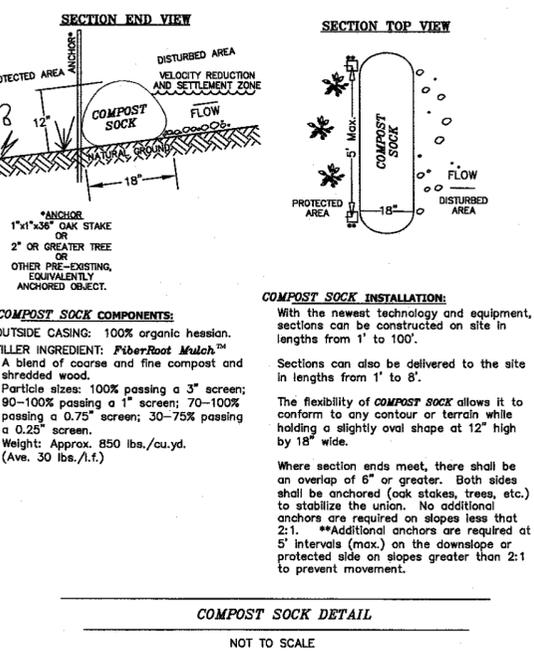
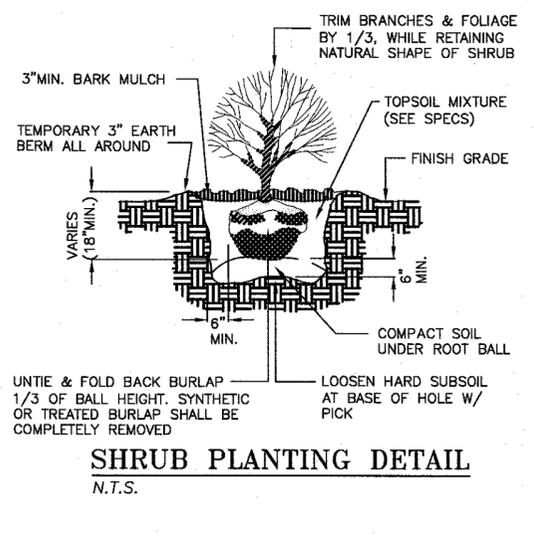
EXISTING CONDITION
PLOT PLAN
260 DANIELS STREET
FRANKLIN
MASSACHUSETTS

MARCH 13, 2025

DATE	REVISION DESCRIPTION



Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com



LEGEND
SEE LIST BELOW UNDER NOTES

SHRUBS
GRASSES

3/19/2025

ROBERT E. CONSTANTINE, II
No. 49611
REGISTERED PROFESSIONAL LAND SURVEYOR

DALE MACKINNON
No. 34575
REGISTERED PROFESSIONAL ENGINEER

Robert E. Constantine, II
Dale Mackinnon

LEGAL NOTE

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OWNER

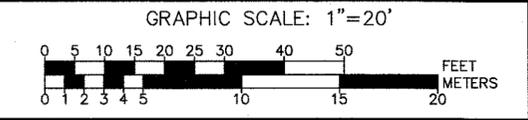
DIANNE M RAYMONDI
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LAND COURT CERT NO. 202128
LAND COURT PLAN NO. 26826B
A.M. 219 LOT 168

PROPOSED PLANTING PLOT PLAN
260 DANIELS STREET
FRANKLIN
MASSACHUSETTS

MARCH 13, 2025

DATE	REVISION DESCRIPTION



NOTES

- STABILIZE THE EXISTING SLOPE WITH A VARIETY OF THE FOLLOWING PLANTS:
1. NEW ENGLAND EROSION CONTROL/RESTORATION MIX
 2. GRASSES SUCH AS RED FESCUE (FESTUCA RUBRA), LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM), SWITCH GRASS (PAINICUM VIRGATUM)
 3. SHRUBS SUCH AS WINTERBERRY HOLLY (ILEX VERTICILLATA), ELDERBERRY SAMBUCUS CANADENSIS, CREEPING JUNIPER (JUNIPERUS HORIZONTALIS), ALPINE BEARBERRY (ARCTOSTAPHYLOS ALPINA)

PLANTING SEQUENCE

1. PLACE THE MULCH SOCK ACCORDING TO PLAN LOCATION.
2. PLACE NEW ENGLAND EROSION CONTROL/RESTORATION MIX APPLIED BY HYDRO-SEEDING, SPREADER OR BY HAND.
3. LIGHT MULCH WITH WEED-FREE STRAW TO CONSERVE MOISTURE.
4. WATER, AS NEEDED, IF WITHIN A DRY SEASON.
5. INSERT SHRUBS AT THE TOP OF THE SLOPE TO REDUCE EROSION.
6. INSERT PLANTS BY CUTTING THROUGH THE MATTING.
7. THE MATTING SHOULD STAY IN PLACE AND DETERIORATE ALLOWING FOR MAXIMUM GROWTH AND STABILITY.
8. EROSION CONTROL TO REMAIN IN PLACE UNTIL SLOPE IS STABILIZED TO THE SATISFACTION OF DESIGN ENGINEER AND/OR THE CONSERVATION AGENT.

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