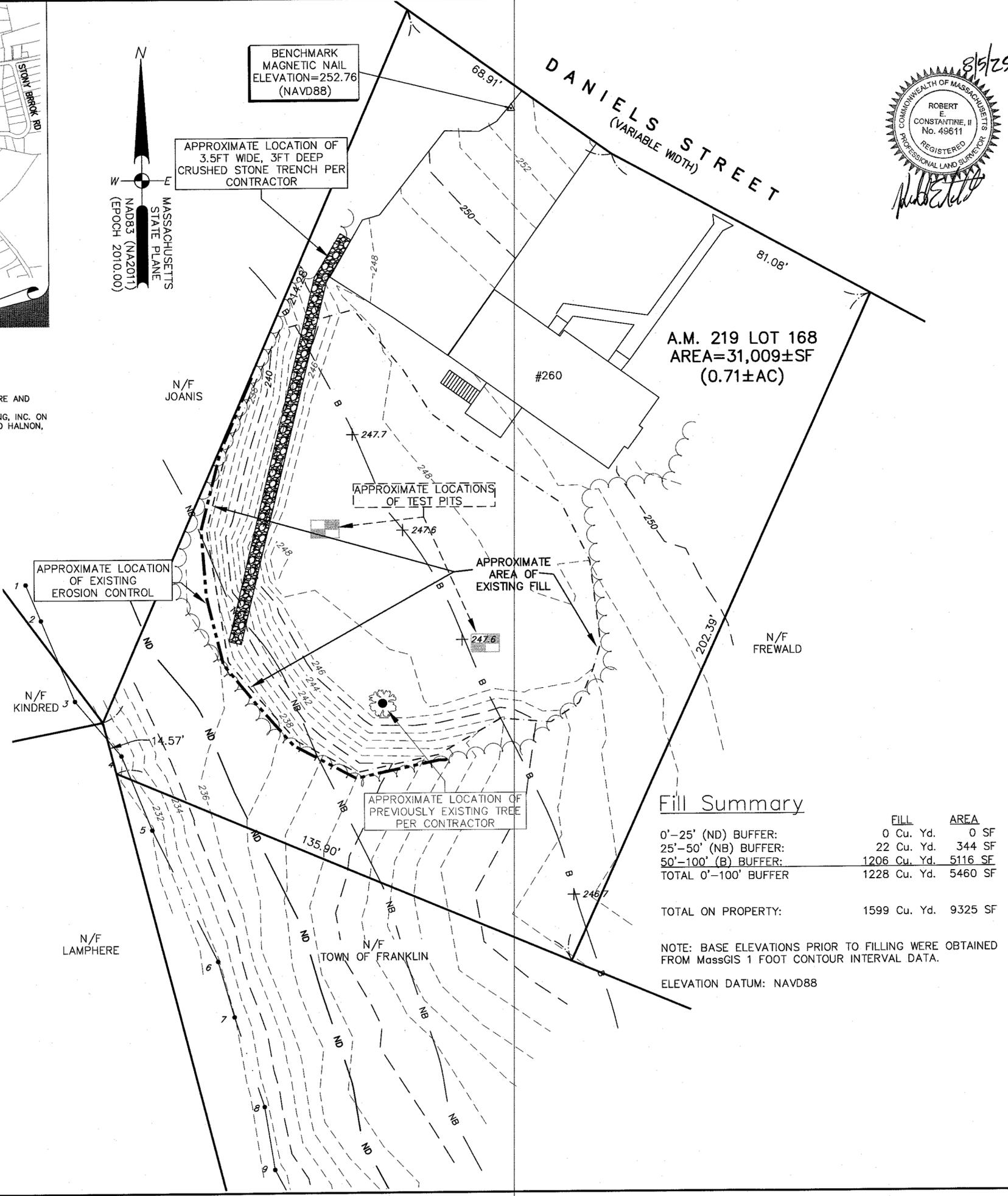


BENCHMARK  
MAGNETIC NAIL  
ELEVATION=252.76  
(NAVD88)

APPROXIMATE LOCATION OF  
3.5FT WIDE, 3FT DEEP  
CRUSHED STONE TRENCH PER  
CONTRACTOR



**NOTES**

1. AN ON-GROUND SURVEY WAS PERFORMED BY GUERRIERE AND HALNON, INC. ON SEPTEMBER 24, 2024
2. THE WETLANDS WERE FLAGGED BY GODDARD CONSULTING, INC. ON SEPTEMBER 17, 2024 AND LOCATED BY GUERRIERE AND HALNON, INC. ON SEPTEMBER 24, 2024.

A.M. 219 LOT 168  
AREA=31,009±SF  
(0.71±AC)

**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



**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**

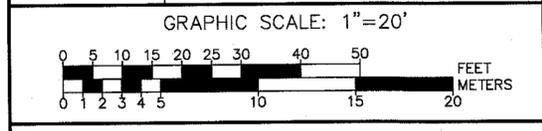
DIANNE M RAYMONDI  
260 DANIELS STREET  
FRANKLIN, MA 02038

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
6/12/25	PER CONSULTANT REVIEW
7/1/25	PER TOWN COMMENTS
8/5/25	PER TOWN COMMENTS



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

F:\CD\Projects\F4694\DWG\F4694-site plan.dwg, EXISTING, 8/5/2025 8:07:41 AM, [BDH]

8/5/25  
 COMMONWEALTH OF MASSACHUSETTS  
 ROBERT E. CONSTANTINE, II  
 No. 49611  
 REGISTERED PROFESSIONAL LAND SURVEYOR

8/5/25  
 COMMONWEALTH OF MASSACHUSETTS  
 DALE MACDONALD  
 CIVIL No. 34575  
 REGISTERED PROFESSIONAL LAND SURVEYOR

LEGAL NOTE

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OWNER

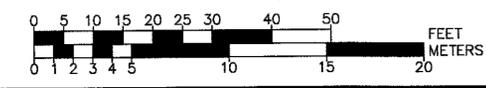
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 LAND COURT CERT NO. 202128  
 LAND COURT PLAN NO. 26826B  
 A.M. 219 LOT 168

PROPOSED PLANTING  
 PLOT PLAN  
 260 DANIELS STREET  
 FRANKLIN  
 MASSACHUSETTS

MARCH 13, 2025

DATE	REVISION DESCRIPTION
6/12/25	PER CONSULTANT REVIEW
7/1/25	PER TOWN COMMENTS
8/5/25	PER TOWN COMMENTS

GRAPHIC SCALE: 1"=20'



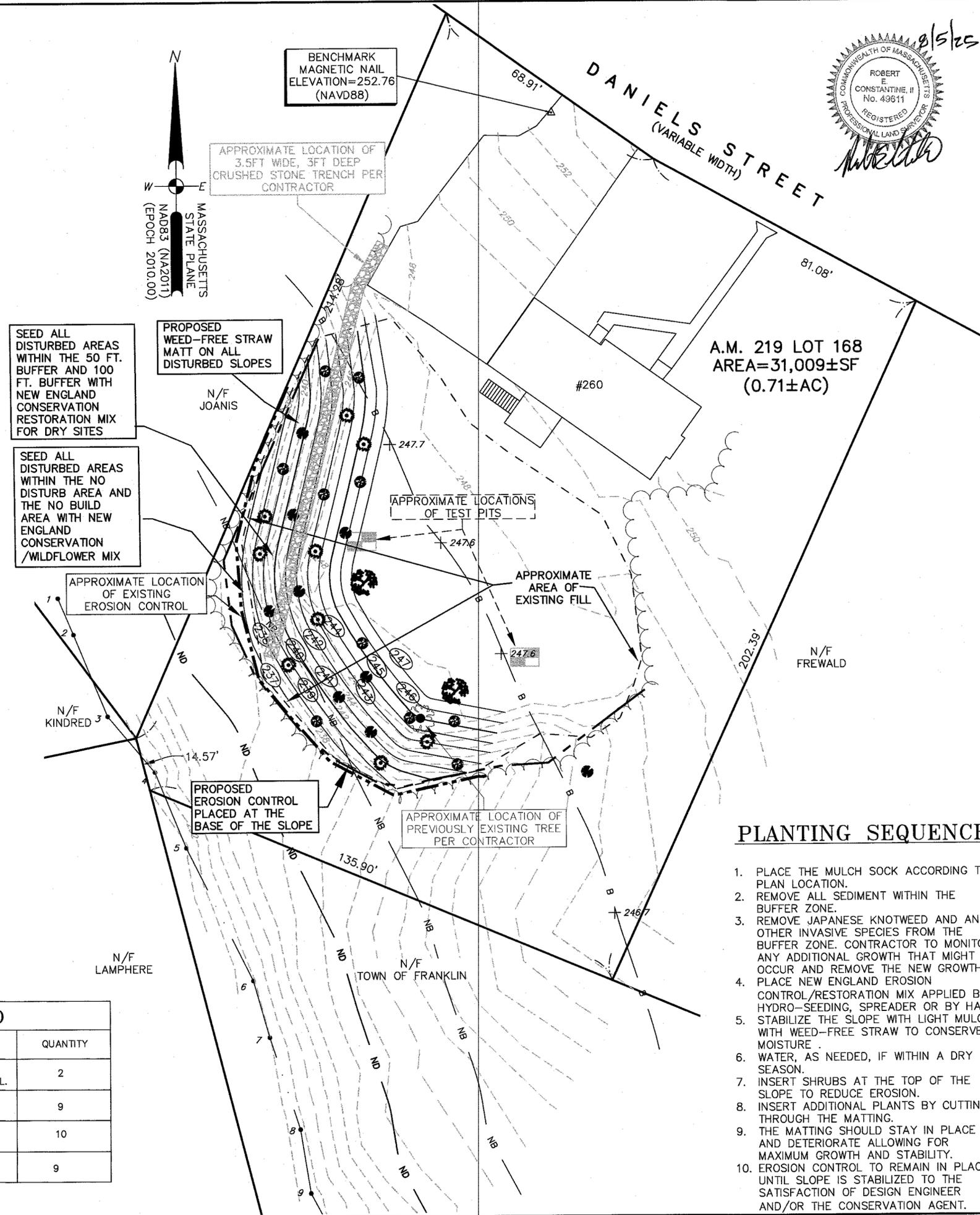
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 FRANKLIN, MA 02038 FX. (508) 528-7921  
 www.gandhengineering.com

PLANTING SEQUENCE

1. PLACE THE MULCH SOCK ACCORDING TO PLAN LOCATION.
2. REMOVE ALL SEDIMENT WITHIN THE BUFFER ZONE.
3. REMOVE JAPANESE KNOTWEED AND ANY OTHER INVASIVE SPECIES FROM THE BUFFER ZONE. CONTRACTOR TO MONITOR ANY ADDITIONAL GROWTH THAT MIGHT OCCUR AND REMOVE THE NEW GROWTH.
4. PLACE NEW ENGLAND EROSION CONTROL/RESTORATION MIX APPLIED BY HYDRO-SEEDING, SPREADER OR BY HAND.
5. STABILIZE THE SLOPE WITH LIGHT MULCH WITH WEED-FREE STRAW TO CONSERVE MOISTURE.
6. WATER, AS NEEDED, IF WITHIN A DRY SEASON.
7. INSERT SHRUBS AT THE TOP OF THE SLOPE TO REDUCE EROSION.
8. INSERT ADDITIONAL PLANTS BY CUTTING THROUGH THE MATTING.
9. THE MATTING SHOULD STAY IN PLACE AND DETERIORATE ALLOWING FOR MAXIMUM GROWTH AND STABILITY.
10. EROSION CONTROL TO REMAIN IN PLACE UNTIL SLOPE IS STABILIZED TO THE SATISFACTION OF DESIGN ENGINEER AND/OR THE CONSERVATION AGENT.

PLANTING LEGEND

SYMBOL	NAME	SIZE	QUANTITY
	RED MAPLE ACER RUBRUM	5' MIN. 2.5" CAL.	2
	LITTLE BLUE STEM SCHIZACHYRIUM SCOPARIUM	2 GAL.	9
	CREeping JUNIPER JUNIPERUS HORIZONTALIS	3 GAL.	10
	RED FESCUE FESTUCA RUBRA	2 GAL.	9



MASSACHUSETTS  
 STATE PLANE  
 NAD83 (NA2011)  
 (EPOCH 2010.00)

BENCHMARK  
 MAGNETIC NAIL  
 ELEVATION=252.76  
 (NAVD88)

APPROXIMATE LOCATION OF  
 3.5FT WIDE, 3FT DEEP  
 CRUSHED STONE TRENCH PER  
 CONTRACTOR

SEED ALL  
 DISTURBED AREAS  
 WITHIN THE 50 FT.  
 BUFFER AND 100  
 FT. BUFFER WITH  
 NEW ENGLAND  
 CONSERVATION  
 RESTORATION MIX  
 FOR DRY SITES

PROPOSED  
 WEED-FREE STRAW  
 MATT ON ALL  
 DISTURBED SLOPES

SEED ALL  
 DISTURBED AREAS  
 WITHIN THE NO  
 DISTURB AREA AND  
 THE NO BUILD  
 AREA WITH NEW  
 ENGLAND  
 CONSERVATION  
 WILDFLOWER MIX

APPROXIMATE LOCATION  
 OF EXISTING  
 EROSION CONTROL

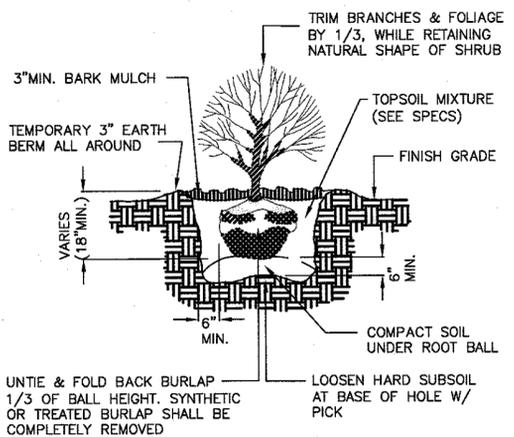
APPROXIMATE LOCATIONS  
 OF TEST PITS

APPROXIMATE  
 AREA OF  
 EXISTING FILL

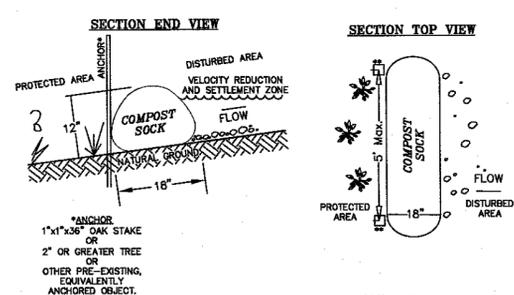
PROPOSED  
 EROSION CONTROL  
 PLACED AT THE  
 BASE OF THE SLOPE

APPROXIMATE LOCATION OF  
 PREVIOUSLY EXISTING TREE  
 PER CONTRACTOR

8/5/25  
DALE MACKINNON  
CIVIL  
No. 34575  
REGISTERED PROFESSIONAL LAND SURVEYOR  
State of Massachusetts



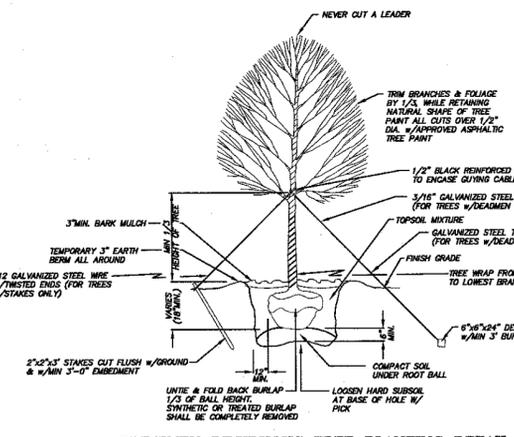
**SHRUB PLANTING DETAIL**  
N.T.S.



**COMPOST SOCK COMPONENTS:**  
OUTSIDE CASING: 100% organic hessian.  
FILLER INGREDIENT: *FiberRoot Mulch™*  
A blend of coarse and fine compost and shredded wood.  
Particle sizes: 100% passing a 3" screen; 90-100% passing a 1" screen; 70-100% passing a 0.75" screen; 30-75% passing a 0.25" screen.  
Weight: Approx. 850 lbs./cu.yd. (Ave. 30 lbs./1.f.)

With the newest technology and equipment, sections can be constructed on site in lengths from 1' to 100'.  
Sections can also be delivered to the site in lengths from 1' to 8'.  
The flexibility of *COMPOST SOCK* allows it to conform to any contour or terrain while holding a slightly oval shape at 12" high by 18" wide.  
Where section ends meet, there shall be an overlap of 6" or greater. Both sides shall be anchored (oak stakes, trees, etc.) to stabilize the union. No additional anchors are required on slopes less than 2:1. \*\*Additional anchors are required at 5' intervals (max.) on the downslope or protected side on slopes greater than 2:1 to prevent movement.

**COMPOST SOCK DETAIL**  
NOT TO SCALE



**SPECIMEN DECIDUOUS TREE PLANTING DETAIL**  
N.T.S.

**STANDARD 8:** A PLAN TO CONTROL CONSTRUCTION-RELATED IMPACTS, INCLUDING EROSION, SEDIMENTATION, AND OTHER POLLUTANT SOURCES DURING CONSTRUCTION AND LAND DISTURBANCE ACTIVITIES (CONSTRUCTION PERIOD EROSION, SEDIMENTATION, AND POLLUTION PREVENTION PLAN) SHALL BE DEVELOPED AND IMPLEMENTED.

DURING LAND DISTURBANCE AND CONSTRUCTION ACTIVITIES, PROJECT PROPONENTS MUST IMPLEMENT CONTROLS THAT PREVENT EROSION, CONTROL SEDIMENT MOVEMENT, AND STABILIZE EXPOSED SOILS TO PREVENT POLLUTANTS FROM MOVING OFF-SITE OR ENTERING WETLANDS OR WATERS. LAND DISTURBANCE ACTIVITIES INCLUDE DEMOLITION, CONSTRUCTION, CLEARING, EXCAVATION, GRADING, FILLING, AND RECONSTRUCTION.

**CONSTRUCTION PERIOD POLLUTION PREVENTION PLAN AND EROSION AND SEDIMENTATION CONTROL.**

**A. NAMES OF PERSONS OR ENTITIES RESPONSIBLE FOR PLAN COMPLIANCE**

JAMES THORNHILL  
PO BOX 623  
FRANKLIN, MA. 02038  
TEL: 508-509-1550  
EMAIL: TROOPERINC1@GMAIL.COM

DIANNE RAYMONDI  
260 DANIELS ST.  
FRANKLIN, MA. 02038  
TEL: 617-543-5548

**B. CONSTRUCTION PERIOD POLLUTION PREVENTION MEASURES**

- INVENTORY MATERIALS TO BE PRESENT ON SITE DURING CONSTRUCTION.
- TRAIN EMPLOYEES AND SUBCONTRACTORS IN PREVENTION AND CLEAN UP PROCEDURES.
- ALL MATERIALS STORED ON SITE WILL BE STORED IN THEIR APPROPRIATE CONTAINERS AND IF POSSIBLE UNDER A ROOF OR COVERED.
- FOLLOW MANUFACTURER'S RECOMMENDATION FOR DISPOSAL OF USED CONTAINERS.
- STORE ONLY ENOUGH PRODUCTS ON SITE TO DO THE JOB.
- ON SITE EQUIPMENT, FUELING AND MAINTENANCE MEASURES:
  - INSPECT ON-SITE VEHICLES AND EQUIPMENT DAILY FOR LEAKS.
  - CONDUCT ALL VEHICLE AND EQUIPMENT MAINTENANCE AND REFUELING IN FRONT OF BUILDING OUTSIDE OF 100' WETLAND BUFFER, AWAY FROM STORM DRAINS.
  - PERFORM MAJOR REPAIRS AND MAINTENANCE OFF SITE.
  - USE DRIP PANS, DRIP CLOTHS OR ABSORBENT PADS WHEN REPLACING SPENT FUELS.
  - COLLECT SPENT FUELS AND REMOVE FROM SITE, PER LOCAL AND STATE REGULATIONS.
- STOCKPILE MATERIALS AND MAINTAIN EROSION CONTROL AROUND THE MATERIALS WHERE IT CAN EASILY BE ACCESSED. ANTICIPATED STOCKPILE MATERIALS INCLUDE EXCESS TOPSOIL SUBSOILS, AND LEDGE/ROCK, TREES, STUMPS, AND OTHER VEGETATIVE DEBRIS, AND STONES TO BE REMOVED. MAINTAIN EASY ACCESS TO CLEAN UP MATERIALS TO INCLUDE BROOMS, MOPS, RAGS GLOVES, GOGGLES, SAND, SAWDUST, PLASTIC AND METAL TRASH CONTAINERS. LOCATE STOCKPILE LOCATIONS OUTSIDE THE 100' WETLAND BUFFERS IDENTIFIED ON THE SITE PLANS.
- STABILIZE AREAS OF TEMPORARY OR PERMANENT DISTURBANCE WITHIN 7 DAYS OF COMPLETION, OR, IF WORK REMAINS, IF THESE AREAS ARE EXPECTED TO REMAIN OPEN FOR GREATER THAN 14 DAYS. UTILIZE NEW ENGLAND EROSION CONTROL/RESTORATION SEED MIX UNLESS OTHERWISE IDENTIFIED ON SITE PLANS OR WITHIN WETLAND REPLICATION PLAN.
- STABILIZE SOIL STOCKPILES WITH HYDROSEEDING IF EXPECTED TO REMAIN UNUSED FOR GREATER THAN 14 DAYS. USE NEW ENGLAND EROSION CONTROL/RESTORATION SEED MIX OR APPROVED EQUIVALENT.
- CLEAN UP SPILLS.
  - NEVER HOSE DOWN "DIRTY" PAVEMENT OR IMPERMEABLE SURFACES WHERE FLUIDS HAVE SPILLED. USE DRY CLEANUP METHODS (SAWDUST, CAT LITTER AND/OR RAGS AND ABSORBENT PADS).
  - SWEEP UP DRY MATERIALS IMMEDIATELY. NEVER WASH THEM AWAY OR BURY THEM.

12. IT IS THE RESPONSIBILITY OF THE SITE SUPERINTENDENT OR EMPLOYEES DESIGNATED BY THE APPLICANT TO INSPECT EROSION CONTROL AND REPAIR AS NEEDED, ALSO TO INSPECT ALL ON SITE VEHICLES FOR LEAKS AND CHECK ALL CONTAINERS ON SITE THAT MAY CONTAIN HAZARDOUS MATERIALS DAILY.

**C. SITE DEVELOPMENT PLANS**

- SEE SITE PLAN SET "260 DANIELS STREET FRANKLIN, MA." DATED MARCH 13, 2025 AND REVISED TO JUNE 12, 2025 PREPARED BY GUERRIERE & HALNON, INC.

**D. CONSTRUCTION EROSION AND SEDIMENTATION CONTROL PLAN:**

- SEE SITE PLAN SET 'PLOT PLAN 260 DANIELS STREET FRANKLIN MASSACHUSETTS' DATED MARCH 13, 2025 REVISED JUNE 12, 2025 PREPARED BY GUERRIERE & HALNON, INC.

**E. PLANS**

- CONSTRUCTION SEQUENCING PLAN
  - PRIOR TO ANY WORK ON THE SITE INCLUDING TREE/BRUSH CLEARING, THE APPROVED LIMIT OF CLEARING AS WELL AS THE LOCATION OF THE

PROPOSED EROSION CONTROL DEVICES (SUCH AS SILT FENCE/STRAW BALES, ETC.) MUST BE STAKED ON THE GROUND UNDER THE DIRECTION OF A MASSACHUSETTS REGISTERED PROFESSIONAL LAND SURVEYOR.

- INSTALL EROSION CONTROL BARRIERS AT LOCATIONS DEPICTED ON THE PLANS.
- EROSION CONTROL TO BE INSPECTED BY EITHER THE DESIGN ENGINEER (OR AGENT) OR AN EROSION CONTROL MONITOR APPOINTED BY THE TOWN OF FRANKLIN.
- EXTRA EROSION CONTROL DEVICES (AT LEAST 10% OF THE LINEAR FOOTAGE REQUIRED FOR THE SITE) SHALL BE STORED ON THE SITE TO BE USED IN CASE OF AN EMERGENCY (LARGE STORM).
- REMOVE ALL INVASIVE SPECIES FROM THE EXISTING AND PROPOSED FILL AREAS AND DISPOSE OF PLANTINGS OFF SITE.
- ROUGH GRADE SITE, MAINTAINING TEMPORARY LOW AREAS/SEDIMENT TRAPS FOR SEDIMENT ACCUMULATION AND AWAY FROM THE WETLANDS AND PREVENT SEDIMENTATION FROM MIGRATING FROM THE SITE.
- BEGIN REGRADING SLOPE AND ADD ADDITIONAL FILL ACCORDING TO PLAN.
- MULCH DISTURBED AREAS OF SITE.
- INSTALL WEED FREE STRAW MAT TO STABILIZE SLOPE
- FINISH GRADE - LOAM AND SEED.
- MAINTAIN ALL EROSION CONTROL DEVICES UNTIL SITE IS STABILIZED AND FINAL INSPECTIONS ARE PERFORMED.

THE CONTRACTOR SHALL BE RESPONSIBLE TO SCHEDULE ANY REQUIRED INSPECTIONS OF THEIR WORK.

- CONSTRUCTION WASTE MANAGEMENT PLAN
  - DUMPSTER FOR TRASH AND BULK WASTE COLLECTION SHALL BE PROVIDED SEPARATELY FOR CONSTRUCTION.
  - RECYCLE MATERIALS WHENEVER POSSIBLE (PAPER, PLASTER CARDBOARD, METAL CANS). SEPARATE CONTAINERS FOR MATERIAL ARE RECOMMENDED.
  - SEGREGATE AND PROVIDE CONTAINERS FOR DISPOSAL OPTIONS FOR WASTE.
  - DO NOT BURY WASTE AND DEBRIS ON SITE.
  - CERTIFIED HAULERS WILL BE HIRED TO REMOVE THE DUMPSTER CONTAINER WASTE AS NEEDED. RECYCLING PRODUCTS WILL ALSO BE REMOVED OFF SITE WEEKLY.
  - THE SEWER SYSTEM IS ONLY FOR DISPOSAL OF HUMAN WASTE.

**F. OPERATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS**  
THE OPERATION AND MAINTENANCE OF SEDIMENTATION CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR, BASED ON FUTURE WEATHER REPORTS SHALL PREPARE AND INSPECT ALL EROSION CONTROL DEVICES; CLEANING, REPAIRING AND UPGRADING IS A PRIORITY SO THAT THE DEVICES PERFORM AS PER DESIGN. INSPECT THE SITE DURING RAIN EVENTS. DON'T STAY AWAY FROM THE SITE. AT A MINIMUM, THERE SHOULD BE INSPECTION TO ASSURE THE DEVICES ARE NOT CLOGGED OR PLUGGED, OR THAT DEVICES HAVE NOT BEEN DESTROYED OR DAMAGED DURING THE RAIN EVENT. AFTER A STORM EVENT INSPECTION IS REQUIRED TO CLEAN AND REPAIR ANY DAMAGE COMPONENTS. IMMEDIATE REPAIR IS REQUIRED.

**G. INSPECTION AND MAINTENANCE SCHEDULES**

- INSPECTION MUST BE CONDUCTED AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS PRIOR TO AND AFTER THE END OF A STORM EVENT 0.25 INCHES OR GREATER.
- INSPECTION FREQUENCY CAN BE REDUCED TO ONCE A MONTH IF:
  - THE SITE IS TEMPORARILY STABILIZED.
- INSPECTIONS MUST BE CONDUCTED BY QUALIFIED PERSONNEL, "QUALIFIED PERSONNEL" MEANS A PERSON KNOWLEDGEABLE IN THE PRINCIPLES AND PRACTICE OF EROSION AND SEDIMENT CONTROLS AND WHO POSSESS THE SKILLS TO ASSESS THE CONDITIONS AND TAKE MEASURES TO MAINTAIN AND ENSURE PROPER OPERATION, ALSO TO CONCLUDE IF THE EROSION CONTROL METHODS SELECTED ARE EFFECTIVE.
- FOR EACH INSPECTION, THE INSPECTION REPORT MUST INCLUDE:
  - THE INSPECTION DATE.
  - NAMES, TITLES OF PERSONNEL MAKING THE INSPECTION.
  - WEATHER INFORMATION FOR THE PERIOD SINCE THE LAST INSPECTION.
  - WEATHER INFORMATION AT THE TIME OF THE INSPECTION.
  - LOCATIONS OF DISCHARGES OF SEDIMENT FROM THE SITE, IF ANY.
  - LOCATIONS OF BMP'S THAT NEED TO BE MAINTAINED.
  - LOCATIONS WHERE ADDITIONAL BMP'S MAY BE REQUIRED.
  - CORRECTIVE ACTION REQUIRED OR ANY CHANGES TO THE SWPPP THAT MAY BE NECESSARY.
- QUALIFIED PERSONNEL SHALL INSPECT THE FOLLOWING IN-PLACE WORK;

**INSPECTION SCHEDULE:**  
EROSION CONTROL WEEKLY

PLEASE NOTE: SPECIAL INSPECTIONS SHALL ALSO BE MADE AFTER A SIGNIFICANT RAINFALL EVENT.

**MAINTENANCE SCHEDULE**  
EROSION CONTROL DEVICES FAILURE IMMEDIATELY  
TEMPORARY SEDIMENTATION TRAPS/BASINS AS NEEDED

PLEASE NOTE: SPECIAL MAINTENANCE SHALL ALSO BE MADE AFTER A SIGNIFICANT RAINFALL EVENT.

**LEGAL NOTE**

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**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

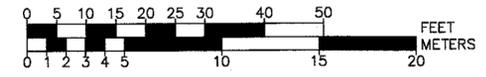
**DETAILS AND NOTES**

**PLOT PLAN**  
**260 DANIELS STREET**  
**FRANKLIN**  
**MASSACHUSETTS**

**MARCH 13, 2025**

DATE	REVISION DESCRIPTION
6/12/25	PER CONSULTANT REVIEW
7/1/25	PER TOWN COMMENTS
8/5/25	PER TOWN COMMENTS

GRAPHIC SCALE: 1"=20'



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