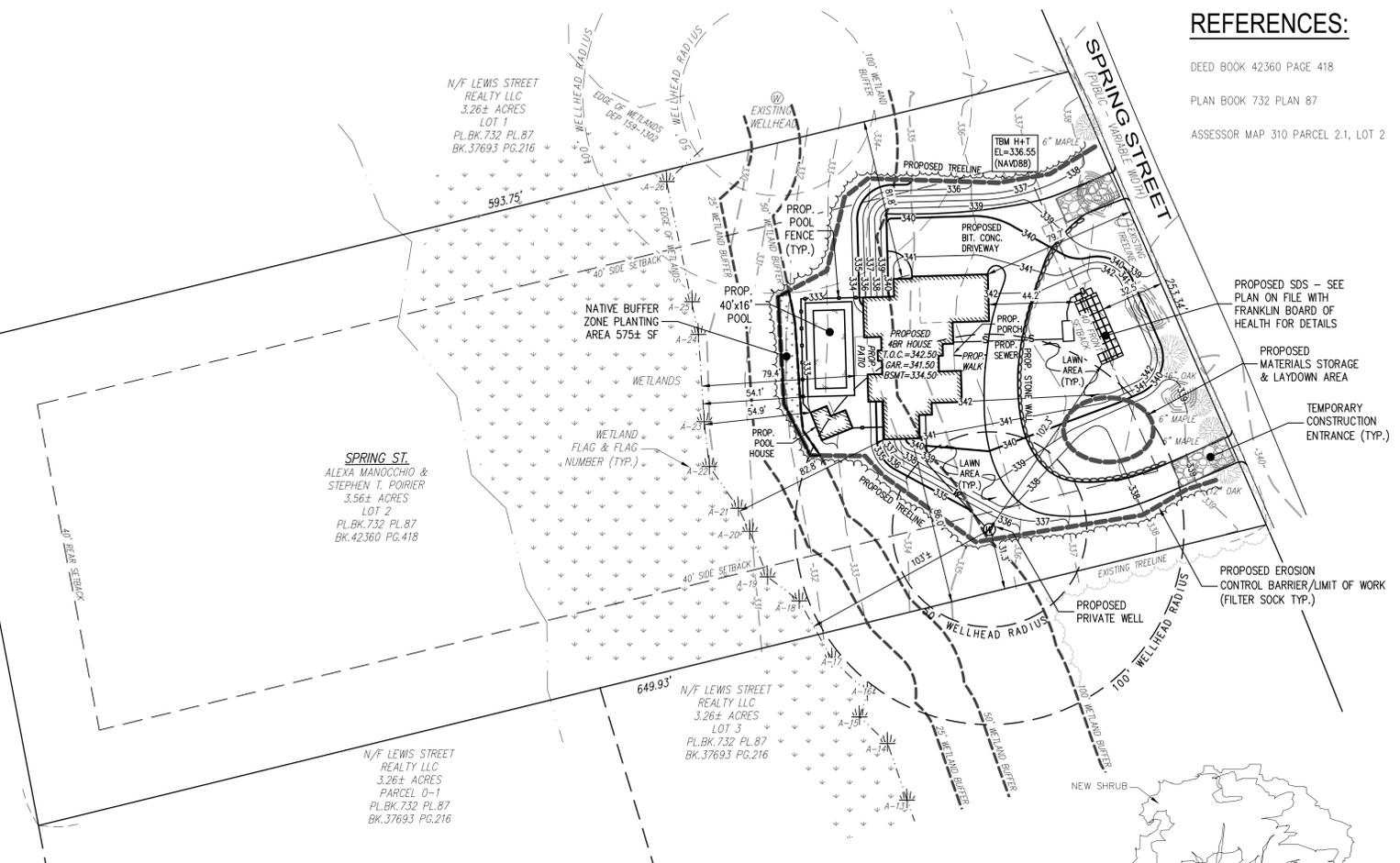
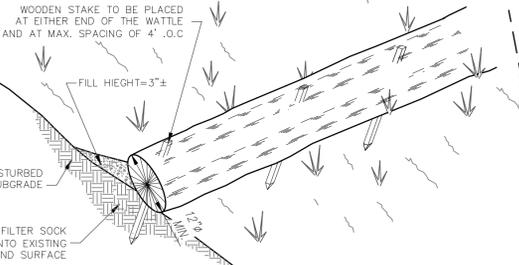
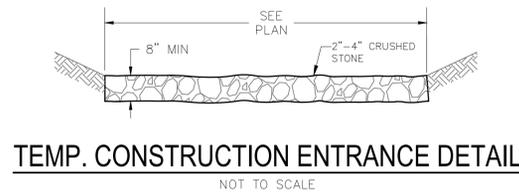


LEGEND

FEATURE	DESCRIPTION	SYMBOL	DESCRIPTION
---	PROPERTY LINE	---	EXISTING EDGE OF WETLANDS
---	EXISTING EDGE OF GRAVEL ROADWAY	---	EXISTING DECIDUOUS TREE
---	ZONING ENVELOPE	---	EXISTING WETLAND FLAG & NUMBER
---	BUFFER ZONE	---	EXISTING BOULDER
---	EXISTING TREELINE	---	EXISTING WELL
---	EXISTING CONTOUR (INDEX)	---	
---	EXISTING CONTOUR (INTERMEDIATE)	---	
---	PROPOSED EROSION CONTROL BARRIER	---	PROPOSED WELL
---	PROPOSED EDGE OF BIT. PAVEMENT	---	PROPOSED BUILDING/HOUSE
---	PROPOSED EDGE OF WALKWAY	---	PROPOSED POOL
---	PROPOSED STONE WALL	---	
---	PROPOSED WATER LINE	---	
---	PROPOSED SEWER LINE	---	
---	PROPOSED TREELINE	---	
---	PROPOSED CONTOUR (INDEX)	---	
---	PROPOSED CONTOUR (INTERMEDIATE)	---	



REFERENCES:

- DEED BOOK 42360 PAGE 418
- PLAN BOOK 732 PLAN 87
- ASSESSOR MAP 310 PARCEL 2.1, LOT 2

PLAN INTENT:

THIS PLAN HAS BEEN PREPARED TO DETAIL ALTERATIONS WITHIN THE 100' BUFFER ZONE TO SUPPLEMENT A NOTICE OF INTENT SUBMITTED TO THE TOWN OF FRANKLIN CONSERVATION COMMISSION. IT SHALL NOT BE UTILIZED FOR ANY OTHER PURPOSE.

GENERAL NOTES:

- EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS BASED UPON AN ON-THE-GROUND SURVEY COMPLETED BY DILLIS & ROY CIVIL DESIGN GROUP, INC. IN AUGUST OF 2025.
- EXISTING RESOURCE AREAS DELINEATED ONSITE WERE FIELD LOCATED BY DILLIS & ROY CIVIL DESIGN GROUP, INC. IN AUGUST OF 2025.
- ELEVATIONS REFER TO N.A.V.D. 1988.
- PROPERTY LINE INFORMATION SHOWN ON THIS PLAN WAS PREPARED BY DILLIS & ROY CIVIL DESIGN GROUP, INC. BASED UPON AN ON-THE-GROUND SURVEY AND RECORDED PLANS AND DEEDS.
- EXISTING UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM FIELD MEASUREMENT AND RECORD PLANS. THE UTILITIES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND SHOULD NOT BE ASSUMED TO BE CORRECT NOR SHOULD IT BE ASSUMED THAT THE UTILITIES SHOWN ARE THE ONLY UTILITIES LOCATED ON OR NEAR THE SITE. THE CONTRACTOR SHALL CALL DIG SAFE 1-888-DIG-SAFE PRIOR TO CONSTRUCTION IN ACCORDANCE WITH STATE LAWS.
- THE PROPOSED WORK AREA IS LOCATED OUTSIDE THE 100-YEAR FLOOD ZONE (FEMA ZONE X, UNSHADED) PER FRIM PANEL 25021C0304F WITH AN EFFECTIVE DATE OF JULY 8, 2025.

EROSION CONTROL NOTES:

- CONTRACTOR TO INSTALL SEDIMENT AND EROSION CONTROL MEASURES PRIOR TO CONSTRUCTION.
- CONTRACTOR TO MAINTAIN EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PROCESS. EROSION CONTROL MEASURES SHALL BE INSPECTED BY THE CONTRACTOR REGULARLY TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY.
- CONTRACTOR SHALL MAINTAIN, REPAIR, OR REPLACE EROSION CONTROL MEASURE AS NEEDED DURING CONSTRUCTION.
- NO WORK SHALL BE DONE WITHIN ANY RESOURCE AREA OR BEYOND THE LIMIT OF WORK. THE EROSION CONTROL BARRIER MARKS THE LIMIT OF PROPOSED WORK.
- A SUFFICIENT NUMBER OF FILTER SOCK EROSION CONTROL BARRIERS SHALL BE STOCK PILED ON SITE FOR EMERGENCY EROSION CONTROL NEEDS, AND TO REPAIR AND REPLACE FENCING IN THE DESIGNATED EROSION CONTROL BARRIER LOCATION.
- EXISTING VEGETATION SHALL BE RETAINED WHERE FEASIBLE.
- CONTRACTOR TO REMOVE EROSION CONTROL MEASURES ONLY AFTER SITE HAS BEEN STABILIZED FOR A PERIOD OF NOT LESS THAN 2 WEEKS AND INSPECTED BY THE CONCORD NATURAL RESOURCES COMMISSION OR THEIR AGENT.
- CONTRACTOR TO RESTORE AREAS AS INDICATED ON THE PLAN WITHIN 1-WEEK OF COMPLETION OF FINAL GRADING. CONTRACTOR TO MAINTAIN RESTORED AREAS DURING CONSTRUCTION.

SITE DISTURBANCE NOTES:

- PURSUANT TO CH. 153 STORMWATER MANAGEMENT, ART. 1 GENERAL PROVISIONS §153-3 OF THE TOWN CODE OF FRANKLIN, THE LIMIT OF DISTURBANCE OF A PROPOSED WORK AREA SHALL BE LIMITED TO LESS THAN ONE ACRE (43,560 SF). THE PROJECT AS SHOWN IS PLANNED TO DISTURB AN APPROXIMATE AREA OF 33,000 SF.
- TEMPORARY STABILIZATION OF DISTURBED AREAS SHALL BE ACCOMPLISHED WITH HYDROSEED OR WOODCHIPS.
- DISTURBED AREAS SHALL BE STABILIZED WITHIN 2 MONTHS AND INSPECTED AND RE-STABILIZED AS NECESSARY.
- STOCKPILES SHALL BE SURROUNDED BY 12" DIAMETER FILTER SOCK AND COVERED WITH TARPS OR EROSION CONTROL BLANKETS AT THE END OF EACH WORK DAY WHILE IN USE.
- CONTRACTOR IS REQUIRED TO CLEAN UP ANY SAND, DIRT OR DEBRIS WHICH IS TRACKED FROM SITE INTO ANY PUBLIC STREET AND TO REMOVE SILTS OR DEBRIS THAT ENTERS INTO EXISTING DRAINAGE INCLUDING CATCH BASIN SUMPS, PIPE LINES, MANHOLES OR DITCHES.
- LAWN AREAS ARE TO BE SEEDED WITH TALL FESCUE, KENTUCKY BLUEGRASS, AND PERENNIAL RYEGRASS MIX.

CONSTRUCTION SEQUENCE:

DURING THIS SEQUENCE ALL EROSION CONTROLS SHALL BE INSPECTED AND MAINTAINED. ALL DISTURBED AREAS SHALL BE STABILIZED BY SEEDING OR SODDING AS SOON AS POSSIBLE AFTER GRADING IS COMPLETE. EROSION CONTROL BARRIERS SHALL BE REMOVED AFTER SLOP STABILIZATION IS COMPLETE.

- NOTIFY THE FRANKLIN CONSERVATION COMMISSION OF WORK COMMENCEMENT
- INSTALL EROSION AND SEDIMENT CONTROL MEASURES.
- INSTALL TEMPORARY CONSTRUCTION ENTRANCES.
- CLEAR AND GRUB SITE IN PREPARATION FOR EXCAVATION.
- GRADE PORTIONS OF SITE TO APPROXIMATE FINISH GRADE.
- EXCAVATE AND POUR NEW FOOTINGS AND FOUNDATION.
- CONSTRUCT PROPOSED DWELLING, POOL, HOUSE, & POOL.
- INSTALL NATIVE BUFFER ZONE PLANTINGS AND SEED MIX.
- INSTALL SEWAGE DISPOSAL SYSTEM & WELL.
- PAVE DRIVEWAY AND INSTALL LANDSCAPING.
- STABILIZE SITE WITH LOAM/SEED/MULCH AS REQUIRED.
- SCHEDULE CERTIFICATE OF COMPLIANCE INSPECTION WITH THE FRANKLIN CONSERVATION COMMISSION AND REMOVE EROSION CONTROLS UPON APPROVAL OF THE CONSERVATION COMMISSION.

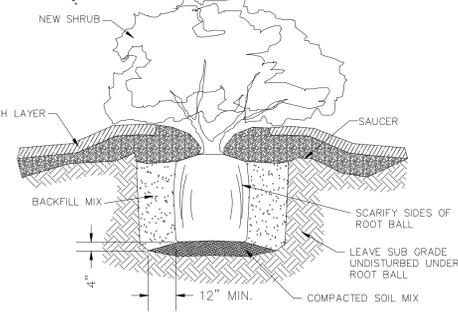
NOTE: NATIVE BUFFER ZONE PLANTINGS SHALL BE INSTALLED APRIL THROUGH JUNE OR SEPTEMBER THROUGH NOVEMBER. SEQUENCE FOR PLANTING INSTALLATION AND SEEDING MAY BE ADJUSTED DEPENDING ON TIME OF YEAR CONSTRUCTION COMMENCES. ESTIMATED TIME OF COMPLETION FOR THE PROJECT IS 1 YEAR FROM THE START DATE.

NATIVE BUFFER PLANTING SCHEDULE:

COMMON NAME:	BOTANICAL NAME:	SIZE:	SPACING:	MIN. QUANTITY:
CA SWEET PEPPERBUSH	CLETHRA ALNIFOLIA	3-4' HEIGHT	5-8' O.C.	6
IG INKBERRY	ILEX GLABRA	3-4' HEIGHT	5-8' O.C.	6
HV WITCHHAZEL	HAMAMELIS VIRGINIANA	3-4' HEIGHT	5-8' O.C.	6

NATIVE BUFFER ZONE AREA PLANTING NOTES:

- GUARANTEE: ALL PLANT MATERIAL SHALL BE GUARANTEED FOR TWELVE (12) MONTHS FROM THE DAY OF FINAL APPROVAL BY THE ARBORIST OR ENGINEER. ANY PLANT MATERIAL TWENTY-FIVE (25%) OR MORE OF WHICH IS DEAD SHALL BE CONSIDERED DEAD. A TREE SHALL BE CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED OR TWENTY-FIVE (25%) OF THE CROWN IS DEAD. IF THE PLANT FAILS TO SURVIVE DURING THIS PERIOD, REPLACEMENT SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCESSIVE GROWING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE. ANY DEAD PLANT MATERIAL SHALL BE REPLACED AND INSTALLED ACCORDING TO THE APPROVED PLAN.
- PROPOSED PLANT MATERIAL MAY BE SUBSTITUTED WITH SIMILAR NATIVE PLANT PRIOR TO INSTALLATION BASED ON AVAILABILITY AND APPROVAL BY CONSERVATION COMMISSION. DESIRED SUBSTITUTIONS MAY INCLUDE LINDERA BENZON (NORTHERN SPICEBUSH), AMELANCHIER ARDREA (SERVICEBERRY), & VACONIUM CORYMBOSUM (HIGHBUSH BLUEBERRY).
- IN THE EVENT THAT ANY DISCREPANCIES BETWEEN THE QUANTITIES OF PLANTS INDICATED ON THE PLANT SCHEDULE AND THOSE INDICATED ON THE PLAN, THE QUANTITIES INDICATED ON THE PLAN SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT.
- THE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITION CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
- QUALITY AND SIZE OF THE PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60 (MOST RECENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- PLANTS WITH BROKEN, SPLIT OR DAMAGED ROOT BALLS SHALL BE REJECTED.
- PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE. SPRING PLANTING SEASON SHALL BE: MARCH 21 TO MAY 30 FOR. FALL PLANTING SEASON SHALL BE: OCTOBER 1 TO DECEMBER 1.
- ENTIRETY OF NATIVE BUFFER ZONE PLANTING AREA SHALL BE SEEDED WITH SPECIFIED NATIVE SEED. SEEDING MIX SHALL BE NEW ENGLAND WETLAND PLANTS WILDFLOWER MIX OR APPROVED EQUAL. SEED MIX SHALL BE APPLIED PER MANUFACTURER SPECIFICATIONS. SEED MIX SHALL BE HAND RAKED THROUGH ENTIRETY OF PLANTING AREA.



SHRUB PLANTING DETAIL

NOT TO SCALE

NEW ENGLAND WETLAND PLANTS, INC.

14 Pearl Lane South Hadley, MA 01075
 PHONE: 413-548-8000 FAX 413-549-4000
 EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

New England Wildflower Mix

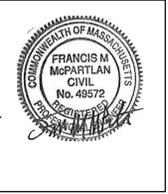
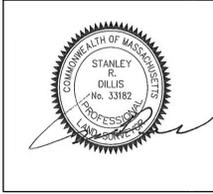
Botanical Name	Common Name	Indicator
<i>Schizachyrium scoparium</i>	Little Bluestem	FACU
<i>Sorghastrum nutans</i>	Indian Grass	UPL
<i>Chamaecrista fasciculata</i>	Partridge Pea	FACU
<i>Elymus virginicus</i>	Virginia Wild Rye	FACU-
<i>Elymus canadensis</i>	Canada Wild Rye	FACU+
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Asclepias tuberosa</i>	Butterfly Milkweed	NI
<i>Vernonia noveboracensis</i>	New York Ironweed	FACW+
<i>Oenothera biennis</i>	Evening Primrose	FACU-
<i>Aster novae-angliae</i> (<i>Symphoricarum novae-angliae</i>)	New England Aster	FACW-
<i>Rudbeckia hirta</i>	Black Eyed Susan	FACU-
<i>Solidago juncea</i>	Early Goldenrod	FACU-
<i>Eupatorium fistulosum</i> (<i>Eutrochium fistulosum</i>)	Hollow-Stem Joe Pye Weed	FACW
<i>Aster lateriflorus</i> (<i>Symphoricarum lateriflorum</i>)	Starved/Calico Aster	FACW

APPLY: 23 LBS/ACRE 1900 sq ft/lb
 New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is 5/bulk pound, FOB warehouse, Plus SH and applicable taxes.

DILLIS & ROY CIVIL DESIGN GROUP
 CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
 CORPORATE OFFICE: 1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462
 CONCORD OFFICE: 100 MAIN ST., SUITE 310 CONCORD, MA 01742
 978-779-6091
 www.dillisandroy.com

OWNER: ALEXA MANOCCHIO & STEPHEN T. POIRIER
 544 SUMMER PLACE
 BLACKSTONE, MASSACHUSETTS 23824
APPLICANT: ALEXA MANOCCHIO & STEPHEN T. POIRIER
 544 SUMMER PLACE
 BLACKSTONE, MASSACHUSETTS 23824

SCALE:
 40 0 20 40 80 160
 1 in. = 40 ft.
 *SCALE 1 IN = 40 FT WHEN PRINTED ON 24"x36" SHEET
 COPYRIGHT DILLIS & ROY CIVIL DESIGN GROUP, INC 2025



DATE: 8/26/2025
DESIGN BY: CRL
DRAWN BY: JB/CRL
CHECKED BY: FMM

NOTICE OF INTENT PLAN
 SPRING STREET, LOT 2
 FRANKLIN, MASSACHUSETTS 02038

NO.	DATE	DESCRIPTION	BY
1.	12/15/2025	REVISED PER PEER REVIEW COMMENTS	CRL

JOB NO. 8757
DRAWING NO. 8757-NOI
SHEET NO. 1 OF 1