

4 Southwest Circle
Sudbury, Ma
Landscape Restoration Plan

Submitted for Hearing on February 5, 2024

Prepared by:
Karen Sebastian LLC
Landscape Architecture

4 Southwest Circle, Sudbury, MA- Comparison Photographs



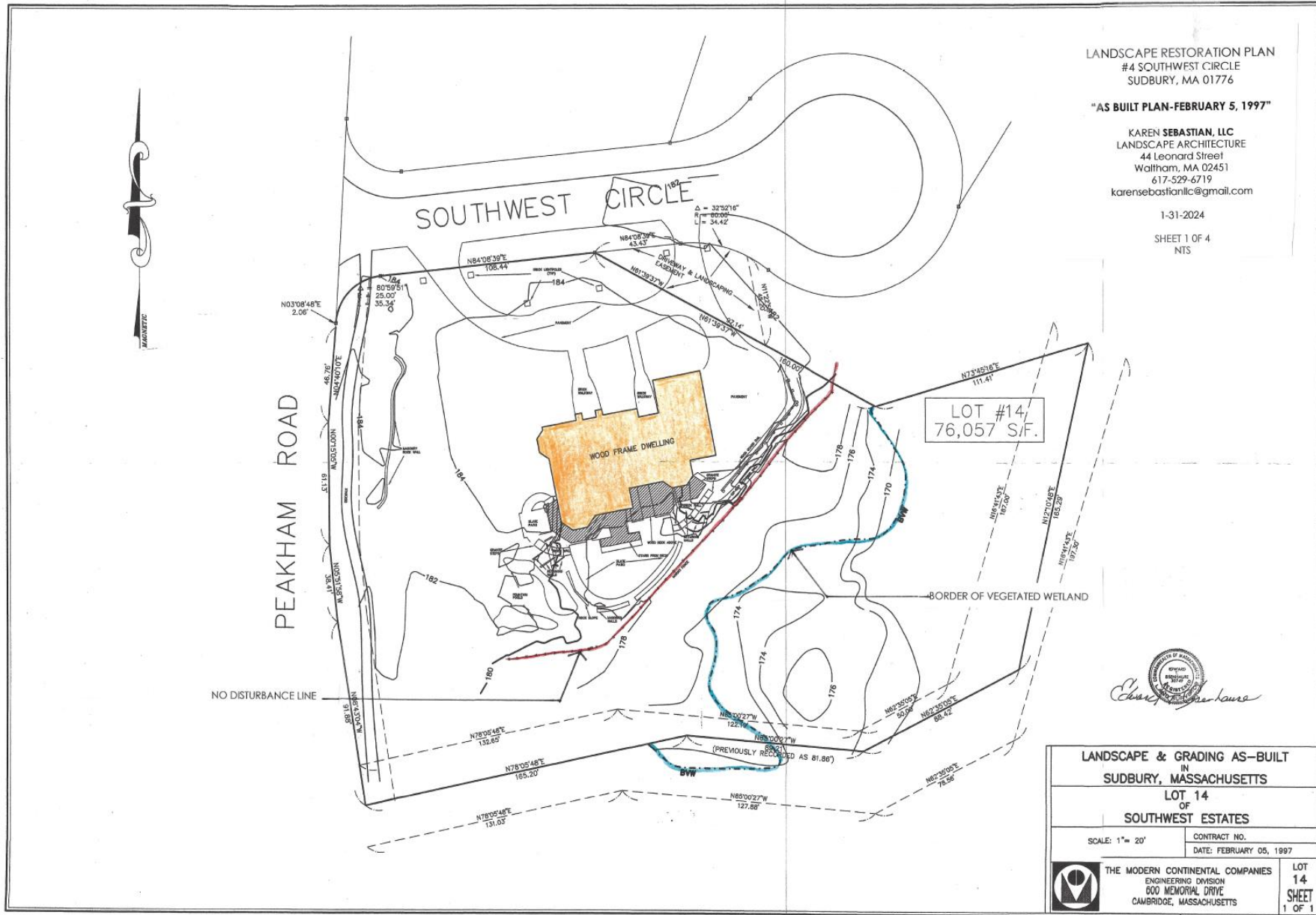
Condition of rear yard, area of concern, April 18, 2003

(Aerial Photographs provided by Town of Sudbury)



Condition of rear yard, area of concern, April 18, 2019
showing encroachment on resource area.

“AS BUILT PLAN-FEBRUARY 5, 1997” Highlighting “No Disturb Line” and “Border of Vegetated Wetland”
Annotated 1-31-2024



LANDSCAPE RESTORATION PLAN
#4 SOUTHWEST CIRCLE
SUDBURY, MA 01776

“AS BUILT PLAN-FEBRUARY 5, 1997”

KAREN SEBASTIAN, LLC
LANDSCAPE ARCHITECTURE
44 Leonard Street
Waltham, MA 02451
617-529-6719
karensebastianllc@gmail.com

1-31-2024

SHEET 1 OF 4
NTS

LOT #14,
76,057 S.F.

Karen Sebastian
Professional Seal of Karen Sebastian, LLC
Landscape Architect
No. 12345
State of Massachusetts

LANDSCAPE & GRADING AS-BUILT
IN
SUDBURY, MASSACHUSETTS
LOT 14
OF
SOUTHWEST ESTATES

SCALE: 1" = 20'

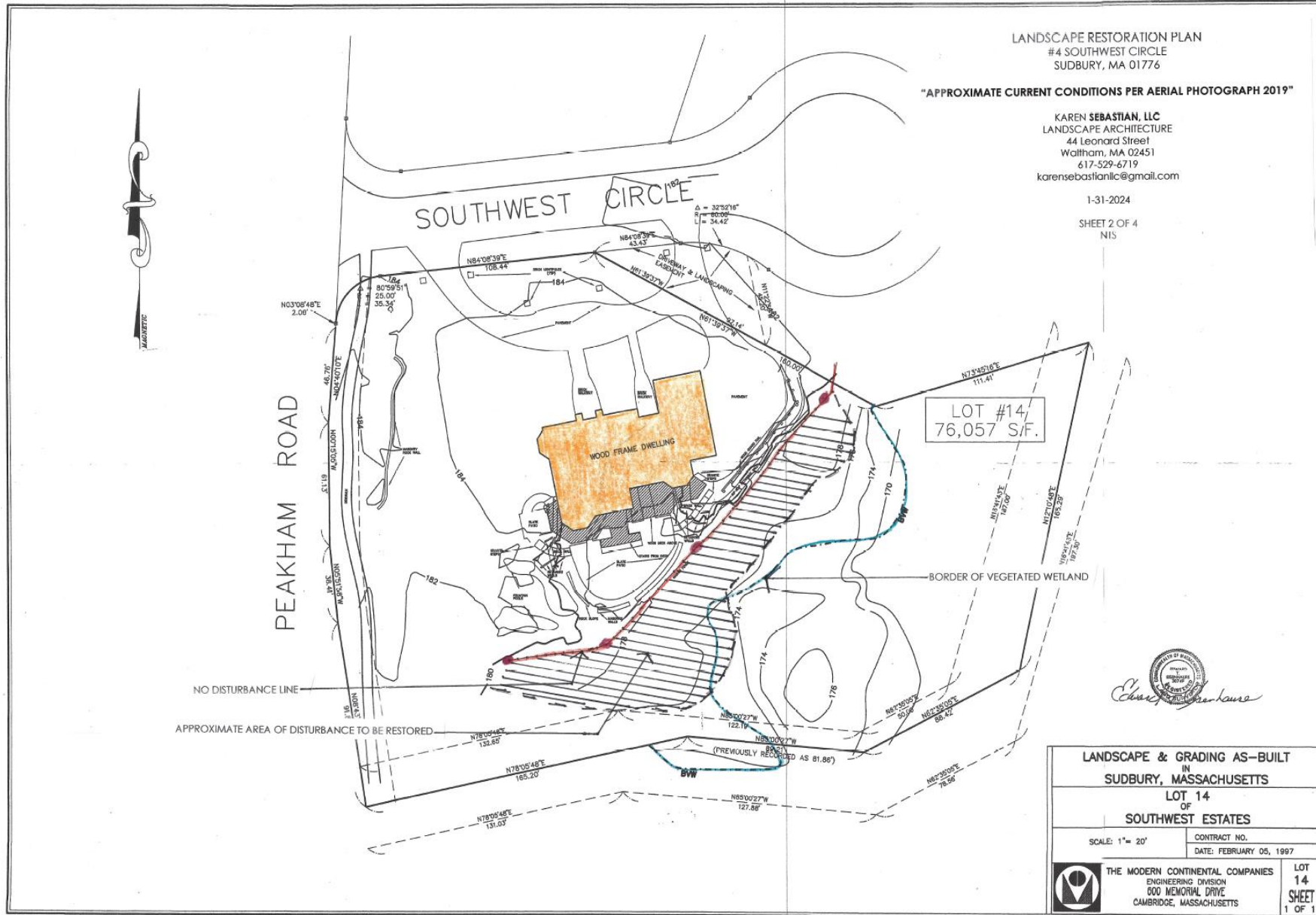
CONTRACT NO.
DATE: FEBRUARY 05, 1997



THE MODERN CONTINENTAL COMPANIES
ENGINEERING DIVISION
600 MEMORIAL DRIVE
CAMBRIDGE, MASSACHUSETTS

LOT
14
SHEET
1 OF 1

“APPROXIMATE CURRENT CONDITIONS PER AERIAL PHOTOGRAPH 2019” Indicating Approximate Area of Disturbance in the Buffer Zone. Annotated 1/31/2024



“RESTORATION PLAN OPTION 1” . Proposed Restoration of Disturbed Area-Install Permanent Bounds to indicate “LIMIT OF MOWING”, remove Existing Lawn and Irrigation System, and Re-seed area with Native Seed Mix suitable to site conditions supplied by New England Wetland Plants. Area to be mown once per year to help control invasive plants.



“RESTORATION PLAN OPTION 2”. Proposed Restoration of Disturbed Area-Install Permanent Bounds to indicate new “LIMIT OF MOWING”, remove Existing Lawn and Irrigation System, Re-seed area with Native Seed Mix suitable to site conditions supplied by New England Wetland Plants, and add 4 Native Trees and 13 Native Shrubs. Area to be mown once per year to help control invasive plant species.



“RESTORATION PLAN OPTION 3”. Proposed Restoration of Disturbed Area-Install Permanent Bounds to indicate new “LIMIT OF MOWING”, remove Existing Lawn and Irrigation System, Install Native Trees and Shrubs per plan, Re-seed area with Native Seed Mix suitable to site conditions supplied by New England Wetland Plants to stabilize disturbed soil. Allow area to naturalize.

