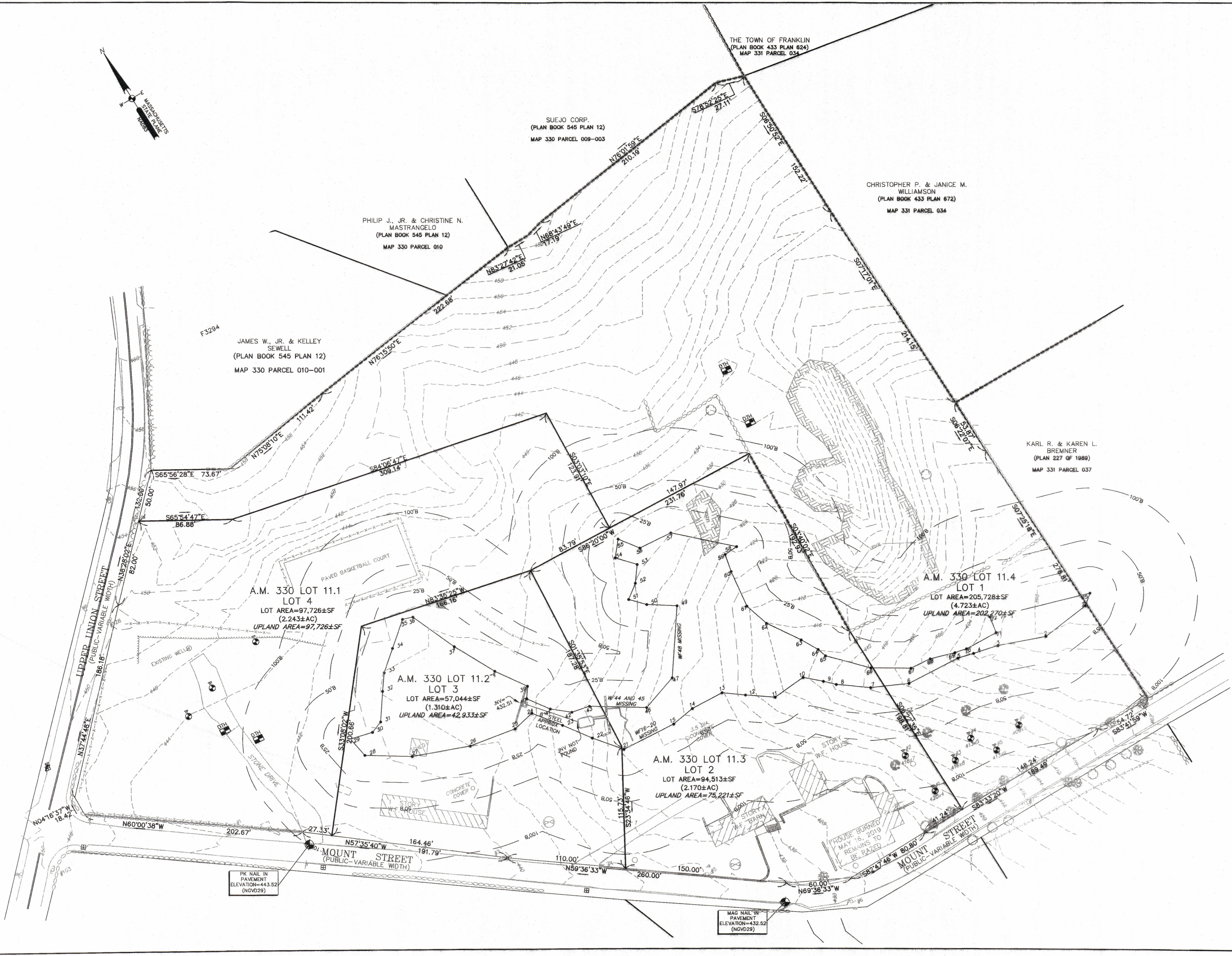


G:\CDP\Franklin\F4420\DWG\F4420- SITE.dwg, 9/28/2023 3:46:03 PM, [DAB]



LEGAL NOTES

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3. THIS SITE REFERS TO ASSESSORS ATLAS SHEETS PARCEL 011 LOTS 1, 2, 3, AND 4
4. THIS SITE DOES NOT FALL WITHIN A FLOOD AREA BASED ON COMMUNITY PANEL: 25021C0317E
5. ELEVATIONS REFER TO THE 1929 NGVD DATUM.
6. THE SITE DOES NOT LIE WITHIN A NHESP PRIORITY HABITAT OF A RARE SPECIES
7. THIS SITE DOES NOT LIE WITHIN A ZONE II, IWPA, OR WATER RESOURCE DISTRICT
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OWNER

DONNA ADELSTEIN
THREE CHIMNEY FARMS, INC.
67 HAMMOND ROAD
CLINTON, CT. 06413

APPLICANT

SEAN AND AMY LANAGAN
#3 MOUNT STREET
FRANKLIN, MA 02038

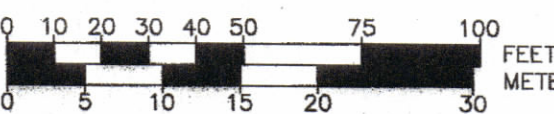
NOTICE OF INTENT PLOT PLAN 3 MOUNT STREET FRANKLIN MASSACHUSETTS

EXISTING CONDITION

AUGUST 8, 2023

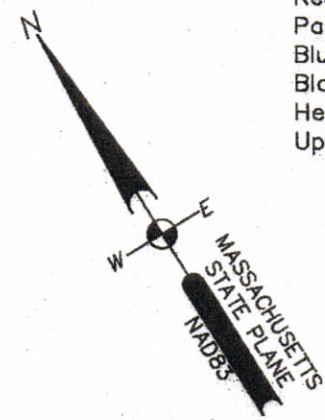
DATE	REVISION DESCRIPTION
9/28/23	PER CONSULTANTS COMMENTS

GRAPHIC SCALE: 1"=40'



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

NOTE:
PLANT SPECIES FOR DISTURBED AREAS WITH IN THE BUFFER ZONES
NEW ENGLAND CONSERVATION/WILDLIFE MIX:
Virginia Wild Rye (Elymus virginicus), Little Bluestem (Schizachyrium scoparium), Big Bluestem (Andropogon gerardii), Red Fescue (Festuca rubra), Switch Grass (Panicum virgatum), Partridge Pea (Chamaecrista fasciculata), Pincelweed Tick Trefoil (Desmodium paniculatum), Indian Grass (Sorghastrum nutans), Blue Vervain (Verbena hastata), Butterfly Milkweed (Asclepias tuberosa), Black Eyed Susan (Rudbeckia hirta), Common Sneezeweed (Helenium autumnale), Heath Aster (Aster pilosus/Symphoricarpon pilosum), Early Goldenrod (Solidago juncea), Upland Bentgrass (Agrostis perennans).

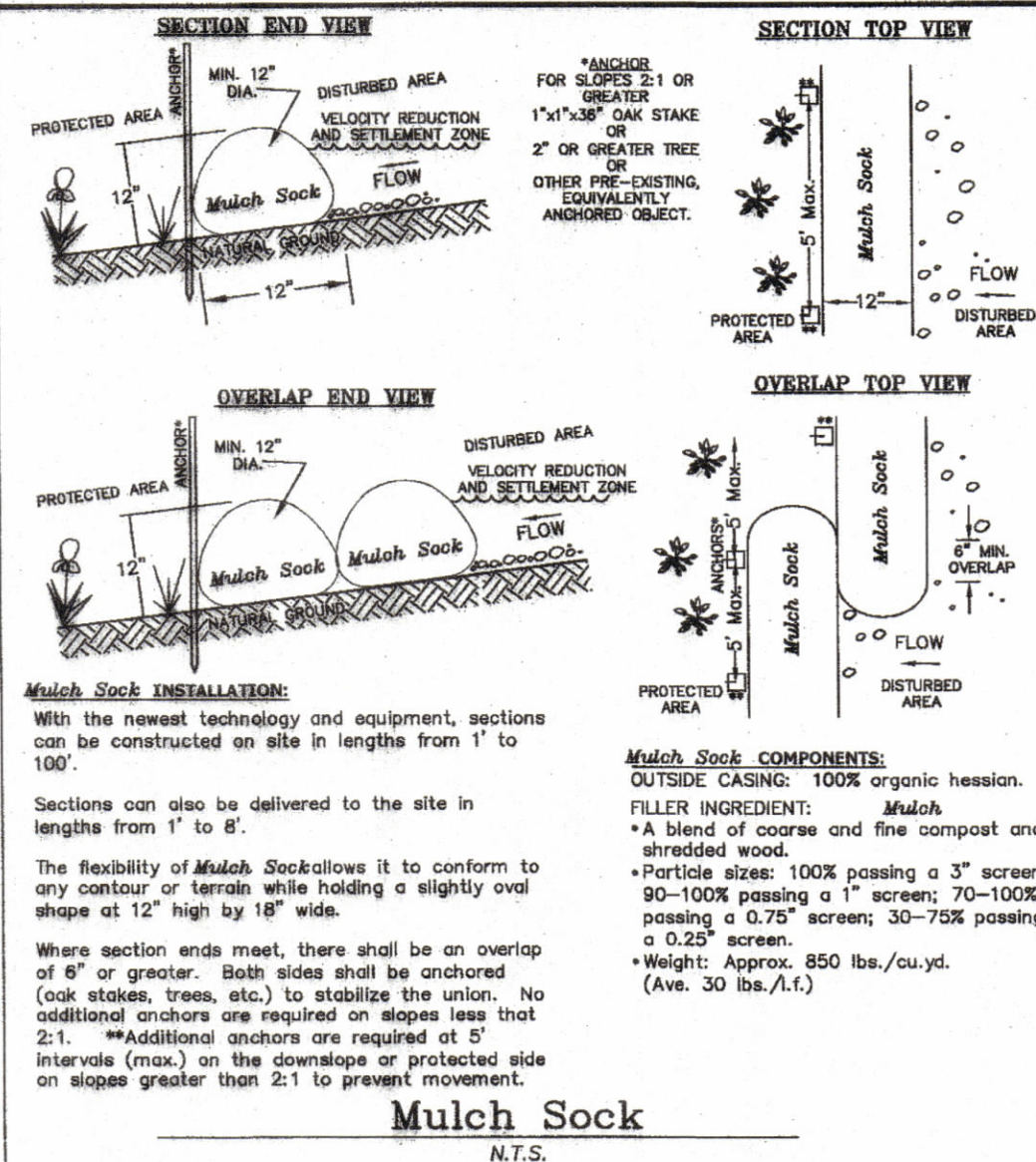


SUEJO CORP.
(PLAN BOOK 545 PLAN 12)
MAP 330 PARCEL 009-003

PHILIP J., JR. & CHRISTINE N.
MASTRANGELO
(PLAN BOOK 545 PLAN 12)
MAP 330 PARCEL 010

JAMES W., JR. & KELLEY
SEWELL
(PLAN BOOK 545 PLAN 12)
MAP 330 PARCEL 010-001

CHRISTOPHER P. & JANICE M.
WILLIAMSON
(PLAN BOOK 433 PLAN 672)
MAP 331 PARCEL 034



KARL R. & KAREN L.
BRENNER
(PLAN 227 OF 1986)
MAP 331 PARCEL 037

A.M. 330 LOT 11.4
LOT 1
LOT AREA=205,728±SF
(4.723±AC)
UPLAND AREA=202,270±SF

A.M. 330 LOT 11.1
LOT 4
LOT AREA=97,726±SF
(2.243±AC)
UPLAND AREA=97,726±SF

A.M. 330 LOT 11.2
LOT 3
LOT AREA=57,044±SF
(1.310±AC)
UPLAND AREA=42,933±SF

A.M. 330 LOT 11.3
LOT 2
LOT AREA=94,513±SF
(2.170±AC)
UPLAND AREA=75,221±SF

LEGAL NOTES

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10. THE REMAINS OF THE EXISTING BURNED HOUSE SHALL BE REMOVED FROM THE SITE AND EROSION CONTROL SHALL BE PLACED AROUND THE RUINS

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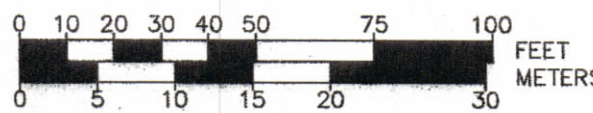
NOTICE OF INTENT PLOT PLAN 3 MOUNT STREET FRANKLIN MASSACHUSETTS

PROPOSED OVERALL

AUGUST 8, 2023

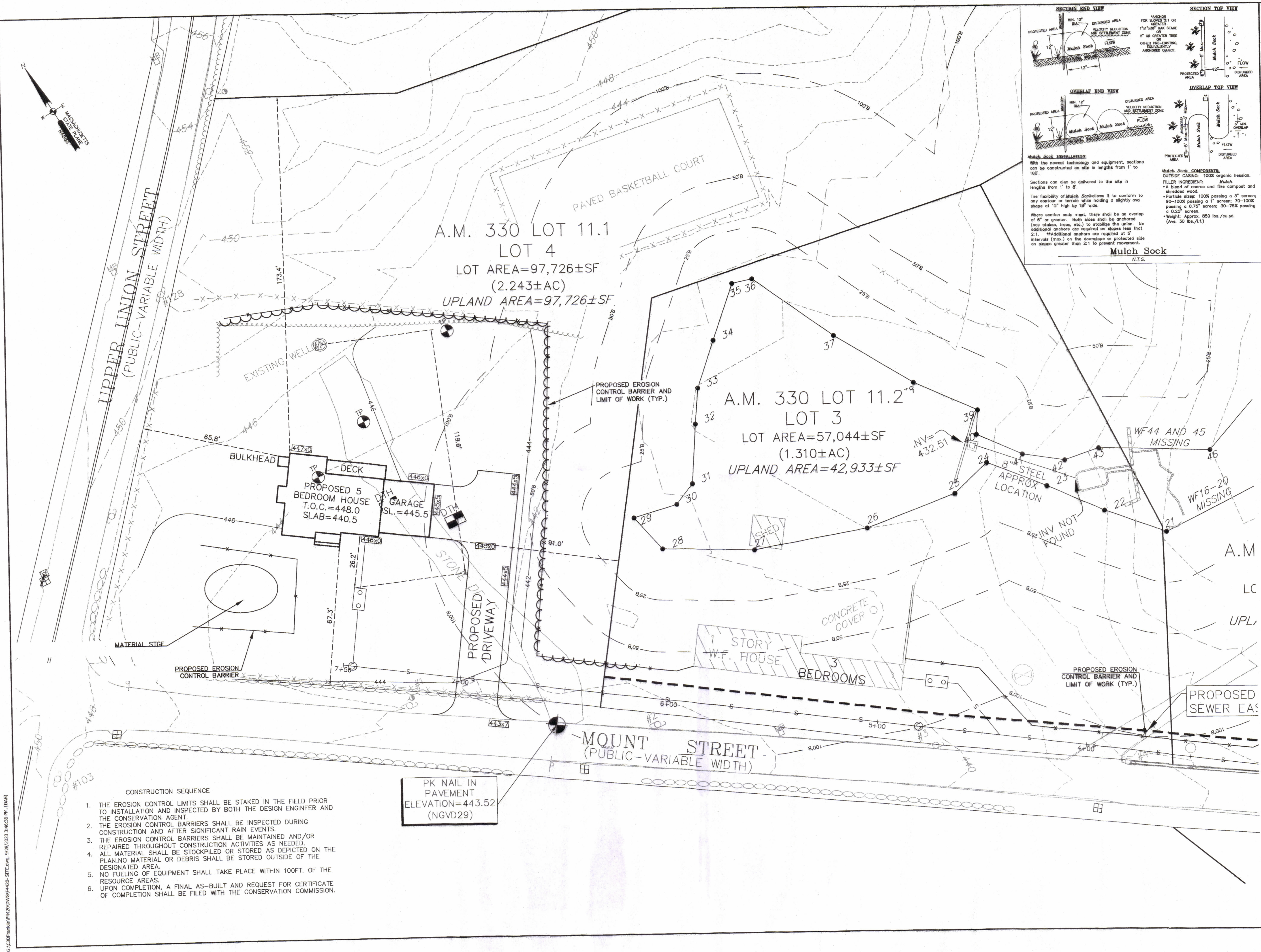
DATE	REVISION DESCRIPTION
9/28/23	PER CONSULTANTS COMMENTS

GRAPHIC SCALE: 1"=40'



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LEGAL NOTES

GENERAL NOTES

OWNER

APPLICANT

NOTICE OF INTENT

PROPOSED CONDITION

REVISIONS

GRAPHIC SCALE

Guerriere & Halnon, Inc.

SHEET

JOB NO.

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NOTICE OF INTENT

PLOT PLAN

3 MOUNT STREET

FRANKLIN

MASSACHUSETTS

PROPOSED CONDITION

AUGUST 8, 2023

DATE	REVISION DESCRIPTION
9/28/23	PER CONSULTANTS COMMENTS

GRAPHIC SCALE: 1"=20'

0 5 10 15 20 25 30 40 50 FEET
0 1 2 3 4 5 10 15 20 METERS

Guerriere & Halnon, Inc.

ENGINEERING & LAND SURVEYING

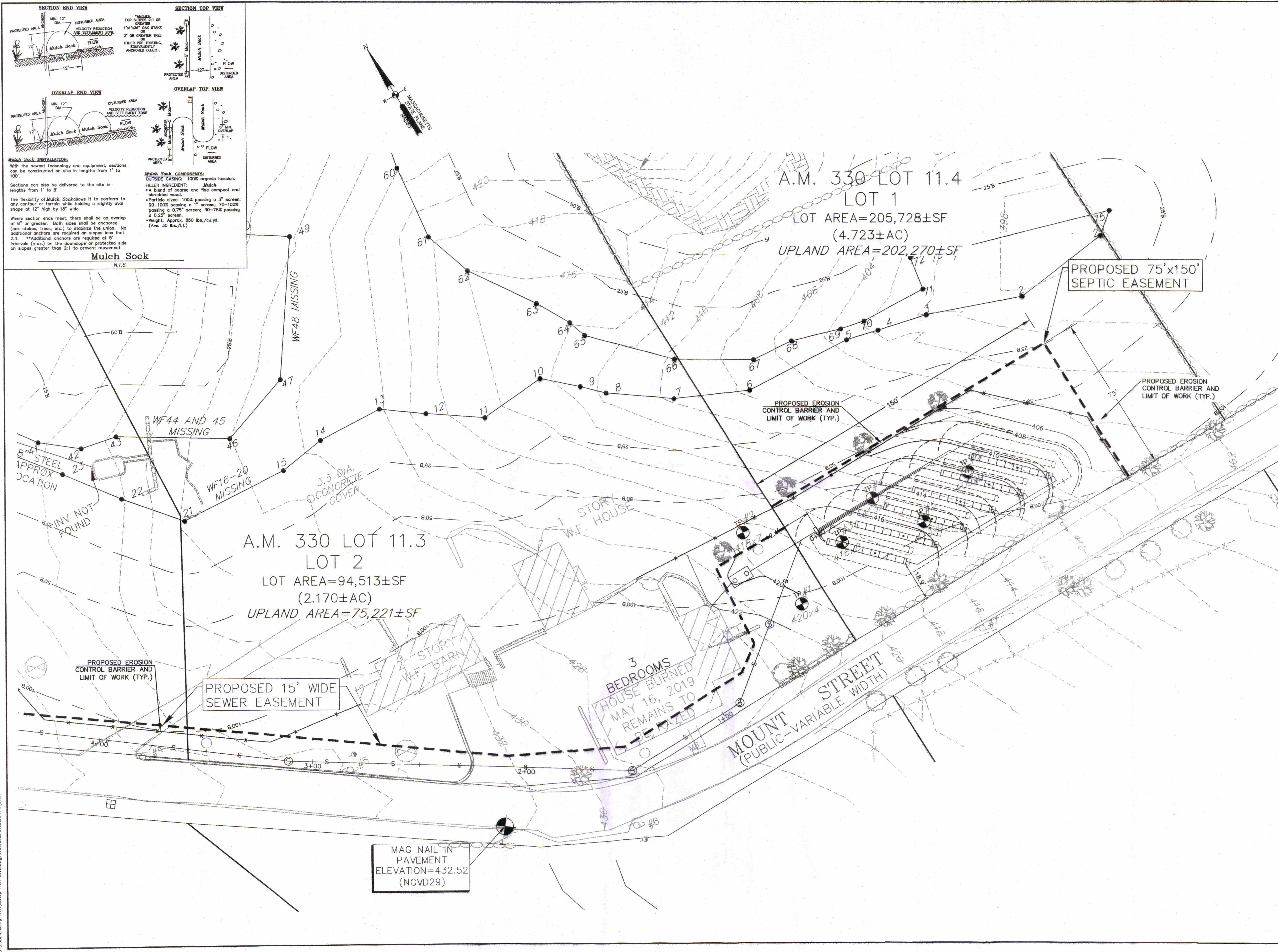
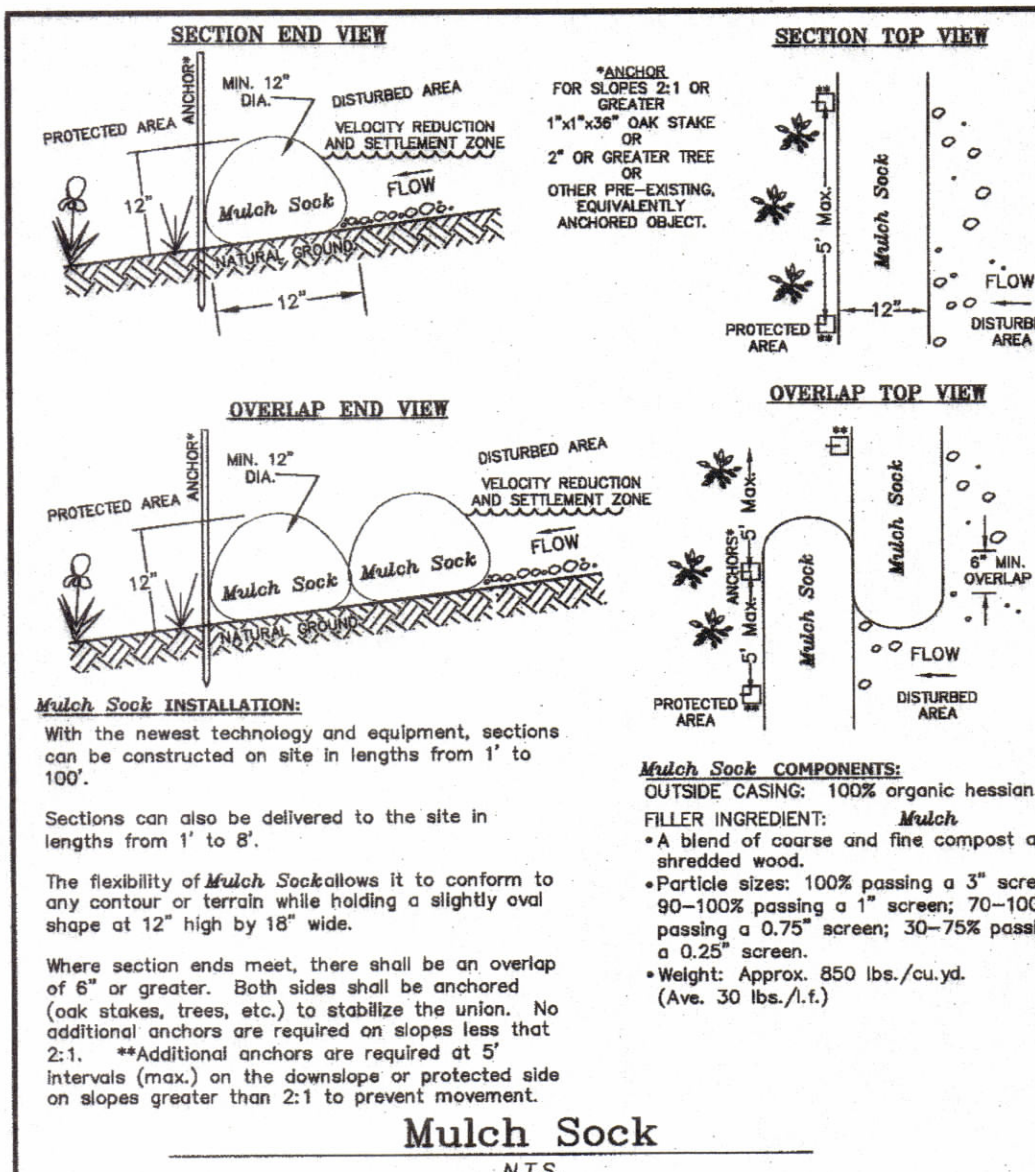
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SHEET

3 OF 4

JOB NO.

F4420



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