

ROBERT E. CONSTANTINE, II
No. 49611
REGISTERED PROFESSIONAL ENGINEER
LAND SURVEYING

ROBERT J. DUFFY
No. 50707
REGISTERED PROFESSIONAL ENGINEER
CIVIL ENGINEERING

8/10/23
RWH
8.10.2023

F4420

LEGAL NOTES

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. MAKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY DETERMINED AND RELIABLY DEPICTED ON THIS PLAN. UTILITIES NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE SHALL BE THE RESPONSIBILITY OF 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.

GENERAL NOTES

1. WETLANDS WERE DELINEATED ON SEPTEMBER 11, 2018 BY GODDARD CONSULTING LLC, AND FIELD LOCATED BY GUERRIERE AND HALNON, INC.
2. THIS SITE IS REFERENCED AS DEED BOOK 35840 PAGE 048 IN THE NORFOLK REGISTRY OF DEEDS.
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
8. GROUND SURVEY PERFORMED BY GUERRIERE & HALNON, INC.
9. SEE SEPTIC DESIGN PLAN TITLED "SITE DEVELOPMENT AND FACILITIES PLAN FOR LOTS 1, 2, 3, AND 4, 3 MOUNT STREET IN FRANKLIN, MASSACHUSETTS" PREPARED BY GUERRIERE AND HALNON, INC, DATED 9/28/2022

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

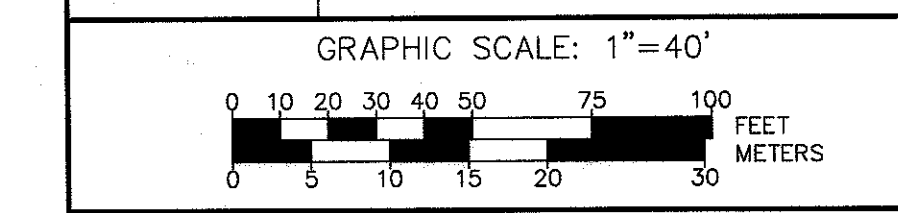
APPLICANT
SEAN AND AMY LANAGAN
#3 MOUNT STREET
FRANKLIN, MA 02038

**NOTICE OF INTENT
PLOT PLAN
3 MOUNT STREET
FRANKLIN
MASSACHUSETTS**

EXISTING CONDITION

AUGUST 8, 2023

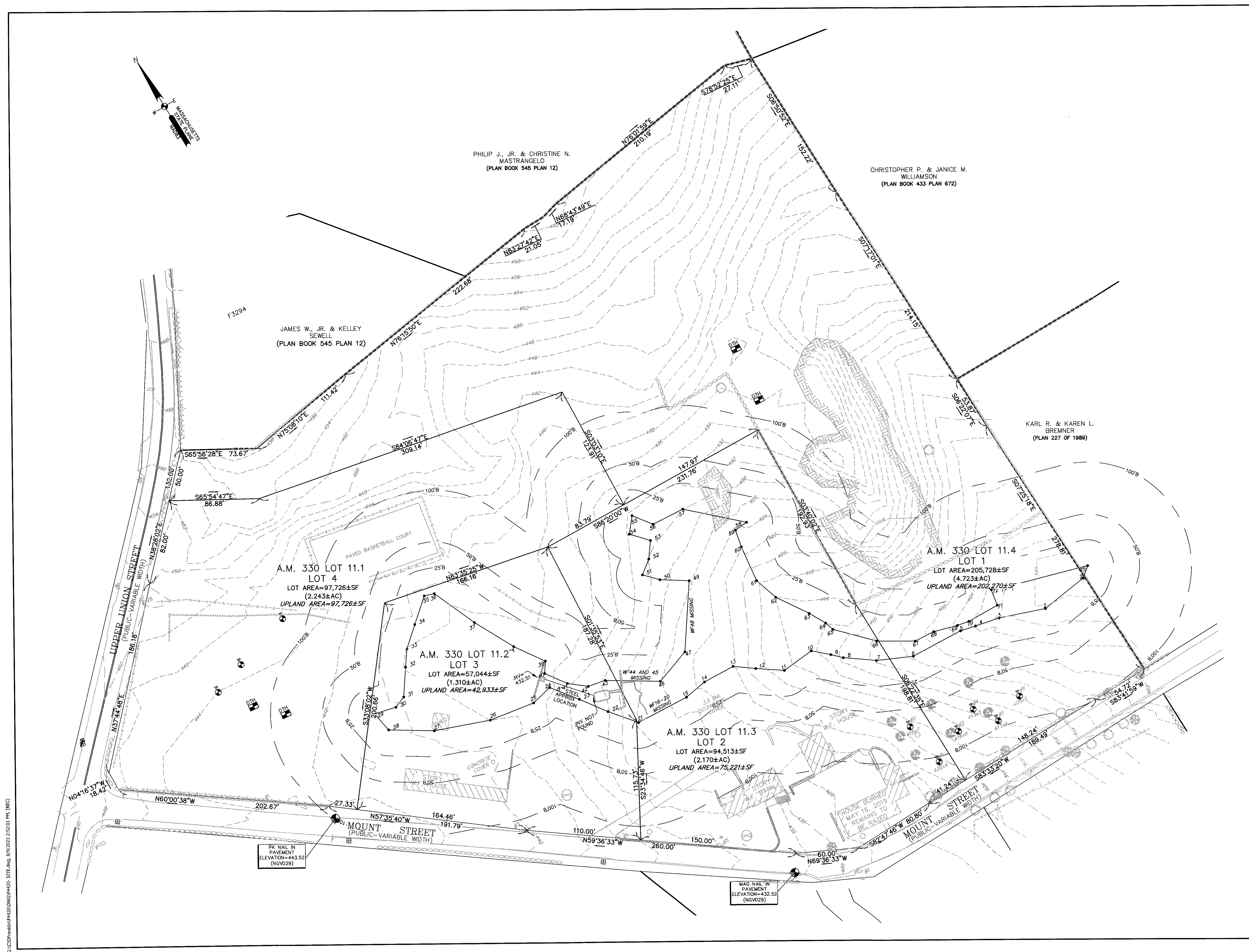
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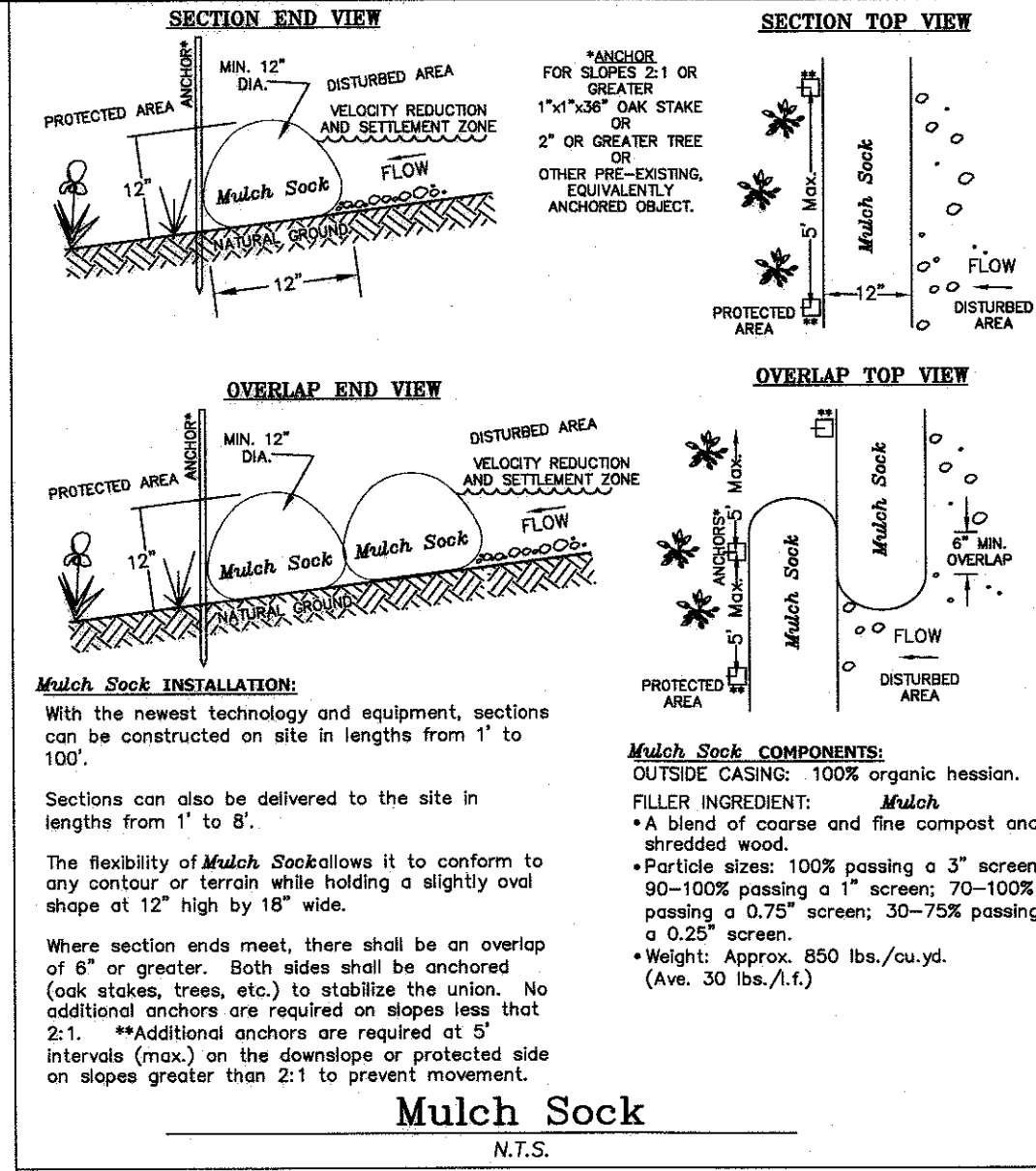
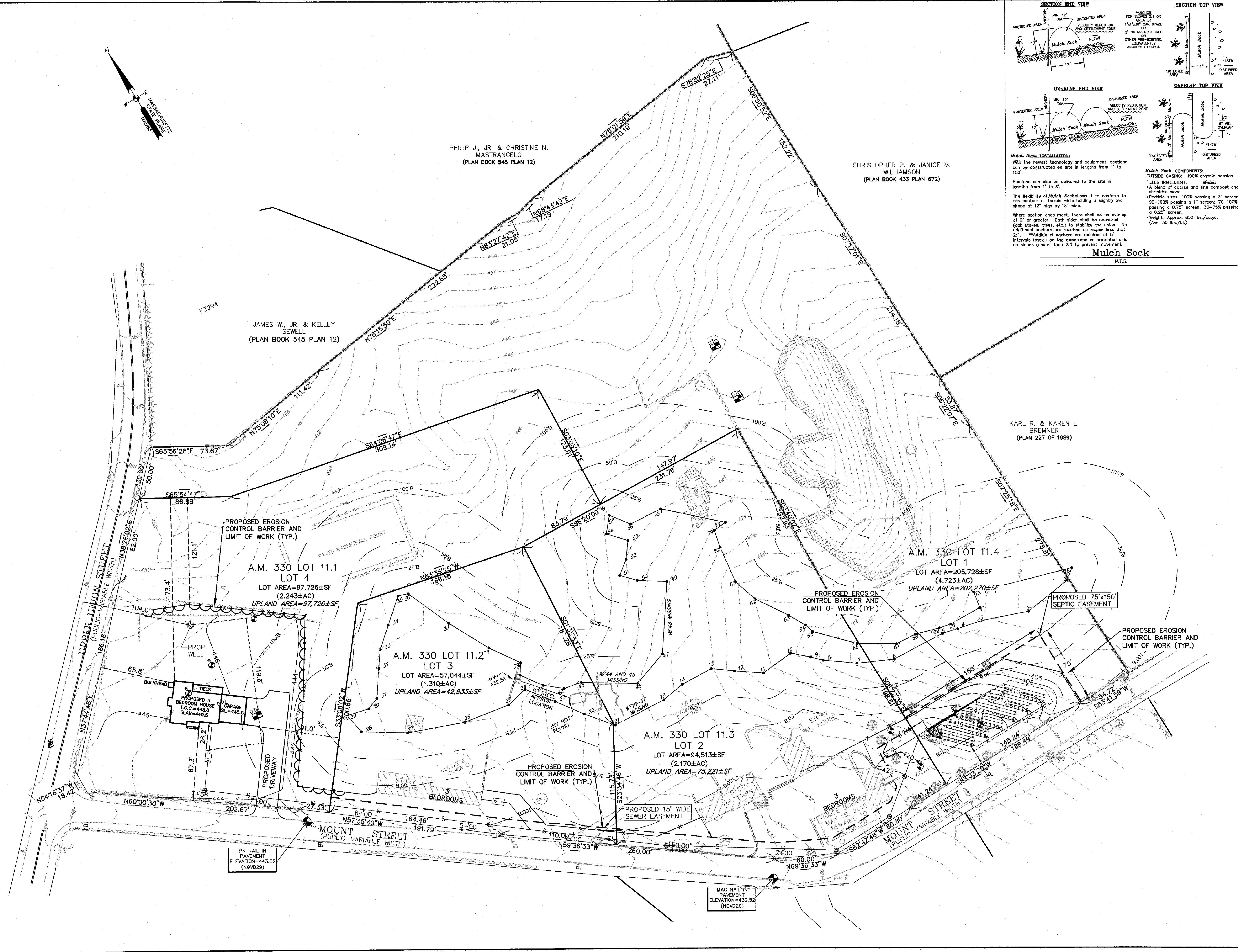
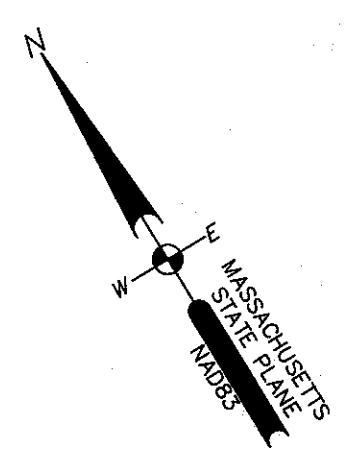
**Guerriere &
Halnon, Inc.**

ENGINEERING & LAND SURVEYING

55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com



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**PROPOSED OVERALL
AUGUST 8, 2023**

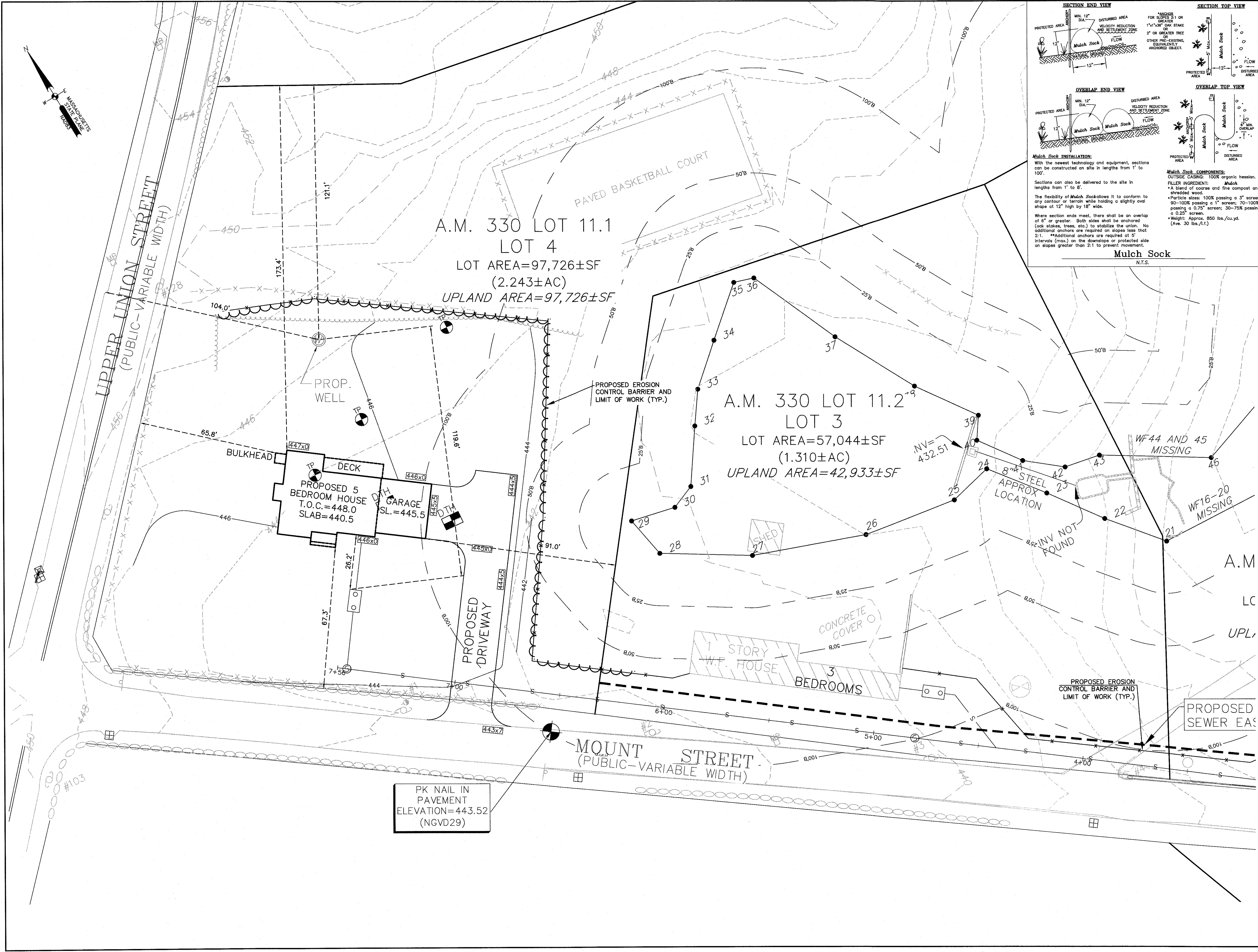
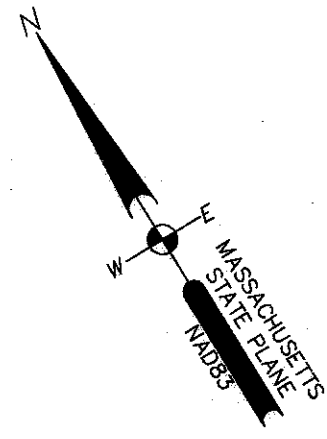
DATE	REVISION DESCRIPTION

GRAPHIC SCALE: 1"=40'
0 10 20 30 40 50 75 100 FEET
0 5 10 15 20 30 METERS

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SHEET **2 OF 4** JOB NO. **F4420**

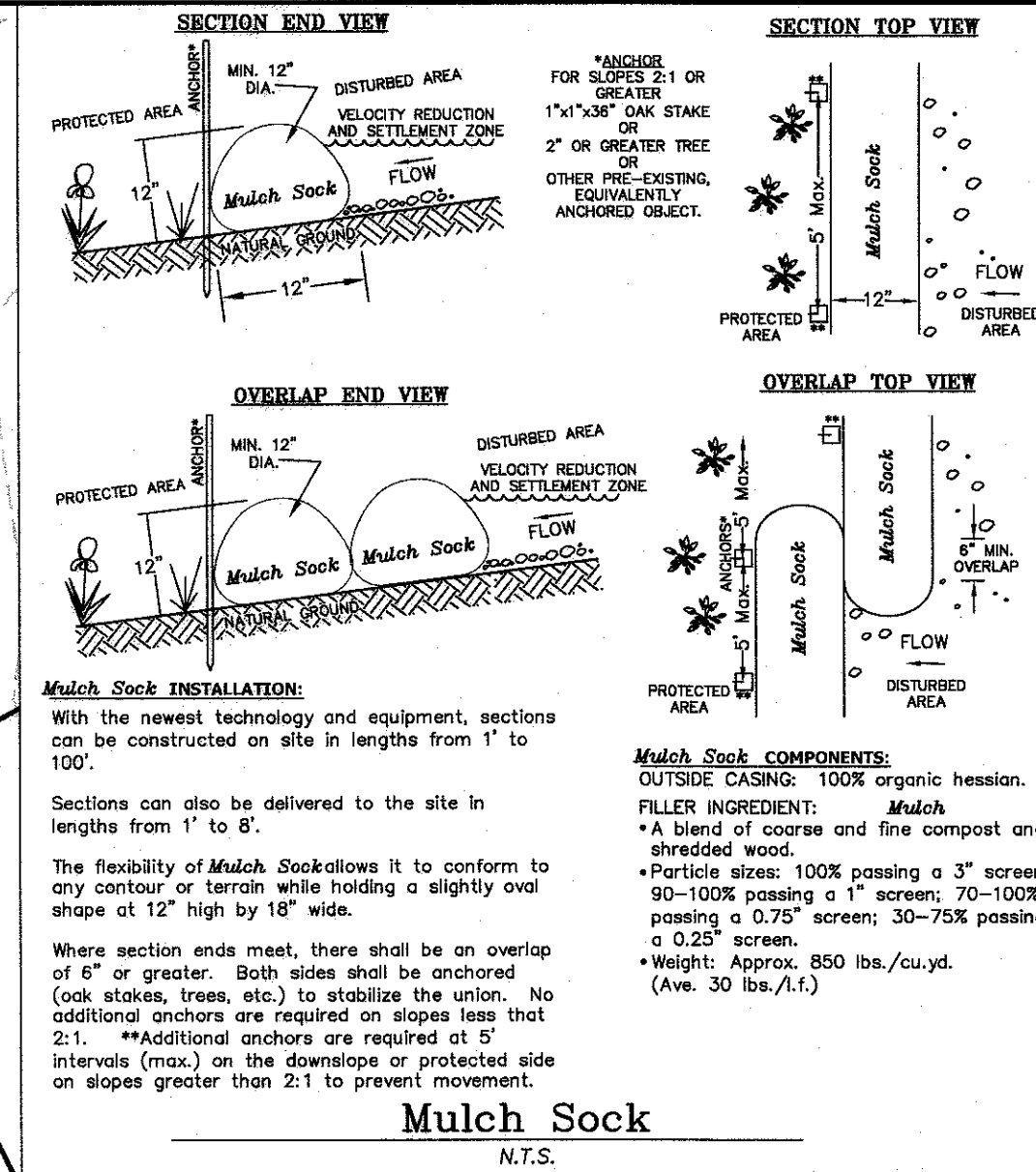
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A.M. 330 LOT 11.1
 LOT 4
 LOT AREA=97,726±SF
 (2.243±AC)
 UPLAND AREA=97,726±SF

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

PK NAIL IN
 PAVEMENT
 ELEVATION=443.52
 (NGVD29)



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**PROPOSED CONDITION
 AUGUST 8, 2023**

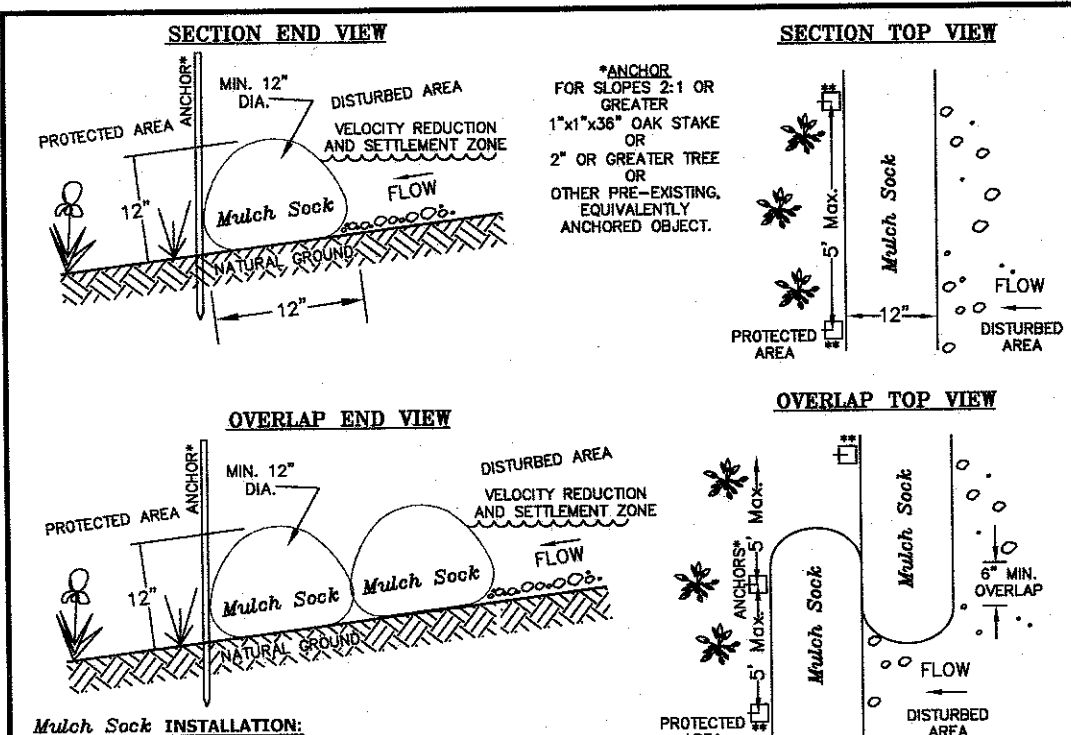
DATE	REVISION DESCRIPTION

GRAPHIC SCALE: 1"=20'

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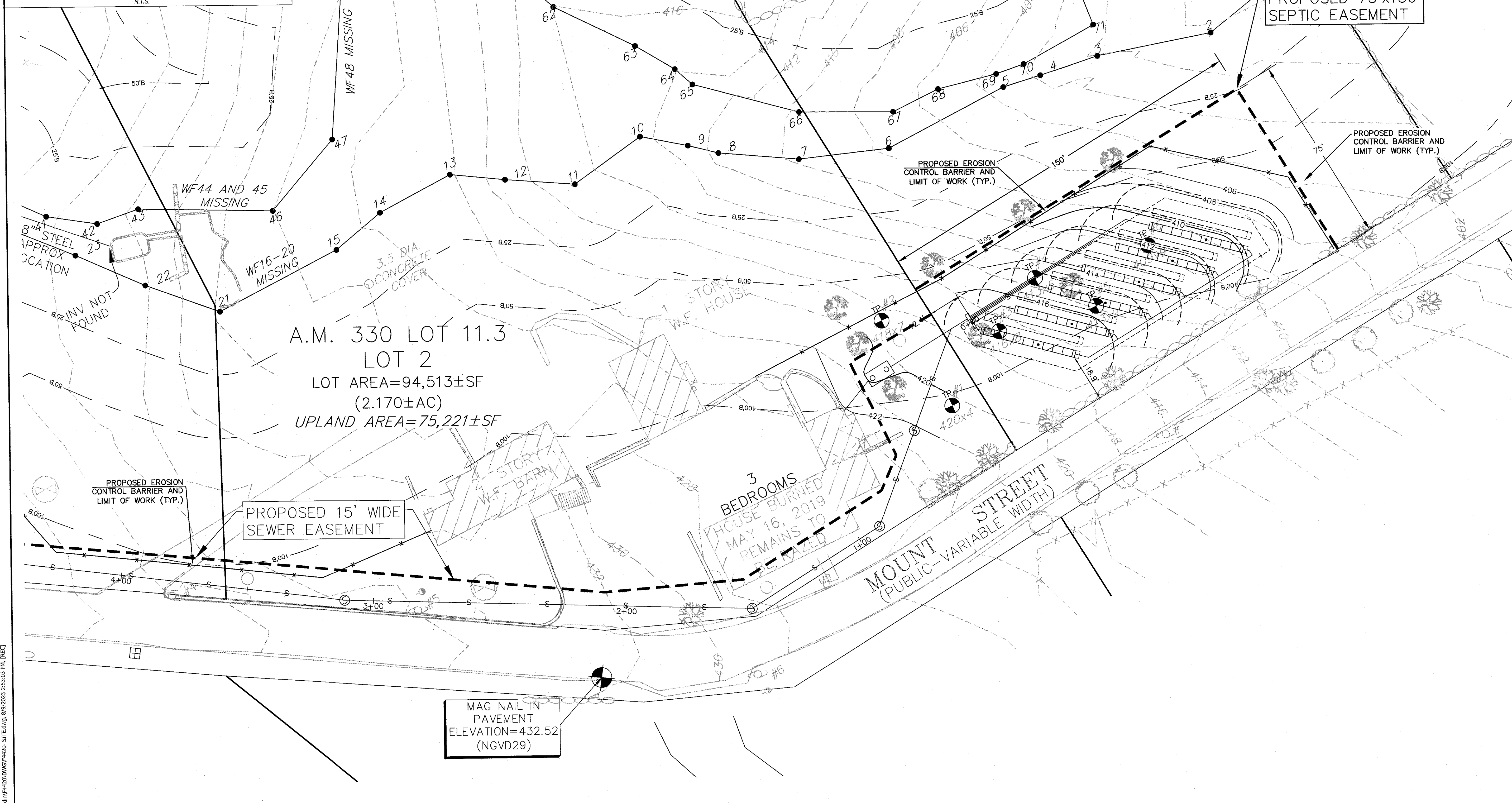
SHEET 3 OF 4 JOB NO. F4420

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Mulch Sock INSTALLATION:
 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 Mulch Socks 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 (rock 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.

Mulch Sock COMPONENTS:
 OUTSIDE CASING: 100% organic heather.
 FILLER INGREDIENT: 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./1.1')



ROBERT
CONSTANTINE, P.E.
No. 49511

Robert Constantine
4.10.2023

F4420

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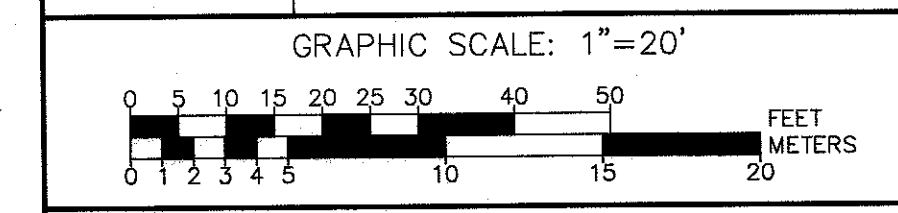
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PROPOSED CONDITION

AUGUST 8, 2023

DATE	REVISION DESCRIPTION



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