

FRANCIS X. BRUTON, III  
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OF COUNSEL  
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May 28, 2021

Mr. Glen Feener, Chairperson  
Franklin Heritage Commission  
124 Memorial Street  
Franklin, New Hampshire 03235

**RE: Cumberland Farms, Inc**  
**192, 196 and 202 Central Street, Franklin, New Hampshire**

Dear Chair Feener:

Please be advised that this office represents Cumberland Farms, Inc. As you may be aware Cumberland Farms has been working, on a collaborative basis, with the city of Franklin to acquire an interest, in the form of either a fee interest or lease interest from the City, in certain parcels owned by the City and that parcel owned by the Elks Club. These parcels are located 192, 196 and 202 Central Street in Franklin. Cumberland Farms intends to develop these parcels with a new Cumberland Farms convenience store and gas station.

More specifically, the site is located on the northwest corner of the signalized intersection of West Bow Street (NH Route 127) and Central Street (NH Route 11). The proposed Cumberland Farms would be located on three parcels identified by the City of Franklin as Assessor's Map N8, Lots 117-130, 117-131 and 117-135, which combine for a total area of 1.73 acres and are all fully developed. Lot 130 (192 Central Street) is currently the location of an existing 5,328 square foot (sf) Elks Lodge building. Lot 131 (196 Central Street), is currently the location of a 1,994-sf former restaurant building. Lot 135 (202 Central Street), is currently the location of a former hardware store. The site is bounded by Central Street to the south, West Bow Street to the west, commercial uses to the north and St. Paul's Parish to the east.

The project itself will involve raising all existing structure on the three lots referenced above pursuant to a demolition plan included herein. Thereafter, a full-service Cumberland Farms store will be constructed, comprised of a +/- 4,650 sq. ft. convenience store, with four (4) dual-sided gasoline dispensers with two (2) of those 4 being 3+1 vehicle diesel dispensers and a full fire-suppression canopy above all dispensers. The aggregate size of the lots utilized for the project provides sufficient area for the intended uses and associated traffic flow. Please see the attached photo of a recently constructed site, which depicts the exact structure proposed for this project.

The site is located in the Low-Density Business and Commercial (B-1) District, which is intended for high-value business, commercial and restricted residential uses. The uses specifically permitted within the B-1 District include retail businesses, restaurants and shopping centers. The

uses that are permitted within the B-1 District upon issuance of a Special Use Permit from the Planning Board, include motor vehicle-oriented businesses and bulk fuel sales and storage. In addition, it is understood that this site is located in the City's Historic District and will require review by the Franklin Heritage Commission.

In order to facilitate the Commission's review, we have attached copies of the following:

- 1) ALTA Land Title Survey;
- 2) Demolition Plan;
- 3) Site Plan;
- 4) Grading and Drainage Plan;
- 5) Landscape Plan;
- 6) Proposed Canopy Plan and Elevations;
- 7) Proposed Sign Drawing;
- 8) Site Sign & Graphics Plan;
- 9) Floor Plan;
- 10) Exterior Elevations Plan; and
- 11) NH Signs plan representing the existing freestanding sign at the existing Cumberland Farms store located nearby the proposed new site.

As this Commission may be aware, Cumberland Farms, Inc. is a New England based company who prides itself on investing in communities. Their building's exterior design is reflective of the New England motif and unlike other applicants, already fits well within the requirements of the Franklin Historic District.

The attached plan represents a proposed design for the pylon, or "freestanding," sign for the new site. This signage is lower in profile than a Cumberland Farms prototypical design. After consulting with Dick Lewis, the City's Planner Director, Cumberland Farms designed the sign to replicate the size and style of the pylon sign at the existing nearby Cumberland Farms site. The sign is only 15 feet high, matching the existing pylon. In addition, given that this sign is in the Historic District, albeit close to the edge of the district, the sign utilizes an "eyebrow" lighting feature for the Cumberland Farms ID portion in order to provide external illumination, as required in the District. However, in order to display pricing for diesel customers and customers that participate in Cumberland Farms' SmartPAY program, the sign utilizes LED numerals with an LED reader for members and non-members, whereas the existing sign utilizes a scrolling mechanism for price display. As this Commission may well expect, scrolling signs are being replaced by LED signs on a consistent basis. We understand that this LED feature will require support of this Commission and a variance from the Franklin Zoning Board of Adjustment. As such, given the design presented, we believe that this request is reasonable, particularly in light of the efforts to duplicate the existing pylon and move away, as a compromise, from Cumberland Farms more traditional signage request.

In conclusion, we believe that the information provided herein reflects the intent of the Franklin Historical District for which our project is well-suited. The team, comprised of design professionals and consultants, as well as staff from Cumberland Farms, looks forward to meeting

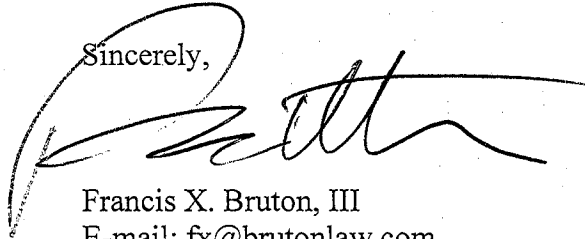
Mr. Glen Feener, Chairperson  
Franklin Heritage Commission

- 3 -

May 28, 2021

with the Commission and discussing this exciting project in more detail. We understand that as a result of this filing, we will meet with the Commission at its **June 14, 2021** meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "F. Bruton", with a long horizontal flourish extending to the right.

Francis X. Bruton, III  
E-mail: [fx@brutonlaw.com](mailto:fx@brutonlaw.com)

FXB/mas  
Enclosures

cc: Cumberland Farms, Inc.  
Greenman-Pedersen, Inc  
Richard Lewis, City Planner *VIA Electronic Mail* [DLewis@FranklinNH.org](mailto:DLewis@FranklinNH.org)

Application #: \_\_\_\_\_  
 Date Submitted: \_\_\_\_\_

**Application for Review and Public Meeting  
 Franklin Heritage Commission  
 Franklin, New Hampshire**

Please complete the entire application. Failure to do so will delay processing it. PRINT legibly and in INK or complete PDF version using Adobe® Reader®. The application must be signed and dated. The owner must sign the application or submit a letter of authorization.

This application is to be completed by anyone requesting a REVIEW AND PUBLIC MEETING before the HERITAGE COMMISSION. Review criteria are defined in the Regulations of the Heritage Commission (attached). Please also refer to Chapter 78 of the City of Franklin Code. The following activities within the district require review (map attached):

- a. The alteration, addition, erection, painting, roofing, relocation or demolition of buildings, signs, facades, and any visible exterior features of any building within the district.
- b. The construction of any new free-standing buildings.

1. Location of property for which the appeal is being applied: Tax Map & Lot #: Map N8, Lots 117-130, 117-131 and 117-135  
 Street Address: 192, 196 & 202 Central Street, Franklin, NH

- |                  | OWNER                | PERSON COMPLETING APPLICATION                                     |
|------------------|----------------------|---|
| 2. Name:         | _____                | <u>Francis X. Bruton, III, Esquire, Bruton &amp; Berube, PLLC</u> |
| Mailing Address: | <u>See attached.</u> | <u>601 Central Avenue</u>   |
| Phone #:         | _____                | <u>Dover, NH 03820</u>  |
|                  |                      | <u>(603) 749-4529</u>   |

3. Describe all the PROPOSED work to be performed to the Building and the property: (attach separate sheet if necessary)  
The Applicant intends to to raise all existing structures and construct a full-service Cumberland Farms, comprising of a convenience store and gasoline dispensers.

4. Please provide the following information if applicable to your project:
- a. Samples of paint or roofing materials to be used.
  - b. Drawings showing proposed landscaping or the areas where existing landscaping will be removed.
  - c. Drawings or design showing any proposed grading or other site work [parking areas, retaining walls, etc].
  - d. Drawings, sketches, or other representations showing the proposed exterior changes to front, side, or rear faces of the building.
  - e. Pictures of the proposed windows or other exterior trim work.
  - f. Any other information that will be helpful to support the application.

The Heritage Commission reserves the right to ask for any other information it deems necessary to review and act on the application.

Dawn Johnson

Signature of Applicant

5/27/21

Date

**DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY!!**

1. Date Application Submitted: \_\_\_\_\_
2. Fee Collected ☐ Yes ☐ No Amount: \$ \_\_\_\_\_  
 Form of Payment: ☐ Cash ☐ Check # \_\_\_\_\_
3. Date of Public Meeting: \_\_\_\_\_  
 Date Notice Sent to Applicant Explaining Board Action: \_\_\_\_\_



**Application for Review and Public Meeting**  
**Franklin Heritage Commission**  
**Franklin, New Hampshire**  
for  
TAX MAP N8  
LOTS 117-130, 117-131 & 117-135  
192, 196 & 202 CENTRAL STREET, FRANKLIN, NH

**OWNERS:**

**Map N8, Lot 117-130**  
**Location: 192 Central Street**

Franklin Lodge of Elks #1280  
Benevolent & Protective Order  
Of Elks of the United States of America  
192 Central Street  
Franklin, NH 03235

**Map N8, Lot 117-131**  
**Location: 196 Central Street**

City of Franklin  
316 Central Street  
Franklin, NH 03235

**Map N8, Lot 117-135**  
**Location: 202 Central Street**

Lenard M. Birke, Trustee  
Lenard M. Birke Trust  
428 North Road  
Franklin, NH 03235

Franklin Heritage Commission  
Franklin, New Hampshire

Certificate of Approval

For Historic District Commission Use Only:

1. Property Location Tax Map & Lot #: \_\_\_\_\_  
Street Address: \_\_\_\_\_

OWNER

2. Name: \_\_\_\_\_  
Mailing \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_

Approved (date): \_\_\_\_\_

Conditional Approval (date and conditions to be met): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Disapproved (date): \_\_\_\_\_

Held for further information (date and required information):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_, Franklin Heritage Commission

Distribution of Copies:

1. Commission's Files
2. Applicant
3. Planning and Zoning Office





**SCHEDULE B-2:**  
(MAP 117 LOT 130 - 192 CENTRAL STREET)  
REFER TO FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NCS-897899-2-HOU1 WITH AN EFFECTIVE DATE OF MARCH 28, 2018 AT 8:00 A.M. (ITEMS 1 THROUGH 6 AND 12 ARE NOT SURVEY RELATED OR REDUNDANT ITEMS AND ARE NOT LISTED BELOW)

⑦ Title to and rights of the public and others entitled thereto in and to those portions of the insured premises lying within the bounds of Central Street, West Bow Street and Doughtinett Street and all adjacent streets and ways. DOES AFFECT THE SURVEY TRACT AND IS SHOWN HEREON

⑧ Such state of facts as are disclosed on plan entitled "Tax Map 117, Lots 130 & 132 Boundary Survey of Land Owned by Franklin Lodge No. 1280 Benevolent & Protective Order of Elks Fenelon Square W. Bow Street, Franklin, N.H. Merr. Co." dated July 17, 1986, prepared by Lepene Knowlton Dorvashire Associates, Inc., recorded with said Registry as Plan No. 9062. DOES AFFECT THE SURVEY TRACT AND IS REFLECTED HEREON

**SCHEDULE B-2:**  
(MAP 117 LOT 131 - 196 CENTRAL STREET)  
REFER TO FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NCS-897899-1-HOU1 WITH AN EFFECTIVE DATE OF MARCH 28, 2018 AT 8:00 A.M. (ITEMS 1 THROUGH 10 AND 12 THROUGH 13 ARE NOT SURVEY RELATED OR REDUNDANT ITEMS AND ARE NOT LISTED BELOW)

①① Such state of facts as are disclosed on plan entitled "Plan of Land in Franklin, N.H., Surveyed for Standard Oil Co. of N.Y. Scale: 1"20' July 26, 1927, By Gay & Dowst, C.E., Manchester, N.H." recorded with said Registry as Plan No. 506. DOES AFFECT THE SURVEY TRACT AND IS REFLECTED HEREON

①④ Such state of facts as are disclosed on an unrecorded plan entitled "Plan of Franklin, MGS-STP-X-0005(226), 12546, on file in the records of the New Hampshire Dept. of Transportation. DOES AFFECT THE SURVEY TRACT AND IS REFLECTED HEREON

①⑤ That portion of premises, together with right and easement, granted by deed of April Ross n/k/a April Hall, to the City of Franklin, dated August 30, 2002, recorded with said Registry at Book 2400, Page 1012. DOES AFFECT THE SURVEY TRACT AND IS SHOWN HEREON

**SCHEDULE B-2:**  
(MAP 117 LOT 135 - 202 CENTRAL STREET)  
REFER TO FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NCS-897899-HOU1 WITH AN EFFECTIVE DATE OF MARCH 28, 2018 AT 8:00 A.M. (ITEMS 1 THROUGH 6, 11, 15, AND 17 ARE NOT SURVEY RELATED AND ARE NOT LISTED BELOW)

⑦ Right and easement granted by Rolfe Camp Company to Public Service Company of New Hampshire dated February 15, 1952, recorded with said Registry at Book 710, Page 191. DOES NOT AFFECT THE SURVEY TRACT - NOT LOCUS

⑧ Taking by Notice of Condemnation by the State of New Hampshire, Public Works and Highways on March 27, 1980, recorded with said Registry at Book 1368, Page 563. DOES NOT AFFECT THE SURVEY TRACT - NOT LOCUS

⑨ Such State of facts as are disclosed in plan entitled "Boundary Survey Property of Camp & Hill Hardware, Inc. Central Street Franklin, N.H." recorded Nov. 15, 1985 with said Registry as Plan No. 8578. DOES AFFECT THE SURVEY TRACT AND IS REFLECTED HEREON

⑩ Easement reserved for the City of Franklin as set forth in deed of the City of Franklin to Camp & Hill Hardware, Inc., dated October 17, 1985, recorded with said Registry at Book 1537, Page 383. DOES AFFECT THE SURVEY TRACT AND IS SHOWN HEREON. EASEMENT IS NOW TRACT II OF BOOK 2302 PAGE 148 AND EASEMENT AT BOOK 1621 PAGE 552

⑫ Excepting that portion of premises, together with right and easement, granted by deed of M. Lenard Birke Trust, M. Lenard Birke, Trustee to the City of Franklin, dated July 26, 2002, recorded with said Registry at Book 2387, Page 689. DOES AFFECT THE SURVEY TRACT AND IS SHOWN HEREON

⑬ Excepting that portion of premises, together with right and easement, granted by deed of David M. Hill and Janet C. Hill to the City of Franklin, dated July 31, 2002, recorded with said Registry at Book 2390, Page 687. DOES AFFECT THE SURVEY TRACT AND IS SHOWN HEREON

⑭ Such state of facts as are disclosed on plan entitled "Site Plan of Lucky Lenny's Assessor's Map 117 Lots 1435 & 138 194 - 202 Central Street, Franklin, New Hampshire Merrimack County Scale:1"=20' November 6, 2008" prepared by Granite State Surveying, recorded with said Registry as Plan No. 19327. Conditional Site Plan Approval dated April 22, 2009, recorded with said Registry at Book 3158, Page 1780. DOES AFFECT THE SURVEY TRACT AND IS REFLECTED HEREON

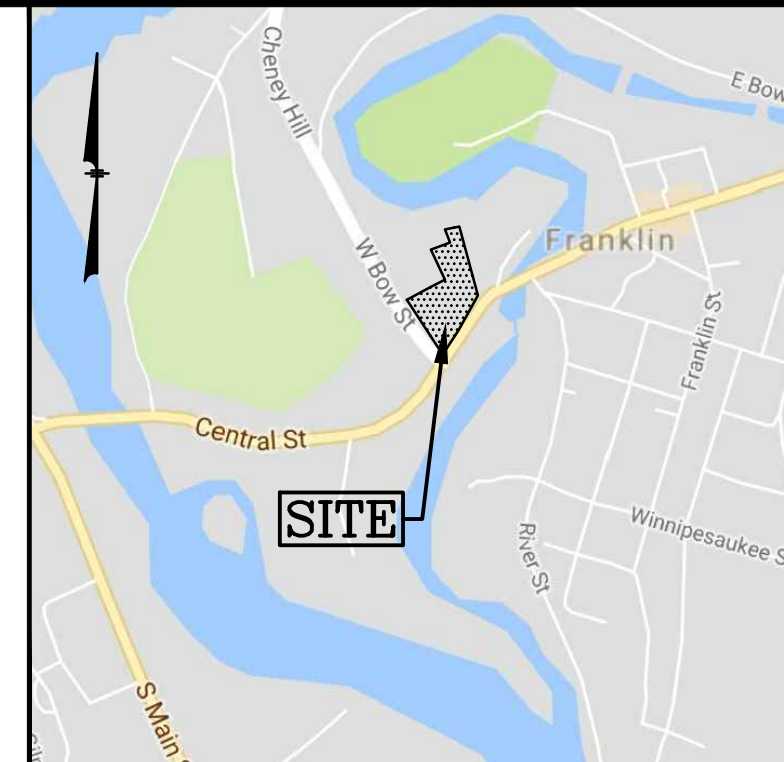
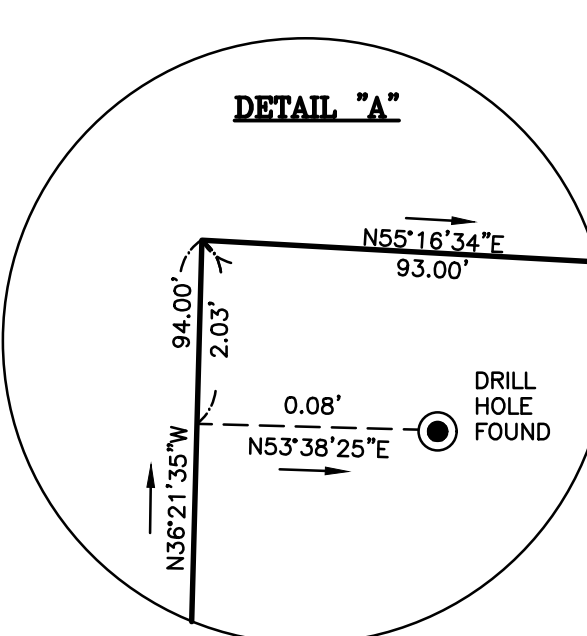
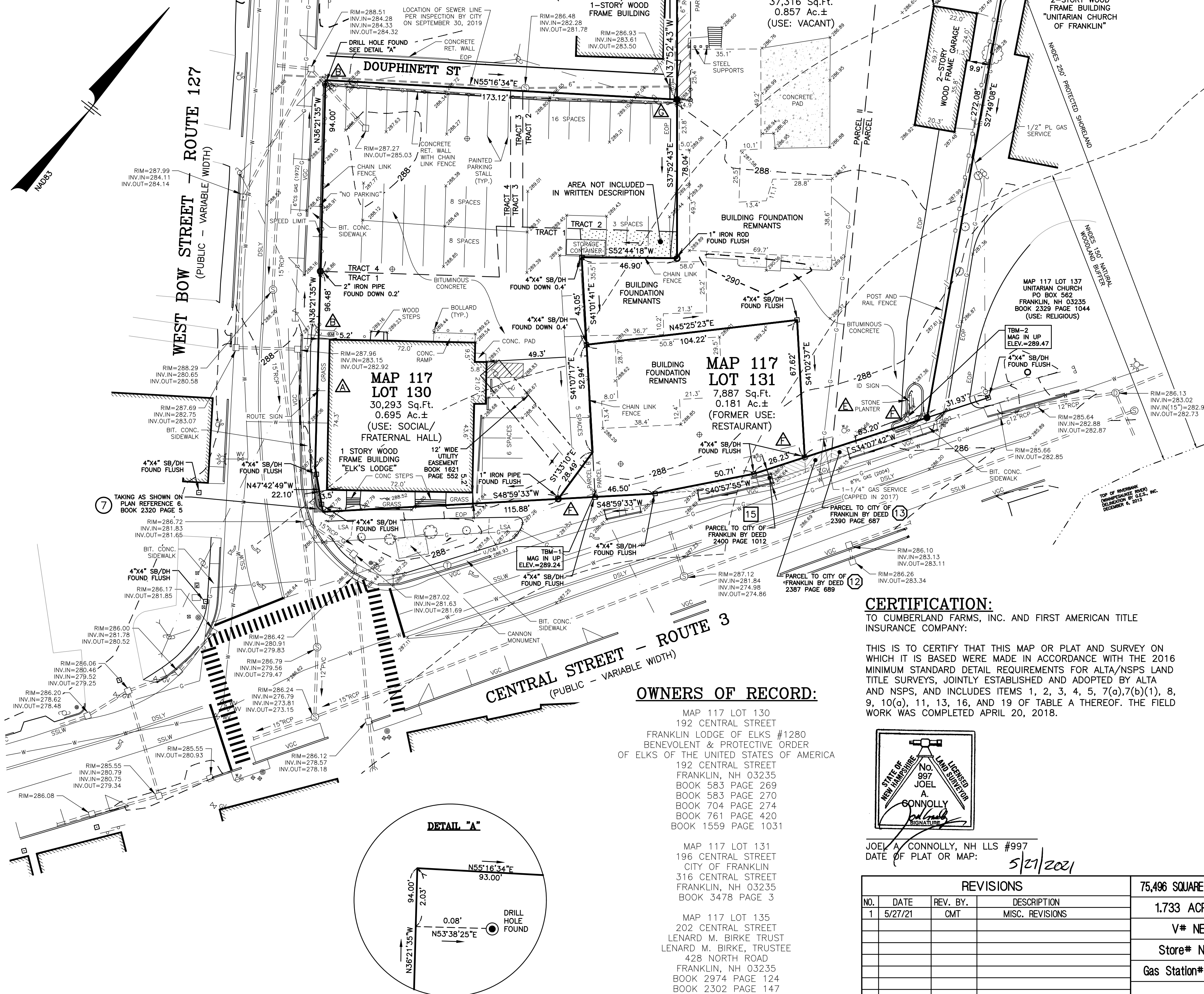
①⑥ Notice of Voluntary Merger Application merging Tax Map Lot # 117-135 and Tax Map Lot # 117136, dated March 4, 2011, recorded with said Registry at Book 3246, Page 325. DOES AFFECT THE SURVEY TRACT AND IS REFLECTED HEREON AS CURRENT LOT CONFIGURATION

**PLAN REFERENCES:**  
MERRIMACK COUNTY REGISTRY OF DEEDS

- PLAN 39
- PLAN 506
- PLAN 8578
- PLAN 9062
- PLAN 19327
- NHDOT PLAN 12546 ON FILE WITH NHDOT

## LEGEND

UTILITY POLE	TRAFFIC SIGNAL	EASEMENT LINE
DRAIN MANHOLE	HAND HOLE	SHORELAND PROTECTION LINE
SEWER MANHOLE	OBSERVATION WELL	INTERIOR TRACT LINE
CATCH BASIN	LIGHT POLE	WATER LINE
WATER VALVE	SPOT ELEVATION	GAS LINE
HYDRANT	VGC VERTICAL GRANITE CURB	COMMUNICATIONS
WATER SHUTOFF	LSA LANDSCAPED AREA	INTERMEDIATE CONTOUR
GAS VALVE	PL PLASTIC	INDEX CONTOUR
GAS METER	CS COATED STEEL	
ELECTRIC METER	CI CAST IRON	



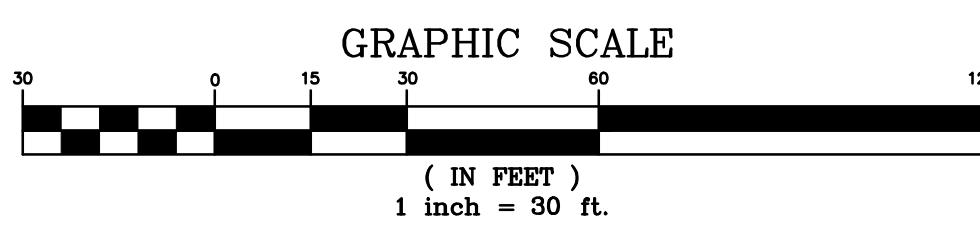
**LOCATION MAP**  
(NOT TO SCALE)

**NOTES:**  
1) ZONE: LOW DENSITY BUSINESS DISTRICT (B-1) (SERVED BY WATER & SEWER)  
MIN. LOT SIZE: 10,000 Sq.Ft.  
MIN. LOT FRONTAGE: 80 Ft.  
SETBACKS:  
FRONT 15 Ft.  
SIDE 15 Ft.  
REAR 20 Ft.  
REFER TO THE CITY OF FRANKLIN ZONING ORDINANCE FOR VERIFICATION, ADDITIONAL RESTRICTIONS AND PERMITTED USES. THE ZONING INFORMATION SHOWN HEREON IS BASED ON A REVIEW OF THE FRANKLIN ZONING ORDINANCE. A ZONING REPORT OR LETTER WAS NOT PROVIDED AT THE TIME OF THIS SURVEY.

- THIS PLAN IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY THIS OFFICE ON DECEMBER 2013 AND APRIL 2018.
- NO WETLAND DELINEATION FLAGS WERE OBSERVED IN CONDUCTING THIS SURVEY.
- BEARINGS SHOWN HEREON ARE BASED ON NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON APRIL 4, 2018.
- ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON APRIL 4, 2018.
- LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY. ADDITIONAL UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED.
- THE SURVEY TRACT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP NUMBER 330113C0159E, WITH AN EFFECTIVE DATE OF APRIL 19, 2010.
- 46 (45 REGULAR, 1 ACCESSIBLE) CLEARLY IDENTIFIABLE PARKING SPACES WERE OBSERVED IN CONDUCTING THIS SURVEY.
- NO DIVISION OR PARTY WALLS WERE OBSERVED DURING THE SURVEY.
- NO WALLS WERE DESIGNATED BY THE CLIENT TO BE DETERMINED TO BE PLUMB.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

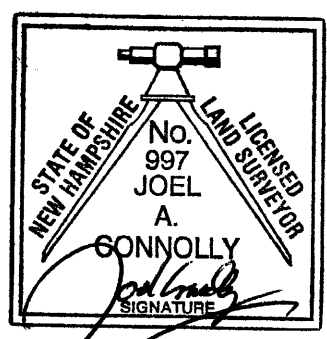
## POTENTIAL ENCROACHMENTS:

- ROUTE SIGN IS LOCATED ON SUBJECT PROPERTY
- UTILITY POLE, GUY WIRE AND OVERHEAD WIRES ENCRACH ONTO SUBJECT PROPERTY
- GUY WIRE AND OVERHEAD WIRES ENCRACH ONTO SUBJECT PROPERTY
- OVERHEAD WIRES SERVING ADJACENT PROPERTY CROSS SUBJECT PROPERTY
- STONE PLANTER OF SUBJECT PROPERTY ENCRACHES INTO CENTRAL STREET RIGHT OF WAY
- UTILITY POLE AND OVERHEAD WIRES CROSS SUBJECT PROPERTY
- UTILITY POLE AND OVERHEAD WIRES CROSS SUBJECT PROPERTY



**CERTIFICATION:**  
TO CUMBERLAND FARMS, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY:



THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a),7(b)(1), 8, 9, 10(a), 11, 13, 16, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED APRIL 20, 2018.



JOEL A. CONNOLLY, NH LLS #997  
DATE OF PLAT OR MAP: 5/21/2021

REVISIONS			
NO.	DATE	REV. BY.	DESCRIPTION
1	5/27/21	CMT	MISC. REVISIONS

75,496 SQUARE FEET  
1.733 ACRES  
V\* NEW  
Store\* NEW  
Gas Station\* NEW

 <div>Engineering Design Planning Construction Management</div>		Greenman-Pedersen, Inc. 44 Stiles Road Suite One Salem, NH 03079	
603.893.0720		GPINET.COM	
192, 196 & 202 CENTRAL STREET FRANKLIN, NH 03235			
 <div>CUMBERLAND FARMS INC. 105 FLANDERS ROAD WESTBOROUGH, MA 01581</div>		SCALE: 1"=30' DATE: 10/16/19 FILE: 4283TWS.DWG DRAWN BY: AKC CHECKED BY: JAC	
ALTA/NSPS LAND TITLE SURVEY		CFG02.0	



# LEGEND

UTILITY POLE	VGC	VERTICAL GRANITE CURB
DRAIN MANHOLE	LSA	LANDSCAPED AREA
SEWER MANHOLE	PL	PLASTIC
CATCH BASIN	CS	COATED STEEL
WATER VALVE	CI	CAST IRON
HYDRANT	—	GAS LINE
WATER SHUTOFF	—	WATER LINE
GAS VALVE	—	SPOT ELEVATION
GAS METER	—	CONTOUR ELEVATION
ELECTRIC METER	—	OVERHEAD SERVICE WIRES
TRAFFIC SIGNAL	—	DOUBLE SOLID YELLOW LINE
HAND HOLE	—	SINGLE SOLID WHITE LINE
OBSERVATION WELL	TBR	TO BE REMOVED
LIGHT POLE		

SEE EROSION & SEDIMENTATION CONTROL PLAN FOR CONSTRUCTION SEQUENCE, TEMPORARY EROSION CONTROL MEASURES, AND LOCATION OF EROSION CONTROL DEVICES.

MAP 117 LOT 133  
N/F DENNIS W. DONAHUE  
29 WEST BOW STREET  
FRANKLIN, NH 03235  
BOOK 2450 PAGE 200  
(USE: RESIDENTIAL)

MAP 117 LOT 134  
N/F WILLIAM J. & CHRISTINA M. HAMEL  
175 LAWDALE AVENUE  
FRANKLIN, NH 03235  
BOOK 2876 PAGE 976  
(USE: AUTO SERVICE)

MAP 117 LOT 296  
N/F CITY OF FRANKLIN  
316 CENTRAL STREET  
FRANKLIN, NH 03235  
BOOK 1918 PAGE 1202  
(USE: MUNICIPAL)

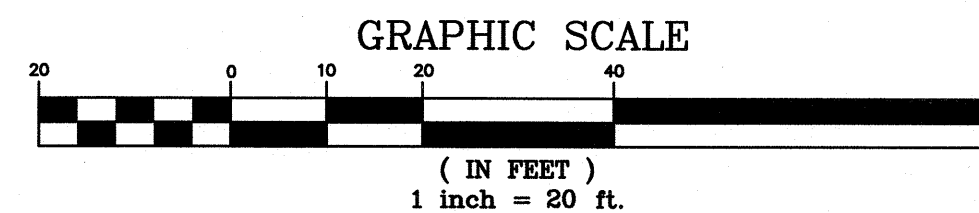
MAP 117 LOT 135  
37,317 Sq.Ft.  
0.857 Ac.±

MAP 117 LOT 137  
UNITARIAN CHURCH  
PO BOX 562  
FRANKLIN, NH 03235  
BOOK 2329 PAGE 1044  
(USE: RELIGIOUS)

## LOCATION MAP (NOT TO SCALE)

## NOTES:

- 1) A DEMOLITION PERMIT MUST BE OBTAINED FROM THE CITY OF FRANKLIN PRIOR TO COMMENCEMENT OF WORK. ALL EXISTING UTILITY DISCONNECTIONS MUST BE COORDINATED WITH RESPECTIVE UTILITY COMPANIES.
- 2) ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR TO INSTALL EROSION CONTROL DEVICES IN ACCORDANCE WITH GRADING & DRAINAGE PLAN PRIOR TO BEGINNING DEMOLITION ACTIVITIES.
- 3) PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.
- 4) DEMOLISH CONCRETE IN ALL SECTIONS.
- 5) BREAK UP CONCRETE SLABS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY THE CONSTRUCTION MANAGER.
- 6) CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT INJURY, DAMAGE TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS.
- 7) REFRAIN FROM USING EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF THE DEVELOPER AND APPLICABLE GOVERNMENTAL AUTHORITIES.
- 8) CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO INSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF THE DEVELOPER AND APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATIVE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
- 9) USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURE AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.
- 10) ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
- 11) COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND. FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL PRIOR TO PLACEMENT OF FILL MATERIALS. UNDERTAKE ALL NECESSARY ACTION IN ORDER TO INSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROZEN MATERIAL, TRASH, DEBRIS. PLACE FILL MATERIAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
- 12) REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND DEPARTMENTS.
- 13) DISCONNECT, SHUT OFF AND SEAL ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION. MARK FOR POSITION ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO INSURE THE CONTINUATION OF SERVICE.
- 14) PROTECT EXISTING DRAINAGE SYSTEM(S) AS NECESSARY TO PREVENT SEDIMENT FROM ENTERING DURING CONSTRUCTION. SEE DETAIL SHEETS FOR EROSION CONTROL DEVICES.
- 15) ALL WORK WITHIN ROADWAY RIGHT-OF-WAYS TO CONFORM TO CITY STANDARDS.
- 16) THE LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING.
- 17) IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY DIG SAFE (DIAL 811) 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER DEPARTMENT TO MARK OUT THEIR UTILITIES.
- 18) NOTES ON THIS PLAN THAT READ "TBR" REPRESENT FEATURES TO BE REMOVED. ANY FEATURES NOT LABELED "TBR" OR "TO BE REMOVED" SHALL BE CONSIDERED EXISTING TO REMAIN.
- 19) SEE LANDSCAPE PLAN FOR LIMITS OF CLEARING AND GRUBBING. AFTER CLEARING, STRIP AND STOCKPILE TOP SOIL PER LANDSCAPE PLAN, IF APPLICABLE.



## OWNERS OF RECORD:

MAP 117 LOT 130  
192 CENTRAL STREET  
FRANKLIN LODGE BPOE#1280  
192 CENTRAL STREET  
FRANKLIN, NH 03235  
BOOK 2320 PAGE 5

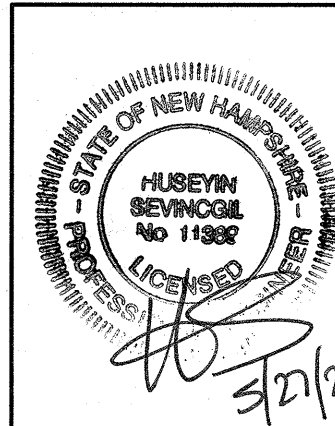
MAP 117 LOT 131  
196 CENTRAL STREET  
CITY OF FRANKLIN  
316 CENTRAL STREET  
FRANKLIN, NH 03235  
BOOK 3478 PAGE 3

MAP 117 LOT 135  
202 CENTRAL STREET  
LENARD M. BIRKE TRUST  
428 NORTH ROAD  
FRANKLIN, NH 03235  
BOOK 3246 PAGE 325



CENTRAL STREET - ROUTE 3  
(PUBLIC - VARIABLE WIDTH)

MAP 117 LOT 131  
7,887 Sq.Ft.  
0.181 Ac.±



REVISIONS			
NO.	DATE	REV. BY.	DESCRIPTION
1	5/27/21	CMT	MISC. REVISIONS

75,496 SQUARE FEET  
1.733 ACRES  
V# NEW  
Store# NEW  
Gas Station# NEW

Greenman-Pedersen, Inc.  
44 Stiles Road  
Suite One  
Salem, NH 03079  
603.893.0720 GPINET.COM

192, 196 & 202 CENTRAL STREET  
FRANKLIN, NH 03235

CUMBERLAND FARMS INC.  
165 FLANDERS ROAD  
WESTBOROUGH, MA 01581  
SCALE: 1"=20'  
DATE: 10/15/2019  
FILE: 4283SP.DWG  
DRAWN BY: CPS  
CHECKED BY: CMT

DEMOLITION PLAN  
CFG03.0



TABLE OF ZONING REGULATIONS - FRANKLIN, NH		
ZONE: LOW DENSITY BUSINESS DISTRICT (B-1)		
DESCRIPTION	REQUIRED	PROVIDED
MINIMUM LOT AREA Sq. Ft.	10,000 SF (CITY WATER/SEWER)	75,496 SF
MINIMUM LOT FRONTAGE	80'	212.58' (ALONG WEST BOW ST.)
MINIMUM FRONT YARD SETBACK	15'	81.5'
MINIMUM REAR YARD SETBACK	20'	91'
MINIMUM SIDE YARD SETBACK	15'	19.1'
MINIMUM FRONT YARD PAVEMENT SETBACK	10' (PARKING)	10'
PARKING SPACE DIMENSIONS	9'x18'	10'x20'
MINIMUM NUMBER PARKING SPACES	RETAIL BUSINESS/PERSONAL SERVICE ESTABLISHMENT: 1 SPACE/200 SF GFA = 1 SP/200 SF x 4,650 SF = 24 SPACES	31 SPACES
MINIMUM OPEN SPACE	N/A	33,427 SF (44.3%)
MAXIMUM BUILDING HEIGHT	35'	< 35'
MAXIMUM FREESTANDING SIGN AREA, HEIGHT & SETBACK	2 SF/LINEAR FT OF BUILDING FRONTAGE, 24' HIGH, 5' MIN. SETBACK	*SEE SITE SIGN & GRAPHICS PLAN
WALL SIGN AREA	2 SF/LINEAR FT OF BUILDING WIDTH = 2 SF/LF x 51.6 LF = 103.2 SF MAX.	*SEE SITE SIGN & GRAPHICS PLAN

\* VARIANCE REQUIRED FOR MAXIMUM ALLOWABLE ONSITE SIGNAGE OF 103.2 SF WHERE 243.90 SF IS PROPOSED.

LEGEND	
BCC	BITUMINOUS CONCRETE LIP CURBING
SSWL	OVERHEAD SERVICE WIRES
SSWL	SINGLE SOLID WHITE LINE
W	WATER LINE
G	GAS LINE
WETLAND LINE	WETLAND LINE
SD	CONTOUR ELEVATION
CHAIN LINK FENCE	CHAIN LINK FENCE
SIGN	SIGN
OBSERVATION WELL	OBSERVATION WELL
TEST PIT	TEST PIT
TREE	TREE
UTILITY POLE	UTILITY POLE
DRAIN MANHOLE	DRAIN MANHOLE
SEWER MANHOLE	SEWER MANHOLE
GAS METER	GAS METER
SPOT ELEVATION	SPOT ELEVATION
ENTRY	ENTRY
LOADING DOCK	LOADING DOCK
OVERHEAD DOOR	OVERHEAD DOCK
BOLLARD	BOLLARD
AC	AIR CONDITIONER
LANDSCAPED AREA	LANDSCAPED AREA
VGC	VERTICAL GRANITE CURB
SGC	SLOPED GRANITE CURB
1	NUMBER OF PARKING SPACES

OWNERS OF RECORD:

MAP 117 LOT 130  
192 CENTRAL STREET  
FRANKLIN LODGE BPOE#1280  
192 CENTRAL STREET  
FRANKLIN, NH 03235  
BOOK 2320 PAGE 5

MAP 117 LOT 131  
196 CENTRAL STREET  
CITY OF FRANKLIN  
316 CENTRAL STREET  
FRANKLIN, NH 03235  
BOOK 3478 PAGE 3

MAP 117 LOT 135  
202 CENTRAL STREET  
LENARD M. BIRKE TRUST  
428 NORTH ROAD  
FRANKLIN, NH 03235  
BOOK 3246 PAGE 325



SIGN KEY		
SIGN I.D. NUMBER	TEXT/COLOR	SIZE/REMARKS
R1-1	STOP R/W	30" x 30" NEW SIGN WITH POST
R7-8	G/B/W	12" x 18" NEW SIGN WITH POST

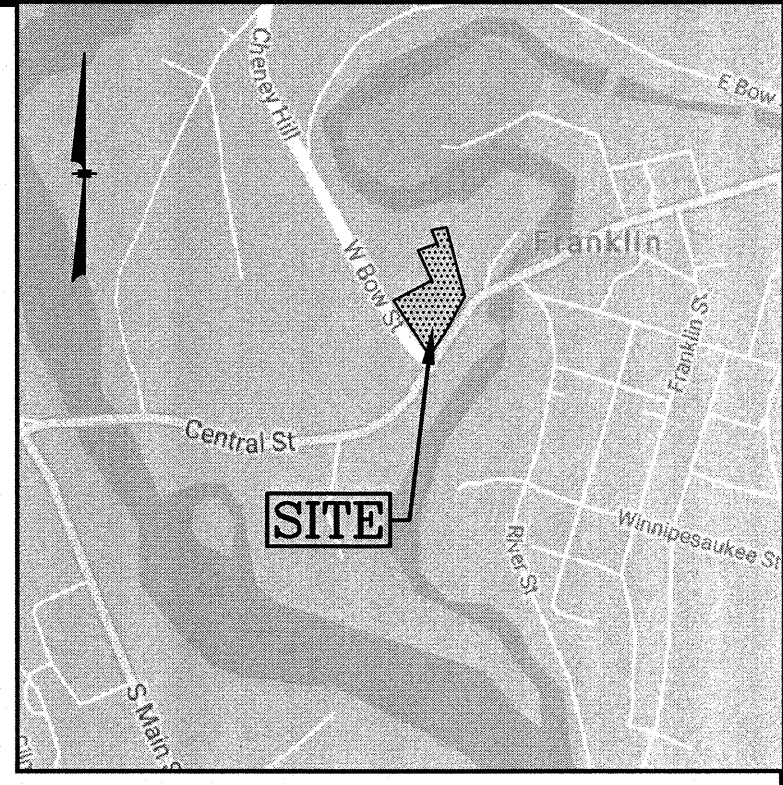
MAP 117 LOT 133  
N/F DENNIS W. DONAHUE  
29 WEST BOW STREET  
FRANKLIN, NH 03235  
BOOK 2450 PAGE 200  
(USE: RESIDENTIAL)

MAP 117 LOT 134  
N/F WILLIAM J. & CHRISTINA M. HAMEL  
175 LAWDALE AVENUE  
FRANKLIN, NH 03235  
BOOK 2876 PAGE 976  
(USE: AUTO SERVICE)

MAP 117 LOT 130  
30,293 Sq.Ft.  
0.695 Ac.±

MAP 117 LOT 135  
37,317 Sq.Ft.  
0.857 Ac.±

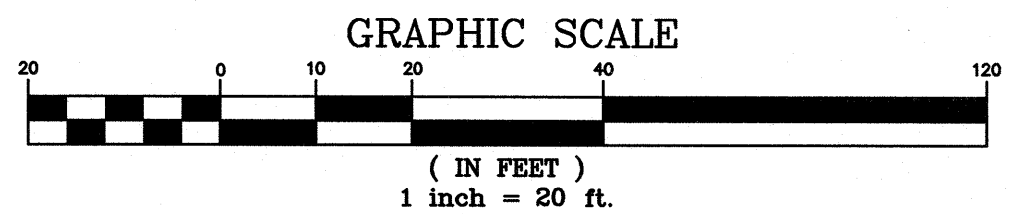
MAP 117 LOT 131  
7,887 Sq.Ft.  
0.181 Ac.±



LOCATION MAP (NOT TO SCALE)

NOTES:

- EXISTING BOUNDARY AND PLANIMETRIC INFORMATION AS SHOWN WAS TAKEN FROM AN ACTUAL FIELD SURVEY BY THIS OFFICE.
- TAX MAP 117 LOTS 130, 131, & 135
- ZONING DISTRICT: LOW DENSITY BUSINESS DISTRICT (B-1)
- LOT AREA = 75,496 Sq.Ft. (3 LOTS COMBINED) = 1,733 Ac.±
- EXISTING USE: ELK'S LODGE & FORMER/ABANDONED COMMERCIAL USES.  
PROPOSED USE: RETAIL MOTOR FUEL OUTLET WHICH INCLUDES A 4,650 SF CONVENIENCE STORE AND A FUEL DISPENSING AREA WITH 4 DISPENSERS (8 FUELING POSITIONS) AND AN OVERHEAD CANOPY.
- ALL BUILDINGS AND SITE CONSTRUCTION SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AS REVISED IN 2010, OR LATEST EDITION.
- WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 811 PRIOR TO ANY EXCAVATION.
- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF FRANKLIN AND THE STATE OF NEW HAMPSHIRE.
- ALL CONSTRUCTION SHALL CONFORM TO THESE PLANS AND THE STANDARD CONSTRUCTION DRAWINGS AS SUPPLIED BY CUMBERLAND FARMS.
- A SIGN PERMIT SHALL BE OBTAINED PRIOR TO INSTALLATION.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY GREENMAN-PEDERSEN, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR AND/OR ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE AND/OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
- ALL SNOW SHALL BE STORED IN THE AREA(S) DEPICTED ON THIS PLAN AS SNOW STORAGE AREAS. IN THE EVENT THAT THE AREA(S) APPROVED FOR SNOW STORAGE BECOME FULL, THE OWNER SHALL REASONABLY REMOVE EXCESS SNOW FROM THE SITE, AND SHALL NOT ALLOW SNOW TO BE STORED WITHIN PARKING LOTS OR TRAVEL AISLES.
- ALL WASTE MATERIALS AND RECYCLABLES SHALL BE CONTAINED WITHIN THE BUILDING(S) OR APPROVED STORAGE FACILITIES AND SHALL NOT BE OTHERWISE STORED ON PROPERTY.
- REFER TO DETAIL SHEETS FOR ALL SITE DEVELOPMENT DETAILS AND INFORMATION.
- EXISTING IMPERVIOUS COVERAGE = 67,143 SF (89.0%)  
PROPOSED IMPERVIOUS COVERAGE = 42,070 SF (55.7%)
- THE PROPOSED STORE SHALL BE OPEN 24 HOURS.
- A DRIVEWAY PERMIT IS REQUIRED TO BE APPROVED BY THE FRANKLIN CITY ENGINEER AND NHOT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.



Engineering  
Design  
Planning  
Construction Management

603.893.0720  
GPINET.COM

Greenman-Pedersen, Inc.  
44 Stiles Road  
Suite One  
Salem, NH 03079

192, 196 & 202 CENTRAL STREET  
FRANKLIN, NH 03235

CUMBERLAND FARMS INC.  
165 FLANDERS ROAD  
WESTBOROUGH, MA 01581

SCALE: 1"=20'  
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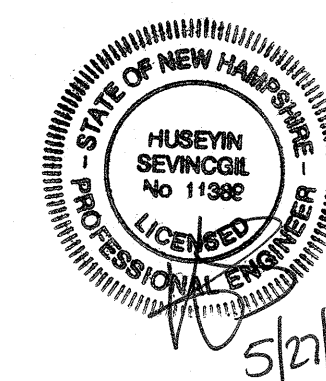
SITE PLAN

CFG04.0

REVISIONS				75,496 SQUARE FEET
NO.	DATE	REV. BY.	DESCRIPTION	
1	5/27/21	CMT	MISC. REVISIONS	1.733 ACRES
				V# NEW
				Store# NEW
				Gas Station# NEW

APPROVED BY THE FRANKLIN PLANNING BOARD

CHAIRMAN/VICE CHAIRMAN DATE:





# LEGEND

	UTILITY POLE
	DRAIN MANHOLE
	SEWER MANHOLE
	CATCH BASIN
	WATER VALVE
	HYDRANT
	WATER SHUTOFF
	GAS VALVE
	GAS METER
	ELECTRIC METER
	TRAFFIC SIGNAL
	HAND HOLE
	OBSERVATION WELL
	LIGHT POLE
	VERTICAL GRANITE CURB
	LANDSCAPED AREA
	PLASTIC
	COATED STEEL
	CAST IRON
	GAS LINE
	WATER LINE
	SPOT ELEVATION
	CONTOUR ELEVATION
	OVERHEAD SERVICE WIRES
	DOUBLE SOLID YELLOW LINE
	SINGLE SOLID WHITE LINE
	PROP. CLEANOUT
	PROP. CATCH BASIN
	PROP. DRAIN MANHOLE
	PROP. SEWER MANHOLE
	MEET EXISTING GRADE
	PROP. SPOT ELEVATION
	PROP. CONTOUR ELEVATION
	PROP. SILT FENCE
	TOP OF WALL ELEV.
	BOTTOM OF WALL ELEV.
	PROP. GATE VALVE

## DRAINAGE STRUCTURES

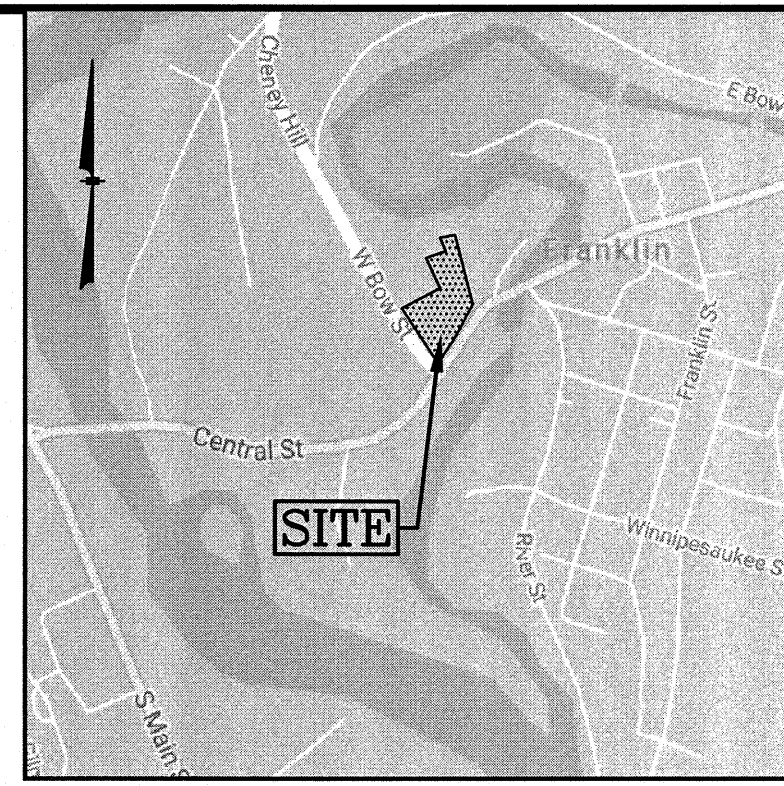
<p>*CB-1 (FD) RIM=286.00 INV.IN=283.50 INV.OUT=283.50</p> <p>CB-2 RIM=287.15 INV.IN=283.75 INV.OUT=283.65</p> <p>CB-3 RIM=288.00 INV.IN=283.90 (DMH-2) INV.OUT=284.50</p> <p>CB-4 RIM=287.00 INV.IN=283.20 INV.OUT=283.10 (LOW FLOW) INV.OUT=284.00 (DMH-3)</p> <p>*CB-5 (FD) RIM=287.70 INV.IN=285.20 CB-6 RIM=287.40 INV.OUT=284.40(BYPASS) INV.OUT=283.25(LOW FLOW)</p>	<p>DMH-1 RIM=285.90 INV.IN=283.38 INV.OUT=283.28</p> <p>DMH-2 RIM=286.15 INV.IN=285.04(6"MANIFOLD) INV.IN=285.04(6"RD) RIM=287.40 INV.OUT=285.04(TO CB-3) INV.OUT=282.80</p> <p>DMH-3 RIM=287.40 INV.IN=283.55(CB-4) INV.IN=282.75(OWS-1) INV.OUT=282.75</p> <p>DMH-4 RIM=288.50 INV.IN=283.85(CB-6) INV.IN=282.85(OWS-2) INV.OUT=282.75</p>	<p>**DMH-5 RIM=288.10 INV.IN=282.45(DMH-3) INV.IN=282.45(DMH-4) BOT. STONE=283.00 INV.CHAMBERS=283.50 INV.IN=286.30(12"LOW) (SEE DETAIL)</p> <p>PROPOSED 1,500 GAL. OIL/WATER SEPARATOR #1 (OWS-1) RIM=287.40 INV.IN=283.05(CB-4) INV.OUT=282.80</p> <p>PROPOSED 1,500 GAL. OIL/WATER SEPARATOR #2 (OWS-2) RIM=288.25 INV.IN=283.20(CB-6) INV.OUT=282.95</p>	<p>PROP. UNDERGROUND STORMTECH INFILTRATION SYSTEM (U/G INF.) (33) SC-740 CHAMBERS BOT. STONE=283.00 INV.CHAMBERS=283.50 INV.IN=286.30(12"LOW) (SEE DETAIL)</p>
--	--	--	---

\* DENOTES LOW PROFILE FRAME & GRATE/COVER AND TOP SLAB  
\*\* DMH-5 SHALL BE A CONTECH JELLYFISH TREATMENT UNIT (SEE DETAIL)  
(FD) DENOTES FIRST DEFENSE UNIT OR APPROVED EQUAL

FROM STRUCTURE NUMBER	PIPE SIZE (INCHES)	TYPE OF PIPE	APPROX. PIPE LENGTH (FEET)	SLOPE OF PIPE (FT./FT.)	TO STRUCTURE NUMBER
CB-1	12	HDPE	26	0.005	DMH-1
CB-2	12	HDPE	77	0.006	CB-4
CB-3	12	HDPE	139	0.005	CB-2
CB-4	12	HDPE	10	0.047	DMH-3
CB-4	12	HDPE	6	0.009	OWS-1
CB-5	12	HDPE	18	0.006	EXIST. CB-1
CB-6	6	HDPE	9	0.006	OWS-2
CB-6	12	PVC	28	0.020	DMH-4
DMH-1	12	HDPE	55	0.005	EXIST. CB-3
DMH-2	6	PVC	10	0.014	CB-3
DMH-3	12	HDPE	66	0.005	DMH-5
DMH-4	12	HDPE	56	0.005	DMH-5
DMH-5	12	HDPE	27	0.005	EXIST. CB-2
OWS-1	6	PVC	7	0.007	DMH-3
OWS-2	6	PVC	16	0.006	DMH-4

MAP 117 LOT 296  
N/F CITY OF FRANKLIN  
316 CENTRAL STREET  
FRANKLIN, NH 03235  
BOOK 1918 PAGE 1202  
(USE: MUNICIPAL)

MAP 117  
LOT 135  
37,317 Sq.Ft.  
0.857 Ac.±



## LOCATION MAP (NOT TO SCALE)

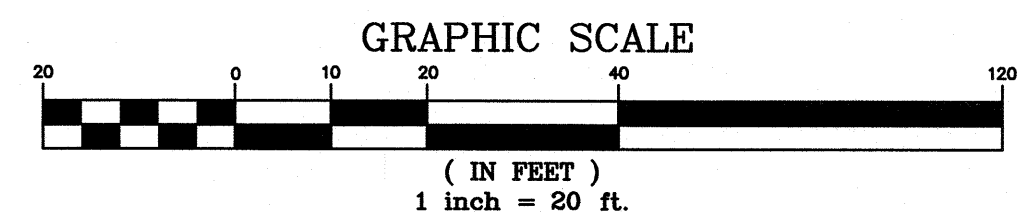
## NOTES:

- 1) ALL SITE DRAINAGE PIPE SHALL BE CORRUGATED HIGH-DENSITY POLYETHYLENE PIPE WITH STANDARD JOINTS, DUAL-WALL, SMOOTH INTERIOR AS MANUFACTURED BY ADS, INC., OR APPROVED EQUAL, UNLESS OTHERWISE NOTED ON PLAN.
- 2) ALL ROOF AND CANOPY DRAIN PIPE SHALL BE 6" PVC (SDR-35).
- 3) ELEVATIONS ARE BASED ON NAVD83 DATUM.
- 4) ALL PROPOSED ELEVATIONS AS SHOWN ARE BOTTOM OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.
- 5) ANY UTILITY FIELD ADJUSTMENTS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND COORDINATED WITH THE APPROPRIATE LOCAL UTILITY COMPANY.
- 6) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR IS TO VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 7) ALL CONSTRUCTION SHALL CONFORM TO MUNICIPAL DPW AND ALL APPLICABLE STATE AND FEDERAL STANDARDS.
- 8) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIG-SAFE (DIAL 811) PRIOR TO COMMENCING ANY EXCAVATION.
- 9) THIS SITE WILL REQUIRE A USEPA NPDES PERMIT FOR STORMWATER DISCHARGE FOR THE SITE CONSTRUCTION SINCE THE DISTURBANCE EXCEEDS ONE ACRE (ACTUAL DISTURBANCE = 80,000 SF±). THE CONSTRUCTION SITE OPERATOR SHALL DEVELOP AND IMPLEMENT A CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN (SWPPP), WHICH SHALL REMAIN ON SITE AND MADE ACCESSIBLE TO THE PUBLIC. A COMPLETED NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO NPDES PERMITTING AUTHORITY WITHIN 30 DAYS AFTER EITHER OF THE FOLLOWING CONDITIONS HAVE BEEN MET: FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE, OR ANOTHER OPERATOR/PERMITTEE HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED.
- 10) ANY UTILITIES TO BE TAKEN OUT OF SERVICE SHALL BE DISCONNECTED AS DIRECTED BY UTILITY COMPANY AND LOCAL DPW.
- 11) ALL TRAFFIC CONTROL AND TEMPORARY CONSTRUCTION SIGNAGE ARRANGEMENTS, ACCEPTABLE TO NHDOT AND FRANKLIN DEPARTMENT OF PUBLIC WORKS, SHALL BE EMPLOYED DURING OPERATIONS WITHIN THE PUBLIC RIGHT-OF-WAY.
- 12) ALL ADA ACCESSIBLE WALKWAYS CANNOT EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE. RAMPS CANNOT EXCEED 8.33% RUNNING SLOPE AND 2% CROSS SLOPE. AND HC PARKING STALLS AND ACCESS AISLES CANNOT EXCEED 2% SLOPE IN ANY DIRECTION. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
- 13) SEE UTILITY PLAN FOR DETAILED UTILITY LAYOUT.
- 14) CONTRACTOR IS TO FIELD ADJUST GRADES FOR THE TANK PAD TO SHED WATER
- 15) ALL PROPOSED CATCH BASINS SHALL HAVE 4" SUMPS AND OUTLETS EQUIPPED WITH "ELIMINATOR" OIL HOODS OR APPROVED EQUAL.
- 16) ALL PIPE DATA IS CALCULATED TO CENTER OF STRUCTURE, TYP.
- 17) CONTRACTOR TO REFER TO THE OPERATION & MAINTENANCE (O&M) MANUAL FOR STORMWATER MANAGEMENT SYSTEMS & SITE MAINTENANCE DURING AND AFTER CONSTRUCTION.
- 18) CONTRACTOR TO INCORPORATE RECOMMENDATIONS MADE IN THE GEOTECHNICAL ENGINEERING EVALUATION AS PREPARED BY ATC GROUP SERVICES LLC (ATC), DATED MAY 29, 2018.

MAP 117 LOT 137  
UNITARIAN CHURCH  
PO BOX 562  
FRANKLIN, NH 03235  
BOOK 2329 PAGE 1044  
(USE: RELIGIOUS)

ALL CATCH BASIN GRATES  
TO BE ENCASED WITH  
CONCRETE COLLARS 12"  
AROUND GRATES

PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY  
LOCATION & ELEVATION OF EXISTING UNDERGROUND  
CABLE/TELEPHONE SERVICE AT DRAINAGE CROSSING  
AND CONTACT DESIGN ENGINEER IF ANY DISCREPANCIES.  
ASSUMED DEPTH OF CABLE/TELEPHONE IS 8" BASED  
ON RECORD INFORMATION.



## OWNERS OF RECORD:

MAP 117 LOT 130  
192 CENTRAL STREET  
FRANKLIN LODGE BPO#1280  
192 CENTRAL STREET  
FRANKLIN, NH 03235  
BOOK 2320 PAGE 5

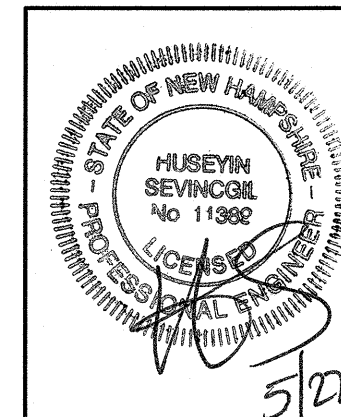
MAP 117 LOT 131  
196 CENTRAL STREET  
CITY OF FRANKLIN  
316 CENTRAL STREET  
FRANKLIN, NH 03235  
BOOK 3478 PAGE 3

MAP 117 LOT 135  
202 CENTRAL STREET  
LENARD M. BIRKE TRUST  
428 NORTH ROAD  
FRANKLIN, NH 03235  
BOOK 3246 PAGE 325



CENTRAL STREET - ROUTE 3  
(PUBLIC - VARIABLE WIDTH)

MAP 117  
LOT 131  
7,887 Sq.Ft.  
0.181 Ac.±



## REVISIONS

NO.	DATE	REV. BY.	DESCRIPTION
1	5/27/21	CMT	MISC. REVISIONS

75,496 SQUARE FEET

1.733 ACRES

V# NEW

Store# NEW

Gas Station# NEW

192, 196 & 202 CENTRAL STREET  
FRANKLIN, NH 03235



CUMBERLAND FARMS INC.  
165 FLANDERS ROAD  
WESTBOROUGH, MA 01581

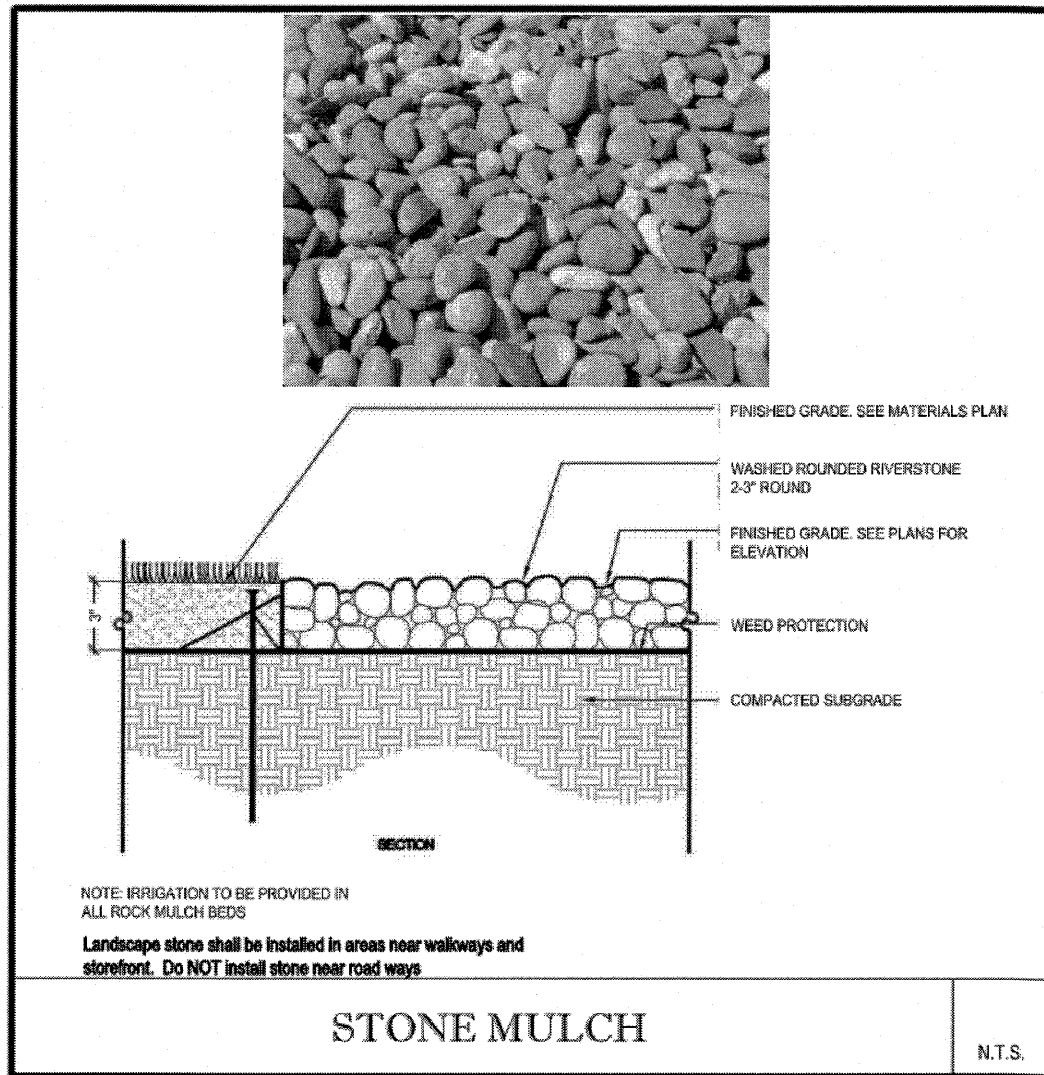
GRADING & DRAINAGE PLAN CFG05.0

SCALE: 1"=20'  
DATE: 10/15/2019  
FILE: 4283SP.DWG  
DRAWN BY: CPS  
CHECKED BY: CMT



PLANTING SCHEDULE					
PLANT	QNTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALL SIZE	MATURE SIZE/REMARKS
TREES					
PC	5	PIRUS CALLERYANA 'CHANTICLEER'	CLEVELAND SELECT CALLERY PEAR	4" CAL.	-/ORNAMENTAL-SHADE
SHRUBS					
CS	8	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	3 GAL 18"-24" HT.	4" HT. MAX./RED TWIG/COMPACT FORM
JB	9	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER	18"-24" SPR	1" HT. MAX./GROUNDCOVER/BLUE GREEN-SALT TOLERANT
SG	28	SPIREA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	18"-24" SPR	3" HT. MAX./GOLDEN FOLIAGE
TH	2	THUJA OCCIDENTALIS 'HOLMSTRUP'	HOLMSTRUP ARBORVITAE	4"-5" HT.	15" HT. MAX./UPRIGHT SCREEN
TO	11	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD GREEN ARBORVITAE	3"-4" SPR MAX./TIGHT COLUMNAR	(OR SIMILAR)
PERENNIALS & GRASSES					
HE	57	HEMERCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL.	BRIGHT YELLOW FLOWERS/CONTINUOUS BLOOMS

1 XX PLANT QUANTITY  
XX PLANT DESIGNATION



- LEGEND**
- UTILITY POLE
  - DRAIN MANHOLE
  - SEWER MANHOLE
  - CATCH BASIN
  - WATER VALVE
  - HYDRANT
  - WATER SHUTOFF
  - GAS VALVE
  - GAS METER
  - ELECTRIC METER
  - TRAFFIC SIGNAL
  - HAND HOLE
  - OBSERVATION WELL
  - LIGHT POLE
  - VGC VERTICAL GRANITE CURB
  - LSA LANDSCAPED AREA
  - PL PLASTIC
  - CS COATED STEEL
  - CI CAST IRON
  - CL GAS LINE
  - WL WATER LINE
  - SE SPOT ELEVATION
  - 290 CONTOUR ELEVATION
  - OVERHEAD SERVICE WIRES
  - DSW DOUBLE SOLID YELLOW LINE
  - SSW SINGLE SOLID WHITE LINE

#### OWNERS OF RECORD:

MAP 117 LOT 130  
192 CENTRAL STREET  
FRANKLIN LODGE SPO#1280  
192 CENTRAL STREET  
FRANKLIN, NH 03235  
BOOK 2320 PAGE 5

MAP 117 LOT 131  
196 CENTRAL STREET  
CITY OF FRANKLIN  
316 CENTRAL STREET  
FRANKLIN, NH 03235  
BOOK 3478 PAGE 3

MAP 117 LOT 135  
202 CENTRAL STREET  
LENARD M. BIRKE TRUST  
428 NORTH ROAD  
FRANKLIN, NH 03235  
BOOK 3246 PAGE 325



#### NOTES:

- ALL PLANT STOCK SHALL CONFORM TO ANSI Z260.1 - NURSERY STOCK, LATEST EDITION (AMERICAN ASSOCIATION OF NURSERYMEN, INC.).
- 4" AGED PINEBARK MULCH AND A WEED BARRIER (TY-PAR FABRIC OR APPROVED EQUAL) SHALL BE APPLIED TO ALL SHRUB AND GROUNDCOVER BEDS. INSTALL WEED BARRIER AS PER MANUFACTURERS RECOMMENDATIONS.
- PLANT PIT BACKFILL SHALL BE MIXED AT A RATE OF 7 PARTS OF TOPSOIL TO 2 PART OF DEHYDRATED COW MANURE. SLOW RELEASE FERTILIZER SHALL BE APPLIED AS PER MANUFACTURERS RECOMMENDATIONS. USE EXISTING ON-SITE TOPSOIL AS PART OF BACKFILL WHEN AVAILABLE.
- ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUNDCOVER SHALL BE RESTORED WITH SEED OR SOD AS INDICATED ON PLANS.
- ALL SOD, SEED, SHRUB AND TREE AREAS SHALL RECEIVE 6" PH CORRECTED TOPSOIL. AFTER TOPSOIL IS SPREAD EVENLY OVER ENTIRE AREA, ALL CLODS, LUMPS, STONES AND OTHER DELETERIOUS MATERIAL SHALL BE RAKED UP AND REMOVED.
- APPLICATION OF GRASS SEED, FERTILIZERS AND MULCH SHALL BE ACCOMPLISHED BY BROADCAST SEEDING OR HYDROSEEDING AT THE RATES OUTLINED BELOW:  

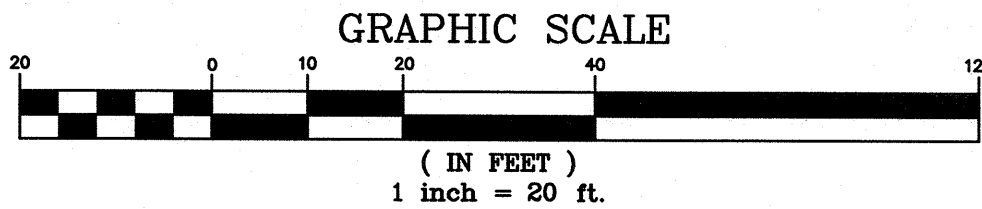
LIMESTONE:	100 LBS./1,000 SQUARE FEET.
FERTILIZER:	500 LBS./ACRE OF 10-20-20 OR 1000 LBS./ACRE OF 5-10-10.
MULCH:	HAY MULCH APPROXIMATELY 3 TONS/ACRE

SEED MIX (SLOPES LESS THAN 4:1)	LBS./ACRE
CREeping RED FESCUE	20
TALL FESCUE	15
PERENNIAL RYEGRASS	5
REDTOP	2
	42

SLOPE MIX (SLOPES GREATER THAN 4:1)	LBS./ACRE
CREeping RED FESCUE	20
TALL FESCUE	20
BIRDSFOOT TREEFOIL	8
	48
- FOR TEMPORARY EROSION CONTROL NOTES, SEE DETAIL SHEET.
- NEWLY GRADED AREAS REQUIRING SLOPE PROTECTION OUTSIDE OF NORMAL SEEDING SEASON SHALL RECEIVE STRAW MULCH AT THE APPROXIMATE RATE OF NO MORE THAN 3 TONS PER ACRE.
- ANY CHANGES IN PLANT LOCATIONS OR TYPES SHALL BE APPROVED BY THE DEVELOPER, LANDOWNER AND CITY PRIOR TO INSTALLATION.
- CLEAR AND GRUB (TO LIMITS REQUIRED ON GRADING PLAN) TO REMOVE VEGETATION, TREES, ROCKS, DEBRIS, ROOTS, ETC. STUMPS SHALL BE REMOVED AND DISPOSED OF OFF SITE IN ACCORDANCE WITH STATE REGULATIONS. AFTER CLEARING, ROTOTILL, STRIP AND STOCKPILE ALL ON-SITE TOPSOIL FOR REUSE TO THE MAXIMUM EXTENT POSSIBLE.
- FOR SEED (& SOD) AREAS USE EXISTING TOPSOIL, IF AVAILABLE, FOR A 4" DEPTH (3/4" SCREEN OR LESS) AND TOP DRESS WITH 2" OF SCREENED TOPSOIL, UNLESS OTHERWISE NOTED ON PLAN. ALL LOAM OR TOPSOIL IMPORTED OR RE-UTILIZED FROM ON SITE SHALL BE TESTED AND AMENDED AS DIRECTED BY DEVELOPER TO MEET MINIMUM REQUIREMENTS.
- PLANTINGS SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR AFTER WRITTEN ACCEPTANCE OF THE DEVELOPER.
- SLOPES GREATER THAN 3:1 SHALL RECEIVE JUTE MESH OR WOOD EXCELSIOR MATTING NO MORE THAN 24 HOURS AFTER SEEDING. MATTING SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.
- THE CONTRACTOR SHALL DIG ROOT BALLS FOR TRANSPLANTED ITEMS TO THE DIMENSIONS OUTLINED IN THE NURSERY STOCK SPECIFICATIONS MANUAL (SEE NOTE #1).
- THE CONTRACTOR SHALL TAKE EXTREME CAUTION TO MINIMIZE DAMAGE TO ROOT SYSTEMS DURING DIGGING AND TRANSPLANTING. ROOT BALLS OF TRANSPLANTS SHALL BE WRAPPED IN BURLAP (WHICH SHALL BE REMOVED UPON RE-PLANTING) AND KEPT MOIST.
- EXPOSED SOILS SHALL BE SEED OR HAY MULCHED WITHIN 72 HOURS OF FINAL GRADING.
- ALL WORK SHALL BE COORDINATED WITH APPLICABLE EPA NPDES/SWPPP PERMIT WORK AS REQUIRED.
- THE CONTRACTOR SHALL INSTALL AN IRRIGATION SYSTEM TO PROVIDE COMPLETE COVERAGE OF ALL SEED AREAS AND SHRUB BEDS WITHIN THE PROPERTY. THE SYSTEM SHALL INCLUDE A TIMER AND SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES. IRRIGATION SYSTEM SHALL BE ROUTED TO FREESTANDING SIGN PLANTER BED AND ANY PLANTER BEDS ALONG BUILDING OR WITHIN PARKING LOT.



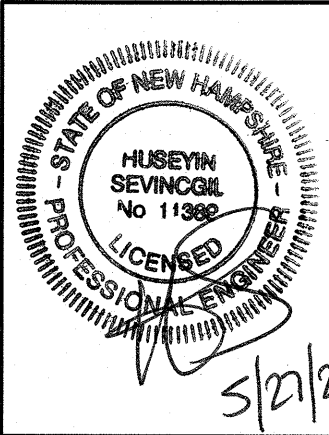
**GPI** Engineering Design Planning Construction Management  
603.893.9720 GPINET.COM  
Greenman-Pedersen, Inc.  
44 Stiles Road  
Suite One  
Salem, NH 03079

192, 196 & 202 CENTRAL STREET  
FRANKLIN, NH 03235

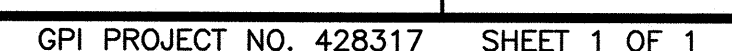
**Cumberland FARMS** CUMBERLAND FARMS INC.  
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WESTBOROUGH, MA 01581  
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DATE: 10/15/2019  
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CHECKED BY: CMT

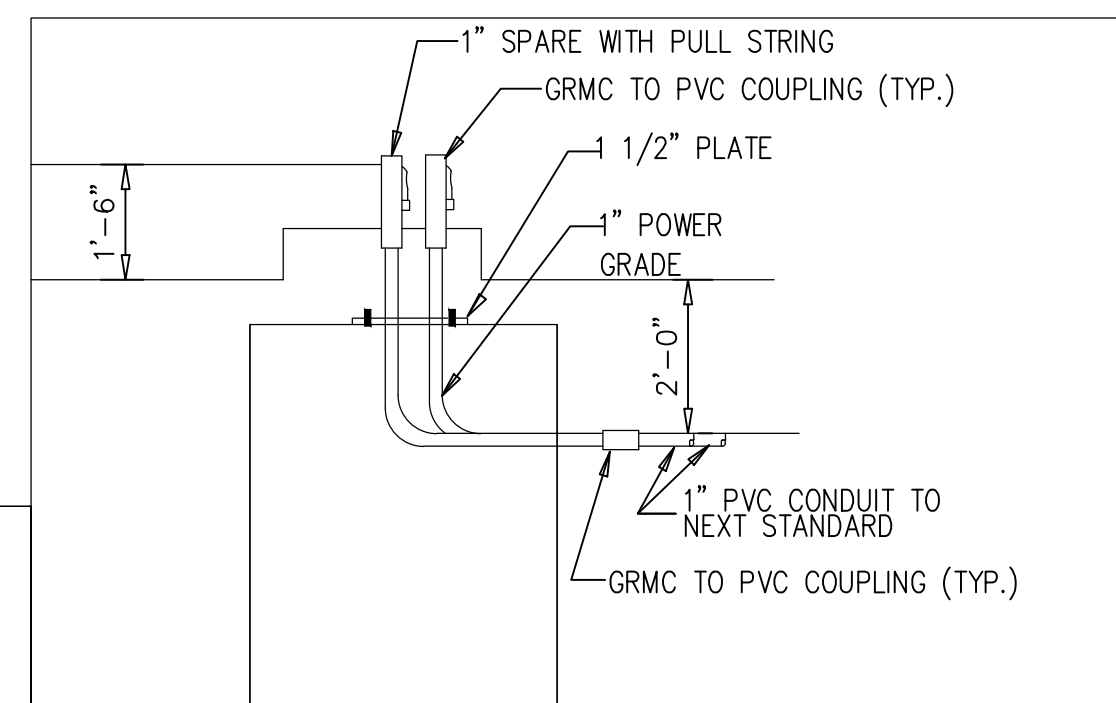
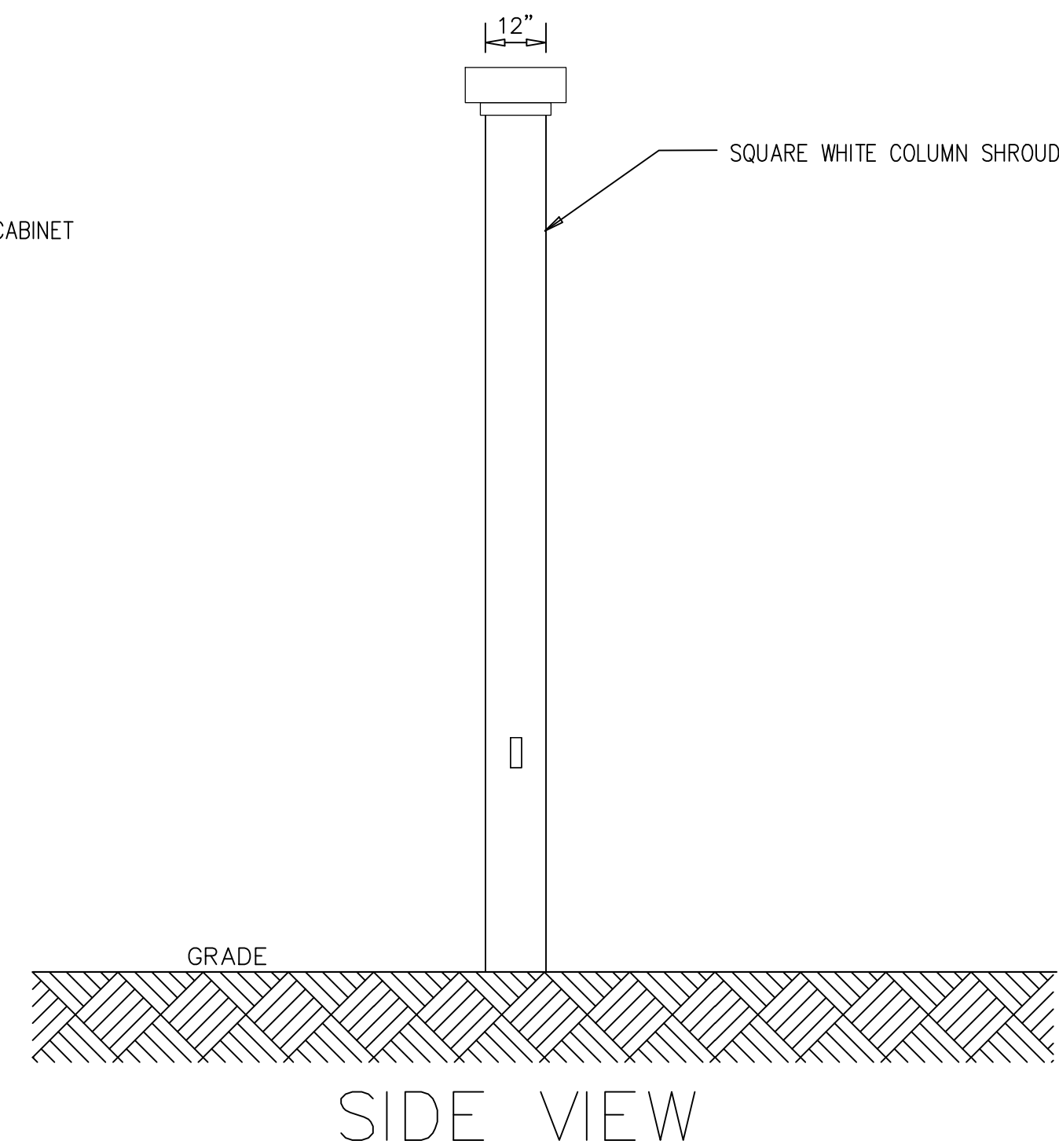
LANDSCAPE PLAN CFG08.0

REVISIONS				75,496 SQUARE FEET
NO.	DATE	REV. BY.	DESCRIPTION	
1	5/27/21	CMT	MISC. REVISIONS	1.733 ACRES
				V# NEW
				Store# NEW
				Gas Station# NEW






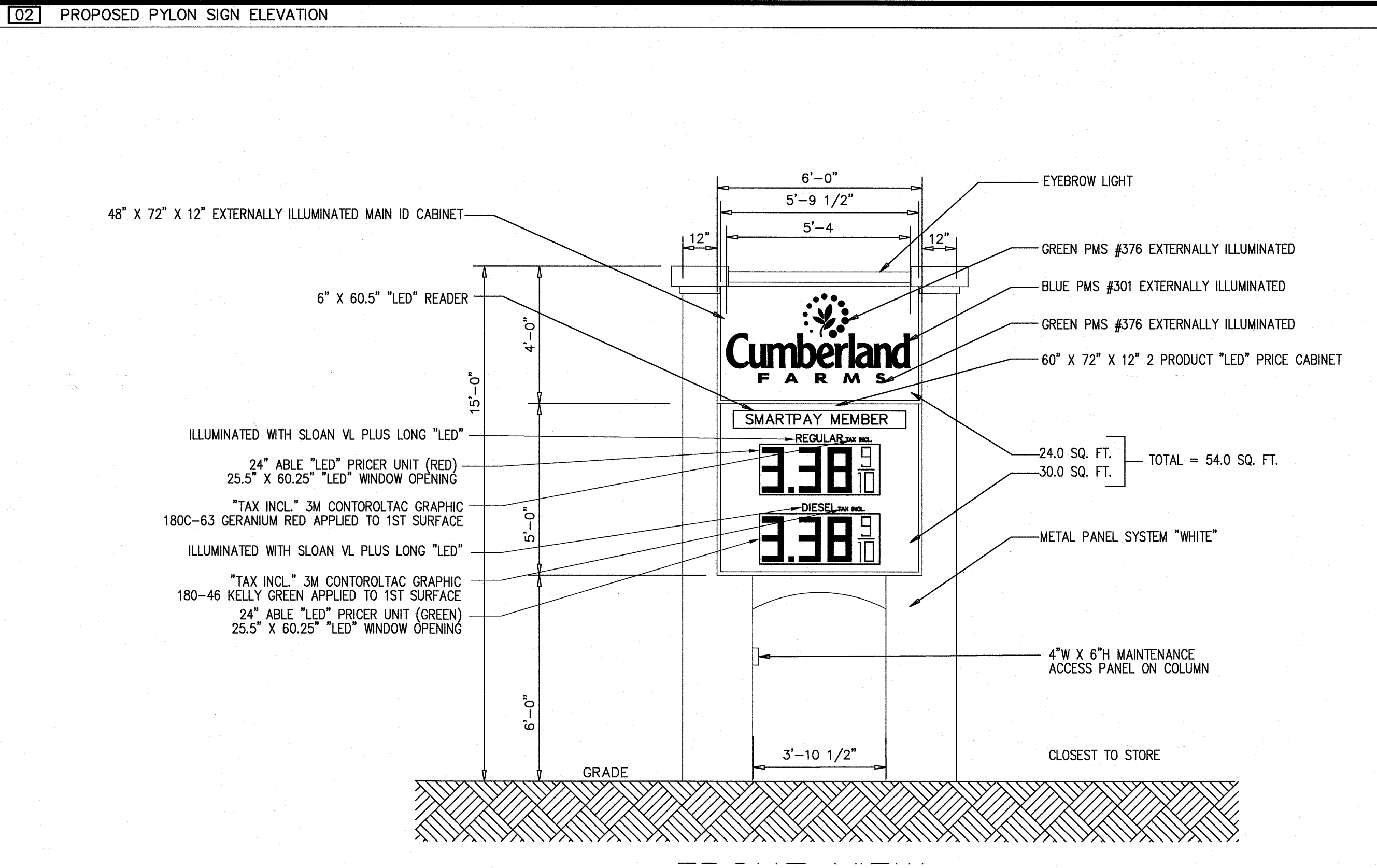
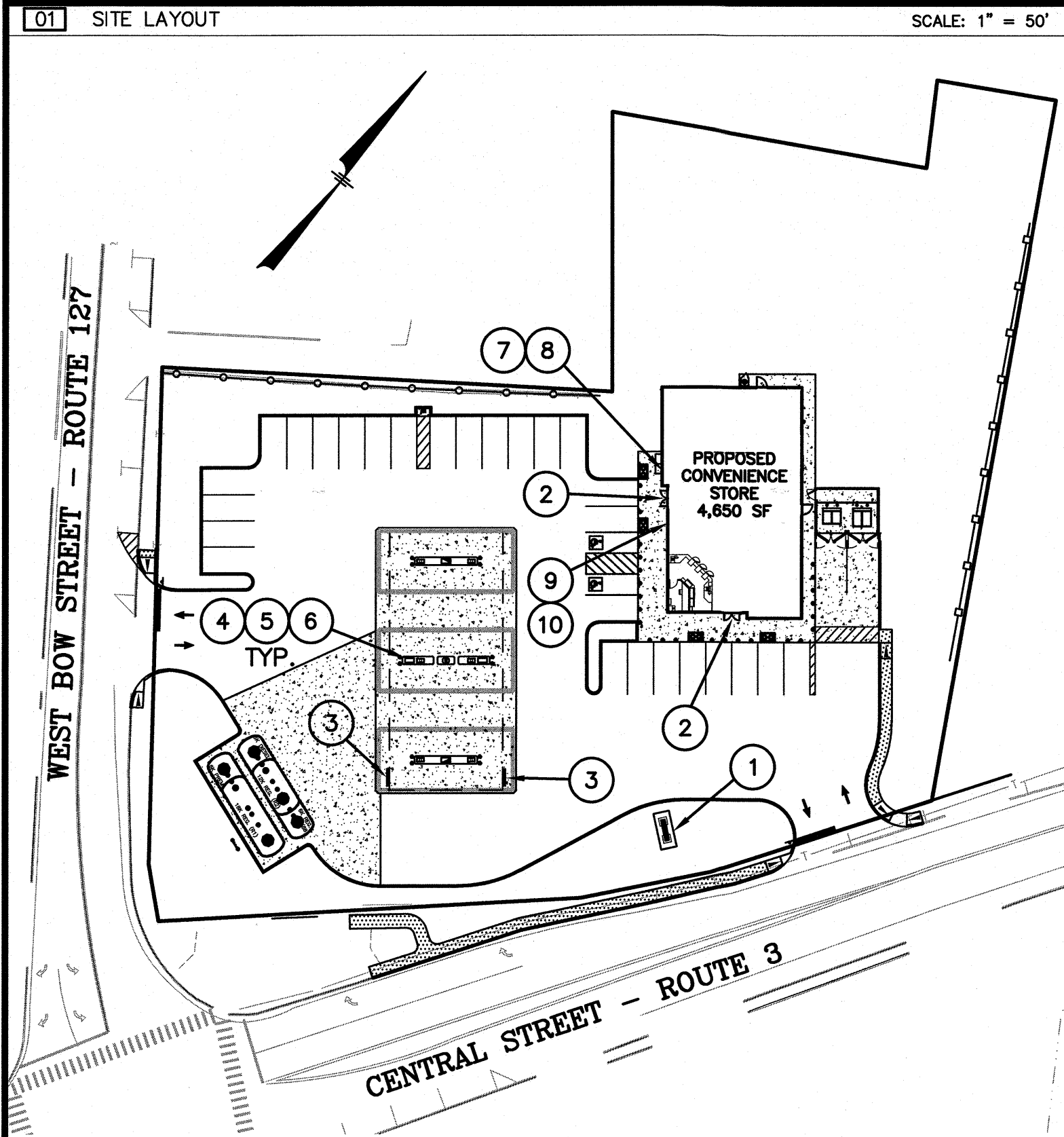




## SPECIFICATIONS

REVISIONS				75,496 SQUARE FEET	192, 196 & 202 CENTRAL STREET			
NO.	DATE	REV. BY.	DESCRIPTION	1.733 ACRES	FRANKLIN, NH 03235			
				V# NEW	 <div>CUMBERLAND FARMS INC. 165 FLANDERS ROAD WESTBOROUGH, MA 01581</div>			SCALE: NTS
				Store# NEW				DATE: 4/23/21
				Gas Station# NEW				FILE: 4283CFG13.0.dwg
								DRAWN BY: CCC
								CHECKED BY: CMT
					PROPOSED SIGN DRAWING			CFG13.0

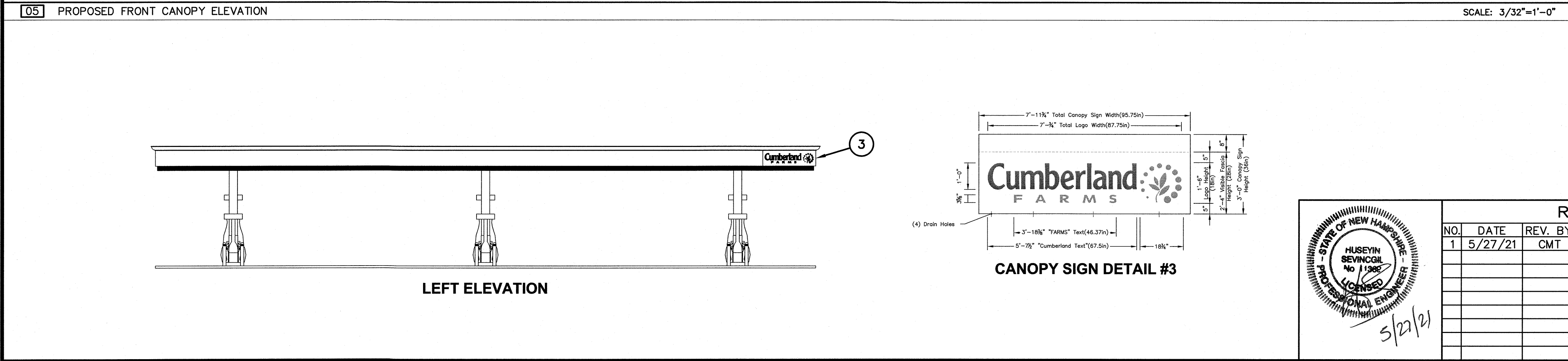
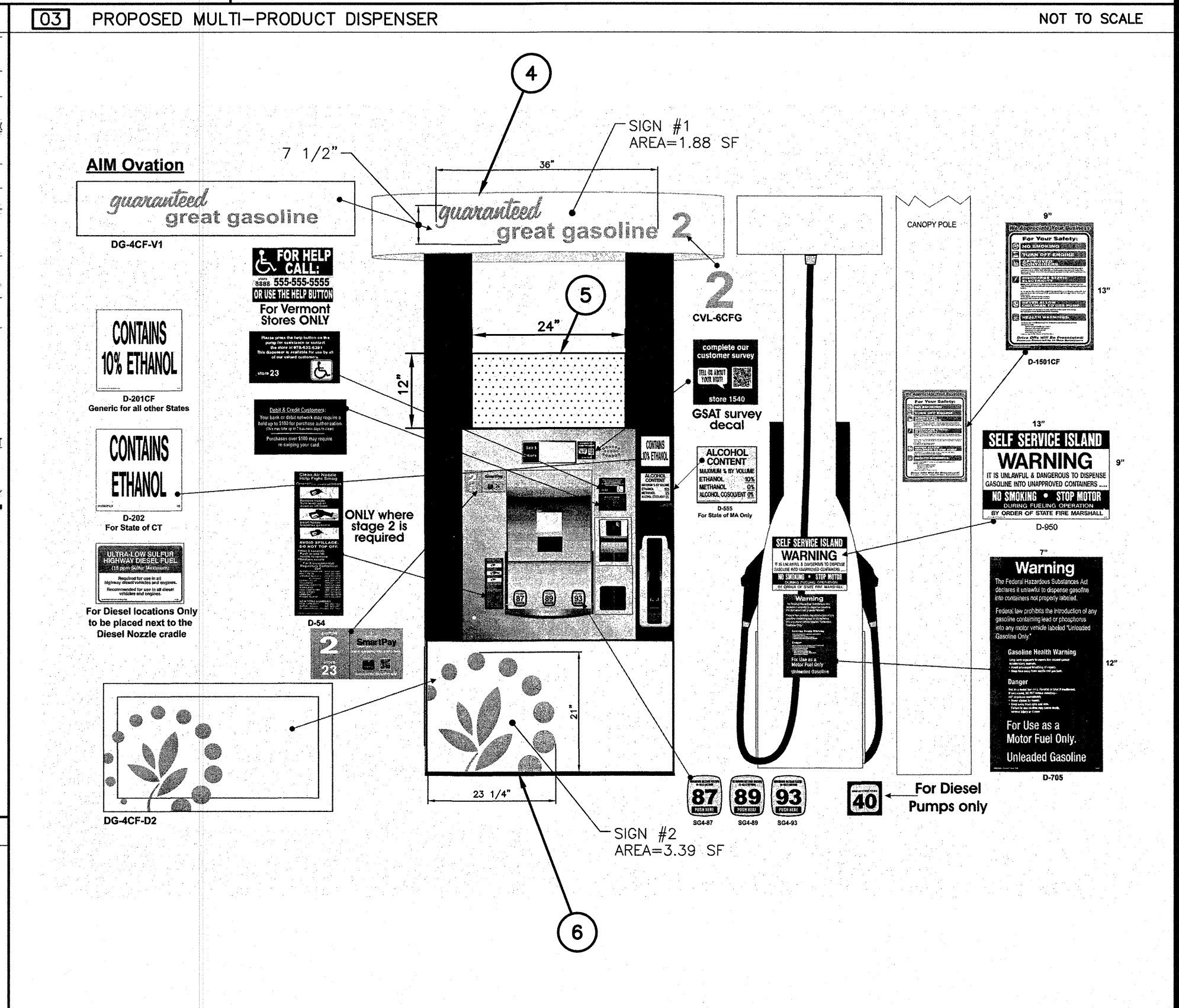
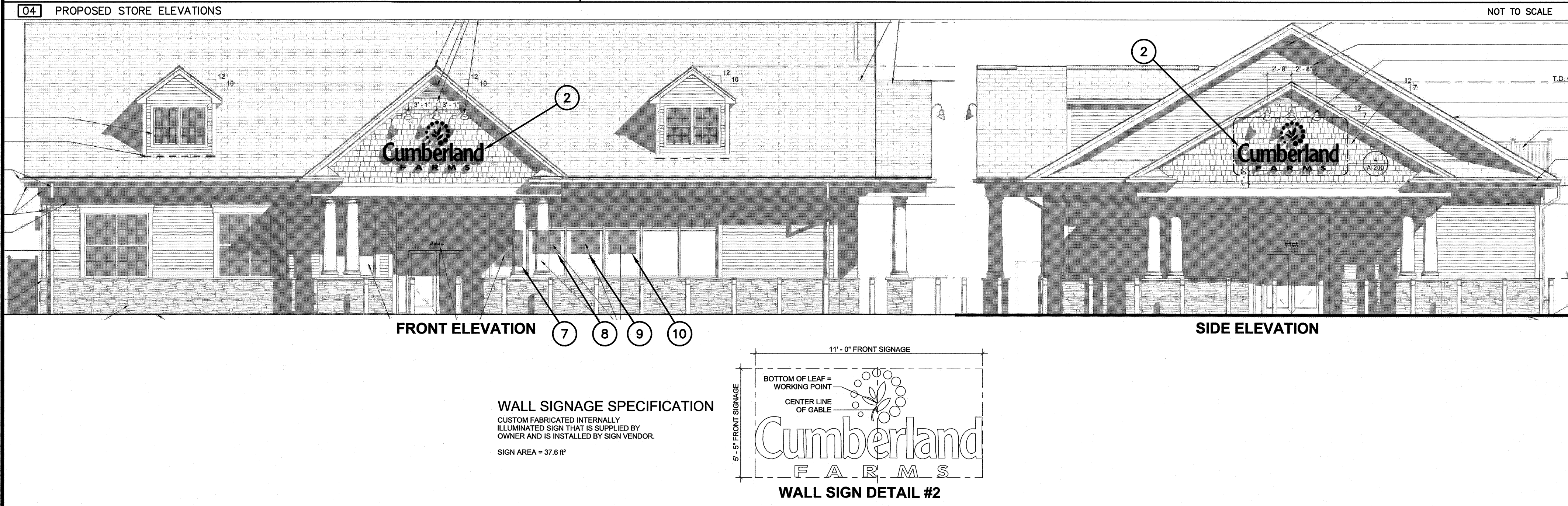




06 PROPOSED SIGN SCHEDULE

NOT TO SCALE

PROPOSED SIGN SCHEDULE					
MARK	DESCRIPTION	SIZE	AREA (SF)	QTY.	TOTAL SF
1	FREESTANDING SIGN	SEE DETAIL 2	54.0	1	54.0
2	C-STORE PRIMARY WALL SIGN (FRONT)	SEE DETAIL 4	37.6	2	75.2
3	CUMBERLAND FARMS CANOPY SIGN	SEE DETAIL 5	11.0	2	22.0
4	CUMBERLAND FARMS SHROUD GRAPHIC	SEE DISPENSER DETAIL 3	1.88	8	15.0
5	DISPENSER PRICE ID TOPPERS	SEE DISPENSER DETAIL 3	2.0	8	16.0
6	CUMBERLAND FARMS CABINET GRAPHIC	SEE DISPENSER DETAIL 3	3.39	8	27.1
7	WINDOW SIGN	SEE DISPENSER DETAIL 4	7.6	1	7.6
8	WINDOW SIGN	SEE DISPENSER DETAIL 4	7.6	1	7.6
9	WINDOW SIGN	SEE DISPENSER DETAIL 4	11.8	1	11.8
10	WINDOW SIGN	SEE DISPENSER DETAIL 4	7.6	1	7.6
TOTAL PROPOSED SIGNAGE = 243.90 SF					



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44 Stiles Road  
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Salem, NH 03079

192, 196 & 202 CENTRAL STREET  
**FRANKLIN, NH 03235**

CUMBERLAND FARMS INC.  
165 FLANDERS ROAD  
WESTBOROUGH, MA 01581

SCALE: AS NOTED  
DATE: 10/15/19  
FILE: 4283CFG13.1  
DRAWN BY: CPS  
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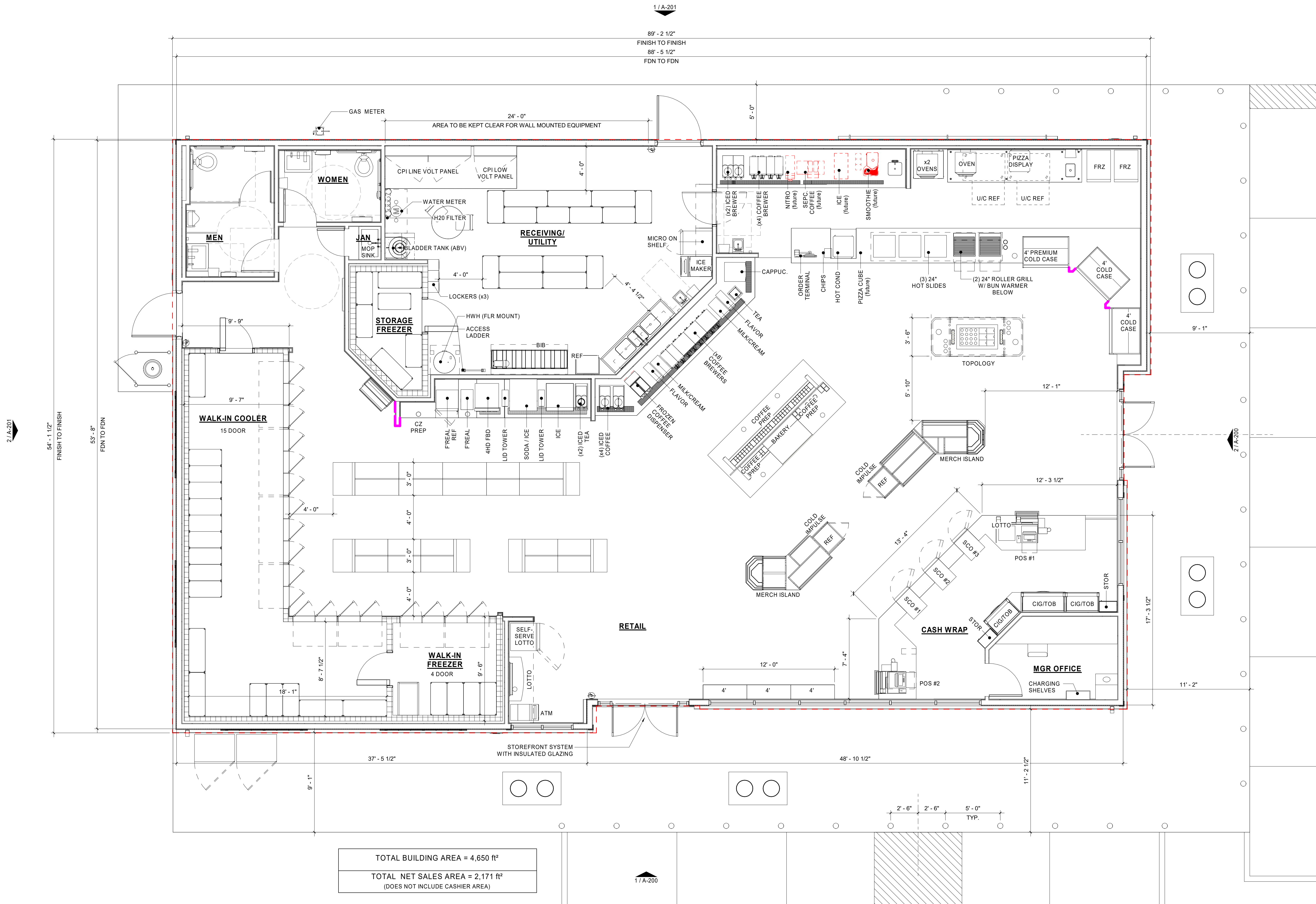
**SITE SIGN & GRAPHICS PLAN** CFG13.1



REVISIONS			75,496 SQUARE FEET
NO.	DATE	DESCRIPTION	
1	5/27/21	MISC. REVISIONS	1.733 ACRES
			V# NEW
			Store# NEW
			Gas Station# NEW



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4/20/2021 1:03:28 PM  
A-101-FLOOR PLAN



STIPULATION FOR REUSE  
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ISSUE BLOCK	
SD Set	09/17/19

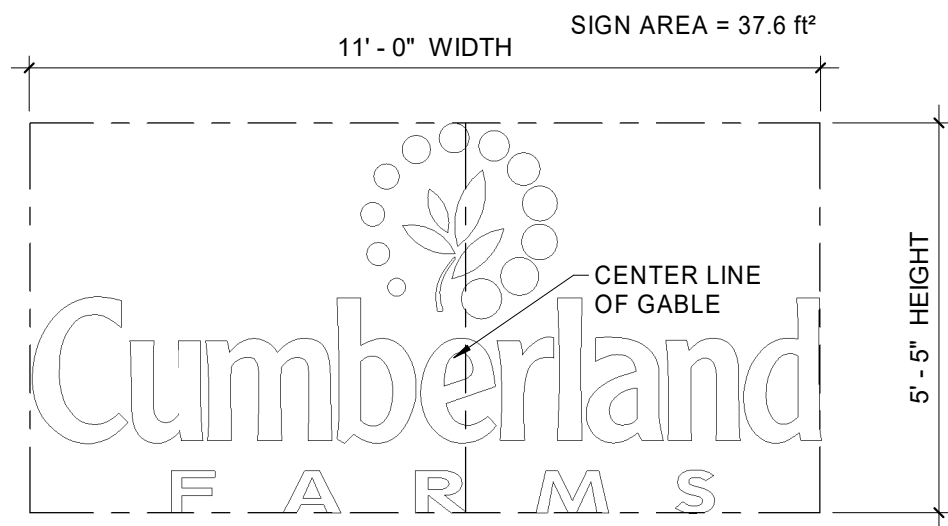
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NOT FOR CONSTRUCTION



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A-200-EXTERIOR ELEVATIONS

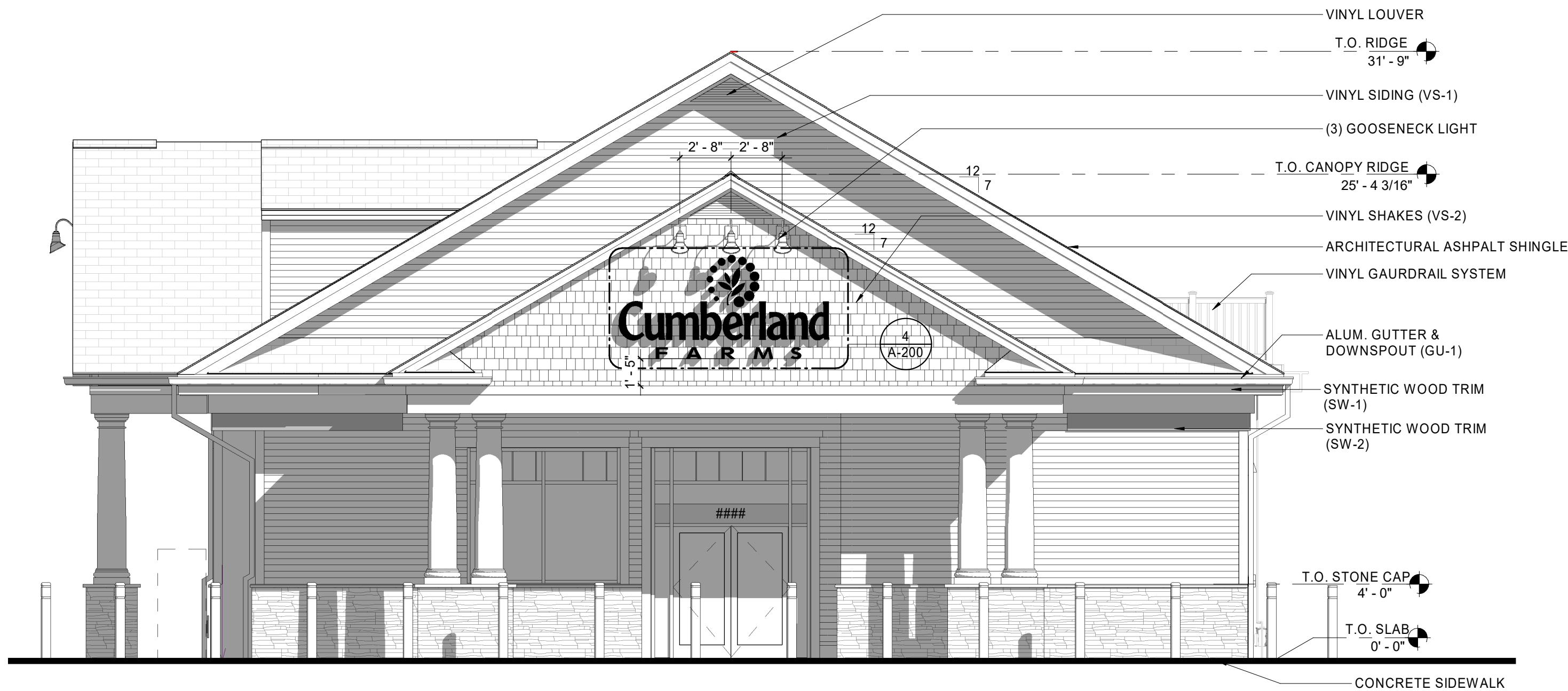
EXTERNALLY ILLUMINATED CUSTOM FABRICATED SIGN  
THAT IS SUPPLIED BY OWNER AND IS INSTALLED BY  
SIGN VENDOR.



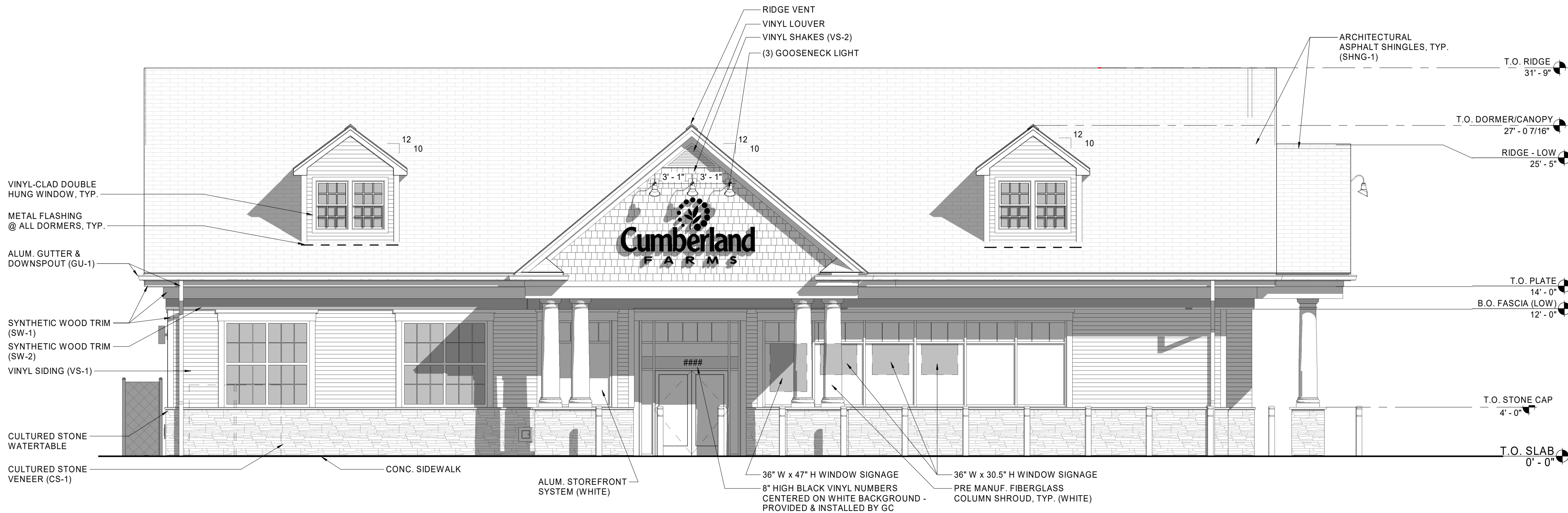
4 EXTERIOR CUMBERLAND FARMS SIGNAGE  
3/8" = 1'-0"



3 FRONT PERSPECTIVE - SD



2 RIGHT SIDE ELEVATION - SD  
3/16" = 1'-0"



1 FRONT ELEVATION - SD  
3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE					
MARK	DESCRIP.	MANUF.	MODEL	COLOR	NOTES
CS-1	CULTURED STONE	BORAL	COUNTRY LEDGESTONE	ECHO RIDGE	INSTALL DRYSTACK ONLY
FB-1	FIBERGLASS COLUMN SHROUD	PACIFIC COLUMNS	-	WHITE	16'x9' ENDURA STONE PLAIN COLUMN ROUND SHAFT WITH TRUE ENTASIS TAPERED SMOOTH FINISH.
SHNG-1	ARCHITECTURAL ASPHALT SHINGLES	CERTAINTEE	LANDMARK	COBBLESTONE GRAY	30 YEAR WARRANTY
GU-1	ALUMINUM GUTTER SYSTEM	ATAS	.032	WHITE	PROVIDE ALL ACCESORIES REQ'D FOR A COMPLETE CONTINUOUS INSTALLATION. INSTALL PER MANUF. INSTRUCTIONS. ENSURE SEALED, WATERTIGHT CORNER CONNECTIONS. FLASH& SEAL TO DOWNSPOUTS AS REQ'D. PROVIDE SUPPORT STIFFENERS AT 12" MIN. O.C. GUTTER SHALL BE SEAMLESS & 6" MIN.
SW-1	SYNTHETIC WOOD TRIM	CERTAINTEE	-	WHITE	PROVIDE SCARF JOINTS ON ALL EXTERIOR SYNTHETIC WOOD TRIM. G.C. TO PUTTY ALL NAIL HOLES & PAINT ALL SYNTHETIC WOOD TRIM & PANELS.
SW-2	SYNTHETIC WOOD TRIM	CERTAINTEE	-	GREEN	PROVIDE SCARF JOINTS ON ALL EXTERIOR SYNTHETIC WOOD TRIM. G.C. TO PUTTY ALL NAIL HOLES & PAINT ALL SYNTHETIC WOOD TRIM & PANELS.
VS-1	VINYL SIDING	CERTAINTEE	MONOGRAM 46L DOUBLE 4"	HERRINGBONE	ROUGH CEDAR FINISH. PROVIDE ALL REQ'DACCESORIES & TRIM FOR A COMPLETE INSTALLATION.
VS-2	VINYL SHAKES	CERTAINTEE	NORTHWOODS	SAVANNAH WICKER	ROUGH CEDAR FINISH. PROVIDE ALL REQ'DACCESORIES & TRIM FOR A COMPLETE INSTALLATION.

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OTHER PROJECT OR AT A LATER  
DATE WITHOUT THE WRITTEN  
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IS A VIOLATION OF THE  
DESIGNER'S PROFESSIONAL  
ETHICS AND MAY BE CAUSE  
FOR LITIGATION. THE  
DESIGNER SHALL NOT BE  
RESPONSIBLE FOR ANY  
REUSE OF THESE  
DRAWINGS.

**Cumberland**  
*FARMS*

Store Number: 5546  
192 & 196 CENTRAL ST.  
FRANKLIN, NH 03235

JOB NUMBER: 41-19-00086

ISSUE BLOCK	

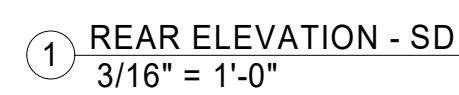
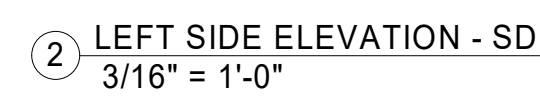
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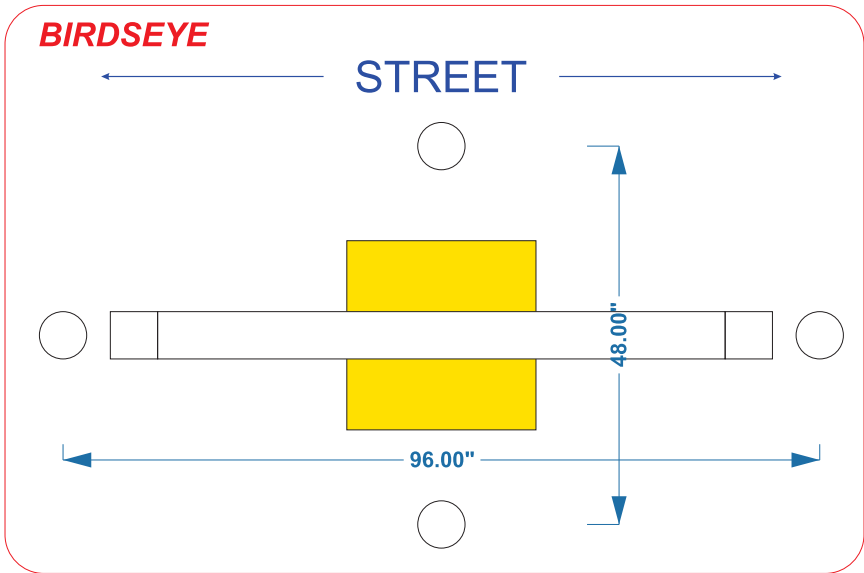
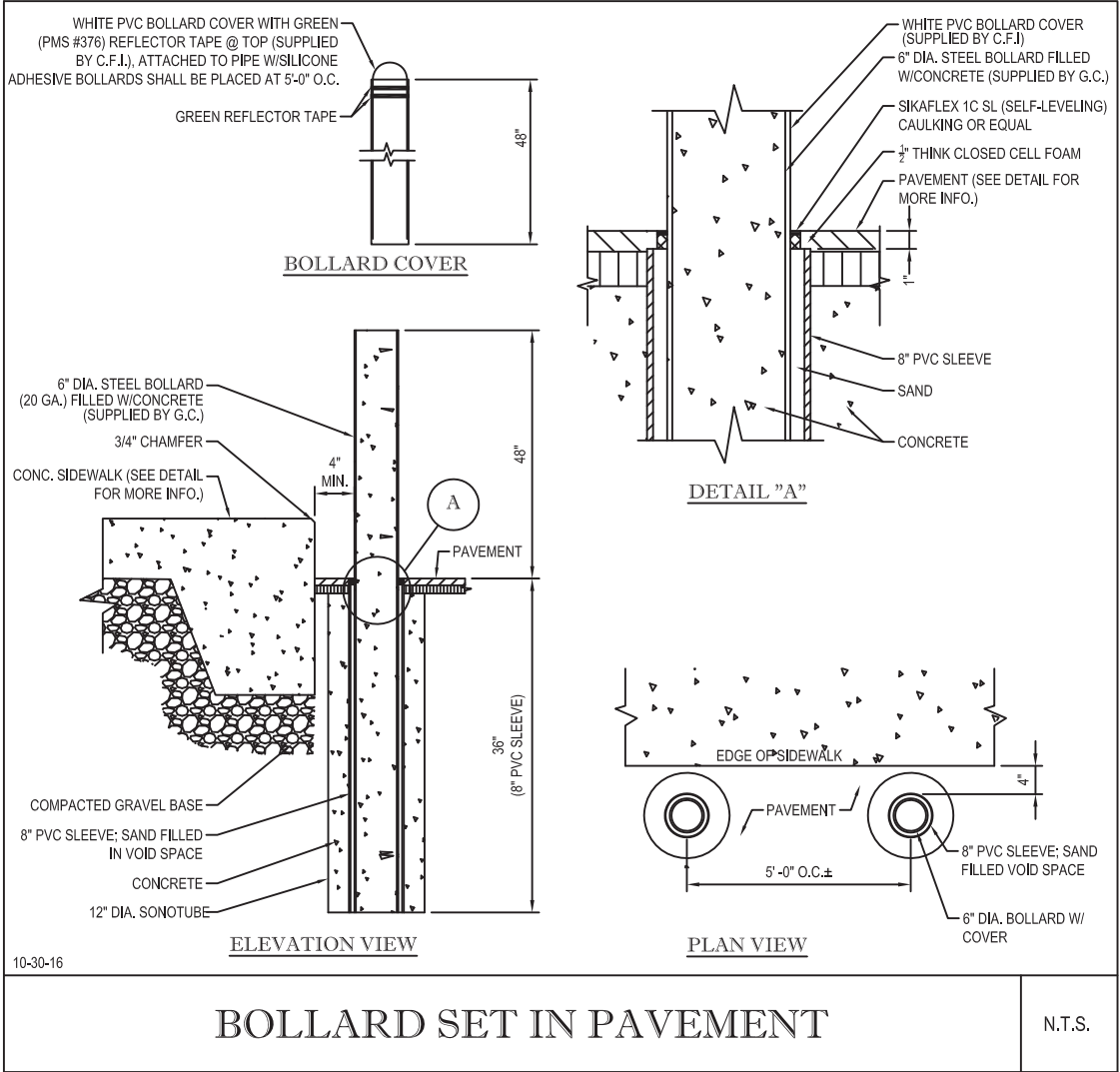
EXTERIOR  
ELEVATIONS

SHEET:  
**A-200**





Bollard Specs (Client Supplied)



DESIGN ■ MANUFACTURE ■ INSTALL ■ SERVICE  
**nhsigns.com ■ 603.437.1200**  
66 Gold Ledge Avenue, Auburn, NH 03032  
FAX 603.437.1222



CLIENT: CUMBERLAND FARMS  
LOCATION: FRANKLIN, NH  
DATE: 5.2.19

DESIGNER: J. Sarville  
ACCT. REP P. March

☒ DESIGN APPROVED  
BY \_\_\_\_\_ DATE / / 16

REVISION	NOTES	BY	TYPE
1	5/7/19	.	
2	5.30.19	.	
3	5.31.19	.	
	5.31.19 R2		
	6.3.19		
	6.5.19		

☐ MORE INFORMATION REQUIRED  
SURVEY NEEDED FOR:  
☐ FINAL DRAWING AND PRICING  
☐ PERITS / PRODUCTION

Please Note: It is the customers responsibility to provide primary electrical service (including ground wiring) directly from panel box, to within six feet of sign(s). Installation to comply with N.E.C.600

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