



# CITY OF FRANKLIN, NEW HAMPSHIRE

*"Three River's City"*

Planning and Zoning Department  
316 Central Street  
Franklin, NH 03235

Tel: (603) 934-2341  
Fax: (603) 934-7413  
dlewis@franklinnh.org

## **PUBLIC NOTICE FRANKLIN PLANNING BOARD MEETING**

**Wednesday, August 26, 2020 at 6:00 p.m.**

**\*\*Meeting being conducted remotely through the ZOOM app.**

\*\* Due to the COVID-19 pandemic, and Executive Orders from the Governor, this meeting of the Franklin Planning Board will be conducted virtually. To join the meeting via computer, use the following link:

<https://us02web.zoom.us/j/85824530261>

or by phone :1-312-626-6977 and keying in Meeting ID # 85824530261

The Planning Board will hear the following application:

P 20-04: Garrick Realty Holding Company, LLC owner/applicant and T. F. Bernier, Inc., agent, are seeking site plan approval for the construction of a 6,600 sq. foot, 3-sided steel building to shelter work trucks at 635 South Main Street, Map/Lot 102-011-00 in the I-1 [Industrial] zoning district.

The application package can be reviewed on the City's website [www.franklinnh.org](http://www.franklinnh.org) under the Planning Department or at the Planning/Zoning Office, 214 Memorial Street. Please call 603-934-2341 with any questions or comments.

Richard Lewis,  
Planning Director



## SEEDING SPECIFICATIONS

ALL DISTURBED AREAS TO BE SEEDING SHALL BE TREATED FOLLOWS:

- A MINIMUM OF 4" OF TOPSOIL SHALL BE PLACED ON ALL DISTURBED AREAS.
- A NATURAL, SLOW-RELEASE FERTILIZER SUCH AS PRO GRO 5-3-4 OR EQUIVALENT SHALL BE PLACED AT RATE OF 500 LBS. PER ACRE, OR PER MANUFACTURER'S SPECIFICATIONS.
- THE FOLLOWING SEED MIXTURE SHALL BE SPREAD EVENLY OVER THE TOPSOIL AT THE RATES SHOWN:

MIXTURE	POUNDS/ACRE	POUNDS/Sq. Ft.
CREeping RED FESCUE	20	.45
BIRDFOOT TREFOIL	20	.45
	8	.20
	48	1.10

- STRAW MULCH OR OTHER NON-TOXIC, NON SEED BEARING MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING.
- ALL SEEDING SHALL BE COMPLETED BEFORE JUNE 1ST IN THE SPRING OR BETWEEN AUGUST 15TH AND SEPTEMBER 15TH IN THE FALL. SEEDING MAY EXTEND INTO JUNE AND JULY IF CONSIDERATIONS ARE MADE FOR WATERING.

## GENERAL CONSTRUCTION AND EROSION CONTROL NOTES

1. PRIOR TO STARTING ANY EXCAVATION THE CONTRACTOR SHALL CONTACT DIG SAFE.
2. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND THE BEST MANAGEMENT PRACTICES AS ACCEPTED BY THE STATE OF NEW HAMPSHIRE.
3. ALL FINISHED SLOPES GREATER THAN 3:1 SHALL BE TREATED WITH "BN" EROSION CONTROL BLANKETS AS MANUFACTURED BY NORTH AMERICAN GREEN, (SUPPLIED BY ARTHUR WHITCOMB-TILCOM OF KEENE), NEW HAMPSHIRE, OR EQUIVALENT HYDROSEEDING APPLIED. ALL SLOPES SHALL BE LOAMED AND SEEDING TREATED WITHIN 72 HOURS OF THEIR COMPLETION.

SLOPES FROM 3:1 TO 2:1 - USE BIONET S150BN STRAW BLANKETS, OR EQUIVALENT.  
SLOPES FROM 2:1 TO 1:1 - USE BIONET SC150BN STRAW/COCONUT BLANKETS, OR EQUIVALENT.

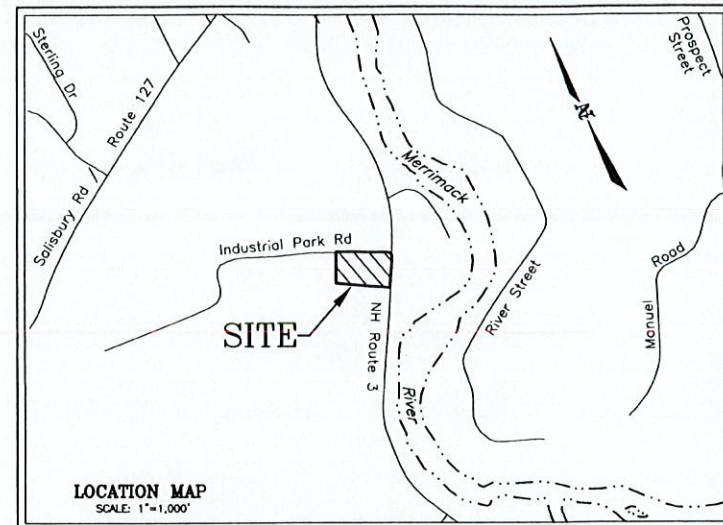
## PLAN REFERENCE

1. TAX MAP LOT 004-102-011 BOUNDARY SURVEY AND SITE PLAN FOR PUBLIC WORKS SUPPLY, U.S. ROUTE 3 & INDUSTRIAL RD. MERRIMACK CO. FRANKLIN, NH. SCALE: 1"=40'. DATE: MARCH 5, 1987. PREPARED BY LEPENE KNOWLTON DARBYSHIRE ASSOCIATES, INC. OF FRANKLIN, NH. A COPY IS ON FILE AT T.F. BERNIER, INC.

## SOIL LEGEND

SOILS DATA FROM NRCS WEB SOIL SURVEY

35B: CHAMPLAIN LOAMY FINE SAND, 3-8% SLOPES, SOMEWHAT EXCESSIVELY DRAINED, HSG A.  
613A: CROGHAN FINE SANDY LOAM, 0-5% SLOPES, MODERATELY WELL DRAINED, HSG B

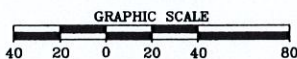


## NOTES

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED IMPROVEMENTS TO LOT 102-11 AS SHOWN ON ASSESSORS MAP R7. THE IMPROVEMENTS INCLUDE A NEW 6,600 SQUARE FOOT BUILDING AND THE EXPANSION OF THE GRAVEL STORAGE AREA THROUGH REGRADING.
2. THE SUBJECT PARCEL LIES IN THE "I-1" INDUSTRIAL DISTRICT PER THE TOWN OF FRANKLIN ZONING, AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:  
MINIMUM LOT AREA: (W/ CITY SEWER AND WATER): 40,000 S.F./0.92 Ac.  
(W/ CITY SEWER OR WATER): 100,000 S.F./2.30 Ac.  
MINIMUM FRONTAGE: 80'  
BUILDING SETBACKS:  
FRONT: 50' (20' WHEN ABUTTING I-1 ZONE)  
REAR: 50' (20' WHEN ABUTTING I-1 ZONE)  
SIDE: 25' (15' WHEN ABUTTING I-1 ZONE)
3. THE BEARINGS SHOWN HEREON ARE REFERENCED TO NH STATE PLANE NAD 83/11, AND THE VERTICAL DATUM IS NAVD83, BASED ON GPS OBSERVATIONS PERFORMED BY THIS OFFICE IN JUNE 2020.
4. THE SUBJECT PARCEL DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA AS DEFINED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF FRANKLIN, MAP NO. 33013C0107E, WITH EFFECTIVE DATE APRIL 19, 2010.
5. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE FROM SURFACE EVIDENCE OBSERVED DURING THE SURVEY PERFORMED BY THIS OFFICE AND FROM PLAN REFERENCE #1. THE LOCATION OF UNDERGROUND UTILITY LINES ARE APPROXIMATE, AND FOR INFORMATIONAL PURPOSES. CONTACT DIG-SAFE PRIOR TO ANY CONSTRUCTION.

## LEGEND

- ANGLE POINT
- GRANITE / STONE BOUND
- UTILITY POLE W/ANCHOR
- UTILITY POLE W/ LIGHT
- CONIFEROUS TREE
- BENCHMARK
- ELECTRIC METER
- WATER VALVE
- HYDRANT
- CATCH BASIN
- SIGN
- EDGE OF PAVEMENT
- SETBACK
- 2' TOPOGRAPHIC LINE
- 10' TOPOGRAPHIC LINE
- OHU OVERHEAD UTILITIES
- UGE APPROXIMATE UNDERGROUND ELECTRIC
- W APPROXIMATE WATER LINE
- WS APPROXIMATE WATER SERVICE
- SS APPROXIMATE SEPTIC LINE
- EXISTING CHAINLINK FENCE
- TREELINE
- EXISTING RIP RAP
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- GRANITE BOUND FOUND
- NH/HIGHWAY BOUND
- DRILL HOLE



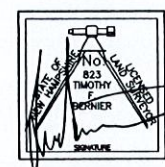
## DRAINAGE STRUCTURES

CB #1 RM: 307.92' INV OUT(E) 15'HOPE: 304.54'	CB #6 RM: 309.75' INV OUT(S) 15'HOPE: 306.43'	CB #12 RM: 304.51' INV OUT(S) 12'HOPE: 301.31'
CB #2 RM: 310.66' INV IN(W) 18'HOPE: 302.01' INV IN(W) 15'HOPE: 303.56' INV OUT(E) 18'HOPE: 301.98'	CB #7 RM: 313.60' INV IN(W) 15'HOPE: 310.15' INV OUT(E) 15'HOPE: 309.36'	CB #13 RM: 304.69' INV IN(W) 12'HOPE: 300.99' INV IN(W) 12'HOPE: 300.99' INV OUT(E) 12'HOPE: 300.04'
CB #3 RM: 311.26' INV IN(W) 18'HOPE: 304.41' INV OUT(E) 18'HOPE: 304.16'	CB #8 RM: 317.27' INV IN(W) 12'HOPE: 314.17' INV OUT(E) 15'HOPE: 312.22'	CB #14 RM: 303.17' INV IN(W) 24'HOPE: 299.77' INV OUT(E) 30'HOPE: 298.97'
CB #4 RM: 310.81' INV IN(W) 15'HOPE: 305.06' INV IN(W) 15'HOPE: 305.06' INV OUT(E) 18'HOPE: 305.00'	CB #9 RM: 345.41' INV IN(W) 12'HOPE: 339.06' INV OUT(E) 15'HOPE: 339.01'	CB #15 NOT OBSERVED
CB #5 RM: 310.67' INV IN(W) 15'HOPE: 306.22' INV IN(W) 15'HOPE: 305.77' INV OUT(S) 18'HOPE: 305.42'	CB #10 RM: 328.14' INV IN(W) 12'HOPE: 321.54' INV OUT(E) 12'HOPE: 321.59'	
	CB #11 RM: 306.71' INV OUT(E) 24'HOPE: 301.81'	

APPROVED BY THE FRANKLIN PLANNING BOARD

CHAIRPERSON/VICE-CHAIR

DATE OF APPROVAL



## OWNER OF RECORD

MAP R7 LOT 102-11  
GARRICK REALTY HOLDING COMPANY, LLC  
P.O. BOX 1240  
TILTON, NH 03276  
BOOK 3193 PAGE 535

# SITE PLAN

## LAND OF

### GARRICK REALTY HOLDING COMPANY, LLC

ASSESSOR'S MAP R7 LOT 102-11

635 SOUTH MAIN STREET  
FRANKLIN, NEW HAMPSHIRE

SCALE: 1"=40' DATE: JULY 2020

SHEET 1 OF 1



**T. F. BERNIER, INC.**  
Land Surveyors - Designers - Consultants

50 PLEASANT STREET - P.O. BOX 3464  
CONCORD, NEW HAMPSHIRE 03302-3464  
Tel: (603) 224-4148 - Fax: (603) 224-0507

NO.	REVISION	DATE

DESIGNED BY	DRAWN BY	CHECKED BY	F.B.	P.G.	JOB #
TFB	BRK	JRC/TFB	210	69	606-02
	DRAWING NAME				
	Siteplan_2020				