

MAP T6 LOT 82-409
CONCORD REGIONAL SOLID WASTE
RESOURCE RECOVERY COOPERATIVE
P.O. BOX 157
FRANKLIN, NH 03235
BOOK 3569 PAGE 2356
PLAN REFERENCE #6

MAP S7 LOT 102-402
FRANKLIN COMMONS
REALTY GROUP, LLC
70 INDUSTRIAL PARK DRIVE
FRANKLIN, NH 03235
BOOK 3444 PAGE 750
PLAN REFERENCE #5

MAP T6 LOT 83-12
CITY OF FRANKLIN
316 CENTRAL STREET
FRANKLIN, NH 03235
PLAN REFERENCE #4

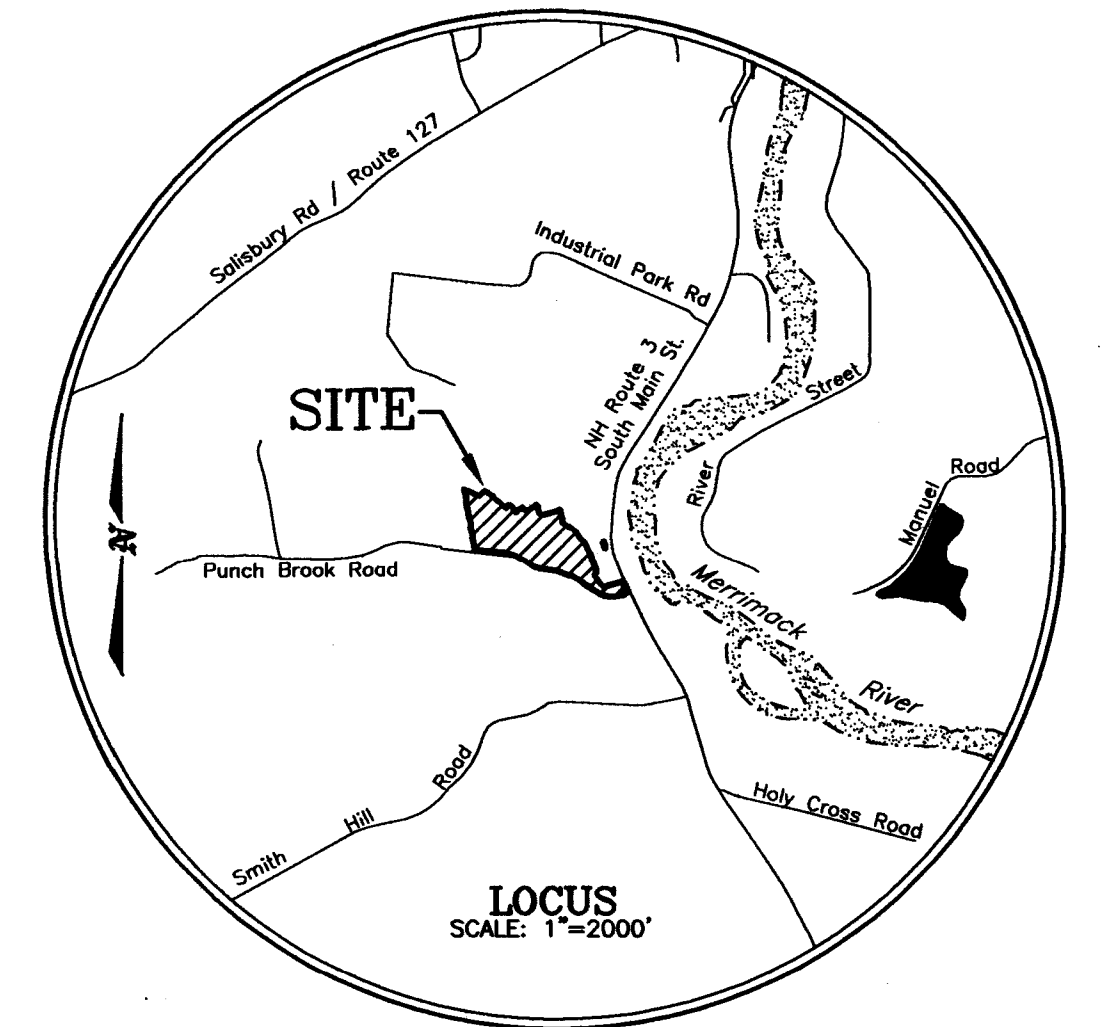
MAP S7 LOT 102-9
FRANKLIN COMMONS
REALTY GROUP, LLC
70 INDUSTRIAL PARK DRIVE
FRANKLIN, NH 03235
BOOK 3632 PAGE 1516

PLAN REFERENCES

- BOUNDARY SURVEY FOR FRANK M. EDMUNDS & RICHARD D. EDMUNDS, JR. LOCATED ON PUNCH BROOK ROAD, FRANKLIN, NH. SCALE 1"=50' DATE: 7 APRIL, 1988. PREPARED BY LEPENE, KNOWLTON, & DARBYSHIRE ASSOCIATES, INC. OF FRANKLIN, NEW HAMPSHIRE, A COPY IS ON FILE WITH THIS OFFICE.
- PROPOSED ROAD LAYOUT FOR JAMES A. WHITEMORE FRANKLIN, N.H. SCALE: 1"=100', DATE: 14 JUN 82 & 25 MAY 83. PREPARED BY ERNEST E. VEINOTTE OF CONCORD, NEW HAMPSHIRE AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #7543.
- SUBDIVISION PLAN OF LAND OWNED BY JAMES A. & ELIZABETH W. WHITEMORE LOCATED ON PUNCH BROOK ROAD, W. FRANKLIN, NH, MERRIMACK COUNTY. SCALE: 1"=100' DATE: 16 SEPTEMBER 1986. PREPARED BY LEPENE, KNOWLTON, & DARBYSHIRE ASSOCIATES, INC. OF FRANKLIN, NEW HAMPSHIRE AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #9276.
- SUBDIVISION PLAN FOR CONCORD REGIONAL WASTE ENERGY-RESOURCE RECOVERY COOPERATIVE LOCATED ON PUNCH BROOK ROAD, FRANKLIN, NH. SCALE: 1"=100' DATE: NOVEMBER 25, 1987. PREPARED BY LEPENE, KNOWLTON, & DARBYSHIRE ASSOCIATES, INC. OF FRANKLIN, NEW HAMPSHIRE AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #10265.
- BOUNDARY SURVEY FOR POLYCLAD LAMINATES, INC. OFF INDUSTRIAL DRIVE MERRIMACK CO. FRANKLIN, N.H. SCALE: 1"=100' DATE: MAY 24, 1990. PREPARED BY LEPENE, KNOWLTON & DARBYSHIRE ASSOCIATES, INC. OF FRANKLIN, NEW HAMPSHIRE AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #11997.
- SUBDIVISION PLAN FOR CONCORD REGIONAL SOLID WASTE RESOURCE RECOVERY COOPERATIVE NH ROUTE 127 & PUNCH BROOK ROAD MERRIMACK CO. FRANKLIN, N.H. SCALE: 1"=100' DATE: JUNE 6, 1995. PREPARED BY PAUL M. DARBYSHIRE ASSOCIATES OF GILMANTON, NEW HAMPSHIRE AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #13389.

LEGEND

- GRANITE / STONE BOUND
- UTILITY POLE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL DRIVE
- EXISTING TREELINE/VEGETATION
- OHU OVERHEAD UTILITIES
- P-UGU PROPOSED UNDERGROUND UTILITIES
- RUNOFF DIRECTION
- PROPOSED CONIFEROUS TREE



NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW THE GENERAL EXTENTS OF EXISTING IMPROVEMENTS AND THE LOCATION OF A PROPOSED NEW BUILDING ON LOT 103-406. SEE SHEET 2 FOR DESIGN. ALSO, TO SHOW THE PROPOSED LOCATION OF DISPLAY PILES FOR ADVERTISING OF MATERIALS SOLD BY GMI AT 34 PUNCH BROOK ROAD (LOT 103-405).
- THE PROPERTY SHOWN HEREON IS LOCATED IN THE "I-1", INDUSTRIAL ZONING DISTRICT AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:
 - MINIMUM LOT SIZE: 40,000 S.F. (WITH CITY SEWER & WATER)
100,000 S.F. (WITH CITY SEWER OR WATER)
100,000 S.F. (WITH ON-SITE SEWER & WATER)
 - MINIMUM FRONTAGE: 80'
 - YARD REQUIREMENTS:
 - FRONT: 50'
 - SIDE: 25'
 - REAR: 50'
 - MAX BUILDING HEIGHT: 35'
- THE BOUNDARY OF LOT 103-406 SHOWN HEREON IS FROM PLAN REFERENCE #1 & #3. SEE PLAN REFERENCE #1 FOR COMPLETE BOUNDARY OF THE LOT. THE PLANS HAVE BEEN ROTATED INTO NH STATE PLAN GRID NAD 83/11 BASED ON GPS OBSERVATIONS PERFORMED BY THIS OFFICE IN 2023.
- 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 #33013C0166E WITH EFFECTIVE DATE OF APRIL 19, 2010.
- A PORTION OF THE LOT IN THE AREA OF THE PROPOSED DEVELOPMENT WAS INSPECTED FOR WETLANDS ON FEBRUARY 14, 2023 UNDER THE SUPERVISION OF TIMOTHY F. BERNIER, CWS #052, NONE WERE FOUND.

MAP T7 LOT 103-5
HARRY SANDERS
P.O. BOX 600578
NEWTONVILLE, MA 02460
BOOK 2429 PAGE 537

(RAILROAD- ACROSS ROUTE 3)
STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION
BUREAU OF RAIL & TRANSIT
P.O. BOX 483
7 HAZEN DRIVE
CONCORD, NH 03302-0483

(ACROSS RAILROAD & ROUTE 3)
MAP T7 LOT 103-2
RICHARD & LAURA SWANSON
40 DANIEL WEBSTER HIGHWAY
BOSCAWEN, NH 03301

OVERALL LOT PLAN

PREPARED FOR

GMI ACQUISITION, LLC

ASSESSORS MAP T7 LOT 103-406

33 PUNCH BROOK ROAD
FRANKLIN, NEW HAMPSHIRE

SCALE: 1"=80' * DATE: APRIL 2023

SHEET 1 OF 4

OWNER OF RECORD

MAP T7 LOT 103-406
GMI ACQUISITION, LLC
288 LACONIA ROAD
BELMONT, NH 03220
BOOK 3529 PAGE 2965

GRAPHIC SCALE

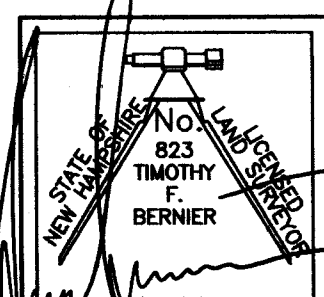
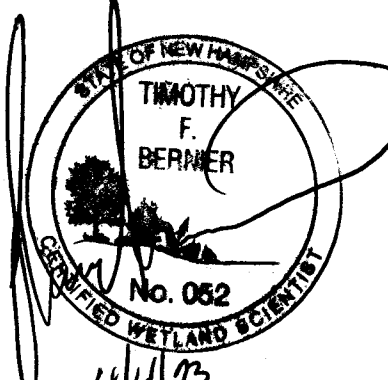
80 40 0 40 80 160

NO.	REVISION	DATE

APPROVED BY THE FRANKLIN PLANNING BOARD

CHAIRPERSON/VICE-CHAIR

DATE OF APPROVAL



INSET

SCALE: 1"=40'

EXISTING LEDGEPAK GRAVEL
PLACED IN THIS AREA IS TO BE
REMOVED TO NATIVE SANDY SOILS.

REGRADE AND/OR CONSTRUCT
EARTHEN BERM TO CONTAIN
RUNOFF WITHIN THE LOT

REGRADE/RE-CONSTRUCT
EARTHEN BERM AS NECESSARY
TO CONTAIN RUNOFF WITHIN THE LOT
LOAM & SEED DISTURBED AREAS

PROPOSED CONIFEROUS TREE
±6' TALL TO BE TRANSPLANTED
FROM ELSEWHERE ON THE PROPERTY

GATE IS TO REMAIN LOCKED.
GMI PERSONNEL ACCESS ONLY.
SIGN TO BE PLACED ON GATE
DIRECTING CUSTOMERS TO #34
PUNCH BROOK ROAD

APPROXIMATE PROPOSED LOCATION FOR
ADVERTISING/DISPLAY PILES OF MATERIALS
SOLD BY GMI ON LOT 103-405 (34 PUNCH BROOK).
(BARK MULCH, SCREENED LOAM, DECORATIVE STONE,
LEDGE PAK). AREA IS FOR DISPLAY PURPOSES
ONLY. ALL SALES AND LOADING OF MATERIALS IS
TO BE PERFORMED AT THE GRAVEL OPERATION
ON LOT 103-405.

PROPOSED CONIFEROUS TREE
±6' TALL TO BE TRANSPLANTED
FROM ELSEWHERE ON THE PROPERTY

MAP T7
LOT 103-406
±17 Ac.
(PER PLAN REF. #1)

MAP T7 LOT 103-405
(34 PUNCH BROOK ROAD)
GMI ACQUISITION, LLC
288 LACONIA ROAD
BELMONT, NH 03220
BOOK 3536 PAGE 892
PLAN REFERENCE #3

MAP T7 LOT 103-5

MAP T7 LOT 103-6

MAP T7 LOT 103-6
JAMES M. BLOUNT
2 PUNCH BROOK ROAD
FRANKLIN, NH 03235
BOOK 3443 PAGE 670
PLAN REFERENCE #3

TEST PIT LOGS

TEST PIT #1
MARCH 31, 2023

0-98" 10YR 5/6 YELLOWISH BROWN MEDIUM GRAVELLY SAND, LOOSE, GRANULAR

98-178" 10YR 6/8 BROWNISH YELLOW COARSE SAND, LOOSE, GRANULAR

ESHW: NONE OBSERVED, (>178")
ROOTS: TO 30"
WATER: NONE
LEDGE: NONE
TERMINATED AT 178" (14.8")
PERC RATE 6 MIN/INCH AT 60"

TEST PIT #2
MARCH 31, 2023

0-8" 10YR 6/4 LIGHT YELLOWISH BROWN FINE GRAVELLY SAND, LOOSE, GRANULAR

8-120" 10YR 6/6 BROWNISH YELLOW MEDIUM SAND, LOOSE, GRANULAR

ESHW: NONE OBSERVED, (>120")
ROOTS: NONE
WATER: NONE
LEDGE: NONE
TERMINATED AT 120"
PERC RATE 2 MIN/INCH AT 15"

TEST PIT #3
MARCH 31, 2023


0-3" 10YR 3/3 DARK BROWN SANDY LOAM, WEAK FRIABLE, BLOCKY

3-120" 10YR 6/6 BROWNISH YELLOW MEDIUM SAND, LOOSE, GRANULAR

ESHW: NONE OBSERVED, (>120")
ROOTS: TO 40"
WATER: NONE
LEDGE: NONE
TERMINATED AT 120"
PERC RATE 2 MIN/INCH AT 15"

CONSTRUCTION NOTES:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP, MID SECTION, AND BOTTOM.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES , FOLDED AND STAPLED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



STAKES SHALL BE A MINIMUM OF 36" LONG AND DRIVEN INTO THE GROUND 16". WOOD STAKES SHALL BE OF SOUND QUALITY & HAVE A MINIMUM CROSS SECTIONAL AREA OF 3 SQUARE INCHES. WOVEN WIRE FENCE (14 1/2 GA. MIN. MAX. 6" MESH SPACING) WITH FILTER CLOTH OVER.

SILT FENCE
NOT TO SCALE

MAP 103 LOT 5
HARRY SANDERS
P.O. BOX 600578
NEWTONVILLE, MA 02460
BOOK 2429 PAGE 537

**DRIPLINE INFILTRATION
TRENCH CROSS-SECTION**
NOT TO SCALE

LEGEND

- | | |
|--------|---------------------------------|
| • | ANGLE POINT |
| ○ | UTILITY POLE |
| 330 | EXISTING GRADE |
| x281.4 | EXISTING SPOT ELEVATION |
| | TBM |
| | WELL |
| | SIGN |
| | EDGE OF PAVEMENT |
| | EDGE OF TRAVEL WAY |
| | 2' CONTOUR |
| | 10' CONTOUR |
| | PROPOSED 2' CONTOUR |
| | PROPOSED SEWER LINE |
| | PROPOSED WATER LINE |
| | PROPOSED UNDERGROUND UTILITIES |
| | OVERHEAD UTILITIES |
| | EASEMENT BOUNDARY |
| | BUILDING SETBACK |
| | EXISTING TREELINE/VEGETATION |
| | OLD TREELINE/VEGETATION |
| | PROPOSED TREELINE/VEGETATION |
| | PROPOSED BUILDING MOUNTED LIGHT |
| | RUNOFF DIRECTION |
| | PROPOSED TEMPORARY SILT |

SOILS

35- CHAMPLAIN LOAMY FINE SAND
HYDROLOGIC SOIL GROUP A
SOMEWHAT EXCESSIVELY DRAINED

SITE PLAN

PREPARED FOR

GMI ACQUISITION, LLC

ASSESSORS MAP T7 LOT 103-406

33 PUNCH BROOK ROAD

FRANKLIN, NEW HAMPSHIRE

1"=20' * DATE: APR

OWNER OF RECORD

MAP 103 LOT 406
GMI ACQUISITION, LLC
288 LACONIA ROAD
BELMONT, NH 03220
BOOK 3529 PAGE 2965


GRAPHIC SCALE

T. F. BERNIER, INC.

T. T. BERNHART, 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



DESIGNED BY	DRAWN BY	CHECKED BY	F.B.	PG.	JOB #
	T.H. JRC		236	53	521-02

	ISH, JRC
	DRAWING NAME
	22-011

<p style="text-align: center;">GRAPHIC SCALE</p>		
NO.	REVISION	DATE

MAP T7
LOT 103-406
±17 Ac.
(PER PLAN REF. #1)

—MAP 103 LOT 405
GMI ACQUISITION, LLC
288 LACONIA ROAD
BELMONT, NH 03220
BOOK 3536 PAGE 892

MAP 103 LOT 6
JAMES M. BLOUNT
2 PUNCH BROOK ROAD
FRANKLIN, NH 03235
BOOK 3443 PAGE 670
(RESIDENTIAL USE)

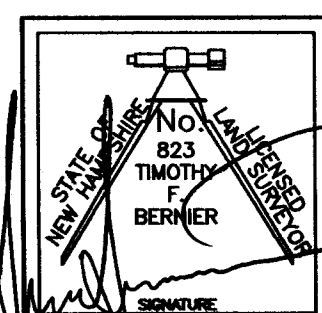
APPROVED BY THE
FRANKLIN PLANNING BOARD

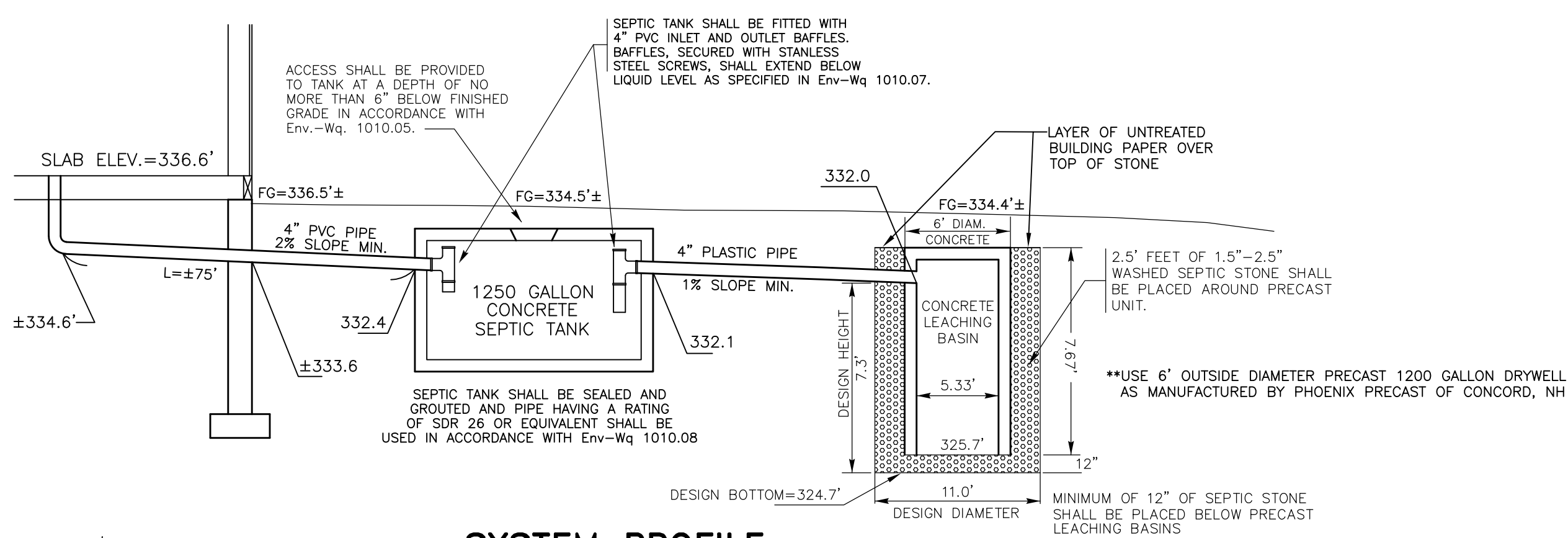
CHAIRPERSON/VICE-CHAIR

DATE OF APPROVAL

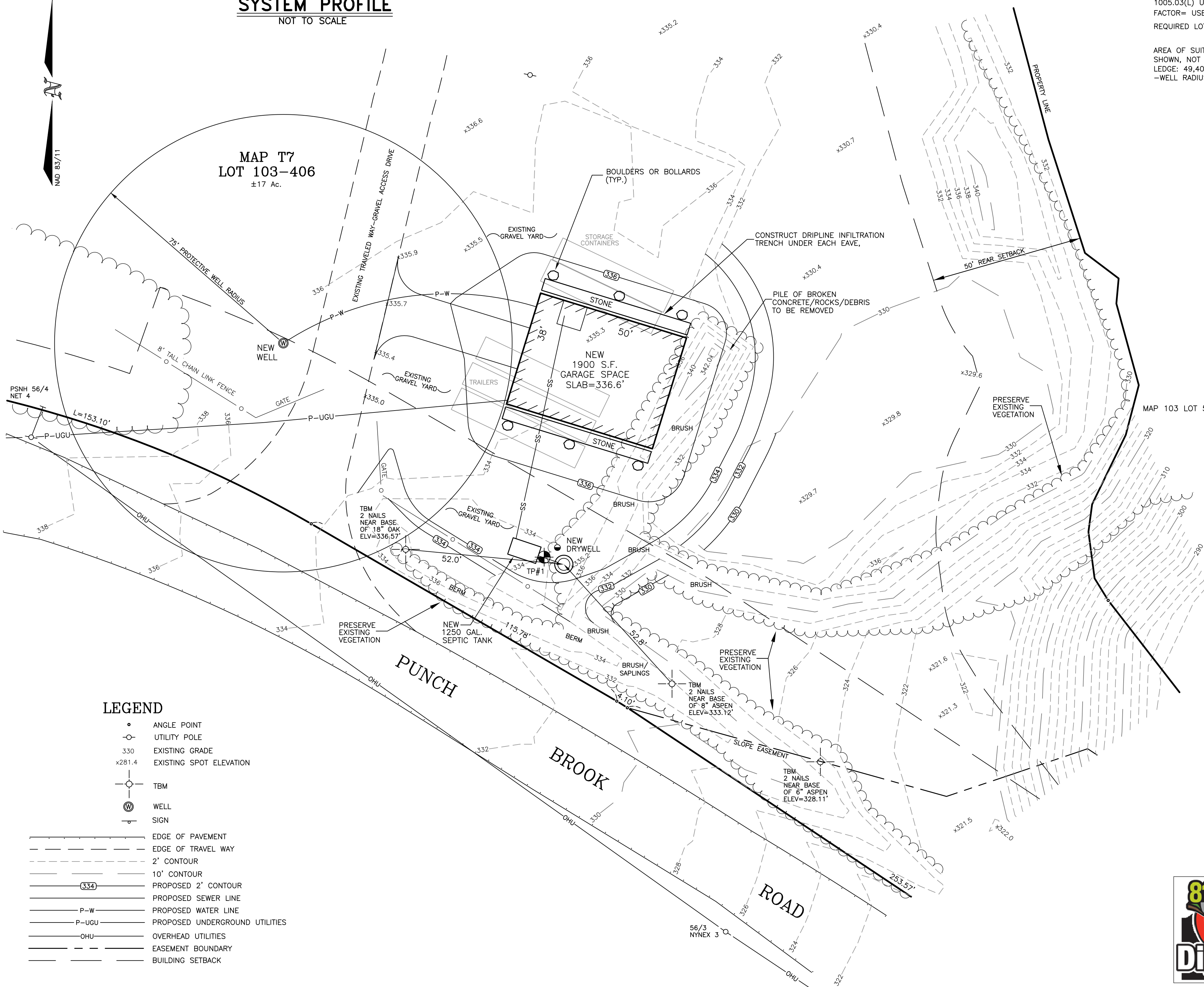
(3) WALL MOUNTED, DOWN-FACING LIGHTS.
EXAMPLE SHOWN IS WDGE2 LED P3,
1,200-3,200 LUMENS, MANUFACTURED BY
LITHONIA LIGHTING AND SUPPLIED BY VISIBLE
LIGHT OF HAMPTON, NH: (VISIBLE-LIGHT.NET),
603-926-6049.

**EXAMPLE WALL MOUNTED
OUTDOOR LIGHT DETAIL**
NOT TO SCALE





SYSTEM PROFILE
NOT TO SCALE





Client - Focused, Employee - Owned

R.D. EDMUNDS
& SONS

34 PUNCH BROOK ROAD
FRANKLIN, NEW HAMPSHIRE

GMI SITEPLANS
APRIL 2023
SHEET 4 OF 4

