

AUG 02 2023

CITY OF FRANKLIN
SITE PLAN REVIEW APPLICATION

Location of Proposed Development: 428 North Main St New Map #: L7
Parcel ID (Map/Lot #): 096-041-00 Zoning of Parcel: B-1

Applicant

Name: George Dascoulias
Address: 63 Daniel Webster Dr
City/State/Zip: Franklin, NH 03235
Phone: 603-934-2495
Email: NONE

Owner of Record

Name: Dascoulias Revocable Trust
Address: 63 Daniel Webster Dr
City/State/Zip: Franklin, NH 03235
Phone: 603-934-2495
Email: NONE

Applicant's Agent/Engineer

Name: Brian Tilton
Address: 66 Deerwood Dr
City/State/Zip: Wilmet, NH 03287
Phone: 603-848-4246
Email: CTALT@TBS.net

Other (if Applicable)

Name: _____
Address: _____
City/State/Zip: _____
Phone: _____
Email: _____

Development Proposal, Please explain: 30 x 40 addition for storage of inventory of auto parts.

Information:

Number of Proposed Buildings/Units: 1
Frontage on What Road(s): North Main St

Services Available: Sewer ☒ Municipal ☒ Septic ☐ Water ☐ Municipal ☒ Well ☐

Non-Municipal Services Proposed/Available, Explain: NONE

Site in Acres .42 Developable Acres .42

Are waiver's requested, and if so, please fill out attached Waiver Request sheet: ☐ Yes ☒ No

Zoning Board Approvals Granted: ☐ Variance ☐ Special Exception ☐ Other ☒ None

Please Explain: _____

Dates Granted: _____

Does this submission represent an amended plan: ☐ Yes ☒ No

Date approval Granted: _____

Conditions of Approval: _____

Was a conceptual plan submitted to the Planning Board: ☐ Yes ☐ No

Date approval Granted: _____

Conditions of Approval: _____

Signature of Applicant: George R. Dascoulias Date: 8/2/2023

428 North Main Street, Franklin NH

Overview of 30 x 40 addition to be built and attached onto above existing building

Building will be built within all required setbacks.

Building will meet or exceed all Local and National Building Codes

Electrical: consists of a few rows of LED lighting and outlets to code.

Heating: will use existing system to heat space – no plumbing needed

A stone catch basin will be built to catch any run off as well as a three foot drip line on both sides of new building to mitigate any run off from new and old roof.

Parking: Existing parking spaces will be used for customers.

Planting boxes will be placed along curb and maintained by independent contractor.

Reason for request: this addition at 428 North Main Street is needed by Federated Auto Parts for many reasons.

One of the most important is more space for inventory to greater serve the Franklin/Lakes Region Area demands.

Also, no less important, is that all heavier parts will be a lot easier to handle for employees with a loading area and overhead door, reducing injury to staff and creating a more efficient workflow for servicing customers.

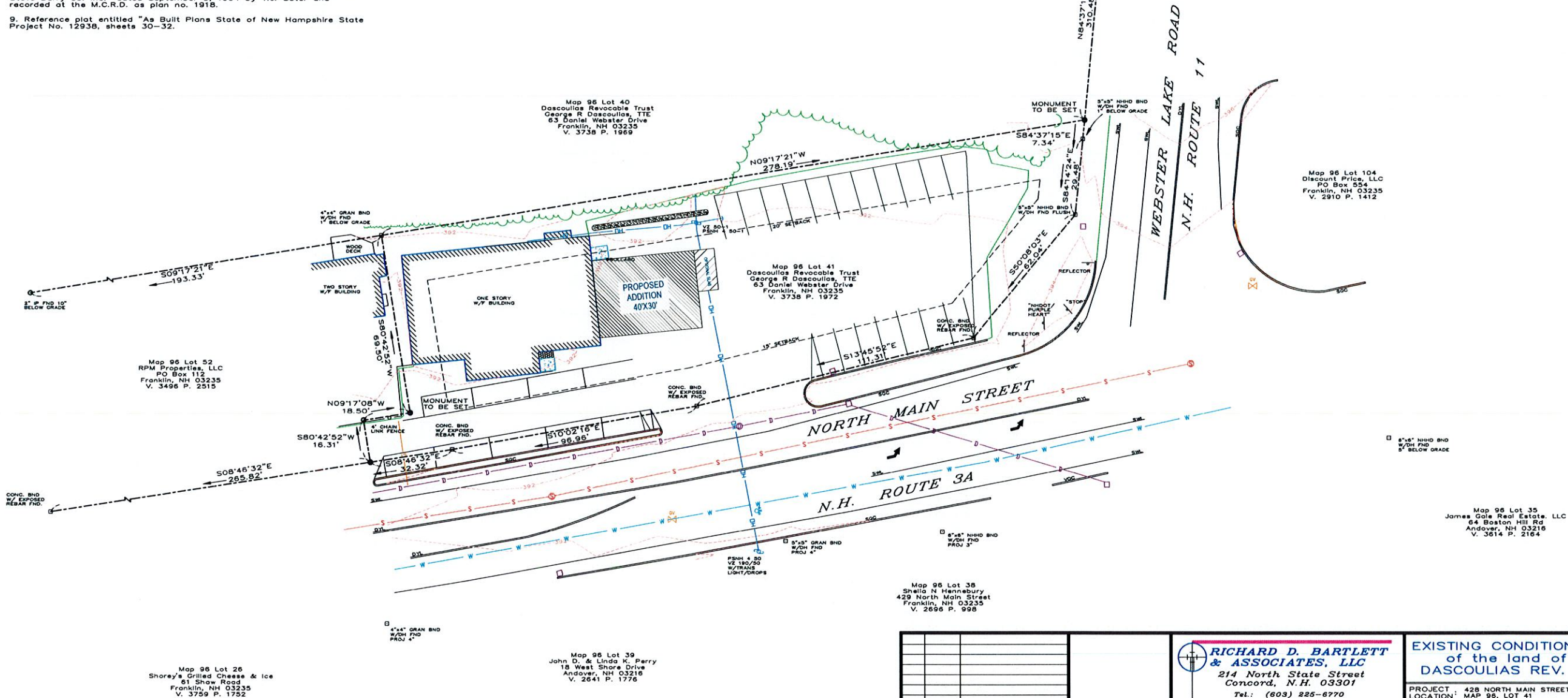
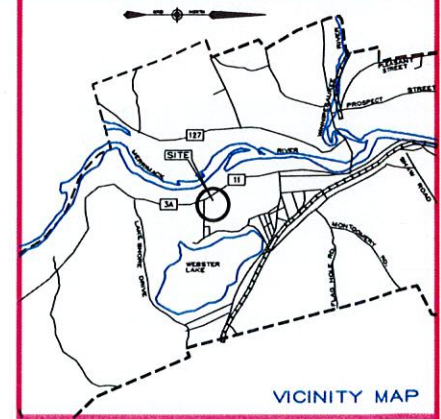
This also adds a new tax base without any more City resources, making this project a win for the City of Franklin.

NOTES

- Survey by total station between the dates of July 6 and 11, 2023. Control Traverse error of closure 1:71,904.
- Horizontal datum is based on New Hampshire State Plane Coordinate System NAD 83 based on GPS observations and OPUS solutions.
- Vertical datum is based on NAVD 88.
- Owner of record: Dascoulias Revocable Trust 63 Daniel Webster Drive Franklin, NH 03235 Book 3738, Page 1972 Map 96, Lot 41.
- The subject premises is within the Low Density Business and Commercial zoning district. Minimum lot size = 10,000 sq. ft. Minimum frontage = 80'. Building setbacks: front=15'; side=15'; rear=20'.
- The underground utilities depicted hereon have been located from field survey information and plotted from existing drawings. The surveyor makes no guarantee that the underground utilities depicted comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although they are located as accurately as possible from the information available. The surveyor has not physically located the underground portion of the utilities. All contractors should notify, in writing, any utility company and appropriate governmental agencies prior to any excavation work and call DIG-SAFE at 811.
- The intent of this plat is the existing conditions of 428 North Main Street Franklin, NH.
- Reference plat entitled "Land of Walter Beckford to be conveyed to Steve Barry Co. Inc." dated September 3, 1964 by T.J. Soter and recorded at the M.C.R.D. as plan no. 1916.
- Reference plat entitled "As Built Plans State of New Hampshire State Project No. 12938, sheets 30-32.

LEGEND

- | | | | |
|-----|------------------------|---|--------------------------|
| --- | PROPERTY LINE | ● | CONIFEROUS TREE |
| --- | EDGE OF PAVEMENT | ● | SHRUB |
| --- | EDGE OF GRAVEL | ● | DECIDUOUS TREE |
| --- | OVERHEAD UTILITY LINES | ● | ARTESIAN WELL |
| --- | DRAINAGE LINE | ● | IRON PIPE (P) OR REBAR |
| --- | SEWER LINE | ● | STEEL PIN (SP) |
| --- | GAS LINE | ● | GRANITE OR CONCRETE |
| --- | TEL. LINE | ● | BOUND (GB OR CB) |
| --- | UNDERGROUND ELECT. | ● | DRILL HOLE (DH) |
| --- | WATER LINE | ● | UTILITY POLE |
| --- | DOUBLE YELLOW LINE | ● | LIGHT POLE |
| --- | SINGLE WHITE LINE | ● | SEWER MANHOLE |
| --- | VERTICAL OR SLOPED | ● | DRAIN MANHOLE |
| --- | GRANITE CURB | ● | CATCH BASIN |
| --- | CHAIN LINK FENCE | ● | HYDRANT |
| --- | STOCKADE FENCE | ● | WATER SHUTOFF |
| --- | STONE WALL | ● | WATER VALVE |
| --- | EDGE OF WOODS | ● | IRRIGATION CONTROL VALVE |
| --- | CONCRETE | ● | GAS SHUTOFF |
| --- | SIGN HC-HANDICAPPED | ● | |
| --- | HCV-VAN ACCESSIBLE | ● | |
| --- | NP-NO PARKING | ● | |



NO.	DATE	REVISION

RICHARD D. BARTLETT & ASSOCIATES, LLC
 214 North State Street
 Concord, N.H. 03301
 Tel.: (603) 225-6770
 E-mail: info@richarddbartlett.com
 World Wide Web Page:
 www.richarddbartlett.com
 LICENSED LAND SURVEYORS

EXISTING CONDITIONS PLAT of the land of the DASCOLIUS REV. TRUST
 PROJECT: 428 NORTH MAIN STREET FRANKLIN, NH
 LOCATION: MAP 96, LOT 41
 GRAPHIC SCALE: 0 20' 40'
 DATE: JULY, 2023
 JOB NO.: 523.150
 SHEET 1 OF 1