

FOR REGISTRY USE

NOTICE OF DECISION

YOU ARE HEREBY NOTIFIED THAT AT A PUBLIC HEARING, HELD ON FEBRUARY 6, 2019 AT THE FREMONT TOWN HALL, THE ATTENDING MEMBERS OF THE FREMONT PLANNING BOARD DID UNANIMOUSLY VOTE TO APPROVE THE SITE PLAN REVIEW REQUESTED BY FLEMONT LAND, LLC PURSUANT TO THE INFORMATION AND SITE PLAN SUBMITTED AND INCLUDING ALL APPROVED WAIVERS, TO ALLOW THE APPLICANT TO OPERATE RAGNAR ORIGINAL INNOVATIONS AT 662 MAIN STREET, MAP 2 LOT 151-2 WITH THE FOLLOWING CONDITIONS:

1. THE DESIGN CRITERIA FOR THE CISTERN ALONG WITH THE CHANGE IN LOCATION AS REQUESTED BY THE FIRE CHIEF SHALL BE ADDED TO THE PLAN. THE CISTERN SHALL BE APPROVED BY THE TOWN ENGINEER.
2. NOTE 2 UNDER FIRE PROTECTION NOTES SHALL BE AMENDED TO ADD THAT "ALL REGULATED AND HAZARDOUS SUBSTANCES STORED ONSITE IN CONTAINERS WITH A CAPACITY OF FIVE GALLONS OR MORE MUST BE STORED IN PRODUCT-TIGHT CONTAINERS ON AN IMPERVIOUS SURFACE DESIGNED AND MAINTAINED TO PREVENT FLOW TO EXPOSED SOILS, FLOOR DRAINS, AND OUTSIDE DRAINS."
3. ALL OUTSTANDING COMMENTS FROM THE TOWN ENGINEER ARE ADDRESSED.
4. ALL CONDITIONS OF APPROVAL BE NOTED ON THE FINAL PLAN SET AND ON THE RECORDABLE MYLAR SHEETS.
5. ALL LICENSED PROFESSIONALS WHOSE NAMES APPEAR ON THE APPROVED PLAN SHALL HAVE ORIGINAL STAMPS AND SIGNATURES.
6. ALL STATE AND FEDERAL PERMITS HAVE BEEN RECEIVED AND PERMIT NUMBERS NOTED ON THE PLAN, INCLUDING BUT NOT LIMITED TO EPA NOI PERMIT, NHDES SUBSURFACE PERMIT, NHDES ALTERATION OF TERRAIN PERMIT, AND NHDOT DRIVEWAY PERMIT.
7. A RECORDABLE MYLAR WITH SHEETS 3 AND 4 TO BE RECORDED AT THE ROCKINGHAM REGISTRY OF DEEDS.
8. ESCROW HAS BEEN POSTED WITH THE TOWN FOR SITE COMPLIANCE MONITORING UNDER SPR 1.19.
9. SURETY OF THE SITE UNDER SPR 1.21 FOR SITE COMPLIANCE MONITORING HAS BEEN ESTABLISHED.
10. A PRECONSTRUCTION MEETING WITH ALL PROJECT SUBMITTALS IS TO OCCUR PRIOR TO THE START OF CONSTRUCTION. PROJECT SUBMITTALS SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
 - a. ALL PRE-CAST CONCRETE DRAINAGE STRUCTURES
 - b. BUOYANCY CALCULATIONS FOR THE OUTLET STRUCTURE
 - c. NEOPRENE BOOT CONNECTIONS FOR THE DRAINAGE STRUCTURES
 - d. TRASH RACKS AND TOP GRATE FOR DETENTION BASIN OUTLET STRUCTURE
 - e. HARDWARE AND EPOXY FOR ATTACHING TRASH RACKS TO DETENTION BASIN OUTLET STRUCTURE
 - f. CATCH BASIN FRAME AND GRATE CASTINGS
 - g. BUTYL RUBBER SEALANT FOR PRECAST DRAINAGE STRUCTURE SECTIONS
 - h. FLARED END SECTIONS
 - i. DRAINAGE PIPE
 - j. ROOF DRAIN PIPE
 - k. ROOF DRAIN BENDS OR FITTINGS
 - l. UNDERDRAIN PIPE
 - m. NON-WOVEN FILTER FABRIC
 - n. ALL SELECT FILLS AND GRAVELS (PASSING SIEVE AND MODIFIED PROCTOR TEST RESULTS)
 - o. PRECAST CONCRETE LIGHT POLE BASES
 - p. OUTDOOR LIGHT FIXTURES
 - q. CISTERN SHOP DRAWINGS
 - r. SILT SACK FOR CATCH BASINS
 - s. SILT FENCING OR SILT SOX (WHICHEVER THEY INTEND TO INSTALL)
11. ALL CONDITIONS OF APPROVAL ARE MET WITHIN TWO YEARS OF THE APPROVAL DATE. THE PLANNING BOARD MAY GRANT AN EXTENSION OF ITS ORIGINAL APPROVAL WITH GOOD CAUSE.
12. ANY SIGNIFICANT CHANGE TO THE APPROVED SITE PLAN REQUIRED TO MEET STATE FIRE CODE, BUILDING CODE OR STATE OR FEDERAL PERMIT MUST BE REVIEWED BY THE PLANNING BOARD.

RECEIVED
11-18-24

LEGEND

- UGU — EXISTING ELEC. UTILITIES (UNDERGROUND)
- OHU — EXISTING ELEC. UTILITIES
- TEST PIT
- BENCHMARK
- POLE MOUNTED LIGHT
- WALL MOUNTED LIGHT



REVISIONS

NO.	DATE	DESCRIPTION

AMENDED SITE PLAN PHASE 1

TAX MAP 2 - LOT 151-2

RAGNAR ORIGINAL INNOVATION, INC.
OFFICE AND MANUFACTURING FACILITY
662 MAIN STREET
FREMONT, NEW HAMPSHIRE

PREPARED FOR:
OWNER:

FREMONT LAND, LLC,
P.O. BOX 396
CHESTER, NH 03036

PREPARED BY DESIGN ENGINEER

GREGSAK & SONS, INC.
ENGINEERING, ARCHITECTURE
& CONSTRUCTION MANAGEMENT
P.O. BOX 271
CHESTER, NEW HAMPSHIRE 03036
PH: (603) 887-8979
WWW.GREGSAK.COM

REGISTRATION



OCT. 1, 2019

SCALE
1"=40'
SHEET 3
OF 18
JOB # 2575

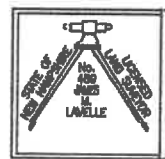
NOTES

1. SEE OVERALL PLAN FOR INFORMATION REGARDING THE REMAINDER OF THE PARCEL, INCLUDING ADJUTING PROPERTY OWNERS. TOTAL PARCEL AREA=112.14 ACRES. TOTAL DISTURBED AREA=8.31 ACRES. REMAINING AREA NOT DISTURBED BY THIS PROJECT=103.83 ACRES.
2. THE PURPOSE OF THIS PLAN IS TO SHOW CONSTRUCTION OF 2 NEW BUILDINGS, PARKING, GRADING, DRAINAGE, SUPPORTING UTILITIES AND EROSION CONTROL MEASURES.
3. ALL WORK SHALL CONFORM WITH NHDOT SPECIFICATIONS OR TOWN REQUIREMENTS, WHICHEVER ARE MORE STRINGENT.
4. THE CONTRACTOR SHALL NOTIFY DIG-SAFE TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL WORK AREAS AT ALL TIMES.
6. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
7. EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT IN ACCORDANCE WITH APPLICABLE NHDES STANDARDS.
8. THE CONTRACTOR SHALL STABILIZE ALL DITCHES, SWALES, AND PONDS PRIOR TO DIRECTING FLOW TO THEM.
9. SEE DETAILS FOR SPECIFIC INFORMATION ABOUT CONSTRUCTION AND EROSION CONTROL MEASURES.
10. THE HOURS OF OPERATION FOR THE SITE ARE TO BE 6AM TO 6PM. DAYS OF OPERATION ARE TO BE 7 DAYS A WEEK.
11. THE TOTAL AREA OF DISTURBANCE FOR THE CONSTRUCTION OF THE SITE IMPROVEMENTS IS APPROXIMATELY 362,175 S.F. ALL NON-PAVED/NON-GRAVEL AREAS ARE TO BE LOAMED AND SEEDED AND STABILIZED. FOR ANY CONSTRUCTION DISTURBANCE GREATER THAN 1 ACRE, IT IS THE CONTRACTORS RESPONSIBILITY TO FILE A NOTICE OF INTENT (NOI) WITH THE U.S.E.P.A. UNDER THE NPDES CONSTRUCTION GENERAL PERMIT 14 DAYS PRIOR TO INITIATING CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PREPARING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH THE FEDERAL STORMWATER PERMIT REQUIREMENTS. THE SWPPP SHALL ALSO BE PROVIDED PRIOR TO THE START OF CONSTRUCTION.
12. ANY UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR OR ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR OR ENGINEER 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 OR ENGINEER HAVE 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.
13. SEDIMENT TRAPS AND/OR BASINS SHALL BE USED AS NECESSARY UNTIL BASINS/PONDS ARE FULLY STABILIZED.
14. ALL GRANULAR FILL PLACED ON THE SITE MUST BE COMPACTED TO AT LEAST NINETY-FIVE PERCENT (95%) OF MODIFIED PROCTOR.
15. PARKING CALCULATIONS:
OFFICE SPACE - 1 SPACE/250 SF
MANUFACTURING SPACE - 1 SPACE/250 SF
PHASE 1
3,284 SF OFFICE SPACE - 14 SPACES REQUIRED
MANUFACTURING SPACE 8 EMPLOYEES - 8 SPACES REQUIRED
TOTAL - 20 SPACES REQUIRED - 33 SPACES PROVIDED
PHASES 2 AND 3
8,858 SF OFFICE SPACE - 36 SPACES REQUIRED
MANUFACTURING SPACE 18 EMPLOYEES - 18 SPACES REQUIRED
TOTAL - 54 SPACES REQUIRED - 54 SPACES PROVIDED
16. ALL OUTDOOR LIGHTING SHALL BE PROVIDED WITH TIMERS, AND/OR MOTION SENSORS TO REDUCE ANY UNNEEDED LIGHTING AFTER 11 PM.
17. ALL SIGNAGE ON THE SITE SHALL COMPLY TO THE TOWN OF FREMONT ZONING ORDINANCE.
18. ANNUAL INSPECTION OF THE FACILITY TO ENSURE COMPLIANCE WITH ALL APPROVALS SHALL BE CONDUCTED BY THE TOWN OR ITS DESIGNATED AGENT. ALL INSPECTIONS ARE TO BE CONDUCTED WITH THE OWNER OR OWNER'S REPRESENTATIVE PRESENT. INSPECTIONS SHALL BE SCHEDULED TO OCCUR AT A MUTUALLY AGREEABLE TIME BETWEEN THE TOWN AND THE OWNER.
19. SWPPP INSPECTION REPORTS MUST BE PROVIDED TO THE TOWN AND ITS DESIGNATED AGENT WITHIN 3 DAYS OF EACH INSPECTION.
20. ALL PAVEMENT STRIPING SHALL MEET NHDOT AND MUTCD STANDARDS. (PARKING SPOTS, LOADING ZONES, ETC)

FIRE PROTECTION NOTES

1. SITE SHALL COMPLY WITH STATE OF NH FIRE CODE RULES AND REGULATIONS.
2. TOTAL AMOUNT OF FLAMMABLE LIQUIDS IN THE BUILDINGS INCLUDING HYDRAULIC FLUID WILL BE LESS THAN 50 GALLONS. OWNER SHALL KEEP NO MORE THAN 50 GALLONS OF HAZARDOUS OR REGULATED SUBSTANCES ON-SITE, OTHER THAN FUEL USED FOR ON-SITE HEATING PURPOSES OR FUEL AND HYDRAULIC TANKS ON MOBILE EQUIPMENT. THERE WILL BE NO LARGE STORAGE OF GASES. ONLY 2 SETS OF TORCHES MOUNTED IN PORTABLE WHEELED CARTS ARE PROPOSED. ALSO, ALL REGULATED AND HAZARDOUS SUBSTANCES STORED ONSITE IN CONTAINERS WITH A CAPACITY OF 5 GALLONS OR MORE MUST BE STORED IN PRODUCT-TIGHT CONTAINERS ON AN IMPERVIOUS SURFACE DESIGNED AND MAINTAINED TO PREVENT FLOW TO EXPOSED SOIL AREAS, FLOOR DRAINS AND OUTSIDE DRAINS.
3. OWNER SHALL COMPLY WITH ALL STATE FIRE AND BUILDING CODES RELATED TO THE STORAGE OF ALL FLAMMABLE AND COMBUSTIBLE LIQUIDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. OWNER SHALL COMPLY WITH ALL STATE FIRE CODE, INCLUDING BUT NOT LIMITED TO NFPA 30A ON "REFUELING FROM TANK VEHICLES" PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT.
4. BUILDINGS WITHIN THIS PROPOSAL DO NOT NEED TO HAVE SPRINKLER SYSTEMS.
5. THE LOCKED GATE NEAR THE ENTRANCE TO THE PROPERTY WILL REMAIN FOR SECURITY REASONS FOR THE EXISTING ALTAEROS ENERGY SITE. A KEY TO THE LOCK SHALL BE PROVIDED TO THE FIRE CHIEF.
6. A "T" STYLE TURNAROUND WILL BE MAINTAINED YEAR ROUND AT THE END OF THE PROPOSED PAVEMENT IN THE AREA SHOWN ON SHEET 4. THE TURNAROUND WILL CONSIST OF THE PAVEMENT AT THE END OF THE PROPOSED ROADWAY AND AT THE BEGINNING GRAVEL ROAD THAT IS PART OF THE GRAVEL/QUARRY OPERATION.
7. NO SPRAY BOOTH FOR PAINTED IS PROPOSED.
8. ALL BUILDINGS WILL HAVE MONITORED FIRE ALARM SYSTEMS.
9. OWNER MAY CONSIDER INSTALLING A DRY HYDRANT IN THE POND AT ANOTHER TIME FOR FUTURE DEVELOPMENT PROPOSALS

SEE PHASE 2 AND 3



CERTIFICATION:

LAND SURVEY PERFORMED WAS BY JAMES M. LAVELLE, LLS, HAMPSTEAD, NH

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND HAS A MAXIMUM ERROR OF CLOSURE OF 1:10,000 ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

LICENSED LAND SURVEYOR

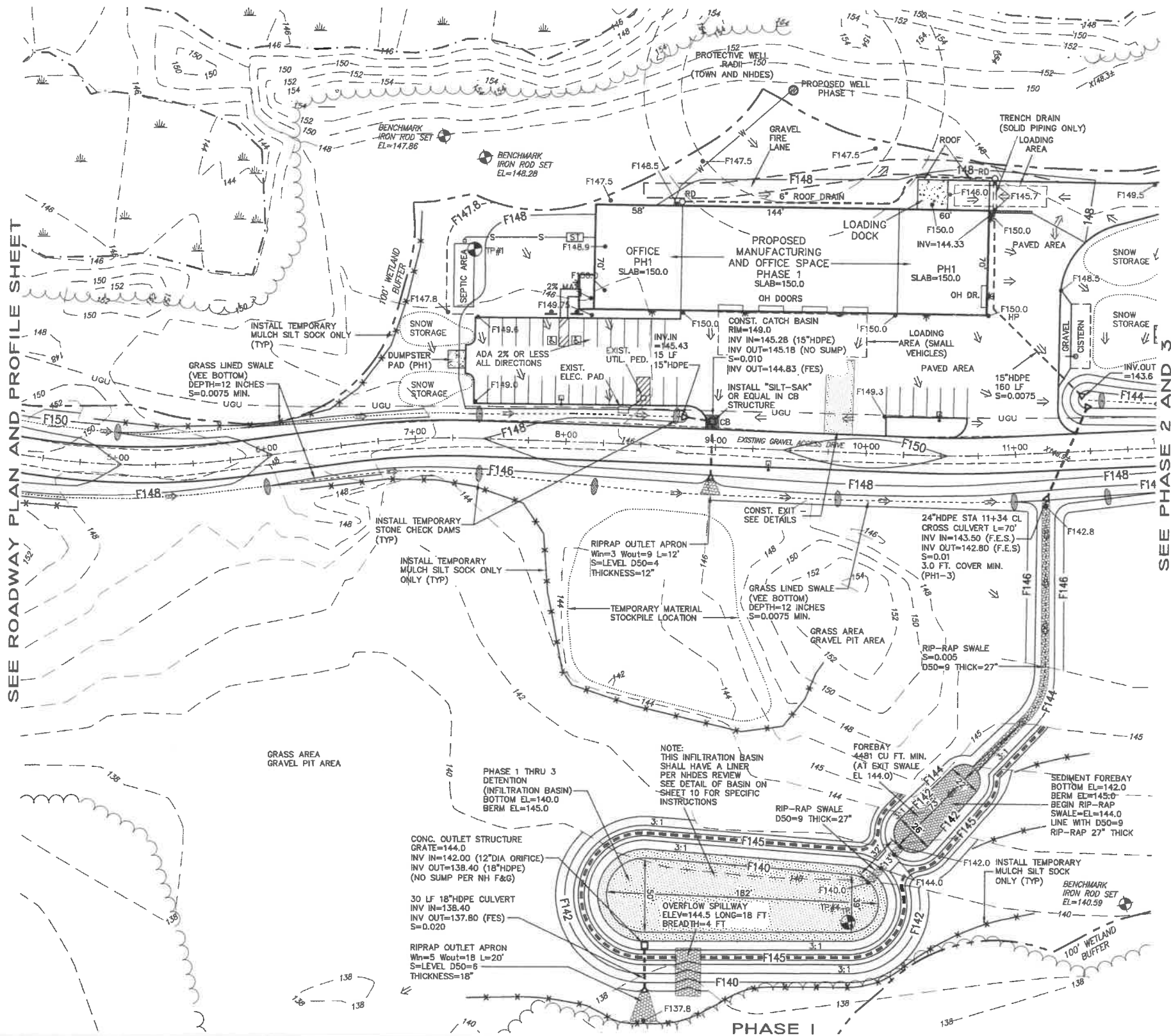
DATE

STORMWATER MANAGEMENT
PROPOSED
INFILTRATION POND

STORMWATER MANAGEMENT
PROPOSED
SEDIMENT FOREBAY

TP #4

SEE ROADWAY PLAN AND PROFILE SHEET



SEE PHASE 2 AND 3

TP-1
BY WILLIAM GREYSAK
OBSERVED BY GREGORY ARVANITIS, HEALTH
OFFICER ON 8-24-18
0'-8" 10YR 3/4 SANDY LOAM
8'-60" 10YR 5/4 GRAVELLY SANDY LOAM
WATER AT 48"
ESHWIT 36"
ROOTS TO 12"
PERC RATE = 3 MIN/INCH

TP-3
BY WILLIAM GREYSAK
OBSERVED BY GREGORY ARVANITIS, HEALTH
OFFICER ON 8-24-18
0'-8" 10YR 3/4 SANDY LOAM
8'-60" 10YR 5/4 STONY SAND
WATER: NONE
ESHWIT 32"
ROOTS TO 12"
PERC RATE = 4 MIN/INCH

TP-2
BY WILLIAM GREYSAK
OBSERVED BY GREGORY ARVANITIS, HEALTH
OFFICER ON 8-24-18
0'-8" 10YR 3/4 SANDY LOAM
8'-60" 10YR 5/4 GRAVELLY SANDY LOAM
WATER AT 48"
ESHWIT 32"
ROOTS TO 10"
PERC RATE 4 MIN/INCH

TP-4
BY WILLIAM GREYSAK
OBSERVED BY GREGORY ARVANITIS, HEALTH
OFFICER ON 8-24-18
0'-8" 10YR 3/4 SANDY LOAM
8'-60" 10YR 5/4 STONY SAND
WATER: NONE
ESHWIT 42"
ROOTS TO 12"
REFUSAL NONE
PERC RATE = 4 MIN/INCH

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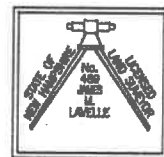
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DATE _____ LICENSED LAND SURVEYOR

LEGEND

- 124.9 EXISTING SPOT ELEVATION
- OHU- EXISTING ELEC. UTILITIES
- 230- EXISTING GRADE CONTOUR
- BENCHMARK
- PROPOSED SWALE OR TROUGH
- ↓ DRAINAGE FLOW DIRECTION
- F147.8 PROPOSED SPOT ELEVATION
- F122- PROPOSED GRADE CONTOUR
- RIP-RAP STONE
- SILT FENCE OR MULCH SOCK
- STONE CHECK DAM
- DRAINAGE PIPE WITH FLARED END SECTIONS
- DRAINAGE FLOW DIRECTION



REVISIONS		
NO.	DESCRIPTION	DATE

AMENDED GRADING DRAINAGE AND EROSION CONTROL
TAX MAP 2 - LOT 151-2
RAGNAR ORIGINAL INNOVATION, INC.
OFFICE AND MANUFACTURING FACILITY
662 MAIN STREET
FREMONT, NEW HAMPSHIRE

PREPARED FOR:
OWNER:

FREMONT LAND, LLC.
P.O. BOX 396
CHESTER, NH 03036

PREPARED BY DESIGN ENGINEER
GREYSAK & SONS, INC.
ENGINEERING, ARCHITECTURE
& CONSTRUCTION MANAGEMENT
P.O. BOX 271
CHESTER, NEW HAMPSHIRE 03036
PH: (603) 887-6979
WWW.GREYSAK.COM



REGISTRATION
OCT. 1, 2019
SCALE
1"=40'
SHEET 5
OF 18
JOB # 2575