

LAND SUBDIVISION

COMMERICAL USE

"IRON HORSE PARK"

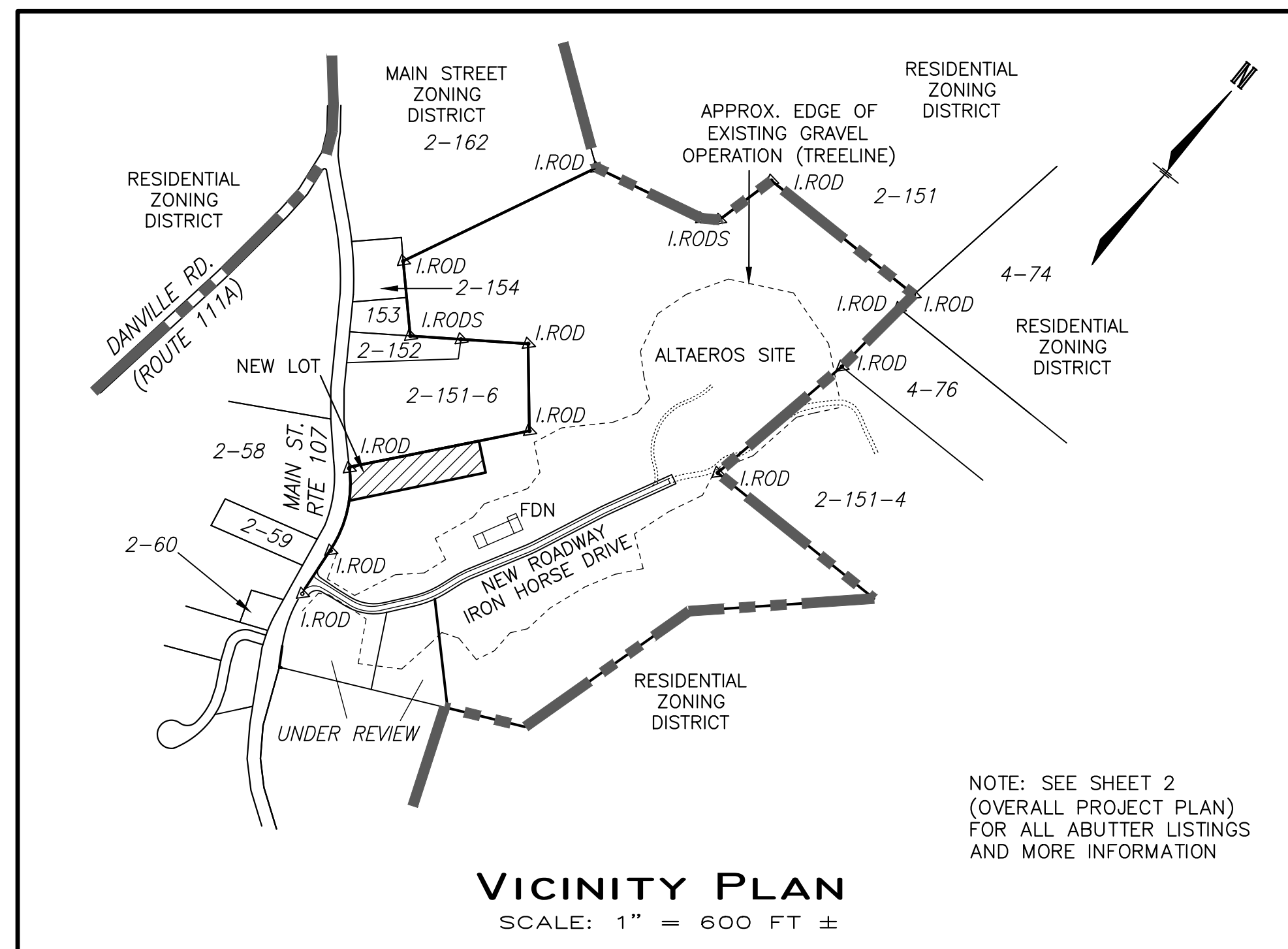
LOCATED AT
TAX MAP 2 LOT 151-2
662 MAIN STREET
FREMONT, NEW HAMPSHIRE

SYMBOLS LEGEND

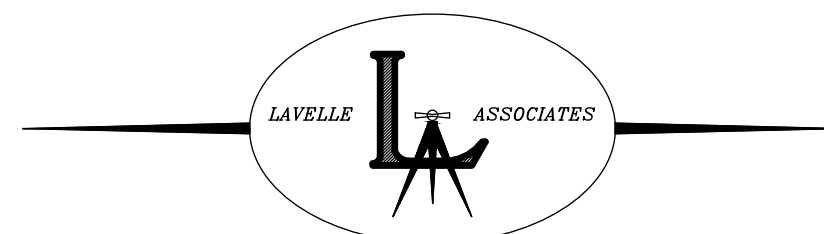
10 FT CONTOUR	●	DRILL HOLE
2 FT CONTOUR	○	IRON PIN OR PIPE
STONE WALL	□	BOUND
EXISTING DITCH	▨	EXISTING RIP RAP APRON OR SWALE
WETLAND	—UGU—	EXISTING UTILITIES
TEST PIT	—W—	EXISTING WATER LINE
PERC TEST	147.8	EXISTING SPOT ELEVATION
OVERHEAD WIRES	Ⓢ	EXISTING WELL
BUILDING SETBACK LINE OR BUFFER		

LIST OF DRAWINGS

SHEET TITLE	SHEET NUMBER
COVER SHEET	1
OVERALL SITE PLAN - WITH ABUTTER INFORMATION	2
EXISTING CONDITIONS	3 AND 4
SUBDIVISION PLANS (R.C.R.D.)	5 AND 6
NHDES TOPOGRAPHIC AND SOILS PLAN	7
PROPOSED DRIVEWAY SIGHT DISTANCE PROFILE	8



LAND SURVEY PREPARED BY:



JAMES M. LAVELLE ASSOCIATES
2 STARWOOD DRIVE
HAMPSTEAD, NH 03841
TEL. (603) 323-6851
E-MAIL: INFO@JMLASURVEY.COM

CERTIFIED WETLAND SCIENTIST:
LUKE D. HURLEY (CWS 232)
GOVE ENVIRONMENTAL SERVICES, INC.
8 CONTINENTAL DRIVE, EXETER, NH 03833
TEL. (603) 580-4121

WETLAND LOCATIONS WERE PERFORMED AND/OR
VERIFIED BY GOVE ENVIRONMENTAL SERVICES, INC.
PERFORMED IN LATE 2017



OWNER:

FREMONT LAND, LLC
453 NH ROUTE 125
BRENTWOOD, NH 03833

APPLICANT:

FREMONT LAND, LLC
453 NH ROUTE 125
BRENTWOOD, NH 03833

NOTE THE FOLLOWING INFORMATION IS FOR REFERENCE ONLY
AND IS PART OF AN EARLIER TOWN SITE PLAN AND NHDES AND NHDOT AGENCY APPROVALS

PLANNING BOARD WAIVERS

WAIVERS GRANTED ON SEPTEMBER 6, 2017

- SECTION 1.13 M - PROVIDE PLANS REFLECTING SHAPE, SIZE, HEIGHT AND LOCATION OF EXISTING STRUCTURES LOCATED ON THE SITE AND WITHIN TWO HUNDRED FEET OF THE SITE
- SECTION 1.13 T-6 - PROVIDE TRAFFIC IMPACT ANALYSIS

WAIVERS GRANTED ON NOVEMBER 21, 2018

- SECTION 1.10.2 PROVIDE PROPOSED SIGN DETAILS - THE APPLICANT IS REQUESTING RELIEF FROM THIS SECTION. THE PREVIOUSLY APPROVED PLANS FOR ALTAEROS ENERGIES AND THIS SITE PLAN SHOW THE PROPOSED LOCATION OF THE SIGNS. THE SIGNS WILL BE DESIGNED IN ACCORDANCE WITH THE CURRENT FREMONT ZONING SIGN ORDINANCE.
- SECTION 1.13-E.2 THE LOCATION, SIZE AND DESIGN OF PROPOSED SIGNS AND OTHER ADVERTISING OR INSTRUCTIONAL DEVICES - THE APPLICANT IS REQUESTING RELIEF FROM THIS SECTION. THE PREVIOUSLY APPROVED PLANS FOR ALTAEROS ENERGIES AND THIS SITE PLAN SHOW THE PROPOSED LOCATION OF THE SIGNS. THE SIGNS WILL BE DESIGNED IN ACCORDANCE WITH THE CURRENT FREMONT ZONING SIGN ORDINANCE.
- SECTION 1.15-K SIDEWALKS MUST BE 6" ABOVE GRADE AND HAVE PROTECTIVE CURBING - THE APPLICANT IS ASKING FOR RELIEF FROM THIS SECTION. THE PROPOSED WALKWAYS ARE MINIMAL AND WILL BE PAVED AND AT GRADE SO AS NOT TO IMPEDE ANY DRAINAGE FLOW OR CAUSE FALLS.
- SECTION 1.15-N.H - LANDSCAPE AREAS IN BROAD EXPANSION OF PAVEMENT - THE APPLICANT IS REQUESTING RELIEF FROM THIS SECTION. THE PROPOSED FACILITY IS LIGHT MANUFACTURING. THE PROPOSED SITE LOCATION IS LOCATED APPROXIMATELY 900 FEET ALONG AN EXISTING DRIVE OFF OF ROUTE 107 AND WILL NOT BE VISIBLE FROM ROUTE 107 OR FROM ANY ABUTTERS. THE BROAD EXPANSION OF PAVEMENT ARE DUE TO TRUCK MOVEMENTS TO AND FROM THE BUILDINGS. LANDSCAPED AREAS WOULD CREATE UNNECESSARY ADDITIONAL PAVEMENT.
- SECTION 1.15-N.I - 5% LANDSCAPE AREAS IN PARKING AREAS OF 20 SPACES OR MORE - THE APPLICANT IS REQUESTING RELIEF FROM THIS SECTION. THE PROPOSED FACILITY IS LIGHT MANUFACTURING. THE PROPOSED SITE LOCATION IS LOCATED APPROXIMATELY 900 FEET ALONG AN EXISTING DRIVE OFF OF ROUTE 107 AND WILL NOT BE VISIBLE FROM ROUTE 107 OR FROM ANY ABUTTERS. THE BROAD EXPANSION OF PAVEMENT ARE DUE TO TRUCK MOVEMENTS TO AND FROM THE BUILDINGS. LANDSCAPED AREAS WOULD CREATE UNNECESSARY ADDITIONAL PAVEMENT.

AGENCY APPROVALS:

NHDES - ALTERATION OF TERRAIN APPR # AoT-1594 ON 05-03-2019
NHDES - SUBSURFACE CONSTRUCTION APPR # eCA2019072211 & eCA2019072212
NH HERITAGE INVENTORY DATA CHECK NHB18-2982 (OCT. 2018)
NH FISH AND GAME SPECIES CHECK NHB18-2982 (FEB. 2019)
NHDOT PERMIT 06-167-213 ON 08-16-2019
EPA NOI PERMIT NOI:NHR1000N5 ACTIVE ON 11-28-2018

ZONING VARIANCES:

TWO VARIANCES WERE GRANTED ON SEPTEMBER 25, 2018 FROM THE TERMS OF ARTICLE XI SECTION 1101.3 OF THE TOWN OF FREMONT ZONING ORDINANCE.
(CASE 018-007)
(1) TO PERMIT THE CONSTRUCTION OF A 40 FOOT MANUFACTURING/ASSEMBLY BUILDING
(2) TO PERMIT THE CONSTRUCTION OF A 55 FOOT HIGH MANUFACTURING/ASSEMBLY BUILDING WHERE THE HEIGHT LIMIT IS NORMALLY 35 FEET.

NOTE: A CONDITIONAL USE PERMIT UNDER ZONING ORDINANCE 1203.6.F.2 WAS GRANTED ON DECEMBER 19, 2018

ADDITIONAL AGENCY APPROVALS:

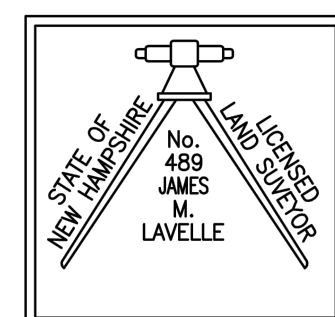
FOR THIS APPLICATION:
NHDOT PERMIT FOR DRIVEWAY ENTRANCE FROM ROUTE 107 PENDING
NHDES SUBDIVISION APPROVAL PENDING

REQUESTED WAIVERS AUGUST 17, 2022 AND OCTOBER 5, 2022

- ARTICLE III-SECTION 3.D, 3.E, 3.H-APPLICANT IS REQUESTING RELIEF FROM THESE SECTIONS. THE EXISTING PARCEL IS 112.14 ACRES. WE HAVE PROVIDED TOPOGRAPHY AND WETLANDS OF THE AREA AND OF THAT INCLUDES THE EXISTING ROADWAY AND THE SUBJECT PARCEL TAX MAP 2 LOT 151-2. APPROVED NOVEMBER 2, 2022
- ARTICLE III-SECTION 10.02 Q-APPLICANT IS REQUESTING RELIEF FROM THIS SECTION. THE PROPOSAL IS TO CREATE A R.O.W. FOR THE EXISTING ROADWAY TO TURN THE ROADWAY OVER TO THE TOWN. THE ROADWAY IS APPROXIMATELY 2,100 FEET LONG. PENDING

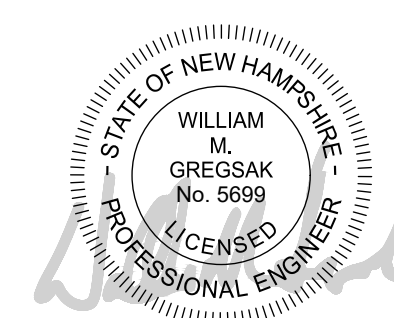
APPROVAL BY THE FREMONT PLANNING BOARD

CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____



REVISIONS		
NO.	DESCRIPTION	DATE

DECEMBER 14, 2022



GREGSAK & SONS, INC.

ENGINEERING, ARCHITECTURE
& CONSTRUCTION MANAGEMENT

P.O. BOX 271
CHESTER, NEW HAMPSHIRE 03036
PH: (603) 887-6979
WWW.GREGSAK.COM

MAIN STREET DISTRICT - ZONING SECTION 705:
MINIMUM LOT SIZE = 2 ACRES WITH 1 ACRE OF CONTIGUOUS UPLAND (MIN.)
MAXIMUM SQUARE FOOTAGE OF AN INDIVIDUAL COMMERCIAL USE IN THIS DISTRICT IS 25,000 SF - ZONING SECTION 705-1.
MINIMUM LOT SIZE IN AN AQUIFER ZONE IS 3 ACRES. (SECTION 1203.8 OF THE TOWN OF FREMONT REGULATIONS) PROPOSED LOTS MEET ALL CRITERIA.
MINIMUM FRONTAGE REQUIREMENT = 200 FEET
STRUCTURE SETBACKS = 50 FT FROM FRONT, SIDE AND REAR
SEPTIC SYSTEM SETBACKS = 30 FT TO LOT LINE, 100 FT TO WETLANDS
MAXIMUM IMPERVIOUS COVERAGE PER LOT = 30%
NO CONSTRUCTION ALLOWED WITHIN 100 FT WETLAND BUFFERS

1. "TAX MAP 2 LOT 151 - SUBDIVISION PLAN OF LAND - AS DRAWN FOR PAINT MINE HILLS, INC - LOCATED IN FREMONT, NH" - SCALE: "1"=200', DATED JUNE 1, 1994, BY JAMES M. LAVELLE ASSOCIATES. R.C.R.D. PLAN D-22932.
2. "IRON HORSE PARK LAND SUBDIVISION - 662 MAIN STREET - FREMONT, NEW HAMPSHIRE". SCALE VARIES - DATED JULY 12, 2022 AND LAST REVISED NOV. 14, 2022 BY THIS OFFICE. A SEVEN SHEET PLAN SET.

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE SUBJECT PARCEL INTO 2 PARCELS WITH LEGAL FRONTAGE FOR BOTH ON ROUTE 107 A STATE HIGHWAY. SUBJECT PARCEL IS MAP 2 LOT 151-2.
2. SEE GRAVEL PERMIT AMENDED NUMBER WPP-4436A DATED 6/13/2001.
3. NRCS SOILS:
12B AND 12C – HINCKLEY FINE SANDY LOAM, 3 TO 15% SLOPES
140C – CHATFIELD – HOLLIS-CANTON COMPLEX, 8 TO 15% SLOPES
295 – GREENWOOD MUCKY PEAT
313A AND 313B – DEERFIELD FINE SANDY LOAM, 3 TO 15% SLOPES
447B – SITUATE-NEWFIELDS COMPLEX, VERY STONY, 3 TO 8% SLOPES
4. BOUNDARY WAS DERIVED FROM BOTH REFERENCED PLANS ON THIS PLAN. PARCEL "A" IS SUBJECT TO RIGHT-OF-WAY FOR PURPOSE OF INGRESS AND EGRESS FROM STATE HIGHWAY 107 TO PARCELS "B" AND "C" OVER EXISTING ROADS AND TO RIGHT-OF-WAY OF LEGAL TOWN ROAD WIDTH RUNNING TO BOTH PARCELS "B" AND "C" FROM ANY FUTURE TOWN ROAD BUILT ON PARCEL "A". PARCEL "B" IS SUBJECT TO A RIGHT-OF-WAY OF LEGAL TOWN ROAD WIDTH RUNNING TO PARCEL "A" FROM ANY FUTURE TOWN ROAD BUILT ON PARCEL "B". (SEE PLAN REFERENCE).
5. SUBJECT PARCEL IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA CALLED "A" AS SHOWN ON A FLOOD HAZARD MAP. SOURCE: DRAWING ENTITLED: "FREMONT, NEW HAMPSHIRE SURFACE WATER RESOURCE, AQUIFER PROTECTION, FLOOD ZONE AND ZONING DISTRICT MAP (2019)".
6. SUBJECT PARCEL IS PARTIALLY LOCATED IN AN AQUIFER OVERLAY DISTRICT AS SHOWN ON THE PLAN VIEW. SOURCE: DRAWING ENTITLED: "FREMONT, NEW HAMPSHIRE SURFACE WATER RESOURCE, AQUIFER PROTECTION, FLOOD ZONE AND ZONING DISTRICT MAP (2019)".
7. SUBJECT PARCEL IS ONLY 2-151-2 (PARCEL "A" ON PLAN REFERENCE 1): DEED REFERENCE: BOOK 5725 PAGE 1191
AREA PRIOR TO SUBDIVISION = 101.937 ACRES. (PER PLAN REF. 2)
NEW AREA PARCEL 2-151-2 = 98.725 ACRES
NEW AREA PARCEL 2-151-2-3 = 3.212 ACRES OR 139,900 S.F.
THE ENTIRE SUBJECT PARCEL IS IN THE "MAIN STREET DISTRICT". (SEE ZONING ON THIS SHEET).

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

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

STATE OF
NEW HAMPSHIRE
No. 489
JAMES
M. LAVELLE
LICENSED
LAND SURVEYOR

OVERALL PLAN

TAX MAP 2 - LOT 151-2

IRON HORSE PARK

662 MAIN STREET

FREMONT, NEW HAMPSHIRE

PREPARED FOR:
OWNER:

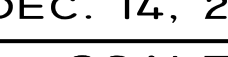
FREMONT LAND, LLC
453 NH ROUTE 125
BRENTWOOD, NH 03833

PREPARED BY DESIGN ENGINEER

GREGSAK & SONS, INC.

*ENGINEERING, ARCHITECTURE
& CONSTRUCTION MANAGEMENT*

P.O. BOX 271
CHESTER, NEW HAMPSHIRE 03036
PH: (603) 887-6979
WWW.GREGSAK.COM

REGISTRATION	DEC. 14, 2022
	SCALE  1"=200' SHEET 2 OF 8
	JOB # 3160

ESHWT NONE OBSERVED
REFUSAL NONE
HSO NONE OBSERVED
PERC RATE 2 MIN PER INCH

SCALE

50 0 100

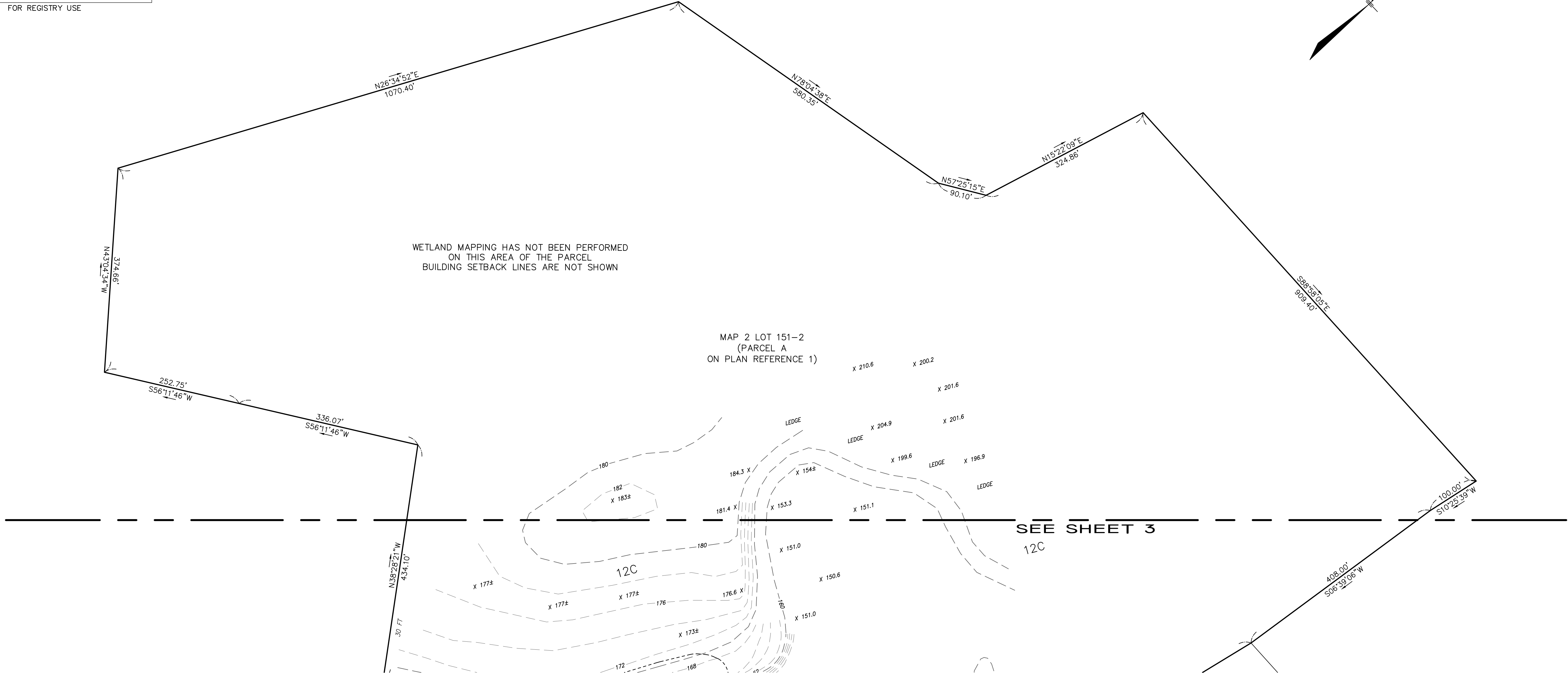


1"=100'

SHEET 3

OF 8

JOB # 3160



NOTE:
REFER TO COVER SHEET (1) AND OVERALL PLAN (2) FOR ALL
PERTINENT INFORMATION SUCH AS ZONING, TOTAL PROPERTY
BOUNDARY, ABUTTING PROPERTY OWNERS AND CERTIFICATIONS

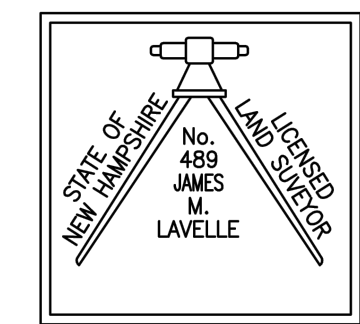
C E R T I F I C A T I O N :

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

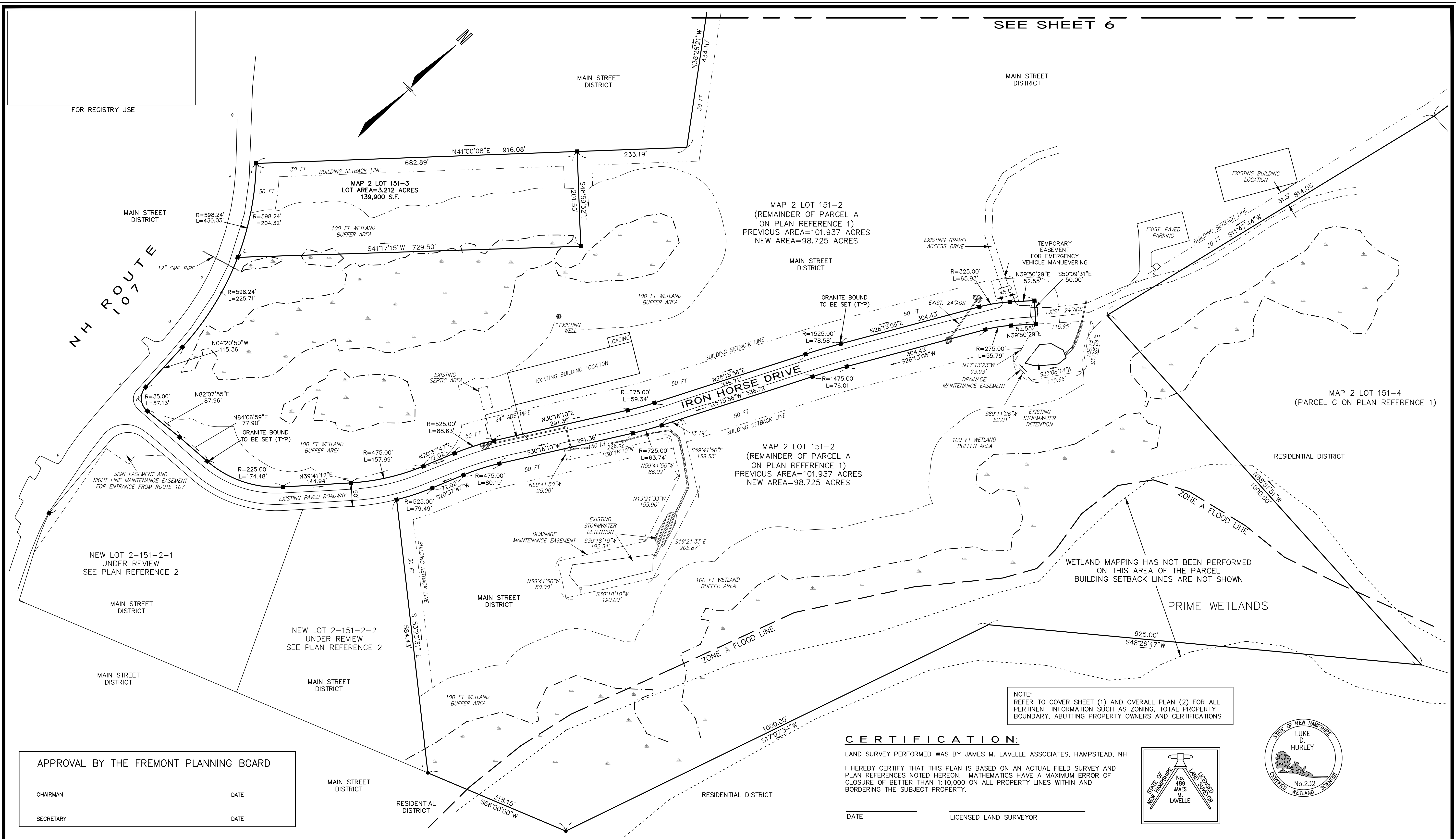
I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND PLAN REFERENCES NOTED HEREON. MATHEMATICS HAVE A MAXIMUM ERROR OF CLOSURE OF BETTER THAN 1:10,000 ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

DATE _____ LICENSED LAND SURVEYOR _____

DATE _____ LICENSED LAND SURVEYOR _____



		R E V I S I O N S		LAND SUBDIVISION EXISTING CONDITIONS		PREPARED FOR: OWNER:		PREPARED BY DESIGN ENGINEER		REGISTRATION		DEC. 14, 2022		
		NO.	DESCRIPTION	DATE	TAX MAP 2 – LOT 151–2 IRON HORSE PARK 662 MAIN STREET FREMONT, NEW HAMPSHIRE		FREMONT LAND, LLC 453 NH ROUTE 125 BRENTWOOD, NH 03833		 GREGSAK & SONS, INC. <i>ENGINEERING, ARCHITECTURE & CONSTRUCTION MANAGEMENT</i> P.O. BOX 271 CHESTER, NEW HAMPSHIRE 03036 PH: (603) 887–6979 <i>WWW.GREGSAK.COM</i>				 1"=100' SHEET 4 OF 8 JOB # 3160	
		-	-	-										



SEE SHEET 6

APPROVAL BY THE FREMONT PLANNING BOARD

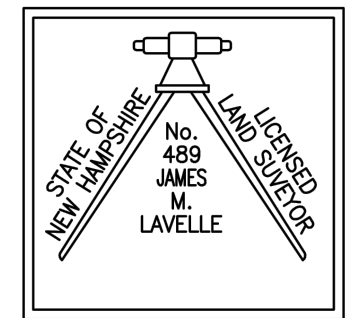
CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____

CERTIFICATION:

LAND SURVEY PERFORMED WAS BY JAMES M. LAVELLE ASSOCIATES, HAMPSTEAD, NH
I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND
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BORDERING THE SUBJECT PROPERTY.

DATE _____ LICENSED LAND SURVEYOR

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BOUNDARY, ADJUTING PROPERTY OWNERS AND CERTIFICATIONS



REVISIONS		
NO.	DESCRIPTION	DATE

LAND SUBDIVISION
TAX MAP 2 - LOT 151-2
IRON HORSE PARK
662 MAIN STREET
FREMONT, NEW HAMPSHIRE

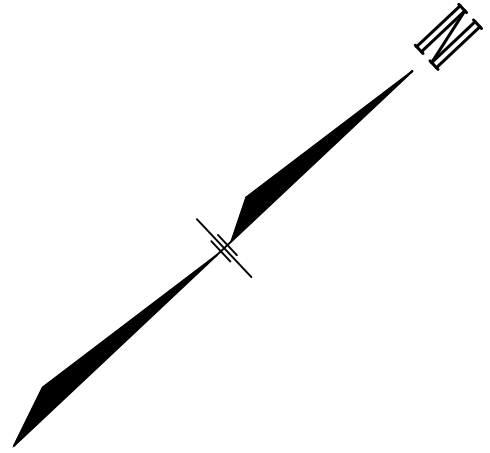
PREPARED FOR:
OWNER:

FREMONT LAND, LLC
453 NH ROUTE 125
BRENTWOOD, NH 03833

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

REGISTRATION
STATE OF NEW HAMPSHIRE
WILLIAM M. GREGSAK
No. 5699
LICENSED PROFESSIONAL ENGINEER

DEC. 14, 2022
SCALE
1"=100'
SHEET 5 OF 8
JOB # 3160



MAP 2 LOT 151-2
(PARCEL A
ON PLAN REFERENCE 1)

N38°28'21"W
434.10'

STATE OF
NEW HAMPSHIRE
No. 489
JAMES
M.
LAVELLE
LICENSED
LAND SURVEYOR

SCALE

50 0 100



1"=100'

SHEET 6

OF 8

JOB # 3160

TEST PIT 6
JULY 25, 2022

IRON HORSE PARK, FREMONT, NH

SUNNY - 80
PERFORMED BY WILLIAM GREGSAK, PE
INSPECTED BY LAURENCE MINER

0-6" 10YR 3/2 SANDY LOAM
6-26" 10YR 4/4 LOAMY SAND
26-84" 10YR 6/4 SANDY GRAVEL

ESHWIT NONE OBSERVED
REFUSAL NONE
HSO NONE OBSERVED
PERC RATE 2 MIN PER INCH

NRCS SLOpes:
12B and 12C -- HINCKLEY FINE SANDY LOAM, 3 TO 15% SLOPES
140C -- HOLLIS-CANTON COMPLEX, 8 TO 15% SLOPES
295 -- GREENWOOD MUCKY PEAT
313A and 313B -- DEERFIELD FINE SANDY LOAM, 3 TO 15% SLOPES
447B -- SITUATE-NEWFIELDS COMPLEX, VERY STONY, TO 8% SLOPES
NOTE: THE ABOVE SLOPE AND PERCENT ADDITIONAL DETAIL SITE SPECIFIC SURVEY" WAS PERFORMED BY LUKE D. HURLEY FIELD SCIENTIST OF GEO ENVIRONMENTAL SERVICE, INC.
BANDS DELINEATIONS WERE PERFORMED AND IDENTIFIED IN 2017 WERE CERTIFIED BY SAME.

MAP 2 LOT 151-4
(PARCEL C ON PLAN REFERENCE 1)

NEW HAMPSHIRE
Designer
of
Subsurface Disposal
Systems

William M. Gregsak
No. 1195
Water Supply & Pollution Control

WETLAND MAPPING HAS NOT BEEN PERFORMED
ON THIS AREA OF THE PARCEL
BUILDING SETBACK LINES ARE NOT SHOWN

PRIME WETLANDS

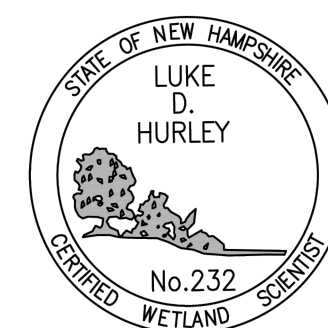
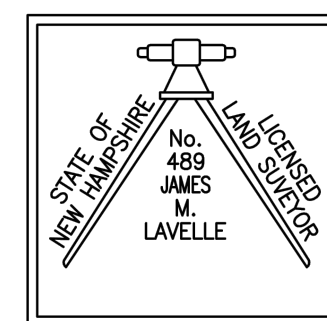
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CERTIFICATION:

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DATE _____ LICENSED LAND SURVEYOR _____



APPROVAL BY THE FREMONT PLANNING BOARD

CHAIRMAN	DATE
SECRETARY	DATE

[illegible]

NHDES TOPOGRAPHIC AND SOILS PLAN

TAX MAP 2 - LOT 151-2

IRON HORSE PARK
662 MAIN STREET
FREMONT, NEW HAMPSHIRE

PREPARED FOR:
OWNER:

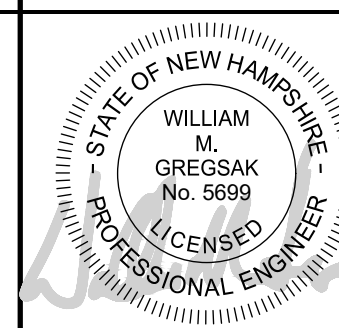
FREMONT LAND, LLC
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PREPARED BY DESIGN ENGINEER



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REGISTRATION



DEC. 14, 2022

SCALE

50 0 100



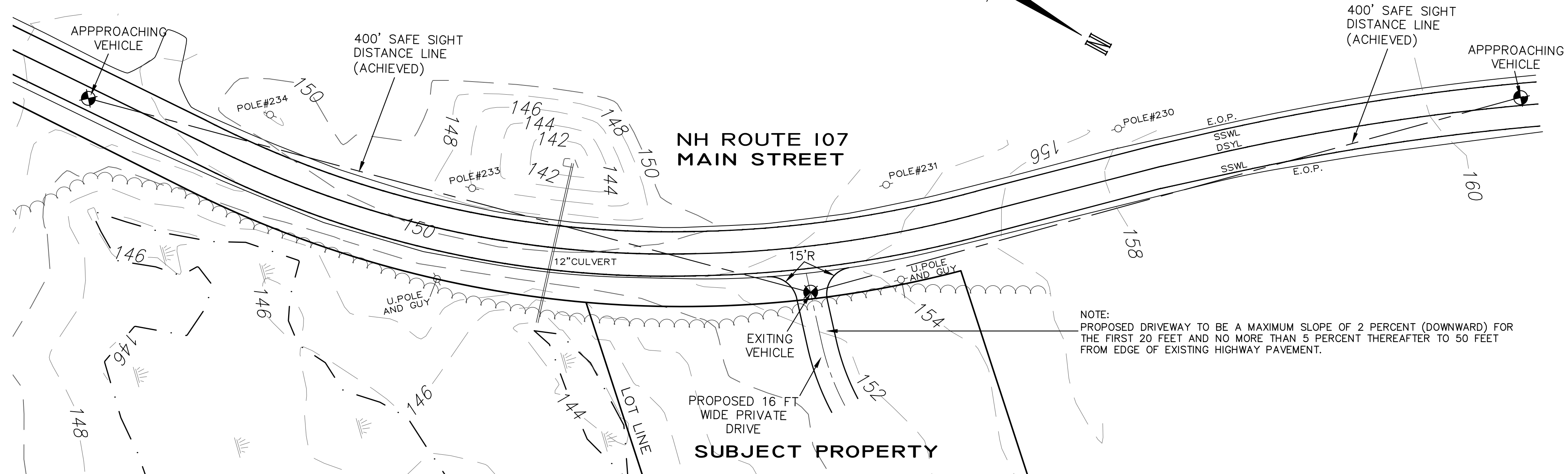
1"=100'

SHEET 7

OF 8

JOB # 3160

FOR REGISTRY USE



APPROVAL BY THE FREMONT PLANNING BOARD

CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____

REVISIONS

NO.	DESCRIPTION	DATE

DRIVEWAY DISTANCE PLAN AND PROFILE

TAX MAP 2 - LOT 151-2
IRON HORSE PARK
662 MAIN STREET
FREMONT, NEW HAMPSHIRE

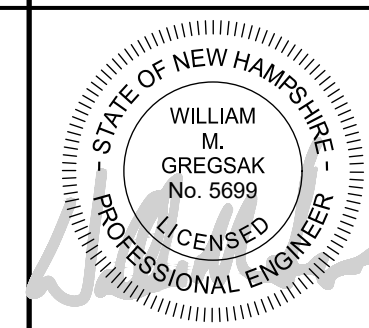
PREPARED FOR:
OWNER/APPLICANT:

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REGISTRATION



DEC. 14, 2022

SCALE
1"=40'
SHEET 8 OF 8
JOB # 3160