

PROPOSED 4 - UNIT BUILDING
RESIDENTIAL USE

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

HALIFAX WOOD

LOCATED AT
TAX MAP 2 LOT 151-2-3
ROUTE 107 - MAIN STREET
FREMONT, NEW HAMPSHIRE

AGENCY APPROVALS:
NHDES - ALTERATION OF TERRAIN APPR # AoT-1594 ON 05-03-2019
(FOR CONSTRUCTION OF ENTIRE SUBJECT PARCEL)
NHDES SUBSURFACE APPROVAL # PENDING
NHDOT DRIVEWAY PERMIT # PENDING

ADDITIONAL AGENCY APPROVALS:
TOWN DRIVEWAY ACCESS PERMIT IS NOT REQUIRED.

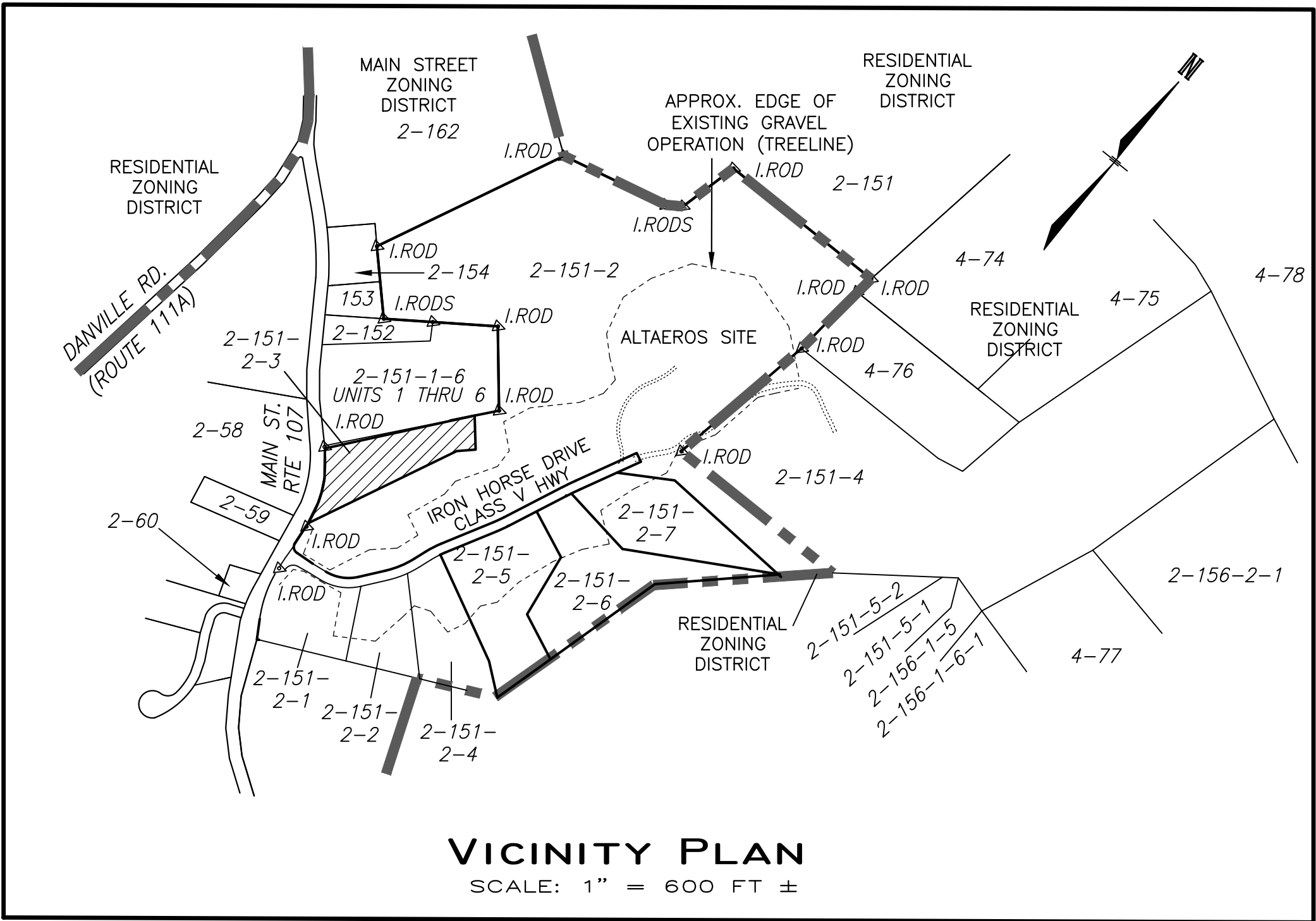
- REFERENCE PLANS:
- "TAX MAP 2 LOT 151 - SUBDIVISION PLAN OF LAND - AS DRAWN FOR PAINT MINE HILLS, INC - LOCATED IN FREMONT, NH" - SCALE: 1"=200', DATED JUNE 1, 1994. BY JAMES M. LAVELLE ASSOCIATES. R.C.R.D. PLAN D-22932.
 - "IRON HORSE PARK LAND SUBDIVISION - 662 MAIN STREET - FREMONT, NEW HAMPSHIRE". SCALE VARIES - DATED JULY 12, 2022 AND LAST REVISED NOV. 14, 2022 BY THIS OFFICE. A SEVEN SHEET PLAN SET. R.C.R.D. PLAN D-22932.
 - "IRON HORSE PARK LAND SUBDIVISION - 662 MAIN STREET - FREMONT, NEW HAMPSHIRE". SCALE VARIES - DATED DECEMBER 14, 2022 BY THIS OFFICE. AN EIGHT SHEET PLAN SET R.C.R.D. PLAN D-44334.
 - "IRON HORSE PARK LAND SUBDIVISION - 662 MAIN STREET - FREMONT, NEW HAMPSHIRE". SCALE VARIES - DATED DECEMBER 14, 2022 AND LAST REVISED 3/15/23 BY THIS OFFICE. A SEVEN SHEET PLAN SET. R.C.R.D. PLAN D-43853.
 - "IRON HORSE PARK LAND SUBDIVISION - IRON HORSE DRIVE - FREMONT, NEW HAMPSHIRE". SCALE VARIES - DATED APRIL 24, 2023 AND LAST REVISED 11/7/23 BY THIS OFFICE. A NINE SHEET PLAN SET. R.C.R.D. PLAN D-44250
 - "IRON HORSE PARK LOT LINE ADJUSTMENT PLAN - MAIN STREET - FREMONT, NEW HAMPSHIRE". SCALE VARIES - DATED FEBRUARY 28, 2024

SYMBOLS LEGEND

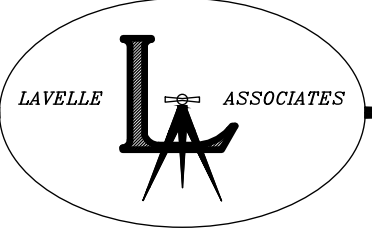
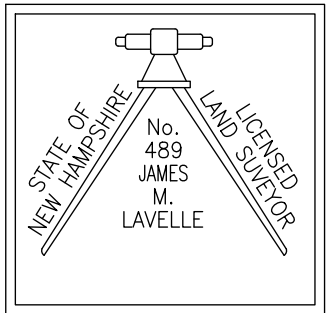
- | | |
|---------------------------------|---------------------------------|
| 10 FT CONTOUR | DRILL HOLE |
| 2 FT CONTOUR | IRON PIN OR PIPE |
| STONE WALL | BOUND |
| EXISTING DITCH | EXISTING RIP RAP APRON OR SWALE |
| WETLAND | EXISTING UTILITIES |
| TEST PIT | EXISTING WATER LINE |
| PERC TEST | EXISTING SPOT ELEVATION |
| OVERHEAD WIRES | EXISTING WELL |
| BUILDING SETBACK LINE OR BUFFER | |

LIST OF DRAWINGS

SHEET TITLE	SHEET NUMBER
COVER SHEET	1
EXISTING CONDITIONS PLAN	2
SITE PLAN (RCRD PLAN)	3
PROPOSED GRADING PLAN	4
CONSTRUCTION DETAILS	5 - 6
NHDOT SITE DISTANCE PLAN	7

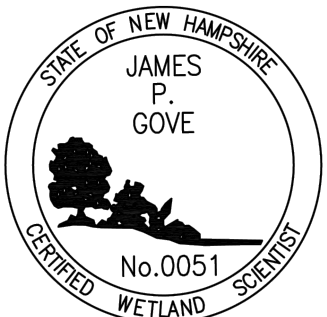


LAND SURVEY PREPARED BY:



JAMES M. LAVELLE ASSOCIATES
2 STARWOOD DRIVE
HAMPSTEAD, NH 03841
TEL. (603) 329-6851
E-MAIL: INFO@JMLASURVEY.COM

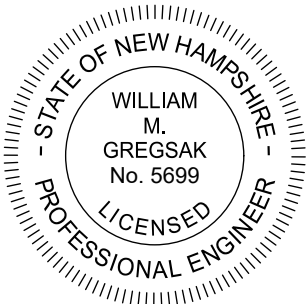
CERTIFIED WETLAND SCIENTIST:
JAMES P. GOVE (CWS 051)
GOVE ENVIRONMENTAL SERVICES, INC
8 CONTINENTAL DRIVE, EXETER, NH 03833
TEL. (603) 580-4121



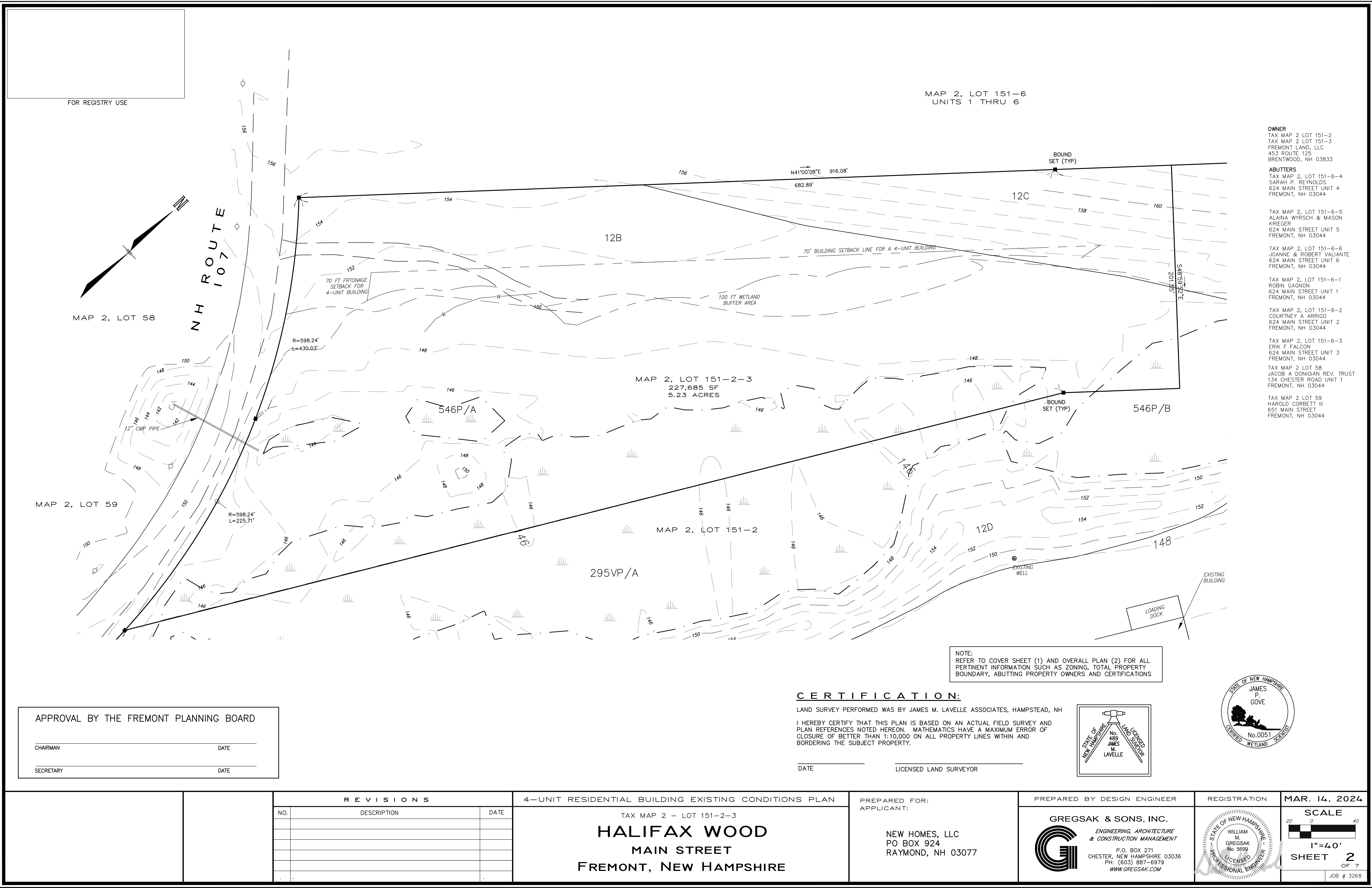
REVISIONS		
NO.	DESCRIPTION	DATE

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

APPLICANT:
STANLEY REAL ESTATE DEVELOPMENT, LLC
10 WRIGHT STREET, SUITE 1
RAYMOND, NH 03077



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



FOR REGISTRY USE

MAP 2, LOT 151-6
UNITS 1 THRU 6

OWNER
TAX MAP 2 LOT 151-2
TAX MAP 2 LOT 151-3
FREMONT LAND, LLC
453 ROUTE 125
BRENTWOOD, NH 03833

ABUTTERS
TAX MAP 2, LOT 151-6-4
SARAH P. REYNOLDS
624 MAIN STREET UNIT 4
FREMONT, NH 03044

TAX MAP 2, LOT 151-6-5
ALAINA WYRSCH & MASON
KRIEGER
624 MAIN STREET UNIT 5
FREMONT, NH 03044

TAX MAP 2, LOT 151-6-6
JOANNE & ROBERT VALIANTE
624 MAIN STREET UNIT 6
FREMONT, NH 03044

TAX MAP 2, LOT 151-6-1
ROBIN GAGNON
624 MAIN STREET UNIT 1
FREMONT, NH 03044

TAX MAP 2, LOT 151-6-2
COURTNEY A. ARRIGO
624 MAIN STREET UNIT 2
FREMONT, NH 03044

TAX MAP 2, LOT 151-6-3
ERIK F. FALCON
624 MAIN STREET UNIT 3
FREMONT, NH 03044

TAX MAP 2 LOT 58
JACOB A. DONIGIAN REV. TRUST
134 CHESTER ROAD UNIT 1
FREMONT, NH 03044

TAX MAP 2 LOT 59
HAROLD CORBETT III
651 MAIN STREET
FREMONT, NH 03044

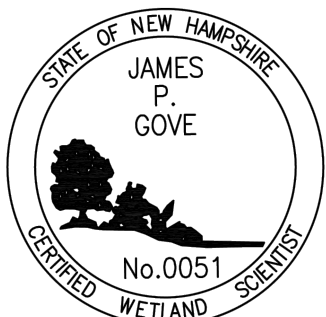
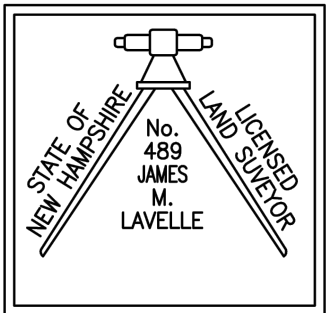
NOTE:
REFER TO COVER SHEET (1) AND OVERALL PLAN (2) FOR ALL
PERTINENT INFORMATION SUCH AS ZONING, TOTAL PROPERTY
BOUNDARY, ABUTTING PROPERTY OWNERS AND CERTIFICATIONS

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
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



APPROVAL BY THE FREMONT PLANNING BOARD

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

REVISIONS

NO.	DESCRIPTION	DATE

4-UNIT RESIDENTIAL BUILDING EXISTING CONDITIONS PLAN

TAX MAP 2 - LOT 151-2-3
HALIFAX WOOD
MAIN STREET
FREMONT, NEW HAMPSHIRE

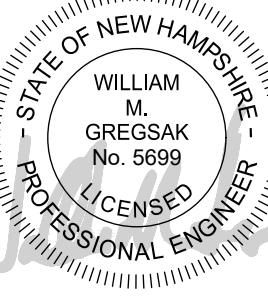
PREPARED FOR:
APPLICANT:

NEW HOMES, LLC
PO BOX 924
RAYMOND, NH 03077

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



MAR. 14, 2024

SCALE

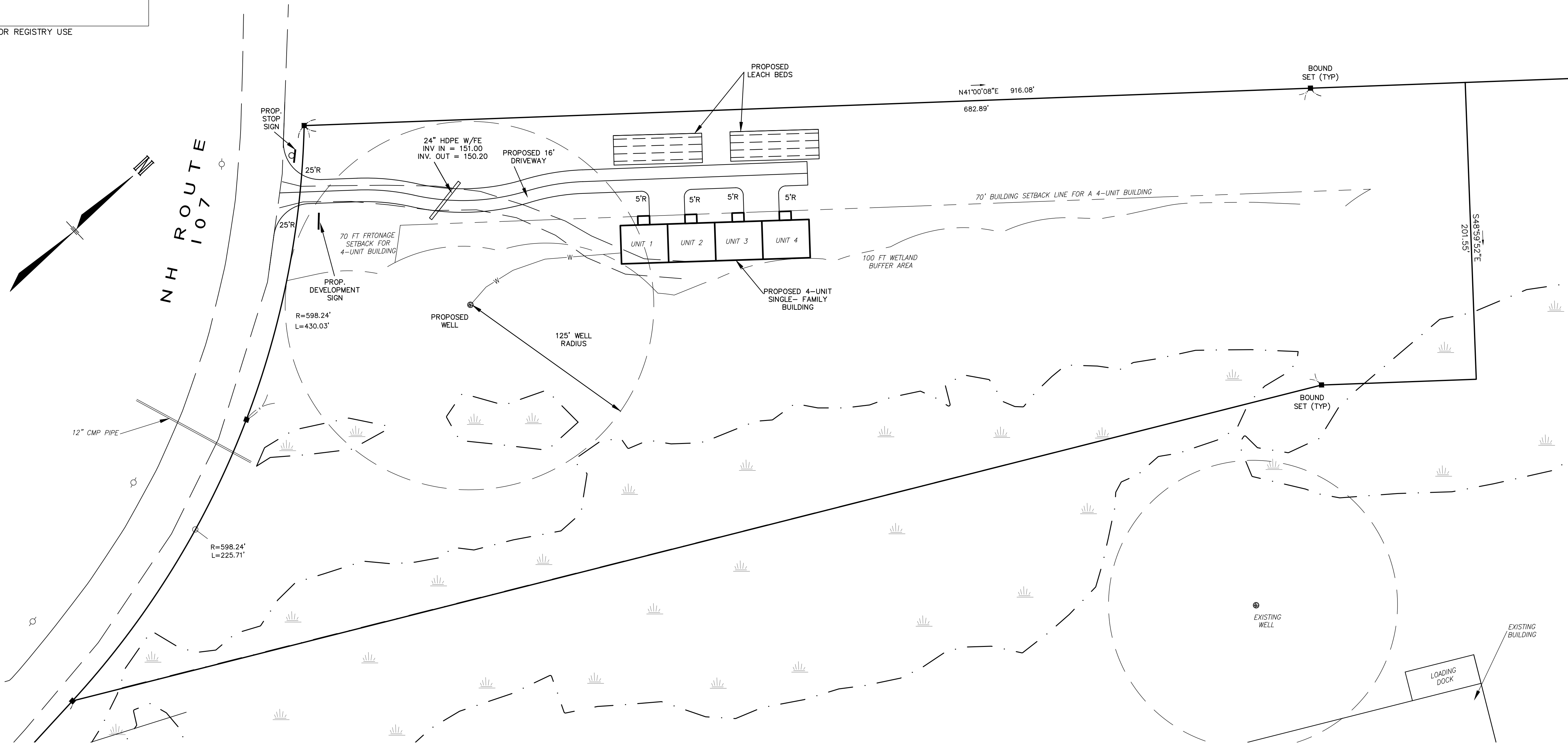


1"=40'

SHEET 2

OF 7
JOB # 3268

FOR REGISTRY USE



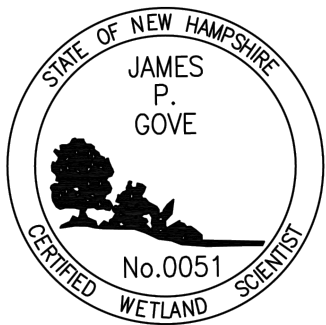
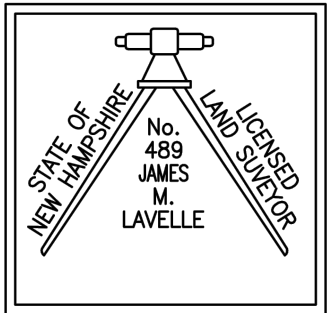
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DATE _____ LICENSED LAND SURVEYOR



APPROVAL BY THE FREMONT PLANNING BOARD

CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____

REVISIONS

NO.	DESCRIPTION	DATE

4-UNIT RESIDENTIAL BUILDING SITE PLAN

TAX MAP 2 - LOT 151-2-3
HALIFAX WOOD
MAIN STREET
FREMONT, NEW HAMPSHIRE

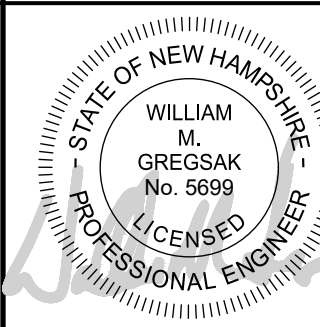
PREPARED FOR:
APPLICANT:

NEW HOMES, LLC
PO BOX 924
RAYMOND, NH 03077

PREPARED BY DESIGN ENGINEER

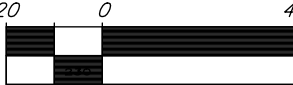
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MAR. 14, 2024

SCALE



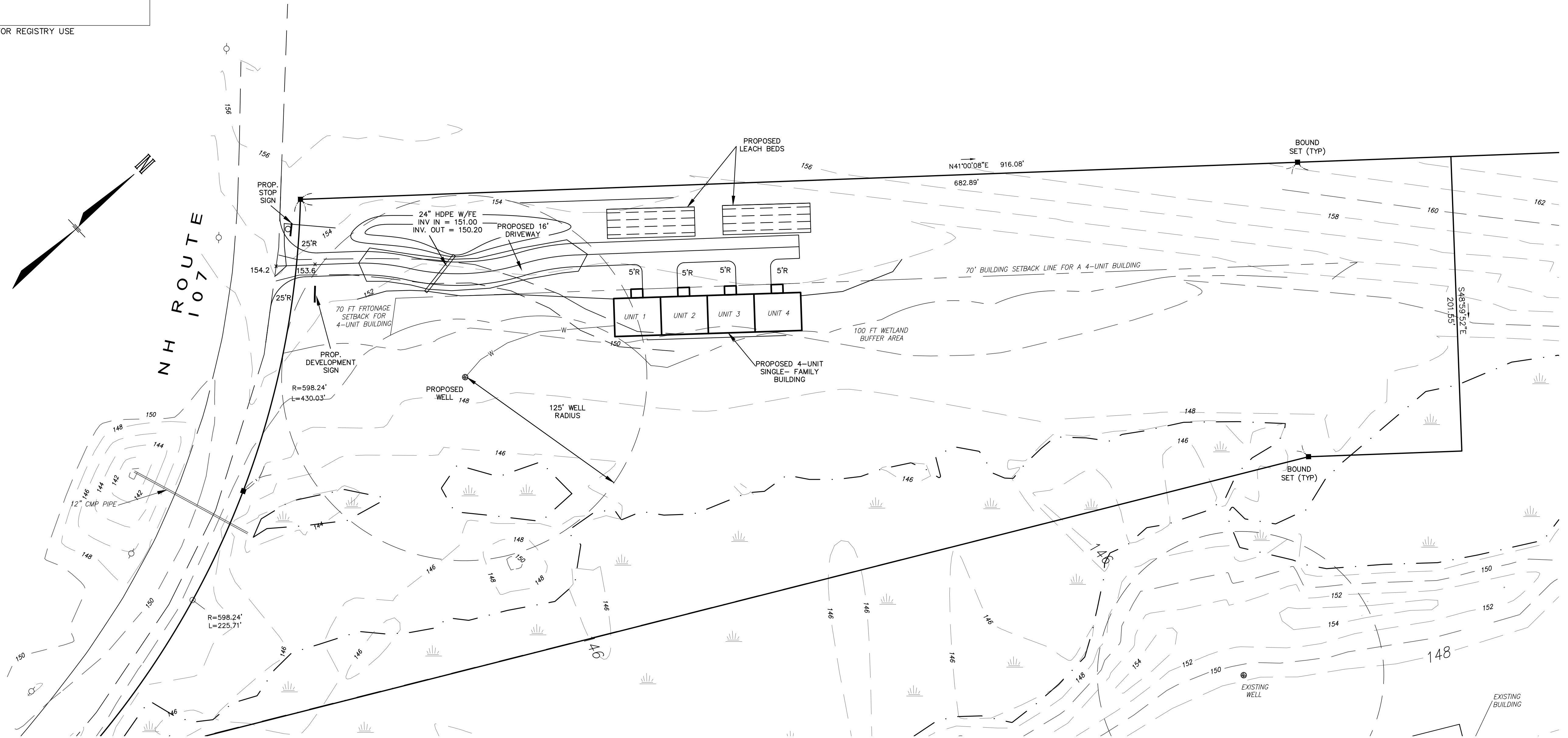
1"=40'

SHEET 3

OF 7

JOB # 3268

FOR REGISTRY USE



NOTE:
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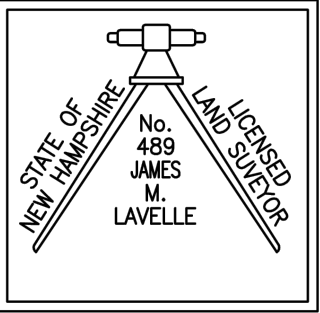
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BORDERING THE SUBJECT PROPERTY.

DATE

LICENSED LAND SURVEYOR



APPROVAL BY THE FREMONT PLANNING BOARD

CHAIRMAN

DATE

SECRETARY

DATE

REVISIONS

NO.	DESCRIPTION	DATE

GRADING AND DRAINAGE PLAN

TAX MAP 2 - LOT 151-2-3

HALIFAX WOOD
MAIN STREET
FREMONT, NEW HAMPSHIRE

PREPARED FOR:
APPLICANT:

NEW HOMES, LLC
PO BOX 924
RAYMOND, NH 03077

PREPARED BY DESIGN ENGINEER

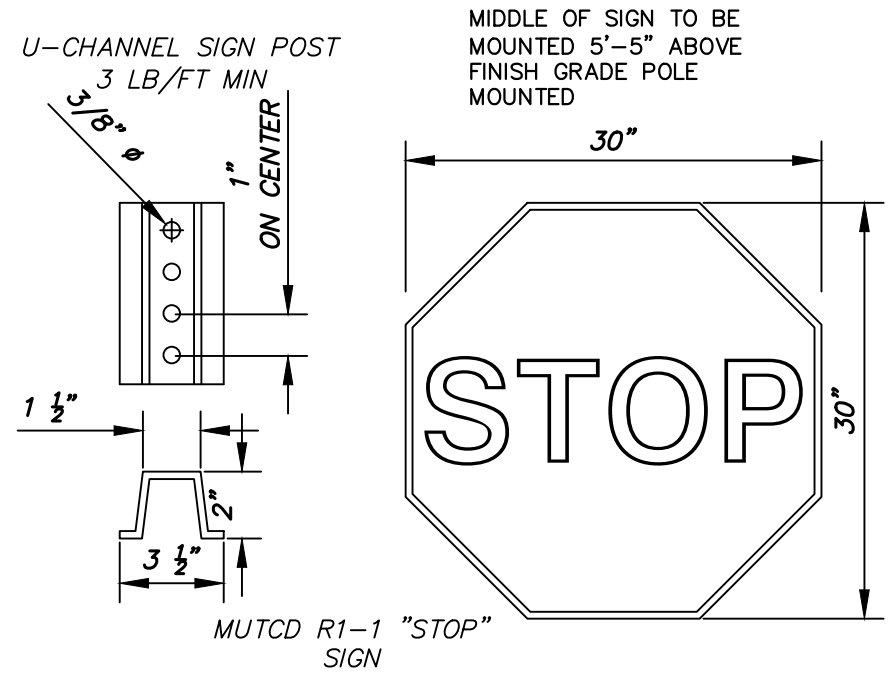
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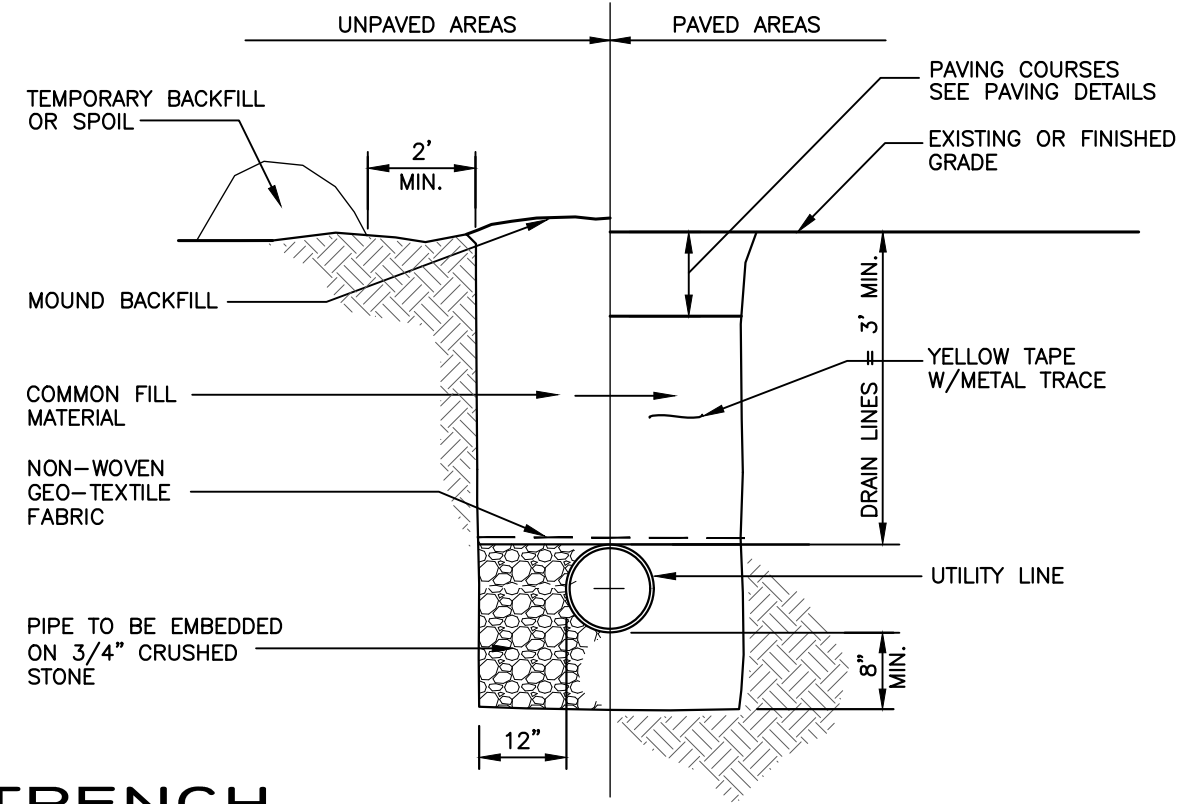
WILLIAM
M.
GREGSAK
No. 5699
LICENSED
PROFESSIONAL ENGINEER

MAR. 14, 2024

SCALE
20 0 40
1"=40'
SHEET 4
OF 7
JOB # 3268



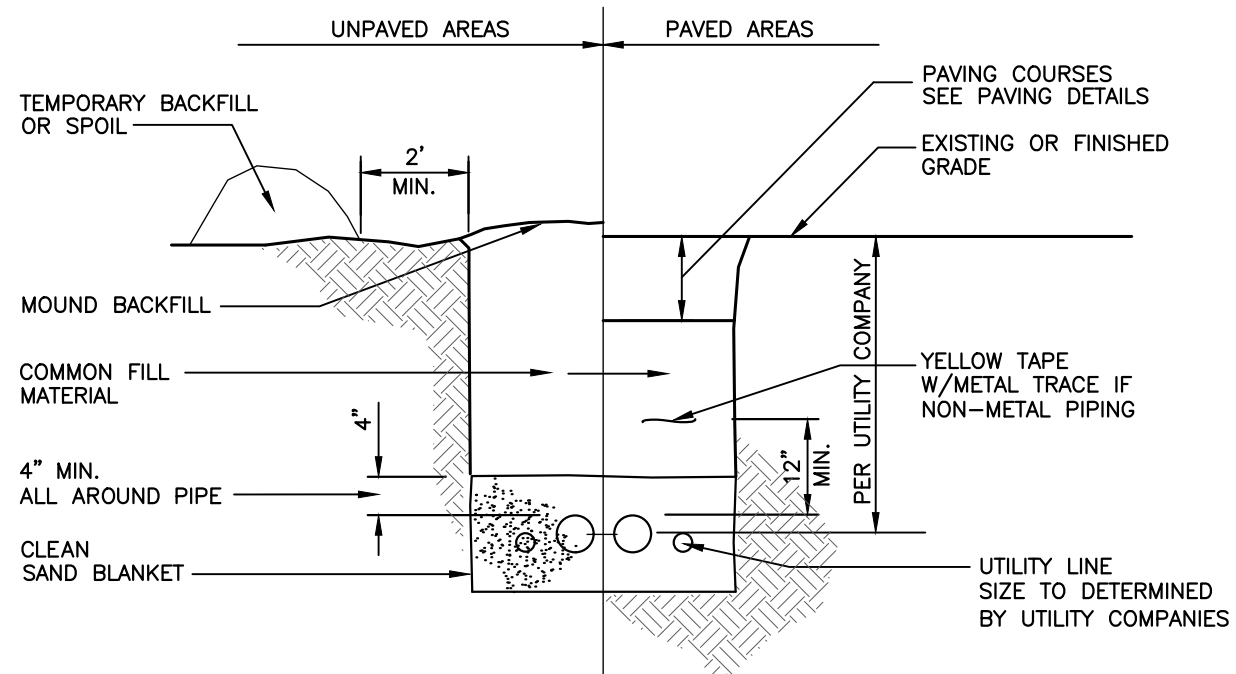
SITE SIGNAGE DETAIL



TRENCH

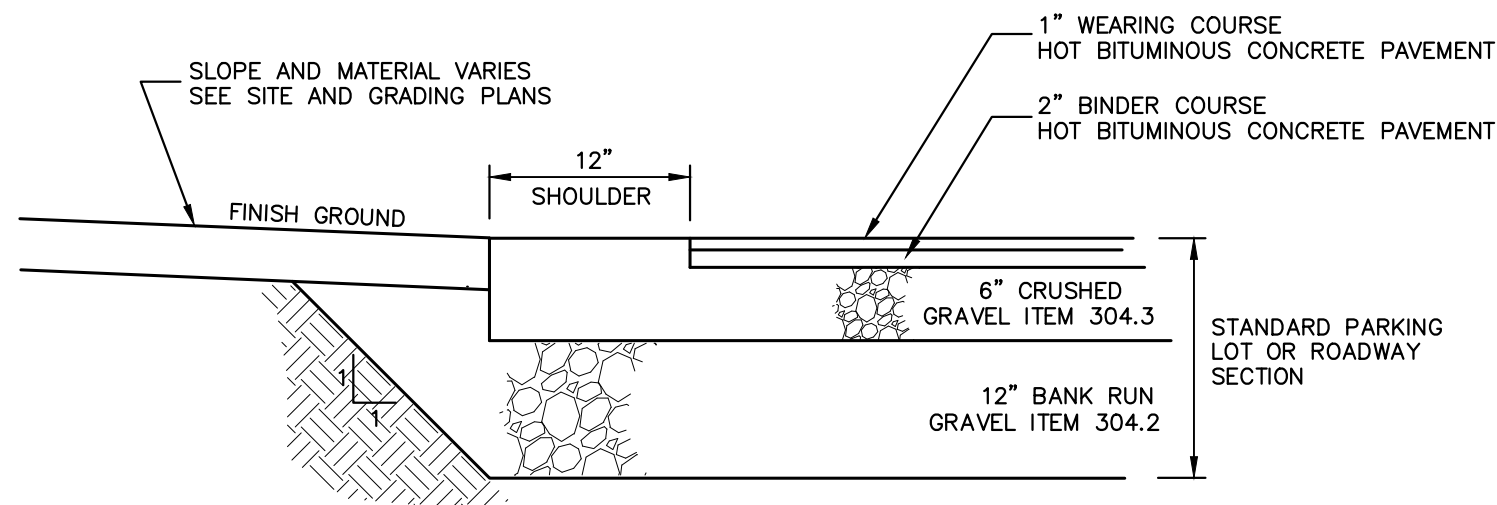
FOR DRAIN LINES

NOT TO SCALE



UTILITY TRENCH DETAIL

NOT TO SCALE

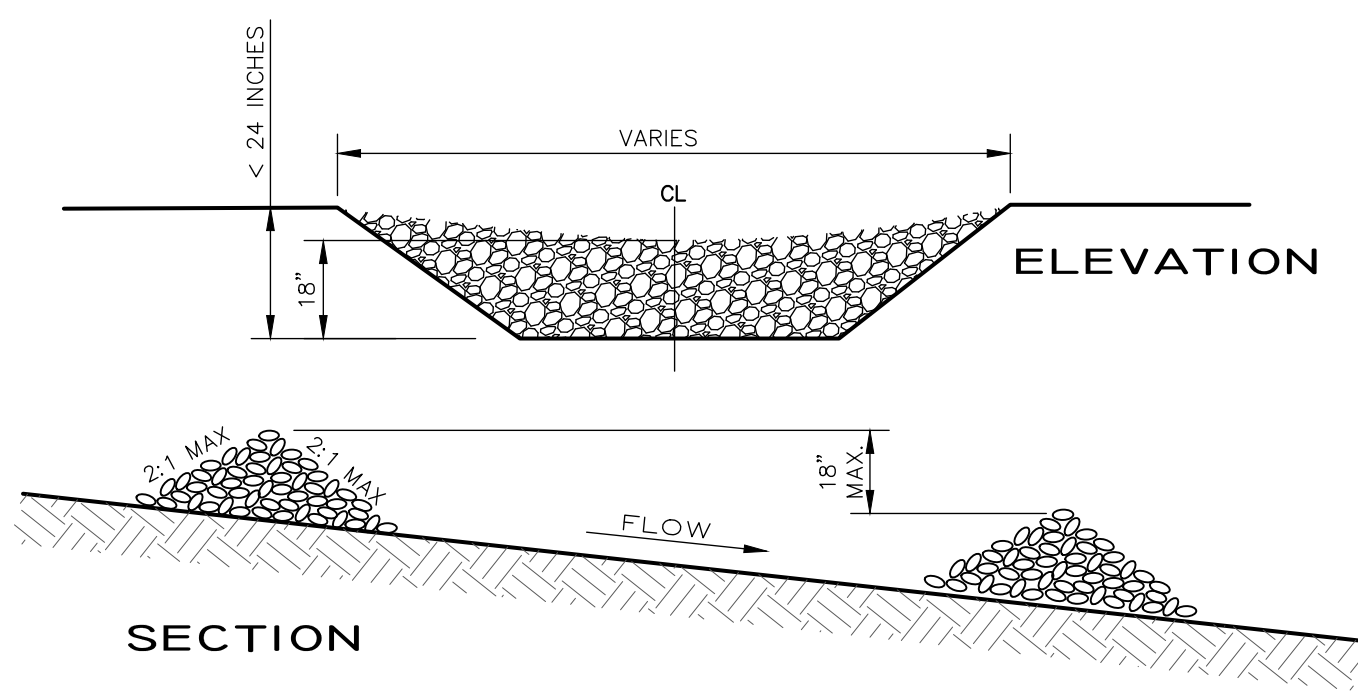


NOTE:

IF THERE ARE AREAS OF HEAVY TRUCK TRAFFIC IT IS RECOMMENDED THAT LARGE THICKNESSES FOR BOTH CRUSHED GRAVEL AND BANK RUN GRAVEL ARE USED.

TYPICAL PARKING LOT

NOT TO SCALE

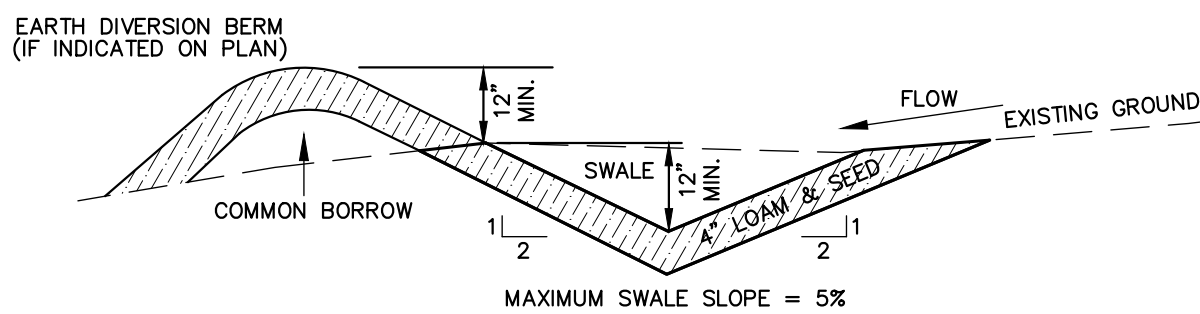


NOTE

1. STRUCTURES SHALL BE INSTALLED ACCORDING TO THE DIMENSIONS SHOWN ON THE PLANS AT THE APPROPRIATE SPACING.
2. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER SO THAT EROSION WILL BE MINIMIZED.
3. SEEDING, FERTILIZING AND MULCHING SHALL CONFORM TO THE RECOMMENDATIONS IN THE APPROPRIATE BMP.
4. STRUCTURES ARE TEMPORARY AND ARE TO BE REMOVED FROM THE CHANNEL WHEN THEIR USEFUL LIFE HAS EXPIRED, WHEN A SOLID STAND OF GRASS HAS GROWN AND STABILIZED.
5. STONE SIZE TO BE 2 TO 3 INCHES WASHED STONE, FREE OF FINES.

STONE CHECK DAM

NOT TO SCALE



CONSTRUCTION NOTES

1. THE FOUNDATION AREA OF THE WATERWAY SHALL BE CLEARED AND GRUBBED OF ALL TREES, BRUSH, STUMPS AND OTHER OBJECTIONABLE MATERIAL. MATERIALS REMOVED SHALL BE DISPOSED OF SO THEY DO NOT INTERFERE WITH THE CONSTRUCTION OR PROPER FUNCTION OF THE WATERWAY.
2. THE WATERWAY SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE DESIGN CRITERIA. THE WATERWAY SHALL BE FREE OF IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
3. EARTH FILLS REQUIRED TO MEET SUBGRADE REQUIREMENTS BECAUSE OF OVER EXCAVATION OR TOPOGRAPHY SHALL BE COMPACTED TO THE SAME DENSITY AS THE SURROUNDING SOIL TO PREVENT UNEQUAL SETTLEMENT THAT COULD CAUSE DAMAGE TO THE COMPLETED WATERWAY. EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE WATERWAY.
4. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER AS TO MINIMIZE EROSION AND AIR AND WATER POLLUTION. ALL APPROPRIATE STATE AND LOCAL LAWS AND REGULATIONS SHALL BE COMPLIED WITH FOR DESIGN AND INSTALLATION.
5. THE WATERWAY SHALL BE STABILIZED USING THE APPROPRIATE "BEST MANAGEMENT PRACTICES" FOR VEGETATIVE MEASURES.

GRASS LINED SWALE

NOT TO SCALE

REVISIONS

NO.	DESCRIPTION	DATE

CONSTRUCTION DETAILS

TAX MAP 2 - LOT 151-2-3
HALIFAX WOOD
MAIN STREET
FREMONT, NEW HAMPSHIRE

PREPARED FOR:
APPLICANT:

NEW HOMES, LLC
PO BOX 924
RAYMOND, NH 03077

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

MAR. 14, 2024

SCALE
NONE

SHEET 5
OF 7

JOB # 3268

GENERAL NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN REGULATIONS AND THE LATEST EDITION OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
2. IF, DURING CONSTRUCTION IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR, DEVELOPER OR OWNER ARE RESPONSIBLE TO DOCUMENT THE APPARENT DEFICIENCIES AND NOTIFY THE DESIGN ENGINEER PRIOR TO CONTINUING CONSTRUCTION ACTIVITIES. THE DESIGN ENGINEER, IN COOPERATION WITH THE CONTRACTOR, DEVELOPER OR OWNER WILL RESOLVE THE APPARENT DEFICIENCIES TO MEET APPLICABLE TOWN REGULATIONS.
3. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED, THE CONTRACTOR, DEVELOPER OR OWNER SHALL BE REQUIRED TO INSTALL ADDITIONAL EROSION PROTECTION MEASURES.
4. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO VERIFY THE LOCATION OF ALL UTILITIES OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AT ALL TIMES.
6. NO EXCAVATED AREA SHALL BE LEFT UNATTENDED AND SHALL BE THOROUGHLY SECURED ON A DAILY BASIS.
7. THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENT AND INTENT OF RSA 430:53 AND CHAPTER Agr 3800 RELATIVE TO INVASIVE SPECIES.
8. THE LIMITS OF DISTURBANCE FOR THIS PROJECT IS 74,000 SF ±, THEREFORE AN EPA NOTICE OF INTENT OR SWPPP IS REQUIRED.

CONSTRUCTION SEQUENCE:

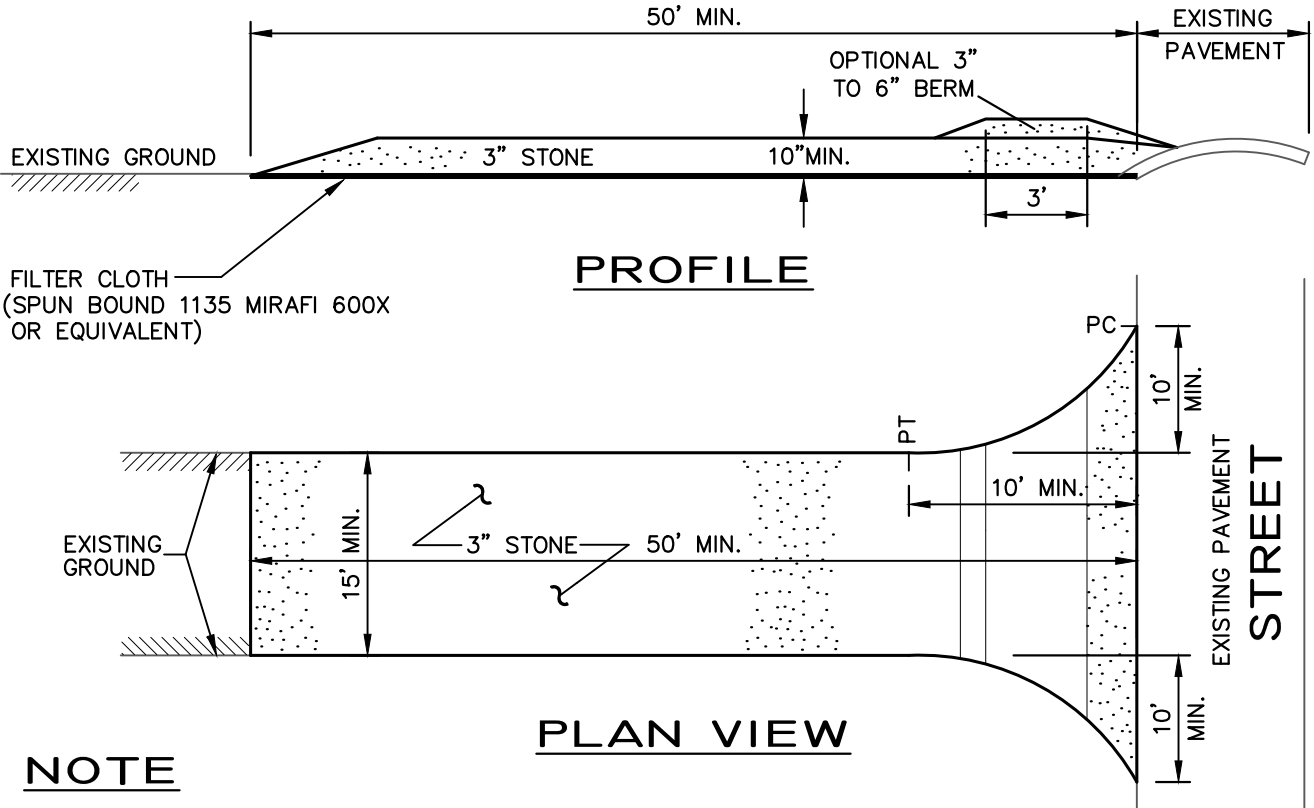
1. CUT AND CLEAR TREES WITHIN LIMIT OF WORK (PROPOSED TREELINE), UNLESS OTHERWISE NOTED. ALL STUMPS, BRANCHES, TOPS AND BRUSH TO BE PROPERLY DISPOSED OF, PREFERABLY OFF SITE.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AS SHOWN AND DETAILED IN THIS PLAN SET.
3. CONSTRUCT TEMPORARY AND PERMANENT EROSION CONTROL FACILITIES (DETENTION BASINS, TREATMENT SWALES, GRASS SWALES AND STONE LINED RIP-RAP SWALES) PRIOR TO ANY EARTH MOVING OPERATION.
4. ALL SWALES AND DITCH LINES SHALL BE PROTECTED FROM EROSION. ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
5. ALL STORM DRAINAGE SYSTEMS SUCH AS DETENTION/RETENTION BASINS, TREATMENT SWALES OR LEVEL SPREADERS SHALL BE PROTECTED FROM EROSION. ALL STORM DRAINAGE SYSTEMS SHALL BE STABILIZED PRIOR TO DIRECTING FLOW INTO THEM.
6. NO CATCH BASIN FRAME AND GRATE SHALL BE INSTALLED PRIOR TO PAVING (IF APPLICABLE). ALL DRAINAGE STRUCTURES ARE TO BE "PLATED" AND CUT OUT FOLLOWING PAVING OPERATIONS, ONLY IF ALL DOWNSTREAM DRAINAGE ELEMENTS ARE STABLE, INCLUDING, BUT NOT LIMITED TO OUTLET PROTECTION, ALL SLOPE GRADING, VEGETATED OR RIPRAP SWALES, DETENTION BASIN AND TREATMENT SWALES.
7. IF CATCH BASIN FRAMES AND GRATES ARE PROPOSED, SPECIFIC SOIL EROSION MEASURES MUST BE INSTALLED SUCH AS GRAVEL AND WIRE MESH DROP INLET SEDIMENT FILTER OR BLOCK AND GRAVEL DROP INLET SEDIMENT FILTER OR "SILT SAK".
8. CONSTRUCT TEMPORARY CULVERTS, DIVERSION DITCHES/SWALES OR BERMS AS REQUIRED TO MINIMIZE THE EROSION AFFECTS OF STORMWATER RUNOFF DURING ALL CONSTRUCTION ACTIVITIES.
9. COMPLETE GRUBBING OPERATIONS. ALL STUMPS AND DEBRIS SHALL BE PROPERLY DISPOSED OF, PREFERABLY OFF SITE.
10. ALL MATERIAL SUITABLE FOR USE AS TOPSOIL SHALL BE STOCKPILED IN UPLANDS AREAS. ALL STOCKPILES SHALL BE SEEDED WITH WINTER RYE AND IF NECESSARY, SURROUNDED WITH SILT FENCE, AND/OR STRAW BALES, IN ORDER TO PREVENT OR CONTAIN SOIL EROSION.
11. ALL MATERIAL SUITABLE FOR FILL OR SELECT MATERIAL SHALL BE STOCKPILED IN UPLANDS AREAS. ALL STOCKPILES SHALL BE SURROUNDED WITH SILT FENCE, AND/OR STRAW BALES, IN ORDER TO CONTAIN SOIL EROSION.
12. REMOVE ALL IMPROPER ROADWAY/SITE FOUNDATION MATERIAL WITHIN 18" OF SUBGRADE. REPLACE WITH COMPACTED GRANULAR FILL ACCEPTABLE TO THE STATE/TOWN SPECIFICATIONS. ALL SUITABLE FILL MATERIAL SHALL BE COMPACTED TO AT LEAST 95% OF THE DRY WEIGHT AS DETERMINED BY MODIFIED PROCTOR TESTING (ASTM D-1556) REQUIREMENTS.
13. CONSTRUCT ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO DRAIN, DATA, CABLE AND POWER.
14. ROUGH GRADE ROADWAY/SITE WITHIN LIMIT OF WORK AND COMMENCE CONSTRUCTION OF ROADWAY OR SITE.
15. COMPLETE ROADWAY/SITE SLOPE GRADING/EMBANKMENT CONSTRUCTION. ALL SLOPES SHALL BE STABILIZED AND SEEDED IMMEDIATELY AFTER GRADING. THE CONTRACTOR SHALL STABILIZE SLOPES WITH APPROPRIATE SEEDING PROGRAM OR JUTE MAT, WHEREVER SPECIFIED. JUTE MATTING SHALL TYPICALLY BE USED ON ANY SLOPES STEEPER THEN 3:1
16. APPLY TOPSOIL TO ROADWAY/SITE SLOPES AND OTHER AREAS DISTURBED BY CONSTRUCTION. TOPSOIL USED MAY BE NATIVE ORGANIC MATERIAL SCREENED AS TO BE FREE FROM ROOTS, BRANCHES, STONES, AND OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL BE APPLIED SO AS TO PROVIDE A MINIMUM OF A 4-INCH COMPACTED THICKNESS. UPON COMPLETION OF TOPSOILING, FINISHED SECTIONS ARE TO BE LIMED, SEEDED, AND MULCHED. THE CONTRACTOR SHALL INSPECT COMPLETED SECTIONS OF WORK ON A REGULAR BASIS AND REMEDY ANY PROBLEM AREAS UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
17. PERFORM FINAL PAVING OPERATIONS), INSTALL GUARDRAIL (IF APPLICABLE) AS SHOWN ON THE APPROVED PLANS.
18. MAINTAIN, REPAIR, AND REPLACE TEMPORARY EROSION CONTROL MEASURES AS NECESSARY FOR A MINIMUM PERIOD OF 12 MONTHS FOLLOWING SUBSTANTIAL COMPLETION.
19. AFTER STABILIZATION (12 MONTHLY FOLLOWING SUBSTANTIAL COMPLETION), REMOVE AND PROPERLY DISPOSE OF TEMPORARY EROSION CONTROL MEASURES, PREFERABLY OFF SITE.

WINTER CONSTRUCTION NOTES

- a. ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 115% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
- b. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 115% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- c. AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.

SEEDING SPECIFICATIONS

- | MIXTURE | POUNDS/ACRE | POUNDS/1,000 SF |
|---------------------|-------------|-----------------|
| TALL FESCUE | 20 | 0.45 |
| CREEPING RED FESCUE | 20 | 0.45 |
| BIRDSFOOT TREFLOIL | 8 | 0.20 |
| TOTAL | 48 | 1.10 |
1. SEEDBED PREPARATION
- A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
- B. STONES LARGER THAN FOUR INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT FOUR INCHES TO PREPARE A SEEDBED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
2. ESTABLISHING A STAND
- A. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
- AGRICULTURAL LIMESTONE: 2 TONS PER ACRE OR 0.09 LBS. PER SQ. FT.
 - NITROGEN (N): 50 LBS. PER ACRE OR 1.1 LBS. PER 1000 SQ. FT.
 - PHOSPHATE (P₂O₅): 100 LBS. PER ACRE OR 2.2 LBS. PER 1000 SQ. FT.
 - POTASH (K₂O): 100 LBS. PER ACRE OR 2.2 LBS. PER 1000 SQ. FT.
- (NOTE: THIS IS THE EQUIVALENT OF 500 LBS. PER ACRE OF 11-20-20 FERTILIZER OR 1,000 LBS. PER ACRE OF 5-10-10)
- B. SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING, AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH 0.25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
- C. REFER TO TABLE 7-35 OF "STORMWATER MANAGEMENT AND SEDIMENTATION CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE", FOR APPROPRIATE SEED MIXTURES AND TABLE 7-36 FOR RATES OF SEEDING. ALL LEGUMES (CROWNVETCH, BIRDSFOOT TREFLOIL, AND FLATPEA), MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT.
- D. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 10 TO SEPTEMBER 1.
3. MULCH
- A. STRAW, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
- B. MULCH WILL BE HELD IN PLACE USING TECHNIQUES FROM THE "BEST MANAGEMENT PRACTICE FORMULCHING", AS SHOWN IN, "STORMWATER MANAGEMENT AND SEDIMENTATION CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE".
4. MAINTENANCE TO ESTABLISH A STAND
- A. PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
- B. FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIALS TAKE 2 TO 3 YEARS TO BECOME ESTABLISHED.
- C. IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.



NOTE

1. STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL BE NOT LESS THAN 75 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 10 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICH EVER IS GREATER.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENTIAL LOT.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
8. WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

STABILIZED CONSTRUCTION ENTRANCE

EROSION CONTROL NOTES

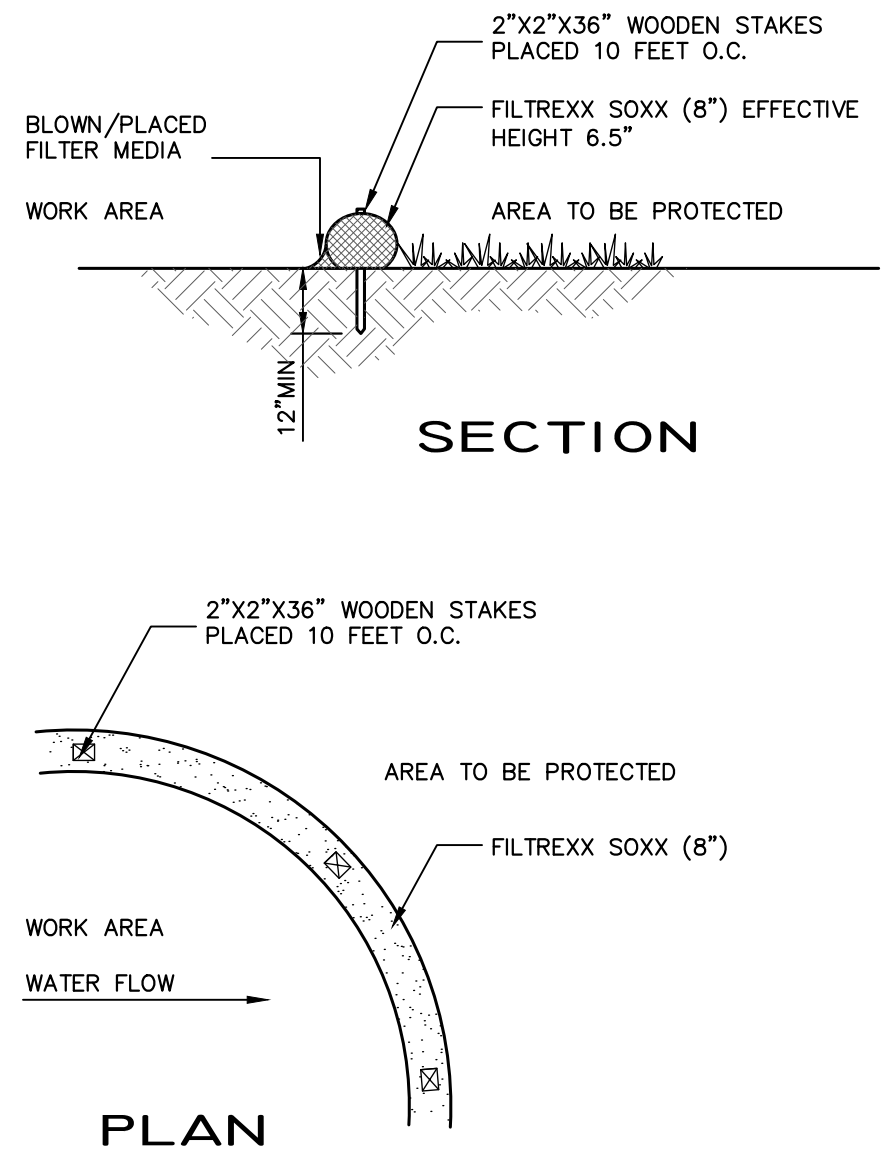
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS (EPA, NHDES AND TOWN REGULATIONS). THE GENERAL NOTES AND DETAILS CONTAINED IN THIS PLAN SERVE AS A GUIDE ONLY.
1. PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS. INSTALLATION OF STRAWBALE BARRIERS AND SILTATION FENCES OR MULCH SOCK SHALL BE COMPLETED PRIOR TO THE START OF SITE WORK IN ANY SPECIFIC AREA. PREFABRICATED SILTATION FENCES AND SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
2. STRAWBALE BARRIERS AND SILTATION FENCES/MULCH SOCK SHALL BE KEPT CLEAN DURING CONSTRUCTION AND REMOVED WHEN ALL SLOPES HAVE A HEALTHY STAND OF VEGETATIVE COVER. EROSION CONTROL MEASURES SHALL BE INSPECTED ON A WEEKLY BASIS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES
3. EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEREVER POSSIBLE.
4. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES. AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED, ALL ROADWAYS/SITE GRADING SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE. CUT AND FILL SLOPES SHALL BE LOAMED & SEEDED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURED:
- a. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED
 - b. A MINIMUM OF 115% VEGETATED GROWTH HAS BEEN ESTABLISHED
 - c. A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED
 - d. OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED
- TIME LIMIT: ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
5. ALL DISTURBED AREAS SHALL HAVE A MINIMUM OF 4" OF LOAM INSTALLED WITH NOT LESS THAN 1.1 POUNDS OF SEED MIX PER 1,000 SQ. FT. SEE SEEDING SPECIFICATIONS ON THIS SHEET
6. LIME AND FERTILIZER SHALL BE INCORPORATED INTO THE SOIL PRIOR TO OR AT THE TIME OF AT THE TIME OF SEEDING. A MINIMUM OF 2 TONS PER ACRE OF AGRICULTURAL LIMESTONE AND 500 LBS. PER ACRE OF 11-20-20 FERTILIZER SHALL BE APPLIED. SEEDING PRACTICES SHALL COMPLY WITH LOCAL USDA SOIL CONSERVATION SERVICES RECOMMENDATIONS.
7. STRAW MULCH OR JUTE MATTING SHALL BE USED IF/WHERE INDICATED ON THE PLANS. A MINIMUM OF 1.5 TONS OF MULCH PER ACRE SHALL BE APPLIED. MULCH SHALL BE ANCHORED IN PLACE WHERE NECESSARY. JUTE MATTING SHALL BE LAID IN THE DIRECTION OF RUNOFF FLOW FLOW AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
8. PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS AREA NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 15 TO SEPTEMBER 15. NO DISTURBED AREA SHALL BE LEFT EXPOSED DURING WINTER MONTHS.
9. TO CONTROL DUST DURING CONSTRUCTION, WATER DISTRIBUTION SHALL BE USED.

NOTE

1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS
2. FILTER MEDIA TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON-SITE, AS DETERMINED BY THE ENGINEER
4. MAXIMUM SLOPE LENGTH ABOVE THE FILTREXX SOXX IS 200 FEET FOR A 10% SLOPE, 140 FEET FOR A 15% SLOPE, 100 FEET FOR A 20% SLOPE, 80 FEET FOR A 25% SLOPE.
5. CONTRACTOR IS TO BE FILTREXX CERTIFIED AS DETERMINED BY MANUFACTURER.
6. STAKES SHALL BE INSTALLED THROUGHOUT THE MIDDLE OF THE SOXX ON 10 FOOT CENTERS.
7. SEDIMENT CONTROL SHOULD BE PLACED NEAR PARALLEL TO THE BASE OF THE SLOPE AS SHOWN ON THE PLANS.
8. LOOSE COMPOST MAY BE BACKFILLED ALONG THE UPSLOPE SIDE OF THE SOXX, FILLING THE SEAM BETWEEN THE SOIL AND THE DEVICE.
9. IF THE "FILTREXX SOXX" IS TO BE LEFT AS A PERMANENT FILTER OR PART OF THE NATURAL LANDSCAPE, IT MAY BE SEEDED AT THE TIME OF INSTALLATION FOR ESTABLISHMENT OF PERMANENT VEGETATION.

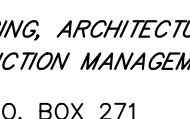
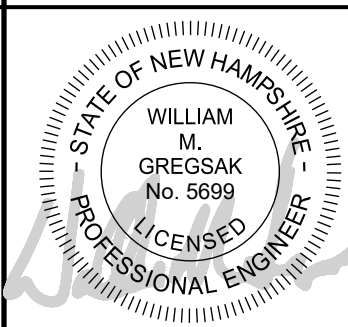
MAINTENANCE

1. THE CONTRACTOR SHALL MAINTAIN THE SEDIMENT CONTROL IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
2. IF DAMAGED, IT SHALL BE REPAIRED OR A SECTION REPLACED IF BEYOND REPAIR.
3. THE CONTRACTOR SHALL REMOVE SEDIMENT AT THE BASE OF THE UPSLOPE SIDE OF THE SEDIMENT CONTROL WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE CONTROL OR 3.25 INCHES (FOR AN 8 INCH SOXX THE EFFECTIVE HEIGHT IS 6.5 INCHES).
4. SEDIMENT CONTROL SHALL BE MAINTAINED UNTIL THE DISTURBED AREA ABOVE THE DEVICE HAS BEEN PERMANENTLY STABILIZED AND CONSTRUCTION ACTIVITY HAS CEASED IN THAT AREA.
5. THE FILTER MEDIA MAY BE DISPERSED ON SITE ONCE THE AREA HAS BEEN PERMANENTLY STABILIZED AND CONSTRUCTION ACTIVITY HAS CEASED IN THAT AREA.

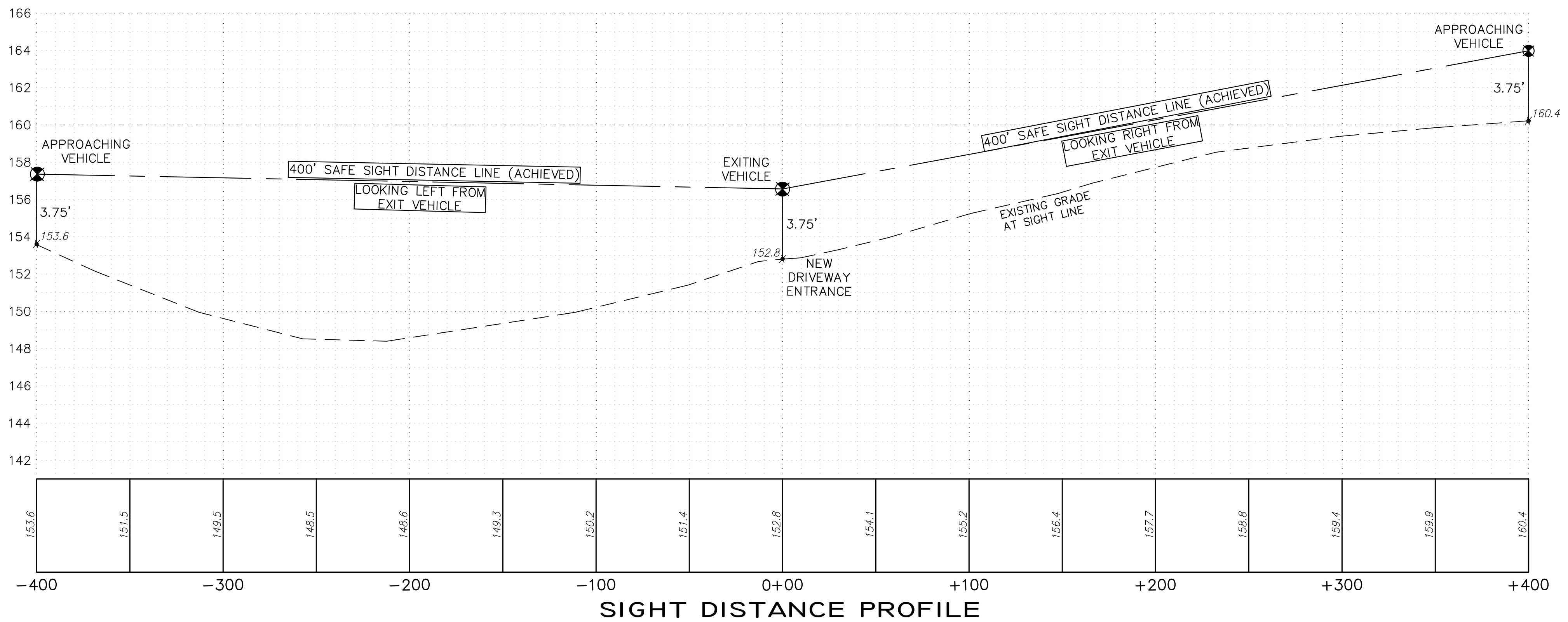
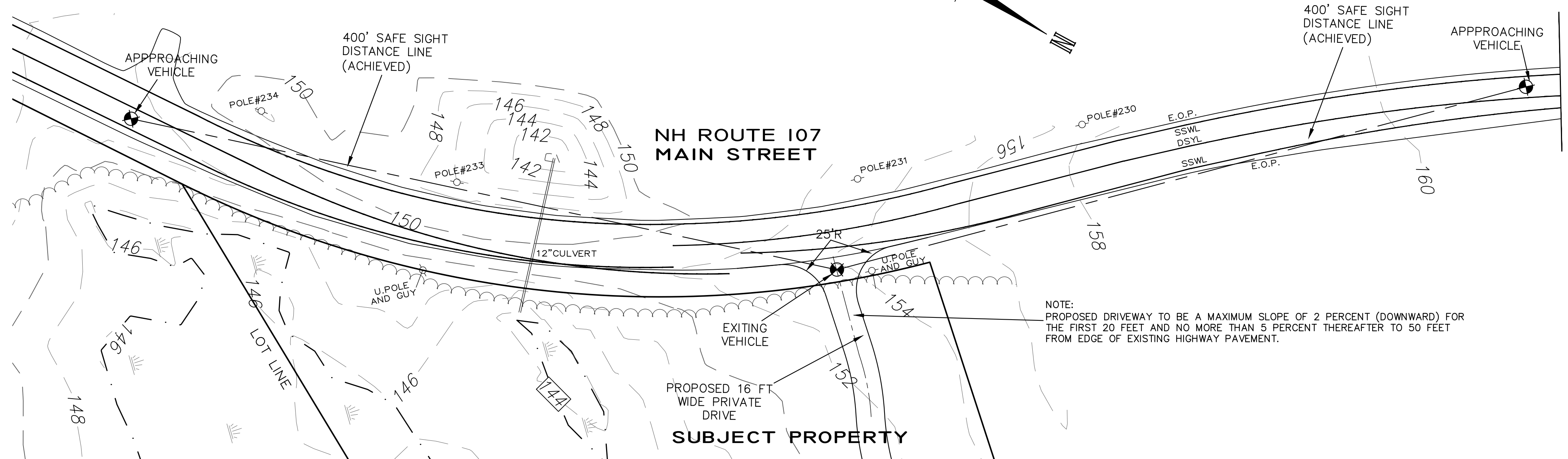


'FILTREXX' SEDIMENT CONTROL DETAIL ("SOXX")

NOT TO SCALE

		R E V I S I O N S		CONSTRUCTION DETAILS		PREPARED FOR: APPLICANT:	PREPARED BY DESIGN ENGINEER	REGISTRATION	MAR. 14, 2024
		NO.	DESCRIPTION	DATE	TAX MAP 2 - LOT 151-2-3 HALIFAX WOOD MAIN STREET FREMONT, NEW HAMPSHIRE	NEW HOMES, LLC PO BOX 924 RAYMOND, NH 03077	 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>		SCALE NONE
									SHEET 6
									OF 7
									JOB # 3268

FOR REGISTRY USE



APPROVAL BY THE FREMONT PLANNING BOARD

CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____

REVISIONS

NO.	DESCRIPTION	DATE

4-UNIT RESIDENTIAL BUILDING SITE DISTANCE

TAX MAP 2 - LOT 151-2-3
HALIFAX WOOD
MAIN STREET
FREMONT, NEW HAMPSHIRE

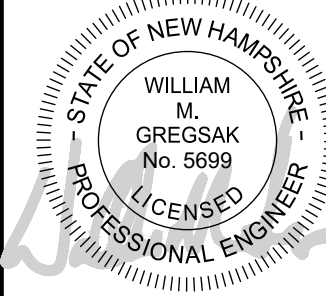
PREPARED FOR:
APPLICANT:

NEW HOMES, LLC
PO BOX 924
RAYMOND, NH 03077

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



MAR. 14, 2024

SCALE
20 0 40
1"=40'
SHEET 7
OF 7
JOB # 3268