

LAND SUBDIVISION

COMMERCIAL USE

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

"IRON HORSE PARK"

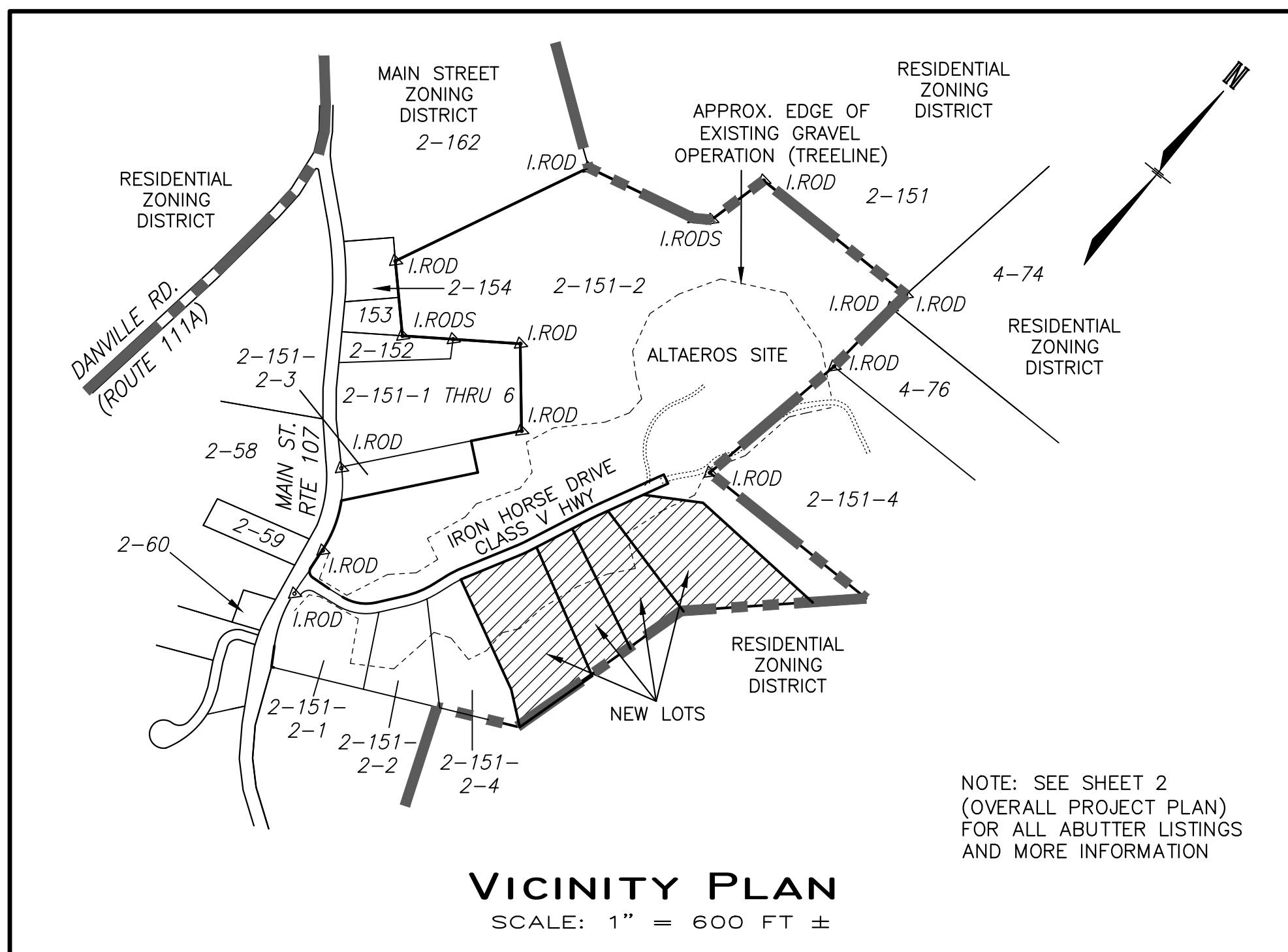
LOCATED AT
TAX MAP 2 LOT 151-2
IRON HORSE DRIVE
FREMONT, NEW HAMPSHIRE

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	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
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



VICINITY PLAN

SCALE: 1" = 600 FT ±

AGENCY APPROVALS:

NHDES - ALTERATION OF TERRAIN APPR # AsT-1594 ON 05-03-2019
(FOR CONSTRUCTION OF ENTIRE SUBJECT PARCEL)
NH HERITAGE INVENTORY DATA CHECK NHB18-2982 (OCT. 2018)
NH FISH AND GAME SPECIES CHECK NHB18-2982 (FEB. 2019)

ADDITIONAL AGENCY APPROVALS:

FOR THIS APPLICATION:
NHDES SUBDIVISION APPROVAL PENDING

TOWN DRIVEWAY ACCESS PERMIT IS REQUIRED PRIOR TO ESTABLISHMENT OF THE CONSTRUCTION OF FUTURE DRIVEWAY ACCESSES TO THE PARCELS NOTABLY: NEW LOTS 151-2-5, 151-2-6, 151-2-7, 151-2-8

ZONING VARIANCES LOT 2-151-2:

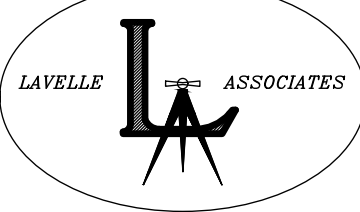
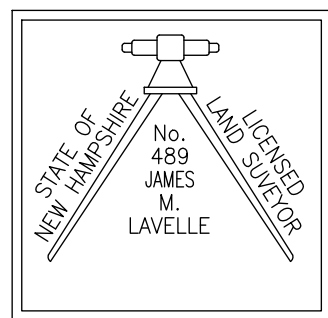
TWO VARIANCES WERE GRANTED ON SEPTEMBER 25, 2018 FROM THE TERMS OF ARTICLE XI SECTION 1101.3 OF THE TOWN OF FREMONT ZONING ORDINANCE.
(CASE 018-007)
(1) TO PERMIT THE CONSTRUCTION OF A 40 FOOT MANUFACTURING/ASSEMBLY BUILDING
(2) TO PERMIT THE CONSTRUCTION OF A 55 FOOT HIGH MANUFACTURING/ASSEMBLY BUILDING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

REQUESTED WAIVERS AUGUST 17, 2022 AND OCTOBER 5, 2022

- ARTICLE III-SECTION 3.D-APPLICANT IS REQUESTING RELIEF FROM THIS SECTION. THE EXISTING PARCEL IS 94.794 ACRES. WE HAVE PROVIDED TOPOGRAPHY AND WETLANDS FOR 62 ACRES OF THE AREA AND OF THAT INCLUDES THE PROPOSED LOT
PENDING
- ARTICLE III-SECTION 3.E-APPLICANT IS REQUESTING RELIEF FROM THIS SECTION. EXISTING GRADES AND TOPOGRAPHIC CONTOURS AT INTERVALS NOT EXCEEDING TWO (2) FEET WITH SPOT ELEVATIONS WHERE THE GRADE IS LESS THAN FIVE (5) PERCENT.
PENDING
- ARTICLE III-SECTION 3.H-APPLICANT IS REQUESTING RELIEF FROM THIS SECTION. NATURAL FEATURES SUCH AS STREAMS, MARSHES, LAKES, PONDS, ROCK OUTCROPS, WOODED AREAS, SIGNIFICANT TREES, LEDGE, AND OTHER SIGNIFICANT ENVIRONMENTAL FEATURES, INCLUDING WETLAND SOILS AS DEFINED UNDER CURRENT FREMONT WETLANDS ORDINANCE, WETLANDS SHALL BE IDENTIFIED BY A NH CERTIFIED SOIL SCIENTIST OR NH CERTIFIED WETLAND SCIENTIST.
PENDING

LAND SURVEY PREPARED BY:

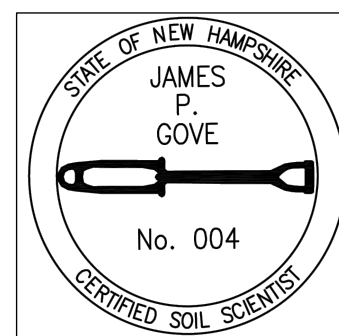


JAMES M. LAVELLE ASSOCIATES
2 STARWOOD DRIVE
HAMPSTEAD, NH 03841
TEL. (603) 329-6851
E-MAIL: INFO@JMLASURVEY.COM

CERTIFIED WETLAND SCIENTIST:

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

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



LANDOWNER:

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

APPLICANT:

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

APPROVAL BY THE FREMONT PLANNING BOARD

CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____

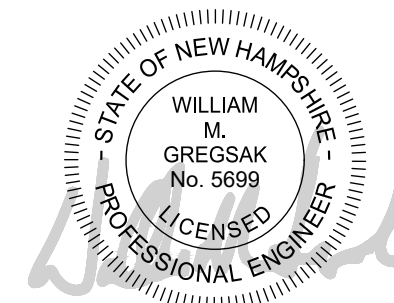
REVISIONS		
NO.	DESCRIPTION	DATE

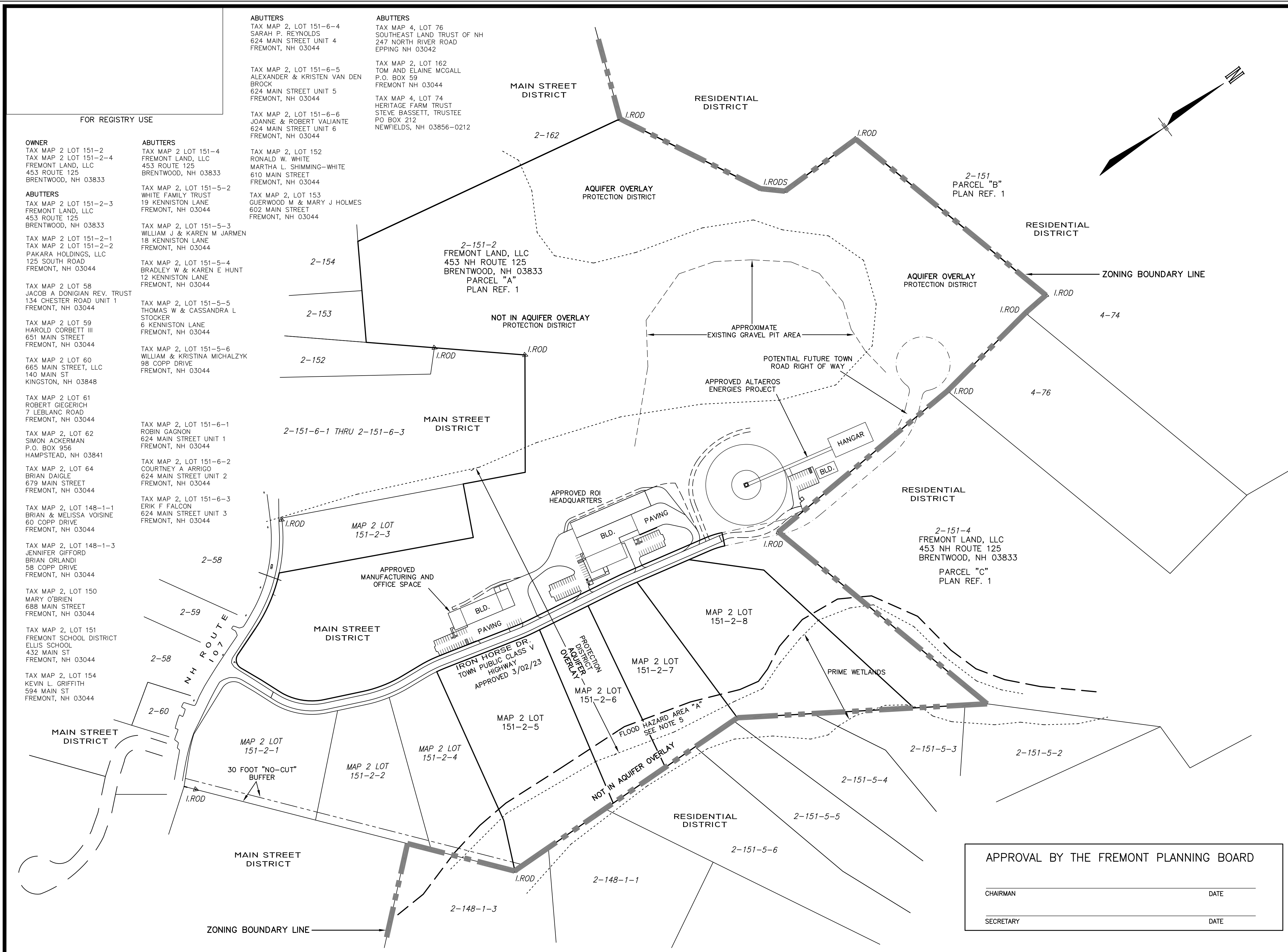
APRIL 24, 2023

GREGSAK & SONS, INC.

ENGINEERING, ARCHITECTURE
& CONSTRUCTION MANAGEMENT

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





Z O N I N G :

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 FRONT, 30 FT SIDE AND REAR
SEPTIC SYSTEM SETBACKS = 30 FT TO LOT LINE, 100 FT TO WETLANDS
MAXIMUM IMPERVIOUS COVERAGE PER LOT = 15% (IN AN AQUIFER ZONE)
NO CONSTRUCTION ALLOWED WITHIN 100 FT WETLAND BUFFERS

- R E F E R E N C E P L A N S**
- "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.
 - "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.

- N O T E S**
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE SUBJECT PARCEL INTO 2 PARCELS, EACH WITH LEGAL FRONTAGE ON THE NEWLY APPROVED "IRON HORSE DRIVE" BY THE SELECT BOARD ON FEBRUARY 9, 2023. THE SUBJECT PARCEL IS MAP 2 LOT 151-2 WHICH ALREADY HAS LEGAL ROADWAY FRONTAGE ON NH ROUTE 107 AND NOW ON "IRON HORSE DRIVE" AS WELL.
 - SEE GRAVEL PERMIT AMENDED NUMBER WPP-4436A DATED 6/13/2001.
 - 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 – SCITUATE-NEWFIELDS COMPLEX, VERY STONY, 3 TO 8% SLOPES
 - 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 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).
 - SUBJECT PARCEL IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA CALLED "A" AS SHOWN ON THE PLAN VIEW. SOURCE: DRAWING ENTITLED: "FREMONT, NEW HAMPSHIRE – SURFACE WATER RESOURCE, AQUIFER PROTECTION, FLOOD ZONE AND ZONING DISTRICT MAP (2019)".
 - 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)".
 - SUBJECT PARCEL IS 2-151-2 (PARCEL "A" ON PLAN REFERENCE 1):
DEED REFERENCE: BOOK 5725 PAGE 1191
AREA PRIOR TO SUBDIVISION = 98.275 ACRES. (PER PLAN REF. 3)
NEW AREA OF SUBJECT PARCEL 2-151-2 (SUBSEQUENT TO SUBDIVISION)= 94.794 ACRES
NEW AREA PARCEL 2-151-2-4 = 3.931 ACRES OR 171,230 S.F.
THE ENTIRE SUBJECT PARCEL IS IN THE "MAIN STREET DISTRICT". (SEE ZONING ON THIS SHEET).
 - SUBJECT NEW LOT 02-151.002.004 SHALL BE POSSIBLY SUBJECT TO AN IMPACT FEE WITH THE TOWN IF A RESIDENTIAL USE IS DESIRED.

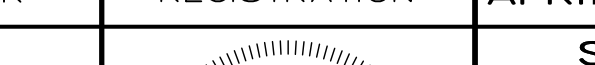
C E R T I F I C A T I O N :

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

R E V I S I O N S			O V E R A L L P L A N			PREPARED FOR: OWNER:	PREPARED BY DESIGN ENGINEER	REGISTRATION	APRIL 24, 2023
NO.	DESCRIPTION	DATE	TAX MAP 2 – LOT 151-2						
			IRON HORSE PARK IRON HORSE DRIVE FREMONT, NEW HAMPSHIRE			FREMONT LAND, LLC 453 NH ROUTE 125 BRENTWOOD, NH 03833	 ENGINEERING, ARCHITECTURE & CONSTRUCTION MANAGEMENT P.O. BOX 271 CHESTER, NEW HAMPSHIRE 03036 PH: (603) 887-5979 WWW.GREGSAK.COM		SCALE 1"=200' SHEET 2 OF 7 JOB # 3233

<u>TEST PIT DATA</u>	
TEST PIT 5	
0-5" 10 YR 3/2 SANDY LOAM	SLIGHTLY RAINY - TEMP. APPROX. 54 DEGREES
5"-28" 10YR 4/4 GRAVELLY SAND	PERFORMED BY WILLIAM GREGSAK, PE
28"-66" 10YR 5/4 LOAMY SAND	ON MAY 2, 2023
66" REFUSAL	INSPECTED BY LAURENCE MINER
50" ESHWT	
24" ROOTS	
H20 60"	
PERC 8 MIN/INCH	
TEST PIT 6	
0-5" 10 YR 3/2 SANDY LOAM	TEST PIT 8
5"-16" 10YR 4/4 GRAVELLY SAND	0"-8" 10 YR 3/2 SANDY LOAM
16"-66" 10YR 5/4 LOAMY SAND	8"-60" 10YR 4/4 GRAVELLY SAND
66" REFUSAL	60" REFUSAL
36" ESHWT	36" ESHWT
22" ROOTS	24" ROOTS
H20 44"	H20 45"
PERC 6 MIN/INCH	PERC 8 MIN/INCH
TEST PIT 7	
0"-14" 10 YR 3/2 SANDY LOAM	
14"-60" 10YR 5/4 LOAMY SAND	
60" REFUSAL	
36" ESHWT	
24" ROOTS	
H20 44"	
PERC 8 MIN/INCH	

CURVE TABLE		
CURVE	RADIUS	LENGTH
C2	325.00'	26.57'

LINE TABLE		
LINE	BEARING	LENGTH
L5	N61°46'55"W	48.28'
L6	S28°13'05"E	45.00'
L7	S61°46'55"E	56.43'
L8	N39°50'29"E	19.18'

LINE TABLE		
LINE	BEARING	LENGTH
L20	N17°13'23"W	93.93'
L21	S89°11'26"W	52.01'
L22	S33°08'14"W	56.89'
L23	S33°08'14"W	53.77'

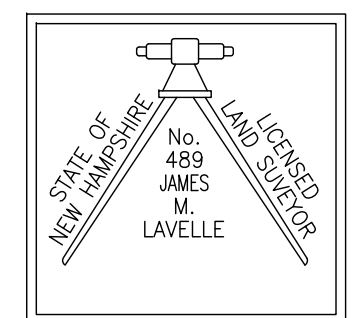
MAP 2 LOT 151-4
(PARCEL C ON PLAN REFERENCE 1)

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

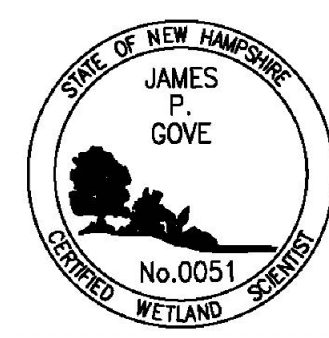
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DATE _____ LICENSED LAND SURVEYOR _____



NRCS SOILS:
12B AND 12C = HINCKLEY FINE SANDY LOAM, 3 TO 15% SLOPES
140C=CHATTIEFOO = HOLLIS-CANTON COMPLEX, 8 TO 15% SLOPES
295 = GREENWOOD MUCKY PEAT
313A AND 313B = DEERFIELD FINE SANDY LOAM, 3 TO 15% SLOPES
447B = SCITUATE-NEWFIELDS COMPLEX, VERY STONY, 3 TO 8% SLOPES
NOTE: THE SOIL SURVEY AND AN ADDITIONAL MORE DETAILED "SITE
SPECIFIC SURVEY" WAS PERFORMED BY JAMES GOVE CERTIFIED SOIL
SCIENTIST OF GOVE ENVIRONMENTAL SERVICE, INC.
WETLANDS DELINEATIONS WERE PERFORMED AND IDENTIFIED IN 2017
WERE CERTIFIED BY SAME.



R E V I S I O N S		
NO.	DESCRIPTION	DATE

LAND SUBDIVISION EXISTING CONDITIONS

TAX MAP 2 - LOT 151-2

IRON HORSE INDUSTRIAL PARK
IRON HORSE DRIVE
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

APRIL 24, 2023

SCALE

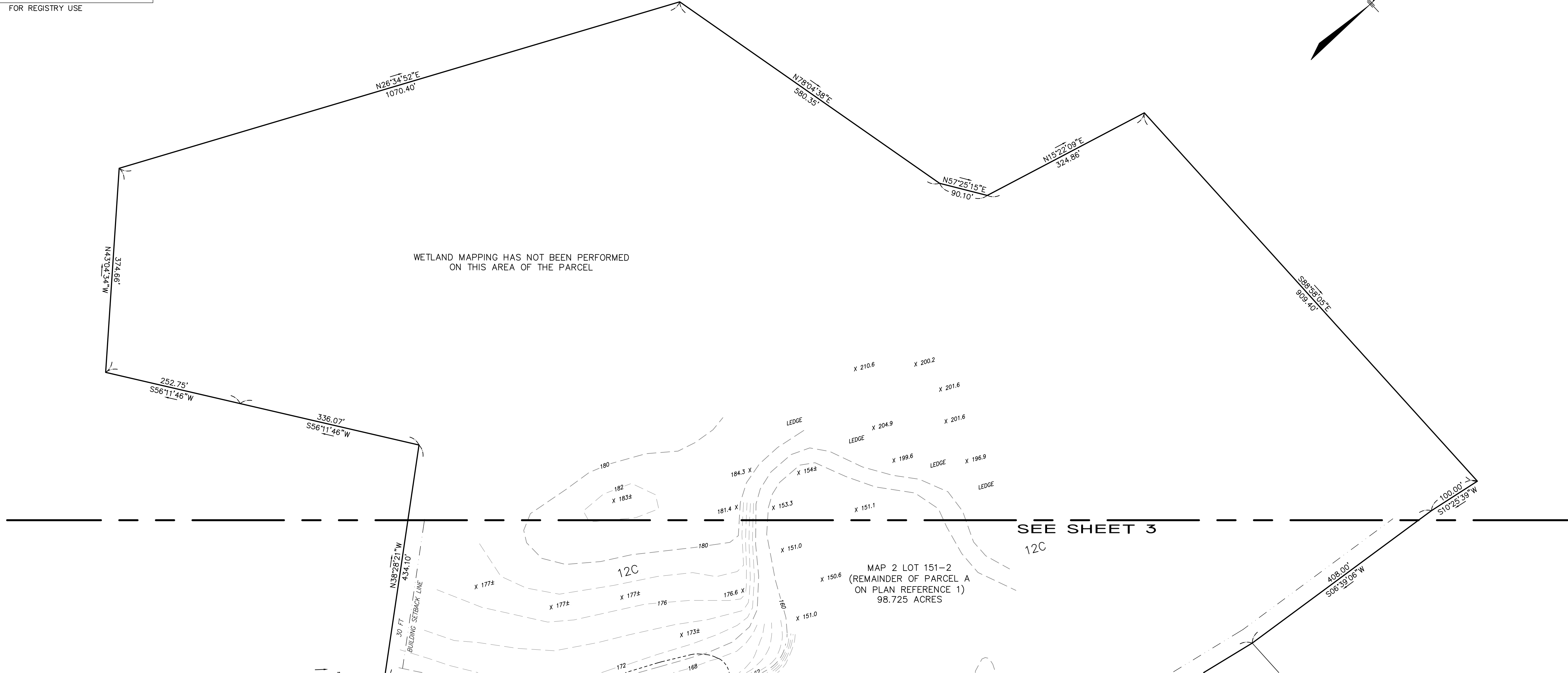
50 0 100

1"=100'

SHEET 3 OF 7

JOB # 3233

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

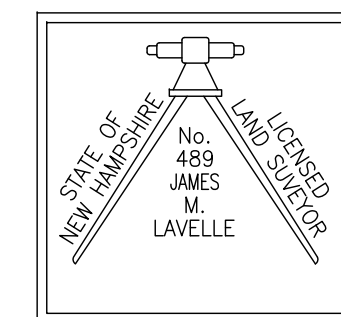
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DATE _____

PREPARED FOR:
OWNER: _____

LICENSED LAND SURVEYOR

[illegible]

LAND SUBDIVISION EXISTING CONDITIONS

TAX MAP 2 - LOT 151-2

IRON HORSE INDUSTRIAL PARK
IRON HORSE DRIVE
FREMONT, NEW HAMPSHIRE

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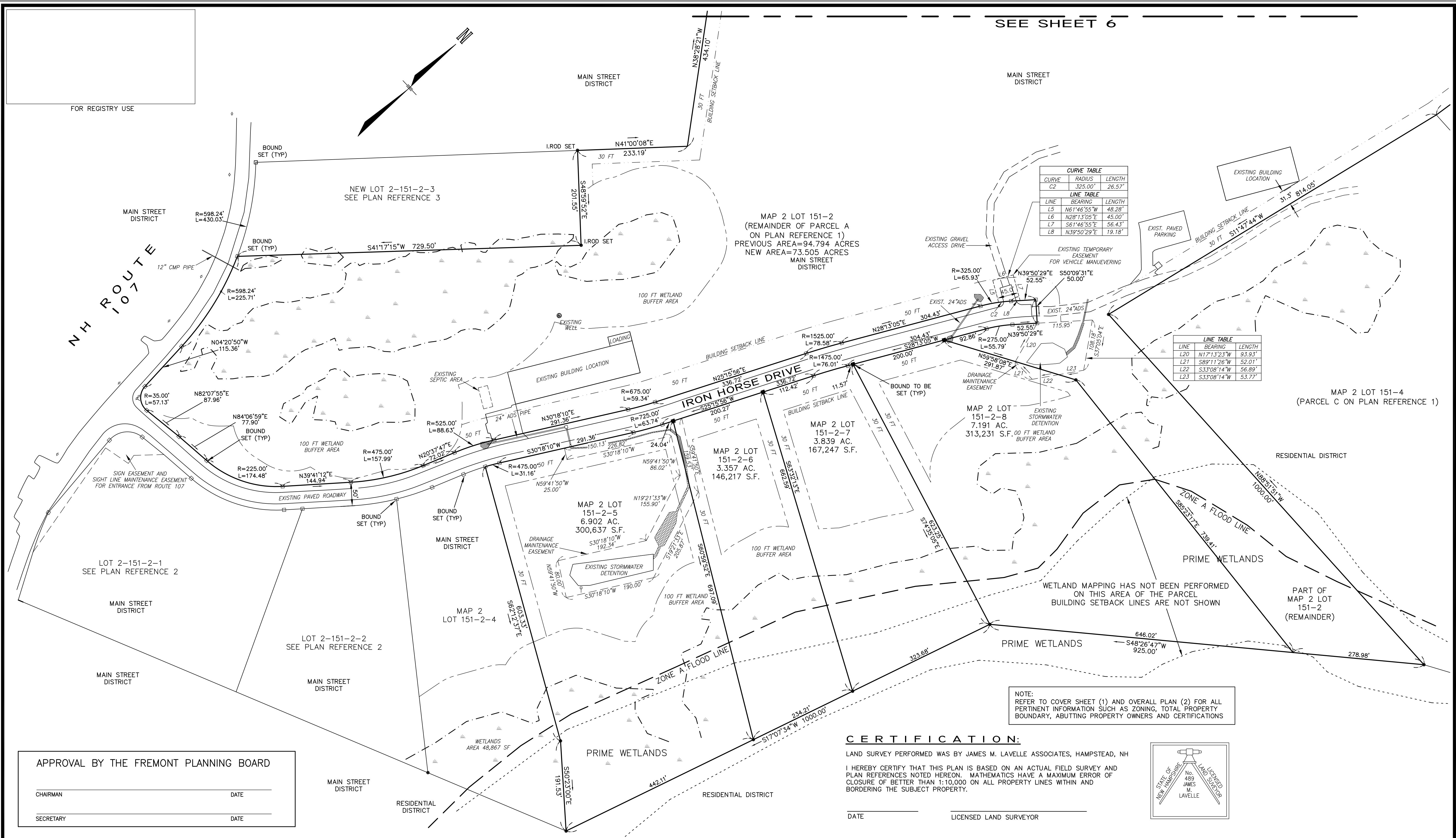
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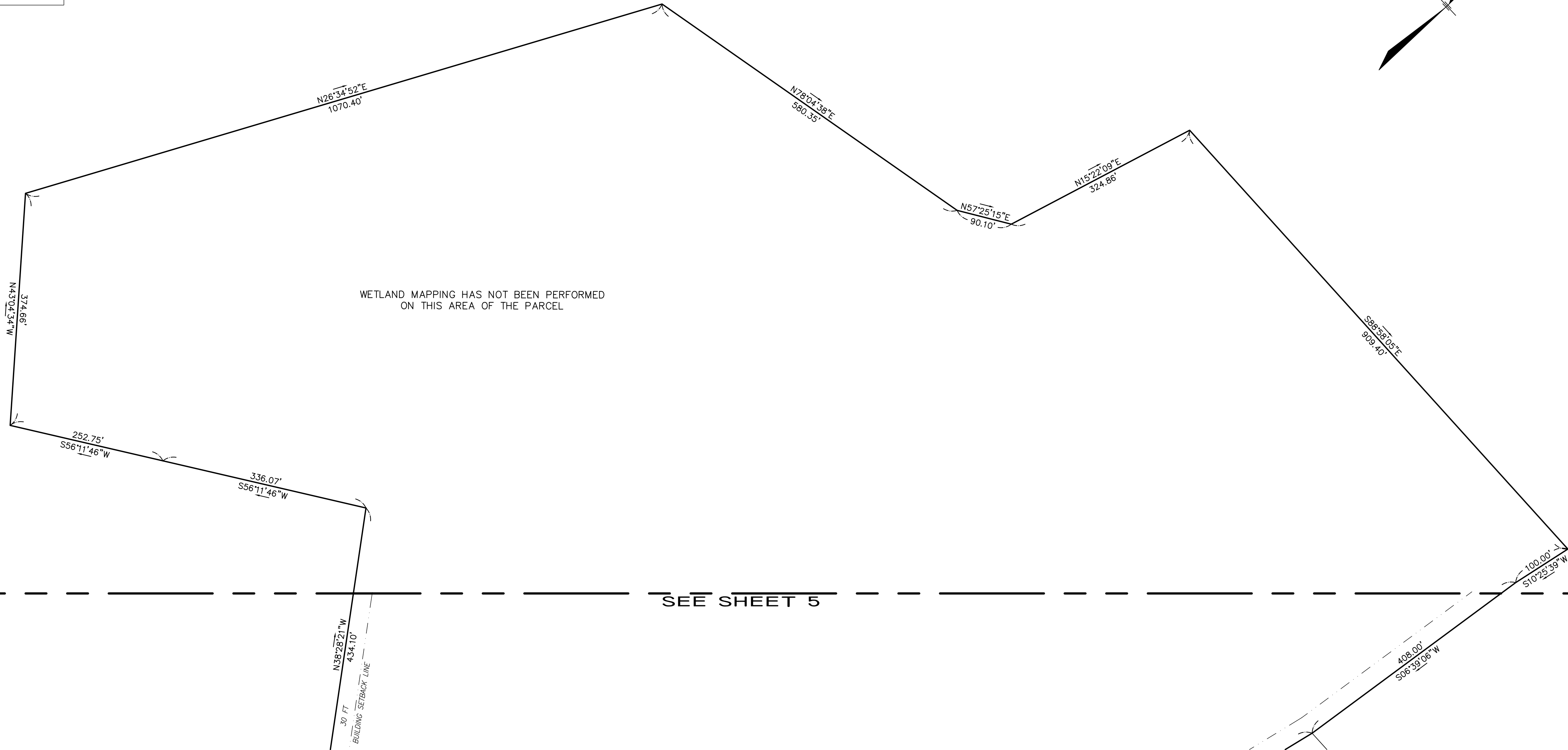
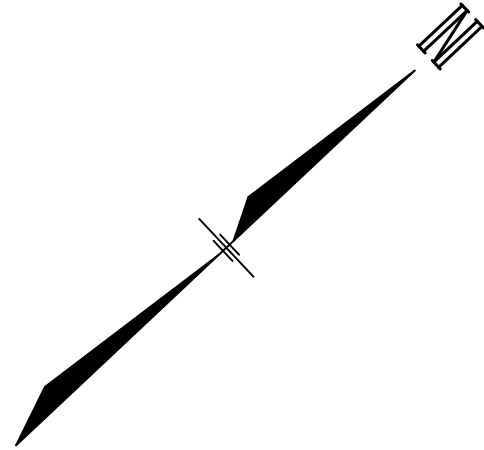
REGISTRATION

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

APRIL 24, 2023	
SCALE	
50	100
1"=100'	
SHEET 4	
OF 7	



FOR REGISTRY USE



SEE SHEET 5

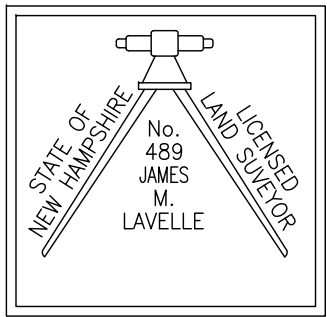
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DATE

LICENSED LAND SURVEYOR



APPROVAL BY THE FREMONT PLANNING BOARD

CHAIRMAN

DATE

SECRETARY

DATE

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

REVISIONS

NO.	DESCRIPTION	DATE

LAND SUBDIVISION

TAX MAP 2 - LOT 151-2

IRON HORSE INDUSTRIAL PARK
IRON HORSE DRIVE
FREMONT, NEW HAMPSHIRE

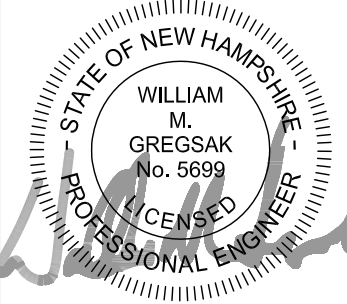
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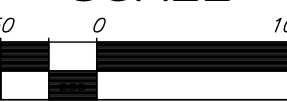
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REGISTRATION



APRIL 24, 2023

SCALE



1"=100'

SHEET 6

OF 7
JOB # 3233

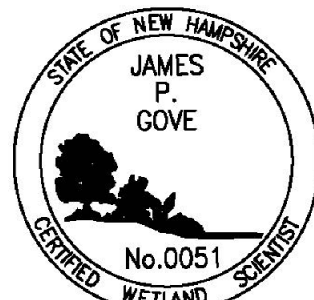
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24" ROOTS	24" ROOTS
H20 44"	H20 45"
PERC 8 MIN/INCH	PERC 8 MIN/INCH
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60" REFUSAL	
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H20 44"	
PERC 8 MIN/INCH	

NH ROUTE 107

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

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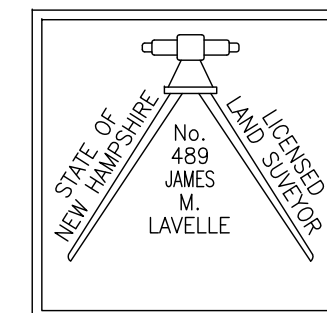
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SOURCE: WEBSOIL SURVEY AND AN ADDITIONAL MORE DETAILED "SITE
SPECIFIC SURVEY" WAS PERFORMED BY JAMES GOVE CERTIFIED SOIL
SCIENTIST FOR GORE ENVIRONMENTAL SERVICE, INC.
WEBSOIL DELINEATIONS WERE PERFORMED AND IDENTIFIED IN 2017
WERE CERTIFIED BY SAMF.



CERTIFICATION:

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

[illegible]

NHDES TOPOGRAPHIC AND SOILS PLAN

TAX MAP 2 - LOT 151-2

IRON HORSE INDUSTRIAL PARK
IRON HORSE DRIVE
FREMONT, NEW HAMPSHIRE

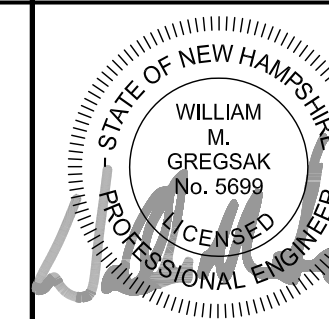
PREPARED FOR:
OWNER:

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

PREPARED BY DESIGN ENGINEER



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APRIL 24, 2033

SCALE

50 0

1"=100'

SHEET 7 OF

JOB # 33