LAND SUBDIVISION

COMMERICAL USE

"IRON HORSE PARK"

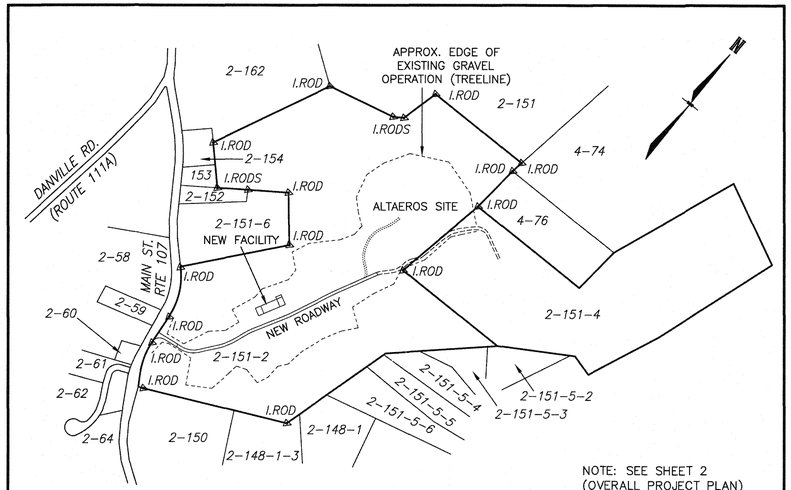
LOCATED AT

TAX MAP 2 LOT 151-2 AND 151-4
662 MAIN STREET
FREMONT, NEW HAMPSHIRE

SYMBOLS LEGEND

- 10 FT CONTOUR
- 2 FT CONTOUR
- STONE WALL
- EXISTING DITCH
- WETLAND
- TP-1 TEST PIT
- PERC TEST
- OHW OVERHEAD WIRES
- BUILDING SETBACK LINE OR BUFFER
- DRILL HOLE
- IRON PIN OR PIPE
- BOUND
- EXISTING RIP RAP APRON OR SWALE
- UGU EXISTING UTILITIES
- W EXISTING WATER LINE
- 147.8 EXISTING SPOT ELEVATION
- EXISTING WELL
- FLOW DIRECTION
- POLE MOUNTED LIGHT
- WALL MOUNTED LIGHT

LIST OF DRAWINGS



NOTE: SEE SHEET 2 (OVERALL PROJECT PLAN) FOR ALL ABUTTER LISTINGS AND MORE INFORMATION

VICINITY PLAN
SCALE: 1" = 600 FT ±

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
1. 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
2. SECTION 1.13 T–6 – PROVIDE TRAFFIC IMPACT ANALYSIS

WAIVERS GRANTED ON NOVEMBER 21, 2018
1. 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.
2. 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.
3. 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.
4. SECTION 1.15–N.H – LANDSCAPE AREAS IN BROAD EXPANSES 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 EXPANSES OF PAVEMENT ARE DUE TO TRUCK MOVEMENTS TO AND FROM THE BUILDINGS. LANDSCAPED AREAS WOULD CREATE UNNECESSARY ADDITIONAL PAVEMENT.
5. 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 EXPANSES 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

LAND SURVEY PREPARED BY:

LAVELLE ASSOCIATES

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

STATE OF NEW HAMPSHIRE No. 480 JAMES M. LAVELLE LICENSED LAND SURVEYOR

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

NEW HAMPSHIRE Water Supply & Pollution Control Designer of Subsurface Disposal Systems *** William M. Gregsak No. 1195

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

APPROVAL BY THE FREMONT PLANNING BOARD

CHAIRMAN DATE

SECRETARY DATE

REVISIONS		
NO.	DESCRIPTION	DATE

JULY 12, 2022

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

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

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

ABUTTING LOT OWNERS

OWNER
TAX MAP 2 LOT 151-2
TAX MAP 2 LOT 151-4
FREMONT LAND, LLC
453 ROUTE 125
BRENTWOOD, NH 03833

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

TAX MAP 2 LOT 60
665 MAIN STREET, LLC
140 MAIN ST
KINGSTON, NH 03848

TAX MAP 2 LOT 61
ROBERT GIEGERICH
7 LEBLANC ROAD
FREMONT, NH 03044

TAX MAP 2, LOT 62
SIMON ACKERMAN
P.O. BOX 956
HAMPSTEAD, NH 03841

TAX MAP 2, LOT 64
BRIAN DAIGLE
679 MAIN STREET
FREMONT, NH 03044

TAX MAP 2, LOT 65
DINICE & STEVEN J. NEWMAN
687 MAIN ST
FREMONT, NH 03044

TAX MAP 2, LOT 148-1-1
BRIAN & MELISSA VOISINE
60 COPP DRIVE
FREMONT, NH 03044

TAX MAP 2, LOT 148-1-3
S&H WALKER WOODS HOLDINGS
70 EAST ROAD
E. KINGSTON, NH 03827

TAX MAP 2, LOT 150
MARY O'BRIEN
688 MAIN STREET
FREMONT, NH 03044

TAX MAP 2, LOT 151
FREMONT SCHOOL DISTRICT
ELLIS SCHOOL
432 MAIN ST
FREMONT, NH 03044

TAX MAP 2, LOT 151-5-1
ADEL & MARIAN ELMORAPHY
15 KENNISON LANE
FREMONT, NH 03044

TAX MAP 2, LOT 151-5-2
WHITE FAMILY TRUST
19 KENNISTON LANE
FREMONT, NH 03044

TAX MAP 2, LOT 151-5-3
WILLIAM J & KAREN M JARMEN
18 KENNISTON LANE
FREMONT, NH 03044

TAX MAP 2, LOT 151-5-4
BRADLEY W & KAREN E HUNT
12 KENNISTON LANE
FREMONT, NH 03044

TAX MAP 2, LOT 151-5-5
THOMAS W & CASSANDRA L STOCKER
6 KENNISTON LANE
FREMONT, NH 03044

TAX MAP 2, LOT 151-5-6
WILLIAM & KRISTINA MICHALZYK
98 COPP DRIVE
FREMONT, NH 03044

TAX MAP 2, LOT 151-6
JACKET HOLLOW REALTY LLC
PO BOX 308
KINGSTON, NH 03848-0308

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 151-6-4
SARAH P. REYNOLDS
624 MAIN STREET UNIT 4
FREMONT, NH 03044

TAX MAP 2, LOT 151-6-5
ALEXANDER & KRISTEN VAN DEN BROCK
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 152
RONALD W. WHITE
MARTHA L. SHIMMING-WHITE
610 MAIN STREET
FREMONT, NH 03044

TAX MAP 2, LOT 153
GUERWOOD M & MARY J HOLMES
602 MAIN STREET
FREMONT, NH 03044

TAX MAP 2, LOT 155
MICHAEL & BEVERLY WASON
586 MAIN STREET
FREMONT, NH 03044

TAX MAP 2, LOT 156-1-5
CAFE TRUST
110 COPP DRIVE
FREMONT, NH 03044

TAX MAP 2, LOT 1-6 AND 1-6-1
MICHAEL & ERICA ROMANO TR
132 COPP DRIVE
PO BOX 59
FREMONT, NH 03044

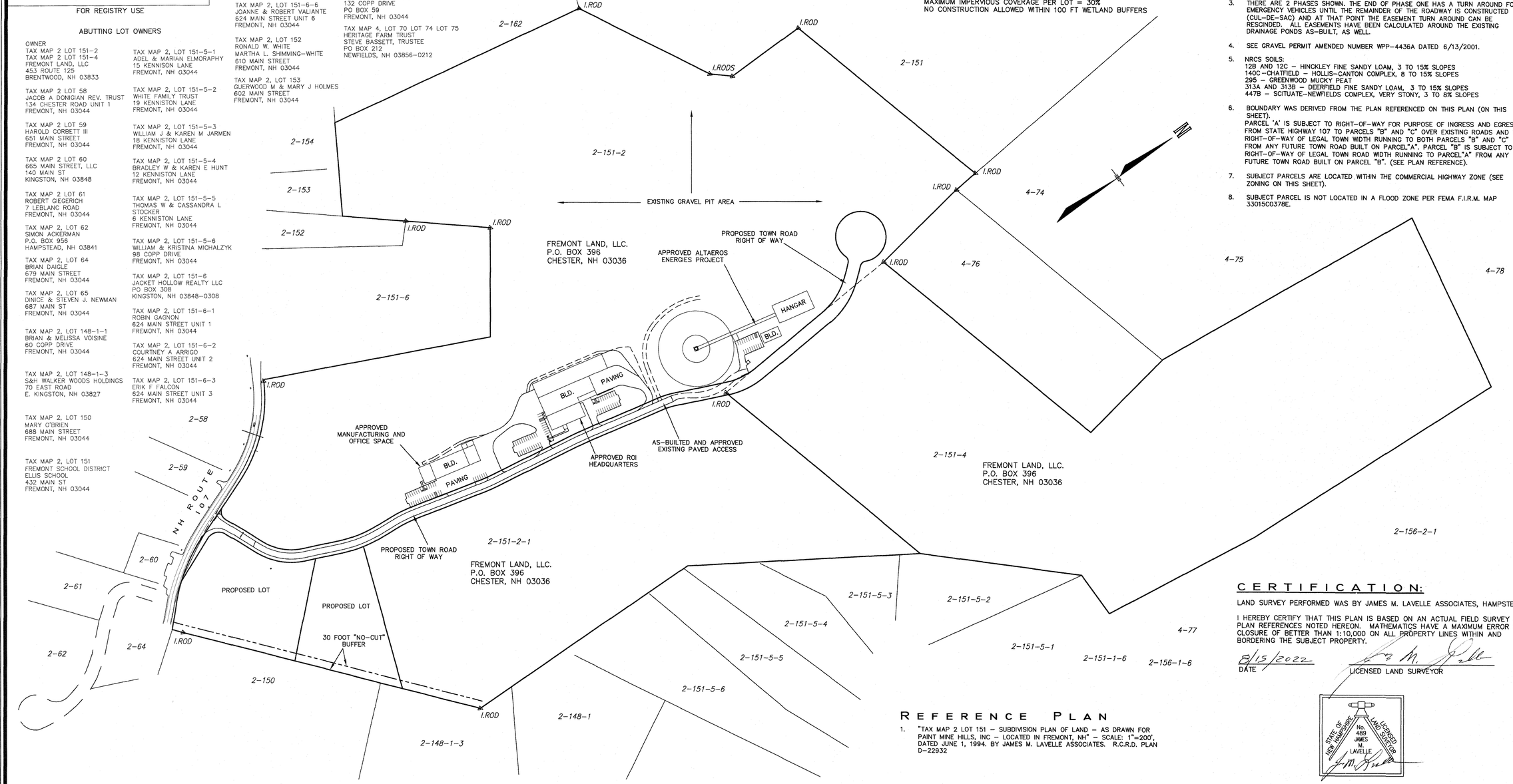
TAX MAP 4, LOT 70 LOT 74 LOT 75
HERITAGE FARM TRUST
STEVE BASSETT, TRUSTEE
PO BOX 212
NEWFIELDS, NH 03856-0212

TAX MAP 4, LOT 76
SOUTHEAST LAND TRUST OF NH
247 NORTH RIVER ROAD
EPPING NH 03042

TAX MAP 2, LOT 162
NH PULP AND LUMBER CO.
27 JACKIE BERNIER DR.
FREMONT NH 03044

TAX MAP 4, LOT 77
GLEN OAKES INC.
1 EDGE OF THE LEDGE WAY
FRANKLIN, NH 03235

TAX MAP 4, LOT 78
SCOTT MCFARLAND
ROBERT & MARK DANDERSON
608 MAPLE GROVE AVE
HERMIKER, NY 13350



ZONING:

COMMERCIAL HIGHWAY ZONE:
MINIMUM LOT SIZE = 2 ACRES WITH 1 ACRE OF CONTIGUOUS UPLAND (MIN.)
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 (ROUTE 107) 30 FT INTERIOR ROADWAY, 30 FT 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

NOTES

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE SUBJECT 2 PARCELS INTO 4 PARCELS WITH A NEW PUBLIC RIGHT-OF-WAY FOR AN AS-BUILT ROADWAY AND SHOW ALL OF THE ENTIRE SUBJECT PARCELS. LOT 2-151-4 TO BE SLIGHTLY REVISED AS WELL TO ALLOW FOR A BETTER CONFIGURATION FOR THE NEW ROADWAY.
2. THE RIGHT OF WAY HAS BEEN CALCULATED AROUND THE AS-BUILT ROADWAY FOR ADDITIONAL CONFORMITY TO TOWN REGULATIONS.
3. THERE ARE 2 PHASES SHOWN. THE END OF PHASE ONE HAS A TURN AROUND FOR EMERGENCY VEHICLES UNTIL THE REMAINDER OF THE ROADWAY IS CONSTRUCTED (CUL-DE-SAC) AND AT THAT POINT THE EASEMENT TURN AROUND CAN BE RESCINDED. ALL EASEMENTS HAVE BEEN CALCULATED AROUND THE EXISTING DRAINAGE PONDS AS-BUILT, AS WELL.
4. SEE GRAVEL PERMIT AMENDED NUMBER WPP-4436A DATED 6/13/2001.
5. 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
6. BOUNDARY WAS DERIVED FROM THE PLAN REFERENCED ON THIS PLAN (ON THIS SHEET).
   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).
7. SUBJECT PARCELS ARE LOCATED WITHIN THE COMMERCIAL HIGHWAY ZONE (SEE ZONING ON THIS SHEET).
8. SUBJECT PARCEL IS NOT LOCATED IN A FLOOD ZONE PER FEMA F.I.R.M. MAP 33015C0378E.

REFERENCE PLAN

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

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.

8/15/2022
DATE

LICENSED LAND SURVEYOR

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

REVISIONS		
NO.	DESCRIPTION	DATE

OVERALL PLAN

TAX MAP 2 – LOT 151-2 & 151-4

IRON HORSE PARK
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) 887-6979
WWW.GREGSAK.COM

REGISTRATION

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

JULY 12, 2022

SCALE
100 0 200
1"=200'

SHEET 2 OF 7

JOB # 3160

FOR REGISTRY USE

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

SOIL TYPES

12–HINCKLEY SANDY SOILS – HSG TYPE A
295–GREENWOOD–VERY POORLY DRAINED–CLASS VI
313–DEERFIELD SANDY AND GRAVELLY SOILS –HSG TYPE B
546–WALPOLE–POORLY DRAINED–CLASS V WETLANDS

TEST PITS
AUGUST 8, 2022

IRON HORSE PARK, FREMONT, NH

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

TP–2
0"–6" SANDY LOAM 10YR 3/2

6"–40" LOAMY SAND W/STONES 10YR 5/4

REFUSAL – 40"
ESHWT – 36"
ROOTS – 36"
H2O– NONE OBSERVED
PERC 4 MIN/IN

TP–3

0"–6" SANDY LOAM 10YR 3/2

6"–48" LOAMY SAND W/STONES 10YR 5/4

REFUSAL – 48"
ESHWT – 36"
ROOTS – 36"
H2O N– NONE OBSERVED
PERC 4 MIN/IN

CERTIFICATION:

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

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8/9/2022
DATE

LICENSED LAND SURVEYOR

NEW HAMPSHIRE Designer of Subsurface Disposal Systems *** William M. Gregsak No. 1135 Water Supply & Pollution Control

REVISIONS		
NO.	DESCRIPTION	DATE

LAND SUBDIVISION EXISTING CONDITIONS

TAX MAP 2 – LOT 151–2 & 151–4

IRON HORSE PARK
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) 887–6979
WWW.GREGSAK.COM

REGISTRATION

NEW HAMPSHIRE LAND SURVEYOR No. 4410 JAMES M. LAVELLE

JULY 12, 2022

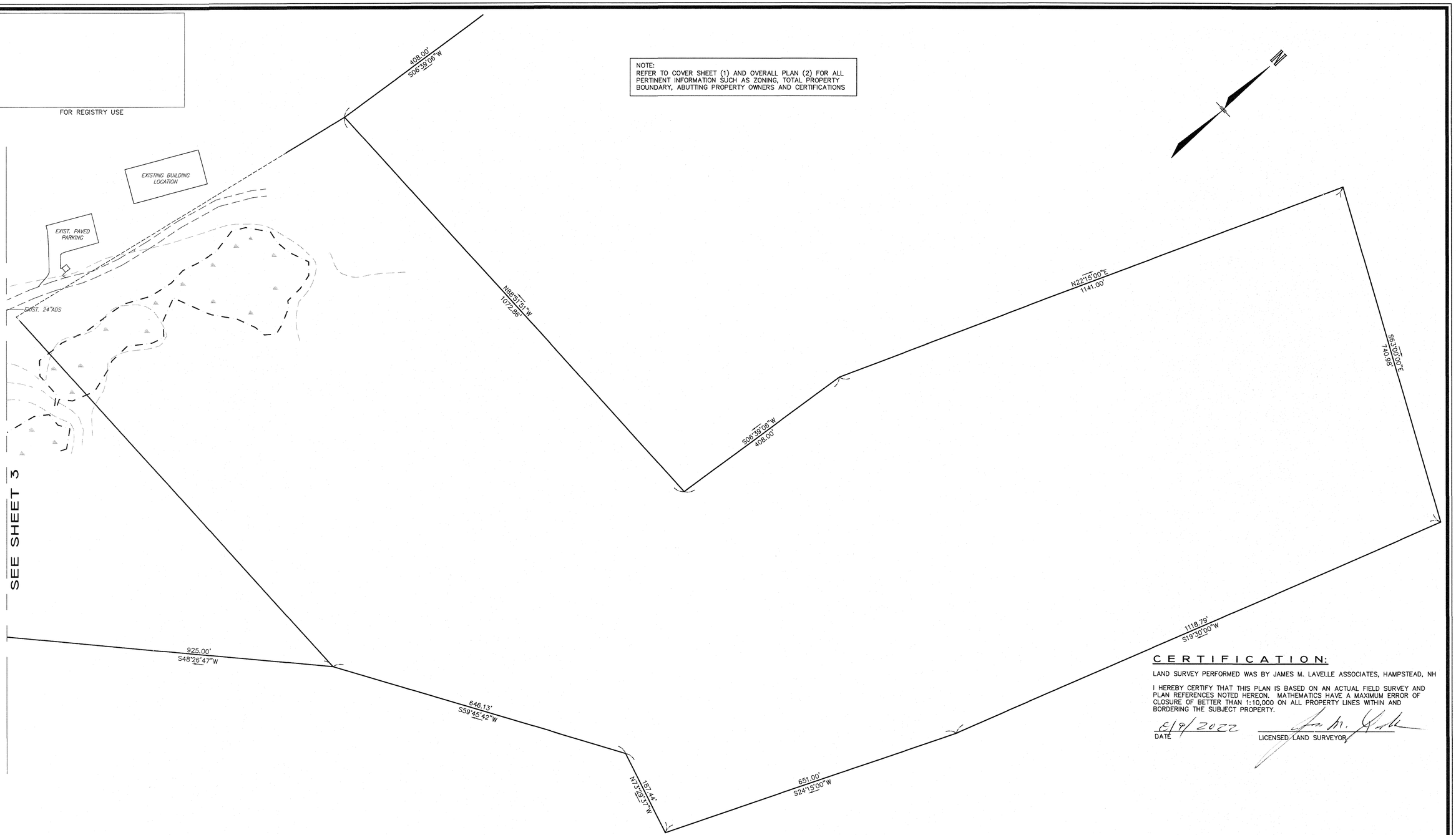
SCALE
50 0 100
1"=100'

SHEET 3 OF 7

JOB # 3160

FOR REGISTRY USE

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.

8/9/2022
DATE

LICENSED LAND SURVEYOR

REVISIONS		
NO.	DESCRIPTION	DATE

LAND SUBDIVISION EXISTING CONDITIONS

TAX MAP 2 – LOT 151–2 & 151–4

IRON HORSE PARK
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) 887–6979
WWW.GREGSAK.COM

REGISTRATION

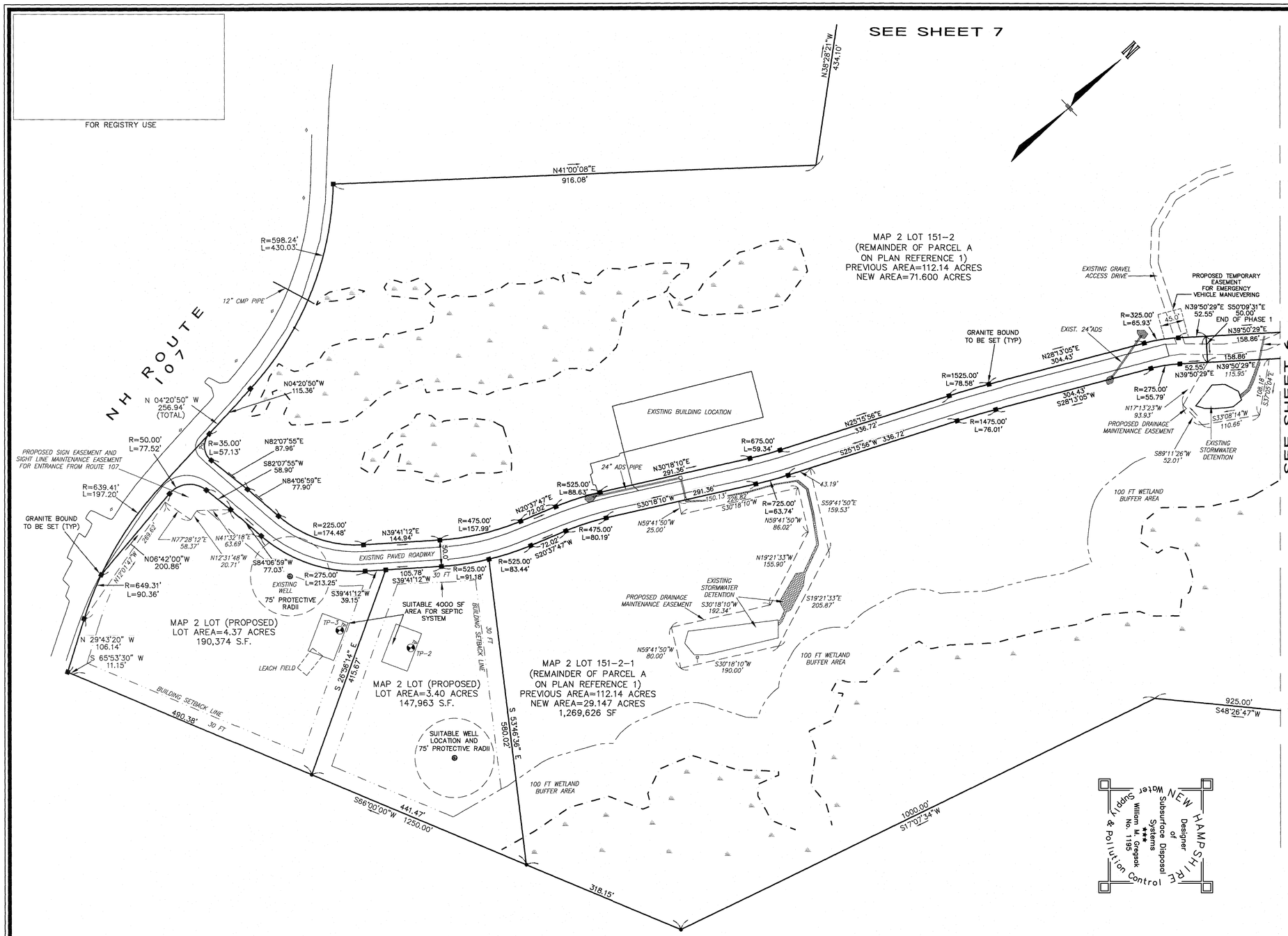
STATE OF NEW HAMPSHIRE
No. 480
JAMES M. LAVELLE
LICENSED LAND SURVEYOR

JULY 12, 2022

SCALE
50 0 100
1"=100'

SHEET 4 OF 7

JOB # 3160



NOTES

1. PLAN REFERENCE FOR ALL EXISTING PROPERTY BOUNDARY INFORMATION: "TAX MAP 2 LOT 151 – SUBDIVISION PLAN OF LAND – AS DRAWN FOR – PAINT MINE HILLS, INC. – LOCATED IN FREMONT, NH", SCALE 1 INCH=200 FEET AND DATED JUNE 1, 1994 BY JAMES M. LAVELLE ASSOCIATES, HAMPSTEAD NH. (R.C.R.D. PLAN D–22932)
2. THIS PLAN ALSO REPRESENTS AN AS–BUILT SURVEY OF THE NEW ROADWAY AND SUBSEQUENTLY THE NEW PROPOSED PUBLIC ROAD RIGHT OF WAY HAS BEEN CALCULATED AROUND THAT AS–BUILT FOR ADDITIONAL CONFORMIITY TOWN REGULATIONS.
3. THERE ARE 2 PHASES SHOWN. THE END OF PHASE ONE HAS A TURN AROUND FOR EMERGENCY VEHICLES UNTIL THE REMAINDER OF THE ROADWAY IS CONTRUCTED (CUL–DE–SAC). ALL EASEMENTS HAVE BEEN CALCULATED AROUND THE EXISTING DRAINAGE PONDS AS–BUILT, AS WELL.
4. ZONING:
   COMMERCIAL
   MINIMUM LOT SIZE 2 ACRES
   MINIMUM LOT FRONTAGE 200 FEET
   MINIMUM STRUCTURE SETBACKS 30 FEET FRON 15 FEET SIDE AND REAR

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

TEST PITS
AUGUST 8, 2022

IRON HORSE PARK, FREMONT, NH

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

TP–2
0"–6" SANDY LOAM 10YR 3/2

6"–40" LOAMY SAND W/STONES 10YR 5/4

REFUSAL – 40"
ESHWT – 36"
ROOTS – 36"
H2O– NONE OBSERVED
PERC 4 MIN/IN

TP–3

0"–6" SANDY LOAM 10YR 3/2

6"–48" LOAMY SAND W/STONES 10YR 5/4

REFUSAL – 48"
ESHWT – 36"
ROOTS – 36"
H2O N– NONE OBSERVED
PERC 4 MIN/IN

CERTIFICATION:

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8/9/2022
DATE

LICENSED LAND SURVEYOR

REVISIONS		
NO.	DESCRIPTION	DATE

LAND SUBDIVISION

TAX MAP 2 – LOT 151–2 & 151–4

IRON HORSE PARK
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) 887–6979
WWW.GREGSAK.COM

REGISTRATION

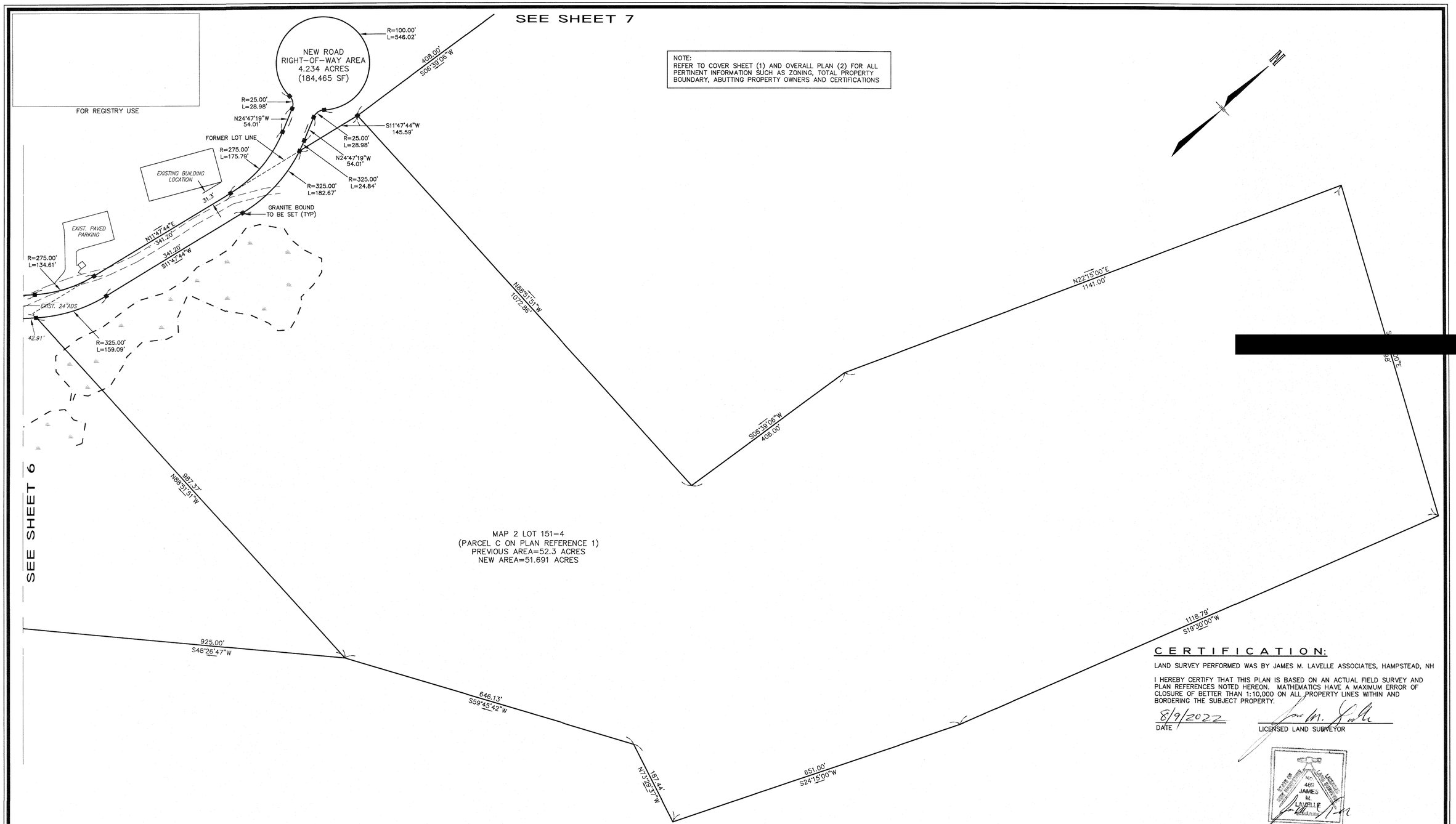
STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR NO. 480 JAMES M. LAVELLE

JULY 12, 2022

SCALE
50 0 100
1"=100'

SHEET 5 OF 7

JOB # 3160



NOTE:
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CERTIFICATION:

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8/9/2022
DATE

LICENSED LAND SURVEYOR

STATE OF NEW HAMPSHIRE
480
JAMES M. LAVELLE
LICENSED LAND SURVEYOR

REVISIONS		
NO.	DESCRIPTION	DATE

LAND SUBDIVISION

TAX MAP 2 – LOT 151-2 & 151-4

IRON HORSE PARK
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) 887-6979
WWW.GREGSAK.COM

REGISTRATION

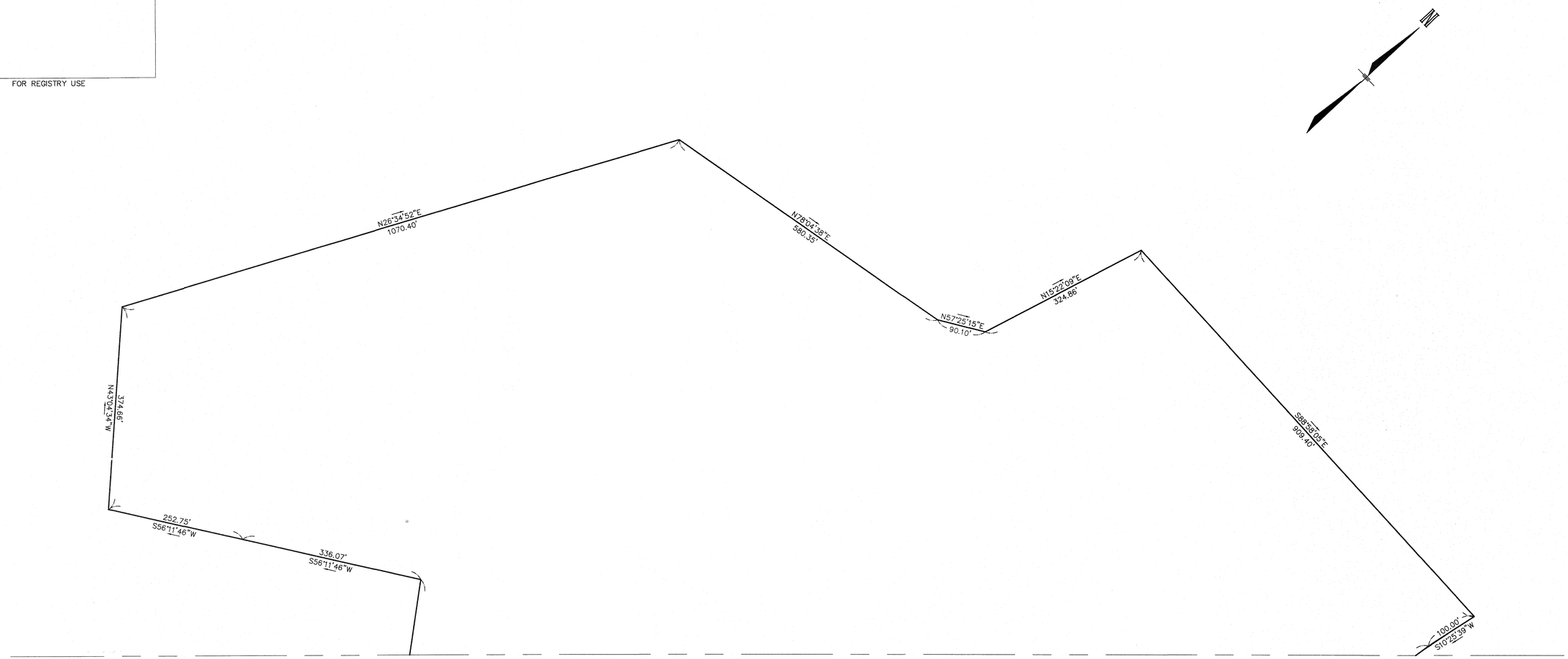
JULY 12, 2022

SCALE
50 0 100
1"=100'

SHEET 6 OF 7

JOB # 3160

FOR REGISTRY USE



SEE SHEET 5

SEE SHEET 6

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.

8/9/2022
DATE

LICENSED LAND SURVEYOR

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

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SHEET 7 OF 7

JOB # 3160