

# LAND SUBDIVISION

## COMMERCIAL USE

### "IRON HORSE PARK"

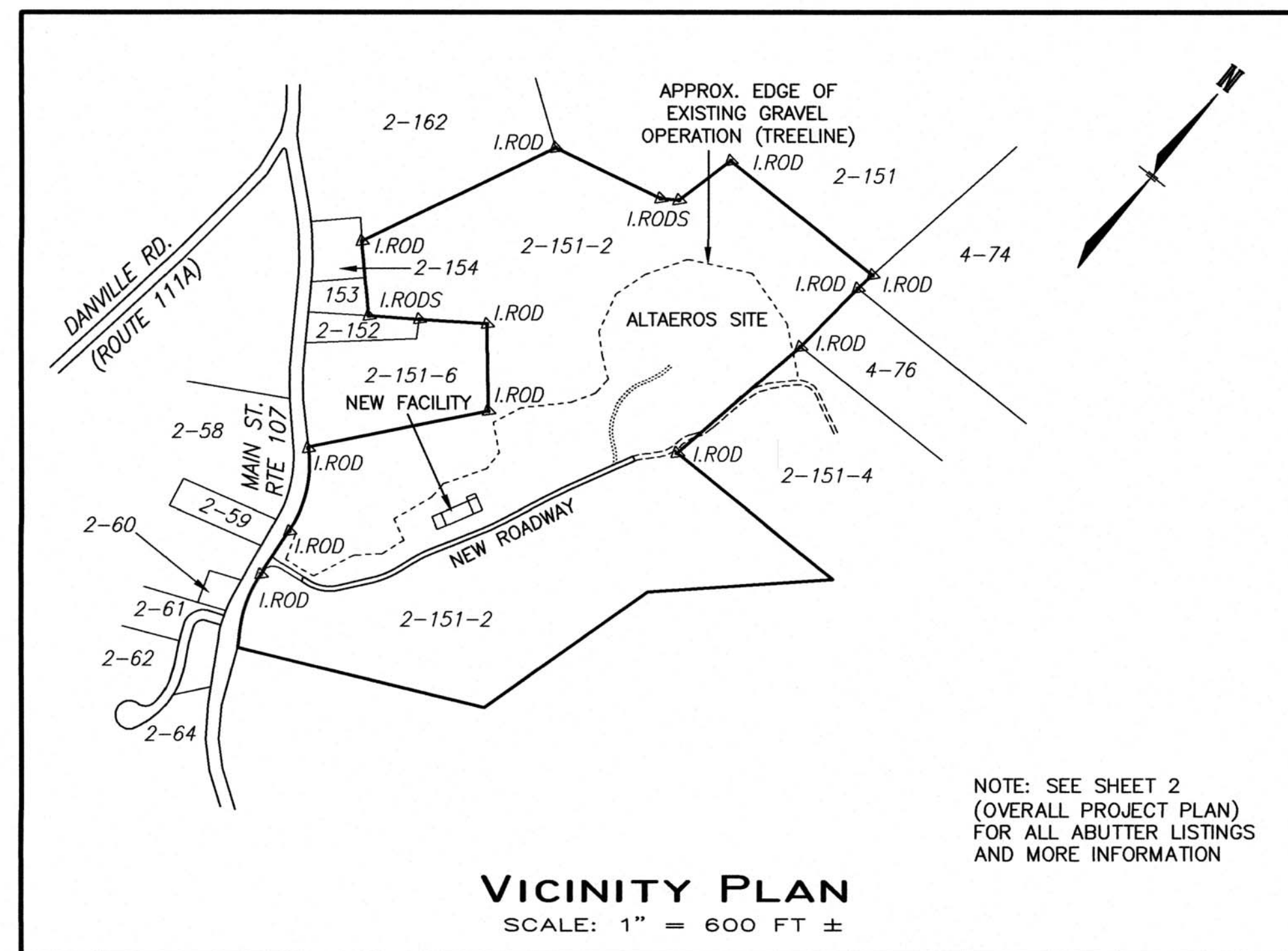
LOCATED AT  
TAX MAP 2 LOT 151-2  
662 MAIN STREET  
FREMONT, NEW HAMPSHIRE

#### 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	EXISTING UTILITIES
TP-1	EXISTING WATER LINE
TEST PIT	EXISTING SPOT ELEVATION
PERC TEST	EXISTING WELL
OVERHEAD WIRES	FLOW DIRECTION
BUILDING SETBACK LINE OR BUFFER	POLE MOUNTED LIGHT
	WALL MOUNTED LIGHT

#### 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 & SOILS 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:  
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

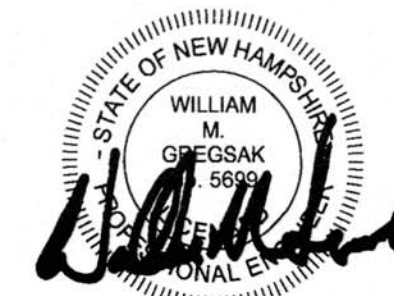


OWNER:

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

APPLICANT:

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



GREGSAK & SONS, INC.

ENGINEERING, ARCHITECTURE  
& CONSTRUCTION MANAGEMENT

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

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 SIDEWALKS 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 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.
- SECTION 1.15-N.H - 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.

#### 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.

- (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

#### 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

#### ADDITIONAL AGENCY APPROVALS:

FOR THIS APPLICATION:  
NHDOT PERMIT (UPDATED) 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.
- 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.

APPROVAL BY THE FREMONT PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

REVISIONS		
NO.	DESCRIPTION	DATE
1	PER KNA ENGR REVIEW AND CLIENT COMMENTS ELIMINATED ONE SHEET (NOT NEEDED)	10/15/22

JULY 12, 2022



ABUTTING LOT OWNERS

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

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

2-151-2  
FREMONT LAND, LLC  
453 NH ROUTE 125  
BRENTWOOD, NH 03833  
PARCEL "A"  
PLAN REF. 1

2-151-4  
FREMONT LAND, LLC  
453 NH ROUTE 125  
BRENTWOOD, NH 03833  
PARCEL "C"  
PLAN REF. 1

AS-BUILT AND APPROVED  
EXISTING PAVED ACCESS

2-151-2  
FREMONT LAND, LLC —  
— 453 NH ROUTE 125  
BRENTWOOD, NH 03833

PROPOSED LOT

30 FOOT "NO-BUFFER"

PROPOSED TOWN ROAD  
RIGHT OF WAY

2-148-1-1

2-148-1-3

## REVISIONS

NO.	DESCRIPTION	DATE
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## 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.


P.O. BOX 271  
CHESTER, NEW HAMPSHIRE 03036  
PH: (603) 887-6979  
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## REGISTRATION

JULY 12, 2022

SCALE

100 0 200



1"=200'

SHEET 2 OF 7

JOB # 3160

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 MINIMUM LOT MINIMUM LOT MINIMUM LOT MINIMUM LOT  
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  
SETBACK SYSTEM SETBACKS = 30 FT TO LOT LINE, 100 FT TO WETLANDS  
MAXIMUM PERVIOUS COVERAGE PER LOT = 30%  
NO CONSTRUCTION ALLOWED WITHIN 100 FT WETLAND BUFFERS

## 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

## NOTES

3. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE SUBJECT PARCEL INTO 3 PARCELS WITH A NEW PUBLIC RIGHT-OF-WAY FROM AN AS-BUILT ROADWAY AND SHOW THE ENTIRE SUBJECT PARCEL. SUBJECT PARCEL IS MAP 2 LOT 151-2. THIS PARCEL OF PROPOSED ROADWAY IS TO BE DEDICATED AS A PUBLIC STREET. A POTENTIAL FUTURE EXTENSION OF THE NEW TOWN ROADWAY (PUBLIC STREET) HAS BEEN SHOWN BUT NOT PROPOSED AT THIS TIME. THE OWNER/APPLICANT SHALL HAVE THE OBLIGATION TO SATISFACTORILY MAINTAIN THE NEW PROPOSED PUBLIC STREET UNTIL SUCH TIME THAT IT IS ACCEPTED AS A CLASS V PUBLIC HIGHWAY BY THE TOWN OF FREMONT PURSUANT TO RSA 674:40.
2. THE RIGHT OF WAY HAS BEEN CALCULATED AROUND THE AS-BUILT ROADWAY FOR ADDITIONAL CONFORMITY TO TOWN REGULATIONS.
3. THERE IS ONE PHASE SHOWN FOR THIS DESIGN BUT THERE IS A POTENTIAL FOR AN EXTENSION OF THE ROAD AS IN NOTE 1 ABOVE. THE END OF PHASE ONE HAS A TURN AROUND FOR EMERGENCY VEHICLES UNTIL THE REMAINDER OF THE ROADWAY IF CONSTRUCTED (CUL-DE-SAC), AT THAT POINT THE EASEMENT TURN AROUND CAN BE RESCINDED. ALL EASEMENTS HAVE BEEN CALCULATED AROUND THE EXISTING AS-BUILT DRAINAGE PONDS, AS WELL. SHEET 5 FOR LOCATION OF THE TURN-AROUND EASEMENT.
4. SEE GRAVEL PERMIT AMENDED NUMBER WPP-4436A DATED 6/13/2001.
5. NRCS SOILS:  
12S AND 12C - HINCKLEY FINE SANDY LOAM, 3 TO 15% SLOPES  
140C - CHATFIELD - HOLLIS-CANTON COMPLEX, 8 TO 15% SLOPES  
29S - 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 ROAD WITH RUNNING TO PARCELS "B" AND "C" FROM A FUTURE ROAD TO BE BUILT ON PARCEL "A". PARCEL "B" IS SUBJECT TO A RIGHT-OF-WAY OF LEGAL TOWN ROAD WITH RUNNING TO PARCELS "A" FROM ANY FUTURE TOWN ROAD BUILT ON PARCEL "B". (SEE PLAN REFERENCE).
7. SUBJECT PARCELS ARE LOCATED WITHIN THE "MAIN STREET DISTRICT" (SEE ZONING ON THIS SHEET).
8. 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)".
9. 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)".
10. SUBJECT PARCEL IS ONLY 2-151-2 (PARCEL "A" ON PLAN REFERENCE 1):  
DEED REFERENCE: BOOK 5725 PAGE 1191  
AREA PRIOR TO SUBDIVISION = 112.14 ACRES.  
THE ENTIRE SUBJECT PARCEL IS IN THE MAIN STREET ZONE.

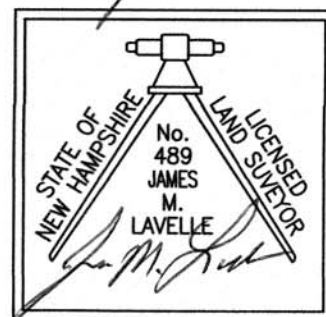
CERTIFICATION:

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 10/28/22

LICENSED LAND SURVEYOR





TEST PITS  
AUGUST 17, 2022  
PERFORMED BY WILLIAM GRECSAK, PE  
INSPECTED BY LAURENCE MINER

TP-4  
0"-6" SANDY LOAM 10YR 3/2  
6"-42" LOAMY SAND W/STONES 10YR 5/4  
REFUSAL -42"  
EHWT - 34"  
ROOTS - 34"  
H2O - NONE OBSERVED  
PERC - 4 MIN/IN

TP-5  
0"-6" SANDY LOAM 10YR 3/2  
6"-26" LOAMY SAND 10YR 5/4  
26"-80" SANDY GRAVEL 10YR 6/4  
REFUSAL - NONE  
EHWT - 60"  
ROOTS - 40"  
H2O - NONE OBSERVED  
PERC - 2 MIN/IN

NRCS SOILS:  
12B AND 12C - HINCKLEY FINE SANDY LOAM, 3 TO 15% SLOPES  
140C-CHAFFIELD - HOLLIS-CANTON COMPLEX, 8 TO 15% SLOPES  
28B GREENWOOD MUCKY PEAT  
313A AND 313B - DEERFIELD FINE SANDY LOAM, 3 TO 15% SLOPES  
447B - SCITUATE-NEWFIELDS COMPLEX, VERY STONY, 3 TO 8% SLOPES  
A FIELD SURVEY AND AN ADDITIONAL MORE DETAILED "SITE SPECIFIC SURVEY" WAS PERFORMED BY LUKE D. HURLEY CERTIFIED SOIL SCIENTIST OF GOVE ENVIRONMENTAL SERVICE, INC.  
WETLAND DELINEATIONS WERE PERFORMED AND IDENTIFIED IN 2017 WERE CERTIFIED

SEE SHEET 4

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

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

TEST PITS  
AUGUST 8, 2022  
IRON HORSE PARK, FREMONT, NH  
SUNNY - 80  
PERFORMED BY WILLIAM GRECSAK, 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"  
ESHW - 36"  
ROOTS - 36"  
H2O- NONE OBSERVED  
PERC 4 MIN/IN

TP-1  
BY WILLIAM

TP-1  
BY WILLIAM GRECSAK  
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 46"  
ESHWT 36"  
ROOTS TO 12"  
PERC RATE = 3 MIN/INCH

TP-3  
0"-6" SANDY LOAM 10YR 3/2  
6"-48" LOAMY SAND W/STONES 10YR 5/4  
REFUSAL - 48"  
ESHW - 36"  
ROOTS - 36"  
H2O N- NONE OBSERVED  
PERC 4 MIN/IN

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

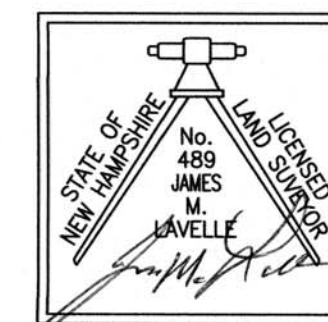
C E R T I F I C A T I O N:

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 10/28/22

  
\_\_\_\_\_  
LICENSED LAND SURVEYOR



R E V I S I O N S		
NO.	DESCRIPTION	DATE
1	PER KNA ENGR REVIEW AND CLIENT COMMENTS ELIMINATED ONE SHEET (NOT NEEDED)	10/15/22

LAND SUBDIVISION EXISTING CONDITIONS

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



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& CONSTRUCTION MANAGEMENT**

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## REGISTRATION



JULY 12, 2022

SCALE

50 0 100

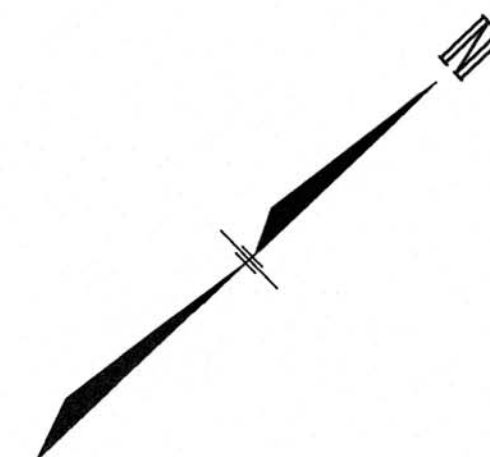
1"=100'

SHEET 3

OF 7



FOR REGISTRY USE



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

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

SEE SHEET 3  
12C

NOTE:  
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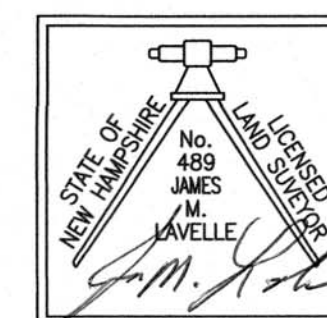
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BORDERING THE SUBJECT PROPERTY.

10/28/22  
DATE

*James M. Lavelle*  
LICENSED LAND SURVEYOR



REVISIONS		
NO.	DESCRIPTION	DATE
1	PER KNA ENGR REVIEW AND CLIENT COMMENTS ELIMINATED ONE SHEET (NOT NEEDED)	10/15/22

LAND SUBDIVISION EXISTING CONDITIONS

TAX MAP 2 - LOT 151-2

**IRON HORSE PARK**  
662 MAIN STREET  
FREMONT, NEW HAMPSHIRE

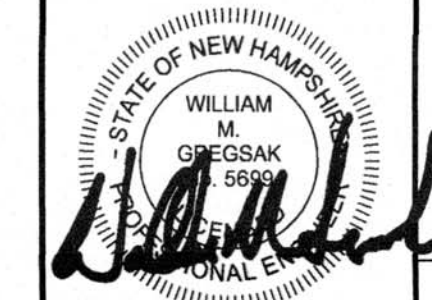
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REGISTRATION



JULY 12, 2022

SCALE  
1"=100'  
SHEET 4  
OF 7  
JOB # 3160



FOR REGISTRY USE

POTENTIAL FUTURE TOWN  
RIGHT OF WAY

MAP 2 LOT 151-2  
(REMAINDER OF PARCEL A  
ON PLAN REFERENCE 1)  
PREVIOUS AREA=112.14 ACRES  
NEW AREA=101,937 ACRES  
(AFTER NEW ROAD RIGHT OF WAY  
REMOVED)

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

NOTE:  
REFER TO COVER SHEET (1) AND OVERALL PLAN (2) FOR ALL  
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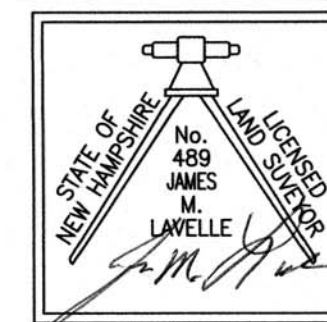
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LICENSED LAND SURVEYOR



R E V I S I O N S		
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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

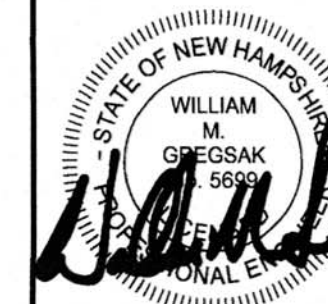
PREPARED BY DESIGN ENGINEER



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## REGISTRATION



JULY 12, 2022

SCALE

50 0 100



1"=100'

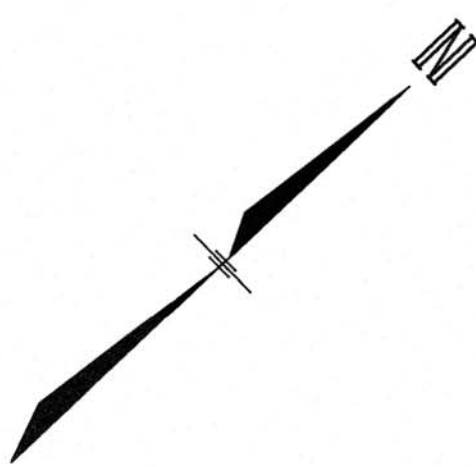
SHEET 5

OF 7

JOB # 3160
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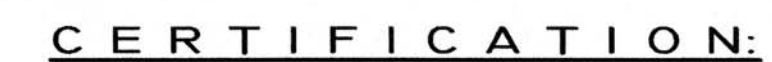
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MAP 2 LOT 151-2  
(PARCEL A  
ON PLAN REFERENCE 1)


SEE SHEET 5

NOTE:  
REFER TO COVER SHEET (1) AND OVERALL PLAN (2) FOR ALL  
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BOUNDARY, ABUTTING PROPERTY OWNERS AND CERTIFICATIONS

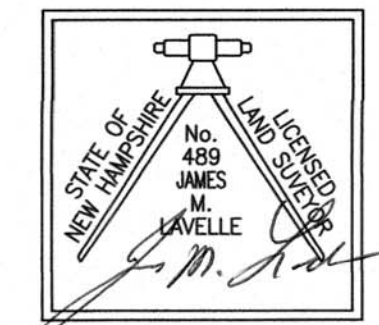


I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND PLAN REFERENCES NOTED HEREON. MATHEMATICS HAVE A MAXIMUM ERROR OF CLOSURE OF BETTER THAN 1:10,000 ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

PROPERTY.



LICENSED LAND SURVEYOR



LAND SUBDIVISION

TAX MAP 2 - LOT 151-2

**IRON HORSE PARK**

**662 MAIN STREET**

**FREMONT, NEW HAMPSHIRE**

REGISTRATION

STATE OF NEW HAMPSHIRE  
WILLIAM  
M.  
GREGSAK  
5699  
JAN 22 1992  
NATIONAL EN



TEST PITS  
AUGUST 17, 2022  
PERFORMED BY WILLIAM GRECSAK, PE  
INSPECTED BY LAURENCE MINER

TP-4  
0"-6" SANDY LOAM 10YR 3/2  
6"-42" LOAMY SAND W/STONES 10YR 5/4  
REFUSAL -42"  
EHWT - 34"  
ROOTS - 34"  
H2O - NONE OBSERVED  
PERC - 4 MIN/IN

TP-5  
0"-6" SANDY LOAM 10YR 3/2  
6"-26" LOAMY SAND 10YR 5/4  
26"-80" SANDY GRAVEL 10YR 6/4  
REFUSAL - NONE  
EHW - 60"  
ROOTS - 40"  
H2O - NONE OBSERVED  
PERC - 2 MIN/IN

SAND 10YR 5/4  
 GRAVEL 10YR 6/4  
 OBSERVED  
 IN  
 NH ROUTE  
 N 04°20'50" W  
 256.94'  
 (TOTAL)

R=639.41'  
L=197.20'

100' PROTECTIVE  
RADII

N 29°43'20" W  
106.14'  
S 65°53'30" W  
11.15'

TEST PITS  
AUGUST 8, 2022  
IRON HORSE PARK, FREMONT, NH  
SUNNY - 80  
PERFORMED BY WILLIAM GRECSAK, 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"  
ESHW - 36"  
ROOTS - 36"  
H2O - NONE OBSERVED  
PERC 4 MIN/IN

TP-1  
BY WILLIAM GRECSAK  
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 46"  
ESHWI 36"  
ROOTS TO 12"  
PERC RATE = 3 MIN/INCH

TP-3  
0"-6" SANDY LOAM 10YR 3/2  
6"-48" LOAMY SAND W/STONES 10YR 5/4  
REFUSAL - 48"  
ESHW - 36"  
ROOTS - 36"  
H2O N- NONE OBSERVED  
PERC 4 MIN/IN

NRCS SOILS: 12B AND 12C - HINCKLEY FINE SANDY LOAM, 3 TO 15% SLOPES  
14D - CHITFIELD HOLLIS-CANTON COMPLEX, 8 TO 15% SLOPES  
395 - GREENWOOD MUCKY PEAT  
313B AND 313B - DEERFIELD FINE SANDY LOAM, 3 TO 15% SLOPES  
447B SITUATE-NEWFIELD COMPLEX, 3 TO 15% SLOPES  
A SURVEY AND AN ADDITIONAL MORE DETAILED "SITE SPECIFIC SURVEY" WAS PERFORMED BY LUKE D. HURLEY FIELD SCIENTIST OF GOVE ENVIRONMENTAL SERVICE, INC.  
SANDS DELINEATIONS WERE PERFORMED AND IDENTIFIED IN 2017 WERE CERTIFIED BY SAME.

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

NEW HAMPSHIRE

Water Supply

Designer of  
Subsurface Disposal  
Systems  
\*\*\*  
William M. Gregsak  
No. 1195

& Pollution Control

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

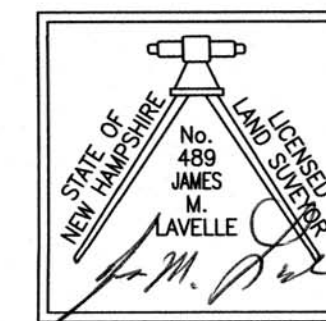
NOTE:  
REFER TO COVER SHEET (1) AND OVERALL PLAN (2) FOR ALL  
PERTINENT INFORMATION SUCH AS ZONING, TOTAL PROPERTY  
BOUNDARY, ABUTTING PROPERTY OWNERS AND CERTIFICATIONS

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 10/28/22 [Signature]  
LICENSED LAND SURVEYOR



R E V I S I O N S		
NO.	DESCRIPTION	DATE
1	PER KNA ENGR REVIEW AND CLIENT COMMENTS ELIMINATED ONE SHEET (NOT NEEDED)	10/15/22

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  
453 NH ROUTE 125  
BRENTWOOD, NH 03833

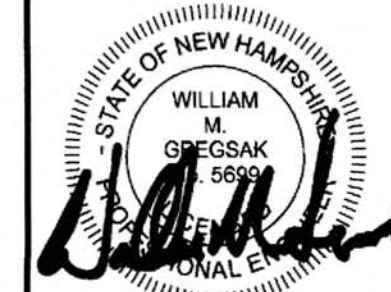
PREPARED BY DESIGN ENGINEER

**GREGSAK & SONS, INC.**

*ENGINEERING, ARCHITECTURE  
& CONSTRUCTION MANAGEMENT*

P.O. BOX 271  
CHESTER, NEW HAMPSHIRE 03031  
PH: (603) 887-6979  
[WWW.GREGSAK.COM](http://WWW.GREGSAK.COM)

## REGISTRATION



JULY 12, 2022

SCALE  
50 0 1  
1"=100'  
SHEET 7 OF  
JOB # 31