

SOLAR PANELS

SITE PLAN

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

"IRON HORSE INDUSTRIAL PARK"

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

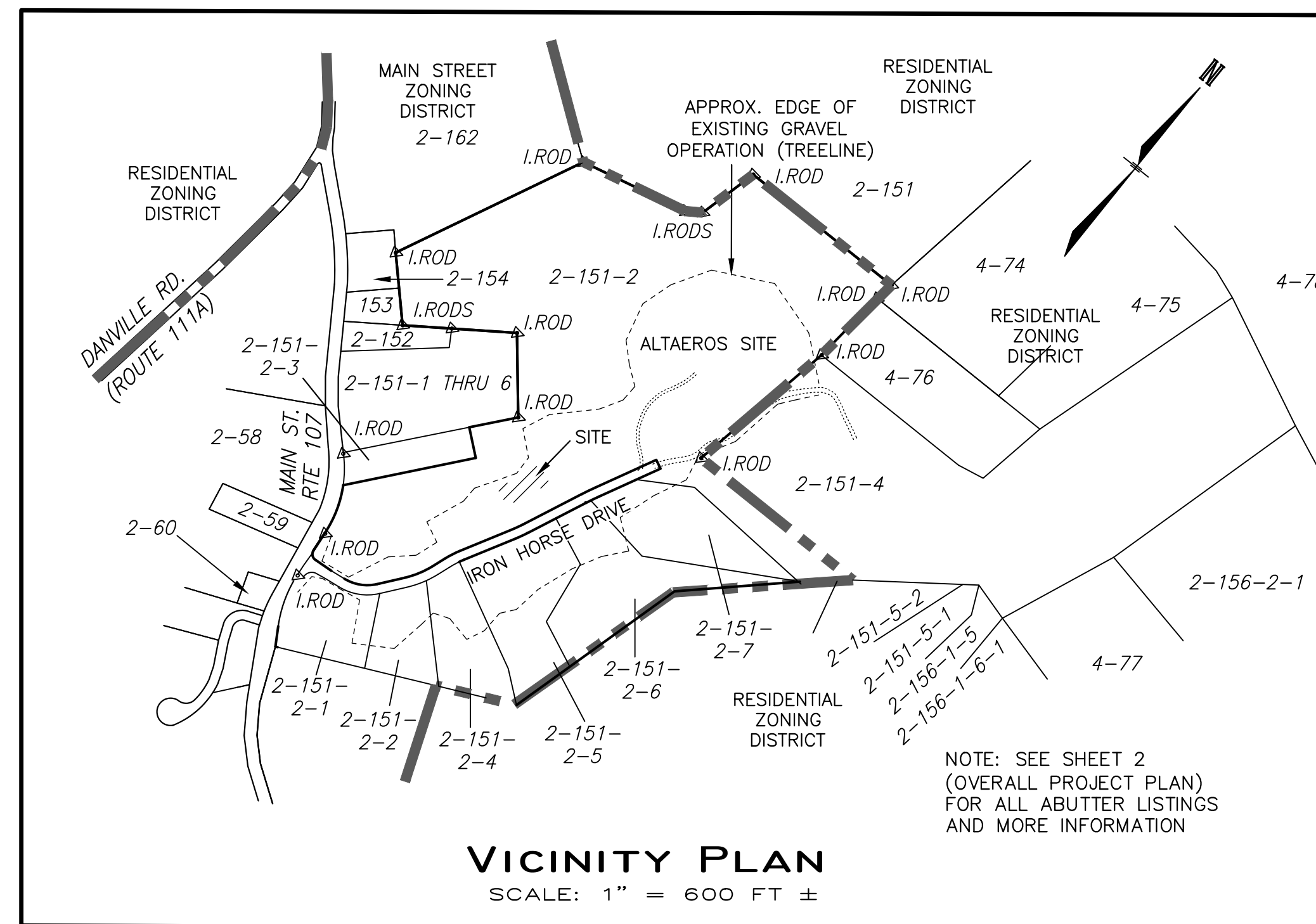
AGENCY APPROVALS:
NHDES - ALTERATION OF TERRAIN APPR # AoT-1594 ON 05-03-2019
(FOR CONSTRUCTION OF ENTIRE SUBJECT PARCEL)
NH HERITAGE INVENTORY DATA CHECK NHB18-2982 (OCT. 2018)
NH FISH AND GAME SPECIES CHECK NHB18-2982 (FEB. 2019)

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
SOLAR PANEL SITE PLAN (R.C.R.D.)	4

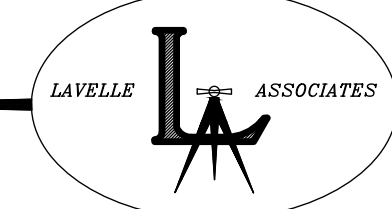
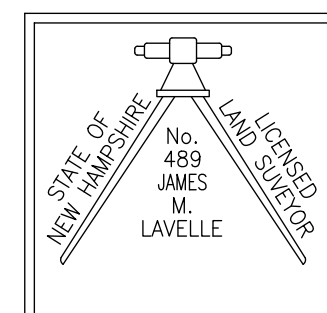


ZONING: SPECIAL EXCEPTIONS

1. A SPECIAL EXCEPTION IN ACCORDANCE WITH ARTICLE 12, SECTION 12.8 TO INSTALL SOLAR PANELS FOR AN EXISTING BUILDING THAT WILL BE WITHIN THE 100 FOOT WETLAND SETBACK. THE SOLAR PANELS WILL BE 50 FEET FROM THE EXISTING WETLANDS.

SPECIAL EXCEPTION GRANTED NOVEMBER 28, 2023

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



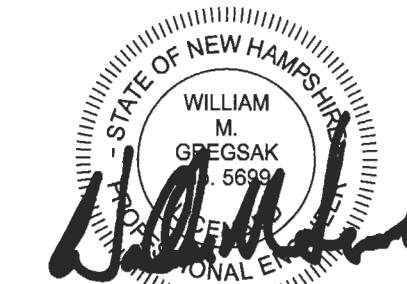
REVISIONS

NO.	DESCRIPTION	DATE

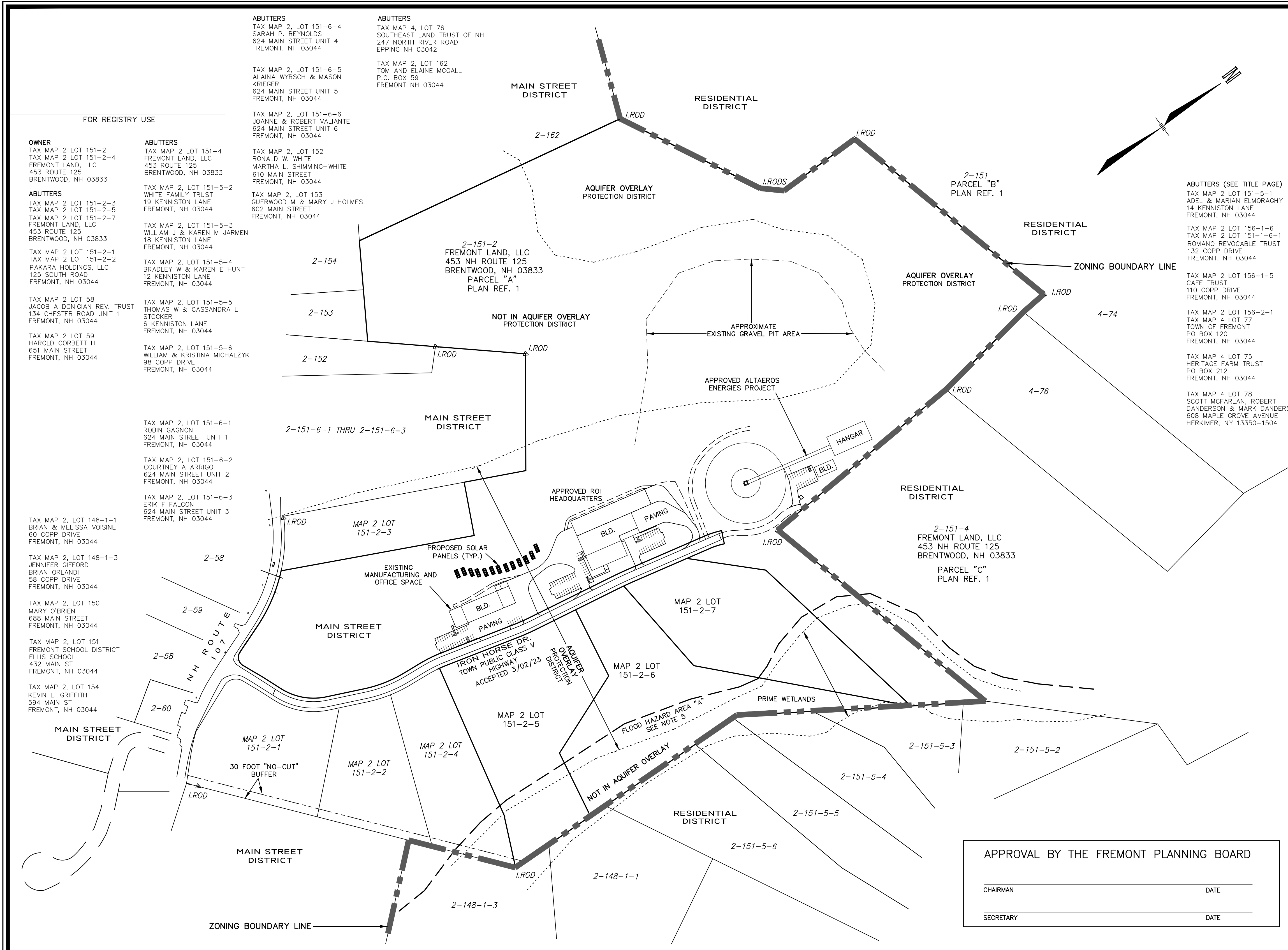
JANUARY 22, 2024

LANDOWNER:
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

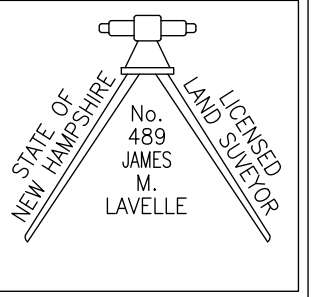


Z O N I N G :
MAIN STREET DISTRICT – ZONING SECTION 705:
MINIMUM LOT SIZE = 2 ACRES WITH 1 ACRE OF CONTIGUOUS UPLAND (MIN.)
MAXIMUM SQUARE FOOTAGE OF AN INDIVIDUAL COMMERCIAL USE IN THIS DISTRICT IS 25,000 SF – ZONING SECTION 705-1.
MINIMUM LOT SIZE IN AN AQUIFER ZONE IS 3 ACRES. (SECTION 1203.8 OF THE 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

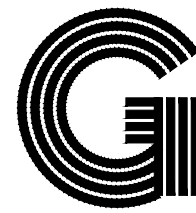
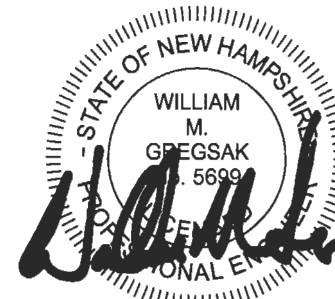
- R E F E R E N C E P L A N S**
- "TAX MAP 2 LOT 151 – SUBDIVISION PLAN OF LAND – AS DRAWN FOR PAINT MINE HILLS, INC – LOCATED IN FREMONT, NH" – SCALE: 1"=200', DATED JUNE 1, 1994. BY JAMES M. LAVELLE ASSOCIATES. R.C.R.D. PLAN D-22932.
 - "IRON HORSE PARK LAND SUBDIVISION – 662 MAIN STREET – FREMONT,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

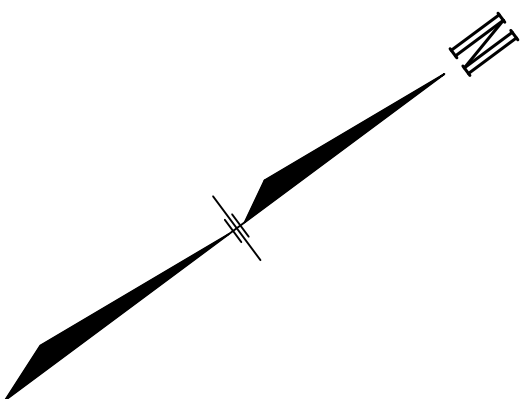
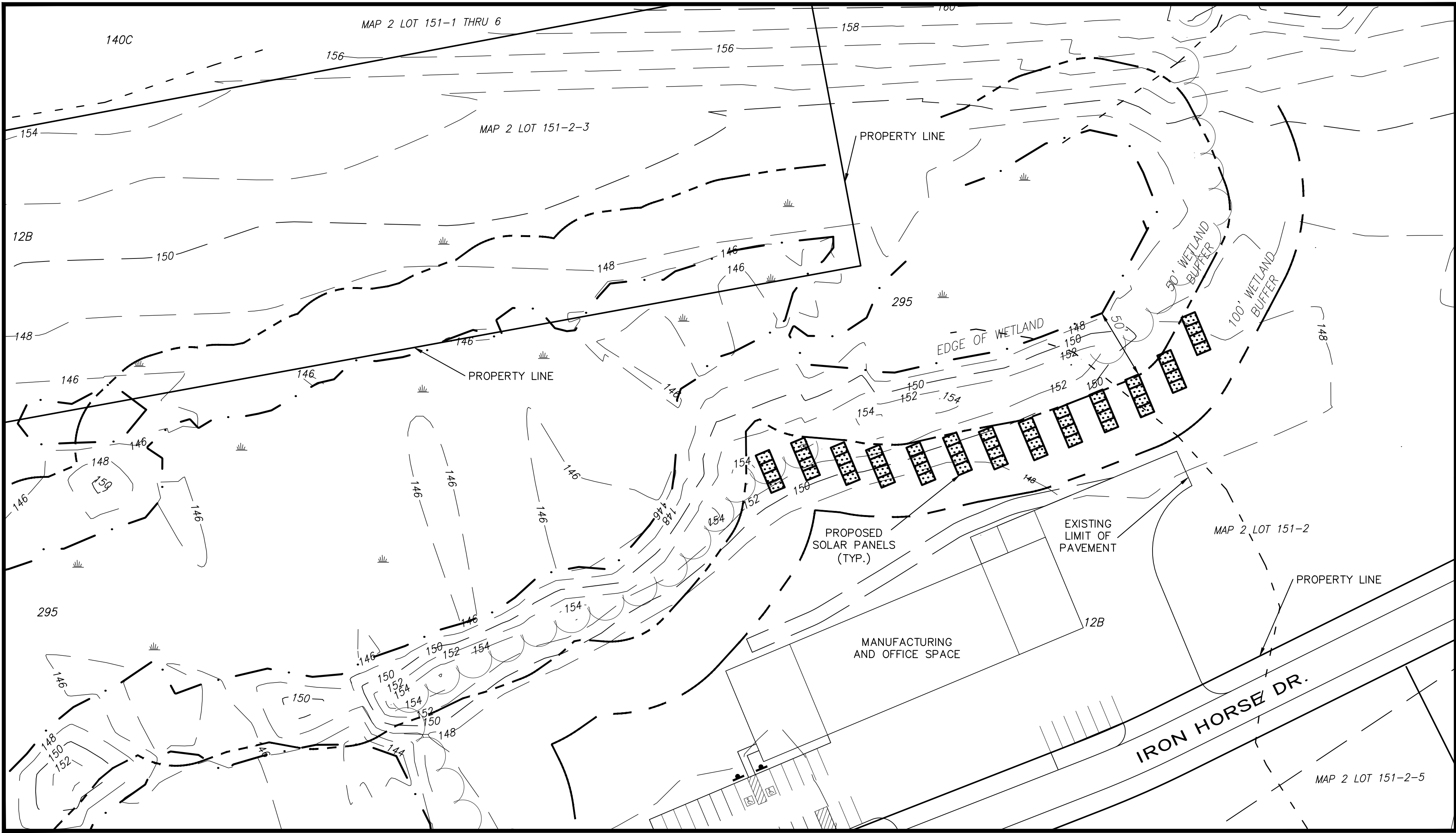
- N O T E S**
- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED LOCATION OF SOLAR PANELS.
 - SEE GRAVEL PERMIT AMENDED NUMBER WPP-4436A DATED 6/13/2001.
 - NRCS SOILS:
12B AND 12C – HINCKLEY FINE SANDY LOAM, 3 TO 15% SLOPES
140C – CHATFIELD – HOLLIS-CANTON COMPLEX, 8 TO 15% SLOPES
29S – GREENWOOD MUCKY PEAT
313A AND 313B – DEERFIELD FINE SANDY LOAM, 3 TO 15% SLOPES
447B – SCITUATE-NEWFIELDS COMPLEX, VERY STONY, 3 TO 8% SLOPES
 - 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
SUBJECT PARCEL 2-151-2 = 73.505 ACRES
THE ENTIRE SUBJECT PARCEL IS IN THE "MAIN STREET DISTRICT". (SEE ZONING ON THIS SHEET)..

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
	

APPROVAL BY THE FREMONT PLANNING BOARD	
CHAIRMAN	DATE
SECRETARY	DATE

			R E V I S I O N S		SOLAR PANEL OVERALL PLAN		PREPARED FOR: OWNER:		PREPARED BY DESIGN ENGINEER		REGISTRATION		JAN. 22, 2024		
NO.		DESCRIPTION		DATE		TAX MAP 2 – LOT 151-2 IRON HORSE INDUSTRIAL 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) 887-6979 WWW.GREGSAK.COM				 SCALE 1"=200' SHEET 2 OF 4 JOB # 3256	



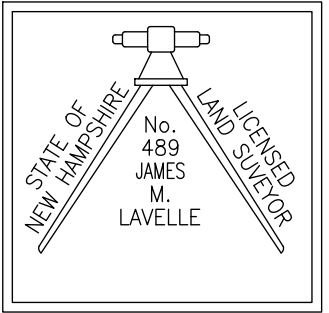
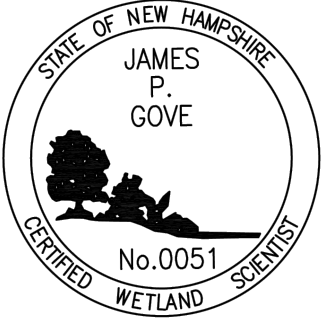
NRCS SOILS:
12B AND 12C - HINCKLEY FINE SANDY LOAM, 3 TO 15% SLOPES
140C - CHATFIELD - HOLLIS-CANTON COMPLEX, 8 TO 15% SLOPES
295 - GREENWOOD MUCKY PEAT
313A AND 313B - DEERFIELD FINE SANDY LOAM, 3 TO 15% SLOPES
447B - SCITUATE-NEWFIELDS COMPLEX, VERY STONY, 3 TO 8% SLOPES
SOURCE: WEBSOIL SURVEY AND 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 AND UPDATED JULY 2023 AND WERE CERTIFIED BY SAME.

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

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 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		
NO.	DESCRIPTION	DATE

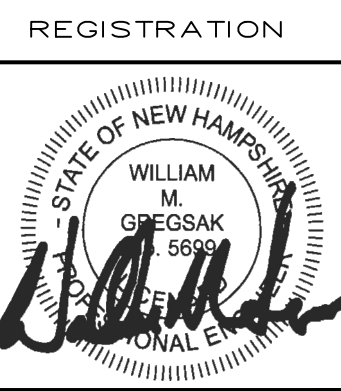
SOLAR PANEL EXISTING CONDITIONS PLAN
TAX MAP 2 - LOT 151-2
IRON HORSE INDUSTRIAL PARK
IRON HORSE DRIVE
FREMONT, NEW HAMPSHIRE

PREPARED FOR:
OWNER:

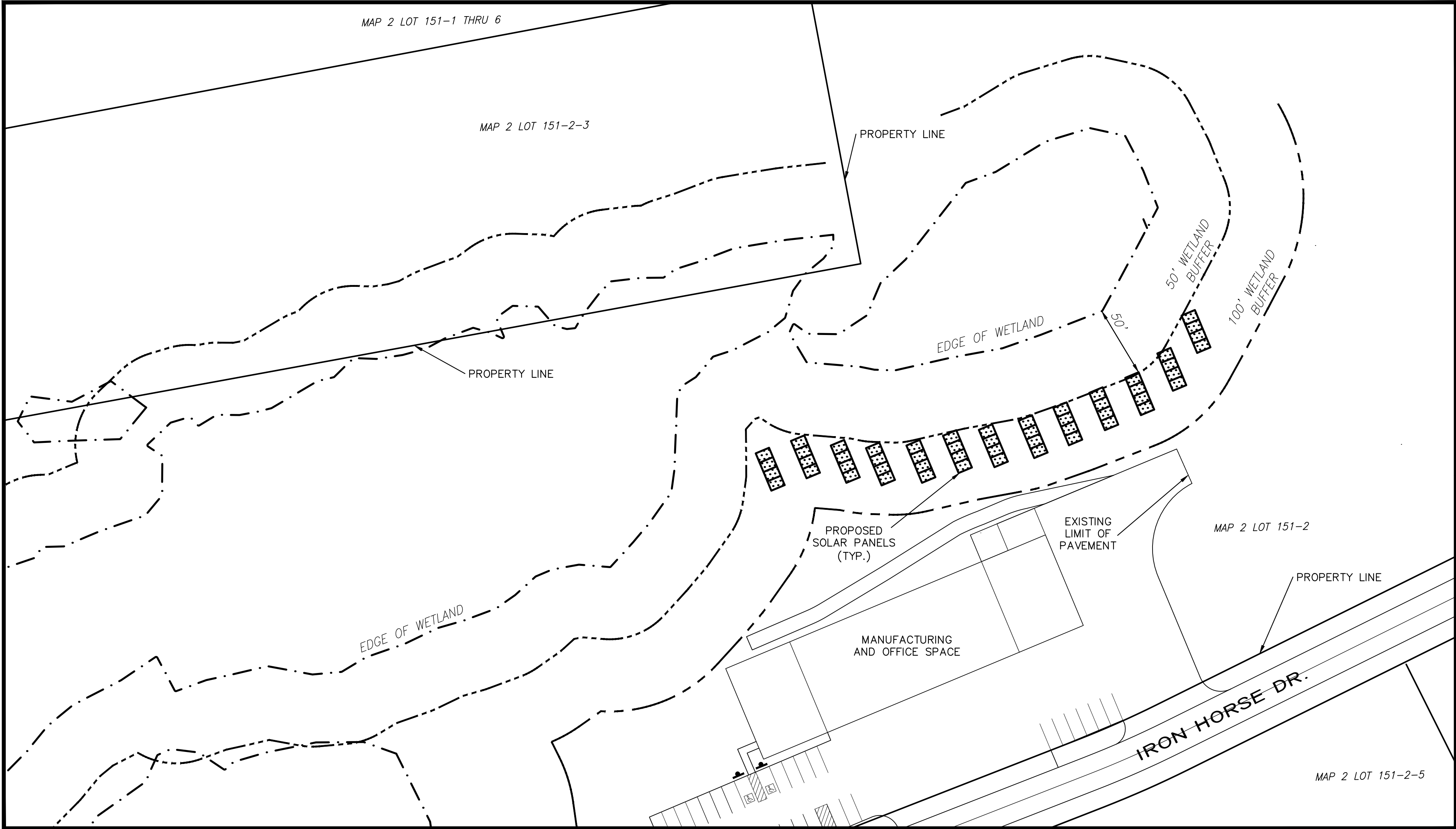
FREMONT LAND, LLC
453 NH ROUTE 125
BRENTWOOD, NH 03833

PREPARED BY DESIGN ENGINEER

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



JAN. 22, 2024
SCALE
25 0 50
1"=50'
SHEET 3
OF 4
JOB # 3256

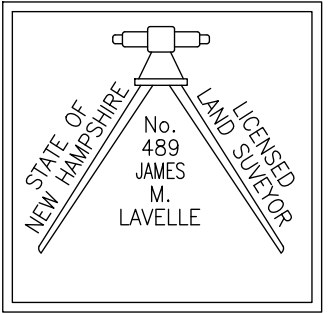
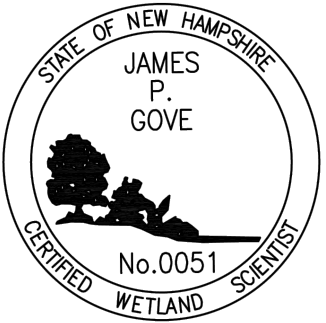


NOTE:
REFER TO COVER SHEET (1) AND OVERALL PLAN (2) FOR ALL
PERTINENT INFORMATION SUCH AS ZONING, TOTAL PROPERTY
BOUNDARY, ABUTTING PROPERTY OWNERS AND CERTIFICATIONS

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
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		
NO.	DESCRIPTION	DATE

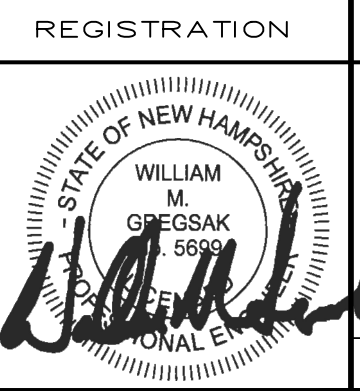
SOLAR PANEL SITE PLAN
TAX MAP 2 - LOT 151-2
IRON HORSE INDUSTRIAL PARK
IRON HORSE DRIVE
FREMONT, NEW HAMPSHIRE

PREPARED FOR:
OWNER:

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

PREPARED BY DESIGN ENGINEER

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



JAN. 22, 2024
SCALE
25 0 50
1"=50'
SHEET 3
OF 4
JOB # 3256