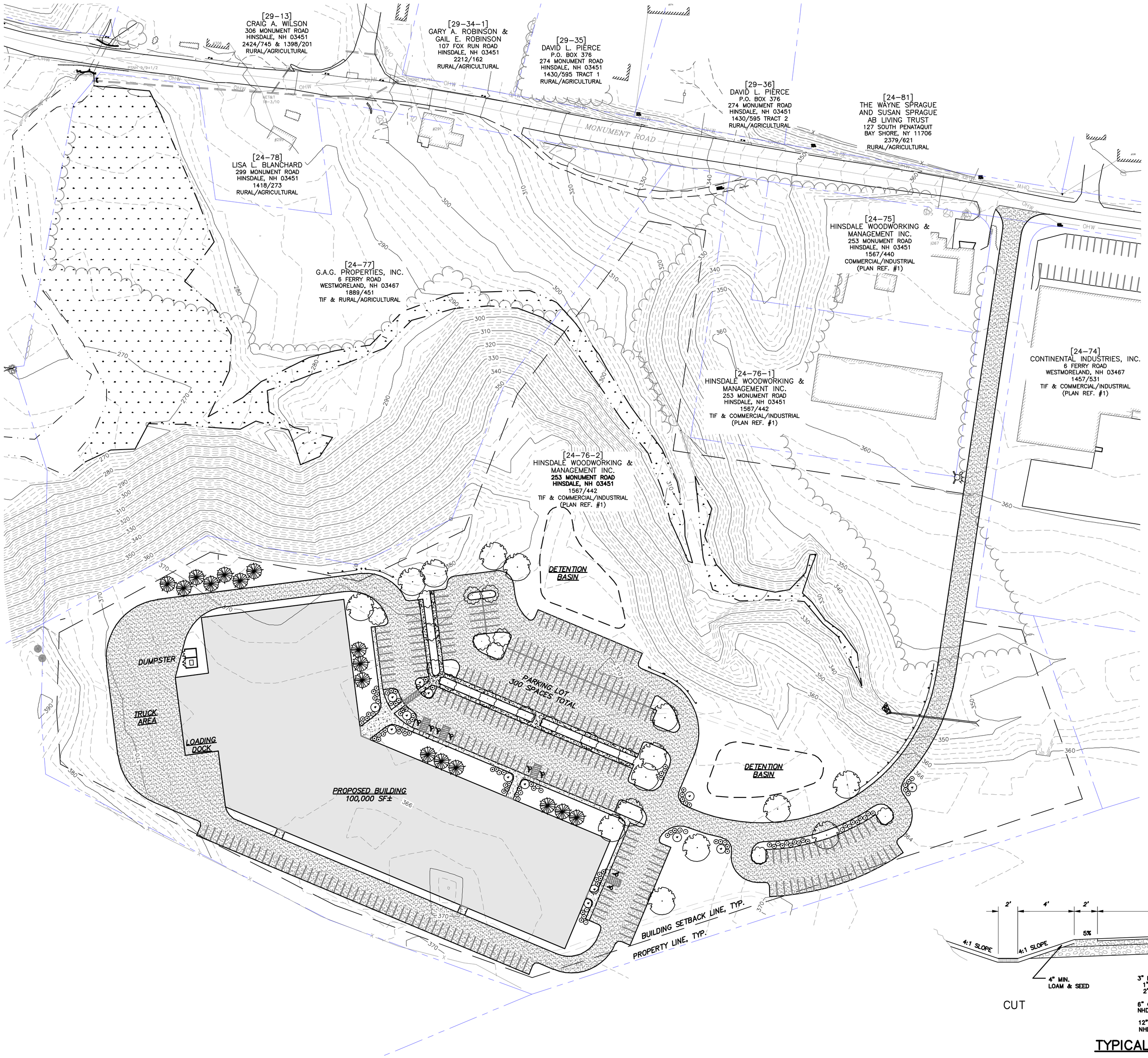
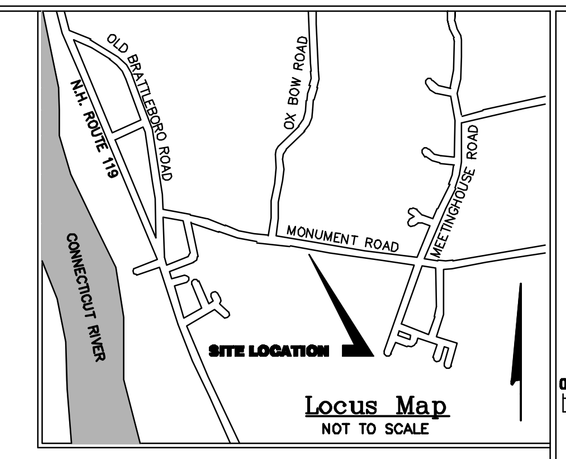




Locus Map
NOT TO SCALE

0 60' 120'
SCALE: 1"=60'

Survey Notes

1. THE SUBJECT PARCELS ARE LOCATED IN ZONE X AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP CHESHIRE COUNTY, NEW HAMPSHIRE, MAP NUMBER 33005C0360E, EFFECTIVE DATE MAY 23, 2006. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
2. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON ACTUAL FIELD SURVEY.

Plan References

1. "BOUNDARY LINE ADJUSTMENT & TWO LOT SUBDIVISION, LAND OF HINSDALE WOODWORKING & MANAGEMENT, INC., LOCATED AT TAX MAP 24, LOT 75 & 76," DATED APRIL 30, 2007, BY SVE ASSOCIATES, (CCRD Cab. 13, Dr. 3, No. 102).
2. "LOT LINE ADJUSTMENT PLAN OF LAND OWNED BY HINSDALE WOODWORKING & MANAGEMENT, INC.," BY WAYNE MCCUTCHEON ASSOCIATES, INC., DATED JANUARY 31, 2001. (CCRD Cab. 12, Dr. 6, No. 114).
3. "SUBDIVISION PLAN OF LAND KNOWN AS TAX MAP 24 LOTS 61 & 73, PREPARED FOR GENPOWER," DATED NOVEMBER 2004, BY CLOUGH HARBOUR & ASSOCIATES LLP.

Zoning:

COMMERCIAL / INDUSTRIAL & TAX INCREMENT FINANCE

MAXIMUM STORIES (BUILDINGS): 3
MAXIMUM HEIGHT IN FEET (BUILDINGS): 50
MINIMUM LOT FRONTAGE: 100 FEET
MINIMUM LOT AREA: 1 ACRE (43,560 SQ.FT.)
MINIMUM SETBACK FROM EDGE OF MONUMENT RD.: 75 FT
MINIMUM SETBACK FROM OTHER LINES: 20 FEET
BUILDING COVERAGE (MAXIMUM PERCENT): 40%

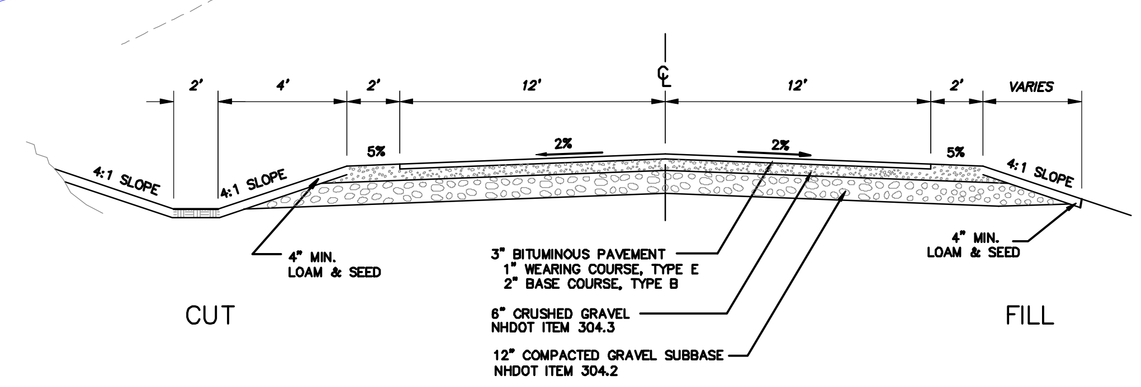
Owner of Record

[24-76-2]
HINSDALE WOODWORKING & MANAGEMENT INC.
253 MONUMENT ROAD
HINSDALE, NH 03451
1567/442
TIF & COMMERCIAL/INDUSTRIAL

TOTAL AREA 18.77 ACRES±

Legend

- BLAZED TREE
- STONE WALL
- BARBED WIRE FENCE
- BROOK
- TREE LINE
- PROPOSED ROAD CENTER LINE
- PROPOSED ROAD RIGHT OF WAY
- JURISDICTIONAL WETLAND AREAS



TYPICAL ROAD CROSS-SECTION

NOT YET APPROVED FOR CONSTRUCTION

REV.	DESCRIPTION	DATE

DESIGNED BY: JN
CHECKED BY: RH
DATE PLAN: 03/10/11
DATE SURVEY: N/A
PROJECT NO.: K2015
CAD NO.: K2015 SITE

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For:
BOB HARCKE
OFF MONUMENT ROAD,
HINSDALE, NEW HAMPSHIRE

CONCEPTUAL SITE DEVELOPMENT PLAN

SHEET
C-1