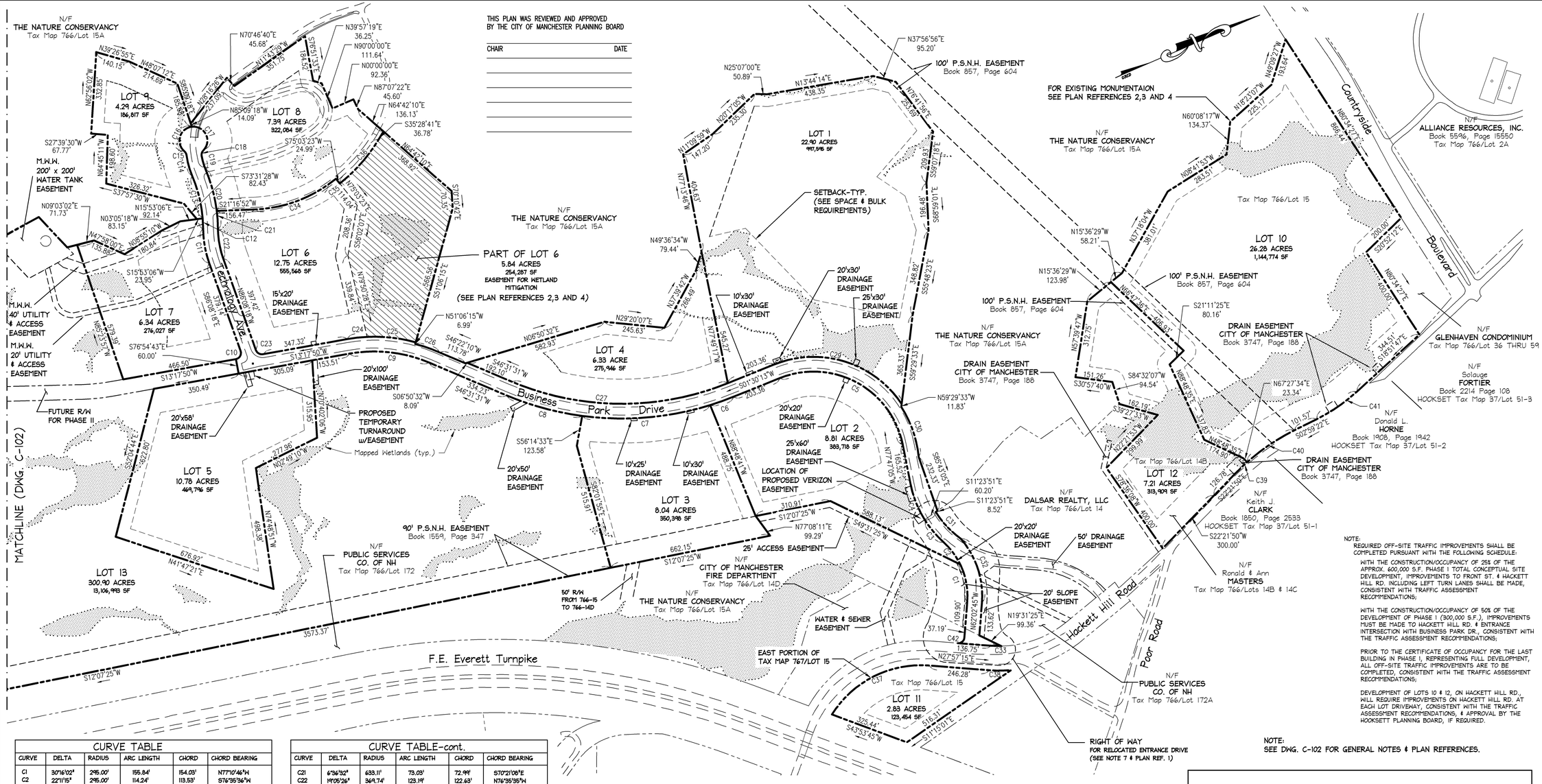

NOTE:
REQUIRED OFF-SITE TRAFFIC IMPROVEMENTS SHALL BE COMPLETED PURSUANT WITH THE FOLLOWING SCHEDULE:

WITH THE CONSTRUCTION/OCCUPANCY OF 25% OF THE APPROX. 600,000 S.F. PHASE I TOTAL CONCEPTUAL SITE DEVELOPMENT, IMPROVEMENTS TO FRONT ST. & HACKETT HILL RD. INCLUDING LEFT TURN LANES SHALL BE MADE, CONSISTENT WITH TRAFFIC ASSESSMENT RECOMMENDATIONS;

WITH THE CONSTRUCTION/OCCUPANCY OF 50% OF THE DEVELOPMENT OF PHASE I (300,000 S.F.), IMPROVEMENTS MUST BE MADE TO HACKETT HILL RD. & ENTRANCE INTERSECTION WITH BUSINESS PARK DR., CONSISTENT WITH THE TRAFFIC ASSESSMENT RECOMMENDATIONS;

PRIOR TO THE CERTIFICATE OF OCCUPANCY FOR THE LAST BUILDING IN PHASE I, REPRESENTING FULL DEVELOPMENT, ALL OFF-SITE TRAFFIC IMPROVEMENTS ARE TO BE COMPLETED, CONSISTENT WITH THE TRAFFIC ASSESSMENT RECOMMENDATIONS;

DEVELOPMENT OF LOTS 10 & 12, ON HACKETT HILL RD., WILL REQUIRE IMPROVEMENTS ON HACKETT HILL RD. AT EACH LOT DRIVEWAY, CONSISTENT WITH THE TRAFFIC ASSESSMENT RECOMMENDATIONS, & APPROVAL BY THE HOOKSETT PLANNING BOARD, IF REQUIRED.

NOTE:
SEE DWG. C-102 FOR GENERAL NOTES & PLAN REFERENCES.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
C1	30°16'02"	295.00'	155.84'	154.03'	N77°10'46"W
C2	22°11'15"	295.00'	114.24'	113.53'	S76°35'36"W
C3	15°56'29"	429.74'	119.57'	119.16'	S73°28'12"W
C4	20°46'28"	429.74'	155.82'	154.96'	N88°10'19"W
C5	100°42'40"	369.74'	649.91'	569.41'	S51°51'33"N
C6	4°44'41"	1215.43'	100.65'	100.62'	N03°52'34"E
C7	24°50'07"	1215.43'	526.84'	522.72'	S18°39'58"N
C8	15°26'50"	1215.43'	327.57'	326.58'	N38°48'16"E
C9	33°13'42"	573.11'	332.37'	327.73'	S29°54'41"N
C10	99°26'08"	25.00'	43.39'	38.14'	N36°25'14"W
C11	19°05'26"	429.74'	143.19'	142.52'	N76°35'35"W
C12	4°18'59"	573.11'	43.18'	43.17'	S64°12'22"E
C13	18°01'23"	573.11'	180.28'	179.54'	N80°22'33"W
C14	15°18'20"	321.33'	85.84'	85.59'	N81°44'04"W
C15	42°37'13"	25.00'	18.60'	18.17'	S84°36'29"W
C16	133°48'06"	57.00'	133.11'	104.86'	S49°48'04"E
C17	141°22'31"	57.00'	140.65'	107.59'	S67°47'15"W
C18	54°52'47"	25.00'	23.95'	23.04'	S48°57'53"E
C19	12°58'57"	261.33'	59.21'	59.09'	S82°59'46"E
C20	15°43'50"	633.11'	173.82'	173.27'	S61°31'19"E

CURVE TABLE-cont.

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
C21	6°36'32"	633.11'	73.03'	72.99'	S70°21'06"E
C22	19°05'26"	369.74'	123.19'	122.63'	N76°35'35"W
C23	80°33'52"	25.00'	35.15'	32.33'	N53°34'46"E
C24	7°34'03"	633.11'	83.62'	83.56'	N17°04'52"E
C25	18°06'00"	633.11'	200.00'	199.17'	S29°54'53"W
C26	10°05'41"	595.22'	104.87'	104.73'	S42°42'56"W
C27	45°01'18"	1155.43'	907.91'	884.73'	N24°00'52"E
C29	78°29'36"	429.74'	588.73'	543.76'	N40°45'01"E
C30	26°56'20"	463.00'	217.69'	215.69'	S85°43'05"E
C31	22°53'22"	374.74'	149.71'	148.71'	S70°24'47"W
C32	45°33'32"	355.00'	282.28'	274.90'	S84°49'31"E
C33	5°27'14"	427.80'	40.72'	40.71'	N25°13'38"E
C34	33°10'59"	550.00'	318.53'	314.10'	S04°41'23"E
C35	32°31'36"	650.53'	40.04'	40.04'	S13°11'31"E
C36	20°32'04"	675.00'	241.92'	240.62'	S25°12'39"E
C37	62°25'30"	427.50'	465.77'	443.00'	S25°15'30"E
C38	9°34'33"	527.80'	88.21'	88.11'	S23°09'59"W
C39	4°14'59"	880.00'	65.27'	65.26'	S20°14'20"E
C40	15°07'29"	880.00'	232.30'	231.63'	S10°33'06"E
C41	15°52'24"	720.00'	199.47'	198.83'	S10°55'35"E
C42	90°00'00"	25.00'	39.27'	35.36'	S17°02'45"E

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

Legend

- PROPERTY LINE
- RIGHT OF WAY
- EASEMENT
- BUILDING SETBACK
- EDGE OF PAVEMENT

THIS PLAN WAS PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT.

DATE: _____ _____
THOMAS J. RAYMOND LLS 769

STATE OF NEW HAMPSHIRE No. 769 THOMAS J. RAYMOND LICENSED LAND SURVEYOR
SIGNATURE

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REV.	DESCRIPTION	DR. BY	CKD. BY	APP. BY	DATE
F	GES REVIEW				
E	REVISED PER CITY COMMENTS	WJW	AWL	MSD	12-17-07
D	REVISED PER CITY COMMENTS	WJW	AWL	MSD	11-19-07
C	FOR CITY REVIEW	WJW	AWL	MSD	8-23-07
B	FOR SUBMISSION TO CITY	DAB	JBW	TJR	12-01-06
A	SUBDIVISION SUBMISSION	LHBJ	TL	MSD	10-10-06

(FOR REGISTRY USE)

Manchester Housing & Redevelopment Corp.
157 Chestnut Street, Manchester, New Hampshire 03101-2528

NORTHWEST BUSINESS PARK
Hackett Hill Road Manchester, New Hampshire

SUBDIVISION PLAT - 1

OEST Associates, Inc.
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Tel: (207)761-1770 Fax: (207)774-1246
Web: www.oest.com Email: mail@oest.com
engineers · architects · surveyors · construction managers

SCALE: 1" = 200'
DATE : June 28, 2006
DES BY: Oest Associates
DWN BY: W. Whitten
CHK BY: T. Lombardo

PROJECT NO. 476.01.01
SHEET 3 OF 26

DRAWING NO. C-101

03 C-101SUB-Plat1.dwg

T:\4760101\Sheets\4760101 03 C-101 SUB-PLAT-PH1.dwg Feb 29, 2008 - 9:10am