

ZONING INFORMATION
 ZONE: CORPORATE PARK (CP)

ITEM	REQUIRED	PROVIDED
1. LOT AREA	2 ACRE MIN.	134.58 ACRES ±
2. LOT WIDTH AT BUILDING LINE	200 FT. MIN.	1820'
3. FRONT SETBACK TO BUILDING	40 FT. MIN.	560'
4. REAR SETBACK TO BUILDING	50/75 FT. MIN. *	570'
5. SIDE SETBACK TO BUILDING	50/75 FT. MIN. *	270'
6. FRONT SETBACK TO PAVEMENT	20/30 FT. MIN. *	385'
7. REAR SETBACK TO PAVEMENT	20/40 FT. MIN. *	435'
8. SIDE SETBACK TO PAVEMENT	20/40 FT. MIN. *	255'
9. PERCENT COVERAGE BY STRUCTURES	30% MAX.	2.6%
10. PERCENT COVERAGE BY IMPERMEABLE MATERIAL	N/A	7.3%±
11. FRONTAGE	100' MIN.	415'±
12. PERCENT RETAINED IN NATURAL/VEGETATED STATE	-0% MIN.	77.5%
13. DEPTH	150' MIN.	2600'±
14. OFFICE PARKING (1 SPACE / 200 sf)	60	60
INDUSTRIAL PARKING (1 SPACE / 1000 sf)	19	19
STORAGE PARKING (1 SPACE / 3000 sf)		
TOTAL PARKING	79	536 ** TOTAL PARKING
15. 3" DIA. TREES (1 TREE / 10 PARKING SPACES)	7.4 TREES	96 TREES
16. PERCENT LANDSCAPE IN PARKING AREAS	10%	23%
17. PERCENT PARKING LANDSCAPE IN ISLANDS / STRIPS	50%	53%
18. PERCENT PLANTING AREAS 8 FT. WIDE MIN.	50%	92%

* LARGER REQUIREMENT TO BE USED WHEN ABUTTING RESIDENTIAL ZONE
 ** INCLUDES HANDICAP PARKING SPACES PER FEDERAL A.D.A. REQUIREMENTS

RECORD DRAWING
 Dufresne-Henry, Inc.

BUILDING SUMMARY	
PHASE ONE:	
OFFICE:	38,300 Square Feet
INDUSTRIAL:	66,100 Square Feet
STORAGE / WAREHOUSE:	47,100 Square Feet
TOTAL:	151,500 Square Feet
PHASE TWO: (FUTURE)	
OFFICE:	14,500 Square Feet (ADDITIONAL)
INDUSTRIAL / STORAGE:	100,000 Square Feet (ADDITIONAL)
TOTAL:	266,000 Square Feet (CUMULATIVE)
PARKING SUMMARY	
PHASE ONE:	
REGULAR PARKING:	520 SPACES
HANDICAP PARKING:	16 SPACES
TOTAL:	536 SPACES
PHASE TWO: (FUTURE)	
REGULAR PARKING:	447 SPACES (ADDITIONAL)
HANDICAP PARKING:	4 SPACES (ADDITIONAL)
TOTAL:	987 SPACES (CUMULATIVE)
POSSIBLE FUTURE:	
REGULAR PARKING:	188 SPACES (ADDITIONAL)
HANDICAP PARKING:	4 SPACES (ADDITIONAL)
TOTAL:	1,179 SPACES (CUMULATIVE)

LEGEND

---	MAJOR CONTOUR
- - -	MINOR CONTOUR
---	PROPERTY LINE
- · - · -	WETLAND DELINEATION LINE
- · - · -	75' ZONE OF INFLUENCE
- · - · -	100 YEAR FLOOD ZONE
- - -	SEWER
- - -	STORM
- - -	WATER
- - -	ELECTRICAL
- - -	STREAM
- - -	DITCH
- x - x -	HIGHWAY FENCE
~ ~ ~	TREELINE
□	MONUMENT
+	SIGN
⊕	BENCH MARK
⊙	MONITOR WELL
○ ○ ○ ○	STONEWALL
▨	CROSSWALK
▨	EMPLOYEE PICKUP AREAS
▨	SNOW REMOVAL AREAS

- PLANNING NOTES:**
- NO INDUSTRIAL ACCESS IS PERMITTED FROM SITE TO APOLLO AND GARRISON AVENUES.
 - MAXIMUM BUILDING HEIGHT ALLOWED IS 35 FEET EXCLUSIVE OF ROOF TOP MECHANICAL EQUIPMENT.
 - ADDITIONAL TREES TO BE PROVIDED ALONG BOWMAN DRIVE WHERE POSSIBLE.
 - PLANNING BOARD APPROVAL IS FOR PHASE ONE ONLY.
 - A SNOW REMOVAL OR SNOW STORAGE AGREEMENT AT THE END OF THE CITY OWNED PORTION OF BOWMAN DRIVE TO BE NEGOTIATED BETWEEN SIMS INC. AND THE CITY OF KEENE PUBLIC WORKS DEPT.

OVERALL SITE LAYOUT PLAN
 SCALE: 1" = 100'

Fleck & Lewis Architects P.C.
 Great Hollow Road
 Box 886, Hanover, New Hampshire 03755
 (603) 645-4226

Dufresne-Henry, Inc.
 Precision Park
 No. Springfield
 Vermont 05150
 TEL (802) 886-2261 FAX (802) 886-2260

REF	By	Date
1		3/30/98

Rev	Description
1	RECORD DRAWINGS

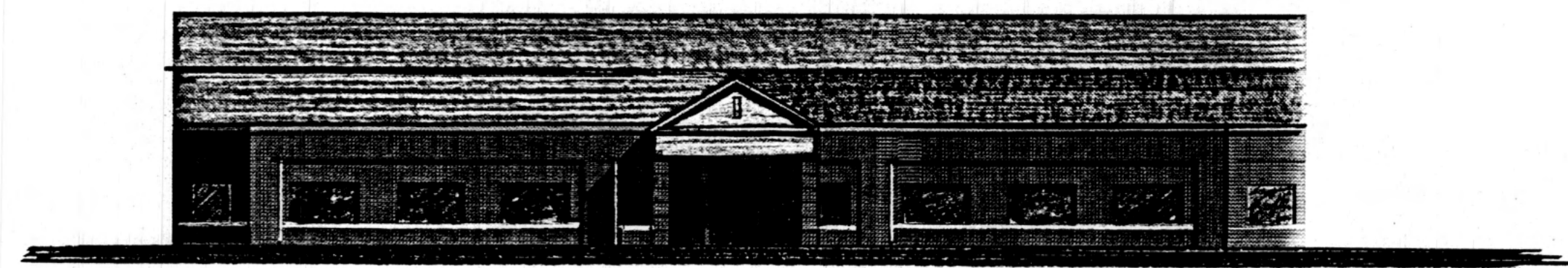
USA
 SIMS, INC.
 NEW OFFICE AND PRODUCTION FACILITY
 OVERALL SITE LAYOUT PLAN
 NH

Project No.	2380007
Proj. Manager	R.F. KISCHKO
Proj. Designer	J.L. BROEMEL
Drawn By	B.V. BERSOIA
Checked By	J.L. BROEMEL
Scale	1" = 100'
Approved	
Date	APRIL, 1998

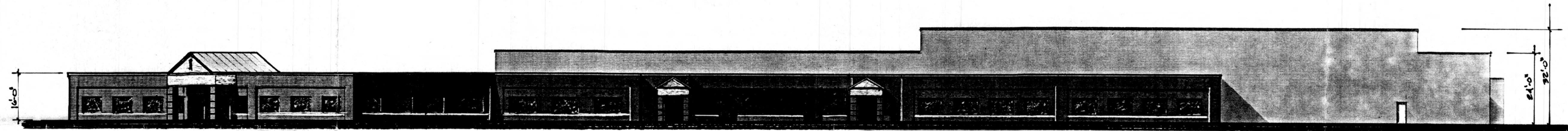
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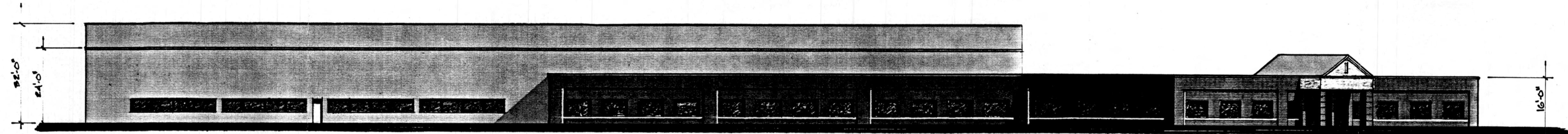
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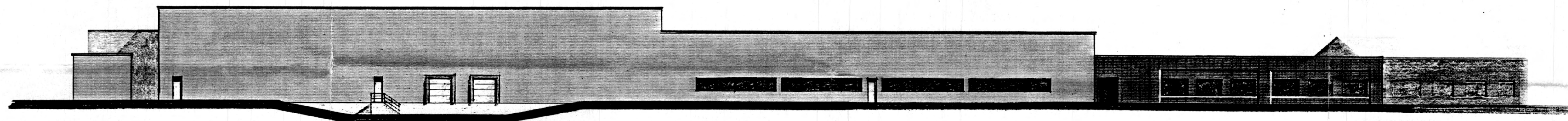
SOUTH WEST ELEVATION AT ENTRY



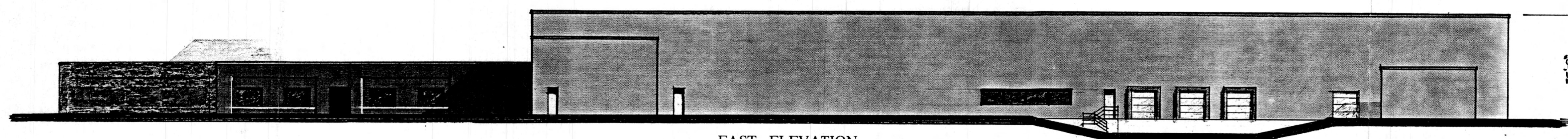
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

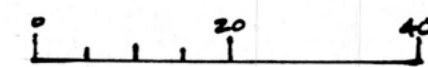


EAST ELEVATION

SPR-845

SMITHS INDUSTRIES MEDICAL SYSTEMS

PROPOSED NEW OFFICE AND PRODUCTION FACILITY, KEENE, N.H., U.S.A.



FLECK AND LEWIS ARCHITECTS, P.C.
HANOVER, NEW HAMPSHIRE