

3-37-unit 5

FREMONT NH APPLICATION FOR MINOR SITE PLAN REVIEW

CONTACT INFORMATION

Name of Applicant(s): Steffan Morgenstern & Kurt Morgenstern	
Address: 2192 Eagle Ave, Superior, CO 80027	
Owner(s) of Property concerned if different from above: PPM FREMONT 3, LLC	
Owner(s) mailing address if different from above: 326 MAIN ST UNIT 11 FREMONT, NH 03044	
Phone: 603 895-5112	Email: TOM@GOPPM.COM
Location of Property (Map #, Lot # and Street Address): Tax Map 3, Lot 37, 326 Main St, Unit 5, Fremont, NH 03044	
Intent of Application: <input type="checkbox"/> Original Site Plan Review <input type="checkbox"/> Amendment to Existing Site Plan Review <input checked="" type="checkbox"/> Change in Use	

ZONING INFORMATION

Zoning District of Property:

Is property in the Aquifer Protection District?



Yes



No

Is the property in the Flood Zone?



Yes



No

RECEIVED
JAN 18 2024

BEFORE COMPLETING THIS APPLICATION YOU MUST COMPLY WITH THE FOLLOWING.

BY:

If the Board determines that the impact of the proposed project presents greater than minimum impact, the..... application shall not be eligible for Minor Site Plan Review.

A. The applicant must first schedule a pre-application meeting with the Planning Board.

B. The application must be in full compliance with Fremont Zoning Ordinances.

C. The proposal shall create no impacts that require consideration of mitigation strategies for impacts such as, but not limited to, noise, light, traffic, visual impacts and/or odors.

D. Appropriate buffers – fencing or natural vegetation – exist between abutting properties.

E. The character of the area will not be impacted by the proposal. The nature of the property remains consistent relative to architecture, transportation, scale of coverage, scale of building size, and consistency of adjacent uses.

F. Maximum total floor space of any proposed buildings/structures shall be one thousand (1000) sq feet including the basement.

G. No proposed alterations to the natural terrain or vegetation at the site is planned (except that which is immediate to the any proposed buildings/structures)

H. The proposed activity **shall not** be located within:

- i. A flood plain
- ii. Any wetlands or wetland protection district
- iii. One hundred (100) feet of a Prime Wetland

INSTRUCTIONS: Please ensure that your application supports the purposes as noted in the Site Plan Regulations and that you have read, understand and complied with all aspects of the regulations.

Minor site plans are not required to be prepared by a professional engineer or licensed surveyor, but must accurately depict distances, setbacks, and other required information necessary for Board review. Fees shall be paid in accordance with the Town of Fremont fee schedule. The following items shall be shown on the minor site plan unless a waiver(s) is requested.

The MINOR SITE PLAN APPLICATION CHECKLIST MUST ACCOMPANY THIS APPLICATION.

Information Requirements: Each application shall contain the following information, where applicable, to be considered complete in accordance with Section 1.14 (Application Procedures) of the Fremont NH Site Plan Review Regulations. Check all that apply or request waiver.

Site Plans must include the following information:

- ☒ A. The name and addresses of the property owner, authorized agent, the person or firm preparing the plan, and the person or firm preparing any other data to be included in the plan.
- ☒ B. Scale, north arrow, and the date prepared.
- ☒ C. Location of the site (vicinity sketch), street, address, zoning district location, abutting properties and owners, and applicable tax map information.
- ☒ D. Description of the existing site and proposed changes thereto, including, but not limited to: approximate size (including height) and placement of new buildings and accessory structures, new parking and loading areas, new signage, new lighting, new landscaping and the amount of land to be disturbed.
- ☒ E. Location of existing and proposed easements, (if any). Copies of such easement language must be submitted to the Board.
- ☒ F. Location of existing and/or proposed water supply, sewage disposal facilities, gas and/or electric lines, paved areas, structures, (both primary and accessory), driveways, parking areas,
- ☒ G. A completion schedule of all proposed improvements.

- ☒ 1. The size and location of all public and private utilities including water lines, sewage facilities, gas lines, power lines, telephone lines, fire alarms connections, underground utilities, but not limited to other utilities.
- ☒ 2. The location, size and design of proposed signs and other advertising or instructional
- ☒ 3. The location, type and design of outdoor lighting.
- ☒ 4. Construction details including but not limited to pavement, walks, steps, curbing, drainage and structures, fire hydrants, signs and lighting, erosion, and sedimentation control techniques.
- ☒ H. Provide copies of all required State, Federal, and Town approvals, including, but not limited to: Dredge and Fill, State highway access, Wetlands Board approval.
- ☒ I. Provide topography maps indicating buildings, water courses, ponds, streams, standing water, exposed rock ledges, and other significant topography references to include natural and manmade features.
- ☒ 1. Contours shall be depicted at two (2) foot levels, referenced to sea level, reflective of
- ☒ 2. Clear delineation of wetlands areas must be provided on all topography maps.
- ☒ 3. Clear delineation of all watershed protection districts must be provided on all topography maps and any septic design plans.
- ☒ 4. Include lot line setbacks as well as wetland setbacks.

- ☒ J. Provide location and results of each test pit and percolation results shall be submitted to the Planning Board. Information summary with respect to soil conditions capable of supporting on-site water and waste disposal for each lot will be supplied. Test reference markers shall be put in place and maintained during the review process.
- ☒ K. Provide a plan for the type and location of solid/liquid waste disposal facilities.
- ☒ L. Provide an estimate/calculation of the road traveled mileage and route from the local fire and rescue department.
- ☒ M. Provide an estimate/calculation of the increased daily average automobile traffic within the Town.
- ☒ N. Provide estimates of noise generations.
- ☒ O. Provide complete plans and profiles for all internal access ways and parking to include:
 - 1. Curve data, horizontal and vertical at the street center lines
 - 2. Street data at fifty (50) foot intervals, to include cross sections
 - 3. Intersection, turn-around and/or cul-de-sac radii
 - 4. All Storm Drainage design
 - 5. Design of any bridges or culverts
 - 6. Proposed finished grades of streets & adjacent roadsides within the right-of-way.
- ☒ P. Provide an architectural rendering showing all elevation views of all proposed buildings and their exterior design. Provide plans reflecting shape, size, height and location of existing structures located on the site and within two hundred (200) feet of the site.
- ☒ Q. Provide a parking areas and access plan sufficient for review to ensure compliance to applicable standards as set forth in this document.
 - 1. The location, size, direction of travel, and if appropriate, curbing, paving, and radii of existing and proposed streets, driveways, access ways, and sidewalks within the site and its relationship to the off-site system.
 - 2. The size, location, and layout of all on-site parking, loading facilities, and snow storage areas. The methods and actuals used to provide for directing of traffic patterns and parking.
- ☒ R. Provide a landscaping plan sufficient for review to ensure compliance to applicable standards as set forth in this document.
- ☒ S. The location, type and size of all proposed landscaping and screening as well as a plan for the retention of existing and significant natural features on the site.
- ☒ T. Provide a storm drainage plan, performed by a registered professional engineer, including a plan for the detention and slow release of storm water where necessary, together with supporting calculations. Reference Section 1.21 (Waste Disposal and Water Supply).
- ☒ U. Provide plans for erosion and sediment control. No site plan shall be approved without plans for erosion and sediment control plans, unless a written waiver is applied for and approved by the Planning Board.
- ☒ V. Provide Traffic Analysis. Reference Section 1.14, Item X-6. No site plan shall be approved without a traffic impact study and analyses unless a written waiver is applied for and approved by the Planning Board.
- ☒ W. Provide general information and site plan format on all plats:
 - ☒ 1. Provide site name, name of property owner of record.
 - ☒ 2. Name, address and phone number of sub-divider and surveyor or engineer.
 - ☒ 3. Date, north point, plat revision, property map references and reference numbers.
 - ☒ 4. Names and addresses of owners of abutting properties.
 - ☒ 5. Location and exact dimensions of all property lines.

- ✓ 6. Location, name and width of all existing and proposed streets, rights-of-way or easements.
- ✓ 7. Sheet size in conformance with the requirements of the Rockingham County Register of Deeds. A margin of at least one inch shall be provided outside ruled border lines on three sides and at least two inches along the left side, or as required by the Register of Deeds.
- ✓ 8. A scale of not less than one (1) inch equals one hundred (100) feet.
- ✓ 9. Space for the Planning Board Chairman and Secretary to sign and date the approved plans.
- ✓ 10. Tax map and parcel number, title and deed reference, street address.
- ✓ 11. A locus map (no smaller than one (1) inch equals one thousand (1000) feet showing the location of the site in relation to the surrounding public street system and the zoning districts and boundaries for the site and the area within one thousand (1000) feet of the site.
- ✓ 12. Area, in acres and square feet, of the entire site prior to development. Acreage, square feet and percentage of total area for the following segments of information; Total area, area left in natural state, area of wetlands, recreation area, and area used.
- ✓ 13. Area, in acres and square feet, of the proposed site. Acre, square feet, and percentage of total area for the following segments of information; Total area, area left in natural state, area wetlands, and area used.
- ✓ 14. Clear delineation of wetlands and watershed protection districts peripheral area must be provided. Wetlands shall be delineated by a NH Licensed Wetland Scientist or Soil Scientist.
- ✓ 15. Iron rods, pipes, pins or drill holes must be so noted and placed at all lot corners and angle changes. Street right-of-way shall be marked by a four inch by four inch by thirty six inch (4" x 4" x 36") stone or concrete monument.
- ✓ 16. Location of all land intended for public use and any conditions on such use.
- ✓ 17. Specify the number the type of non-residential units.
- ✓ 18. Specify the water sources to be designated for fire protection and control. Define the adequacy of water supply for fire protection.
- ✓ 19. Hours of operation. The Board reserves the right to revisit and revise the approved hours of operation if and when it deems necessary to do so.
- ✓ X. Other information may be required during the course of the review. Other exhibits or data that the Planning Board may require in order to evaluate adequately the proposed development; such as but not limited to:
 - ✓ 1. Information on the composition and quantity of wastewater generated.
 - ✓ 2. Information on air, water or land pollutants discharged.
 - ✓ 3. Erosion and Sediment Control Plans.
 - ✓ 4. Listing of all amounts and description of liquids, inflammables and/or chemicals.
 - ✓ 5. A fiscal study/data relative to the potential impact to the Town may be required during the review process. Special provisions and/or plans may be required if found to bear a financial impact on the Town.

Other items required as applicable;

☒ N.H. Water Supply & Pollution Control Commission subdivision approval

- ☒ N.H. Wetlands Board "Dredge & Fill" permit
- ☒ N.H. Department of Transportation driveway access permit
- ☒ Stormwater runoff calculations per Section 1.20 or request for exemption
- ☒ Stormwater Management Plan
- ☒ Spill Prevention, Control, Countermeasures (SPCC) Plan
- ☒ National Pollutant Discharge Elimination System (NPDES) permit
- ☒ Other State or Federal permits as required

Signature of Applicant:

Date:

1/17/24

**Town of Fremont
Planning Board**

Pease Coast Skateboards

Address 2192 Eagle Ave, Superior, CO 80027

RE: Change of Use

Fremont Planning board,

We are requesting a change of Use for 326 Main St Unit # 5 Map 3-37-0 Cooper Corner Condominium Unit 5. The unit is approximately 2200 sq ft. Located directly behind the brick Smokestack. The unit is approximately 2200 sq ft. This Site was originally approved by the Town in 2005. See plan D-33264 D-33484

This application is only for a change of use. No site changes are planned. No new construction, no changes inside the building other than adding a shop sink.

Peace Coast Skateboards offers custom graphic screen printing and skateboard production services. I produce all the skateboards in house where I store raw wood veneers 1/16". The veneers are coated with a non toxic PVA wood glue and pressed in hydraulic presses to form the skateboard contour. The contoured wood is then drilled, cut, shaped and sanded. Next, a clear gloss finish lacquer is applied to the skateboards using HVLP spray system and a self contained ventless spray booth. The skateboard graphics are printed using a screen printing process. Ink is applied to a thin plastic film using the screen printing method, and then transferred onto the skateboards with a heat transfer machine. This machine applies heat and pressure and transfers the ink from the plastic film onto the wooden skateboard. The Skateboards are then shrink wrapped and packaged for sales.

I screen print the skateboard graphics as mentioned above as well as printing on clothing and garments. Screen printing is a process involving coating a "silk" screen with a photosensitive emulsion. The emulsion is exposed to light where it hardens and essentially creates a stencil in which a plastisol ink is forced through the mesh with a squeegee thus transferring it onto the substrate of choice; in this case garments and skateboards.

I would like to propose the use of the office space in this unit to be used as a small retail store front to showcase and sell my products as well as skateboard related parts and equipment. Wheels, bearings, trucks, stickers, grip-tape, shoes and clothing would be the main products of sale.

Explanation for Line item Numbers:

E: Easements - No new easements, existing are listed on D-33264 & D-33484

F: Location Water - septic, Gas, electric see plan D-33264, We have septic plans available upon requested.

G: Improvements - Plan to add a shop sink

1. - Utilities D-33264

2. Plan to add a ~2.9'x2.9' sign within the sign easement showed on D33484.

3. Lighting - Add to plan D-33264

4. Construction Details - See D-33264

H: State & Federal Approvals - We provided only the approved Site Plan. Approved in 2005

I: Topography Maps - Topo map not available but most of the other items are included on the Site Plan

K. Dumpster for solid waste removal: local service placed accordingly. Or transport waste to transfer station.

TL: Road Traveled milage - Fremont Fire department is about a mile away.

M: Traffic - 1-2 automobiles daily average traffic, most business is done online

N: Noise - All work performed inside, noise level extremely low

P: Building & Exterior Design - Included see D33484

Q: Parking - Site plan designates four parking spots Spot # 8,9 27, 28 for Unit 5. See site plan D-33264

R: Landscaping Overview - See site plan

S: See Site Plan D-33264 D-33484

T: Storm Drainage See Site Plans D-33264 D-33484

U: Erosion & Sediment Control Site Plan D-33264 D-33484

V: Traffic Analysis - Not available

W: General Information 1. Owner (on application) 2. Subdivider John Wilder, 2.Engineering Firm Eric Mitchell,(listed on site plan), 3. - 4. Abutters, 5.Lot Lines - See site Plan

Line Items 5-15 Can be found on the site plan

19. Hours of operation: 9am-9pm Monday-Sunday

Retail: 9am-4pm Sat-Tues

X: 1. roughly 10-25 gallons of wastewater generated every month. Residual screen printing emulsion wash-up waste. The water is treated with a 6 stage filtration

process to remove harmful solids and contaminants down to 10 microns. (see attached water plan)

2. Air pollutants include minor fume exhaust from (lacquer/and wood finish) and off-gasses from curing of printed garments.

3. see attached.

4. liquids, inflammables and/or chemicals. (see attached MSDS info)

A. Franklin Adhesives: Multibond Sk8 (PVA wood glue)

B. General Finishes: Pre Cat Lacquer Semi Gloss (clear wood finish)

C. TW Graphics Group: WB 5000 and 5500 Gloss and Flat waterbed inks

D. Inktek LLC: HO Series plastisol ink

Best Regards,

Steffan Morgenstern

Peace Coast Skateboards

Water Treatment Plan for Peace Coast

Background:

Screen printing is a process involving coating a “silk” screen with a photosensitive emulsion. The emulsion is exposed to light where it hardens and essentially creates a stencil in which a variety of inks can be forced through the mesh with a squeegee, thus transferring onto the substrate to create an image.

I. Screen Clean-Up Process:

After completion of a screen printing job, the excess ink needs to be reclaimed, the hardened solid emulsion needs to be removed from the screen and the screen needs to be power washed to clean the pores. This process is performed in a spray booth.

1. **Reclaiming ink:** Modern Plastisol and waterbed ink is a non-toxic product that uses pigments to generate the color patterns in screen printing. The excess ink is reclaimed with a reusable squeegee to scrape the excess from the screen into the ink container for reuse. Any remaining residues are cleaned up on the screen with rags.
2. **Removal of the hardened emulsion:** Requires using a spray bottle to coat the screen with a thin layer of an eco-friendly biodegradable non-hazardous emulsion remover such as, Sgreen or Ecotex. The screen is allowed to sit in the booth for an amount of time to loosen the emulsion.
3. **Power washing the screen:** The screen is then set upright in the booth and sprayed with water under high pressure using a power washer until the screen is clean. The water runs out of the vertical drain pipe into a filtration system.

II. Water Filtration, Purification and Recycling:

The process of power washing the screen with water removes pieces of hardened emulsion and small amounts of ink remaining in the pores of the screen. This requires a downstream process to clarify the water of large pieces of solid emulsion waste and then polish the water to remove pigments in the ink that have washed out of the pores of the screen. It is important to note that pigments in water form large particles that can be removed by fine filters (5-20 μm).

1. Removal of hardened emulsion and pigment particles

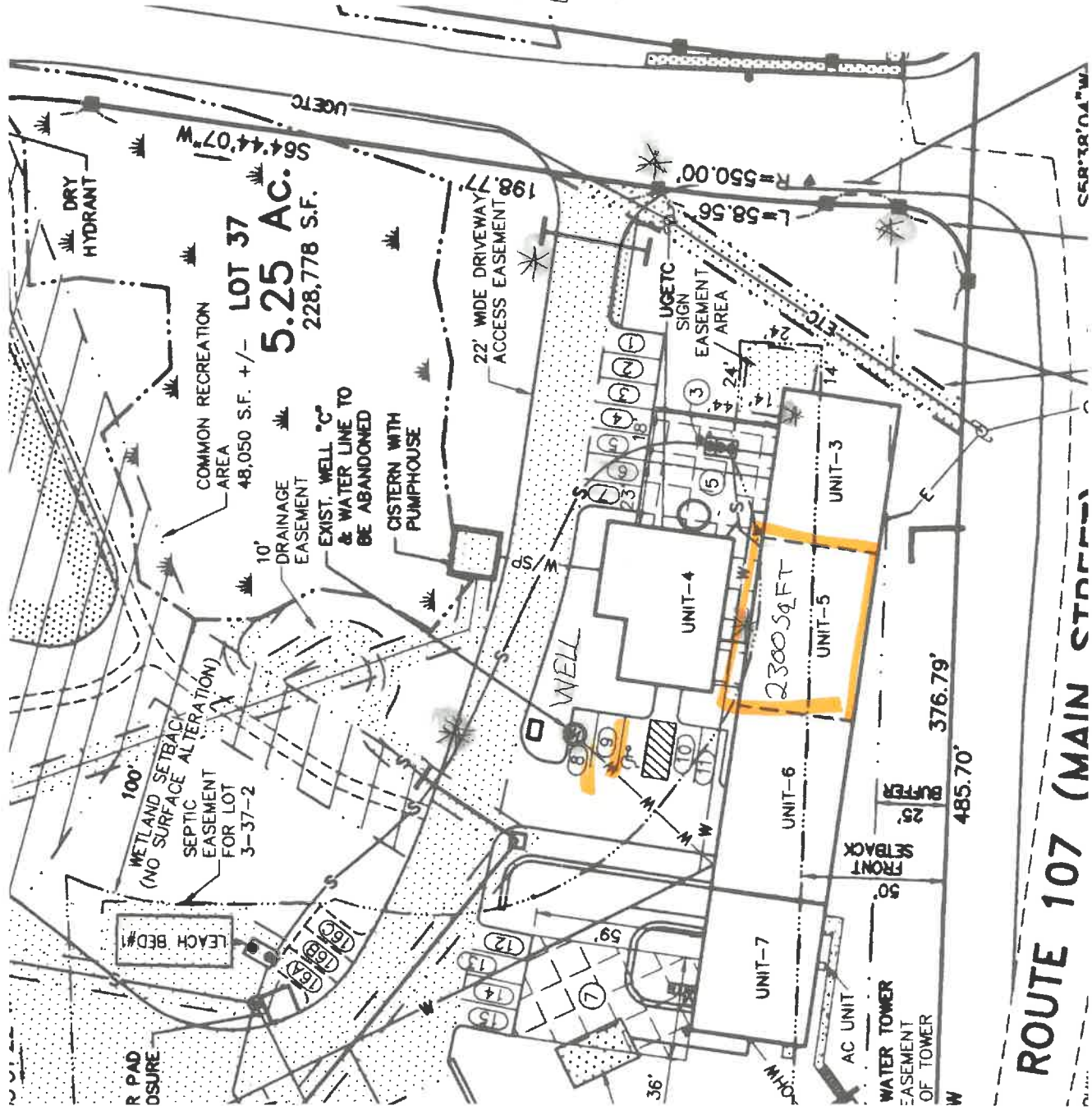
Peace Coast plans to purchase one of these two products.

- A. Sgreen Washout Booth Filtration System (removes $>20 \mu\text{m}$). See attachment sheet for more information
- B. M-10 Rhynotech Washout Booth Filtration System (removes $>10 \mu\text{m}$)

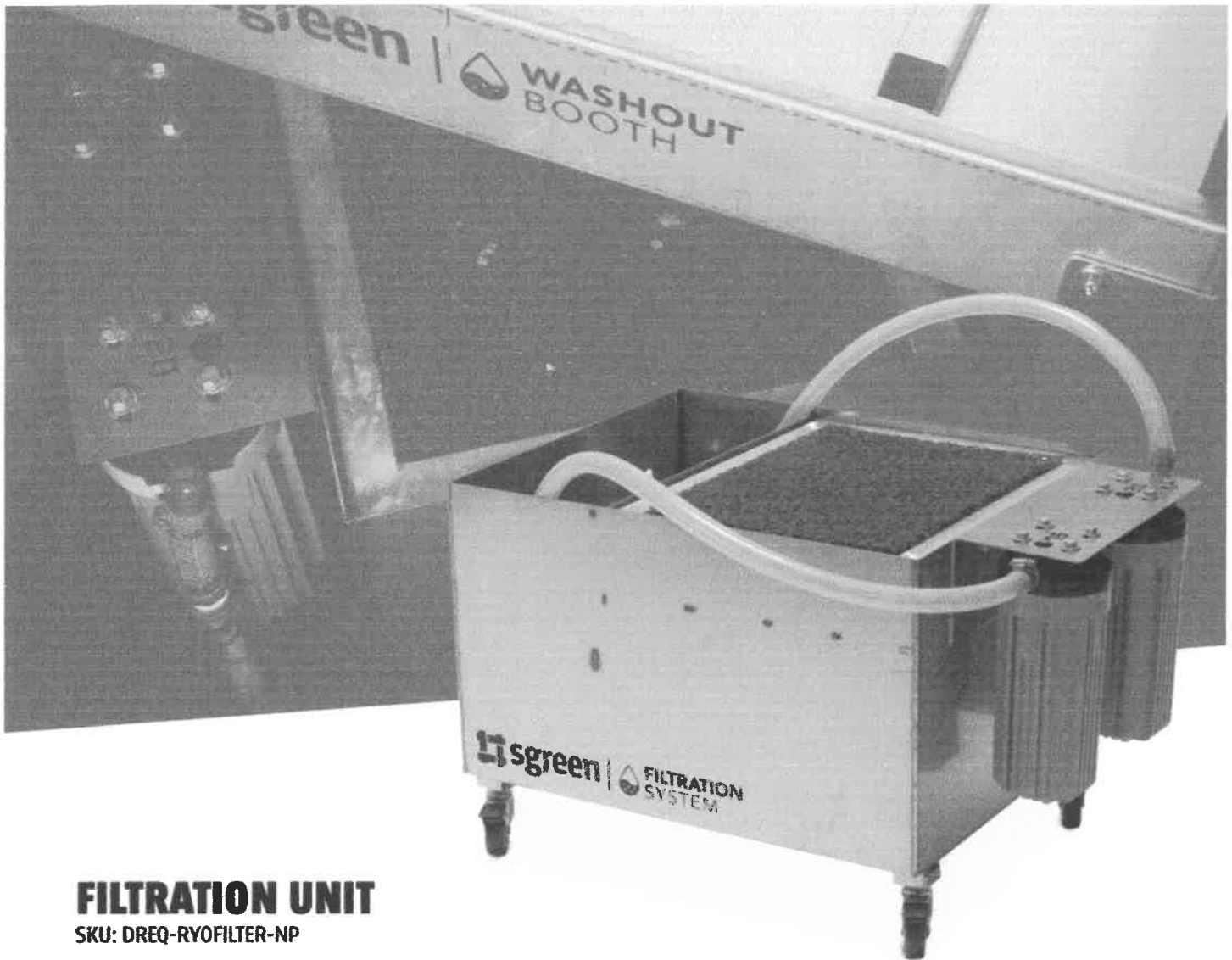
M10F Filtration system offers a simple, affordable solution for screen printers that need to deal with the filtration, disposal, and recycling of wastewater that contains contaminants as a result of the screen reclaiming process.

“RhinoClean M10F Filtration System is an ink and emulsion filtration system designed to remove harmful waste solids from the screen cleaning process while protecting your plumbing and the environment from harmful byproducts. Even when using eco-friendly inks and chemicals, the reclaiming process can cause harmful solids to be washed down the drain. Simply place the M10F under your washout booth. The five step filtration process will prevent waste products from going down the drain. The M10F filters the water as it comes out of the booth, sending it through five filtration stages giving you cleaner water. This removes all particles down to 10 microns. The wastewater can then be sent down the drain or self contained.”

Lighting



ROUTE 107 (MAIN STREET)



FILTRATION UNIT

SKU: DREQ-RYOFILTER-NP

The Sgreen® Filtration System is an ink filtration system designed to remove harmful waste solids from the screen cleaning process while protecting your plumbing and the environment from harmful byproducts. Even when using eco-friendly inks and chemicals, the screen cleaning and reclaiming process can cause harmful solids to be flushed down the drain.

Placing the Sgreen® Filtration System under your washout booth will filter out these waste products from your water and allow you to run a greener shop with a cleaner conscience. The Sgreen® Filtration system catches the water as it comes out of the sink, sending it through six stages of filtration for optimal clean water.

The first stage is a disposable filter that catches all of the big particles immediately; then the water goes through a series of three reusable screens: 86, 156, and 200 mesh. The filtered water then flows into a pump holding tank where a high-powered industrial sump pump is triggered, pushing the water through the final two stages: a 70-micron and 20-micron filter.

With this six stage filtering process, you can be confident that the water has been filtered multiple times, most solids have been removed, and any remaining particulate has been reduced to 20 microns, giving you clean water and a true eco-friendly screen cleaning process.



Franklin International

Safety Data Sheet

Multibond SK-8

Section 1. Identification

GHS product identifier : Multibond SK-8
Other means of identification : None known.
Product type : Liquid.
CAS # : mixture
Address : Franklin International
 2020 Bruck Street
 Columbus OH 43207
Contact person : Franklin Technical Services
Telephone : (800) 877-4583
In case of emergency : Franklin Security
 (614) 445-1300
Reference number : 6192
Product code : 6192700
Date of revision : 4/20/2017
Print date : 6/2/2017
Chemtrec (24 Hour) : (800) 424 - 9300
Chemtrec International : (703) 527 - 3887
Chemical family : Adhesive.

Relevant identified uses of the substance or mixture and uses advised against

Identified uses

Wide dispersive use of substances in professional and DIY adhesives.
 Industrial use wood glue.

Section 2. Hazards identification

OSHA/HCS status : While this material is not considered hazardous by the OSHA Hazard Communication Standard (29 CFR 1910.1200), this SDS contains valuable information critical to the safe handling and proper use of the product. This SDS should be retained and available for employees and other users of this product.

Classification of the substance or mixture : Not classified.

GHS label elements

Signal word : No signal word.

Hazard statements : No known significant effects or critical hazards.

Precautionary statements

General : Read label before use. Keep out of reach of children. If medical advice is needed, have product container or label at hand.

Hazards not otherwise classified : None known.

Section 3. Composition/information on ingredients

Hazardous ingredients

United States

Name	CAS number	%
No hazardous ingredient		

Canada

Name	CAS number	%
No hazardous ingredient		

Mexico

Name	CAS number	UN number	%	IDLH	Classification			
					H	F	R	Special
No hazardous ingredient								

Any concentration shown as a range is to protect confidentiality or is due to batch variation.

There are no ingredients present which, within the current knowledge of the supplier and in the concentrations applicable, are classified as hazardous to health or the environment and hence require reporting in this section.

Occupational exposure limits, if available, are listed in Section 8.

Section 4. First aid measures

Description of necessary first aid measures

Eye contact	: Immediately flush eyes with plenty of water, occasionally lifting the upper and lower eyelids. Check for and remove any contact lenses. Get medical attention if irritation occurs.
Inhalation	: Remove victim to fresh air and keep at rest in a position comfortable for breathing. Get medical attention if symptoms occur.
Skin contact	: Flush contaminated skin with plenty of water. Remove contaminated clothing and shoes. Get medical attention if symptoms occur.
Ingestion	: Wash out mouth with water. Remove victim to fresh air and keep at rest in a position comfortable for breathing. If material has been swallowed and the exposed person is conscious, give small quantities of water to drink. Do not induce vomiting unless directed to do so by medical personnel. Get medical attention if symptoms occur.

Most important symptoms/effects, acute and delayed

Potential acute health effects

Eye contact	: No known significant effects or critical hazards.
Inhalation	: No known significant effects or critical hazards.
Skin contact	: No known significant effects or critical hazards.
Ingestion	: No known significant effects or critical hazards.

Over-exposure signs/symptoms

Eye contact	: No specific data.
Inhalation	: No specific data.
Skin contact	: No specific data.
Ingestion	: No specific data.

Indication of immediate medical attention and special treatment needed, if necessary

Notes to physician	: Treat symptomatically. Contact poison treatment specialist immediately if large quantities have been ingested or inhaled.
---------------------------	---

Section 4. First aid measures

- Specific treatments** : No specific treatment.
- Protection of first-aiders** : No action shall be taken involving any personal risk or without suitable training.

See toxicological information (Section 11)

Section 5. Fire-fighting measures

Extinguishing media

- Suitable extinguishing media** : Use an extinguishing agent suitable for the surrounding fire.
- Unsuitable extinguishing media** : None known.
- Specific hazards arising from the chemical** : In a fire or if heated, a pressure increase will occur and the container may burst.
- Hazardous thermal decomposition products** : Decomposition products may include the following materials:
carbon dioxide
carbon monoxide
- Special protective actions for fire-fighters** : Promptly isolate the scene by removing all persons from the vicinity of the incident if there is a fire. No action shall be taken involving any personal risk or without suitable training.
- Special protective equipment for fire-fighters** : Fire-fighters should wear appropriate protective equipment and self-contained breathing apparatus (SCBA) with a full face-piece operated in positive pressure mode.

Section 6. Accidental release measures

Personal precautions, protective equipment and emergency procedures

- For non-emergency personnel** : No action shall be taken involving any personal risk or without suitable training. Evacuate surrounding areas. Keep unnecessary and unprotected personnel from entering. Do not touch or walk through spilled material. Put on appropriate personal protective equipment.
- For emergency responders** : If specialized clothing is required to deal with the spillage, take note of any information in Section 8 on suitable and unsuitable materials. See also the information in "For non-emergency personnel".
- Environmental precautions** : Avoid dispersal of spilled material and runoff and contact with soil, waterways, drains and sewers. Inform the relevant authorities if the product has caused environmental pollution (sewers, waterways, soil or air).

Methods and materials for containment and cleaning up

- Small spill** : Stop leak if without risk. Move containers from spill area. Dilute with water and mop up if water-soluble. Alternatively, or if water-insoluble, absorb with an inert dry material and place in an appropriate waste disposal container. Dispose of via a licensed waste disposal contractor.
- Large spill** : Stop leak if without risk. Move containers from spill area. Prevent entry into sewers, water courses, basements or confined areas. Wash spillages into an effluent treatment plant or proceed as follows. Contain and collect spillage with non-combustible, absorbent material e.g. sand, earth, vermiculite or diatomaceous earth and place in container for disposal according to local regulations (see Section 13). Dispose of via a licensed waste disposal contractor. Note: see Section 1 for emergency contact information and Section 13 for waste disposal.

Section 7. Handling and storage

Precautions for safe handling

- Protective measures** : Put on appropriate personal protective equipment (see Section 8).
- Advice on general occupational hygiene** : Eating, drinking and smoking should be prohibited in areas where this material is handled, stored and processed. Workers should wash hands and face before eating, drinking and smoking. Remove contaminated clothing and protective equipment before entering eating areas. See also Section 8 for additional information on hygiene measures.
- Conditions for safe storage, including any incompatibilities** : Store between the following temperatures: 4.4444 to 32.222°C (40 to 90°F). Store in accordance with local regulations. Store in original container protected from direct sunlight in a dry, cool and well-ventilated area, away from incompatible materials (see Section 10) and food and drink. Keep container tightly closed and sealed until ready for use. Containers that have been opened must be carefully resealed and kept upright to prevent leakage. Do not store in unlabeled containers. Use appropriate containment to avoid environmental contamination.

Section 8. Exposure controls/personal protection

Control parameters

United States

Occupational exposure limits

Ingredient name	Exposure limits
No exposure limit value known.	

Canada

Occupational exposure limits		TWA (8 hours)			STEL (15 mins)			Ceiling			Notations
Ingredient	List name	ppm	mg/m ³	Other	ppm	mg/m ³	Other	ppm	mg/m ³	Other	
No exposure limit value known.											

Mexico

Occupational exposure limits

Ingredient	Exposure limits
No exposure limit value known.	

Consult local authorities for acceptable exposure limits.

- Appropriate engineering controls** : Good general ventilation should be sufficient to control worker exposure to airborne contaminants.
- Environmental exposure controls** : Emissions from ventilation or work process equipment should be checked to ensure they comply with the requirements of environmental protection legislation. In some cases, fume scrubbers, filters or engineering modifications to the process equipment will be necessary to reduce emissions to acceptable levels.

Individual protection measures

- Hygiene measures** : Wash hands, forearms and face thoroughly after handling chemical products, before eating, smoking and using the lavatory and at the end of the working period. Wash contaminated clothing before reusing.

Section 8. Exposure controls/personal protection

- Eye/face protection** : Safety eyewear complying with an approved standard should be used when a risk assessment indicates this is necessary to avoid exposure to liquid splashes, mists, gases or dusts. If contact is possible, the following protection should be worn, unless the assessment indicates a higher degree of protection: safety glasses with side-shields.
- Skin protection**
- Hand protection** : Chemical-resistant, impervious gloves complying with an approved standard should be worn at all times when handling chemical products if a risk assessment indicates this is necessary.
- Body protection** : Personal protective equipment for the body should be selected based on the task being performed and the risks involved and should be approved by a specialist before handling this product.
- Other skin protection** : Appropriate footwear and any additional skin protection measures should be selected based on the task being performed and the risks involved and should be approved by a specialist before handling this product.
- Respiratory protection** : Based on the hazard and potential for exposure, select a respirator that meets the appropriate standard or certification. Respirators must be used according to a respiratory protection program to ensure proper fitting, training, and other important aspects of use.

Section 9. Physical and chemical properties

Appearance

- Physical state** : Liquid.
- Color** : Brown. [Light]
- Odor** : Characteristic. [Slight]
- Odor threshold** : Not available.
- pH** : 2.5 to 3.5
- Melting point** : Not available.
- Boiling point** : 98.889°C (210°F)
- Flash point** : Closed cup: >93.333°C (>200°F) [Setaflash.]
- Evaporation rate** : <1 (butyl acetate = 1)
- VOC (less water, less exempt solvents)** : 9 g/l
- Relative density** : 1.11
- Solubility** : Soluble in the following materials: cold water and hot water.

Aerosol product

Section 10. Stability and reactivity

- Reactivity** : No specific test data related to reactivity available for this product or its ingredients.
- Chemical stability** : The product is stable.
- Possibility of hazardous reactions** : Under normal conditions of storage and use, hazardous reactions will not occur.
- Conditions to avoid** : No specific data.
- Incompatible materials** : No specific data.
- Hazardous decomposition products** : Under normal conditions of storage and use, hazardous decomposition products should not be produced.

Section 11. Toxicological information

Information on toxicological effects

Information on the likely routes of exposure : Routes of entry not anticipated: Oral, Dermal, Inhalation.

Potential acute health effects

Eye contact : No known significant effects or critical hazards.
Inhalation : No known significant effects or critical hazards.
Skin contact : No known significant effects or critical hazards.
Ingestion : No known significant effects or critical hazards.

Symptoms related to the physical, chemical and toxicological characteristics

Eye contact : No specific data.
Inhalation : No specific data.
Skin contact : No specific data.
Ingestion : No specific data.

Delayed and immediate effects and also chronic effects from short and long term exposure

Short term exposure

Potential immediate effects : Not available.
Potential delayed effects : Not available.

Long term exposure

Potential immediate effects : Not available.
Potential delayed effects : Not available.

Section 12. Ecological information

Toxicity

Conclusion/Summary : Not available.

Persistence and degradability

Not available.

Other adverse effects : No known significant effects or critical hazards.

Section 13. Disposal considerations

Disposal methods : The generation of waste should be avoided or minimized wherever possible. Disposal of this product, solutions and any by-products should at all times comply with the requirements of environmental protection and waste disposal legislation and any regional local authority requirements. Dispose of surplus and non-recyclable products via a licensed waste disposal contractor. Waste should not be disposed of untreated to the sewer unless fully compliant with the requirements of all authorities with jurisdiction. Waste packaging should be recycled. Incineration or landfill should only be considered when recycling is not feasible. This material and its container must be disposed of in a safe way. Empty containers or liners may retain some product residues. Avoid dispersal of spilled material and runoff and contact with soil, waterways, drains and sewers.

Section 14. Transport information

	DOT Classification	TDG Classification	Mexico Classification	ADR/RID	IMDG	IATA
UN number	Not regulated.	Not regulated.	Not regulated.	Not regulated.	Not regulated.	Not regulated.
UN proper shipping name	-	-	-	-	-	-
Transport hazard class(es)	-	-	-	-	-	-
Packing group	-	-	-	-	-	-
Environmental hazards	No.	No.	No.	No.	No.	No.
Additional information	-	-	-	-	-	-

Special precautions for user : **Transport within user's premises:** always transport in closed containers that are upright and secure. Ensure that persons transporting the product know what to do in the event of an accident or spillage.

Transport in bulk according to Annex II of MARPOL and the IBC Code : Not available.

Section 15. Regulatory information

U.S. Federal regulations : **TSCA 8(a) CDR Exempt/Partial exemption:** Not determined
United States inventory (TSCA 8b): All components are listed or exempted.

Clean Air Act Section 112 (b) Hazardous Air Pollutants (HAPs) : Listed

Clean Air Act Section 602 Class I Substances : Not listed

Clean Air Act Section 602 Class II Substances : Not listed

SARA 302/304

Composition/information on ingredients

No products were found.

SARA 304 RQ : Not applicable.

SARA 311/312

Classification : Not applicable.

Composition/information on ingredients

No products were found.

State regulations

Massachusetts : None of the components are listed.

Section 15. Regulatory information

New York : None of the components are listed.

New Jersey : None of the components are listed.

Pennsylvania : None of the components are listed.

California Prop. 65

Not available.

Ingredient name	Cancer	Reproductive	No significant risk level	Maximum acceptable dosage level
Not applicable.				

Canada

Canadian lists

Canadian NPRI : None of the components are listed.

CEPA Toxic substances : None of the components are listed.

Canada inventory : Not determined.

This product has been classified in accordance with the hazard criteria of the Controlled Products Regulations and the MSDS contains all the information required by the Controlled Products Regulations.

Mexico

Classification :



International regulations

International lists :

- Australia inventory (AICS)**: Not determined.
- China inventory (IECSC)**: Not determined.
- Japan inventory (ENCS)**: Not determined.
- Japan inventory (ISHL)**: Not determined.
- Korea inventory**: Not determined.
- Malaysia Inventory (EHS Register)**: Not determined.
- New Zealand Inventory of Chemicals (NZIoC)**: Not determined.
- Philippines inventory (PICCS)**: Not determined.
- Taiwan Chemical Substances Inventory (TCSI)**: Not determined.
- Turkey inventory**: Not determined.

Europe : Not determined.

Chemical Weapons : Not listed

Convention List Schedule I Chemicals

Chemical Weapons : Not listed

Convention List Schedule II Chemicals

Chemical Weapons : Not listed

Convention List Schedule III Chemicals

Section 16. Other information

Hazardous Material Information System (U.S.A.)

Health	0
Flammability	1
Physical hazards	0

Caution: HMIS® ratings are based on a 0-4 rating scale, with 0 representing minimal hazards or risks, and 4 representing significant hazards or risks. Although HMIS® ratings are not required on SDSs under 29 CFR 1910.1200, the preparer may choose to provide them. HMIS® ratings are to be used with a fully implemented HMIS® program. HMIS® is a registered mark of the National Paint & Coatings Association (NPCA). HMIS® materials may be purchased exclusively from J. J. Keller (800) 327-6868.

The customer is responsible for determining the PPE code for this material.

National Fire Protection Association (U.S.A.)



Reprinted with permission from NFPA 704-2001, Identification of the Hazards of Materials for Emergency Response Copyright ©1997, National Fire Protection Association, Quincy, MA 02269. This reprinted material is not the complete and official position of the National Fire Protection Association, on the referenced subject which is represented only by the standard in its entirety.

Copyright ©2001, National Fire Protection Association, Quincy, MA 02269. This warning system is intended to be interpreted and applied only by properly trained individuals to identify fire, health and reactivity hazards of chemicals. The user is referred to certain limited number of chemicals with recommended classifications in NFPA 49 and NFPA 325, which would be used as a guideline only. Whether the chemicals are classified by NFPA or not, anyone using the 704 systems to classify chemicals does so at their own risk.

History

Date of printing : 6/2/2017
 Date of issue/Date of revision : 4/20/2017
 Date of previous issue : 2/17/2017
 Version : 5

Key to abbreviations : ATE = Acute Toxicity Estimate
 BCF = Bioconcentration Factor
 GHS = Globally Harmonized System of Classification and Labelling of Chemicals
 IATA = International Air Transport Association
 IBC = Intermediate Bulk Container
 IMDG = International Maritime Dangerous Goods
 LogPow = logarithm of the octanol/water partition coefficient
 MARPOL = International Convention for the Prevention of Pollution From Ships, 1973 as modified by the Protocol of 1978. ("Marpol" = marine pollution)
 UN = United Nations

References : Not available.

☑ Indicates information that has changed from previously issued version.

Notice to reader

Section 16. Other information

To the best of our knowledge, the information contained herein is accurate. However, neither the above-named supplier, nor any of its subsidiaries, assumes any liability whatsoever for the accuracy or completeness of the information contained herein.

Final determination of suitability of any material is the sole responsibility of the user. All materials may present unknown hazards and should be used with caution. Although certain hazards are described herein, we cannot guarantee that these are the only hazards that exist.



MATERIAL SAFETY DATA SHEET

PRODUCT NAME



PROCLAIM HR EMULSION

SECTION I

Manufacturer's Name
ULANO CORPORATION

Address (Number, Street)

110 THIRD AVENUE

Address (City, State, ZIP Code)

BROOKLYN, NY 11217

Signature of Preparer (optional)

Emergency Telephone Number

CHEMTREC: (800)424-9300 or (703)527-3887

Telephone Number for Information

(718) 237-4700, Fax#: (718) 802-1119

Date Prepared

January 14, 2008

SECTION II: INGREDIENTS/IDENTITY INFORMATION

Ingredients (Specific Chemical Identity; Common Name(s))	C.A.S. #	OSHA PEL	ACGIH TLV	Approx. Conc.	Hazard Type
TSRN 80100215-5008P	TRADE SECRET	NOT SET	NOT SET		MILD IRRITANT
POLYVINYL ALCOHOL	9002-89-5	NOT SET	NOT SET	<10%	NON HAZARDOUS
POLYVINYL ACETATE	9003-20-7	NOT SET	NOT SET	>10%	NON-HAZARDOUS
ACRYLATE	NOT ESTAB.	NOT SET	NOT SET	<10%	MILD IRRITANT
WATER					

THIS PRODUCT DOES NOT CONTAIN SARA TITLE III, SECTION 313 REPORTABLE MATERIAL

ULANO PRODUCTS ARE NOT MANUFACTURED WITH, NOR DO THEY CONTAIN CLASS-I OR CLASS-II OZONE DEPLETING CHEMICALS.

SECTION III: PHYSICAL/CHEMICAL CHARACTERISTICS

Boiling Point	Specific Gravity (H ₂ O = 1)
~212°F	1.1
Vapor Pressure (mm Hg.)	Melting Point
23.3 mbar	N.A.
Vapor Density (AIR=1)	Evaporation Rate (H ₂ O = 1)
N.A.	N.A.

Solubility in Water

INFINITELY DISPERSIBLE IN WATER

Appearance and Odor

VISCOUS LIQUID COLORED GREEN-BLUE

SECTION IV: FIRE AND EXPLOSION HAZARD DATA

Flash Point (Method Used)	Flammable Limits	LEL	UEL
N.A.	N.A.	N.A.	N.A.

Extinguishing Media

NON-FLAMMABLE

Special Fire Fighting Procedures

TREAT SURROUNDING FIRE

Unusual Fire and Explosion Hazards

NONE KNOWN

SECTION V: REACTIVITY DATA

Stability	Unstable	Stable
		X

Conditions to Avoid

UV RADIATION, HEAT, SUNLIGHT

Incompatibility (Material to Avoid)

OXIDIZERS

Hazardous Decomposition or Byproducts

CARBON MONOXIDE, CARBON DIOXIDE, FORMIC ACID.

Hazardous Polymerization

May Occur

Will Not Occur

X

Conditions to Avoid

HEAT, UV RADIATION, SUNLIGHT

Hazardous Materials Identification Scheme (HMIS)

Health

Flammability

Reactivity

Personal Protection

1

0

0

A

SECTION VI: HEALTH HAZARD DATA

Route(s) of Entry	Inhalation? NO	Skin? YES	Ingestion? NO
-------------------	--------------------------	---------------------	-------------------------

Health Hazards (*Acute and Chronic*)
EYE AND SKIN IRRITANT. CAN CAUSE IRREVERSIBLE DAMAGE TO EYES OR SKIN ON PROLONGED CONTACT. CAN INDUCE ALLERGIC OR SENSITIZATION REACTION.

Carcinogenicity:	NTP? NO	IARC Monographs? NO	OSHA Regulated? NO
------------------	-------------------	-------------------------------	------------------------------

Signs and Symptoms of Exposure
REDDENING OF SKIN OR BURNING SENSATION IN EYES

Medical Condition Generally Aggravated by Exposure
ALLERGIES, ECZEMA OR SKIN CONDITIONS

Emergency and First Aid Procedures
EYES: FLUSH WITH LARGE QUANTITIES OF WATER, CONSULT A PHYSICIAN. SKIN: WASH EXPOSED AREA WITH SOAP AND WATER. IF IRRITATION OCCURS, CONTACT A PHYSICIAN.

SECTION VII: PRECAUTIONS FOR SAFE HANDLING AND USE

Steps to be taken in case Material is Released or Spilled
SMALL SPILLS MAY BE WASHED DOWN SEWER. LARGE SPILLS SHOULD BE ABSORBED ONTO SUITABLE MEDIA.

Waste Disposal Method
MEDIA SHOULD BE DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

Precautions to be Taken in Handling and Storing
KEEP AWAY FROM HEAT AND UV RADIATION.

Other Precautions
NONE KNOWN

SECTION VIII: CONTROL MEASURES

Respiratory Protection (*Specify Type*)
NONE REQUIRED IF ADEQUATE VENTILATION IS PROVIDED.

Ventilation	Local Exhaust	Mechanical (<i>General</i>) X	Special	Other
-------------	---------------	---	---------	-------

Protective Gloves
YES

Other Protective Clothing or Equipment
PROTECTIVE APRON

Work / Hygienic Practices
WASH HANDS PROMPTLY AFTER HANDLING MATERIAL.

Eye Protection
NIOSH APPROVED SAFETY GLASSES OR GOGGLES

WHILE THE INFORMATION AND RECOMMENDATIONS SET FORTH HEREIN ARE BELIEVED TO BE ACCURATE AS OF THE DATE HEREOF, THE ULANO CORPORATION MAKES NO WARRANTY WITH RESPECT THERETO AND DISCLAIMS ALL LIABILITY FROM RELIANCE THEREON.



MATERIAL SAFETY DATA SHEET

PRODUCT NAME



DIAZO C SENSITIZER POWDER

SECTION I

Manufacturer's Name

ULANO CORPORATION

Address (Number, Street)

110 THIRD AVENUE

(City, State, ZIP Code)

BROOKLYN, NY 11217

Signature of Preparer (optional)

Emergency Telephone Number

CHEMTREC: (800) 424-9300 or (703) 527-3887

Telephone Number for Information

(718) 237-4700, Fa#:x (718) 802-1119

Date Prepared

January 14, 2008

SECTION II: INGREDIENTS/IDENTITY INFORMATION

Ingredients (Specific Chemical Identity;
Common Name(s))

BENZENEDIAZONIUM,

C.A.S. #

41432-19-3

OSHA PEL

10 mg/m³

ACGIH TLV

10 mg/m³

Approx. Conc.

100%

Hazard Type

IRRITANT

4(PHENYLAMINO) SULFATE,

10 mg/m³

10 mg/m³

Total Dust

1:1 POLYMER WITH FORMALDEHYDE

5 mg/m³

5 mg/m³

Reparable Dust

(COMPOUND ALSO LISTED AS 4-DIAZODIPHENYLAMINE SULFATE, FORMALDEHYDE POLYMER)

THIS PRODUCT DOES NOT CONTAIN SARA TITLE III, SECTION 313 REPORTABLE MATERIAL

ULANO PRODUCTS ARE NOT MANUFACTURED WITH, NOR DO THEY CONTAIN CLASS-I OR CLASS-II OZONE DEPLETING CHEMICALS.

SECTION III: PHYSICAL/CHEMICAL CHARACTERISTICS

Boiling Point

SLOW DECOMPOSITION AT 244°F

Specific Gravity (H₂O = 1)

N.A.

Vapor Pressure (mm Hg)

N.A.

Melting Point

N.A.

Vapor Density (Air = 1)

N.A.

Evaporation Rate (H₂O = 1)

N.A.

Solubility in Water

SOLUBLE

Appearance and Odor

YELLOW POWDER

SECTION IV: FIRE AND EXPLOSION HAZARD DATA

Flash Point (Method Used)

N.A.

Flammable Limits

N.A.

LEL

N.A.

UEL

N.A.

Extinguishing Media

CARBON DIOXIDE OR DRY CHEMICAL

Special Fire Fighting Procedures

AS ALWAYS, FIRE FIGHTERS SHOULD WEAR SELF-CONTAINED, SUPPLIED-AIR BREATHING APPARATUS

Unusual Fire and Explosion Hazards

UNDER FIRE CONDITIONS, OXIDES OF CARBON, NITROGEN AND SULFUR WILL BE LIBERATED

SECTION V: REACTIVITY DATA

Stability

Unstable

Stable

X

Conditions to Avoid

IGNITION SOURCES, TEMPERATURES ABOVE 95°F AND ACTINIC LIGHT.

DECOMPOSITION DOES NOT RESULT IN A HAZARDOUS CONDITION, ONLY EFFECTIVENESS DECREASES.

Incompatibility (Material to Avoid)

STRONG OXIDIZERS

Hazardous Decomposition or Byproducts

OXIDES OF CARBON, NITROGEN AND SULFUR. DECOMPOSES AT 356°F

Hazardous Polymerization

May Occur

Will Not Occur

X

Conditions to Avoid

STRONG OXIDIZERS

Hazardous Materials Identification Scheme (HMIS)

Health

Flammability

Reactivity

Personal Protection

1

2

1

C

SECTION VI: HEALTH HAZARD DATA

Route(s) of Entry

Inhalation?

X

Skin?

X

Ingestion?

X

Health Hazards (*Acute and Chronic*)

SKIN: MAY CAUSE SLIGHT IRRITATION WITH PROLONGED CONTACT. EYES: CORROSIVE TO EYES, MAY CAUSE SEVERE IRRITATION. INHALATION: MAY CAUSE IRRITATION OF MOUTH, THROAT AND RESPIRATORY TRACT. INGESTION: MAY BE HARMFUL IF INGESTED. INGESTION MAY CAUSE IRRITATION OF MOUTH, THROAT AND GI TRACT.

Carcinogenicity:

NTP?

NO

IARC Monographs?

NO

OSHA Regulated?

NO

Signs and Symptoms of Exposure

IRRITATION OF EYES, OR MOUTH

Medical Condition Generally Aggravated by Exposure

NONE KNOWN

Emergency and First Aid Procedures

EYES AND SKIN: WASH EFFECTED AREAS WITH LARGE AMOUNTS OF WATER FOR AT LEAST 15 MINUTES. GET MEDICAL ATTENTION IF IRRITATION OCCURS

SECTION VII: PRECAUTIONS FOR SAFE HANDLING AND USE

Steps to be taken in case Material is Released or Spilled

WASH DOWN WITH WATER

Waste Disposal Method

DISPOSE OF IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS

Precautions to be Taken in Handling and Storing

STORE IN A COOL DRY AREA

Other Precautions

MIX UNDER YELLOW OR SUBDUED LIGHT

SECTION VIII: CONTROL MEASURES

Respiratory Protection (*Specify Type*)

NIOSH APPROVED DUST MASK IF DUST CONCENTRATIONS EXCEEDS EXPOSURE LIMITS

Ventilation

Local Exhaust

Mechanical (*General*)

Special

Other

X

Protective Gloves

PLASTIC GLOVES

Eye Protection

NIOSH APPROVED GOGGLES

Other Protective Clothing or Equipment

PROTECTIVE APRON

Work / Hygienic Practices

WASH HANDS AFTER HANDLING MATERIAL

WHILE THE INFORMATION AND RECOMMENDATIONS SET FORTH HEREIN ARE BELIEVED TO BE ACCURATE AS OF THE DATE HEREOF, THE ULANO CORPORATION MAKES NO WARRANTY WITH RESPECT THERETO AND DISCLAIMS ALL LIABILITY FROM RELIANCE THEREON.

Material Safety Data Sheet

1. Chemical Product and Company Identification

Product Name: Vinyl Compound – Plastisol
Product Code: SE Series

Date Revised: 11/4/2011
Supersedes: 04/22/2008

Manufacturer:
Inktek LLC
N926 Tower View Dr Unit E
Greenville, WI 54942

Emergency Contact:
920-540-7512

2. Ingredients

Chemical	CAS#	% by weight	OSHA PEL
----------	------	-------------	----------

This product is not considered to be or to contain hazardous chemicals based on evaluations made by our company under the OSHA Hazard Communication Standard, 29CFR 1910.1200

3. Hazard Identification

Emergency Overview: No immediate effects are anticipated but repeated or prolonged contact may cause eye or skin irritation.

Eye Contact: May cause mild irritation.

Skin Contact: Direct contact over a prolonged period may cause irritation.

Ingestion: Can cause gastrointestinal irritation.

Inhalation: Not likely to cause irritation at ambient temperatures. Heating this material will cause fumes and vapors which can cause irritation of the respiratory tract.

4. First Aid Measures

Eyes: Flush with large amounts of water, holding eyelid open for 15 minutes. If irritation persists, seek medical attention.

Skin: Wash with soap and water or plain water for 15 minutes. If rash or irritation develops, seek medical attention.

Inhalation: Remove to fresh air.

Ingestion: Do not induce vomiting. Never give anything by mouth to an unconscious person.

Medical Conditions Aggravated by Exposure: None known.

5. Fire Fighting Measures

Flash Point: >400 (COC)

OSHA Flammability Classification: None

Extinguishing Media: Dry chemical, carbon dioxide, foam

Special Firefighting Procedures: Wear self-contained breathing apparatus

Unusual Fire and Explosion Hazards: May generate HCl, CO, and CO₂

6. Accidental Release Measures

Action to be taken in case of release or spill: Contain material and scoop up or soak up material with absorbent compound. See Section 13 for proper disposal methods.

7. Handling and Storage

Handling: Wash thoroughly after handling.

Storage: Do not store at elevated temperatures and keep containers closed when not in use. Material can gel with long exposure to elevated temperatures.
Segregate from phthalate containing inks to avoid contamination.

8. Exposure Controls/ Personal Protection

Engineering Controls: Provide sufficient mechanical ventilation.

Respiratory Protective Equipment: Not necessary at room temperature.

Protective Gloves: Usually not required.

Eye and Face Protection: Industrial safety glasses.

Other Protective Equipment: Usually not required.

Ventilation: Local exhaust is recommended.

9. Physical and Chemical Properties

Boiling Range: Solidifies before boiling.

Vapor Density: >1

Evaporation Rate: Unknown

Freezing Point: Not applicable

Melting Point: Not applicable

% Volatile by Weight: Less than 2.0%

Weight per Gallon: 9-18.0 lb/gallon

10. Stability and Reactivity

Stability: Stable

Hazardous Polymerization: Will not occur.

Hazardous Decomposition Products: Hydrogen Chloride, Carbon Monoxide, Carbon dioxide.

Incompatibility: None

Conditions to Avoid: Prolonged exposure to temps above 95° F.

11. Toxicological Information

Toxicity Data: None of the components in this material are listed as a carcinogen by NTP, IARC, or OSHA.

These products are not listed as reproductive or developmental toxins by the EPA

12. Ecological Information

Ecotoxicological Information: No data available.

13. Disposal Considerations

Disposal Method: Dispose of in accordance with local, state, and federal regulations.

14. Transportation Information

DOT Shipping Name: Not regulated.

DOT Hazard Class: None.

UN/NA Number: None

DOT Packing Group: None

Air Freight Transportation: Not Regulated

Ocean Transportation: Not regulated

15. Regulatory Information

TSCA Status: All components of this compound are listed on the US TSCA Inventory.

SARA Section 313 Toxic Chemicals: None.

California Prop 65: These products do not contain chemical known to the state of California to cause cancer or birth defects; however, routine analysis for all listed chemicals is not conducted

SARA 302 Extremely Hazardous Substances List: None

SARA (311,312) Hazard Class: None

Canadian Inventory: None

EINECS Regulations: Unknown at this time

16. Other Information

Compounds covered by this MSDS:

All SE Series inks

Disclaimer of Expressed and Implied Warranties: The information in this document is believed to be correct as of the date issued. However, no warranty of fitness for any particular purpose, or any other warranty is expressed or is to be implied regarding the accuracy or completeness of this information, the results to be obtained from the use of this information or the product, the safety or this product, or the hazards related to its use. This information and product are furnished on the condition that the person receiving them shall make his own determination as to the suitability of the product for his or her particular purpose and on condition that he or she assumes the risk of use thereof.

MATERIAL SAFETY DATA SHEET

PRODUCT NAME: WATERBASE INK
PRODUCT CODE: WB 5000 and 5500 Gloss and Flat

HMIS CODES: H F R P
1 0 0 B

SECTION I MANUFACTURER IDENTIFICATION

MANUFACTURER'S NAME: T.W. GRAPHICS GROUP
ADDRESS: 3323 S. MALT AVE. COMMERCE, CA 90040
EMERGENCY TELEPHONE: CHEMTREC: 1-800-424-9300
OTHER INFORMATION CALLS: 1-323-721-1400
DATE PREPARED: October 26, 2009
PREPARED BY: Juan R Madrigal
REASON REVISED: UPDATE

SECTION 2 - HAZARDOUS INGREDIENTS/IDENTITY

HAZARDOUS COMPONENTS	CAS #	OSHA-PEL	ACGIH-TLV	MFR-TLV	VAPOR PRESSURE	
					Mm Hg@TEMP	WEIGHT %
ETHYLENE GLYCOL MONOBUTYL ETHER	111-76-2	25 ppm	25 ppm		0.6 68F	<5.0%
HEXYLENE GLYCOL	107-41-5	25 ppm	25 ppm		0.1 68F	<5.0%
DIMETHYLETHANOLAMINE		25 ppm			N/A	<5.0%
SURFACTANT	9016-45-9				N/A	<5.0%
DIPROPYLENE GLYCOL	025265-718	25ppm			N/A	<5.0%

+++No toxic chemical (s) subject to the reporting requirements of section 313 of Title III of CFR 372 are present++++

+ TLV refer to products as such and do not indicate value in the finished ink as printed which represents a smaller percentage considered irritating.

SECTION 3 - PHYSICAL & CHEMICAL CHARACTERISTICS

Boiling Point: >212 DEG F
Evaporation Rate: SLOWER THAN ETHER
Solubility in Water: Soluble
Appearance & odor: Milky or colored liquid with mild odor.
Specific Gravity (H₂O=1): 1.2
Vapor Density (Air = 1) HEAVIER THAN AIR

SECTION 4 - FIRE & EXPLOSION DATA

Flash Point: NONE
Method Used: EPA 1010
Flammable Limits in Air
% by Volume: LOWER- 1.2% UPPER- 8.5%
Extinguisher Media: FOAM, ALCOHOL FOAM, DRY CHEMICAL, WATER FOG
Special Fire: WEAR SELF-CONTAINED BREATHING APPARATUS AND
Fighting Procedures: PROTECTIVE CLOTHING TO PROTECT AGAINST HAZARDOUS EFFECTS OF NORMAL COMBUSTION OR OXYGEN DEFICIENCY.
Unusual Fire & Explosion Hazards: WILL NOT SUPPORT COMBUSTION UNLESS THE WATER HAS EVAPORATED.

SECTION 5 - PHYSICAL HAZARDS (REACTIVITY DATA)

Stability: Stable under normal conditions. Keep away from heat.
Incompatibility (Materials to Avoid): ISOLATE FROM ACIDIC MATERIALS.
Hazardous Decomposition or Byproducts: Normal combustion products as carbon monoxide, carbon dioxide, or oxides of nitrogen.
Hazardous Polymerization: WILL NOT OCCUR.

===== SECTION 6 – HEALTH HAZARD

INHALATION HEALTH RISKS AND SYMPTOMS OF EXPOSURE

NONE CURRENTLY KNOWN.

SKIN AND EYE CONTACT HEALTH RISKS AND SYMPTOMS OF EXPOSURE

NONE CURRENTLY KNOWN.

SKIN ABSORPTION HEALTH RISKS AND SYMPTOMS OF EXPOSURE

NONE CURRENTLY KNOWN.

INGESTION HEALTH RISKS AND SYMPTOMS OF EXPOSURE

OVEREXPOSURE MAY CAUSE SLIGHT TOXICITY; MAY CAUSE NAUSEA AND NARCOSIS.

HEALTH HAZARD (ACUTE AND CHRONIC)

NONE CURRENTLY KNOWN.

CARCINOGENICITY: NTP? *NO*. IARC MONOGRAPHS? *NO*. OSHA? *NO*.

MEDICAL CONDITIONS GENERALLY AGGRAVATED BY EXPOSURE

PRE-EXISTING NASAL, EYE, SKIN, OR RESPIRATORY TRACT IRRITATIONS MAY BE AGGRAVATED BY OVEREXPOSURE.

Emergency & First Aid Procedures:

- | | |
|-------------------------|--|
| 1. Eye Contact: | IMMEDIATELY FLUSH EYES W/RUNNING WATER FOR AT LEAST 15 MINUTES WHILE HOLDING THE EYELIDS OPEN. IF IRRITATION PERSISTS, CALL A PHYSICIAN. |
| 2. Skin Contact: | WASH SKIN THOROUGHLY W/MILD SOAP & WATER. LAUNDER CONTAMINATED CLOTHING. IF IRRITATION PERSISTS, CALL A DOCTOR. |
| 3. Inhalation: | IF THERE ARE ACUTE OR CHRONIC SYMPTOMS, MOVE PERSON TO FRESH AIR, GIVE ARTIFICIAL RESPIRATION, SEEK MEDICAL CARE. |

===== SECTION 7 – SPECIAL PRECAUTIONS & SPILL/LEAK PROCEDURES

Precautions to be taken: STORE & USE IN A WELL-VENTILATED AREA.

In Handling & Storage: DO NOT USE NEAR OPEN FLAME, SPARKS OR HOT SURFACES KEEP CONTAINERS TIGHTLY CLOSED.

In case Material is Released or Spilled: ELIMINATE OPEN FLAMES OR IGNITION IN THE VICINITY OF VAPOR. STOP SOURCE OF LEAK. ABSORB LARGE SPILLS W/ABSORBENT CLAY OR OTHER SUITABLE MATERIALS.

Waste Disposal Methods: FLOCCULATE LIQUID WASTES, DISPOSE OF RESIDUES OBSERVING LOCAL, STATE, & FEDERAL HEALTH, SAFETY & POLLUTION LAWS.

===== **SECTION 8 – SPECIAL PROTECTION INFORMATION/CONTROL MEASURES**

Respiratory Protection:	IF EXPOSURE DOES EXCEED OCCUPATIONAL EXPOSURE LIMITS, USE A NIOSH-APPROVED RESPIRATOR, OR AN AIRPURIFYING RESPIRATOR OR AN ATMOSPHERE-SUPPLYING RESPIRATOR FOR ORGANIC VAPORS.
Ventilation:	USE ADEQUATE VENTILATION TO KEEP AIRBORNE CONCENTRATION BELOW EXPOSURE STANDARDS.
Protective Gloves:	USE NITRILE OR NEOPRENE GLOVES FOR DIRECT CONTACT.
Eye Protection: Practices:	USE CHEMICAL SAFETY GOGGLES.
Other protective Clothing or Equipment:	APRONS, EYEWASH FOUNTAINS & SAFETY SHOWERS ARE RECOMMENDED.
Work / Hygienic Practices:	AFTER USE, WASH HANDS W/SOAP & WATER BEFORE EATING, DRINKING OR SMOKING. LAUNDRY CONTAMINATED CLOTHING BEFORE USE.

===== **SECTION 10 – DISCLAIMER**

DISCLAIMER:

This information is furnished without warranty, representation, inducement, or license of any kind, except that it is accurate to the best of TW Graphics knowledge obtained from sources believed by TW Graphics to be accurate. TW Graphics does not assume any legal responsibility or reliance upon the same.
CUSTOMERS ARE ENCOURAGED TO CONDUCT TEST BEFORE USE.

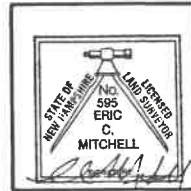
337 unit 5

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

ERIC C. MITCHELL L.L.S. 595
DATE 12/02/05

I HEREBY CERTIFY THAT THE IMPROVEMENTS SHOWN HEREON ACCURATELY REPRESENT THE "AS-BUILT" DIMENSIONS OBTAINED FROM AN ACTUAL FIELD SURVEY, THAT THIS PLAN COMPLIES WITH THE PROVISIONS OF RSA 356-B:20, I, II AND V, AND THAT ALL UNITS SHOWN AS "COMPLETE" HAVE BEEN SUBSTANTIALLY COMPLETED.

ERIC C. MITCHELL L.L.S. 595
DATE 12/02/05



LIST OF EASEMENTS

EASEMENT TYPE	SIZE	LOCATION	BENEFICIARY
1. UTILITY (ETC) EASEMENT	10' WIDE	LOT 37	LOT 37-1, 37-2, 37-3, 54.
2. DRAINAGE EASEMENT	10' WIDE	LOT 37	LOT 37-2, 37-3
3. DRIVEWAY ACCESS	22' WIDE	LOT 37	LOT 37-2, 37-3
4. SEPTIC EASEMENT-BED1	IRREGULAR	LOT 37	LOT 37-2
5. SEPTIC EASEMENT-BED2	IRREGULAR	LOT 37	LOT 37-2
6. SEPTIC LINE EASEMENT	10' WIDE	LOT 37	LOT 37-2
7. ACCESS TO UNIT 13	10' WIDE	LOT 37	LOT 37-2
8. WATER (DOMESTIC)	10' WIDE	LOT 37-2	LOT 37
9. WATER (SPRINKLER)	10' WIDE	LOT 37	37-1, -2, 37-3
10. RECREATION AREA	IRREGULAR	LOT 37	37, 37-2, 37-3
11. FIRE POND/DRY HYD.	IRREGULAR	LOT 37	TOWN
12. PARKING SPACES	(4) 9' x 18'	LOT 37	LOT 3-37-1 (UNIT 1)
13. WATER (WELL & LINE)		LOT 37-3	LOT 37
14. DRIVEWAY ACCESS		LOTS 37, 37-2, 37-3	LOTS 37, 37-2, 37-3

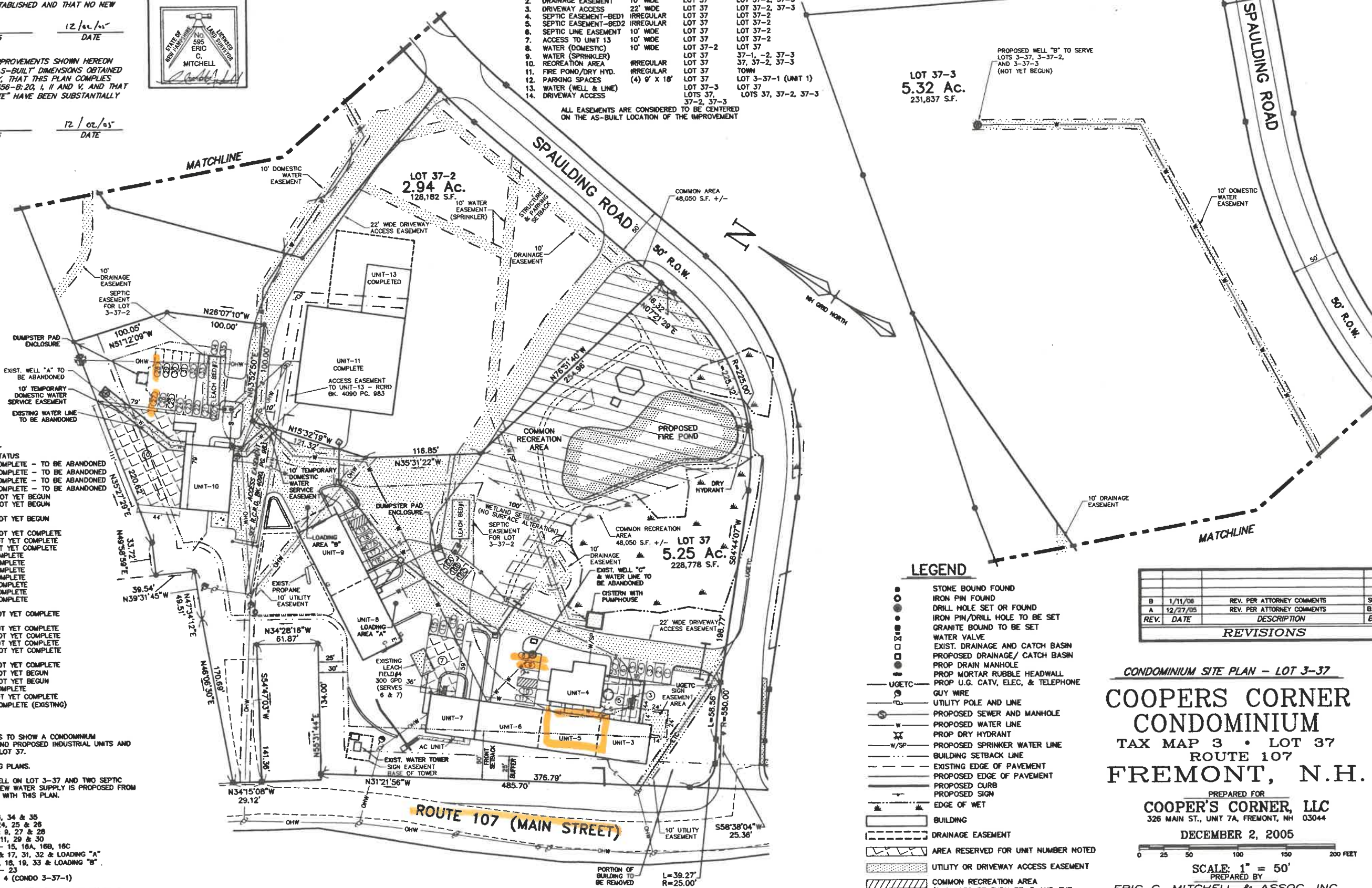
ALL EASEMENTS ARE CONSIDERED TO BE CENTERED ON THE AS-BUILT LOCATION OF THE IMPROVEMENT

LOT 3-37 STATUS DISCLOSURE:

ITEM	STATUS
WATER WELL "A"-ON LOT 3-37	COMPLETE - TO BE ABANDONED
WATER LINE - FROM WELL "A"	COMPLETE - TO BE ABANDONED
WATER WELL "C"-ON LOT 3-37	COMPLETE - TO BE ABANDONED
WATER LINE - FROM WELL "C"	COMPLETE - TO BE ABANDONED
WATER WELL "B"-ON LOT 3-37-3	NOT YET BEGUN
WATER LINE-FROM LOT 3-37-3	NOT YET BEGUN
WATER LINE-FROM LOT 3-37-3	NOT YET BEGUN
FOR SPRINKLER SYSTEM	NOT YET BEGUN
UNDERGROUND ELEC & UTILITIES IN SPAULDING ROAD	NOT YET COMPLETE
SEWER LINE TO LEACH BED #1	NOT YET COMPLETE
LEACH BED #1	NOT YET COMPLETE
SEWER LINE TO LEACH BED #2	NOT YET COMPLETE
LEACH BED #2	NOT YET COMPLETE
LEACH BED #4	NOT YET COMPLETE
OVERHEAD WIRES TO UNIT 13	NOT YET COMPLETE
OVERHEAD WIRES TO UNIT 11	NOT YET COMPLETE
O.H. WIRES RTE. 107 TO SPAULDING RD.	NOT YET COMPLETE
DRAINAGE LINES AND STRUCTURES	NOT YET COMPLETE
PAVED PARKING SPACES	NOT YET COMPLETE
PAVED DRIVEWAYS	NOT YET COMPLETE
PROPOSED LANDSCAPING	NOT YET COMPLETE
CONCRETE PADS AND WALKWAYS	NOT YET COMPLETE
DUMPSTER PADS/ENCLOSURES	NOT YET BEGUN
DRY HYDRANT/FIRE POND	NOT YET BEGUN
CISTERN NEAR UNIT 10	NOT YET BEGUN
CISTERN W/PUMPHOUSE	NOT YET BEGUN
UNIT 8/9 PROPANE TANK	COMPLETE (EXISTING)

NOTES

- THE PURPOSE OF THIS PLAN IS TO SHOW A CONDOMINIUM DEVELOPMENT FOR EXISTING AND PROPOSED INDUSTRIAL UNITS AND ASSOCIATED EASEMENTS FOR LOT 37.
- SEE SHEETS 3-6 FOR BUILDING PLANS.
- THE LOT IS SERVICED BY A WELL ON LOT 3-37 AND TWO SEPTIC SYSTEMS ON LOT 3-37. A NEW WATER SUPPLY IS PROPOSED FROM LOT 3-37-3 IN ACCORDANCE WITH THIS PLAN.
- ASSIGNED PARKING SPACES:
UNIT 3: 4 SPACES #5, 6, 34 & 35
UNIT 4: 4 SPACES #7, 24, 25 & 26
UNIT 5: 4 SPACES #8 & 9, 27 & 28
UNIT 6: 4 SPACES #10, 11, 29 & 30
UNIT 7: 7 SPACES #12 - 15, 16A, 16B, 16C
UNIT 8: 4 SPACES #16 & 17, 31, 32 & LOADING "A"
UNIT 9: 4 SPACES #17A, 18, 19, 33 & LOADING "B"
UNIT 10: 4 SPACES #20 - 23
UNIT 11: 4 SPACES #1 - 4 (CONDO 3-37-1)
- THE CONTRACTOR, OWNER, AND ALL OTHER SHALL BE AWARE OF THEIR RESPONSIBILITY TO CONTACT "DIG-SAFE" AT 111 S. BEDFORD ST., BURLINGTON MA. (800-344-7233) AT LEAST 72 WORKING HOURS PRIOR TO THE START OF ANY EXCAVATION.



LEGEND

- STONE BOUND FOUND
- IRON PIN FOUND
- DRILL HOLE SET OR FOUND
- IRON PIN/DRILL HOLE TO BE SET
- GRANITE BOUND TO BE SET
- WATER VALVE
- EXIST. DRAINAGE AND CATCH BASIN
- PROPOSED DRAINAGE/ CATCH BASIN
- PROP DRAIN MANHOLE
- PROP MORTAR RUBBLE HEADWALL
- PROP U.G. CATV, ELEC, & TELEPHONE
- GUY WIRE
- UTILITY POLE AND LINE
- PROPOSED SEWER AND MANHOLE
- PROPOSED WATER LINE
- PROP DRY HYDRANT
- PROPOSED SPRINKLER WATER LINE
- BUILDING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- PROPOSED SIGN
- EDGE OF WET
- BUILDING
- DRAINAGE EASEMENT
- AREA RESERVED FOR UNIT NUMBER NOTED
- UTILITY OR DRIVEWAY ACCESS EASEMENT
- COMMON RECREATION AREA (FOR LOTS 37 THRU 37-3 AND THE COOPERAGE FOREST SUBDIVISION)

REV.	DATE	DESCRIPTION	BY
B	1/11/06	REV. PER ATTORNEY COMMENTS	SRP
A	12/27/05	REV. PER ATTORNEY COMMENTS	BAD

CONDOMINIUM SITE PLAN - LOT 3-37
COOPERS CORNER CONDOMINIUM
TAX MAP 3 • LOT 37
ROUTE 107
FREMONT, N.H.

PREPARED FOR
COOPER'S CORNER, LLC
326 MAIN ST., UNIT 7A, FREMONT, NH 03044
DECEMBER 2, 2005

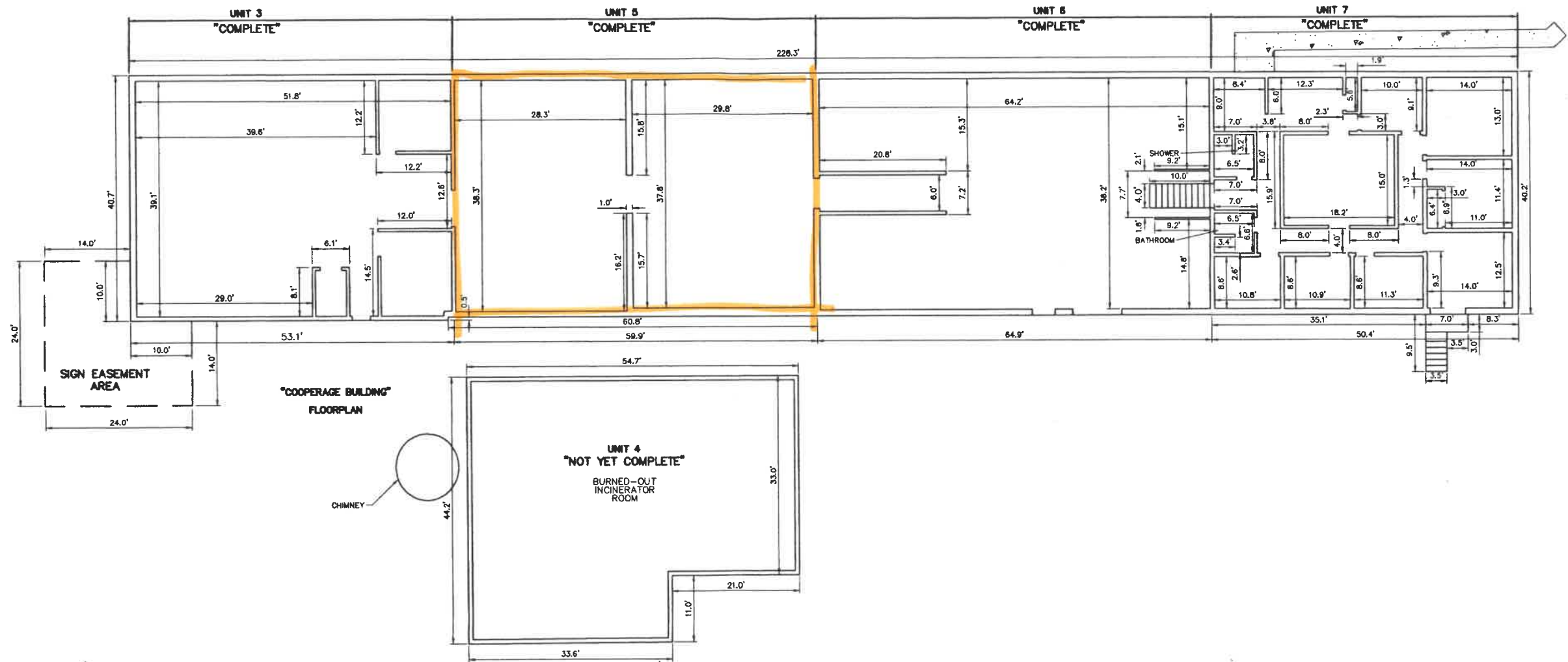
SCALE: 1" = 50'

PREPARED BY
ERIC C. MITCHELL & ASSOC., INC.
PLANNING - ENGINEERING - SURVEYING - ENVIRONMENTAL
P.O. BOX 10298, 55 SO. RIVER RD., BEDFORD N.H. 03110-0298
PH. (603) 627-1181

SHEET 2 OF 6

REV: B DWS: 5-9804 CONDO 37 FLD: BK/P: JOB NO. (5)95-04

D-33484 sheet 2 of 6



CONDOMINIUM PLAN - LOT 3-37
UNITS 3, 4, 5, 6 & 7 FLOOR PLANS
**COOPERS CORNER
CONDOMINIUM**
TAX MAP 3 • LOT 37
ROUTE 107
FREMONT, N.H.

PREPARED FOR/OWNER OF RECORD:
COOPERS CORNER, LLC
326 MAIN ST., UNIT 7A, FREMONT, NH 03044
SEE: R.C.R.D. BK. 4039, PG. 1637
DECEMBER 2, 2005

0 5 10 20 30 40 FEET
SCALE: 1" = 10'

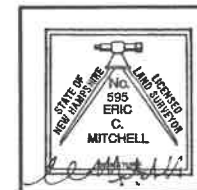
PREPARED BY
ERIC C. MITCHELL & ASSOC. INC.
PLANNING - ENGINEERING - SURVEYING - ENVIRONMENTAL
P.O. BOX 10298, 55 SO. RIVER RD., BEDFORD N.H. 03110-0298
PH. (603) 627-1181

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION
PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS
AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE
STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW
WAYS ARE SHOWN.

Eric C. Mitchell 12/20/05
ERIC C. MITCHELL L.L.S. 595 DATE

I HEREBY CERTIFY THAT THE IMPROVEMENTS SHOWN HEREON
ACCURATELY REPRESENT THE 'AS-BUILT' DIMENSIONS OBTAINED
FROM AN ACTUAL FIELD SURVEY. THAT THIS PLAN COMPLIES
WITH THE PROVISIONS OF RSA 336-B:20, I, II AND V, AND
THAT
ALL UNITS SHOWN AS "COMPLETE" HAVE BEEN SUBSTANTIALLY
COMPLETED.

Eric C. Mitchell 12/20/05
ERIC C. MITCHELL L.L.S. 595 DATE



REV.	DATE	DESCRIPTION	BY
B	1/11/06	REV. PER ATTORNEY COMMENTS	SRP
A	12/27/05	PER ATTORNEY COMMENTS	BAD
REV.	DATE	DESCRIPTION	BY

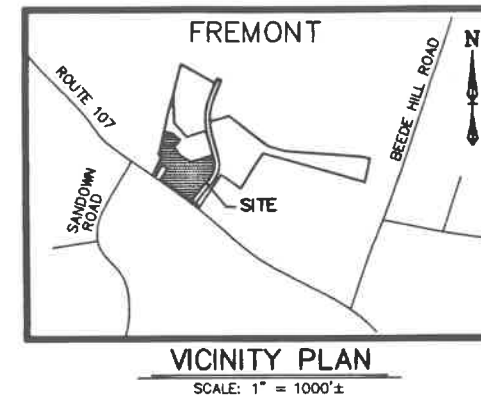
REVISIONS

SHEET 3 OF 6

REV. 8 DWG. 5-98004-FLOOR 37 P.L.D. BK/PG. 404/89 JOB NO. (5)98-04

D-33484 sheet 3 of 6

COOPERS CORNER, A CONDOMINIUM FREMONT, NEW HAMPSHIRE CONDOMINIUM PLAN SET LOT 37

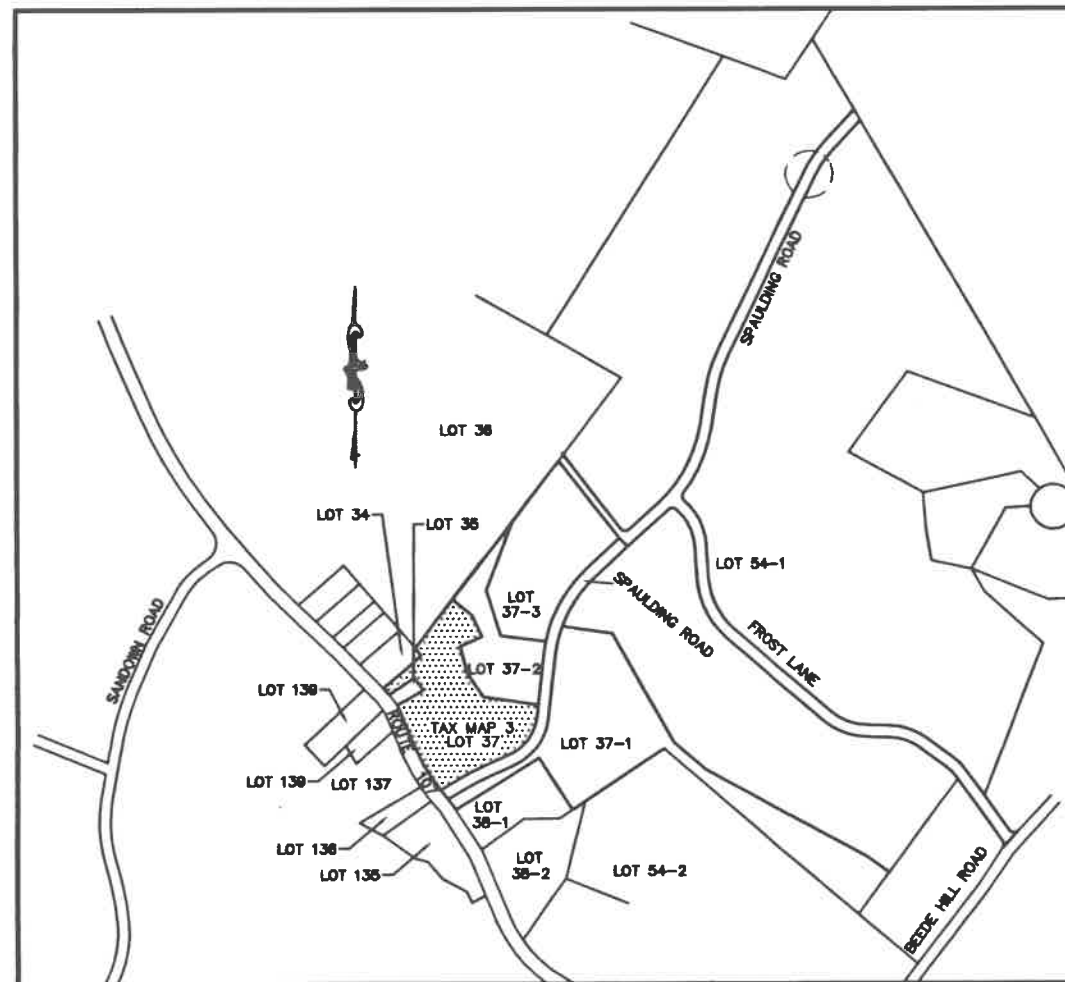


NOTES

1. THE PURPOSE OF THIS PLAN IS TO SHOW LOT 3-37, A PORTION OF A CONDOMINIUM DEVELOPMENT FOR COMMERCIAL AND INDUSTRIAL UNITS. LOTS CREATED AND AFFECTED BY THIS CONDOMINIUM PLAN SET MAY INCLUDE LOT 37-1, 37-2, AND 37-3.
2. THIS LOT SHALL BE SERVED BY A WATER WELL FROM LOT 3-37-3 AND TWO SEPTIC SYSTEMS ON LOT 3-37. FURTHERMORE, CROSS-EASEMENTS AS SPECIFIED ON THESE PLANS SHALL BE CREATED TO ALLOW FOR UTILITIES AND ACCESS TO THE LOTS AS DESCRIBED HEREIN.
3. REFERENCE IS HEREBY MADE TO THE DECLARATION OF EASEMENTS AND RESTRICTIONS FOR THE CONDOMINIUM ASSOCIATION, WHICH WILL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
3. THE CONTRACTOR, OWNER, AND ALL OTHERS SHALL BE AWARE OF THEIR HIS RESPONSIBILITY TO CONTACT "DIG-SAFE" AT 111 S. BEDFORD ST., BURLINGTON MA. (1-800-344-7233) AT LEAST 72 WORKING HOURS PRIOR TO THE START OF ANY EXCAVATION.
4. UNIT GROSS FLOOR AREAS ARE AS FOLLOWS:
 UNIT 3: PROPOSED 2,147 S.F.
 UNIT 4: PROPOSED 2,176 S.F.
 UNIT 5: PROPOSED 2,410 S.F.
 UNIT 6: PROPOSED 2,615 S.F.
 UNIT 7: PROPOSED 2,020 S.F.
 UNIT 8: PROPOSED 3,248 S.F.
 UNIT 9: PROPOSED 3,212 S.F.
 UNIT 10: PROPOSED 3,322 S.F.

PLAN REFERENCES

1. "COOPERS CORNERS FREMONT, NEW HAMPSHIRE SITE PLAN SET," TAX MAP 3 LOTS 37 & 37-1 ROUTE 107 FREMONT, N.H. PREPARED FOR COOPER'S CORNER, LLC 326 MAIN ST., UNIT 7A, FREMONT, NH 03044 OCTOBER 8, 2004 BY THIS OFFICE. RECORDED AT R.C.R.D. PLAN D-32621, SHEETS 1 & 2 OF 2.
2. "LOT LINE ADJUSTMENT AND SUBDIVISION PLAN OF LAND, COOPERS CORNERS, TAX MAP 3 LOTS 37, 38-1, 54-1, ROUTE 107, FREMONT, NH., DATED SEPTEMBER 8, 2004 SCALE: 1" = 200'. PREPARED BY THIS OFFICE. RECORDED AT R.C.R.D. PLAN D-32580, SHEETS 1 - 4 OF 4.



TAX MAP SKETCH
MAP 3

SCALE: 1" = 200'

SHEET INDEX

SHEET 1 OF 6	COVER SHEET
SHEET 2 OF 6	LOT 3-37 CONDOMINIUM SITE PLAN
SHEET 3 OF 6	CONDOMINIUM PLAN - LOT 3-37 UNITS 3, 4, 5, 6, & 7 FLOOR PLANS
SHEET 4 OF 6	CONDOMINIUM PLAN - LOT 3-37 UNITS 3, 4, 5, 6, & 7 ELEVATIONS
SHEET 5 OF 6	CONDOMINIUM PLAN - LOT 3-37 UNITS 8 & 9 ELEVATIONS & FLOOR PLANS
SHEET 6 OF 6	CONDOMINIUM PLAN - LOT 3-37 UNIT 10 ELEVATIONS & FLOOR PLAN

COVER SHEET

COOPERS CORNER CONDOMINIUM TAX MAP 3 LOT 37 ROUTE 107 FREMONT, N.H.

PREPARED FOR
COOPER'S CORNER, LLC
326 MAIN ST., UNIT 7A, FREMONT, NH 03044

DECEMBER 2, 2005
SCALE: AS NOTED

PREPARED BY
ERIC C. MITCHELL & ASSOC. INC.
PLANNING - ENGINEERING - SURVEYING - ENVIRONMENTAL
P.O. BOX 10298, 55 SO. RIVER RD., BEDFORD N.H. 03110-0298
PH. (603) 627-1181

SHEET 1 OF 6

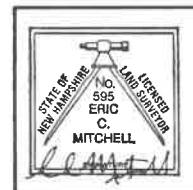
REV. B DWG. 5-9804 CONDO 37 FLD. BK/PG. JOB NO. (5)98

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

ERIC C. MITCHELL L.L.S. 595 12/02/05 DATE

I HEREBY CERTIFY THAT THE IMPROVEMENTS SHOWN HEREON ACCURATELY REPRESENT THE "AS-BUILT" DIMENSIONS OBTAINED FROM AN ACTUAL FIELD SURVEY, THAT THIS PLAN COMPLIES WITH THE PROVISIONS OF RSA 356-B:20, I, II AND V, AND THAT ALL UNITS SHOWN AS "COMPLETE" HAVE BEEN SUBSTANTIALLY COMPLETED.

ERIC C. MITCHELL L.L.S. 595 12/02/05 DATE

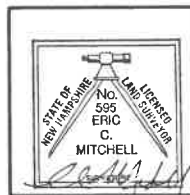


REV.	DATE	DESCRIPTION	BY
B	1/11/06	REV. PER ATTORNEY COMMENTS	SRP
A	12/27/05	REV. PER ATTORNEY COMMENTS	BAD
REV.	DATE	DESCRIPTION	BY
REVISIONS			

D-33484 sheet 1 of 6

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

ERIC C. MITCHELL L.L.S. 595 12/02/05 DATE



I HEREBY CERTIFY THAT THE IMPROVEMENTS SHOWN HEREON ACCURATELY REPRESENT THE "AS-BUILT" DIMENSIONS OBTAINED FROM AN ACTUAL FIELD SURVEY, THAT THIS PLAN COMPLIES WITH THE PROVISIONS OF RSA 356-B:20, I, II AND V, AND THAT ALL UNITS SHOWN AS "COMPLETE" HAVE BEEN SUBSTANTIALLY COMPLETED.

ERIC C. MITCHELL L.L.S. 595 12/02/05 DATE

LIST OF EASEMENTS

EASEMENT TYPE	SIZE	LOCATION	BENEFICIARY
1. UTILITY (ETC) EASEMENT	10' WIDE	LOT 37	LOT 37-1, 37-2, 37-3, 54,
2. DRAINAGE EASEMENT	10' WIDE	LOT 37	LOT 37-2, 37-3
3. DRIVEWAY ACCESS	22' WIDE	LOT 37	LOT 37-2, 37-3
4. SEPTIC EASEMENT-BED1	IRREGULAR	LOT 37	LOT 37-2
5. SEPTIC EASEMENT-BED2	IRREGULAR	LOT 37	LOT 37-2
6. SEPTIC LINE EASEMENT	10' WIDE	LOT 37	LOT 37-2
7. ACCESS TO UNIT 13	10' WIDE	LOT 37	LOT 37-2
8. WATER (DOMESTIC)	10' WIDE	LOT 37-2	LOT 37
9. WATER (SPRINKLER)	10' WIDE	LOT 37	37-1, -2, 37-3
10. RECREATION AREA	IRREGULAR	LOT 37	37, 37-2, 37-3
11. FIRE POND/DRY HYD.	IRREGULAR	LOT 37	TOWN
12. PARKING SPACES	(4) 9' x 18'	LOT 37	LOT 37-1 (UNIT 1)
13. WATER (WELL & LINE)		LOT 37-3	LOT 37
14. DRIVEWAY ACCESS		LOTS 37, 37-2, 37-3	LOTS 37, 37-2, 37-3

ALL EASEMENTS ARE CONSIDERED TO BE CENTERED ON THE AS-BUILT LOCATION OF THE IMPROVEMENT

LOT 37-3
5.32 Ac.
231,837 S.F.

PROPOSED WELL "B" TO SERVE LOTS 3-37, 3-37-2, AND 3-37-3 (NOT YET BEGUN)

SPAULDING ROAD

50' R.O.W.

MATCHLINE

LOT 3-37 STATUS DISCLOSURE:

ITEM	STATUS
WATER WELL "A"-ON LOT 3-37	COMPLETE - TO BE ABANDONED
WATER LINE - FROM WELL "A"	COMPLETE - TO BE ABANDONED
WATER WELL "C"-ON LOT 3-37	COMPLETE - TO BE ABANDONED
WATER LINE - FROM WELL "C"	COMPLETE - TO BE ABANDONED
WATER WELL "B"-ON LOT 3-37-3	NOT YET BEGUN
WATER LINE-FROM LOT 3-37-3	NOT YET BEGUN
WATER LINE-FROM LOT 3-37	NOT YET BEGUN
FOR SPRINKLER SYSTEM	NOT YET BEGUN
UNDERGROUND ELEC. & UTILITIES IN SPAULDING ROAD	NOT YET COMPLETE
SEWER LINE TO LEACH BED #1	NOT YET COMPLETE
LEACH BED #1	COMPLETE
SEWER LINE TO LEACH BED #2	COMPLETE
LEACH BED #2	COMPLETE
LEACH BED #4	COMPLETE
OVERHEAD WIRES TO UNIT 13	COMPLETE
OVERHEAD WIRES TO UNIT 11	COMPLETE
OVERHEAD WIRES TO UNIT 10	COMPLETE
O.H. WIRES RTE. 107 TO SPAULDING RD.	COMPLETE
DRAINAGE LINES AND STRUCTURES	NOT YET COMPLETE
PAVED PARKING SPACES	NOT YET COMPLETE
PAVED DRIVEWAYS	NOT YET COMPLETE
PROPOSED LANDSCAPING	NOT YET COMPLETE
CONCRETE PADS AND WALKWAYS	NOT YET COMPLETE
DUMPSTER PADS/ENCLOSURES	NOT YET BEGUN
DRY HYDRANT/FIRE POND	NOT YET BEGUN
CISTERN NEAR UNIT 10	COMPLETE
CISTERN W/PUMPHOUSE	NOT YET COMPLETE
UNIT 8/9 PROPAANE TANK	COMPLETE (EXISTING)

NOTES

- THE PURPOSE OF THIS PLAN IS TO SHOW A CONDOMINIUM DEVELOPMENT FOR EXISTING AND PROPOSED INDUSTRIAL UNITS AND ASSOCIATED EASEMENTS FOR LOT 37.
- SEE SHEETS 3-6 FOR BUILDING PLANS.
- THE LOT IS SERVICED BY A WELL ON LOT 3-37 AND TWO SEPTIC SYSTEMS ON LOT 3-37. A NEW WATER SUPPLY IS PROPOSED FROM LOT 3-37-3 IN ACCORDANCE WITH THIS PLAN.
- ASSIGNED PARKING SPACES:
UNIT 3: 4 SPACES #5, 6, 34 & 35
UNIT 4: 4 SPACES #7, 24, 25 & 26
UNIT 5: 4 SPACES #8 & 9, 27 & 28
UNIT 6: 4 SPACES #10, 11, 29 & 30
UNIT 7: 7 SPACES #12 - 15, 16A, 16B, 16C
UNIT 8: 4 SPACES #16 & 17, 31, 32 & LOADING "A"
UNIT 9: 4 SPACES #17A, 18, 19, 33 & LOADING "B"
UNIT 10: 4 SPACES #20 - 23
UNIT 11: 4 SPACES #1 - 4 (CONDO 3-37-1)
- THE CONTRACTOR, OWNER, AND ALL OTHER SHALL BE AWARE OF THEIR RESPONSIBILITY TO CONTACT "DIG-SAFE" AT 111 S. BEDFORD ST., BURLINGTON, MA. (1800-344-7233) AT LEAST 72 WORKING HOURS PRIOR TO THE START OF ANY EXCAVATION.

SPAULDING ROAD

LOT 37-2
2.94 Ac.
128,182 S.F.

COMMON AREA
48,050 S.F. +/-

N

N 1/2 GRID NORTH

COMMON RECREATION AREA

LOT 37
5.25 Ac.
228,778 S.F.

LEGEND

STONE BOUND FOUND	IRON PIN FOUND
DRILL HOLE SET OR FOUND	IRON PIN/DRILL HOLE TO BE SET
GRANITE BOUND TO BE SET	WATER VALVE
EXIST. DRAINAGE AND CATCH BASIN	PROPOSED DRAINAGE/ CATCH BASIN
PROP DRAIN MANHOLE	PROP MORTAR RUBBLE HEADWALL
PROP U.G. CATV, ELEC. & TELEPHONE	GUY WIRE
UTILITY POLE AND LINE	PROPOSED SEWER AND MANHOLE
PROPOSED WATER LINE	PROPOSED DRY HYDRANT
PROPOSED SPRINKLER WATER LINE	BUILDING SETBACK LINE
EXISTING EDGE OF PAVEMENT	PROPOSED EDGE OF PAVEMENT
PROPOSED CURB	PROPOSED SIGN
EDGE OF WET	BUILDING
DRAINAGE EASEMENT	AREA RESERVED FOR UNIT NUMBER NOTED
UTILITY OR DRIVEWAY ACCESS EASEMENT	COMMON RECREATION AREA
(FOR LOTS 37 THRU 37-3 AND THE COOPERAGE FOREST SUBDIVISION)	

REV.	DATE	DESCRIPTION	BY
B	1/11/06	REV. PER ATTORNEY COMMENTS	SRP
A	12/27/05	REV. PER ATTORNEY COMMENTS	BAD
REV.	DATE	DESCRIPTION	BY

CONDOMINIUM SITE PLAN - LOT 3-37

COOPERS CORNER
CONDOMINIUM
TAX MAP 3 • LOT 37
ROUTE 107
FREMONT, N.H.

PREPARED FOR
COOPER'S CORNER, LLC
326 MAIN ST., UNIT 7A, FREMONT, NH 03044
DECEMBER 2, 2005

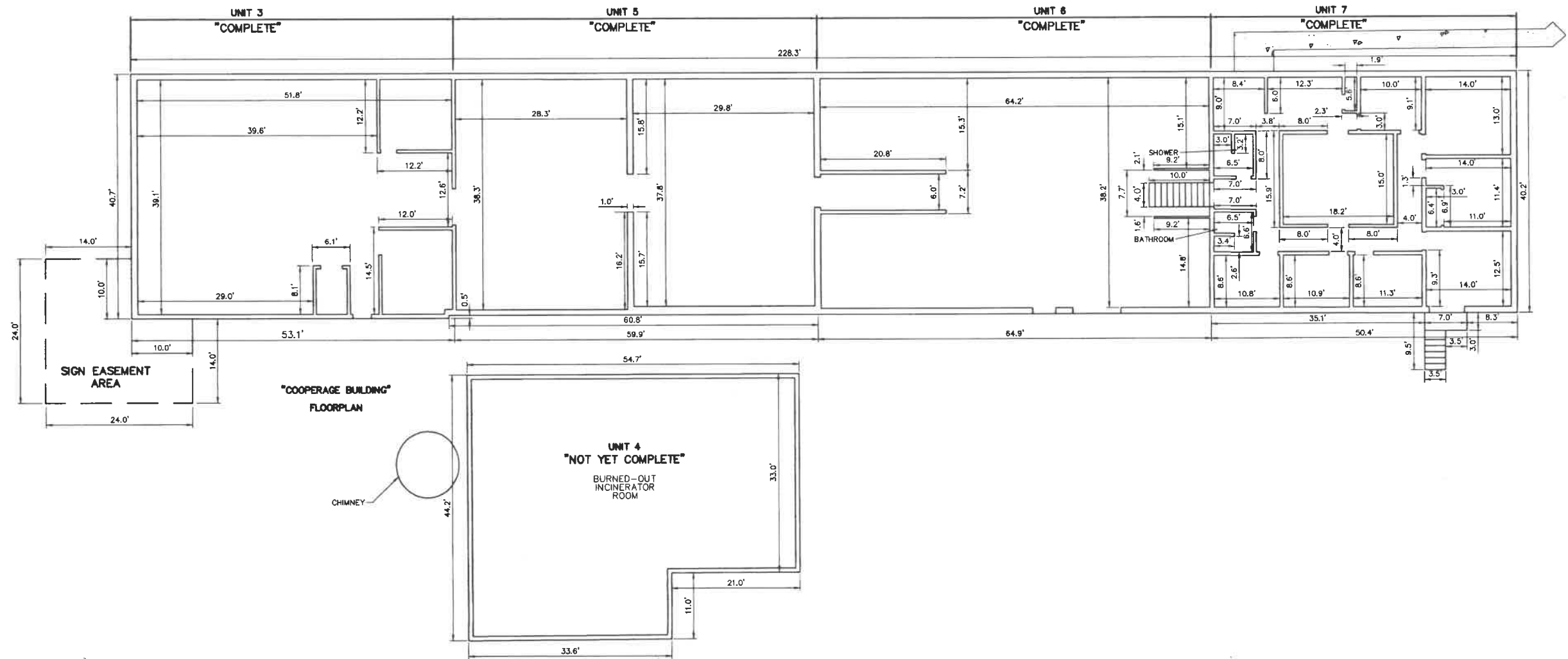
SCALE: 1" = 50'
PREPARED BY

ERIC C. MITCHELL & ASSOC. INC.
PLANNING - ENGINEERING - SURVEYING - ENVIRONMENTAL
P.O. BOX 10298, 55 SO. RIVER RD., BEDFORD N.H. 03110-0298
PH. (603) 627-1181

SHEET 2 OF 6

REV: B DWG: 5-9804 CONDO 37 PLD. BK/PD: JOB NO. (5)98-04

D-33484 sheet 2 of 6



CONDOMINIUM PLAN - LOT 3-37
UNITS 3, 4, 5, 6 & 7 FLOOR PLANS
COOPERS CORNER
CONDOMINIUM
TAX MAP 3 • LOT 37
ROUTE 107
FREMONT, N.H.
PREPARED FOR/OWNER OF RECORD:
COOPERS CORNER, LLC
326 MAIN ST., UNIT 7A, FREMONT, NH 03044
SEE: R.C.R.D. BK. 4039, PG. 1637
DECEMBER 2, 2005

SCALE: 1" = 10'

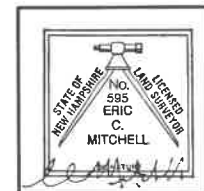
PREPARED BY
ERIC C. MITCHELL & ASSOC. INC.
PLANNING - ENGINEERING - SURVEYING - ENVIRONMENTAL
P.O. BOX 10298, 55 SO. RIVER RD., BEDFORD N.H. 03110-0298
PH. (603) 627-1181

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION
PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS
AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE
STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW
WAYS ARE SHOWN.

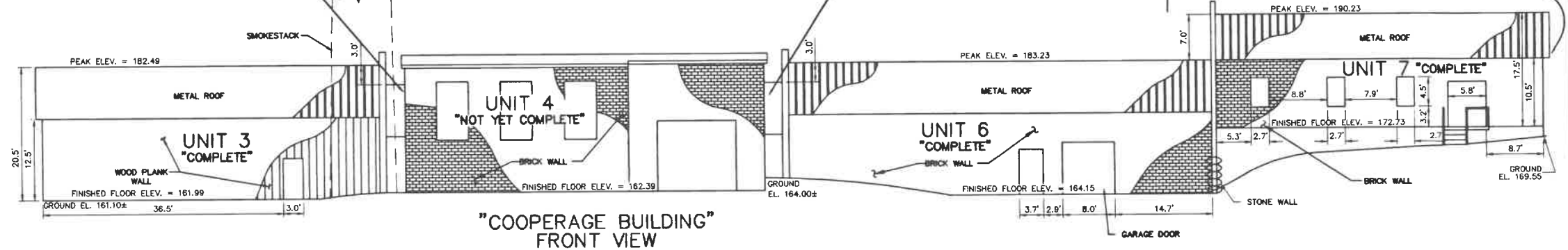
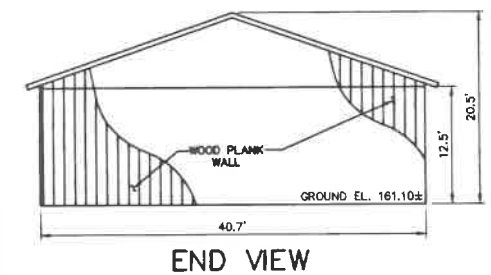
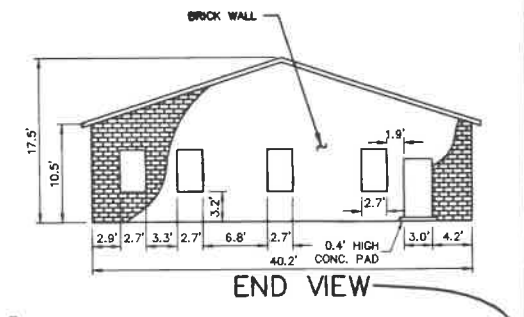
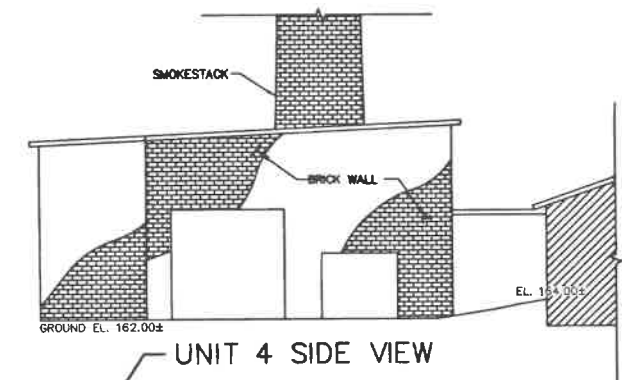
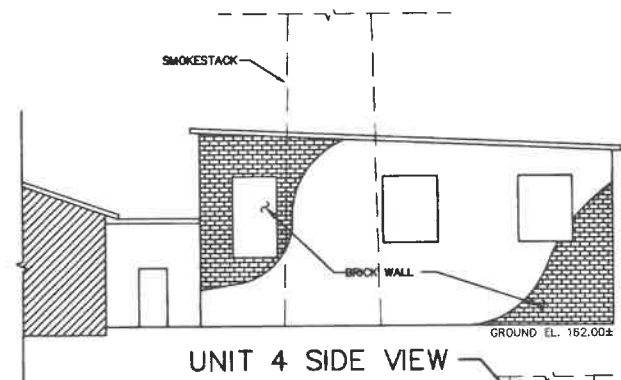
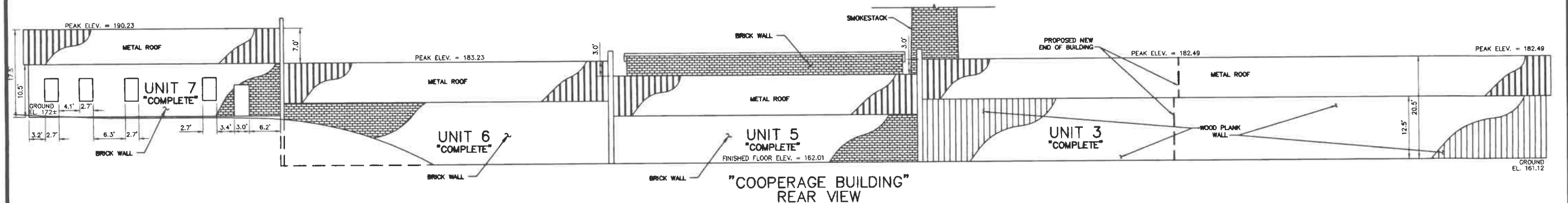
Eric C. Mitchell
ERIC C. MITCHELL L.L.S. 595 12/26/05
DATE

I HEREBY CERTIFY THAT THE IMPROVEMENTS SHOWN HEREON
ACCURATELY REPRESENT THE 'AS-BUILT' DIMENSIONS OBTAINED
FROM AN ACTUAL FIELD SURVEY, THAT THIS PLAN COMPLIES
WITH THE PROVISIONS OF RSA 356-B:20, I, II AND V, AND
THAT
ALL UNITS SHOWN AS "COMPLETE" HAVE BEEN SUBSTANTIALLY
COMPLETED.

Eric C. Mitchell
ERIC C. MITCHELL L.L.S. 595 12/26/05
DATE



REV.	DATE	DESCRIPTION	BY
B	1/11/06	REV. PER ATTORNEY COMMENTS	SRP
A	12/27/05	PER ATTORNEY COMMENTS	BAD
REV.	DATE	DESCRIPTION	BY
REVISIONS			



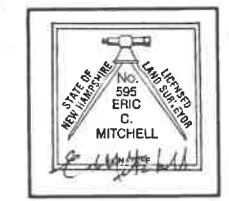
REV.	DATE	DESCRIPTION	BY
B	1/11/06	REV. PER ATTORNEY COMMENTS	SRP
A	12/27/05	PER ATTORNEY COMMENTS	BAD
REV.	DATE	DESCRIPTION	BY

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

ERIC C. MITCHELL L.L.S. 595 12/02/05 DATE

I HEREBY CERTIFY THAT THE IMPROVEMENTS SHOWN HEREON ACCURATELY REPRESENT THE "AS-BUILT" DIMENSIONS OBTAINED FROM AN ACTUAL FIELD SURVEY, THAT THIS PLAN COMPLIES WITH THE PROVISIONS OF RSA 356-B:20, I, II AND V, AND THAT ALL UNITS SHOWN AS "COMPLETE" HAVE BEEN SUBSTANTIALLY COMPLETED.

ERIC C. MITCHELL L.L.S. 595 12/02/05 DATE



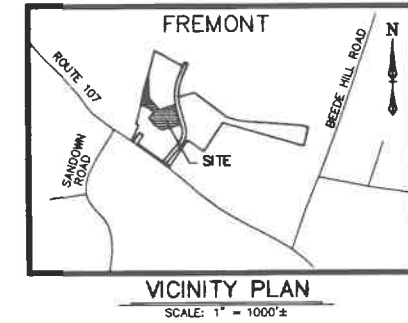
CONDOMINIUM PLAN - LOT 3-37
UNITS 3, 4, 5, 6 & 7 ELEVATIONS
COOPERS CORNER
CONDOMINIUM
TAX MAP 3 • LOT 37-2
ROUTE 107
FREMONT, N.H.
PREPARED FOR/OWNER OF RECORD:
COOPERS CORNER, LLC
326 MAIN ST., UNIT 7A, FREMONT, NH 03044
SEE: R.C.R.D. BK. 4039, PG. 1637
DECEMBER 2, 2005

SCALE: 1" = 10'

PREPARED BY
ERIC C. MITCHELL & ASSOC. INC.
PLANNING - ENGINEERING - SURVEYING - ENVIRONMENTAL
P.O. BOX 10298, 55 SO. RIVER RD., BEDFORD N.H. 03110-0298
PH. (603) 627-1181

D-33484 sheet 4 of 6

COOPERS CORNERS, I, A CONDOMINIUM FREMONT, NEW HAMPSHIRE CONDOMINIUM PLAN SET LOT 37-2

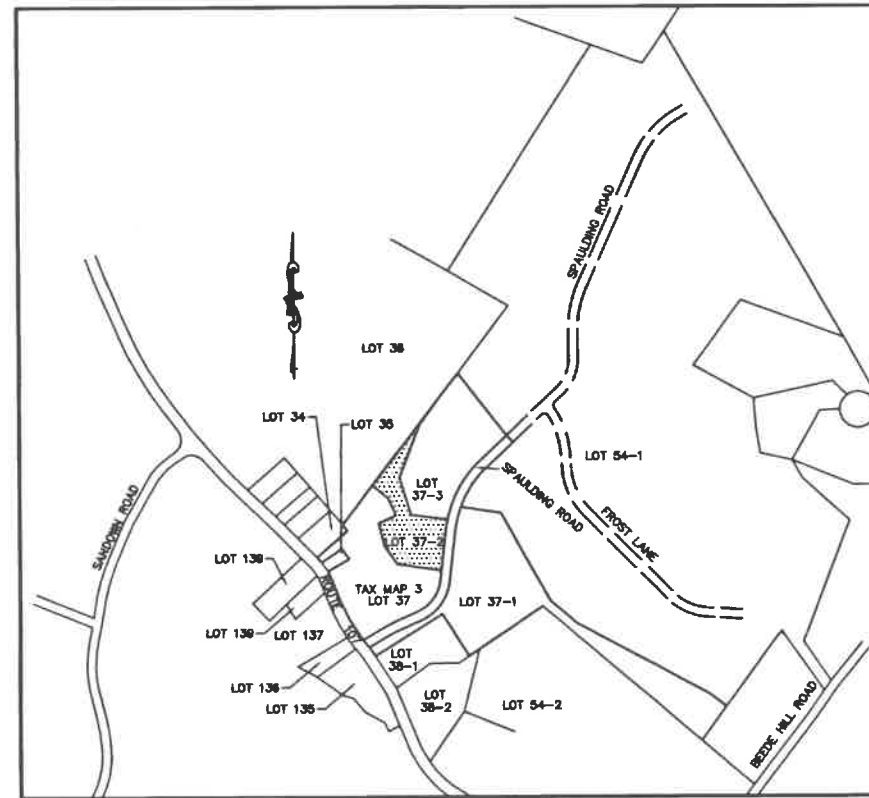


NOTES

1. THE PURPOSE OF THIS PLAN IS TO SHOW LOT 3-37-2, A PORTION OF A CONDOMINIUM DEVELOPMENT FOR COMMERCIAL AND INDUSTRIAL UNITS.
2. THIS LOT SHALL BE SERVED BY A WATER WELL FROM LOT 3-37-3 AND TWO SEPTIC SYSTEMS ON LOT 3-37. FURTHERMORE, CROSS-EASEMENTS AS SPECIFIED ON THESE PLANS SHALL BE CREATED TO ALLOW FOR UTILITIES AND ACCESS TO THE LOT.
3. REFERENCE IS HEREBY MADE TO THE DECLARATION OF EASEMENTS AND RESTRICTIONS FOR THE CONDOMINIUM ASSOCIATION, WHICH WILL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
3. THE CONTRACTOR, OWNER, AND ALL OTHERS SHALL BE AWARE OF THEIR HIS RESPONSIBILITY TO CONTACT "DIG-SAFE" AT 111 S. BEDFORD ST., BURLINGTON MA. (1800-344-7233) AT LEAST 72 WORKING HOURS PRIOR TO THE START OF ANY EXCAVATION.
4. UNIT GROSS FLOOR AREAS ARE AS FOLLOWS:
UNIT 11: PROPOSED 10,049 S.F.
UNIT 12: PROPOSED 7805 S.F.
UNIT 13: CELLULAR PHONE TOWER

PLAN REFERENCES

1. "COOPERS CORNERS FREMONT, NEW HAMPSHIRE SITE PLAN SET," TAX MAP 3 LOTS 37 & 37-1 ROUTE 107 FREMONT, N.H. PREPARED FOR COOPER'S CORNER, LLC 326 MAIN ST., UNIT 7A, FREMONT, NH 03044 OCTOBER 8, 2004 BY THIS OFFICE.



TAX MAP SKETCH
MAP 3
SCALE: 1" = 200'

SHEET INDEX

SHEET 1 OF 5	COVER SHEET
SHEET 2 OF 5	LOT 3-37-2 CONDOMINIUM SITE PLAN
SHEET 3 OF 5	CONDOMINIUM PLAN - LOT 3-37-2 UNIT 11 FLOOR PLAN & ELEVATIONS
SHEET 4 OF 5	CONDOMINIUM PLAN - LOT 3-37-2 UNIT 12 FLOOR PLAN & ELEVATIONS
SHEET 5 OF 5	CONDOMINIUM PLAN - LOT 3-37-2 UNIT 13 FLOOR PLAN - CELL TOWER

REV.	DATE	DESCRIPTION	BY
B	09/13/05	PER ATTORNEY COMMENTS	BAD
A	07/11/05	PER ATTORNEY COMMENTS	BAD

REVISIONS COVER SHEET

COOPERS CORNERS I CONDOMINIUM TAX MAP 3 LOTS 37, 37-1, 37-2 & 37-3 ROUTE 107 FREMONT, N.H.

PREPARED FOR
COOPER'S CORNER, LLC
326 MAIN ST., UNIT 7A, FREMONT, NH 03044
JUNE 15, 2005
SCALE: AS NOTED

PREPARED BY
ERIC C. MITCHELL & ASSOC. INC.
PLANNING - ENGINEERING - SURVEYING - ENVIRONMENTAL
P.O. BOX 10298, 55 SO. RIVER RD., BEDFORD N.H. 03110-0298
PH: (603) 627-1181

SHEET 1 OF 5

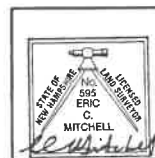
REV: DWS: 5-9804 CONDO 37-2 FLD. BK/PG 308 NO. 5/98-04

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

Eric C. Mitchell
ERIC C. MITCHELL L.L.S. 595 9/16/05
DATE

I HEREBY CERTIFY THAT THE IMPROVEMENTS SHOWN HEREON ACCURATELY REPRESENT THE "AS-BUILT" DIMENSIONS OBTAINED FROM AN ACTUAL FIELD SURVEY, THAT THIS PLAN COMPLIES WITH THE PROVISIONS OF RSA 356-B:20, I, II AND V, AND THAT ALL UNITS SHOWN AS "COMPLETE" HAVE BEEN SUBSTANTIALLY COMPLETED.

Eric C. Mitchell
ERIC C. MITCHELL L.L.S. 595 9/16/05
DATE



D-33264 sheet 1 of 5

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

ERIC C. MITCHELL L.L.S. 593 9/12/05 DATE

I HEREBY CERTIFY THAT THE IMPROVEMENTS SHOWN HEREON ACCURATELY REPRESENT THE "AS-BUILT" DIMENSIONS OBTAINED FROM AN ACTUAL FIELD SURVEY. THAT THIS PLAN COMPLIES WITH THE PROVISIONS OF RSA 356-B:20, I, II AND V, AND THAT ALL UNITS SHOWN AS "COMPLETE" HAVE BEEN SUBSTANTIALLY COMPLETED.

ERIC C. MITCHELL L.L.S. 593 9/12/05 DATE

LIST OF EASEMENTS

EASEMENT TYPE	SIZE	LOCATION	BENEFICIARY
1. UTILITY EASEMENT	10' WIDE	LOT 3-37	LOT 3-37-2
2. DRAINAGE EASEMENT	10' WIDE	LOT 3-37	LOT 3-37-2
3. DRIVEWAY ACCESS	22' WIDE	LOT 3-37	LOT 3-37-2
4. DRIVEWAY ACCESS	22' WIDE	LOT 3-37-3	LOT 3-37-2
5. WATER (DOMESTIC)	10' WIDE	LOT 3-37-2	LOT 3-37-3
6. SEPTIC EASEMENT-BED1	IRREGULAR	LOT 3-37	LOT 3-37-2
7. SEPTIC EASEMENT-BED2	IRREGULAR	LOT 3-37	LOT 3-37-2
8. ACCESS TO UNIT 13	10' WIDE	LOT 3-37	LOT 3-37-2
9. DRAINAGE EASEMENT	10' WIDE	LOT 3-37-2	LOT 3-37-3
10. WATER (SPRINKLER)	10' WIDE	LOT 3-37-2	LOT 3-37-3
11. WATER (DOMESTIC)	10' WIDE	LOT 3-37-2	LOT 3-37-1
12. DRAINAGE EASEMENT	10' WIDE	LOT 3-37-2	LOT 3-37-3

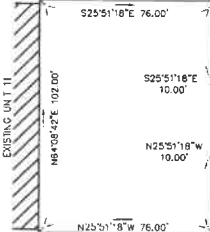
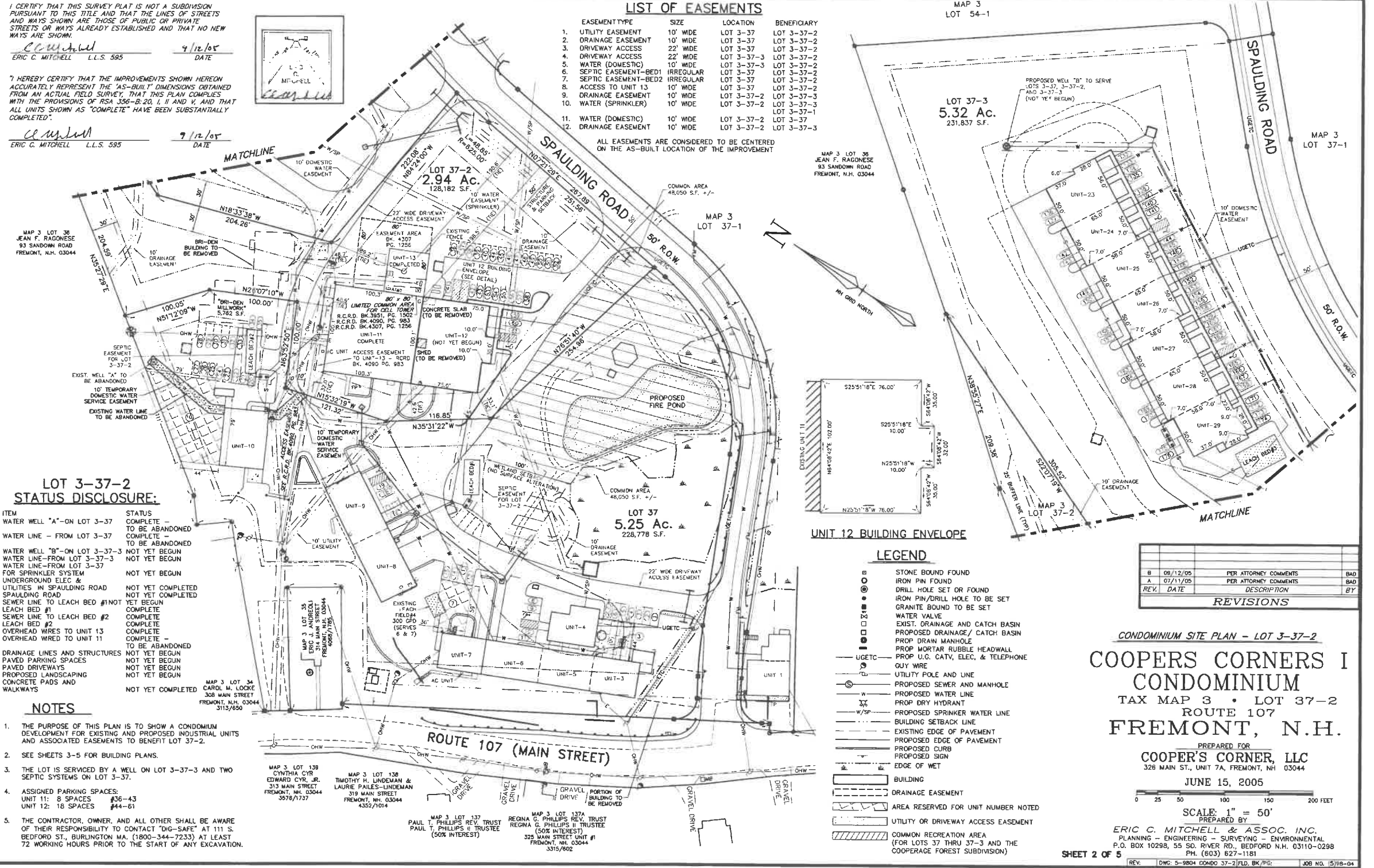
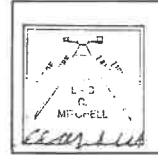
ALL EASEMENTS ARE CONSIDERED TO BE CENTERED ON THE AS-BUILT LOCATION OF THE IMPROVEMENT

LOT 3-37-2 STATUS DISCLOSURE:

ITEM	STATUS
WATER WELL "A"-ON LOT 3-37	COMPLETE - TO BE ABANDONED
WATER LINE - FROM LOT 3-37	COMPLETE - TO BE ABANDONED
WATER WELL "B"-ON LOT 3-37-3	NOT YET BEGUN
WATER LINE-FROM LOT 3-37-3	NOT YET BEGUN
FOR SPRINKLER SYSTEM	NOT YET BEGUN
UNDERGROUND ELEC & UTILITIES IN SPAULDING ROAD	NOT YET COMPLETED
SEWER LINE TO LEACH BED #1	NOT YET COMPLETED
SEWER LINE TO LEACH BED #2	COMPLETE
LEACH BED #2	COMPLETE
OVERHEAD WIRES TO UNIT 13	COMPLETE
OVERHEAD WIRED TO UNIT 11	COMPLETE - TO BE ABANDONED
DRAINAGE LINES AND STRUCTURES	NOT YET BEGUN
PAVED PARKING SPACES	NOT YET BEGUN
PROPOSED LANDSCAPING	NOT YET BEGUN
CONCRETE PADS AND WALKWAYS	NOT YET COMPLETED

NOTES

- THE PURPOSE OF THIS PLAN IS TO SHOW A CONDOMINIUM DEVELOPMENT FOR EXISTING AND PROPOSED INDUSTRIAL UNITS AND ASSOCIATED EASEMENTS TO BENEFIT LOT 37-2.
- SEE SHEETS 3-5 FOR BUILDING PLANS.
- THE LOT IS SERVICED BY A WELL ON LOT 3-37-3 AND TWO SEPTIC SYSTEMS ON LOT 3-37.
- ASSIGNED PARKING SPACES:
UNIT 11: 8 SPACES #36-43
UNIT 12: 18 SPACES #44-61
- THE CONTRACTOR, OWNER, AND ALL OTHER SHALL BE AWARE OF THEIR RESPONSIBILITY TO CONTACT "DIG-SAFE" AT 111 S. BEDFORD ST., BURLINGTON MA. (800-344-7233) AT LEAST 72 WORKING HOURS PRIOR TO THE START OF ANY EXCAVATION.



UNIT 12 BUILDING ENVELOPE

LEGEND

STONE BOUND FOUND	IRON PIN FOUND
DRILL HOLE SET OR FOUND	IRON PIN/DRILL HOLE TO BE SET
GRANITE BOUND TO BE SET	WATER VALVE
EXIST. DRAINAGE AND CATCH BASIN	PROPOSED DRAINAGE/ CATCH BASIN
PROP. DRAIN MANHOLE	PROP. MORTAR RUBBLE HEADWALL
PROP. U.G. CATV, ELEC. & TELEPHONE	GUY WIRE
UTILITY POLE AND LINE	PROPOSED SEWER AND MANHOLE
PROPOSED WATER LINE	PROP. DRY HYDRANT
PROPOSED SPRINKLER WATER LINE	BUILDING SETBACK LINE
EXISTING EDGE OF PAVEMENT	PROPOSED EDGE OF PAVEMENT
PROPOSED CURB	PROPOSED SIGN
EDGE OF WET	
BUILDING	
DRAINAGE EASEMENT	
AREA RESERVED FOR UNIT NUMBER NOTED	
UTILITY OR DRIVEWAY ACCESS EASEMENT	
COMMON RECREATION AREA (FOR LOTS 37 THRU 37-3 AND THE COOPERAGE FOREST SUBDIVISION)	

REV.	DATE	DESCRIPTION	BY
B	08/12/05	PER ATTORNEY COMMENTS	BAD
A	07/11/05	PER ATTORNEY COMMENTS	BAD

REVISIONS

CONDOMINIUM SITE PLAN - LOT 3-37-2

COOPERS CORNERS I CONDOMINIUM TAX MAP 3 • LOT 37-2 ROUTE 107 FREMONT, N.H.

PREPARED FOR
COOPER'S CORNER, LLC
328 MAIN ST., UNIT 7A, FREMONT, NH 03044

JUNE 15, 2005

SCALE: 1" = 50'

PREPARED BY

ERIC C. MITCHELL & ASSOC. INC.

PLANNING - ENGINEERING - SURVEYING - ENVIRONMENTAL
P.O. BOX 10298, 55 SO. RIVER RD., BEDFORD N.H. 03110-0298
PH. (603) 827-1181

SHEET 2 OF 5 REV. DWG: 5-9804 CONDO 37-2/FLD. BK./PS: JOB NO. 15118-04

D-33264 sheet 2 of 5



Peace Coast 3-37 unit 5

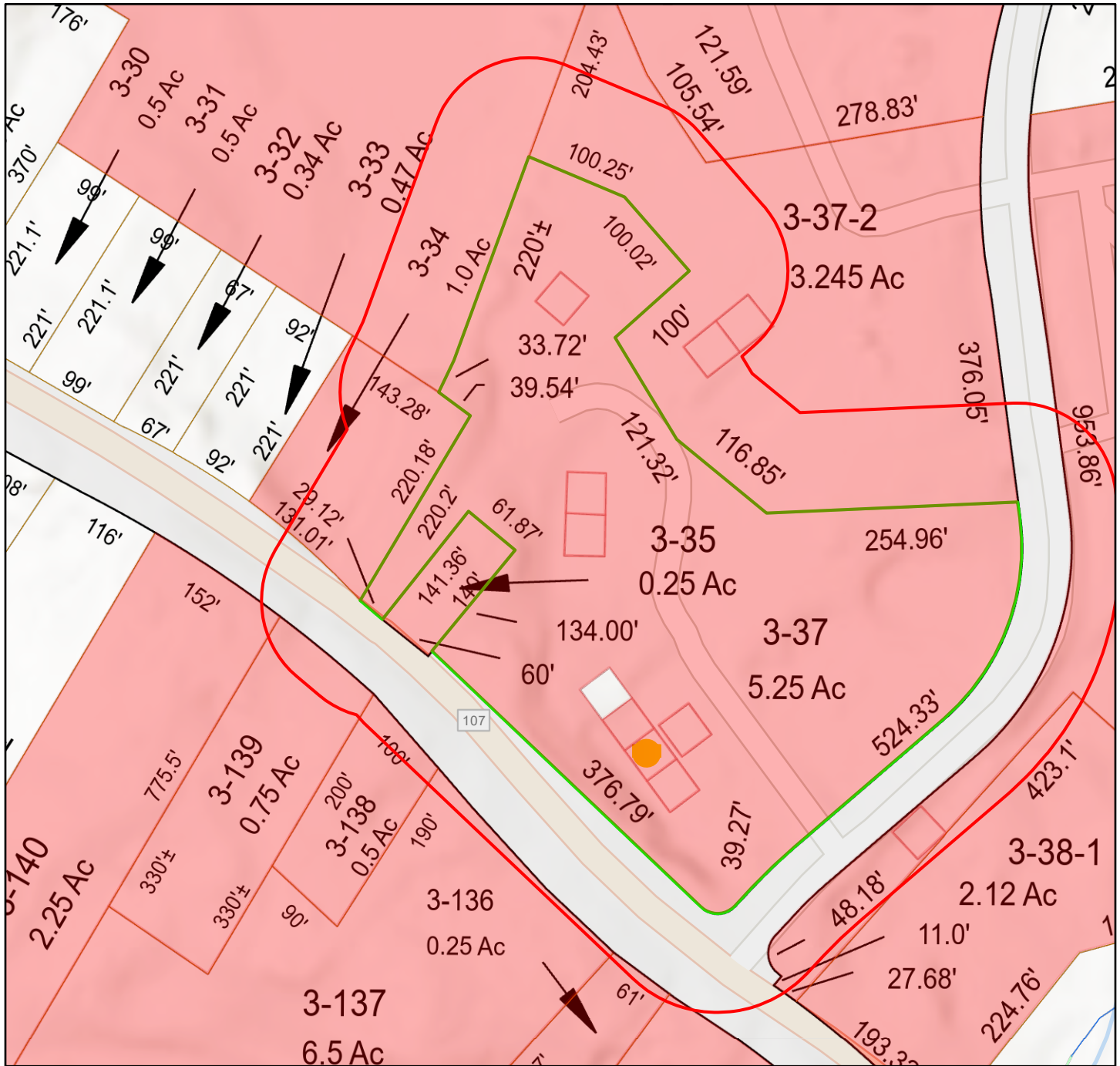
Town of Fremont, NH

1 inch = 150 Feet



www.cai-tech.com

January 18, 2024



Parcel - Poly	PL	INTSTRM	tanno_poly
CONDO	ROW	STREAM	Right of Ways
DEED	SURVEY	tanno_arc	World Hillshade

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



100 feet Abutters List Report

Fremont, NH
January 18, 2024

Handwritten signatures: Margaret Morganstein, Robert [unclear]

Subject Property:

Parcel Number: 003-037-000-000
CAMA Number: 003-037-000-000
Property Address: 326 MAIN STREET

Mailing Address: COOPERS CORNER LLC
19 QUIMBY COURT
DANVILLE, NH 03819

owner HOA

①

Abutters:

Parcel Number: 003-034-000-000
CAMA Number: 003-034-000-000
Property Address: 308 MAIN STREET

Mailing Address: LOCKE TTEE, CAROL M LOCKE REV
TRUST, CAROL M
308 MAIN STREET
FREMONT, NH 03044

②

Parcel Number: 003-035-000-000
CAMA Number: 003-035-000-000
Property Address: 314 MAIN STREET

Mailing Address: PELLETIER, ALEXA & BROWN, PATRICK
314 MAIN STREET
FREMONT, NH 03044

③

Parcel Number: 003-036-000-000
CAMA Number: 003-036-000-000
Property Address: MAIN STREET

Mailing Address: RAGONESE, MARK A
1 TAYLOR STREET
BELLOWS FALLS, VT 05101-1469

④

Parcel Number: 003-037-000-000
CAMA Number: 003-037-000-000
Property Address: 326 MAIN STREET

Mailing Address: COOPERS CORNER LLC
19 QUIMBY COURT
DANVILLE, NH 03819

Dupe

Parcel Number: 003-037-001-000
CAMA Number: 003-037-001-000
Property Address: 25 SPAULDING ROAD

Mailing Address: RIVER BANK
C/O PEOPLES UNITED BANK 537
CENTRAL AVENUE
DOVER, NH 03820

⑤

Parcel Number: 003-037-002-000
CAMA Number: 003-037-002-000
Property Address: SPAULDING ROAD

Mailing Address: COOPERS CORNER I, LLC
19 QUIMBY COURT
DANVILLE, NH 03819

⑥

Parcel Number: 003-037-003-000
CAMA Number: 003-037-003-000
Property Address: SPAULDING ROAD

Mailing Address: PPM FREMONT HOLDINGS LLC
326 MAIN STREET UNIT 11
FREMONT, NH 03044

⑦

Parcel Number: 003-038-001-000
CAMA Number: 003-038-001-000
Property Address: 342 MAIN STREET

Mailing Address: MERRILL, PETER B & JENNIFER M
342 MAIN STREET
FREMONT, NH 03044

⑧

Parcel Number: 003-135-000-000
CAMA Number: 003-135-000-000
Property Address: 337 MAIN STREET

Mailing Address: LENNON TTEES, JOHN & JOAN
LENNON FAM REV TR, J & J
PO BOX 114
FREMONT, NH 03044-0114

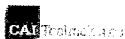
⑨

Parcel Number: 003-136-000-000
CAMA Number: 003-136-000-000
Property Address: 333 MAIN STREET

Mailing Address: ZAGAMI, NICHOLAS J
90 AIRPORT DRIVE
YORK, ME 03909

⑩

across street



www.cai-tech.com

1/18/2024

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 1 of 2



100 feet Abutters List Report

Fremont, NH
January 18, 2024

Parcel Number: 003-137-000-000
CAMA Number: 003-137-000-000
Property Address: 325 MAIN STREET

Mailing Address: PHILLIPS FAMILY TRUST PHILLIPS
TTEE, REGINA
325 MAIN STREET
FREMONT, NH 03044

11

Parcel Number: 003-138-000-000
CAMA Number: 003-138-000-000
Property Address: 319 MAIN STREET

Mailing Address: LINDEMAN, TIMOTHY PAILES-
LINDEMAN, LAURIE
319 MAIN STREET
FREMONT, NH 03044

12

Parcel Number: 003-139-000-000
CAMA Number: 003-139-000-000
Property Address: 313 MAIN STREET

Mailing Address: WANG, ZING DONG
313 MAIN STREET
FREMONT, NH 03044

13

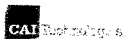
Parcel Number: 003-140-000-000
CAMA Number: 003-140-000-000
Property Address: 307 MAIN STREET

Mailing Address: ROGERS, DAVID
307 MAIN STREET
FREMONT, NH 03044

14

15

*Steffen Worgustson
2192 Eagle Ave
Superior CO 80027*



www.cai-tech.com

1/18/2024

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 2 of 2