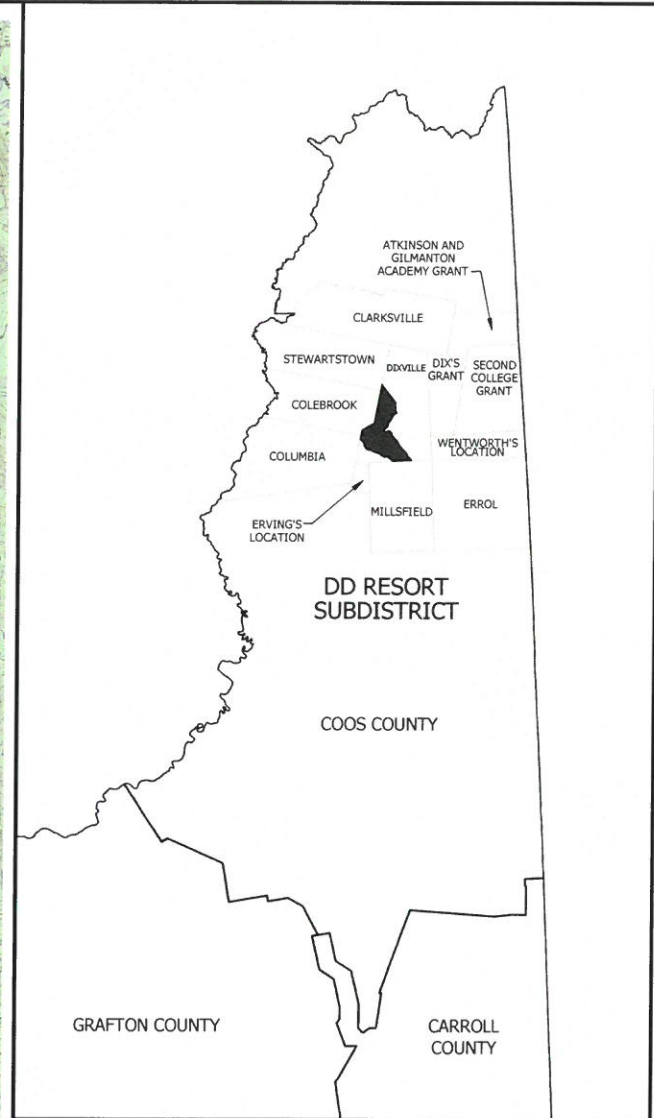
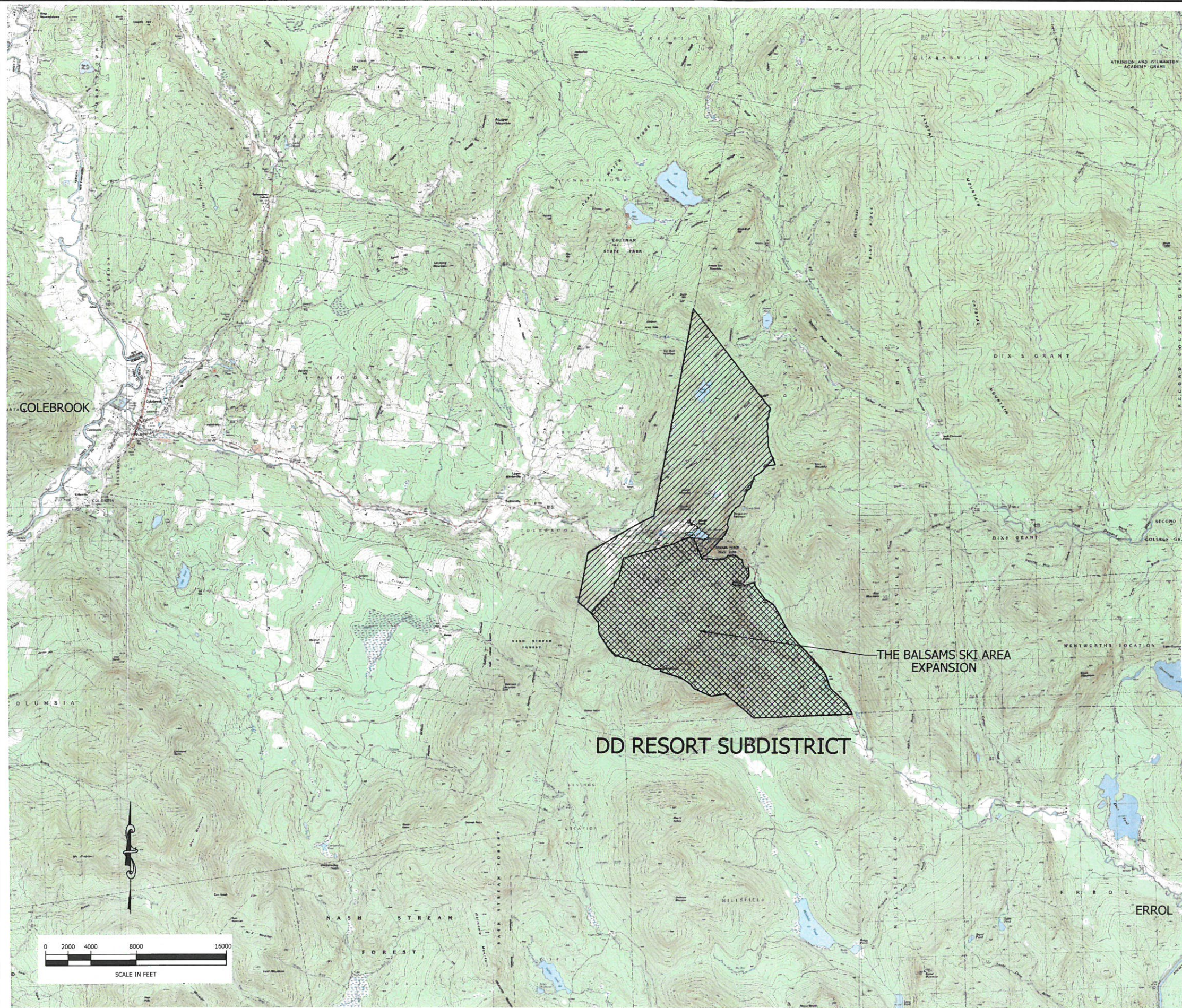




COUNTY LOCATION PLAN
SCALE: 1" = 40,000'



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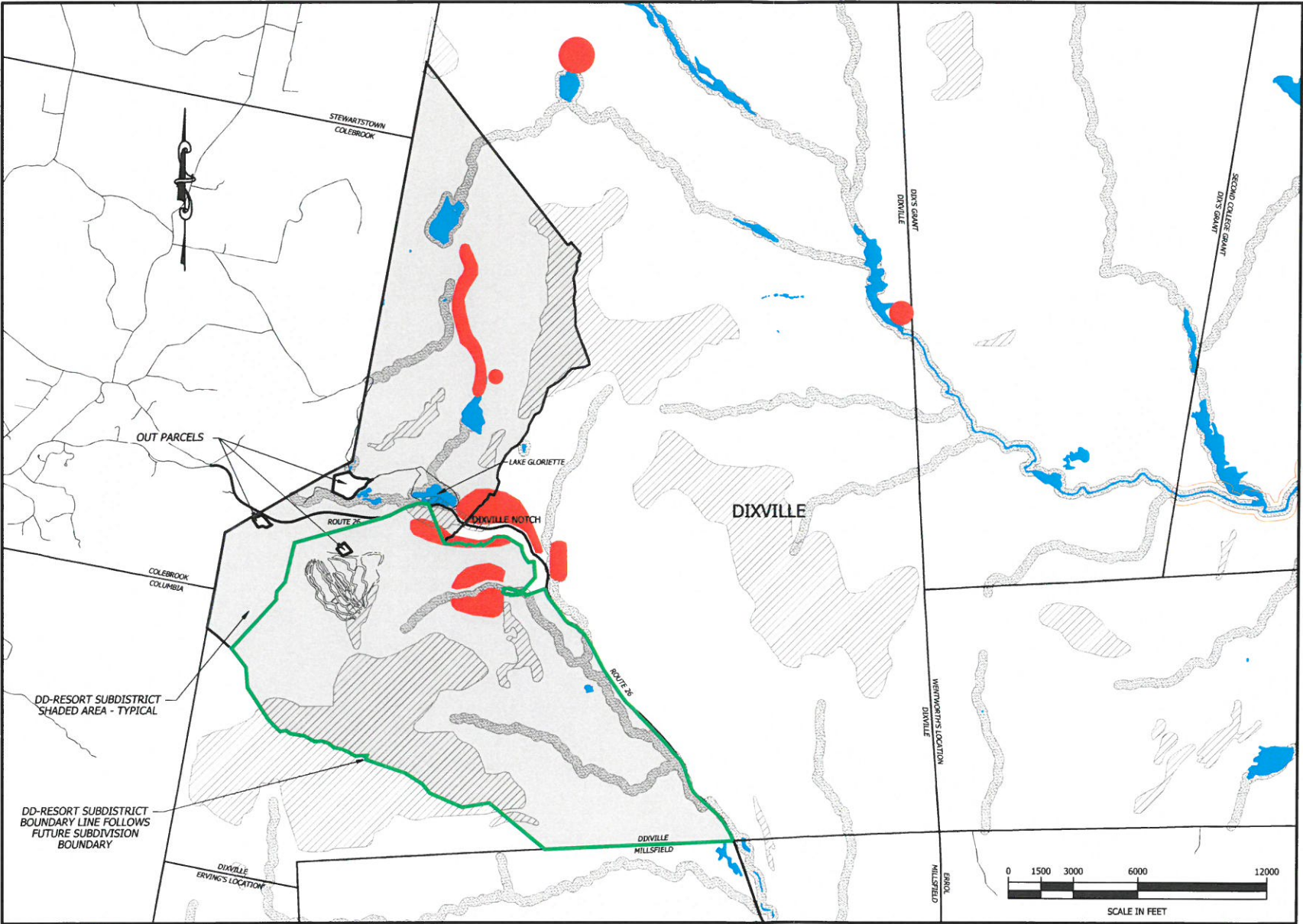
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COOS COUNTY, NEW HAMPSHIRE
SKI AREA SITE PLAN APPLICATION

MAP A
LOCATION MAP

NO.	DATE	REVISION DESCRIPTION	ENG	DWG

DATE: MARCH 2016	PROJECT #: 14038
ENGINE'D BY: SJH	DRAWN BY: SJH
CHECK'D BY: JLW/AJN	ARCHIVE #: H-5274

MAP A



LEGEND

ZONING DISTRICTS

N/A	PD1 (AQUIFERS) NOT SHOWN
N/A	PD2 (FLOOD PRONE AREAS) NOT SHOWN
N/A	PD3 (CRITICAL WILDLIFE HABITAT AS IDENTIFIED IN 1990)
N/A	PD4 (FISH SPAWNING AREAS)
N/A	PD5 (BOARD-IDENTIFIED SHORELINES)
N/A	PD6 (STEEP SLOPES, HIGH ELEVATION)
N/A	PD7 (BOARD IDENTIFIED WETLANDS)
N/A	PD8 (UNUSUAL AREAS)

TOWN BOUNDARY
STATE OR LOCAL ROAD
PROPERTY LINE
SKI AREA SITE PLAN BOUNDARY

REFERENCE: COOS COUNTY LAND USE GUIDANCE MAP

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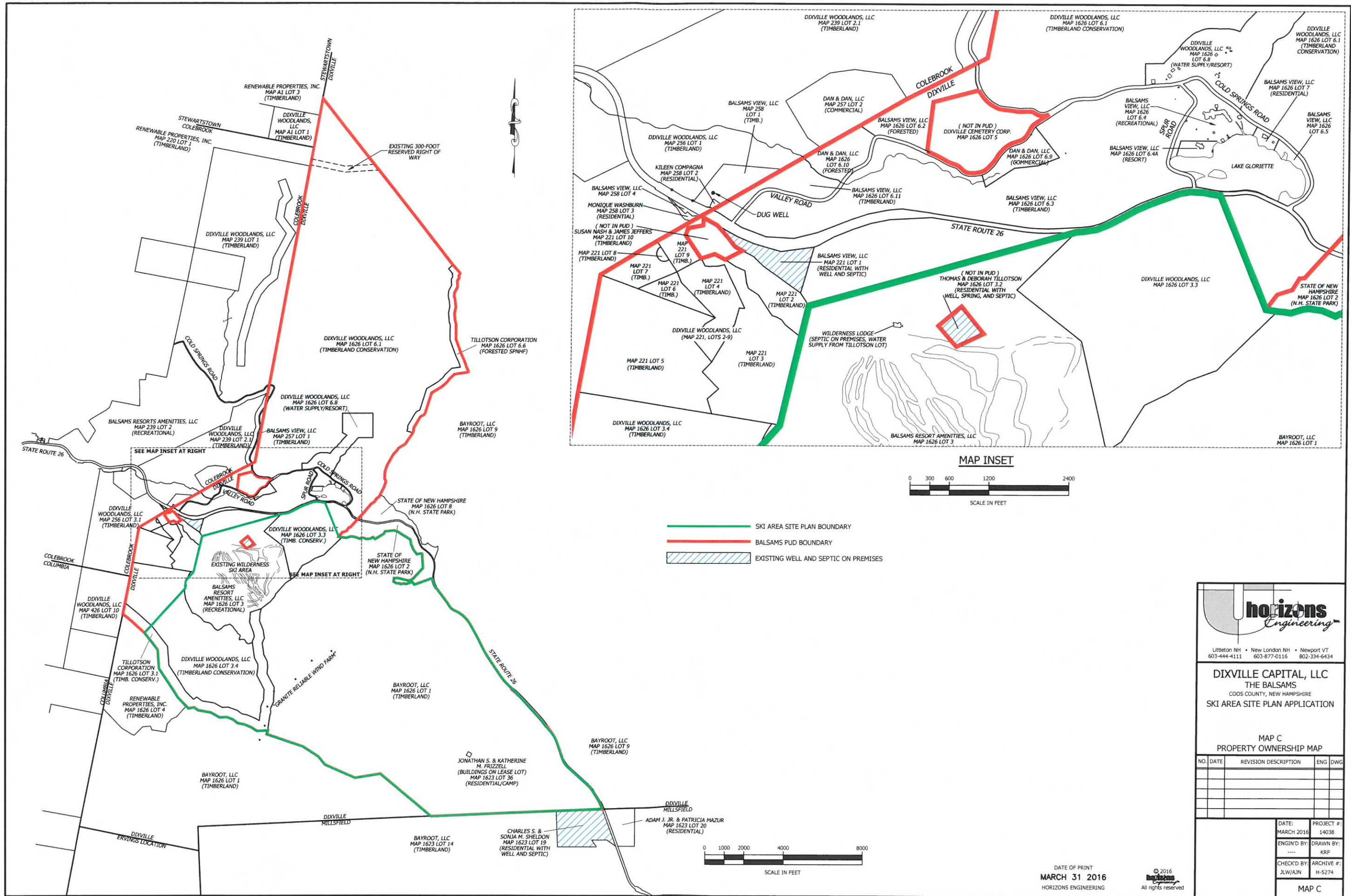
DIXVILLE CAPITAL, LLC
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COOS COUNTY, NEW HAMPSHIRE
SKI AREA SITE PLAN APPLICATION

MAP B
ZONING MAP

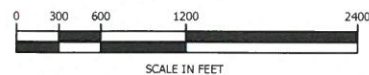
NO.	DATE	REVISION DESCRIPTION	ENG	DWG

DATE: MARCH 2016	PROJECT #: 14038
ENGINE'D BY: ---	DRAWN BY: SJB
CHECK'D BY: JLW/AJN	ARCHIVE #: H-5274

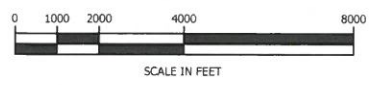
MAP B



MAP INSET



- SKI AREA SITE PLAN BOUNDARY
- BALSAMS PUD BOUNDARY
- EXISTING WELL AND SEPTIC ON PREMISES



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MAP C
PROPERTY OWNERSHIP MAP

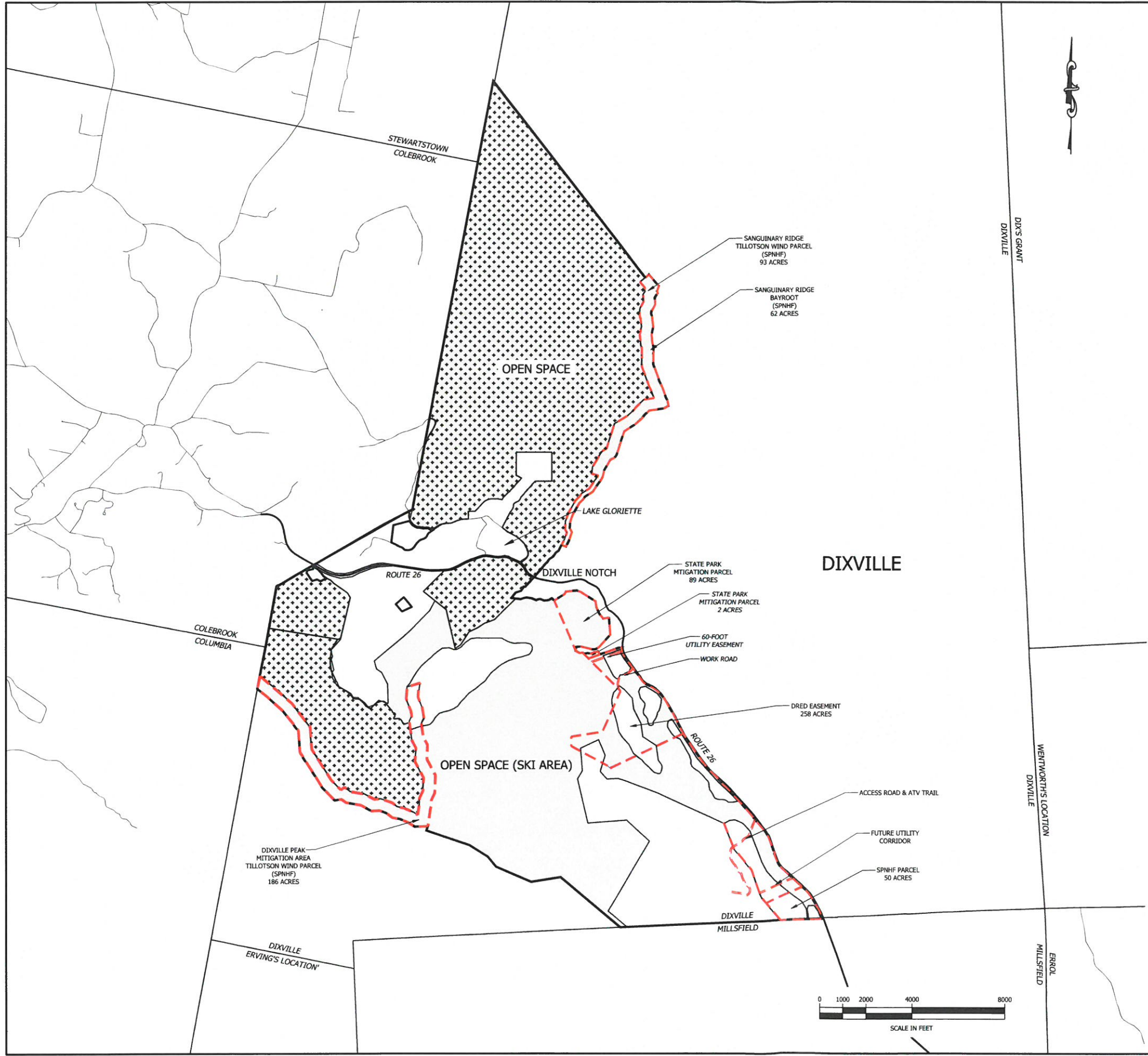
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DATE: MARCH 2016	PROJECT #: 14038
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MAP C

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LEGEND

- BALSAMS FUD BOUNDARY LINE
- MITIGATION AREAS
- MITIGATION ROAD/EASEMENT/CORRIDOR
- EXISTING CONSERVATION AREA
- OPEN SPACE



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MAP F
CONSERVATION AND MITIGATION
AREAS

NO.	DATE	REVISION DESCRIPTION	ENG	DWG

DATE: MARCH 2016	PROJECT #: 14038
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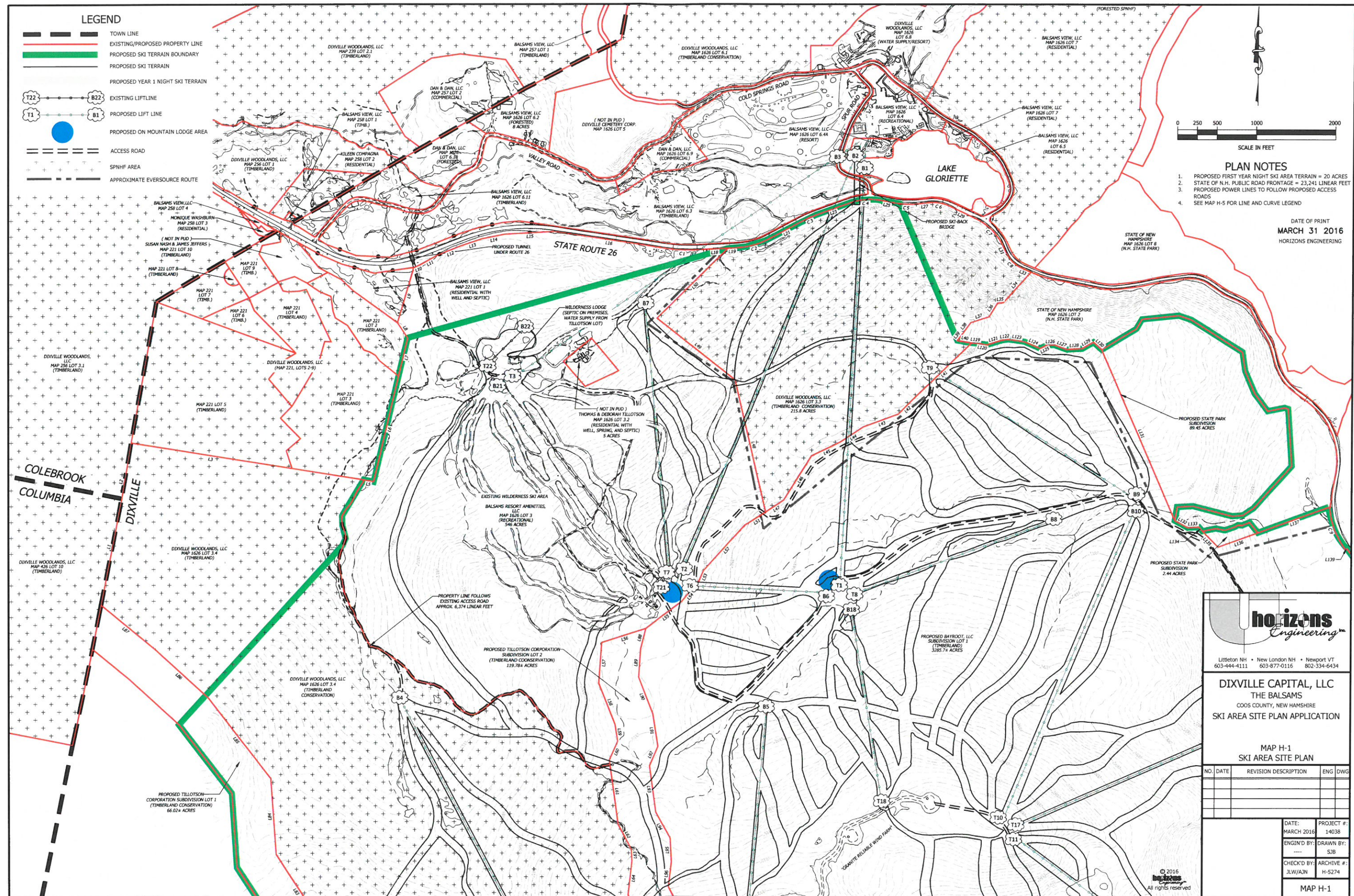
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MAP F

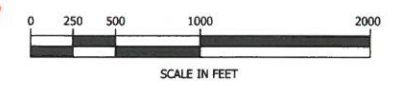
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LEGEND

- TOWN LINE
- EXISTING/PROPOSED PROPERTY LINE
- PROPOSED SKI TERRAIN BOUNDARY
- PROPOSED SKI TERRAIN
- PROPOSED YEAR 1 NIGHT SKI TERRAIN
- EXISTING LIFT LINE
- PROPOSED LIFT LINE
- PROPOSED ON MOUNTAIN LODGE AREA
- ACCESS ROAD
- SPNH AREA
- APPROXIMATE EVERSOURCE ROUTE



PLAN NOTES

1. PROPOSED FIRST YEAR NIGHT SKI AREA TERRAIN = 20 ACRES
2. STATE OF N.H. PUBLIC ROAD FRONTAGE = 23,241 LINEAR FEET
3. PROPOSED POWER LINES TO FOLLOW PROPOSED ACCESS ROADS
4. SEE MAP H-5 FOR LINE AND CURVE LEGEND

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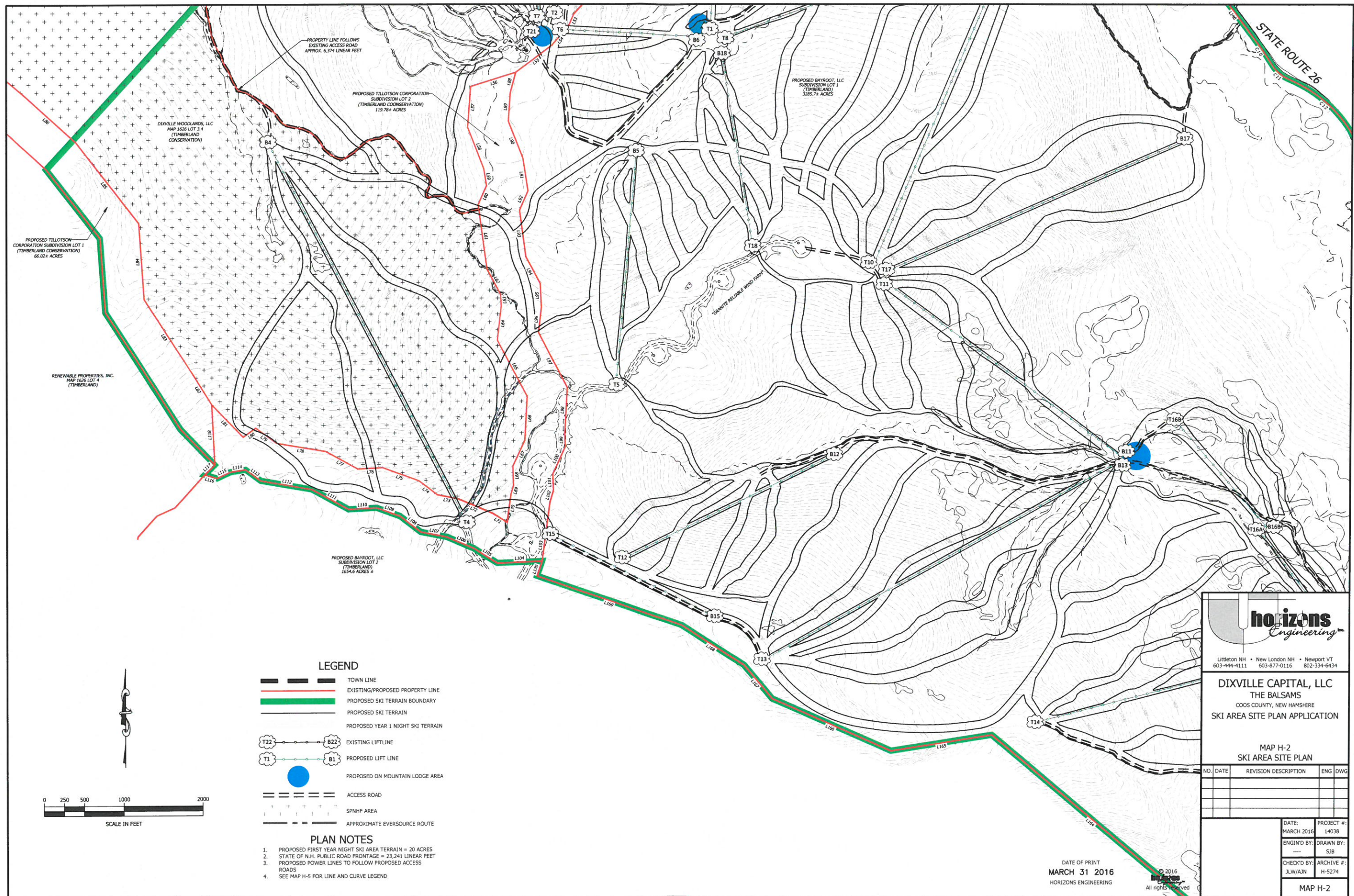
MAP H-1
SKI AREA SITE PLAN

NO.	DATE	REVISION DESCRIPTION	ENG	DWG

DATE: MARCH 2016 PROJECT #: 14038
ENGINE'D BY: SJB DRAWN BY: SJB
CHECK'D BY: ARCHIVE #: 3LW/AJN H-5274

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MAP H-1

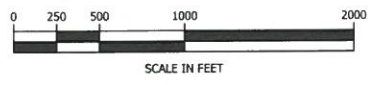


LEGEND

- TOWN LINE
- EXISTING/PROPOSED PROPERTY LINE
- PROPOSED SKI TERRAIN BOUNDARY
- PROPOSED SKI TERRAIN
- PROPOSED YEAR 1 NIGHT SKI TERRAIN
- EXISTING LIFTLINE
- PROPOSED LIFT LINE
- PROPOSED ON MOUNTAIN LODGE AREA
- ACCESS ROAD
- SPNHF AREA
- APPROXIMATE EVERSOURCE ROUTE

PLAN NOTES

- PROPOSED FIRST YEAR NIGHT SKI AREA TERRAIN = 20 ACRES
- STATE OF N.H. PUBLIC ROAD FRONTAGE = 23,241 LINEAR FEET
- PROPOSED POWER LINES TO FOLLOW PROPOSED ACCESS ROADS
- SEE MAP H-5 FOR LINE AND CURVE LEGEND



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MAP H-2
SKI AREA SITE PLAN

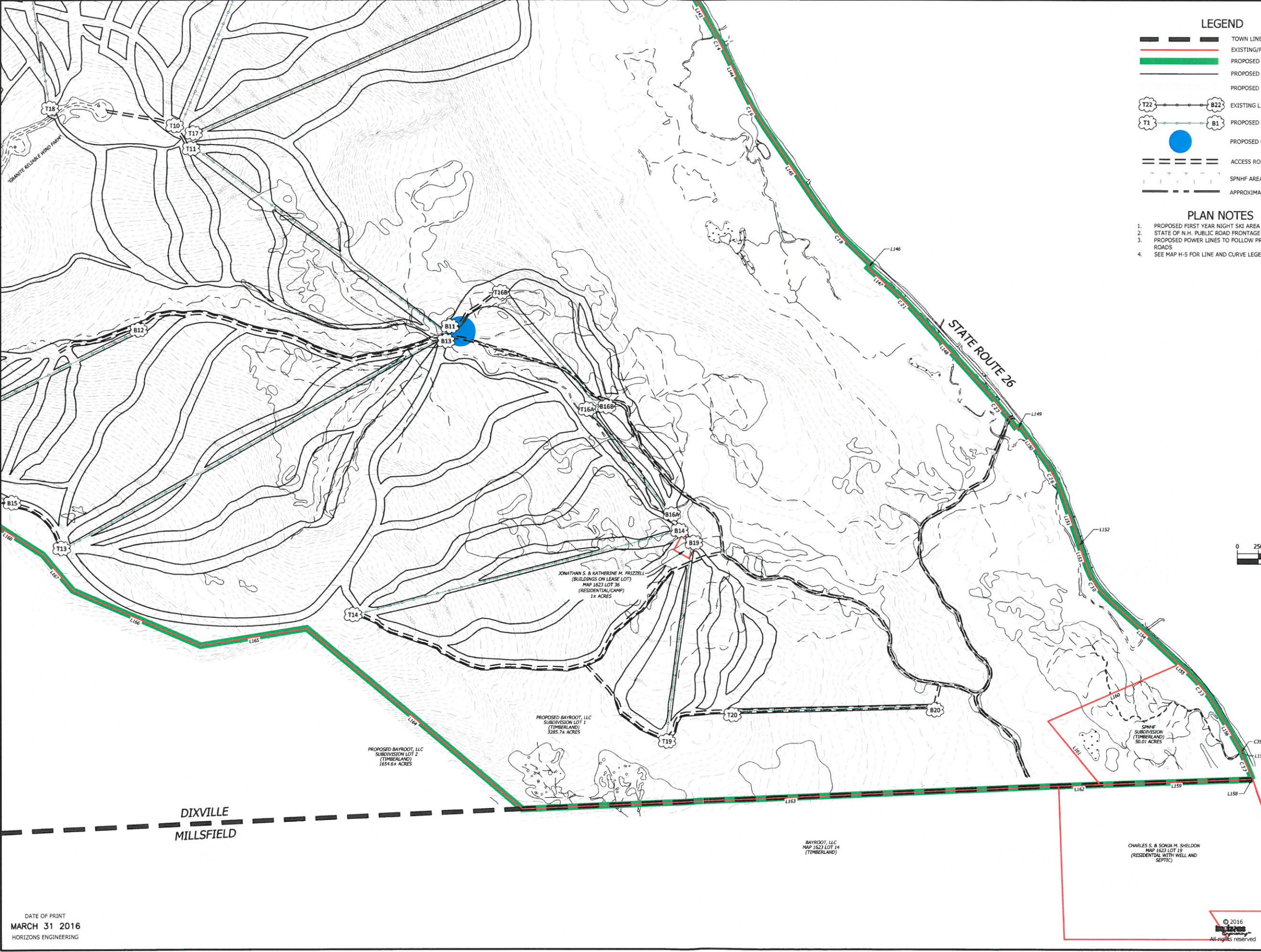
NO.	DATE	REVISION DESCRIPTION	ENG	DWG

DATE: MARCH 2016	PROJECT #: 14038
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CHECK'D BY: JLW/AJN	ARCHIVE #: H-5274

MAP H-2

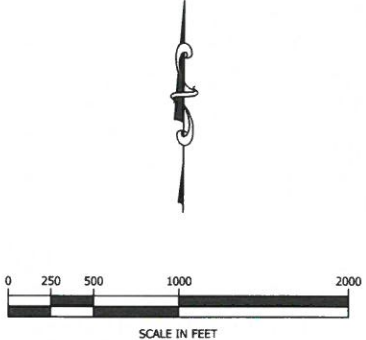
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- LEGEND**
- TOWN LINE
 - EXISTING/PROPOSED PROPERTY LINE
 - PROPOSED SKI TERRAIN BOUNDARY
 - PROPOSED SKI TERRAIN
 - PROPOSED YEAR 1 NIGHT SKI TERRAIN
 - EXISTING LIFTLINE
 - PROPOSED LIFT LINE
 - PROPOSED ON MOUNTAIN LODGE AREA
 - ACCESS ROAD
 - SPNH AREA
 - APPROXIMATE EVERSOURCE ROUTE

- PLAN NOTES**
- PROPOSED FIRST YEAR NIGHT SKI AREA TERRAIN = 20 ACRES
 - STATE OF N.H. PUBLIC ROAD FRONTAGE = 23,241 LINEAR FEET
 - PROPOSED POWER LINES TO FOLLOW PROPOSED ACCESS ROADS
 - SEE MAP H-5 FOR LINE AND CURVE LEGEND



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SKI AREA SITE PLAN APPLICATION**

**MAP H-3
SKI AREA SITE PLAN**

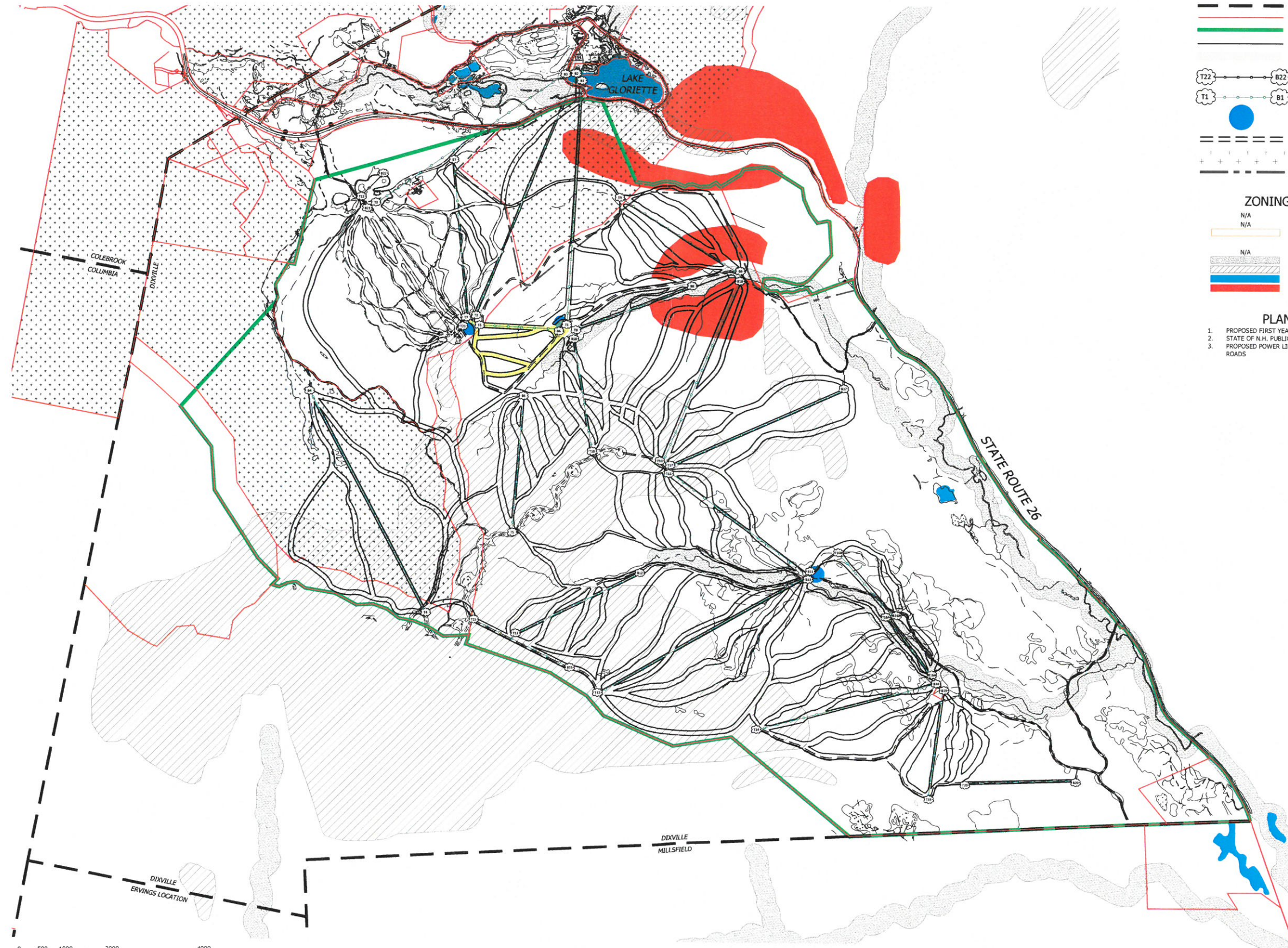
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MAP H-3

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LEGEND

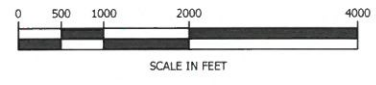
- TOWN LINE
- EXISTING/PROPOSED PROPERTY LINE
- PROPOSED SKI TERRAIN BOUNDARY
- PROPOSED SKI TERRAIN
- PROPOSED YEAR 1 NIGHT SKI TERRAIN
- EXISTING LIFTLINE
- PROPOSED LIFT LINE
- PROPOSED ON MOUNTAIN LODGE AREA
- ACCESS ROAD
- SPNHF AREA
- APPROXIMATE EVERSOURCE ROUTE

ZONING DISTRICTS

- N/A
- N/A
- PD1 (AQUIFERS) NOT SHOWN
- PD2 (FLOOD PRONE AREAS) NOT SHOWN
- PD3 (CRITICAL WILDLIFE HABITAT AS IDENTIFIED IN 1990)
- PD4 (FISH SPAWNING AREAS)
- PD5 (BOARD-IDENTIFIED SHORELINES)
- PD6 (STEEP SLOPES, HIGH -ELEVATION)
- PD7 (BOARD IDENTIFIED WETLANDS)
- PD8 (UNUSUAL AREAS)

PLAN NOTES

- PROPOSED FIRST YEAR NIGHT SKI AREA TERRAIN = 20 ACRES
- STATE OF N.H. PUBLIC ROAD FRONTAGE = 23,241 LINEAR FEET
- PROPOSED POWER LINES TO FOLLOW PROPOSED ACCESS ROADS



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MAP H-4
SKI AREA SITE PLAN

NO.	DATE	REVISION DESCRIPTION	ENG	DWG

DATE: MARCH 2016	PROJECT #: 14038
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MAP H-4

LINE AND CURVE LEGEND

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 11°06'04" E	1370.65'
L2	N 09°39'09" E	712.36'
L3	S 80°49'14" E	2051.03'
L4	S 80°49'14" E	923.56'
L5	S 80°49'14" E	122.22'
L6	N 13°20'28" E	1366.86'
L7	N 13°20'28" E	494.39'
L8	N 33°44'08" W	230.14'
L9	N 16°18'32" E	725.77'
L10	N 68°13'52" E	78.48'
L11	N 60°32'19" E	261.20'
L12	N 68°13'46" E	317.18'
L13	N 71°43'32" E	273.75'
L14	N 78°31'54" E	290.45'
L15	N 86°46'28" E	632.49'
L16	S 81°26'07" E	1394.50'
L18	N 86°57'53" E	339.98'
L19	N 86°57'53" E	98.77'
L21	N 62°00'53" E	467.42'
L23	N 70°04'53" E	446.97'

LINE TABLE		
LINE #	BEARING	DISTANCE
L25	S 79°07'07" E	135.20'
L27	N 83°35'47" E	110.29'
L29	S 64°32'33" E	375.33'
L31	S 25°56'31" E	100.48'
L33	S 66°29'07" E	123.53'
L34	S 42°22'18" W	520.49'
L35	S 85°32'48" W	71.62'
L36	S 31°47'16" W	204.53'
L37	S 72°16'20" W	240.47'
L38	S 36°37'17" W	181.95'
L39	S 36°37'17" W	101.23'
L40	S 80°37'22" E	181.44'
L41	S 45°47'20" W	1037.41'
L42	S 43°42'03" W	240.75'
L43	S 69°33'29" W	465.69'
L44	S 56°36'12" W	355.18'
L45	S 64°33'48" W	401.08'
L46	S 32°06'54" W	656.00'
L47	S 56°05'07" W	277.86'
L48	N 13°09'03" W	1717.09'

LINE TABLE		
LINE #	BEARING	DISTANCE
L49	N 51°34'36" W	1250.77
L50	N 45°14'18" E	1252.20
L51	S 57°34'00" W	311.94
L52	S 41°52'22" W	768.29
L53	S 22°47'36" W	140.62
L54	S 39°49'49" W	338.25
L55	S 53°08'02" W	568.88
L56	S 72°15'52" W	590.55
L57	S 03°46'57" W	515.94
L58	S 21°25'40" E	558.55
L59	S 09°05'01" E	216.88
L60	S 23°38'19" W	259.70
L61	S 07°53'14" E	822.57
L62	S 28°09'54" E	362.10
L63	S 03°02'03" E	146.59
L64	S 06°33'26" W	431.52
L65	S 27°44'34" E	803.17
L66	S 02°54'40" W	552.68
L67	S 24°22'51" W	359.85
L68	S 02°01'26" E	247.43

LINE TABLE		
LINE #	BEARING	DISTANCE
L69	S 16°23'40" W	106.10'
L70	S 07°38'22" W	363.48'
L71	N 57°39'38" W	215.77'
L72	N 67°09'33" W	469.45'
L73	N 79°09'13" W	270.04'
L74	N 52°58'27" W	292.81'
L75	N 70°11'29" W	489.34'
L76	S 86°55'25" W	312.95'
L77	N 60°57'18" W	460.15'
L78	N 80°13'53" W	625.09'
L79	N 53°48'39" W	326.01'
L80	S 54°12'40" W	197.43'
L81	N 44°02'58" W	573.09'
L82	N 32°01'45" W	497.04'
L83	N 32°57'18" W	1083.14'
L84	N 04°01'26" W	961.31'
L85	N 37°34'08" W	1290.74'
L86	N 47°33'23" W	907.13'
L87	N 50°34'39" W	890.10'
L88	S 14°24'46" W	267.72'

CURVE TABLE			
CURVE #	RADIUS	DELTA	ARC LENGTH
C1	2324.84'	01°35'44"	470.50'
C2	987.93'	024°56'51"	430.16'
C3	1399.43'	008°04'28"	197.21'
C4	785.51'	030°48'00"	422.26'
C5	1122.19'	017°17'06"	338.54'
C6	475.26'	031°51'40"	264.29'
C7	728.06'	038°36'02"	490.50'
C8	402.46'	040°32'36"	284.79'
C9	1005.00'	033°25'42"	586.35'
C10	6300.25'	004°08'23"	455.19'
C11	509.75'	034°34'01"	307.54'
C12	1675.25'	037°31'43"	1097.28'
C14	4675.25'	004°15'14"	347.11'
C16	4524.75'	008°18'59"	656.76'
C18	3474.75'	015°42'45"	952.90'
C21	3652.35'	005°38'00"	359.10'
C23	5655.00'	007°08'59"	705.66'
C26	1572.25'	016°09'25"	443.36'
C30	988.00'	028°22'05"	489.17'
C33	1901.88'	017°04'12"	566.62'

CURVE TABLE			
CURVE #	RADIUS	DELTA	ARC LENGTH
C35	1877.00'	000°47'20"	25.85'
C37	1860.00'	009°44'20"	316.16'

LINE TABLE		
LINE #	BEARING	DISTANCE
L89	S 03°46'57" W	357.61'
L90	S 21°25'40" E	500.81'
L91	S 09°05'01" E	417.74'
L92	S 23°38'19" W	265.35'
L93	S 07°53'14" E	592.02'
L94	S 28°09'54" E	384.13'
L95	S 03°02'03" E	299.98'
L96	S 06°33'26" W	319.17'
L97	S 27°44'34" E	785.91'
L98	S 02°54'40" W	578.75'
L99	S 01°35'39" E	171.95'
L100	S 24°22'51" W	374.25'
L101	S 02°01'26" E	211.20'
L102	S 16°23'40" W	148.89'
L103	S 07°38'22" W	753.44'
L104	S 87°35'51" W	561.30'
L105	N 57°39'38" W	346.20'
L106	N 67°09'33" W	375.38'
L107	N 79°09'13" W	333.77'
L108	N 52°58'27" W	333.37'

LINE TABLE		
LINE #	BEARING	DISTANCE
L109	N 70°11'29" W	312.44'
L110	S 86°55'25" W	355.69'
L111	N 60°57'18" W	519.18'
L112	N 80°13'53" W	657.55'
L113	N 53°48'39" W	237.13'
L114	S 81°21'29" W	193.88'
L115	S 64°51'35" W	188.32'
L116	N 73°42'32" W	163.89'
L117	N 45°45'11" E	179.69'
L118	N 02°56'48" W	760.56'
L119	S 85°43'24" E	92.66'
L120	S 81°02'04" E	104.17'
L121	N 72°41'53" E	194.10'
L122	N 82°56'23" E	88.37'
L123	S 81°57'49" E	201.85'
L124	S 67°17'35" E	221.13'
L125	N 62°59'06" E	87.68'
L126	N 88°27'05" E	103.17'
L127	S 70°24'38" E	164.82'
L128	N 86°51'26" E	195.16'

LINE TABLE		
LINE #	BEARING	DISTANCE
L129	N 60°06'21" E	163.30'
L130	S 48°15'48" E	139.11'
L131	S 23°14'34" E	2350.30'
L132	S 61°20'16" E	185.02'
L133	N 86°42'27" E	144.42'
L134	S 39°47'39" E	66.64'
L135	S 44°43'55" E	284.24'
L136	N 70°12'29" E	535.91'
L137	N 70°12'29" E	963.66'
L139	N 52°45'15" E	25.25'
L140	S 37°14'45" E	680.43'
L143	S 30°08'41" E	548.01'
L144	S 25°53'26" E	372.02'
L145	S 34°12'26" E	1036.53'
L146	S 40°34'53" W	50.25'
L147	S 48°16'27" E	415.16'
L148	S 42°34'00" E	1135.22'
L149	N 54°18'50" E	50.25'
L150	S 53°41'10" E	500.86'
L151	S 19°31'45" E	647.79'

LINE TABLE		
LINE #	BEARING	DISTANCE
L152	S 70°28'15" W	8.25'
L153	S 19°31'45" E	264.95'
L154	S 47°46'40" E	1130.19'
L155	S 47°46'40" E	129.74'
L156	S 30°25'23" E	585.06'
L157	S 60°22'07" W	17.00'
L158	S 19°53'32" E	27.03'
L159	S 87°56'21" W	1819.52'
L160	S 66°11'23" W	1693.40'
L161	S 39°26'38" E	975.89'
L162	S 87°56'21" W	489.16'
L163	S 87°29'11" W	6384.08'
L164	N 50°01'39" W	3352.04'
L165	S 80°54'52" W	1284.15'
L166	N 66°25'25" W	1652.15'
L167	N 39°41'42" W	555.56'
L168	N 57°20'21" W	926.79'
L169	N 71°14'35" W	1944.51'
L170	N 18°34'49" E	198.35'