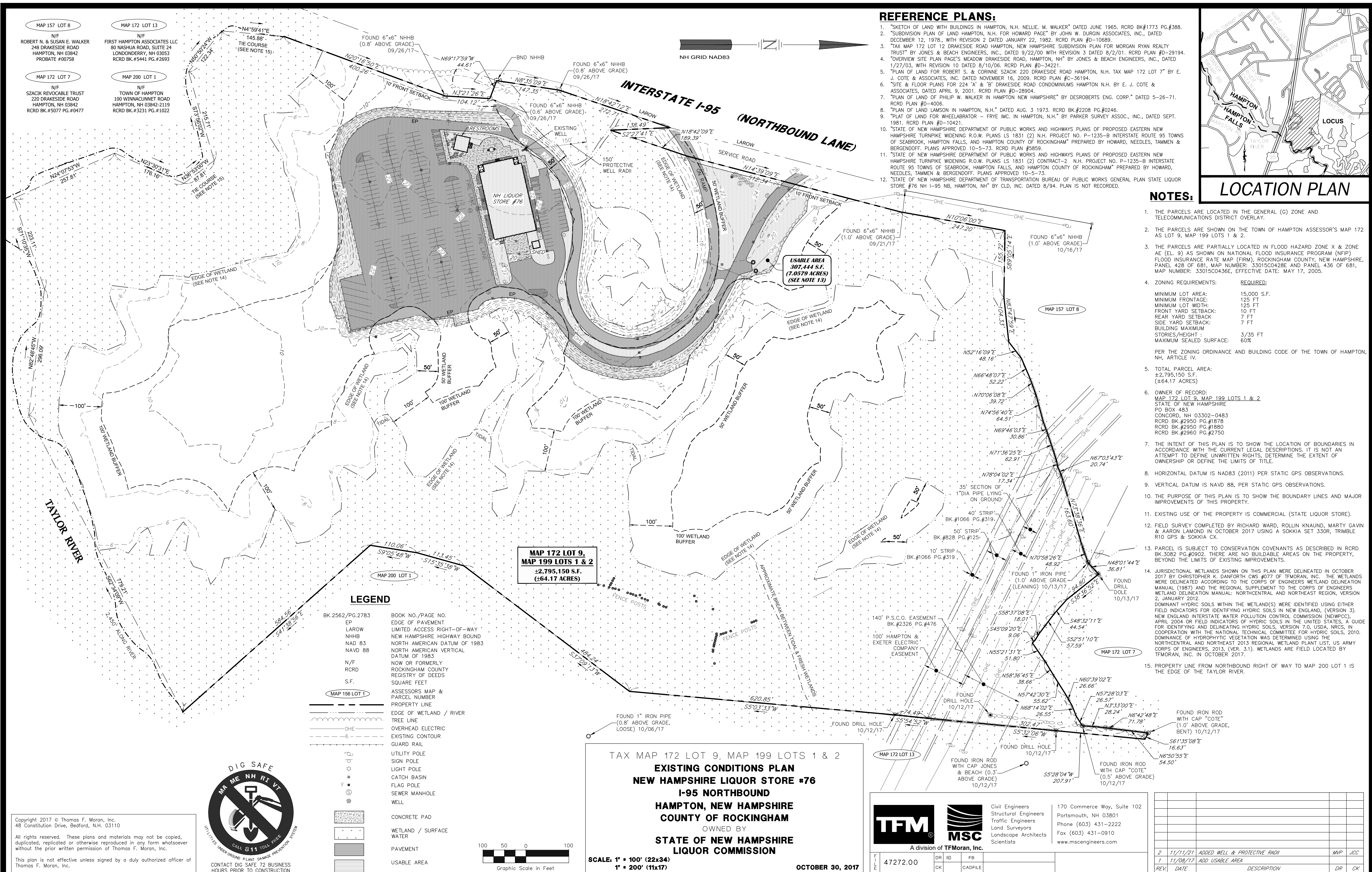
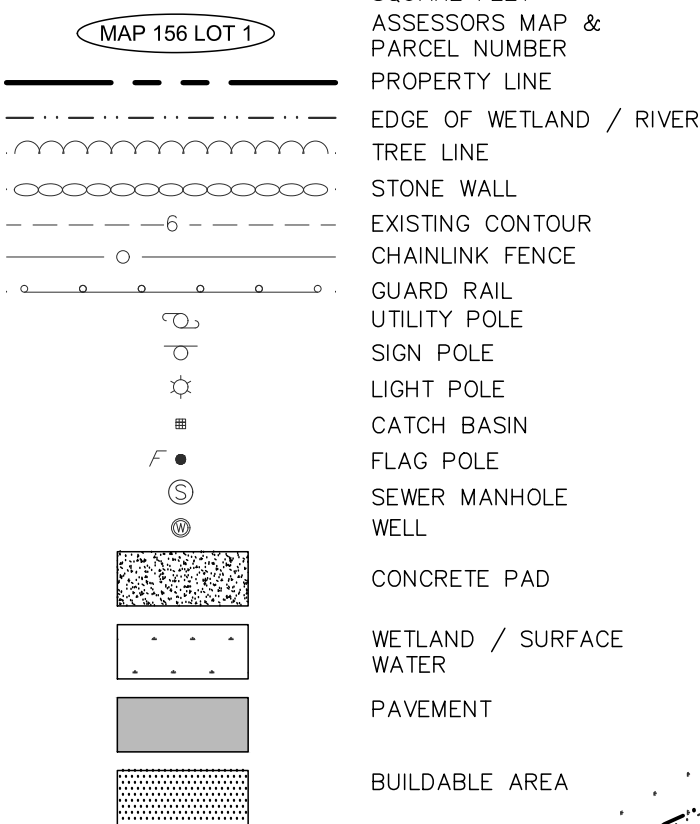




LEGEND

BK.2562/PG.2783
EP
LAROW
NHHB
NAD 83
NAVD 88
N/F
RCRD
STA
S.F.
MAP 156 LOT 1

BOOK NO./PAGE NO.
EDGE OF PAVEMENT
LIMITED ACCESS RIGHT-OF-WAY
NEW HAMPSHIRE HIGHWAY BOUND
NORTH AMERICAN DATUM OF 1983
NORTH AMERICAN VERTICAL
DATUM OF 1983
NOW OR FORMERLY
ROCKINGHAM COUNTY
REGISTRY OF DEEDS
STATION
SQUARE FEET
ASSESSORS MAP &
PARCEL NUMBER
PROPERTY LINE
EDGE OF WETLAND / RIVER
TREE LINE
STONE WALL
EXISTING CONTOUR
CHAINLINK FENCE
GUARD RAIL
UTILITY POLE
SIGN POLE
LIGHT POLE
CATCH BASIN
FLAG POLE
SEWER MANHOLE
WELL



MAP 156 LOT 1

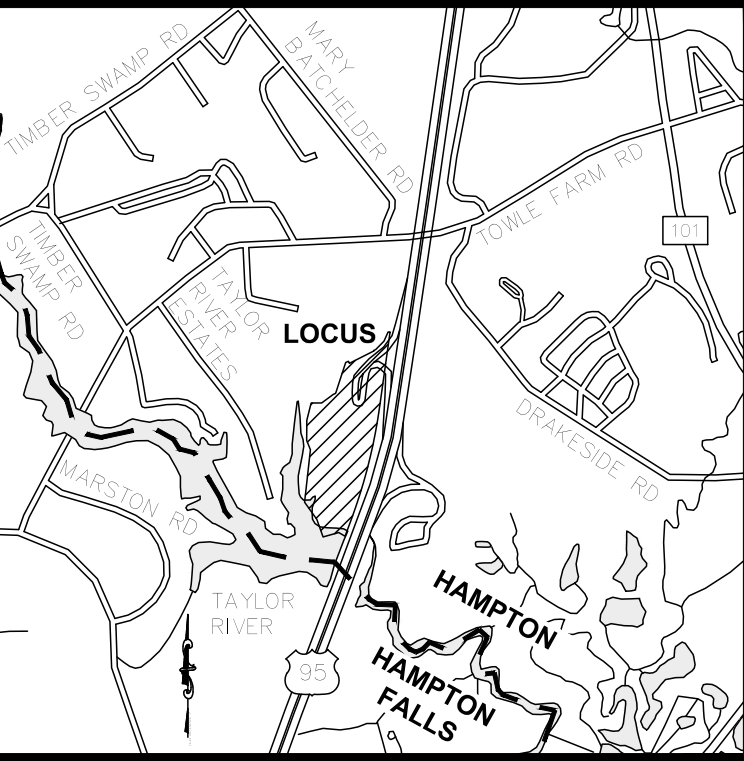
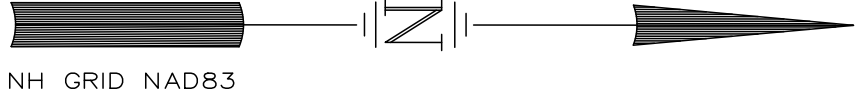
N/F
JUDITH M. HAUFER
C/O HAUFER ASSOCIATION
22 WASHINGTON STREET
NORWELL, MA 02061
RCRD BK.#2385 PG.#0061

MAP 156 LOT 2

N/F
DIANNE LEBLANC & PAUL E. BEAUDRY
178 TOWLE FARM ROAD
HAMPTON, NH 03842
RCRD BK.#2836 PG.#1359

REFERENCE PLANS:

- "PLAN OF LAND HAMPTON, N.H. PHILIP W. WALKER" BY PARKER SURVEY ASSOC. INC." DATED APRIL 1970. RCRD PLAN #2126.
- "SKETCH OF LAND WITH BUILDINGS IN HAMPTON, N.H. NELLIE. M. WALKER" DATED JUNE 1965. RCRD BK#1773 PG.#388.
- "SUBDIVISION PLAN FOR SHORELAND DEVELOPMENT CORP. TOWLE FARM ROAD COUNTY OF ROCKINGHAM HAMPTON, N.H." BY RICHARD P. MILLETTE AND ASSOCIATES, DATED AUGUST 1986, WITH REVISION 1 DATED 11/17/86. RCRD PLAN #D-16062.
- "SUBDIVISION PLAN FOR JAMES HOUSE ASSOCIATION TOWLE FARM ROAD & INTERSTATE ROUTE 95 COUNTY OF ROCKINGHAM HAMPTON, N.H." BY RICHARD P. MILLETTE AND ASSOCIATES, DATED FEBRUARY 3, 1995. RCRD PLAN #D-23814.
- "SUBDIVISION PLAN FOR JAMES HOUSE ASSOCIATION TOWLE FARM & INTERSTATE ROUTE 95 COUNTY OF ROCKINGHAM HAMPTON, N.H." BY RICHARD P. MILLETTE AND ASSOCIATES, DATED FEBRUARY 3, 1995 WITH REVISION 2 DATED 6/13/1995. RCRD PLAN #D-24018.
- "CONDOMINIUM SITE PLAN LOT NO. 20 TAX ASSESSORS MAP NO. 155 CAMPBELL DRIVE HAMPTON, NEW HAMPSHIRE COUNTY OF ROCKINGHAM" BY CIVILWORKS ENGINEERS & SURVEYORS" DATED 2/3/89. RCRD PLAN #D-19149.
- "LOT LINE ADJUSTMENT & SUBDIVISION PLAN OF LAND THE RIVER AT HERON LANDING TAX MAP 5 LOT 53, 53-1 & 55 TOWLE FARM AND BROWN ROADS HAMPTON FALLS NEW HAMPSHIRE" BY ERIC C. MITCHELL & ASSOC. INC., DATED JANUARY 8, 2001 WITH REVISION G DATED 2/04/02. RCRD PLAN #D-29614.
- "PLAN OF LAND OF PHILIP W. WALKER IN HAMPTON NEW HAMPSHIRE" BY DESROBERTS ENG. CORP." DATED 5-26-71. RCRD PLAN #D-4006.
- "PLAN OF CONDOMINIUM TAYLOR RIVER ESTATES CONDOMINIUM HAMPTON, N.H." BY THOMAS F. MORAN, INC. DATED AUG. 8 1983. RCRD PLAN #D-11786.
- "LAND IN HAMPTON, N. HAMP. PHILIP & BARBARA WALKER AND NELLIE WALKER" BY CHESTER A. LEACH, C.E. HAMPTON, N.H.. RCRD PLAN DRAWER I - SECTION C #425.
- "PLAN OF LAND IN HAMPTON, N.H. OF EDWARD J. A. BOISVERT & ANN L. BOISVERT" BY DAVID R. NOYES, DATED 1970. PLAN IS NOT RECORDED.
- "TLOT PLAN OF LAND HAMPTON N.H. FOR ALFRED WALKER". RCRD PLAN #01763.
- "UPDATED SITE PLAN TAYLOR RIVER ESTATES CONDOMINIUM HAMPTON, NH" BY O'NEIL SURVEY ASSOCIATES, INC., DATED MAY 6, 1991. RCRD PLAN #D-2108.
- "STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION CONSTRUCTION PLANS BRIDGE OF IMPROVEMENTS N.H. PROJECT NO. 13408B I-95 OVER THE TAYLOR RIVER TOWNS OF HAMPTON FALLS & HAMPTON COUNTY OF ROCKINGHAM" BY HOYLE, TANNER & ASSOCIATES, INC. & NHDOT THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION. PLANS APPROVED 1/9/15.
- "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS PLANS OF PROPOSED EASTERN NEW HAMPSHIRE TURNPIKE WIDENING R.O.W. PLANS LS 1831 (2) N.H. PROJECT NO. P-1235-B INTERSTATE ROUTE 95 TOWNS OF SEABROOK, HAMPTON FALLS, AND HAMPTON COUNTY OF ROCKINGHAM" PREPARED BY HOWARD, NEEDLES, TAMMEN & BERGENDOFF. PLANS APPROVED 10-5-73. RCRD PLAN #4423.



LOCATION PLAN

NOTES:

- THE PARCEL IS LOCATED IN THE GENERAL (G) ZONE AND TELECOMMUNICATIONS DISTRICT OVERLAY.
- THE PARCEL IS SHOWN ON THE TOWN OF HAMPTON ASSESSOR'S MAP 171 AS LOT 1.
- THE PARCEL IS PARTIALLY LOCATED IN FLOOD HAZARD ZONE X & ZONE AE (EL. 9) AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM), ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 428 OF 681, MAP NUMBER: 33015C0428E AND PANEL 436 OF 681, MAP NUMBER: 33015C0436E, EFFECTIVE DATE: MAY 17, 2005.
- ZONING REQUIREMENTS: REQUIRED:
MINIMUM LOT AREA: 15,000 S.F.
MINIMUM FRONTAGE: 125 FT
MINIMUM LOT WIDTH: 125 FT
FRONT YARD SETBACK: 10 FT
REAR YARD SETBACK: 7 FT
SIDE YARD SETBACK: 7 FT
BUILDING MAXIMUM STORIES/HEIGHT: 3/35 FT
MAXIMUM SEALED SURFACE: 60%
PER THE ZONING ORDINANCE AND BUILDING CODE OF THE TOWN OF HAMPTON, NH, ARTICLE IV.

- TOTAL PARCEL AREA: 1,033,133 S.F. (±23.72 ACRES)
- OWNER OF RECORD: MAP 171 LOT 1
STATE OF NEW HAMPSHIRE
LIQUOR COMMISSION
STORRS STREET
CONCORD, NH 03301
RCRD BK.#2385 PG.#1273
RCRD BK.#2385 PG.#0753
RCRD BK.#2388 PG.#0207
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS.
- VERTICAL DATUM IS NAVD 88, PER STATIC GPS OBSERVATIONS.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES, MAJOR IMPROVEMENTS AND BUILDABLE AREAS OF THIS PROPERTY. BUILDABLE AREAS ARE BASED ON ZONING REGULATIONS ONLY. NO SOILS INVESTIGATION WAS COMPLETE TO VERIFY SOILS ARE ADEQUATE FOR BUILDING.
- EXISTING USE OF THE PROPERTY IS COMMERCIAL (STATE LIQUOR STORE).
- FIELD SURVEY COMPLETED BY TODD C. EMERSON IN SEPTEMBER 2017 USING A TOPCON DS103 AND TOPCON TESLA DATA COLLECTOR.
- PARCEL IS SUBJECT TO COVENANTS, RESTRICTIONS, RIGHTS AND EASEMENTS AS DESCRIBED IN RCRD BK.#1148 PG.#423; RCRD BK.#817 PG.#463; RCRD BK.#828 PG.#232; BK.#830 PG.#57; BK.#1066 PG.#321; RCRD BK.#2326 PG.#485; RCRD BK.#1231 PG.#474.
- JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED IN OCTOBER 2017 BY CHRISTOPHER K. DANFORTH CWS #077 OF TFMORAN, INC. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012.
DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING EITHER FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, (VERSION 3), NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION (NEWPCC), APRIL 2004 OR FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0, USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS, 2010. DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE NORTHCENTRAL AND NORTHEAST 2013 REGIONAL WETLAND PLANT LIST, US ARMY CORPS OF ENGINEERS, 2013, (VER. 3.1). WETLANDS ARE FIELD LOCATED BY TFMORAN, INC. IN OCTOBER 2017.
- PROPERTY LINE FROM SOUTHBOUND RIGHT OF WAY TO MAP 156 LOT 1 IS THE EAST BANK OF THE TAYLOR RIVER.

TAX MAP 171 LOT 1
EXISTING CONDITIONS PLAN
NEW HAMPSHIRE LIQUOR STORE #73
I-95 SOUTHBOUND
HAMPTON, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
OWNED BY
STATE OF NEW HAMPSHIRE
LIQUOR COMMISSION

SCALE: 1" = 100' (22x34)
1" = 200' (11x17)

OCTOBER 30, 2017



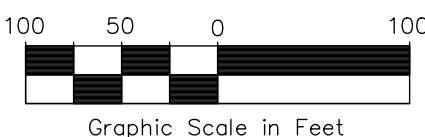
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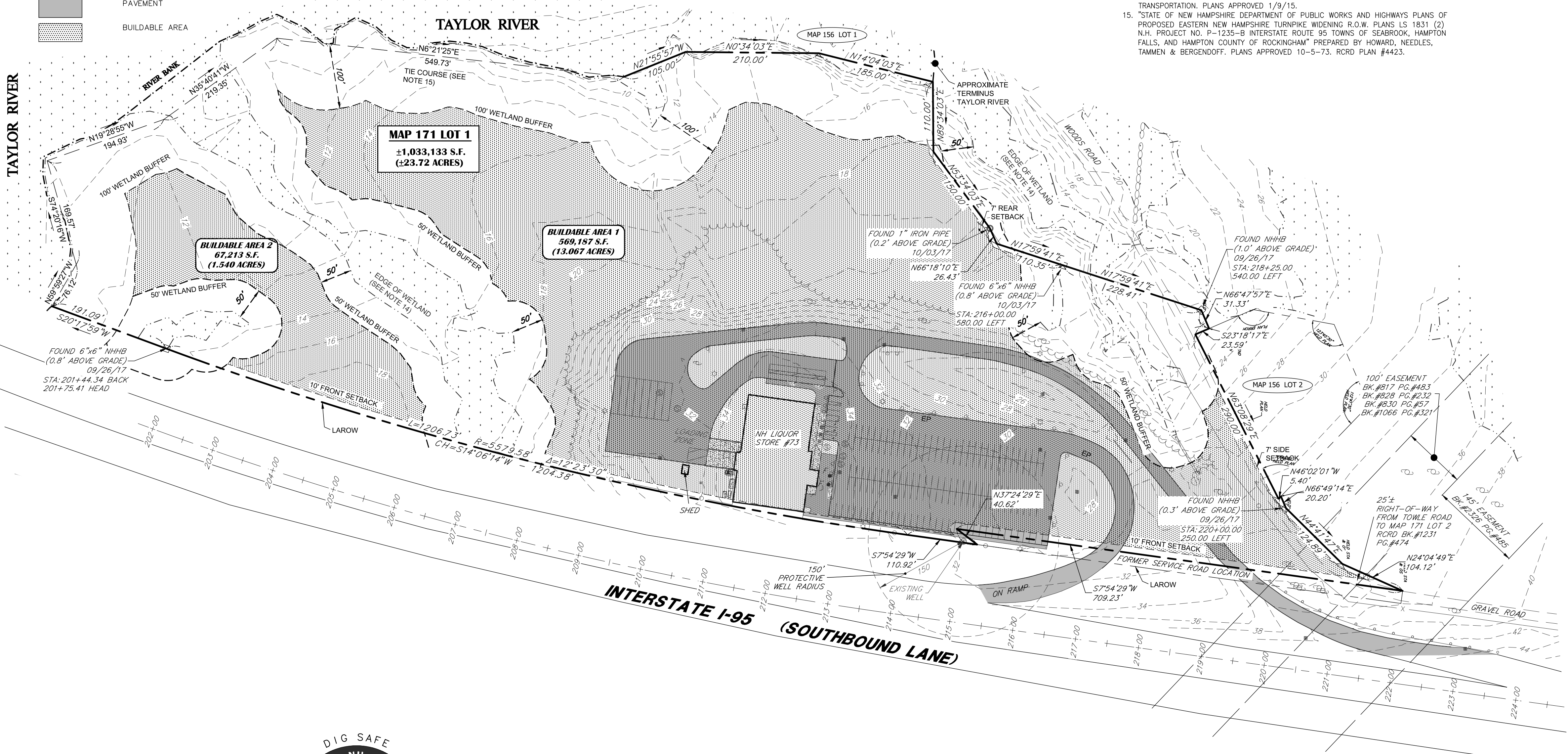
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FILE	47722.00	DR	ID	FB	
		CK		CADFILE	

REV.	DATE	DESCRIPTION	MVP	JCC
1	11/11/21	ADDED WELL & PROTECTIVE RADIUS	DR	CK



TAYLOR RIVER



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CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION