

LEGEND

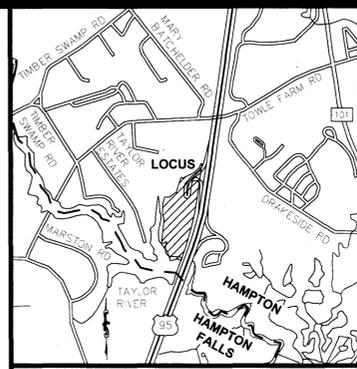
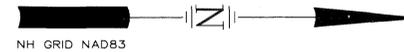
- BK.2562/PG.2783 BOOK NO./PAGE NO.
- EP EDGE OF PAVEMENT
- LAROW LIMITED ACCESS RIGHT-OF-WAY
- NHHB NEW HAMPSHIRE HIGHWAY BOUND
- NAD 83 NORTH AMERICAN DATUM OF 1983
- NAVD 88 NORTH AMERICAN VERTICAL DATUM OF 1983
- N/F NOW OR FORMERLY
- RCRD ROCKINGHAM COUNTY
- STA REGISTRY OF DEEDS
- S.F. STATION
- SQUARE FEET
- ASSASSORS 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
- CONCRETE PAD
- WETLAND / SURFACE
- WATER
- PAVEMENT
- BUILDABLE AREA

MAP 156 LOT 1
N/F
JUDITH M. HAUFIER
C/O HAUFIER ASSOCIATION
22 WASHINGTON STREET
NORWELL, MA 02061
RCRD BK.#2385 PG.#9061

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:

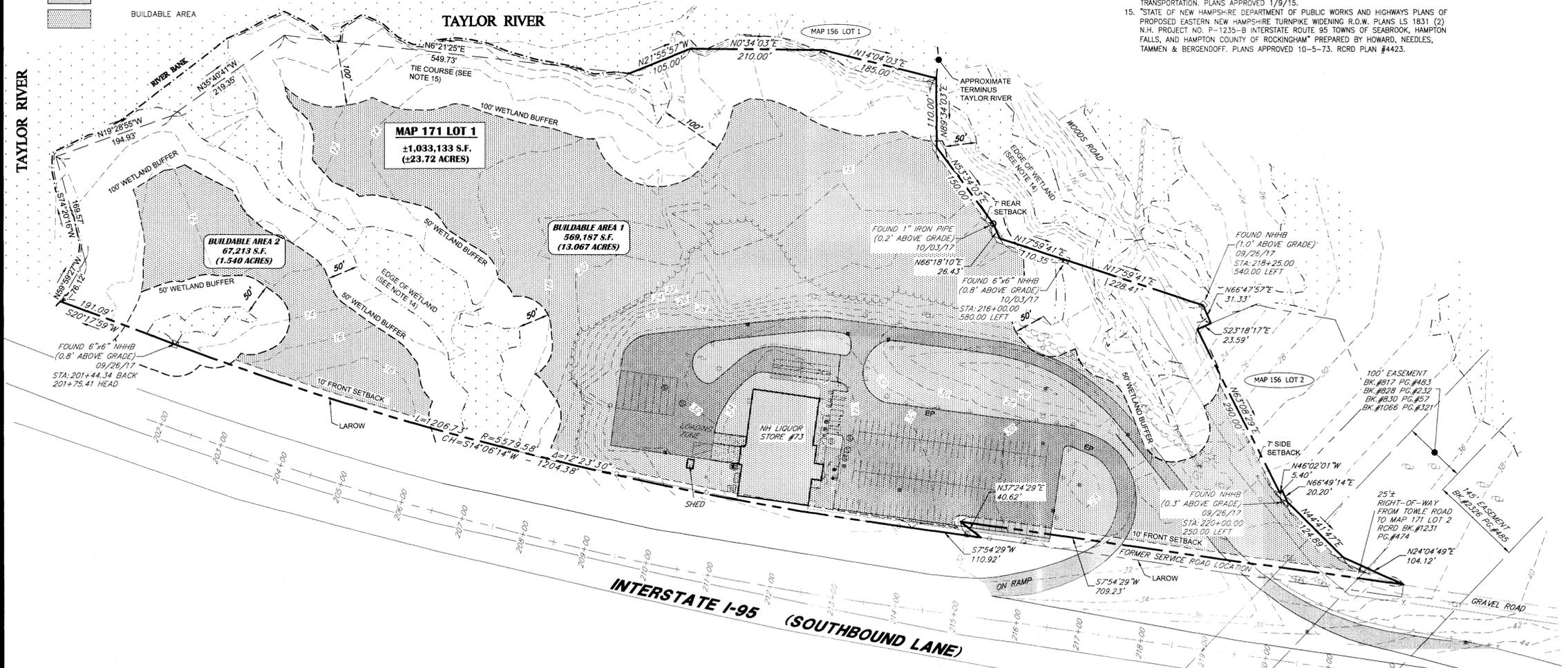
1. "PLAN OF LAND HAMPTON, N.H. PHILIP W. WALKER" BY PARKER SURVEY ASSOC. INC. DATED APRIL 1970. RCRD PLAN #2126.
2. "SKETCH OF LAND WITH BUILDINGS IN HAMPTON, N.H. NELLIE M. WALKER" DATED JUNE 1965. RCRD BK#41773 PG.#388.
3. "SUBDIVISION PLAN FOR SHORELAND DEVELOPMENT CORP. TOWLE FARM ROAD COUNTY OF ROCKINGHAM HAMPTON, N.H." BY RICHARD P. MILLETTE AND ASSOCIATES, DATED AUGUST 1986, WITH REVISION 1 DATED 11/17/86. RCRD PLAN #D-16062.
4. "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.
5. "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.
6. "CONDOMINIUM SITE PLAN LOT NO. 20 TAX ASSASSORS MAP NO. 155 CAMPBELL DRIVE HAMPTON, NEW HAMPSHIRE COUNTY OF ROCKINGHAM" BY CIVILWORKS ENGINEERS & SURVEYORS DATED 2/3/89. RCRD PLAN #D-19149.
7. "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.
8. "PLAN OF LAND OF PHILIP W. WALKER IN HAMPTON NEW HAMPSHIRE" BY DESROBERTS ENG. CORP. DATED 5-26-71. RCRD PLAN #D-4006.
9. "PLAN OF CONDOMINIUM TAYLOR RIVER ESTATES CONDOMINIUM HAMPTON, N.H." BY THOMAS F. MORAN, INC. DATED AUG. 8 1983. RCRD PLAN #D-11786.
10. "LAND IN HAMPTON, N. HAMP. PHILIP & BARBARA WALKER AND NELLIE WALKER" BY CHESTER A. LEACH, C.E. HAMPTON, N.H. RCRD PLAN DRAWER 1 - SECTION C #425.
11. "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.
12. "PLOT PLAN OF LAND HAMPTON N.H. FOR ALFRED WALKER". RCRD PLAN #01763.
13. "UPDATED SITE PLAN TAYLOR RIVER ESTATES CONDOMINIUM HAMPTON, NH" BY O'NEIL SURVEY ASSOCIATES, INC., DATED MAY 6, 1991. RCRD PLAN #D-2108.
14. "STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION CONSTRUCTION PLANS BRIDGE OF IMPROVEMENTS N.H. PROJECT NO. 134088 1-95 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.
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. D-1235-5 INTERSTATE ROUTE 95 SEABROOK HAMPTON FALLS, AND HAMPTON COUNTY OF ROCKINGHAM" PREPARED BY HOWARD, NEEDLES, TAMMEN & BERGENDOFF. PLANS APPROVED 10-5-73. RCRD PLAN #4423.



NOTES:

1. THE PARCEL IS LOCATED IN THE GENERAL (G) ZONE AND TELECOMMUNICATIONS DISTRICT OVERLAY.
2. THE PARCEL IS SHOWN ON THE TOWN OF HAMPTON ASSESSOR'S MAP 171 AS LOT 1.
3. 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 42B OF 681, MAP NUMBER: 33015C0428E AND PANEL 436 OF 681, MAP NUMBER: 33015C0436E, EFFECTIVE DATE: MAY 17, 2005.
4. 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.
5. TOTAL PARCEL AREA: 1,033,133 S.F. (±23.72 ACRES)
6. 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
7. 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.
8. HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS.
9. VERTICAL DATUM IS NAVD 88, PER STATIC GPS OBSERVATIONS.
10. 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.
11. EXISTING USE OF THE PROPERTY IS COMMERCIAL (STATE LIQUOR STORE).
12. FIELD SURVEY COMPLETED BY TODD C. EMERSON IN SEPTEMBER 2017 USING A TOPCON DS103 AND TOPCON TESLA DATA COLLECTOR.
13. PARCEL IS SUBJECT TO COVENANTS, RESTRICTIONS, RIGHTS AND EASEMENTS AS DESCRIBED IN RCRD BK.#1148 PG.#423; RCRD BK.#817 PG.#483; BK.#828 PG.#232; BK.#830 PG.#57; BK.#1066 PG.#321; RCRD BK.#2326 PG.#485; RCRD BK.#1231 PG.#474.
14. 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 (NEIWPCO), 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.
15. PROPERTY LINE FROM SOUTHBOUND RIGHT OF WAY TO MAP 156 LOT 1 IS THE EAST BANK OF THE TAYLOR RIVER.

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

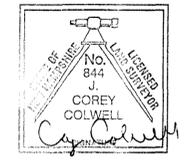
SCALE: 1" = 100' (22x34)
1" = 200' (11x17)

OCTOBER 30, 2017

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REV.	DATE	DESCRIPTION	DR	CK

TFM **MSC**
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 Hampton\47272 00 C3D - NH Liquor Commission - Hampton\Drawings\47272-WEST-Existing Features Plan.dwg