LEGEND

100	EXISTING GROUND CONTOUR
x100.5	EXISTING SPOT ELEVATION
	STORM DRAIN & CATCH BASIN
W	WATER MAIN & GATE VALVE
GV GAS	GAS LINE & GATE VALVE
	UTILITY POLE WITH GUY SUPPORT
	STREET LIGHT
OHW	OVERHEAD ELECTRIC & TELEPHONE
UGE/T	UNDERGROUND ELEC/TEL
	SIGN
	TREE LINE
NHHB	N.H. HIGHWAY BOUND
I.PIPE	IRON PIPE
DH	DRILL HOLE & STONE WALL
	WETLAND FLAGGING LIMIT
	WETLANDS
	FLOOD HAZARD AREA LIMIT
	BUILDING SETBACK LINE
	CHAINLINK FENCE
	CAPE COD BERM
	VERTICAL GRANITE CURBING
	HANDICAP PARKING SPACE
19	PARKING SPACE COUNT
	REINFORCED CONCRETE
	RIPRAP / STONE
	ROCK/BOULDER
	DECIDUOUS TREE

PLAN REFERENCES:

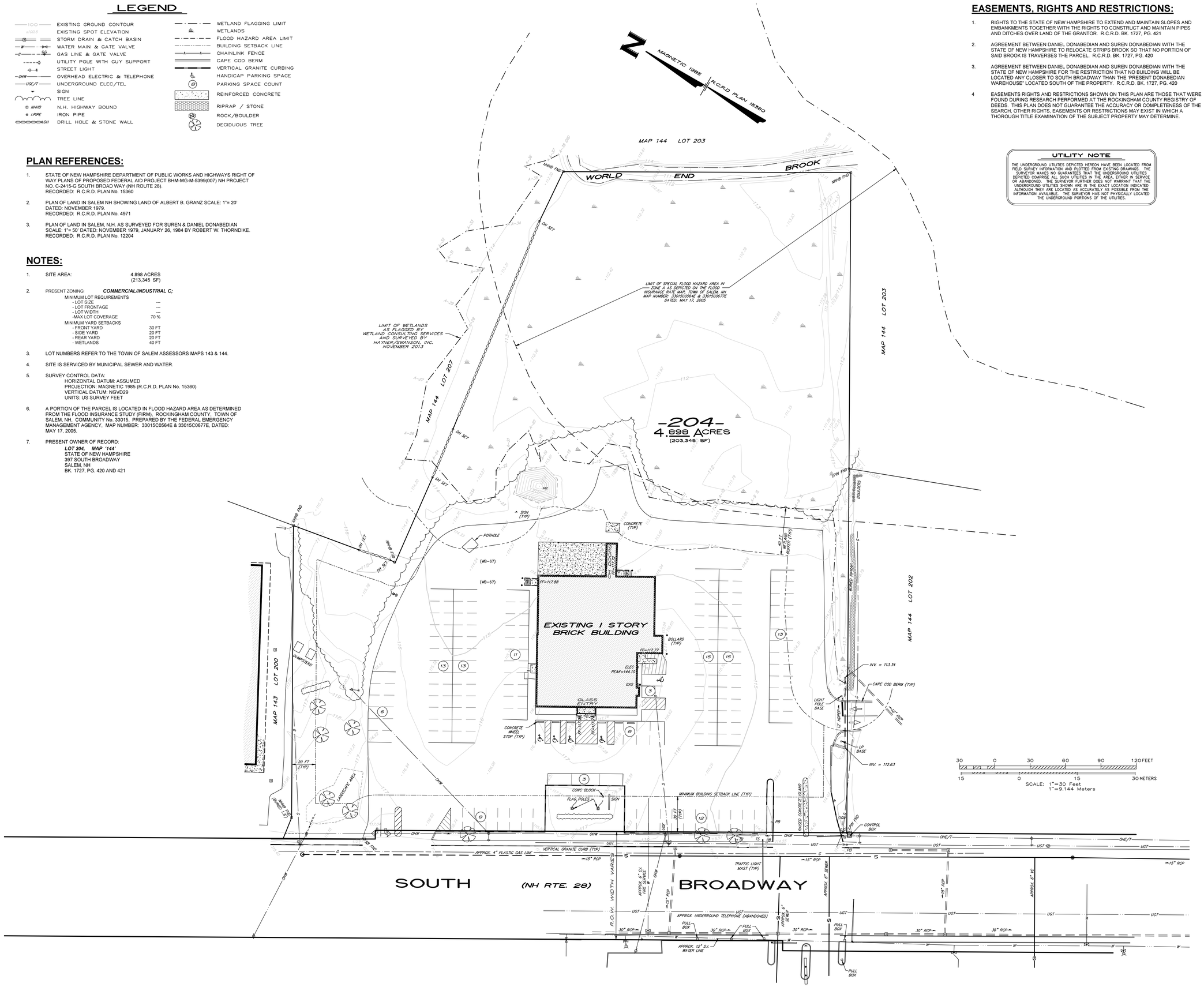
1. STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS RIGHT OF WAY PLANS OF PROPOSED FEDERAL AID PROJECT BHM-MG-M-5399(007) NH PROJECT NO. C-2415-G SOUTH BROAD WAY (NH ROUTE 28).
   RECORDED: R.C.R.D. PLAN No. 15360
2. PLAN OF LAND IN SALEM NH SHOWING LAND OF ALBERT B. GRANZ SCALE: 1"= 20'
   DATED: NOVEMBER 1979.
   RECORDED: R.C.R.D. PLAN No. 4971
3. PLAN OF LAND IN SALEM, N.H. AS SURVEYED FOR SUREN & DANIEL DONABEDIAN SCALE: 1"= 50' DATED: NOVEMBER 1979. JANUARY 26, 1984 BY ROBERT W. THORNDIKE.
   RECORDED: R.C.R.D. PLAN No. 12204

NOTES:

1. SITE AREA: 4.898 ACRES (213,345 SF)
2. PRESENT ZONING: ***COMMERCIAL/INDUSTRIAL C;***

MINIMUM LOT REQUIREMENTS	
- LOT SIZE	---
- LOT FRONTAGE	---
- LOT WIDTH	---
-MAX LOT COVERAGE	70 %
MINIMUM YARD SETBACKS	
- FRONT YARD	30 FT
- SIDE YARD	20 FT
- REAR YARD	20 FT
- WETLANDS	40 FT

3. LOT NUMBERS REFER TO THE TOWN OF SALEM ASSESSORS MAPS 143 & 144.
4. SITE IS SERVICED BY MUNICIPAL SEWER AND WATER.
5. SURVEY CONTROL DATA:
   HORIZONTAL DATUM: ASSUMED
   PROJECTION: MAGNETIC 1985 (R.C.R.D. PLAN No. 15360)
   VERTICAL DATUM: NGVD29
   UNITS: US SURVEY FEET
6. A PORTION OF THE PARCEL IS LOCATED IN FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), ROCKINGHAM COUNTY, TOWN OF SALEM, NH, COMMUNITY No. 33015, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33015C0584E & 33015C0677E, DATED: MAY 17, 2005.
7. PRESENT OWNER OF RECORD:
   LOT 204, MAP '144'
   STATE OF NEW HAMPSHIRE
   397 SOUTH BROADWAY
   SALEM, NH
   BK. 1727, PG. 420 AND 421



EASEMENTS, RIGHTS AND RESTRICTIONS:

1. RIGHTS TO THE STATE OF NEW HAMPSHIRE TO EXTEND AND MAINTAIN SLOPES AND EMBANKMENTS TOGETHER WITH THE RIGHTS TO CONSTRUCT AND MAINTAIN PIPES AND DITCHES OVER LAND OF THE GRANTOR. R.C.R.D. BK. 1727, PG. 421
2. AGREEMENT BETWEEN DANIEL DONABEDIAN AND SUREN DONABEDIAN WITH THE STATE OF NEW HAMPSHIRE TO RELOCATE STRIPS BROOK SO THAT NO PORTION OF SAID BROOK IS TRAVERSES THE PARCEL. R.C.R.D. BK. 1727, PG. 420
3. AGREEMENT BETWEEN DANIEL DONABEDIAN AND SUREN DONABEDIAN WITH THE STATE OF NEW HAMPSHIRE FOR THE RESTRICTION THAT NO BUILDING WILL BE LOCATED ANY CLOSER TO SOUTH BROADWAY THAN THE "PRESENT DONABEDIAN WAREHOUSE" LOCATED SOUTH OF THE PROPERTY. R.C.R.D. BK. 1727, PG. 420
4. EASEMENTS RIGHTS AND RESTRICTIONS SHOWN ON THIS PLAN ARE THOSE THAT WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. THIS PLAN DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE SEARCH. OTHER RIGHTS, EASEMENTS OR RESTRICTIONS MAY EXIST IN WHICH A THOROUGH TITLE EXAMINATION OF THE SUBJECT PROPERTY MAY DETERMINE.

UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

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NH LIQUOR STORE, SALEM NH

NH LIQUOR STORE, SALEM, NH

397 SOUTH BROADWAY
SALEM, NEW HAMPSHIRE

NO.	DESCRIPTION	DATE

CONTENT:
EXISTING CONDITIONS PLAN

DRAWN BY:	CTB
PROJECT NO:	5267
DATE:	01/17/14
REVISED:	
SCALE:	1" = 30'

EC-01

Project Phase
100% CD

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