

MAP 157 LOT 8
N/F
ROBERT N. & SUSAN E. WALKER
248 DRAKESIDE ROAD
HAMPTON, NH 03842
PROBATE #00758

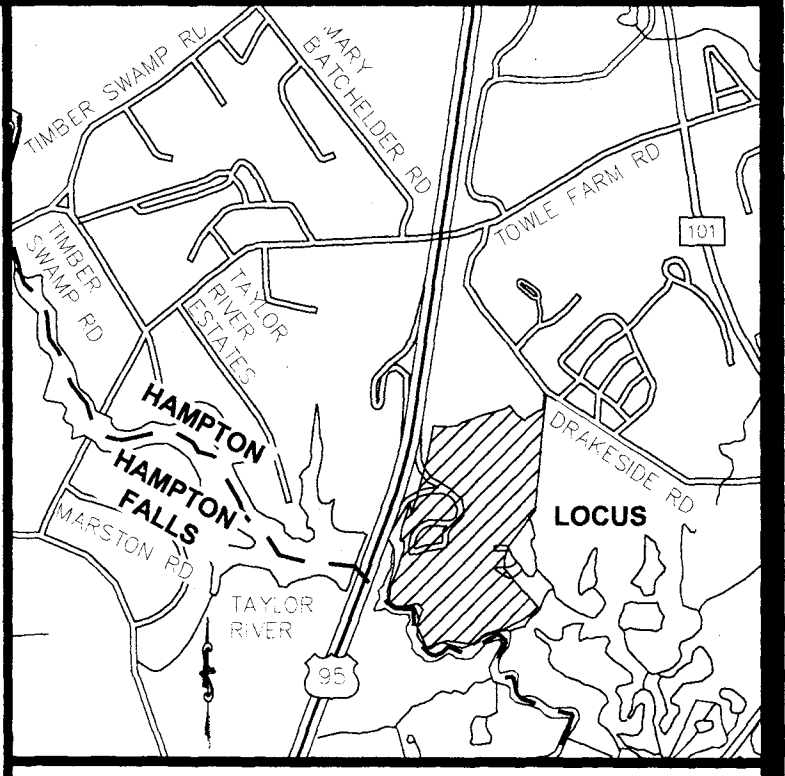
MAP 172 LOT 7
N/F
SZACIK REVOCABLE TRUST
220 DRAKESIDE ROAD
HAMPTON, NH 03842
RCRD BK.#5077 PG.#0477

MAP 172 LOT 13
N/F
FIRST HAMPTON ASSOCIATES LLC
80 NASHUA ROAD, SUITE 24
LONDONDERRY, NH 03033
RCRD BK.#5441 PG.#2693

MAP 200 LOT 1
N/F
TOWN OF HAMPTON
100 WINNACUNNET ROAD
HAMPTON, NH 03842-2119
RCRD BK.#3231 PG.#1022

REFERENCE PLANS:

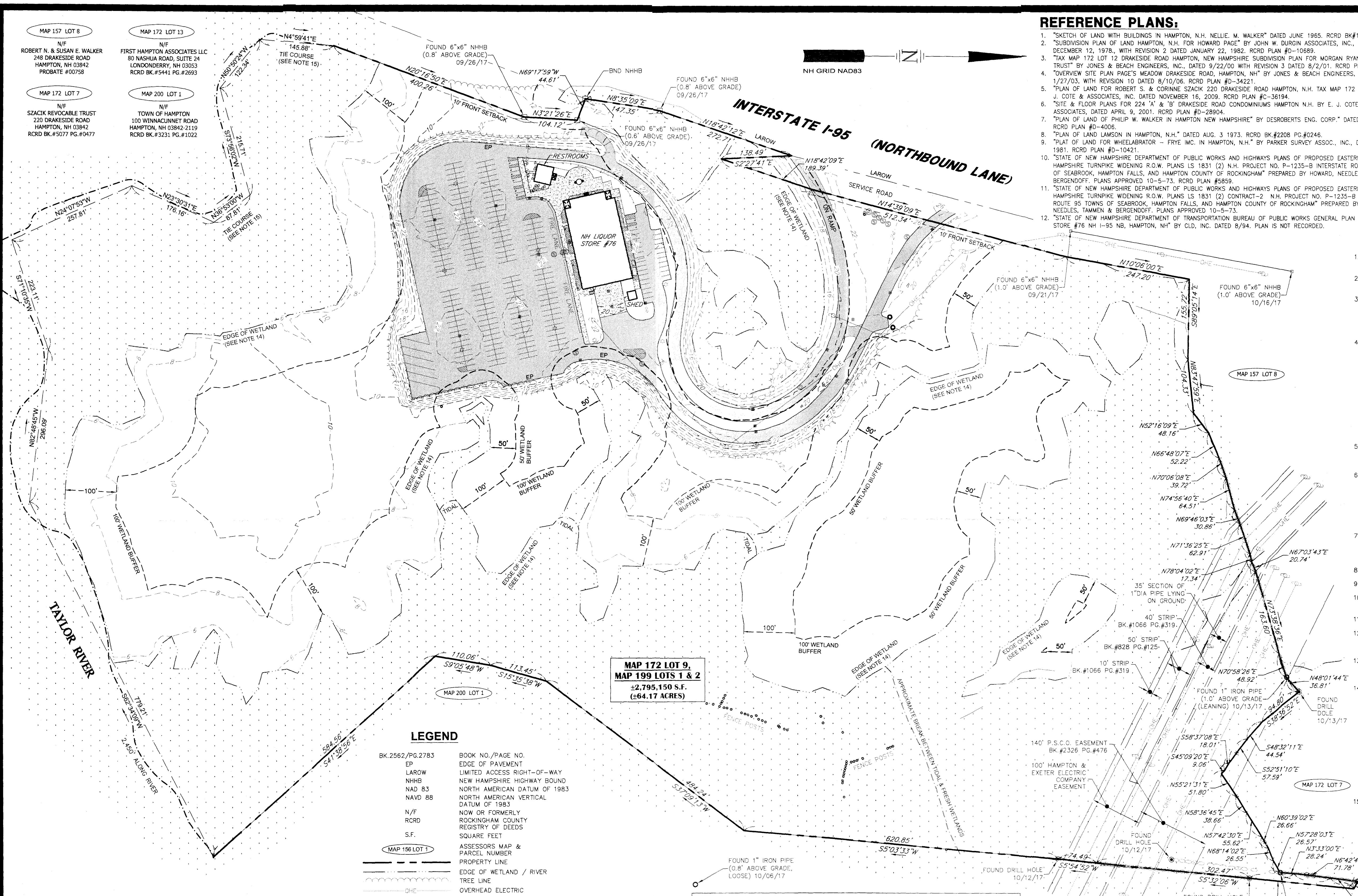
- "SKETCH OF LAND WITH BUILDINGS IN HAMPTON, N.H. NELLIE. M. WALKER" DATED JUNE 1965. RCRD BK#1773 PG.#388.
- "SUBDIVISION PLAN OF LAND HAMPTON, N.H. FOR HOWARD PAGE" BY JOHN W. DURGIN ASSOCIATES, INC., DATED DECEMBER 12, 1978, WITH REVISION 2 DATED JANUARY 22, 1982. RCRD PLAN #0-10689.
- TAX MAP 172 LOT 12 DRAKESIDE ROAD HAMPTON, NEW HAMPSHIRE SUBDIVISION PLAN FOR MORGAN RYAN REALTY TRUST" BY JONES & BEACH ENGINEERS, INC., DATED 9/22/00 WITH REVISION 3 DATED 8/2/01. RCRD PLAN #0-29194.
- "OVERVIEW SITE PLAN PAGE'S MEADOW DRAKESIDE ROAD, HAMPTON, NH" BY JONES & BEACH ENGINEERS, INC., DATED 1/27/03, WITH REVISION 10 DATED 8/10/06. RCRD PLAN #0-34221.
- "PLAN OF LAND FOR ROBERT S. & CORINNE SZACIK 220 DRAKESIDE ROAD HAMPTON, N.H. TAX MAP 172 LOT 7" BY E. J. COTE & ASSOCIATES, INC. DATED NOVEMBER 16, 2008. RCRD PLAN #C-36194.
- "SITE & FLOOR PLANS FOR 224 'A' & 'B' DRAKESIDE ROAD CONDOMINIUMS HAMPTON N.H. BY E. J. COTE & ASSOCIATES, DATED APRIL 9, 2001. RCRD PLAN #0-28904.
- "PLAN OF LAND OF PHILIP W. WALKER IN HAMPTON NEW HAMPSHIRE" BY DESROBERTS ENG. CORP., DATED 5-26-71. RCRD PLAN #0-4006.
- "PLAN OF LAND LAMSON IN HAMPTON, N.H." DATED AUG. 3 1973. RCRD BK.#2208 PG.#0246.
- "PLAT OF LAND FOR WHEELABRATOR - FRYE INC. IN HAMPTON, N.H." BY PARKER SURVEY ASSOC., INC., DATED SEPT. 1981. RCRD PLAN #0-10421.
- "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 #5859.
- "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.
- "STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION BUREAU OF PUBLIC WORKS GENERAL PLAN STATE LIQUOR STORE #76 NH I-95 NB, HAMPTON, NH" BY CLD, INC. DATED 8/94. PLAN IS NOT RECORDED.



NOTES:

LOCATION PLAN

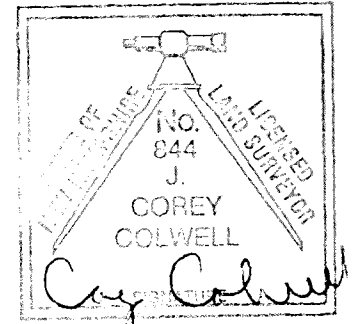
- THE PARCELS ARE LOCATED IN THE GENERAL (G) ZONE AND TELECOMMUNICATIONS DISTRICT OVERLAY.
- THE PARCELS ARE SHOWN ON THE TOWN OF HAMPTON ASSESSOR'S MAP 172 AS LOT 9, MAP 199 LOTS 1 & 2.
- THE PARCELS ARE PARTIALLY LOCATED IN FLOOD HAZARD ZONE X & ZONE AE (EL. 9) AS SHOWN ON NATIONAL FLOOD INSURANCE 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 STORES/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: ±2,795,150 S.F. (±64.17 ACRES)
- OWNER OF RECORD: MAP 172 LOT 9, MAP 199 LOTS 1 & 2
STATE OF NEW HAMPSHIRE
PO BOX 883
CONCORD, NH 03302-0483
RCRD BK.#2950 PG.#1878
RCRD BK.#2950 PG.#1880
RCRD BK.#2950 PG.#2750
- 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 AND MAJOR IMPROVEMENTS OF THIS PROPERTY.
- EXISTING USE OF THE PROPERTY IS COMMERCIAL (STATE LIQUOR STORE).
- FIELD SURVEY COMPLETED BY RICHARD WARD, ROLLIN KNAUND, MARTY GAVIN & AARON LAMOND IN OCTOBER 2017 USING A SOKKIA SET 330R, TRIMBLE R10 GPS & SOKKIA CX.
- PARCEL IS SUBJECT TO CONSERVATION COVENANTS AS DESCRIBED IN RCRD BK.#3082 PG.#0902. THERE ARE NO BUILDABLE AREAS ON THE PROPERTY, BEYOND THE LIMITS OF EXISTING IMPROVEMENTS.
- JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED IN OCTOBER 2017 BY CHRISTOPHER K. DANFORTH OWS #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: NORTH-CENTRAL AND NORTH-EAST 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 NORTH-CENTRAL AND NORTH-EAST 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 NORTHBOUND RIGHT OF WAY TO MAP 200 LOT 1 IS THE EDGE OF THE TAYLOR RIVER.



MAP 172 LOT 9, MAP 199 LOTS 1 & 2
±2,795,150 S.F.
(±64.17 ACRES)

LEGEND

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|-----------------|---------------------------------------|
| BK.2562/Pg.2783 | BOOK NO./PAGE NO. |
| EP | EDGE OF PAVEMENT |
| LAROW | LIMITED ACCESS RIGHT-OF-WAY |
| NHNB | NEW HAMPSHIRE HIGHWAY BOUND |
| NAD 83 | NORTH AMERICAN DATUM OF 1983 |
| NAVD 88 | NORTH AMERICAN VERTICAL DATUM OF 1983 |
| N/F | NOW OR FORMERLY ROCKINGHAM COUNTY |
| RCRD | REGISTRY OF DEEDS |
| S.F. | SQUARE FEET |
| MAP 156 LOT 1 | ASSESSORS MAP & PARCEL NUMBER |
| | PROPERTY LINE |
| | EDGE OF WETLAND / RIVER |
| | TREE LINE |
| | OVERHEAD ELECTRIC |
| | EXISTING CONTOUR |
| | GUARD RAIL |
| | UTILITY POLE |
| | SIGN POLE |
| | LIGHT POLE |
| | CATCH BASIN |
| | FLAG POLE |
| | SEWER MANHOLE |
| | CONCRETE PAD |
| | WETLAND / SURFACE |
| | WATER |
| | PAVEMENT |



TAX MAP 172 LOT 9, MAP 199 LOTS 1 & 2
EXISTING CONDITIONS PLAN
NEW HAMPSHIRE LIQUOR STORE #76
I-95 NORTHBOUND
HAMPTON, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
OWNED BY
STATE OF NEW HAMPSHIRE
LIQUOR COMMISSION

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

OCTOBER 30, 2017



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
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Phone (603) 431-2222
Fax (603) 431-0910
www.mscengineers.com

| REV. | DATE | DESCRIPTION | DR | CK |
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F:\MSC Projects\47272 - Interstate 95 - Hampton\Drawings\47272-EAST Existing Features Plan.dwg

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CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

