



NOTES:

- 1) THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY HAVE A REASONABLE AND DILIGENT ATTEMPT HAS MADE TO OBSERVE ANY APPEARANT WITH THESE OF THE LAND. HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- 2) THIS PARCEL DOES NOT LIE WITHIN A FLOOD ZONE. SEE F.I.E.M. COMMUNITY PANEL 330132 0430 E. EFFECTIVE DATE MAY 17, 2009.
- 3) ELEVATIONS SHOWN HEREON ARE BASED ON THOSE ON PLAN D-26798.

RECORD OWNER
 GMC GROUP LIMITED PARTNERSHIP
 ATTN: FRANK V. CATAPANO
 3 HICKORY POND ROAD
 STRATHAM, NH 03865
 BK 3037 PG.0487
 11,203 S.F.
 0.26 ACRES

PLAN REFERENCES

"SITE PLAN FOR PILLAR INVESTMENT CORPORATION
 55 HIGH STREET COUNTY OF ROCKINGHAM HAMPTON,
 NH" SCALE: 1"=30' JAN. 09, 1998 THRU 04/16/98
 MILLETTE, SPRAGUE & GOSWELL, INC.
 D-26798

"TRAIL OF LAND FOR HAMPTONS POST 35 AMERICAN
 LEGION INCORPORATING BOUNDARY LINE AGREEMENTS
 WITH KAREN L. TROMPEY REVOCABLE TRUST AND
 KEVIN DEAN & MAUREEN ANNE KEMMEL IN HAMPTON,
 NH" SCALE: 1"=30' DATE: AUGUST 12, 2009
 BY: STEVEN SERVICES
 D-42325

SEALED SURFACE CALCULATIONS
 LOT AREA = 11,203 S.F.
 EXISTING SEALED SURFACE
 8,665 S.F.
 77.4 % SEALED SURFACE

ZONING DISTRICT

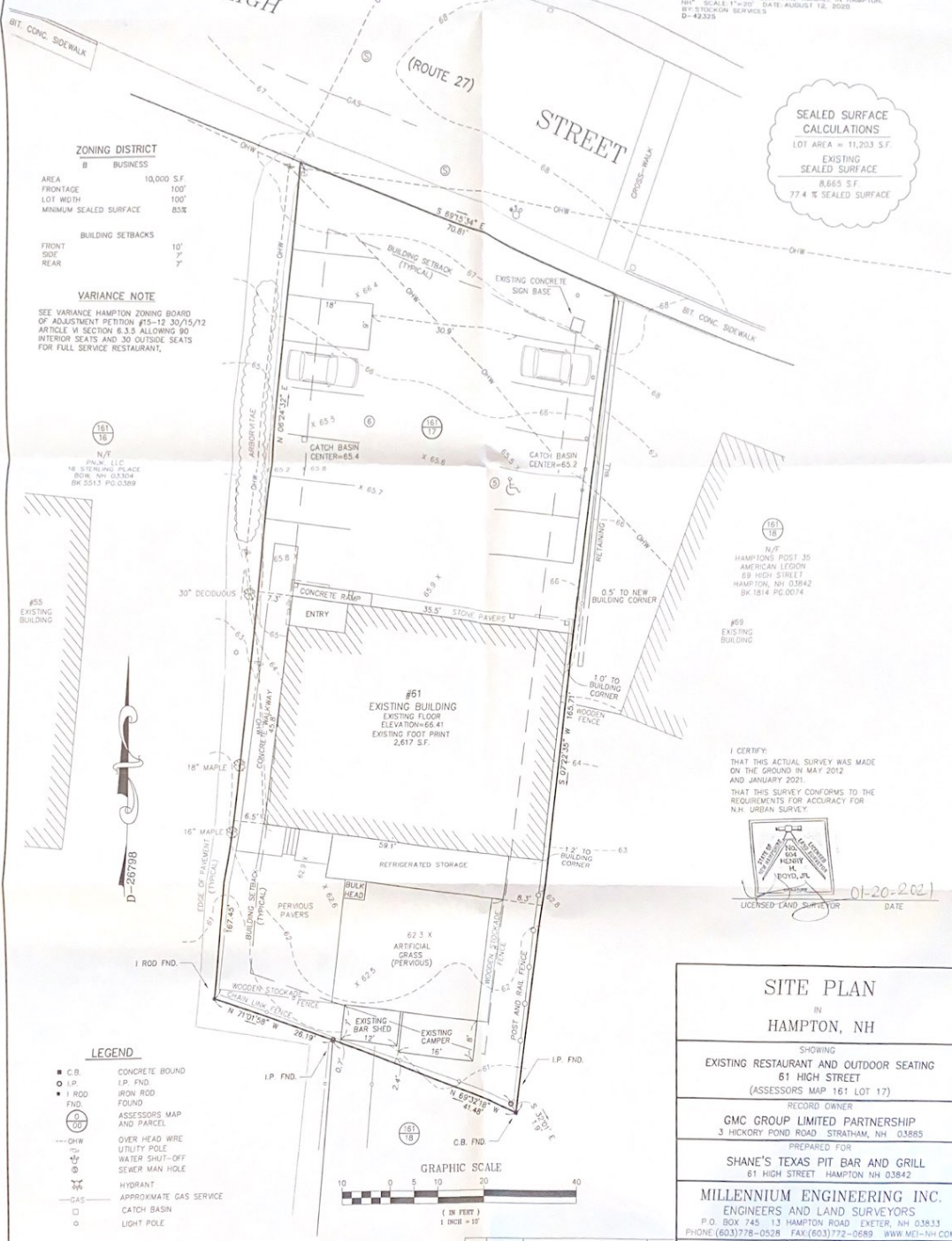
B BUSINESS

AREA 10,000 S.F.
 FRONTAGE 100'
 LOT WIDTH 100'
 MINIMUM SEALED SURFACE 85%

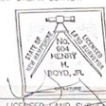
BUILDING SETBACKS
 FRONT 10'
 SIDE 7'
 REAR 7'

VARIANCE NOTE

SEE VARIANCE HAMPTON ZONING BOARD
 OF ADJUSTMENT PETITION #75-12-30/15/12
 ARTICLE V SECTION 6.3.3 ALLOWING 90
 INTERIOR SEATS AND 30 OUTSIDE SEATS
 FOR FULL SERVICE RESTAURANT.



I CERTIFY
 THAT THIS ACTUAL SURVEY WAS MADE
 ON THE GROUND IN MAY 2012
 AND JANUARY 2021
 THAT THIS SURVEY CONFORMS TO THE
 REQUIREMENTS FOR ACCURACY FOR
 N.H. URBAN SURVEY.



01-20-2021
 DATE

SITE PLAN
 IN
 HAMPTON, NH

SHOWING
 EXISTING RESTAURANT AND OUTDOOR SEATING
 61 HIGH STREET
 (ASSESSORS MAP 161 LOT 17)

RECORD OWNER
 GMC GROUP LIMITED PARTNERSHIP
 3 HICKORY POND ROAD STRATHAM, NH 03865

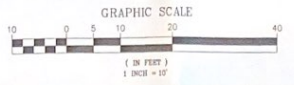
PREPARED FOR
 SHANE'S TEXAS PIT BAR AND GRILL
 61 HIGH STREET HAMPTON NH 03842

MILLENNIUM ENGINEERING INC.
 ENGINEERS AND LAND SURVEYORS
 P.O. BOX 745 13 HAMPTON ROAD EXETER, NH 03833
 PHONE (603)778-0528 FAX (603)772-0689 WWW.MEI-NH.COM

SCALE: 1"=10' DRAWN BY: K.R.T. PROJECT: E212613
 DATE: JAN. 20, 2021 CHKD BY: M.H.B. SHEET 1 OF 1

LEGEND

- C.B. CONCRETE BOUND
- I.P. FND. IRON PIPE FOUND
- I. ROD FOUND
- ASSESSORS MAP AND PARCEL
- OHW OVER HEAD WIRE
- UTILITY POLE
- WATER SHUT-OFF
- SEWER MAN HOLE
- HYDRANT
- APPROXIMATE GAS SERVICE
- CATCH BASIN
- LIGHT POLE



NO.	DATE	DESCRIPTION	BY