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SURVEYOR'S REPORT

New Hampshire Liquor Commission
 Liquor Store #76 – I-95 Northbound, Hampton

PROJECT SCOPE AND LOCATION:

From September thru October 2017 MSC a division of TFMoran, Inc. (TFM) performed a Boundary and Topographic Survey of the real properties located at New Hampshire Liquor Store #76 – I-95 South, Hampton, Rockingham County, New Hampshire, shown on the Town of Hampton Tax Map Tax Map 172 Lot 9 and Tax Map 199 Lots 1 & 2 (property). TFM also delineated the wetlands onsite in order to determine the buildable area of the property and drafted an Existing Conditions Plan (attached).

SITE DESCRIPTION:

The property is currently used for NH Liquor Store #76, and contains 64.17± acres. The buildable area on this property is the area currently utilized as the Liquor Store, parking lot, driveways, and all supporting structures. The remainder of the property is subject to Conservation Covenants described in Rockingham County Registry of Deeds Book 3082, Page 0902. The majority of this site is wooded and undeveloped with the exception of the area around the Liquor Store, parking lot and the on/off ramps of I-95. There is also the presence of tidal and freshwater wetlands throughout the property.

FIELD MONUMENTATION:

This property is bounded by both natural and artificial monuments. The westerly boundary is Interstate 95 (Northbound) and the southerly and southeasterly boundary is the edge of the Taylor River. The remaining boundaries are real properties, see the attached plat for descriptions of additional boundary monuments.

OWNERSHIP AND ENCOMBRANCES:

This property is shown on the Town of Hampton Tax Map 172 as Lot 9 and Tax Map 199 as Lots 1 & 2. The owner of record is the State of New Hampshire per Rockingham County Registry of Deeds (RCRD) Book 2950 Page 1878, Book 2950 Page 1880 and Book 2960 Page 2750. This property is subject to and or has the benefit of the covenants, restrictions, rights and easements as described in RCRD Book 3082 Page 902, Book 2326 Page 476, Book 1066 Page 319 and Book 828 Page 125, see attached plat.

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SURVEY DATA UTILIZED FROM THE FOLLOWING SOURCES:

Copies of the surveys, plans, and information referenced herein and on the attached plat, were obtained from files and information at the following resources:

- Rockingham County Registry of Deeds (RCRD)
- New Hampshire Department of Transportation (NHDOT) – District 6
- Town of Hampton – Planning Department

JURISDICTIONAL WETLAND BOUNDARIES:

Jurisdictional wetlands shown on this plan were delineated in September 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 (NEIWPCC), 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, (version 3.1). Wetlands are field located by TFMoran, Inc. in October 2017.

FLOOD STATEMENT:

This property 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 dates: May 17, 2005.

HORIZONTAL AND VERTICAL CONTROL:

The horizontal datum is North American Datum of 1983 [NAD83 (2011)] per static GPS observations. The vertical datum is North American Vertical Datum of 1988 (NAVD88), Geoid 12A, per static GPS observations. The contour interval is two feet.

THE RELATIVE POSITIONAL ACCURACY OF MEASUREMENTS:

This survey conforms to the accuracy requirements of an urban survey of the New Hampshire Code of administrative rules of the board of licensure for land surveyors. The field traverse survey exceeds a precision of 1:15,000.

SURVEY EQUIPMENT/SOFTWARE:

The field survey was completed by Richard Ward, Rollin Knaud, Marty Gavin and Aaron Lamond in September and October 2017 using a Sokkia CX and Carlson Data Collector, a Trimble R10 kinematic GPS and a Topcon Hyper SR static GPS Unit. The plat was drafted using AutoCAD Civil 3D 2014.



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SURVEYOR'S REPORT

New Hampshire Liquor Commission
Liquor Store #73 – I-95 Southbound, Hampton

PROJECT SCOPE AND LOCATION:

From September thru October 2017 MSC a division of TFMoran, Inc. (TFM) performed a Boundary and Topographic Survey of the real properties located at New Hampshire Liquor Store #73 – I-95 South, Hampton, Rockingham County, New Hampshire, shown on the Town of Hampton Tax Map 171 as Lot 1 (property). TFM also delineated the wetlands onsite in order to determine the buildable area of the property and drafted an Existing Conditions Plan (attached).

SITE DESCRIPTION:

The property is currently used for NH Liquor Store #73, and contains 23.72± acres including a total of 14.61 acres of buildable area. The majority of this site is wooded and undeveloped with the exception of the area around the Liquor Store, parking lot and the on/off ramps of I-95. There is also the presence of wetlands throughout the property.

FIELD MONUMENTATION:

This property is bounded by both natural and artificial monuments. The easterly boundary is Interstate 95 (Southbound) and the southerly and southwesterly boundary is the east bank of the Taylor River. The remaining boundaries are real properties, see the attached plat for descriptions of additional boundary monuments.

OWNERSHIP AND ENCOMBRANCES (O&E):

This property is shown on the Town of Hampton Tax Map 171 as Lot 1. The owner of record is the State of New Hampshire per Rockingham County Registry (RCRD) of Deeds Book 2385 Page 1273, Book 2385 Page 753 and Book 2388 Page 207. This property is subject to and or has the benefit of covenants, restrictions, rights and easements as described in RCRD Book 1148 Page 423, Book 817 Page 483, Book 828 Page 232, Book 830 Page 57, Book 1066 Page 321, Book 2326 Page 485 and Book 1231 Page 474.

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SURVEY DATA UTILIZED FROM THE FOLLOWING SOURCES:

Copies of the surveys, plans, and information referenced herein and on the attached plat, were obtained from files and information at the following resources:

- Rockingham County Registry of Deeds (RCRD)
- New Hampshire Department of Transportation (NHDOT) – District 6
- Town of Hampton – Planning Department

JURISDICTIONAL WETLAND BOUNDARIES:

Jurisdictional wetlands shown on this plan were delineated in September 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 (NEIWPC), 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, (version 3.1). Wetlands are field located by TFMoran, Inc. in October 2017.

FLOOD STATEMENT:

This property 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 dates: May 17, 2005.

HORIZONTAL AND VERTICAL CONTROL:

The survey and plan utilize the North American Datum of 1983 [NAD83 (2011)] per static GPS observations. The vertical datum is North American Vertical Datum of 1988 (NAVD88), Geoid 12A, per static GPS observations. The contour interval is two feet.

THE RELATIVE POSITIONAL ACCURACY OF MEASUREMENTS:

This survey conforms to the accuracy requirements of an urban survey of the New Hampshire Code of administrative rules of the board of licensure for land surveyors. The field traverse survey exceeds a precision of 1:15,000.

SURVEY EQUIPMENT/SOFTWARE:

The field survey was completed by Todd C. Emerson and Josh XXXX in September and October 2017 using a Topcon DS103 survey instrument and Topcon Tesla Data Collector and a Topcon Hyper SR static GPS Unit. The plat was drafted using AutoCAD Civil 3D 2014.

SUMMARY:

The purpose of the survey was to determine the boundary lines, wetland areas, topography, building envelope, and to depict the above grade Existing Features. The buildable area consists of two (2) separate areas labeled and hatched on the Plat. These buildable areas are based on current zoning regulations. To determine complete buildability of these areas, additional soil investigation and test pitting should be accomplished. The maximum building footprint of the site must be contained in the buildable areas, including access parking and utilities. MSC recommends a conceptual plan be developed by a Civil Engineer depicting a potential building addition which includes the above.

PROFESSIONAL SURVEYOR AND MAPPER CERTIFICATE:

The undersigned, a Licensed Land Surveyor of the State of New Hampshire does hereby certify that the attached Survey and Surveyor's Report were prepared under his direct supervision, and was executed in accordance with the requirements of the State of New Hampshire Code of Administrative Rules.

CERTIFIED BY: Coy Colwell DATE: November 6, 2017

J. Corey Colwell
Licensed Land Surveyor
New Hampshire License # 844
MSC a division of TFMoran, Inc.