

REFERENCE PLANS:

1. "PROPOSED SUBDIVISION PLAN OF LAND - OF - HAROLD J. PRATT - 35 LAKESIDE DRIVE - MANCHESTER, N.H. - LOCATED IN - CANDIA, N.H.", SCALE 1"=100', DATED JULY 1978, BY YOUNG, CAMPBELL & CATE, INC. RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN #0-8251.
2. "PLAN PREPARED - FROM - PLAN OF & DEED OF - FLETCHER PERKINS - CANDIA, N.H.", SCALE 1"=100', DATED FEBRUARY 1979, BY YOUNG, CAMPBELL & CATE, INC. RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN #C-8598.
3. "PROPOSED SUBDIVISION PLAN OF LAND - OF - HAROLD J. PRATT - 35 LAKESIDE DRIVE - MANCHESTER, N.H. - LOCATED IN - CANDIA, N.H.", SCALE 1"=100', DATED JULY 1980, BY YOUNG, CAMPBELL & CATE, INC. RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN #0-9885.

LEGEND:

	RIGHT-OF-WAY LINE		IRON PIPE FOUND
	BOUNDARY LINE		IRON PIPE PER REF PLAN
	ABUTTING LOT LINE		DRILL HOLE FOUND
	BUILDING SETBACK LINE		DRILL HOLE PER REF. PLAN
	ZONING DISTRICT LINE		UTILITY POLE, GUY & LIGHT
	EDGE OF PAVED ROAD		WELL
	EDGE OF GRAVEL ROAD		SEPTIC VENT
	STONE WALL		PROPANE TANKS
	EDGE OF TREE LINE		MONITORING WELL
	EDGE OF WETLANDS		SINGLE SIGN POST
	WETLANDS BUFFER LINE		LARGE ROCK 6'x7'x5'H.
	EXISTING EASEMENT LINE		LARGE TREES
	PROPOSED EASEMENT LINE		CULVERT OR DRAIN LINE
	470 10' CONTOUR INTERVAL		SEWER LINE
	472 2' CONTOUR INTERVAL		OVERHEAD UTILITY LINE
	WHITE PVC STOCKADE FENCE		UNDERGROUND UTILITY LINE
	THE COURSE LINE		FORMER TRACT LINE
	TAX MAP & LOT NUMBER		EXISTING BUILDING/STRUCTURE

406-201

HIGH STREET
VARIABLE WIDTH R.O.W.
PAVED - 16'± WIDE

SIGN LEGEND:
S1="HIGH STREET" & "Y" INTERSECTION SYMBOL
S2="27 EAST"
S3="27 WEST"
S4="SPEED LIMIT 35"
S5="AHEAD 43"
S6="LIGHT AHEAD"
S7="STOP"
S8="27 WEST/NORTH 43"
S9="TO SOUTH 43"

409-198-1
OWNER UNKNOWN

A.K.A. N. H. ROUTE OLD 101
& SOUTH SIDE ROAD
N.H.D.O.T. HWY. PROJECT NO. 51112
FED. AID PROJECT NO. 115 (3)
MARCH 9, 1940

409-197
BRANCH
BROOK HOLDINGS, LLC
P.O. BOX 202
CANDIA, NH 03034
BK 5274 PG 2995 12/10/11
(65 RAYMOND ROAD)

409-197-1
BRANCH
BROOK HOLDINGS, LLC
P.O. BOX 202
CANDIA, NH 03034
BK 5114 PG 1398 5/28/10
(71 RAYMOND ROAD)

409-196
RALPH H. DARRAH, SR.
& LINDA ROLLINS
P.O. BOX 318
CANDIA, NH 03034
BK 3525 PG 519 12/1/00
(83 RAYMOND ROAD)

406-200
BRANCH
BROOK HOLDINGS, LLC
P.O. BOX 202
CANDIA, NH 03034
BK 5688 PG 1777 1/29/16
(13 HIGH STREET)

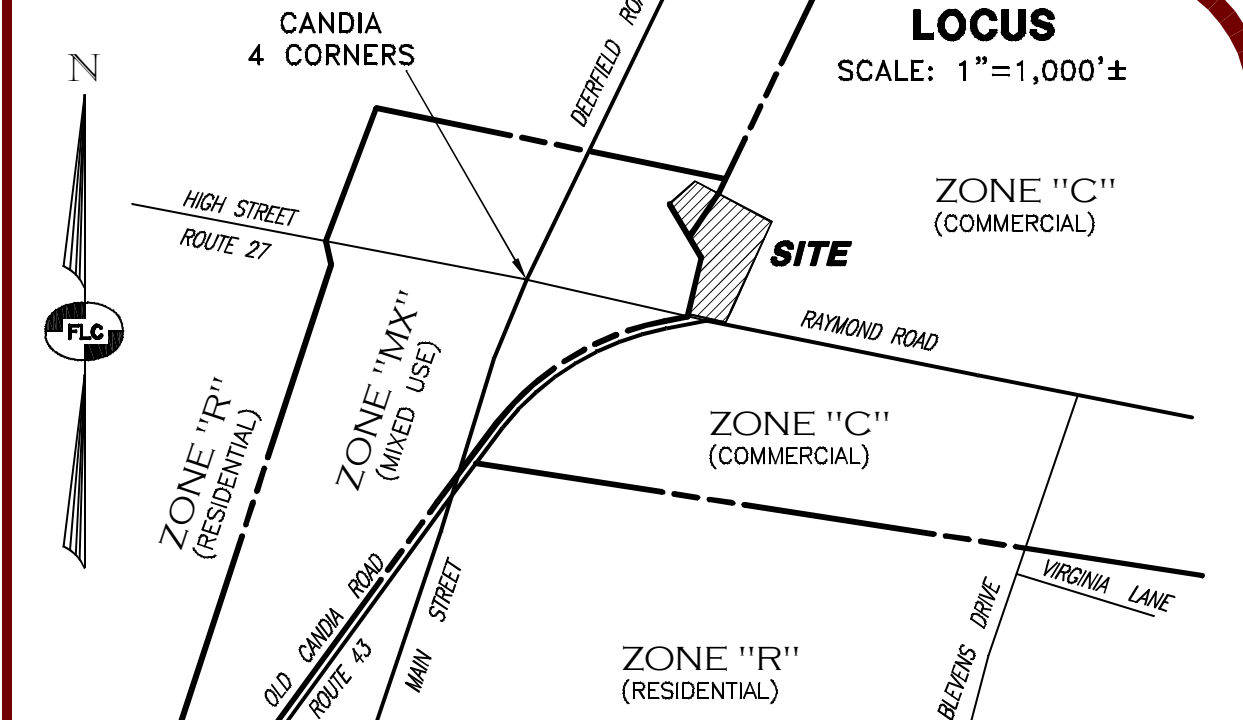
406-202
IT'S ABOUT TIME, LLC
P.O. BOX 31
CANDIA, NH 03034
BK 6298 PG 123 6/29/21
(80 RAYMOND ROAD)

406-195
RAYMOND &
KIMBERLEY MARINEAU
39 DEERFIELD ROAD
CANDIA, NH 03034
BK 3561 PG 888 3/19/01
(39 DEERFIELD ROAD)

406-194
ROBIN L. LALIBERTE
43 DEERFIELD ROAD
CANDIA, NH 03034
BK 5371 PG 213 10/26/12
(43 DEERFIELD ROAD)

406-191
RICHARD GODDARD
67 SCOBIE POIND ROAD
DERRY, NH 03038
(DEERFIELD ROAD)

406-201
4.777 ACRES
208,092 SQ.FT.
FRONTAGE=200.00'



NOTES:

1. OWNER OF RECORD FOR EXISTING TAX MAP 406 LOT 201 IS CANDIA TANK FARM, LLC, 6 HILLSIDE AVENUE, AMHERST, NH 03031. THE DEED REFERENCE FOR THE LOT ARE BK.5154 PG.2080 DATED OCTOBER 14, 2010 IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
2. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXPANSION OF THE EXISTING BULK FUEL STORAGE FACILITY WITH ASSOCIATED SITE IMPROVEMENTS OVER TAX MAP LOT 406-201.
3. THE TOTAL AREA OF TAX MAP LOT 406-201 IS 4.777ACRES OR 208,092 SQ.FT. WITH 200.00 FT. OF FRONTAGE ALONG HIGH STREET.
4. CURRENT ZONING FOR THE LOT IS THE COMMERCIAL DISTRICT (C) AND THE MIXED USE DISTRICT (MU). ZONING REQUIREMENTS FOR BOTH THE COMMERCIAL DISTRICT AND THE MIXED USE DISTRICT ARE:
- MIN. LOT SIZE: 2 ACRES
- MIN. FRONTAGE & LOT WIDTH: 200 FT.
- MIN. FRONT SETBACK: 50 FT.
- MIN. SIDE & REAR SETBACK: 25 FT.
- MAX. BUILDING HEIGHT: 35 FT. OR 2.5 STOREYS
5. THERE IS A 75 FT. WETLANDS BUFFER FROM DELINEATED VERY POORLY DRAINED SOILS AND A 50 FT. WETLANDS BUFFER FROM POORLY DRAINED SOILS.
6. THE BOUNDARY INFORMATION SHOWN FOR LOT 406-201 IS BASED ON THE REFERENCE PLANS CITED HEREON TOGETHER WITH A PRECISE FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF OCTOBER 2022.
7. HORIZONTAL ORIENTATION IS BASED ON NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM. VERTICAL DATUM IS NAVD83. BOTH ARE BASED ON FIELD GPS OBSERVATIONS THAT WERE UPDATED TO AND CALCULATED BY THE NOAA ONLINE POSITIONING USER SERVICE (OPUS).
8. THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF AN ON-SITE FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF OCTOBER 2022 TOGETHER WITH THE REFERENCE PLANS CITED HEREON.
9. BUILDINGS, ROADS, STREETS AND DRIVEWAYS WERE LOCATED WITHIN 100' OF THE SUBJECT PARCEL IN ACCORDANCE WITH THE TOWN OF CANDIA SITE PLAN REVIEW REGULATIONS 4.04c.
10. JURISDICTIONAL WETLANDS SHOWN HEREON WERE DELINEATED BY CHRISTOPHER A. GUIDA, C.W.S. FROM THIS OFFICE IN OCTOBER 2022 AND ARE IN ACCORDANCE WITH THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, DATED JANUARY 1987".
11. THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), ROCKINGHAM COUNTY, TOWN OF CANDIA, NEW HAMPSHIRE, COMMUNITY NO. 330126, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33015C0160 E, DATED: 05/17/2005.
12. THE SUBJECT PARCEL DOES NOT LIE WITHIN THE GROUNDWATER PROTECTION DISTRICT PER SECTION 11.04 OF THE TOWN OF CANDIA ZONING REGULATIONS.
13. THE SITE IS CURRENTLY SERVED BY OVERHEAD UTILITIES WITH AN INDIVIDUAL ON-SITE WELL AND SEPTIC SYSTEM. PROPANE GAS IS PROVIDED BY INDIVIDUAL ON-SITE TANKS.
14. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
15. FUEL STORAGE FACILITIES SHALL NOT BE LOCATED NEARER THAN 300 FEET TO ANY EXISTING OR PERMITTED DWELLING.

REV.	DATE	DESCRIPTION	C/O	DR	CK
B	4/9/24	REMOVE PROPANE TANKS		SUB	CEB
A	10/30/23	REV'S PER MFG W/FIRE DEPT & IN HSE REVIEW		CEB	CEB

CONCEPT PLAN
TAX MAP 406 LOT 201
(5 HIGH STREET)
CANDIA, NEW HAMPSHIRE 03034
PREPARED FOR:
RICK WENZEL OIL COMPANY
5 HIGH STREET, CANDIA, NH 03034
LAND OF:
CANDIA TANK FARM, LLC
6 HILLSIDE AVENUE, AMHERST, NH 03031

SCALE: 1"=50' FEBRUARY 28, 2022

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
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