REFERENCE PLANS:

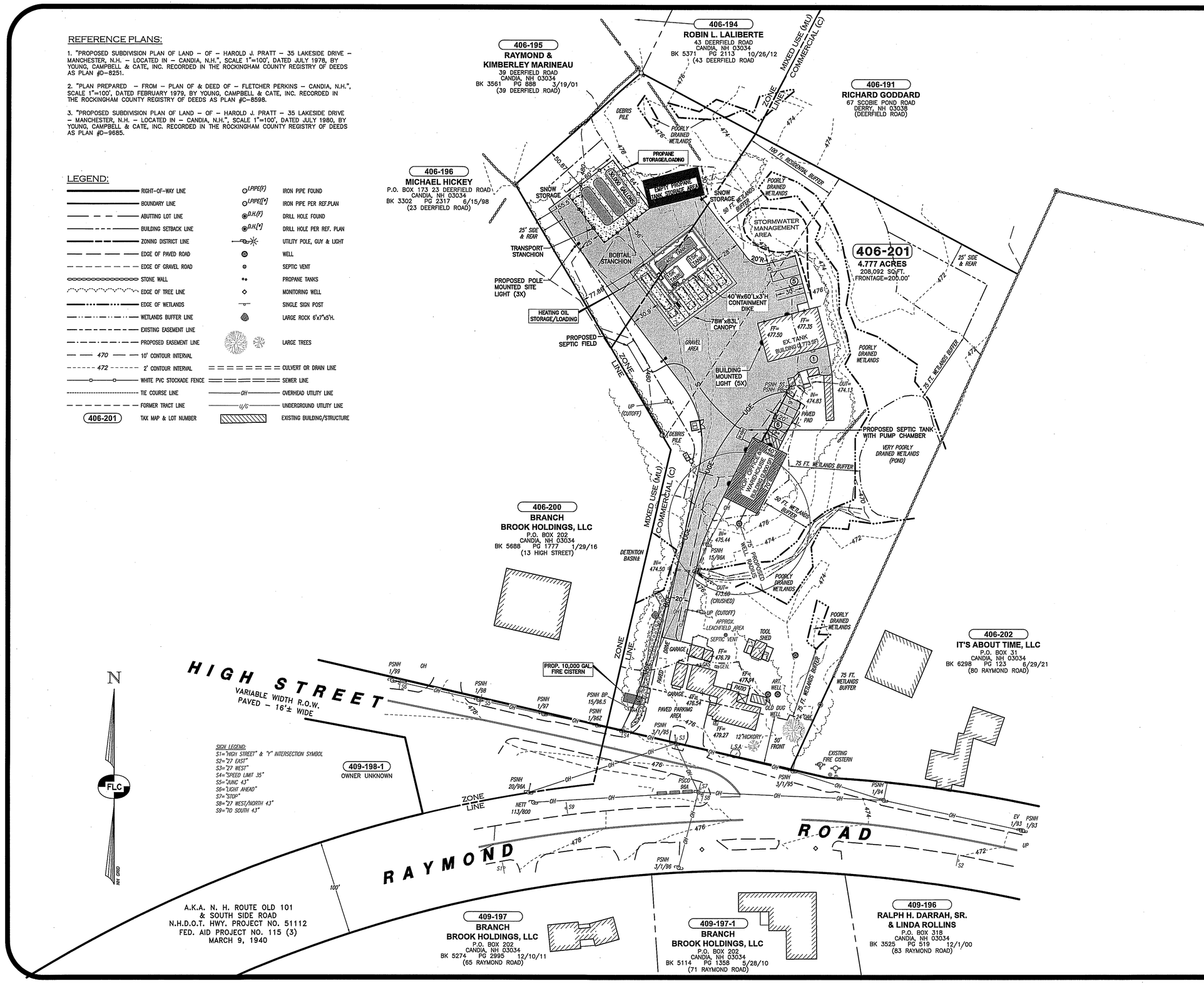
1. "PROPOSED SUBDIVISION PLAN OF LAND – OF – HAROLD J. PRATT – 35 LAKESIDE DRIVE – MANCHESTER, N.H. – LOCATED IN – CANDIA, N.H.", SCALE 1"=100', DATED JULY 1978, BY YOUNG, CAMPBELL & CATE, INC. RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN #D–8251.

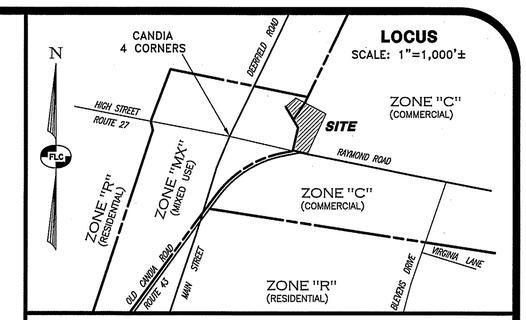
2. "PLAN PREPARED – FROM – PLAN OF & DEED OF – FLETCHER PERKINS – CANDIA, N.H.", SCALE 1"=100', DATED FEBRUARY 1979, BY YOUNG, CAMPBELL & CATE, INC. RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN #C–8598.

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 #D–9685.

LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- ZONING DISTRICT LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- STONE WALL
- EDGE OF TREE LINE
- EDGE OF WETLANDS
- WETLANDS BUFFER LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- 470 — 10' CONTOUR INTERVAL
- 472 — 2' CONTOUR INTERVAL
- WHITE PVC STOCKADE FENCE
- TIE COURSE LINE
- FORMER TRACT LINE
- 406-201 — TAX MAP & LOT NUMBER
- IRON PIPE FOUND
- IRON PIPE PER REF.PLAN
- DRILL HOLE FOUND
- DRILL HOLE PER REF. PLAN
- UTILITY POLE, GUY & LIGHT
- WELL
- SEPTIC VENT
- PROPANE TANKS
- MONITORING WELL
- SINGLE SIGN POST
- LARGE ROCK 6'x7'x5'H.
- LARGE TREES
- CULVERT OR DRAIN LINE
- SEWER LINE
- OH — OVERHEAD UTILITY LINE
- U/G — UNDERGROUND UTILITY LINE
- EXISTING BUILDING/STRUCTURE





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 STORIES

THERE IS A 75 FT. WETLANDS BUFFER FROM DELINEATED VERY POORLY DRAINED SOILS AND A 50 FT. WETLANDS BUFFER FROM POORLY DRAINED SOILS.

5. THE BOUNDARY INFORMATION SHOWN FOR LOT 406–201 IS BASED ON THE REFERENCE PLANS CITED HEREON TOGETHER WITH A PRECISE FIELD SURVEY PEFORMED BY THIS OFFICE DURING THE MONTH OF OCTOBER 2022.

6. HORIZONTAL ORIENTATION IS BASED ON NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM. VERTICAL DATUM IS NAVD88. BOTH ARE BASED ON FIELD GPS OBSERVATIONS THAT WERE UPLOADED TO AND CALCULATED BY THE NOAA ONLINE POSTIONING USER SERVICE (OPUS).

7. 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.

8. 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.

9. 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".

10. 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.

11. THE SUBJECT PARCEL DOES LIE WITHIN THE GROUNDWATER PROTECTION DISTRICT PER SECTION 11.04 OF THE TOWN OF CANDIA ZONING REGULATIONS.

12. THE SITE IS CURRENTLY SERVICED BY OVERHEAD UTILITIES WITH AN INDIVIDUAL ON–SITE WELL AND SEPTIC SYSTEM. PROPANE GAS IS PROVIDED BY INDIVIDUAL ON–SITE TANKS.

13. 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.

14. FUEL STORAGE FACILITIES SHALL NOT BE LOCATED NEARER THAN 300 FEET TO ANY EXISTING OR PERMITTED DWELLING.

REV.	DATE	DESCRIPTION	C/O	DR	CK

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 LAND CONSULTANTS, PLLC
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45 Roxbury Street, Keene, NH 03431
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