

LOCUS
(N.T.S.)

LIST OF ABUTTERS:

- MAP 410 LOT 107
DIANE C. PHILBRICK REVOCABLE TRUST
DIANE C. PHILBRICK TRUSTEE
95 SOUTH ROAD
CANDIA, NH 03034
BK. 3571 PG. 1632
- MAP 410 LOT 108-11
MELISSA & ROBERT BARRETO
272 HIGH STREET
CANDIA, NH 03034
BK. 5669 PG. 278
- MAP 410 LOT 109
FORTIER FAMILY TRUST
PHILIP A. & JOCELYN A. FORTIER TRUSTEES
55 SOUTH ROAD
CANDIA, NH 03034
BK. 6587 PG. 1735
- MAP 410 LOT 112
DOW FAMILY TRUST
BRUCE & CARMELLA DOW TRUSTEES
68 SOUTH ROAD
CANDIA, NH 03034
BK. 6365 PG. 1123
- MAP 410 LOT 113
JENNIFER MOYNIHAN
72 SOUTH ROAD
CANDIA, NH 03034
BK. 5485 PG. 213
- MAP 410 LOT 114
JOHN A. & JACQUELYN HURST
76 SOUTH ROAD
CANDIA, NH 03034
BK. 6443 PG. 491
- MAP 410 LOT 115
WALTER J. & COLLEEN M. SHIELDS
94 SOUTH ROAD
CANDIA, NH 03034
BK. 5951 PG. 2230
- MAP 410 LOT 116
JEFFREY & KATHLEEN PHILBRICK
110 SOUTH ROAD
CANDIA, NH 03034
BK. 3082 PG. 2687

PROFESSIONALS:

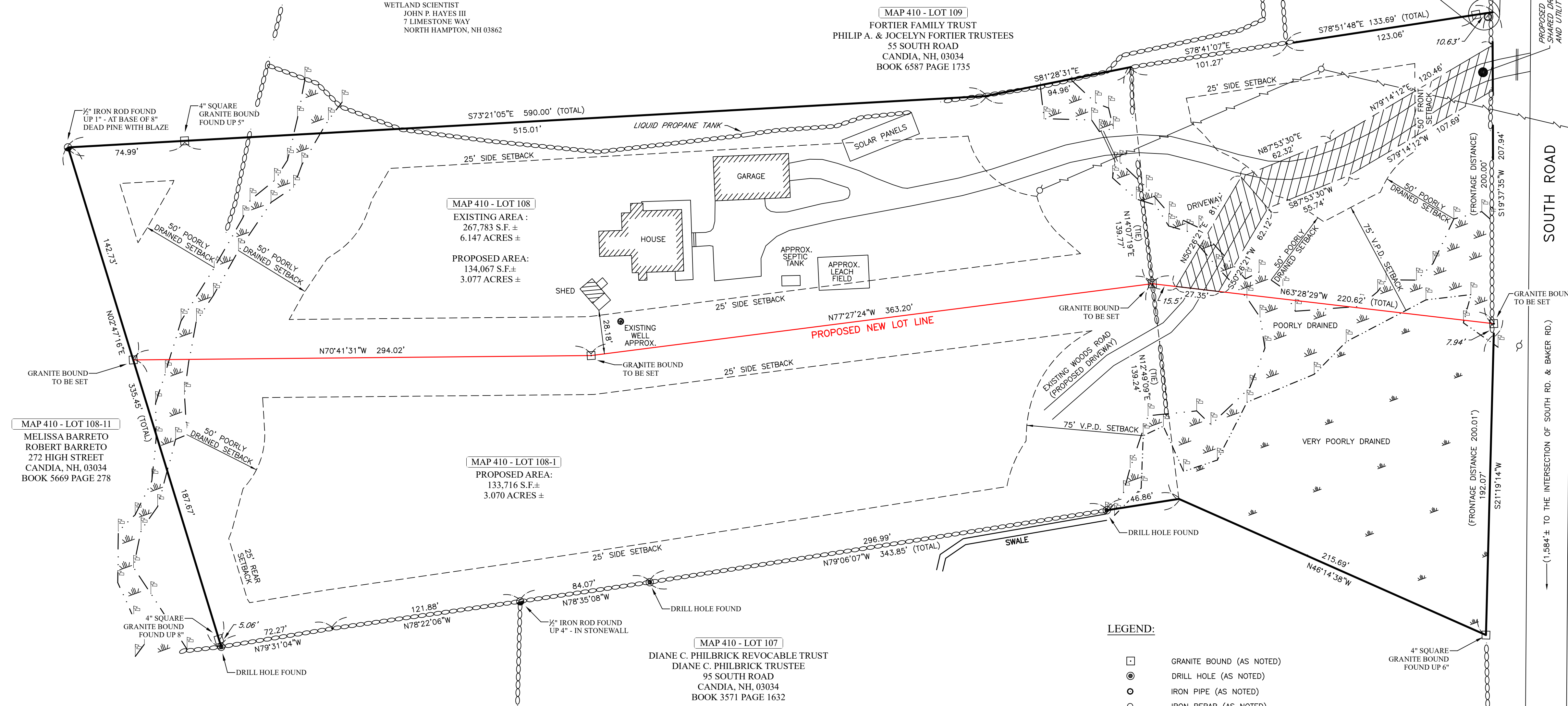
- LAND SURVEYOR
FRANKLIN - VERRA ASSOCIATES INC.
143 RAYMOND ROAD, UNIT 4
CANDIA, NH 03034
- WETLAND SCIENTIST
JOHN P. HAYES III
7 LIMESTONE WAY
NORTH HAMPTON, NH 03862

PLAN REFERENCES:

- "A SUBDIVISION PLAN FOR GEORGE O BROWN JR. LOCATED IN CANDIA, NH." DATED JULY 15, 1992 BY JOSEPH M. WICHERT, RECORDED R.C.R.D. PLAN #D-21808.
- "PROPERTY LINE ADJUSTMENT PLAN PHILBRICK & BROWN CANDIA, NH." DATED FEBRUARY 3, 1992 BY JOHN T. HILLS, RECORDED R.C.R.D. PLAN #D-21506.
- "PROPERTY LINE ADJUSTMENT PLAN FORTIER & BROWN CANDIA, NH." DATED NOVEMBER 25, 1991 BY JOHN T. HILLS, RECORDED R.C.R.D. PLAN #D-21425.

NOTES:

- OWNER OF RECORD: MICHELLE VINCENT TRUSTEE, MICHELLE M. VINCENT REVOCABLE TRUST
ADDRESS: 69 SOUTH ROAD, CANDIA, NEW HAMPSHIRE
DEED REFERENCE: BK. 3223 PG. 637
TAX SHEET / LOT: 410 / 108
- ZONED: RESIDENTIAL
MIN. LOT AREA: 3 ACRES
FRONTAGE: 200'
BUILDING COVERAGE: ---
LOT COVERAGE: ---
HEIGHT: 35'
SEE ZONING ORDINANCE SECTION 10 FOR WETLANDS PROTECTION
SECTION 10.05 C - LOT SIZE DETERMINATION: C. LOT SIZE DETERMINATION:
AREAS DESIGNATED AS HAVING POORLY DRAINED SOILS MAY BE USED TO FULFILL
UP TO 50% OF THE MINIMUM LOT SIZE REQUIRED BY THIS ORDINANCE AND
SUBDIVISION REGULATIONS, PROVIDED THE NON-WETLAND AREA IS AT LEAST ONE
AND ONE-HALF (1 1/2) CONTIGUOUS BUILDABLE ACRES, AND SHALL ACCOMMODATE
PRIMARY STRUCTURES AND REQUIRED UTILITIES SUCH AS SEWAGE DISPOSAL AND
WATER SUPPLY, INCLUDING PRIMARY AND AUXILIARY LEACH FIELD LOCATIONS.
(2019)
NO PART OF AREAS DESIGNATED AS HAVING VERY POORLY DRAINED SOILS, OR
BODIES OF WATER MAY BE USED TO SATISFY MINIMUM LOT SIZE. CONTIGUOUS
NON-WETLAND PORTIONS OF A LOT SHALL BE ADJACENT TO OR CONNECTED BY
NO LESS THAN A 50-FOOT WIDTH OF NON WETLAND AREA.
WETLAND BUFFER: 75' (VERY POORLY DRAINED)
50' (POORLY DRAINED)
SEE ZONING ORDINANCE SECTION 6.01
E. LOT WIDTH: LOT WIDTHS MUST BE MAINTAINED FOR AT LEAST A DEPTH OF 100 FEET
FROM THE LOT LINES.
- THE INTENT OF THIS PLAN IS TO SHOW A PROPOSED SUBDIVISION, THE EXISTING STRUCTURES ON
THE SUBJECT PARCELS AND THE IMPROVEMENTS THEREON.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE
BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES,
WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS OF RECORD, AND PLANS
PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS
SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL
DIG-SAFE @ 1-888-DIG-SAFE.
- HORIZONTAL DATUM: NAD83, VERTICAL DATUM: NAVD83, ESTABLISHED BY SURVEY GRADE GPS
OBSERVATIONS. UNITS: US SURVEY FOOT.
- THE PLAN IS BASED UPON A FIELD SURVEY COMPLETED IN JULY OF 2025 WITH TRIMBLE S5
ROBOTIC TOTAL STATION, CARLSON BRX7 RTK GPS UNITS, PANASONIC FZ-M1/TRIMBLE TSC7
DATA COLLECTORS.
- THE PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS
IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP
NUMBER 3301SC0170E, EFFECTIVE DATE MAY 17, 2005 BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY.
- WETLANDS WERE DELINEATED BY JOHN P. HAYES CWS #18 ON 6/3/2025 AND WERE FIELD
LOCATED BY JVA.
- CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO
THE ESTABLISHMENT OF ANY GRADES OR ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED
TO JAMES VERRA AND ASSOCIATES, INC.
- THE CONTOURS SHOWN HEREON ARE FROM LIDAR DATA ACQUIRED FROM THE UNIVERSITY OF
NEW HAMPSHIRE'S GRANIT CLEARINGHOUSE DATA BASE. THE DATA SET WAS COLLECTED IN
2020.
- A VARIANCE WAS GRANTED FOR REDUCED FRONTAGE ON FEBRUARY 27, 2025. SEE ZONING
BOARD OF ADJUSTMENT CASE #25-002.
- THIS IS A TWO SHEET PLAN SET. SHEET V1 TO BE RECORDED AT THE ROCKINGHAM COUNTY
REGISTRY OF DEEDS. SHEETS V1 AND V2 TO BE ON FILE AT THE TOWN OF CANDIA.
- STATE SUBDIVISION APPROVAL: PENDING SUBMISSION
- WELL AND SEPTIC SYSTEM COMPONENTS SCALED FROM STATE APPROVED SEPTIC PLAN NO.
CA1997000327. APPROVAL DATE: 1-28-1997.



MAP 410 - LOT 116
JEFFREY PHILBRICK
KATHLEEN PHILBRICK
110 SOUTH ROAD
CANDIA, NH 03034
BK. 3082 PG. 2687

SUBDIVISION PLAN

69 SOUTH ROAD
CANDIA, NEW HAMPSHIRE
TAX MAP 410 LOT 108
PREPARED FOR: DENIS VINCENT
LAND OF: MICHELLE VINCENT REVOCABLE TRUST

- LEGEND:**
- GRANITE BOUND (AS NOTED)
 - DRILL HOLE (AS NOTED)
 - IRON PIPE (AS NOTED)
 - IRON REBAR (AS NOTED)
 - UTILITY POLE
 - WET-FLAG
 - WETLAND HATCH
 - WETLAND BOUNDARY
 - OVERHEAD UTILITY WIRES

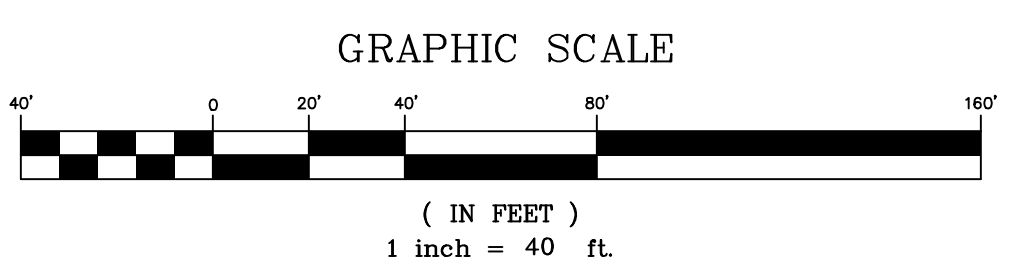


TABLE OF AREAS:

	EXISTING AREA	PROPOSED AREA	P.D. WETLAND AREA	VPD WETLAND AREA	LARGEST CONTIGUOUS UPLAND
410-108	267,783 S.F.± 6.147 ACRES±	134,067 S.F.± 3.077 ACRES ±	6,572 S.F.± 0.151 ACRES±	436 S.F.± 0.010 ACRES±	81,777 S.F. ± 1.877 ACRES ±
410-108-1	N/A	133,716 S.F.± 3,070 ACRES ±	5855 S.F.± 0.134 ACRES±	26,556 S.F.± 0.610 ACRES±	100,647 S.F.± 2.311 ACRES±

No.	DATE:	REVISION DESCRIPTION	BY	APPR.

SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN FIFTEEN THOUSAND (1:15,000)."

LICENSED LAND SURVEYOR _____ DATE _____

PRELIMINARY
SUBJECT TO CHANGE

RYAN FOWLER
SIGNATURE

FVA
FRANKLIN-VERRA ASSOCIATES
A DIVISION OF JVA SURVEYORS
145 RAYMOND ROAD
CANDIA, N.H., 03034
(603) 483-3096 - ©2025
www.jvasurveyors.com

DATE: 10/13/2025
DRWN BY: JLB
DWG NAME: SUBDIVISION 7-14-2025.DWG

JOB NO. 24-3034
CHK'D BY: RMF
SCALE: 1" = 40'

SHEET: V1

S:\FVA\2024\24-3034 Vincent 69 South Rd Candia\SURVEY\DWG\SUBDIVISION 7-14-2025.dwg 2025-10-13