

LOCUS (N.T.S.)

TEST PIT DATA:

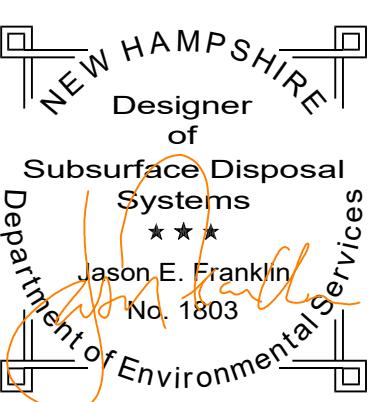
TEST PITS WERE READ BY JASON FRANKLIN ON NOVEMBER 1, 2025.

TEST PIT #1	0.5"	ORGANIC / FOREST MAT	GRANULAR	VERY FRIABLE
	5"-29"	10YR 4/6 FINE SANDY LOAM	GRANULAR	
	20"-34"	2.5Y 5/4 LOAMY SAND		

ESTIMATED PERC RATE: 10 MIN / 1 INCH
ESTIMATED SEASONAL HIGH WATER TABLE AT > 34"
REFUSAL AT 34"; NO OBSERVED WATER
COMMON ROOTS TO 12"; FINE ROOTS TO 23"

TEST PIT #2	0.4"	ORGANIC / FOREST MAT	GRANULAR	FRIABLE
	4"-20"	10YR 3/3 FINE SANDY LOAM	BLOCKY	
	20"-28"	10YR 4/6 FINE SANDY LOAM	MASSIVE	
	28"-50"	2.5Y 6/4 FINE SANDY LOAM		FRIABLE - COMPACT IN PLACE

PERC: 10 MIN / 1 INCH
EXAMINED SEASONAL HIGH WATER TABLE AT 28".
REFUSAL AT 50"; NO OBSERVED WATER



MAP 409 - LOT 158-3
DONALD & LINDA
BERGERON
149 DIAMOND HILL RD.
CANDIA, NH 03034

MAP 409 - LOT 144
GALE HEPFINGER
150 DIAMOND HILL ROAD
CANDIA, NH 03034

(LINE TABLE)
LINE BEARING | DISTANCE
L1 S03°01'50"W 13.67'
L2 S22°14'50"E 8.40'

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



NH STATE PLANE COORDINATE SYSTEM
(NAD83)

LEGEND:
 GRANITE BOUND (AS NOTED)
 DRILL HOLE (AS NOTED)
 IRON PIPE (AS NOTED)
 IRON REBAR (AS NOTED)
 UTILITY POLE
 BRASS DISK FOUND

GRAPHIC SCALE
 80 0 40 80 160 320
 (IN FEET)
 1 inch = 80 ft.

NOTES:

- OWNER OF RECORD: THE SHAWN E. REED FAMILY REVOCABLE TRUST OF 2016
ADDRESS: 113 SOUTH ROAD, DEERFIELD, NH 03037
DEED REFERENCE: BK: 6622 PG: 2941
TAX SHEET: 409 / LOT: 142 & 143
- ZONED: RESIDENTIAL
MIN. LOT AREA: 3 ACRES FRONT YARD SETBACK: 50'
FRONTAGE: 200' SIDE & REAR YARD SETBACK: 25'
(FOR ADDITIONAL REQUIREMENTS AND RESTRICTIONS REFER TO THE TOWN OF CANDIA ZONING ORDINANCE & SUBDIVISION REGULATIONS.)
- THE INTENT OF THIS PLAN IS TO CREATE TWO NEW BUILDING LOTS FROM MAP 409, LOT 143 AND TO DEFINITIVELY DEFINE MAP 409, LOT 142 AS A LOT OF RECORD.
- 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: NAVD88. ESTABLISHED BY SURVEY GRADE GPS OBSERVATIONS. UNITS: US SURVEY FOOT.
- THE PLAN IS BASED UPON A FIELD SURVEY COMPLETED IN JULY OF 2023, UPDATED IN SEPTEMBER 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, 3300126 ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 330150170E, EFFECTIVE DATE 5-17-2005 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- THE SITE WAS REVIEWED FOR WELANDS ON SEPTEMBER 29, 2025 BY MORGAN MOODY, CERTIFIED WETLAND SCIENTIST #554 OF JVA. THERE ARE NO WELANDS ON THE PROPERTY.
- 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 SUBDIVISION REGULATIONS OF THE TOWN OF CANDIA AND NOTICE OF ACTION, WITHIN 90 DAYS, ARE A PART OF THIS PLAT AND APPROVAL OF THE PLAT REQUIRES THE COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, ACCEPTING ONLY ANY RELAXATION OF REQUIREMENTS GRANTED IN WRITING BY THE BOARD.
- MAP 409, LOT 142 SUBJECT TO MEMORANDA OF LEASES, SEE BOOK: 6261, PAGE: 2819 R.C.R.D.
- MAP 409, LOT 142 & LOT 143 WERE CREATED BY PLAN REFERENCE #1 WHICH WAS APPROVED BY THE CANDIA PLANNING BOARD ON APRIL 24, 1973.
- STATE SUBDIVISION APPROVAL IS NOT REQUIRED AS ALL LOTS SHOWN AND CREATED EXCEED 5 ACRES.
- TEST PITS WERE PERFORMED BY JASON FRANKLIN, PERMITTED SEPTIC DESIGNER # 1803 OF SOUTH ROAD DESIGNS ON NOVEMBER 1, 2025.
- TOPOGRAPHIC INFORMATION WAS DERIVED FROM PUBLICLY AVAILABLE LIDAR DATA FROM THE NOAA WEBSITE.
- SOIL DELINIEATION LINES TAKEN FROM PUBLICLY AVAILABLE RECORDS FROM THE NRCS WEBSITE.
- ALL LOTS SHOWN CONTAIN A MINIMUM OF 1.5 ACRES OF CONTIGUOUS NON-PoorLY DRAINED SOILS.

TOWN OF CANDIA
PLANNING BOARD
DATE: _____

PRELIMINARY
SUBJECT TO CHANGE

SUBDIVISION PLAN ASSESSOR MAP 409, LOTS 142 & 143 DIAMOND HILL ROAD CANDIA, NH 03034

TAX MAP 409, LOTS 142 & 143
PREPARED FOR: SHAWN E. REED

LAND OF: SHAWN E. REED FAMILY REVOCABLE TRUST OF 2016

		DATE: 10/12/2025	JOB NO. 25-3037
DRWN BY:	REL & CSD	CHKD BY: NSS	
DWG NAME:	25-3037_SUBD.DWG	SCALE: 1" = 80'	
SHEET V2			