

LOCUS
(N.T.S.)

TEST PIT DATA:

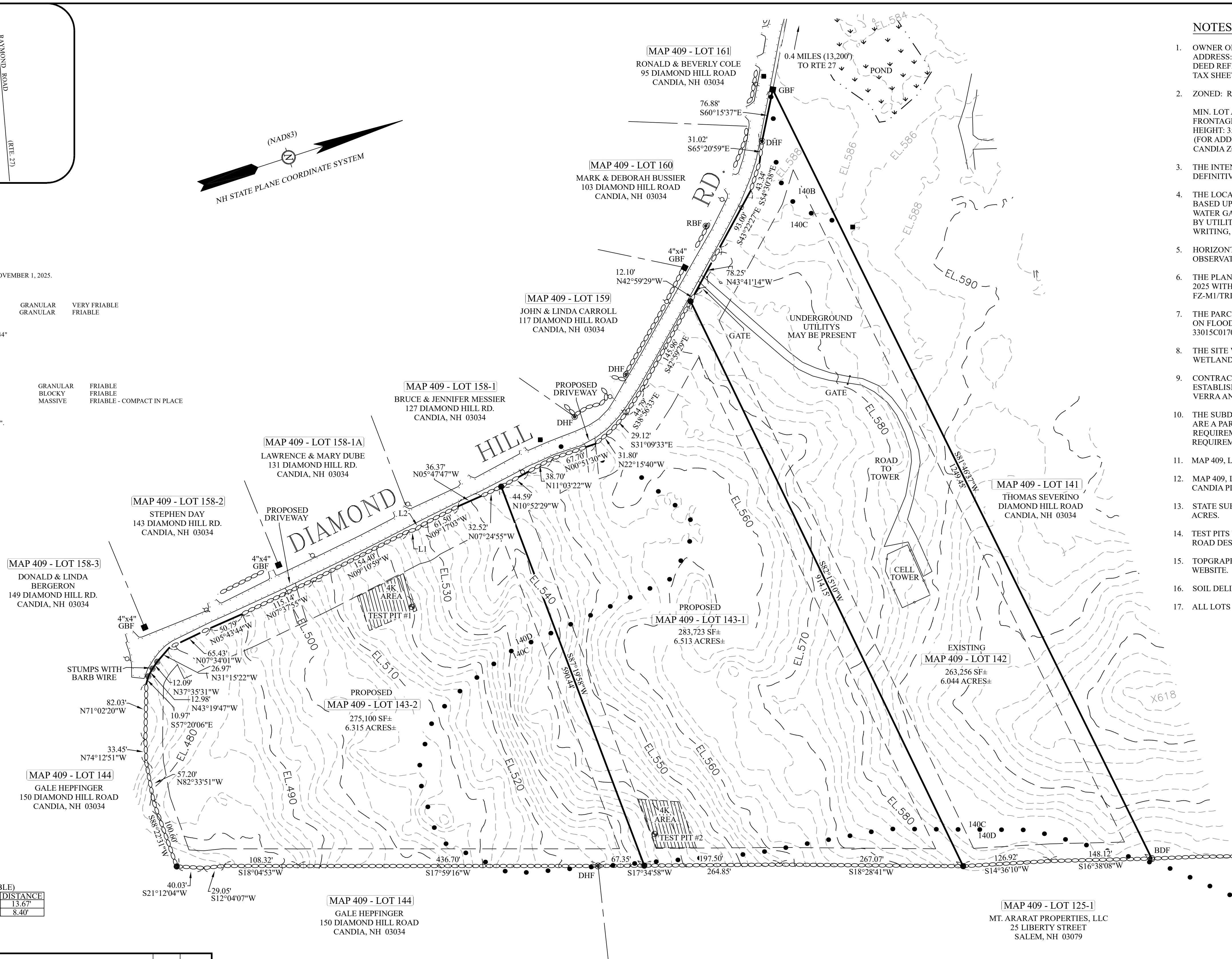
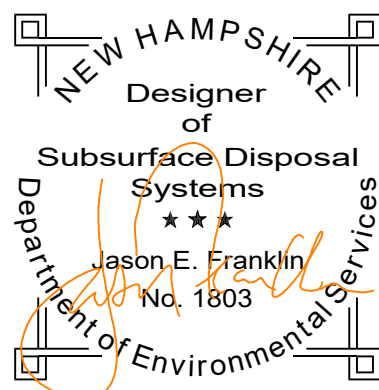
TEST PITS WERE READ BY JASON FRANKLIN ON NOVEMBER 1, 2025.

TEST PIT #1			
0-5"	ORGANIC / FOREST MAT		
5"-29"	10YR 4/6	FINE SANDY LOAM	GRANULAR
29"-34"	2.5Y 5/4	LOAMY SAND	VERY FRIABLE

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

TEST PIT #2				
0- 4"	ORGANIC / FOREST MAT			
4"- 20"	10YR 3/3	FINE SANDY LOAM	GRANULAR	FRIABLE
20"- 28"	10YR 4/6	FINE SANDY LOAM	BLOCKY	FRIABLE
28"- 50"	2.5Y 6/4	FINE SANDY LOAM	MASSIVE	FRIABLE - COMPACT IN PLACE

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



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'
HEIGHT: 35'
(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
33015C0170E, EFFECTIVE DATE 5-17-2005 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- THE SITE WAS REVIEWED FOR WETLANDS ON SEPTEMBER 29, 2025 BY MORGAN MOODY, CERTIFIED
WETLAND SCIENTIST #554 OF JVA. THERE ARE NO WETLANDS 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 DELINEATION 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

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

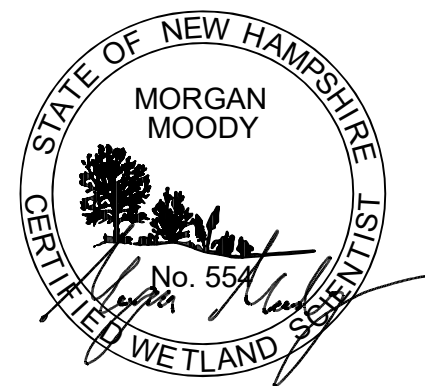
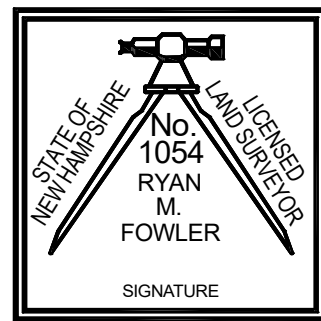
No.	DATE:	REVISION DESCRIPTION	BY	APPR.

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 _____



LEGEND:

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

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.



FRANKLIN-VERRA ASSOCIATES
A DIVISION OF JVA SURVEYORS
143 RAYMOND ROAD, UNIT 4
CANDIA, N.H., 03034
(603) 483-3096 - ©2025
www.jvasurveyors.com

DATE: 101/12/2025	JOB NO. 25-3037
DRWN BY: REL & CSD	CHK'D BY: NSS
DWG NAME: 25-3037 SUBD.DWG	SCALE: 1" = 80'

SHEET V2