

MINOR SUBDIVISION APPLICATION (a total of three or fewer lots)
City of Rochester, New Hampshire

[office use only. Check # _____ Amount \$ _____ Date paid _____]

Date: 10/29/18 Is a conditional needed? Yes: _____ No: X Unclear: _____
(If so, we encourage you to submit an application as soon as possible.)

Property information

Tax map #: 265; Lot #'s): 6; Zoning district: Agricultural
Property address/location: 600 Pickering Road, Rochester, NH 03867
Name of project (if applicable): Miltner Subdivision
Size of site: 4.00 acres; overlay zoning district(s)? Conservation Overlay

Property owner

Terrence W. Miltner, Jr. & Susan M. Miltner Family Living Trust
Name (include name of individual): Terrence W. Miltner, Jr., Trustee & Susan M. Miltner, Trustee
Mailing address: 600 Pickering Road, Rochester, NH 03867
Telephone #: 603-330-3555 ex 224 Email: tmiltner@SBMweb.com

Applicant/developer (if different from property owner)

Name (include name of individual): _____
Mailing address: _____
Telephone #: _____ Email: _____

Engineer/surveyor

Stonewall Surveying, Raymond A. Bisson, LLS
Name (include name of individual): _____
Mailing address: PO Box 458, Barrington, NH 03825
Telephone #: 603-664-3900 Fax #: _____
Email address: ray@StonewallSurveying.com Professional license #: 931

Proposed project

Number of proposed lots: 1; Are there any pertinent covenants? No
Number of cubic yards of earth being removed from the site? No Construction Proposes at this time
City water? yes _____ no X; How far is City water from the site? 1.6± Miles
City sewer? yes _____ no X; How far is City sewer from the site? 2.1± Miles

Continued Minor Subdivision Plan application Tax Map: 265 Lot: 6 Zone Agricultural
Wetlands: Is any fill proposed? No; area to be filled: N/A; buffer impact? None

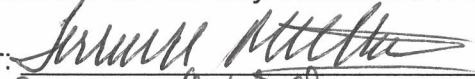

Comments

Please feel free to add any comments, additional information, or requests for waivers here:
No waivers requested

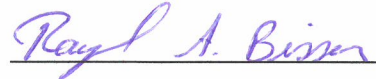
Submission of application

This application must be signed by the property owner, applicant/developer (if different from property owner), and/or the agent.

I (we) hereby submit this Subdivision application to the City of Rochester Planning Board pursuant to the City of Rochester Subdivision Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant/developer (if different from property owner)/as agent, I attest that I am duly authorized to act in this capacity.

Signature of property owner: 
 Date: 10/29/18

Signature of applicant/developer: _____
Date: _____

Signature of agent: 
Date: Oct. 29, 2018

Authorization to enter subject property

I hereby authorize members of the Rochester Planning Board, Zoning Board of Adjustment, Conservation Commission, Planning Department, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections during the application phase, review phase, post-approval phase, construction phase, and occupancy phase. This authorization applies specifically to those particular individuals legitimately involved in evaluating, reviewing, or inspecting this specific application/project. It is understood that these individuals must use all reasonable care, courtesy, and diligence when entering the property.

Signature of property owner: 
 Date: 10/29/18



Narrative

October 28, 2018

City of Rochester Planning Department
31 Wakefield Street
Rochester, NH 03867

To Rochester Planning Board:

My clients, Terrence & Susan Miltner, wish to subdivide their property to create a buildable lot on the opposite side of a wetland. The driveway for the new residence will come off Shady Hill Drive and has plenty of sight distance. This driveway entrance has also been discussed with the Rochester Department of Public Works.

The City of Rochester has a 20 foot wide drainage easement that crosses the proposed lot and is shown on the subdivision plan. There is an existing culvert that is about 100 feet in length running from a catch basin on the side of Shady Hill Lane. The run off from the culvert then follows a drainage swale for about 70 feet before turning and running out of the easement towards the wetland.

The Subdivision Plan shows all improvements on the property along with a potential house and driveway location. Both parcels will not tie into the City of Rochester water and sewer systems. Test pits were performed for both lots. GPS was used to tie the project into the NH Grid system. No waivers are being requested and monuments will be set upon conditional approval of the Plan.

Thank you for your time reviewing this matter.

Sincerely,

Raymond A. Bisson, LLS
Stonewall Surveying

Miltner
600 Pickering Rd
Rochester, NH 03867

Test Pit #1 (Map 0265 Lot 0006 Block 0001, proposed building lot)

Notes:

1"-0" Leaf litter, organic matter
0"-12" 10YR 5/3, brown; fine sandy loam; granular structure
12"-20" 2.5Y 6/4, light yellow brown; fine sandy loam; granular structure; firm in place
22"-36" 2.5Y 6/2, light brown gray; fine sandy loam; platy structure; very firm in place

Roots: Common coarse/Med/Fine roots to 12" , Few fine roots to 20
Water: No observed water in pit

SHWT: 22"

Estimated Perc Rate: 12 min/inch

Soils: Buxton silt loam, 3-8% slopes; soils group 3; loading factor 1.6
Lot size: 1.42Ac; Well radius: 0.4Ac; Remaining area: 1.02Ac

Lot loading: 1.02 * 2000 / 1.6 = 1,275 GPD

Test Pit #2 (Map 0265 Lot 0006, Existing home)

1"-0" Sod
0"-4" 10YR 4/4 dark yellow brown; fine sandy loam; granular structure
4"-12" 10YR 5/3 brown; fine sandy loam; granular
12"-20" 2.5Y 5/4 light olive brown; Fine sandy loam; granular firm in place

20"-38" 2.5Y 6/4 light yellow brown; fine sandy loam; platy structure, very firm in place

Roots: Common massive coarse med fine to 12"; many med fine to 16"; few fine to 26"

Water: No observed water in pit

SHWT: 20"

Estimated Perc Rate: 12 min/inch

Soils: Buxton silt loam, 3-8% slopes; soils group 3; loading factor 1.6
Lot size: 2.58Ac; Well radius: 0.4Ac; Wetlands 7260 SF (0.17Ac); Remaining area: 2.01Ac

Lot loading: 2.01 * 2000 / 1.6 = 2,512 GPD

2002 JUL -8 AM 9:11

STRAFFORD COUNTY
REGISTRY OF DEEDS

016723

BK2539PG0355

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **Stonewall Drive, LLC**, a New Hampshire limited liability company with a principal place of business at 333 Blackwater Road, Rochester, County of Strafford and State of New Hampshire, for consideration paid, grants to **City of Rochester** a New Hampshire body politic with a principal place of business at 31 Wakefield Street, Rochester, County of Strafford and State of New Hampshire, with **WARRANTY** covenants,

A certain tract or parcel of land situate on the northeasterly side of Pickering Road, in the City of Rochester, County of Strafford and the State of New Hampshire, being shown on a plan entitled "Proposed Subdivision, Land of Murray Jenness Trust No. One, Off Pickering Road, Rochester, NH", dated August 24, 1998, as amended, (Plan J) and a plan entitled "Proposed Subdivision and Lot Line Revision, Land of Terrance and Susan Miltner, Pickering Road, Rochester, N. H." dated April 20, 1998, as amended, (Plan M), prepared by Berry Surveying and Engineering, and more particularly described as follows:

Said Shady Hill Drive is indicated as "Proposed Road" on the above referenced plans.

Beginning at a granite bound set on the northeasterly sideline of said Pickering Road and running on a curve to the right with a radius of 25 feet, (C6 on the referenced plan M), along land of said Miltners, a distance of 41.54 feet, more or less, to a granite bound;

thence running N 66° 24' 57" E along land of said Miltners a distance of 343.18 feet, more or less, to a granite bound;

thence continuing on a curve to the left with a radius of 325 feet along land of said Miltners a distance of 58.46 feet, more or less, to an IRBS (iron re-bar bound set);

thence continuing on a curve to the left with a radius of 325 feet along land of said Miltners a distance of 72.66 feet, more or less, to a granite bound;

thence continuing N 43° 18' 02" E along land of said Miltners a distance of 279.34 feet, more or less, to an IRBS at the northwesterly corner of Lot 43-1, as shown on referenced plan J;

thence continuing N 43° 18' 02" E along said Lot 43-1 a distance of 15.00 feet, more or less, (L3-J) to a concrete bound;

thence continuing on a curve to the right with a radius of 275 feet (C9-J) a distance of 60.75 feet, more or less, to a granite bound;

thence continuing N 55° 57' 26" E along said Lot 43-1 a distance of 75.00 feet, more or less, to a granite bound;

thence continuing on a curve to the left with a radius of 325 feet (C8-J) along said Lot 43-1 a distance of 86.70 feet, more or less, to an IRBS at the northwest corner of Lot 43-2;

thence continuing on a curve to the left with a radius of 325 feet (C7-J) along said Lot 43-2 a distance of 117.90 feet, more or less, to a granite bound;

thence continuing on a curve to the right with a radius of 275 feet (C6-J) along said Lot 43-2 a distance of 113.97 feet, more or less, to an IRBS at the northwesterly corner of Lot 43-3;

thence continuing on a curve to the right with a radius of 275 feet (C5-J) along said Lot 43-3 a distance of 114.87 feet, more or less, to a granite bound;

thence continuing N 67° 34' 00" E along said Lot 43-3, a distance of 34.57 feet, more or less (L2-J) to a granite bound, at the start of the cul de sac at the end of the street;

Legal Description, Shady Hill Drive, Rochester, NH, 10/17/01

thence continuing on a curve to the right with a radius of 40 feet (C2-J) along said Lot 43-3, a distance of 34.53 feet, more or less, to a granite bound;
 thence continuing on a curve to the left with a radius of 60 feet (C17-J) along said Lot 43-3, a distance of 14.76 feet, more or less, to an IRBS at the northwesterly corner of Lot 43-4;
 thence continuing on a curve to the left with a radius of 60 feet, (C4-J) along said Lot 43-4, a distance of 150.00 feet, more or less, to an IRBS at the southwesterly corner of Lot 43-5;
 thence continuing on a curve to the left with a radius of 60 feet, (C3-J), along said Lot 43-5, a distance of 127.32 feet, more or less, to a granite bound;
 thence continuing on a curve to the right with a radius of 40 feet, (C1-J), a distance of 34.53 feet, more or less, to a granite bound at the southeasterly corner of Lot 43-6;
 thence continuing S 67° 34' 00" W along said Lot 43-6 a distance of 34.57 feet, more or less, (L5-J), to a granite bound;
 thence continuing on a curve to the left with a radius of 325 feet, (C14-J), along said Lot 43-6, a distance of 155.76 feet, more or less, to an IRBS at the southeasterly corner of Lot 43-7;
 thence continuing on a curve to the left with a radius of 325 feet, (C13-J), along said Lot 43-7, a distance of 114.70 feet, more or less, to a granite bound;
 thence continuing on a curve to the right with a radius of 275 feet, (C12-J), along said Lot 43-7, a distance of 110.13 feet, more or less, to an IRBS at the southeasterly corner of Lot 43-8;
 thence continuing on a curve to the right with a radius of 275 feet, (C11-J), along said Lot 43-8, a distance of 62.99 feet, more or less, to a granite bound;
 thence continuing S 55° 57' 26" W along said Lot 43-8 a distance of 75.00 feet, more or less, to a stone bound;
 thence continuing on a curve to the left with a radius of 325 feet, (C10-J), along said Lot 43-8 a distance 71.79 feet, more or less, to a granite bound;
 thence continuing S 43° 18' 02" W along said Lot 43-8 a distance of 9.89 feet, more or less, (L4-J), to an IRBS at the easterly corner of Lot 4-2, as shown on Plan M;
 thence continuing S 43° 18' 02" W along said Lot 4-2 a distance of 284.46 feet, more or less, to a granite bound;
 thence continuing on a curve to the right with a radius of 275 feet along said Lot 4-2 a distance of 55.47 feet, more or less, to an IRBS at the easterly corner of Lot 4-3;
 thence continuing on a curve to the right with a radius of 275 feet along said Lot 4-3 a distance of 55.47 feet, more or less, to a granite bound;
 thence continuing S 66° 24' 57" W along said Lot 4-3 a distance of 352.27 feet, more or less, to a granite bound;
 thence continuing on a curve to the right with a radius of 25 feet, (C7-M) along said Lot 4-3 a distance of 37.00 feet, more or less, to a granite bound set on the northeasterly sideline of said Pickering Road;
 thence turning and running S 28° 46' 49" E along said Pickering Road a distance of 100.41 feet, more or less, to a stone bound, the point of beginning.

In addition to the above described right of way for Shady Hill Drive, the same shall enjoy the benefit of the following easements and rights of way.

Slope easements.

Slope easements on each side of the right of way, to the extent needed to construct and maintain the back slopes of the roadway, but not to exceed 25 feet beyond the edge of the right of way of the road.

Bus stop shelter easement

A bus stop shelter easement is located on Lot 4-3 as shown on the Miltner plan and is more particularly described as follows:

Beginning at a point on the northwesterly sideline of Shady Hill Drive that is N 66° 24' 57" E and 141.53 feet, more or less, from a granite bound on the northwesterly sideline of Shady Hill Drive and running N 66° 24' 57" E along Shady Hill Drive a distance of 10.00 feet, more or less, (L14-M), to a point;

thence turning and running N 23° 35' 03" W along Lot 4-3 a distance of 5.00 feet, more or less, (L13-M), to a point;

thence turning and running S 66° 25' 57" W along Lot 4-3 a distance of 10.00 feet, more or less, (L12-M), to a point;

thence turning and running S 23° 35' 03" E along Lot 4-3 a distance of 5.00 feet, more or less, (L11-M), to a point on the northwesterly side of said Shady Hill Drive, the point of beginning.

Cemetery Right of Way

A right of way from Shady Hill Drive to the Witham Cemetery with a width of 25 feet is located at the northwesterly corner of Lot 4-1, running S 40° 51' 40" E along Lot 43-1 a distance of 65.72 feet, more or less.

Drainage Easements

Drainage easement # 1, with a width of 20 feet from Shady Hill Drive across said Miltner's remaining land, more particularly described as follows:

Beginning at a point on the southeasterly sideline of Shady Hill Drive that is N 66° 24' 57" E and 278.02 feet, more or less, from a granite bound on the southeasterly side of Shady Hill Drive and running N 66° 24' 57" E along Shady Hill Drive a distance of 20.36 feet, more or less, (L8-M), to a point;

thence turning and running S 34° 18' 34" E a distance of 318.21 feet, more or less, to land now or formerly of Edith Holley;

thence turning and running S 48° 46' 31" E along land of said Holley a distance of 20.15 feet, more or less, (L9-M), to a point;

thence turning and running N 34° 18' 34" W a distance of 324.42 feet, more or less, to a point on the southeasterly sideline of Shady Hill Drive, the point of beginning.

Drainage easement # 2, with a width of 30 feet from Shady Hill Drive running along the boundary line between Lot 43-3 and Lot 43-4 with 20 feet of width on Lot 43-3 and 10 feet of width on Lot 43-4 and more particularly described:

The portion of the easement #2 on Lot 43-3.

Beginning at an IRBS on the sideline of the cul de sac and running S 51° 46' 29" E along Lot 43-4 a distance of 169.89 feet, more or less, to a point;
thence turning and running S 38° 13' 31" W a distance of 20.00 feet, more or less (L11-J), to a point;
thence turning and running N 51° 46' 29" W a distance of 208.21 feet, more or less, to the sideline of Shady Hill Drive;
thence turning and running along the sideline of Shady Hill Drive on a curve to the right with a radius of 40 feet, (C19-J), a distance of 29.46 feet, more or less, to a granite bound;
thence continuing on a curve to the left along the Shady Hill Drive cul de sac with a radius of 60 feet, (C17-J), a distance of 14.76 feet, more or less, to an IRBS, the point of beginning.

The portion of the easement #2 on Lot 43-4.

Beginning at an IRBS on the sideline of the cul de sac and running S 51° 46' 29" E along Lot 43-3 a distance of 169.89 feet, more or less, to a point;
thence turning and running N 38° 13' 31" E a distance of 10.00 feet, more or less, (L10-J), to a point;
thence turning and running N 51° 46' 29" W a distance of 155.00 feet, more or less, to a point on the cul de sac sideline;
thence turning and running on a curve to the right with a radius of 60 feet, (C18-J) along the cul du sac a distance of 18.00 feet, more or less, to an IRBS, the point of beginning

Drainage easement #3, detention pond on Lot 43-4, more particularly described as follows:

Beginning at an IRBS at land of said Holley and at the southeasterly corner of Lot 43-3 and running N 51° 46' 29" W along Lot 43-3 a distance of 103.12 feet, more or less, to a point;
thence turning and running N 50° 06' 50" E a distance of 66.42 feet, more or less, to a point;
thence turning and running S 51° 46' 29" E a distance of 103.12 feet, more or less, to a point at land of said Holley;
thence turning and running S 50° 06' 50" W along land of said Holley a distance of 90.66 feet, more or less, to an IRBS, the point of beginning.

Drainage easement #4, detention pond on Lot 43-4, more particularly described as follows:

Beginning at a point at other land of Murray Jenness Trust No. One which is S 37° 53' 04" E and 25.02 feet, more or less, (L9-J), from an IRBS at said other land of Jenness and running S 37° 53' 04" E along land of said Jenness a distance of 65.06 feet, more or less, to a point;
thence turning and running S 49° 41' 18" W a distance of 75.07 feet, more or less, to a point;
thence turning and running N 37° 53' 04" W a distance of 65.06 feet, more or less, to a point;

thence turning and running N 49° 41' 18" E a distance of 75.07 feet, more or less, to the point of beginning.

Drainage easement # 5 for a drainage easement on Lot 43-4 and for future access to other land of said Jenness, more particularly described as follows:

Beginning at an IRBS at the sideline of the Shady Hill Drive cul de sac and the boundary between Lot 43-4 and Lot 43-5 and running N 49° 41' 18" E along Lot 43-5 a distance of 166.94 feet, more or less, to an IRBS at said other land of Jenness;

thence turning and running S 37° 53' 04" E along land of said Jenness a distance of 25.02 feet, more or less, (L9-J), to a point;

thence turning and running S 49° 41' 18" W a distance of 171.34 feet, more or less, to a point on the cul de sac sideline;

thence turning and running on a curve to the left with a radius of 60 feet, (C15-J), a distance of 25.79 feet, more or less, to an IRBS, the point of beginning.

Drainage easement #6 for a drainage easement on Lot 43-5 and for future access to other land of said Jenness, more particularly described as follows:

Beginning at an IRBS at the sideline of the Shady Hill Drive cul de sac and the boundary between Lot 43-4 and Lot 43-5 and running N 49° 41' 18" E along Lot 43-4 a distance of 166.94 feet, more or less, to an IRBS at said other land of Jenness;

thence turning and running N 37° 53' 04" W along land of said Jenness a distance of 25.02 feet, more or less, (L8-J), to a point;

thence turning and running S 49° 41' 18" W a distance of 173.45 feet, more or less, to a point on the cul de sac sideline;

thence turning and running on a curve to the right with a radius of 60 feet, (C16-J), along the cul de sac sideline, a distance of 25.79 feet, more of less, to an IRBS, the point of beginning.

IN WITNESS WHEREOF, Stonewall Drive, LLC, has hereunto set its hand by all of its members this 12th day of November, 2001.

Witness:

STONEWALL DRIVE, LLC
By all of its members,

Catherine J. Jenness

Jeffery W. Sutton
Jeffery W. Sutton, duly authorized

Catherine J. Jenness

George B. Jenness
George B. Jenness, duly authorized

Catherine J. Jenness

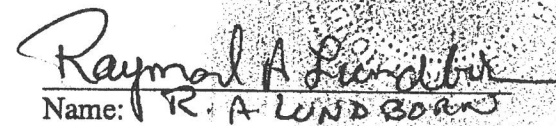
Murray Jenness
Murray Jenness, duly authorized

BK2539PG0359

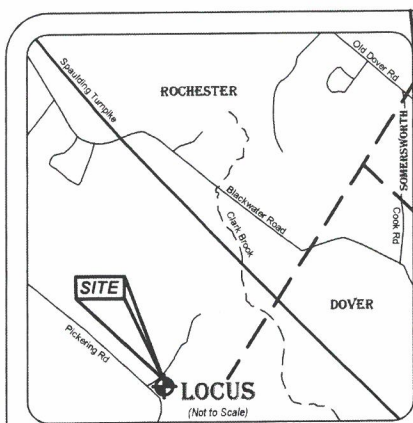
STATE OF NEW HAMPSHIRE
STRAFFORD COUNTY, s.s.

Date: NOV. 12, 2001

Personally appeared the above-named Stonewall Drive, LLC, by and through its duly authorized members, Jeffery W. Sutton, George B. Jenness, and Murray Jenness, and acknowledged the forgoing to be their and the limited liability company's voluntary act and deed, before me,


Name: RAYMOND A. LINDBORN
Notary Public
My commission expires: 4/11/06

BK 2539PG0360



PLAN REFERENCES:

1. "PROPOSED SUBDIVISION AND LOT LINE REVISION, LAND OF TERRENCE W. MILTNER, JR. & SUSAN M. MILTNER, TRUSTEES, N.H." PREPARED BY BERRY SURVEYING & ENGINEERING DATED APRIL 20, 1998, LAST REVISED DECEMBER 20, 1999 AND RECORDED AT S.C.R.D. AS PLAN 59-12 & 59-13.
2. "FINAL PLAN, GREAT MEADOW ESTATES SUBDIVISION OF LAND FOR JURGEN DEMISCH & MERVIN NEWTON" PREPARED BY HENRY & BERLIN ASSOCIATES, INC. DATED DECEMBER 18, 1987 AND RECORDED AT S.C.R.D. AS PLAN 33A-103.
3. "CONSERVATION EASEMENT PLAN PREPARED FOR THE EDITH HOLLEY REVOCABLE TRUST, EDITH HOLLEY, TRUSTEE LOCATED ON PICKERING ROAD, ROCHESTER / SIXTH STREET, DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE" PREPARED BY McNEANEY SURVEY ASSOCIATES, INC. DATED JULY 21, 2006 AND RECORDED AT S.C.R.D. AS PLAN 87-96.

COVERAGE CALCULATIONS:

TAX MAP 265 LOT 6:	
EXISTING LOT COVERAGE:	11,340 Sq. Ft. / 6.5%
EXISTING BUILDING COVERAGE:	3,880 Sq. Ft. / 2.2%
PROPOSED LOT COVERAGE:	10.1%
PROPOSED BUILDING COVERAGE:	3.4%
POTENTIAL TAX MAP 265 LOT 6 BLOCK 1:	
POTENTIAL LOT COVERAGE:	6,200 Sq. Ft. ± / 10.0%±
POTENTIAL BUILDING COVERAGE:	3,200 Sq. Ft. ± / 5.2%±

SOIL CLASSIFICATIONS:

(Per USDA Natural Resources Conservation Service - Web Soil Survey)

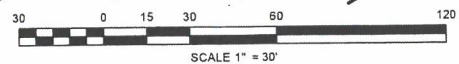
BtR Buxton silt loam
3 to 8 percent slopes

WJB Windsor loamy fine sand,
clay subsoil variant
0 to 8 percent slopes

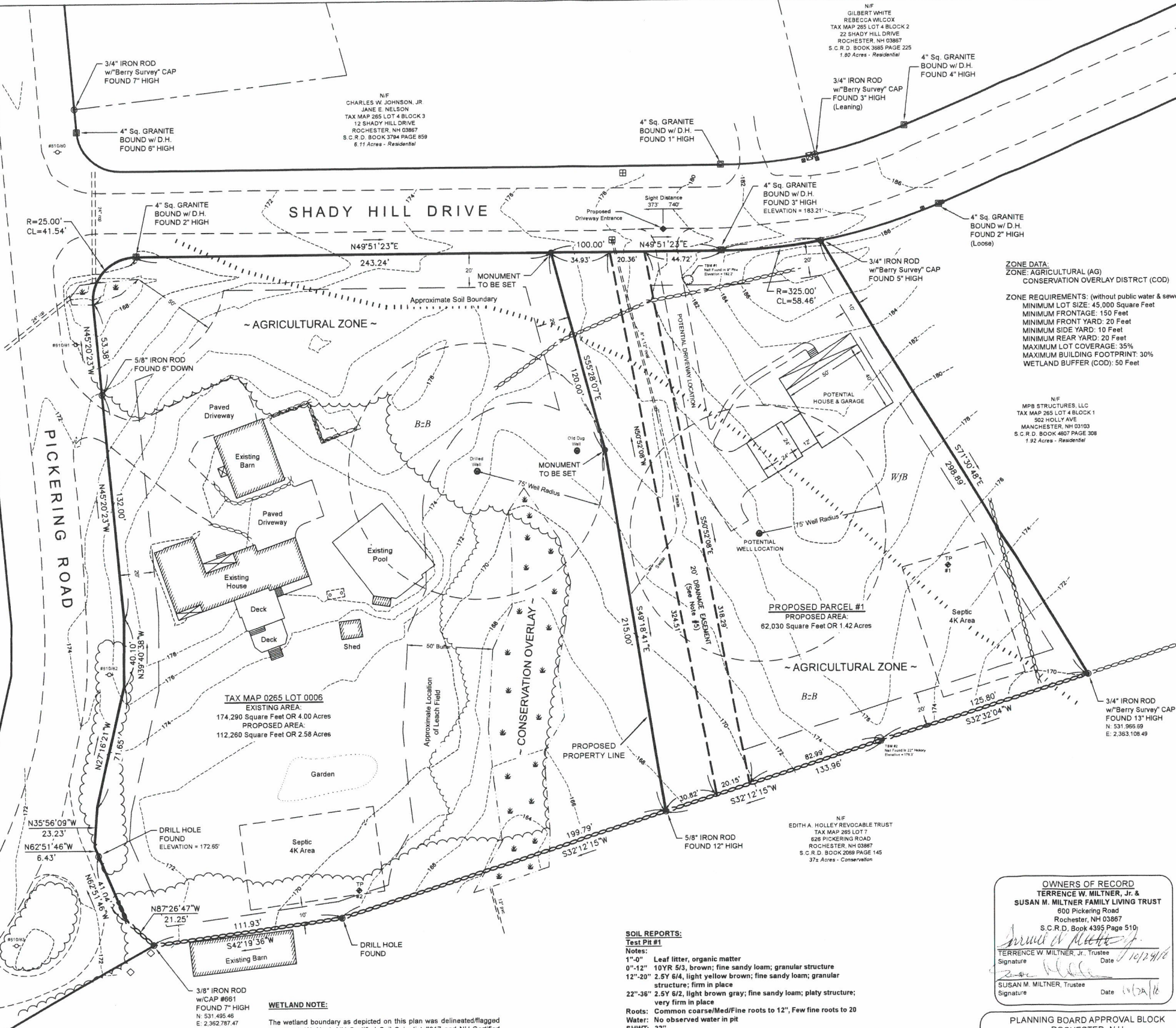
SOIL BOUNDARY

LEGEND:

- MONUMENT FOUND
- UTILITY POLE
- WETLAND
- TEST PITS
- TREE
- CATCH BASIN
- ELECTRIC / PHONE / CABLE BOXES
- TREE / VEGETATION LINE
- STONE WALL
- EDGE OF WETLAND
- SETBACK LINE



REV	DATE	STATUS



NOTES:

1. OWNERS OF RECORD:
TERRENCE W. MILTNER, JR. & SUSAN M. MILTNER
FAMILY LIVING TRUST
TERRENCE W. MILTNER, JR., Trustee
SUSAN M. MILTNER, Trustee
S.C.R.D. BOOK 4395 PAGE 510
DATED JUNE 20, 2016
2. TOTAL PARCEL AREA:
174,290 Square Feet
4.00 Acres
3. BASIS OF BEARING AND VERTICAL DATUM IS PER THE NH GRID SYSTEM FROM GPS DATA OBTAINED IN SEPTEMBER 2018.
4. THE PICKERING ROAD RIGHT OF WAY APPEARS TO BE A 4 ROD (66') WIDE RIGHT OF WAY. SHADY HILL DRIVE IS A CITY OWNED ROAD HAVING A 50 FOOT WIDE RIGHT OF WAY. SEE DEED RECORDED AT S.C.R.D. IN BOOK 2539 PAGE 355.
5. THE SUBJECT PARCEL IS SUBJECT TO A 20 FOOT WIDE DRAINAGE EASEMENT IN FAVOR OF THE CITY OF ROCHESTER, NH. SEE DRAINAGE EASEMENT #1 IN DEED RECORDED AT S.C.R.D. IN BOOK 2539 PAGE 355.
6. THE SUBJECT PARCEL IS IN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS, STRAFFORD COUNTY, NEW HAMPSHIRE MAP NUMBER 33017C0302E WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2005.
7. TEST PITS AND SOIL INFORMATION IS FROM SCOTT BAILEY, BAILEY ENVIRONMENTAL SERVICES, NH DESIGNER LICENSE #1370, NH INSTALLER LICENSE #4209. FOR ADDITIONAL SOILS INFORMATION, TEST PITS WERE DUG ON SEPTEMBER 24, 2018.
8. THE SURVEY TRAVERSE ERROR OF CLOSURE WAS 1 IN 22,588.
9. ADJACENT PROPERTIES APPEAR TO BE RESIDENTIAL OR AGRICULTURAL USES.
10. THIS PLAN CONFORMS TO ALL APPLICABLE LOCAL ZONING ORDINANCES AND RULES.
11. FOR MORE INFORMATION ABOUT THIS SUBDIVISION, PLEASE CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT AT 31 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.

ZONE DATA:
ZONE: AGRICULTURAL (AG)
CONSERVATION OVERLAY DISTRICT (COD)

ZONE REQUIREMENTS: (without public water & sewer)
MINIMUM LOT SIZE: 45,000 Square Feet
MINIMUM FRONTAGE: 150 Feet
MINIMUM FRONT YARD: 20 Feet
MINIMUM SIDE YARD: 10 Feet
MINIMUM REAR YARD: 20 Feet
MAXIMUM LOT COVERAGE: 35%
MAXIMUM BUILDING FOOTPRINT: 30%
WETLAND BUFFER (COD): 50 Feet

N/F
MPB STRUCTURES, LLC
TAX MAP 265 LOT 4 BLOCK 1
502 HOLLY AVE
MANCHESTER, NH 03103
S.C.R.D. BOOK 4807 PAGE 308
1.92 Acres - Residential



CERTIFICATION

"I certify that this survey conforms to the ethics and standards set forth by the New Hampshire Land Surveyors Association for a category 1, condition 1 survey."

Raymond A. Bisson
Raymond A. Bisson, LLS #931
October 28, 2017
Dated



OWNERS OF RECORD
TERRENCE W. MILTNER, JR. &
SUSAN M. MILTNER FAMILY LIVING TRUST
600 Pickering Road
Rochester, NH 03867
S.C.R.D. BOOK 4395 PAGE 510
TERRENCE W. MILTNER, JR., Trustee
Signature: [Signature] Date: 10/28/17
SUSAN M. MILTNER, Trustee
Signature: [Signature] Date: 10/28/17

PLANNING BOARD APPROVAL BLOCK
ROCHESTER, N.H.

SUBDIVISION APPROVAL: Whether or not otherwise expressly recited on this Subdivision Plan, the subdivision approval granted is conditioned on faithful and diligent adherence by the Owner/Subdivider/Developer of all terms, conditions, provisions and specifications of the City of Rochester Land Subdivision Regulations as amended or as may later be amended, in effect on the date of approval, unless or except insofar as expressly waived, in any particular, below, non-adherence may result in a revocation of approval. Any variation from the approved plan will require a resubmission for subdivision approval. GRANTED WAIVERS: NONE REQUESTED

FINAL APPROVAL BY THE ROCHESTER PLANNING BOARD ON _____
Signature _____ Date _____

SUBDIVISION PLAN
Located at:
600 Pickering Road
Rochester, Strafford County, New Hampshire
For:
Terrence W. Miltner, Jr.
& Susan M. Miltner
Family Living Trust
600 Pickering Road
Rochester, NH 03867

TAX MAP & LOT NO: 265 / 6		DRAWING NO: 18047 Subdivision	
SCALE: 1" = 30'	SHEET: 1 of 2	PROJECT NO: 18047	DATE: Oct. 24, 2018

SOIL REPORTS:

Test Pit #1

Notes:
1"-0" Leaf litter, organic matter
0"-12" 10YR 5/3 brown; fine sandy loam; granular structure
12"-20" 2.5Y 6/4, light yellow brown; fine sandy loam; granular structure; firm in place
20"-36" 2.5Y 6/2, light brown gray; fine sandy loam; platy structure; very firm in place
Roots: Common coarse/Med/Fine roots to 12"; Few fine roots to 20"
Water: No observed water in pit
SHWT: 22"
Estimated Perc Rate: 12 min/inch

Test Pit #2

1"-0" Sod
0"-4" 10YR 4/4 dark yellow brown; fine sandy loam; granular structure
4"-12" 10YR 5/3 brown; fine sandy loam; granular structure
12"-20" 2.5Y 5/4 light olive brown; Fine sandy loam; granular firm in place
20"-38" 2.5Y 6/4 light yellow brown; fine sandy loam; platy structure, very firm in place
Roots: Common massive coarse med fine to 12"; many med fine to 15"; few fine to 26"
Water: No observed water in pit
SHWT: 20"
Estimated Perc Rate: 12 min/inch

WETLAND NOTE:

The wetland boundary as depicted on this plan was delineated/flagged by Joseph W. Noel, NH Certified Soil Scientist #017 and NH Certified Wetland Scientist #086, on September 10, 2018. The flags were survey located by Stonewall Surveying using SOKKIA SRX3X ROBOTIC TOTAL STATION. The delineation was conducted in accordance with the U.S. Army Corps of Engineers document Corps of Engineers Wetlands Delineation Manual, (1987) along with the required Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, (Version 2, January 2012).

Hydric soil determinations were conducted in accordance with the United States Department of Agriculture, Natural Resources Conservation Service document Field Indicators of Hydric Soils in the United States, Version 8.1 (2017) along with the manual Field Indicators for Identifying Hydric Soils in New England (Version 4, May 2017).

Plant species indicator status was based on the U.S. Army Corps of Engineers 2016, National Wetland Plant List, (Version 3.3, 2016).



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