

PLAN REFERENCES:

- 1. "PROPOSED SUBDIVISION AND LOT LINE REVISION, LAND OF TERRENCE & SUSAN MILTNER, PICKERING ROAD, ROCHESTER, 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 & BERLIND 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:

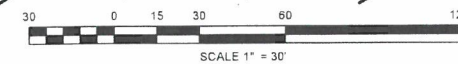
TAX MAP 285 LOT 6:	
EXISTING LOT COVERAGE:	11,340 Sq. Ft. / 6.5%
EXISTING BUILDING COVERAGE:	3,880 Sq. Ft. / 2.2%
PROPOSED LOT COVERAGE:	10.1%
PROPOSED BUILDING COVERAGE:	3.4%
POTENTIAL TAX MAP 285 LOT 6 BLOCK 1:	
POTENTIAL LOT COVERAGE:	6,200 Sq. Ft. ± / 10.0% ±
POTENTIAL BUILDING COVERAGE:	3,200 Sq. Ft. ± / 5.2% ±

SOIL CLASSIFICATIONS:

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

- BzB Buxton silt loam  
3 to 8 percent slopes
- WJB Windsor loamy fine sand,  
clay subsoil variant  
0 to 8 percent slopes

SOIL BOUNDARY



REV	DATE	STATUS
B	12/7/18	ADDED MONUMENTS SET
A	11/19/18	COMMENTS PER T.R.G. MEETING HELD ON 11/15/2018

LEGEND:

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

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, 2016. 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 Wetlands Delineation Manual, Northeast and Northcentral 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 5.1 (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).

The delineated wetlands shown are poorly drained soils.



Joseph W. Noel  
PO Box 174  
South Berwick, ME 03908  
(207) 384-5587

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
- 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

Test Pit #2

Notes:

- 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 6/4 light olive brown; fine sandy loam; granular firm in place
- 20"-38" 2.5Y 6/2 light yellow brown; fine sandy loam; platy structure; very firm in place
- Roots: Common massive coarse med/fine roots 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



Bailey Environmental Services  
Scott Bailey  
PO Box 301  
Melvin Village, NH 03850  
(603) 781-0305

NH DEPARTMENT OF ENVIRONMENTAL SERVICES:  
SUBDIVISION APPROVAL #6SA20180110601

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: \_\_\_\_\_ Date: \_\_\_\_\_

SUSAN M. MILTNER, Trustee  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

PLANNING BOARD APPROVAL BLOCK  
ROCHESTER, N.H.

SUBDIVISION APPROVAL: (Whether or not otherwise expressly noted 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 violation 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: 2/1/19

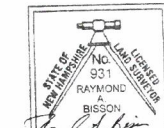
NOTES:

- 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:  
174,260 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 22,585
- 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
- 12. ALL UTILITY LINES FOR ELECTRICITY, TELEPHONE, CABLE SERVICES SHALL BE PLACED UNDERGROUND AND INSTALLED ACCORDING TO SPECIFICATIONS SET BY THE APPROPRIATE UTILITY COMPANY. SEE ARTICLE 5.12 OF THE ROCHESTER SUBDIVISION REGULATIONS
- 13. THE PROPOSED DRIVEWAY SHALL TAPER TOWARDS THE DRAINAGE SWALE AND NOT TOWARDS SHADY HILL DRIVE. THE PROPOSED FOUNDATION DRAIN SHALL BE INSTALLED SO THE OUTLET IS IN OR TOWARDS THE EXISTING DRAINAGE SWALE
- 14. THE REQUIREMENTS OF NFPA 1 CHAPTER 18 MUST BE MET IN REGARDS TO WATER SUPPLY.

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, LLS #931  
Dated 2/25/19



**SUBDIVISION PLAN**  
Located at:  
600 Pickering Road & 11 Shady Hill Drive  
Rochester, Strafford County, New Hampshire  
For:  
**Terrence W. Miltner, Jr.  
& Susan M. Miltner  
Family Living Trust**  
600 Pickering Road  
Rochester, NH 03867

**Stonewall  
SURVEYING**  
Licensed in New Hampshire & Maine  
PO Box 458, Barrington, NH 03825  
t: (603) 664-3900 www.StonewallSurveying.com

TAX MAP & LOT NO: 285 / 6	DRAWING NO: 18047 Subdivision
SCALE: 1" = 30'	SHEET: 1 of 2
PROJECT NO: 18047	DATE: Oct. 24, 2018