



City of Nashua
Planning Department
 229 Main Street
 Nashua, New Hampshire 03061-2019

Planning & Zoning 589-3090
 WEB www.nashuanh.gov

7

VARIANCE APPLICATION (ZBA)

PLEASE NOTE: INCOMPLETE OR ILLEGIBLE APPLICATIONS WILL BE RETURNED TO APPLICANT.

This application must be completed and submitted to the Planning Department no later than the dates listed on the Zoning Board of Adjustment (ZBA) schedule sheet. Please print clearly or type.

I. VARIANCE INFORMATION

1. ADDRESS OF REQUEST 7 Fairway Street
 Zoning District R9 Sheet 1 Lot 102

2. VARIANCE(S) REQUESTED:

Requesting a variance for an individual sewage disposal system on a proposed 33,497 square foot lot where a 40,000 square foot lot is required by Section 190-223

II. GENERAL INFORMATION

1. **APPLICANT / OPTIONEE** (List both individual name and corporate name if applicable)

(Print Name): John L. and Colleen Lyons DuPre
 Applicant's signature John L. DuPre Date 7/17/20
 Applicant's address 7 Fairway Street, Nashua NH 03060
 Telephone number H: 603 888-5738 C: 603 860-3203 E-mail: duprents@gmail.com

2. **PROPERTY OWNER (Print Name):** John L. and Colleen Lyons DuPre

*Owner's signature John L. DuPre Date 7/17/20
 Owner's address 7 Fairway Street, Nashua, NH 03060
 Telephone number H: 603 888-5738 C: 603 860-3203 E-mail: duprents@gmail.com

*Agents and/or option holders must supply written authorization to submit on behalf of owner(s).

OFFICE USE ONLY	Date Received _____	Date of hearing _____	Application checked for completeness: <u>CF</u>
PLR# _____	Board Action _____		
\$ _____ application fee <input type="checkbox"/>	Date Paid _____	Receipt # _____	
\$ _____ signage fee <input type="checkbox"/>	Date Paid _____	Receipt # _____	
\$ _____ certified mailing fee <input type="checkbox"/>	Date Paid _____	Receipt # _____	
Land Use Code Section(s) Requesting Variances From: <u>190-223</u>			

III. PURPOSE OF REQUEST

Answer all questions below. Provide as much information as available to give the ZBA the necessary facts to review your case. Attach additional sheets if necessary. See "Procedures for Filing a Variance" for further information.

- 1. **Granting of the requested variance will not be contrary to the public interest, because:** (The proposed use must not conflict with the explicit or implicit purpose of the ordinance and that it must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.")

Subdividing the lot will not materially alter the character of the neighborhood as this is one of the larger residential lots in the area and the subdivision will create lots similar in size to the neighboring lots. Test pit of soil conditions was conducted and reviewed by DES and the City's engineer has stated the City has no objection to the construction of a new septic. The proposed septic will not threaten the health, safety or welfare as the new septic will meet state requirements.

- 2. **The proposed use will observe the spirit of the ordinance, because:** (The Proposed use must not conflict with the explicit or implicit purpose of the ordinance and must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.")

The spirit of the ordinance is to allow sufficient space between lots and allow sufficient area for a septic system. Here, connection to the City sewer is unfeasible and the lot is only 6,503 square feet short of the required 40,000 sf and the City and State have deemed the area of proper soils is sufficient to contain a new septic system and the lot otherwise complies with the City's setback requirements. A septic system including leach field will not threaten public health, safety and welfare.

- 3. **Substantial justice would be done to the property-owner by granting the variance, because:** (The benefits to the applicant must not be outweighed by harm to the general public or to other individuals.)

Granting the variance will allow subdivision of a large lot (approximately 33,497 s.f.) in the R9 zoning district while only 9,000 s.f. is required into a second lot to allow construction of an additional residential dwelling. There will be no harm to the public if granted NH DES has confirmed there is sufficient proper soils and sufficient area for the septic system and the City of Nashua does not see any reason to prohibit its construction.

- 4. **The proposed use will not diminish the values of surrounding properties, because:** (The Board will consider expert testimony but also may consider other evidence of the effect on property values, including personal knowledge of the members themselves.)

Allowing a lot having an areas of 33,497 s.f. where 40,000 sf is required where a private septic system is to be constructed will not diminish the values of surrounding homes as the septic will comply with all state and local regulations.

- 5. Special conditions exist such that literal enforcement of the ordinance results in unnecessary hardship, because: (The applicant must establish that because, because of the special conditions of the property in question, the restriction applied to the property by the ordinance does not serve the purpose of the restriction in a "fair and reasonable" way. Also, you must establish that the special conditions of the property cause the proposed use to be reasonable. The use must not alter the essential character of the neighborhood. Alternatively, you can establish that, because of the special conditions of the property, there is no reasonable use that can be made of the property that would be permitted under the ordinance. If there is any reasonable use (including an existing use) that is permitted under the ordinance, this alternative is not available.

There is no fair and substantial relationship between the general purpose of the ordinance and its enforcement against this property in that the proposed subdivided lot will have sufficient area and soils for a septic system, including a leach field, as NH DES has confirmed that the soils and area are sufficient for a new septic system. Since the new lot can adequately accommodate the new septic system there is no reason to require additional area, and the proposed use for a single family home is reasonable.

IV. USE VARIANCE ADDITIONAL INFORMATION

Please answer all questions below that are applicable. Your answers to these questions will allow staff to better understand your request.

- a. Total number of employees [] Number of employees per shift []
- b. Hours and days of operation []
- c. Number of daily and weekly visits to the premises by customers, clients, vendors and solicitors []
- d. Number of daily and weekly commercial deliveries to the premises []
- e. Number of parking spaces available []
- f. Describe your general business operations:

[]

- g. Describe any proposed site renovations, including, but not limited to – landscaping, lighting, pavement, structural changes, signage, access and circulation:

[]

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all the city ordinances and state laws regulating construction. I understand that only those point specifically mentioned are affected by action taken on this appeal.

Signature of Applicant John L. DuPre'

Date 7/14/20

Print Name John L. DuPre'

Date _____

The staff report for a Use Variance request will be available no later than Friday of the week before the ZBA meeting. If you would like a copy, please indicate below:

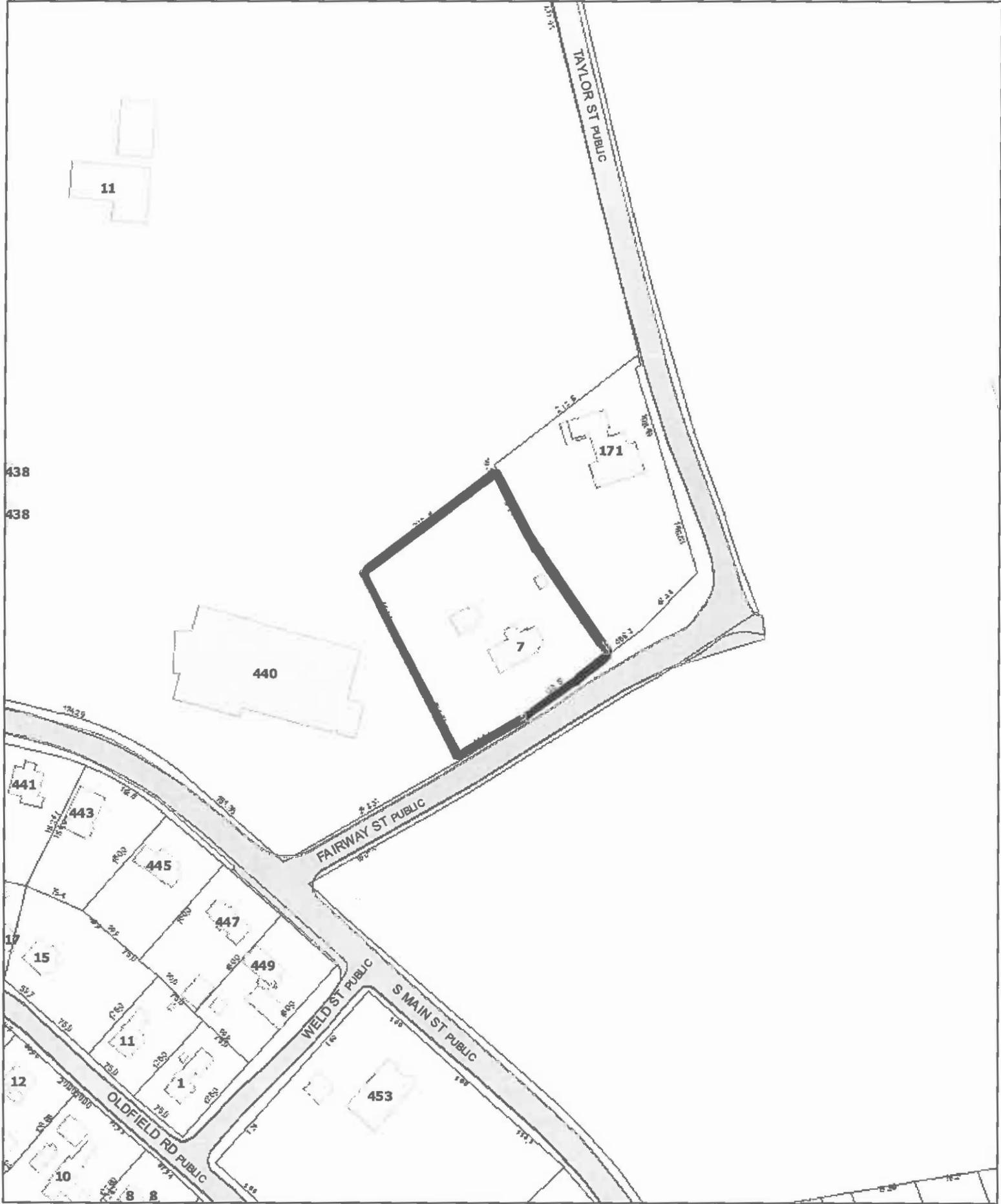
I will pick it up at City Hall

Please email it to me at

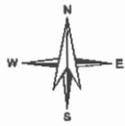
The split of the variance is to allow sufficient space between lots and allow sufficient area for a septic system. Here, connection to the City sewer is unfeasible and the lot is only 8,600 square feet short of the required 40,000 of and the City and State have deemed the area of proper soils to sufficient to contain a new septic.

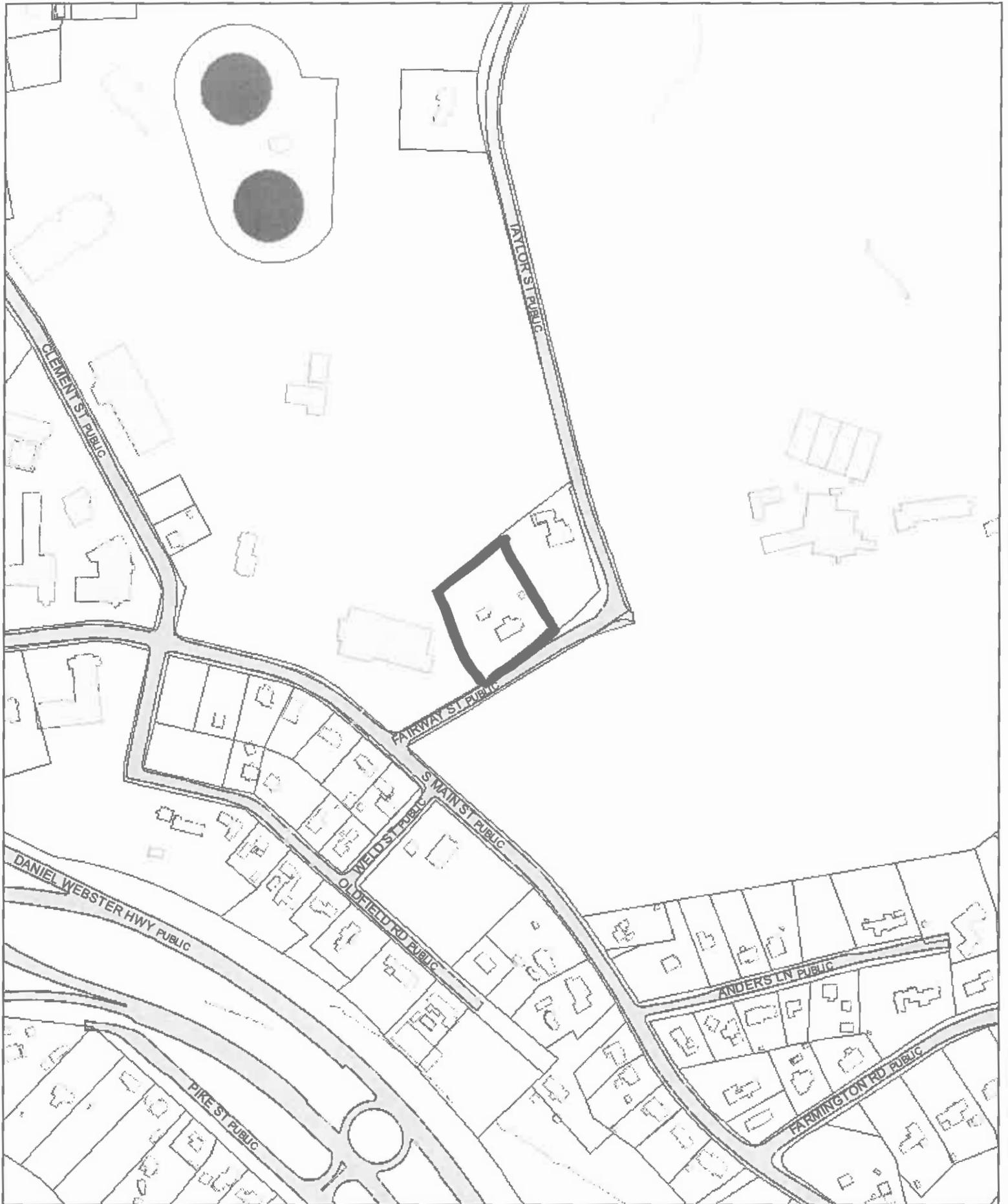
Please mail it to me at

Granting the variance will allow subdivision of a large lot (approximately 33,497 s.f.) in the R9 zoning district while only 8,000 s.f. is required into a second lot to allow construction of an additional residential dwelling. There will be no harm to the public if granted NH DES has confirmed there is sufficient proper soils and sufficient area.

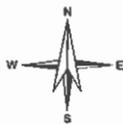


7 Fairway St



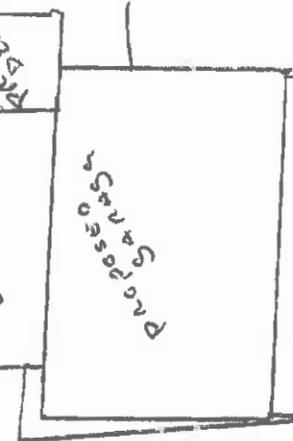
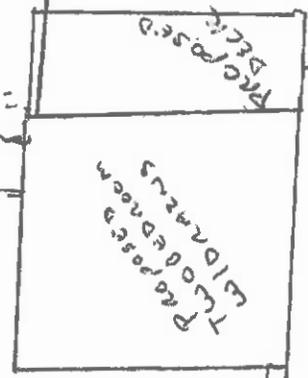
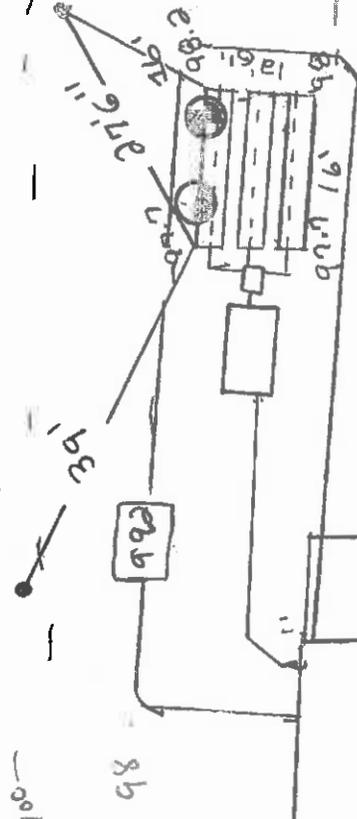


7 Fairway St



B.M. POINT 36" OAK
SPLIT IN 2
ELECTRICAL

REF POINT 36" OAK
MATERIALS



REF POINT 36" OAK

MAP 1 LOT 106
 PETER J. LYONS GST TRUST
 PETER J. LYONS, TR.
 171 TAYLOR STREET
 NASHUA, NH 03060-5156
 BK 8042 PG 1135
 BK 8190 PG 112 (MERGER)
 ZONE: R-9
 USE: RESIDENTIAL

EXIST BLDG

CHIMNEY

STEPS

10 FT (TYP)

SEWER SERVICE
 INV. = 97.73

SLATE

22.04

AL-LING

GENERATOR

PROPOSED
 -102-

PAVED DRIVEWAY
 4" PVC SUMP PUMP DRAIN
 INV. = 97.85

GAS

1" W(d)
 -0.5" G(d)

UGE/T(c)

CLEANOUT

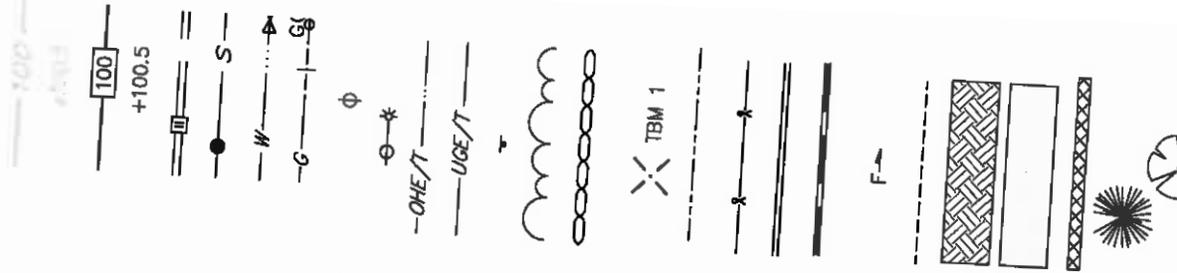
INV. = 81.47

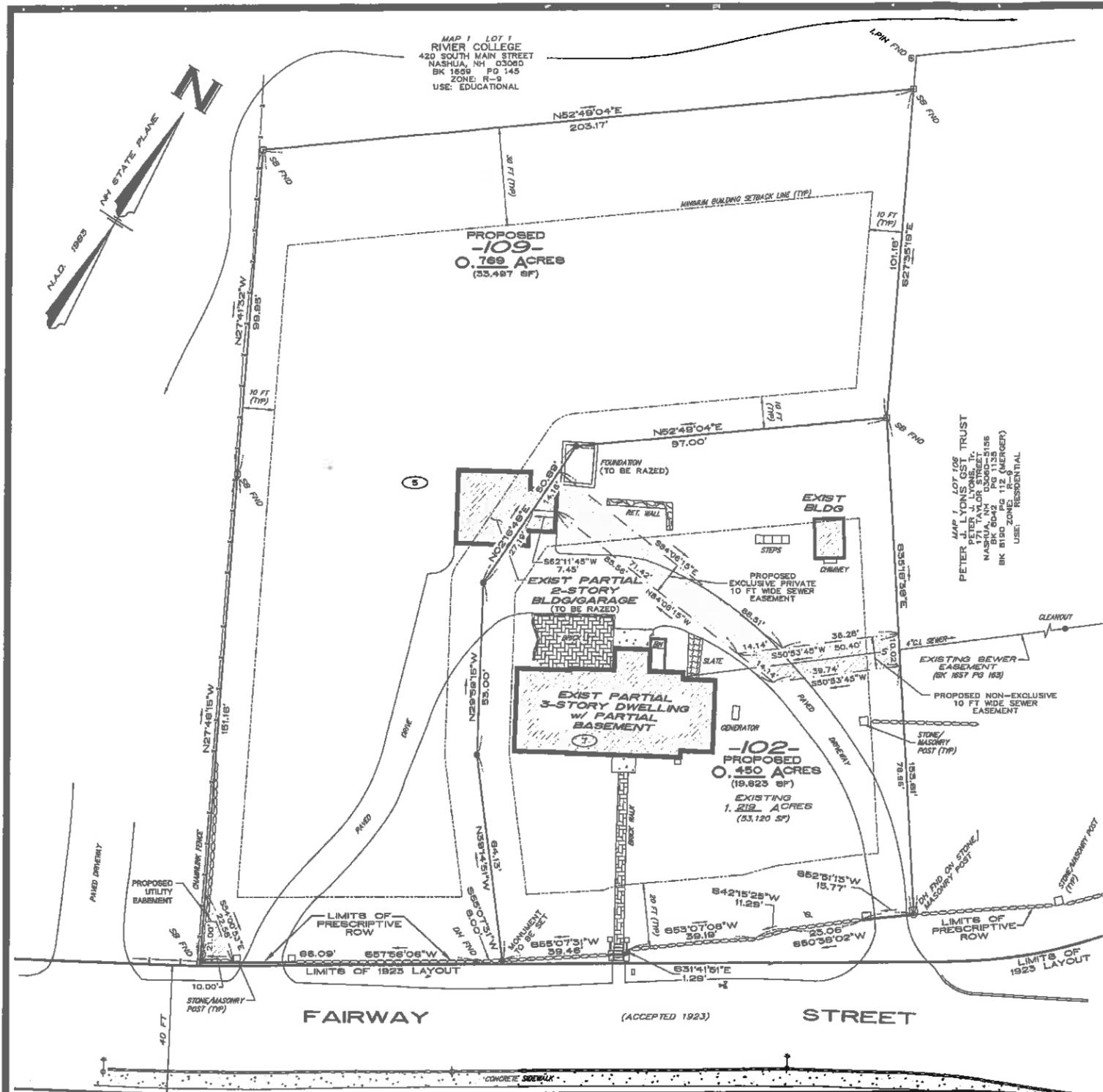
4" C.I. SEWER

EXISTING SEWER
 EASEMENT
 (BK 1657 PG 163)

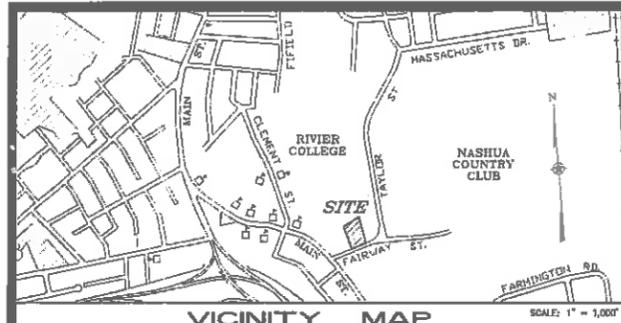
STONE/
 MASONRY
 POST (TYP)

STONE MASONRY POST
 (TYP)





- NOTES - CONT'D:**
- PRIOR TO THE RECORDING OF THE PLAN, DOCUMENTS PERTAINING TO THE STORMWATER OPERATION AND MAINTENANCE PLAN SHALL BE RECORDED.
 - FUTURE BUILDING CONSTRUCTION SHALL INCORPORATE FOUNDATION DRAINAGE SYSTEMS EXCEPT WHERE AN INVESTIGATION ESTABLISHES THAT SPECIFIC BUILDING SITES ARE LOCATED IN WELL DRAINED SOILS AND THAT SUCH SYSTEMS ARE NOT REQUIRED.
 - STREET RESTORATION, IF ANY, SHALL BE IN ACCORDANCE WITH NRO SECTION 285-13.
 - NO WETLANDS OR ASSOCIATED BUFFERS AFFECTING THE PROPERTY WERE OBSERVED DURING PLAN PREPARATION.
 - IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE SHOWN ON THIS SUBDIVISION PLAN IN ANYWAY WHATSOEVER, OR CONVERT OR ALTER ANY STRUCTURE SHOWN ON THIS SUBDIVISION PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE CITY.
 - THE SITE IS NOT LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT.
 - THERE ARE NO NEW STREET LIGHTS PROPOSED WITH THIS PLAN.
 - PROPOSED DRIVEWAY WIDTHS SHALL NOT EXCEED 24 FEET AT RIGHT OF WAY.
 - THE EXISTING 4" SEWER MAIN SHALL REQUIRE A VIDEO PRIOR TO CONNECTING THE PROPOSED 4" SEWER SERVICE. THE RESULTS SHALL BE REPORTED TO THE ENGINEER.
 - ALL PROPOSED DEMOLITION ACTIVITIES REQUIRE INSPECTIONS FOR THE PRESENCE OF ASBESTOS - CONTAINING MATERIALS PRIOR TO ENVIRONMENTAL HEALTH'S SIGN-OFF ON NASHUA'S BUILDING SAFETY DEPARTMENT'S DEMOLITION PERMIT APPROVAL FORM. IF ANY ASBESTOS - CONTAINING MATERIALS ARE FOUND, THEY MUST BE ABATED AND DOCUMENTED ACCORDING TO STATE AND LOCAL REGULATIONS.
 - WAIVERS APPROVED:
 - (A) SECTION 190-221(C): UNDERGROUND ELECTRIC/TELECOMMUNICATIONS SERVICES
 - EXCHANGE OF DRIVEWAY CROSS-ACCESS EASEMENTS TO BE PROVIDED UPON TRANSFER OF LAND.
 - PRESENT OWNER:
 - MAP 1, LOT 102
 - JOHN L DUPRE & COLLEEN LYONS DUPRE
 - 7 FAIRWAY STREET
 - NASHUA, NH 03060-5130
 - BK 4366, PG 008
 - BK 3876, PG 335



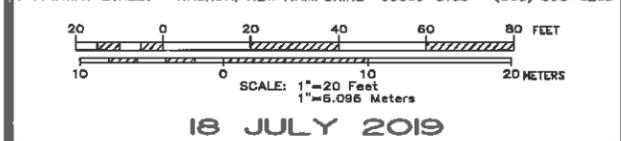
- PLAN REFERENCES:**
- CONSOLIDATION LOT LINE RELOCATION PLAN (LOTS 102, 106 & 108, MAP 1), FAIRWAY STREET & TAYLOR STREET, NASHUA, NEW HAMPSHIRE, PREPARED FOR: JAMES A. & JEAN E. LYONS, SCALE: 1" = 60', DATED: 21 NOVEMBER 1985 WITH REVISIONS THRU 12/22/88 AND PREPARED BY ALLAN H. SWANSON, INC. RECORDED, HORD PLAN No. 20183.
 - PLAN OF LAND PREPARED FOR WILLIAM C. LABOMBARDE, FAIRWAY STREET & TAYLOR ROAD, NASHUA, N.H., SCALE: 1" = 40', DATED 23 JULY 1941 AND PREPARED BY EARLE L. WILLIAMS, NOT RECORDED.

- NOTES:**
- LOT AREA (PRIOR TO SUBDIVISION) 1.219 AC (53,120 SF)
 - PRESENT ZONING: R-9; C-SUBURBAN RESIDENCE
- | | REQUIRED | LOT 102 | LOT 109 |
|--------------------------|----------|-----------|-----------|
| MINIMUM LOT REQUIREMENTS | | | |
| - LOT AREA | 8,000 SF | 19,623 SF | 33,487 SF |
| - LOT FRONTAGE | 70 FT | 128.77 FT | 84.06 FT |
| - LOT WIDTH | 80 FT | 130.37 FT | 80.09 FT |
| - LOT DEPTH | 80 FT | 156.2 FT | 253.2 FT |
| MINIMUM YARD SETBACKS | | | |
| - FRONT YARD | 20 FT | 56.88 FT | 140.2 FT |
| - SIDE YARD | 10 FT | 11.1 FT | 15.2 FT |
| - REAR YARD | 30 FT | 61.2 FT | 84.2 FT |
| - MAX. BUILDING HEIGHT | 35 FT | N/A | 27 FT |
| - MAX. STORIES | 2 1/2 | 3 | 2 |
| - OPEN SPACE (%) | 50% | 75% | 84% |
- LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP 1.
 - PURPOSE OF PLAN: TO SHOW THE PROPOSED SUBDIVISION OF MAP 1, LOT 102 INTO TWO (2) NEW LOTS.
 - SITE IS SERVICED BY MUNICIPAL SEWER, WATER BY PENNICKLUCK WATER WORKS, PROPANE, AND OVERHEAD ELECTRIC/TELECOMMUNICATION UTILITIES.
 - MONUMENTS, WHERE REQUIRED, TO BE SET BY A LICENSED LAND SURVEYOR AS FOLLOWS:
 - (A) STONE BOUNDS: AT STREET INTERSECTIONS, POINTS OF CURVATURE AND TANGENCY OF PUBLIC STREET
 - (B) IRON PINS: AT LOT CORNERS
 - THE PARCEL IS LOCATED WITHIN FLOOD ZONE X AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP (FIRM), HILLSBOROUGH COUNTY, CITY OF NASHUA, NEW HAMPSHIRE, COMMUNITY No. 330097, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 330110825E, DATED: APRIL 18, 2011.
 - THIS SUBDIVISION PACKAGE CONTAINS 4 SHEETS OF WHICH SHEET 1 SHALL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. THE REMAINING SHEETS WILL BE ON FILE AT THE CITY OF NASHUA PLANNING DEPARTMENT.
 - THE APPLICANT SHALL SUBMIT AN ELECTRONIC FILE OF THE SUBDIVISION PLAN (PLOT) PRIOR TO RECORDING OF THE PLAN.
 - PRIOR TO A BUILDING PERMIT BEING ISSUED, BONDING FOR ALL PUBLIC IMPROVEMENTS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEERING DEPARTMENT AND CORPORATION COUNSEL.

NO.	DATE	ADDRESS	TECHNICAL REVIEW	COMMITTEE COMMENTS/	REVISE	PROPOSED HOUSE FOOTPRINT	S/A
1	02/07/20						

SUBDIVISION PLAN
(MAP 1, LOT 102)
7 FAIRWAY STREET
NASHUA, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:
John L. Dupre & Colleen Lyons Dupre
7 FAIRWAY STREET NASHUA, NEW HAMPSHIRE 03060-5130 (803) 860-3203



HSI Hayner/Swanson, Inc.
Civil Engineers/Land Surveyors
3 Congress Street 131 Middlesex Turnpike
Nashua, NH 03062 Burlington, MA 01803
(603) 883-2057 (781) 203-1501
www.hayner-swanson.com

FIELD BOOK: 1223	DRAWING NAME: 279531-C30	2795	1 OF 4
DRAWING LOCATION: 2/2002/2795/080		File Name	Sheet

ZONING NOTE
THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY HAYNER/SWANSON, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY, SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS. PRIOR TO ANY DEVELOPMENT OF THE PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

APPROVED
NASHUA CITY PLANNING BOARD
CHAIRMAN _____ DATE _____

THE UNDERSIGNED DOES HEREBY AGREE TO PERFORM ALL OF THE SITE IMPROVEMENTS AS SHOWN ON THIS PLAN AND AS CONDITIONED OR STIPULATED BY THE NASHUA CITY PLANNING BOARD. ALL REQUIRED SITE IMPROVEMENTS MUST BE COMPLETED OR GUARANTEED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

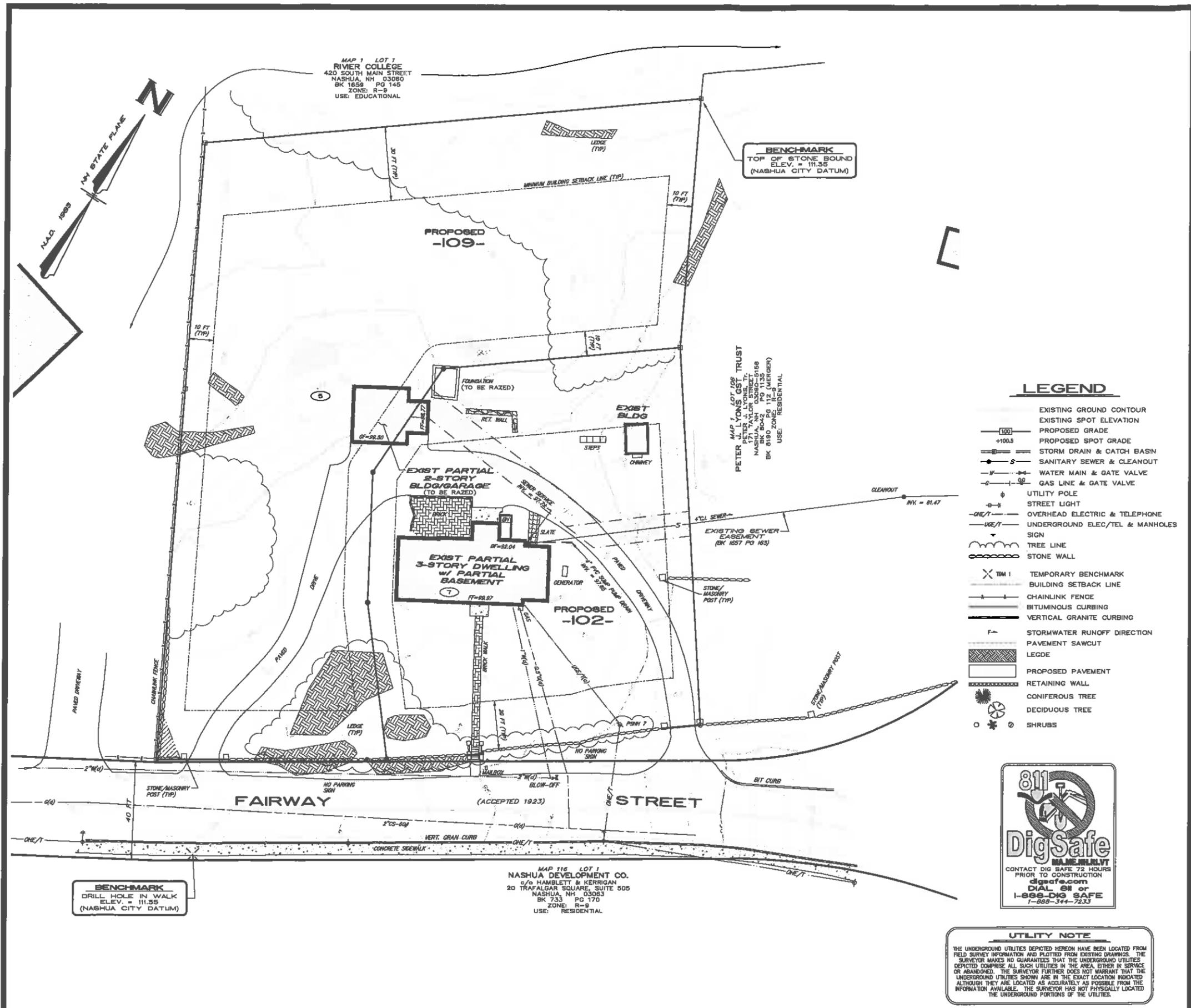
John L. Dupre 9/24/19 DATE
JOHN L. DUPRE
Colleen Lyons Dupre 9/24/19 DATE
COLLEEN LYONS DUPRE

CERTIFICATION
I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 08/23/01, EFFECTIVE 01/01/09.
I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN FIFTEEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

2/1/20 DATE



- LEGEND**
- SS STONE BOUND
 - LPW IRON PIN
 - DH DRILL HOLE & STONE WALL
 - IRON PIN/MONUMENT TO BE SET
 - S — SANITARY SEWER & CLEANOUT
 - SIGN
 - BUILDING SETBACK LINE
 - CHAINLINK FENCE
 - BITUMINOUS CURBING
 - VERTICAL GRANITE CURBING
 - ⑦ STREET ADDRESS
 - UTILITY POLE
 - STREET LIGHT
 - CONCRETE
 - BRICK
 - SLATE
 - EXISTING BUILDING



- SURVEY NOTES:**
1. THE TOPOGRAPHY SHOWN IS BASED ON A FIELD SURVEY BY THIS OFFICE DURING JULY 2019.
 2. SURVEY CONTROL DATA:
HORIZONTAL DATUM: NAD 1983
PROJECTION: NH STATE PLANE
VERTICAL DATUM: NASHUA CITY DATUM
UNITS: US SURVEY FEET
 3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE EXISTING TOPOGRAPHY PRIOR TO EARTHWORK OPERATIONS. NO CLAIM FOR THE EXTRA WORK DUE TO TOPOGRAPHIC INACCURACY SHALL BE CONSIDERED AFTER EARTHWORK HAS COMMENCED.
 4. THE CONTRACTOR SHALL ONLY USE BENCHMARKS AS PROVIDED BY THE ENGINEER.

- CONSTRUCTION NOTES:**
1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF NASHUA, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE STANDARD SPECIFICATIONS FOR ROAD CONSTRUCTION, BOARD OF PUBLIC WORKS, NASHUA, NEW HAMPSHIRE, AND THE STANDARD SPECIFICATIONS FOR SEWERS AND DRAINS, BOARD OF PUBLIC WORKS, NASHUA, NEW HAMPSHIRE AND THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, LATEST EDITION ARE HEREBY INCORPORATED BY REFERENCE.
 2. ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET THE REQUIREMENTS AND SPECIFICATIONS FOR ROAD CONSTRUCTION, BOARD OF PUBLIC WORKS, NASHUA, NEW HAMPSHIRE, AND THE STANDARD SPECIFICATIONS FOR SEWERS AND DRAINS, BOARD OF PUBLIC WORKS, NASHUA, NEW HAMPSHIRE.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS BEFORE DIGGING.
 4. PRIOR TO ANY WORK BEING STARTED, THE APPLICANT AND THEIR CONTRACTORS SHALL HOLD A PRE-CONSTRUCTION CONFERENCE WITH PLANNING STAFF TO REVIEW SCHEDULING, EROSION AND TRAFFIC CONTROL, AND TREE PROTECTION.
 5. BLASTING, IF NEEDED, SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF NASHUA FIRE DEPARTMENT REGULATIONS.
 6. ALL STUMPS SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.
 7. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED IMMEDIATELY UPON BEING CONSTRUCTED.

CITY OF NASHUA

PLANNING DEPARTMENT
COMMUNITY DEVELOPMENT DIVISION
228 MAIN STREET
NASHUA, NH 03060
ATT: LINDA MCGHEE
(603) 589-3110

ENGINEERING DEPARTMENT
NASHUA DEPT. OF PUBLIC WORKS / ENGINEERING
9 RIVERSIDE STREET
NASHUA, NH 03062
ATT: JOE MENDOLA
(603) 589-3124

FIRE DEPARTMENT
NASHUA FIRE DEPARTMENT
177 LAKE STREET
NASHUA, NH 03060
ATT: ADAM POULIOT
(603) 589-3480

UTILITY CONTACTS

WATER:
PENNICHIK WATER WORKS
26 MANCHESTER STREET
MERRIMACK, NH 03054
ATT: JOHN BOISVERT, PE
(603) 913-2300

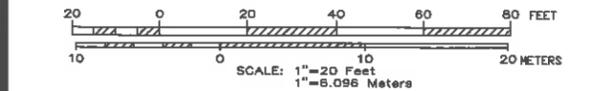
TELEPHONE:
CONSOLIDATED COMMUNICATIONS
257 DANIEL WEBSTER HWY.
MERRIMACK, NH 03054
ATT: JOY MENDONCA
(603) 645-2713

POWER:
EVERSOURCE
370 AMHERST STREET
NASHUA, NH 03060
ATT: MARC GAGNON
(603) 882-5994

No.	DATE	REVISION	BY
1	02/07/20	ADDRESS TECHNICAL REVIEW COMMITTEE COMMENTS/ REVISE PROPOSED HOUSE FOOTPRINT	SA

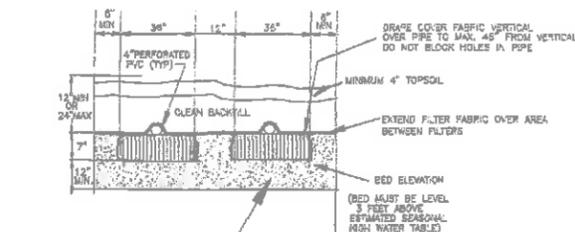
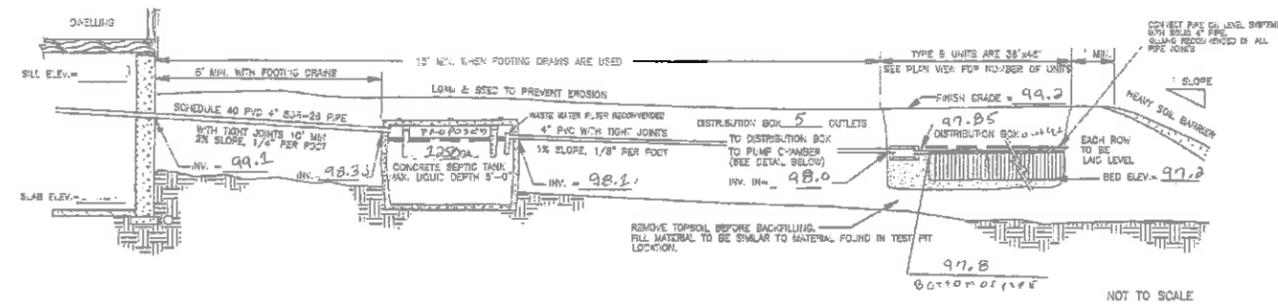
TOPOGRAPHIC SUBDIVISION PLAN
(MAP 1, LOT 102)
7 FAIRWAY STREET
NASHUA, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:
John L. Dupre & Colleen Lyons Dupre
7 FAIRWAY STREET NASHUA, NEW HAMPSHIRE 03060-5130 (603) 860-3203



18 JULY 2019

HISI Hayner/Swanson, Inc.
Civil Engineers/Lead Surveyors
3 Congress Street
Nashua, NH 03062
131 Middlesex Turnpike
Burlington, MA 01803
(603) 883-2037
www.haynerswanson.com



TYPICAL CROSS SECTION NOT TO SCALE

SOIL DATA
 C.F.D.
 CHAFFIN - HOLTS - RANTON COMPLEX

DESIGN INTENT
 THE BOTTOM OF THE EFFLUENT DISPOSAL SYSTEM (EDS) SHALL BE CONSTRUCTED AT 97.7 ELEVATION. THIS IS APPROXIMATELY 0.5 FEET BELOW ORIGINAL GROUND ON THE HIGH CONTOUR OF THE DESIGNED EFFLUENT DISPOSAL SYSTEM OF 98.2 TO REMAIN 3 FEET ABOVE E.S.H.T.

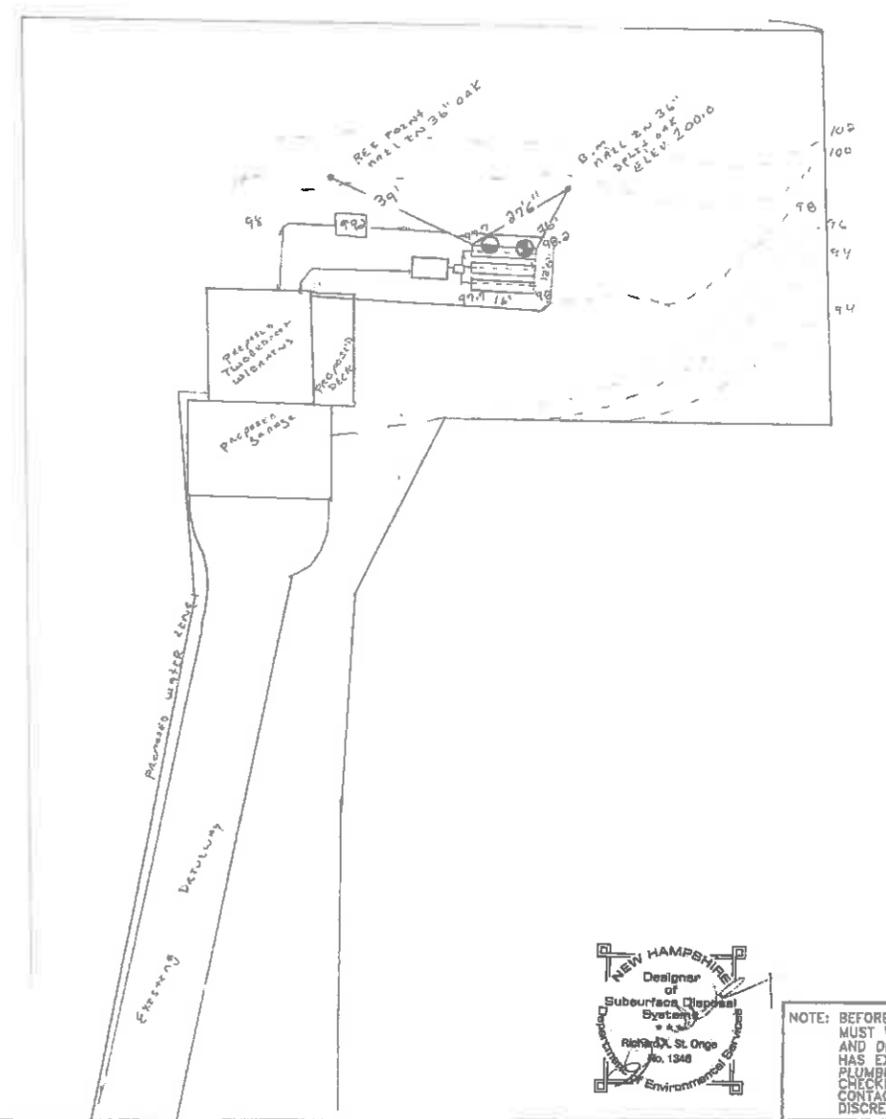
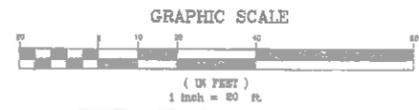
John L. Dupre OWNER
 Colleen Lyons Dupre
 7 FAIRWAY ST. NASHUA, NH.

DEED RECORDING
 VOL. 106, PAGE 24, COUNTY Hillsborough
 D.E.S. - W.S.F.C.D. SUBMISSION APPROVAL PENDING
 D.E.S. - W.S.F.C.D. CONSTRUCTION APPROVAL PENDING

- NOTES**
- 1) THERE ARE NO WELLS, SURFACE WATERS, OR POORLY DRAINING SOILS WITHIN 75' OF PROPOSED SYSTEM
 - 2) ANY WETLAND INVESTIGATION WAS PERFORMED IN ACCORDANCE WITH ENV. WD 1014.06 NO WETLANDS FOUND
 - 3) A LABEL PLATE TO BE INSTALLED IN OUTLET OF EACH OF SEPTIC TANK
 - 4) FLOW EQUALIZERS OR EQUAL TO BE INSTALLED IN OUTLET PORTS OF DISTRIBUTION BOX

LOT LAYOUT CALC.
 (0.5000000000000000) x fraction
 300 : 2000 x 0.08 = 240 AC RECD
 GROUP 3
 D-SUBS = 0.77 AC PROVD - 0.5 AC (large outcrop) = 0.27 ACRES REMAINING

- NOTES**
- IN-DRAIN UNITS SHALL BE INSTALLED, USED AND MAINTAINED IN ACCORDANCE WITH PUBLISHED GUIDELINES.
 - DO NOT DISCHARGE WATER SOFTENER OR TREATMENT BACKWASH INTO SEPTIC SYSTEM.
 - THIS SEPTIC SYSTEM IS NOT DESIGN TO ACCOMMODATE THE USE OF A GARBAGE DISPOSAL.
 - INSTALL POLYLOK FLOW EQUALIZERS IN OUTLET LINES, (GRAVITY SYSTEMS ONLY).
 - INLET AND OUTLET JOINTS TO SEPTIC TANK AND D-BOX TO BE SEALED W/ NON SHRINK MORTAR OR POLYLOK SEALS.
 - AVOID VEHICULAR TRAFFIC OVER E.D.A.
 - ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THOSE REFLECTED ON THIS PLAN MUST BE REPORTED TO THE DESIGNER.
 - FAILURE TO HALT CONSTRUCTION AND NOTIFYING THE DESIGNER OF ANY DISCREPANCIES RELIEVES THE DESIGNER OF ANY LIABILITY INCURRED FROM THOSE DIFFERENCES.
 - THIS PLAN HAS BEEN PREPARED FOR THE PURPOSE OF ASSISTING IN THE CONSTRUCTION OF A SUBSURFACE WASTE DISPOSAL SYSTEM. PERSONS USING THIS DOCUMENT FOR THE PURPOSES OTHER THAN DESCRIBED DO SO AT THEIR OWN RISK.
 - PLAN BOUNDARY INFORMATION MAY BE COMPILED FROM VARIOUS SOURCES AND WE DO NOT CERTIFY ITS ACCURACY.
 - THERE IS NO POORLY DRAINING SOILS WITHIN 50' OR OPEN WATER WITHIN 75' OF THE PROPOSED SYSTEM ACCORDING TO RULE ENV-W 1014.03c.
 - SEPTIC TANK TO BE NO CLOSER THAN 5' FROM ANY FOUNDATION WITH DRAINS LEACH BED TO BE NO CLOSER THAN 15' FROM ANY FOUNDATION WITH DRAINS LEACH BED COVER IS GREATER THAN 1' THE LEACH FIELD MUST BE VENTED
 - ALL PIPING TO SEPTIC TANK TO BE SDR 35 OR EQUIVICANT.



SYSTEM REQUIREMENTS

PERC. RATE 1" = 6 MINS.
 DAY DESIGN FLOW: 300 GPD @ 2 BEHND

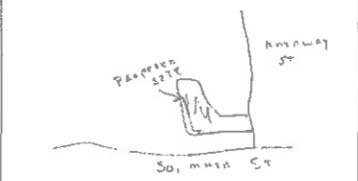
TYPE B IN-DRAINS REQ. BY TABLE 1 OF ELWEN DESIGN MANUAL EQUALS 10 UNITS
 PROPOSED ARE 10 TYPE B UNITS
 7 1/2" ROWS WIDE x 4 UNITS LONG

PERCOLATION TEST DATA
 6-16-20 RATE: 1" = 6 MINS. @ 24"

TEST PIT DATA
 DATE: 6-16-20
 WATER @ 10" DEPTH
 ESTIMATED SEASONAL HIGH WATER TABLE @ 42"
 LEDGE = 60"

10" 3/4 TOPSOIL
12"
10 1/2" 6 YELLOW BROWN FINE LUMPY SAND
22"
2.54 7/4 PALK BROWN FINE SAND
36"
2.54 6 1/2 LIGHT YELLOW BROWN FINE SAND
60" ledge

DEPTH OF ROOTS: 36"
 SURFACE VEGETATION:



LOCATION MAP (NOT TO SCALE)

SUBMITTED BY: ST. ONGE SEPTIC, INC.
 568 MOUNTAIN ROAD
 GOSHEN, NH 03045

PHONE: 603-627-2809

PROPOSED EFFLUENT DISPOSAL SYSTEM FOR PROPERTY OF:
 5 FAIRWAY ST.
 NASHUA, NH.

map #1 LOT 109

DRN. BY: ...
 SCALE 1"=20'
 DATE: 7-9-20

CHECKED BY:
 DRAWING #:



NOTE: BEFORE INSTALLATION, INSTALLER MUST VERIFY ALL ELEVATIONS AND DISTANCES. IF SYSTEM HAS EXISTING BUILDING, ALL PLUMBING ELEVATIONS MUST BE CHECKED. CONTACT DESIGNER IF ANY DISCREPANCIES ARE FOUND.