Town of Hopkinton Planning Department

330 Main Street, Hopkinton NH 03229-2627 - (603) 746-8243 -planzone@hopkinton-nh.gov

HOPKINTON PLANNING BOARD
PUBLIC NOTICE – AGENDA
OCTOBER 19, 2021

The **Hopkinton Planning Board** will meet on Tuesday, October 19, 2021, at 6:00 PM in the Hopkinton Town Hall, 330 Main Street, Hopkinton, to review and take action on the following:

I. Call to Order/Roll Call.

II. Review of Meeting Minutes and Notice of Decision of September 14, 2021.

III. Conceptual Consultations.

IV. Applications/Public Hearings.

#2021-24 Rose View Properties, LLC Site Plan Review to convert a single-family dwelling into three-dwelling units. The property is located at 242 Pine Street, Tax Map 221, Lot 77, B-1/R-1 Districts.

V. Other Business.

a) Discussion on zoning amendments for 2021
b) Report on Master Plan update.
c) Any other business to legally come before the meeting.

VI. Adjournment (Next regular meeting on Tuesday, November 9, 2021)**.**

Public hearings may immediately follow if the application(s) is/are accepted as complete.

Participation, at appropriate times, via Zoom website https://us06web.zoom.us/j/85674638686 or by phone dialing 1-929-205-6099 and using Meeting ID: 856 7463 8686 is available.

The Planning Board reserves the right to adjourn the meeting/public hearing at 9:30 PM. All agenda items will be rescheduled for the Planning Board's next scheduled meeting/public hearing.

#2021-24

Town of Hopkinton

330 Main Street • Hopkinton, New Hampshire 03229 • www.hopkinton-nh.gov
Tel: 603-746-3170 *Fax:* 603-746-3049

PLANNING BOARD APPLICATION

☒ Site Plan Review ☐ Architectural Design Review (Commercial/Industrial - ZO Section IV-A)
☐ Preliminary Review (SD Section II) ☐ Subdivision ☐ Lot Line Adjustment/Annexation
☐ Conditional Use Permit (ZO Section III) ☐ Special Use Permit (ZO Section VIII)

PROJECT LOCATION: 242 Pine Street **MAP/LOT:** 221 / 77 / ____ **ZONE:** R1

APPLICANT: Rose view Properties LLC

Address: 100 chase farm Rd City: Hopkinton State: NH Zip: 03229

Phone: ____ Email: ____

OWNER(s)

Name: Same

Address: ____ City: ____ State: ____ Zip: ____

Phone: ____ Email: ____

Name: ____

Address: ____ City: ____ State: ____ Zip: ____

Phone: ____ Email: ____

PROFESSIONALS (engineer, architect, surveyor, attorney, wetland/soil scientist, etc.):

Name: Higginson Land Services

Address: 76 Patterson Hill RD City: Henniker State: NH Zip: 03242

Phone: 660-6412 Email: dlohigginson@yahoo.com

Name: ____

Address: ____ City: ____ State: ____ Zip: ____

Phone: ____ Email: ____

☒ Residential ☐ Recreational ☐ Agricultural ☐ Institutional ☐ Commercial/Industrial ☐ Accessory

☐ Public Water ☐ Public Sewer ☐ Well ☐ Septic

Lots/units proposed: 3 Existing Building Area: 2800 Proposed Building Area: 3917

% Open Space: 95% +/- (Note: Building Area refers to gross area)

Application Submission Requirements:

Original and ten (10) copies of the application, along with all supporting document(s), including reductions of the final plan(s) to no more than 11" x 17".

- ☒ Narrative description of proposal (include existing conditions and all related improvements).
- ☒ Application checklist.
- ☐ Planning Board/Zoning Board of Adjustment Minutes of Conceptual, Preliminary Review, or approval.
- ☒ Property deed and existing/proposed easements, covenants, and restrictions.
- ☒ Tax Map of subject parcel and abutting properties.
- ☒ Waiver(s) request from provisions of the Subdivision and/or Site Plan Regulations.

RECEIVED
SEP 10 2021
PLANNING BD

- ☐ Test Pit Data, Storm Water Management Plan, Traffic, School, Environmental and Fiscal Impact Analyses, and Phasing Plan (when applicable).
- ☑ Abutters List as defined by RSA 672:3 – Include Tax Map, Lot Number, Name and Mailing Addresses. If abutting property is under a condominium or other collective form of ownership, the term "abutter" means the officers of the collective or association. If abutting property is under a manufactured housing park form of ownership, the term "abutter" includes the manufactured housing park owner and the tenants who own the manufactured housing.
- ☑ Mailing labels – Include Applicant, Owner, Architect, Soil/Wetland Scientists, Abutters, and holders of Conservation/Preservation restrictions or easements.
- ☑ Four (4) paper prints of the plan(s) at full scale.
- ☐ Appropriate Filing Fee: (Non-refundable) Made payable to Town of Hopkinton
  Major Subdivision.....$500.00 Application Fee, $100.00 per Lot/Unit
  Minor Subdivision.....$250.00 Application Fee, $100.00 per Lot/Unit
  Lot Line Adjustment/Annexation .....$100.00 Application Fee
  Site Plan Review.....$300.00 Application Fee, $100.00 per Unit (Res./Non-Res.)
  Site Plan Review Change of Use.....$150.00 Application Fee
  Conditional Use Permit .....$500.00 Application Fee (Wireless Telecommunications)
  Public Notice Mailing.....$ 10.00 per Address (Owner, Applicant, Agent, Abutter)
  Newspaper Notice.....$ 75.00
- ☐ Conditional Use Permit (Wireless Telecommunications): If application is for Conditional Use Permit, please attach a detailed explanation of compliance with Section 3.10 of the Hopkinton Zoning Ordinance, along with an explanation of compliance with the Site Plan Review Regulations of the Town of Hopkinton.

Final Submission Requirements (after Planning Board action):

- ☐ Four (4) paper prints of the final plan set at full scale.
- ☐ Mylar(s) – The Merrimack County Registry of Deeds requires that the UPPER LEFT-HAND CORNER, INSIDE THE BORDER, of the plat to be RESERVED for recording information entered by the Registry - No smaller than 7" long X 1" wide.
- ☐ PDF of the final plan set, including architectural and site photographs - emailed or thumb drive.
- ☐ Recording Fees: (Separate Checks) Made payable to Merrimack County Registry of Deeds
  Recording Fee.....$ 26.00 per Page (22" x 34")
  LCHIP Fee.....$ 25.00 per Document

I represent to the best of my knowledge and belief that this application is being submitted in accordance with applicable regulations and ordinances of the Town of Hopkinton. I also understand that submittal of this application shall be deemed as granting permission for the Planning Board members and their designees to enter onto the property for purposes of inspections and review. Permission to visit the property extends from the date an application is submitted until approved work or construction is complete and any or all of the financial guarantees, if any, have been returned to the applicant, or until the application is formally denied. Furthermore, I agree that the proposed project will be performed in accordance with this application, the attached plans and specifications, and the regulations and ordinances of the Town of Hopkinton.

Applicant's Signature: _____ Date: 9/9/21

Owner's Signature(s): _____ Date: 9/9/21

Office Use:

Application Filed: 9/10/21 Fees: 265. ✓1155 Application #: 2021-24
Notice(s) Posted/Mailed: 10/8/21 Complete/Consideration: _____
Meeting(s)/Hearing(s): _____
Approved/Denied: _____ ☐ Conditions MCRD Filing: _____
MCRD Document #: _____

HIGGINSON LAND SERVICES

LAND SURVEYING ▲ PERMITTING ▲ SEPTIC DESIGNS

September 9, 2021

RE:
Tax Map 221 Lot 77
242 Pine Street
Hopkinton, NH 03229

Project Narrative

The above referenced property fronts on the Pine street and is owned by Rose View Properties. Currently there is an old farm house that is under construction. We are proposing to add (2) two bedroom units in addition to the existing three bedroom unit. The proposed work will also include installation of a new leach field and parking area.

(603) 660-6412 dbhigginson@yahoo.com 76 Patterson Hill Road / Henniker NH 03242

BK: 3652 PG: 909, 10/25/2019 2:05 PM LCHIP $25.00 TRANSFER TAX $2,175.00 RECORDING $14.00 SURCHARGE $2.00

Return to:
MCNICHOLAS LAW OFFICES, PA
95 NORTH STATE STREET
CONCORD NH 03301

14.55
2.00
25.00

2175.00

WARRANTY DEED

AKA LIBERTY JEAN TARDIF

LIBERTY JANE TARDIF, single, with a mailing address of P.O. Box 11, Warner, County of Merrimack and State of New Hampshire 03278, for consideration paid, grants to **ROSE VIEW PROPERTIES, LLC**, a New Hampshire limited liability company with a mailing address of 100 Chase Farm Road, Hopkinton, County of Merrimack and State of New Hampshire 03229, with WARRANTY COVENANTS:

A certain tract or parcel of land and the improvements thereon, situate at in Hopkinton, County of Merrimack and State of New Hampshire, bounded and described as follows:

Beginning at an iron pipe on the northerly side of the highway leading from Contoocook to Clement's Hill, so called, known as Pine Street, being the southeast corner of land now or formerly of Peronto;

Thence northerly by said Peronto land two hundred (200) feet more or less to an iron pipe at the northeast corner of said Peronto land;

Thence westerly by said Peronto land one hundred fifty (150) feet to an iron pipe at land formerly of Richardson and now or formerly of Harry N. Walls;

Thence northerly by said Walls land fourteen and three fourths (14 ¾) rods, more or less, to land of The State of New Hampshire at the limited access highway;

Thence northeasterly two hundred thirty-five (235) feet, more or less, by said highway land to land formerly of Richardson;

Thence easterly fifteen and three fourths (15 ¾) rods, more or less, to a stone bound at land formerly of George;

Thence southerly by formerly George land twenty and three fourths (20 3/4) rods to a stone bound;

2019\00019963 Recorded in Merrimack County, NH In the Records of Susan Cragin, Register
BK: 3652 PG: 910, 10/25/2019 2:05 PM LCHIP $25.00 TRANSFER TAX $2,175.00 RECORDING $14.00 SURCHARGE $2.00

Thence easterly by formerly George land twenty-eight (28) feet;

Thence southerly by land formerly of Richardson to a stone bound at the northerly side of said highway;

202

Thence westerly by said highway twelve and one fourth (12 ¼) rods, more or less, to the point of beginning.

Conveying herewith and also subject to rights in a common driveway on the easterly side of the premises the driveway being approximately half on land conveyed and half on the adjoining land, now owned by Sanborn.

The above property is not a homestead property.

Meaning and intending to convey the premises conveyed to Liberty Jane Tardif by Fiduciary Deed dated October 21, 2019 and recorded in the Merrimack County Registry of Deeds at Book 3651, Page 2246.

This is not homestead property of the Grantor.

Signed this 21st day of October, 2019.

LIBERTY JANE TARDIF

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

The foregoing instrument was acknowledged before me this 21st day of October, 2019 by LIBERTY JANE TARDIF.

Justice of the Peace
My Commission Expires on: 8-14-24
Printed Name: PATRICK J. McNICHOLAS

50 foot Abutters List Report

Hopkinton, NH
September 09, 2021

Subject Property:

Parcel Number:	221-077-000	Mailing Address:	ROSE VIEW PROPERTIES LLC
CAMA Number:	221-077-000		100 CHASE FARM RD
Property Address:	242 PINE ST		HOPKINTON, NH 03229

Abutters:

Parcel Number:	221-011-000	Mailing Address:	FROST(REV TR) CAROL J FROST (TR)
CAMA Number:	221-011-000		CAROL J
Property Address:	241 PINE ST		241 PINE ST
			CONTOOCOOK, NH 03229
Parcel Number:	221-012-000	Mailing Address:	CRESSY DOUGLAS A & KRISTINE A
CAMA Number:	221-012-000		PO BOX 154
Property Address:	315 PINE ST		CONTOOCOOK, NH 03229
Parcel Number:	221-075-001	Mailing Address:	GRANITE ROOTS CONSTRUCTION LLC
CAMA Number:	221-075-001		132 NEW HAMPSHIRE DRIVE
Property Address:	BOUND TREE RD		WEBSTER, NH 03303
Parcel Number:	221-075-002	Mailing Address:	NORTHEAST INVESTMENTS
CAMA Number:	221-075-002		PO BOX 637
Property Address:	BOUND TREE RD		CONTOOCOOK, NH 03229
Parcel Number:	221-076-000	Mailing Address:	HOPF ANNA JOAN
CAMA Number:	221-076-000		256 PINE ST
Property Address:	256 PINE ST		CONTOOCOOK, NH 03229
Parcel Number:	221-078-000	Mailing Address:	GALLANT KRYSTAL ROSE
CAMA Number:	221-078-000		PO BOX 55
Property Address:	222 PINE ST		CONTOOCOOK, NH 03229
Parcel Number:	221-083-000	Mailing Address:	HOPKINTON TOWN OF (LIBRARY,
CAMA Number:	221-083-000		SENIOR CNTR., FLDS)
Property Address:	61 HOUSTON DR(&41,114)		330 MAIN ST
			HOPKINTON, NH 03229

Town of Hopkinton, NH
Site Plan Review Checklist

In cases where not all items are applicable, draw a line through the items that are not applicable. **All requests for waivers must be in writing with the application.**

ALL APPLICATIONS

- [x] 1. Ten (10) copies of completed application, all associated documentation and checklist;
- [x] 2. List of names and addresses of abutters and use of abutting properties, identified with location of the structures and access roads;
- [x] 3. One (1) set of address mailing labels of abutters, applicant, engineer, architect, soil scientist, wetland scientist, land surveyor, and any holders of conservation preservation, or agricultural preservation restrictions or easements;
- [x] 4. The appropriate fee;
- [x] 5. Site plan: 24" by 36" sheet size maximum, scale not less than 1" = 100', match lines where needed, date, title, graphic scale, north arrow, location map, legend, name & address of developer/applicant, designer/engineer, and owner of record;
- [x] 6. Four (4) prints of each plan sheet at full scale and one (1) reduction of each plan reduced to no more than 11" x 17";
- [x] 7. All existing and proposed easements;
- [x] 8. Site plan showing boundaries, existing natural features including watercourses & water bodies, trees & other vegetation, topographical features, and other pertinent features that should be considered in the site design process;
- [x] 9. Plan of all buildings depicting their type, size, and location (setbacks);
- [x] 10. Location of off-street parking and loading spaces with a layout or the parking indicated;
- [x] 11. The location, width, curbing and type of access ways and egress ways (driveways), plus streets and sidewalks within and around site;
- [ ] 12. Location, size, and design of proposed signs and advertising or instructional devices;
- [x] 13. Location and type of lighting for all outdoor facilities, including direction and area of illumination;
- [x] 14. Right-of-way lines of all existing adjoining streets;
- [x] 15. Location and type of Water supply & sewage disposal facilities;
- [x] 16. Zoning districts and boundaries for site and within 1000 feet of site;
- [x] 17. 100 year flood elevation line, where applicable;
- [x] 18. An elevation view or photograph of all buildings indicating their height, width and surface treatment;
- [x] 19. Landscaping plan showing required details described within the Site Plan Review Regulations, and
- [ ] 20. Other required exhibits or data in order to adequately evaluate the proposal.

Town of Hopkinton, NH
Site Plan Review Checklist

PROJECTS REQUIRING NEW OR ADDITIONAL BUILDINGS OR CHANGES TO THE EXTERIOR DIMENSIONS OF EXISTING OR CHANGES TO EXISTING CONTOURS AND FINISHED GRADE ELEVATIONS, INCLUDING TYPE, EXTENT, AND LOCATION OF LANDSCAPING, PARKING AND OPEN SPACE AREAS SHALL SUBMIT THE FOLLOWING IN ADDITION TO ABOVE:

- [ ] 1. Reproducible mylar, to be retained by the Planning Board at its option;
- [x] 2. Plan of all buildings with their type, size, location (setbacks) and elevation of first floor indicated: (assume permanent onsite elevation);
- [x] 3. The size and proposed location of water supply and sewage facilities and provision for future expansion of sewage and water facilities, and all distances from existing water and sewage facilities on the site and on abutting properties to a distance of 200 feet;
- [x] 4. The location, elevation and layout of catch basins and other surface drainage features;
- [x] 5. Existing and proposed contours and finished grade elevations – all contours shall be a minimum of 2-foot intervals;
- [x] 6. The type, extent and location of existing and proposed landscaping and open space areas indicating what existing landscaping and open space areas will be retained;
- [x] 7. The size and location of all public service connections – gas, power, telephone, fire alarm, (overhead or underground);
- [x] 8. Surveyed property lines showing their angles, distances, radius, lengths of arcs, control angles, along property lines and monument locations and names of all abutters;
- [ ] 9. If a subdivision, the lines and names of all proposed streets, lanes, ways, or easements intended to be dedicated for public use shall be indicated and all Subdivision Regulations shall apply, and
- [x] 10. Erosion and sedimentation control plan.

The State of New Hampshire

Department of Environmental Services

Robert R. Scott, Commissioner

APPROVAL FOR CONSTRUCTION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

APPLICATION APPROVAL DATE: 9/3/2021

APPROVAL NUMBER: eCA2021090318

I. PROPERTY INFORMATION

Address: 242 PINE STREET
HOPKINTON NH 03229
Subdivision Approval No.: 5 PLUS ACRES
Subdivision Name:
County: MERRIMACK
Tax Map/Lot No.: 221/77

II. OWNER INFORMATION

Name: ROSE VIEW PROPERTIES LLC
Address: ROSE VIEW PROPERTIES LLC
100 CHASE FARM ROAD
HOPKINTON NH 03229

III. APPLICANT INFORMATION

Name: DANIEL B HIGGINSON
Address: 76 PATTERSON HILL RD
HENNIKER NH 03242

IV. DESIGNER INFORMATION

Name: DANIEL B HIGGINSON
Address: 76 PATTERSON HILL RD
HENNIKER NH 03242
Permit No.: 01717

V. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Construction

A. TYPE OF SYSTEM: ENVIROSEPTIC
B. NO. OF BEDROOMS: 7
C. APPROVED FLOW: 1050 GPD
D. OTHER CONDITIONS AND WAIVERS:

1. This approval is valid for 4 years from date of approval, per Env-Wq 1004.13.
2. Design for a 3-bedroom unit and (two) 2-bedroom units apartments; total flow 1050gpd.
3. In the event the units on this lot are to be sold separately (for separate ownership), a subdivision approval shall apply per PART Env-Wq 1005.
4. Approved with a municipal water supply only.
5. No waivers have been approved.

Darren K. King
Subsurface Systems Bureau

DES Web Site: www.des.nh.gov
P.O. Box 95, 29 Hazen Drive, Concord, New Hampshire 03302-0095
Telephone: (603) 271-3503 Fax: (603) 271-6683 TDD Access: Relay NH 1-800-735-2964

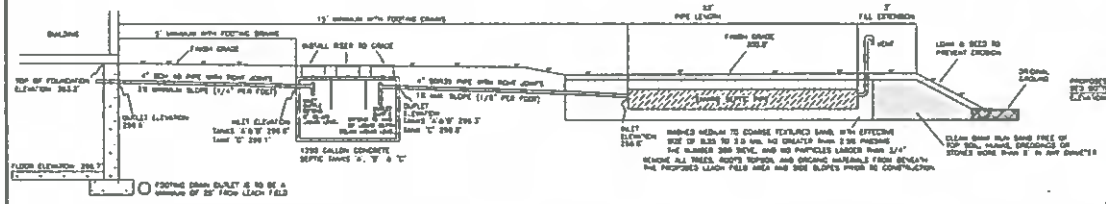
VI. GENERAL TERMS AND CONDITIONS: Applicable to all Approvals for Construction

A. This Approval for Construction is issued to construct the ISDS as identified on Page 1 of this Approval.
B. This Approval is valid until 9/3/2025, unless an Approval for Operation has been granted.
C. By exercising any rights under this approval, the parties have agreed to all terms and conditions.
D. No liability is incurred by the State of New Hampshire by reason of any approval of any Approval for Construction. Approval by the Department of Environmental Services of sewage and waste disposal systems is based on plans and specifications supplied by the Applicant.
E. The system must be constructed in strict accordance with the approved plans and specifications.
F. The installed system must be left uncovered and cannot be used after construction until it is inspected and has received an Approval for Operation of Individual Sewage Disposal System (ISDS) by an authorized agent of the Department.
G. This system must be installed by an installer holding a valid permit. An owner may install the system for his/primary domicile.
H. This Approval for Construction does not supersede any equivalent or more stringent local ordinances or regulations. State standards are minimal and must be met statewide.

WORK NUMBER: 202105472
APPROVAL NUMBER: eCA2021090318
RECEIVED DATE: September 3, 2021
TYPE OF SYSTEM: ENVIROSEPTIC
NUMBER OF BEDROOMS: 7

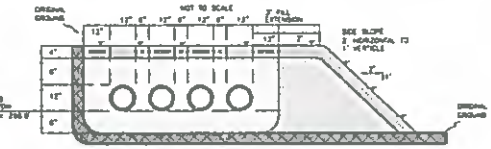
SEPTIC SYSTEM PROFILE

NOT TO SCALE



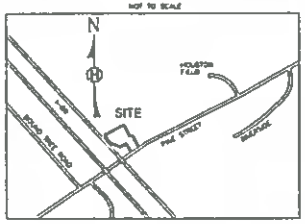
TYPICAL LEACH FIELD CROSS SECTION

NOT TO SCALE



LOCUS MAP

NOT TO SCALE



MAINTENANCE NOTES:

1. THIS SEPTIC SYSTEM IS NOT DESIGNED TO BE DRIVEN OVER.
2. PUMP SEPTIC TANK WHEN THICKNESS OF SLUDGE AND SURFACE SCUM EQUAL 1/3 OF THE TANK DEPTH, OR AT A MINIMUM OF EVERY THREE YEARS, VERIFY BAFFLE INTEGRITY AT PUMP TIME.
3. REFER TO NH D.E.S. CODE OF ADMINISTRATIVE RULES CHAPTER Env-Wq 1000, ENVIRO SEPTIC DESIGN MANUAL OR CONTACT DESIGNER FOR SEPTIC SYSTEM RELATED INQUIRIES.

TEST PIT INFORMATION:

DATE OF TEST PIT 8/26/21

DEPTH	COLOR	MOTTLES	STRUCTURE OR TEXTURE	NOTES
8"	10YR 3/3	SANDY LOAM	GRANULAR FRIABLE	
12"	10YR 3/6	LOAMY SAND	SINGLE GRAIN LOOSE	
84"	5Y 6/4	LOAMY SAND	SINGLE GRAIN LOOSE	

ALL UNSUITABLE MATERIALS MUST BE REMOVED FROM BENEATH THE LEACHFIELD

SEASONAL HIGH WATER TABLE 84"+

ROOTS EXTEND TO 60"

WATER INFILTRATION OBSERVED AT –

LEDGE OBSERVED AT –

HARD PAN OBSERVED AT –

PERCOLATION TEST INFORMATION

DATE OF TEST: 8/26/21

DEPTH TEST WAS CONDUCTED 36"

PERCOLATION RATE: 3 minutes PER INCH

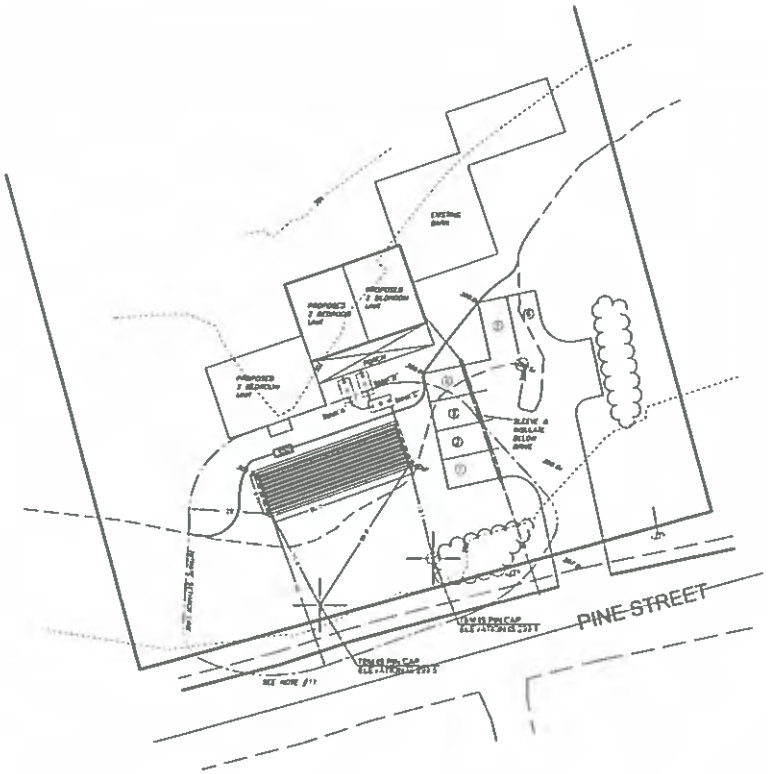
LEGEND:

- EXISTING CONTOUR
- EXISTING GRAVEL
- EDGE OF WATER
- EDGE OF WETLANDS
- LOT LINE
- STONE WALL
- BUILDING SETBACK LINE
- PERCOLATE PIPE
- SOIL PIPE
- FOUNDATION DRAIN LINE
- PRESSURIZED WATER LINE
- 2' CONTOUR INTERVAL
- 10' CONTOUR INTERVAL
- PROPOSED CONTOUR
- TEMPORARY BENCH MARK
- SEPTIC TANK
- WELL
- TEST PIT / PERCOLATION TEST LOCATION
- ELECTRIC UTILITY POLE

REVIEWED AND APPROVED
IN ACCORDANCE WITH THE
REQUIREMENTS OF THE
NH DEPT OF ENVIRONMENTAL SERVICES
WATER DIVISION

Date 9/3/2021

#eC#2021090315



LOT LOADING
SITE CONTAINS 6.5 ACRES OF GROUP 1 SOILS & SLOPE CAPABLE OF SUPPORTING 2305 GPD/ ACRE.
FOR A TOTAL OF 15,000 GPD.
PROPOSED DS 1650 GPD

LOT OVERVIEW

NOT TO SCALE

DESIGN CRITERIA: 3 BEDROOM APARTMENT AT 2 MIN INCH REQUIRES 270 L.F.
DESIGN CRITERIA: 2 BEDROOM APARTMENT AT 2 MIN INCH REQUIRES 180 L.F.
DESIGN CRITERIA: 2 BEDROOM APARTMENT AT 2 MIN INCH REQUIRES 180 L.F.
TOTAL: 990 L.F. TOTAL FLOW 1650 GPD

PROPOSED ARE 10 ROWS OF ENVIRO SEPTIC PIPE 93' LONG TOTALING 930' L.F.

DESIGN INTENT DUE TO SHALLOW AT 60" - BED BOTTOM SHALL BE AT 296.8'.

BED BOTTOM ELEVATION IS APPROXIMATELY 2.7' BELOW HIGHEST ORIGINAL GROUND WITHIN THE PROPOSED LEACH FIELD AREA

SOIL TYPE: 443B

SUBDIVISION APPROVALS OVER 5 ACRES

PRIOR CONSTRUCTION APPROVAL: 0

NOTES:

1. THERE ARE NO VERY POORLY DRAINED WETLANDS WITHIN 75' OR POORLY DRAINED WETLANDS WITHIN 50' OF THE PROPOSED SEPTIC SYSTEM. WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1.
2. CONCRETE PRODUCTS SPECIFIED ON THIS PLAN ARE AVAILABLE AT CENTRAL NH CONCRETE, 4 BRADFORD ROAD HENNIKER, NH 428-7938. ACCESS GATES SPECIFIED ON THIS PLAN AVAILABLE AT HENNIKER CRUSHED STONE 44 BRADFORD ROAD HENNIKER, NH 428-7756
3. ALL CONNECTIONS BETWEEN A SEPTIC TANK AND THE PIPES LEADING TO AND EXITING FROM THE SEPTIC TANK SHALL BE SEALED WITH A WATER TIGHT FLEXIBLE JOINT CONNECTOR AS PER ENV-WQ 1070.06 a 11 (2).
4. VERTICAL DATUM ELEVATIONS ARE ASSUMED
5. THIS SEPTIC SYSTEM DESIGN DOES NOT ACCOMMODATE FOR DISCHARGE FROM A WATER PURIFICATION SYSTEM, USE OF AN IN SINK GARBAGE DISPOSAL OR SEWAGE EJECTOR PUMP
6. LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE UNKNOWN. PRIOR TO EXCAVATION A SITE INVESTIGATION BY DIG SAFE SHALL BE CONDUCTED. THE PHONE NUMBER FOR DIG SAFE IS 811
7. THIS PLAN WAS PREPARED FOR THE INSTALLATION OF THE PROPOSED SEPTIC SYSTEM EXPECTED HEREON. THIS PLAN IS NOT A BOUNDARY SURVEY AND SHOULD NOT BE USED FOR ANY PURPOSE OTHER THAN SEPTIC SYSTEM INSTALLATION. LOT LINES SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED BY A LICENSED LAND SURVEYOR PRIOR TO THE START OF CONSTRUCTION
8. NOTIFY DESIGNER OF ANY DISCREPANCIES BETWEEN PLAN INFORMATION AND EXISTING SITE CONDITIONS OR IF CHANGES OR SUBSTITUTIONS BECOME DESIRED
9. INSTALLER SHALL COMPLY WITH ALL RULES SPECIFIED IN Env-Wq 1008 DURING INSTALLATION OF THE PROPOSED SEPTIC SYSTEM
10. THERE ARE NO KNOWN BURIAL GROUNDS WITHIN 100' OF THE PROPOSED LEACH FIELD
11. PINE STREET IS A PRESCRIPTIVE ROAD THAT IS AN EASEMENT. NOT TOWN OWNED IN FEE. THE SUBJECT LOT EXTENDS TO THE CENTER LINE OF THE ROAD AND THEREBY THE NITRATE SETBACK IS WITHIN THE LOT

PROPOSED SEPTIC SYSTEM DESIGN
PREPARED FOR:

ROSE VIEW PROPERTIES LLC

242 PINE STREET
TAX MAP 221 LOT 77
HOPKINTON, NEW HAMPSHIRE

NEW HAMPSHIRE
Designer
of
Subsurface Disposal
Systems
Daniel S. Higginson
No. 3717

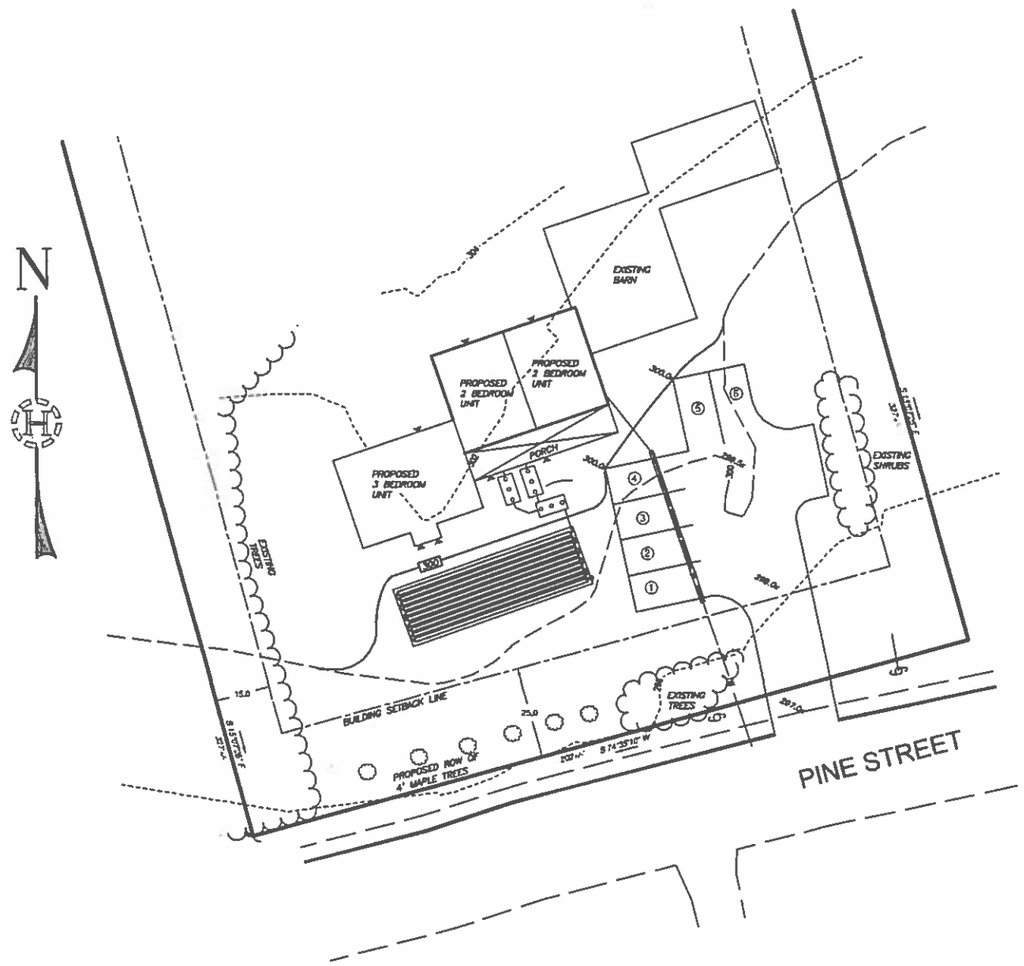
SCALE: 1"=20'

AUGUST 27, 2021

REV	DATE	DESCRIPTION	BY

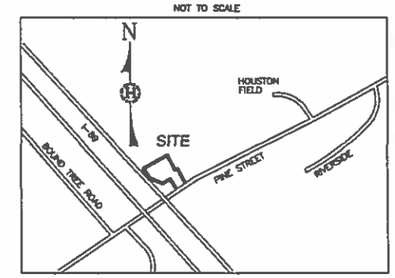
HIGGINSON
LAND SERVICES
LAND SURVEYING · SEPTIC SYSTEM DESIGNS · PERMITTING
70 PATTERSON HILL ROAD HENNIKER, NH 03242
TEL. 603-496-9413 · HOME BOOK 610 · JOB 8881

83
Houston Dr
I-89 N
I-89 S
77
78
79
80
81
82
84
8
7
76
Pine ST.
10
3.1
75.1
75.2
50
50 1
11
2
12
13
23



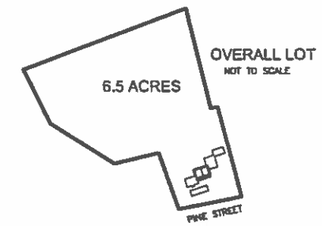
LOCUS MAP

NOT TO SCALE



OVERALL LOT

NOT TO SCALE



NOTES:

1. THE PUROPSE OF THIS PLAN IS TO DEPICT THE PROPOSED IMPROVEMENTS TO TAX MAP 221 LOT 77.
2. THE OWNER OF RECORD OF TAX MAP 221 LOT 77 IS ROSE VIEW PROPERTIES, LLC. 100 CHASE FARM ROAD HOPKINTON, NH 03229.
3. TAX MAP 221 LOT 77 LIES WITHIN THE R1 RESIDENTIAL ZONE. MINIMUM LOT AREA IS 15,000 S.F. WITH 100.00' OF FRONTAGE. SETBACKS ARE 25' FRONT, 15' SIDE AND 40' REAR.
4. EXTERIOR LIGHTS ARE TO BE DOWNCAST STANDARD RESIDENTIAL LIGHT FIXTURES. NO LIGHTS ARE PROPOSED IN THE PARKING AREA.
5. THIS SITE DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
6. NH DES SUBSURFACE DISPOSAL SYSTEM APPROVAL NUMBER IS eCA2021090318.
7. DRIVEWAY TO SITE IS EXISTING AND WILL NOT BE CHANGED AT THE STREET.

LEGEND:

- EXISTING PAVEMENT
- EXISTING GRAVEL
- EDGE OF WATER
- EDGE OF WETLANDS
- LOT LINE
- STONE WALL
- BUILDING SETBACK LINE
- PERFORATED PIPE
- SOLID PIPE
- D — FOUNDATION DRAIN LINE
- W — PRESSURIZED WATER LINE
- 2' CONTOUR INTERVAL
- 10' CONTOUR INTERVAL
- 300 — PROPOSED CONTOUR
- OUTDOOR LIGHT
- SEPTIC TANK
- ELECTRIC UTILITY POLE

PROPOSED SITE PLAN

PREPARED FOR:

ROSE VIEW PROPERTIES LLC

242 PINE STREET

TAX MAP 221 LOT 77

HOPKINTON, NEW HAMPSHIRE

SCALE: 1"=20'

20' 10' 0' 20' 40'

AUGUST 27, 2021

REV.	DATE	DESCRIPTION	BY

HIGGINSON LAND SERVICES
LAND SURVEYING – SEPTIC SYSTEM DESIGNS – PERMITTING
76 PATTERSON HILL ROAD HENNIKER, NH 03242
TEL: 603-680-6412

NOTE BOOK #18 | JOB #981