

Civil Solutions, LLC
INTEGRATING PEOPLE WITH THE ENVIRONMENT

MEMORANDUM

Date: February 12, 2022 Project#: 2005-005
To: Ron Briggs, LLS
From: Burr Phillips, PE, CPESC
Re: M & S Ross Parent, Tax Map R-12, Lot 146
Town of Jackson - Septic System Design Review

√ Copy to File
√ Copy to Others: Town of Jackson, Attn: Selectmen's Office

Comments:

Civil Solutions, LLC has reviewed the above-referenced septic system design on behalf of the Town of Jackson. We regret to inform you that the plan has been denied for the following reason(s):

1. Based on the town's lot sizing calculations, the lot appears too small to support the proposed ADU. Note that the minimum lot size for Marlow soil is 60,500 and a three bedroom home plus 1 or 2 bedroom ADU requires $(0.83 + 0.6) \times$ the minimum lot size.

If a revised plan and supplemental materials are received that can address the above issue(s), along with the \$55 resubmit fee, the decision will be reconsidered.

Should you have any questions, please call.

SEPTIC SYSTEM DESIGN REVIEW CHECKLIST

Town of Jackson – 2018+ Zoning Ordinance

APPLICATION SUMMARY

Lot Owner: M & S Ross-Parent Tax Map: R-12 Tax Lot: 146
 Designer: R. Briggs, Briggs Land Surveying Phone Number: 447-6647
 Received: 2/11/22 Returned: 2/14/22
 Recommend: ☐ Approval w/ notes ☒ Not Approving ☐ Returning for Corrections
 Comment: The town lot-sizing calcs appear to be incorrect and the lot size appears insufficient per Sect. 6 of ZO.

Review for compliance with Town of Jackson Zoning Ordinance. Not for review with compliance of NHDES regulations.

SITE VISIT

Date: 2/11/22 Weather: Overcast, 45F+/-, 2'+ of snow cover
 Test Pit: ☐ Found ☒ Not Found (too much snow)
 Benchmark: ☒ Found ☐ Not Found
 Wells Visible within Leach Field Setback: ☒ No ☐ Yes
 Comments: _____

ZONING REVIEW

Lot created: ☐ Prior to Zoning Adoption ☒ After Zoning Adoption ☐ Unknown
 Zoning District: ☒ Rural-Residential ☐ Village ☐ River Conservation Overlay
 Lot Located in Area of Special Flood Hazard? ☒ No ☐ Yes, Zone: _____
 If Yes, was a permit obtained from Selectmen? ☐ No ☐ Yes ☐ Pending
 Land Use: Existing: Residential
☒ Permitted/Conforming ☐ Non-Conforming – Allow. ☐ Non-Conforming – Not Allow.
 Proposed: Residential
☒ Permitted/Conforming ☐ Non-Conforming – Allow. ☐ Non-Conforming – Not Allow.
 Structure Setbacks:
 To Road C/L 50' Abutter (rear/side typ.) 25' (ext.) Waterbody edge that is P/L N/A
 In River Conservation District: ☐ Structures Not Allowed ☒ Not Applicable (N/A)
☐ Shown Correctly ☒ Not Shown ☐ N/A
 Existing Structure: 3 bedroom home
☒ Conforming ☐ Non-Conforming – Allowed ☐ Non-Conforming – Not Allow.
 Proposed: Existing plus 1 bedroom EDU
☒ Conforming ☐ Non-Conforming – Allowed ☐ Non-Conforming – Not Allow.
 Comment: _____

Setbacks:

Perennial Stream/Waterbody: ☐ 150' excessively drained soil ☐ 100' All other soils ☒ N/A
 In River Conservation District: ☐ Septic Systems Not Allowed ☒ Not Applicable (N/A)
☐ Shown Correctly ☐ Not Shown Correctly ☐ Not Shown Fully ☒ N/A
 Existing System: Dry-well to be demolished
☐ Conforming ☐ Non-Conforming – Allowed ☐ Non-Conforming – Not Allow.
 Proposed: 3 B/R + 1 B/R Enviro-septic
☒ Conforming ☐ Non-Conforming – Allowed ☐ Non-Conforming – Not Allow.
 Comment: _____

Town Min. Lot Sizing:

Calculations Provided: ☒ Yes ☐ No Existing Facilities Included: ☒ Yes ☐ No ☐ N/A
 Proposed Bedrooms/Flow: 3 B/R + 1 B/R ADU Lot Size OK: ☐ Yes ☒ No ☐ N/A
 Two-bedroom Maximum: ☐ Yes ☐ No ☒ N/A

Driveway: ☒ Shown ☐ Not Shown Fully ☐ N/A
 Serves 2 or less lots or single-family lots or 4 clustered or multi-family units: ☒ Yes ☐ No ☐ N/A
 Likely to result in excess sediment, erosion, or new off-site watercourse: ☐ Yes ☒ No ☐ ?
 Likely able to construct driveway complying with driveway standards: ☐ Yes ☒ No ☐ ?
 Comment: _____

Site Disturb.: Prepare an Erosion & Sed. Ctrl plan to address Site Disturbance per §4.1.6: ☐ Yes ☒ No ☐ ?