

TABLE 1
MINIMUM LOT SIZE BY SOIL TYPE

Key to Soil Types

In high intensity soil surveys, soil types are designated for the administration of lot size by soil type and wetlands considerations. Soil types are categorized by drainage class, parent material, restrictive features, slope, and high intensity soil map identification. Each type is designated by a five-part alphanumeric symbol (263BH, for example). Each number or letter, when read separately from left to right, defines the characteristics of the soil type in each category and, when read as a totality, indicates the recommended minimum lot size for that particular soil. A brief reference to the meaning of each of the five numbers and/or letters follows. Additional information with regard to each soil definition is available in the office of the Planning Board in a document entitled High Intensity Soil Maps for New Hampshire: Standards and Origins, Society of Soil Scientists of Northern New England, January 1987 edition and subsequent editions when issued.

Each soil type symbol consists of five letters or numbers. References below are organized according to the positions each number or letter has assumed in the complete symbol. In soil type 263BH, for example, 6 occupies **Position 2** while B occupies **Position 4**.

Position 1: Drainage Class

- | | | |
|--|--------------------|-----------------------------|
| 1- excessively drained. | 2- well drained. | 3- moderately well drained. |
| 4- somewhat poorly drained. | 5- poorly drained. | 6- very poorly drained. |
| 7- not determinable (to be used only with Position 2 , number 6 below). | | |

Position 2: Parent Material

- 1- glaciofluvial deposits (outwash/terraces).
- 2- glacial till material.
- 3- very fine sand and silt deposits (marine or glaciolacustrine deposits).
- 4- loamy/sandy over silt/clay deposits (marine or glaciolacustrine deposits).
- 5- silt and clay deposits (marine or glaciolacustrine deposits).
- 6- excavated, regraded or filled.
- 7- alluvial deposits.
- 8- organic materials, fresh water.
- 9- organic materials, tidal marsh.

Position 3: Restrictive Feature (if more than one applies, the most restrictive listed)

- 1- none.
- 2- bouldery, with more than 15% of the surface covered with boulders larger than 12 inches in diameter.
- 3- mineral restrictive layer(s) present in the soil, profile less than 40 inches below soil surface, such as hard pan, platy structure, clayey texture.
- 4- bedrock present in soil profile 0 to 40 inches below soil surface.
- 5- subject to flooding.
- 6- does not meet fill standards.
- X- depth to bedrock is so variable that a single soil type cannot be applied.

Position 4: Slope Class

B- 0 to 8%.

C- 8 to 15%.

D- 15 to 25%.

E- 25%+

**TABLE 1 (continued)
LOT SIZE BY SOIL TYPE**

Position 5: High Intensity Soil Map Identifier

H- Area meets standards for high intensity soil maps. P- Signifies a preliminary map; does not meet the standards for high intensity soil maps and is not intended to be used for wetland ordinance, lot size by soil type regulations, and other applicable requirements.

Soil Identification and Corresponding Minimum Lot Size

Note

The following may not be a complete list of soil types in Plaistow, New Hampshire. Contact the Soil Conservation Service or the Rockingham County Conservation District for assistance. Lot sizes are expressed in square feet.

**TABLE I
MINIMUM LOT SIZE BY SOIL TYPE**

<u>Soil Type</u>	<u>Lot Size</u>	<u>Soil Type</u>	<u>Lot Size</u>	<u>Soil Type</u>	<u>Lot Size</u>
111BH	40000	221DH	60000	261CH	55000
111CH	45000	221EH	NA	261DH	70000
111DH	60000	222BH	75000	261EH	NA
111EH	NA	222CH	80000	263BH	60000
112BH	75000	222DH	95000	263CH	85000
112CH	80000	222EH	NA	263DH	110000
112DH	95000	223BH	50000	263EH	NA
112EH	NA	223CH	75000	264*H	NA
114*H	NA	223DH	100000	266*H	NA
11XBH	80000	223EH	NA	26XBH	90000
11XCH	100000	224*H	NA	26XCH	110000
11XDH	140000	22XBH	80000	26XDH	150000
11XEH	NA	22XCH	100000	26XEH	NA
121BH	40000	22XDH	140000	275*H	NA
121CH	45000	22XEH	NA	311BH	60000
121DH	60000	231BH	40000	311CH	90000
121EH	NA	231CH	45000	311DH	120000
122BH	75000	231DH	60000	311EH	NA
122CH	80000	231EH	NA	312BH	95000
122DH	95000	233BH	50000	312CH	125000
122EH	NA	233CH	75000	312DH	155000
124*H	NA	233DH	100000	312EH	NA
12XBH	80000	233EH	NA	313BH	60000
12XCH	100000	234*H	NA	313CH	90000
12XDH	140000	23XBH	80000	313DH	120000
12XEH	NA	23XCH	100000	313EH	NA
161BH	50000	23XDH	140000	314*H	NA
161CH	55000	23XEH	NA	31XBH	100000
161DH	70000	241BH	50000	31XCH	120000
161EH	NA	241CH	75000	31XDH	160000
164*H	NA	241DH	100000	31XEH	NA
166*H	NA	241EH	NA	321BH	50000
16XBH	90000	243BH	50000	321CH	75000
16XCH	110000	243CH	75000	321DH	100000
16XDH	150000	243DH	100000	321EH	NA
16XEH	NA	243EH	NA	322BH	85000
211BH	40000	244*H	NA	322CH	100000
211CH	45000	24XBH	90000	322DH	135000
211DH	60000	24XCH	130000	322EH	NA
211EH	NA	24XDH	180000	323BH	60000
212BH	75000	24XEH	NA	323CH	90000
212CH	80000	251BH	90000	323DH	120000
212DH	95000	251CH	135000	323EH	NA
212EH	NA	251DH	160000	324*H	NA
213BH	50000	251EH	NA	32XBH	100000
213CH	75000	253BH	90000	32XCH	120000
213DH	100000	253CH	135000	32XDH	160000
213EH	NA	253DH	160000	32XEH	NA
214*H	NA	253EH	NA	331BH	75000
21XBH	80000	254*H	NA	331CH	100000
21XCH	100000	25XBH	130000	331DH	125000
21XDH	140000	25XCH	190000	331EH	NA
21XEH	NA	25XDH	240000	333BH	NA
221BH	40000	25XEH	NA	333CH	115000
221CH	45000	261BH	50000	333DH	155000

TABLE 1 (continued)
MINIMUM LOT SIZE BY SOIL TYPE

<u>Soil Type</u>	<u>Lot Size</u>	<u>Soil Type</u>	<u>Lot Size</u>
333EH	205000	41XCH	180000
334*H	NA	421BH	75000
33XBH	75000	421CH	115000
33XCH	100000	422BH	130000
33XDH	125000	422CH	165000
33XEH	NA	423BH	90000
341BH	75000	423CH	135000
341CH	100000	424*H	NA
341DH	125000	42XBH	150000
341EH	NA	42XCH	1180000
343BH	75000	431BH	115000
343CH	100000	433BH	150000
343DH	125000	433CH	115000
343EH	NA	434*H	150000
344*H	NA	43XBH	NA
34XBH	115000	43XCH	175000
34XCH	155000	441BH	115000
34XDH	205000	441CH	150000
34XEH	NA	443BH	115000
351BH	90000	443CH	150000
351CH	NA	444*H	NA
351DH	160000	44XBH	175000
351EH	NA	44XCH	235000
353BH	90000	451BH	135000
353CH	135000	451CH	205000
353DH	160000	453BH	135000
353EH	NA	453CH	205000
354*H	NA	454*H	NA
35XBH	130000	45XBH	195000
35XCH	190000	45XCH	285000
35XDH	240000	461BH	105000
35XEH	NA	461CH	150000
361BH	70000	463BH	105000
361CH	100000	463CH	150000
361DH	130000	464*H	NA
361EH	NA	466*H	NA
363BH	70000	46XBH	165000
363CH	100000	46XCH	195000
363DH	130000		
363EH	NA		
364*H	NA		
366*H	NA		
36XBH	110000		
36XCH	130000		
36XDH	170000		
36XEH	NA		
375*H	NA		
411BH	90000		
411CH	135000		
412BH	145000		
412CH	190000		
413BH	90000		
413CH	135000		
414*H	NA		
41XBH	150000		

TABLE 1 (continued)
MINIMUM LOT SIZE BY SOIL TYPE

"NA" means not allowed.

"**" means any slope or number.

Minimum lot size interpretation is based on Table 1, page 226 of the Draft Water Quality Management Plan, Southern Rockingham Planning Commission 208 Project and further evaluations.

The soil types listed below have one or more limiting characteristics that make the soil type "NA" or require on-site investigation, no matter what other characteristics of the soil may be present.

Soil Type Minimum Lot Size

- 5***H NA, poorly drained soil
- 6***H NA, very poorly drained soil
- *75*H NA, floodplain soil
- *66*H NA, fill does not meet
the Standards for Fill Material
(see key to soil types)
- 76**H On-site evaluation needed

TABLE 2
MINIMUM UNIT DESIGN FLOW FIGURES

	<u>Unit Flow (Q unit*)</u>
Airports.....	5
Apartments	
1 bedroom or studio apartment.....	225 GPD/bdrm
2 or more bedrooms per apartment.....	150 GPD/bdrm
Bars, lounges.....	20 GPD/seat
Camps	
Campground with central comfort station (Figure	
3 people/site and 12 GPD dump station loading/site).....	55
Recreational trailer parks w/3-way hookups.....	180 GPD/site
Construction camps (semi-permanent).....	50
Day camps (no meals served) + 3 for lunch.....	15
Resort camps (night and day) w/limited plumbing.....	50
Dining facility only.....	25
Luxury camps.....	100
Juvenilecamps.....	50
Caterers (per patron) function rooms.....	12
Churches	
Sanctuary seating x10%.....	5
Church suppers.....	8
Country clubs	
Per resident member.....	100
Per non-resident member	25
Dentists.....	200 GPD/chair & 35 GPD/staff member
Doctors offices.....	35 GPD/staff member, patient loading at 10
Drive-in theatres	
With cafeteria.....	8
Without cafeteria (3people/vehicle).....	5
Dwellings, per bedroom (3 bedroom minimum system).....	150 GPD/bdrm
Rooming house with meals.....	60
Rooming house without meals.....	40
Factories, exclusive of industrial waste	
Light industry without cafeteria or showers.....	20
Light industry with cafeteria, no showers.....	25
Heavy industry with cafeteria and showers.....	35
Warehouses.....	35
Fire stations, without full-time employees; without floor	
drains or food preparation.....	5
Floor drains; estimate of total daily flow needed: (garden hose	
delivers about 5 GPM)	
Gyms	
Participant.....	10
Spectator.....	3
Hairdressers.....	150 GPD/chair & 35 GPD/operator

* Gallons per day per person unless otherwise specified.

	<u>Unit Flow O unit*</u>
Hospitals (per bed space).....	250
Hotels and motels.....	200 GPD/room unless it can be shown that only one double bed can be accommodated, then 100 GPD/room
Institutions other than hospitals (per bed space).....	125
Laundromats, coin operated.....	500 GPD/machine plus toilet waste
Mobile home parks (per site); figure on basis of bedrooms	
Motels (See "Hotels")	
Nursing homes (per bed space).....	125
Office buildings	
Without cafeteria.....	15
With cafeteria.....	20
Unspecified office space.....	15 GPD/100 sq ft
Picnic parks	
Toilet waste only.....	5
With bathhouses, showers and toilets.....	10
Restaurants	
Per seat.....	40 GPD, toilet and kitchen waste
Kitchen wastes only, per meal served.....	3
Bars and lounges, per seat.....	20 GPD; 35 GPD/employee
Function rooms.....	12
Schools, boarding.....	100
Day, without gym, cafeteria or showers.....	15
Day, without gyms or showers, with cafeteria.....	20
Day, with gyms, showers and cafeteria.....	25
Service stations (per vehicle served).....	10
Shopping centers: stores	
Large dry goods.....	5 GPD/100 sq. ft.
Large supermarkets w/meat dept. w/o garbage grinder.....	7.5 GPD/100 sq. ft.
Large supermarkets w/meat dept., w/garbage grinder.....	11 GPD/100 sq. ft.
Small dry goods stores.....	100 GPD
Skating rinks (See "Gyms".)	
Ski areas	
Without cafeteria.....	10
With cafeteria in warming hut.....	15
Swimming pools (public or semi-public).....	1000 GPD/800 sq ft
Tennis courts.....	250 GPD/court
Theatres (per auditorium seat).....	5
Town halls (total seating capacity).....	5
Town offices	
Office employees.....	15
Transients.....	5
Travel trailer parks (See "Camps".)	
Workers	
Construction (at semi-permanent camps).....	50
Day, at schools and offices without cafeteria.....	15

* Gallons per day per person unless otherwise specified.

Source: Guide for the Successful Design of Small Sewage Disposal Systems, 'Kew Hampshire Water Supply and Pollution Control Commission, 1975