

NOTE:
THE AREA BETWEEN THE EDGE OF PAVEMENT & THE RIGHT-OF-WAY OF ISLAND POND ROAD SHALL BE PAVED WITH A MIN. OF 3" OF ASPHALT.

TYPICAL DRIVEWAY SECTION
NTS

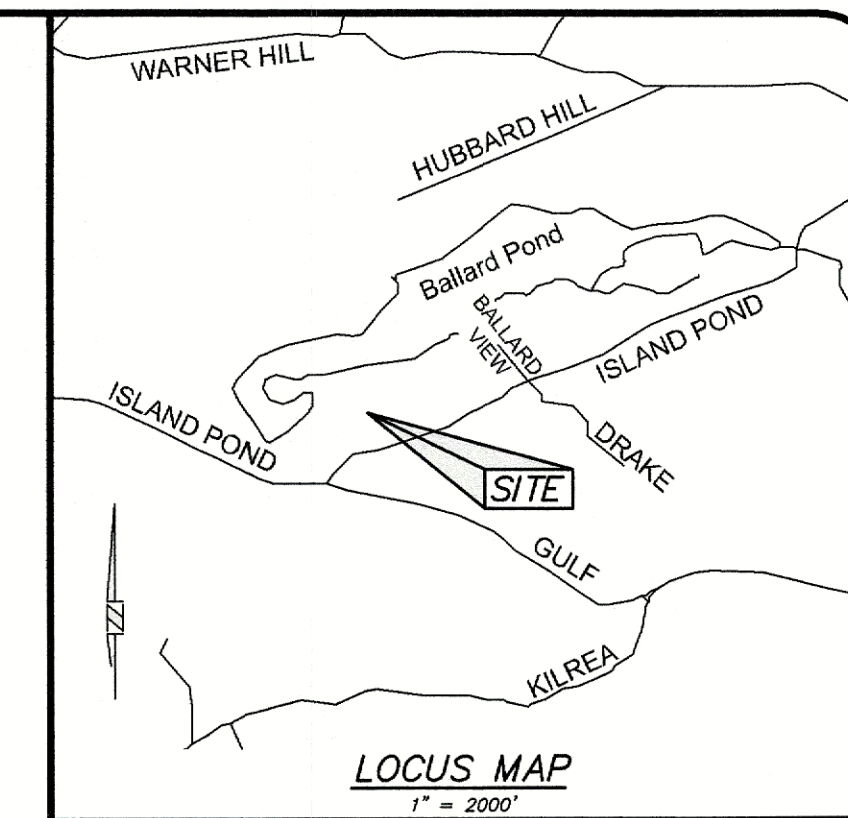
NRCS Lot Sizing Table - Lot 1					
NRCS Soils	Area*	Bedrooms	Loading Factor	Min. Area Req'd.	Percentage
140B	32,585	4	1.45	18,949	172%

NRCS Lot Sizing Table - Lot 2					
NRCS Soils	Area*	Bedrooms	Loading Factor	Min. Area Req'd.	Percentage
140B	5,239	4	1.45	18,949	28%
140C	130,735	4	1.60	20,909	625%
TOTAL					653%

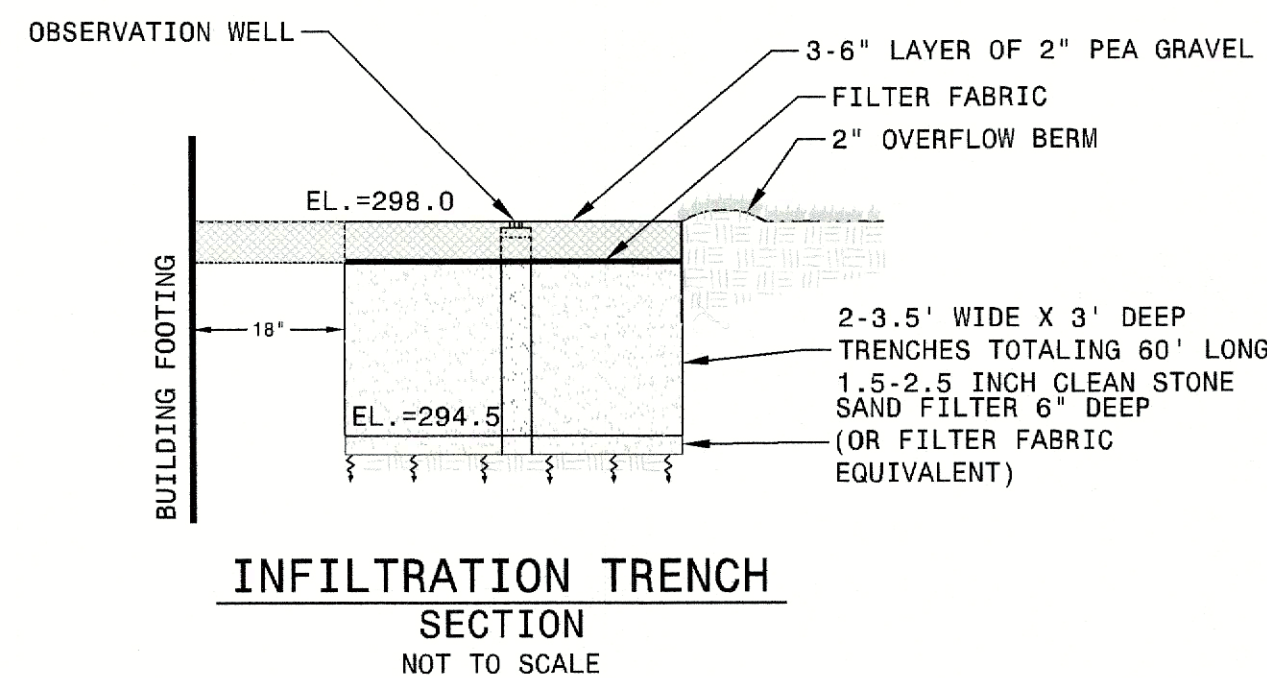
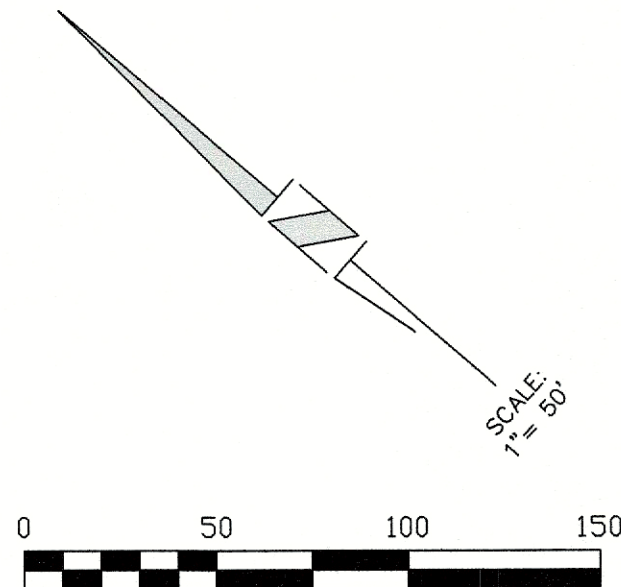
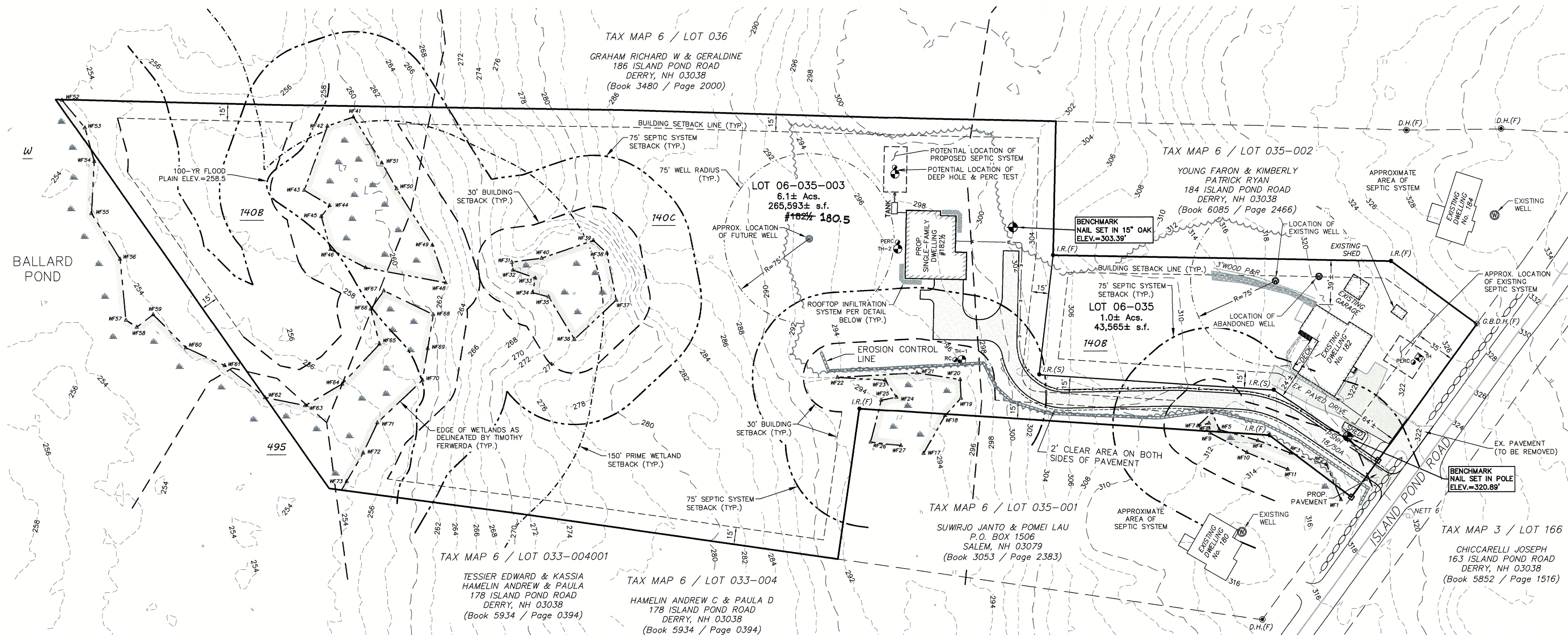
Lot Size = Q (gpd)/2,000 (gpd/acre) x sewage loading factor

* NOTE: THE AREA OF SOIL DOES NOT INCLUDE:
• AREA INSIDE THE WELL RADIIUSES
• SLOPES IN EXCESS OF 15%
• WETLANDS
• FLOOD ZONE AE

NRCS SOILS LEGEND		
140B	Chatfield-Hollis-Canton Complex	0-8% Slopes
140C	Chatfield-Hollis-Canton Complex	8-15% Slopes
495	Natchaug mucky peat	0-2% Slopes
W	Water	



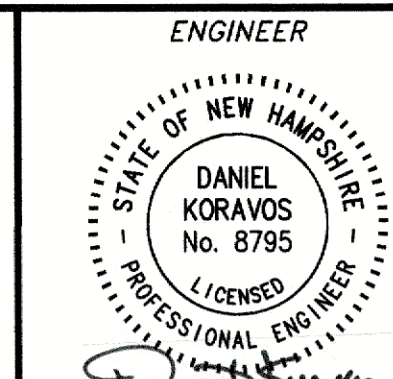
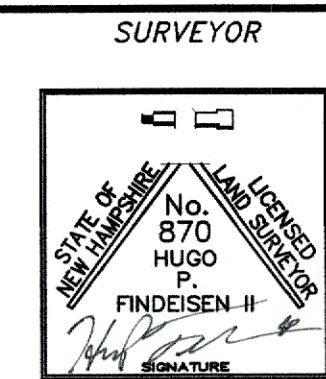
LEGEND	
	STONE WALL
	PROP. MONUMENT
	BOUND FOUND
	IRON PIPE/ROD FOUND
	IRON ROD w/ CAP SET
	WETLANDS FLAG
	WETLANDS
	EXISTING CONTOURS
	NRCS SOIL LINE
	WETLAND LINE
	NRCS SOIL TYPE
	EROSION CONTROL LINE



NHDOT DRIVEWAY PERMIT NO. (PENDING)
NHDES SUBDIVISION APPROVAL NO. (PENDING)

*** ONLY SHEETS 1 AND 2 ARE TO BE RECORDED ***

NO.	DATE	BY	REVISIONS:
1	02/06/24	D.K.	ADDRESS TRC REVIEW COMMENTS
2			
3			
4			
5			
6			
7			



182 ISLAND POND ROAD, NEW HAMPSHIRE

PROPOSED CONDITIONS

PREPARED FOR: **THOMAS D. SAAD**
182 ISLAND POND ROAD
DERRY, NH 03038

OWNER OF RECORD: **THOMAS D. SAAD**
182 ISLAND POND ROAD
DERRY, NH 03038

TAX MAP 6 / LOT 35

DK Engineering LLC
Address: 59 Granite Lane, Chester, NH 03036
Tel. (603) 505-5226 E-mail: DAN@DKE.LLC

FINDEISEN SURVEY & DESIGN LLC
P.O. Box 612, Sandown, NH 03873-0812
E-mail: FSDLLC@GMAIL.COM

Scale: 1" = 50'
Date: Nov. 30, 2023
Drawn by: DK
Job Number: 42304
Sheet 4 of 5

	2/9/24
PUBLIC WORKS DIRECTOR	DATE
	2/8/24
CODE ENFORCER	DATE
	2/6/24
DERRY FIRE DEPARTMENT	DATE
	2/9/24
POLICE DEPARTMENT	DATE
	2/13/24
CONSERVATION COMMISSION	DATE