

TOWN OF MILFORD, NH
OFFICE OF COMMUNITY DEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055

TEL: (603)249-0620

WEB: WWW.MILFORD.NH.GOV

STAFF MEMORANDUM

Date: May 18, 2018

To: Town of Milford Planning Board

From: Lincoln Daley, Community Development Director

Project: Jessica Hudson for the properties located at Tax Map 43, Lots 24 and 25, Tonella Road. Public Hearing for a major subdivision and lot line adjustment application to subdivide said lots into three total lots (Map 43 Lots 24, 25, and 25-1), adjust the common lot lines between the properties, and extend the Right-of-Way for Tonella Road within the Residential B District. Waiver from the Development Regulations, Article VII. Roadway Standards, Section 7.02 for relief from the minimum 50 foot width Right-of-Way requirement for the proposed extension of Tonella Road. Waiver from the Infrastructure Design, Construction & Administration Standards, Milford, NH, Appendix II. Construction Design Details, N. Tomahawk Turn-Around to allow a driveway directly off the end of turn-around. *(Continued from April 24, 2018)*

ADDRESS:

Tax Map 43 Lots 24, 61 Tonella Road
Tax Map 43 Lots 25, 64 Tonella Road

LOT AREA:

Tax Map 43, Lot 24: ±2.23 acres (±97,138 sf.)
Tax Map 43, Lot 25: ±14 acres (±609,840 sf.)

PROPOSAL:

The applicant, Jessica Hudson, is before the Planning Board for a major subdivision application. The proposal entails subdividing portions of Map 43 Lots 24 and 25 to create a third lot Map 43 Lot 25-1 and subsequent adjustments to the common lot lines between the properties. In order to complete the project as presented and provide sufficient frontage for all existing and proposed lots, Tonella Road would be extended by 335 linear feet. The properties lie within the Residential B Zoning District, will be serviced by municipal water and sewer, and will include the installation/construction of stormwater management and drainage structures. The applicant has filed a concurrent Major Site Plan Application to construct twelve (12) townhouse style, multi-family units on Map 43 Lot 25 and four (4) townhouse style, multi-family units on Map 43 Lot 25-1.

The proposed acreage is as follows:

	Existing	Proposed
Map 43, Lot 24	14 acres (±609,840 sf.)	12.71 acres (553,691 sq.ft.)
Map 43, Lot 25	2.23 acres (±97,138 sf.)	2.47 acres (107,657 sq.ft.)
Map 43, Lot 25-1	-----	.915 acres (36,860 sq.ft.)

The purpose of this agenda item is for the applicant to continue the formal application before the Board. At the April 24th meeting, the Planning Board formally granted the two waiver request related to the roadway length and the turnaround design for the Tonella Road extension. As the Board is aware, this application has been filed in conjunction with a site plan application to construct 16 town houses for said properties. At the last meeting, the Board discussed a number of issues involving the roadway layout/design, utilities, and the requested waivers.

NOTICES:

Notices were originally sent to property abutters on March 16, 2018 and then resent on April 13, 2018.

APPLICATION STATUS:

The application was accepted as complete on March 27, 2017. At that same meeting, the Board determined that the project did not have a regional impact.

EXISTING USE:

Tax Map 43, Lot 24 consists of approximately 14 acres with no legal frontage on public or private way. The parcel contains two, single-family residences serviced by private well and septic and several accessory structures. Access to the property is from a private driveway. The lot is mostly wooded with the quarry centrally located within the property. Wetlands have been delineated in the northwestern portions of the property primarily north of the existing private driveway.

Tax Map 43, Lot 25 consists of approximately 2.23 acres with 40 feet of legal frontage on Tonella Road. The parcel contains a single-family house. The house is accessed via the shared private driveway off of Tonella Road serving both subject properties. A stone foundation for an abandoned structure can be found on the northern side of the existing driveway. The property slopes from south to north with substantial grade changes located to the south. Located along the northern portion of the property is a delineated wetland resource area connected to the larger system on the abutting properties.

ZONING:

The parcels lie within the Residential "B" zoning district. The intent of the Residence "B" District is to provide areas for increased residential density and other uses which are compatible with these residential densities. With the inclusion of the proposed Tonella Road extension, all three properties meet the minimum lot size of twenty thousand (20,000) square feet in area with one hundred fifty (150) feet of frontage on a Class V or better road and serviced by both municipal sewerage and water systems. Lastly, the properties fall within the Groundwater Protection District 1.

WAIVER REQUEST(S):

The Applicant submitted the following two waivers in association with the subdivision application:

- 1) Waiver from the Development Regulations, Article VII. Roadway Standards, Section 7.02 for relief from the minimum 50 foot width Right-of-Way requirement for the proposed extension of Tonella Road. In order to complete the project as presented and provide sufficient frontage for all existing and proposed lots, the applicant is proposing to extend public 40' right-of-way for Tonella Road by approximately 335 linear feet.
- 2) Waiver from the Infrastructure Design, Construction & Administration Standards, Milford, NH, Appendix II. Construction Design Details, N. Tomahawk Turn-Around to allow a driveway directly off the end of turn-around. The driveway servicing the multiple houses on Map 43 Lot 24 would be located at the end of the proposed turnaround.

Addressed: At the April 24, 2018 Planning Board meeting, the Board granted approval of both waiver requests.

SUBDIVISION DENSITY:

As stated above, the applicant has filed a concurrent Major Site Plan Application to construct twelve (12) townhouse style, multi-family units on Map 43 Lot 25 and four (4) townhouse style, multi-family units on Map 43 Lot 25-1. Density for a multi-family development is determined by Section 5.03.4 of the Zoning Ordinance which states that Multi-family dwellings shall be served by both municipal sewerage and water systems and may have a maximum of five (5) units per acre. The maximum density may be reduced by the Planning Board based on recommendations of other qualified consultants. The discussion involving the determination of density will be part of the major site plan application.

DRAINAGE

A review of the revised stormwater and drainage design has been performed by the Environmental Coordinator as part of the Site Plan application. Please refer to staff memorandum for the Site Plan application for comments.

INTERDEPARTMENTAL REVIEWS:

Ambulance Department: *No concerns with the proposed subdivision.*

Assessing Department:

1. Map 43, Lot 24 already has 2 houses (and two outbuildings) located on this parcel. Does this proposal move a 3rd home onto the same single parcel? If this is a subdivision proposal, wouldn't we want to see a separate parcel for the "relocated house"? **Addressed.**
2. Is the road intended to be a public road? If two lots are created, that would be my assumption. **Addressed.**

Conservation Commission: Please refer to the attached 4/19/18 updated Conservation Commission Memorandum

1. The Commission is concerned about potential erosion of the steep bank into the wetlands delineated on the east side of Tonella Road. We ask that non-disturbance of the vegetation along the top of the bank be a condition of development permission.
Addressed. *A note has been added to the Grading and utility plan (sheet 6) stating no disturbance of the vegetation north of the pond as requested by the Commission.*

2. The Commission would like the applicant to design and install a physical barrier along the perimeter of the snow storage area to prevent inadvertent snow creep into the wetland as the winter progresses.
Addressed. *This was discussed at the Planning Board meeting and explained that the barrier was not necessary as the snow would drain to the rain garden and not toward the slope.*

Environmental Programs/Stormwater: A detailed stormwater management design was submitted a part of the Major Site Plan application for the multi-family units. Please refer to staff memorandum for the Site Plan application and 4/10/18 and 5/15/18 Response Letters from the Applicant for comments.

Fire Department: Proposed Tomahawk turnaround. Pursuant to NFPA 1 2009 Ed. Ch. 18 figure 18.6., the turnaround length needs to be 50 feet from the start of the turnaround. The measurement needs to begin at the start of the bump out on both portions. **Addressed.**

Heritage Commission. Please refer to the attached 4/15/18 Heritage Commission Memorandum. No further comments presented.

Police Department: Captain Frye commented that he hopes there is an impact fee for a future light at the intersection of Nashua Street and Tonella Road. No further comments submitted.

Public Works:

1. The Director spoke with the owner and has asked for a snow storage area at the southwest corner of the hammer head (private drive).
Addressed. *Snow storage area was added.*
2. The owner will be required to install handicap ramps at each side of Ledgewood Drive with the detectable warning mats. In addition, the applicant will be required to stripe the crosswalk across Ledgewood.
Addressed. *The ramps and sidewalk striping has been added to the plans.*

3. Easement will be required for the drainage line at end of hammer head (on private property)
Partially Addressed. *Maintenance of this culvert will be the responsibility of the landowner and not the town. Note 23 on the site layout plan (sheet 5) clarifies this intent. A utility drainage easement will be required in*

order for the property owner to access and maintain the drainage structure and connection under the Tonella Road Extension (to become a public road) from the rain garden to the outlet. Staff recommends that the applicant submit said easement for review and approval by the Community Development Office and Public Works Department.

4. A drainage culvert will be needed at beginning of road from West side to East side.

Addressed. *There is an existing pair of culverts which drains under Ledgewood Drive and discharges runoff to the north. This runoff is eventually directed easterly under Tonella Road to the existing wetlands. The applicant's drainage analysis demonstrates that the project will not increase the runoff to these existing culverts. Due to the existing culverts and no increase in runoff to this area, the applicant states that an additional culvert would not be necessary.*

5. Easement will be necessary for access and maintenance for Infiltration pond and gravel road access to discharge point.

Partially Addressed. *Maintenance will be the responsibility of the landowner and not the town. Note 23 on the site layout plan (sheet 5) clarifies this intent. A utility drainage easement will be required in order for the property owner to access and maintain the drainage structure and connection under the Tonella Road Extension (to become a public road) from the rain garden to the infiltration pond. Staff recommends that the applicant submit said easement for review and approval by the Community Development Office and Public Works Department.*

Water/Sewer Utilities: All comments addressed.

Zoning Administrator: All comments addressed.

Community Development/Planning Department:

1. Sheet 5 of 9. The applicant should explain how snow will be managed. Given the length of the proposed roadway extension and type of development, it is questionable whether there is sufficient designated snow storage areas shown on the plan. Please explain.

Addressed. *The topic of snow management was discussed at the last Board meeting. Based on discussions it appears the Board was content with the feedback provided by the DPW Director and the discussion of how the snow will be managed. Additionally, the snow removal note (Note 10) was clarified on the site plan. Staff finds that the applicant has addressed the concerns raised. However, the applicant should address any/all remaining concerns expressed by the Board.*

2. **Sheet 5 of 9.** Notes 17 and 22 are the same. Please delete one and renumber accordingly. **Addressed.**
3. **General Comment, Turn-around Design and Lot Layout.** Please explain what alternatives were considered regarding the roadway layout and turnaround design and location of the 4 unit multi-family townhouse. More specifically, could the tomahawk design be reversed to provide additional usable outdoor living space/passive recreation areas for the 4 unit multi-family townhouses and/or relocation of the proposed building away from the sloped areas?

Partially Addressed. *The applicant states that reversal of the tomahawk would require further encroachment into the Quarry property and does not work well with the existing site grade. The proposed tomahawk location is a significant improvement over the current available gravel turnaround and meets all applicable requirements. Staff finds that the applicant has addressed the concerns raised. However, the applicant should address any/all remaining concerns expressed by the Board.*

4. **General Comment, Drainage Structures.** Please confirm if the intent is for the Town to maintain the drainage and stormwater management structures and facilities shown in the site plan? If yes, the subdivision plan will need to be revised to include the bounds and description of the drainage/access/maintenance easements. In addition, the applicant will be required to submit the associated legal descriptions of said easements for review by Office of Community Development and Town Counsel.

Addressed. *Maintenance will be the responsibility of the landowner and not the town. Note 23 on the site layout plan (sheet 5) clarifies this intent.*

5. **General Comment, Utilities.** Pursuant to Section 6.014.1 of the Development Regulations, all applications which include the creation of a new or upgraded road or a subdivision shall have underground utilities. This would include relocating the overhead lines underground.

Addressed. *The plans have been revised to show the proposed utility lines to be located underground. Existing utility lines will remain above ground as they are currently. This was discussed with the Board and they seemed satisfied with this approach*

6. **General Comment, Monumentation.** A note be added to the plan stating that prior to the signing of the plan, all monumentation shall be set and noted on the plan or a security be provided to the Town to cover the cost of said monumentation.

Addressed. *Note 14 has been added to the subdivision overview plan (sheet 2).*

7. **Title Sheet.** Please revise the cover sheet to include a Planning Board Signature Block and Owner/Applicant Block. Staff understanding that said sheet will not be recorded at the registry.

Additional comments received will be presented/distributed at the meeting.

STAFF RECOMMENDATIONS:

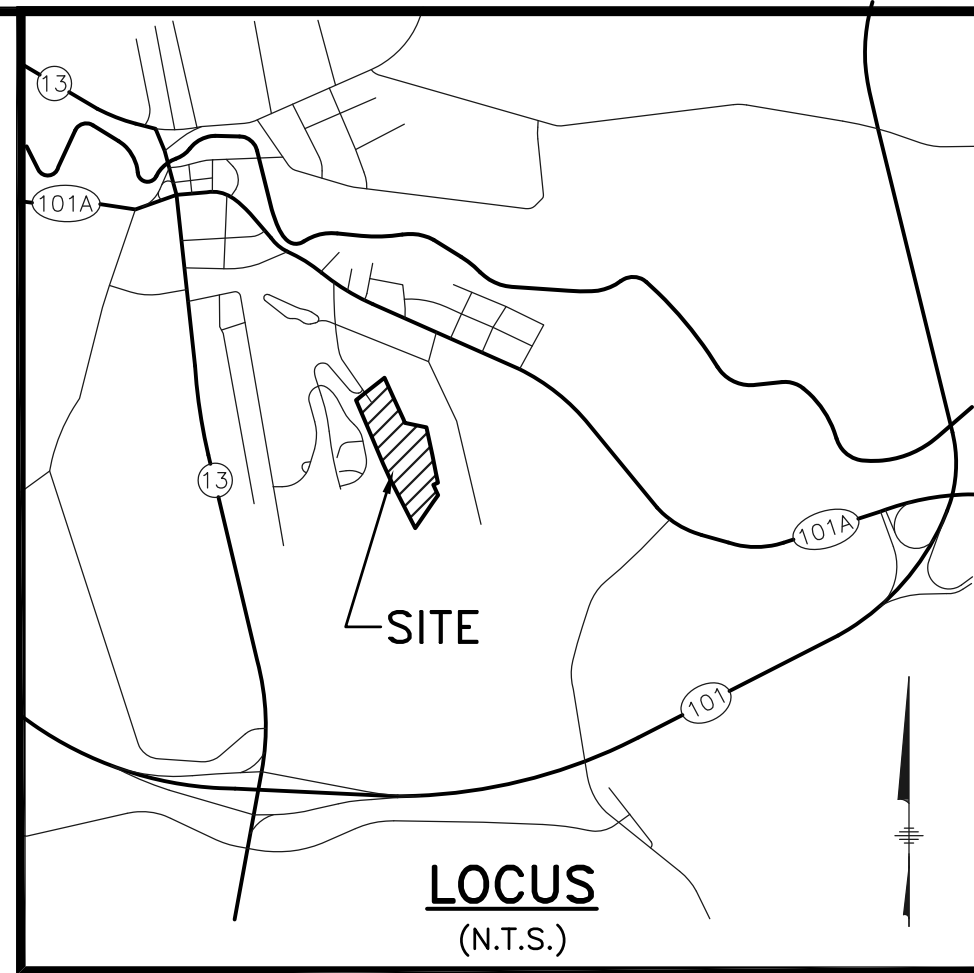
1. The applicant should be prepared to address all of the comments raised by the Planning Board, Conservation Commission, Staff, and public pertaining to the subdivision plan and revise/resubmit the plans/information accordingly.
2. At this time, Staff recommends conditional approval of the subdivision application based on completion of the following conditions:
 - a. The Applicants shall submit any/all revised plans, reports, and associated information to the Community Development Office for review and approval by the Town and its agents.
 - b. The Applicant shall submit all drainage and utility easement documents to the Office of Community Development for review by all appropriate departments and Town Counsel.
 - c. Shall be subject to the issuance of the Milford Stormwater Permit. A note shall added to the plan stating the date of the issuance of the stormwater permit
 - d. The Applicant shall post a performance guarantee based on its engineer's construction estimate for the construction of the roadway and drainage improvements for review and approval by the Public Works Department and Planning Department.

Aerial Photograph of the Map 43, Lots 24 and 25



Subdivision Plan Tonella Hill Townhomes

TONELLA ROAD
MILFORD, NEW HAMPSHIRE



The Dubai Group, Inc.

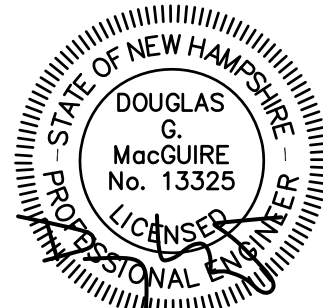
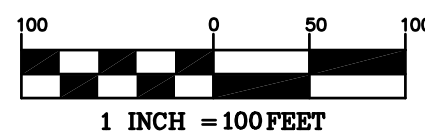
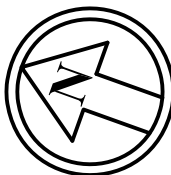
84 Range Road
Windham, NH 03087
603-458-6462

Engineers

Planners

Surveyors

TheDubayGroup.com



SHEET INDEX:

- | | |
|-----|------------------------------|
| 1 | Title Sheet |
| 2 | Subdivision Overview Plan |
| 3 | Subdivision Plan |
| 4 | Topographic Subdivision Plan |
| 5 | Roadway Plan & Profile |
| 6-9 | Construction Details |

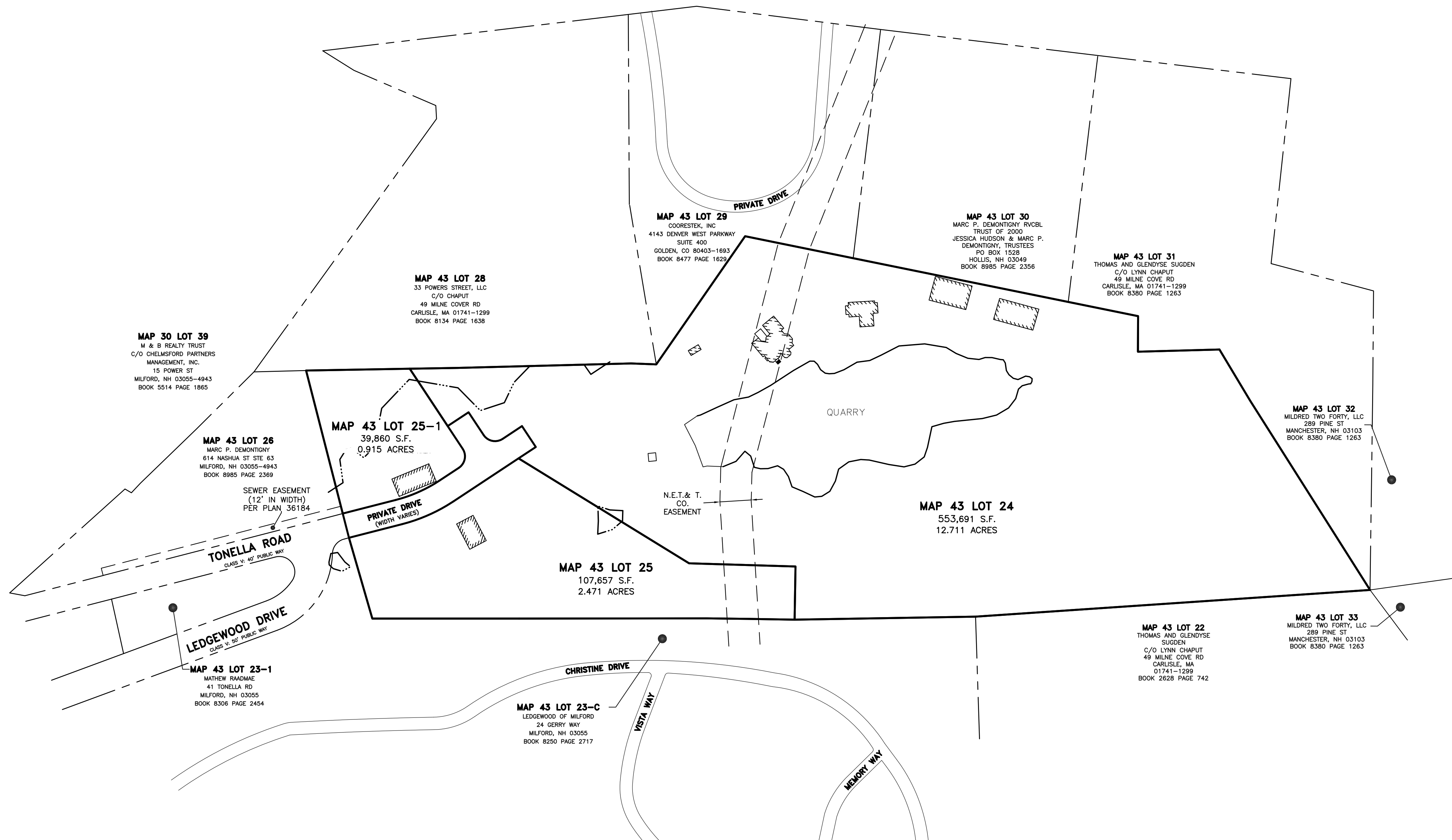
REVISIONS:			
REV.	DATE:	COMMENT:	BY:
1	4/4/18	REVS. PER TOWN COMMENTS	JMM
3	4/23/18	REVS. PER TOWN COMMENTS	JMM

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PROJECT:
TONELLA HILL TOWNHOMES
TONELLA ROAD
MILFORD, NH 03055
MAP 43, LOT 24
SUZANNE DEMONTIGNY, TRUSTEE
SUZANNE DEMONTIGNY RVCBL TRUST
MAP 43 LOT 25
GEORGE DEMARAIS, TRUSTEE
C/O SUZANNE DEMONTIGNY
THE AMARULAH RVCBL TRUST OF 2000
FOR
JESSICA HUDSON
614 NASHUA ST. SUITE 127
MILFORD, NH 03055

SHEET TITLE:
TITLE SHEET

PROJECT #122 SHEET 1 of 9



OWNERS OF RECORD:

MAP 43, LOT 24
SUZANNE DEMONTIGNY, TRUSTEE
SUZANNE DEMONTIGNY REVOCABLE TRUST OF 2000
614 NASHUA ST. STE 63
MILFORD, NH 03055-4943
BOOK 6409 PAGE 995

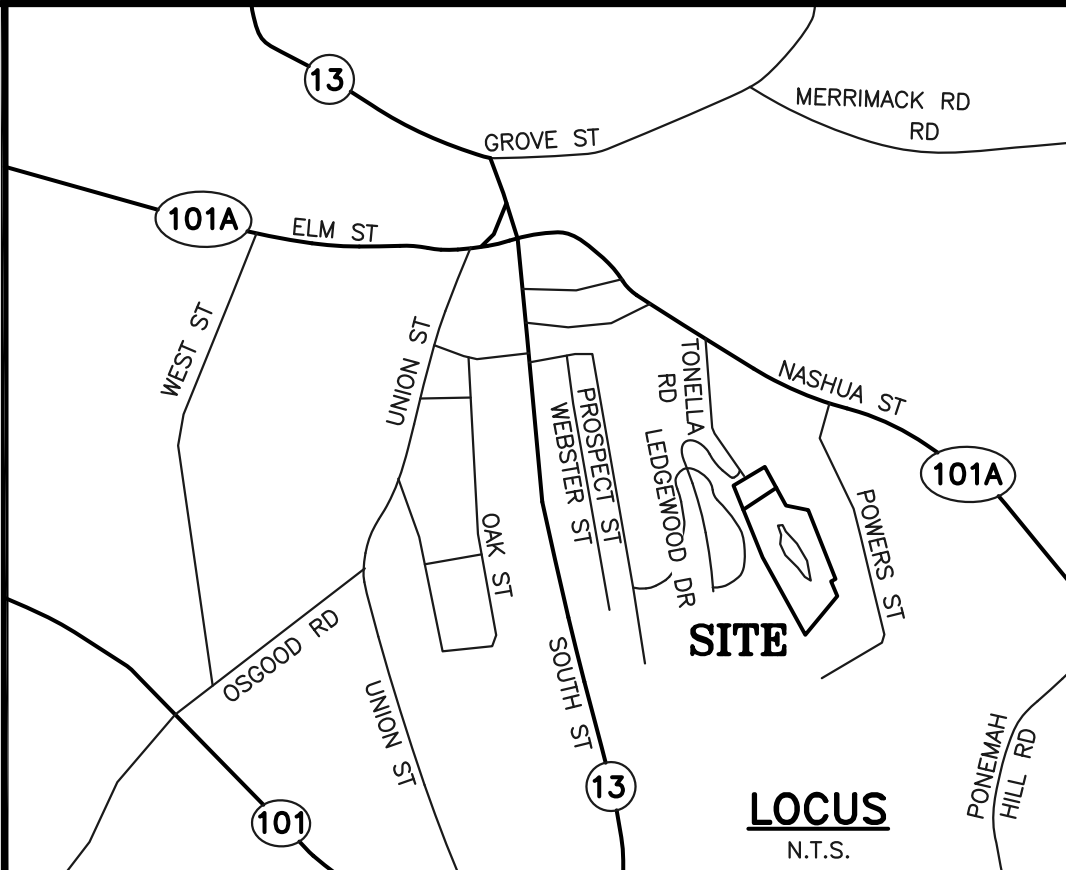
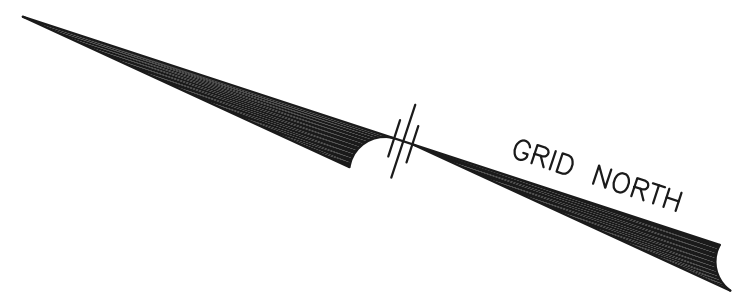
MAP 43 LOT 25
GEORGE DEMARAIS, TRUSTEE
C/O SUZANNE DEMONTIGNY
THE AMARULAH REVOCABLE TRUST OF 2000
614 NASHUA ST. STE 63
MILFORD, NH 03055
BOOK 7907 PAGE 1283

1. SUBDIVISION PLAN OF LAND: POWERS STREET, MILFORD, NH; SURVEYED FOR THOMAS SUGDEN; SCALE: 1" = 50'; DATED APRIL 1977; PREPARED BY W. ROBERT NOLTE & ASSOCIATES; HILLSBOROUGH COUNTY REGISTRY OF DEEDS PLAN #10132.
2. SUBDIVISION PLAN OF LAND: POWERS STREET, MILFORD, NH; SURVEYED FOR THOMAS SUGDEN; SCALE: 1" = 50'; DATED OCTOBER 1977; PREPARED BY W. ROBERT NOLTE & ASSOCIATES; H.C.R.D. PLAN #10921.
3. AS-BUILT SITE PLAN: WOODLAND HEIGHTS, POWERS STREET, MILFORD, NH; PREPARED FOR THOMAS SUGDEN; SCALE: 1" = 50'; DATED JULY 1983, REVISED AUGUST 1983; PREPARED BY W. ROBERT NOLTE & ASSOCIATES; H.C.R.D. PLAN #15883.
4. BOUNDARY PLAN (WRIGHT PROPERTY); PREPARED FOR JAMES P. MCKENNA; SCALE: 1" = 100'; DATED DECEMBER 1984; H.C.R.D. PLAN #17473.
5. PLAN OF RIGHT-OF-WAY: TONELLA ROAD RIGHT-OF-WAY, MILFORD, NH; PREPARED FOR TONELLA QUARRY ASSOCIATES; SCALE: 1" = 50'; DATED FEBRUARY 1987; PREPARED BY MAYNARD & PAQUETTE INC.; H.C.R.D. PLAN #20903.
6. LEDGEWOOD ESTATES, TONELLA ROAD AND PROSPECT STREET, MILFORD, NH; PREPARED FOR T & R DEVELOPMENT; SCALE: 1" = 100'; DATED NOVEMBER 2000; PREPARED BY T.F. MORAN; H.C.R.D. PLAN # 31286.
7. LEDGEWOOD OF MILFORD, A SENIOR CONDOMINIUM; PREPARED FOR T & R DEVELOPMENT; SCALE 1" = 50'; DATED MARCH 2002; PREPARED BY T.F. MORAN; H.C.R.D. PLAN # 31923.
8. WATER AND SEWER UTILITY EASEMENT, MAP 43 LOT 26; PREPARED FOR MARK DEMONTIGNY; SCALE: 1" = 40'; DATED SEPTEMBER 2008; PREPARED BY WOODLAND DESIGN GROUP; H.C.R.D. PLAN # 36184.
9. TONELLA ROADWAY PLAN BY S. P. GRASSO, C.E., DATED DECEMBER 1948. PLAN NOT RECORDED AT HILLSBOROUGH COUNTY REGISTRY OF DEEDS.

1. OWNER OF RECORD: MAP 43, LOT 24
SUZANNE DEMONTIGNY, TRUSTEE
SUZANNE DEMONTIGNY REVOCABLE TRUST OF 2000
614 NASHUA ST STE 63
MILFORD, NH 03055-4943
BOOK 6409 PAGE 995

MAP 43 LOT 25
GEORGE DEMARAIS, TRUSTEE
C/O SUZANNE DEMONTIGNY
THE AMARULAH REVOCABLE TRUST OF 2000
614 NASHUA ST STE 63
MILFORD, NH 03055
BOOK 7907 PAGE 1283
2. THE INTENT OF THIS PLAT IS TO COMBINE MAP 43 LOTS 24 & 25, CREATE AN EXTENSION OF THE TONELLA ROAD RIGHT-OF-WAY AND RESUBDIVIDE INTO THREE (3) LOTS.
3. BOUNDARY INFORMATION FOR LOT 43-25 AND A PORTION OF LOT 43-24, AS DENOTED ON THE PLAN, IS BASED ON A RETRACTION SURVEY BY THIS OFFICE BY WAY OF PHYSICAL EVIDENCE, RECORDED DEEDS AND PLANS.
4. BOUNDARY INFORMATION SHOWN FOR THE REMAINDER OF LOT 43-24 IS TAKEN FROM A SURVEY AND PLAN FOR THE SUZANNE DEMONTIGNY REVOCABLE TRUST OF 2000, DATED MAY 2009, PREPARED BY DAVID M. O'HARA & ASSOCIATES. PLAN NOT RECORDED.
5. HORIZONTAL DATUM BASED ON NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON MARCH 29, 2017.
6. WETLANDS SHOWN HEREON WERE DELINEATED BY B.A.G. CONSULTANTS, ON MARCH 30, 2017 AND WERE LOCATED BY THIS OFFICE ON APRIL 7, 2017.
7. LOT 43-25 AND 43-24 DO NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD ZONE) PER FLOOD INSURANCE RATE MAP NUMBER 33011C0459D, EFFECTIVE DATE SEPTEMBER 25, 2009.

3. LOT 43-25 AND 43-24 ARE ZONED RESIDENCE "B" DISTRICT PER TOWN OF MILFORD ZONING ORDINANCE ARTICLE 5.03.0.
- MINIMUM LOT SIZE: 20,000 SQ. FT. (SERVICED BY TOWN WATER/SEWER)
- MINIMUM LOT SIZE: 60,000 SQ. FT. (NOT SERVICED BY TOWN WATER/SEWER)
- MINIMUM FRONT SETBACK: 30'
- MINIMUM SIDE/REAR SETBACK: 15'
(YARD REQUIREMENTS WRITTEN UNDER ARTICLE 5.03.6.)
- REFER TO TOWN OF MILFORD ZONING ORDINANCE AND DEVELOPMENT REGULATIONS FOR ADDITIONAL REQUIREMENTS.
9. THE PROJECT IS LOCATED WITHIN THE LEVEL 1 GROUNDWATER PROTECTION DISTRICT.
10. A SIGN SHALL BE POSTED BY THE DEVELOPER PRIOR TO THE ISSUANCE OF THE FIRST PERMIT OF OCCUPANCY. THE SIGN SHALL BE ISSUED AND SHALL REMAIN UNTIL FORMAL TOWN ACCEPTANCE. THE WORDING SHALL BE: "THIS ROAD HAS NOT BEEN ACCEPTED BY THE TOWN OF MILFORD, UNTIL THE ROAD HAS BEEN ACCEPTED THE TOWN ASSUMES NO RESPONSIBILITY FOR MAINTENANCE INCLUDING SNOW REMOVAL, NOR ANY LIABILITY FOR DAMAGES RESULTING FROM USE OF THE ROAD. RSA 674:41."
11. ALL WATER, SEWER, ROAD (INCLUDING PARKING LOT) AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF MILFORD'S WATER UTILITIES DEPARTMENT AND PUBLIC WORKS DEPARTMENT STANDARDS.
12. SHEETS 2 AND 3 SHALL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. THE REMAINING SHEETS WILL BE ON FILE AT THE TOWN OF MILFORD.
13. THE PROPOSED PROJECT SHALL BE SUBJECT TO LIBRARY AND POLICE IMPACT FEES.
14. PRIOR TO THE SIGNING OF THE PLAN, ALL MONUMENTATION SHALL BE SET AND NOTED ON THE PLAN, OR A SECURITY SHALL BE PROVIDED TO THE TOWN TO COVER THE COST OF SAID MONUMENTATION.



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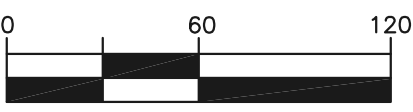
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603-458-6462

Engineers

Planners

Surveyors

TheDubayGroup.com



SCALE: 1" = 60 FEET

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SCALE:
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MAC

TWS

JAN. 29, 2018
1" CO'

$$= 60$$

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PROJECT:

TONELLA HILL TOWNHOMES

TONELLA ROAD

MILFORD, NH 03055

MAP 43, LOT 24

SUZANNE DEMONTIGNY, TRUSTEE
SUZANNE DEMONTIGNY RVCBL
TRUST

MAP 43 LOT 25

GEORGE DEMARAIS, TRUSTEE
C/O SUZANNE DEMONTIGNY
THE AMARULAH RVCBL TRUST OF
2000

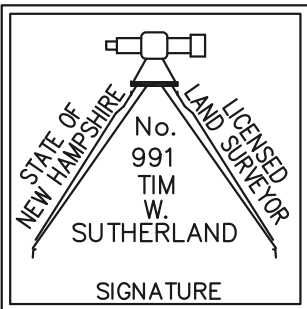
JESSICA HUDSON

614 NASHUA ST. SUITE 127
MILFORD, NH 03055

SHEET TITLE:

SUBDIVISION OVERVIEW

PROJECT #122 SHEET 2 of 9



I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS THE RESULT OF AN ACTUAL SURVEY PERFORMED ON THE GROUND IN APRIL 2017 AND HAS AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.

TIMOTHY W. SUTHERLAND, LLS #991

DATE _____

APPROVED
MILFORD PLANNING BOARD

SITE PLAN #: _____ DATE _____
APPROVED: _____

SIGNATURE: _____ DATE SIGNED: _____

N:\PROJECTS\122-Tonella Road Cannv\Survey\122sub.dwg

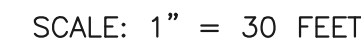


Engineers

Planners

Surveyors

TheDubayGroup.com















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DATE: JAN. 29, 2018
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MAP 43, LOT 24
SUZANNE DEMONTIGNY, TRUSTEE
SUZANNE DEMONTIGNY RVCBL
TRUST

SHEET TITLE:

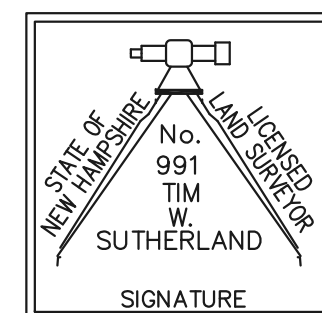
PROJECT #122 SHEET 3 of 9



- | | |
|---|-----------------------|
|  | DRILL HOLE FOUND |
|  | IRON PIPE OR IRON ROD |
|  | GRANITE BOUND FOUND |
|  | LIGHT POST |
|  | WELL |
|  | ABUTTER LINE |
|  | CURB |
|  | EDGE OF PAVEMENT |
|  | STONEWALL |
|  | TREELINE |
|  | DELINEATED WETLAND |
|  | BUILDING SETBACK |

NOTES:

1. THE INTENT OF THIS PLAT IS TO SHOW DETAIL OF THE TONELLA ROAD EXTENSION RIGHT-OF-WAY, LOTS 43-25, 43-25-1 AND ASSOCIATED EASEMENTS.
2. SEE SHEET 2 FOR ADDITIONAL INFORMATION.



LAND SURVEYORS CERTIFICATION:

I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS THE RESULT OF AN ACTUAL SURVEY PERFORMED ON THE GROUND IN APRIL 2017 AND HAS AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.

TIMOTHY W. SUTHERLAND, LLS #991

DATE _____

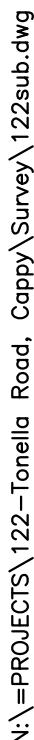
OWNER/APPLICANT MAP 43 LOT 25	DATE
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OWNER/APPLICANT MAP 43 LOT 24

APPROVED
MILFORD PLANNING BOARD

SITE PLAN #: _____ DATE _____
APPROVED: _____

SIGNATURE: _____ DATE SIGNED: _____



- LAND SURVEYORS CERTIFICATION:**

STATE OF
NEW HAMPSHIRE

No.
991
TIM
W.
SUTHERLAND

LICENSED
SURVEYOR

SIGNATURE

1. BOUNDARY INFORMATION FOR LOT 43-25 AND A PORTION OF LOT 43-24, AS DENOTED ON THE PLAN, IS BASED ON A RETRACEMENT SURVEY BY THIS OFFICE BY WAY OF PHYSICAL EVIDENCE, RECORDED DEEDS AND PLANS. BOUNDARY INFORMATION SHOWN FOR THE REMAINDER OF LOT 43-24 IS TAKEN FROM A SURVEY AND PLAN FOR THE SUZANNE DEMONTIGNY REVOCABLE TRUST OF 2000, DATED MAY 2009, PREPARED BY DAVID M. O'HARA & ASSOCIATES. PLAN NOT RECORDED.
2. HORIZONTAL DATUM BASED ON NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON MARCH 29, 2017.
3. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON MARCH 29, 2017.
4. WETLANDS SHOWN HEREON WERE DELINEATED BY B.A.G. CONSULTANTS AND LOCATED BY THIS OFFICE IN OCTOBER 2017.
5. LOT 43-25 AND 43-24 DO NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD ZONE) PER FLOOD INSURANCE RATE MAP NUMBER 33011C0459D, EFFECTIVE DATE SEPTEMBER 25, 2009.

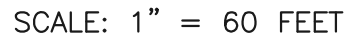


Engineers

Planners

Surveyors

TheDubayGroup.com



DRAWN BY:
CHECKED BY:
DATE:
SCALE:
FILE:
DEED REF:

MAC
TWS
2018
"=60'
22sub
—

PROJECT:

TONELLA ROAD
MILFORD, NH 03055

MAP 43. LOT 24
SUZANNE DEMONTIGNY, TRUSTEE
SUZANNE DEMONTIGNY RVCBL
TRUST

MAP 43 LOT 25
GEORGE DEMARAIS, TRUSTEE
C/O SUZANNE DEMONTIGNY
THE AMARULAH RVCBL TRUST OF
2000

JESSICA HUDSON

MILFORD, NH 03055

ET TITLE:

ТОПОГРАФИЯ

TOPOGRAPHIC SUBDIVISION

SUBDIVISION

PLAN

PROJECT #122 SHEET 4 of 9

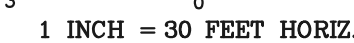
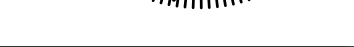


Engineers

Planners

Surveyors

TheDubayGroup.com



DRAWN BY: MAC
CHECKED BY: DGM
DATE: JAN. 29, 2018
SCALE: 1"=30'H, 3"V
FILE: 122 Profile
DEED REF: -

SHEET TITLE:

PROJECT #122 SHEET 5 of 9



SCALE: 1"=30'

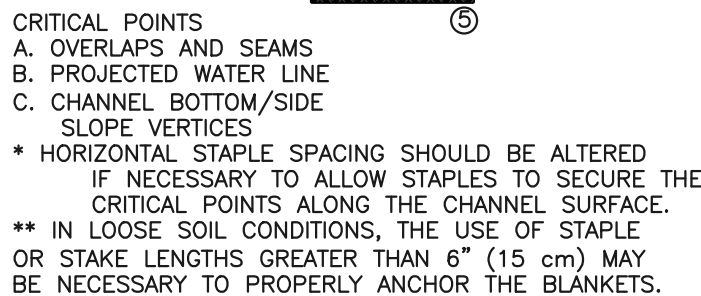


SCALE: 1"=30' HORIZ.
1"=3' VERT.



SCALE: 1"=30' HORIZ.
1"=3' VERT.

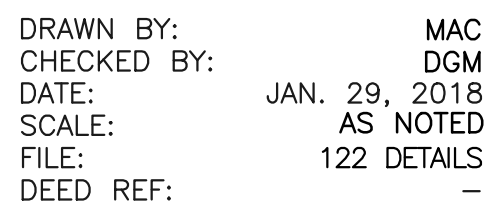
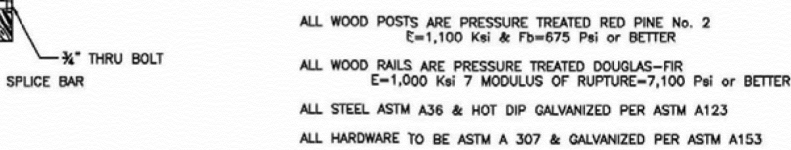
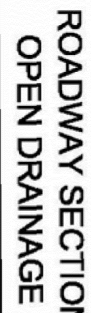
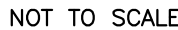
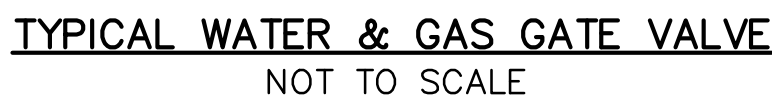
THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12' APART IN A 6"DEEP X 6"WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.



(THIS DETAIL IS PROVIDED FOR AREAS THAT MAY REQUIRE
ADDITIONAL PROTECTION BASED ON FIELD CONDITIONS.)



(THIS DETAIL IS PROVIDED FOR AREAS THAT MAY REQUIRE
ADDITIONAL PROTECTION BASED ON FIELD CONDITIONS.)



PROJECT #122 SHEET 7 of 9

CONSTRUCTION SEQUENCE

- ### GENERAL CONSTRUCTION NOTES

- ## SEEDING SPECIFICATION

4. SEED SHOULD BE SPREAD UNIFORMLY BY A METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDING HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER.
- A. INOCULATE ALL LEGUME SEED WITH THE CORRECT TYPE AND AMOUNT OF INOCULANTS.
- B. NORMAL SEEDING DEPTH IS FROM $\frac{1}{4}$ TO $\frac{1}{2}$ INCH. HYDROSEEDING THAT INCLUDES MULCH MAY BE LEFT ON SOIL SURFACE. SEEDING RATES MUST BE INCREASED 10 % WHEN HYDROSEEDING.
- C. WHERE FEASIBLE, EXCEPT WHERE EITHER A CULTIPACKER TYPE SEEDER OR HYDROSEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A ROLLER, OR LIGHT DRAG.
- D. THE GRADE "A" OF SEEDING MIXTURE SHOULD BE USED WITH THE FOLLOWING SEEDING RATES, BASED ON THE SEEDING GUIDE.
- | MIXTURE | SPECIES | POUNDS PER ACRE | POUNDS PER 1,000 SQ. FT. |
|---------|---------------------|-----------------|--------------------------|
| A | TALL FESCUE | 20 | 0.45 |
| | CREeping RED FESCUE | 20 | 0.45 |
| | REDTOP | 2 | 0.05 |
| | TOTAL | 42 | 0.95 |

- ## WINTER NOTES

1. ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS;
2. ALL AREAS TO BE PLANTED WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
3. AFTER NOVEMBER 15TH, INCOMPLETE SURFACES TO BE PAVED, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3 OR CRUSHED STONE.

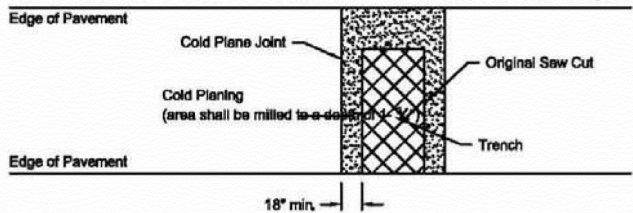
MAINTENANCE AND PROTECTION

- ## Procedures for repairs of trench cuts on City roads

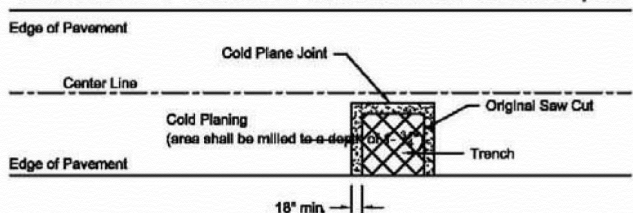
1. Pavement shall be sawcut along the ditch line. Any undrained areas that inadvertently develop shall have the projecting pavement saw cut and removed.
2. Trench backfill shall be compacted in exceptionable lifts according to Street Opening Permit or approved plans.
3. A 4 inch depth - ¾" type B hot bituminous patch shall be laid in two (2") inch depth lifts.
4. The patch shall be allowed to settle for a minimum of 60 days (or time determined by Director of DPW).
5. After suitable exposure to traffic compaction as determined by the Director of Public Works, the pavement shall be milled to a depth of 1 ¾" providing a minimum 18 inch overlap onto existing undisturbed pavement.
6. Care must be taken to identify and offset the location of the joint before cold planing.
7. The milled area shall be paved with ½" type E hot bituminous pavement meeting NH DOT 401 pavement specifications. The new to old pavement joints shall be sealed with a crack and joint sealer.

Cross sectional view

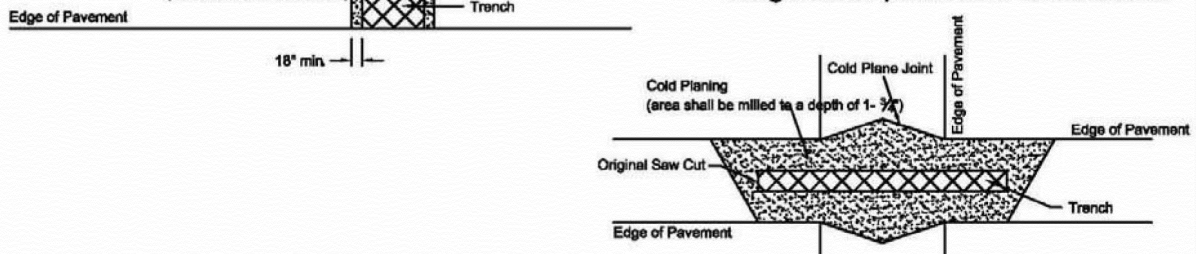
Transverse Patch more than half the width of pavement



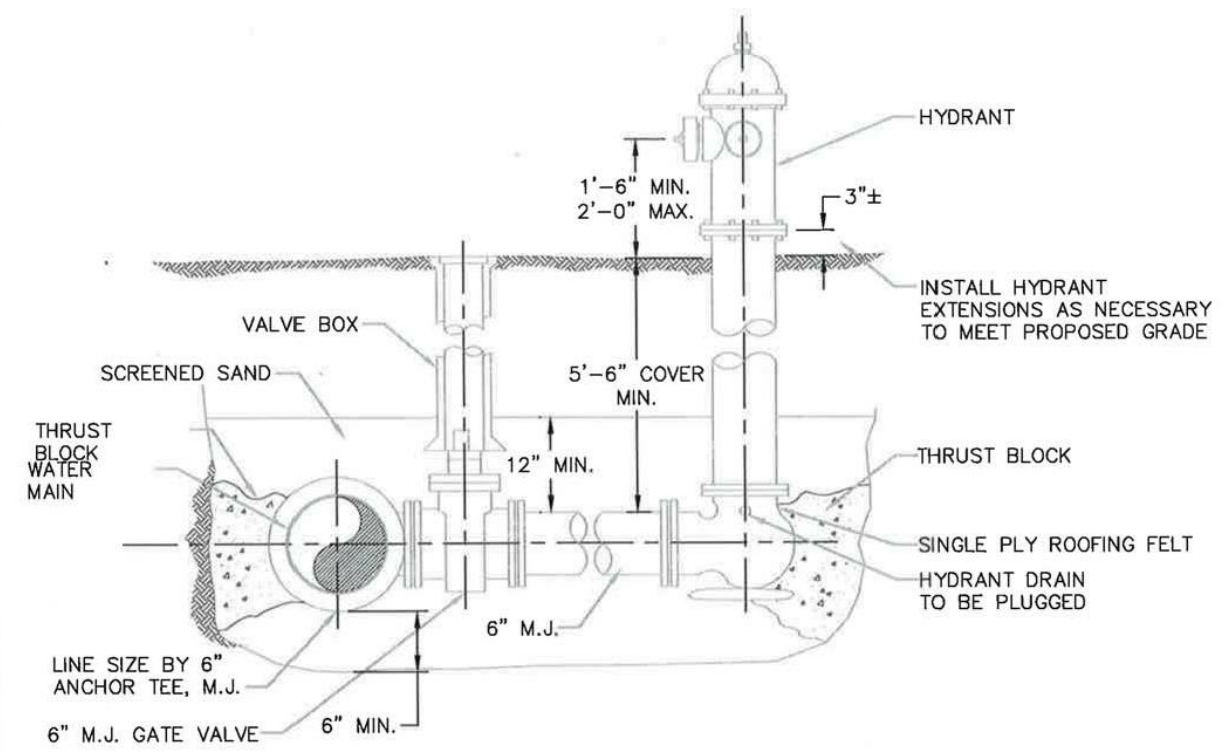
Transverse Patch less than half the width of pavement



Longitudinal patch at a cross street



DRAWN BY: D.K.P.	TOWN OF MILFORD, NEW HAMPSHIRE				
CHECKED BY: R.L.	DESIGN SPECIFICATIONS				
APPROVED BY: R.L.	PAVEMENT RESTORATION		SM REV.	3/10	
SCALE: NOT TO SCALE	DETAIL		REV. DESCRIPTION	DATE	
DATE: MAR. 2010			FIGURE: D-18	A	



NOTE

1. THRUST BLOCK TO BE SIZED ACCORDING TO THRUST BLOCK SCHEDULE TABLE.

DRAWN BY: D.K.P.	TOWN OF MILFORD, NEW HAMPSHIRE			
CHECKED BY: R.L.	DESIGN SPECIFICATIONS			
APPROVED BY: R.L.	FIRE HYDRANT ASSEMBLY			
SCALE: AS SHOWN	DETAIL	REV.	DESCRIPTION	DATE
DATE: NOV. 2003		FIGURE:	W-1	A

The Dubai Group, Inc.

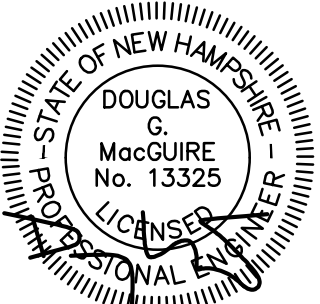
84 Range Road
Windham, NH 03087
603-458-6462

Engineers

Planners

Surveyors

TheDubayGroup.com

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DRAWN BY: MAC
CHECKED BY: DGM
DATE: JAN. 29, 2018
SCALE: AS NOTED
FILE: 122 DETAILS
DEED REF: -

PROJECT:

TONELLA HILL TOWNHOMES

TONELLA ROAD
MILFORD, NH 03055

MAP 43, LOT 24
SUZANNE DEMONTIGNY, TRUSTEE
SUZANNE DEMONTIGNY RVCBL
TRUST

MAP 43 LOT 25
 GEORGE DEMARAIS, TRUSTEE
 C/O SUZANNE DEMONTIGNY
 THE AMARULAH RVCBL TRUST OF
 2000

JESSICA HUDSON

614 NASHUA ST. SUITE 127
MILFORD, NH 03055

SHEET TITLE:

CONSTRUCTION DETAILS-2

