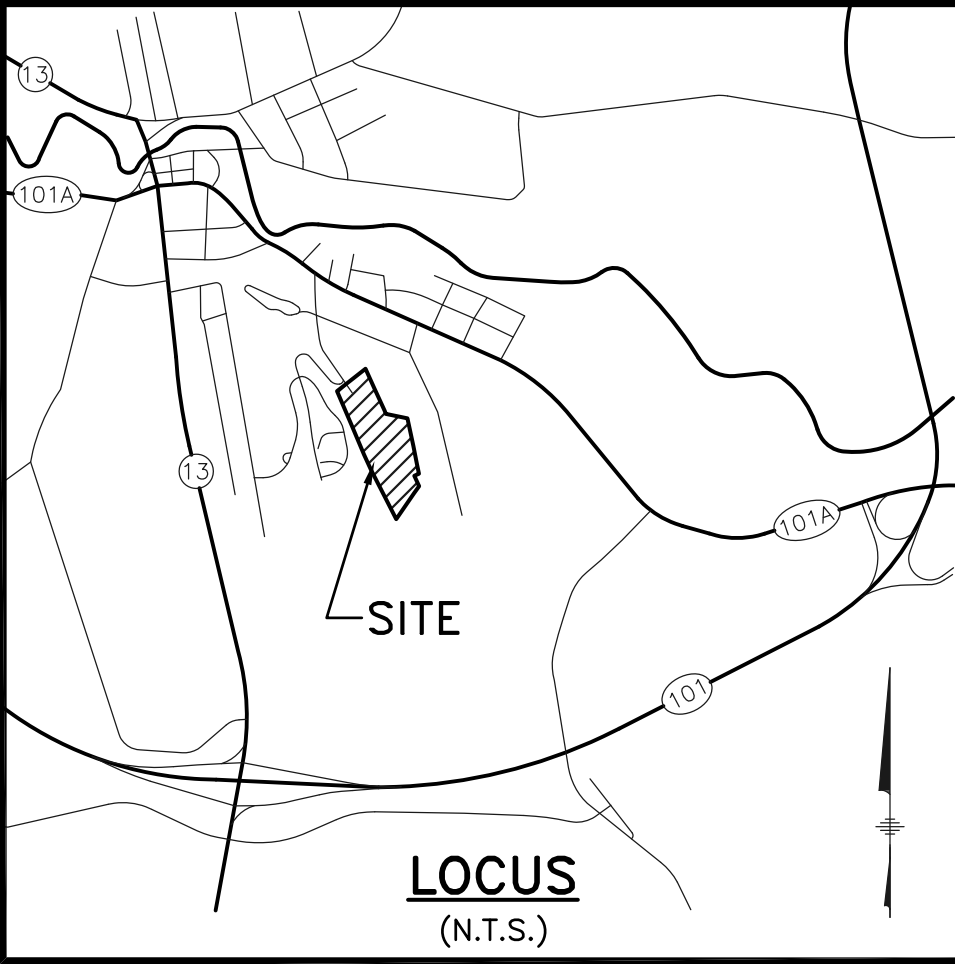


# Site Plan

# Tonella Hill Townhomes

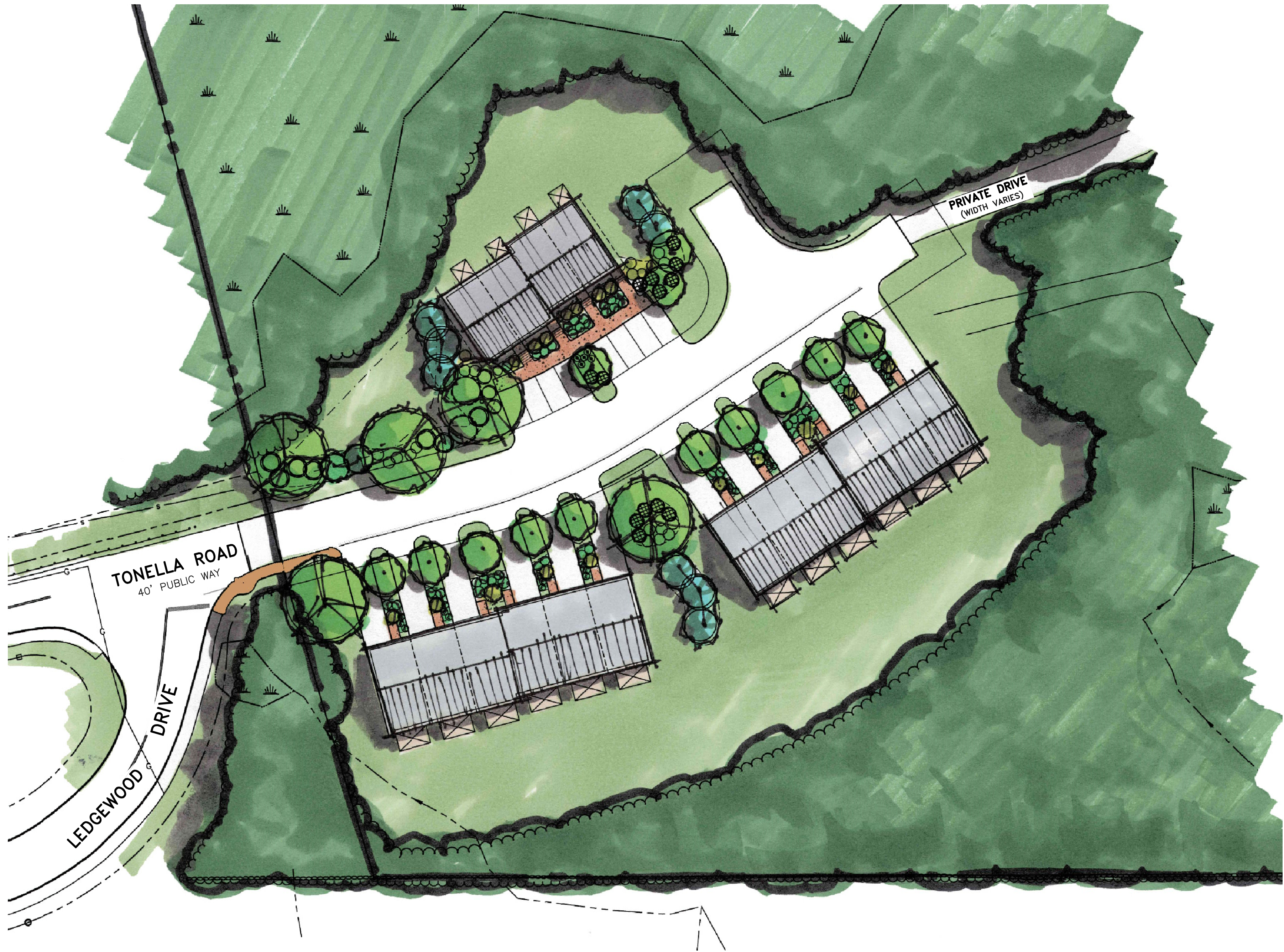
TONELLA ROAD  
MILFORD, NEW HAMPSHIRE



**The Dubay Group, Inc.**  
84 Range Road  
Windham, NH 03087  
603-458-6462

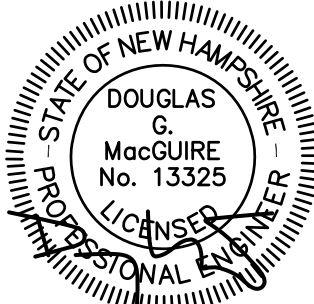
Engineers  
Planners  
Surveyors

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**SHEET INDEX:**

- 1 Title Sheet
- 2 Existing Conditions Plan
- 3 Preparation Plan
- 4 Site Overview Plan
- 5 Site Plan
- 6 Grading, Drainage, & Utility Plan
- 7 Landscape Plan
- 8 Landscape Details
- 9 Erosion Control Plan
- 10-13 Construction Details
- 14 Pre-Development Watershed Plan
- 15 Post Development Watershed Plan



REVISIONS:			
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1	4/4/18	REVS PER TOWN COMMENTS	JMM

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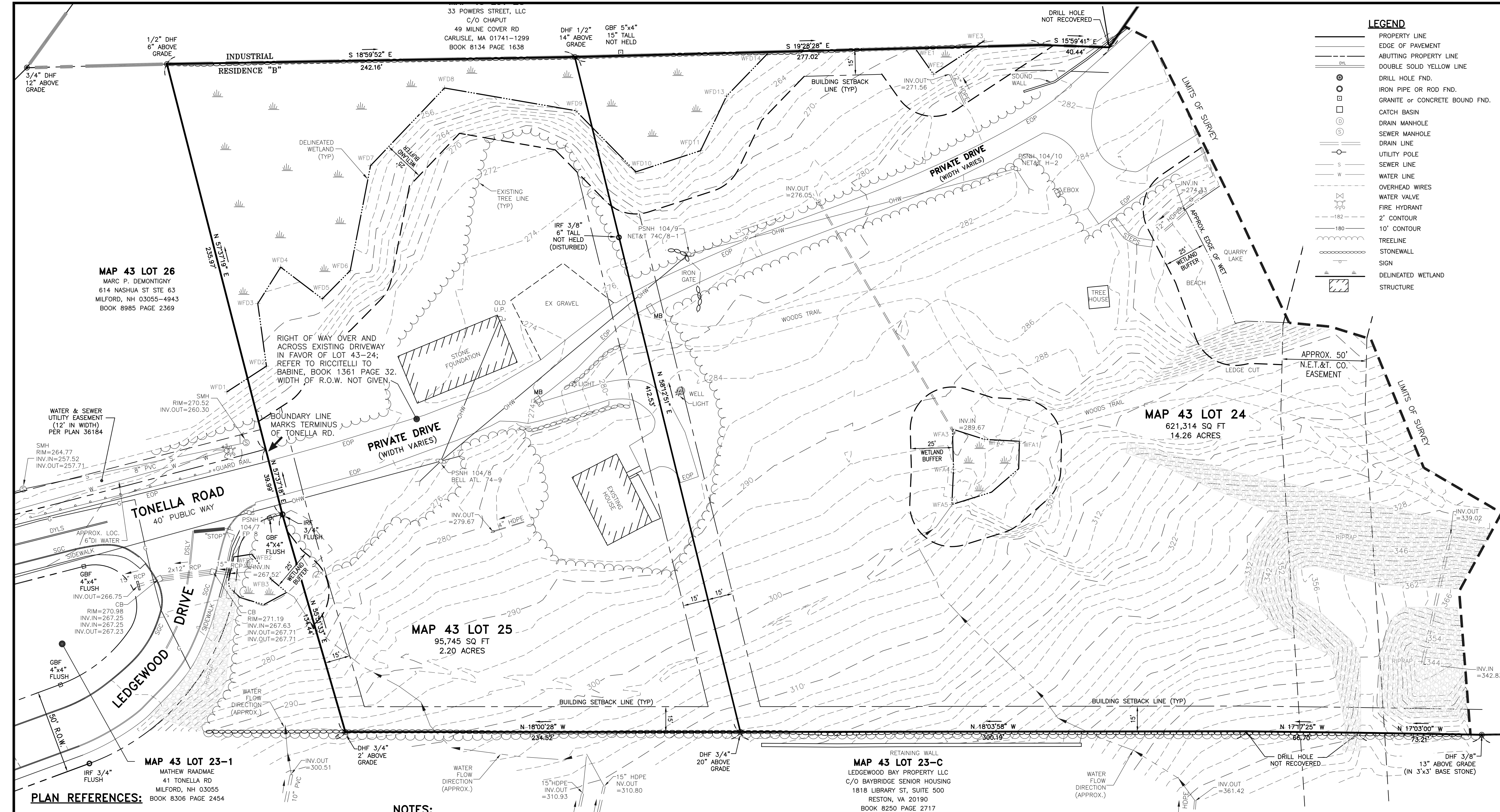
PROJECT:  
**TONELLA HILL TOWNHOMES**  
TONELLA ROAD  
MILFORD, NH 03055

FOR  
**JESSICA HUDSON**  
614 NASHUA ST. SUITE 127  
MILFORD, NH 03055

SHEET TITLE:  
**TITLE SHEET**



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#### PLAN REFERENCES:

- 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.
- 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.
- 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.
- BOUNDARY PLAN (WRIGHT PROPERTY); PREPARED FOR JAMES P. MCKENNA; SCALE: 1" = 100'; DATED DECEMBER 1984; H.C.R.D. PLAN #17473.
- 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.
- 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.
- 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.
- WATER AND SEWER UTILITY EASEMENT, MAP 43 LOT 26; PREPARED FOR MARK DEMONTIGNAY; SCALE: 1" = 40'; DATED SEPTEMBER 2008; PREPARED BY WOODLAND DESIGN GROUP; H.C.R.D. PLAN #36184.
- TONELLA ROADWAY PLAN BY S. P. GRASSO, C.E., DATED DECEMBER 1948. PLAN NOT RECORDED AT HILLSBOROUGH COUNTY REGISTRY OF DEEDS.

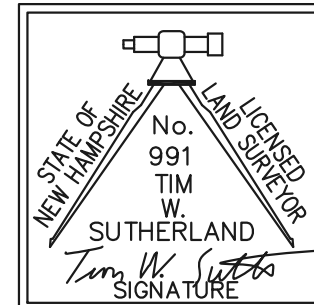
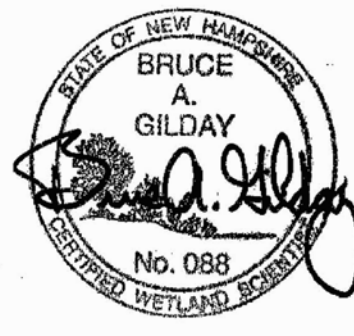
#### NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS FOR MAP 43 LOT 25 AND A PORTION OF MAP 43 LOT 24, BASED ON AN ON-THE-GROUND SURVEY PERFORMED BY THIS OFFICE FROM MARCH THROUGH APRIL 2017.
  - BOUNDARY INFORMATION FOR LOT 43-25 IS BASED ON A RETACEMENT SURVEY BY THIS OFFICE BY WAY OF PHYSICAL EVIDENCE, RECORDED DEEDS AND PLANS.
  - BOUNDARY INFORMATION SHOWN FOR LOT 43-24 IS TAKEN FROM A SURVEY AND PLAN FOR THE SUZANNE DEMONTIGNAY REVOCABLE TRUST OF 2000, DATED MAY 2009, PREPARED BY DAVID M. O'HARA & ASSOCIATES. PLAN NOT RECORDED.
  - ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON MARCH 29, 2017.
  - HORIZONTAL DATUM BASED ON NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON MARCH 29, 2017.
  - WETLANDS SHOWN HEREON WERE DELINEATED BY B.A.G. CONSULTANTS, ON MARCH 30, 2017 AND WERE LOCATED BY THIS OFFICE ON APRIL 7, 2017.
  - LOT 43-24 AND 43-25 ARE NOT WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD ZONE) PER FLOOD INSURANCE RATE MAP NUMBER 33011C04590, WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.
  - LOT 43-25 AND 43-24 ARE ZONED UNDER 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 FRONT SETBACK: 30'  
MINIMUM SIDE/REAR SETBACK: 15'  
(YARD REQUIREMENTS WRITTEN UNDER ARTICLE 5.03.6.)  
REFER TO TOWN OF MILFORD ZONING ORDINANCE AND SITE PLAN REGULATIONS FOR ADDITIONAL REQUIREMENTS.

#### WETLAND NOTES

THE LIMITS OF JURISDICTIONAL WETLANDS AS SHOWN ON THIS PLAN WERE DELINEATED BY BAG LAND CONSULTANTS, INC. IN 2017 IN ACCORDANCE WITH:

- US ARMY CORPS OF ENGINEERS REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, TECHNICAL REPORT ERDC/EL TR-12-1, JANUARY 2012, VERSION 2.0.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2010).
- NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, CURRENT VERSION.



#### 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.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

Timothy W. Sutherland, LLS #991

4/4/18

DATE



**The Dubai Group, Inc.**

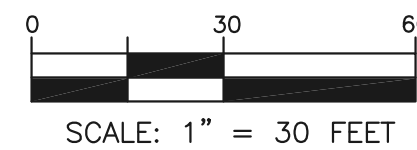
84 Range Road  
Windham, NH 03087  
603-458-6462

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Planners

Surveyors

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1	4/4/18	REVS. PER TOWN COMMENTS	JMM

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CHECKED BY: TWS  
DATE: JAN. 29, 2018  
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FILE: 122ws  
DEED REF: -

PROJECT:

**TONELLA HILL TOWNHOMES**

TONELLA ROAD  
MILFORD, NH 03055

FOR

**JESSICA HUDSON**

614 NASHUA ST. SUITE 127  
MILFORD, NH 03055

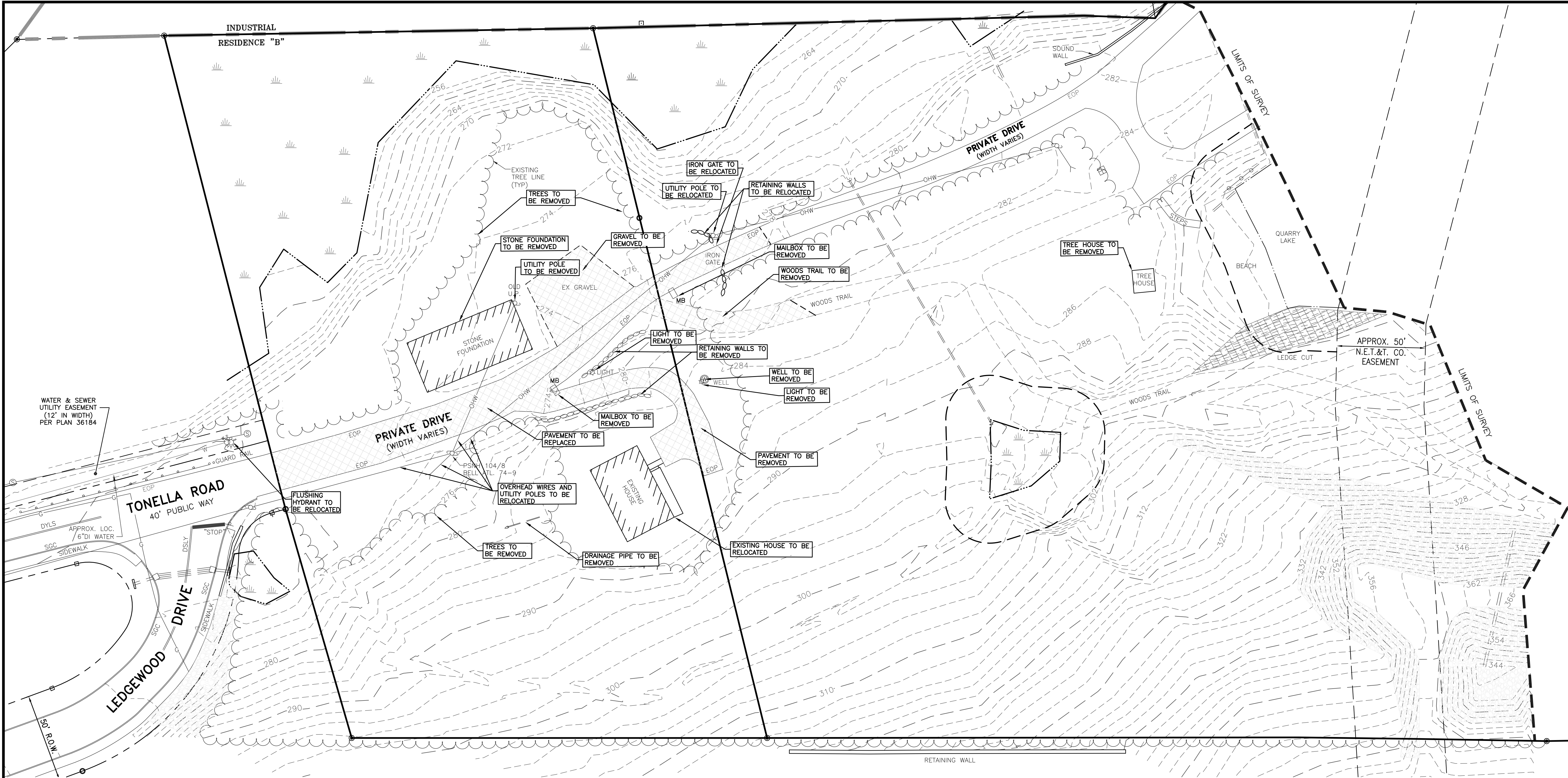
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**EXISTING CONDITIONS PLAN**

PROJECT #122 SHEET 2 of 15



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NOTE:

1. NO SOIL CONTAINING ANY LIVING OR VIABLE PORTION OF PLANTS ON THE NEW HAMPSHIRE PROHIBITED INVASIVE SPECIES LIST (AGR TABLE 3800) SHALL BE TRANSPORTED TO OR FROM CONSTRUCTION SITES WITHOUT NOTIFICATION AND APPROVAL FROM THE NEW HAMPSHIRE DEPT. OF AGRICULTURE PER RSA 430:55.
2. ALL PAVEMENT PROPOSED TO BE REMOVED SHALL BE SAW CUT AT THE LIMITS OF REMOVAL.
3. PRIOR TO CONSTRUCTION, CONTACT DIG-SAFE CENTER. TOLL FREE AT 811. NEW HAMPSHIRE STATE LAW REQUIRES NOTIFICATION AT LEAST 3 BUSINESS DAYS BEFORE DIGGING OPERATIONS START.



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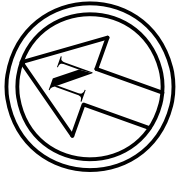
84 Range Road  
Windham, NH 03087  
603-458-6462

Engineers

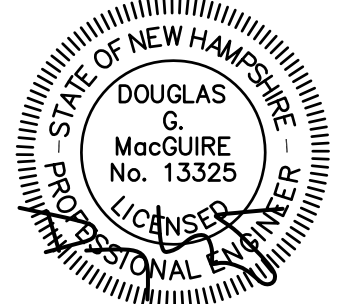
Planners

Surveyors

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1 INCH = 30 FEET



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PROJECT:  
**TONELLA HILL TOWNHOMES**  
TONELLA ROAD  
MILFORD, NH 03055

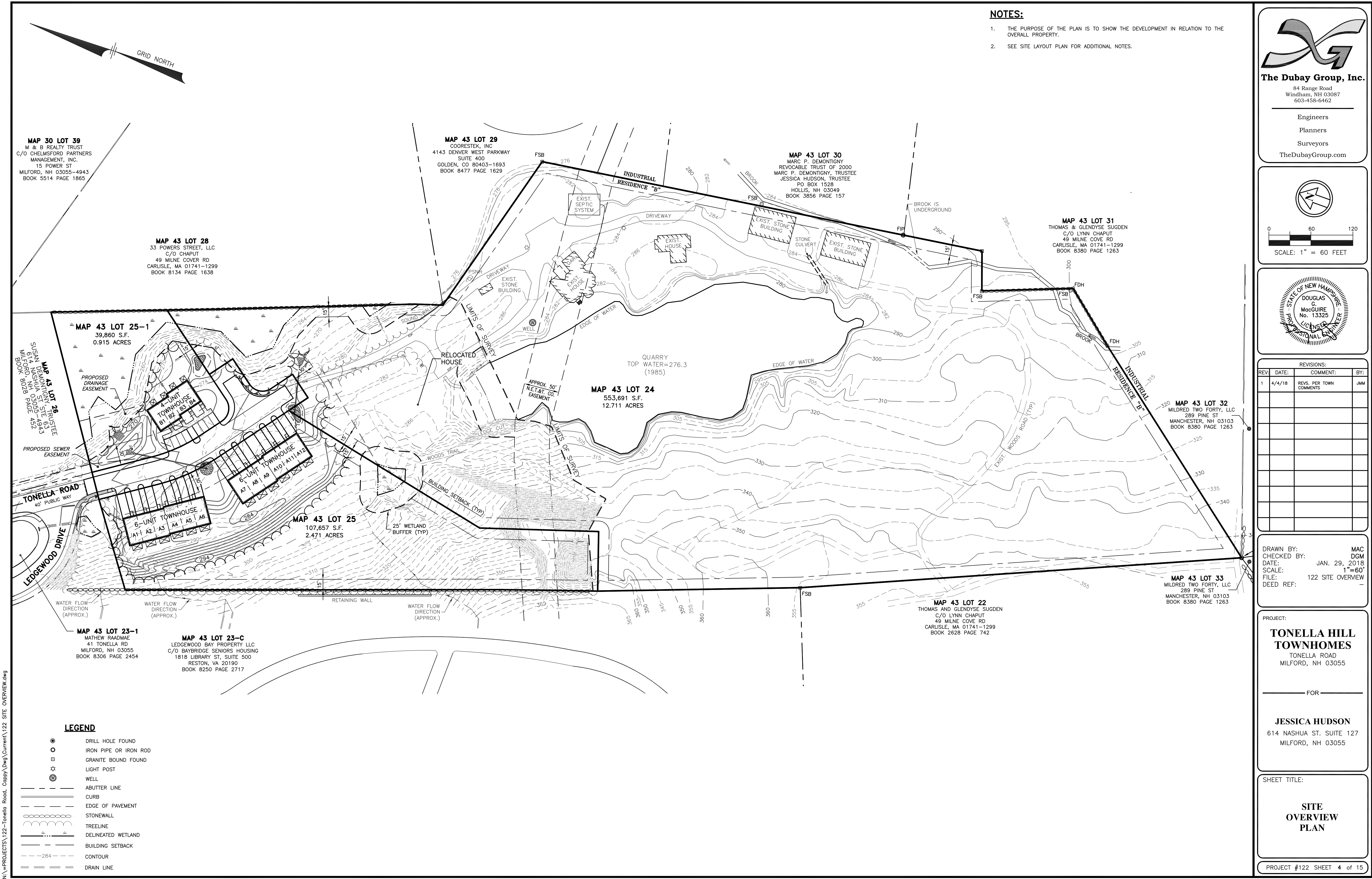
FOR

**JESSICA HUDSON**

614 NASHUA ST. SUITE 127  
MILFORD, NH 03055

SHEET TITLE:  
**PREPARATION PLAN**

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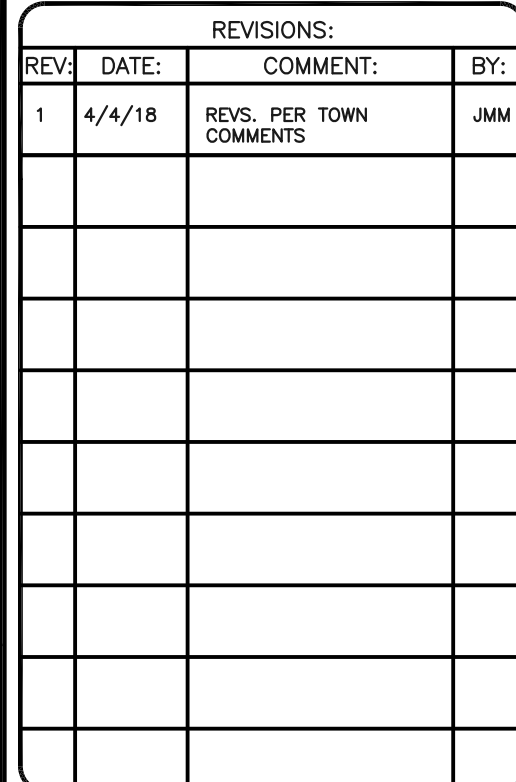
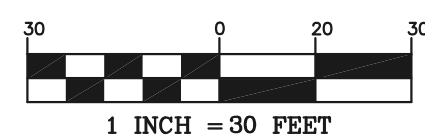


Engineers

## Planners

## Surveyors

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PROJECT:

## TONELLA HILL TOWNHOMES

TONELLA ROAD  
MILFORD, NH 03055

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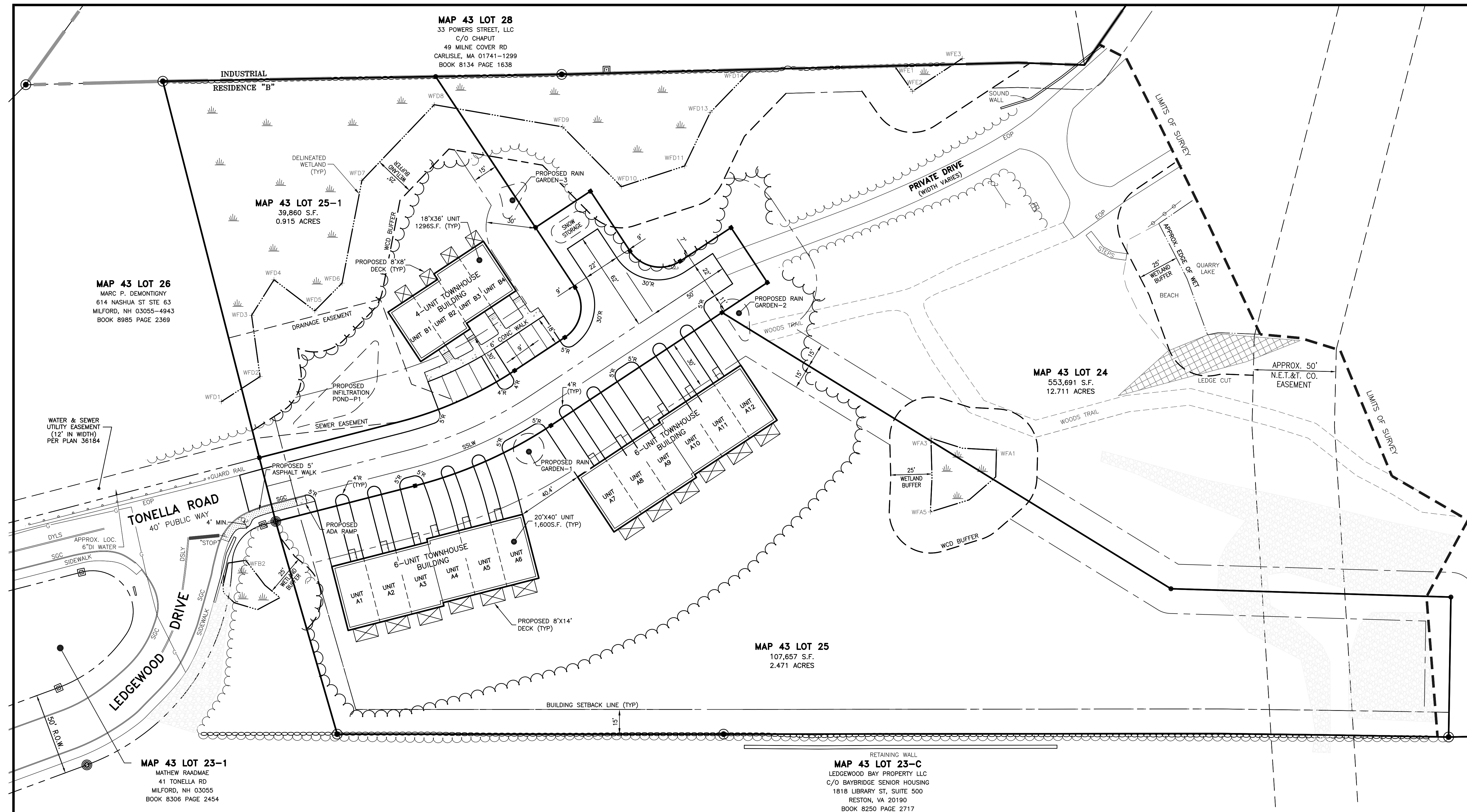
JESSICA HUDSON

614 NASHUA ST. SUITE 127  
MILFORD, NH 03055

SHEET TITLE:

## SITE LAYOUT PLAN

PROJECT #122 SHEET 5 of 15



GENERAL NOTES:

OWNERS OF RECORD:	MAP 43 LOT 24	621,314 SF (14.26 AC)
	SUZANNE DEMONTIGNY, TRUSTEE	
	SUZANNE DEMONTIGNY RCVBL TRUST	
	614 NASHUA ST, SUITE 63	
	MILFORD, NH 03055	
	MAP 43 LOT 25	95,745 SF (2.20 AC)
	GEORGE DEMARIAS & SUZANNE DEMONTIGNY, TRUSTEES	
	THE AMARULAH RCVBL TRUST OF 2000	
	614 NASHUA ST, SUITE 63	
	MILFORD, NH 03055	

1. THE INTENT OF THIS PLAN IS TO CONSTRUCT 16 TOWNHOUSE STYLE MULTI-FAMILY UNITS, AND TO RELOCATE AN EXISTING HOUSE.
2. THE SUBJECT PARCELS 43-24 AND 43-25 ARE ZONED AS RESIDENTIAL "B".
3. THE PROJECT WILL BE SERVED BY TOWN WATER AND TOWN SEWER.
4. ALL WORK TO BE DONE IN CONFORMANCE WITH THE TOWN OF MILFORD REGULATIONS, ALL ROADS, STRUCTURES, AND DRAINAGE TO MEET TOWN OF MILFORD SPECIFICATIONS.

5. SEWER AND DRIVEWAY PERMITS SHALL BE OBTAINED FOR THIS PROJECT.
6. CURRENT RESIDENTIAL "B" ZONE ZONING REQUIREMENTS:
- MINIMUM LOT AREA = 20,000 SF (SERVICED BY TOWN WATER/SEWER)  
MINIMUM FRONTAGE = 150'  
MAX. BUILDING HEIGHT = 35'  
FRONT SETBACK = 30'  
SIDE SETBACK = 15'  
REAR SETBACK = 15'
7. PARKING CALCULATIONS:
- MULTI-FAMILY DWELLINGS REQUIRE 2 SPACES PER DWELLING UNIT  
LOT 43-25-1:  
TOTAL NUMBER OF DWELLING UNITS = 4  
4 DWELLING UNITS \* 2 SPACES/DWELLING UNIT = 8 SPACES  
TOTAL SPACES PROVIDED = 8 SPACES  
LOT 43-25:  
TOTAL NUMBER OF DWELLING UNITS = 12  
12 DWELLING UNITS \* 2 SPACES/DWELLING UNIT = 24 SPACES  
TOTAL SPACES PROVIDED = 24 SPACES (12 GARAGE SPACES, 12 DRIVEWAY SPACES).

8. ALLOWABLE DENSITY: MULTI-FAMILY DWELLINGS SHALL BE SERVED BY BOTH MUNICIPAL SEWERAGE AND WATER SYSTEMS AND MAY HAVE A MAXIMUM OF FIVE (5) PER ACRE.  
  
LOT 43-25-1 : 0.915 ACRES \* 5 DWELLING UNITS/ACRE = 4.6 DWELLING UNITS ALLOWED, 4 UNITS PROPOSED  
LOT 43-25 : 2.471 ACRES \* 5 DWELLING UNITS/ACRE = 12.4 DWELLING UNITS ALLOWED, 12 UNITS PROPOSED
9. OPEN SPACE: AN AMOUNT EQUAL TO NOT LESS THAN THIRTY (30) PERCENT OF THE TOTAL LOT AREA SHALL BE PROVIDED.  
  
LOT 43-25-1: IMPERVIOUS COVER = 5,475 SF & TOTAL LOT AREA = 39,860 SF  
5475/39860 = 16.7% COVERAGE AND OPEN SPACE = 83.3%  
  
LOT 43-25: IMPERVIOUS COVER = 17,937 SF AND TOTAL LOT AREA = 107,637 SF  
17937/107637 = 14% COVERAGE AND OPEN SPACE = 86.3%
10. IN THE EVENT ACCUMULATIONS OF WINTER SNOW VOLUMES EXCEED ON-SITE STORAGE CAPACITIES, EXCESS VOLUMES OF SNOW SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A LEGAL DUMPING SITE.
11. ALL GRASS AND LANDSCAPED AREA MAINTENANCE SHALL BE PERFORMED WITH JUDICIOUS USE OF ORGANIC PESTICIDES, HERBICIDES AND FERTILIZERS, ALL OF

WHICH SHALL BE APPLIED BY A LICENSED APPLICATOR.

12. ALL AREA DRAIN BASINS & THE INFILTRATION SYSTEM SHALL BE CLEANED OF DEBRIS TWICE PER YEAR & INSPECTED TO MAKE SURE THEY ARE OPERATING AS DESIGNED. THE TIME OF REMOVAL OF DEBRIS SHOULD BE IN THE SPRING AND FALL SEASONS.
13. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
14. CONTRACTOR SHALL MAINTAIN AN EFFECTIVE MEANS OF DUST CONTROL DURING THE CONSTRUCTION PERIOD USING WATER TRUCKS AND SWEEPERS AS DEEMED NECESSARY BY THE TOWN INSPECTOR.
15. LOTS 43-25 AND 43-24 ARE NOT WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP 33011C0459D, AND THE FLOOD INSURANCE STUDY FOR HILLSBOROUGH COUNTY WITH EFFECTIVE DATES OF SEPTEMBER 25, 2009.

16. 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.
17. AS-BUILT PLANS SHALL BE DELIVERED TO THE BUILDING DEPARTMENT PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.
18. THE PROJECT IS LOCATED WITHIN THE LEVEL 1 GROUNDWATER PROTECTION DISTRICT.
19. UNITS SHALL BE SERVICED BY PRIVATE TRASH PICK-UP.
20. PROJECT IS SUBJECT TO MUNICIPAL IMPACT FEES.
21. 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.
22. AS-BUILT PLANS SHALL BE DELIVERED TO THE BUILDING DEPARTMENT PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.
23. ALL UNITS ARE REQUIRED TO HAVE SPRINKLERS PER THE INTERNATIONAL RESIDENTIAL CODE SECTION 313.



MAP 43 LOT 28  
33 POWERS STREET, LLC  
C/O CHAPUT  
49 MILNE COVER RD  
CARLISLE, MA 01741-1299  
BOOK 8134 PAGE 1638

MAP 43 LOT 26  
MARC P. DEMONTIGNY  
614 NASHUA ST STE 63  
MILFORD, NH 03055-4943  
BOOK 8985 PAGE 2369

TONELLA ROAD  
40' PUBLIC WAY

MAP 43 LOT 23-1  
MATHEW RAADMAE  
41 TONELLA RD  
MILFORD, NH 03055  
BOOK 8306 PAGE 2454

RETAINING WALL  
MAP 43 LOT 23-C  
LEDGEWOOD BAY PROPERTY LLC  
C/O BAYBRIDGE SENIOR HOUSING  
1818 LIBRARY ST, SUITE 500  
RESTON, VA 20190  
BOOK 8250 PAGE 2717

NOTES

- ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF MILFORD, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL EXISTING CONDITIONS SURROUNDING IT AND THEREON.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER AND THE TOWN OF MILFORD SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BE AGREED TO BY THE ENGINEER AND THE TOWN OF MILFORD BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIGSAFE" (811) AT LEAST 72 HOURS BEFORE DIGGING.
- THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE AS NECESSARY WITH THE UTILITY COMPANIES OF SAID UTILITIES. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSTALLATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY AGENCIES/COMPANIES, AND ARRANGE FOR ALL INSPECTIONS.
- ALL MANHOLES IN PAVEMENT SHALL HAVE RIMS SET TO FINISH GRADE REGARDLESS OF ANY ELEVATIONS OTHERWISE SHOWN.
- SANITARY SEWER MAINS BE CONSTRUCTED TO THE STANDARDS AND SPECIFICATIONS AS SHOWN ON THESE PLANS. ALL SEWER MAINS AND FITTINGS SHALL BE PVC AND SHALL CONFORM TO ASTM F 679 (SDR 35 MINIMUM).
- ON-SITE WATER DISTRIBUTION SHALL BE CONSTRUCTED TO THE STANDARDS AND SPECIFICATIONS AS SHOWN ON THESE PLANS. WATER MAINS SHALL HAVE A MINIMUM OF 5.5 FEET COVER. WHERE WATER PIPES CROSS SEWER LINES A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN THE TWO OUTSIDE PIPE WALLS SHALL BE OBSERVED. HORIZONTAL SEPARATION BETWEEN WATER AND SEWER SHALL BE 10 FEET MINIMUM.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONDUIT AND WIRING TO ALL SIGNS AND LIGHTS. CONDUIT TO BE A MINIMUM OF 24" BELOW FINISH GRADE.
- VERIFY UTILITY CONNECTIONS TO BUILDING WITH ARCHITECTURAL DRAWINGS.
- COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR THE WATER SERVICE PIPE SIZE AND TYPE.
- ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
- LIMITS OF WORK ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE ALL WORK TO PROVIDE SMOOTH TRANSITIONS. THIS INCLUDES GRADING, PAVEMENT, CURBING, SIDEWALKS AND ALIGNMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR THE CONDITIONS AT THE SITE. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ENGINEER AND THE TOWN OF MILFORD.
- DRAINAGE SHALL BE INSTALLED PER THE ELEVATIONS SPECIFIED ON THIS PLAN. TYPICAL COVER FOR ELECTRIC AND GAS SERVICES SHOWN SHALL BE 36" MINIMUM. CONTRACTOR SHALL ADJUST AS NECESSARY TO PROVIDE A MINIMUM OF 6" CLEARANCE BETWEEN ALL UTILITIES.

CONTRACTOR SHALL REFER TO THE SUBDIVISION PLANS TITLED "TONELLA HILL TOWNHOMES" FOR TONELLA ROAD ROADWAY EXTENSION AND PROPOSED SEWER MAIN, WATER MAIN, AND GAS MAIN UTILITY EXTENSION CONSTRUCTION DETAILS.



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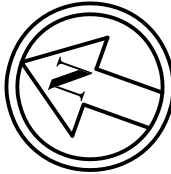
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Engineers

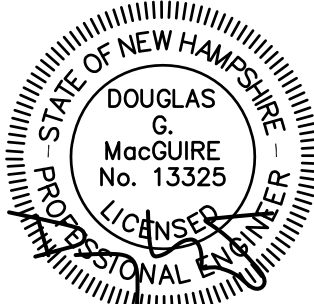
Planners

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1 INCH = 30 FEET



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CHECKED BY: DCM  
DATE: JAN. 29, 2018  
SCALE: 1"=30'  
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PROJECT:  
**TONELLA HILL TOWNHOMES**  
TONELLA ROAD  
MILFORD, NH 03055

FOR

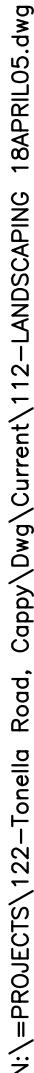
**JESSICA HUDSON**

614 NASHUA ST. SUITE 127  
MILFORD, NH 03055

SHEET TITLE:  
**GRADING, DRAINAGE, & UTILITY PLANS**

PROJECT #122 SHEET 6 of 15

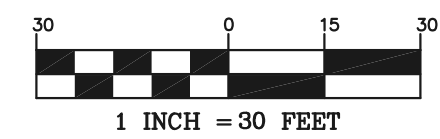




## LANDSCAPE REQUIREMENTS:



Engineers  
Planners  
Surveyors  
DubayGroup.com



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PROJECT #122 SHEET 7 of 15







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NOTE:

1. A SWPPP REPORT NEEDS TO BE PREPARED FOR THE FEDERAL NPDES PERMIT.
2. THE RESPONSIBLE AND QUALIFIED PERSONS NEED TO BE DETERMINED PRIOR TO SUBMITTING THE NOI.
3. INSPECTION REPORTS PREPARED FOR THE EPA SHALL BE KEPT ONSITE AND ALSO SHALL BE PROVIDED ELECTRONICALLY TO THE TOWN. INSPECTIONS SHALL BE COMPLETED BY A QUALIFIED INDIVIDUAL, GENERALLY A CERTIFIED SPECIALIST OR PROFESSIONAL ENGINEER.

LEGEND:

- STABILIZED TRACKING PAD
- CATCH BASIN PROTECTION (DANDY BAG)
- SILTATION BARRIER
- BLANKET SLOPE PROTECTION
- SOIL STOCK PILE AREA
- SILT SOCK BARRIER

**The Dubai Group, Inc.**  
84 Range Road  
Windham, NH 03087  
603-458-6462

Engineers  
Planners  
Surveyors  
TheDubayGroup.com

30 0 20 30  
1 INCH = 30 FEET

STATE OF NEW HAMPSHIRE  
DOUGLAS G. MacGUIRE  
No. 13325  
LICENSED PROFESSIONAL ENGINEER

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

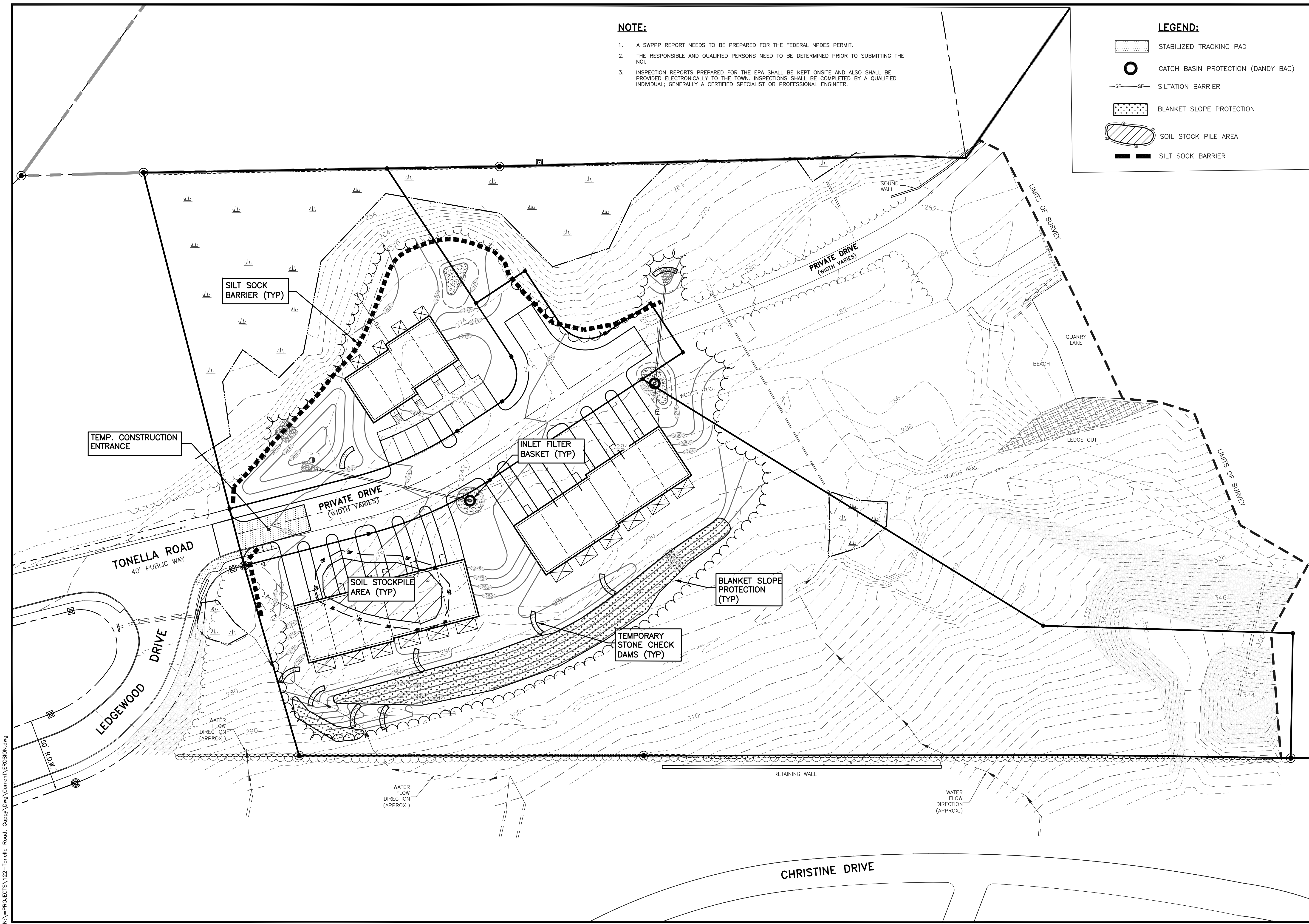
DRAWN BY: JMM  
CHECKED BY: DCM  
DATE: JAN. 29, 2018  
SCALE: 1"=30'  
FILE: EROSION  
DEED REF: -

PROJECT:  
**TONELLA HILL TOWNHOMES**  
TONELLA ROAD  
MILFORD, NH 03055

FOR

**JESSICA HUDSON**  
614 NASHUA ST. SUITE 127  
MILFORD, NH 03055

SHEET TITLE:  
**EROSION CONTROL PLAN**





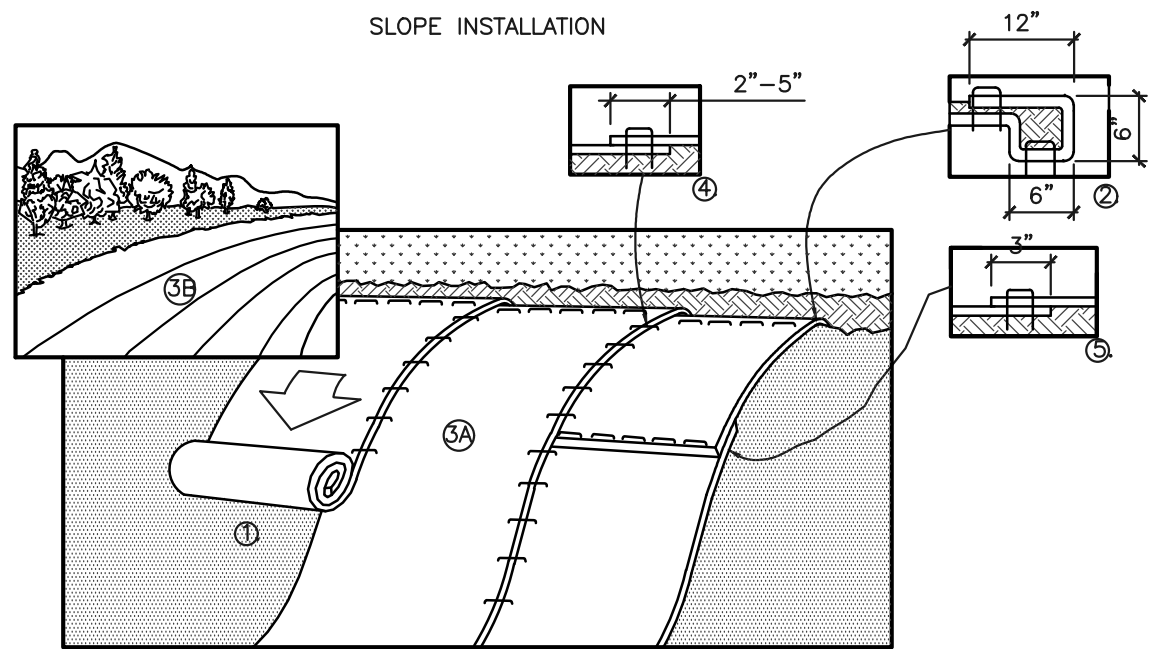




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- 
- The diagram shows a top-down view of a quilted bag with various patterns and textures. Numbered callouts point to specific parts:
- 1**: Points to the main body panel.
  - 2**: Points to a central rectangular patch.
  - 3**: Points to a corner reinforcement or binding detail with dimensions 12", 6", and 6".
  - 4**: Points to a small square patch on the main body.
  - 5**: Points to a bottom reinforcement or binding detail with dimensions 4"-6".
  - 6**: Points to a side reinforcement or binding detail with dimensions 4" and 6".
  - 7**: Points to another side reinforcement or binding detail with dimensions 2"-5".
  - 8**: Points to a small rectangular patch on the side.
  - 9**: Points to a small square patch at the bottom left corner.
- A separate inset at the bottom left shows a cross-section of the bag's edge, labeled A, B, and C, under the heading "CRITICAL POINTS".

NOT TO SCALE  
(THIS DETAIL IS PROVIDED FOR AREAS THAT MAY REQUIRE  
ADDITIONAL PROTECTION BASED ON FIELD CONDITIONS.)



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" OVERLAP DEPENDENT ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.
6. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
7. INSTALL PRODUCT IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
8. MATTING IS REQUIRED ON ALL SLOPES STEEPER THAN 3:1.

NOT TO SCALE  
(THIS DETAIL IS PROVIDED FOR AREAS THAT MAY REQUIRE  
ADDITIONAL PROTECTION BASED ON FIELD CONDITIONS.)

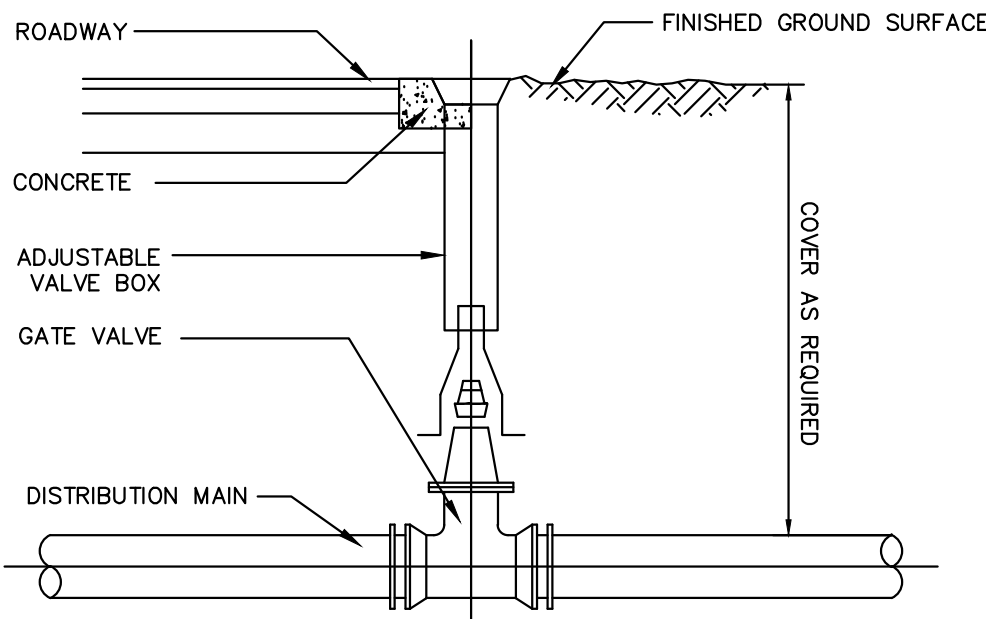


Diagram illustrating the connection between a gate box and a connection piece. The assembly includes a gate box, a connection piece, and a retainer gland. The connection piece is shown with a circular cross-section and a central hole. The gate box is shown with a central hole and a flange. The retainer gland is shown with a central hole and a flange. The diagram is labeled with "TO BE DETERMINED" and "NOTE: DIMENSIONS MUST BE DETERMINED".

4' (TYP)

EXISTING GROUND

EXISTING GROUND

3:1 TYP

24"

3:1 TYP

4" LOAM & SEED

6" GRAVEL BASE

COMPACTED SUBGRADE

4" HOT BIT, PAVEMENT  
(ITEM NO. 403.11)  
1-1/2" TYPE E WEARING COURSE  
2-1/2" TYPE B BASE COURSE

6" CRUSHED GRAVEL  
(ITEM NO. 304.3)

12" GRAVEL  
(ITEM NO. 304.2)

Diagram illustrating the installation of a SENTRY Simplex pump-out station, showing the connection between the force main, lateral assembly valve box, pump unit, and venting system.

**Key Components and Labels:**


- FORCE MAIN
- PEA GRAVEL OR CRUSHED STONE
- BRASS CORPORATION STOP
- SADDLE TAP OR IN LINE TEE CONNECTION
- PLUG VALVE-1-1/4" PVC, FULLY PORTED
- CHECK VALVE-1-1/4" PVC, FULLY PORTED, SWING TYPE
- COMPRESSION FITTINGS-(BRASS) TYPICAL
- LATERAL ASSEMBLY VALVE BOX COVER MARKED "SEWER"
- 5'0" MIN
- SENTRY SIMPLEX PANEL
- ELECTRICAL QUICK DISCONNECT (EQD)
- 1-1/4" PVC PRESSURE PIPE (BY OTHERS)
- CORE CABLE
- ACCESSIBLE FULL PORT SEWAGE RATED CHECK VALVE REQUIRED
- 2" PVC VENT PIPE (DWV) (SUPPLIED BY OTHERS)
- 2" VENT, PVC SOLVENT WELD JOINT
- CONCRETE SLAB
- 4" PVC INLET PIPE (DWV) (SUPPLIED BY OTHERS)
- GRAVEL BEDDING
- 6.00
- REMOTE SENTRY W/ ALARM (REQUIRED)

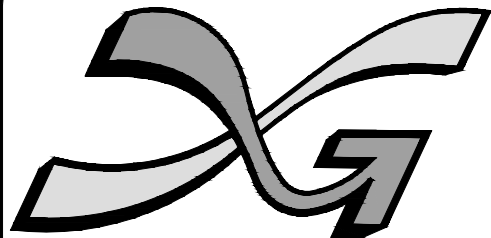
**Note:** All discharge piping is to be pressure rated SCHD 40 or SCHD 80 PVC inside the home with fully restrained fittings. No exceptions. (By Others)

REVIEWED FOR COMPLIANCE WITH  
APPLICABLE REQUIREMENTS OF  
ENV-WQ 700, IN APPLICATION  
FOR SEWER CONNECTION PERMIT.

FORCE MAINS AND PRESSURE SEWER SHALL BE TREATED AND  
CONSTRUCTED AS GRAVITY SEWER FOR PURPOSES OF  
FOUNDATION BEDDING AND BACKFILL.



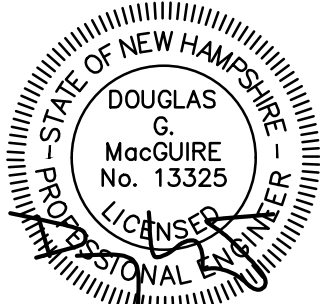
<b>FRMA Drawing No. EO_XXXXX</b>		Model IH091 INSTALLED IN A SLAB
<b>eOne Drawing No. ESD 08-0008</b>		
Rev:	Drawn by: MAC	
Scale: 1/16	Date: 12/14/2015	
 Water Supply & Pollution Control Equipment 273 Weymouth Street, Rockland, Massachusetts 02370		pg.



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

## Planners

TheDubayGroup.com

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DGM  
2018  
OTED  
TAILS  
—

# TONELLA HILL TOWNHOMES

FOR \_\_\_\_\_

614 NASHUA ST. SUITE 127  
MILFORD, NH 03055

### SITE DETAILS-3

PROJECT #122 SHEET 11 of 15



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EROSION CONTROL NOTES

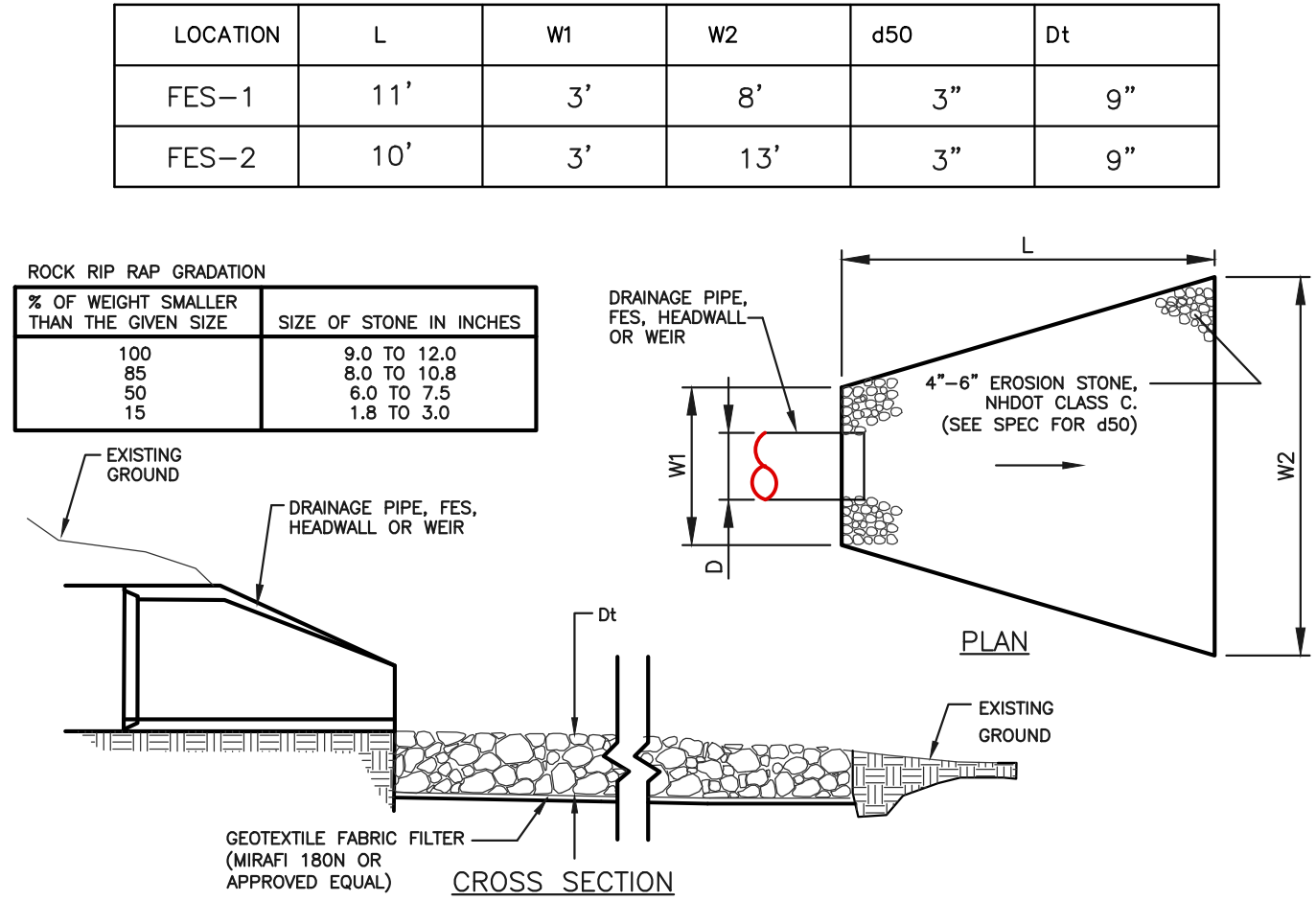
CONSTRUCTION SEQUENCE

1. PRIOR TO CONSTRUCTION, AN INITIAL PRE CONSTRUCTION MEETING(S) SHALL TAKE PLACE WITH THE CONTRACTOR, OWNER, TOWN AGENTS, AND NHDOT DISTRICT 5 OFFICE (666-3336).
2. THIS SITE WILL REQUIRE A USEPA NPDES PERMIT FOR STORMWATER DISCHARGE FOR THE SITE CONSTRUCTION SINCE THE DISTURBANCE EXCEEDS ONE ACRE. THE CONSTRUCTION SITE OPERATOR SHALL DEVELOP AND IMPLEMENT A CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN (SWPPP), WHICH SHALL REMAIN ON SITE AND MADE ACCESSIBLE TO THE PUBLIC. A COMPLETED NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO NPDES PERMITTING AUTHORITY WITHIN 30 DAYS AFTER EITHER OF THE FOLLOWING CONDITIONS HAVE BEEN MET: FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE; OR ANOTHER OPERATOR/PERMITTEE HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED.
3. INSTALL PERIMETER CONTROLS, I.E SILT FENCE AND/OR SILTSOXX AROUND THE LIMITS OF DISTURBANCE BEFORE ANY EARTH MOVING OPERATION.
4. CONSTRUCT TEMPORARY CONSTRUCTION EXIT.
5. CLEAR AND GRUB WITHIN AREAS OF DISTURBANCE UNLESS OTHERWISE NOTED.
6. REMOVE AND STOCKPILE MATERIALS AS REQUIRED. STOCKPILE SHALL BE SURROUNDED WITH AN EROSION CONTROL DEVICE TO PREVENT EROSION. STOCKPILE AREAS ARE LIMITED AND THUS MANAGEMENT OF MATERIALS WILL BE REQUIRED.
7. SHAPE PROPOSED DRAINAGE PONDS, DITCHES AND/OR SWALES.
8. PERFORM ROUGH SITE GRADING. INSTALL DRAINAGE SYSTEMS AND UTILITIES.
9. INSTALL UNDERGROUND UTILITIES AND PLACE EROSION CONTROL MEASURES AROUND ANY CATCH BASINS PRIOR TO DIRECTING ANY RUNOFF TO THEM. DRAINAGE SYSTEMS SHALL BE CONSTRUCTED AND STABILIZED PRIOR TO DIRECTING ANY FLOW TO THEM. ALL SIDE SLOPES SHALL BE STABILIZED WITHIN 72 HOURS.
10. LAYOUT AND INSTALL ALL BURIED UTILITIES AND SERVICES UP TO 10' OF THE PROPOSED BUILDING FOUNDATIONS. CAP AND MARK TERMINATIONS OR LOG SWING TIES.
11. FINISH GRADE SITE, BACKFILL ROAD SUBBASE GRAVEL IN, PROVIDE TEMPORARY EROSION PROTECTION TO DITCHES AND SWALES WHERE APPLICABLE, IN THE FORM OF MULCHING, JUTE MATTING OR STONE CHECK DAMS.
12. ANY PERMANENT DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
13. PLACE BINDER LAYER OF PAVEMENT.
14. AFTER ALL DRAINAGE AND ROADWAY IMPROVEMENTS (NOT INCLUDING FINAL LAYER OF PAVEMENT) HAVE BEEN COMPLETED, BEGIN CONSTRUCTION OF THE BUILDING FOUNDATIONS AND CONNECT TO SITE UTILITIES. BEGIN BUILDING CONSTRUCTION.
15. PLANT LANDSCAPING IN AREAS OUT OF WAY OF BUILDING CONSTRUCTION. PREPARE AND STABILIZE FINAL SITE GRADING BY ADDING TOPSOIL, SEED, MULCH AND FERTILIZER.
16. AFTER BUILDINGS ARE COMPLETED, FINISH ALL REMAINING LANDSCAPED WORK.
17. CONSTRUCT ASPHALT WEARING COURSE.
18. REMOVE TRAPPED SEDIMENTS FROM COLLECTION DEVICES AS APPROPRIATE, AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES UPON COMPLETION OF FINAL STABILIZATION OF THE SITE.
19. LOT DISTURBANCE, OTHER THAN THAT SHOWN ON THE APPROVED PLANS, SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.

GENERAL CONSTRUCTION NOTES

1. THE TEMPORARY BMPS ASSOCIATED WITH THIS PROJECT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND LANDOWNER, WHO WILL BE RESPONSIBLE FOR INSPECTION, OPERATION, AND MAINTENANCE.
2. EROSION CONTROL PROCEDURES SHALL CONFORM TO SECTION 645 OF THE "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION OF THE NHDOT". EROSION CONTROL SHALL BE INSTALLED DOWNHILL OF ALL AREAS WHERE WORK WILL EXPOSE UNPROTECTED SOIL TO PREVENT SEDIMENT FROM ENTERING CATCH BASINS, DRAINAGE STRUCTURES AND/OR DRAINAGE WAYS. INSTALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES PRIOR TO ANY EARTH MOVING OPERATIONS. THE CONTRACTOR SHALL MANAGE THE PROJECT IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.
3. EROSION CONTROL DEVICES SHALL BE INSTALLED WHERE REQUIRED PRIOR TO ANY ON-SITE GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. EROSION CONTROL MEASURES SHALL BE MAINTAINED DURING DEVELOPMENT AND SHALL BE CHECKED PERIODICALLY AND EXCESS SILT SHALL BE REMOVED.
4. ALL DISTURBED AREAS WHICH ARE FINISH GRADED SHALL BE LOAMED (6" MINIMUM) AND SEEDED. SEE SEEDING AND FERTILIZER SPECIFICATION. SEE SLOPE DESIGN AND/OR LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.
5. ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER SHALL BE MACHINED STRAW MULCHED AND SEEDED WITH SLOPE STABILIZATION SEED MIXTURE TO PREVENT EROSION. STRAW MULCH SHALL BE APPLIED AT A RATE OF 2 TONS/ACRE.
6. ALL DRAINAGE SYSTEMS (DITCHES, SWALES, DRAINAGE PONDS/BASINS, ETC.) SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM. STORMWATER FLOWS ARE NOT TO BE DIRECTED TO THESE SYSTEMS UNTIL CONTRIBUTING AREAS HAVE ALSO BEEN FULLY STABILIZED.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES IN ACCORDANCE WITH NHDES, EPA & TOWN REQUIREMENTS FOR THE DURATION OF THE PROJECT. WATER FOR DUST CONTROL SHALL BE PROVIDED ON SITE. FUGITIVE DUST IS CONTROLLED IN ACCORDANCE WITH ENV-A 1000.
8. ALL EROSION CONTROLS ARE TO BE INSPECTED WEEKLY AND AFTER 0.5" OR GREATER OF RAINFALL WITHIN A 24 HOUR PERIOD.
9. ALL FILLS SHALL BE PLACED AND COMPACTED TO 90% MODIFIED PROCTOR DENSITY IN LAYERS NOT EXCEEDING 18 INCHES IN THICKNESS UNLESS OTHERWISE NOTED. FILL MATERIAL SHALL BE FREE FROM STUMPS, WOOD, ROOTS, ETC. AND SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.
10. SILT FENCES AND/OR SILTSOXX SHALL BE PERIODICALLY INSPECTED DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM. ALL DAMAGED SILT FENCES AND/OR SILTSOXX SHALL BE REPAIRED. SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED IN A SECURE LOCATION.
11. PAVED AREAS MUST BE KEPT CLEAN AT ALL TIMES.
12. ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA.
13. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING. EXPOSURE OF UNSTABILIZED SOILS SHALL BE TEMPORARILY STABILIZED AS SOON AS POSSIBLE BUT NO LATER THAN 45 DAYS OF INITIAL DISTURBANCE.
14. WINTERIZATION EFFORTS FOR AREAS NOT STABILIZED BY NOV. 1ST SHALL BE MADE BY THE APPROPRIATE USE OF MATTING, BLANKETS, MULCH AND SEEDING.
15. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:

- A. BASE COURSE GRAVELS HAS BEEN INSTALLED IN AREAS TO BE PAVED;
- B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
- C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED; OR
- D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
16. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE CONTRACTOR SHALL BE REQUIRED TO IMMEDIATELY INSTALL AND MAINTAIN THE NECESSARY EROSION PROTECTION.
- SEEDING SPECIFICATION
1. TEMPORARY SEED
- A. TEMPORARY VEGETATIVE COVER SHOULD BE APPLIED WHERE EXPOSED SOIL SURFACES WILL NOT BE FINAL GRADED WITHIN 45 DAYS.
- B. SEED BED PREPARATION SHALL BE IN ACCORDANCE WITH THE NHDES STORMWATER MANAGEMENT MANUAL, VOLUME 3, TEMPORARY VEGETATION SECTION.
- C. SEEDING MIXTURE
- | MIXTURE | SPECIES            | POUNDS PER ACRE | POUNDS PER 1,000 SQ. FT. |
|---------|--------------------|-----------------|--------------------------|
|         | WINTER RYE         | 112             | 2.50                     |
|         | OATS               | 80              | 2.00                     |
|         | ANNUAL RYEGRASS    | 40              | 1.00                     |
|         | PERENNIAL RYEGRASS | 30              | 0.17                     |
|         | TOTAL              | 262             | 5.67                     |
2. SEEDING SCHEDULE
- A. SPRING SEEDING USUALLY GIVES THE BEST RESULTS FOR ALL SEED MIXES OR WITH LEGUMES.
- B. PERMANENT SEEDING SHOULD BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST. IF SEEDING CANNOT BE DONE WITHIN THE SPECIFIED SEEDING DATES, MULCH ACCORDING TO THE NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 3, CONSTRUCTION PHASE EROSION AND SEDIMENT CONTROLS AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
3. ESTABLISHING A STAND OF GRASS
- A. STONES AND TRASH SHOULD BE REMOVED FROM LOAMED AREAS SO AS NOT TO INTERFERE WITH THE SEEDING PROCESS.
- B. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED.
- C. IF APPLICABLE, FERTILIZER AND ORGANIC SOIL AMENDMENTS SHOULD BE APPLIED DURING THE GROWING SEASON.
- D. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 600 POUNDS PER ACRE OR 13.8 POUNDS PER 1,000 SQUARE FEET OF LOW PHOSPHATE FERTILIZER (N-P2O5-K2O) OR EQUIVALENT. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQUARE FEET).
- E. FERTILIZER SHOULD BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER
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 ¼ TO ½ 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                     |
5. ALTERNATE PERMANENT SEEDING FOR AREAS NOT RECEIVING LAWN OR LANDSCAPING SHALL BE AS FOLLOWS:
- A. THE NEW ENGLAND EROSION CONTROL/RESTORATION MIX CONTAINS A SELECTION OF NATIVE GRASSES AND WILDFLOWERS DESIGNED TO COLONIZE GENERALLY MOIST, RECENTLY DISTURBED SITES WHERE QUICK GROWTH OF VEGETATION IS DESIRED TO STABILIZE THE SOIL SURFACE. THIS MIX IS PARTICULARLY APPROPRIATE FOR DETENTION BASINS WHICH DO NOT NORMALLY HOLD STANDING WATER. THE PLANTS IN THIS MIX CAN TOLERATE INFREQUENT INUNDATION, BUT NOT CONSTANT FLOODING. IN NEW ENGLAND, THE BEST RESULTS ARE OBTAINED WITH A SPRING OR EARLY FALL SEEDING. SUMMER AND FALL SEEDING CAN BE SUCCESSFUL WITH A LIGHT MULCHING OF WEED-FREE STRAW TO CONSERVE MOISTURE. LATE FALL AND WINTER DORMANT SEEDING REQUIRE A SLIGHT INCREASE IN THE SEEDING RATE. FERTILIZATION IS NOT REQUIRED UNLESS THE SOILS ARE PARTICULARLY INFERTILE.
- B. APPLICATION RATE: 35 LBS/ACRE 1245 SQ FT/LB
- C. SPECIES: SWITCHGRASS (PANICUM VIRGATUM), CREEPING RED FESCUE (FESTUCA RUBRA), VIRGINIA WILD RYE (ELYMUS VIRGINICUS), FOX SEDGE (CAREX VULPINOIDEA), CREEPING BENTGRASS (AGROSTIS STOLONIFERA), SILKY WILD RYE (ELYMUS VILLOSUS), NODDING BUR-MARIGOLD (BIDENS CERNUA), SOFT RUSH (JUNCUS EFFUSUS), GRASS-LEAVED GOLDENROD (SOLIDAGO GRAMINIFOLIA), SENSITIVE FERN (ONOCLEA SENSIBILIS), JOE-PYE WEED (EUPATORIUM MACULATUM), BONESET (EUPATORIUM PERFORIATUM), FLAT-TOP ASTER (ASTER UMBELLATUS), NEW YORK ASTER (ASTER NOVI-BELGI), BLUE VERVAIN (VERBENA HASTATA).
- 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
1. THE CONTRACTOR SHALL TAKE WHATEVER MEASURES ARE NECESSARY TO PROTECT THE GRASS WHILE IT DEVELOPS.
2. TO BE ACCEPTABLE, SEEDED AREAS SHALL CONSIST OF A UNIFORM STAND OF AT LEAST 90 PERCENT ESTABLISHED PERMANENT GRASS SPECIES, WITH A UNIFORM COUNT OF AT LEAST 100 PLANTS PER SQUARE FOOT.
3. SEEDED AREAS WILL BE FERTILIZED AND RE-SEEDED AS NECESSARY TO INSURE VEGETATIVE ESTABLISHMENT.
4. THE SWALES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY, UNTIL ADEQUATE VEGETATION IS ESTABLISHED.
5. THE SILT FENCE AND/OR SILTSOXX BARRIER SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
6. SILT FENCE AND/OR SILTSOXX SHALL BE REMOVED ONCE VEGETATION IS ESTABLISHED, AND DISTURBED AREAS RESULTING FROM SILT FENCE AND/OR SILTSOXX REMOVAL SHALL BE PERMANENTLY SEEDED.



CONSTRUCTION NOTES:

1. THE SUBGRADE, GEOTEXTILE FABRIC, AND RIPRAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
2. THE ROCK OR GRAVEL USED FOR RIPRAP SHALL CONFORM TO THE SPECIFIED GRADATION.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIPRAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
4. STONE FOR THE RIPRAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.
5. THE MEDIAN STONE DIAMETER FOR THE RIPRAP APRON IS d50. FIFTY PERCENT BY WEIGHT OF THE RIPRAP MIXTURE SHALL BE SMALLER THAN THE MEDIAN STONE SIZE. THE LARGEST STONE SIZE IN THE MIXTURE SHALL BE 1.5 TIMES THE d50.

MAINTENANCE

1. THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM WITHIN THE GROWING STABILIZATION PERIOD. IF THE RIPRAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION APRON.

STONE LINED OUTLET PROTECTION  
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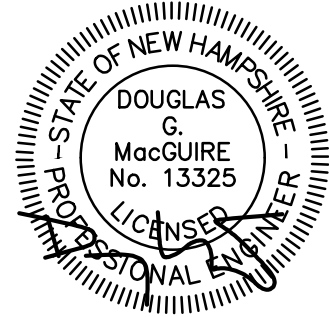
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Engineers

Planners

Surveyors

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

PROJECT:  
**TONELLA HILL  
TOWNHOMES**  
TONELLA ROAD  
MILFORD, NH 03055

FOR

JESSICA HUDSON

614 NASHUA ST. SUITE 127  
MILFORD, NH 03055

SHEET TITLE:  
  
**SITE  
DETAILS-2**

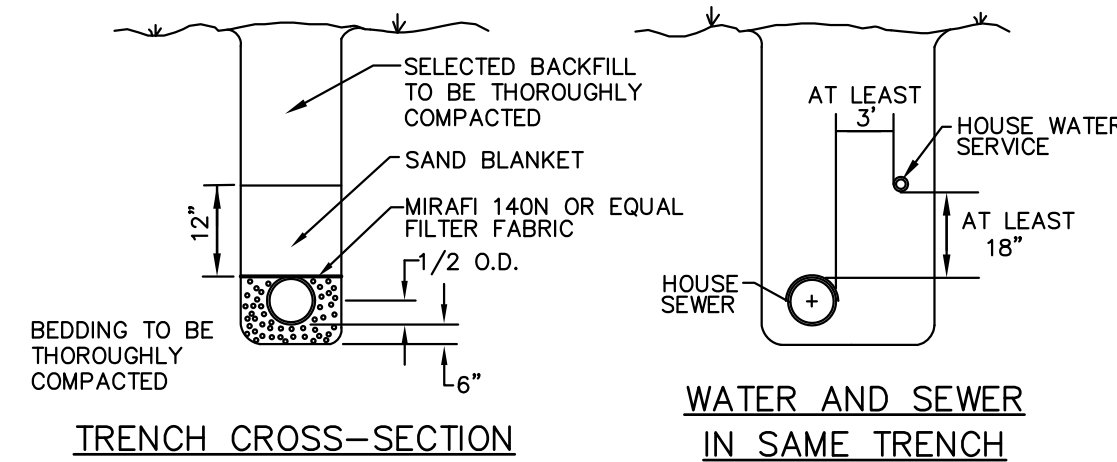
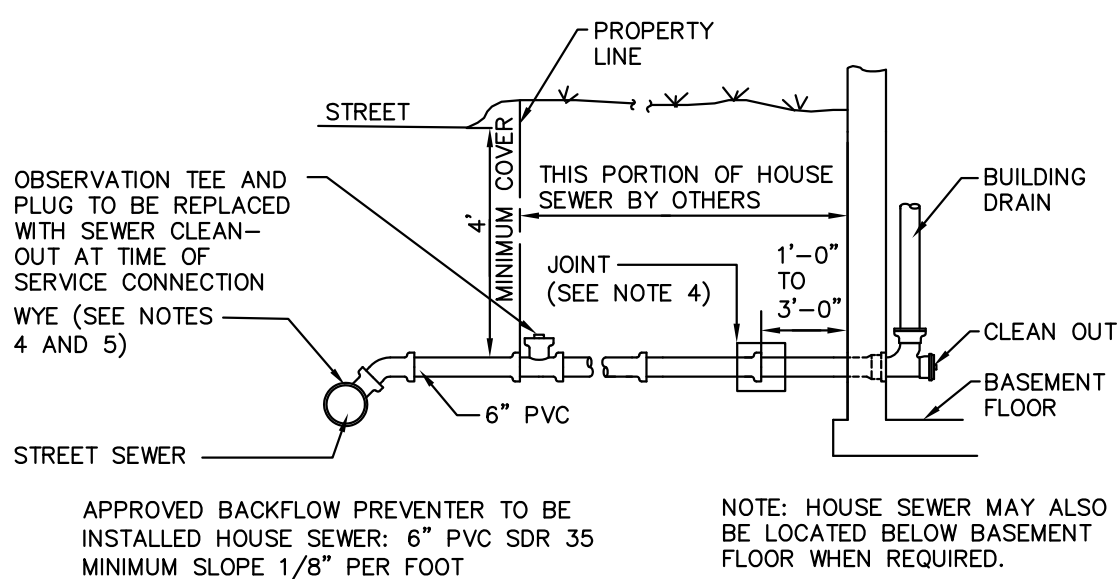
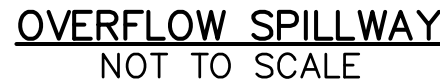
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1. MINIMUM SIZE PIPE FOR HOUSE SERVICE SHALL BE 6 INCHES. MINIMUM SIZE FOR STREET SEWER LINES SHALL BE 8 INCHES.
2. PIPE AND JOINT MATERIALS
  - A. PVC SEWER PIPE AND FITTINGS USED FOR GRAVITY SYSTEMS SHALL CONFORM TO ASTM D-3034 OR ASTM F679 (SOR 3/5 MINIMUM). JOINTS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL CONFORMING TO ASTM D-3212. TYPE SHALL BE PUSH-ON, BELL AND SPIGOT.
  - B. PVC PIPE USED FOR SEWER FORCEMAINS SHALL CONFORM TO ASTM D2241 OR D1784. FORCEMAINS SHALL BE DESIGNED TO WITHSTAND HYDROSTATIC PRESSURES OF AT LEAST 2 1/2 TIMES THE DESIGN TOTAL DYNAMIC HEAD.
- B. PIPE AND JOINT MATERIALS
  1. PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE UNITED STATES OF AMERICA STANDARDS INSTITUTE:
    - A21.50 THICKNESS DESIGN OF DUCTILE IRON PIPE AND WITH ASTM A-536 DUCTILE IRON CASTINGS
    - A21.51 DUCTILE IRON PIPE, CENTRIFUGAL CAST IN METAL MOLDS OR SAND MOLDS FOR WATER OR OTHER LIQUIDS.
  2. JOINTS SHALL BE OF MECHANICAL TYPE. JOINTS AND GASKETS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE UNITED STATES OF AMERICA STANDARDS INSTITUTE:
    - A21.11 RUBBER GASKET JOINTS FOR CAST IRON PRESSURE PIPE FITTINGS.
3. DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB SITE.
4. JOINTS SHALL BE DEPENDENT UPON A NEOPRENE OR FROM ELASTOMERIC GASKET FOR WATER TIGHTNESS. ALL JOINTS SHALL BE PROPERLY MATCHED WITH THE PIPE MATERIALS USED. WHEN DIFFERING MATERIALS ARE TO BE CONNECTED, AS AT THE STREET SEWER OR AT THE FOUNDATION WALL, APPROPRIATE MANUFACTURED ADAPTERS SHALL BE USED.
5. WHERE WYE IS NOT AVAILABLE IN THE EXISTING STREET SEWER, AN APPROPRIATE CONNECTION SHALL BE MADE, FOLLOWING MANUFACTURERS INSTRUCTIONS USING A BOLTED, CLAMPED, OR EPOXY-CEMENTED SADDLE TAPPED INTO A SMOOTHLY DRILLED AND SAWED HOLE IN THE SEWER. THE PRACTICE OF BREAKING AN OPENING WITH A SLEDGE HAMMER, STUFFING CLOTH OR OTHER SUCH MATERIAL AROUND THE JOINT, OR APPLYING MORTAR TO HOLD THE CONNECTION, AND ANY OTHER SIMILAR CRUDE PRACTICES OR INEPT OR HASTY IMPROVISATIONS WILL NOT BE PERMITTED. THE CONNECTION SHALL BE CONCRETE ENCASED AS SHOWN IN THE DETAIL.

- PIPE INSTALLATION: THE PIPE SHALL BE HANDLED, PLACED AND JOINED IN ACCORDANCE WITH INSTALLATION GUIDES OF THE APPROPRIATE MANUFACTURER. IT SHALL BE CAREFULLY BEDDED ON A 4 INCH LAYER OF CRUSHED STONE AND/OR GRAVEL AS SPECIFIED IN NOTE 16. BEDDING AND RE-FILL FOR A DEPTH OF 12 INCHES TO THE TOP OF THE PIPE SHALL BE CAREFULLY AND THOROUGHLY TAMPED BY HAND OR WITH THE APPROPRIATE MECHANICAL DEVICES.
- THE PIPE SHALL BE LAID AT A CONTINUOUS AND CONSTANT GRADE FROM THE STREET SEWER CONNECTION TO THE HOUSE FOUNDATION AT A GRADE OF NOT LESS THAN 1/8 INCH PER FOOT. PIPE JOINTS MUST BE MADE UNDER DRY CONDITIONS. IF WATER IS PRESENT, ALL NECESSARY STEPS SHALL BE TAKEN TO DEWATER THE TRENCH.
7. TESTING: THE COMPLETED HOUSE SEWER SHALL BE SUBJECTED TO A LEAKAGE TEST IN ANY OF THE FOLLOWING MANNERS: (PRIOR TO BACKFILLING)
  - A. AN OBSERVATION TEE SHALL BE INSTALLED AS SHOWN AND, WHEN READY FOR TESTING, AN INFLATABLE BLADDER OR PLUG SHALL BE INSERTED JUST UPSTREAM FROM THE OPENING IN THE TEE. AFTER INFLATION, WATER SHALL BE INTRODUCED INTO THE SYSTEM ABOVE THE PLUG TO A HEIGHT OF 5 FEET ABOVE THE LEVEL OF THE PLUG.
  - B. THE PIPE SHALL BE LEFT EXPOSED AND LIBERALLY HOSED WITH WATER TO SIMULATE, AS NEARLY AS POSSIBLE, WET TRENCH CONDITIONS OR, IF THE TRENCH IS WET, THE GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. INSPECTIONS FOR LEAKS SHALL BE MADE THROUGH THE OPENING WITH A FLASHLIGHT.
  - C. DRY FLOUORESCENCE DYE SHALL BE SPRINKLED INTO THE TRENCH OVER THE PIPE. IF THE TRENCH IS DRY, THE PIPE SHALL BE LIBERALLY HOSED WITH WATER, OR IF THE TRENCH IS WET, GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. OBSERVATION FOR LEAKS SHALL BE MADE IN THE FIRST DOWNSLOPE FROM THE TRENCH. IF NO LEAKAGE OBSERVED IN ANY OF THE ABOVE TESTS SHALL BE CAUSE FOR NON-ACCEPTANCE AND THE PIPE SHALL BE DUG-UP IF NECESSARY AND RE-LAID SO AS TO ASSURE WATER-TIGHTNESS.
8. ILLEGAL CONNECTION: NOTHING BUT SANITARY WASTE FLOW FROM TOILETS, SINKS, LAUNDRY ETC. SHALL BE PERMITTED. ROOF LEADERS, FOOTING DRAINS OR PUMPS OR ANY OTHER SIMILAR CONNECTION CARRYING RAIN WATER, DRAINAGE, OR GROUND WATER, SHALL NOT BE PERMITTED.
9. WATER SERVICE SHALL NOT BE LAID IN SAME TRENCH AS SEWER SERVICE, BUT WHEN NECESSARY, SHALL BE PLACED ABOVE AND TO ONE SIDE OF THE SEWER AS SHOWN.
10. LOCATION: THE LOCATION OF THE TEE SHALL BE RECORDED AND FILED IN THE MUNICIPAL RECORDS. IN ADDITION, A FERROUS MATERIAL ROD OR PIPE SHALL BE PLACED OVER THE WYE TO AID IN LOCATING THE BURIED PIPE WITH A DIP NEEDLE OR PIPEFINDER.
11. CHIMNEYS: NOT PERMITTED
12. UNLESS OTHERWISE NOTED ALL GRANULAR MATERIAL SHALL BE PLACED IN 12" LIFTS AND COMPACTED TO 92% OF THE MODIFIED PROCTOR TEST.



SANITARY SEWER SERVICE DETAIL  
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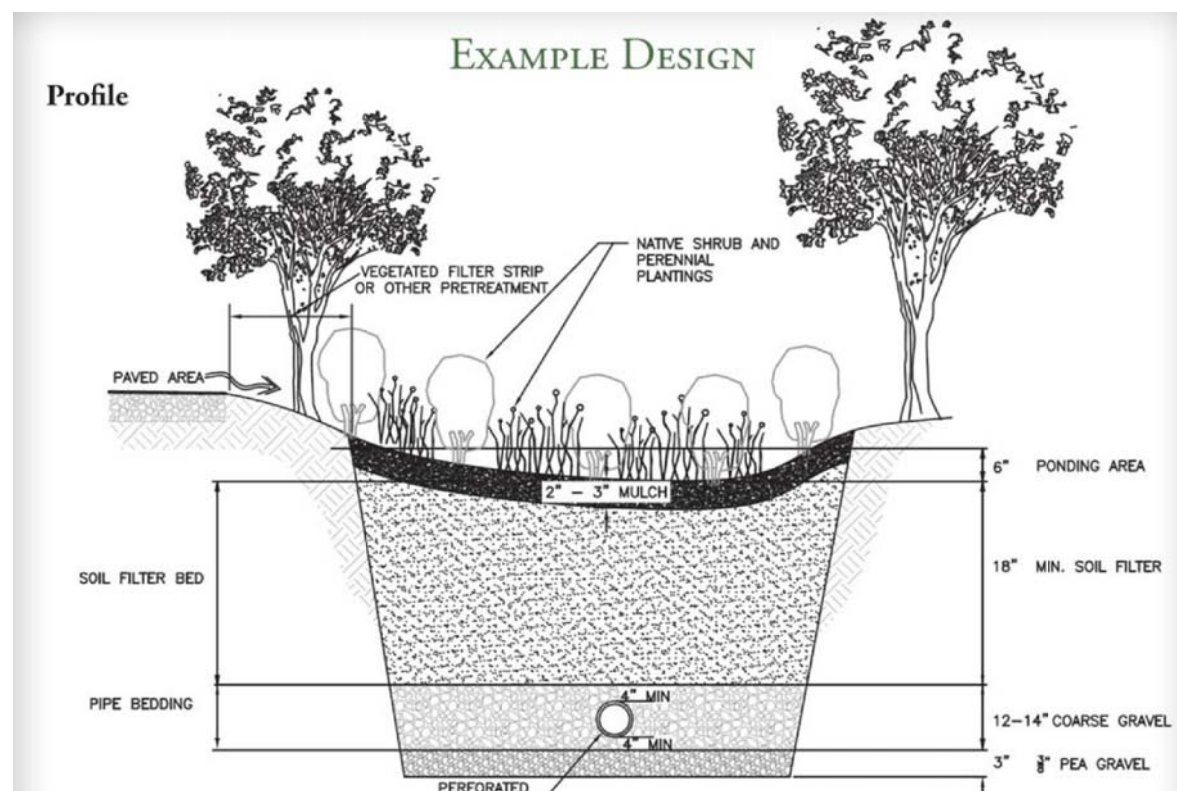
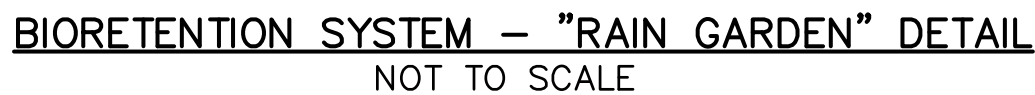


Table 4-4. Bioretention Filter Media			
Component Material	Percent of Mixture by Volume	Gradation of Material	
		Sieve No.	Percent by Weight Passing Standard Sieve
Filter Media Option A			
ASTM C-33 concrete sand	50 to 55		
Loamy sand topsoil, with fines as indicated	20 to 30	200	15 to 25
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	200	< 5
Filter Media Option B			
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	200	< 5
Loamy coarse sand	70 to 80	10	85 to 100
		20	70 to 100
		60	15 to 40
		200	8 to 15

BIORETENTION SYSTEM – "RAIN GARDEN" DETAIL  
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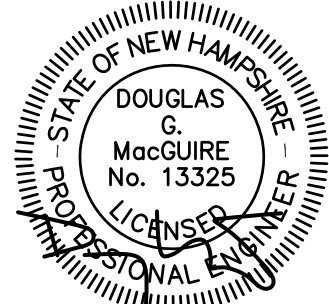
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Engineers

## Planners

## Surveyors

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PROJECT:

# TONELLA HILL TOWNHOMES

TONELLA ROAD  
MILFORD, NH 03055

• FOR

**JESSICA HUDSON**

614 NASHUA ST. SUITE 127  
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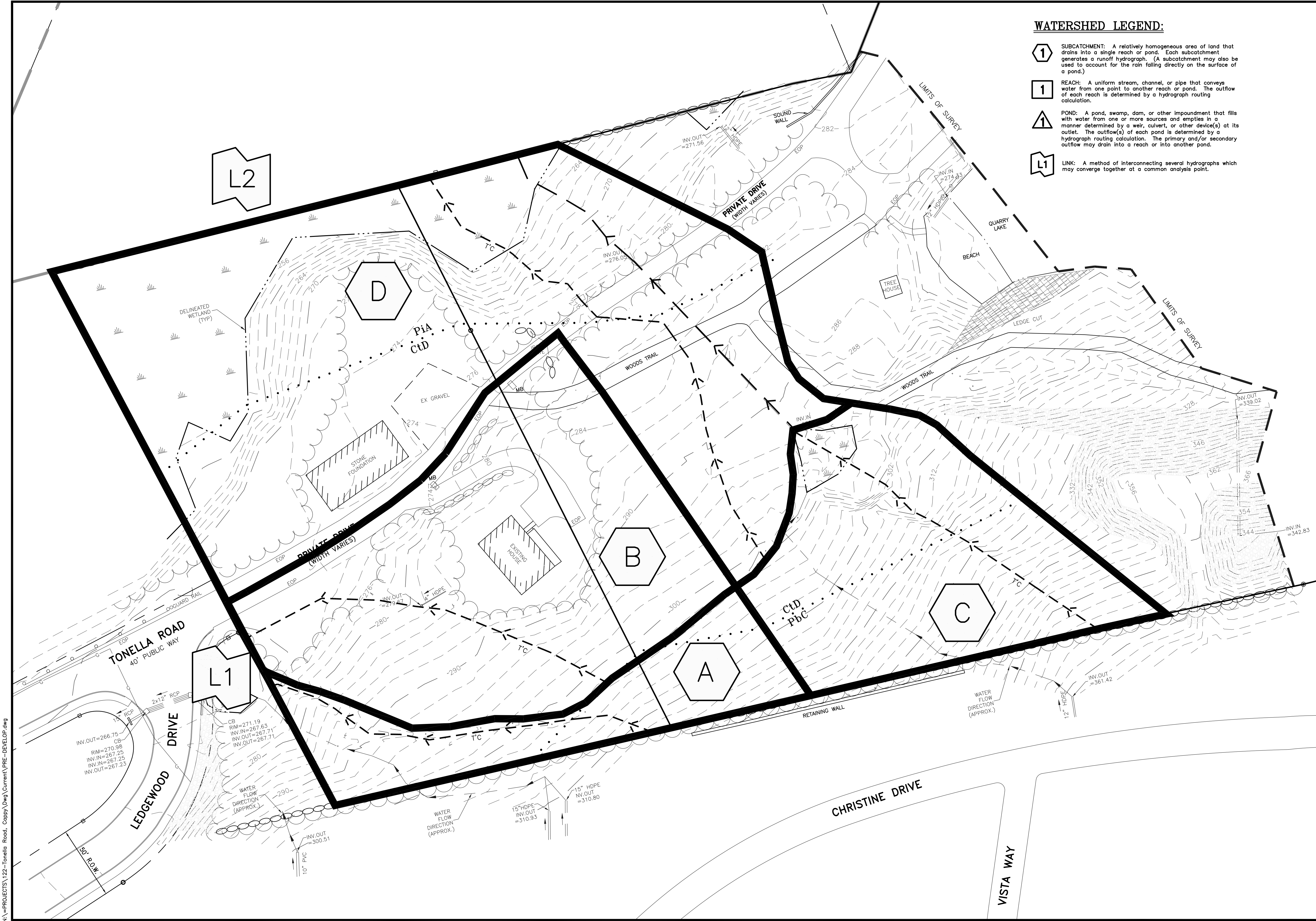
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## SITE DETAILS-4

PROJECT #122 SHEET 13 of 15



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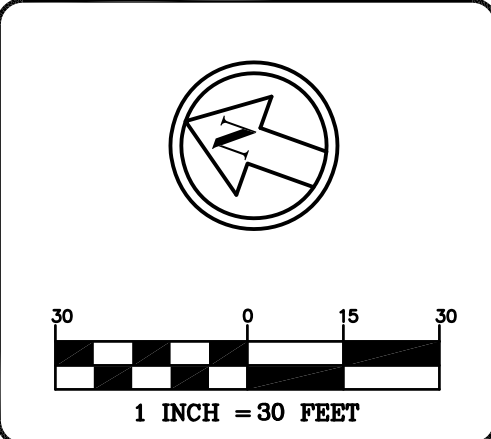


WATERSHED LEGEND:

- 1** SUBCATCHMENT: A relatively homogeneous area of land that drains into a single reach or pond. Each subcatchment generates a runoff hydrograph. (A subcatchment may also be used to account for the rain falling directly on the surface of a pond.)
- 1** REACH: A uniform stream, channel, or pipe that conveys water from one point to another reach or pond. The outflow of each reach is determined by a hydrograph routing calculation.
- 1** POND: A pond, swamp, dam, or other impoundment that fills with water from one or more sources and empties in a manner determined by a weir, culvert, or other device(s) at its outlet. The outflow(s) of each pond is determined by a hydrograph routing calculation. The primary and/or secondary outflow may drain into a reach or into another pond.
- L1** LINK: A method of interconnecting several hydrographs which may converge together at a common analysis point.



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1	4/4/18	REVS. PER TOWN COMMENTS	JMM

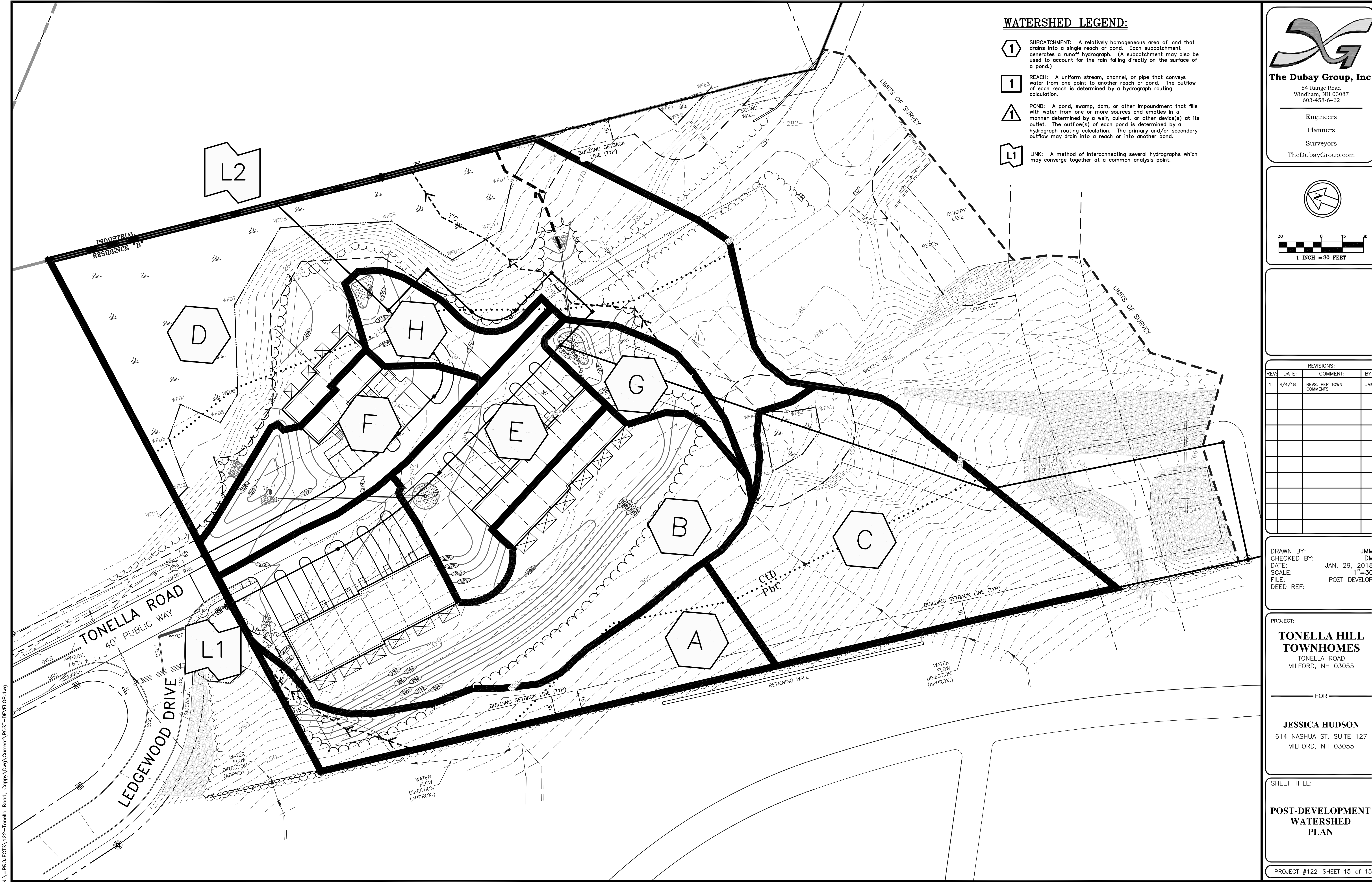
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FILE: PRE-DEVELOP  
DEED REF: -

PROJECT:  
**TONELLA HILL TOWNHOMES**  
TONELLA ROAD  
MILFORD, NH 03055

FOR  
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SHEET TITLE:  
**PRE-DEVELOPMENT WATERSHED PLAN**





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