TUSCAN VILLAGE JEWEL BUILDINGS SITE PLANS

MAP 108 LOT 12577
100-300 VIA TOSCANA
& 600 ARTISAN DRIVE
SALEM, NEW HAMPSHIRE
JULY 12, 2022
LAST REVISED: OCTOBER 11, 2022

LIST OF DRAWINGS (27 SHEETS)

SHEET NO.	SHEET TITLE	LAST REVISED
G.100	COVER SHEET	10/11/2022
C.101	GENERAL NOTES & LEGEND SHEET	7/12/2022
C.102	PARKING REQUIREMENTS	7/12/2022
1 OF 2	SUBDIVISION PLAN	6/7/2022
2 OF 2	SUBDIVISION PLAN	6/7/2022
C.300	OVERALL SITE PLAN	10/11/2022
C.301	SITE PLAN	10/11/2022
C.302	FIRETRUCK TURNING PLAN	10/11/2022
C.401	GRADING, DRAINAGE & EROSION CONTROL PLAN	7/12/2022
C.501	UTILITIES PLAN	10/11/2022
C.601	EROSION CONTROL NOTES & DETAILS SHEET	7/12/2022
C.602	DETAILS SHEET	7/12/2022
C.603	DETAILS SHEET	7/12/2022
C.604	DETAILS SHEET	7/12/2022
C.605	DETAILS SHEET	7/12/2022
C.606	DETAILS SHEET	7/12/2022
C.607	DETAILS SHEET	7/12/2022
L.100	LANDSCAPE MATERIALS PLAN	10/11/2022
L.400	LANDSCAPE PLANTING PLAN	10/11/2022
L.500	LANDSCAPE DETAILS	7/12/2022
L.501	LANDSCAPE DETAILS	7/12/2022
LL.100	SITE LIGHTING SCHEDULE	7/12/2022
LL.101	SITE LIGHTING	7/12/2022
1 OF 4	BUILDING ELEVATIONS	6/24/2022
2 OF 4	BUILDING ELEVATIONS	5/24/2022
3 OF 4	BUILDING ELEVATIONS	6/27/2022
4 OF 4	BUILDING ELEVATIONS	6/24/2022

SITE DATA:

LOCATION: 71 ROCKINGHAM PARK BOULEVARD
SALEM, NH 03079
MAP 108 LOT 12577

ZONE: COMMERCIAL-INDUSTRIAL DISTRICT, C (CI-C), LARGE SCALE REDEVELOPMENT ORDINANCE

PERMITTED USES: EDUCATIONAL, ENTERTAINMENT, RECREATIONAL, MEDICAL, TRANSPORTATION, RETAIL, COMMERCIAL, AGRICULTURE, RESEARCH, AND MANUFACTURING.

PROPOSED GFA: 49,920 SF (BUILDING 1000, BUILDING 1010, BUILDING 1020, BUILDING 1060)

DIMENSIONAL REQUIREMENTS:

	REQUIRED	PROVIDED
MINIMUM LOT SIZE:	N/A	±3.101 AC (MAP 108 LOT 12577)
MINIMUM LOT FRONTAGE:	N/A	N/A
MINIMUM SETBACKS:		
FRONT YARD:	30 FT	VARIES (≥30 FT)
SIDE YARD:	20 FT	VARIES (>20 FT)
REAR YARD:	20 FT	N/A

PARKING REQUIREMENTS:

	REQUIRED	PROVIDED
MINIMUM PARKING REQUIREMENTS	SEE NOTE (1)	SEE NOTE (1)
ACCESSIBLE SPACES	2 SPACES (2)	2 SPACES (2)
PARKING SPACE SIZE:	9 FT X 20 FT	9 FT X 25 FT

LOT COVERAGE CALCULATION:

	ALLOWED	PROVIDED
MAP 108 LOT 12577	70%	92.63% (3)

(1) SEE TUSCAN VILLAGE PARKING CACULATIONS (SHEET C.102) BASED ON TOWN OF SALEM PARKING ORDINANCE SECTION 490-701.
(2) REQUIRED NUMBER OF ACCESSIBLE SPACES BASED ON NUMBER OF PARKING SPACES LOCATED WITHIN VIA TOSCANA AND ARTISAN DRIVE (35 SPACES).

(3) **CONDITIONAL USE PERMITS:**

SECTION	DESCRIPTION	APPROVED
490-501 C.	LOT COVERAGE	9/16/2022
490-701 E.	NUMBER OF PARKING SPACES	9/16/2022

PERMITS & APPROVALS

PROJECT	TYPE	PERMIT/APPROVAL NUMBER	APPROVED
SOUTH & CENTRAL VILLAGE	CONDITIONAL USE PERMIT[3]	N/A	9/16/2022
	SITE PLAN APPROVAL SVCV	N/A	6/18/2019
	SITE PLAN APPROVAL B500/B520	N/A	4/28/2020
	SITE PLAN APPROVAL B900	N/A	09/22/2020
	SITE PLAN APPROVAL B2000	N/A	10/13/2020
	SITE PLAN APPROVAL B3000	N/A	12/14/2021
	SITE PLAN APPROVAL B1200	N/A	5/24/2022
	ALTERATION OF TERRAIN	AoT-1680	9/27/2019
	ALTERATION OF TERRAIN	AoT-1680A	2/7/2020
	ALTERATION OF TERRAIN	AoT-1680B	11/19/2021
	SEWER CONNECTION PERMIT	D2019-070B	9/5/2019
	SEWER CONNECTION PERMIT	D2019-070BA	11/5/2020
	SEWER CONNECTION PERMIT	D2019-070BB	5/2/2022
	SEWER CONNECTION PERMIT	D2021-0104	3/3/2021

ASSOCIATED PERMITS & APPROVALS

PROJECT	TYPE	PERMIT/APPROVAL NUMBER	APPROVED
ROADWAY	CONDITIONAL USE PERMIT	N/A	9/18/2018
	SITE PLAN APPROVAL	N/A	9/18/2018
	ALTERATION OF TERRAIN	AoT-1520	11/29/2018
	SEWER CONNECTION PERMIT	D2018-1103	11/28/2018
MASS GRADING	CONDITIONAL USE PERMIT	N/A	6/12/2018
	SITE PLAN APPROVAL	N/A	6/12/2018
	ALTERATION OF TERRAIN	AoT-1456	7/11/2018
FLOODPLAIN	NHDES WETLANDS	2016-03374	8/16/2019
	FEMA CLOMR	17-01-0965S	10/31/2017
	ACOE GENERAL PERMIT	NAE-2017-00133	10/31/2017
	ALTERATION OF TERRAIN	AoT-1315	9/25/2017
	CONDITIONAL USE PERMIT	N/A	5/8/2018
	SITE PLAN APPROVAL	N/A	5/8/2018
	CONSERVATION COMMISSION APPROVAL	N/A	2/2/2017

LOCATION MAP
SCALE: 1" = 200'

NOTES:
1. AT THEIR MEETING ON SEPTEMBER 16, 2022, THE PLANNING BOARD VOTED TO APPROVE THE JEWEL BUILDING SITE PLAN WITH THE FOLLOWING CONDITIONS OF APPROVAL:

PRIOR TO BUILDING PERMIT/SITE WORK :
1. PAY FOR OUTSIDE INSPECTIONS PER DIRECTION OF ENGINEERING DEPARTMENT;
2. NOTE CONDITIONAL USE PERMITS ON PLAN;
3. NOTE DELIVERIES BY TRACTOR TRAILER ARE PROHIBITED;
4. RECORD SUBDIVISION PLAN;
5. SUBMIT APPROVAL FROM DESIGN GUIDELINES CONSULTANT;

PRIOR TO OCCUPANCY:
6. PAY IMPACT FEES PER SCHEDULED DATE 7/19/22;
7. PROVIDE PEDESTRIAN AND VEHICULAR ACCESS TO TEMPORARY PARKING;
8. CONSTRUCT ALL SITE IMPROVEMENTS (BUILDING LOCATION, DIMENSIONS, AND SETBACKS, SITE GRADING, UTILITIES, DRAINAGE, LANDSCAPING, PARKING SPACES, SIGNAGE) IN ACCORDANCE WITH APPROVED PLAN;
9. PROVIDE CERTIFIED AS-BUILT SITE PLAN;

OTHER:
10. APPLICANT SHALL OPERATE BUSINESSES SO THAT PARKING LOT CAPACITY IS NOT EXCEEDED
11. ALL REPRESENTATIONS MADE BY MY APPLICANT OR AGENTS AND ALL NOTES ON PLANS ARE INCORPORATED AS PART OF APPROVAL
12. DELIVERIES FOR THE JEWEL BUILDINGS BY TRACTOR TRAILER TRUCKS SHALL NOT BE ALLOWED.

PREPARED BY:
Tighe&Bond
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(603) 433-8818

PREPARED FOR:
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181 BALLARDVALE STREET, SUITE 202
WILMINGTON, MA 01887

PERMIT PLANS - NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION
2	10/11/2022	REVISED PER TOWN COMMENTS & UPDATED BUILDING FOOTPRINTS
1	10/7/2022	UPDATED CONDITIONS OF APPROVAL

COVER SHEET

TUSCAN VILLAGE - JEWEL BUILDING SITE PLANS
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
100-300 VIA TOSCANA, 600 ARTISAN DRIVE
SALEM NH, 03079
MAP 108 LOT 12577

Tighe&Bond
www.tighebond.com
177 Corporate Drive
Portsmouth, NH 03801
(603) 433-8818

SCALE: AS SHOWN
DATE: JULY 12, 2022

SALEM PLANNING BOARD APPROVAL
Rose A. Moldoff
Approved 9/15/22
Signed 10/13/22

OWNER
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
P.O. BOX 1648
SALEM, NH 03079

ZONE: COMMERCIAL - INDUSTRIAL 'C'

PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
M1775-005B	M1775-005E-C-COVR [PERMIT].dwg	MKF/BKC	JMP	JMP	G.100

Last Save Date: October 11, 2022 2:34 PM By: BCURCIO
Plot Date: Benjamin Curcio
T&B File Location: \\M\M1775 SHP Design Consultants\M1775-005 South Village\Drawings_Figures\Active\01Jewel Building\Drawings\M1775-005E-C-COVR [PERMIT].dwg Layout Tab: G.100 (PERMIT)

GENERAL NOTES:

1. THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.
2. COORDINATE ALL WORK WITHIN PUBLIC RIGHT OF WAYS WITH THE TOWN OF SALEM AND NHDOT.
3. THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED LAND SURVEYOR TO DETERMINE ALL LINES AND GRADES.
4. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES. CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES AND COMPLY WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
6. THE CONTRACTOR SHALL OBTAIN AND PAY FOR AND COMPLY WITH ADDITIONAL PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
7. THE CONTRACTOR SHALL PHASE CONSTRUCTION AND DEMOLITION AS REQUIRED TO PROVIDE CONTINUOUS SERVICE TO EXISTING BUSINESSES AND HOMES THROUGHOUT THE CONSTRUCTION PERIOD. EXISTING BUSINESS AND HOME SERVICES INCLUDE, BUT ARE NOT LIMITED TO ELECTRICAL, COMMUNICATION, FIRE PROTECTION, DOMESTIC WATER AND SEWER SERVICES. TEMPORARY SERVICES, IF REQUIRED, SHALL COMPLY WITH ALL FEDERAL, STATE, LOCAL AND UTILITY COMPANY STANDARDS. CONTRACTOR SHALL PROVIDE DETAILED CONSTRUCTION SCHEDULE TO OWNER PRIOR TO ANY DEMOLITION/CONSTRUCTION ACTIVITIES AND SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH THE UTILITY COMPANY AND AFFECTED ABUTTER.
8. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE TOWN OF SALEM MUNICIPAL SERVICES DEPARTMENT, STANDARD SPECIFICATIONS AND WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS OF ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION.
9. CONTRACTOR TO SUBMIT AS-BUILT PLANS IN DIGITAL FORMAT (.DWG AND .PDF FILES) ON DISK OR USB DRIVE TO THE OWNER, ENGINEER, AND THE TOWN OF SALEM UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR.
10. CONTRACTOR SHALL THOROUGHLY CLEAN ALL CATCH BASINS AND DRAIN LINES, WITHIN THE LIMITS OF WORK, OF SEDIMENT IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
11. CONTRACTOR SHALL COORDINATE WITH THE TOWN OF SALEM FOR TEMPORARY CONSTRUCTION EXITS.
12. ALL CONSTRUCTION ACCESS SHALL BE FROM MALL ROAD AND ROCKINGHAM PARK BOULEVARD ONLY.
13. SEE EXISTING CONDITIONS PLANS FOR BENCH MARK INFORMATION.
14. ALL ELEVATIONS REFERENCE THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
15. ALL PROPOSED ROADS ARE TO BE PRIVATELY OWNED AND MAINTAINED.
16. ALL PROPOSED ELECTRICAL AND COMMUNICATION LINES ARE TO BE UNDERGROUND.
17. ALL PROPOSED LIGHT POLES SHALL BE SPACED A MAXIMUM OF 400' APART.
18. ALL PROPOSED FIRE HYDRANTS SHALL BE SPACED A MAXIMUM OF 500' APART.
19. GREASE TRAPS ARE TO BE SIZED BASED ON USE PRIOR TO CONSTRUCTION.
21. ALL EXCESS SNOW SHALL BE HAULED OFF-SITE IN ACCORDANCE TO ALL LOCAL AND STATE LAWS.
22. ALL SIGN POSTS SHALL BE ROUND POSTS, UNLESS OTHERWISE NOTED ON THE PLANS.
23. ALL LIGHT POLE BASES NOT PROTECTED BY A RAISED CURB SHALL BE A MINIMUM OF 30" ABOVE GRADE AND PAINTED YELLOW.
24. PAVEMENT MARKINGS SHALL BE INSTALLED AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, ADA SYMBOLS, PAINTED ISLANDS, FIRE LANES, CROSS WALKS, ARROWS, LEGENDS AND CENTERLINES. ALL MARKINGS EXCEPT CENTERLINE AND MEDIAN ISLANDS TO BE CONSTRUCTED USING WHITE PAVEMENT MARKINGS. ALL PAINTED PAVEMENT MARKINGS INCLUDING CENTERLINES, LANE LINES AND PAINTED MEDIANS SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "F".
25. ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS, LATEST EDITIONS.
26. SEE DETAILS FOR PAVEMENT MARKINGS, ADA SYMBOLS, SIGNS AND SIGN POSTS.
27. CENTERLINES SHALL BE FOUR (4) INCH WIDE YELLOW LINES.
28. PAINTED ISLANDS SHALL BE FOUR (4) INCH WIDE DIAGONAL LINES AT 3'-0" O.C. BORDERED BY FOUR (4) INCH WIDE LINES.
29. STOP BARS SHALL BE EIGHTEEN (18) INCHES WIDE, WHITE THERMOPLASTIC AND CONFORM TO CURRENT MUTCD STANDARDS.
30. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAW CUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
31. COORDINATE ALL OFF-SITE SITE WORK WITH ROADWAY IMPROVEMENT PLANS.
32. CONTRACTOR TO PROVIDE BACKFILL AND COMPACTION AT CURB LINE AFTER CONCRETE FORMS FOR SIDEWALKS AND PADS HAVE BEEN STRIPPED. COORDINATE WITH BUILDING CONTRACTOR.
33. COORDINATE ALL WORK ADJACENT TO BUILDING WITH BUILDING CONTRACTOR.
34. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
35. ADA DESIGN COMPLIANCE AND PARKING SPACE REQUIREMENTS DERIVED FROM THE ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.

DEMOLITION NOTES:

1. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES.
2. COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
3. ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
4. SAW CUT AND REMOVE PAVEMENT ONE (1) FOOT OFF PROPOSED EDGE OF PAVEMENT OR EXISTING CURB LINE IN ALL AREAS WHERE PAVEMENT TO BE REMOVED ABUTS EXISTING PAVEMENT OR CONCRETE TO REMAIN.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK, EXCEPT FOR WORK NOTED TO BE COMPLETED BY OTHERS.
6. UTILITIES SHALL BE TERMINATED AT THE MAIN LINE PER UTILITY COMPANY STANDARDS. THE CONTRACTOR SHALL REMOVE ALL ABANDONED UTILITIES LOCATED WITHIN THE LIMITS OF WORK.
7. CONTRACTOR SHALL VERIFY ORIGIN OF ALL DRAINS AND UTILITIES PRIOR TO REMOVAL/TERMINATION TO DETERMINE IF DRAINS OR UTILITY IS ACTIVE, AND SERVICES ANY ON OR OFF-SITE STRUCTURE TO REMAIN. THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY SUCH UTILITY FOUND AND SHALL MAINTAIN THESE UTILITIES UNTIL PERMANENT SOLUTION IS IN PLACE.
8. CONTRACTOR TO VERIFY FULL LIMITS OF PAVEMENT REMOVAL PRIOR TO BID.
9. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE PADS, UTILITIES AND PAVEMENT WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN.
10. REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL STUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
11. CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED BY THE CONTRACTOR, THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED SURVEYOR TO REPLACE DISTURBED MONUMENTS.
12. PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS/CURB INLETS WITHIN CONSTRUCTION LIMITS AS WELL AS CATCH BASINS/CURB INLETS THAT RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INLET PROTECTION BARRIERS SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE "HIGH FLOW SILT SACK" BY ACF ENVIRONMENTAL OR EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN EVENT OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED OR SEDIMENT HAS ACCUMULATED TO 1/3 THE DESIGN DEPTH OF THE BARRIER.
13. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
14. THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
15. THE CONTRACTOR SHALL REMOVE AND SALVAGE EXISTING GRANITE CURB FOR REUSE.

GRADING AND DRAINAGE NOTES:

1. COMPACTION REQUIREMENTS:

TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL	95%
BELOW LOAM AND SEED AREAS	90%

* ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM-2922.

2. ALL STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HANCOR HI-Q, ADS N-12 OR EQUAL) OR RCP CLASS IV, UNLESS OTHERWISE SPECIFIED.
3. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
4. CONTRACTOR SHALL PROVIDE FINISHED LAWN AREAS FREE OF LOWS SPOTS AND PONDING AREAS.
5. ALL DISTURBED AREAS SHALL RECEIVE 6" LOAM, SEED FERTILIZER AND MULCH.
6. ALL GRADES SHOWN ARE BOTTOM OF CURB UNLESS OTHERWISE SHOWN.

SALEM PLANNING BOARD NOTES:

1. ALL ROOFTOP MECHANICAL UNITS SHALL BE SCREENED FROM VIEW.
2. ALL PROPOSED SIGNS SHALL MEET THE TUSCAN VILLAGE TENANT AND SITE SIGN STANDARDS.
3. TRANSIT STOP AREAS ON THE SITE SHALL BE ESTABLISHED IN THE FUTURE, SHOULD AND IF A BUS TRANSIT SYSTEM IS DEVELOPED THAT WILL PROVIDE SERVICE TO THE TUSCAN VILLAGE DEVELOPMENT.
4. ALL PARKING AREAS IN SOUTH/CENTRAL VILLAGE ARE COVERED BY A CROSS PARKING EASEMENT DOCUMENT ENTITLED "TUSCAN VILLAGE MASTER PLAN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS."

SALEM MUNICIPAL SERVICES DEPARTMENT NOTES:

1. REQUIRED METERING AND BACKFLOW PREVENTION DEVICES WILL BE INSTALLED ON WATER SERVICES. THESE DEVICES WILL BE LOCATED AT THE POINT SERVICE LINES ENTER THE BUILDING. SERVICE LINES ARE NOT ALLOWED TO RUN THROUGH THE BUILDING, UNDER FLOORS, OVERHEAD OR OTHERWISE.
2. ALL EXISTING WATER AND SEWER SERVICES FOR BUILDINGS TO BE RAZED MUST BE CUT AND CAPPED PRIOR TO RAZE AND PERMIT BEGIN ISSUE.
3. DOMESTIC WATER SERVICES MAY BE TAPPED OFF FIRE SPRINKLER SERVICES, PROVIDED THE DOMESTIC SERVICE IS TAPPED A MINIMUM OF TEN FEET OUTSIDE THE BUILDING. VALVES ARE REQUIRED ON BOTH SERVICE LINES, WITH A VALVE IN THE FIRE SERVICE DOWNSTREAM OF THE DOMESTIC SERVICE TAP. THESE VALVES SHOULD BE LOCATED A MINIMUM FIVE FEET FROM THE BUILDING.
4. THE ANTICIPATED DAILY WATER USAGE FOR THE PROJECT (BUILDINGS #1000, #1010, #1020, & #1060), BASED ON THE TYPICAL WASTEWATER RATES PUBLISHED IN *WASTEWATER ENGINEERING TREATMENT AND RESOURCE RECOVERY, FIFTH EDITION (VOLUME 1)*, 2014 BY METCALF & EDDY, IS AS FOLLOWS:
   - FOR 3,312 SF OF RETAIL, 51 GALLONS PER DAY (GPD)
   - FOR 5,872 SF OF RETAURANT(S), 1,197 GPD
   - TOTAL = 1,249 GPD
5. MUNICIPAL WATER SHALL BE NOT USED FOR IRRIGATION PURPOSES. ALL WATER PROVIDED FOR IRRIGATION SHALL BE SOURCED FROM AN ON-SITE WELL.

SALEM FIRE DEPARTMENT NOTES:

1. BUILDING SHALL BE PROVIDED WITH AN AUTOMATIC FIRE ALARM SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 72, 2002 EDITION AND SALEM FIRE DEPARTMENT REGULATIONS.
2. ALL SITE AND CONSTRUCTION PLANS MAY BE REVIEWED BY A THIRD PARTY CONSULTANT OF THE TOWNS CHOOSING. ALL COST ASSOCIATED WITH THIRD PARTY REVIEWS AND INSPECTION SHALL BE PAID BY THE DEVELOPER.
3. UNDERGROUND WATER MAINS AND HYDRANTS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE 2000 EDITION, APPENDIX B AND C, AND SALEM WATER DEPARTMENT REGULATIONS. FLOW CALCULATIONS AND BUILDING CONSTRUCTION SHALL BE INCLUDED WITH THE SITE PLAN.
4. PLANS FOR CONSTRUCTION OF BUILDINGS AND FIRE PROTECTION SYSTEMS SHALL BE SUBMITTED TO THE SALEM FIRE DEPARTMENT AND RELEASED FOR CONSTRUCTION PRIOR TO STARTING WORK. ALL CONTRACTORS INSTALLING FIRE PROTECTION SYSTEMS SHALL HOLD A CERTIFICATE OF FITNESS FROM THE SALEM FIRE DEPARTMENT.
5. ALL UNDERGROUND WATER MAINS SERVING SPRINKLER OR STANDPIPE SYSTEM SHALL BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND SHALL BE WITNESSED BY SALEM FIRE DEPARTMENT PERSONNEL.
6. ALL BUILDINGS THREE OR MORE STORIES IN HEIGHT ABOVE THE LEVEL OF FIRE DEPARTMENT ACCESS AS DETERMINED BY THE FIRE DEPARTMENT SHALL BE PROVIDED WITH CLASS I STANDPIPES DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 14, 2003 EDITION.

UTILITY NOTES:

7. COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY COMPANY.
   - NATURAL GAS - UNITIL
   - WATER - TOWN OF SALEM MUNICIPAL SERVICES
   - SEWER - TOWN OF SALEM MUNICIPAL SERVICES
   - ELECTRIC - LIBERTY UTILITIES
   - COMMUNICATIONS - CONSOLIDATED COMMUNICATIONS
2. ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, CEMENT LINED DUCTILE IRON PIPE.
3. ALL WATER MAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION PRIOR TO ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE CHLORINATION AND TESTING WITH THE TOWN OF SALEM MUNICIPAL SERVICES WATER DEPARTMENT.
4. ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.
5. CONNECTION TO EXISTING WATER MAIN SHALL BE CONSTRUCTED TO TOWN OF SALEM MUNICIPAL SERVICES STANDARDS.
6. EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE MAIN AND MEET THE TOWN OF SALEM MUNICIPAL SERVICES STANDARDS FOR CAPPING OF WATER AND SEWER SERVICES.
7. ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
8. THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS AND THE APPLICABLE UTILITY COMPANIES.
9. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
10. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
11. CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES.
12. A 10-FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18-INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS.
13. SAW CUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN
14. HYDRANTS, GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE TOWN OF SALEM MUNICIPAL SERVICES.
15. COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE TOWN OF SALEM MUNICIPAL SERVICES.
16. ALL SEWER PIPE WITH LESS THAN 6' OF COVER IN PAVED AREAS OR LESS THAT 4' OF COVER IN UNPAVED AREAS SHALL BE INSULATED.
17. CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.
18. SITE LIGHTING SPECIFICATIONS, CONDUIT LAYOUT AND CIRCUITRY FOR PROPOSED SITE LIGHTING AND SIGN ILLUMINATION SHALL BE COORDINATED WITH THE PROJECT ELECTRICAL ENGINEER AND ARE TO BE SUBMITTED TO THE PROJECT SITE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
19. CONTRACTOR SHALL CONSTRUCT ALL UTILITIES AND DRAINS TO WITHIN 10' OF THE FOUNDATION WALLS AND CONNECT THESE TO SERVICE STUBS FROM THE BUILDING.
20. ALL UTILITY STUBS SHALL BE CAPPED FOR FUTURE CONNECTION.

EROSION CONTROL NOTES:

1. SEE SHEET C.501 FOR GENERAL EROSION CONTROL NOTES AND DETAILS.

EXISTING CONDITIONS PLAN NOTES:

1. REFERENCE: TAX MAP 98, LOT 7887
2. EXISTING FEATURES SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY PERFORMED BY MHF DESIGN CONSULTANTS, INC. BETWEEN OCTOBER 2014 & JUNE 2017 AND SUPPLEMENTED WITH UPDATED SURVEY (SEE REFERENCE PLAN NOTE 1) AND AERIAL PHOTOGRAPHY BY EASTERN PHOTOGRAPHICS, PHOTO DATE: 9/26/14, COMPILED: 10/14/14.
3. JURISDICTIONAL WETLANDS DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. DURING DECEMBER 2015 IN ACCORDANCE WITH:
   3.1. THE US 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;
   3.2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0. IMOTED STATES DEPARTMENT OF AGRICULTURE (2010);
   3.3. NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, CURRENT VERSION.
4. SITE SPECIFIC SOIL SURVEY PERFORMED BY GOVE ENVIRONMENTAL SERVICES, INC. DURING DECEMBER 20 & 21, 2017. SOILS WERE INDENTIFIED WITH THE NEW HAMPSHIRE STATE-WIDE NUMBERICAL SOILS LEGEND, USDA NRCS, DURHAM, NH, ISSUE #10, JANUARY 2011.
5. EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0563E, EFFECTIVE DATE: MAY 17, 2005, INDICATES THAT A PORTION OF MAP 98 LOT 7887 IS LOCATED WITHIN ZONE AE AND ZONE A FLOOD AREAS AND THAT PROPOSED MAP 105 LOT 13015 IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. A CONDITIONAL LETTER OF MAP REVISION (CLOMR) HAS BEEN ISSUED BY FEMA TO MODIFY THEIR EXISTING FLOODPLAIN (CASE NO. 17-01-098, ISSUED OCTOBER 20, 2017).
6. BENCHMARK: RM 15 - DISK STAMPED "F-2" LOCATED IN THE WEST END OF THE NORTH ABUTMENT OF THE BOSTON & MAINE RAILROAD BRIDGE OVER POLICY BROOK NEAR ROCKINGHAM PARK. ELEVATION=124.12 (NVGD29).

REFERENCE PLANS:

1. UPDATED SURVEY IN .DWG FORMAT PROVIDED BY MHF DESIGN CONSULTANTS, INC. TO TIGHE & BOND, INC ON NOVEMBER 22, 2017 VIA EMAIL.
2. "TUSCAN VILLAGE FLOODPLAIN IMPROVEMENTS" PREPARED BY TIGHE & BOND, INC. LAST REVISED SEPTEMBER 5, 2018.
3. "TUSCAN VILLAGE MASS GRADING PLANS" PREPARED BY TIGHE & BOND, INC. LAST REVISED AUGUST 22, 2018.
4. "TUSCAN VILLAGE ROADWAY PLANS" PREPARED BY TIGHE & BOND, INC. LAST REVISED DECEMBER 4, 2018.
5. "TUSCAN VILLAGE SOUTH VILLAGE SITE PLANS" PREPARED BY TIGHE & BOND, INC. LAST REVISED MAY 8 , 2020.
6. "TUSCAN VILLAGE CENTRAL VILLAGE PHASE 1/1A (HOTEL/LAKE PARCEL PLANS)" PREPARED BY TIGHE & BOND, INC. LAST REVISED APRIL 2, 2021.
7. "NORTH VILLAGE ROADWAY DESIGN PLANS" PREPARED BY MHF DESIGN CONSULTANTS; LAST REVISED JULY 26, 2017.
8. RIGHT OF WAY AND TRACK MAP, MANCHESTER & LAWERNCE R.R. OPERATED BY THE BOSTON & MAINE R.R. STATION 1671+80 TO STATION 1724+60 SCALE 1"=100'; DATED JUNE 30, 1914 (V.10/3).
9. RIGHT OF WAY AND TRACK MAP, MANCHESTER & LAWERNCE R.R. OPERATED BY THE BOSTON & MAINE R.R. STATION 1724+60 TO STATION 1777+40 SCALE 1"=100'; DATED JUNE 30, 1914 (V.10/4).
10. ROCKINGHAM COUNTY REGISTRY OF DEEDS (R.C.R.D.) PLAN IN BOOK 5595 PAGE 2568 FOR EASEMENT AGREEMENTS.
11. ROCKINGHAM COUNTY REGISTRY OF DEEDS (R.C.R.D.) PLAN IN BOOK 1456 PAGE 21.
12. R.C.R.D. PLAN #608.
13. R.C.R.D. PLAN #1086.
14. R.C.R.D. PLAN #D-12055.
15. R.C.R.D. PLAN #D-16856.
16. R.C.R.D. PLAN #D-19425.
17. R.C.R.D. PLAN #D-20211.
18. ALTA/ACSM LAND TITLE SURVEY, BOUNDARY & EASITING CONDITIONS PLAN OF ROCKINGHAM RACETRACK IN ROCKINGHAM COUNTY ON MAIN ST., MALL RD., RTE. 38 & ROCKINGHAM BLVD. SALEM, N.H.; CLIENT: ROCKINGHAM VENTURE, INC.; SCALE: 1"=100'; DATE: MAY, 1994 BY KIMBALL CHASE CO.
19. R.C.R.D. PLAN #D-38619.
20. SUBDIVISON PLAN FOR ONJ REALTY, 11 CENTRAL STREET, SALEM, NEW HAMPSHIRE, SALEM PROPERTY MAP 98, LOT 12502, OWNER OF RECORD: ONJ REALTY, PREPARED BY MHF DESIGN CONSULTANTS, INC., DATE: JUNE 23, 2015. NOT RECORDED.
21. R.C.R.D. PLAN #D-38673.
22. R.C.R.D. PLAN #D-39140.
23. R.C.R.D. PLAN #D-39172.
24. R.C.R.D. PLAN #D-39763.
25. R.C.R.D. PLAN #D-40059.

LEGEND

- PROPOSED PROPERTY LINE
- ABUTTERS LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING FEMA 100 YR. FLOOD LINE
- PROPOSED FEMA 100 YR. FLOOD LINE
- EXISTING 10' CONTOUR LINE
- EXISTING 2' CONTOUR LINE
- EXISTING FLOODPLAIN/MASS GRADING 2' CONTOUR LINE
- PROPOSED 10' CONTOUR LINE
- PROPOSED 2' CONTOUR LINE
- PROPOSED 2' TUSCAN LAKE CONTOUR LINE
- PROPOSED WATER SURFACE EDGE
- TREE LINE
- PROPOSED TREE LINE
- EDGE OF WETLAND
- EXISTING CHAIN-LINK FENCE
- PROPOSED CHAIN-LINK FENCE
- PROPOSED DUMPSTER ENCLOSURE (SEE LANDSCAPE PLAN)
- PROPOSED HANDRAIL
- EXISTING GUARDRAIL
- PROPOSED GUARDRAIL
- DRAIN LINE
- PROPOSED DRAIN LINE
- PROPOSED PERFORATED UNDERDRAIN
- PROPOSED COMMUNICATIONS LINE
- PROPOSED CONCRETE ENCASED ELECTRICAL DUCTBANK (SERVICE)
- PROPOSED CONCRETE ENCASED ELECTRICAL DUCTBANK (MAIN)
- PROPOSED GAS LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED SILT SOCK
- PROPOSED STABILIZED CONSTRUCTION EXIT
- PROPOSED COBBLESTONE
- PROPOSED RIP RAP APRON
- PROPOSED STANDARD DUTY PAVEMENT SECTION
- PROPOSED TEMPORARY PAVEMENT SECTION
- PROPOSED BITUMINOUS CONCRETE WALK
- PROPOSED CONCRETE PAD
- PROPOSED CONCRETE WALK (COORD. W/ LANDSCAPE PLANS)
- PROPOSED CONCRETE WALK (COORD. W/ LANDSCAPE PLANS)
- PROPOSED STAMPED CONCRETE TRUCK APRON
- PROPOSED CONCRETE UNIT PAVER WALK (COORD. W/ LANDSCAPE PLANS)
- PROPOSED RAISED CONCRETE UNIT PAVER CROSSWALK (COORD. W/ LANDSCAPE PLANS)
- PROPOSED BLOCK RETAINING WALL
- EXISTING TREE
- EXISTING CATCH BASIN
- EXISTING DRAIN MANHOLE
- PROPOSED RAIN GUARDIAN (OR EQUAL)
- PROPOSED CATCH BASIN
- PROPOSED OUTLET STRUCTURE
- PROPOSED DRAIN MANHOLE
- PROPOSED SEWER MANHOLE
- PROPOSED GREASE TRAP
- PROPOSED FLARED END SECTION
- PROPOSED INLET PROTECTION BARRIER
- PROPOSED SLOPE DIRECTION
- (129.00) EXISTING SPOT GRADE
- 129.00 PROPOSED SPOT GRADE
- PROPOSED THRUST BLOCK
- PROPOSED HYDRANT
- PROPOSED WATER SHUT-OFF VALVE
- PROPOSED WATER GATE VALVE
- PROPOSED ELECTRIC DISTRIBUTION MANHOLES
- PROPOSED 5'X9' ELECTRIC MANHOLE
- PROPOSED SWITCHGEAR
- PROPOSED TRANSFORMER
- PROPOSED LIGHT POLE BASE
- PROPOSED SIGN

ABBREVIATIONS

AoT	ALTERATION OF TERRAIN
APPROX.	APPROXIMATE
BLDG.	BUILDING
BCC	BITUMINOUS CONCRETE CURB
BOT.	BOTTOM
BW	BOTTOM OF WALL
CDS	CONTINUOUS DEFLECTIVE SEPARATION
CONC.	CONCRETE
CONST.	CONSTRUCT
COORD.	COORDINATE
CLOMR	CONDITIONAL LETTER OF MAP REVISION
DBKF	BANKFULL DEPTH
DIA.	DIAMETER
DIP	DUCTILE IRON PIPE
EC	EXISTING CONDITIONS
ELEC.	ELECTRIC
ELEV.	ELEVATION
EP	EDGE OF PAVEMENT
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FES	FLARED END SECTION
FGC	FLUSH GRANITE CURB
HDPE	HIGH DENSITY POLYETHYLENE
INV.	INVERT
JFF	JELLYFISH FILTER
L	LENGTH
LF	LINEAR FEET
MAX.	MAXIMUM
MIN.	MINIMUM
NHDES	NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES
OD	OUTSIDE DIAMETER
PCB	PROPOSED CATCH BASIN
PDMH	PROPOSED DRAIN MANHOLE
POS	PROPOSED OUTLET STRUCTURE
PYD	PROPOSED YARD DRAIN
PERF.	PERFORATED
PRGT	PROPOSED RAIN GUARDIAN TURRET
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RG	RAIN GARDEN
S	SLOPE
SBLW	SINGLE BROKEN LINE WHITE
SSLW	SINGLE SOLID LINE WHITE
SGC	SLOPED GRANITE CURB
SHWT	SEASONAL HIGH WATER TABLE
SBLW	SINGLE BROKEN LINE WHITE
SBLY	SINGLE BROKEN LINE YELLOW
SSLW	SINGLE SOLID LINE WHITE
SSLY	SINGLE SOLID LINE YELLOW
TB	TOP OF BANK
TBR	TO BE REMOVED
TELECOM.	TELECOMMUNICATIONS
THLWEG	THALWEG
TW	TOP OF WALL
TYP.	TYPICAL
USC	UNDERGROUND STORAGE CHAMBER
VGC	VERTICAL GRANITE CURB
VIF	VERIFY IN FIELD
WBKF	BANKFULL WIDTH
W/	WITH

ABUTTERS LIST

MAP/LOT #	NAME & ADDRESS
98/7887 (SUBJECT PARCEL)	TUSCAN VILLAGE MASTER DEVELOPMENT, LLC P.O. BOX 1648 SALEM, NH 03079
98/12604 108/12500 108/12580 108/12569	TUSCAN VILLAGE MASTER DE

PARKING CALCULATIONS PER TOWN OF SALEM ZONING FOR SOUTH VILLAGE/CENTRAL VILLAGE JEWEL BUILDINGS PHASE I 7-10-2022

Building	Unit	Tenant Category	SF- UNIT	# SEATS	UNIT	PARKING RATIO	PKG RQMT 1	PKG RQMT 2	VARIANCE +/-	COMMENTS
		Tuscan Village South District								
100	120	Furniture and Furnishings (Arthaus)	11,563		SF	1 SP/500 SF		23		
	115	Standard Retail	8,039		SF	1 SP/200 SF		40		
	100	Furniture and Furnishings (Pottery Barn)	14,887		SF	1 SP/500 SF		30		
		Common Area	1,473		SF	1 SP/200 SF		7		
			35,962							
		Total GFA Building 100	**35,962**							
200	200	Standard Retail (Nike)	15,141		SF	1 SP/200 SF		76		
	220	Standard Retail (Old Navy)	15,098		SF	1 SP/200 SF		75		
	240	Standard Retail (Ulta Beauty)	10,080		SF	1 SP/200 SF		50		
	260	Standard Retail (Vacant)	5,337		SF	1 SP/200 SF		27		
		Common Area	550		SF	1 SP/200 SF		3		
			46,206							
		Total GFA Building 200	**46,206**							
300	300	Standard Retail	15,384		SF	1 SP/200 SF		77		
		Total GFA Building 300	**15,384**							
400	400	Standard Retail (Banfield Pet Hospital)	3,578		SF	1 SP/200 SF		18		
	420	Standard Retail (Lenscrafters)	2,562		SF	1 SP/200 SF		13		
	440	Standard Retail (T Mobile)	3,738		SF	1 SP/200 SF		19		
	460	Standard Retail (Vbocci)	1,911		SF	1 SP/200 SF		10		
	470	Standard Retail (U Break I Fix)	904		SF	1 SP/200 SF		5		
	475	Restaurant (Fast/Casual Dining (Bennetts)	1,252		SF	1 SP/75 SF	17			
		Restaurant (Fast/Casual Dining (Bennetts)		20	SEATS	1 SP/2 SEATS	10	17		
	480	Restaurant (Fast/Casual Dining Chipotle)	2,300		SF	1 SP/75 SF	33			
		Restaurant (Fast/Casual Dining Chipotle)		71	SEATS	1 SP/2 SEATS	36	36		
		Common Area	800		SF	1 SP/200 SF		3		
		Total GFA Building 400	**17,815**							
500	500	Café/Takeout (Chic Filet)	5,046		SF	1 SP/75 SF	67			
		Café/Takeout (Chic Filet)		118	SEATS	1 SP/2 SEATS	59	67		
		Total GFA Building 500	**5,046**							
520	520	Bank w/Drive thru (Chase Bank)	3,507		SF	1SP/300 SF		12		
		Total GFA Building 520	**3,507**							
600	600	Specialty Grocery (Tuscan Market)	2,454		SF	1 SP/200 SF		12		
	600	Restaurant (Fast/Casual Dining -Tuscan Market)	3,530		SF	1 SP/75 SF	47			
		Restaurant (Fast/Casual Dining -Tuscan Market)		202	SEATS	1 SP/2 SEATS	101	101		
	610	Cooking School (Tuscan Market)	1,774		SF	1 SP/200 SF		9		
	620	Standard Retail (Williams Sonoma)	5,282		SF	1 SP/200 SF		26		
		Common Area (including kiosk)	936		SF	1 SP/200 SF		5		
		Total GFA Building 600/620	**14,006**							
700	700	Standard Retail (LL Bean)	15,248		SF	1 SP/200 SF		76		
		Total GFA Building 700	**15,248**							
800	800	Restaurant (Fast/Casual Dining, Beach Plum)	5,727		SF	1 SP/75 SF	76			
		Restaurant (Fast/Casual Dining, Beach Plum)		248	SEATS	1 SP/2 SEATS	124	124		
		Total GFA Building 800	**5,727**							
900	900	Standard Retail (Sleep Number)	3,005		SF	1 SP/200 SF		15		
	910	Standard Retail (AT&T)	1,932		SF	1 SP/200 SF		10		
		Common Area	196		SF	1 SP/200 SF		1		
		Total GFA Building 900	**5,133**							
1100	1100	Lifestyle Anchor Health Club - 2 floors (Drive)	25,000		SF	1 SP/150 SF		167		
		Total GFA Building 1100	**25,000**							
	1400	Restaurant (Fast/Casual Dining (Beer Garden)	0		SF	1 SP/75 SF	0			
		Restaurant (Fast/Casual Dining (Beer Garden)		200	SEATS	1 SP/2 SEATS	100	100		
Totals South Village District			**189,054**	**859**						
TOTAL PARKING REQ'D TUSCAN SOUTH VILLAGE DISTRICT								1,259		
TOTAL PARKING PROV'D TUSCAN SOUTH VILLAGE DISTRICT								826		
VARIANCE +/-									-433	Current Shortfall in South Village

Building		Tenant Category	SF- UNIT	# SEATS	UNIT	PARKING RATIO	PKG RQMT 1	PKG RQMT 2	VARIANCE +/-
		Tuscan Village Central District - Phase III							
1000	1000	Restaurant (Fast/Casual Dining)	3,060		SF	1 SP/75 SF	41		
		Restaurant (Fast/Casual Dining)		82	Seats	1 SP/2 SEATS	41	41	
1010	1	Standard Retail	756		SF	1 SP/200 SF		4	
	2	Standard Retail	756		SF	1 SP/200 SF		4	
	3	Restaurant (Fast/Casual Dining)	1,512		SF	1 SP/75 SF	20		
	3	Restaurant (Fast/Casual Dining)		48	Seats	1 SP/2 SEATS	24	24	
1020		Standard Retail	1,800		SF	1 SP/200 SF		9	
1060		Restaurant (Fast/Casual Dining)	1,320		SF	1 SP/75 SF	18		
		Restaurant (Fast/Casual Dining)		44	Seats	1 SP/2 SEATS	22	22	
Total GFA Buildings (1000-1060 Jewel Buildings - Phase 1)			**9,184**		**SF**				
TOTAL PARKING REQUIRED (Buildings 1000-1060 Jewel Buildings Phase I)								102	

Building	Unit	Tenant Category	SF- UNIT	# SEATS	UNIT	PARKING RATIO	PKG RQMT 1	PKG RQMT 2	VARIANCE +/-	COMMENTS
		Tuscan Village Central District								
2000	2000	Standard Retail	1,724		SF	1 SP/200 SF		9		
	2010	Standard Retail	3,678		SF	1 SP/200 SF		18		
	2030	Standard Retail	1,000		SF	1 SP/200 SF		5		
	2030	Standard Retail	4,255		SF	1 SP/200 SF		21		
	2040	Standard Retail	2,527		SF	1 SP/200 SF		13		
	2050	Standard Retail	2,376		SF	1 SP/200 SF		12		
	2060	Standard Retail	3,239		SF	1 SP/200 SF		16		
	2070	Café/Takeout (Unnamed)	950		SF	1 SP/75 SF	12			
		Café/Takeout (Unnamed)		12	Seats	1SP/2 SEATS	6	12		
	2080	Restaurant (Fine/Casual Dining) Tuscan Kitchen	14,738		SF	1 SP/75 SF	197			Includes 5,313 sf rooftop bar
		Restaurant (Fine/Casual Dining) Tuscan Kitchen		479	Seats	1 SP/2 SEATS	240	240		with assumed 185 seats
	2090	Standard Retail	2,831		SF	1 SP/200 SF		15		
	2100	Standard Retail	2,169		SF	1 SP/200 SF		11		
	2110	Standard Retail	1,436		SF	1 SP/200 SF		7		
	2120	Standard Retail	1,454		SF	1 SP/200 SF		7		
	2130	Standard Retail	855		SF	1 SP/200 SF		4		
	2140	Standard Retail	878		SF	1 SP/200 SF		4		
	2150	Standard Retail	1,026		SF	1 SP/200 SF		5		
		Standard Retail Common Area)	665		SF	1 SP/200 SF		3		
		70 Units Multifamily	96,374	70	Units	2 SP/UNIT		140		130 Garage level parking
		Hotel 165 rooms	95,581	165	Rooms	1 SP/Room		165		
		Banquet/Grand Lawn	8,485		SF	1 SP/75 SF	113			
		Banquet/Grand Lawn		500	Seats	1SP/2 SEATS	250	250		
		Parking Garage (130 Spaces)	42,470							
Total GFA Building 2000			**289,386**		SF					
TOTAL PARKING REQ'D BUILDING 2000								958		

Building	Unit	Tenant Category	SF- UNIT	# SEATS	UNIT	PARKING RATIO	PKG RQMT 1	PKG RQMT 2	VARIANCE +/-	COMMENTS
		Tuscan Village Central District								
3000	3000	Restaurant (Fast/Casual Dining)	5,000		SF	1 SP/75 SF	67			
		Restaurant (Fast/Casual Dining)		135	Seats	1 SP/2 SEATS	68	68		
	3010	Standard Retail (1st Floor)	5,955		SF			30		
	3020	Standard Retail (1st Floor)	4,653		SF			23		
	3030	Standard Retail (1st Floor)	3,434		SF			17		
	3040	Standard Retail (1st Floor)	3,602		SF			18		
	3050	Restaurant (Fine/Casual Dining)	8,908		SF	1 SP/75 SF	119			
		Restaurant (Fine/Casual Dining)		258	Seats	1 SP/2 SEATS	129	129		
	3060	Restaurant (Fast/Casual Dining)	3,000		SF	1 SP/75 SF	40			
		Restaurant (Fast/Casual Dining)		99	Seats	1 SP/2 SEATS	50	50		
	3070	Standard Retail (1st Floor)	4,000		SF			20		
	3080	Standard Retail (1st Floor)	5,427		SF			27		
		Residential Lobby	2,779		SF			99		
		Residential Common Area	3,078		SF					
	3090	230 Units Multifamily	262,866	230	Units	2 SP/UNIT		460		
Total GFA Building 3000			**317,696**	**722**	SF					
TOTAL PARKING REQ'D BURLDING 3000								900		

Building	Unit	Tenant Category	SF- UNIT	# SEATS	UNIT	PARKING RATIO	PKG RQMT 1	PKG RQMT 2	VARIANCE +/-
		Tuscan Village Central District							
1200	1200	Furniture and Furnishings	11,565		SF	1 SP/500 SF		23	
	1210	Standard Retail	4,207		SF	1 SP/200 SF		21	
	1215	Standard Retail	1,349		SF	1 SP/200 SF		7	
	1220	Standard Retail	3,670		SF	1 SP/200 SF		18	
	1270	Restaurant (Fast/Casual Dining)	8,807		SF	1 SP/75 SF	117		
		Restaurant (Fast/Casual Dining)		268	Seats	1 SP/2 SEATS	134	134	
	1280	Restaurant (Fast/Casual Dining)	4,265		SF	1 SP/75 SF	57		
		Restaurant (Fast/Casual Dining)		117	Seats	1 SP/2 SEATS	59	59	
	1285	Standard Retail	977		SF	1 SP/200 SF		5	
	1290	Standard Retail	1,352		SF	1 SP/200 SF		7	
	1295	Standard Retail	1,068		SF	1 SP/200 SF		5	
	300-250	General Office (2nd floor)	33,473		SF	1SP/300 SF		112	
	300-350	General Office (3rd floor)	35,868		SF	1SP/300 SF		120	
		Comon Area	12,029		SF				
Total GFA Building 1200			**118,626**		SF				
TOTAL PARKING REQ'D BUILDING 1200								518	

TOTAL PARKING REQ'D CENTRAL VILLAGE (BUILDINGS 1000-1095-1200-2000-3000)								2,462	
SURFACE PARKING CENTRAL VILLAGE								384	Surface parking lots associated withBuildings 2000/3000/4000 and 1300
STREET PARKING CENTRAL VILLAGE								55	Street Parking along Artisan Drive and Via Toscana - Phase I only
COVERED PARKING CENTRAL VILLAGE								628	130 (130 spaces Building 3000 and 498 spaces in garage Building 3000
TOTAL PARKING SUPPLY IN CENTRAL VILLAGE								1,067	
SUMMARY OF PARKING DEMAND/SUPPLY FOR THE CURRENT AND PROPOSED USES IN THE SOUTH/CENTRAL VILLAGE									
TOTAL PARKING REQ'D SOUTH/CENTRAL VILLAGE								3,711	
TOTAL PARKING SUPPLY IN SOUTH/ CENTRAL VILLAGE								2,373	
PARKING SURPLUS/DEFICIT +/- FOR SOUTH/CENTRAL VILLAGE									-1,338 Current Shortfall in South/Central Village
									-1,875 Previous Parking Deficit from 6/18 Approval which was granted a conditional use permit

NOTE: TABLE PROVIDED BY TUSCAN VILLAGE MASTER DEVELOPMENT, LLC ON 07/12/2022.

PERMIT PLANS - NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION

PARKING REQUIREMENTS

TUSCAN VILLAGE - JEWEL BUILDING SITE PLANS
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
100-300 VIA TOSCANA, 600 ARTISAN DRIVE
SALEM NH, 03079
MAP 108 LOT 12577

Tighe&Bond
www.tighebond.com
177 Corporate Drive
Portsmouth, NH 03801
(603) 433-8818

STATE OF NEW HAMPSHIRE JOSEPH M. PERSICHINO No. 15939 LICENSED PROFESSIONAL ENGINEER 7/12/22

SCALE: AS SHOWN DATE: JULY 12, 2022

SALEM PLANNING BOARD APPROVAL

OWNER
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
P.O. BOX 1648
SALEM, NH 03079

ZONE: COMMERCIAL - INDUSTRIAL 'C'

PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
M1775-005B	M1775-005E-C-SITE [PERMIT].dwg	MKF/BKC	JMP	JMP	C. 101

Last Save Date: July 12, 2022 3:27 PM By: BCURCIO
Plot Date: Benjamin Curcio
TB&B File Location: J:\M\M1775 Mixt Design Consultants\M1775-005 South Village\Drawings_Figures\Autocad\Jewel Building Drawings\M1775-005E-C-SITE [PERMIT].dwg Layout Tab: C.102

LOCATION MAP
(NOT TO SCALE)

LEGEND

- PROPERTY LINE
- ABUTTER PROPERTY LINE
- ■ BOUND TO BE SET
- ● IRON ROD TO BE SET
- ○ PROPERTY CORNER TO BE SET (BONDED BY PRIOR SUBDIVISION APPROVAL)

NOTES:

1) TOTAL EXISTING PARCEL AREA:
MAP 98 LOT 7887 = 1,059,731 Sq.Ft. OR 24.328 Ac.±
MAP 108 LOT 12501 = 1,025,996 Sq.Ft. OR 23.554 Ac.±

2) EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0563E, EFFECTIVE DATE: MAY 17, 2005, AND LETTER OF MAP REVISION IDENTIFIED AS CASE NO. 21-01-0607P WITH AN EFFECTIVE DATE OF JANUARY 3, 2022 INDICATES THAT A PORTION OF MAP 98 LOT 7887 IS LOCATED WITHIN ZONE AE AND ZONE A FLOOD AREAS AND THAT PROPOSED MAP 108 LOT 13015 IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

3) BENCHMARK: RM 15 – DISK STAMPED 'F-2' LOCATED IN THE WEST END OF THE NORTH ABUTMENT OF THE BOSTON & MAINE RAILROAD BRIDGE OVER POLICY BROOK NEAR ROCKINGHAM PARK. ELEVATION = 124.12 (NGVD 29).

4) CURRENT ZONING IS COMMERCIAL INDUSTRIAL 'C'
MINIMUM LOT SIZE: NONE
MINIMUM LOT FRONTAGE: NONE
MINIMUM BUILDING SETBACKS ARE 30' FRONT, 20' SIDE AND 20' REAR

5) EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH COMPLETED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, RESTRICTIONS AND EASEMENTS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PARCEL(S) WOULD DETERMINE.

6) MONUMENTS TO BE SET SHALL CONSIST OF THE FOLLOWING:
IRON RODS OR PIPES A MINIMUM OF ONE HALF INCH DIAMETER AND THIRTY INCHES LONG SHALL BE SET AT ALL LOT CORNERS AND AT ALL ANGLE POINTS.

GRANITE BOUNDS A MINIMUM OF FOUR INCHES SQUARE AND THREE FEET LONG SHALL BE SET ON THE STREET LINES AT THE POINT OF CURVATURE, POINT OF TANGENCY AND ALL ANGLE POINTS OF THE RECORDED STREET LAYOUT ON BOTH SIDES OF THE ROADWAY.

SAID MONUMENTATION SHALL BE SET OR BONDED PRIOR TO RECORDING THE PLAN.

7) MAP 98 LOT 7887 AND MAP 108 LOT 12501 BENEFIT FROM AN ACCESS EASEMENT RECORDED IN BOOK 5595 PAGE 2568 AND SHOWN ON PLAN D-38673, AS MODIFIED BY SUBSEQUENT PLANS RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.

8) TUSCAN BOULEVARD SHOWN ON THIS PLAN IS TO REMAIN PRIVATELY OWNED AND MAINTAINED.

9) PROPOSED LOTS TO BE SERVICED BY MUNICIPAL WATER AND SEWER.

10) ANY SETBACK ISSUES WITH BUILDINGS ON THE PROPOSED LOTS WILL BE ADDRESSED WITH CONDITIONAL USE PERMITS UNDER THE SITE DEVELOPMENT REVIEW PROCESS.

11) ( ) DENOTES STREET ADDRESS.

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 BETWEEN OCTOBER 2014 AND MAY 2021 AND HAS AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.

DAVID R. JORDAN, LLS 838 — DATE 6/7/22

0 80 200 300
SCALE: 1" = 80'

PLAN REFERENCES:

ROCKINGHAM COUNTY REGISTRY OF DEEDS (R.C.R.D.)

1) R.C.R.D. PLAN #D-38619.
2) R.C.R.D. PLAN #D-38673.
3) R.C.R.D. PLAN #D-39763.
4) R.C.R.D. PLAN #D-40059.
5) R.C.R.D. PLAN #D-41074.
6) R.C.R.D. PLAN #D-41317.
7) R.C.R.D. PLAN #D-41318.
8) R.C.R.D. PLAN #D-41512.
9) R.C.R.D. PLAN #D-41513.
10) R.C.R.D. PLAN #D-41542.
11) R.C.R.D. PLAN #D-41543.
12) R.C.R.D. PLAN #D-41546.
13) R.C.R.D. PLAN #D-41782.
14) R.C.R.D. PLAN #D-41783.
15) R.C.R.D. PLAN #D-41798.
16) R.C.R.D. PLAN #D-41995.
16) R.C.R.D. PLAN #D-42616.
17) R.C.R.D. PLAN #D-43172.
18) R.C.R.D. PLAN #D-43173.

LOT LINE ADJUSTMENT PLAN

PREPARED FOR:
OMJ REALTY, LLC
P.O. BOX 1648
SALEM, NH 03079

SALEM PROPERTY MAP 98 LOT 7887 & MAP 108 LOT 12501
TUSCAN BOULEVARD, ARTISAN DRIVE & VIA TOSCANA

GPI Engineering Design Planning Construction Management
603.893.6720 GPINET.COM
Greenman-Pedersen, Inc.
44 Stiles Road
Suite One
Salem, NH 03079

SCALE: 1"=80' — DATE: JUNE 7, 2022

OWNER OF RECORD	OWNER OF RECORD	SALEM PLANNING BOARD APPROVAL
MAP 108 LOT 12501 TUSCAN SOUTH VILLAGE, LLC P.O. BOX 1648 SALEM, NH 03079 BOOK 6087 PAGE 1449	MAP 98 LOT 7887 TUSCAN VILLAGE MASTER DEVELOPMENT, LLC P.O. BOX 1648 SALEM, NH 03079 BOOK 6087 PAGE 1446	

ZONE: COMMERCIAL - INDUSTRIAL 'C'

NO.	DESCRIPTION	BY	DATE

REVISIONS

DESIGNED BY:	DRAWN/CHECKED	DWG. NAME	PROJECT No.	SHEET No.
AKC	AKC/DRJ	404016-BLDG 1000.DWG	404016	1 OF 2

NAD 83

N

ROADWAY NETWORK
N/F TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
P.O. BOX 1648
SALEM, NH 03079

MAP 107 LOT 12574
N/F ARTISAN AT TUSCAN VILLAGE DEVELOPMENT HOLDINGS, INC.
c/o MARVIN F. POER
3520 PIEDMONT ROAD, SUITE 410 ATLANTA, GA 30305-1512

MAP 98 LOT 12610
N/F TUSCAN VILLAGE SOUTH RESIDENTIAL HOLDINGS, LLC
150 PRESIDENTIAL WAY, SUITE 220
WOBURN, MA 01810

MAP 98 LOT 12604
N/F TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
PO BOX 1648
SALEM, NH 03079

MAP 98 LOT 12543
N/F TUSCAN VILLAGE RESIDENTIAL HOLDINGS, LLC
C/O THE DOLBEN COMPANY
150 PRESIDENTIAL WAY
SUITE 220
WOBURN, MA 01801

MAP 98 LOT 12502
N/F DEMOULAS SUPER MARKETS, INC.
875 EAST STREET
TEWKSBURY, MA 01876

MAP 108 LOT 13015
N/F TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
PO BOX 1648
SALEM, NH 03079

MAP 108 LOT 12569
N/F TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
PO BOX 1648
SALEM, NH 03079

MAP 99 LOT 12572
N/F LIBERTY UTILITIES
15 BUTTRICK ROAD
LONDONDERRY, NH 03053

MAP 99 LOT 12507
N/F DILORENZO LAFAYETTE LEDGEWOOD REAL ESTATE
549 US HIGHWAY 1 BYPASS
PORTSMOUTH, NH 03801

MAP 151 LOT 12213 – N/F STATE OF NH DOT
JOHN O. MORTON BUILDING – 1 HAZEN DRIVE
CONCORD, NH 03302

ARTISAN DRIVE

TUSCAN BOULEVARD

VIA TOSCANA

MAP 98
LOT 7887
EXISTING:
1,059,731 Sq.Ft.
24.328 Ac.±
PROPOSED:
1,090,389 Sq.Ft.
25.032 Ac.±

MATCH LINE SHEET 1

PORTION OF MAP 108 LOT 12501 TO BE CONVEYED TO MAP 98 LOT 7887
30,658 Sq.Ft.
0.704 Ac.±

LOT LINE BE REMOVED

TEMPORARY DRAINAGE EASEMENT SEE NOTE #12

PARKING GARAGE EASEMENT TO BENEFIT MAP 108 LOT 13015

RAIN GARDEN DRAIN EASEMENT

RELOCATED ACCESS & UTILITY EASEMENT

REVISED ACCESS & UTILITY EASEMENT (SEE NOTE 7)

SUBJECT TO ACCESS & UTILITY EASEMENT (SEE NOTE 7)

ACCESS EASEMENT

DENOTES STREET ADDRESS (TYP.)

FLOODPLAIN EASEMENT (WIDTH VARIES)

20' WIDE SEWER EASEMENT TO THE TOWN OF SALEM

ROADWAY ACCESS & UTILITY EASEMENT

NHDOT EASEMENT

SOUTH BROADWAY - ROUTE 28

0 80 200 300
SCALE: 1" = 80'

LEGEND

- PROPERTY LINE
- ABUTTER PROPERTY LINE
- ■ BOUND TO BE SET
- ● IRON ROD TO BE SET
- ○ PROPERTY CORNER TO BE SET (BONDED BY PRIOR SUBDIVISION APPROVAL)

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 BETWEEN OCTOBER 2014 AND MAY 2021 AND HAS AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.

6/7/22

DAVID R. JORDAN, LLS 838 — DATE

LOT LINE ADJUSTMENT PLAN

PREPARED FOR:
OMJ REALTY, LLC
P.O. BOX 1648
SALEM, NH 03079

SALEM PROPERTY MAP 98 LOT 7887 & MAP 108 LOT 12501
TUSCAN BOULEVARD, ARTISAN DRIVE & VIA TOSCANA

GPI Engineering Design Planning Construction Management
603.893.0720 GPINET.COM
Greenman-Pedersen, Inc.
44 Stiles Road
Suite One
Salem, NH 03079

SCALE: 1"=80' — DATE: JUNE 7, 2022

OWNER OF RECORD	OWNER OF RECORD	SALEM PLANNING BOARD APPROVAL
MAP 108 LOT 12501 TUSCAN SOUTH VILLAGE, LLC P.O. BOX 1648 SALEM, NH 03079 BOOK 6087 PAGE 1449	MAP 98 LOT 7887 TUSCAN VILLAGE MASTER DEVELOPMENT, LLC P.O. BOX 1648 SALEM, NH 03079 BOOK 6087 PAGE 1446	

ZONE: COMMERCIAL - INDUSTRIAL 'C'

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

DESIGNED BY:	DRAWN/CHECKED	DWG. NAME	PROJECT No.	SHEET No.
AKC	AKC/DRJ	404016LSD-BLDG 108D(DRP)	404016	2 OF 2

PRIOR SALEM PLANNING BOARD CONDITIONS RELATED TO PROJECT FROM PREVIOUS SITE PLAN APPROVALS:

ON JUNE 18, 2019 THE PLANNING BOARD VOTED TO APPROVE THIS SITE PLAN SUBJECT TO THE FOLLOWING CONDITIONS:

PRIOR TO BUILDING PERMIT:

1. SUBMIT APPROVAL FROM ENGINEERING DIVISION PER 6/18/19 MEMO;
2. PAY FOR OUTSIDE INSPECTIONS PER DIRECTION OF ENGINEERING DEPARTMENT;
3. SUBMIT STATE PERMITS (AOT, NHDES-SEWER EXTENSION);
4. NOTE CONDITIONAL USE PERMITS ON PLAN;
5. RECORD SUBDIVISION PLAN SHOWING ACCESS/PARKING/UTILITY EASEMENTS;

PRIOR TO OCCUPANCY:

6. SUBMIT DRIVEWAY PERMIT FROM NHDOT;
7. PAY IMPACT FEES FOR EACH TENANT/BUILDING PER IMPACT FEE SCHEDULE DATED 6/7/19 AND SECTION 14 OF MEMORANDUM OF UNDERSTANDING APPROVED BY BOARD OF SELECTMEN AND BY NHDOT AND COMPLY WITH SCHEDULE NOTED IN SECTION 5;
8. CONSTRUCT ALL SITE IMPROVEMENTS PER PHASE (INCLUDING BUILDING LOCATIONS, DIMENSIONS, SETBACKS, SITE GRADING, UTILITIES, DRAINAGE, LANDSCAPING, LIGHTING, PARKING SPACES PER PARKING PHASING PLAN, PARKING LOT BUFFERS, SIGNAGE) IN ACCORDANCE WITH APPROVED PLAN;
9. PROVIDE CERTIFIED AS-BUILT SITE PLAN PER PHASE;
10. VERIFY COMPLIANCE WITH PARKING LOT SCREENING REQUIREMENT BY TOWN'S DESIGN CONSULTANT;
11. CONSTRUCT OR BOND (IF REQUIRED) ALL ROAD IMPROVEMENTS REQUIRED IN SECTION 2 OF MEMORANDUM OF UNDERSTANDING APPROVED BY BOARD OF SELECTMEN AND BY NHDOT AND COMPLY WITH SCHEDULE NOTED IN SECTION 5;
12. COMPLETE OR BOND BIKE-PEDESTRIAN CORRIDOR PROJECT PER SECTIONS 9 AND 10 OF MEMORANDUM OF UNDERSTANDING APPROVED BY BOARD OF SELECTMEN PRIOR TO FIRST OCCUPANCY IN CENTRAL VILLAGE;
13. EXECUTE LEASE AGREEMENT WITH TOWN FOR PUBLIC SAFETY OFFICE SPACE PER SECTION 15 OF MEMORANDUM OF UNDERSTANDING APPROVED BY BOARD OF SELECTMEN PRIOR TO FIRST OCCUPANCY IN CENTRAL VILLAGE;
14. SUBMIT APPROVAL FROM BOARD OF SELECTMEN FOR ALL WORK IN TOWN RIGHT-OF-WAY PRIOR TO CONSTRUCTION OF ROAD IMPROVEMENTS;

OTHER:

15. PAY CONTRIBUTIONS FOR DEPOT ROAD IMPROVEMENT PROJECT PER SECTION 6, $65,000 FOR RING ROAD DESIGN PLANS PER SECTION 7, AND $100,000 FOR MAIN STREET/PLEASANT STREET SIGNAL EQUIPMENT PER SECTION 2.2 OF MEMORANDUM OF UNDERSTANDING APPROVED BY BOARD OF SELECTMEN;
16. SUBMIT APPROVAL FROM NHDOT FOR 2 ENCROACHMENT AREAS ON ROCKINGHAM PARK BLVD. PRIOR TO WORK ON THAT PROPERTY;
17. SUBMIT FINAL APPROVAL FROM FEMA;
18. COMPLY WITH SHARED PARKING REPORT RECOMMENDATIONS PER ATTACHMENT 7;
19. APPLICANT MUST OPERATE BUSINESSES SO THAT PARKING LOT CAPACITY IS NOT EXCEEDED;
20. MINOR REVISIONS TO THIS SITE PLAN WHICH ARE CONSISTENT WITH THE SPIRIT AND INTENT OF THIS APPROVAL ARE ALLOWED SUBJECT TO APPROVAL BY PLANNING DIRECTOR AND DIRECTOR OF ENGINEERING;
21. ALL SIGN PERMIT REQUESTS SHALL BE VERIFIED BY TUSCAN VILLAGE REPRESENTATIVE FOR COMPLIANCE WITH TUSCAN VILLAGE SIGN STANDARDS PRIOR TO SUBMISSION TO TOWN;
22. MANAGE SNOW REMOVAL TO MINIMIZE LOSS OF PARKING SPACES;
23. ANY PROPOSED USES THAT INCREASE TRAFFIC GENERATION BEYOND AGGREGATE ESTIMATES IN TRAFIC STUDY REQUIRE FURTHER APPROVAL FROM THE PLANNING BOARD;
24. ALL REPRESENTATIVES MADE BY APPLICANT OR AGENTS AND ALL NOTES ON PLANS ARE INCORPORATED AS PART OF APPROVAL;

ON FEBRUARY 23, 2021, THE PLANNING BOARD VOTED TO APPROVE THE REVISED MASTER PLAN SUBJECT TO THE FOLLOWING CONDITIONS:

1. DESIGN RECREATION AREA(S) OF SUFFICIENT SIZE AND CHARACTER FOR NEW RESIDENTIAL PROJECTS;
2. ADDRESS PEDESTRIAN CIRCULATION COMMENTS IN 12/31/20 LETTER FROM CONSULTANT TERRY DEWAN;
3. COMPLY WITH PARKING MANAGEMENT PLAN DATED 2/8/21, AS AMENDED AND APPROVED BY TOWN;
4. SUBMIT APPROVAL FROM NH DEPT. OF TRANSPORTATION;
5. ADDRESS MITIGATION OF IMPACTS/CONCERNS RELATIVE TO THE MOU AND THE CONCEPTUAL MASTER PLAN FROM THE BOARD OF SELECTMEN'S MEETING OF 2/22/21;

OTHER:

6. PROVIDE WORKFORCE HOUSING UNITS EQUAL TO AT LEAST 10% OF ADDITIONAL RESIDENTIAL UNITS ON OR OFF-SITE;
7. COMPLY WITH MAXIMUM 70% LOT COVERAGE FOR SOUTH TUSCAN VILLAGE (120 ACRE SITE MINUS LIBERTY UTILITIES PARCEL)

SEE SHEET G.100 FOR ZONING AND SITE PLAN DATA.

ALL ELEVATIONS REFERENCE THE NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD29)

PERMIT PLANS - NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION
1	10/11/2022	REVISED PER TOWN COMMENTS & UPDATED BUILDING FOOTPRINTS

OVERALL SITE PLAN

TUSCAN VILLAGE - JEWEL BUILDING SITE PLANS
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
100-300 VIA TOSCANA, 600 ARTISAN DRIVE
SALEM NH, 03079
MAP 108 LOT 12577

SCALE IN FEET 0 80' 160'
GRAPHIC SCALE

SCALE: AS SHOWN

DATE: JULY 12, 2022

Tighe&Bond
www.tighebond.com
177 Corporate Drive
Portsmouth, NH 03801
(603) 433-8818

STATE OF NEW HAMPSHIRE JOSEPH M. PERSICHINO No. 12388 LICENSED PROFESSIONAL ENGINEER

SALEM PLANNING BOARD APPROVAL

OWNER
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
P.O. BOX 1648
SALEM, NH 03079

ZONE: COMMERCIAL - INDUSTRIAL 'C'

PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
M1775-005B	M1775-005E-C-SITE [PERMIT].dwg	MKF/BKC	JMP	JMP	C.300

Last Save Date: October 11, 2022 1:48 PM By: BCUSCIO
Plot Date: Benjamin Curcio
Plot Name: Z:\M\M1775 MHF Design Consultants\M1775-005 South Village\Drawings_Specs\AutoCAD\Jewel Building Drawings\M1775-005E-C-SITE [PERMIT].dwg Layout Tab: C.300

KEY PLAN
SCALE: 1" = 600'

PROPERTY LINE
EASEMENT LINE
PROPOSED STANDARD DUTY PAVEMENT SECTION
PROPOSED BITUMINOUS CONCRETE WALK
PROPOSED CONCRETE SIDEWALK/PAD
PROPOSED CONCRETE SIDEWALK (COORD. W/ LANDSCAPE PLANS)
PROPOSED STAMPED CONCRETE TRUCK APRON
PROPOSED CONCRETE UNIT PAVER WALK (COORD. W/ LANDSCAPE PLANS)
PROPOSED CONCRETE UNIT PAVER (COORD. W/ LANDSCAPE PLANS)
PROPOSED CONCRETE UNIT PAVER (COORD. W/ LANDSCAPE PLANS)
PROPOSED LIGHT POLE BASE (COORD. POLE AND BASE TYPE WITH LANDSCAPE & LIGHTING PLANS)
T PROPOSED TRANSFORMER
PROPOSED SIGN
VGC VERTICAL GRANITE CURB
SGC SLOPED GRANITE CURB
3'R PROPOSED CURB RADIUS

PERMIT PLANS - NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION
1	10/11/2022	REVISED PER TOWN COMMENTS & UPDATED BUILDING FOOTPRINTS

SITE PLAN

TUSCAN VILLAGE - JEWEL BUILDING SITE PLANS
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
100-300 VIA TOSCANA, 600 ARTISAN DRIVE
SALEM NH, 03079
MAP 108 LOT 12577

SCALE IN FEET 0 30' 60'
GRAPHIC SCALE
SCALE: AS SHOWN

Tighe&Bond
www.tighebond.com
177 Corporate Drive
Portsmouth, NH 03801
(603) 433-8818

DATE: JULY 12, 2022

STATE OF NEW HAMPSHIRE JOSEPH M. PERSICHINO No. 12388 LICENSED PROFESSIONAL ENGINEER 10/11/22

SALEM PLANNING BOARD APPROVAL

OWNER
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
P.O. BOX 1648
SALEM, NH 03079

ZONE: COMMERCIAL - INDUSTRIAL 'C'

PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
M1775-005B	M1775-005E-C-SITE [PERMIT].dwg	MKF/BKC	JMP	JMP	C.301

Last Save Date: October 11, 2022 2:49 PM By: BCURCIO
Plot Date: Benjamin Curcio
CAD File Location: J:\M\M1775 MHF Design Consultants\M1775-005 South Village\Drawings_Figures\AutoCAD\Street Building Drawings\M1775-005E-C-SITE [PERMIT].dwg Layout Tab: C.301

KEY PLAN
SCALE: 1" = 600'

Salem Ladder	
Overall Length	40.660ft
Overall Width	8.000ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.305ft
Track Width	7.830ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	42.000ft

PERMIT PLANS - NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION
1	10/11/2022	REVISED PER TOWN COMMENTS & UPDATED BUILDING FOOTPRINTS

FIRE TRUCK TURNING PLAN

TUSCAN VILLAGE - JEWEL BUILDING SITE PLANS
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
100-300 VIA TOSCANA, 600 ARTISAN DRIVE
SALEM NH, 03079
MAP 108 LOT 12577

SCALE IN FEET
0 30' 60'
GRAPHIC SCALE
SCALE: AS SHOWN

Tighe&Bond
www.tighebond.com
177 Corporate Drive
Portsmouth, NH 03801
(603) 433-8818

DATE: JULY 12, 2022

STATE OF NEW HAMPSHIRE
JOSEPH M. PERSICHINO
No. 12589
LICENSED
PROFESSIONAL ENGINEER
10/11/22

SALEM PLANNING BOARD APPROVAL

OWNER
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
P.O. BOX 1648
SALEM, NH 03079

ZONE: COMMERCIAL - INDUSTRIAL 'C'

PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
M1775-005B	M1775-005E-C-TRUCK [PERMIT].dwg	MKF/BKC	JMP	JMP	C.302

Last Save Date: July 12, 2022 2:20 PM By: BCURCIO
Plot Date: Sebastian Curcio
T&B File Location: J:\M\M1775 MXF Design Consultants\M1775-005 South Village\Drawings_Figures\AutoCAD\Jewel Building Drawings\M1775-005E-C-TRUCK [PERMIT].dwg Layout Tab: C.302

STRUCTURE TABLE

STRUCTURE NAME	DIAMETER	RIM	INV. IN	INV. OUT
ECB10	6'	131.15	124.90 NE 125.00 SE 126.50 NW	124.90 SW
ECB11	4'	131.15	126.50 SE	125.50 NW
ECB12	6'	131.25	125.15 NE 126.25 SE 126.50 NW	125.15 SW
ECB13	4'	131.25	126.60 SE	126.50 NW
ECB14	5'	131.20	125.30 NE 126.15 SE 126.50 NW	125.30 SW
ECB15	4'	131.20	126.50 SE 126.50 NE	126.40 NW
ECB16	5'	131.10	125.55 NE 126.15 SE	125.55 SW
ECB17	4'	131.10		126.80 SW
ECB18	5'	131.20	125.85 NE 126.25 SE 126.50 NW	125.85 SW
ECB19	4'	131.20	126.60 SE 126.60 NE	126.50 NW
ECB20	5'	131.15	126.10 NE 126.25 SE	126.10 SW
ECB21	4'	131.15	127.00 SE	126.90 SW
ECB24	5'	131.40	126.50 NE 126.50 NW	126.50 SW
ECB25	4'	131.60	126.70 NW	126.70 SW
ECB26	5'	131.20	125.80 NW 126.60 NE 125.90 SW	125.80 SE
ECB27	4'	131.20	126.15 NW 126.80 NE	126.15 SE
ECB28	4'	131.20	126.40 NW 126.80 NE	126.40 SE
ECB29	4'	131.20	126.75 NW 126.80 NE 126.85 SW	126.75 SE
ECB30	4'	131.40	127.00 N	126.90 SE
ECB31	5'	131.20	126.35 N 126.25 NW 126.80 SW 126.50 NE	126.25 SE
ECB32	4'	131.20	126.50 NW 126.80 SW	126.50 SE
ECB33	4'	131.20	126.75 NW 126.80 SW	126.75 SE

STRUCTURE TABLE

STRUCTURE NAME	DIAMETER	RIM	INV. IN	INV. OUT
ECB34	4'	131.20	127.05 NW	127.05 SE
ECB35	4'	131.60		127.20 SE
ECB210	5'	131.50	125.55 NW 125.55 NE	125.55 SE
ECB211	5'	131.50	125.80 NW 125.80 SE	125.80 SW
ECB212	5'	131.05	126.00 E 125.30 NW 125.30 SE	125.30 SW
ECB213	5'	131.10		126.20 NW
ECB214	5'	131.20	125.90 E	125.90 SW
ECB215	5'	131.20	125.65 NE	125.65 NW
ECDS3	6'	132.20	124.70 NW	124.70 SW
EDMH7	6'	131.65	124.35 SE 124.70 NE	124.00 NW
EDMH7A	6'	131.75	123.95 SE	123.85 SW
EDMH8	6'	131.50	124.85 NE	124.75 SE 124.75 SW
EDMH11	8'	131.85	123.75 NE 123.10 NW	123.05 SW
EDMH37	5'	132.00	126.35 NE 126.45 S	126.35 SW
EJFF3	4'	131.75	124.60 NE	124.40 NW
EMH216	5'	131.90	125.50 SE	125.50 NW
PCB219	6'	131.30	125.50 NW 126.75 SW	125.50 SE
PCB220	4'	131.30	125.85 SE 126.70 NE	125.85 NW
PDMH25	6'	132.25	125.65 NE 126.00 NW	125.65 SW
PYD15	2'	131.85		126.20 SE

KEY PLAN
SCALE: 1" = 600'

PERMIT PLANS - NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION

GRADING, DRAINAGE AND EROSION CONTROL PLAN

TUSCAN VILLAGE - JEWEL BUILDING SITE PLANS
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
100-300 VIA TOSCANA, 600 ARTISAN DRIVE
SALEM NH, 03079
MAP 108 LOT 12577

SCALE IN FEET 0 30' 60'
GRAPHIC SCALE
SCALE: AS SHOWN

Tighe&Bond
www.tighebond.com
177 Corporate Drive
Portsmouth, NH 03801
(603) 433-8818

DATE: JULY 12, 2022

STATE OF NEW HAMPSHIRE JOSEPH M. PERSICHINO No. 13939 LICENSED PROFESSIONAL ENGINEER 7/12/22

SALEM PLANNING BOARD APPROVAL

OWNER
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
P.O. BOX 1648
SALEM, NH 03079

ZONE: COMMERCIAL - INDUSTRIAL 'C'

PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
M1775-005B	M1775-005E-C-GRAD [PERMIT].dwg	MKF/BKC	JMP	JMP	C.401

Last Save Date: July 7, 2022 11:32 AM By: BCURCIO
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KEY PLAN
SCALE: 1" = 600'

LEGEND

PROPOSED LIGHTING ELECTRICAL LINE	PROPOSED THRUST BLOCK
PROPOSED ELECTRICAL SERVICE LINE	PROPOSED WATER GATE VALVE
PROPOSED CONCRETE ENCASED ELECTRICAL DUCTBANK	PROPOSED WATER SHUT-OFF VALVE
PROPOSED COMMUNICATIONS LINE	PROPOSED FIRE HYDRANT
PROPOSED GAS LINE	PROPOSED WELL
PROPOSED WATER LINE	PROPOSED SEWER MANHOLE
PROPOSED SANITARY SEWER	PROPOSED GREASE TRAP
PROPOSED AUDIO/VISUAL/ ELECTRIC/LIGHTING DUCTBANK	PROPOSED ELECTRIC MANHOLES
	PROPOSED ELECTRIC TRANSFORMER PAD
	PROPOSED PAVEL MANHOLE
	PROPOSED COMMUNICATION MANHOLE

NOTE: BUILDING SERVICE CONNECTIONS SHALL BE FURTHER COORDINATED WITH FINAL BUILDING DRAWINGS.

PERMIT PLANS - NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION
1	10/11/2022	REVISED PER TOWN COMMENTS & UPDATED BUILDING FOOTPRINTS

UTILITY PLAN

TUSCAN VILLAGE - JEWEL BUILDING SITE PLANS
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
100-300 VIA TOSCANA, 600 ARTISAN DRIVE
SALEM NH, 03079
MAP 108 LOT 12577

SCALE IN FEET 0 30' 60'
GRAPHIC SCALE
SCALE: AS SHOWN

Tighe&Bond
www.tighebond.com
177 Corporate Drive
Portsmouth, NH 03801
(603) 433-8818

DATE: JULY 12, 2022

STATE OF NEW HAMPSHIRE JOSEPH M. PERSICHINO No. 12338 LICENSED PROFESSIONAL ENGINEER 10/11/22

SALEM PLANNING BOARD APPROVAL

OWNER
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
P.O. BOX 1648
SALEM, NH 03079

ZONE: COMMERCIAL - INDUSTRIAL 'C'

PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
M1775-005B	M1775-005E-C-UTIL [PERMIT].dwg	MKF/BKC	JMP	JMP	C.501

Last Save Date: October 11, 2022 2:22 PM By: BCURCIO
Plot Date: Benjamin Curcio
DWG File Location: J:\M\M1775 MKF Design Consultants\M1775-005 South Village\Drawings_Figures\AutoCAD\Jewel Building Drawings\M1775-005E-C-UTIL [PERMIT].dwg Layout Tab: C.501

A. GENERAL PROJECT INFORMATION

PROJECT OWNER: TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
P.O. BOX 1648
SALEM, NH 03079

PROJECT NAME: TUSCAN VILLAGE -- CENTRAL VILLAGE JEWEL BUILDING SITE PLANS

PROJECT ADDRESS: 100-300 VIA TOSCANA, 600 ARTISAN DRIVE
SALEM, NH 03079

PROJECT MAP / LOT: MAP 108 LOT 12577

PROJECT LATITUDE: 42°-46'-19"N

PROJECT LONGITUDE: 71°-13'-26"W

B. PROJECT DESCRIPTION

THIS PROJECT INCLUDES THE PROPOSED CONSTRUCTION OF BUILDINGS #1000, #1010, #1020, #1030 WITHIN "TUSCAN VILLAGE" WITH ASSOCIATED SITE, DRAINAGE, AND UTILITY IMPROVEMENTS, SUCH AS SIDEWALKS, LIGHTING, AND LANDSCAPING.

DISTURBED AREA

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 3 ACRES.

C. SOIL CHARACTERISTICS

BASED ON THE SITE SPECIFIC SOIL SURVEY PERFORMED BY GOVE ENVIRONMENTAL SERVICES, INC. - THE SOILS ON SITE CONSIST OF A MAJORITY OF UDORTHENTS AND URBAN LAND WHICH ARE ANTICIPATED TO BE MODERATELY WELL DRAINED AND POORLY DRAINED SOILS WITH HYDROLOGIC SOIL GROUP RATINGS OF B AND D RESPECTIVELY.

D. NAME OF RECEIVING WATERS

THE STORMWATER RUNOFF FROM THE SITE WILL BE ULTIMATELY DISCHARGED TO POLICY BROOK.

E. CONSTRUCTION SEQUENCE OF MAJOR ACTIVITIES:

1. CUT AND CLEAR TREES.
2. CONSTRUCT TEMPORARY AND PERMANENT SEDIMENT, EROSION AND DETENTION CONTROL FACILITIES. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATIONS THAT WILL INFLUENCE STORMWATER RUNOFF SUCH AS:
   - 2.1. NEW CONSTRUCTION
   - 2.2. DEVELOPMENT OF BORROW PIT AREAS
   - 2.3. DISPOSAL OF SEDIMENT SPOIL, STUMP AND OTHER SOLID WASTE
   - 2.4. FLOOD PLAIN EXCAVATION WORK
   - 2.5. STREAM CHANNEL MODIFICATIONS
   - 2.6. CONTROL OF DUST
   - 2.7. CONSTRUCTION OF ACCESS AND HAUL ROAD
   - 2.8. NEARNESS OF CONSTRUCTION SITE TO RECEIVING WATERS
   - 2.9. CONSTRUCTION DURING LATE WINTER AND EARLY SPRING
3. ALL PERMANENT DITCHES, SWALES, DETENTION, RETENTION AND SEDIMENTATION BASINS TO BE STABILIZED USING THE VEGETATIVE AND NON-STRUCTURAL BMPS PRIOR TO DIRECTING RUNOFF TO THEM.
4. CLEAR AND DISPOSE OF DEBRIS.
5. CONSTRUCT TEMPORARY CULVERTS AND DIVERSION CHANNELS AS REQUIRED.
6. GRADE AND GRAVEL ROADWAYS AND PARKING AREAS - ALL ROADS AND PARKING AREA SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
7. BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
8. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, PERIMETER EROSION CONTROL MEASURES, SEDIMENT TRAPS, ETC., MULCH AND SEED AS REQUIRED.
9. SEDIMENT TRAPS AND/OR BASINS SHALL BE USED AS NECESSARY TO CONTAIN RUNOFF UNTIL SOILS ARE STABILIZED.
10. FINISH PAVING ALL ROADWAYS AND PARKING LOTS.
11. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES.
12. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
13. REMOVE TRAPPED SEDIMENTS FROM COLLECTOR DEVICES AS APPROPRIATE AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES.

G. SPECIAL CONSTRUCTION NOTES:

1. THE CONSTRUCTION SEQUENCE MUST LIMIT THE DURATION AND AREA OF DISTURBANCE.
2. THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

H. EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES AND PRACTICES SHALL CONFORM TO THE "NEW HAMPSHIRE STORMWATER MANUAL VOLUME 3: EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION" PREPARED BY THE NHDES.
2. PRIOR TO ANY WORK OR SOIL DISTURBANCE, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR EROSION CONTROL MEASURES AS REQUIRED IN THE PROJECT MANUAL.
3. CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL BARRIERS, INCLUDING HAY BALES, SILT FENCES, MULCH BERMS, SILT SACKS AND SILT SOCKS AS SHOWN IN THESE DRAWINGS AS THE FIRST ORDER OF WORK.
4. SILT SACK INLET PROTECTION SHALL BE INSTALLED IN ALL EXISTING AND PROPOSED CATCH BASIN INLETS WITHIN THE WORK LIMITS AND BE MAINTAINED FOR THE DURATION OF THE PROJECT.
5. PERIMETER CONTROLS INCLUDING SILT FENCES, MULCH BERM, SILT SOCK, AND/OR HAY BALE BARRIERS SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT UNTIL NON-PAVED AREAS HAVE BEEN STABILIZED.
6. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF CONSTRUCTION.
7. ALL DISTURBED AREAS NOT OTHERWISE BEING TREATED SHALL RECEIVE 6" LOAM, SEED AND FERTILIZER.
8. INSPECT ALL INLET PROTECTION AND PERIMETER CONTROLS WEEKLY AND AFTER EACH RAIN STORM OF 0.25 INCH OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE EFFICIENCY OF FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE FILTER HEIGHT.
9. CONSTRUCT EROSION CONTROL BLANKETS ON ALL SLOPES STEEPER THAN 3:1.

I. STABILIZATION:

1. AN AREA SHALL BE CONSIDERED STABLE WHEN ONE OF THE FOLLOWING HAS OCCURRED:
   - 1.1. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
   - 1.2. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
   - 1.3. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED;
   - 1.4. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.;
   - 1.5. IN AREAS TO BE PAVED, "STABLE" MEANS THAT BASE COURSE GRAVELS MEETING THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2 HAVE BEEN INSTALLED.
2. WINTER STABILIZATION PRACTICES:
   - 2.1. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, 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;
   - 2.2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS;
   - 2.3. AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING SURFACES, 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 IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT;
3. STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES, AND DISTURBED AREAS, WHERE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR MORE THAN TWENTY-ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA. STABILIZATION MEASURES TO BE USED INCLUDE:
   - 3.1. TEMPORARY SEEDING;
   - 3.2. MULCHING.
4. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
5. WHEN CONSTRUCTION ACTIVITY PERMANENTLY OR TEMPORARILY CEASES WITHIN 100 FEET OF NEARBY SURFACE WATERS OR DELINEATED WETLANDS, THE AREA SHALL BE STABILIZED WITHIN SEVEN (7) DAYS OR PRIOR TO A RAIN EVENT. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN THESE AREAS, SILT FENCES, MULCH BERMS, HAY BALE BARRIERS AND ANY EARTH/DIKES SHALL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.
6. DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILT FENCES, MULCH BERMS, HAY BALE BARRIERS, OR SILT SOCKS. ALL STORM DRAIN BASIN INLETS SHALL BE PROVIDED WITH FLARED END SECTIONS AND TRASH RACKS. THE SITE SHALL BE STABILIZED FOR THE WINTER BY OCTOBER 15.

J. DUST CONTROL:

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST THROUGHOUT THE CONSTRUCTION PERIOD.
2. DUST CONTROL METHODS SHALL INCLUDE, BUT BE NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING.
3. DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ABUTTING AREAS.

K. STOCKPILES:

1. LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CATCH BASINS, SWALES, AND CULVERTS.
2. ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE ONSET OF PRECIPITATION.
3. PERIMETER BARRIERS SHOULD BE MAINTAINED AT ALL TIMES, AND ADJUSTED AS NEEDED TO ACCOMMODATE THE DELIVERY AND REMOVAL OF MATERIALS FROM THE STOCKPILE. THE INTEGRITY OF THE BARRIER SHOULD BE INSPECTED AT THE END OF EACH WORKING DAY.
4. PROTECT ALL STOCKPILES FROM STORMWATER RUN-OFF USING TEMPORARY EROSION CONTROL MEASURES SUCH AS BERMS, SILT SOCK, OR OTHER APPROVED PRACTICE TO PREVENT MIGRATION OF MATERIAL BEYOND THE IMMEDIATE CONFINES OF THE STOCKPILES.

L. OFF SITE VEHICLE TRACKING:

THE CONTRACTOR SHALL CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE(S) PRIOR TO ANY EXCAVATION ACTIVITIES.

M. VEGETATION:

1. TEMPORARY GRASS COVER:
   - 1.1. SEEDBED PREPARATION:
     - 1.1.1. APPLY FERTILIZER AT THE RATE OF 600 POUNDS PER ACRE OF 10-10-10. APPLY LIMESTONE EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF THREE (3) TONS PER ACRE;
2. SEEDING:
   - 2.1. UTILIZE ANNUAL RYE GRASS AT A RATE OF 40 LBS/ACRE;
   - 2.2. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF TWO (2) INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED;
   - 2.3. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). HYDROSEEDINGS, WHICH INCLUDE MULCH, MAY BE LEFT ON SOIL SURFACE. SEEDING RATES MUST BE INCREASED 10% WHEN HYDROSEEDING;
3. MAINTENANCE:
   - 3.1. TEMPORARY SEEDING SHALL BE PERIODICALLY INSPECTED. AT A MINIMUM, 95% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND OTHER TEMPORARY MEASURES USED IN THE INTERIM (MULCH, FILTER BARRIERS, CHECK DAMS, ETC.).
4. VEGETATIVE PRACTICE:
   - 4.1. FOR PERMANENT MEASURES AND PLANTINGS:
   - 4.2. LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF THREE (3) TONS PER ACRE IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 6.5;
   - 4.3. FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 600 POUNDS PER ACRE OF 10-20-20 FERTILIZER;
   - 4.4. SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED RATES AND SHALL BE THOROUGHLY WORKED INTO THE LOAM. LOAM SHALL BE RAKED UNTIL THE SURFACE IS FINELY PULVERIZED, SMOOTH AND EVEN, AND THEN COMPACTED TO AN EVEN SURFACE CONFORMING TO THE REQUIRED LINES AND GRADES WITH APPROVED ROLLERS WEIGHING BETWEEN 4-1/2 POUNDS AND 5-1/2 POUNDS PER INCH OF WIDTH;
   - 4.5. SEED SHALL BE SOWN AT THE RATE SHOWN BELOW. SOWING SHALL BE DONE ON A CALM, DRY DAY, PREFERABLY BY MACHINE, BUT IF BY HAND, ONLY BY EXPERIENCED WORKMEN. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH;
   - 4.6. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AS INDICATED ABOVE;
   - 4.7. THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED WITH GRASS SHALL BE RESEEDED, AND ALL NOXIOUS WEEDS REMOVED;
   - 4.8. THE CONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED;
   - 4.9. A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE APPLIED AT THE INDICATED RATE:

SEED MIX	APPLICATION RATE
CREEPING RED FESCUE	50 LBS/ACRE
KENTUCKY BLUE GRASS	50 LBS/ACRE

IN NO CASE SHALL THE WEED CONTENT EXCEED ONE (1) PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH STATE AND FEDERAL SEED LAWS. SEEDING SHALL BE DONE NO LATER THAN SEPTEMBER 15. IN NO CASE SHALL SEEDING TAKE PLACE OVER SNOW.

5. DORMANT SEEDING (SEPTEMBER 15 TO FIRST SNOWFALL):
   - 5.1. FOLLOW PERMANENT MEASURES SLOPE, LIME, FERTILIZER AND GRADING REQUIREMENTS. APPLY SEED MIXTURE AT TWICE THE INDICATED RATE. APPLY MULCH AS INDICATED FOR PERMANENT MEASURES.

N. CONCRETE WASHOUT AREA:

1. THE FOLLOWING ARE THE ONLY NON-STORMWATER DISCHARGES ALLOWED. ALL OTHER NON-STORMWATER DISCHARGES ARE PROHIBITED ON SITE:
   - 1.1. THE CONCRETE DELIVERY TRUCKS SHALL, WHENEVER POSSIBLE, USE WASHOUT FACILITIES AT THEIR OWN PLANT OR DISPATCH FACILITY;
   - 1.2. IF IT IS NECESSARY, SITE CONTRACTORS SHALL DESIGNATE SPECIFIC WASHOUT AREAS AND DESIGN FACILITIES TO HANDLE ANTICIPATED WASHOUT WATER;
   - 1.3. CONTRACTOR SHALL LOCATE WASHOUT AREAS AT LEAST 150 FEET AWAY FROM STORM DRAINS, SWALES AND SURFACE WATERS OR DELINEATED WETLANDS;
   - 1.4. INSPECT WASHOUT FACILITIES DAILY TO DETECT LEAKS OR TEARS AND TO IDENTIFY WHEN MATERIALS NEED TO BE REMOVED.

O. ALLOWABLE NON-STORMWATER DISCHARGES:

1. FIRE-FIGHTING ACTIVITIES;
2. FIRE HYDRANT FLUSHING;
3. WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED;
4. WATER USED TO CONTROL DUST;
5. POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHING;
6. ROUTINE EXTERNAL BUILDING WASH DOWN WHERE DETERGENTS ARE NOT USED;
7. PAVEMENT WASH WATERS WHERE DETERGENTS ARE NOT USED;
8. UNCONTAMINATED AIR CONDITIONING/COMPRESSOR CONDENSATION;
9. UNCONTAMINATED GROUND WATER OR SPRING WATER;
10. FOUNDATION OR FOOTING DRAINS WHICH ARE UNCONTAMINATED;
11. UNCONTAMINATED EXCAVATION DEWATERING;
12. LANDSCAPE IRRIGATION.

P. WASTE DISPOSAL:

1. WASTE MATERIAL:
   - 1.1. ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN A DUMPSTER;
   - 1.2. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE;
   - 1.3. ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
2. HAZARDOUS WASTE:
   - 2.1. ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER;
   - 2.2. SITE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
3. SANITARY WASTE:
   - 3.1. ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

Q. SPILL PREVENTION:

1. CONTRACTOR SHALL BE FAMILIAR WITH SPILL PREVENTION MEASURES REQUIRED BY LOCAL, STATE AND FEDERAL AGENCIES. AT A MINIMUM, CONTRACTOR SHALL FOLLOW THE BEST MANAGEMENT SPILL PREVENTION PRACTICES OUTLINED BELOW.
2. THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT SHALL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF:
   - 2.1. GOOD HOUSEKEEPING - THE FOLLOWING GOOD HOUSEKEEPING PRACTICE SHALL BE FOLLOWED ON SITE DURING CONSTRUCTION:
     - 2.1.1. ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB SHALL BE STORED ON SITE;
     - 2.1.2. ALL REGULATED MATERIALS STORED ON SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE, ON AN IMPERVIOUS SURFACE;
     - 2.1.3. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED;
     - 2.1.4. THE SITE SUPERINTENDENT SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS;
     - 2.1.5. SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER;
     - 2.1.6. WHENEVER POSSIBLE ALL OF A PRODUCT SHALL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
     - 2.1.7. THE TRAINING OF ON-SITE EMPLOYEES AND THE ON-SITE POSTING OF RELEASE RESPONSE INFORMATION DESCRIBING WHAT TO DO IN THE EVENT OF A SPILL OF REGULATED SUBSTANCES.
3. HAZARDOUS PRODUCTS - THE FOLLOWING PRACTICES SHALL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
   - 3.1. PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE;
   - 3.2. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHALL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION;
   - 3.3. SURPLUS PRODUCT THAT MUST BE DISPOSED OF SHALL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.
4. PRODUCT SPECIFIC PRACTICES - THE FOLLOWING PRODUCT SPECIFIC PRACTICES SHALL BE FOLLOWED ON SITE:
   - 4.1. PETROLEUM PRODUCTS:
     - 4.1.1. ALL ON SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE LEAKAGE;
     - 4.1.2. PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
     - 4.1.3. SECURE FUEL STORAGE AREAS AGAINST UNAUTHORIZED ENTRY;
     - 4.1.4. INSPECT FUEL STORAGE AREAS WEEKLY;
     - 4.1.5. WHEREVER POSSIBLE, KEEP REGULATED CONTAINERS THAT ARE STORED OUTSIDE MORE THAN 50 FEET FROM SURFACE WATER AND STORM DRAINS, 75 FEET FROM PRIVATE WELLS, AND 400 FEET FROM PUBLIC WELLS;
     - 4.1.6. COVER REGULATED CONTAINERS IN OUTSIDE STORAGE AREAS;
     - 4.1.7. SECONDARY CONTAINMENT IS REQUIRED FOR CONTAINERS CONTAINING REGULATED SUBSTANCES STORED OUTSIDE, EXCEPT FOR ON PREMISE USE HEATING FUEL TANKS, OR ABOVEGROUND OR UNDERGROUND STORAGE TANKS OTHERWISE REGULATED.
     - 4.1.8. THE FUEL HANDLING REQUIREMENTS SHALL INCLUDE:
       - 4.1.8.1. EXCEPT WHEN IN USE, KEEP CONTAINERS CONTAINING REGULATED SUBSTANCES CLOSED AND SEALED;
       - 4.1.8.2. PLACE DRIP PANS UNDER SPIGOTS, VALVES, AND PUMPS;
       - 4.1.8.3. HAVE SPILL CONTROL AND CONTAINMENT EQUIPMENT READILY AVAILABLE IN ALL WORK AREAS;
       - 4.1.8.4. USE FUNNELS AND DRIP PANS WHEN TRANSFERRING REGULATED SUBSTANCES;
       - 4.1.8.5. PERFORM TRANSFERS OF REGULATED SUBSTANCES OVER AN IMPERVIOUS SURFACE.
     - 4.1.9. FUELING AND MAINTENANCE OF EXCAVATION, EARTHMOVING AND OTHER CONSTRUCTION RELATED EQUIPMENT SHALL COMPLY WITH THE REGULATIONS OF THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES THESE REQUIREMENTS ARE SUMMARIZED IN WD-DWGB-22-6 BEST MANAGEMENT PRACTICES FOR FUELING AND MAINTENANCE OF EXCAVATION AND EARTHMOVING EQUIPMENT, OR ITS SUCCESSOR DOCUMENT.
       HTTPS://WWW.IDES.NH.GOV/ORGANIZATION/COMMISSIONER/PIP/FACTSHEETS/DWGB/DOCUMENTS/DWGB-22-6.PDF
   - 4.2. FERTILIZERS:
     - 4.2.1. FERTILIZERS USED SHALL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS;
     - 4.2.2. ONCE APPLIED FERTILIZER SHALL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER;
     - 4.2.3. STORAGE SHALL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
   - 4.3. PAINTS:
     - 4.3.1. ALL CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE;
     - 4.3.2. EXCESS PAINT SHALL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM;
     - 4.3.3. EXCESS PAINT SHALL BE DISPOSED OF PROPERLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.
5. SPILL CONTROL PRACTICES - IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
   - 5.1. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE CLEARLY POSTED AND SITE PERSONNEL SHALL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES;
   - 5.2. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS SHALL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE;
   - 5.3. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY;
   - 5.4. THE SPILL AREA SHALL BE KEPT WELL VENTILATED AND PERSONNEL SHALL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE;
   - 5.5. SPILLS OF TOXIC OR HAZARDOUS MATERIAL SHALL BE REPORTED TO THE APPROPRIATE LOCAL, STATE OR FEDERAL AGENCIES AS REQUIRED;
   - 5.6. THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.
6. VEHICLE FUELING AND MAINTENANCE PRACTICE:
   - 6.1. CONTRACTOR SHALL MAKE AN EFFORT TO PERFORM EQUIPTMENT/VEHICAL FUELING AND MAINTENANCE AT AN OFF-SITE FACILITY;
   - 6.2. CONTRACTOR SHALL PROVIDE AN ON-SITE FUELING AND MAINTENANCE AREA THAT IS CLEAN AND DRY;
   - 6.3. IF POSSIBLE THE CONTRACTOR SHALL KEEP AREA COVERED;
   - 6.4. CONTRACTOR SHALL KEEP A SPILL KIT AT THE FUELING AND MAINTENANCE AREA;
   - 6.5. CONTRACTOR SHALL REGULARLY INSPECT VEHICLES FOR LEAKS AND DAMAGE;
   - 6.6. CONTRACTOR SHALL USE DRIP PANS, DRIP CLOTHS, OR ABSORBENT PADS WHEN REPLACING SPENT FLUID.

R. EROSION CONTROL OBSERVATIONS AND MAINTENANCE PRACTICES

1. THIS PROJECT EXCEEDS ONE (1) ACRE OF DISTURBANCE AND THUS REQUIRES A SWPPP. THE SWPPP SHALL BE PREPARED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE FAMILIAR WITH THE SWPPP AND KEEP AN UPDATED COPY OF THE SWPPP ONSITE AT ALL TIMES.
2. THE FOLLOWING REPRESENTS THE GENERAL OBSERVATION AND REPORTING PRACTICES THAT SHALL BE FOLLOWED AS PART OF THIS PROJECT
   - 2.1. OBSERVATIONS OF THE PROJECT FOR COMPLIANCE WITH THE SWPPP SHALL BE MADE BY THE ENGINEER AT LEAST ONCE A WEEK OR WITHIN 24 HOURS OF A STORM 0.25 INCHES OR GREATER;
   - 2.2. AN OBSERVATION REPORT SHALL BE MADE AFTER EACH OBSERVATION AND DISTRIBUTED TO THE ENGINEER, THE OWNER, AND THE CONTRACTOR;
   - 2.3. A REPRESENTATIVE OF THE SITE CONTRACTOR, SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR ACTIVITIES;
   - 2.4. IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.

S. BLASTING NOTES:

1. CONTRACTOR SHALL CONTACT THE NHDES PRIOR TO COMMENCING ANY BLASTING ACTIVITIES FOR ANY PROJECT FOR WHICH BLASTING OF BEDROCK IS ANTICIPATED, THE APPLICANT SHALL SUBMIT:
   - 2.1. A BLASTING PLAN THAT IDENTIFIES:
     - 2.1.1. WHERE THE BLASTING ACTIVITIES ARE ANTICIPATED TO OCCUR;
     - 2.1.2. THE ESTIMATED QUANTITY OF BLAST ROCK IN CUBIC YARDS; AND
     - 2.1.3. SITE-SPECIFIC BLASTING BEST MANAGEMENT PRACTICES.
3. IF MORE THAN 5000 CUBIC YARDS OF BLAST ROCK WILL BE GENERATED AND THERE ARE ONE OR MORE PUBLIC DRINKING WATER WELLS WITHIN 2000 FEET OF THE BLASTING ACTIVITES, A PLAN TO MONITOR GROUNDWATER TO DETECT ANY CONTAMINATION IN SUFFICIENT TIME TO PROTECT THE WATER SUPPLY WELLS SHALL BE PROVIDED TO THE NHDES. THE GROUNDWATER MONITORING PLAN SHALL INCLUDE:
   - 3.1. MONITORING FOR NITRATE AND NITRITE EITHER IN THE DRINKING WATER SUPPLY WELLS OR IN OTHER WELLS THAT ARE REPRESENTATIVE OF THE DRINKING WATER SUPPLY WELLS IN THE AREA:
     - 3.1.1. THE GROUNDWATER SAMPLING PROGRAM MUST BE IMPLEMENTED ONCE APPROVED BY THE NHDES.
   - 3.2. THE FOLLOWING BEST MANAGEMENT PROCEDURES FOR BLASTING SHALL BE COMPLIED WITH:
     - 3.2.1. LOADING PRACTICES - THE FOLLOWING BLASTHOLE LOADING PRACTICES TO MINIMIZE ENVIRONMENTAL EFFECTS SHALL BE FOLLOWED:
       - 3.2.1.1. DRILLING LOGS SHALL BE MAINTAINED BY THE DRILLER AND COMMUNICATED DIRECTLY TO THE BLASTER. THE LOGS SHALL INDICATE DEPTHS AND LENGTHS OF VOIDS, CAVITIES, AND FAULT ZONES OR OTHER WEAK ZONES ENCOUNTERED AS WELL AS GROUNDWATER CONDITIONS;
       - 3.2.1.2. EXPLOSIVE PRODUCTS SHALL BE MANAGED ON-SITE SO THAT THEY ARE EITHER USED IN THE BOREHOLE, RETURNED TO THE DELIVERY VEHICLE, OR PLACED IN SECURE CONTAINERS FOR OFF-SITE DISPOSAL;
       - 3.2.1.3. SPILLAGE AROUND THE BOREHOLE SHALL EITHER BE PLACED IN THE BOREHOLE OR CLEANED UP AND RETURNED TO AN APPROPRIATE VEHICLE FOR HANDLING OR PLACEMENT IN SECURED CONTAINERS FOR OFF-SITE DISPOSAL;
       - 3.2.1.4. LOADED EXP

SECTION VIEW

NOTE:
1. STEEL BOLLARD AND CONCRETE FOOTING SHALL MEET REQUIREMENTS OF LIBERTY UTILITIES AND TOWN OF SALEM MUNICIPAL SERVICES DEPARTMENT STANDARDS

STEEL BOLLARD WITH BLACK COVER (LIBERTY UTILITIES)
NO SCALE

BOLLARD MOUNTED SIGN DETAIL
NO SCALE

CURB RADIUS TABLE	
RADIUS	MAX LENGTH
<20'	USE CURVED CURB
21'	3'
22'-28'	4'
29'-35'	5'
36'-42'	6'
43'-49'	7'
50'-56'	8'
57'-60'	9'
>60'	10'

NOTES:
1. SEE SITE PLAN(S) FOR LIMITS OF VERTICAL GRANITE CURB (VGC).
2. ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
3. MINIMUM LENGTH OF STRAIGHT CURB STONES = 3'
4. MAXIMUM LENGTH OF STRAIGHT CURB STONES = 10'
5. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES (SEE TABLE).
6. ALL RADII 20 FEET AND SMALLER SHALL BE CONSTRUCTED USING CURVED SECTIONS.
7. JOINTS BETWEEN STONES SHALL HAVE A MAXIMUM SPACING OF 1/2" AND SHALL BE MORTARED.

VERTICAL GRANITE CURB
NO SCALE

CURB RADIUS TABLE	
RADIUS	MAX LENGTH
<2'	USE CURVED CURB
2'-15'	USE RADIAL JOINTS
16'-28'	1'-6"
29'-41	2'
42'-55'	3'
56'-68'	4'
69'-82'	5'
83'-96'	6'
97'-110'	7'
>110'	8'

NOTES:
1. SEE SITE PLAN(S) FOR LIMITS OF SLOPED GRANITE CURB (SGC).
2. ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
3. MINIMUM LENGTH OF STRAIGHT CURB STONES = 18"
4. MAXIMUM LENGTH OF STRAIGHT CURB STONES = 8'
5. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES (SEE TABLE).
6. JOINTS BETWEEN STONES SHALL HAVE A MAXIMUM SPACING OF 1/2" AND SHALL BE MORTARED.

SLOPED GRANITE CURB
NO SCALE

NOTES:
1. PAVEMENT MARKINGS AND STRIPING TO BE CONSTRUCTED USING FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248-TYPE F. PAINT SHALL BE APPLIED AS SPECIFIED BY MANUFACTURER.
2. 12" INCH LINES SHALL BE APPLIED IN ONE APPLICATION, NO COMBINATION OF LINES WILL BE ACCEPTED.
3. CONTINENTAL CROSSWALK LINES SHALL BE ALIGNED PARALLEL TO THE DIRECTION OF VEHICULAR TRAVEL AND LAID OUT TO AVOID THE WHEEL PATH WHEN POSSIBLE.

CONTINENTAL CROSSWALK STRIPING
NO SCALE

NOTES:
1. THE TRAP SHALL BE INSTALLED AS CLOSE TO THE DISTURBED AREA AS POSSIBLE.
2. THE MAXIMUM CONTRIBUTING AREA TO A SINGLE TRAP SHALL BE LESS THAN 5 ACRES.
3. THE MINIMUM VOLUME OF THE TRAP SHALL BE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE OF DRAINAGE AREA.
4. TRAP OUTLET SHALL BE MINIMUM OF ONE FOOT BELOW THE CREST OF THE TRAP.
5. TRAP SHALL DISCHARGE TO A STABILIZED AREA.
6. TRAP SHALL BE CLEANED WHEN 50 PERCENT OF THE ORIGINAL VOLUME IS FILLED.
7. MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.
8. SEDIMENT TRAPS MUST BE USED AS NEEDED TO CONTAIN RUNOFF UNTIL SOILS ARE STABILIZED.

SEDIMENT TRAP
NO SCALE

NOTES:
1. PAVEMENT MARKINGS AS SHOWN ON SITE PLAN.
2. PAVEMENT MARKINGS AND STRIPING TO BE CONSTRUCTED USING FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248-TYPE F. PAINT SHALL BE APPLIED AS SPECIFIED BY MANUFACTURER.

STOP BAR AND LEGEND
NO SCALE

CURB TRANSITION
NO SCALE

NHDOT ITEM No. 304.2 (GRAVEL)	
SIEVE SIZE	% PASSING
6"	100
#4	25-70
#200	0-12

NHDOT ITEM No. 304.3 (CRUSHED GRAVEL)	
SIEVE SIZE	% PASSING
3"	100
2"	95-100
1"	55-85
#4	27-52
#200	0-12

CONCRETE SIDEWALK
NO SCALE

NOTES:
1. ALL PAINT SHALL BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248-TYPE F. PAINT SHALL BE APPLIED AS SPECIFIED BY MANUFACTURER.
2. SYMBOLS & PARKING STALLS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND LOCAL AND STATE REQUIREMENTS.
3. FINISH PAVEMENT GRADES AT ALL HANDICAP ACCESSIBLE STALLS AND PAINTED ACCESS AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION.

STALL STRIPING - SINGE STRIPE
NO SCALE

NOTES:
1. SYMBOL SHALL BE CONSTRUCTED IN ALL ACCESSIBLE SPACES USING FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248-TYPE F. PAINT SHALL BE APPLIED AS SPECIFIED BY MANUFACTURER.
2. SYMBOL SHALL BE CONSTRUCTED TO THE LATEST ADA, STATE AND LOCAL REQUIREMENTS.

ACCESSIBLE PARKING SYMBOL
NO SCALE

NOTE:
1. DETECTABLE WARNING SURFACE PRODUCT/FINISH SHALL BE COORDINATED WITH OWNER PRIOR TO CONSTRUCTION.
2. THE DETECTABLE WARNING SURFACE SHALL EXTEND THE FULL WIDTH OF THE ADJACENT CROSSWALK, HAVE A MINIMUM DEPTH OF 12 INCHES AND A NOMINAL HEIGHT OF 0.2 INCHES.
3. THE DETECTABLE SURFACE SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 2.40 INCHES.

DETECTABLE WARNING SURFACE
NO SCALE

PERMIT PLANS - NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION

DETAILS SHEET

TUSCAN VILLAGE - JEWEL BUILDING SITE PLANS
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
100-300 VIA TOSCANA, 600 ARTISAN DRIVE
SALEM NH, 03079
MAP 108 LOT 12577

Tighe&Bond
www.tighebond.com
177 Corporate Drive
Portsmouth, NH 03801
(603) 433-8818

STATE OF NEW HAMPSHIRE JOSEPH M. PERTSCHENKO No. 13599 LICENSED PROFESSIONAL ENGINEER 7/12/22

SCALE: AS SHOWN
DATE: JULY 12, 2022

SALEM PLANNING BOARD APPROVAL

OWNER
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
P.O. BOX 1648
SALEM, NH 03079

ZONE: COMMERCIAL - INDUSTRIAL 'C'

PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
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Plot Date: Benjamin Curcio
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NOTE:
1. SEE NHDOT STANDARD SIDEWALK CURB RAMP DETAILS FOR MORE INFORMATION

CONCRETE SIDEWALK TIP-DOWN RAMPS
NO SCALE

THE ORDER OF PREFERENCE FOR LOCATION OF CORNER RAMPS:
1. TWO SEPARATE RAMPS LOCATED ON TANGENT SIDEWALK AREA IMMEDIATELY OUTSIDE OF CORNER RADIUS.
2. TWO SEPARATE RAMPS SEPARATED BY 5' MINIMUM AS SHOWN ABOVE
3. SINGLE RAMP SERVING TWO CROSSWALKS.

CORNER PARALLEL RAMP DETAIL

SECTION B–B

PARALLEL CURB RAMP DETAIL

PERPENDICULAR CURB RAMP DETAIL

SECTION A–A

PERPENDICULAR RAMP WITH GRASS PANEL
*LENGTH OF RAMP VARIES WITH SLOPE & WIDTH OF GRASS PANEL

NOTES:
1. SEE SITE PLAN FOR SIDEWALK WIDTH AND LOCATIONS.
2. SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR WALK AND SIDE SLOPE GRADES.

BITUMINOUS CONCRETE SIDEWALK
NO SCALE

NOTES:
1. SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
2. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
3. A TACK COAT SHALL BE PLACED ON TOP OF BINDER COURSE PAVEMENT PRIOR TO PLACING WEARING COURSE.
4. CONTRACTOR SHALL HAVE THE OPTION OF RECLAIMING THE EXISTING PAVEMENT AND REMOVING THE MATERIAL, THEN REUSING THE RECLAIMED MATERIAL AS A PAVEMENT SUBBASE.

STANDARD DUTY PAVEMENT SECTION
NO SCALE

PLAN

SECTION

NOTE:
COORDINATE AND OBTAIN APPROVAL FOR ALL TRENCHING AND PATCHING WITHIN TOWN RIGHT OF WAY WITH TOWN OF SALEM MUNICIPAL SERVICES DEPARTMENT PRIOR TO COMMENCING WORK.

ROADWAY TRENCH PATCH
NO SCALE

NOTE:
* IF A SECONDARY SIGN IS MOUNTED BELOW THE PRIMARY SIGN, THE HEIGHT TO THE BOTTOM OF THE SECONDARY SIGN MAY BE 6' (MIN.)

**ALL SIGNS TO BE INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

SQUARE POST

* IF A SECONDARY SIGN IS MOUNTED BELOW THE PRIMARY SIGN, THE HEIGHT TO THE BOTTOM OF THE SECONDARY SIGN MAY BE 6' (MIN.)

** IN LEDGE DRILL & GROUT TO A MIN OF 2'

LENGTH: AS REQUIRED
WEIGHT PER LINEAR FOOT: 2.50 LBS (MIN.)
HOLES: 3/8" DIAMETER, 1" C-C FULL LENGTH
STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASSTM A-576 (GRADE 1070 - 1080)

FINISH: SHALL BE PAINTED WITH TWO COATS OF AN APPROVED BLACK BAKED ON OR DRIED, PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.

BREAKAWAY POST

SIGN POSTS
NO SCALE

SIGN LEGEND
NO SCALE

PERMIT PLANS - NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION

DETAILS SHEET

TUSCAN VILLAGE - JEWEL BUILDING SITE PLANS
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
100-300 VIA TOSCANA, 600 ARTISAN DRIVE
SALEM NH, 03079
MAP 108 LOT 12577

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(603) 433-8818

STATE OF NEW HAMPSHIRE - JOSEPH M. PIRSZCHEGO No. 15938 - LICENSED PROFESSIONAL ENGINEER
7/12/22

SCALE: AS SHOWN
DATE: JULY 12, 2022

SALEM PLANNING BOARD APPROVAL

OWNER
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
P.O. BOX 1648
SALEM, NH 03079

ZONE: COMMERCIAL - INDUSTRIAL 'C'

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NOTES:
1. CONCRETE SHALL BE 4,000 PSI (TYPE II CEMENT)
2. SEE SITE, GRADING, DRAINAGE, EROSION CONTROL PLAN FOR LOCATIONS.
3. THE STRUCTURES SHALL BE DESIGNED FOR H20 LOADING.
4. ALL JOINTS ON THE STRUCTURE AND PIPING SHALL BE WATERTIGHT.

YARD DRAIN
NO SCALE

PIPE SIZE (I.D.)	SNOUTH MODEL REQ'D
12"	18R
15"	18R
18"	24R
24"	30R

R=CIRCULAR STRUCTURE

OIL-WATER-DEBRIS SEPARATOR
NO SCALE

NOTES:
1. SELF SEALING MANHOLE COVER AND FRAME SHALL BE FLUSH WITH CONCRETE OF PRECAST SLAB TOP AND SELF SEALING.
2. MANHOLE COVER SHALL CONTAIN A PERMANENT LABEL OF "WATER WELL".
3. CONTRACTOR SHALL COORDINATE SLAB TOP OPENING WITH MANHOLE COVER AND FRAME TO ALLOW A 24" ACCESS.
4. FINISHED SURFACE TREATMENTS SHALL BE COORDINATED WITH LANDSCAPING PLANS.
5. WELL SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL AND LOCAL RULES AND REGULATIONS.
6. WELL SHALL BE INSTALLED BY A CONTRACTOR LICENSED IN THE STATE OF NEW HAMPSHIRE.
7. VAULT SHALL BE H20 LOAD RATED.
8. VAULT FRAME AND COVER SHALL BE H20 LOAD RATED.
9. MIN. 0.12 sq. in. STEEL PER VERTICAL FOOT, PLACED ACCORDING TO AASHTO DESIGNATION M199.
10. FLEXIBLE BOOT CONNECTION SHALL BE "KOR-N-SEAL" OR APPROVED EQUAL.
11. DRAIN SHALL BE 4" MINIMUM DIAMETER.
12. CONTRACTOR SHALL COORDINATE ALL STRUCTURE CONNECTIONS WITH THE UTILITY AND GRADING AND DRAINAGE PLANS PRIOR TO ORDERING THE STRUCTURE.

PRECAST LANDSCAPE WELL VAULT
NO SCALE

NOTES:
1. ALL DIMENSIONS ARE NOMINAL
2. FRAMES USING NARROWER DIMENSIONS FOR THICKNESS ARE ALLOWED PROVIDED:
   2.1. THE FRAMES MEET OR EXCEED THE SPECIFIED LOAD RATING.
   2.2. THE INTERIOR PERIMETER (SEAT AREA) DIMENSIONS OF THE FRAMES REMAIN THE SAME TO ALLOW CONTINUED USE OF EXISTING GRATES/COVERS AS THE EXISTING FRAMES ALLOW, WITHOUT SHIMS OR OTHER MODIFICATIONS OR ACCOMMODATIONS.
   2.3. ALL OTHER PERTINENT REQUIREMENTS OF THE SPECIFICATIONS ARE MET.
3. FRAME AVAILABLE IN 4" OR 8" HEIGHTS
4. USE 3-FLANGE FRAME IF INSTALLED ADJACENT TO GRANITE CURB.

CATCH BASIN FRAME & GRATE (NHDOT - TYPE "B" GRATE)
NO SCALE

4' DIAMETER (SECTION A-A)
NO SCALE

5' DIAMETER (SECTION A-A)
NO SCALE

6' DIAMETER (SECTION A-A)
NO SCALE

CATCHBASIN WITH SEPARATOR
NO SCALE

MINIMAL COVER (SECTION A-A)
NO SCALE

NOTES:
1. ALL SECTIONS SHALL BE CONCRETE CLASS AA(4000 psi).
2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ.IN. PER LINEAR FT. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF WALL.
3. THE TONGUE AND GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FT.
4. RISERS OF 1', 2', 3', & 4' CAN BE USED TO REACH DESIRED DEPTH.
5. THE STRUCTURES SHALL BE DESIGN FOR H20 LOADING.
6. THE TONGUE AND GROOVE JOINT SHALL BE SEALED WITH ONE STRIP OF BUTYL RUBBER SEALANT.
7. OIL/WATER SEPARATOR HOODS/SNOUTS SHALL NOT BE USED ON CATCH BASINS WITH PIPES GREATER THAN 24".
8. ALL CATCHBASINS DESCHARGING DIRECTLY INTO UNDERGROUND DETENTION BASINS SHALL HAVE A 4' DEEP SUMP WITH AN OIL-WATER SEPARATOR HOOD.

PERMIT PLANS - NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION

DETAILS SHEET

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STATE OF NEW HAMPSHIRE JOSEPH M. PIRSCHEL No. 13938 LICENSED PROFESSIONAL ENGINEER
7/12/22

SCALE: AS SHOWN
DATE: JULY 12, 2022

SALEM PLANNING BOARD APPROVAL

OWNER
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
P.O. BOX 1648
SALEM, NH 03079

ZONE: COMMERCIAL - INDUSTRIAL 'C'

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PLAN

SECTION A-A

NOTES:
1. ALL DIMENSIONS ARE NOMINAL.
2. FRAMES USING NARROWER DIMENSIONS FOR THICKNESS ARE ALLOWED PROVIDED:
   2.A. THE FRAMES MEET OR EXCEED THE SPECIFIED LOAD RATING.
   2.B. THE INTERIOR PERIMETER (SEAT AREA) DIMENSIONS OF THE FRAMES REMAIN THE SAME TO ALLOW CONTINUED USE OF EXISTING GRATES/COVERS AS THE EXISTING FRAMES ALLOW, WITHOUT SHIMS OR OTHER MODIFICATIONS OR ACCOMMODATIONS.
   2.C. ALL OTHER PERTINENT REQUIREMENTS OF THE SPECIFICATIONS ARE MET.
3. LABEL TYPE OF MANHOLE WITH 3" HIGH LETTERS IN THE CENTER OF THE COVER.
4. LABEL SHALL IDENTIFY UTILITY IN ACCORDANCE WITH THE TOWN OF SALEM STANDARDS.

MANHOLE FRAME & COVER
NO SCALE

NOTES:
1. SUPPORT THE UTILITY PIPE WHILE INSTALLING WATER MAIN.
2. INSTALL WATER 12" VERTICALLY FROM UTILITY, 18" VERTICALLY FROM SEWER.
3. PIPE SHALL BE FULLY RESTRAINED MINIMUM 18' EACH SIDE OF ELBOWS.

PROFILE OF WATER MAIN INSTALLATION AT UTILITY CROSSING - OVER UTILITY
NO SCALE

NOTES:
1. SAND BEDDING AND BACKFILL FOR FULL WIDTH OF THE TRENCH FROM 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK UP TO 12" ABOVE TOP OF PIPE.
2. NO CONDUIT RUN SHALL EXCEED 360 DEGREES IN TOTAL BENDS.
3. A SUITABLE PULLING STRING, CAPABLE OF 200 POUNDS OF PULL, SHALL BE INSTALLED IN THE CONDUIT PRIOR TO INSTALLING CONDUIT. THE STRING SHALL BE BLOWN INTO THE CONDUIT AFTER THE RUN IS ASSEMBLED TO AVOID BONDING THE STRING TO THE CONDUIT.
4. TOWN OF SALEM SHALL BE GIVEN THE OPPORTUNITY TO INSPECT THE CONDUIT PRIOR TO BACKFILL.
5. ALL CONDUIT INSTALLATIONS MUST CONFORM TO THE CURRENT EDITION OF THE NATIONAL ELECTRIC SAFETY CODE, STATE AND LOCAL CODES AND ORDINANCES, AND WHERE APPLICABLE, THE NATIONAL ELECTRIC CODE.
6. CONTRACTOR SHALL CONFIRM SIZE AND QUANTITIES OF CONDUIT FOR EACH RUN WITH THE UTILITY PLAN AND THE OWNER PRIOR TO INSTALLATION.
7. CONTRACTOR SHALL CONFIRM SIZE OF ELECTRICAL CONDUIT MEETS THE MINIMUM SIZE CRITERIA REQUIRED BASED ON THE NATIONAL ELECTRIC CODE FOR THE SIZE OF THE CONDUCTOR WITHIN EACH CONDUIT.

LIGHTING/COMMUNICATIONS/AUDIO/VISUAL/ SECONDARY ELECTRICAL CONDUIT TRENCH
NO SCALE

NOTES:
1. BEDDING MATERIAL FOR FULL WIDTH OF THE TRENCH FROM 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK UP TO SPRING LINE.
2. SAND BLANKET FOR FULL WIDTH OF THE TRENCH FROM SPRING LINE UP TO 12" ABOVE TOP OF PIPE.
   2.1. SAND BLANKET SHALL BE GRADED SAND FREE FROM ORGANIC MATERIALS WITH A GRADATION OF 100% PASSING A 1/2" SIEVE AND A MAXIMUM OF 15% PASSING A #200 SIEVE.
   2.2. IN LIEU OF SAND BLANKET SPECIFIED ABOVE, A 3/4" STONE ENVELOPE 6" THICK COMPLETELY AROUND THE PIPE MAY BE USED.
3. TRENCH BACKFILL MATERIAL IN PAVED AREAS SHALL BE NATURAL MATERIALS EXCAVATED FROM THE TRENCH DURING CONSTRUCTION, EXCLUDING: DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, WET OR SOFT MUCK, PEAT OR CLAY, EXCAVATED LEDGE MATERIAL, ROCKS OVER 6" IN THE LARGEST DIMENSION AND ANY MATERIAL NOT APPROVED BY THE ENGINEER.
4. SANITARY SEWER SHALL BE INSTALLED PER THE TOWN OF SALEM MUNICIPAL SERVICES DEPARTMENT STANDARDS. COORDINATE ALL INSTALLATIONS WITH THE TOWN OF SALEM.

SEWER TRENCH
NO SCALE

NOTES:
1. SAND BEDDING AND BACKFILL FOR FULL WIDTH OF THE TRENCH FROM 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK UP TO 12" ABOVE TOP OF PIPE.
2. ALL UTILITIES SHALL BE INSTALLED PER THE INDIVIDUAL UTILITY COMPANY STANDARDS. COORDINATE ALL INSTALLATIONS WITH INDIVIDUAL UTILITY COMPANIES AND THE TOWN OF SALEM.

GAS TRENCH
NO SCALE

NOTES:
1. SAND BEDDING AND BACKFILL FOR FULL WIDTH OF THE TRENCH FROM 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK UP TO 12" ABOVE TOP OF PIPE.
2. ALL UTILITIES SHALL BE INSTALLED PER THE INDIVIDUAL UTILITY COMPANY STANDARDS. COORDINATE ALL INSTALLATIONS WITH INDIVIDUAL UTILITY COMPANIES AND THE TOWN OF SALEM.
3. WATER PIPE TO HAVE 4" THICK JACKET OF POLYURETHANE FOAM TO 5' ON EITHER SIDE OF CULVERT AND WHERE LESS THAN 5' OF COVER AS SHOWN ON PLANS

WATER TRENCH
NO SCALE

NOTES:
1. CRUSHED STONE BEDDING AND BACKFILL FOR FULL WIDTH OF THE TRENCH FROM 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK UP TO 6" ABOVE TOP OF PIPE.
2. ALL UTILITIES SHALL BE INSTALLED PER THE INDIVIDUAL UTILITY COMPANY STANDARDS. COORDINATE ALL INSTALLATIONS WITH INDIVIDUAL UTILITY COMPANIES AND THE TOWN OF SALEM.

STORM DRAIN TRENCH
NO SCALE

6' DIAMETER DRAIN MANHOLE

5' DIAMETER DRAIN MANHOLE

4' DIAMETER DRAIN MANHOLE

DRAINAGE MANHOLE
NO SCALE

CORE HOLE SIZE				
PIPE SIZE	RCP CORE HOLE DIA.		PLASTIC CORE HOLE DIA.	
INCHES	INCHES	FEET	INCHES	FEET
6			7	0.6
12	18	1.5	18	1.5
15	22	1.8	20	1.7
18	26	2.2	24	2.0
24	34	2.8	32	2.7
30	42	3.5	42	3.5
36	48	4.0	48	4.0
42	54	4.5	54	4.5
48	64	5.3	64	5.3
54	72	6.0		
60	78	6.5		

DIAMETER	WALL THICKNESS (MIN.)	FLOOR THICKNESS (MIN.)
4'	5"	6"
5'	6"	8"
6'	7"	8"
8'	9"	10"
9'	11"	10"

NOTES:
1. ALL SECTIONS SHALL BE 4,000 PSI CONCRETE.
2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQUARE INCHES PER LINEAR FOOT IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
3. THE TONGUE AND THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQUARE INCHES PER LINEAR FOOT.
4. THE STRUCTURES SHALL BE DESIGNED FOR H20 LOADING.
5. CONSTRUCT CRUSHED STONE BEDDING AND BACKFILL UNDER (6" MINIMUM THICKNESS)
6. THE TONGUE AND GROOVE JOINT SHALL BE SEALED WITH ONE STRIP OF BUTYL RUBBER SEALANT.
7. PIPE ELEVATIONS SHOWN ON PLANS SHALL BE FIELD VERIFIED PRIOR TO PRECASTING.
8. OUTSIDE EDGES OF PIPES SHALL PROJECT NO MORE THAN 3" BEYOND INSIDE WALL OF STRUCTURE.
9. PRECAST SECTIONS SHALL HAVE A TONGUE AND GROOVE JOINT 4" HIGH AT AN 11° ANGLE CENTERED IN THE WIDTH OF THE WALL AND SHALL BE ASSEMBLED USING AN APPROVED FLEXIBLE SEALANT IN JOINTS.
10. ALL STRUCTURES WITH MULTIPLE PIPES SHALL HAVE A MINIMUM OF 12" OF INSIDE SURFACE BETWEEN HOLES, NO MORE THAN 75% OF A HORIZNTAL CROSS SECTION SHALL BE HOLES, AND THERE SHALL BE NO HOLES CLOSER THAN 3" TO JOINTS.

PERMIT PLANS - NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION

DETAILS SHEET

TUSCAN VILLAGE - JEWEL BUILDING SITE PLANS
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
100-300 VIA TOSCANA, 600 ARTISAN DRIVE
SALEM NH, 03079
MAP 108 LOT 12577

Tighe&Bond
www.tighebond.com
177 Corporate Drive
Portsmouth, NH 03801
(603) 433-8818

STATE OF NEW HAMPSHIRE JOSEPH M. PERSICHINO No. 15389 LICENSED PROFESSIONAL ENGINEER 7/12/22

SCALE: AS SHOWN
DATE: JULY 12, 2022

SALEM PLANNING BOARD APPROVAL

OWNER
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
P.O. BOX 1648
SALEM, NH 03079

ZONE: COMMERCIAL - INDUSTRIAL 'C'

PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
M1775-005B	M1775-005E-C-DTLS [PERMIT].dwg	MKF/BKC	JMP	JMP	C.605

Last Save Date: July 12, 2022 2:00 PM By: BCURCIO
Plot Date: Benjamin Curcio
TBS File Location: J:\M\M1775 MHF Design Consultants\M1775-005 South Village\Drawings_Figures\AutoCAD\Jewel Building Drawings\M1775-005E-C-DTLS [PERMIT].dwg Layout Tab: C.605

NOTES:
1. HYDRANT INSTALLATION AND OPERATION, MANUFACTUR AND MODEL, AND STANDARD DIMENSIONAL REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE TOWN OF SALEM WATER DEPARTMENT AND THE SALEM FORE DEPARTMENT.
2. TIE RODS ON D6 PIPE TO B6 OPTIONAL (IF THRUST BLOCK AT HYDRANT, MAY BE OMITTED).
3. HYDRANT MARKER TO BE ¾" FIBERGLASS RODS BY E-ZGUIDE PRODUCTS OR APPROVED OR APPROVED EQUAL.
4. HYDRANTS DRAINS ARE TO REMAIN PLUGGED REGARDLESS OF GROUNDWATER OR SOIL CONDITIONS.
5. ALL VALVES SHALL BE BOLTED TO ANCHOR TEES UNLESS OTHERWISE SHOWN ON THE PLANS.

FIRE HYDRANT
NO SCALE

NOTE: ALL WATER SERVICE CONNECTIONS SHALL CONFORM TO TOWN OF SALEM STANDARDS.

WATER SERVICE CONNECTION
NO SCALE

NOTES:
1. POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL, WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL. NO JOINTS SHALL BE COVERED WITH CONCRETE.
2. ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
3. PLACE BOARD IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCKS.
4. WHERE M.J. PIPE IS USED, M.J. PLUG WITH RETAINER GLAND MAY BE SUBSTITUTED FOR END BLOCKINGS.
5. INSTALLATION AND STANDARD DIMENSIONAL REQUIREMENTS SHALL BE PER WATER DEPARTMENT STANDARDS.

SQUARE FEET OF CONCRETE THRUST BLOCKING BEARING ON UNDISTURBED MATERIAL

TEST PRESSURE 200PSI	REACTION TYPE	PIPE SIZE 4"	6"	8"	10"	12"
	A 90°	0.89	2.19	3.82	11.14	17.24
	B 180°	0.65	1.55	2.78	8.38	12.00
	C 45°	0.48	1.19	2.12	6.02	9.32
	D 22-1/2°	0.25	0.60	1.06	3.08	4.74
	E 11-1/4°	0.13	0.30	0.54	1.54	2.38

THRUST BLOCKING DETAIL
NO SCALE

NOTES:
1. HORIZONTAL JOINTS BETWEEN THE SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE PER TOWN OF SALEM DPW STANDARD AND SHALL BE SEALED FOR WATERTIGHTNESS USING A DOUBLE ROW ELASTOMERIC OR MASTIC-LIKE GASKET.
2. PIPE TO MANHOLE JOINTS SHALL BE PER TOWN OF SALEM STANDARDS.
3. FOR BITUMASTIC TYPE JOINTS THE AMOUNT OF SEALANT SHALL BE SUFFICIENT TO FILL AT LEAST 75% OF THE JOINT CAVITY.
4. ALL GASKETS, SEALANTS, MORTAR, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS.

PIPE JOINT CONNECTION
NO SCALE

POLE HEIGHT	DEPTH (BURIED)	BASE DIAMETER	VERTICAL REINFORCEMENT	VERTICAL REINFORCEMENT LENGTH
16'>	72"	18"	6 - #6	5'-9"
16'<	72" (MIN.)	24"	6 - #8	5'-9"

NOTES:
1. ALL LIGHT POLES, LUMINARIES AND WIRE TO BE FURNISHED BY THE CONTRACTOR UNLESS OTHERWISE DIRECTED.
2. CONTRACTOR SHALL VERIFY BOLT TEMPLATE AND ANCHOR BOLT SIZE WITH POLE MANUFACTURER PRIOR TO CONSTRUCTION.
3. CONCRETE SHALL BE 4,000 PSI CLASS A, PRE-CAST CONCRETE.
4. REINFORCEMENT SHALL BE ASTM A615, GRADE 60.
5. FOR LIGHT POLES GREATER THAN 20' IN HEIGHT, THE LIGHT POLE BASE SHALL BE DESIGNED AND STAMPED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF NEW HAMPSHIRE.

LIGHT POLE BASE
NO SCALE

PIPE DIA.	METAL GAGE	DIMENSIONS A (1" TOL.)	B MAX.	H (1" TOL.)	L (1" TOL.)	W (2" TOL.)
12"	16	6"	6"	6"	21"	24"
15"	16	7"	8"	6"	26"	30"
18"	16	8"	13"	6"	31"	36"
24"	16	10"	16"	6"	41"	48"
30"	14	12"	16"	8"	51"	60"
36"	14	14"	19"	9"	60"	72"
42"	12	16"	22"	11"	69"	84"
48"	12	18"	27"	12"	78"	90"

NOTES:
1. END SECTION FOR 12" TO 30" DIA. PIPE IN ONE PIECE, FOR 36" TO 48" DIA. PIPE TO BE MADE FROM TWO SHEETS JOINED BY RIVETING OR BOLTING ON CENTER LINE.
2. CONNECTOR SECTION, CORNER PLATE AND TOE PLATE TO BE SAME THICKNESS AS END SECTION AND EACH TO BE GALVANIZED.
3. MEET REQUIREMENTS OF SECTION 603 CULVERTS AND STORM DRAINS OF NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION ,2010 EDITION, AS AMENDED

METAL FLARED END SECTION
NO SCALE

NOTES:
1. A 10 FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED FROM ANY EXISTING OR PROPOSED WATER LINE.
2. AN 18" MINIMUM EDGE TO EDGE VERTICAL SEPARATION SHALL BE PROVIDED, WITH WATER ABOVE SEWER, AT ALL CROSSINGS.
3. SEWER PIPE JOINTS SHALL BE LOCATED AT LEAST 6 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN.
4. WHERE AN 18" VERTICAL SEPARATION CANNOT BE PROVIDED, SEWER PIPE SHALL BE CONSTRUCTED USING A SDR 26 PVC PIPE MEETING THE REQUIREMENTS OF SEWER FORCE MAIN STANDARDS. THE SDR26 PIPE SHALL BE USED FOR THE ENTIRE RUN BETWEEN MANHOLES ON EITHER SIDE OF CROSSING.
5. CROSSINGS SHALL CONFORM TO THE TOWN OF SALEM MUNICIPAL SERVICES DEPARTMENT STANDARDS AND SPECIFICATIONS.
6. ALL FUTURE SEWER CONNECTIONS SHALL MEET THE ABOVE REQUIREMENTS.

WATER & SEWER CROSSING
NO SCALE

PERMIT PLANS - NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION

DETAILS SHEET

TUSCAN VILLAGE - JEWEL BUILDING SITE PLANS
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
100-300 VIA TOSCANA, 600 ARTISAN DRIVE
SALEM NH, 03079
MAP 108 LOT 12577

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STATE OF NEW HAMPSHIRE JOSEPH M. PERSICHINO No. 12328 LICENSED PROFESSIONAL ENGINEER 7/12/22

SCALE: AS SHOWN
DATE: JULY 12, 2022

SALEM PLANNING BOARD APPROVAL

OWNER
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
P.O. BOX 1648
SALEM, NH 03079

ZONE: COMMERCIAL - INDUSTRIAL 'C'

PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
M1775-005B	M1775-005E-C-DTLS [PERMIT].dwg	MKF/BKC	JMP	JMP	C.606

Last Save Date: July 12, 2022 2:00 PM By: BCURCIO
Plot Date: Benjamin Curcio
Tab: Plot Layout: C.606
File Location: J:\M\M1775 Hilif Design Consultants\M1775-005 South Village\Drawings, Figures\AutoCAD\Jewel Building Drawings\M1775-005E-C-DTLS [PERMIT].dwg Layout Tab: C.606

NOTES:
1. INVERT AND SHELF TO BE PLACED AFTER EACH LEAKAGE TEST.
2. CARE SHALL BE TAKEN TO INSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT.
3. INVERT BRICKS SHALL BE LAID ON EDGE.
4. BITUMINOUS WATERPROOF COATING TO BE APPLIED TO ENTIRE EXTERIOR OF MANHOLE.
5. FRAMES AND COVERS MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30-INCH CLEAR OPENING. A 3-INCH (MINIMUM HEIGHT) WORD "SEWER" SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER.
6. HORIZONTAL JOINTS SHALL BE SEALED FOR WATER TIGHTNESS USING A DOUBLE ROW OF ELASTOMERIC OR MASTIC-LIKE SEALANT.
7. BARREL AND CONE SECTIONS SHALL BE PRECAST REINFORCED CONCRETE DESIGNED FOR H20 LOADING, AND CONFORMING TO ASTM C478-06.
8. MANHOLES SHALL NOT HAVE STEPS.
9. SEWER MANHOLE BASE THICKNESS SHALL BE A MINIMUM OF 6-INCHES UNLESS OTHERWISE NOTED ON DESIGN PLANS.

SEWER MANHOLE
NO SCALE

NOTES:
1. REINFORCING STEEL SHALL COMPLY WITH ASTM-A615 GRADE #60 BLACK DEFORMED BARS
2. CONCRETE SHALL BE FC = 5,000 PSI @ 28 DAYS MINIMUM, 6% (± 1%) AIR ENTRAINMENT
3. STANDARD ITEM SHALL BE #UF88
4. ITEM ID #8830-9200897
5. TYPICAL BOLLARD LAYOUT SHOWN FOR REFERENCE ONLY. FINAL BOLLARD LAYOUT SHALL BE APPROVED BY LIBERTY UTILITIES PRIOR TO CONSTRUCTION.

TRANSFORMER PAD (2500 kVA) (LIBERTY UTILITIES)
NO SCALE

NOTE:
1. ELECTRICAL DUCT BANK SHALL MEET REQUIREMENTS OF LIBERTY UTILITY AND TOWN OF SALEM MUNICIPAL SERVICES DEPARTMENT STANDARDS.

CONCRETE ENCASED ELECTRICAL DUCTBANK (LIBERTY UTILITIES)
NO SCALE

PIPE STRAP DETAIL

NOTES:
1. RISER PIPE AND FITTINGS SHALL BE THE SAME DIAMETER AS THE INLET PIPE AND SHALL BE CONSTRUCTED OF SDR35 PVC PIPE.
2. SANITARY SEWER SHALL BE INSTALLED PER THE TOWN OF SALEM MUNICIPAL SERVICES DEPARTMENT. COORDINATE ALL INSTALLATIONS WITH THE TOWN OF SALEM.

INSIDE DROP MANHOLE
NO SCALE

NOTES:
1. REINFORCING STEEL SHALL COMPLY WITH ASTM-A615 GRADE #60
2. CONCRETE SHALL BE FC = 5,000 PSI @ 28 DAYS MINIMUM
3. STANDARD ITEM SHALL BE # LM39
4. EAST JORDAN IRON WORKS ITEMS: 2286Z FRAME, 2286E COVER, 2276B LID
5. ELECTRIC MANHOLE SHALL MEET REQUIREMENTS OF LIBERTY UTILITY AND TOWN OF SALEM MUNICIPAL SERVICES DEPARTMENT STANDARDS

5' X 9' ELECTRIC MANHOLE (LIBERTY UTILITIES)
NO SCALE

PERMIT PLANS - NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION

DETAILS SHEET

TUSCAN VILLAGE - JEWEL BUILDING SITE PLANS
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
100-300 VIA TOSCANA, 600 ARTISAN DRIVE
SALEM NH, 03079
MAP 108 LOT 12577

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Portsmouth, NH 03801
(603) 433-8818

STATE OF NEW HAMPSHIRE JOSEPH M. PERSICHINO No. 12388 LICENSED PROFESSIONAL ENGINEER 7/12/22

SCALE: AS SHOWN
DATE: JULY 12, 2022

SALEM PLANNING BOARD APPROVAL

OWNER
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
P.O. BOX 1648
SALEM, NH 03079

ZONE: COMMERCIAL - INDUSTRIAL 'C'

PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
M1775-005B	M1775-005E-C-DTLS [PERMIT].dwg	MKF/BKC	JMP	JMP	C.607

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File Name: M1775-005E-C-DTLS [PERMIT].dwg
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MATERIALS LEGEND

TAG	DESCRIPTION	DETAIL
PAVING		
A1	BITUMINOUS CONCRETE PAVING - SEE CIVIL DRAWINGS	
A2.1	POURED IN PLACE CONCRETE PAVING - PEDESTRIAN	
A2.2	POURED IN PLACE CONCRETE PAVING OVER SAND BASED STRUCTURAL SOIL - PEDESTRIAN	
A3.1	PRECAST CONCRETE UNIT PAVER - PEDESTRIAN	
A3.2	PRECAST CONCRETE UNIT PAVERS; ADJACENT TO BUILDING FACADE - PEDESTRIAN	
A3.3	PRECAST CONCRETE UNIT PAVERS OVER SAND BASED STRUCTURAL SOIL - PEDESTRIAN	
A4	PRECAST CONCRETE UNIT PAVERS - VEHICULAR	
A5	PERVIOUS CONCRETE UNIT PAVERS OVER SAND BASED STRUCTURAL SOIL - PEDESTRIAN	
A6	SYNTHETIC TURF	
A7	STEPPING PAVERS WITH EXPOSED AGGREGATE PAVING	
A8	EXPOSED AGGREGATE PAVING	
A9	ACCESSIBLE CURB RAMP - SEE CIVIL DRAWINGS	
A10	DETECTABLE WARNING PAVERS - SEE CIVIL DRAWINGS	
CURBS, EDGING & WALLS		
B1.1	GRANITE ROADWAY & PARKING LOT CURB - SEE CIVIL DRAWINGS	
B1.2	GRANITE ROUNDABOUT CURB - SEE CIVIL DRAWINGS	
B2	VEHICULAR GRANITE CURB - FLUSH - SEE CIVIL DRAWINGS	
B3	GRANITE LANDSCAPE CURB - FLUSH	
B4	GRANITE LANDSCAPE CURB	
B5	METAL TREE EDGE	
B6	LANDSCAPE WALL	
FENCES		
D1	FENCE AT DOG PARK	
D2	GATE AT DOG PARK	
D3	DECORATIVE UTILITY SCREEN	

TAG	DESCRIPTION	DETAIL
STREETSCAPE FURNISHINGS		
E1.1	WOOD AND METAL BACKED BENCH - TYPE 1	
E1.2	WOOD AND METAL BACKED BENCH - TYPE 2	
E2	WOOD AND METAL BACKLESS FEATURE BENCH	
E3	LITTER & RECYCLING RECEPTACLES (SINGLE)	
E4.1	VEHICULAR BOLLARD - FIXED; BOLLARDS AT CENTRAL ROUNDABOUT INCLUDES LIGHTING	
E4.2	VEHICULAR BOLLARD - REMOVABLE: BOLLARDS AT CENTRAL ROUNDABOUT INCLUDES LIGHTING	
E5.1	PARKING METER - SINGLE - BY OTHERS	
E5.2	PARKING METER - DOUBLE - BY OTHERS	
E6	MOVABLE FREESTANDING PLANTERS - BY OTHERS	
E7	WAYFINDING SIGNAGE - BY OTHERS	
E8	BIKE RACKS	
E9	SEATING AT CENTER PIAZZA - BY OTHERS	
E10	MOVABLE FREESTANDING TABLE & CHAIRS	
LANDSCAPE FEATURES & MEMORIALS		
F1	ROCKINGHAM PARK SIGNAGE FEATURE - BY OTHERS	
F2	ROCKINGHAM PARK CENTRAL FEATURE - BY OTHERS	
F3	ROCKINGHAM PARK HISTORICAL INTERPRETIVE FEATURE - BY OTHERS	
F4	POCKET PARK 1 CENTRAL FEATURE	
F5	POCKET PARK 2 CENTRAL FEATURE	
F6	CENTRAL PIAZZA - BY OTHERS	

TAG	DESCRIPTION	DETAIL
LIGHTING		
L1	PEDESTRIAN LUMINAIRE AND POLE	
L2	PEDESTRIAN BOLLARD LIGHTING	
L3.1	GROUND FLOOD LIGHT - FEATURE MOMENTS - BY OTHERS	
L3.2	GROUND FLOOD LIGHT IN PLANT BED - 2 PER TREE TYPICAL - LOCATIONS TO BE COORDINATED	
L3.3	GROUND FLOOD LIGHT AT BUILDING FACADE - SEE ARCHITECTURAL PLANS - BY OTHERS	
L4	CATENARY LIGHTING	
L5	OUTDOOR POWER GROUND BOX - LOCATIONS TO BE COORDINATED	
PLANTING		
P1	SEEDED LAWN	
P2.1	STREETSCAPE PLANTING BED	
P2.2	STREETSCAPE TREE PLANTING; SAND BASED STRUCTURAL SOIL	
P3	SITE PLANTING BED	
P4	DECIDUOUS TREE	
P5	EVERGREEN TREE	
UTILITIES		
R1	SURFACE AREA DRAIN - SEE CIVIL DRAWINGS	
R2	FIRE HYDRANT - SEE CIVIL DWGS	
R3	FIRE DEPARTMENT STANDPIPE CONNECTION - SEE CIVIL DWGS	
R4	GAS SERVICE EQUIPMENT - SEE CIVIL / PLUMBING DWGS	
R5	ELECTRICAL SERVICE EQUIPMENT - SEE ELEC / MECH DWGS	
R6	UTILITY SAFETY BOLLARDS - SEE CIVIL / MECH DWGS	
R7	AERATION GRATE - STREETSCAPE TREE	
R8	WIND SENSOR - BY OTHERS	

NOTE: LANDSCAPE AREAS, STREETSCAPE TREES, AND DOG PARK TO BE IRRIGATED WITH AUTOMATED IRRIGATION SYSTEM.

SCALE IN FEET
0 30' 60'
GRAPHIC SCALE

PLANTING LEGEND

- LAWN
- PLANTING BED
- DECIDUOUS TREE
- CONIFEROUS TREE

GENERAL NOTES

1. UTILITIES ARE SHOWN FOR REFERENCE ONLY. REFER TO ENGINEERING DRAWINGS.
2. FOR ADJACENT PROPOSED DEVELOPMENTS REFER TO SOUTH AND CENTRAL VILLAGE SITE PLANS AND TUSCAN VILLAGE HOTEL/LAKE PARCEL SITE PLANS AND ANY OTHER RELEVANT DEVELOPMENT PLANS.

PERMIT PLANS - NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION
1	10/11/2022	RESPONSE TO TOWN COMMENT

LANDSCAPE MATERIAL PLAN

TUSCAN VILLAGE - JEWEL BUILDING SITE PLANS
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
100-300 VIA TOSCANA, 600 ARTISAN DRIVE
SALEM NH, 03079
MAP 108 LOT 12577

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SCALE: AS SHOWN
DATE: JULY 12, 2022

SALEM PLANNING BOARD APPROVAL

OWNER
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
P.O. BOX 1648
SALEM, NH 03079

ZONE: COMMERCIAL - INDUSTRIAL 'C'

PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
M1775-005E	CV Streetscape L_Materials.dwg	JG/OS	RJ	JMP	L.100

Last Save Date: October 11, 2022 5:01 PM By: JGENGA
Plot Date: Joseph Genga
File: P:\Boston\Projects\16-Tuscan\Village\0_CAD\Sheets\South Tuscan Village_Central Village\Streetscape Package\CV Streetscape L_Materials.dwg Layout Tab: CV PERMIT L.1

PLANT SCHEDULE

Symbol	Quantity	Botanical Name	Common Name	Size	Spacing	Notes
TREES						
AC FR	13	*Acer x freemanii 'Jeffersred"*	Autumn Blaze Maple	3.5-4" cal.	See Plan	B&B; Matched
CA BE	8	*Carpinus betulus 'Frans Fontaine'*	Frans Fontaine Hornbeam	3.5-4" cal.	See Plan	B&B; Matched
GLTR	3	*Gleditsia triacanthos 'Shademaster'*	Honey Locust	3.5-4" cal.	See Plan	B&B; Matched
LS ST	4	*Liquidambar styraciflua 'Rotundiloba'*	Fruitless Sweetgum	3.5-4" cal.	See Plan	B&B; Matched
PL AC	6	*Platanus acerifolia 'Morton Circle'*	Exclamation Plantree	3.5-4" cal.	See Plan	B&B; Matched
PR SE	3	*Prunus serrulata 'Kwanzan'*	Kwanzan Flowering Cherry	2.5-3" cal.	See Plan	B&B; Matched
QU WA	6	*Quercus x warei 'Long'*	Royal Prince Oak	8' Ht, B&B	See Plan	B&B; Matched
ST PS	4	*Stewartia pseudocamellia*	Japanese Stewartia	3.5-4" cal.	See Plan	B&B; Matched
SHRUBS						
Bu Gr	69	*Buxus x 'Green Gem'*	Green Gem Boxwood	#5 container	30" O.C.	Min size 24" ht
Bu Gr H	64	*Buxus x 'Green Gem' Instant Hedge*	Green Gem Boxwood	Instant Hedge	30" O.C.	Min size 24" ht
Bu Se	48	*Buxus sempervirens 'Suffruticosa'*	Dwarf Enlish Boxwood	#5 container	18" O.C.	Min size 20" ht
Co St	49	*Cornus stolonifera 'Artic Fire'*	Artic Fire Redtwig Dogwood	#5 container	36" O.C.	Min size 30" ht
De Gr	135	*Deutzia gracilis 'Nikko'*	Slender Deutzia	#3 container	24" O.C.	Min size 20" ht
Hy Qu	16	*Hydrangea quercifolia 'Sike's Dwarf'*	Sike's Dwarf Oakleaf Hydranges	#7 container	36" O.C.	Min size 30" ht
Il Cr	32	*Ilex crenata 'Soft Touch'*	Soft Touch Japanese Holly	#5 container	24" O.C.	Min size 20" ht
Il Gl	79	*Ilex Glabra 'Densa'*	Dense Inkberry	#5 container	30" O.C.	Min size 30" ht
Rh Ar	144	*Rhus aromatica 'Grow Low'*	Grow Low Fragrant Sumac	#3 container	30" O.C.	Min size 24" ht
Ta Ta	237	*Taxus × media 'Taunton'*	Taunton Yew	#7 container	30" O.C.	Min size 30" ht
GRASSES, GROUNDCOVER, AND PERENNIALS						
al su	58	*Allium 'Summer Beauty'*	Summer Beauty Allium	#2 container	18" O.C	Groups of 3
al me	50	*Allium 'Mount Everest'*	Mount Everest Allium	#2 container	18" O.C	Groups of 3
am bl	346	*Amsonia x 'Blue Ice'*	Blue Star Flower	#2 container	12" O.C.	
as la	40	*Aster laevis*	Smooth Aster	#2 container	20" O.C.	
ca ac	101	*Calamagrotis x Acutiflora 'Karl Foerster"*	Karl Foerster Grass	#3 container	30" O.C.	
co gr	18	*Coreopsis grandiflora 'Sunfire'*	Synfure Coreopsis	#2 container	20" O.C.	
eu pu	68	*Echinacea pupurea*	Purple Cone Flower	#1 container	18" O.C.	
ge ro	19	*Geranium x 'Rozanne'*	Rozanne Cranesbill	#1 container	18" O.C.	
la an	76	*Lavandula angustifolia*	English Lavender	#3 container	24" O.C.	
pa vi	12	*Panicum varigatum*	Switchgrass	#3 container	24" O.C.	
ru fu	63	*Rudbeckia fulgida' Goldstrum'*	Black eyed Susan	#1 container	18" O.C.	
sa ne	28	*Salvia nemorosa 'Wesuwe'*	Salvia	#2 container	24" O.C.	
se au	232	*Sesleria autumnalis*	Autumn moor grass	#2 container	15" O.C.	
se sp	36	*Sedum spectabile ' Brilliant'*	Showy Stonecrop	#2 container	18" O.C.	
BULBS						
na mh	44	*Narcissus' Mount Hood'*	Mount Hood daffodil	bulbs	18" O.C.	
tu pr	39	*Tulipa praestans 'Shogun'*	Shogun Tulip	bulbs	18" O.C.	

PLANTING NOTES

1. PLANT MATERIAL SHALL CONFORM TO "THE AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN HORT (FORMERLY AMERICAN ASSOCIATION OF NURSERYMEN, INC.)
2. NO SUBSTITUTIONS OF PLANT SPECIES WITHOUT LANDSCAPE ARCHITECT'S WRITTEN APPROVAL.
3. SUBSTITUTIONS OF PLANT SPECIES SHALL BE A PLANT OF EQUIVALENT OVERALL FORM, HEIGHT AND BRANCHING HABIT, FLOWER, LEAF AND FRUIT, COLOR AND TIME OF BLOOM, AS APPROVED OF BY LANDSCAPE ARCHITECT.
4. LOCATE AND VERIFY UTILITY LINE LOCATIONS PRIOR TO STAKING AND REPORT CONFLICT TO LANDSCAPE ARCHITECT.
5. PLANTING DEMOLITION DEBRIS, GARBAGE, LUMPS OF CONCRETE, STEEL AND OTHER MATERIALS DELETERIOUS TO PLANT'S HEALTH AS DETERMINED BY LANDSCAPE ARCHITECT SHALL BE REMOVED FROM ALL PLANTING AREAS.
6. NO PLANTING TO BE INSTALLED BEFORE ACCEPTANCE OF ROUGH GRADING.
7. ALL PROPOSED TREE LOCATIONS SHALL BE STAKED OR LAID OUT IN THEIR APPROXIMATE LOCATION BY THE CONTRACTOR. REFER TO LAYOUT AND PLANTING SHEETS FOR LAYOUT INFORMATION. THE CONTRACTOR SHALL ADJUST THE LOCATIONS AS REQUESTED BY THE LANDSCAPE ARCHITECT TO ACCOUNT FOR SUBSURFACE UTILITIES AND OTHER FIELD CONDITIONS. FINAL LOCATIONS OF ALL PLANTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
8. INSTALL PLANTS WITH ROOT FLARES FLUSH WITH FINISHED GRADE. IMMEDIATELY REPLANT PLANTS THAT SETTLE OUT OF PLUMB OR BELOW FINISHED GRADE.
9. PLANT UNDER FULL TIME SUPERVISION OF CERTIFIED ARBORIST, NURSERYMAN, OR LICENSED LANDSCAPE ARCHITECT. PROVIDE WRITTEN VERIFICATION OF CERTIFICATION AND/OR LICENSE FOR LANDSCAPE ARCHITECT'S APPROVAL.
10. WATER PLANTS THOROUGHLY AFTER INSTALLATION, A MINIMUM OF TWICE WITHIN THE FIRST 24 HOURS.
11. REPAIR DAMAGE DUE TO OPERATIONS INSIDE AND OUTSIDE OF LIMIT OF WORK

SCALE IN FEET
0 30' 60'
GRAPHIC SCALE

PLANTING LEGEND

- LAWN
- PERENNIALS / ORNAMENTAL GRASSES
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUBS

GENERAL NOTES

1. UTILITIES ARE SHOWN FOR REFERENCE ONLY. REFER TO ENGINEERING DRAWINGS.
2. FOR ADJACENT PROPOSED DEVELOPMENTS REFER TO SOUTH AND CENTRAL VILLAGE SITE PLANS AND TUSCAN VILLAGE HOTEL/LAKE PARCEL SITE PLANS AND ANY OTHER RELEVANT DEVELOPMENT PLANS.

PERMIT PLANS - NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION
2	10/11/2022	RESPONSE TO TOWN COMMENT
1	8/17/2022	RESPONSE TO TOWN COMMENT

PLANTING PLAN

TUSCAN VILLAGE - JEWEL BUILDING SITE PLANS
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
100-300 VIA TOSCANA, 600 ARTISAN DRIVE
SALEM NH, 03079
MAP 108 LOT 12577

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Tighe&Bond
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177 Corporate Drive
Portsmouth, NH 03801
(603) 433-8818

SCALE: AS SHOWN
DATE: JULY 12, 2022

SALEM PLANNING BOARD APPROVAL

OWNER
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
P.O. BOX 1648
SALEM, NH 03079

ZONE: COMMERCIAL - INDUSTRIAL 'C'

PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
M1775-005E	CV Streetscape L_Planting.dwg	JG/DS	RU	JMP	L. 400

Last Save Date: August 16, 2022 5:14 PM By: JDENGA
Plot Date: Tuesday, August 16, 2022
T&B File Location: J:_Boston\Projects\16-Tuscan\Village\0_CAD\Sheets\South Tuscan Village_Central Village\Streetscape Package\CV Streetscape L_Planting.dwg Layout Tab: CV PERMIT L.1

1 PERVIOUS UNIT PAVERS OVER SAND BASED STRUCTURAL SOIL

SCALE: 1"=1'-0"

NOTE

1. PROVIDE EXP. JOINT WITH SEALANT WHERE CONC. PAVEMENT ABUTS CURBS, WALLS, OR EXISTING PAVEMENT.
2. INSTALL EXPANSION JOINTS AT +/-30'-0" O.C. OR AS SHOWN ON DRAWING.
3. INSTALL EXPANSION JOINTS AT CAST IN PLACE FURNISHINGS, BIKE RACKS, BOLLARDS, SIGN POSTS, LIGHT POSTS, ETC.
4. CONTROL JOINTS TO BE TOOLED UNLESS NOTED OTHERWISE.
5. FINISH VARIES:
   - 5.A. BROOM FINISH (TYPICAL): MEDIUM BROOM FINISH PERPENDICULAR TO PEDESTRIAN FLOW. BROOM OUT TOOL MARKS AT EDGES AND JOINTS (IE. NO 'WINDOW PANING')
   - 5.B. EXPOSED AGGREGATE: SEED AGGREGATE INTO TOP 2" OF CONCRETE PER MANUFACTURER'S INSTRUCTIONS.

2 CONCRETE PAVING OVER SAND BASED STRUCTURAL SOIL

SCALE: 1"=1'-0"

3 METAL TREE EDGING

SCALE: 1/2"=1'-0"

4 AERATION GRATE

Scale: 1"=1'-0"

PLANTING NOTES:

1. REMOVE UPPER THIRD OF BURLAP PRIOR TO BACKFILLING, SCARIFY ROOT BALL IN 4 PLACES TO 1/2" DEPTH
2. LOOSE OR CRACKED ROOT BALLS WILL NOT BE ACCEPTED FOR PLANTING
3. ROOT BALL SHALL SIT ON PREPARED SUBGRADE
4. DO NOT EXCAVATE BELOW ROOT BALL
5. SCARIFY SOILS CONTINUOUSLY TO A DEPTH OF 4" AT INTERFACE BETWEEN SOIL TYPES AND LIFTS TO PROMOTE BLENDING OF SOILS
6. LIMB BRANCHES TO 7'-0" ABOVE FINISH GRADE TO PROVIDE CLEAR PEDESTRIAN ZONE

5 TREE PLANTING IN PERVIOUS UNIT PAVING OVER SAND BASED STRUCTURAL SOIL - LONGITUDINAL SECTION

SCALE: 1/2"=1'-0"

NOTES:

1. SEE MATERIALS AND PLANTING DRAWINGS FOR LOCATION/LAYOUT OF ALL DRAIN BASINS, AERATION SUMPS AND AERATION TUBING.
2. SEE IRRIGATION DRAWINGS FOR ADDITIONAL PERFORATED PIPE LOCATIONS ASSOCIATED WITH DRIP TUBING.

6 TREE PLANTING IN PERVIOUS UNIT PAVING OVER SAND BASED STRUCTURAL SOIL - CROSS SECTION

SCALE: 1/2"=1'-0"

NOTES:

1. PLANTING DETAILS ARE INTENDED TO INDICATE CONSTRUCTION RELATED TO VARIOUS STREETSCAPE ELEMENTS. ACTUAL LOCATIONS OF STREETSCAPE ELEMENTS MAY VARY FROM THOSE SHOWN. SEE PLANS.
2. IRRIGATE EACH TREE FROM CENTRAL CONTROL SYSTEM. IRRIGATION SLEEVING TO CONNECT TREE LOCATIONS BACK TO POINT OF CONNECTION.

7 WATER AND AERATION SYSTEM IN STREETSCAPE

SCALE: 1/2"=1'-0"

8 STREETSCAPE - PERVIOUS PAVERS

SCALE: 3/16" = 1'-0"

PERMIT PLANS - NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION

STREETSCAPE DETAILS

TUSCAN VILLAGE - JEWEL BUILDING SITE PLANS
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
100-300 VIA TOSCANA, 600 ARTISAN DRIVE
SALEM NH, 03079
MAP 108 LOT 12577

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Tighe&Bond
www.tighebond.com
177 Corporate Drive
Portsmouth, NH 03801
(603) 433-8818

SCALE: AS SHOWN
DATE: JULY 12, 2022

SALEM PLANNING BOARD APPROVAL

OWNER
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
P.O. BOX 1648
SALEM, NH 03079

ZONE: COMMERCIAL - INDUSTRIAL 'C'

PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
H1775-005E	CV Streetscape L_Details.dwg	OS	RU	JMP	L.500

Last Save Date: June 3, 2022 2:15 PM By: JOENGA
Plot Date: Joseph Genga
File Location: J:\Boston\Projects\16-TuscanVillage\0_CAD\Sheets\South Tuscan Village, Central Village\Streetscape Package\CV Streetscape L_Details.dwg Layout Tab: L500

NOTE:
1. PROVIDE EXP. JOINT WITH SEALANT WHERE CONC. BASE SLAB ABUTS CURBS, WALLS, FURNISHINGS, LIGHT POSTS, FOOTINGS OR EXISTING PAVEMENT.
2. INSTALL EXPANSION JOINTS IN BASE SLAB +/- 20'-0" O.C. OR AS SHOWN ON DRAWING (DO NOT EXPOSE THROUGH PAVERS). REFER TO CONCRETE DETAILS (THIS SHEET) FOR TYPICAL EXPANSION JOINT.
3. THICKEN CONCRETE BASE TO 8" AT EXPANSION JOINTS, AND EDGES WHERE ABUTTING UN-CURBED FUTURE PLANTING OR LAWN AREAS.

1 UNIT PAVERS ON CONCRETE BASE - PEDESTRIAN

Scale: 1"=1'-0"

NOTE:
1. PROVIDE EXP. JOINT WITH SEALANT WHERE CONC. PAVEMENT ABUTS CURBS, WALLS, OR EXISTING PAVEMENT.
2. INSTALL EXPANSION JOINTS AT +/-30'-0" O.C. OR AS SHOWN ON DRAWING.
3. INSTALL EXPANSION JOINTS AT CAST IN PLACE FURNISHINGS, BIKE RACKS, BOLLARDS, SIGN POSTS, LIGHT POSTS, ETC.
4. THICKEN CONCRETE TO 8" AT EDGES WHERE ABUTTING UN-CURBED FUTURE PLANTING OR LAWN AREAS.
5. CONTROL JOINTS TO BE SAWCUT UNLESS NOTED OTHERWISE.
6. MEDIUM BROOM FINISH PERPENDICULAR TO PEDESTRIAN FLOW. NO 'WINDOW PANES'

2 POURED IN PLACE CONCRETE PAVING - PEDESTRIAN

SCALE: 1" = 1'-0"

NOTES:
1. PLANTING DETAILS ARE INTENDED TO INDICATE CONSTRUCTION RELATED TO VARIOUS STREETSCAPE ELEMENTS. ACTUAL LOCATIONS OF STREETSCAPE ELEMENTS MAY VARY FROM THOSE SHOWN. SEE PLANS.
2. IRRIGATE EACH TREE EXTENDED FROM CENTRAL CONTROL SYSTEM. IRRIGATION SLEEVING TO CONNECT ALL TREE LOCATIONS BACK TO POINT OF CONNECTION.
3. SEE IRRIGATION PLANS AND DETAILS.

4 WATER AND AERATION SYSTEM IN RAISED PLANTER

SCALE: 1/2"=1'-0"

6 STREETSCAPE - RAISED PLANTER

SCALE: 3/16" = 1'-0"

NOTES:
1. CURBS WITH RADIUS 100' OR LESS SHAL BE CUT IN RADIAL SECTIONS.
1. PROVIDE 1/4 " MORTAR JOINT BETWEEN CURB SECTION, TYP. ARCHITECT TO REVIEW 3 COLOR MOCKUPS IN FIELD.

VIEW: TYPICAL CURB CORNER
NTS

3 GRANITE PLANTER CURB - 4" WIDTH

SCALE: 1"=1'-0"

5 TREE PLANTING IN RAISED PLANTER

SCALE: 1/2"=1'-0"

PERMIT PLANS - NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION

STREETSCAPE DETAILS

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SALEM NH, 03079
MAP 108 LOT 12577

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Portsmouth, NH 03801
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SCALE: AS SHOWN
DATE: JULY 12, 2022

SALEM PLANNING BOARD APPROVAL

OWNER
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
P.O. BOX 1649
SALEM, NH 03079

ZONE: COMMERCIAL - INDUSTRIAL 'C'

PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
M1775-005E	CV Streetscape L_Details.dwg	OS	RU	JMP	L.501

Last Save Date: June 3, 2022 2:15 PM By: JGENGA
File Name: CV Streetscape L_Details.dwg
T&B File Location: J:_Boston\Projects\16-TuscanVillage\0_CAD\Sheets\South Tuscan Village_Central Village\Streetscape Package\CV Streetscape L_Details.dwg Layout Tab: L501

1. SUBMITTAL DRAWINGS ARE REQUIRED FOR ALL FIXTURES, PRIOR TO ORDERING. ANY FIXTURES ORDERED WITHOUT SUBMITTAL REVIEW BY LUMEN STUDIO, INC. ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR OR OWNER.
2. ANY SUBSTITUTIONS NOT APPROVED BY LUMEN STUDIO, INC. PRIOR TO ORDERING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR OR OWNER.
3. CONTRACTOR SHALL VERIFY RUN LENGTHS AND MOUNTING DETAILS OF ALL FIXTURES WITH ARCHITECTURAL DRAWINGS.
4. CONTRACTOR SHALL VERIFY AND COORDINATE FIXTURE MOUNTING WITH DETAILS, HOUSING TYPE, AND FIELD CONDITIONS.
5. FOR LED, TRACK, AND REMOTE TRANSFORMER FIXTURES, ALL FIXTURES SHALL BE ORDERED WITH NECESSARY POWER SUPPLIES, DRIVERS, AND POWER FEEDS FOR INSTALLATION OF A COMPLETE SYSTEM.
6. PROVIDE ALL PARTS AND COMPONENTS NECESSARY FOR INSTALLATION FOR ALL FIXTURES.
7. ELECTRICAL CONTRACTOR SHALL VERIFY VOLTAGE WITH THE ELECTRICAL ENGINEER, AND COORDINATE, PRIOR TO ORDERING ANY LIGHTING EQUIPMENT.

LIGHTING LEGEND

	CC	CATENARY
	PT-8A	SINGLE PEDESTRIAN LUMINAIRE
	PT-16	BOLLARD LUMINAIRE
	RG-1	IN GROUND FLOOD LIGHT
	RG-2	IN GROUND FEATURE LIGHT

SCALE IN FEET
0 30' 60'
GRAPHIC SCALE

PLANTING LEGEND

LAWN	DECIDUOUS TREE
PLANTING BED	CONIFEROUS TREE

GENERAL NOTES

1. UTILITIES ARE SHOWN FOR REFERENCE ONLY. REFER TO ENGINEERING DRAWINGS.
2. FOR ADJACENT PROPOSED DEVELOPMENTS REFER TO SOUTH AND CENTRAL VILLAGE SITE PLANS AND TUSCAN VILLAGE HOTEL/LAKE PARCEL SITE PLANS AND ANY OTHER RELEVANT DEVELOPMENT PLANS.

PERMIT PLANS - NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION

SITE LIGHTING

TUSCAN VILLAGE - JEWEL BUILDING SITE PLANS
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
100-300 VIA TOSCANA, 600 ARTISAN DRIVE
SALEM NH, 03079
MAP 108 LOT 12577

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SCALE: AS SHOWN
DATE: JULY 12, 2022

SALEM PLANNING BOARD APPROVAL

OWNER
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
P.O. BOX 1648
SALEM, NH 03079

ZONE: COMMERCIAL - INDUSTRIAL 'C'

PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
M1775-005E	CV Streetscape L_Lighting.dwg	OS	RU	JMP	LL. 100

Last Save Date: June 3, 2022 4:12 PM By: JGENGA
Plot Date: Joseph Genga
TBB File Location: J:_Boston\Projects\16-Tuscan Village\0_CAD\Sheets\South Tuscan Village_Central Village\Streetscape Package\CV Streetscape L_Lighting.dwg Layout Tab: CV PERMIT L1

Ghisamestieri
the green way of light

Project: South Tuscan Village
Location: Salem, NH
Type: PT-8 Alt-2
Quantity:

PLANS

LUMINAIRE SPECIFICATIONS

STYLE	LB80
LIGHT SOURCE	LED
IES CLASSIFICATION	TYPE III - TYPE IV
OPTIC	[illegible]
WATTAGE	[illegible]
VOLTAGE	120-277V
CCT	3000K
LENS	[illegible]
FINISH	[illegible]
OPTIONS	[illegible]
CATALOG NO.	[illegible]

POLE SPECIFICATIONS

STYLE	[illegible]
HEIGHT	[illegible]
BASE	[illegible]
MATERIAL	[illegible]
SHAFT	[illegible]
BASE	[illegible]
FINISH	[illegible]
ACCESS DOOR	[illegible]
ANCHOR BOLTS	[illegible]
BOLT COVER	[illegible]
BOLT PROJECTION	[illegible]
OPTIONS	[illegible]
CATALOG NO.	[illegible]

BASE PLATE DIAGRAM

PT-8A

RG-1

ERCO

Castor Bollard luminaire

Floor washlight

Dry Damp Wet
Outdoor

35746.023 Graphit ■
LED module: 16W 1680lm 3000K warm white
0-10V dimmable
Version 2
Relief beam D801

Product description
For mounting on dimensions.
Bollard: corrosion-resistant aluminium profile, fine-fine surface treatment. Double powder-coated. Optimized surface for reduced accumulation of dirt.
Upper cover and base plate: corrosion-resistant cast aluminium, fine-fine surface treatment. Double powder-coated. Base plate for mounting on ground socket, concrete anchor or mounting plate.
Cabling: 24W 120/277V, 60Hz, connectable. 2 cable entries. Through-wiring possible. 5 terminals.
LED module: high-power LEDs on metal core PCB.
24W light guidance ring made of optical polymer.

Technical data

Luminous flux of the luminaire	473lm
Connected load	16.0W
Luminaire efficiency	239lm/W
Color deviation	1.5 SDCM
Color rendition index	CRI 92
Lumen maintenance (LED manufacturer specifications)	L80/B10 >50000h L80 >100000h
LED failure rate	0.1% <50000h
UGR	1

For your regional contact in the ERCO Sales network click here: www.erco.com/en/contact

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Anti-glare cover: corrosion-resistant cast aluminium, fine-fine surface treatment, double powder-coated and black textured.
Glass-free zone: the light aperture. Mounting accessories in the ordered separately.
Suitable for wet location (IP66): dust-proof and water jet-proof.
Screwing with external screwers possible (D-10m).
Weight 13.70lbs / 6.20kg
Maximum wind load area: 1.08ft² / 0.1m²
Version with 3000K CRI 97 or 2700K, 3500K, 4000K CRI 90 available on request.

Technical region: 120/60Hz, 277V, 60Hz
We reserve the right to make technical and design changes.
Edition: 16.02.2022
Current version under: www.erco.com/35746.023

v2

PT-16

Precision BKGOL Integral Driver

HP2

PROJECT:	
TYPE:	
CATALOG NUMBER:	
LAMP(S):	
NOTES:	

CATALOG NUMBER LOGIC

		HP2		LED		TR								MT		
Example	-	HP2	-	LED	-	TR	-	vSB	-	NFL	-	SAP	- 11/12 -	D120IC	- MT	- AH

Material
Blank Aluminum | R Brass | S Stainless Steel

Series
HP2 – Precision2™ Upgrade with Flush Mounted Faceplate

Opti Lock®
LED – X Technology with Drip on Board Construction

Housing
TR – Integral Housing

LED Type
vSB – LEDS SQ W | vB1 – 350MA SQ W | vH1 – 350MA SQ W Long equivalent W/L and HPS optics
vSD – LEDS SQ W | vD1 – 350MA SQ W | vD1 – 350MA SQ W Long equivalent W/L and HPS optics
vBE – LEDS SQ W | vE1 – 350MA SQ W | vE1 – 350MA SQ W Long equivalent W/L and HPS optics

Optics
SP – Spot (SP1 Flat lens will cut off at 60 deg. vertical)
FL – Flood (SP1 Flat lens will cut off at 70 deg. vertical)
NFL – Narrow Flood (SP1 Flat lens will cut off at 80 deg. vertical)
WFL – Wide Flood (SP1 Flat lens will cut off at 90 deg. vertical)

Finish

Aluminum & Brass Faceplates			Brass Faceplates		Premium Finish					
Powder Coat Color	Satin	Blemish	Machined	MAC	ABT	Antique Black Thunder	CRB	Classic Bronzed Charcoal	SBN	Satin Bronzed Nickel
Bronze	BZP	BZW	Polished	POL	AMG	Antique Medallion Gold	CW	Classic Ivory	SBS	Satin Bronzed Stainless
Black	BLP	BLW	Mirror**	MIT	AQW	Antique White	CRN	Crush	SNG	Satin Nickel Gold
White Satin	WHP	WHW	Stainless Faceplates		BCB	Black Chrome	MUD	Matte Clear	TBP	Textured Black
Aluminum	SAP	—	Machined	MAC	BKN	Beige	MUG	Matte Gold	TWP	Textured White
Brass	—	VBB	Polished	POL	BPP	Brass Patina Powder	MBP	Matte Black Powder	WCP	Weathered Copper
			Brushed	BRU	CAP	Clear Anodized Powder	OCP	Old Copper	WIR	Weathered Iron

Accessory (Accepts 2 Accessory Holes)
11 – Honeycomb Baffle | 12 – Anti-Vacuum
T9 – Spread Lens | T3 – Anti-Glare Lens

Driver Type (Up or Down Light Add Other Voltage)
DIAIC – LCM Dimming Driver (Must add Voltage Code)
DIDMIC – DMX Dimming Driver (Must add Voltage Code)
DIAMIC – DMX Dimming Driver (Must add Voltage Code)

Input Voltage
MT – 120-277VAC Input

Options
AH – Accessory Holder (Accessories Sold Separately)
OG – Opaque Glass Lens (Removes the Lens Inside Fixture Sold Separately)
SQ-A – Square Acrylic Lens
SQ-G – Square Glass Lens
HD – Half Dome**
RU – Rain Guard**
RG – Rain Guard with Optics Opening*
TC – Tamper Resistant Screws (Includes Tamper Resistant Screws Only Not Tamper Resistant Fixture Sold Separately)

B-K LIGHTING | 40420 Brownard Drive • Madera, CA 93636 • USA | Toll Free 1.800.1.FIX.UP | Fax 559.438.5900 | www.bklighting.com • info@bklighting.com | RELEASED 11-7-17 | DRAWING NUMBER SLIB-2485-00

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Project: Tuscan Village South - Salem, NH
Project #: 17135.0
Issued : 12/07/2018
Code/Tag: RG-1
CUTSHEET NOTE: This document is for information only. Refer to specification for all model numbers, finishes, etc.
Lumen Studio, Inc. 175 Cabot Street , Suite 310 , Lowell , Massachusetts, 01854

RG-2

PERMIT PLANS - NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION

SITE LIGHTING

TUSCAN VILLAGE - JEWEL BUILDING SITE PLANS
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
100-300 VIA TOSCANA, 600 ARTISAN DRIVE
SALEM NH, 03079
MAP 108 LOT 12577

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(603) 433-8818

SCALE: AS SHOWN
DATE: JULY 12, 2022

SALEM PLANNING BOARD APPROVAL

OWNER
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
P.O. BOX 1648
SALEM, NH 03079

ZONE: COMMERCIAL - INDUSTRIAL 'C'

PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
M1775-005E	CV Streetscape L_Lighting.dwg	OS	RU	JMP	LL.101

Last Save Date: June 3, 2022 4:12 PM By: JGENGA
Plot Date: Joseph Genga
TBB File Location: J:_Boston\Projects\16-Tuscan\Village\0_CAD\Sheets\South Tuscan Village_Central Village\Streetscape Package\CV Streetscape L_Lighting.dwg Layout Tab: CV PERMIT L-11