

Last Save Date: March 11, 2022 4:19 PM By: BUCRCIO
Plot Date: Benjamin Curcio
785 File Location: J:\M1775-MH Design Consultants\1775-005 South Village Drawings\1775-005 South Village Drawings\1775-005E-C-COVER [PERMIT].dwg Layout Tab: G-100

LIST OF DRAWINGS (35 SHEETS)		
SHEET NO.	SHEET TITLE	LAST REVISED
G.100	COVER SHEET	3/16/2022
C.101	GENERAL NOTES & LEGEND SHEET	11/12/2021
1 OF 2	SUBDIVISION PLAN	11/2/2021
2 OF 2	TOPOGRAPHIC SUBDIVISION PLAN	11/2/2021
1 OF 1	SOIL PLAN	12/18/2018
C.300	OVERALL SITE PLAN	3/16/2022
C.301	SITE PLAN	3/16/2022
C.302	SITE PLAN	11/23/2021
C.303	BUILDING AND LOT LINE CLARIFICATION PLAN	3/16/2022
C.304	FIRE TRUCK TURNING PLAN	5/2/2022
C.401	GRADING, DRAINAGE & EROSION CONTROL PLAN	3/16/2022
C.402	GRADING, DRAINAGE & EROSION CONTROL PLAN	3/16/2022
C.501	UTILITIES PLAN	3/16/2022
C.601	EROSION CONTROL & DETAILS SHEET	10/19/2021
C.602	DETAILS SHEET	10/19/2021
C.603	DETAILS SHEET	10/19/2021
C.604	DETAILS SHEET	10/19/2021
C.605	DETAILS SHEET	3/16/2022
C.606	DETAILS SHEET	10/19/2021
C.607	DETAILS SHEET	10/19/2021
C.608	DETAILS SHEET	10/19/2021
C.609	DETAILS SHEET	10/19/2021
L1.00	LANDSCAPE MATERIALS PLAN LEGEND AND NOTES	11/23/2021
L1.01	LANDSCAPE MATERIALS PLAN	11/23/2021
L1.02	LANDSCAPE MATERIALS PLAN	11/23/2021
L4.00	LANDSCAPE PLANTING PLAN LEGEND AND NOTES	11/23/2021
L4.01	LANDSCAPE PLANTING PLAN	11/23/2021
L4.02	LANDSCAPE PLANTING PLAN	11/23/2021
LL1.00	SITE LIGHTING SCHEDULE	10/19/2021
LL1.01	SITE LIGHTING	11/12/2021
LL1.02	SITE LIGHTING	10/19/2021
1 OF 2	BUILDING ELEVATIONS - BUILDING 3000	5/27/2021
2 OF 2	BUILDING ELEVATIONS - BUILDING 3000	5/27/2021
1 OF 2	BUILDING ELEVATIONS - BUILDING 3000 PARKING GARAGE	11/12/2021
2 OF 2	BUILDING ELEVATIONS - BUILDING 3000 PARKING GARAGE	11/12/2021

SITE DATA:

LOCATION: 71 ROCKINGHAM PARK BOULEVARD
SALEM, NH 03079
MAP 98 LOT 7887 | MAP 108 LOT 13015
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: ±310,163 SF (BUILDING 3000)

DIMENSIONAL REQUIREMENTS:

	REQUIRED	PROVIDED
MINIMUM LOT SIZE:	N/A	±27,499 AC (MAP 98 LOT 7887 & MAP 108 LOT 13015)
MINIMUM LOT FRONTAGE:	N/A	N/A
MINIMUM SETBACKS:		
FRONT YARD:	30 FT	< 30 FT (3)
SIDE YARD:	20 FT	< 20 FT (3)
REAR YARD:	20 FT	N/A

PARKING REQUIREMENTS:

	REQUIRED	PROVIDED
MINIMUM PARKING REQUIREMENTS	SEE NOTE (1)	956 SPACES
ACCESSIBLE SPACES	22 SPACES (2)	26 SPACES (2)
MINIMUM DRIVE AISLE WIDTH:	24 FT (MIN.)	24 FT (MIN.)
PARKING SPACE SIZE:	9 FT X 20 FT	9 FT X 18 FT (3)

LOT COVERAGE CALCULATION:

	ALLOWED	PROVIDED
MAP 98 LOT 7887	71.6% (3)	71.6% (3)
MAP 108 LOT 13015	70%	100% (3)

(1) SEE TABLE 1 TUSCAN VILLAGE PARKING CALCULATIONS (SHEET C.300) BASED ON TOWN OF SALEM PARKING ORDINANCE SECTION 490-701.
(2) REFER TO SITE PLANS FOR FURTHER BREAKDOWN OF REQUIRED AND PROVIDED ADA ACCESSIBLE SPACES.

(3) CONDITIONAL USE PERMITS:

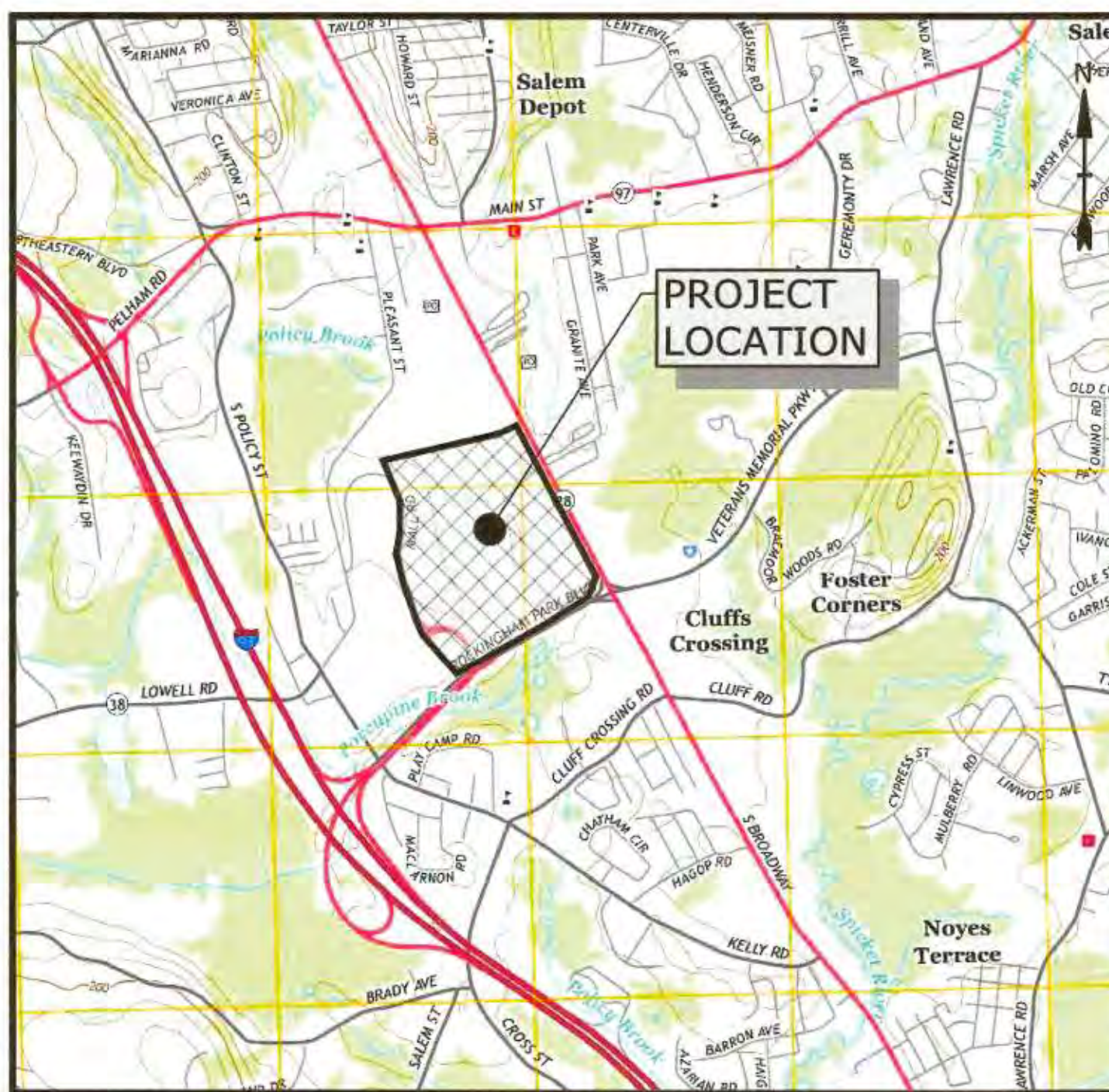
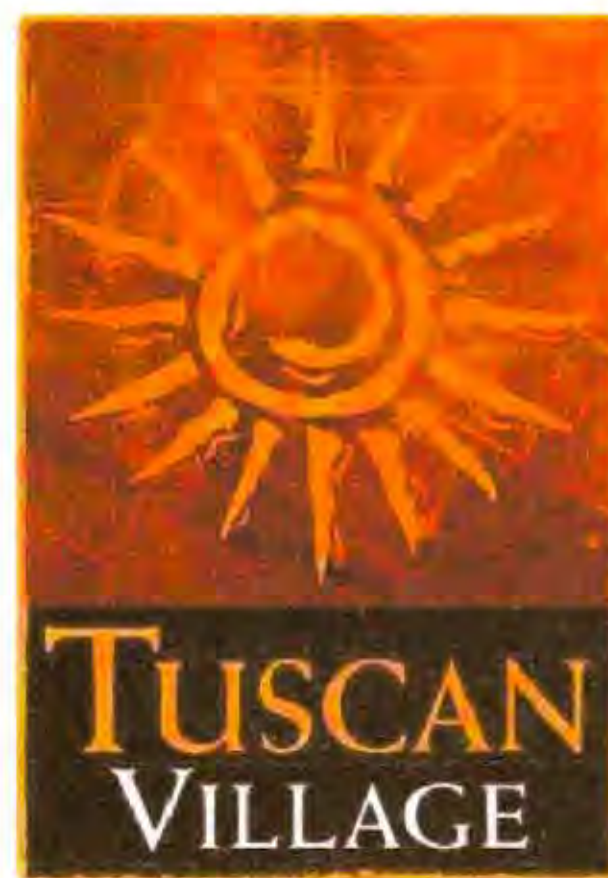
SECTION	DESCRIPTION	APPROVED
490-501 B.	RESIDENTIAL USE NOT ALLOWED IN THE CI-C DISTRICT	12/14/2021
490-501 C.	BUILDING HEIGHT	12/14/2021
490-501 C.	LOT COVERAGE	12/14/2021
490-501 C. & 490-202	BUILDING SETBACK	12/14/2021
490-701 C. (1)(d)	PARKING SPACE SIZE	12/14/2021
490-701 E.	NUMBER OF PARKING SPACES	12/14/2021

(4) ZONING VARIANCES:

SECTION	DESCRIPTION	APPROVED
490-814	CONSTRUCTION OF MORE THAN 50 RESIDENTIAL UNITS IN ONE YEAR	11/2/2021

PERMITS & APPROVALS			
PROJECT	TYPE	PERMIT/APPROVAL NUMBER	APPROVED
SOUTH & CENTRAL VILLAGE	CONDITIONAL USE PERMIT ²	N/A	SEE TABLE
	ZONING VARIANCES ⁴	N/A	SEE TABLE
	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
	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	D2019-0708	9/5/2019
	SEWER CONNECTION PERMIT	D2019-0708A	11/5/2020
	SEWER CONNECTION PERMIT	D2021-0104	3/3/2021
	SEWER CONNECTION PERMIT	PENDING	PENDING

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
MASS GRADING	SEWER CONNECTION PERMIT	D2018-1103	11/28/2018
	CONDITIONAL USE PERMIT	N/A	6/12/2018
	SITE PLAN APPROVAL	N/A	6/12/2018
FLOODPLAIN	ALTERATION OF TERRAIN	AoT-1456	7/11/2018
	NHDES WETLANDS	2016-03374	8/16/2019
	FEMA CLOMR	17-01-0965R	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" = 2000'

PREPARED BY:
Tighe&Bond

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(603) 433-8818

PREPARED FOR:
TUSCAN VILLAGE MASTER
DEVELOPMENT, LLC
63 MAIN STREET
SALEM, NH 03079

LANDSCAPE ARCHITECT:

HALVORSON

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LANDSCAPE ARCHITECTURE
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PERMITTING/SURVEY/TRAFFIC
CONSULTANT:

GPI

GREENMAN-PEDERSEN INC.
181 BALLARDVALE STREET, SUITE 202
WILMINGTON, MA 01887

PERMIT PLANS - NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION
4	05/02/2022	REVISED PER TOWN COMMENTS
3	03/16/2022	UPDATED COA & REVISED PER TOWN COMMENTS
2	11/23/2021	REVISED PER TOWN COMMENTS
1	11/12/2021	REVISED PER TOWN COMMENTS

COVER SHEET

TUSCAN VILLAGE - BUILDING 3000 SITE PLANS
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
15 & 17 ARTISAN DRIVE
SALEM NH, 03079
SALEM PROPERTY MAP 98 LOT 7887 & MAP 108 LOT 13015

Tighe&Bond

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(603) 433-8818

SCALE: AS SHOWN

DATE: October 19, 2021

SALEM PLANNING BOARD
APPROVAL
Rosa A. Melillo
Approved 12/14/21
Signed 5/6/22

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

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

Last Save Date: November 12, 2021, 1:00 PM By: BCK/UCIO
File Date: 11/12/2021
Title: TUSCAN VILLAGE - BUILDING 3000 SITE PLANS
TBA File Location: J:\M1775-MHF Design Consultants\1775-005-South Village\Drawings - Final\AutoCAD\3000 Drawings\1775-005-C-SITE [PERMIT].dwg Layout File: C:\D

- GENERAL NOTES:**
- 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.
 - COORDINATE ALL WORK WITHIN PUBLIC RIGHT OF WAYS WITH THE TOWN OF SALEM AND NHDOT.
 - THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED LAND SURVEYOR TO DETERMINE ALL LINES AND GRADES.
 - 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.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES AND COMPLY WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
 - 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.
 - 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. THE 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.
 - 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.
 - CONTRACTOR TO SUBMIT AS-BUILT PLANS IN DIGITAL FORMAT (.DWG AND .PDF FILES) ON DISK OR USE 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.
 - CONTRACTOR SHALL THOROUGHLY CLEAN ALL CATCH BASINS AND DRAIN LINES, WITHIN THE LIMITS OF WORK, OF SEDIMENT IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
 - CONTRACTOR SHALL COORDINATE WITH THE TOWN OF SALEM FOR TEMPORARY CONSTRUCTION EXITS.
 - ALL CONSTRUCTION ACCESS SHALL BE FROM MALL ROAD AND ROCKINGHAM PARK BOULEVARD ONLY.
 - SEE EXISTING CONDITIONS PLANS FOR BENCH MARK INFORMATION.
 - ALL ELEVATIONS REFERENCE THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
 - ALL PROPOSED ROADS ARE TO BE PRIVATELY OWNED AND MAINTAINED.
 - ALL PROPOSED ELECTRICAL AND COMMUNICATION LINES ARE TO BE UNDERGROUND.
 - ALL PROPOSED LIGHT POLES SHALL BE SPACED A MAXIMUM OF 400' APART.
 - ALL PROPOSED FIRE HYDRANTS SHALL BE SPACED A MAXIMUM OF 500' APART.
 - GREASE TRAPS ARE TO BE SIZED BASED ON USE PRIOR TO CONSTRUCTION.
 - ALL ROOFTOP MECHANICAL UNITS SHALL BE SCREENED FROM VIEW.
 - ALL EXCESS SNOW SHALL BE HAULED OFF-SITE IN ACCORDANCE TO ALL LOCAL AND STATE LAWS.
 - ALL SIGN POSTS SHALL BE ROUND POSTS, UNLESS OTHERWISE NOTED ON THE PLANS.
 - ALL PROPOSED SIGNS SHALL MEET THE TUSCAN VILLAGE TENANT AND SITE SIGN STANDARDS.
 - ALL LIGHT POLE BASES NOT PROTECTED BY A RAISED CURB SHALL BE A MINIMUM OF 30" ABOVE GRADE AND PAINTED YELLOW.
 - 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.
 - 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 MEDIAN SHALL MEET THE REQUIREMENTS OF ASHOTO M248 TYPE "F".
 - 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.
 - SEE DETAILS FOR PAVEMENT MARKINGS, ADA SYMBOLS, SIGNS AND SIGN POSTS.
 - CENTERLINES SHALL BE FOUR (4) INCH WIDE YELLOW LINES.
 - PAINTED ISLANDS SHALL BE FOUR (4) INCH WIDE DIAGONAL LINES AT 3"-0" O.C. BORDERED BY FOUR (4) INCH WIDE LINES.
 - STOP BARS SHALL BE EIGHTEEN (18) INCHES WIDE, WHITE THERMOPLASTIC AND CONFORM TO CURRENT MUTCD STANDARDS.
 - CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAW CUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
 - COORDINATE ALL OFF-SITE SITE WORK WITH ROADWAY IMPROVEMENT PLANS.
 - CONTRACTOR TO PROVIDE BACKFILL AND COMPACTION AT CURB LINE AFTER CONCRETE FORMS FOR SIDEWALKS AND PADS HAVE BEEN STRIPPED. COORDINATE WITH BUILDING CONTRACTOR.
 - COORDINATE ALL WORK ADJACENT TO BUILDING WITH BUILDING CONTRACTOR.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING RETAINING WALL DESIGN FROM STRUCTURAL ENGINEER AND/OR WALL MANUFACTURER. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO CONSTRUCT WALL IN ACCORDANCE WITH DESIGN APPROVED BY THE ENGINEER. RETAINING WALL SHALL BE SEGMENTAL BLOCK WALL SYSTEM AS OUTLINED IN THE DETAILS.
 - ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - ADA DESIGN COMPLIANCE AND PARKING SPACE REQUIREMENTS DERIVED FROM THE ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.

- DEMOLITION NOTES:**
- 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.
 - 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.
 - 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.
 - COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
 - 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.
 - 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.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
 - THE CONTRACTOR SHALL OBTAIN AND PAY FOR 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.

- 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.
- 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.
- CONTRACTOR SHALL VERIFY ORIGIN OF ALL DRAINS AND UTILITIES PRIOR TO REMOVAL/TERMINATION TO DETERMINE IF DRAINS OR UTILITIES ARE 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.
- CONTRACTOR TO VERIFY FULL LIMITS OF PAVEMENT REMOVAL PRIOR TO BID.
- 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.
- 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.
- 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.
- 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 OR 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.
- EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
- 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.
- THE CONTRACTOR SHALL REMOVE AND SALVAGE EXISTING GRANITE CURB FOR REUSE.

GRADING AND DRAINAGE NOTES:

- 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-2022.
- ALL STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HANCOR HI-Q, ADS N-12 OR EQUAL) OR RCP CLASS IV, UNLESS OTHERWISE SPECIFIED.
- ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
- CONTRACTOR SHALL PROVIDE FINISHED LAWN AREAS FREE OF LOWS SPOTS AND PONDING AREAS.
- ALL DISTURBED AREAS SHALL RECEIVE 6" LOAM, SEED FERTILIZER AND MULCH.
- ALL GRADES SHOWN ARE BOTTOM OF CURB UNLESS OTHERWISE SHOWN.

SALEM MUNICIPAL SERVICES DEPARTMENT NOTES:

- 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.
- ALL EXISTING WATER AND SEWER SERVICES FOR BUILDINGS TO BE RAZED MUST BE CUT AND CAPPED PRIOR TO RAZE AND PERMIT BEGIN ISSUE.
- 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 DOWNSIDE OF THE DOMESTIC SERVICE TAP. THESE VALVES SHOULD BE LOCATED A MINIMUM FIVE FEET FROM THE BUILDING.
- THE ANTICIPATED DAILY WATER USAGE FOR THE PROJECT (BUILDING #3000), 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 26,366 SF OF RETAIL, 409 GALLONS PER DAY (GPD)
 - FOR 18,149 SF OF RESTAURANT(S), 2,984 GPD
 - FOR 7,202 SF OF LEASING/CLUB ROOM, 295 GPD
 - FOR 230 RESIDENTIAL UNITS, 17,655 GPD
 - TOTAL = 21,343 GPD
- 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:

- 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.
- 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.
- 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.
- 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.
- 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.
- 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 1 STANDPIPES DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 14, 2003 EDITION.

UTILITY NOTES:

- COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY COMPANY.
 - NATURAL GAS - UNILIT
 - WATER - TOWN OF SALEM MUNICIPAL SERVICES
 - SEWER - TOWN OF SALEM MUNICIPAL SERVICES
 - ELECTRIC - LIBERTY UTILITIES
 - COMMUNICATIONS - CONSOLIDATED COMMUNICATIONS
- ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, CEMENT LINED DUCTILE IRON PIPE.
- 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.
- ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE SPECIFIED.

PROJECT SPECIFICATIONS

- ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PROJECT MANUAL TITLED "TUSCAN VILLAGE - SOUTH VILLAGE, BID PACKAGE #1, SALEM, NEW HAMPSHIRE", DATED AUGUST 6, 2019, LAST REVISED MAY 8, 2020, INCLUDING ALL REVISIONS AND AMENDMENTS.

- CONNECTION TO EXISTING WATER MAIN SHALL BE CONSTRUCTED TO TOWN OF SALEM MUNICIPAL SERVICES STANDARDS.
- 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.
- ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
- THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS AND THE APPLICABLE UTILITY COMPANIES.
- ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
- 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.
- CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES.
- 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.
- SAW CUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN
- HYDRANTS, GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE TOWN OF SALEM MUNICIPAL SERVICES.
- COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE TOWN OF SALEM MUNICIPAL SERVICES.
- ALL SEWER PIPE WITH LESS THAN 6' OF COVER IN PAVED AREAS OR LESS THAT 4' OF COVER IN UNPAVED AREAS SHALL BE INSULATED.
- 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.
- EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
- 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.
- THE CONTRACTOR SHALL REMOVE AND SALVAGE EXISTING GRANITE CURB FOR REUSE.

EROSION CONTROL NOTES:

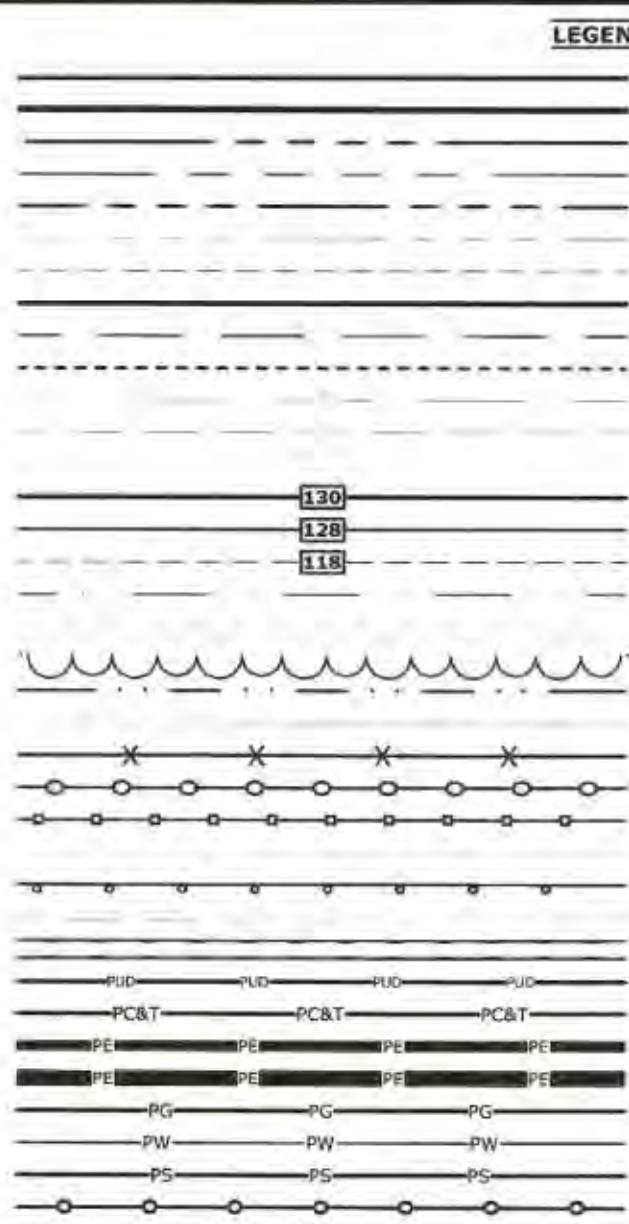
- SEE SHEET C-501 FOR GENERAL EROSION CONTROL NOTES AND DETAILS.

EXISTING CONDITIONS PLAN NOTES:

- REFERENCE: TAX MAP 98, LOT 7887
- 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 EOVEN PHOTOGRAPHICS, PHOTO DATE: 9/26/14, COMPILED: 10/14/14
- JURISDICTIONAL WETLANDS DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. DURING DECEMBER 2015 IN ACCORDANCE WITH:
 - THE US CORPS OF ENGINEERS REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTERN AND NORTHEAST STATE REGION, TECHNICAL REPORT ERDC/EL TR-12-1, JANUARY 2012, VERSION 2.0;
 - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0. IMITED STATES DEPARTMENT OF AGRICULTURE (2010);
 - NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, CURRENT VERSION.
- SITE SPECIFIC SOIL SURVEY PERFORMED BY GOVE ENVIRONMENTAL SERVICES, INC. DURING DECEMBER 20 & 21, 2017. SOILS WERE IDENTIFIED WITH THE NEW HAMPSHIRE STATE-WIDE NUMERICAL SOILS LEGEND, USDA NRCS, DURHAM, NH, ISSUE #10, JANUARY 2011.
- 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. 17-01-09R, ISSUED OCTOBER 20, 2017).
- 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 (NGVD29).

REFERENCE PLANS:

- UPDATED SURVEY IN .DWG FORMAT PROVIDED BY MHF DESIGN CONSULTANTS, INC. TO TIGHE & BOND, INC. ON NOVEMBER 22, 2017 VIA EMAIL.
- "TUSCAN VILLAGE FLOODPLAIN IMPROVEMENTS" PREPARED BY TIGHE & BOND, INC. LAST REVISED SEPTEMBER 5, 2018.
- "TUSCAN VILLAGE MASS GRADING PLANS" PREPARED BY TIGHE & BOND, INC. LAST REVISED AUGUST 22, 2018.
- "TUSCAN VILLAGE ROADWAY PLANS" PREPARED BY TIGHE & BOND, INC. LAST REVISED DECEMBER 4, 2018.
- "TUSCAN VILLAGE SOUTH VILLAGE SITE PLANS" PREPARED BY TIGHE & BOND, INC. LAST REVISED MAY 8, 2020.
- "TUSCAN VILLAGE CENTRAL VILLAGE PHASE 1/1A (HOTEL/LAKE PARCEL PLANS)" PREPARED BY TIGHE & BOND, INC. LAST REVISED APRIL 2, 2021.
- "NORTH VILLAGE ROADWAY DESIGN PLANS" PREPARED BY MHF DESIGN CONSULTANTS; LAST REVISED JULY 26, 2017.
- RIGHT OF WAY AND TRACK MAP, MANCHESTER & LAWRENCE 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).
- RIGHT OF WAY AND TRACK MAP, MANCHESTER & LAWRENCE 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).
- ROCKINGHAM COUNTY REGISTRY OF DEEDS (R.C.R.D.) PLAN IN BOOK 5595 PAGE 2568 FOR EASEMENT AGREEMENTS.
- ROCKINGHAM COUNTY REGISTRY OF DEEDS (R.C.R.D.) PLAN IN BOOK 1456 PAGE 21.
- R.C.R.D. PLAN # 608.
- R.C.R.D. PLAN # 1086.
- R.C.R.D. PLAN # D-12055.
- R.C.R.D. PLAN # D-16856.
- R.C.R.D. PLAN # D-19425.
- R.C.R.D. PLAN # D-20111.
- ALTA/ACSM LAND TITLE SURVEY, BOUNDARY & EASING 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.
- R.C.R.D. PLAN # D-38619.
- SUBDIVISION PLAN FOR OMJ REALTY, 11 CENTRAL STREET, SALEM, NEW HAMPSHIRE, SALEM PROPERTY MAP 98, LOT 12502, OWNER OF RECORD: OMJ REALTY, PREPARED BY MHF DESIGN CONSULTANTS, INC., DATE: JUNE 23, 2015, NOT RECORDED.
- R.C.R.D. PLAN # D-38673.
- R.C.R.D. PLAN # D-39140.
- R.C.R.D. PLAN # D-39172.
- R.C.R.D. PLAN # D-39763.
- R.C.R.D. PLAN # D-40059.



- LEGEND**
- EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE
PROPOSED RIGHT OF WAY LINE
EXISTING RIGHT OF WAY LINE
PROPOSED EASEMENT LINE
EXISTING EASEMENT LINE
SETBACK LINE
ABUTTERS LOT 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 FUTURE 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)
APPROXIMATE LIMIT OF FUTURE BUILDING PAD AREA
APPROXIMATE 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
EXISTING SPOT GRADE
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

ABBREVIATIONS	MAP/LOT #	ABUTTERS LIST
ALTERNATION OF TERRAIN	98/7887 (SUBJECT PARCEL)	TUSCAN VILLAGE MASTER DEVELOPMENT, LLC P.O. BOX 1648 SALEM, NH 03079
APPROX. BLDG.		TUSCAN VILLAGE MASTER DEVELOPMENT, LLC P.O. BOX 1648 SALEM, NH 03079
BCC	98/12604 108/12500	TUSCAN SOUTH VILLAGE, LLC P.O. BOX 1648 SALEM, NH 03079
BOT.		LIBERTY UTILITIES 15 BUTTRICK ROAD LONDONDERRY, NH 03053
BW		TUSCAN VILLAGE RESIDENTIAL HOLDINGS, LLC C/O THE DOBLEN COMPANY 150 PRESIDENTIAL WAY SUITE 220 WOBBURN, MA 01801
CDS		DEMOLAS SUPER MARKETS, INC. 875 EAST STREET TEWKSBURY, MA 01876
CONC.		TUSCAN VILLAGE SOUTH MASTER DEVELOPMENT, LLC 150 PRESIDENTIAL WAY, SUITE 220 WOBBURN, MA 01810
CONST.		ARTISAN AT TUSCAN VILL DEV HOLDINGS, INC. C/O HARVIN F. POER 3526 PIEDMONT ROAD, SUITE 410 ATLANTA, GA 30305-1512
COORD.	108/12501	DIOLORENZO LAFAYETTE LEGGEWOOD REAL ESTATE 549 US HIGHWAY 1 BYPASS PORTSMOUTH, NH 03801
CLOMR		STATE OF NHDOT JOHN G MORTON BUILDING 1 HAZEN DRIVE CONCORD, NH 03302
DBKT		GREENMAN-PEDERSEN, INC. 44 STILES ROAD, SUITE ONE SALEM, NH 03079
DIA.	99/12572	TUSCAN VILLAGE SALEM P.O. BOX 1648 SALEM, NH 03079 ATN. MARK S. GROSS, AGENT
DIP		
ELC		
ELEV.	98/12543	
EP		
FEMA		
FES	98/12502	
FGC		
HDPE		
INV.	98/12610	
JFF		
L		
LF	107/12574	
MAX.		
MIN.		
NHDES		
OD	99/12507	
PCB		
PMH		
POS		
PPD	151/12213	
PERF.		
PRGT		
PVC		
RCP		
RG		
S		
SBWL		
SSLV		
SGC		
SHWT		
SBWL		
SBLY		
SSLV		
SSLY		
TBR		
TELECOM.		
THLWG		
TW		
TYP.		
USC		
VGC		
VIF		
WBKF		
W/		

PARKING CALCULATIONS FOR BUILDING 3000									
Building	Unit	Tenant Category	SF	UNIT	SEAT	UNIT	PARKING	RATIO	PERCENT
3000	Standard Retail (1st Floor)	26,366	SF	1 SP/200 SF			132		
	Restaurant (Fast/Casual Dining)	5,453	SF	1 SP/75 SF			73		
	Restaurant (Fast/Casual Dining)	121	Seats	1 SP/2 SEATS			61		
	Restaurant (Fast/Casual Dining)	3,486	SF	1 SP/75 SF			46		
	Restaurant (Fast/Casual Dining)	78	Seats	1 SP/2 SEATS			46		
	Restaurant (Fine/Casual Dining)	9,210	SF	1 SP/75 SF			123		
	230 Units Multifamily	201,252	230 Units	2 SP/UNIT			460		
TOTAL PARKING REQ'D CENTRAL VILLAGE DISTRICT - PHASE II								271	
SURFACE PARKING FOR BUILDING 3000								201	
TEMPORARY SURFACE PARKING (BUILDING 4000)								107	
GARAGE PARKING								144	
TOTAL PARKING PROVIDED Building 3000								151	
Total Parking Required by Zoning Ordinance								234	
** Variance +/-								122	

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

PERMIT PLANS - NOT FOR CONSTRUCTION

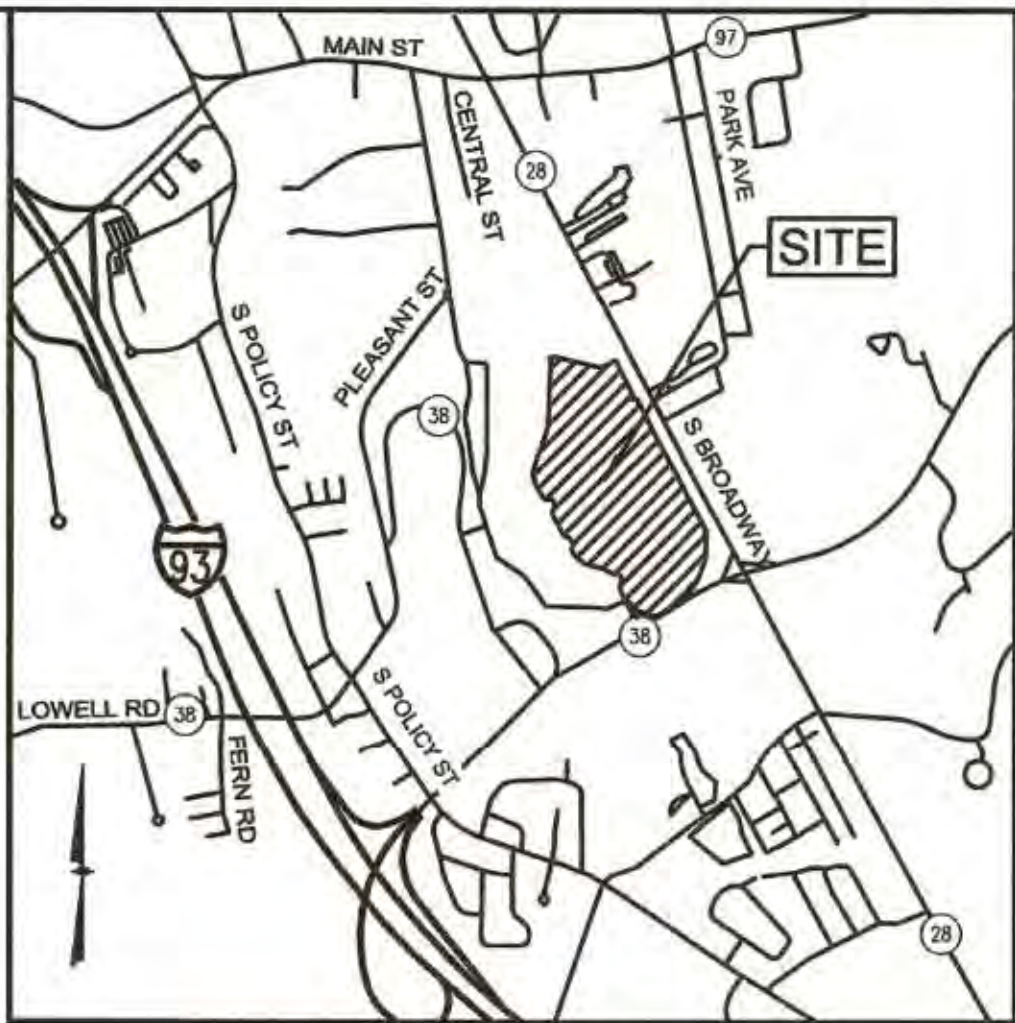
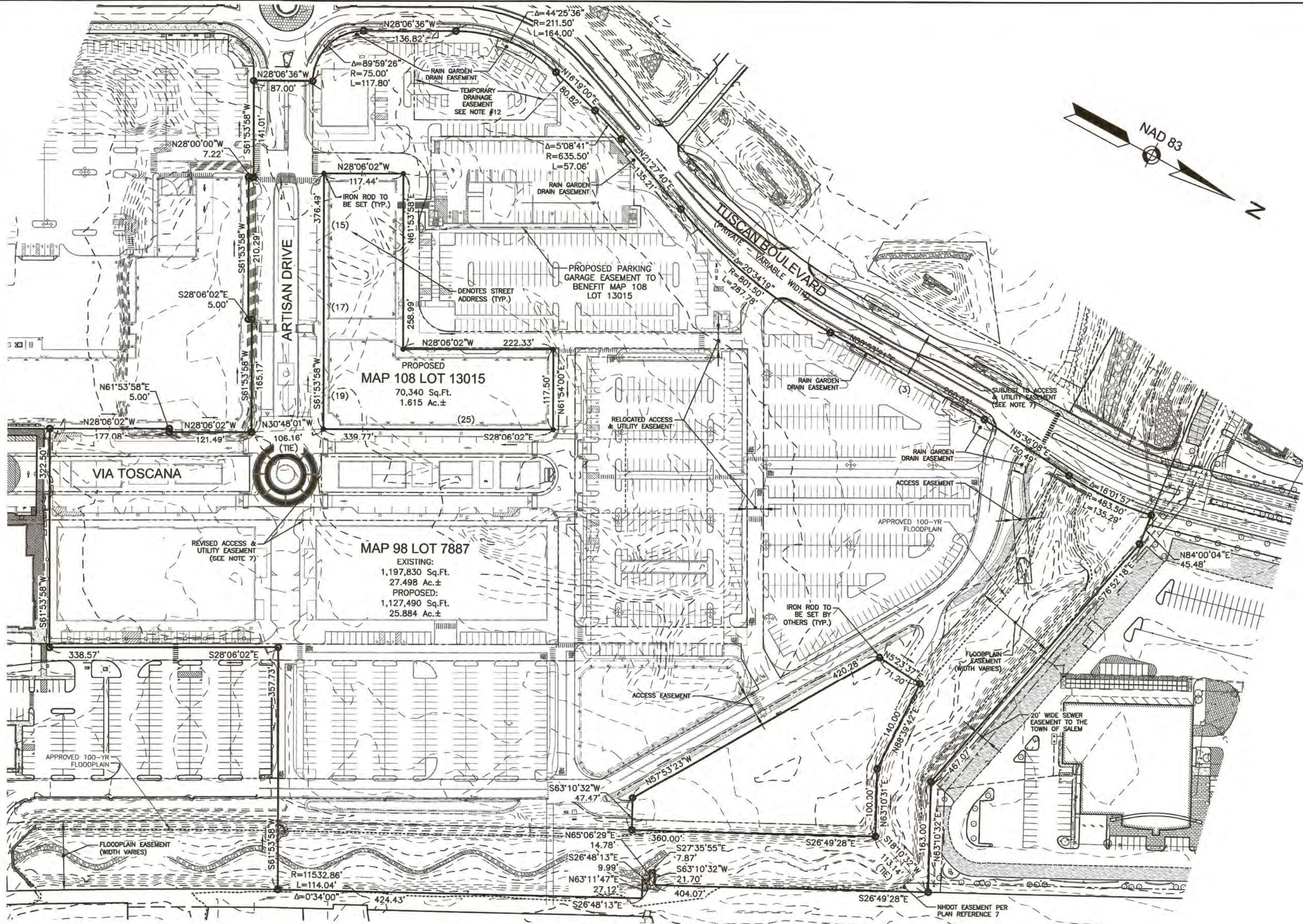
MARK	DATE	DESCRIPTION
1	11/12/2021	REVISED PER TOWN COMMENTS

GENERAL NOTES & LEGEND SHEET

TUSCAN VILLAGE - BUILDING 3000 SITE PLANS
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
63 MAIN STREET
SALEM NH, 03079
SALEM PROPERTY MAP 98 LOT 7887 & MAP 108 LOT 13015

Tighe & Bond
www.tighebond.com

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



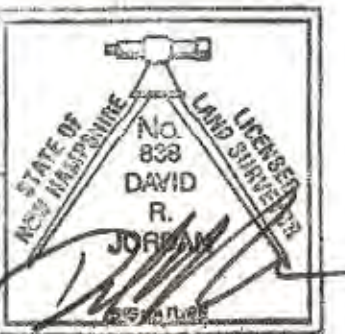
LOCATION MAP
(NOT TO SCALE)

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)

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

TOPOGRAPHIC SUBDIVISION PLAN

PREPARED FOR:
OMJ REALTY, LLC
63 MAIN STREET
SALEM, NH 03079
SALEM PROPERTY MAP 98 - LOT 7887
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

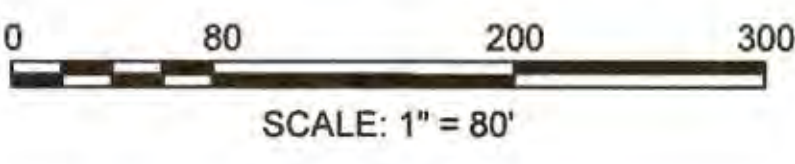
SCALE: 1"=80'

DATE: MAY 18, 2021

PLAN REFERENCES:

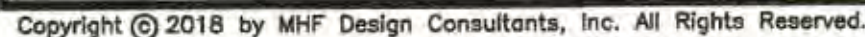
ROCKINGHAM COUNTY REGISTRY OF DEEDS (R.C.R.D.)

- 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.
- 17) R.C.R.D. PLAN #D-42616.

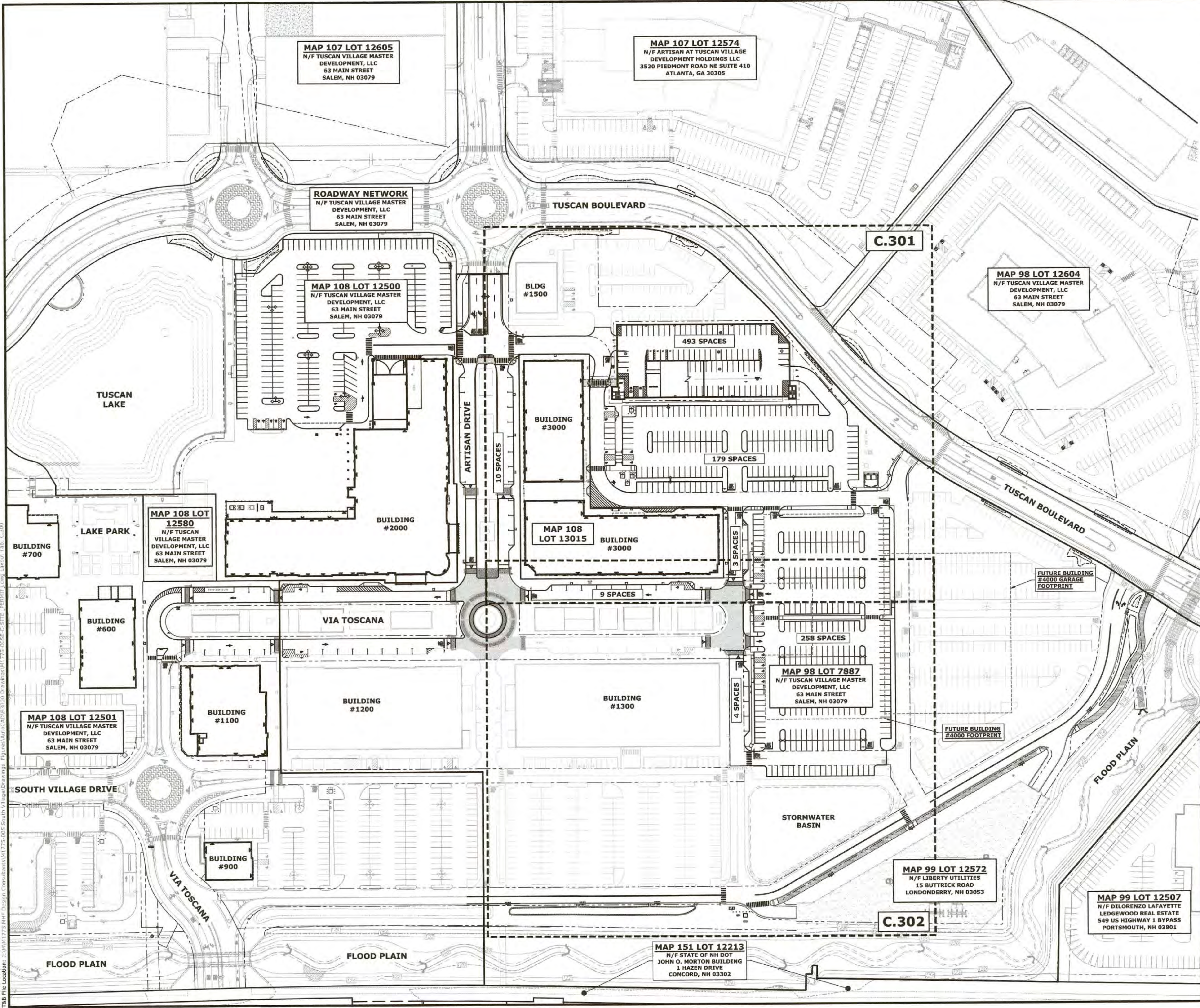


REVISIONS		
3	REVISE NOTES, ADD FLOODPLAIN	AKC 11/1/2021
2	MISCELLANEOUS REVISIONS	AKC 10/19/2021
1	REVISED PARKING GARAGE EASEMENT	AKC 10/14/2021

		<u>OWNER OF RECORD</u> TUSCAN VILLAGE MASTER DEVELOPMENT, LLC 63 MAIN STREET SALEM, NH 03079 BOOK 0087 PAGE 1440		<u>SALEM PLANNING BOARD</u> <u>APPROVAL</u>					
		ZONE: COMMERCIAL - INDUSTRIAL 'C'							
		DESIGNED BY:		DRAWN/CHECKED		DWG. NAME			
AKC		AKC/DRJ		4040SUBD-CV DWG		PROJECT No.		SHEET No.	
						404016		2 OF 2	



Last Save Date: March 11, 2023 2:44 PM By: BOURCIO
Plot Date: Benjamin Curoto
P88 File Location: I:\Projects\1775\1775-005E-C-SITE (PERMIT).dwg
Figures\AutoCAD\B3000 Drawings\1775-005E-C-SITE (PERMIT).dwg Layout Tab: C.300



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, RHDES-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;
 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 TRAFFIC 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 2/6/21, 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);

ON DECEMBER 14, 2021, THE PLANNING BOARD VOTED TO APPROVE THIS SITE PLAN SUBJECT TO THE FOLLOWING CONDITIONS:

- PRIOR TO BUILDING PERMIT:
1. SUBMIT APPROVAL FROM ENGINEERING DIVISION AND FIRE DEPARTMENT;
 2. NOTE CONDITIONAL USE PERMITS ON PLAN;
 3. PAY FOR OUTSIDE INSPECTIONS PER DIRECTION OF ENGINEERING DIV.;
 4. SUBMIT STATE PERMITS/APPROVALS(AOT, SEWER DISCHARGE);
 5. RECORD SUBDIVISION PLAN AND ALL EASEMENTS;
- PRIOR TO OCCUPANCY:
6. PAY IMPACT FEES PER SCHEDULE DATED 11/4/21;
 7. PHASE CONSTRUCTION OF PARKING SPACES SO THAT NO LESS THAN 1.4 SPACES ARE AVAILABLE PER UNIT TO BE OCCUPIED;
 8. COMPLETE IMPROVEMENTS AT RECREATION PARK;
 9. CONSTRUCT ALL SITE IMPROVEMENTS (INCLUDING BUILDING LOCATION, DIMENSIONS, AND SETBACKS, SITE GRADING, UTILITIES, DRAINAGE, LANDSCAPING, LIGHTING, PARKING SPACES, SIGNAGE) IN ACCORDANCE WITH APPROVED PLAN;
 10. PROVIDE CERTIFIED AS-BUILT SITE PLAN;
- OTHER:
11. APPLICANT SHALL OPERATE PROPERTY SO THAT PARKING LOT CAPACITY IS NOT EXCEEDED;
 12. SUBMIT PARKING MONITORING STUDY 6 MONTHS AFTER FINAL OCCUPANCY PERMIT;
 13. ALL REPRESENTATIONS MADE BY APPLICANT OR AGENTS AND ALL NOTES ON PLANS ARE INCORPORATED AS PART OF APPROVAL

ON DECEMBER 14, 2021 THE PLANNING BOARD VOTED TO APPROVE THE FOLLOWING CONDITIONAL USE PERMITS AS NOTED BELOW:

1. 490-501 B & 490-201 RESIDENTIAL USE
2. 490-501 C & 490-202. BUILDING SETBACK
3. 490-501 C & 490-202. BUILDING HEIGHT
4. 490-701 C. (D) PARKING SPACE SIZE
5. 490-701 E. - NUMBER OF PARKING SPACES
6. 490-501 C. LOT COVERAGE

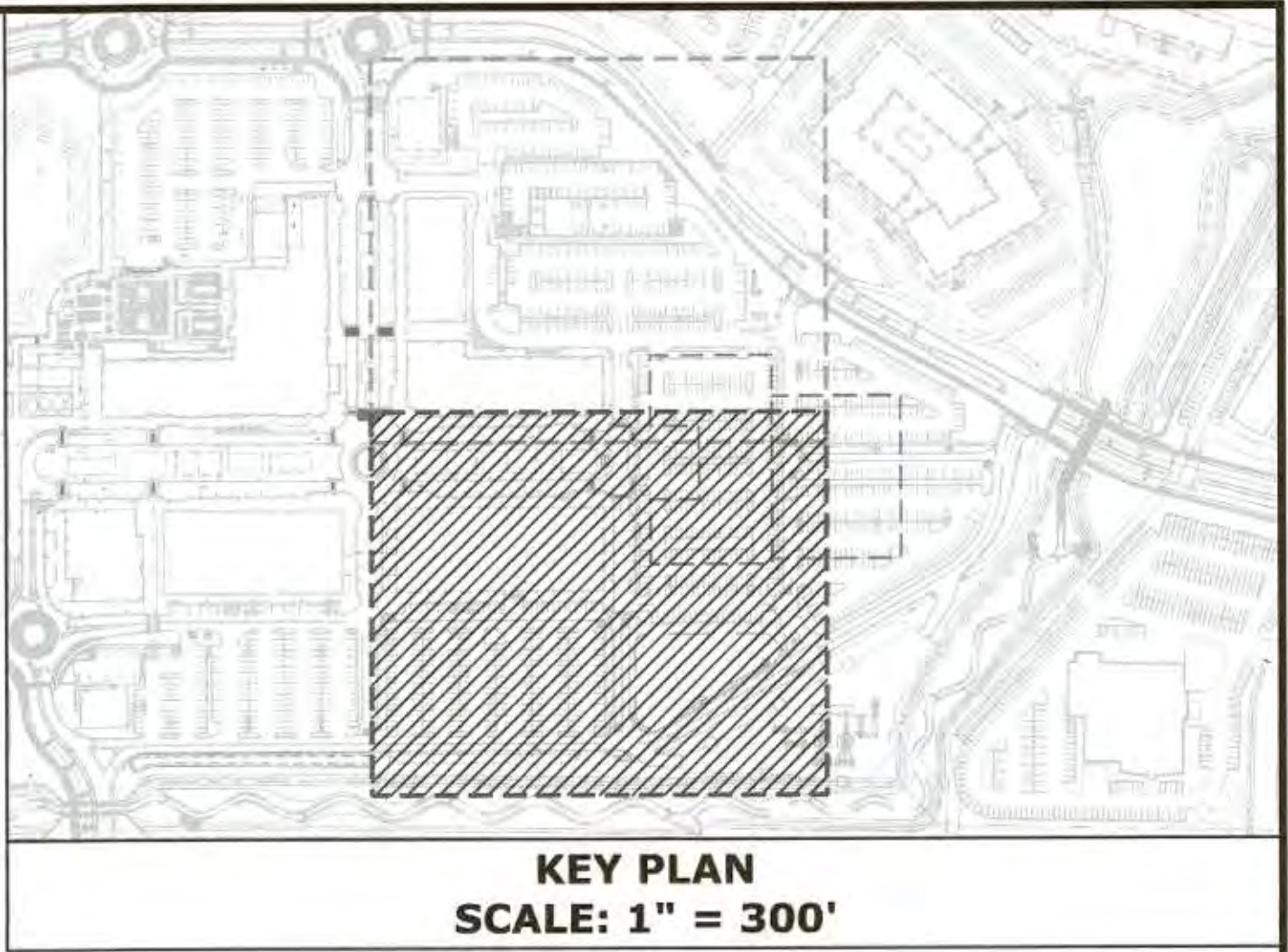
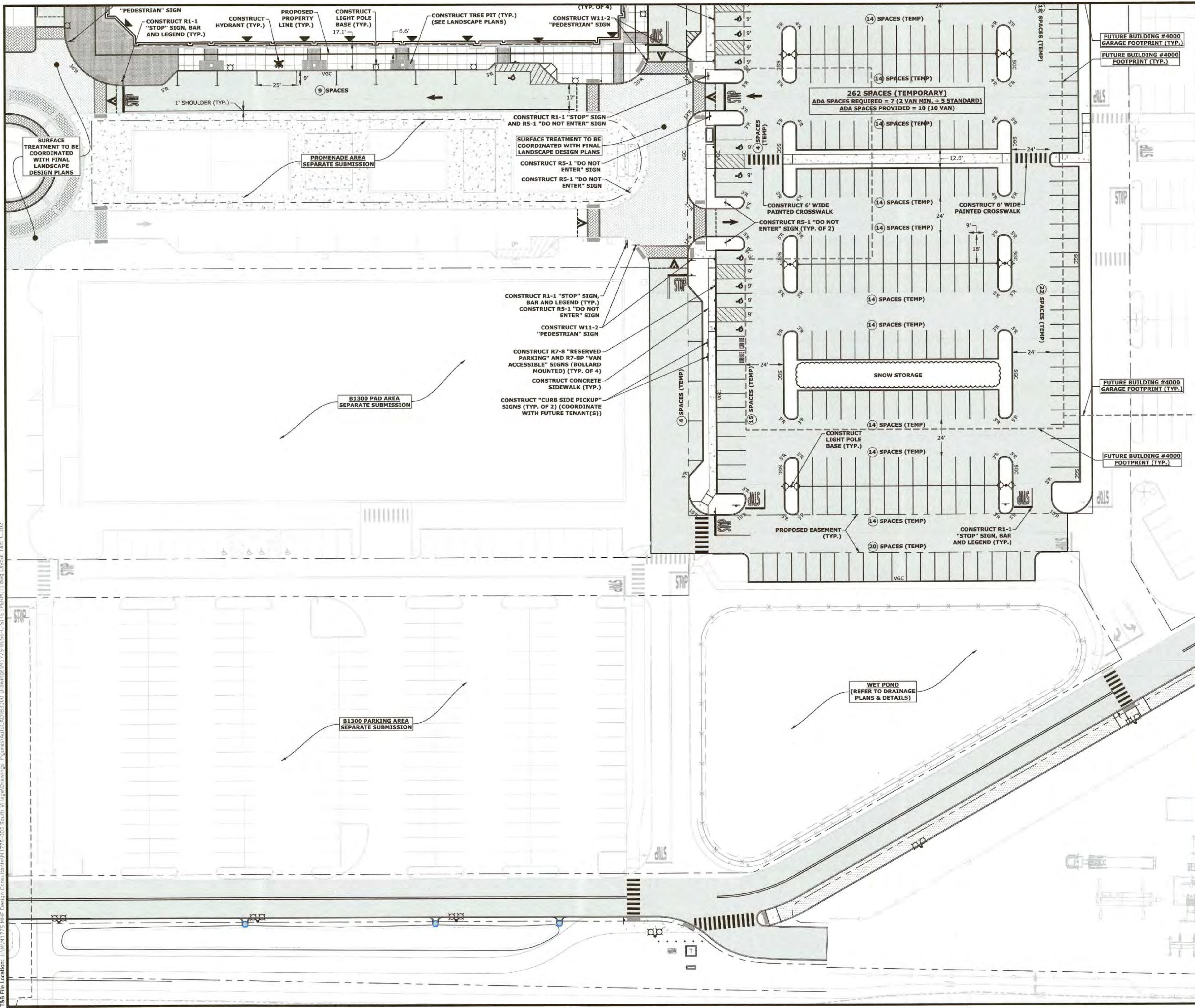
SEE SHEET G.100 FOR ZONING AND SITE PLAN DATA.

PERMIT PLANS - NOT FOR CONSTRUCTION

3	03/16/2022	UPDATED COA & REVISED PER TOWN COMMENTS
2	11/23/2021	REVISED PER TOWN COMMENTS
1	11/12/2021	REVISED PER TOWN COMMENTS
MARK	DATE	DESCRIPTION

OVERALL SITE PLAN					
TUSCAN VILLAGE - BUILDING 3000 SITE PLANS TUSCAN VILLAGE MASTER DEVELOPMENT, LLC 15 & 17 ARTISAN DRIVE SALEM NH, 03079 SALEM PROPERTY MAP 98 LOT 7887 & MAP 108 LOT 13015					
 SCALE IN FEET 0 80' 160' GRAPHIC SCALE SCALE: AS SHOWN	Tighe&Bond www.tighebond.com 177 Corporate Drive Portsmouth, NH 03801 (603) 433-8818 DATE: October 19, 2021				
SALEM PLANNING BOARD APPROVAL	OWNER TUSCAN VILLAGE MASTER DEVELOPMENT, LLC P.O. BOX 1648 SALEM, NH 03079				
ZONE: COMMERCIAL - INDUSTRIAL 'C'					
PROJECT NO: M1775-005E	FILE: M1775-005E-C-SITE (PERMIT).dwg	DRAWN BY: BKC/AFS	CHECKED: JMP	APPROVED: BLM	SHEET: C.300

Last Save Date: November 23, 2021 9:26 AM BY: BCUHCO
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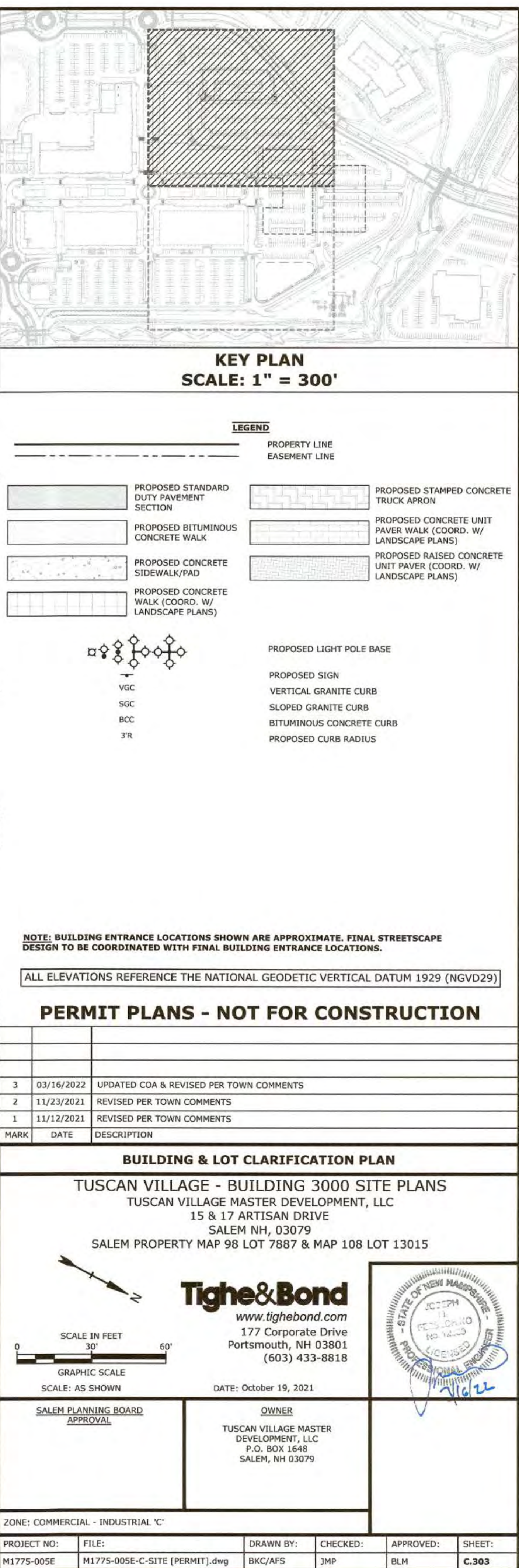
LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	PROPOSED STANDARD DUTY PAVEMENT SECTION
	PROPOSED STAMPED CONCRETE TRUCK APRON
	PROPOSED BITUMINOUS CONCRETE WALK
	PROPOSED CONCRETE UNIT PAVER WALK (COORD. W/ LANDSCAPE PLANS)
	PROPOSED CONCRETE SIDEWALK/PAD
	PROPOSED RAISED CONCRETE UNIT PAVER (COORD. W/ LANDSCAPE PLANS)
	PROPOSED CONCRETE WALK (COORD. W/ LANDSCAPE PLANS)
	PROPOSED LIGHT POLE BASE
	PROPOSED SIGN
	VERTICAL GRANITE CURB
	SLOPED GRANITE CURB
	BITUMINOUS CONCRETE CURB
	PROPOSED CURB RADIUS

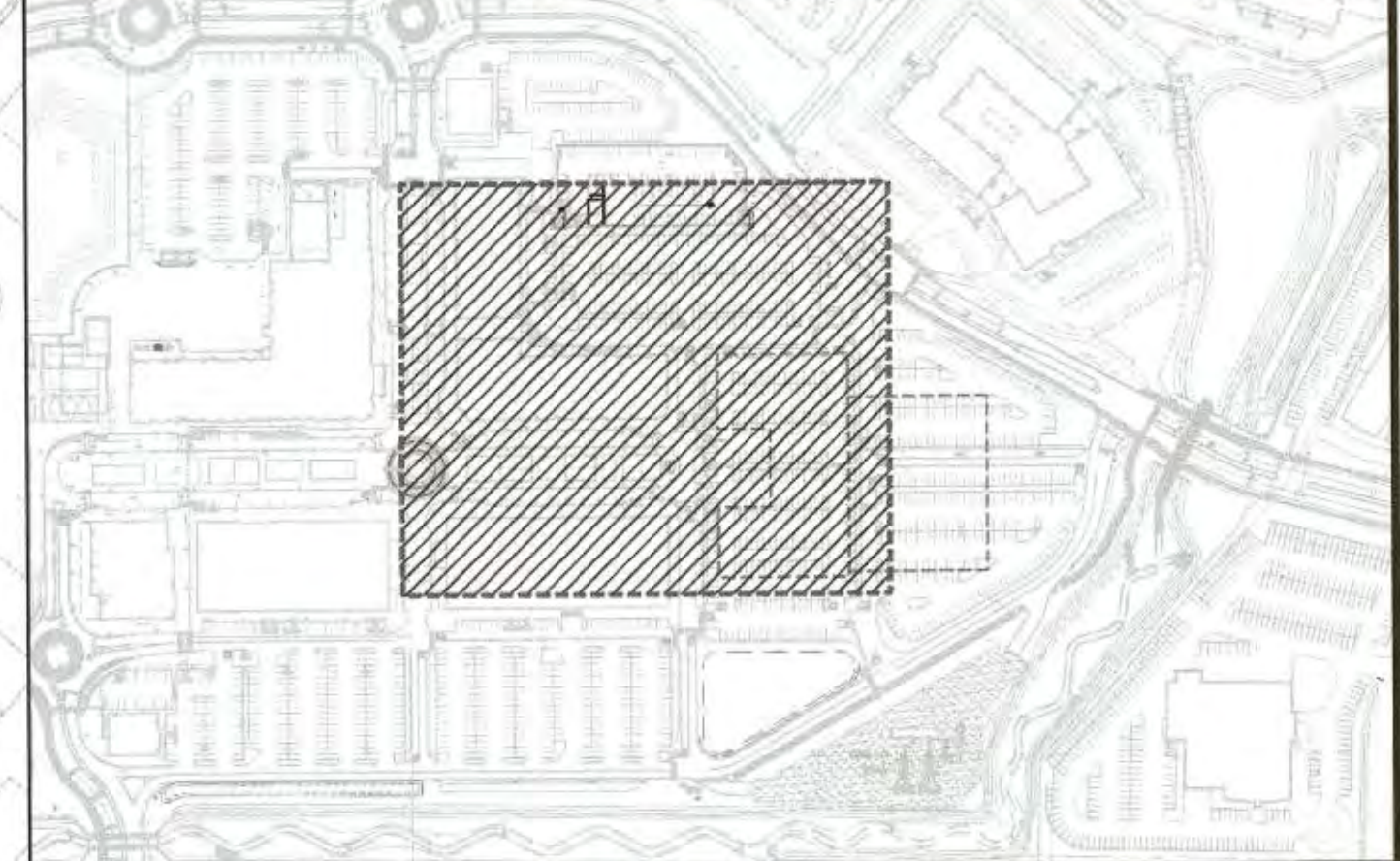
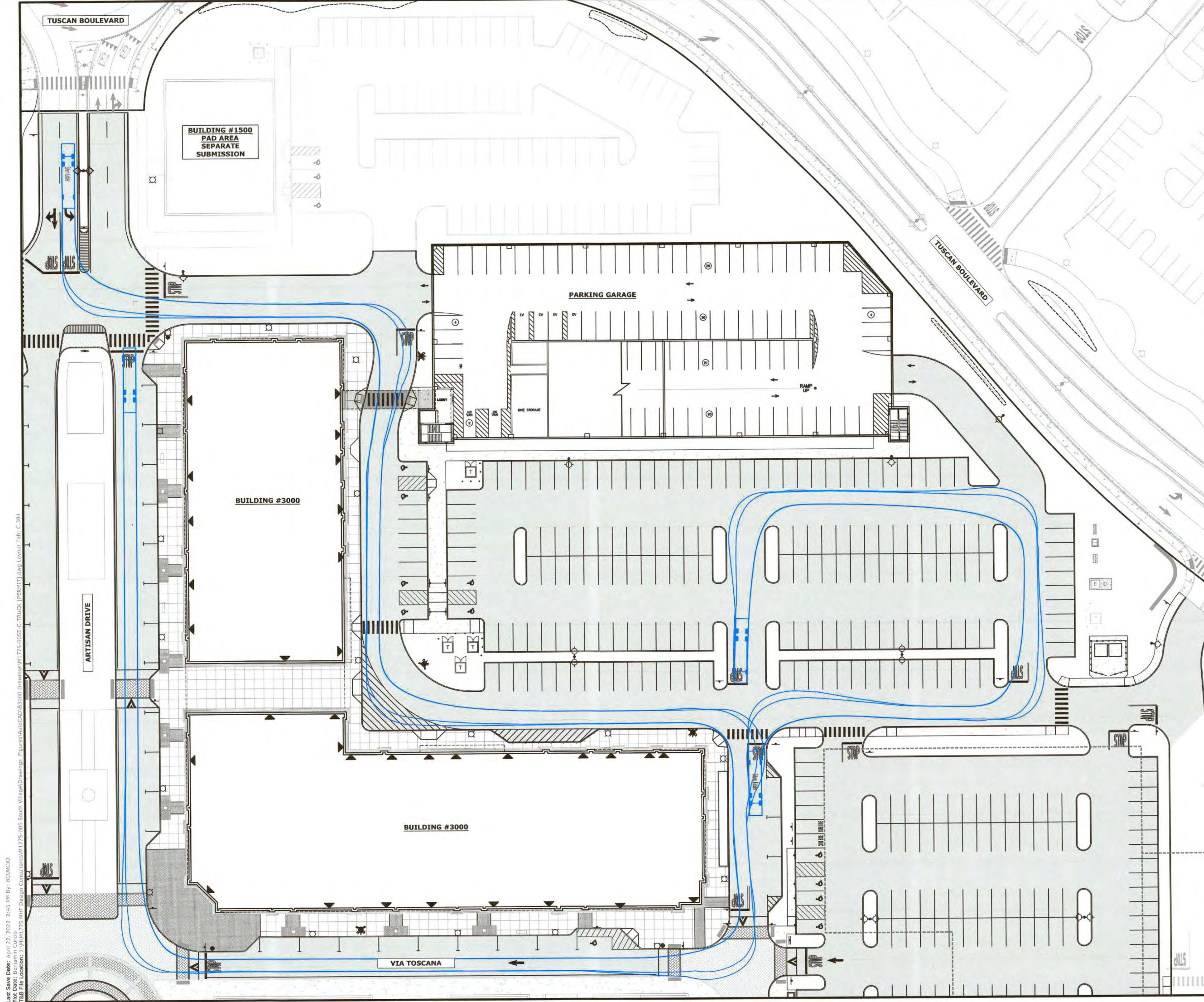
NOTE: BUILDING ENTRANCE LOCATIONS SHOWN ARE APPROXIMATE. FINAL STREETSCAPE DESIGN TO BE COORDINATED WITH FINAL BUILDING ENTRANCE LOCATIONS.

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

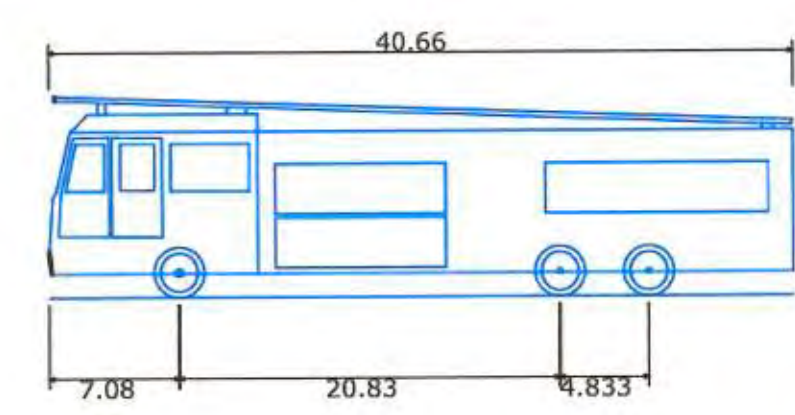
PERMIT PLANS - NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION
2	11/23/2021	REVISED PER TOWN COMMENTS
1	11/12/2021	REVISED PER TOWN COMMENTS
SITE PLAN		
TUSCAN VILLAGE - BUILDING 3000 SITE PLANS		
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC 63 MAIN STREET SALEM NH, 03079 SALEM PROPERTY MAP 98 LOT 7887 & MAP 108 LOT 13015		
 Tighe&Bond www.tighebond.com 177 Corporate Drive Portsmouth, NH 03801 (603) 433-8818		
SCALE IN FEET 0 30' 60' GRAPHIC SCALE SCALE: AS SHOWN DATE: October 19, 2021		
SALEM PLANNING BOARD APPROVAL		OWNER TUSCAN VILLAGE MASTER DEVELOPMENT, LLC 63 MAIN STREET SALEM, NH 03079
ZONE: COMMERCIAL - INDUSTRIAL 'C'		
PROJECT NO:	FILE:	DRAWN BY:
M1775-005E	M1775-005E-C-SITE [PERMIT].dwg	BKC/AFS
CHECKED:		APPROVED:
JMP		BLM
SHEET:		C.302





KEY PLAN
SCALE: 1" = 300'



Salem Ladder
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Wall to Wall Turning Radius

40.660ft
8.000ft
11.000ft
1.305ft
7.830ft
6.00s
42.000ft

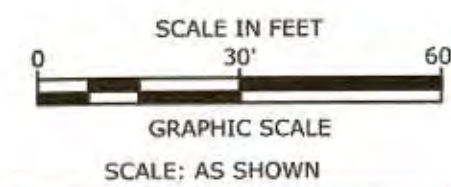
PERMIT PLANS - NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION
3	05/02/2022	HYDRANT OMISSION
2	03/16/2022	UPDATED COA & REVISED PER TOWN COMMENTS
1	11/12/2021	REVISED PER TOWN COMMENTS

FIRE TRUCK TURNING PLAN

TUSCAN VILLAGE - BUILDING 3000 SITE PLANS
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
15 & 17 ARTISAN DRIVE
SALEM NH, 03079
SALEM PROPERTY MAP 98 LOT 7887 & MAP 108 LOT 13015

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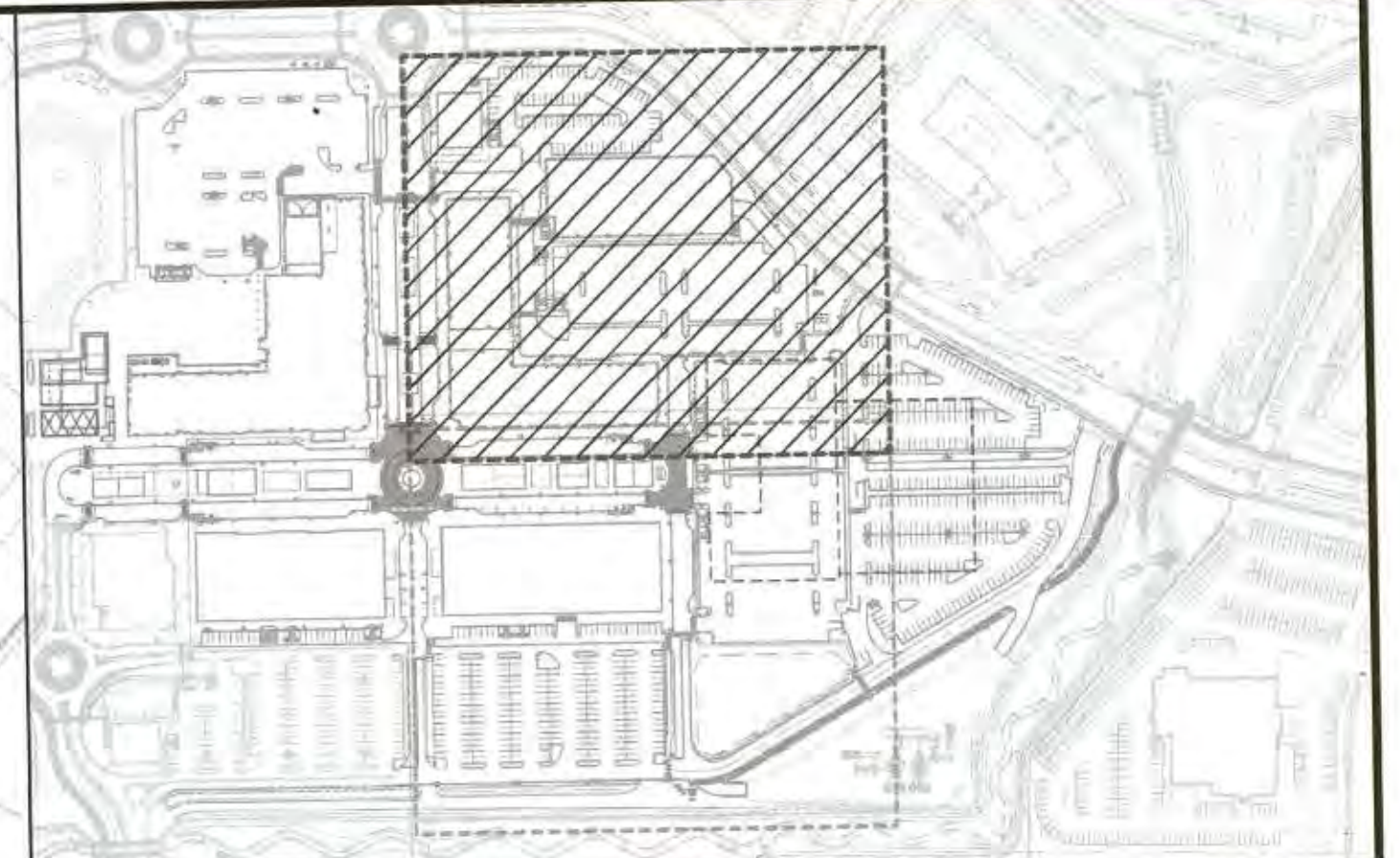
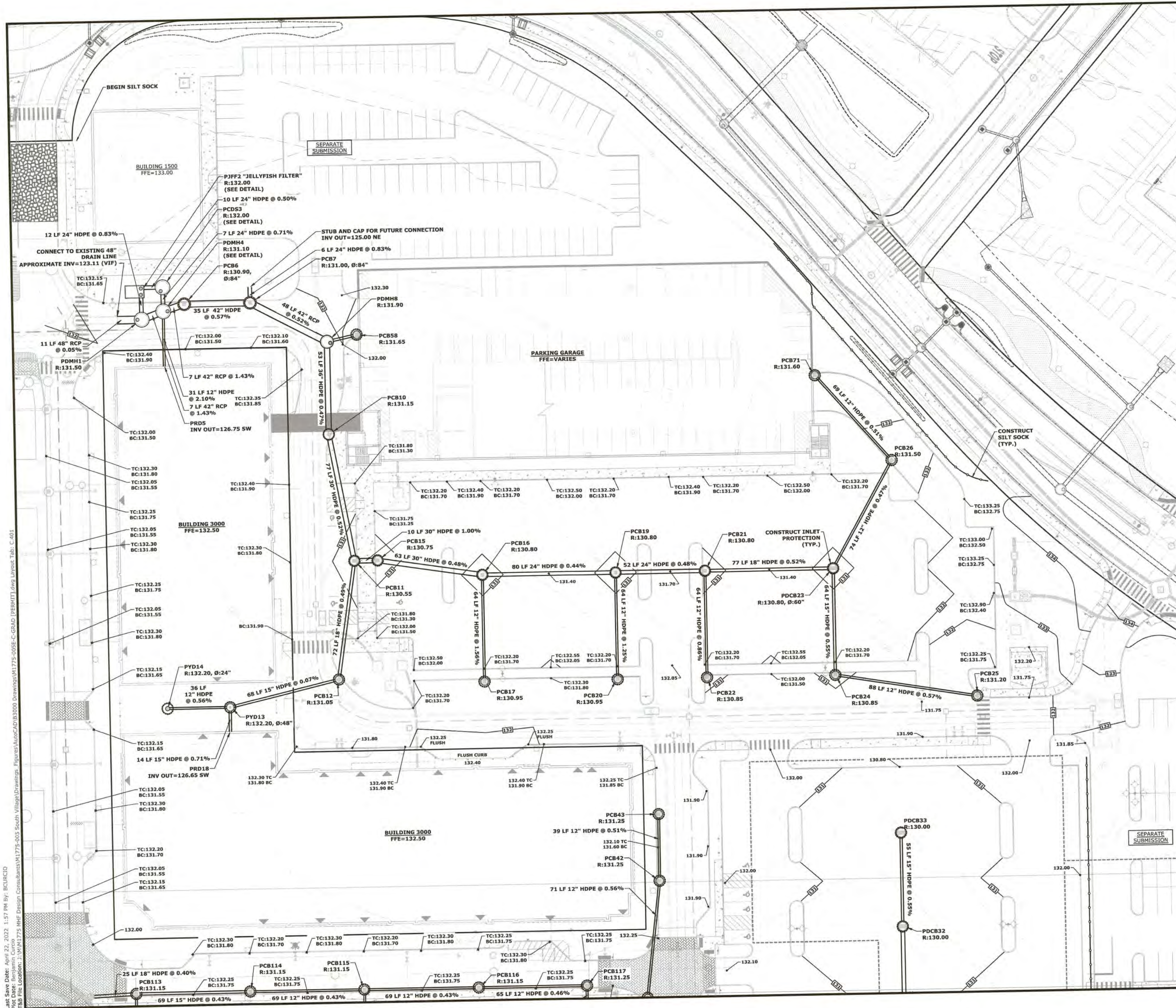


DATE: October 19, 2021

SALEM PLANNING BOARD APPROVAL	OWNER TUSCAN VILLAGE MASTER DEVELOPMENT, LLC P.O. BOX 1648 SALEM, NH 03079
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ZONE: COMMERCIAL - INDUSTRIAL 'C'					
PROJECT NO: M1775-005E	FILE: M1775-005E-C-TRUCK [PERMIT].dwg	DRAWN BY: BKC/AFS	CHECKED: JMP	APPROVED: BLM	SHEET: C.304

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Plot Date: Benjamin Curcio
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KEY PLAN
SCALE: 1" = 300'

NOTE: REFER TO SHEET C.402 FOR DRAINAGE STRUCTURE TABLE
ALL ELEVATIONS REFERENCE THE NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD29)

PERMIT PLANS - NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION
2	03/16/2022	UPDATED COA & REVISED PER TOWN COMMENTS
1	11/11/2021	REVISED PER TOWN COMMENTS

GRADING, DRAINAGE AND EROSION CONTROL PLAN

TUSCAN VILLAGE - BUILDING 3000 SITE PLANS
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
15 & 17 ARTISAN DRIVE
SALEM NH, 03079
SALEM PROPERTY MAP 98 LOT 7887 & MAP 108 LOT 13015



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(603) 433-8818

DATE: October 19, 2021

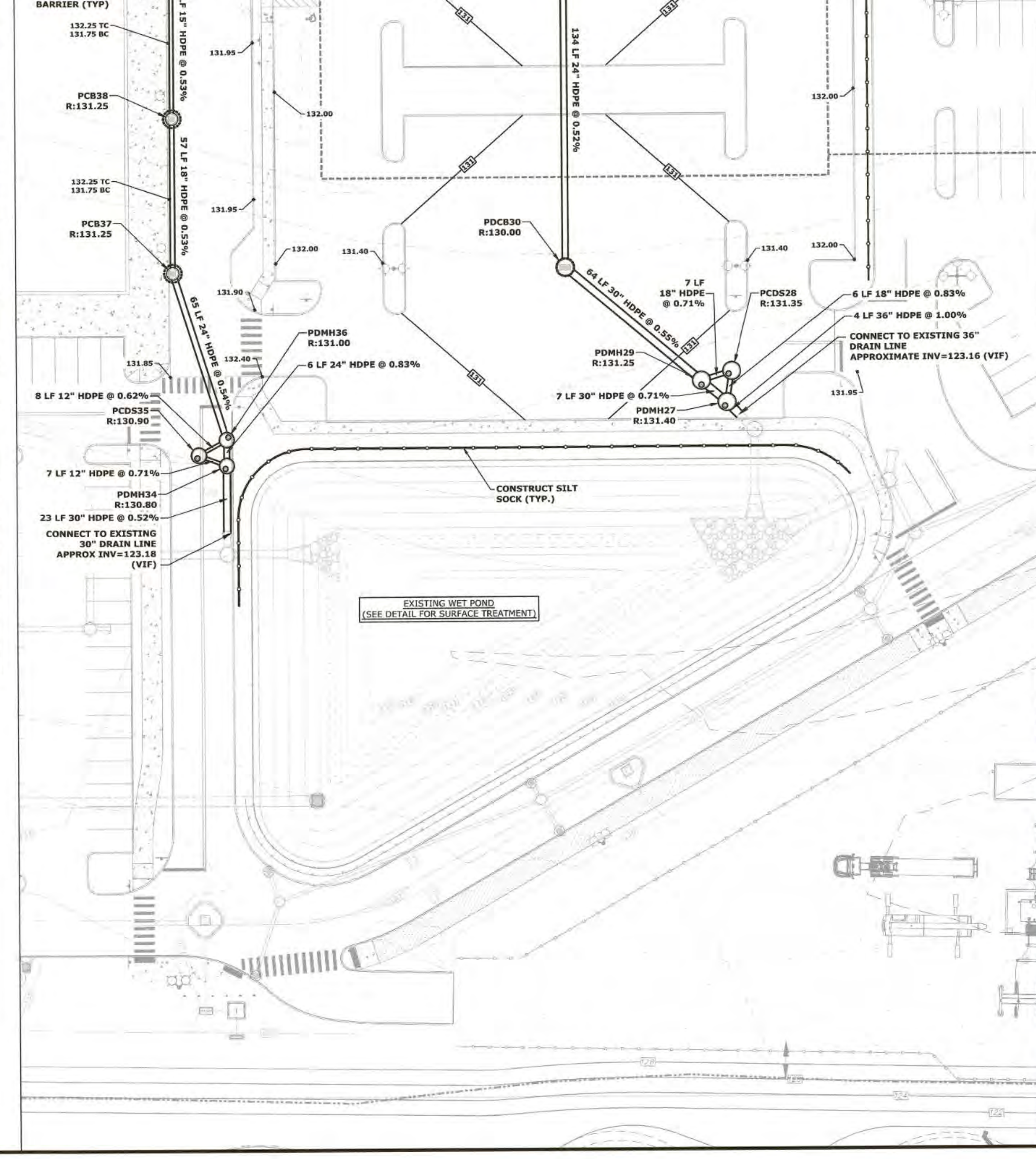
SALEM PLANNING BOARD APPROVAL		OWNER	
		TUSCAN VILLAGE MASTER DEVELOPMENT, LLC P.O. BOX 1648 SALEM, NH 03079	

ZONE: COMMERCIAL - INDUSTRIAL "C"				
PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:
M1775-005E	M1775-005E-C-GRAD (PERMIT).dwg	BKC/AFS	JMP	BLM

SHEET: C.401

STRUCTURE TABLE				
STRUCTURE NAME	DIAMETER	RIM	INV. IN	INV. OUT
PCB6	7'	130.90	124.45 NW	124.45 SE
PCB7	7'	131.00	124.65 N	124.65 SE
PCB10	6'	131.15	125.15 NE	125.15 SW
PCB11	5'	130.55	125.55 NW	125.55 SW
PCB12	4'	131.05	126.40 SE	126.00 W
PCB15	5'	130.75	125.65 N	125.65 SE
PCB16	5'	130.80	125.95 NW	125.95 S
PCB17	4'	130.95	126.10 NE	127.10 SW
PCB19	5'	130.80	126.30 NW	126.30 SE
PCB20	4'	130.95	126.80 NE	127.60 SW
PCB21	5'	130.80	126.55 NW	126.55 SE
PCB22	4'	130.85	127.05 NE	127.60 SW
PCB24	4'	130.85	127.30 N	127.30 SW
PCB25	4'	131.20	127.80 S	127.30 SW
PCB26	4'	131.50	127.50 S	127.80 S
PCB37	4'	131.25	124.05 SW	123.95 NE
PCB38	4'	131.25	124.45 SW	124.35 NE
PCB39	4'	131.25	124.85 SW	124.75 NE
PCB40	4'	131.60	125.25 SW	125.15 NE
PCB41	4'	131.60	125.60 W	125.50 NE
PCB42	4'	131.25	126.10 SW	126.00 E
PCB43	4'	131.25	126.30 NE	126.30 NE
PCB58	4'	131.65	125.10 SE	125.10 SE
PCB71	4'	131.60	127.85 N	127.85 N
PCB113	4'	131.15	126.60 NW	126.60 SE
PCB114	4'	131.15	126.90 NW	126.90 SE
PCB115	4'	131.15	127.20 NW	127.20 SE
PCB116	4'	131.15	127.50 NW	127.50 SE
PCB117	4'	131.25	127.90 NE	127.80 SE
PCDS3	8'	132.00	124.30 NE	124.30 SE

STRUCTURE TABLE				
STRUCTURE NAME	DIAMETER	RIM	INV. IN	INV. OUT
PCDS28	6'	131.35	123.45 SE	123.35 E
PCDS35	5'	130.90	123.45 NW	123.45 N
PDCB23	5'	130.80	126.95 NE	126.95 SE
PDCB30	6'	130.00	124.05 SW	123.95 N
PDCB31	5'	130.00	124.85 SW	124.75 NE
PDCB32	5'	130.00	125.60 SW	125.50 NE
PDCB33	5'	130.00	125.90 SW	125.90 NE
PDMH1	8'	131.50	124.25 NW	123.12 SE
PDMH4	8'	131.10	124.35 NW	124.35 SE
PDMH8	7'	131.90	124.90 NE	124.90 S
PDMH27	6'	131.40	125.00 S	123.20 N
PDMH34	6'	131.25	123.60 S	123.50 NW
PDMH36	4'	131.00	123.90 SW	123.30 NE
PJFF2		132.00	124.25 NW	124.00 NE
PRD3				126.90 SW
PRD4				127.30 SW
PRD5				126.75 SW
PRD18				126.65 SW
PRD50				127.95 SW
PYD13	4'	132.20	126.55 SE	126.45 NW
PYD14	4'	132.20	126.55 NE	126.75 NW



KEY PLAN

SCALE: 1" = 300'

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

PERMIT PLANS - NOT FOR CONSTRUCTION

1	03/16/2022	UPDATED COA & REVISED PER TOWN COMMENTS
MARK	DATE	DESCRIPTION

GRADING, DRAINAGE AND EROSION CONTROL PLAN

TUSCAN VILLAGE - BUILDING 3000 SITE PLANS

TUSCAN VILLAGE MASTER DEVELOPMENT, LLC

15 & 17 ARTISAN DRIVE

SALEM NH, 03079

SALEM PROPERTY MAP 98 LOT 7887 & MAP 108 LOT 13015

0

30'

60'

SCALE IN FEET

GRAPHIC SCALE

SCALE: AS SHOWN

DATE: October 19, 2021

SALEM PLANNING BOARD APPROVAL

OWNER

TUSCAN VILLAGE MASTER DEVELOPMENT, LLC

P.O. BOX 1648

SALEM, NH 03079

STATE OF NEW HAMPSHIRE

SEAL

JOSEPH E. CURCIO

REGISTERED PROFESSIONAL ENGINEER

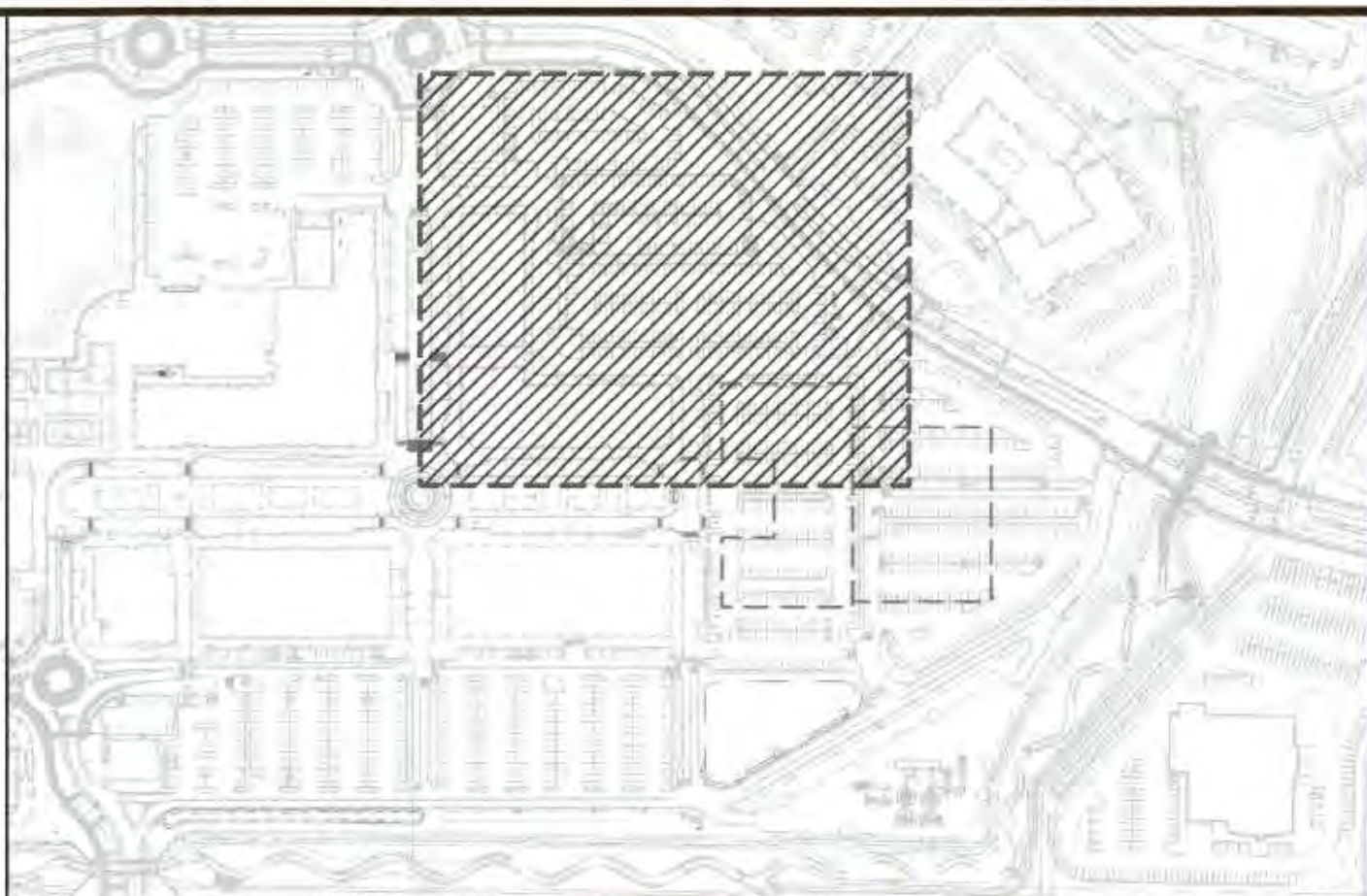
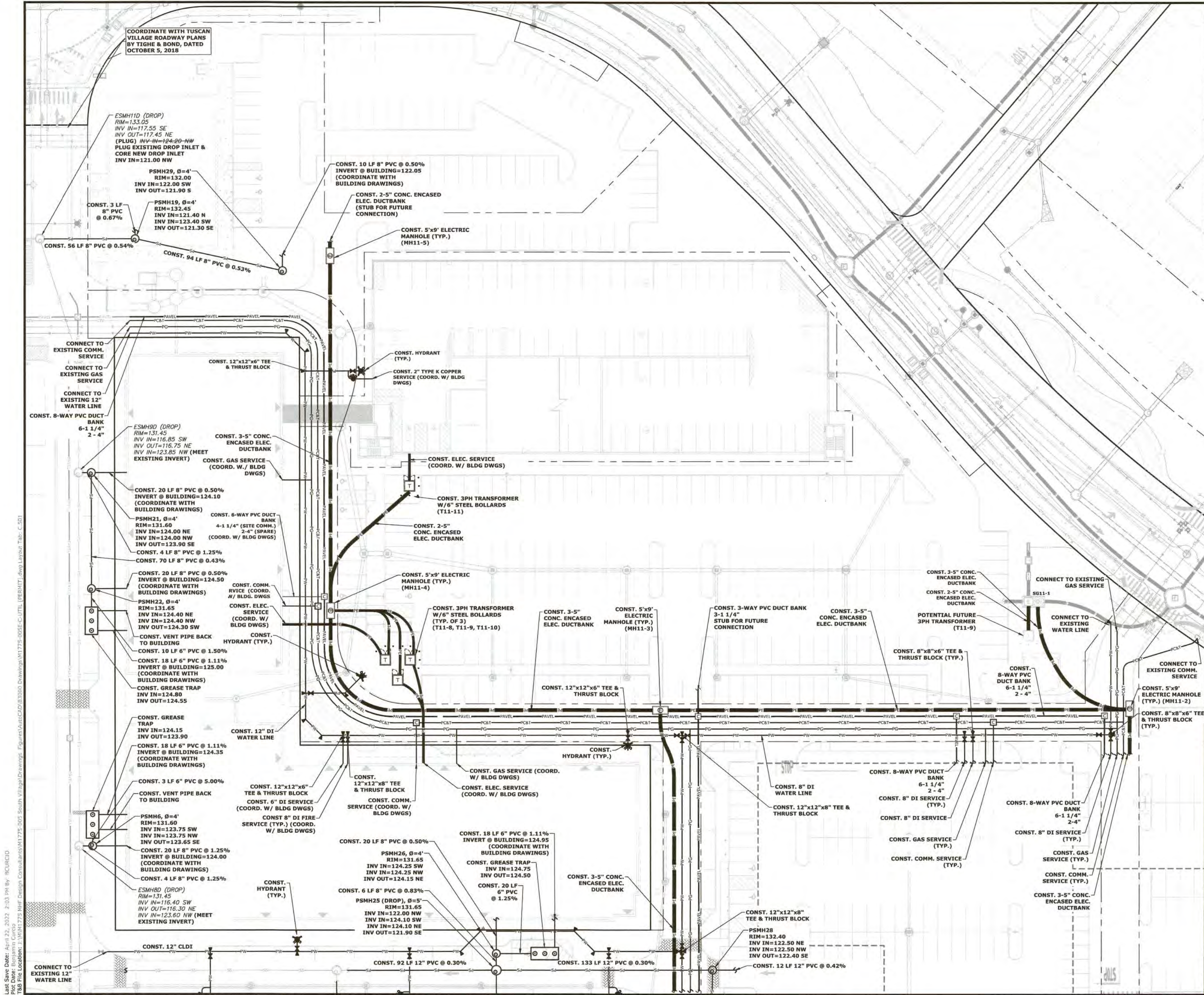
NO. 12433

EXPIRATION DATE 12/31/2025

2022

ZONE: COMMERCIAL - INDUSTRIAL 'C'

PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
M1775-005E	M1775-005E-C-GRAD [PERMIT].dwg	BKC/AFS	JMP	BLM	C.402



- KEY PLAN**
SCALE: 1" = 300'
- LEGEND**
- PROPOSED ELECTRICAL SERVICE LINE
 - PROPOSED CONCRETE ENCASED ELECTRICAL DUCTBANK
 - PROPOSED COMMUNICATIONS LINE
 - PROPOSED GAS LINE
 - PROPOSED WATER LINE
 - PROPOSED SANITARY SEWER
 - PROPOSED AUDIO/VISUAL & ELECTRICAL DUCTBANK
 - PROPOSED IRRIGATION SLEEVE
 - PROPOSED THRUST BLOCK
 - PROPOSED WATER GATE VALVE
 - PROPOSED WATER SHUT-OFF VALVE
 - PROPOSED FIRE HYDRANT
 - PROPOSED WELL
 - PROPOSED SEWER MANHOLE
 - PROPOSED GREASE TRAP
 - PROPOSED ELECTRIC MANHOLES
 - PROPOSED ELECTRIC TRANSFORMER PAD

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

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

PERMIT PLANS - NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION
2	03/16/2022	UPDATED COA & REVISED PER TOWN COMMENTS
1	11/12/2021	REVISED PER TOWN COMMENTS

UTILITY PLAN

TUSCAN VILLAGE - BUILDING 3000 SITE PLANS
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
15 & 17 ARTISAN DRIVE
SALEM NH, 03079
SALEM PROPERTY MAP 98 LOT 7887 & MAP 108 LOT 13015

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

SCALE IN FEET: 0, 30', 60'
GRAPHIC SCALE
SCALE: AS SHOWN
DATE: October 19, 2021

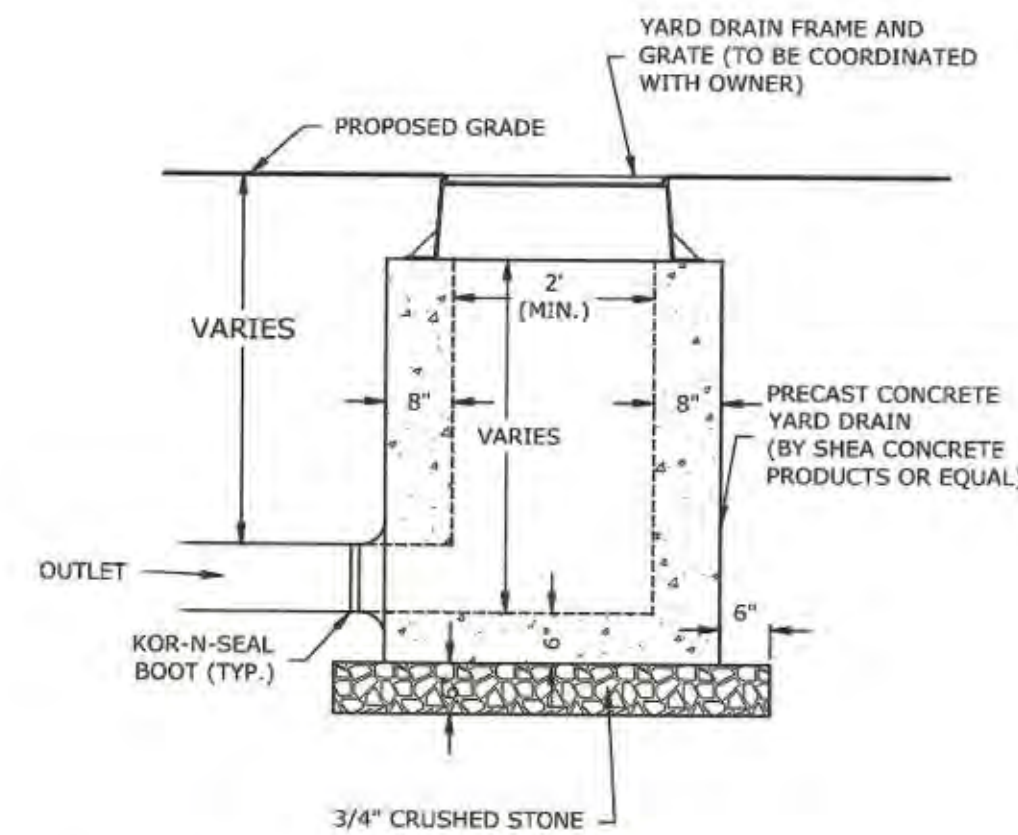
SALEM PLANNING BOARD APPROVAL

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

ZONE: COMMERCIAL - INDUSTRIAL 'C'

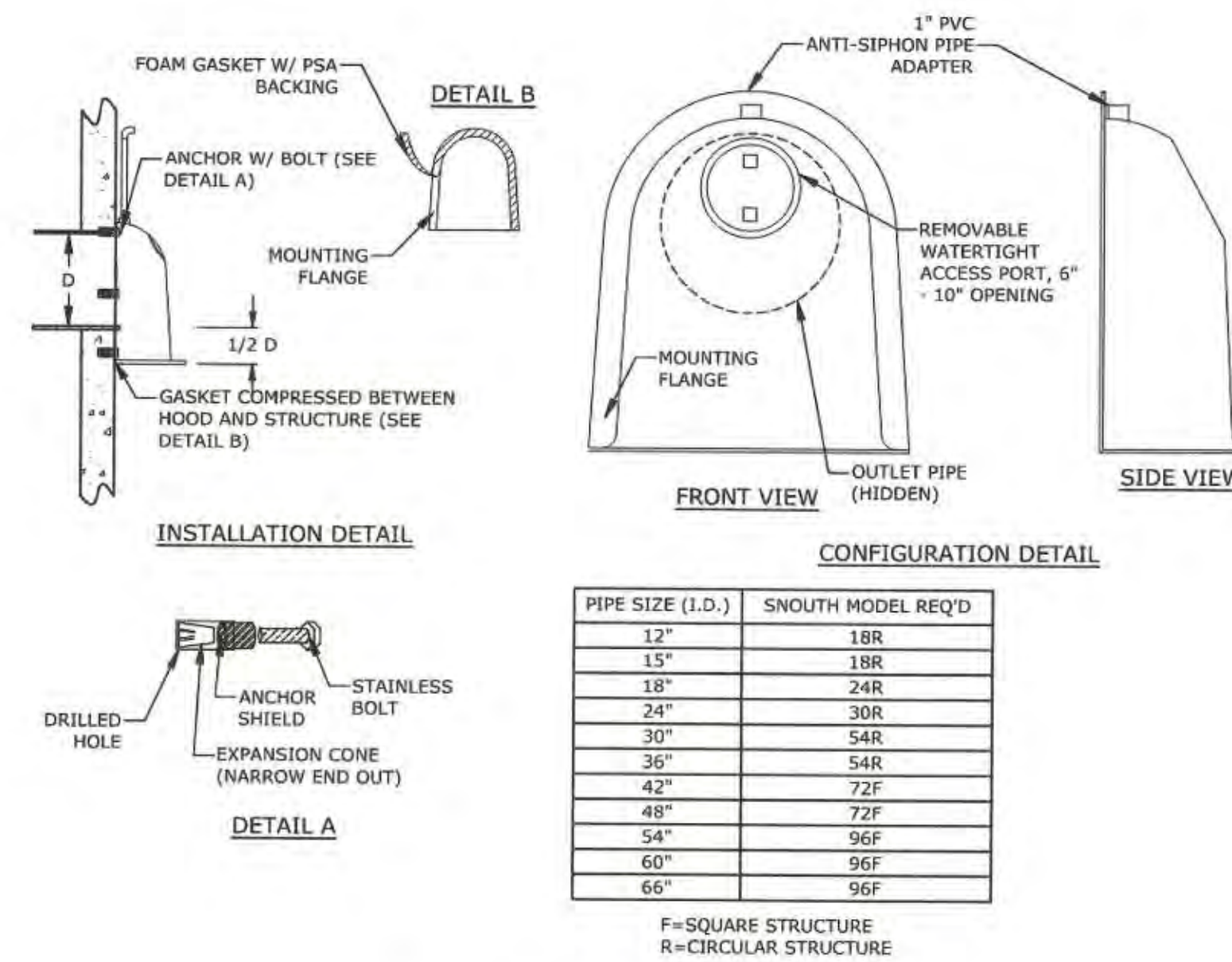
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M1775-005E	M1775-005E-C-UTIL [PERMIT].dwg	BKC/AFS	JMP	BLM	C-501

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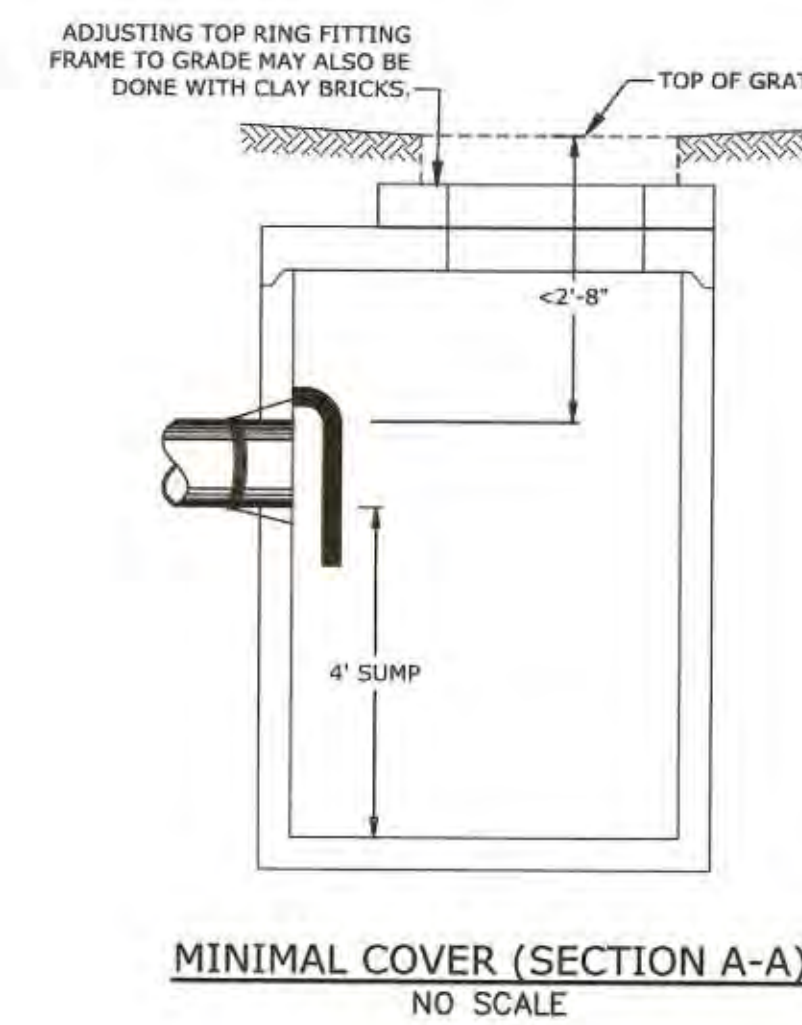
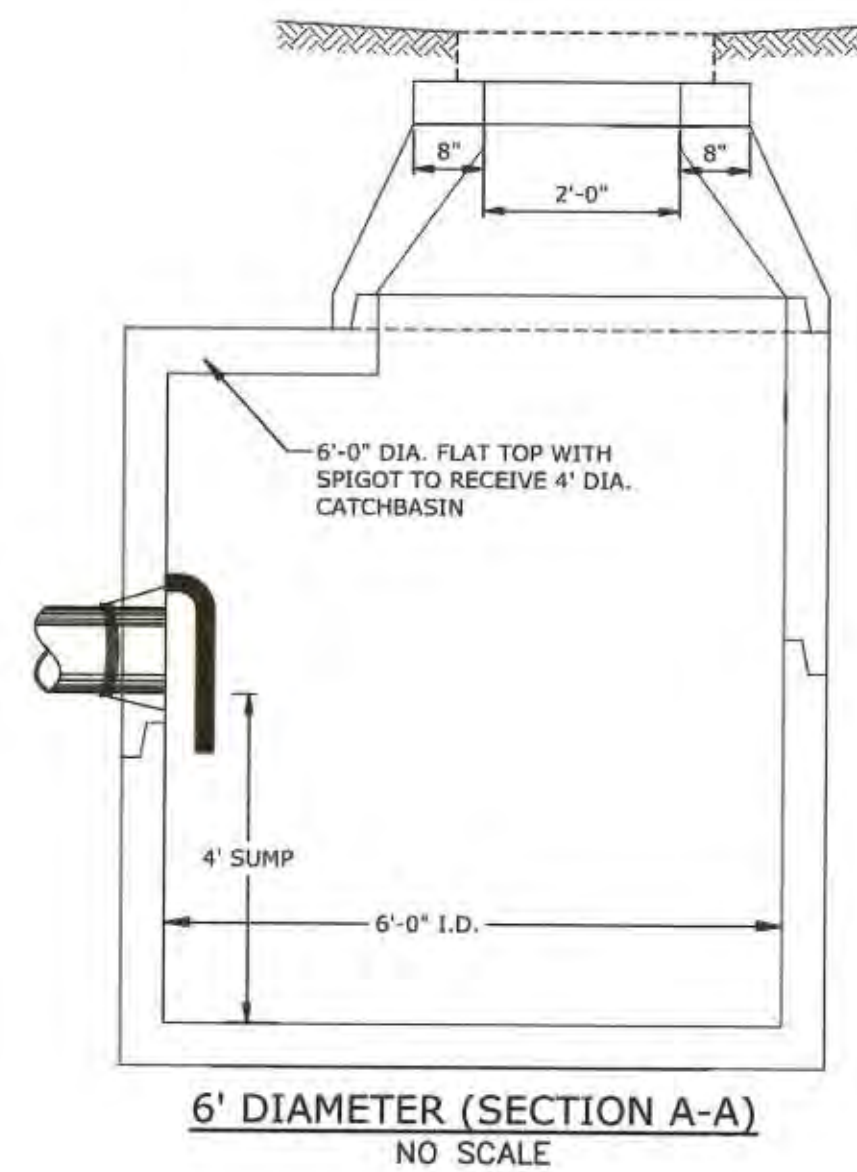
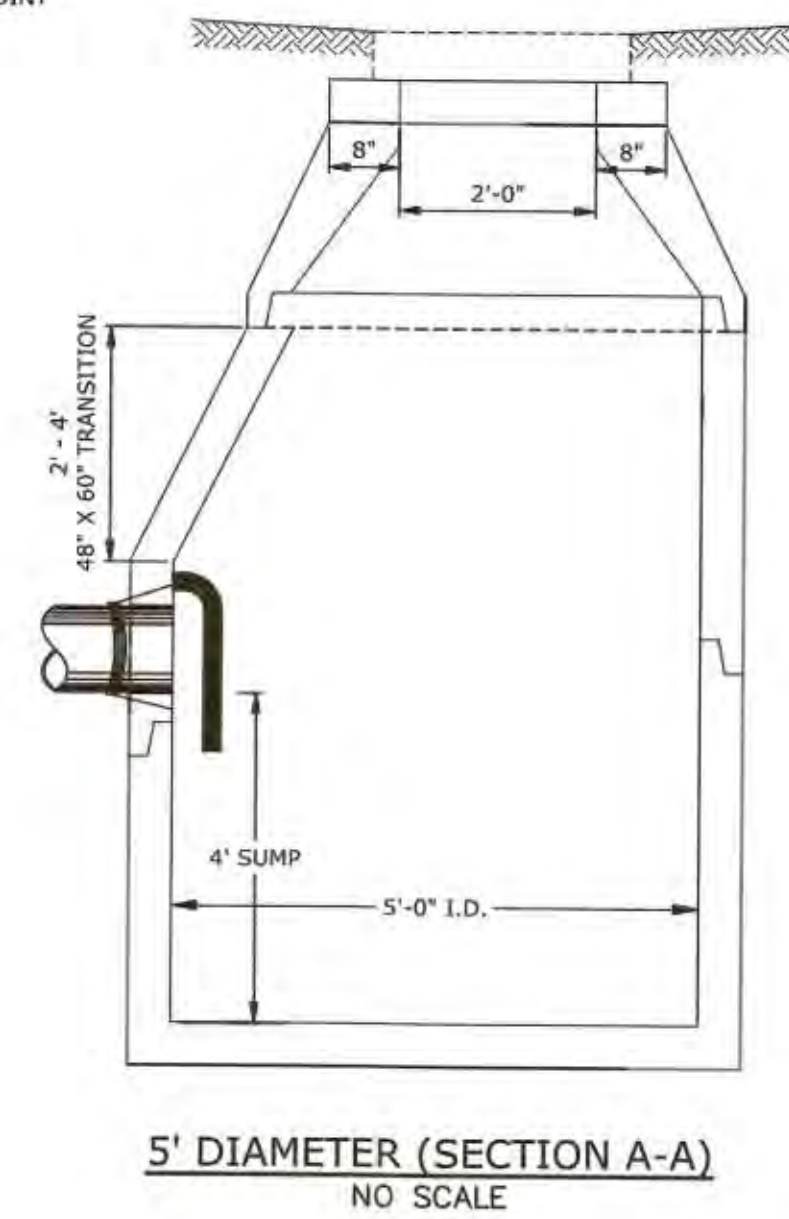
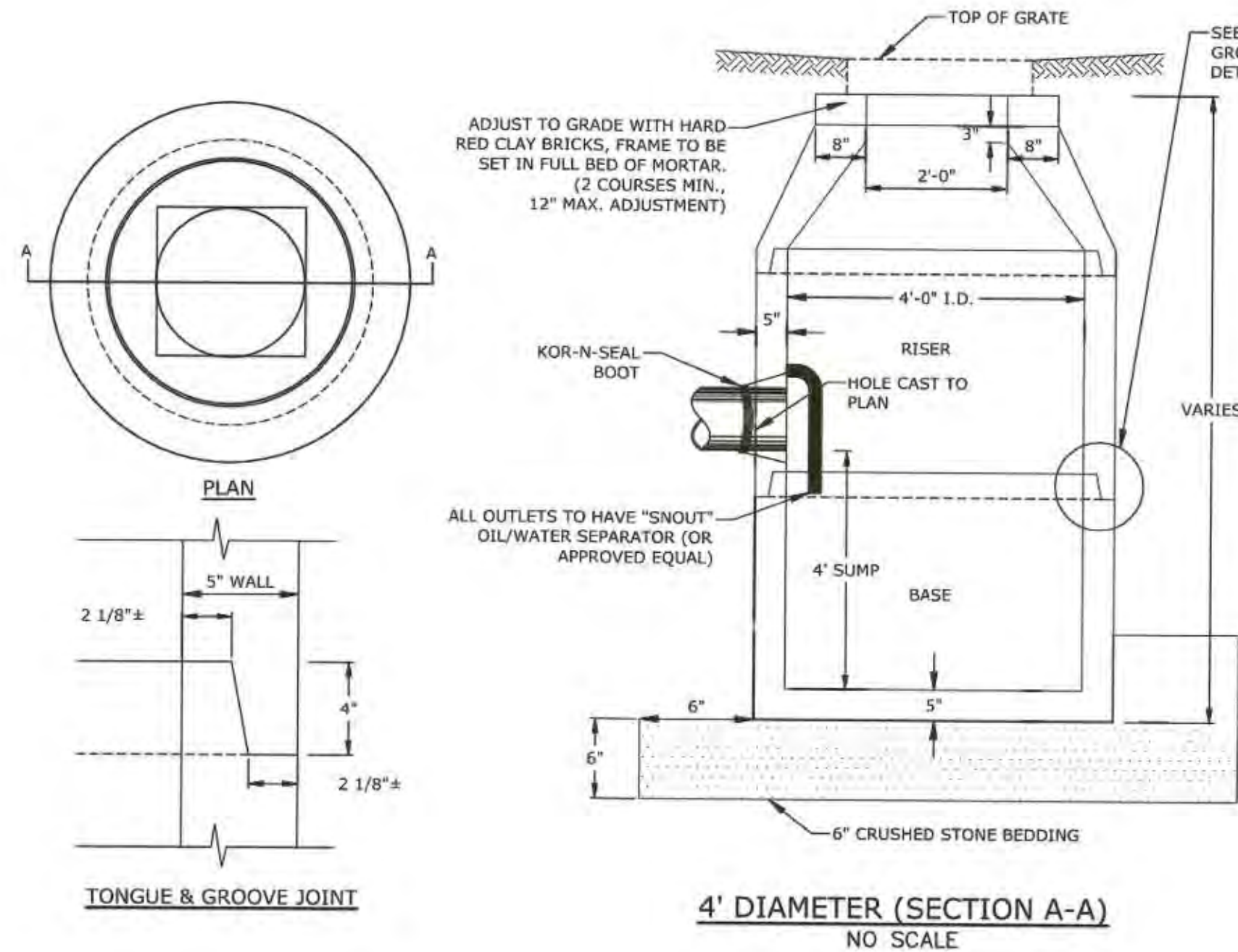


- NOTES:
1. CONCRETE SHALL BE 4,000 PSI (TYPE II CEMENT)
 2. SEE SITE, GRADING, DRAINAGE, EROSION CONTROL PLAN FOR LOCATIONS.
 3. THE STRUCTURES SHALL BE DESIGNED FOR H2O LOADING.
 4. ALL JOINTS ON THE STRUCTURE AND PIPING SHALL BE WATERTIGHT.

YARD DRAIN
NO SCALE



OIL-WATER-DEBRIS SEPARATOR
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 H2O 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 DISCHARGING DIRECTLY INTO UNDERGROUND DETENTION BASINS SHALL HAVE A 4' DEEP SUMP WITH AN OIL-WATER SEPARATOR HOOD.

CATCHBASIN WITH SEPARATOR
NO SCALE

PERMIT PLANS - NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION

DETAILS SHEET

TUSCAN VILLAGE - BUILDING 3000 SITE PLANS
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
63 MAIN STREET
SALEM NH, 03079
SALEM PROPERTY MAP 98 LOT 7887 & MAP 108 LOT 13015

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



SCALE: AS SHOWN

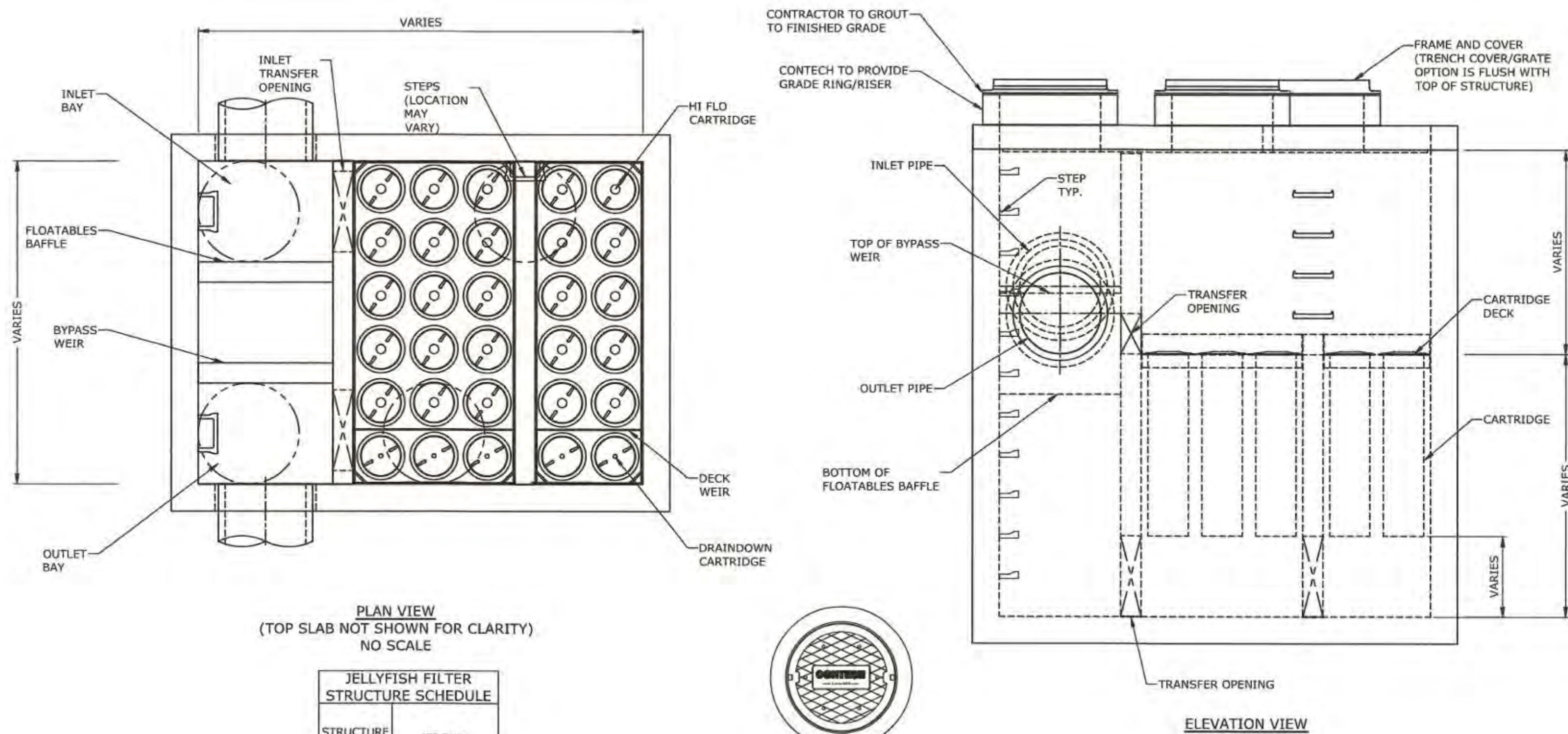
DATE: October 19, 2021

SALEM PLANNING BOARD
APPROVAL

OWNER

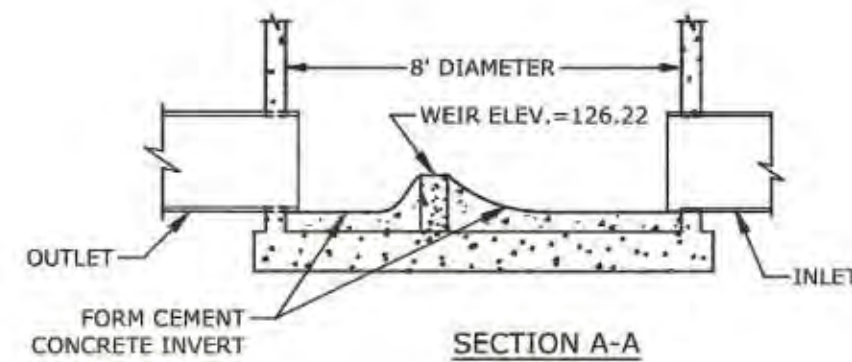
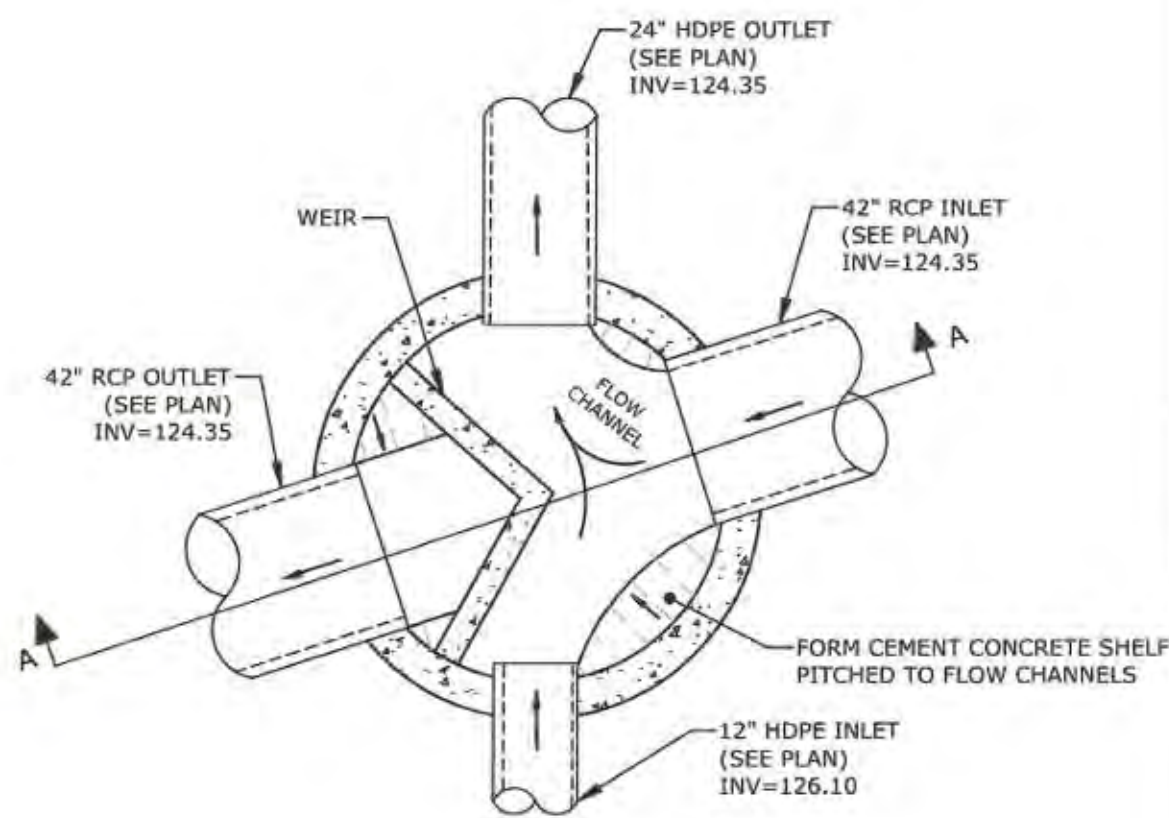
TUSCAN VILLAGE MASTER
DEVELOPMENT, LLC
63 MAIN STREET
SALEM, NH 03079

PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
M1775-005E	M1775-005E-C-DTLS [PERMIT].dwg	BKC/AFS	JMP	BLM	C.604

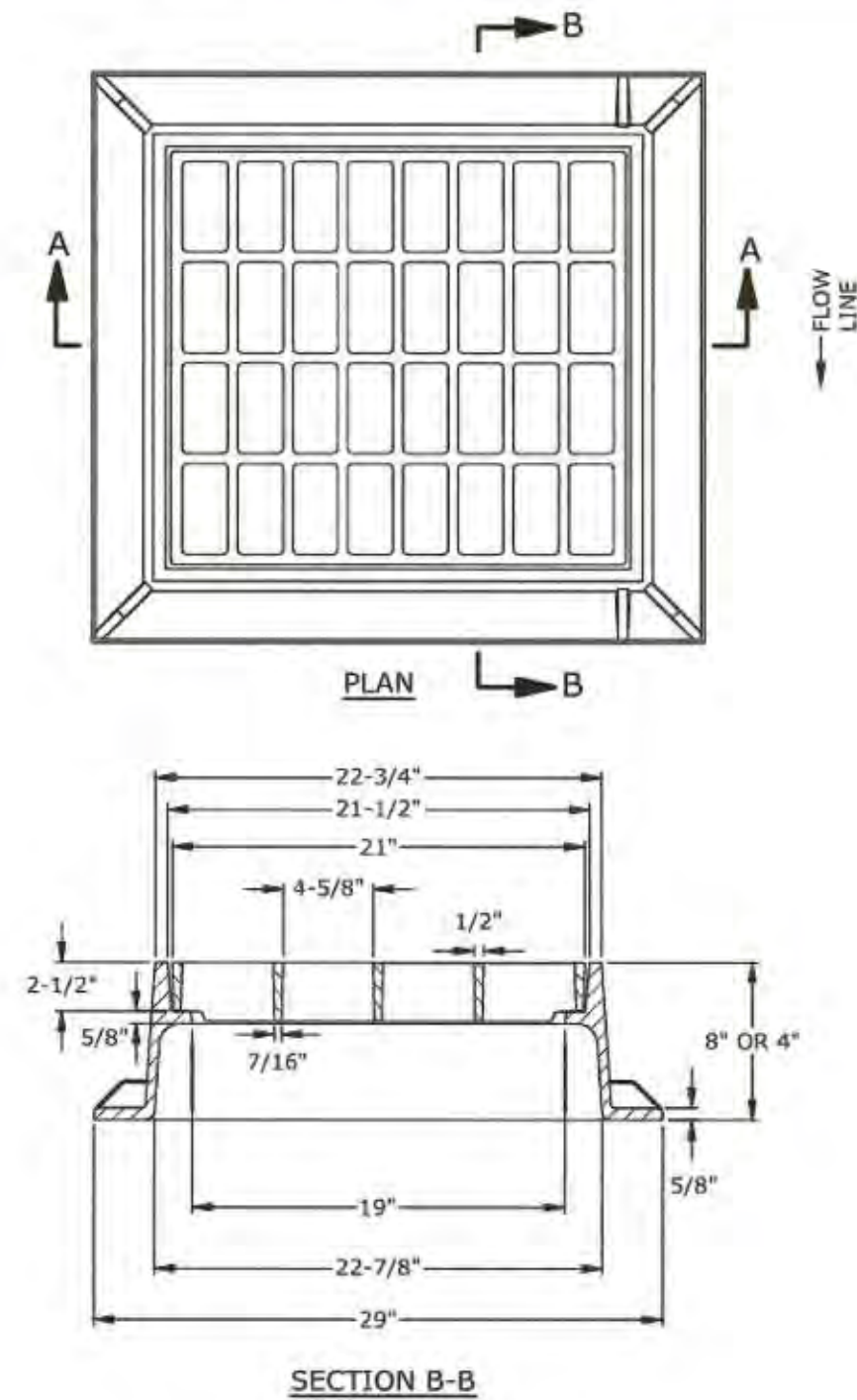


- GENERAL NOTES:**
- CONTECH TO PROVIDE FINAL DIMENSIONS BASED ON APPROVED FLOWS AND ALL MATERIALS UNLESS NOTED OTHERWISE.
 - JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
 - STRUCTURE SHALL MEET AASHTO HS-20 LOADING REQUIREMENTS. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
 - STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.
- INSTALLATION NOTES:**
- CONTRACTOR SHALL PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE (LIFTING CLUTCHES PROVIDED).
 - CONTRACTOR SHALL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
 - CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
 - CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION AT (866) 740-3318.

PROPOSED RECTANGULAR JELLYFISH FILTER UNIT
NO SCALE

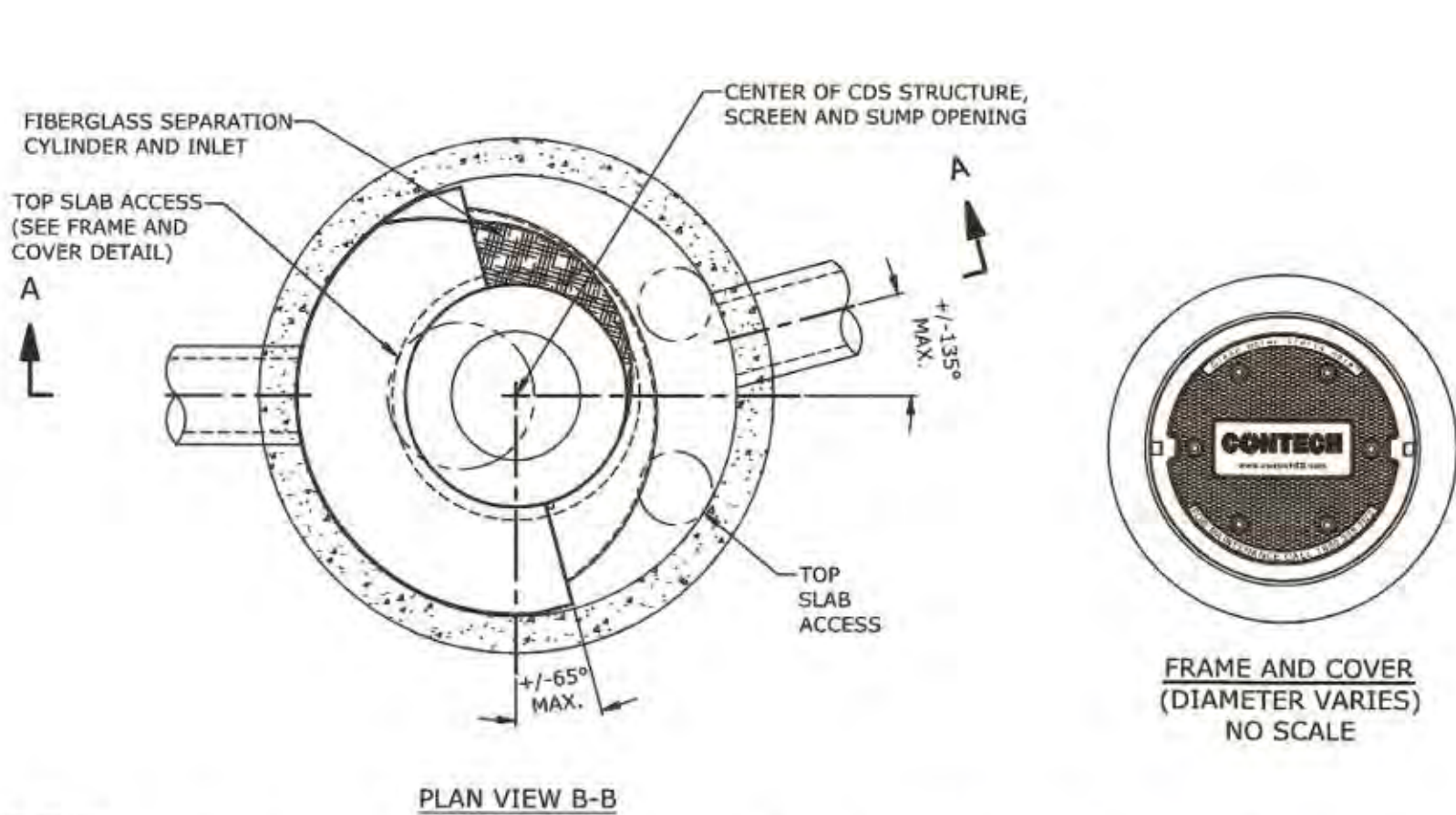


BY-PASS MANHOLE CHANNEL WITH WEIR
PDMH23
NO SCALE



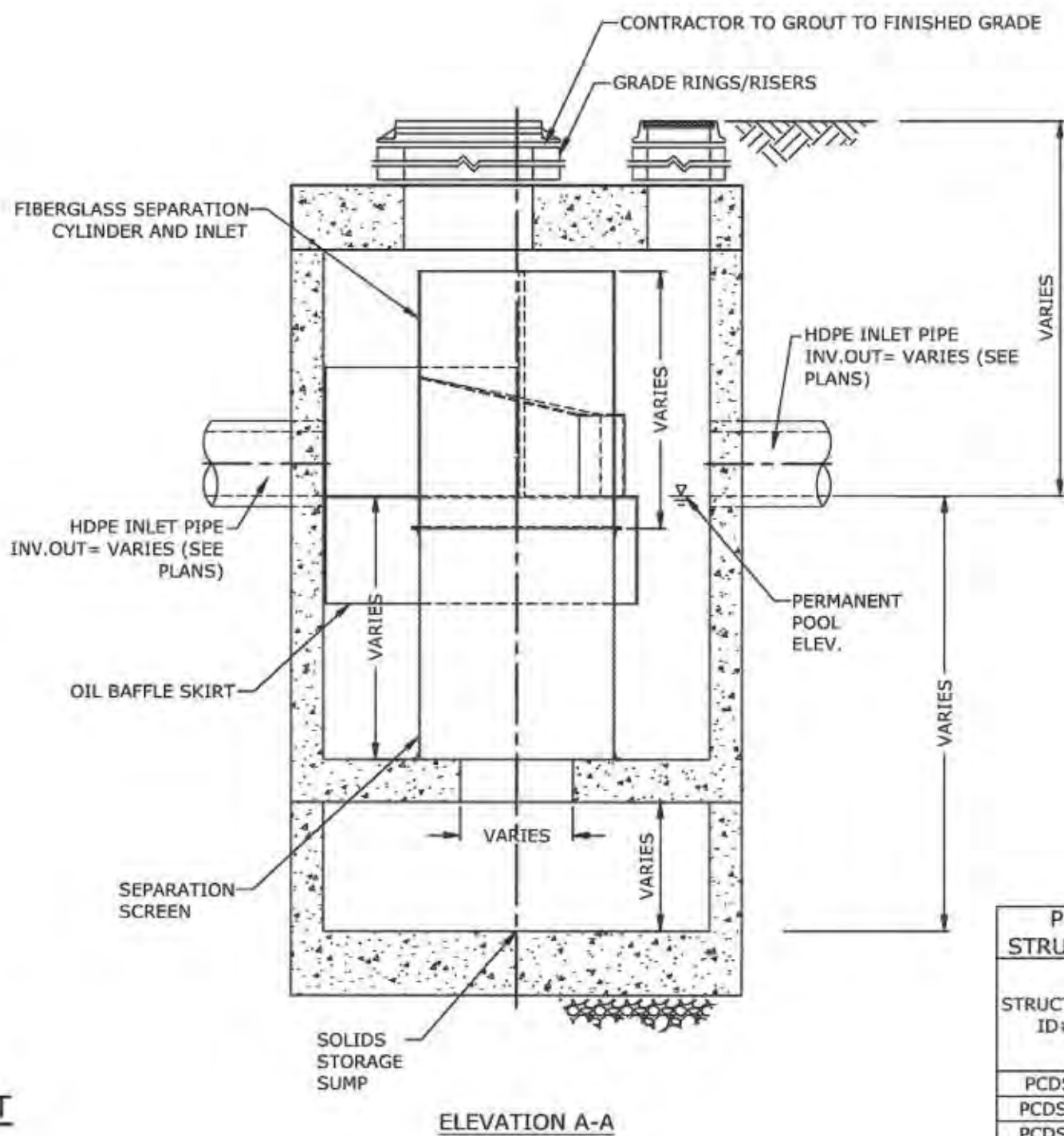
- NOTES:**
- ALL DIMENSIONS ARE NOMINAL.
 - FRAMES USING NARROWER DIMENSIONS FOR THICKNESS ARE ALLOWED PROVIDED:
 - THE FRAMES MEET OR EXCEED THE SPECIFIED LOAD RATING.
 - THE INTERIOR PERIMETER (SEAT AREA) DIMENSIONS OF THE FRAMES REMAIN THE SAME TO ALLOW CONTINUED USE OF EXISTING GRATES/COVERS AS THE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

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



- GENERAL NOTES:**
- CONTECH TO PROVIDE FINAL DIMENSIONS BASED ON APPROVED FLOWS AND ALL MATERIALS UNLESS NOTED OTHERWISE.
 - CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 - STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET HS20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
 - PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
- INSTALLATION NOTES:**
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
 - CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
 - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN ON GRADING PLAN.
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

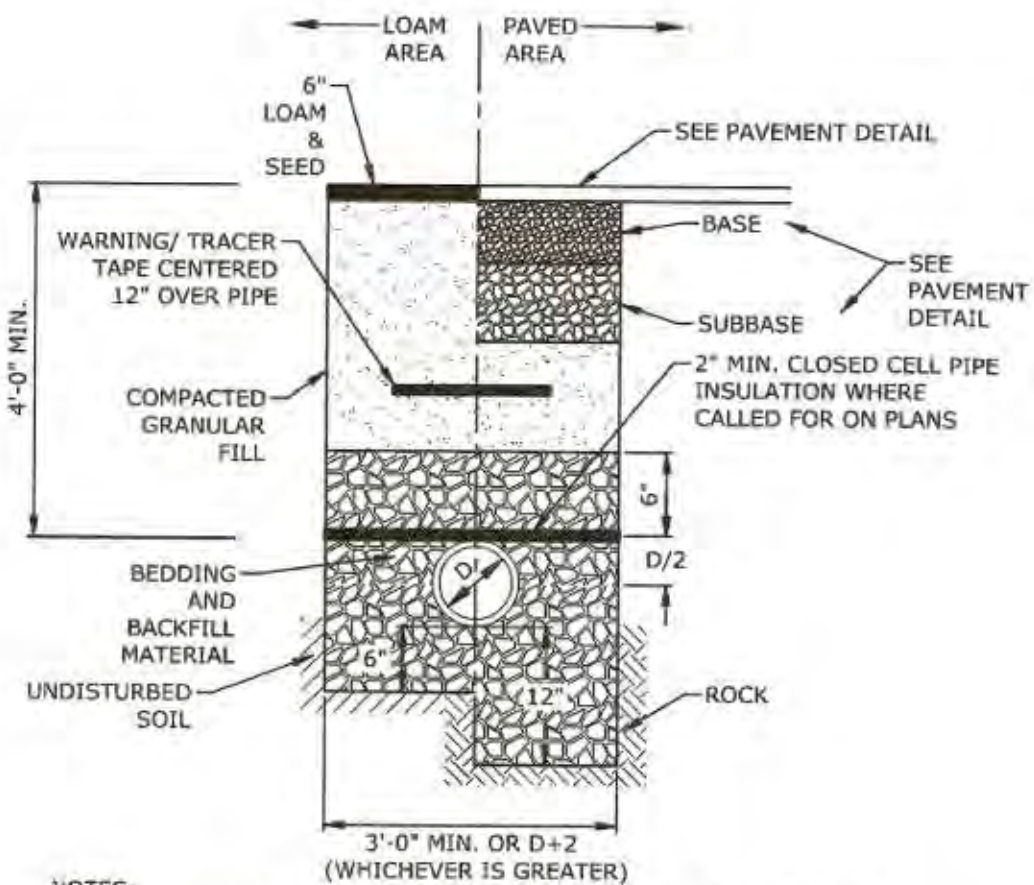
PROPOSED CDS UNIT
NO SCALE



PROPOSED CDS STRUCTURE SCHEDULE	
STRUCTURE ID#	JFF TYPE
PCDS3	CDS 8-4040
PCDS28	CDS 6-3025
PCDS35	CDS5-2020

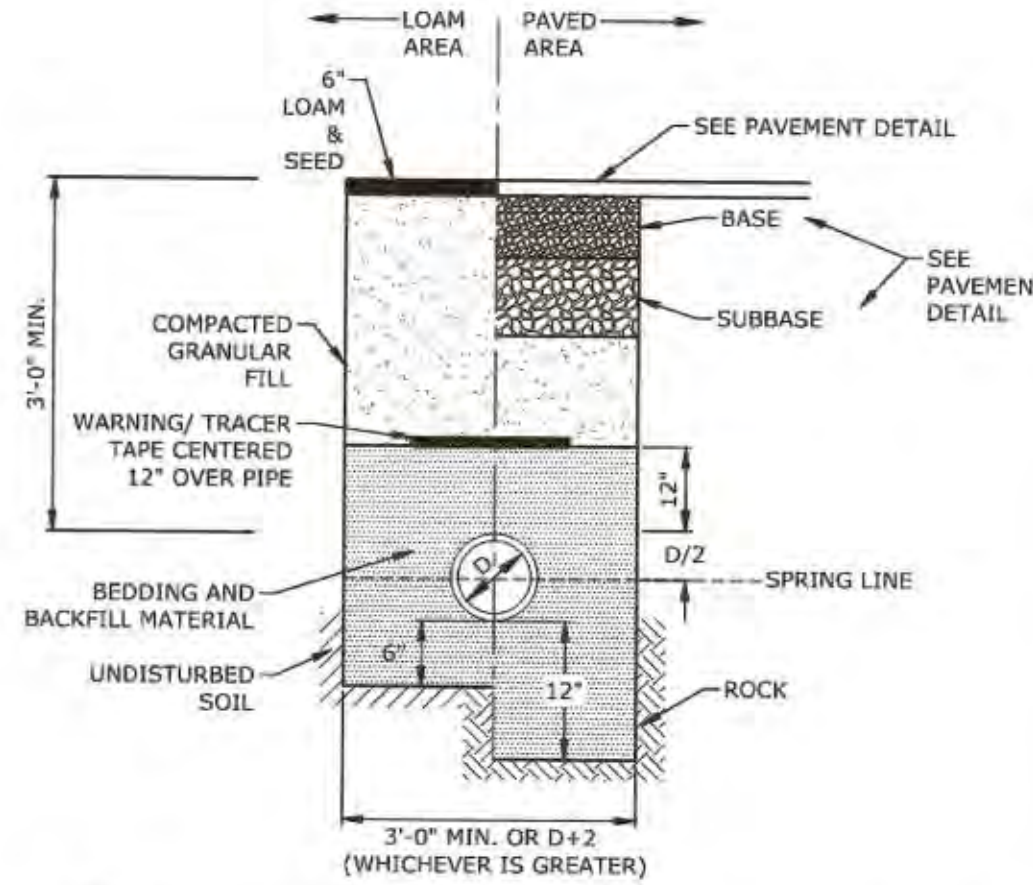
PERMIT PLANS - NOT FOR CONSTRUCTION

1	03/16/2022	UPDATED COA & REVISED PER TOWN COMMENTS
MARK	DATE	DESCRIPTION
DETAILS SHEET		
TUSCAN VILLAGE - BUILDING 3000 SITE PLANS		
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC		
15 & 17 ARTISAN DRIVE		
SALEM NH, 03079		
SALEM PROPERTY MAP 98 LOT 7887 & MAP 108 LOT 13015		
Tighe&Bond		
www.tighebond.com		
177 Corporate Drive		
Portsmouth, NH 03801		
(603) 433-8818		
SCALE: AS SHOWN		
DATE: October 19, 2021		
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:
M1775-005E	M1775-005E-C-DTLS [PERMIT].dwg	BKC/AFS
CHECKED:	APPROVED:	SHEET:
JMP	BLM	C.605



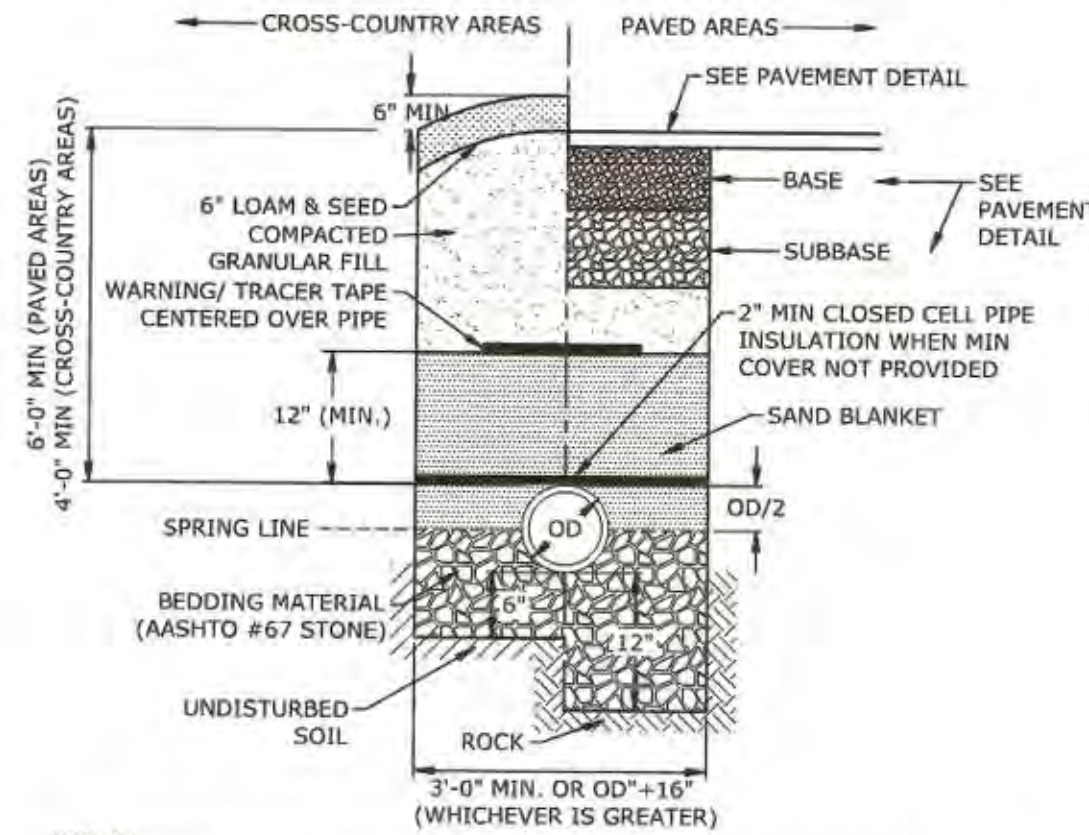
- NOTES:**
1. CRUSHED STONE BEDDING AND BACKFILL FOR FULL WIDTH OF THE TRENCH FROM 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK UP TO 6" ABOVE TOP OF PIPE.
 2. ALL UTILITIES SHALL BE INSTALLED PER THE INDIVIDUAL UTILITY COMPANY STANDARDS. COORDINATE ALL INSTALLATIONS WITH INDIVIDUAL UTILITY COMPANIES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

STORM DRAIN TRENCH
NO SCALE



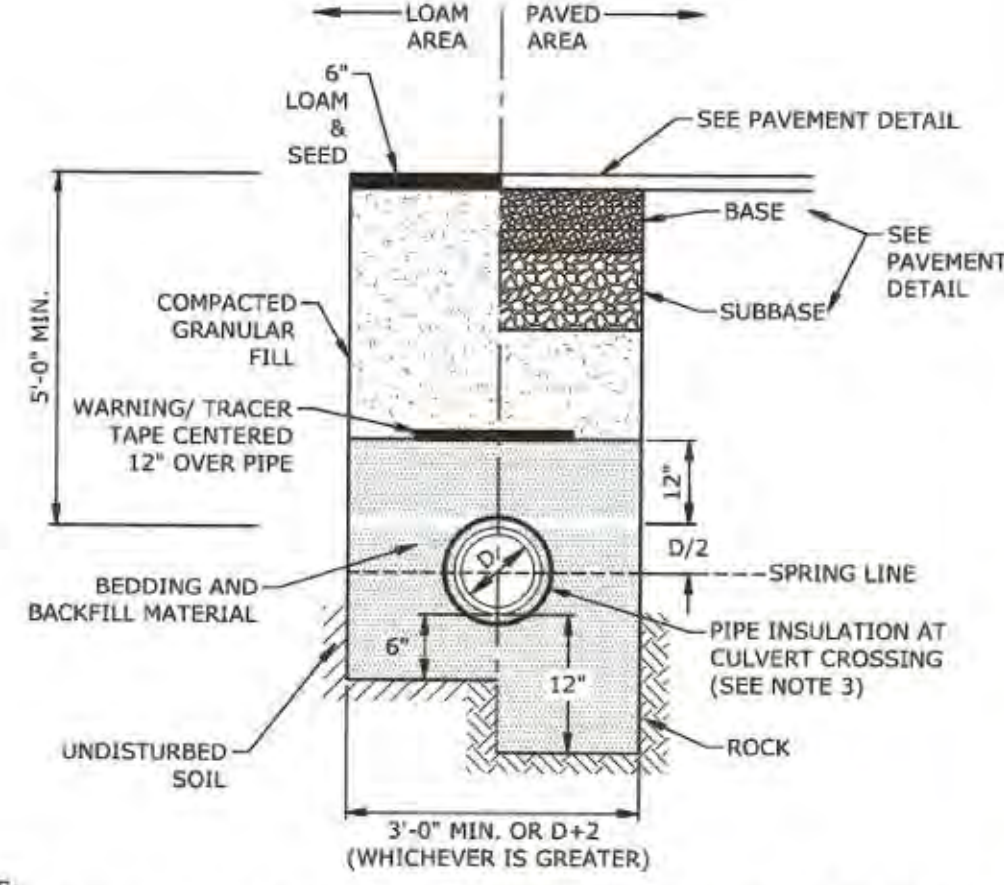
- NOTES:**
1. SAND BEDDING AND BACKFILL FOR FULL WIDTH OF THE TRENCH FROM 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK UP TO 12" ABOVE TOP OF PIPE.
 2. ALL UTILITIES SHALL BE INSTALLED PER THE INDIVIDUAL UTILITY COMPANY STANDARDS. COORDINATE ALL INSTALLATIONS WITH INDIVIDUAL UTILITY COMPANIES AND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

GAS TRENCH
NO SCALE



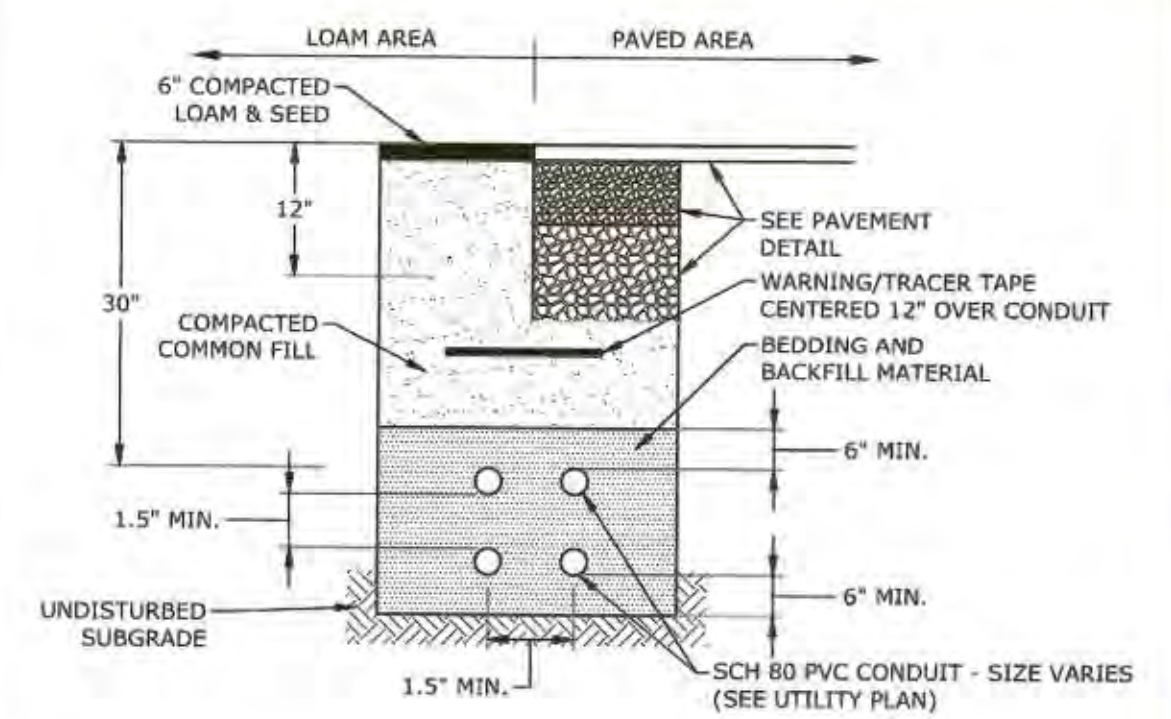
- NOTES:**
1. BEDDING MATERIAL FOR FULL WIDTH OF THE TRENCH FROM 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK UP TO SPRING LINE.
 2. SAND BLANKET FOR FULL WIDTH OF THE TRENCH FROM SPRING LINE UP TO 12" ABOVE TOP OF PIPE.
 - 2.1. SAND BLANKET SHALL BE GRADED SAND FREE FROM ORGANIC MATERIALS WITH 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 MUD, 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



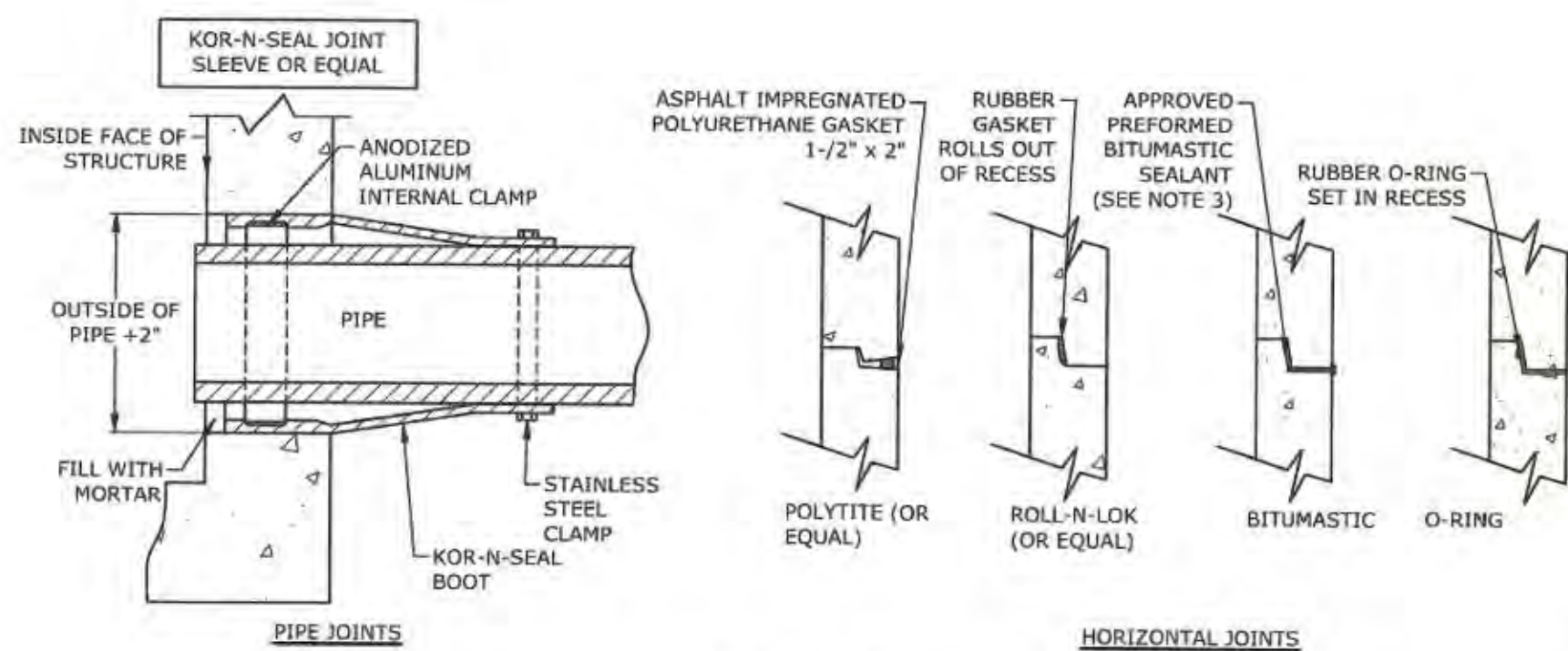
- NOTES:**
1. SAND BEDDING AND BACKFILL FOR FULL WIDTH OF THE TRENCH FROM 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK UP TO 12" ABOVE TOP OF PIPE.
 2. ALL UTILITIES SHALL BE INSTALLED PER THE INDIVIDUAL UTILITY COMPANY STANDARDS. COORDINATE ALL INSTALLATIONS WITH INDIVIDUAL UTILITY COMPANIES AND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



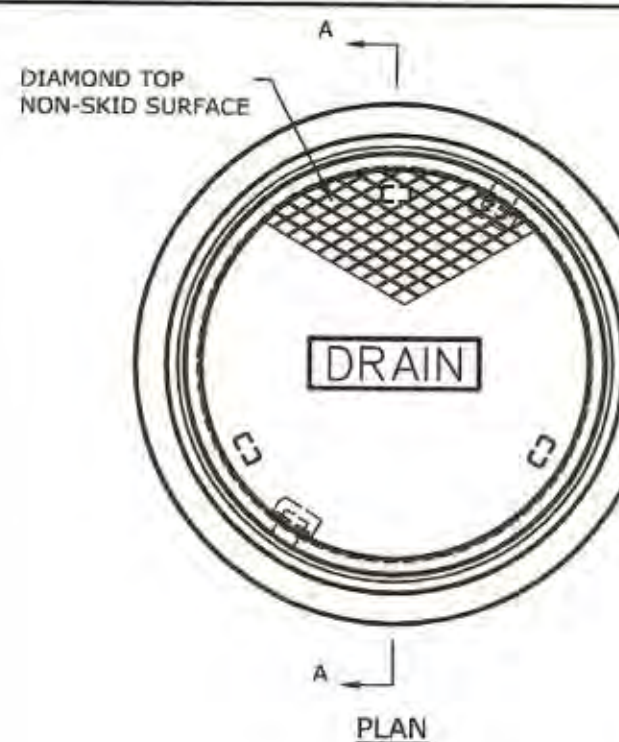
- NOTES:**
1. SAND BEDDING AND BACKFILL FOR FULL WIDTH OF THE TRENCH FROM 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK UP TO 12" ABOVE TOP OF PIPE.
 2. NO CONDUIT RUN SHALL EXCEED 360 DEGREES IN TOTAL BENDS.
 3. A SUITABLE PULLING STRING, CAPABLE OF 200 POUNDS OF PULL, SHALL BE INSTALLED IN THE CONDUIT PRIOR TO INSTALLING CONDUIT. THE STRING SHALL BE BLOWN INTO THE CONDUIT AFTER THE RUN IS ASSEMBLED TO AVOID BINDING 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

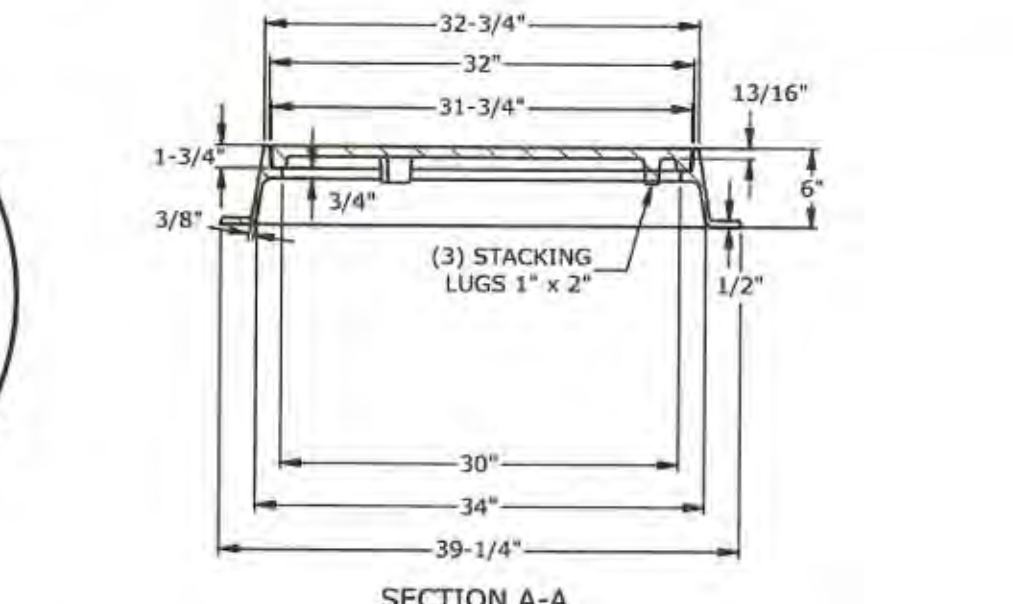


PIPE JOINT CONNECTION
NO SCALE

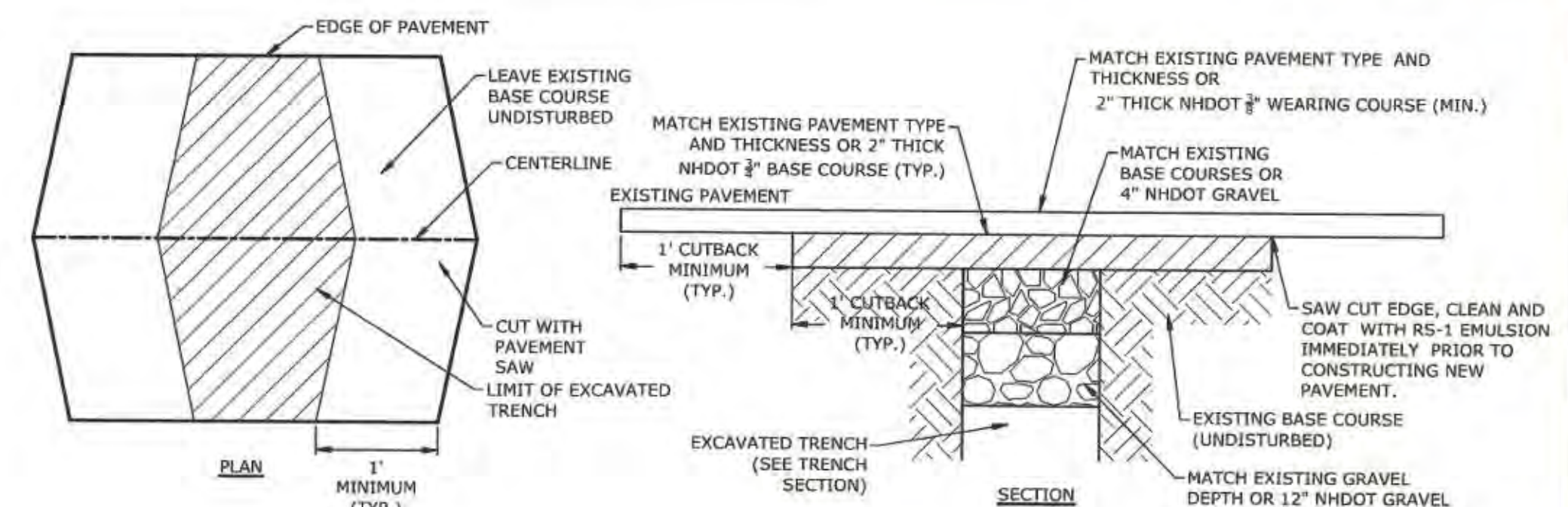
- NOTES:**
1. HORIZONTAL JOINTS BETWEEN THE SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE PER TOWN OF SALEM DPW STANDARD AND SHALL BE SEALED FOR WATERTIGHTNESS USING A DOUBLE ROW ELASTOMERIC OR MASTIC-LIKE GASKET.
 2. PIPE TO MANHOLE JOINTS SHALL BE PER TOWN OF SALEM STANDARDS.
 3. FOR BITUMASTIC TYPE 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.



MANHOLE FRAME & COVER
NO SCALE

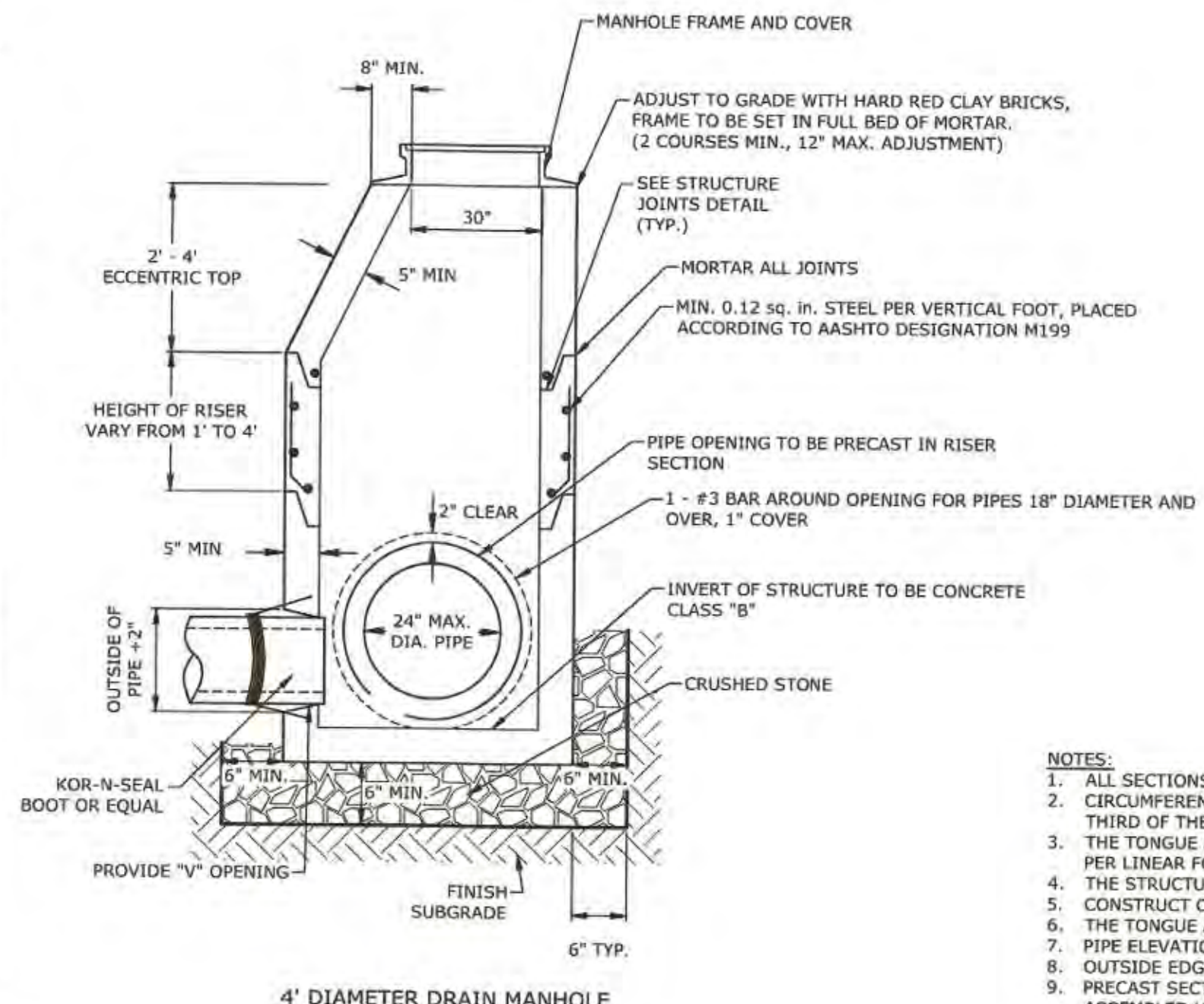
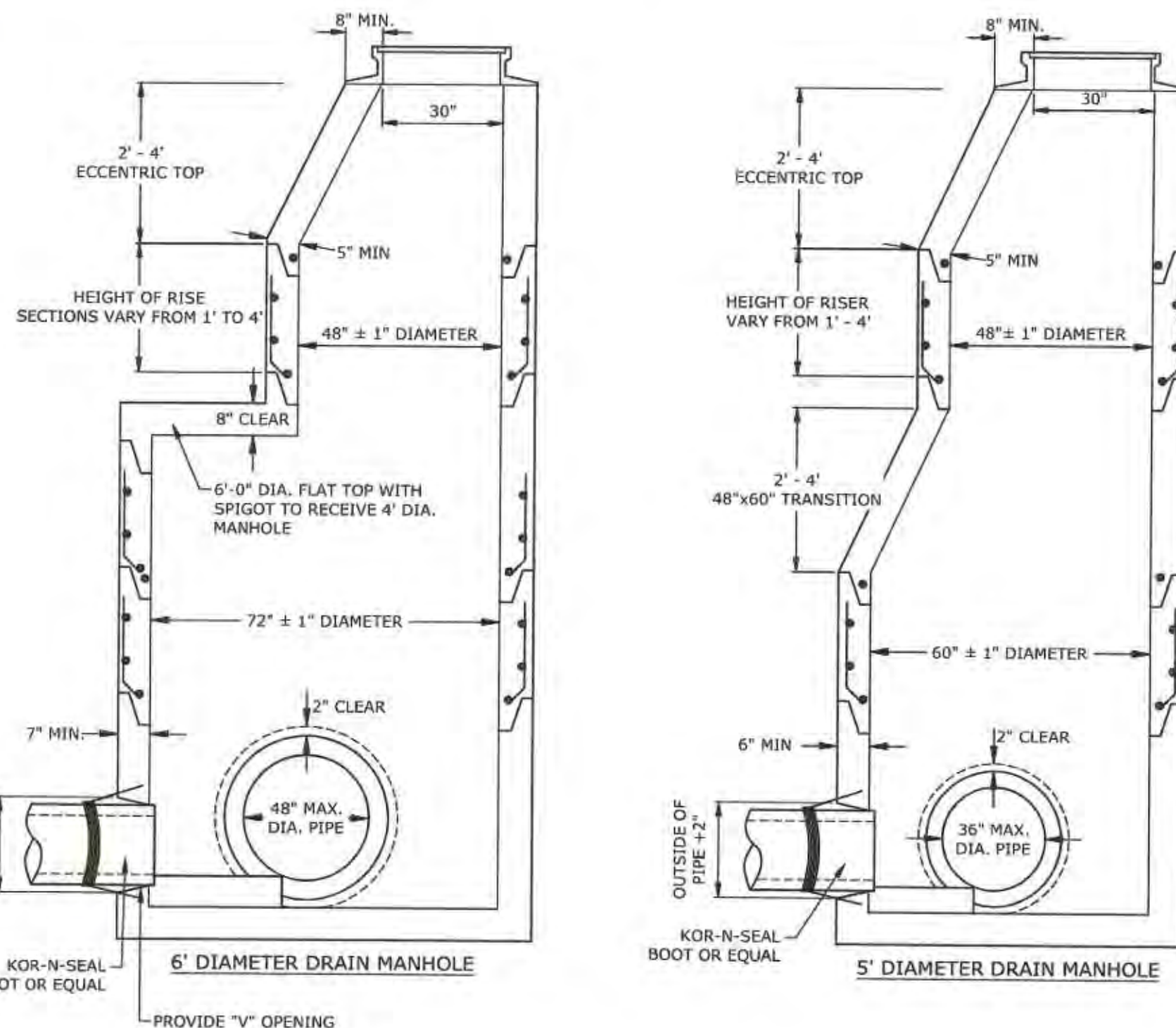


- NOTES:**
1. ALL DIMENSIONS ARE NOMINAL.
 2. FRAMES USING NARROWER DIMENSIONS FOR THICKNESS ARE ALLOWED PROVIDED:
 - 2.A. THE FRAMES MEET OR EXCEED THE SPECIFIED LOAD RATING.
 - 2.B. THE INTERIOR PERIMETER (SEAT AREA) DIMENSIONS OF THE FRAMES REMAIN THE SAME TO ALLOW CONTINUED USE OF EXISTING GRATES/COVERS 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.



- NOTE:**
1. 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



DRAINAGE MANHOLE
NO SCALE

- 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 HORIZONTAL CROSS SECTION SHALL BE HOLES, AND THERE SHALL BE NO HOLES CLOSER THAN 3" TO JOINTS.

PIPE SIZE	CORE HOLE SIZE			
	RCF 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"

PERMIT PLANS - NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION

DETAILS SHEET

TUSCAN VILLAGE - BUILDING 3000 SITE PLANS

TUSCAN VILLAGE MASTER DEVELOPMENT, LLC

63 MAIN STREET

SALEM NH, 03079

SALEM PROPERTY MAP 98 LOT 7887 & MAP 108 LOT 13015

Tighe&Bond

www.tighebond.com

177 Corporate Drive

Portsmouth, NH 03801

(603) 433-8818

SCALE: AS SHOWN

DATE: October 19, 2021

SALEM PLANNING BOARD

APPROVAL

OWNER

TUSCAN VILLAGE MASTER DEVELOPMENT, LLC

63 MAIN STREET

SALEM, NH 03079

ZONE: COMMERCIAL - INDUSTRIAL 'C'

PROJECT NO: M1775-005E

FILE: M1775-005E-C-DTLS [PERMIT].dwg

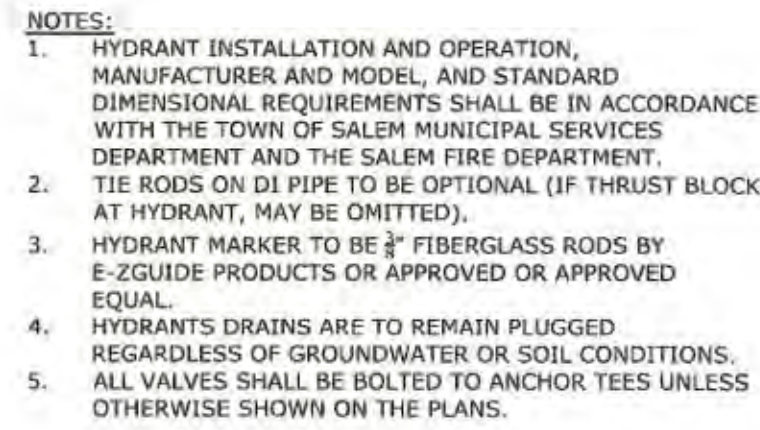
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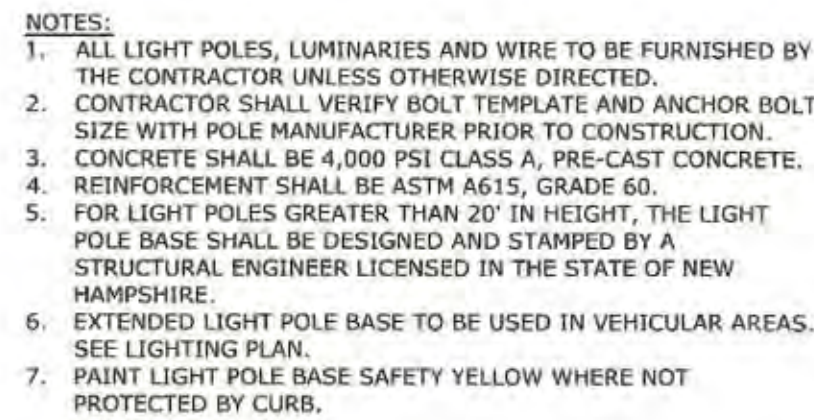
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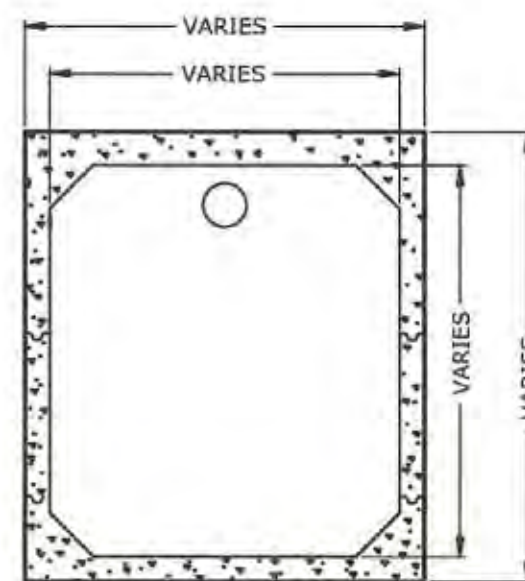
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FIRE HYDRANT
NO SCALE

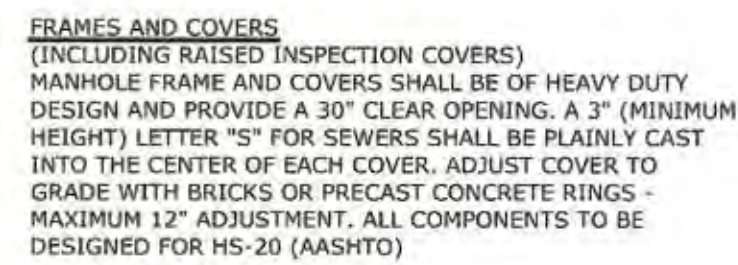


EXTENDED LIGHT POLE BASE
NO SCALE

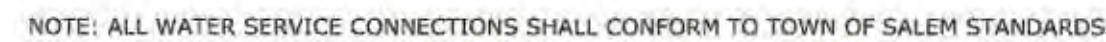


SECTION B-B

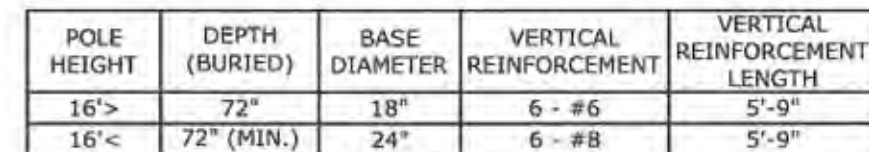
- NOTES:**
1. ALL COMPONENTS TO BE DESIGNED FOR AASHTO H-20 LOADING.
 2. MANHOLE FRAME & COVERS SHALL BE OF HEAVY DUTY DEVICES.
 3. FILL WITH WATER BEFORE REMOVAL OF DEWATERING DEVICES.
 4. GREASE TRAP SHALL BE VENTED AS REQUIRED BY CODE.



GREASE TRAP
NO SCALE

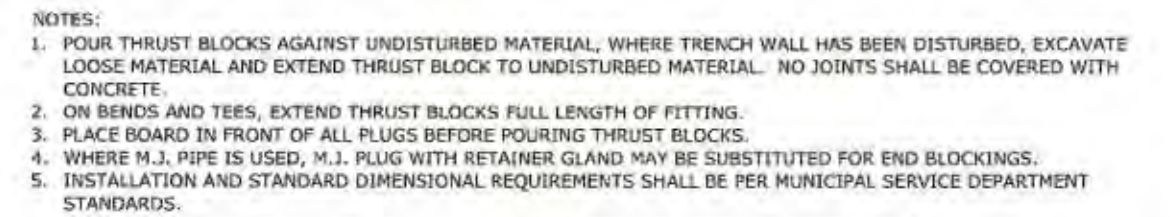


WATER SERVICE CONNECTION
NO SCALE



- 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 4000 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



THRUST BLOCKING DETAIL
NO SCALE

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	

PERMIT PLANS - NOT FOR CONSTRUCTION[illegible]

DETAILS SHEET

TUSCAN VILLAGE - BUILDING 3000 SITE PLANS
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
63 MAIN STREET
SALEM NH, 03079
SALEM PROPERTY MAP 98 LOT 7887 & MAP 108 LOT 13015

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



SCALE: AS SHOWN

DATE: October 19, 2021

SALEM PLANNING BOARD
APPROVAL

OWNER

TUSCAN VILLAGE MASTER
DEVELOPMENT, LLC
63 MAIN STREET
SALEM, NH 03079

ZONE: COMMERCIAL - INDUSTRIAL 'C'

PROJECT NO:

FILE:

DRAWN BY:

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PROVED:	SHEET:
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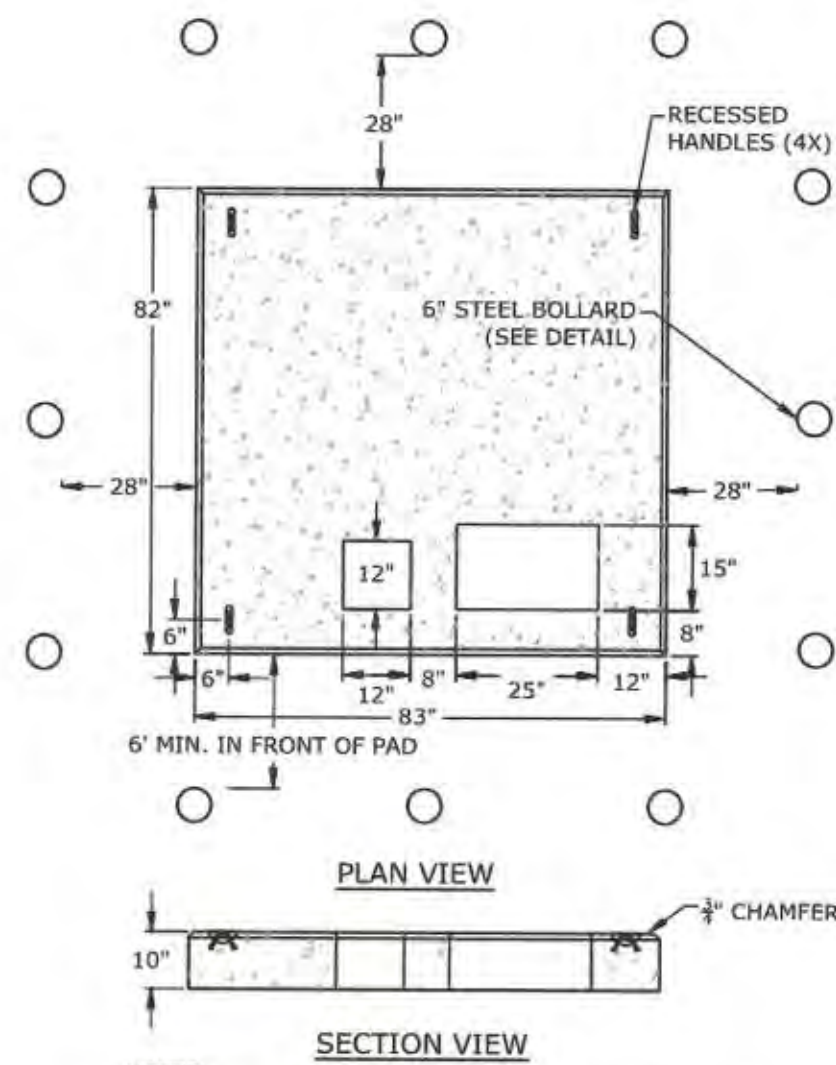
M1775-005E	M1775-005E-C-DTLS
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M1775-00

dwg	BKC/AFS
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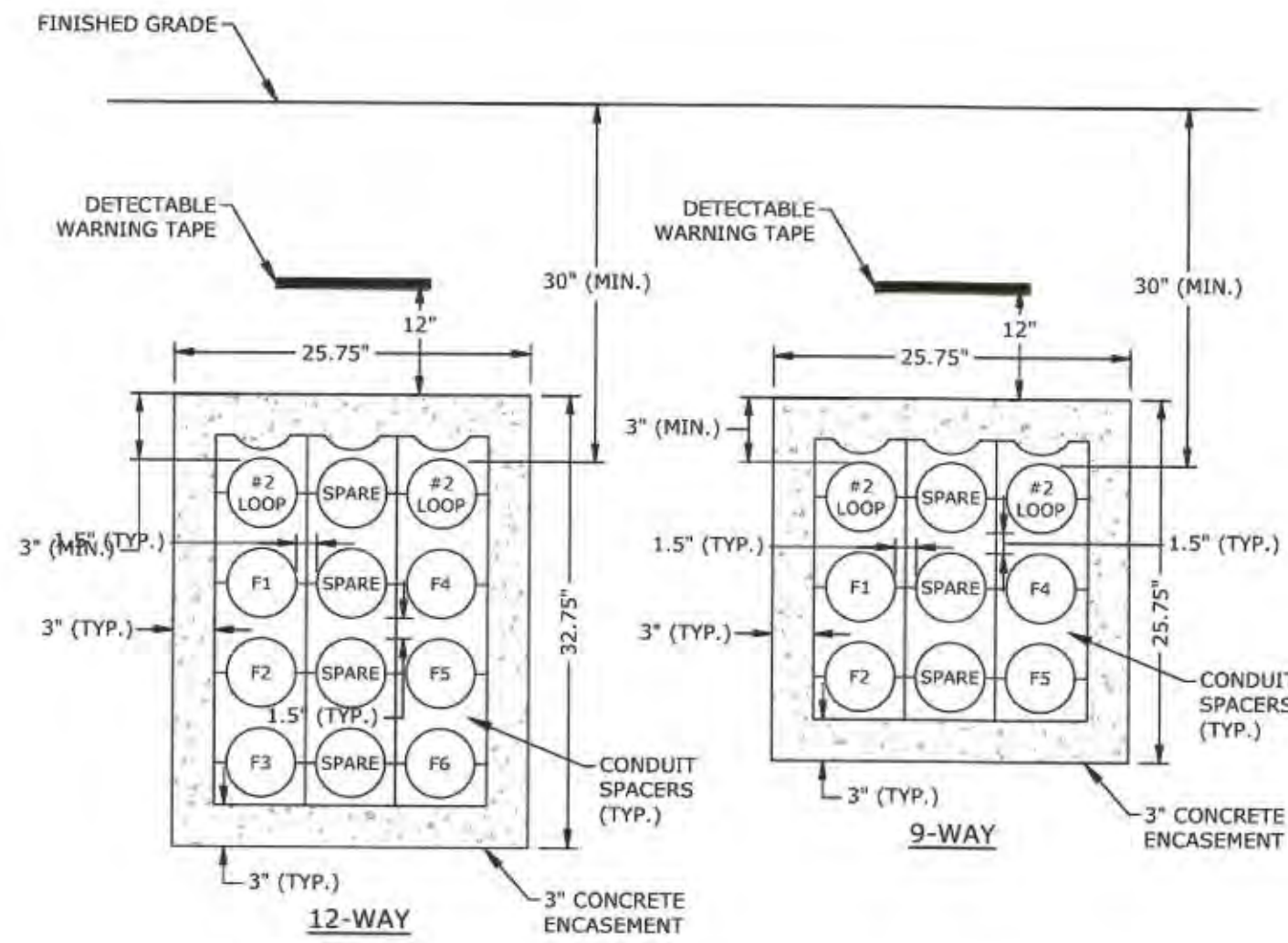
1MP

M	C-608
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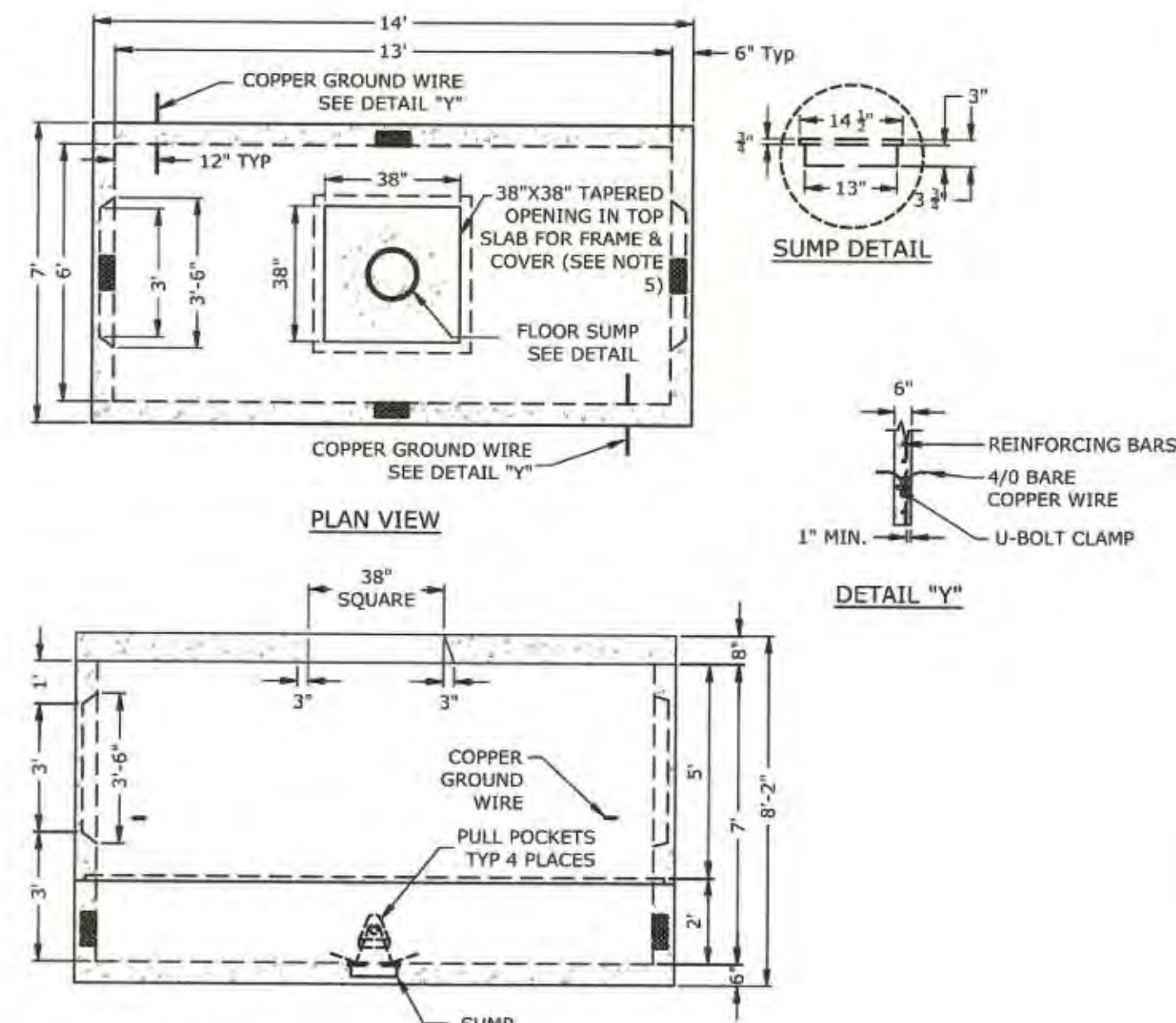
- NOTES:
1. REINFORCING STEEL SHALL COMPLY WITH ASTM-A615 GRADE #60 BLACK DEFORMED BARS
 2. CONCRETE SHALL BE FC = 5,000 PSI @ 28 DAYS MINIMUM, 6% (± 1%) AIR ENTRAINMENT
 3. STANDARD ITEM SHALL BE #UF88
 4. ITEM ID #8830-9200897
 5. TYPICAL BOLLARD LAYOUT SHOWN FOR REFERENCE ONLY. FINAL BOLLARD LAYOUT SHALL BE APPROVED BY LIBERTY UTILITIES PRIOR TO CONSTRUCTION.

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



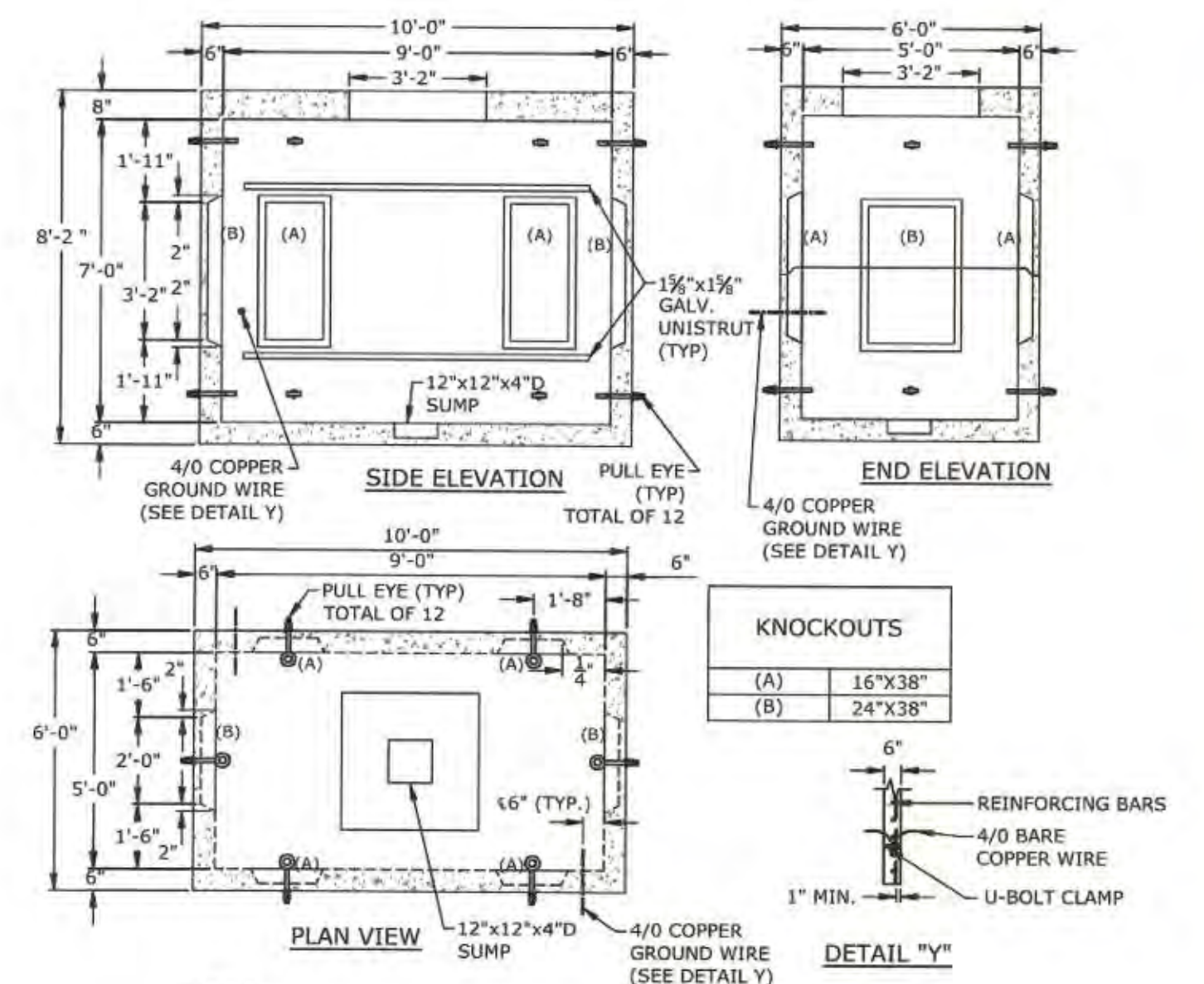
- NOTE:
1. ELECTRICAL DUCT BANK SHALL MEET REQUIREMENTS OF LIBERTY UTILITY AND TOWN OF SALEM MUNICIPAL SERVICES DEPARTMENT STANDARDS.

CONCRETE ENCASED ELECTRICAL DUCTBANK
(LIBERTY UTILITIES)
NO SCALE



- 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 # UM22
 4. ITEM ID #8830-9200889
 5. EAST JORDAN IRON WORKS ITEMS: 2286Z FRAME, 2286E COVER, 2276B LID
 6. DISTRIBUTION MANHOLE SHALL MEET REQUIREMENTS OF LIBERTY UTILITIES AND TOWN OF SALEM MUNICIPAL SERVICES DEPARTMENT STANDARDS

2-WAY DISTRIBUTION ELECTRIC MANHOLE
(LIBERTY UTILITIES)
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 # UM39
 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

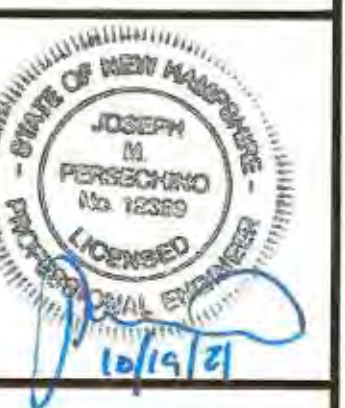
PERMIT PLANS - NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION

DETAILS SHEET

TUSCAN VILLAGE - BUILDING 3000 SITE PLANS
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
63 MAIN STREET
SALEM NH, 03079
SALEM PROPERTY MAP 98 LOT 7887 & MAP 108 LOT 13015

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SCALE: AS SHOWN

DATE: October 19, 2021

SALEM PLANNING BOARD
APPROVAL

OWNER

TUSCAN VILLAGE MASTER
DEVELOPMENT, LLC
63 MAIN STREET
SALEM, NH 03079

PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
M1775-005E	M1775-005E-C-DTLS [PERMIT].dwg	BKC/AFS	JMP	BLM	C.608

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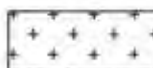
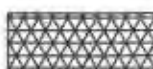
MATERIALS LEGEND

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	ACCESSIBLE CURB RAMP - SEE CIVIL DRAWINGS	
A7	DETECTABLE WARNING PAVERS - SEE CIVIL DRAWINGS	
CURBS, EDGING & WALLS		
B1	GRANITE ROADWAY & PARKING LOT CURB - SEE CIVIL DRAWINGS	
B2	VEHICULAR GRANITE CURB - FLUSH - SEE CIVIL DRAWINGS	
B3	GRANITE LANDSCAPE CURB - FLUSH	
B4	GRANITE LANDSCAPE CURB - 4" REVEAL TYP.	
B5	METAL TREE EDGE	
B6	FIELD STONE WALL	
FENCES		
D1	SCREEN FENCE AT TRASH ENCLOSURES	
STREETSCAPE FURNISHINGS		
E1	WOOD AND METAL BACKED BENCH	
E2	LITTER & RECYCLING RECEPTACLES (SINGLE)	
E3	VEHICULAR BOLLARD - FIXED	

TAG	DESCRIPTION	DETAIL
LIGHTING		
L1	SITE LIGHTING	
PLANTING		
P1	SEEDED LAWN	
P2.1	STREETSCAPE PLANTING BED	
P2.2	STREETSCAPE TREE PLANTING IN PERVIOUS CONCRETE UNIT PAVERS OVER SAND BASED STRUCTURAL SOIL	
P3	SITE PLANTING BED	
P4	PARKING LOT PLANTING BED	
P5	SUPPLEMENTAL ROADWAY PLANTING	
P6	RAIN GARDEN / BUFFER PLANTING	
P7	STONE MULCH	
P8	ORNAMENTAL TREE	
P9	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	

NOTE: LANDSCAPE AREAS AND STREETSCAPE TREES TO BE IRRIGATED

PLANTING LEGEND

	LAWN		DECIDUOUS TREE
	PARKING LOT & SITE PLANTING BED		CONIFEROUS TREE
	ROADWAY PLANTING BED		ORNAMENTAL TREE
	STREETSCAPE PLANTING BED		
	STONE MULCH		

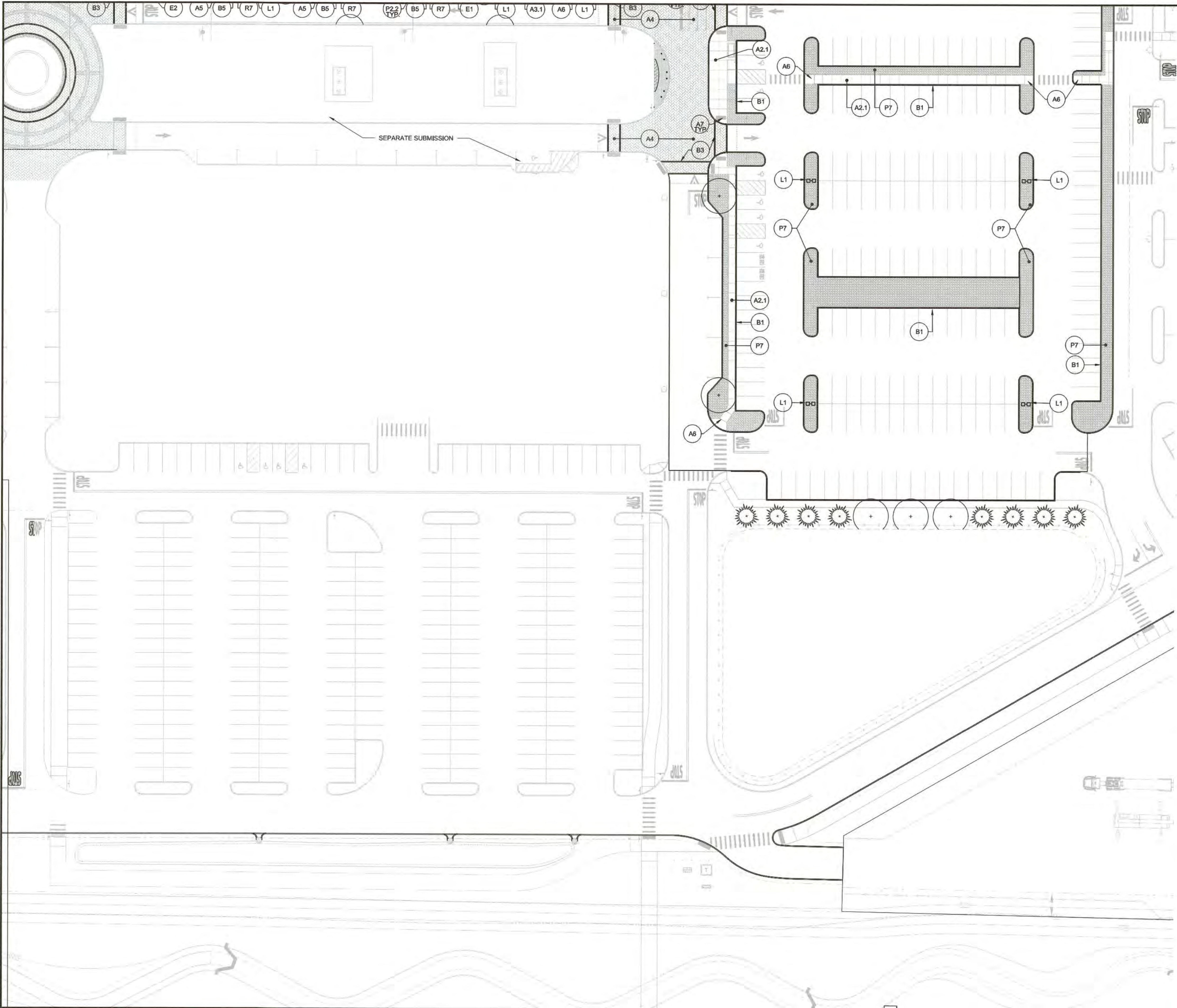
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PERMIT PLANS - NOT FOR CONSTRUCTION

2	11/23/2021	REVISED PER TOWN COMMENTS
1	11/12/2021	REVISED PER TOWN COMMENTS
MARK	DATE	DESCRIPTION
LANDSCAPE MATERIALS PLAN LEGEND AND NOTES		
TUSCAN VILLAGE - BUILDING 3000 SITE PLANS TUSCAN VILLAGE MASTER DEVELOPMENT, LLC 63 MAIN STREET SALEM NH, 03079 SALEM PROPERTY MAP 108 LOT 13015		
HALVORSON Tighe&Bond STUDIO		
25 KINGSTON ST. BOSTON MA 02111-2200 (PHONE) 617-536-0380 WWW.HALVORSONDESIGN.COM		
SCALE: AS SHOWN DATE: October 19, 2021		
SALEM PLANNING BOARD APPROVAL	OWNER TUSCAN VILLAGE MASTER DEVELOPMENT, LLC 63 MAIN STREET SALEM, NH 03079	
ZONE: COMMERCIAL - INDUSTRIAL "C"		
PROJECT NO: M1775-005E	FILE: Central Village B3000_LL.0 Materials.dwg	DRAWN BY: OS CHECKED: RU APPROVED: RU SHEET: L1.00

Last Save Date: 11/22/2021 7:20:11 PM By: OSTASIN
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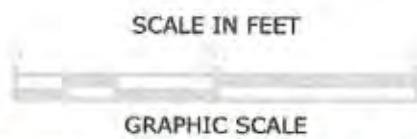


PLANTING LEGEND

- | | | | |
|--|---------------------------------|--|-----------------|
| | LAWN | | DECIDUOUS TREE |
| | PARKING LOT & SITE PLANTING BED | | CONIFEROUS TREE |
| | ROADWAY PLANTING BED | | ORNAMENTAL TREE |
| | STREETSCAPE PLANTING BED | | |
| | STONE MULCH | | |

GENERAL NOTES

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HALVORSON Tighe&Bond STUDIO		
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SCALE: AS SHOWN DATE: October 19, 2021		
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PROJECT NO:	FILE:	DRAWN BY:
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RU	RU	L1.02

KEY	QNTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES					
AC FR	17	<i>Acer x freemanii</i> 'Autumn Blaze'	Autumn Blaze Maple	2.5'-3" Cal.	B&B; matched
AC OG	4	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	2.5'-3" Cal.	B&B; matched
CA BE	15	<i>Carpinus betulus</i> 'fastigiata' or 'Frans Fontaine'	Pyramidal European Hornbeam	3.5'-4" Cal.	B&B; matched
CE OC	16	<i>Celtis occidentalis</i>	Hackberry	2.5'-3" Cal.	B&B; multi-stem
CR VI	3	<i>Crataegus viridis</i> 'Winter King'	Winter King Hawthorn	2.5'-3" Cal.	B&B; matched
IX OP	4	<i>Ilex opaca</i> 'Satyr Hill'	American Holly	6'-7' Ht	B&B; matched
JU TA	11	<i>Juniper virginiana</i> 'Taylor'	Taylor Red Cedar	7'-8' Ht	B&B; matched
LI ST	10	<i>Liquidambar styraciflua</i> 'Worpleston'	Worpleston Sweetgum	2.5'-3" Cal.	B&B; matched
LI TU	2	<i>Liriodendron tulipifera</i> 'Little Volunteer'	Little Volunteer Tulip Tree	6'-7' Ht	B&B; matched
PI OM	17	<i>Picea omorika</i>	Serbian Spruce	6'-7' Ht	B&B; matched
PI GL	14	<i>Picea glauca</i> or <i>Picea glauca</i> 'Densata'	White Spruce	8'-10' Ht	B&B; matched
PR SE	2	<i>Prunus serrulata</i> 'Kwanzan'	Kwanzan Flowering Cherry	2.5'-3" Cal.	B&B; matched
TH OC	3	<i>Thuja occidentalis</i> 'Nigra'	Dark American Arborvitae	7'-8' Ht	B&B; matched

100% Groundcover					
KEY	QNTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
PERENNIALS/ORNAMENTAL GRASSES					
II sp		Liriope spicata	Creeping Liriope	4" Container	10" O.C

10% Evergreen Shrubs, 30% Deciduous Shrubs, 30% Perennial, 30% Ornamental Grasses and Groundcover					
KEY	QNTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
SHRUBS					
Hy Qu		Hydrangea quercifolia 'Ruby Slipper'	Ruby Slipper Oakleaf Hydrangea	#7 Container	36" O.C, min size 30" Ht
Ix Gl		Ilex glabra 'Densa'	Inkberry	#7 Container	36" O.C, min size 30" Ht
Sp Th		Spiraea thunbergii 'Ogon'	Spirea	#7 Container	48" O.C, min size 30" Ht
Vi Bl		Viburnum dentatum 'Christom'	Blue Muffin Viburnum	#10 Container	48" O.C, min size 30" Ht
Yu fl		Yucca filamentosa 'Color Guard'	Adam's needle	#7 Container	48" O.C, min size 30" Ht
PERENNIALS/ORNAMENTAL GRASSES					
am la		Amsonia tabernaemontana	Bluestar	#2 Container	30" O.C
as la		Aster laevis	Smooth Aster	#1 Container	15" O.C
ca ac		Calamagrostis x Acutiflora 'Karl Foerster'	Karl Foerster Grass	#3 Container	30" O.C
pa vi		Panicum virgatum	Switchgrass	#3 Container	24" O.C
pe li		Perovskia 'Little Spire'	Russian Sage	#1 Container	30" O.C
sc sc		Schizachyrium scoparium	Little Blue Stem	#2 Container	18" O.C
ru fu		Rudbeckia fulgida 'Goldsturm'	Black-eyed Susan	#1 Container	18" O.C

10% Evergreen Shrubs, 30% Deciduous Shrubs, 30% Perennial, 30% Ornamental Grasses and Groundcover					
KEY	QNTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
SHRUBS					
Bu Wg		Buxus microphylla japonica 'Winter Gem'	Winter Gem Boxwood	#7 Container	48" O.C, min size 30" Ht
Fo Ma		Fothergilla gardenii 'Mount Airy'	Mount Airy Fothergilla	#7 Container	36" O.C, min size 30" Ht
Hy Lr		Hydrangea macrophylla 'Lady In Red'	Lady In Red Hydrangea	#7 Container	36" O.C, min size 30" Ht
Hy Qu		Hydrangea quercifolia 'Ruby Slipper'	Ruby Slipper Oak Leaf Hydrangea	#7 Container	36" O.C, min size 30" Ht
Ix Sh		Ilex glabra 'Shamrock'	Shamrock Inkberry	#7 Container	36" O.C, min size 30" Ht
Ta Re		Taxus bacata 'Repandens'	Spreading English Yew	#7 Container	48" O.C, min size 30" Ht
Vi Bl		Viburnum dentatum 'Christom'	Blue Muffin Viburnum	#10 Container	48" O.C, min size 30" Ht
Vi Ju		Viburnum x 'Juddii'	Judd Viburnum	#10 Container	48" O.C, min size 30" Ht
PERENNIALS/ORNAMENTAL GRASSES					
am ta		Amsonia tabernaemontana	Bluestar	#2 Container	30"O.C
as la		Aster laevis	Smooth Aster	#1 Container	15"O.C
de ce		Deschampsia cespitosa 'Gold Tau'	Tufted Hair Grass	#2 Container	18"O.C
eu du		Eutrochium dubium 'Little Joe'	Little Joe Pye Weed	#2 Container	24"O.C
li sp		Liriope spicata	Creeping Liriope	4" Container	10"O.C
mi sl		Miscanthus sinensis 'Gracillimus'	Maiden Grass	#3 Container	24"O.C
ne wl		Nepeta x fassenii 'Walkers Low'	Walkers Low Catmint	#1 Container	18"O.C
pe li		Perovskia 'Little Spire'	Russian Sage	#1 Container	30"O.C

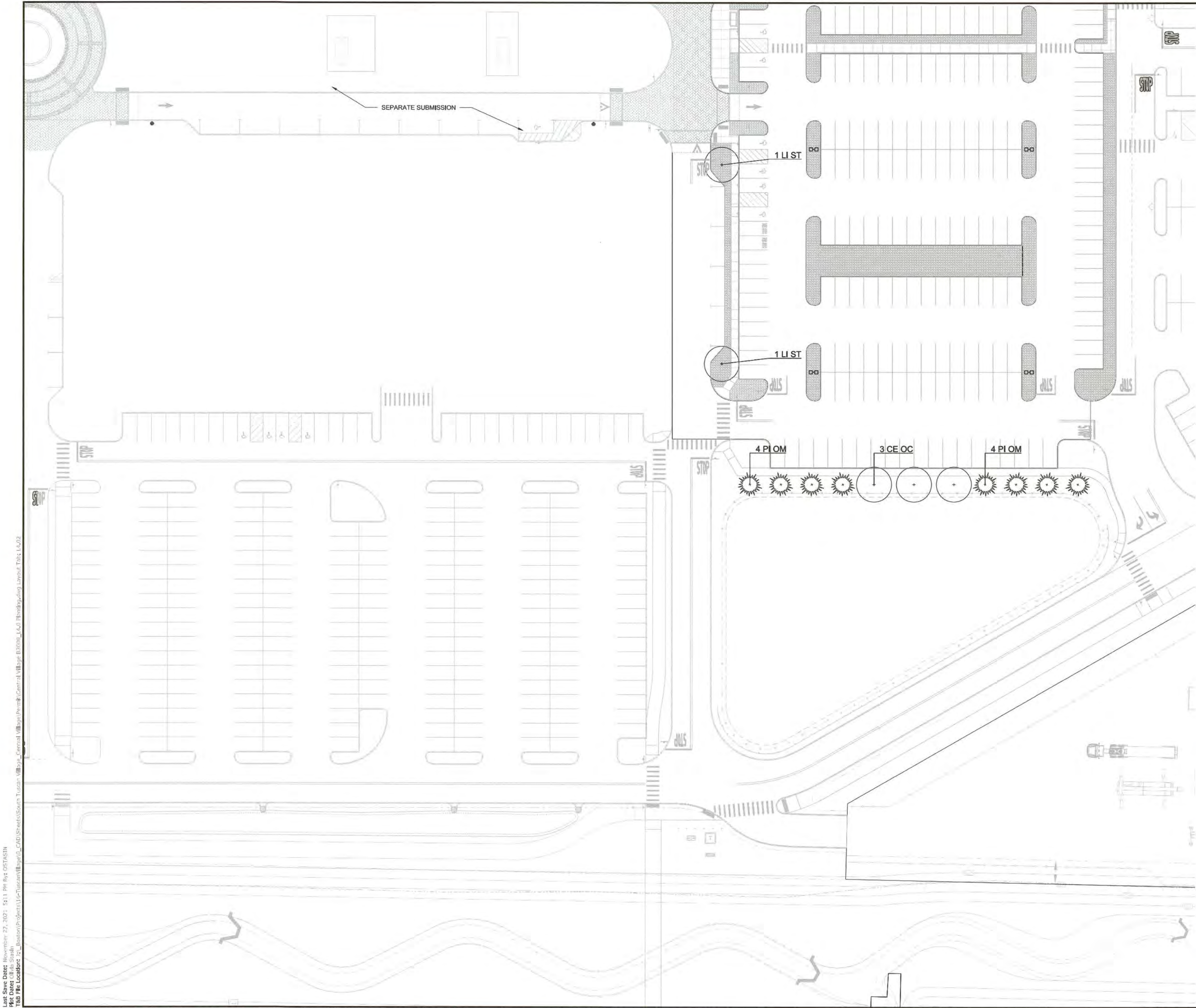
20% Shrubs, 30% Perennial, 50% Ornamental Grasses and Groundcover					
KEY	QNTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
SHRUBS					
Co Al		Cornus alba 'Ivory Halo'	Variegated Red Twig Dogwood	#7 Container	36" O.C, min size 30" Ht
Rh ar		Rhus aromatica 'Gro-Low'	Gro-Low Sumac	#3 Container	30" O.C, min size 18" Ht
Sp Th		Spiraea thunbergii 'Ogon'	Thunberg Spirea	#7 Container	48" O.C, min size 30" Ht
Ta Re		Taxus bacata 'Repandens'	Spreading English Yew	#7 Container	48" O.C, min size 30" Ht
PERENNIALS/ORNAMENTAL GRASSES					
ca ac		Calamagrostis x Acutiflora 'Karl Foerster'	Karl Foerster Grass	#3 Container	30"O.C
pa vi		Panicum virgatum	Switchgrass	#3 Container	24"O.C
pe li		Perovskia 'Little Spire'	Russian Sage	#1 Container	30"O.C
sc sc		Schizachyrium scoparium	Little Blue Stem	#2 Container	18"O.C
ru fu		Rudbeckia fulgida 'Goldsturm'	Black-eyed Susan	#1 Container	18"O.C

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

	LAWN		DECIDUOUS TREE
	PARKING LOT & SITE PLANTING BED		CONIFEROUS TREE
	ROADWAY PLANTING BED		ORNAMENTAL TREE
	STREETSCAPE PLANTING BED		SHRUBS
	STONE MULCH		

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HALVORSON Tighe & Bond STUDIO		Tighe & Bond www.tighebond.com 177 Corporate Drive Portsmouth, NH 03801 (603) 433-8818			
25 KINBETON ST. BOSTON MA 02111-2200 (PHONES) 617-336-0380 WWW.HALVORSONDESIGN.COM					
SCALE: AS SHOWN		DATE: October 19, 2021			
<u>SALEM PLANNING BOARD APPROVAL</u>		OWNER TUSCAN VILLAGE MASTER DEVELOPMENT, LLC 63 MAIN STREET SALEM, NH 03079			
ZONE: COMMERCIAL - INDUSTRIAL 'C'					
PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
M1775-005E	Central Village B3000_L4.0 Planting.dwg	OS	RU	RU	L4.00



PLANTING LEGEND

- LAWN

PARKING LOT & SITE PLANTING BED

ROADWAY PLANTING BED

STREETSCAPE PLANTING BED

STONE MULCH
- DECIDUOUS TREE

CONIFEROUS TREE

ORNAMENTAL TREE

SHRUBS

GENERAL NOTES

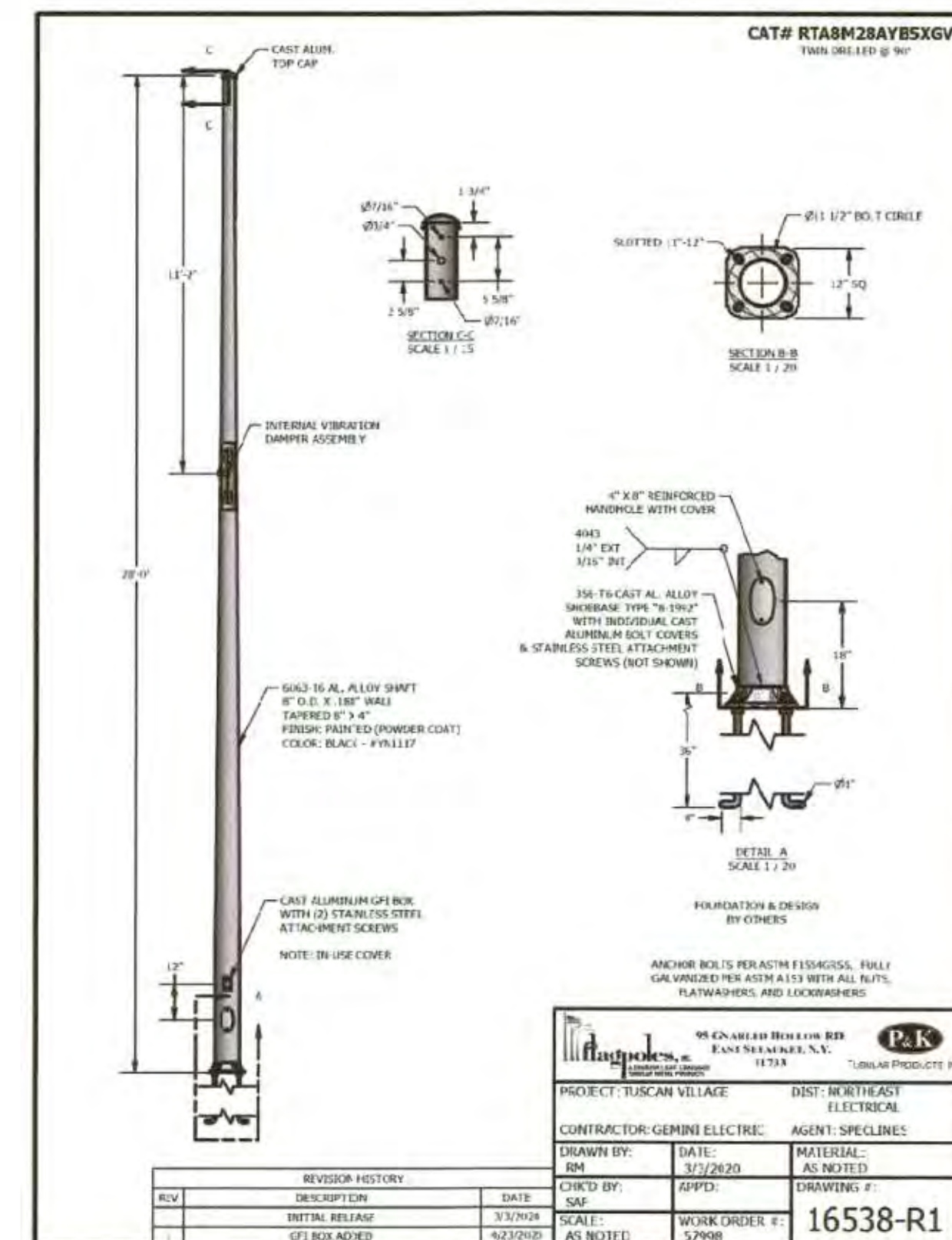
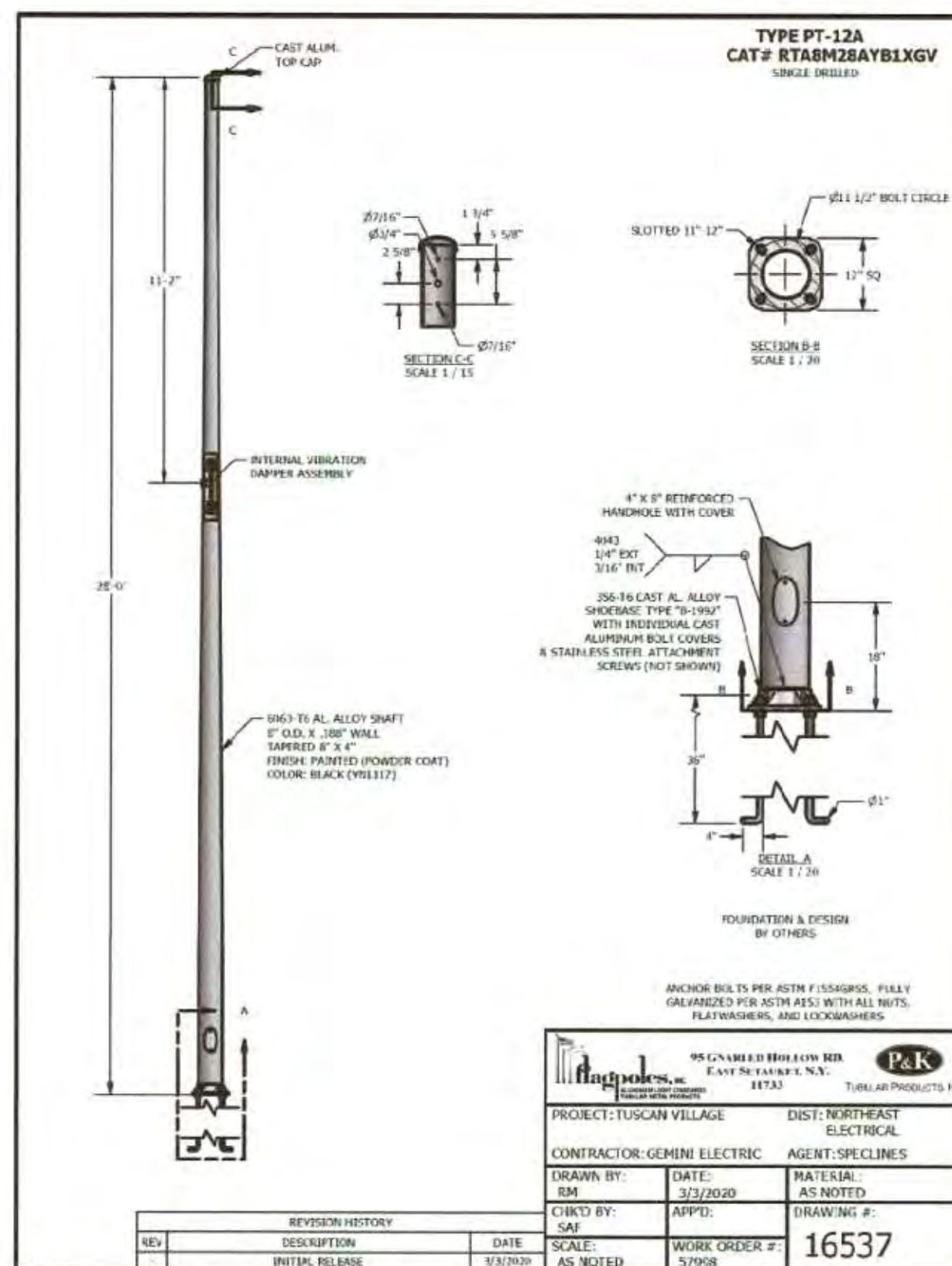
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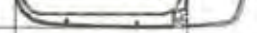


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63 MAIN STREET					
SALEM NH, 03079					
SALEM PROPERTY MAP 108 LOT 13015					
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25 KINGSTON ST. BOSTON MA 02111-2200					
(PHONE) 617.535.0380					
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www.tighebond.com					
177 Corporate Drive					
Portsmouth, NH 03801					
(603) 433-8818					
SCALE: AS SHOWN		DATE: October 19, 2021			
SALEM PLANNING BOARD		OWNER			
APPROVAL					
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63 MAIN STREET					
SALEM, NH 03079					
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M1775-005E	Central Village B3000_L4.0	OS	RU	RU	L4.02
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Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Complete Parking Lot Lighting		1.4 fc	7.8 fc	0.1 fc	78.0:1	14.3:1
Pathway Lighting	+	1.0 fc	4.1 fc	0.1 fc	41.0:1	10.0:1



Ordering Information								
Sample Parting No. AR13-42N-MV-W45-S18-M5L3								
Product	LED Code	Voltage	Nominal Color Temperature	Distribution		Finish ¹	Output Code ²	Options
AR13	42N	MV	2700-2750K	2	Type 2	BL	WW-3000K	BL ³
		HV	3427-4200K	3	Type-3	DB	130	Back Light (Shells / Front Installed)
				4	Type 4		040	Front Output Case
				5	Type 5	BR	040	LED Module (non-mount)
				5	Type 5	WW	055	Recapplate
				AFR	Auto Front Light	GY	080	2x20 7-wire Photocoupler
						NA	100	Non-Replace
						Al	120	PCET-CR
							155	Control Ready 7 wire Photocoupler Relays
							170	Micro-Service with
							185	MSL7
							190	MSL3
							205	SP1
							220	PRD11
							230	PRD12
							240	PRD13
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PERMIT PLANS - NOT FOR CONSTRUCTION

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SITE LIGHTING SCHEDULE

TUSCAN VILLAGE - BUILDING 3000 SITE PLANS
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
63 MAIN STREET
SALEM NH, 03079
SALEM PROPERTY MAP 108 LOT 13015

HALVORSON
Tight & Bond STUDIO

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

SCALE: AS SHOWN

DATE: October 19, 2021

SALEM PLANNING BOARD
APPROVAL

OWNER

TUSCAN VILLAGE MASTER
DEVELOPMENT, LLC
63 MAIN STREET
SALEM, NH 03079

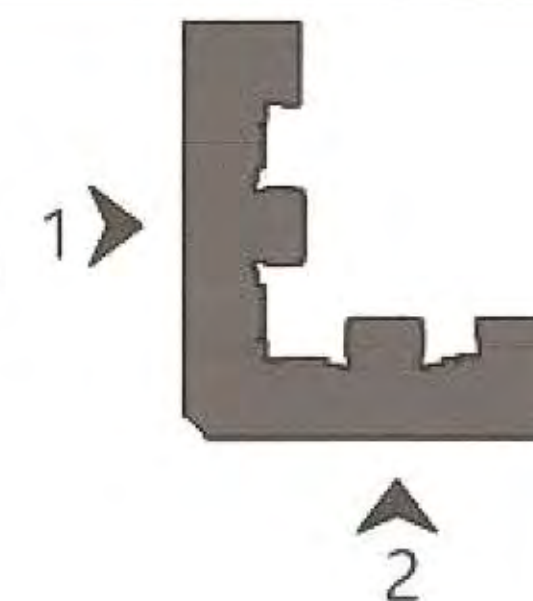
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EXTERIOR ELEVATIONS LEGEND:

FIBER CEMENT PANEL COLOR 1 - MED GRAY
 FIBER CEMENT PANEL COLOR 2 - WHITE
 FIBER CEMENT PANEL COLOR 3 - BROWN
 FIBER CEMENT PANEL COLOR 4 - LIGHT GRAY
 FIBER CEMENT PANEL COLOR 5 - BEIGE

BRICK MASONRY COLOR 1 - BUFF/BEIGE
 BRICK MASONRY COLOR 2 - BROWN
 BRICK MASONRY COLOR 3 - RED



Elevations

Hanover 20-36 | Tuscan 3000

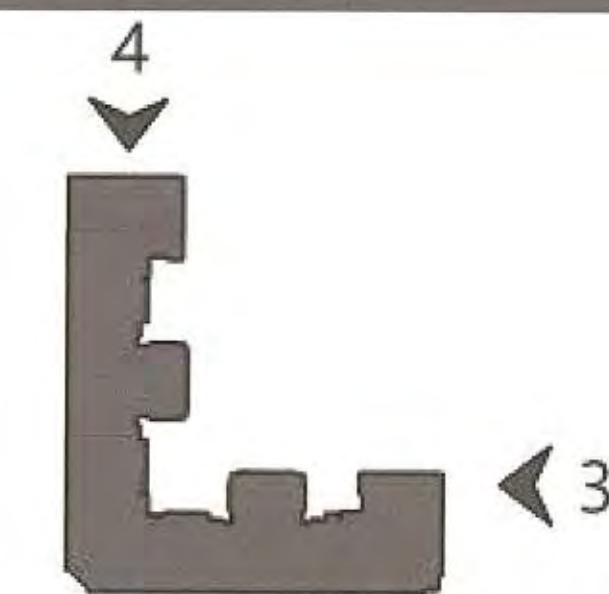
Plotted: 5-27-2021



EXTERIOR ELEVATIONS LEGEND:

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 FIBER CEMENT PANEL COLOR 2 - WHITE
 FIBER CEMENT PANEL COLOR 3 - BROWN
 FIBER CEMENT PANEL COLOR 4 - LIGHT GRAY
 FIBER CEMENT PANEL COLOR 5 - BEIGE

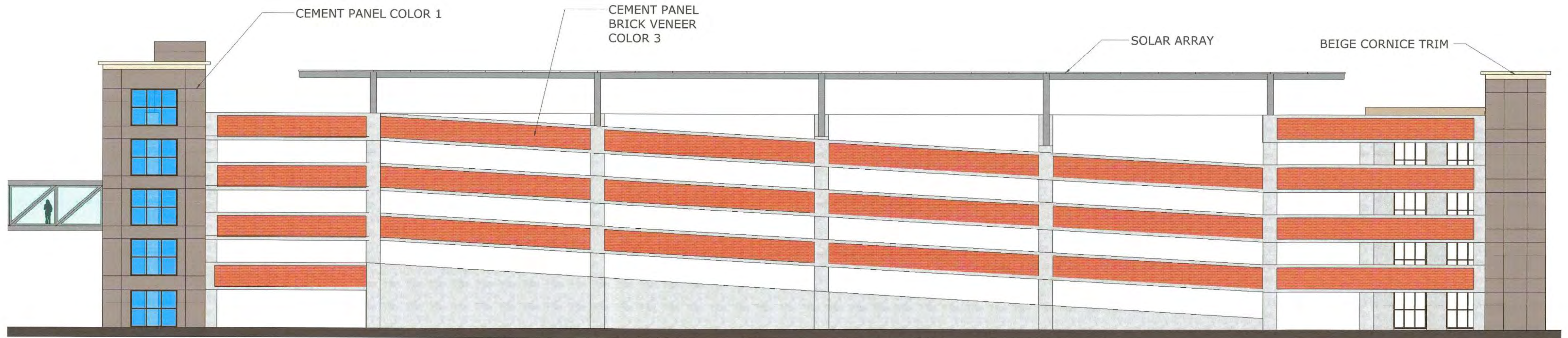
BRICK MASONRY COLOR 1 - BUFF/BEIGE
 BRICK MASONRY COLOR 2 - BROWN
 BRICK MASONRY COLOR 3 - RED



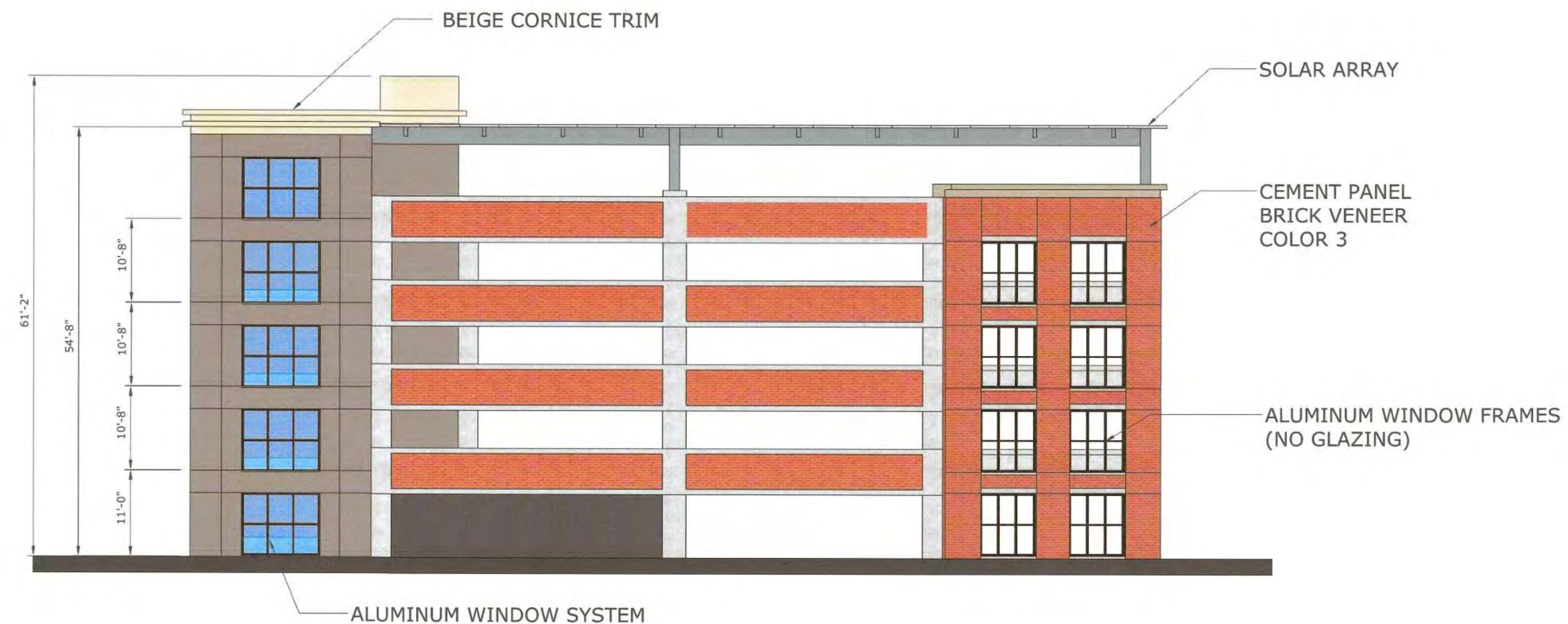
Elevations

Hanover 20-36 | Tuscan 3000

Plotted: 5-27-2021



**EAST ELEVATION
BUILDING 3000 - PARKING GARAGE**



**NORTH ELEVATION
BUILDING 3000 - PARKING GARAGE**

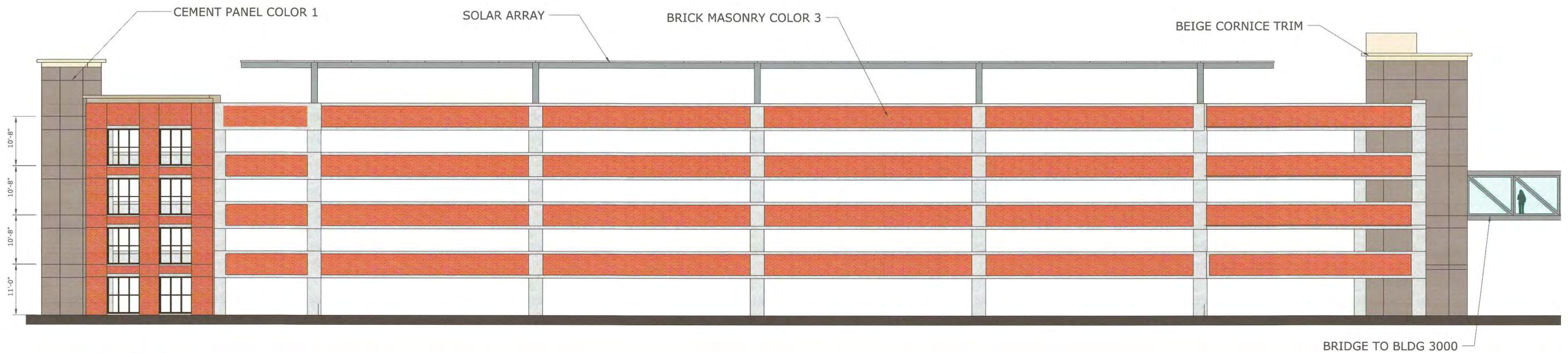
EXTERIOR ELEVATIONS LEGEND:

CEMENT PANEL COLOR 1 - MED GRAY
CEMENT PANEL COLOR 2 - WHITE
CEMENT PANEL COLOR 3 - BROWN
CEMENT PANEL COLOR 4 - LIGHT GRAY
CEMENT PANEL COLOR 5 - BEIGE

BRICK MASONRY COLOR 1 - BUFF/BEIGE
BRICK MASONRY COLOR 2 - BROWN
BRICK MASONRY COLOR 3 - RED

NOTE: COLORS TO MATCH COLORS OF BUILDING 3000





**WEST ELEVATION
BUILDING 3000 - PARKING GARAGE**



**SOUTH ELEVATION
BUILDING 3000 - PARKING GARAGE**

EXTERIOR ELEVATIONS LEGEND:

CEMENT PANEL COLOR 1 - MED GRAY
CEMENT PANEL COLOR 2 - WHITE
CEMENT PANEL COLOR 3 - BROWN
CEMENT PANEL COLOR 4 - LIGHT GRAY
CEMENT PANEL COLOR 5 - BEIGE

BRICK MASONRY COLOR 1 - BUFF/BEIGE
BRICK MASONRY COLOR 2 - BROWN
BRICK MASONRY COLOR 3 - RED

NOTE: COLORS TO MATCH COLORS OF BUILDING 3000

