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ABUTTERS

MAP/LOT #	NAME & ADDRESS	MAP/LOT #	NAME & ADDRESS
98/7887	ROCK ACQUISITION, LLC 63 MAIN STREET SALEM, NH 03079	98/12543	TUSCAN VILLAGE RESIDENTIAL HOLDINGS, LLC 150 PRESIDENTIAL WAY SUITE 220 WOBURN, MA 01801
98/4080	MESITI REAL ESTATE INC. 99 CLINTON STREET CONCORD, NH 03301	98/12542	BLACK BROOK REALTY TUSCAN VILLAGE NORTH, LLC 17 MAIN STREET HOPKINTON, MA 01748
98/12507	DILORENZO LAFAYETTE, LLC LEDGEWOOD REAL ESTATE, LLC C/O ANTHONY DILORENZO, MANAGER 549 US HIGHWAY 1 BYPASS PORTSMOUTH, NH 03801	151/12213	STATE OF NH DOT JOHN CANTON BUILDING ONE HAZEN DRIVE CONCORD, NH 03302

SALEM PLANNING BOARD

- 1) ON MARCH 28, 2017 THE SALEM PLANNING BOARD VOTED TO APPROVE A CONDITIONAL USE PERMIT TO ALLOW 11,170 SQUARE FEET OF PERMANENT WETLAND IMPACT AND 65,531 SQUARE FEET OF TEMPORARY WETLAND IMPACT RELATED TO THE REDEVELOPMENT OF THE FORMER ROCKINGHAM RACE TRACK PROPERTY.
- 2) ON SEPTEMBER 26, 2017 THE SALEM PLANNING BOARD VOTED TO APPROVE A WAIVER FROM SECTION 278-6:11.5.3 OF THE SUBDIVISION REGULATIONS TO ALLOW CATCH BASINS THAT HAVE A HYDRAULIC GRADE LINE THAT IS LESS THAN 2 FEET BELOW THE RIM FOR THE 50-YEAR STORM EVENT.
- 3) ON SEPTEMBER 26, 2017 THE SALEM PLANNING BOARD VOTED TO APPROVE A CONDITIONAL USE PERMIT FOR SECTION 490-702.D.(2) OR THE ZONING ORDINANCE TO ALLOW THE FOLLOWING WALL SIGNS. MARKET BASKET: 354.25 S.F. FACING CENTRAL STREET AND TWO 100 S.F. SIGNS FACING FOUR RETAIL TENANTS: 100 S.F. FACING THE PARKING LOT AND 100 S.F. FACING SOUTH BROADWAY (EACH) BANK: TWO SIGNS, EACH 100 S.F. THREE RESTAURANTS: TWO SIGNS, EACH 100 S.F.
- 4) ON SEPTEMBER 26, 2017 THE SALEM PLANNING BOARD VOTED TO APPROVE THE FOLLOWING CONDITIONAL USE PERMITS RELATED TO THE NORTH VILLAGE RETAIL DEVELOPMENT. 490-501 C. BUILDING HEIGHT - A BUILDING HEIGHT OF 39 FEET 6 INCHES, TWO (2) STORIES IS PROPOSED WHERE A MAXIMUM HEIGHT OF 35 FEET (3) STORIES IS PERMITTED IN THE COMMERCIAL-INDUSTRIAL C DISTRICT. 490-501 C. LOT COVERAGE - A LOT COVERAGE OF 78% IS PROPOSED WHERE A MAXIMUM LOT COVERAGE OF 70% IS PERMITTED IN THE COMMERCIAL-INDUSTRIAL C DISTRICT.
- 5) ON SEPTEMBER 26, 2017 THE SALEM PLANNING BOARD VOTED TO APPROVE THE NORTH VILLAGE RETAIL DEVELOPMENT SITE PLAN SUBJECT TO THE FOLLOWING CONDITIONS:
 1. PAY FOR OUTSIDE INSPECTIONS PER DIRECTION OF ENGINEERING DIVISION;
 2. SUBMIT STATE PERMITS (ALTERATION OF TERRAIN, SEWER EXTENSION, NHDOT APPROVAL);
 3. NO CONSTRUCTION ALLOWED BEFORE CONDITIONAL LETTER OF MAP REVISION IS APPROVED BY FEMA;
 4. SUBMIT APPROVAL FROM ENGINEERING DIVISION;
 5. SUBMIT APPROVAL FROM TOWN'S TRAFFIC CONSULTANT;
 6. SUBMIT APPROVAL FROM TOWN'S DESIGN REVIEW CONSULTANT;
 7. SUBMIT DETAILED ELEVATION DRAWINGS FOR RESTAURANTS, COFFEE SHOP, AND BANK THAT MEET DESIGN GUIDELINES;
 8. FILE CONDITIONAL USE PERMIT FOR BUILDING HEIGHT, LOT COVERAGE, WALL SIGNS;
 9. NO STORAGE OF PALLETS, BOXES, AND OTHER MATERIAL BEHIND STORES TO BE VISIBLE FROM RT. 12;
 10. SUBMIT CONSTRUCTION VEHICLE ACCESS PLAN;

PRIOR TO OCCUPANCY:

11. PAY ROAD IMPACT FEE - \$549,343 (SUPERMARKET-\$285,600, RETAIL STORES-\$156,770, RESTAURANT 1-\$22,200, RESTAURANT 2-\$35,520, BANK-\$16,605, COFFEE SHOP-\$32,648);
12. CONSTRUCT ALL SITE IMPROVEMENTS (BUILDING LOCATION, DIMENSIONS, AND SETBACKS, SITE GRADING, UTILITIES, ROAD WORK, DRAINAGE, LANDSCAPING, LIGHTING, PARKING SPACES, SIGNAGE, WETLAND/FLOODPLAIN MITIGATION AREAS) IN ACCORDANCE WITH APPROVED PLAN;
13. PROVIDE CERTIFIED AS-BUILT SITE PLAN;
14. CONSTRUCT ALL ROAD IMPROVEMENTS (INCLUDING CONNECTION TO MALL ROAD);
15. SUBMIT BOND OR PERFORMANCE GUARANTY FOR COMPLETION OF FLOODPLAIN IMPROVEMENTS;
16. CONSTRUCT TRAFFIC SIGNAL AT MARKET STREET/CENTRAL STREET;

OTHER:

17. ANY PROPOSED USE THAT INCREASES TRAFFIC GENERATION BEYOND ESTIMATES IN TRAFFIC STUDY REQUIRES FURTHER APPROVAL FROM THE PLANNING BOARD;
18. SUBMIT TRAFFIC MONITORING STUDY AFTER OCCUPANCY FOR PLEASANT STREET/VILLAGE WAY AND CENTRAL STREET/VILLAGE WAY INTERSECTIONS;
19. ALL REPRESENTATIONS MADE BY APPLICANT OR AGENTS AND ALL NOTES ON PLANS ARE INCORPORATED AS PART OF APPROVAL.

- 6) ON APRIL 14, 2020 THE SALEM PLANNING BOARD VOTED TO APPROVE A CONDITIONAL USE PERMIT TO ALLOW A TOTAL OF 940 PARKING SPACES WHERE A MINIMUM OF 956 PARKING SPACES ARE REQUIRED FOR THE NORTH VILLAGE RETAIL PARCEL.
- 7) ON APRIL 14, 2020 THE SALEM PLANNING BOARD VOTED TO APPROVE THIS AMENDED SITE PLAN SUBJECT TO THE FOLLOWING CONDITIONS:
 - PRIOR TO BUILDING PERMIT:
 1. PAY FOR OUTSIDE INSPECTIONS PER DIRECTION OF ENGINEERING DIVISION;

PRIOR TO OCCUPANCY:

2. PAY ROAD (\$71,195) AND PUBLIC SAFETY (\$5545) IMPACT FEES;
3. CONSTRUCT ALL SITE IMPROVEMENTS (BUILDING LOCATION, DIMENSIONS, AND SETBACKS, SITE GRADING, UTILITIES, DRAINAGE, LANDSCAPING, LIGHTING, PARKING SPACES, SIGNAGE) IN ACCORDANCE WITH APPROVED PLAN;
4. PROVIDE CERTIFIED AS-BUILT SITE PLAN;

OTHER:

5. NOTE CONDITIONAL USE PERMIT FOR REDUCED PARKING ON PLAN;
6. APPLICANT MUST OPERATE BUSINESSES SO THAT PARKING LOT CAPACITY IS NOT EXCEEDED;
7. ALL REPRESENTATIONS MADE BY APPLICANT OR AGENTS AND ALL NOTES ON PLANS ARE INCORPORATED AS PART OF APPROVAL;
8. SUBMIT SAFETY MONITORING REPORT WITHIN 1 YEAR OF OCCUPANCY.

AMENDED SITE DEVELOPMENT PLANS

TUSCAN VILLAGE

NORTH VILLAGE RETAIL DEVELOPMENT

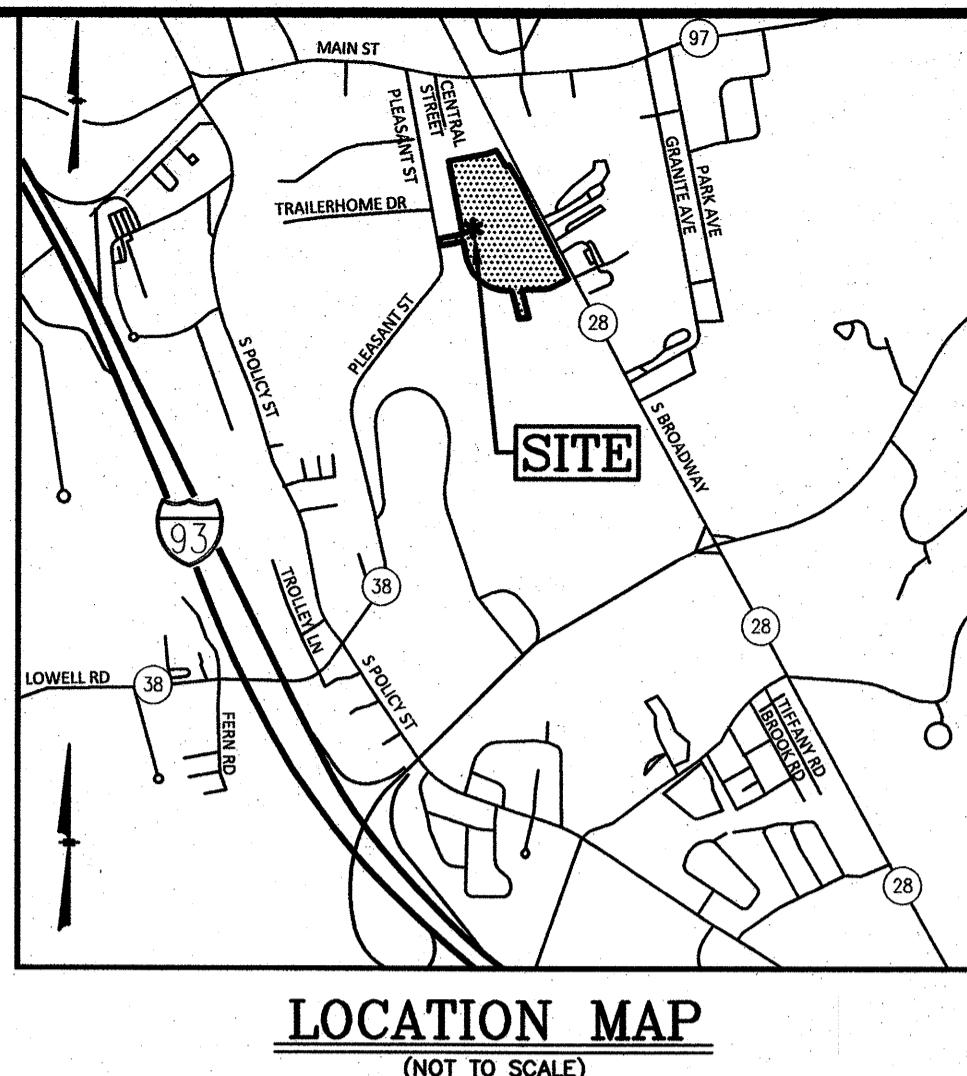
PAD SITES P1 AND P2

55 & 57 CENTRAL STREET

PORTION OF

SALEM PROPERTY MAP 98 LOT 12502

SALEM, NEW HAMPSHIRE



LOCATION MAP
(NOT TO SCALE)

Prepared for:

DEMOULAS SUPER MARKETS, INC.
875 EAST STREET
TEWKSBURY, MA 01876

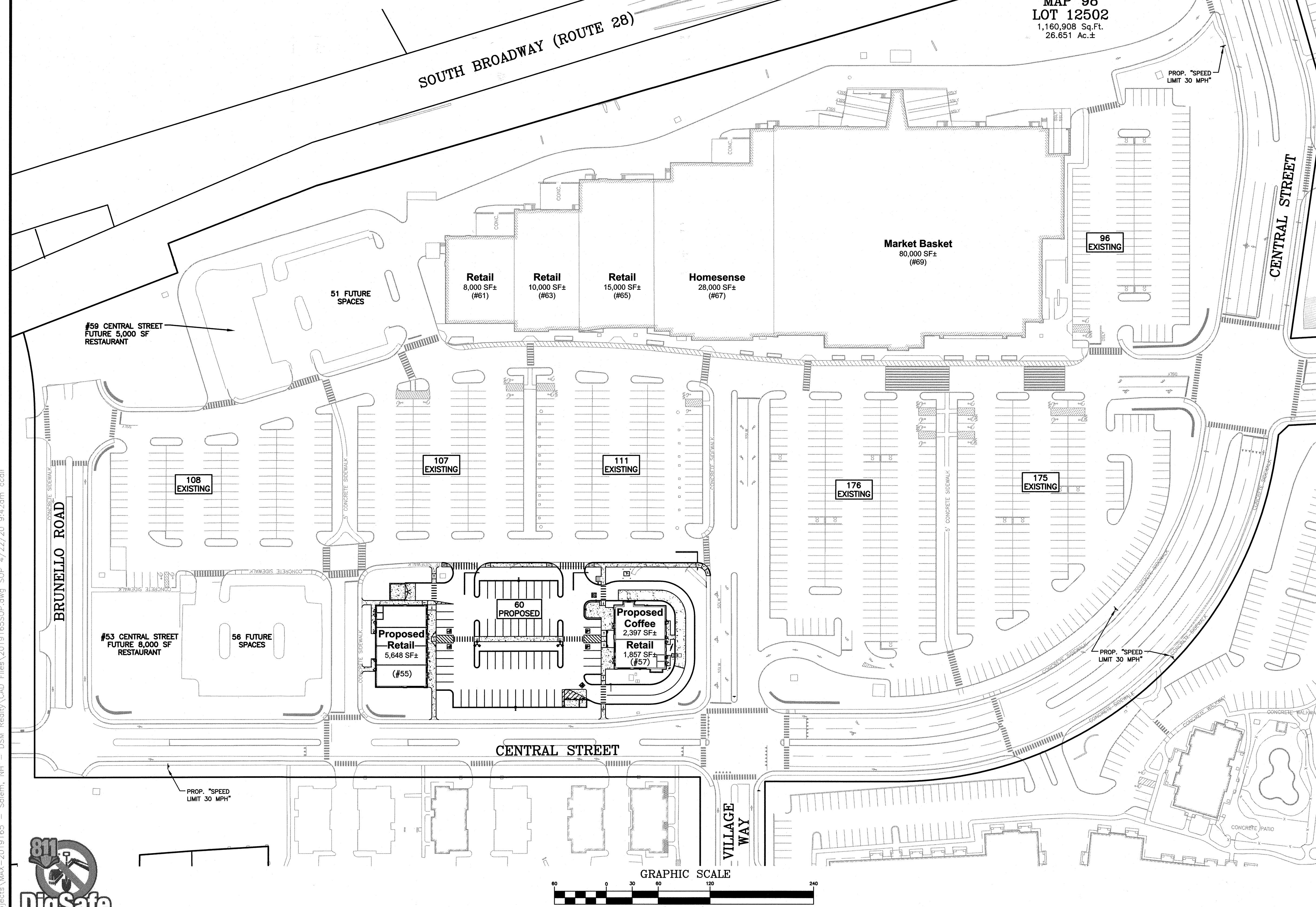
PERMITS & APPROVALS		
TYPE	PERMIT NUMBER	APPROVED
NHDES ALTERATION OF TERRAIN	AOT-1315	9-25-2017
NHDES SEWER CONNECTION	D2017-1109	12-7-2017
NHDES WETLANDS PERMIT	2016-03374	8-28-2017
NHDOT	INTERIM CONDITION CONCURRENCE	10-6-2017
SALEM ZONING BOARD OF ADJUSTMENT		
1) ON SEPTEMBER 5, 2017 THE ZONING BOARD OF ADJUSTMENT VOTED TO GRANT A VARIANCE FROM ARTICLE VII, SECTION 490-705D, AND ASKS THAT TERMS OF THE ZONING ORDINANCE BE WAIVED PERMIT DEVELOPMENT INCLUDING THE CONSTRUCTION OF A 161,000 SQ. FT. MULTI-TENANT RETAIL PLAZA ON THE DILORENZO PROPERTY, LOCATED IN A FLOOD HAZARD AREA, WHERE SAID DEVELOPMENT DOES NOT COMPLY WITH THE REGULATIONS FOR FLOODPLAIN DEVELOPMENT CONTAINED IN SUBSECTION D, SUBJECT TO THE FOLLOWING CONDITIONS:		
1. NO CONSTRUCTION TO BEGIN BEFORE CONDITIONAL LETTER OF MAP REVISION IS APPROVED FROM FEMA;		
2. SUBMIT BOND OR PERFORMANCE GUARANTY FOR COMPLETION OF FLOODPLAIN IMPROVEMENTS PRIOR TO OCCUPANCY.		
3. SUBMIT FLOOD STUDY.		

SCALE: NONE		OWNER OF RECORD	APPROVAL
 DAVID R. JORDAN NO. 7773 LICENSING DEMOULAS SUPER MARKETS, INC. 875 EAST STREET TEWKSBURY, MA 01876 BOOK 5763 PAGE 67		DEMOULAS SUPER MARKETS, INC. 875 EAST STREET TEWKSBURY, MA 01876 BOOK 5763 PAGE 67	<i>Approved 4/4/20</i> <i>4/21/20</i> <i>4/23/20</i>
ZONE: COMMERCIAL - INDUSTRIAL 'C'		DESIGNED BY: DRAWN/CHECKED DWG. NAME PROJECT No. SHEET No.	
DRJ CCC/DRJ 2019165CVR		2019165 1 OF 13	

TABLE OF ZONING REGULATIONS
55-57 CENTRAL STREET, SALEM, NH

ZONE: COMMERCIAL-INDUSTRIAL C

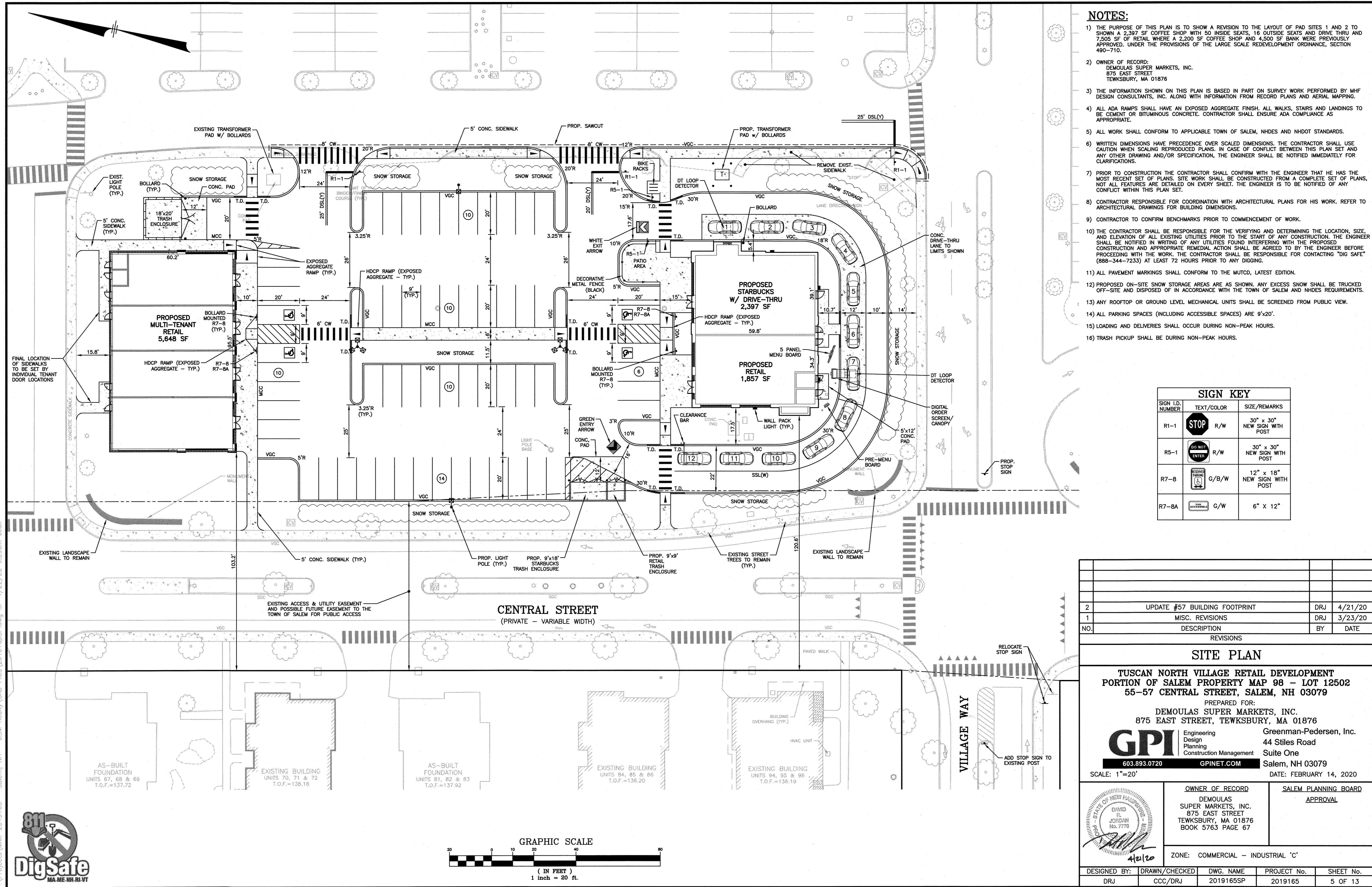
DESCRIPTION	REQUIRED	PROVIDED
MINIMUM LOT AREA Sq. Ft.	NONE	1,160,908 Sq. Ft.
MINIMUM LOT FRONTAGE	NONE	NONE
MINIMUM FRONT YARD BUILDING SETBACK	30'	N/A
MINIMUM SIDE YARD BUILDING SETBACK	20'	103.2' #55, 120.6' #57
MINIMUM REAR YARD BUILDING SETBACK	20'	N/A
MAXIMUM BUILDING HEIGHT	35', 3 STORIES	21'-6" #55, 22'-0" #57
MAXIMUM LOT COVERAGE (ENTIRE LOT)	78% PER CONDITIONAL USE PERMIT	78% 4,167 SF REDUCTION IN IMPERVIOUS COVER
MINIMUM NUMBER PARKING SPACES (#55-57)	71 SPACES (SEE TABLE)	60 SPACES (INCL. 4 ACCESSIBLE)
MINIMUM FRONT YARD PARKING SETBACK	20'	N/A
MINIMUM SIDE & REAR PARKING SETBACK	10'	N/A
PARKING SPACE DIMENSIONS	9'x20'	9'x20'

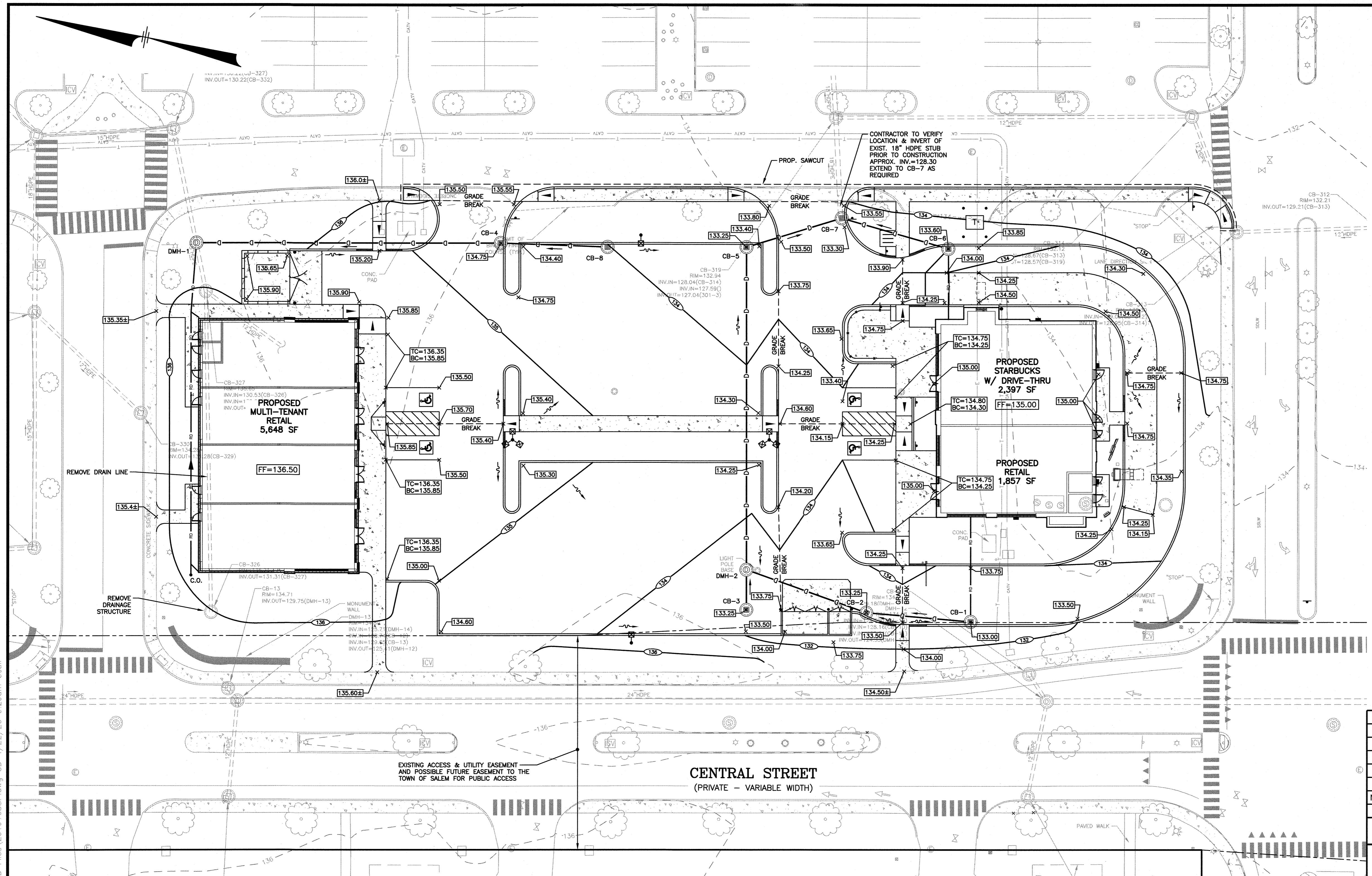


PARKING CALCULATIONS PER SECTION 309-7:1
OFF STREET PARKING & LOADING ORDINANCE

#53) FUTURE RESTAURANT (8,000 SF) (USE GREATER OF A OR B): A. 1 SPACE/75 SF x 8,000 SF = 106.7 SPACES * B. 1 SPACE/2 SEATS x 200 SEATS = 100.0 SPACES
#59) FUTURE RESTAURANT (5,000 SF) (USE GREATER OF A OR B): A. 1 SPACE/75 SF x 13,000 SF = 66.7 SPACES + 20 SEATS OUTSIDE = 73.0 SPACES *
#65) PROPOSED RETAIL (5,648 SF): A. 1 SPACE/200 SF x 5,648 = 28.2 SPACES *
#67) PROPOSED COFFEE SHOP (2,397 SF) (USE GREATER OF A OR B): A. 1 SPACE/75 SF x 2,397 SF = 32.0 SPACES + 16 SEATS OUTSIDE = 33.0 SPACES *
PROPOSED RETAIL (1,857 SF): A. 1 SPACE/200 SF x 1,857 = 9.3 SPACES *
#61-69) EXISTING RETAIL (INCLUDING SUPERMARKET): A. 1 SPACE/200 SF x 141,000 SF = 705.0 SPACES *
TOTAL SPACES REQUIRED = 955.2 SPACES *
TOTAL SPACES PROVIDED (CONDITIONAL USE PERMIT REQ'D) = 940.0 SPACES *

2	REVISE BUILDING SETBACKS	DRJ	4/21/20
1	MISC. REVISIONS	DRJ	3/23/20
NO.	DESCRIPTION	BY	DATE
REVISIONS			
SITE OVERVIEW PLAN			
TUSCAN NORTH VILLAGE RETAIL DEVELOPMENT PORTION OF SALEM PROPERTY MAP 98 – LOT 12502 55-57 CENTRAL STREET, SALEM, NH 03079 PREPARED FOR: DEMOULAS SUPER MARKETS, INC. 875 EAST STREET, TEWKSBURY, MA 01876			
GPI Engineering Design Planning Construction Management 603.893.0720 GPI.NET.COM Salem, NH 03079 DATE: FEBRUARY 14, 2020			
SCALE: 1"=60'			
		OWNER OF RECORD	SALEM PLANNING BOARD APPROVAL
DEMOULAS SUPER MARKETS, INC. 875 EAST STREET TEWKSBURY, MA 01876 BOOK 5763 PAGE 67			
ZONE: COMMERCIAL – INDUSTRIAL 'C'			
DESIGNED BY:	DRAWN/CHECKED	DWG. NAME	PROJECT NO.
DRJ	CCC/DRJ	2019165SOP	2019165
SHEET No.			
4 OF 13			





NOTES

- 1) ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF SALEM, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
- 2) THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE WITH THE OWNER OF SAID UTILITIES. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
- 3) THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
- 4) ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
- 5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN IN THE PLANS THROUGHOUT THE DURATION OF THE PROJECT IN ACCORDANCE WITH APPLICABLE NHDES STANDARDS. THE DETAILS PROVIDED SERVE AS A GUIDE ONLY.
- 6) CONTRACTOR SHALL VERIFY TBM ELEVATIONS PRIOR TO CONSTRUCTION.
- 7) THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSTALLATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY AGENCIES/COMPANIES, AND ARRANGE FOR ALL INSPECTIONS.
- 8) THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIG SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE DIGGING.
- 9) CONTRACTOR SHALL DISPOSE OF ANY UNSUITABLE MATERIAL FOUND ON SITE (I.E. TRASH, STUMPS, ETC.) IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. CONTRACTOR SHALL COORDINATE ALL WORK WITH SUBCONTRACTORS, UTILITY COMPANIES, AND THE TOWN OF SALEM, AND SHALL BE RESPONSIBLE FOR COORDINATION OF ALL PERMITS, INSPECTIONS, AND MAINTENANCE AND PROTECTION OF ALL TRAFFIC AND PEDESTRIANS. ANY DISCREPANCIES FOUND OR SHOWN SHALL BE RESOLVED BY THE CONTRACTOR.
- 10) PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONFIRM WITH THE ENGINEER THAT HE HAS THE MOST RECENT SET OF PLANS. SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS, NOT ALL FEATURES ARE DETAILED ON EVERY PLAN. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.
- 11) CONTRACTOR SHALL CONFIRM WITH ENGINEER ALL LAYOUT ITEMS NOT SHOWN OR ANNOTATED. THE LOCATION OF ALL STRUCTURES AND UTILITIES SHALL BE CONFIRMED, PRIOR TO LAYOUT OF PAVED AREAS. EXACT LOCATION OF PAVEMENT SHALL BE CONFIRMED WITH ENGINEER PRIOR TO PLACEMENT OF BINDER COURSE PAVEMENT.
- 12) ALL EXISTING UTILITIES TO BE TAKEN OUT OF SERVICE SHALL BE REMOVED.
- 13) SEE CONSTRUCTION DETAIL SHEETS FOR ADDITIONAL INFORMATION.
- 14) ALL DRAINAGE PIPE DATA CALCULATED TO STRUCTURE CENTERS, TYP.
- 15) ALL HDPE DRAINAGE PIPE SHALL CONFORM TO ADS N12 MINIMUM STANDARDS (OR EQUAL).
- 16) ALL ADA ACCESSIBLE WALKWAYS CANNOT EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE, RAMPS CANNOT EXCEED 8.33% RUNNING SLOPE AND 2% CROSS SLOPE, AND ACCESS AISLES CANNOT EXCEED 2% SLOPE IN ANY DIRECTION. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
- 17) ALL ROOF DRAIN PIPE (RD) SHALL BE 6" HDPE AND SHALL HAVE MINIMUM 3' COVER AT BUILDING EXTERIOR, UNLESS OTHERWISE NOTED.

NO.	DESCRIPTION	BY	DATE
2	UPDATE #57 BUILDING FOOTPRINT	DRJ	4/21/20
1	MISC. REVISIONS	DRJ	3/23/20

GRADING & DRAINAGE PLAN

TUSCAN NORTH VILLAGE RETAIL DEVELOPMENT
PORTION OF SALEM PROPERTY MAP 98 – LOT 12502
55-57 CENTRAL STREET, SALEM, NH 03079

PREPARED FOR:

DEMOULAS SUPER MARKETS, INC.
875 EAST STREET, TEWKSBURY, MA 01876

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

SCALE: 1"=20'

DATE: FEBRUARY 14, 2020

 DAVID R. JORDAN NO. 7778	OWNER OF RECORD	SALEM PLANNING BOARD
	DEMOULAS SUPER MARKETS, INC. 875 EAST STREET TEWKSBURY, MA 01876 BOOK 5763 PAGE 67	APPROVAL
ZONE: COMMERCIAL – INDUSTRIAL 'C'		
DESIGNED BY: DRJ	DRAWN/CHECKED: CCC/DRJ	DWG. NAME: 2019165SP
PROJECT No. 2019165		SHEET No. 6 OF 13

DRAINAGE STRUCTURES

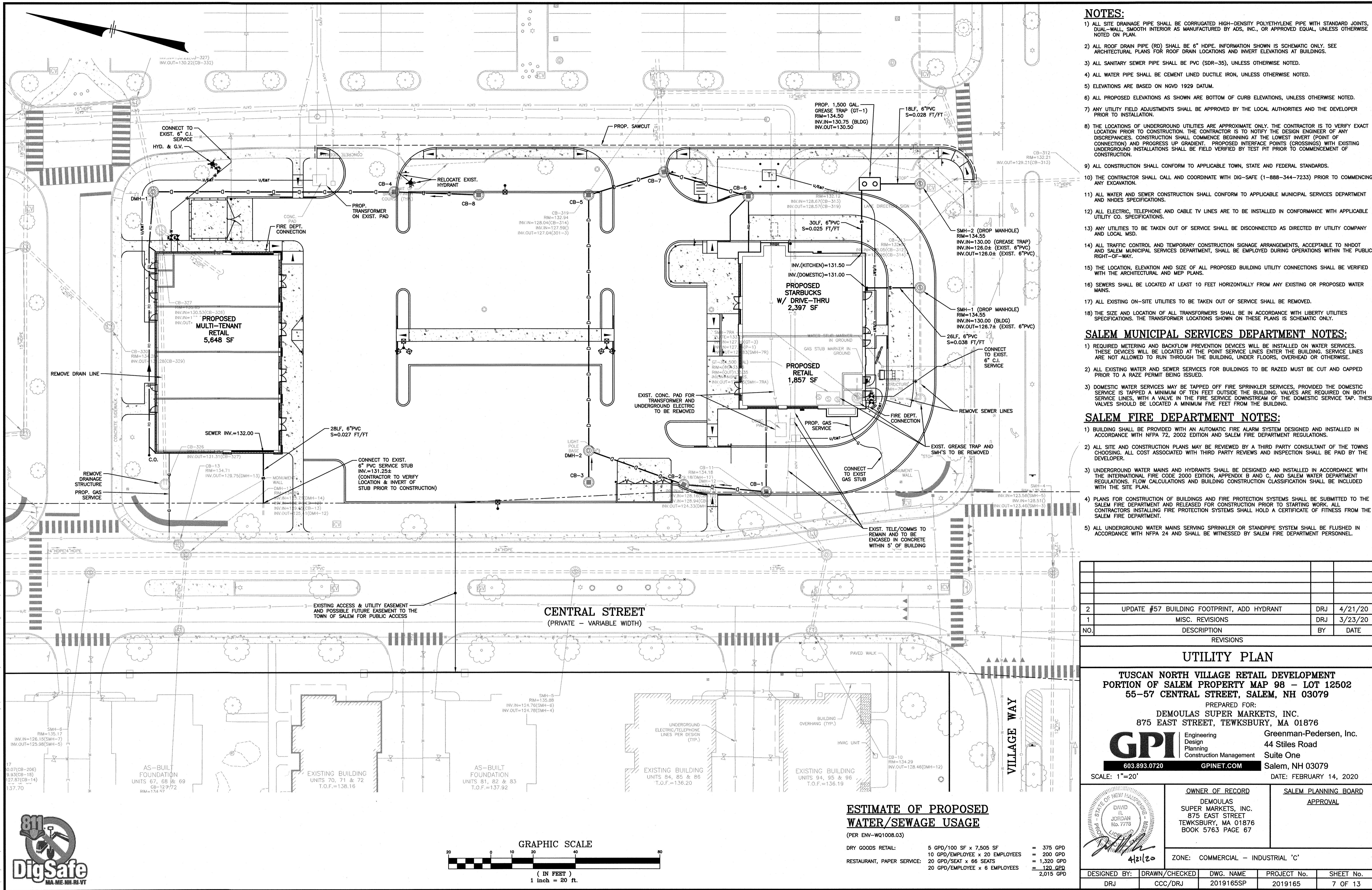
CB-1	CB-6
RIM=133.00	RIM=133.60
INV.IN=130.00(RD)	INV.IN=129.60(RD)
INV.OUT=130.00	INV.OUT=129.60
CB-2	CB-7
RIM=133.25	RIM=133.30
INV.IN=129.80(CB-1)	INV.IN=128.65(CB-5)
INV.OUT=129.80	INV.IN=128.90(CB-6)
CB-3	CB-8 *
RIM=133.25	RIM=134.00
INV.IN=129.55(CB-2)	INV.IN=128.90(CB-7)
INV.OUT=129.55	INV.OUT=131.30
CB-4	CB-9
RIM=134.75	RIM=135.70
INV.IN=131.10	INV.IN=130.55(CB-4)
INV.OUT=131.10	INV.IN=130.55(RD)
CB-5	CB-10
RIM=133.25	RIM=130.44±
INV.IN=128.95(DMH-2)	(EXIST. 15")
INV.OUT=128.85	CB-5

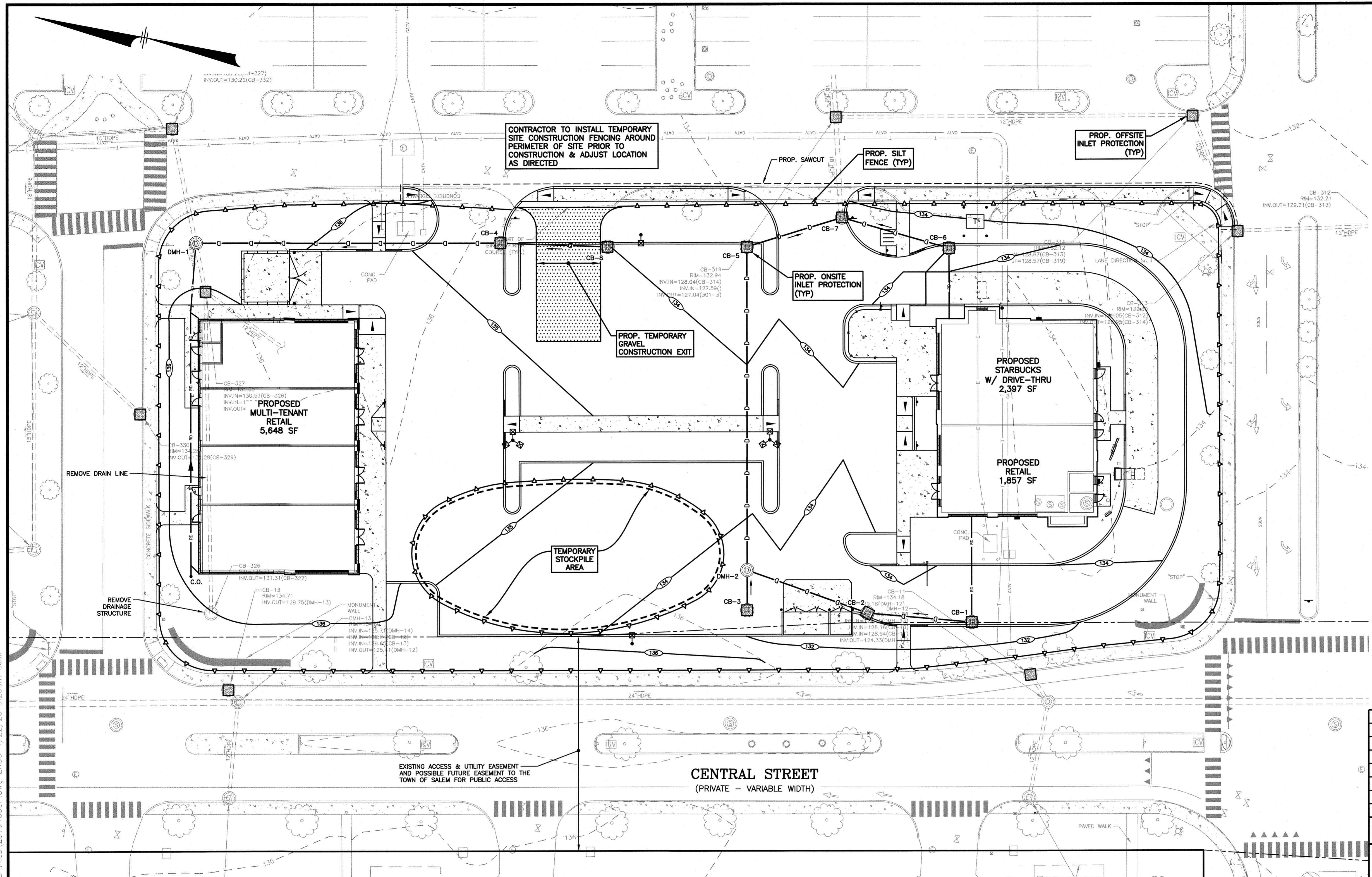
DRAINAGE PIPE SCHEDULE

FROM: STRUCTURE NUMBER	PIPE SIZE (INCHES)	TYPE OF PIPE	APPROX. PIPE LENGTH (FEET)	SLOPE OF PIPE (FT./FT.)	TO: STRUCTURE NUMBER
CB-1	12	HDPE	39	0.005	CB-2
CB-2	12	HDPE	48	0.006	DMH-2
CB-3	15	HDPE	15	0.004	DMH-2
CB-4	12	HDPE	114	0.005	DMH-1
CB-5	15	HDPE	37	0.005	CB-7
CB-6	12	HDPE	42	0.017	CB-7
CB-7	18	HDPE	5±	0.20±	EXIST. 18" STUB
CB-8	12	HDPE	40	0.005	CB-4
DMH-2	15	HDPE	121	0.004	CB-5

* DENOTES LOW PROFILE FRAME & GRATE AND TOP SLAB







NOTES:

- 1) ALL SITE DRAINAGE PIPE SHALL BE CORRUGATED HIGH-DENSITY POLYETHYLENE PIPE WITH STANDARD JOINTS, DUAL-WALL, SMOOTH INTERIOR AS MANUFACTURED BY ADS, INC. OR APPROVED EQUAL, UNLESS OTHERWISE NOTED ON PLAN.
- 2) ELEVATIONS ARE BASED ON NGVD 1929 DATUM.
- 3) ALL PROPOSED ELEVATIONS AS SHOWN ARE BOTTOM OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.
- 4) ANY UTILITY FIELD ADJUSTMENTS SHALL BE APPROVED BY THE LOCAL AUTHORITIES AND THE DEVELOPER PRIOR TO INSTALLATION.
- 5) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR IS TO VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 6) ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE TOWN, STATE AND FEDERAL STANDARDS.
- 7) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIG-SAFE (811) PRIOR TO COMMENCING ANY EXCAVATION.
- 8) THIS SITE WILL REQUIRE A USEPA NPDES PERMIT FOR STORMWATER DISCHARGE FOR THE SITE CONSTRUCTION SINCE THE DISTURBANCE DOES EXCEED ONE ACRE (ACTUAL DISTURBANCE = 1,160,908 SF).
- 9) ALL TRAFFIC CONTROL AND TEMPORARY CONSTRUCTION SIGNAGE ARRANGEMENTS, ACCEPTABLE TO SALEM POLICE DEPARTMENT AND SALEM MUNICIPAL SERVICES DEPARTMENT, SHALL BE EMPLOYED DURING OPERATIONS WITHIN THE PUBLIC RIGHT-OF-WAY.
- 10) ALL ADA ACCESSIBLE WALKWAYS CANNOT EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE, RAMPS CANNOT EXCEED 6.33% RUNNING SLOPE AND 2% CROSS SLOPE, AND ACCESSIBLE PARKING STALLS AND ACCESS AISLES CANNOT EXCEED 2% SLOPE IN ANY DIRECTION. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
- 11) AN OPERATION AND MAINTENANCE MANUAL HAS BEEN PREPARED FOR THE ON-SITE STORMWATER MANAGEMENT SYSTEMS AND IS CONSIDERED PART OF THIS PLAN SET. THE PROPERTY OWNER SHALL COMPLY WITH THE INSPECTION AND MAINTENANCE SCHEDULE AND RECORD KEEPING REQUIREMENTS CONTAINED THEREIN.

NO.	DESCRIPTION	BY	DATE
2	UPDATE #57 BUILDING FOOTPRINT	DRJ	4/21/20
1	MISC. REVISIONS	DRJ	3/23/20
	REVISIONS	BY	DATE

EROSION & SEDIMENT CONTROL PLAN

TUSCAN NORTH VILLAGE RETAIL DEVELOPMENT
PORTION OF SALEM PROPERTY MAP 98 - LOT 12502
55-57 CENTRAL STREET, SALEM, NH 03079

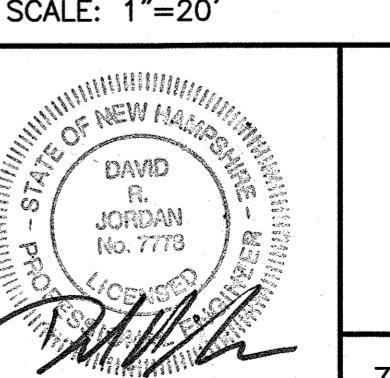
PREPARED FOR:

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GPI Engineering
Design
Planning
Construction Management
603.893.0720 GPIENT.COM

Greenman-Pedersen, Inc.
44 Stiles Road
Suite One
Salem, NH 03079

DATE: FEBRUARY 14, 2020



OWNER OF RECORD

DEMOLAS
SUPER MARKETS, INC.
875 EAST STREET
TEWKSBURY, MA 01876
BOOK 5763 PAGE 67

SALEM PLANNING BOARD

APPROVAL

4/21/20

ZONE: COMMERCIAL - INDUSTRIAL 'C'

DESIGNED BY: DRJ	DRAWN/CHECKED: CCC/DRJ	DWG. NAME: 2019165SP	PROJECT No.: 2019165	SHEET No.: 8 OF 13
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OLYMPIA™ BIKE RACK

The Olympia Bike Rack's smooth, fluid curves combined with the strength that comes with solid corrosion-resistant cast aluminum construction make this rack a perfect choice for parks, corporate campuses and more. Its stand-alone, space-saving design allows for an unlimited number of configuration options for ultimate design flexibility.

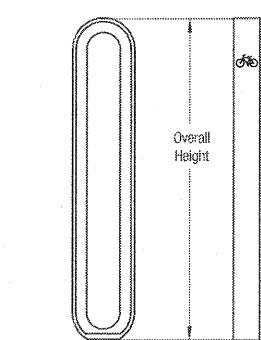
MATERIAL & FINISHES

MATERIAL
• Body is made of corrosion-resistant cast aluminum with a powdercoat finish.

FINISHES
• See the Forms+Surfaces Powdercoat Chart for details. Custom RAL colors are available for an upcharge.
• Meets Association of Pedestrian and Bicycle Professionals (APBP) guidelines.
• Due to the inherent nature of metal castings, gloss powdercoats are not offered for cast components.
• A locking point detail and mounting configurations that meet APBP guidelines can be found on page 2 of this document.

PRODUCT DATA

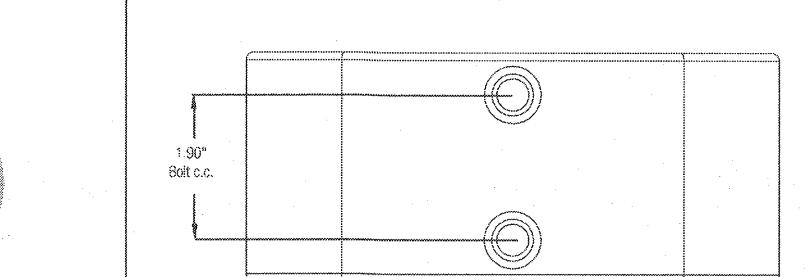
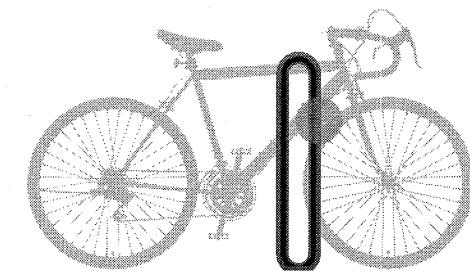
NOMINAL DIMENSIONS



OVERALL LENGTH	OVERALL DEPTH	OVERALL HEIGHT	WEIGHT
7' 11.8" (178 mm)	3' (76 mm)	35.6" (904 mm)	22.2 lbs (10.1 kg)

LOCKING POINT AND CONFIGURATION EXAMPLES

The Olympia Bike Rack was designed to allow for a multitude of locking point and configuration options to meet your individual needs. Please note that for optimal performance, Forms+Surfaces recommends a 36° center-to-center placement. See diagrams below and the separate installation instructions document for more details.



A standard U-lock can be locked at this location to meet APBP guidelines for security and functionality.

LOCKING POINT EXAMPLE

MOUNTING / HARDWARE DETAIL

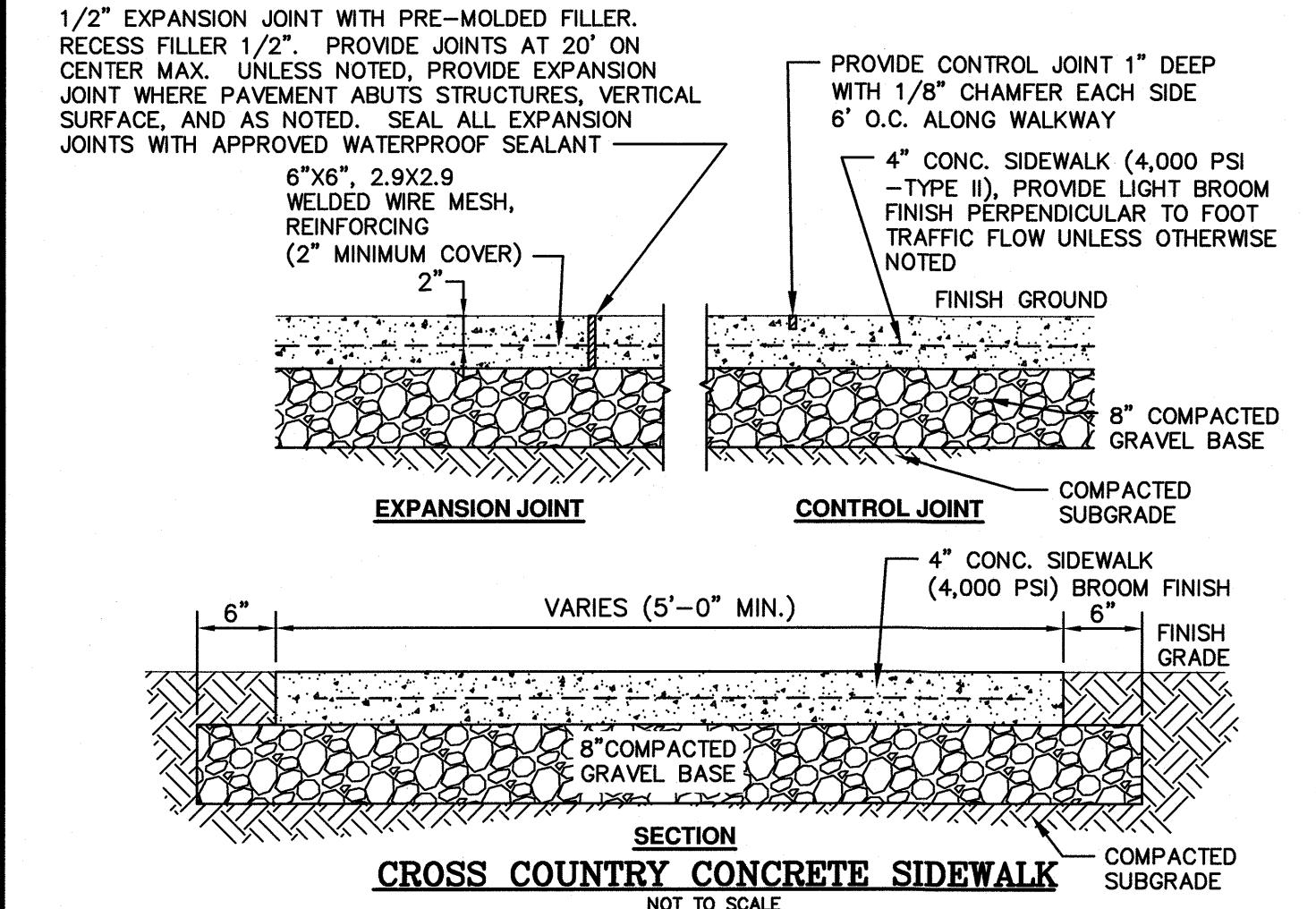
T 800.451.0410 | www.forms-surfaces.com

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BIKE RACK DETAILS

NOT TO SCALE

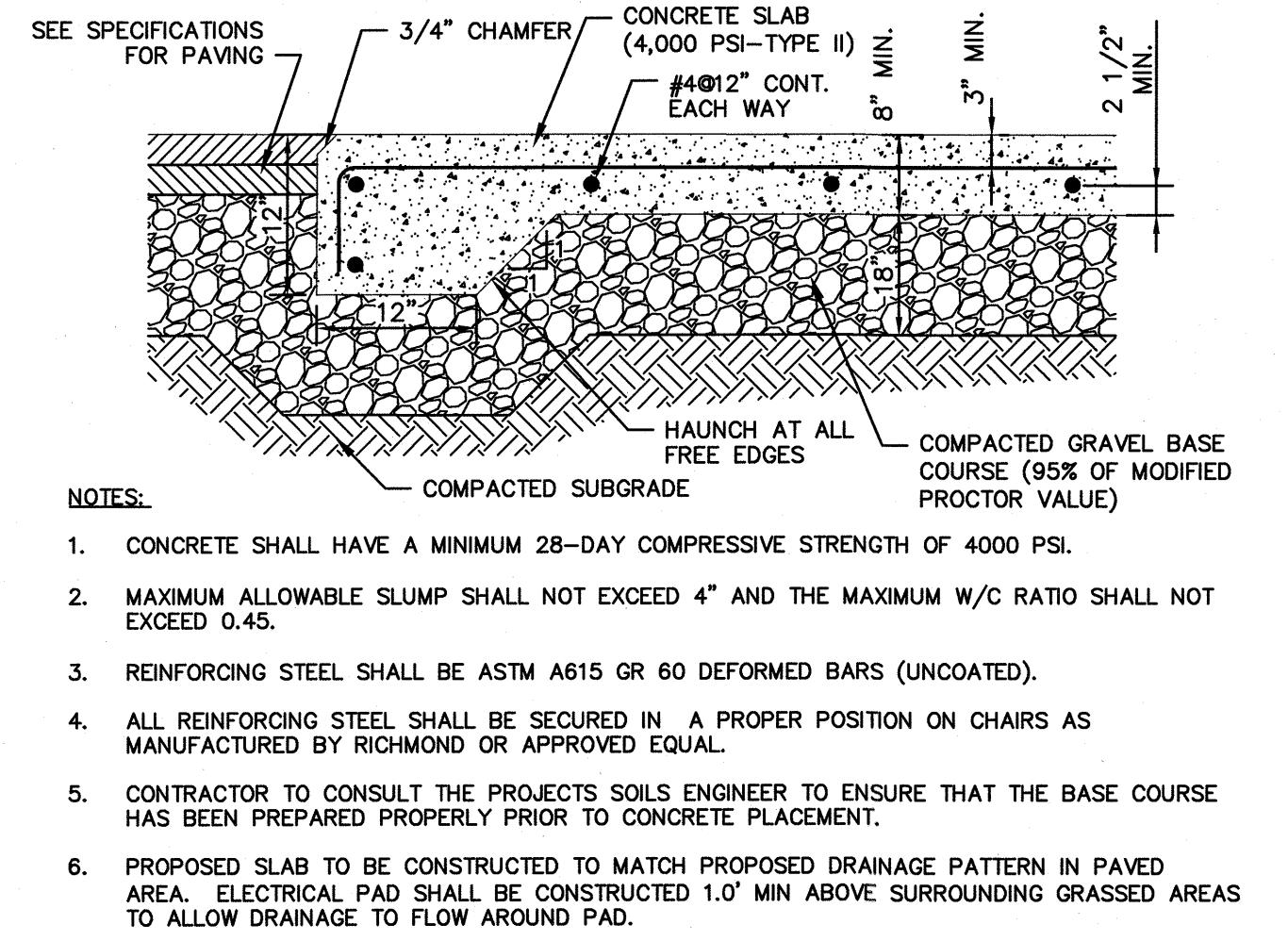
FORMS+SURFACES®



SECTION

CROSS COUNTRY CONCRETE SIDEWALK

NOT TO SCALE

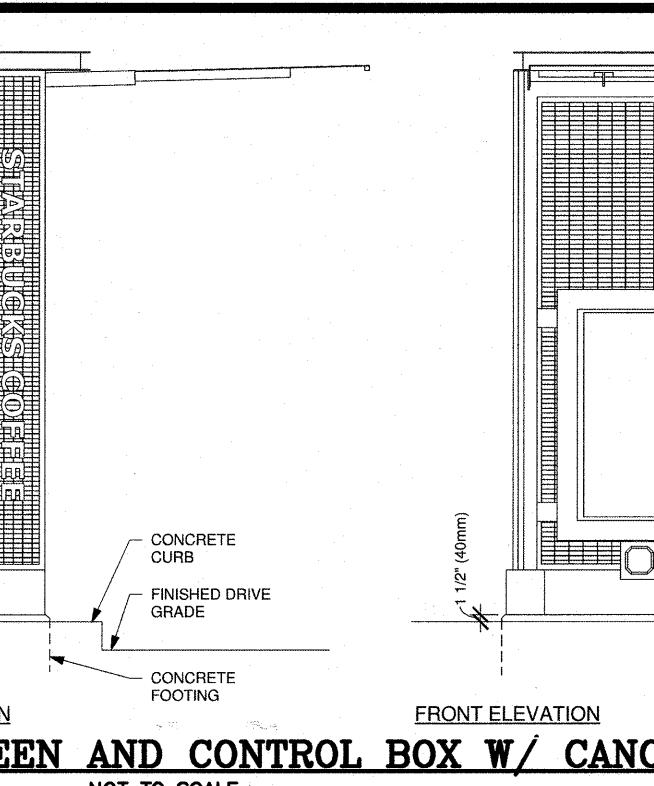
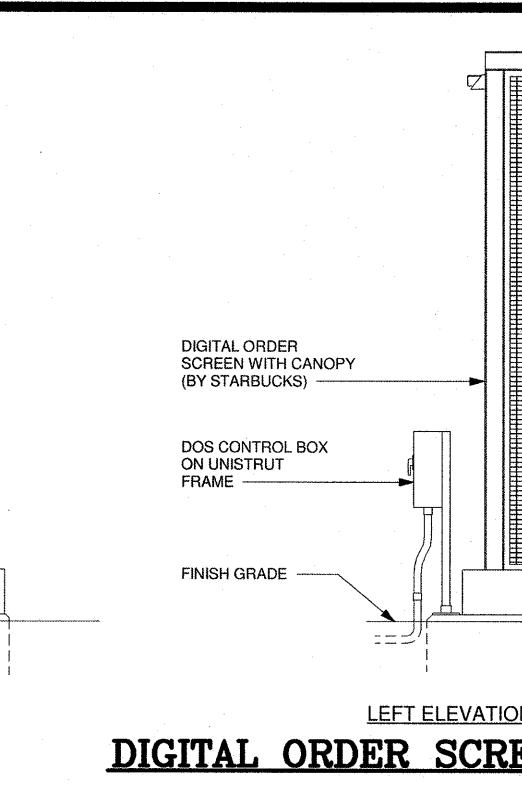
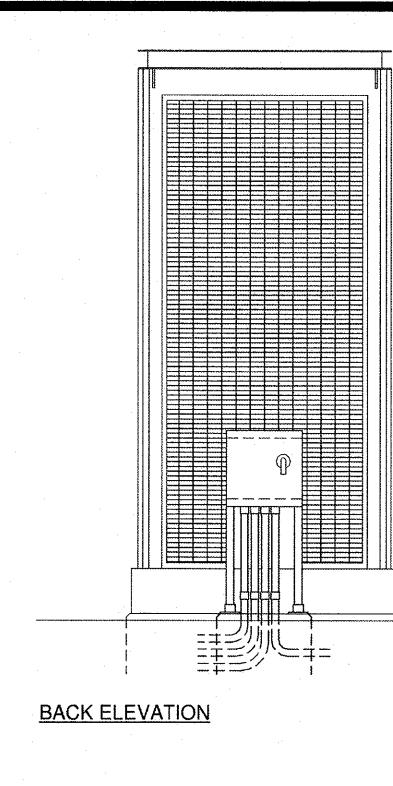
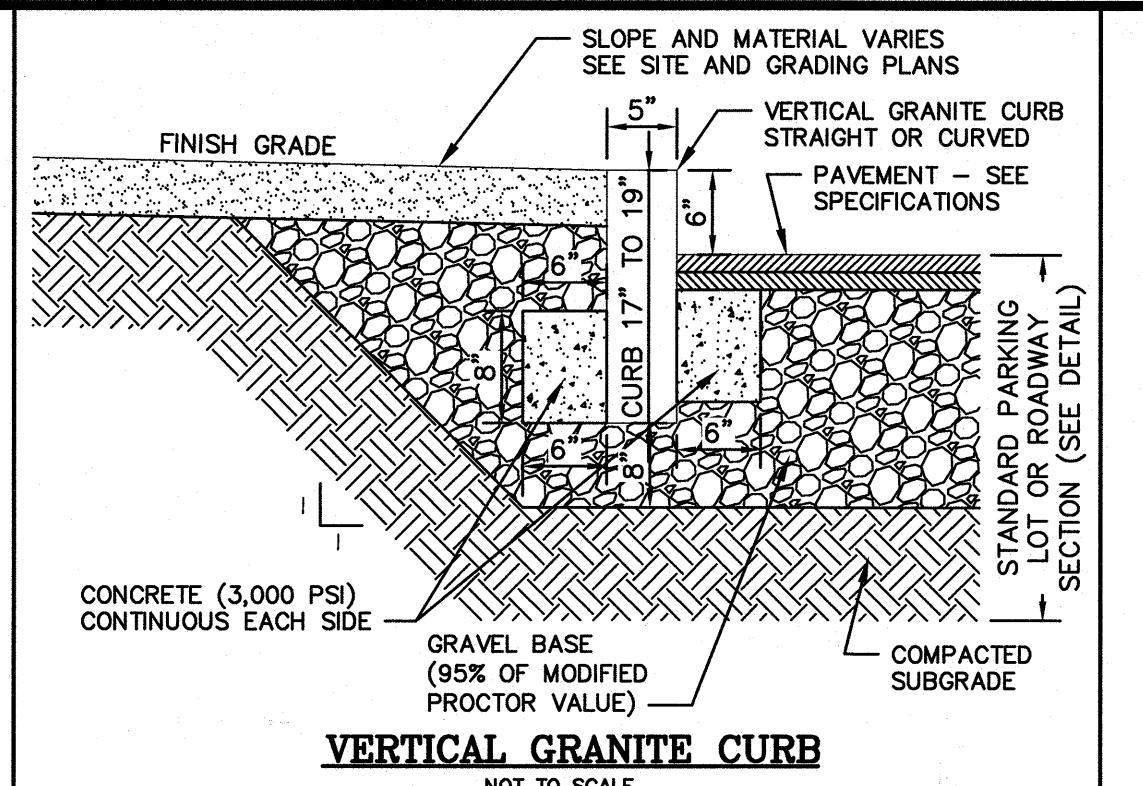


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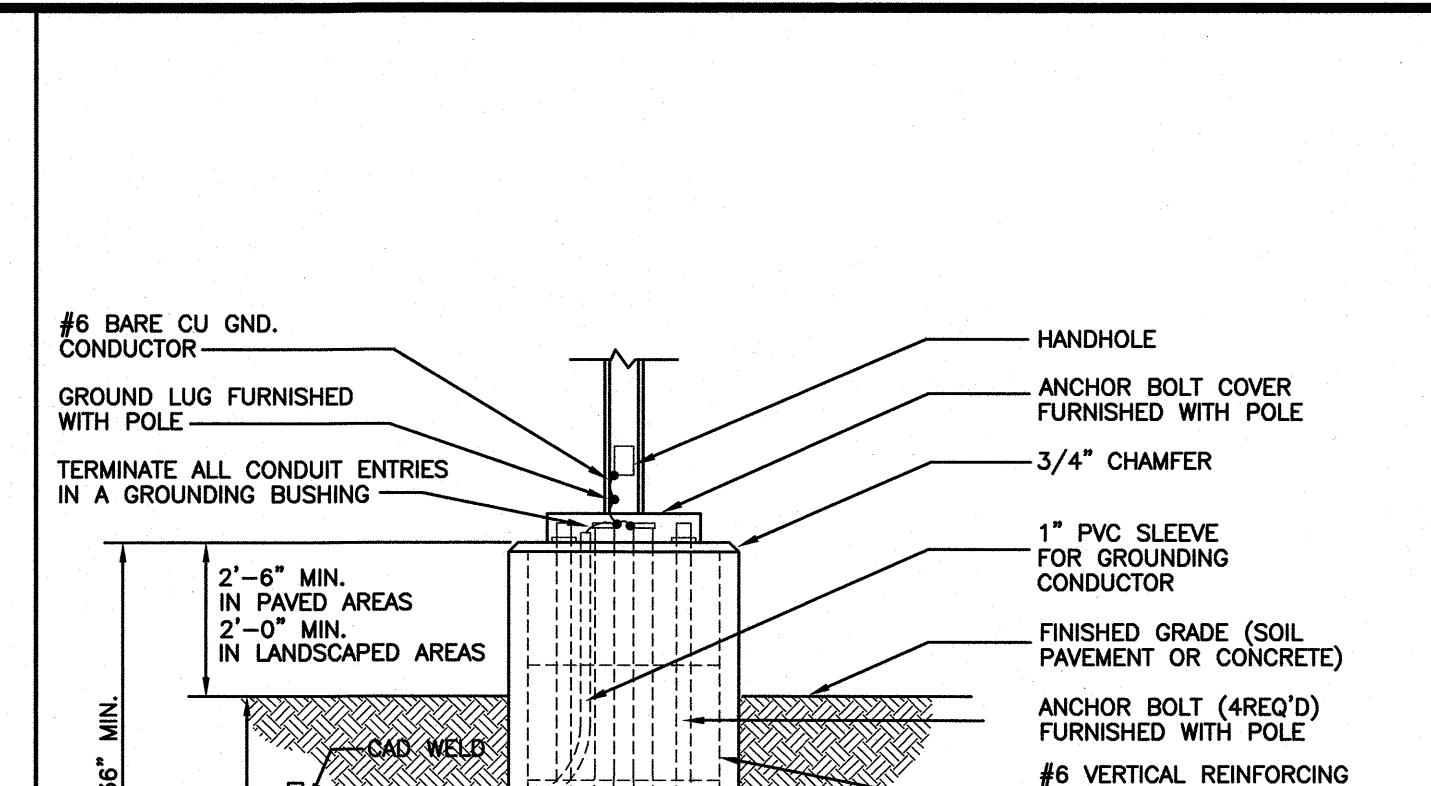
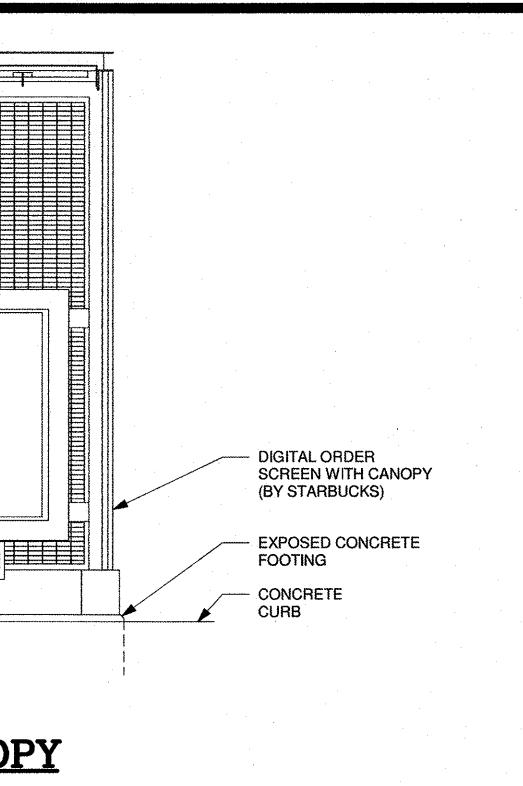
1. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI.
2. MAXIMUM ALLOWABLE SLUMP SHALL NOT EXCEED 4" AND THE MAXIMUM W/C RATIO SHALL NOT EXCEED 0.45.
3. REINFORCING STEEL SHALL BE ASTM A615 GR 60 DEFORMED BARS (UNCOATED).
4. ALL REINFORCING STEEL SHALL BE SECURED IN A PROPER POSITION ON CHAIRS AS MANUFACTURED BY RICHMOND OR APPROVED EQUAL.
5. CONTRACTOR TO CONSULT THE PROJECT'S SOILS ENGINEER TO ENSURE THAT THE BASE COURSE HAS BEEN PREPARED PROPERLY PRIOR TO CONCRETE PLACEMENT.
6. PROPOSED SLAB TO BE CONSTRUCTED TO MATCH PROPOSED DRAINAGE PATTERN IN PAVED AREA. ELECTRICAL PAD SHALL BE CONSTRUCTED 1.0' MIN ABOVE SURROUNDING GRASSED AREAS TO ALLOW DRAINAGE TO FLOW AROUND PAD.

COMPACTOR/DUMPSTER/LOADING PAD

NOT TO SCALE

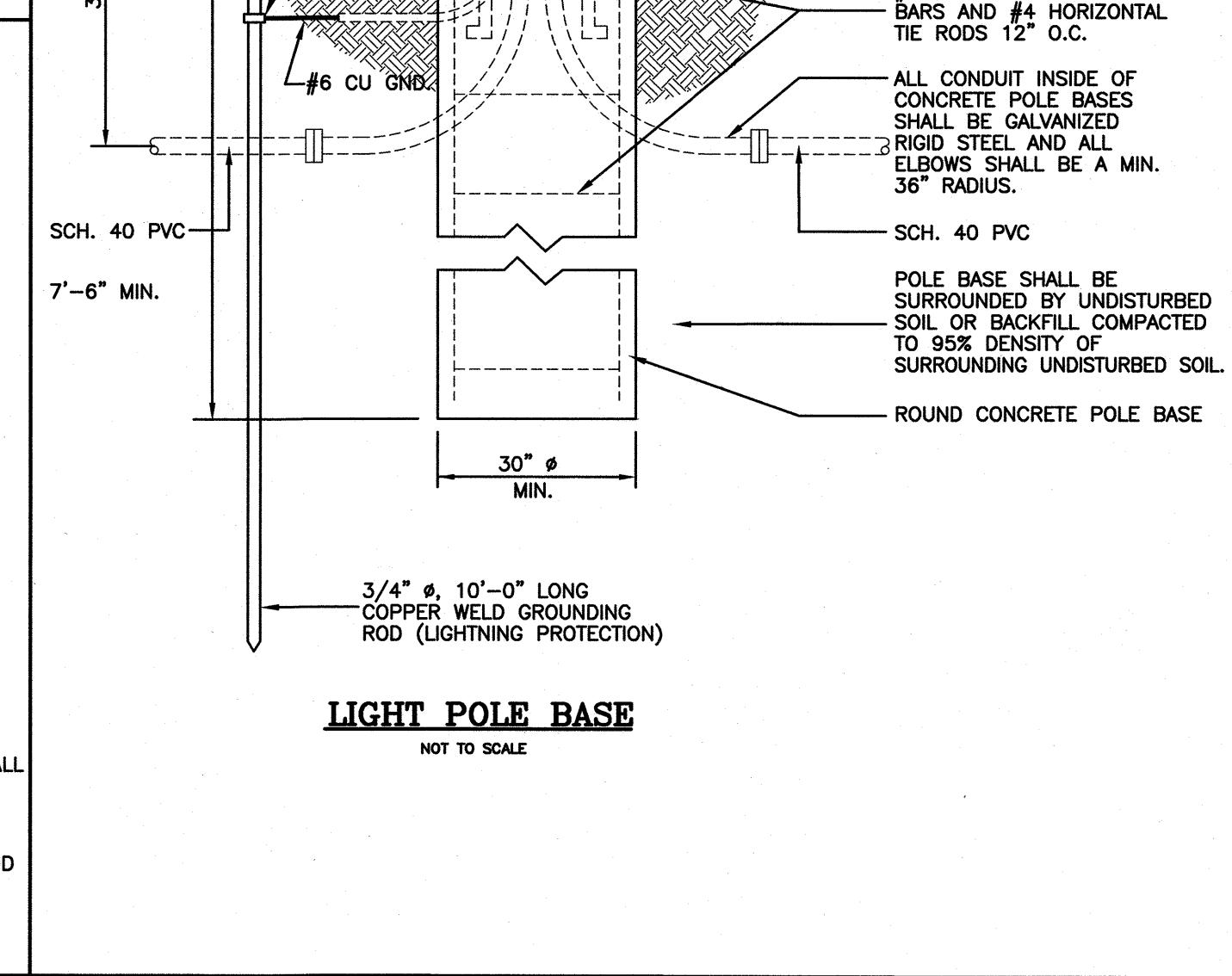
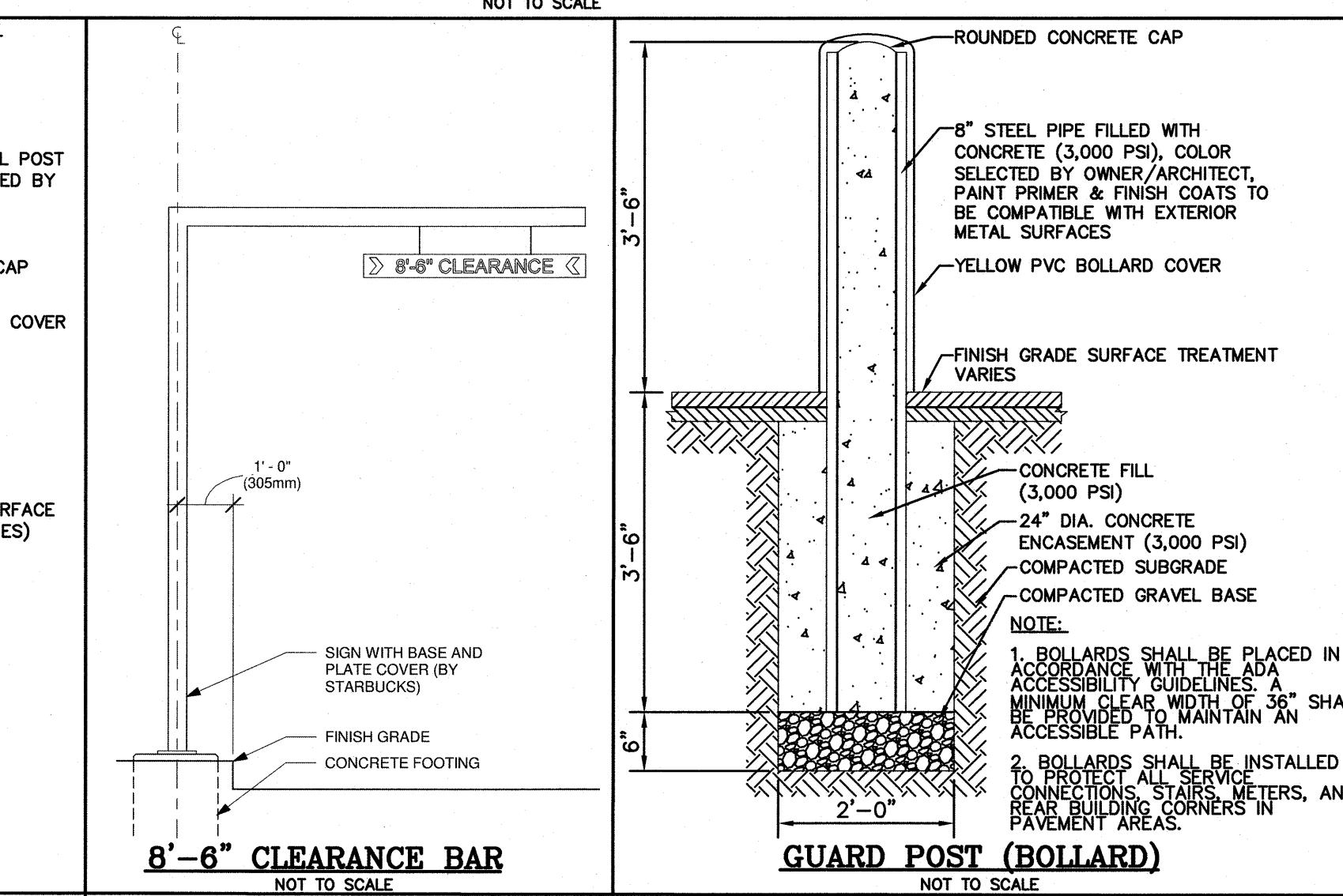
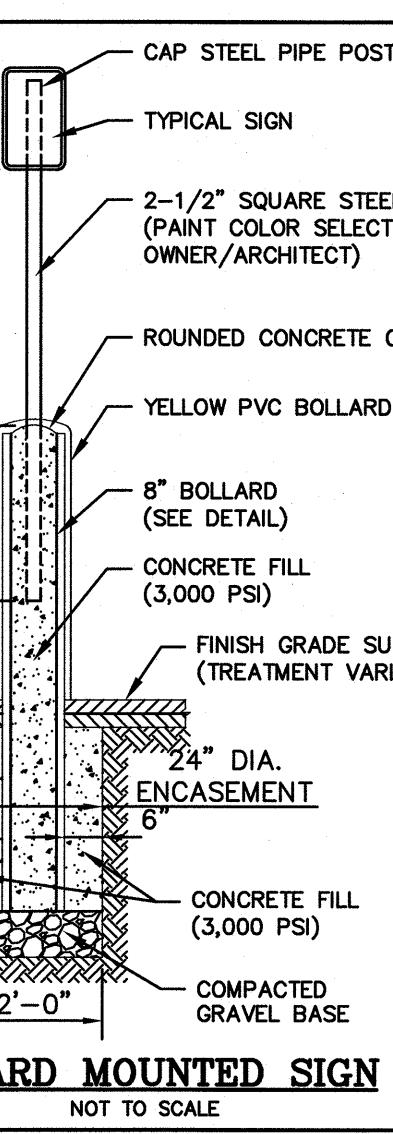
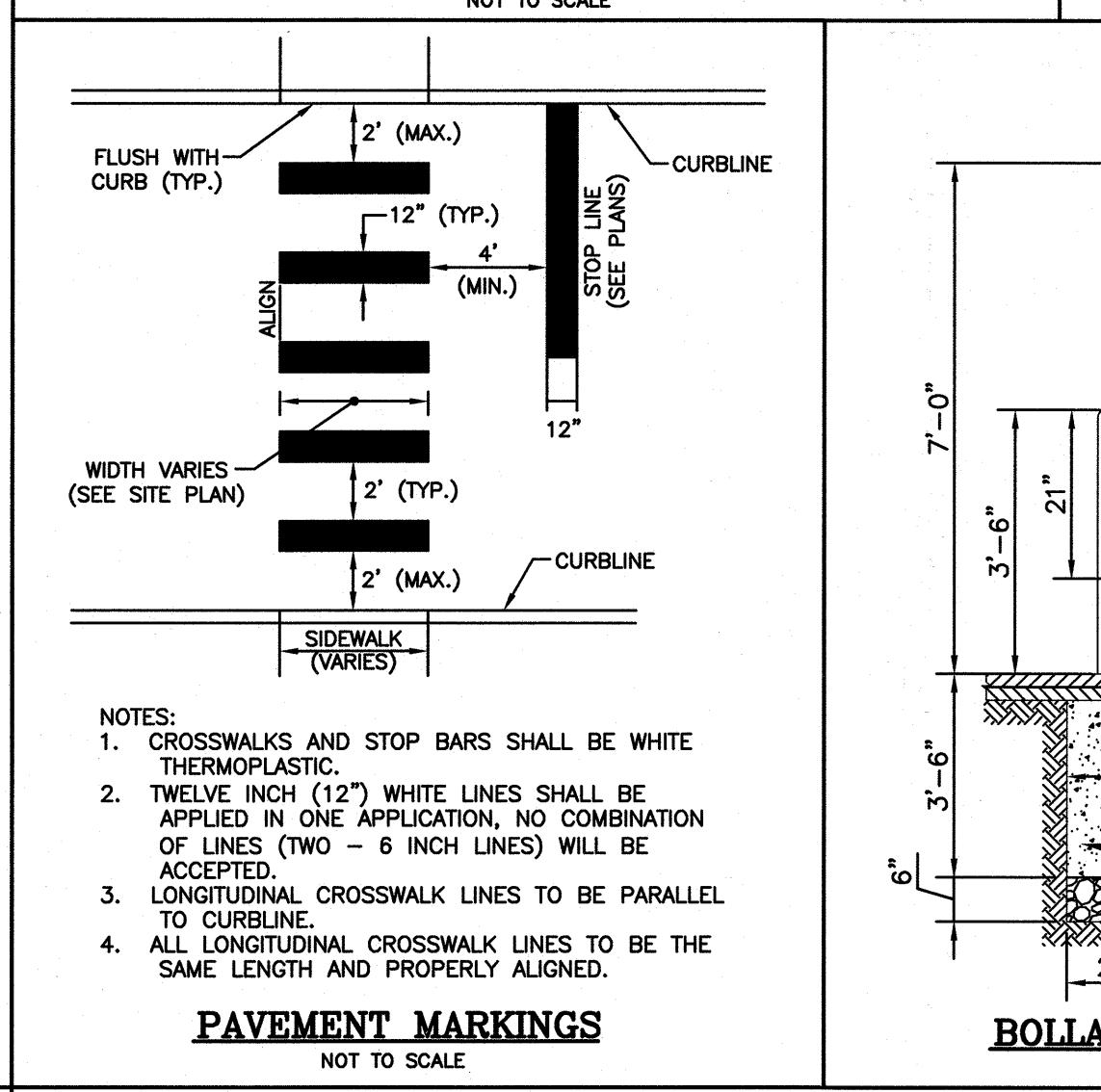


DIGITAL ORDER SCREEN AND CONTROL BOX W/ CANOPY



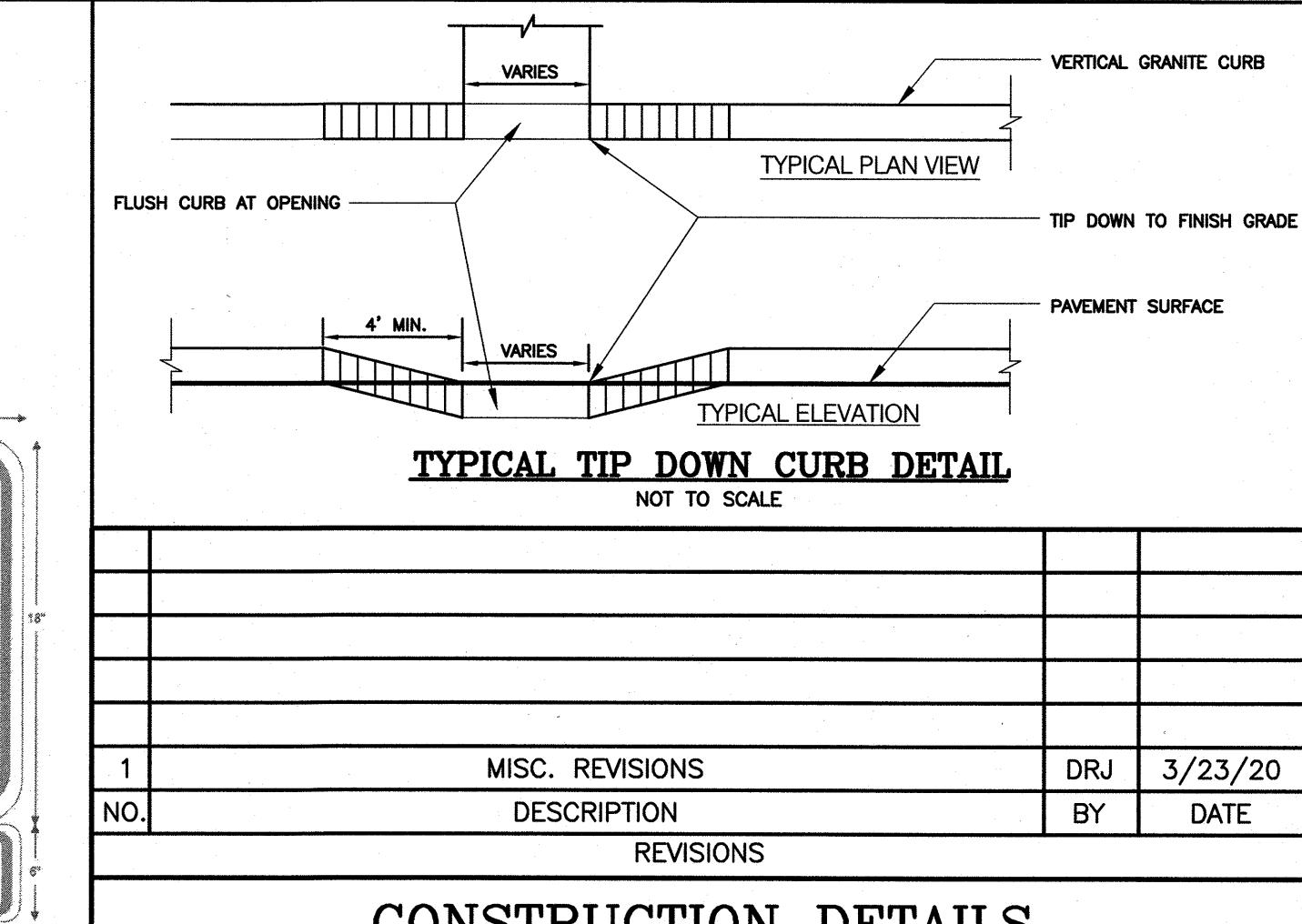
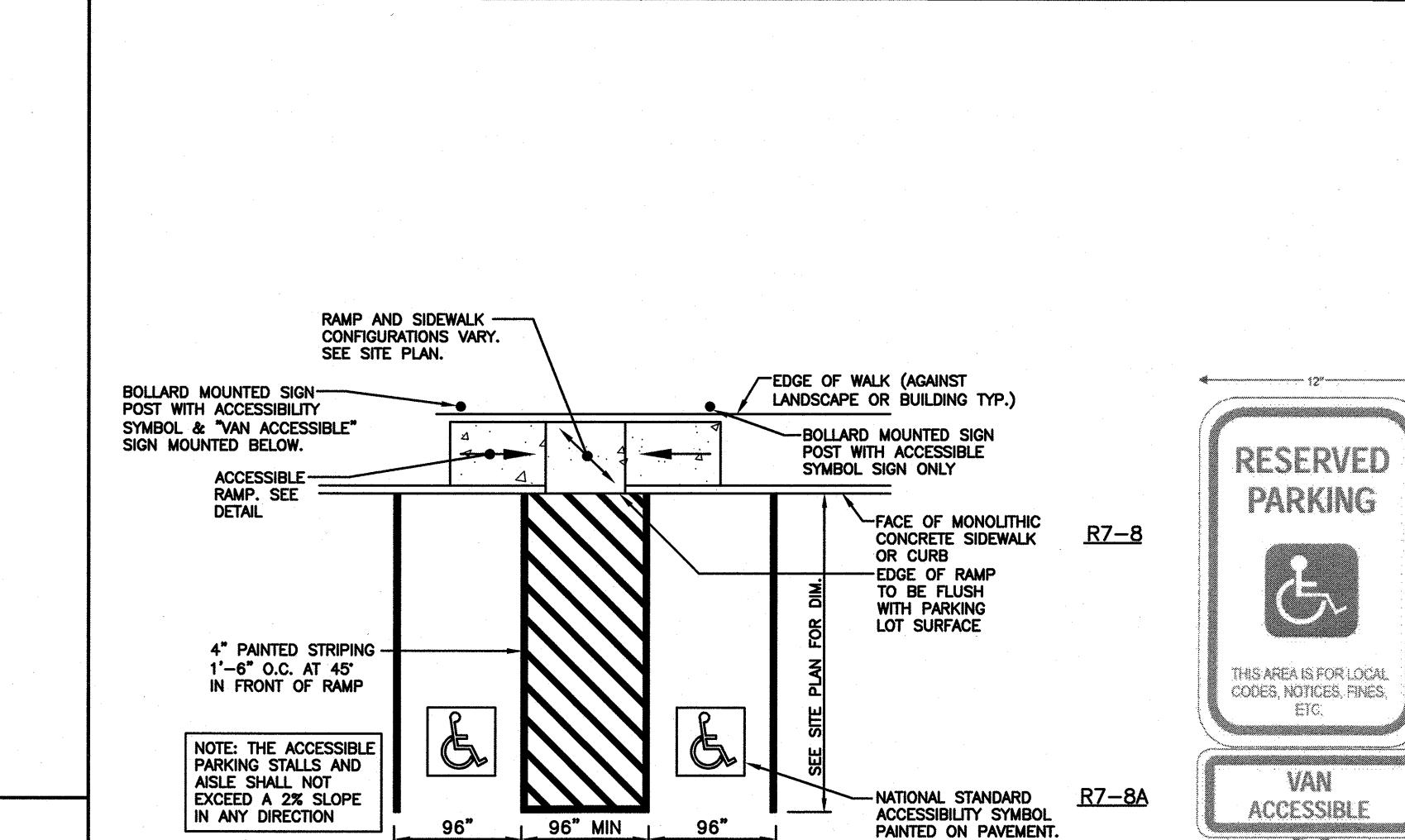
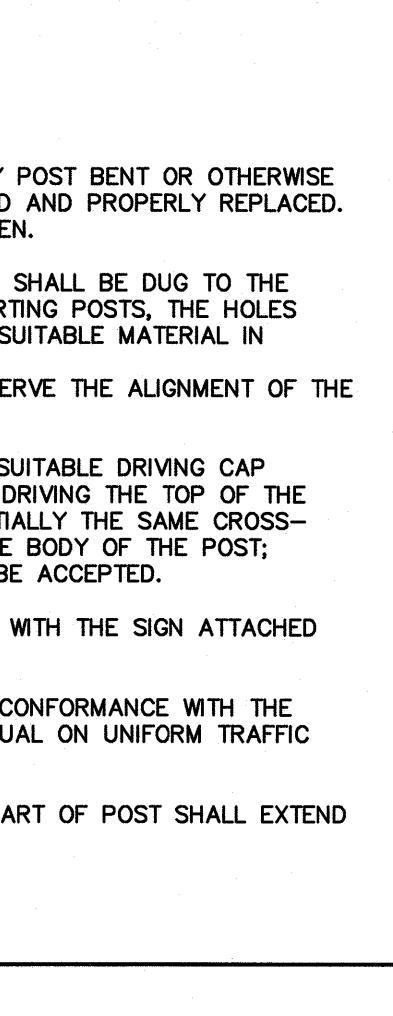
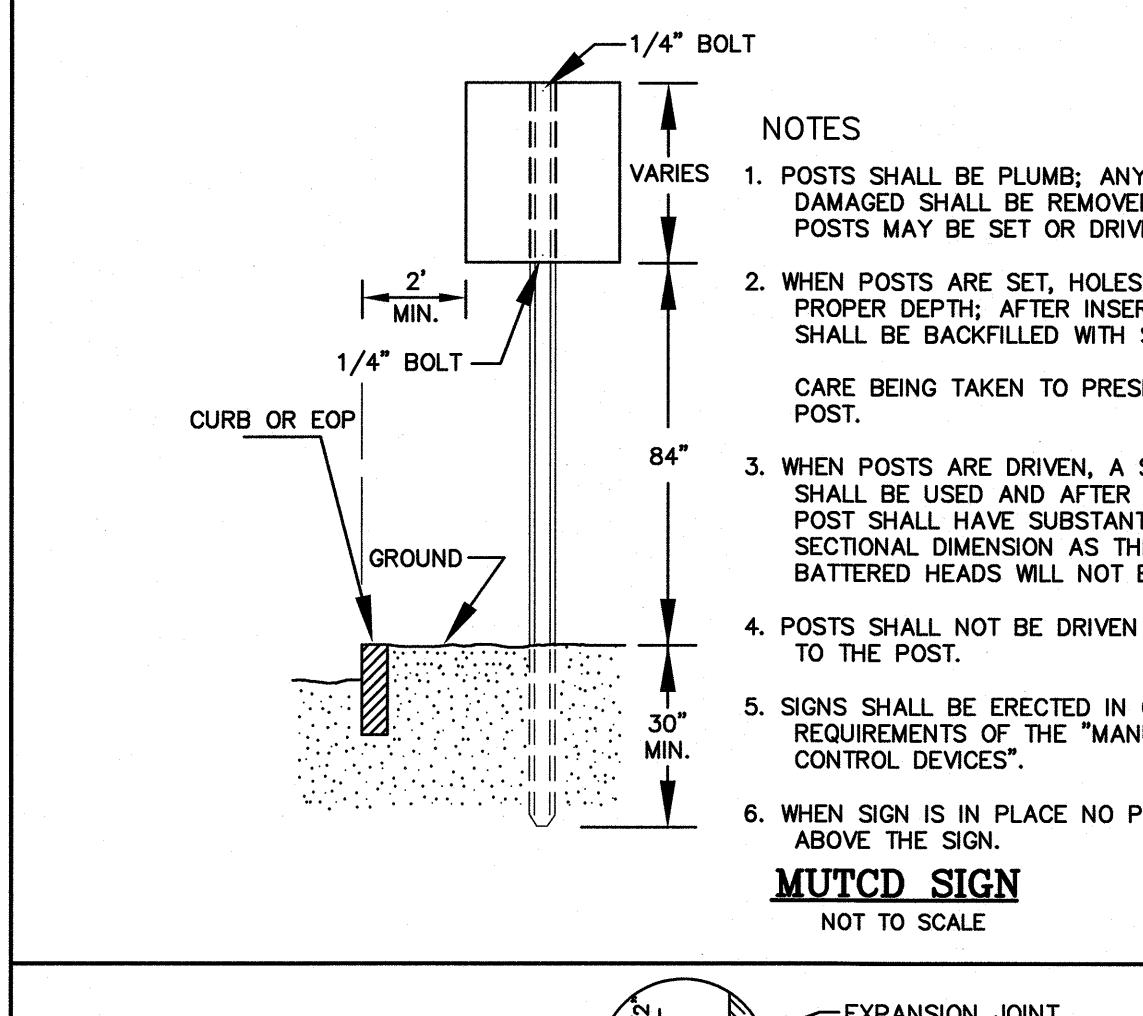
LIGHT POLE BASE

NOT TO SCALE



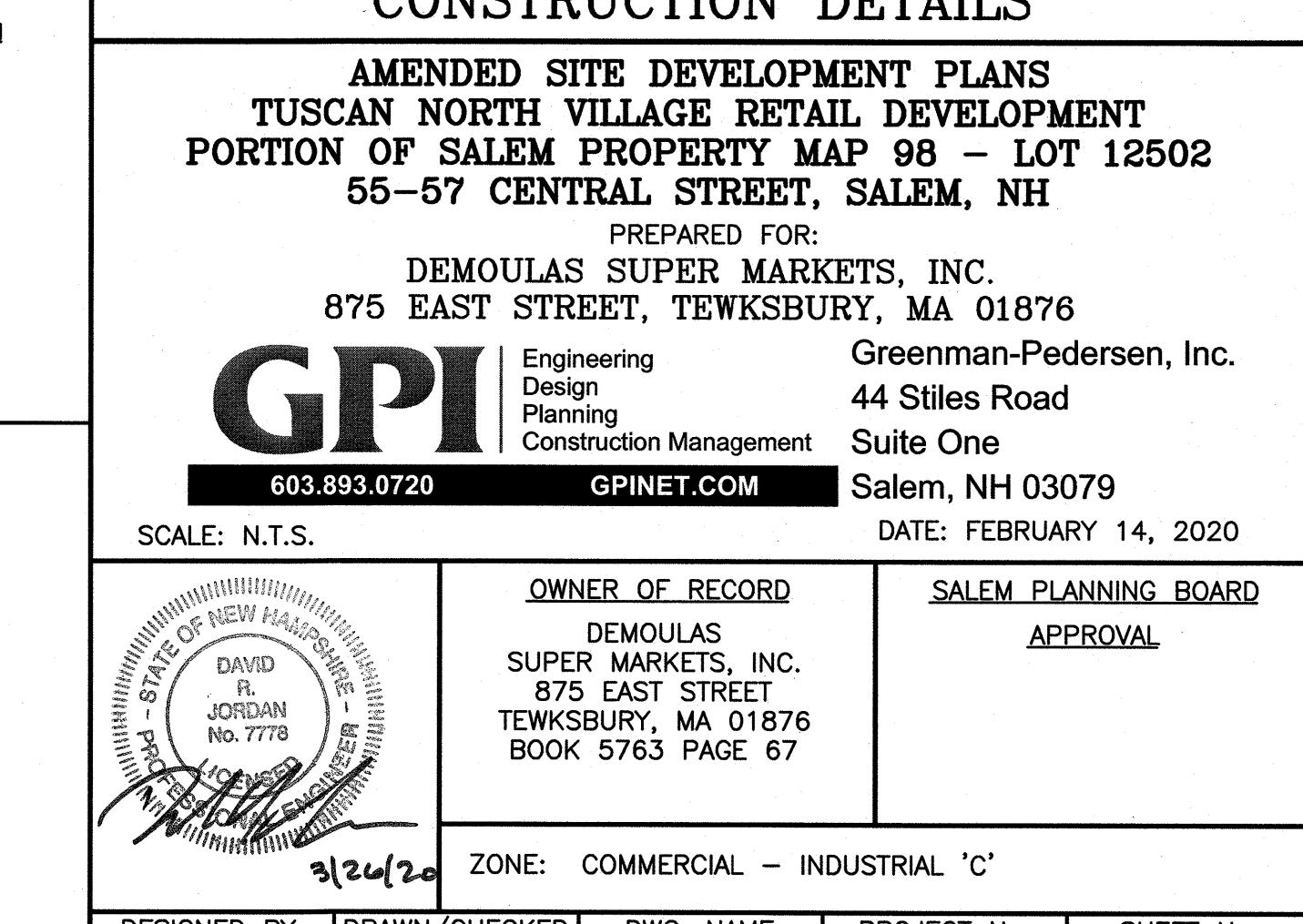
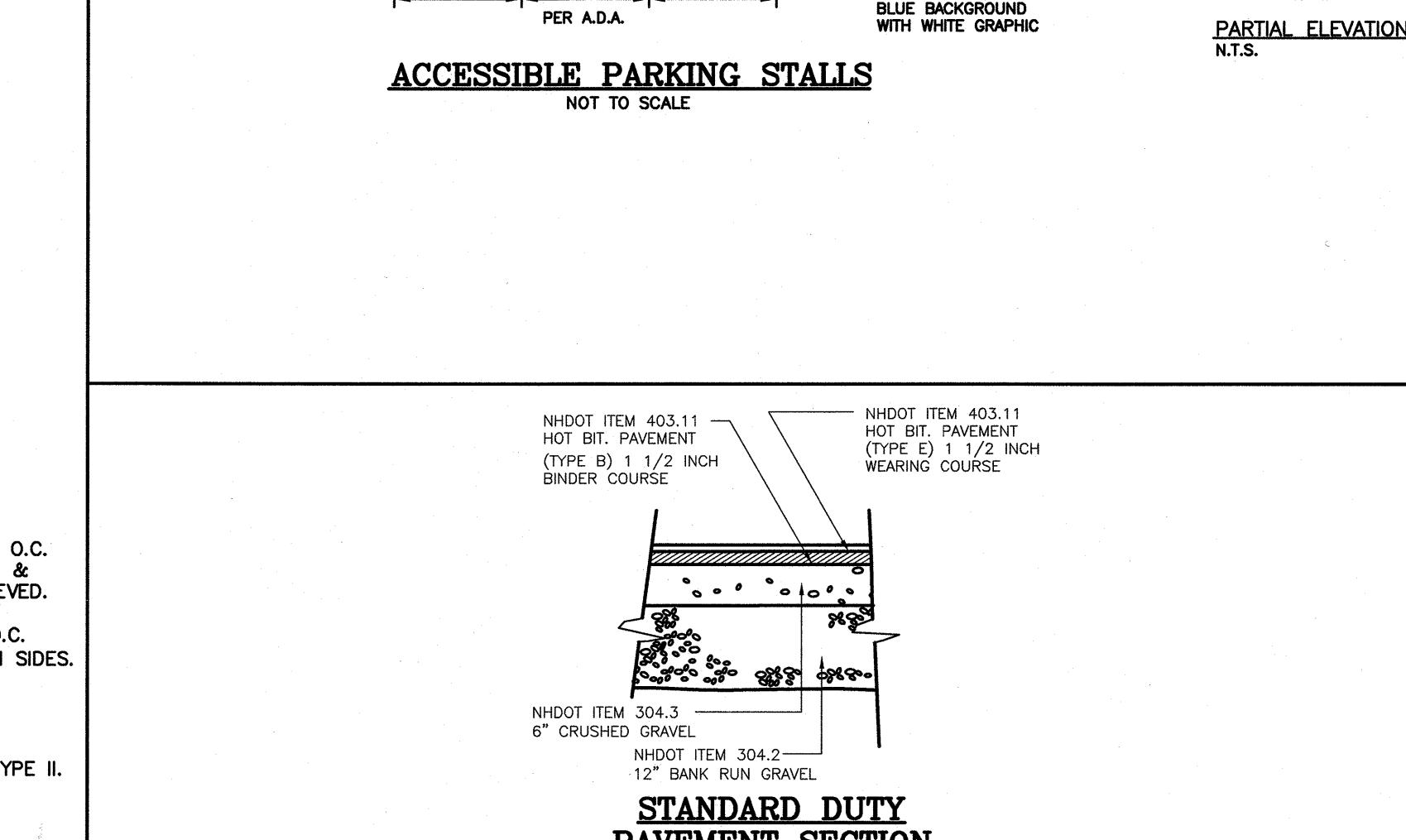
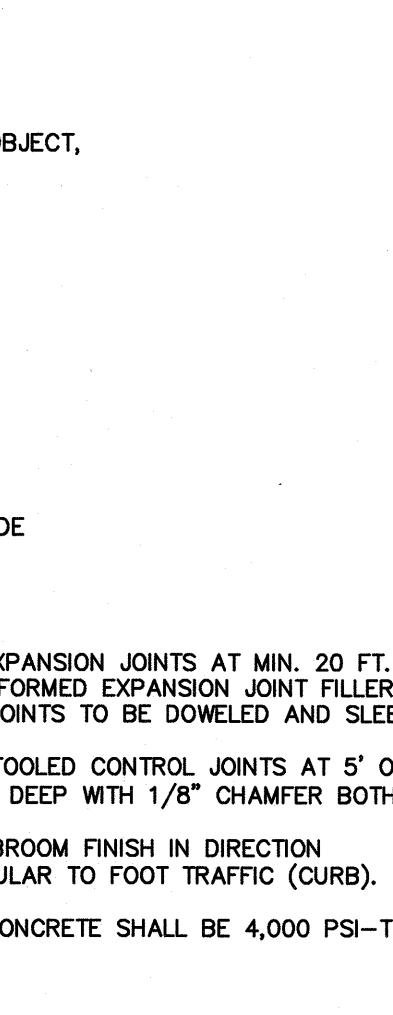
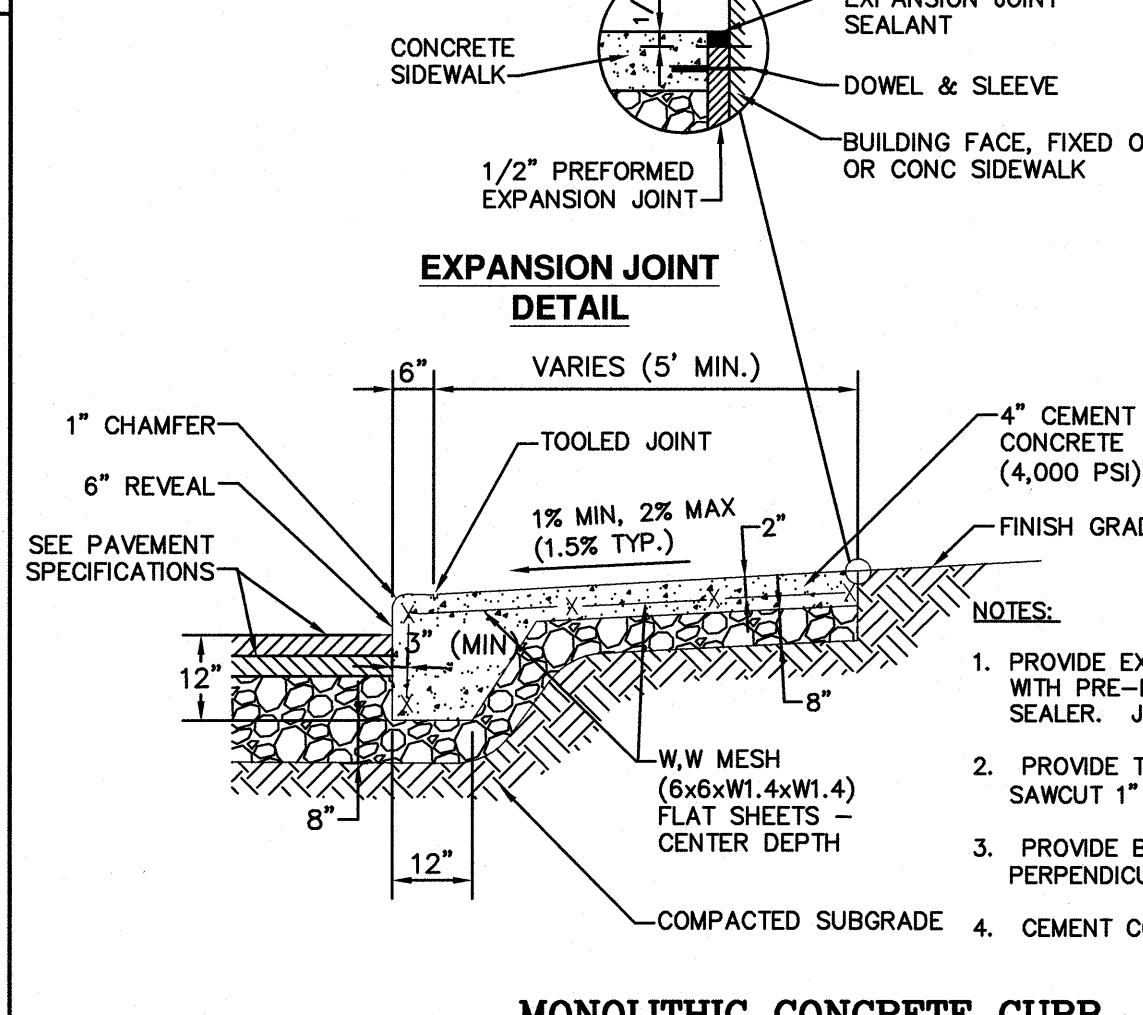
GUARD POST (BOLLARD)

NOT TO SCALE



TYPICAL TIP DOWN CURB DETAIL

NOT TO SCALE



CONSTRUCTION DETAILS

AMENDED SITE DEVELOPMENT PLANS
TUSCAN NORTH VILLAGE RETAIL DEVELOPMENT
PORTION OF SALEM PROPERTY MAP 98 - LOT 12502
55-57 CENTRAL STREET, SALEM, NH

PREPARED FOR:
DEMOLAS SUPER MARKETS, INC.
875 EAST STREET, TEWKSBURY, MA 01876
Greenman-Pedersen, Inc.
44 Stiles Road
Suite One
Salem, NH 03079

GPI

Engineering
Design
Planning
Construction Management

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SCALE: N.T.S.

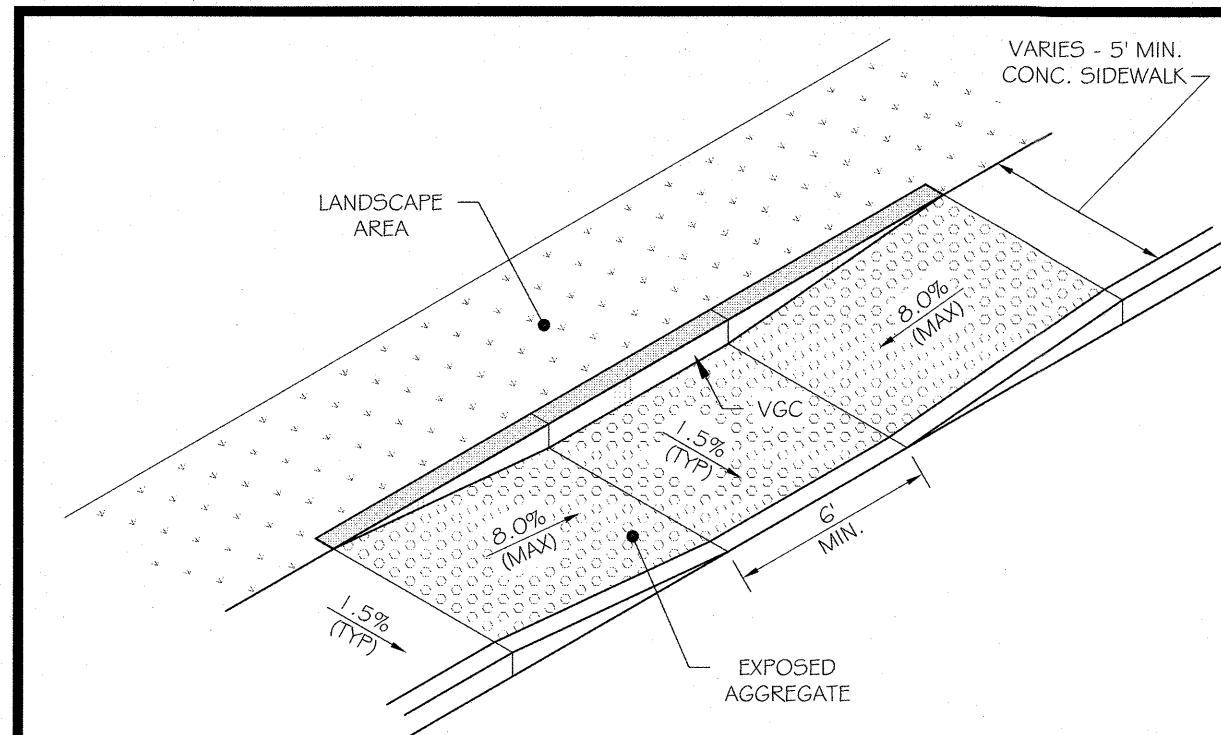
OWNER OF RECORD
DEMOLAS
SUPER MARKETS, INC.
875 EAST STREET
TEWKSBURY, MA 01876
BOOK 5763 PAGE 67

SALEM PLANNING BOARD
APPROVAL

ZONE: COMMERCIAL - INDUSTRIAL 'C'

DESIGNED BY: DRAWN/CHECKED DWG. NAME PROJECT No. SHEET No.

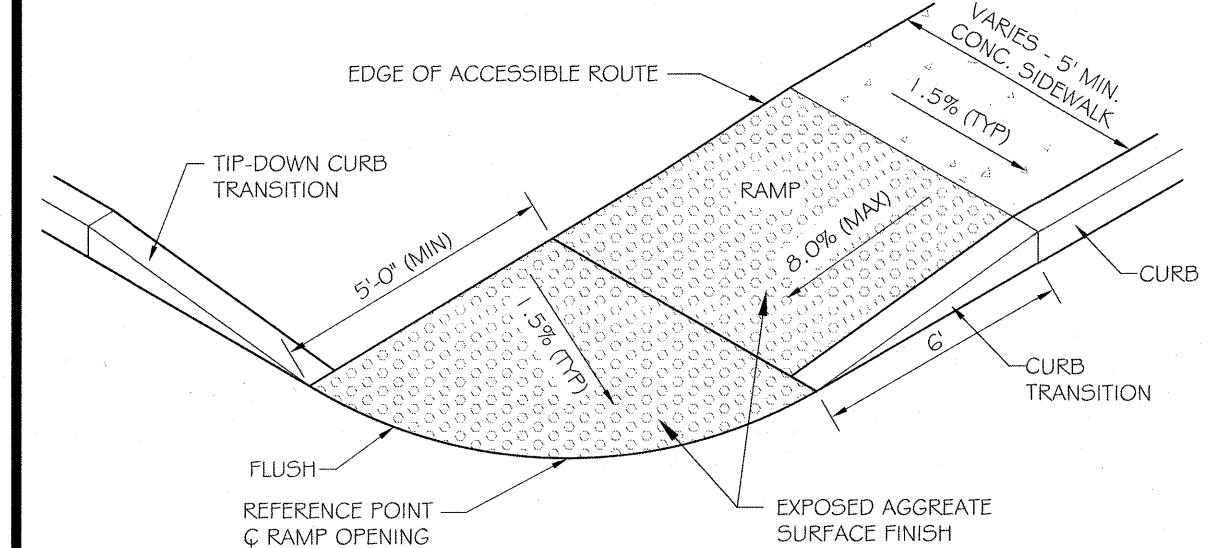
DRJ CCC/DRJ 2019165DET 2019165 9 OF 13



NOTES:

1. MAXIMUM ALLOWABLE LONGITUDINAL SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5% AND THE MAXIMUM CROSS SLOPE SHALL BE 2%.
2. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
3. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
4. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
5. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE INSTALLED AND SET FLUSH.
6. DETECTABLE WARNING PANELS SHALL BE INSTALLED AT EACH RAMP OPENING AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH M/E 107.6.5.R (DECEMBER 2004).

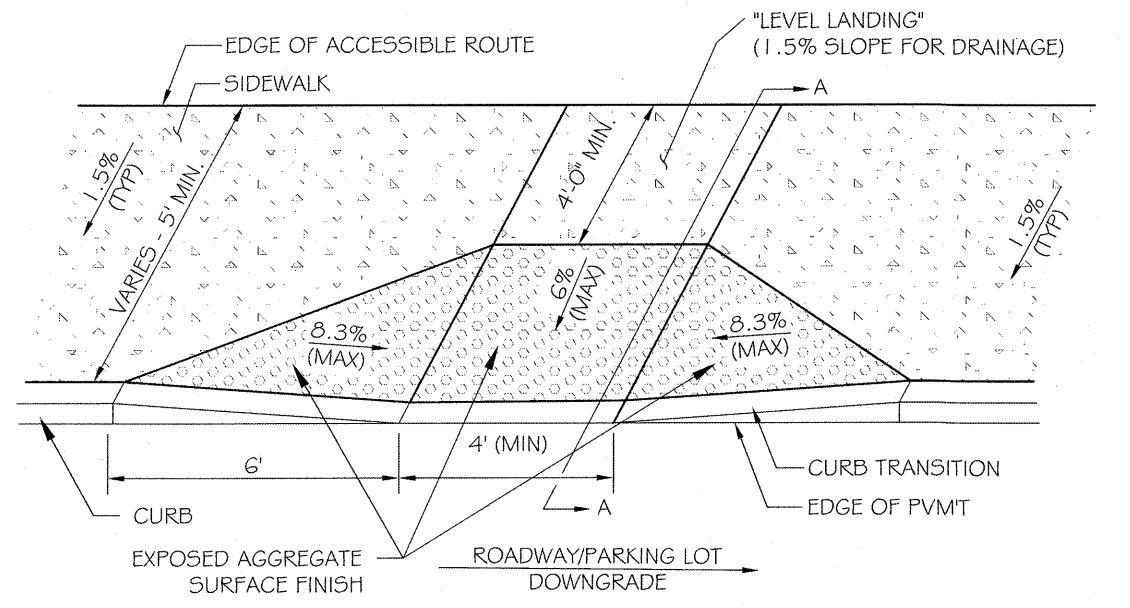
**VERTICAL GRANITE CURB @
WHEELCHAIR RAMP/LANDSCAPE AREA**
NOT TO SCALE



NOTES:

1. MAXIMUM ALLOWABLE LONGITUDINAL SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5% AND THE MAXIMUM CROSS SLOPE SHALL BE 2%.
2. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
3. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
4. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
5. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE INSTALLED AND SET FLUSH.
6. DETECTABLE WARNING PANELS SHALL BE INSTALLED AT EACH RAMP OPENING AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH M/E 107.6.5.R (DECEMBER 2004).

WHEELCHAIR RAMP TYPE C (PRIVATE SITE)
NOT TO SCALE

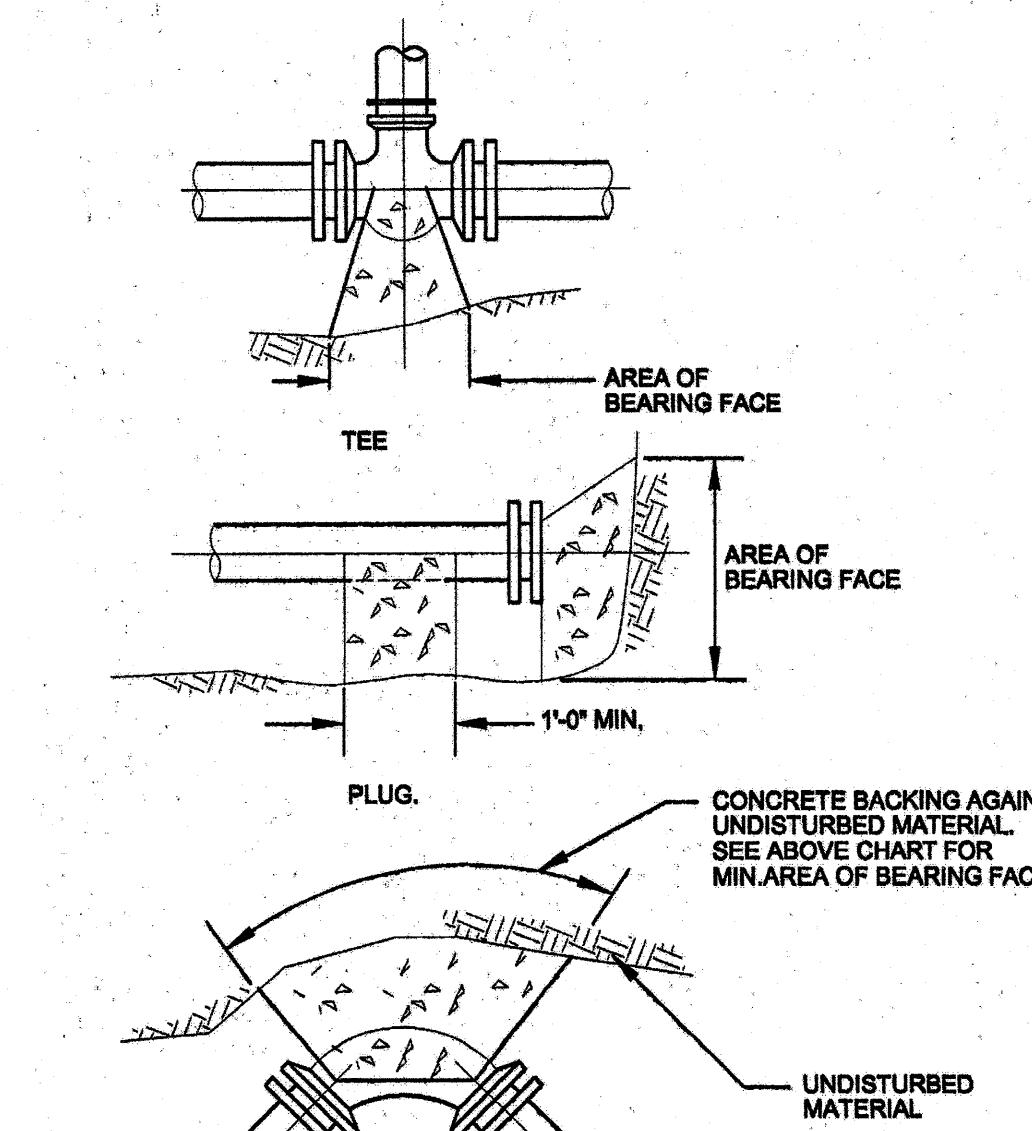


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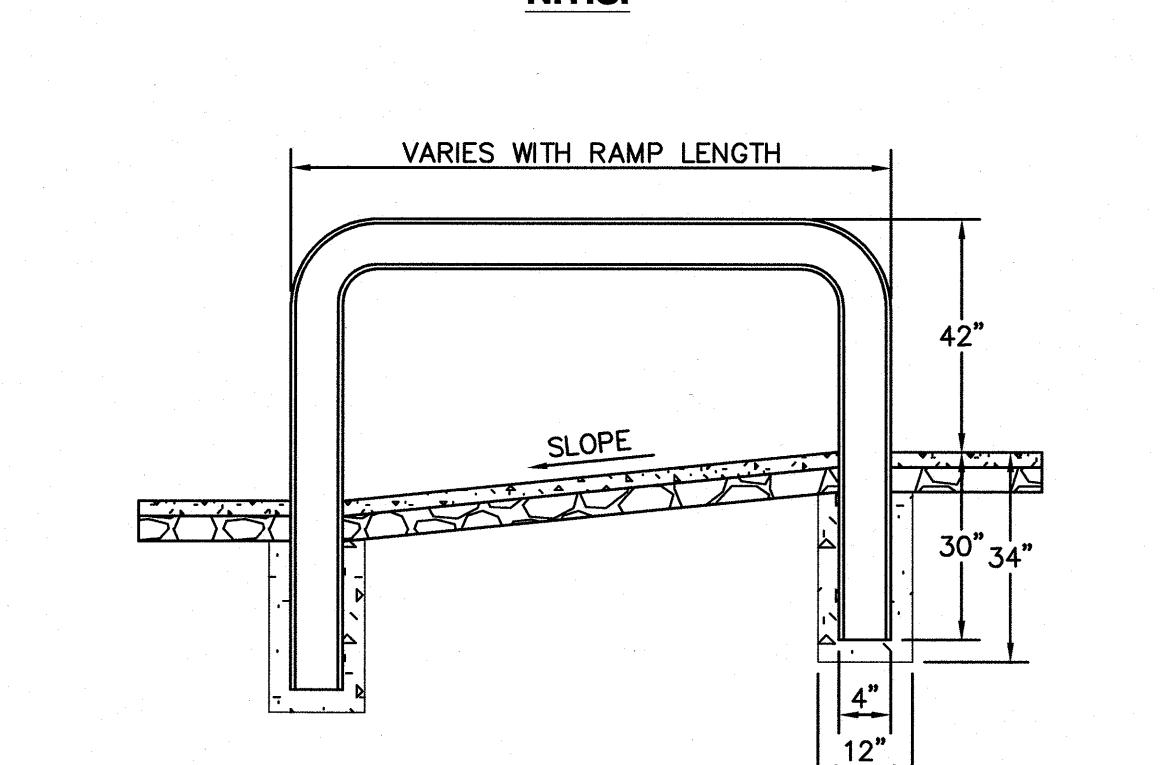
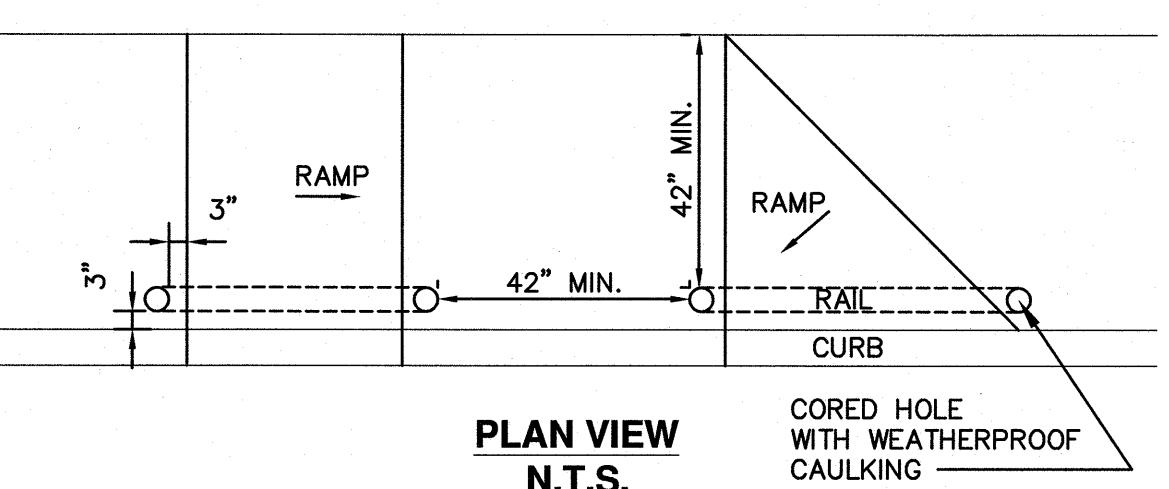
1. MAXIMUM ALLOWABLE LONGITUDINAL SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5% AND THE MAXIMUM CROSS SLOPE SHALL BE 2%.
2. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
3. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
4. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
5. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
6. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE INSTALLED AND SET FLUSH.

WHEELCHAIR RAMP TYPE D
NOT TO SCALE

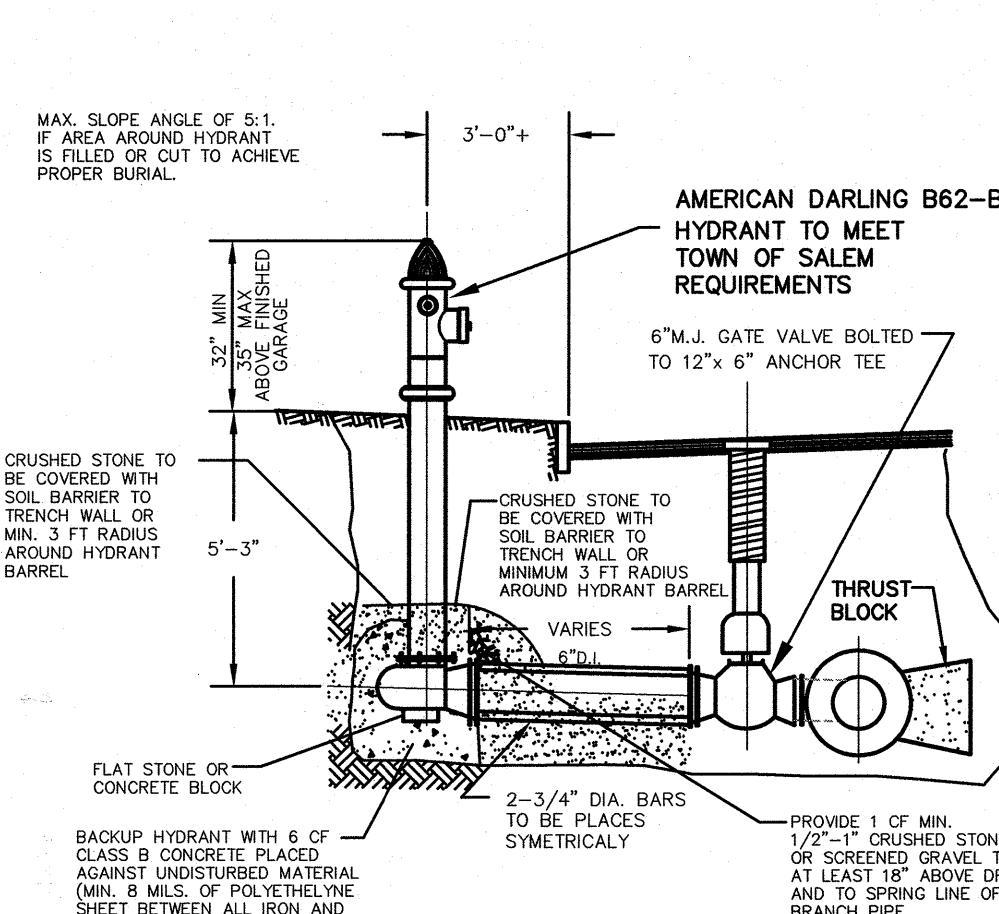
AREA OF BEARING FACE OF CONCRETE THRUST BLOCKS IN SQUARE FEET BASED ON 450 P.S.I. & TONS.F. ALLOWABLE SOIL BEARING CAPACITY					
PIPE SIZE IN.	1/4 BEND	1/8 BEND	PLUG & TEE		
<8	6	4	6		
10	13	9	13		
12	19	12	19		
16	32	16	23		



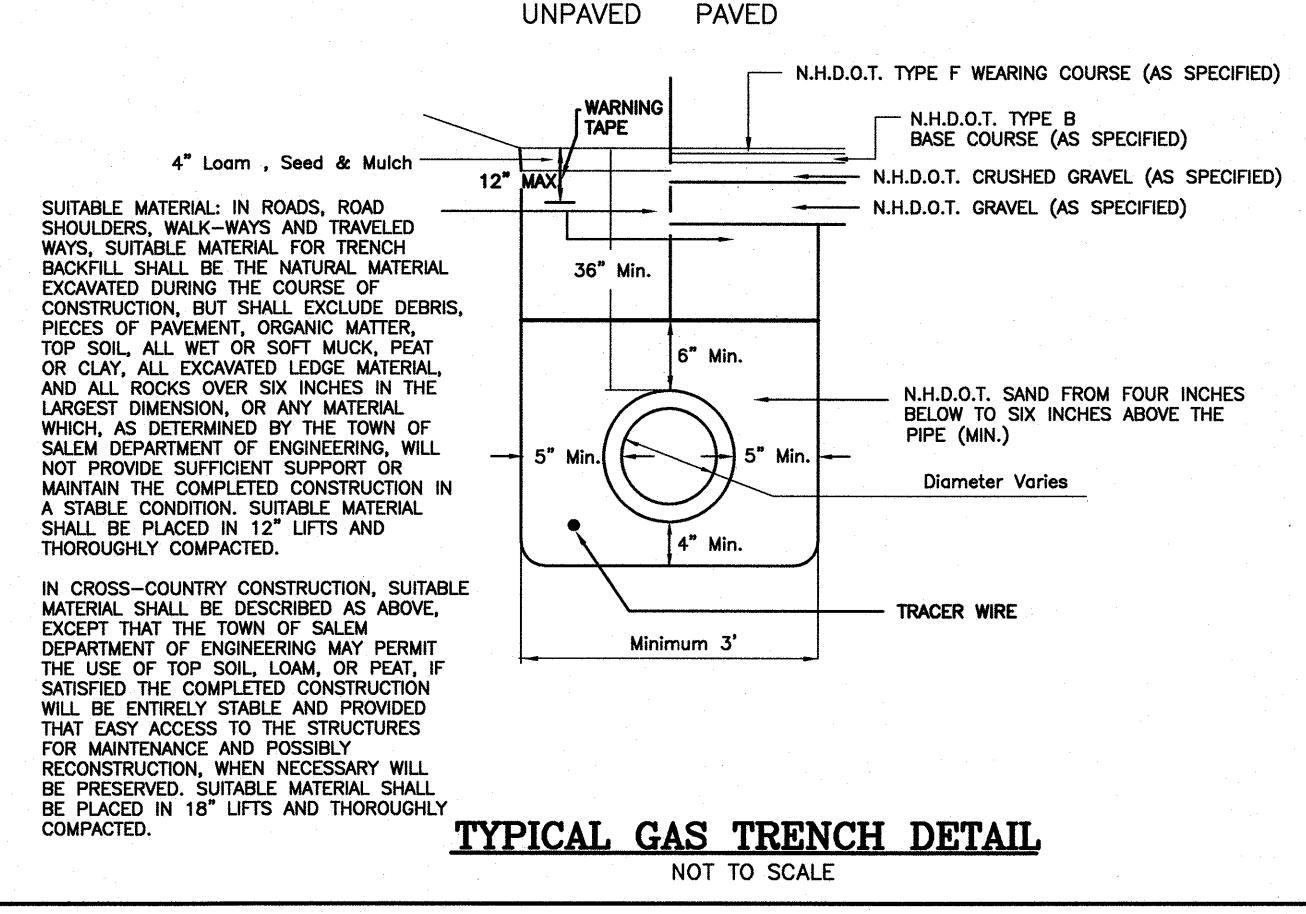
TYPICAL CONCRETE BACKING
NOT TO SCALE



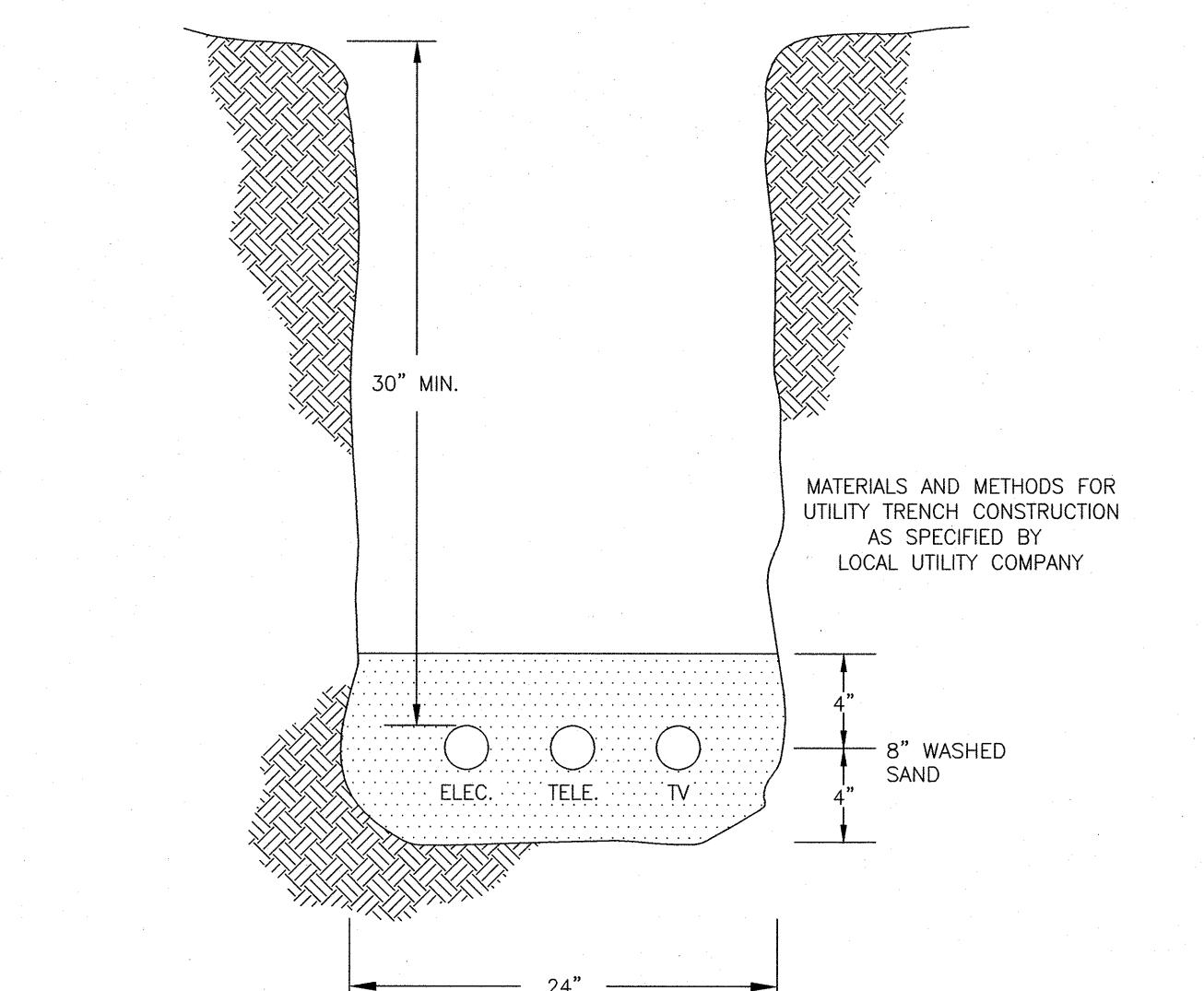
STEEL TUBE ADA RAMP RAIL
NOT TO SCALE



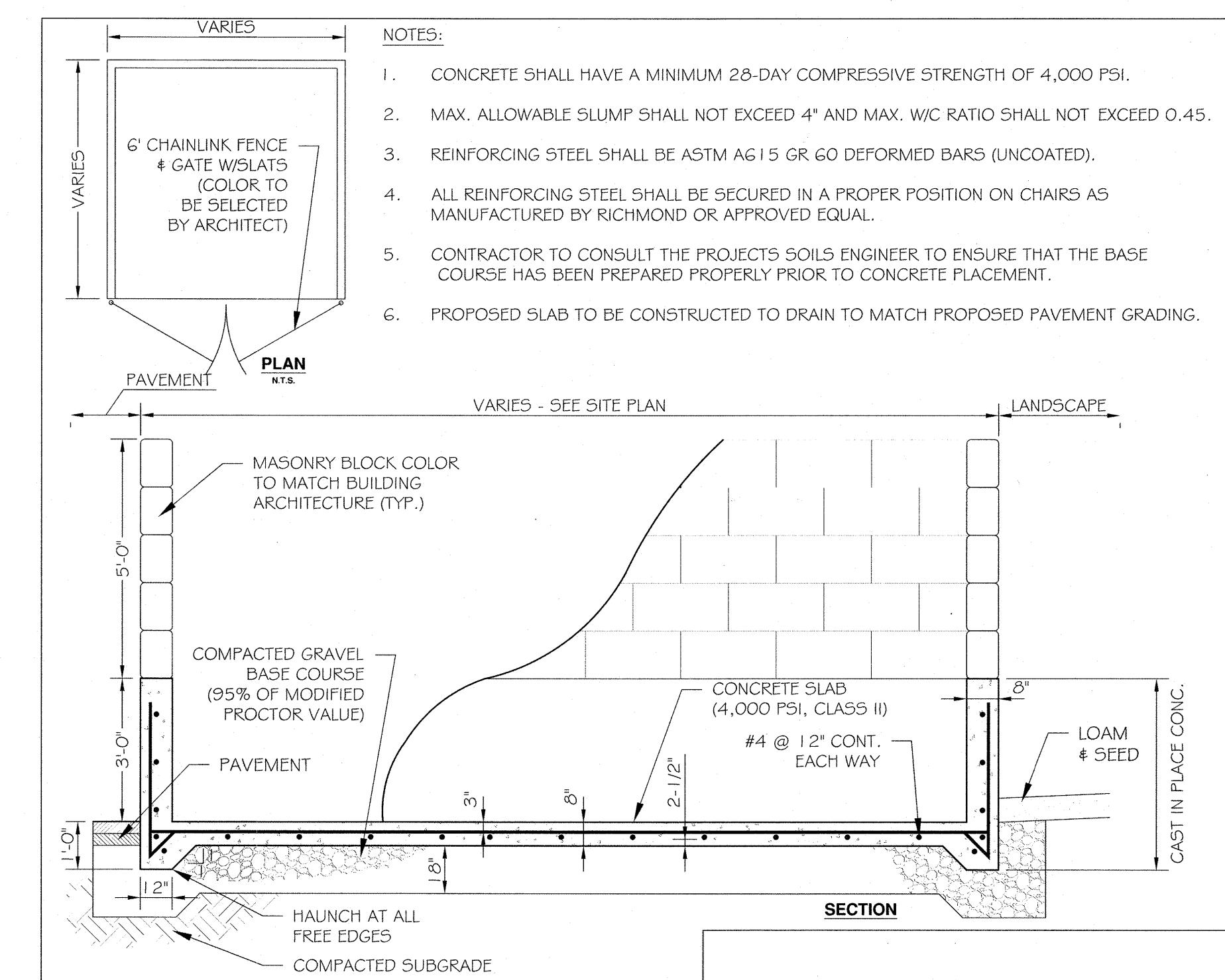
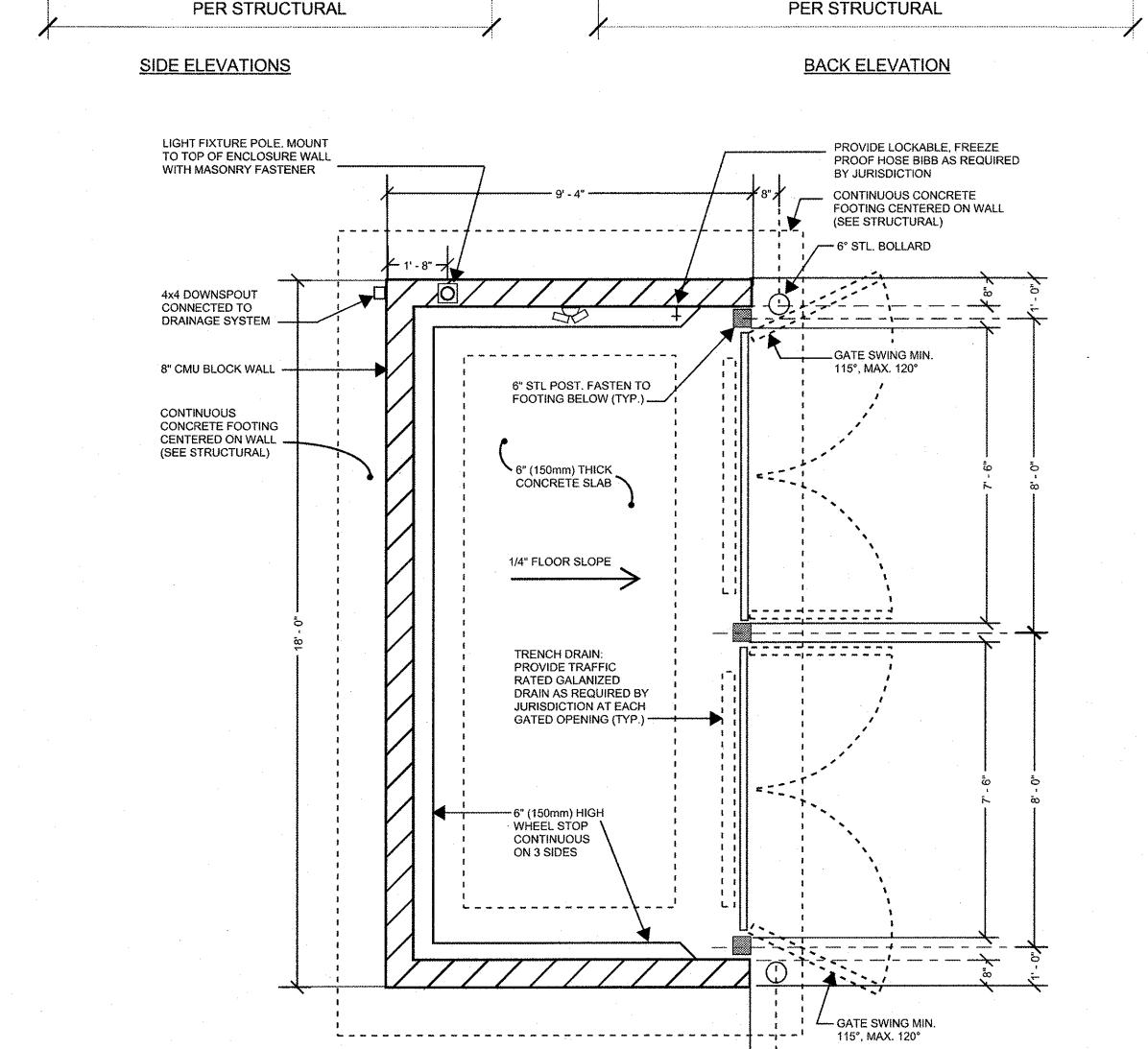
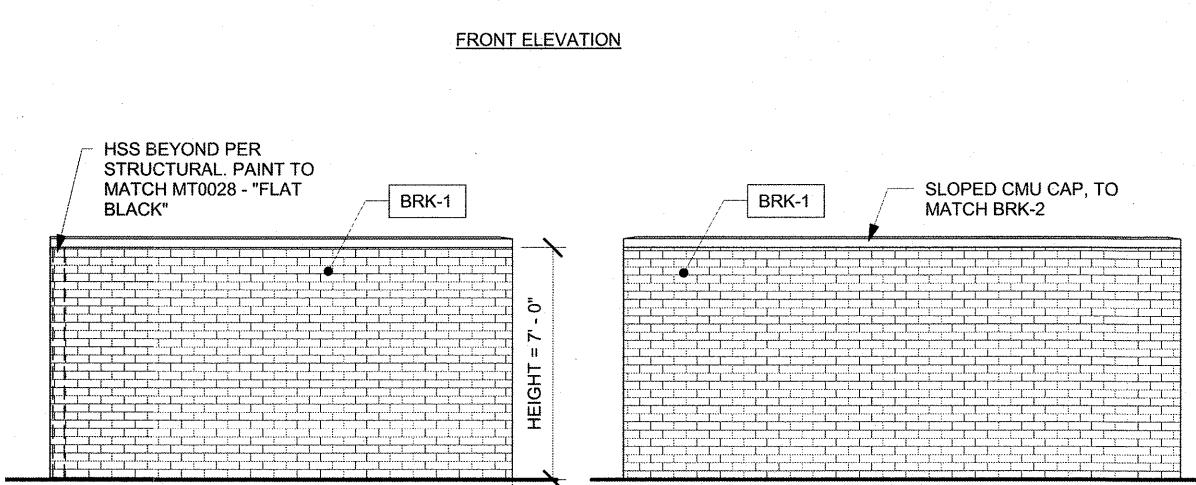
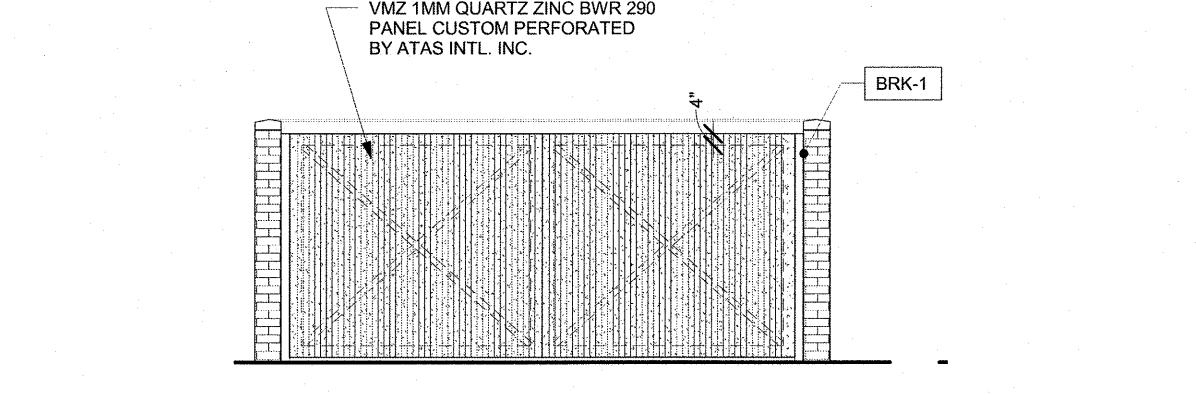
HYDRANT CONNECTION (TYP.)
NOT TO SCALE



TYPICAL GAS TRENCH DETAIL
NOT TO SCALE

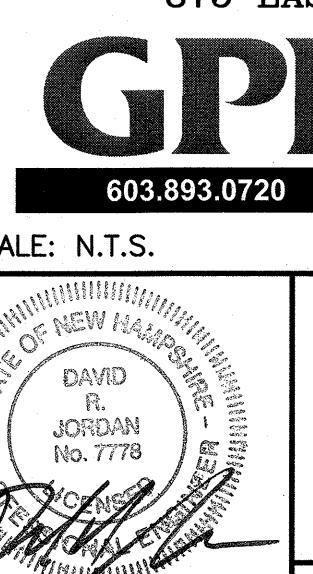


UTILITY TRENCH
NOT TO SCALE



RETAIL BUILDING TRASH ENCLOSURE
NOT TO SCALE

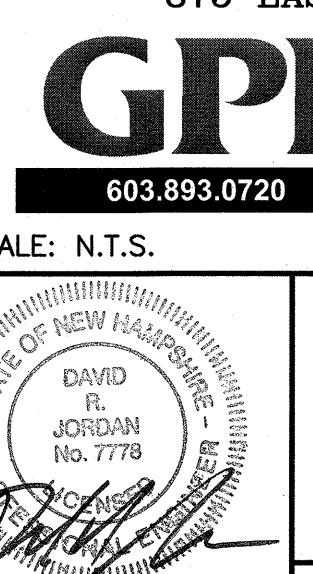
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	DEMOULAS SUPER MARKETS, INC.	875 EAST STREET
DESIGNED BY: DRJ	DRAWN/CHECKED: CCC/DRJ	PROJECT No.: 2019165
DATE: FEBRUARY 14, 2020	DWG. NAME: 2019165DET	HEET No.: 10 OF 13



OWNER OF RECORD
DEMOULAS
SUPER MARKETS, INC.
875 EAST STREET
TEWKSBURY, MA 01876
BOOK 5763 PAGE 67

ZONE: COMMERCIAL - INDUSTRIAL 'C'

DESIGNED BY: DRJ DRAWN/CHECKED: CCC/DRJ DWG. NAME: 2019165 PROJECT No.: 2019165HEET No.: 10 OF 13



Engineering
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GPINET.COM
Salem, NH 03079
DATE: FEBRUARY 14, 2020

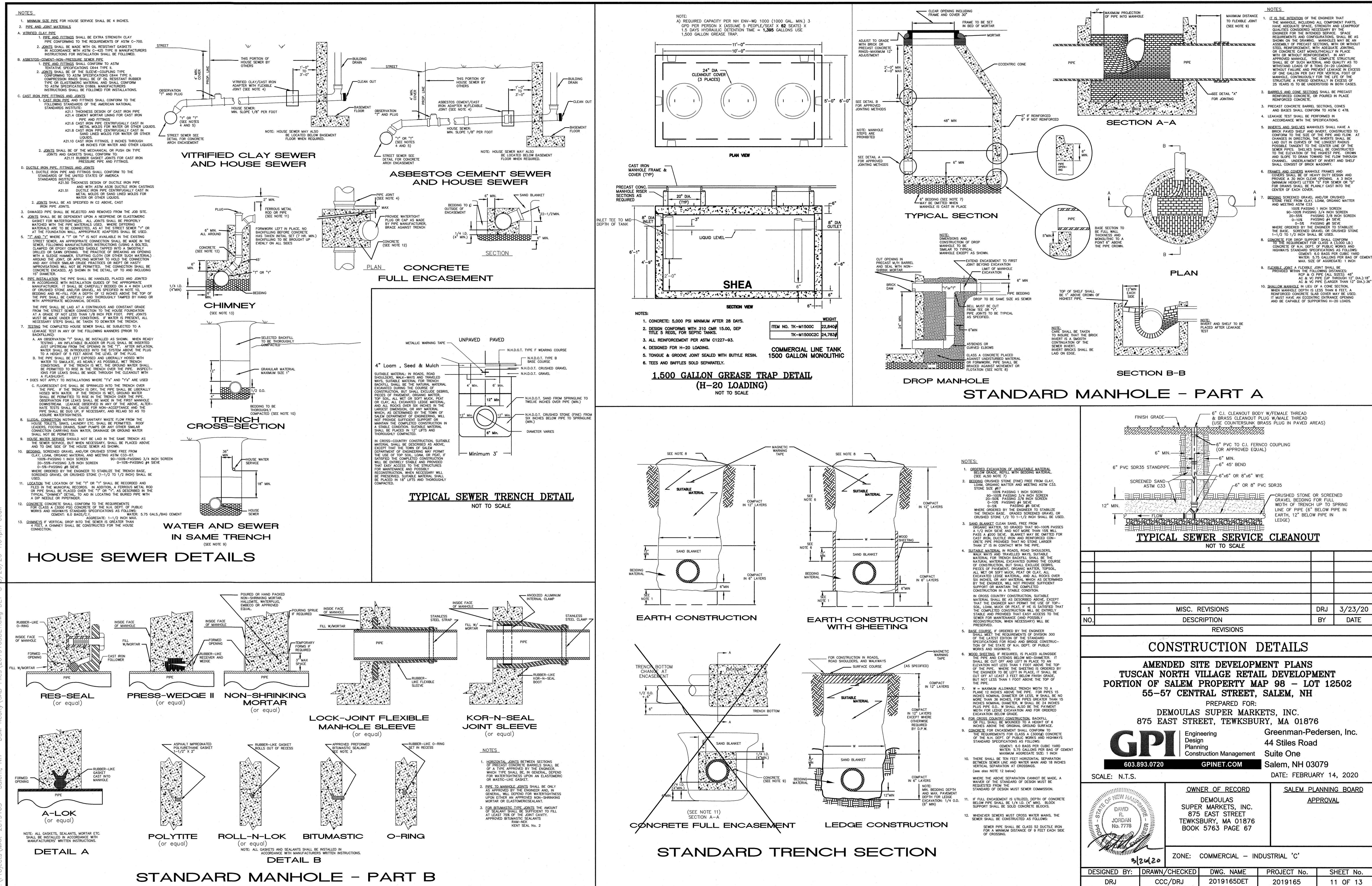
PREPARED FOR:
DEMOULAS SUPER MARKETS, INC.
875 EAST STREET, TEWKSBURY, MA 01876
Greenman-Pedersen, Inc.
44 Stiles Road
Suite One

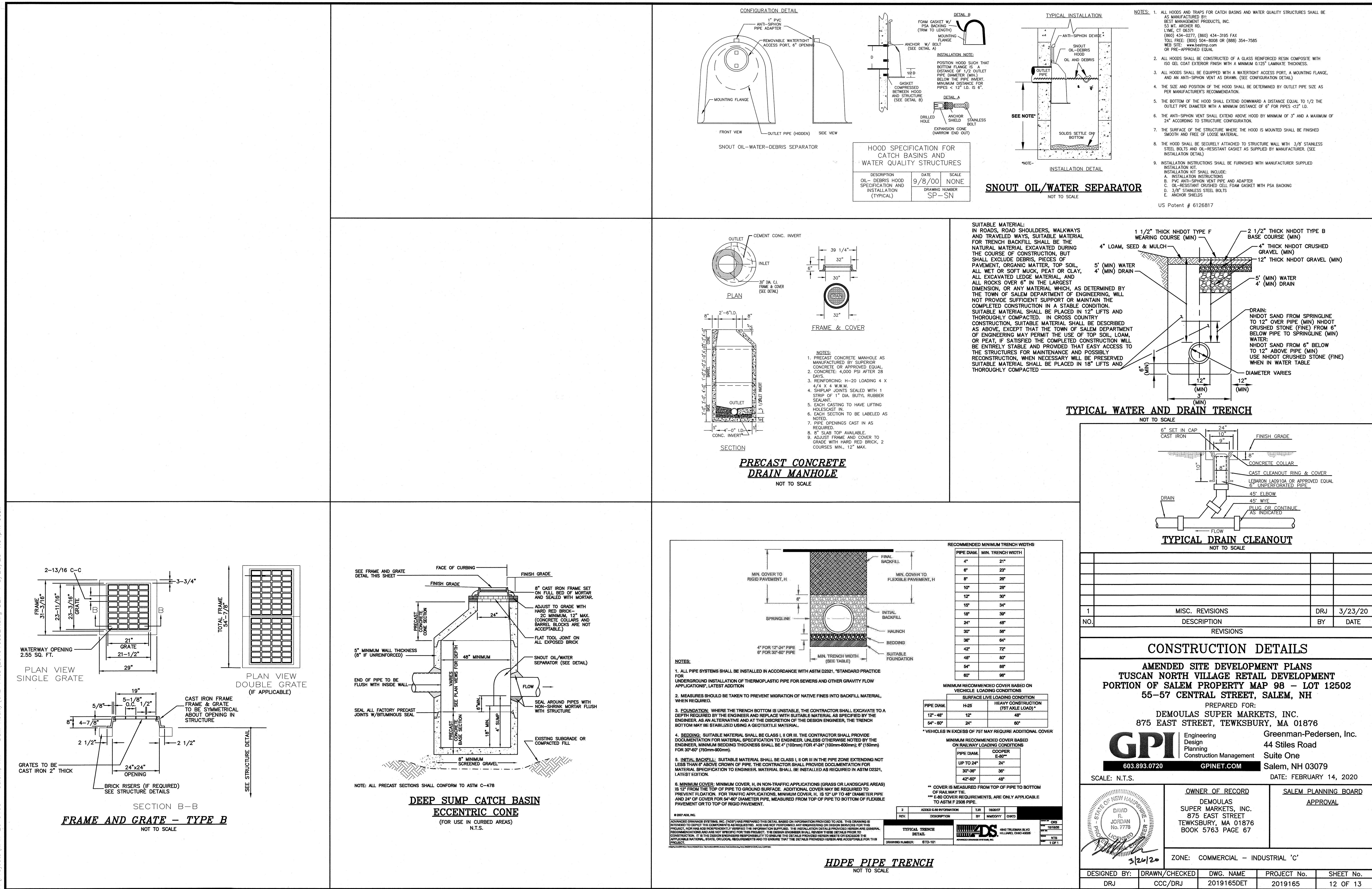
AMENDED SITE DEVELOPMENT PLANS
TUSCAN NORTH VILLAGE RETAIL DEVELOPMENT
PORTION OF SALEM PROPERTY MAP 98 - LOT 12502
55-57 CENTRAL STREET, SALEM, NH

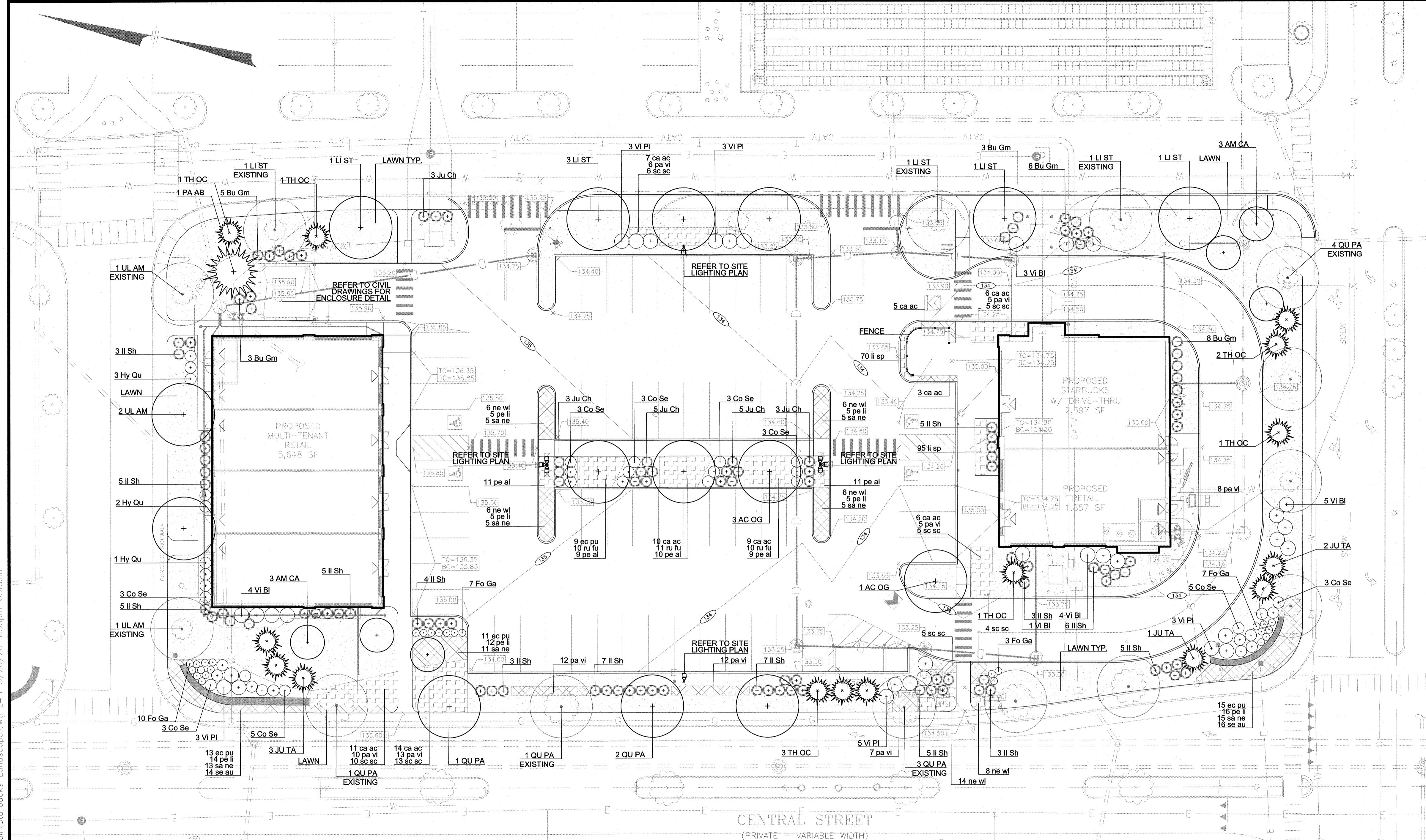
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Greenman-Pedersen, Inc.
44 Stiles Road
Suite One

DATE: FEBRUARY 14, 2020



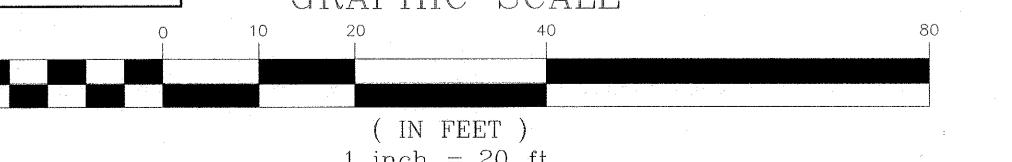




SITE PLANTING SCHEDULE

KEY	QNTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES					
AC OG	4	Acer rubrum 'October Glory'	October Glory Red Maple	3"-3.5" Cal.	B&B; matched
AM CA	6	Amelanchier canadensis	Serviceberry	10'-12' Ht	B&B; matched
JU TA	6	Juniper virginiana 'Taylor'	Taylor Red Cedar	6'-7' Ht	B&B; matched
LI ST	6	Liquidambar styraciflua 'Rotundiloba'	Rotundiloba Sweetgum	2.5"-3" Cal.	B&B; matched
PI AB	1	Picea abies	Norway Spruce	8'-10' Ht	B&B; matched
QU PA	3	Quercus palustris	Pin Oak	3"-3.5" Cal.	B&B; matched
TH OC	8	Thuja occidentalis	Arborvitae	6'-7' Ht	B&B; matched
UL AM	2	Ulmus americana 'Princeton'	Princeton Elm	3"-3.5" Cal.	B&B; matched
SHRUBS					
Bu Gm	25	Buxus 'Green Mountain'	Green Mountain Boxwood	#7 Container	48" O.C. min size 30" Ht
Co Se	31	Cornus sericea 'Isanti'	Red Twig Dogwood	#7 Container	36" O.C. min size 30" Ht
Fo Ga	27	Fothergilla gardenii 'Mount Airy'	Mount Airy Fothergilla	#7 Container	36" O.C. min size 30" Ht
Hy Qu	6	Hydrangea quercifolia 'Pee Wee'	Oak-Leaf Hydrangea	#7 Container	36" O.C. min size 30" Ht
Il Sh	66	Ilex glabra 'Shamrock'	Shamrock Inkberry	#7 Container	36" O.C. min size 30" Ht
Ju Ch	21	Juniperus chinensis 'Seagreen'	Seagreen Juniper	#7 Container	48" O.C. min size 30" Ht
Vi Bl	13	Viburnum dentatum 'Blue Muffin'	Blue Muffin Viburnum	#7 Container	48" O.C. min size 30" Ht
Vi Pl	17	Viburnum plicatum f. tomentosum 'Shasta'	Summer Snowflake Viburnum	#7 Container	60" O.C. min size 36" Ht

GRAPHIC SCALE



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 PLANTS 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. IRRIGATION WELL IS PROVIDED REFER TO CIVIL DRAWINGS.
11. REPAIR DAMAGE DUE TO OPERATIONS INSIDE AND OUTSIDE OF LIMIT OF WORK

PLANTING LEGEND

	SEDED LAWN		ORNAMENTAL TREE
	ORNAMENTAL GRASS, PERENNIALS, AND GROUNDCOVER		EVERGREEN SHRUB
	EXISTING DECIDUOUS TREE		DECIDUOUS TREE
	CONIFEROUS TREE		

NO.	REVISIONS	OS	3/20/20
1	DESCRIPTION	BY	DATE

LANDSCAPE SITE PLAN L4.1

TUSCAN NORTH VILLAGE RETAIL DEVELOPMENT
PORTION OF SALEM PROPERTY MAP 98 - LOT 12502
65-67 CENTRAL STREET, SALEM, NH 03079

PREPARED FOR:

DEMOULAS SUPER MARKETS, INC.
875 EAST STREET, TEWKSBURY, MA 01876

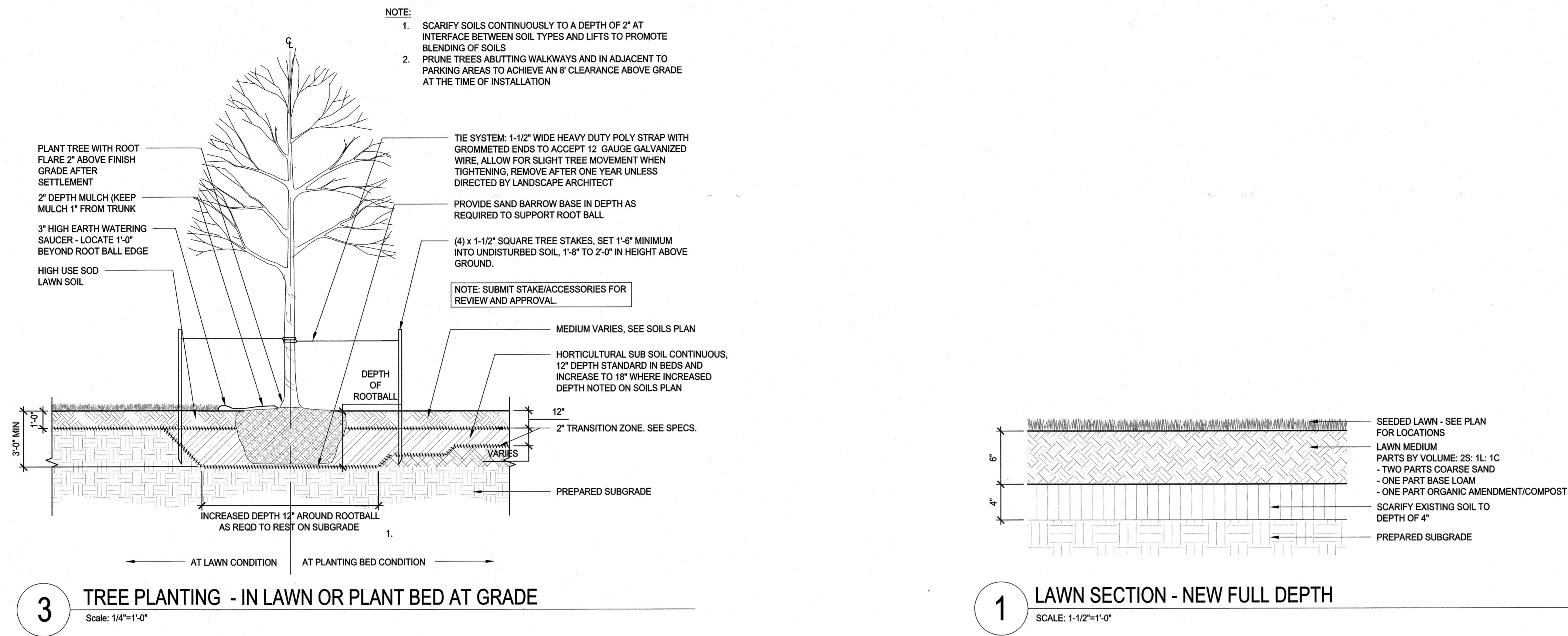
HALVORSON
Tighe & Bond STUDIO

GPI Engineering
Design
Planning
Construction Management
603.898.8520 2999 GPI.NET.COM

25 KINGSTON ST, BOSTON, MA 02111-2200
(PHONE) 617.361.0580
WWW.HALVORSONDESIGN.COM

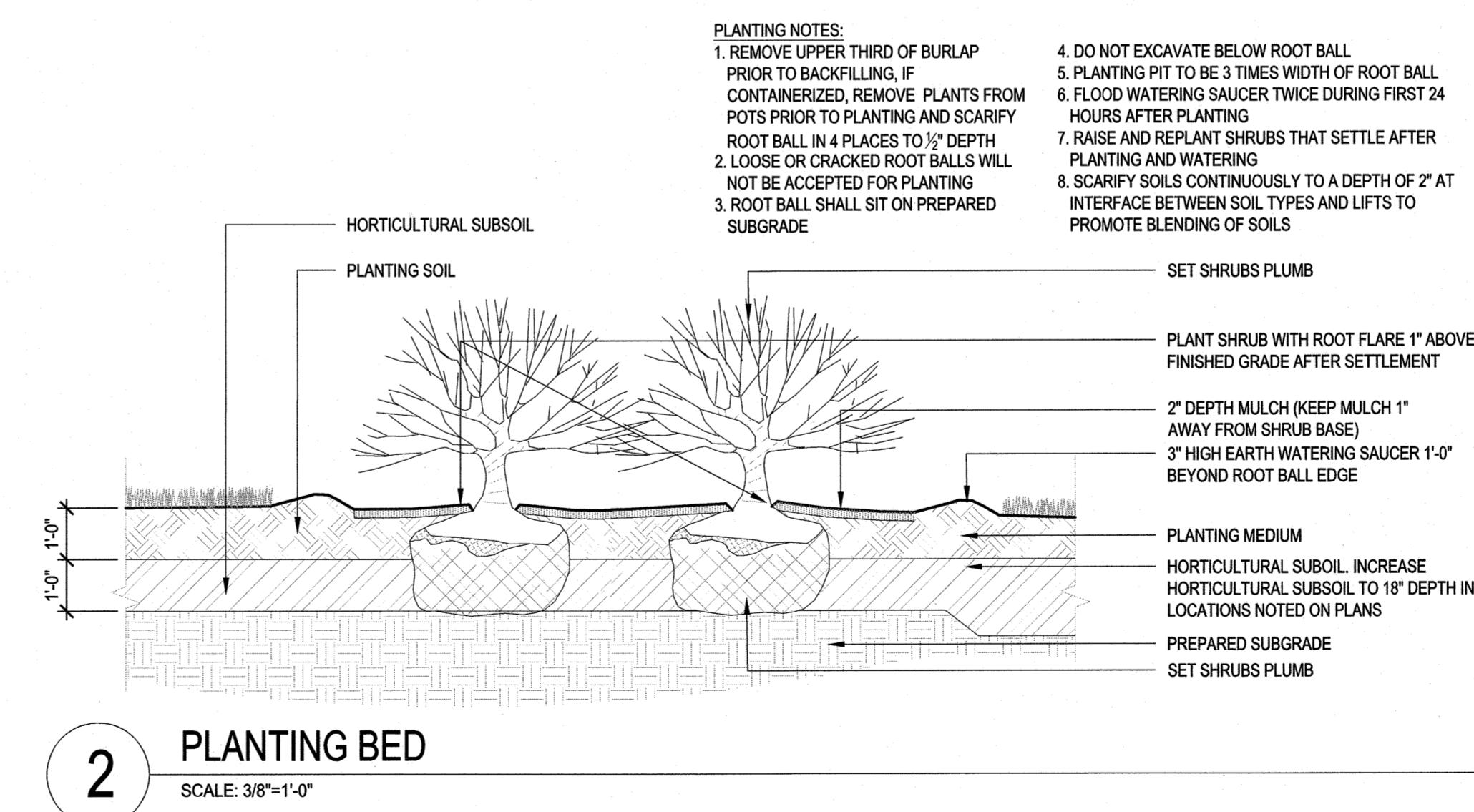
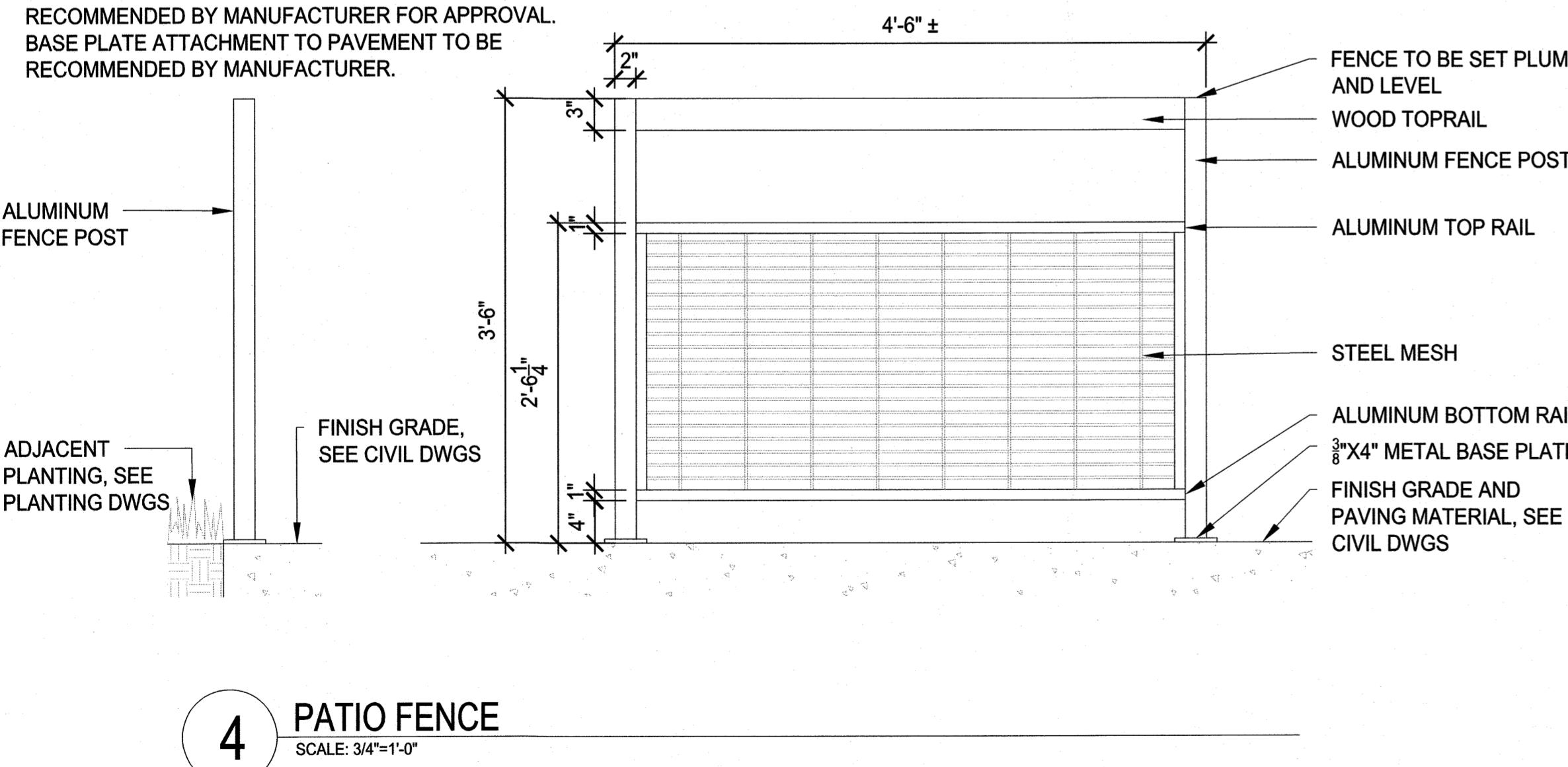
DATE: FEBRUARY 7, 2020

OWNER OF RECORD DEMOULAS SUPER MARKETS, INC. 875 EAST STREET TEWKSBURY, MA 01876 BOOK 5763 PAGE 67	SALEM PLANNING BOARD APPROVAL		
ZONE: COMMERCIAL - INDUSTRIAL 'C'			
DESIGNED BY: OS	DRAWN/CHECKED: OS/RU	DWG. NAME: Starbucks Landscape	PROJECT NO.: 1 OF 2

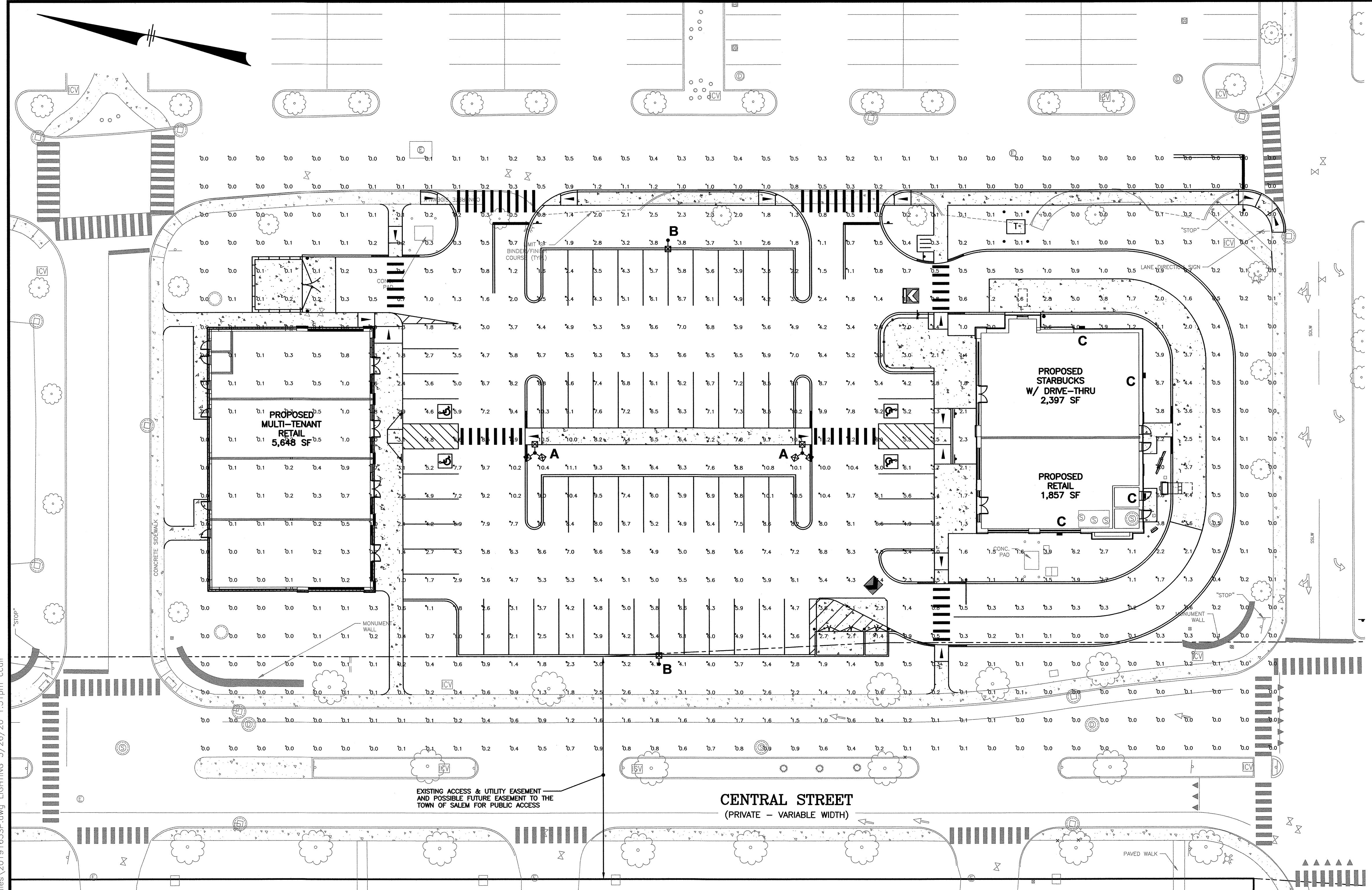
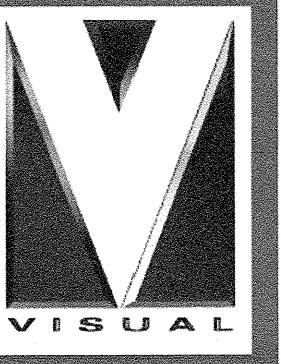


NOTES:

1. FENCE TO MEET LANDLORD DESIGN CRITERIA FOR MATERIAL AND COLOR FINISHES.
2. LENGTH OF PANEL DIMENSIONS VARY. VERIFY IN FIELD AND SUBMIT SHOP DRAWINGS FOR APPROVAL BASED ON ACTUAL FIELD CONDITIONS.
3. 3" GAP BETWEEN PANELS TYPICAL.
4. SUBMIT METAL HARDWARE AND FASTENERS RECOMMENDED BY MANUFACTURER FOR APPROVAL.
5. BASE PLATE ATTACHMENT TO PAVEMENT TO BE RECOMMENDED BY MANUFACTURER.



1	MISC. REVISIONS NO.	OS BY	3/20/20 DATE
REVISIONS			
LANDSCAPE DETAIL L5.1			
TUSCAN NORTH VILLAGE RETAIL DEVELOPMENT PORTION OF SALEM PROPERTY MAP 98 - LOT 12502 65-67 CENTRAL STREET, SALEM, NH 03079 DEMOLAS SUPER MARKETS, INC. 875 EAST STREET, TEWKSBURY, MA 01876			
GPI <small>Engineering Design Planning Construction Management</small> 603.880.820.2999 GPINET.COM		HALVORSON <small>Tighe & Bond STUDIO</small> <small>25 KINGSTON ST, BOSTON MA 02111-2200 PHONE: 617.536.0280 WWW.HALVORSON.COM</small> SCALE: 1"=20' DATE: FEBRUARY 7, 2020	
<small>OWNER OF RECORD DEMOLAS SUPER MARKETS, INC. 875 EAST STREET TEWKSBURY, MA 01876 BOOK 5763 PAGE 67</small>		<small>SALEM PLANNING BOARD APPROVAL</small>	
<small>ZONE: COMMERCIAL - INDUSTRIAL 'C'</small>			
DESIGNED BY: OS	DRAWN/CHECKED OS/RU	DWG. NAME Starbucks_Details	PROJECT NO. SHEET No. 2 OF 2



F:\Projects\MAX-2019165 - Salem, NH - DSM Ready\CAD Files\2019165.dwg LIGHTING 3/26/20 1:51pm ccall

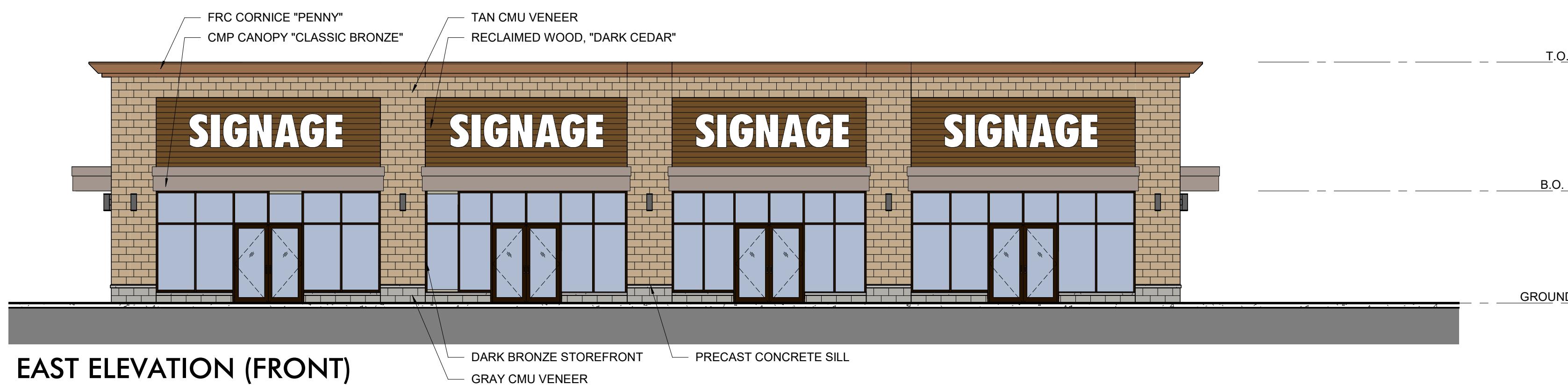
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
Ⓐ	A	2	GE LIGHTING SOLUTIONS	EALP03_J3A_W740	EALP03_EVOLVE LED AREA	LED	3	EALP03_J3A_W740_IES	25000	0.88	600
Ⓑ	B	2	GE LIGHTING SOLUTIONS	EALP03_J3A_W740	EALP03_EVOLVE LED AREA	LED	1	EALP03_J3A_W740_IES	25000	0.88	200
Ⓒ	C	4	GE LIGHTING SOLUTIONS Pathway, Pedestrian, Park, Recreation, Residential, Retail, Sidewalk, Site, Stairway, Walkway, Direct, Security, Step, Wall, Wet Location	SWS3_C7E1_40_120-277V	Evolve LED Area Light - Scalable - Wall Pack - EWS3	LED	1	EWS3_C7E1_40_120-277VIES	5000	0.88	41

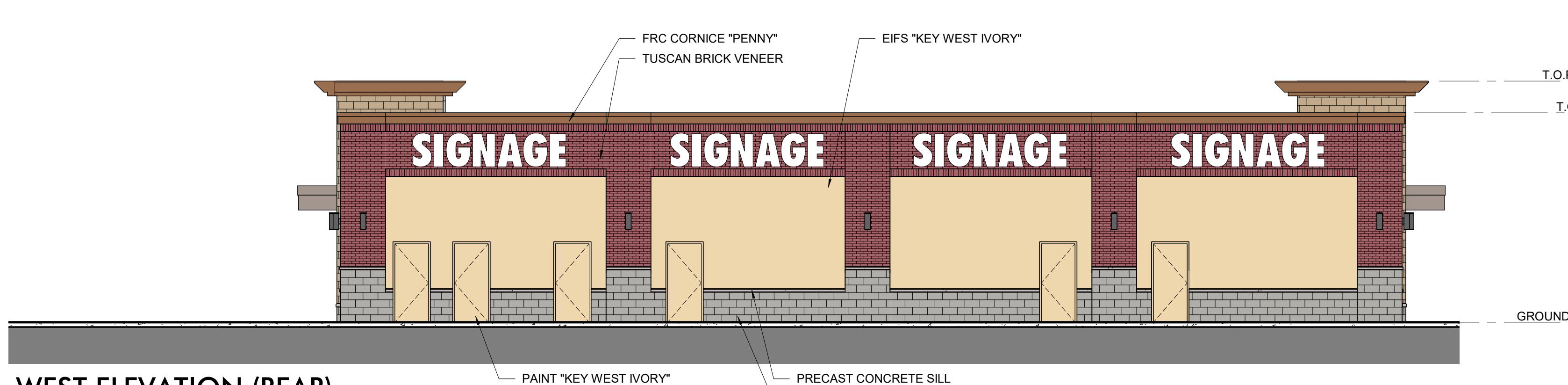
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Complete Area	+	2.3 fc	11.1 fc	0.0 fc	N/A	N/A
Drive Up	X	2.1 fc	5.0 fc	0.2 fc	25.0:1	10.5:1
Parking Area	X	5.2 fc	11.1 fc	0.2 fc	55.5:1	26.0:1

Code/Tag	Image	Product / Manufacturer	Attributes	Notes
PT-4A		GE Lighting "Evolve LED Area Light"	Pole Specification : #ASSA0SD(D1)6DBB Fixture Specification : #EALP-01-0-H3-AW-740-N-D-D1-OKBZ-F-L (Qty 1) PE Accessories : #28299 (Verify with owner) Lamping : LED (Included) Wattage (W) : 183W Output (lm) : 21300m CCT (K) : 4000K CRI : 70 Voltage (V) : 120-277V Distribution : Type III Label/IP : IP65 Finish : Dark Bronze Height (H) : 30" (Overall) Location : Retail, Per Site Plan	1. EC to verify voltage, prior to ordering. 2. Footing per detail, by Market Basket.
PT-4C		GE Lighting "Evolve LED Area Light"	Pole Specification : #ASSA0TB(D1)6DBB Fixture Specification : #EALP-01-0-H3-AW-740-N-D-D1-OKBZ-F-L (Qty 3) PE Accessories : #28299 (Verify with owner) Lamping : LED (Included) Wattage (W) : 549W Output (lm) : 63,900lm CCT (K) : 4000K CRI : 70 Voltage (V) : 120-277V Distribution : Type III Label/IP : IP65 Finish : Dark Bronze Height (H) : 30" (Overall) Location : Retail, Per Site Plan	1. EC to verify voltage, prior to ordering. 2. Fixtures heads to be placed on pole 120" apart. 3. Footing per detail, by Market Basket.
SW-1		GE Lighting "Evolve LED Area Light"	Specification : #EWS3-0-B7-D1-01-40-3(EC to verify with owner)-BLCK(EC to verify with owner)-F-M(prvide if no PE button provided) Lamping : LED(included) Wattage (W) : 32W Output (lm) : 3800lm CCT (K) : 4000K CRI : 80 Voltage (V) : 120-277V Label/IP : IP65 Finish : Black Height : 20' 0" AFF Location : Behind Retail, Per Site Plan	1. EC to verify voltage, prior to ordering. 2. EC to verify finish with order, prior to ordering.

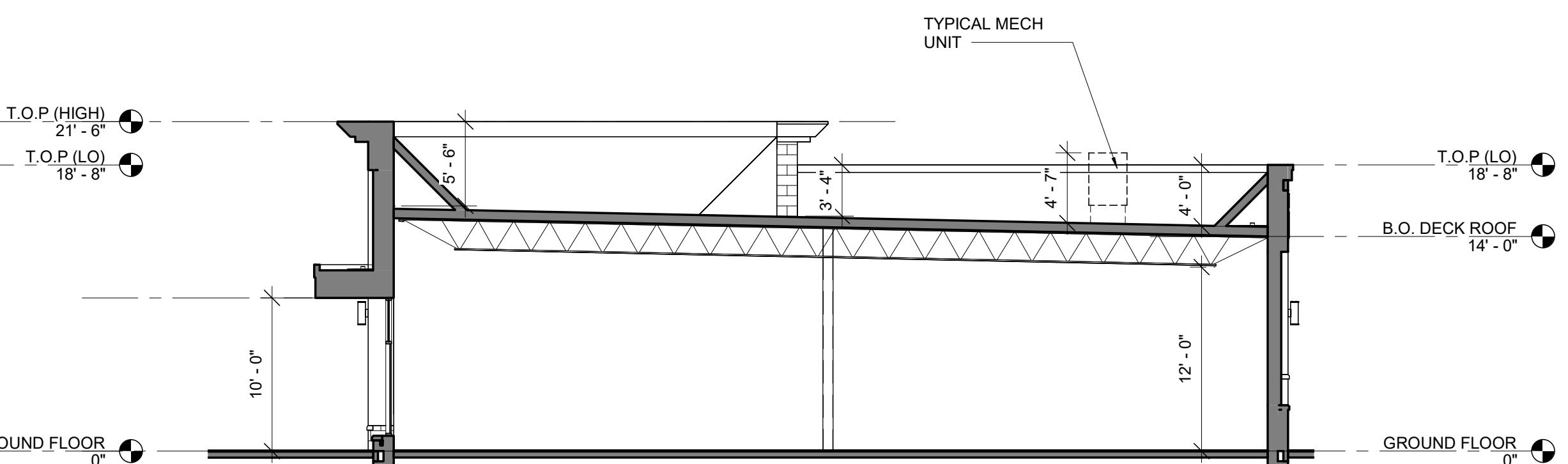
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2/11/2020
Scale
Not to Scale
Drawing No.
Summary
1 of 1



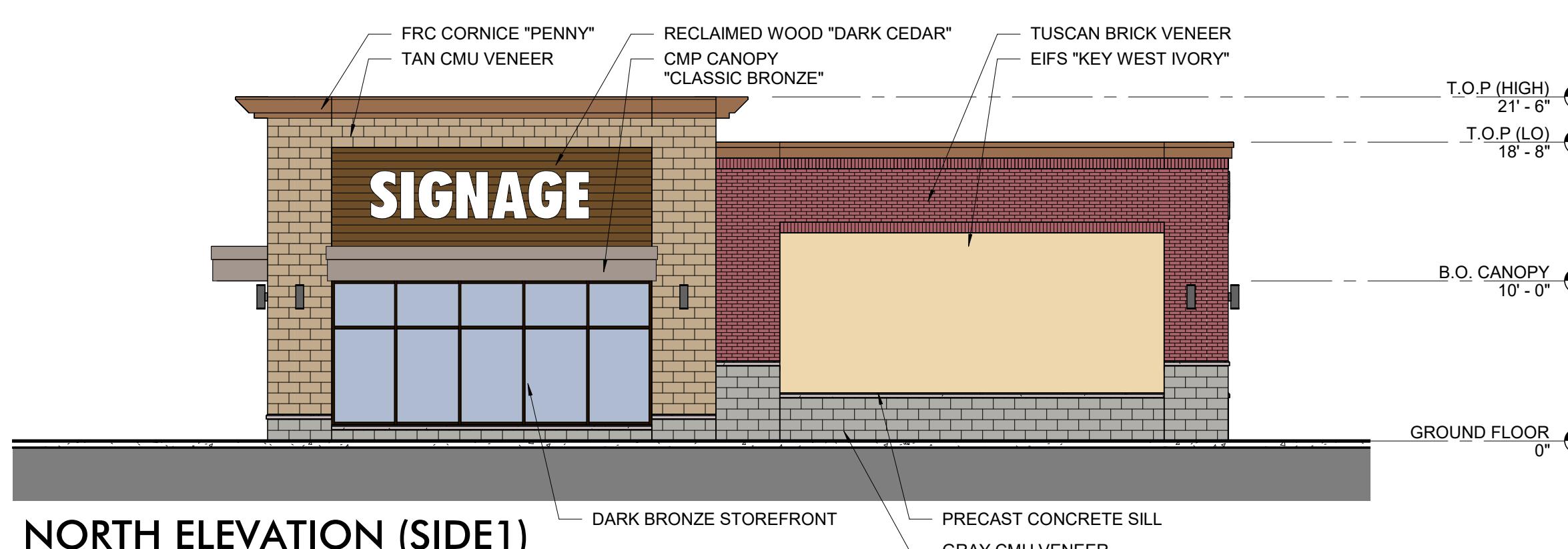
EAST ELEVATION (FRONT)



WEST ELEVATION (REAR)



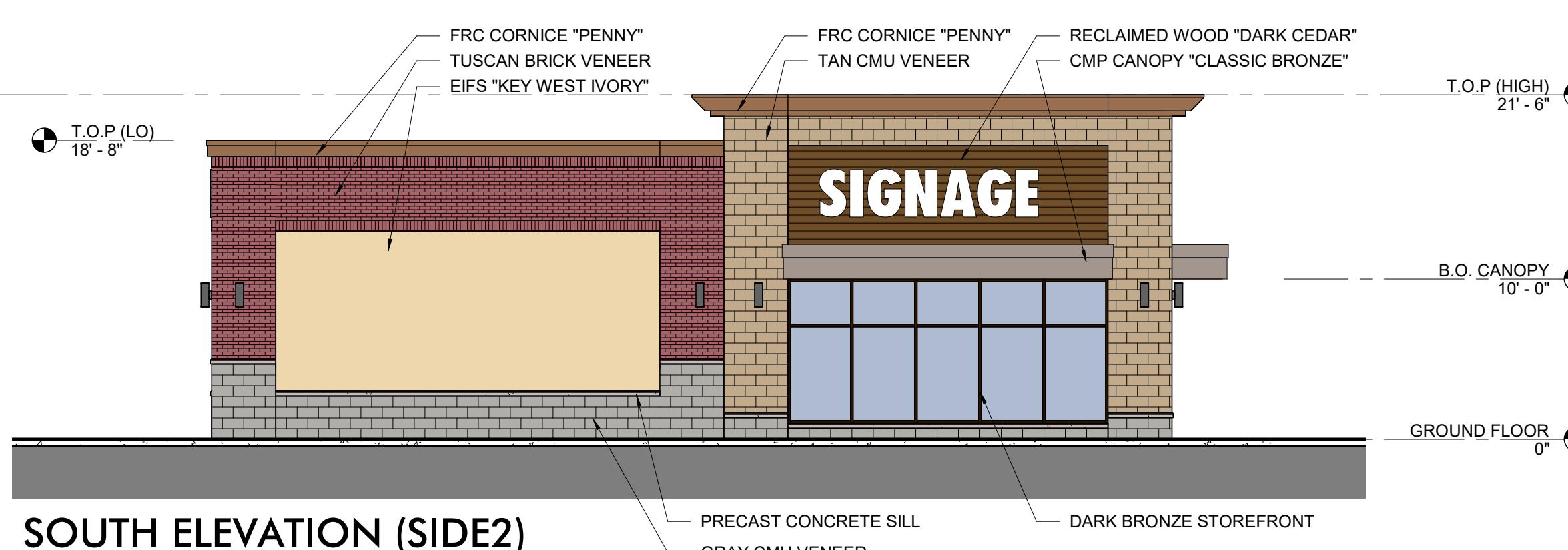
BUILDING SECTION



NORTH ELEVATION (SIDE1)

ALLOWABLE SIGNAGE GUIDELINES:

- INTERNALLY LIT AND INDIVIDUALLY LETTERED SIGNAGE
- 1 WALL SIGN PER BUILDING FRONTEAGE UP TO A MAXIMUM OF 3 FOR TENANTS WITH MULTIPLE FRONTAGES
- 1 SF OF SIGNAGE PER 1 LF OF TENANT BUILDING FRONTEAGE
- 100SF MAX FOR 1ST AND 2ND WALL SIGN
- 50SF MAX FOR 3RD WALL SIGN



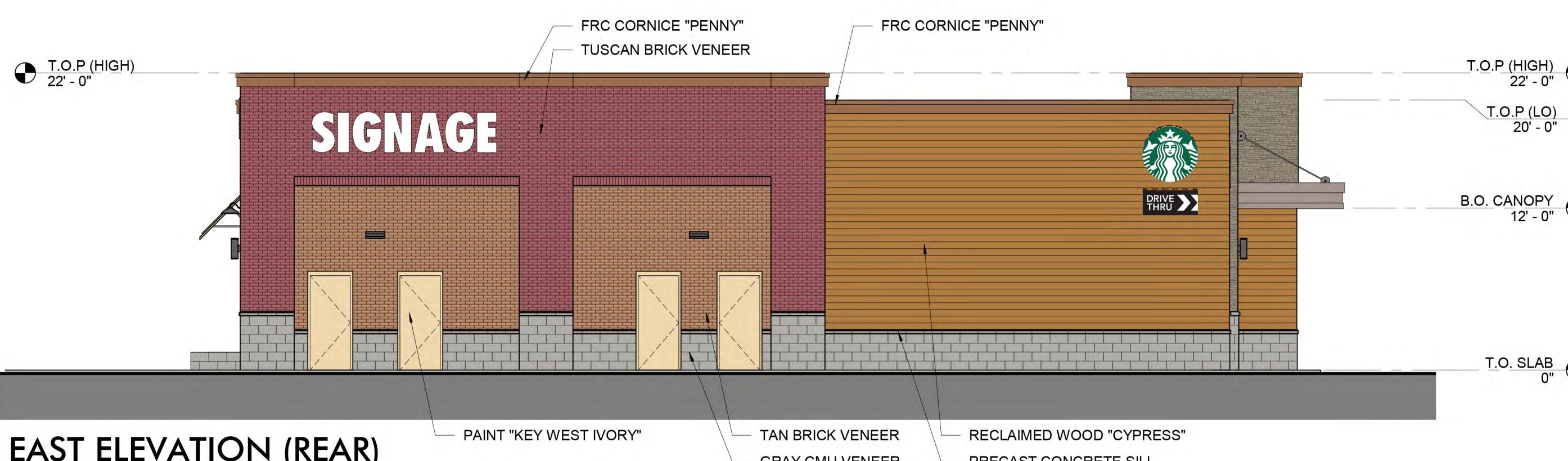
SOUTH ELEVATION (SIDE2)



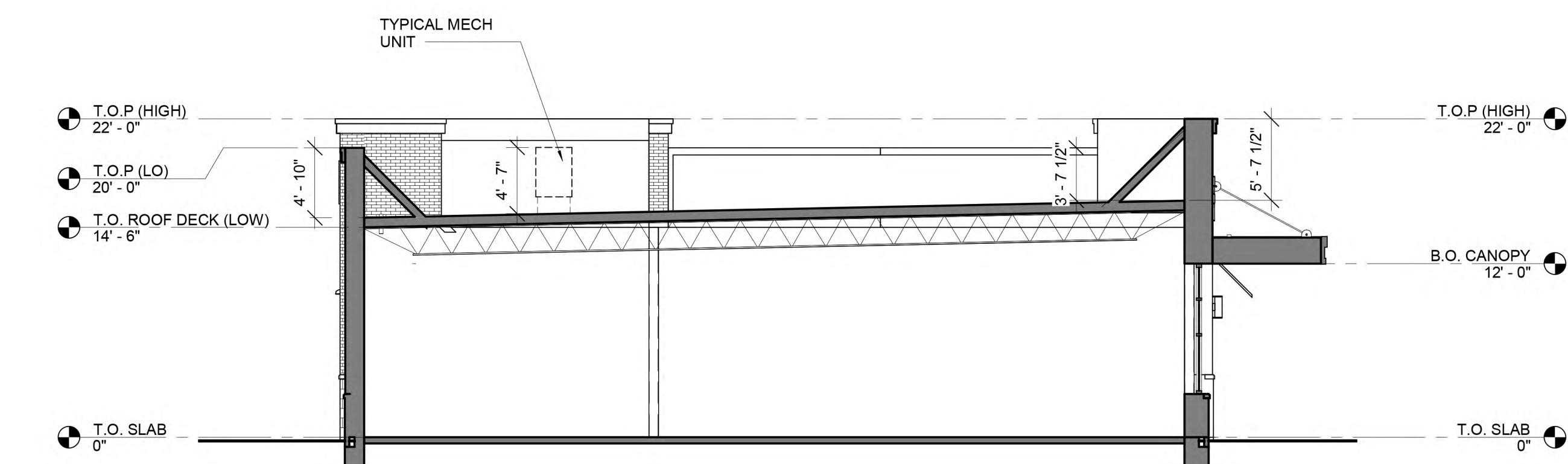
PERSPECTIVE



WEST ELEVATION (FRONT)



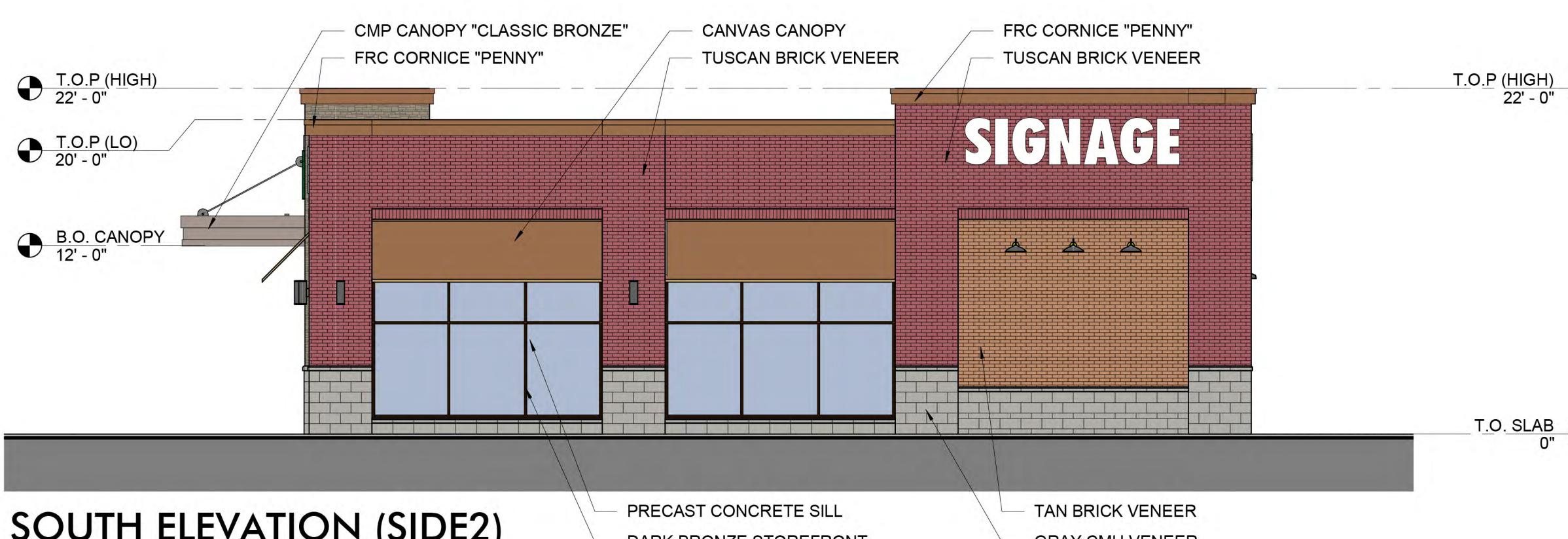
EAST ELEVATION (REAR)



BUILDING SECTION



NORTH ELEVATION (SIDE1)



SOUTH ELEVATION (SIDE2)

ALLOWABLE SIGNAGE GUIDELINES:

- INTERNALLY LIT AND INDIVIDUALLY LETTERED SIGNAGE
- 1 WALL SIGN PER BUILDING FRONTAGE UP TO A MAXIMUM OF 3 FOR TENANTS WITH MULTIPLE FRONTAGES
- 1 SF OF SIGNAGE PER 1 LF OF TENANT BUILDING FRONTAGE
- 100SF MAX FOR 1ST AND 2ND WALL SIGN
- 50SF MAX FOR 3RD WALL SIGN



PERSPECTIVE