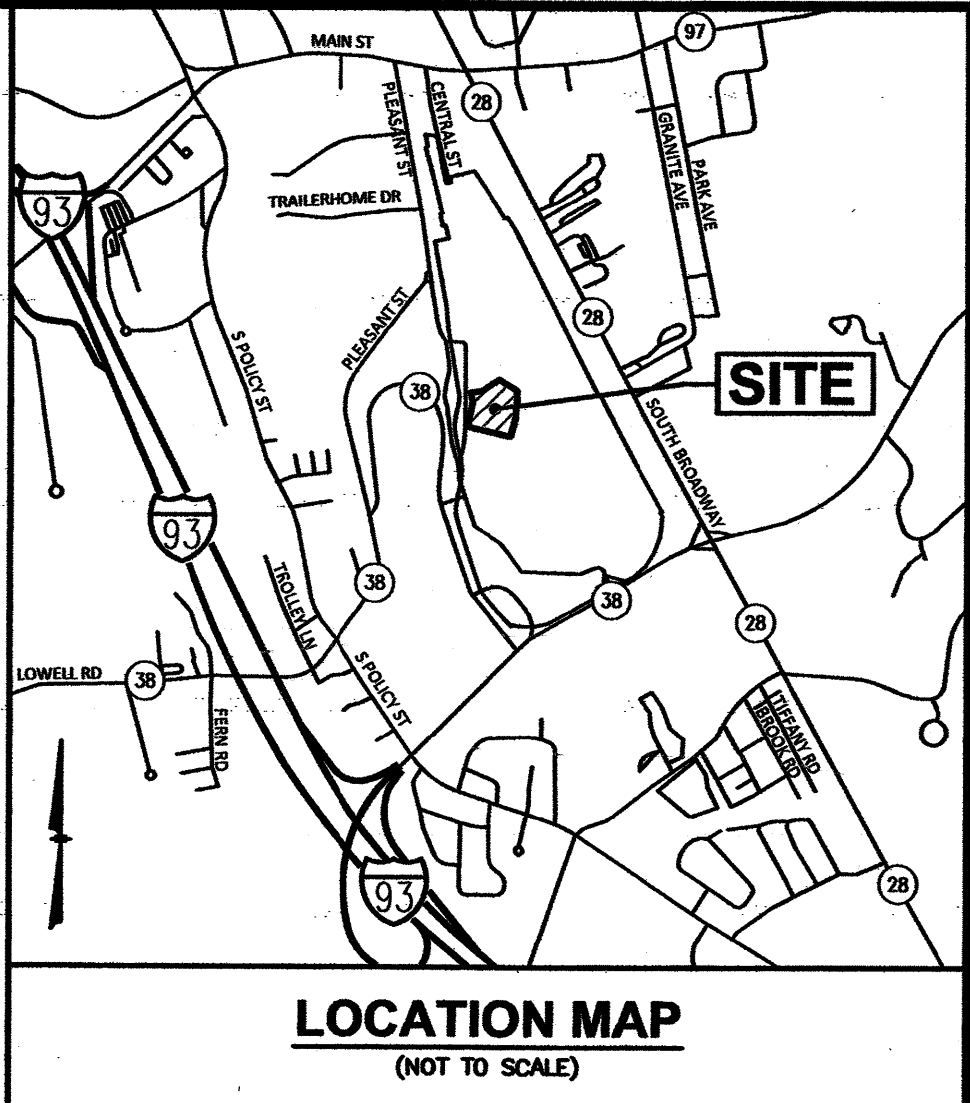


CARO TUSCAN VILLAGE RESIDENTIAL
SALEM PROPERTY MAP 98 LOT 12610
4-6 TUSCAN BOULEVARD
SALEM, NEW HAMPSHIRE



INDEX TO DRAWINGS

1.	TITLE SHEET
2.	EXISTING CONDITIONS PLAN
3.	SUBDIVISION PLAN
4.	TOPOGRAPHICAL SUBDIVISION PLAN
5.	SITE OVERVIEW PLAN
6.	SITE DEVELOPMENT PLAN
7.	GRADING & DRAINAGE PLAN
8.	GRADING & DRAINAGE PLAN
9.	UTILITIES PLAN
10.	SEWER PLAN & PROFILE
11.	SEWER PLAN & PROFILE
12.	STORMWATER MANAGEMENT PLAN
13-20.	CONSTRUCTION DETAILS
	LANDSCAPE & LIGHTING PLANS (BY OTHERS)
	BUILDING ELEVATIONS & PERSPECTIVES (BY OTHERS)

MAP LOT #	ABUTTERS NAME & ADDRESS
98/12604 (SUBJECT PARCEL) 98/7887	TUSCAN VILLAGE MASTER DEVELOPMENT, LLC 63 MAIN STREET SALEM, NH 03079
98/12543	TUSCAN VILLAGE RESIDENTIAL HOLDINGS, LLC C/O THE DOLBEN COMPANY 150 PRESIDENTIAL WAY SUITE 220 WOBURN, MA 01801
98/12502	DEMOLIAS SUPER MARKETS, INC. 875 EAST STREET TEWKSBURY, MA 01876
107/12574	ARTISAN AT TUSCAN VILLAGE DEV HOLDINGS, INC. C/O MARVIN F. POER & COMPANY 3520 PIEDMONT ROAD, NE, SUITE 410 ATLANTA, GA 30305-1512
107/11154	SERITAGE SRC FINANCE, LLC C/O SERITAGE GROWTH PROPERTIES 500 FIFTH AVENUE SUITE 1530 NEW YORK, NY 10110
116/7884 98/11094	ROCKSAL MALL LLC C/O SIMON PROPERTY GROUP P.O. BOX 6120 INDIANAPOLIS, IN 46207

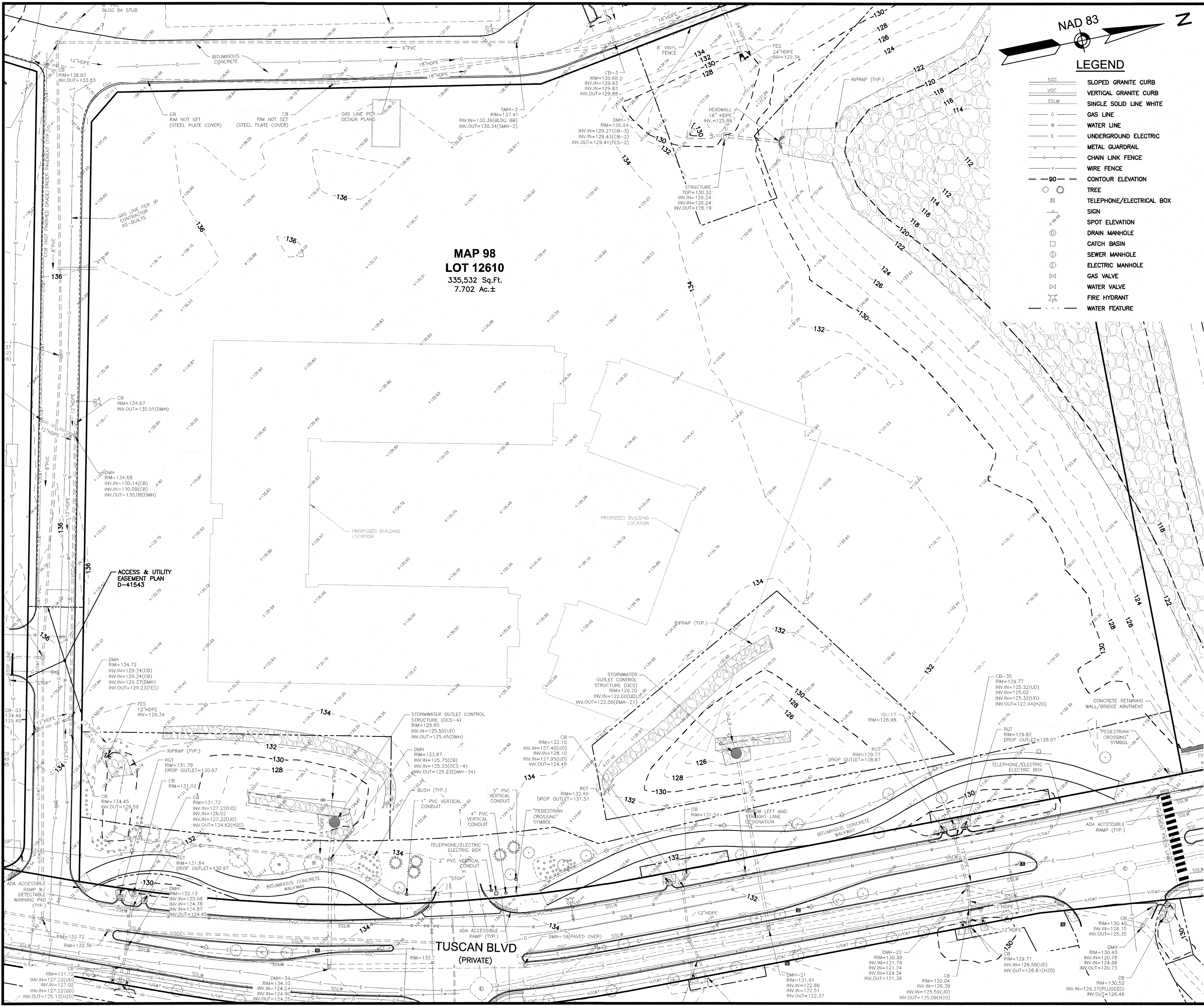
- SALEM PLANNING BOARD
- 1) ON JUNE 8, 2032, THE SALEM PLANNING BOARD VOTED TO APPROVE THE FOLLOWING CONDITIONAL USE PERMITS:
- 490-501B & 490-201 USE - TO ALLOW RESIDENTIAL USE IN THE COMMERCIAL-INDUSTRIAL C DISTRICT.
- 490-501C & 490-202 BUILDING SETBACK - TO ALLOW A GARAGE 10' FROM THE WEST PROPERTY LINE AND THE MAINTENANCE BUILDING/GARAGE 7.4' FROM THE REAR LOT LINE.
- 490-501C & 490-202 BUILDING HEIGHT - TO ALLOW A BUILDING HEIGHT OF 60.5' (ROOF) AND 71' (ARCHITECTURAL ELEMENT) AND FIVE STORIES.
- 490-701C(d) PARKING SPACE SIZE - TO ALLOW A PARKING SPACE SIZE OF 9'x18' FOR A TOTAL OF 195 SPACES (54% OF TOTAL)
- 490-701E NUMBER OF PARKING SPACES - TO ALLOW A TOTAL OF 362 PARKING SPACES (1.40 SPACES PER UNIT)
- 2) ON JUNE 8, 2021, THE SALEM PLANNING BOARD VOTED TO APPROVE THIS SITE PLAN SUBJECT TO THE FOLLOWING CONDITIONS:
- PRIOR TO BUILDING PERMIT:
- SUBMIT APPROVALS FROM ENGINEERING DIVISION AND OUTSIDE DESIGN CONSULTANT;
 - NOTE CONDITIONAL USE PERMITS ON PLAN;
 - PAY FOR OUTSIDE INSPECTIONS PER DIRECTION OF ENGINEERING DIV.;
 - SUBMIT STATE PERMITS (AOT, NHDOT, PUBLIC POOL);
 - RECORD SUBDIVISION PLAN AND ALL EASEMENTS;
- PRIOR TO OCCUPANCY:
- PAY IMPACT FEES - \$5617 PER UNIT;
 - CONSTRUCT ALL SITE IMPROVEMENTS (INCLUDING BUILDING LOCATION, DIMENSIONS, AND SETBACK, SITE GRADING, UTILITIES, DRAINAGE, LANDSCAPING, LIGHTING, PARKING SPACES, SIGNAGE) IN ACCORDANCE WITH APPROVED PLAN;
 - PROVIDE CERTIFIED AS-BUILT SITE PLAN;
 - PHASE CONSTRUCTION OF PARKING SPACES SO THAT NO LESS THAN 1.4 SPACES ARE AVAILABLE PER UNIT TO BE OCCUPIED;
 - CONSTRUCT RECREATION AREA;
 - PROVIDE VERIFICATION OF PLANTINGS PER APPROVED PLANS FROM TOWN'S DESIGN CONSULTANT;
- OTHER:
- APPLICANT SHALL OPERATE PROPERTY SO THAT PARKING LOT CAPACITY IS NOT EXCEEDED;
 - SUBMIT PARKING MONITORING STUDY 6 MONTHS AFTER FINAL OCCUPANCY PERMIT;
 - ALL REPRESENTATIONS MADE BY APPLICANT OR AGENTS AND ALL NOTES ON PLANS ARE INCORPORATED AS PART OF APPROVAL.



Prepared for:

TUSCAN VILLAGE SOUTH
RESIDENTIAL HOLDINGS, LLC
150 PRESIDENTIAL WAY
SUITE 220
WOBURN, MASSACHUSETTS 01801

PERMITS & APPROVALS				
TYPE NHDES ALTERATION OF TERRAIN NHDES SEWER CONNECTION	PERMIT NUMBER AOT-1981	APPROVED 7-7-2021		
ZONING VARIANCES				
ON MAY 4, 2021 THE SALEM ZONING BOARD OF ADJUSTMENT GRANTED A VARIANCE FROM ARTICLE VIII, SECTION 490-814 TO ALLOW UP TO 260 MULTIFAMILY RESIDENTIAL UNITS BE BUILT IN ONE YEAR.				
NEW HAMPSHIRE FISH AND GAME AOT PERMIT CONDITIONS RELATED TO THREATENED AND ENDANGERED SPECIES:				
<ul style="list-style-type: none">ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES SHALL BE REPORTED IMMEDIATELY TO THE NEW HAMPSHIRE FISH AND GAME DEPARTMENT NONGAME AND ENDANGERED WILDLIFE REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL: NHFGREVIEW@WILDLIFE.NH.GOV. EMAIL SUBJECT LINE: NH821-1127, CARO TUSCAN VILLAGE RESIDENTIAL WILDLIFE SPECIES OBSERVATION;IN THE EVENT A THREATENED OR ENDANGERED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHALL NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH NHF&G AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHF&G, IF ANY, TO ASSURE THE PROJECT DOES NOT JEOPARDIZE THE CONTINUED EXISTENCE OF THREATENED AND ENDANGERED SPECIES;THE NHF&G, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT; ANDALL MANUFACTURED EROSION AND SEDIMENT CONTROL PRODUCTS, WITH THE EXCEPTION OF TURF REINFORCEMENT MATS, UTILIZED FOR, BUT NOT LIMITED TO, SLOPE PROTECTION, PERIMETER CONTROL, INLET PROTECTION, CHECK DAMS, AND SEDIMENT TRAPS SHALL NOT CONTAIN WELDED PLASTIC, PLASTIC, OR MULTI-FILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCH.				
7	ADD AOT PERMIT, REVISE SHEETS 5-12, 18, 20	DRJ	7/7/21	
6	REVISE SHEET 18	DRJ	7/6/21	
5	ADD NHF&G NOTES, REVISE SHEETS 7, 8, 17	DRJ	7/1/21	
4	REVISE SHEETS 3, 4, 7, 8, 17, 18, 20	FCM	5/28/21	
3	ADD ZONING VARIANCE, REVISE SHEETS 5-12, 19, 20	DRJ	5/20/21	
2	ADD SEWER PLAN & PROFILE SHEETS	DRJ	5/7/21	
1	REVISE SHEETS 1-17	DRJ	4/30/21	
NO.	DESCRIPTION	BY	DATE	
REVISIONS				
TITLE SHEET				
CARO TUSCAN VILLAGE RESIDENTIAL SALEM PROPERTY MAP 98 - LOT 12610 4-6 TUSCAN BOULEVARD SALEM, NH 03079 PREPARED FOR: TUSCAN VILLAGE SOUTH RESIDENTIAL HOLDINGS, LLC 150 PRESIDENTIAL WAY, SUITE 220 WOBURN, MA 01801				
GPI Engineering Design Planning Construction Management 603.893.0720 GPINET.COM		Greenman-Pedersen, Inc. 44 Stiles Road Suite One Salem, NH 03079		
SCALE: NONE		DATE: APRIL 6, 2021		
		OWNER OF RECORD TUSCAN VILLAGE MASTER DEVELOPMENT, LLC 63 MAIN STREET SALEM, NH 03079 BOOK 6087 PAGE 1446		
		SALEM PLANNING BOARD APPROVAL 		
ZONE: COMMERCIAL - INDUSTRIAL 'C' & LARGE SCALE REDEVELOPMENT				
DRAWN BY: CCC	CHECKED BY: DRJ	DWG. NAME 20367_CVR	PROJECT No. NEX-2020367	SHEET No. 1 OF 20



NAD 83

LEGEND

- SGC SLOPED GRANITE CURB
- VGC VERTICAL GRANITE CURB
- SSLW SINGLE SOLID LINE WHITE
- G GAS LINE
- W WATER LINE
- E UNDERGROUND ELECTRIC
- M METAL GUARDRAIL
- C CHAIN LINK FENCE
- X WIRE FENCE
- 90- CONTOUR ELEVATION
- TREE
- TELEPHONE/ELECTRIC BOX
- ▲ SIGN
- SPOT ELEVATION
- DRAIN MANHOLE
- CATCH BASIN
- SEWER MANHOLE
- ELECTRIC MANHOLE
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- WATER FEATURE

- NOTES:**
- 1) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF PROPOSED MAP 98 LOT 12610.
 - 2) OWNER OF RECORD:
TUSCAN VILLAGE MASTER DEVELOPMENT
63 MAIN STREET
SALEM, NH 03079
DEED REFERENCE TO PARCEL IS BOOK 6087 PAGE 1446
 - 3) THE INFORMATION SHOWN ON THIS PLAN IS BASED IN PART ON SURVEY WORK PERFORMED BY GREENMAN-PEDERSEN, INC. ALONG WITH INFORMATION FROM RECORD PLANS AND AERIAL MAPPING.
 - 4) EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 330150C563E, EFFECTIVE DATE: MAY 17, 2005, INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN ZONE AE FLOOD AREA (BASE FLOOD ELEVATIONS DETERMINED).
 - 5) 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).
 - 6) CURRENT ZONING IS COMMERCIAL INDUSTRIAL 'C' BUILDING SETBACKS ARE AS FOLLOWS: 30' FRONT, 20' SIDE, 20' REAR.
 - 7) EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH COMPLETED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, RESTRICTIONS AND EASEMENTS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PARCEL(S) WOULD DETERMINE.

SOIL MAPPING NOTES

- 1) HIGH INTENSITY SOIL MAPPING WAS PERFORMED TO THE STANDARDS OF THE SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND SPECIAL PUBLICATION NUMBER 1, HIGH INTENSITY SOIL MAPS FOR NEW HAMPSHIRE, STANDARDS, APRIL 2008.
- 2) THE ENTIRE SITE HAS BEEN DESIGNATED AS 766BH BY GOVE ENVIRONMENTAL SERVICES, INC.

SOIL SURVEY PERFORMED

LUKE HURLEY
No. 232
REGISTERED WETLAND SCIENTIST

BY
GOVE ENVIRONMENTAL SERVICES, INC.
8 CONTINENTAL DR., BLDG 2, UNIT H, EXETER, NH 03833-7507

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 DURING OCTOBER/NOVEMBER 2014 AND JUNE 2015 AND HAS AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.


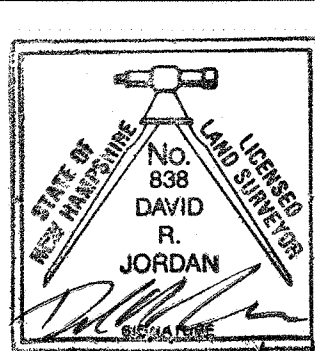
LICENSED LAND SURVEYOR

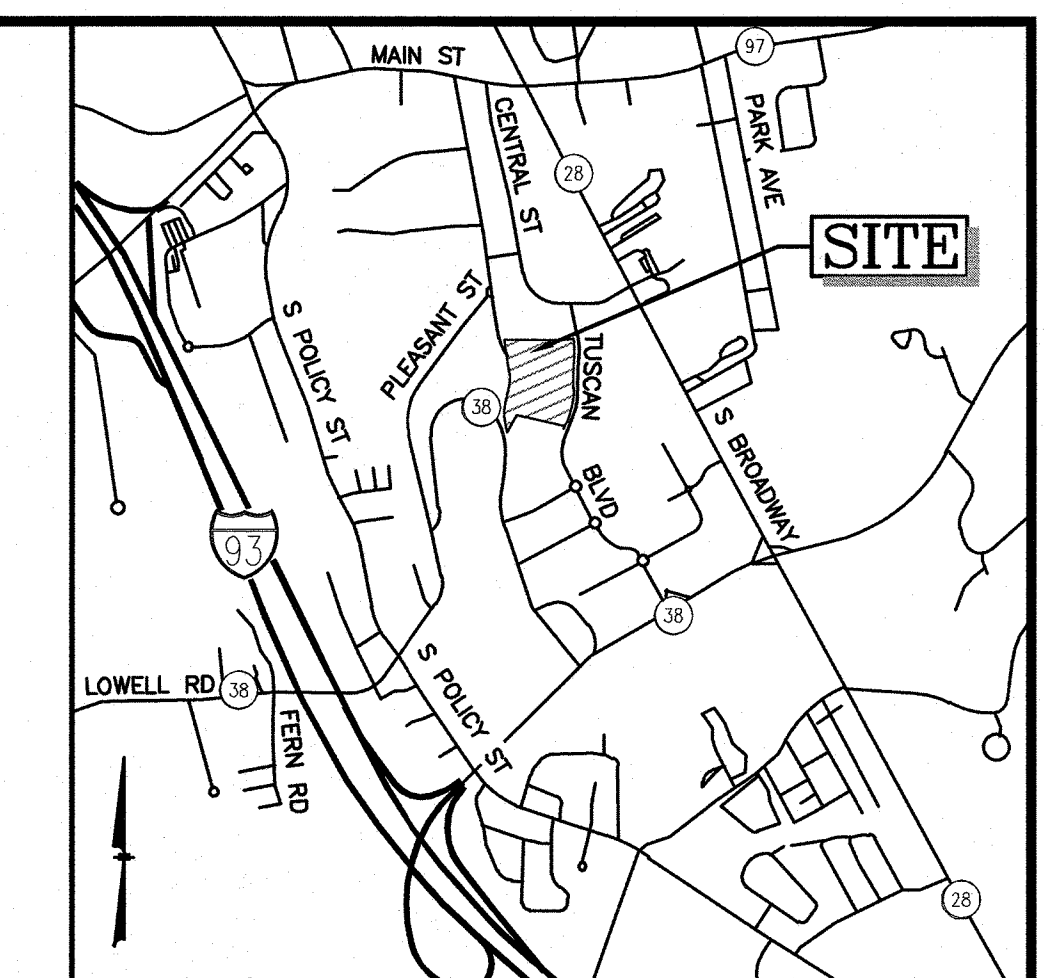
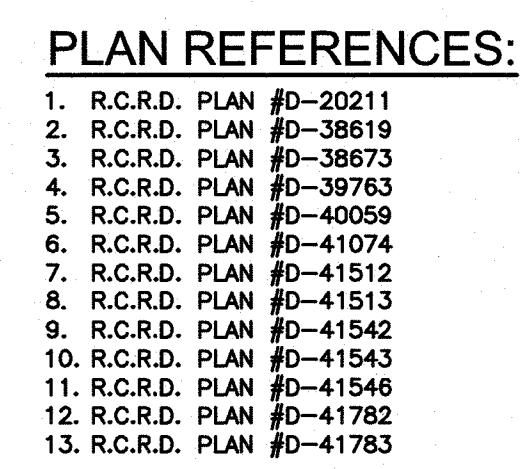
5/24/21

DATE

0 30 60 100

SCALE: 1" = 30'

1	MISC. REVISIONS	DRJ	4/30/21
NO.	DESCRIPTION	BY	DATE
REVISIONS			
EXISTING CONDITIONS PLAN			
CARO TUSCAN VILLAGE RESIDENTIAL SALEM PROPERTY MAP 98 - LOT 12610 4-6 TUSCAN BOULEVARD SALEM, NH 03079			
PREPARED FOR: TUSCAN VILLAGE SOUTH RESIDENTIAL HOLDINGS, LLC 150 PRESIDENTIAL WAY, SUITE 220 WOBURN, MA 01801			
 603.893.0720 GPI.NET.COM		Greenman-Pedersen, Inc. 44 Stiles Road Suite One Salem, NH 03079	
SCALE: 1" = 30'		DATE: APRIL 6, 2021	
		<u>OWNER OF RECORD</u> TUSCAN VILLAGE MASTER DEVELOPMENT, LLC 63 MAIN STREET SALEM, NH 03079 BOOK 6087 PAGE 1446	
		<u>SALEM PLANNING BOARD</u> <u>APPROVAL</u>	
ZONE: COMMERCIAL - INDUSTRIAL 'C' & LARGE SCALE REDEVELOPMENT			
DRAWN BY:	CHECKED BY:	DWG. NAME	PROJECT No.
CCC	DRJ	20367_SV	NEX-2020367
		SHEET No.	2 OF 20



LOCATION MAP
(NOT TO SCALE)

NOTES:

- 1) TOTAL EXISTING PARCEL AREA = 561,819 S.F.± OR 12.898 ACRES±
- 2) EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0563E, EFFECTIVE DATE: MAY 17, 2005, INDICATES THAT THE SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD).
- 3) BENCHMARK: RM 15 - DISK STAMPED 'F-2' LOCATED IN THE WEST END OF THE NORTH ABUTMENT OF THE BOSTON & MAINE RAILROAD BRIDGE OVER POLICY BROOK NEAR ROCKINGHAM PARK. ELEVATION = 124.12 (NGVD29).
- 4) CURRENT ZONING IS COMMERCIAL INDUSTRIAL 'C'
MINIMUM LOT SIZE: NONE
MINIMUM LOT FRONTAGE: NONE
MINIMUM BUILDING SETBACKS ARE 30' FRONT, 20' SIDE AND 20' REAR
- 5) EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH COMPLETED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, RESTRICTIONS AND EASEMENTS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PARCEL(S) WOULD DETERMINE.
- 6) MONUMENTS TO BE SET SHALL CONSIST OF THE FOLLOWING:
IRON RODS OR PIPES A MINIMUM OF ONE HALF INCH DIAMETER AND THIRTY INCHES LONG SHALL BE SET AT ALL LOT CORNERS AND AT ALL ANGLE POINTS.

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

SAID MONUMENTATION SHALL BE SET OR BONDED PRIOR TO RECORDING THE PLAN.
- 7) MAP 98 LOT 12604 AND MAP 98 LOT 12610 BENEFIT FROM AN ACCESS EASEMENT RECORDED IN MAP 5595 PAGE 2568 AND SHOWN ON PLAN D-38673, AS MODIFIED BY PLAN REFERENCES 6, 7, 9, 11 & 13.
- 8) TUSCAN BOULEVARD AND ARTISAN WAY SHOWN ON THIS PLAN ARE TO REMAIN PRIVATELY OWNED AND MAINTAINED.
- 9) PROPOSED LOTS TO BE SERVICED BY MUNICIPAL WATER AND SEWER.
- 10) THIS PLAN SET CONSISTS OF 20 SHEETS. SHEET 3 IS TO BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. THE REMAINING SHEETS SHALL BE KEPT ON FILE AT THE TOWN OF SALEM.
- 11) PROPOSED LOT COVERAGE ON MAP 98 LOT 12604 AFTER SUBDIVISION = 37.6% (85,029,226.282).

SUBDIVISION PLAN

PREPARED FOR:
OMJ REALTY, LLC
63 MAIN STREET
SALEM, NH 03079

SALEM, NH 03079
SALEM PROPERTY MAP 98 - LOT 12604
PROPERTY ADDRESS - 2-8 TUSCAN BOULEVARD



603.893.0720

PROPERTY ADDRESS - 2-8 TUSCAN BOULEVARD

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

CBINET.COM

DATE: APRIL 6, 2021	
<u>OWNER OF RECORD</u> TUSCAN VILLAGE MASTER	<u>SALEM PLANNING BOARD</u> APPROVAL

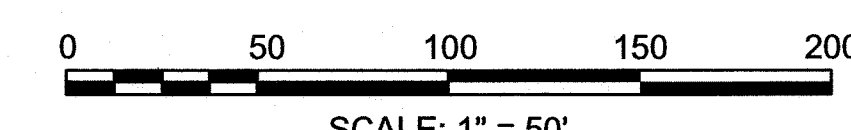
ZONE: COMMERCIAL-INDUSTRIAL 'C' & LARGE SCALE REDEVELOPMENT

5/24/21		ZONE: COMMERCIAL-INDUSTRIAL C & LARGE SCALE REDEVELOPMENT		
DESIGNED BY:	DRAWN/CHECKED	DWG. NAME	PROJECT No.	SHEET No.
DRJ	AKC/DRJ	4040SUBD-DLBN.DWG	404016	3 OF 20

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 MARCH 2021 AND HAS AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.

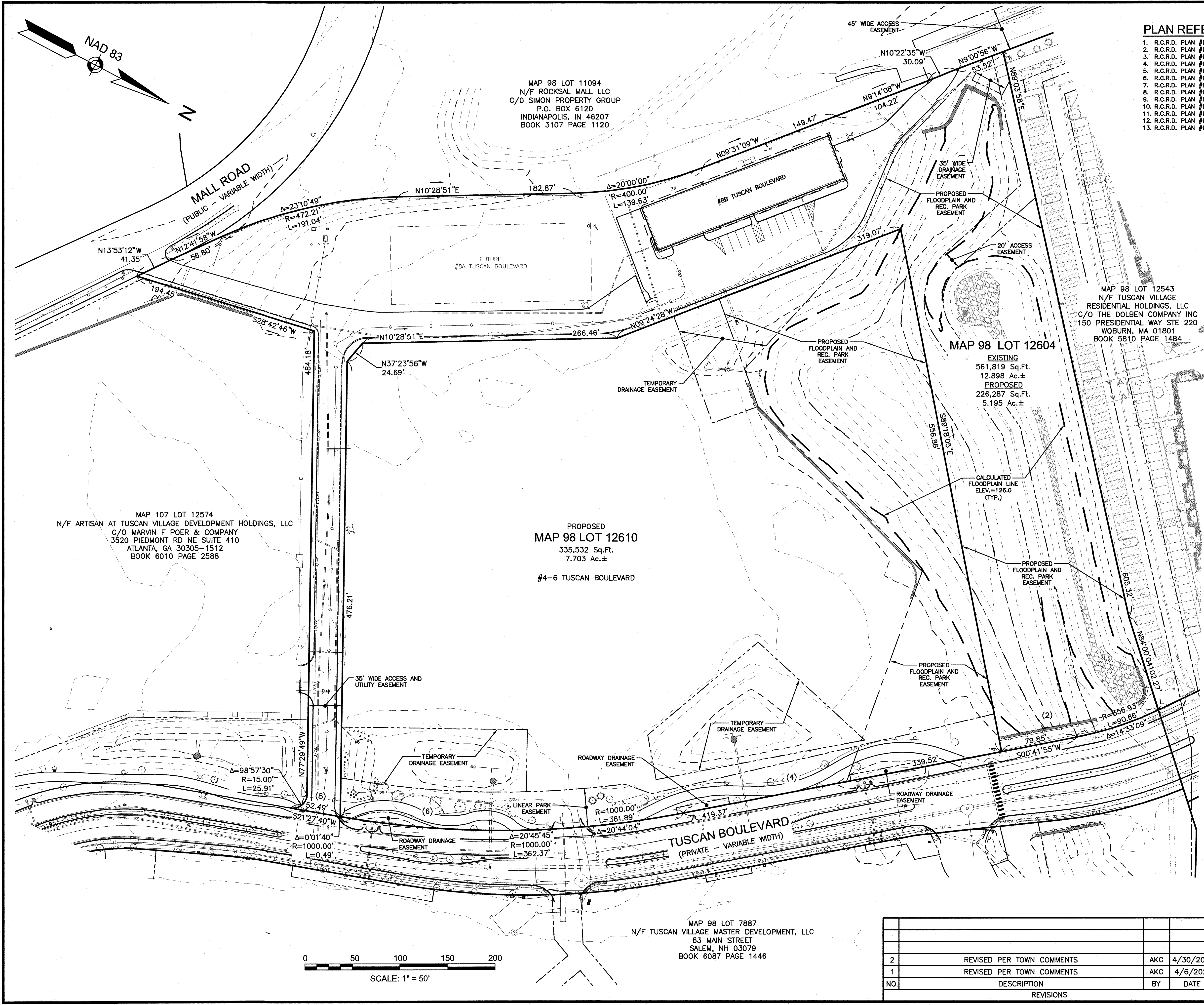
DAVID R. JORDAN, LLS 838 DATE



SCALE: 1" = 50'

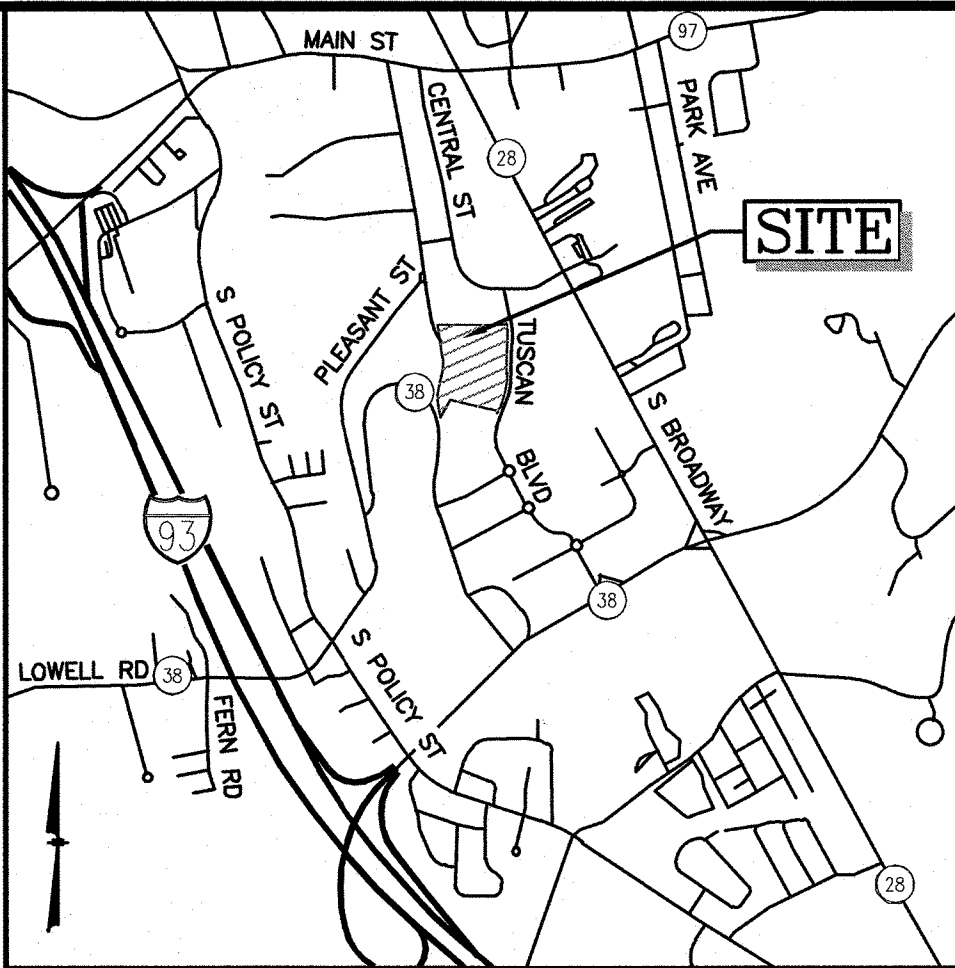
MAP 98 LOT 7887
N/F TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
63 MAIN STREET
SALEM, NH 03079
BOOK 6087 PAGE 1446

2	REVISED PER TOWN COMMENTS	AKC	4/30/2021
1	REVISED PER TOWN COMMENTS	AKC	4/6/2021
NO.	DESCRIPTION	BY	DATE
REVISIONS			



PLAN REFERENCES:

1. R.C.R.D. PLAN #D-20211
2. R.C.R.D. PLAN #D-38619
3. R.C.R.D. PLAN #D-38673
4. R.C.R.D. PLAN #D-39763
5. R.C.R.D. PLAN #D-40059
6. R.C.R.D. PLAN #D-41074
7. R.C.R.D. PLAN #D-41512
8. R.C.R.D. PLAN #D-41513
9. R.C.R.D. PLAN #D-41542
10. R.C.R.D. PLAN #D-41543
11. R.C.R.D. PLAN #D-41546
12. R.C.R.D. PLAN #D-41782
13. R.C.R.D. PLAN #D-41783



LOCATION MAP
(NOT TO SCALE)

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 MARCH 2021 AND HAS AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.

DAVID R. JORDAN, LLS 838

5/24/21
DATE

TOPOGRAPHIC SUBDIVISION PLAN

PREPARED FOR:
OMJ REALTY, LLC
63 MAIN STREET
SALEM, NH 03079

SALEM PROPERTY MAP 98 - LOT 12604
PROPERTY ADDRESS - 2-8 TUSCAN BOULEVARD

GPI

Engineering
Design
Planning
Construction Management

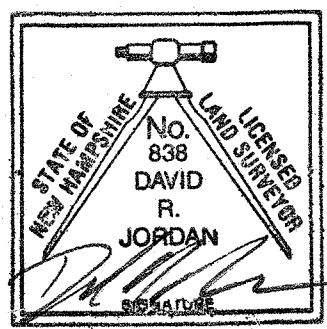
Greenman-Pedersen, Inc.
44 Stiles Road
Suite One
Salem, NH 03079

603.893.0720

GPINET.COM

SCALE: 1"=50'

DATE: APRIL 6, 2021



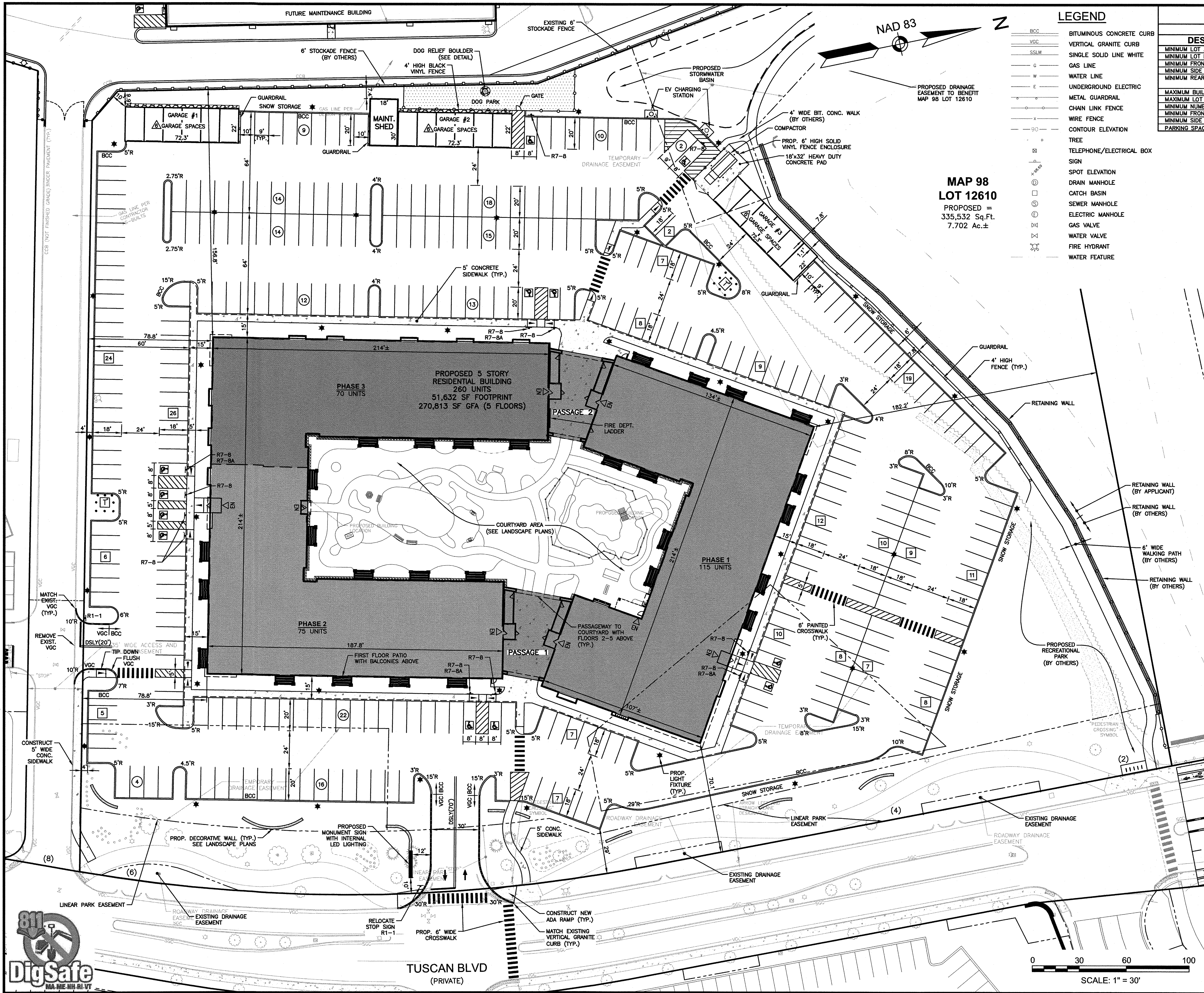
OWNER OF RECORD
TUSCAN VILLAGE MASTER
DEVELOPMENT, LLC
63 MAIN STREET
SALEM, NH 03079
BOOK 6087 PAGE 1446

SALEM PLANNING BOARD
APPROVAL

ZONE: COMMERCIAL-INDUSTRIAL 'C' & LARGE SCALE REDEVELOPMENT

NO.	DESCRIPTION	BY	DATE
2	REVISED PER TOWN COMMENTS	AKC	4/30/2021
1	REVISED PER TOWN COMMENTS	AKC	4/6/2021
REVISIONS			

DESIGNED BY:	DRAWN/CHECKED	DWG. NAME	PROJECT No.	SHEET No.
DRJ	AKC/DRJ	4040SUBD-DLBD.DWG	404016	4 OF 20



LEGEND

BCC	BITUMINOUS CONCRETE CURB
VGC	VERTICAL GRANITE CURB
SSLW	SINGLE SOLID LINE WHITE
G	GAS LINE
W	WATER LINE
E	UNDERGROUND ELECTRIC
—	METAL GUARDRAIL
—	CHAIN LINK FENCE
—	WIRE FENCE
—	CONTOUR ELEVATION
—	TREE
—	TELEPHONE/ELECTRICAL BOX
—	SIGN
—	SPOT ELEVATION
—	DRAIN MANHOLE
—	CATCH BASIN
—	SEWER MANHOLE
—	ELECTRIC MANHOLE
—	GAS VALVE
—	WATER VALVE
—	FIRE HYDRANT
—	WATER FEATURE

TABLE OF ZONING REGULATIONS - SALEM, NH

ZONE: COMMERCIAL-INDUSTRIAL C		
DESCRIPTION	REQUIRED	PROVIDED
MINIMUM LOT AREA Sq. Ft.	NONE	335,532 Sq. Ft.
MINIMUM LOT FRONTAGE	NONE	700'±
MINIMUM FRONT YARD BUILDING SETBACK	30'	70'
MINIMUM SIDE YARD BUILDING SETBACK	20'	78'
MINIMUM REAR YARD BUILDING SETBACK	20'	78'
MAXIMUM BUILDING HEIGHT	35', 3 STORIES	71', 5 STORIES*
MAXIMUM LOT COVERAGE	70%	61.7%
MINIMUM NUMBER PARKING SPACES	2 SPACES/UNIT x 260 UNITS = 520 SPACES	362 SPACES *
MINIMUM FRONT YARD PARKING SETBACK	20'	29'
MINIMUM SIDE & REAR PARKING SETBACK	10'	16'
PARKING SPACE DIMENSIONS	9'x20'	4' ON ACCESS DRIVEWAY *

* CONDITIONAL USE PERMIT REQUIRED

NOTES:

- THE FOLLOWING CONDITIONAL USE PERMITS WILL BE REQUIRED:
 - BUILDING HEIGHT
 - PARKING SPACE SIZE (FOR 54% OF THE PROVIDED SPACES)
 - NUMBER OF PARKING SPACES
 - RESIDENTIAL USE
 - BUILDING SETBACK
 - PARKING SETBACK

- PARKING FOR THE SITE IS DESIGNATED AS FOLLOWS:

SURFACE PARKING = 344 SPACES
GARAGE PARKING = 18 SPACES
TOTAL ONSITE PARKING = 362 SPACES

- OF THE 362 SPACES, THERE ARE 167 SPACES AT 9'x20' & 11'x20' (46%) AND 195 SPACES AT 9'x18' (54%)

- DENOTES 9'x18' SPACES (195)
 - DENOTES 9'x20' SPACES (149)
 - DENOTES 11'x20' GARAGE SPACES (18)

- ACCESSIBLE PARKING:
BASED ON 362 SPACES: 8 REQUIRED
ACCESSIBLE SPACE PROVIDED: 12

- UNIT SUMMARY:

STUDIO UNITS: 27
1-BEDROOM UNITS: 113
2-BEDROOM UNITS: 110
3-BEDROOM UNITS: 10
TOTAL: 260

- BUILDING SUMMARY:

FIRST FLOOR: 51,632 SF
SECOND FLOOR: 54,842 SF
THIRD FLOOR: 54,542 SF
FOURTH FLOOR: 54,542 SF
FIFTH FLOOR: 54,633 SF
TOTAL: 270,813 SF

- CONSTRUCTION PHASING/OCCUPANCY SCHEDULE BASED ON Q3 2021 CONSTRUCTION START:

PHASE 1 - 115 UNITS, LEASING OFFICE AND PORTION OF COURTYARD (Q4 2022)

PHASE 2 - 75 UNITS AND REMAINDER OF COURTYARD (Q1 2023)

PHASE 3 - 70 UNITS (Q2 2023)

- PHASED CONSTRUCTION OF PARKING TO MATCH OCCUPANCY.

NO.	DESCRIPTION	BY	DATE
3	RELOCATE MONUMENT SIGN	DRJ	7/7/21
2	MISC. REVISIONS	DRJ	5/20/21
1	MISC. REVISIONS	DRJ	4/30/21

SITE DEVELOPMENT PLAN

CARO TUSCAN VILLAGE RESIDENTIAL
SALEM PROPERTY MAP 98 - LOT 12610
4-6 TUSCAN BOULEVARD
SALEM, NH 03079

PREPARED FOR:
TUSCAN VILLAGE SOUTH RESIDENTIAL HOLDINGS, LLC
150 PRESIDENTIAL WAY, SUITE 220
WOBBURN, MA 01801

GPI

Engineering
Design
Planning
Construction Management

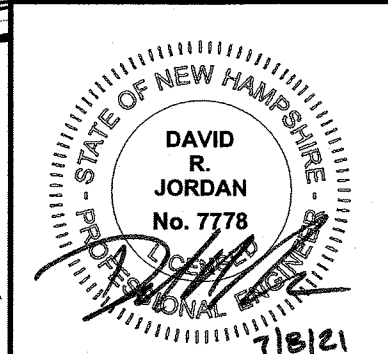
Greenman-Pedersen, Inc.
44 Stiles Road
Suite One
Salem, NH 03079

603.893.0720

GPINET.COM

SCALE: 1" = 30'

DATE: APRIL 6, 2021

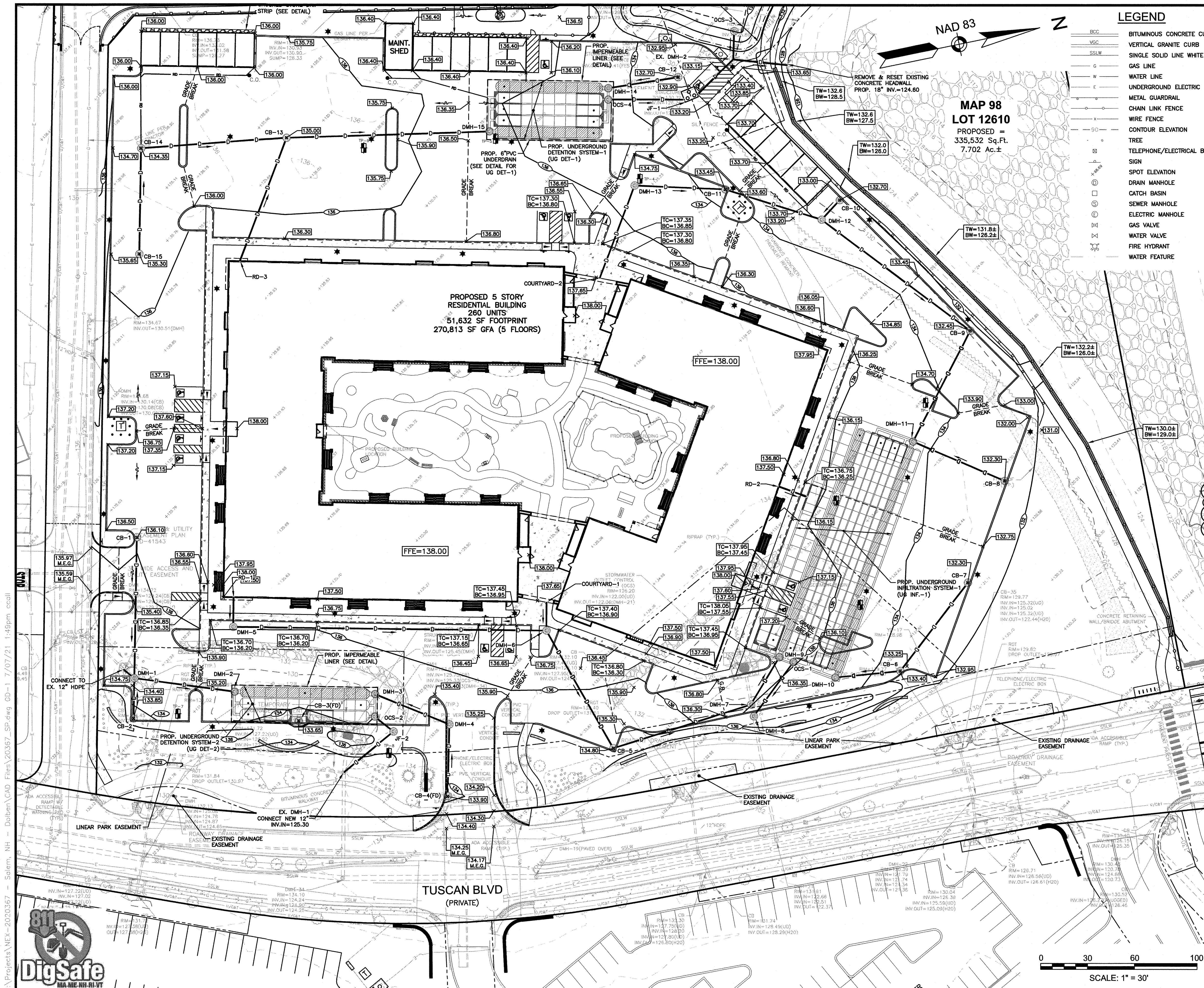


OWNER OF RECORD
TUSCAN VILLAGE MASTER
DEVELOPMENT, LLC
63 MAIN STREET
SALEM, NH 03079
BOOK 6087 PAGE 1446

SALEM PLANNING BOARD
APPROVAL

ZONE: COMMERCIAL - INDUSTRIAL 'C'
& LARGE SCALE REDEVELOPMENT

DRAWN BY:	CHECKED BY:	DWG. NAME	PROJECT No.	SHEET No.
CCC	DRJ	20367_SP	NEX-2020367	6 OF 20



LEGEND

- BCC BITUMINOUS CONCRETE CURB
- VGC VERTICAL GRANITE CURB
- SSLW SINGLE SOLID LINE WHITE
- G GAS LINE
- W WATER LINE
- E UNDERGROUND ELECTRIC
- M METAL GUARDRAIL
- X CHAIN LINK FENCE
- 90 WIRE FENCE
- 90 CONTOUR ELEVATION
- TREE
- TELEPHONE/ELECTRICAL BOX
- SIGN
- SPOT ELEVATION
- DRAIN MANHOLE
- CATCH BASIN
- SEWER MANHOLE
- ELECTRIC MANHOLE
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- WATER FEATURE

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- SEE CONSTRUCTION DETAIL SHEETS FOR ADDITIONAL INFORMATION.
- ALL UTILITIES SHALL BE UNDERGROUND, PER TOWN OF SALEM AND UTILITY COMPANY STANDARDS.
- ALL DRAINAGE PIPE DATA CALCULATED TO STRUCTURE CENTERS, TYP.
- ALL DRAINAGE PIPE SHALL CONFORM TO ADS N12 MINIMUM STANDARDS (OR EQUAL).
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- UNDERGROUND DETENTION SYSTEMS #1 AND #2 SHALL HAVE A THERMOPLASTIC IMPERMEABLE LINER.
- SOILS BELOW INFILTRATION PRACTICES SHALL BE AMENDED TO A DEPTH OF AT LEAST 24" TO ACHIEVE AN INFILTRATION RATE OF 8 TO 10 IN/HR IN ACCORDANCE WITH ENV-WQ 1508.06(b). CONTRACTOR SHALL ENGAGE A QUALIFIED PROFESSIONAL TO DETERMINE SPECIFICATION OF AMENDED SOILS REQUIRED TO ACHIEVE THE TARGET INFILTRATION RATE. INFILTRATION TESTING OF AMENDED SOILS SHALL BE PERFORMED IN ACCORDANCE WITH ENV-WQ 1504.14 TO ENSURE THAT THE TARGET INFILTRATION RATE HAS BEEN ACHIEVED. TESTING SHALL BE PERFORMED BY A CERTIFIED SOIL SCIENTIST, PROFESSIONAL GEOLOGIST, OR QUALIFIED ENGINEER (P.E.) TO BE DETERMINED BY THE CONTRACTOR. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION.
- AN INSPECTION AND MAINTENANCE MANUAL (I&M) 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.

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1	MISC. REVISIONS	DRJ	4/30/21

GRADING & DRAINAGE PLAN

CARO TUSCAN VILLAGE RESIDENTIAL
SALEM PROPERTY MAP 98 - LOT 12610
4-6 TUSCAN BOULEVARD
SALEM, NH 03079

PREPARED FOR:
TUSCAN VILLAGE SOUTH RESIDENTIAL HOLDINGS, LLC
150 PRESIDENTIAL WAY, SUITE 220
WOBURN, MA 01801



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

SCALE: 1" = 30'		DATE: APRIL 6, 2021	
OWNER OF RECORD TUSCAN VILLAGE MASTER DEVELOPMENT, LLC 63 MAIN STREET SALEM, NH 03079 BOOK 6087 PAGE 1446		SALEM PLANNING BOARD APPROVAL	
ZONE: COMMERCIAL - INDUSTRIAL 'C' & LARGE SCALE REDEVELOPMENT			
DRAWN BY: CCC	CHECKED BY: DRJ	DWG. NAME 20367_SP	PROJECT No. NEX-2020367
		SHEET No. 7 OF 20	

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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	90	0.018	DMH-1
CB-2	12	HDPE	26	0.014	DMH-1
CB-4(FD)	12	HDPE	46	0.011	DMH-4
CB-5	15	HDPE	92	0.008	DMH-7
CB-6	12	HDPE	42	0.007	DMH-10
CB-7	12	HDPE	71	0.006	CB-6
CB-8	12	HDPE	64	0.009	DMH-11
CB-9	18	HDPE	79	0.005	DMH-11
CB-10	12	HDPE	17	0.009	DMH-12
CB-11	12	HDPE	64	0.009	DMH-12
CB-12	12	HDPE	45	0.011	DMH-14
CB-13	18	HDPE	129	0.011	DMH-15
CB-14	12	HDPE	93	0.011	CB-13
CB-15	12	HDPE	67	0.010	CB-14
COURTYARD-1	12	HDPE	18	0.011	DMH-6
COURTYARD-2	12	HDPE	63	0.021	DMH-13
DMH-1	15	HDPE	64	0.012	DMH-2
DMH-4	12	HDPE	51	0.035	DMH-3
DMH-5	12	HDPE	199	0.009	DMH-6
DMH-6	15	HDPE	86	0.008	CB-5
DMH-7	15	HDPE	35	0.009	DMH-9
DMH-12	18	HDPE	118	0.005	CB-9
DMH-13	12	HDPE	58	0.011	CB-11

DRAINAGE PIPE SCHEDULE					
FROM: STRUCTURE NUMBER	PIPE SIZE (INCHES)	TYPE OF PIPE	APPROX. PIPE LENGTH (FEET)	SLOPE OF PIPE (FT./FT.)	TO: STRUCTURE NUMBER
EX. 12" HDPE	12	HDPE	9	0.006	DMH-1
EX. DMH-2	18	HDPE	35	0.006	EX. HDML
JF-1 OUT	12	HDPE	32	0.013	EX. DMH-2
JF-2	12	HDPE	41	0.009	EX. DMH-1
OCS-1	15	HDPE	43	0.012	DMH-8
OCS-2	12	HDPE	15	0.007	JF-2
OCS-3	18	HDPE	18	0.006	EX. DMH-2
OCS-4	12	HDPE	49	0.007	JF-1 IN
RD-1	12	HDPE	19	0.011	DMH-5
RD-2	12	HDPE	18	0.041	UG INF. IN-1
RD-3	12	HDPE	84	0.024	CB-13

DRAINAGE STRUCTURES

COURTYARD-1 INV.=133.00
COURTYARD-2 INV.=133.00
EX. FES (RELOCATED) INV.=129.35 ±
EX. HDML INV.=124.60
RD-1 INV.=133.00
RD-2 INV.=130.00
RD-3 INV.=133.00

DRAINAGE STRUCTURES

CB-1 RIM=136.10 INV.OUT=132.10
CB-2 RIM=135.85 INV.OUT=129.85
CB-3(FD) RIM=133.65
CB-4(FD) RIM=133.90 INV.OUT=130.90
CB-5 RIM=136.18 INV.OUT=129.85
CB-6 RIM=133.40 INV.OUT=129.05
CB-7 RIM=132.30 INV.OUT=129.60
CB-8 RIM=132.30 INV.OUT=129.30
CB-9 RIM=132.45 INV.OUT=129.15
CB-10 RIM=132.70 INV.OUT=130.20
CB-11 RIM=133.45 INV.OUT=130.85
EX. DMH-2 RIM=133.50 INV.IN=124.80(OCS-3) INV.OUT=124.80
EX. DMH-1 RIM=136.10 INV.OUT=129.85
CB-12 RIM=132.70 INV.OUT=128.70
CB-13 RIM=136.00 INV.OUT=129.00
CB-14 RIM=134.35 INV.OUT=130.50
CB-15 RIM=135.30 INV.OUT=131.30
DMH-1 RIM=134.50 INV.IN=129.50(CB-1) INV.OUT=129.25(12" HDPE)
DMH-2 RIM=133.65 INV.IN=128.25(DMH-1) INV.OUT=129.15
DMH-3 RIM=133.65 INV.IN=128.50(DMH-4) INV.OUT=130.30
DMH-4 RIM=135.05 INV.IN=130.40(CB-4(FD)) INV.OUT=130.30
DMH-5 RIM=136.05 INV.IN=132.80(RD-1) INV.OUT=132.70
DMH-6 RIM=137.35 INV.IN=132.80(COURTYARD-1) INV.OUT=130.65(DMH-5)
DMH-7 RIM=136.00 INV.IN=128.15(CB-5) INV.OUT=129.05

DMH-8 RIM=136.25 INV.IN=127.50(OCS-1) INV.OUT=122.18 ±(EX.)
DMH-9 RIM=136.35 INV.IN=128.75(DMH-7) INV.OUT=128.00
DMH-10 RIM=134.80 INV.IN=128.75(CB-6) INV.OUT=128.75
DMH-11 RIM=134.40 INV.IN=128.75(CB-9) INV.OUT=128.75(CB-8)
DMH-12 RIM=133.30 INV.IN=130.30(CB-11) INV.OUT=130.05(CB-10) INV.OUT=129.80
DMH-13 RIM=135.20 INV.IN=131.70(COURTYARD-2) INV.OUT=131.60
DMH-14 RIM=134.60 INV.IN=128.20(CB-12) INV.OUT=127.75
DMH-15 RIM=136.25 INV.IN=127.75(CB-13) INV.OUT=127.75
JELLYFISH FILTER (JF-1) RIM=132.90 INV.IN=125.40 INV.OUT=125.40 (MODEL JFDD806) (SEE DETAIL)
JELLYFISH FILTER (JF-2) RIM=133.90 INV.IN=125.80(OCS-2) INV.OUT=125.50 (MODEL JF4) (SEE DETAIL)

OUTLET CONTROL STRUCTURE-1 (OCS-1) RIM=136.00 INV.IN=128.75(12" MANIFOLD) INV.OUT=128.00 (SEE DETAIL)
OUTLET CONTROL STRUCTURE-2 (OCS-2) RIM=134.20 INV.IN=128.60(12" MANIFOLD) INV.IN=127.51(12" MANIFOLD) INV.IN=126.65(6" UO FOR GROUNDWATER) INV.OUT=125.90 (SEE DETAIL)
OUTLET CONTROL STRUCTURE-3 (OCS-3) RIM=132.00 INV.OUT=124.90 (SEE DETAIL)
OUTLET CONTROL STRUCTURE-4 (OCS-4) RIM=134.50 INV.IN=129.95(12" MANIFOLD) INV.IN=127.85(12" MANIFOLD) INV.IN=126.25(6" UO FOR GROUNDWATER) INV.OUT=126.25 (SEE DETAIL)
BIORETENTION AREA-1 TOP BERM=132.00 BOT.=128.00
UNDERGROUND DETENTION SYSTEM-1 (UG DET-1) (45) MC-3500 CHAMBERS INV.SIN=127.75 INV.OUT=126.25 BOT.STONE=127.00 (SEE DETAIL)
(FD) DENOTES FIRST DEFENSE FD4-HC (SEE DETAIL)
• DENOTES LOW PROFILE FRAME, GRATE & TOP SLAB

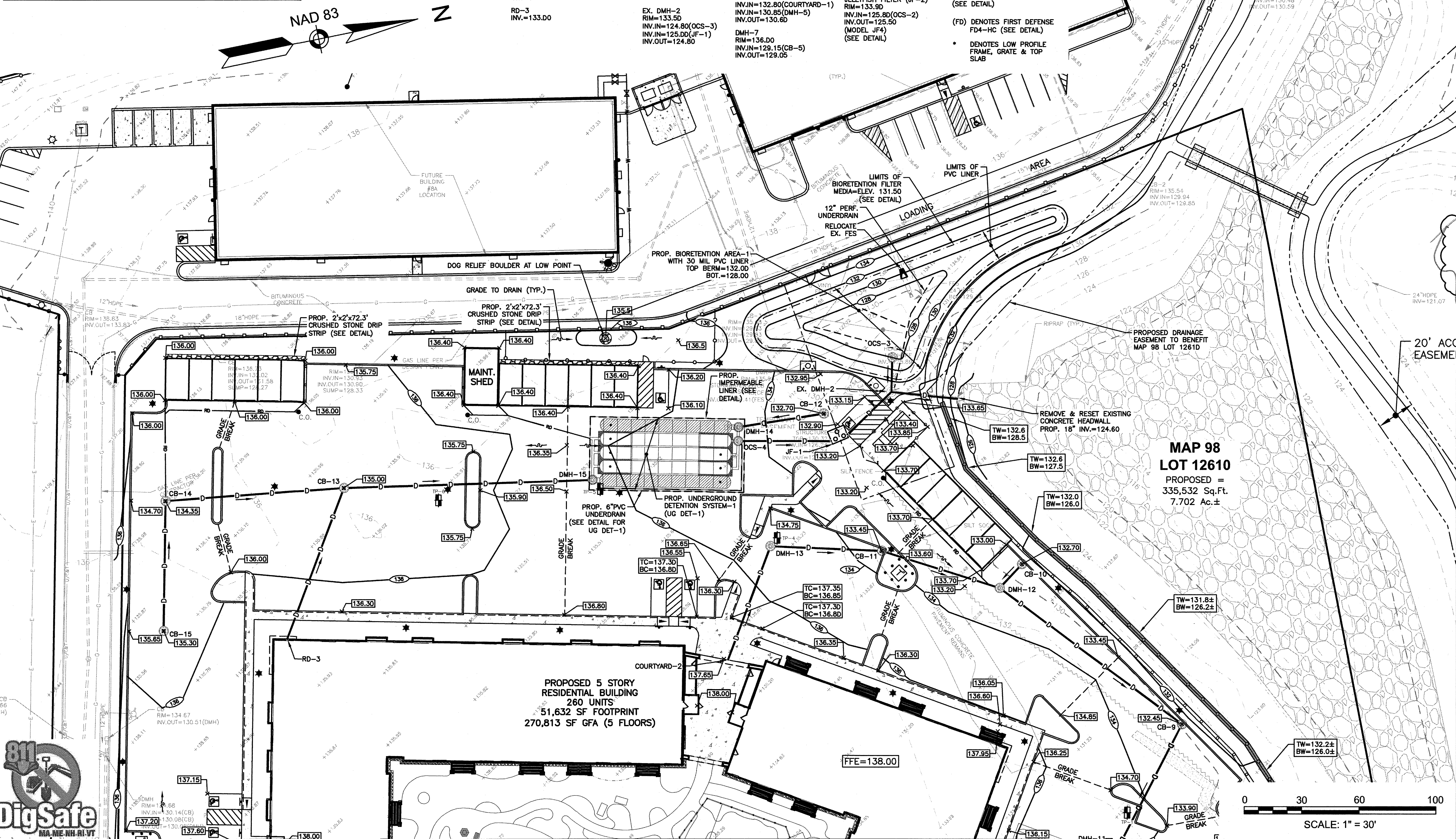
UNDERGROUND DETENTION SYSTEM-2 (UG DET-2) (31) MC-3500 CHAMBERS INV.IN=128.50(DMH-3) INV.IN=128.25(DMH-2) INV.OUT=128.65 BOT.STONE=126.65 (SEE DETAIL)
UNDERGROUND INFILTRATION SYSTEM-1 (UG INF-1) (42) MC-3500 CHAMBERS (187) SC-740 CHAMBERS INV.IN=129.25(RD-2) (DMH-9, DMH-10, DMH-11) INV.OUT=128.75 BOT.STONE=128.00 (SEE DETAIL)

LEGEND

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150 RESIDENTIAL WAY, SUITE 220
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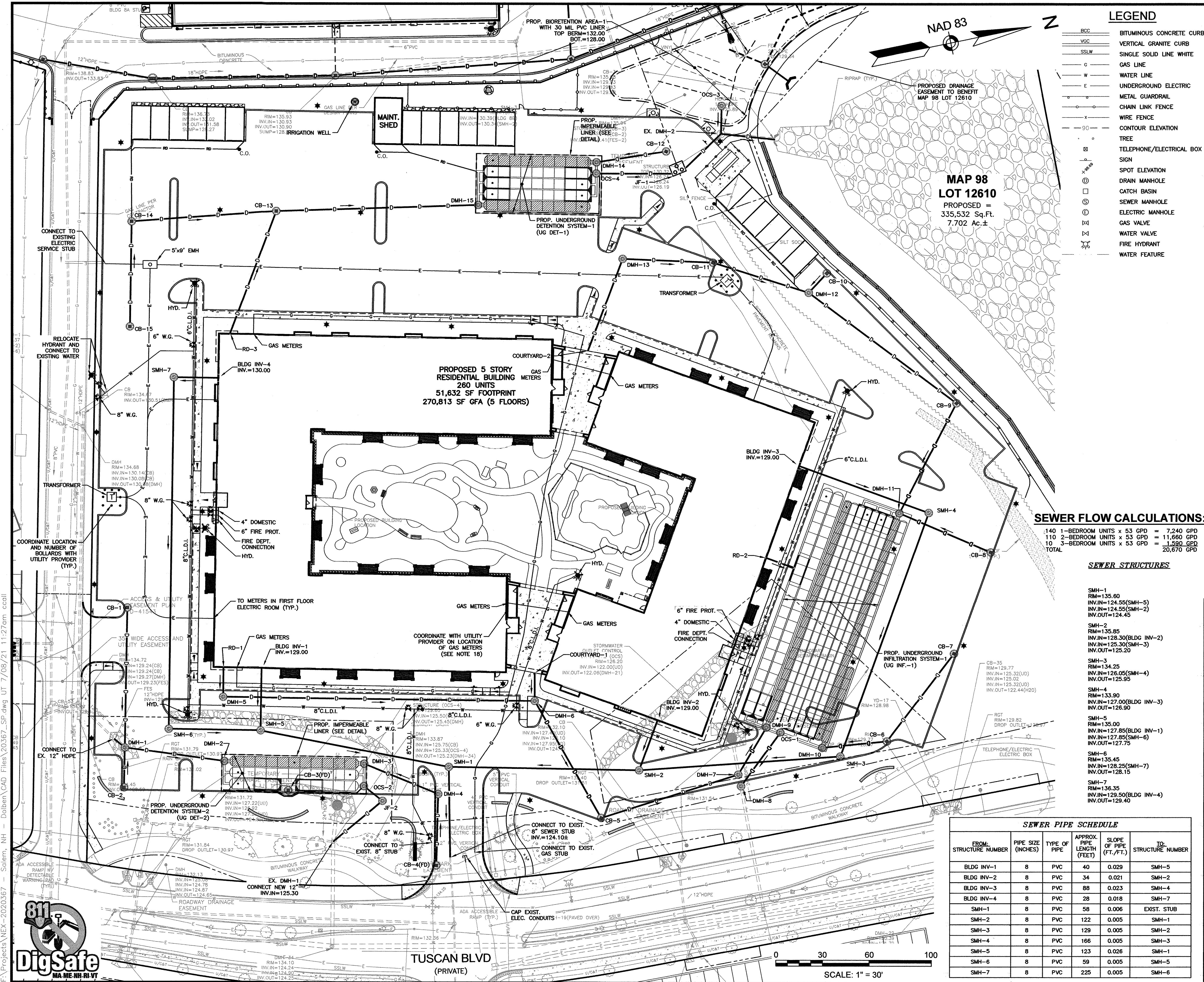
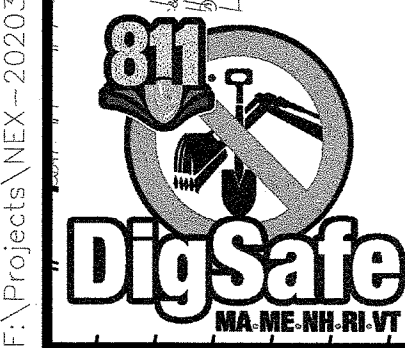
Greenman-Pedersen, Inc.
44 Stiles Road
Suite One
Salem, NH 03079
603.893.0720
GPI.NET.COM

SCALE: 1" = 30'

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TUSCAN VILLAGE MASTER DEVELOPMENT, LLC 63 MAIN STREET SALEM, NH 03079 BOOK 6087 PAGE 1446		APPROVAL	
DAVID R. JORDAN No. 7778 7/8/21		ZONE: COMMERCIAL - INDUSTRIAL 'C' & LARGE SCALE REDEVELOPMENT	
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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) ALL ROOF DRAIN PIPE (RD) SHALL BE 12" HDPE. INFORMATION SHOWN IS SCHEMATIC ONLY. SEE ARCHITECTURAL PLANS FOR ROOF DRAIN LOCATIONS.
- 3) ALL SANITARY SEWER PIPE SHALL BE PVC (SDR-35), UNLESS OTHERWISE NOTED.
- 4) ALL WATER PIPE SHALL BE CEMENT LINED DUCTILE IRON, UNLESS OTHERWISE NOTED.
- 5) ELEVATIONS ARE BASED ON NGVD 1929 DATUM.
- 6) ALL PROPOSED ELEVATIONS AS SHOWN ARE BOTTOM OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.
- 7) ANY UTILITY FIELD ADJUSTMENTS SHALL BE APPROVED BY THE LOCAL AUTHORITIES AND THE DEVELOPER PRIOR TO INSTALLATION.
- 8) 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.
- 9) ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE TOWN, STATE AND FEDERAL STANDARDS.
- 10) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIG-SAFE (1-888-344-7233) PRIOR TO COMMENCING ANY EXCAVATION.
- 11) ALL WATER AND SEWER CONSTRUCTION SHALL CONFORM TO APPLICABLE MUNICIPAL SERVICES DEPARTMENT AND NHDES SPECIFICATIONS.
- 12) ALL ELECTRIC, TELEPHONE AND CABLE TV LINES ARE TO BE INSTALLED IN CONFORMANCE WITH APPLICABLE UTILITY CO. SPECIFICATIONS.
- 13) ANY UTILITIES TO BE TAKEN OUT OF SERVICE SHALL BE DISCONNECTED AS DIRECTED BY UTILITY COMPANY AND LOCAL MSD.
- 14) ALL TRAFFIC CONTROL AND TEMPORARY CONSTRUCTION SIGNAGE ARRANGEMENTS, ACCEPTABLE TO NHDOT AND SALEM MUNICIPAL SERVICES DEPARTMENT, SHALL BE EMPLOYED DURING OPERATIONS WITHIN THE PUBLIC RIGHT-OF-WAY.
- 15) THE LOCATION AND ELEVATION OF ALL PROPOSED BUILDING UTILITY CONNECTIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL PLANS.
- 16) SEWERS SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAINS.
- 17) ALL EXISTING ON-SITE UTILITIES TO BE TAKEN OUT OF SERVICE SHALL BE REMOVED.
- 18) THE GAS METERS SHALL BE SCREENED FROM PUBLIC VIEW.

SALEM MUNICIPAL SERVICES DEPARTMENT NOTES:

- 1) REQUIRED METERING AND BACKFLOW PREVENTION DEVICES WILL BE INSTALLED ON WATER SERVICES. THESE DEVICES WILL BE LOCATED AT THE POINT SERVICE LINES ENTER THE BUILDING. SERVICE LINES ARE NOT ALLOWED TO RUN THROUGH THE BUILDING, UNDER FLOORS, OVERHEAD OR OTHERWISE.
- 2) ALL EXISTING WATER AND SEWER SERVICES FOR BUILDINGS TO BE RAZED MUST BE CUT AND CAPPED PRIOR TO A RAZE PERMIT BEING ISSUED.
- 3) DOMESTIC WATER SERVICES MAY BE TAPPED OFF FIRE SPRINKLER SERVICES, PROVIDED THE DOMESTIC SERVICE IS TAPPED A MINIMUM OF TEN FEET ABOVE THE BUILDING. VALVES ARE REQUIRED ON BOTH SERVICE LINES, WITH A VALVE IN THE FIRE SERVICE DOWNSTREAM OF THE DOMESTIC SERVICE TAP. THESE VALVES SHOULD BE LOCATED A MINIMUM FIVE FEET FROM THE BUILDING.

SALEM FIRE DEPARTMENT NOTES:

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

SEWER FLOW CALCULATIONS:

140 1-BEDROOM UNITS x 53 GPD =	7,240 GPD
110 2-BEDROOM UNITS x 53 GPD =	11,660 GPD
10 3-BEDROOM UNITS x 53 GPD =	1,590 GPD
TOTAL	20,670 GPD

SEWER STRUCTURES

SMH-1	RIM=135.60 INV.IN=124.55(SMH-5) INV.IN=124.55(SMH-2) INV.OUT=124.45
SMH-2	RIM=135.85 INV.IN=128.30(BLDG INV-2) INV.IN=125.30(SMH-3) INV.OUT=125.20
SMH-3	RIM=134.25 INV.IN=126.05(SMH-4) INV.OUT=125.95
SMH-4	RIM=133.90 INV.IN=127.00(BLDG INV-3) INV.OUT=126.90
SMH-5	RIM=135.00 INV.IN=127.85(BLDG INV-1) INV.IN=127.85(SMH-6) INV.OUT=127.75
SMH-6	RIM=135.45 INV.IN=128.25(SMH-7) INV.OUT=128.15
SMH-7	RIM=136.35 INV.IN=129.50(BLDG INV-4) INV.OUT=129.40

SEWER PIPE SCHEDULE					
FROM STRUCTURE NUMBER	PIPE SIZE (INCHES)	TYPE OF PIPE	APPROX. PIPE LENGTH (FEET)	SLOPE OF PIPE (FT./FT.)	TO STRUCTURE NUMBER
BLDG INV-1	8	PVC	40	0.029	SMH-5
BLDG INV-2	8	PVC	34	0.021	SMH-2
BLDG INV-3	8	PVC	88	0.023	SMH-4
BLDG INV-4	8	PVC	28	0.018	SMH-7
SMH-1	8	PVC	58	0.006	EXIST. STUB
SMH-2	8	PVC	122	0.005	SMH-1
SMH-3	8	PVC	129	0.005	SMH-2
SMH-4	8	PVC	166	0.005	SMH-3
SMH-5	8	PVC	123	0.026	SMH-1
SMH-6	8	PVC	59	0.005	SMH-5
SMH-7	8	PVC	225	0.005	SMH-6

UTILITIES PLAN

CARO TUSCAN VILLAGE RESIDENTIAL
SALEM PROPERTY MAP 98 - LOT 12610
4-6 TUSCAN BOULEVARD
SALEM, NH 03079

PREPARED FOR:
TUSCAN VILLAGE SOUTH RESIDENTIAL HOLDINGS, LLC
150 PRESIDENTIAL WAY, SUITE 220
WOBURN, MA 01801

GPI Engineering Design Planning Construction Management
603.893.0720 GPINET.COM

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

SCALE: 1" = 30'

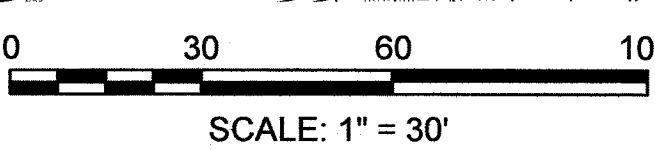
DATE: APRIL 6, 2021

OWNER OF RECORD
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
63 MAIN STREET
SALEM, NH 03079
BOOK 6087 PAGE 1446

SALEM PLANNING BOARD
APPROVAL

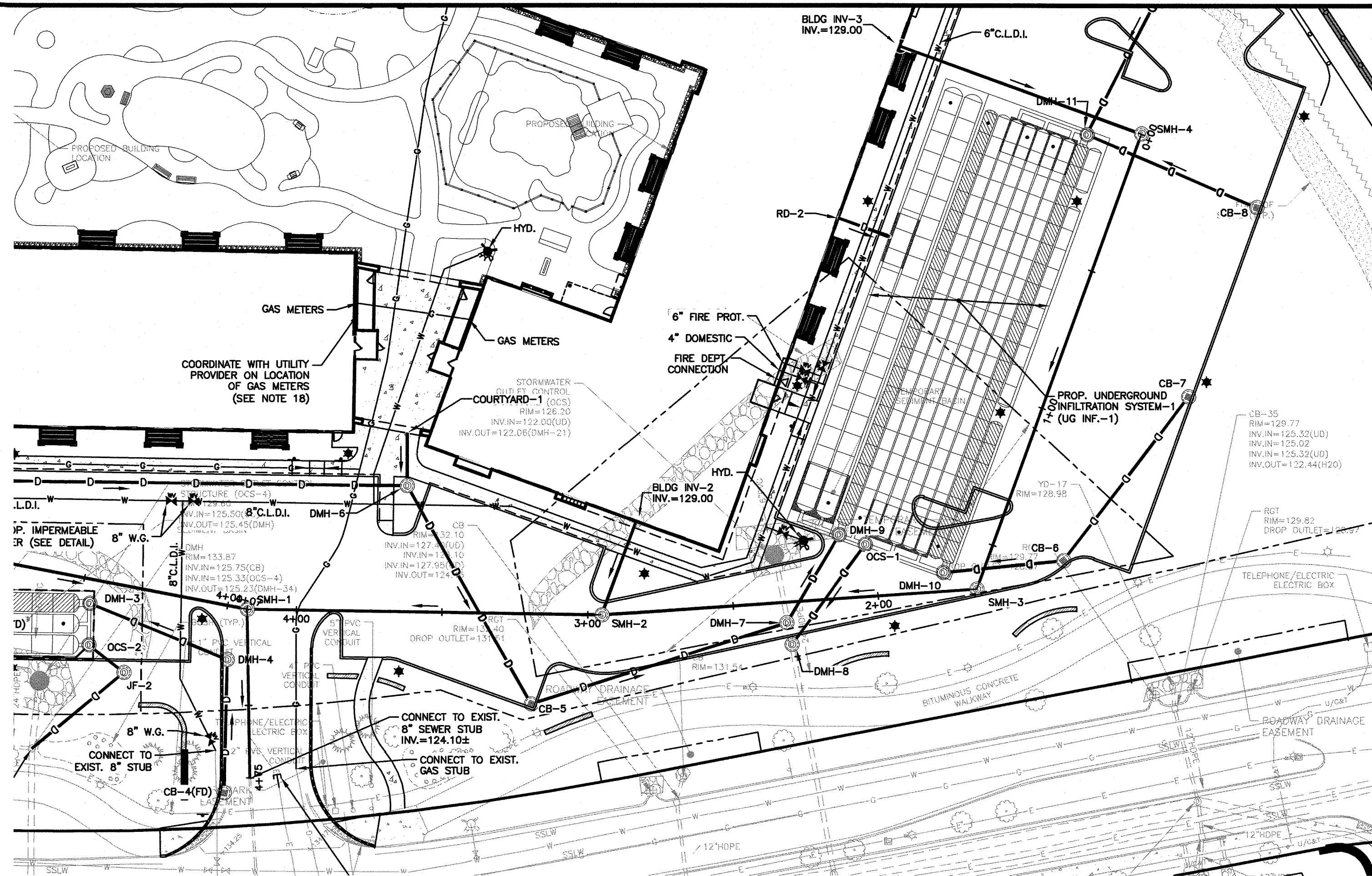
ZONE: COMMERCIAL - INDUSTRIAL 'C'
& LARGE SCALE REDEVELOPMENT

DRAWN BY: CCC
CHECKED BY: DRJ
DWG. NAME: 20367_SP
PROJECT No.: NEX-2020367
SHEET No.: 9 OF 20



LEGEND

BCC	BITUMINOUS CONCRETE CURB
VGC	VERTICAL GRANITE CURB
SSLW	SINGLE SOLID LINE WHITE
G	GAS LINE
W	WATER LINE
E	UNDERGROUND ELECTRIC
	METAL GUARDRAIL
	CHAIN LINK FENCE
X	WIRE FENCE
90	CONTOUR ELEVATION
	TREE
	TELEPHONE/ELECTRICAL BOX
	SIGN
	SPOT ELEVATION
	DRAIN MANHOLE
	CATCH BASIN
	SEWER MANHOLE
	ELECTRIC MANHOLE
	GAS VALVE
	WATER VALVE
	FIRE HYDRANT
	WATER FEATURE



PLAN

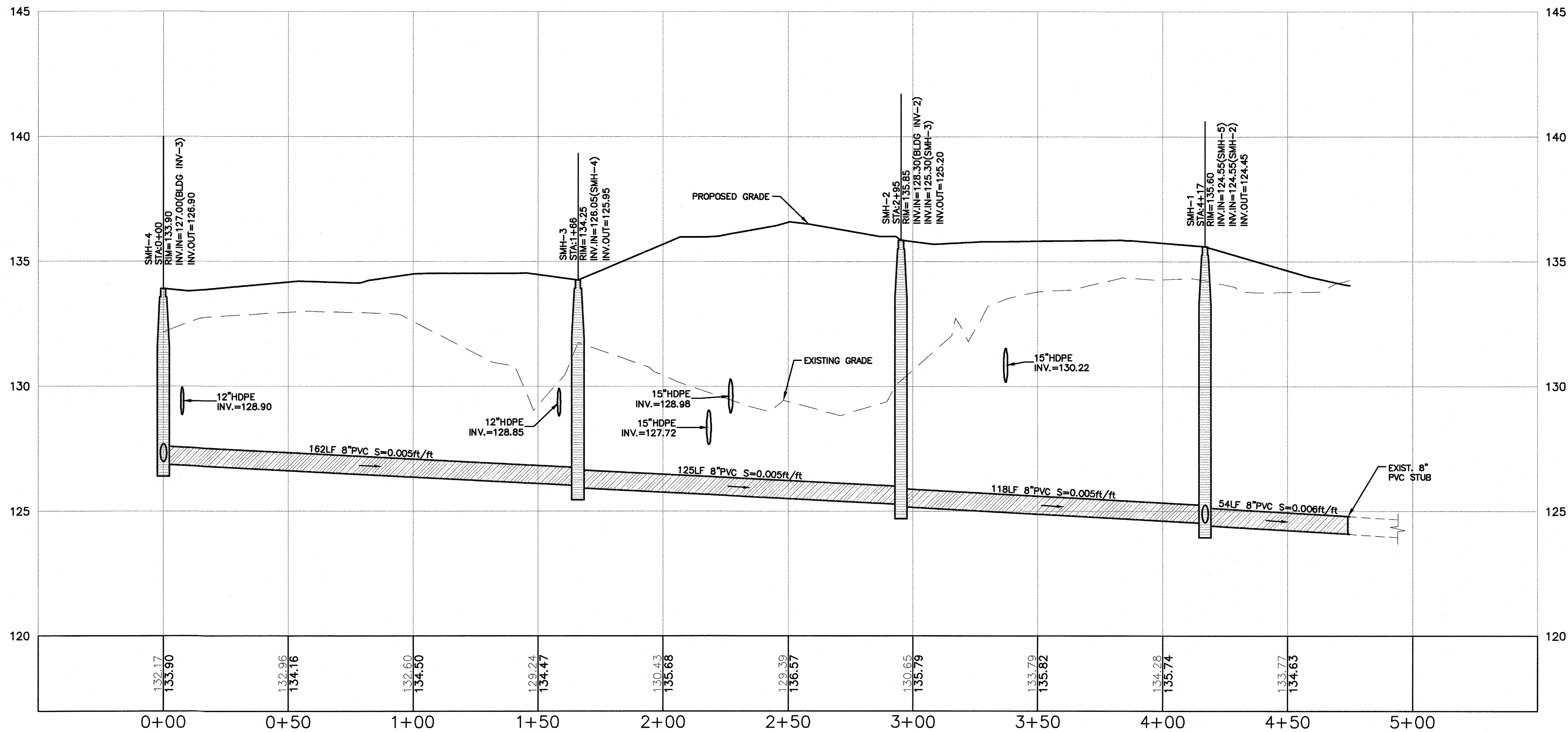
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NOTES:

- 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) ALL ROOF DRAIN PIPE (RD) SHALL BE 12" HDPE. INFORMATION SHOWN IS SCHEMATIC ONLY. SEE ARCHITECTURAL PLANS FOR ROOF DRAIN LOCATIONS.
- 3) ALL SANITARY SEWER PIPE SHALL BE PVC (SDR-35), UNLESS OTHERWISE NOTED.
- 4) ALL WATER PIPE SHALL BE CEMENT LINED DUCTILE IRON, UNLESS OTHERWISE NOTED.
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- 7) ANY UTILITY FIELD ADJUSTMENTS SHALL BE APPROVED BY THE LOCAL AUTHORITIES AND THE DEVELOPER PRIOR TO INSTALLATION.
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10	3-BEDROOM UNITS x 53 GPD	=	1,590 GPD
TOTAL			20,490 GPD



PROFILE

SCALE: 1"=30'H/3'V

0 30 60 100
SCALE: 1" = 30'

NO.	DESCRIPTION	BY	DATE
2	MISC. REVISIONS	DRJ	7/7/21
1	MISC. REVISIONS	DRJ	5/20/21

SEWER PLAN & PROFILE

CARO TUSCAN VILLAGE RESIDENTIAL
SALEM PROPERTY MAP 98 - LOT 12610
4-6 TUSCAN BOULEVARD
SALEM, NH 03079

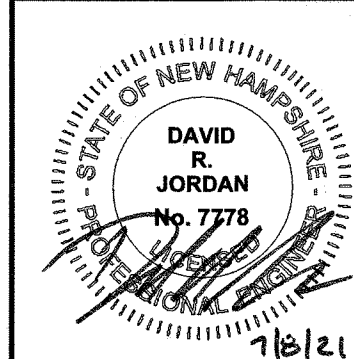
PREPARED FOR:
TUSCAN VILLAGE SOUTH RESIDENTIAL HOLDINGS, LLC
150 PRESIDENTIAL WAY, SUITE 220
WOBBURN, MA 01801

GPI
603.893.0720
GPI.NET.COM

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

SCALE: 1" = 30'

DATE: MAY 7, 2021



OWNER OF RECORD
TUSCAN VILLAGE MASTER
DEVELOPMENT, LLC
63 MAIN STREET
SALEM, NH 03079
BOOK 6087 PAGE 1446

SALEM PLANNING BOARD
APPROVAL

ZONE: COMMERCIAL - INDUSTRIAL 'C'
& LARGE SCALE REDEVELOPMENT

DRAWN BY:	CHECKED BY:	DWG. NAME	PROJECT No.	SHEET No.
CCC	DRJ	20367_SP	NEX-2020367	10 OF 20

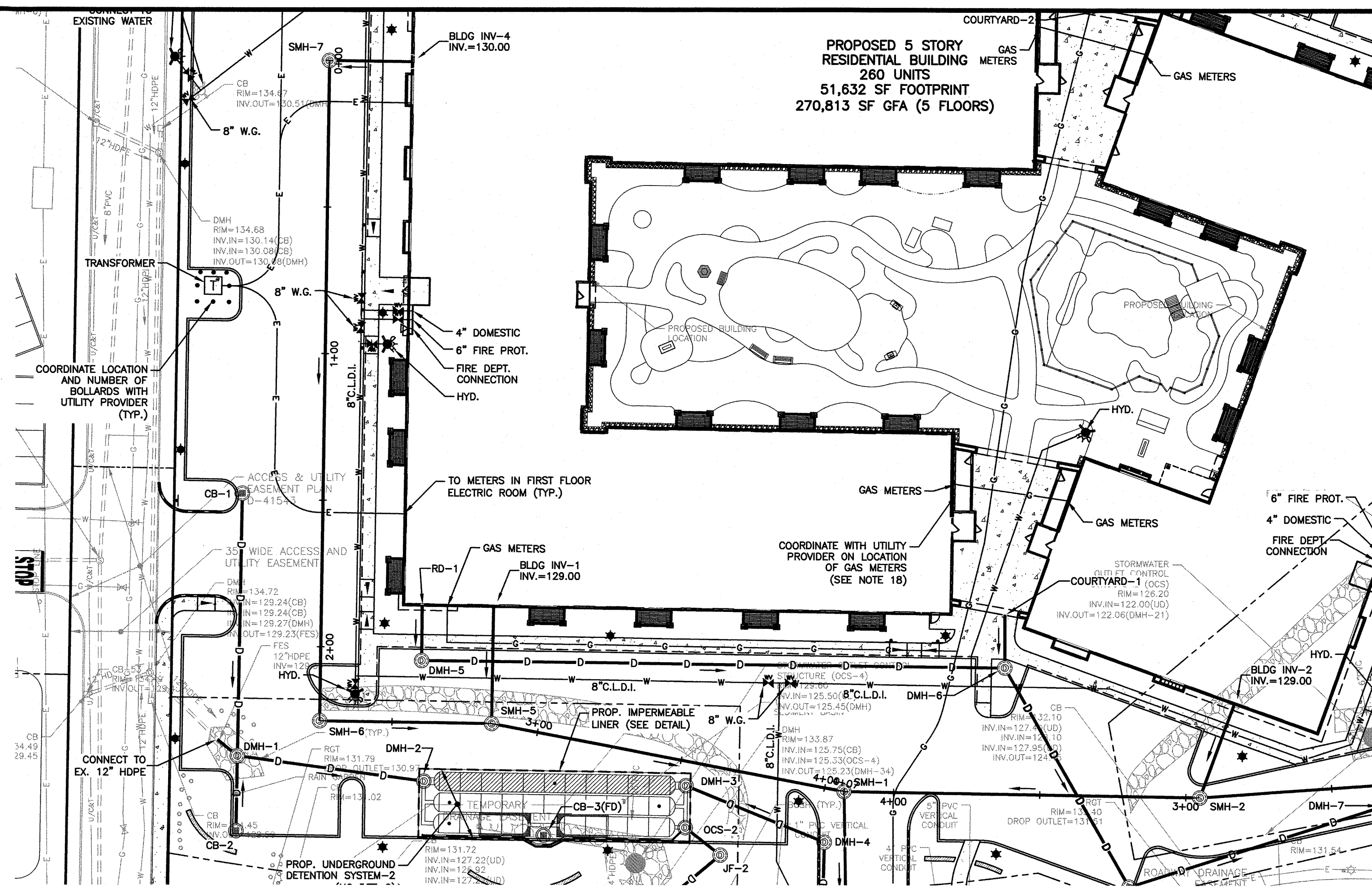


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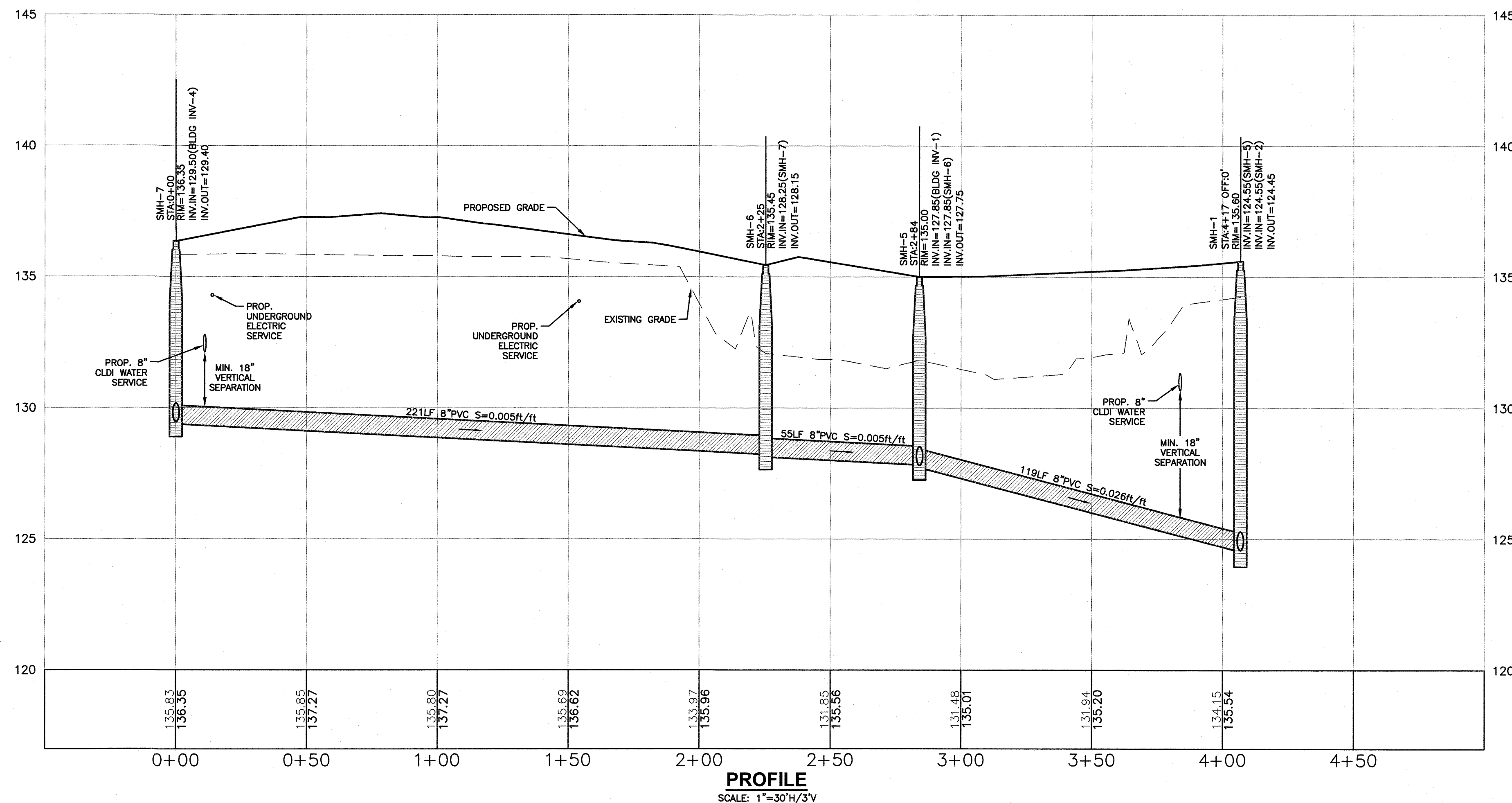


LEGEND

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VGC	VERTICAL GRANITE CURB
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PLAN
SCALE: 1"=30'H/3'V



PROFILE
SCALE: 1"=30'H/3'V

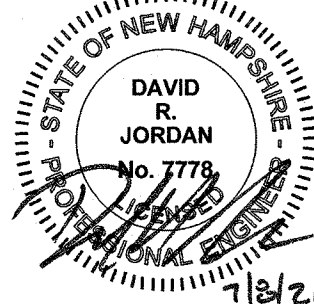
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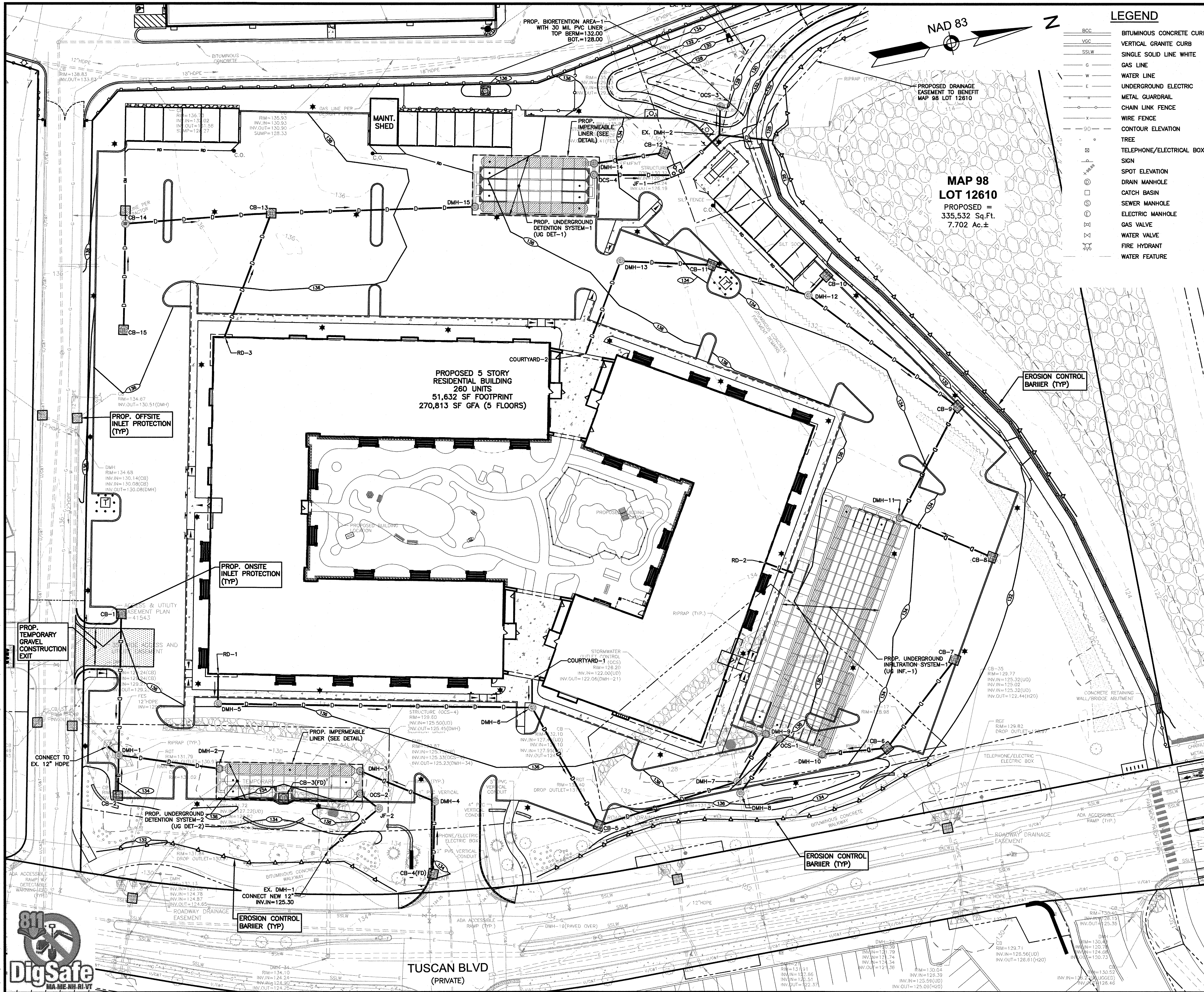
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0 30 60 100
SCALE: 1" = 30'

2	MISC. REVISIONS	DRJ	7/7/21
1	MISC. REVISIONS	DRJ	5/20/21
NO.	DESCRIPTION	BY	DATE
REVISIONS			
SEWER PLAN & PROFILE			
CARO TUSCAN VILLAGE RESIDENTIAL SALEM PROPERTY MAP 98 - LOT 12610 4-6 TUSCAN BOULEVARD SALEM, NH 03079 PREPARED FOR: TUSCAN VILLAGE SOUTH RESIDENTIAL HOLDINGS, LLC 150 PRESIDENTIAL WAY, SUITE 220 WOBBURN, MA 01801			
GPI Engineering Design Planning Construction Management 603.893.0720 GPINET.COM		Greenman-Pedersen, Inc. 44 Stiles Road Suite One Salem, NH 03079	
SCALE: 1" = 30'		DATE: MAY 7, 2021	
	OWNER OF RECORD TUSCAN VILLAGE MASTER DEVELOPMENT, LLC 63 MAIN STREET SALEM, NH 03079 BOOK 6087 PAGE 1446		SALEM PLANNING BOARD APPROVAL
	ZONE: COMMERCIAL – INDUSTRIAL 'C' & LARGE SCALE REDEVELOPMENT		
DRAWN BY:	CHECKED BY:	DWG. NAME	PROJECT No.
CCC	DRJ	20367_SP	NEX-2020367
			SHEET No. 11 OF 20

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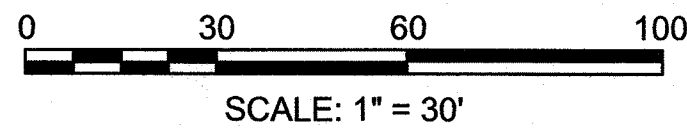


LEGEND

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S	SIGN
SE	SPOT ELEVATION
DM	DRAIN MANHOLE
CB	CATCH BASIN
SM	SEWER MANHOLE
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- 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 = 365,000 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 8.33% 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) GUTTERS AND DOWNSPOUTS TO BE PROVIDED ON ALL BUILDINGS. GUTTERS SHALL DISCHARGE TO THE STONE DRIP EDGE AROUND EACH BUILDING.
- 12) 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.
- 13) THIS SITE WILL REQUIRE A USEPA NPDES PERMIT FOR STORMWATER DISCHARGE FOR THE SITE CONSTRUCTION SINCE THE DISTURBANCE EXCEEDS ONE ACRE (ACTUAL DISTURBANCE = 270,000 SF). THE CONSTRUCTION SITE OPERATOR SHALL DEVELOP AND IMPLEMENT A CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN (SWPPP), WHICH SHALL REMAIN ON SITE AND MADE ACCESSIBLE TO THE PUBLIC. A COMPLETED NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO NPDES PERMITTING AUTHORITY WITHIN 30 DAYS AFTER EITHER OF THE FOLLOWING CONDITIONS HAVE BEEN MET: FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE; OR ANOTHER OPERATOR/PERMITTEE HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED.



NO.	DESCRIPTION	BY	DATE
3	MISC. REVISIONS	DRJ	7/7/21
2	MISC. REVISIONS	DRJ	5/20/21
1	MISC. REVISIONS	DRJ	4/30/21

EROSION & SEDIMENTATION CONTROL PLAN

CARO TUSCAN VILLAGE RESIDENTIAL
SALEM PROPERTY MAP 98 - LOT 12610
4-6 TUSCAN BOULEVARD
SALEM, NH 03079

PREPARED FOR:
TUSCAN VILLAGE SOUTH RESIDENTIAL HOLDINGS, LLC
150 PRESIDENTIAL WAY, SUITE 220
WOBBURN, MA 01801

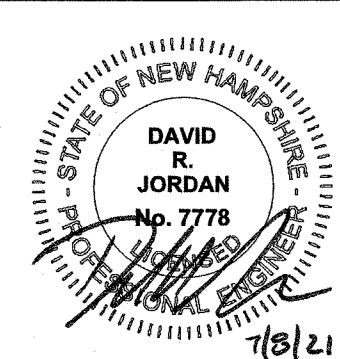
GPI
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Engineering
Design
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Greenman-Pedersen, Inc.
44 Stiles Road
Suite One
Salem, NH 03079

SCALE: 1" = 30'

DATE: APRIL 6, 2021



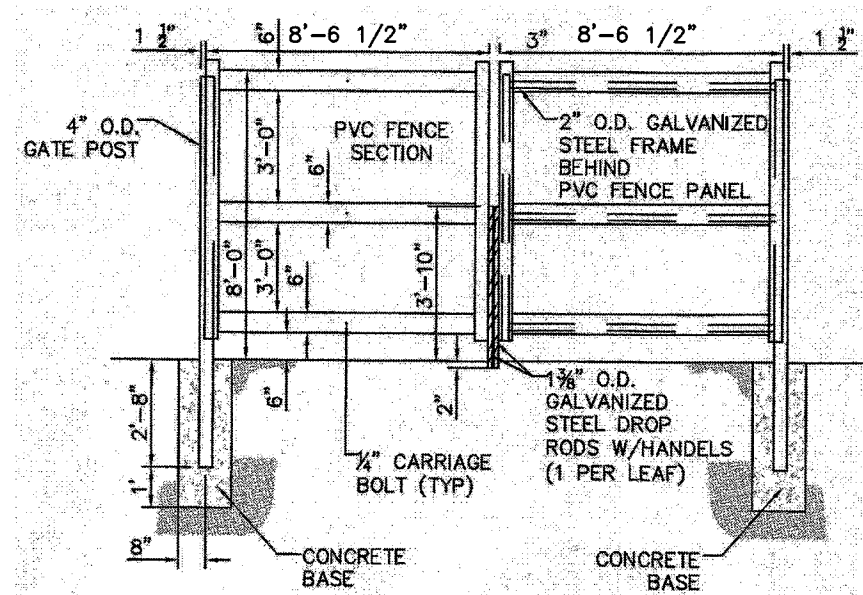
OWNER OF RECORD
TUSCAN VILLAGE MASTER
DEVELOPMENT, LLC
63 MAIN STREET
SALEM, NH 03079
BOOK 6087 PAGE 1446

SALEM PLANNING BOARD
APPROVAL

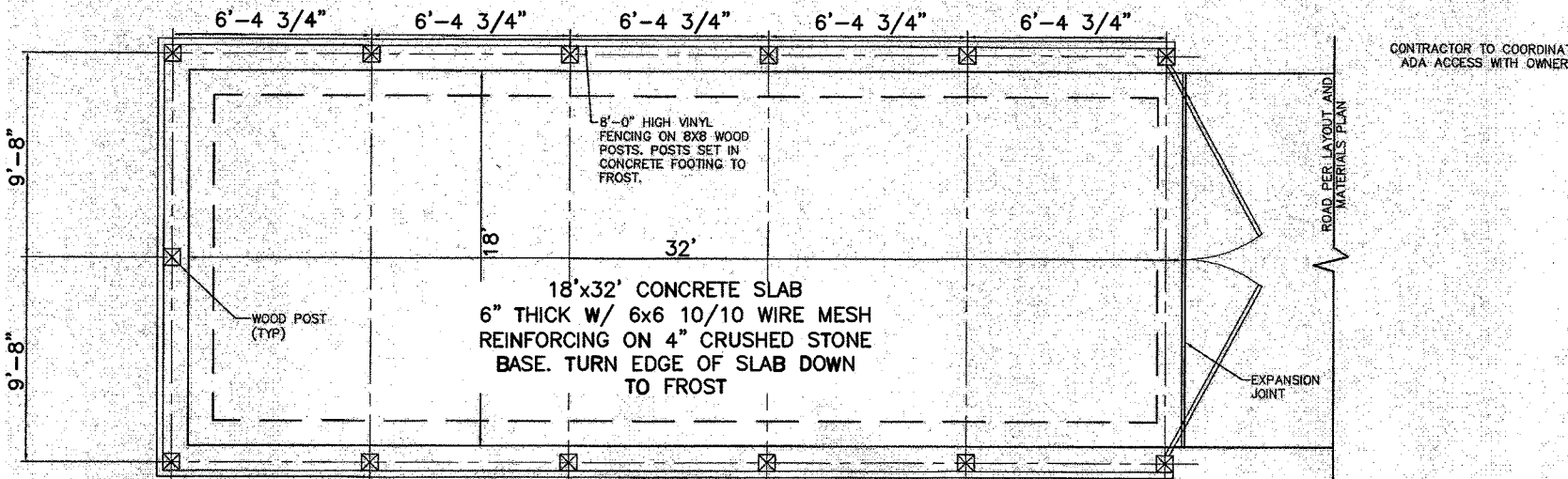
ZONE: COMMERCIAL - INDUSTRIAL 'C'
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DRAWN BY:	CHECKED BY:	DWG. NAME	PROJECT No.	SHEET No.
CCC	DRJ	20367_SP	NEX-2020367	12 OF 20

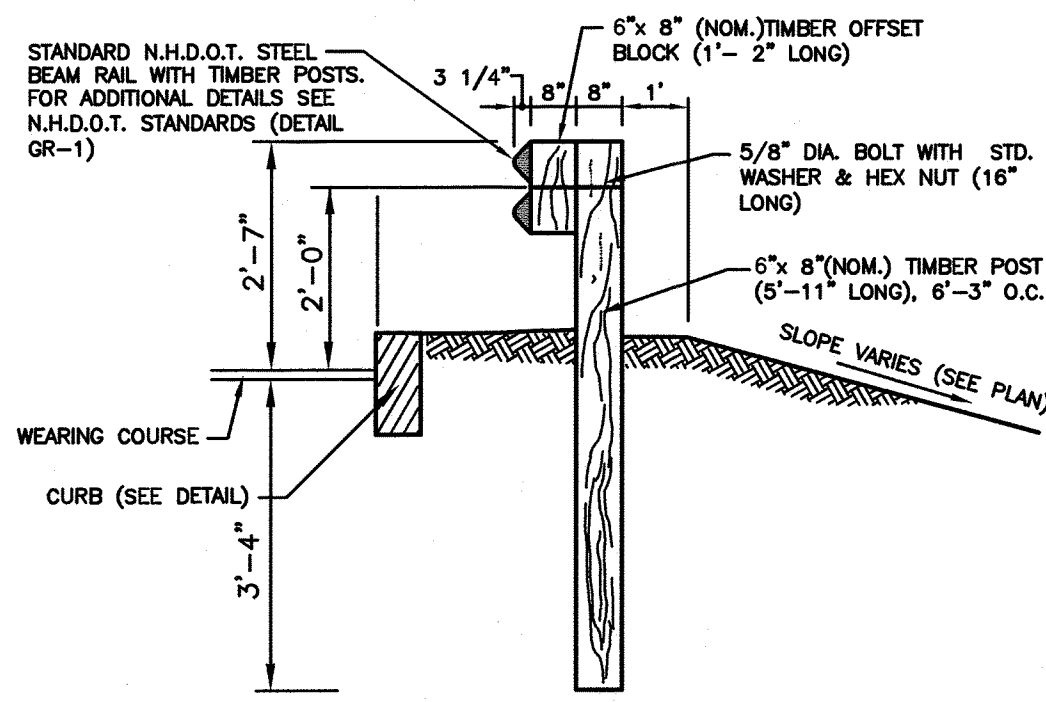




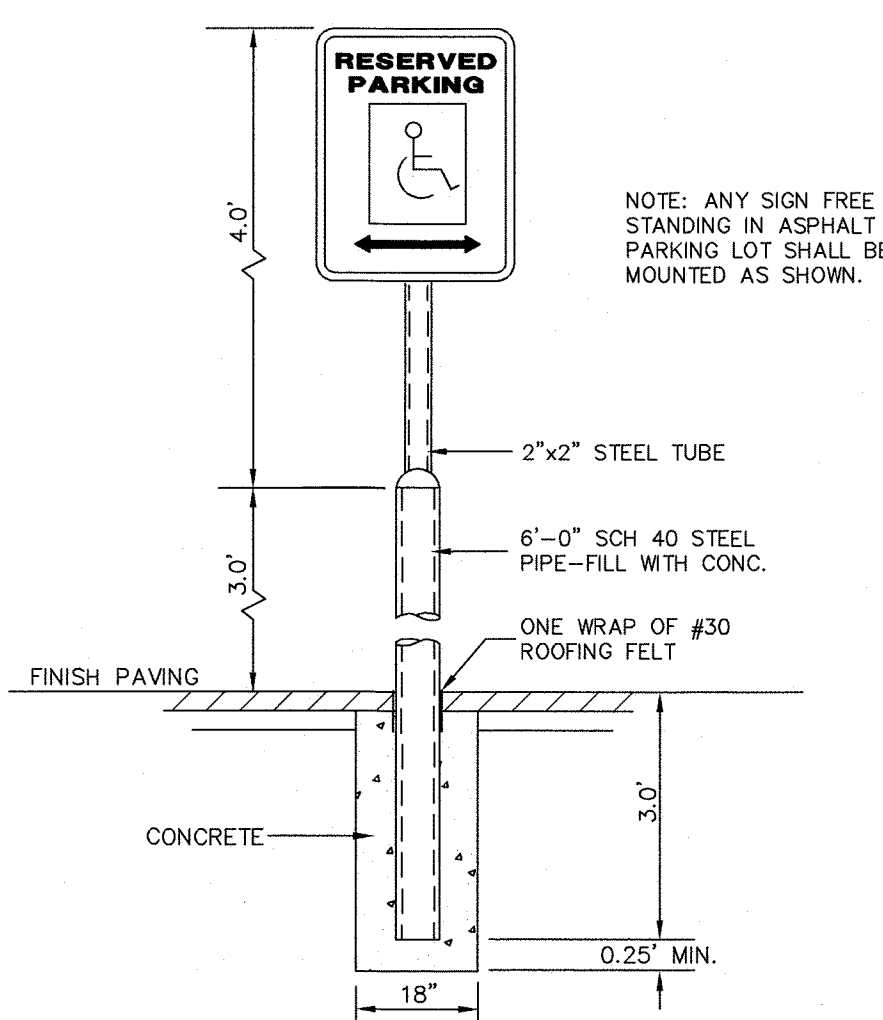
COMPACTOR GATE DESIGN
NOT TO SCALE



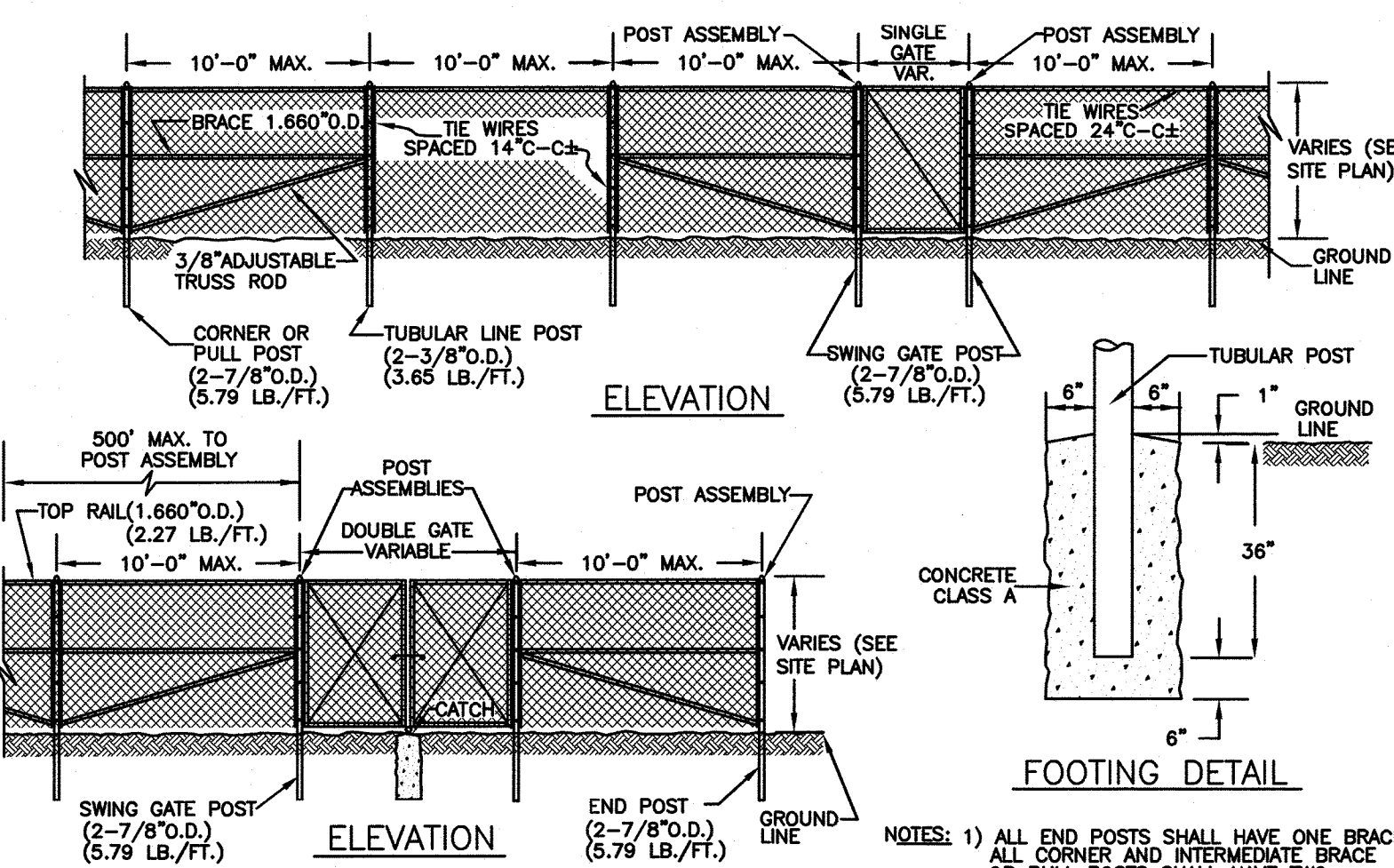
TRASH COMPACTOR SCREEN AND SLAB CONSTRUCTION DETAIL
NOT TO SCALE



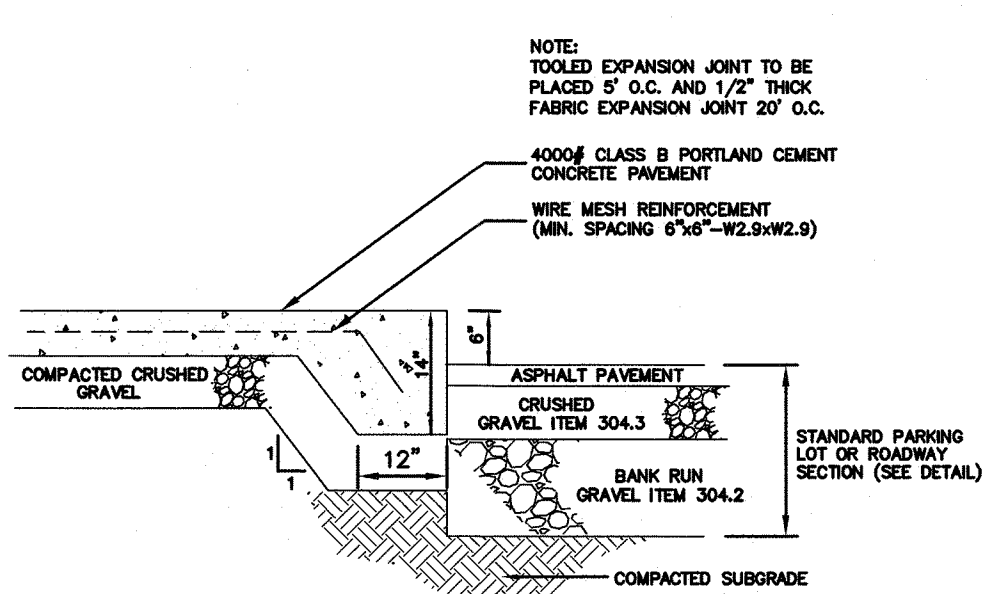
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NOT TO SCALE



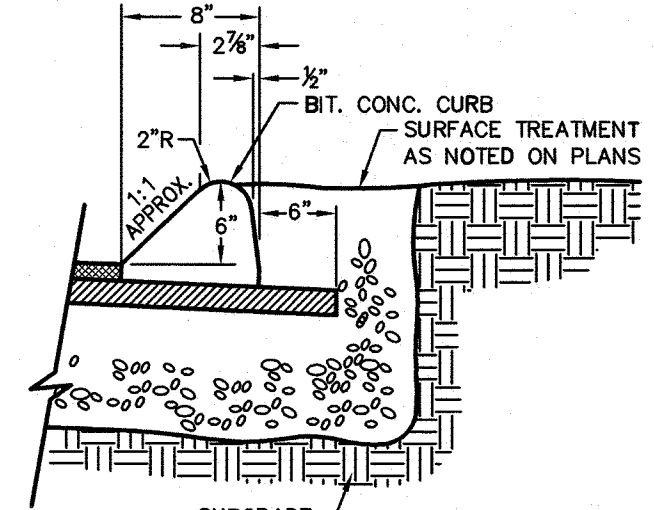
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NOT TO SCALE



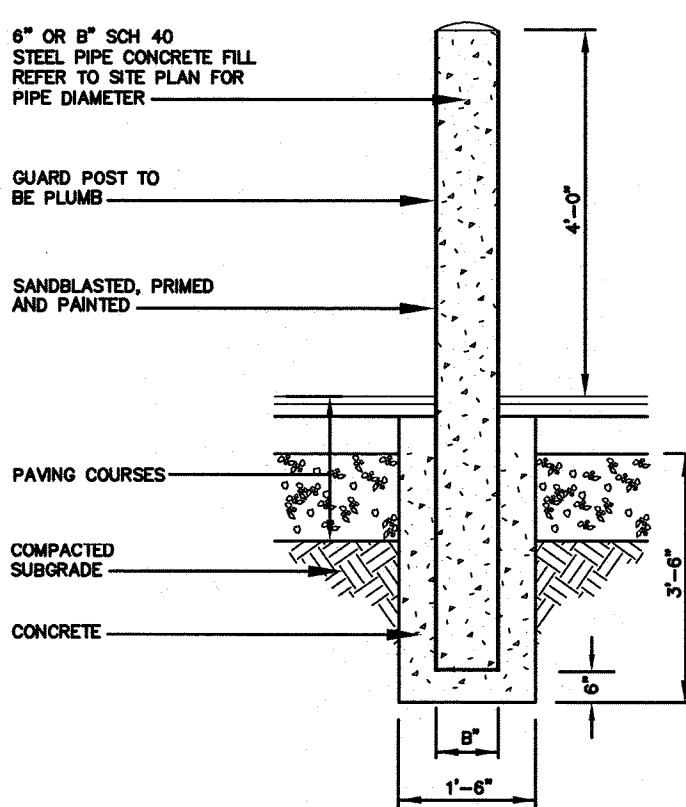
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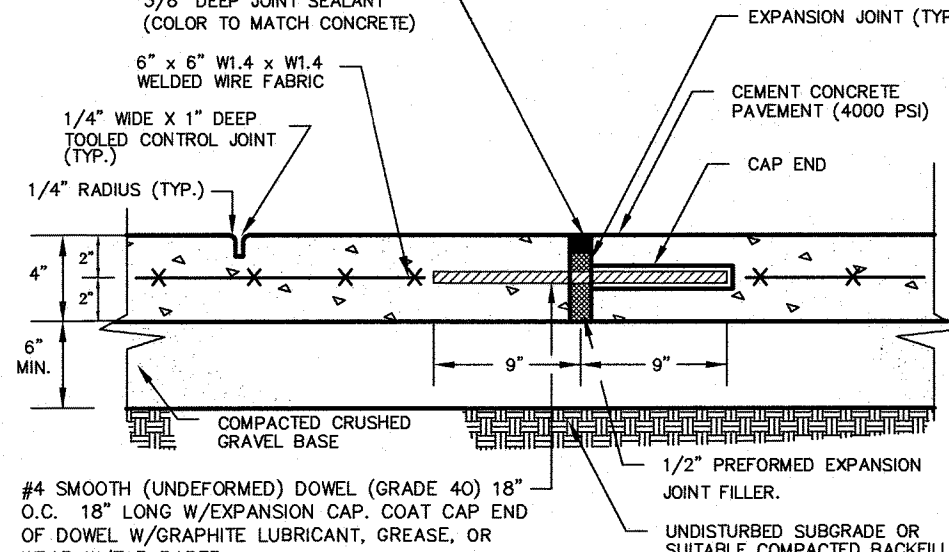
MONOLITHIC CURB/SIDEWALK
NOT TO SCALE



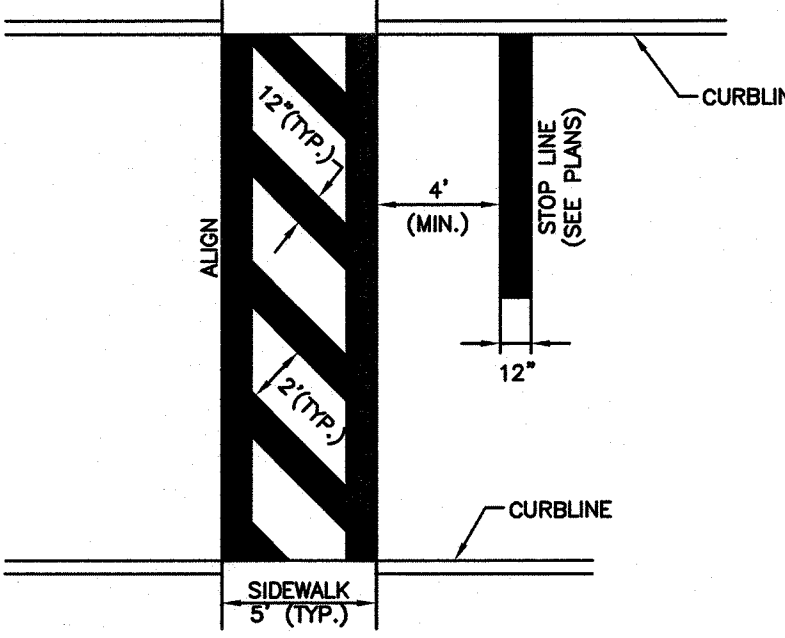
ON-SITE BITUMINOUS
CURB SECTION
NOT TO SCALE



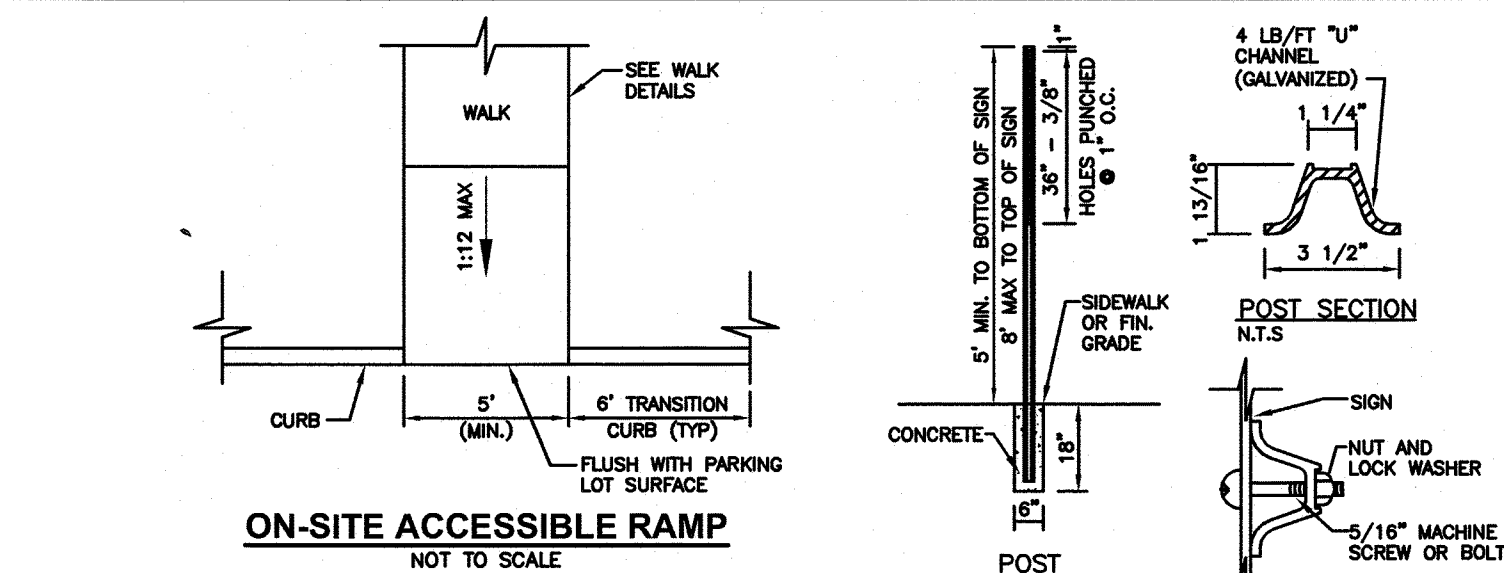
GUARD POST (BOLLARD)
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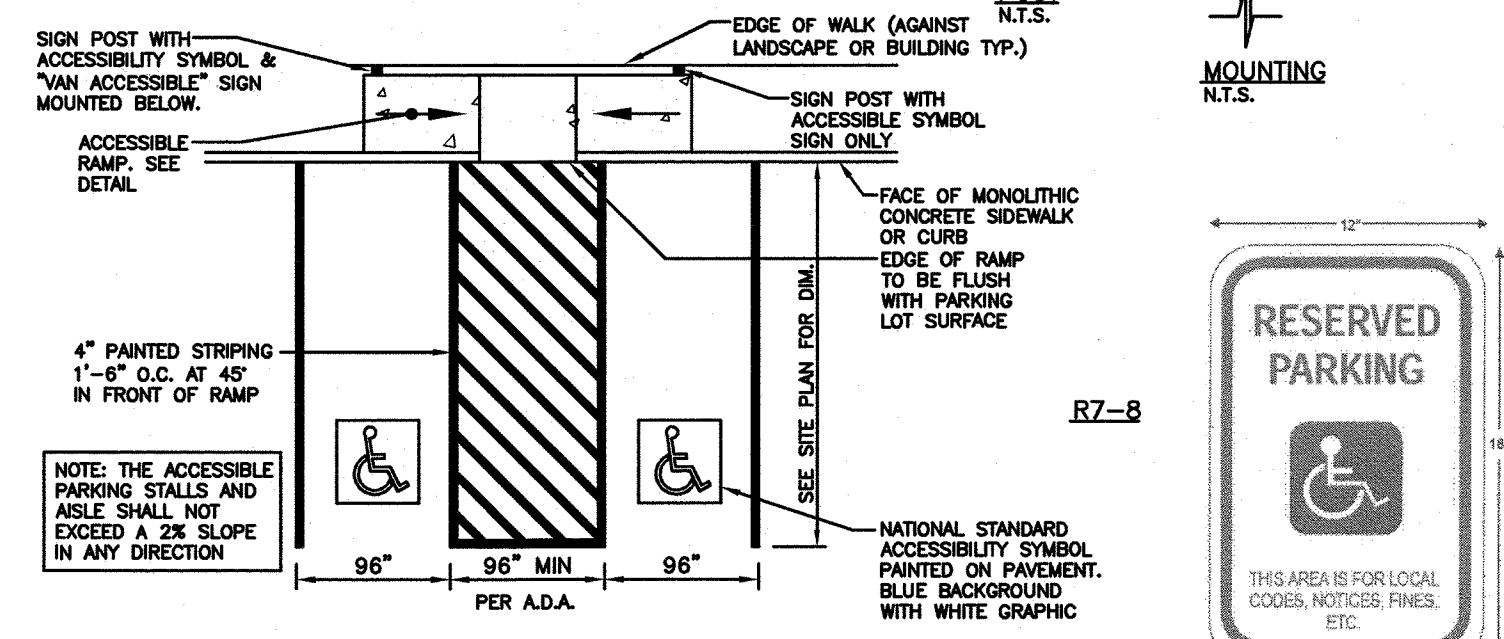
CEMENT CONCRETE SIDEWALK
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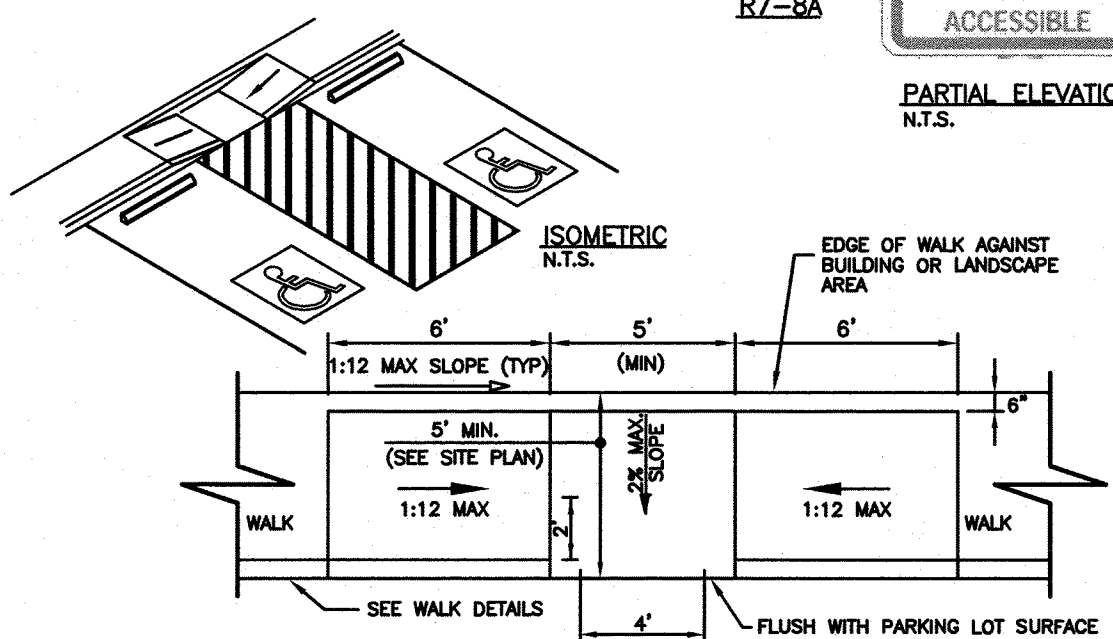
CROSSWALK
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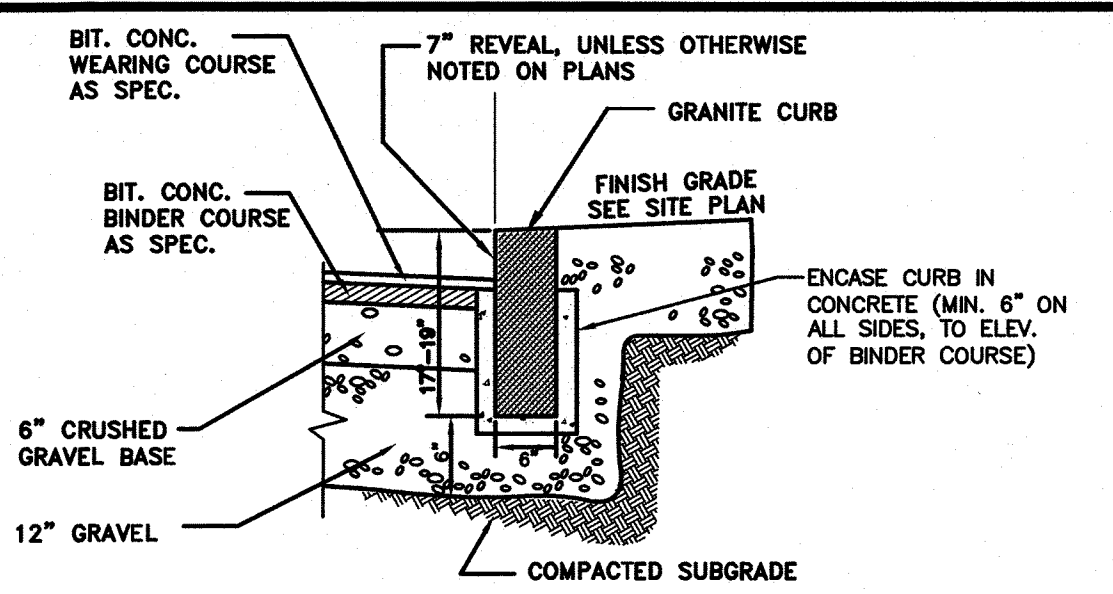
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NOT TO SCALE



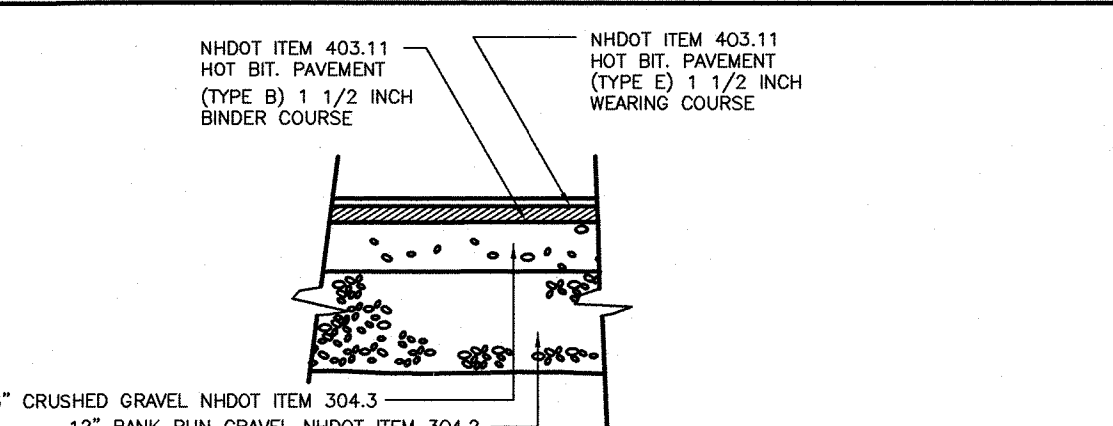
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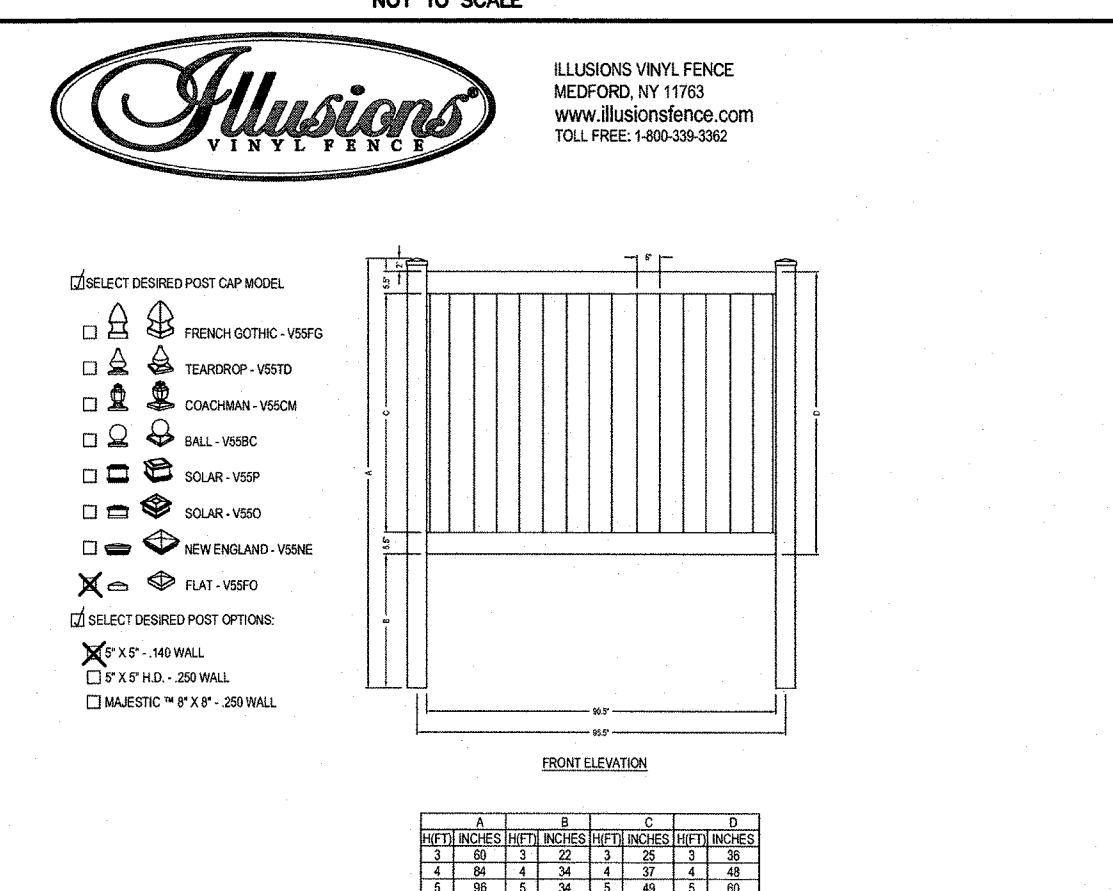
ACCESSIBLE PARKING RAMP
NOT TO SCALE



VERTICAL GRANITE CURB
NOT TO SCALE



ON-SITE PAVEMENT DETAIL FOR
PARKING LOT
NOT TO SCALE



TRASH ENCLOSURE FENCE
NOT TO SCALE

NO.	DESCRIPTION	BY	DATE
1	MISC. REVISIONS	DRJ	4/30/21

CONSTRUCTION DETAILS

CARO TUSCAN VILLAGE RESIDENTIAL
SALEM PROPERTY MAP 98 - LOT 12610
4-6 TUSCAN BOULEVARD
SALEM, NH 03079

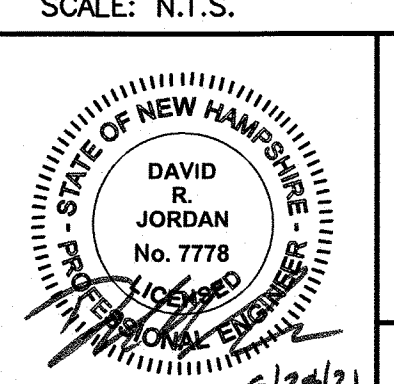
PREPARED FOR:
TUSCAN VILLAGE SOUTH RESIDENTIAL HOLDINGS, LLC
150 PRESIDENTIAL WAY, SUITE 220
WOBURN, MA 01801

GPI
603.893.0720

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

SCALE: N.T.S.

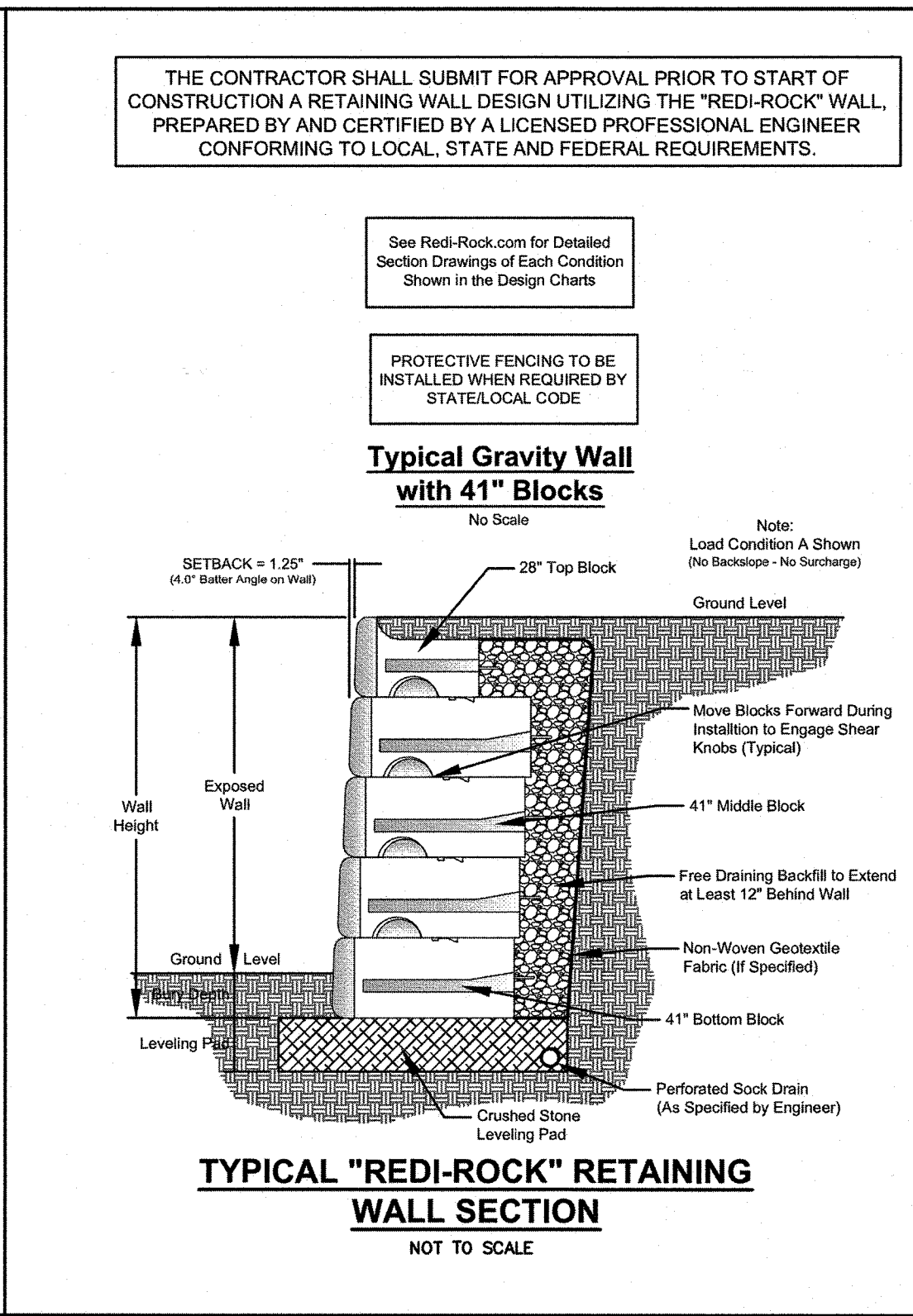
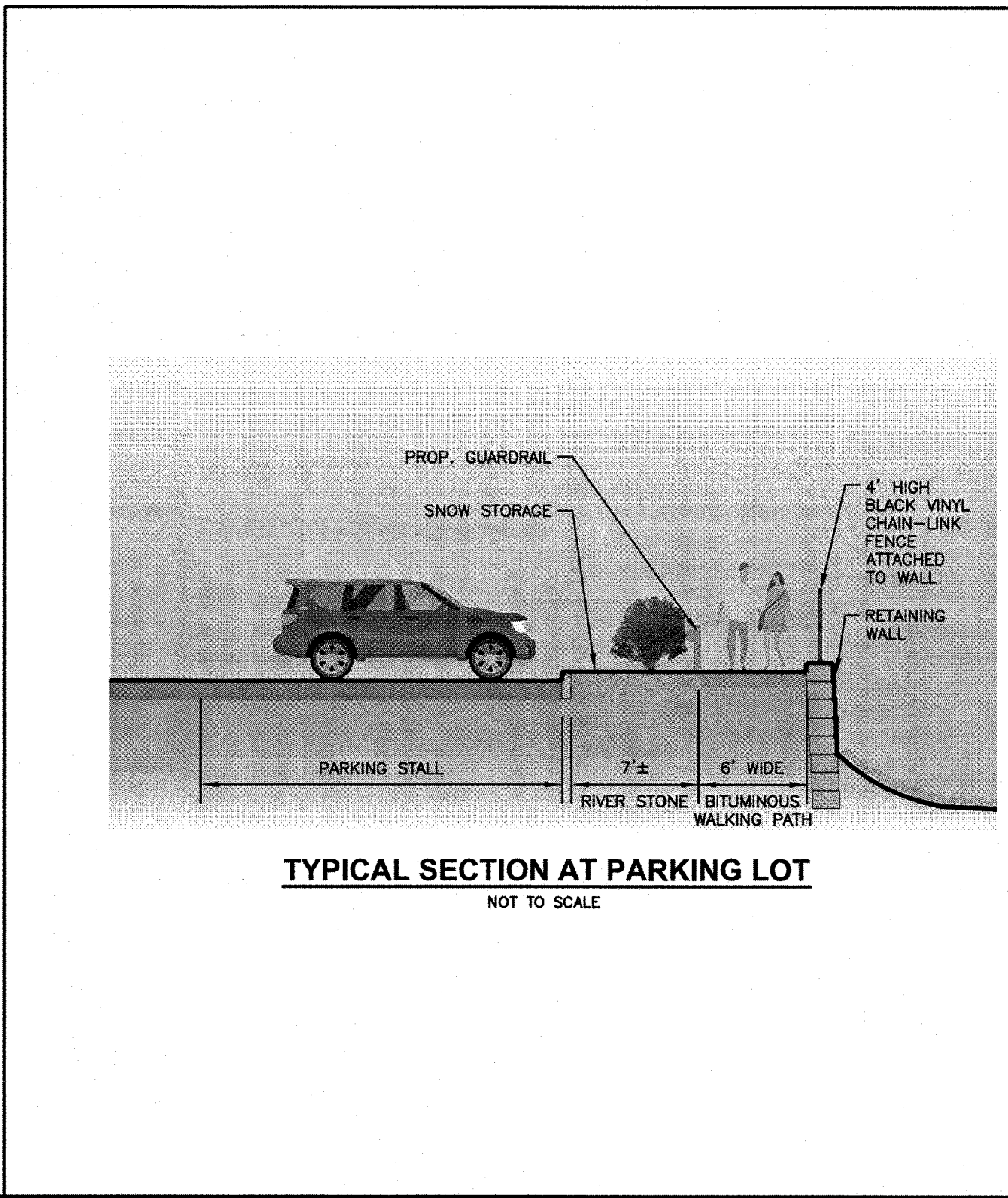
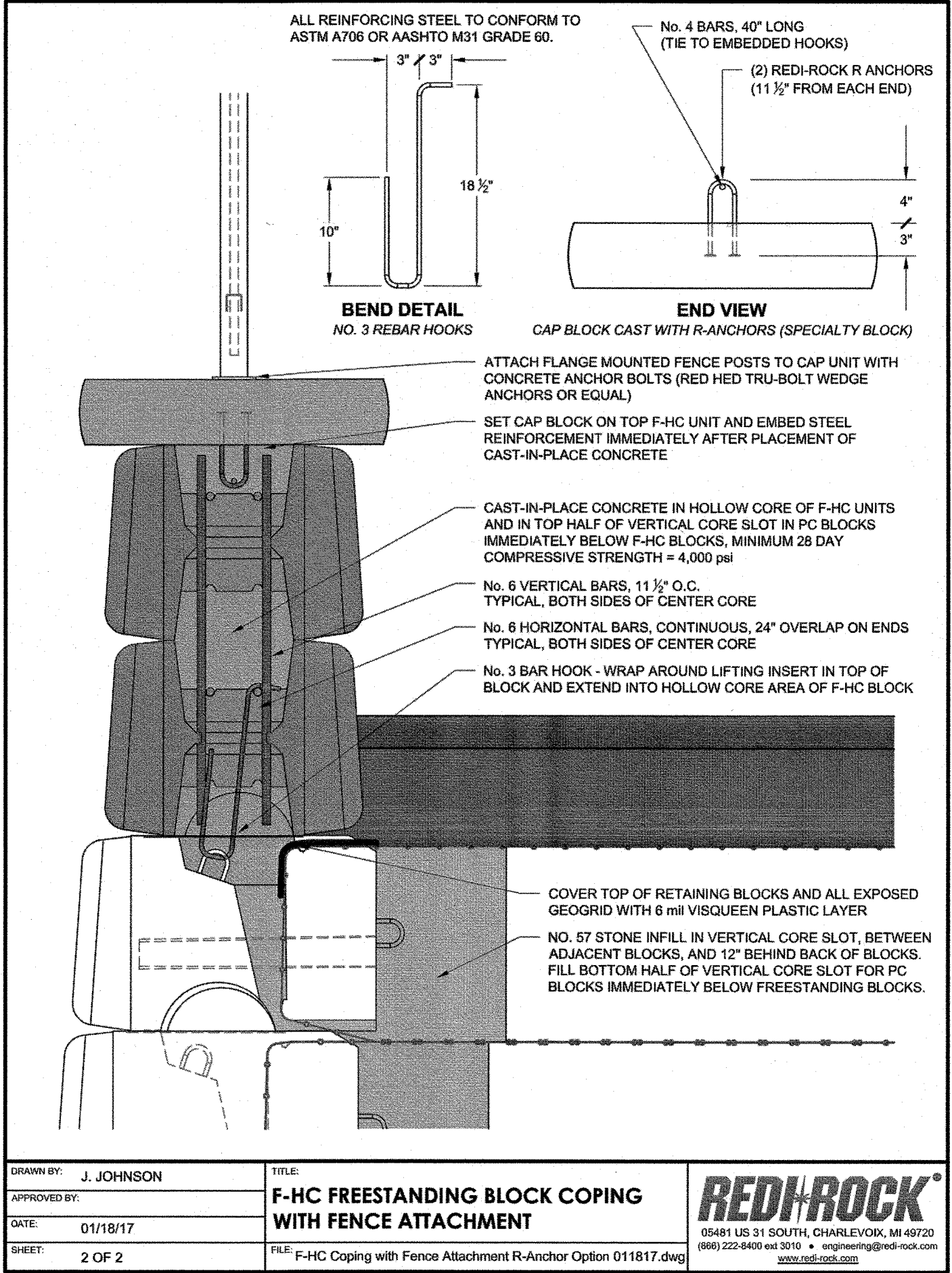
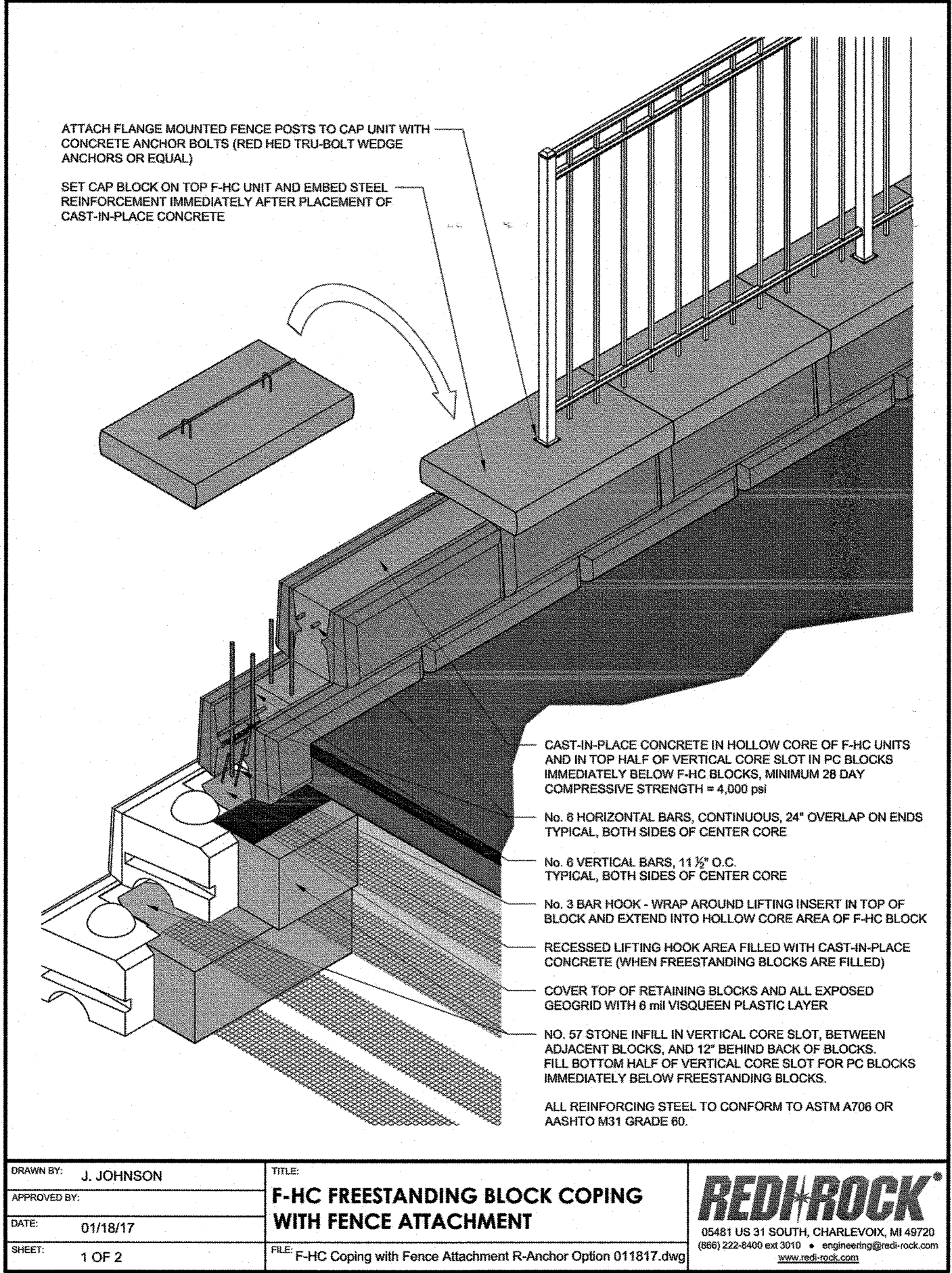
DATE: APRIL 6, 2021


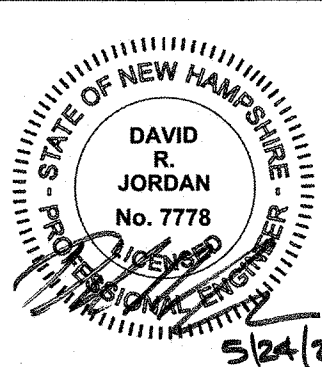


OWNER OF RECORD	SALEM PLANNING BOARD
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC 63 MAIN STREET SALEM, NH 03079 BOOK 6087 PAGE 1446	APPROVAL

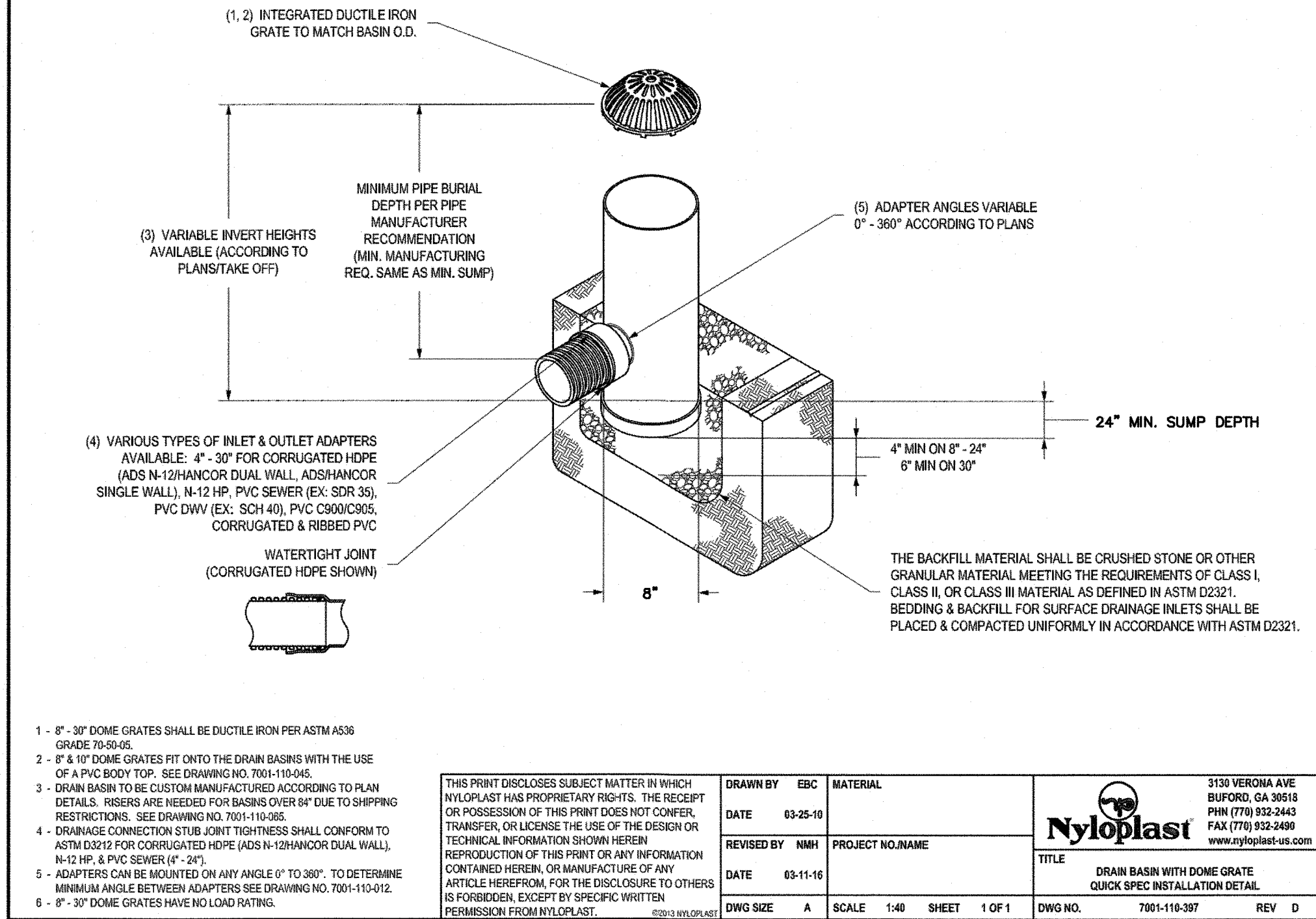
ZONE: COMMERCIAL - INDUSTRIAL 'C'
& LARGE SCALE REDEVELOPMENT

DRAWN BY:	CHECKED BY:	DWG. NAME	PROJECT No.	SHEET No.
CCC	DRJ	20367_DET	NEX-2020367	13 OF 20

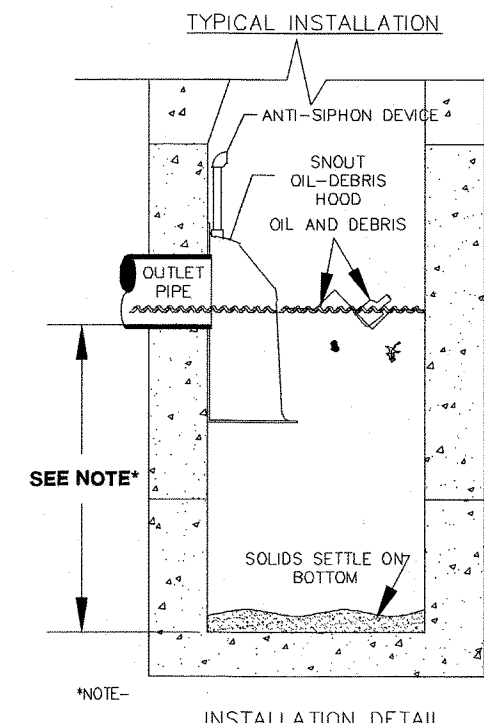
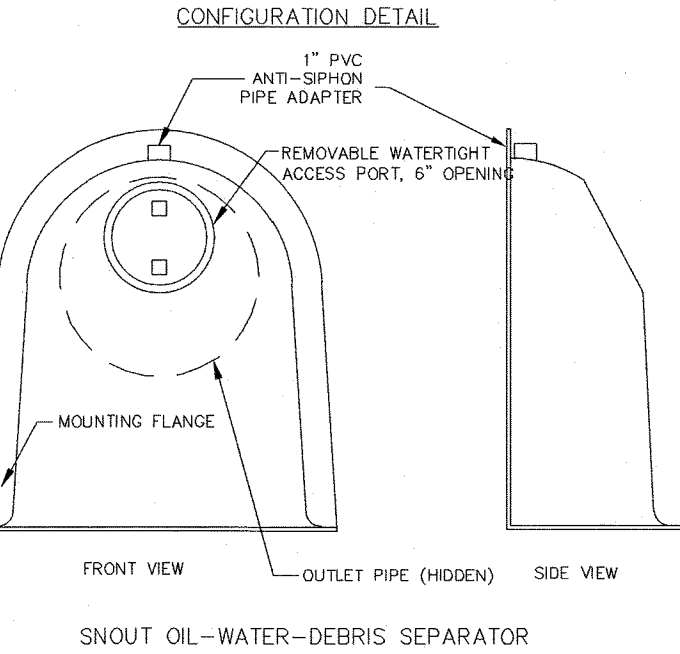
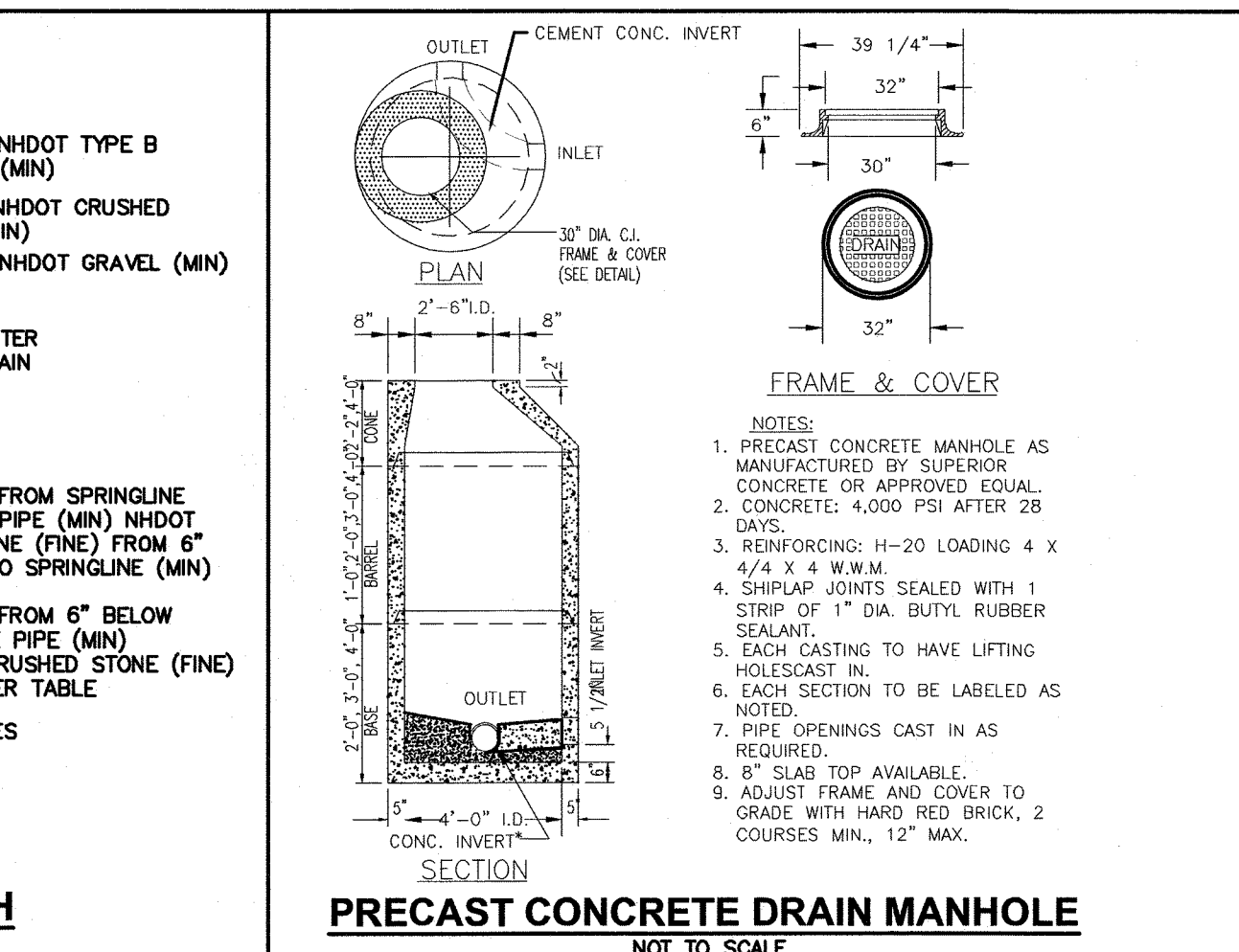
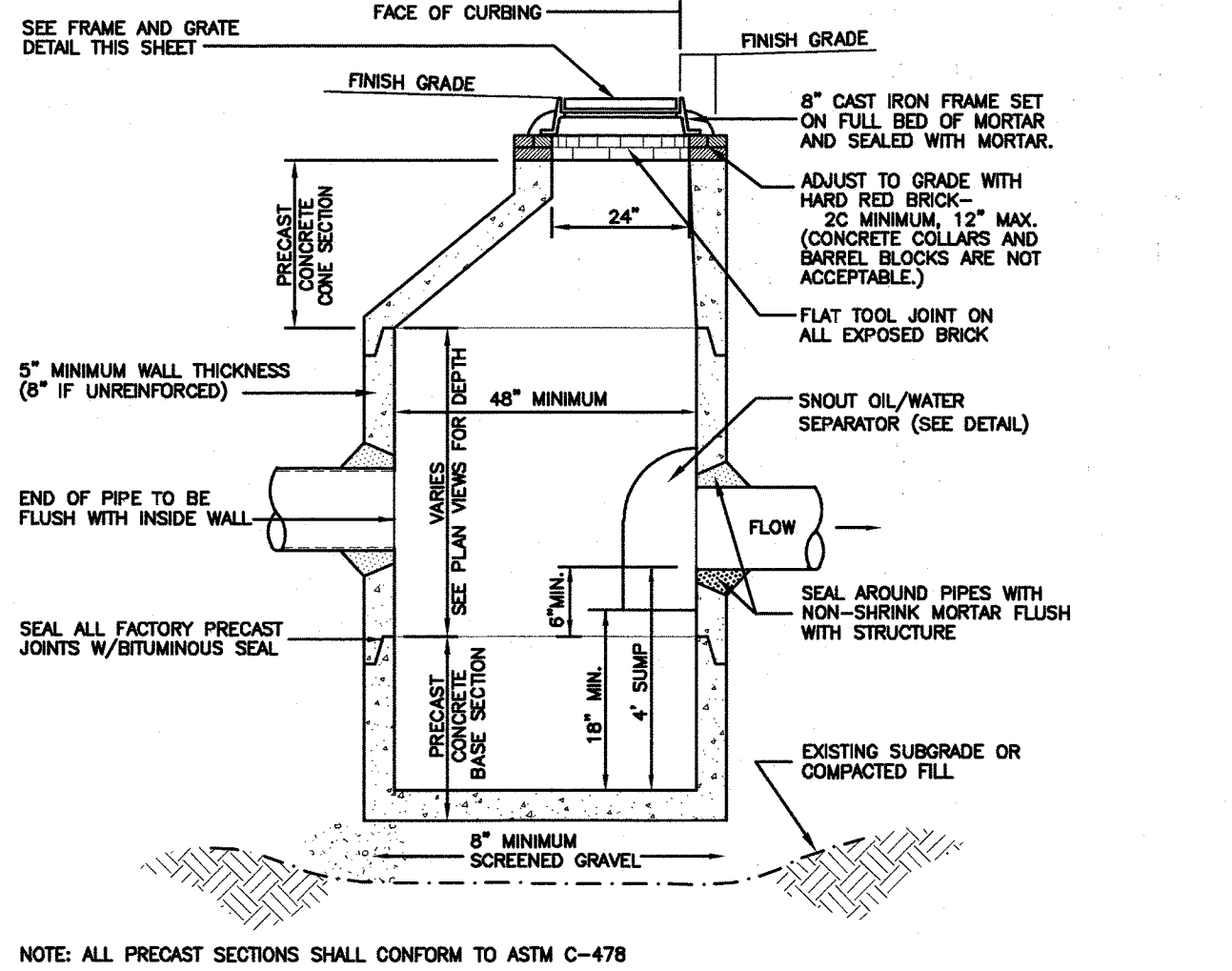
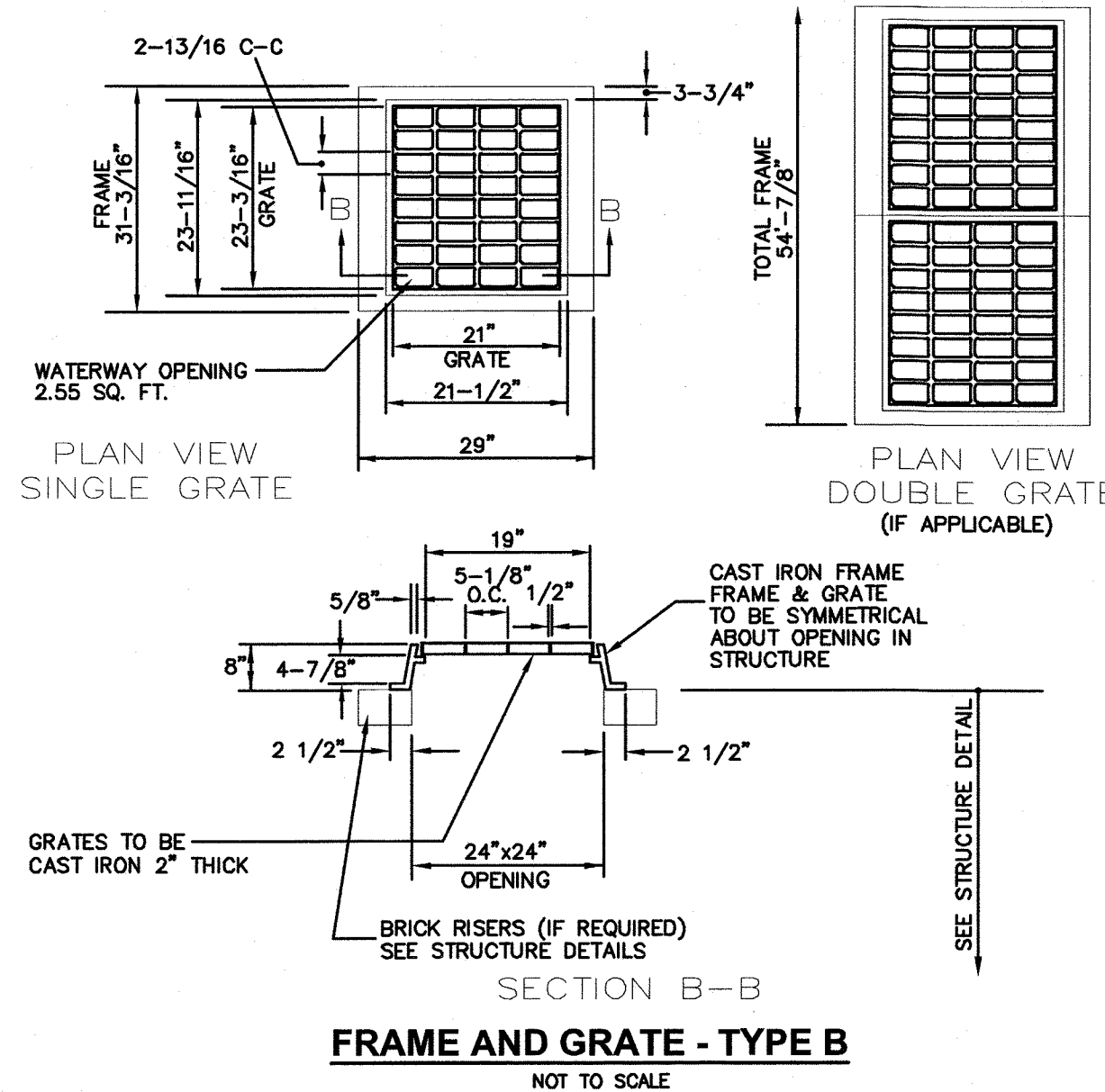


1	MISC. REVISIONS	DRJ	4/30/21
NO.	DESCRIPTION	BY	DATE
REVISIONS			
CONSTRUCTION DETAILS			
CARO TUSCAN VILLAGE RESIDENTIAL SALEM PROPERTY MAP 98 - LOT 12610 4-6 TUSCAN BOULEVARD SALEM, NH 03079 PREPARED FOR: TUSCAN VILLAGE SOUTH RESIDENTIAL HOLDINGS, LLC 150 PERSIMMON WAY, SUITE 220 WOBBURN, MA 01801			
		Greenman-Pedersen, Inc. 44 Stiles Road Suite One Salem, NH 03079	
603.893.0720		GPINET.COM	
SCALE: N.T.S.		DATE: APRIL 6, 2021	
 5/24/21		OWNER OF RECORD TUSCAN VILLAGE MASTER DEVELOPMENT, LLC 63 MAIN STREET SALEM, NH 03079 BOOK 6087 PAGE 1446	
		SALEM PLANNING BOARD APPROVAL	
ZONE: COMMERCIAL — INDUSTRIAL 'C' & LARGE SCALE REDEVELOPMENT			
DRAWN BY:	CHECKED BY:	DWG. NAME	PROJECT No.
CCC	DRJ	20367_DET	NEX—2020367
SHEET No.			14 OF 20

NYLOPLAST DRAIN BASIN WITH DOME GRATE

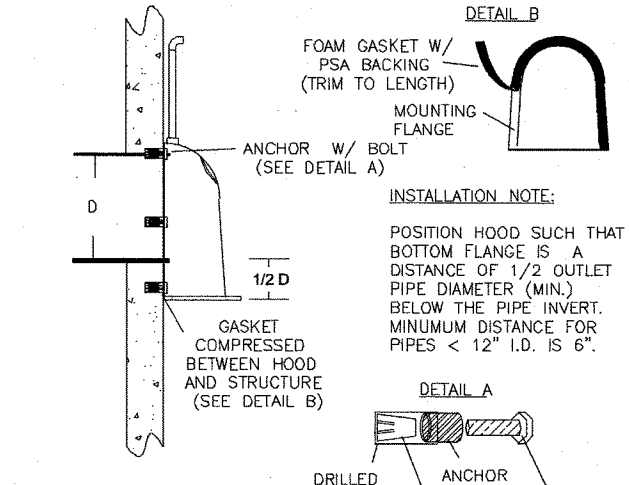


YARD DRAIN DETAIL
NOT TO SCALE



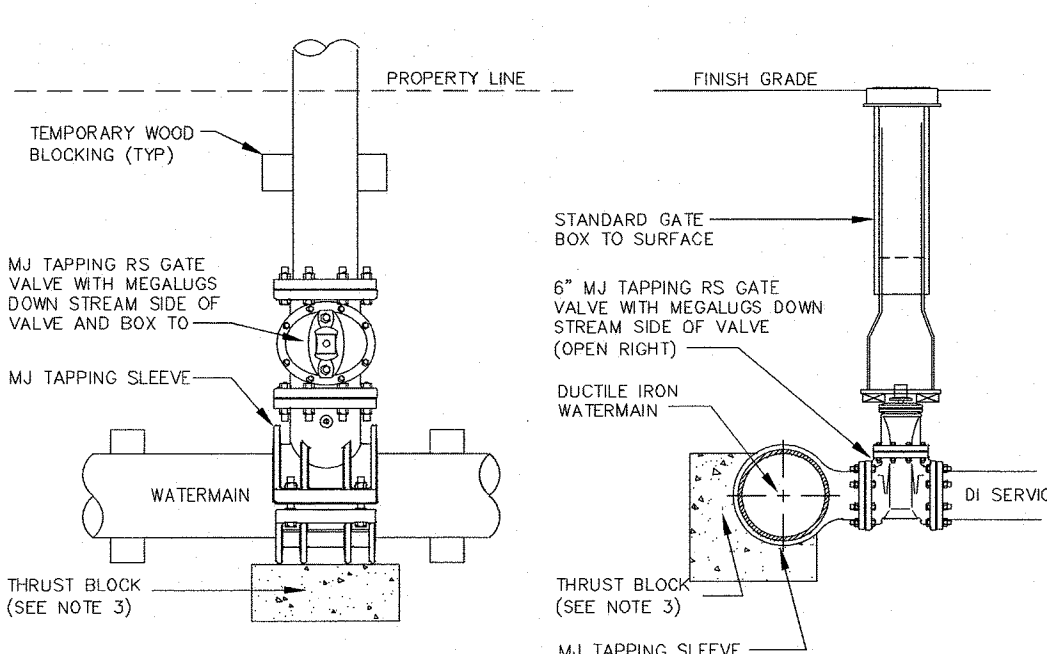
- HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES
- | DESCRIPTION | DATE | SCALE |
|--|--------|-------|
| OIL-DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL) | 9/8/00 | NONE |
| DRAWING NUMBER | SP-SN | |
- NOTES:
- ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY: BEST MANAGEMENT PRODUCTS, INC. 53 MT. ARCHER RD. LYME, CT 06371 (860) 434-0277, (860) 434-3195 FAX (860) 434-0277, (860) 434-3195 FAX TOLL FREE: (800) 504-8008 OR (888) 354-7585 WEB SITE: www.bestmfg.com OR PRE-APPROVED EQUAL
 - ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
 - ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
 - THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
 - THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
 - THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.
 - THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.
 - THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
 - INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT. INSTALLATION KIT SHALL INCLUDE:
A. INSTALLATION INSTRUCTIONS
B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
D. 3/8" STAINLESS STEEL BOLTS
E. ANCHOR SHIELDS

SNOUT OIL/WATER SEPARATOR



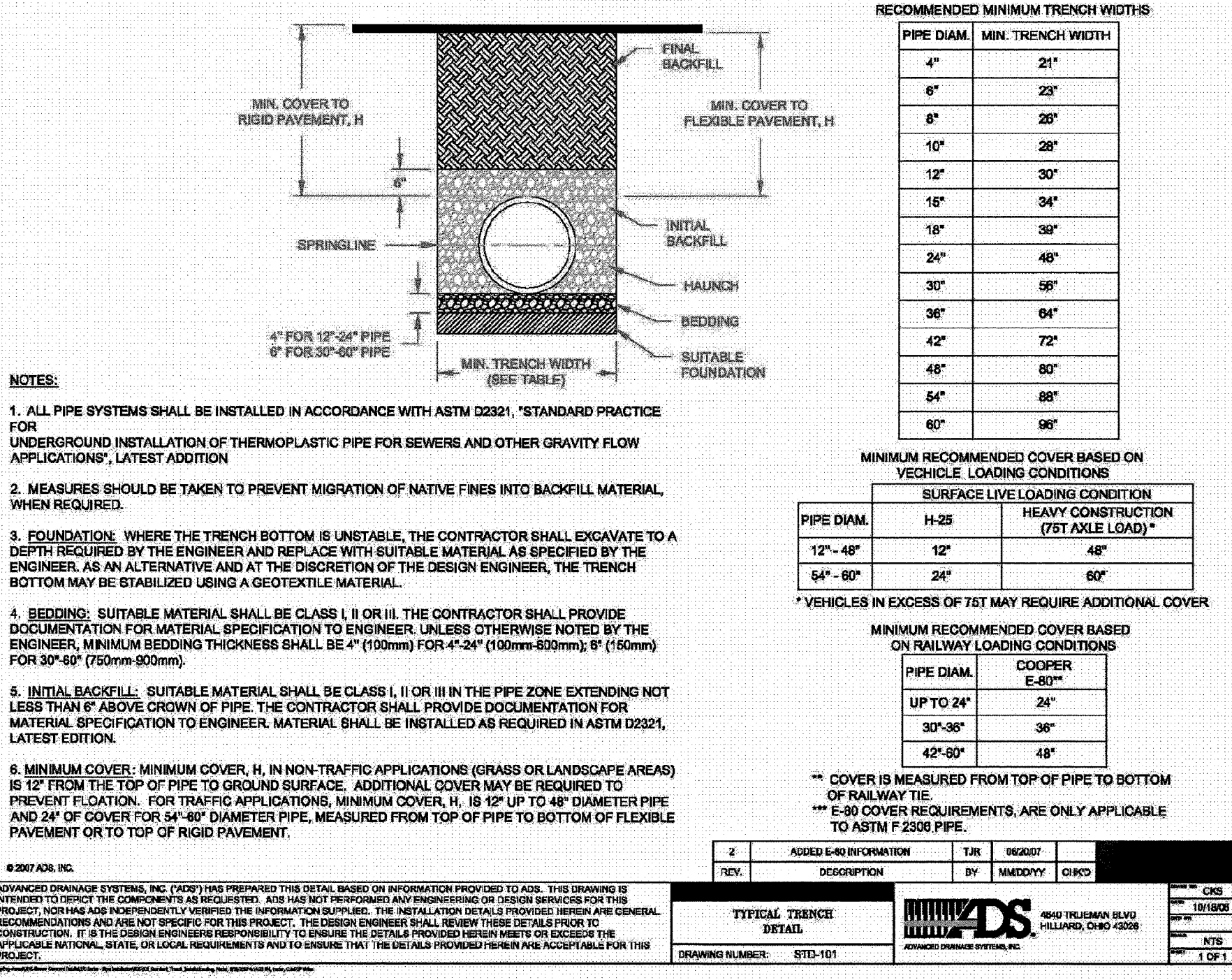
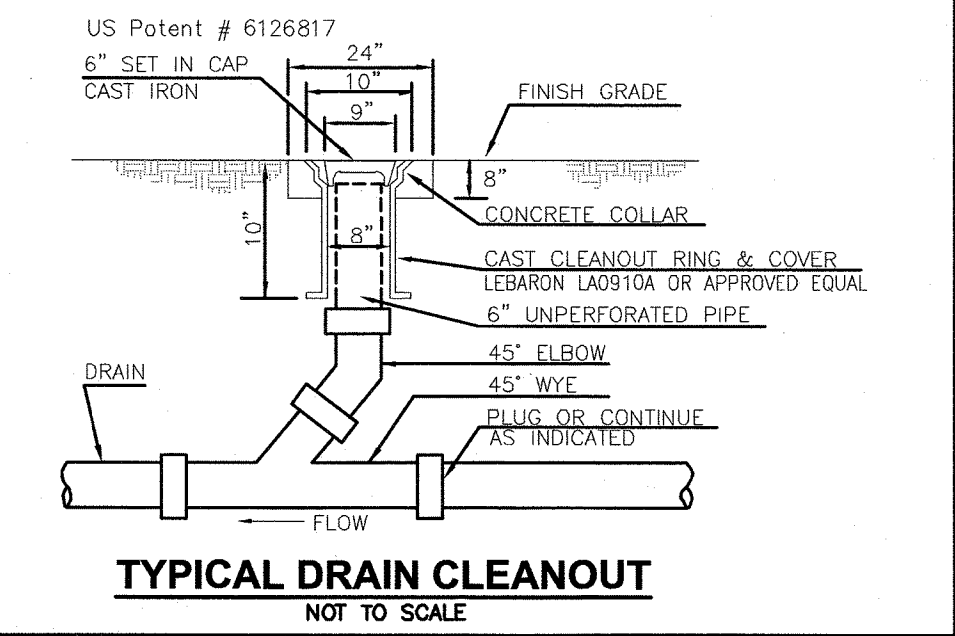
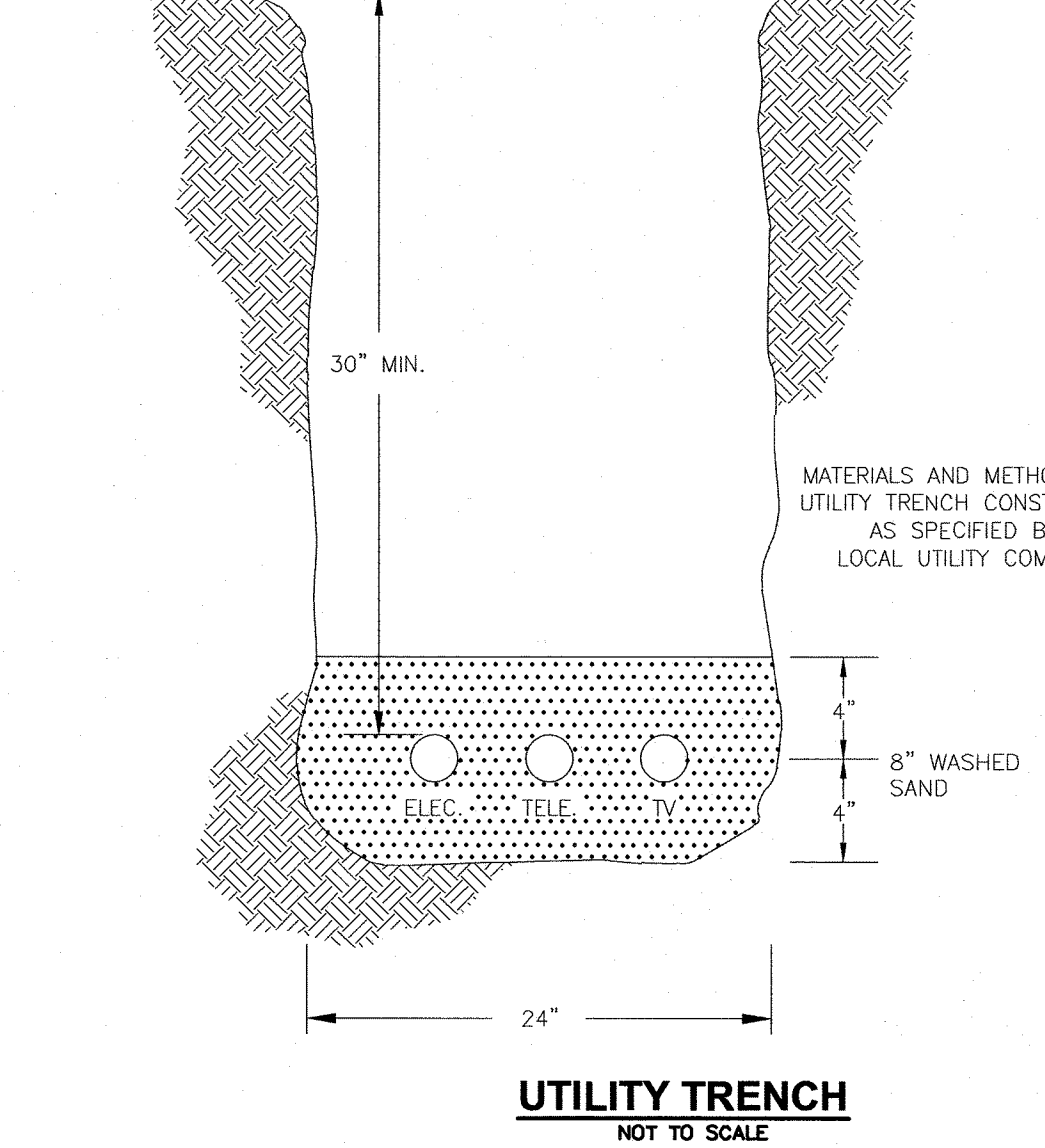
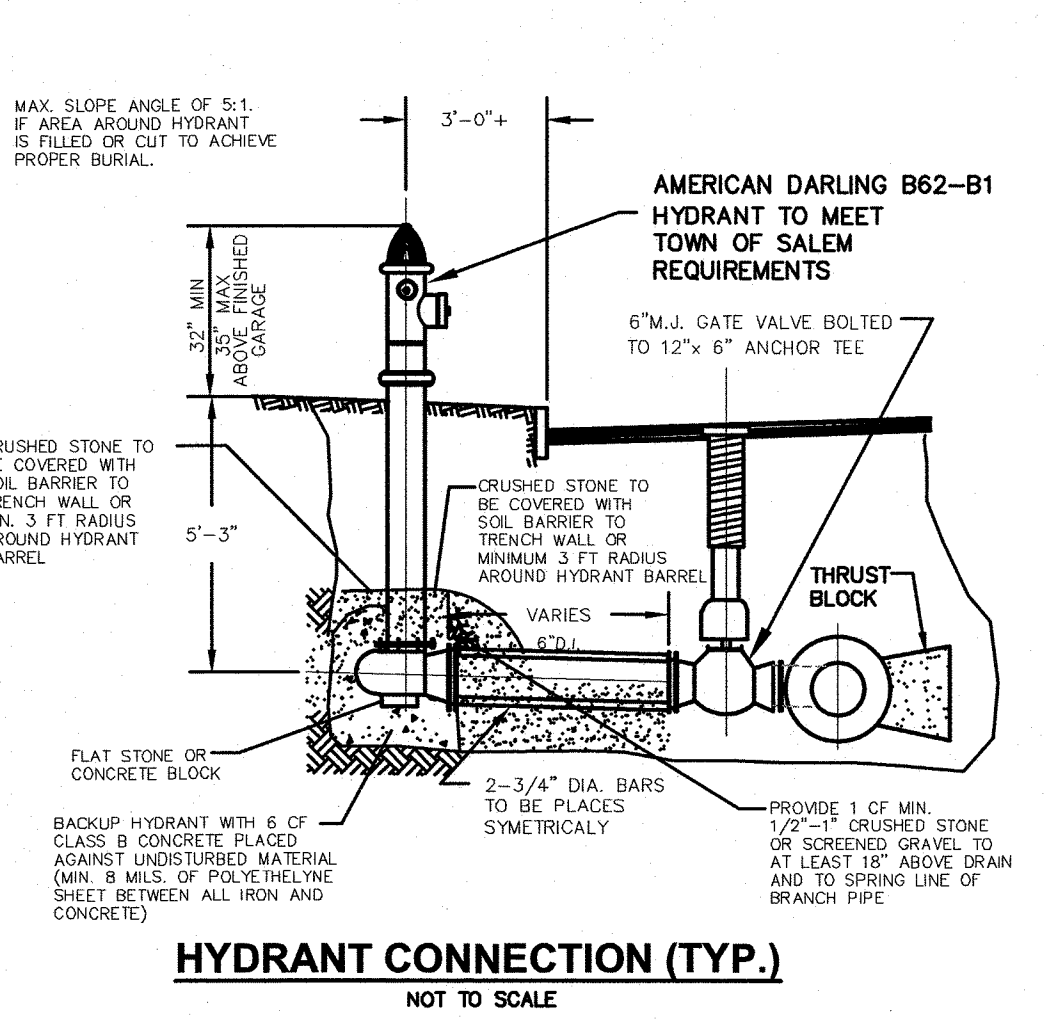
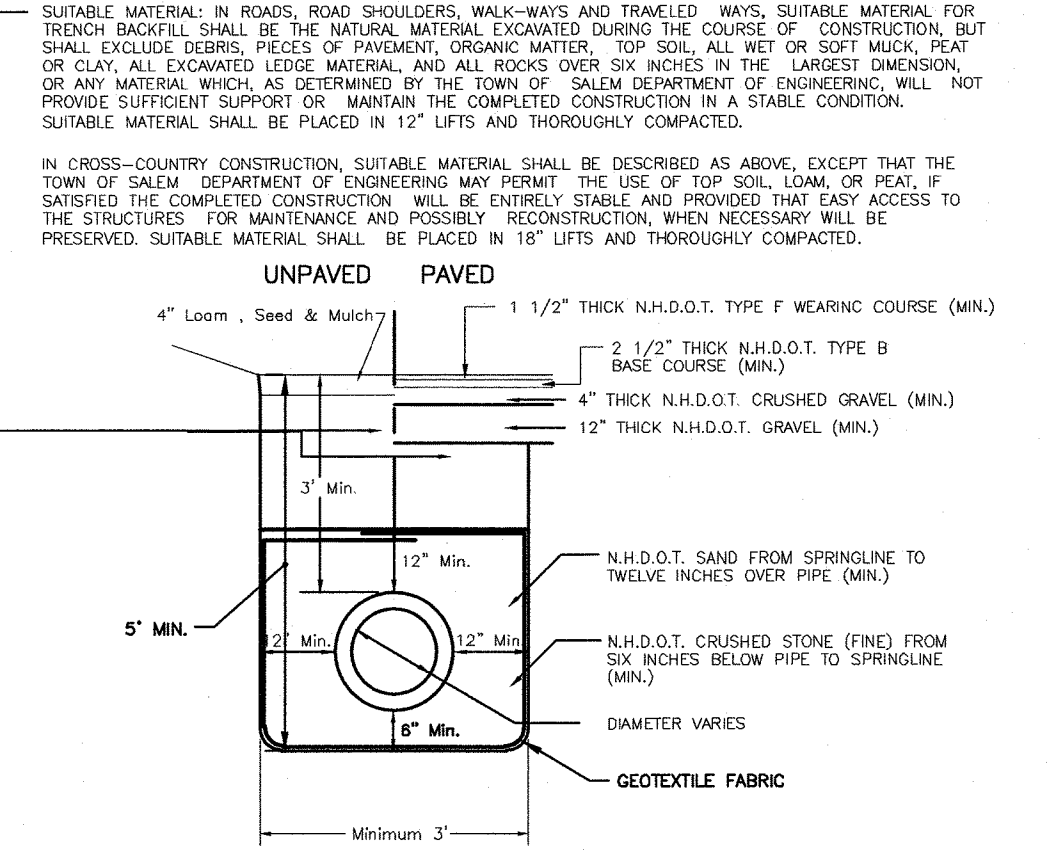
HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES

DESCRIPTION	DATE	SCALE
OIL-DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL)	9/8/00	NONE
DRAWING NUMBER	SP-SN	


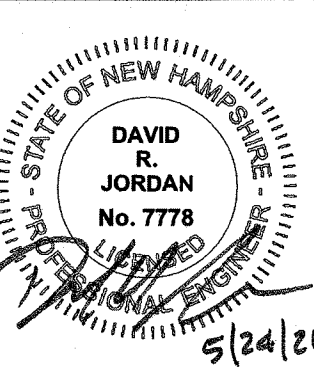


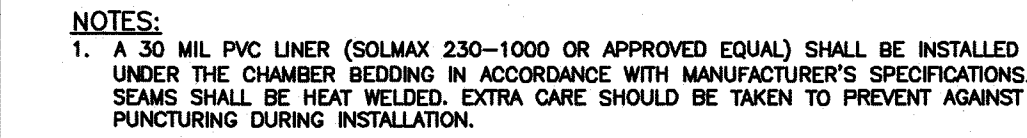
- NOTE:
- ALL MATERIAL AND INSTALLATION PROCEDURES WILL CONFORM TO D.P.W. TECHNICAL SPECIFICATIONS.
 - ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.
 - MIN 2"x2"x4" PRECAST CONCRETE THRUST BLOCK MAY BE USED WITH D.P.W. APPROVAL OR CONCRETE THRUST BLOCK POURED AGAINST UNDISTURBED EARTH - SIZE TO BE BASED ON SIZE OF FITTING AND PRESSURE IN WATERMAIN.

WET TAP TEE INSTALLATION
NOT TO SCALE



HDPE PIPE TRENCH
NOT TO SCALE

1	MISC. REVISIONS	DRJ	4/30/21	
0.	DESCRIPTION	BY	DATE	
REVISIONS				
CONSTRUCTION DETAILS				
CARO TUSCAN VILLAGE RESIDENTIAL SALEM PROPERTY MAP 98 - LOT 12610 4-6 TUSCAN BOULEVARD SALEM, NH 03079				
PREPARED FOR: TUSCAN VILLAGE SOUTH RESIDENTIAL HOLDINGS, LLC 150 PRESIDENTIAL WAY, SUITE 220 WOBURN, MA 01801				
		Engineering Design Planning Construction Management		
603.893.0720		GPINET.COM		Greenman-Pedersen, Inc. 44 Stiles Road Suite One Salem, NH 03079
SCALE: N.T.S.		DATE: APRIL 6, 2021		
	OWNER OF RECORD TUSCAN VILLAGE MASTER DEVELOPMENT, LLC 63 MAIN STREET SALEM, NH 03079 BOOK 6087 PAGE 1446		SALEM PLANNING BOARD APPROVAL	
	ZONE: COMMERCIAL - INDUSTRIAL 'C' & LARGE SCALE REDEVELOPMENT			
DRAWN BY:	CHECKED BY:	DWG. NAME	PROJECT No.	SHEET No.
CCC	DRJ	20367_DET	NEX-2020367	16 OF 20



STORMTECH TABLE			
SYSTEM #	ELEV. A1	ELEV. A2	ELEV. A3
UG DET-1	126.25	127.00	127.75
UG DET-2	125.90	126.65	127.40



NOTES:

1. PRECAST CONCRETE MAN HOLE AS MANUFACTURED BY SUPERIOR CONCRETE OR APPROVED EQUAL.
2. CONCRETE: 4,000 PSI AFTER 28 DAYS.
3. REINFORCING: H-20 LOADING, 4" 4/4" X 4" W.W.M. SLAB TOP -NO. 5'S @ 8" O.C.
4. SHIPLAP JOINTS SEALED WITH 1 STRIP OF 1" DIA BUTYL RUBBER SEALANT.
5. EACH CASTING TO HAVE LIFTING HOLES CAST IN.
6. LENGTH AND DIAMETER OF TEE VARIES WITH PIPE.

TRASH GRATE
SINKING SEE DETAIL
2" DEEP SHELF

4'-4" SHelf

RIM= SEE TABLE

4" TOP SLAB WITH H-20 LOADING

4' OPENING

4'-10"

OPEN TOP ORIFICE 'C'

ORIFICE "B" SEE TABLE

INLET CORED OPENING INV=SEE TABLE

STEEL STRAP (TYP.)

OUTLET PIPE INV = SEE TABLE

ADS HOOD/FLOW CONTROL TEE (OR APPROVED EQUAL)

MAINTENANCE NOTES:
INSPECTION OF OUTLET STRUCTURE EVERY THREE MONTHS, AND AFTER EVERY 28-YEAR OR GREATER STORM EVENT. DURING THE FIRST YEAR OF OPERATION ALL DRAINAGE FACILITIES SHOULD BE INSPECTED AFTER EVERY STORM, AND 2-3 DAYS AFTERWARD, DURING THESE INSPECTIONS THE INSPECTOR AS DESIGNATED BY THE PROPERTY OWNER SHALL LOOK FOR EVIDENCE OF THE FOLLOWING: STRUCTURAL DAMAGE, SILT ACCUMULATION (NEAR INLET INVERTS), AND IMPROPER FUNCTION.

ADS END PLUG

4'-0" SUMP

6"

4' SQUARE

12" GRAVEL BASE

NOTES

- 1) SPACE BETWEEN RE-BARS SHOULD NOT BE GREATER THAN 3.5 INCHES.
- 2) TRASH RACK TO BE FASTENED TO THE CONCRETE OUTLET STRUCTURE WITH A MINIMUM OF FOUR BOLTS AND ANCHORS.
- 3) ANGLE IRON MAY BE BOLTED TOGETHER.
- 4) RE-BARS SHALL BE WELDED TO THE ANGLE IRON.
- 5) UPON COMPLETE FABRICATION OF STRUCTURE, ENTIRE UNIT SHALL BE GALVANIZED.

TOP VIEW

1.25"x3/16" FLAT STOCK

#3 RE-BARS (TYP)

1.25"x1.25"x3/16" ANGLE IRON

1.25"x3/16" FLAT STOCK

SIDE VIEW

#3 RE-BARS (TYP)

1.25"x1.25"x3/16" ANGLE IRON

FRONT VIEW

CORED OPENING

#3 RE-BARS (TYP)

FASTEN TO STRUCTURE USING APPROPRIATE STAINLESS STEEL ANCHORS AND BOLTS

38"±

30"±

Diagram illustrating a specimen for testing, showing a circular stone specimen with a central hole. The specimen is labeled with dimensions and materials:

- 3"
- 3"
- 3"
- MIRAF 104N GEOTEXTILE
- 1"-2" WASHED, CRUSHED, ANGULAR STONE

[illegible]

NOTE:
CONTRACTOR TO PROVIDE A
SHOP DRAWING FOR APPROVAL
BY CIVIL ENGINEER PRIOR TO
CONSTRUCTION.



WEIGHT	
TOP SECTION	12,200#
BOTTOM SECTION	12,200#
TOTAL WEIGHT	24,400#

OUTLET CONTROL STRUCTURE TABLE								
OCS	RIM	INV IN (SIZE)	INV IN (ELEV)	INV OUT (SIZE)	INV OUT (ELEV)	GRIFICE	SIZE (IN)	ELEV
#1	136.00	12" TOP MANIFOLD	129.79	15"	128.00	A	5" DIA.	129.50
		12" BOTTOM MANIFOLD	128.85			B	6" DIA.	130.00
						C	—	—
						D	15" DIA.	131.65
#2	134.20	6" U/G SYSTEM U/D	126.65	12"	125.90	A	3" DIA. x2	125.80
		6" GROUNDWATER U/D	126.90			B	5" DIA.	128.25
		12" TOP MANIFOLD	129.60			C	4" DIA.	129.50
		12" BOTTOM MANIFOLD	127.51			D	12" DIA.	132.00
#4	134.50	6" U/G SYSTEM U/D	127.00	12"	126.25	A	6" DIA.	126.25
		6" GROUNDWATER U/D	126.25			B	6" DIA. x2	127.50
		12" TOP MANIFOLD	129.95			C	—	—
		12" BOTTOM MANIFOLD	127.86			D	12" DIA.	131.25

A schematic diagram of a circular stone specimen. The specimen is a circle with a smaller circle inside it. The space between the two circles is divided into four quadrants by a horizontal and a vertical line. Labels with leader lines point to various parts: '6" PERFORATED UNDERDRAN' points to the left side of the outer circle; '3"' points to the top, right, and bottom quadrants of the outer ring; 'MIRAFI 104N GEOTEXTILE' points to the top-right quadrant; and '1"-2" WASHED, CRUSHED, ANGULAR STONE' points to the bottom-right quadrant.

4	REVISE UNDERGROUND SYSTEM--2	DRJ	7/7/21
3	MISC. REVISIONS	DRJ	7/6/21
2	MISC. REVISIONS	FCM	5/28/21
1	MISC. REVISIONS	DRJ	4/30/21
NO.	DESCRIPTION	BY	DATE

CARO TUSCAN VILLAGE RESIDENTIAL
SALEM PROPERTY MAP 98 - LOT 12610
4-6 TUSCAN BOULEVARD
SALEM, NH 03079

PREPARED FOR:
TUSCAN VILLAGE SOUTH RESIDENTIAL HOLDINGS, LLC
150 PRESIDENTIAL WAY, SUITE 220
WOBURN, MA 01801

GPI
603.893.0720

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

SCALE: N.T.S.

DATE: APRIL 6, 2021

STATE OF NEW HAMPSHIRE
DAVID
R.
JORDAN
No. 7778
OFFICIAL SEAL
7/8/21

OWNER OF RECORD
TUSCAN VILLAGE MASTER
DEVELOPMENT, LLC
63 MAIN STREET
SALEM, NH 03079
BOOK 6087 PAGE 1446

SALEM PLANNING BOARD
APPROVAL

ZONE: COMMERCIAL - INDUSTRIAL 'C'
& LARGE SCALE REDEVELOPMENT

DRAWN BY:	CHECKED BY:	DWG. NAME	PROJECT No.	SHEET No.
CCC	DRJ	20367_DET	NEX-2020367	18 OF 20



DUO-SAFETY LADDER CORPORATION

Solid Beam Aluminum Ladders

These incorporate Duo-Safety's exclusive tongue and groove arrangement. This outstanding construction design holds the sections firmly and rigidly, without brackets, hooks or obstructions of any kind. These compact ladders require a minimum of banking space - and have the extra advantage of being especially stable and rigid.

Series 1500-A Series 1525-A

5" Channel Rail
750 lb Duty Rated

SPECIFICATIONS				
SERIES 1500-A 2-SECTION WITH POLES				
Size	Closed Length	Width over Poles	Banking Thickness	Weight

40'	23' 4"	*26.5"	7.4"	213 lbs
45'	26' 4"	26.5"	7.4"	242 lbs

SERIES 1525-A 3-SECTION WITH POLES				
Size	Closed Length	Width over Poles	Banking Thickness	Weight

40'	16' 10"	*26.5"	9.8"	215 lbs
45'	19'	26.5"	9.8"	240 lbs

All dimensions listed are N.F.P.A. Design Verification Standards. Variations occur in each product of approximately +/- .125" due to the type of rivets, nuts, bolts etc. used. If you require precise dimensions, please call our office and request a copy of our current field dimension sheets.

Weight listed is actual weight of product only. For shipping purposes, please call our office for packaged weight before obtaining freight estimates.

*Stairpoles are optional on 40' length. Base width is 24" standard plus 2.5" to go over poles. Weight without poles deduct approx. 35 lbs each.

MFO Note: We do recommend Stairpoles for 40' ladders even though NFPA has listed as optional.

Prong Feet as Standard
Rubber safety shoes optional for hard surface use

DUO-SAFETY LADDER CORPORATION 513 W 9th Avenue PO Box 497 Oshkosh WI 54903-0497

Toll Free: 877-386-5377 Fax: 920-231-2460 mail@duosafety.com www.duosafety.com

FIRE DEPARTMENT LADDER DETAIL

NOT TO SCALE

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

NOTES:

- FOR ADDITIONAL INFORMATION REFER TO THE NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 2, POST-CONSTRUCTION BEST MANAGEMENT PRACTICES, DECEMBER 2008.
- A 30 MIL PVC LINER (SOLMAX 230-1000 OR APPROVED EQUAL) SHALL BE INSTALLED UNDER THE PIPE BEDDING FOR BIO-RETENTION BASIN IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. SEAMS SHALL BE HEAT WELDED. EXTRA CARE SHOULD BE TAKEN TO PREVENT PUNCTURING DURING INSTALLATION.
- DO NOT PLACE THE BIO-RETENTION SYSTEM INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND IT'S CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
- DO NOT DISCHARGE SEDIMENT-LOADED WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE BIO-RETENTION AREA DURING ANY STAGE OF CONSTRUCTION.
- DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.

SAFETY NOTES

PONDS THAT ARE EASILY ACCESSIBLE IN POPULATED AREAS SHOULD INCORPORATE ALL POSSIBLE SAFETY PRECAUTIONS. STEEP SIDE SLOPES SHOULD BE AVOIDED. IT IS RECOMMENDED THAT SIDE SLOPES OF 3:1 (HORIZONTAL TO VERTICAL) OR FLATTER SHOULD BE USED WHERE THE TOPOGRAPHY PERMITS. IF THE TOPOGRAPHY WILL NOT ALLOW SUCH SLOPES THEN THE PERIMETER OF THE BASIN SHOULD BE FENCED, WARNING SIGNS AND LIFESAVING EQUIPMENT SHOULD BE AVAILABLE AT EACH STRUCTURE.

MAINTENANCE NOTES

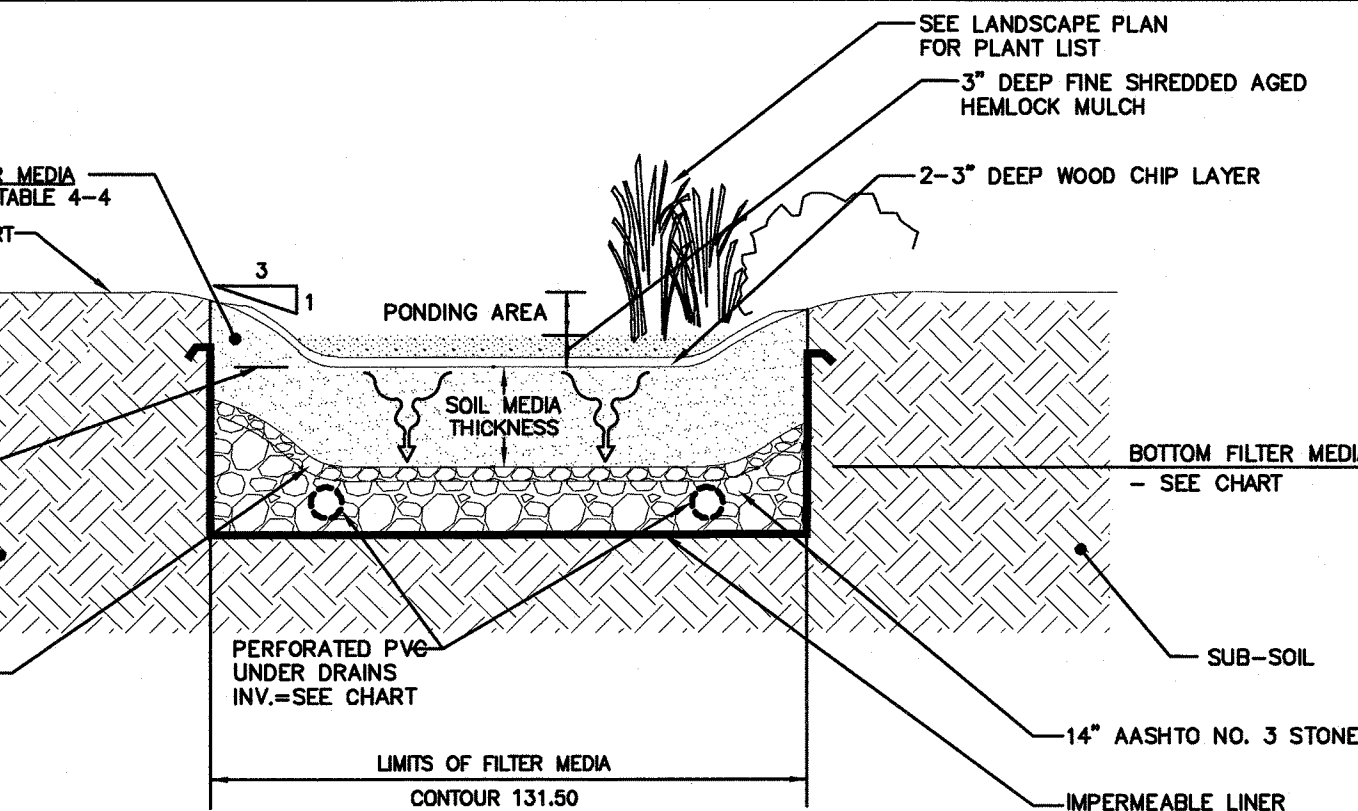
MAINTENANCE IS NECESSARY IF DETENTION/RETENTION BASINS ARE TO CONTINUE TO FUNCTION AS ORIGINALLY DESIGNED. A LOCAL GOVERNMENT, A DESIGNATED GROUP SUCH AS A HOMEOWNERS ASSOCIATION OR SOME INDIVIDUAL MUST BE ASSIGNED RESPONSIBILITY FOR MAINTAINING THE STRUCTURES AND THE BASIN AREA. A MAINTENANCE PLAN SHOULD BE DEVELOPED THAT OUTLINES THE MAINTENANCE OPERATIONS AND A SCHEDULE FOR CARRYING OUT THE PROCEDURES.

THE FOLLOWING ARE SOME ITEMS WHICH SHOULD BE CONSIDERED IN FORMULATING A MAINTENANCE PLAN:

- EMBANKMENT - THE EMBANKMENT SHOULD BE INSPECTED ANNUALLY TO DETERMINE IF RODENT BURROWS, WEI AREAS, OR EROSION OF THE FILL IS TAKING PLACE.
- VEGETATION - THE VEGETATED AREAS OF THE STRUCTURE SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH. LIME AND FERTILIZER SHOULD BE APPLIED AS NECESSARY AS DETERMINED BY SOIL TESTS. TREES AND SHRUBS SHOULD BE KEPT OFF THE EMBANKMENT AND EMERGENCY SPILLWAY AREAS.
- INLETS - PIPE INLETS AND SPILLWAY STRUCTURES SHOULD BE INSPECTED ANNUALLY AND AFTER EVERY MAJOR STORM. ACCUMULATED DEBRIS AND SEDIMENT SHOULD BE REMOVED. IF PIPES ARE COATED, THE COATING SHOULD BE CHECKED AND REPAIRED AS NECESSARY.
- OUTLETS - PIPE OUTLETS SHOULD BE INSPECTED ANNUALLY AND AFTER EACH MAJOR STORM. THE CONDITION OF THE PIPES SHOULD BE NOTED AND REPAIRS MADE AS NECESSARY. IF EROSION IS TAKING PLACE THEN MEASURES SHOULD BE TAKEN TO STABILIZE AND PROTECT THE AFFECTED AREA OF THE OUTLET.
- SEDIMENT - SEDIMENT SHOULD BE CONTINUALLY CHECKED IN THE BASIN. WHEN SEDIMENT ACCUMULATIONS REACH THE PREDETERMINED DESIGN ELEVATION, THEN THE SEDIMENT SHOULD BE REMOVED AND PROPERLY DISPOSED OF.
- SAFETY INSPECTIONS - ALL PERMANENT IMPROVEMENTS SHOULD BE INSPECTED BY A QUALIFIED PROFESSIONAL ENGINEER ON A PERIODIC BASIS. THERE SHOULD BE NO SIGNIFICANT DAMAGE OR LOSS OF LIFE DOWNSIDE. THEN THE STRUCTURE SHOULD BE CARRIED OUT ANNUALLY. THE DESIGNATED INDIVIDUAL OR GROUP SHOULD ALSO MAKE INSPECTIONS AFTER EVERY MAJOR STORM EVENT.

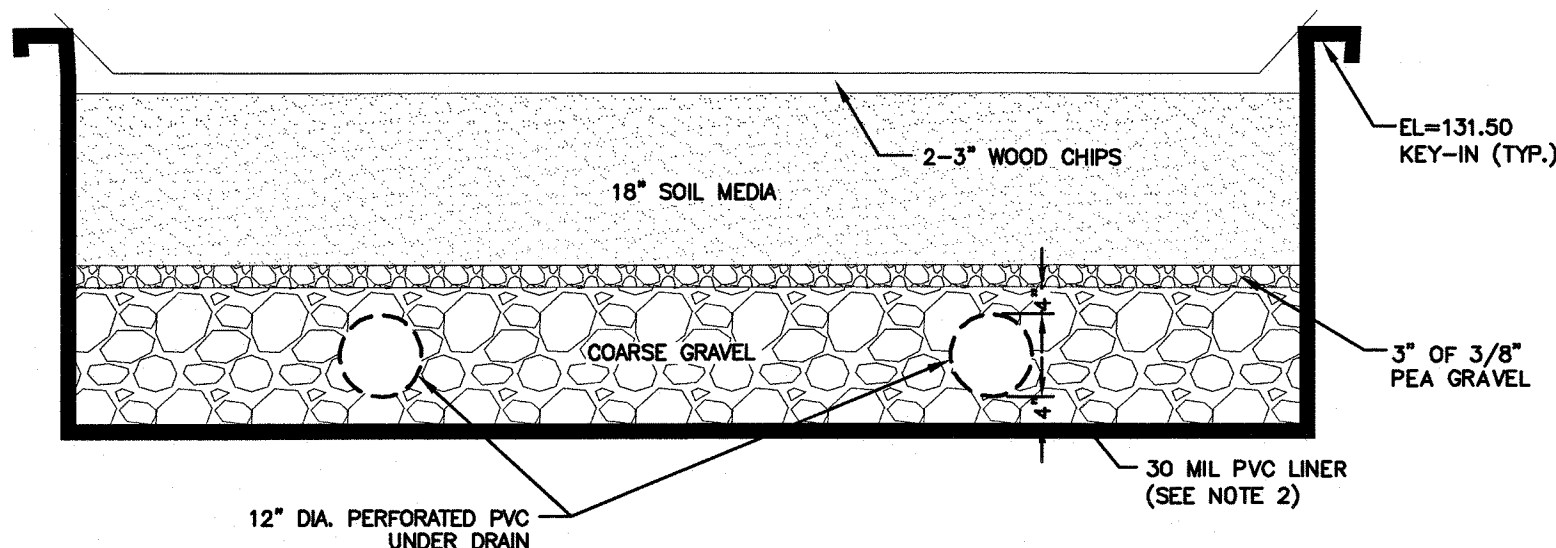
BIORETENTION AREA DETAIL

NOT TO SCALE

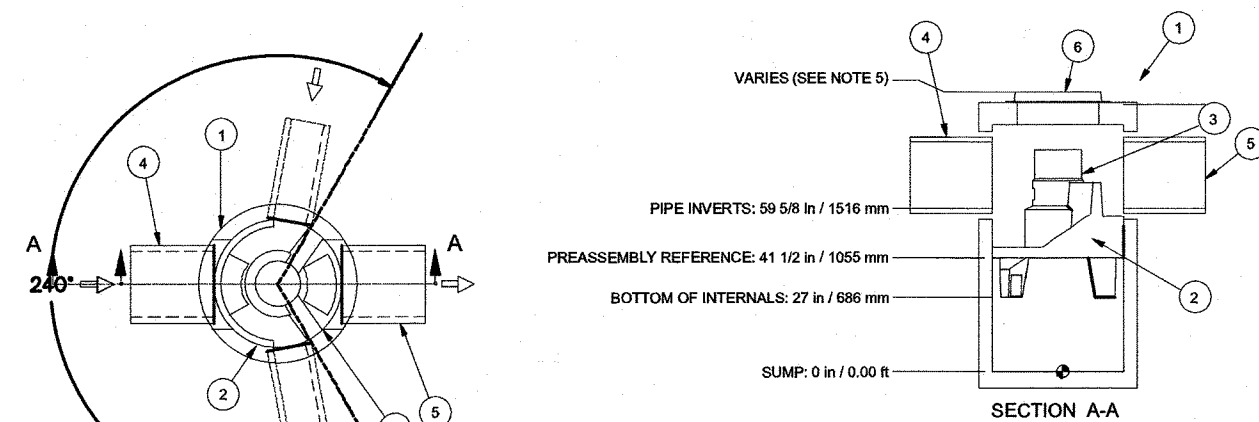


SCHEMATIC PROFILE

RAIN GARDEN AREA	TOP BERM ELEVATION	BASIN BOTTOM ELEVATION	SOIL MEDIA THICKNESS	BOTTOM FILTER MEDIA ELEV.	UNDERDRAIN SIZE	UNDERDRAIN ELEV.
#1	132.00	128.00	18"	126.50	12" DIA.	124.90



BASIN LINER DETAIL



GENERAL NOTES:
1. GENERAL ARRANGEMENT DRAWINGS ONLY. CONTACT HYDRO INTERNATIONAL FOR SITE SPECIFIC FABRICATION DRAWINGS.
2. THE DIAMETER OF THE INLET & OUTLET PIPES MAY BE NO MORE THAN 24".
3. MULTIPLE INLET PIPES POSSIBLE. REFER TO PROJECT PLANS.
4. INLET/OUTLET PIPE ANGLE CAN VARY TO ALIGN WITH DRAINAGE NETWORK (REFER TO PROJECT PLANS).
5. PEAK FLOW RATE AND MINIMUM HEIGHT LIMITED BY AVAILABLE COVER AND PIPE DIAMETER.
6. LARGER SEDIMENT STORAGE CAPACITY MAY BE PROVIDED WITH A DEEPER SLAM DEPTH.

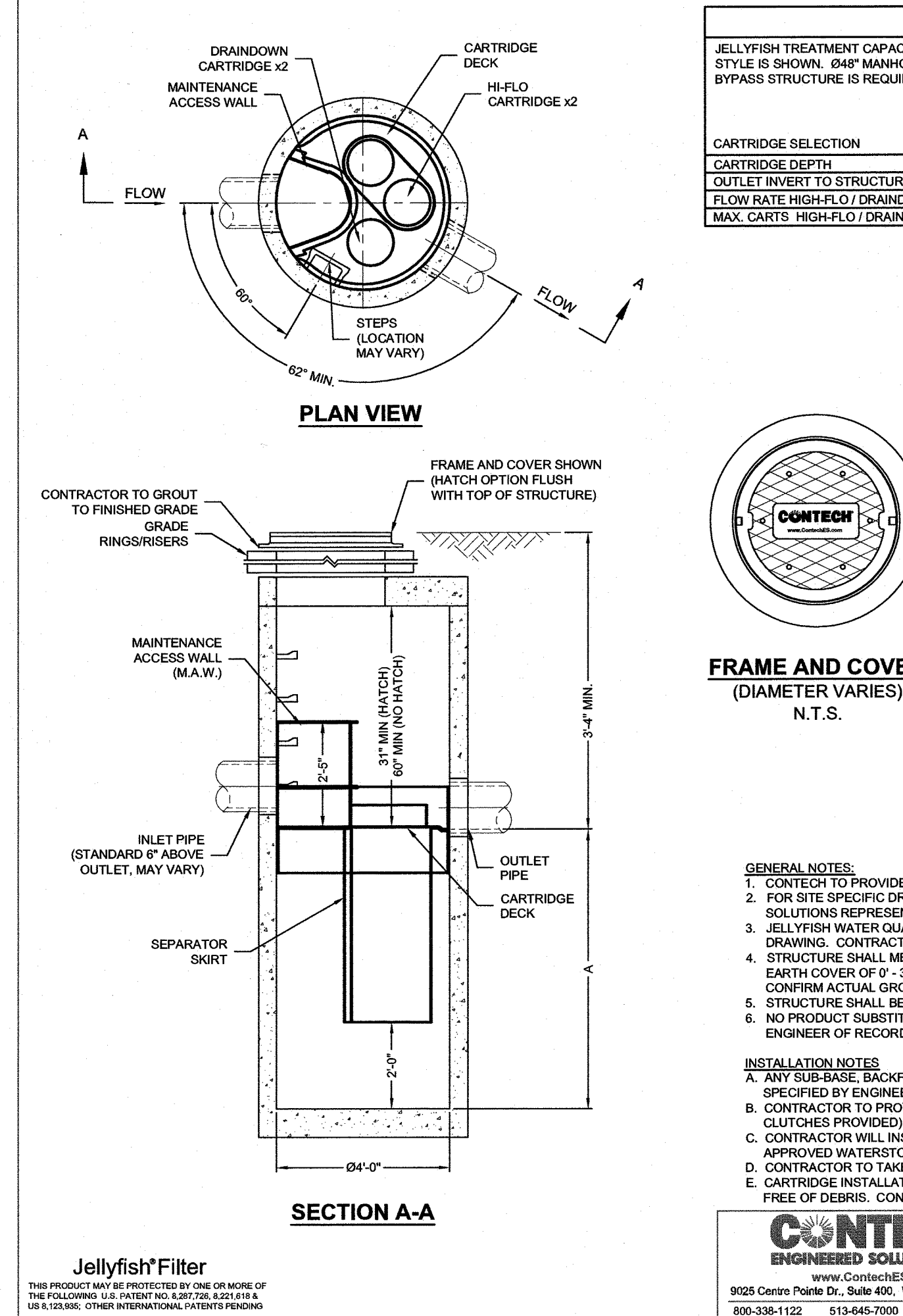
PRODUCT SPECIFICATIONS:
A. THE TREATMENT SYSTEM SHALL BE AN INDUCED VORTEX TO SEPARATE POLLUTANTS FROM STORMWATER RUNOFF.
B. THE TREATMENT SYSTEM SHALL FIT WITHIN THE LIMITS OF EXCAVATION AREA AND DEPTH AS SHOWN IN THE DRAWING.
C. PROJECT PLANS AND WILL NOT EXCEED THE DIMENSIONS FOR THE DESIGN FLOW RATES SPECIFIED HEREIN.
D. THE TREATMENT SYSTEM SHALL REMAIN GREATER THAN OR EQUAL TO TOP OF TFS PIPES ON THE THINEST PARTICLE SIZE (PPS) OF 100 MICRONS AND/OR SIDE OF TFS BASED ON THE TFS OF 230 MICRONS AT 0.7 CPS AND 12 CPS EFFICIENCY.
E. THE TREATMENT SYSTEM SHALL ALLOW THE PEAK ON-LINE FLOW RATES OF UP TO 16 CFS WITHOUT CAUSING UPRUSH BACKFLOW CONDITIONS. FULL-SCALE INDEPENDENT LABORATORY TESTING SHALL QUANTIFY UPSTREAM OUTLET CONTROL OF LOSS TIME OR SOAK TO 5 MIN FOR ALL FLOWS UP TO SIZE OF WFS-100.
F. THE TREATMENT SYSTEM SHALL BE CAPABLE OF CAPTURING AND RETAINING FINE SILT AND SAND SIZE PARTICLES. ANALYSES OF CAPTURED SEDIMENT FROM FULL-SCALE FIELD INSTALLATIONS SHALL QUANTIFY PARTICLE SIZES PRECISELY IN THE 20-MICRON RANGE.

"FIRST DEFENSE" UNIT DETAIL - FD-4HC

(OR APPROVED EQUAL)

NOT TO SCALE

NOTE: CONTRACTOR SHOULD CONFIRM SYSTEM PARTS AND OBTAIN SHOP DRAWINGS FROM MANUFACTURER PRIOR TO CONSTRUCTION.



JELLYFISH DESIGN NOTES

JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. THE STANDARD MANHOLE STYLE IS SHOWN. 64" MANHOLE JELLYFISH PEAK TREATMENT CAPACITY IS 0.45 CFS. IF THE SITE CONDITIONS EXCEED 0.45 CFS AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION				
CARTRIDGE DEPTH	64"	40"	27"	15"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-6"	5'-3"	4'-2"	3'-2"
FLOW RATE HIGH-FLO / DRAINDOWN (cfs) (per cart)	0.18 / 0.09	0.13 / 0.065	0.09 / 0.045	0.05 / 0.025
MAX. CARTS HIGH-FLO / DRAINDOWN	2 / 1			

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	JF-2
WATER QUALITY FLOW RATE (cfs)	0.45
BYPASS FLOW RATE (cfs)	2.75
PEAK FLOW RATE (cfs)	2.75
RETURN PERIOD OF PEAK FLOW (yrs)	50
# OF CARTRIDGES REQUIRED (HF / DD)	2/1
CARTRIDGE SIZE	54"

FRAME AND COVER (DIAMETER VARIES) N.T.S.

GENERAL NOTES:

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
- 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 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 3' AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M308 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.
- NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

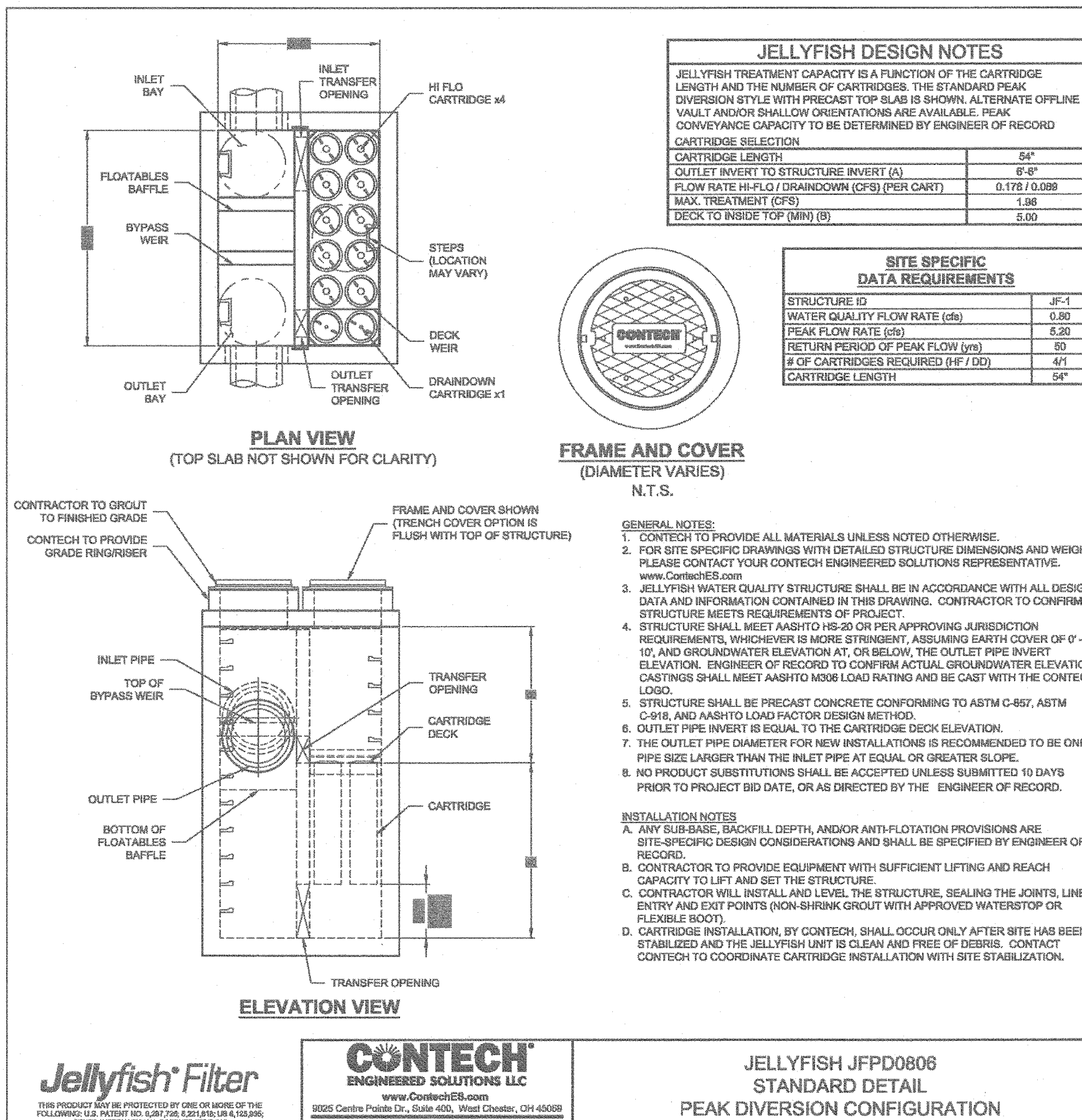
INSTALLATION NOTES

- 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 STRUCTURE (LIFTING CLUTCHES PROVIDED).
- CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
- CONTRACTOR TO 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.

CONTECH
ENGINEERED SOLUTIONS LLC
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

JELLYFISH JF4
STANDARD DETAIL
OFFLINE CONFIGURATION

JELLYFISH JF-2 DETAIL



JELLYFISH DESIGN NOTES

JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD PEAK DIVERSION STYLE WITH PRECAST TOP SLAB IS SHOWN. ALTERNATE OFFLINE VAULT AND/OR SHALLOW ORIENTATIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD.

CARTRIDGE SELECTION	
CARTRIDGE LENGTH	64"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-6"
FLOW RATE HI-FLO / DRAINDOWN (CFS) (PER CART)	0.178 / 0.098
MAX. TREATMENT (CFS)	1.88
DECK TO INSIDE TOP (MIN) (B)	5.00

SITE SPECIFIC DATA REQUIREMENTS	
STRUCTURE ID	JF-1
WATER QUALITY FLOW RATE (cfs)	0.80
PEAK FLOW RATE (cfs)	5.20
RETURN PERIOD OF PEAK FLOW (yrs)	50
# OF CARTRIDGES REQUIRED (HF / DD)	4/1
CARTRIDGE LENGTH	54"

GENERAL NOTES:

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
- 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 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 10' AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M308 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
- STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478, ASTM C-478, AND AASHTO LOAD FACTOR DESIGN METHOD.
- OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
- THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE AT EQUAL OR GREATER SLOPE.
- NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

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 STRUCTURE.
- CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
- 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.

CONTECH
ENGINEERED SOLUTIONS LLC
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

JELLYFISH JFPD0806
STANDARD DETAIL

PEAK DIVERSION CONFIGURATION

JELLYFISH JF-1 DETAIL

NO.	DESCRIPTION	BY	DATE
2	ADD FIRE DEPT. LADDER DETAIL	DRJ	5/20/21
1	MISC. REVISIONS	DRJ	4/30/21

REVISIONS

CONSTRUCTION DETAILS

CARO TUSCAN VILLAGE RESIDENTIAL
SALEM PROPERTY MAP 98 - LOT 12610
4-6 TUSCAN BOULEVARD
SALEM, NH 03079

PREPARED FOR:
TUSCAN VILLAGE SOUTH RESIDENTIAL HOLDINGS, LLC
150 PRESIDENTIAL WAY, SUITE 220
WOBBURN, MA 01801

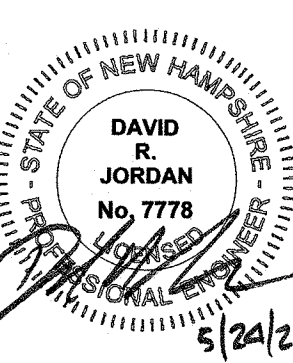
GPI

Engineering
Design
Planning
Construction Management
603.893.0720
GPI.NET.COM

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

SCALE: N.T.S.

DATE: APRIL 6, 2021



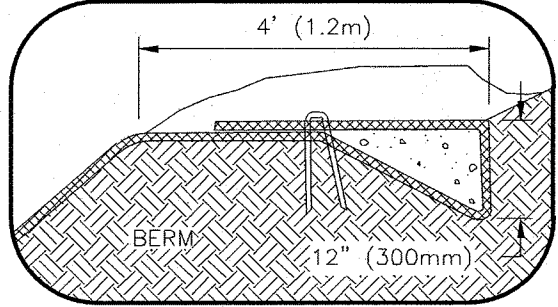
OWNER OF RECORD
TUSCAN VILLAGE MASTER
DEVELOPMENT, LLC
63 MAIN STREET
SALEM, NH 03079
BOOK 6087 PAGE 1446

SALEM PLANNING BOARD
APPROVAL

ZONE: COMMERCIAL - INDUSTRIAL 'C'
& LARGE SCALE REDEVELOPMENT

DRAWN BY:	CHECKED BY:	DWG. NAME	PROJECT No.	SHEET No.
CCC	DRJ	20367_DET	NEX-2020367	19 OF 20

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TYPICAL INSTALLATION
OF EROSION CONTROL
BLANKETS FOR SLOPES

NOT TO SCALE

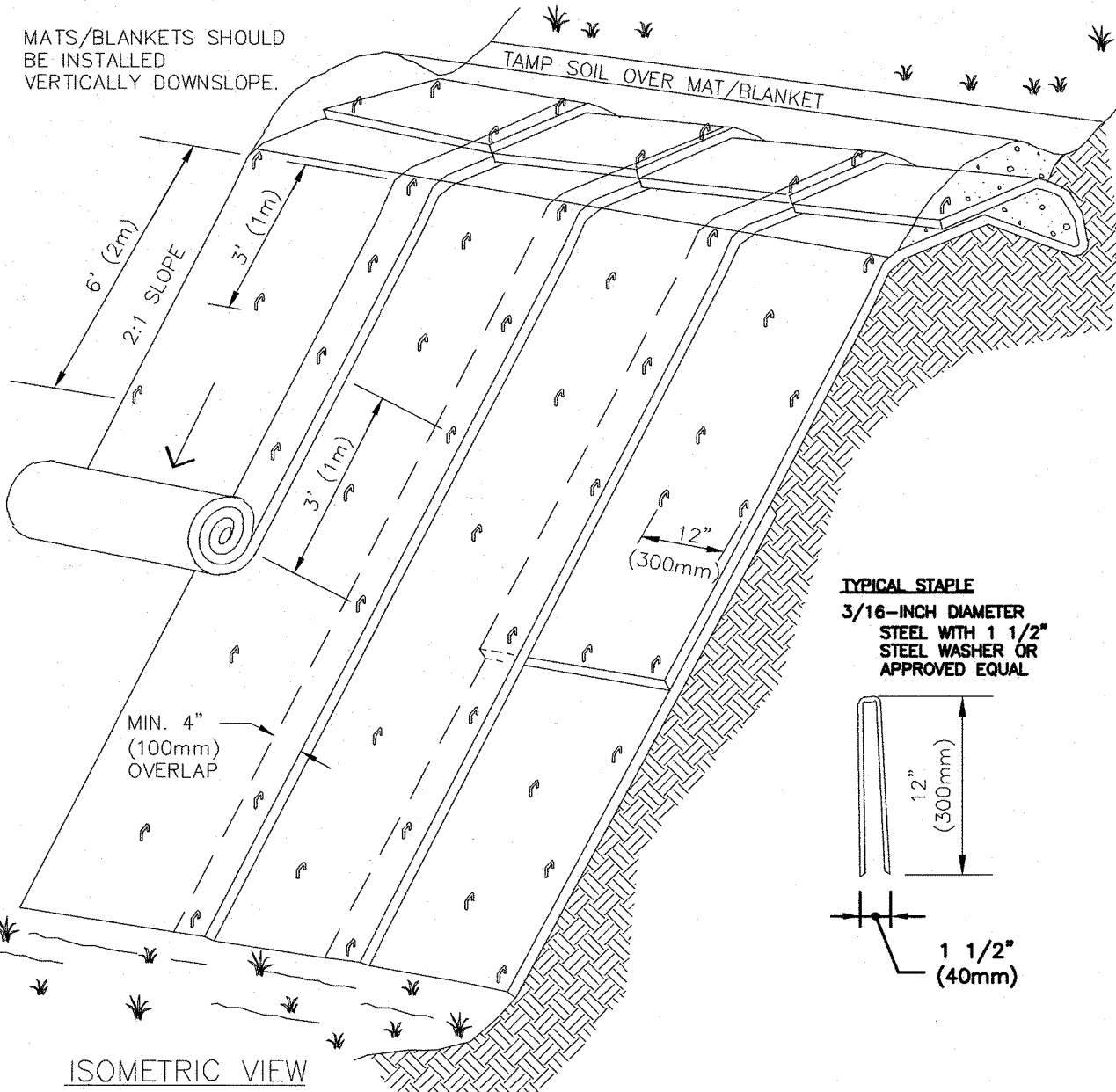
NOTES:

- BEGIN AT THE TOP OF BLANKET INSTALLATION AREA BY ANCHORING BLANKET IN A 6" DEEP TRENCH, BACKFILL AND COMPACT TRENCH AFTER STAPLING.
- ROLL THE BLANKET DOWN THE SWALE IN THE DIRECTION OF THE WATER FLOW. LAY BLANKETS LOOSELY & MAINTAIN DIRECT CONTACT WITH SOIL - DO NOT STRETCH.
- THE EDGES OF BLANKETS MUST BE STAPLED WITH APPROX. 4 INCH OVERLAP WHERE 2 OR MORE STRIP WIDTHS ARE REQUIRED.
- WHEN BLANKETS MUST BE SPICED DOWN THE SWALE, PLACE BLANKET END OVER END WITH 6 INCH (MIN.) OVERLAP AND ANCHOR DOWN SLOPE BLANKET IN A 6 INCH DEEP TRENCH.
- BLANKETS SHALL BE STAPLED ENOUGH TO ANCHOR BLANKET WHILE MAINTAINING CONTACT WITH SOIL. STAPLES SHALL BE PLACED DOWN THE CENTER & STAGGERED WITH THE STAPLES PLACED ALONG EDGES. PATTERN & AMOUNT OF STAPLES VARIES BY MANUFACTURER, SO FOLLOW MANUFACTURERS RECOMMENDATIONS.
- BLANKET SHALL BE NORTH AMERICAN GREEN SC-150BN OR APPROVED EQUAL.

MAINTENANCE & MATS

- BLANKETS SHALL BE INSPECTED WEEKLY DURING CONSTRUCTION & AFTER A RAINFALL IN EXCESS OF 1/2" IN A 24-HOUR PERIOD.
- FAILURES SHALL BE REPAIRED IMMEDIATELY. IF ANY OF THE FOLLOWING OCCUR: SLOPE WASHOUT, MAT DISPLACEMENT, DAMAGE TO MAT, THE AFFECTED AREA SHALL BE REPAIRED & RESEEDED & MAT SHALL BE REPLACED OR RE-INSTALLED.

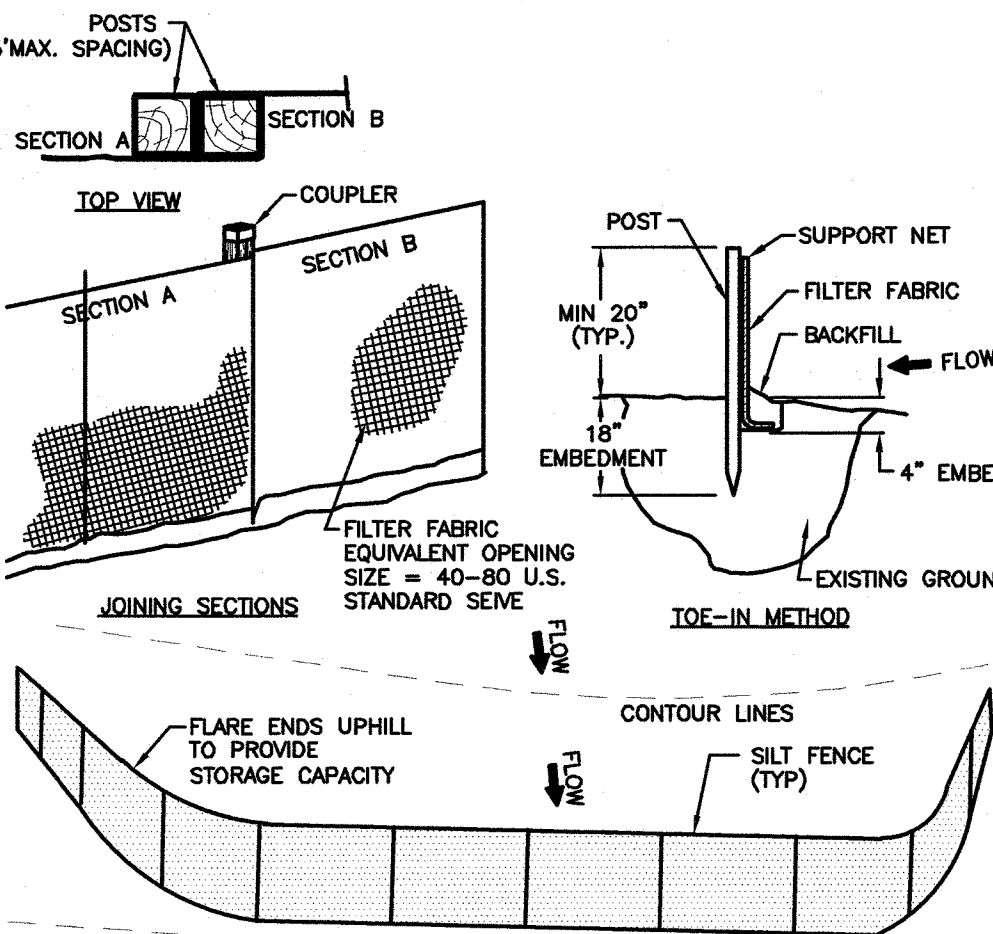
NOTE: DO NOT USE PRODUCTS THAT CONTAIN WELDED PLASTIC OR THAT ARE "PHOTODEGRADABLE". USE PRODUCTS WITH BIODEGRADABLE NETTING AND NATURAL FIBER MATERIAL (I.E. STRAW OR COCONUT FIBER).



TYPICAL SLOPE
SOIL STABILIZATION

NOT TO SCALE

**BLANKET SLOPE PROTECTION
FOR EROSION CONTROL**



CRITERIA FOR SILT FENCES:

- SILT FENCE FILTER CLOTH: THE FABRIC FOR THE SILT FENCE SHALL MEET THE FOLLOWING SPECIFICATIONS:

FABRIC PROPERTIES:	MINIMUM ACCEPTABLE VALUES	TEST METHOD
GRAB TENSILE STRENGTH (lbs)	50	ASTM D1682
ELONGATION AT FAILURE (%)	50	ASTM D1682
MULLEN BURST STRENGTH (PSI)	190	ASTM D3786
PUNCTURE STRENGTH (lbs)	40	ASTM D751
EQUIVALENT OPENING SIZE	40-80	US STD. SIEVE

- FENCE POSTS (FOR FABRICATED UNITS) - THE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG. WOOD POSTS WILL BE OF SOUND QUALITY HARDWOOD WITH A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQUARE INCHES. STEEL POSTS WILL BE STANDARD 1 OR 1 1/2 SECTION'S WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT. MAXIMUM SPACING SHALL BE 6 LINEAR FEET.
- WIRE FENCE (FOR FABRICATED UNITS) - WIRE FENCING SHALL BE A MINIMUM 14.5 GAUGE WITH A MAXIMUM 6 INCH MESH OPENING.
- PREFABRICATED UNITS - PREFABRICATED UNITS MAY BE USED IN LIEU OF THE ABOVE METHOD PROVIDING: (1) THE FILTER CLOTH AND FENCE POSTS MEET THE ABOVE CRITERIA; AND (2) THE UNIT IS INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

MAINTENANCE:

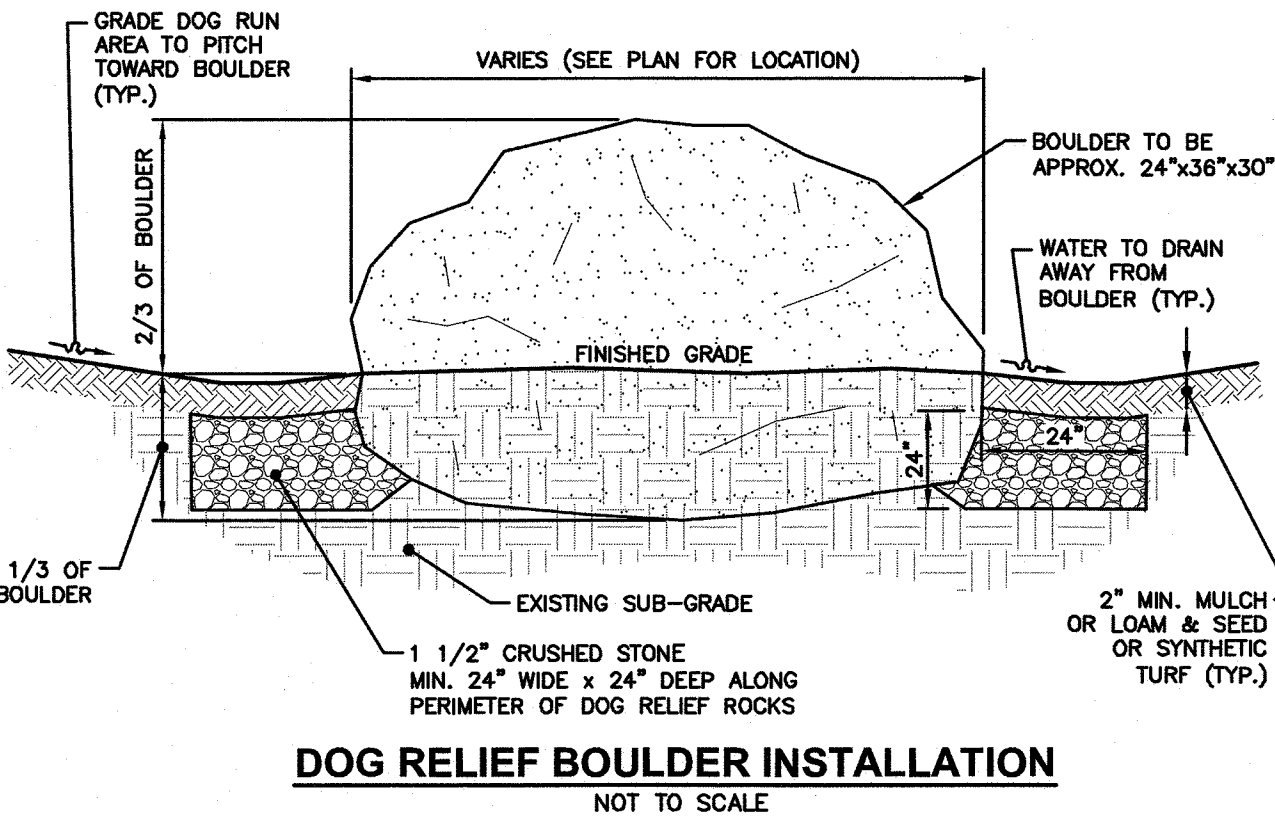
- SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
- IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
- SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

CONSTRUCTION SPECIFICATIONS:

- THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES.
- THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND (4\"/>
- WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIES OR STAPLES.
- FILTER CLOTH SHALL BE FASTENED SECURELY TO THE WOVEN WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP, MID-SECTION AND BOTTOM.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES (24\"/>
- POSTS TO BE SPACED AT A MAXIMUM OF 6' ON CENTER.

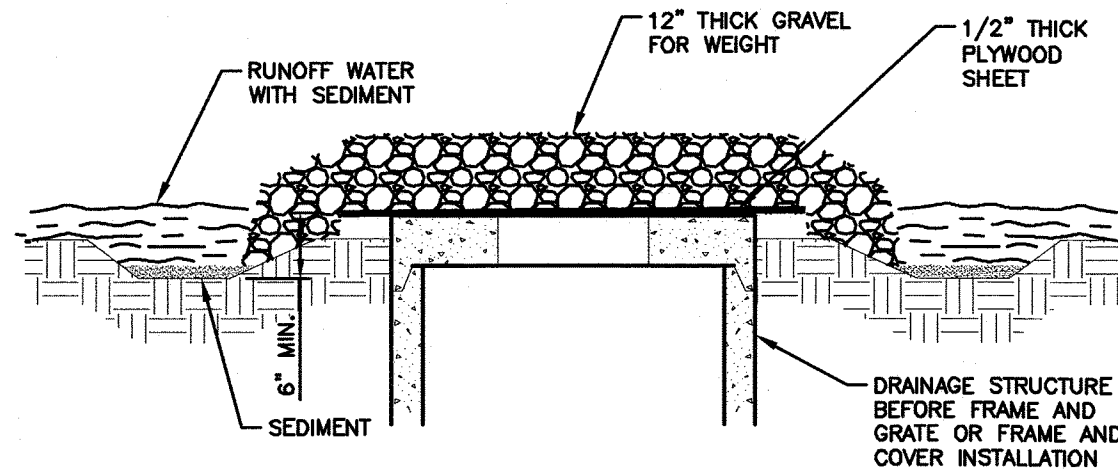
SEDIMENT CONTROL FENCE

NOT TO SCALE



DOG RELIEF BOULDER INSTALLATION

NOT TO SCALE

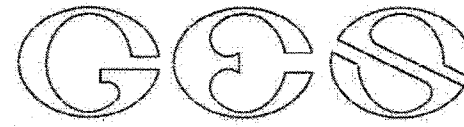


MAINTENANCE

- ALL STRUCTURES SHOULD BE INSPECTED AFTER EVERY RAIN STORM AND REPAIRS MADE AS NECESSARY.
- SEDIMENT SHOULD BE REMOVED FROM THE TRAPPING DEVICES AFTER THE SEDIMENT HAS REACHED A MAXIMUM OF ONE HALF OF THE DEPTH OF THE TRAP. THE SEDIMENT SHOULD BE DEPOSED OF IN A SUITABLE AREA AND PROTECTED FROM EROSION BY EITHER STRUCTURAL OR VEGETATIVE MEANS.
- THE TEMPORARY TRAPS SHOULD BE REMOVED AND THE AREA REPAIRED AS SOON AS THE CONTRIBUTING DRAINAGE AREA TO THE INLET HAS BEEN COMPLETELY STABILIZED.
- ALL STRUCTURES WITH INLET PROTECTION MUST BE CLEANED AT THE END OF CONSTRUCTION AND WHEN THE SITE IS FULLY STABILIZED.

INLET PROTECTION DETAIL

NOT TO SCALE



GOVE ENVIRONMENTAL SERVICES, INC.

Tuscan Village
03/26/21
Logged by: Luke Hurley, CSS 095

Test Pit #1:

0-3 INCHES, Pavement

3-24 INCHES, Fill

24-72 INCHES, 2.5Y 5/2, FINE SANDY LOAM , GRANULAR, FRIABLE 25% REDOX CONCENTRATIONS

72-120 INCHES, 2.5Y 4/4, FINE SAND, BLOCKY, FIRM, WITH 25% REDOX CONCENTRATIONS

ESHW: 24 INCHES

REFUSAL: N/A

OBSERVED WATER: N/A

Test Pit #2:

0-48 INCHES, Fill

48-60 INCHES, 10YR3/2, FINE SANDY LOAM , GRANULAR, FRIABLE

60-72 INCHES, 2.5Y 4/3, FINE SANDY LOAM , GRANULAR, FRIABLE

72-84 INCHES, 2.5Y5/3, FINE SAND, MASSIVE, FIRM, WITH 15% REDOX CONCENTRATIONS

ESHW: 72 INCHES

REFUSAL: N/A

OBSERVED WATER: N/A

Test Pit #3:

0-60 INCHES, Fill

60-72 INCHES, 10YR3/2, FINE SANDY LOAM , GRANULAR, FRIABLE

72-120\"/>

ESHW: 72 INCHES

REFUSAL: N/A

OBSERVED WATER: N/A

Test Pit #4:

0-36 INCHES, Fill

36-72 INCHES, 2.5Y 5/2, FINE SANDY LOAM , GRANULAR, FRIABLE, WITH 25% REDOX CONCENTRATIONS

72-120 INCHES, 2.5Y 4/3, FINE SAND, MASSIVE, FIRM, WITH 25% REDOX CONCENTRATIONS

ESHW: 36 INCHES

REFUSAL: N/A

OBSERVED WATER: N/A

Test Pit #5:

0-36 INCHES, Fill

36-72 INCHES, 2.5 Y 5/2 , FINE SANDY LOAM , GRANULAR, FRIABLE, WITH 25% REDOX CONCENTRATIONS

72-120 INCHES, 2.5Y 4/3, FINE SAND, MASSIVE, FIRM, WITH 25% REDOX CONCENTRATIONS

ESHW: 36 INCHES

REFUSAL: N/A

OBSERVED WATER: N/A

Test Pit #6:

0-108 INCHES, MIXED Fill

ESHW: UNDETERMINABLE

REFUSAL: N/A

OBSERVED WATER: N/A

Test Pit #7:

0-36 INCHES, Fill

36-72 INCHES, 10YR3/2 , FINE SAND, GRANULAR, FRIABLE, WITH 25% REDOX CONCENTRATIONS

ESHW: 36 INCHES

REFUSAL: N/A

OBSERVED WATER: N/A

Test Pit #8:

0-60 INCHES, Fill

60-84 INCHES, 10YR3/3, FINE SANDY LOAM , GRANULAR, FRIABLE, WITH 25% REDOX CONCENTRATIONS

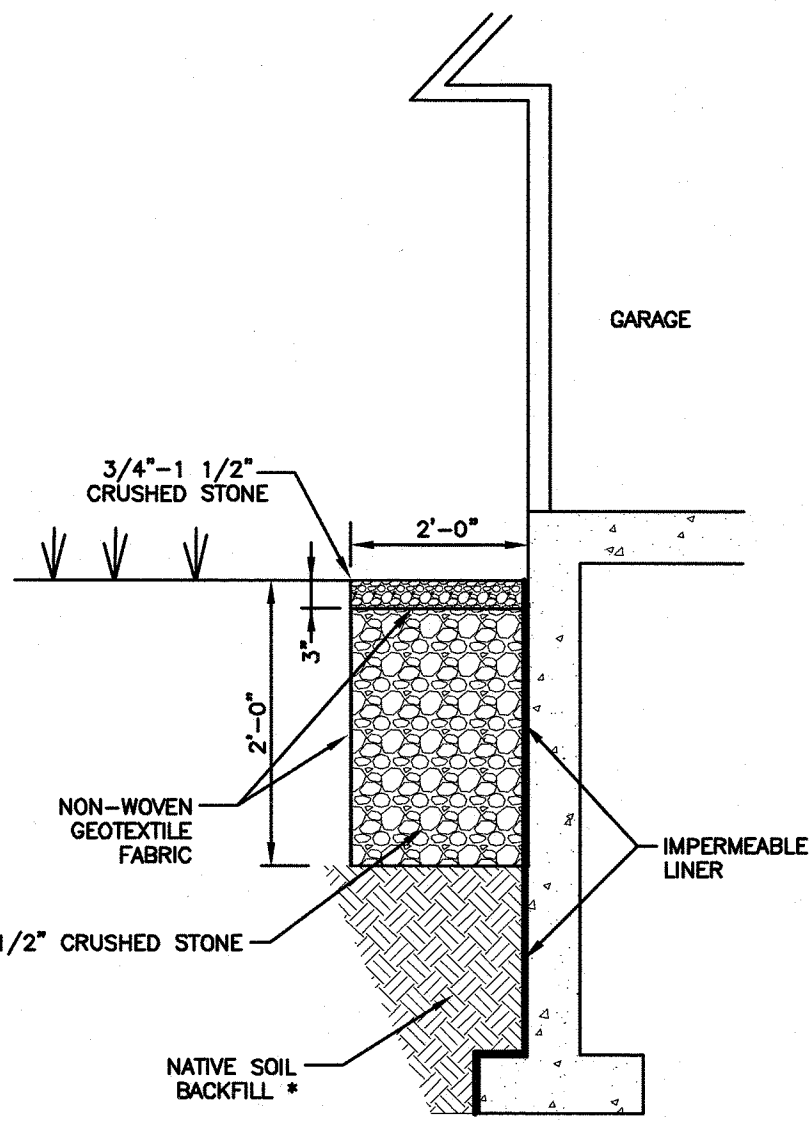
84-120 INCHES, 2.5Y 5/2, FINE SAND, MASSIVE, FIRM, WITH 25% REDOX CONCENTRATIONS

ESHW: 60 INCHES

REFUSAL: N/A

OBSERVED WATER: N/A

TEST PIT LOGS



STONE DRIP EDGE

NOT TO SCALE

*NOTE: FIELD MEASUREMENT OF THE INFILTRATION RATE OF THE SOIL USED AS BACKFILL IS REQUIRED AFTER CONSTRUCTION PURSUANT TO ENV-WQ 1054.14. THE KSAT VALUE OF THE FILL SHALL BE DETERMINED USING TEST METHODS DESCRIBED IN ASTM D-2434 OR ASTM D-5856 AND THEN A SAFETY FACTOR APPLIED BY MULTIPLYING THE KSAT VALUE BY 0.5. THE RESULTANT KSAT VALUE AFTER APPLYING THE SAFETY FACTOR SHALL BE NO LESS THAN 5 INCHES/HOUR. THIS TESTING SHALL BE PERFORMED BY A CERTIFIED SOIL SCIENTIST, PROFESSIONAL GEOLOGIST OR PROFESSIONAL ENGINEER.

TEMPORARY EROSION CONTROL MEASURES:

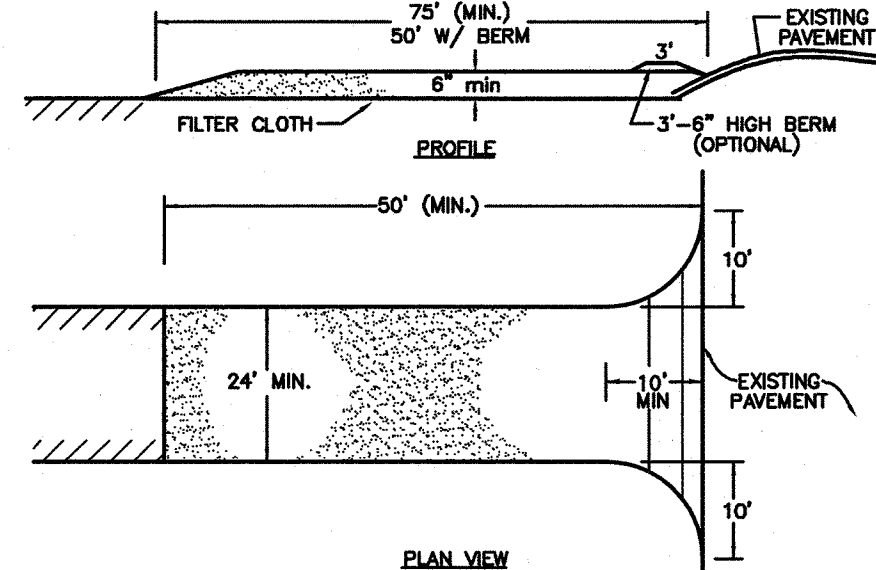
- THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
- HAY BALE BARRIERS AND SEDIMENT TRAPS SHALL BE INSTALLED AS REQUIRED. BARRIERS AND TRAPS ARE TO BE MAINTAINED AND CLEANED UNTIL ALL SLOPES HAVE A HEALTHY STAND OF GRASS.
- BALED HAY AND MULCH SHALL BE MOWINGS OF ACCEPTABLE HERBACEOUS GROWTH, FREE FROM NOXIOUS WEEDS OR WOODY STEMS, AND SHALL BE DRY. NO SALT HAY SHALL BE USED.
- FILL MATERIAL SHALL BE FREE FROM STUMPS, WOOD, ROOTS, ETC.
- STOCKPILED MATERIALS SHALL BE PLACED ONLY IN AREAS SHOWN ON THE PLANS. STOCKPILES SHALL BE PROTECTED BY SILTATION FENCE AND SEEDED TO PREVENT EROSION. THESE MEASURES SHALL REMAIN UNTIL ALL MATERIAL HAS BEEN PLACED OR DISPOSED OFF SITE.
- ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED. A MINIMUM OF 4 INCHES OF LOAM SHALL BE INSTALLED AND SEEDING AS SPECIFIED.
- AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED THE TEMPORARY EROSION CONTROL MEASURES ARE TO BE REMOVED.
- PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
- ALL CATCH BASIN INLETS WILL BE PROTECTED WITH LOW POINT SEDIMENTATION BARRIER.
- ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED AND CLEANED AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
- ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA.
- JUTE MATTING OR APPROVED EQUIVALENT SHALL BE PROVIDED ON ALL SLOPES GREATER THAN 3:1.

CONSTRUCTION SEQUENCE NOTES:

- SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY ON-SITE CONSTRUCTION AS SHOWN. ADDITIONAL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS PRACTICAL.
- CONSTRUCT TEMPORARY STABILIZED CONSTRUCTION ENTRANCE AS SHOWN ON THIS SHEET.
- CUT AND STUMP AREAS OF PROPOSED CONSTRUCTION.
- REMOVE AND STOCKPILE TOPSOIL. STOCKPILE SHALL BE SEEDED TO PREVENT EROSION.
- CONSTRUCT PONDS, SWALES & LEVEL SPREADERS & STABILIZE PRIOR TO DIRECTING ANY RUNOFF TO THEM.
- CONSTRUCT ROADWAYS AND PERFORM SITE GRADING, PLACING HAY BALES AND SILTATION FENCES AS REQUIRED TO CONTROL SOIL EROSION. STABILIZE PARKING LOTS AND CUT/FILL SLOPES WITHIN 72-HOURS OF ACHIEVING FINISH GRADES.
- INSTALL UNDERGROUND UTILITIES AND DRAINAGE SYSTEM.
- BEGIN TEMPORARY AND PERMANENT SEEDING AND MULCHING. ALL CUT AND FILL SLOPES SHALL BE SEEDED OR MULCHED WITHIN 72-HOURS OF ACHIEVING FINISHED GRADES.
- DAILY, OR AS REQUIRED, CONSTRUCT, INSPECT, AND IF NECESSARY, RECONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SILT FENCES AND SEDIMENT TRAPS INCLUDING MULCHING AND SEEDING. AT A MINIMUM, INSPECT EROSION CONTROLS WEEKLY AND AFTER EVERY 1/2\"/>
- BEGIN EXCAVATION FOR CONSTRUCTION OF BUILDINGS.
- FINISH PAVING ALL ROADWAYS AND DRIVEWAYS.
- COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- AFTER GRASS HAS BEEN FULLY GERMINATED IN ALL SEEDED AREAS, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.
- APPLICATION OF GRASS SEED, FERTILIZERS AND MULCH SHALL BE ACCOMPLISHED BY BROADCAST SEEDING OR HYDROSEEDING AT THE RATES OUTLINED BELOW:

Limestone:	138 lbs./1,000 square feet.
Fertilizer:	13.9 lbs./1,000 SF
Mulch:	hay mulch approximately 3 tons/acre unless erosion control matting is used.

Permanent Seed Mix:	
Creeping Red Fescue	20 LBS./ACRE
Tall Fescue	20 LBS./ACRE
Redtop	2 LBS./ACRE
TOTAL	42 LBS./ACRE
Temporary Seed Mix:	
Winter Rye (Aug. 15-Sept. 15)	112 LBS./ACRE
Oats (No later than May 15)	80 LBS./ACRE
- NEWLY GRADED AREAS REQUIRING SLOPE PROTECTION OUTSIDE OF NORMAL SEEDING SEASON SHALL RECEIVE HAY MULCH AT THE APPROXIMATE RATE OF NO MORE THAN 2 TONS PER ACRE.
- THE CONTRACTOR AND DEVELOPER MUST MANAGE THE PROJECT TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:5-A AND ASR 3800 RELATIVE TO INVASIVE SPECIES.
- FUGITIVE DUST MUST BE CONTROLLED IN ACCORDANCE WITH ENV-A 1000.



- STONE FOR A STABILIZED CONSTRUCTION EXIT SHALL BE 3 INCH COARSE AGGREGATE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
- THE LENGTH OF THE STABILIZED EXIT SHALL NOT BE LESS THAN 50 FEET.
- THE THICKNESS OF THE STONE FOR THE STABILIZED EXIT SHALL NOT BE LESS THAN 6 INCHES.
- THE WIDTH OF THE EXIT SHALL NOT BE LESS THAN 24\"/>
- GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
- ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION EXIT SHALL BE PIPED BENEATH THE EXIT. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
- THE EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED PROMPTLY.
- WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO EXIT ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE IN AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

STABILIZED CONSTRUCTION

EXIT DETAIL

NOT TO SCALE

EROSION CONTROL NOTES:

- THE EROSION CONTROL PROCEDURES SHALL CONFORM TO THE NH STORMWATER MANUAL, VOLUME 3, EROSION & SEDIMENT CONTROLS DURING CONSTRUCTION, DECEMBER 2008.
- DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS SHOWN. THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHOULD BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME, AS APPROVED BY THE ENGINEER. LAND SHOULD NOT BE LEFT EXPOSED DURING THE WINTER MONTHS.
- LIMIT OF MAXIMUM AREA OF EXPOSED SOIL AT ANY ONE TIME TO LESS THAN 5 ACRES. THE EXPOSED AREA THAT IS BEING ACTIVELY WORKED DURING WINTER IS TO BE LESS THAN 3 ACRES DURING THE WINTER SEASON.
- ALL PERMANENT STORM WATER STRUCTURES SHALL BE STABILIZED PRIOR TO DIRECTING FLOW INTO THEM. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:

A) BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
B) A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED.
C) A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED.
D) OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- SILT FENCE SHALL BE INSTALLED AND MAINTAINED DURING AND AFTER DEVELOPMENT TO REMOVE SEDIMENT FROM RUNOFF WATER AND FROM LAND UNDERGOING DEVELOPMENT. WHERE POSSIBLE, NATURAL DRAINAGE WAYS SHOULD BE UTILIZED AND LEFT OPEN TO REMOVE EXCESS SURFACE WATER. SILT FENCE TO BE MAINTAINED AND CLEANED UNTIL ALL SLOPES HAVE A HEALTHY STAND OF GRASS.
- ALL DISTURBED AREAS AND SIDE SLOPES WHICH ARE FINISHED GRADED, WITH NO FURTHER CONSTRUCTION TO TAKE PLACE, SHALL BE LOAMED AND SEEDED WITHIN 72 HOURS AFTER FINAL GRADING. A MINIMUM OF 4\"/>
- ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE MACHINE HAY MULCHED & SEEDED WITH RYE GRASS TO PREVENT EROSION. THE MAXIMUM LENGTH OF TIME FOR THE EXPOSURE OF DISTURBED SOILS SHALL BE 45 DAYS. HAY OR STRAW MULCH SHALL BE APPLIED TO ALL FRESHLY SEEDED AREAS AT THE RATE OF 2 TONS PER ACRE. BALES SHALL BE UNSPOILED, AIR DRIED, AND FREE FROM WEED, SEEDS AND ANY COARSE MATERIAL.
- DURING GRADING OPERATIONS INSTALL HAY BALE BARRIERS ALONG TOE OF SLOPE OF FILL AREAS WHERE SHOWN. BARRIERS ARE TO BE MAINTAINED UNTIL DISTURBED AREAS ARE PASSED.
- THE FILL MATERIAL SHALL BE OF APPROVED SLOTTYPE FREE FROM STUMPS, ROOTS, WOOD, ETC. TO BE PLACED IN 12\"/>
- TO AVOID THE USE OF FUTURE OPEN SPACES (LOAM & SEED) WHEREVER POSSIBLE DURING CONSTRUCTION, CONSTRUCTION TRAFFIC SHALL USE THE ROADBEDS OF FUTURE ROADS.

WINTER STABILIZATION NOTES:

MAINTENANCE REQUIREMENTS:

- Maintenance measures should continue as needed throughout construction, including the over-winter season. After each rainfall, snowstorm, or period of thawing and runoff, the site contractor should conduct an inspection of all installed erosion control measures and perform repairs as needed to insure their continuing function.
- For any area stabilized by temporary or permanent seeding prior to the onset of the winter season, the contractor should conduct an inspection in the spring to ascertain the condition of vegetation cover, and repair any damage areas or bare spots and reseed as required to achieve an established vegetative cover (at least 85% of area vegetated with healthy, vigorous growth).
- SPECIFICATIONS:
- To adequately protect water quality during cold weather and during spring runoff, the following stabilization techniques shall be employed during the period from October 15th through May 15th.
- The area of exposed, unstabilized soil should be limited to one acre and should be protected against erosion by the methods described in this section prior to any thaw or spring melt event. Subject to applicable regulations, the allowable area of exposed soil may be increased if activities are conducted according to a winter construction plan, developed by a professional engineer licensed to practice in the state of New Hampshire or a Certified Professional in Erosion and Sediment Control as certified by the CSPESC Council of EnviroCert International, Inc.
 - Stabilization as follows should be completed within a day of establishing the ground that is final or that otherwise will exist for more than 5 days:

A. All proposed vegetated areas having a slope of less than 15% which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, should be seeded and covered with 3 to 4 tons of hay or straw mulch per acre secured with anchored netting, or 2 inches of erosion control mix (see description of erosion control mix berms for material specification).
B. All proposed vegetated areas having a slope of greater othan 15% which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, should be seeded and covered with a properly installed and anchored erosion control blanket or with a minimum 4 inch thickness of erosion control mix, unless otherwise specified by the manufacturer. Note that compost blankets should not exceed 2 inches in thickness or they may overheat.
C. All stone-covered slopes must be constructed and stabilized by October 15.
 - Installation of anchored hay mulch or erosion control mix should not occur over snow of greater than one inch in depth.
 - All mulch applied during winter should be anchored (e.g., by netting, tracking, wood cellulose fiber).
 - Stockpiles of soil materials should be mulched for over winter protection with hay or straw at twice the normal rate or with a four-inch layer of erosion control mix. Mulching should be done within 24 hours of stockpiling or re-establishment prior to any rainfall or snowfall. No soil stockpile should be placed (even covered with mulch) within 100 feet from any wetland or other water resource area.
 - Frozen materials (e.g., frost layer that is removed during winter construction), should be stockpiled separately and in a location that is away from any area needing to be protected. Stockpiles of frozen material can melt in the spring and become unworkable and difficult to transport due to the high moisture content in the soil.
 - Installation of erosion control control blankets should not occur over snow of greater than one inch in depth.
 - All grass-lined ditches and channels should be constructed and stabilized by September 1. All ditches or swales which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, should be stabilized temporarily with stone or erosion control blankets appropriate for the design flow conditions, as determined by a qualified Professional Engineer or a Certified Professional in Erosion and Sediment Control as certified by the CSPESC Council of EnviroCert International, Inc. If a stone lining is necessary, the contractor may need to re-grade the ditch as required to provide adequate cross-section after allowing for placement of the stone.
 - All stone-lined ditches and channels must be constructed and stabilized by October 15.
 - After November 15, incomplete road or parking surfaces, where work has stopped for the winter season, shall be protected with a minimum of 3 inches of crushed gravel per NHROT Item 324.3.
 - Sediment barriers that are installed during frozen conditions should consist of erosion control mix berms or continuous contained berms. Silt fences and hay bales should not be installed when frozen conditions prevent proper embedment of these barriers.

NO.	DESCRIPTION	BY	DATE
4	REVISE STONE DRIP EDGE, DOG RELIEF BOULDER	DRJ	7/7/21
3	REVISE STONE DRIP EDGE	FCM	5/28/21
2	ADD DOG RELIEF BOULDER DETAIL	DRJ	5/20/21
1	MISC. REVISIONS	DRJ	4/30/21

REVISIONS

CONSTRUCTION DETAILS

CARO TUSCAN VILLAGE RESIDENTIAL
SALEM PROPERTY MAP 98 - LOT 12610
4-6 TUSCAN BOULEVARD
SALEM, NH 03079

PREPARED FOR:
TUSCAN VILLAGE SOUTH RESIDENTIAL HOLDINGS, LLC
150 PRESIDENTIAL WAY, SUITE 220
WOBURN, MA 01801

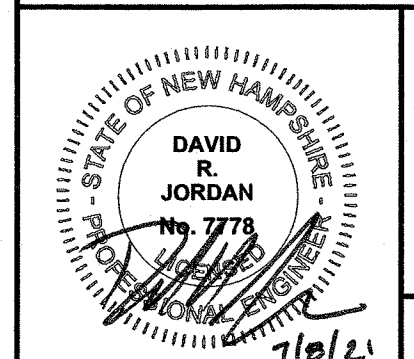


Engineering
Design
Planning
Construction Management

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

SCALE: N.T.S.

DATE: APRIL 6, 2021



OWNER OF RECORD	SALEM PLANNING BOARD
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC 63 MAIN STREET SALEM, NH 03079 BOOK 6087 PAGE 1446	APPROVAL

ZONE: COMMERCIAL - INDUSTRIAL 'C'
& LARGE SCALE REDEVELOPMENT

DRAWN BY:	CHECKED BY:	DWG. NAME	PROJECT No.	SHEET No.
CCC	DRJ	20367_DET	NEX-2020367	20 OF 20

TUSCAN VILLAGE

SALEM, NEW HAMPSHIRE

PREPARED FOR:

DOLBEN

150 PRESIDENTIAL WAY, SUITE 220

WOBURN, MA 01801

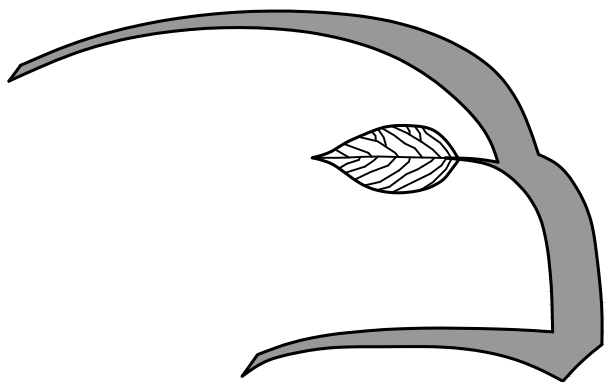
LANDSCAPE PLANS

PERMIT SET

LIST OF DRAWINGS:

		SET ISSUE DATE
L1.0	SITE PLANTING PLAN	04/30/21
L1.1	SITE SEED/ SOD PLAN	04/30/21
L1.2	SITE IRRIGATION PLAN	04/30/21
L2.0	SITE LIGHTING PLAN	04/30/21
L2.1	SITE PHOTOMETRIC PLAN	04/30/21
L3.0	BUILDING PLANTING PLAN	04/30/21
L4.0	COURTYARD PLANTING PLAN	04/30/21
D1.0	PLANTING DETAILS	04/30/21
D1.1	PLANTING NOTES	04/30/21

LANDSCAPE ARCHITECT:



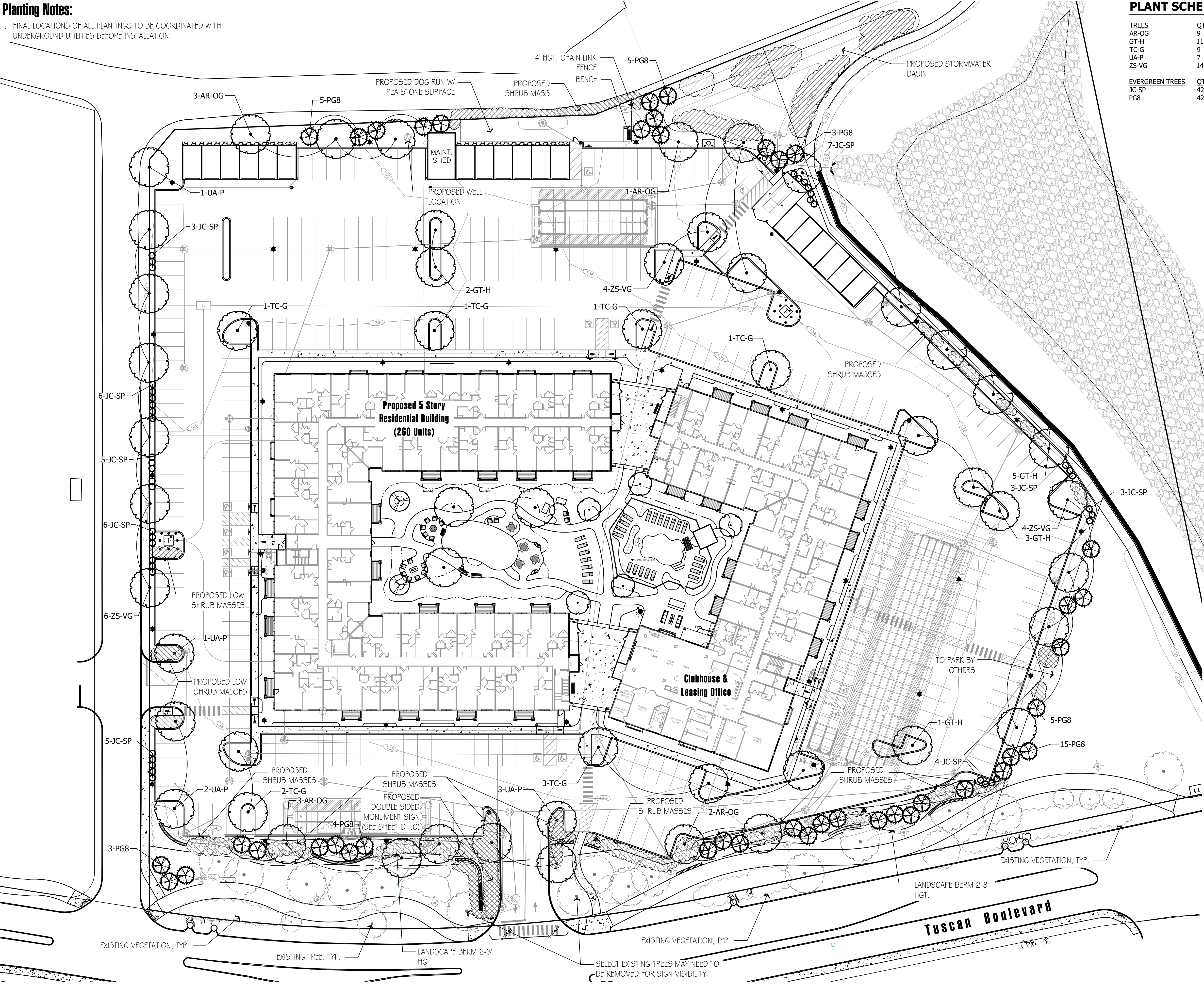
Hawk Design, Inc.

Landscape Architecture
Land Planning

Sagamore, MA
508-833-8800
info@hawkdesigninc.com

Planting Notes:

1. FINAL LOCATIONS OF ALL PLANTINGS TO BE COORDINATED WITH UNDERGROUND UTILITIES BEFORE INSTALLATION.



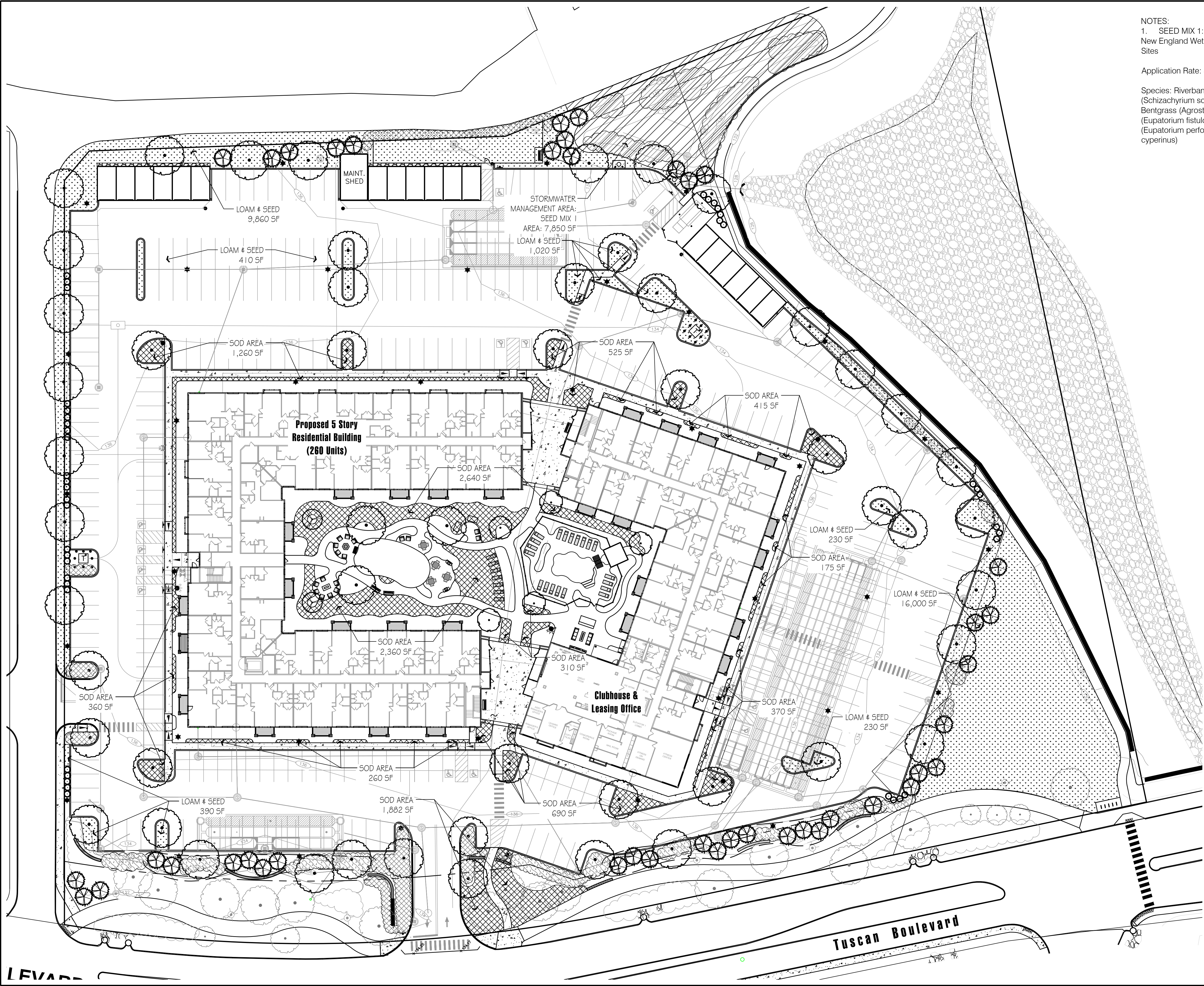
PLANT SCHEDULE COMMON

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	PLANT SIZE
AR-OG	9	Acer rubrum 'October Glory'	October Glory Maple	B & B	3-3.5" CAL.	
GT-H	11	Gleditsia triacanthos 'Halka'	Halka Locust	B & B	3" CAL.	
TC-G	9	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	B & B	3-3.5" CAL.	
UA-P	7	Ulmus americana 'Princeton'	Princeton American Elm	B & B	3-3.5" CAL.	
ZS-VG	14	Zelkova serrata 'Village Green'	Village Green Zelkova	B & B	3-3.5" CAL.	
EVERGREEN TREES						
JC-SP	42	Juniperus chinensis 'Spartan'	Spartan Juniper	B & B		8-10' HT.
PG8	42	Picea glauca	White Spruce	B & B		8-10' HT.

CONCEPT PLANT SCHEDULE CONCEPTUAL SITE

	LARGE SHRUB MASSING (24-48" HGT.) Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass Cornus sericea / Red Twig Dogwood Juniperus x pfitzeriana 'Sea Green' / Sea Green Pfitzer Juniper Prunus pumila / Sand Cherry Rhododendron x 'P.J.M.' / PJM Rhododendron Viburnum / Viburnum	2,956 sf 86 63 86 86 38 63
	SMALL SHRUBS/PERENNIALS (1 GAL - 24" HGT.) Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass Hemerocallis x / Hybrid Daylily Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper Spiraea / Spiraea Species Taxus x media 'Tauntonii' / Taunton's Anglo-Japanese Yew Weigela / Weigela Species	2,817 sf 183 326 82 183 82 183
	BIORETENTION SHRUBS (24-36" HGT.) Amelanchier alnifolia / Serviceberry Clethra alnifolia / Summersweet Cornus racemosa / Gray Dogwood Ilex glabra / Inkberry Holly	3,174 sf 23 92 68 41

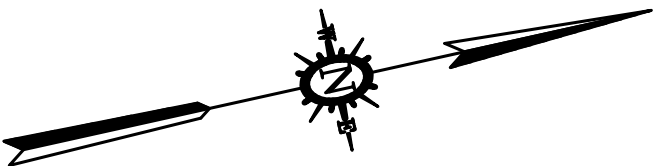
3	Revisions Per Updated Civil Information	JP	07/08/21
2	Revisions Per Peer Review Comments	JP	05/28/21
1	Additional Walls and Shrub Massing	JP	05/20/21
NO.	DESCRIPTION	BY	DATE
REVISIONS			
SITE PLANTING PLAN			
CARO TUSCAN VILLAGE RESIDENTIAL SALEM PROPERTY MAP 98 - LOT XXXXX 4-6 TUSCAN BOULEVARD SALEM, NH 03079 PREPARED FOR: DOLBEN 150 PRESIDENTIAL WAY, SUITE 220 WOBURN, MA 01801			
		Hawk Design, Inc. Landscape Architecture Land Planning	
		Sagamore, MA 508-833-8800 info@hawkdesigninc.com	
SCALE: 1"=30'-0"		DATE: APRIL 30, 2021	
		<u>OWNER OF RECORD</u> TUSCAN VILLAGE MASTER DEVELOPMENT, LLC 63 MAIN STREET SALEM, NH 03079 BOOK 6087 PAGE 1446	
		<u>SALEM PLANNING BOARD</u> <u>APPROVAL</u>	
ZONE: COMMERCIAL — INDUSTRIAL "C" & LARGE SCALE REDEVELOPMENT			
DRAWN BY:	CHECKED BY:	DWG. NAME	PROJECT No.
JP	TM	—	—
SHEET No.			L1.0

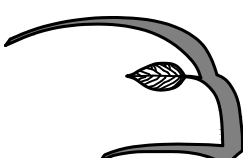



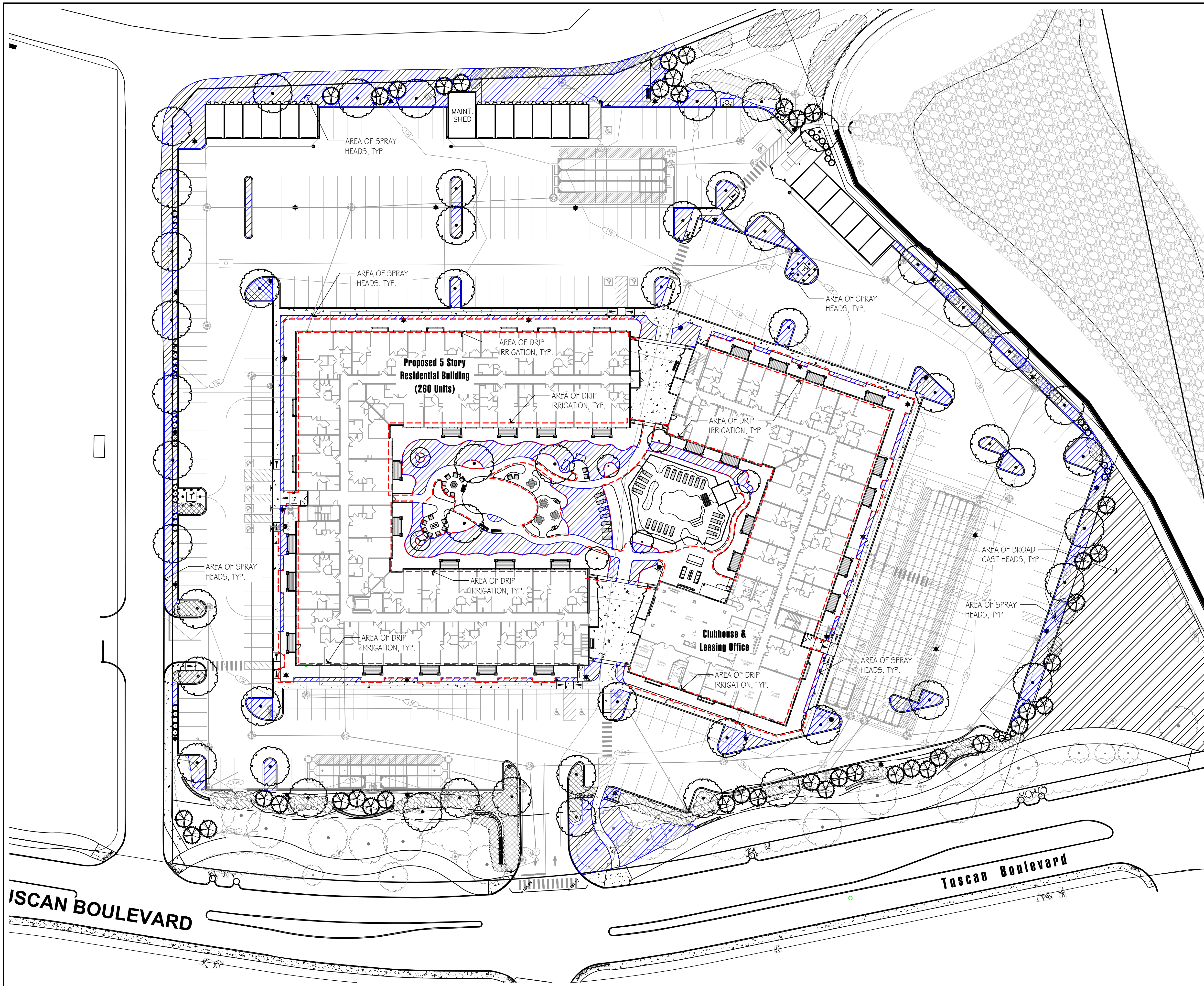
NOTES:
1. SEED MIX 1:
New England Wetland Plans: New England Erosion Control/Restoration Mix For Detention Basins and Moist Sites

Application Rate: 35 lbs/acre | 1250 sq ft/lb

Species: Riverbank Wild Rye (*Elymus riparius*), Creeping Red Fescue (*Festuca rubra*), Little Bluestem (*Schizachyrium scoparium*), Big Bluestem (*Andropogon gerardii*), Switch Grass (*Panicum virgatum*), Upland Bentgrass (*Agrostis perennans*), Nodding Bur Marigold (*Bidens cernua*), Hollow-Stem Joe Pye Weed (*Eupatorium fistulosum*/Eutrochium fistulosum), New England Aster (*Aster novae-angliae*), Boneset (*Eupatorium perfoliatum*), Blue Vervain (*Verbena hastata*), Soft Rush (*Juncus effusus*), Wool Grass (*Scirpus cyperinus*)



3	Revisions Per Updated Civil Information	JP	07/08/21
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1	Additional Walls and Shrub Massing	JP	05/20/21
NO.	DESCRIPTION	BY	DATE
REVISIONS			
SITE SEED/SOD PLAN			
CARO TUSCAN VILLAGE RESIDENTIAL SALEM PROPERTY MAP 98 - LOT XXXXX 4-6 TUSCAN BOULEVARD SALEM, NH 03079 PREPARED FOR: DOLBEN 150 PRESIDENTIAL WAY, SUITE 220 WOBURN, MA 01801			
 Hawk Design, Inc. Landscape Architecture Land Planning		Sagamore, MA 508-833-8800 info@hawkdesigninc.com	
SCALE: 1"=30'-0"		DATE: APRIL 30, 2021	
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		<u>SALEM PLANNING BOARD</u> <u>APPROVAL</u>	
ZONE: COMMERCIAL — INDUSTRIAL 'C' & LARGE SCALE REDEVELOPMENT			
DRAWN BY:	CHECKED BY:	DWG. NAME	PROJECT No.
JP	TM	—	—
			L1.1



REVISIONS				
NO.	DESCRIPTION	BY	DATE	
3	Revisions Per Updated Civil Information	JP	07/08/21	
2	Revisions Per Peer Review Comments	JP	05/28/21	
1	Additional Walls and Shrub Massing	JP	05/20/21	

SITE IRRIGATION PLAN

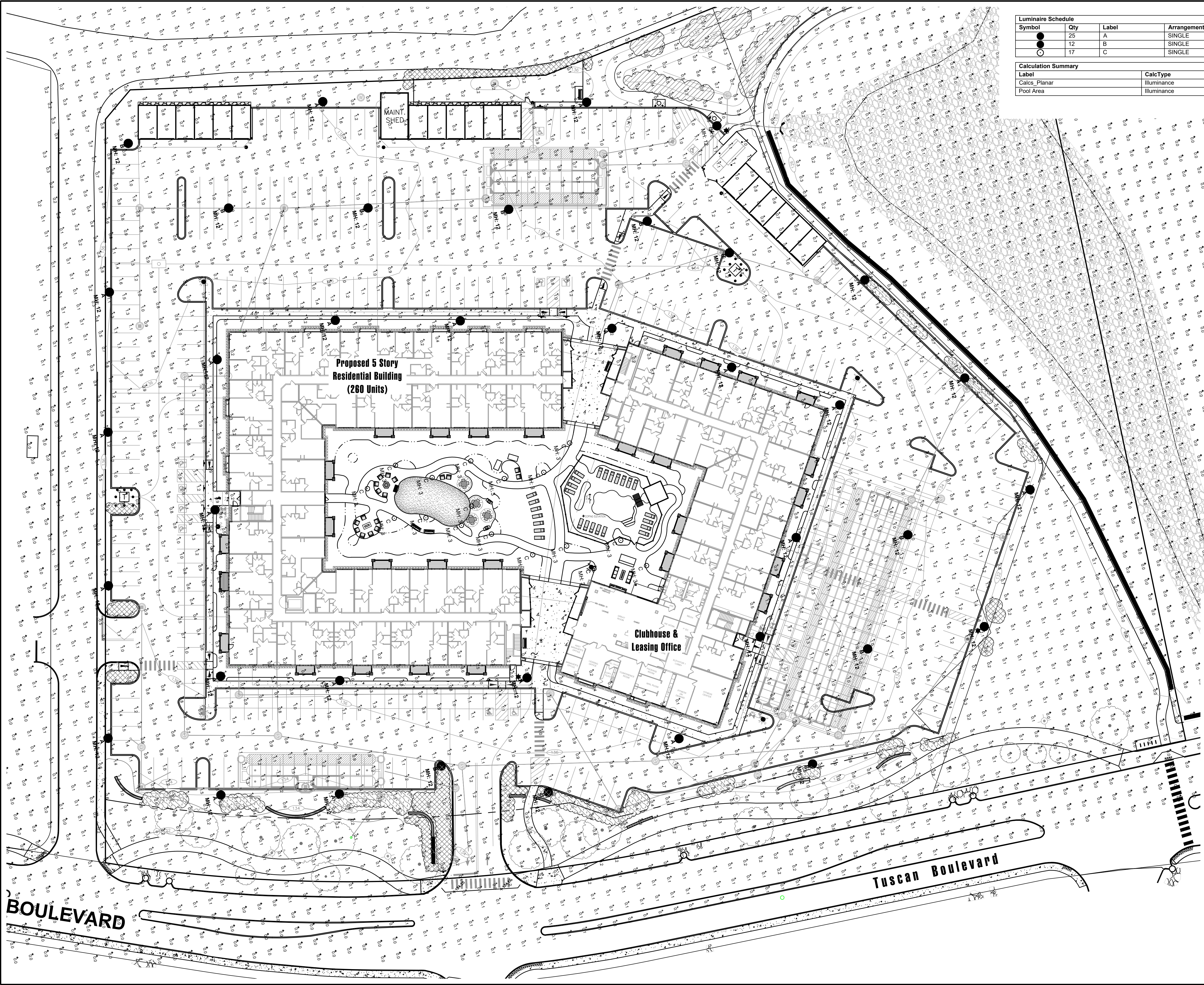
CARO TUSCAN VILLAGE RESIDENTIAL
SALEM PROPERTY MAP 98 - LOT XXXXX
4-6 TUSCAN BOULEVARD
SALEM, NH 03079

PREPARED FOR:
DOLBEN
150 PRESIDENTIAL WAY, SUITE 220
WOBURN, MA 01801

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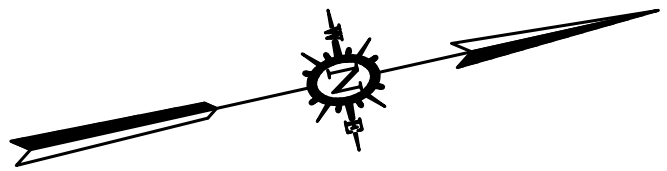
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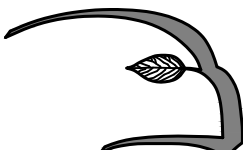
	OWNER OF RECORD TUSCAN VILLAGE MASTER DEVELOPMENT, LLC 63 MAIN STREET SALEM, NH 03079 BOOK 6087 PAGE 1446	SALEM PLANNING BOARD APPROVAL		
	ZONE: COMMERCIAL - INDUSTRIAL 'C' & LARGE SCALE REDEVELOPMENT			
DRAWN BY: JP	CHECKED BY: TM	DWG. NAME -	PROJECT No. -	SHEET No. L1.2

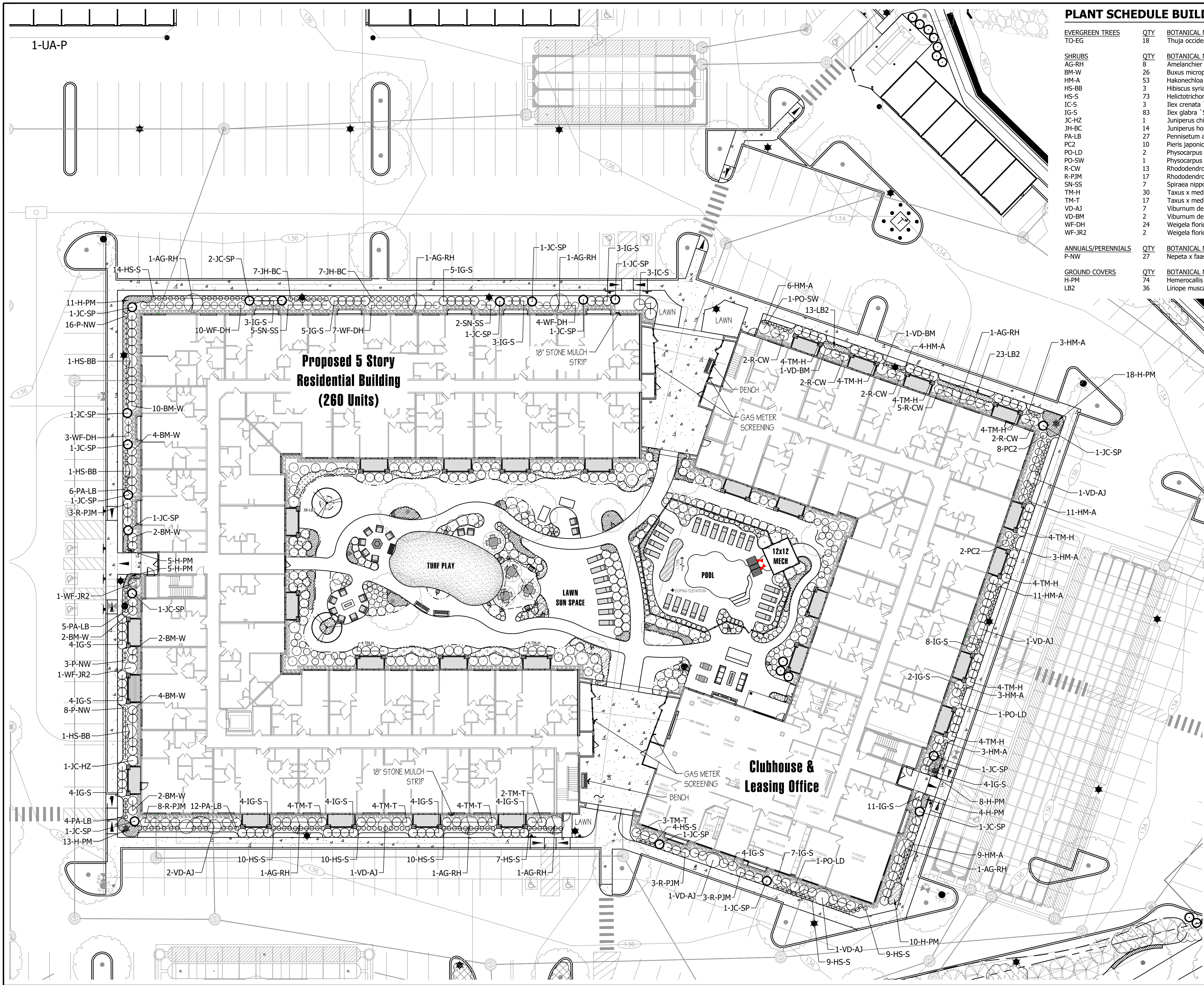


Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	LLF	Lum. Lumens	Lum. Watts
●	25	A	SINGLE	LEX2-72W3K-Type III- Spun Top, with HSS	1.000	7352	78.8
○	12	B	SINGLE	LEX2-72W3K-Type V-Spun Top	1.000	9022	78.03
○	17	C	SINGLE	CAV17LQF1X2ZU3K	1.000	1094	23.8

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Calcs_Planar	Illuminance	Fc	0.42	1.9	0.0	N.A.	N.A.
Pool Area	Illuminance	Fc	0.60	22.3	0.0	N.A.	N.A.

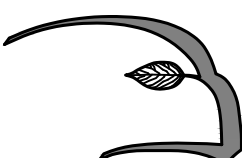



3	Revisions Per Updated Civil Information	JP	07/08/21	
2	Revisions Per Peer Review Comments	JP	05/28/21	
1	Additional Walls and Shrub Massing	JP	05/20/21	
NO.	DESCRIPTION	BY	DATE	
REVISIONS				
SITE PHOTOMETRIC PLAN				
CARO TUSCAN VILLAGE RESIDENTIAL SALEM PROPERTY MAP 98 - LOT XXXXX 4-6 TUSCAN BOULEVARD SALEM, NH 03079				
PREPARED FOR: DOLBEN 150 PRESIDENTIAL WAY, SUITE 220 WOBURN, MA 01801				
 Hawk Design, Inc. Landscape Architecture Land Planning		Sagamore, MA 508-833-8800 info@hawkdesigninc.com		
SCALE: 1"=30'-0"		DATE: APRIL 30, 2021		
		<u>OWNER OF RECORD</u> TUSCAN VILLAGE MASTER DEVELOPMENT, LLC 63 MAIN STREET SALEM, NH 03079 BOOK 6087 PAGE 1446		
		<u>SALEM PLANNING BOARD</u> <u>APPROVAL</u>		
ZONE: COMMERCIAL – INDUSTRIAL 'C' & LARGE SCALE REDEVELOPMENT				
DRAWN BY:	CHECKED BY:	DWG. NAME	PROJECT No.	SHEET No.
JP	TM	–	–	L2.1



PLANT SCHEDULE BUILDING

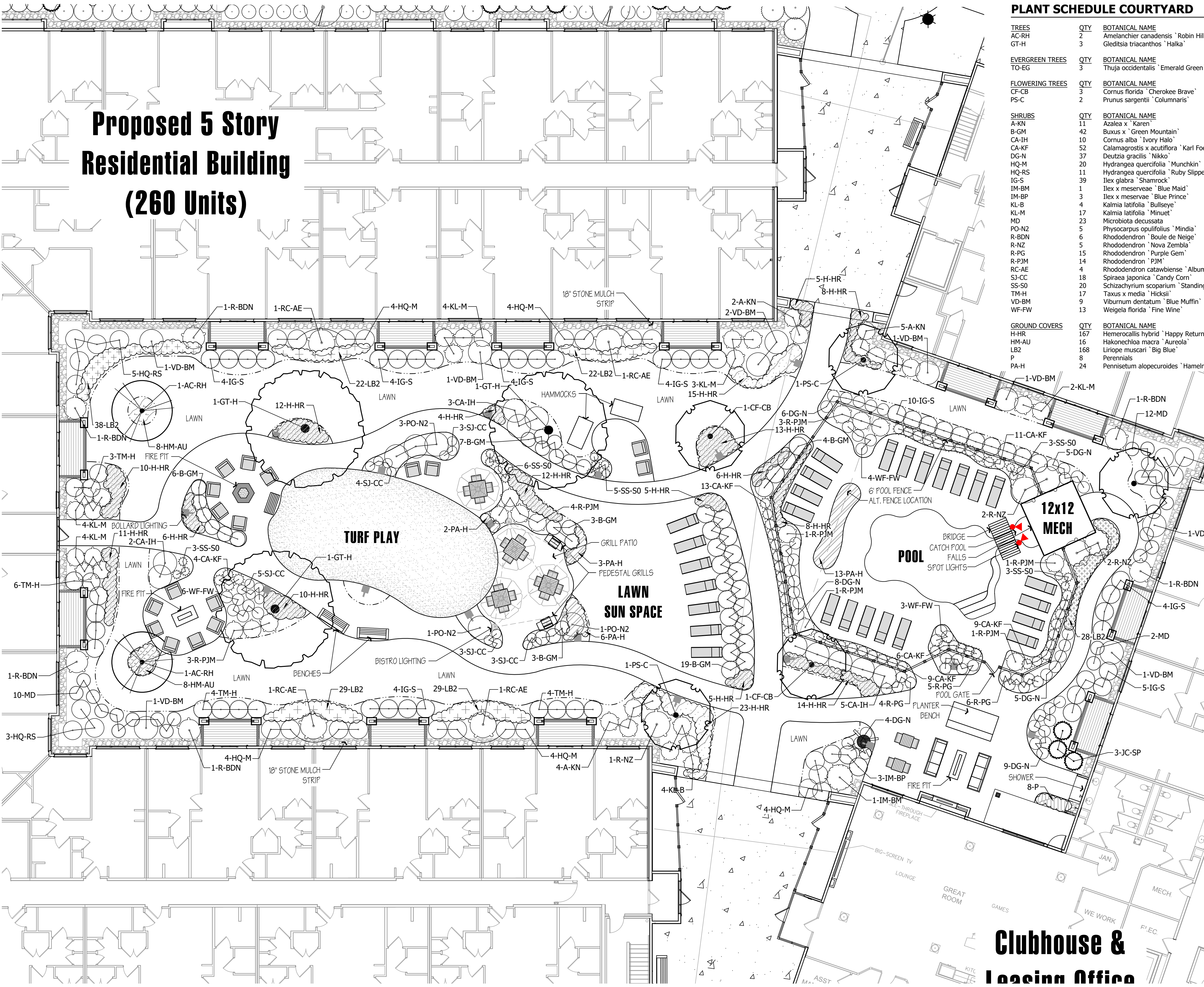
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	PLANT SIZE
TO-EG	18	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	B & B	8-10' HT.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
AG-RH	8	Amelanchier grandiflora 'Robin Hill'	Robin Hill Serviceberry	B & B	8-10' HT.
BM-W	26	Buxus microphylla 'Wintergreen'	Wintergreen Boxwood	B & B	2-2.5' HT.
HM-A	53	Hakonechloa macra 'Aureola'	Golden Variegated Hakonechloa	1 gal	
HS-BB	3	Hibiscus syriacus 'Blushing Bride'	Blushing Bride Rose of Sharon	B & B	5-6' HT.
HS-S	73	Helictotrichon sempervirens 'Sapphire'	Blue Oat Grass	1 gal	
IC-S	3	Ilex crenata 'Steeds'	Steeds Japanese Holly	B & B	5-6' HT.
IG-S	83	Ilex glabra 'Shamrock'	Shamrock Inkberry	B & B	2-2.5' HT.
JC-HZ	1	Juniperus chinensis 'Hetzii Columnaris'	Green Columnar Juniper	B & B	6-8' HT.
JH-BC	14	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	Cont.	18-24" SPD.
PA-LB	27	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	1 gal	
PC2	10	Pieris japonica 'Cavatine'	Lily of the Valley Bush	B & B	2.5-3' HT
PO-LD	2	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	B & B	2.5-3' HT
PO-SW	1	Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark	B & B	3-3.5' HT.
R-CW	13	Rhododendron 'Cunningham's White'	Cunningham White Rhododendron	B & B	3-3.5' HT.
R-PJM	17	Rhododendron 'PJM'	PJM Rhododendron	B & B	3-3.5' HT.
SN-SS	7	Spiraea nipponica 'Snowstorm'	Snowstorm Spiraea	B & B	2.5-3' HT.
TM-H	30	Taxus x media 'Hicksii'	Hicks Yew	B & B	4' HT.
TM-T	17	Taxus x media 'Tauntoni'	Tauntton Yew	B & B	2-2.5' HT.
VD-AJ	7	Viburnum dentatum 'Autumn Jazz'	Southern Arrowwood	Cont.	5-6' HT.
VD-BM	2	Viburnum dentatum 'Blue Muffin'	Blue Muffin Viburnum	B & B	3-4' HT
WF-DH	24	Weigela florida 'Dark Horse'	Dark Horse Weigela	B & B	2-2.5' HT.
WF-JR2	2	Weigela florida 'Red Prince'	Red Prince Weigela	B & B	2-2.5' HT.
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
P-NW	27	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	1 gal	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
H-PM	74	Hemerocallis hybrid 'Pardon Me'	Pardon Me Daylily	1 gal	24" o.c.
LB2	36	Liriope muscari 'Big Blue'	Big Blue Lilyturf	2 gal	18" o.c.

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REVISIONS				
Building Planting Plan				
CARO TUSCAN VILLAGE RESIDENTIAL SALEM PROPERTY MAP 98 - LOT XXXXX 4-6 TUSCAN BOULEVARD SALEM, NH 03079 PREPARED FOR: DOLBEN 150 PRESIDENTIAL WAY, SUITE 220 WOBURN, MA 01801				
		Hawk Design, Inc. Landscape Architecture Land Planning	Sagamore, MA 508-833-8800 info@hawkdesigninc.com	
SCALE: 1" = 20' - 0"			DATE: APRIL 30, 2021	
		<u>OWNER OF RECORD</u> TUSCAN VILLAGE MASTER DEVELOPMENT, LLC 63 MAIN STREET SALEM, NH 03079 BOOK 6087 PAGE 1446	<u>SALEM PLANNING BOARD</u> <u>APPROVAL</u>	
ZONE: COMMERCIAL — INDUSTRIAL 'C' & LARGE SCALE REDEVELOPMENT				
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JP		TM	—	—
				SHEET No. L3.0

Proposed 5 Story
Residential Building
(260 Units)

PLANT SCHEDULE COURTYARD

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	PLANT SIZE
AC-RH	2	Amelanchier canadensis 'Robin Hill'	Robin Hill Serviceberry	B & B		5-6' HT.
GT-H	3	Gleditsia triacanthos 'Halka'	Halka Locust	B & B	3" Cal.	
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	PLANT SIZE
TO-EG	3	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	B & B		8-10' HT.
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	PLANT SIZE
CF-CB	3	Cornus florida 'Cherokee Brave'	Cherokee Brave Dogwood	B & B	3-3.5" CAL.	
PS-C	2	Prunus sargentii 'Columnaris'	Columnar Sargent Cherry	B & B	3-3.5" CAL.	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
A-KN	11	Azalea x 'Karen'	Karen Azalea	Cont.		18-24" SPD.
B-GM	42	Buxus x 'Green Mountain'	Green Mountain Boxwood	B & B		2-2.5' HT.
CA-IH	10	Cornus alba 'Ivory Halo'	Variegated Redtwig Dogwood	B & B		3-3.5' HT.
CA-KF	52	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	B & B		2-2.5' HT.
DC-N	37	Deutzia gracilis 'Nikko'	Slender Deutzia	Cont.		15-18" HT.
HQ-M	20	Hydrangea quercifolia 'Munchkin'	Munchkin Oakleaf Hydrangea	B & B		18-24" HT.
HQ-RS	11	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea	B & B		2-3' Hgt.
IG-S	39	Ilex glabra 'Shamrock'	Shamrock Inkberry	B & B		2-2.5' HT.
IM-BM	1	Ilex x meserveae 'Blue Maid'	Blue Maid Holly	B & B		4-5' HT.
IM-BP	3	Ilex x meserveae 'Blue Prince'	Blue Prince Holly	B & B		2-2.5' HT.
KL-B	4	Kalmia latifolia 'Bullseye'	Bullseye Mountain Laurel	B & B		2-2.5' HT.
KL-M	17	Kalmia latifolia 'Minuet'	Minuet Mountain Laurel	B & B		2-2.5' HT.
MD	23	Microbiota decussata	Siberian Carpet Cypress	Cont.		18-24" SPD.
PO-N2	5	Physocarpus opulifolius 'Mindia'	Coppertina Ninebark	B & B		4' HT.
R-BDN	6	Rhododendron 'Boule de Neige'	Boule de Neige Rhododendron	B & B		2-2.5' HT.
R-NZ	5	Rhododendron 'Nova Zembla'	Nova Zembla Rhododendron	B & B		4-5' HT.
R-PG	15	Rhododendron 'Purple Gem'	Purple Gem Rhododendron	Cont.		18-24" HT.
R-PJM	14	Rhododendron 'PJM'	PJM Rhododendron	B & B		3-3.5' HT.
RC-AE	4	Rhododendron catawbiense 'Album Elegans'	White Catawba Rhododendron	B & B		3-4' HT.
SJ-CC	18	Spiraea japonica 'Candy Corn'	Candy Corn Spirea	Cont.		18-24" SPD.
SS-S0	20	Schizachyrium scoparium 'Standing Ovation'	Standing Ovation Little Bluestem	1 gal		
TM-H	17	Taxus x media 'Hicksii'	Hicks Yew	B & B		4' HT.
VD-BM	9	Viburnum dentatum 'Blue Muffin'	Blue Muffin Viburnum	B & B		3-4' HT.
WF-FW	13	Weigela florida 'Fine Wine'	Fine Wine Weigela	B & B		18-24" HT.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT		SPACING
H-HR	167	Hemerocallis hybrid 'Happy Returns'	Happy Returns Daylily	1 gal		24" o.c.
HM-AU	16	Hakonechloa macra 'Aureola'	Golden Variegated Hakonechloa	1 gal		24" o.c.
LB2	168	Liriope muscari 'Big Blue'	Big Blue Lilyturf	2 gal		18" o.c.
P	8	Perennials	Assorted Perennials	1 gal		18" o.c.
PA-H	24	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	2 gal		30" o.c.



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REVISIONS

Courtyard Planting Plan

CARO TUSCAN VILLAGE RESIDENTIAL
SALEM PROPERTY MAP 98 - LOT XXXXX
4-6 TUSCAN BOULEVARD
SALEM, NH 03079

PREPARED FOR:
DOLBEN
150 PRESIDENTIAL WAY, SUITE 220
WOBURN, MA 01801

Hawk Design, Inc.
Landscape Architecture
Land Planning

Sagamore, MA
508-833-8800
info@hawkdesigninc.com

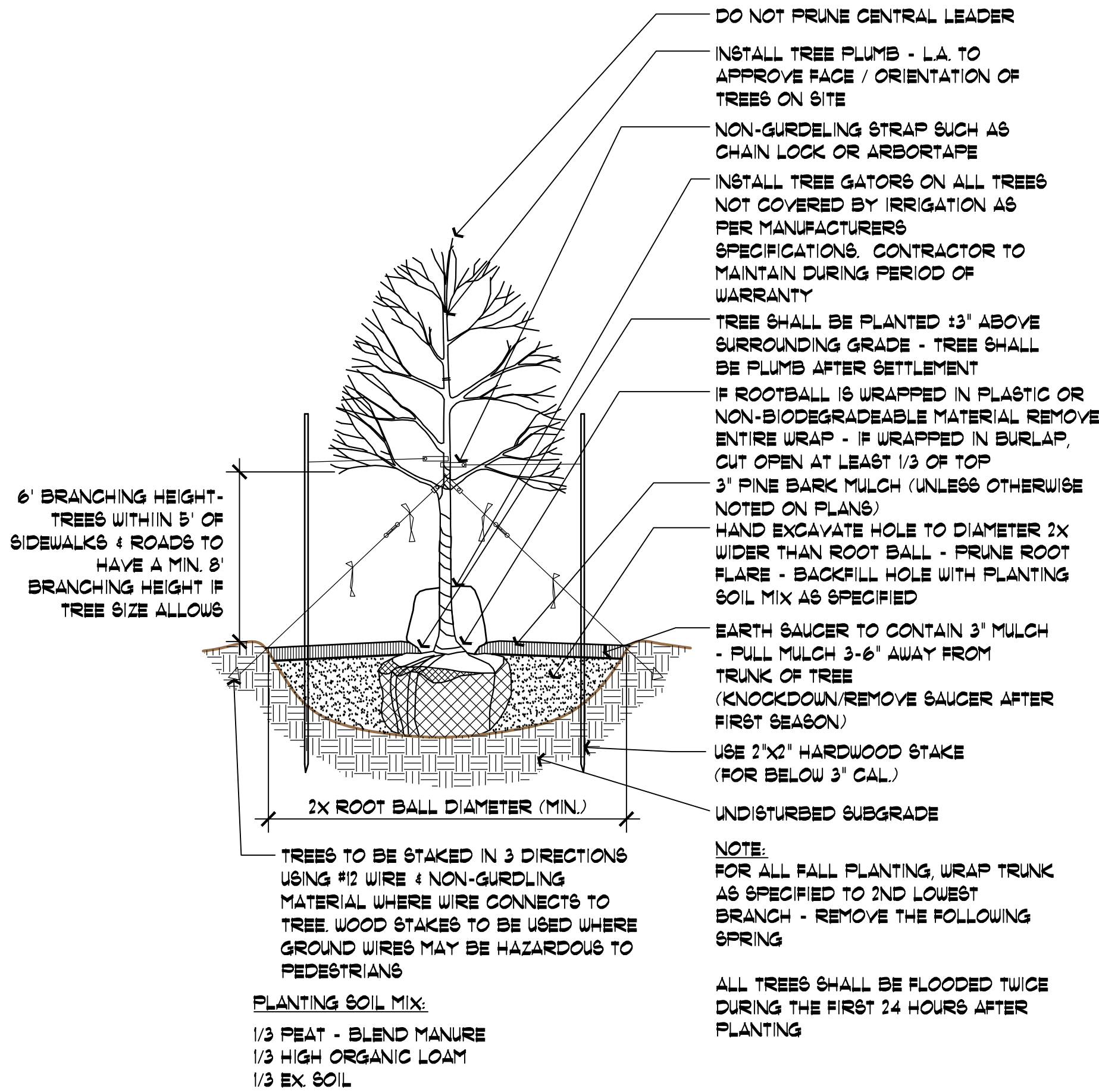
SCALE: 1" = 10' - 0"

DATE: APRIL 30, 2021

	OWNER OF RECORD TUSCAN VILLAGE MASTER DEVELOPMENT, LLC 63 MAIN STREET SALEM, NH 03079 BOOK 6087 PAGE 1446	SALEM PLANNING BOARD APPROVAL
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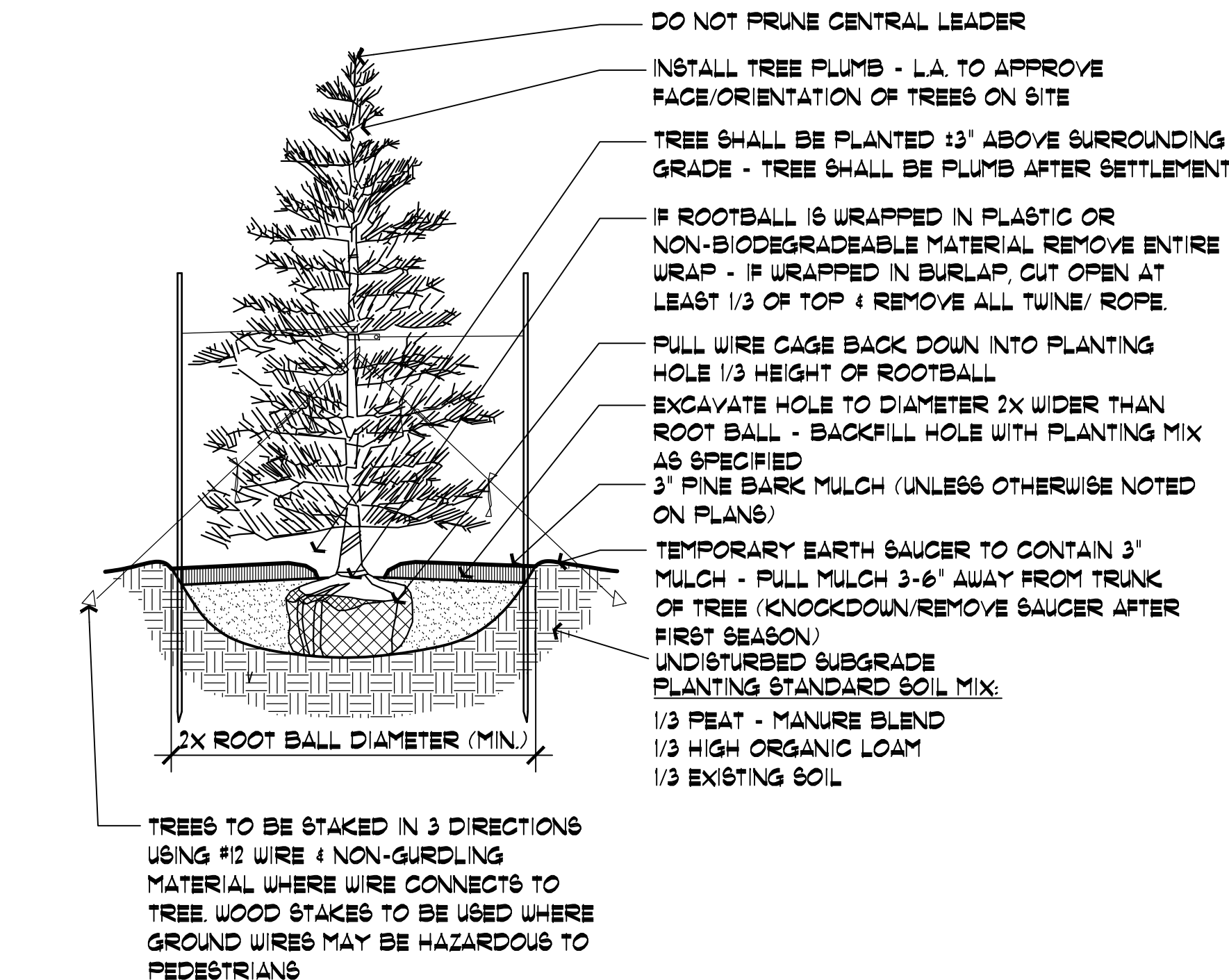
ZONE: COMMERCIAL - INDUSTRIAL 'C'
& LARGE SCALE REDEVELOPMENT

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JP	TM	-	-	L4.0



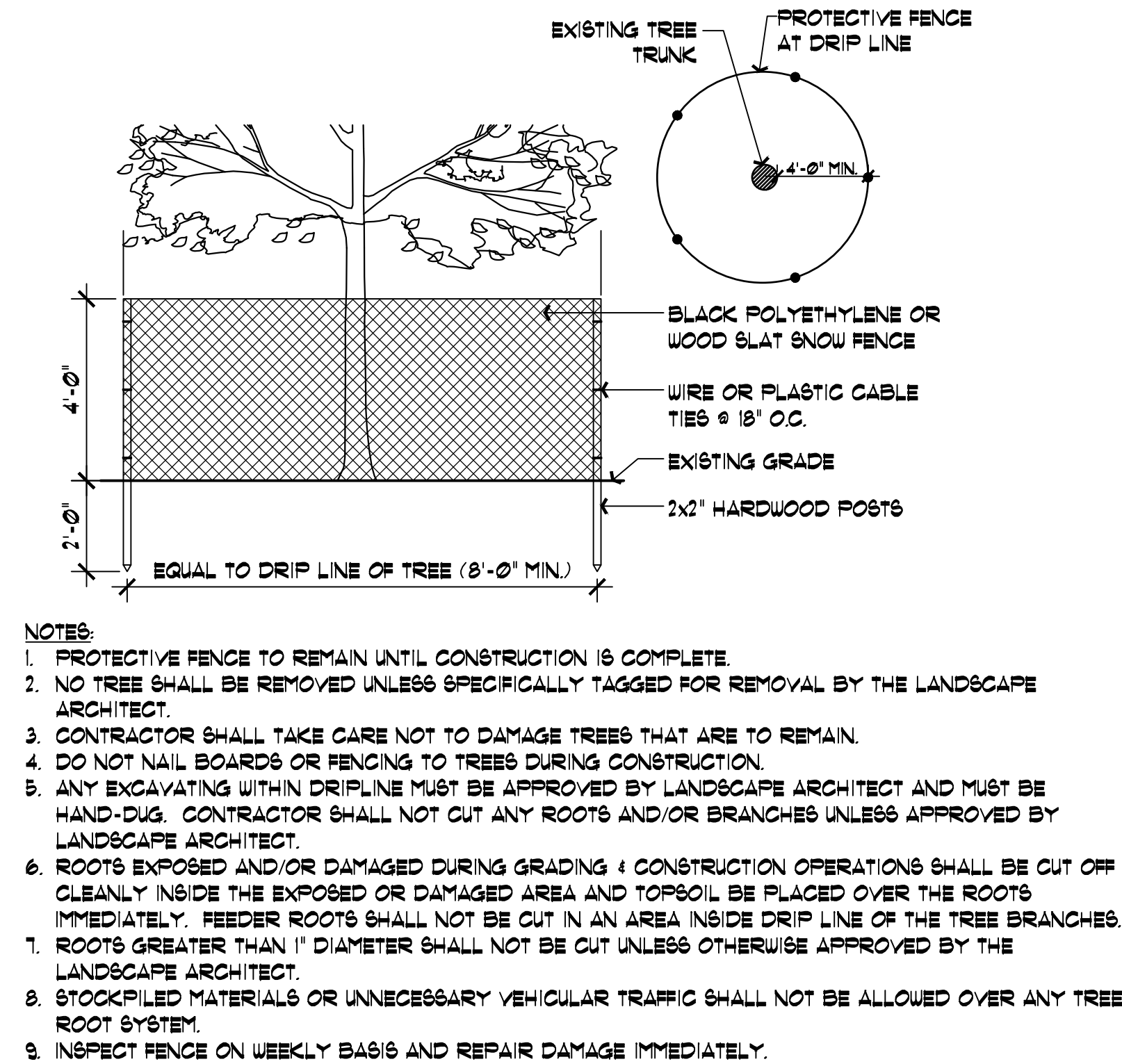
Deciduous Tree Detail

Not to Scale



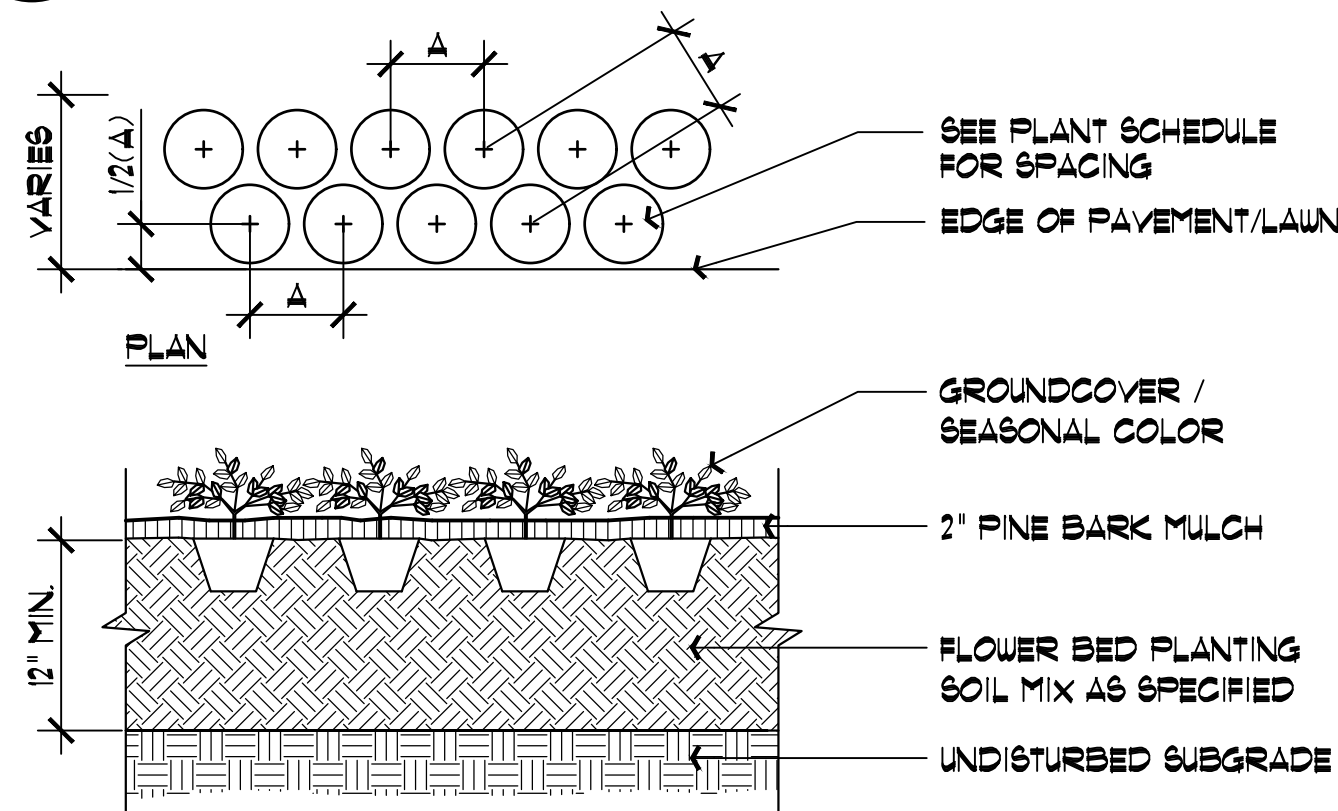
Coniferous Tree Detail

Not to Scale



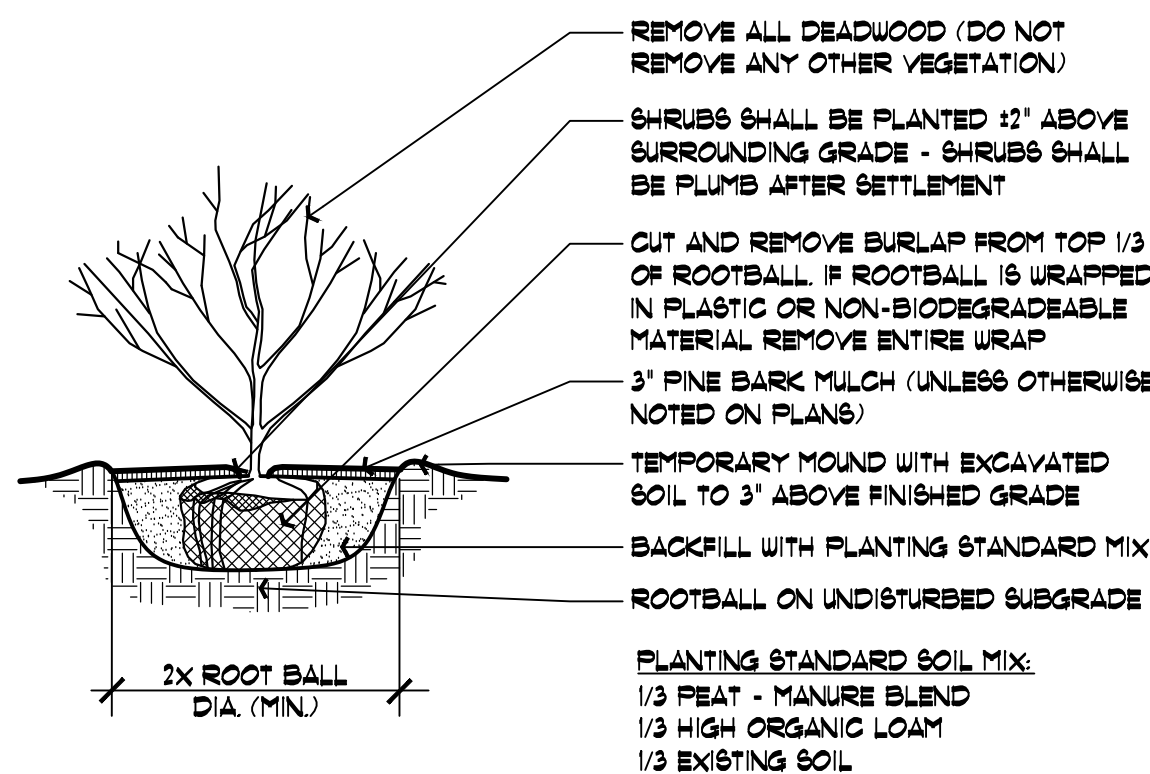
Tree Protection

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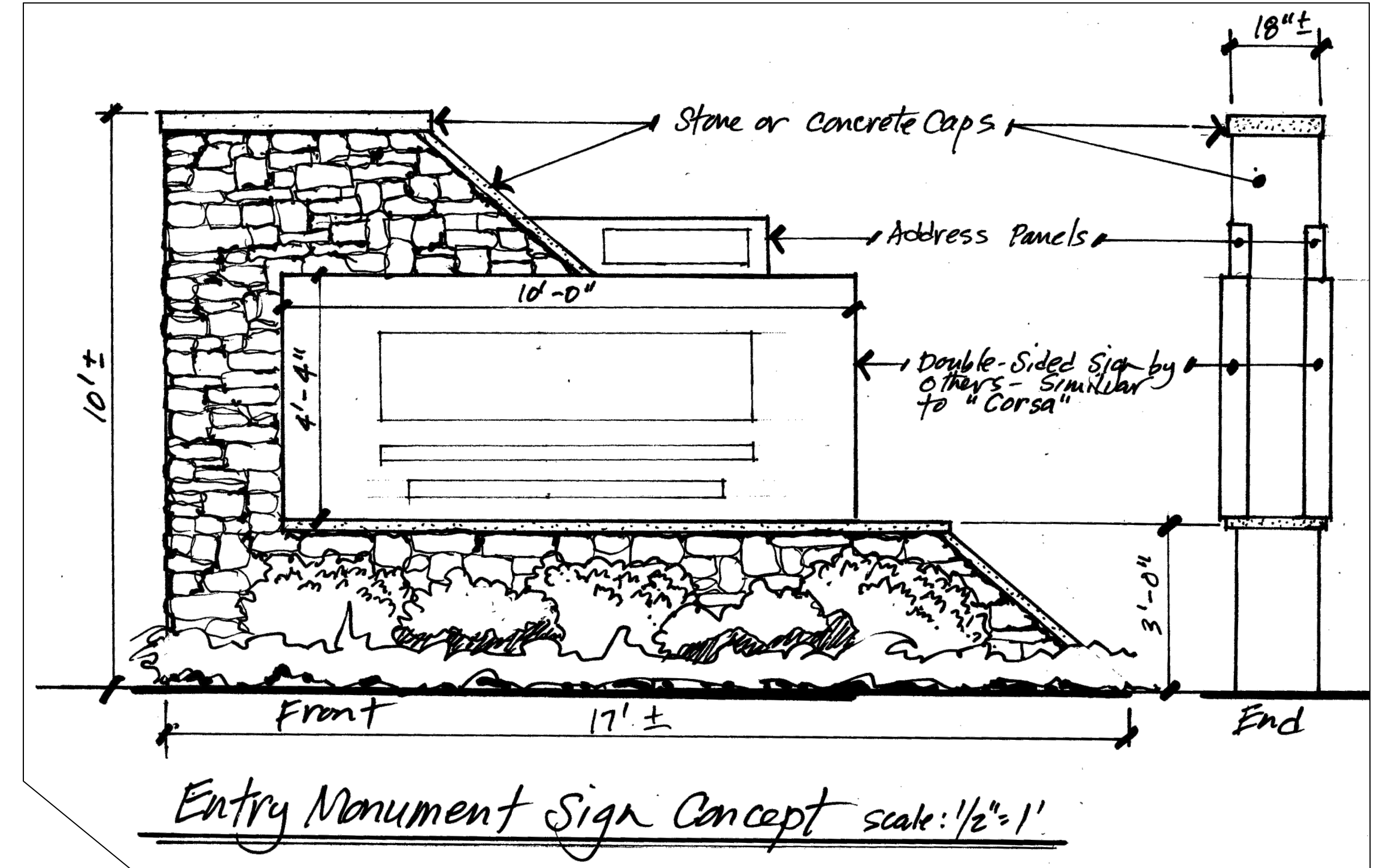
Perennial & Seasonal Color Detail

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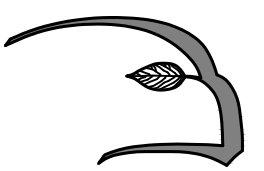

Shrub Detail

Not to Scale



SCHEDULE OF TOPSOILS & ADDITIVES

LOCATION	DEPTH	DESCRIPTION
GENERAL PLANTING BEDS	6"	1/3 PEAT - MANURE BLEND 1/3 HIGH ORGANIC LOAM 1/3 EXISTING SOIL
FLOWER BEDS	6"	SCREENED LOAM 1/3 PEAT - MANURE BLEND LIME - PELATIZED OR GROUND (50 LB. PER 100 SF.) GROUND BONE MEAL (50 LB. PER 100 SF.) 10-10-10 INORGANIC FERTILIZER (50 LB. PER 5000 SF.)
LAWNS - SOG & SEED	6"	6" SCREENED LOAM
PITS/TREE WELLS "STANDARD MIX" FOR BACKFILL	12"	1/3 PEAT - MANURE BLEND SOIL MIX 'A' - 1/3 HIGH ORGANIC LOAM 1/3 EXISTING SOIL
PITS/TREE WELLS "LITE WEIGHT MIX"	12"	10% LIGHT WEIGHT SHALE SOIL MIX 'B' - 20% SAND 10% COMPOST
PITS/TREE WELLS "STRUCTURAL MIX"	12"	SOIL MIX 'C' - MIX COMPOSITION TO BE SUPPLIED BY LANDSCAPE ARCHITECT.

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1.0 GENERAL LANDSCAPE NOTES

- 1.1) **CONTRACTOR REQUIREMENTS:**
A) ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS, FROM ALL FEDERAL, STATE AND LOCAL AUTHORITIES.
- B) THE CONTRACTOR SHALL ARRANGE FOR AND OBTAIN ALL PERMITS AND LICENSES REQUIRED FOR THE COMPLETE WORK SPECIFIED HEREIN AND SHOWN ON ALL THE DRAWINGS. THE CONTRACTOR SHALL PAY FOR ANY FEES NOT WAIVED.
- 1.2) **UTILITIES:**
A) LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE RELEVANT UTILITY COMPANIES PRIOR TO DOING ANY EXCAVATION ON THE SITE. IF ANY WORK IS TO BE DONE AROUND UNDERGROUND UTILITIES, THE APPROPRIATE AUTHORITY OF THAT UTILITY MUST BE NOTIFIED OF THE IMPENDING WORK.
- B) UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO ANY INSTALLATION. ADJUSTMENTS MAY BE NECESSARY IN THE FIELD TO ACCOMMODATE UTILITY LOCATIONS. REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- C) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES DONE TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SATISFACTORY REPAIR OF ALL DAMAGE IN KIND RESULTING FROM THEIR FAILURE TO COMPLY.
- 1.3) **PROTECTION OF EXISTING WORK:** IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ALL WORK IN A MANNER THAT PROTECTS WORK COMPLETED BY OTHERS, SUCH AS CURBS, UTILITIES, STORM DRAINAGE, FENCES, DRIVEWAY APPROXS, DRIVES, VEGETATION, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SATISFACTORY REPAIR OF ALL DAMAGE IN KIND RESULTING FROM THEIR FAILURE TO COMPLY.
- 1.4) **QUANTITIES:** A COMPLETE LIST OF PLANTS INCLUDING A SCHEDULE OF QUANTITIES, SIZES, TYPES, AND NAMES IS INCLUDED IN THIS SET OF DRAWINGS. IN THE EVENT OF DISCREPANCIES BETWEEN QUANTITIES OF PLANT IN THE PLANT LIST AND THE QUANTITIES SHOWN ON THE DRAWINGS, THE PLAN SHALL GOVERN. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF UNLABELED PLANTS IN PLAN FOR CLARIFICATION. THE LANDSCAPE ARCHITECT SHALL BE ALERTED BY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION.
- 1.5) **APPLICABLE PLANT MATERIALS STANDARDS:** ALL PLANT MATERIALS ARE TO COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANTING METHODS WILL BE IN ACCORDANCE WITH SITE-SPECIFIC REQUIREMENTS.
- 1.6) **PLANT HARDINESS:** ALL TREES AND SHRUBS SHALL BE NURSERY GROWN WITHIN A USDA PLANT HARDINESS ZONE, WHICH IS THE SAME AS, OR COLDER THAN, THE ZONE IN WHICH THE PROJECT IS LOCATED.
- 1.7) **PLANTING SEASONS:** PLANTING SHALL ONLY OCCUR DURING SPECIFIED SEASONS. SPRING SEASON SHALL BE FROM MARCH 1 TO JUNE 15. FALL PLANTING SEASON SHALL BE FROM SEPTEMBER 15 THROUGH NOVEMBER 15. NO PLANTING SHALL OCCUR WHEN THE GROUND IS FROZEN.
- 1.8) **PLANT SUBSTITUTIONS:** NO SUBSTITUTIONS OF PRODUCTS, PLANT TYPES OR SIZES SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. REQUESTS FOR SUBSTITUTION SHALL BE IN WRITING AND SHALL STATE THE REASON FOR THE SUBSTITUTION REQUEST, THE SUGGESTED ALTERNATIVE AND THE CHANGES IN COST. REQUESTS FOR SUBSTITUTION IN PLANT MATERIALS SHALL STATE THE NAMES OF NURSERIES THAT HAVE BEEN UNABLE TO SUPPLY THE ORIGINALLY SPECIFIED MATERIAL.
- 1.9) THE LANDSCAPE ARCHITECT SHALL INSPECT AND TAG ALL TREES. OTHER PLANT MATERIALS SHALL BE INSPECTED UPON SITE DELIVERY AND DURING INSTALLATION TO INSURE SPECIFICATIONS AND PROCEDURES ARE ADHERED TO.
- 1.10) **MINIMUM SIZES:** ALL PLANTS 3' OR GREATER IN HEIGHT OR SPREAD SHALL BE BALLED AND BURLAPPED. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUMS ON WHICH THE PLANTS ARE TO BE JUDGED.
- 1.11) **DEAD PLANTS:** DEAD PLANTS ARE TO BE REMOVED FROM THE SITE IMMEDIATELY, AND REPLACED WITH THE SAME PLANT & SIZE REGARDLESS OF SEASON, WEEKLY FROM THE JOB BY THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN AN UPDATED COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED AND PRESENT A COPY OF THE LIST TO THE OWNER AND LANDSCAPE ARCHITECT AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.
- 1.12) **PLANT MATERIAL REMOVAL:** NO EXISTING TREES SHALL BE REMOVED WITHOUT THE WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT EXCEPT WHERE NOTED ON THE PLANS. CONTRACTORS WHO REMOVE EXISTING TREES WITHOUT WRITTEN APPROVAL WILL BE REQUIRED TO MAKE REMEDIES DETERMINED BY THE GOVERNING URBAN FORESTER OR EQUIVALENT AUTHORITY. NO GRUBBING SHALL OCCUR WITHIN EXISTING TREE AREAS UNLESS SPECIFICALLY NOTED ON THE PLANS.
- 1.13) ALL DISTURBED AREAS NOT TO RECEIVE PLANT MATERIALS ARE TO BE LOAMED AND SEEDED AND BLENDED INTO EXISTING GRADE AND CONDITIONS. SEE SECTION 4.0.
- 1.14) **LEDGE BOULDERS:** IF DURING SITE EXCAVATION, LEDGE BOULDERS ARE AVAILABLE, THESE ARE TO BE STOCKPILED FOR USE IN EARTH BERM'S IF APPLICABLE, WITH HAWK DESIGN, INC. PRIOR TO INSTALLATION. THIS ITEM WILL ONLY APPLY IF SO SPECIFIED ON DRAWINGS. BOULDERS SIZES TO BE STOCKPILED WILL RANGE FROM TWO TO FIVE FEET IN DIAMETER. SEE APPROPRIATE DETAIL FOR INSTALLATION COORDINATION.
- 1.15) **SLEEVES:** LANDSCAPE OR SITE CONTRACTOR SHALL PLACE INDIVIDUAL SLEEVES FOR LIGHTING AND IRRIGATION UNDER ANY PROPOSED WALKWAY OR VEHICULAR ROADWAY PRIOR TO INSTALLATION. COORDINATE SLEEVE LOCATIONS WITH IRRIGATION AND LIGHTING CONTRACTORS PRIOR TO INSTALLATION.
- 1.16) DO NOT CLOSE OR OBSTRUCT ANY STREET, SIDEWALK, ALLEY OR PASSAGEWAY WITHOUT PRIOR NOTIFICATION AND PERMISSION. CONDUCT OPERATIONS AS TO INTERFERE AS LITTLE AS POSSIBLE WITH THE USE ORDINARILY MADE OF ROADS, DRIVEWAYS, ALLEYS, SIDEWALKS OR OTHER FACILITIES NEAR ENOUGH TO THE WORK TO BE EFFECTED THEREBY.

2.0 PLANTING MATERIALS

- 2.1) PLANTING MATERIAL ITEMS IN SECTION 2.0 ARE TO BE INCORPORATED DURING PLANT INSTALLATION UNLESS OTHERWISE DEEMED UNNECESSARY IN ACCORDANCE WITH SOIL TEST RECOMMENDATIONS. SEE SECTION 3.1.
- MULCH - MULCH WILL BE DOUBLE-SHREDDED PINE BARK MULCH.
- TREES AND SHRUBS SHALL RECEIVE AN EVEN 3" MULCH LAYER.
- GROUNDCOVERS, PERENNIALS AND ANNUALS SHALL RECEIVE AN EVEN 2" MULCH LAYER.
- MANURE - TO BE WELL ROTTED, ODORLESS, UNLEACHED COW MANURE, CONTAINING NOT MORE THAN 15% BEDDED MATERIALS SUCH AS STRAW, WOOD CHIPS OR SHAVINGS, AGED NOT LESS THAN TWO YEARS OLD.
- FERTILIZER - ORGANIC FERTILIZER TO BE APPLIED TO ALL VEGETATION PER THE RECOMMENDATIONS OF THE SOIL TESTING.
- TOPSOIL - ACCEPTABLE TOPSOIL SHALL BE FERTILE, FRIABLE NATURAL LOAM, UNIFORM IN COMPOSITION, FREE OF STONES, LIMBS, PLANTS AND THEIR ROOTS, DEBRIS AND OTHER EXTRANEOUS MATTER OVER ONE INCH IN DIAMETER. THE SOIL SHALL BE CAPABLE OF SUSTAINED PLANT GROWTH AND HAVE A 5% MINIMUM ORGANIC CONTENT. IN SITUATIONS WHICH REQUIRE A CUSTOM TOPSOIL OR STRUCTURAL SOIL, THE SOIL MIXTURE SPECIFICATION WILL BE PROVIDED BY THE LANDSCAPE ARCHITECT.
- SOIL AMENDMENTS: APPLY AS NECESSARY ACCORDING TO SOIL TEST RESULTS, AS PER MANUFACTURERS SPECIFICATIONS.
- ANTI-DESLICCANT - "WILT PRUF" NCF OR EQUAL APPLY AS PER MANUFACTURERS' SPECIFICATIONS.
- 3.1) **SOIL TESTING:** LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS PRIOR TO ANY PLANT INSTALLATION TO DETERMINE ANY NECESSARY AMENDMENTS TO THE EXISTING SOIL CONDITIONS FOR SEEDING AND PLANTING. THE SOIL TESTING SHALL INCLUDE TEXTURE, PH, BUFFER PH, EXTRACTABLE NUTRIENTS, EXTRACTABLE HEAVY METALS, CATION EXCHANGE CAPACITY AND PERCENT BASE EXCHANGE SATURATION. ORGANIC MATTER AND SOLUBLE SALTS. THE ANALYSIS WILL ALSO BE REQUIRED FOR ESTABLISHING THE FERTILIZER PROGRAM REQUIRED. COORDINATE RESULTS AND PROVIDE WRITTEN RECOMMENDATIONS TO HAWK DESIGN, INC. 15 DAYS PRIOR TO INSTALLATION.
- 3.2) ALL PLANTS SHALL BE TRANSPORTED TO THE SITE IN COVERED TRUCKS. TARPAILIN COVERS SHALL BE UTILIZED TO PREVENT WIND DAMAGE OF LOAD.
- 3.3) DELIVER PLANT MATERIALS IMMEDIATELY PRIOR TO PLACEMENT. KEEP PLANT MATERIALS MOIST. DO NOT STORE PLANT MATERIAL ON PAVED AREAS. ROOTS OR BALLS SHALL BE PROTECTED FROM THE SUN OR DRYING WINDS AS REQUIRED BY TEMPERATURE OR WIND CONDITIONS. APPLY ANTI-DESLICCANT EMULSION TO PREVENT DRYING OUT OF PLANT MATERIALS.
- 3.4) **CONDITIONS FOR PLANT REJECTION:**
A) REJECT PLANTS WHEN BALL OF EARTH SURROUNDING ROOTS HAS BEEN CRACKED OR BROKEN PREPARATORY TO OR DURING THE PROCESS OF PLANTING.
B) WHEN BURLAP STAVES AND ROPES REQUIRED IN CONNECTION WITH TRANSPLANTING HAVE BEEN DISPLACED PRIOR TO ACCEPTANCE.
C) WIND DAMAGED PLANT MATERIAL FROM POOR TARPAILIN COVER PROCEDURES ARE SUBJECT TO REJECTION.
- 3.5) ALL PLANT MATERIAL, WHICH CANNOT BE PLANTED IMMEDIATELY ON DELIVERY, SHALL BE SET ON THE GROUND IN A SHADED LOCATION AND SHALL BE TEMPORARILY PROTECTED WITH SOIL OR OTHER ACCEPTABLE MATERIAL. TEMPORARY WATERING OR IRRIGATION SHALL BE INCORPORATED AND REGULARLY CONDUCTED ON PLANTINGS IN HOLD AREAS.
- 3.6) IN CASE OF CONFLICTS DURING CONSTRUCTION WITH UTILITIES, ROCK MATERIALS, TREE ROOTS OR OTHER OBSTRUCTIONS FOR THE EXCAVATION OF SHRUB BEDS AND TREE PITS, CONTACT LANDSCAPE ARCHITECT FOR APPROVED ALTERNATE LOCATIONS.
- 3.7) **SOIL PERMEABILITY:** TEST DRAINAGE OF PLANTING BEDS & PITS BY FILLING WITH WATER TWICE IN SUCCESSION. CONDITIONS PERMITTING THE RETENTION OF WATER FOR MORE THAN 24 HOURS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- 3.8) **SOIL EXCAVATIONS:**
A) EXCAVATE TREE PITS AND SHRUB BEDS TO DEPTHS REQUIRED BY PLANTING DETAILS. ALL PITS SHALL BE CIRCULAR IN OUTLINE, EXCEPT FOR WHOLE BEDS. SEE APPROPRIATE PLANTING DETAILS.
B) SOIL EXCAVATIONS FOR BALLED & BURLAP AND CONTAINER PLANTINGS MUST BE NO LESS THAN 2X ROOT BALL DIAMETER. SEE PLANTING DETAILS. IF QUESTIONABLE SUBSURFACE SOIL CONDITIONS EXIST SUCH AS POOR DRAINAGE CONDITIONS, RUBBLE OR OBSTRUCTIONS, REPORT TO THE LANDSCAPE ARCHITECT AND CONSTRUCTION MANAGER BEFORE PLANTING.
- 3.9) **GRADING:**
A) VERIFY GRADES PRIOR TO PLANTING. THE CONTRACTOR SHALL VERIFY THAT CONSTRUCTED GRADES ARE AS INDICATED ON PLANS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF ADJUSTMENTS TO PLANT PLACEMENT MAY BE REQUIRED DUE TO FIELD CONDITIONS AND FINAL GRADING.
B) POSITIVE DRAINAGE SHALL BE MAINTAINED AWAY FROM AND AROUND BUILDINGS (REFER TO ENGINEERS GRADING PLANS). REPORT ANY CONFLICTS TO HAWK DESIGN, INC. PRIOR TO INSTALLATION.
C) FINISH GRADE OF PLANTINGS SHALL BE EQUIVALENT TO FORMER EXISTING GRADE OF PLANT IN THE NURSERY.
- 3.10) **BALLED AND BURLAPPED (B&B) MATERIALS:**
A) REMOVE ROOT BASKETS (INCLUDING WIRE BASKETS), BURLAP, WRAPS AND TIES ENTIRELY AND DISCARD FROM SITE.

3.0 INSTALLATION CONT.

- 3.11) **CONTAINER GROWN STOCK:** SHALL BE REMOVED FROM CONTAINER BY CUTTING CONTAINER AWAY TO AVOID ROOT DAMAGE TO PLANT ROOT SYSTEM. IF PLANT ROOT IS BOUND, SLICE ROOT BALLS APPROXIMATELY 2" DEEP WITH KNIFE OR SHARP SPADE.3.12) DO NOT USE MUDDY OR FROZEN SOIL TO BACKFILL PLANTINGS.
- 3.13) **WATERING:** THOROUGHLY WATER UNTIL SOIL IS SATURATED AROUND ALL TREES AND SHRUBS AFTER PLANTING AND THROUGHOUT THE TIME PERIOD UNTIL FINAL ACCEPTANCE FROM CLIENT. DURING DRY CONDITIONS, WATER AS REQUIRED TO MAINTAIN PLANTS IN A WILT-FREE CONDITION.
- 3.14) **PRUNING:** ONLY REMOVE DEAD OR BROKEN BRANCHES FROM PLANTS.
- 3.15) **STAKING AND GUYING:** ALL TREES TO BE STAKED AND GUYED WITHIN 48 HOURS OF PLANTING. METHODS AND MATERIALS FOR STAKING AND GUYING ARE ILLUSTRATED IN INDIVIDUAL PLANTING DETAILS. NEATLY FLAG ALL GUY WIRES WITH ROT RESISTANCE YELLOW TREE MARKING RIBBON.
- 3.16) **STAKE OUT PLANT LOCATIONS:** PRIOR TO PLANTING THE CONTRACTOR SHALL LAYOUT THE EXTENT OF THE PLANT BEDS AND PROPOSED LOCATIONS FOR B&B PLANTS FOR REVIEW BY THE OWNER AND LANDSCAPE ARCHITECT.
- 3.17) **PLANTING FIELD ADJUSTMENTS:**
A) THE CONTRACTOR IS TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES.
B) LARGE GROWING PLANTS ARE NOT TO BE PLANTED IN FRONT OF WINDOWS OR UNDER BUILDING OVERHANGS. NOTIFY THE LANDSCAPE ARCHITECT OF DISCREPANCIES IN PLANTING PLAN VS. FIELD CONDITIONS.

C) SHRUBS PLANTED NEAR HVAC UNITS ARE TO BE LOCATED SO THAT SHRUBS AT MATURITY WILL MAINTAIN ONE FOOT (1') AIRSPACE BETWEEN THE UNIT AND THE PLANT. ANY PLANTING SHOWN ADJACENT TO CONDENSER UNITS SHALL BE PLANTED TO SCREEN THE UNITS. SHOULD THE CONDENSER UNITS BE INSTALLED IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE PLAN, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL THE MATERIAL AROUND THE CONDENSERS AND ADJUST THE OTHER PLANTING ACCORDINGLY.

3.18) **PLANT BED EDGES/LINES:** GROUPS OF SHRUBS, PERENNIALS AND GROUNDCOVERS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR, IN SHAPE, FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN 4 FEET OF PLANT BEDS SHALL SHARE THE SAME MULCH BEDS.

3.19) **ADA** - THE AMERICAN WITH DISABILITIES ACT STANDARDS REQUIRE THAT A 1 FOOT VERTICAL CLEARANCE BE MAINTAINED FROM TREE BRANCHES TO FINISHED GRADE WHERE PEDESTRIANS SIDEWALKS AND/OR TRAILS ARE LOCATED. THE CONTRACTOR IS TO ADJUST TREE PLANTINGS IN FIELD TO SLIGHTLY MINIMIZE BRANCH OVERHANG AND COMPLY WITH THE ADA ACT.

3.20) **TREE SPACING MINIMUMS:** TREES SHALL BE LOCATED A MINIMUM OF 4 FEET FROM WALLS AND WALKS WITHIN THE PROJECT. IF A CONFLICT ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.

3.21) **WATERING:** TREE PITS SHALL BE FLOODED 2 TIMES IN SUCCESSION WITH WATER AND EVALUATED FOR DRAINAGE CHARACTERISTICS AFTER A 24 HOUR PERIOD. AFTER PLANTING, PLANTS SHALL RECEIVE THE EQUIVALENT OF 2" OF WATER A WEEK ON AVERAGE UNLESS LOCAL RAINFALL IS ADEQUATE. PLANTS SHOULD BE WATERED UNTIL THE GROUND FREEZES.

4.0 SEEDING AND SODDING

- 4.1) **SEEDING OF LAWN AREAS:** GRASS SEED APPLICATION SHALL BE SPREAD AT THE RATE OF 5 LBS. PER 1000 SQUARE FEET. SEEDING SHALL BE ACCOMPLISHED BY MEANS OF A HYDRO-SEEDING PROCESS. ALSO SEE SECTION 1.13.
- 4.2) **WATERING OF SEEDED AREAS:** 24 HOURS AFTER HYDRO SEEDING, THE CONTRACTOR SHALL WATER THE SEEDED AREA LIGHTLY AND SUFFICIENTLY TO A DEPTH OF TWO INCHES (2") 2 TIMES A DAY (BETWEEN THE HOURS OF 1 PM AND 1 AM), UNTIL THE SEEDS ARE ESTABLISHED.

4.3) **SEEDED AREA PROTECTION:** THE CONTRACTOR SHALL ERECT SUITABLE SIGNS AND BARRICADES NOTIFYING THE PUBLIC TO KEEP OFF THE SEEDED AREAS UNTIL WELL ESTABLISHED. ANY TRAFFIC DAMAGE AND VANDALISM THAT MAY OCCUR PRIOR TO FINAL ACCEPTANCE OF THE WORK SHALL BE REPAIRED AND RESEEDED AT THE OWNER'S EXPENSE. ANY DISTURBED OR DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.

4.4) **LAYING OF SOD:** A KENTUCKY BLUEGRASS SOD MIX - BY LOCAL SOURCE AS SELECTED BY CONTRACTOR, SHALL BE FRESHLY CUT FROM THE SAME FIELD WITH 1/2 - 3/4 INCHES OF SOIL. SOD SHALL BE LAID IMMEDIATELY WITH ANY STORED SOD BEING UNROLLED GRASS SIDE UP AND KEPT WATERED. LAY COURSES TIGHTLY TOGETHER WITHOUT OVERLAPPING WITH THE JOINTS STAGGERED. AFTER SODDING IS COMPLETE, ROLL LIGHTLY. THE CONTRACTOR SHALL WATER THE SODDED AREAS TO A DEPTH OF AT LEAST SIX INCHES AFTER THE SODDING PROCESS. OWNER SHALL THEN BE RESPONSIBLE FOR WATERING. THE FREQUENCY SHALL BE DETERMINED BY RAIN FALL AND WINDS WITH THE UPPER TWO OR THREE INCHES OF SOIL NOT DRYING OUT MARKEDLY.

4.5) **SODDED AREA: INSPECTION AND ACCEPTANCE:** FOUR WEEKS AFTER CONTRACTOR COMPLETES INSTALLATION, LANDSCAPE ARCHITECT SHALL INSPECT THE LAWN TO DETERMINE THE ACCEPTABILITY OF THE INSTALLATION. SODDED AREAS FAILING TO SHOW ADEQUATE ROOTING INTO THE SUBSOIL, OVERLAPPING, COURSE SEPARATION, UNEVENNESS OF THE SURFACE, UNEVEN COURSE COLOR, AND EXCESSIVE BROADLEAF WEED CONTENT SHALL BE REPLACED. THE COST SHALL BE BORNE BY THE CONTRACTOR EXCEPT WHERE VANDALISM OR NEGLECT ON THE PART OF OTHERS NOT UNDER THE CONTRACTOR'S CONTROL, HAS RESULTED IN DAMAGE.

4.6) **FINAL APPROVAL:** SEEDED AND SODDED AREAS WILL RECEIVE FINAL APPROVAL IF COVERAGE IS FULL AND CONSISTENT, FREE OF BARE SPOTS AND WEED FREE. WHEN GRASS IS CUT AT 2" HEIGHT NO SOIL SHOULD BE VISIBLE. SOD AREAS MUST HAVE RECEIVED A MINIMUM OF TWO MOWINGS. AREAS SODDED AFTER NOVEMBER 1ST WILL BE ACCEPTED THE FOLLOWING SPRING - ONE MONTH AFTER THE START OF THE GROWING SEASON, IF THE ABOVE CRITERIA HAS BEEN MET.

5.0 MAINTENANCE

5.1) **MAINTENANCE DURING INSTALLATION:** MAINTENANCE OPERATIONS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE AS REQUIRED UNTIL FINAL ACCEPTANCE AND THEN FOR THE GUARANTEE PERIOD. PLANTS SHALL BE KEPT IN A HEALTHY, GROWING CONDITION BY WATERING, PRUNING, SPRAYING, WEEDING AND ANY OTHER NECESSARY OPERATIONS OF MAINTENANCE. PLANT SAUCERS AND BEDS SHALL BE KEPT FREE OF WEEDS, GRASS AND OTHER UNDESIRED VEGETATION. PLANTS SHALL BE INSPECTED AT LEAST ONCE PER WEEK BY THE CONTRACTOR DURING THE INSTALLATION PERIOD AND ANY NEEDED MAINTENANCE IS TO BE PERFORMED PROMPTLY.

5.2) **GRASS AND WEED CONTROL:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR MOWING ALL GRASS AROUND LANDSCAPE BEDS AND INDIVIDUAL TREES AND SHRUBS UNTIL FINAL ACCEPTANCE. WEED CONTROL AREAS SHALL INCLUDE ALL LANDSCAPE BEDS AND THE AREA WITHIN 2 FEET OF THE OUTER EDGE OF THE MULCH AREA OR INDIVIDUAL TREE/SHRUBS.

5.3) THE CONTRACTOR SHALL WATER, FERTILIZE, WEED, CULTIVATE, REMULCH, SPRAY TO CONTROL INSECT INFESTATION AND DISEASE AND PERFORM ANY OTHER GOOD HORTICULTURAL PRACTICE NECESSARY TO MAINTAIN THE PLANTS IN A LIVING HEALTHY CONDITION UPON THE TIME FOR TERMINATION OF HIS RESPONSIBILITY FOR CARE AS SET OUT HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLANTS THROUGHOUT LIFE OF THE CONTRACT.

5.4) ALL PLANTS STOLEN, DAMAGED OR DESTROYED BY FIRE, AUTOMOBILES, VANDALISM OR ANY OTHER CAUSE, WITH THE EXCEPTION OF PLANTS DAMAGED OR DESTROYED BY THE OWNER'S MAINTENANCE OPERATIONS, SHALL BE REPLACED BY THE OWNER PRIOR TO THE DATE OF FINAL ACCEPTANCE.

5.5) LANDSCAPE CONTRACTOR SHALL PREPARE MAINTENANCE SPECIFICATIONS AND SCHEDULE ANNUAL CARE OF ALL PLANTED AND LAWN AREAS INCLUDING FERTILIZING, WEEDING, MULCHING, BED EDGING, PRUNING AND PEST PREVENTION AND TREATMENT. SHRUBS SHALL NOT BE PRUNED FOR THE FIRST 3-5 YEARS UNLESS NECESSARY FOR SAFETY/STRUCTURAL CONCERNS. THE INTENT IS FOR THE PLANTINGS TO GROW INTO MASSSES FOR SCREENING AND VISUAL INTEREST. SUBMIT MAINTENANCE SCHEDULE TO OWNER.

5.6) PLANTS SHALL RECEIVE THE EQUIVALENT OF 2" OF WATER A WEEK ON AVERAGE UNLESS LOCAL RAINFALL IS ADEQUATE. PLANTS SHOULD BE WATERED UNTIL THE GROUND FREEZES.

6.0 PLANT MATERIAL GUARANTEE

*CONTRACTOR SHALL GUARANTEE IN WRITING ALL PLANT MATERIAL AND LANDSCAPE IMPROVEMENTS FOR A PERIOD OF TWO YEARS. THE GUARANTEE IS TO INCLUDE THE FOLLOWING:

6.1) **INSPECTIONS:** PERFORM PERIODIC INSPECTIONS DURING GUARANTEE PERIOD WITH RESULTING WRITTEN REPORTS TO OWNER, PROJECT ADMINISTRATOR AND LANDSCAPE ARCHITECT STATING CONDITIONS AND RECOMMEND MAINTENANCE MODIFICATIONS. THE CONTRACTOR MUST CONTACT THE OWNER AND LANDSCAPE ARCHITECT AT LEAST 10 DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S).

6.2) **REMOVAL AND REPLACEMENT OF PLANTS PROVIDED BY CONTRACTOR TO BE DONE WITHIN THIRTY DAYS OF NOTIFICATION BY OWNER OF THEIR UNSATISFACTORY CONDITION DURING GROWING SEASONS. REPLACEMENT MATERIALS MUST BE EQUAL IN TYPE AND SIZE PER THE PROJECT'S PLANT LIST.**

6.3) WHEN REPLACEMENT PLANT SPECIES IS EITHER NOT READILY AVAILABLE OR NO LONGER SUITABLE TO EXISTING SITE CONDITIONS WRITTEN NOTICE RECOMMENDATION OF SUBSTITUTION TO BE PROVIDED TO THE OWNER AND LANDSCAPE ARCHITECT WITHIN FIFTEEN DAYS FOR APPROVAL.

6.4) **REMOVAL OF TREE'S SUPPORTS AND DEAD LIMBS PRIOR TO END OF GUARANTEE INSPECTION PERIOD.**

6.5) CONTINUE WITH MAINTENANCE, SEE SECTION 5.0

6.6) GUARANTEE SHALL BEGIN UPON DATE OF FINAL ACCEPTANCE FROM OWNER AND WILL CONTINUE FOR TWO YEARS.

7.0 SITE CLEAN UP

7.1) **SITE WORK CONDITIONS:** EXCESS WASTE MATERIAL SHALL BE REMOVED DAILY WHEN PLANTING IN AN AREA HAS BEEN COMPLETED. THE AREA SHALL BE CLEARED OF ALL DEBRIS, SOIL PILES AND CONTAINERS DAILY. WHERE EXISTING GRASS AREAS HAVE BEEN DAMAGED OR SCARRED DURING PLANTING OPERATIONS, THE CONTRACTOR SHALL RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITIONS AT HIS EXPENSE.

7.2) **CLEAN PAVED AREAS UTILIZED FOR HAULING OR EQUIPMENT STORAGE AT END OF EACH WORKDAY.**

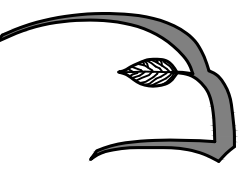

7.3) **MAINTAIN VEHICLES AND EQUIPMENT IN CLEAN CONDITION TO PREVENT SOILING OF ROADS, WALKS OR OTHER PAVED OR SURFACED AREAS.**

7.4) **REMOVE PROTECTIVE BARRIERS AND WARNING SIGNS AT TERMINATION OF LAWN ESTABLISHMENT.**

8.0 LANDSCAPE IRRIGATION

8.1) LANDSCAPE IRRIGATION TO BE PROVIDED FOR ALL MAINTAINED AREAS. IRRIGATION PLAN TO BE SUPPLIED BY IRRIGATION CONTRACTOR FOR CLIENT AND TOWN REVIEW PRIOR TO INSTALLATION.

8.2) SMART CONTROLLERS AND WATER SAVING IRRIGATION HEADS SHALL BE USED.

3	Revisions Per Updated Civil Information	JP	07/08/21		
2	Revisions Per Peer Review Comments	JP	05/28/21		
1	Additional Walls and Shrub Massing	JP	05/20/21		
NO.	DESCRIPTION	BY	DATE		
REVISIONS					
PLANTING NOTES					
CARO TUSCAN VILLAGE RESIDENTIAL SALEM PROPERTY MAP 98 - LOT XXXXX 4-6 TUSCAN BOULEVARD SALEM, NH 03079 PREPARED FOR: DOLBEN 150 PRESIDENTIAL WAY, SUITE 220 WOBURN, MA 01801					
		Hawk Design, Inc. Landscape Architecture Land Planning Sagamore, MA 508-833-8800 info@hawkdesigninc.com			
SCALE: 1" = 10' - 0"		DATE: APRIL 30, 2021			
		<table><tr><td>OWNER OF RECORD TUSCAN VILLAGE MASTER DEVELOPMENT, LLC 63 MAIN STREET SALEM, NH 03079 BOOK 6087 PAGE 1446</td><td>SALEM PLANNING BOARD APPROVAL</td></tr></table>		OWNER OF RECORD TUSCAN VILLAGE MASTER DEVELOPMENT, LLC 63 MAIN STREET SALEM, NH 03079 BOOK 6087 PAGE 1446	SALEM PLANNING BOARD APPROVAL
OWNER OF RECORD TUSCAN VILLAGE MASTER DEVELOPMENT, LLC 63 MAIN STREET SALEM, NH 03079 BOOK 6087 PAGE 1446	SALEM PLANNING BOARD APPROVAL				
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		SHEET No. D1.1			



4 TUSCAN BOULEVARD

Tuscan Village | Salem, NH

View From Tuscan Boulevard

PERSPECTIVE VIEWS

CARO TUSCAN VILLAGE RESIDENTIAL
SALEM PROPERTY MAP 98 - LOT XXXXX
4-6 TUSCAN BOULEVARD
SALEM, NH 03079

PREPARED FOR:
DOLBEN
150 PRESIDENTIAL WAY, SUITE 220
WOBBURN, MA 01801



HDS Architecture
625 Mount Auburn Street
Cambridge, MA 02138
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617.714.5870

DATE: APRIL 20, 2021

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63 MAIN STREET
SALEM, NH 03079
BOOK 6087 PAGE 1446

SALEM PLANNING BOARD
APPROVAL

ZONE: COMMERCIAL - INDUSTRIAL "C"
& LARGE SCALE REDEVELOPMENT


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4 TUSCAN BOULEVARD

Tuscan Village | Salem, NH

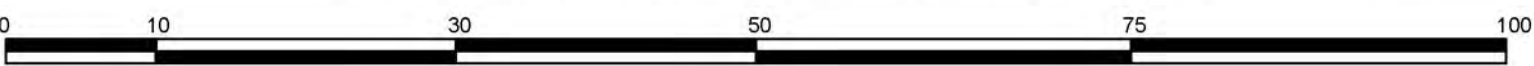
View From Mall Road

PERSPECTIVE VIEWS				
CARO TUSCAN VILLAGE RESIDENTIAL SALEM PROPERTY MAP 98 - LOT XXXXX 4-6 TUSCAN BOULEVARD SALEM, NH 03079				
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PROJECTING BAY W/ PVC PANELS & TRIM, COLOR 1
MANUFACTURED STONE VENEER
BALCONY W/ MANUFACTURED STONE, WATERTABLE SILL DETAIL @ 1st FLOOR, PVC TRIM & PANELING ABOVE (TYP.)
VINYL WINDOW W/ MANUFACTURED STONE SILL, (TYP.)
VINYL PATIO DOORS @ BALCONIES (TYP.)
MANUFACTURED KEY STONE
MANUFACTURED STONE VENEER W/ WATERTABLE SILL, (TYP.)
PROJECTING BAY W/ PVC PANELS & TRIM
VINYL WINDOW W/ PVC TRIM, (TYP.)
PVC PANELS & TRIM, COLOR 1


NOTE: DIMENSIONED HEIGHTS ARE ABOVE FIRST FLOOR ELEVATION



4 TUSCAN BOULEVARD

TUSCAN VILLAGE | SALEM, NH

East Elevation


EAST ELEVATION				
CARO TUSCAN VILLAGE RESIDENTIAL SALEM PROPERTY MAP 98 - LOT XXXXX 4-6 TUSCAN BOULEVARD SALEM, NH 03079				
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4 TUSCAN BOULEVARD

TUSCAN VILLAGE | SALEM, NH

West Elevation


WEST ELEVATION				
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4 TUSCAN BOULEVARD

TUSCAN VILLAGE | SALEM, NH

North Elevation


NORTH ELEVATION				
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4 TUSCAN BOULEVARD

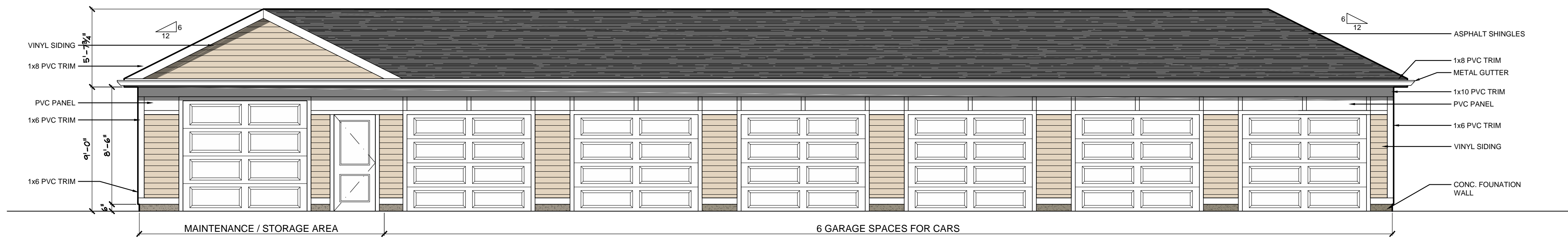
TUSCAN VILLAGE | SALEM, NH

South Elevation

SOUTH ELEVATION				
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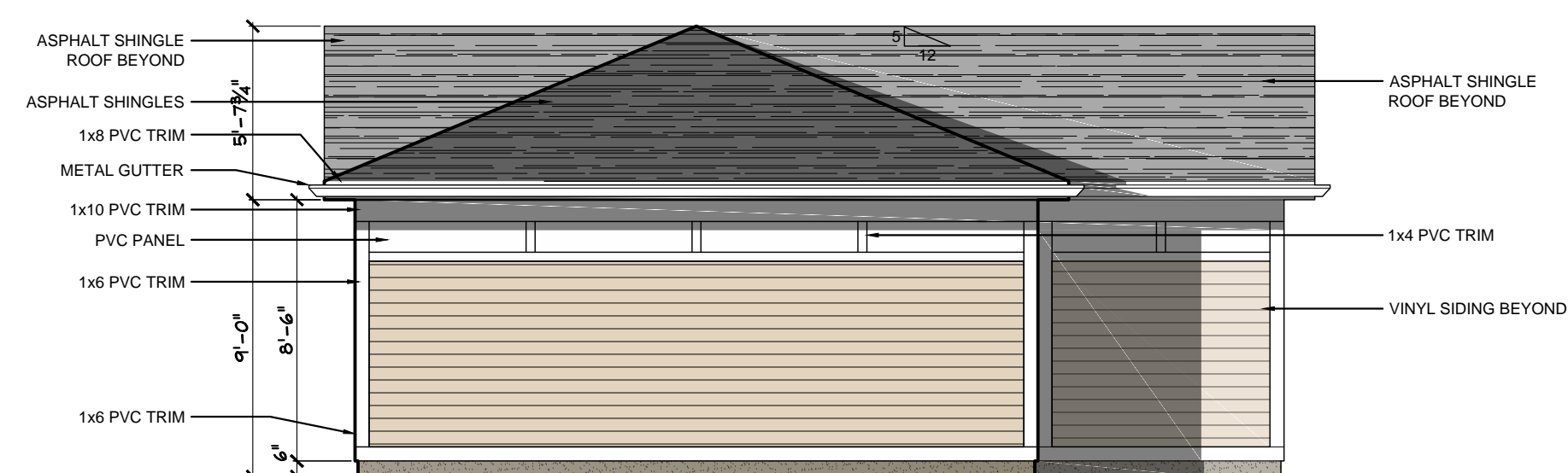
1 GARAGE BUILDING #1 - EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 GARAGE BUILDING #2 - EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 GARAGE BUILDING #3 - SOUTHEAST ELEVATION
SCALE: 1/4" = 1'-0"



4 GARAGE BUILDING #2 - NORTH ELEVATION
SCALE: 1/4" = 1'-0"

GARAGES & MAINT. BLDGS.

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SALEM PROPERTY MAP 98 - LOT XXXXX
4-6 TUSCAN BOULEVARD
SALEM, NH 03079

PREPARED FOR:
DOLBEN

150 PRESIDENTIAL WAY, SUITE 220
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SCALE: N/A

DATE: APRIL 20, 2021

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SALEM PLANNING BOARD
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