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ROADWAY & TRAFFIC SIGNAL IMPROVEMENTS PROJECT (BY GPI)

ABUTTERS

MAP/LOT	NAME/ADDRESS
99/12507 (SUBJECT PARCEL)	DILORENZO LAFAYETTE LEDGEWOOD REAL ESTATE, LLC C/O ANTHONY DILORENZO, MANAGER 549 US HIGHWAY 1 BYPASS PORTSMOUTH, NH 03801
98/12502	OWJ REALTY, LLC 63 MAIN STREET SALEM, NH 03079
98/7887	ROCKINGHAM VENTURE P.O. BOX 47 SALEM, NH 03079
151/12213	STATE OF NHDOT JOHN O'MORTON BUILDING ONE HAZEN DRIVE CONCORD, NH 03302
ENGINEER/ SURVEYOR	MHF DESIGN CONSULTANTS, INC. 44 STILES ROAD, SUITE ONE SALEM, NH 03079

SITE DEVELOPMENT PLANS

FOR:

SALEM FORD

MAP 99 LOT 12507

60 SOUTH BROADWAY - ROUTE 28

SALEM, NEW HAMPSHIRE

Prepared for:

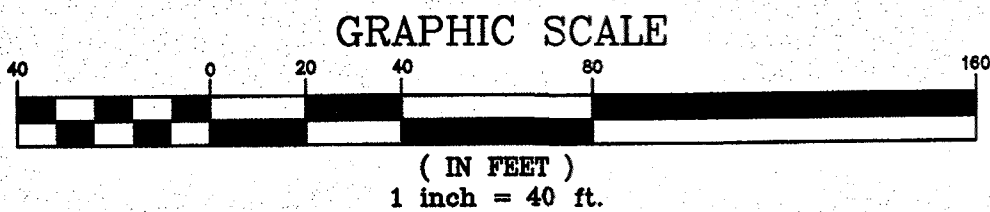
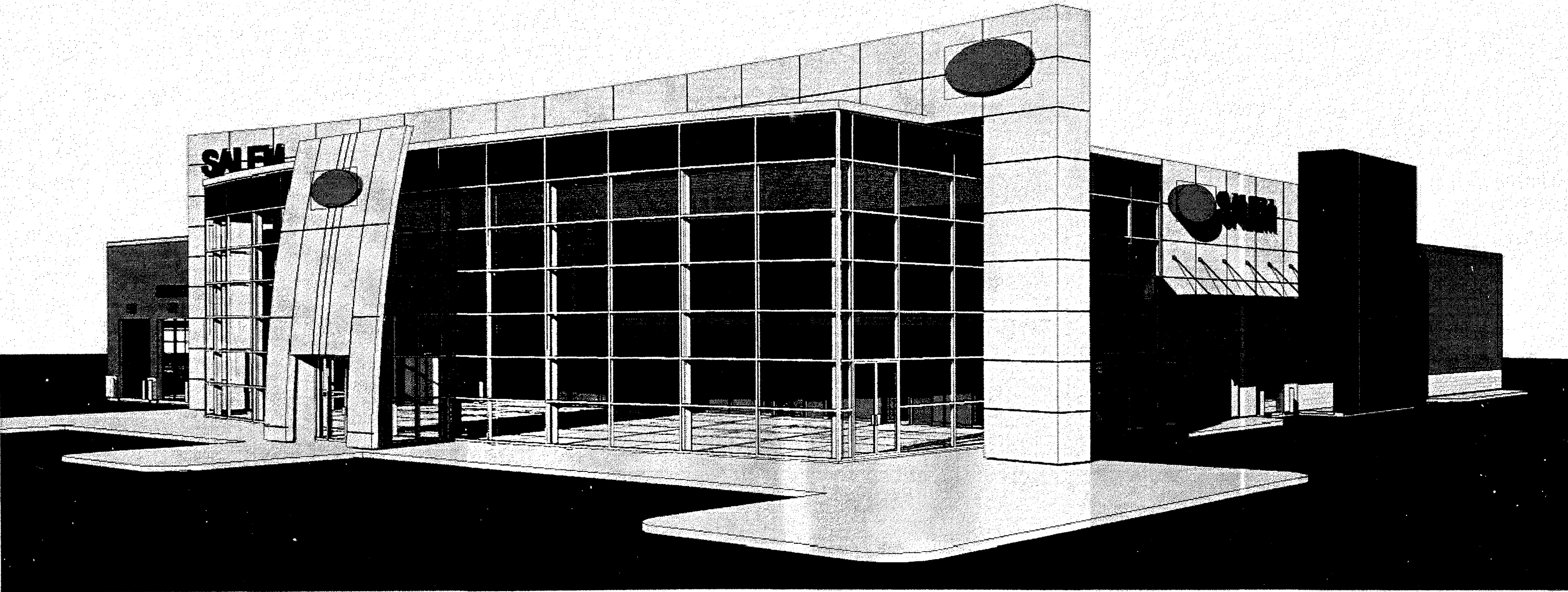
DILORENZO LAFAYETTE

LEDGEWOOD REAL ESTATE, LLC

C/O ANTHONY DILORENZO, MANAGER

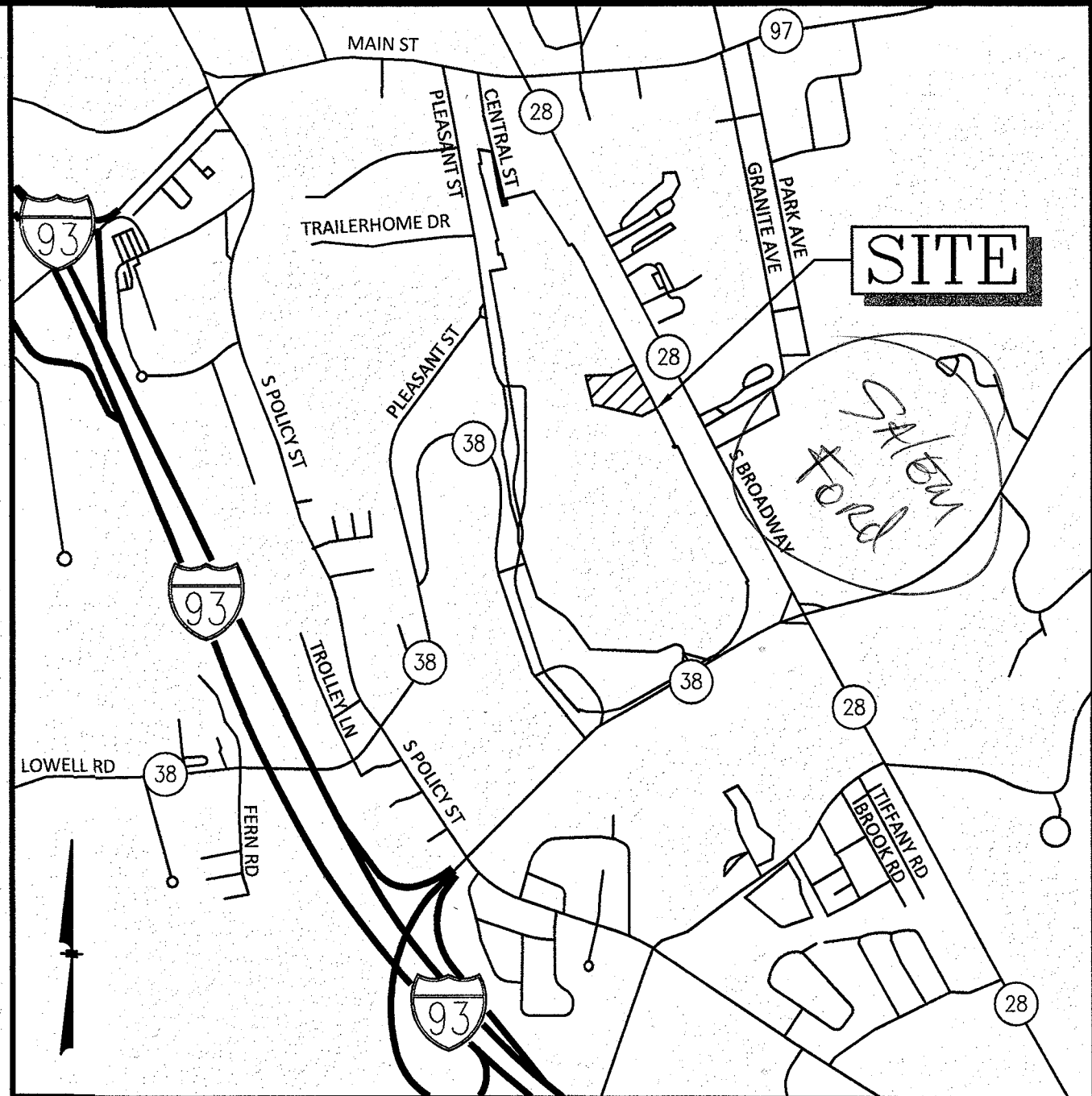
549 US HIGHWAY 1 BYPASS

PORTSMOUTH, NH 03801



PERMITS REQUIRED:

LOCAL APPROVALS		APPROVAL/PERMIT #		DATE
1) SALEM PLANNING BOARD		SITE PLAN APPROVAL		3/10/16
STATE APPROVALS		1) NHDOT - BUREAU OF MUNICIPAL HIGHWAYS		PENDING
2) NHDES SITE SPECIFIC		AOT-1060		3/31/16
3) RAIL CROSSING - NHDOT, BUREAU OF RAIL & TRANSIT		PENDING		
4) NHDES-WATER SUPPLY		DR#160030		3/25/16
5) NHDES-SEWER CONSTRUCTION		D2016-0405		4/20/16
FEDERAL APPROVALS		1) EPA - SWPP PERMIT (CONSTRUCTION OVER 1 ACRE)		PENDING



LOCATION MAP
(NOT TO SCALE)

NOTES:

- 1) EXISTING BOUNDARY AND PLANIMETRIC INFORMATION SHOWN IS FROM AN ACTUAL ON GROUND SURVEY BY MHF DESIGN CONSULTANTS, INC.
- 2) TOPOGRAPHIC INFORMATION SHOWN IS TAKEN FROM AN ACTUAL FIELD SURVEY PREPARED BY MHF DESIGN CONSULTANTS, INC. IN OCTOBER, 2015.
- 3) ZONING FOR THE SITE IS COMMERCIAL-INDUSTRIAL C AS DEPICTED ON THE ZONING MAP FOR THE TOWN OF SALEM.
- 4) MINIMUM SETBACKS FOR THE SITE ARE AS FOLLOWS:
FRONT 30 FEET
SIDE 20 FEET
REAR 20 FEET
- 5) ELEVATIONS SHOWN HEREON ARE ON NGVD 1929 DATUM. BENCHMARK: BRASS DISK INSIDE ALUMINUM BOX LOCATED ON THE EASTERLY SIDE OF MILLVILLE STREET AT THE INTERSECTION WITH MAIN STREET (APPROX. 1' OFF CURB IN STREET). STAMPED "TOWN OF SALEM 120-1990". ELEVATION = 136.37'.
- 6) LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY. ADDITIONAL UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED.
- 7) ON MARCH 10, 2016 THE SALEM PLANNING BOARD APPROVED THIS PLAN WITH THE FOLLOWING CONDITIONS:

PRIOR TO BUILDING PERMIT:
1. PAY FOR OUTSIDE INSPECTIONS PER DIRECTION OF ENGINEERING DEPT.;
2. SUBMIT STATE PERMITS (NHDOT, AOT, WATER LINE EXTENSION, SEWER EXTENSION);
3. SUBMIT APPROVALS FROM S. PERNAW AND ITS CONSULTANT;
4. ADD EVERGREEN SHRUBS AND TREES IN FRONT AND SIDE BUFFERS PER DIRECTION OF PLANNING DIRECTOR WITH AGREEMENT OF APPLICATION;
5. REVISE PLAN TO SHOW ONE FREESTANDING SIGN;

PRIOR TO OCCUPANCY:
6. RECORD EASEMENT PLAN;
7. PAY ROAD IMPACT FEE (\$111,624);
8. CONSTRUCT ALL SITE IMPROVEMENTS (BUILDING LOCATION, DIMENSIONS, AND SETBACKS, SITE GRADING, UTILITIES, DRAINAGE, LANDSCAPING, LIGHTING, PARKING SPACES, SIGNAGE, WETLAND/FLOODPLAIN MITIGATION AREAS) IN ACCORDANCE WITH APPROVED PLAN;
9. CONSTRUCT ALL ROAD IMPROVEMENTS;
10. PROVIDE CERTIFIED AS-BUILT SITE PLAN;

OTHER:
11. NOTE CONDITIONAL USE PERMITS FOR LOT COVERAGE, BUILDING HEIGHT, AND WALL SIGNS AND WAIVER OF SECTION 278-6:11.5.3 (HYDRAULIC GRADE LINE) ON PLAN;
12. NOTE APPROVAL OF PHASE 1 CONCEPTUAL MASTER PLAN FOR TUSCAN VILLAGE PROJECT;
13. FILE ANNUAL INSPECTION REPORTS OF DRAINAGE SYSTEM BY QUALIFIED PROFESSIONAL ENGINEER TO VERIFY SYSTEM IS OPERATING IN ACCORDANCE WITH DESIGN FOR POST-DEVELOPMENT RUNOFF. SUBMIT AS-BUILT PLAN SPECIFICALLY FOR DRAINAGE/INFILTRATION SYSTEM, AND RECEIVE APPROVAL FROM PLANNING BOARD FOR ANY CHANGES TO DRAINAGE/INFILTRATION SYSTEM;
14. ALL REPRESENTATIONS MADE BY APPLICANT OR AGENTS AND ALL NOTES ON PLANS ARE INCORPORATED AS PART OF APPROVAL.

3	REVISE PER CONDITIONS OF APPROVAL	MSG	4/5/16
3	REVISE PER ENG. COMMENTS	MSG	3/3/16
2	REVISIONS PER STAFF/CONSULTANT COMMENTS	MSG	2/22/16
1	MISC. REVISIONS	MSG	1/22/16
NO.	DESCRIPTION	BY	DATE

REVISIONS

TITLE SHEET

SALEM PROPERTY MAP 99 - LOT 12507
PROPERTY ADDRESS - 60 SOUTH BROADWAY- ROUTE 28
PREPARED FOR:
SALEM FORD
60 SOUTH BROADWAY
SALEM, NH 03079



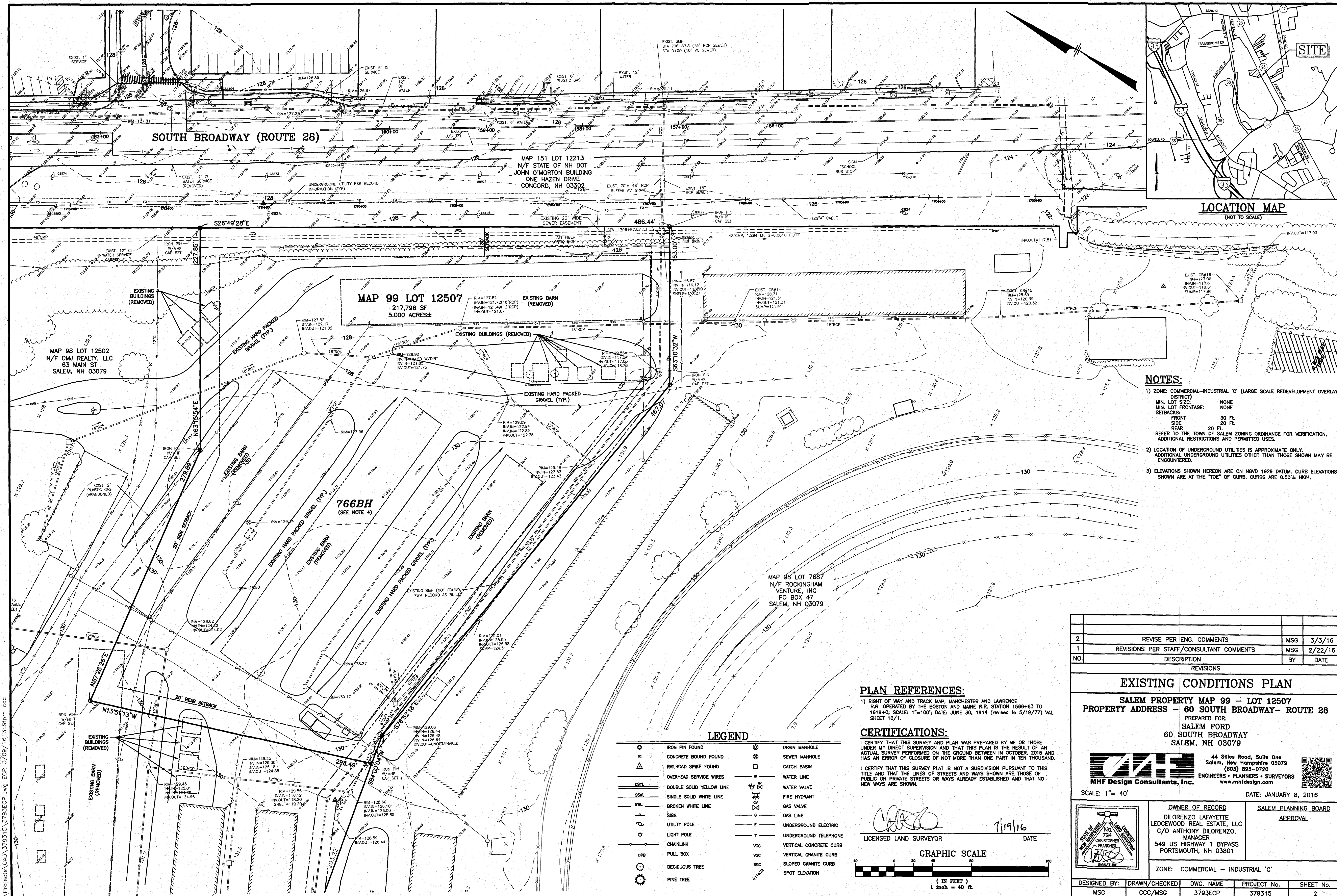
44 Stiles Road, Suite One
Salem, New Hampshire 03079
(603) 893-0720
ENGINEERS • PLANNERS • SURVEYORS
www.mhfdesign.com



SCALE: AS SHOWN

DATE: JANUARY 8, 2016

OWNER OF RECORD		SALEM PLANNING BOARD	
DILORENZO LAFAYETTE LEDGEWOOD REAL ESTATE, LLC C/O ANTHONY DILORENZO, MANAGER 549 US HIGHWAY 1 BYPASS PORTSMOUTH, NH 03801		APPROVAL <i>Rosa G. Melkoff</i> Approved 3/10/16 Signed 5/4/16	
ZONE: COMMERCIAL - INDUSTRIAL 'C'			
DESIGNED BY:	DRAWN/CHECKED	DWG. NAME	PROJECT No.
MSG	CCC/MSG	3793CVR	379315
		SHEET No.	1



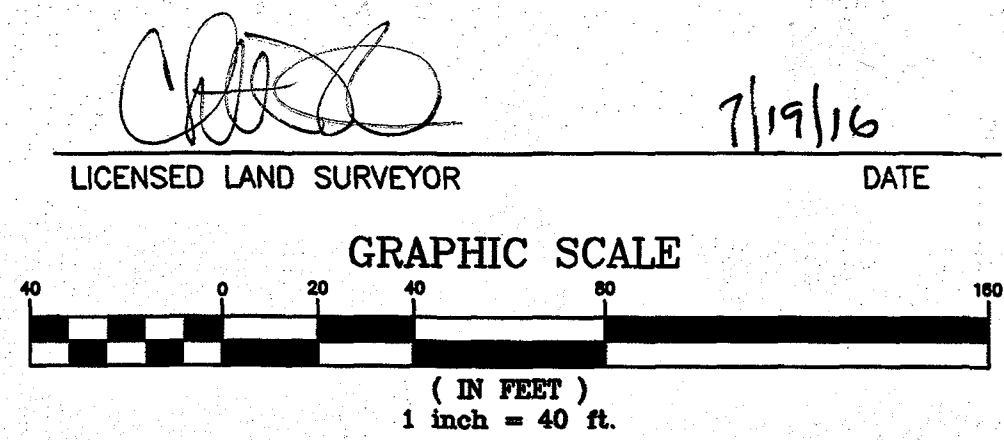
- NOTES:**
- 1) ZONE: COMMERCIAL-INDUSTRIAL "C" (LARGE SCALE REDEVELOPMENT OVERLAY DISTRICT)
MIN. LOT SIZE: NONE
MIN. LOT FRONTAGE: NONE
SETBACKS:
FRONT: 30 FT.
SIDE: 20 FT.
REAR: 20 FT.
REFER TO THE TOWN OF SALEM ZONING ORDINANCE FOR VERIFICATION, ADDITIONAL RESTRICTIONS AND PERMITTED USES.
 - 2) LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY. ADDITIONAL UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED.
 - 3) ELEVATIONS SHOWN HEREON ARE ON NGVD 1929 DATUM. CURB ELEVATIONS SHOWN ARE AT THE "TOE" OF CURB. CURBS ARE 0.50'± HIGH.

PLAN REFERENCES:
1) RIGHT OF WAY AND TRACK MAP, MANCHESTER AND LAWRENCE R.R. OPERATED BY THE BOSTON AND MAINE R.R. STATION 1566+63 TO 1619+0; SCALE: 1"=100'; DATE: JUNE 30, 1914 (REVISED TO 5/19/77) VAL SHEET 10/1.

CERTIFICATIONS:
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 IN OCTOBER, 2015, AND HAS AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.

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

LEGEND			
○	IRON PIN FOUND	⊗	DRAIN MANHOLE
□	CONCRETE BOUND FOUND	⊕	SEWER MANHOLE
△	RAILROAD SPIKE FOUND	□	CATCH BASIN
—	OVERHEAD SERVICE WIRES	—	WATER LINE
—	DOUBLE SOLID YELLOW LINE	—	WATER VALVE
—	SINGLE SOLID WHITE LINE	—	FIRE HYDRANT
—	BROKEN WHITE LINE	—	GAS VALVE
—	SIGN	—	GAS LINE
—	UTILITY POLE	—	UNDERGROUND ELECTRIC
—	LIGHT POLE	—	UNDERGROUND TELEPHONE
—	CHAINLINK	—	VERTICAL CONCRETE CURB
—	PULL BOX	—	VERTICAL GRANITE CURB
—	DECIDUOUS TREE	—	SLOPED GRANITE CURB
—	PINE TREE	—	SPOT ELEVATION



2	REVISE PER ENG. COMMENTS	MSG	3/3/16
1	REVISIONS PER STAFF/CONSULTANT COMMENTS	MSG	2/22/16
NO.	DESCRIPTION	BY	DATE
REVISIONS			
EXISTING CONDITIONS PLAN			
SALEM PROPERTY MAP 99 - LOT 12507			
PROPERTY ADDRESS - 60 SOUTH BROADWAY- ROUTE 28			
PREPARED FOR:			
SALEM FORD			
60 SOUTH BROADWAY			
SALEM, NH 03079			
		44 Siles Road, Suite One Salem, New Hampshire 03079 (603) 893-0720 ENGINEERS • PLANNERS • SURVEYORS www.mhfdesign.com	
SCALE: 1"= 40'		DATE: JANUARY 8, 2016	
		OWNER OF RECORD DIORENO LAFAYETTE LEDGEWOOD REAL ESTATE, LLC C/O ANTHONY DIORENO, MANAGER 549 US HIGHWAY 1 BYPASS PORTSMOUTH, NH 03801	
DESIGNED BY: MSG		DRAWN/CHECKED: CCC/MSG	
DWG. NAME: 3793CECP		PROJECT No.: 379315	
SHEET No.: 2		SALEM PLANNING BOARD APPROVAL	
ZONE: COMMERCIAL - INDUSTRIAL "C"			

SOIL MAPPING NOTES

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, JAN. 1994.

KEY TO SOIL TYPES

THE SOIL TYPES ARE DEFINED BY SOIL CHARACTERISTICS, AND DESIGNATED WITH A FIVE PART SYMBOL.

Parent Material
Drainage Class
Restrictive Feature
Slope
Map Intensity

Symbol A - drainage class
1 - excessively drained
2 - well drained
3 - moderately well drained
4 - somewhat poorly drained
5 - poorly drained
6 - very poorly drained
7 - not determinable (to be used only with Symbol B-6)

Symbol B - parent material
1 - Glacial Deposits (outwash/terraces)
2 - Glacial Till Material
3 - Very fine sand and silt deposits
4 - Loamy/sandy over silt/clay deposits
5 - Silt and clay deposits
6 - Excavated, regraded or filled
7 - Alluvial Deposits
8 - Organic Materials - Fresh Water
9 - Organic Materials - Tidal Marsh

Symbol C - restrictive feature (if more than one applies, the most restrictive is listed)
1 - none
2 - bouldery, with more than 15% of the surface covered with boulders
3 - mineral restrictive layer(s) are present in the soil profile less than 40 inches below the soil surface - such as hard pan, platy structure, clayey texture
4 - bedrock present in the soil profile 0 to 20 inches below the soil surface (bedrock is either a lithic or paralithic contact)
5 - subject to flooding
6 - does not meet fill standards (only used with Symbol B-6)
X - areas where depth to bedrock is so variable that a single soil type cannot be applied will be mapped as a complex of soil types and will have Symbol C of X

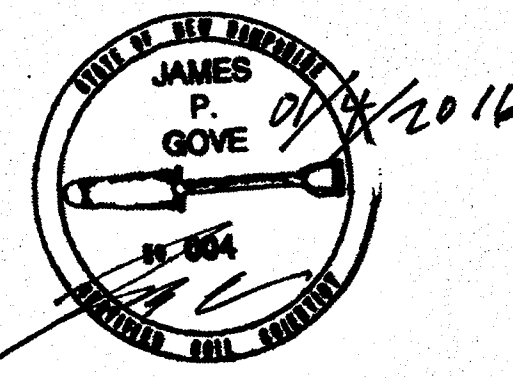
Symbol D - slope class
B - 0 to 8%
C - 8 to 15%
D - 15 to 25%
E - 25% +

Symbol E - high intensity soil map identifier - H
preliminary soil map identifier - P

SOIL LEGEND

WETLAND LINE
361BH SOIL TYPE DESIGNATION
..... SOIL BOUNDARY

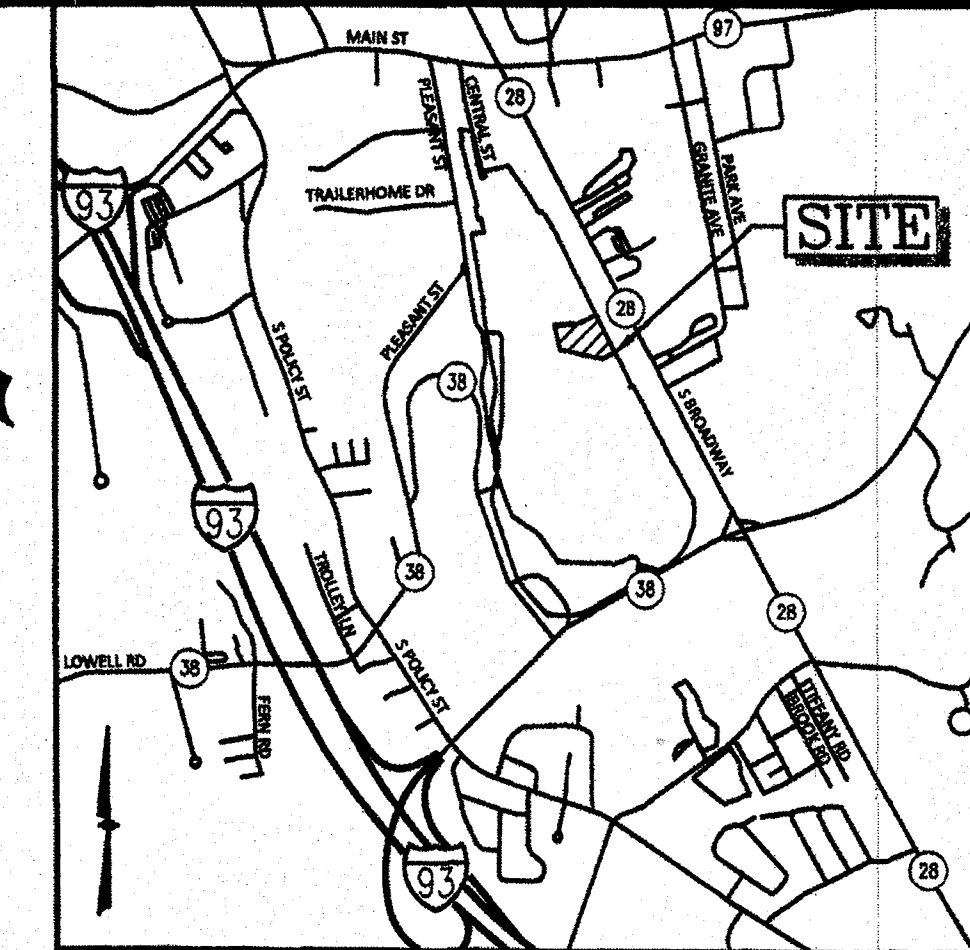
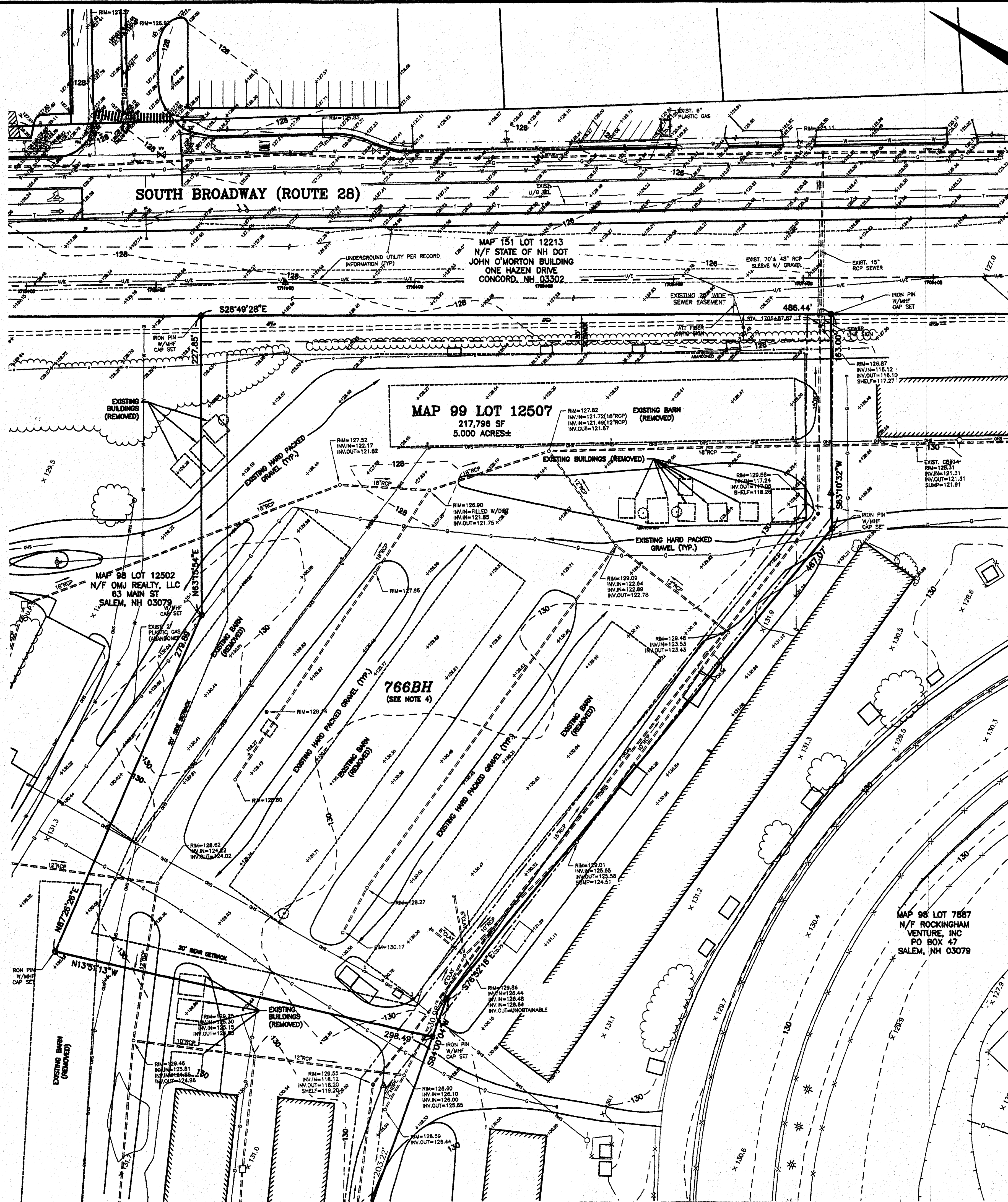
HIGH INTENSITY SOIL SURVEY PERFORMED



BY
GOVE ENVIRONMENTAL SERVICES, INC.
8 CONTINENTAL DRIVE, UNIT 8, EXETER, NH 03843

LEGEND

○ IRON PIN FOUND	⊗ DRAIN MANHOLE
■ CONCRETE BOUND FOUND	⊗ SEWER MANHOLE
△ RAILROAD SPIKE FOUND	□ CATCH BASIN
— OVERHEAD SERVICE WIRES	— WATER LINE
— DOUBLE SOLID YELLOW LINE	⊗ WATER VALVE
— SINGLE SOLID WHITE LINE	⊗ FIRE HYDRANT
— BROKEN WHITE LINE	⊗ GAS VALVE
— SIGN	— GAS LINE
— UTILITY POLE	— UNDERGROUND ELECTRIC
— LIGHT POLE	— UNDERGROUND TELEPHONE
— CHAINLINK	— VERTICAL CONCRETE CURB
— PULL BOX	— VERTICAL GRANITE CURB
— DECIDUOUS TREE	— SLOPED GRANITE CURB
— PINE TREE	— SPOT ELEVATION

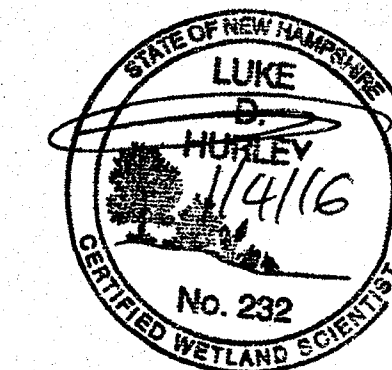


LOCATION MAP

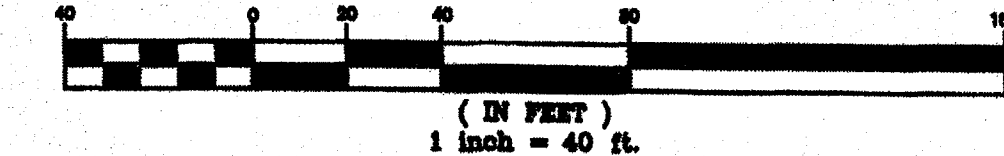
(NOT TO SCALE)

NOTES:

- 1) ZONE: COMMERCIAL-INDUSTRIAL 'C' (LARGE SCALE REDEVELOPMENT OVERLAY DISTRICT)
MIN. LOT SIZE: NONE
MIN. LOT FRONTAGE: NONE
SETBACKS:
FRONT 30 FT.
SIDE 20 FT.
REAR 20 FT.
REFER TO THE TOWN OF SALEM ZONING ORDINANCE FOR VERIFICATION, ADDITIONAL RESTRICTIONS AND PERMITTED USES.
- 2) LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY. ADDITIONAL UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED.
- 3) ELEVATIONS SHOWN HEREON ARE ON NGVD 1929 DATUM. CURB ELEVATIONS SHOWN ARE AT THE 'TOE' OF CURB. CURBS ARE 0.50'± HIGH.
- 4) THE ENTIRE SITE HAS BEEN DESIGNATED AS 766 HISS BY GOVE ENVIRONMENTAL AS A RESULT OF A FIELD INVESTIGATION PERFORMED IN NOVEMBER 2015.



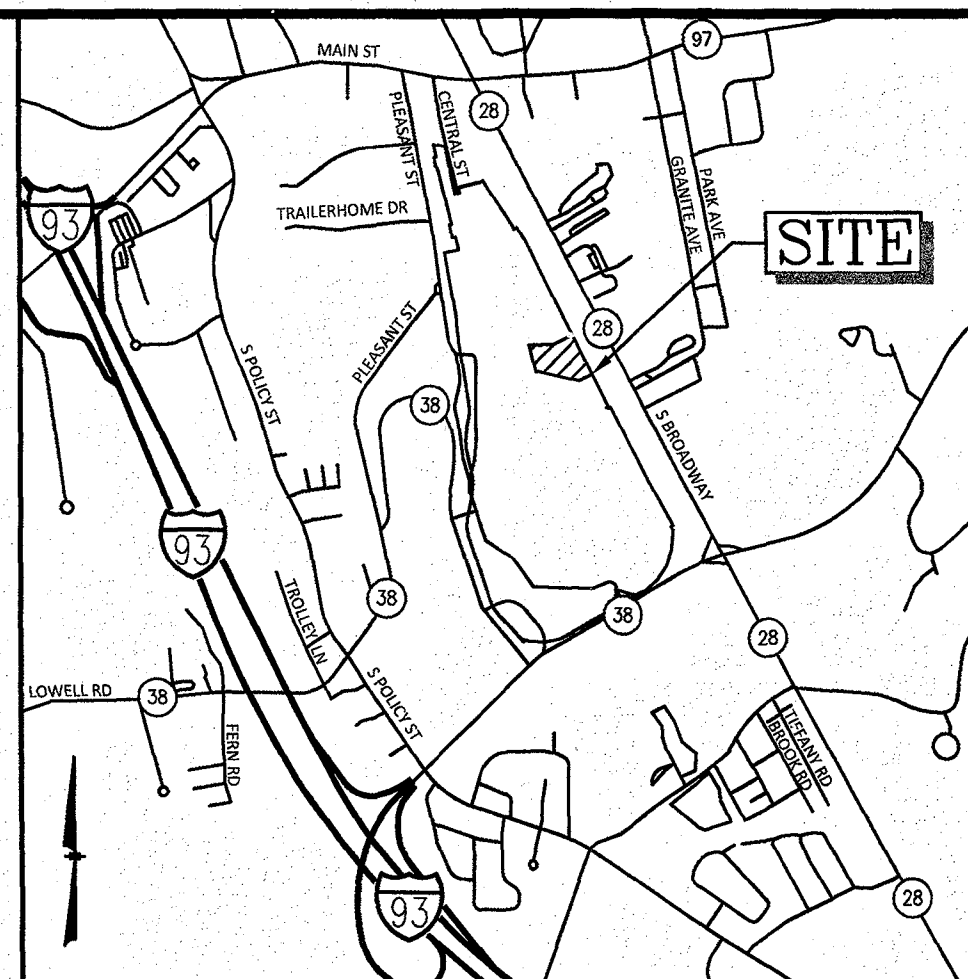
GRAPHIC SCALE



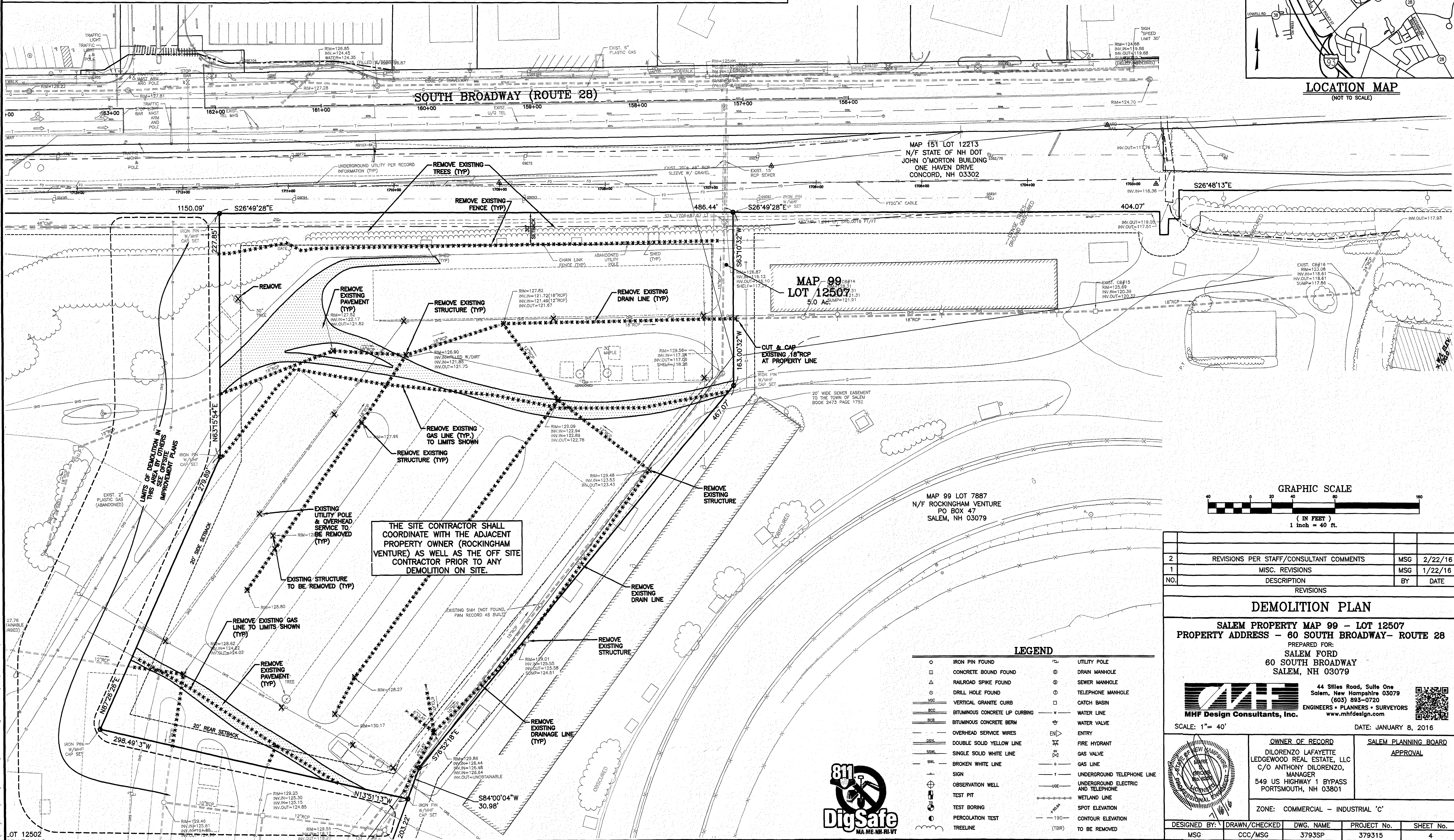
NO.	DESCRIPTION	BY	DATE
REVISIONS			
HIGH INTENSITY SOIL SURVEY PLAN			
SALEM PROPERTY MAP 99 - LOT 12507			
PROPERTY ADDRESS - 60 SOUTH BROADWAY- ROUTE 28			
PREPARED FOR:			
SALEM FORD			
60 SOUTH BROADWAY			
SALEM, NH 03079			
		44 Shiloh Road, Suite One Salem, New Hampshire 03079 (603) 893-0720 ENGINEERS • PLANNERS • SURVEYORS www.mhfdesign.com	
SCALE: 1" = 40'		DATE: JANUARY 8, 2016	
OWNER OF RECORD DIOLENTZO LAFAYETTE LEDGEWOOD REAL ESTATE, LLC C/O ANTHONY DIOLENTZO, MANAGER 549 US HIGHWAY 1 BYPASS PORTSMOUTH, NH 03801		SALEM PLANNING BOARD APPROVAL	
DESIGNED BY: MSG DRAWN/CHECKED: CCC/MSG DWG. NAME: 3793TWS PROJECT No.: 379315 SHEET No.: 3		ZONE: COMMERCIAL - INDUSTRIAL 'C'	

NOTES:

- 1) A DEMOLITION PERMIT MUST BE OBTAINED FROM THE TOWN OF SALEM PRIOR TO COMMENCEMENT OF WORK. ALL EXISTING UTILITY DISCONNECTIONS MUST BE COORDINATED WITH RESPECTIVE UTILITY COMPANIES.
- 2) ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR TO INSTALL EROSION CONTROL DEVICES IN ACCORDANCE WITH GRADING & DRAINAGE PLAN PRIOR TO BEGINNING DEMOLITION ACTIVITIES.
- 3) PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.
- 4) DEMOLISH CONCRETE IN ALL SECTIONS.
- 5) BREAK UP CONCRETE SLABS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY THE CONSTRUCTION MANAGER.
- 6) CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT PERSONAL INJURY, DAMAGE TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS.
- 7) REFRAIN FROM USING EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES.
- 8) CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO INSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER ADJACENT FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF THE APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATIVE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
- 9) USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURE AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.
- 10) ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
- 11) COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND. FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERTAKE ALL NECESSARY ACTION IN ORDER TO INSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROZEN MATERIAL, TRASH, DEBRIS. PLACE FILL MATERIAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 80% OPTIMUM DENSITY, GRADE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
- 12) REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND DEPARTMENTS.
- 13) DISCONNECT, SHUT OFF AND SEAL ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION. MARK FOR POSITION ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO INSURE THE CONTINUATION OF SERVICE.
- 14) PROTECT EXISTING DRAINAGE SYSTEM(S) AS NECESSARY TO PREVENT SEDIMENT FROM ENTERING DURING CONSTRUCTION. SEE DETAIL SHEETS FOR EROSION CONTROL DEVICES.
- 15) ALL WORK WITHIN ROADWAY RIGHT-OF-WAYS TO CONFORM TO MUNICIPAL STANDARDS.
- 16) THE LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING.
- 17) IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY "800 SAFE" (1-888-344-7233) 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER DEPARTMENT TO MARK OUT THEIR UTILITIES.

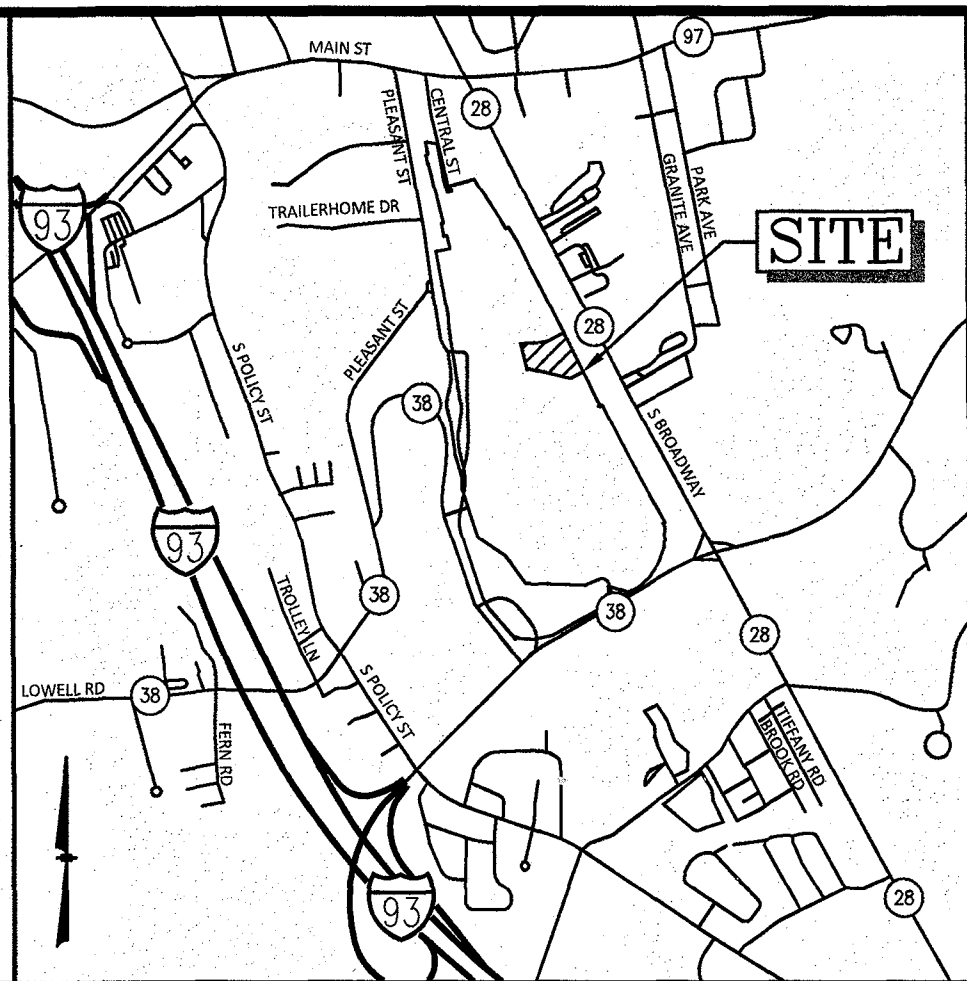


LOCATION MAP
(NOT TO SCALE)

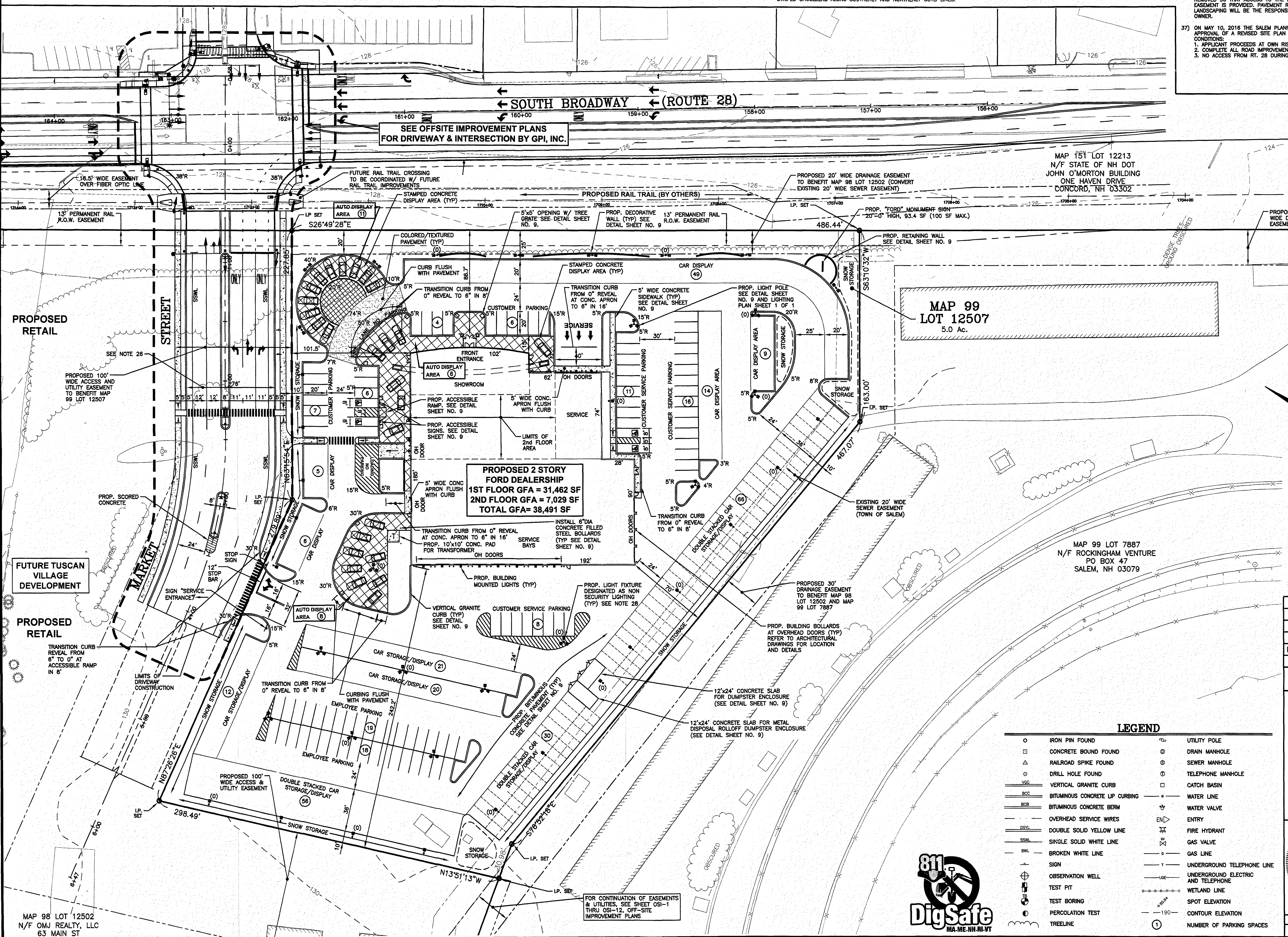


NOTES:

- EXISTING BOUNDARY AND PLANIMETRIC INFORMATION AS SHOWN WAS TAKEN FROM PLAN REFERENCE #1.
- TOPOGRAPHIC INFORMATION SHOWN IS TAKEN FROM AN ACTUAL FIELD SURVEY PREPARED BY MHP DESIGN CONSULTANTS, INC. IN OCTOBER 2015.
- ZONING FOR THE SITE IS COMMERCIAL-INDUSTRIAL C AS SHOWN ON THE ZONING MAP FOR THE TOWN OF SALEM.
- MINIMUM SETBACKS FOR THE SITE ARE AS FOLLOWS:
FRONT 30 FEET
SIDE 20 FEET
REAR 20 FEET
- ELEVATIONS SHOWN HEREON ARE ON NAD 1929 DATUM. BENCHMARK: BRASS DISK INSIDE ALUMINUM BOX LOCATED ON THE EASTERLY SIDE OF MILLVILLE STREET AT THE INTERSECTION WITH MAIN STREET (APPROX. 1' OFF CURB IN STREET). STAMPED "TOWN OF SALEM 120-1990". ELEVATION = 136.37'.
- MAXIMUM BUILDING HEIGHT FOR STRUCTURES IS 35 FEET. THE PROPOSED BUILDING HEIGHT WILL BE 32.8 FEET TO THE TOP OF THE PARAPET WALL.
- LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY. ADDITIONAL UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED.
- THE PROPOSED USE FOR THE SITE IS FOR THE CONSTRUCTION OF A 36,151 SF, TWO-STORY NEW AUTOMOBILE DEALERSHIP.
- LOT COVERAGE FOR THE SITE IS CALCULATED AS FOLLOWS:
TOTAL LOT AREA = 217,800 SF
BUILDING AREA = 31,462 SF = 14.4%
PAVEMENT AREA = 143,740 SF = 66.0%
SIDEWALK AREA = 10,105 SF = 4.6%
LANDSCAPE AREA = 32,493 SF = 15.0%
TOTAL LOT COVERAGE = 85.0% (70% MAX. ALLOWED)
- REQUIRED PARKING SPACES:
1 SPACE/300 SF x 36,491 SF = 77.0 SPACES
- PROPOSED SPACES:
1. CUSTOMER SERVICE/CUSTOMER PARKING = 56 SPACES
2. EMPLOYEE PARKING = 37 SPACES
TOTAL SPACES PROVIDED = 93 SPACES
IN ADDITION TO THE PROVIDED SPACES, A TOTAL OF 313 SPACES ARE SHOWN FOR DISPLAY OF NEW VEHICLES.
- THE PARKING LOT LANDSCAPING REQUIREMENT UNDER THE ZONING ORDINANCE REQUIRES 1 TREE PER 2000 SF OF PARKING AREA. THE REQUIRED TREES FOR THIS SITE ARE CALCULATED AS FOLLOWS:
1 TREE/2000 SF x 143,740 SF = 72 TREES
TOTAL TREES PROVIDED = 72 TREES
- THE SITE IS SERVICED BY MUNICIPAL WATER AND SEWER.
- THE SITE IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN AS DEPICTED ON THE FIRM MAPS FOR THE TOWN OF SALEM.
- ALL SITE UTILITIES AND DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE TOWN OF SALEM ENGINEERING AND PUBLIC WORKS DEPARTMENT REGULATIONS.
- THE CONTRACTOR SHALL CALL DISSAFT AT (811) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.
- AN APPROVED, AUTOMATIC FIRE ALARM SYSTEM WITH RADIO BOX SHALL BE INSTALLED IN THE BUILDING IN ACCORDANCE WITH THE SALEM FIRE DEPARTMENT REGULATIONS AND BUILDING CODE.
- A KNOX BOX WILL BE INSTALLED ON THE BUILDING IN ACCORDANCE WITH THE SALEM FIRE DEPARTMENT REGULATIONS.
- SIGHT DISTANCE IN EXCESS OF 200 FEET IS PROVIDED AT THE PROPOSED DRIVEWAY EXIT.
- THE PROPOSED BUILDING SHALL HAVE AN AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SALEM FIRE DEPARTMENT REGULATIONS AND THE BUILDING CODE.
- A KEY VAULT SHALL BE PROVIDED TO THE FIRE DEPARTMENT AND SHALL COMPLY WITH THE SALEM FIRE DEPARTMENT REGULATIONS.
- THE FIRE ALARM, SPRINKLER AND LIFE SAFETY EGRESS PLANS WILL BE REVIEWED BY THE TOWN FIRE PROTECTION ENGINEER, WITH THE COST OF REVIEW TO BE BORNE BY THE DEVELOPER.
- ALL ROOFTOP MECHANICALS TO BE SCREENED.
- THE SALEM ZONING BOARD OF ADJUSTMENT GRANTED A VARIANCE ON JULY 8, 2015 TO ALLOW A NEW CAR DEALERSHIP TO BE LOCATED CLOSER THAN 2,000 FEET TO OTHER EXISTING AUTOMOBILE DEALERSHIPS/SALES WITH THE FOLLOWING STIPULATION: USED CAR SALES MUST BE ANCILLARY TO A NEW CAR DEALERSHIP.
- NO VEHICLES SHALL BE PARKED OR DISPLAYED ON LANDSCAPED AREAS OR IN THE STATE R.O.W. (FUTURE RAIL TRAIL).
- NO DISPLAY VEHICLES SHALL BE PARKED IN THE ENTRANCE DRIVEWAY TO THE DEALERSHIP.
- THESE DIMENSIONS ARE OVERALL PARKING DIMENSIONS FROM CURB TO CURB. THE CROSS SECTION WILL CONSIST OF 11' TRAVEL LANES WITH 1' STRIPPED SHOULDERS ALONG SOUTHERLY AND NORTHERLY CURB LINES.
- THE PROPOSED PROJECT WILL BE DEVELOPED UNDER SECTION 7-10 LARGE SCALE DEVELOPMENT PROJECTS. A CONDITIONAL USE PERMIT WILL BE REQUIRED FROM THE PLANNING BOARD FROM THE FOLLOWING SECTIONS OF THE UNDERLYING ORDINANCES:
1. SECTION 5-1.3.1 ZONING DIMENSIONS BUILDING HEIGHT
2. SECTION 5-1.3.1 ZONING DIMENSIONS LOT COVERAGE
SEE CONDITIONAL USE PERMIT APPLICATION FOR DETAILS.
- THE EXTERIOR NON-SECURITY LIGHTS SHALL BE TURNED OFF WITHIN ONE HOUR OF CLOSING. THESE LIGHTS ARE DESIGNATED ON THE PLANS AS (O) NEXT TO THE FIXTURE DEPICTING NON-SECURITY LIGHTING.
- CUSTOMER PARKING AND SERVICE AREAS SHALL BE MARKED ON THE PAVEMENT WITH STRIPING AND SIGNAGE.
- NO CAR DISPLAYS OR DELIVERIES ARE TO BE ALLOWED IN AREAS OTHER THAN DEPICTED ON THESE PLANS AND NO DELIVERY OF VEHICLES SHALL BE ALLOWED OFF ROUTE 28 OR THE SITE ACCESS DRIVE (MARKET STREET).
- EXCESS SNOW ON-SITE SHALL BE REMOVED AS NECESSARY.
- ON FEBRUARY 23, 2016 THE SALEM PLANNING BOARD GRANTED CONDITIONAL APPROVAL FOR THE FOLLOWING:
A) LOT COVERAGE FOR 85% WHERE 70% IS ALLOWED
B) BUILDING HEIGHT OF 36' FOR A PORTION OF THE BUILDING WHERE 35' IS ALLOWED.
- ON MARCH 10, 2016 THE SALEM PLANNING BOARD GRANTED THE FOLLOWING WAIVERS UNDER SECTION 278-6-11.5.3 HYDRAULIC GRADE LINE LESS THAN 2' FOR 3 ONSITE CATCH BASINS.
- ON MARCH 10, 2016 THE SALEM PLANNING BOARD GRANTED A CONDITIONAL USE PERMIT FOR WALL SIGNAGE (6 WALL SIGNS, 198.35 SF).
- ON MARCH 10, 2016 THE SALEM PLANNING BOARD APPROVED PHASE 1 (SALEM FORD SITE PLAN) OF THE TUSCAN VILLAGE PROJECT UNDER THE LARGE SCALE REDEVELOPMENT ORDINANCE.
- THE PROPOSED PAVEMENT FOR CAR STORAGE AND PLANTINGS ON THE EXISTING SEWER EASEMENT WILL BE MAINTAINED BY THE PROPERTY OWNER. UPON NOTIFICATION BY THE TOWN OF SALEM THAT ACCESS TO THE EASEMENT IS NEEDED, THE CURB WILL BE REMOVED SO THAT ACCESS TO THE EXISTING SEWER WITHIN THE EASEMENT IS PROVIDED. PAVEMENT REPAIRS AND REPLACEMENT OF LANDSCAPING WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- ON MAY 10, 2016 THE SALEM PLANNING BOARD GRANTED APPROVAL OF A REVISED SITE PLAN WITH THE FOLLOWING CONDITIONS:
1. APPLICANT PROCEEDS AT OWN RISK
2. COMPLETE ALL ROAD IMPROVEMENTS PRIOR TO OCCUPANCY
3. NO ACCESS FROM RT. 28 DURING CONSTRUCTION



LOCATION MAP
(NOT TO SCALE)



4	UPDATE PER CONDITIONS OF APPROVAL	MSG	7/18/16
3	REVISE PER CONDITIONS OF APPROVAL	MSG	4/5/16
2	REVISE PER AOT COMMENTS	MSG	3/14/16
1	REVISIONS PER STAFF/CONSULTANT COMMENTS	MSG	2/22/16
NO.	DESCRIPTION	BY	DATE

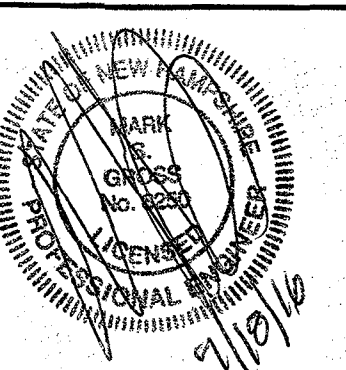
SITE DEVELOPMENT PLAN

SALEM PROPERTY MAP 99 - LOT 12507
PROPERTY ADDRESS - 60 SOUTH BROADWAY- ROUTE 28
PREPARED FOR:
SALEM FORD
60 SOUTH BROADWAY
SALEM, NH 03079



SCALE: 1" = 40'

DATE: JANUARY 8, 2016



OWNER OF RECORD	SALEM PLANNING BOARD
DIORENOZO LAFAYETTE LEDGEWOOD REAL ESTATE, LLC C/O ANTHONY DIORENOZO, MANAGER 549 US HIGHWAY 1 BYPASS PORTSMOUTH, NH 03801	APPROVAL

ZONE: COMMERCIAL - INDUSTRIAL 'C'

DESIGNED BY:	DRAWN/CHECKED	DWG. NAME	PROJECT No.	SHEET No.
MSG	CCC/MSG	3793SP	379315	5



FOR CONTINUATION OF EASEMENTS & UTILITIES, SEE SHEET OSI-1 THRU OSI-12, OFF-SITE IMPROVEMENT PLANS

NOTES:

- FOR GENERAL NOTES, SEE SHEET NO. 4.
- FOR DRAINAGE & EROSION CONTROL DETAILS, SEE SHEET NO. 10.
- THIS SITE WILL REQUIRE AN USPA NPDES PERMIT FOR STORMWATER DISCHARGE FOR THE CONSTRUCTION SITE. 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. CONSTRUCTION CANNOT COMMENCE ON THE SITE UNTIL 7 DAYS AFTER THE NOI IS POSTED ON THE EPA WEBSITE. A COPY OF THE NOI SHALL BE PROVIDED TO THE TOWN OF SALEM. 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. A COPY OF THE NOT SHALL BE PROVIDED TO THE TOWN OF SALEM.
- ALL DRAINAGE PIPE SHALL BE DUAL-WALLED CORRUGATED POLYETHYLENE PIPE (H-Q) AS MANUFACTURED BY HANCOCK, INC. UNLESS OTHERWISE NOTED ON PLAN.
- ALL PROPOSED ELEVATIONS SHOWN AT CURBS ARE BOTTOM OF CURB ELEVATIONS.
- TOPOGRAPHICAL INFORMATION COMPILED FROM AN ACTUAL SURVEY BY THIS OFFICE, AND OTHER SOURCES (SEE EXISTING CONDITIONS PLAN).
- THE SITE CIVIL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO ANY CONSTRUCTION. THE ENGINEER/ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THIS WORK.
- THE SITE IS TO BE SERVICED BY MUNICIPAL WATER AND SEWER.
- THE CONTRACTOR SHALL CALL DISSAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.
- SLOPES GREATER THAN 3:1 SHALL RECEIVE JUTE MESH OR WOOD EXCELISIOR MATING NO MORE THAN 24 HOURS AFTER SEEDING. MATING SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.
- REFER TO DETAIL SHEETS FOR ALL DRAINAGE STRUCTURE DETAIL INFORMATION.
- ALL PROPOSED CATCH BASINS SHALL UTILIZE DEEP SLUMPS WITH A MINIMUM SLUMP DEPTH OF 4' BELOW THE OUTLET PIPE. ALL ONSITE CATCH BASINS (EXIST. & PROP.) SHALL BE EQUIPPED W/OIL HOODS ON THE OUTLET PIPES.
- ALL UNDERGROUND INFILTRATION SYSTEMS SHALL INCLUDE 12" RISERS AT EACH CORNER AND 6" CLEANOUTS AT BOTH ENDS OF EACH ROW.
- FOR DRAINAGE INFORMATION ON SITE DRIVEWAY (MARKET STREET), SEE OFFSITE IMPROVEMENT PLANS OSI-1 THROUGH OSI-12.
- FOR DRAINAGE OUTLET CONTROL STRUCTURES, SEE SHEET NO. 10.
- FOR UNDERGROUND INFILTRATION SYSTEMS, SEE DETAIL SHEET NO. 10.

- CB-3 RIM=130.50 INV.OUT=127.80
- CB-4 RIM=130.50 INV.OUT=127.80
- CB-5 (CDS) RIM=130.50 INV.OUT=127.80
- CB-6 (CDS) RIM=130.60 INV.OUT=127.80
- CB-7 (CDS) RIM=130.30 INV.OUT=127.70
- CB-8 RIM=130.40 INV.OUT=127.20
- CB-11 RIM=130.30 INV.IN=126.50(CB-12) INV.OUT=126.25
- CB-12 RIM=130.20 INV.OUT=127.00
- CB-13 RIM=130.20 INV.OUT=126.85
- CB-14 RIM=130.00 INV.OUT=126.55
- CB-15 RIM=129.50 INV.IN=122.70(CB-16) INV.OUT=122.30
- CB-16 RIM=129.50 INV.OUT=124.00
- DMH-1 (6" I.D.) RIM=131.90 INV.IN=126.40(CB-8) INV.IN=121.90(DMH-2) INV.OUT=121.40
- DMH-1A (CDS) RIM=130.90 INV.IN=126.05(DMH-1) INV.IN=126.05(CB-14) INV.OUT=125.95
- DMH-2 RIM=131.50 INV.IN=122.60(SF-1) INV.OUT=122.35
- DMH-3 RIM=130.60 INV.IN=122.40(CB-15) INV.OUT=121.40
- DMH-4 (6" I.D.) RIM=131.30 INV.IN=126.30(CB-1) INV.IN=120.55(DMH-3) INV.OUT=120.05
- DMH-5 (6" I.D.) RIM=128.00 INV.IN=119.74(DMH-4) INV.IN=118.24(EXIST.48"CMF) INV.OUT=118.24(EXIST.48"CMF)

NOTE: THESE STRUCTURES HAVE LESS THAN 4 FEET OF COVER AND SHALL BE DESIGNATED AS FLAT TOP DRAINAGE STRUCTURES AND SHALL HAVE LOW PROFILE FRAMES & GRATES/COVERS. SEE DETAIL SHEET NO. 10A. USE NEENAH MODEL NO. R-3407-E FOR CB STRUCTURES. USE NEENAH MODEL NO. R-1640-C15 FOR DMH & OCS STRUCTURES.

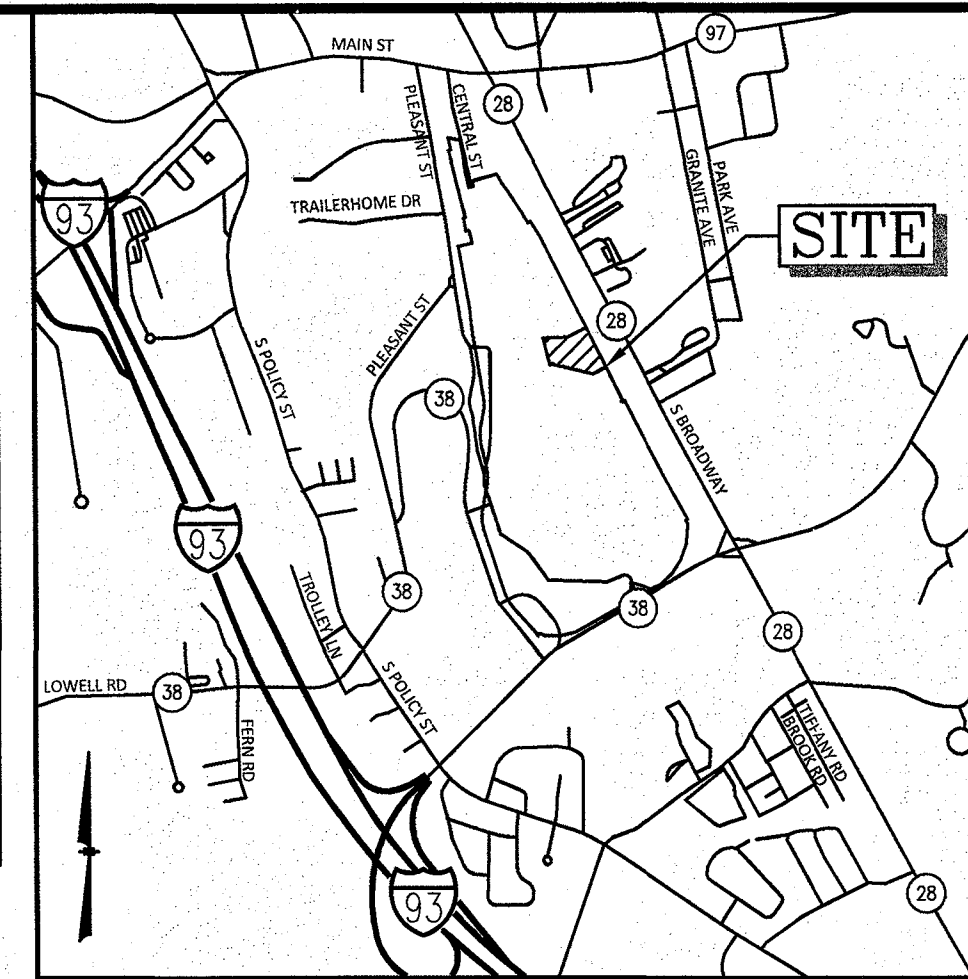
DRAINAGE STRUCTURES

- OUTLET CONTROL STRUCTURE #1 (OCS-1) RIM=131.20 INV.IN=127.50(18") INV.OUT=126.50
- OUTLET CONTROL STRUCTURE #2 (OCS-2) RIM=131.10 INV.IN=126.85(24") INV.OUT=126.85

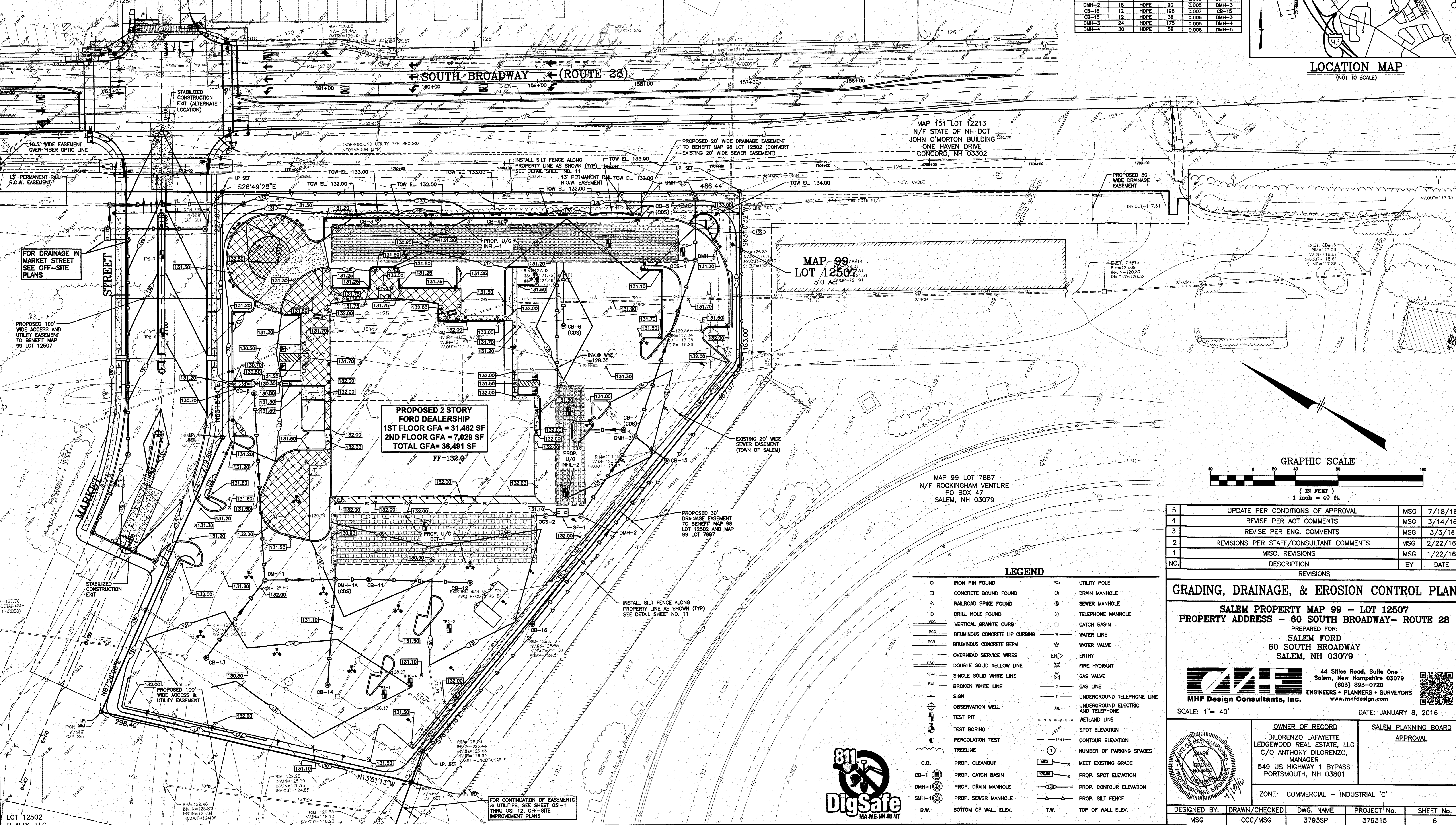
- PROP. UNDERGROUND INFILTRATION SYSTEM #1 (U/G INFIL-1) (12) 18" PERF. HDPE PIPES 325 LF/ROW, S=0.000 R/R BOTTOM OF STONE=127.00 INV.PIPES=127.50 INV.S IN=127.50 INV.OUT=127.50
- PROP. UNDERGROUND INFILTRATION SYSTEM #2 (U/G INFIL-2) (8) 24" PERF. HDPE PIPES 110 LF/ROW, S=0.000 R/R BOTTOM OF STONE=127.00 INV.PIPES=127.50 INV.S IN=127.50 INV.OUT=128.50

- PROP. UNDERGROUND DETENTION SYSTEM #1 (U/G DET-1) (9) 36" SOLID HDPE PIPES 190 LF/ROW, S=0.000 FT/FT INV.PIPES=125.85 INV.IN=125.85 INV.OUT=125.85
- STORMFILTER TREATMENT UNIT #1 (SF-1) 8'x11' CONCRETE PEAK DIVERSION STRUCTURE WITH (14) 27" STORMFILTER CARTRIDGES RIM=131.10 INV.IN=125.75 INV.OUT=122.70 (SEE DETAIL SHEET NO. 10)

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-3	12	HDPE	5	0.020	U/G INFIL-1
CB-4	12	HDPE	5	0.020	U/G INFIL-1
CB-5	12	HDPE	5	0.020	U/G INFIL-1
CB-6	12	HDPE	60	0.005	U/G INFIL-1
CB-7	12	HDPE	37	0.005	U/G INFIL-2
U/G INFIL-2	12	HDPE	116	0.009	U/G INFIL-1
U/G INFIL-1	18	HDPE	8	0.000	OCS-1
OCS-1	12	HDPE	8	0.025	DMH-4
CB-8	18	HDPE	175	0.005	DMH-1
CB-13	12	HDPE	90	0.005	DMH-1
DMH-1	24	HDPE	66	0.005	DMH-1A
CB-12	15	HDPE	95	0.005	CB-11
CB-11	18	HDPE	32	0.006	DMH-1A
CB-14	15	HDPE	98	0.005	DMH-1A
DMH-1A	30	HDPE	14	0.007	U/G DET-1
U/G DET-1	24	HDPE	10	0.000	OCS-1
OCS-2	15	HDPE	10	0.010	SF-1
SF-1	15	HDPE	12	0.008	DMH-2
DMH-2	18	HDPE	90	0.005	DMH-3
CB-16	12	HDPE	198	0.007	CB-15
CB-15	12	HDPE	38	0.005	DMH-3
DMH-3	24	HDPE	175	0.005	DMH-4
DMH-4	30	HDPE	58	0.006	DMH-5



LOCATION MAP
(NOT TO SCALE)



NO.	DESCRIPTION	BY	DATE
5	UPDATE PER CONDITIONS OF APPROVAL	MSG	7/18/16
4	REVISE PER AOT COMMENTS	MSG	3/14/16
3	REVISE PER ENG. COMMENTS	MSG	3/3/16
2	REVISIONS PER STAFF/CONSULTANT COMMENTS	MSG	2/22/16
1	MISC. REVISIONS	MSG	1/22/16

GRADING, DRAINAGE, & EROSION CONTROL PLAN

SALEM PROPERTY MAP 99 - LOT 12507
PROPERTY ADDRESS - 60 SOUTH BROADWAY- ROUTE 28
PREPARED FOR:
SALEM FORD
60 SOUTH BROADWAY
SALEM, NH 03079

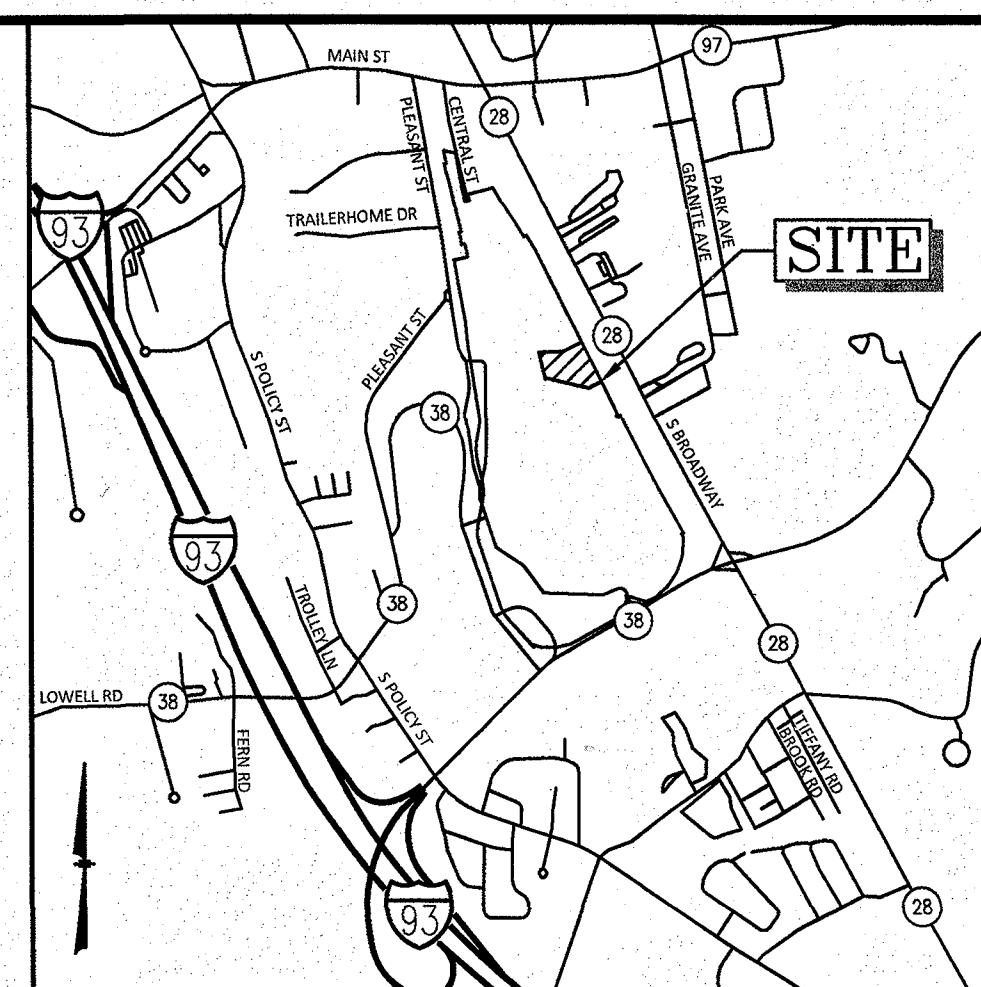
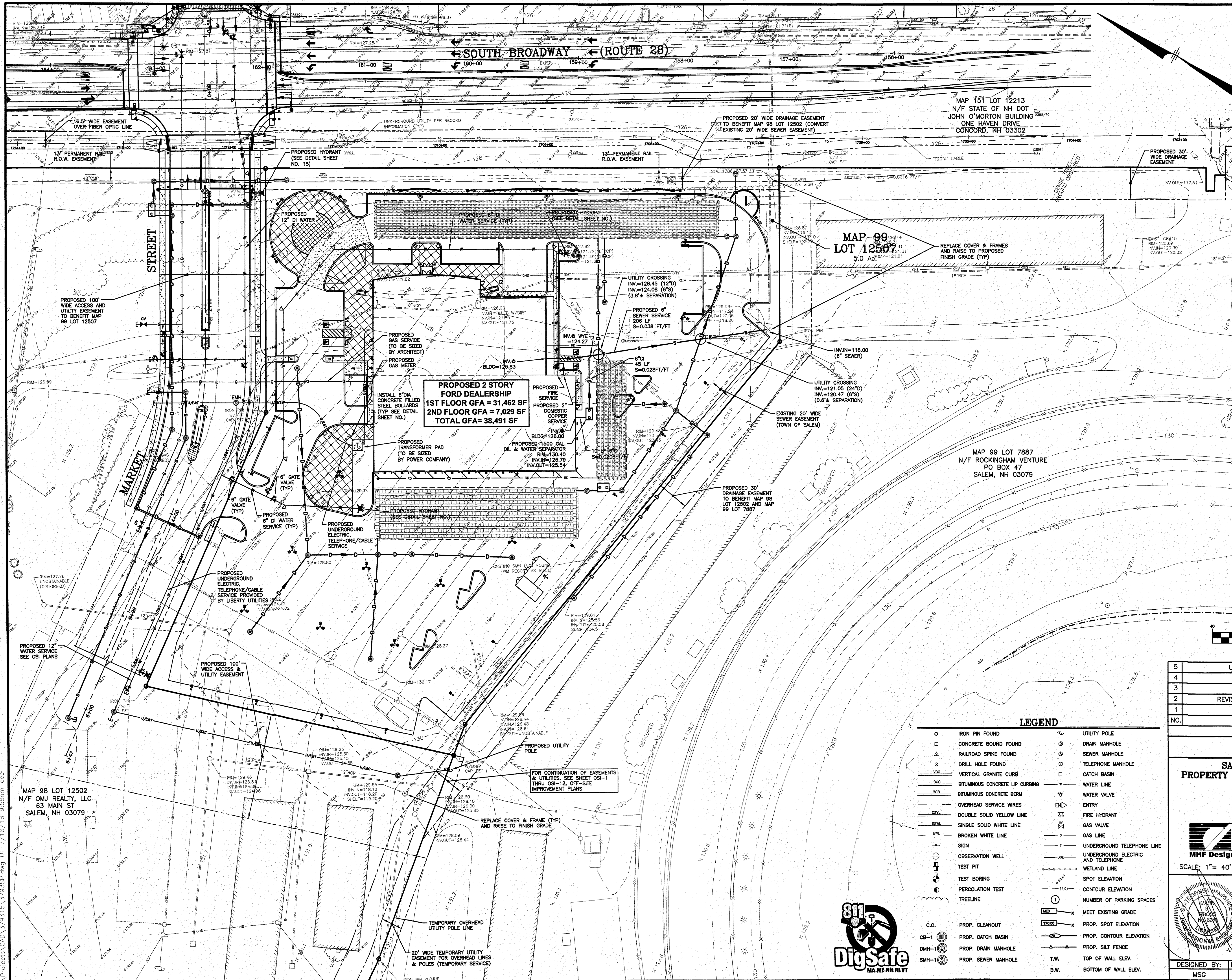
44 Slies Road, Suite One
Salem, New Hampshire 03079
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SCALE: 1" = 40' DATE: JANUARY 8, 2016

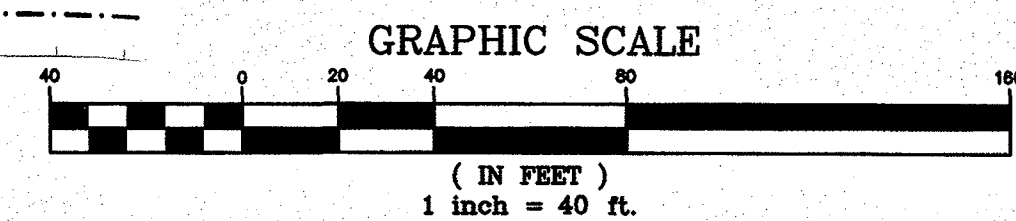
OWNER OF RECORD		SALEM PLANNING BOARD	
DIOLENNZO LAFAYETTE LEDGEWOOD REAL ESTATE, LLC C/O ANTHONY DIOLENNZO, MANAGER 549 US HIGHWAY 1 BYPASS PORTSMOUTH, NH 03801		APPROVAL	
ZONE: COMMERCIAL - INDUSTRIAL 'C'			

DESIGNED BY:	DRAWN/CHECKED	DWG. NAME	PROJECT No.	SHEET No.
MSG	CCC/MSG	3793SP	379315	6





- NOTES:**
- ALL DRAINAGE PIPE SHALL BE DUAL-WALLED CORRUGATED POLYETHYLENE PIPE (H-Q) AS MANUFACTURED BY HANCOCK, INC. UNLESS OTHERWISE NOTED ON PLAN.
 - THE SITE CIVIL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS. PRIOR TO ANY CONSTRUCTION, THE ENGINEER/ARCHITECT SHALL BE SHOWN IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THIS WORK.
 - THE SITE IS TO BE SERVICED BY MUNICIPAL WATER AND SEWER.
 - PROPOSED UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CONSTRUCTION REQUIREMENTS AND SPECIFICATIONS AS SET FORTH BY THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES, NHDOT, AND/OR TOWN OF SALEM PUBLIC WORKS DEPARTMENT.
 - THE CONTRACTOR SHALL CALL DISAFO AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.
 - THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING ON SITE BITUMINOUS CONCRETE, CONCRETE PAVES, BRICKS, FILL PILES AND ALL OTHER EXISTING SURFACE AND UNDERGROUND STRUCTURES WHICH ARE NOT TO BE RE-USED AS PART OF THE CONSTRUCTION.
 - THE LIFE SAFETY EGRESS PLAN WILL BE IAW NFPA 101.
 - EXIT SIGNS AND EMERGENCY LIGHTS TO BE INSTALLED IAW NFPA 101 AND SFD REGULATIONS.
 - EXISTING WATER SERVICES SHALL BE RETAINED OR REPLACED IN ACCORDANCE WITH TOWN REQUIREMENTS.
 - ALL EXISTING OIL TANKS, HVAC EQUIPMENT, LP TANKS, AND RELATED APPURTENANCES SHALL BE REMOVED FROM THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
 - BUILDING WATER SERVICE CONNECTIONS SHALL BE OF THE SIZE AS SHOWN ON THE PLANS.
 - THRUST BLOCKS SHALL BE REQUIRED AT ALL BENDS AND FITTING AND SHALL CONFORM TO SALEM WATER DEPARTMENT SPECIFICATIONS.
 - 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.
 - BUILDING WATER DOMESTIC SERVICE CONNECTIONS SHALL BE A TYPE K SOFT COPPER TUBE, OR AS REQUIRED.
 - WATER METER SHALL BE PROVIDED TYPE OF METER SHALL BE AS SPECIFIED BY THE SALEM WATER DEPARTMENT.
 - SERVICES NOT INTENDED FOR REUSE NEED TO BE CUT AND CAPPED AT THE MAIN. SEWER SERVICE CUT AND CAP SHALL INCLUDE FLOW FILLING OF THE PIPES TO REDUCE STREET CUTS IN ROUTE 28. SERVICES SHALL BE CUT AND CAPPED PRIOR TO DEMOLISHING THE BUILDINGS THEY SERVE.
 - ANCHOR TEES ARE REQUIRED FOR 6" HYDRANT AND FIRE SERVICE BRANCH CONNECTIONS.
 - 10' OF SEPARATION IS REQUIRED BETWEEN BURIED UTILITY LINES, UNLESS OTHERWISE APPROVED.
 - FOR UTILITY DETAILS SEE SHEET NO. 12.



LEGEND

○	IRON PIN FOUND	○	UTILITY POLE
□	CONCRETE BOUND FOUND	○	DRAIN MANHOLE
△	RAILROAD SPIKE FOUND	○	SEWER MANHOLE
◇	DRILL HOLE FOUND	○	TELEPHONE MANHOLE
—	VERTICAL GRANITE CURB	□	CATCH BASIN
—	BITUMINOUS CONCRETE LIP CURBING	—	WATER LINE
—	BITUMINOUS CONCRETE BERM	—	WATER VALVE
—	OVERHEAD SERVICE WIRES	—	ENTRY
—	DOUBLE SOLID YELLOW LINE	—	FIRE HYDRANT
—	SINGLE SOLID WHITE LINE	—	GAS VALVE
—	BROKEN WHITE LINE	—	GAS LINE
—	SIGN	—	UNDERGROUND TELEPHONE LINE
—	OBSERVATION WELL	—	UNDERGROUND ELECTRIC AND TELEPHONE
—	TEST PIT	—	WETLAND LINE
—	TEST BORING	—	SPOT ELEVATION
—	PERCOLATION TEST	—	CONTOUR ELEVATION
—	TREELINE	—	NUMBER OF PARKING SPACES
—	C.O.	—	MEET EXISTING GRADE
—	PROP. CLEANOUT	—	PROP. SPOT ELEVATION
—	PROP. CATCH BASIN	—	PROP. CONTOUR ELEVATION
—	PROP. DRAIN MANHOLE	—	PROP. SILT FENCE
—	PROP. SEWER MANHOLE	—	T.W.
—		—	B.W.
			TOP OF WALL ELEV.
			BOTTOM OF WALL ELEV.

5	UPDATE PER CONDITIONS OF APPROVAL	MSG	7/18/16
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1	MISC. REVISIONS	MSG	1/22/16
NO.	DESCRIPTION	BY	DATE

UTILITIES PLAN

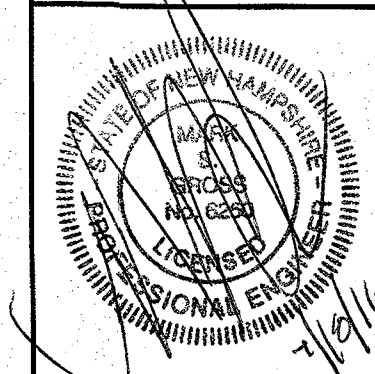
SALEM PROPERTY MAP 99 - LOT 12507
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SCALE: 1" = 40'

DATE: JANUARY 8, 2016



OWNER OF RECORD
DIORENOZ LAFAYETTE
LEDGEWOOD REAL ESTATE, LLC
C/O ANTHONY DIORENOZ,
MANAGER
549 US HIGHWAY 1 BYPASS
PORTSMOUTH, NH 03801

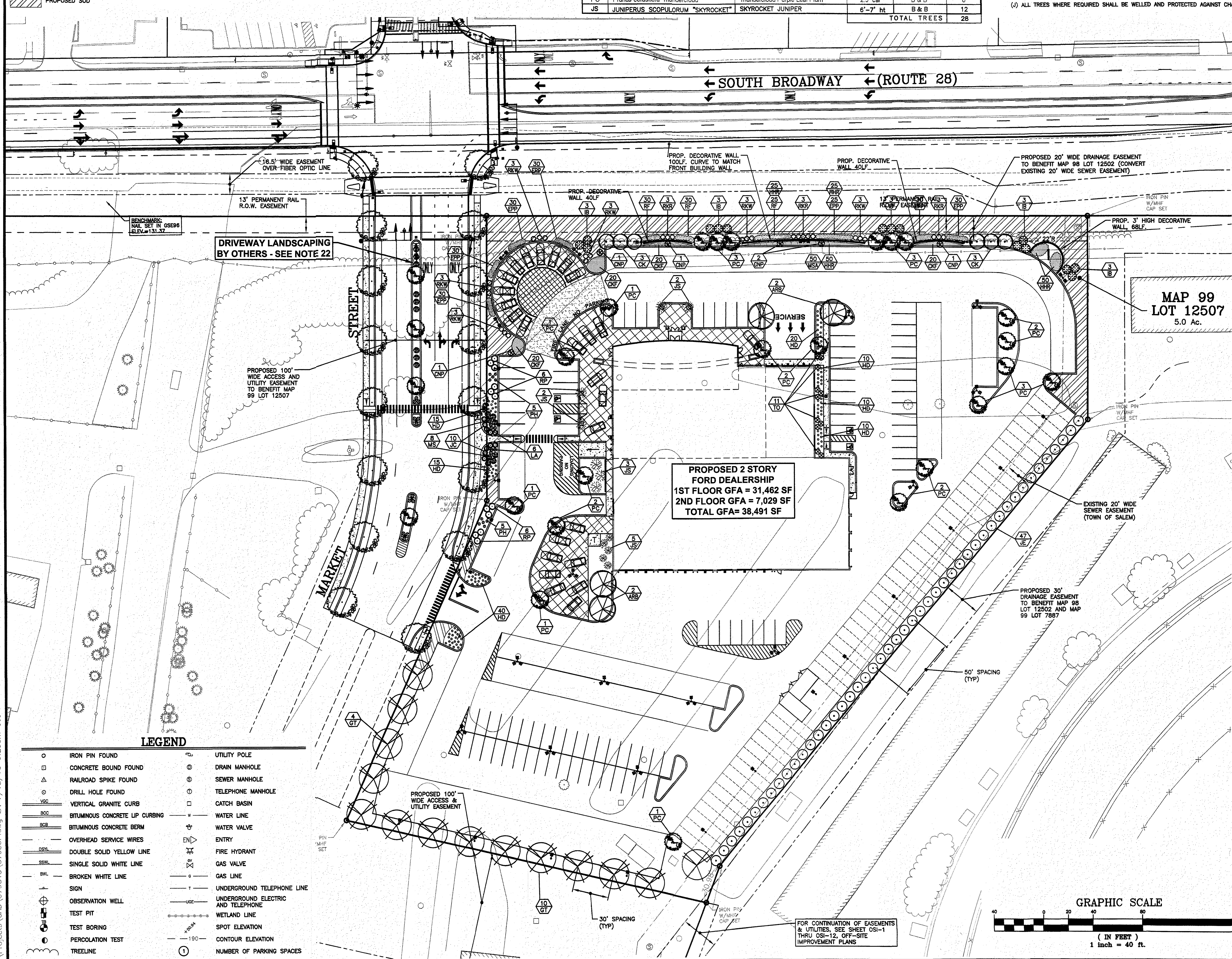
SALEM PLANNING BOARD
APPROVAL

ZONE: COMMERCIAL - INDUSTRIAL 'C'

DESIGNED BY:	DRAWN/CHECKED	DWG. NAME	PROJECT No.	SHEET No.
MSG	CCC/MSG	3793SP	379315	7

PLANTING SCHEDULE				
PLANT	QNTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALL SIZE/MATURE SIZE/REMARKS
TREES				
ARB	4	ACER RUBRUM 'BOWHALL'	BOWHALL COLUMNAR RED MAPLE	3" CAL 30'-40' HT. COLUMNAR
GT	14	GLADISTIA TRIACANTHOS 'SUNBURST'	HONEY LOCUST	2"-2 1/2" CAL 30' HT
PC	15	PRUNUS CERASIFERA 'THUNDERCLOUD'	THUNDERCLOUD PURPLELEAF PLUM	2"-2 1/2" CAL 30' HT. MAX./ORNAMENTAL-SHADE
TD	11	TRILIX OCCIDENTALIS 'NIGRA'	DARK AMERICAN ARBORVITAE	5'-6" HT. 30' HT. MAX./LARGE UPRIGHT/SCREEN/HEDGE
44		TOTAL TREES		
SHRUBS				
JC	10	JUNIPERUS HORIZONTALIS CULTIVAR	JUNIPER	18"-24" SPR. 1' HT. MAX./GROUND COVER/BLUE GREEN-SALT TOLERANT ('BAR HARBOR' OR SIMILAR)
JE	47	JUNIPERUS CHINENSIS 'SEAGREEN'	SEAGREEN JUNIPER	36" HT. 6'-8" SPR. MAX.
RP	12	RHODODENDRON 'PJM'	PJM RHODODENDRON	4'-6" HT. MAX./LAVENDER PINK
IB	15	ILEX X MESSEVEAE	AMERICAN HOLLY	4'-5" HT. 12'-15' HT. MAX./SCREEN/HEDGE/BERRIES ('OPACA' OR SIMILAR)
PERENNIALS & GRASSES				
HD	120	HEMERCALLIS 'STELLA D'ORO'	DWARF YELLOW DAYLILY	1 GAL. 18" O.C./GROUND COVER (STELLA D'ORO, RUBY STELLA, STELLA SUPREME MIX)
PH	10	PENNISTETUM ALOPECUROIDES	DWARF FOUNTAIN GRASS	1 GAL. 18" O.C./GROUND COVER ('HAMLIN' OR SIMILAR)
LA	6	LAVENDULA ANGUSTIFOLIA 'PROVENCE'	PROVENCE FRENCH LAVENDER	1 GAL. 1-3' HT. 2-3' SPREAD
MS	8	MISCANTHUS SINENSIS 'ADAGIO GRASS'	MAIDEN GRASS	1 GAL. 3-4' HT. 3-4' SPREAD

PLANT QUANTITY TREE REQUIREMENT PER SECTION 7:1.3.2 (2) REQUIRES 1 TREE PER 2000 SF OF PAVEMENT
PLANT DESIGNATION = 143,740 x 1 TREE/2000 SF = 72 TREES REQUIRED (ON-SITE ONLY)
TREES PROVIDED = 72 TREES



SOUTH BROADWAY PLANTINGS				
SYMB.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS QUANTITY
Shrubs				
RKR	Rosa 'Knockout' Red	Red Knockout Shrub Rose	30" ht	3 gal. 5' o.c. 9
RKW	Rosa 'Knockout' White	White Knockout Shrub Rose	30" ht	3 gal. 5' o.c. 18
Ornamental Grasses & Perennials				
CKF	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gallon	24" o.c. 80
EPP	Echinacea 'purpureascens'	Purple Cone Flower	1 gallon	18" o.c. 180
HHR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gallon	18" o.c. 150
MSA	Miscanthus sinensis 'Adagio'	Japanese Silver Grass	1 gallon	36" o.c. 50
RF	Rudbeckia fulgida 'Goldsturm'	Black-eyed Susan	1 gallon	18" o.c. 110
Trees				
CK	Cornus kousa	Kousa Dogwood	2.5" cal	Single Stem B & B 6
CNP	Chamaecyparis nootkensis 'Pendula'	Weeping Alaskan Cedar	8-10' ht	B & B 6
PC	Prunus cerasifera 'Thundercloud'	Thundercloud Purple Leaf Plum	2.5" cal	B & B 6
JS	JUNIPERUS SCOOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	6'-7" ht	B & B 12
TOTAL TREES				28

SITE PLAN PLANTING REQUIREMENTS:

THE PURPOSE OF PLANTING REQUIREMENTS IS TO ENHANCE THE LONG-TERM SURVIVAL PROSPECTS OF THE PLANT MATERIALS USED IN SITE LANDSCAPING. THESE STANDARDS ARE ALSO MEANT TO ENSURE THAT THE BENEFITS OF SITE LANDSCAPING (BUFFERING, AESTHETIC ENHANCEMENT, EROSION CONTROL, ETC.) ARE REALIZED AS EARLY AFTER PLANTING AS POSSIBLE. THE FOLLOWING STANDARDS FOR PLANTING REQUIREMENTS SHALL APPLY.

- (A) PLANTING HOLES FOR TREES SHALL BE AT LEAST TWO TO THREE TIMES THE WIDTH OF THE ROOT BALL AND SHALL BE NO DEEPER THAN THE ROOT BALL.
- (B) SHRUBS SHALL HAVE A PLANTING HOLE THREE TO FIVE TIMES THE WIDTH OF THE ROOT BALL AND SHALL NOT BE DEEPER THAN THE ROOT BALL ITSELF.
- (C) EVERGREEN TREES SHALL BE FULLY BRANCHED WITH A MINIMUM 5-FOOT HEIGHT AT THE TIME OF PLANTING.
- (D) DECIDUOUS TREES SHALL BE FULLY BRANCHED AND A MINIMUM SIZE OF 2 INCHES IN CALIPER AT THE TIME OF PLANTING.
- (E) SHRUBS SHALL BE FULLY BRANCHED WITH A MINIMUM OF 2 1/2 FEET HEIGHT AT PLANTING.
- (F) EXISTING LANDSCAPING, TREES AND PLANTING MATERIALS TO BE RETAINED SHALL BE PROTECTED WITH A SNOW FENCE OR OTHER DURABLE METHOD AS NECESSARY DURING CONSTRUCTION TO AVOID DAMAGE TO ROOT ZONES AS WELL AS ABOVE GROUND VEGETATION.
- (G) WHEN APPROPRIATE FOR TREES PLACED WITHIN SIDEWALKS, TREE GRATES SHALL BE USED TO PREVENT EXCESSIVE SOIL COMPACTION AND TO ADD INTEREST TO THE PAVEMENT. TREE GRATES SHALL BE FABRICATED OF A STRONG, DURABLE MATERIAL, INSTALLED FLUSH WITH GRADE, AND PROVIDE AN EXPANDABLE CENTER OPENING TO ALLOW FOR CONTINUED TREE GROWTH.
- (H) WHERE APPLICABLE, TREE GUARDS SHALL BE INSTALLED TO PROTECT THE BASE OF THE TREE FROM STREET ACTIVITY.
- (I) TREE WELLS OVER 6 INCHES DEEP OR OTHER LANDSCAPE FEATURES THAT HAVE THE POTENTIAL TO PRESENT A FALLING HAZARD TO THE PUBLIC SHALL HAVE GRATES, FENCES OR OTHER PROTECTIVE MEASURES INSTALLED.
- (J) ALL TREES WHERE REQUIRED SHALL BE WELLED AND PROTECTED AGAINST CHANGE OF GRADE.

LOCATION MAP

(NOT TO SCALE)

- ### NOTES:
- ALL PLANT STOCK SHALL CONFORM TO ANSI Z280.1 - NURSERY STOCK, LATEST EDITION (AMERICAN ASSOCIATION OF NURSERYMEN, INC.).
 - 3" GREY GRAVEL MULCH PER TACO BELL SPECIFICATIONS WITH A WEED BARRIER (TY-PAR FABRIC OR APPROVED EQUIVALENT) SHALL BE APPLIED TO ALL SHRUB AND GROUND COVER BEDS WHERE SHOWN ON PLAN. INSTALL WEED BARRIER AS INDICATED PER MANUFACTURERS RECOMMENDATIONS. 3" AGGREGATE GREY GRANITE WITH A WEED BARRIER (TY-PAR OR APPROVED EQUIVALENT) SHALL BE APPLIED AROUND THE BUILDING PERIMETER AS SHOWN ON PLAN, INCLUDING METAL EDGING.
 - PLANT PIT BACKFILL SHALL BE MIXED AT A RATE OF 7 PARTS OF TOPSOIL TO 2 PART OF DEHYDRATED COW MANURE. SLOW RELEASE FERTILIZER SHALL BE APPLIED AS PER MANUFACTURERS RECOMMENDATIONS. USE EXISTING ON-SITE TOPSOIL AS PART OF BACKFILL WHEN AVAILABLE.
 - ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE RESTORED WITH LOAM & SEED AS INDICATED ON PLANS.
 - ALL SOIL, SHRUB AND TREE AREAS SHALL RECEIVE 6" PH CORRECTED TOPSOIL AFTER TOPSOIL IS SPREAD EVENLY OVER ENTIRE AREA. ALL CLOS, LUMPS, STONES AND OTHER DELETERIOUS MATERIAL SHALL BE RAKED UP AND REMOVED.
 - APPLICATION OF GRASS SEED, FERTILIZERS AND MULCH SHALL BE ACCOMPLISHED BY BROADCAST SEEDING OR HYDROSEEDING AT THE RATES OUTLINED BELOW:

LIMESTONE: 100 LBS./1,000 SQUARE FEET.	
FERTILIZER: USE LOW PHOSPHATE AND SLOW RELEASE NITROGEN FERTILIZER, 1000 LBS/ACRE	
MULCH: HAY MULCH APPROXIMATELY 3 TONS/ACRE	

SEED MIX (SLOPES LESS THAN 4:1)	LBS/ACRE
CREeping RED FESCUE	20
TALL FESCUE	15
PERENNIAL RYEGRASS	5
REDTOP	2
 - CLEAR AND GRUB (TO LIMITS SHOWN ON GRADING PLAN) TO REMOVE TREES, ROCKS, DEBRIS, ROOTS, ETC. STUMPS SHALL BE REMOVED AND DISPOSED OF OFF SITE IN ACCORDANCE WITH STATE REGULATIONS. AFTER CLEARING, ROTOTILL, STRIP AND STOCKPILE ALL ON-SITE TOPSOIL FOR REUSE TO THE MAXIMUM EXTENT POSSIBLE.
 - FOR SEEDING AREAS USE EXISTING TOPSOIL, IF AVAILABLE, FOR A 4" DEPTH AND TOP DRESS WITH 2" OF SCREENED TOPSOIL, UNLESS OTHERWISE NOTED ON PLAN.
 - ALL TREES AND SHRUBS SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR AFTER ACCEPTANCE.
 - EXPOSED SOILS SHALL BE SEED OR HAY MULCHED WITHIN 72 HOURS OF FINAL GRADING.
 - THE CONTRACTOR SHALL INSTALL AN IRRIGATION SYSTEM TO PROVIDE COMPLETE COVERAGE OF ALL SEED AREAS AND SHRUB BEDS WITHIN THE LEASE AREA. THE SYSTEM SHALL INCLUDE A TIMER AND SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES. IRRIGATION SYSTEM SHALL BE ROUTED TO Pylon SIGN PLANTER BED AND PLANTER BEDS ALONG BUILDING.
 - IRRIGATION WITHIN 18" OF THE BUILDING FACE SHALL BE A DRIP/ SOAKER HOSE TYPE SYSTEM. NO SPRINKLER HEADS PERMITTED WITHIN 18" OF THE BUILDING AND AT NO TIME SHALL THE TRAJECTORY OF ANY SPRINKLER HEAD (GREATER THAN 18" FROM FACE OF BUILDING) BE PERMITTED TO COME IN CONTACT WITH THE BUILDING.
 - 6" DEPTH TOP SOIL IS TO BE MAINTAINED ON ALL UNPAVED SURFACES.
 - THE CONTRACTOR SHALL INSTALL AN IRRIGATION SYSTEM WITH RAIN SENSOR TO PROVIDE COMPLETE COVERAGE OF ALL SEED AREAS AND SHRUB BEDS. THE SYSTEM SHALL INCLUDE A TIMER WITH RAIN SENSOR AND SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES.
 - FOR TEMPORARY EROSION CONTROL NOTES, SEE EROSION & SEDIMENT CONTROL PLAN.
 - NEWLY GRADED AREAS REQUIRING SLOPE PROTECTION OUTSIDE OF NORMAL SEEDING SEASON SHALL RECEIVE STRAW MULCH AT THE APPROXIMATE RATE OF NO MORE THAN 3 TONS PER ACRE.
 - ANY CHANGES IN PLANT LOCATIONS OR TYPES SHALL BE APPROVED BY THE DEVELOPER AND CITY PRIOR TO INSTALLATION.
 - PLANTINGS SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR AFTER WRITTEN ACCEPTANCE BY THE DEVELOPER.
 - ALL WORK SHALL BE COORDINATED WITH APPLICABLE EPA NPDES/SWPPP PERMIT WORK AS REQUIRED.
 - THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ALL REQUIRED SCREENING AND LANDSCAPE MATERIALS.
 - ALL REQUIRED PLANT MATERIALS SHALL BE TENDED AND MAINTAINED IN A HEALTHY GROWING CONDITION, REPLACED WHEN NECESSARY, AND KEPT FREE OF REFUSE AND DEBRIS. ALL REQUIRED FENCES AND WALLS SHALL BE MAINTAINED IN GOOD REPAIR.
 - THE PROPERTY OWNER SHALL BE RESPONSIBLE TO REMOVE AND REPLACE DEAD OR DISEASED PLANT MATERIALS IMMEDIATELY WITH THE SAME TYPE, SIZE AND QUANTITY OF PLANT MATERIALS AS ORIGINALLY INSTALLED, UNLESS ALTERNATIVE PLANTINGS ARE REQUESTED, JUSTIFIED AND APPROVED BY THE PLANNING BOARD OR PLANNING DIRECTOR.
 - ALL LANDSCAPING OUTSIDE OF PROPERTY LINES SHALL BE INSTALLED BY OTHERS. SEE OFFSITE IMPROVEMENT PLANS.

4	UPDATE PER CONDITIONS OF APPROVAL	MSG	7/18/16
3	REVISE PER MEETING WITH ROSS MOLDOFF	MSG	5/25/16
2	REVISE PER AOT COMMENTS	MSG	3/14/16
1	MISC. REVISIONS	MSG	1/22/16
NO.	DESCRIPTION	BY	DATE

LANDSCAPE & LIGHTING PLAN

SALEM PROPERTY MAP 99 - LOT 12507
PROPERTY ADDRESS - 60 SOUTH BROADWAY- ROUTE 28
PREPARED FOR:
SALEM FORD
60 SOUTH BROADWAY
SALEM, NH 03079

SCALE: 1"= 40'

DATE: JANUARY 8, 2016

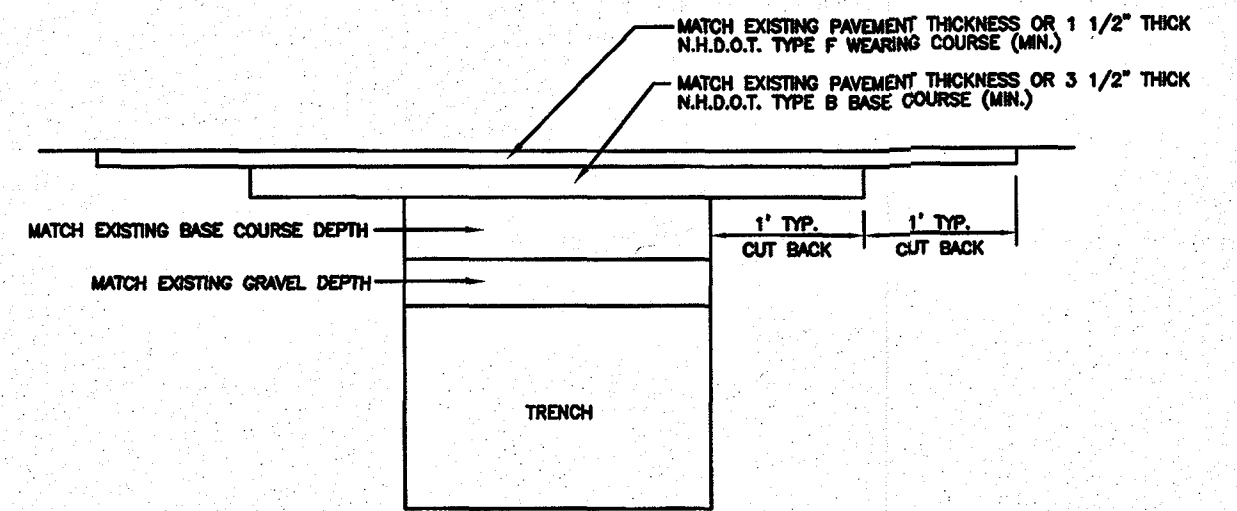
OWNER OF RECORD
DIORENOZO LAFAYETTE
LEDGEWOOD REAL ESTATE, LLC
C/O ANTHONY DIORENOZO,
MANAGER
549 US HIGHWAY 1 BYPASS
PORTSMOUTH, NH 03801

SALEM PLANNING BOARD
APPROVAL

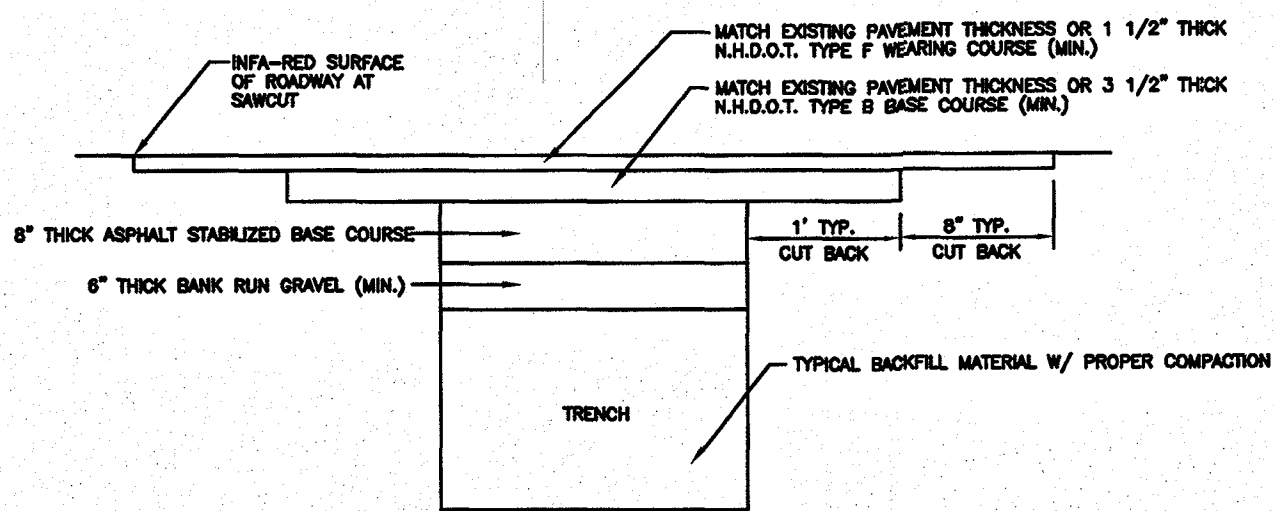
ZONE: COMMERCIAL - INDUSTRIAL 'C'

DESIGNED BY: [DRAWN/CHECKED] DWG. NAME PROJECT No. SHEET No.
MSG CCC/MSG 3793SP 379315 8

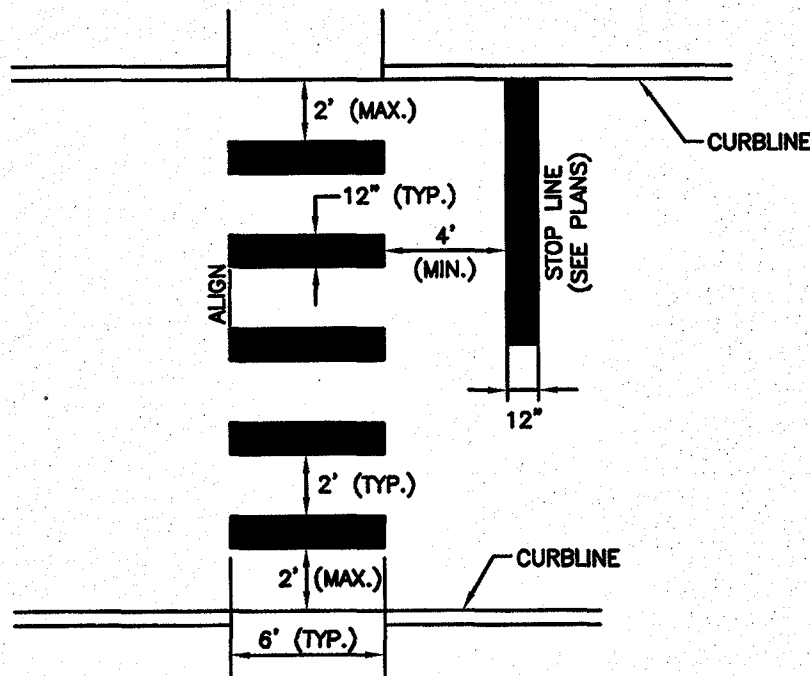
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TYPICAL PAVEMENT REPAIR DETAIL
TOWN OF SALEM, NH
NOT TO SCALE

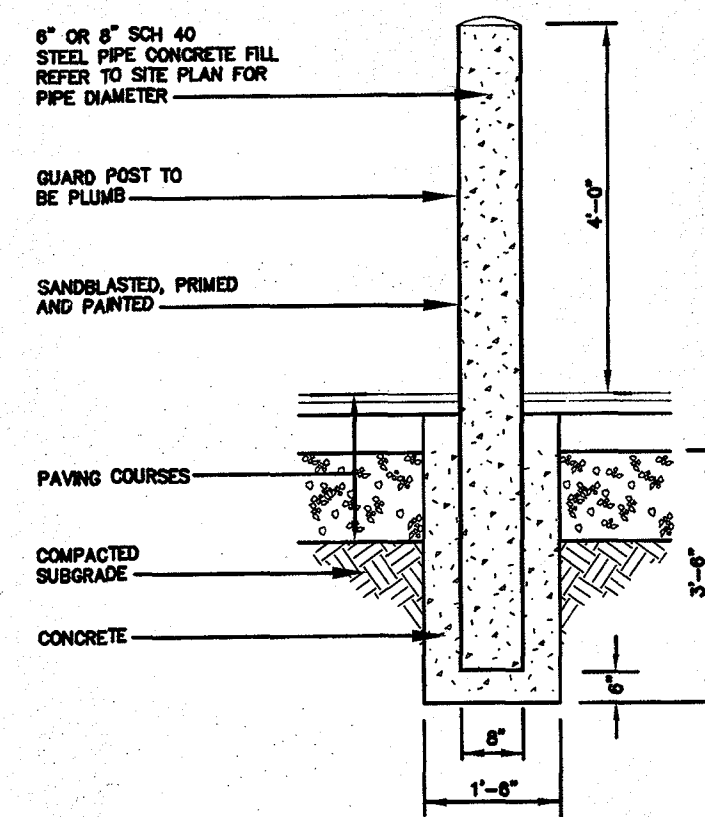


TYPICAL PAVEMENT REPAIR DETAIL
TOWN OF SALEM, NH
NOT TO SCALE

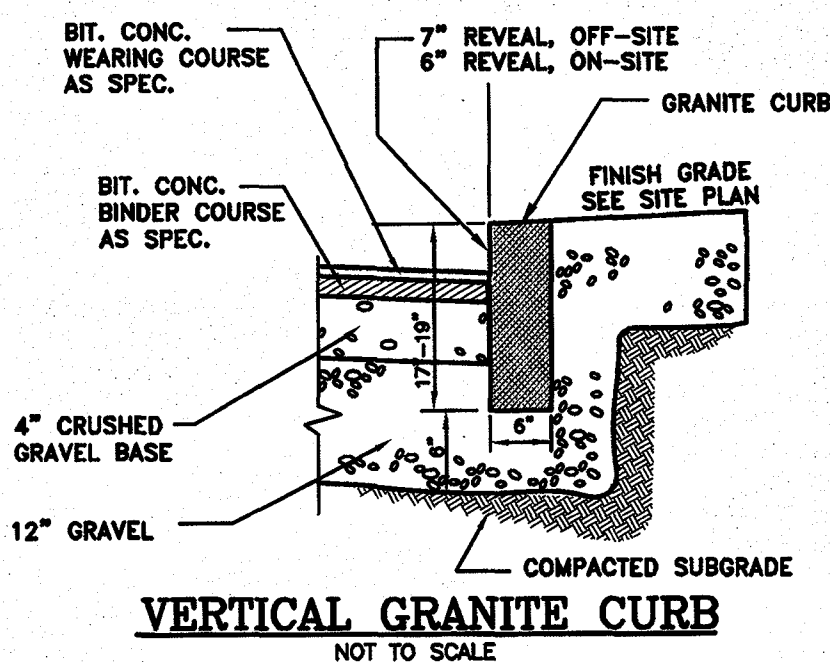


CROSSWALK
NOT TO SCALE

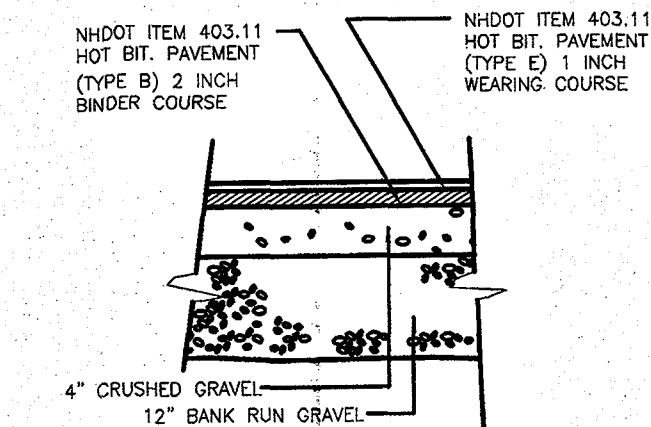
- NOTES:
1. TWELVE INCH (12") LINES SHALL BE APPLIED IN ONE APPLICATION. NO COMBINATION OF LINES (TWO - 6 INCH LINES) WILL BE ACCEPTED.
 2. LONGITUDINAL CROSSWALK LINES TO BE PARALLEL TO CURBLINE.
 3. ALL LONGITUDINAL CROSSWALK LINES TO BE THE SAME LENGTH AND PROPERLY ALIGNED.



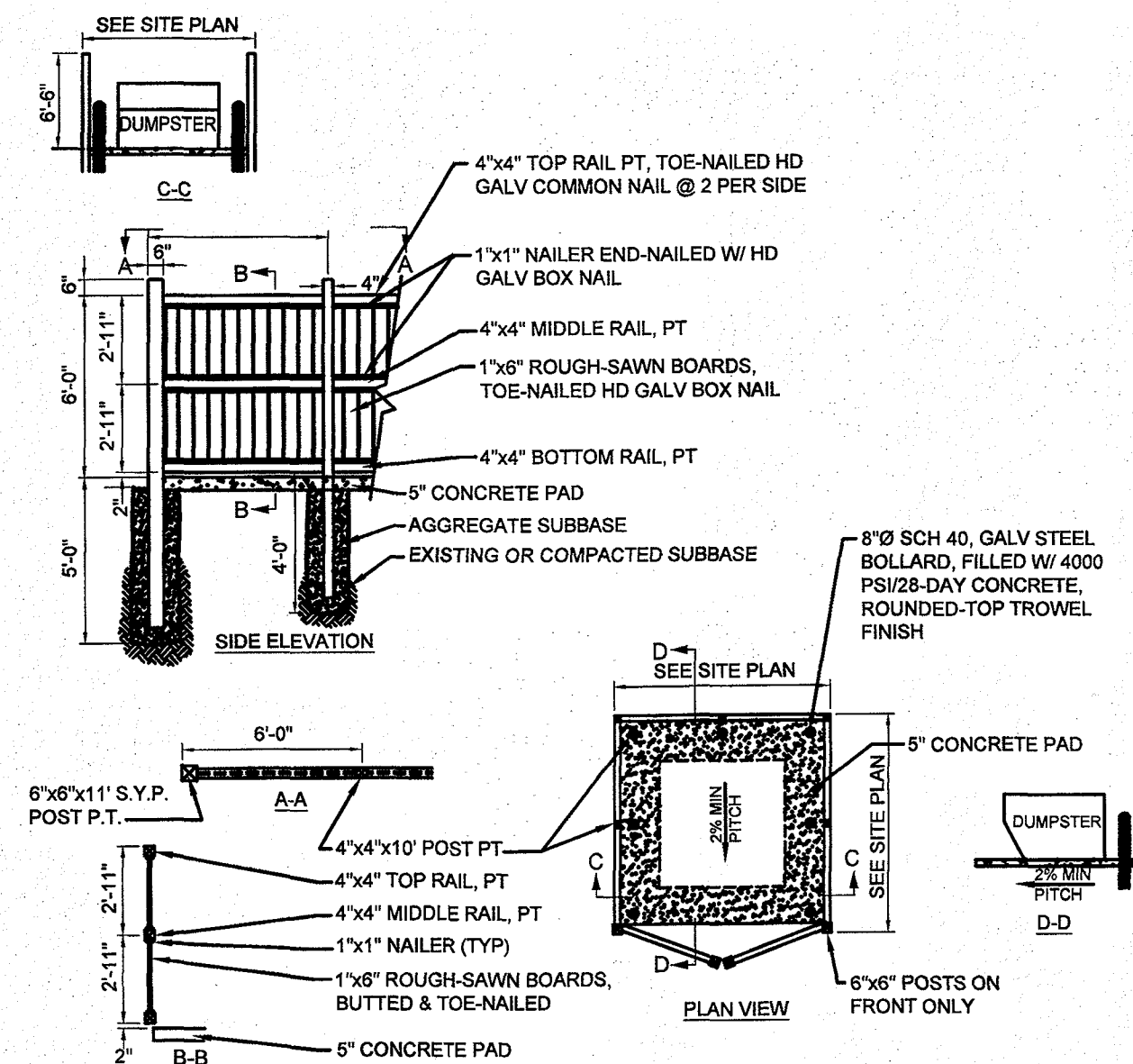
GUARD POST (BOLLARD)
NOT TO SCALE



VERTICAL GRANITE CURB
NOT TO SCALE

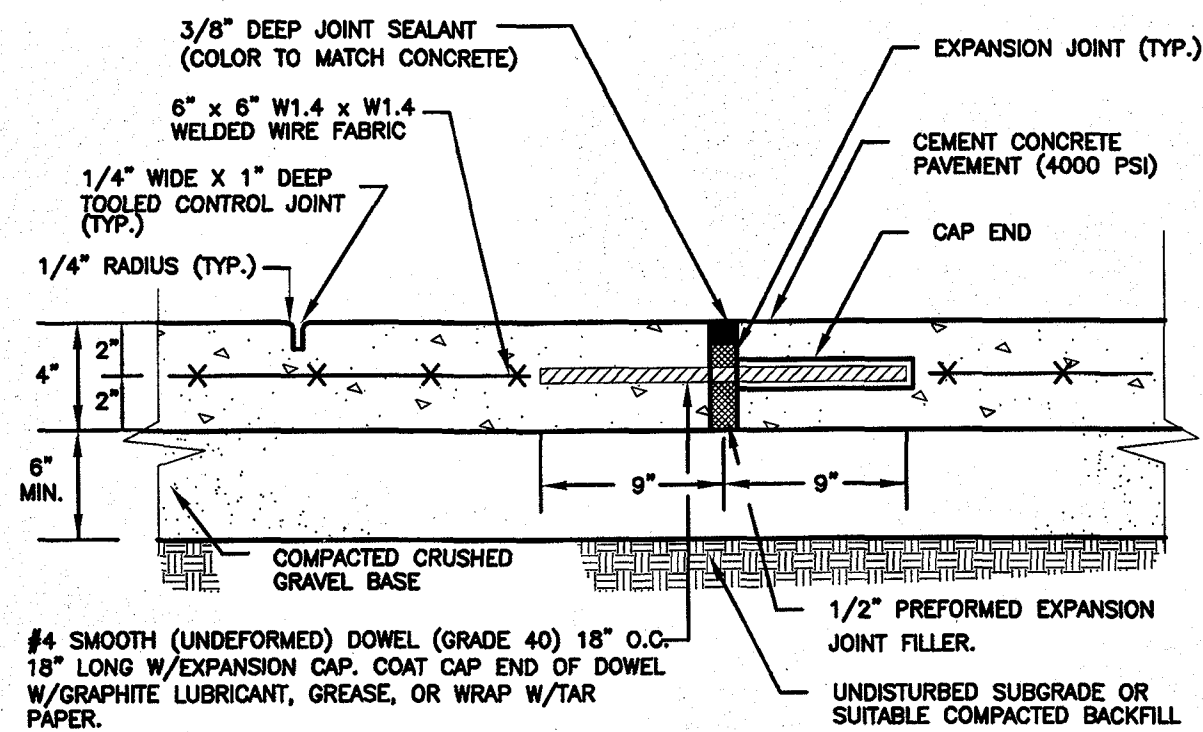


ON-SITE PAVEMENT
DETAIL FOR PARKING LOT
NOT TO SCALE

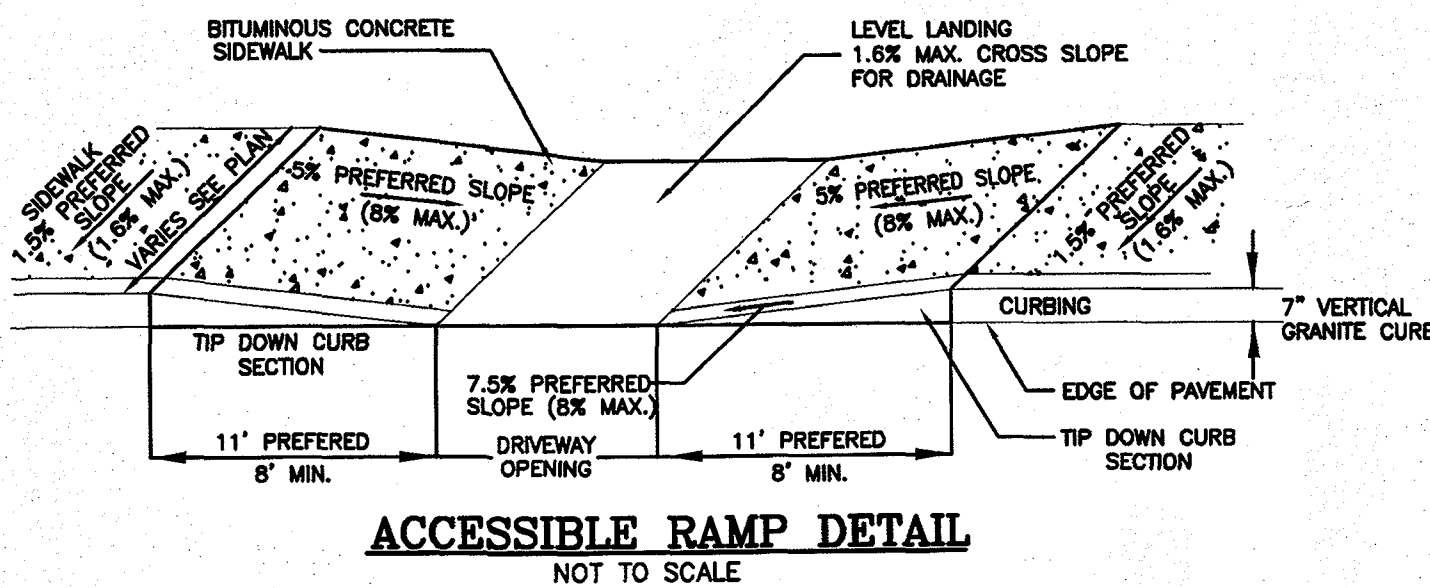


DUMPSTER PAD AND ENCLOSURE
NOT TO SCALE

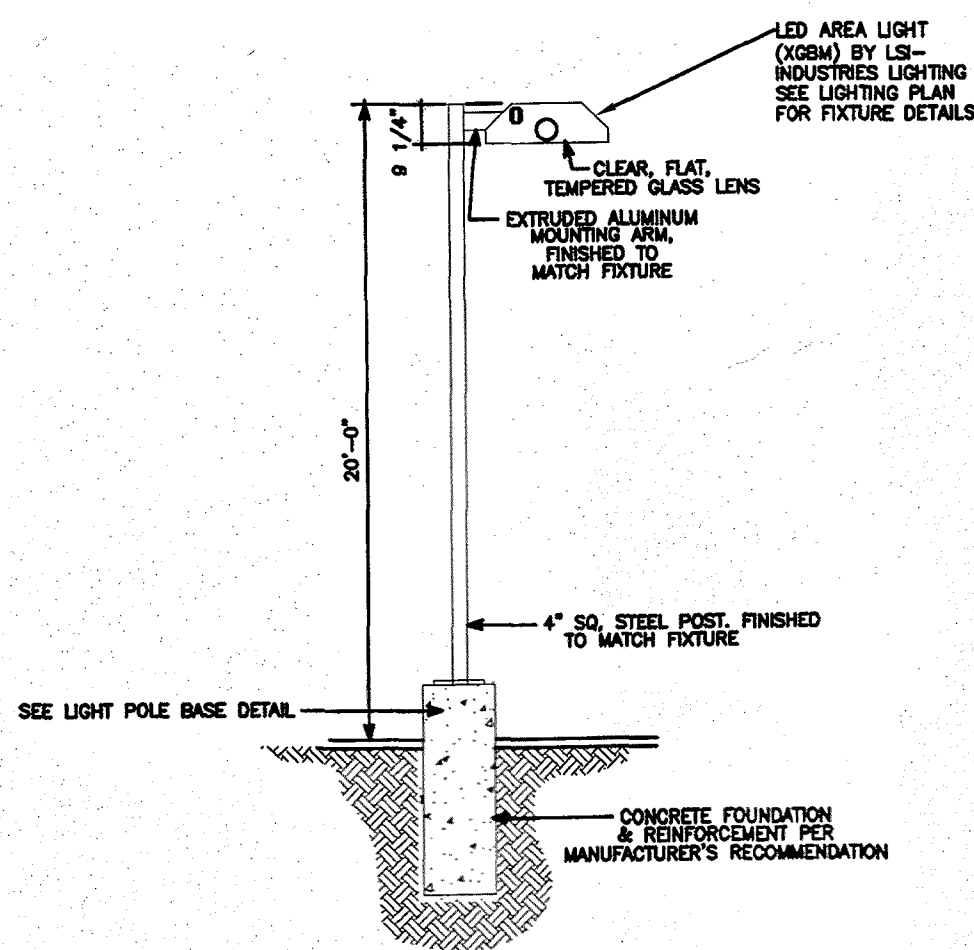
NOTE: DUMPSTER ENCLOSURE COLORS TO MATCH BUILDING.



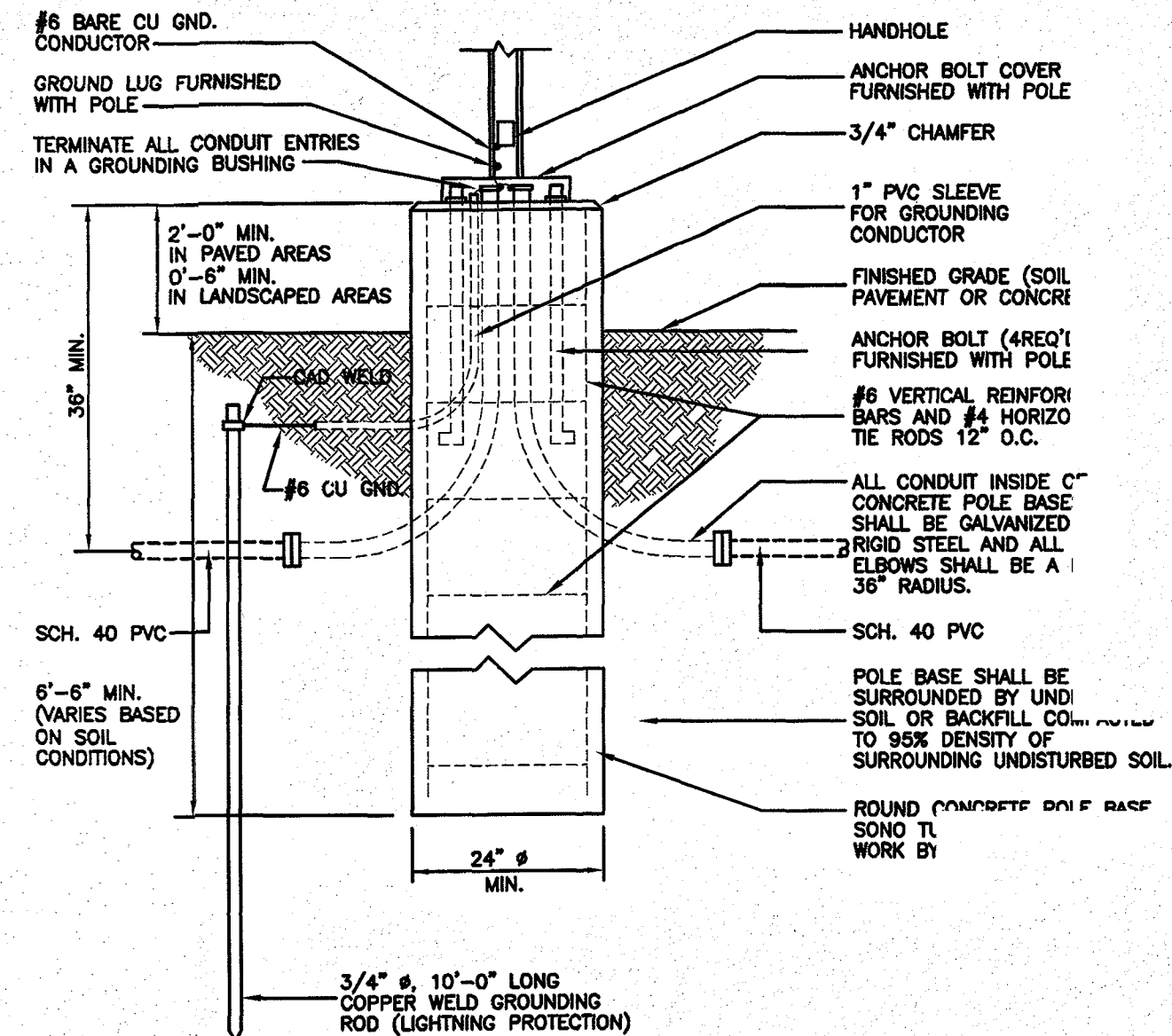
CEMENT CONCRETE SIDEWALK
NOT TO SCALE



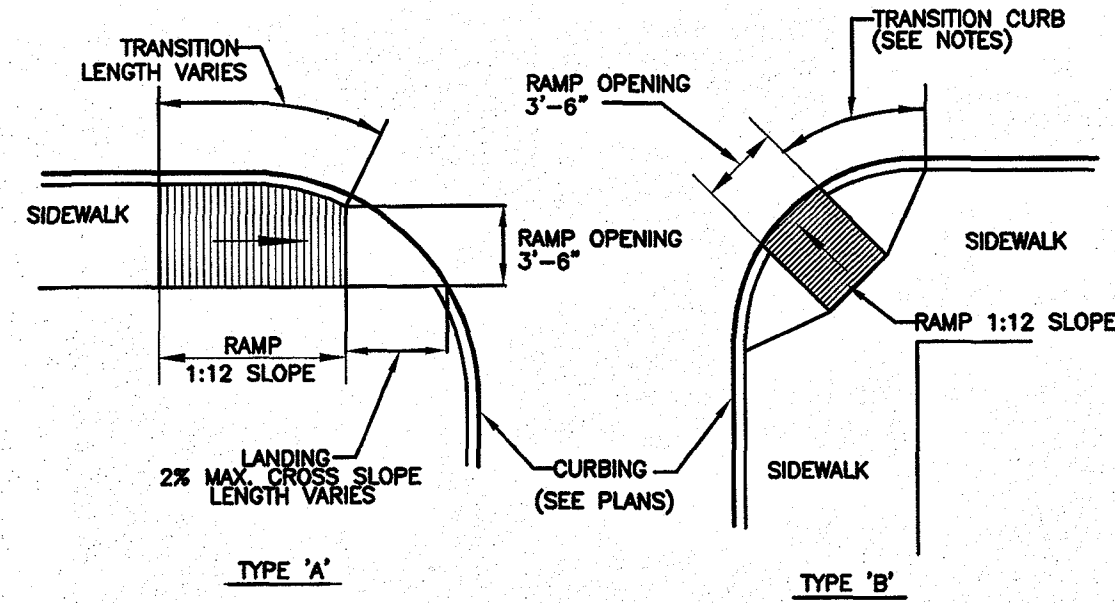
ACCESSIBLE RAMP DETAIL
NOT TO SCALE



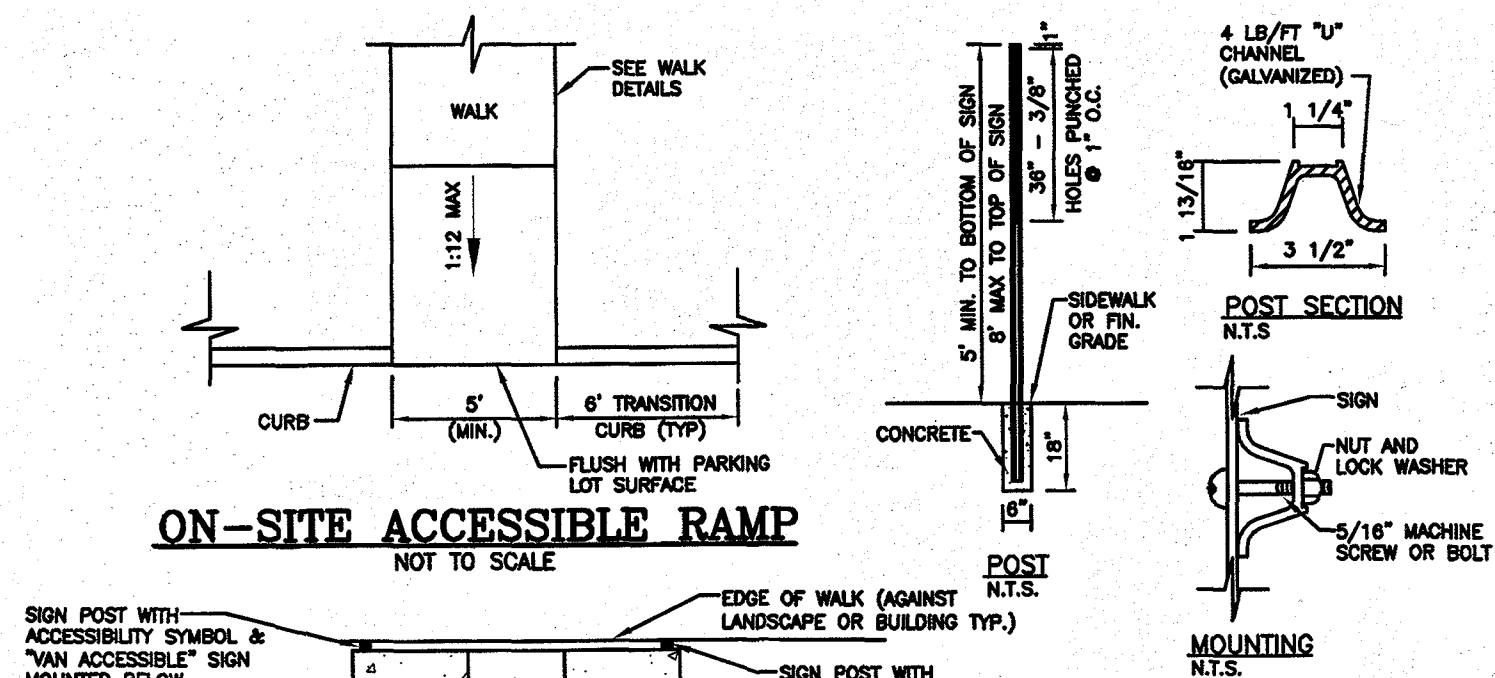
TYPICAL LIGHT STANDARD DETAIL
NOT TO SCALE



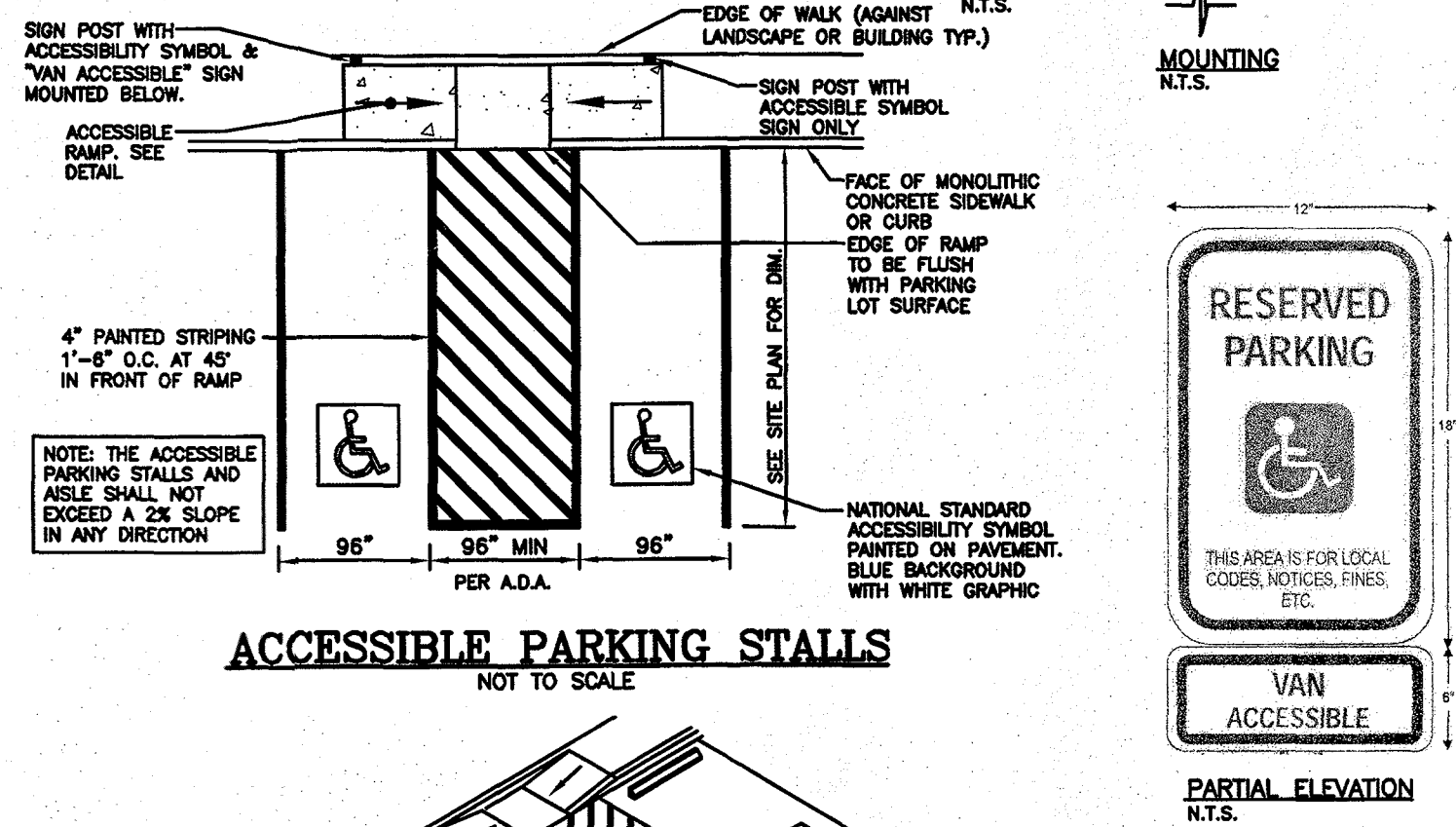
LIGHT POLE BASE
NOT TO SCALE



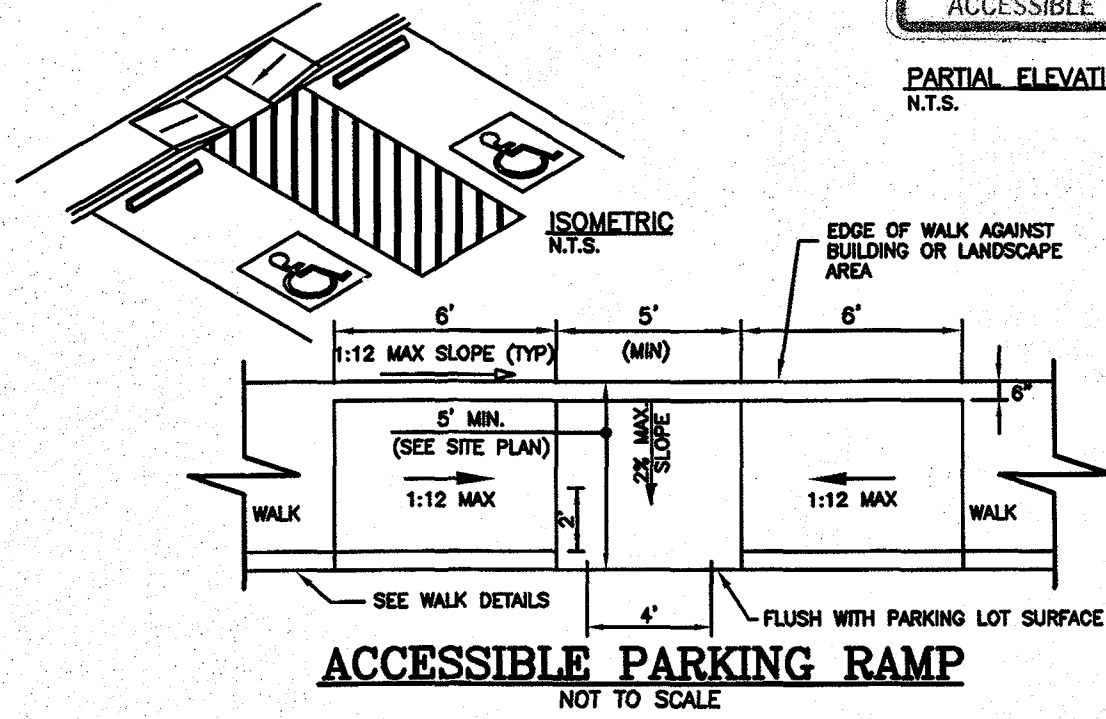
ACCESSIBLE RAMP DETAILS
NOT TO SCALE



ON-SITE ACCESSIBLE RAMP
NOT TO SCALE



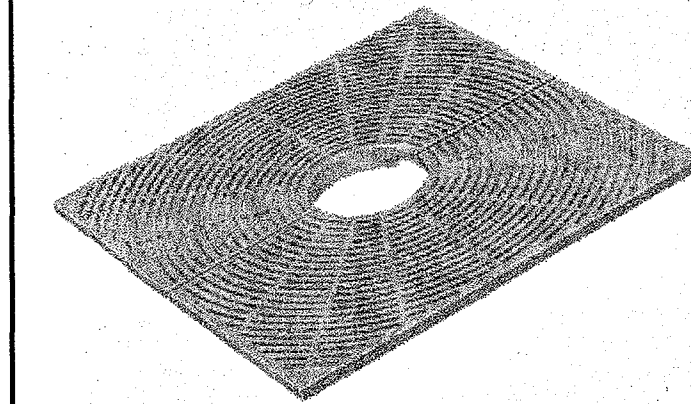
ACCESSIBLE PARKING STALLS
NOT TO SCALE



ACCESSIBLE PARKING RAMP
NOT TO SCALE

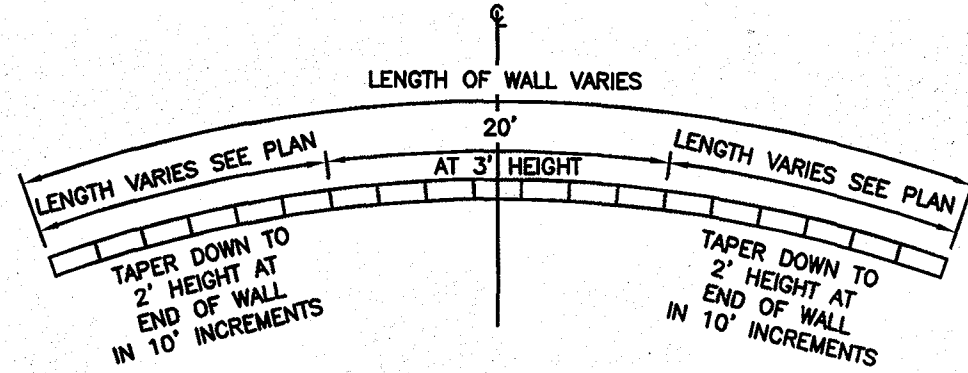
Avenue Collection Tree Grate

60" x 60"

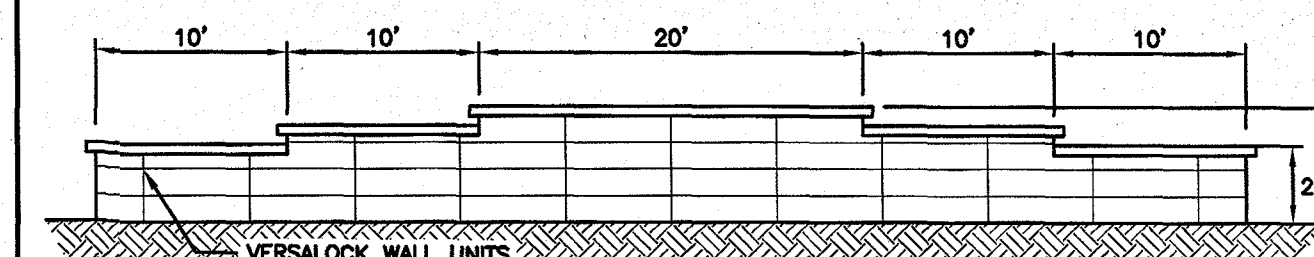


16" diameter expandable tree opening. .375" slot openings. 580 pounds per set. Available with light openings.

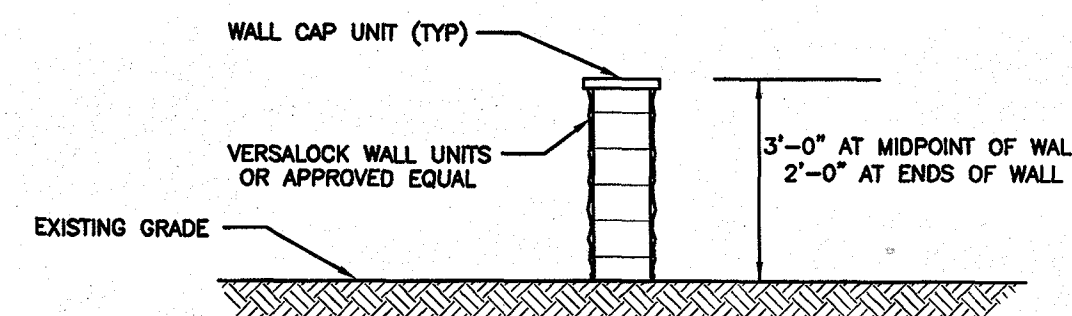
R-8715	+
R-8810	+
R-8872	+
R-8876	+
R-8881	+
R-8939	+



TYPICAL WALL LAYOUT PLAN
NOT TO SCALE



TYPICAL WALL ELEVATION VIEW
NOT TO SCALE



TYPICAL WALL SECTION
NOT TO SCALE

NOTES:

1) FOR GENERAL NOTES SEE SHEET NO.5.

NO.	REVISIONS	DESCRIPTION	BY	DATE
1	REVISE PER STAFF/CONSULTANT COMMENTS		MSG	2/22/16

SITE DETAILS

SALEM PROPERTY MAP 99 - LOT 12507
PROPERTY ADDRESS - 60 SOUTH BROADWAY- ROUTE 28
PREPARED FOR:
SALEM FORD
60 SOUTH BROADWAY
SALEM, NH 03079



44 Stiles Road, Suite One
Salem, New Hampshire 03079
(603) 893-0720
ENGINEERS • PLANNERS • SURVEYORS
www.mhfdesign.com



SCALE: AS SHOWN DATE: JANUARY 8, 2016

OWNER OF RECORD	SALEM PLANNING BOARD
DIOLENZO LAFAYETTE LEDGEWOOD REAL ESTATE, LLC C/O ANTHONY DIOLENZO, MANAGER 549 US HIGHWAY 1 BYPASS PORTSMOUTH, NH 03801	APPROVAL
ZONE: COMMERCIAL - INDUSTRIAL 'C'	

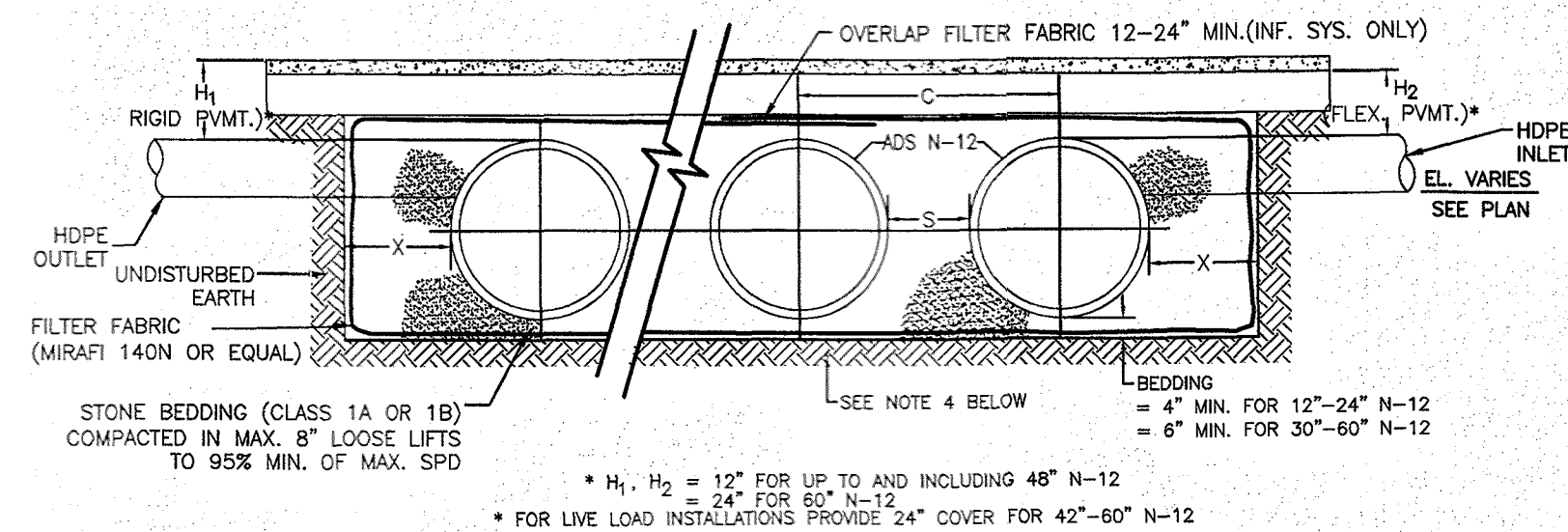
DESIGNED BY:	DRAWN/CHECKED	DWG. NAME	PROJECT No.	SHEET No.
MSG	CCC/MSG	3793DET1	379315	9

UNDERGROUND INFILTRATION SYSTEM TABLE							
UG INFILTRATION SYSTEM	LENGTH (Y)	WIDTH (Z)	* SPACING (C) (O.C. TYP.)	PIPE SIZE (INCHES)	INV. PIPE ELEV. (A)	# PIPE ROWS	STONE BED
U/G INFIL-1	103'	50.3"	78.5"	48" PERF.	123.25	8	108' x 53.3'
U/G INFIL-2	120'	58"	72"	42" PERF.	124.25	10	123' x 61'
U/G INFIL-3	135'	7.4'	53.1"	30" PERF.	125.75	2	138' x 10.4'

TYPICAL UNDERGROUND INFILTRATION SYSTEM LAYOUT
NOT TO SCALE

ASTM D2272 ¹ Class	Description	Notation	ASTM D3427 Classification	ASTM M31 Index	H ₂ O Compressive Resistance Required Per Foot N/ft ²		ASTM D3311 ² Gravel Limits		Comments	
					Percentage Passing No. 20 Mesh (0.85 mm)	Percentage Retained No. 20 Mesh (0.85 mm)	LL, %	PL, %		
IA ³	Consolidated cobbles (50-100 mm)	N/A	Fracture resistant, hard to crush, crushed gravel (10-20 mm) or finer with little or no fines	5	Discarded to light	100%	100%	<5% Non Plastic		
IB	Consolidated granular materials, processed manufactured aggregates	N/A	Other Class A material and processed waste with predesigned selection to achieve required adpmt. 30% or no fines	5	Discarded to light	100%	>50%	<5%	Non Plastic	N/A
E	Coast, coarse grains sand	GV	Well graded gravel, gravel- sand medium, 30% or no fines	6		100%	<25% of "Coarse Fraction"			≥4 1 to 3
		GP	Coarse graded gravel, gravel-sand medium, 10% or no fines	6		100%	<25% of "Coarse Fraction"			≥4 1 to 1.5
		SV	Very poorly graded gravel, sand, 10% or no fines	6	Medium (5)	100%	<25% of "Coarse Fraction"			≥5 1 to 3
		GP	Poorly graded sand, gravel, sand, 10% or no fines	6		100%	<25% of "Coarse Fraction"			≥6 1 to 0.5
GA	Coarse Grains sand, better classification	GA-SC	Sands and gravels which lie between those with fines	N/A		N/A	Varies	30 to 12%	Non Plastic	Same as for GV, GP, SV and GP
II	Coarse-grain sand with fines	GM	Clay-gravels, gravel-sand medium	7		100%	<25% of "Coarse Fraction"			≥4 0.5 to 1.5
		GC	Clay-gravels, gravel-sand medium, 10% or no fines	7	Discard if sand is more than +10% fines	100%	<25% of "Coarse Fraction"			≥4 0.5 to 1.5
		SC	Silty sands, sand-silt clay	7		100%	<25% of "Coarse Fraction"			≥4 0.5 to 1.5
		SC	Clayey sands, sand-silt clay	7		100%	<25% of "Coarse Fraction"			≥4 0.5 to 1.5
IV ⁴	Inorganic fine grained sand	ML	Impure sand with very fine sands, silt, flour, clay or heavy the sands, clay or flour	N/A	N/R	100%	100%	<5%	<5%	≥4 0.5 to 1.5
		CL	Impure sand with medium plasticity, gravel sands or silty clay, 10% or no fines	N/A		100%	100%	<5%	<5%	≥4 0.5 to 1.5
V ⁵	Inorganic fine grained silty clay	OH	Impure silty, medium plasticity, sand to sandy or silty clay, silty, silty clay	N/A		100%	100%	<5%	<5%	≥4 0.5 to 1.5
		CH	Impure clay, medium plasticity, sand to sandy or silty clay, silty, silty clay	N/A		100%	100%	<5%	<5%	≥4 0.5 to 1.5
		CL	Clayey silts and organic silty clay of low plasticity	N/A		100%	100%	<5%	<5%	≥4 0.5 to 1.5
V	Organic with high organic silt	OH	Organic silts and organic high plasticity, organic silts	N/A	N/R	100%	100%	<5%	<5%	≥4 0.5 to 1.5
		PT	Peat and other high organic	N/A		100%	100%	<5%	<5%	≥4 0.5 to 1.5

- Notes:
- 1) Refer to ASTM D2321 for more complete soil descriptions.
 - 2) Class IVA material has limited applications and can be difficult to place and compact; use ONLY with the approval of a soil expert. Contact ADS for additional information regarding suitability of this backfill material.
 - 3) N/R indicates that use of this material and/or compaction level is not recommended by ASTM D2321 for the backfill envelope.
 - 4) When using open-graded material, additional precaution must be taken to reduce or eliminate the risk of migration of fines from adjacent material. Refer to ASTM D2321 for more complete information.



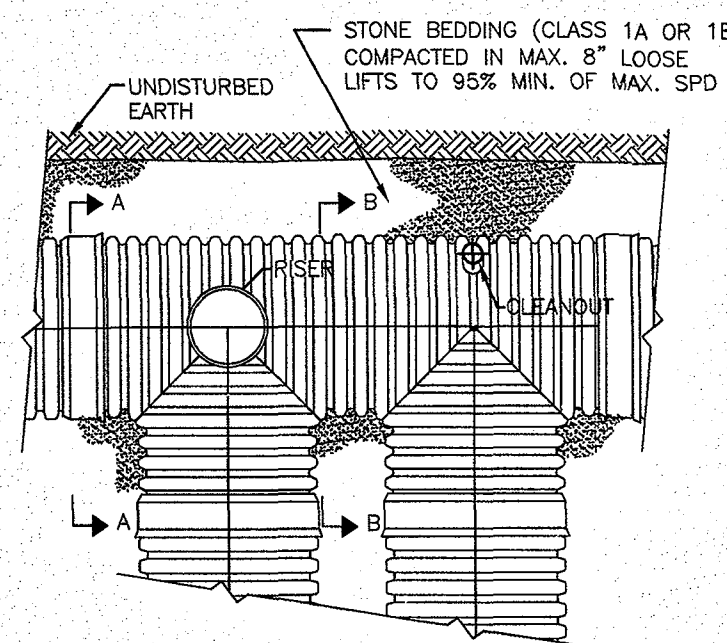
NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SPACING "S"	TYPICAL SPACING "C"	TYPICAL SIDE WALL
12"	14.5"	11"	25.4"	8"
15"	18"	11"	28.9"	8"
18"	21"	14"	35.3"	9"
24"	28"	13"	41.4"	10"
30"	36"	17"	53.1"	18"
36"	42"	21"	63"	18"
42"	48"	24"	72"	18"
48"	54"	24.5"	78.5"	18"

- NOTES
1. ALL UNDERGROUND STORMWATER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
 2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
 3. SEE GRADING & DRAINAGE PLAN FOR INVERT DATA.
 4. EXISTING TOPSOIL, BRUSH, TREES, Boulders, FILL AND DEBRIS TO BE REMOVED OR 5' AROUND UNDERGROUND INFILTRATION SYSTEM DOWN TO NATIVE MATERIAL. BACKFILL WITH STONE BEDDING MATERIAL (CLASS 1A OR 1B).

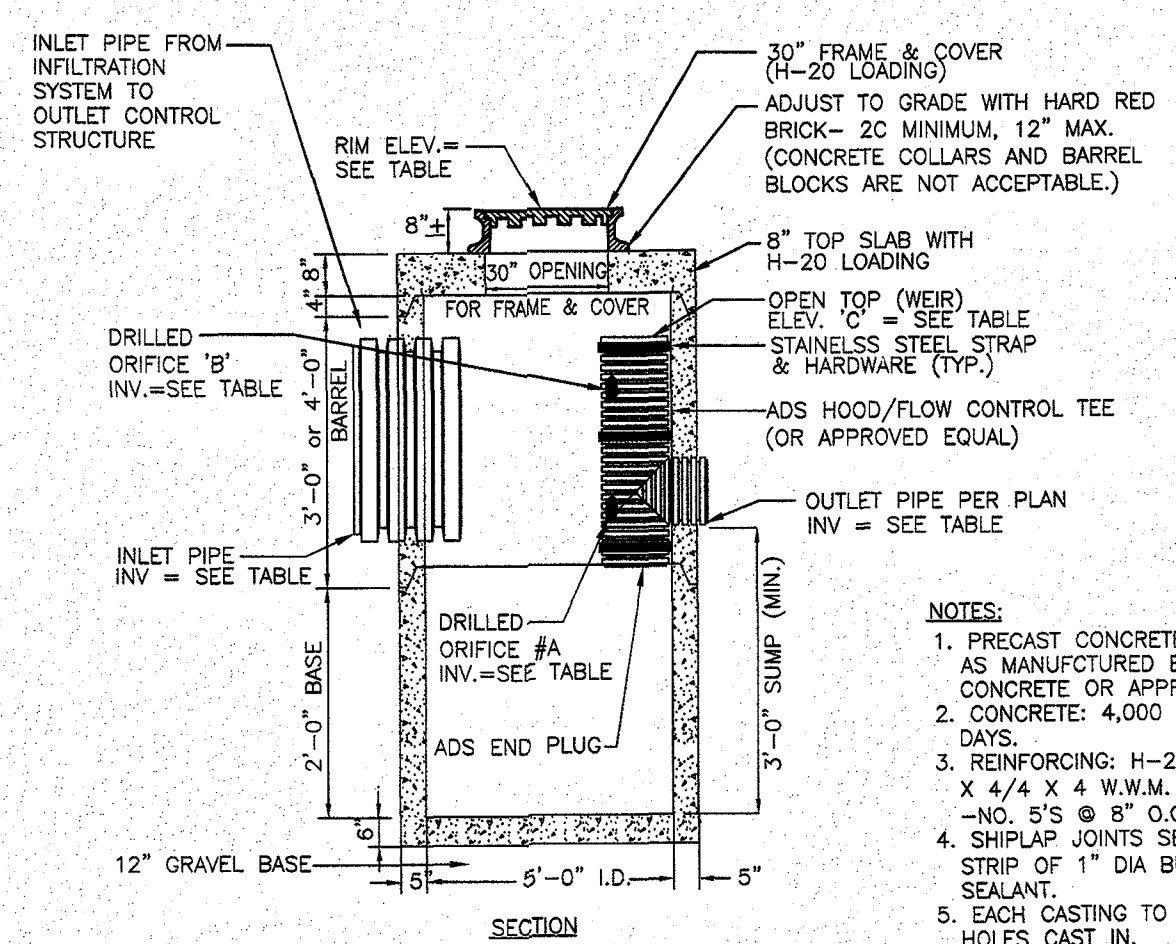
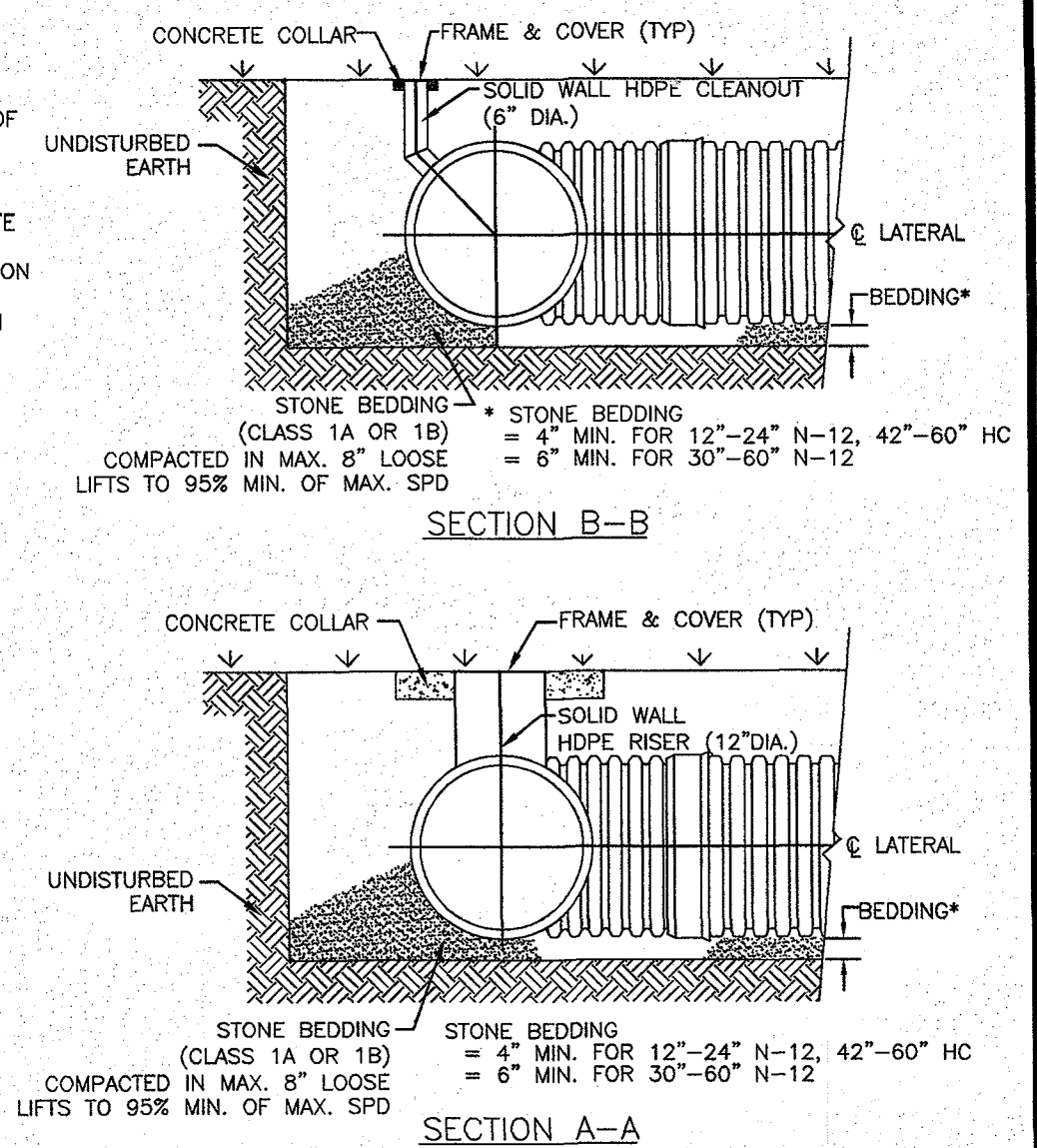
TYPICAL UNDERGROUND INFILTRATION SYSTEM CROSS SECTION
NOT TO SCALE

ADS STANDARD DETAILS DISCLAIMER

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS STANDARD DETAIL TO DEMONSTRATE ADS' RECOMMENDED INSTALLATION OF ITS PRODUCTS FOR THE DEPICTED APPLICATION. IN ADDITION TO ADS' RECOMMENDATIONS, THERE MAY BE OTHER NATIONAL, STATE OR LOCAL SPECIFICATIONS THAT ARE PERTINENT TO THE INSTALLATION. ADS' STANDARD DETAIL IS NOT INTENDED TO SUPERSEDE ANY NATIONAL, STATE OR LOCAL SPECIFICATIONS, AND ADS RECOMMENDS THAT THOSE REQUIREMENTS BE REVIEWED AND CONSULTED PRIOR TO THE INSTALLATION OF ANY ADS PRODUCT. ADS HAS NOT AUTHORIZED, AND IT BEARS NO RESPONSIBILITY FOR, ANY REVISIONS, ALTERATIONS OR DEVIATIONS FROM THIS STANDARD DETAIL."



TYPICAL RISER AND CLEANOUT DETAILS
NOT TO SCALE



- 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 X 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.

OUTLET CONTROL STRUCTURE TABLE								
OCS	RIM	ORIFICE	SIZE (IN.)	ELEV.	INV.IN (SIZE)	INV.IN (ELEV)	INV.OUT (SIZE)	INV.OUT (ELEV)
#1	130.50	A	12" DIA.	124.90	24"	123.25	16"	123.25
		B						
		C	12" DIA.	127.25				
#2	129.40	A	12" DIA.	125.60	24"	124.25	16"	124.25
		B						
		C	12" DIA.	127.75				

PRECAST CONCRETE OUTLET CONTROL STRUCTURE (OCS) FOR UNDERGROUND INFILTRATION SYSTEMS

NOT TO SCALE

2	REVISIONS PER STAFF/CONSULTANT COMMENTS	MSG	2/22/16
1	MISC. REVISIONS	MSG	1/22/16
NO.	DESCRIPTION	BY	DATE
	REVISIONS		

DRAINAGE DETAILS

SALEM PROPERTY MAP 99 - LOT 12507
PROPERTY ADDRESS - 60 SOUTH BROADWAY- ROUTE 28
PREPARED FOR:
SALEM FORD
60 SOUTH BROADWAY
SALEM, NH 03079

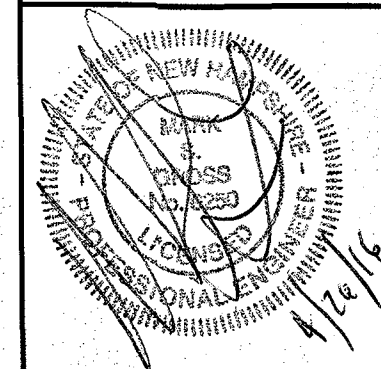


**44 Stiles Road, Suite One
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SCALE: AS SHOWN

DATE: JANUARY 8, 2016



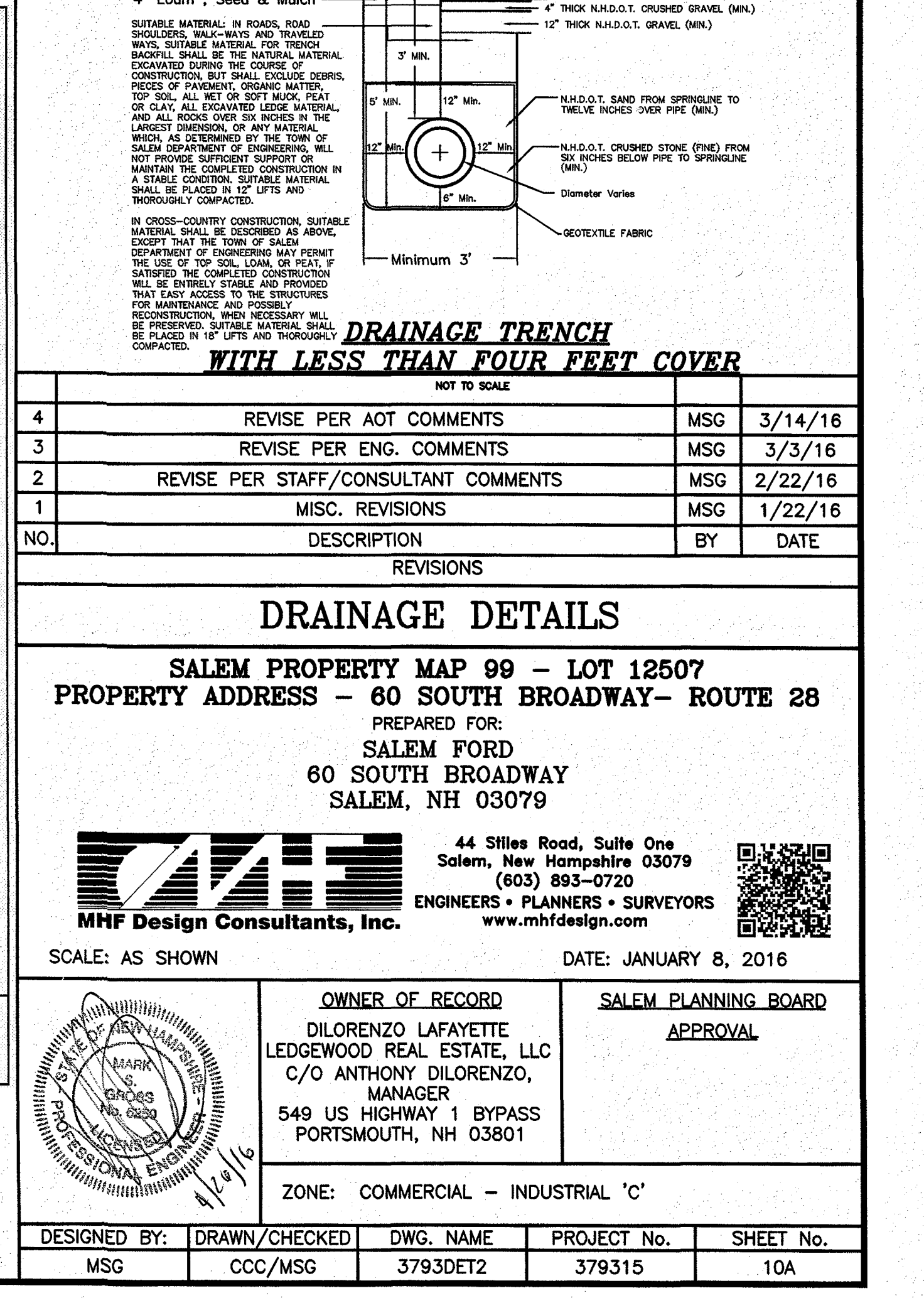
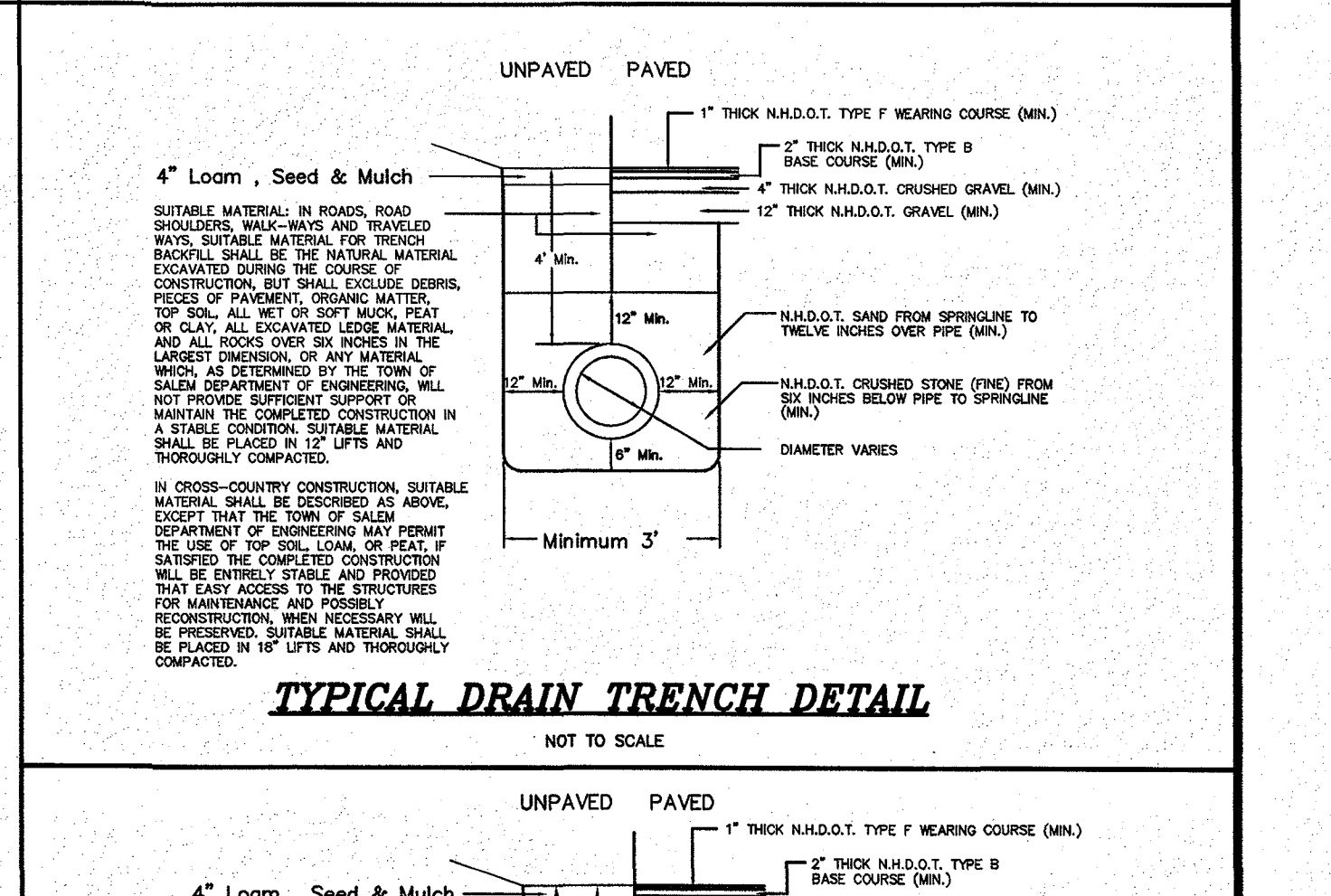
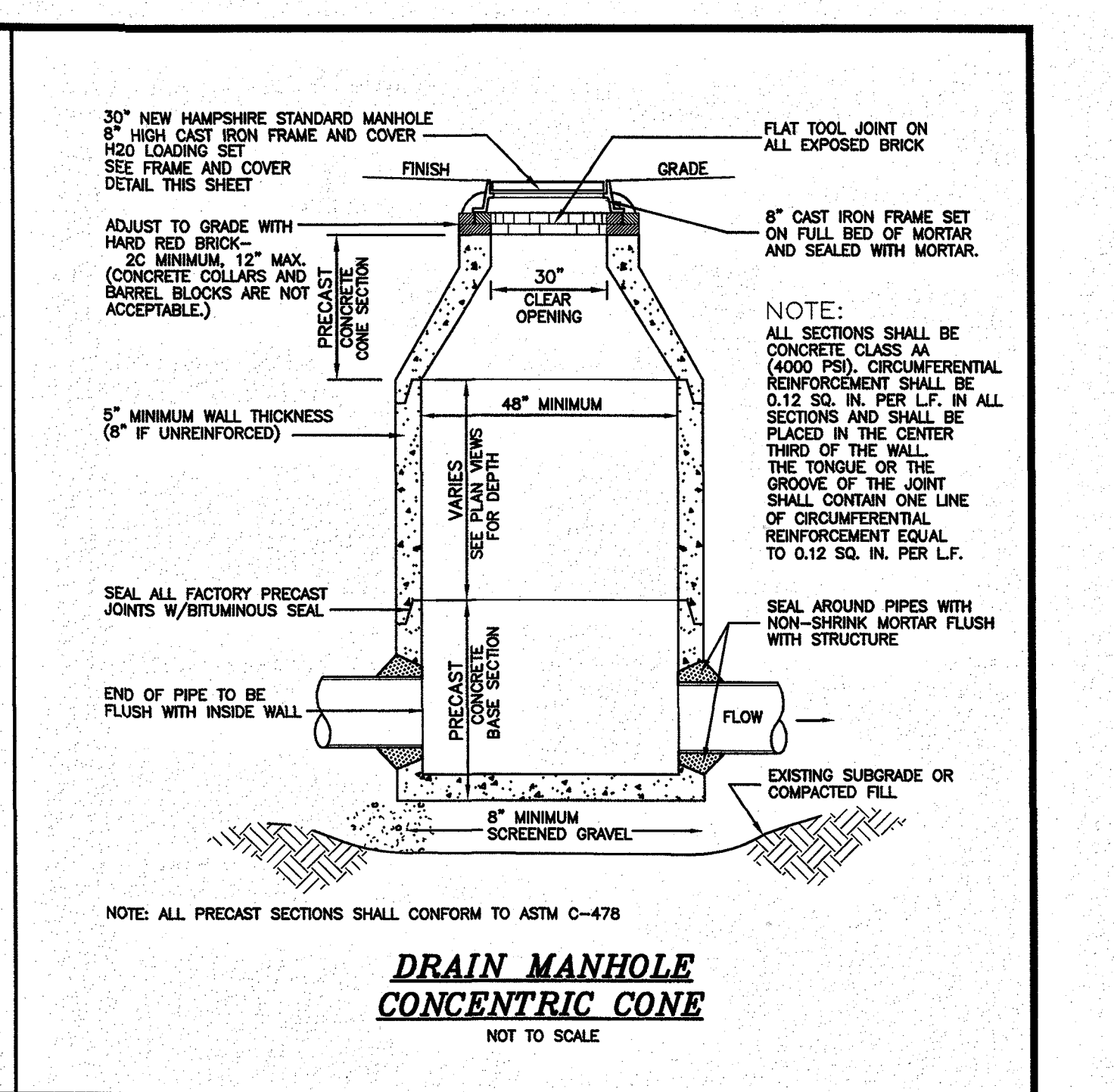
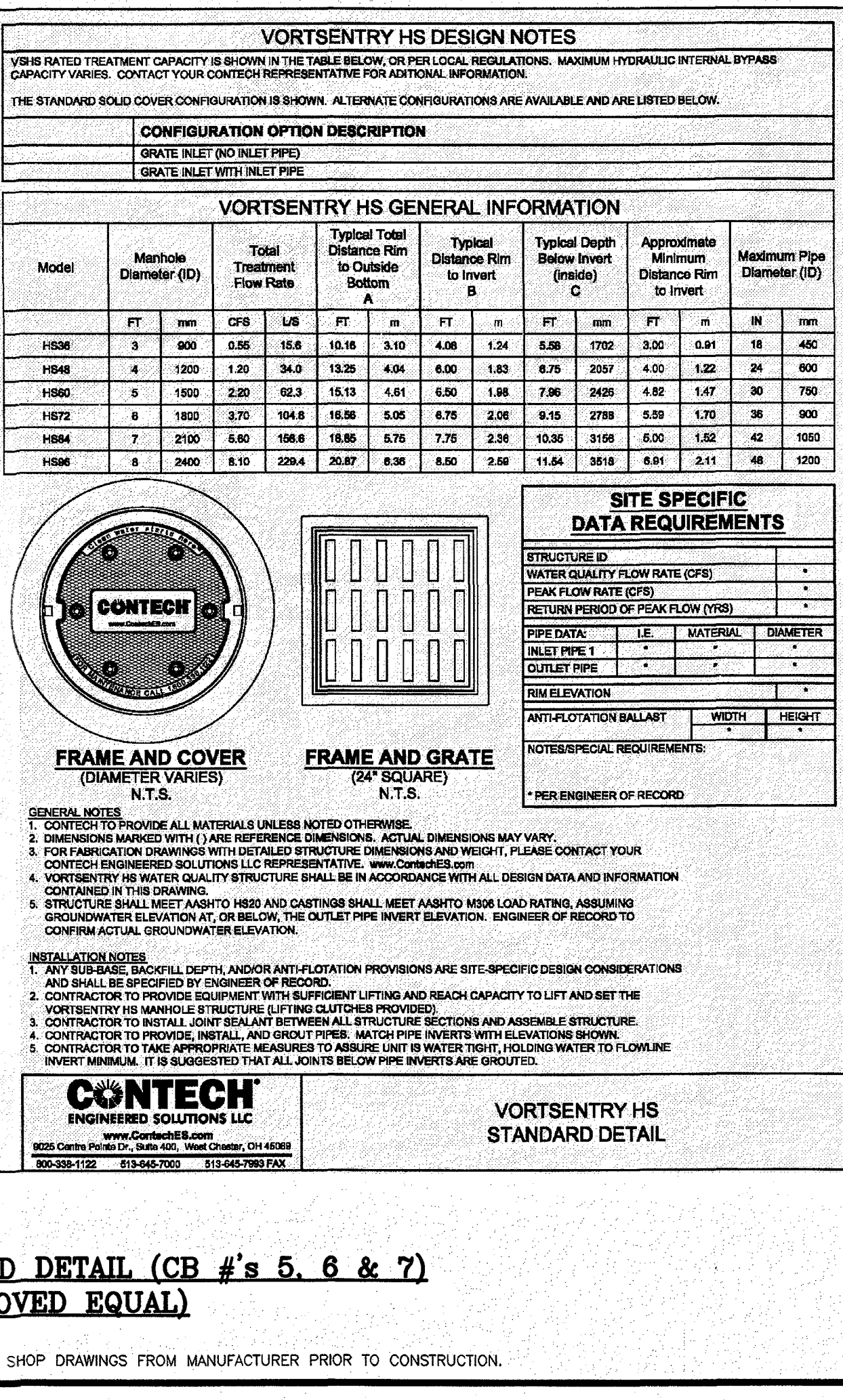
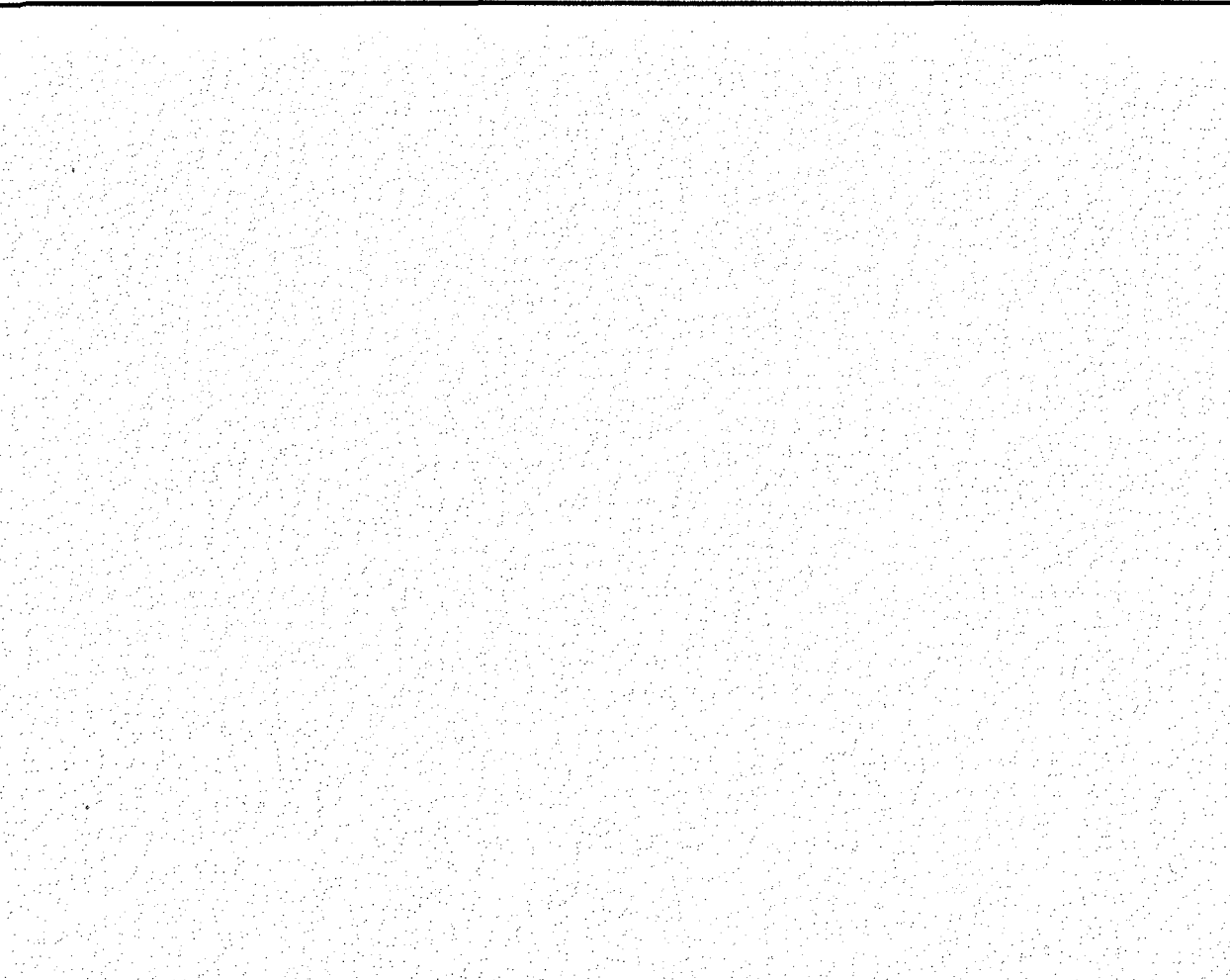
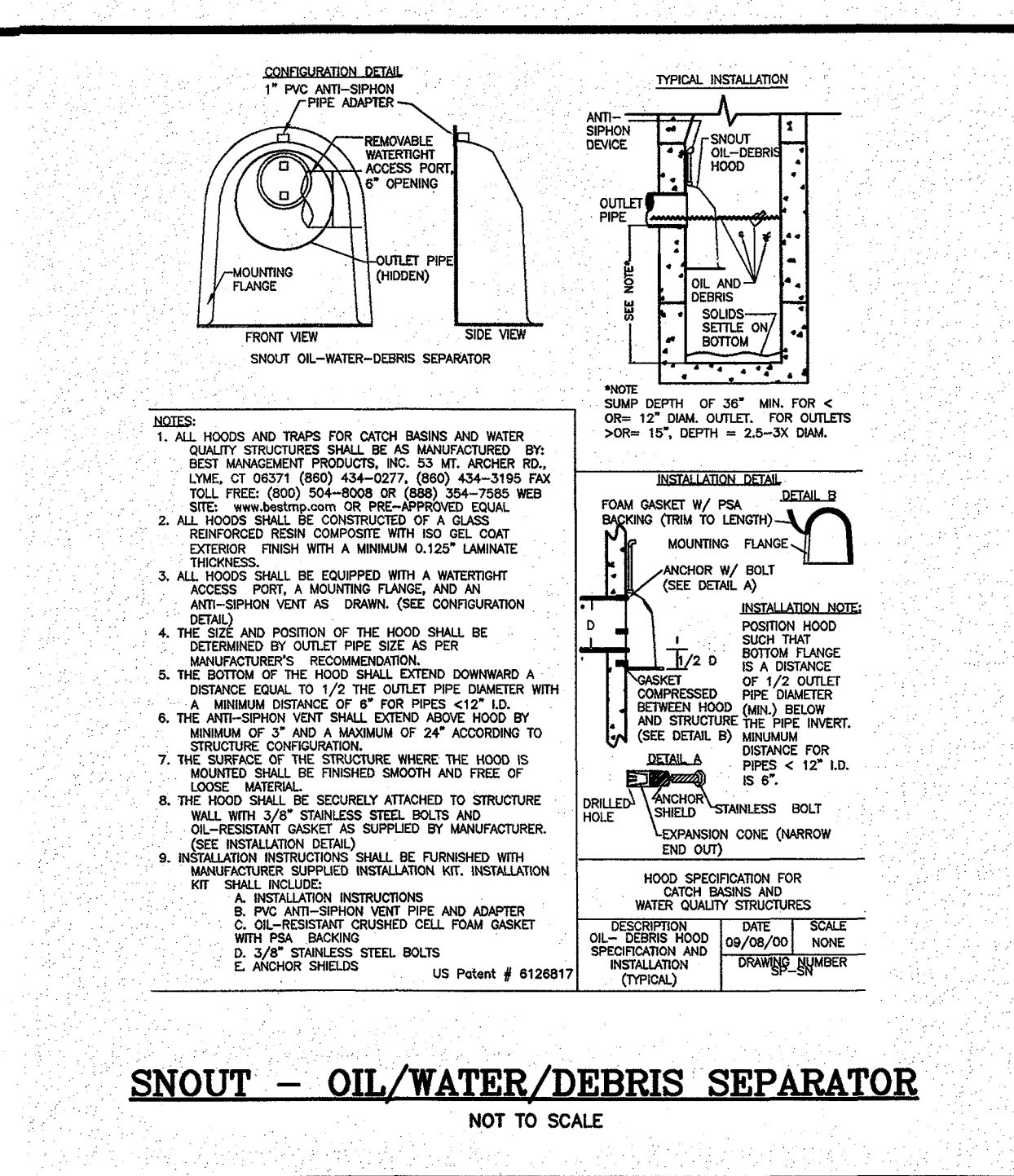
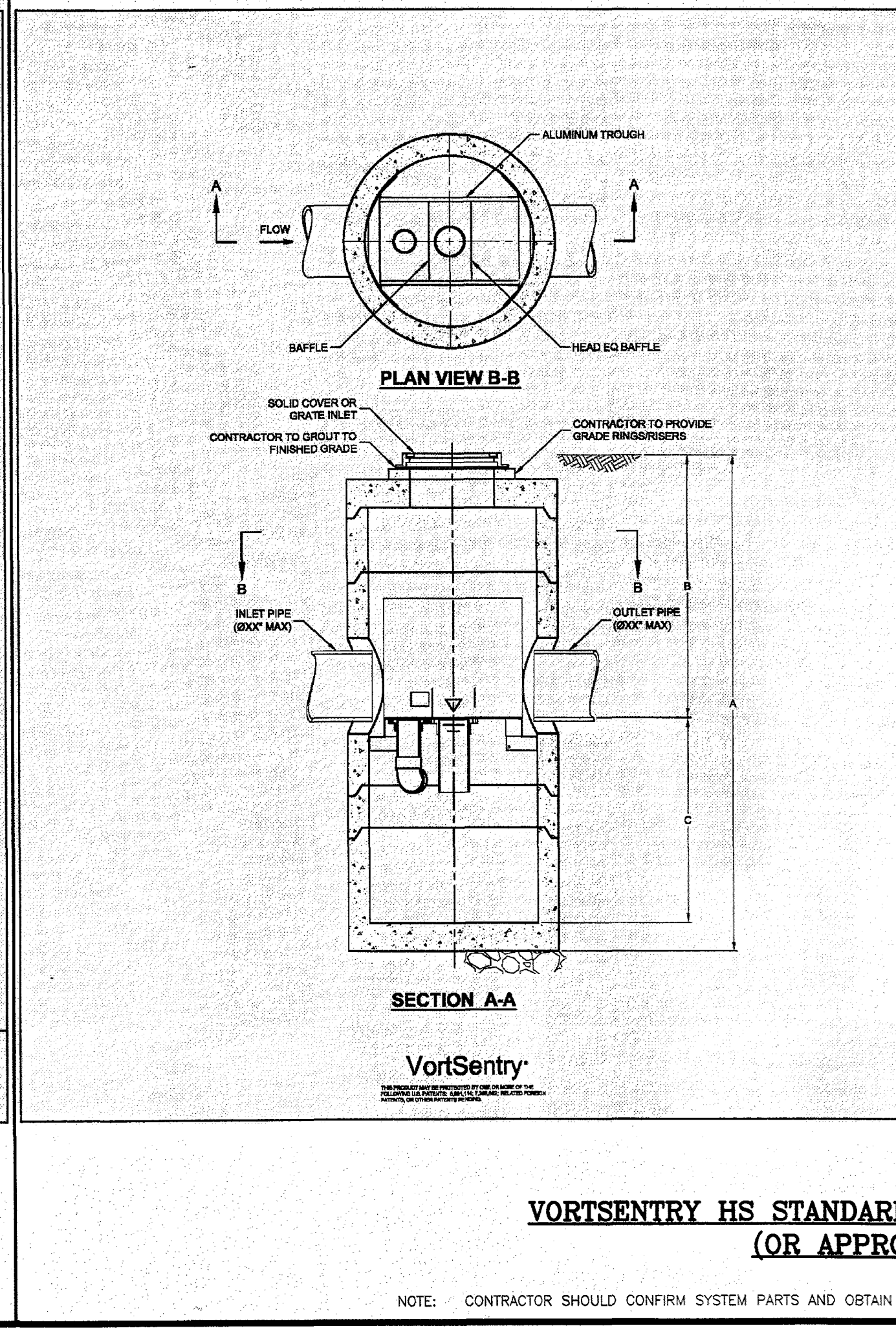
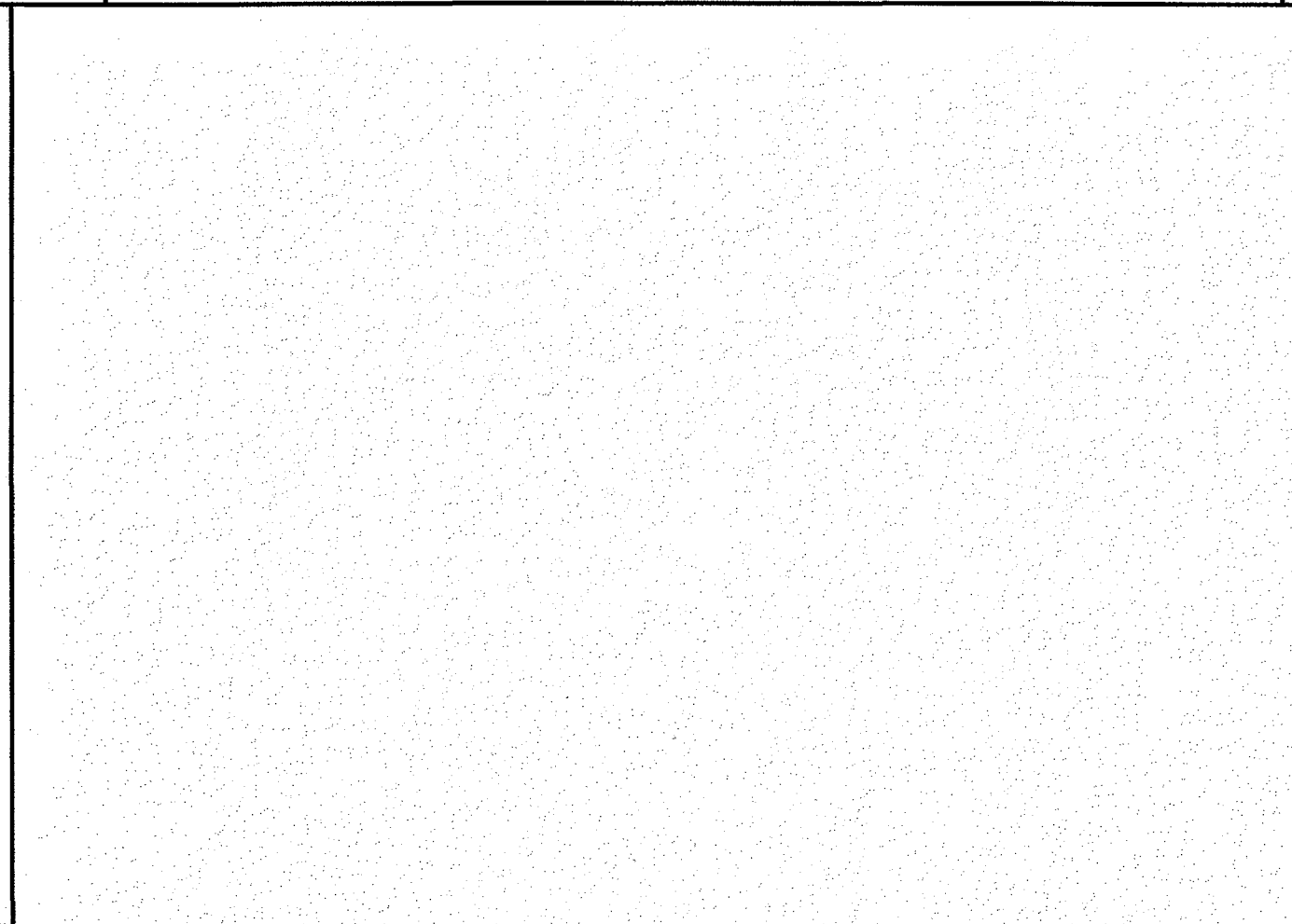
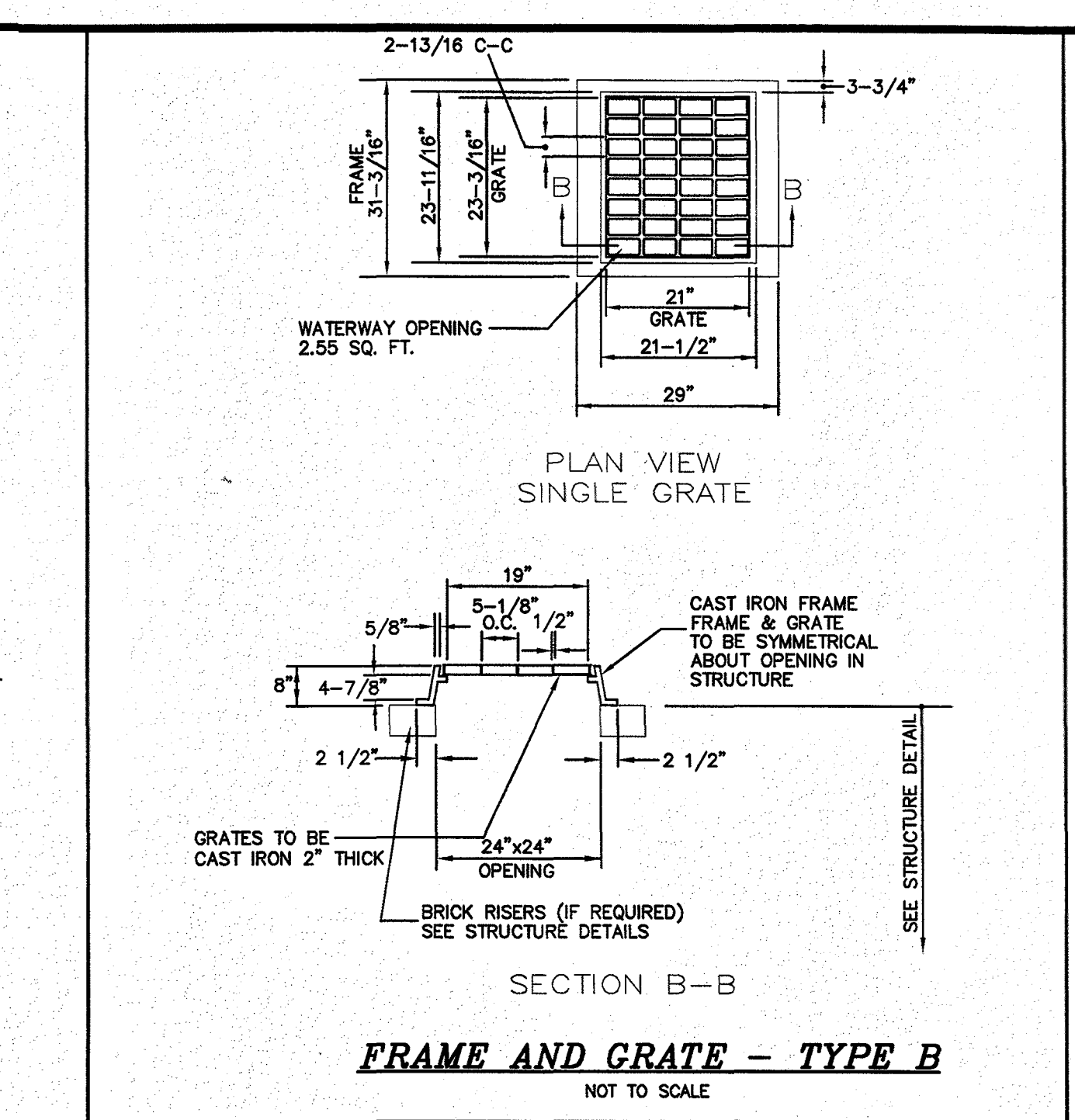
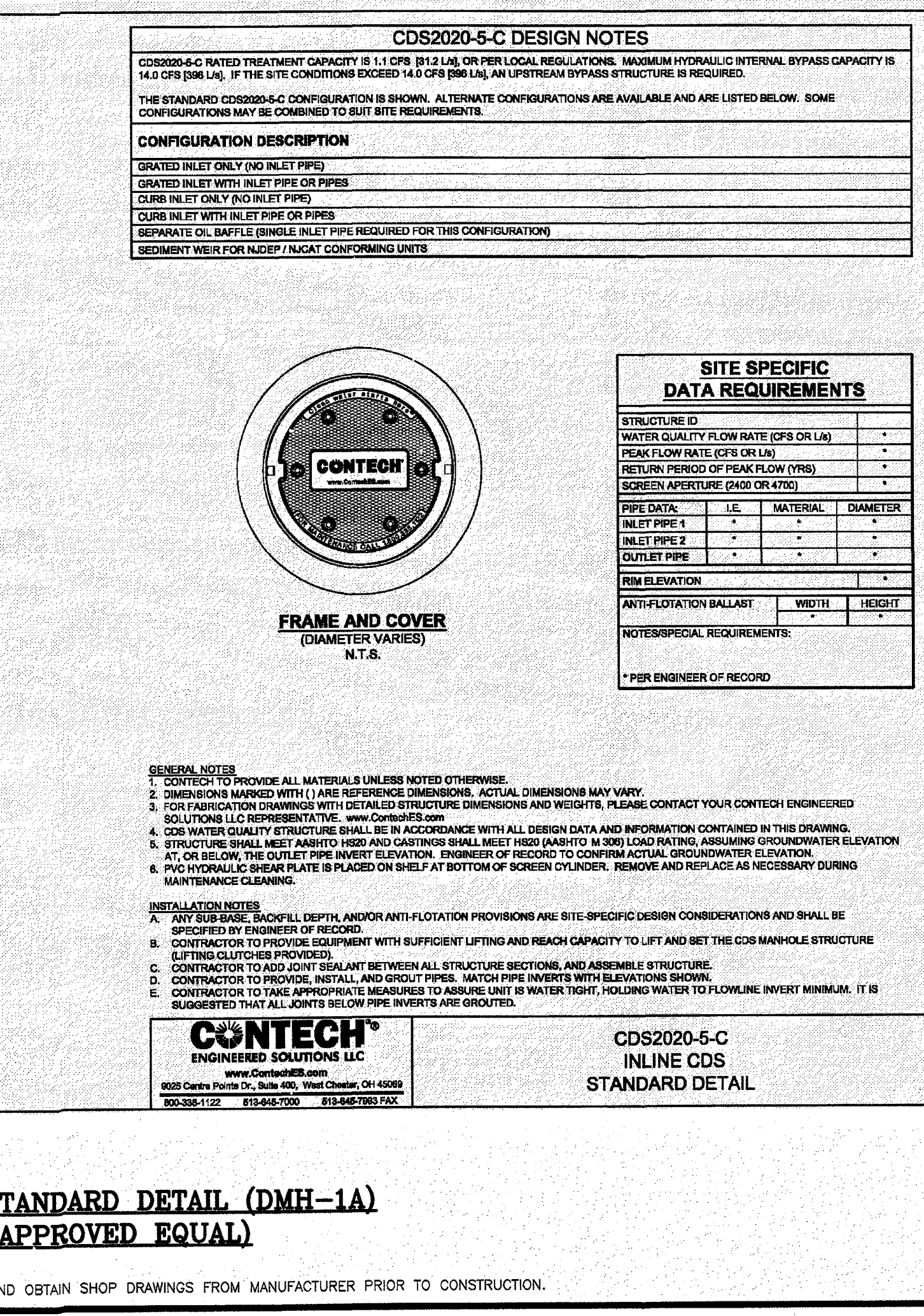
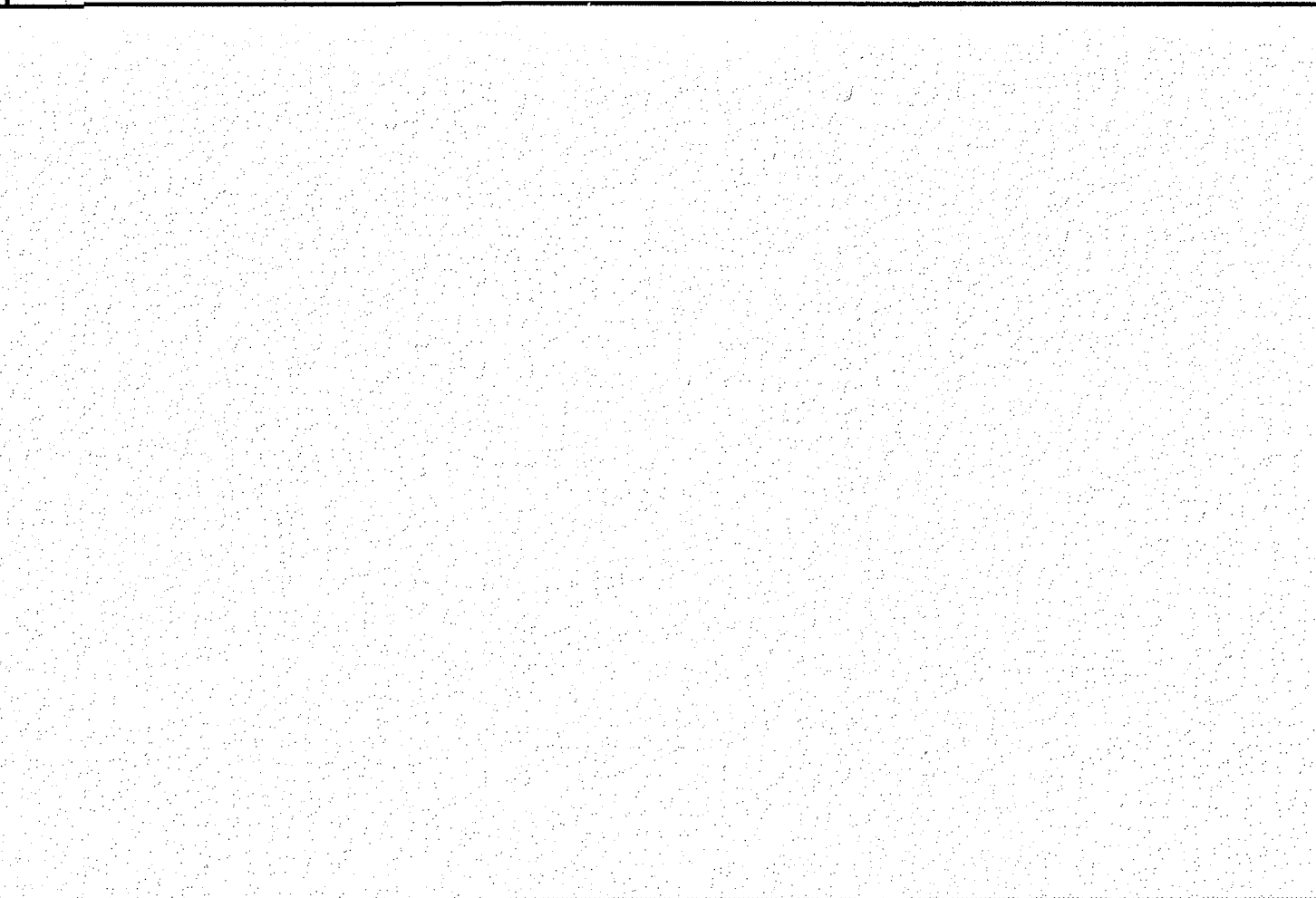
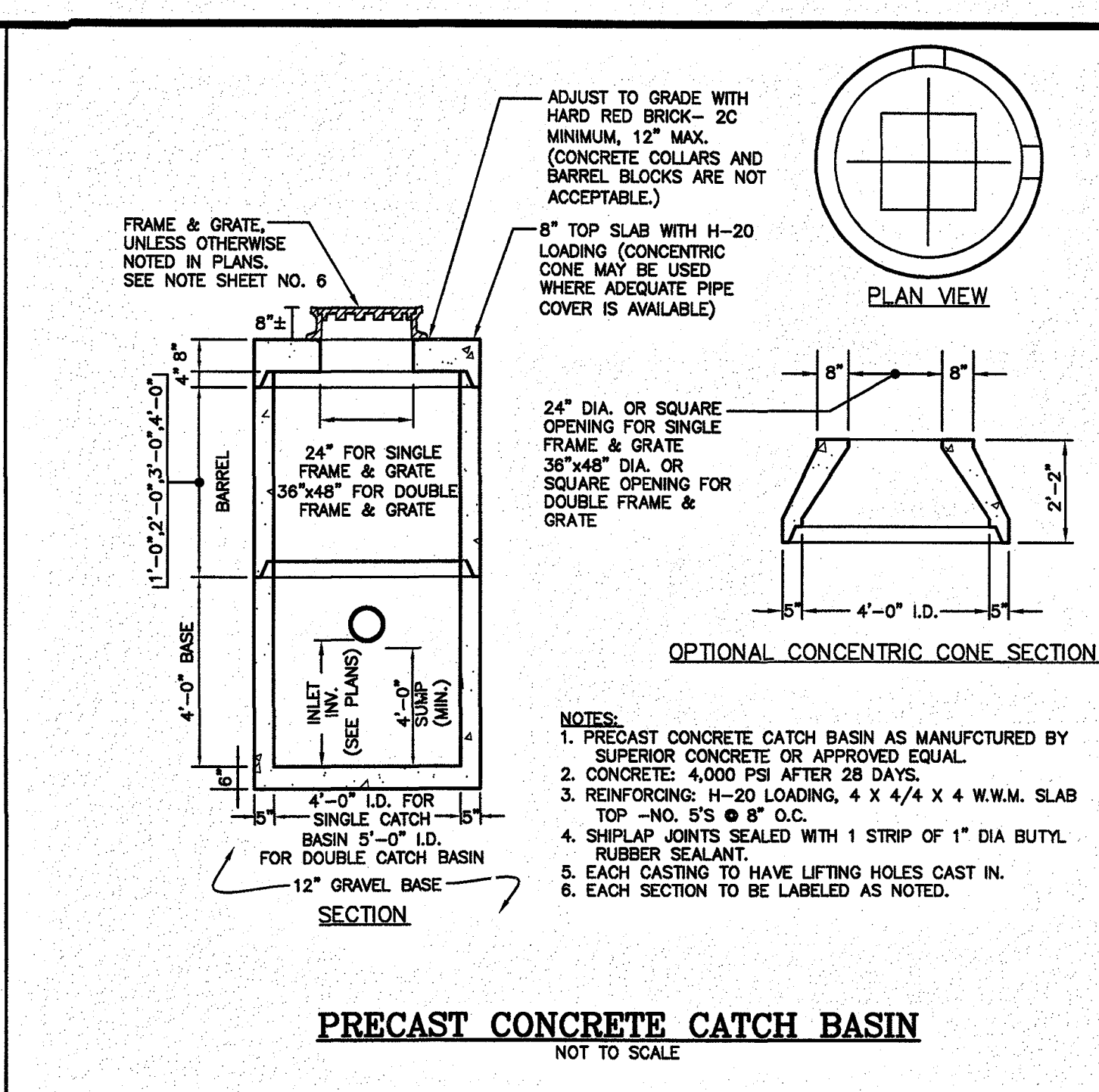
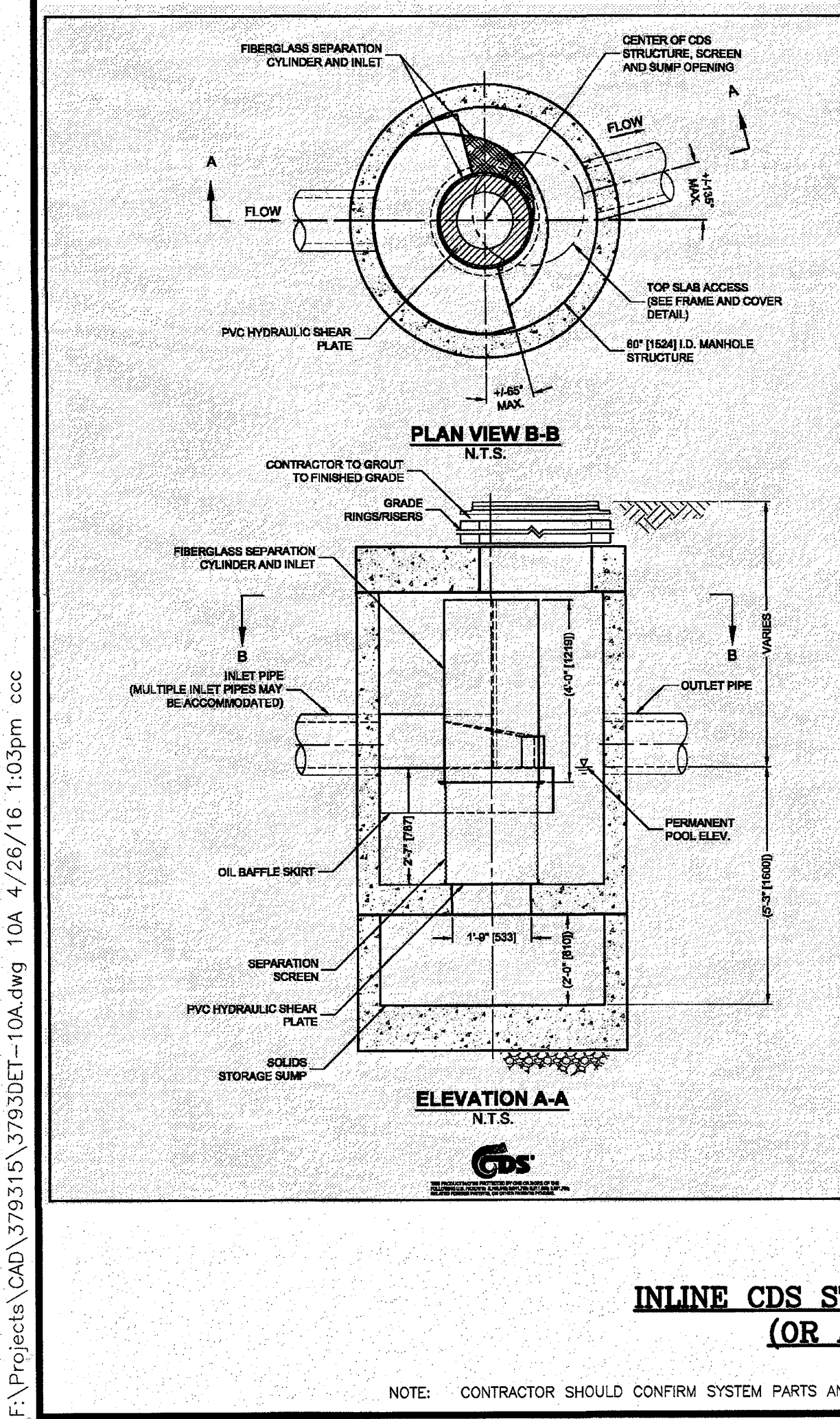
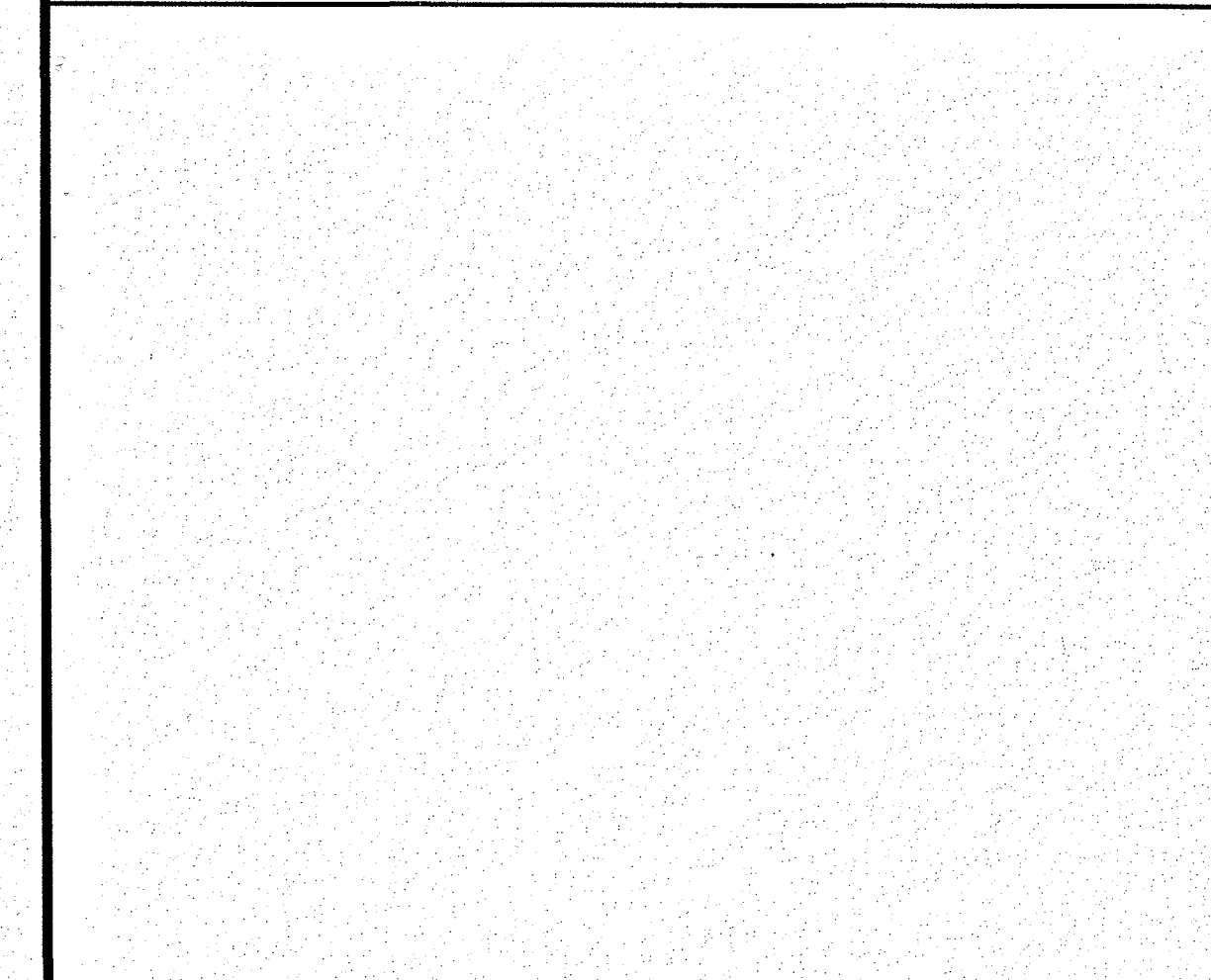
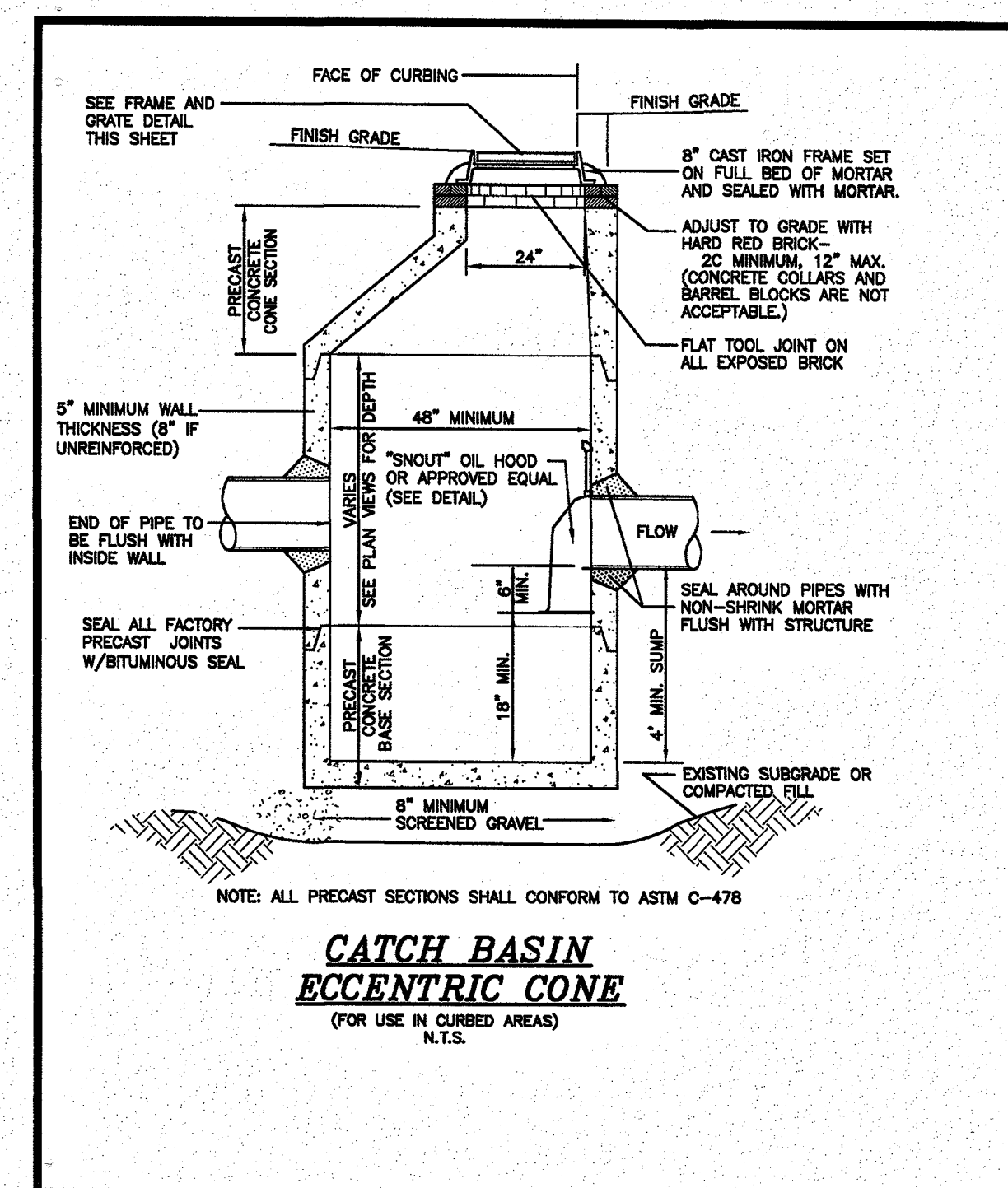
OWNER OF RECORD
DILORENZO LAFAYETTE
LEDGEWOOD REAL ESTATE, LLC
C/O ANTHONY DILORENZO,
MANAGER
549 US HIGHWAY 1 BYPASS
PORTSMOUTH, NH 03801

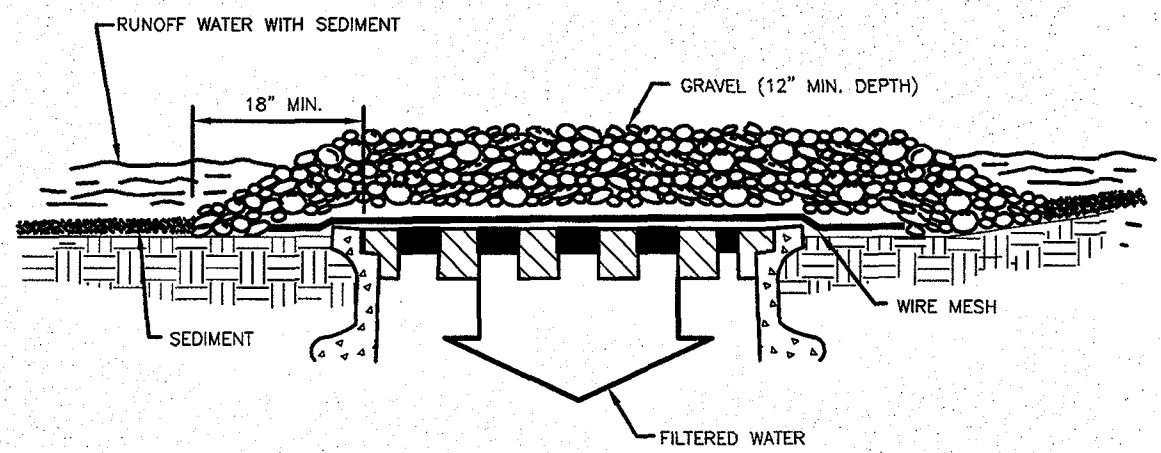
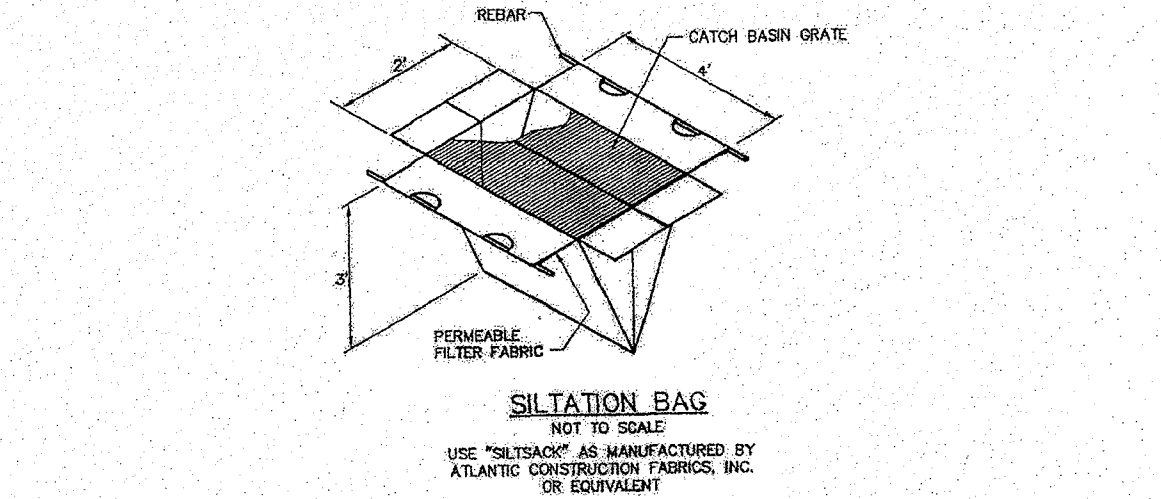
SALEM PLANNING BOARD
APPROVAL

ZONE: COMMERCIAL - INDUSTRIAL 'C'

DESIGNED BY:	DRAWN/CHECKED	DWG. NAME	PROJECT No.	SHEET No.
MSG	CCC/MSG	3793DET2	379315	10

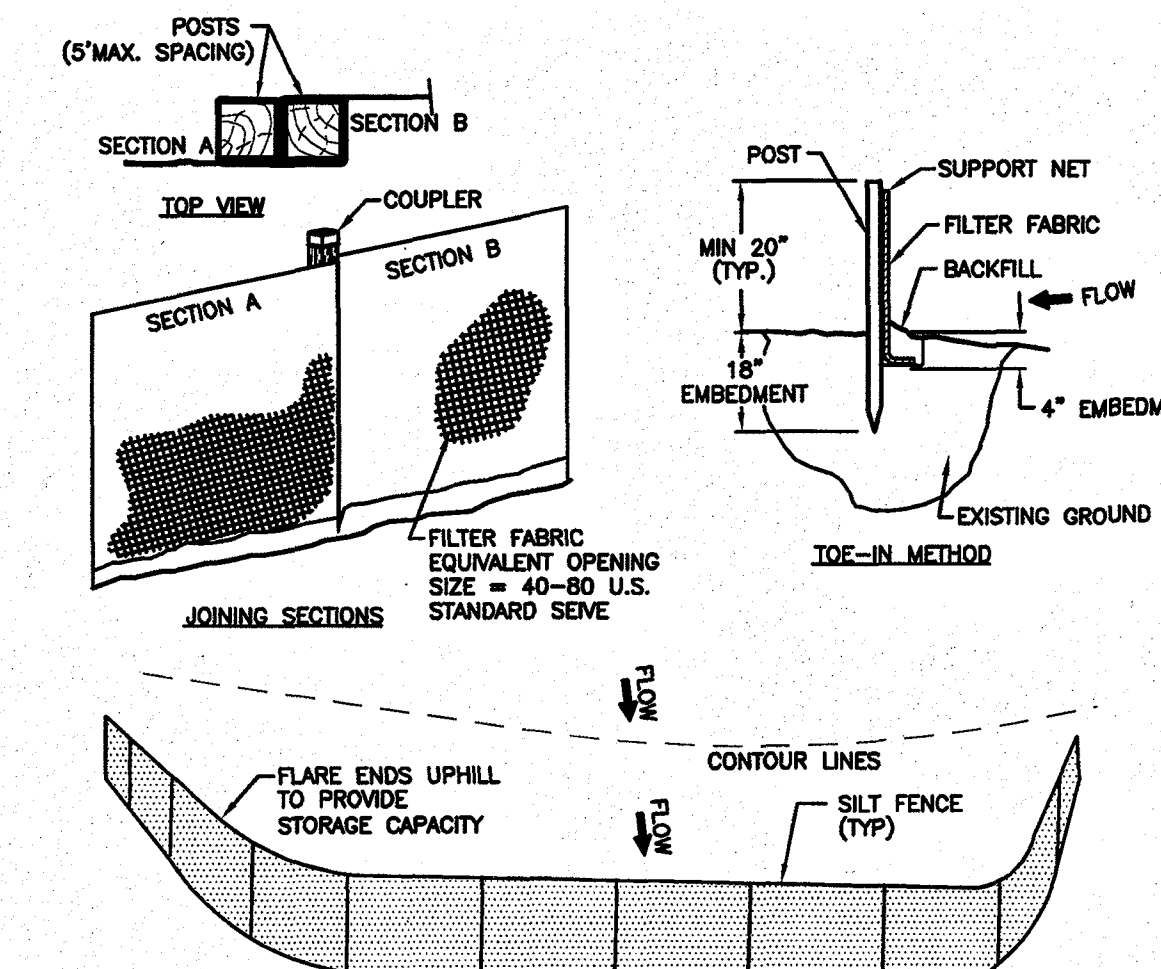
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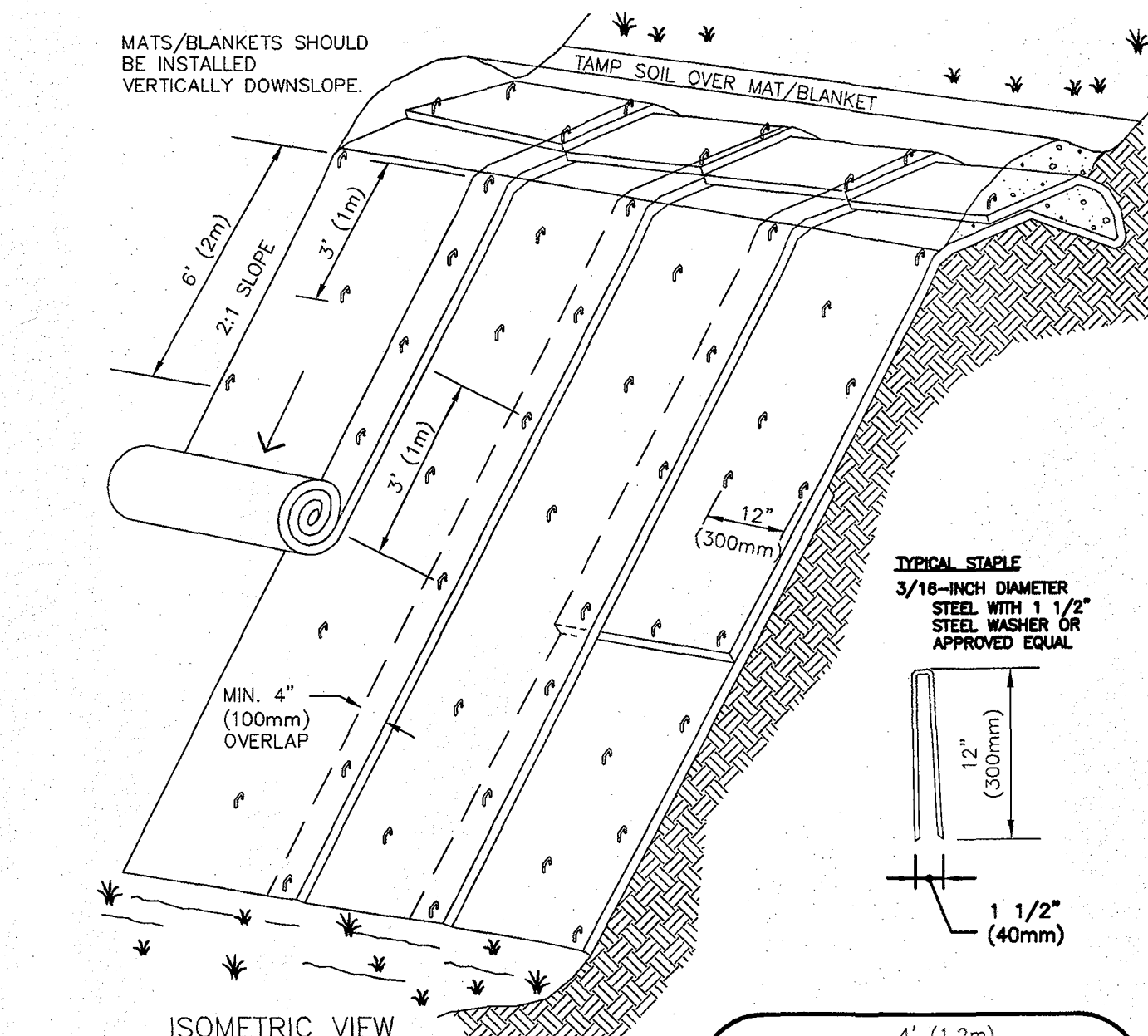
- CONSTRUCTION SEQUENCE:**
- 1) A WIRE MESH SHOULD BE PLACED OVER THE DROP INLET OR CURB OPENING SO THAT THE ENTIRE OPENING AND A MINIMUM OF 12 INCHES AROUND THE OPENING ARE COVERED BY THE MESH. THE MESH MAY BE ORDINARY HARDWARE CLOTH OR WIRE MESH WITH OPENINGS UP TO 1/2 INCH.
 - 2) THE WIRE MESH SHOULD BE COVERED WITH CLEAN COARSE AGGREGATE SUCH AS SEWER STONE FOR A MINIMUM DEPTH OF 12 INCHES.
 - 3) THE COARSE AGGREGATE SHOULD EXTEND AT LEAST 18 INCHES ON ALL SIDES OF THE DRAIN OPENING.
- 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 THE DEPTH OF THE TRAP. THE SEDIMENT SHOULD BE DISPOSED 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.

ON-SITE INLET PROTECTION DETAIL
NOT TO SCALE



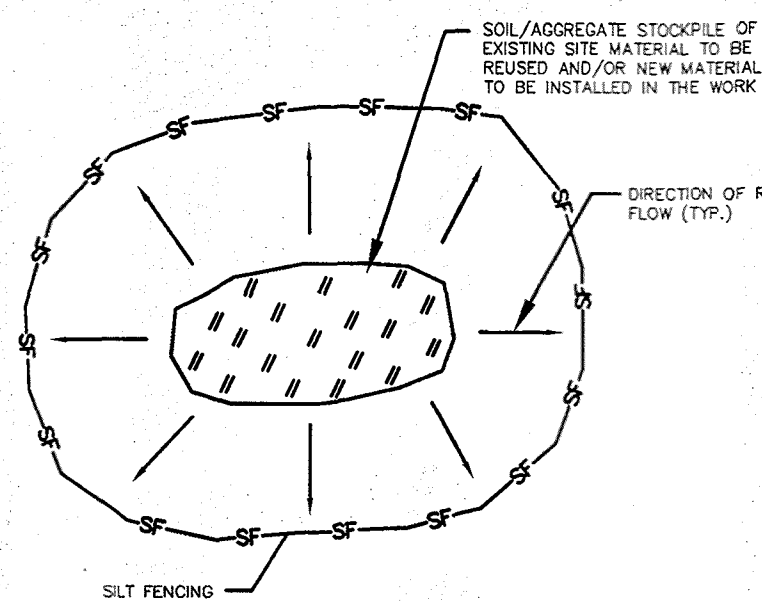
- CRITERIA FOR SILT FENCES:**
- 1) SILT FENCE FILTER CLOTH: THE FABRIC FOR THE SILT FENCE SHALL MEET THE FOLLOWING SPECIFICATIONS:
- | FABRIC PROPERTIES | MINIMUM ACCEPTABLE VALUES | TEST METHOD |
|-----------------------------|---------------------------|--------------|
| GRAB TENSILE STRENGTH (lbs) | 50 | ASTM D1682 |
| ELONGATION AT FAILURE (%) | 50 | ASTM D1682 |
| MULLEN BURST STRENGTH (PSI) | 150 | ASTM D3788 |
| PUNCTURE STRENGTH (lbs) | 40 | ASTM D751 |
| EQUIVALENT OPENING SIZE | 40-80 | US STD SIEVE |
- 2) FENCE POSTS (FOR FABRICATED UNITS) - THE POSTS SHALL BE A MINIMUM OF 3/8 INCHES LONG. WOOD POSTS WILL BE OF SOUND QUALITY HARDWOOD CROSS SECTIONAL AREA OF 3.0 SQUARE INCHES. STEEL POSTS WILL BE STANDARD I OR U SECTIONS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT. MAXIMUM SPACING SHALL BE 6 LINEAR FEET.
 - 3) WIRE FENCE (FOR FABRICATED UNITS) - WIRE FENCING SHALL BE A MINIMUM 14.5 GAUGE WITH A MAXIMUM 6 INCH MESH OPENING.
 - 4) 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:**
- 1) 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.
 - 2) 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.
 - 3) 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.
 - 4) 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:**
- 1) THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES.
 - 2) THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND (4" DEEP & 4" WIDE) AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.
 - 3) WHEN WIRE FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIES OR STAPLES.
 - 4) FILTER CLOTH SHALL BE FASTENED SECURELY TO THE WOVEN WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP, MID-SECTION AND BOTTOM.
 - 5) WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES (24" IS PREFERRED), FOLDED, AND STAPLED.
 - 6) POSTS TO BE SPACED AT A MAXIMUM OF 6' ON CENTER.

SEDIMENT CONTROL FENCE
NOT TO SCALE



- NOTES:**
1. BEGIN AT THE TOP OF BLANKET INSTALLATION AREA BY ANCHORING BLANKET IN A 6" DEEP TRENCH, BACKFILL AND COMPACT TRENCH AFTER STAPLING.
 2. ROLL THE BLANKET DOWN THE SLOPE IN THE DIRECTION OF THE WATER FLOW. LAY BLANKETS LOOSELY & MAINTAIN DIRECT CONTACT WITH SOIL - DO NOT STRETCH.
 3. THE EDGES OF BLANKETS MUST BE STAPLED WITH APPROX. 4 INCH OVERLAP WHERE 2 OR MORE STRIP WIDTHS ARE REQUIRED.
 4. WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE, PLACE BLANKET END OVER END WITH 6 INCH (MIN.) OVERLAP AND ANCHOR DOWN SLOPE.
 5. 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 MANUFACTURER'S RECOMMENDATIONS.
 6. BLANKET SHALL BE NORTH AMERICAN GREEN SC-150 OR APPROVED EQUAL.
- MAINTENANCE & MATS:**
1. BLANKETS SHALL BE INSPECTED WEEKLY DURING CONSTRUCTION & AFTER A RAINFALL IN EXCESS OF 1/2" IN A 24-HOUR PERIOD.
 2. FAILURES SHALL BE REPAIRED IMMEDIATELY, IF ANY OF THE FOLLOWING OCCURS: SLOPE WASHOUT, MAT DISPLACEMENT, DAMAGE TO MAT. THE AFFECTED AREA SHALL BE REPAIRED & RESEDED & MAT SHALL BE REPLACED OR RE-INSTALLED.

BLANKET SLOPE PROTECTION FOR EROSION CONTROL
NOT TO SCALE



- NOTES:**
1. ALL EXISTING EXCAVATED MATERIAL THAT IS NOT TO BE REUSED IN THE WORK IS TO BE IMMEDIATELY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
 2. SOIL/AGGREGATE STOCKPILE SITES TO BE WHERE SHOWN ON THE DRAWINGS.
 3. RESTORE STOCKPILE SITES TO PRE-EXISTING PROJECT CONDITION AND RESEED AS REQUIRED.
 4. STOCKPILE HEIGHTS MUST NOT EXCEED 35'. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.

MATERIALS STOCKPILE DETAIL
NOT TO SCALE

CONSTRUCTION SEQUENCE NOTES:

1. 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.
 2. CONSTRUCT TEMPORARY STABILIZED CONSTRUCTION ENTRANCE AS SHOWN ON THIS SHEET.
 3. CUT AND STUMP AREAS OF PROPOSED CONSTRUCTION.
 4. REMOVE AND STOCKPILE TOPSOIL. STOCKPILE SHALL BE SEEDED TO PREVENT EROSION.
 5. CONSTRUCT PONDS, SWALES & LEVEL SPREADERS & STABILIZE PRIOR TO DIRECTING ANY RUNOFF TO THEM.
 6. CONSTRUCT ROADWAYS AND PERFORM SITE GRADING, PLACING HAY BALES AND SILTATION FENCES AS REQUIRED TO CONTROL SOIL EROSION. STABILIZE ROADS, PARKING LOTS AND CUT/FILL SLOPES WITHIN 72-HOURS OF ACHIEVING FINISH GRADES.
 7. INSTALL UNDERGROUND UTILITIES AND DRAINAGE SYSTEM.
 8. BEGIN TEMPORARY AND PERMANENT SEEDING AND MULCHING. ALL CUT AND FILL SLOPES SHALL BE SEEDED OR MULCHED WITHIN 72-HOURS OF ACHIEVING FINISHED GRADES.
 9. DAILY, OR AS REQUIRED, CONSTRUCT, INSPECT, AND IF NECESSARY, RECONSTRUCT TEMPORARY BERM, DRAINS, DITCHES, SILT FENCES AND SEDIMENT TRAPS INCLUDING MULCHING AND SEEDING. AT A MINIMUM, INSPECT EROSION CONTROLS WEEKLY AND AFTER EVERY 1/2" OF RAINFALL.
 10. BEGIN EXCAVATION FOR CONSTRUCTION OF BUILDINGS.
 11. FINISH PAVING ALL ROADWAYS AND DRIVEWAYS.
 12. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
 13. AFTER GRASS HAS BEEN FULLY GERMINATED IN ALL SEEDED AREAS, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.
 14. APPLICATION OF GRASS SEED, FERTILIZERS AND MULCH SHALL BE ACCOMPLISHED BY BROADCAST SEEDING OR HYDROSEEDING AT THE RATES OUTLINED BELOW:
- | LIMESTONE: 75-100 LBS./1,000 SQUARE FEET. | FERTILIZER: RATE RECOMMENDED BY MANUFACTURER. | HAY MULCH: APPROXIMATELY 3 TONS/ACRE UNLESS MULCH/EROSION CONTROL MATING IS USED. |
|---|---|---|
| SEED MIX (SLOPES LESS THAN 4:1) | LBS./ACRE | |
| TALL FESCUE | 20 | |
| CREeping RED FESCUE | 20 | |
| REDTOP | 20 | |
| TOTAL | 42 | |
| SLOPE MIX (SLOPES 4:1 OR GREATER) | LBS./ACRE | |
| TALL FESCUE | 20 | |
| CREeping RED FESCUE | 20 | |
| BIRDFOOT TREFOIL | 8 | |
| TOTAL | 48 | |
15. 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.
 16. THE CONTRACTOR AND DEVELOPER MUST MANAGE THE PROJECT TO MEET THE REQUIREMENTS AND INTENT OF RSA 420:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
 17. FUJITIVE DUST MUST BE CONTROLLED IN ACCORDANCE WITH ENV-A 1000.

EROSION CONTROL NOTES:

1. THE EROSION CONTROL PROCEDURES SHALL CONFORM TO THE NH STORMWATER MANUAL, VOLUME 3, EROSION & SEDIMENT CONTROLS DURING CONSTRUCTION, DECEMBER 2008.
2. DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED: 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 SEASON.
3. 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.
4. 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.
5. 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.
6. 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" OF LOAM SHALL BE INSTALLED WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE YARDS OF AREA. THE SEED MIX SHALL BE AS DESIGNATED BELOW.
7. ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE MACHINE HAY MULCHED AND 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 UNSPOOLED, AIR DRIED, AND FREE FROM WEEDS, SEEDS AND ANY COARSE MATERIAL.
8. 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 PAVED OR GRASSED.
9. THE FILL MATERIAL SHALL BE OF APPROVED SOIL TYPE FREE FROM STUMPS, ROOTS, WOOD, ETC. TO BE PLACED IN 12" LIFTS OR AS SPECIFIED. BULLDOZERS, TRUCKS, TRACTORS, OR ROLLERS MAY BE USED FOR COMPACTION BY ROUTING THE EQUIPMENT TO ALL AREAS OR EACH LAYER.
10. 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 PERIOD, AFTER EACH RAINFALL, SNOWSTORM, OR PERIOD OF THAWING AND RUNOFF. THE SITE CONTRACTOR SHOULD CONDUCT AN INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND 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).
- TO ADEQUATELY PROTECT WATER QUALITY DURING COLD WEATHER AND DURING SPRING RUNOFF, THE FOLLOWING STABILIZATION TECHNIQUES SHOULD BE EMPLOYED DURING THE PERIOD FROM OCTOBER 15TH THROUGH MAY 15TH.
1. 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 CSPREC COUNCIL OF ENVIRONMENTAL INTERNATIONAL, INC.
 2. STABILIZATION AS FOLLOWS SHOULD BE COMPLETED WITHIN A DAY OF ESTABLISHING THE GRADE 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 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 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.
 - D) INSTALLATION OF ANCHORED HAY MULCH OR EROSION CONTROL MIX - SHOULD NOT OCCUR OVER SNOW OF GREATER THAN ONE INCH IN DEPTH.
 3. ALL MULCH APPLIED DURING WINTER SHOULD BE ANCHORED (E.G., BY NETTING, TRACKING, WOOD CELLULOSE FIBERS, ETC.) TO PREVENT WIND-DRIVEN EROSION.
 4. 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 STOCKING, AND RE-ESTABLISHED 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.
 5. FROZEN MATERIALS (E.G., FROST LAYER THAT IS RECALCIFYING DURING WINTER CONSTRUCTION), SHOULD BE STOCKPILED SEPARATELY FROM 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.
 6. INSTALLATION OF EROSION CONTROL BLANKETS SHOULD NOT OCCUR OVER SNOW OF GREATER THAN ONE INCH IN DEPTH OR ON FROZEN GROUND.
 7. ALL GRASS-LINED DITCHES AND CHANNELS MUST 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 CSPREC COUNCIL OF ENVIRONMENTAL 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.
 8. ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY OCTOBER 15.
 9. ALL GRASS-LINED DITCHES AND CHANNELS MUST 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 CSPREC COUNCIL OF ENVIRONMENTAL 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.
 10. ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY OCTOBER 15.
 11. 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 NHDOT ITEM 304.3.
 12. 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 EMBEDEDMENT OF THESE BARRIERS.



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TEST PIT DATA

Client:	Joe Faro	SCS Soil:	Urban/Canton
Project Address:	Rockingham Race Track	Standing Water:	None
Town/State:	Salem, New Hampshire	Roots:	None
Job Number:	378715		
Date:	October 7, 2015		
Performed by:	Diane Pantemoller		

Test Pit No.	10-1	SCS Soil:	Urban/Canton
ESLWT:	>132"	Standing Water:	None
Refusal:	>132"	Roots:	None
Depth	0-48"	Soil Texture	Fill
	48-132"	Color	2.5y 7/6
		Consistence	FR

Test Pit No.	10-2	SCS Soil:	Urban/Canton
ESLWT:	72"	Standing Water:	96"
Refusal:	>135"	Roots:	None
Depth	0-48"	Soil Texture	Fill
	48-135"	Color	2.5y 7/6
		Consistence	FR

Test Pit No.	10-3	SCS Soil:	Urban/Canton
ESLWT:	96"	Standing Water:	127"
Refusal:	>144"	Roots:	None
Depth	0-78"	Soil Texture	Fill
	78-144"	Color	2.5y 7/3
		Consistence	FR

Test Pit No.	10-4	SCS Soil:	Urban/Canton
ESLWT:	>120"	Standing Water:	None
Refusal:	120"	Roots:	None
Depth	0-48"	Soil Texture	Fill
	48-120"	Color	10yr 5/6
	120"	Consistence	FR
		Mottles: Quantity/Contrast	Urban Fill
			Rocky @ 78"
			Refusal

TEST PIT LOGS

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

EROSION CONTROL DETAILS

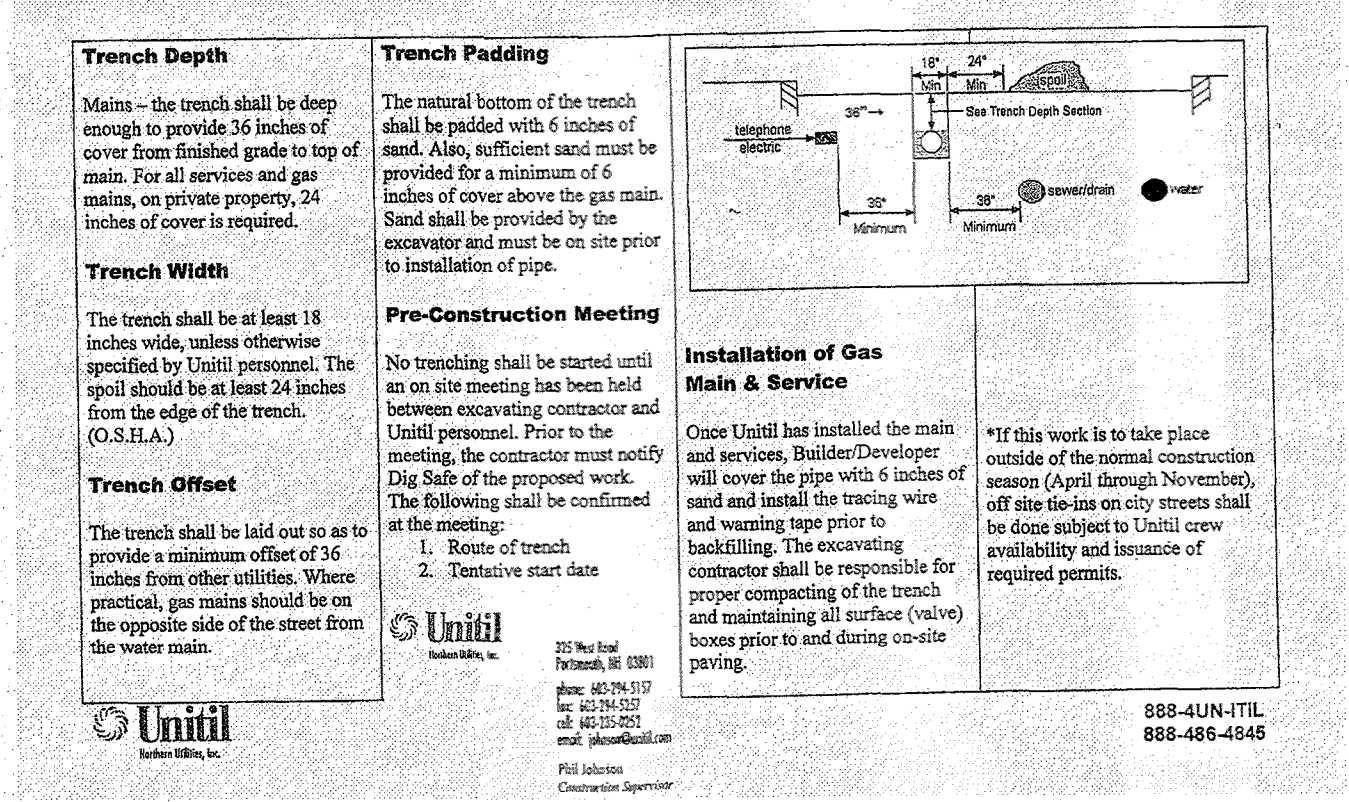
SALEM PROPERTY MAP 99 - LOT 12507
PROPERTY ADDRESS - 60 SOUTH BROADWAY- ROUTE 28
PREPARED FOR:
SALEM FORD
60 SOUTH BROADWAY
SALEM, NH 03079



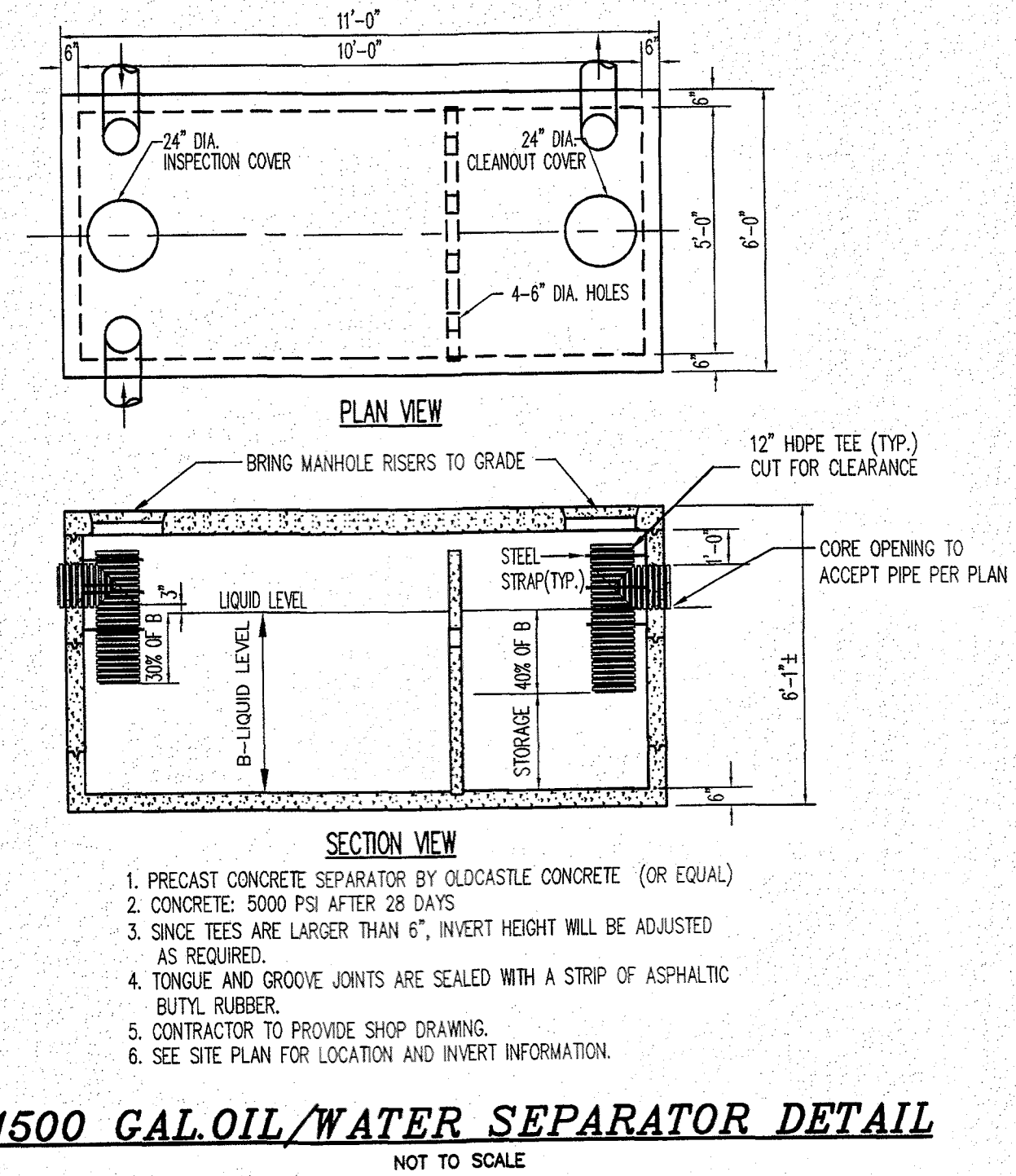
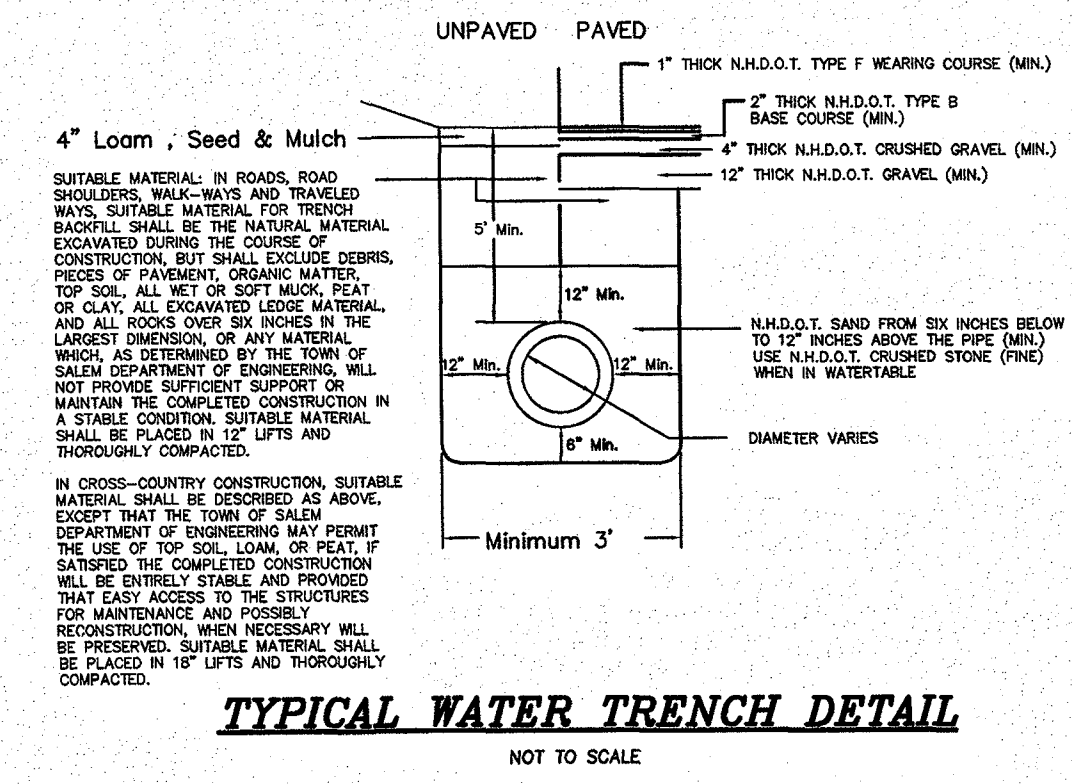
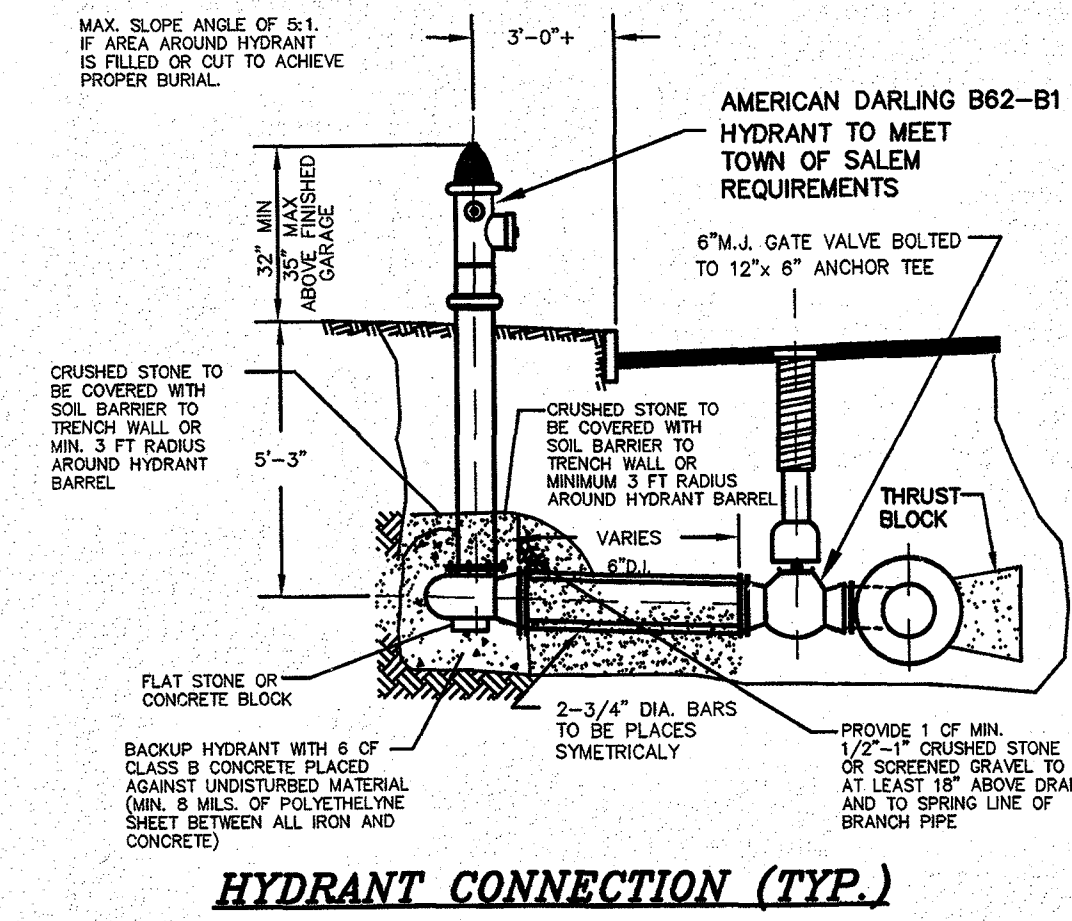
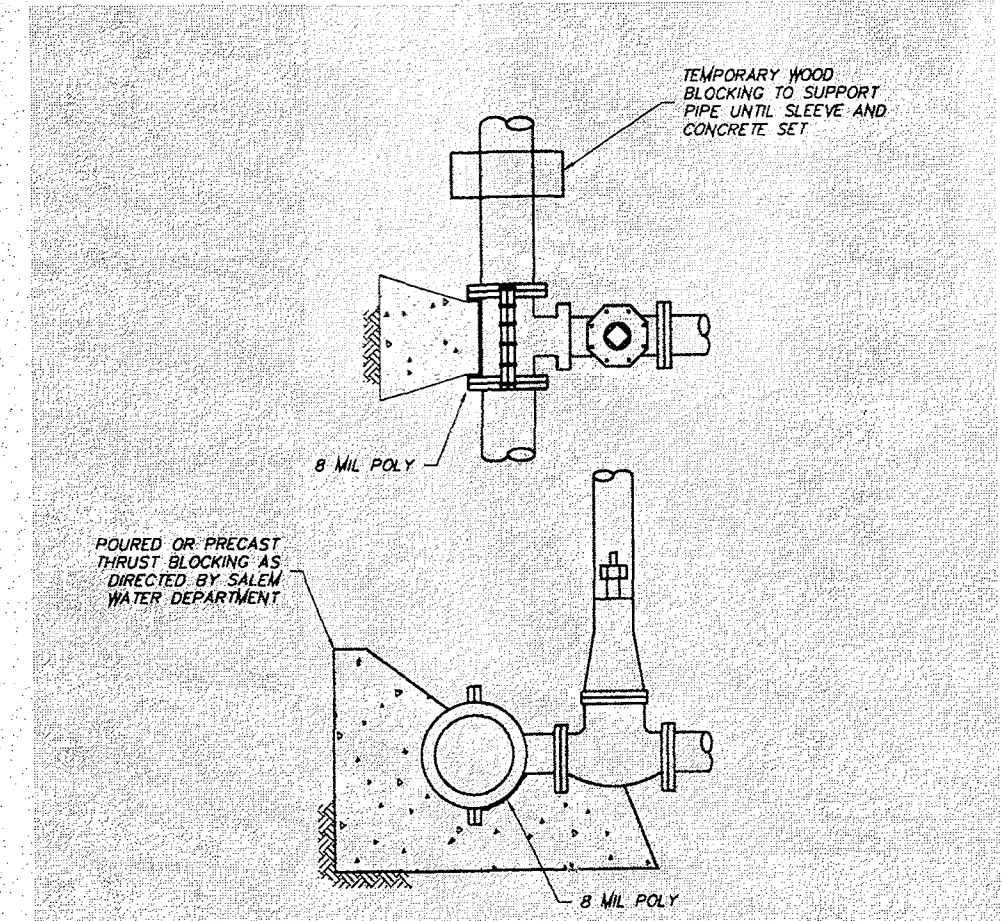
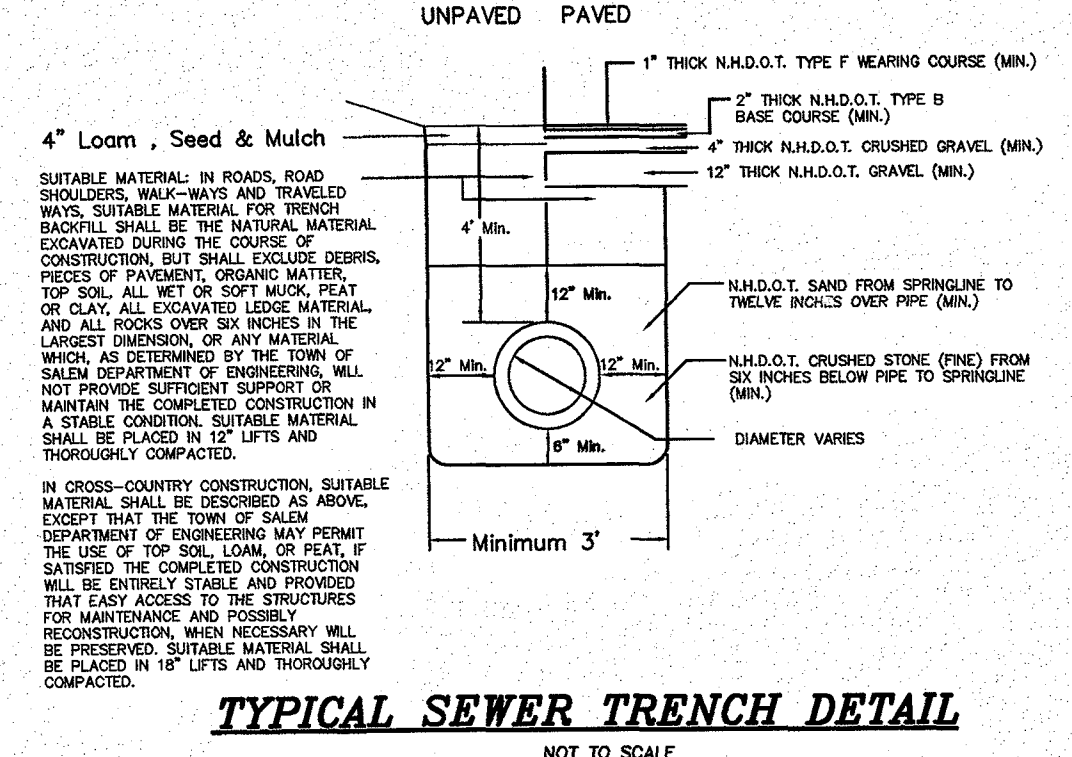
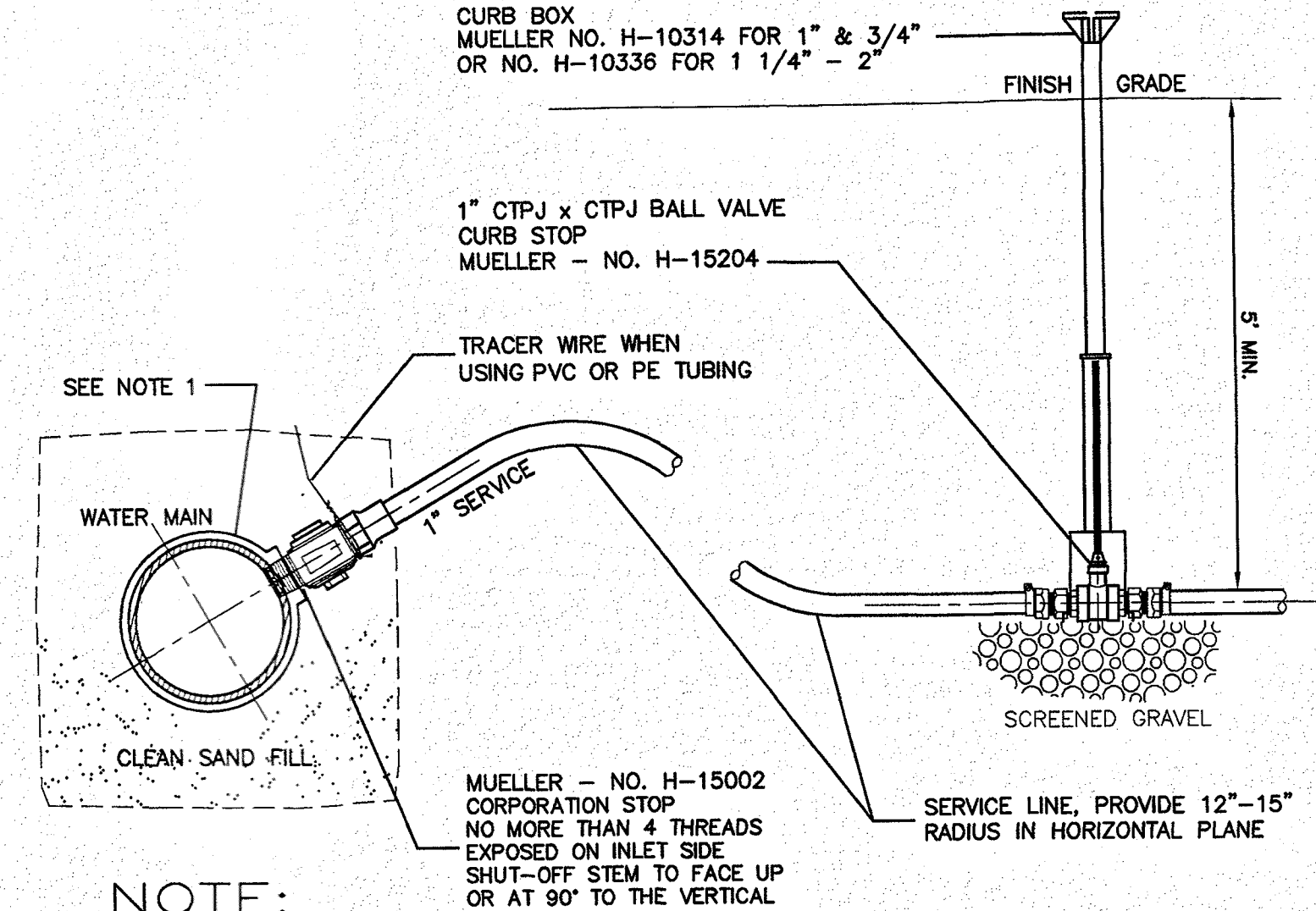
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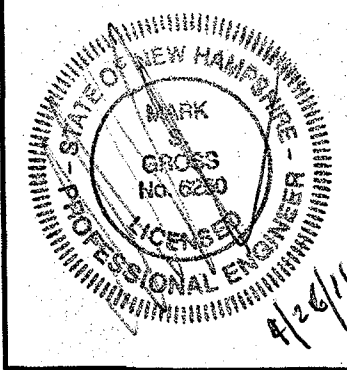


SCALE: AS SHOWN		DATE: JANUARY 8, 2016	
 2416	<u>OWNER OF RECORD</u> DIOLENNZO LAFAYETTE LEDGEWOOD REAL ESTATE, LLC C/O ANTHONY DIOLENNZO, MANAGER 549 US HIGHWAY 1 BYPASS PORTSMOUTH, NH 03801		<u>SALEM PLANNING BOARD</u> APPROVAL
	ZONE: COMMERCIAL - INDUSTRIAL 'C'		
	DESIGNED BY:	DRAWN/CHECKED	DWG. NAME
MSG	CCC/MSG	3793DET3	379315
			SHEET No.
			11

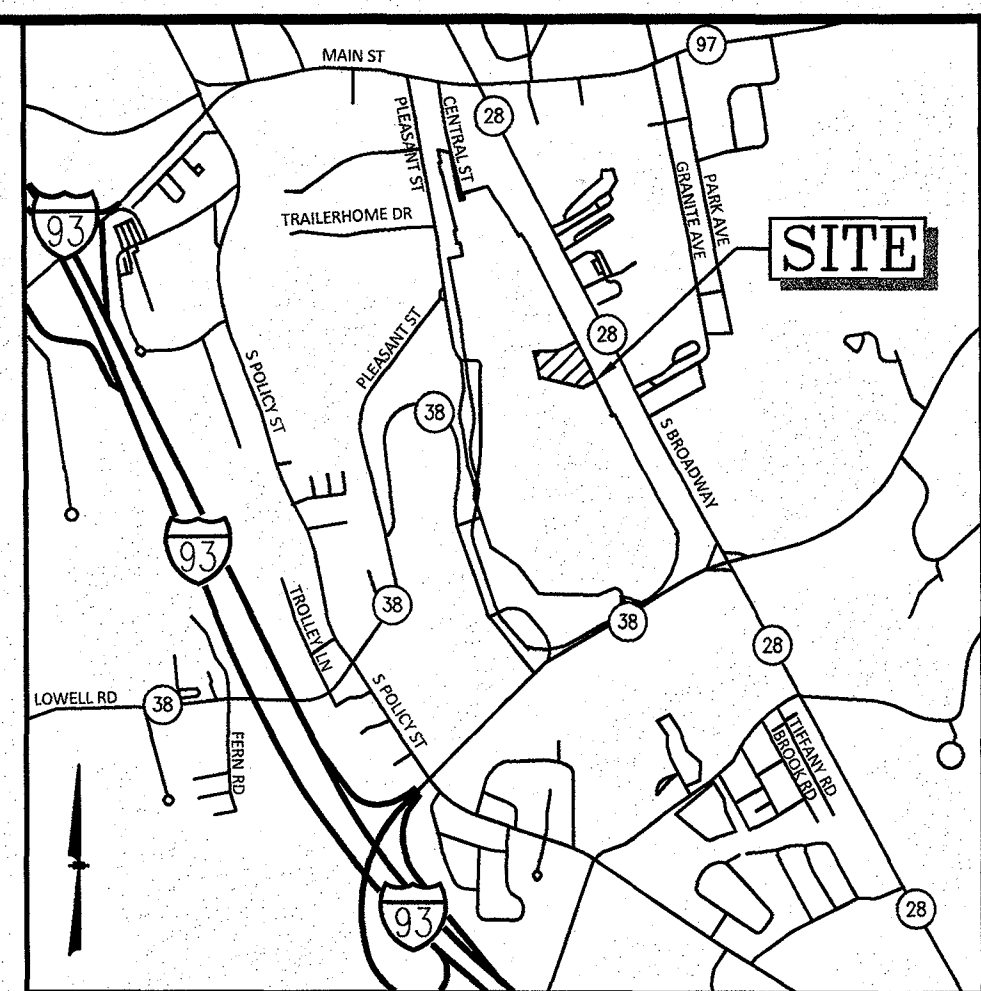
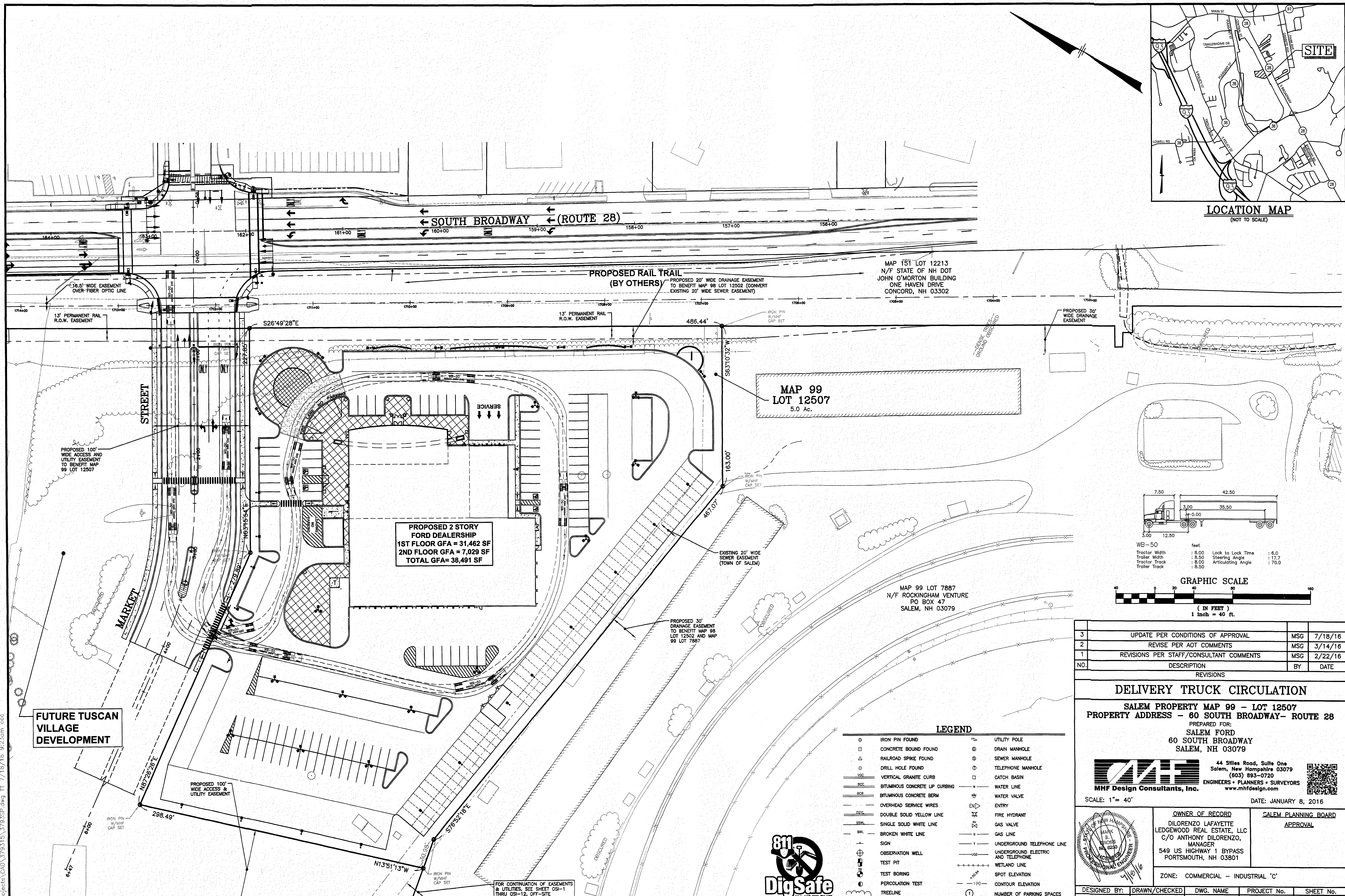


UNITIL SPECIFICATIONS FOR TRENCHING AND BACKFILLING
NOT TO SCALE

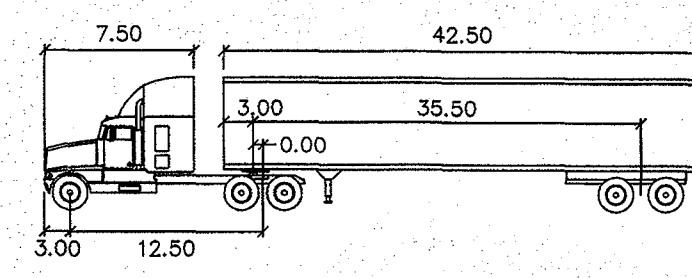


1	REVISE PER STAFF/CONSULTANT COMMENTS	MSG	2/22/16	
NO.	DESCRIPTION	BY	DATE	
REVISIONS				
UTILITY DETAILS				
SALEM PROPERTY MAP 99 - LOT 12507				
PROPERTY ADDRESS - 60 SOUTH BROADWAY- ROUTE 28				
PREPARED FOR:				
SALEM FORD				
60 SOUTH BROADWAY				
SALEM, NH 03079				
		44 Stiles Road, Suite One Salem, New Hampshire 03079 (603) 893-0720		
MHF Design Consultants, Inc.		ENGINEERS • PLANNERS • SURVEYORS		www.mhfdesign.com
SCALE: AS SHOWN		DATE: JANUARY 8, 2016		
		OWNER OF RECORD DIORENZO LAFAYETTE LEDGEWOOD REAL ESTATE, LLC C/O ANTHONY DIORENZO, MANAGER 549 US HIGHWAY 1 BYPASS PORTSMOUTH, NH 03801		SALEM PLANNING BOARD APPROVAL
DESIGNED BY: MSG		DRAWN/CHECKED: CCC/MSG	DWG. NAME: 3793DET3	PROJECT No.: 379315
				SHEET No.: 12

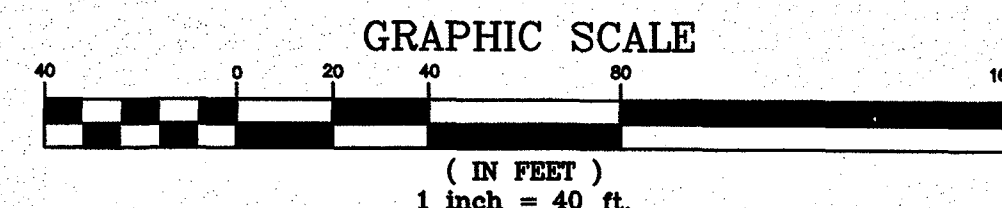
F:\Projects\CAO\379315\3793DET3.dwg 12 4/26/16 12:28pm nlg



LOCATION MAP
(NOT TO SCALE)



WB-50	feet
Tractor Width	: 8.00
Tractor Length	: 12.50
Tractor Track	: 8.50
Trailer Width	: 8.50
Trailer Track	: 8.50
Look to Lock Time	: 6.0
Steering Angle	: 17.7
Articulating Angle	: 70.0



NO.	DESCRIPTION	BY	DATE
3	UPDATE PER CONDITIONS OF APPROVAL	MSG	7/18/16
2	REVISE PER AOT COMMENTS	MSG	3/14/16
1	REVISIONS PER STAFF/CONSULTANT COMMENTS	MSG	2/22/16

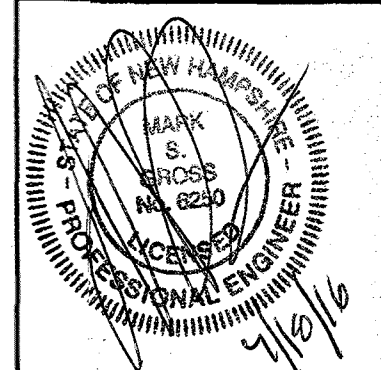
DELIVERY TRUCK CIRCULATION

SALEM PROPERTY MAP 99 - LOT 12507
PROPERTY ADDRESS - 60 SOUTH BROADWAY- ROUTE 28
PREPARED FOR:
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60 SOUTH BROADWAY
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SCALE: 1"= 40' DATE: JANUARY 8, 2016



OWNER OF RECORD	SALEM PLANNING BOARD
DIORENZO LAFAYETTE LEDGEWOOD REAL ESTATE, LLC C/O ANTHONY DIORENZO, MANAGER 549 US HIGHWAY 1 BYPASS PORTSMOUTH, NH 03801	APPROVAL

ZONE: COMMERCIAL - INDUSTRIAL 'C'

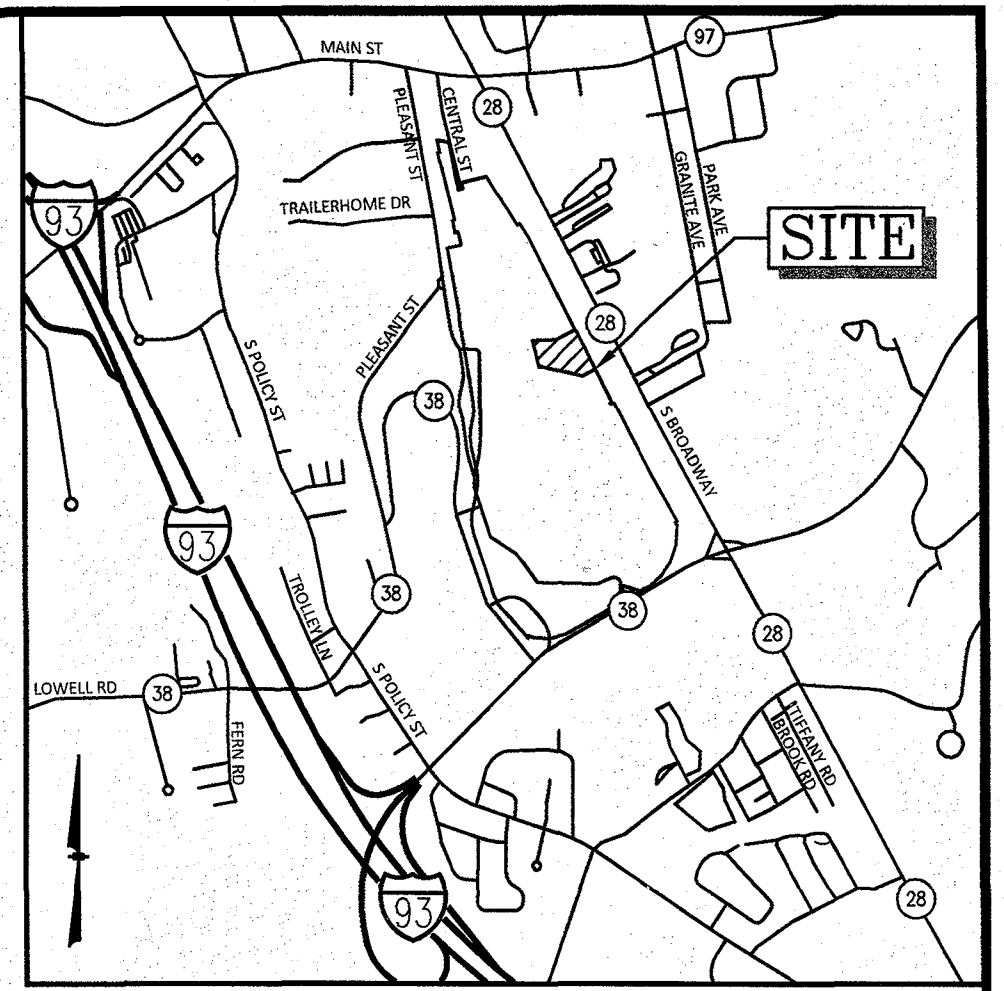
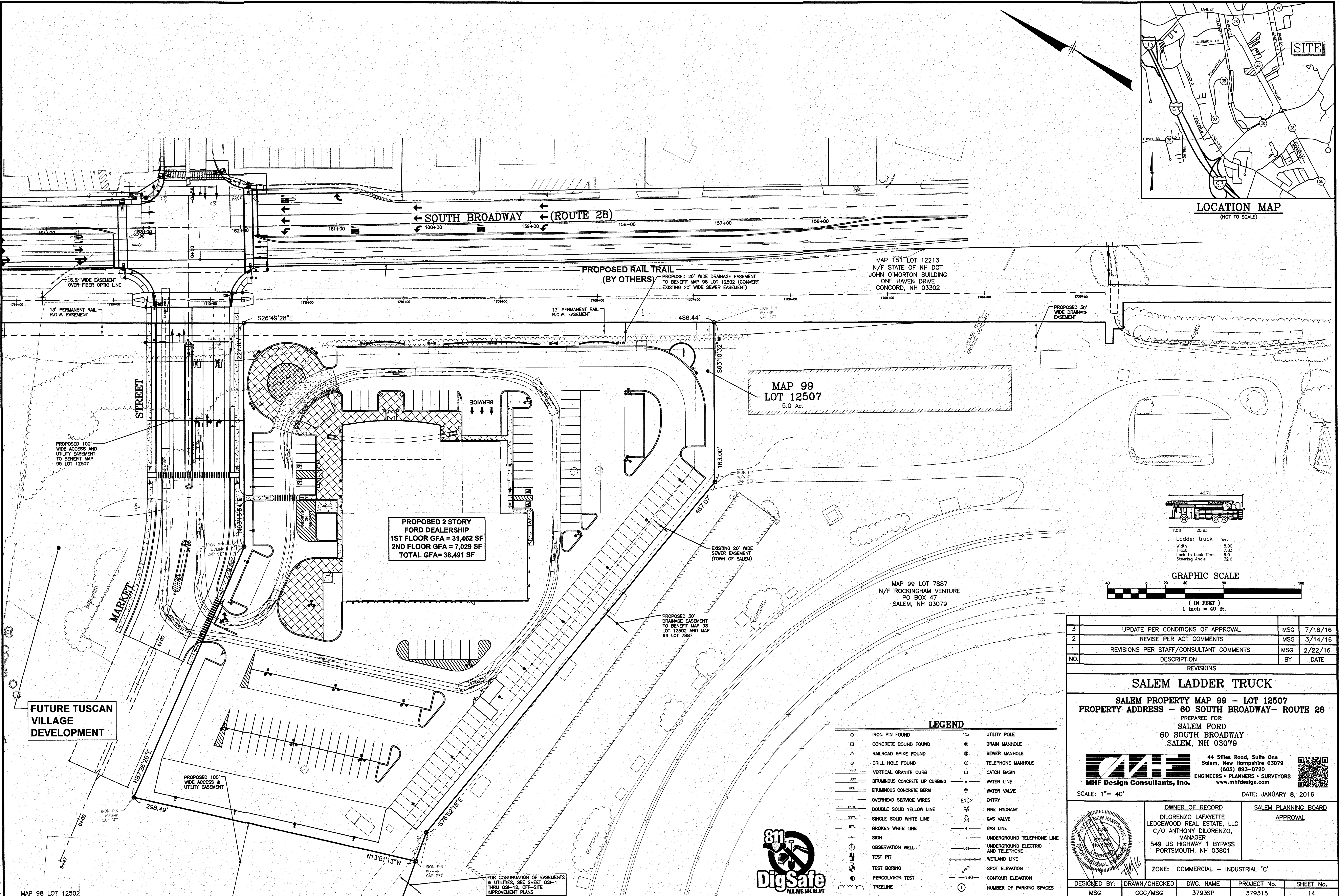
DESIGNED BY:	DRAWN/CHECKED	DWG. NAME	PROJECT No.	SHEET No.
MSG	CCC/MSG	3793SP	379315	13

LEGEND	
○ IRON PIN FOUND	○ UTILITY POLE
□ CONCRETE BOUND FOUND	○ DRAIN MANHOLE
△ RAILROAD SPIKE FOUND	○ SEWER MANHOLE
○ DRILL HOLE FOUND	○ TELEPHONE MANHOLE
— VSC — VERTICAL GRANITE CURB	□ CATCH BASIN
— BCB — BITUMINOUS CONCRETE CURBING	— W — WATER LINE
— BCB — BITUMINOUS CONCRETE BERM	— V — WATER VALVE
— — OVERHEAD SERVICE WIRES	— EN — ENTRY
— DGL — DOUBLE SOLID YELLOW LINE	— F — FIRE HYDRANT
— SSW — SINGLE SOLID WHITE LINE	— G — GAS VALVE
— BW — BROKEN WHITE LINE	— G — GAS LINE
— — SIGN	— T — UNDERGROUND TELEPHONE LINE
— — OBSERVATION WELL	— U — UNDERGROUND ELECTRIC AND TELEPHONE
— — TEST PIT	— W — WETLAND LINE
— — TEST BORING	— — SPOT ELEVATION
— — PERCOLATION TEST	— 190 — CONTOUR ELEVATION
— — TREE LINE	— ① — NUMBER OF PARKING SPACES

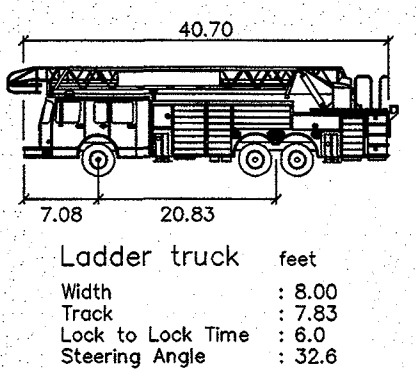


FOR CONTINUATION OF EASEMENTS
& UTILITIES, SEE SHEET OSI-1
THRU OSI-12, OFF-SITE
IMPROVEMENT PLANS

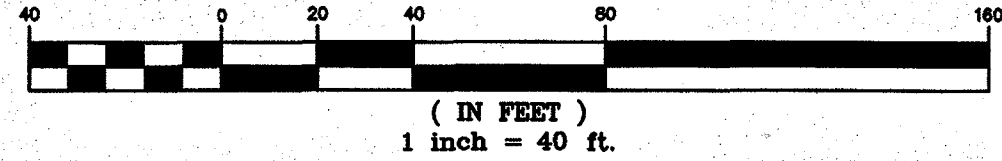
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LOCATION MAP
(NOT TO SCALE)



GRAPHIC SCALE



NO.	DESCRIPTION	BY	DATE
3	UPDATE PER CONDITIONS OF APPROVAL	MSG	7/18/16
2	REVISE PER AOT COMMENTS	MSG	3/14/16
1	REVISIONS PER STAFF/CONSULTANT COMMENTS	MSG	2/22/16

SALEM LADDER TRUCK

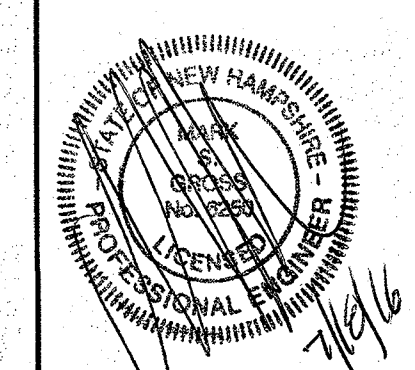
SALEM PROPERTY MAP 99 - LOT 12507
PROPERTY ADDRESS - 60 SOUTH BROADWAY- ROUTE 28
PREPARED FOR:
SALEM FORD
60 SOUTH BROADWAY
SALEM, NH 03079



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SCALE: 1" = 40' DATE: JANUARY 8, 2016



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LEDGEWOOD REAL ESTATE, LLC
C/O ANTHONY DIORENZO,
MANAGER
549 US HIGHWAY 1 BYPASS
PORTSMOUTH, NH 03801

SALEM PLANNING BOARD
APPROVAL

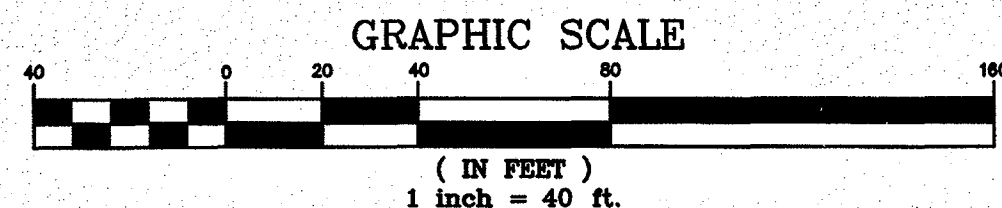
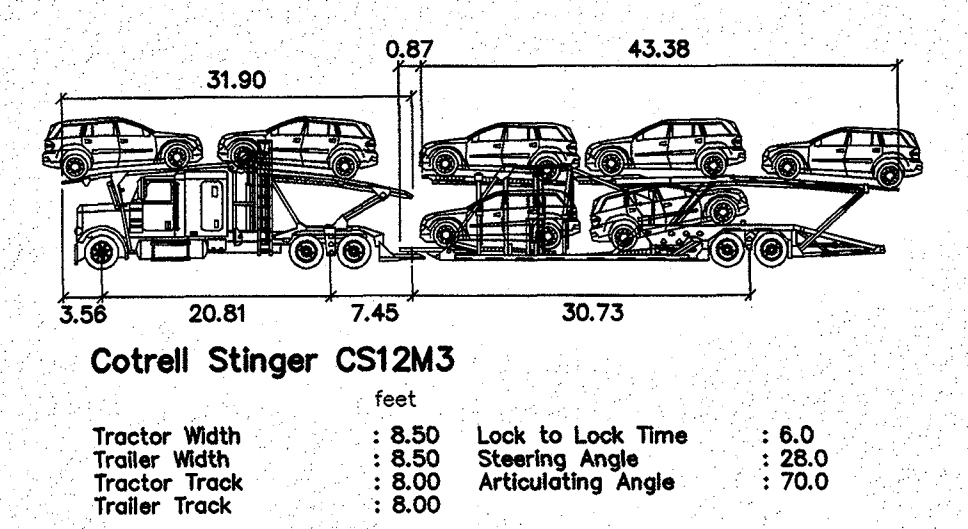
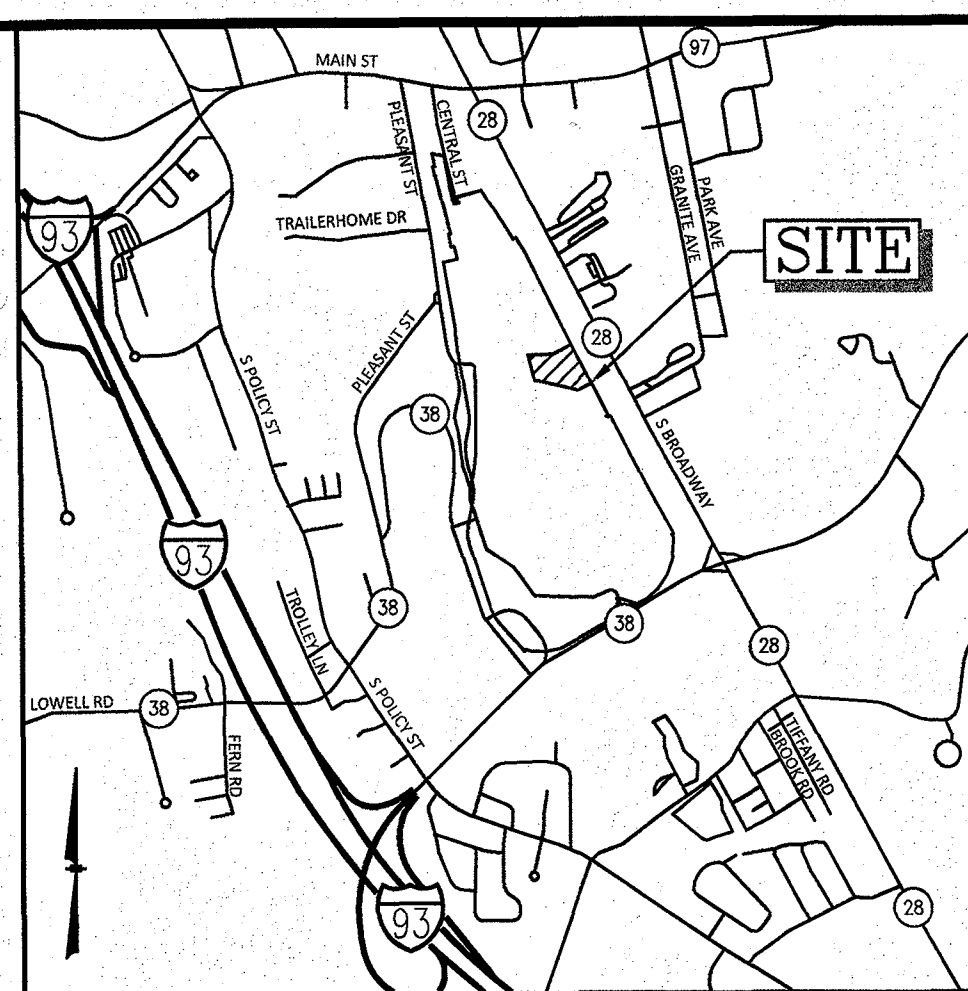
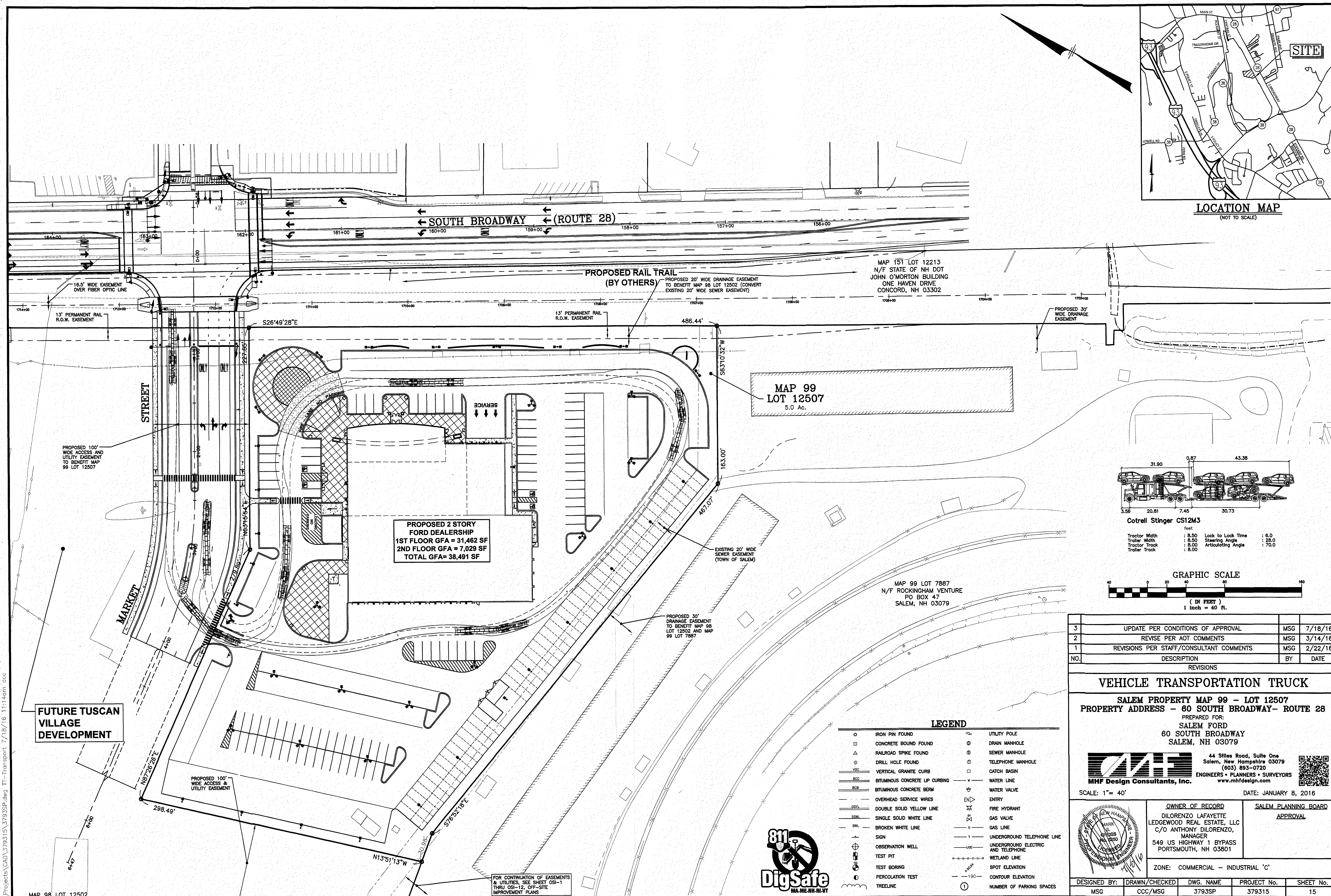
ZONE: COMMERCIAL - INDUSTRIAL 'C'

DESIGNED BY:	DRAWN/CHECKED	DWG. NAME	PROJECT No.	SHEET No.
MSG	CCC/MSG	3793SP	379315	14

LEGEND	
○	IRON PIN FOUND
□	CONCRETE BOUND FOUND
△	RAILROAD SPIKE FOUND
△	DRILL HOLE FOUND
— VGC —	VERTICAL GRANITE CURB
— BOC —	BITUMINOUS CONCRETE LIP CURBING
— BCB —	BITUMINOUS CONCRETE BERM
— — —	OVERHEAD SERVICE WIRES
— DSYL —	DOUBLE SOLID YELLOW LINE
— SSWL —	SINGLE SOLID WHITE LINE
— BWL —	BROKEN WHITE LINE
+	SIGN
⊕	OBSERVATION WELL
⊕	TEST PIT
⊕	TEST BORING
⊕	PERCOLATION TEST
⊕	TREELINE
⊕	UTILITY POLE
⊕	DRAIN MANHOLE
⊕	SEWER MANHOLE
⊕	TELEPHONE MANHOLE
⊕	CATCH BASIN
⊕	WATER LINE
⊕	WATER VALVE
⊕	ENTRY
⊕	FIRE HYDRANT
⊕	GAS VALVE
⊕	GAS LINE
⊕	UNDERGROUND TELEPHONE LINE
⊕	UNDERGROUND ELECTRIC AND TELEPHONE
⊕	WETLAND LINE
⊕	SPOT ELEVATION
⊕	CONTOUR ELEVATION
⊕	NUMBER OF PARKING SPACES



FOR CONTINUATION OF EASEMENTS
& UTILITIES, SEE SHEET OSI-1
THRU OSI-12, OFF-SITE
IMPROVEMENT PLANS



NO.	DESCRIPTION	BY	DATE
3	UPDATE PER CONDITIONS OF APPROVAL	MSG	7/18/16
2	REVISE PER AOT COMMENTS	MSG	3/14/16
1	REVISIONS PER STAFF/CONSULTANT COMMENTS	MSG	2/22/16

VEHICLE TRANSPORTATION TRUCK

SALEM PROPERTY MAP 99 - LOT 12507
PROPERTY ADDRESS - 60 SOUTH BROADWAY- ROUTE 28
PREPARED FOR:
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SCALE: 1" = 40' DATE: JANUARY 8, 2016

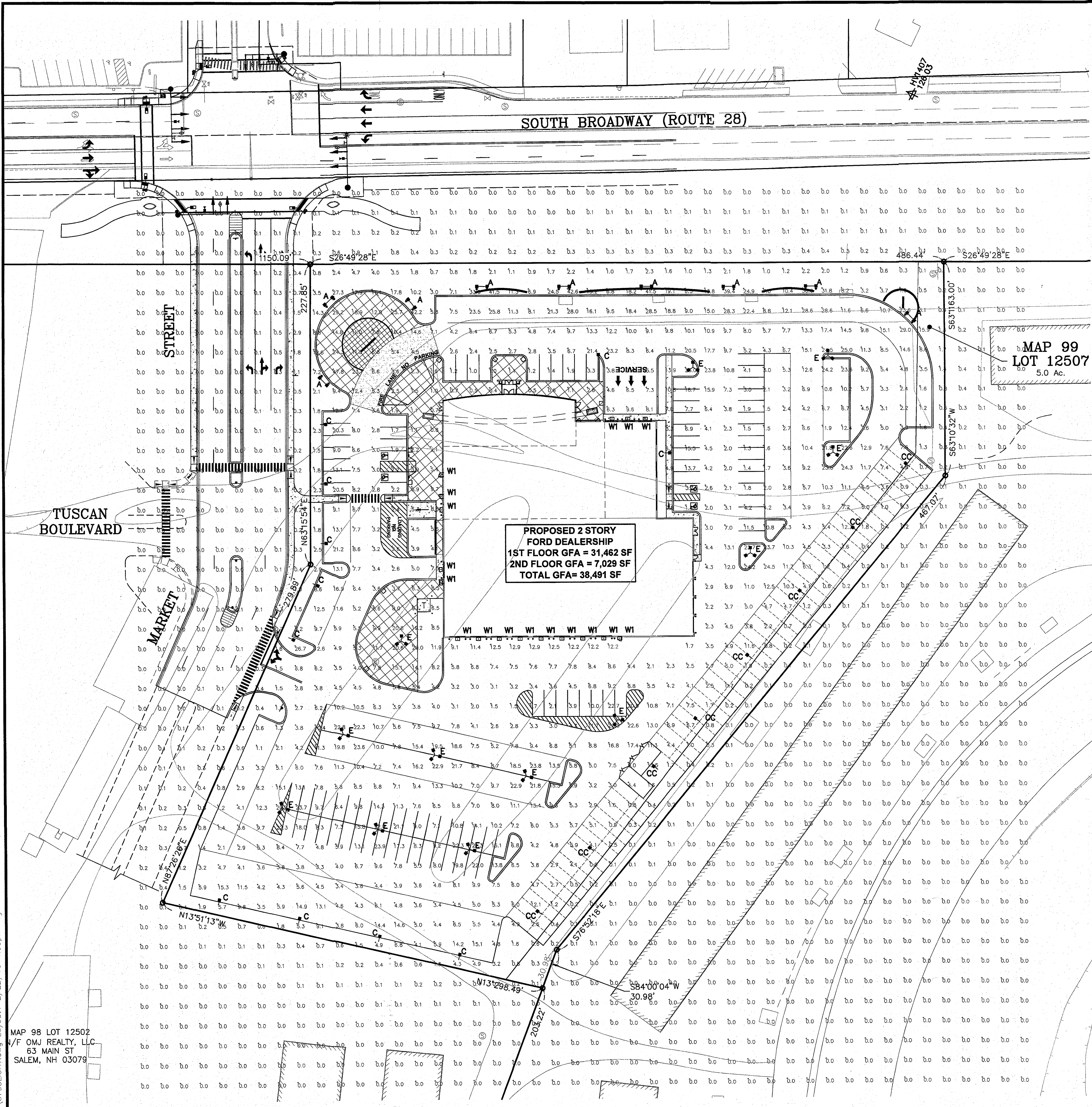
OWNER OF RECORD
DIOLORENZO LAFAYETTE
LEDGEWOOD REAL ESTATE, LLC
C/O ANTHONY DIOLORENZO,
MANAGER
549 US HIGHWAY 1 BYPASS
PORTSMOUTH, NH 03801
ZONE: COMMERCIAL - INDUSTRIAL 'C'

SALEM PLANNING BOARD
APPROVAL

DESIGNED BY:	DRAWN/CHECKED	DWG. NAME	PROJECT No.	SHEET No.
MSG	CCC/MSG	3793SP	379315	15

LEGEND			
○	IRON PIN FOUND	□	UTILITY POLE
□	CONCRETE BOUND FOUND	⊙	DRAIN MANHOLE
△	RAILROAD SPIKE FOUND	⊙	SEWER MANHOLE
⊙	DRILL HOLE FOUND	⊙	TELEPHONE MANHOLE
—	VERTICAL GRANITE CURB	□	CATCH BASIN
—	BITUMINOUS CONCRETE LIP CURBING	—	WATER LINE
—	BITUMINOUS CONCRETE BERM	—	WATER VALVE
—	OVERHEAD SERVICE WIRES	—	ENTRY
—	DOUBLE SOLID YELLOW LINE	—	FIRE HYDRANT
—	SINGLE SOLID WHITE LINE	—	GAS VALVE
—	BROKEN WHITE LINE	—	GAS LINE
—	SIGN	—	UNDERGROUND TELEPHONE LINE
⊕	OBSERVATION WELL	—	UNDERGROUND ELECTRIC AND TELEPHONE
⊕	TEST PIT	—	WETLAND LINE
⊕	TEST BORING	—	SPOT ELEVATION
⊕	PERCOLATION TEST	—	CONTOUR ELEVATION
⊕	TREELINE	①	NUMBER OF PARKING SPACES





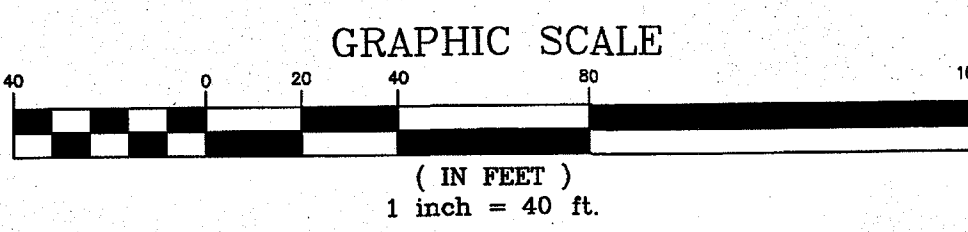
Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with the Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted.

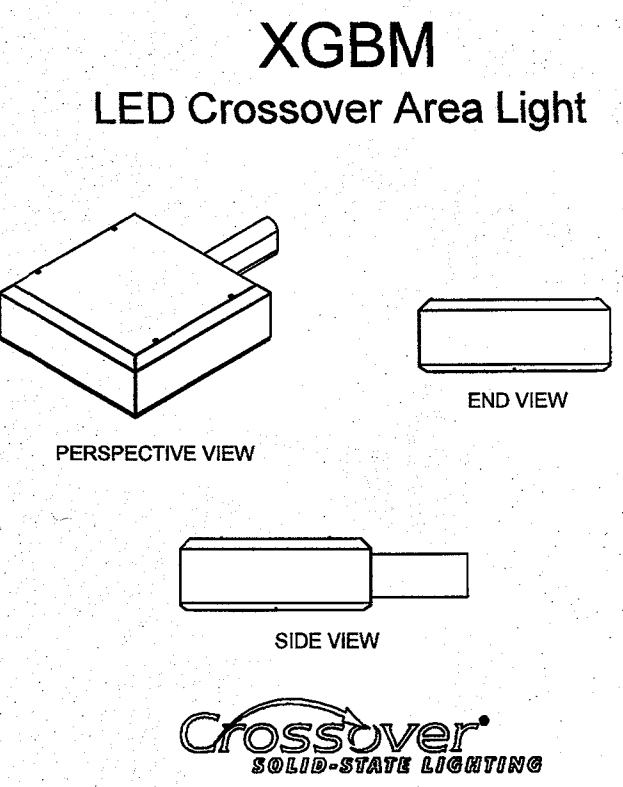
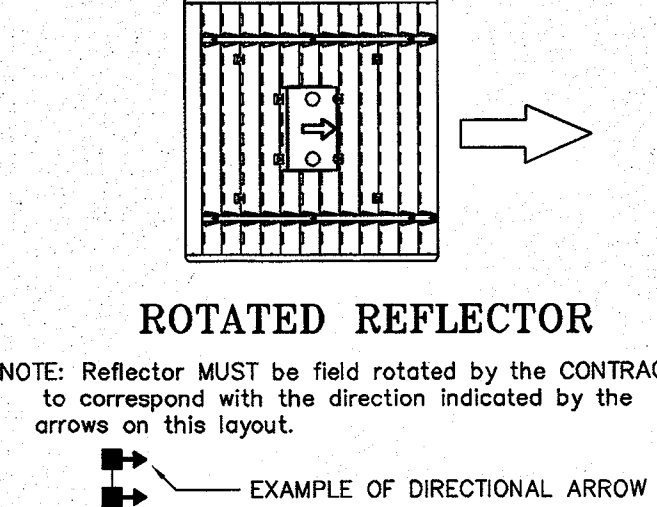
811 DigSafe
MA-NH-NH-VT

PROPOSED 2 STORY
FORD DEALERSHIP
1ST FLOOR GFA = 31,462 SF
2ND FLOOR GFA = 7,029 SF
TOTAL GFA = 38,491 SF

MAP 98
LOT 12507
5.0 Ac.



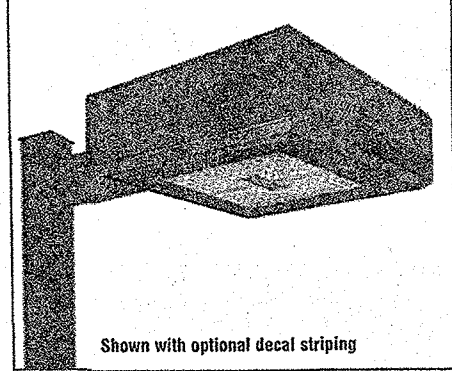
IMPORTANT



Calculation Summary						
Label	Qty	CalcType	Units	Avg	Max	Min
ALL CALC @ 4' ABOVE GRADE		Illuminance	Fc	3.24	47.8	0.0
PROPERTY LINE		Illuminance	Fc	0.22	0.3	0.1
BACK INTERIOR ROWS		Illuminance	Fc	12.68	23.9	4.8
FRONT DISPLAY		Illuminance	Fc	16.83	47.8	5.4
INTERIOR ROW TYPICAL		Illuminance	Fc	2.66	5.3	1.3
LOT SUMMARY		Illuminance	Fc	7.69	29.0	0.1

Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
9	A	D180° 2RTD		XGBM-FT-LED-SS-CW-D180RTD-20' MH	1.000	N.A.	41400	374
11	C	SINGLE		XGBM-FT-LED-SS-CW-SINGLE-20' MH	1.000	N.A.	20700	187
8	CC	SINGLE		XGBM-FT-LED-SS-CW-HSS-SINGLE-20' MH-15° TILT	1.000	N.A.	15433	187
12	E	3 @ 120 DEGREES		XGBM-5-LED-SS-CW-T120-20' MH	1.000	N.A.	54132	558.3
17	WI	SINGLE		XGBWM3-FT-LED-48-450-CW-UE-20' MH	1.000	N.A.	5900	72

LED AREA LIGHTS - (XGBM)



LED LIGHTING FACTS
Department of Energy has verified representative product test data and results in accordance with the Lighting Facts Program. Visit www.lightingfacts.com for specific labeling strings.

LIGHT OUTPUT - XGBM				
Label	Type I	Type II	Type III	Watts (Max)
LP	14000	12400	10600	140
SS	15100	13400	11700	167
HD	25700	23400	20700	300
LP	11400	10000	8700	100
SS	12500	11000	9600	113
HD	22200	19900	17400	250

US Patent 6,924,944 & 7,489,416 and MX Patent 2004/01 and US & Int'l. patents pending.

SMART™ THERMAL CONTROL - LSI drivers feature integral sensor which reduces drive current when ambient temperatures exceed rated temperature.

OCCUPANCY SENSING (HSS) - Optional integral passive infrared motion sensor activates switching of luminaire light levels. High level light is activated and increased to full light in 1-2 seconds upon detection of motion. Low light level (50% maximum drive current) is activated when target zone is absent of motion activity for ~2 minutes and ramps down (10-15 seconds) to low level to allow eyes time to adjust. Sensor is located on the front of optical assembly and rotates with the optic. Sensor optic has a detection cone of approximately 45°. Examples of detection - occurs 30' out from a 30' mounting height pole; occurs 20' out from a 20' mounting height pole.

ENERGY SAVING CONTROL OPTIONS - DIM - 0-10 vdc dimming enabled with controls by others. BLU - 0-10 vdc dimming enabled with controls by others. 120-277V controller or sensor (by others), with low light level decreased to 50% maximum drive current.

EXPECTED LIFE - Minimum 50,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI website for specific guidance.

LEDs - Select high-brightness LEDs in Cool White (5000K) or Neutral White (4000K) color temperature, 70 CRI.

DISTRIBUTION/PERFORMANCE - Types 3, 5, FT and FTA available - field rotatable reflector.

HOUSING - Square, die-cast aluminum. Fully enclosed weather-tight housing contains factory prewired drivers and field connections.

TOP-ACCESS COVER - Gasketed, tapered top-access cover provides ease of installation and allows for easy driver access. Four captive stainless-steel fasteners secure the top-access cover to the housing.

OPTICAL UNIT - Clear tempered optical grade flat glass lens sealed to aluminum housing creates an IP67 rated, sealed optical unit (includes pressure stabilizing breather). Optical unit can be easily field rotated in 90° increments. Directional arrow on optics allows alignment without the unit being energized.

MOUNTING - 4-1/2" x 5-3/8" x 1/2" anodized aluminum arm mounting bracket shipped standard. Use with 5" traditional drilling pattern. Round Pole (RPP2) required for mounting to 3"-5" round poles. (See Accessory Ordering Information chart.)

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEC 60541-2-2002, Location Category C. Available with universal voltage power supply (120-277VAC, IEC - 50/60Hz input, and 547-489VAC).

DRIVERS - Available in Low Watt (LW), Super Saver (SS) and High Output (HD) drive currents (Drive currents are factory programmed). Components are fully encased in potting material for moisture resistance. Driver complies with FCC 47 CFR part 15 FVISM standard.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F).

FINISH - Features are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather conditions without cracking or peeling.

DECAL STRIPING - LSI offers optional color-coordinated decals in 8 standard colors to accept the fixture. Decals are guaranteed for five years against peeling, cracking, or fading.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our website at www.lsi-lighting.com for detailed photometric data.

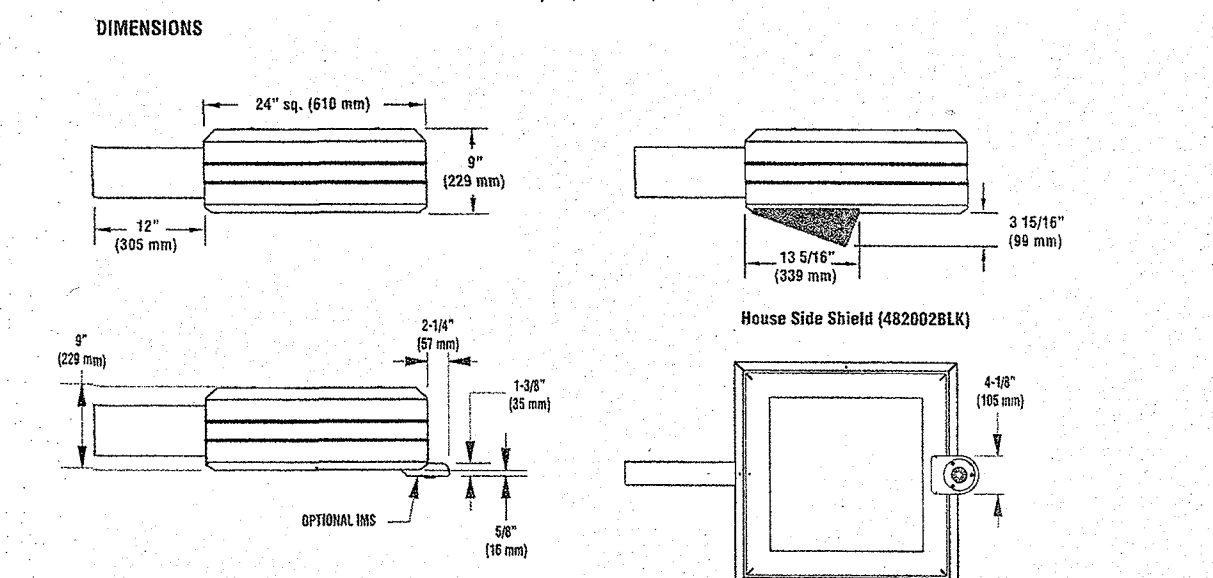
SHIPPING WEIGHT (IN CARTON) - Fixture - 44.5 lbs (20 kg) Arm - 5 lbs (2kg) arm

LISTING - UL listed to U.S. and Canadian safety standards. Suitable for wet locations. For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at www.designlights.org.

LED AREA LIGHTS - (XGBM)

LUMINAIRE ORDERING INFORMATION									
TYPICAL ORDER EXAMPLE: XGBM 5 LED HO CW UE WHT PCM									
Profile	Orientation	Light	Color Temperature	Input Voltage	Finish	Optional Controls	Optional Sensor Options		
XGBM-FT	Forward Thru	LED	5000K	120-277V	Black	Wireless Control System 2	None		
LED	Forward Thru	LED	5000K	120-277V	Black	Wireless Control System 2	None		
LED	Forward Thru	LED	5000K	120-277V	Black	Wireless Control System 2	None		

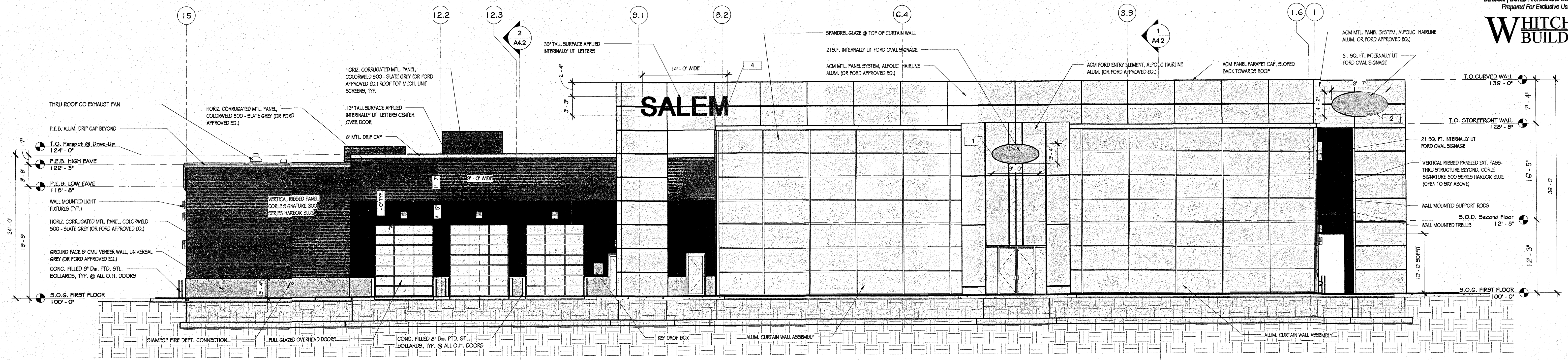
ACCESSORY ORDERING INFORMATION			
Accessory	Order Number	Description	Order Number
4' Round, 2' Round	40000-RLC	4' Round, 2' Round	40000-RLC
4' Round, 2' Round	40000-RLC	4' Round, 2' Round	40000-RLC
4' Round, 2' Round	40000-RLC	4' Round, 2' Round	40000-RLC



Project Name: _____ Fixture Type: _____ 10/21/15
Catalog # _____ © 2015 LSI INDUSTRIES INC.

LIGHTING PROPOSAL LO-130650-3

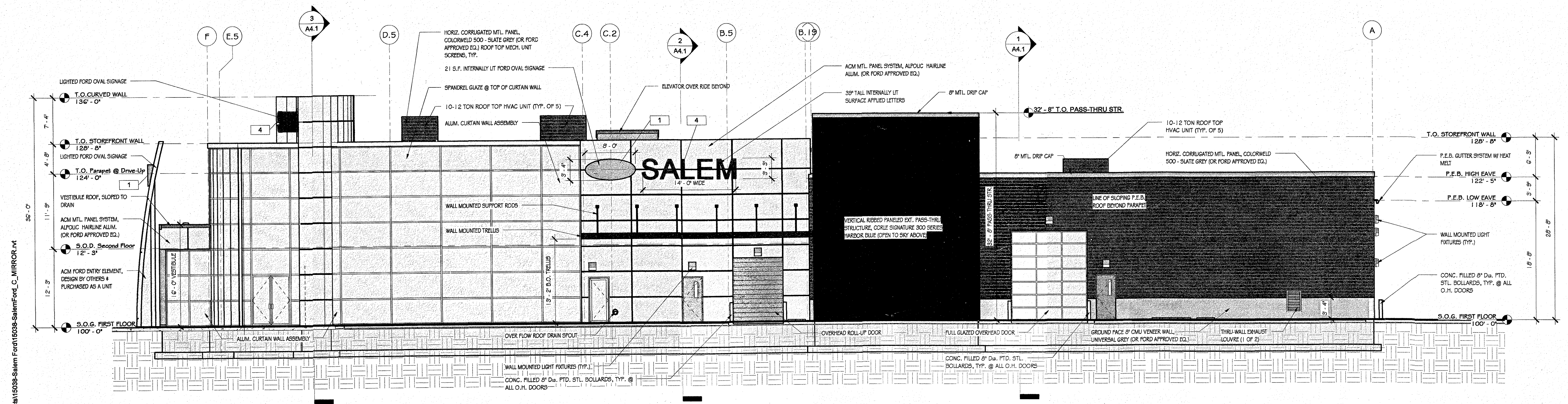
KEY AUTO GROUP	SALEM, NH
DATE: 12/14/2015	REV: 2/4/16
SHEET 1	OF 1



1 EAST EXTERIOR ELEVATION
1/8" = 1'-0"

EXTERIOR SIGNAGE LEGEND			
TAG	SIGNAGE TYPE	L & W	RECTANGULAR AREA
1	21 S.F. OVAL FORD SIGNAGE	8'-0" X 3'-4"	26.6 S.F.
2	31 S.F. OVAL FORD SIGNAGE	9'-7" X 4'-2"	38.93 S.F.
3	19" TALL SERVICE SIGNAGE	9'-0" X 1'-7"	14.25 S.F.
4	39" TALL SALEM SIGNAGE	14'-0" X 3'-3"	45.5 S.F.

- ELEVATION WALL MATERIAL NOTES:
- 1) ACM PANEL TO BE ALPOLIC HAIRLINE ALUMINUM
 - 2) HORIZONTAL CORRUGATED MTL. PANEL TO HAVE EXPOSED FASTENERS & BE ACOA COLORWELD 500 - SLATE GREY
 - 3) CMU VENEER WALL COLOR TO MATCH GUDZEN UNIVERSAL GREY
 - 4) P.E.B. VERTICAL RIBBED PANEL TO BE CORLE EXT. SINGLE SKIN "R" RIBBED PANEL - CHARCOAL GRAY
 - 5) VERTICAL RIBBED PANEL WALL @ PASS-THRU STRUCTURE TO BE CORLE SIGNATURE 300 SERIES - HARBOR BLUE



2 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"

No.	Description	Date
	Revision Schedule	

Project Info:
Salem Ford

60 S. Broadway
Salem, NH

Sheet Status:
Latest Release:
Issued For: Progress Set
Orig. Issue Date: N.F.C.
JOB NO: 16038
DRAFTER: MLN
CHECKED: JMT
SCALE: 1/8" = 1'-0"

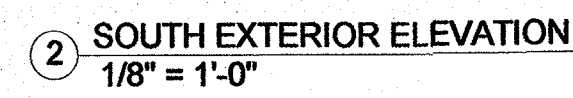
Sheet Title:
Exterior Elevations

Sheet Number:
A3.1

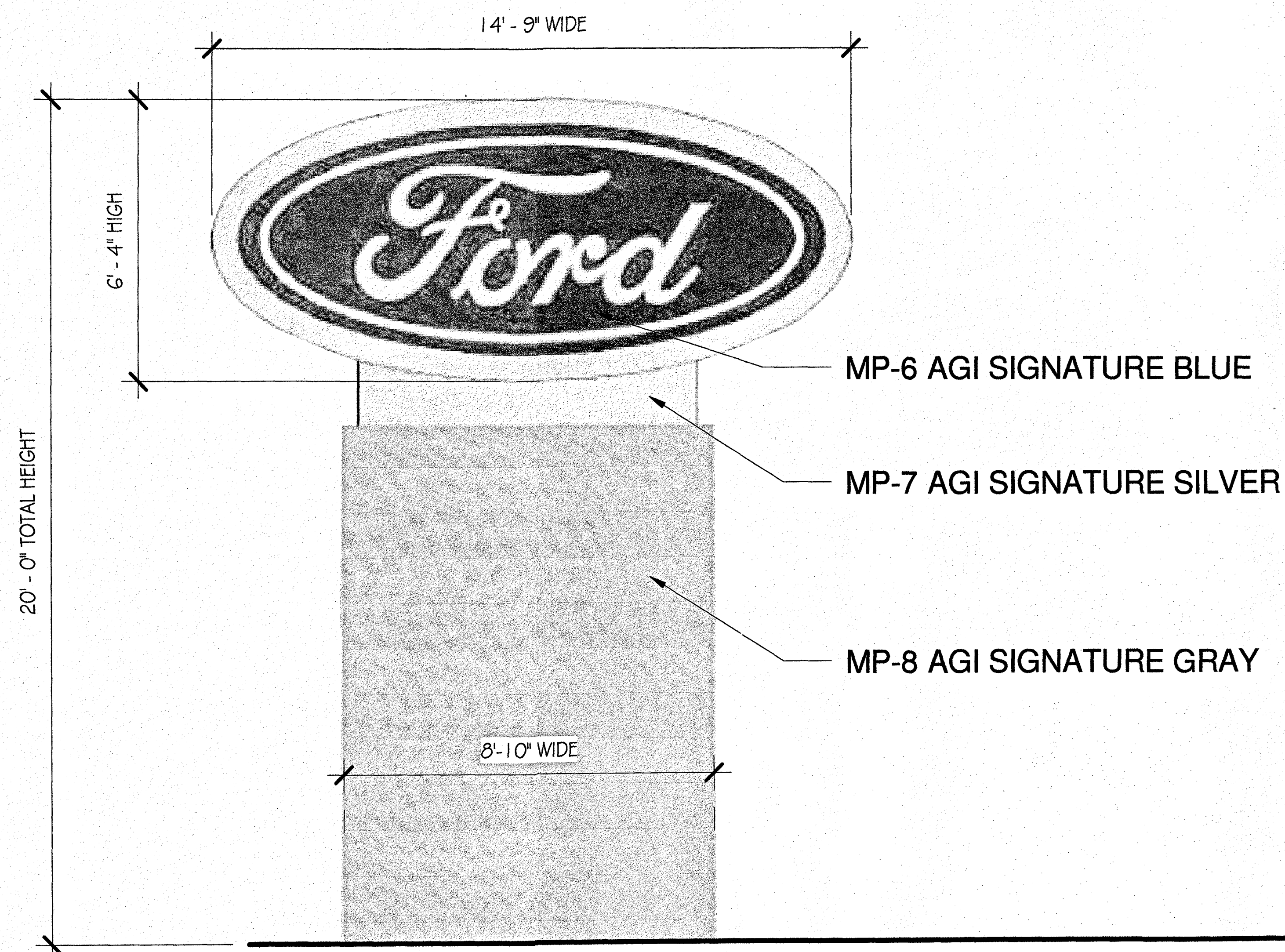


ELEVATION WALL MATERIAL NOTES:

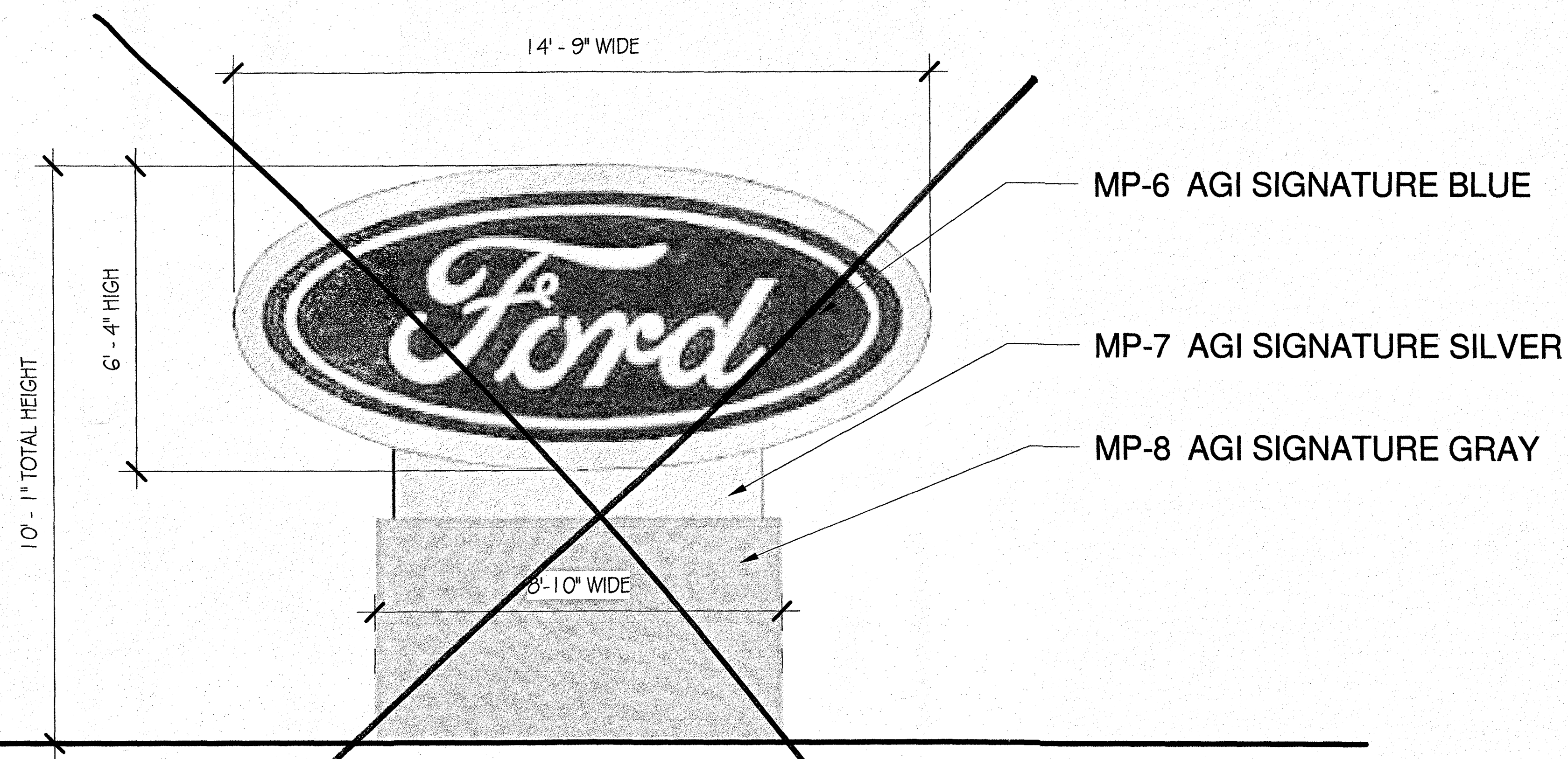
1)	ACM PANEL TO BE ALPOC HARLINE ALUMINUM
2)	HORIZONTAL CORRUGATED MTL. PANEL TO HAVE EXPOSED FASTENERS # BE ALCOA COLOREX 500 - SLATE GRAY
3)	OWN KICKER WALL COLOR TO MATCH GLODEN UNIVERSAL GRAY
4)	P.E.B. VERTICAL RIBBED PANEL TO BE CORLE EX. SINGLE SUN R" RIBBED PANEL - CHARCOAL GRAY
5)	VERTICAL RIBBED PANEL WALL @ PASS-THRU STRUCTURE TO BE CORLE SIGNATURE 300 SERIES - HARBOR BLUE



Sheet Number:
A3.2



FORD MONUMENT SIGN - TALL



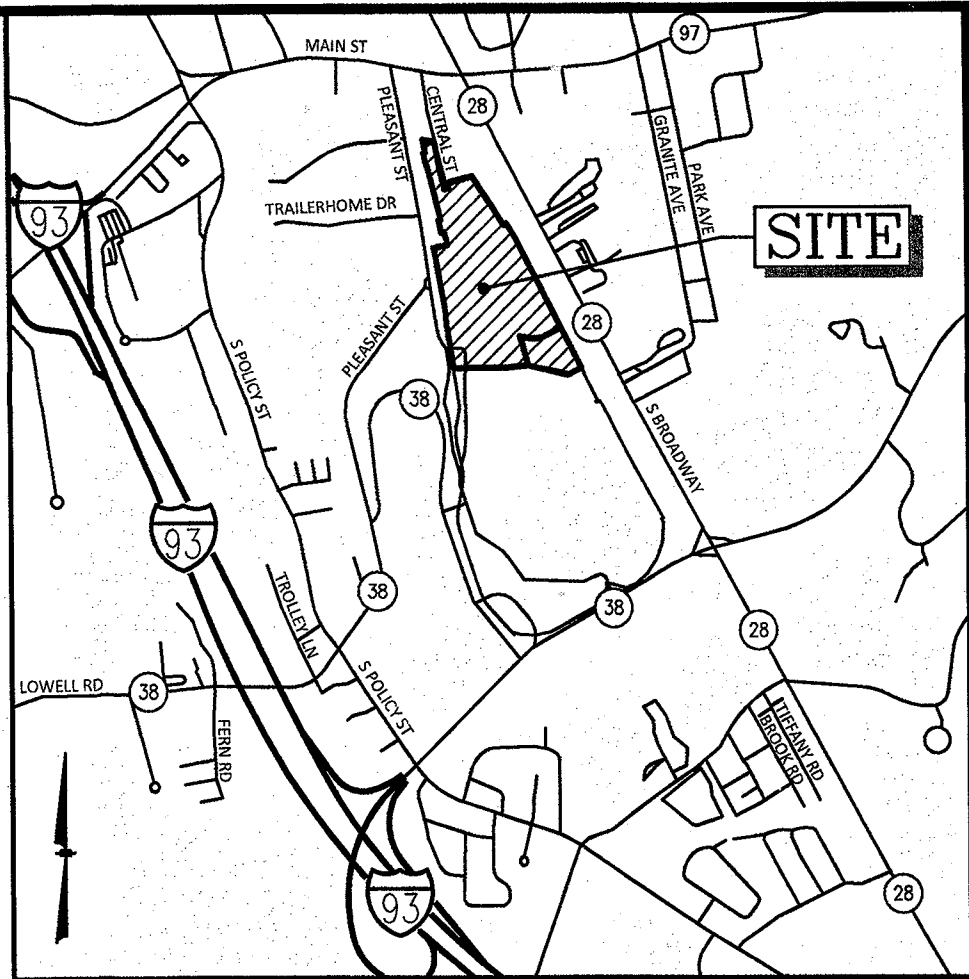
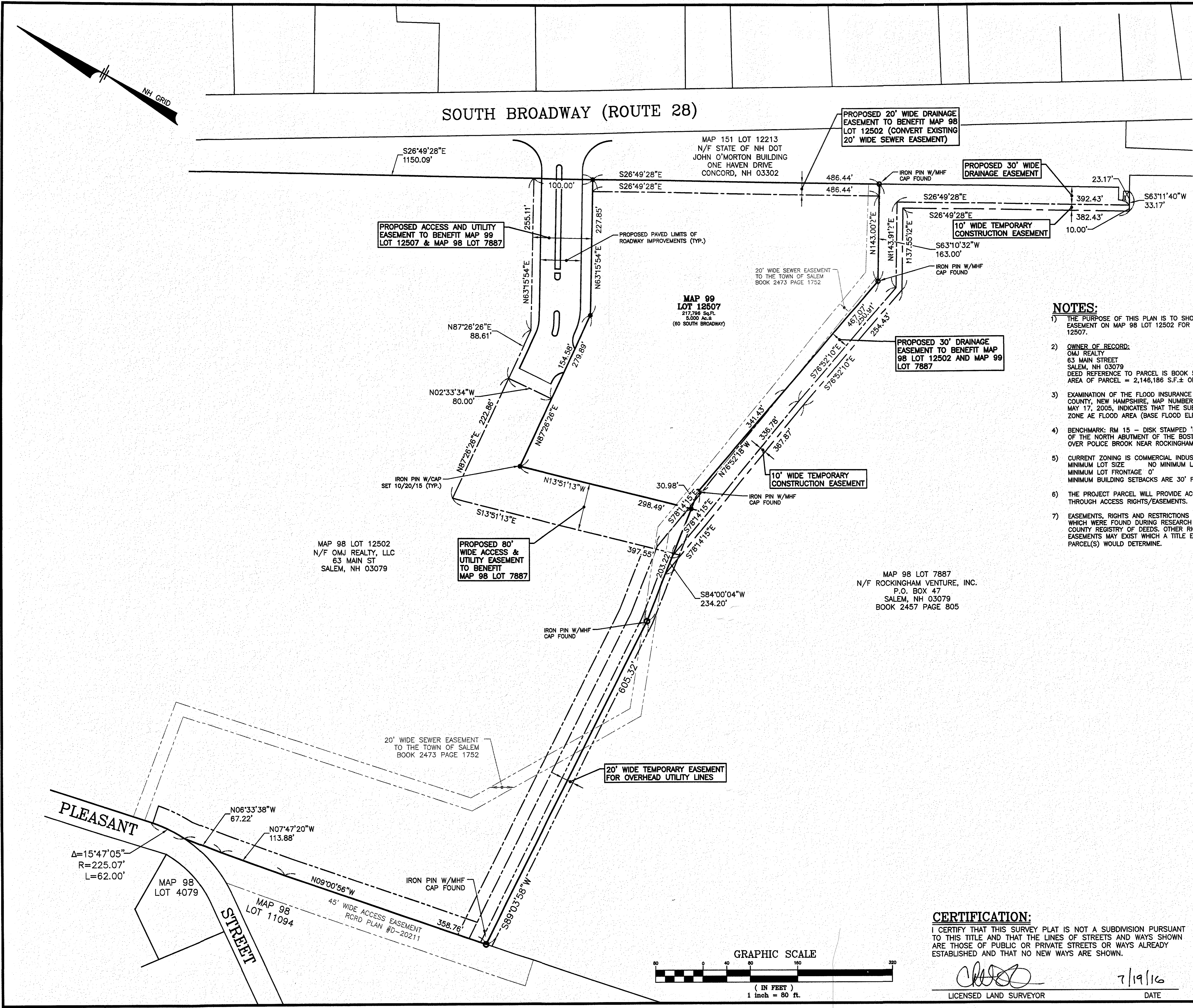
FORD MONUMENT SIGN - SHORT

NOTES:

- 1) TOTAL AREA OF FORD OVAL SIGNAGE ONLY = **93.42 S.F.**
- 2) SIGN BASE TO BE PAINTED FIBERGLASS. PAINTED AS NOTED ABOVE

F:\Projects\CAD\379315\3793ESMT.dwg ESMT 4/26/16 12:17pm nlg

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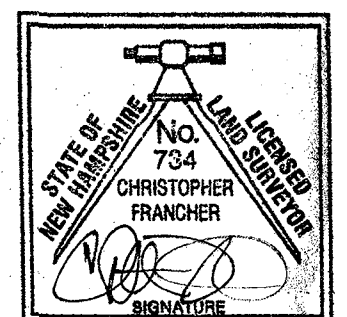
LOCATION MAP
(NOT TO SCALE)

NOTES:

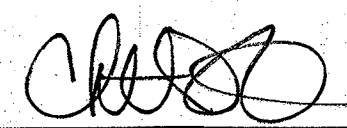
- 1) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED ACCESS EASEMENT ON MAP 98 LOT 12502 FOR THE BENEFIT OF MAP 99 LOT 12507.
- 2) OWNER OF RECORD:
OMJ REALTY
63 MAIN STREET
SALEM, NH 03079
DEED REFERENCE TO PARCEL IS BOOK 5595 PAGE 2560
AREA OF PARCEL = 2,146,186 S.F.± OR 49.270 ACRES±
- 3) EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0563E, EFFECTIVE DATE: MAY 17, 2005, INDICATES THAT THE SUBJECT PARCEL IS LOCATED WITHIN ZONE AE FLOOD AREA (BASE FLOOD ELEVATIONS DETERMINED).
- 4) BENCHMARK: RM 15 - DISK STAMPED "F-2" LOCATED IN THE WEST END OF THE NORTH ABUTMENT OF THE BOSTON & MAINE RAILROAD BRIDGE OVER POLICE BROOK NEAR ROCKINGHAM PARK. ELEVATION = 124.12.
- 5) CURRENT ZONING IS COMMERCIAL INDUSTRIAL "C"
MINIMUM LOT SIZE NO MINIMUM LOT SIZE
MINIMUM LOT FRONTAGE 0'
MINIMUM BUILDING SETBACKS ARE 30' FRONT, 20' SIDE AND 20' REAR
- 6) THE PROJECT PARCEL WILL PROVIDE ACCESS TO A CLASS V ROAD THROUGH ACCESS RIGHTS/EASEMENTS.
- 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.

PLAN REFERENCES:

- 1) ROCKINGHAM COUNTY REGISTRY OF DEEDS (R.C.R.D.) PLAN IN BOOK 1456 PAGE 21.
- 2) R.C.R.D. PLAN #808.
- 3) R.C.R.D. PLAN #1086.
- 4) R.C.R.D. PLAN #D-12055.
- 5) R.C.R.D. PLAN #D-16856.
- 6) R.C.R.D. PLAN #D-19425.
- 7) R.C.R.D. PLAN #D-20211.
- 8) ALTA/ACSM LAND TITLE SURVEY, BOUNDARY & EXISTING CONDITIONS PLAN OF ROCKINGHAM RACETRACK IN ROCKINGHAM COUNTY ON MAIN STR., MALL RD., RTE. 38 & ROCKINGHAM BLVD. SALEM, N.H.; CLIENT: ROCKINGHAM VENTURE, INC.; SCALE: 1"=100'; DATE: MAY, 1994 BY KIMBALL CHASE CO.
- 9) R.C.R.D. PLAN #D-38619.
- 10) SUBDIVISION PLAN FOR OMJ REALTY, 11 CENTRAL STREET, SALEM, NEW HAMPSHIRE, SALEM PROPERTY MAP 98, LOT 12502, OWNER OF RECORD: OMJ REALTY, PREPARED BY THIS OFFICE; DATE: JUNE 23, 2015. NOT RECORDED.
- 11) LOT LINE ADJUSTMENT PLAN FOR OMJ REALTY, 60 SOUTH BROADWAY, SALEM, NEW HAMPSHIRE, SALEM PROPERTY MAP 98, LOT 12507, OWNER OF RECORD: OMJ REALTY, PREPARED BY THIS OFFICE; DATE: SEPTEMBER 10, 2015. R.C.R.D. PLAN #D-39140.

NO.	DESCRIPTION	BY	DATE
REVISIONS			
ACCESS & UTILITY EASEMENT PLAN			
SALEM PROPERTY MAP 99 - LOT 12507 PROPERTY ADDRESS - 60 SOUTH BROADWAY- ROUTE 28			
PREPARED FOR: SALEM FORD 60 SOUTH BROADWAY SALEM, NH 03079			
 MHF Design Consultants, Inc.		44 Stiles Road, Suite One Salem, New Hampshire 03079 (603) 893-0720 ENGINEERS • PLANNERS • SURVEYORS www.mhfdesign.com	
SCALE: 1"=80'		DATE: FEBRUARY XX, 2016	
		OWNER OF RECORD DIORENZO LAFAYETTE LEDGEWOOD REAL ESTATE, LLC C/O ANTHONY DIORENZO, MANAGER 549 US HIGHWAY 1 BYPASS PORTSMOUTH, NH 03801	
ZONE: COMMERCIAL - INDUSTRIAL 'C'			
DESIGNED BY:	DRAWN/CHECKED	DWG. NAME	PROJECT No.
MSG	MJK/CMF	3793ESMT.DWG	379315
SHEET No.			1 OF 1

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


7/19/16
LICENSED LAND SURVEYOR
DATE

