

F:\Projects\MAX-2019165 - Salem, NH - DSM Realty\CAD Files\2019165CVR.dwg CVR 4/22/20 8:32am ecal

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

SALEM PLANNING BOARD	
1)	ON MARCH 28, 2017 THE SALEM PLANNING BOARD VOTED TO APPROVE A CONDITIONAL USE PERMIT TO ALLOW 11,170 SQUARE FEET OF PERMANENT WETLAND IMPACT AND 65,531 SQUARE FEET OF TEMPORARY WETLAND IMPACT RELATED TO THE REDEVELOPMENT OF THE FORMER ROCKINGHAM RACE TRACK PROPERTY.
2)	ON SEPTEMBER 26, 2017 THE SALEM PLANNING BOARD VOTED TO APPROVE A WAIVER FROM SECTION 27B-8:11.5.3 OF THE SUBDIVISION REGULATIONS TO ALLOW CATCH BASINS THAT HAVE A HYDRAULIC GRADE LINE THAT IS LESS THAN 2 FEET BELOW THE RIM FOR THE 50-YEAR STORM EVENT.
3)	ON SEPTEMBER 26, 2017 THE SALEM PLANNING BOARD VOTED TO APPROVE A CONDITIONAL USE PERMIT FOR SECTION 490-702.D.(2) OR THE ZONING ORDINANCE TO ALLOW THE FOLLOWING WALL SIGNS: MARKET BASKET: 354.25 S.F. FACING CENTRAL STREET AND TWO 100 S.F. SIGNS FACING SOUTH BROADWAY FOUR RETAIL TENANTS: 100 S.F. FACING THE PARKING LOT AND 100 S.F. FACING SOUTH BROADWAY (EACH) BANK: TWO SIGNS, EACH 100 S.F. THREE RESTAURANTS: TWO SIGNS, EACH 100 S.F.
4)	ON SEPTEMBER 26, 2017 THE SALEM PLANNING BOARD VOTED TO APPROVE THE FOLLOWING CONDITIONAL USE PERMITS RELATED TO THE NORTH VILLAGE RETAIL DEVELOPMENT: 490-501 C. BUILDING HEIGHT - A BUILDING HEIGHT OF 39 FEET 6 INCHES, TWO (2) STORIES IS PROPOSED WHERE A MAXIMUM HEIGHT OF 35 FEET (3) STORIES IS PERMITTED IN THE COMMERCIAL-INDUSTRIAL C DISTRICT. 490-501 C. LOT COVERAGE - A LOT COVERAGE OF 78% IS PROPOSED WHERE A MAXIMUM LOT COVERAGE OF 70% IS PERMITTED IN THE COMMERCIAL-INDUSTRIAL C DISTRICT.
5)	ON SEPTEMBER 26, 2017 THE SALEM PLANNING BOARD VOTED TO APPROVE THE NORTH VILLAGE RETAIL DEVELOPMENT SITE PLAN SUBJECT TO THE FOLLOWING CONDITIONS: PRIOR TO BUILDING PERMIT: 1. PAY FOR OUTSIDE INSPECTIONS PER DIRECTION OF ENGINEERING DIVISION; 2. SUBMIT STATE PERMITS (ALTERATION OF TERRAIN, SEWER EXTENSION, NHDOT APPROVAL); 3. NO CONSTRUCTION ALLOWED BEFORE CONDITIONAL LETTER OF MAP REVISION IS APPROVED BY FEMA; 4. SUBMIT APPROVAL FROM ENGINEERING DIVISION; 5. SUBMIT APPROVAL FROM TOWN'S TRAFFIC CONSULTANT; 6. SUBMIT APPROVAL FROM TOWN'S DESIGN REVIEW CONSULTANT; 7. SUBMIT DETAILED ELEVATION DRAWINGS FOR RESTAURANTS, COFFEE SHOP, AND BANK THAT MEET DESIGN GUIDELINES; 8. NOTE CONDITIONAL USE PERMIT FOR BUILDING HEIGHT, LOT COVERAGE, WALL SIGNS; 9. NO STORAGE OF PALLETS, BOXES, AND OTHER MATERIAL BEHIND STORES TO BE VISIBLE FROM RT. 28; 10. SUBMIT CONSTRUCTION VEHICLE ACCESS PLAN; PRIOR TO OCCUPANCY: 11. PAY ROAD IMPACT FEE - \$549,343 (SUPERMARKET-\$285,600, RETAIL STORES-\$156,770, RESTAURANT 1-\$22,200, RESTAURANT 2-\$35,520, BANK-\$16,605, COFFEE SHOP-\$32,648); 12. CONSTRUCT ALL SITE IMPROVEMENTS (BUILDING LOCATION, DIMENSIONS, AND SETBACKS, SITE GRADING, UTILITIES, ROAD WORK, DRAINAGE, LANDSCAPING, LIGHTING, PARKING SPACES, SIGNAGE, WETLAND/FLOODPLAIN MITIGATION AREAS) IN ACCORDANCE WITH APPROVED PLAN; 13. PROVIDE CERTIFIED AS-BUILT SITE PLAN; 14. CONSTRUCT ALL ROAD IMPROVEMENTS (INCLUDING CONNECTION TO MALL ROAD); 15. SUBMIT BOND OR PERFORMANCE GUARANTY FOR COMPLETION OF FLOODPLAIN IMPROVEMENTS; 16. CONSTRUCT TRAFFIC SIGNAL AT MARKET STREET/CENTRAL STREET; OTHER: 17. ANY PROPOSED USE THAT INCREASES TRAFFIC GENERATION BEYOND ESTIMATES IN TRAFFIC STUDY REQUIRES FURTHER APPROVAL FROM THE PLANNING BOARD; 18. SUBMIT TRAFFIC MONITORING STUDY AFTER OCCUPANCY FOR PLEASANT STREET/VILLAGE WAY AND CENTRAL STREET/VILLAGE WAY INTERSECTIONS; 19. ALL REPRESENTATIONS MADE BY APPLICANT OR AGENTS AND ALL NOTES ON PLANS ARE INCORPORATED AS PART OF APPROVAL.
6)	ON APRIL 14, 2020 THE SALEM PLANNING BOARD VOTED TO APPROVE A CONDITIONAL USE PERMIT TO ALLOW A TOTAL OF 940 PARKING SPACES WHERE A MINIMUM OF 956 PARKING SPACES ARE REQUIRED FOR THE NORTH VILLAGE RETAIL PARCEL.
7)	ON APRIL 14, 2020 THE SALEM PLANNING BOARD VOTED TO APPROVE THIS AMENDED SITE PLAN SUBJECT TO THE FOLLOWING CONDITIONS: PRIOR TO BUILDING PERMIT: 1. PAY FOR OUTSIDE INSPECTIONS PER DIRECTION OF ENGINEERING DIVISION; PRIOR TO OCCUPANCY: 2. PAY ROAD (\$71,195) AND PUBLIC SAFETY (\$5545) IMPACT FEES; 3. CONSTRUCT ALL SITE IMPROVEMENTS (BUILDING LOCATION, DIMENSIONS, AND SETBACKS, SITE GRADING, UTILITIES, DRAINAGE, LANDSCAPING, LIGHTING, PARKING SPACES, SIGNAGE) IN ACCORDANCE WITH APPROVED PLAN; 4. PROVIDE CERTIFIED AS-BUILT SITE PLAN; OTHER: 5. NOTE CONDITIONAL USE PERMIT FOR REDUCED PARKING ON PLAN; 6. APPLICANT MUST OPERATE BUSINESSES SO THAT PARKING LOT CAPACITY IS NOT EXCEEDED; 7. ALL REPRESENTATIONS MADE BY APPLICANT OR AGENTS AND ALL NOTES ON PLANS ARE INCORPORATED AS PART OF APPROVAL; 8. SUBMIT SAFETY MONITORING REPORT WITHIN 1 YEAR OF OCCUPANCY.

AMENDED SITE DEVELOPMENT PLANS

TUSCAN VILLAGE

NORTH VILLAGE RETAIL DEVELOPMENT

PAD SITES P1 AND P2

55 & 57 CENTRAL STREET

PORTION OF

SALEM PROPERTY MAP 98 LOT 12502

SALEM, NEW HAMPSHIRE

Prepared for:

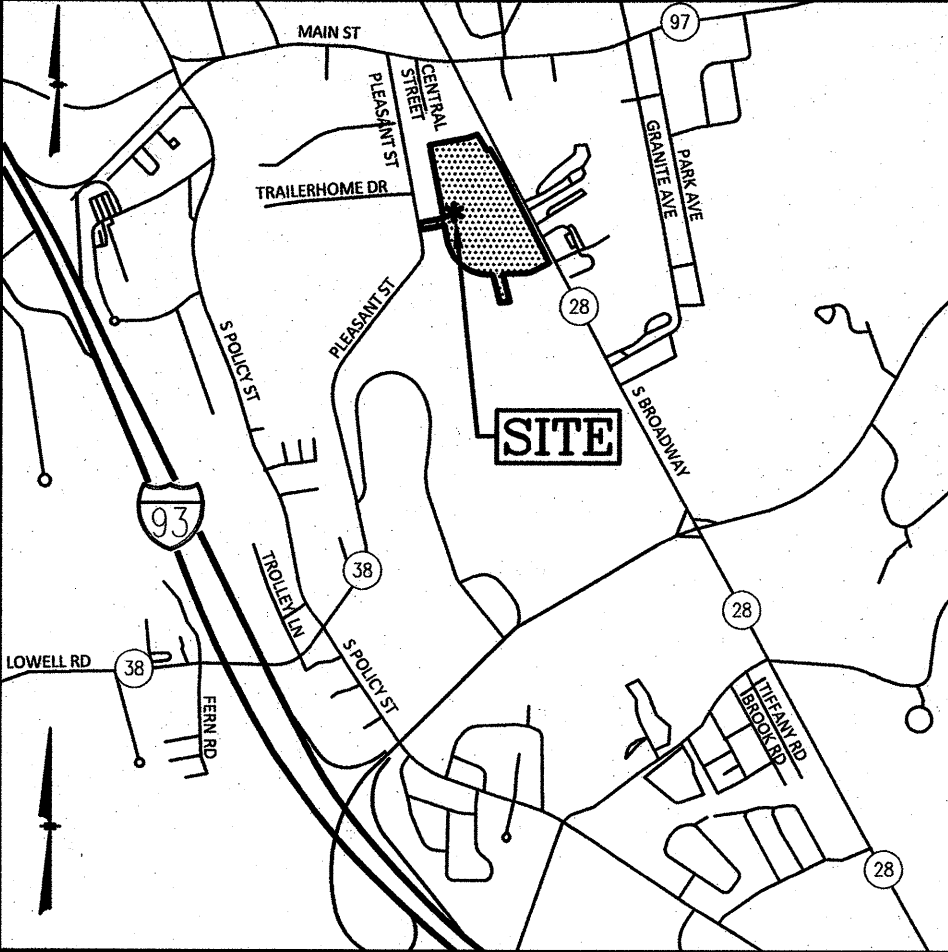
DEMOULAS SUPER MARKETS, INC.

875 EAST STREET

TEWKSBURY, MA 01876

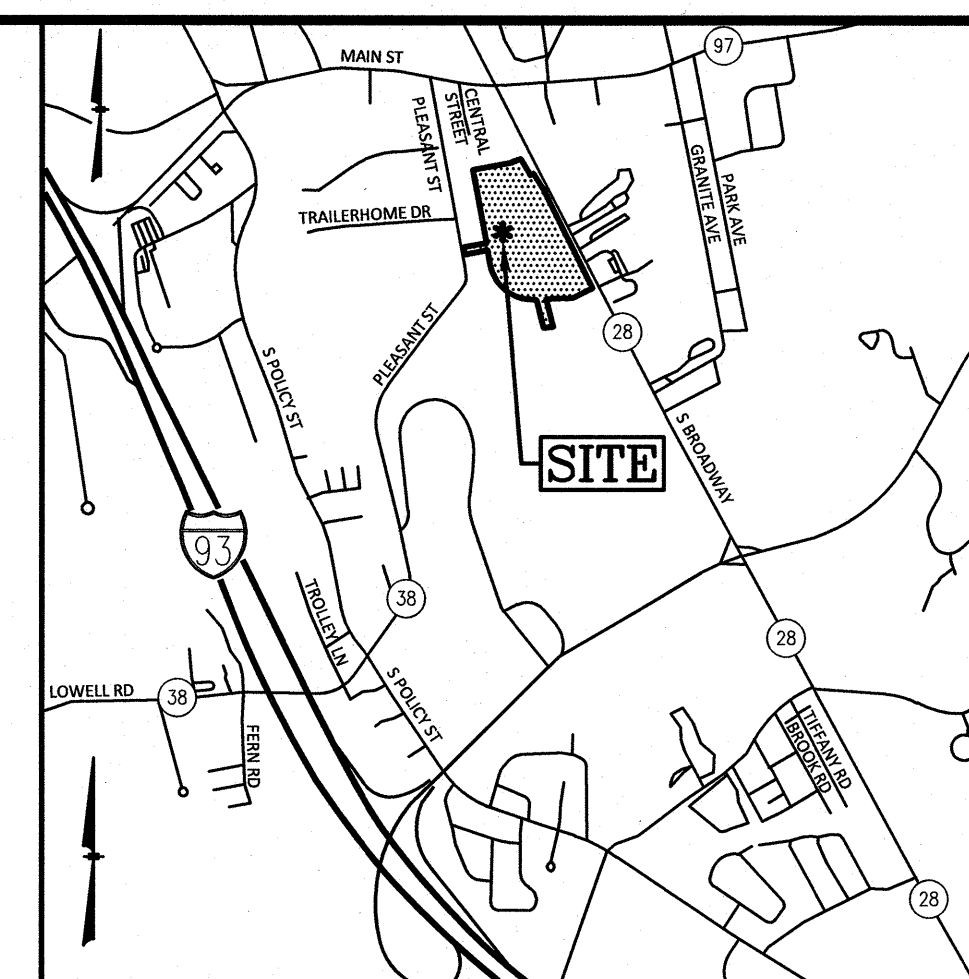
PERMITS & APPROVALS		
TYPE	PERMIT NUMBER	APPROVED
NHDES ALTERATION OF TERRAIN	AOT-1315	9-25-2017
NHDES SEWER CONNECTION	D2017-1109	12-7-2017
NHDES WETLANDS PERMIT	2016-03374	8-28-2017
NHDOT	INTERIM CONDITION CONCURRENCE	10-6-2017

SALEM ZONING BOARD OF ADJUSTMENT	
1)	ON SEPTEMBER 5, 2017 THE ZONING BOARD OF ADJUSTMENT VOTED TO GRANT A VARIANCE FROM ARTICLE VII, SECTION 490-705D, AND ASKS THAT SAID TERMS OF THE ZONING ORDINANCE BE WAIVED TO PERMIT DEVELOPMENT INCLUDING THE CONSTRUCTION OF A 161,000 SQ. FT. MULTI-TENANT RETAIL PLAZA ON LAND DESIGNATED AS SPECIAL FLOOD HAZARD AREA, WHERE SAID DEVELOPMENT DOES NOT COMPLY WITH THE REGULATIONS FOR FLOODPLAIN DEVELOPMENT CONTAINED IN SUBSECTION D, SUBJECT TO THE FOLLOWING CONDITIONS: 1. NO CONSTRUCTION TO BEGIN BEFORE CONDITIONAL LETTER OF MAP REVISION IS APPROVED FROM FEMA. 2. SUBMIT BOND OR PERFORMANCE GUARANTY FOR COMPLETION OF FLOODPLAIN IMPROVEMENTS PRIOR TO OCCUPANCY. 3. SUBMIT FLOOD STUDY.

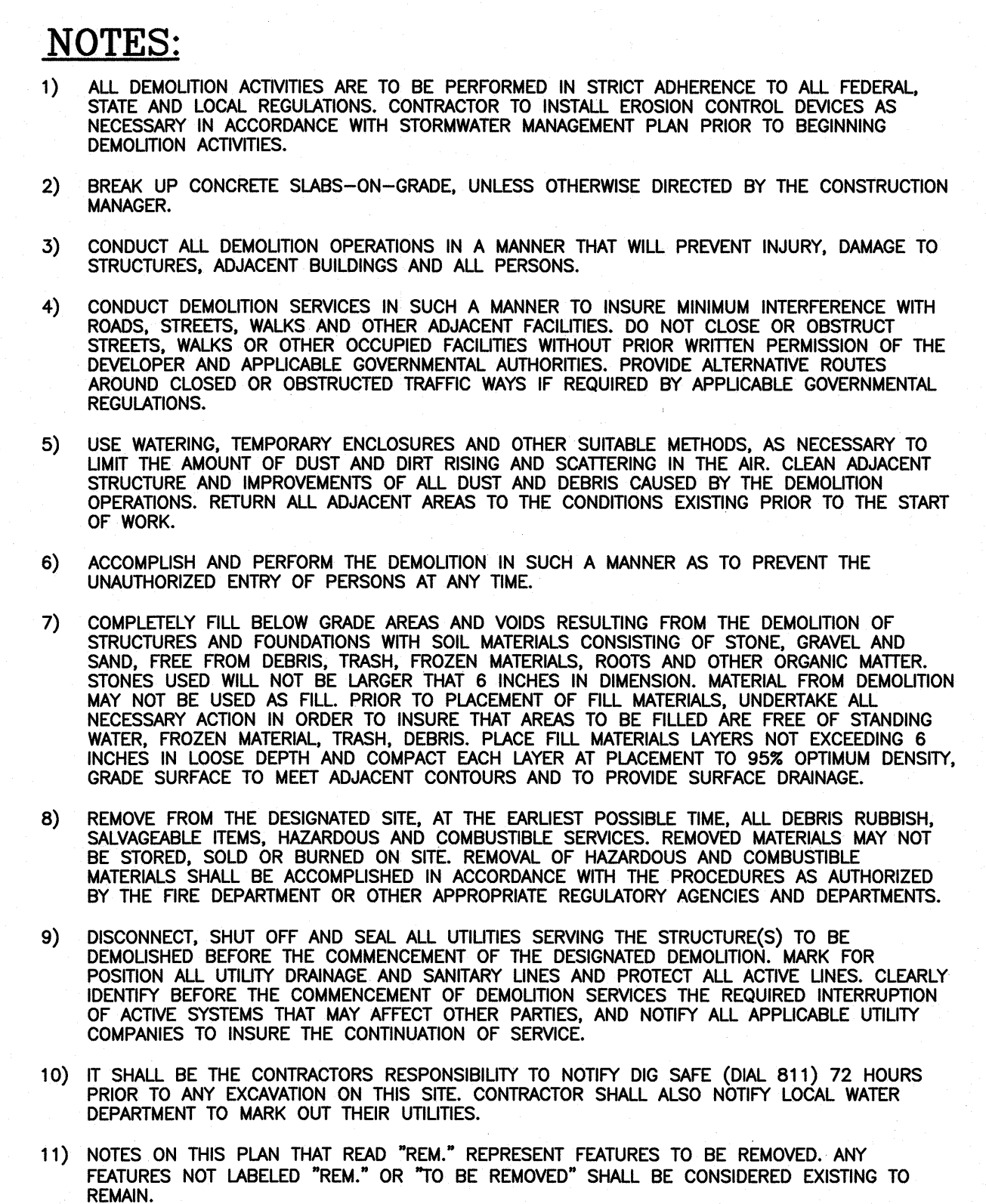


LOCATION MAP
(NOT TO SCALE)

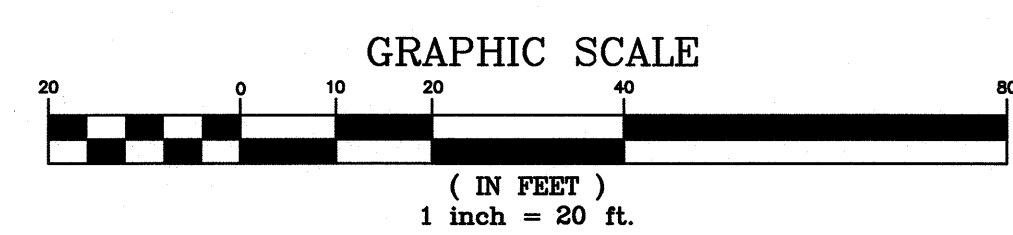
2	ADD CONDITIONS OF APPROVAL, REVISE SHEETS 4-8, T1	DRJ	4/21/20
1	REVISE ALL SHEETS, ADD SHEET 3	DRJ	3/23/20
NO.	DESCRIPTION	BY	DATE
REVISIONS			
TITLE SHEET			
AMENDED SITE DEVELOPMENT PLANS TUSCAN NORTH VILLAGE RETAIL DEVELOPMENT PORTION OF SALEM PROPERTY MAP 98 - LOT 12502 55-57 CENTRAL STREET, SALEM, NH PREPARED FOR: DEMOULAS SUPER MARKETS, INC. 875 EAST STREET, TEWKSBURY, MA 01876 GPI Engineering Design Planning Construction Management 603.893.0720 GPINET.COM SCALE: NONE OWNER OF RECORD DEMOULAS SUPER MARKETS, INC. 875 EAST STREET TEWKSBURY, MA 01876 BOOK 5763 PAGE 67 SALEM PLANNING BOARD APPROVAL 4/21/20 4/21/20 ZONE: COMMERCIAL - INDUSTRIAL 'C' DESIGNED BY: DRJ DRAWN/CHECKED: CCC/DRJ DWG. NAME: 2019165CVR PROJECT No.: 2019165 SHEET No.: 1 OF 13			

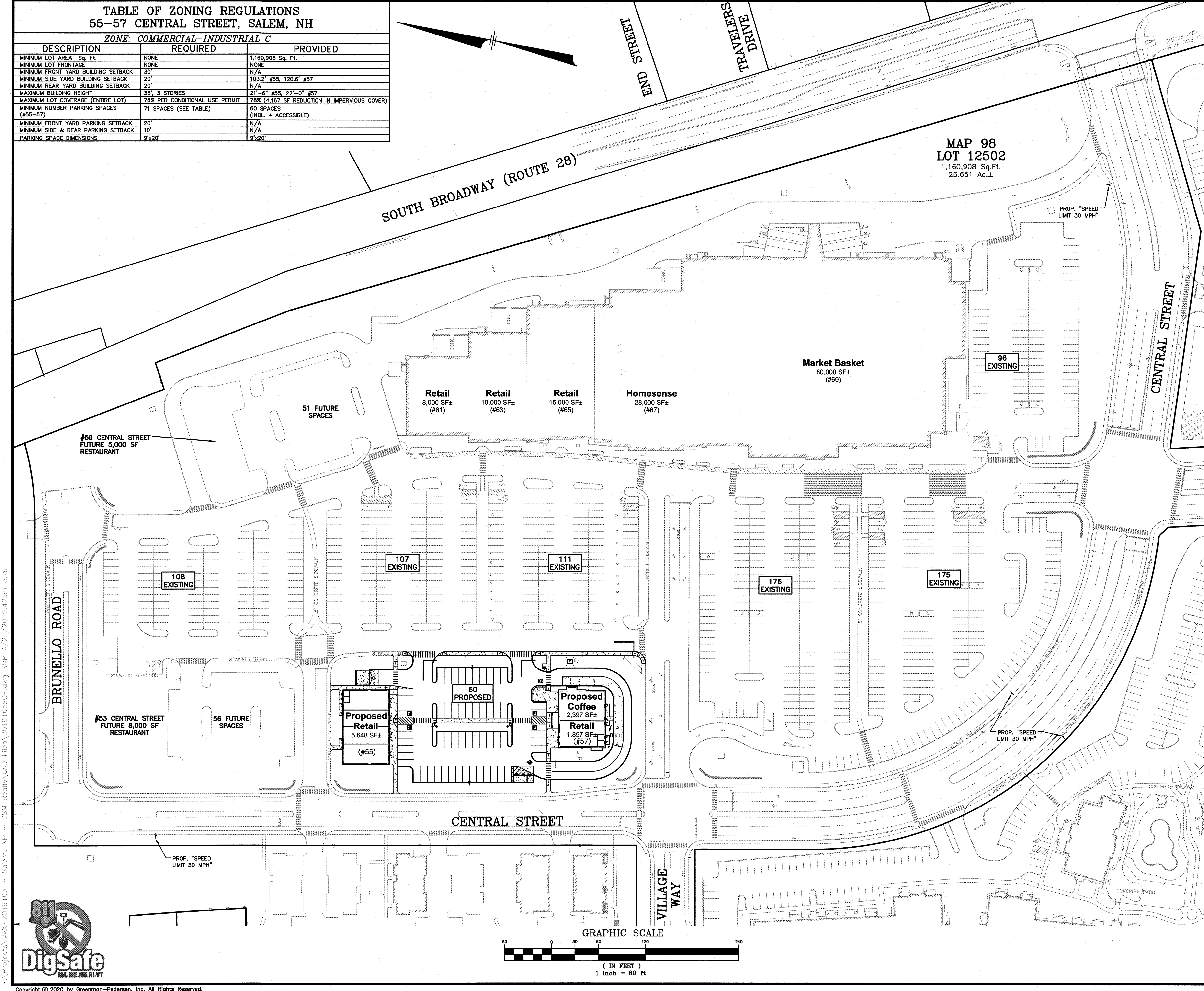


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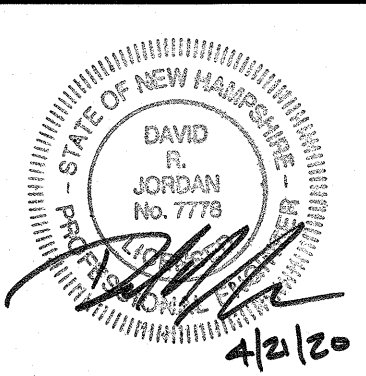
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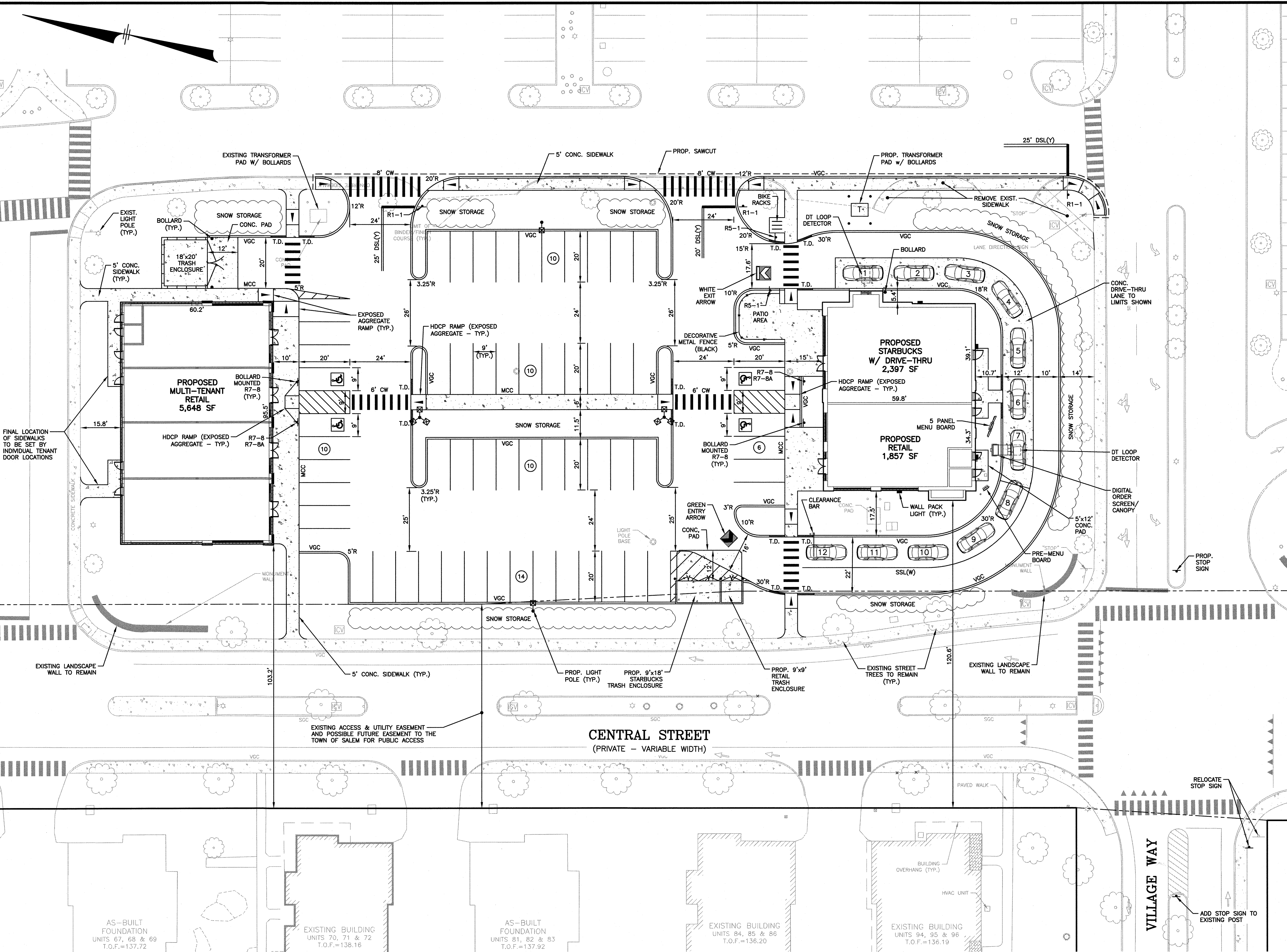
PARKING CALCULATIONS PER SECTION 309-7:1
OFF STREET PARKING & LOADING ORDINANCE

#63) FUTURE RESTAURANT (8,000 SF) (USE GREATER OF A OR B):	
A. 1 SPACE/75 SF x 8,000 SF	= 106.7 SPACES *
B. 1 SPACE/2 SEATS x 200 SEATS	= 100.0 SPACES
#69) FUTURE RESTAURANT (5,000 SF) (USE GREATER OF A OR B):	
A. 1 SPACE/75 SF x 13,000 SF	= 66.7 SPACES
B. 1 SPACE/2 SEATS x (126 SEATS INSIDE + 20 SEATS OUTSIDE)	= 73.0 SPACES *
#55) PROPOSED RETAIL (5,648 SF):	
A. 1 SPACE/200 SF x 5,648	= 28.2 SPACES *
#67) PROPOSED COFFEE SHOP (2,397 SF) (USE GREATER OF A OR B):	
A. 1 SPACE/75 SF x 2,397 SF	= 32.0 SPACES
B. 1 SPACE/2 SEATS x (50 SEATS INSIDE + 16 SEATS OUTSIDE)	= 33.0 SPACES *
PROPOSED RETAIL (1,857 SF):	
A. 1 SPACE/200 SF x 1,857	= 9.3 SPACES *
#61-69) EXISTING RETAIL (INCLUDING SUPERMARKET):	
A. 1 SPACE/200 SF x 141,000 SF	= 705.0 SPACES *
TOTAL SPACES REQUIRED	= 955.2 SPACES *
TOTAL SPACES PROVIDED (CONDITIONAL USE PERMIT REQ'D)	= 940.0 SPACES

2	REVISE BUILDING SETBACKS	DRJ	4/21/20
1	MISC. REVISIONS	DRJ	3/23/20
NO.	DESCRIPTION	BY	DATE
REVISIONS			
SITE OVERVIEW PLAN			
TUSCAN NORTH VILLAGE RETAIL DEVELOPMENT PORTION OF SALEM PROPERTY MAP 98 - LOT 12502 55-57 CENTRAL STREET, SALEM, NH 03079			
PREPARED FOR: DEMOULAS SUPER MARKETS, INC. 875 EAST STREET, TEWKSBURY, MA 01876			
GPI 603.893.0720 GPINET.COM		Greenman-Pedersen, Inc. 44 Stiles Road Suite One Salem, NH 03079	
SCALE: 1"=60'		DATE: FEBRUARY 14, 2020	
 4/21/20	OWNER OF RECORD DEMOULAS SUPER MARKETS, INC. 875 EAST STREET TEWKSBURY, MA 01876 BOOK 5763 PAGE 67		SALEM PLANNING BOARD APPROVAL
	ZONE: COMMERCIAL - INDUSTRIAL 'C'		
DESIGNED BY:	DRAWN/CHECKED	DWG. NAME	PROJECT No.
DRJ	CCC/DRJ	2019165SOP	2019165
SHEET No.		4 OF 13	



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- NOTES:**
- 1) THE PURPOSE OF THIS PLAN IS TO SHOW A REVISION TO THE LAYOUT OF PAD SITES 1 AND 2 TO SHOWN A 2,397 SF COFFEE SHOP WITH 50 INSIDE SEATS, 16 OUTSIDE SEATS AND DRIVE THRU AND 7,505 SF OF RETAIL WHERE A 2,200 SF COFFEE SHOP AND 4,500 SF BANK WERE PREVIOUSLY APPROVED. UNDER THE PROVISIONS OF THE LARGE SCALE REDEVELOPMENT ORDINANCE, SECTION 490-710.
 - 2) OWNER OF RECORD: DEMOULAS SUPER MARKETS, INC. 875 EAST STREET TEWKSBURY, MA 01876
 - 3) THE INFORMATION SHOWN ON THIS PLAN IS BASED IN PART ON SURVEY WORK PERFORMED BY MHF DESIGN CONSULTANTS, INC. ALONG WITH INFORMATION FROM RECORD PLANS AND AERIAL MAPPING.
 - 4) ALL ADA RAMPS SHALL HAVE AN EXPOSED AGGREGATE FINISH. ALL WALKS, STAIRS AND LANDINGS TO BE CEMENT OR BITUMINOUS CONCRETE. CONTRACTOR SHALL ENSURE ADA COMPLIANCE AS APPROPRIATE.
 - 5) ALL WORK SHALL CONFORM TO APPLICABLE TOWN OF SALEM, NHDES AND NHDOT STANDARDS.
 - 6) WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
 - 7) PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONFIRM WITH THE ENGINEER THAT HE HAS THE MOST RECENT SET OF PLANS. SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS. NOT ALL FEATURES ARE DETAILED ON EVERY SHEET. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.
 - 8) CONTRACTOR RESPONSIBLE FOR COORDINATION WITH ARCHITECTURAL PLANS FOR HIS WORK. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.
 - 9) CONTRACTOR TO CONFIRM BENCHMARKS PRIOR TO COMMENCEMENT OF WORK.
 - 10) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" (888-344-7233) AT LEAST 72 HOURS PRIOR TO ANY DIGGING.
 - 11) ALL PAVEMENT MARKINGS SHALL CONFORM TO THE MUTCD, LATEST EDITION.
 - 12) PROPOSED ON-SITE SNOW STORAGE AREAS ARE AS SHOWN. ANY EXCESS SNOW SHALL BE TRUCKED OFF-SITE AND DISPOSED OF IN ACCORDANCE WITH THE TOWN OF SALEM AND NHDES REQUIREMENTS.
 - 13) ANY ROOFTOP OR GROUND LEVEL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW.
 - 14) ALL PARKING SPACES (INCLUDING ACCESSIBLE SPACES) ARE 9'x20'.
 - 15) LOADING AND DELIVERIES SHALL OCCUR DURING NON-PEAK HOURS.
 - 16) TRASH PICKUP SHALL BE DURING NON-PEAK HOURS.

SIGN KEY		
SIGN I.D. NUMBER	TEXT/COLOR	SIZE/REMARKS
R1-1	R/W	30" x 30" NEW SIGN WITH POST
R5-1	R/W	30" x 30" NEW SIGN WITH POST
R7-8	G/B/W	12" x 18" NEW SIGN WITH POST
R7-8A	G/W	6" x 12"

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

REVISIONS

SITE PLAN

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

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

GPI Engineering Design Planning Construction Management
603.893.0720 GPINET.COM

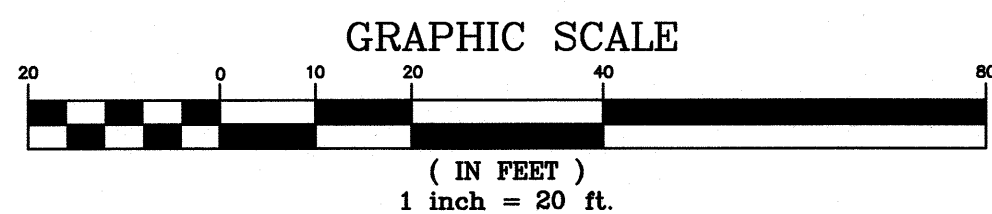
Greenman-Pedersen, Inc.
44 Stiles Road
Suite One
Salem, NH 03079

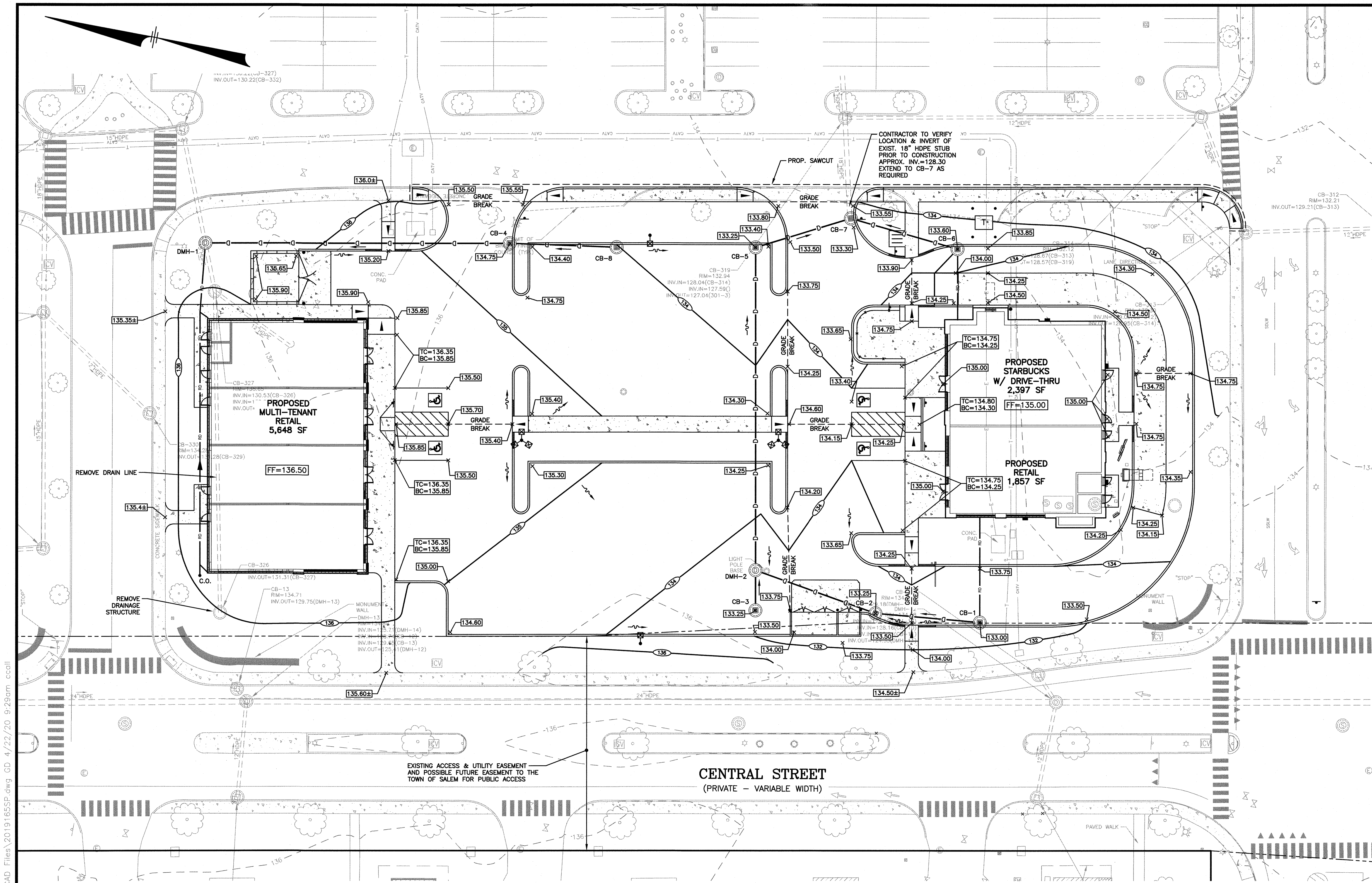
SCALE: 1"=20'
DATE: FEBRUARY 14, 2020

	OWNER OF RECORD DEMOULAS SUPER MARKETS, INC. 875 EAST STREET TEWKSBURY, MA 01876 BOOK 5763 PAGE 67	SALEM PLANNING BOARD APPROVAL
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ZONE: COMMERCIAL - INDUSTRIAL 'C'

DESIGNED BY:	DRAWN/CHECKED	DWG. NAME	PROJECT No.	SHEET No.
DRJ	CCC/DRJ	2019165SP	2019165	5 OF 13





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

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

REVISIONS

GRADING & DRAINAGE PLAN

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

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

GPI Engineering Design Planning Construction Management
603.893.0720 GPINET.COM

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

SALEM PLANNING BOARD APPROVAL

ZONE: COMMERCIAL - INDUSTRIAL 'C'

DESIGNED BY: DRJ DRAWN/CHECKED: CCC/DRJ DWG. NAME: 2019165SP PROJECT No.: 2019165 SHEET No.: 6 OF 13

DRAINAGE STRUCTURES

CB-1
RIM=133.00
INV.IN=130.00(RD)
INV.OUT=130.00

CB-2
RIM=133.25
INV.IN=129.80(CB-1)
INV.OUT=129.80

CB-3
RIM=133.25
INV.IN=129.55(CB-2)
INV.OUT=129.55

CB-4
RIM=134.75
INV.IN=131.10
INV.OUT=131.10

CB-5
RIM=133.25
INV.IN=128.95(DMH-2)
INV.OUT=128.85

CB-6
RIM=133.60
INV.IN=129.60(RD)
INV.OUT=129.60

CB-7
RIM=133.30
INV.IN=128.65(CB-5)
INV.IN=128.90(CB-6)
INV.OUT=128.40

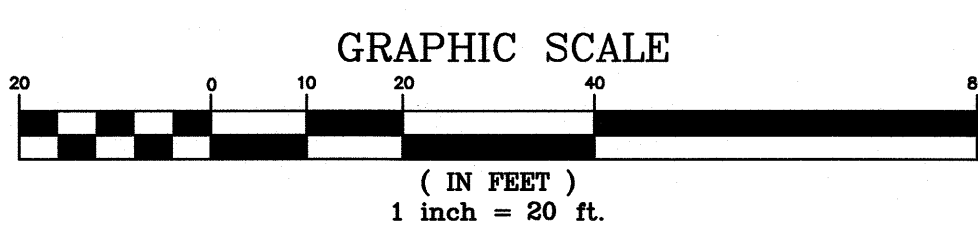
CB-8
RIM=134.00
INV.OUT=131.30

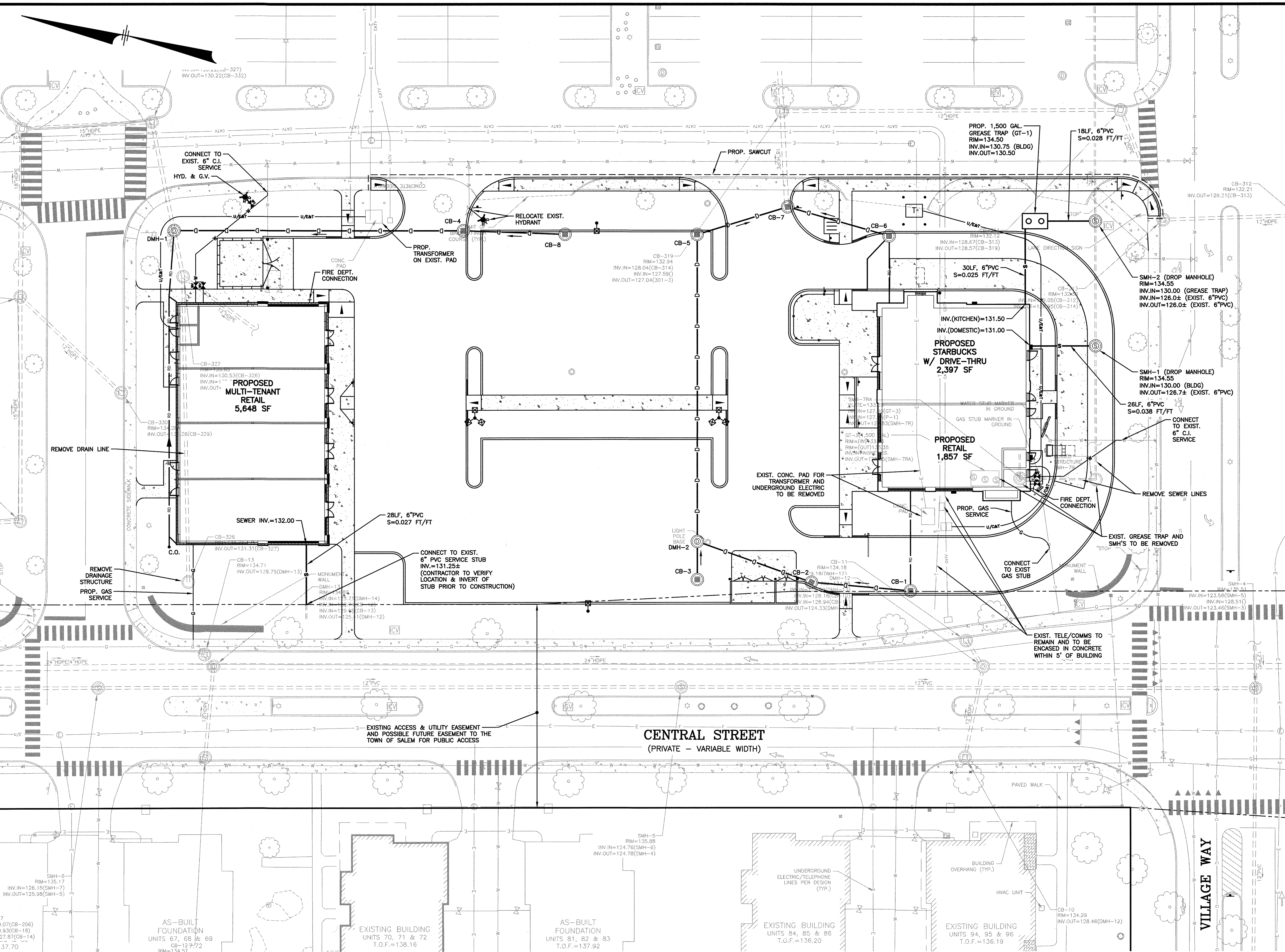
DMH-1
RIM=135.70
INV.IN=130.55(CB-4)
INV.IN=130.55(RD)
INV.OUT=130.44±
(EXIST. 15")

DMH-2
RIM=133.72
INV.IN=129.49(CB-2)
INV.IN=129.49(CB-3)
INV.OUT=129.49

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

* DENOTES LOW PROFILE FRAME & GRATE AND TOP SLAB





NOTES:

- 1) ALL SITE DRAINAGE PIPE SHALL BE CORRUGATED HIGH-DENSITY POLYETHYLENE PIPE WITH STANDARD JOINTS, DUAL-WALL, SMOOTH INTERIOR AS MANUFACTURED BY ADS, INC., OR APPROVED EQUAL, UNLESS OTHERWISE NOTED ON PLAN.
- 2) ALL ROOF DRAIN PIPE (RD) SHALL BE 6" HDPE. INFORMATION SHOWN IS SCHEMATIC ONLY. SEE ARCHITECTURAL PLANS FOR ROOF DRAIN LOCATIONS AND INVERT ELEVATIONS AT BUILDINGS.
- 3) ALL SANITARY SEWER PIPE SHALL BE PVC (SDR-35), UNLESS OTHERWISE NOTED.
- 4) ALL WATER PIPE SHALL BE CEMENT LINED DUCTILE IRON, UNLESS OTHERWISE NOTED.
- 5) ELEVATIONS ARE BASED ON NGVD 1929 DATUM.
- 6) ALL PROPOSED ELEVATIONS AS SHOWN ARE BOTTOM OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.
- 7) ANY UTILITY FIELD ADJUSTMENTS SHALL BE APPROVED BY THE LOCAL AUTHORITIES AND THE DEVELOPER PRIOR TO INSTALLATION.
- 8) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR IS TO VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 9) ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE TOWN, STATE AND FEDERAL STANDARDS.
- 10) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIG-SAFE (1-888-344-7233) PRIOR TO COMMENCING ANY EXCAVATION.
- 11) ALL WATER AND SEWER CONSTRUCTION SHALL CONFORM TO APPLICABLE MUNICIPAL SERVICES DEPARTMENT AND NHDES SPECIFICATIONS.
- 12) ALL ELECTRIC, TELEPHONE AND CABLE TV LINES ARE TO BE INSTALLED IN CONFORMANCE WITH APPLICABLE UTILITY CO. SPECIFICATIONS.
- 13) ANY UTILITIES TO BE TAKEN OUT OF SERVICE SHALL BE DISCONNECTED AS DIRECTED BY UTILITY COMPANY AND LOCAL MSD.
- 14) ALL TRAFFIC CONTROL AND TEMPORARY CONSTRUCTION SIGNAGE ARRANGEMENTS, ACCEPTABLE TO NHDOT AND SALEM MUNICIPAL SERVICES DEPARTMENT, SHALL BE EMPLOYED DURING OPERATIONS WITHIN THE PUBLIC RIGHT-OF-WAY.
- 15) THE LOCATION, ELEVATION AND SIZE OF ALL PROPOSED BUILDING UTILITY CONNECTIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND MEP PLANS.
- 16) SEWERS SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAINS.
- 17) ALL EXISTING ON-SITE UTILITIES TO BE TAKEN OUT OF SERVICE SHALL BE REMOVED.
- 18) THE SIZE AND LOCATION OF ALL TRANSFORMERS SHALL BE IN ACCORDANCE WITH LIBERTY UTILITIES SPECIFICATIONS. THE TRANSFORMER LOCATIONS SHOWN ON THESE PLANS IS SCHEMATIC ONLY.

SALEM MUNICIPAL SERVICES DEPARTMENT NOTES:

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

SALEM FIRE DEPARTMENT NOTES:

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

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

UTILTY PLAN

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

PREPARED FOR:

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

GPI
 Engineering
 Design
 Planning
 Construction Management
 603.893.0720
 GPINET.COM

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

SCALE: 1"=20'

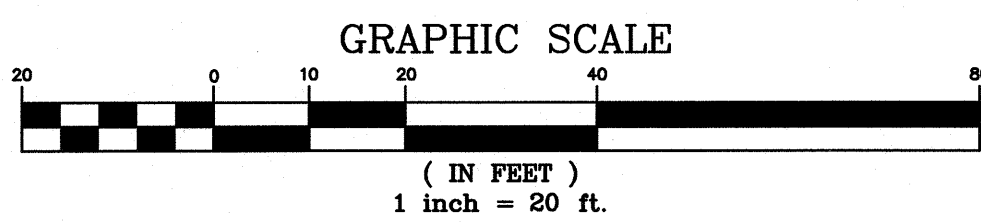
DATE: FEBRUARY 14, 2020

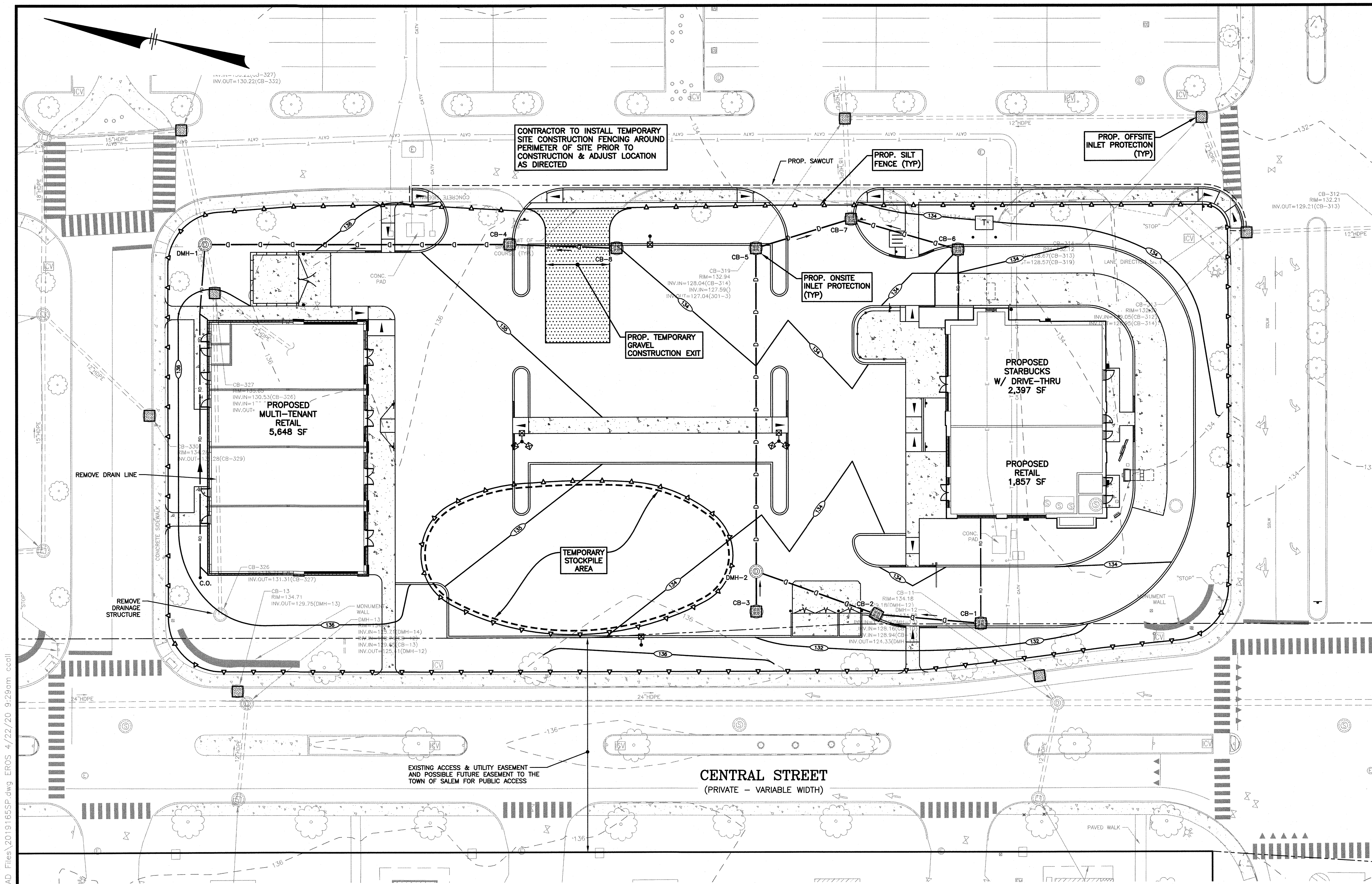
OWNER OF RECORD		SALEM PLANNING BOARD	
DEMOULAS SUPER MARKETS, INC. 875 EAST STREET TEWKSBURY, MA 01876 BOOK 5763 PAGE 67		APPROVAL	
DESIGNED BY: DRJ		DRAWN/CHECKED: CCC/DRJ	
DWG. NAME: 2019165SP		PROJECT No.: 2019165	
SHEET No.: 7 OF 13		ZONE: COMMERCIAL - INDUSTRIAL 'C'	

ESTIMATE OF PROPOSED WATER/SEWAGE USAGE

(PER ENV-WQ1008.03)

DRY GOODS RETAIL:	5 GPD/100 SF x 7,505 SF	= 375 GPD
RESTAURANT, PAPER SERVICE:	10 GPD/EMPLOYEE x 20 EMPLOYEES	= 200 GPD
	20 GPD/SEAT x 66 SEATS	= 1,320 GPD
	20 GPD/EMPLOYEE x 6 EMPLOYEES	= 120 GPD
		2,015 GPD





- NOTES:**
- 1) ALL SITE DRAINAGE PIPE SHALL BE CORRUGATED HIGH-DENSITY POLYETHYLENE PIPE WITH STANDARD JOINTS, DUAL-WALL, SMOOTH INTERIOR AS MANUFACTURED BY ADS, INC., OR APPROVED EQUAL, UNLESS OTHERWISE NOTED ON PLAN.
 - 2) ELEVATIONS ARE BASED ON NGVD 1929 DATUM.
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 - 6) ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE TOWN, STATE AND FEDERAL STANDARDS.
 - 7) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIG-SAFE (811) PRIOR TO COMMENCING ANY EXCAVATION.
 - 8) THIS SITE WILL REQUIRE A USEPA NPDES PERMIT FOR STORMWATER DISCHARGE FOR THE SITE CONSTRUCTION SINCE THE DISTURBANCE DOES EXCEED ONE ACRE (ACTUAL DISTURBANCE = 1,160,908 SF).
 - 9) ALL TRAFFIC CONTROL AND TEMPORARY CONSTRUCTION SIGNAGE ARRANGEMENTS, ACCEPTABLE TO SALEM POLICE DEPARTMENT AND SALEM MUNICIPAL SERVICES DEPARTMENT, SHALL BE EMPLOYED DURING OPERATIONS WITHIN THE PUBLIC RIGHT-OF-WAY.
 - 10) ALL ADA ACCESSIBLE WALKWAYS CANNOT EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE. RAMPS CANNOT EXCEED 8.33% RUNNING SLOPE AND 2% CROSS SLOPE, AND ACCESSIBLE PARKING STALLS AND ACCESS AISLES CANNOT EXCEED 2% SLOPE IN ANY DIRECTION. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - 11) AN OPERATION AND MAINTENANCE MANUAL HAS BEEN PREPARED FOR THE ON-SITE STORMWATER MANAGEMENT SYSTEMS AND IS CONSIDERED PART OF THIS PLAN SET. THE PROPERTY OWNER SHALL COMPLY WITH THE INSPECTION AND MAINTENANCE SCHEDULE AND RECORD KEEPING REQUIREMENTS CONTAINED THEREIN.

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

EROSION & SEDIMENT CONTROL PLAN

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

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

GPI Engineering Design Planning Construction Management
603.893.0720 GPINET.COM

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

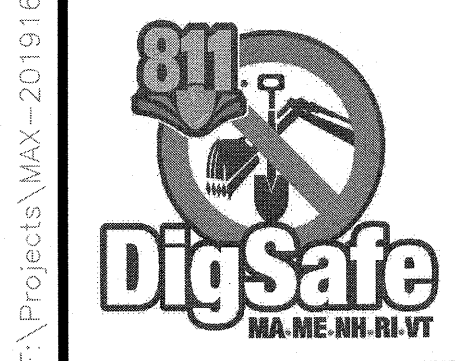
SCALE: 1"=20' DATE: FEBRUARY 14, 2020

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

SALEM PLANNING BOARD
APPROVAL

ZONE: COMMERCIAL - INDUSTRIAL 'C'

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



OLYMPIA™ BIKE RACK

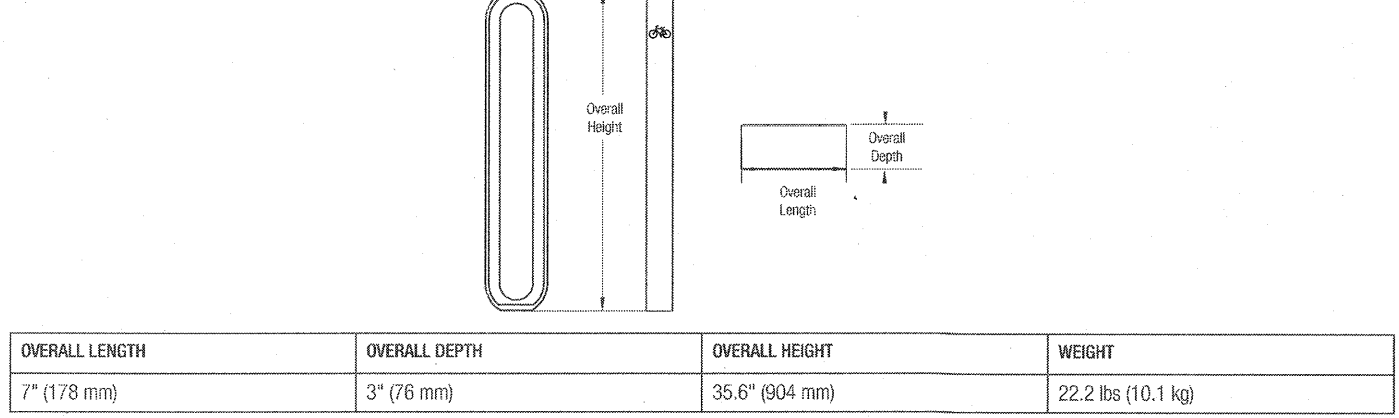
PRODUCT DATA

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

MATERIAL & FINISHES

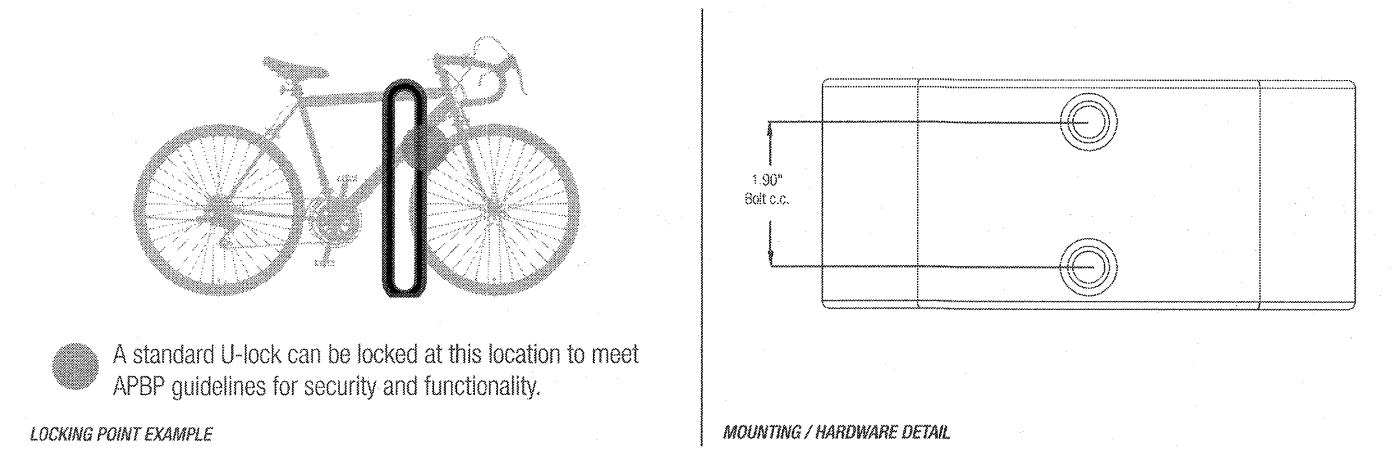
MATERIAL	FINISHES	GUIDELINES & SECURITY	INSTALLATION	MAINTENANCE
• Body is made of corrosion-resistant cast aluminum with a powdercoat finish.	• See the Forms+Surfaces Powdercoat Chart for details. Custom RAL colors are available for an upcharge. • Due to the inherent nature of metal castings, gloss powdercoats are not offered for cast components.	• Meets Association of Pedestrian and Bicycle Professionals (APBP) guidelines. • A locking point detail and mounting configurations that meet APBP guidelines can be found on page 2 of this document.	• Olympia Bike Racks must be surface mounted with embedded anchors. Stainless steel anchors and tamper-resistant stainless steel screws are included.	• Metal surfaces can be cleaned as needed using a soft cloth or brush with warm water and a mild detergent. Avoid abrasive cleaners.

NOMINAL DIMENSIONS



LOCKING POINT AND CONFIGURATION EXAMPLES

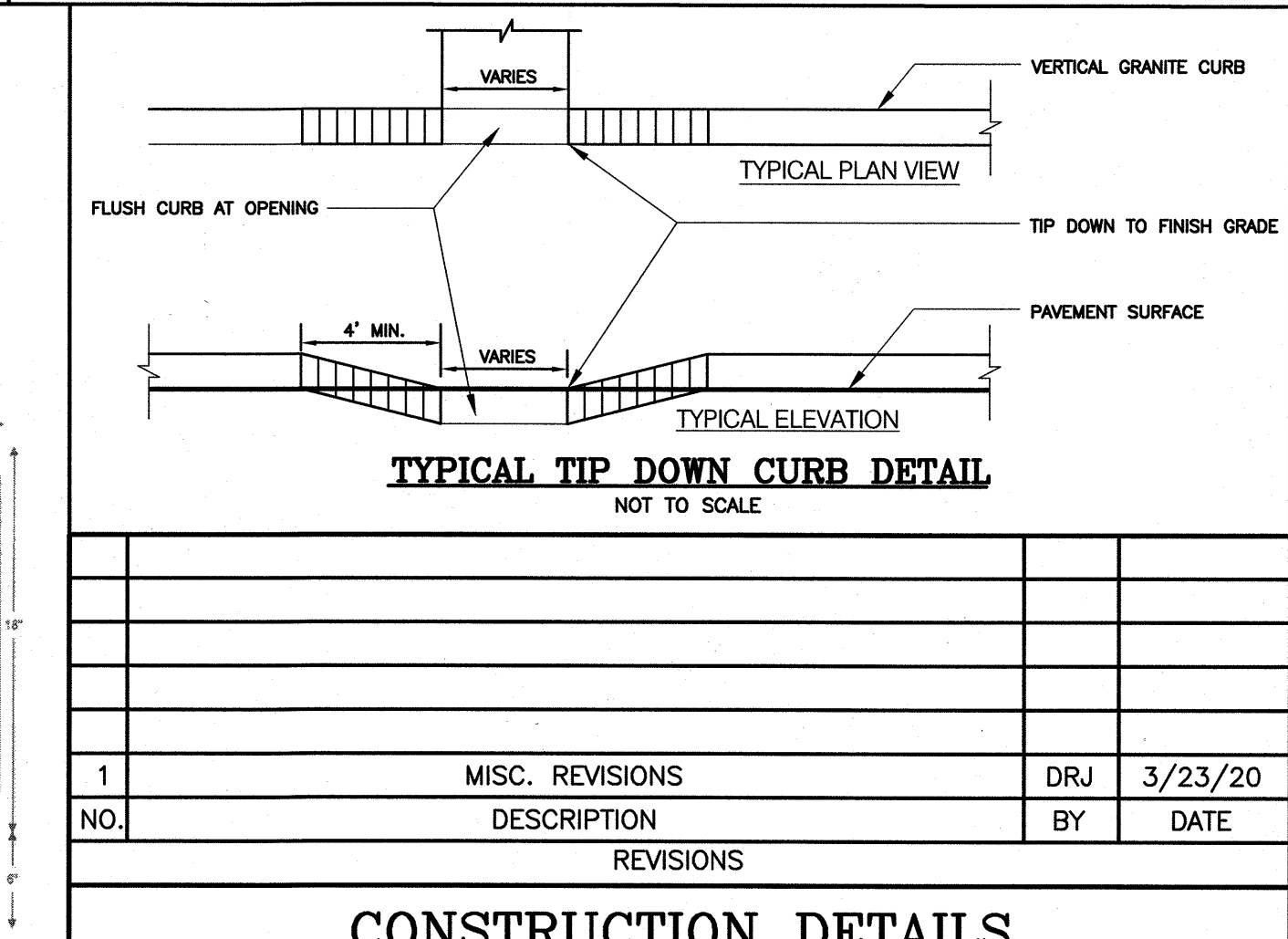
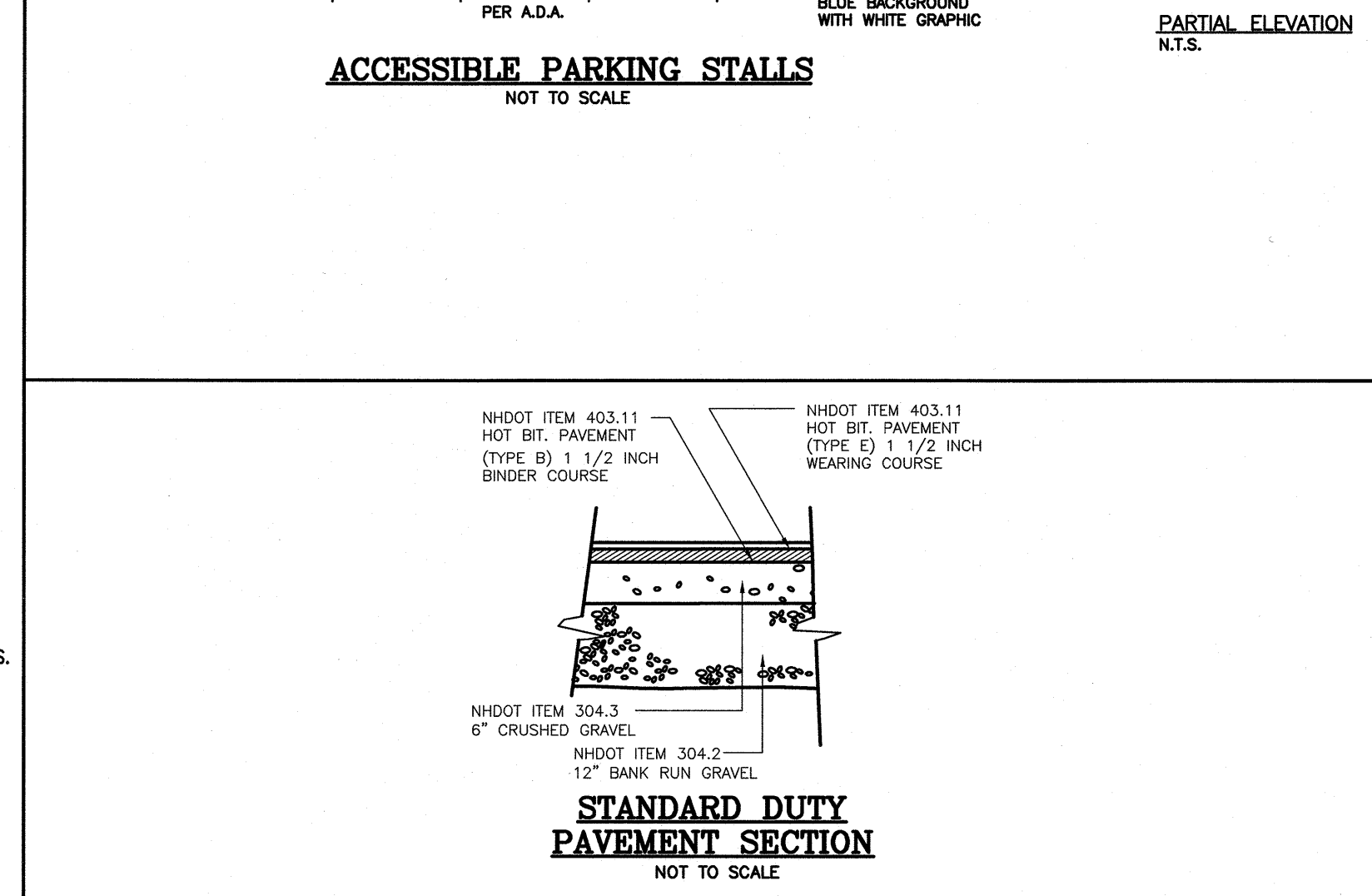
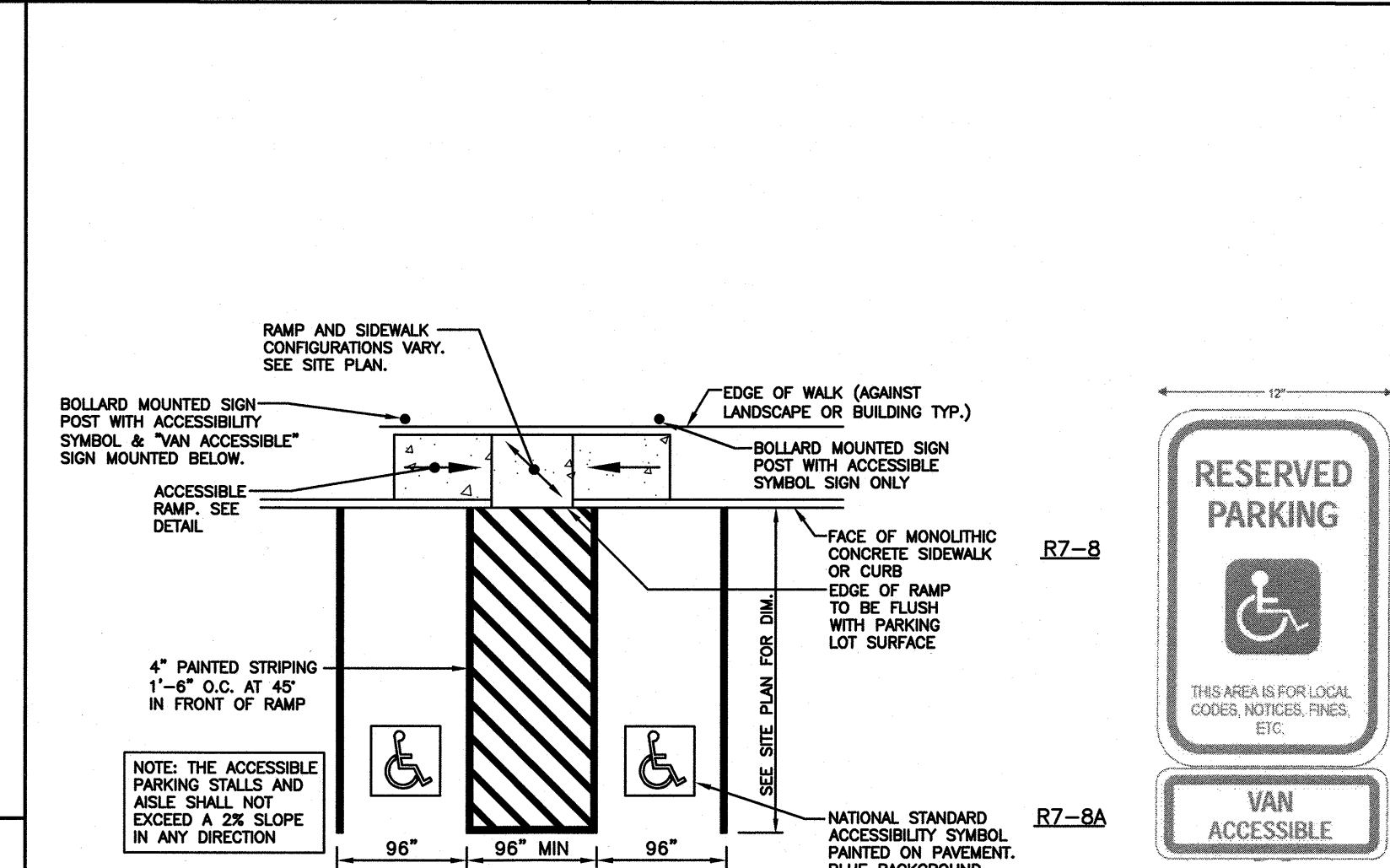
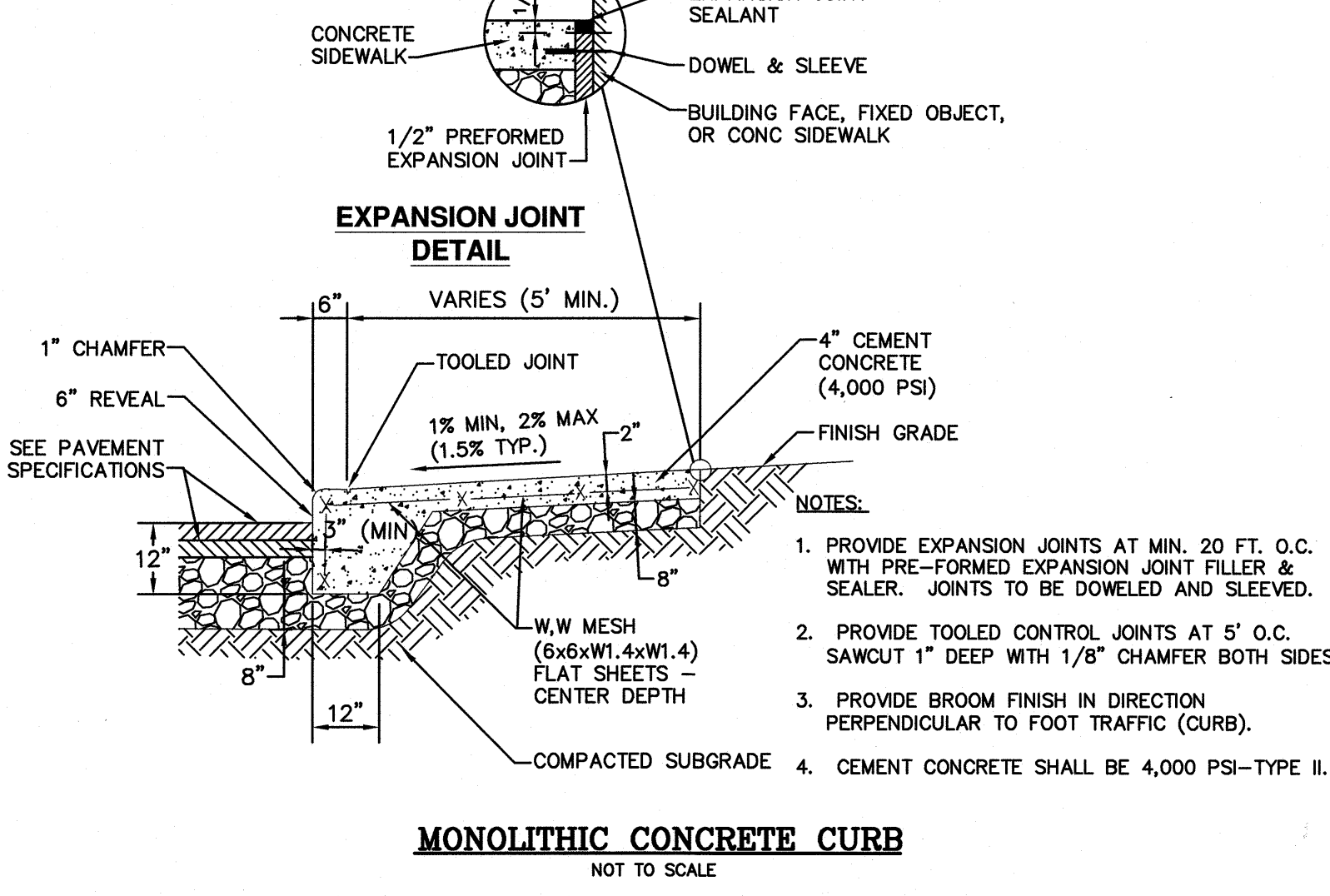
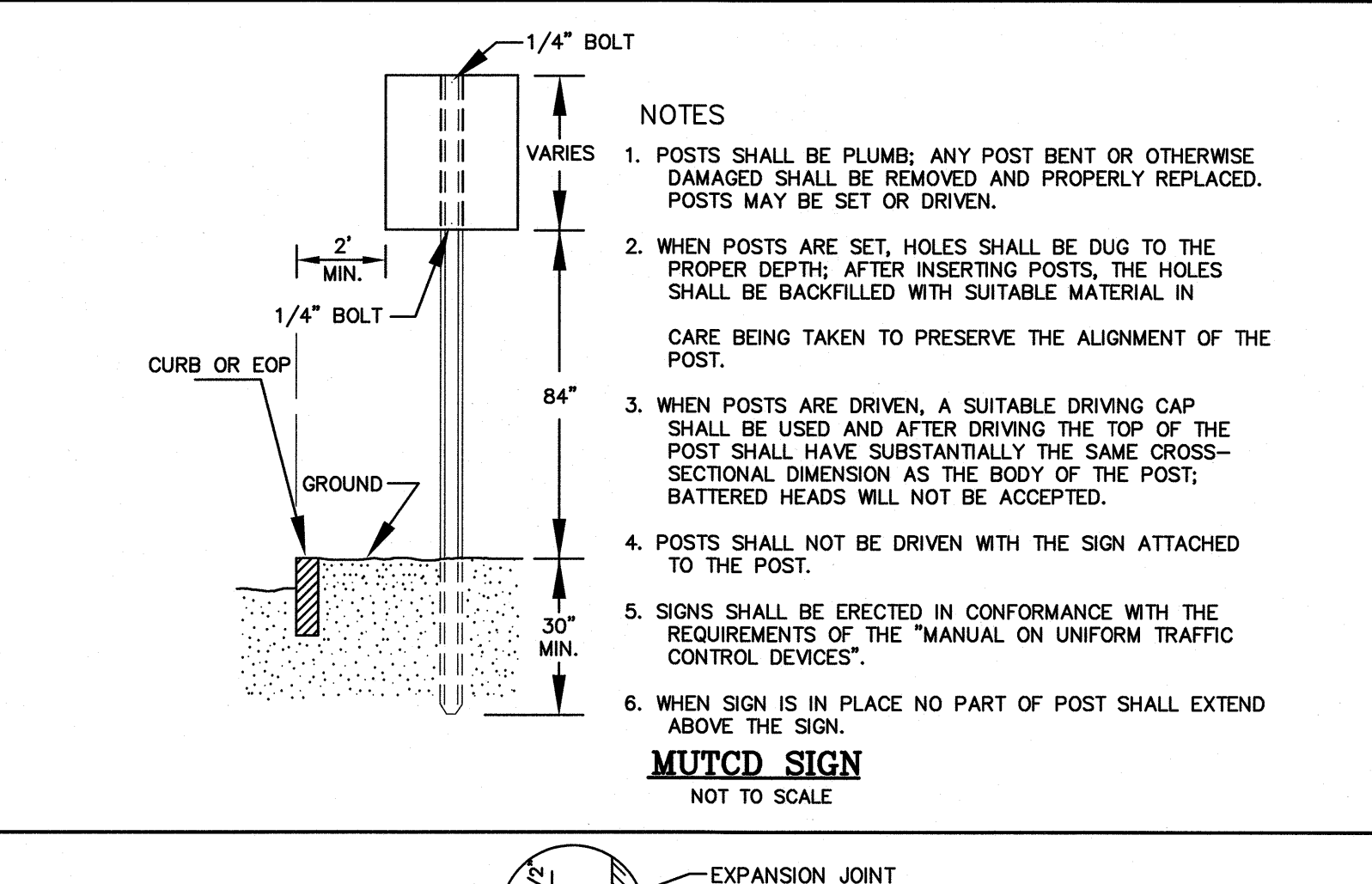
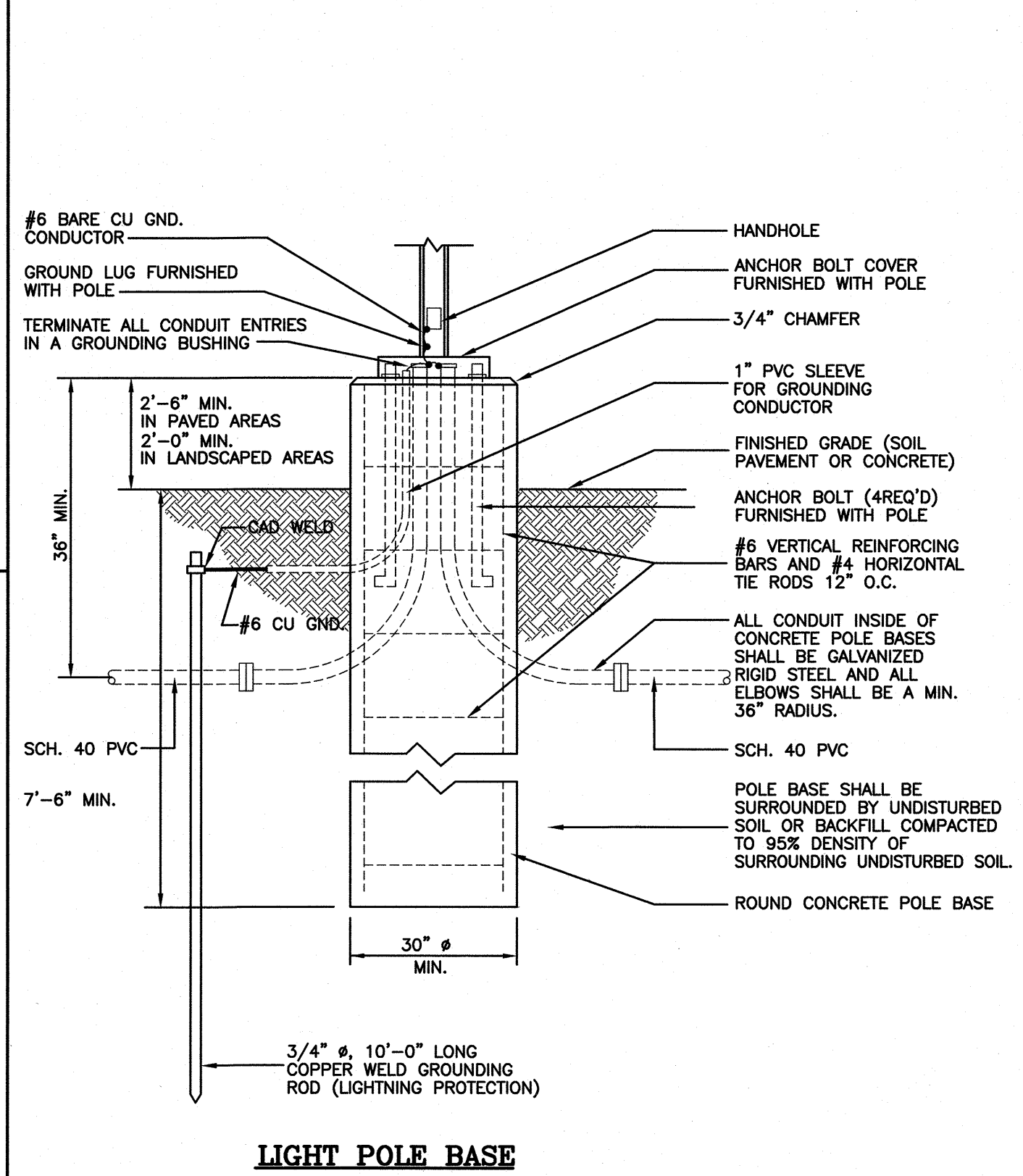
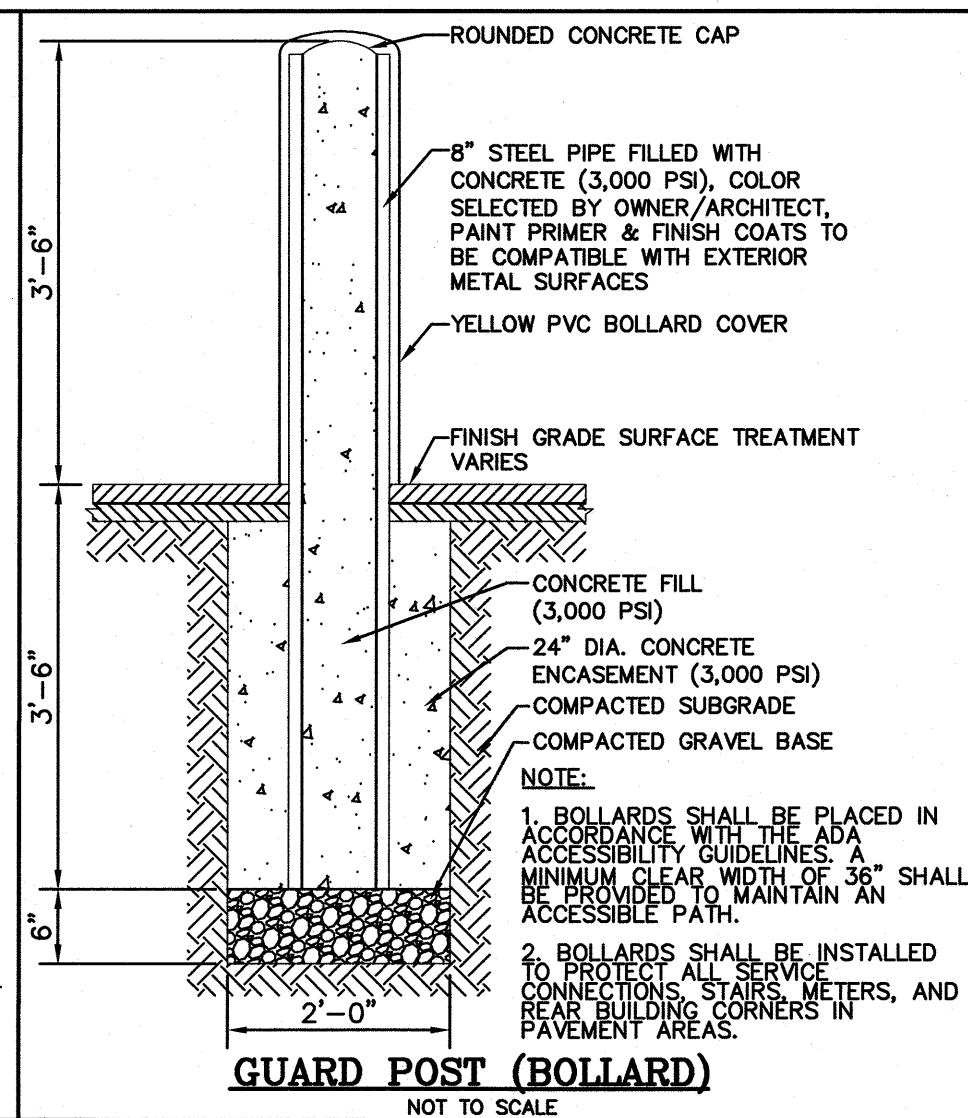
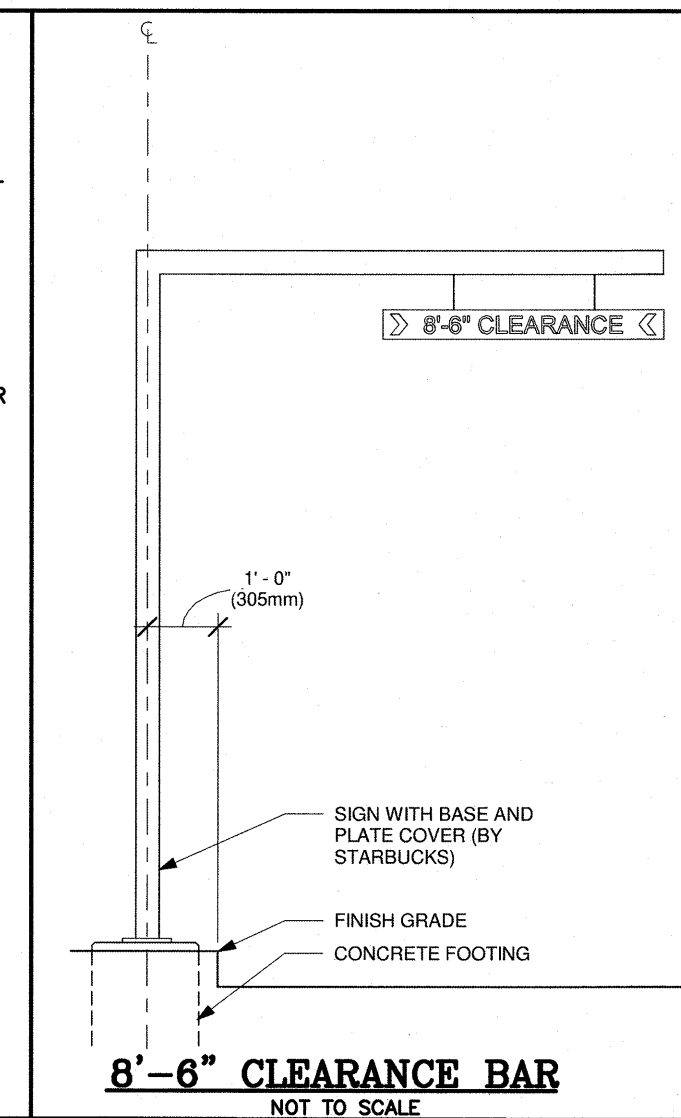
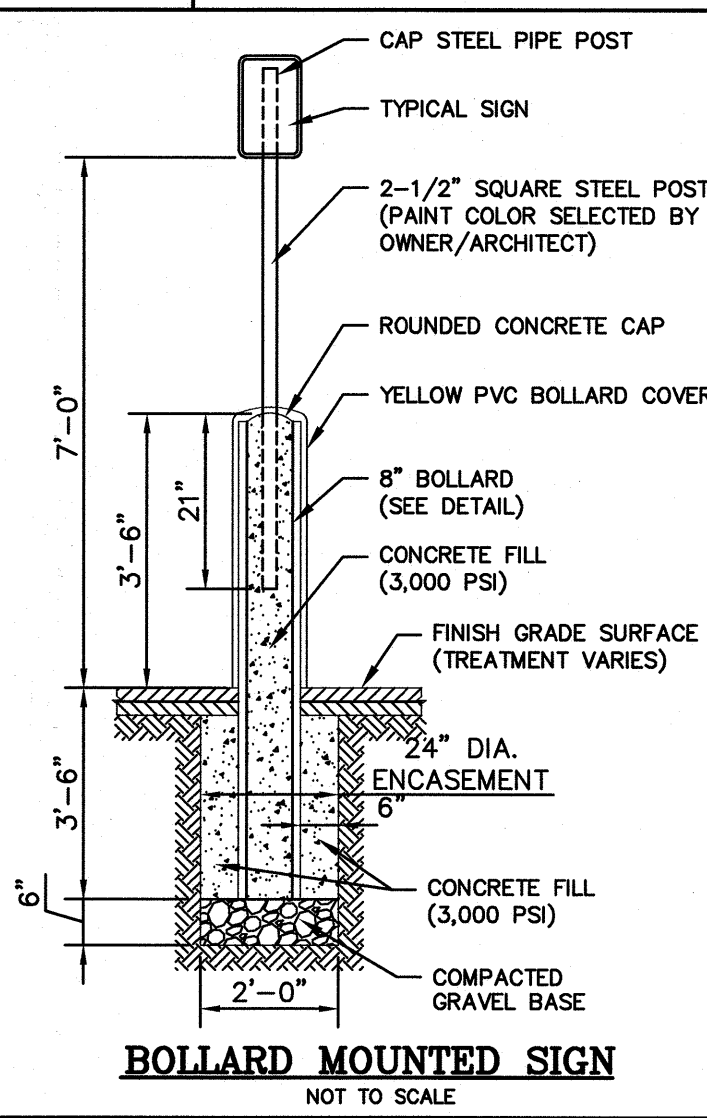
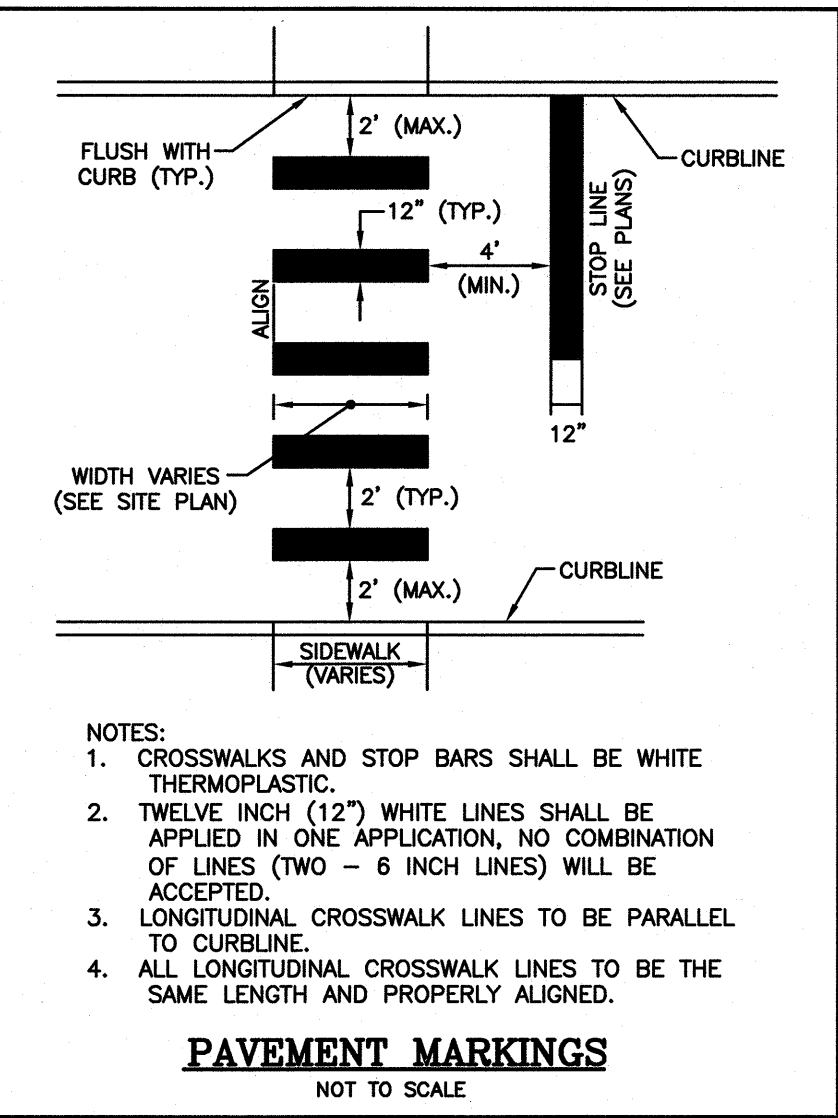
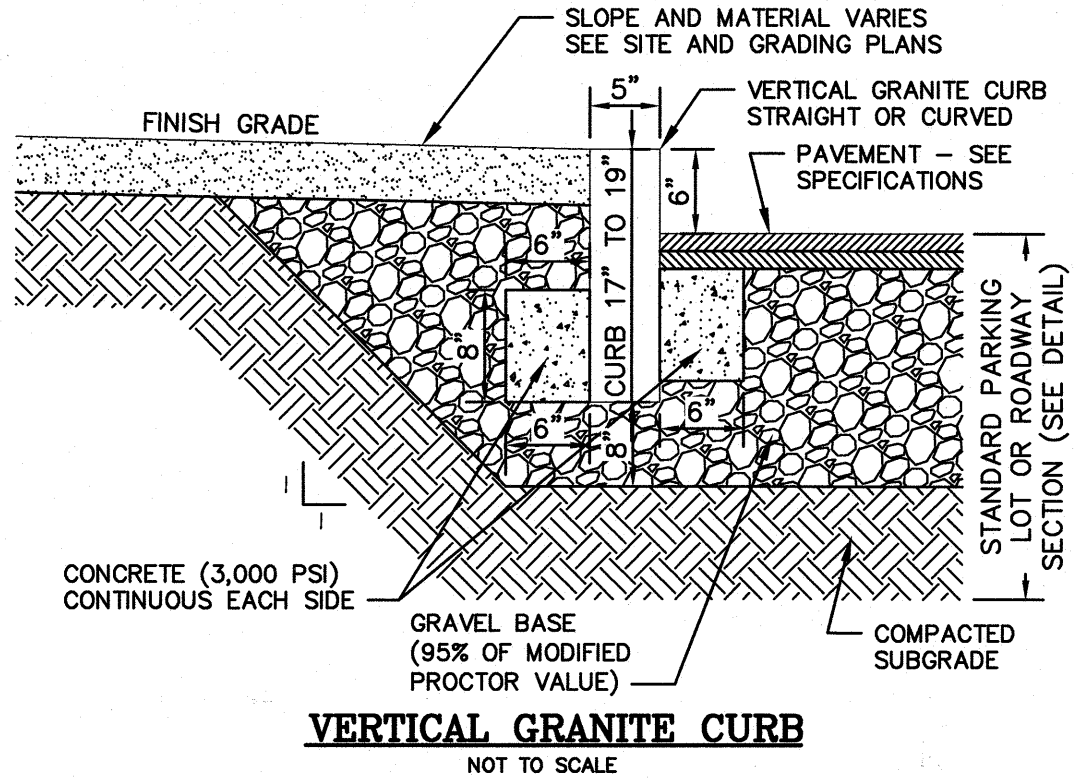
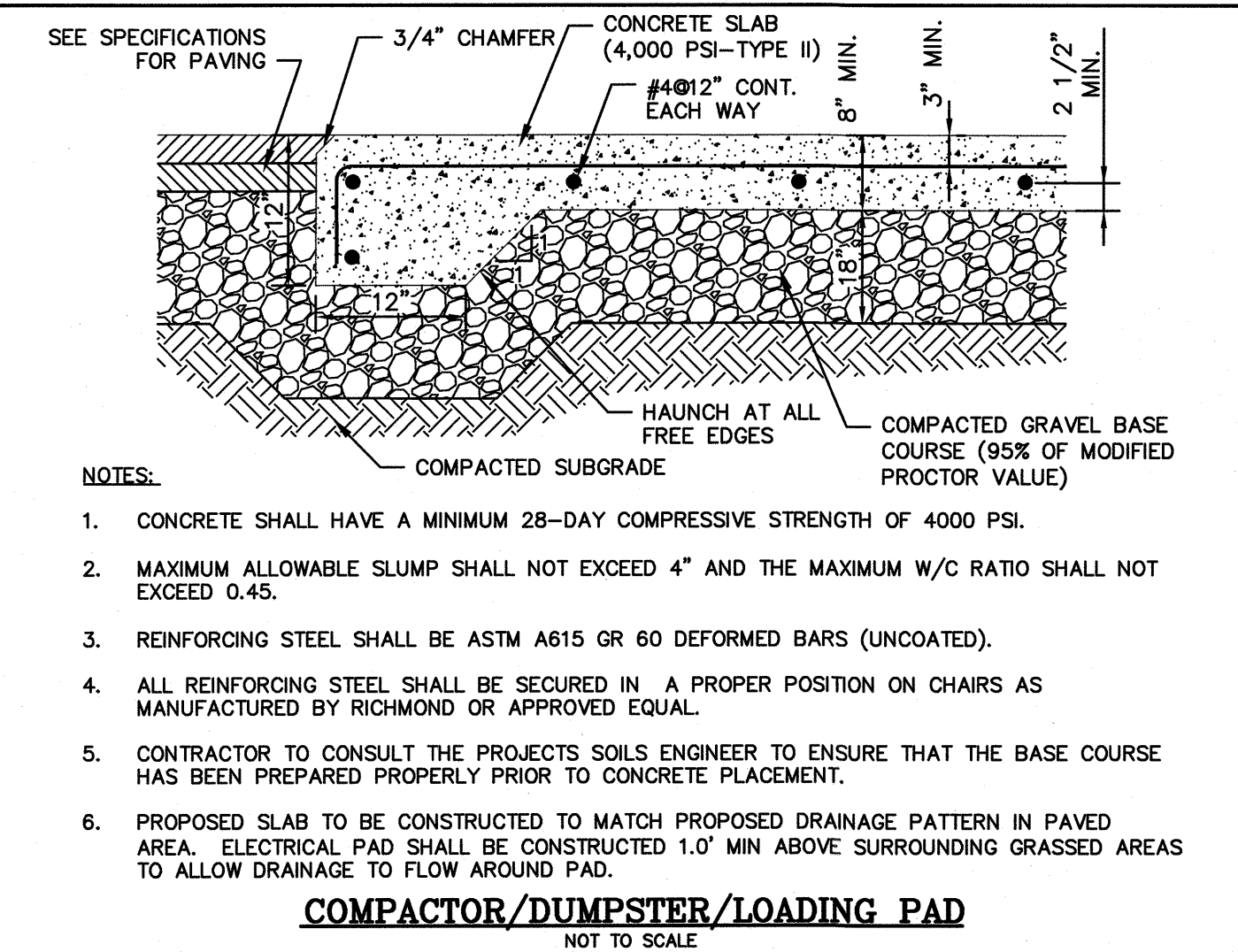
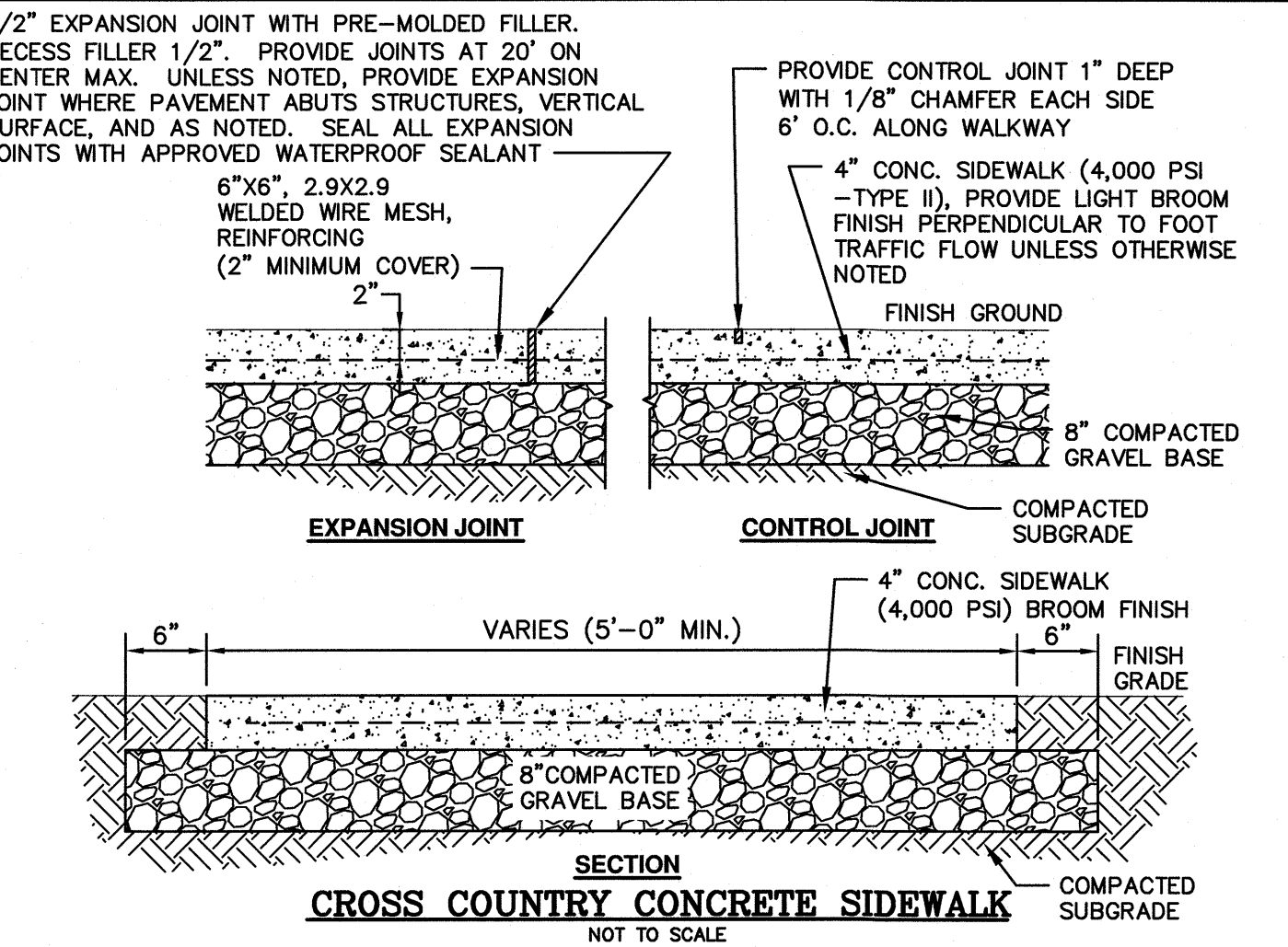
The Olympia Bike Rack was designed to allow for a multitude of locking point and configuration options to meet your individual needs. Please note that for optimal performance, Forms+Surfaces recommends a 36" center-to-center placement. See diagrams below and the separate installation instructions document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



T 800.451.0410 | www.forms-surfaces.com

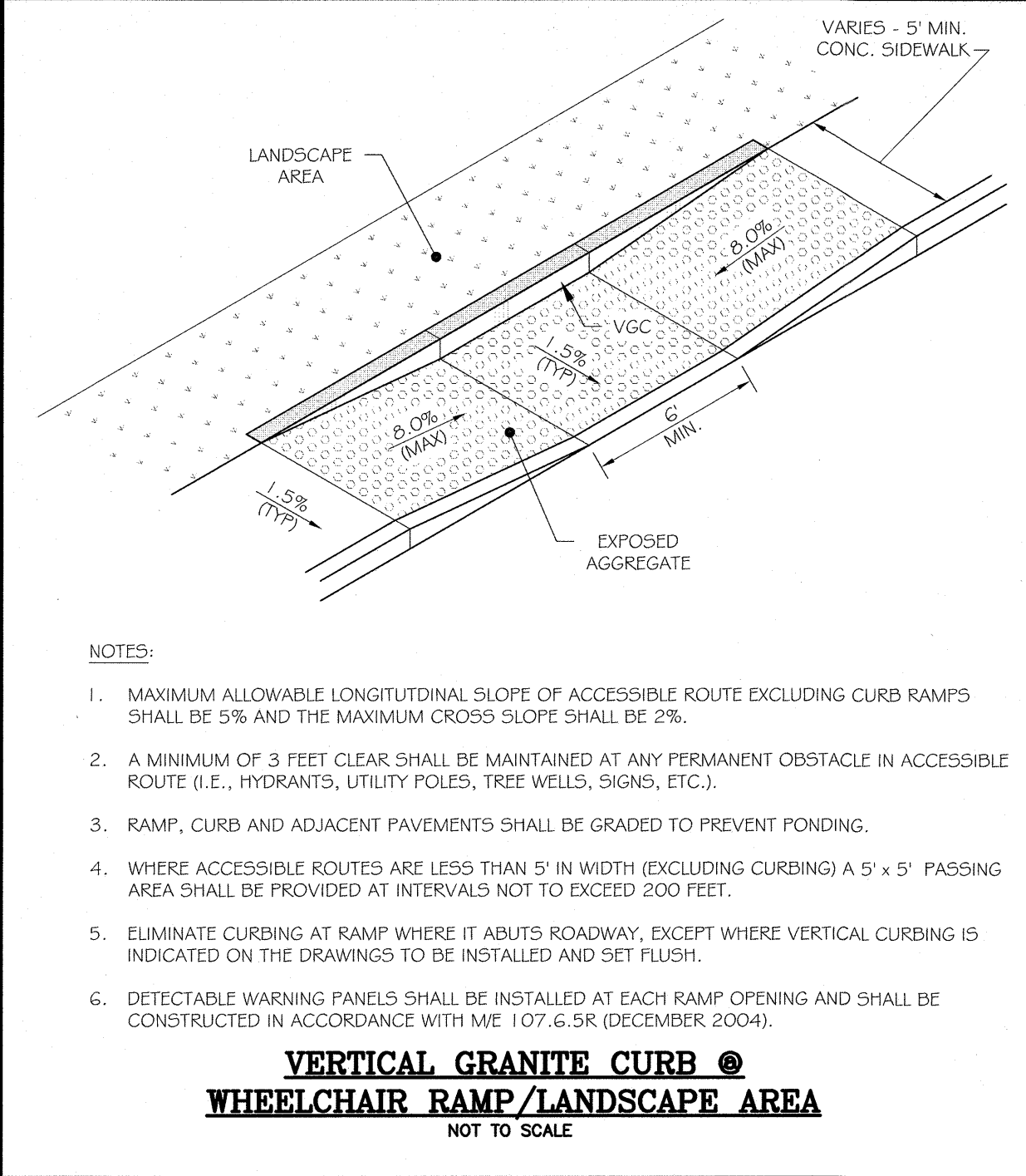
FORMS+SURFACES™

BIKE RACK DETAILS



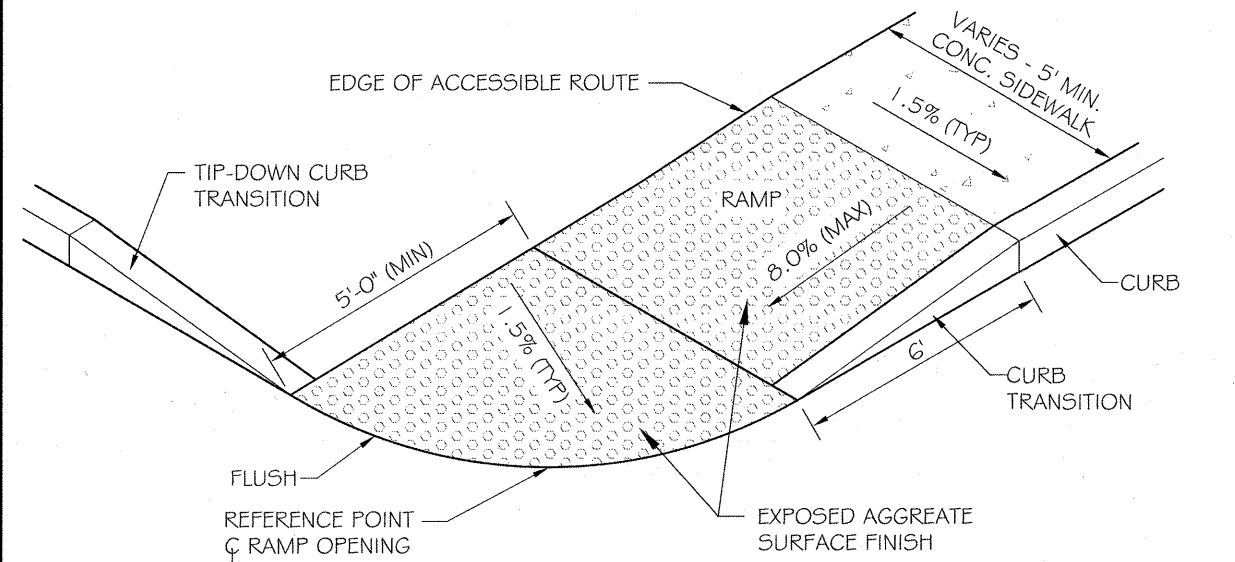
CONSTRUCTION DETAILS			
AMENDED SITE DEVELOPMENT PLANS TUSCAN NORTH VILLAGE RETAIL DEVELOPMENT PORTION OF SALEM PROPERTY MAP 98 – LOT 12502 55–57 CENTRAL STREET, SALEM, NH			
PREPARED FOR: DEMOULAS SUPER MARKETS, INC. 875 EAST STREET, TEWKSBURY, MA 01876			
<div><div>GPI</div><div>Engineering Design Planning Construction Management</div></div> <div>603.893.0720 GPINET.COM</div>		Greenman-Pedersen, Inc. 44 Stiles Road Suite One Salem, NH 03079	
SCALE: N.T.S.		DATE: FEBRUARY 14, 2020	
<div><div><div>SEAL</div><div>STATE OF NEW HAMPSHIRE DAVID R. JORDAN No. 7778 REGISTERED PROFESSIONAL ENGINEER</div><div>3/24/20</div></div></div>		<div>OWNER OF RECORD DEMOULAS SUPER MARKETS, INC. 875 EAST STREET TEWKSBURY, MA 01876 BOOK 5763 PAGE 67</div>	<div>SALEM PLANNING BOARD APPROVAL</div>
ZONE: COMMERCIAL – INDUSTRIAL 'C'			
DESIGNED BY:	DRAWN/CHECKED	DWG. NAME	PROJECT No.
DRJ	CCC/DRJ	2019165DET	2019165
SHEET No.			9 OF 13

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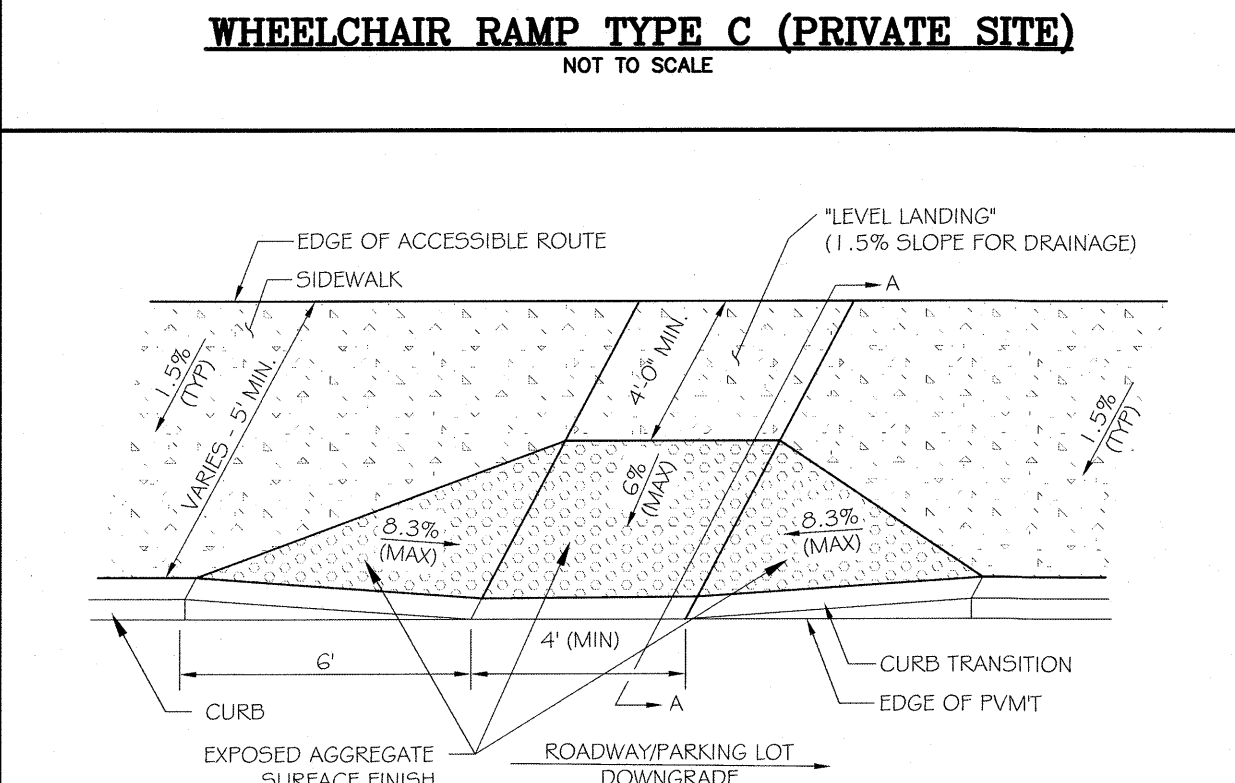
NOTES:

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



NOTES:

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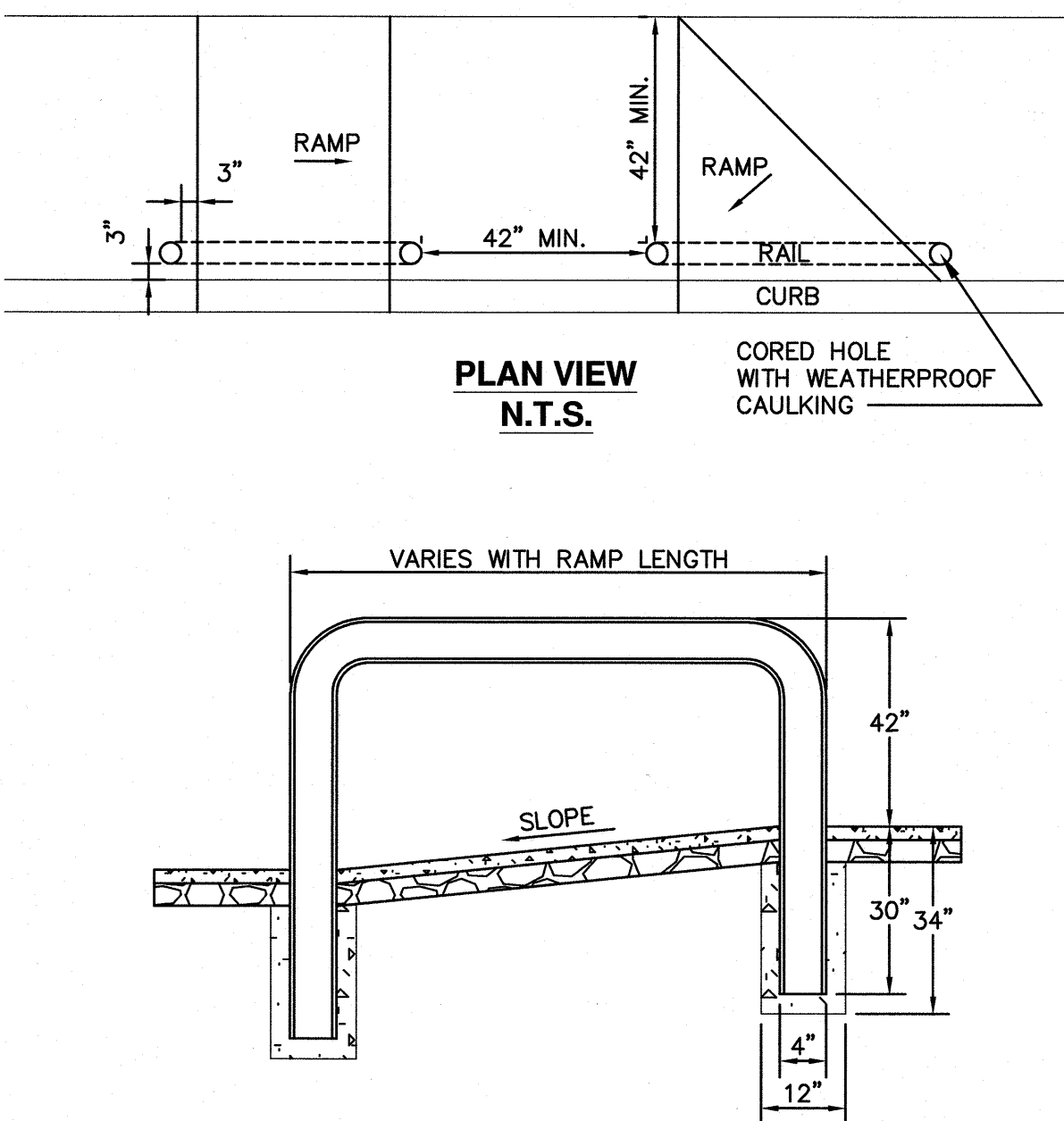
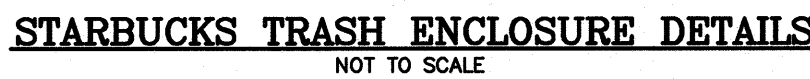
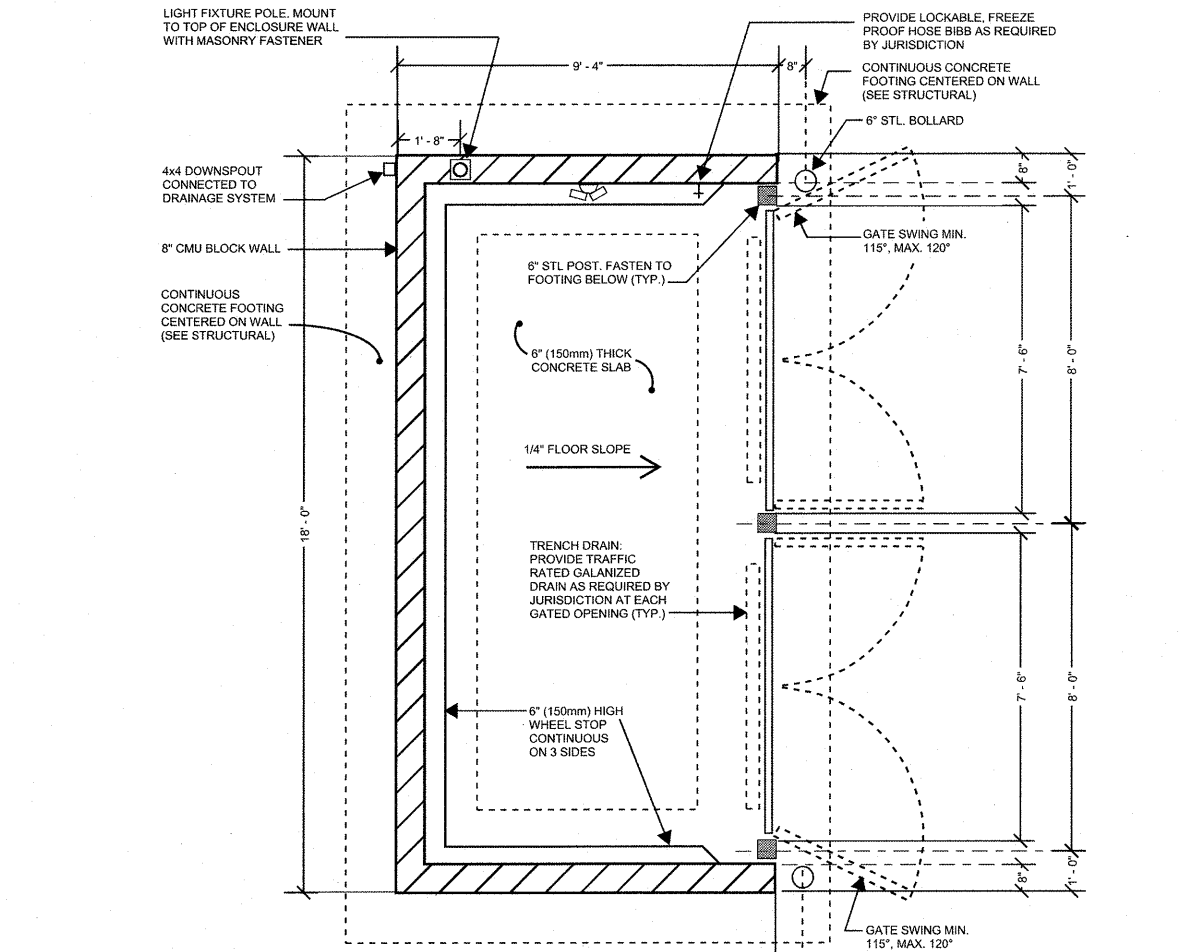
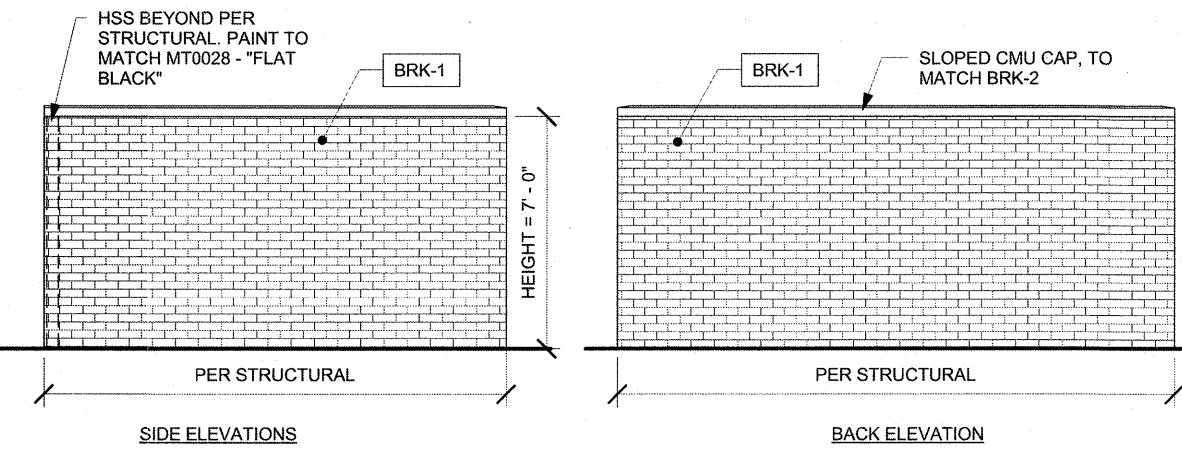
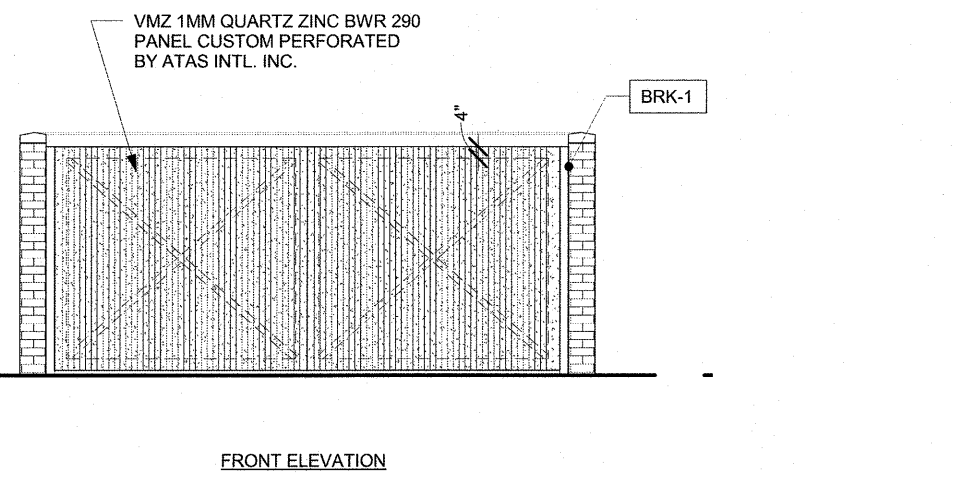
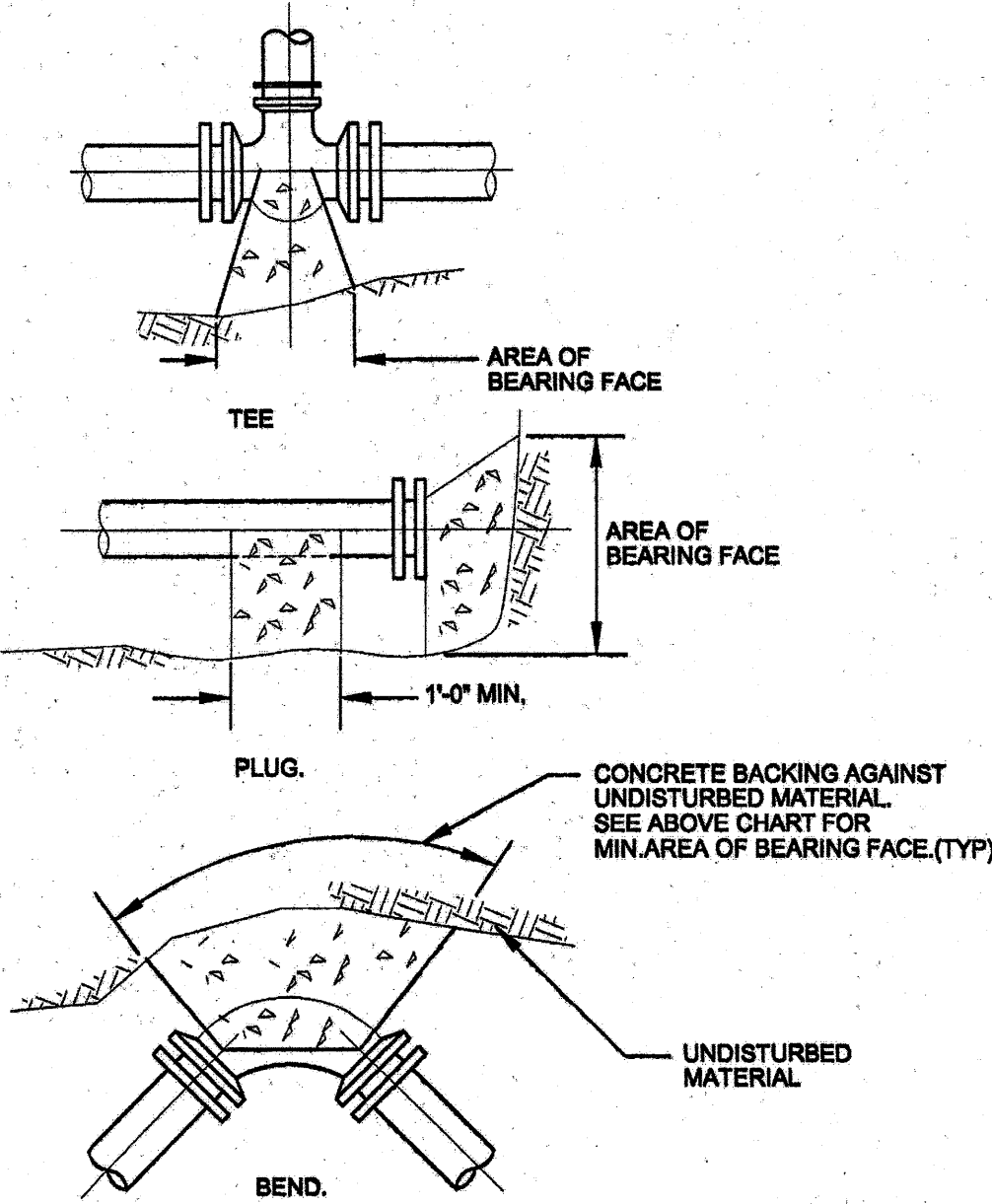


NOTES:

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

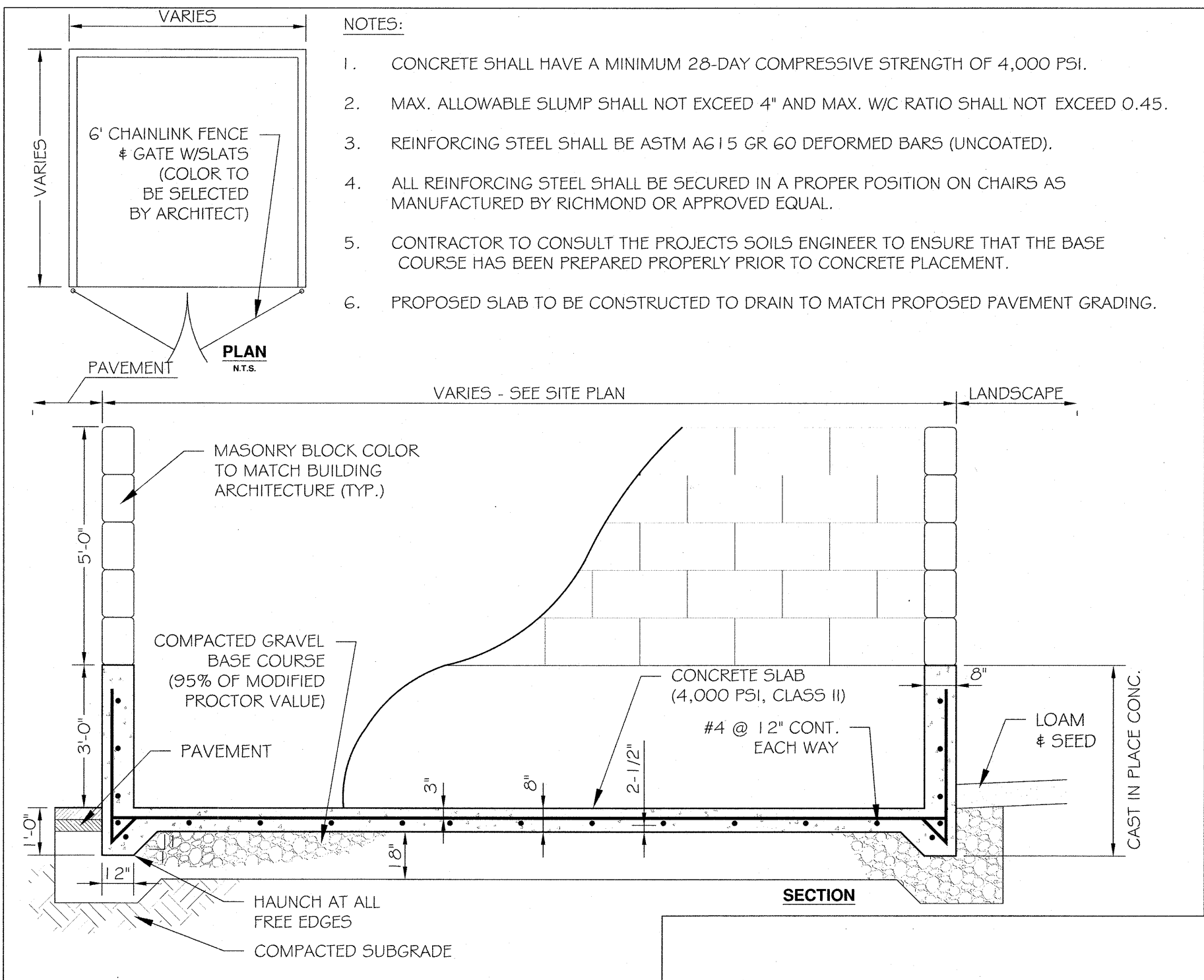


AREA OF BEARING FACE OF CONCRETE THRUST BLOCKS IN SQUARE FEET BASED ON 450 P.S.I. & TONS.F. ALLOWABLE SOIL BEARING CAPACITY				
PIPE SIZE IN.	1/4 BEND	1/8 BEND	PLUG & TEE	
6	1	1	1	1
8	1	1	1	1
10	1	1	1	1
12	1	1	1	1
14	1	1	1	1
16	1	1	1	1



NOTE:

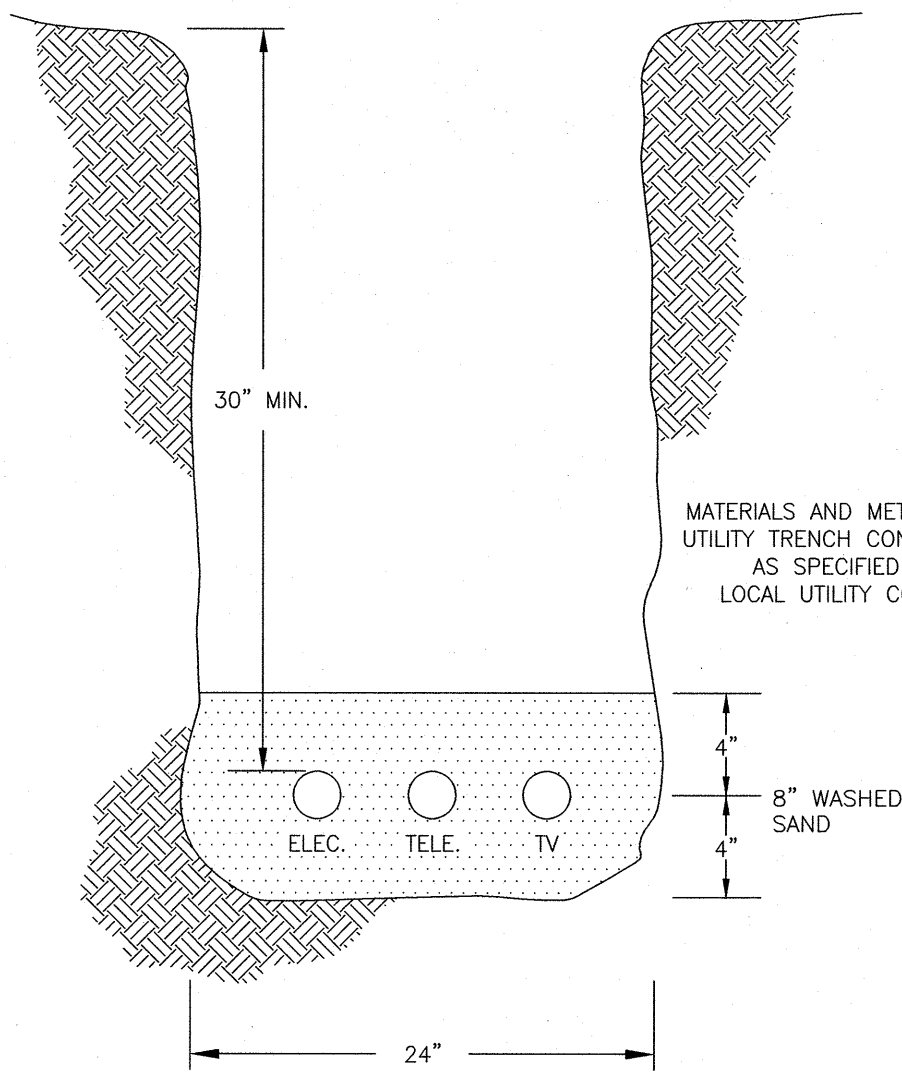
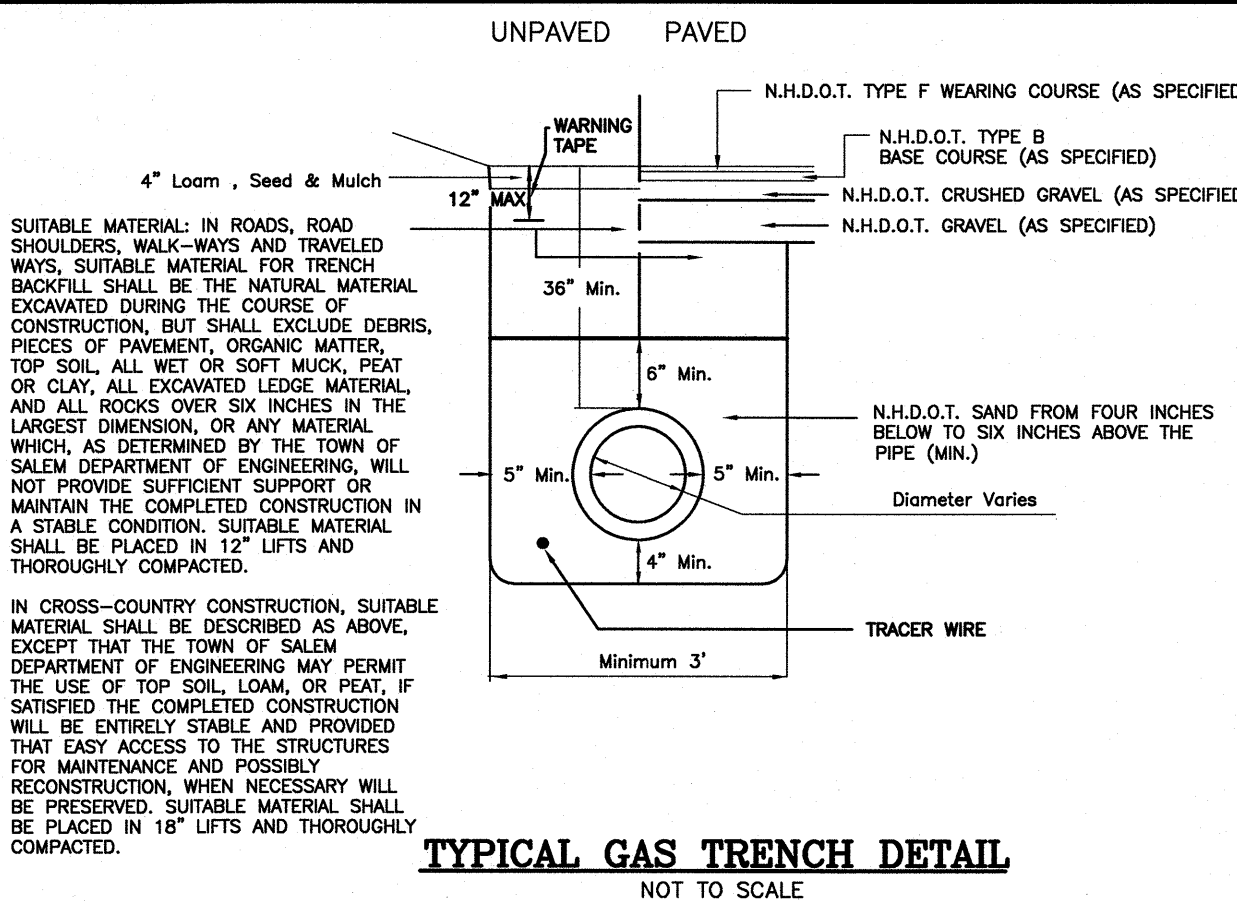
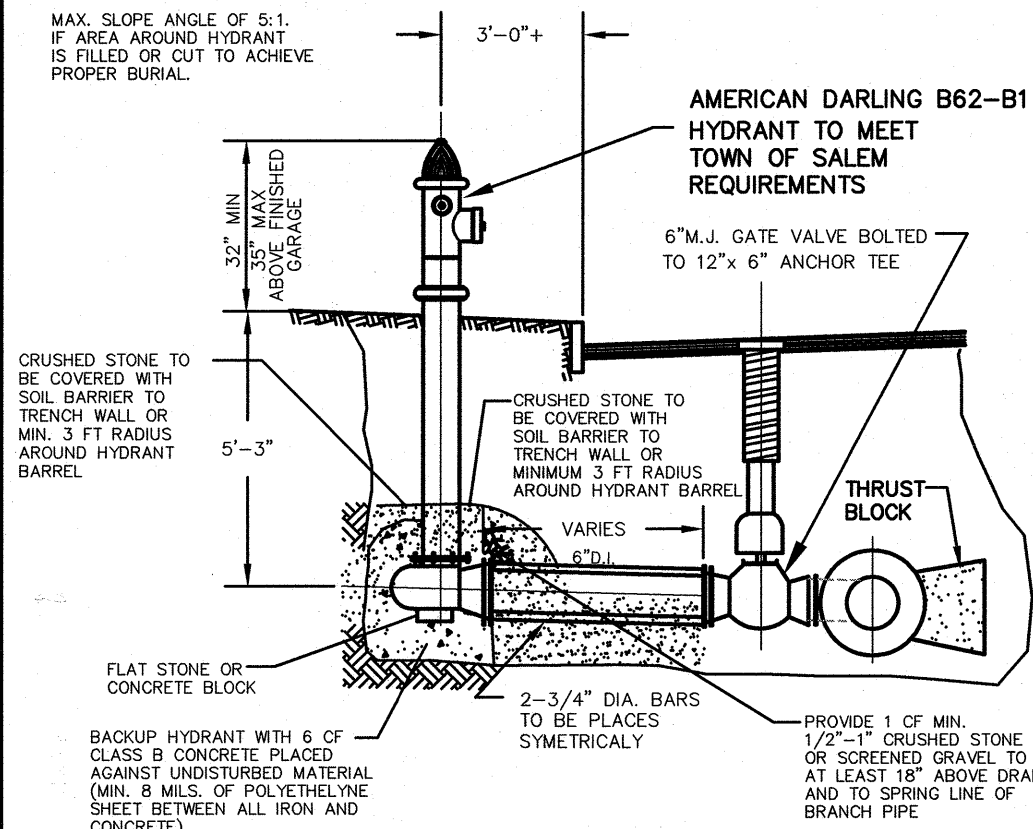
1. TUBE RAIL SHALL BE EMBEDDED A MINIMUM OF 30".
2. EMBED TUBE RAIL INTO 18"x18"x24" DEEP CONCRETE FOOTING CAST BELOW AND INTEGRAL WITH CONCRETE SIDEWALK (TYP.)
3. TUBE RAIL SHALL BE PAINTED GREEN (TENANT SPEC.)



NOTES:

1. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
2. MAX. ALLOWABLE SLUMP SHALL NOT EXCEED 4" AND MAX. W/C RATIO SHALL NOT EXCEED 0.45.
3. REINFORCING STEEL SHALL BE ASTM A615 GR 60 DEFORMED BARS (UNCOATED).
4. ALL REINFORCING STEEL SHALL BE SECURED IN A PROPER POSITION ON CHAIRS AS MANUFACTURED BY RICHMOND OR APPROVED EQUAL.
5. CONTRACTOR TO CONSULT THE PROJECT'S SOILS ENGINEER TO ENSURE THAT THE BASE COURSE HAS BEEN PREPARED PROPERLY PRIOR TO CONCRETE PLACEMENT.
6. PROPOSED SLAB TO BE CONSTRUCTED TO DRAIN TO MATCH PROPOSED PAVEMENT GRADING.

MAX. SLOPE ANGLE OF 5:1. IF AREA AROUND HYDRANT IS FILLED OR CUT TO ACHIEVE PROPER BURIAL.



1	MISC. REVISIONS	DRJ	3/23/20
NO.	DESCRIPTION	BY	DATE
	REVISIONS		

CONSTRUCTION DETAILS

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

PREPARED FOR:

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

GPI

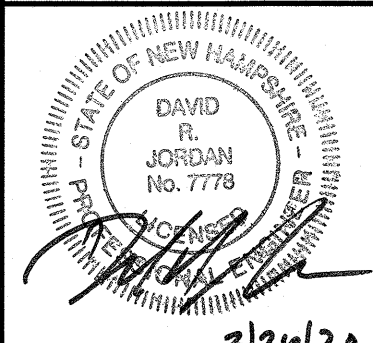
Engineering
Design
Planning
Construction Management

603.893.0720

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

SCALE: N.T.S.

DATE: FEBRUARY 14, 2020



OWNER OF RECORD

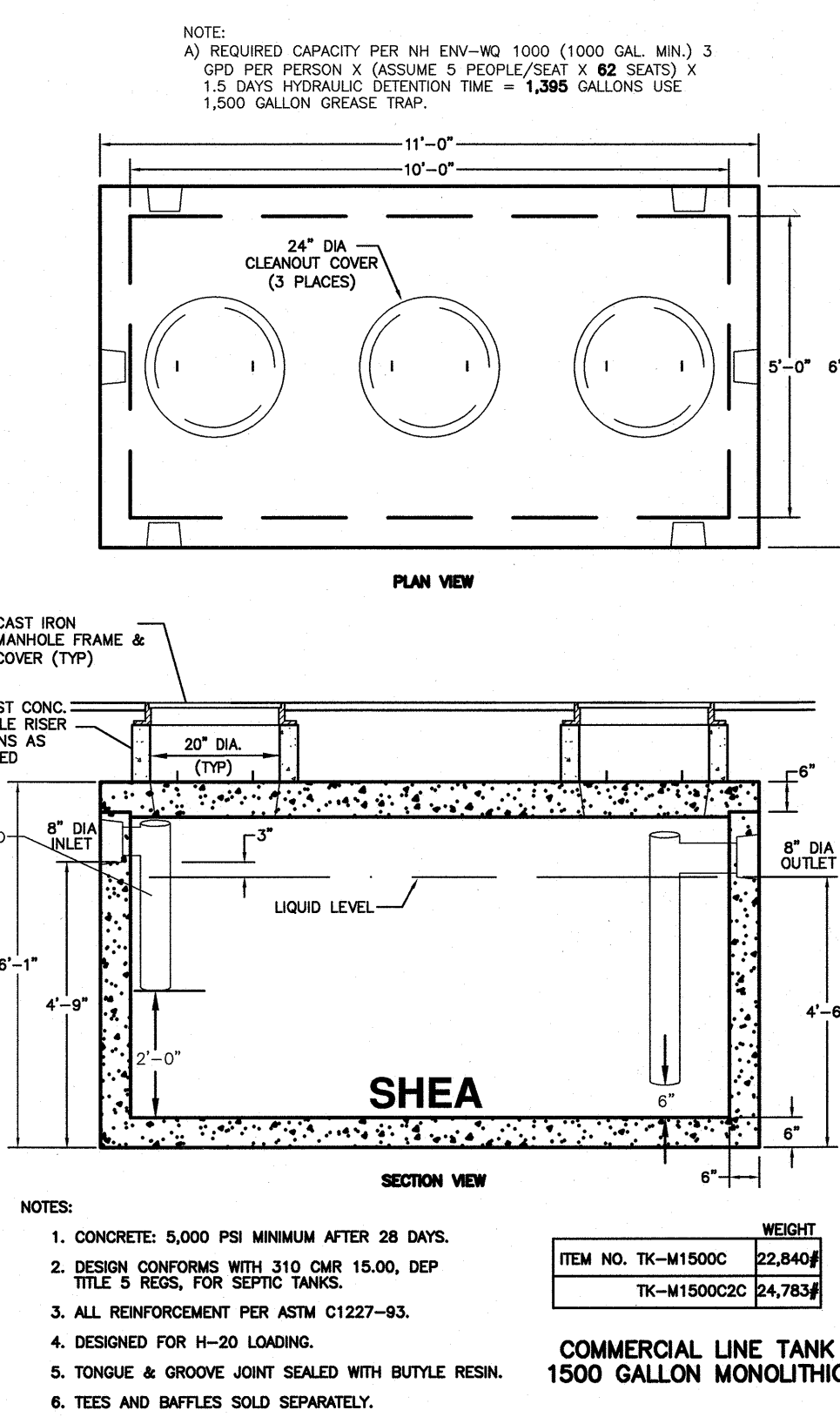
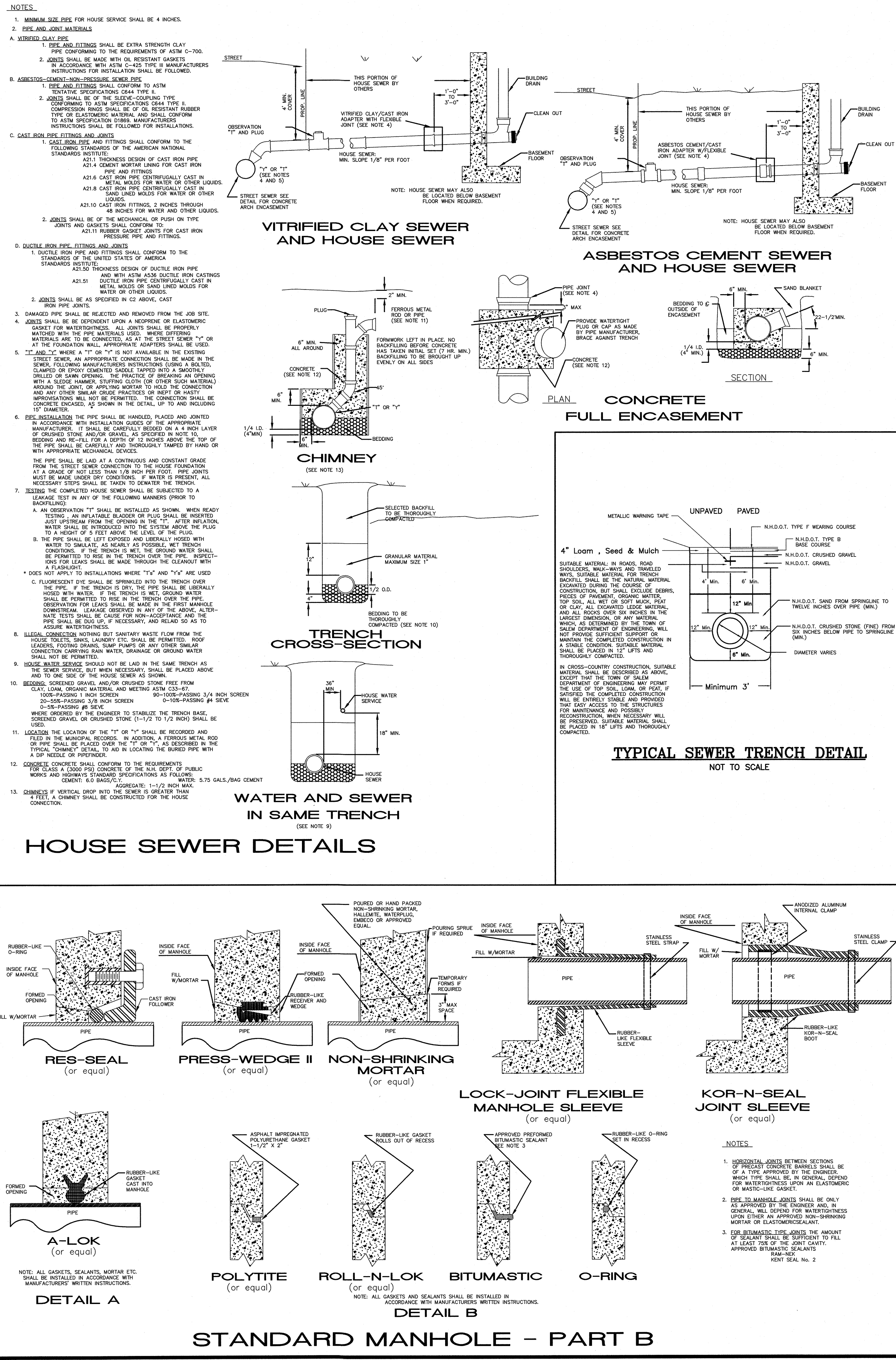
DEMOULAS
SUPER MARKETS, INC.
875 EAST STREET
TEWKSBURY, MA 01876
BOOK 5763 PAGE 67

SALEM PLANNING BOARD

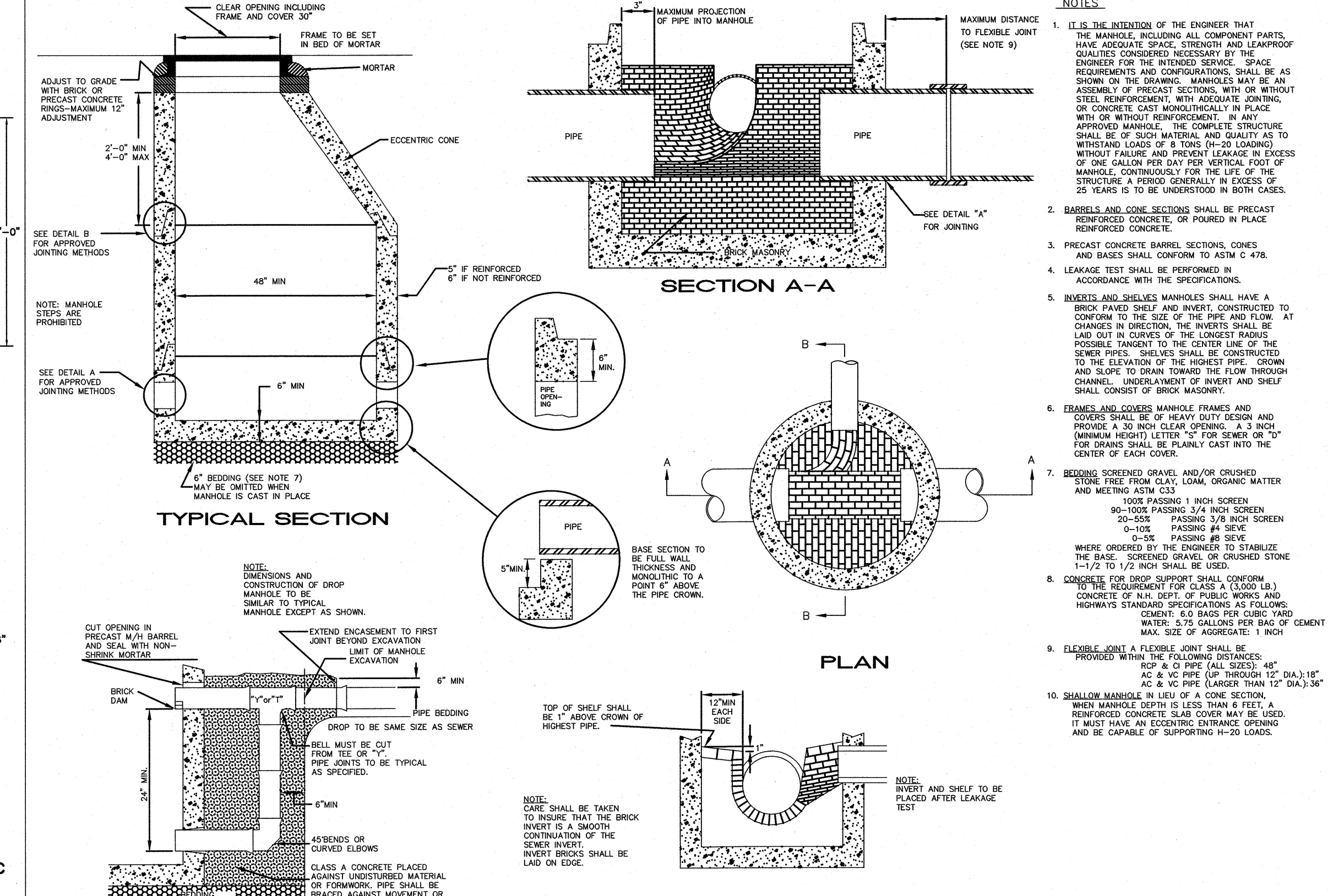
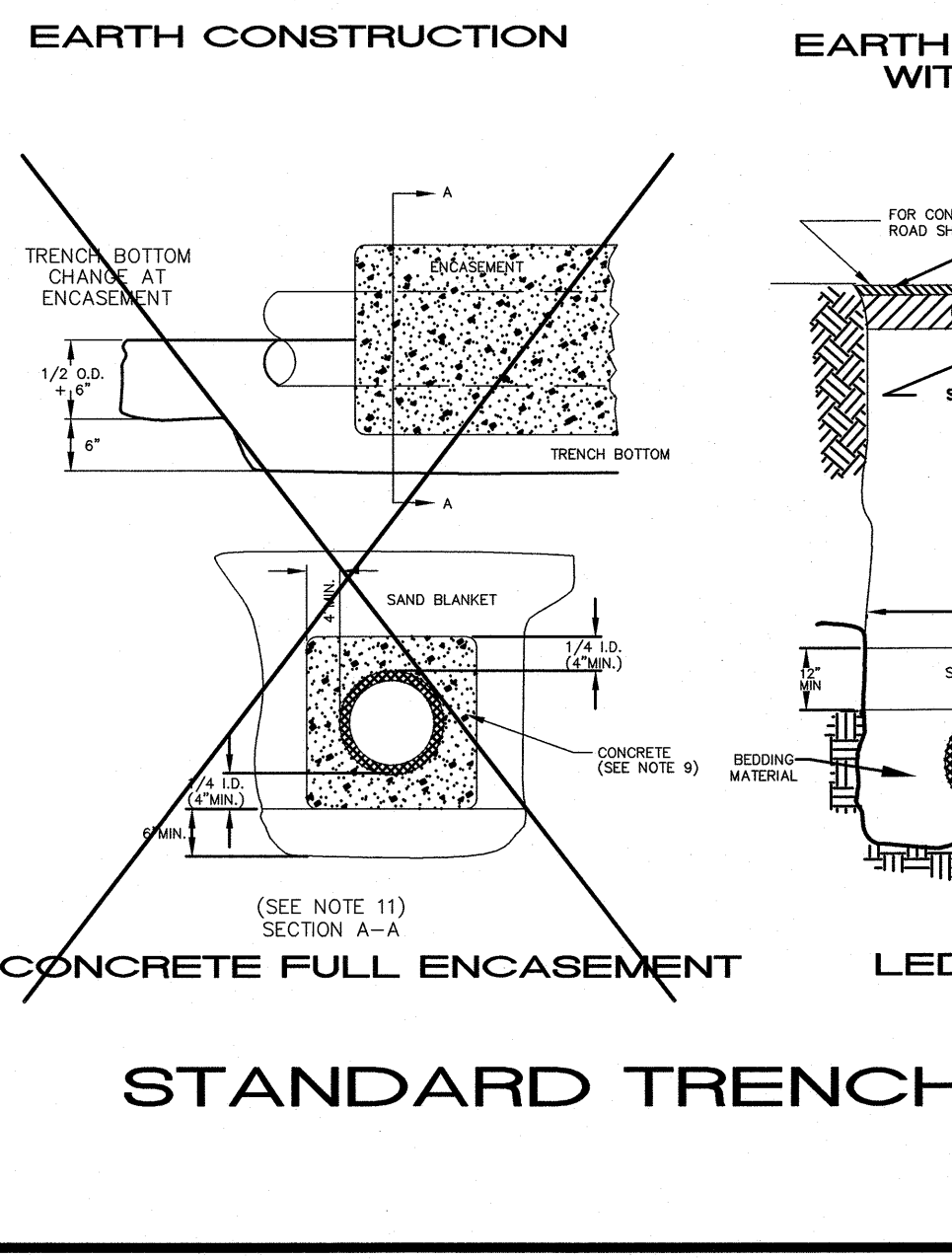
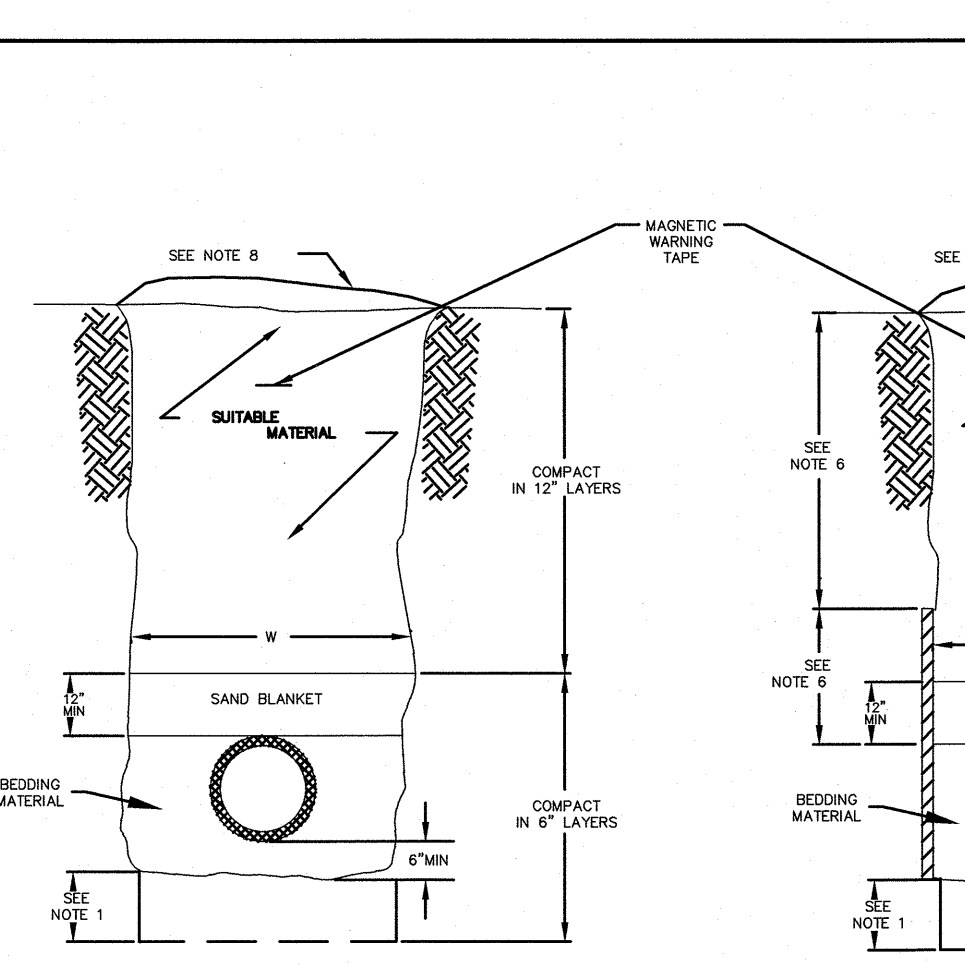
APPROVAL

ZONE: COMMERCIAL - INDUSTRIAL 'C'

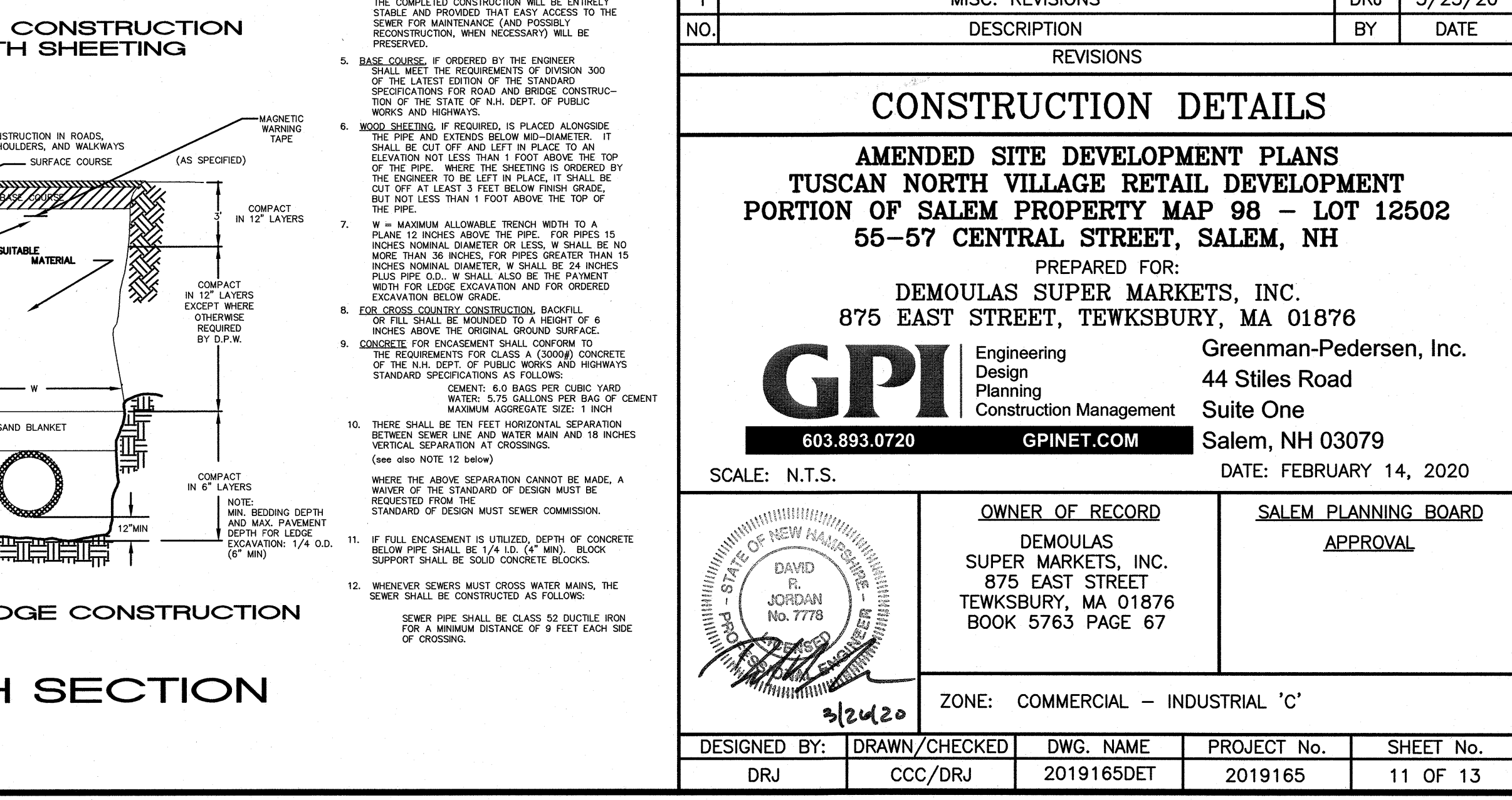
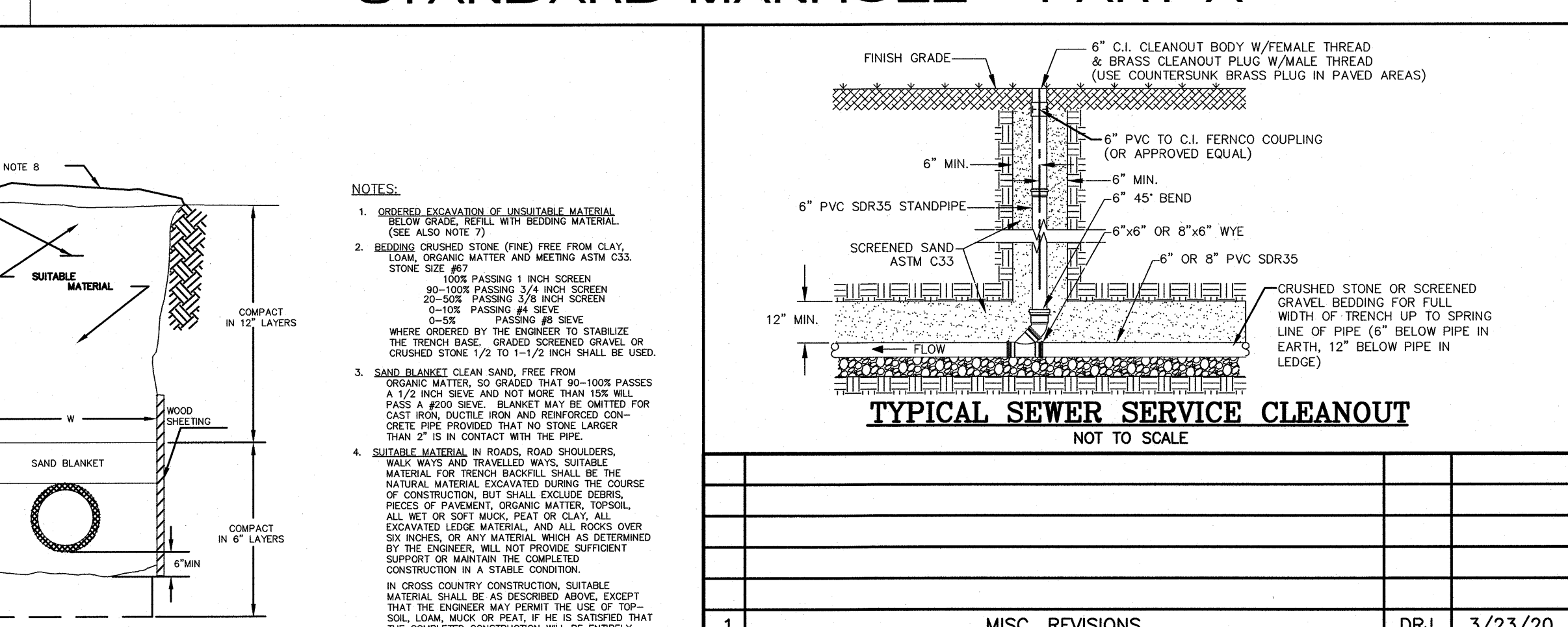
DESIGNED BY:	DRAWN/CHECKED	DWG. NAME	PROJECT No.	SHEET No.
DRJ	CCC/DRJ	2019165DET	2019165	10 OF 13

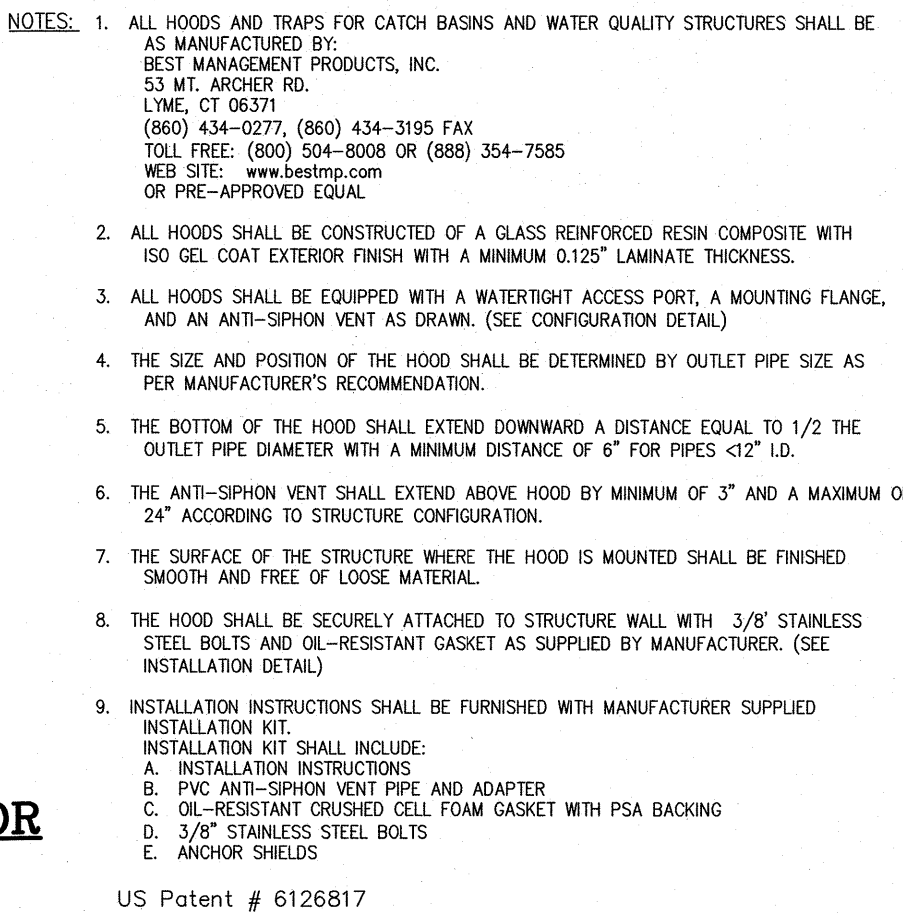


1.500 GALLON GREASE TRAP DETAIL (H-20 LOADING)
NOT TO SCALE

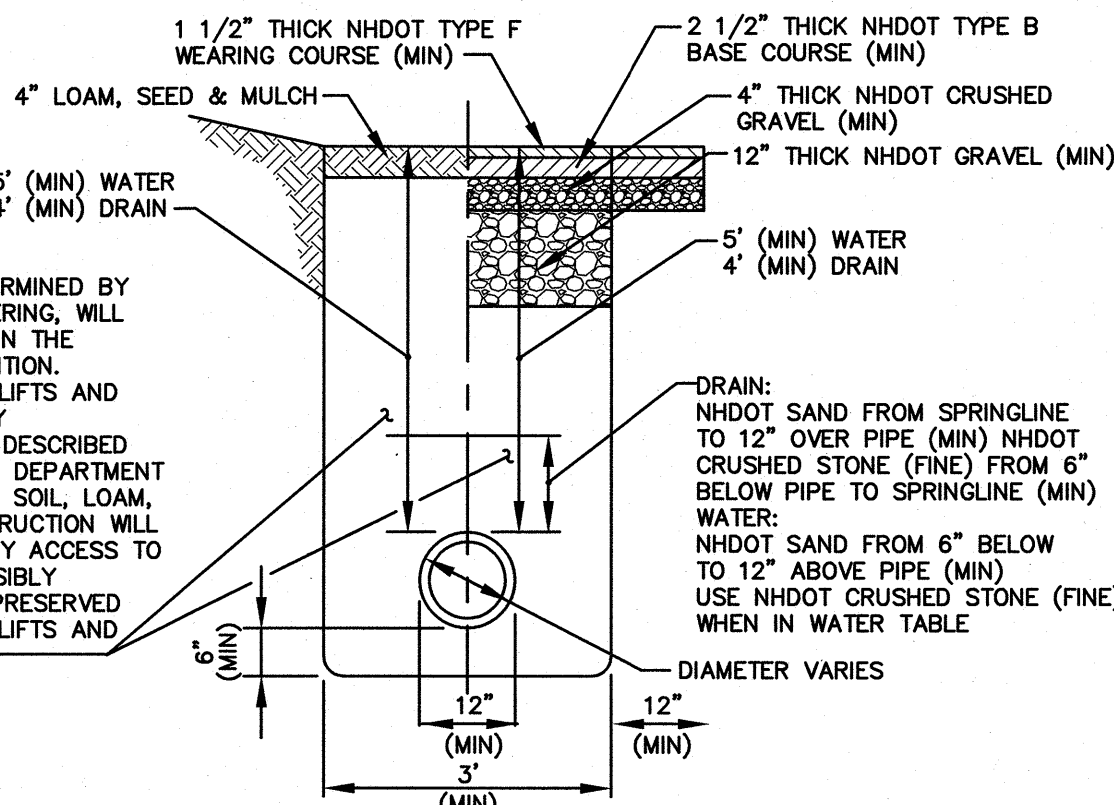


STANDARD MANHOLE - PART A

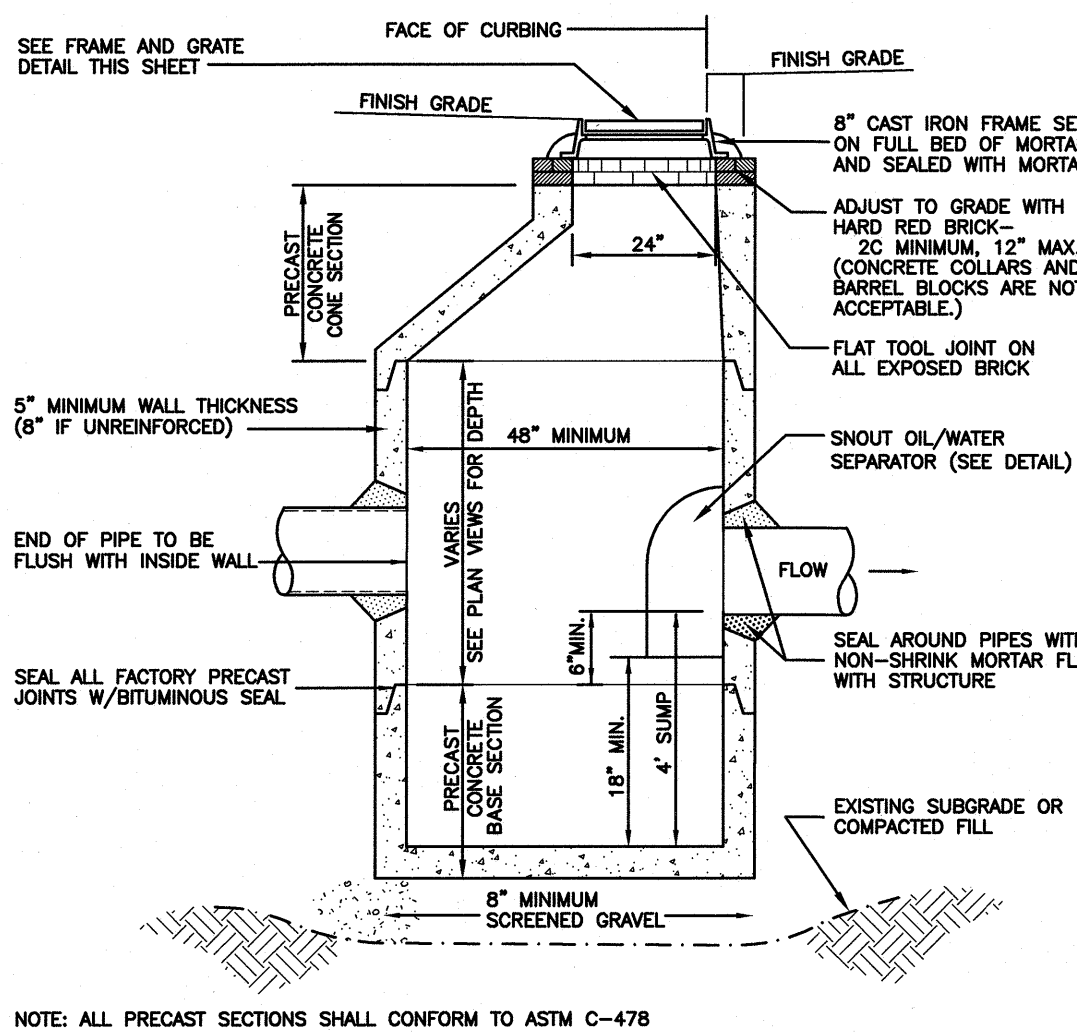
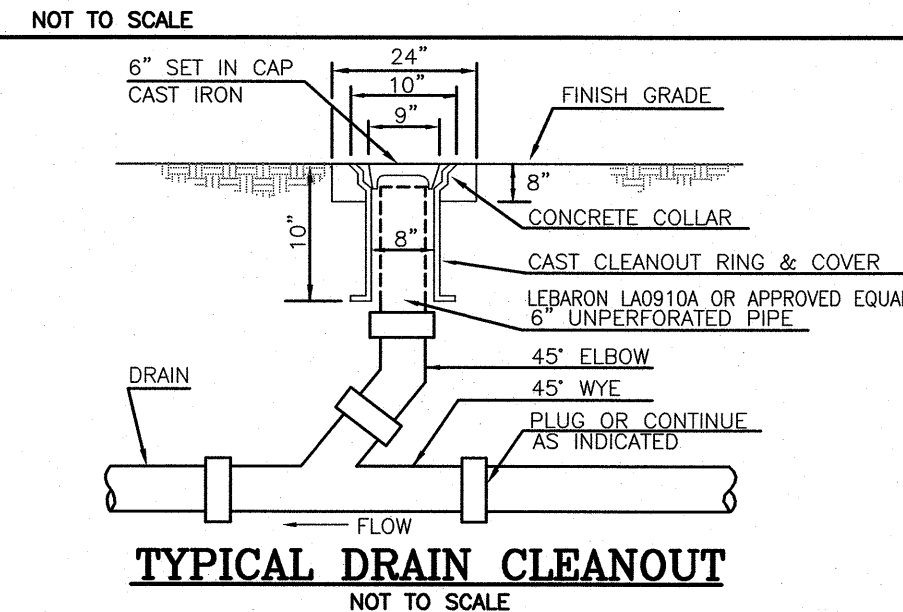




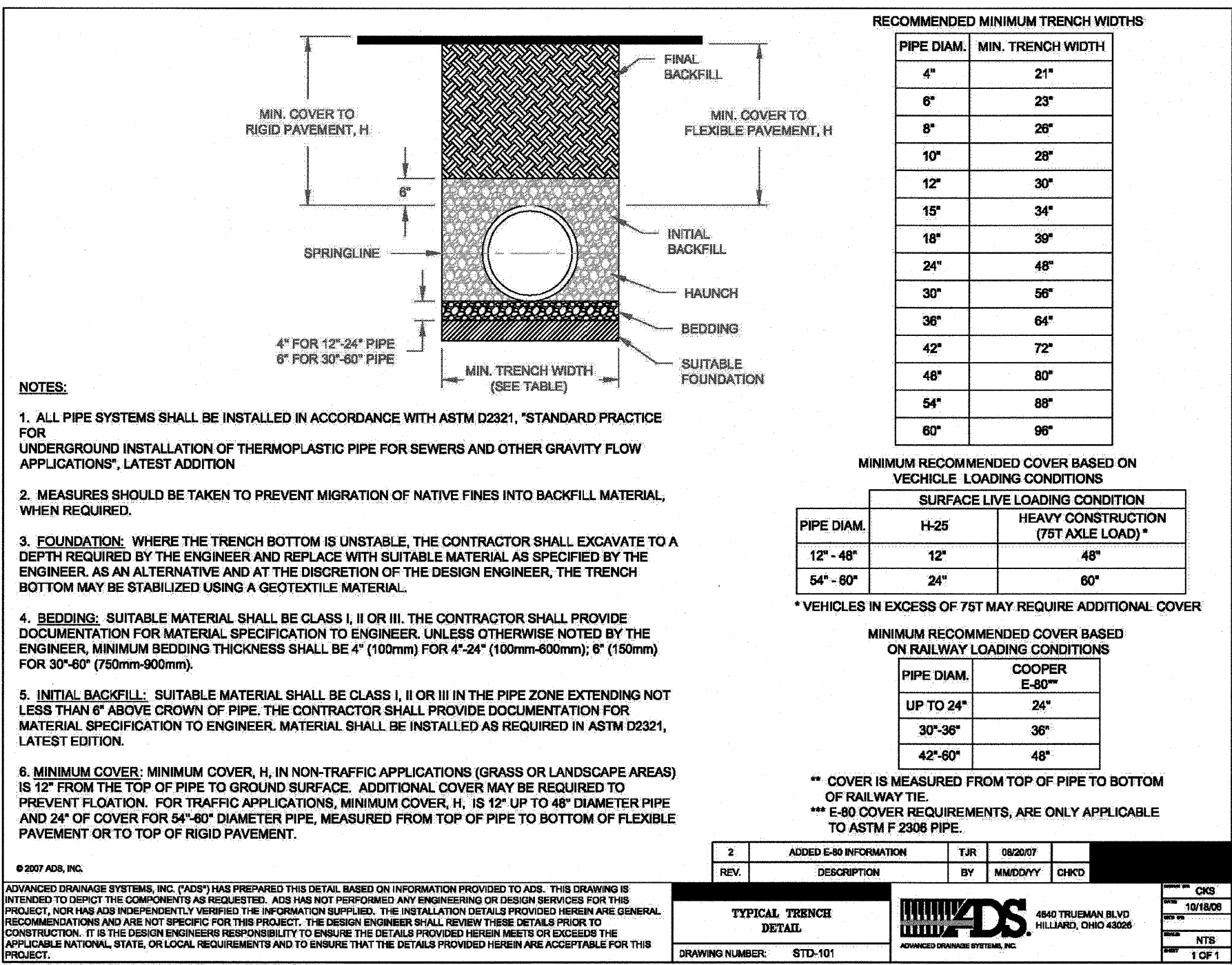
SUITABLE MATERIAL: IN ROADS, ROAD SHOULDERS, WALKWAYS AND TRAVELED WAY, SUITABLE MATERIAL FOR FRENCH BACKS. 4" LOAM, THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAYMENT OR OTHER TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER 6" IN THE LARGEST DIMENSION. AS DETERMINED BY THE TOWN OF SALEM DEPARTMENT OF ENGINEERING, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION. SUCH MATERIAL BE PLACED IN 18" LIFTS AND THOROUGHLY COMPACTED. IN CROSS COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE DESCRIBED AS ABOVE, EXCEPT THAT THE TOWN OF SALEM DEPARTMENT OF ENGINEERING MAY PERMIT USE OF TOP SOIL, LOAM OR PEAT PROVIDED IT IS COMPLIED CONSTRUCTION SHALL BE ENTIRELY STABLE AND PROVIDED THAT EASY ACCESS THE STRUCTURES FOR MAINTENANCE AND POSSIBLY RECONSTRUCTION, WHEN NECESSARY WILL BE PRESERVED. SUCH MATERIAL BE PLACED IN 18" LIFTS AND THOROUGHLY COMPACTED. 5' (MIN) W 4' (MIN) DR.



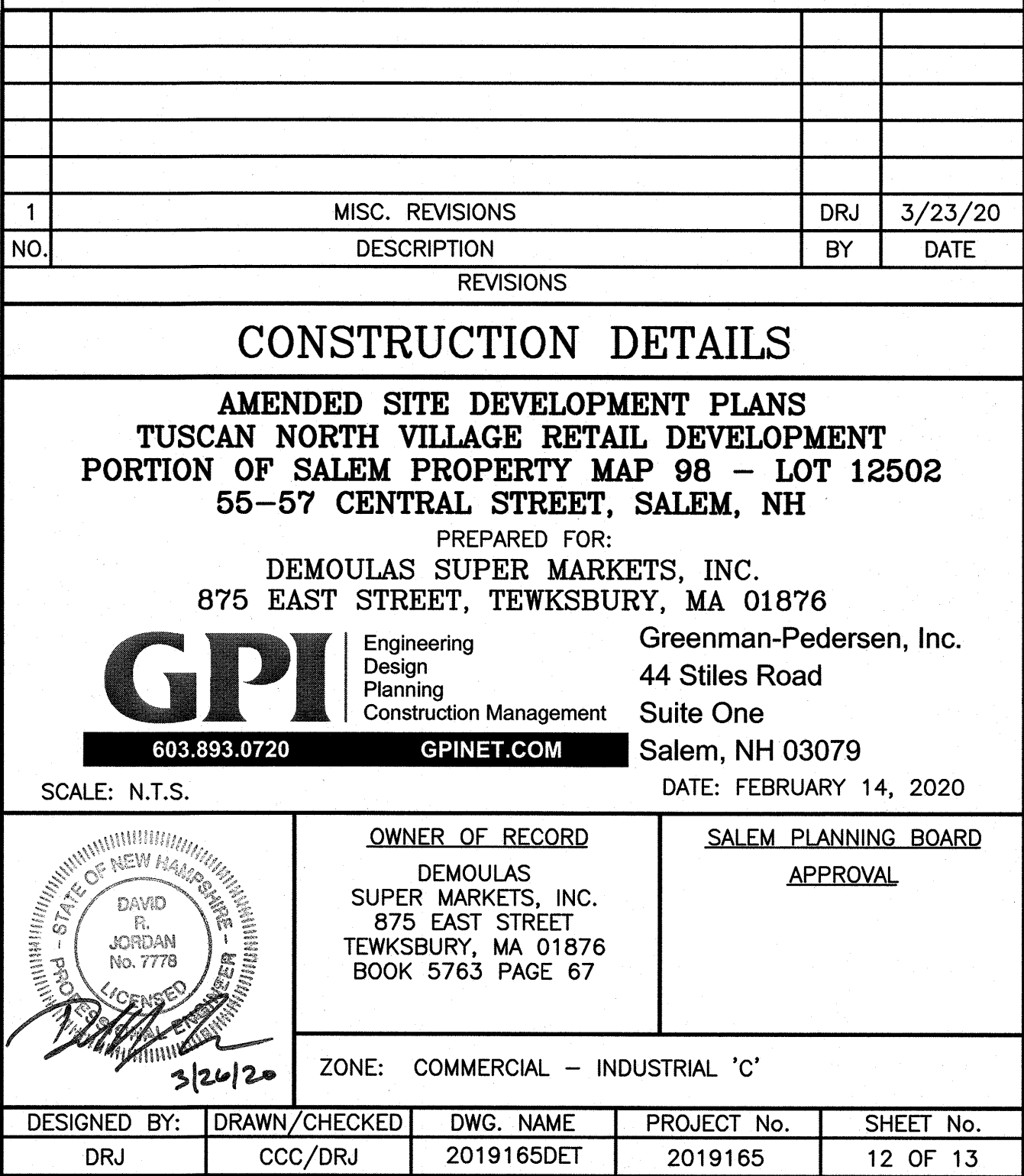
TYPICAL WATER AND DRAIN TRENCH



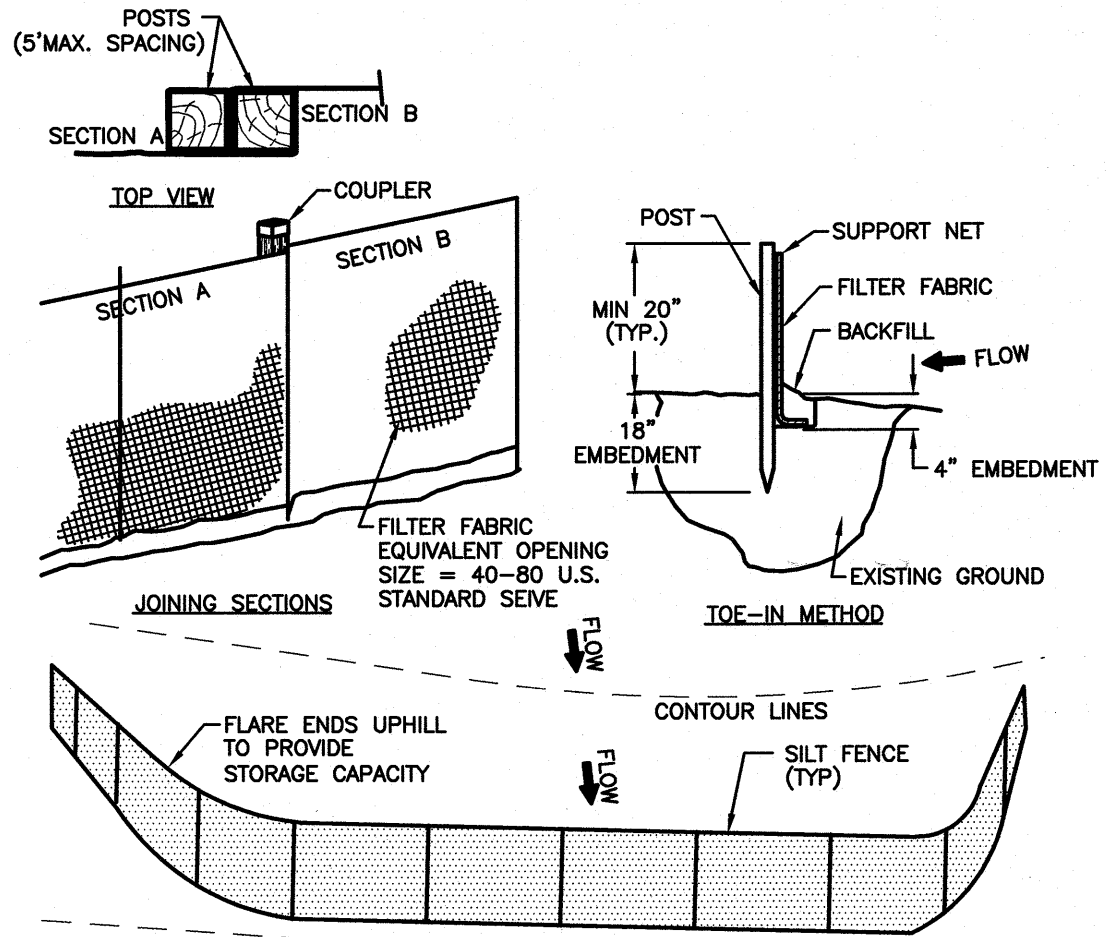
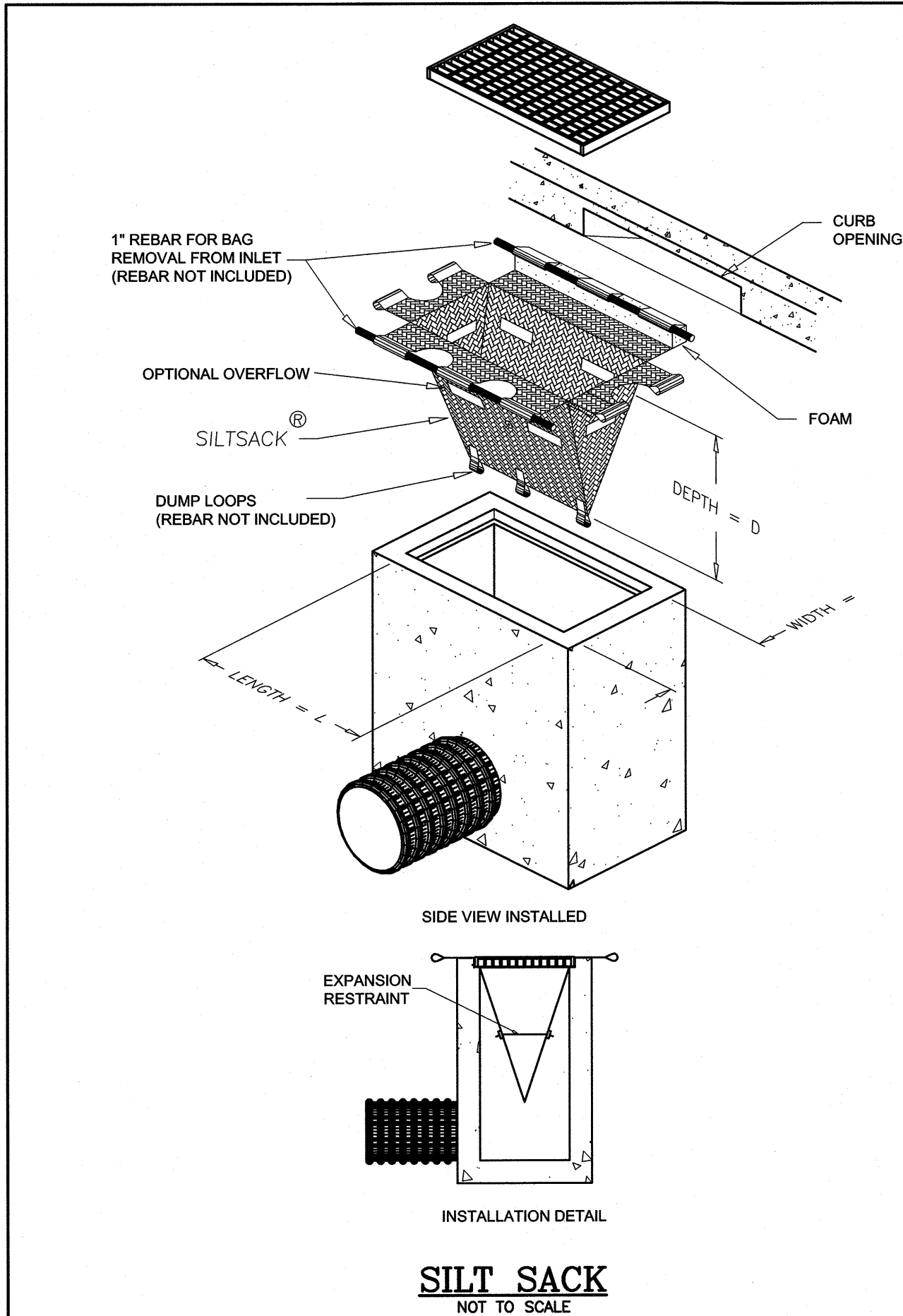
DEEP SUMP CATCH BASIN
ECCENTRIC CONE
(FOR USE IN CURBED AREAS)



HDPE PIPE TRENCH
NOT TO SCALE



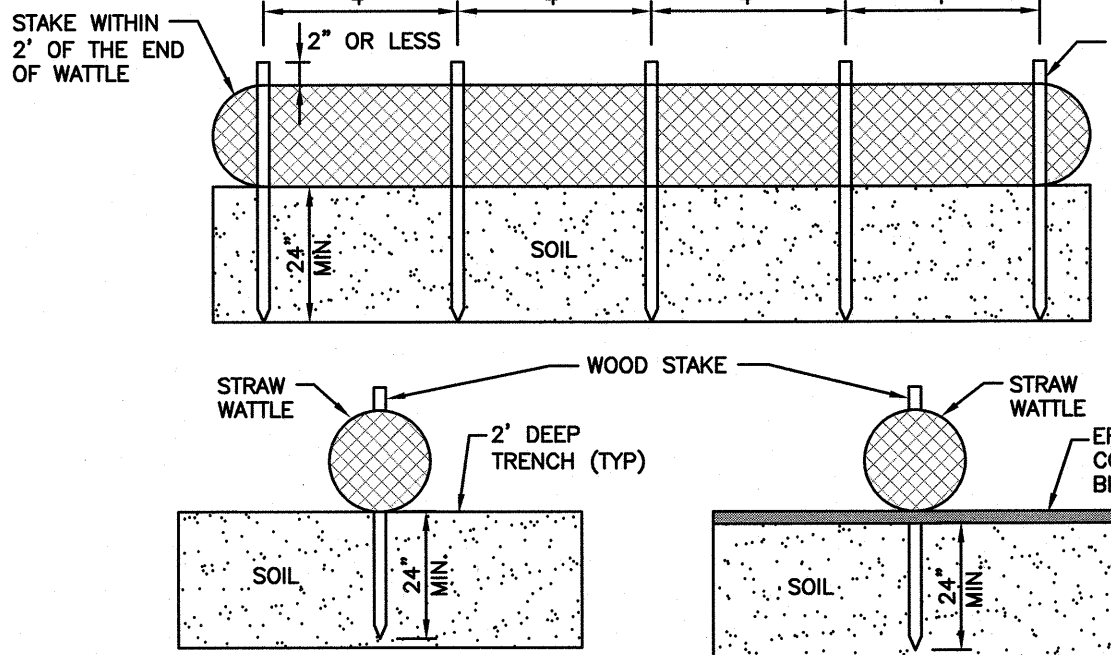
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- CRITERIA FOR SILT FENCES:**
- 1) SILT FENCE FILTER CLOTH: THE FABRIC FOR THE SILT FENCE SHALL MEET THE FOLLOWING SPECIFICATIONS:
- | FABRIC PROPERTIES: | MINIMUM VALUES | TEST METHOD |
|-----------------------------|----------------|--------------|
| GRAB TENSILE STRENGTH (lbs) | 90 | ASTM D1682 |
| ELONGATION AT FAILURE (%) | 50 | ASTM D1682 |
| MULLER BURST STRENGTH (PSI) | 190 | ASTM D3786 |
| 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 36 INCHES LONG. WOOD POSTS WILL BE OF SOUND QUALITY HARDWOOD WITH A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQUARE INCHES. STEEL POSTS WILL BE STANDARD T 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\"/>

SEDIMENT CONTROL FENCE

NOT TO SCALE



- NOTES:**
1. ENDS OF WATTLES SHALL BE TURNED SLIGHTLY UP.
2. RECOMMENDED STAKES ARE 1 1/8\"/>

STRAW WATTLE DETAIL

NOT TO SCALE

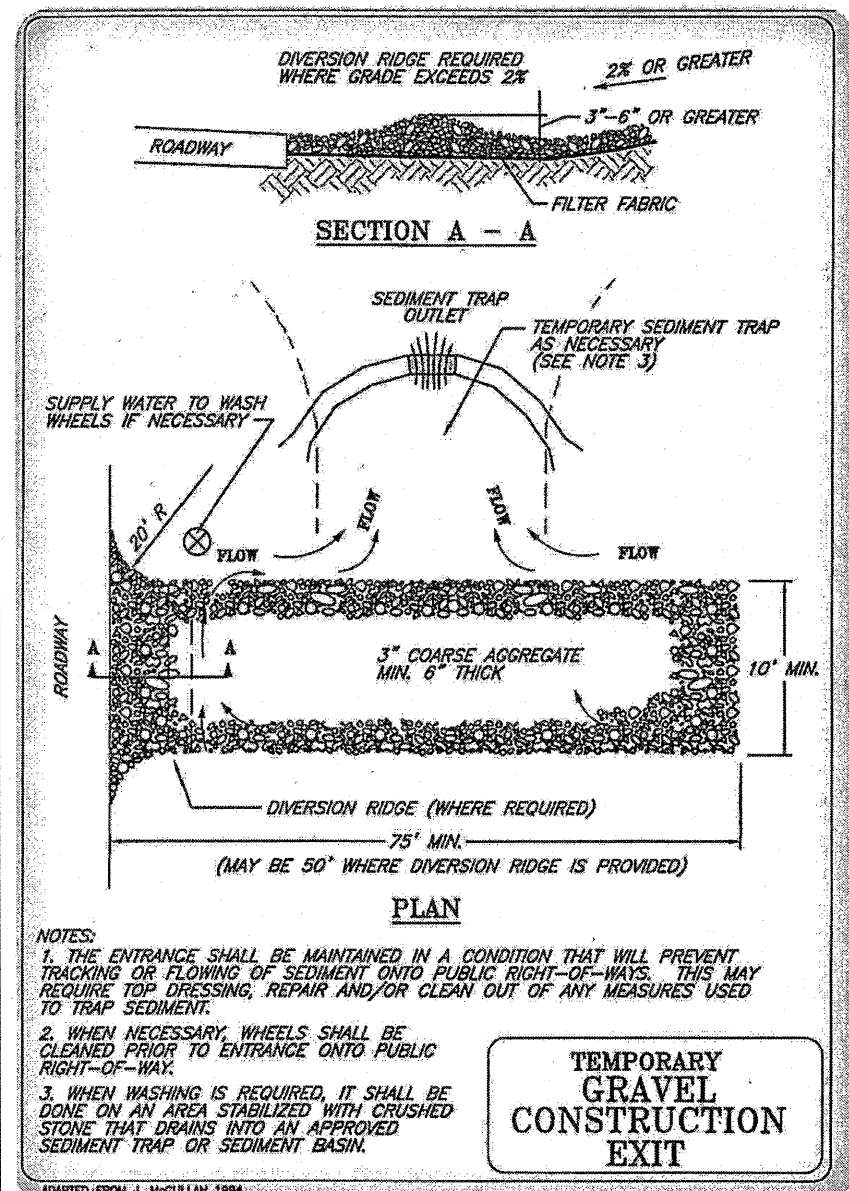
TEMPORARY EROSION CONTROL MEASURES:

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

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 SEEDED AND MULCHED. 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 BERMS, DRAINS, DITCHES, SILT FENCES AND SEDIMENT TRAPS INCLUDING MULCHING AND SEEDED. AT A MINIMUM, INSPECT EROSION CONTROLS WEEKLY AND AFTER EVERY 1/2\"/>
10. BEGIN EXCAVATION FOR CONSTRUCTION OF BUILDINGS.
11. FINISH PAVING ALL ROADWAYS AND DRIVEWAYS.
12. COMPLETE PERMANENT SEEDED 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:

Limetone:	138 lbs./1,000 square feet.
Sediment:	13.8 lbs./1,000 SF
hoy mulch approximately 3 tons/acre unless erosion control matting is used.	
Mulch:	
Perennial Seed Mix	
Creeping Red Fescue	20 LBS./ACRE
Tall Fescue	20 LBS./ACRE
Redtop	2 LBS./ACRE
TOTAL	42 LBS./ACRE
Temporary Seed Mix:	
Winter Rye (Aug. 15-Sept. 15)	112 LBS./ACRE
Oats (No later than May 15)	80 LBS./ACRE
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 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
17. FUGITIVE DUST MUST BE CONTROLLED IN ACCORDANCE WITH ENV-A 1000.



STABILIZED CONSTRUCTION EXIT DETAIL

NOT TO SCALE

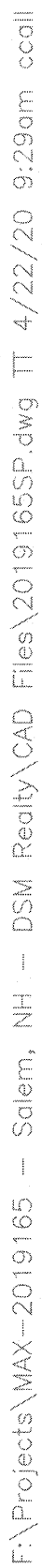
EROSION CONTROL NOTES:

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 MONTHS.
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 DRAINAGEWAYS 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\"/>
7. ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER, 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 UNPOOLED, AIR DRIED, AND FREE FROM WEED, 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\"/>
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:


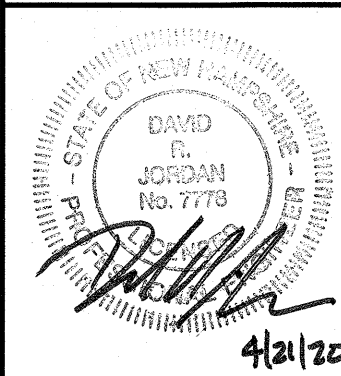
- MAINTENANCE REQUIREMENTS:**
- Maintenance measures should continue as needed throughout construction, including the over-winter period. After each rainfall, snowstorm, or period of thawing and runoff, the site contractor should conduct an inspection of all installed erosion control measures and perform repairs as needed to insure their continuing function.
- For any area stabilized by temporary or permanent seeding prior to the onset of the winter season, the contractor should conduct an inspection in the spring to ascertain the condition of vegetation cover, and repair any damage areas or bare spots and reseed as required to achieve an established vegetative cover (at least 85% of area vegetated with healthy, vigorous growth).
- SPECIFICATIONS:**
- To adequately protect water quality during cold weather and during spring runoff, the following stabilization techniques 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 CSPESC Council of EnviroCart 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 terms 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.
 - E. All mulch applied during winter should be anchored (e.g., by netting, tracking, wood cellulose fiber).
 - F. 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.
 - G. Frozen materials, (e.g., frost layer that is removed during winter construction), should be stockpiled separately and in a location that is away from any area needing to be protected. Stockpiles of frozen material can melt in the spring and become unworkable and difficult to transport due to the high moisture content in the soil.
 - H. Installation of erosion control blankets should not occur over snow of greater than one inch in depth or on frozen ground.
 - I. All grass-lined ditches and channels should be constructed and stabilized by September 1. All ditches or swales which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, should be stabilized temporarily with stone or erosion control blankets appropriate for the design flow conditions, as determined by a qualified Professional Engineer or a Certified Professional in Erosion and Sediment Control as certified by the CSPESC Council of EnviroCart 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.
 - J. All stone-lined ditches and channels must be constructed and stabilized by October 15.
 - K. 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.
 - L. Sediment barriers that are installed during frozen conditions should consist of erosion control mix berms, or continuous contained berms. Silt fences and hay bales should not be installed when frozen conditions prevent proper embedment of these barriers.

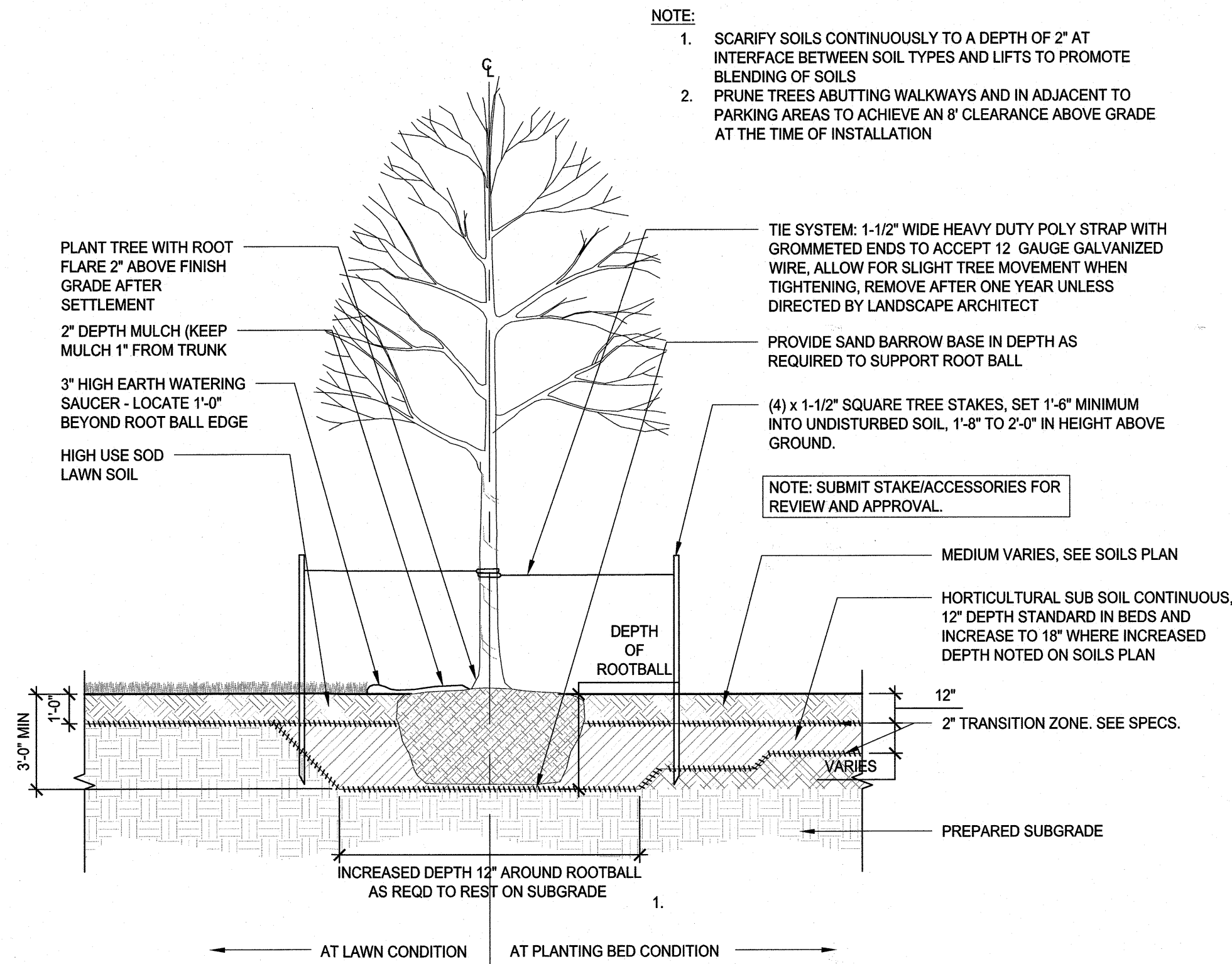
1	MISC. REVISIONS	DRJ	3/23/20
NO.	DESCRIPTION	BY	DATE
REVISIONS			
CONSTRUCTION DETAILS			
AMENDED SITE DEVELOPMENT PLANS TUSCAN NORTH VILLAGE RETAIL DEVELOPMENT PORTION OF SALEM PROPERTY MAP 98 - LOT 12502 55-57 CENTRAL STREET, SALEM, NH			
PREPARED FOR: DEMOULAS SUPER MARKETS, INC. 875 EAST STREET, TEWKSBURY, MA 01876			
GPI 603.893.0720		Greenman-Pedersen, Inc. 44 Stiles Road Suite One Salem, NH 03079	
SCALE: N.T.S.		DATE: FEBRUARY 14, 2020	
OWNER OF RECORD DEMOULAS SUPER MARKETS, INC. 875 EAST STREET TEWKSBURY, MA 01876 BOOK 5763 PAGE 67		SALEM PLANNING BOARD APPROVAL	
DESIGNED BY: DRJ		DRAWN/CHECKED: CCC/DRJ	
DWG. NAME: 2019165DET		PROJECT No.: 2019165	
SHEET No.: 13 OF 13		ZONE: COMMERCIAL - INDUSTRIAL 'C'	



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

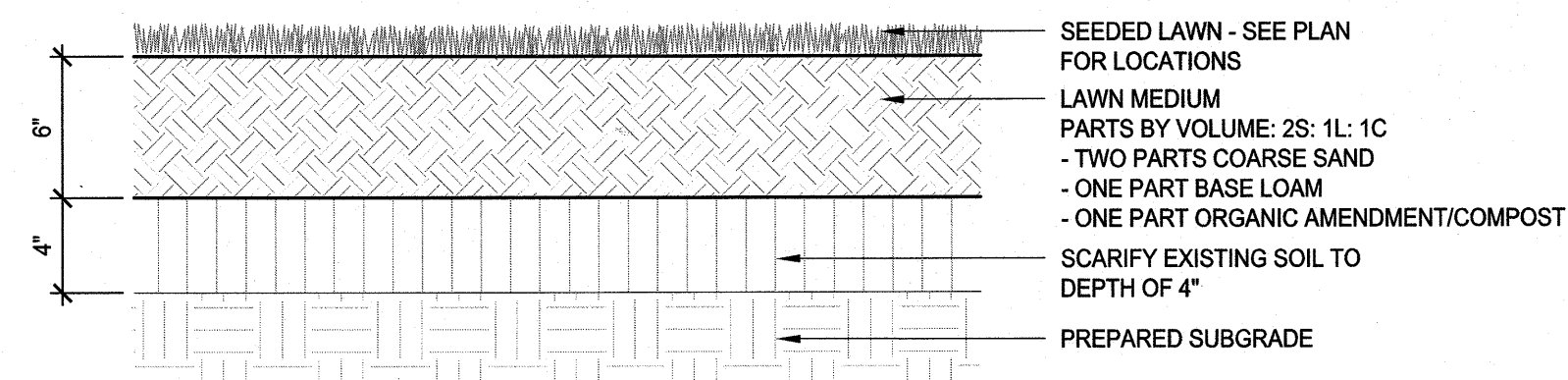
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1	MISC. REVISIONS	DRJ	3/23/20
NO.	DESCRIPTION	BY	DATE
REVISIONS			
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<p style="text-align: center;">TUSCAN NORTH VILLAGE RETAIL DEVELOPMENT PORTION OF SALEM PROPERTY MAP 98 - LOT 12502 55-57 CENTRAL STREET, SALEM, NH 03079</p>			
<p style="text-align: center;">PREPARED FOR: DEMOULAS SUPER MARKETS, INC. 875 EAST STREET, TEWKSBURY, MA 01876</p>			
		<p>Engineering Design Planning Construction Management</p>	
<p style="text-align: center;">603.893.0720</p>		<p style="text-align: center;">GPINET.COM</p>	
<p>SCALE: 1"=20'</p>		<p>DATE: FEBRUARY 14, 2020</p>	
		<p style="text-align: center;"><u>OWNER OF RECORD</u> DEMOULAS SUPER MARKETS, INC. 875 EAST STREET TEWKSBURY, MA 01876 BOOK 5763 PAGE 67</p>	
		<p style="text-align: center;"><u>SALEM PLANNING BOARD</u> <u>APPROVAL</u></p>	
<p style="text-align: center;">4/21/20</p>		<p style="text-align: center;">ZONE: COMMERCIAL - INDUSTRIAL 'C'</p>	
DESIGNED BY:	DRAWN/CHECKED	DWG. NAME	PROJECT No.
DRJ	CCC/DRJ	2019165SP	2019165
		SHEET No.	1 OF 1



3

TREE PLANTING - IN LAWN OR PLANT BED AT GRADE

Scale: 1/4"=1'-0"



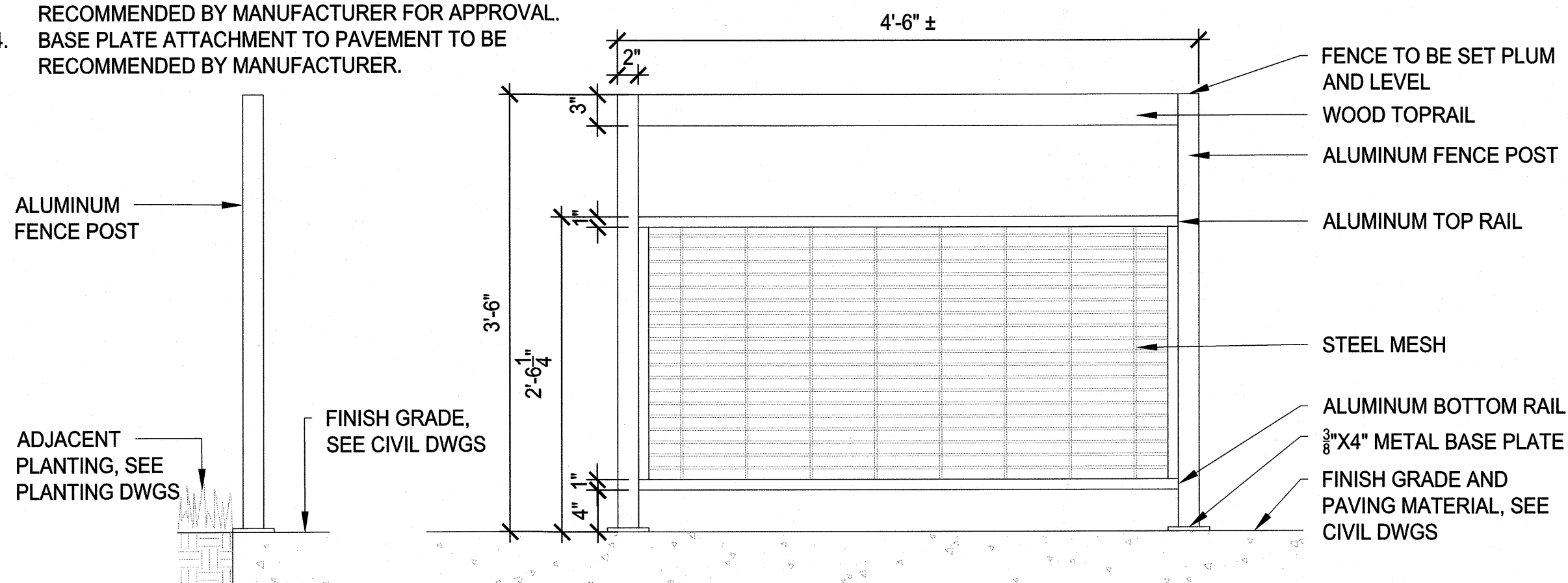
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LAWN SECTION - NEW FULL DEPTH

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

NOTES:

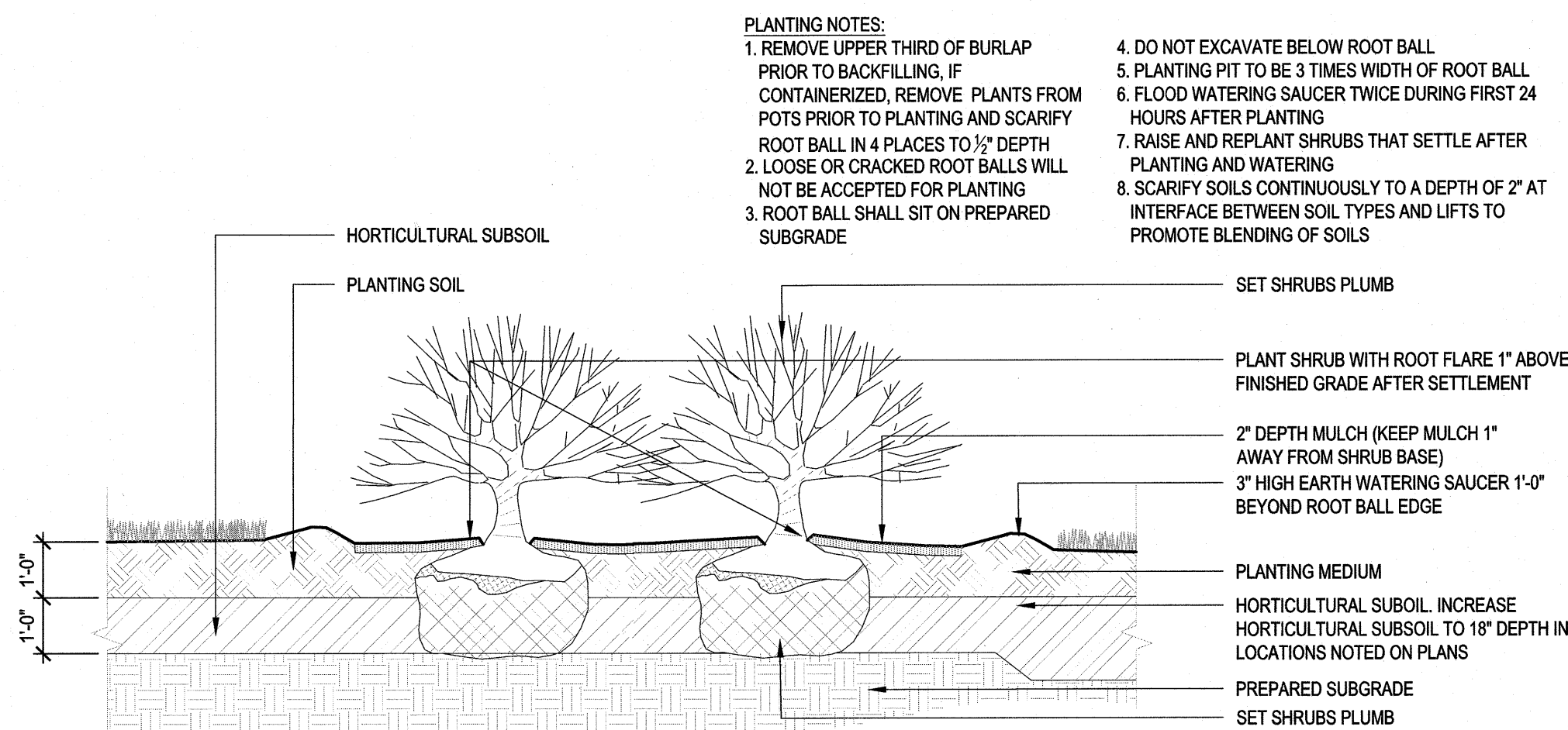
1. FENCE TO MEET LANDLORD DESIGN CRITERIA FOR MATERIAL AND COLOR FINISHES.
2. LENGTH OF PANEL DIMENSIONS VARY. VERIFY IN FIELD AND SUBMIT SHOP DRAWINGS FOR APPROVAL BASED ON ACTUAL FIELD CONDITIONS.
2. 3" GAP BETWEEN PANELS TYPICAL.
3. SUBMIT METAL HARDWARE AND FASTENERS RECOMMENDED BY MANUFACTURER FOR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



4

PATIO FENCE

SCALE: 3/4"=1'-0"



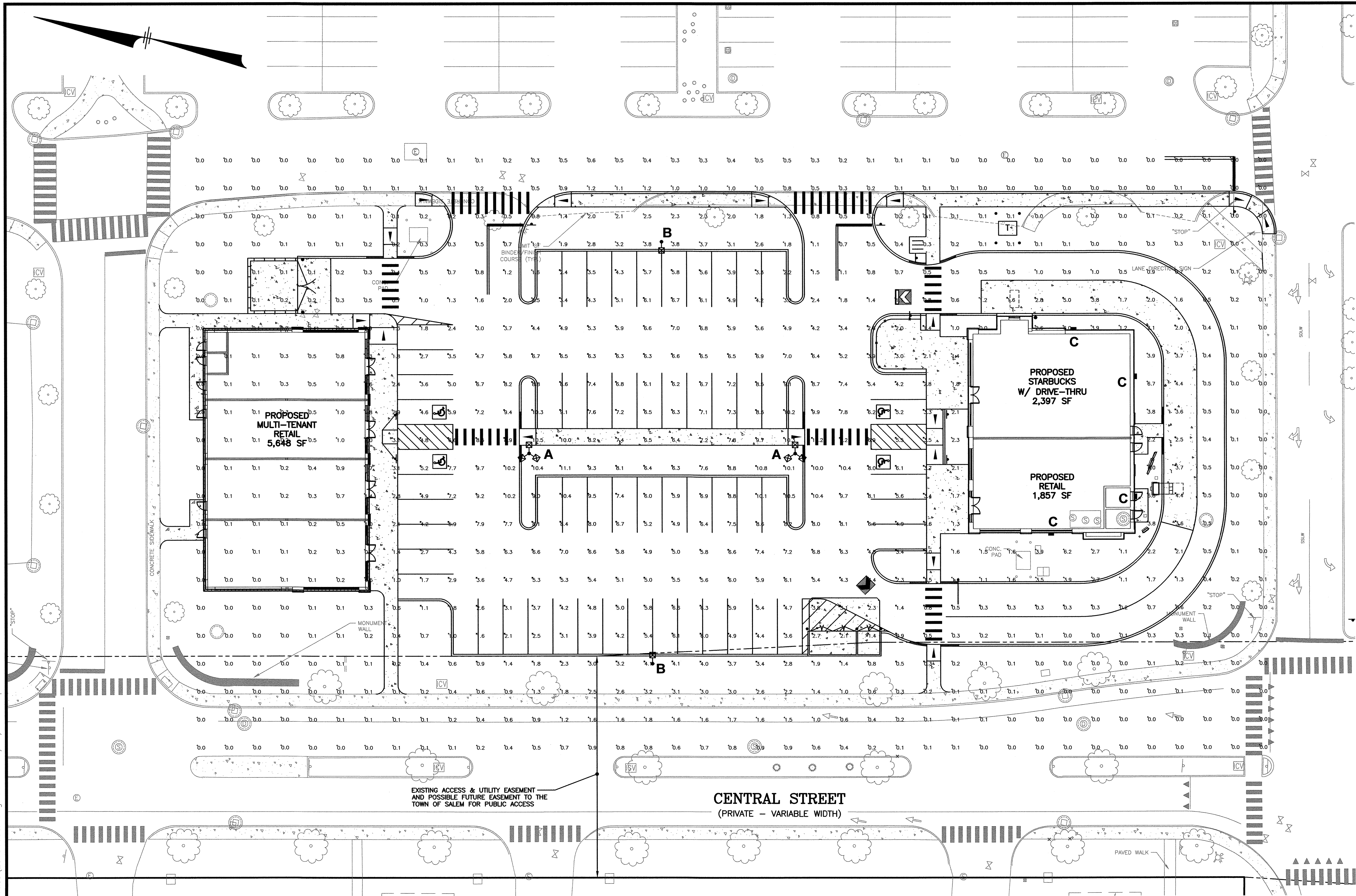
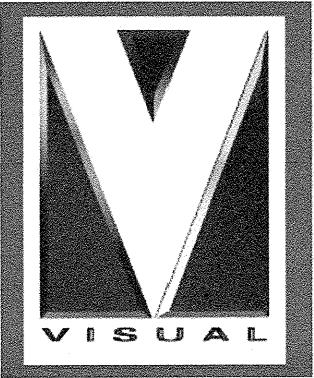
2

PLANTING BED

SCALE: 3/8"=1'-0"

1	MISC. REVISIONS	OS	3/20/20	
NO.	DESCRIPTION	BY	DATE	
REVISIONS				
LANDSCAPE DETAIL L5.1				
TUSCAN NORTH VILLAGE RETAIL DEVELOPMENT PORTION OF SALEM PROPERTY MAP 98 – LOT 12502 65–67 CENTRAL STREET, SALEM, NH 03079				
PREPARED FOR: DEMOULAS SUPER MARKETS, INC. 875 EAST STREET, TEWKSBURY, MA 01876				
GPI Engineering Design Planning Construction Management 603.880.2020.2999 GPINET.COM		HALVORSON Tight & Bond STUDIO 25 KINGSTON ST., BOSTON MA 02111-9200 (PHONE) 617.536.0380 WWW.HALVORSONDESIGN.COM		
SCALE: 1"=20'		DATE: FEBRUARY 7, 2020		
	<u>OWNER OF RECORD</u> DEMOULAS SUPER MARKETS, INC. 875 EAST STREET TEWKSBURY, MA 01876 BOOK 5763 PAGE 67		<u>SALEM PLANNING BOARD</u> <u>APPROVAL</u>	
	ZONE: COMMERCIAL – INDUSTRIAL 'C'			
DESIGNED BY: OS	DRAWN/CHECKED OS/RU	DWG. NAME Starbucks_Details	PROJECT No. SHEET No. 2 OF 2	

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



Code/Tag	Image	Product / Manufacturer	Attributes	Notes
PT-4A		GE Lighting "Evolve LED Area Light" Description: Single LED Area Light with 30' square pole.	Pole Specification : #ASSA30SD(D1)6DDB Fixture Specification : #EALP-01-0-H3-AW-7-40-N-D-D1-DKBZ-F-L (Qty 1) PE Accessories : #28299 (Verify with owner) Lamping : LED (Included) Wattage (W) : 183W Output (lm) : 21300 CCT (K) : 4000K CRI : 70 Voltage (V) : 120-277V Distribution : Type III Label/IP : IP65 Finish : Dark Bronze Height (ft) : 30' (Overall) Location : Retail, Per Site Plan	1. EC to verify voltage, prior to ordering. 2. Footing per detail, by Market Basket.
PT-4C		GE Lighting "Evolve LED Area Light" Description: Triple LED Area Light with 30' square pole.	Pole Specification : #ASSA30TB(D1)6DDB Fixture Specification : #EALP-01-0-H3-AW-7-40-N-D-D1-DKBZ-F-L (Qty 3) PE Accessories : #28299 (Verify with owner) Lamping : LED (Included) Wattage (W) : 549W Output (lm) : 63,900lm CCT (K) : 4000K CRI : 70 Voltage (V) : 120-277V Distribution : Type III Label/IP : IP65 Finish : Dark Bronze Height (ft) : 30' (Overall) Location : Retail, Per Site Plan	1. EC to verify voltage, prior to ordering. 2. Fixtures heads to be placed on pole 120" apart. 3. Footing per detail, by Market Basket.
SW-1		GE Lighting "Evolve LED Area Light" Description: LED Wall Pack	Specification : #EWS3-0-B7-D1-01-40-3(EC to verify with owner)-BLCK(EC to verify with owner)-F-M(provide if no PE button provided) Lamping : LED (Included) Wattage (W) : 32W Output (lm) : 3800lm CCT (K) : 4000K CRI : 80 Voltage (V) : 120-277V Label/IP : IP65 Finish : Black Height : 20' 0" AFF Location : Behind Retail, Per Site Plan	1. EC to verify voltage, prior to ordering. 2. EC to verify finish with order, prior to ordering.

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp
	A	2	GE LIGHTING SOLUTIONS	EALP03_J3A W740 _IES	EALP03 EVOLVE LED AREA	LED	3	EALP03_J3A W740 _IES	25000
	B	2	GE LIGHTING SOLUTIONS	EALP03_J3A W740 _IES	EALP03 EVOLVE LED AREA	LED	1	EALP03_J3A W740 _IES	25000
	C	4	GE LIGHTING SOLUTIONS	EWS3_C7E1 40 _120-277V	Evolve LED Area Light - Scalable - Wall Pack - EWS3	LED	1	EWS3_C7E1 40 _120-277V/IES	5000
									Light Loss Factor
									0.88
									Wattage
									600
									200
									41

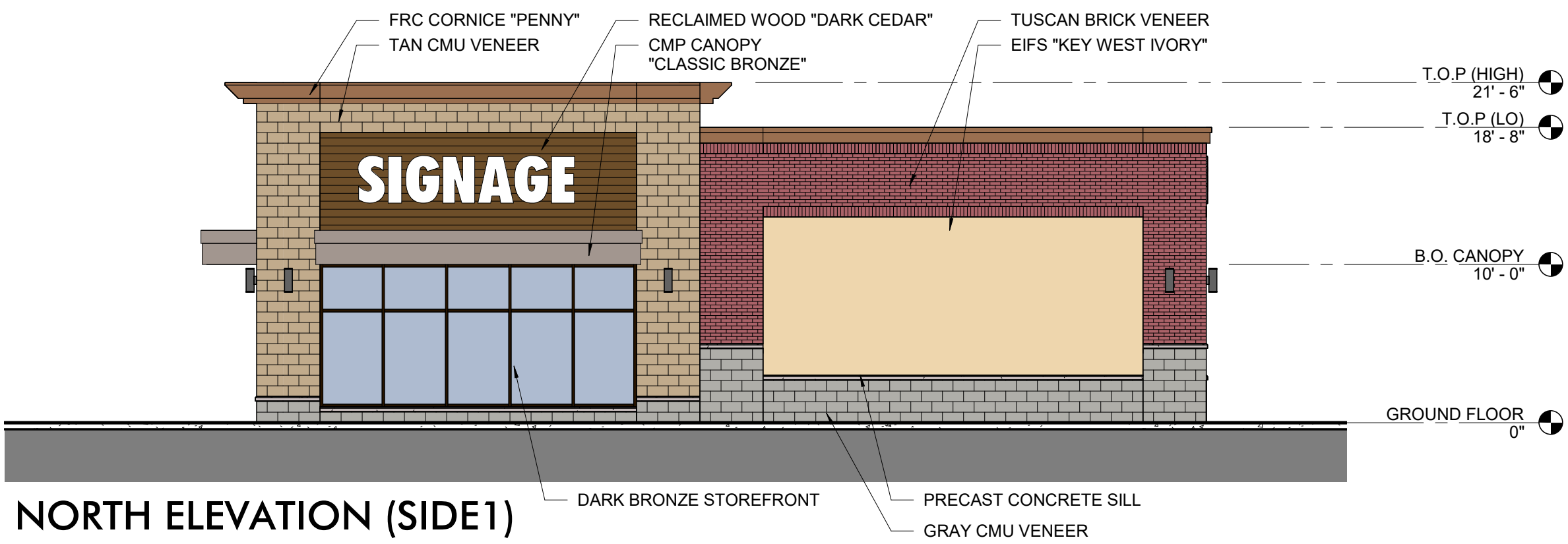
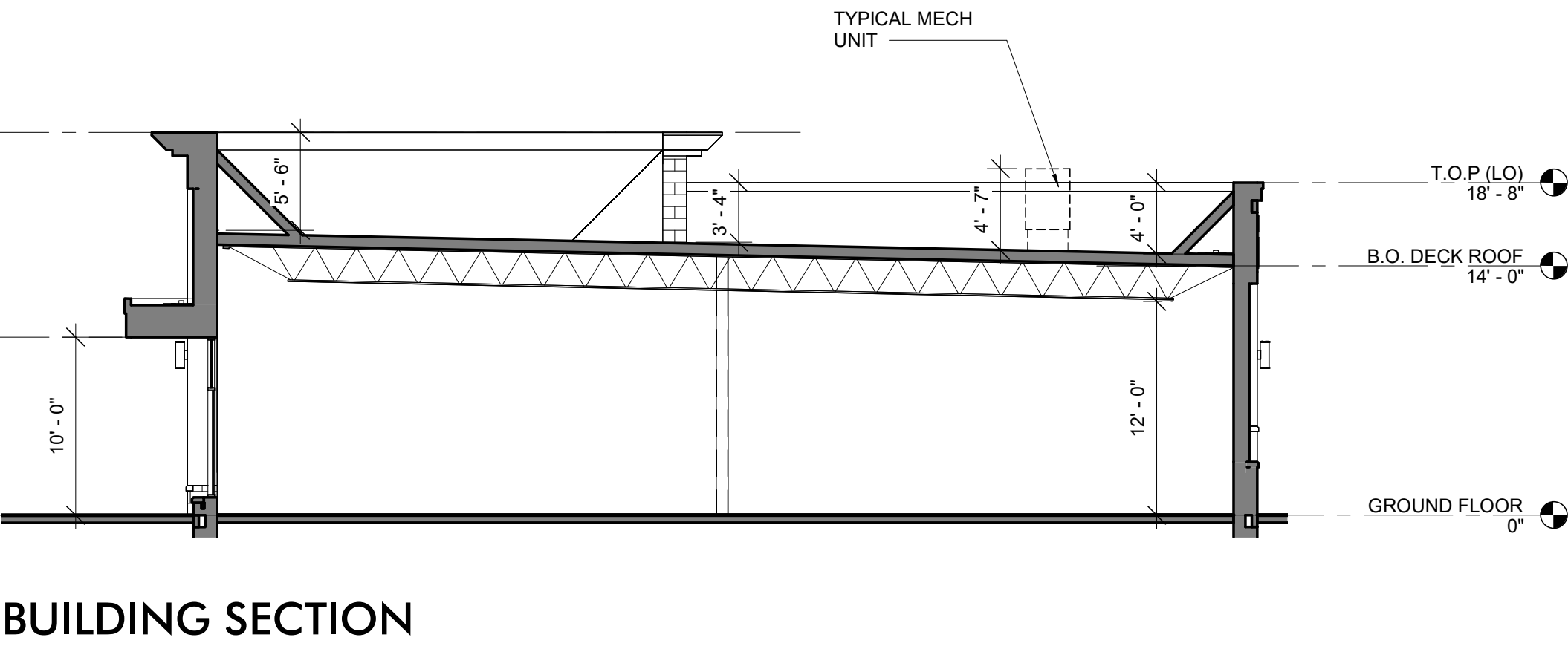
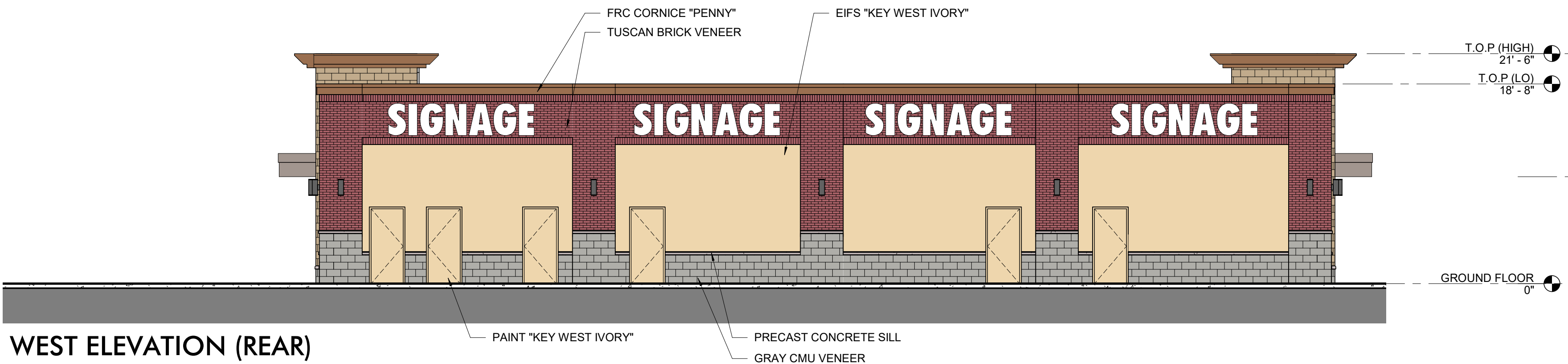
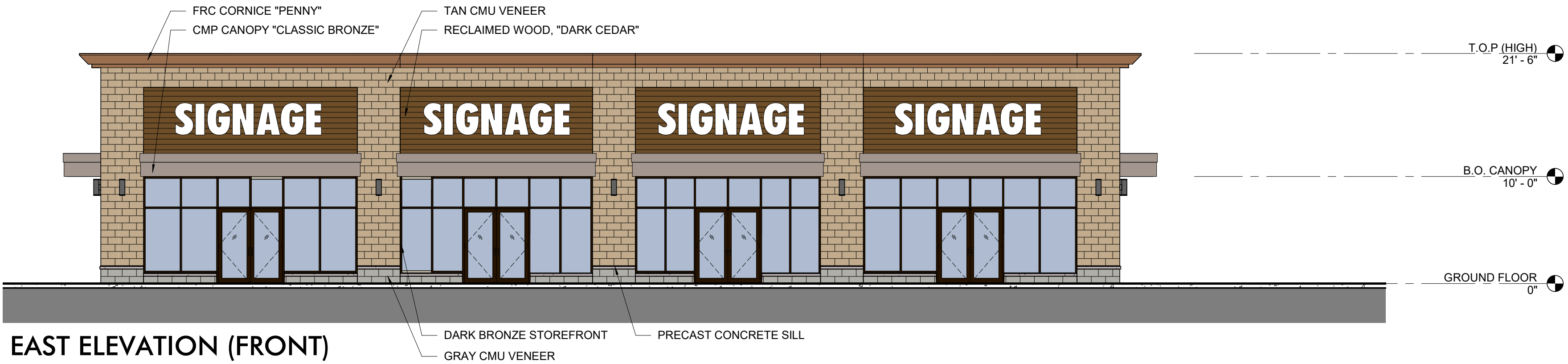
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Complete Area	+	2.3 ft	11.1 ft	0.0 ft	N/A	N/A
Drive Up	X	2.1 ft	5.0 ft	0.2 ft	25.0 ft	10.5 ft
Parking Area	X	5.2 ft	11.1 ft	0.2 ft	55.5 ft	26.0 ft

GRAPHIC SCALE

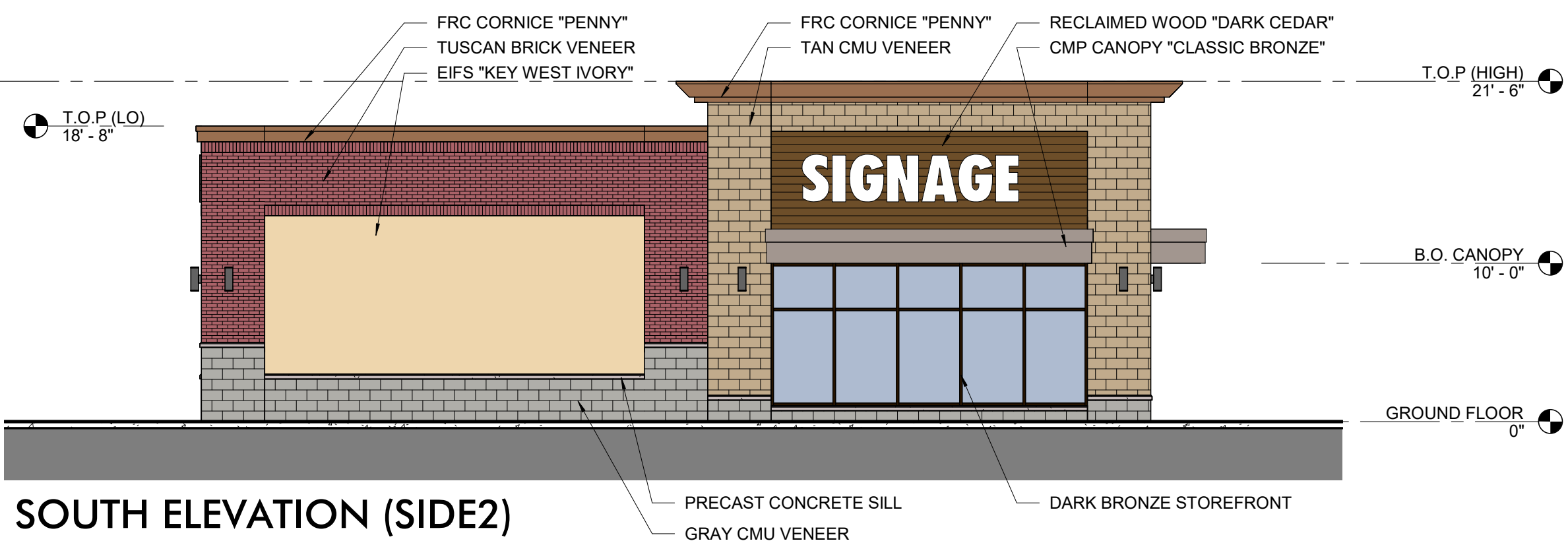


(IN FEET)
1 inch = 20 ft.

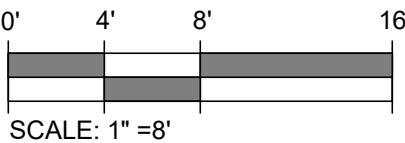
Date
2/11/2020
Scale
Not to Scale
Drawing No.
Summary



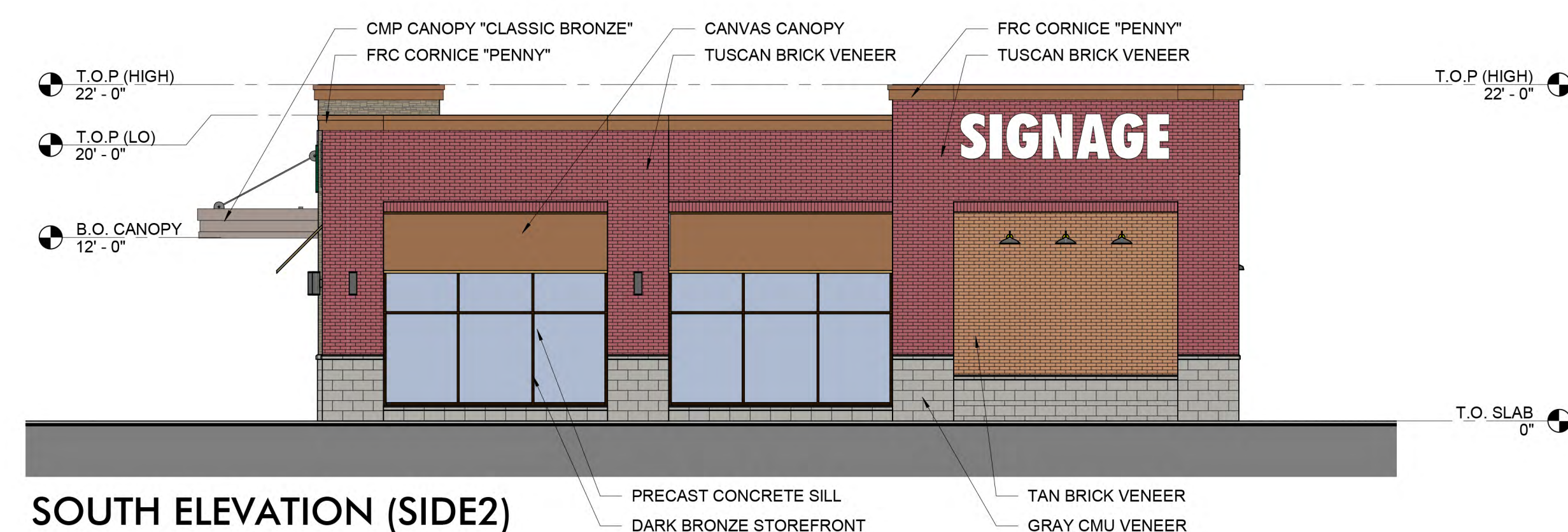
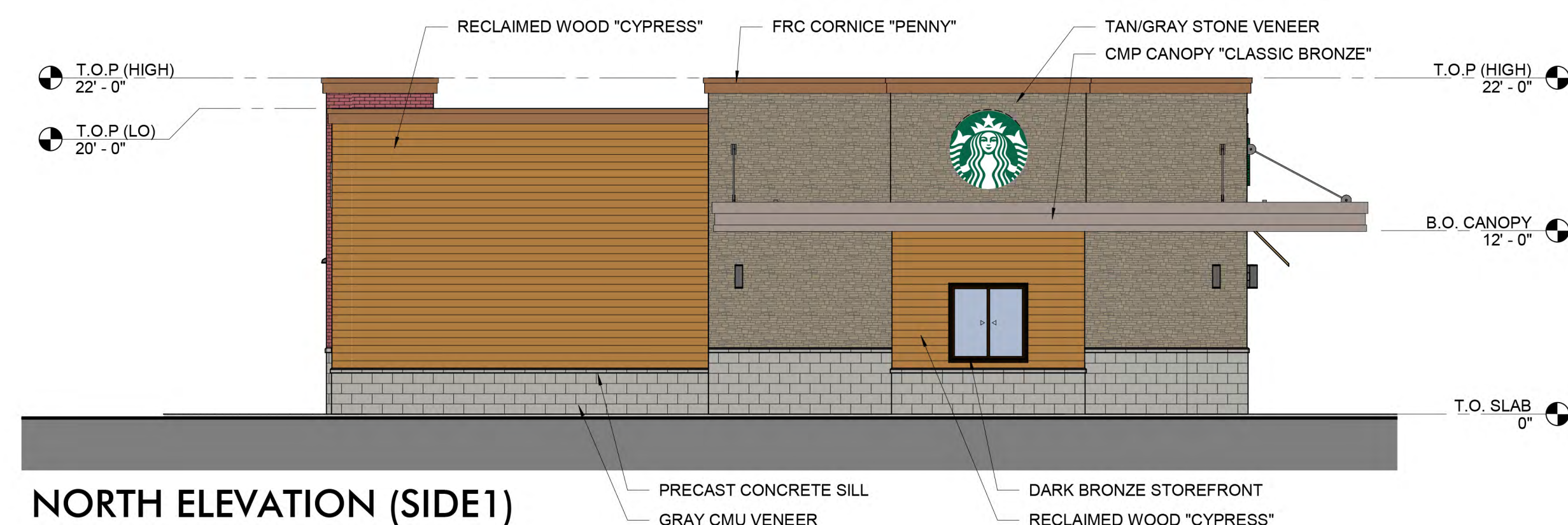
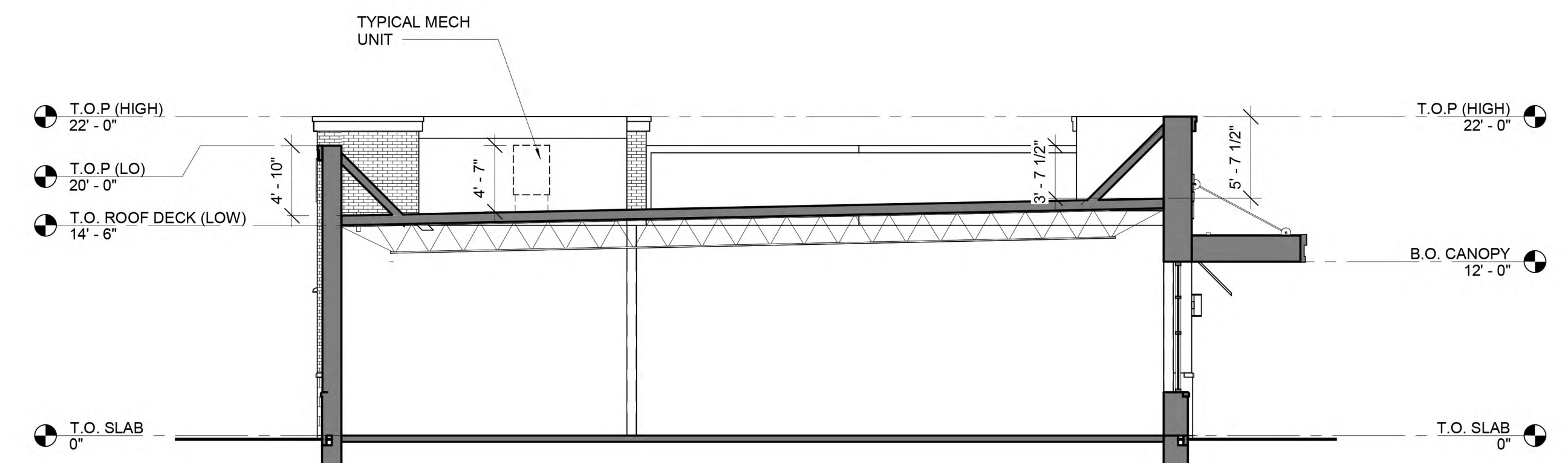
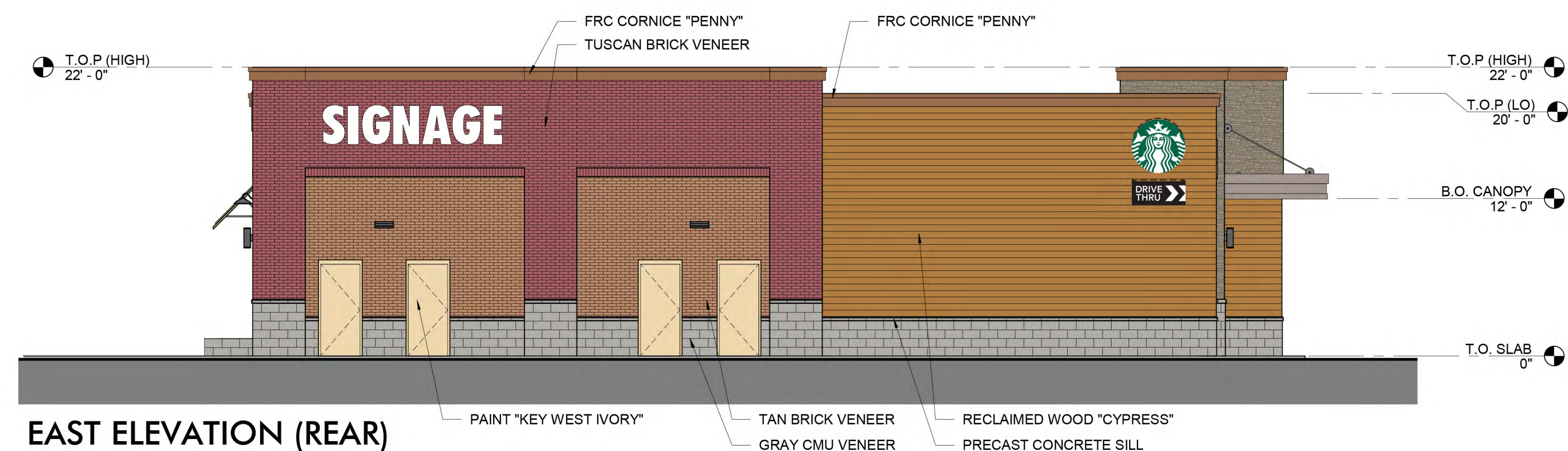
- ALLOWABLE SIGNAGE GUIDELINES:
- INTERNALLY LIT AND INDIVIDUALLY LETTERED SIGNAGE
 - 1 WALL SIGN PER BUILDING FRONTAGE UP TO A MAXIMUM OF 3 FOR TENANTS WITH MULTIPLE FRONTAGES
 - 1 SF OF SIGNAGE PER 1 LF OF TENANT BUILDING FRONTAGE
 - 100SF MAX FOR 1ST AND 2ND WALL SIGN
 - 50SF MAX FOR 3RD WALL SIGN



PERSPECTIVE



SCALE: 1" = 8'



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

