

INDEX TO DRAWINGS

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- 10-13. CONSTRUCTION DETAILS
- 1 of 1. TRUCK TURN EXHIBIT
- BUILDING ELEVATIONS (BY OTHERS)

PERMITS & APPROVALS

| TYPE | PERMIT NUMBER | APPROVED |
|-----------------------------|------------------------|-------------------|
| NHDES ALTERATION OF TERRAIN | AOT-1238 | 4/12/17 |
| NHDES SEWER EXTENSION | AOT-1740 D2017-0301 | 1/26/20 4/3/17 |

WAIVERS & VARIANCES

- 1) SEE VARIANCE GRANTED BY THE SALEM ZONING BOARD OF ADJUSTMENT ON SEPTEMBER 6, 2016, PETITION #8, TO ALLOW THE PROVISIONS OF THE LARGE SCALE REDEVELOPMENT ORDINANCE (SECTION 490-710, SUBSECTIONS A THROUGH E) TO APPLY TO THE PORTION OF MAP 98 LOT 12502 THAT IS IN THE RESIDENTIAL DISTRICT. (NOTE: MAP 98 LOT 12502 HAS SINCE BEEN SUBDIVIDED.)

SALEM PLANNING BOARD

- 1) ON MARCH 9, 2017 THE SALEM PLANNING BOARD GRANTED THE FOLLOWING CONDITIONAL USE PERMITS:

- A) 490-501 B. USE - RESIDENTIAL USE IS NOT ALLOWED IN THE COMMERCIAL-INDUSTRIAL C DISTRICT
- B) 490-501 C. BUILDING SETBACK - THE MINIMUM PROPOSED BUILDING SETBACKS ARE 10' FRONT, 10' SIDE AND 10' REAR.
- C) 490-501 C. BUILDING HEIGHT - 3 STORY BUILDINGS ARE PROPOSED IN THE RESIDENTIAL DISTRICT WHERE 2½ STORIES ARE ALLOWED.

- 2) ON MARCH 9, 2017 THE SALEM PLANNING BOARD VOTED TO APPROVE THE VILLAS AT NORTH TUSCAN VILLAGE SITE PLAN SUBJECT TO THE FOLLOWING CONDITIONS:

- PRIOR TO BUILDING PERMIT:
 1. PAY FOR OUTSIDE INSPECTIONS PER DIRECTION OF ENGINEERING DEPT.;
 2. SUBMIT STATE PERMITS/APPROVALS (SEWER EXTENSION, ALTERATION OF TERRAIN);
 3. COMPLY WITH LOCAL FLOODPLAIN DEVELOPMENT REGULATIONS;
 4. NOTE CONDITIONAL USE PERMITS ON PLAN;
 5. SUBMIT CONSTRUCTION ACCESS PLAN;
 6. NOTE NO USE OF CENTRAL STREET (BEYOND EXISTING LIMIT) UNTIL CENTRAL STREET/MAIN STREET IMPROVEMENT IS COMPLETED;
 7. INCLUDE FLOW IRIGATION PLAN AND NOTE ON PLAN;
 8. SUBMIT APPROVAL FROM ENGINEERING DIVISION PER 3/9/17 MEMO;
 9. SUBMIT APPROVAL FROM ROCKINGHAM COUNTY CONSERVATION DISTRICT;
 10. SUBMIT APPROVAL FROM DESIGN GUIDELINES CONSULTANT;
 11. NOTE NO MORE THAN 50 UNITS TO BE BUILT PER YEAR;
 12. ADD REVISED ELEVATION DRAWINGS TO PLANS;
- PRIOR TO OCCUPANCY:
 13. PAY IMPACT FEES - \$4577/UNIT;
 14. CONSTRUCT ALL SITE IMPROVEMENTS (INCLUDING BUILDING LOCATION, DIMENSIONS, SETBACKS, SITE GRADING, UTILITIES, DRAINAGE, LANDSCAPING, LIGHTING, PARKING SPACES) IN ACCORDANCE TO APPROVED PLAN;
 15. PROVIDE CERTIFIED AS-BUILT SITE PLAN;
 16. COMPLETE IMPROVEMENTS NOTED IN TRAFFIC MITIGATION TABLE;
 17. ALL REPRESENTATIONS MADE BY APPLICANT OR AGENTS AND ALL NOTES ON PLANS ARE INCORPORATED AS PART OF APPROVAL

- 3) ON NOVEMBER 26, 2019 THE SALEM PLANNING BOARD GRANTED THE FOLLOWING CONDITIONAL USE PERMIT FOR PHASE 2:
 - A) 490-501 C. BUILDING SETBACK - THE MINIMUM PROPOSED BUILDING SETBACKS ARE 13' FRONT, 10' SIDE, 18' REAR (BUILDING) AND 12' REAR (BULKHEAD).

- 4) ON NOVEMBER 26, 2019 THE SALEM PLANNING BOARD VOTED TO APPROVE THE AMENDED PHASE 2 SITE PLAN SUBJECT TO THE FOLLOWING CONDITIONS:

- PRIOR TO BUILDING PERMIT:
 1. SUBMIT APPROVAL FROM ENGINEERING DIV. PER 11/26/19 MEMO;
 2. SUBMIT APPROVAL FROM DESIGN REVIEW CONSULTANT;
 3. PAY FOR OUTSIDE INSPECTIONS PER DIRECTION OF ENGINEERING DIV.;
 4. SUBMIT STATE PERMITS (SEWER EXTENSION, ALTERATION OF TERRAIN);
 5. NOTE CONDITIONAL USE PERMIT FOR REDUCED BUILDING SETBACKS ON PLAN;
 6. SUBMIT APPROVAL FROM ADJUTANT FOR PLANTINGS OVER LOT LINE;

- PRIOR TO OCCUPANCY:
 7. PAY IMPACT FEES - \$5,749 PER UNIT;
 8. RECORD EASEMENT FOR DRIVEWAY ON LOT 1101;
 9. CONSTRUCT ALL SITE IMPROVEMENTS (INCLUDING BUILDING LOCATIONS, DIMENSIONS, AND SETBACKS, SITE GRADING, UTILITIES, DRAINAGE, LANDSCAPING, LIGHTING, PARKING SPACES) IN ACCORDANCE WITH APPROVED PLAN;
 10. PROVIDE CERTIFIED AS-BUILT SITE PLAN FOR EVERY 10 UNITS;

- OTHER:
 11. ALL REPRESENTATIONS MADE BY APPLICANT OR AGENTS AND ALL NOTES ON PLANS ARE INCORPORATED AS PART OF APPROVAL.

- 5) ON SEPTEMBER 10, 2020 THE SALEM PLANNING BOARD GRANTED THE FOLLOWING CONDITIONAL USE PERMIT FOR PHASE 3:
 - A) 490-501 C. BUILDING SETBACK - THE MINIMUM PROPOSED BUILDING SETBACKS ARE 9' FRONT, 5' SIDE, AND 14' REAR.

- 6) ON SEPTEMBER 10, 2020 THE SALEM PLANNING BOARD VOTED TO APPROVE THE AMENDED PHASE 3 SITE PLAN SUBJECT TO THE FOLLOWING CONDITIONS:

- PRIOR TO BUILDING PERMIT:
 1. SUBMIT APPROVAL FROM ENGINEERING DIVISION;
 2. PAY FOR OUTSIDE INSPECTIONS PER DIRECTION OF ENGINEERING DIVISION;
 3. SUBMIT REVISED STATE PERMIT (ALTERATION OF TERRAIN);
 4. NOTE CONDITIONAL USE PERMIT FOR REDUCED BUILDING SETBACKS ON PLAN;
 5. MOVE DRAINAGE EASEMENT;

- PRIOR TO OCCUPANCY:
 6. PAY IMPACT FEES - \$5749 PER UNIT;
 7. CONSTRUCT ALL SITE IMPROVEMENTS (INCLUDING BUILDING LOCATIONS, DIMENSIONS, AND SETBACKS, SITE GRADING, UTILITIES, DRAINAGE, LANDSCAPING, LIGHTING, PARKING SPACES) IN ACCORDANCE WITH APPROVED PLAN;
 8. PROVIDE CERTIFIED AS-BUILT SITE PLAN;

- OTHER:
 9. ALL REPRESENTATIONS MADE BY APPLICANT OR AGENTS AND ALL NOTES ON PLANS ARE INCORPORATED AS PART OF APPROVAL.

AMENDED SITE DEVELOPMENT PLANS

THE VILLAS AT

NORTH TUSCAN VILLAGE

PHASE 3

SALEM PROPERTY MAP 98 LOT 12542

**11 CENTRAL STREET
SALEM, NEW HAMPSHIRE**



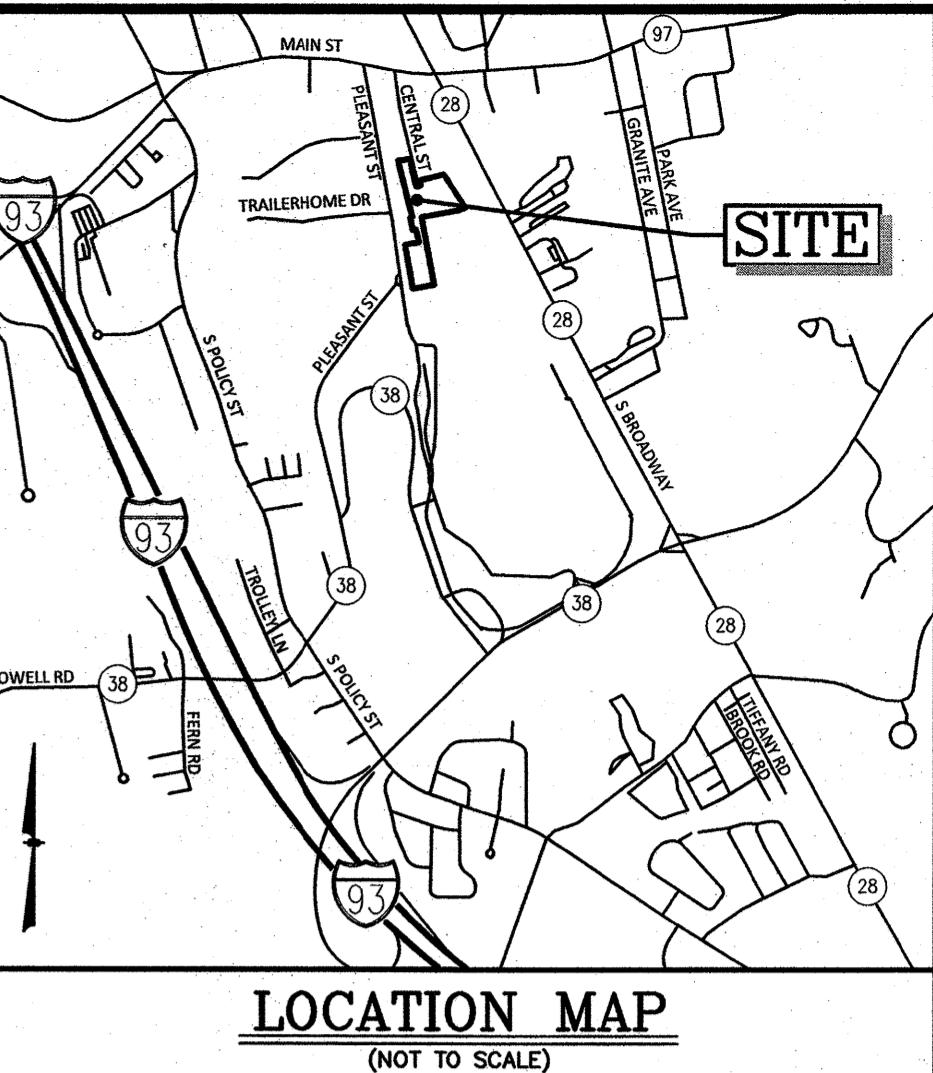
Prepared for:

BLACK BROOK REALTY

TUSCAN VILLAGE NORTH, LLC

17 MAIN STREET

HOPKINTON, MASSACHUSETTS 01748



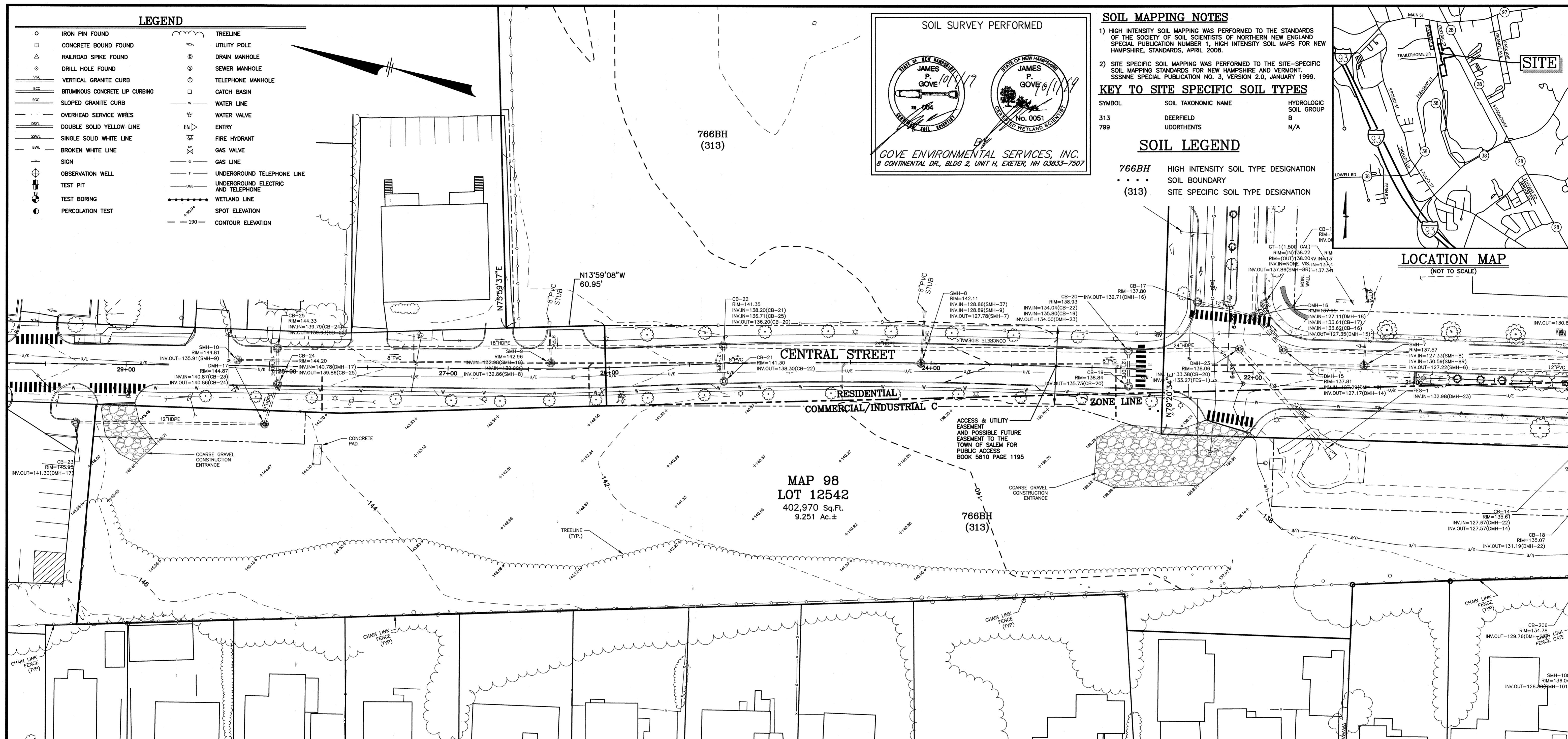
| | | | |
|-----|---|-----|---------|
| | | | |
| 2 | REVISE SHEETS 4-8, ADD CONDITIONS OF APPROVAL | DRJ | 10/7/20 |
| 1 | REVISE SHEET 5 | DRJ | 9/1/20 |
| NO. | DESCRIPTION | BY | DATE |
| | REVISIONS | | |

TITLE SHEET

THE VILLAS AT NORTH TUSCAN VILLAGE - PHASE 3
11 CENTRAL STREET
SALEM, NEW HAMPSHIRE
SALEM PROPERTY MAP 98 LOT 12542
BLACK BROOK REALTY TUSCAN VILLAGE NORTH, LLC

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

| | |
|---|---|
| SCALE: NONE | DATE: AUGUST 18, 2020 |
| 10/1/20 | PREPARED FOR BLACK BROOK REALTY TUSCAN VILLAGE NORTH, LLC 17 MAIN STREET HOPKINTON, MA 01748 BOOK 5810-PAGE 1414 <i>Boos & McElroy Approved 9/10/20 Signed 11/13/20</i> |
| DESIGNED BY: DRJ DRAWN/CHECKED: CCC/DRJ DWG. NAME: 4214CVR-PH3 PROJECT No.: 421417 SHEET No.: 1 OF 13 | ZONE: COMMERCIAL-INDUSTRIAL 'C' & RESIDENTIAL |



KEY TO HIGH INTENSITY SOIL TYPES

THE SOIL TYPES ARE DEFINED BY SOIL CHARACTERISTICS: Symbol C - restrictive feature (if more than one applies, the most restrictive is listed)

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 - Glacioluvial 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

- 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 bedrock present in the soil profile 0 to 20 inches below the soil surface (bedrock is either a lithic or parathitic contact)
- 4 - subject to flooding
- 5 - does not meet fill standards (only used with Symbol B-6)
- 6 - 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

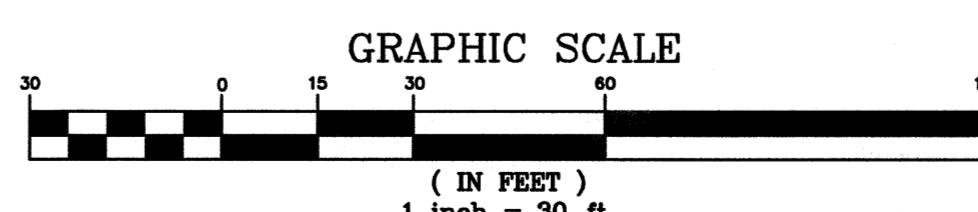
Symbol D - slope class

- 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

NOTES:

- 1) THE PURPOSES OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF A PORTION OF MAP 98 LOT 12542.
- 2) OWNER OF RECORD: BLACK BROOK REALTY TUSCAN VILLAGE NORTH, LLC 17 MAIN STREET HOPKINTON, MA 01748 DEED REFERENCE TO PARCEL IS BOOK 5810 PAGE 1414 AREA OF PARCEL = 402,970 S.F.± OR 9.251 ACRE.
- 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) EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 3201500563, EFFECTIVE DATE MAY 17, 2005, INDICATES THAT THIS PORTION OF THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
- 5) BENCHMARK: RM 15 - DISK STAMPED "F-2" LOCATED IN THE WEST END OF THE NORTH ABUTMENT OF THE BOSTON & MAINE RAILROAD BRIDGE OVER POLICY BROOK NEAR ROCKINGHAM PARK. ELEVATION = 124.12 (NGVD29).
- 6) CURRENT ZONING IS COMMERCIAL INDUSTRIAL 'C' & RESIDENTIAL. BUILDING SETBACKS ARE AS FOLLOWS: CI-C 30' FRONT, 20' SIDE, 20' REAR, RESIDENTIAL 30' FRONT, 15' SIDE, 30' REAR.
- 7) EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH COMPLETED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, RESTRICTIONS AND EASEMENTS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PARCEL(S) WOULD DETERMINE.
- 8) LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY. ADDITIONAL UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED.
- 9) SEE DECLARATION OF RECIPROCAL EASEMENTS RECORDED AT RCRD IN BOOK 5763, PAGE 59 AND FIRST AMENDMENT TO DELINEATION OF RECIPROCAL EASEMENTS RECORDED AT RCRD IN BOOK 5810, PAGE 199.
- 10) SEE SHEET 13 FOR TEST PIT LOGS.



| PREPARED FOR | | | |
|---|-------------|----------------------------------|--------|
| BLACK BROOK REALTY TUSCAN VILLAGE NORTH, LLC 17 MAIN STREET HOPKINTON, MA 01748 BOOK 5810-PAGE 1414 | | SALEM PLANNING BOARD APPROVAL | |
| <i>[Signature]</i> 8/18/20 | | | |
| NO. | DESCRIPTION | BY | DATE |
| DRJ | CCC/DRJ | 4214ECP-PH3.dwg | 421417 |
| SHEET No. 2 OF 13 | | | |

EXISTING CONDITIONS PLAN

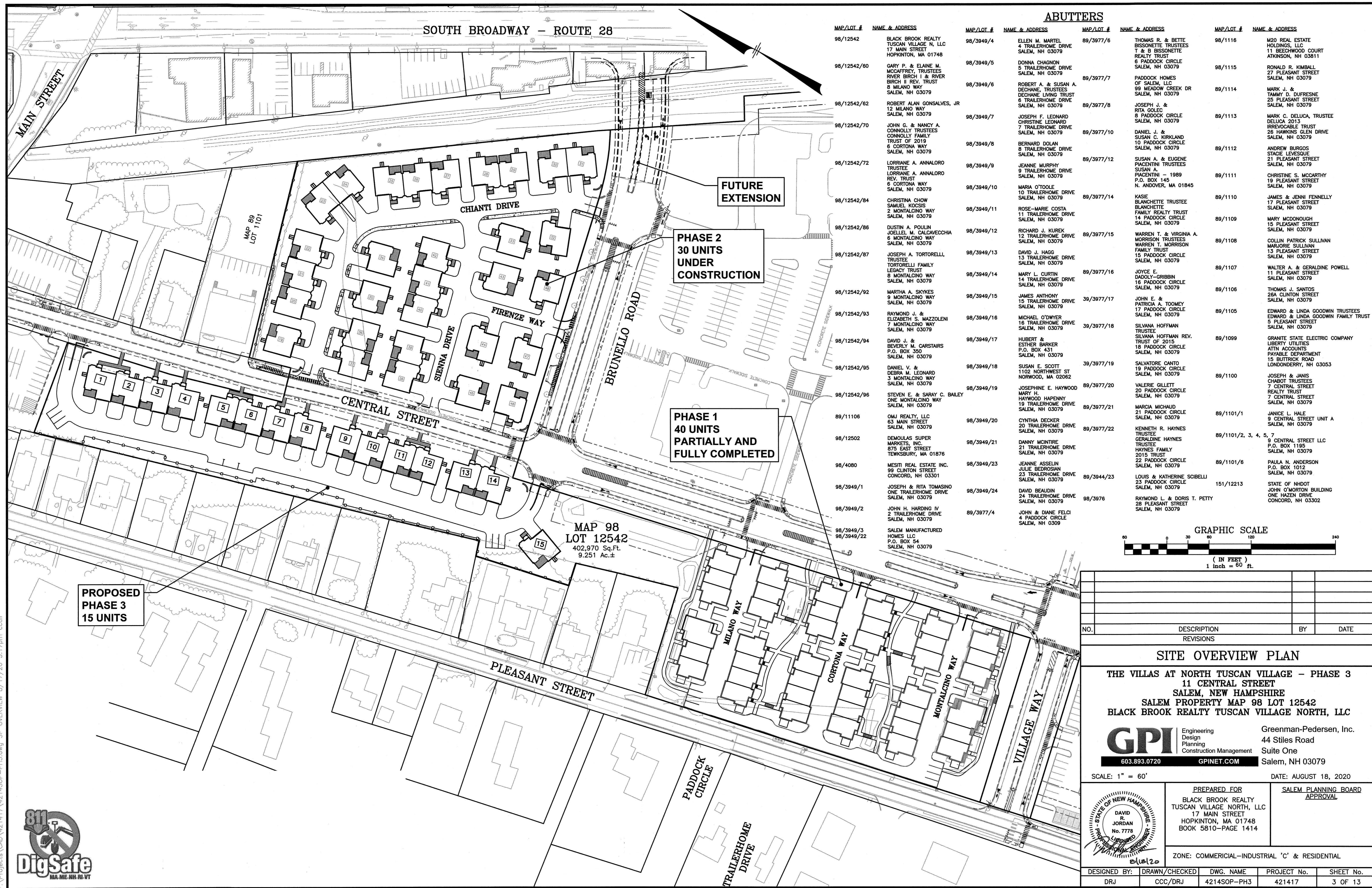
THE VILLAS AT NORTH TUSCAN VILLAGE - PHASE 3
 11 CENTRAL STREET
 SALEM, NEW HAMPSHIRE
 SALEM PROPERTY MAP 98 LOT 12542
 BLACK BROOK REALTY TUSCAN VILLAGE NORTH, LLC

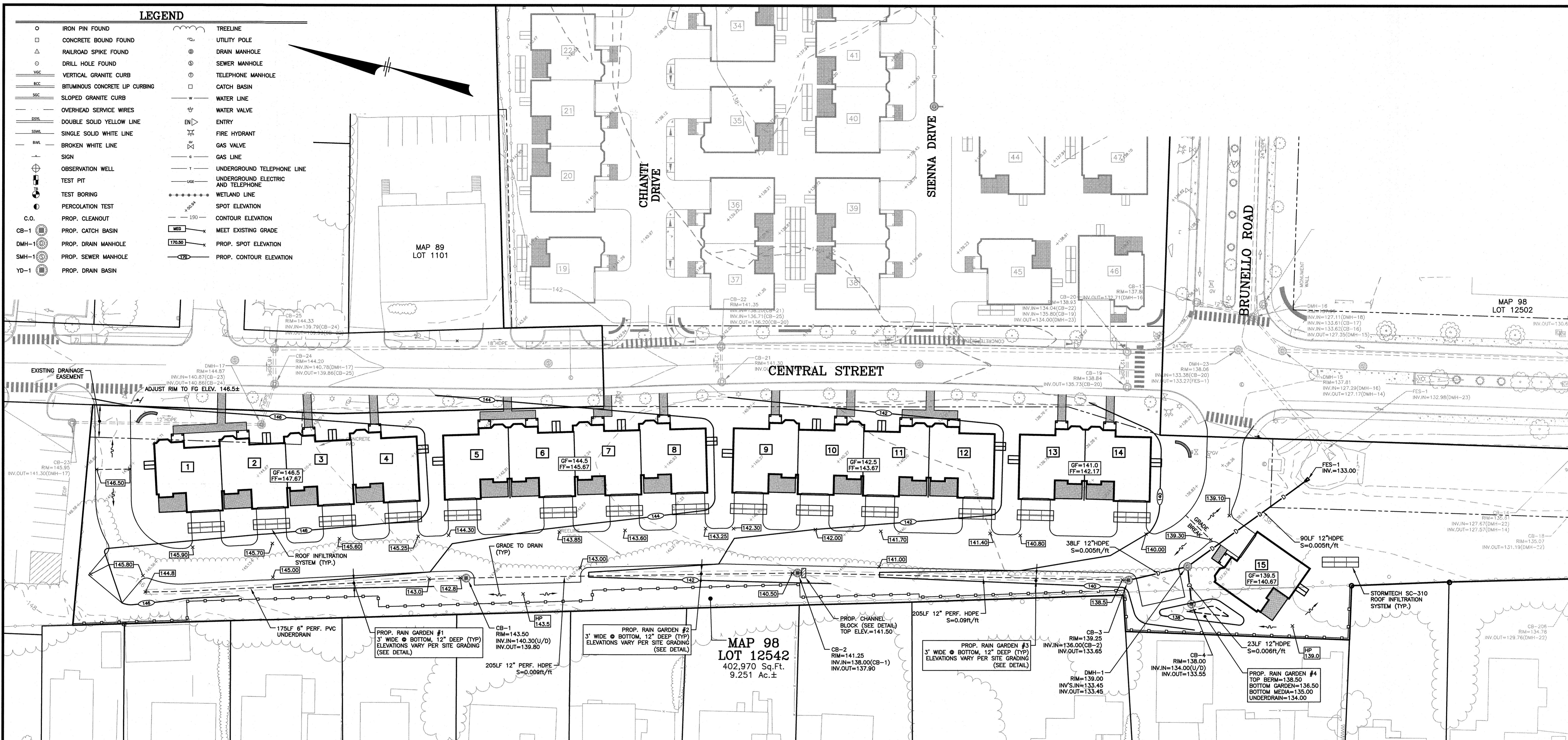
GPI Formerly MHF Design Consultants, Inc.
 44 Stiles Road
 Suite One
 Salem, NH 03079
 DATE: AUGUST 18, 2020

PREPARED FOR
 BLACK BROOK REALTY
TUSCAN VILLAGE NORTH, LLC
17 MAIN STREET
HOPKINTON, MA 01748
BOOK 5810-PAGE 1414

ZONE: COMMERCIAL-INDUSTRIAL 'C' & RESIDENTIAL

| NO. | DESCRIPTION | BY | DATE |
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| DRJ | CCC/DRJ | 4214ECP-PH3.dwg | 421417 |
| 2 OF 13 | | | |





NOTES

- 1) ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF SALEM, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
- 2) THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE WITH THE OWNER OF SAID UTILITIES. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
- 3) THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
- 4) ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
- 5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN IN THE PLANS THROUGHOUT THE DURATION OF THE PROJECT IN ACCORDANCE WITH APPLICABLE NHDES STANDARDS. THE DETAILS PROVIDED SERVE AS A GUIDE ONLY. ADDITIONAL MEASURES MAY NEED TO BE EMPLOYED DURING CONSTRUCTION.
- 6) CONTRACTOR SHALL VERIFY TBM ELEVATIONS PRIOR TO CONSTRUCTION. ELEVATIONS ARE BASED ON NGVD 1929 DATUM.
- 7) THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSTALLATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY AGENCIES/COMPANIES, AND ARRANGE FOR ALL INSPECTIONS.
- 8) THE CONTRACTOR SHALL STABILIZE ALL DITCHES, SWALES, AND PONDS PRIOR TO DIRECTING STORMWATER RUN-OFF TO THEM.
- 9) 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" (1-888-544-7233) AT LEAST 72 HOURS BEFORE DIGGING.
- 10) CONTRACTOR SHALL DISPOSE OF ANY UNSUITABLE MATERIAL FOUND ON SITE (I.E. TRASH, STUMPS, ETC.) IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. CONTRACTOR SHALL COORDINATE ALL WORK WITH SUBCONTRACTORS, UTILITY COMPANIES, AND THE TOWN OF SALEM AND SHALL BE RESPONSIBLE FOR COORDINATION OF ALL PERMITS, INSPECTIONS, AND MAINTENANCE AND PROTECTION OF ALL TRAFFIC AND PEDESTRIANS. ANY DISCREPANCIES FOUND OR SHOWN SHALL BE RESOLVED BY THE CONTRACTOR.

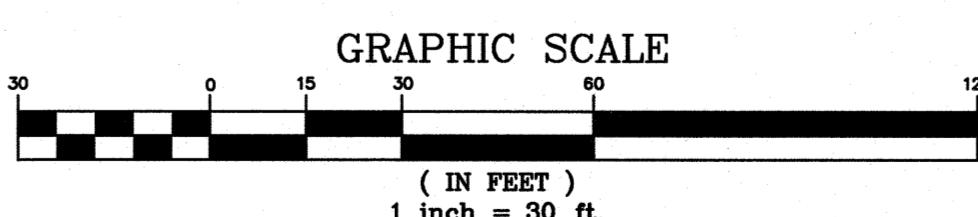
GRADING & DRAINAGE PLAN

THE VILLAS AT NORTH TUSCAN VILLAGE - PHASE 3
11 CENTRAL STREET
SALEM, NEW HAMPSHIRE
SALEM PROPERTY MAP 98 LOT 12542
BLACK BROOK REALTY TUSCAN VILLAGE NORTH, LLC

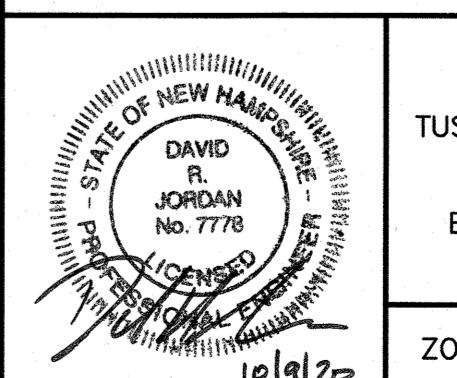
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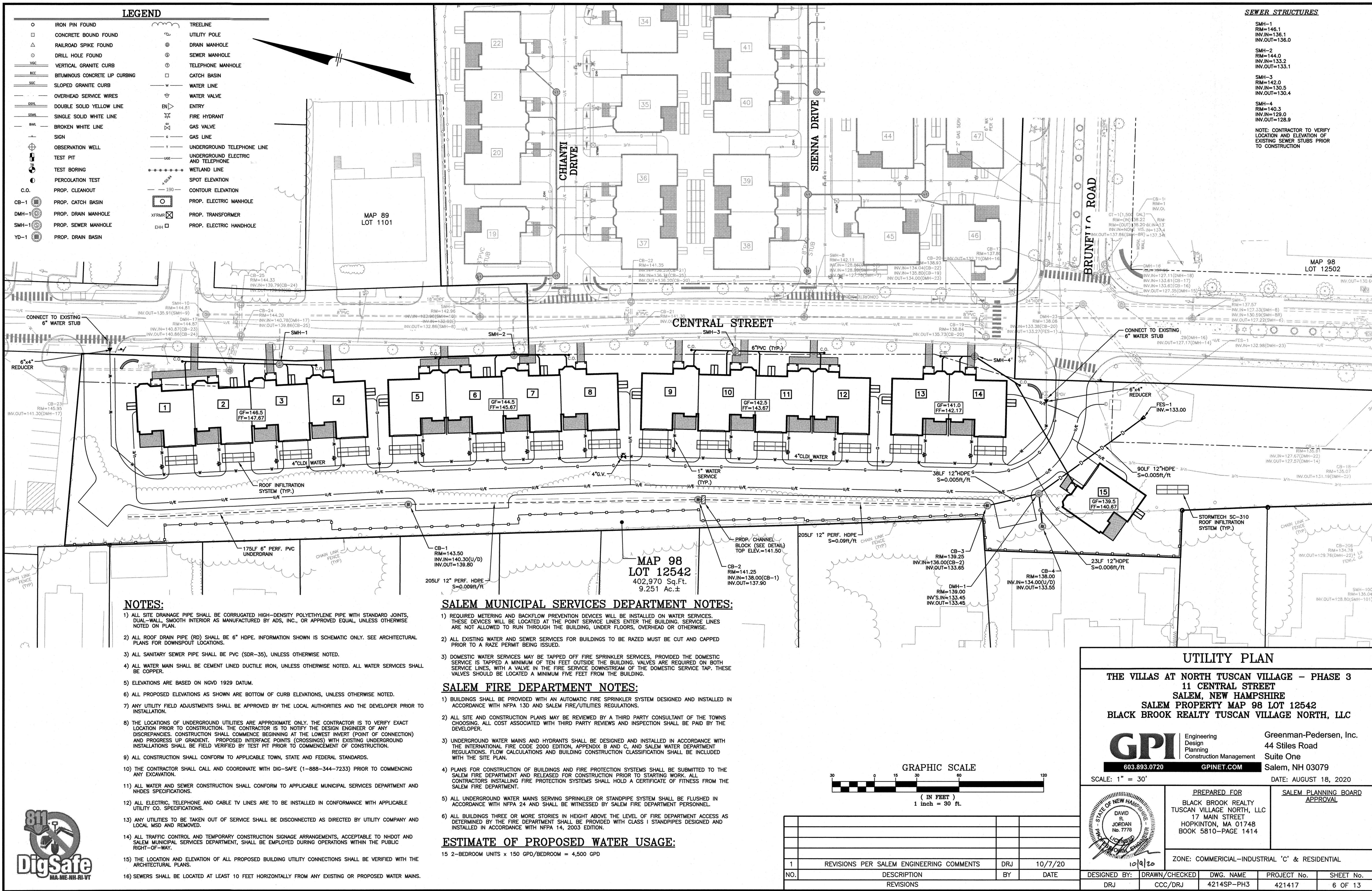
DATE: AUGUST 18, 2020

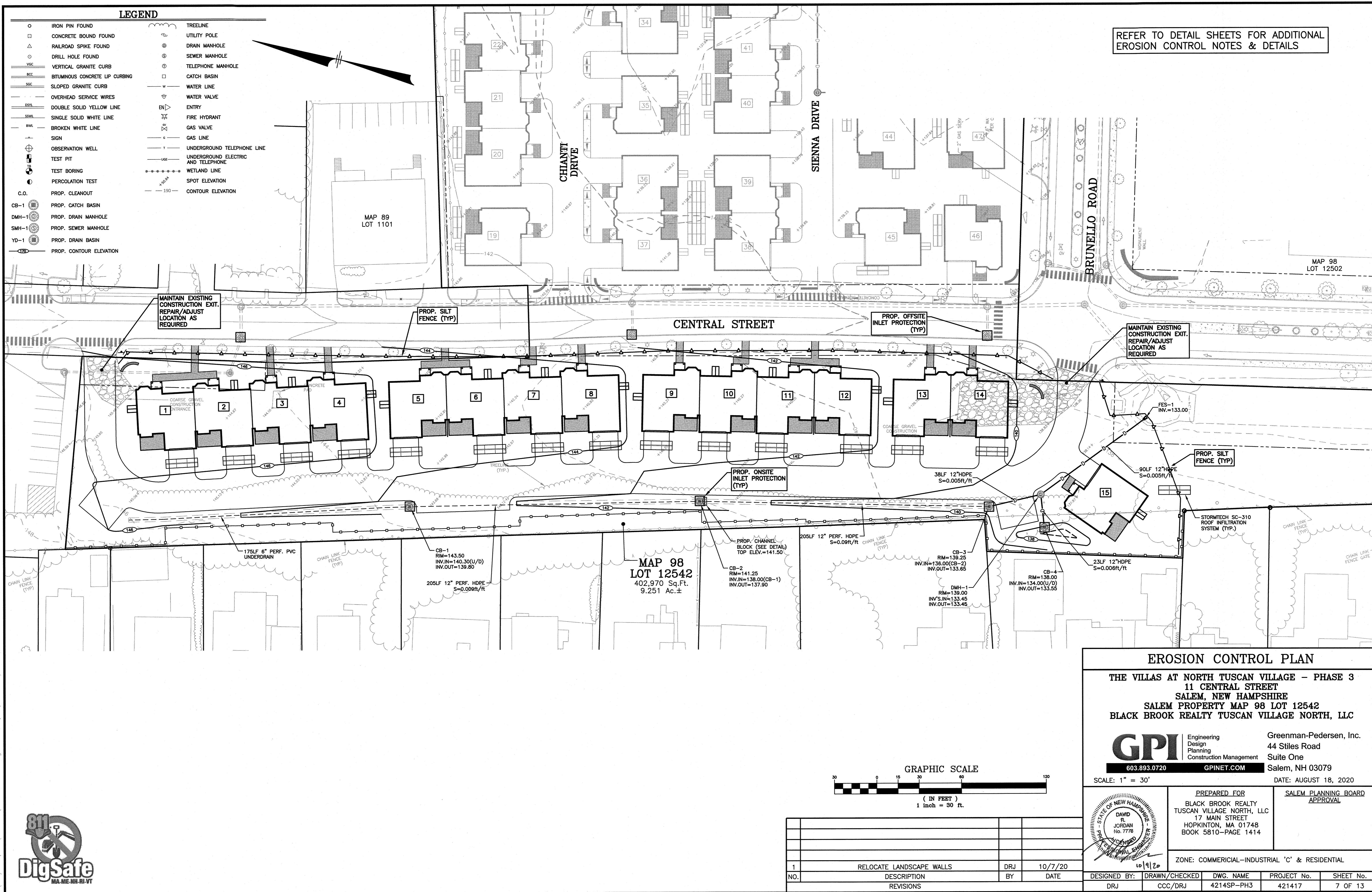


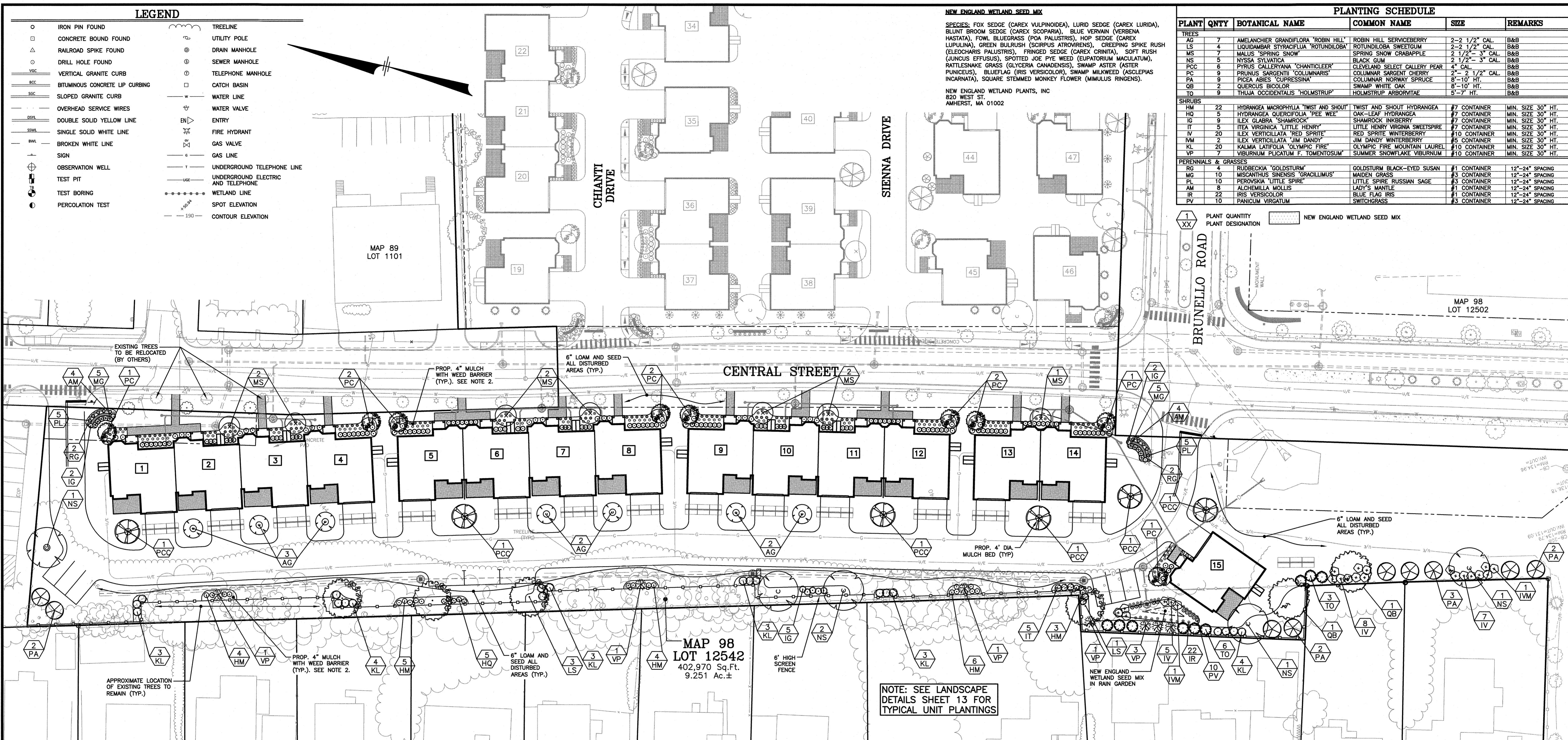
| NO. | DESCRIPTION | BY | DATE | DESIGNED BY: | DRAWN/CHECKED | DWG. NAME | PROJECT No. | SHEET No. |
|-----|--|-----|---------|--------------|---------------|-----------|-------------|-----------|
| 2 | RELOCATE LANDSCAPE WALLS | DRJ | 10/7/20 | | | | | |
| 1 | ADD SPOT GRADE AND CHANNEL BLOCK ELEV. | DRJ | 9/1/20 | | | | | |



PREPARED FOR
BLACK BROOK REALTY
TUSCAN VILLAGE NORTH, LLC
17 MAIN STREET
HOPKINTON, MA 01748
BOOK 5810-PAGE 1414
ZONE: COMMERCIAL-INDUSTRIAL 'C' & RESIDENTIAL







NOTES:

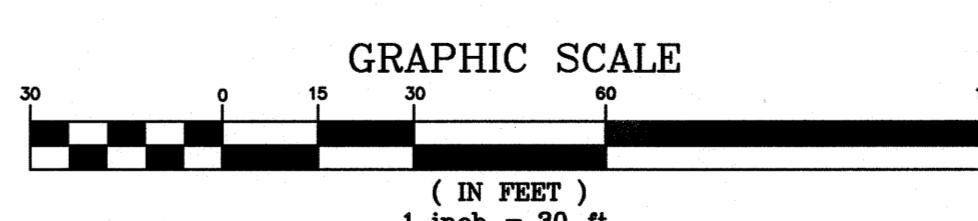
- 1) ALL PLANT STOCK SHALL CONFORM TO ANSI Z260.1 - NURSERY STOCK, LATEST EDITION (AMERICAN ASSOCIATION OF NURSERYMEN, INC.).
- 2) 4" AGED PINEBARK MULCH AND A WEED BARRIER (TY-PAR FABRIC OR APPROVED EQUAL) SHALL BE APPLIED TO ALL SHRUB AND GROUNDCOVER BEDS. INSTALL WEED BARRIER AS PER MANUFACTURERS RECOMMENDATIONS.
- 3) 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.
- 4) ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUNDCOVER SHALL BE RESTORED WITH 6" LOAM AND SEED AS SPECIFIED BELOW.
- 5) ALL SEED, SHRUB AND TREE AREAS SHALL RECEIVE 6" PH CORRECTED TOPSOIL. AFTER TOPSOIL IS SPREAD EVENLY OVER ENTIRE AREA, ALL CLODS, LUMPS, STONES AND OTHER DELETERIOUS MATERIAL SHALL BE RAKED UP AND REMOVED.
- 6) 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: 500 LBS./ACRE OF 10-20-20 OR 1000 LBS./ACRE OF 5-10-10.
 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 |
| | 42 |

| SLOPE MIX (SLOPES GREATER THAN 4:1) | LBS/ACRE |
|-------------------------------------|----------|
| CREEPING RED FESCUE | 20 |
| TALL FESCUE | 20 |
| BIRDSFOOT TREEFOIL | 8 |
| | 48 |

- 7) FOR TEMPORARY EROSION CONTROL NOTES, SEE DETAIL SHEET.
- 8) 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.
- 9) ANY CHANGES IN PLANT LOCATIONS OR TYPES SHALL BE APPROVED BY THE DEVELOPER, LANDOWNER AND CITY PRIOR TO INSTALLATION.
- 10) CLEAR AND GRUB (TO LIMITS REQUIRED ON GRADING PLAN) TO REMOVE VEGETATION, TREES, ROCKS, DEBRIS, REGULATIONS. AFTER CLEARING, ROTOTILL, STRIP AND STOCKPILE ALL ON-SITE TOPSOIL FOR REUSE TO THE MAXIMUM EXTENT POSSIBLE.
- 11) FOR SEED AREAS USE EXISTING TOPSOIL, IF AVAILABLE. FOR A 4" DEPTH AND TOP DRESS WITH 2" OF SCREENED TOPSOIL, UNLESS OTHERWISE NOTED ON PLAN. ALL LOAM OR TOPSOIL IMPORTED OR RE-UTILIZED FROM ON SITE SHALL BE TESTED AND AMENDED AS DIRECTED BY DEVELOPER TO MEET MINIMUM REQUIREMENTS.
- 12) PLANTINGS SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEARS AFTER WRITTEN ACCEPTANCE OF THE DEVELOPER.
- 13) THE CONTRACTOR SHALL DIG ROOT BALLS FOR TRANSPLANTED ITEMS TO THE DIMENSIONS OUTLINED IN THE NURSERY STOCK SPECIFICATIONS MANUAL (SEE NOTE #1).
- 14) THE CONTRACTOR SHALL TAKE EXTREME CAUTION TO MINIMIZE DAMAGE TO ROOT SYSTEMS DURING DIGGING AND TRANSPLANTING. ROOT BALLS OF TRANSPLANTS SHALL BE WRAPPED IN BURLAP (WHICH SHALL BE REMOVED UPON RE-PLANTING) AND KEPT MOIST.
- 15) EXPOSED SOILS SHALL BE SEADED OR HAY MULCHED WITHIN 72 HOURS OF FINAL GRADING.
- 16) THE CONTRACTOR SHALL INSTALL AN IRRIGATION SYSTEM TO PROVIDE COMPLETE COVERAGE OF ALL SEED AREAS AND SHRUB BEDS. THE SYSTEM SHALL INCLUDE A TIMER AND SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES. IRRIGATION WATER TO BE PROVIDED BY AN ON-SITE WELL. MUNICIPAL WATER SHALL NOT BE USED FOR IRRIGATION.
- 17) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIG-SAFE (1-888-344-7233) PRIOR TO COMMENCING ANY EXCAVATION.
- 18) PATIO SCREENING IF REQUESTED BY THE UNIT OWNER, SHALL CONSIST OF 5'-6" HT. (AT TIME OF PLANTING) ARBORVITAE, OR EVERGREEN SHRUBS, OR A WHITE VINYL SCREEN FENCE SEGMENT AT THE UNIT OWNER'S DISCRETION.
- 19) THE LANDSCAPE ARCHITECT SHALL REVIEW THE CONDITION AND LOCATION OF ALL PLANTINGS PRIOR TO INSTALLATION.



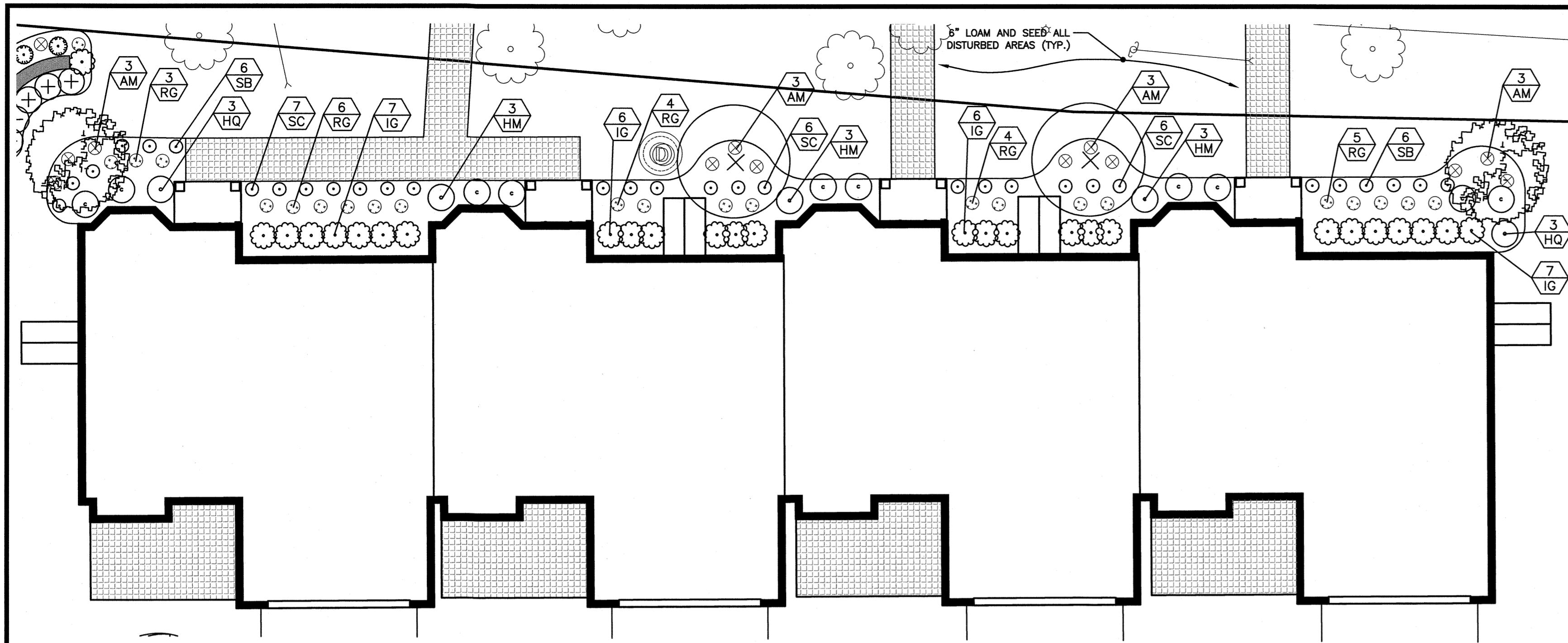
LANDSCAPE PLAN

THE VILLAS AT NORTH TUSCAN VILLAGE - PHASE 3
 11 CENTRAL STREET
 SALEM, NEW HAMPSHIRE
 SALEM PROPERTY MAP 98 LOT 12542
 BLACK BROOK REALTY TUSCAN VILLAGE NORTH, LLC

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DATE: AUGUST 18, 2020

| | | | | |
|----------|---|----------------------------------|-------------|-----------|
| | PREPARED FOR BLACK BROOK REALTY TUSCAN VILLAGE NORTH, LLC 17 MAIN STREET HOPKINTON, MA 01748 BOOK 5810-PAGE 1414 | SALEM PLANNING BOARD APPROVAL | | |
| | ZONE: COMMERCIAL-INDUSTRIAL 'C' & RESIDENTIAL | | | |
| 10/12/20 | | | | |
| 1 | RELOCATE LANDSCAPE WALLS | DRJ | 10/7/20 | |
| NO. | DESCRIPTION | BY | DATE | |
| | REVISIONS | | | |
| DRJ | CCC/DRJ | DWG. NAME | PROJECT No. | SHEET No. |
| | | 4214SP-PH3 | 421417 | 8 OF 13 |

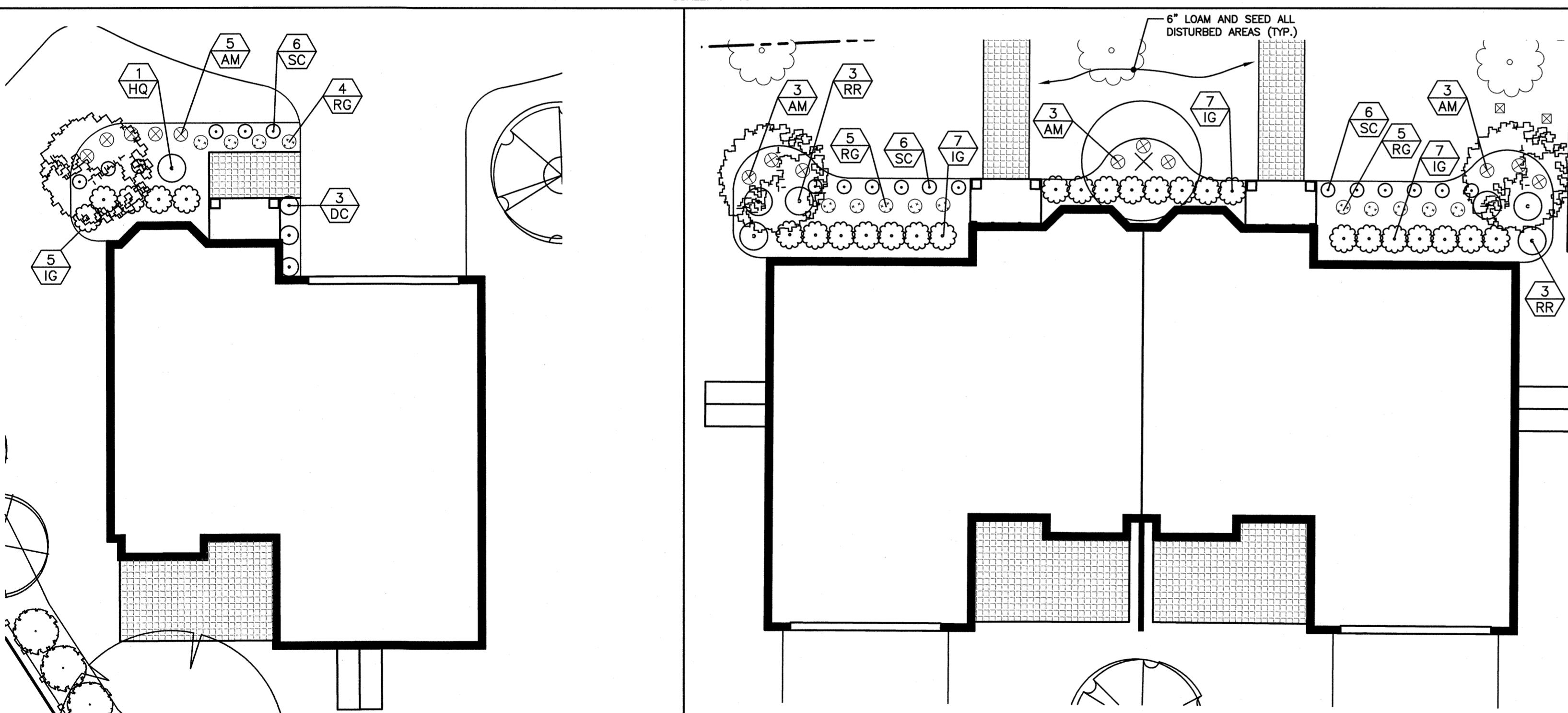


| QUADRUPLET PLANTING SCHEDULE | | | | | |
|------------------------------|------|---------------------------------------|----------------------------|--------------|-------------------|
| PLANT | QNTY | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS |
| SHRUBS | | | | | |
| IG | 26 | ILEX GLABRA 'SHAMROCK' | SHAMROCK INKBERRY | #7 CONTAINER | MIN. SIZE 30" HT. |
| HM | 9 | HYDRANGEA MACROPHYLLA 'TWIST & SHOUT' | TWIST & SHOUT HYDRANGEA | #7 CONTAINER | MIN. SIZE 30" HT. |
| HQ | 6 | HYDRANGEA QUERCIFOLIA 'PEE WEE' | OAK-LEAF HYDRANGEA | #7 CONTAINER | MIN. SIZE 30" HT. |
| PERENNIALS & GRASSES | | | | | |
| AM | 12 | ALCHEMILLA MOLLIS | LADY'S MANTLE | #1 CONTAINER | 12"-24" SPACING |
| SB | 12 | STACHYS BYZANTINA | LAMB'S EAR | #1 CONTAINER | 12"-24" SPACING |
| RG | 22 | RUDBECKIA 'GOLDSTORM' | GOLDSTORM BLACK-EYED SUSAN | #1 CONTAINER | 12"-24" SPACING |
| SC | 19 | SALVIA NEMOROSA 'CARDINNA' | SALVIA | #1 CONTAINER | 12"-24" SPACING |

1 PLANT QUANTITY
XX PLANT DESIGNATION

TYPICAL QUADRUPLET PLANTING DETAIL

SCALE: 1"=10'



| SINGLE UNIT PLANTING SCHEDULE | | | | | |
|-------------------------------|------|-----------------------------------|----------------------------|--------------|-------------------|
| PLANT | QNTY | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS |
| SHRUBS | | | | | |
| IG | 5 | ILEX GLABRA 'SHAMROCK' | SHAMROCK INKBERRY | #7 CONTAINER | MIN. SIZE 30" HT. |
| HQ | 1 | HYDRANGEA QUERCIFOLIA 'PEE WEE' | OAK-LEAF HYDRANGEA | #7 CONTAINER | MIN. SIZE 30" HT. |
| PERENNIALS & GRASSES | | | | | |
| AM | 5 | ALCHEMILLA MOLLIS | LADY'S MANTLE | #1 CONTAINER | 12"-24" SPACING |
| SC | 6 | SALVIA NEMOROSA 'CARDINNA' | SALVIA | #1 CONTAINER | 12"-24" SPACING |
| RG | 4 | RUDBECKIA 'GOLDSTORM' | GOLDSTORM BLACK-EYED SUSAN | #1 CONTAINER | 12"-24" SPACING |
| DC | 3 | DESCHEMPASIA CESPITOSA 'GOLD TAU' | TUFTED HAIR GRASS | #2 CONTAINER | 12"-24" SPACING |

1 PLANT QUANTITY
XX PLANT DESIGNATION

SINGLE UNIT DETAIL

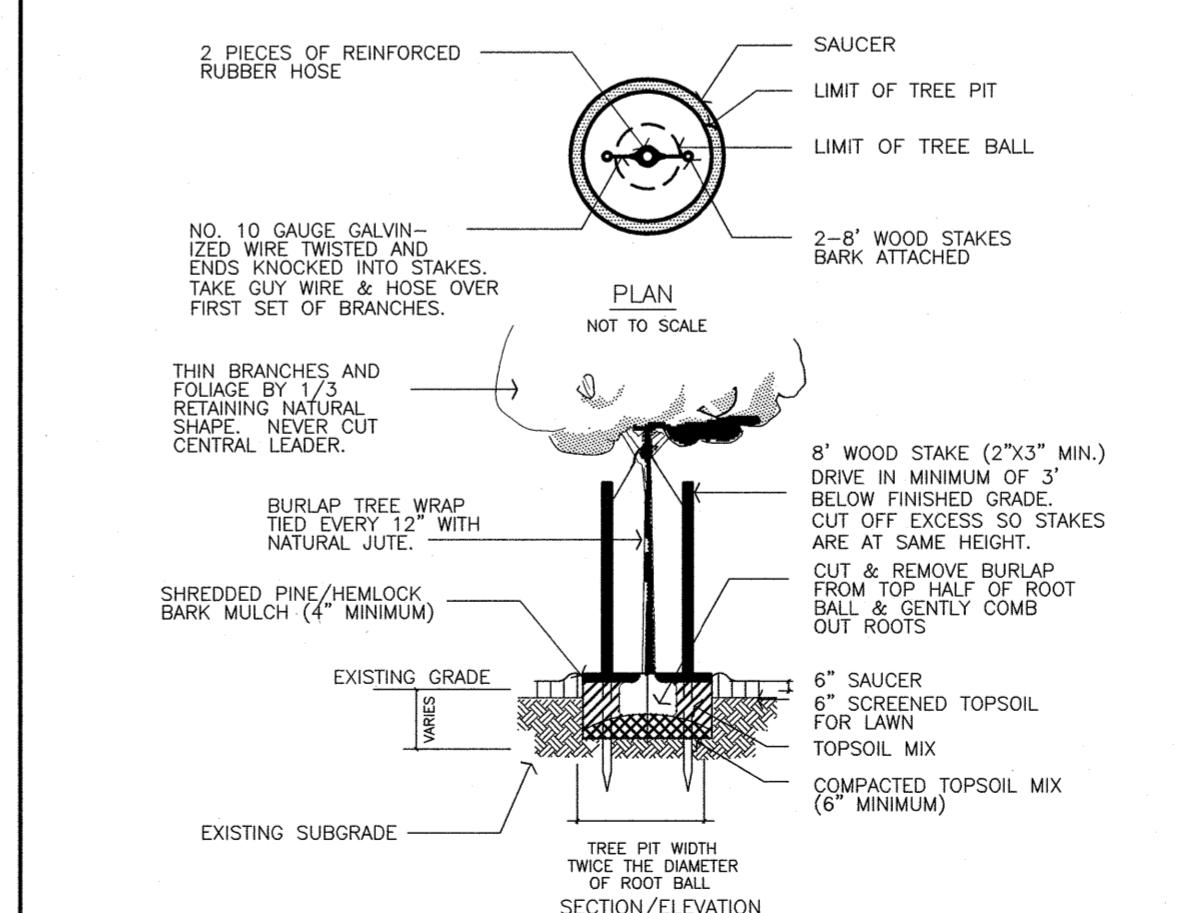
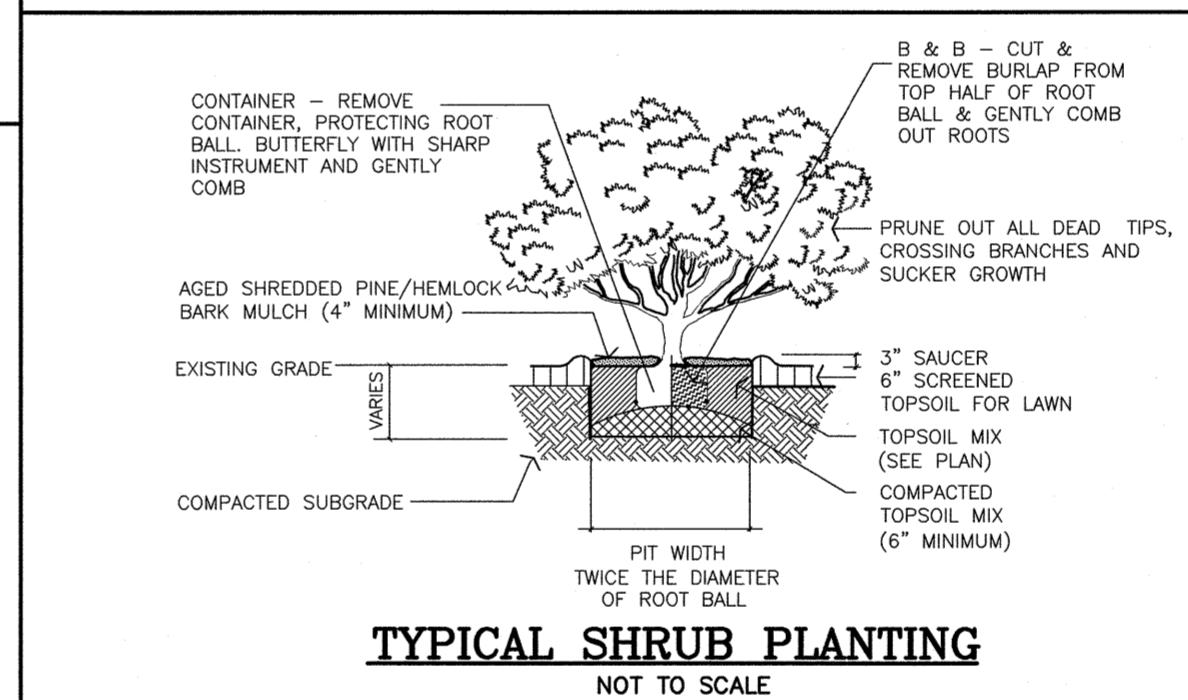
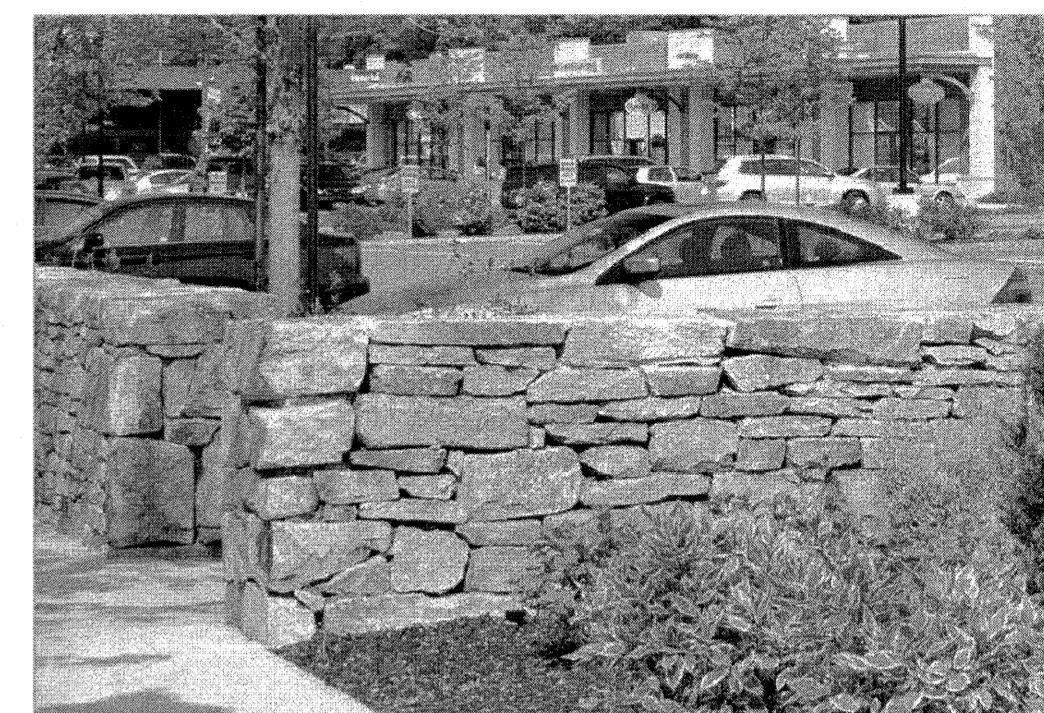
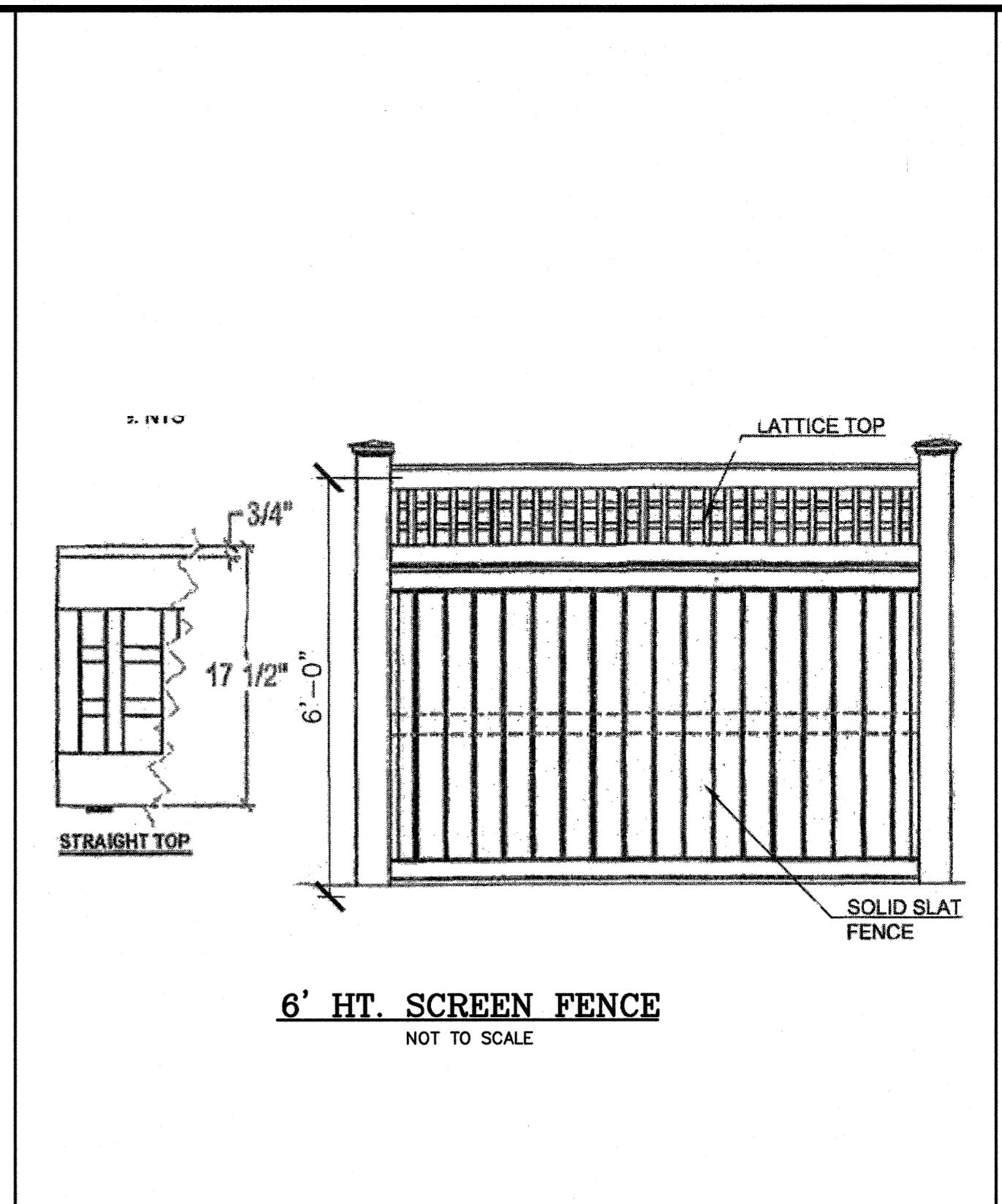
SCALE: 1"=10'

| DUPLEX PLANTING SCHEDULE | | | | | |
|--------------------------|------|----------------------------|----------------------------|--------------|-------------------|
| PLANT | QNTY | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS |
| SHRUBS | | | | | |
| IG | 21 | ILEX GLABRA 'SHAMROCK' | SHAMROCK INKBERRY | #7 CONTAINER | MIN. SIZE 30" HT. |
| RR | 6 | RHODODENDRON 'RAMAPO' | RAMAPO RHODODENDRON | #7 CONTAINER | MIN. SIZE 30" HT. |
| PERENNIALS & GRASSES | | | | | |
| AM | 9 | ALCHEMILLA MOLLIS | LADY'S MANTLE | #1 CONTAINER | 12"-24" SPACING |
| SC | 12 | SALVIA NEMOROSA 'CARDINNA' | SALVIA | #1 CONTAINER | 12"-24" SPACING |
| RG | 10 | RUDBECKIA 'GOLDSTORM' | GOLDSTORM BLACK-EYED SUSAN | #1 CONTAINER | 12"-24" SPACING |

1 PLANT QUANTITY
XX PLANT DESIGNATION

DUPLEX PLANTING DETAIL

SCALE: 1"=10'

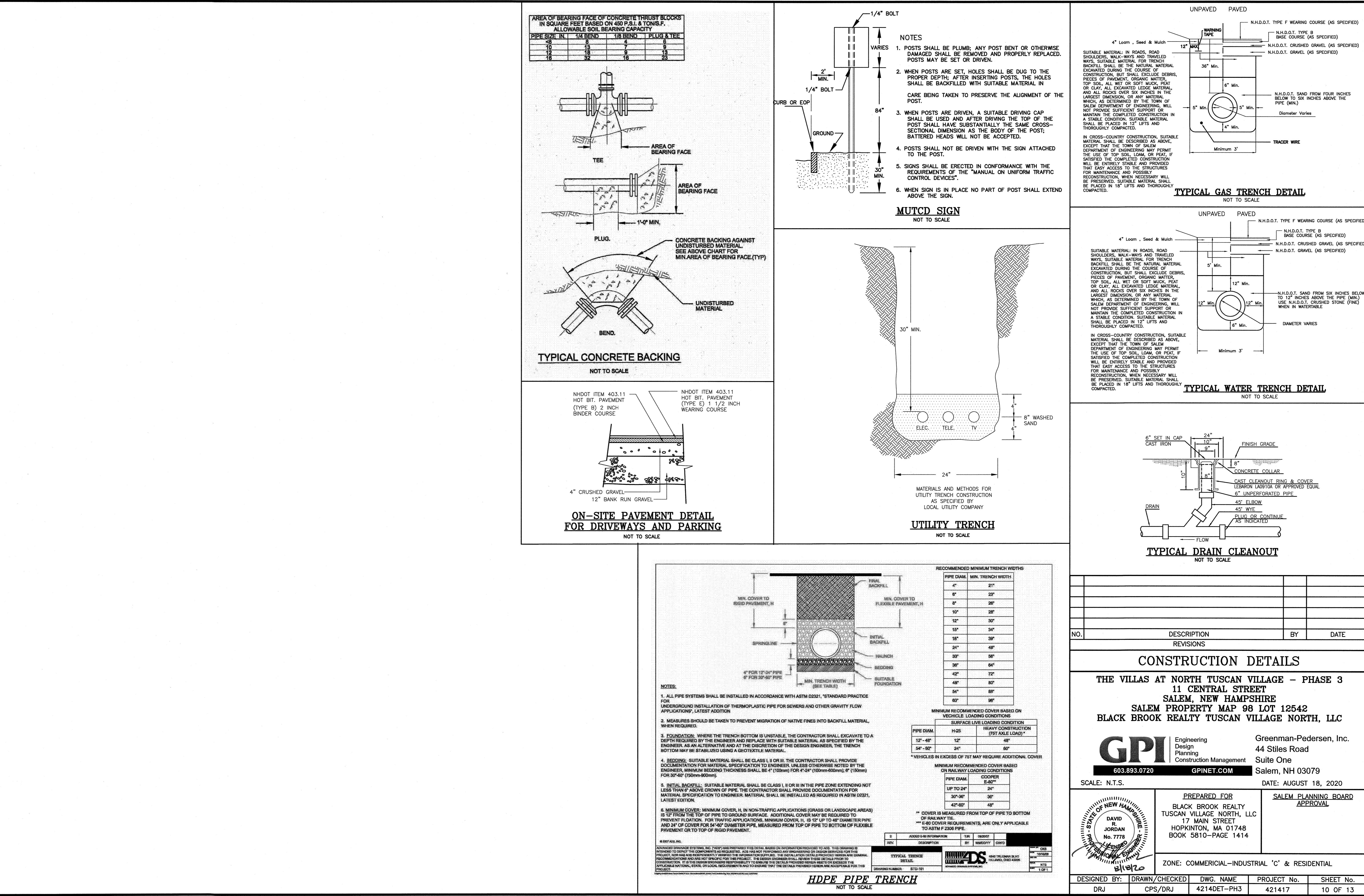


LANDSCAPE DETAILS

THE VILLAS AT NORTH TUSCAN VILLAGE - PHASE 3
11 CENTRAL STREET
SALEM, NEW HAMPSHIRE
SALEM PROPERTY MAP 98 LOT 12542
BLACK BROOK REALTY TUSCAN VILLAGE NORTH, LLC

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

| | | | |
|---|-----------------------|------------|-------------|
| SCALE: 1" = 30' | DATE: AUGUST 18, 2020 | | |
| PREPARED FOR | | | |
| SALEM PLANNING BOARD APPROVAL | | | |
| BLACK BROOK REALTY TUSCAN VILLAGE NORTH, LLC 17 MAIN STREET HOPKINTON, MA 01748 BOOK 5810-PAGE 1414 | | | |
| ZONE: COMMERCIAL-INDUSTRIAL 'C' & RESIDENTIAL | | | |
| NO. DESCRIPTION BY DATE | | | |
| NO. | DESCRIPTION | BY | DATE |
| REVISIONS | | | |
| DESIGNED BY: | DRAWN/CHECKED | DWG. NAME | PROJECT No. |
| DRJ | CCC/DRJ | 4214SP-PH3 | 421417 |
| | | SHEET No. | 9 OF 13 |

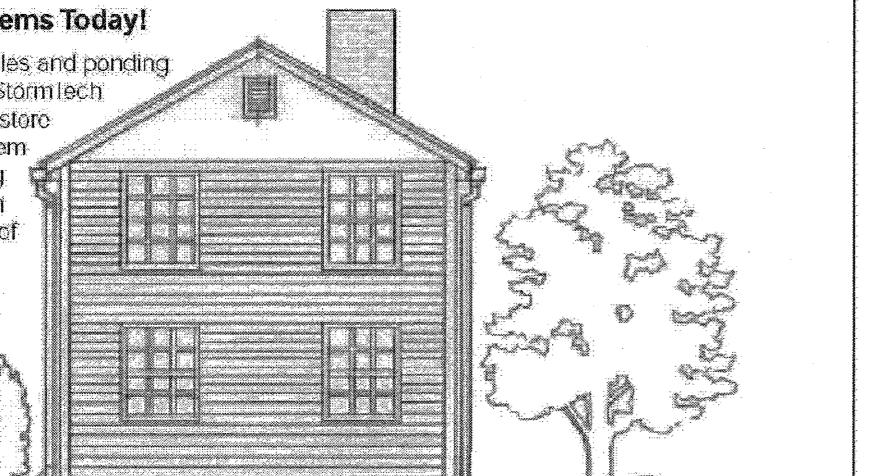


StormTech Chambers For Residential Downspout Drainage Systems.



Solve Your Puddle Problems Today!

Keep your yard free from puddles and ponding during heavy rain storms with StormTech chambers. The chambers can store water from roofs or other problem areas underground, eliminating water logged or slippery frozen water conditions. Constructed of polypropylene plastic, StormTech chambers are lightweight and inherently resistant to environmental stress cracking and chemicals typically found in stormwater runoff.



The StormTech Downspout Drainage System.

StormTech offers two downspout sizes to manage water from downspouts or ponded areas. Residential waters gather rainwater and deliver it to the chambers via the downspout or other inlet pipe. To prevent soil erosion, either a small amount of stone or filter fabric along the bottom of the trench is needed.

StormTech Drainage Benefits.

Installation. StormTech chambers can easily be hand carried into position and installed without the use of heavy construction equipment. StormTech chambers require an excavated area, piping material and filter fabric.

Aesthetics. Runoff can be diverted away and stored safely and neatly underground. No more ponding water, frozen walkways or soil erosion contributing to the negative aesthetics of your yard.

Environmental. The chambers help recharge groundwater resources by replicating nature's own process of infiltration.

Safety. Because the chambers are underground, they eliminate erosion ditchies and potential hazards caused by conventional roof drains and ice build-up in the winter.

Versatility. StormTech chambers are ideal for storing water from residential rooftops, driveways, tennis courts or ponded areas in the yard.

1) PROVIDE SIX STORMTECH SC-310 CHAMBERS PER TOWNHOUSE UNIT.

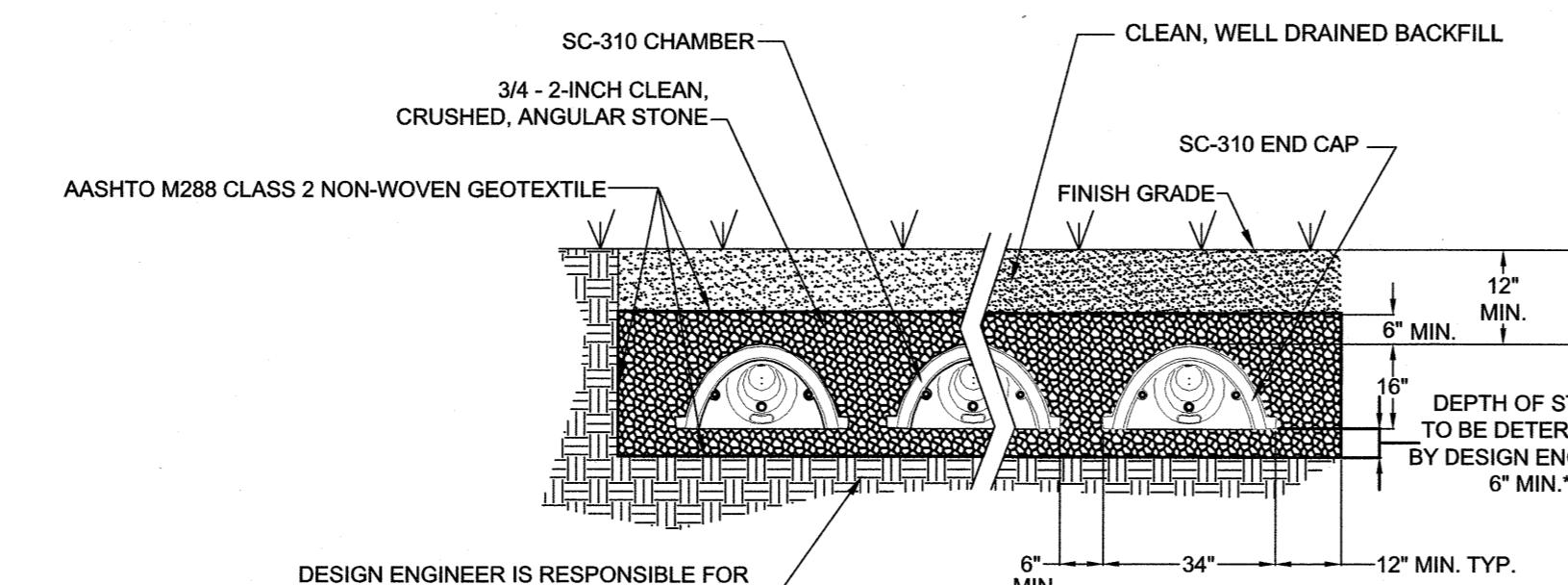
2) THE INSTALLATION AND MAINTENANCE OF THE ROOF INFILTRATION UNITS IS A REQUIREMENT PURSUANT TO THE ALTERATION OF TERRAIN PERMIT.

3) EACH ROW OF CHAMBERS SHALL BE SET ON A 6 INCH STONE BASE WITH 12 INCHES OF STONE ON ALL SIDES AND 6 INCHES OF STONE OVER THE TOP OF THE CHAMBERS.

STORMTECH ROOF RECHARGE

NOT TO SCALE

CLEAN, WELL DRAINED BACKFILL

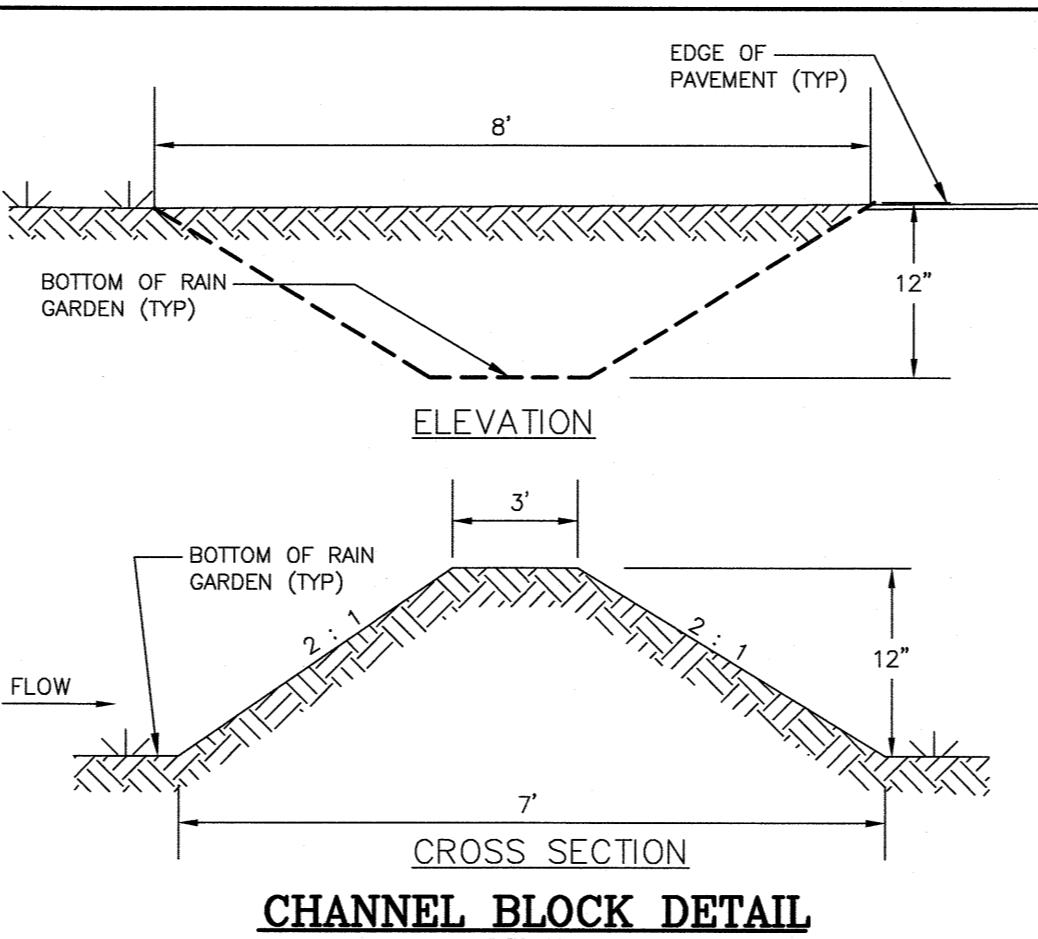


DESIGN ENGINEER IS RESPONSIBLE FOR ENSURING THE REQUIRED BEARING CAPACITY OF SUBGRADE SOILS*

FOR STORMTECH INFORMATION CALL 1-888-892-2694
*SEE STORMTECH DESIGN MANUAL

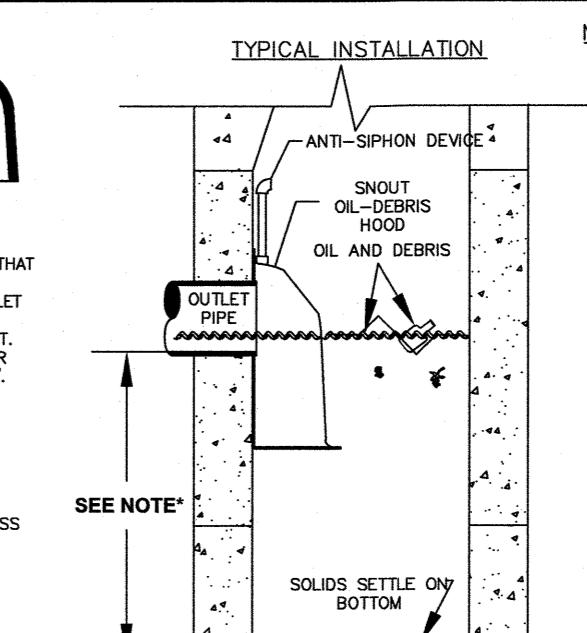
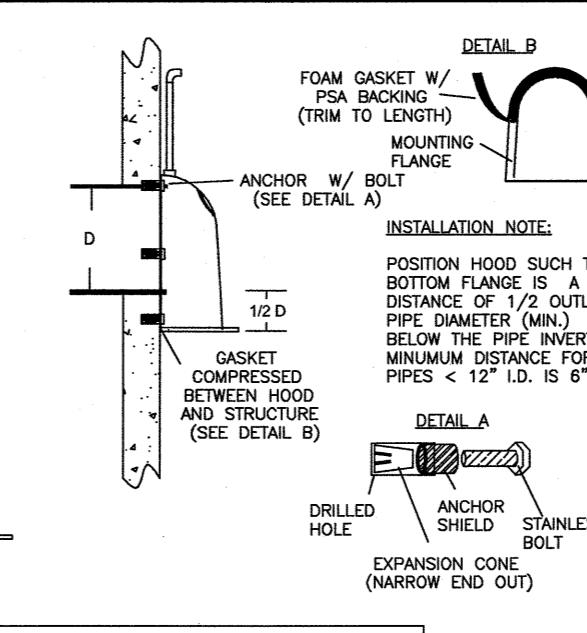
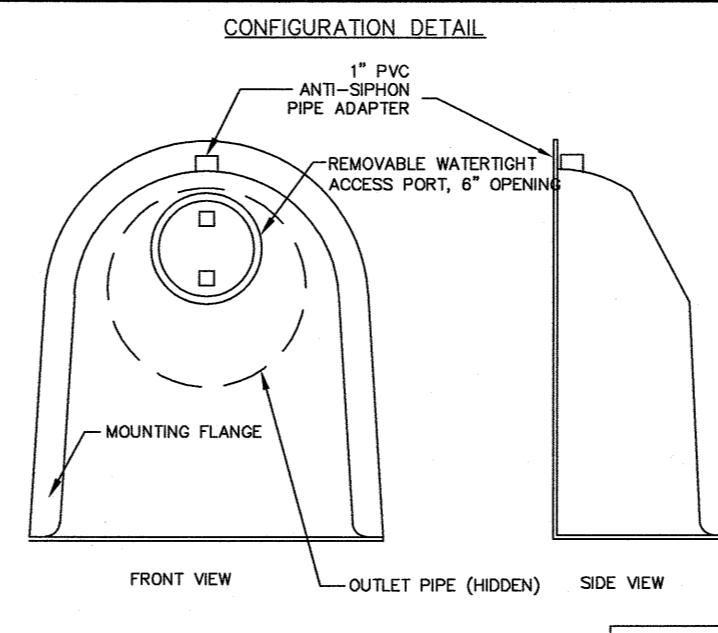
STORMTECH SC-310 CHAMBER SYSTEM TYPICAL CROSS SECTION DETAIL

NOT TO SCALE



CHANNEL BLOCK DETAIL

NOT TO SCALE

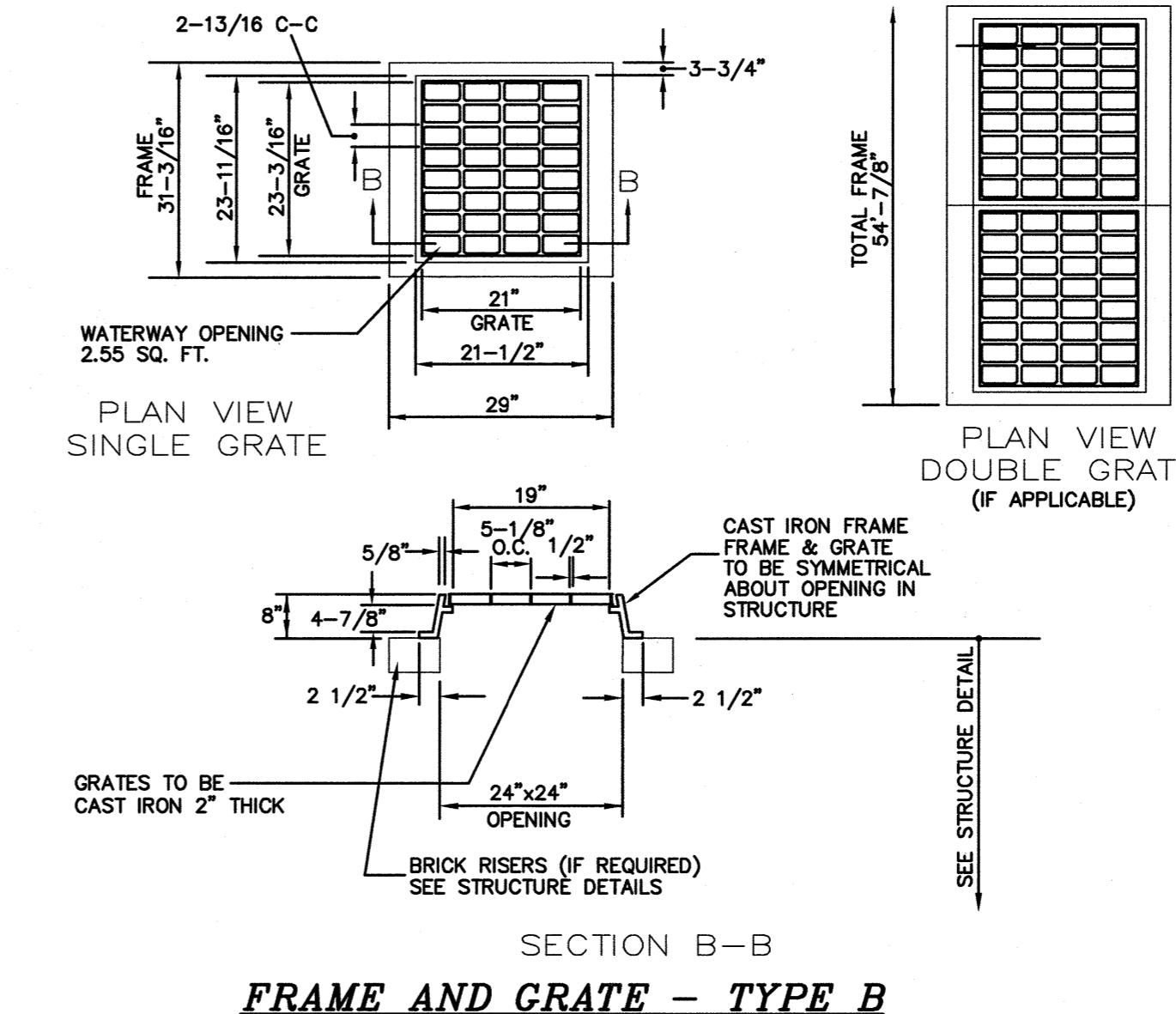


NOTES: 1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY BEST MANAGEMENT PRODUCTS, INC. 2. APPROVED EQUAL. LYME, CT 06357. (860) 434-0277, (860) 434-3195 FAX TOLL FREE: (860) 504-8008 OR (860) 354-7585. 3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON DEVICE AS DRAWN (SEE CONFIGURATION DETAIL). 4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION. 5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES < 12" I.D. 6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION. 7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL. 8. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8 STAINLESS STEEL BOLTS AND OIL-RESISTANT CEMENT CELL FOAM GASKET WITH PSA BACKING OR PRE-APPROVED EQUAL. 9. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT. INSTALLATION KIT SHALL INCLUDE: A. PVC ANTI-SIPHON VENT PIPE AND ADAPTER B. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING C. 3/8" STAINLESS STEEL BOLTS D. ANCHOR SHIELDS

US Patent # 6126817

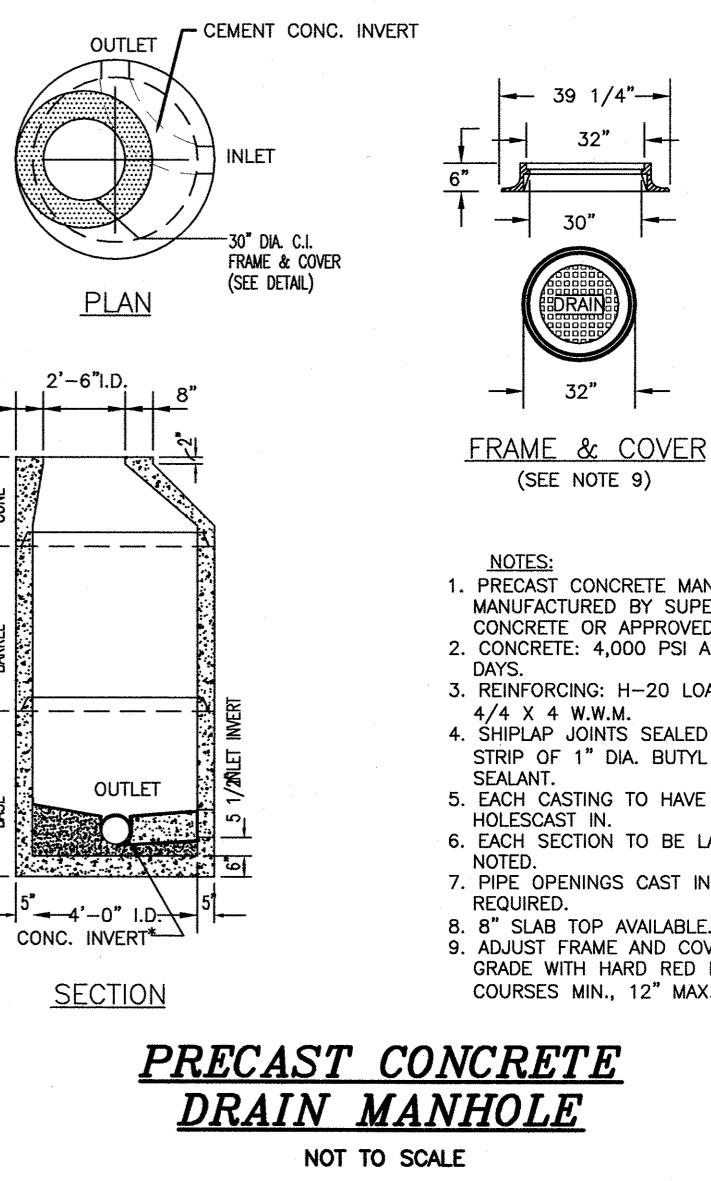
SNOUT OIL/WATER SEPARATOR

NOT TO SCALE



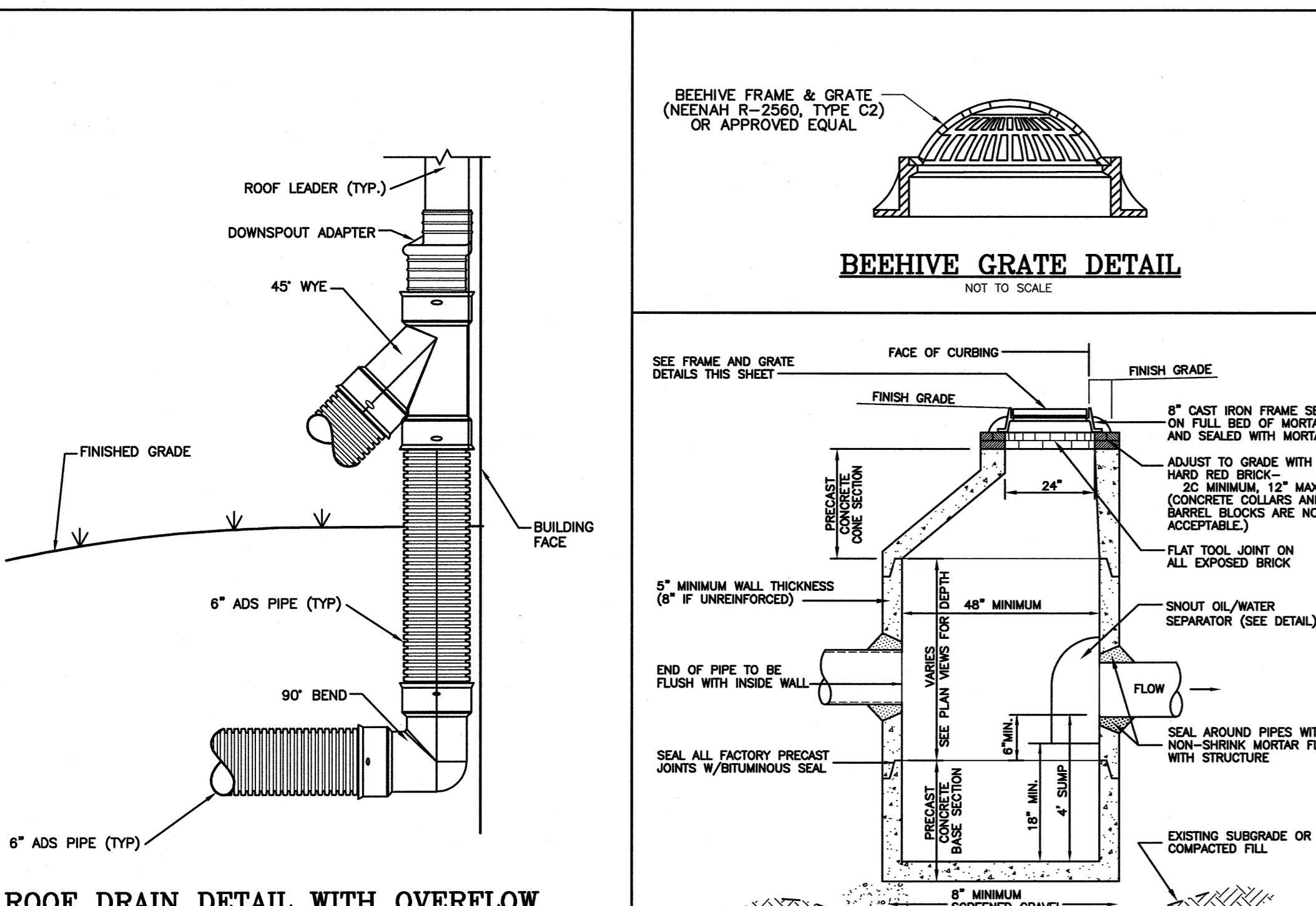
SECTION B-B

NOT TO SCALE



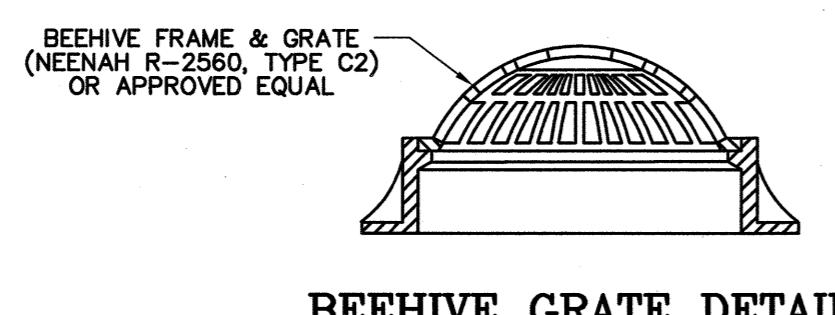
PRECAST CONCRETE DRAIN MANHOLE

NOT TO SCALE



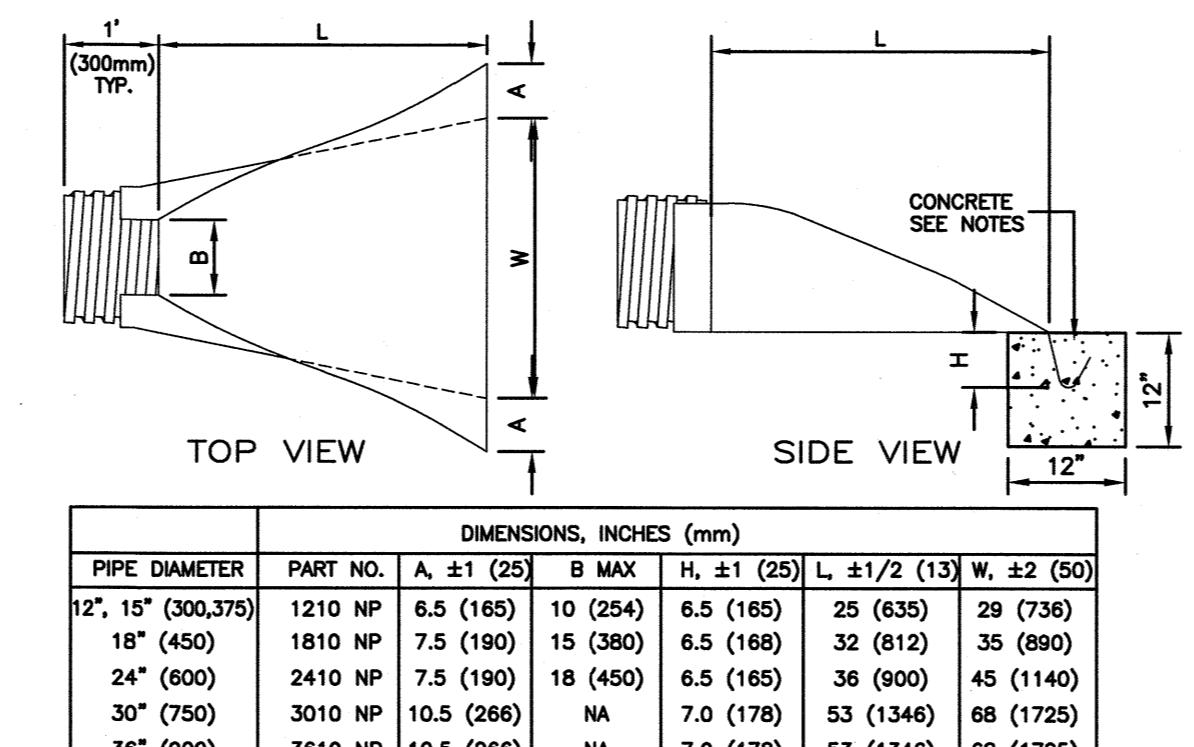
ROOF DRAIN DETAIL WITH OVERFLOW

NOT TO SCALE



BEEHIVE GRATE DETAIL

NOT TO SCALE



CONSTRUCTION SPECIFICATIONS:

1. PREPARE BEDDING: BACKFILL MATERIAL AROUND THE END SECTION MAY BE THE SAME AS THE MATERIAL AROUND THE PIPE, PLACE A FEW INCHES OF BACKFILL MATERIAL IN THE TRENCH OR DITCH WHERE THE END SECTION WILL BE PLACED, COMPACT AND CONTOUR THIS BEDDING MATERIAL TO GENERALLY MATCH THE END SECTION, EXCAVATE AN AREA IN THE BEDDING WHERE THE DITCH OR TRENCH BOTTOM WILL SEAT SO THAT THE END SECTION WILL BE LEVEL WITH THE BOTTOM OF THE TRENCH OR DITCH IN THE FINISHED INSTALLATION.
2. PLACE END SECTION OF PIPE: OPEN THE END SECTION COLLAR AND SEAT IT OVER THE TWO PIPE CONNECTIONS. ONCE THE END SECTION IS POSITIONED, CHECK TO MAKE SURE THAT THE INVERT OF THE END SECTION MATCHES THE INVERT OF THE PIPE AND THAT THE END SECTION IS LEVEL WITH THE TRENCH OR DITCH BOTTOM.
3. SECURE THE END SECTION: SLIP THE STAINLESS STEEL ROD THROUGH THE PRE-DRILLED HOLES AT THE TOP OF THE COLLAR. THE ROD SHOULD BE BETWEEN THE CROWNS OF THE TWO PIPE CONNECTIONS. PLACE A WASHER ON EITHER END OF THE ROD. PLACE A NUT ON EITHER END OF THE ROD AND TIGHTEN WITH A WRENCH.
4. SECURE THE TOE DITCH: TO PREVENT WASHOUT FROM HIGH VELOCITY FLOW, IT IS RECOMMENDED THAT THE DITCH BE SECURED WITH CONCRETE, POUR CONCRETE IN THE DITCH UP TO THE LEVEL OF THE TRENCH OR DITCH BOTTOM AND ALONG THE ENTIRE LENGTH OF THE DITCH.

FINISH BACKFILL:

SHOVEL BACKFILL AROUND THE END SECTION IN 6 TO 8 INCH LAYERS EQUALLY ON BOTH SIDES, KNUFING IT TO ELIMINATE Voids. TAMP WITH A SMALL-FACED COMPACTOR OR OTHER EQUIPMENT SUITABLE FOR SMALL AREAS. CONTINUE PLACING, KNUFING, AND COMPACTING BACKFILL LAYERS TO THE TOP OF THE END SECTION TO SEAT IT WELL INTO THE DITCH.

DEEP SUMP CATCH BASIN ECCENTRIC CONE

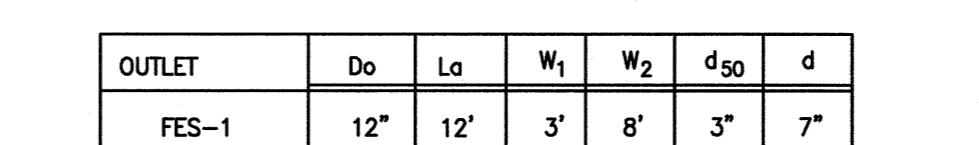
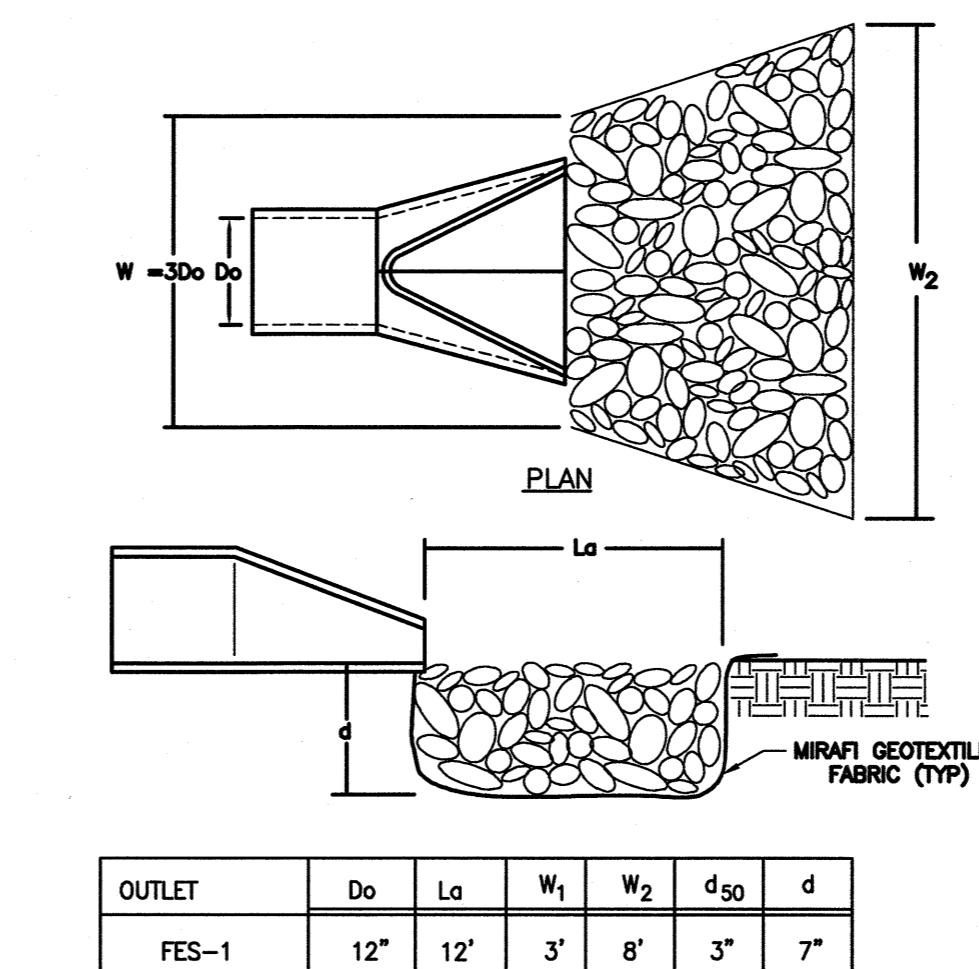
(FOR USE IN CURBED AREAS)

N.T.S.

FLARED END SECTION

HIGH DENSITY POLYETHYLENE (HDPE)

NOT TO SCALE



| % OF WEIGHT SMALLER THAN THE GIVEN SIZE | SIZE OF STONE IN INCHES |
|---|-------------------------|
| 100 | 5.3 TO 7.1 |
| 85 | 4.6 TO 6.4 |
| 50 | 3.5 TO 5.3 |
| 15 | 1.1 TO 1.8 |

FORMULAS USED (REFERENCE NHDES STORMWATER MANUAL, VOL 2, PAGE 174)

1. THE SURFACE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIP-RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN.
2. THE ROCK OR GRAVEL USED FOR FILTER OR RIP-RAP SHALL CONFORM TO THE SPECIFIED GRADATION. THE ROCK OR GRAVEL AREAS IN THE FABRIC SHALL BE REPAVED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETELY REPLACE THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
3. SECURE THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIP-RAP TO THE STONE BASED ON THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.
4. THE MEDIAN STONE DIAMETER FOR THE RIP-RAP APROX IS d_{50} FIFTY PERCENT BY WEIGHT OF THE RIP-RAP MIXTURE SHALL BE SMALLER THAN THE MEDIAN STONE SIZE. THE LARGEST STONE SIZE IN THE MIXTURE SHALL BE 1.5 d_{50} .

OUTLET PROTECTION-FLAT DETAIL

NOT TO SCALE

| NO. | DESCRIPTION | BY | DATE |
|---|---------------|--|-------------|
| REVISIONS | | | |
| CONSTRUCTION DETAILS | | | |
| THE VILLAS AT NORTH TUSCAN VILLAGE - PHASE 3 11 CENTRAL STREET SALEM, NEW HAMPSHIRE SALEM PROPERTY MAP 98 LOT 12542 BLACK BROOK REALTY TUSCAN VILLAGE NORTH, LLC | | | |
| <p>GPI Engineering Design Planning Construction Management 603.893.0720 GPINET.COM</p> <p>Greenman-Pedersen, Inc. 44 Stiles Road Suite One Salem, NH 03079</p> <p>DATE: AUGUST 18, 2020</p> | | | |
| SCALE: N.T.S. | | | |
| | | PREPARED FOR BLACK BROOK REALTY TUSCAN VILLAGE NORTH, LLC 17 MAIN STREET HOPKINTON, MA 01748 BOOK 5810-PAGE 1414 SALEM PLANNING BOARD APPROVAL | |
| ZONE: COMMERCIAL-INDUSTRIAL 'C' & RESIDENTIAL | | | |
| DESIGNED BY: | DRAWN/CHECKED | DWG. NAME | PROJECT No. |
| DRJ | CPS/DRJ | 4214DET-PH3 | 421417 |
| SHEET No. | | | |
| 12 OF 13 | | | |

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 AREA OF EXPOSED SOIL 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 CLEARED UNTIL ALL SLOPES HAVE A HEALTHY STAND OF GRASS.
6. ALL DISTURBED AREAS AND SIDE SLOPES WHICH ARE FINISHED GRADED, WITH NO FURTHER DISTURBANCE TO TAKE PLACE, SHALL BE LOADED AND SEEDED WITHIN 72 HOURS AFTER FINAL GRAADING. A MINIMUM OF 4" OF LOAM SHALL BE INSTALLED WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE FEET OF AREA. THE SEED MIX SHALL BE 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 WHICH WILL BE PREVENT EROSION. THE MAXIMUM LENGTH OF TIME FOR THE EXPOSURE OF DISTURBED SOILS SHALL NOT EXCEED 120 DAYS. HAY MULCH SHALL BE APPLIED TO THE EXPOSED SOILS AT THE RATE OF 2 TONS PER ACRE. BALES SHALL BE UNSPUN AND AIR DRIED AND FREE FROM WEED, SEEDS AND ANNUAL COARSE MATERIAL.
8. DURING GRAADING 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, WOOD, ROOTS, ETC. TO BE PLACED IN 12" LISTS 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 (DAM & SEED) WHEREVER POSSIBLE DURING CONSTRUCTION. CONSTRUCTION TRAFFIC SHALL USE THE ROADBEDS OF FUTURE ROADS.

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 CLEARED UNTIL ALL SLOPES HAVE A HEALTHY STAND OF GRASS.
3. BALED HAY AND MULCH SHALL BE MOWINGS OF ACCEPTABLE HERBACEOUS GROUPS, FREE FROM STUMPS 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 SECURED BY SILTATION FENCE AND EMBODDED. THESE MEASURES SHALL REMAIN UNTIL ALL MATERIAL HAS BEEN PLACED OR DISPOSED OFF SITE.
6. ALL DISTURBED AREAS SHALL BE LOADED AND SEDED, A MINIMUM OF 4 INCHES OF LOAM SHALL BE INSTALLED AND SEDED AS SPECIFIED.
7. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED THE TEMPORARY EROSION CONTROL MEASURES ARE TO BE REMOVED.
8. PAVED ROADS 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 CLEARED 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. 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 SEDED TO PREVENT EROSION.
5. PREPARED UNITS - PREPARED 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.
6. CONSTRUCT ROADS AND PERFORM SITE GRADING, PLACING HAY BALES AND SILT 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 SEDED OR MULCHED WITHIN 72-HOURS OF ACHIEVING FINISH GRADES.
9. DAILY, OR AS REQUIRED, CONSTRUCT, INSPECT, AND, IF NECESSARY, RECONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SILT FENCES AND SEDIMENT TRAPS INCLUDING MULCHING AND SEEDING. AT A MINIMUM, INSPECT EROSION CONTROLS WEEKLY AND AFTER EVERY 1/2" 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 SEDED 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.

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 or runoff, the site contractor should conduct an inspection of all installed erosion control measures and perform repair as required. 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. If any area is found to be bare or spotty, reseeding or re-mulching should be achieved on established vegetation cover (at least 85% of area covered with healthy, vigorous vegetation).

Specifications:

To adequately protect water quality during cold weather and during spring melt-off, 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-off. If erosion control measures are required for areas larger than one acre, the contractor should increase activities as conducted according to a winter construction plan, developed by a professional engineer licensed to practice in the state of New Hampshire or a Certified Professional in Erosion and Sediment Control as certified by the CSPESC Council of EnviroCert International.
2. If the area of exposed, unstabilized soil is to be protected by a silt fence, the fence should be completed within a day of establishing the grade that is final or the otherwise will exist for more than 10 days. The silt fence should be anchored to the ground with a minimum of 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. If erosion control measures are required for areas larger than one acre, the contractor should increase activities as conducted according to a winter construction plan, developed by a professional engineer licensed to practice in the state of New Hampshire or a Certified Professional in Erosion and Sediment Control as certified by the CSPESC Council of EnviroCert International.
3. All exposed soil slopes must be constructed and stabilized by October 15.
4. Installation of anchored hay mulch or erosion control mix should not occur over snow of greater than one inch in depth.
5. All areas applied during winter should be anchored (e.g., by netting, tracking, wood cellulosic fiber).
6. Stockpiles of soil material 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 performed prior to the onset of winter, and re-established prior to any rainfall or snowfall. No soil stockpiles should be placed in the location that it covers from any area that is exposed to wind or other water resource area.
7. Frozen materials, (e.g., frost lagging), should be removed during winter construction, should be transported to the location that it covers from any area that is exposed to wind or other water resource area.
8. Installation of anchored blanks should not occur over snow of greater than one inch in depth on frozen ground.
9. 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, should be seeded and covered with 3 to 4 tons of hay or straw mulch per acre. If erosion control blankets are appropriate for the design flow conditions, as determined by a qualified Professional Engineer or a Certified Professional in Erosion and Sediment Control as certified by the CSPESC Council of EnviroCert International, Inc. If a stone lining is necessary, the contractor may need to re-grade the ditch as required to maintain the design flow conditions after placement of the stone.
10. All stone-lined ditches and channels shall be constructed and stabilized by October 15. After November 15th, stone-lined ditches or parking surfaces, where work has stopped for the winter season, shall be protected with a minimum of 3 inches of crushed gravel per NHDO Item 304.3.
11. Contractors that are installed during frozen conditions should consist of erosion control mix berms, or continuous contained berms. Silt fences and hay bales should not be installed when frozen conditions prevent proper embedment of these barriers.

| NO. | DESCRIPTION | BY | DATE |
|-----|-------------|----|------|
| | REVISIONS | | |

CONSTRUCTION DETAILS:

THE VILLAS AT NORTH TUSCAN VILLAGE - PHASE 3
11 CENTRAL STREET
SALEM, NEW HAMPSHIRE
SALEM PROPERTY MAP 98 LOT 12542
BLACK BROOK REALTY TUSCAN VILLAGE NORTH, LLC

GPI Engineering Design Planning Construction Management 603.893.0720 GPI.NET.COM Salem, NH 03079

Greenman-Pedersen, Inc.
 44 Stiles Road Suite One

PREPARED FOR
BLACK BROOK REALTY TUSCAN VILLAGE NORTH, LLC
 17 MAIN STREET HOPKINTON, MA 01748 BOOK 5810-PAGE 1414

SALEM PLANNING BOARD APPROVAL

STATE OF NEW HAMPSHIRE PROFESSIONAL ENGINEER
 DAVID R. JORDAN No. 7778 LICENSED 5/15/20

ZONE: COMMERCIAL-INDUSTRIAL 'C' & RESIDENTIAL

| DESIGNED BY: | DRAWN/CHECKED | DWG. NAME | PROJECT No. | SHEET No. |
|--------------|---------------|-------------|-------------|-----------|
| DRJ | CPS/DRJ | 4214DET-PH3 | 421417 | 13 OF 13 |

TYPICAL SECTION FOR RAIN GARDEN #4
 NOT TO SCALE

SOIL FILTER MEDIA REFER TO TABLE 4-4

TOP BERM - SEE CHART
SEE LANDSCAPE PLAN FOR PLANT LIST
PONDING AREA
PROPOSED CURB
PAVEMENT
UNDISTURBED SOIL
6" PERF. PVC UNDERDRAIN INV. - SEE CHART
6" PERF. PVC UNDERDRAIN INV. - SEE CHART
RAIN GARDEN AREA TOP BERM ELEVATION SOIL MEDIA THICKNESS BOTTOM FILTER MEDIA ELEV. UNDERDRAIN ELEV.
#4 138.00 136.50 18" 135.00 134.00

TYPICAL SECTION FOR RAIN GARDEN #1, 2 & 3
 NOT TO SCALE

CHANNEL BLOCK (TYP) SEE DETAIL THIS SHEET.
BOTTOM WIDTH=3'
SEE LANDSCAPE PLAN FOR RAIN GARDEN BOTTOM SURFACE MATERIALS
PAVEMENT
NOTE: ELEVATIONS VARY. SEE GRADING & DRAINAGE PLAN
PERF. UNDERDRAIN INV. & SIZE VARY (SEE GRADING & DRAINAGE PLAN)
MINIMUM 3" CRUSHED STONE AROUND UNDERDRAIN PIPE. WRAP IN MAFI 1400 GEOTEXTILE OR APPROVED EQUAL

SCHEMATIC RAIN GARDEN DETAIL
 NOT TO SCALE

Table 4-4: Bioretention Filter Media

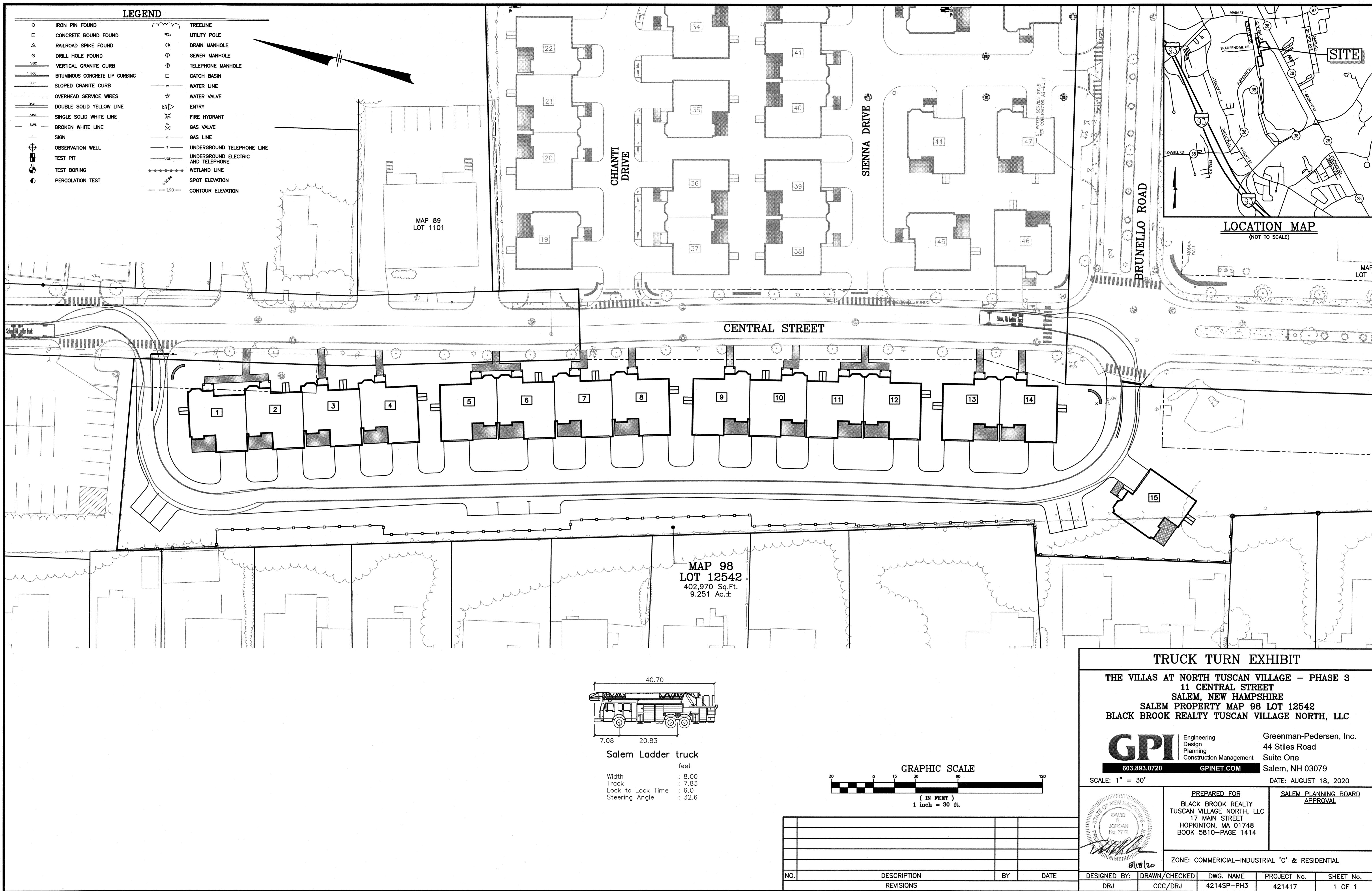
| Component Material | Percent of Mixture by Volume | Gradation of Material | |
|--|------------------------------|-----------------------|--|
| | | Sieve No. | Percent by Weight Passing Standard Sieve |
| Filter Media Option A | | | |
| ASTM C-33 concrete sand | 50 to 55 | | |
| Loamy sand topsoil,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

NOTES:
 FOR ADDITIONAL INFORMATION REFER TO THE NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 2, POST-CONSTRUCTION BEST MANAGEMENT PRACTICES, DECEMBER 2008.

INLET PROTECTION
 NOT TO SCALE

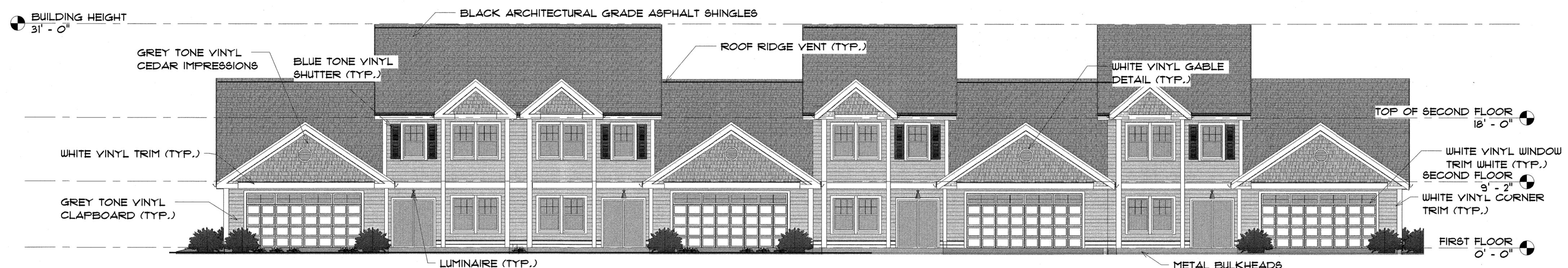
APPROX. FINISH GRADE
RIM - VARIES (SEE SH. 5)
SOIL FILTER MEDIA REFER TO RAIN GARDEN DETAIL
BASIN BOTTOM
BOTTOM FILTER MEDIA
6" PVC UNDERDRAIN
INV. - VARIES (SEE SH. 5)
CATCH BASIN
12" HIPPE OUTLET
INV. - VARIES (SEE SH. 5)
SEAL AROUND PIPES WITH NON-SHRINK MORTAR FLUSH
4" SUMP
SEAL ALL FACTORY PRECAST JOINTS W/ BITUMINOUS SEAL

MAINTENANCE NOTES:
 INSPECTION OF OUTLET STRUCTURE EVERY THREE MONTHS AFTER EVERY 1/2" YEAR OR GREATER STORM EVENT. DURING THE FIRST YEAR OF OPERATION ALL DRAINAGE PIPES SHOULD BE INSPECTED AFTER EVERY STORM AND 2-3 DAYS AFTERWARD. DURING THESE INSPECTIONS THE INSPECTOR AS DESIGNATED BY THE PROPERTY OWNER SHALL CHECK FOR THE FOLLOWING:
 1. SEALING OF ALL JOINTS
 2. SEALING OF ALL PIPES
 3. SEALING OF ALL DRAINS
 4. SEALING OF ALL OUTLETS
 5. SEALING OF ALL CATCH BASINS
 6. SEALING OF ALL SUMPS
 7. SEALING OF ALL DRAINS
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 173. SEALING OF ALL CATCH BASINS
 174. SEALING OF ALL SUMPS
 175. SEALING OF ALL DRAINS
 176.





STREET VIEW - SCHEME C



REAR ELEVATION - SCHEME C



DESIGN FOR:
BLACK BROOK REALTY
NORTH TUSCAN VILLAGE

SALEM, NH

SEPTEMBER 26, 2019



GAVIN AND SULLIVAN ARCHITECTS, INC.

128 WARREN STREET
 LOWELL, MA 01852

(3) West

$3/16'' = 1'-0''$

(4) East

$3/16'' = 1'-0''$



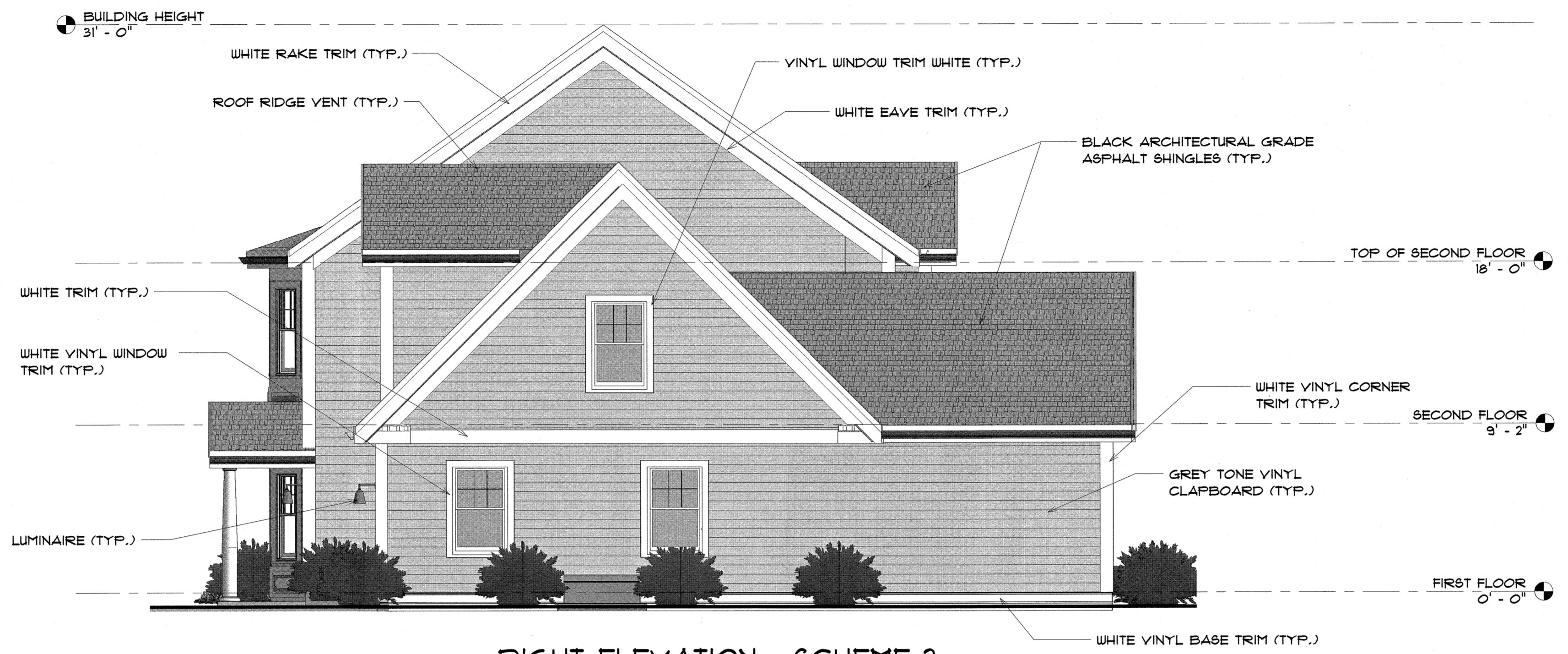
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SALEM, NH

SEPTEMBER 26, 2019

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LOWELL, MA 01852



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SEPTEMBER 26, 2019

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