

TUSCAN VILLAGE BUILDING 1200 SITE PLANS

MAP 108 LOT 12569
14-18 VIA TOSCANA
SALEM, NEW HAMPSHIRE
MARCH 29, 2022

LIST OF DRAWINGS (25 SHEETS)		
SHEET NO.	SHEET TITLE	LAST REVISED
G.100	COVER SHEET	6/6/2022
C.101	GENERAL NOTES & LEGEND SHEET	3/29/2022
C.102	PARKING REQUIREMENTS	3/28/2022
1 OF 2	SUBDIVISION PLAN	3/11/2022
C.300	OVERALL SITE PLAN	6/6/2022
C.301	SITE PLAN	3/29/2022
C.302	BUILDING & LOT LINE CLARIFICATION PLAN	3/29/2022
C.303	FIRE TRUCK TURNING PLAN	5/10/2022
C.401	GRADING, DRAINAGE & EROSION CONTROL PLAN	5/10/2022
C.500	OVERALL UTILITIES PLAN	5/10/2022
C.501	UTILITIES PLAN	3/29/2022
C.601	EROSION CONTROL & DETAILS SHEET	3/29/2022
C.602	DETAILS SHEET	3/29/2022
C.603	DETAILS SHEET	3/29/2022
C.604	DETAILS SHEET	3/29/2022
C.605	DETAILS SHEET	3/29/2022
C.606	DETAILS SHEET	3/29/2022
C.607	DETAILS SHEET	3/29/2022
L.100	LANDSCAPE LEGEND, SCHEDULE, AND NOTES	3/29/2022
L.101	LANDSCAPE MATERIALS PLAN	3/29/2022
L.400	LANDSCAPE PLANTING PLAN	3/29/2022
LL.100	SITE LIGHTING SCHEDULE	3/29/2022
LL.101	SITE LIGHTING	3/29/2022
1 OF 1	BUILDING ELEVATIONS	3/18/2022
1 OF 1	DUMPSTER ENCLOSURE RENDERINGS	3/18/2022

SITE DATA:
LOCATION: 71 ROCKINGHAM PARK BOULEVARD
SALEM, NH 03079
MAP 108 LOT 12569 | MAP 108 LOT 12501 | MAP 98 LOT 7887

ZONE: COMMERCIAL-INDUSTRIAL DISTRICT, C (C1-C), LARGE SCALE REDEVELOPMENT ORDINANCE

PERMITTED USES: EDUCATIONAL, ENTERTAINMENT, RECREATIONAL, MEDICAL, TRANSPORTATION, RETAIL, COMMERCIAL, AGRICULTURE, RESEARCH, AND MANUFACTURING.

PROPOSED GFA: ±118,626 SF (BUILDING 1200)

DIMENSIONAL REQUIREMENTS:

	REQUIRED	PROVIDED
MINIMUM LOT SIZE:	N/A	±1.503 AC (MAP 108 LOT 12569)
MINIMUM LOT FRONTAGE:	N/A	
MINIMUM SETBACKS:		
FRONT YARD:	30 FT	< 30 FT (3)
SIDE YARD:	20 FT	< 20 FT (3)
REAR YARD:	20 FT	N/A

PARKING REQUIREMENTS:

	REQUIRED	PROVIDED
MINIMUM PARKING REQUIREMENTS	SEE NOTE (1)	SEE NOTE (1)
ACCESSIBLE SPACES	7 SPACES (2)	8 SPACES (2)
MINIMUM DRIVE AISLE WIDTH:	24 FT (MIN.)	24 FT (MIN.)

PARKING SPACE SIZE: 9 FT X 20 FT

LOT COVERAGE CALCULATION: ALLOWED 70% PROVIDED 100% (3)

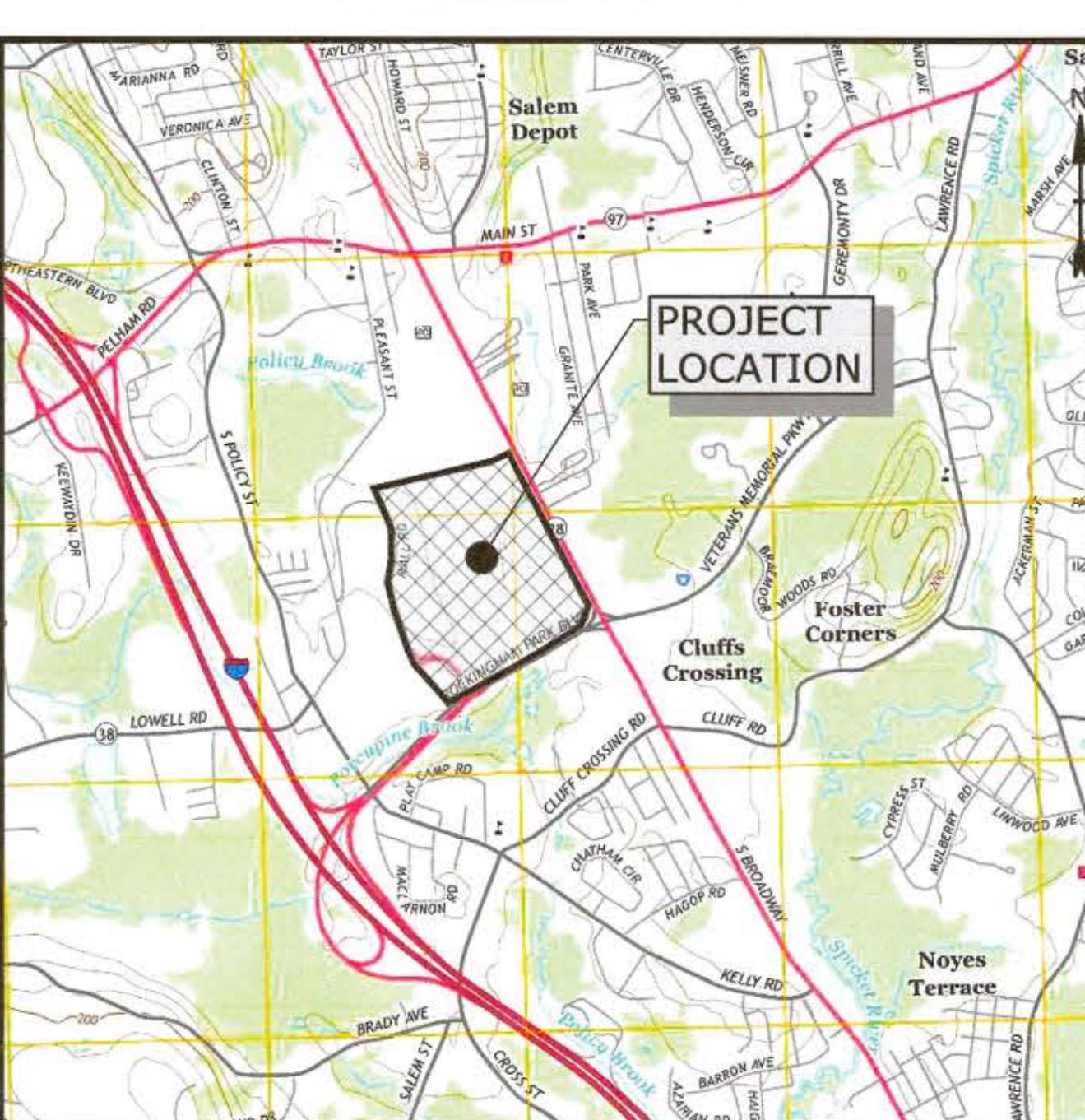
(1) SEE TUSCAN VILLAGE PARKING CALCULATIONS (SHEET C.102) BASED ON TOWN OF SALEM PARKING ORDINANCE SECTION 490-701.
(2) A MINIMUM OF TWO (2) VAN-ACCESSIBLE SPACES AND FIVE (5) STANDARD ACCESSIBLE SPACES ARE REQUIRED FOR THE NUMBER OF PARKING SPACES PROVIDED ADJACENT TO THE BUILDING (227 SPACES) ACCORDING TO THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.

(3) CONDITIONAL USE PERMITS:

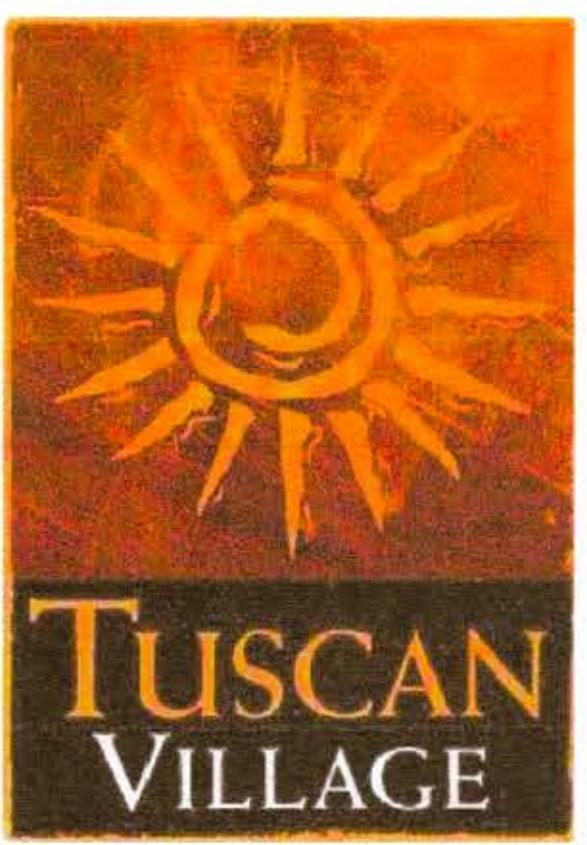
SECTION	DESCRIPTION	APPROVED
490-501 C. & 490-202	BUILDING HEIGHT	5/24/2022
490-501 C.	LOT COVERAGE	5/24/2022
490-501 C. & 490-202	BUILDING SETBACK	5/24/2022
490-701 C. (1)(d)	PARKING SPACE SIZE	5/24/2022
490-701 C. (2)	PARKING SPACE SETBACK	5/24/2022

PERMITS & APPROVALS			
PROJECT	TYPE	PERMIT/APPROVAL NUMBER	APPROVED
SOUTH & CENTRAL VILLAGE	CONDITIONAL USE PERMIT ³	N/A	SEE TABLE (3)
	SITE PLAN APPROVAL SVCV	N/A	6/18/2019
	SITE PLAN APPROVAL B500/B520	N/A	4/28/2020
	SITE PLAN APPROVAL B900	N/A	09/22/2020
	SITE PLAN APPROVAL B2000	N/A	10/13/2020
	SITE PLAN APPROVAL B3000	N/A	12/14/2021
	SITE PLAN APPROVAL B1200	N/A	5/24/2022
	ALTERATION OF TERRAIN	AoT-1680	9/27/2019
	ALTERATION OF TERRAIN	AoT-1680A	2/7/2020
	ALTERATION OF TERRAIN	AoT-1680B	11/19/2021
	SEWER CONNECTION PERMIT	D2019-0708	9/5/2019
	SEWER CONNECTION PERMIT	D2019-0708A	11/5/2020
	SEWER CONNECTION PERMIT	D2019-0708B	5/2/2022
	SEWER CONNECTION PERMIT	D2021-0104	3/3/2021

ASSOCIATED PERMITS & APPROVALS			
PROJECT	TYPE	PERMIT/APPROVAL NUMBER	APPROVED
ROADWAY	CONDITIONAL USE PERMIT	N/A	9/18/2018
	SITE PLAN APPROVAL	N/A	9/18/2018
	ALTERATION OF TERRAIN	AoT-1520	11/29/2018
	SEWER CONNECTION PERMIT	D2018-1103	11/28/2018
	CONDITIONAL USE PERMIT	N/A	6/12/2018
	SITE PLAN APPROVAL	N/A	6/12/2018
	ALTERATION OF TERRAIN	AoT-1456	7/11/2018
	NHDES WETLANDS	2016-03374	8/16/2019
	FEMA CLOMR	17-01-0965	10/31/2017
	ACOE GENERAL PERMIT	NAE-2017-00133	10/31/2017
	ALTERATION OF TERRAIN	AoT-1315	9/25/2017
	CONDITIONAL USE PERMIT	N/A	5/8/2018
	SITE PLAN APPROVAL	N/A	5/8/2018
	CONSERVATION COMMISSION APPROVAL	N/A	2/2/2017



LOCATION MAP
SCALE: 1" = 200'



PREPARED BY:
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(603) 433-8818

PREPARED FOR:
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LANDSCAPE ARCHITECT:
HALVORSON
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SURVEY/TRAFFIC CONSULTANT:
GPI

GREENMAN-PEDERSEN INC.
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WILMINGTON, MA 01887

PERMIT PLANS - NOT FOR CONSTRUCTION			
MARK	DATE	DESCRIPTION	
1	6/6/2022	UPDATED CONDITIONS OF APPROVAL	
COVER SHEET			
TUSCAN VILLAGE - CENTRAL VILLAGE BUILDING #1200 SITE PLANS TUSCAN VILLAGE MASTER DEVELOPMENT, LLC 14-18 VIA TOSCANA SALEM NH, 03079 MAP 108 LOT 12569			
Tighe&Bond www.tighebond.com 177 Corporate Drive Portsmouth, NH 03801 (603) 433-8818			
			
SCALE: AS SHOWN DATE: MARCH 29, 2022			
SALEM PLANNING BOARD APPROVAL		OWNER	
Approved 5/24/2022		TUSCAN VILLAGE MASTER DEVELOPMENT, LLC P.O. BOX 1648 SALEM, NH 03079	Approved 6/9/2022
ZONE: COMMERCIAL - INDUSTRIAL 'C'			
PROJECT NO:	FILE:	DRAWN BY:	CHECKED:
M1775-005	M1775-005B-C-COV [PERMIT].dwg	BKC/MKF	JMP
		APPROVED:	SHEET:
		JMP	G.100

GENERAL NOTES:

- THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES OR RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.
- COORDINATE ALL WORK WITHIN PUBLIC RIGHT OF WAYS WITH THE TOWN OF SALEM AND NH DOT.
- THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED LAND SURVEYOR TO DETERMINE ALL LINES AND GRADES.
- THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES, CALL DIG SAFTE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES AND COMPLY WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR AND COMPLY WITH ADDITIONAL PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES HAVING JURISDICTION.
- THE CONTRACTOR SHALL PROVIDE CONSTRUCTION AND DEMOLITION AS REQUIRED TO PROVIDE CONTINUOUS SERVICE TO EXISTING BUSINESSES AND HOMES THROUGHOUT THE CONSTRUCTION PERIOD. EXISTING BUSINESS AND HOME SERVICES INCLUDE, BUT ARE NOT LIMITED TO ELECTRICAL, COMMUNICATION, FIRE PROTECTION, DOMESTIC WATER, AND SEWER SERVICES. TEMPORARY SERVICES, IF REQUIRED, SHALL COMPLY WITH ALL FEDERAL, STATE, LOCAL AND UTILITY COMPANY STANDARDS. CONTRACTOR SHALL PROVIDE DETAILED CONSTRUCTION SCHEDULE TO OWNER PRIOR TO ANY DEMOLITION/CONSTRUCTION ACTIVITIES AND SHALL PROVIDE TEMPORARY SERVICES TO ABUTTERS WITH THE UTILITY COMPANY AND AFFILIATED SUBCONTRACTORS.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE TOWN OF SALEM MUNICIPAL SERVICES DEPARTMENT, STANDARD SPECIFICATIONS AND WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS OF ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION.
- CONTRACTOR TO SUBMIT AS-BUILT PLANS IN DIGITAL FORMAT (.DWG AND .PDF FILES) ON DISK OR USB DRIVE TO THE OWNER, ENGINEER, AND THE TOWN OF SALEM UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR.
- CONTRACTOR SHALL THOROUGHLY CLEAN ALL CATCH BASINS AND DRAIN LINES WITHIN THE LIMITS OF WORK, OR SEDIMENT IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE WITH THE TOWN OF SALEM FOR TEMPORARY CONSTRUCTION EXITS.
- ALL CONSTRUCTION ACCESS SHALL BE FROM MALL ROAD AND ROCKINGHAM PARK BOULEVARD ONLY.
- SEE EXISTING CONDITIONS PLANS FOR BENCH MARK INFORMATION.
- ALL ELEVATIONS REFERENCE THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
- ALL PROPOSED ROADS ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- ALL PROPOSED ELECTRICAL AND COMMUNICATION LINES ARE TO BE UNDERGROUND.
- ALL PROPOSED LIGHT POLES SHALL BE SPACED A MAXIMUM OF 400' APART.
- ALL PROPOSED FIRE HYDRANTS SHALL BE SPACED A MAXIMUM OF 500' APART.
- GREASE TRAPS ARE TO BE SIZED BASED ON USE PRIOR TO CONSTRUCTION.
- ALL EXCESS SNOW SHALL BE HAULED OFF-SITE IN ACCORDANCE TO ALL LOCAL AND STATE LAWS.
- ALL SIGN POSTS SHALL BE ROUND POSTS, UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL LIGHT POLE BASES NOT PROTECTED BY A RAISED CURB SHALL BE A MINIMUM OF 30" ABOVE GRADE AND PAINTED YELLOW.
- PAVEMENT MARKINGS SHALL BE INSTALLED AS SHOWN, INCLUDING PARKING SPACES, STOP SIGNS, ADA SYMBOLS, PAINTED ISLANDS, FIRE LANE MARKINGS, CROSSWALKS, AND OTHER UTILITY MARKINGS. ALL MARKINGS EXCEPT CENTERLINE AND MEDIAN ISLANDS TO BE CONSTRUCTED USING WHITE PAVEMENT MARKINGS. ALL PAINTED PAVEMENT MARKINGS INCLUDING CENTERLINES, LANE LINES AND PAINTED MEDIANIS SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "F".
- ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS, LATEST EDITIONS.
- SEE DETAILS FOR PAVEMENT MARKINGS, ADA SYMBOLS, SIGNS AND SIGN POSTS.
- CENTERLINES SHALL BE FOUR (4) INCH WIDE YELLOW LINES.
- PAINTED ISLANDS SHALL BE FOUR (4) INCH WIDE DIAGONAL LINES AT 3'-0" O.C. BORDERED BY FOUR (4) INCH WIDE LINES.
- STOP BARS SHALL BE EIGHTEEN (18) INCHES WIDE, WHITE THERMOPLASTIC AND CONFORM TO CURRENT MUTCD STANDARDS.
- CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAW CUT LINES WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- COORDINATE ALL OFF-SITE SITE WORK WITH ROADWAY IMPROVEMENT PLANS.
- CONTRACTOR TO PROVIDE BACKFILL AND COMPACTION AT CURB LINE AFTER CONCRETE FORMS FOR SIDEWALKS AND PADS HAVE BEEN STRIPPED. COORDINATE WITH BUILDING CONTRACTOR.
- COORDINATE ALL WORK ADJACENT TO BUILDING WITH BUILDING CONTRACTOR.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ADA DESIGN COMPLIANCE AND PARKING SPACE REQUIREMENTS DERIVED FROM THE ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.

DEMOLITION NOTES:

- ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES.
- COORDINATE REMOVAL, RELOCATION, DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
- ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY THE CONTRACTOR SHALL BE REPAIRED OR RELOCATED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- SAW CUT AND REMOVE PAVEMENT ONE (1) FOOT OFF PROPOSED EDGE OF PAVEMENT OR EXISTING CURB LINE IN ALL AREAS WHERE PAVEMENT TO BE REMOVED ABUTS EXISTING PAVEMENT OR CONCRETE TO REMAIN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK, EXCEPT FOR WORK NOTES TO BE COMPLETED BY OTHERS.
- UTILITIES SHALL BE TERMINATED AT THE MAIN LINE PER UTILITY COMPANY STANDARDS. THE CONTRACTOR SHALL REMOVE ALL ABANDONED UTILITIES LOCATED WITHIN THE LIMITS OF WORK.
- CONTRACTOR SHALL VERIFY ORIGIN OF ALL DRAINS AND UTILITIES PRIOR TO REMOVAL/TERMINATION TO DETERMINE IF DRAINS OR UTILITY IS TO BE REMOVED, OR IF ANY ON OR OFF-SITE STRUCTURE TO REMAIN. THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY SUCH UTILITY FOUND AND SHALL MAINTAIN THESE UTILITIES UNTIL PERMANENT SOLUTION IS IN PLACE.
- CONTRACTOR TO VERIFY FULL LIMITS OF PAVEMENT REMOVAL PRIOR TO BID.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE PADS, UTILITIES AND PAVEMENT WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN.
- REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL STUMP WITHIN LIMITS OF WORK AND DISPOSE OF OFF SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAND USE REGULATIONS.
- CONTRACTOR SHALL NOT DISTURB PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED BY THE CONTRACTOR, THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED SURVEYOR TO REPLACE DISTURBED MONUMENTS.

- PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS/CURB INLINES WITHIN CONSTRUCTION LIMITS AS WELL AS CATCH BASINS/CURB INLINES THAT ARE RUNOFF FROM CONSTRUCTION ACTIVITIES. INLET PROTECTION BARRIERS SHALL BE MAINTAINED DURING THE OPERATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE "HIGH FLOW SIEVE SACK" BY ACF ENVIRONMENTAL OR EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN EVENT OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED OR SEDIMENT HAS ACCUMULATED TO 1/3 THE DEPTH OF THE BARRIER.
- EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
- THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADES, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL REMOVE AND SALVAGE EXISTING GRANITE CURB FOR REUSE.

GRADING AND DRAINAGE NOTES:

- COMPACTION REQUIREMENTS:
TRENCH BEDDING MATERIAL AND
SAND BLANKET BACKFILL 95%
BELOW LOAM AND SEED AREAS 90%
* ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM-2922.
- ALL STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HANCOR HI-Q, ADS-N-12 OR EQUAL) OR RCP CLASS IV, UNLESS OTHERWISE SPECIFIED.
- ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
- CONTRACTOR SHALL PROVIDE FINISHED LAWN AREAS FREE OF LOW SPOTS AND PONDING AREAS.
- ALL DISTURBED AREAS SHALL RECEIVE 6" LOAM, SEED FERTILIZER AND MULCH.
- ALL GRADES SHOWN ARE BOTTOM OF CURB UNLESS OTHERWISE SHOWN.

SALEM PLANNING BOARD NOTES:

- ALL ROOFTOP MECHANICAL UNITS SHALL BE SCREENED FROM VIEW.
- ALL PROPOSED SIGNS SHALL MEET THE TUSCAN VILLAGE TENANT AND SITE SIGN STANDARDS.
- TRANSIT STOP AREAS ON THE SITE SHALL BE ESTABLISHED IN THE FUTURE, SHOULD AND IF A BUS TRANSIT SYSTEM IS DEVELOPED THAT WILL PROVIDE SERVICE TO THE TUSCAN VILLAGE DEVELOPMENT.
- ALL PARKING AREAS IN SOUTH/CENTRAL VILLAGE ARE COVERED BY A CROSS PARKING EASEMENT DOCUMENT ENTITLED "TUSCAN VILLAGE MASTER PLAN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS."

SALEM MUNICIPAL SERVICES DEPARTMENT NOTES:

- REQUIRED METERING AND BACKFLOW PREVENTION DEVICES WILL BE INSTALLED BY 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.
- ALL EXISTING WATER AND SEWER SERVICES FOR BUILDINGS TO BE RAZED MUST BE CUT AND CAPPED PRIOR TO RAZE AND PERMIT BEGIN ISSUE.
- 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.
- THE ANTICIPATED DAILY WATER USAGE FOR THE PROJECT (BUILDING #1200) BASED ON THE TYPICAL WASTEWATER RATES PUBLISHED IN WASTEWATER ENGINEERING TREATMENT AND SOURCE RECOVERY, FIFTH EDITION (VOLUME 1), 2014 BY METCALF & EDDY, IS AS FOLLOWS:
• FOR 29,489 SF OF RETAIL, 458 GALLONS PER DAY (GPD)
• FOR 13,068 SF OF RESTAURANT(S), 1,998 GPD
• TOTAL FOR 76,069 SF OF OFFICE(S), 3,111 GPD
TOTAL: 5,567 GPD

- MUNICIPAL WATER SHALL NOT BE USED FOR IRRIGATION PURPOSES. ALL WATER PROVIDED FOR IRRIGATION SHALL BE SOURCED FROM AN ON-SITE WELL.

SALEM FIRE DEPARTMENT NOTES:

- 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.
- 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.
- UNDERGROUND WATER MAINS AND HYDRANTS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE 2000 EDITION AND NFPA 1, AND THE SALEM WATER DEPARTMENT REGULATIONS. FLOW CALCULATIONS AND BUILDING CONSTRUCTION SHALL BE INCLUDED WITH THE SITE PLAN.
- 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.
- 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.
- ALL BUILDINGS THREE OR MORE STORIES IN HEIGHT ABOVE THE LEVEL OF FIRE DEPARTMENT ACCESS AS DETERMINED BY THE FIRE DEPARTMENT SHALL BE PROVIDED WITH STAIRS, STANDPIPES DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 14, 2003 EDITION.

UTILITY NOTES:

- COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY COMPANY.
• NATURAL GAS - UTILIT
• WATER - TOWN OF SALEM MUNICIPAL SERVICES
• SEWER - TOWN OF SALEM MUNICIPAL SERVICES
• ELECTRIC - LIBERTY UTILITIES
• COMMUNICATIONS - CONSOLIDATED COMMUNICATIONS
- ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, CEMENT LINED DIA.
- ALL WATER MAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION PRIOR TO ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE CHLORINATION AND TESTING WITH THE TOWN OF SALEM MUNICIPAL SERVICES WATER DEPARTMENT.
- ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.
- CONNECTION TO EXISTING WATER MAIN SHALL BE CONSTRUCTED TO TOWN OF SALEM MUNICIPAL SERVICES STANDARDS.
- EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE MAIN AND MEET THE TOWN OF SALEM MUNICIPAL SERVICES STANDARDS FOR CAPPING OF WATER AND SEWER SERVICES.
- ALL ELECTRICAL MATERIAL WORKSHIPS SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
- THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS AND THE APPLICABLE UTILITY COMPANIES.
- ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.

- THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN THE OPERATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE "HIGH FLOW SIEVE SACK" BY ACF ENVIRONMENTAL OR EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN EVENT OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED OR SEDIMENT HAS ACCUMULATED TO 1/3 THE DEPTH OF THE BARRIER.
- SAW CUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
- HYDRANTS, GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE TOWN OF SALEM MUNICIPAL SERVICES.
- COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE TOWN OF SALEM MUNICIPAL SERVICES.
- ALL SEWER PIPE WITH LESS THAN 6' OF COVER IN PAVED AREAS OR LESS THAT 4' OF COVER IN UNPAVED AREAS SHALL BE INSULATED.
- CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UNDERGROUND CONSTRUCTION, OVERHEAD WORK, RELOCATION, AND TRANSFORMER CONSTRUCTION WITH OWNER CONTRACTOR.
- SITE LIGHTING, SPECIFICATIONS, CONDUIT LAYOUT AND CIRCUITRY FOR PROPOSED SITE LIGHTING AND SIGN ILLUMINATION SHALL BE COORDINATED WITH THE PROJECT ELECTRICAL ENGINEER AND ARE TO BE SUBMITTED TO THE PROJECT SITE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL CONSTRUCT ALL UTILITIES AND DRAINS TO WITHIN 10' OF THE FOUNDATION WALLS AND CONNECT THESE TO SERVICE STUBS FROM THE BUILDING.
- ALL UTILITY STUBS SHALL BE CAPPED FOR FUTURE CONNECTION.

EROSION CONTROL NOTES:

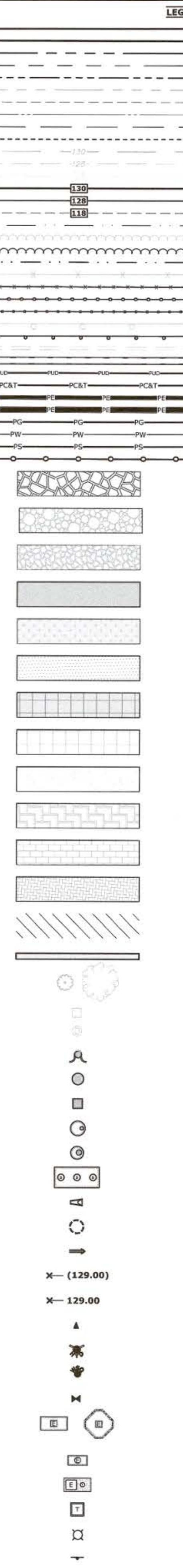
- SEE SHEET C.501 FOR GENERAL EROSION CONTROL NOTES AND DETAILS.

EXISTING CONDITIONS PLAN NOTES:

- REFERENCE: TAX MAP 98, LOT 7882
- EXISTING FEATURES SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY PERFORMED BY MHF DESIGN CONSULTANTS, INC. BETWEEN OCTOBER 2014 & JUNE 2015 AND SUPPLEMENTED WITH UPDATED SURVEY (SEE REFERENCE PLAN NOTE 1) AND AERIAL PHOTOGRAPHY BY EASTERN PHOTOGRAPHICS, PHOTO DATE: 9/26/14, COMPILED: 10/14/14.
- JURISDICTIONAL WETLANDS DELINEATED BY GOV ENVIRONMENTAL SERVICES, INC. DURING DECEMBER 2015 IN ACCORDANCE WITH:
3.1. THE US CORPS OF ENGINEERS REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHERN CENTRAL AND NORTHEAST REGIONS, TECHNICAL REPORT ERDC/EL-TR-12-1, JANUARY 2012, VERSION 2.0.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0. IMOTED STATES DEPARTMENT OF AGRICULTURE (2010);
- NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, CURRENT VERSION.
- SITE SPECIFIC SOIL SURVEY PERFORMED BY GOV ENVIRONMENTAL SERVICES, INC. DURING DECEMBER 20 & 21, 2017. SOILS WERE IDENTIFIED WITH THE NEW HAMPSHIRE STATE WIDE NUMERICAL SOILS LEGEND, USDA NRCS DURHAM, NH, ISSUE #10, JANUARY 2011.
- EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR ROCKINGHAM COUNTY, NH, SHEET 1, TOWN 33, SECTION 5636, EFFECTIVE DATE: MAY 17, 2005, INDICATES THAT PORTION OF LOT 7882 IS LOCATED WITHIN ZONE AE AND ZONE A FLOOD AREAS AND THAT PROPOSED MAP 105 LOT 12015 IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. A CONDITIONAL LETTER OF MAP REVISION (CLMR) HAS BEEN ISSUED BY FEMA TO MODIFY THEIR EXISTING FLOODPLAIN (CASE NO. 17-01-099, ISSUED OCTOBER 20, 2017).
- BENCHMARK: RM 15 - DISK STAMPED T-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 (NVGD29).

REFERENCE PLANS:

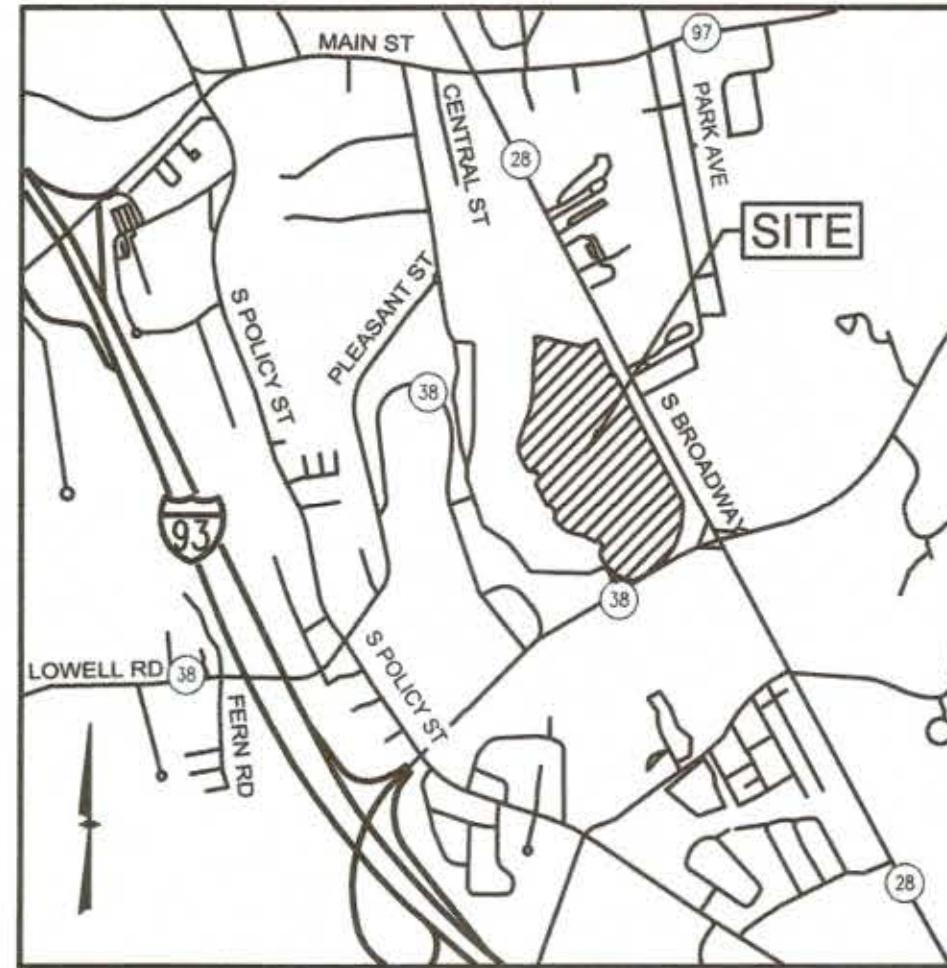
- UPDATED SURVEY IN .DWG FORMAT PROVIDED BY MHF DESIGN CONSULTANTS, INC. TO TIGHE & BOND, INC ON NOVEMBER 22, 2017 VIA EMAIL.
- "TUSCAN VILLAGE FLOODPLAIN IMPROVEMENTS" PREPARED BY TIGHE & BOND, INC. LAST REVISED SEPTEMBER 5, 2018.
- "TUSCAN VILLAGE MASS GRADED PLANS" PREPARED BY TIGHE & BOND, INC. LAST REVISED AUGUST 22, 2018.
- "TUSCAN VILLAGE ROADWAY PLANS" PREPARED BY MHF DESIGN CONSULTANTS, INC. LAST REVISED APRIL 2, 2018.
- "TUSCAN VILLAGE CENTRAL VILLAGE PHASE 1/1A (HOTEL/LAKE PARCEL PLANS)" PREPARED BY TIGHE & BOND, INC. LAST REVISED MAY 8, 2020.
- "TUSCAN VILLAGE CENTRAL VILLAGE PHASE 1/1A (HOTEL/LAKE PARCEL PLANS)" PREPARED BY TIGHE & BOND, INC. LAST REVISED APRIL 26, 2017.
- RIGHT OF WAY AND TRACK MAP, MANCHESTER & LAWRENCE R.R. OPERATED BY THE BOSTON & MAINE R.R. STATION 1671+80 TO STATION 1724+60 SCALE 1"-100'; DATED JUNE 30, 1914 (V.10/3).
- RIGHT OF WAY AND TRACK MAP, MANCHESTER & LAWRENCE R.R. OPERATED BY THE BOSTON & MAINE R.R. STATION 1724+60 TO STATION 1777+40 SCALE 1"-100'; DATED JUNE 30, 1914 (V.10/4).
- ROCKINGHAM COUNTY REGISTRY OF DEEDS (R.C.R.D.) PLAN IN BOOK 5595 PAGE 2568 FOR EASEMENT AGREEMENTS.
- ROCKINGHAM COUNTY REGISTRY OF DEEDS (R.C.R.D.) PLAN IN BOOK 1456 PAGE 21.
- R.C.R.D. PLAN #608.
- R.C.R.D. PLAN #1086.
- R.C.R.D. PLAN #D-12055.
- R.C.R.D. PLAN #D-16856.
- R.C.R.D. PLAN #D-19425.
- R.C.R.D. PLAN #D-20211.
- ALTA/ACSM LAND TITLE SURVEY, BOUNDARY & EASING CONDITIONS PLAN OF ROCKINGHAM RACETRACK IN ROCKINGHAM COUNTY ON MAIN ST., MALL RD., RTE. 38 & ROCKINGHAM BLVD. SALEM, NH.; CLIENT: ROCKINGHAM VENTURE, INC.; SCALE: 1"-100'; DATE: MAY, 1994 BY KIMBALL CHASE CO.
- R.C.R.D. PLAN #D-20619.
- SUBDIVISION PLAN FOR OMJ REALTY, 11 CENTRAL STREET, SALEM, NEW HAMPSHIRE, PROPERTY MAP 98, LOT 12502, OWNER OF RECORD: OMJ REALTY, PREPARED BY MHF DESIGN CONSULTANTS, INC., DATE: JUNE 23, 2015, NOT RECORDED.
- R.C.R.D. PLAN #D-38673.
- R.C.R.D. PLAN #D-39140.
- R.C.R.D. PLAN #D-39172.
- R.C.R.D. PLAN #D-39763.
- R.C.R.D. PLAN #D-40059.



LEGEND

- EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE
PROPOSED RIGHT OF WAY LINE
EXISTING RIGHT OF WAY LINE
PROPOSED EASEMENT LINE
EXISTING EASEMENT LINE
SETBACK LINE
ABUTTERS LOT LINE
CALLIGRAFIC
PROPOSED FEMA 100 YR. FLOOD LINE
PROPOSED FEMA 100 YR. FLOOD LINE
EXISTING 10' CONTOUR LINE
EXISTING 2' CONTOUR LINE
EXISTING FLOODPLAIN/MASS GRADING 2' CONTOUR LINE
PROPOSED 10' CONTOUR LINE
PROPOSED 2' CONTOUR LINE
PROPOSED 2' TUSCAN LAKE CONTOUR LINE
PROPOSED WATER SURFACE EDGE
TREE LINE
PROPOSED TREE LINE
EDGE OF WETLAND
EXISTING CHAIN-LINK FENCE
PROPOSED CHAIN-LINK FENCE
PROPOSED DUMPSTER ENCLOSURE (SEE LANDSCAPE PLAN)
PROPOSED HANDRAIL
EXISTING GUARDRAIL
PROPOSED GUARDRAIL
DRAIN LINE
PROPOSED DRAIN LINE
PROPOSED PERFORATED UNDERDRAIN
PROPOSED COMMUNICATIONS LINE
PROPOSED CONCRETE ENCASED ELECTRICAL DUCTBANK (

PARKING CALCULATIONS PER TOWN OF SALEM ZONING FOR SOUTH VILLAGE/CENTRAL VILLAGE BUILDING 1200 3-17-2022										
Building	Unit	Tenant Category	SF-UNIT	# SEATS	UNIT	PARKING RATIO	PKG RQMT 1	PKG RQMT 2	VARIANCE +/-	COMMENTS
100	100	Tuscan Village South District	11,543	11	SF	1 SP/200 SF	23			
	110	Furniture and Furnishings (Arthaus)	10,909	10	SF	1 SP/200 SF	40			
	100	Standard Retail	14,887	14	SF	1 SP/200 SF	30			
	110	Furniture and Furnishings (Pottery Barn)	1,473	1	SF	1 SP/200 SF	7			
	110	Common Area	35,962							
	110	Total GFA Building 100	35,962							
200	200	Standard Retail (Naka)	15,141	15	SF	1 SP/200 SF	76			
	220	Standard Retail (Ola Navy)	15,098	15	SF	1 SP/200 SF	75			
	240	Standard Retail (Ultra Beauty)	10,080	10	SF	1 SP/200 SF	50			
	260	Standard Retail (Viscant)	5,337	5	SF	1 SP/200 SF	27			
	110	Common Area	50	1	SF	1 SP/200 SF	3			
	110	Total GFA Building 200	46,206							
300	300	Standard Retail	15,384	15	SF	1 SP/200 SF	77			
	110	Total GFA Building 300	15,384							
400	400	Standard Retail (Banfield Pet Hospital)	3,570	3	SF	1 SP/200 SF	18			
	420	Standard Retail (Café/Bar/Pub)	3,542	3	SF	1 SP/200 SF	18			
	440	Standard Retail (T-Mobile)	3,736	3	SF	1 SP/200 SF	18			
	460	Standard Retail (Vibecos)	1,911	1	SF	1 SP/200 SF	10			
	470	Standard Retail (U Break it Fix)	904	1	SF	1 SP/200 SF	5			
	475	Restaurant (Fast/Casual Dining (Bennetts))	1,252	1	SF	1 SP/75 SF	17			
	480	Restaurant (Fast/Casual Dining (Bennetts))	20	1	SF	1 SP/2 SEATS	10	17		
	480	Restaurant (Fast/Casual Dining (Chopette))	2,300	2	SF	1 SP/2 SEATS	31			
	480	Restaurant (Fast/Casual Dining (Chopette))	71	1	SF	1 SP/2 SEATS	36	36		
	110	Common Area	600	1	SF	1 SP/200 SF	3			
	110	Total GFA Building 400	17,835							
500	500	Café/Takeout (CinCafe)	5,046	5	SF	1 SP/75 SF	67			
	500	Café/Takeout (CinCafe)	118	1	SEATS	1 SP/2 SEATS	59	67		
	110	Total GFA Building 500	5,046							
520	520	Bank w/Drive thru (Chase Bank)	3,507	3	SF	1 SP/200 SF	12			
	110	Total GFA Building 520	3,507							
600	600	Specialty Grocery (Tuscan Market)	2,494	2	SF	1 SP/200 SF	12			
	600	Restaurant (Fast/Casual Dining (Tuscan Market))	3,520	3	SF	1 SP/200 SF	47			
	600	Restaurant (Fast/Casual Dining (Tuscan Market))	202	1	SEATS	1 SP/2 SEATS	101	101		
	610	Cooking School (Tuscan Market)	1,774	1	SF	1 SP/200 SF	9			
	620	Standard Retail (Williams Sonoma)	5,282	5	SF	1 SP/200 SF	26			
	110	Common Area (including bmt)	936	1	SF	1 SP/200 SF	5			
	110	Total GFA Building 600/620	14,006							
700	700	Standard Retail (Dunkin)	12,548	12	SF	1 SP/200 SF	76			
	110	Total GFA Building 700	15,248							
800	800	Restaurant (Fast/Casual Dining, Beach Plum)	5,727	5	SF	1 SP/75 SF	76			
	800	Restaurant (Fast/Casual Dining, Beach Plum)	248	1	SEATS	1 SP/2 SEATS	124	124		
	110	Total GFA Building 800	5,727							
900	900	Standard Retail (None Number)	3,053	3	SF	1 SP/200 SF	15			
	910	Standard Retail (AT&T)	1,932	1	SF	1 SP/200 SF	10			
	110	Common Area	198	1	SF	1 SP/200 SF	1			
	110	Total GFA Building 900	5,133							
1100	1100	Unfinished Garage Head - Club - 2 floors (Drive)	25,000		SF	1 SP/150 SF	167			
	1100	Total GFA Building 1100	25,000							
1400	1400	Restaurant (Fast/Casual Dining (Beer Garden))	0	0	SF	1 SP/75 SF	0	100		
	1400	Restaurant (Fast/Casual Dining (Beer Garden))	200	1	SEATS	1 SP/2 SEATS	100	100		
	110	Total GFA Building 1400	189,054	859						
	110	TOTAL PARKING REQ'D TUSCAN SOUTH VILLAGE DISTRICT								135
	110	TOTAL PARKING PROV'D TUSCAN SOUTH VILLAGE DISTRICT								121
	110	VARIANCE +/-								-433
	110	Current Shortfall in South Village								
	110	-433 Current Shortfall in South Village								
	110	TOTAL PARKING REQUIRED (Buildings 100-1095 Jewel Buildings)								159
	110	TOTAL PARKING REQUIRED (Buildings 1000-1095 Jewel Buildings)								159
	110	TOTAL PARKING REQUIRED BUILDING 2000								698
	110	TOTAL PARKING REQ'D BUILDING 2000								698
	110	PARKING CALCULATIONS PER TOWN OF SALEM ZONING FOR SOUTH VILLAGE/CENTRAL VILLAGE BUILDING 1200 3-17-2022								
Building	Unit	Tenant Category	SF-UNIT	# SEATS	UNIT	PARKING RATIO	PKG RQMT 1	PKG RQMT 2	VARIANCE +/-	COMMENTS
2000	2000	Tuscan Village Central District - Phase III	1,724	1	SF	1 SP/200 SF	9			
2010	2000	Restaurant (Fast/Casual Dining)	3,008	3	SF	1 SP/75 SF	40			
2010	1	Standard Retail	133	1	SF	1 SP/200 SF	66	66		
2	2	Standard Retail	720	1	SF	1 SP/200 SF	4			
3	3	Standard Retail	720	1	SF	1 SP/200 SF	4			
3	3	Restaurant (Fast/Casual Dining)	1,440	40	SEATS	1 SP/75 SEATS	19			
1020	1020	Standard Retail	1,800	1	SF	1 SP/200 SF	9			
1060	1060	Standard Retail	1,800	1	SF	1 SP/200 SF	9			
1070	1070	Standard Retail	1,000	1	SF	1 SP/200 SF	5			
1075	1075	Standard Retail	1,000	1	SF	1 SP/200 SF	5			
1080	1080	Restaurant (Fast/Casual Dining)	2,800	1	SF	1 SP/75 SF	37			
1085	1085	Standard Retail	1,000	1	SF	1 SP/200 SF	5			
1090	1090	Standard Retail	1,000	1	SF	1 SP/200 SF	5			
1095	1095	Restaurant (Fast/Casual Dining)	1,600	1	SF	1 SP/75 SF	24			
	1095	Restaurant (Fast/Casual Dining)	53	53	SEATS	1 SP/2 SEATS	27	27		
	2070	Total GFA Buildings (1000-1095 Jewel Buildings)	18,088		SF					
	2070	TOTAL PARKING REQUIRED (Buildings 1000-1095 Jewel Buildings)								159
	2070	TOTAL PARKING REQUIRED BUILDING 2000								698
	2070	PARKING CALCULATIONS PER TOWN OF SALEM ZONING FOR SOUTH VILLAGE/CENTRAL VILLAGE BUILDING 1200 3-17-2022								
Building	Unit	Tenant Category	SF-UNIT	# SEATS	UNIT	PARKING RATIO	PKG RQMT 1	PKG RQMT 2	VARIANCE +/-	COMMENTS
2000	2000	Tuscan Village Central District	1,724	1	SF	1 SP/200 SF	9			
2010	2010	Standard Retail	3,678	3	SF	1 SP/200 SF	18			
2020	2020	Standard Retail	3,000	3	SF	1 SP/200 SF	5			
2030	2030	Standard Retail	4,265	3	SF	1 SP/200 SF	21			
2040	2040	Standard Retail	2,522	3	SF	1 SP/200 SF	13			
2050	2050	Standard Retail	2,376	3	SF	1 SP/200 SF	12			
2060	2060	Standard Retail	3,239	3	SF	1 SP/200 SF	16			



LOCATION MAP

(NOT TO SCALE)

MAP 108 LOT 12501
N/F TUSCAN SOUTH VILLAGE, LLC
PO BOX 1649
SALEM, NH 03079

N28°06'02"E
5.00'

ARTISAN DRIVE
S28°06'02"E
5.00'

N61°53'58"E
5.00'

N28°06'02"W
177.08'

N28°06'02"W
121.49'

322.50'

VIA TOSCANA
N28°06'02"W
349.07'

(14) (16) (18)

IRON ROD TO
BE SET (TYP.)

PROPOSED
MAP 108 LOT 12569

65,452 Sq.Ft.
1.503 Ac.±

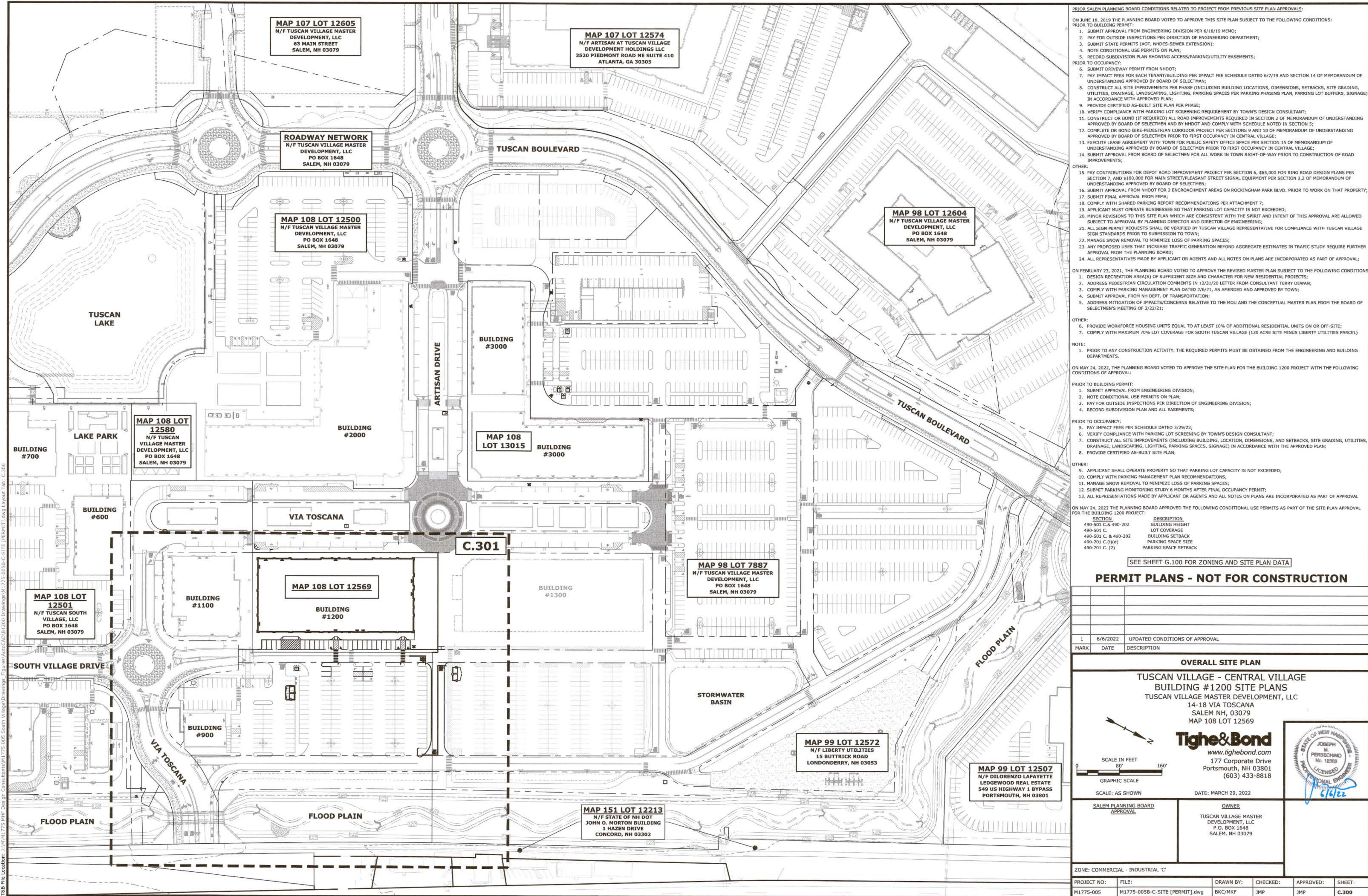
10.50'

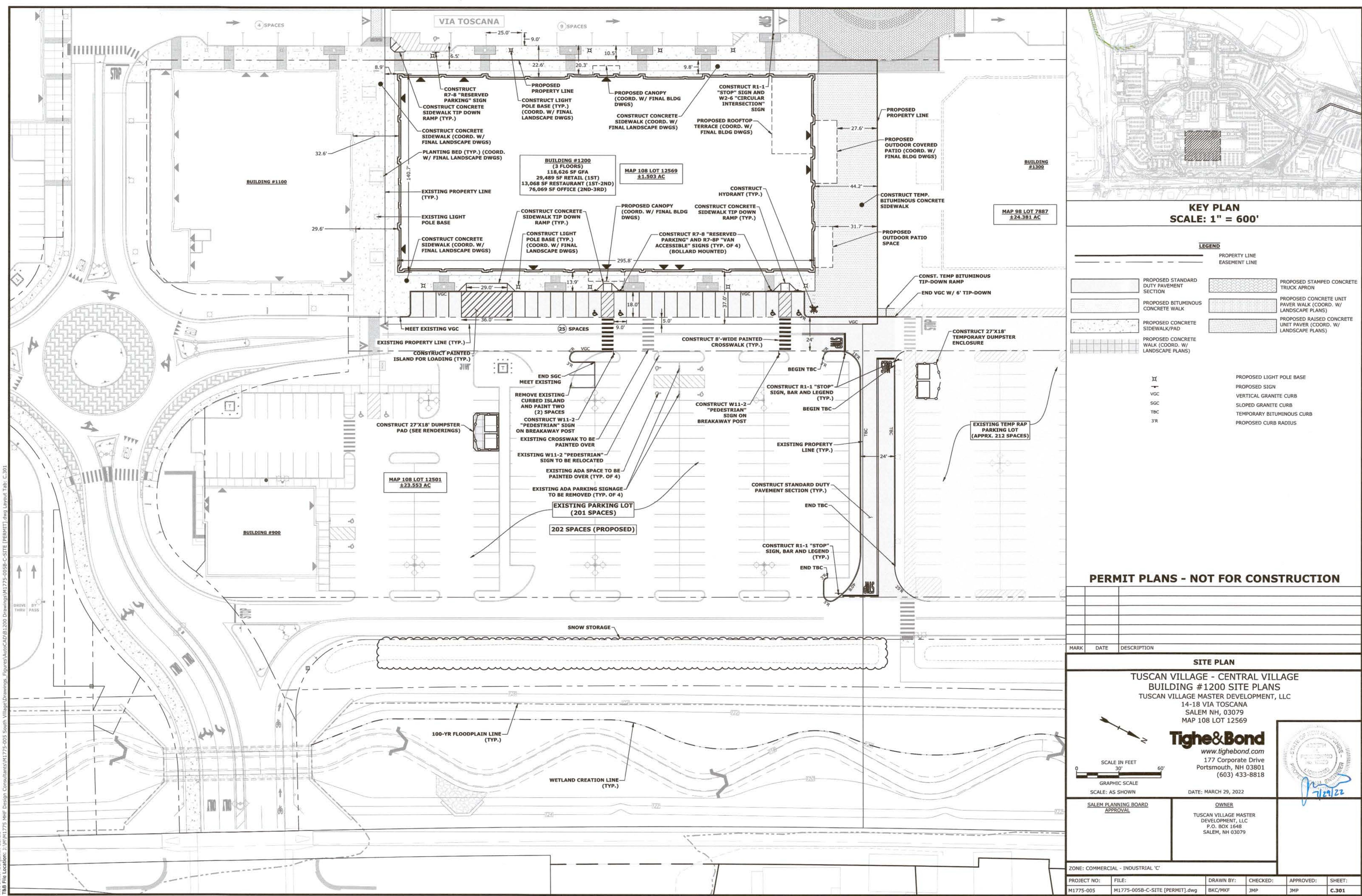
338.57'

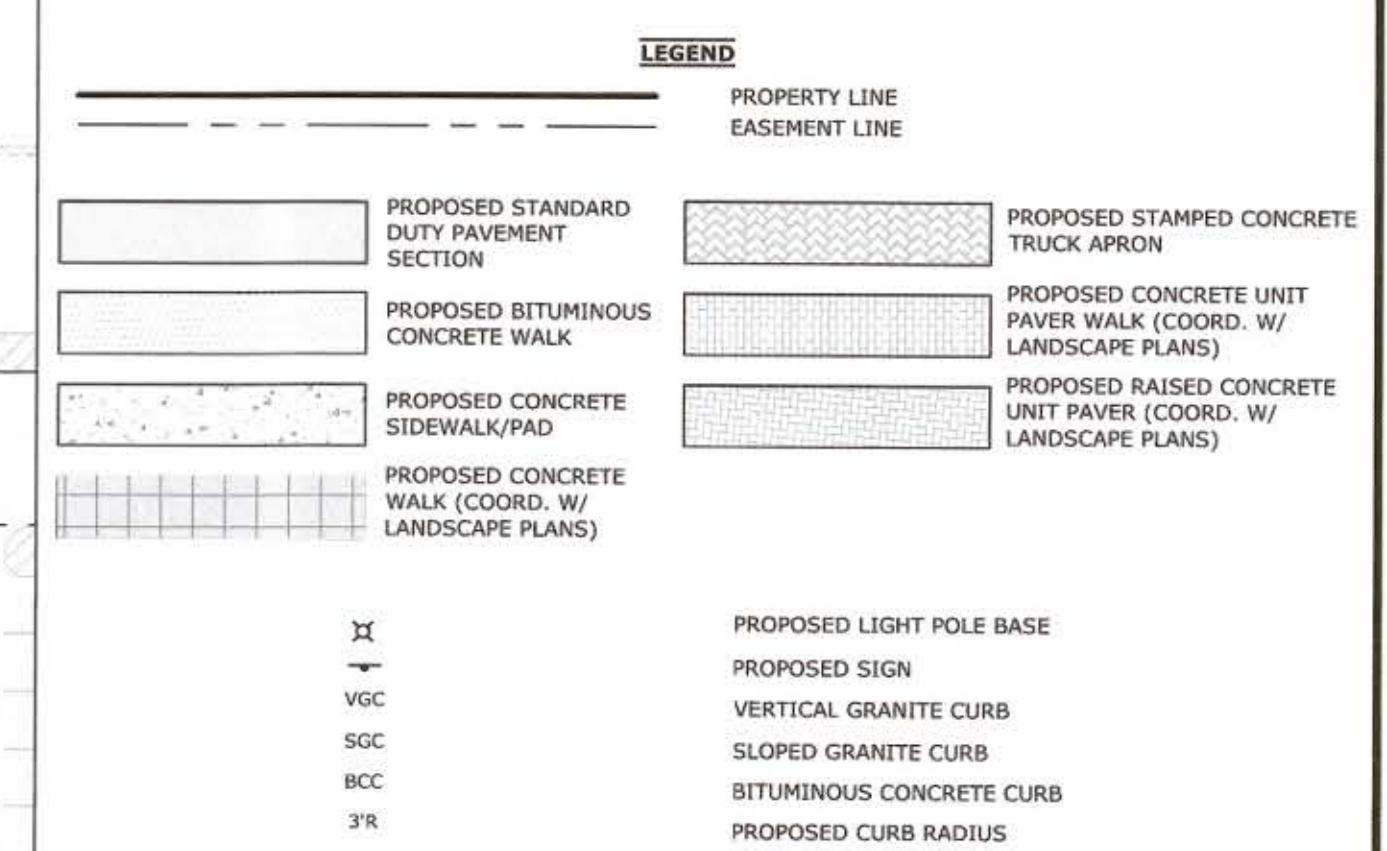
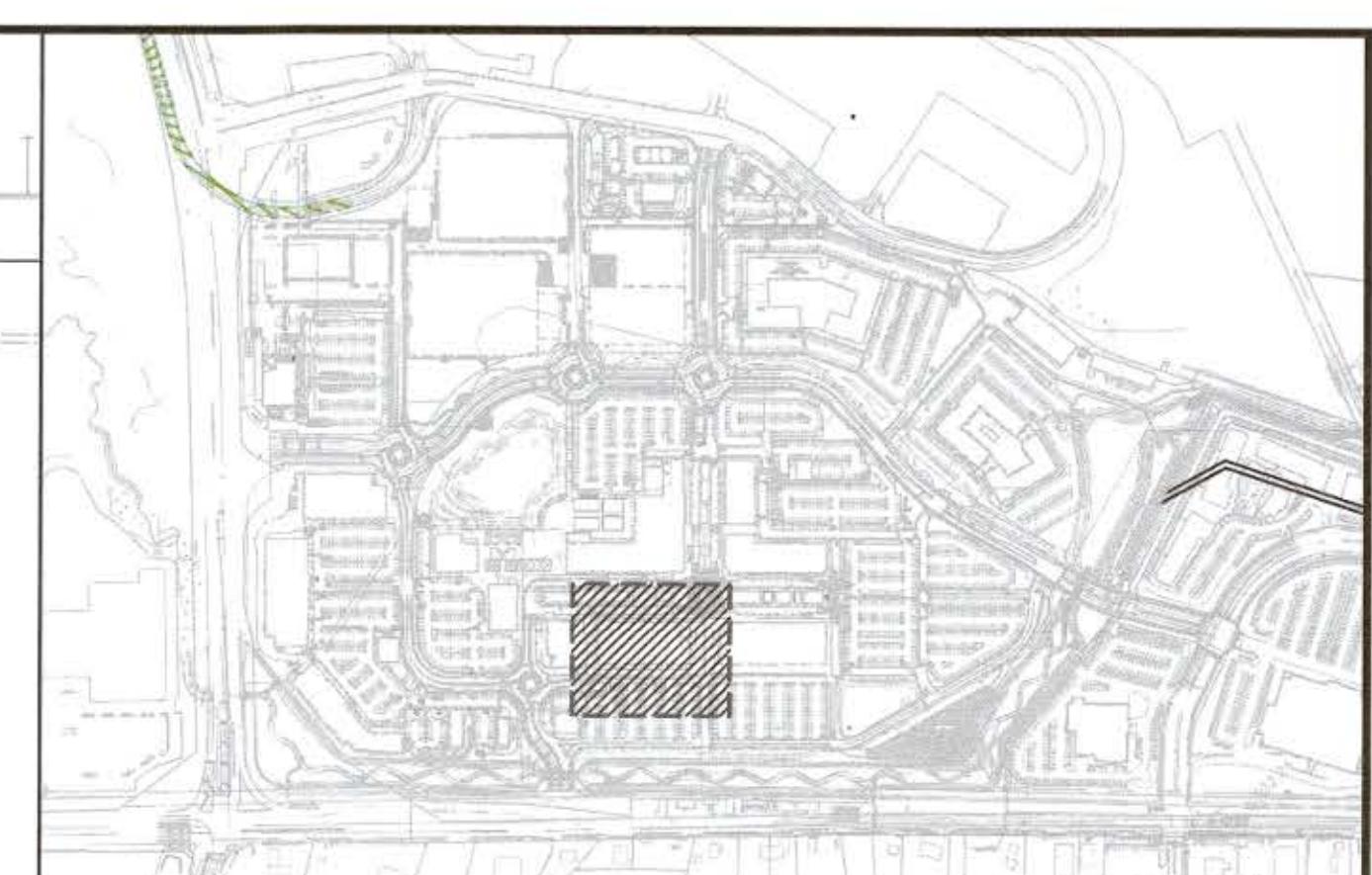
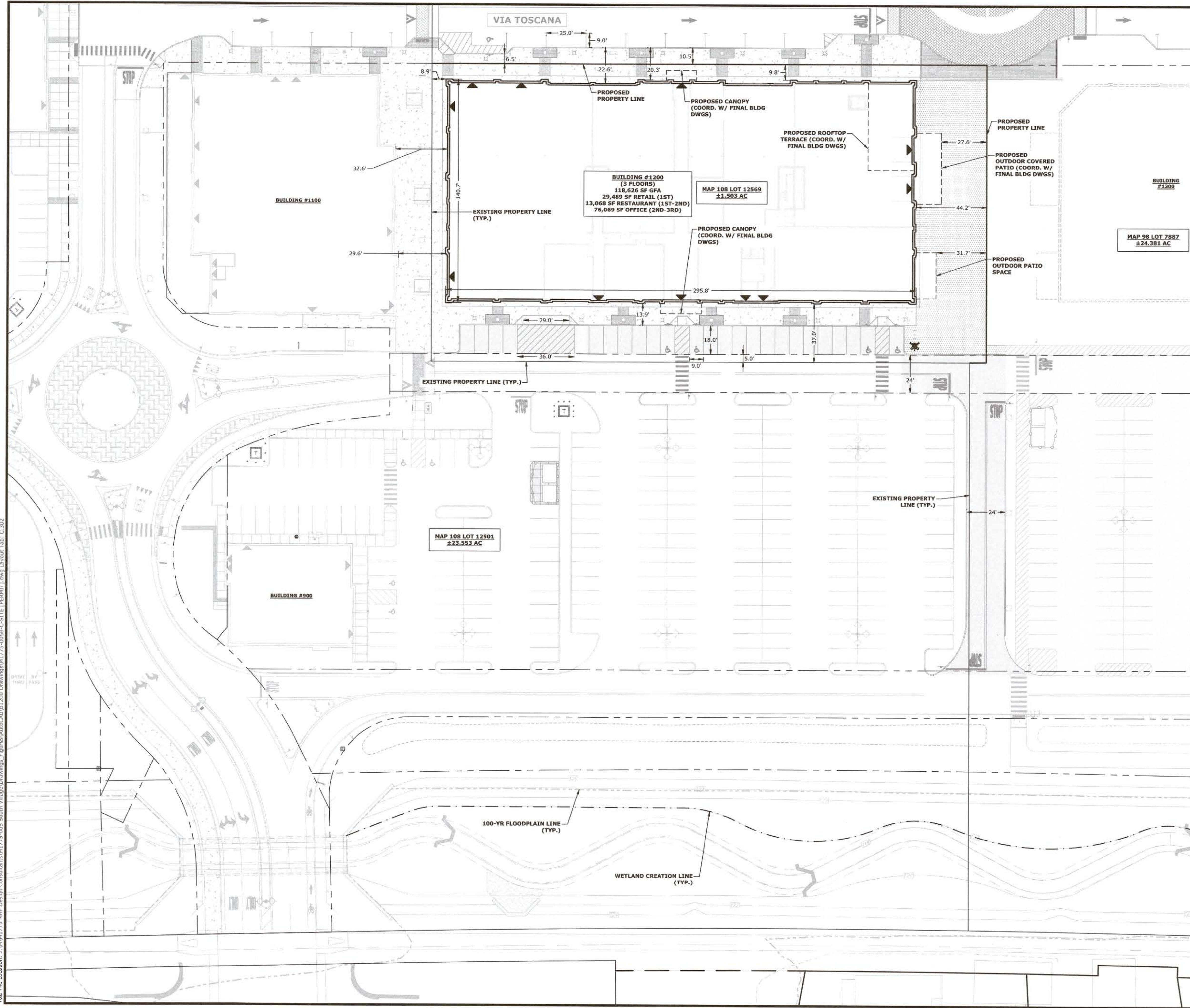
187.50'

357.73'

187.50' N61°53'58"E

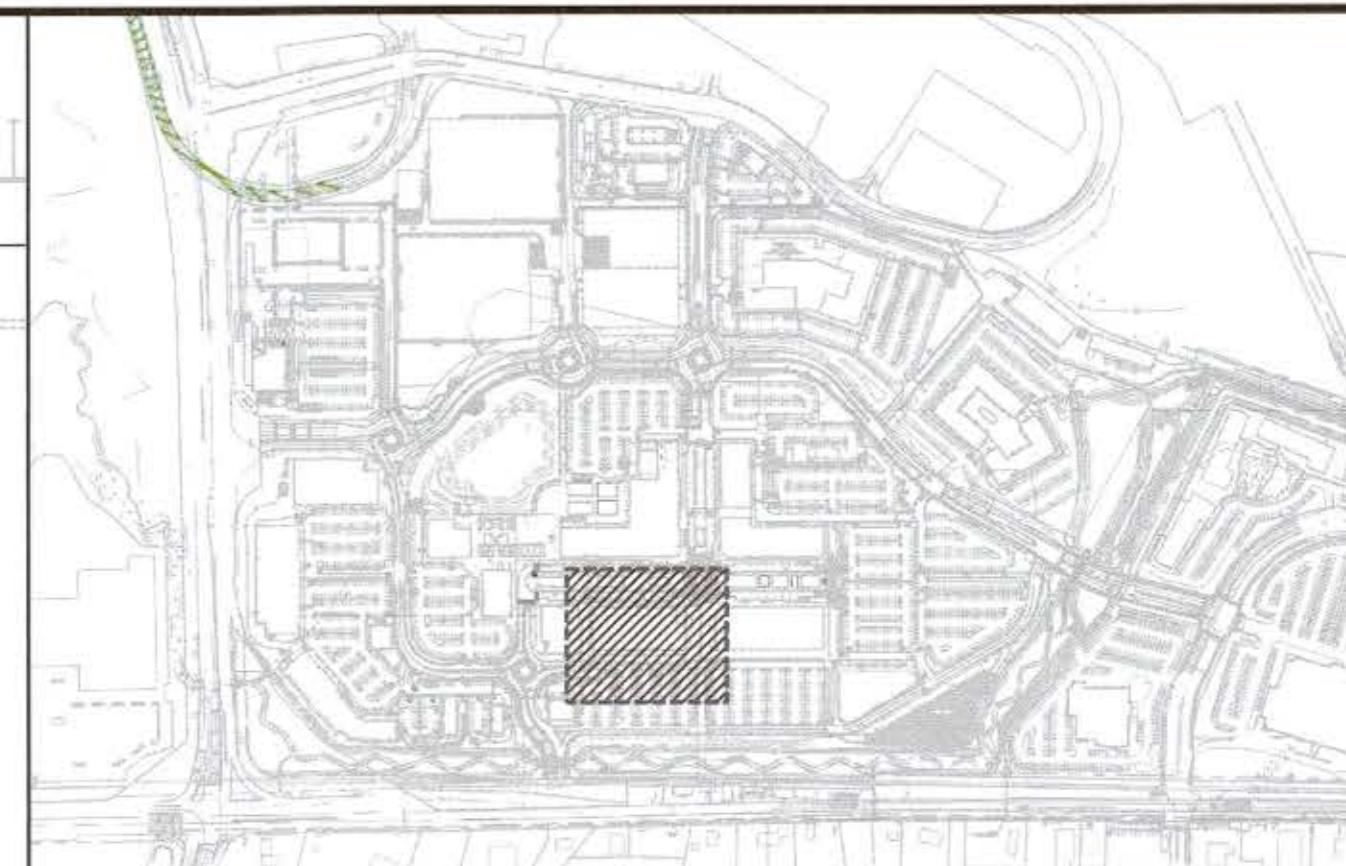
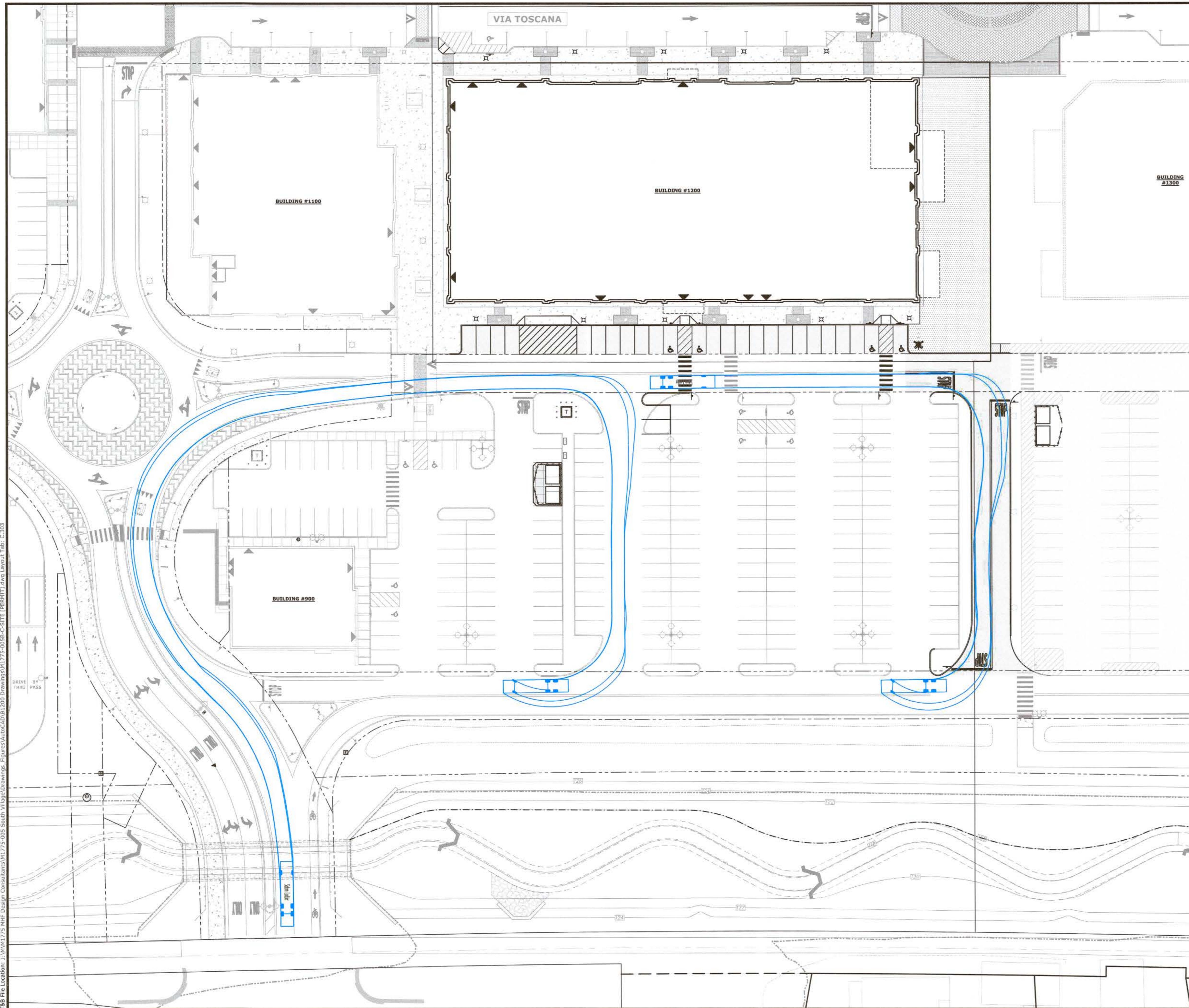




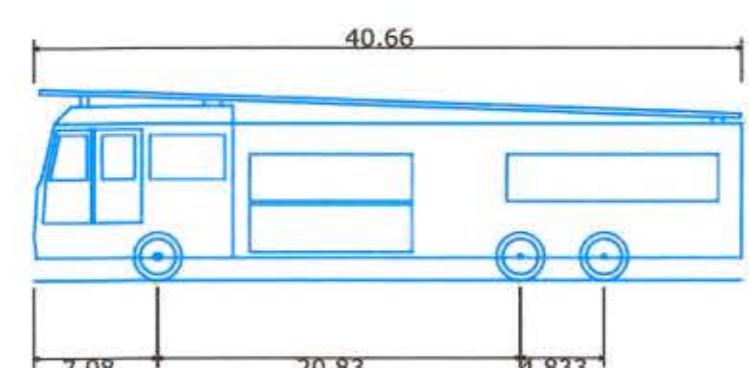


PERMIT PLANS - NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION			
BUILDING & LOT LINE CLARIFICATION PLAN					
TUSCAN VILLAGE - CENTRAL VILLAGE BUILDING #1200 SITE PLANS TUSCAN VILLAGE MASTER DEVELOPMENT, LLC 14-18 VIA TOSCANA SALEM NH, 03079 MAP 108 LOT 12569					
 <p>www.tighebond.com 177 Corporate Drive Portsmouth, NH 03801 (603) 433-8818</p> <p>DATE: MARCH 29, 2022</p> <p>0 30' 60'</p> <p>GRAPHIC SCALE</p> <p>SCALE: AS SHOWN</p>					
SALEM PLANNING BOARD APPROVAL		OWNER			
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC P.O. BOX 1648 SALEM, NH 03079		JMP			
ZONE: COMMERCIAL - INDUSTRIAL 'C'					
PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
M1775-005	M1775-005B-C-SITE [PERMIT].dwg	BKC/MKF	JMP	JMP	C.302



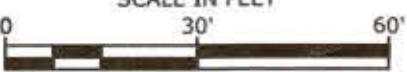
**KEY PLAN
SCALE: 1" = 600'**

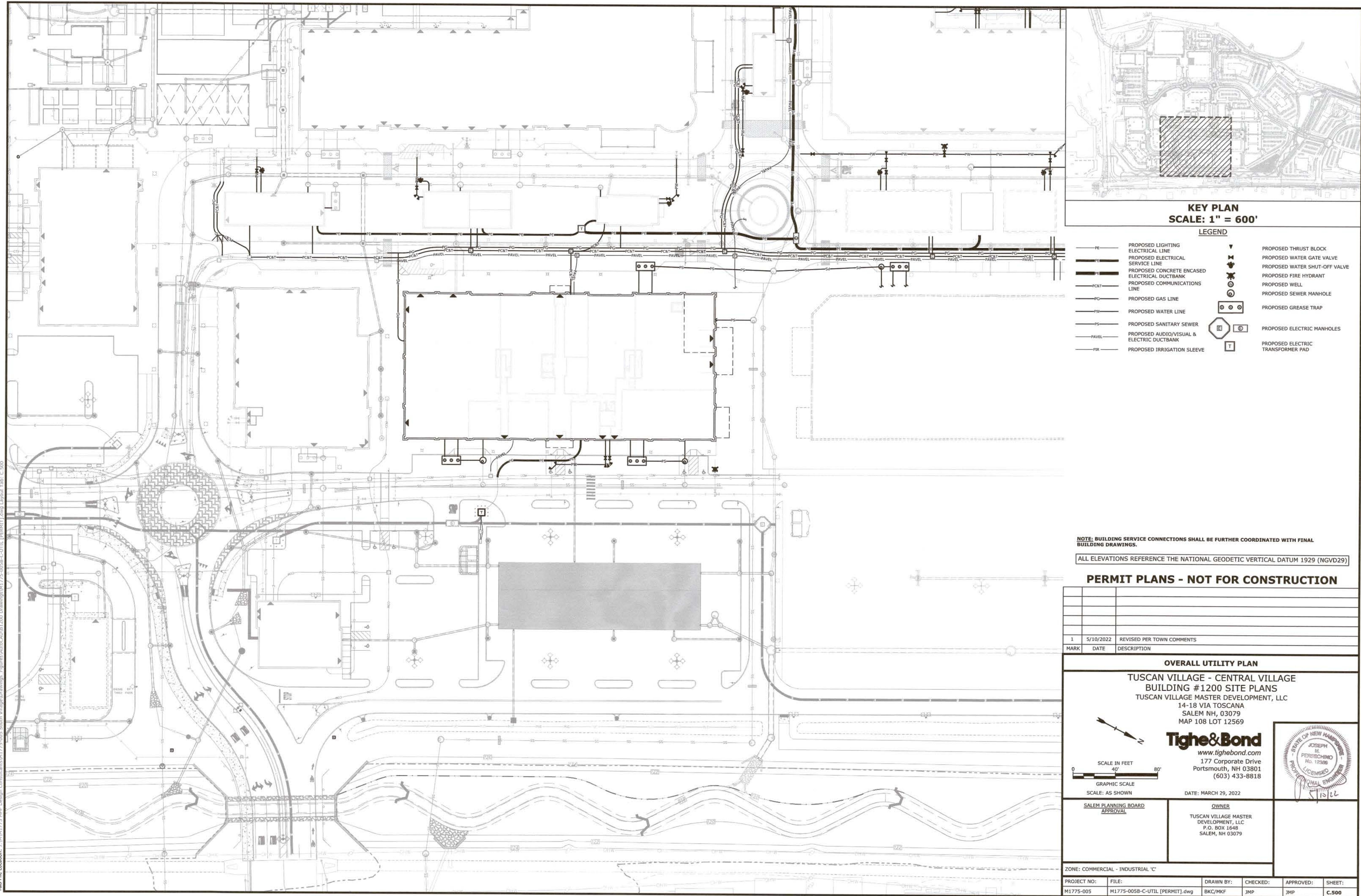


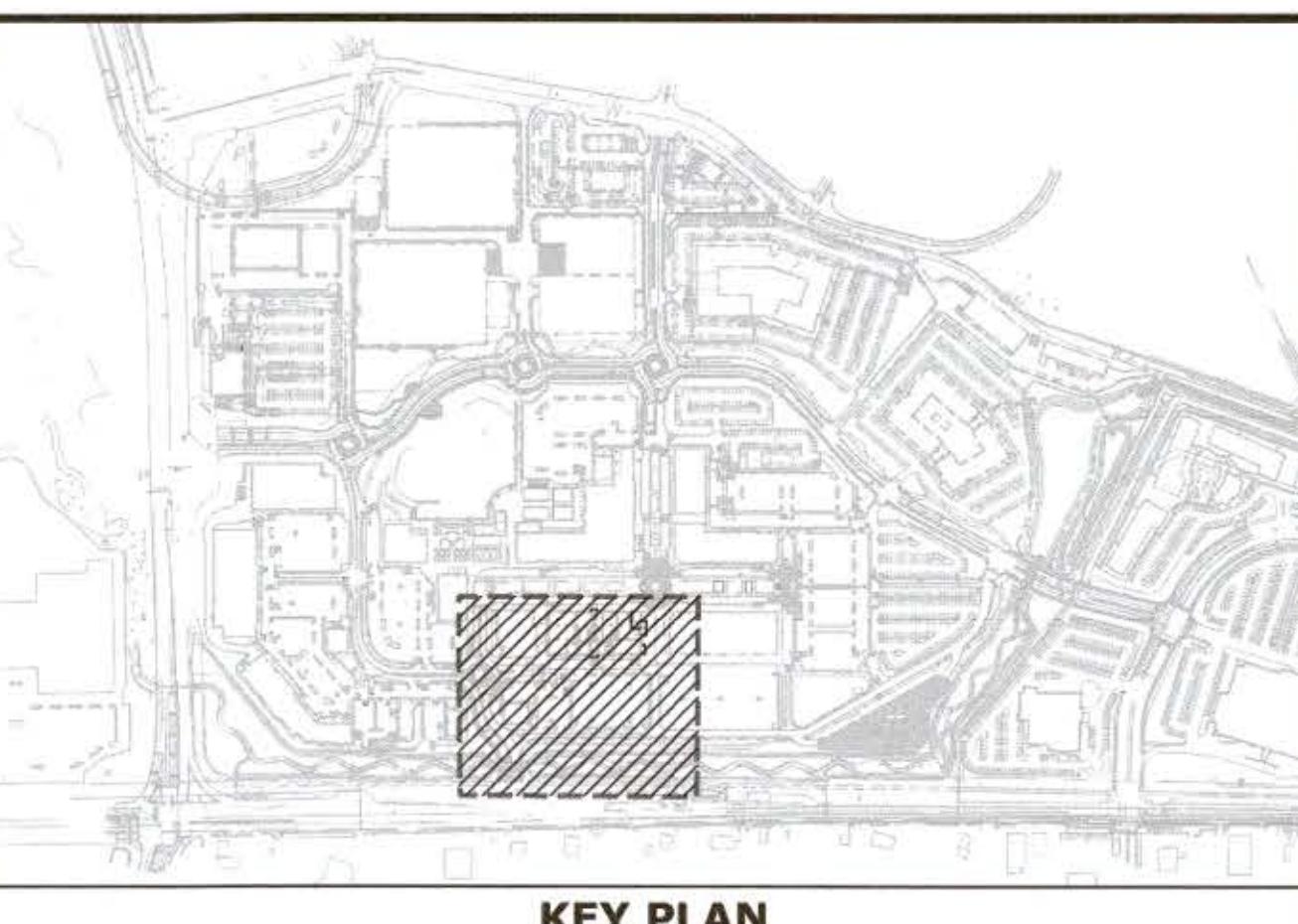
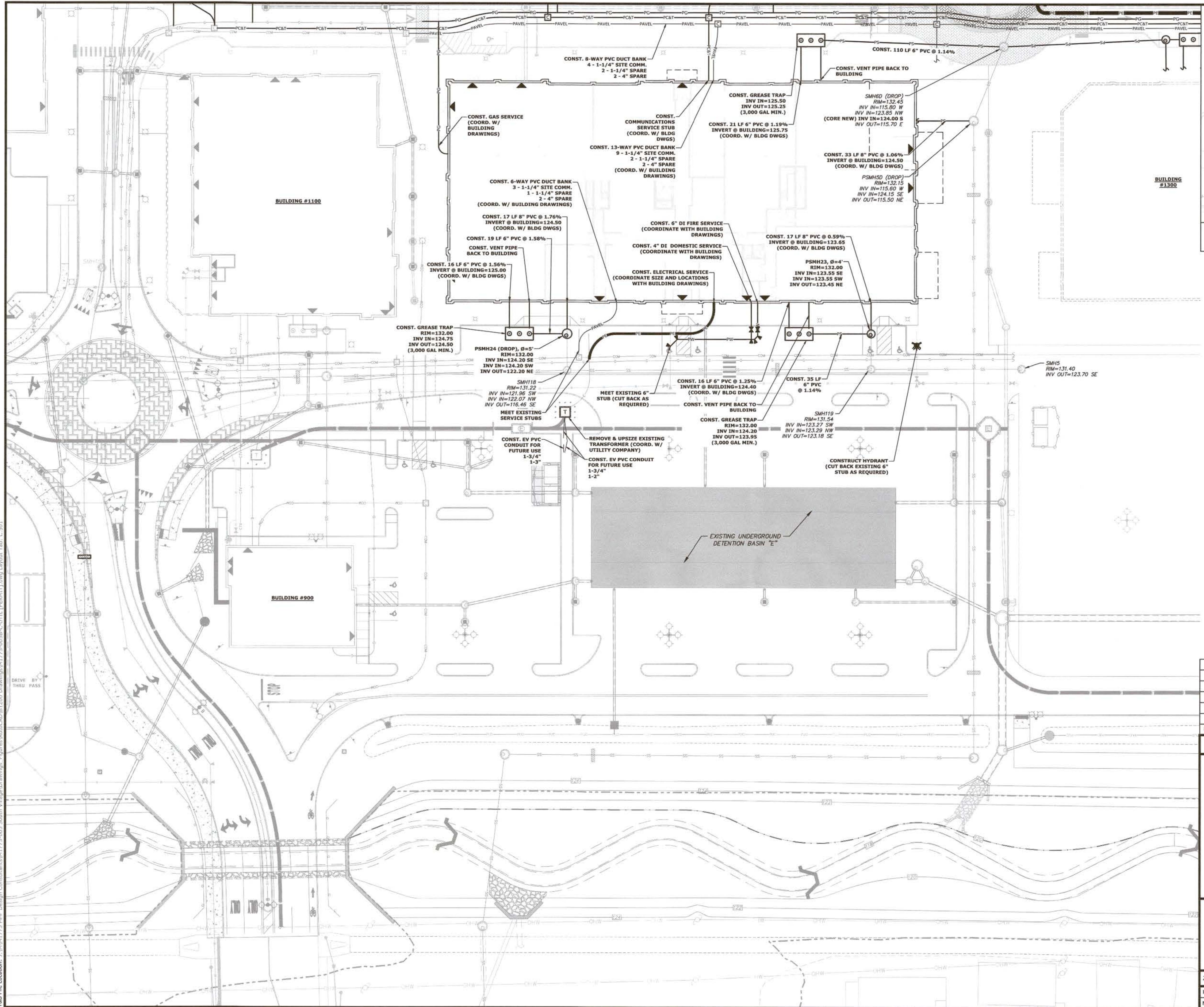
Salem Ladder
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Wall to Wall Turning Radius

40.660ft
8.000ft
11.000ft
1.305ft
7.830ft
6.00s
42.000ft

PERMIT PLANS - NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION			
FIRE TRUCK TURNING PLAN					
TUSCAN VILLAGE - CENTRAL VILLAGE BUILDING #1200 SITE PLANS TUSCAN VILLAGE MASTER DEVELOPMENT, LLC 14-18 VIA TOSCANA SALEM NH, 03079 MAP 108 LOT 12569					
 SCALE IN FEET  GRAPHIC SCALE SCALE: AS SHOWN					
Tighe&Bond www.tighebond.com 177 Corporate Drive Portsmouth, NH 03801 (603) 433-8818					
DATE: MARCH 29, 2022					
<u>SALEM PLANNING BOARD APPROVAL</u>		<u>OWNER</u> TUSCAN VILLAGE MASTER DEVELOPMENT, LLC P.O. BOX 1648 SALEM, NH 03079			
ZONE: COMMERCIAL - INDUSTRIAL 'C'					
PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
M1775-005	M1775-005B-C-SITE [PERMIT].dwg	BKC/MKF	JMP	JMP	C.303





KEY PLAN
SCALE: 1" = 600'

LEGEND

PE	PROPOSED LIGHTING ELECTRICAL LINE	▼	PROPOSED THRUST BLOCK
PE	PROPOSED ELECTRICAL SERVICE LINE	►	PROPOSED WATER GATE VALVE
PE	PROPOSED CONCRETE ENCASED ELECTRICAL DUCTBANK	●	PROPOSED WATER SHUT-OFF VALVE
PC&T	PROPOSED COMMUNICATIONS LINE	○	PROPOSED FIRE HYDRANT
PG	PROPOSED GAS LINE	◎	PROPOSED WELL
PW	PROPOSED WATER LINE	● ● ●	PROPOSED SEWER MANHOLE
PS	PROPOSED SANITARY SEWER	● ● ●	PROPOSED GREASE TRAP
PAVEL	PROPOSED AUDIO/VISUAL & ELECTRIC DUCTBANK	E	PROPOSED ELECTRIC MANHOLES
PIR	PROPOSED IRRIGATION SLEEVE	T	PROPOSED ELECTRIC TRANSFORMER PAD

BUILDING SERVICE CONNECTIONS SHALL BE FURTHER COORDINATED WITH FINAL DRAWINGS.

LEVELS REFERENCE THE NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD29)

PERMIT PLANS - NOT FOR CONSTRUCTION

RK	DATE	DESCRIPTION			
UTILITY PLAN					
<p style="text-align: center;">TUSCAN VILLAGE - CENTRAL VILLAGE BUILDING #1200 SITE PLANS TUSCAN VILLAGE MASTER DEVELOPMENT, LLC 14-18 VIA TOSCANA SALEM NH, 03079 MAP 108 LOT 12569</p>					
 <p>SCALE IN FEET</p>  <p>GRAPHIC SCALE</p> <p>SCALE: AS SHOWN</p>					
<p style="text-align: center;">Tighe&Bond www.tighebond.com 177 Corporate Drive Portsmouth, NH 03801 (603) 433-8818</p> <p style="text-align: center;">DATE: MARCH 29, 2022</p>					
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px; vertical-align: top;"> <u>SALEM PLANNING BOARD APPROVAL</u> </td> <td style="padding: 5px; vertical-align: top;"> <u>OWNER</u> TUSCAN VILLAGE MASTER DEVELOPMENT, LLC P.O. BOX 1648 SALEM, NH 03079 </td> <td style="padding: 5px; vertical-align: top;">  </td> </tr> </table>			<u>SALEM PLANNING BOARD APPROVAL</u>	<u>OWNER</u> TUSCAN VILLAGE MASTER DEVELOPMENT, LLC P.O. BOX 1648 SALEM, NH 03079	
<u>SALEM PLANNING BOARD APPROVAL</u>	<u>OWNER</u> TUSCAN VILLAGE MASTER DEVELOPMENT, LLC P.O. BOX 1648 SALEM, NH 03079				
<p>ZONE: COMMERCIAL - INDUSTRIAL 'C'</p>					
PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
775-005	M1775-005B-C-UTIL [PERMIT].dwg	BKC/MKF	JMP	JMP	C.501

A. GENERAL PROJECT INFORMATION

PROJECT OWNER: TUSCAN VILLAGE MASTER DEVELOPMENT, LLC

P.O. BOX 1648

SALEM, NH 03079

PROJECT NAME: TUSCAN VILLAGE -- CENTRAL VILLAGE BUILDING #1200 SITE PLANS

PROJECT ADDRESS: 14-18 VIA TOSCANA

SALEM, NH 03079

PROJECT MAP / LOT: MAP 108 LOT 12501 | MAP 108 LOT 12569 | MAP 98 LOT 7887

PROJECT LOCATION: 43°46'19" N 71°45'26" W

PROJECT LON/LAT: 43°46'19" N 71°45'26" W

B. PROJECT DESCRIPTION

THIS PROJECT INCLUDES THE PROPOSED CONSTRUCTION OF BUILDING #1200 WITHIN "TUSCAN VILLAGE" WITH ASSOCIATED SITE, DRAINAGE, AND UTILITY IMPROVEMENTS, SUCH AS SIDEWALKS, LIGHTING, AND LANDSCAPING.

C. DISTURBED AREA

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 2 ACRES.

D. SOIL CHARACTERISTICS

BASED ON THE SOIL SURVEY PERFORMED BY COVE ENVIRONMENTAL SERVICES, INC. -

THE SOILS ON SITE CONSIST OF A MAJORITY OF UDOHRENTS AND URBAN LAND WHICH ARE

ANTICIPATED TO BE MODERATELY WELL DRAINED AND POORLY DRAINED SOILS WITH HYDROLOGIC SOIL

GROUP RATINGS OF B AND D RESPECTIVELY.

E. NAME OF RECEIVING WATERS

THE STORMWATER RUNOFF FROM THE SITE WILL BE ULTIMATELY DISCHARGED TO POLICY BROOK.

F. CONSTRUCTION SEQUENCE OF MAJOR ACTIVITIES:

1. CUT AND CLEAR TREES.

2. CONSTRUCT PERMANENT AND TEMPORARY SEDIMENT, EROSION AND DETENTION CONTROL FACILITIES, EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATIONS THAT WILL INFLUENCE STORMWATER RUNOFF SUCH AS:

2.1. NEW CONSTRUCTION

2.2. DEVELOPMENT OF BORROW PIT AREAS

2.3. DISPOSAL OF SEDIMENT SPOIL, STUMP AND OTHER SOLID WASTE

2.4. FLOOD PLAIN EXCAVATION WORK

2.5. STREAM CHANNEL MODIFICATIONS

2.6. CONSTRUCTION OF ACCESS AND HAUL ROAD

2.7. NEARNESS OF CONSTRUCTION SITE TO RECEIVING WATERS

2.9. CONSTRUCTION DURING LATE WINTER AND EARLY SPRING

3. ALL PERMANENT DITCHES, SWALES, DETENTION, RETENTION AND SEDIMENTATION BASINS TO BE STABILIZED USING THE VEGETATIVE AND NON-STRUCTURAL BMPs PRIOR TO DIRECTING RUNOFF TO THEM.

4. CLEAR AND DISPOSE OF DEBRIS.

5. CONSTRUCT PERMANENT CULVERTS AND DIVERSION CHANNELS AS REQUIRED.

6. DIRT AND GRAVEL ROADS AND PARKING AREAS ALONG THE HAUL AND PARKING AREA SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.

7. BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES SHALL BE SEED AND MULCHED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.

8. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, PERIMETER EROSION CONTROL MEASURES, SEDIMENT TRAPS, ETC., MULCH AND SEED AS REQUIRED.

9. SEDIMENT TRAPS AND/BASINS SHALL BE USED AS NECESSARY TO CONTAIN RUNOFF UNTIL SOILS ARE STABILIZED.

10. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES.

12. COMPLETE PERMANENT SEEDING AND LANDSCAPING.

13. REMOVE TRAPPED SEDIMENTS FROM COLLECTOR DEVICES AS APPROPRIATE AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES.

G. SPECIAL CONSTRUCTION NOTES:

1. THE CONSTRUCTION SEQUENCE MUST LIMIT THE DURATION AND AREA OF DISTURBANCE.

2. THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

H. EROSION CONTROL

1. ALL EROSION CONTROL MEASURES AND PRACTICES SHALL CONFORM TO THE "NEW HAMPSHIRE STORMWATER MANUAL VOLUME 3: EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION" PREPARED BY THE NHDES.

2. PRIOR TO ANY WORK OR SOIL DISTURBANCE, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR EROSION CONTROL MEASURES AS REQUIRED IN THE PROJECT MANUAL.

3. CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL BARRIERS, INCLUDING HAY BALES, SILT FENCES, MULCH BERMS, SILT SACKS AND SILT SOCKS AS SHOWN IN THESE DRAWINGS AS THE FIRST ORDER OF DEFENSE.

4. SILT SACK INLET PROTECTION SHALL BE INSTALLED IN ALL EXISTING AND PROPOSED CATCH BASIN INLETS WITHIN THE WORK LIMITS AND BE MAINTAINED FOR THE DURATION OF THE PROJECT.

5. PERIMETER CONTROLS INCLUDING SILT FENCES, MULCH BERM, SILT SOCK, AND/OR HAY BALE BARRIERS SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT UNTIL NON-PAVED AREAS HAVE BEEN STABILIZED.

6. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF CONSTRUCTION.

7. ALL STABILIZED AREAS NOT OTHERWISE BEING TREATED SHALL RECEIVE 6" LOAM, SEED AND FERTILIZER.

8. INSPECT ALL INLET PROTECTION AND PERIMETER CONTROLS WEEKLY AND AFTER EACH RAIN STORM OF 0.25 INCH OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE EFFICIENCY OF FILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE FILTER HEIGHT.

9. CONSTRUCT EROSION CONTROL BLANKETS ON ALL SLOPES STEEPER THAN 3:1.

I. STABILIZATION:

1. AN AREA IS BEING CONSIDERED STABLE WHEN ONE OF THE FOLLOWING HAS OCCURRED:

1.1. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;

1.2. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;

1.3. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED;

1.4. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED;

1.5. IN AREAS TO BE PAVED, "STABLE" MEANS THAT BASE COURSE GRAVELS MEETING THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2 HAVE BEEN INSTALLED.

J. WINTER EROSION CONTROL:

2.1. ALL UNPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

2.3. AFTER OCTOBER 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 NH DOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH SNOW EVENT.

3. STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES, AND DISTURBED AREAS, WHERE CONSTRUCTION ACTIVITY SHALL NOT OCCUR FOR TWENTY-ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA. STABILIZATION MEASURES TO BE USED INCLUDE:

3.1. TEMPORARY SEEDING;

3.2. MULCHING.

4. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.

5. NEAR CONSTRUCTION AREAS, TEMPORARY EROSION CONTROL MEASURES WITHIN 100 FEET OF NEARBY SURFACE WATER, OR IN DELINQUENT WETLANDS, THIS AREA SHALL BE STABILIZED WITHIN SEVEN (7) DAYS OR PRIOR TO A RAIN EVENT, ONCE CONSTRUCTION ACTIVITY CEASES.

6. DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILT FENCES, MULCH BERMS, HAY BALE BARRIERS, OR SILT SOCKS. ALL STORM DRAIN INLET SITES SHALL BE PROVIDED WITH FLARED END SECTIONS AND TRASH RACKS. THE SITE SHALL BE STABILIZED FOR THE WINTER BY OCTOBER 15.

K. DUST CONTROL:

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST THROUGHOUT THE CONSTRUCTION PERIOD.

2. DUST CONTROL METHODS SHALL INCLUDE, BUT NOT BE LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING.

3. DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ADJACENT AREAS.

L. STOCKPILES:

1. LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CATCH BASINS, SWALES, AND CULVERTS.

2. ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE ONSET OF PRECIPITATION.

3. PERIMETER BARRIERS SHOULD BE MAINTAINED AT ALL TIMES, AND ADJUSTED AS NEEDED TO ACCOMMODATE THE DELIVERY AND REMOVAL OF MATERIALS FROM THE STOCKPILE. THE INTEGRITY OF THE BARRIER SHOULD BE INSPECTED AT THE END OF EACH WORKING DAY.

4. PROTECT STOCKPILES FROM STORMWATER RUN-OFF USING TEMPORARY EROSION CONTROL MEASURES SUCH AS BERMS, SILT SOCK, OR OTHER APPROVED PRACTICE TO PREVENT MIGRATION OF MATERIAL BEYOND THE IMMEDIATE CONFINES OF THE STOCKPILES.

M. OFF SITE VEHICLE TRACKING:

THE CONTRACTOR SHALL CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE(S) PRIOR TO ANY EXCAVATION ACTIVITIES.

N. VEGETATION:

1. TEMPORARY GRASS COVER:

1.1. SEEDED PREPARATION;

1.1.1. APPLY FERTILIZER AT THE RATE OF 600 POUNDS PER ACRE OF 10-10-10. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF THREE (3) TONS PER ACRE;

2. SEEDING:

2.1. UTILIZE ANNUAL RYE GRASS AT A RATE OF 40 LBS/ACRE;

2.2. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEEN SOIL TO A DEPTH OF TWO (2) INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED;

2.3. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). HYDROSEEDINGS, WHICH INCLUDE MULCH, MAY BE LEFT ON SOIL SURFACE. SEEDING RATES MUST BE INCREASED 10% WHEN HYDROSEEDING;

3. MAINTENANCE:

3.1. TEMPORARY SEEDING SHALL BE PERIODICALLY INSPECTED. AT A MINIMUM, 85% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND OTHER TEMPORARY MEASURES USED IN THE INTERIM (MULCH, FILTER BARRIERS, CHECK DAMS, ETC.).

4. VEGETATIVE PRACTICE:

4.1. FOR PERMANENT MEASURES AND PLANTINGS:

4.2. LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF THREE (3) TONS PER ACRE IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 6.5;

4.3. FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 800 POUNDS PER ACRE OF 10-20-20 FERTILIZER;

4.4. SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED RATES AND SHALL BE THOROUGHLY WORKED INTO THE LOAM. LOAM SHALL BE RAKED UNTIL THE SURFACE IS FINELY PULVERIZED, SMOOTH AND EVEN, AND THEN COMPAKTED TO AN EVEN SURFACE CONFORMING TO THE REQUIRED LINES AND GRADINGS WITH APPROVED ROLLERS WEIGHING BETWEEN 4-1/2 POUNDS AND 5-1/2 POUNDS PER INCH OF WIDTH;

4.5. SEEDING: BE SURE TO RATE SHOWN BELOW. SOWING SHALL BE DONE ON A CALM, DRY DAY. PREFERABLY ONE DAY BUT IF BY DAY, ONE DAY BY EXPERIENCED WORKMEN. IMMEDIATELY BEFORE SOWING, THE SOIL SHALL BE LIGHTLY RAKED. HAY BALE HAY SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH;

4.6. HY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SOWING AS INDICATED ABOVE;

4.7. THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, UNTIL THE WASHOUT FACILITY IS IN PLACE. THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED, ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED WITH GRASS SHALL BE RESEED, AND ALL NOXIOUS WEEDS REMOVED;

4.8. THE CONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED;

4.9. A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE APPLIED AT THE INDICATED RATE:

SEED MIX APPLICATION RATE

CREEPING RED FESCUE 50 LBS/ACRE

WICKER BLUE GRASS 10 LBS/ACRE

IN NO CASE SHALL THE WEED COVERAGE EXCEED ONE (1) PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH STATE AND FEDERAL SEED LAWS. SEEDING SHALL BE DONE NO LATER THAN SEPTEMBER 15. IN NO CASE SHALL SEEDING TAKE PLACE OVER SNOW.

5. DORMANT SEEDING (SEPTEMBER 15 TO FIRST SNOWFALL):

5.1. FOLLOW PERMANENT MEASURES SLOPE, LINE, FERTILIZER AND GRADING REQUIREMENTS. APPLY SEED MIXTURE AT TWICE THE INDICATED RATE. APPLY MULCH AS INDICATED FOR PERMANENT MEASURES.

R. EROSION CONTROL MEASURES AND PRACTICES

1. THIS PROJECT EXCEEDS ONE (1) ACRE OF DISTURBANCE AND THIS REQUIRES A SWPP. THE SWPP SHALL BE PREPARED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE FAMILIAR WITH THE SWPP AND KEEP AN UPDATED COPY OF THE SWPP ON SITE AT ALL TIMES.

2. THE FOLLOWING REPRESENTS THE GENERAL OBSERVATION AND REPORTING PRACTICES THAT SHALL BE FOLLOWED AS PART OF THIS PROJECT:

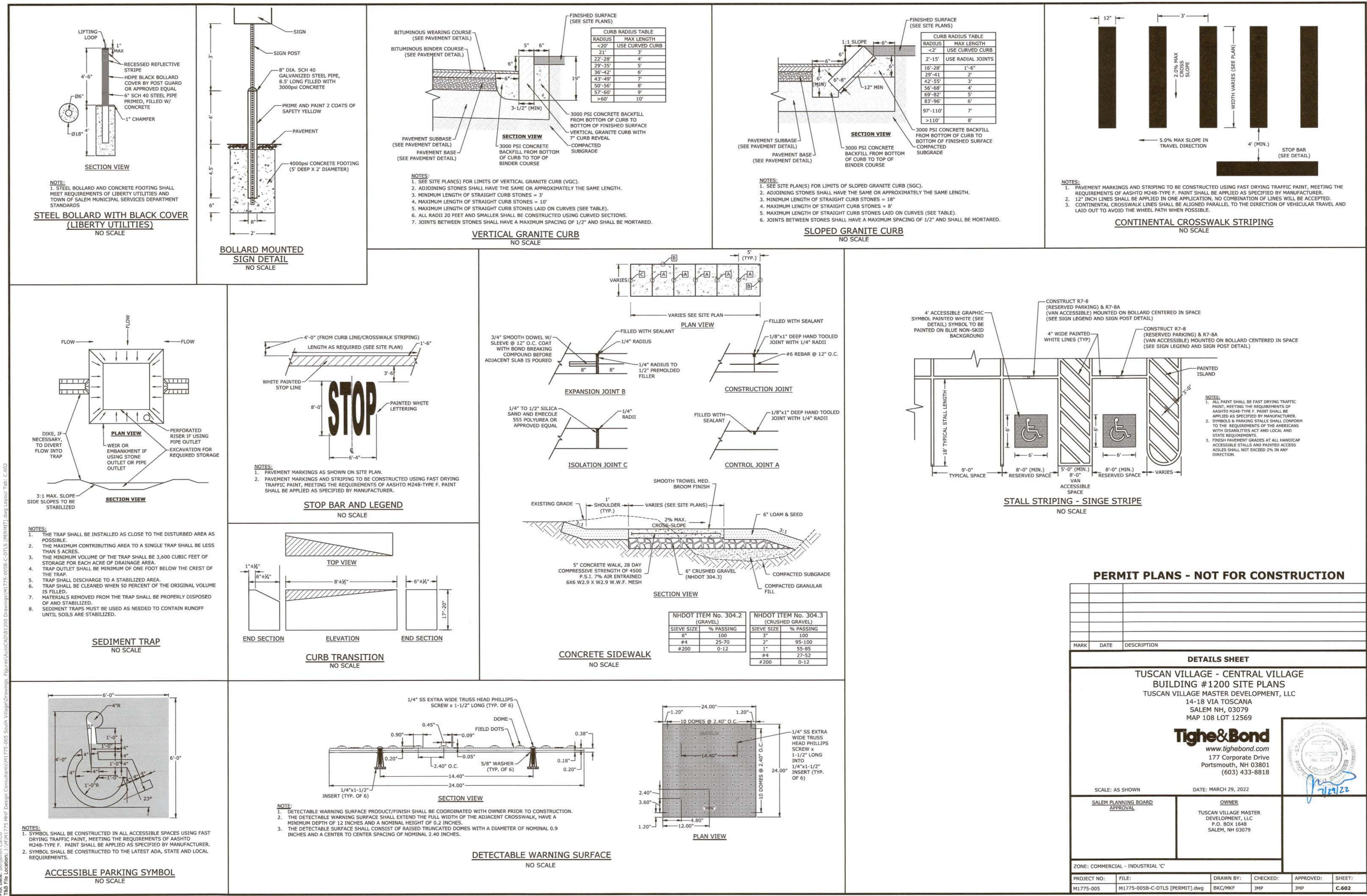
2.1. OBSERVATIONS OF THE PROJECT FOR COMPLIANCE WITH THE SWPP SHALL BE MADE BY THE ENGINEER AT LEAST ONCE A WEEK OR WITHIN 24 HOURS OF A STORM 0.25 INCHES OR GREATER;

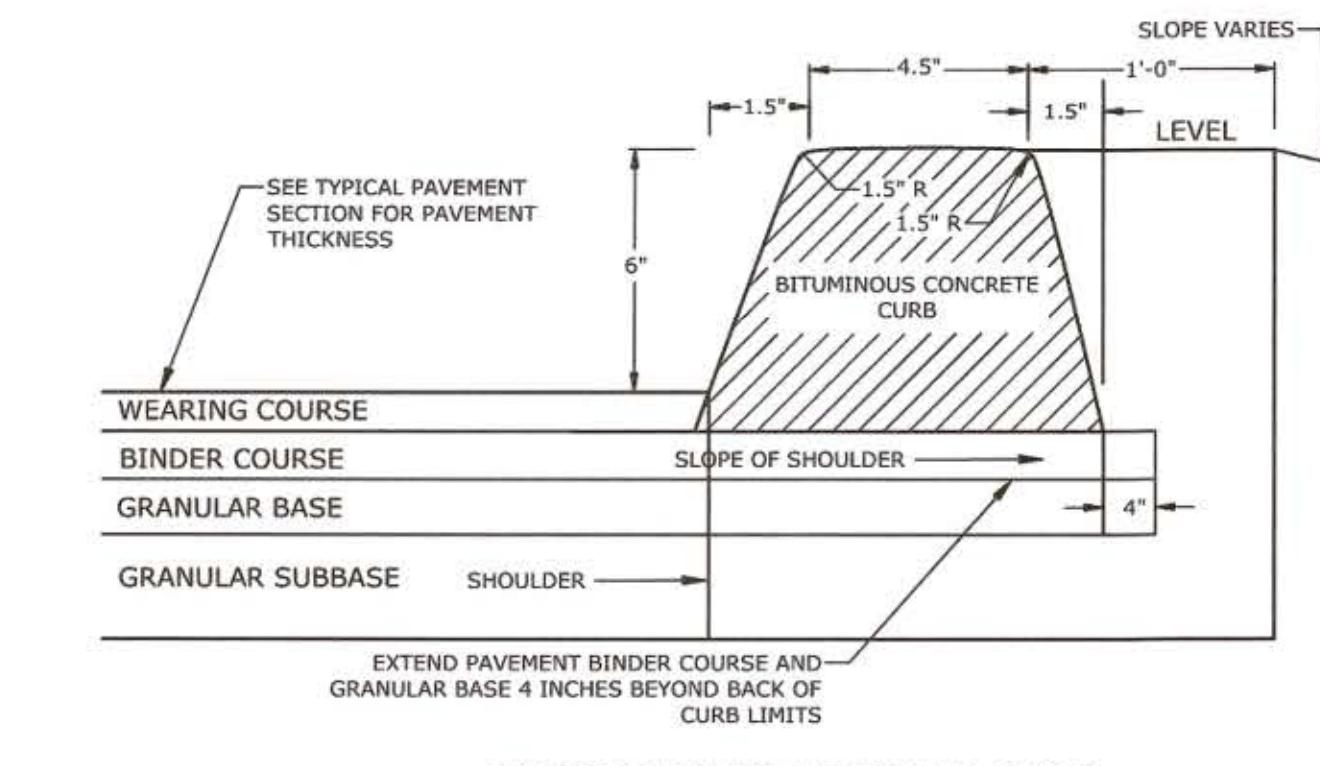
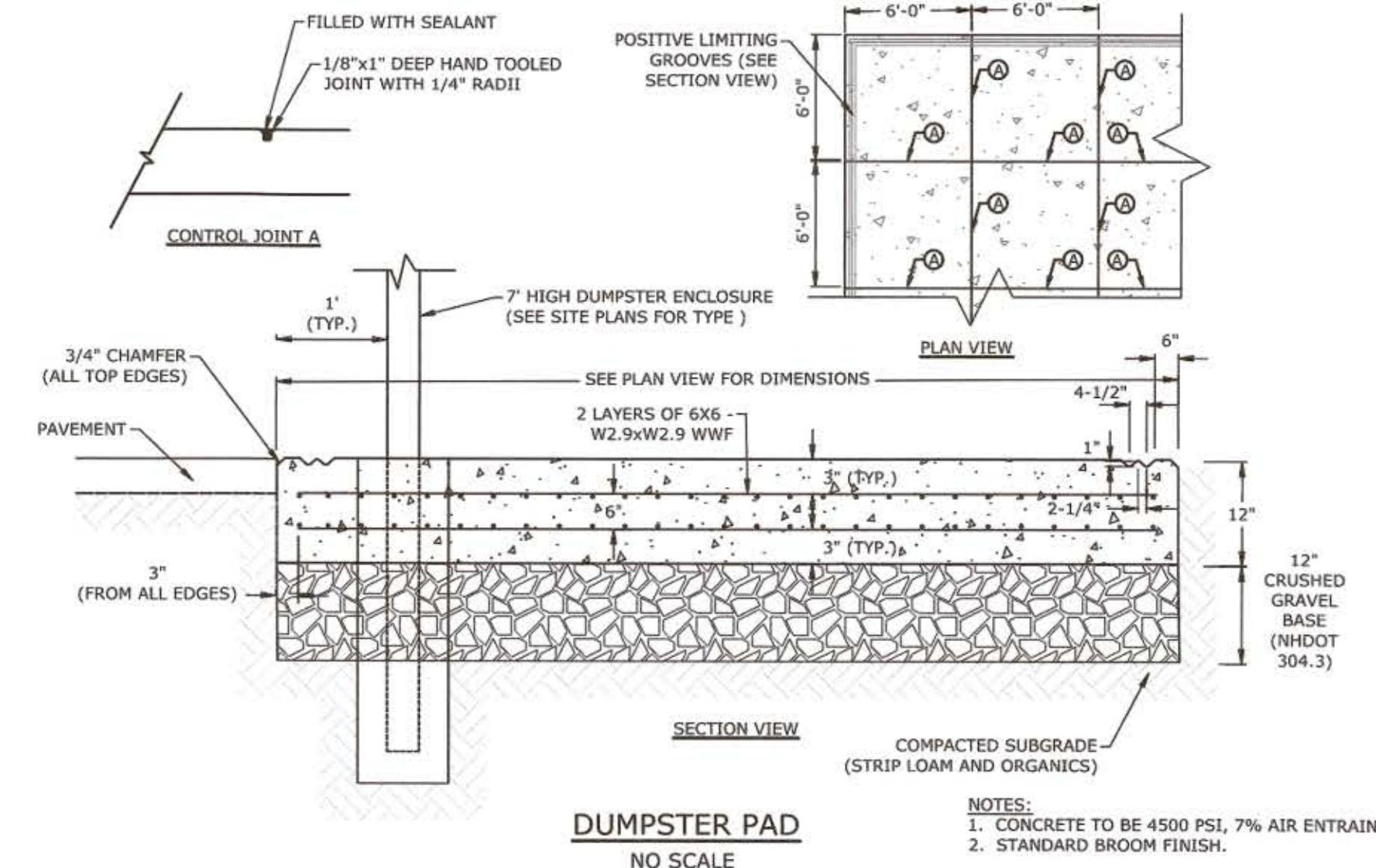
2.2. AN OBSERVATION REPORT SHALL BE MADE AFTER EACH OBSERVATION AND DISTRIBUTED TO THE ENGINEER, THE OWNER, AND THE CONTRACTOR;

2.3. A REPRESENTATIVE OF THE SITE CONTRACTOR, SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR ACTIVITIES;

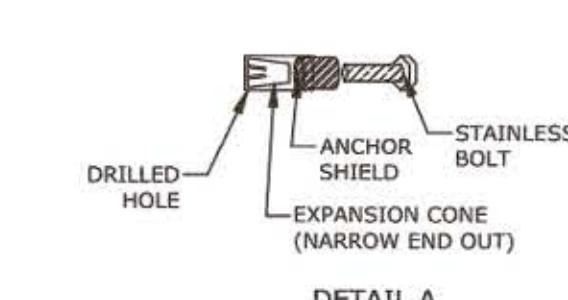
2.4. IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.

S. BLASTING NOTES:



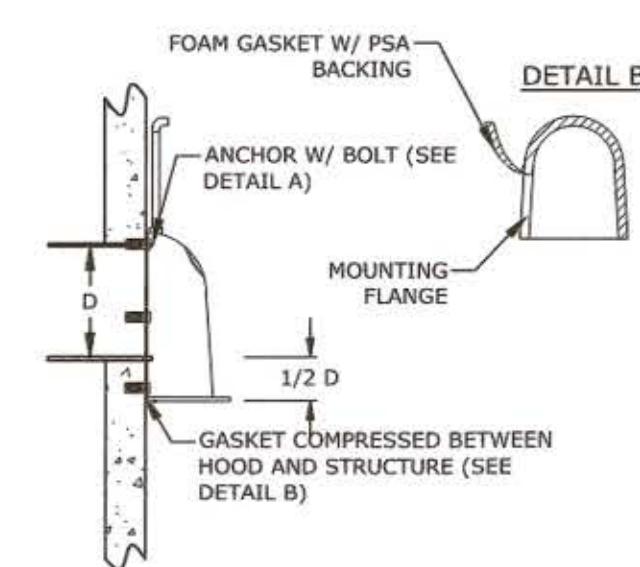


TEMPORARY BITUMINOUS CURB
NO SCALE

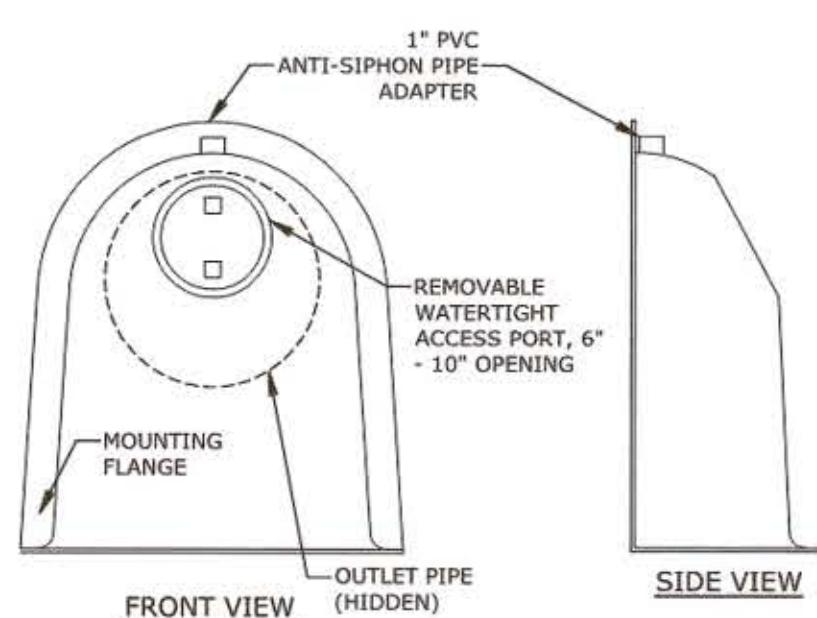


PIPE SIZE (I.D.)	SNOUTH MODEL REQ'D
12"	18R
15"	18R
18"	24R
24"	30R
30"	54R
36"	54R
42"	72F
48"	72F
54"	96F
60"	96F
66"	96F

F=SQUARE STRUCTURE
R=CIRCULAR STRUCTURE

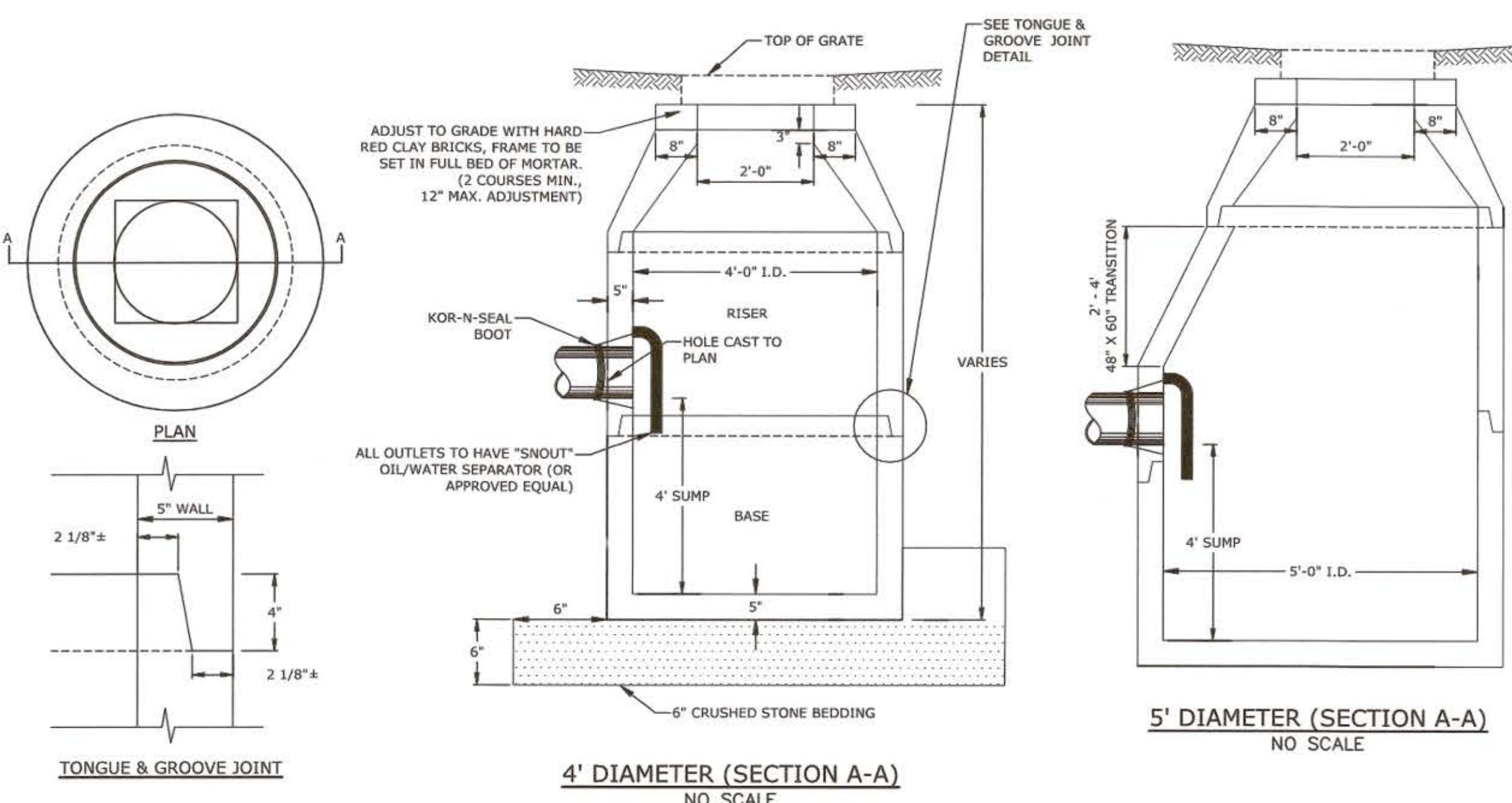


INSTALLATION DETAIL

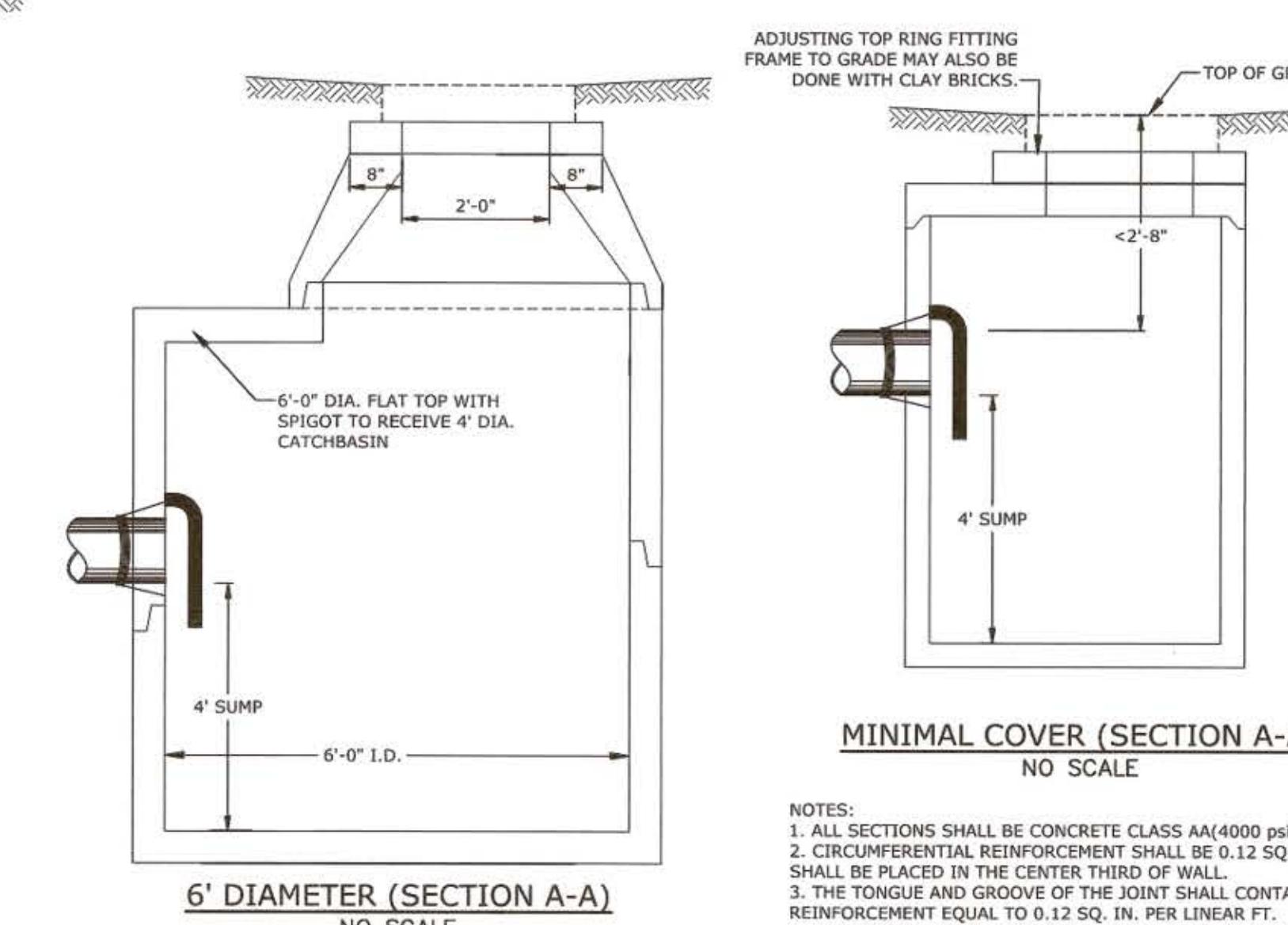


CONFIGURATION DETAIL

OIL-WATER-DEBRIS SEPARATOR
NO SCALE



CATCHBASIN WITH SEPARATOR
NO SCALE

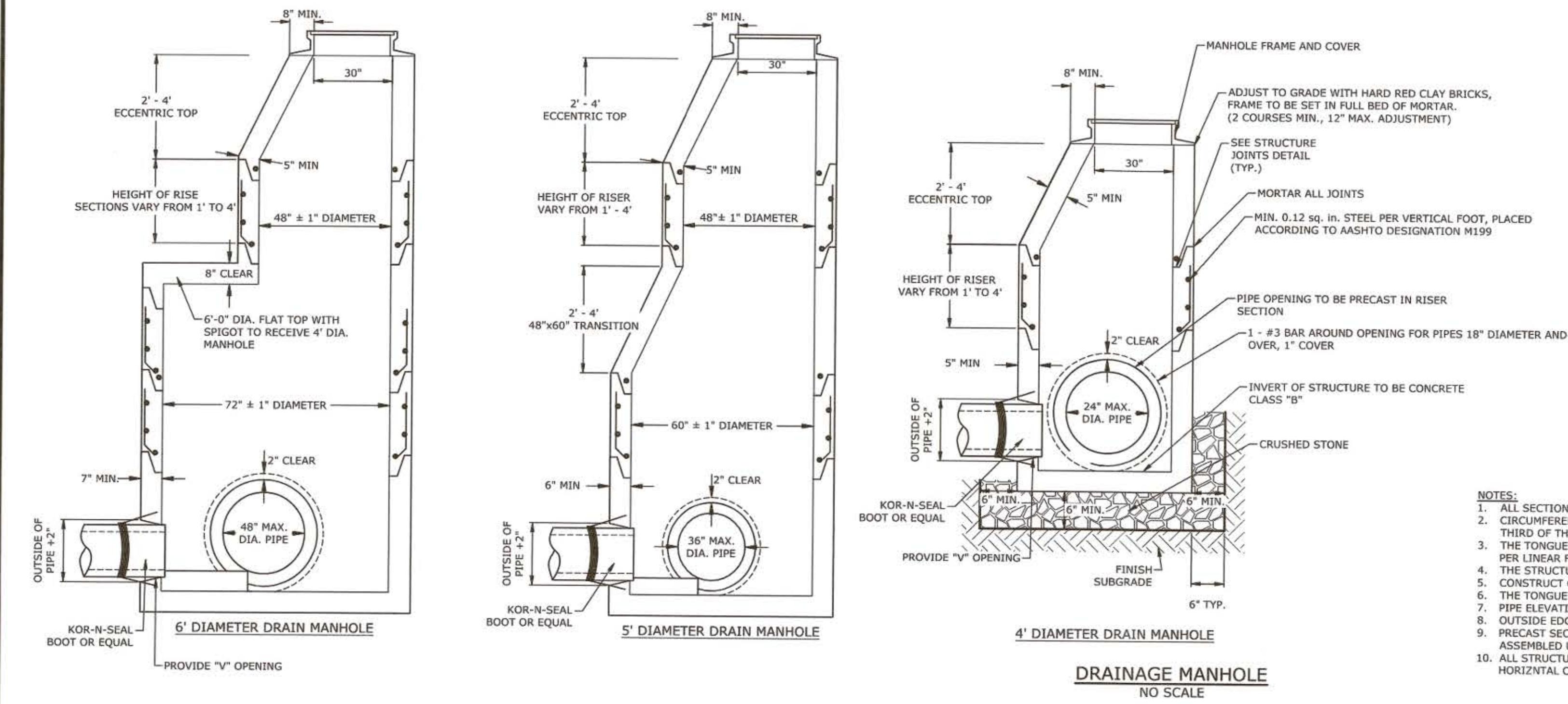
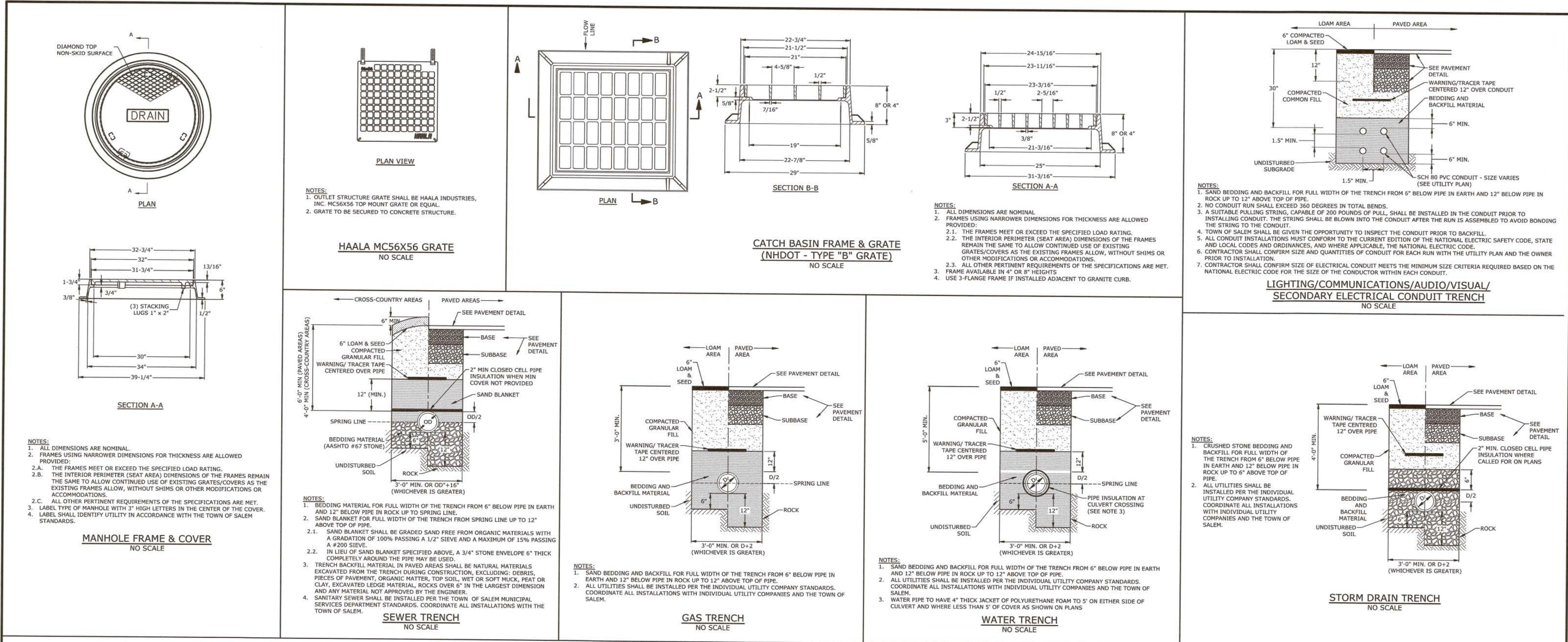


MINIMAL COVER (SECTION A-A)
NO SCALE

NOTES:
 1. ALL SECTIONS SHALL BE CONCRETE CLASS AA(4000 psi).
 2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ.IN. PER LINEAR FT. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF WALL.
 3. THE TONGUE AND GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FT.
 4. RISERS SHALL BE 1/2" THICK AND USED TO REACH DESIRED DEPTH.
 5. THE STRUCTURES SHALL BE DESIGNED FOR LOADS.
 6. THE TONGUE AND GROOVE JOINT SHALL BE SEALED WITH ONE STRIP OF BUTYL RUBBER SEALANT.
 7. OIL/WATER SEPARATOR HOODS/SNOUTS SHALL NOT BE USED ON CATCH BASINS WITH PIPES GREATER THAN 24".
 8. ALL CATCHBASINS DISCHARGING DIRECTLY INTO UNDERGROUND DETENTION BASINS SHALL HAVE A 4" DEEP SUMP WITH AN OIL-WATER SEPARATOR HOOD.

MARK	DATE	DESCRIPTION
DETAILS SHEET		
TUSCAN VILLAGE - CENTRAL VILLAGE BUILDING #1200 SITE PLANS TUSCAN VILLAGE MASTER DEVELOPMENT, LLC 14-18 VIA TOSCANA SALEM NH, 03079 MAP 108 LOT 12569		
Tighe & Bond www.tighebond.com 177 Corporate Drive Portsmouth, NH 03801 (603) 433-8818		
PERMIT PLANS - NOT FOR CONSTRUCTION		
SCALE: AS SHOWN		
DATE: MARCH 29, 2022		
SALEM PLANNING BOARD APPROVAL		
OWNER		
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC P.O. BOX 1648 SALEM, NH 03079		
ZONE: COMMERCIAL - INDUSTRIAL 'C'		
PROJECT NO.: FILE: DRAWN BY: CHECKED: APPROVED: SHEET:		
M1775-005 M1775-005B-C-DTLS [PERMIT].dwg BKC/MKF JMF JMF C.604		





PIPE SIZE	RCP		PLASTIC	
	INCHES	FEET	INCHES	FEET
6			7	0.6
12	18	1.5	18	1.5
15	22	1.8	20	1.7
18	26	2.2	24	2.0
24	34	2.8	32	2.7
30	42	3.5	42	3.5
36	48	4.0	48	4.0
42	54	4.5	54	4.5
48	64	5.3	64	5.3
54	72	6.0		
60	78	6.5		

DIAMETER	WALL THICKNESS (MIN.)	FLOOR THICKNESS (MIN.)
4'	5"	6"
5'	6"	8"
6'	7"	8"
8'	9"	10"
9'	11"	10"

NOTES:
 1. ALL SECTIONS SHALL BE 4,000 PSI CONCRETE.
 2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQUARE INCHES PER LINEAR FOOT IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
 3. THE TONGUE AND THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQUARE INCHES.
 4. THE STRUCTURES SHALL BE DESIGNED FOR H2O LOADING.
 5. CONSTRUCT CRUSHED STONE BEDDING AND BACKFILL UNDER 16" MINIMUM THICKNESS.
 6. THE TONGUE AND GROOVE JOINT SHALL BE SEALED WITH ONE STRIP OF BUTYL RUBBER SEALANT.
 7. PIPE ELEVATIONS SHOWN ON PLANS SHALL BE FIELD VERIFIED PRIOR TO PRECASTING.
 8. OUTSIDE EDGES OF PIPES SHALL PROJECT NO MORE THAN 3" BEYOND INSIDE WALL OF STRUCTURE.
 9. PRECAST SECTIONS SHALL HAVE A TONGUE AND GROOVE JOINT 4" HIGH AT AN 11° ANGLE CENTERED IN THE WIDTH OF THE WALL AND SHALL BE ASSEMBLED USING AN APPROVED FLEXIBLE SEALANT IN JOINTS.
 10. ALL STRUCTURES WITH MULTIPLE PIPES SHALL HAVE A MINIMUM OF 12" OF INSIDE SURFACE BETWEEN HOLES, NO MORE THAN 75% OF A HORIZONTAL CROSS SECTION SHALL BE HOLES, AND THERE SHALL BE NO HOLES CLOSER THAN 3" TO JOINTS.

PERMIT PLANS - NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION

DETAILS SHEET

TUSCAN VILLAGE - CENTRAL VILLAGE BUILDING #1200 SITE PLANS
 TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
 14-18 VIA TOSCANA
 SALEM NH, 03079
 MAP 108 LOT 12569

Tighe&Bond
 www.tighebond.com
 177 Corporate Drive
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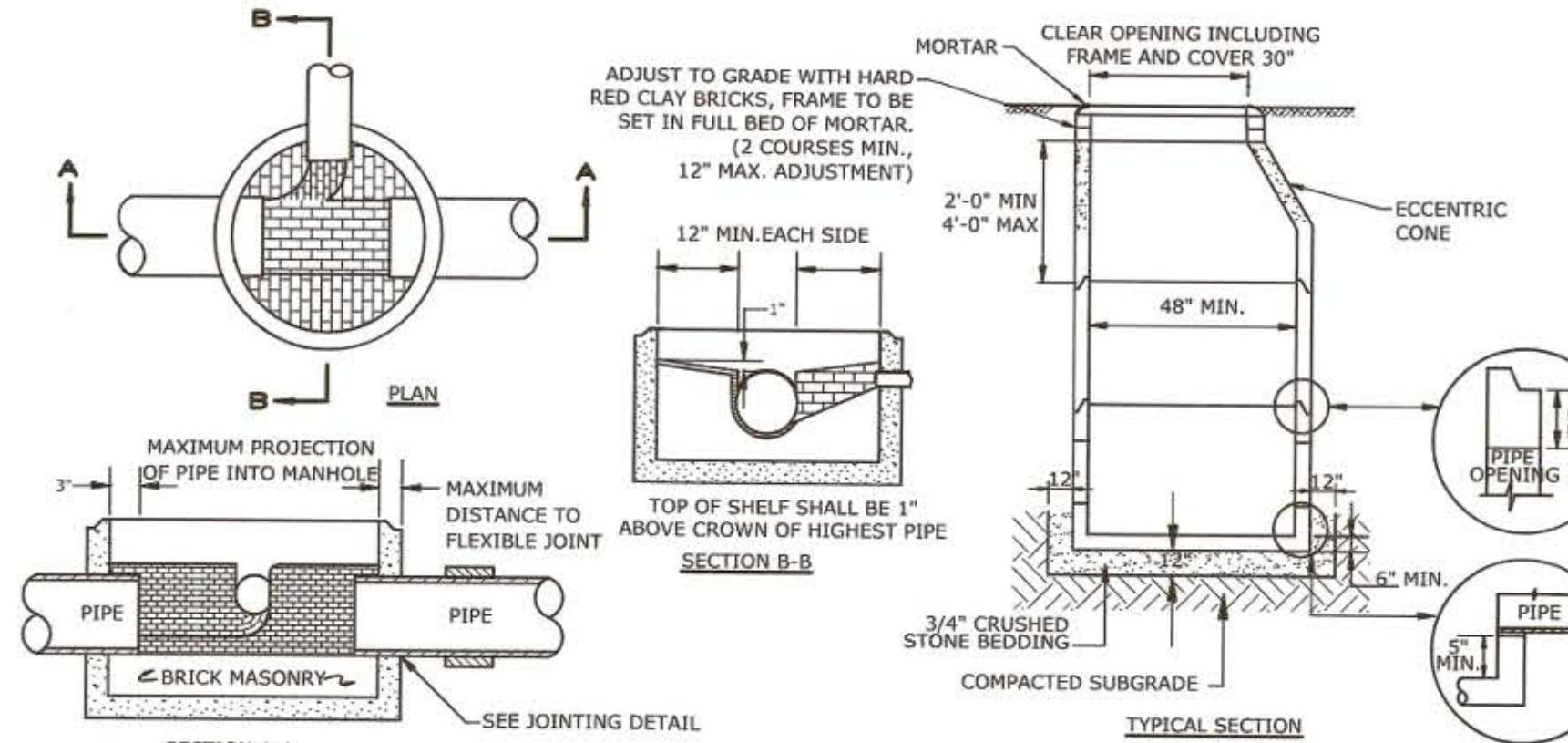
SCALE: AS SHOWN
 DATE: March 29, 2022

SALEM PLANNING BOARD APPROVAL	OWNER
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC P.O. BOX 1648 SALEM, NH 03079	

ZONE: COMMERCIAL - INDUSTRIAL 'C'

PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
M1775-005	M1775-005B-C-DTLS (PERMIT).dwg	BKC/MKF	JMP	JMP	C.605

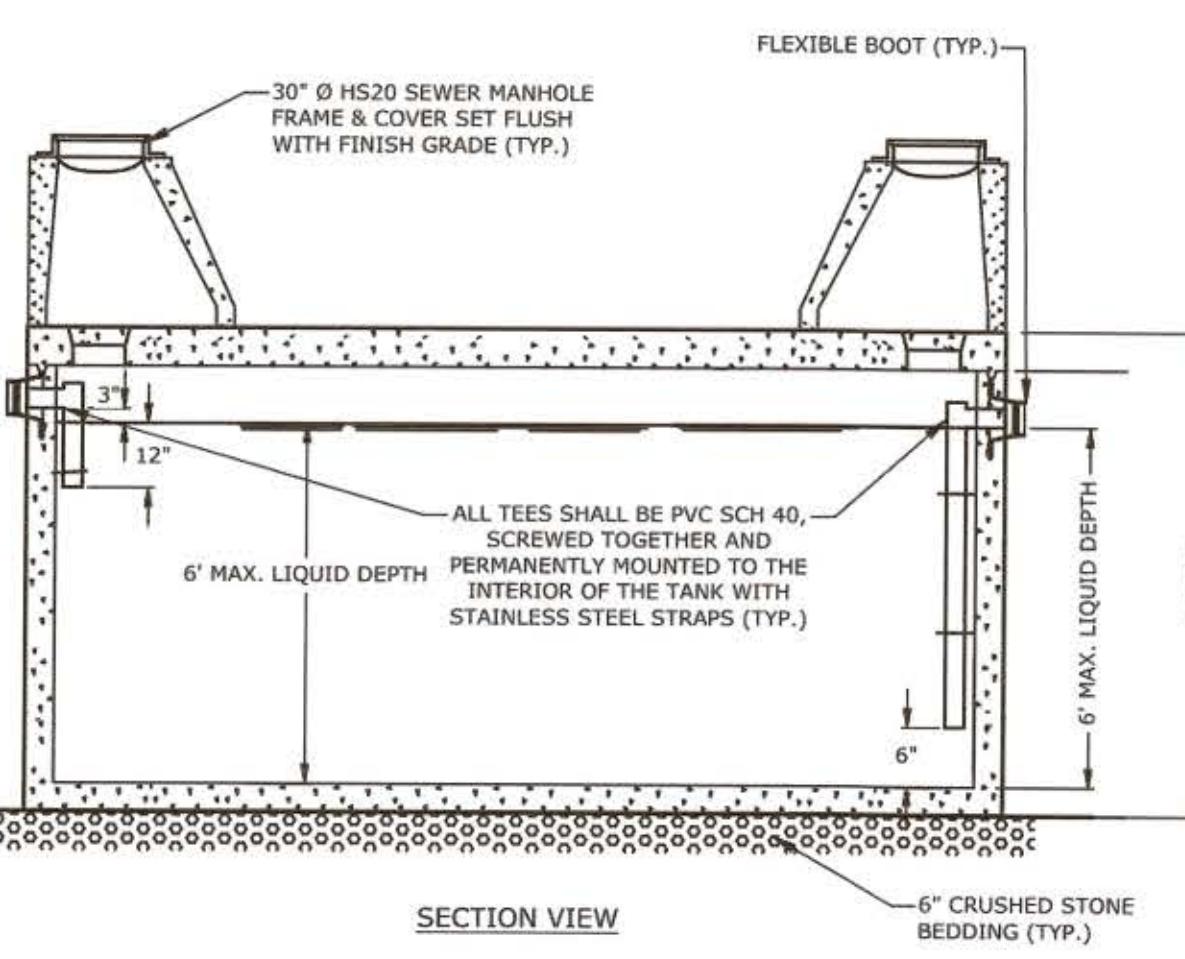
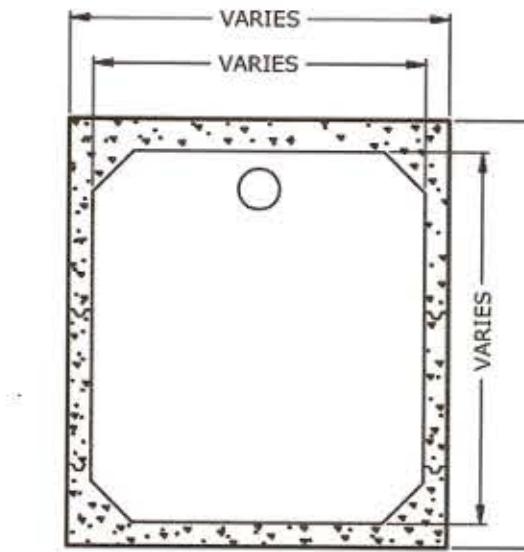
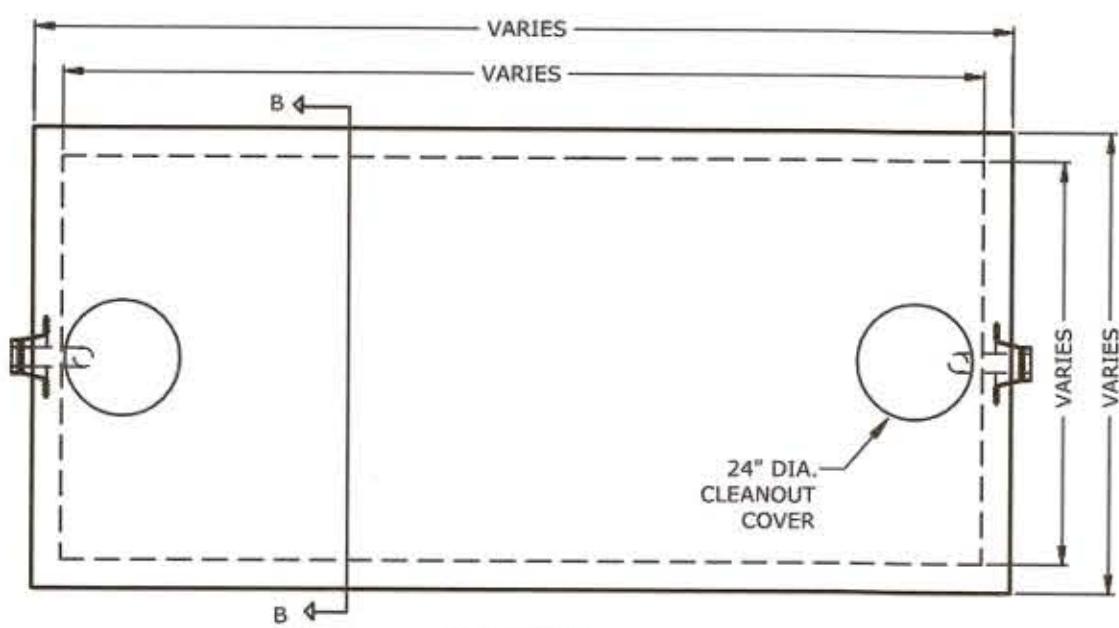
7/21/22



NOTES:

1. INVERT AND SHELF TO BE PLACED AFTER EACH LEAKAGE TEST.
2. CARE SHALL BE TAKEN TO INSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT.
3. INVERT BRICKS SHALL BE LAID ON EDGE.
4. BITUMINOUS WATERPROOF COATING TO BE APPLIED TO ENTIRE EXTERIOR OF MANHOLE.
5. FRAMES AND COVERS MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30-INCH CLEAR OPENING. A 3-INCH (MINIMUM HEIGHT) WORD "SEWER" SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER.
6. HORIZONTAL JOINTS SHALL BE SEALED FOR WATER TIGHTNESS USING A DOUBLE ROW OF ELASTOMERIC OR MASTIC-LIKE SEALANT.
7. BARREL AND CONE SECTIONS SHALL BE PRECAST REINFORCED CONCRETE DESIGNED FOR H2O LOADING, AND CONFORMING TO ASTM C478-06.
8. MANHOLES SHALL NOT HAVE STEPS.
9. SEWER MANHOLE BASE THICKNESS SHALL BE A MINIMUM OF 6-INCHES UNLESS OTHERWISE NOTED ON DESIGN PLANS.

SEWER MANHOLE
NO SCALE



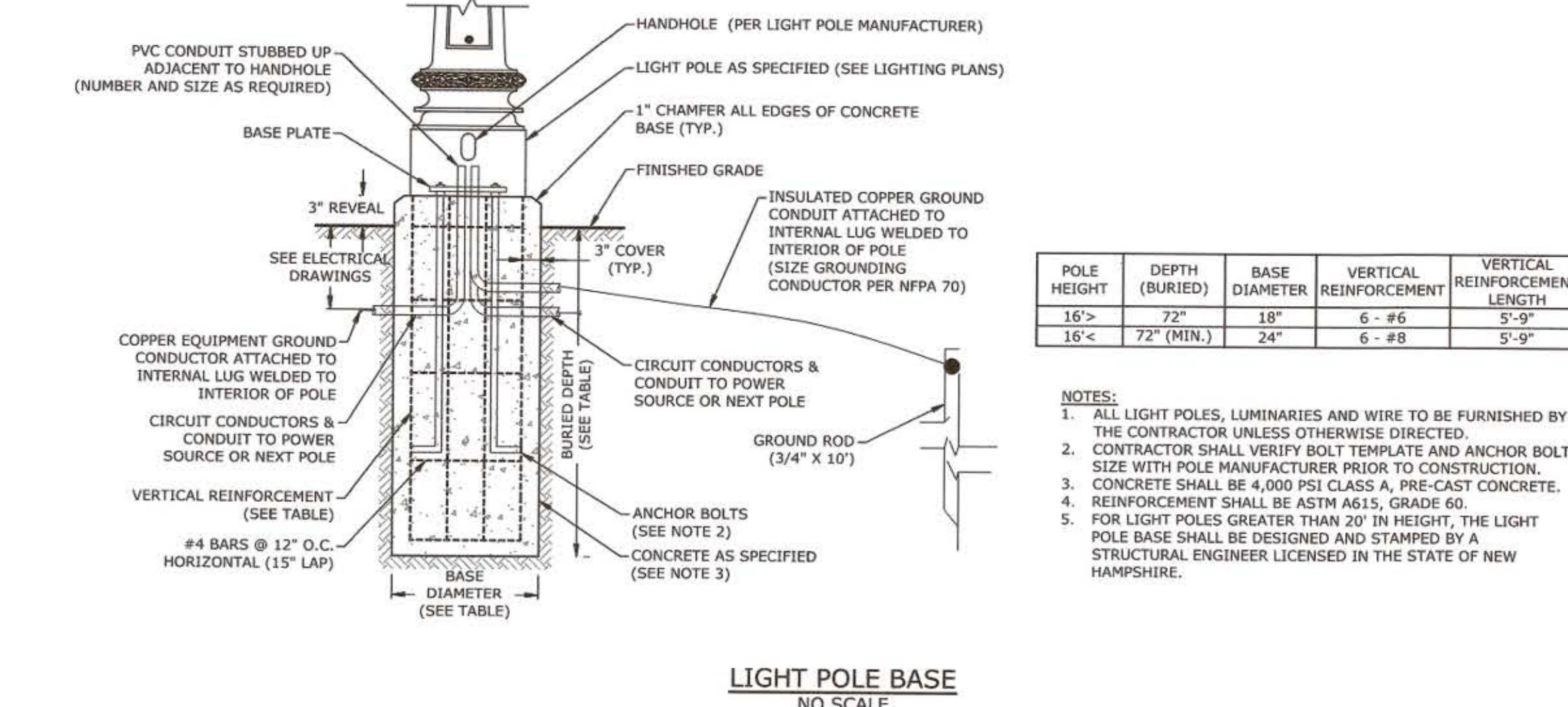
NOTES:

1. ALL COMPONENTS TO BE DESIGNED FOR AASHTO H-20 LOADING.
2. MANHOLE FRAME & COVERS SHALL BE OF HEAVY DUTY DEVICES.
3. FILL WITH WATER BEFORE REMOVAL OF Dewatering DEVICES.
4. GREASE TRAP SHALL BE VENTED AS REQUIRED BY CODE.

FRAMES AND COVERS
(INCLUDING RAISED INSPECTION COVERS)
MANHOLE FRAME AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30" CLEAR OPENING. A 3" (MINIMUM HEIGHT) LETTER "S" FOR SEWERS SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER. ADJUST COVER TO GRADE WITH BRICKS OR PRECAST CONCRETE RINGS - MAXIMUM 12" ADJUSTMENT. ALL COMPONENTS TO BE DESIGNED FOR HS-20 (AASHTO)

CONTRACTOR SHALL CONFIRM GREASE TRAP SIZE WITH ENGINEER AND OWNER PRIOR TO ORDERING MATERIALS.

GREASE TRAP
NO SCALE

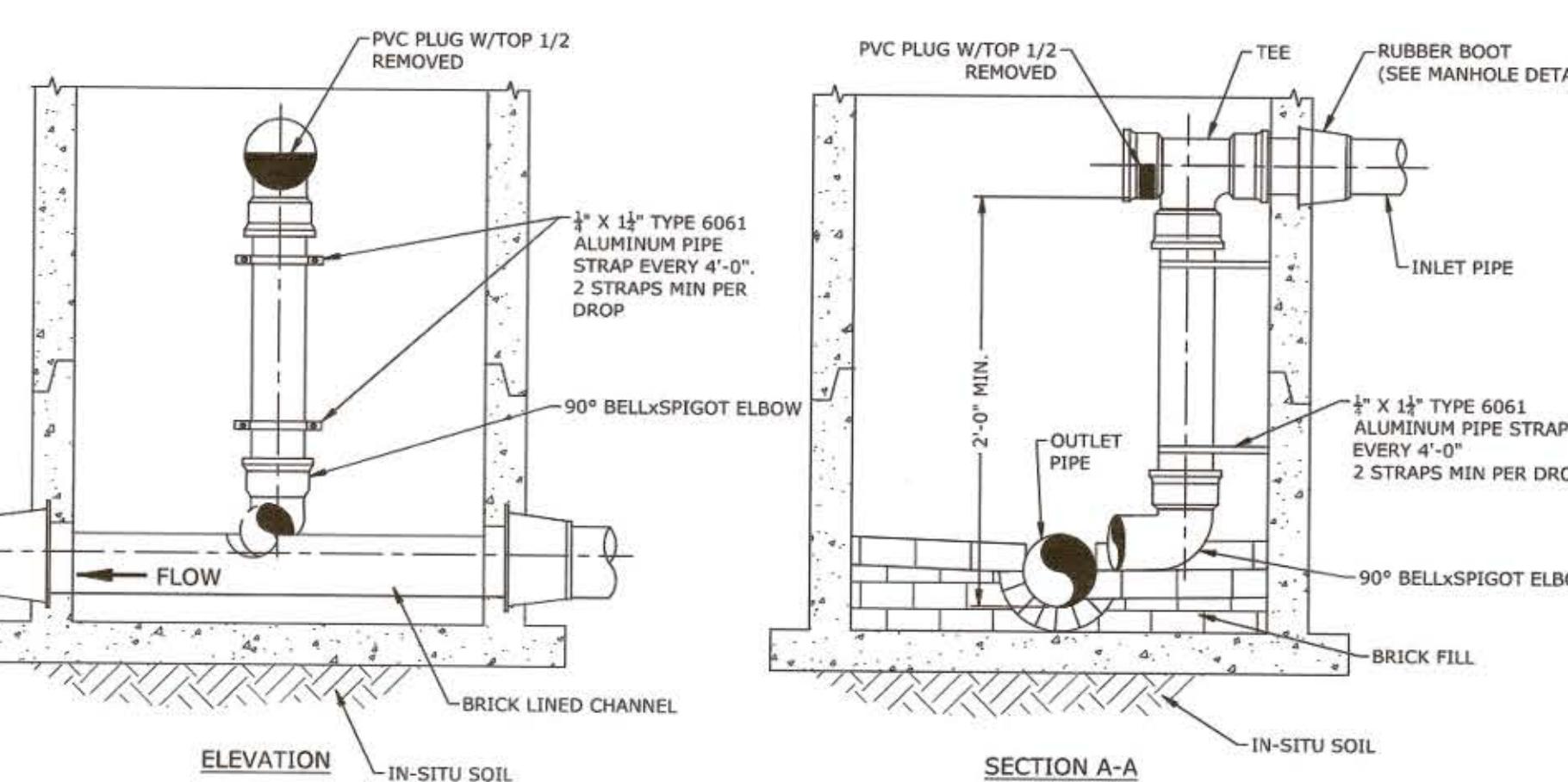
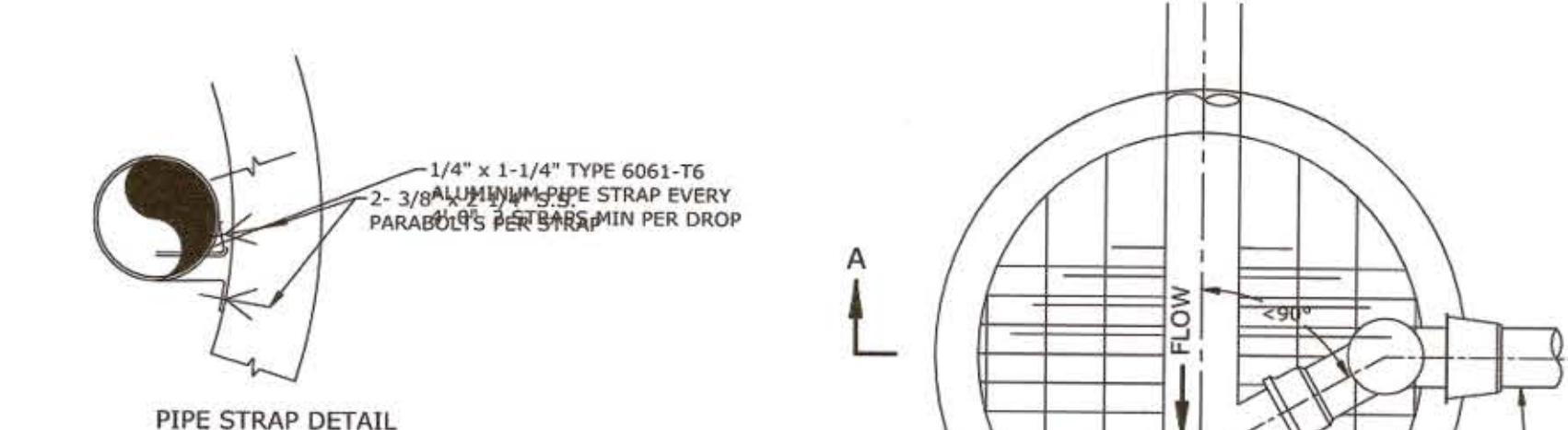


POLE HEIGHT	DEPTH (BURIED)	BASE DIAMETER	VERTICAL REINFORCEMENT	VERTICAL REINFORCEMENT LENGTH
16'>	72"	18"	6 - #6	5'-9"
16'<	72" (MIN.)	24"	6 - #8	5'-9"

NOTES:

1. ALL LIGHT POLES, LUMINARIES AND WIRE TO BE FURNISHED BY THE CONTRACTOR UNLESS OTHERWISE DIRECTED.
2. CONTRACTOR SHALL VERIFY BOLT TEMPLATE AND ANCHOR BOLT SIZE AND SPACING AS SHOWN ON THE BOLTING PLATE.
3. CONCRETE SHALL BE 4,000 PSI CLASS A, PRE-CAST CONCRETE.
4. REINFORCEMENT SHALL BE ASTM A615, GRADE 60.
5. FOR LIGHT POLES GREATER THAN 20' IN HEIGHT, THE LIGHT POLE BASE SHALL BE DESIGNED AND STAMPED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF NEW HAMPSHIRE.

LIGHT POLE BASE
NO SCALE



NOTES:

1. RISER PIPE AND FITTINGS SHALL BE THE SAME DIAMETER AS THE INLET PIPE AND SHALL BE CONSTRUCTED OF SDR35 PVC PIPE.
2. SANITARY SEWER SHALL BE INSTALLED PER THE TOWN OF SALEM MUNICIPAL SERVICES DEPARTMENT. COORDINATE ALL INSTALLATIONS WITH THE TOWN OF SALEM.

INSIDE DROP MANHOLE
NO SCALE

PERMIT PLANS - NOT FOR CONSTRUCTION		
MARK	DATE	DESCRIPTION
DETAILS SHEET		
TUSCAN VILLAGE - CENTRAL VILLAGE BUILDING #1200 SITE PLANS TUSCAN VILLAGE MASTER DEVELOPMENT, LLC 14-18 VIA TOSCANA SALEM NH, 03079 MAP 108 LOT 12569		
Tighe&Bond www.tighebond.com 177 Corporate Drive Portsmouth, NH 03801 (603) 433-8818		
STATE OF NEW HAMPSHIRE BUREAU OF LAND REVENUE LICENSING & INSPECTION 7/12/22		
SCALE: AS SHOWN		
DATE: March 29, 2022		
SALEM PLANNING BOARD APPROVAL		
OWNER TUSCAN VILLAGE MASTER DEVELOPMENT, LLC P.O. BOX 1648 SALEM, NH 03079		
ZONE: COMMERCIAL - INDUSTRIAL 'C'		
PROJECT NO:	FILE:	DRAWN BY:
M1775-005	M1775-005B-C-DTLS [PERMIT].dwg	BKC/MKF
checked:	approved:	sheet:
	JMP	C.607

MATERIALS LEGEND

TAG	DESCRIPTION	DET
PAVING		
A1	BITUMINOUS CONCRETE PAVING - SEE CIVIL DRAWINGS	
A2.1	POURED IN PLACE CONCRETE PAVING - PEDESTRIAN	
A2.2	POURED IN PLACE CONCRETE PAVING OVER SAND BASED STRUCTURAL SOIL - PEDESTRIAN	
A3.1	PRECAST CONCRETE UNIT PAVER - PEDESTRIAN	
A3.2	PRECAST CONCRETE UNIT PAVERS; ADJACENT TO BUILDING FAÇADE - PEDESTRIAN	
A4	PRECAST CONCRETE UNIT PAVERS - VEHICULAR	
A5	PERVIOUS CONCRETE UNIT PAVERS OVER SAND BASED STRUCTURAL SOIL - PEDESTRIAN	
A6	ACCESSIBLE CURB RAMP - SEE CIVIL DRAWINGS	
A7	DETECTABLE WARNING PAVERS - SEE CIVIL DRAWINGS	
CURBS, EDGING & WALLS		
B1	GRANITE ROADWAY & PARKING LOT CURB - SEE CIVIL DRAWINGS	
B2	VEHICULAR GRANITE CURB - FLUSH - SEE CIVIL DRAWINGS	
B3	METAL TREE EDGE	
FENCES		
D1	SCREEN FENCE AT TRASH ENCLOSURES; DUMPSTER ENCLOSURE SHALL MATCH SOUTH VILLAGE ENCLOSURES	
STREETSCAPE FURNISHINGS		
E1	WOOD AND METAL BACKED BENCH	
E2	LITTER & RECYCLING RECEPTACLES (SINGLE)	
E3	VEHICULAR BOLLARD - FIXED	
E4	LANDSCAPE FEATURE	
E5	BIKE RACKS	
E6	WAYFINDING SIGNAGE	

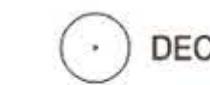
TAG	DESCRIPTION	DETAILS
L1	SITE LIGHTING	
P1	SEEDED LAWN	
P2.1	STREETSCAPE PLANTING BED	
P2.2	STREETSCAPE TREE PLANTING IN PERVIOUS CONCRETE	
UNIT PAVERS OVER SAND BASED STRUCTURAL SOIL		
P3	SITE PLANTING BED	
P4	DECIDUOUS TREE	
P5	EVERGREEN TREE	
UTILITIES		
R1	SURFACE AREA DRAIN - SEE CIVIL DRAWINGS	
R2	FIRE HYDRANT - SEE CIVIL DWGS	
R3	FIRE DEPARTMENT STANDPIPE CONNECTION - SEE CIVIL DWGS	
R4	GAS SERVICE EQUIPMENT - SEE CIVIL / PLUMBING DWGS	
R5	ELECTRICAL SERVICE EQUIPMENT - SEE ELEC / MECH DWGS	
R6	UTILITY SAFETY BOLLARDS - SEE CIVIL / MECH DWGS	
R7	AERATION GRATE - STREETSCAPE TREE	

PLANT SCHEDULE						
Symbol	Quantity	Botanical Name	Common Name	Size	Spacing	Notes
TREES						
AC FR	5	<i>Acer x freemanii 'Armstrong'</i>	Freeman Maple	2.5-3" caliper, B&B	See Plan	
AC OG	4	<i>Acer rubrum 'October Glory'</i>	October Glory Red Maple	2.5-3" caliper, B&B	See Plan	
BE AL	3	<i>Betula alleghaniensis</i>	Yellow Birch	2.5-3" caliper, B&B	See Plan	Mulit Stem
CR VI	3	<i>Crataegus viridis 'Winter King'</i>	Winter King Hawthorn	2.5-3" caliper, B&B	See Plan	
IX OP	6	<i>Ilex opaca 'Satyr Hill'</i>	American Holly	8-10' Ht, B&B	See Plan	
JU VI	6	<i>Juniper virginiana</i>	Eastern Red Cedar	8-10' Ht, B&B	See Plan	
LI TU	3	<i>Liriodendron tulipifera 'Little Volunteer'</i>	Little Volunteer Tulip Tree	2.5-3" caliper, B&B	See Plan	
NY SY	2	<i>Nyssa sylvatica 'Green Gable'</i>	Black Gum	2.5-3" caliper, B&B	See Plan	
PI OM S	10	<i>Picea omorika</i>	Norway Spruce	6-7' Ht, B&B	See Plan	
PI OM L	4	<i>Picea omorika</i>	Norway Spruce	8-10' Ht, B&B	See Plan	
QU AL	4	<i>Quercus alba</i>	White Oak	3.5-4" caliper, B&B	See Plan	
SHRUBS						
Bu Gm	5	<i>Buxus 'Green Mountain'</i>	Green Mountain Boxwood	#10 Container	48" O.C.	Min size 30" ht
Co Al	12	<i>Cornus alba 'Ivory Halo'</i>	Variegated Redtwig Dogwood	#7 container	36" O.C.	Min size 30" ht
Il Gl	55	<i>Ilex Glabra 'Densa'</i>	Dense Inkberry	#7 container	36" O.C.	Min size 30" ht
Ix Ve	6	<i>Ilex verticillata 'Sparkleberry'</i>	Winterberry (F)	#7 container	48" O.C.	Min size 30" ht
Ix Jd	2	<i>Ilex verticillata 'Jim Dandy'</i>	Winterberry (M)	#7 container	48" O.C.	Min size 30" ht
It Vi	41	<i>Ilex verticillata 'Henry's Garnet'</i>	Henry Garnet Virginia Sweetspire	#7 container	48" O.C.	Min size 30" ht
My Pe	33	<i>Myrica pensylvanica</i>	Northern Bayberry	#7 container	48" O.C.	Min size 30" ht
Vi Co	25	<i>Vaccinium corymbosum</i>	Highbush Blueberry	#10 container	60" O.C.	Min size 30" ht
Vi De	26	<i>Viburnum dentatum 'Christom'</i>	Blue Muffin Viburnum	#10 container	48" O.C.	Min size 30" ht
GRASSES, GROUNDCOVER AND PERENNIALS						
as la	15	<i>Aster laevis</i>	Smooth Aster	#2 container	30" O.C.	
ba au	17	<i>Baptisia australis</i>	Blue False Indigo	#3 container	36" O.C.	
ca ac	57	<i>Calamagrostis x Acutiflora 'Karl Foerster'</i>	Karl Foerster Grass	#3 container	36" O.C.	
eu du	480	<i>Eutrochium dubium 'Little Joe'</i>	Little Joe Pye Weed	#2 container	24" O.C.	
lo ca	668	<i>Lobelia cardinalis</i>	Cardinal Flower	#1 container	15" O.C.	
pa vi	38	<i>Panicum variegatum</i>	Switchgrass	#3 container	30" O.C.	
SEEDING						
Rain Garden	6,115 SF	New England Wetmix		1 LB/2500 SF	See Plan	New England Wetland Plants, Inc.

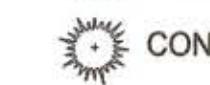
PLANTING LEGEND



LAWN



• DECIDUOUS TREE



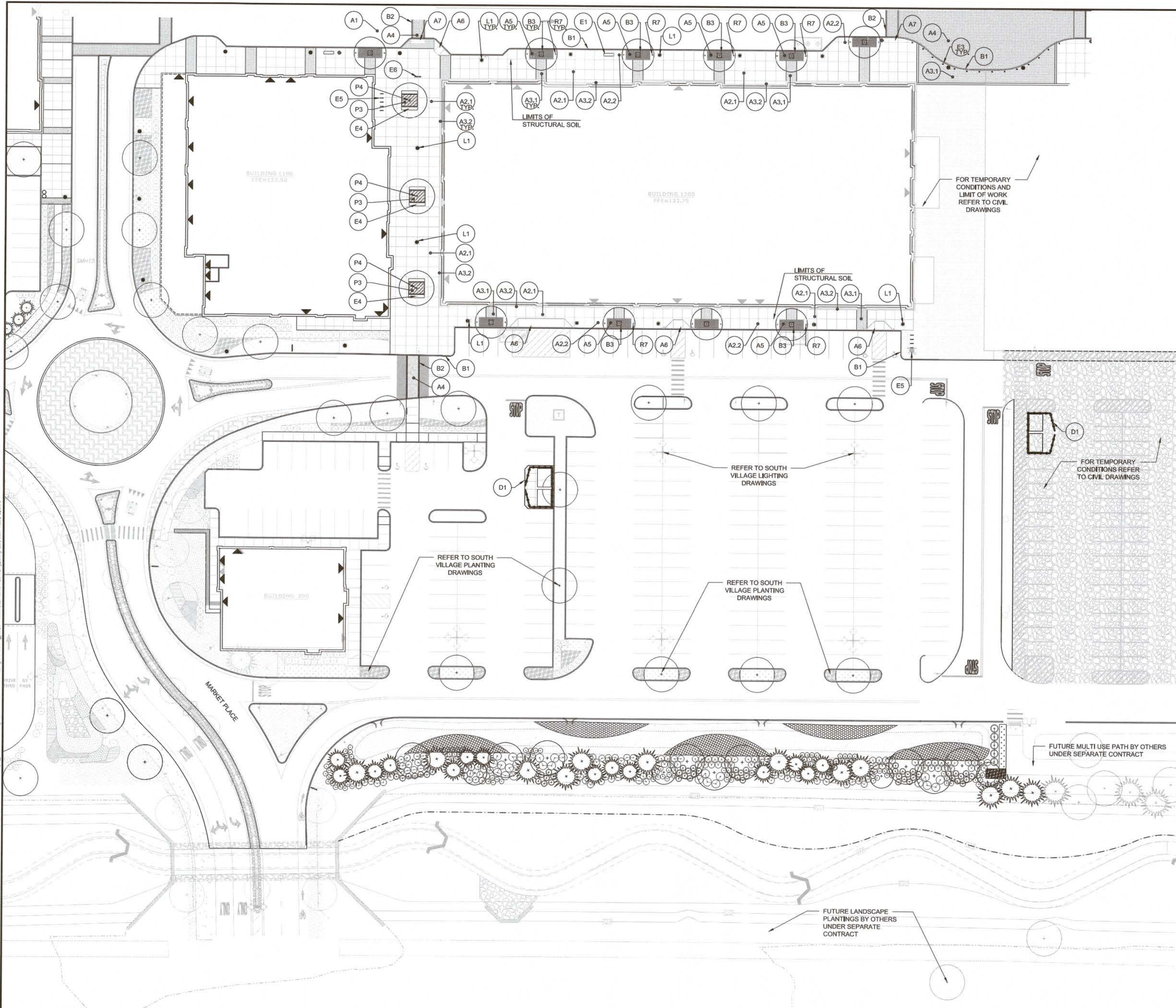
 CONIFEROUS TREE

GENERAL NOTES

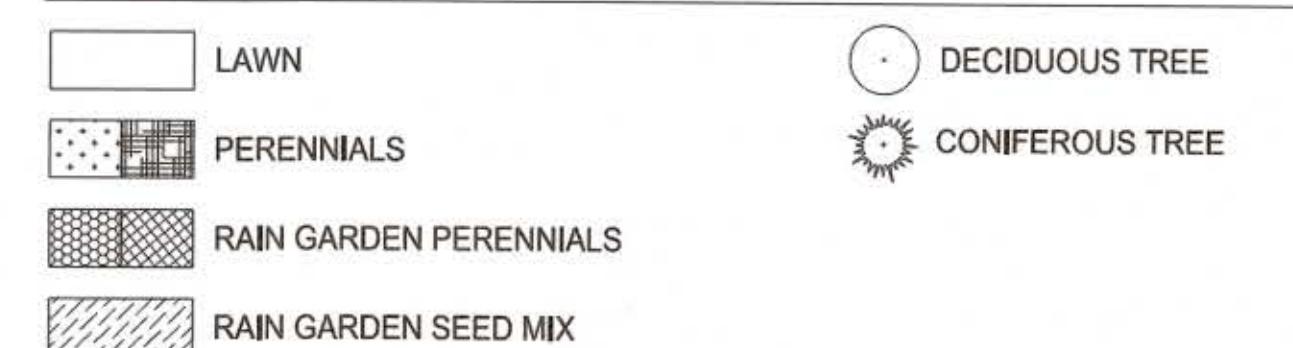
1. UTILITIES ARE SHOWN FOR REFERENCE ONLY. REFER TO ENGINEERING DRAWINGS.
 2. FOR ADJACENT PROPOSED DEVELOPMENTS REFER TO SOUTH AND CENTRAL VILLAGE SITE PLANS AND TUSCAN VILLAGE HOTEL/LAKE PARCEL SITE PLANS AND ANY OTHER RELEVANT DEVELOPMENT PLANS.

PERMIT PLANS - NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION			
LEGEND, SCHEDULE AND NOTES					
<p style="text-align: center;">TUSCAN VILLAGE - CENTRAL VILLAGE BUILDING #1200 SITE PLANS</p> <p style="text-align: center;">TUSCAN VILLAGE MASTER DEVELOPMENT, LLC 14-18 VIA TOSCANA SALEM NH, 03079 MAP 108 LOT 12569</p>					
<p>HALVORSON Tighe&Bond STUDIO</p> <p>25 KINGSTON ST, BOSTON MA 02111-2200 (PHONE) 617.536.0380 WWW.HALVORSONDESIGN.COM</p>		<p>Tighe&Bond www.tighebond.com 177 Corporate Drive Portsmouth, NH 03801 (603) 433-8818</p>			
SCALE: AS SHOWN		DATE: March 29, 2022			
<u>SALEM PLANNING BOARD APPROVAL</u>		<u>OWNER</u> <p>TUSCAN VILLAGE MASTER DEVELOPMENT, LLC P.O. BOX 1648 SALEM, NH 03079</p>			
ZONE: COMMERCIAL - INDUSTRIAL 'C'					
PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
M1775-005E	Central Village B1200_L1.0 Materials and Planting.dwg	OS	JMP	JMP	L.100

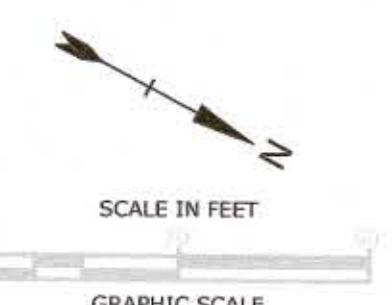


PLANTING LEGEND



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PERMIT PLANS - NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION

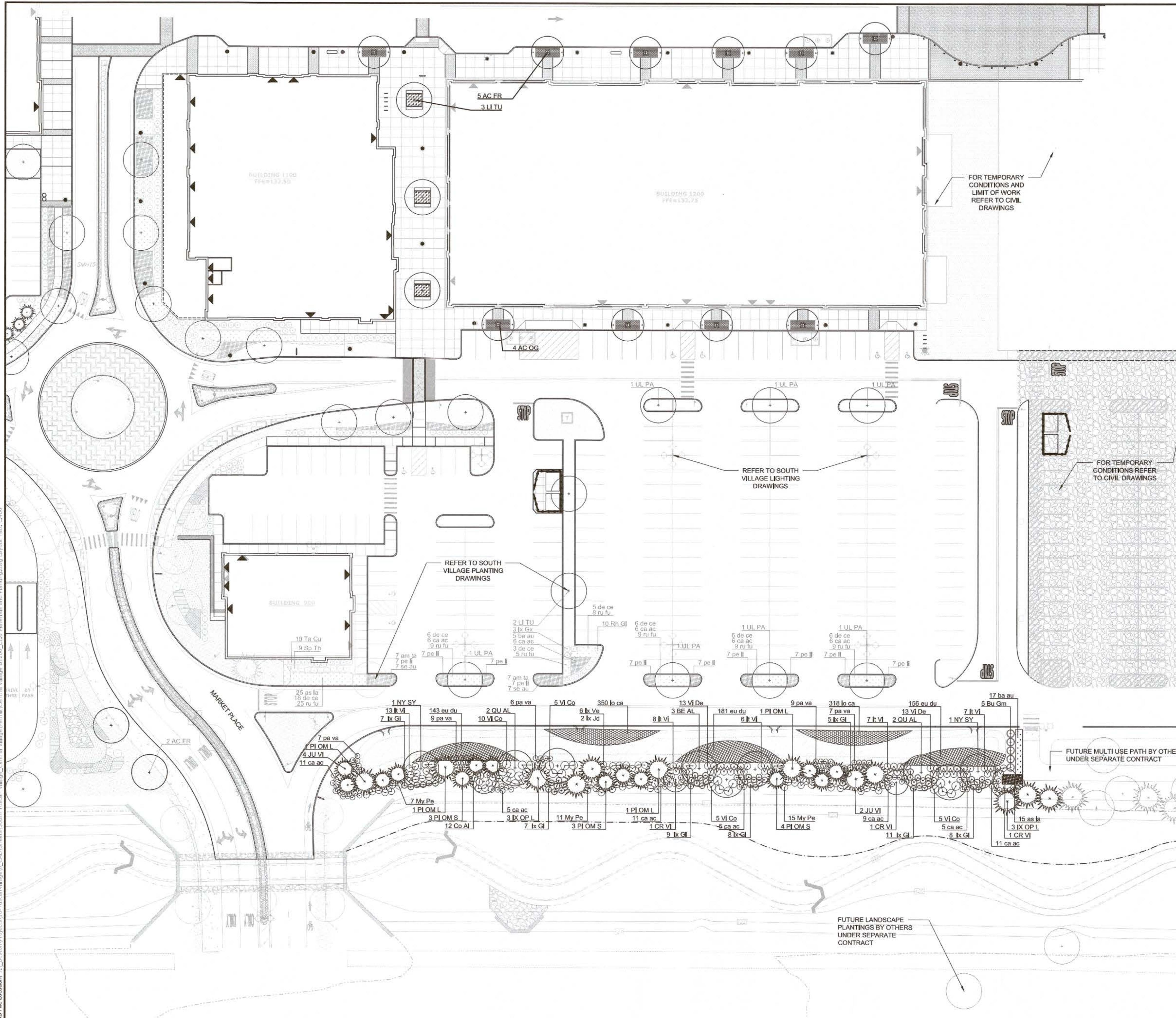
MATERIALS PLAN

**TUSCAN VILLAGE - CENTRAL VILLAGE
BUILDING #1200 SITE PLANS
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
14-18 VIA TOSCANA
SALEM NH, 03079
MAP 108 LOT 12569**

HALVORSON

Tighe & Bond
www.tighebond.com
177 Corporate Drive
Portsmouth, NH 03801
(603) 436-2212

Last Save Date: March 17, 2022 11:59 AM By: OSTASTIN
Not Date: Olivia Stasin

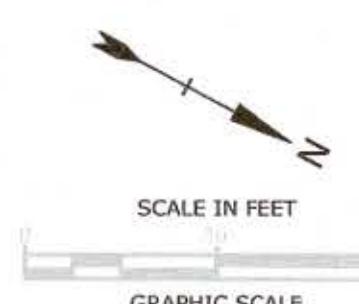


PLANTING LEGEND



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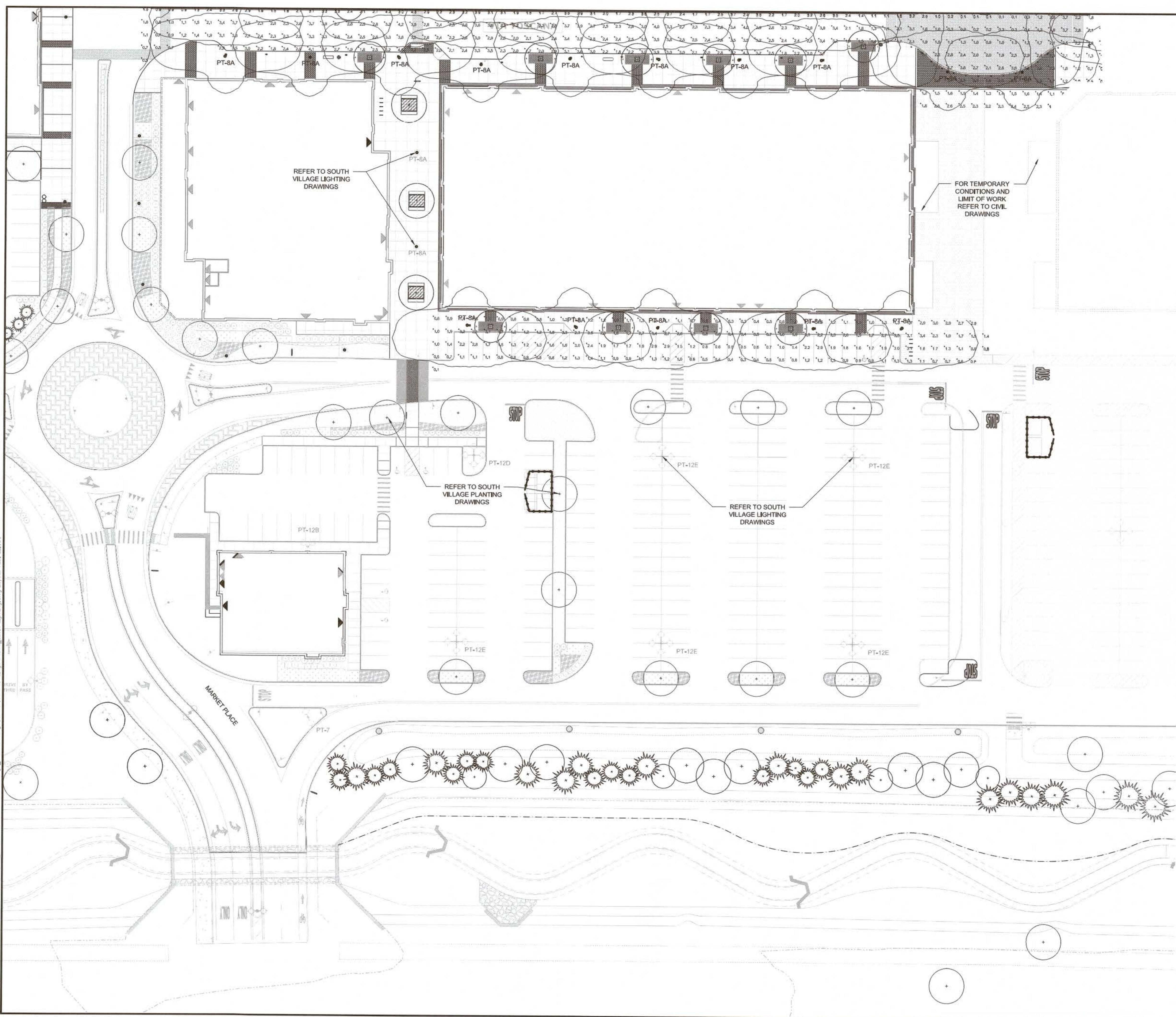


PERMIT PLANS - NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION			
PLANTING PLAN					
<p style="text-align: center;">TUSCAN VILLAGE - CENTRAL VILLAGE BUILDING #1200 SITE PLANS</p> <p style="text-align: center;">TUSCAN VILLAGE MASTER DEVELOPMENT, LLC 14-18 VIA TOSCANA SALEM NH, 03079 MAP 108 LOT 12569</p>					
<p style="text-align: center;">HALVORSON</p> <p style="text-align: center;">Tighe&Bond STUDIO</p> <p>25 KINGSTON ST, BOSTON MA 02111-2200 (PHONE) 617.536.0380 WWW.HALVORSONDESIGN.COM</p>		<p style="text-align: center;">Tighe&Bond</p> <p>www.tighebond.com 177 Corporate Drive Portsmouth, NH 03801 (603) 433-8818</p>			
SCALE: AS SHOWN		DATE: March 29, 2022			
<u>SALEM PLANNING BOARD APPROVAL</u>		<u>OWNER</u> TUSCAN VILLAGE MASTER DEVELOPMENT, LLC P.O. BOX 1648 SALEM, NH 03079			
ZONE: COMMERCIAL - INDUSTRIAL 'C'					
PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
Central Village B1200	L1.0 Materials				

**TUSCAN VILLAGE - CENTRAL VILLAGE
BUILDING #1200 SITE PLANS**
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
14-18 VIA TOSCANA
SALEM NH, 03079
MAP 108 LOT 12569

Tighe & Bond
www.tighebond.com
177 Corporate Drive
Portsmouth, NH 03801
(603) 436-2010



ELEVATION MATERIAL KEY		
TAG	MATERIAL	MANUFACTURER / COMMENT
CP-1	CORNICE PROFILE.1	GLASS FIBER REINFORCED 3'-0" TALL - PROFILE 1 COLOR: LIGHT
CP-2	CORNICE PROFILE.2	GLASS FIBER REINFORCED 3'-0" TALL - PROFILE 2 COLOR: MEDIUM
CP-3	CORNICE PROFILE.3	GLASS FIBER REINFORCED 4'-8" TALL - PROFILE 3 COLOR: LIGHT
BRK-V	THIN BRICK - VENEER	THIN BRICK VENEER - STANDARD RUN COLOR: MEDIUM
FCP-1	FIBER CEMENT PANEL	JAMES HARDIE COLOR: IRON
BRK-B1	THIN BRICK VENEER - BAND	SOLDIER COURSE COLOR: MEDIUM
BRK-B2	THIN BRICK VENEER - BAND	BRICK COURSE COLOR: MEDIUM
PC-H	PRECAST HEADER	ELDORADO PRECAST COLOR: MEDIUM
PC-S	PRECAST SILL	COLOR: LIGHT
PC-B1	PRECAST BAND	COLOR: LIGHT
ST-1	STONE WATER TABLE	TBD
GB-1	GRANITE BASE	EARTHWORKS COLOR: TAN
STN-1	STONE VENEER	12" TALL FULL B COLOR: TAN
LF-1	EXTERIOR LIGHT	WAC LIGHT SINGLE TUBE LIGHT WALL
LF-1.1	EXTERIOR LIGHT	WAC LIGHT SINGLE TUBE LIGHT WALL
LF-2	EXTERIOR LIGHT	WALL SCONCE
LF-3	EXTERIOR LIGHT	LED TAPE LIGHT
GR-1	METAL GUARDRAIL	BLACK
SIGN	EXTERIOR TENANT SIGNAGE	EXTERIOR SIGNAGE ROUGH-IN POWER
CJ	MASONRY CONTROL JOINT	COLOR: TO MATCH MASONRY
LVR	EXTERIOR MECH. LOUVER	PRE-FINISHED EXT. AL COLOR TO MATCH
SF-W	STOREFRONT WINDOW LEVEL 1 - ONLY	PRE-FINISHED EXT. AL STOREFRONT FRAME
AL-W	ALUMINUM WINDOW	PRE-FINISHED EXT. AL WINDOW - COLOR: BLACK

NOTES

1. ALL VERTICAL CORNER BOARD TRIM IS CEMENTITIOUS
 2. ALL HORIZONTAL TRIM IS PVC
 3. ALL ACCESSORIES TO MATCH ADJACENT FINISH



1 PROPOSED WEST ELEVATION

1/16" = 1'-0"



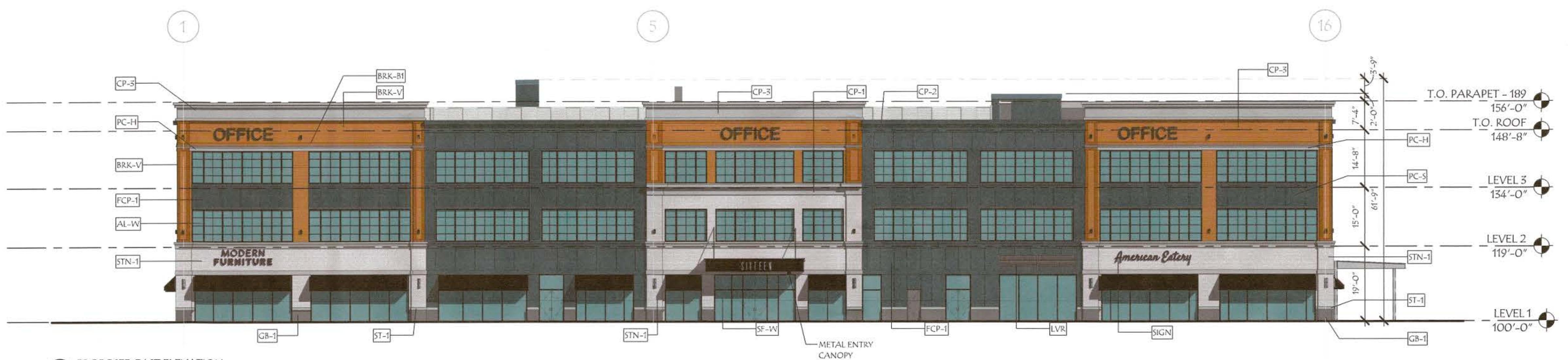
2 PROPOSED SOUTH ELEVATION

1/16" = 1'-0"



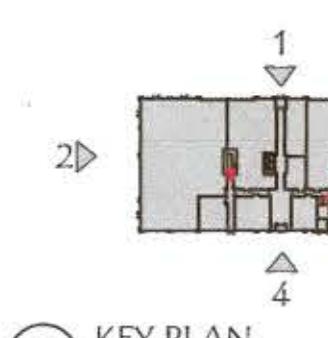
3 PROPOSED NORTH ELEVATION

1/16" = 1'-0"



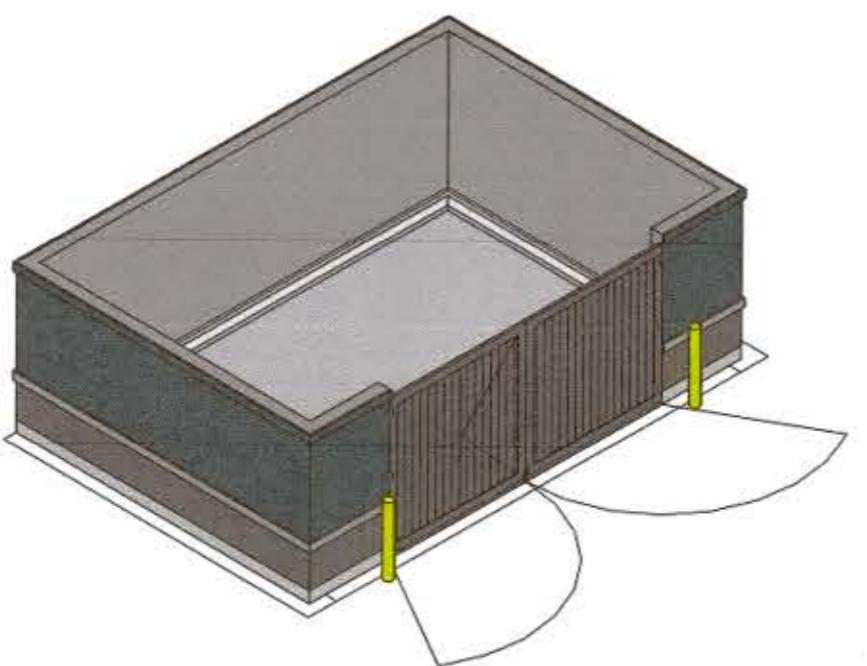
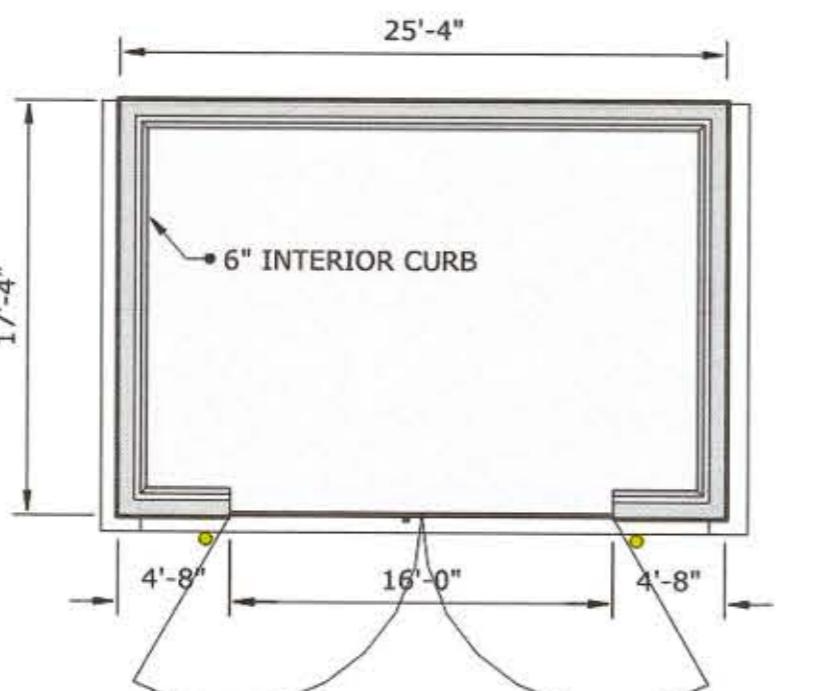
4 PROPOSED EAST ELEVATION

1/16" = 1'-0"

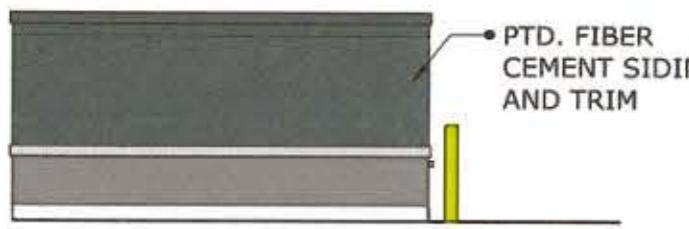


5 KEY PLAN

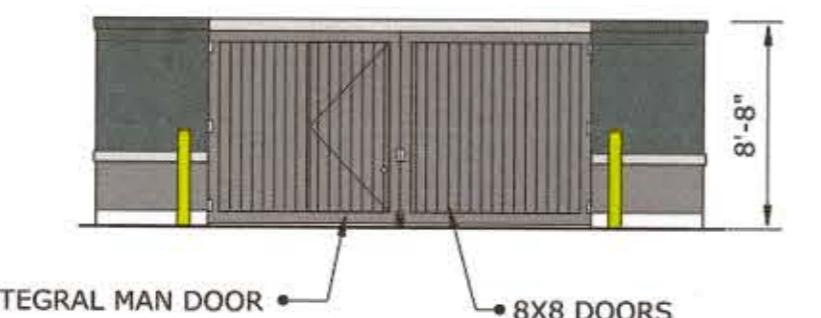
1" = 200'-0"



PLAN



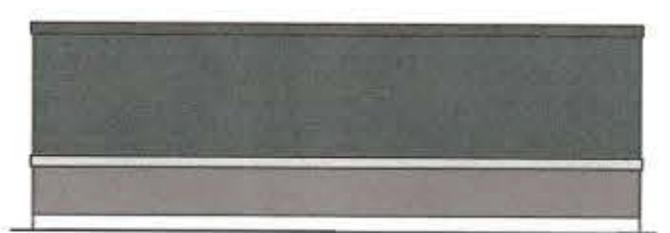
LEFT SIDE



FRONT



RIGHT



BACK

NOTES

1. MATERIALS AND COLORS TO MATCH ADJACENT BUILDING 1200
2. EXACT SIZE SUBJECT TO CHANGE BASED UPON DUMPSTER REQUIREMENTS.