

NOTES:

1. Under Section 7.10.4 of the Large-Scale Redevelopment Projects, there is general performance criteria that needs to be met for redevelopment of the property. That performance criteria is outlined in a publication entitled "Tuscan Village Conceptual Master Plan Development Performance Criteria for Approval", prepared for OMJ Realty, LLC, 63 Main Street, Salem New Hampshire, dated March 10, 2016 and revised thru July 12, 2016, and prepared by MHF Design Consultants, Inc.

2. The Conceptual Master Plan preliminary approval granted in April 2016 was based on conceptual renderings of the retail components of the development which consisted of architectural designs for the retail and food market components of the development. These are part of the record drawings on file at the Town of Salem Planning Department that were part of the original submission for this project and represent the architectural style that will be utilized for this project.

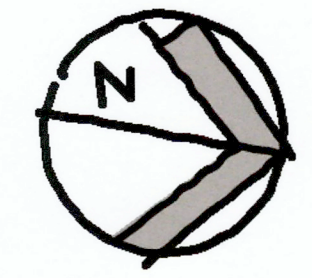
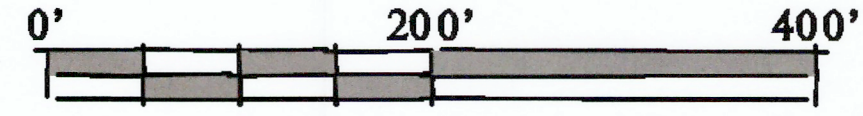
3. As part of the development of the North Tuscan Village development, the west branch of Policy Brook will need to be relocated as it is currently piped (48" RCP culvert) through the development site. The relocation of the drainage from the 48 inch pipe will be done in conjunction with the flood study that is currently being engineered for the project and will be made part of the proposed park located just to the south of the 50 acre development for Tuscan Village North.

4. The wetlands and floodplain areas on the site will be shown as part of the site plan documents to be prepared for the three separate development sites of the Tuscan Village North project. Flood storage/mitigation for the project will be provided if there are impacts to the floodplain areas of the site.

5. The attached plans are revised from the previous conceptual plan submittal and are supplemental to the original plan set that was submitted in March 2016 for Preliminary Conceptual Approval. Those plans dated March 11, 2016 and prepared by PCA Architects and MHF Design Consultants, Inc included additional information relative to drainage, utilities, stormwater management and other architectural details for the 50 acre development which by this reference are made part of this submittal for the Final Conceptual Approval of the Tuscan Village North development.



Program	SF.	Parking	Required Parking
Retail	164,000 sf	910	820
Multi-Family	250 units (265,000 sf) (+ 6,000 sf Clubhouse)	450	500
Townhomes	100 units (340,000 sf)	200	200
Total	775,000 sf		
Residential	Townhomes	9.5 acres	10.8 units/ acre
	Multi-Family	8.4 acres	30 units/ acre



NOTES CONT.:

6. Parking for the project is calculated as follows:			
a. Retail Component	1 space/200 sf	x 164,000 sf	= 820 spaces required 910 spaces provided
b. Townhomes	2 spaces/ unit	x 100 units	= 200 spaces required 200 spaces provided
c. Apartments	2 spaces/ unit	x 250 units	= 500 spaces required 450 spaces provided*

* Conditional use permit to be required.



TUSCAN VILLAGE MASTERPLAN
North Village

08/11/2016 | Scale: 1" = 200'-0" | A1.01

