

F:\Projects\CAD\404016\SV Amended Site Plans\4040AMEND-CVR.dwg C:\R 4/27/20 9:03am dpartemoller

INDEX TO DRAWINGS

1. TITLE SHEET
- 2 - 7. AMENDED SITE PLANS FOR TUSCAN SOUTH VILLAGE SUBDIVISION PLAN

ABUTTERS

| MAP/LOT #                                                       | NAME & ADDRESS                                                                                                                        |
|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| 98/7887 (APPLICANT/OWNER)<br>107/12605<br>107/12574<br>98/12604 | ROCK ACQUISITION, LLC<br>C/O TUSCAN MARKET<br>63 MAIN STREET<br>SALEM, NH 03079                                                       |
| 98/12502                                                        | DEMOULAS SUPER MARKETS, INC.<br>875 EAST STREET<br>TEWKSBURY, MA 01876                                                                |
| 99/12572                                                        | LIBERTY UTILITIES<br>15 BUTTRICK ROAD<br>LONDONDERRY, NH 03053                                                                        |
| 99/12507                                                        | DIOLORENZO LAFAYETTE LEDGEWOOD REAL ESTATE, LLC<br>C/O ANTHONY DIOLORENZO, MANAGER<br>549 US HIGHWAY 1 BYPASS<br>PORTSMOUTH, NH 03801 |
| 117/7880                                                        | ROCKINGHAM 620, INC.<br>C/O KIMCO REALTY CORPORATION<br>3333 NEW HYDE PARK ROAD # 100<br>NEW HYDE PARK, NY 11042                      |
| 117/7885                                                        | STATE OF NEW HAMPSHIRE<br>P.O. BOX 483<br>CONCORD, NH 03301                                                                           |
| 108/845                                                         | ERICADAM REALTY LLC<br>72 SOUTH BROADWAY<br>SALEM, NH 03079                                                                           |
| 151/12213                                                       | STATE OF NHDOT<br>JOHN O'MORTON BUILDING<br>ONE HAZEN DRIVE<br>CONCORD, NH 03302                                                      |
| ENGINEER/SURVEYOR                                               | MHF DESIGN CONSULTANTS, INC.<br>44 STILES ROAD, SUITE ONE<br>SALEM, NH 03079                                                          |
| WETLAND/SOIL SCIENTIST                                          | GOVE ENVIRONMENTAL SERVICES, INC.<br>8 CONTINENTAL DRIVE, UNIT H, BLD 2<br>EXETER, NH 03833-7507                                      |
| LANDSCAPE DESIGN CONSULTANT                                     | HALVORSON DESIGN PARTNERSHIP<br>25 KINGSTON STREET<br>BOSTON, MA 02111                                                                |
| CIVIL ENGINEER                                                  | TIGHE & BOND<br>117 CORPORATE DRIVE<br>PORTSMOUTH, NH 03801                                                                           |
| ARCHITECT                                                       | PRELLWITZ CHILINSKI ASSOCIATES<br>221 HAMPSHIRE STREET<br>CAMBRIDGE, MA 02139                                                         |

SALEM PLANNING BOARD APPROVALS

| TYPE                    | APPROVAL DATE |
|-------------------------|---------------|
| SUBDIVISION PLAN        | 9/10/19       |
| CONDITIONAL USE PERMITS | 9/10/19       |

AMNEDED SITE PLANS

FOR TUSCAN SOUTH VILLAGE

SUBDIVISION PLAN

SALEM PROPERTY MAP 98 LOT 7887

71 ROCKINGHAM PARK BOULEVARD

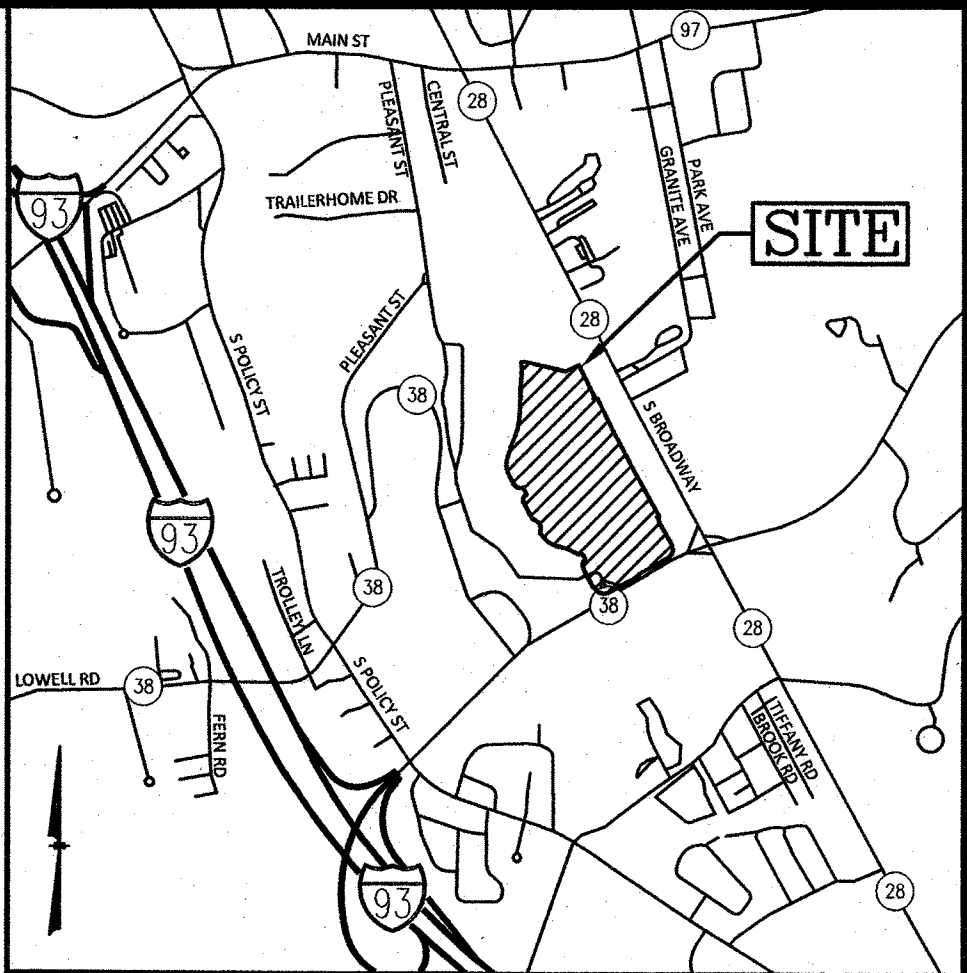
SALEM, NEW HAMPSHIRE

Prepared for:

OMJ REALTY, LLC

63 MAIN STREET

SALEM, NEW HAMPSHIRE 03079



LOCATION MAP  
NOT TO SCALE

NOTES:

- 1) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED IMPROVEMENTS IN THE SOUTH/CENTRAL VILLAGE RELATIVE TO THE PROPOSED LOT LINES FOR THE SOUTH VILLAGE, CENTRAL VILLAGE AND HOTEL/LAKE PARCELS.
- 2) A SUBDIVISION OF THE SOUTH VILLAGE, CENTRAL VILLAGE AND LAKE/HOTEL PARCELS WAS APPROVED ON 9/10/19 BY THE SALEM PLANNING BOARD.
- 3) ON SEPTEMBER 10, 2019, THE SALEM PLANNING BOARD APPROVED A REVISED SITE PLAN FOR THE SOUTH/CENTRAL VILLAGE PROJECT SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:

1. NOTE CONDITIONAL USE PERMITS ON PLAN;

2. RECORD RECIPROCAL PARKING, ACCESS, AND UTILITY EASEMENTS;

OTHER:

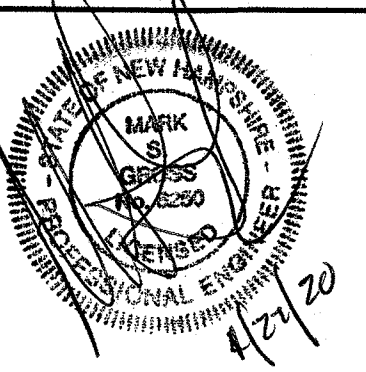
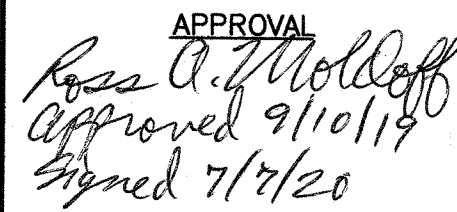
3. ALL REPRESENTATIONS MADE BY APPLICANT OR AGENTS AND ALL NOTES ON PLANS ARE INCORPORATED AS PART OF APPROVAL.
- 4) ON SEPTEMBER 10, 2019, THE SALEM PLANNING BOARD APPROVED THE FOLLOWING CONDITIONAL USE PERMITS:

a) 490-701E NUMBER OF PARKING SPACES

b) 490-501C & 490-202 BUILDING SETBACK TO PROPERTY LINES

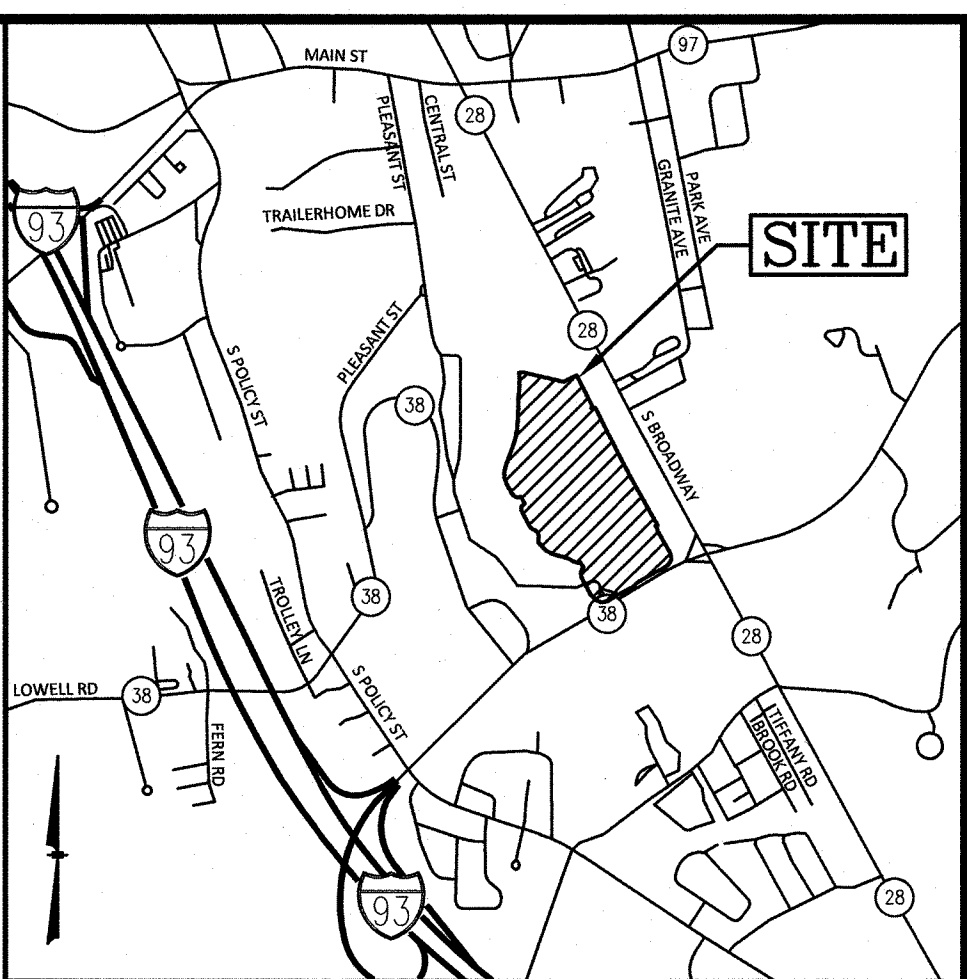
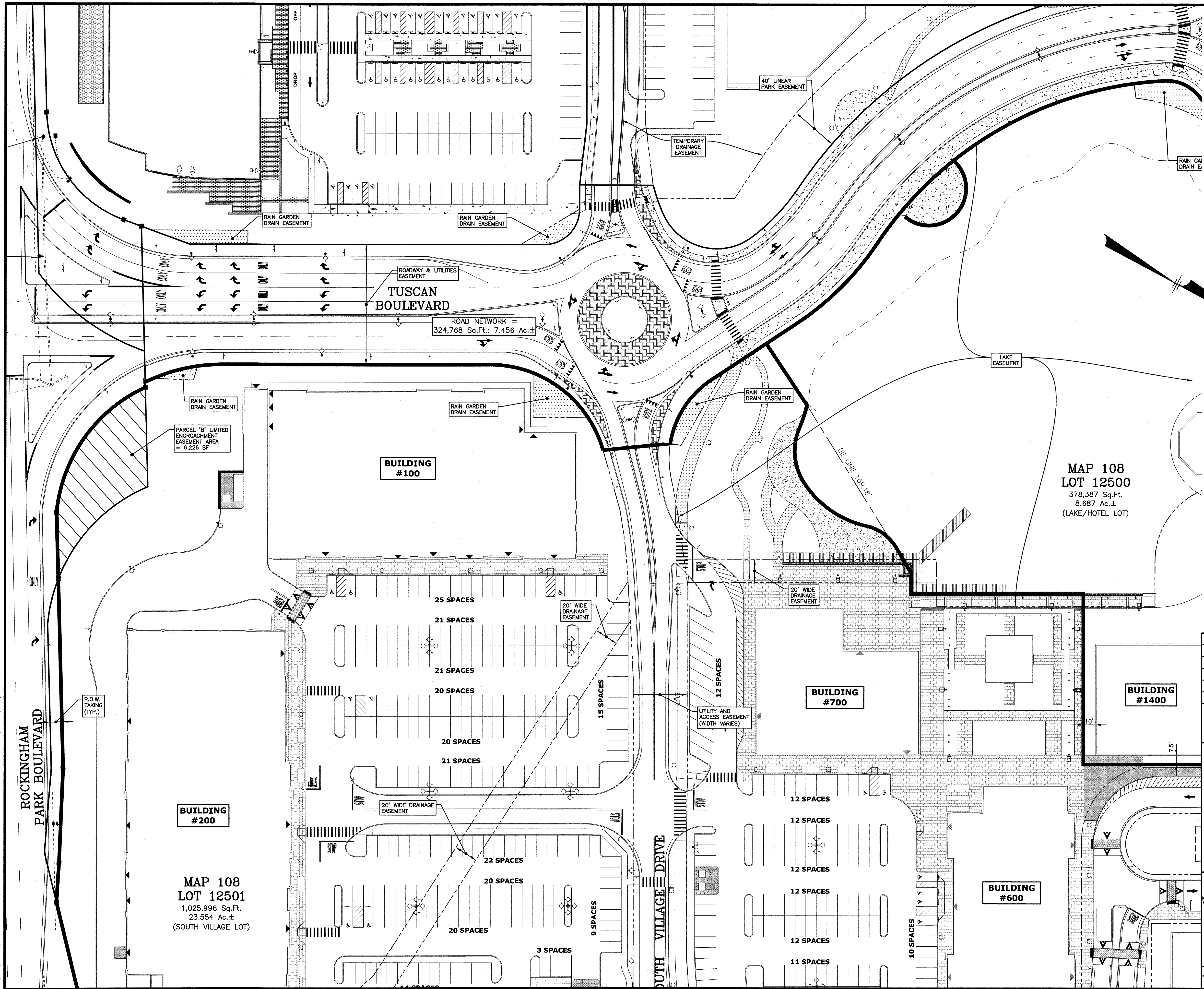
c) 480-501C LOT COVERAGE

d) 490-701C(2) PARKING SETBACK

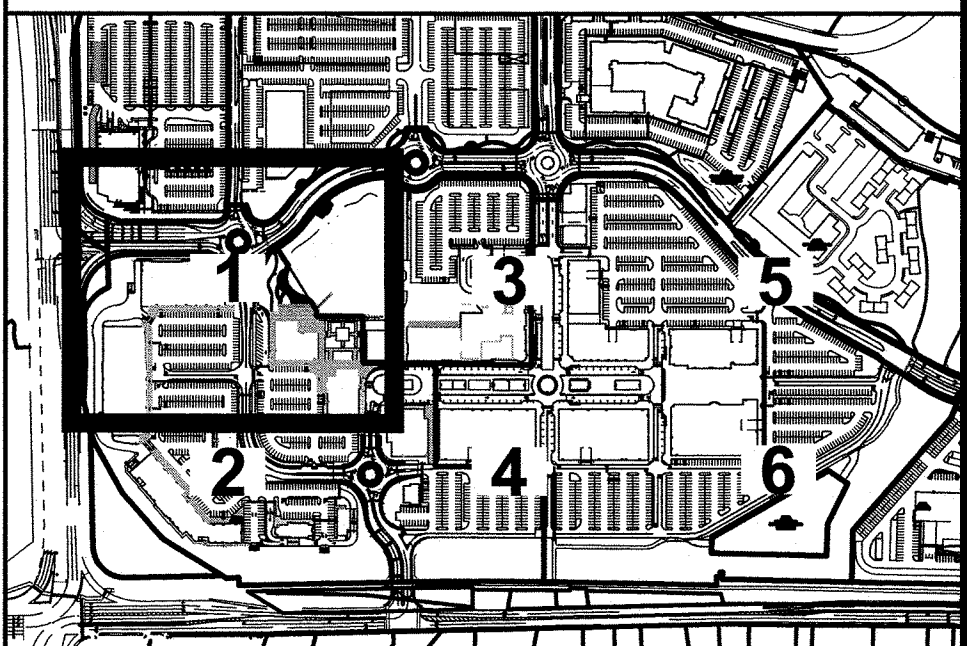
|                                                                                                                                                                                    |                                                                               |                                                                                                                                                                                                                |                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                    |                                                                               |                                                                                                                                                                                                                |                                                                                                                                                                |
|                                                                                                                                                                                    |                                                                               |                                                                                                                                                                                                                |                                                                                                                                                                |
|                                                                                                                                                                                    |                                                                               |                                                                                                                                                                                                                |                                                                                                                                                                |
|                                                                                                                                                                                    |                                                                               |                                                                                                                                                                                                                |                                                                                                                                                                |
| NO.                                                                                                                                                                                | DESCRIPTION                                                                   | BY                                                                                                                                                                                                             | DATE                                                                                                                                                           |
| REVISIONS                                                                                                                                                                          |                                                                               |                                                                                                                                                                                                                |                                                                                                                                                                |
| TITLE SHEET                                                                                                                                                                        |                                                                               |                                                                                                                                                                                                                |                                                                                                                                                                |
| PROPOSED DEVELOPMENT<br>SALEM PROPERTY MAP 98 - LOT 7887<br>PROPERTY ADDRESS - 71 ROCKINGHAM PARK BOULEVARD<br>PREPARED FOR:<br>OMJ REALTY, LLC<br>63 MAIN STREET, SALEM, NH 03079 |                                                                               |                                                                                                                                                                                                                |                                                                                                                                                                |
| <br>603.893.0720<br>GPI.NET.COM                                                               |                                                                               | Formerly<br>MHF Design Consultants, Inc.<br><br>Greenman-Pedersen, Inc.<br>44 Stiles Road<br>Suite One<br>Salem, NH 03079 |                                                                                                                                                                |
| SCALE: NONE                                                                                                                                                                        |                                                                               | DATE: NOVEMBER 21, 2019                                                                                                                                                                                        |                                                                                                                                                                |
|                                                                                               | OWNER OF RECORD<br>ROCK ACQUISITION, LLC<br>63 MAIN STREET<br>SALEM, NH 03079 |                                                                                                                                                                                                                | SALEM PLANNING BOARD<br>APPROVAL<br><br>Approved 9/10/19<br>Signed 7/7/20 |
|                                                                                                                                                                                    | ZONE: COMMERCIAL - INDUSTRIAL 'C'                                             |                                                                                                                                                                                                                |                                                                                                                                                                |
| DESIGNED BY:                                                                                                                                                                       | DRAWN/CHECKED                                                                 | DWG. NAME                                                                                                                                                                                                      | PROJECT No.                                                                                                                                                    |
| MSG                                                                                                                                                                                | CCC/MSG                                                                       | 4040AMEND-CVR                                                                                                                                                                                                  | 404016                                                                                                                                                         |
| SHEET No.                                                                                                                                                                          |                                                                               | 1 OF 7                                                                                                                                                                                                         |                                                                                                                                                                |



F:\Projects\CAD\404016\SV Amended Site Plans\4040AMEND-SP.dwg 1 4/27/20 9:05am dportermler



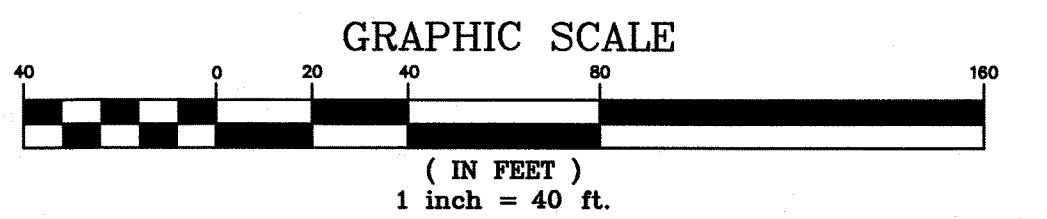
LOCATION MAP  
NOT TO SCALE



DRAWING KEY  
SCALE: 1"=600'

NOTES:

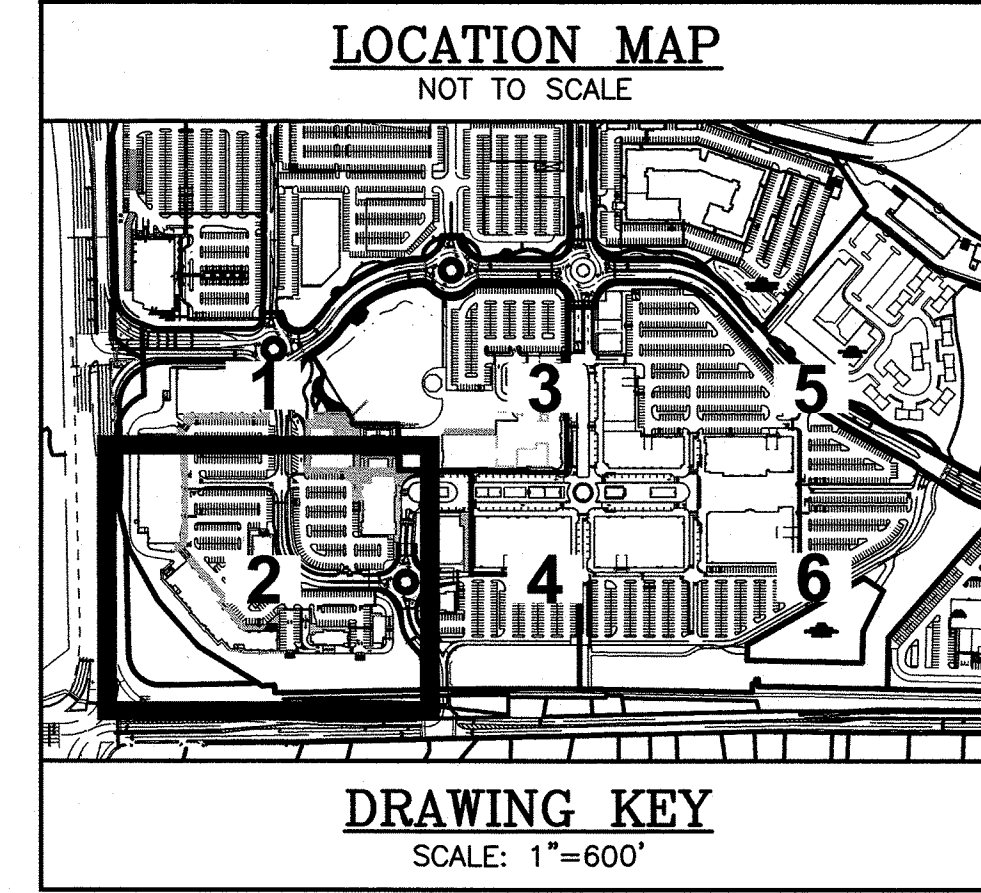
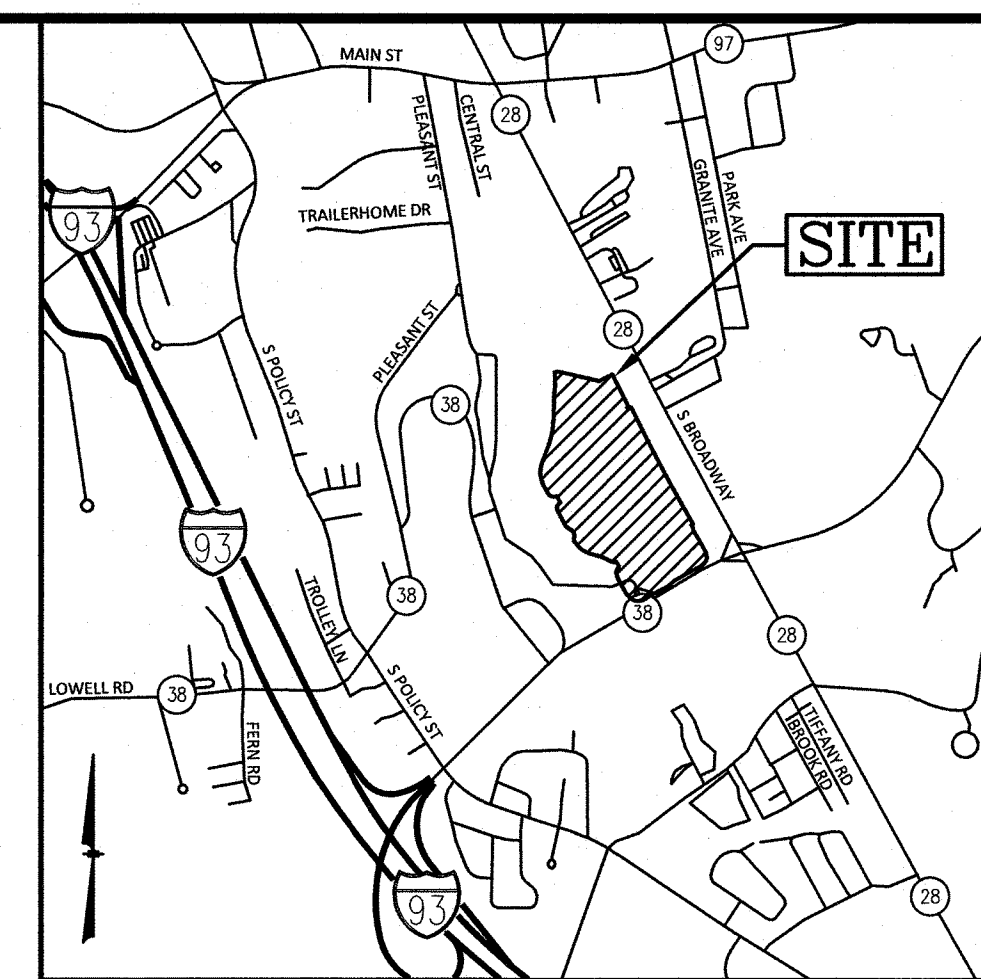
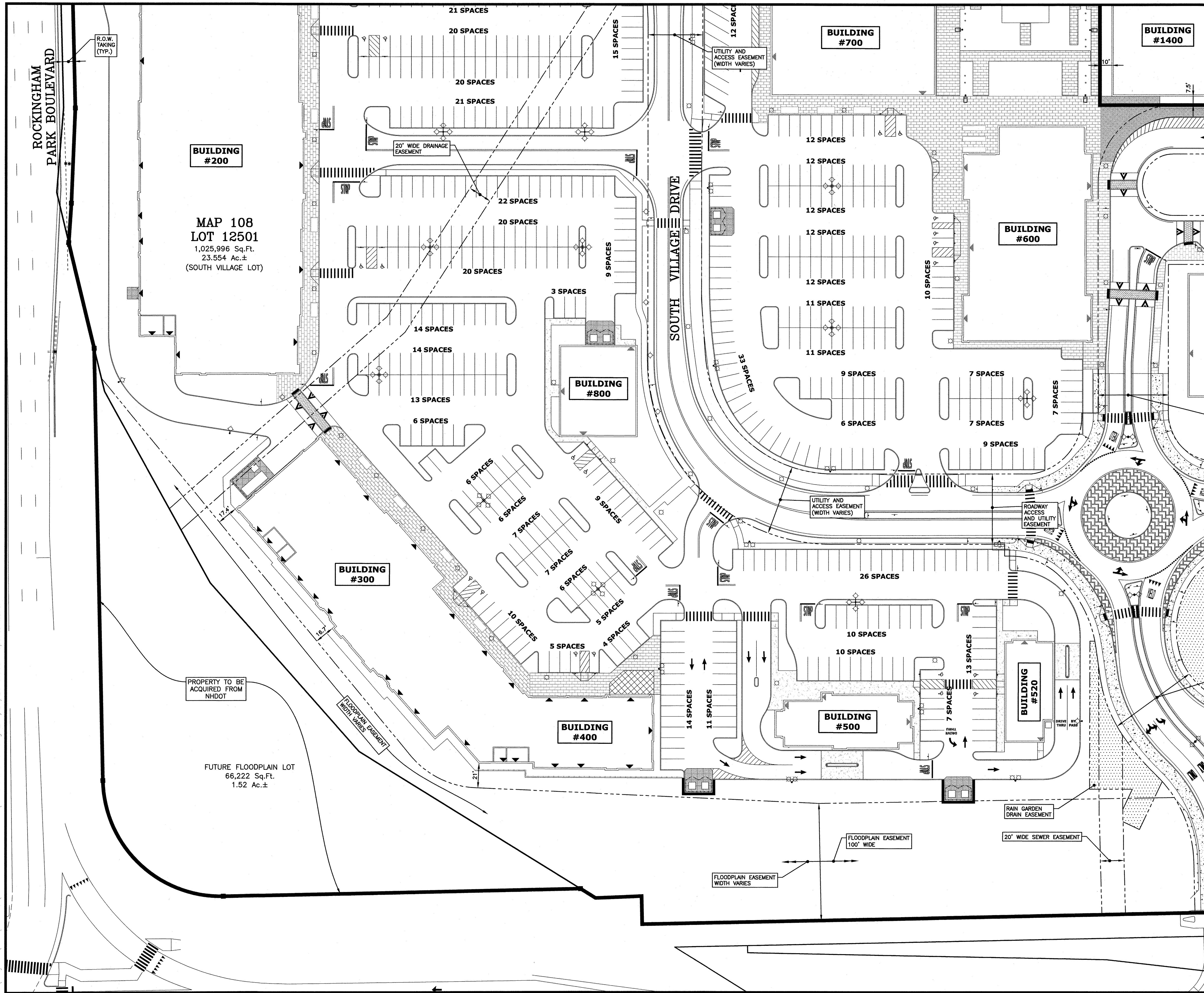
- 1) REFER TO PERMIT PLANS ENTITLED "TUSCAN VILLAGE - SOUTH & CENTRAL VILLAGE SITE PLANS", DATED 6/21/2018 AND REVISED THROUGH 5/31/2019.
- 2) THE PURPOSE OF THESE PLANS IS TO SHOW THE SUBDIVISION OF THE TUSCAN SOUTH VILLAGE FROM THE CENTRAL VILLAGE AND IDENTIFY ALL THE CONDITIONAL USE PERMITS REQUIRED FOR THE SOUTH VILLAGE AND AMEND CONDITIONAL USE PERMITS FOR THE CENTRAL VILLAGE.



| NO.                                                                                                                                                                                                                                                                                      | DESCRIPTION   | BY           | DATE        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--------------|-------------|
| REVISIONS                                                                                                                                                                                                                                                                                |               |              |             |
| AMENDED SITE PLAN FOR<br>TUSCAN SOUTH VILLAGE SUBDIVISION                                                                                                                                                                                                                                |               |              |             |
| PROPOSED DEVELOPMENT<br>SALEM PROPERTY MAP 98 - LOT 7887<br>PROPERTY ADDRESS - 71 ROCKINGHAM PARK BOULEVARD<br>PREPARED FOR:<br>OMJ REALTY, LLC<br>63 MAIN STREET, SALEM, NH 03079<br>Greenman-Pedersen, Inc.<br>44 Stiles Road<br>Suite One<br>Salem, NH 03079<br>DATE: AUGUST 15, 2019 |               |              |             |
| OWNER OF RECORD<br>ROCK ACQUISITION, LLC<br>63 MAIN STREET<br>SALEM, NH 03079                                                                                                                                                                                                            |               |              |             |
| SALEM PLANNING BOARD<br>APPROVAL                                                                                                                                                                                                                                                         |               |              |             |
| ZONE: COMMERCIAL - INDUSTRIAL 'C'                                                                                                                                                                                                                                                        |               |              |             |
| DESIGNED BY:                                                                                                                                                                                                                                                                             | DRAWN/CHECKED | DWG. NAME    | PROJECT No. |
| MSG                                                                                                                                                                                                                                                                                      | CCC/MSG       | 4040AMEND-SP | 404016      |
| SHEET No.                                                                                                                                                                                                                                                                                |               |              | 2 OF 7      |



F:\Projects\CAD\4040\16\SV Amended Site Plans\4040AMEND-SP.dwg 2 4/27/20 9:06am dportermoller



|                                                                                                                                                                                                                                                                                          |                          |                           |                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|---------------------------|-----------------------|
| GRAPHIC SCALE<br>( IN FEET )<br>1 inch = 40 ft.                                                                                                                                                                                                                                          |                          |                           |                       |
| AMENDED SITE PLAN FOR<br>TUSCAN SOUTH VILLAGE SUBDIVISION                                                                                                                                                                                                                                |                          |                           |                       |
| PROPOSED DEVELOPMENT<br>SALEM PROPERTY MAP 98 - LOT 7887<br>PROPERTY ADDRESS - 71 ROCKINGHAM PARK BOULEVARD<br>PREPARED FOR:<br>OMJ REALTY, LLC<br>63 MAIN STREET, SALEM, NH 03079<br>Greenman-Pedersen, Inc.<br>44 Stiles Road<br>Suite One<br>Salem, NH 03079<br>DATE: AUGUST 15, 2019 |                          |                           |                       |
| OWNER OF RECORD<br>ROCK ACQUISITION, LLC<br>63 MAIN STREET<br>SALEM, NH 03079                                                                                                                                                                                                            |                          |                           |                       |
| SALEM PLANNING BOARD<br>APPROVAL                                                                                                                                                                                                                                                         |                          |                           |                       |
| ZONE: COMMERCIAL - INDUSTRIAL 'C'                                                                                                                                                                                                                                                        |                          |                           |                       |
| DESIGNED BY:<br>MSG                                                                                                                                                                                                                                                                      | DRAWN/CHECKED<br>CCC/MSG | DWG. NAME<br>4040AMEND-SP | PROJECT No.<br>404016 |
|                                                                                                                                                                                                                                                                                          |                          | SHEET No.<br>3 OF 7       |                       |



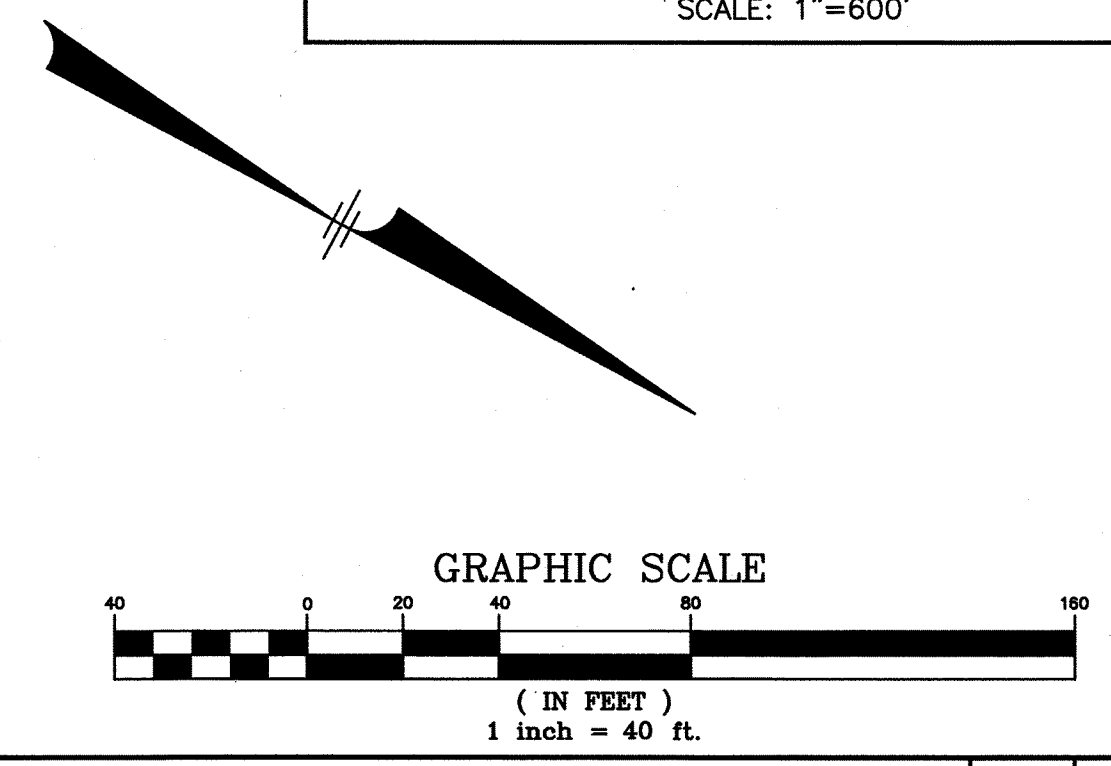
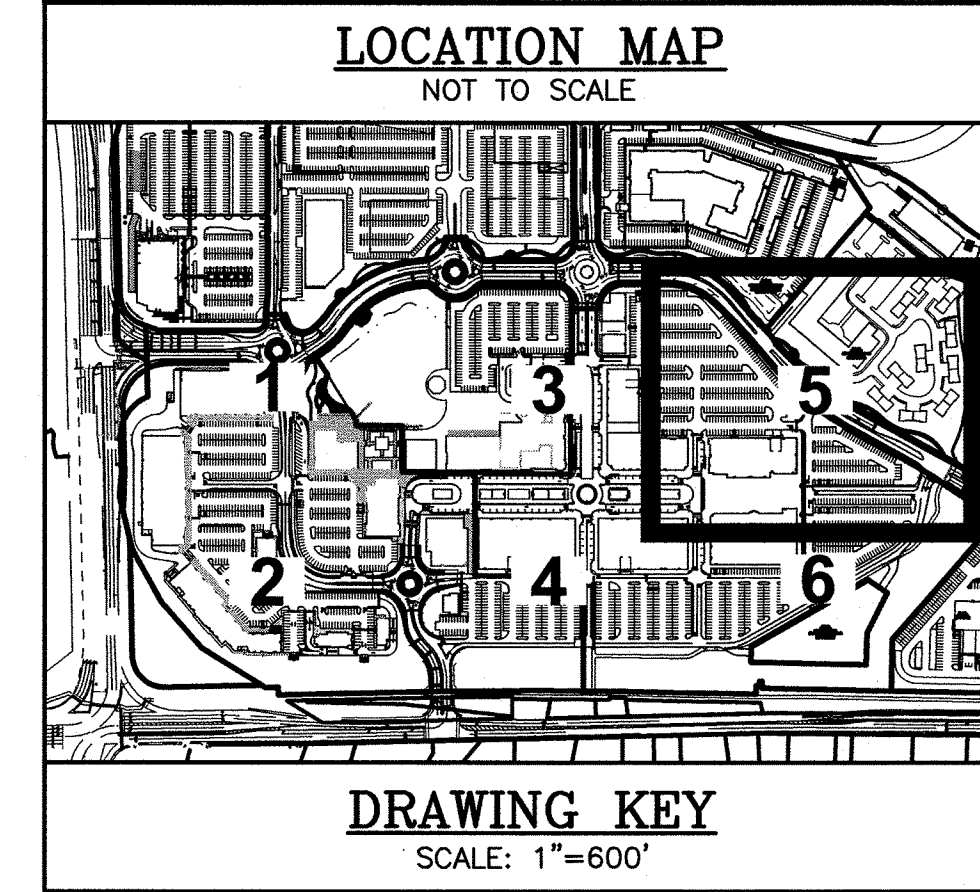
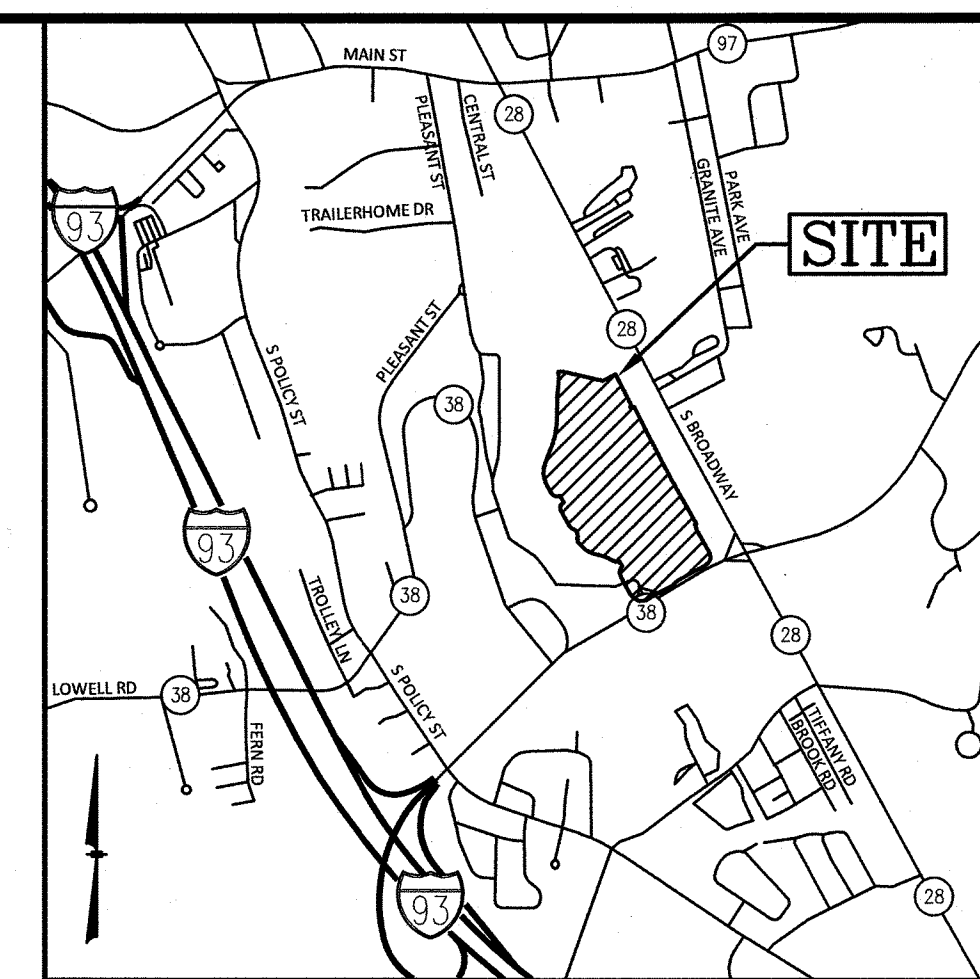
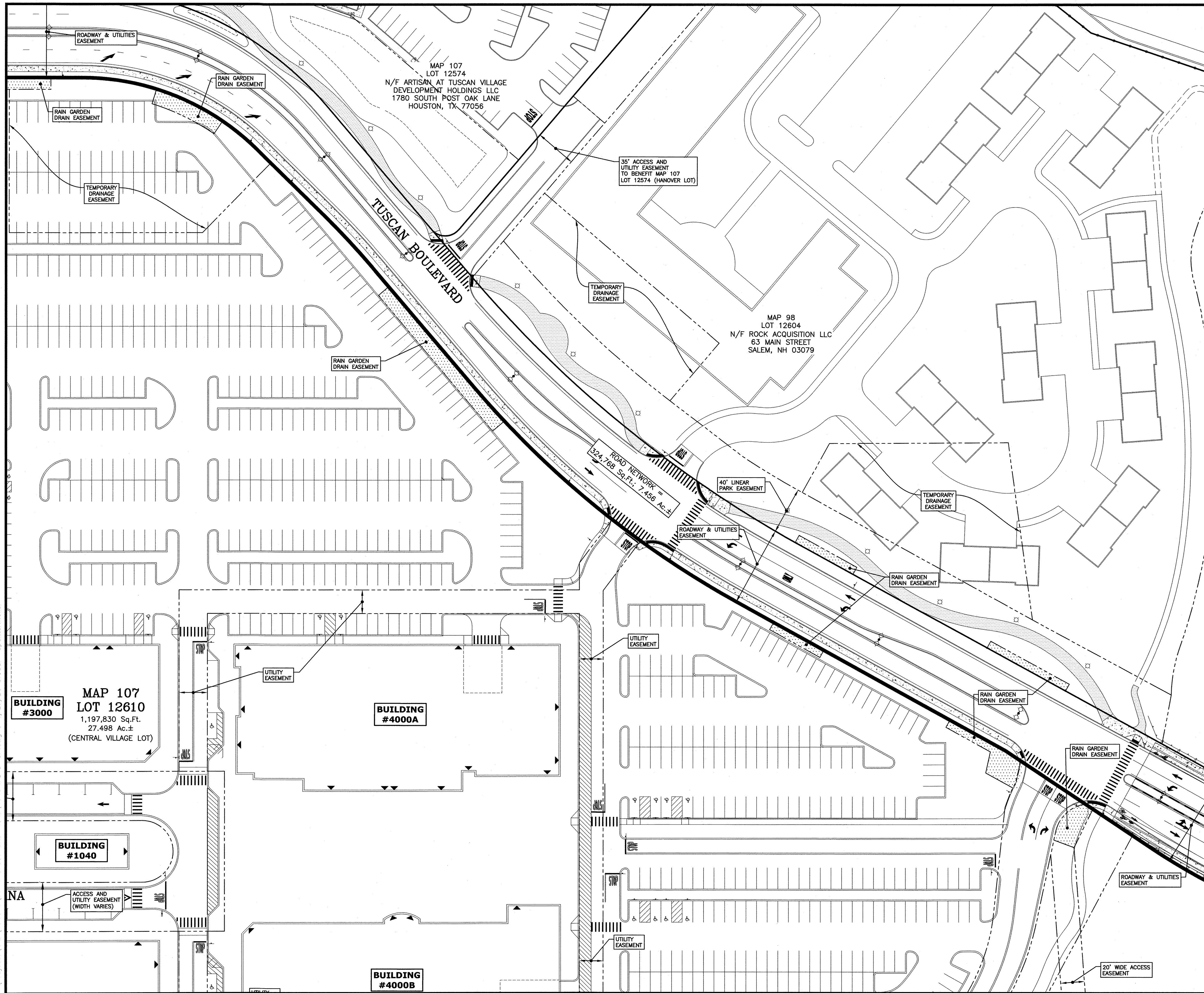


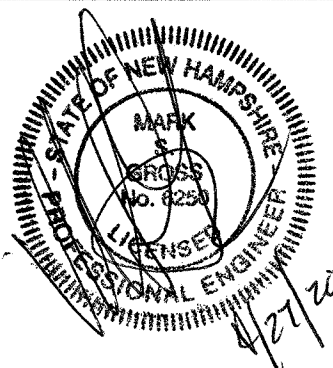






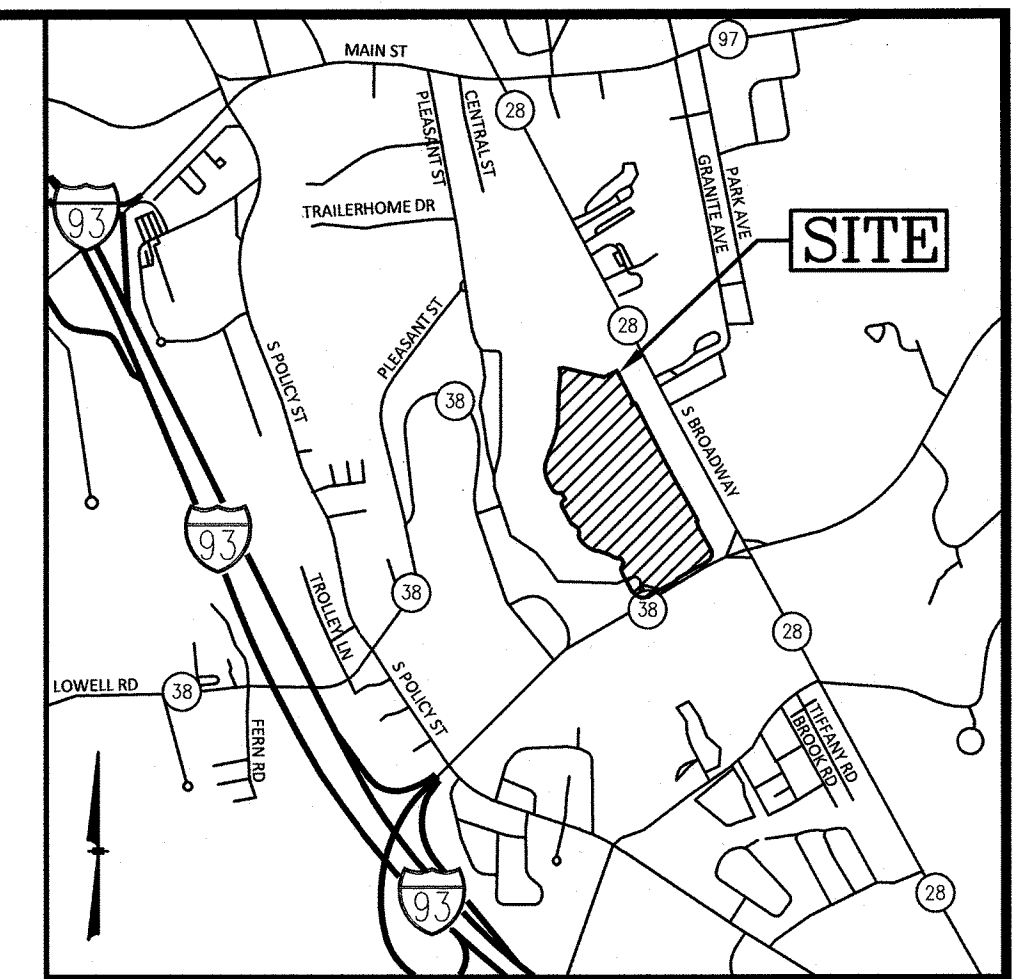
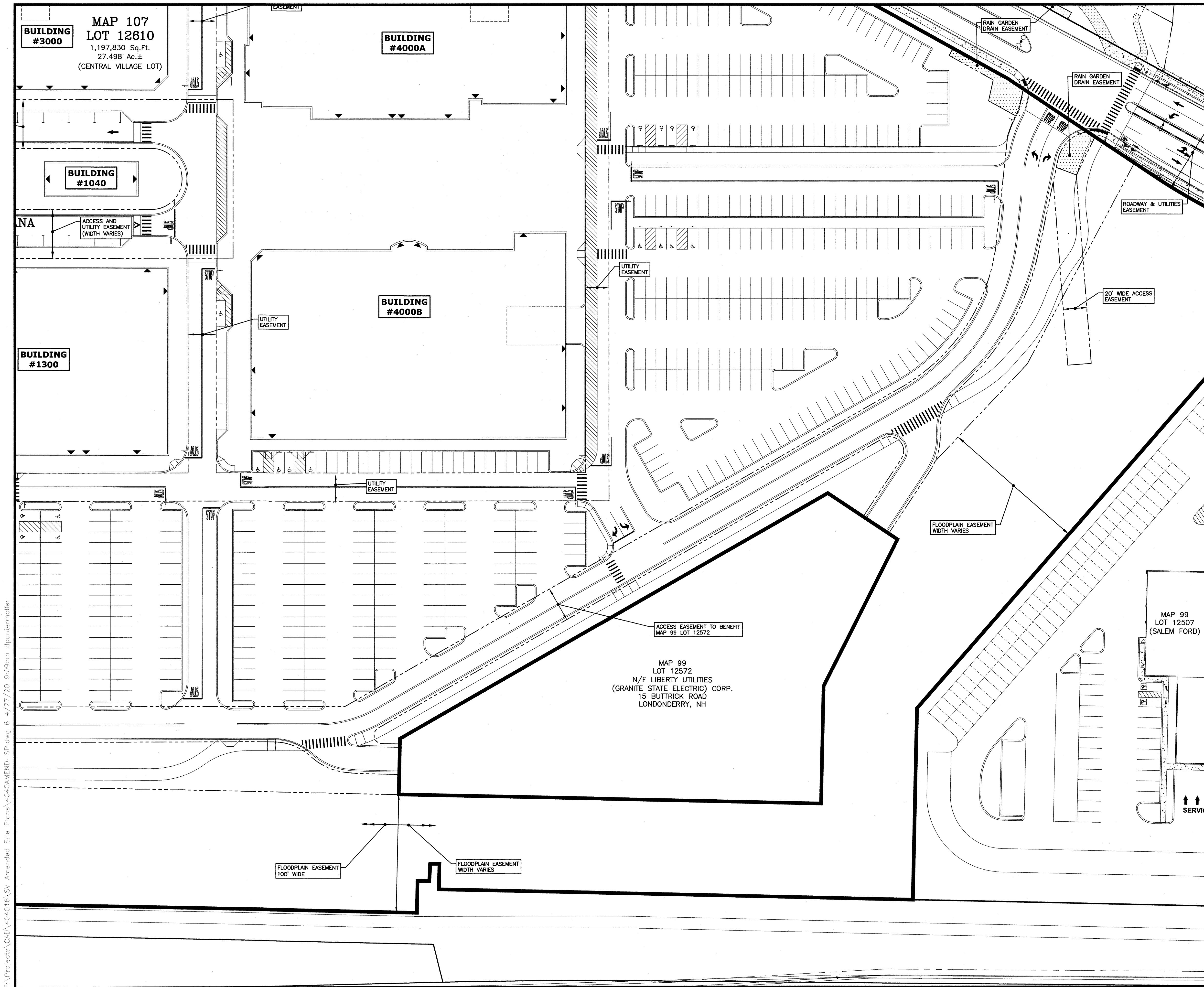
F:\Projects\CAD\4040\16\SV Amended Site Plans\4040AMEND-SP.dwg 5/4/27/20 9:08am dbordermiller



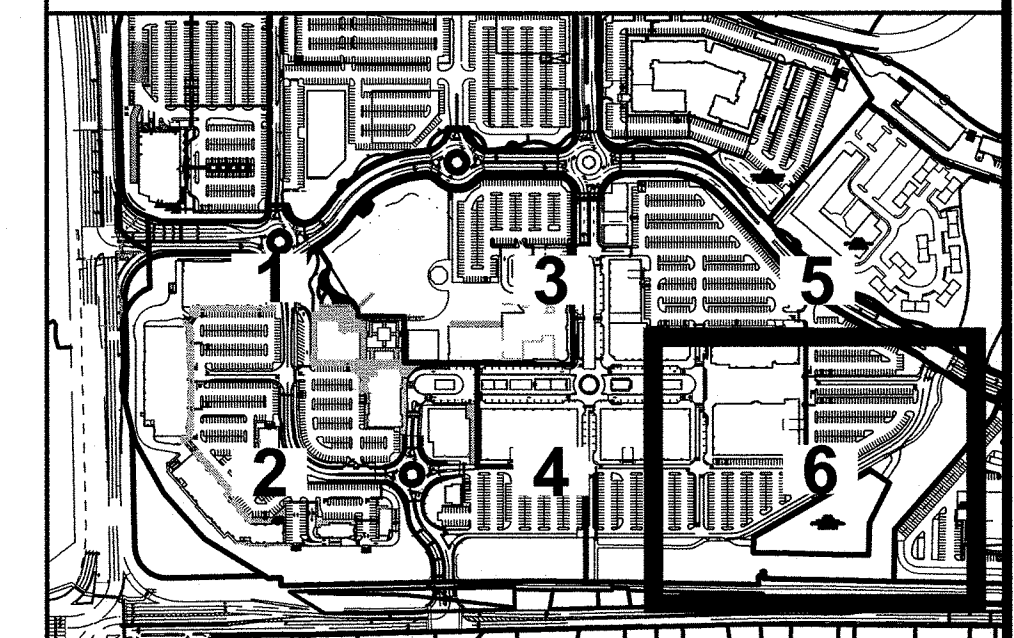
|                                                                                                                                                                                                    |             |               |                                                                                             |                                                                                                                                  |  |                                                                                         |    |           |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|---------------|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------|----|-----------|--|
|                                                                                                                                                                                                    |             |               |                                                                                             |                                                                                                                                  |  |                                                                                         |    |           |  |
|                                                                                                                                                                                                    |             |               |                                                                                             |                                                                                                                                  |  |                                                                                         |    |           |  |
|                                                                                                                                                                                                    |             |               |                                                                                             |                                                                                                                                  |  |                                                                                         |    |           |  |
|                                                                                                                                                                                                    |             |               |                                                                                             |                                                                                                                                  |  |                                                                                         |    |           |  |
| NO.                                                                                                                                                                                                | DESCRIPTION |               |                                                                                             |                                                                                                                                  |  |                                                                                         | BY | DATE      |  |
| REVISIONS                                                                                                                                                                                          |             |               |                                                                                             |                                                                                                                                  |  |                                                                                         |    |           |  |
| <div>AMENDED SITE PLAN FOR<br/>TUSCAN SOUTH VILLAGE SUBDIVISION</div>                                                                                                                              |             |               |                                                                                             |                                                                                                                                  |  |                                                                                         |    |           |  |
| <div>PROPOSED DEVELOPMENT<br/>SALEM PROPERTY MAP 98 - LOT 7887<br/>PROPERTY ADDRESS - 71 ROCKINGHAM PARK BOULEVARD<br/>PREPARED FOR:<br/>OMJ REALTY, LLC<br/>63 MAIN STREET, SALEM, NH 03079</div> |             |               |                                                                                             |                                                                                                                                  |  |                                                                                         |    |           |  |
| <div><div>GPI</div><div>Formerly<br/>MHP Design Consultants, Inc.</div><div>603.893.0720</div></div>                                                                                               |             |               |                                                                                             | <div><div></div><div>GPINET.COM</div></div> |  | <div>Greenman-Pedersen, Inc.<br/>44 Stiles Road<br/>Suite One<br/>Salem, NH 03079</div> |    |           |  |
| SCALE: 1" = 40'                                                                                                                                                                                    |             |               |                                                                                             | DATE: AUGUST 15, 2019                                                                                                            |  |                                                                                         |    |           |  |
| <div></div>                                                                                                   |             |               | <div>OWNER OF RECORD<br/>ROCK ACQUISITION, LLC<br/>63 MAIN STREET<br/>SALEM, NH 03079</div> |                                                                                                                                  |  | <div>SALEM PLANNING BOARD<br/>APPROVAL</div>                                            |    |           |  |
| ZONE: COMMERCIAL - INDUSTRIAL 'C'                                                                                                                                                                  |             |               |                                                                                             |                                                                                                                                  |  |                                                                                         |    |           |  |
| DESIGNED BY:                                                                                                                                                                                       |             | DRAWN/CHECKED |                                                                                             | DWG. NAME                                                                                                                        |  | PROJECT No.                                                                             |    | SHEET No. |  |
| MSG                                                                                                                                                                                                |             | CCC/MSG       |                                                                                             | 4040AMEND-SP                                                                                                                     |  | 404016                                                                                  |    | 6 OF 7    |  |



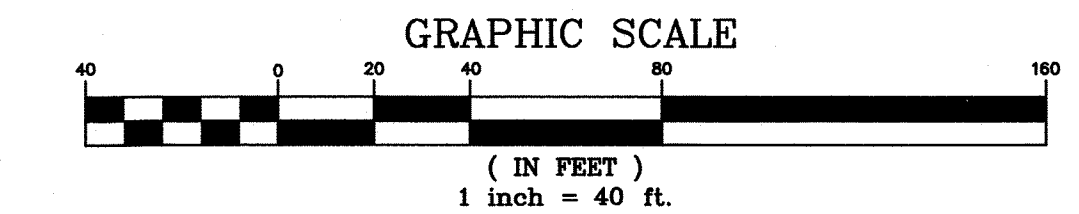
F:\Projects\CAD\404016\SV Amended Site Plans\4040AMEND-SP.dwg 6/4/2017 9:09am dpontermoller



LOCATION MAP  
NOT TO SCALE



DRAWING KEY  
SCALE: 1"=600'



|                                                                                                                                                                                    |             |                          |                                                                               |                                                                                                      |                       |                                                                           |      |                     |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--------------------------|-------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-----------------------|---------------------------------------------------------------------------|------|---------------------|--|
|                                                                                                                                                                                    |             |                          |                                                                               |                                                                                                      |                       |                                                                           |      |                     |  |
|                                                                                                                                                                                    |             |                          |                                                                               |                                                                                                      |                       |                                                                           |      |                     |  |
|                                                                                                                                                                                    |             |                          |                                                                               |                                                                                                      |                       |                                                                           |      |                     |  |
|                                                                                                                                                                                    |             |                          |                                                                               |                                                                                                      |                       |                                                                           |      |                     |  |
| NO.                                                                                                                                                                                | DESCRIPTION |                          |                                                                               |                                                                                                      |                       | BY                                                                        | DATE |                     |  |
| REVISIONS                                                                                                                                                                          |             |                          |                                                                               |                                                                                                      |                       |                                                                           |      |                     |  |
| AMENDED SITE PLAN FOR<br>TUSCAN SOUTH VILLAGE SUBDIVISION                                                                                                                          |             |                          |                                                                               |                                                                                                      |                       |                                                                           |      |                     |  |
| PROPOSED DEVELOPMENT<br>SALEM PROPERTY MAP 98 - LOT 7887<br>PROPERTY ADDRESS - 71 ROCKINGHAM PARK BOULEVARD<br>PREPARED FOR:<br>OMJ REALTY, LLC<br>63 MAIN STREET, SALEM, NH 03079 |             |                          |                                                                               |                                                                                                      |                       |                                                                           |      |                     |  |
| <br>603.893.0720                                                                              |             |                          |                                                                               | <br>GPI.NET.COM |                       | Greenman-Pedersen, Inc.<br>44 Stiles Road<br>Suite One<br>Salem, NH 03079 |      |                     |  |
| SCALE: 1" = 40'                                                                                                                                                                    |             |                          |                                                                               |                                                                                                      | DATE: AUGUST 15, 2019 |                                                                           |      |                     |  |
|                                                                                               |             |                          | OWNER OF RECORD<br>ROCK ACQUISITION, LLC<br>63 MAIN STREET<br>SALEM, NH 03079 |                                                                                                      |                       | SALEM PLANNING BOARD<br>APPROVAL                                          |      |                     |  |
| ZONE: COMMERCIAL - INDUSTRIAL 'C'                                                                                                                                                  |             |                          |                                                                               |                                                                                                      |                       |                                                                           |      |                     |  |
| DESIGNED BY:<br>MSG                                                                                                                                                                |             | DRAWN/CHECKED<br>CCC/MSG |                                                                               | DWG. NAME<br>4040AMEND-SP                                                                            |                       | PROJECT No.<br>404016                                                     |      | SHEET No.<br>7 OF 7 |  |