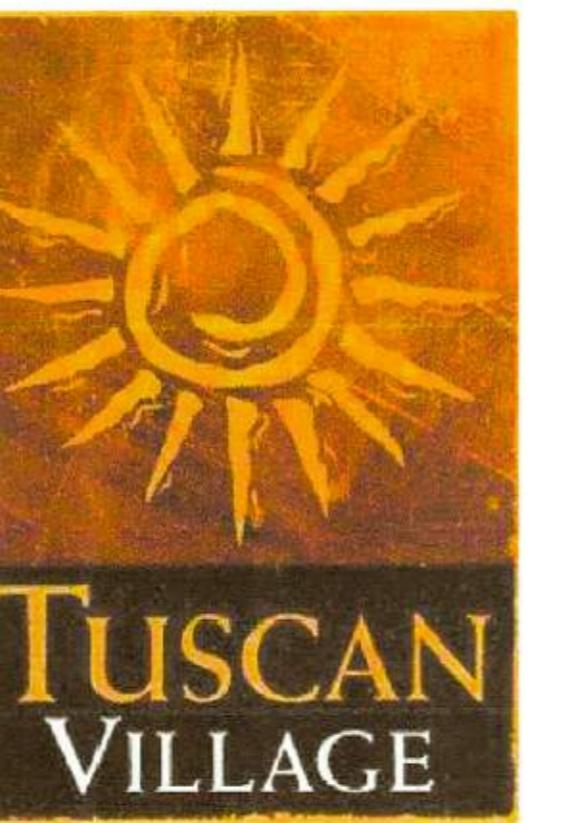


TUSCAN VILLAGE

TUSCAN MARKET ROOF SIGN

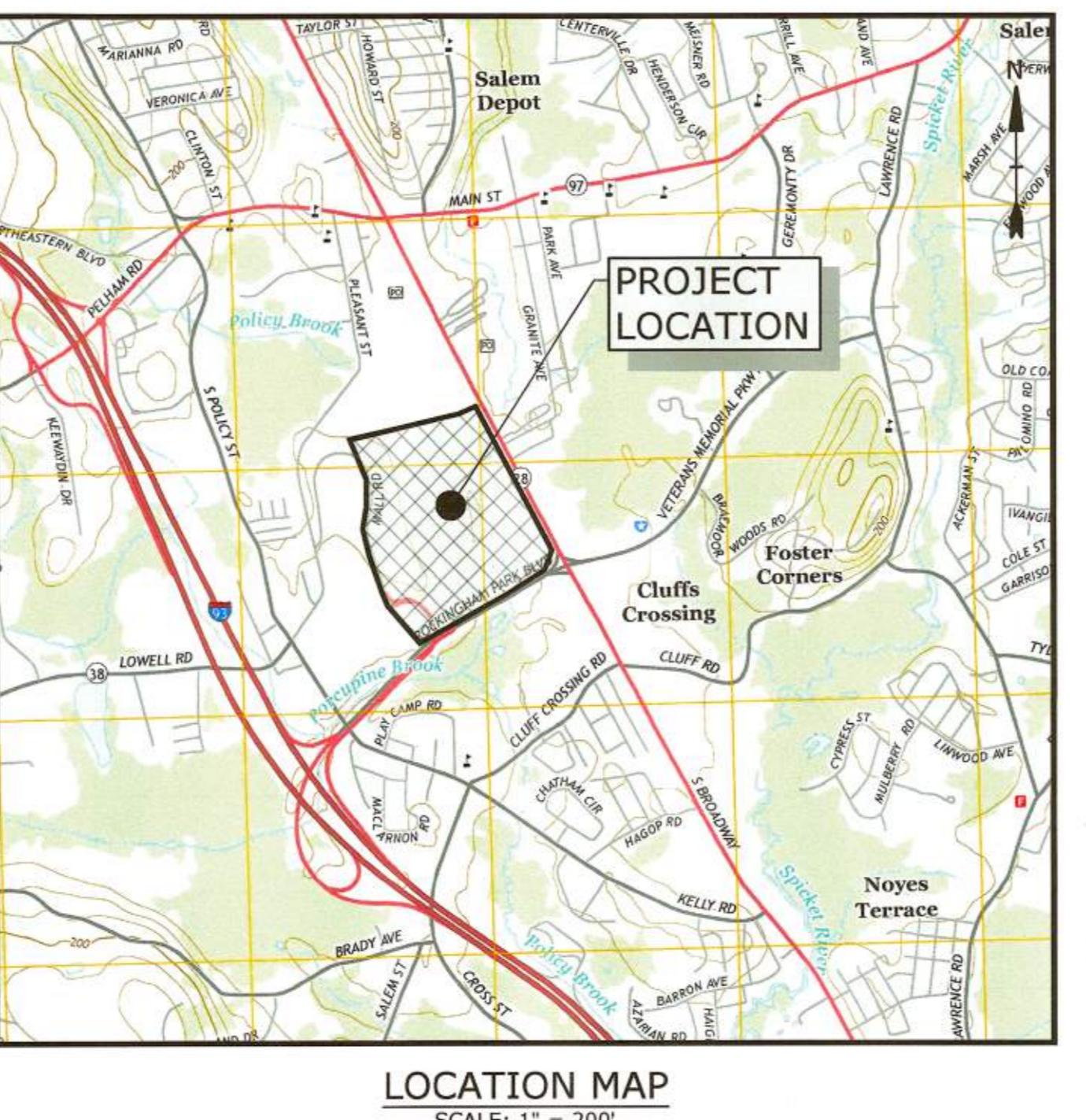
MAP 108 LOT 12501

SALEM, NEW HAMPSHIRE
MAY 20, 2021



PERMITS & APPROVALS			
PROJECT	TYPE	PERMIT/APPROVAL NUMBER	APPROVED
	CONDITIONAL USE PERMIT ¹	N/A	6/18/2019
	ZONING VARIANCES ²	N/A	5/7/2019
	SITE PLAN APPROVAL	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
SOUTH & CENTRAL VILLAGE	ALTERATION OF TERRAIN	AoT-1680	9/27/2019
	ALTERATION OF TERRAIN	AoT-1680A	2/7/2020
	SEWER CONNECTION PERMIT	D2019-0708	9/5/2019
	SEWER CONNECTION PERMIT	D2019-0708A	11/5/2020
	SEWER CONNECTION PERMIT	D2021-0104	3/3/2021

ASSOCIATED PERMITS & APPROVALS			
PROJECT	TYPE	PERMIT/APPROVAL NUMBER	APPROVED
	CONDITIONAL USE PERMIT	N/A	9/18/2018
ROADWAY	SITE PLAN APPROVAL	N/A	9/18/2018
	ALTERATION OF TERRAIN	AoT-1520	11/29/2018
	SEWER CONNECTION PERMIT	D2018-1103	11/28/2018
MASS GRADING	CONDITIONAL USE PERMIT	N/A	6/12/2018
	SITE PLAN APPROVAL	N/A	6/12/2018
	ALTERATION OF TERRAIN	AoT-1456	7/11/2018
FLOODPLAIN	NHDES WETLANDS	2016-03374	8/16/2019
	FEMA CLMPR	17-01-0965R	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



SALEM PLANNING BOARD:

ON JUNE 18, 2019 THE PLANNING BOARD VOTED TO APPROVE THIS SITE PLAN SUBJECT TO THE FOLLOWING CONDITIONS:

1. SUBMIT APPROVAL FROM ENGINEERING DIVISION PER 6/18/19 MEMO;
2. PAY FOR OUTSIDE INSPECTIONS PER DIRECTION OF ENGINEERING DEPARTMENT;
3. SUBMIT STATE PERMITS (AOIT, NHDES-SEWER EXTENSION);
4. NOTE CONDITIONAL USE PERMITS ON PLAN;
5. RECORD SUBDIVISION PLAN SHOWING ACCESS/PARKING/UTILITY EASEMENTS;
6. SUBMIT DRIVEWAY PERMIT FROM NHODT;
7. PAY IMPACT FEES FOR EACH TENANT/BUILDING PER IMPACT FEE SCHEDULE DATED 6/7/19 AND SECTION 14 OF MEMORANDUM OF UNDERSTANDING APPROVED BY BOARD OF SELECTMAN;
8. CONSTRUCT ALL SITE IMPROVEMENTS PER PHASE (INCLUDING BUILDING LOCATIONS, DIMENSIONS, SETBACKS, SITE GRADING, UTILITIES, DRAINAGE, LANDSCAPING, LIGHTING, PARKING SPACES PER PARKING PHASING PLAN, PARKING LOT BUFFERS, SIGNAGE) IN ACCORDANCE WITH APPROVED PLAN;
9. PROVIDE CERTIFIED AS-BUILT SITE PLAN PER PHASE;
10. VERIFY COMPLIANCE WITH PARKING LOT SCREENING REQUIREMENT BY TOWN'S DESIGN CONSULTANT;
11. CONSTRUCT OR BOND (IF REQUIRED) ALL ROAD IMPROVEMENTS REQUIRED IN SECTION 2 OF MEMORANDUM OF UNDERSTANDING APPROVED BY BOARD OF SELECTMEN AND BY NHODT AND COMPLY WITH SCHEDULE NOTED IN SECTION 5;
12. COMPLETE OR BOND BIKE-PEDESTRIAN CORRIDOR PROJECT PER SECTIONS 9 AND 10 OF MEMORANDUM OF UNDERSTANDING APPROVED BY BOARD OF SELECTMEN PRIOR TO FIRST OCCUPANCY IN CENTRAL VILLAGE;
13. EXECUTE LEASE AGREEMENT WITH TOWN FOR PUBLIC SAFETY OFFICE SPACE PER SECTION 15 OF MEMORANDUM OF UNDERSTANDING APPROVED BY BOARD OF SELECTMEN PRIOR TO FIRST OCCUPANCY IN CENTRAL VILLAGE;
14. SUBMIT APPROVAL FROM BOARD OF SELECTMEN FOR ALL WORK IN TOWN RIGHT-OF-WAY PRIOR TO CONSTRUCTION OF ROAD IMPROVEMENTS;

OTHER:

15. PAY CONTRIBUTIONS FOR DEPOT ROAD IMPROVEMENT PROJECT PER SECTION 6, \$65,000 FOR RING ROAD DESIGN PLANS PER SECTION 7, AND \$100,000 FOR MAIN STREET/PLEASANT STREET SIGNAL EQUIPMENT PER SECTION 2.2 OF MEMORANDUM OF UNDERSTANDING APPROVED BY BOARD OF SELECTMEN;
16. SUBMIT APPROVAL FROM NHODT FOR 2 ENCROACHMENT AREAS ON ROCKINGHAM PARK BLVD. PRIOR TO WORK ON THAT PROPERTY;
17. SUBMIT FINAL APPROVAL FROM FEMA;
18. COMPLY WITH SHARED PARKING REPORT RECOMMENDATIONS PER ATTACHMENT 7;
19. APPLICANT MUST OPERATE BUSINESSES SO THAT PARKING LOT CAPACITY IS NOT EXCEEDED;
20. MINOR REVISIONS TO THIS SITE PLAN WHICH ARE CONSISTENT WITH THE SPIRIT AND INTENT OF THIS APPROVAL ARE ALLOWED SUBJECT TO APPROVAL BY PLANNING DIRECTOR AND DIRECTOR OF ENGINEERING;
21. ALL SIGN PERMIT REQUESTS SHALL BE VERIFIED BY TUSCAN VILLAGE REPRESENTATIVE FOR COMPLIANCE WITH TUSCAN VILLAGE SIGN STANDARDS PRIOR TO SUBMISSION TO TOWN;
22. MANAGE SNOW REMOVAL TO MINIMIZE LOSS OF PARKING SPACES;
23. ANY PROPOSED USES THAT INCREASE TRAFFIC GENERATION BEYOND AGGREGATE ESTIMATES IN TRAFFIC STUDY REQUIRE FURTHER APPROVAL FROM THE PLANNING BOARD;
24. ALL REPRESENTATIVES MADE BY APPLICANT OR AGENTS AND ALL NOTES ON PLANS ARE INCORPORATED AS PART OF APPROVAL;

NOTE:

1. AT THEIR MEETING ON APRIL 27, 2021, THE PLANNING BOARD VOTED TO APPROVE THE SITE PLAN FOR THE PROPOSED TUSCAN MARKET ROOF SIGN SUBJECT TO THE FOLLOWING CONDITIONS:
 - 1.1. CONDITIONAL USE PERMIT FOR ROOF SIGN ON PLAN
 - 1.2. ALL REPRESENTATIONS MADE BY APPLICANT OR AGENTS AND ALL NOTES ON PLANS ARE INCORPORATED AS PART OF APPROVAL
2. ON APRIL 27, 2021, THE SALEM PLANNING BOARD APPROVED THE CONDITIONAL USE PERMIT FOR A ROOF SIGN (236 SF) FOR TUSCAN MARKET.

PREPARED BY:

Tighe&Bond
www.tighebond.com
177 Corporate Drive
Portsmouth, NH 03801
(603) 433-8818

PREPARED FOR:
TUSCAN VILLAGE MASTER
DEVELOPMENT, LLC
63 MAIN STREET
SALEM, NH 03079

LANDSCAPE ARCHITECT:
HALVORSON
Tighe & Bond Studio
LANDSCAPE ARCHITECTURE
www.halvorsondesign.com
25 Kingston Street
Boston, MA 02211-2200
(617) 536-0626

PERMITTING/SURVEY/TRAFFIC
CONSULTANT:

GPI

GREENMAN-PEDERSEN INC.
181 BALLARDVALE STREET, SUITE 202
WILMINGTON, MA 01887

ENVIRONMENTAL CONSULTANT:
Gove Environmental Services, Inc.
8 Continental Drive, Bldg. 2, Unit H
Exeter, NH 03833

LIGHTING CONSULTANT:
Lumen Studio
175 Cabot Street, Suite 310
Lowell, MA 01854

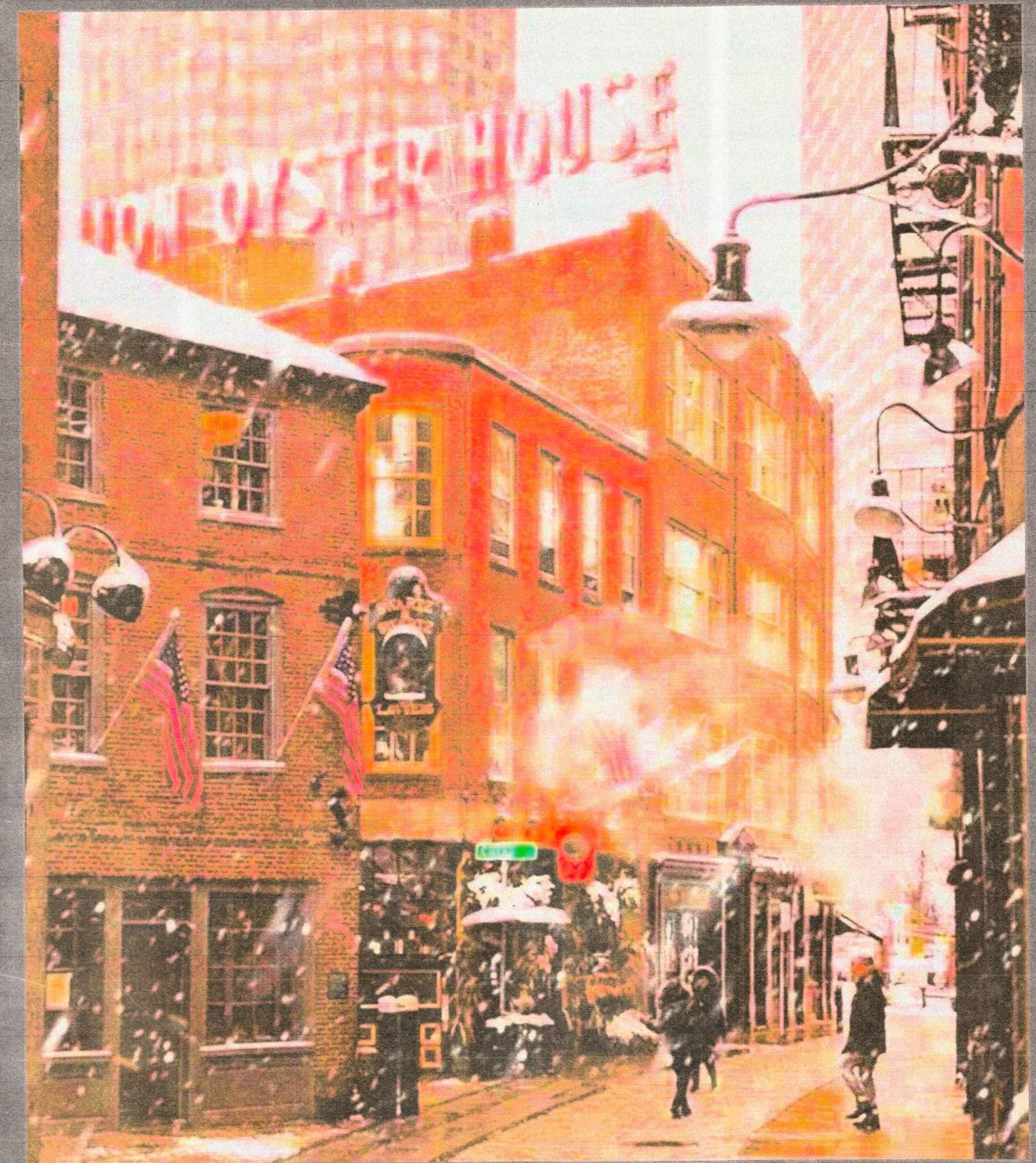
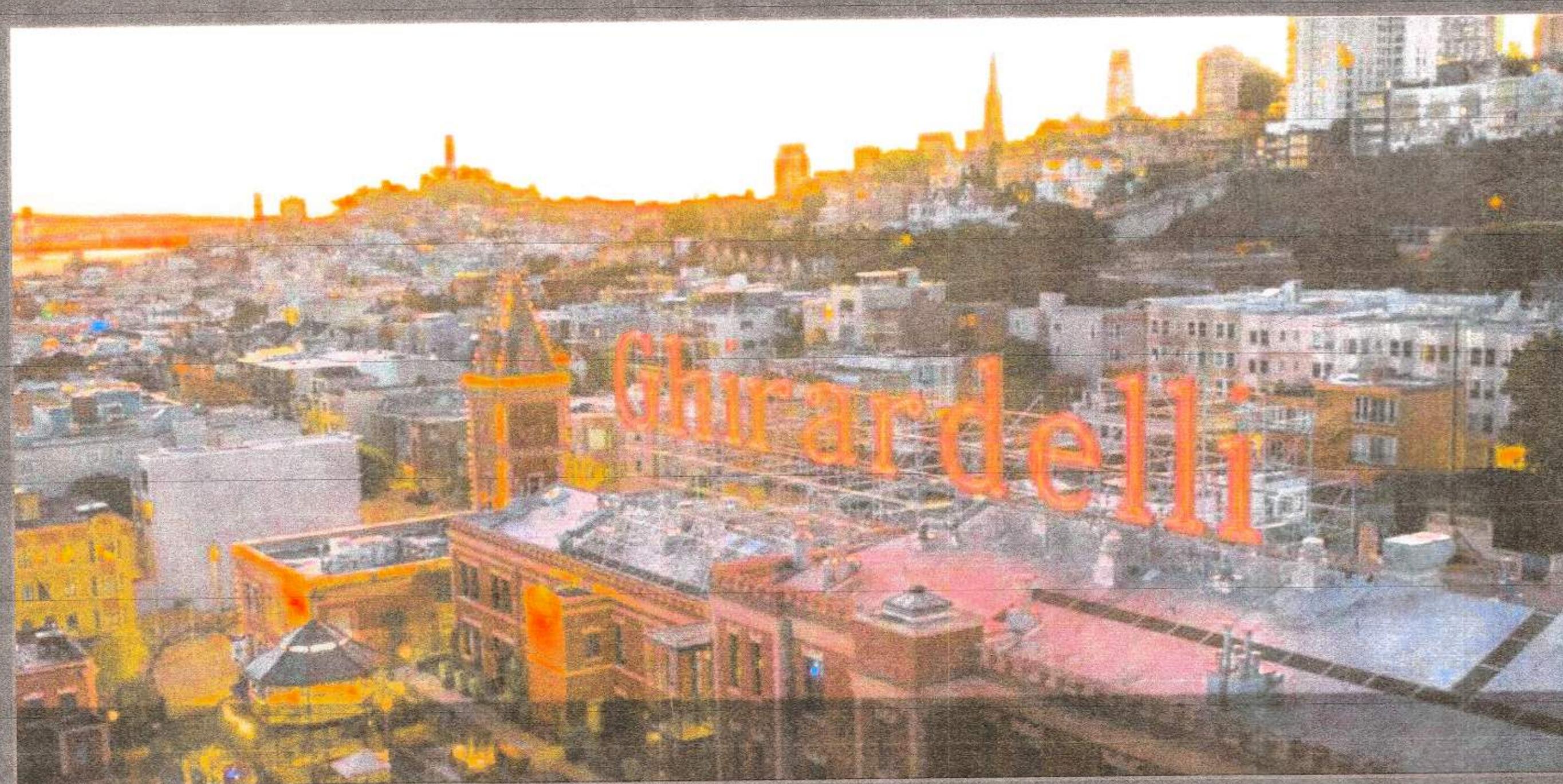
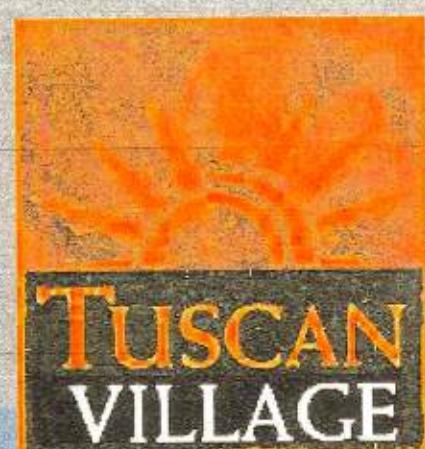
PERMIT PLANS - NOT FOR CONSTRUCTION

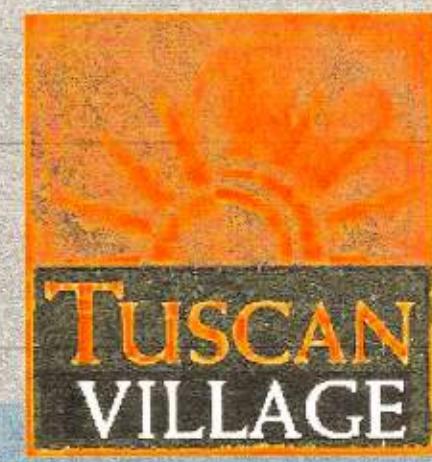
MARK	DATE	DESCRIPTION

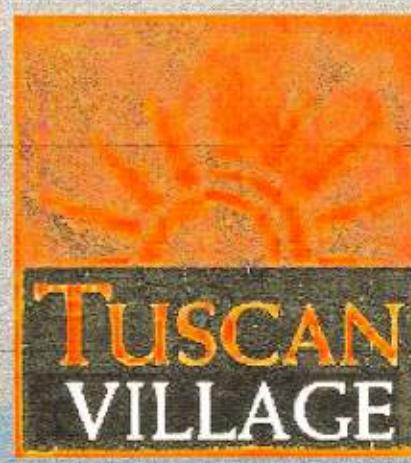
COVER SHEET
TUSCAN VILLAGE - TUSCAN MARKET ROOF SIGN
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
63 MAIN STREET
SALEM NH, 03079
SALEM PROPERTY MAP 108 LOT 12501

Tighe&Bond
www.tighebond.com
177 Corporate Drive
Portsmouth, NH 03801
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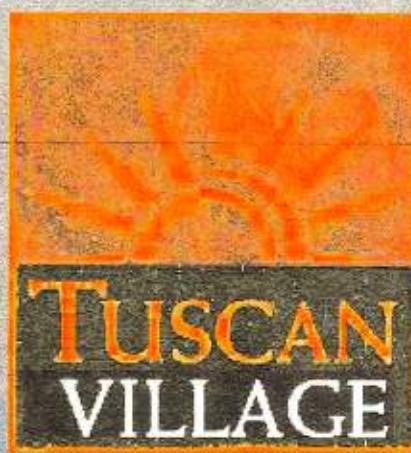
SCALE: AS SHOWN	DATE: May 20, 2021				
SALEM PLANNING BOARD APPROVAL					
 Approved 4/27/21 Signed 5/20/21					
OWNER					
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC 63 MAIN STREET SALEM, NH 03079					
ZONE: COMMERCIAL - INDUSTRIAL 'C'					
PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
M1775-005	M1775-005E-C-COV (PERMIT).dwg	BKC/AFS	JMP	BLM	G.100 (2)

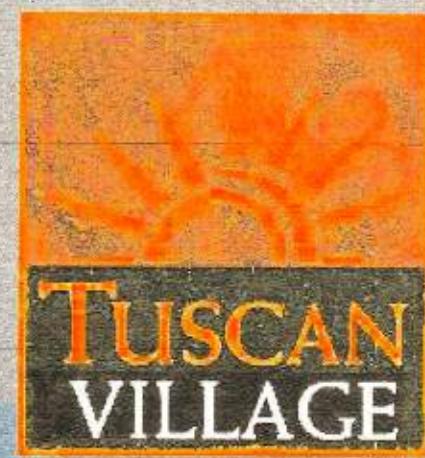


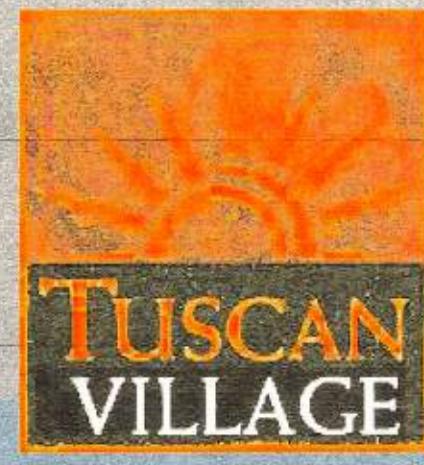


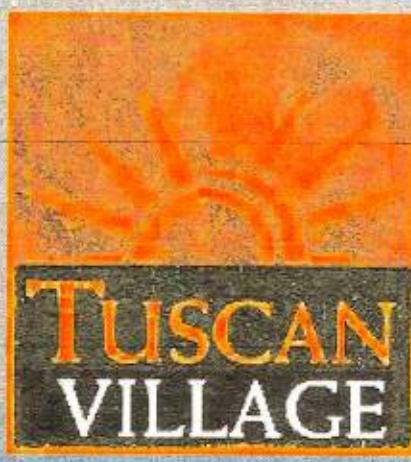




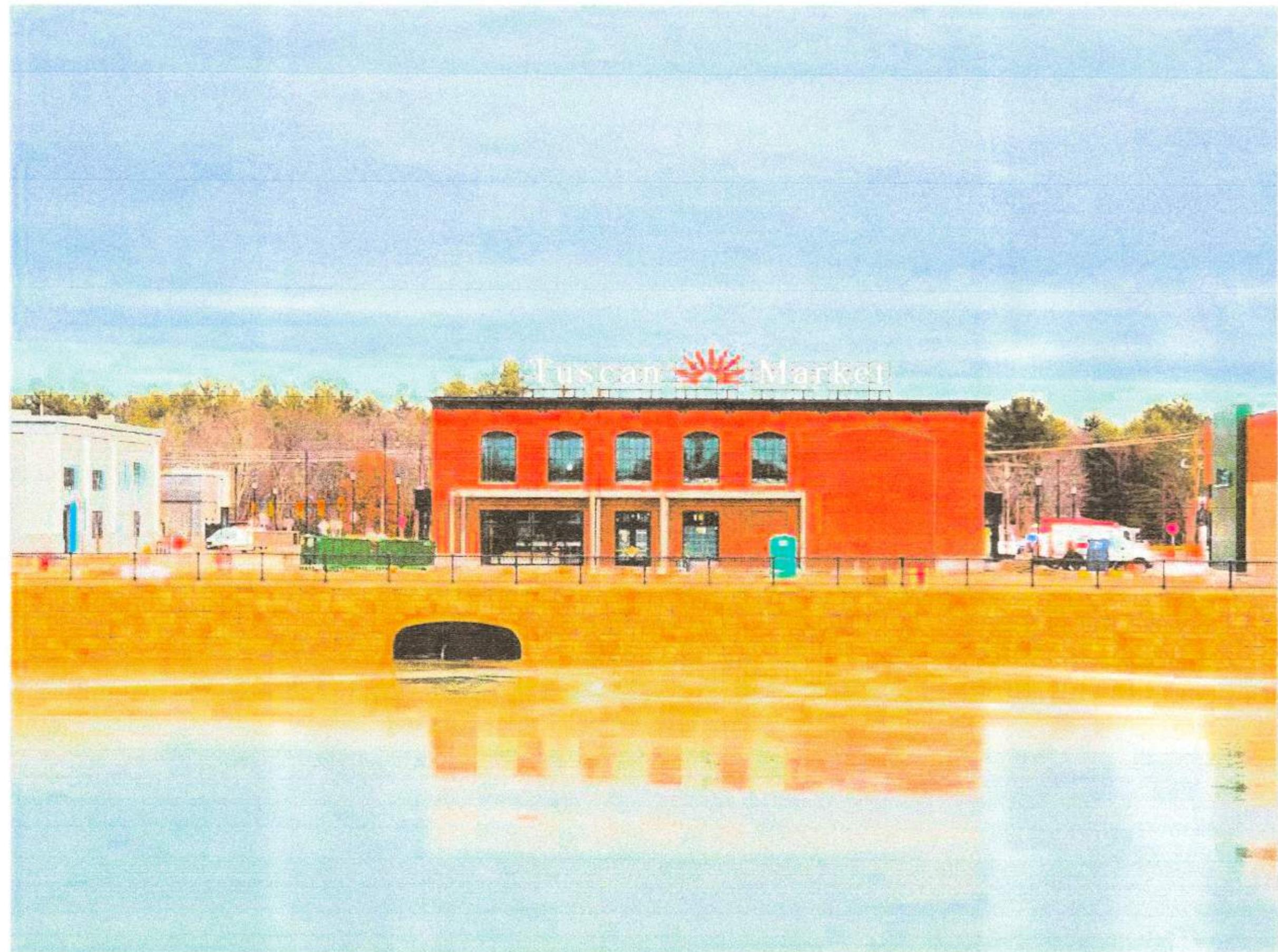






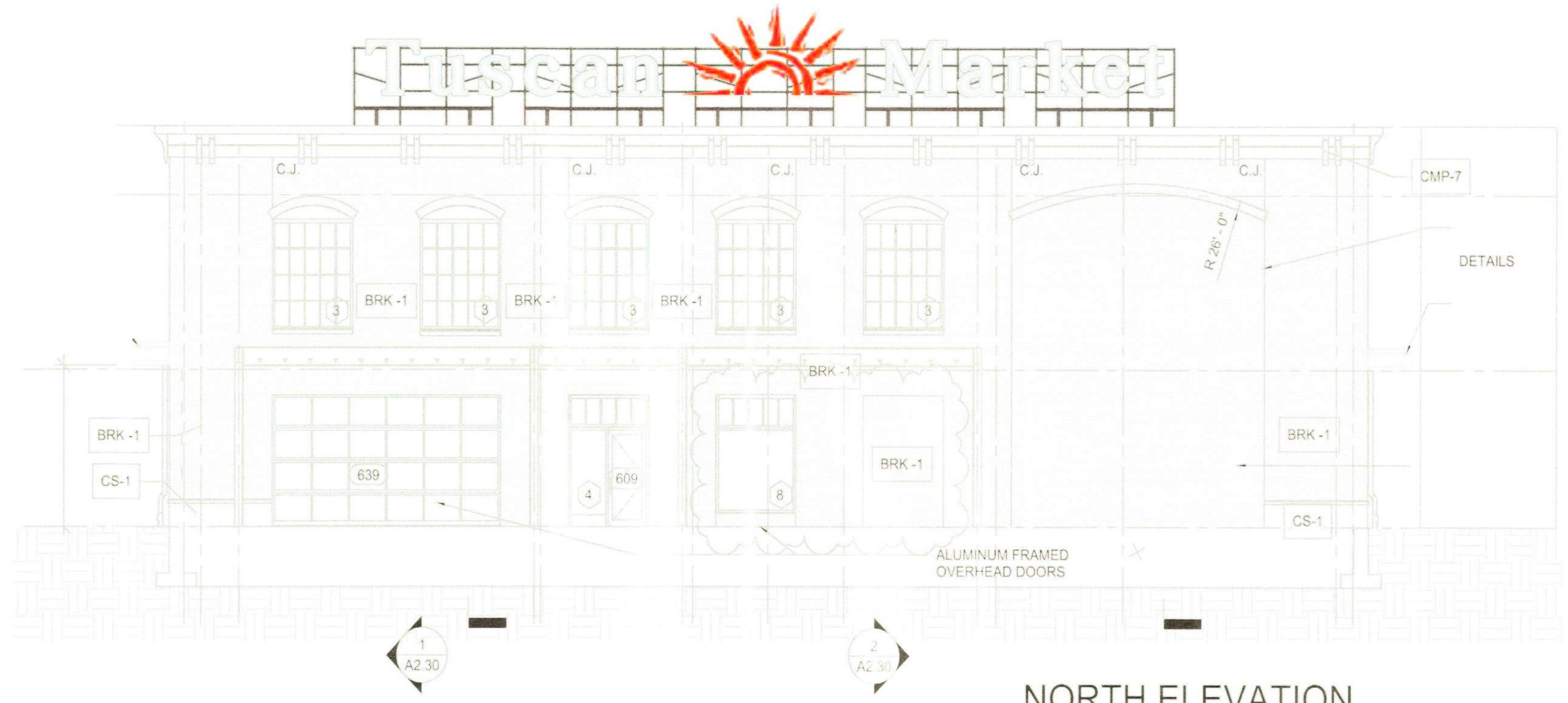
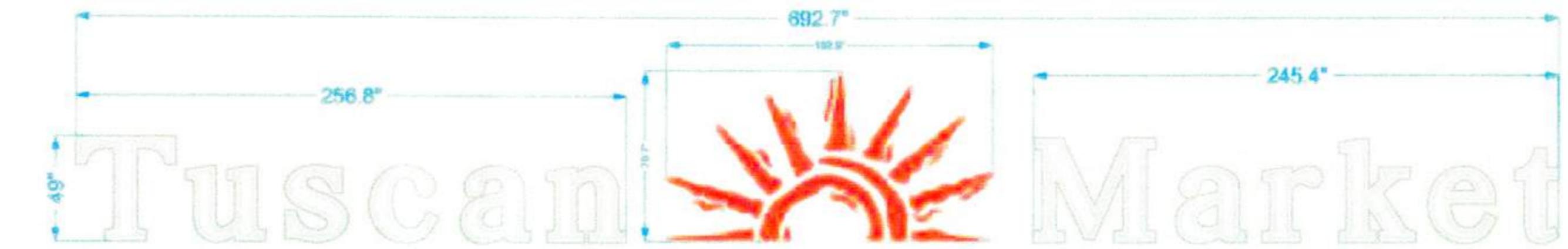
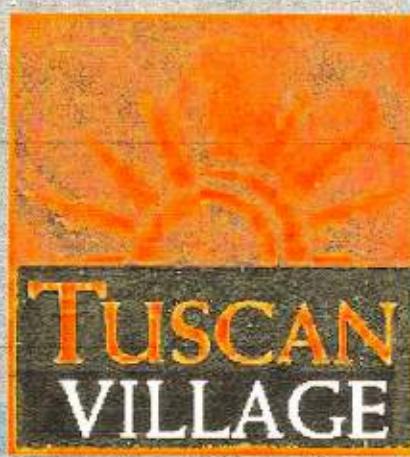


Day View

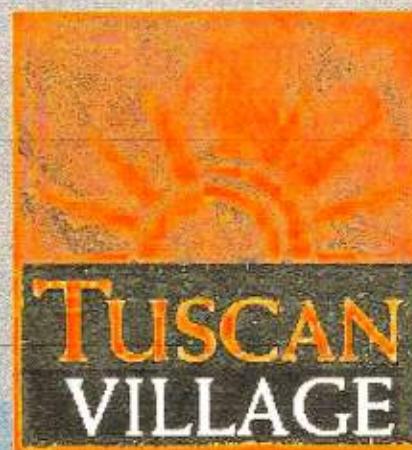


Night View





NORTH ELEVATION



Note: Letter Size Change

