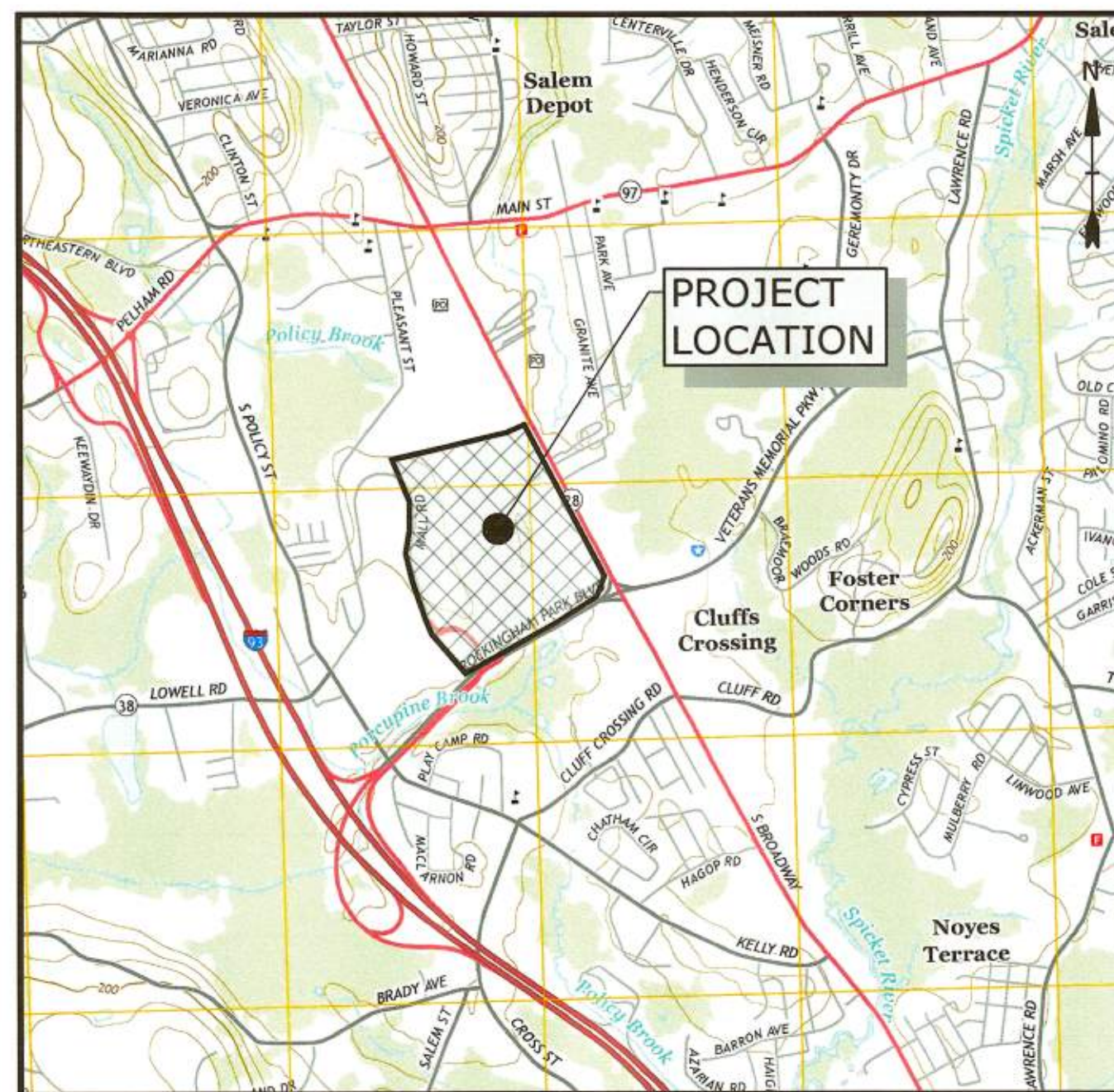
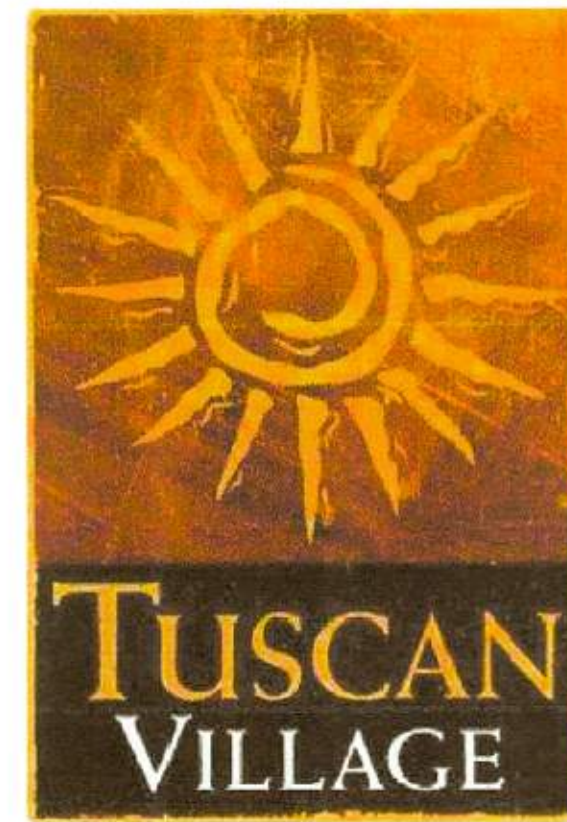


# TUSCAN VILLAGE

## TUSCAN MARKET ROOF SIGN

### MAP 108 LOT 12501

SALEM, NEW HAMPSHIRE  
MAY 20, 2021



LOCATION MAP  
SCALE: 1" = 200'

PERMITS & APPROVALS			
PROJECT	TYPE	PERMIT/APPROVAL NUMBER	APPROVED
SOUTH & CENTRAL VILLAGE	CONDITIONAL USE PERMIT <sup>1</sup>	N/A	6/18/2019
	ZONING VARIANCES <sup>2</sup>	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
	ALTERATION OF TERRAIN	AoT-1690	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
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
MASS GRADING	CONDITIONAL USE PERMIT	N/A	6/12/2018
	SITE PLAN APPROVAL	N/A	6/12/2018
FLOODPLAIN	ALTERATION OF TERRAIN	AoT-1456	7/11/2018
	NHDES WETLANDS	2016-03374	8/16/2019
	FEMA CLOMR	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:  
PRIOR TO BUILDING PERMIT:  
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 (AOT, NHDES-SEWER EXTENSION);  
4. NOTE CONDITIONAL USE PERMITS ON PLAN;  
5. RECORD SUBDIVISION PLAN SHOWING ACCESS/PARKING/UTILITY EASEMENTS;  
PRIOR TO OCCUPANCY:  
6. SUBMIT DRIVEWAY PERMIT FROM NHDOT;  
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 SELECTMEN;  
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 NHDOT 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 NHDOT 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:

- 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:
  - NOTE CONDITIONAL USE PERMIT FOR ROOF SIGN ON PLAN
  - ALL REPRESENTATIONS MADE BY APPLICANT OR AGENTS AND ALL NOTES ON PLANS ARE INCORPORATED AS PART OF APPROVAL
- 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

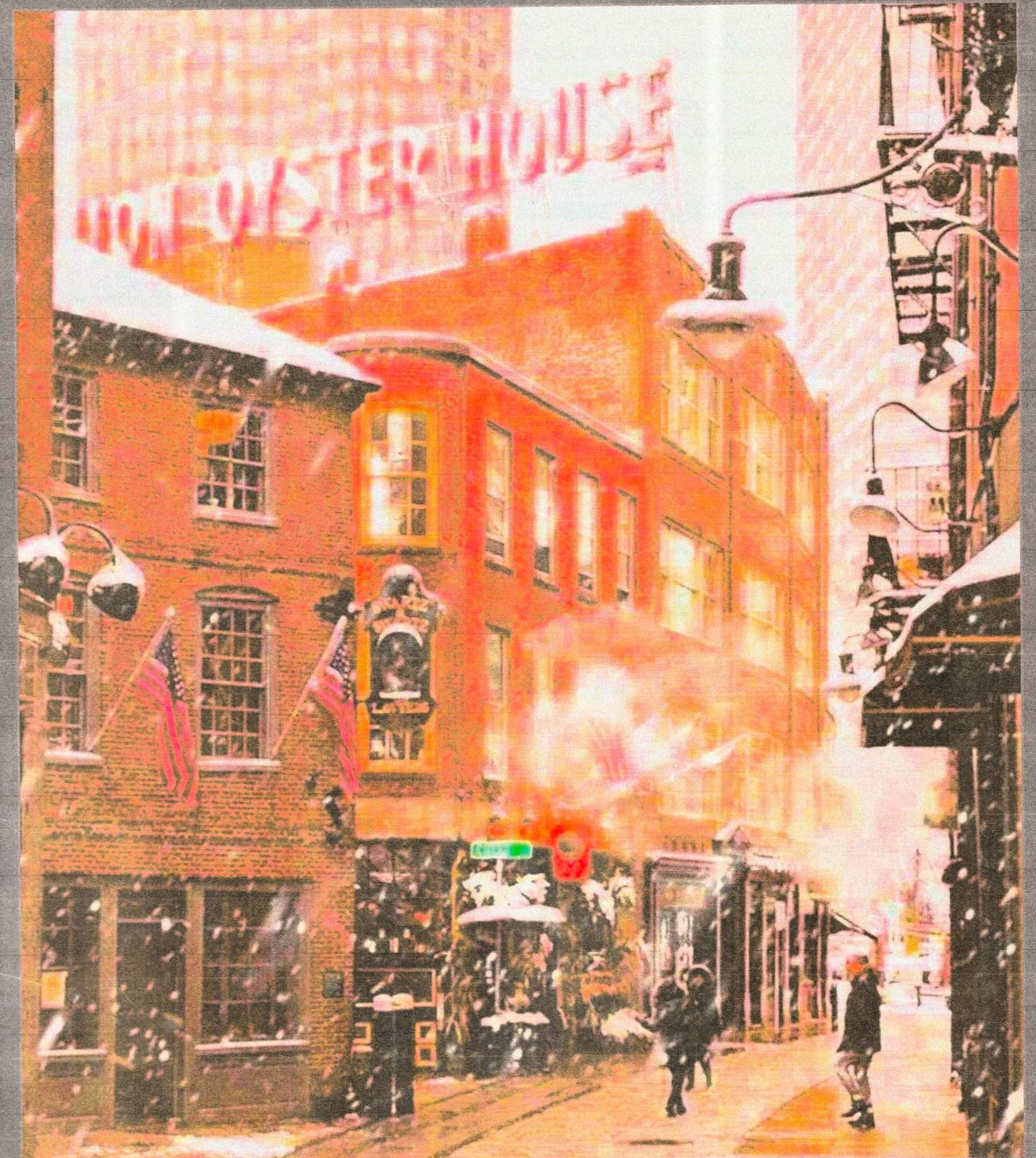
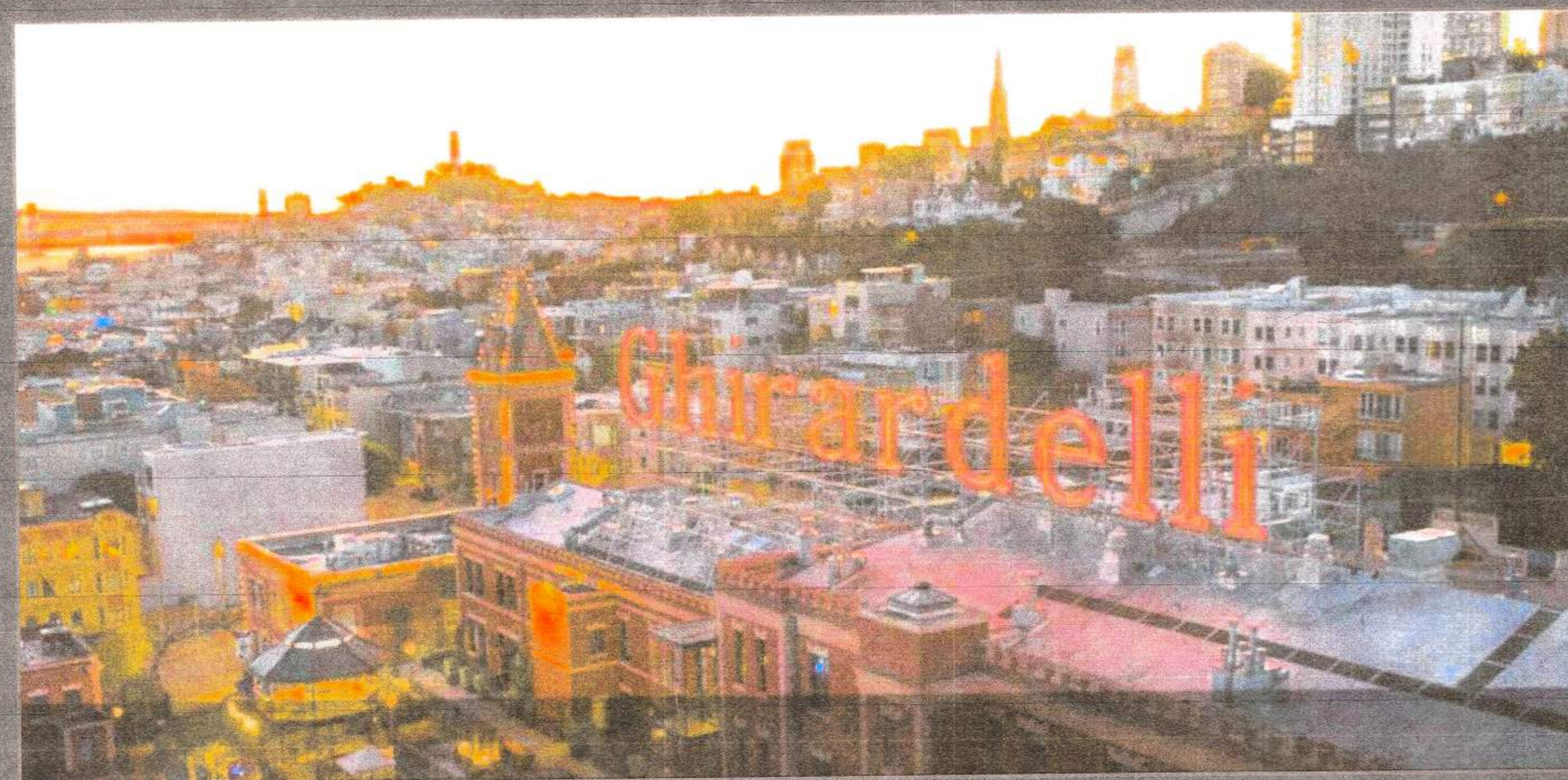
#### LIGHTING CONSULTANT:

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		
<b>Tighe &amp; Bond</b> www.tighebond.com 177 Corporate Drive Portsmouth, NH 03801 (603) 433-8818		
SCALE: AS SHOWN DATE: May 20, 2021		
SALEM PLANNING BOARD APPROVAL <i>Ross A. Thibault</i> 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: M1775-005	FILE: M1775-005E-C-COVR [PERMIT].dwg	DRAWN BY: BKC/AFS
CHECKED: JMP	APPROVED: BLM	SHEET: 6.100 (2)

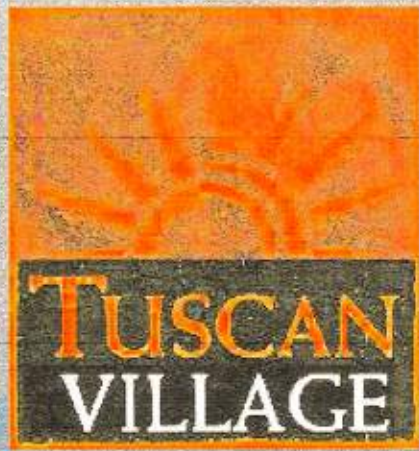












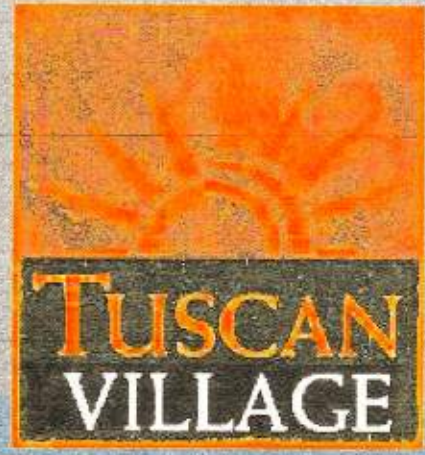




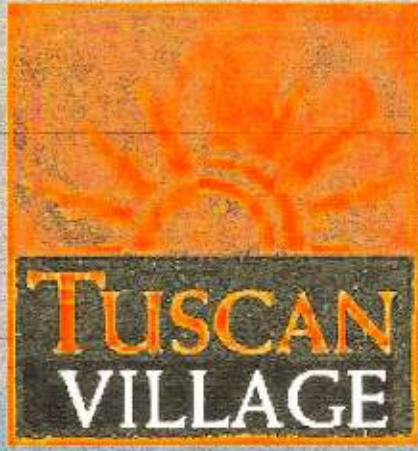




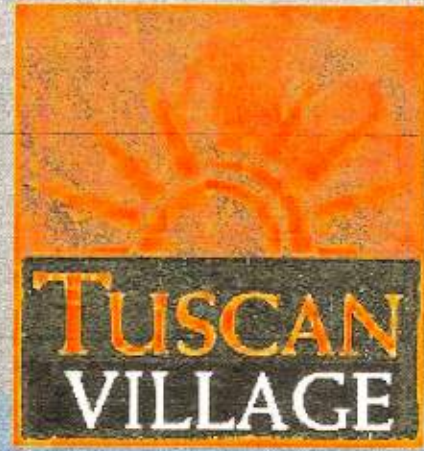




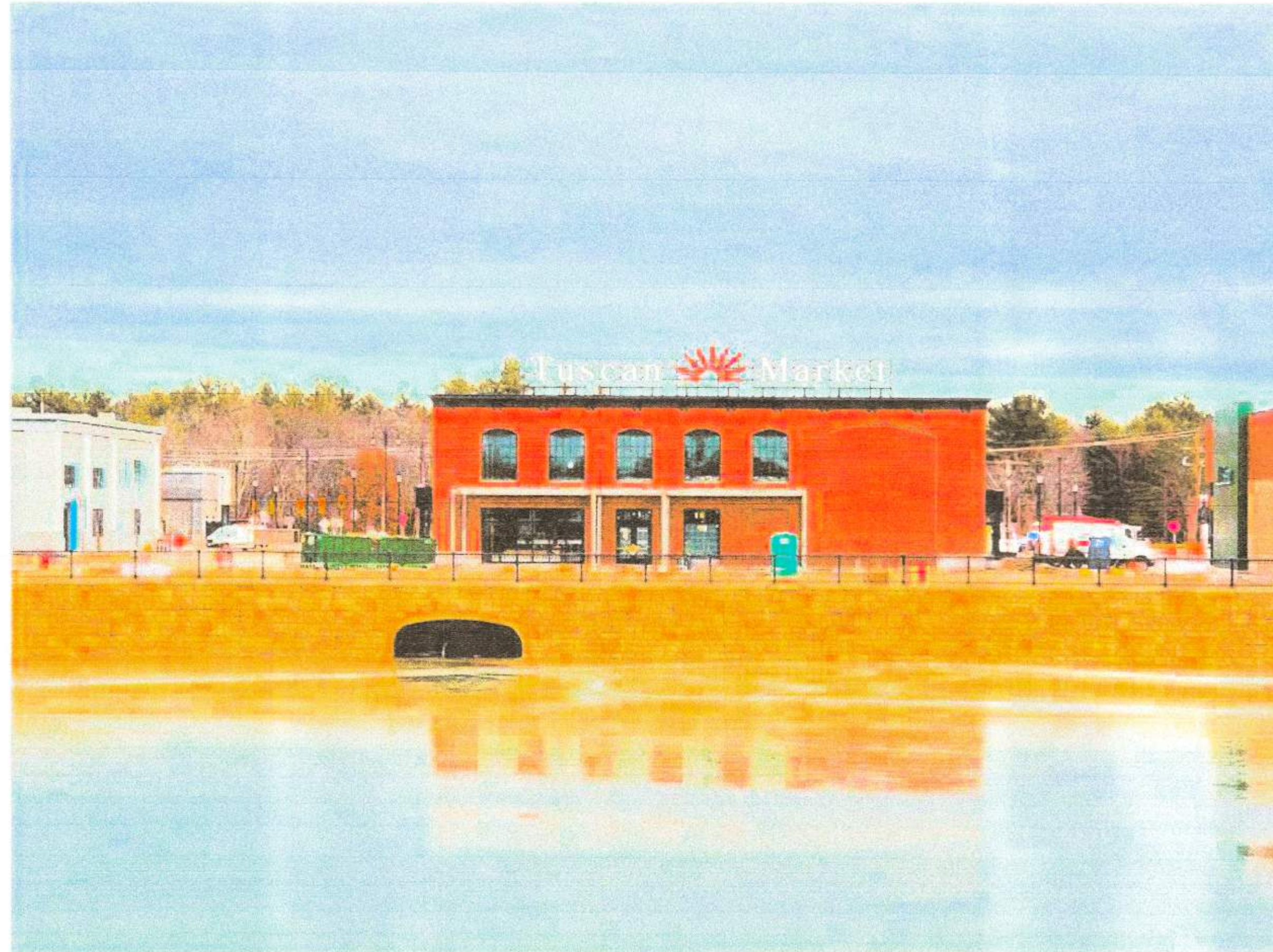








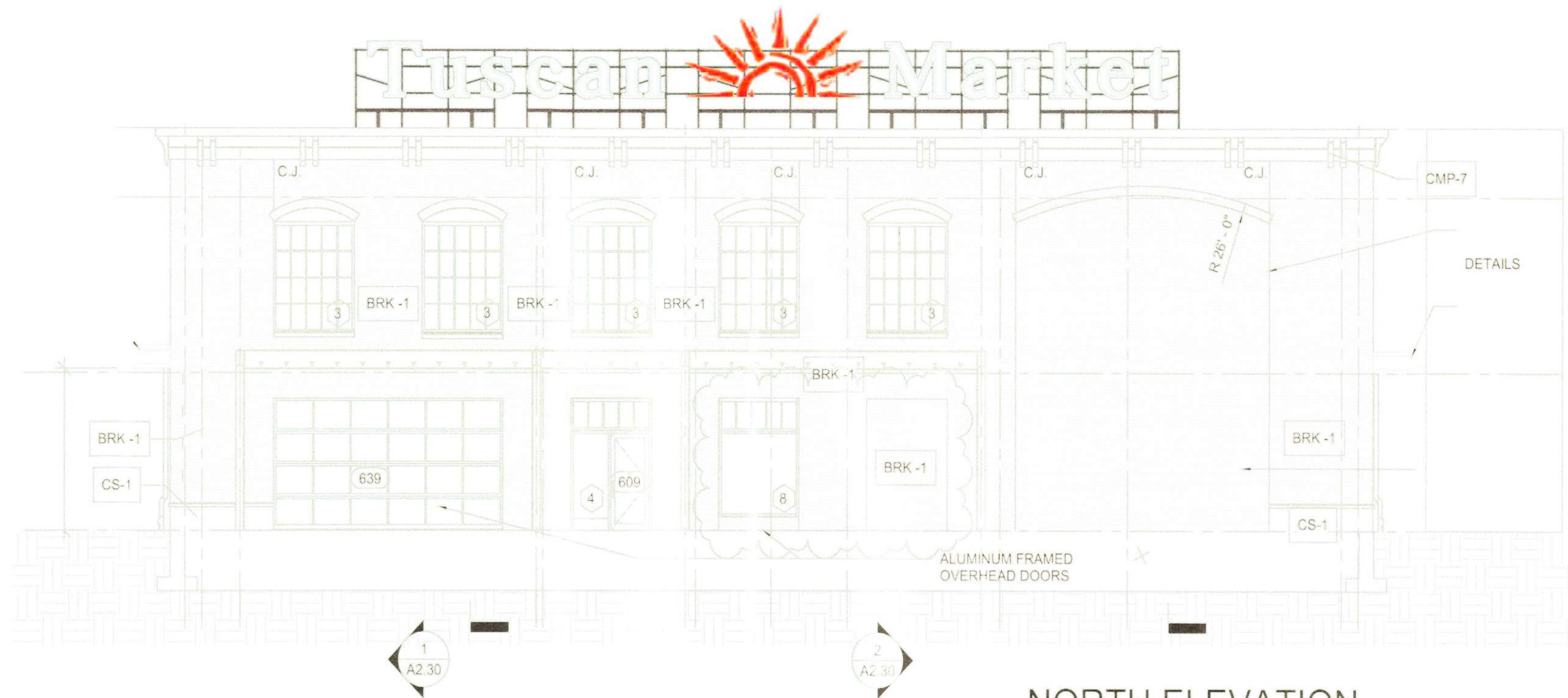
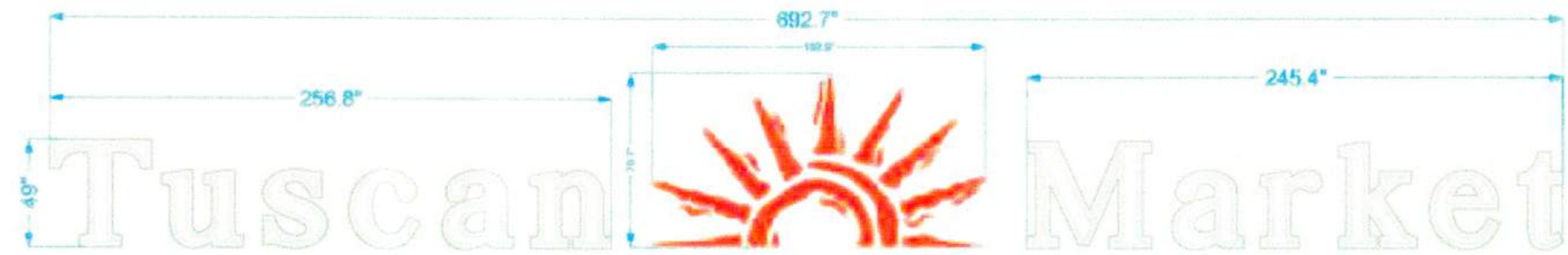
Day View



Night View

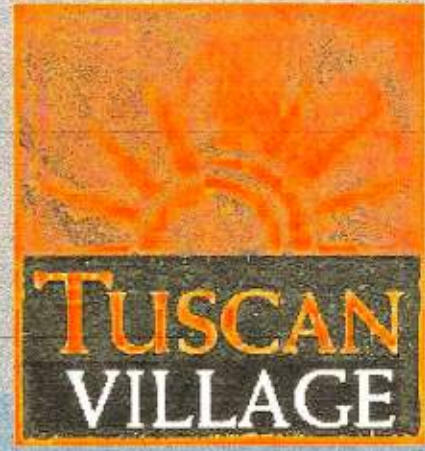




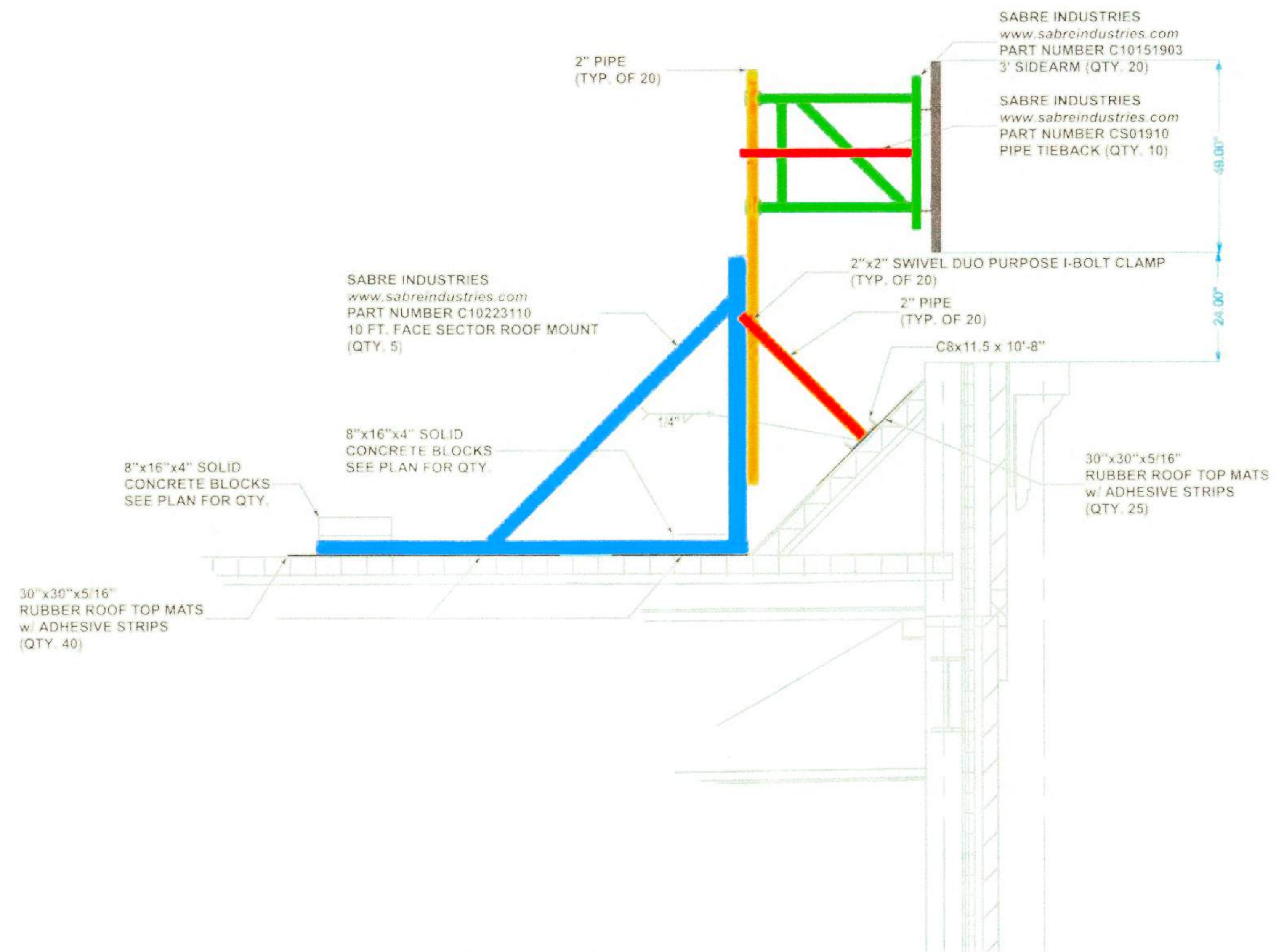


NORTH ELEVATION





Note: Letter Size Change

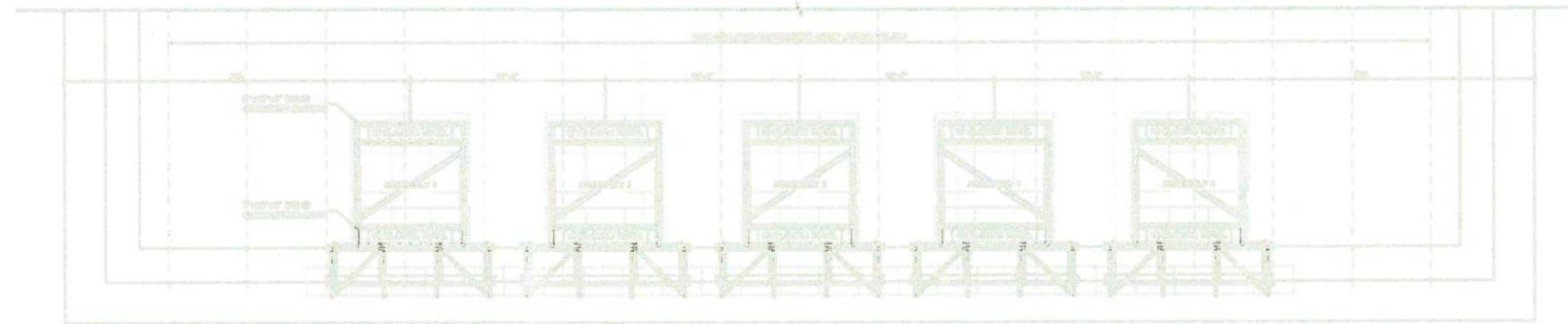


# ROOF SIGN ASSEMBLY SECTION

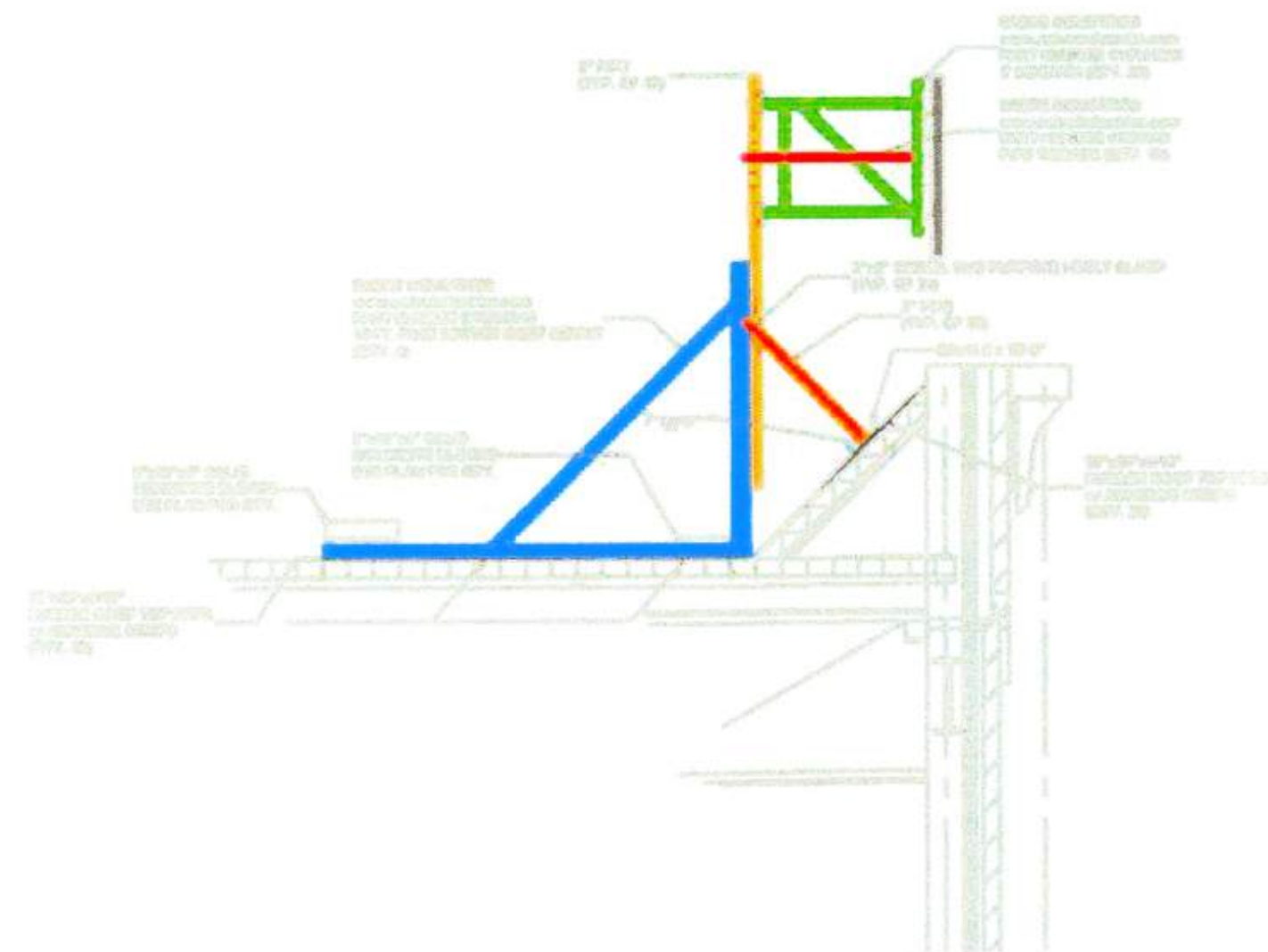
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2  
SF200

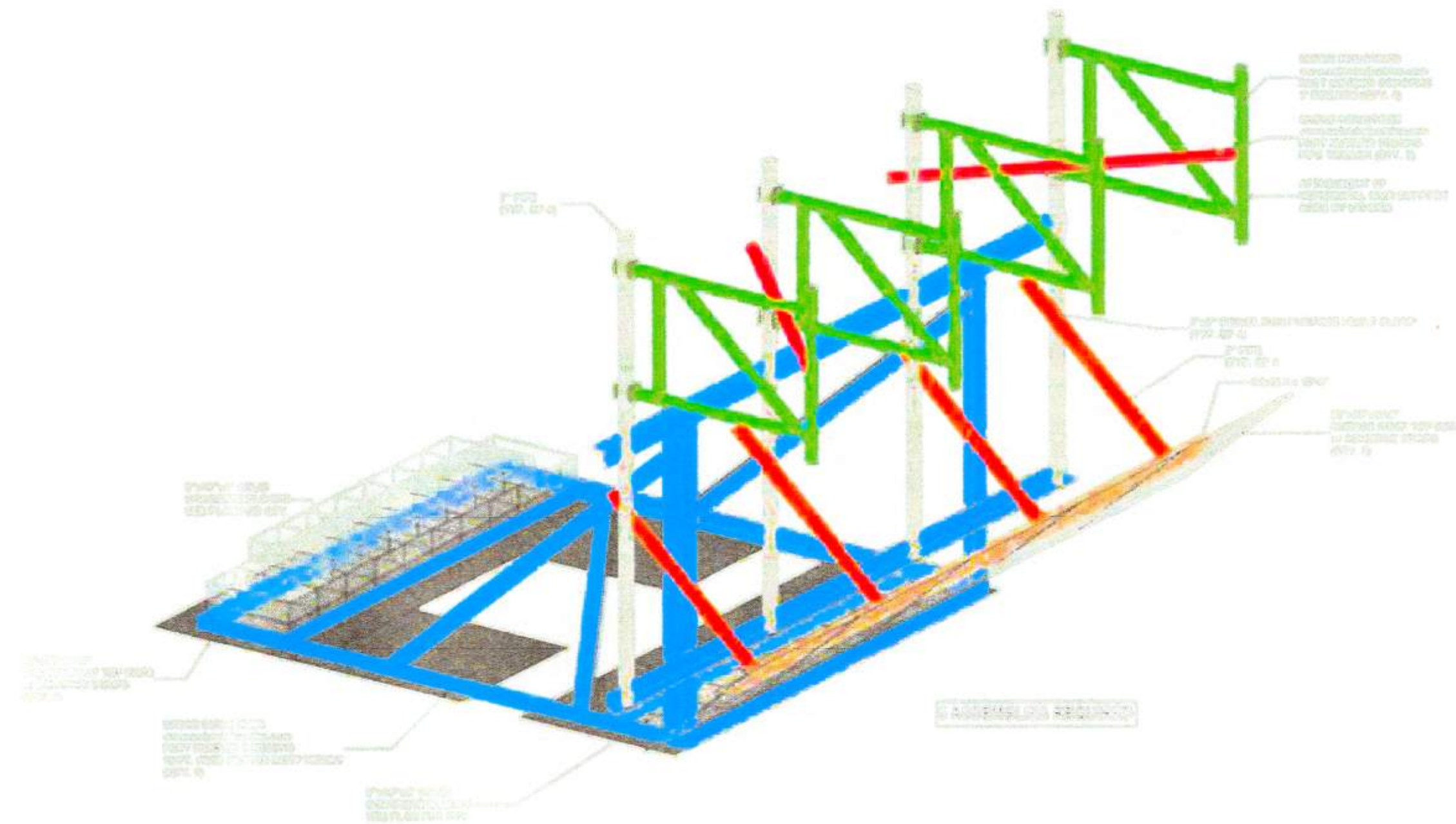




ROOF SIGN ASSEMBLY LOCATION  
SCALE: 1/8" = 1'-0"



ROOF SIGN ASSEMBLY SECTION  
SCALE: 1/8" = 1'-0"



ROOF SIGN ASSEMBLY PERSPECTIVE  
SCALE: 1/8" = 1'-0"