TOWN OF SALEM, NH

TUSCAN VILLAGE MASTER PLAN UPDATE

MAP 107 LOT 12605

BUILDINGS 5100 THRU 5800

14-24 TUSCAN BLVD

JUNE 3, 2025

LIST OF DRAWINGS	
SHEET NO.	DRAWING TITLE
1	COVER SHEET
2	PREVIOUSLY APPROVED MASTER PLAN 2.0
3	MASTER PLAN OVERVIEW
4	WEST VILLAGE DISTRICT
5	CHANGE OF USE PLAN/TABLE
6	PARKING PLAN
7	PARKING TABLE PLAN - WEST VILLAGE DISTRICT
8	STREETS OVERVIEW PLAN
9	PEDESTRIAN CIRCULATION PLAN
10	CURRENT BUS ROUTE / VALET PARKING
11	PERSPECTIVE VIEWS FOR WEST VILLAGE DISTRICT - OVERVIEW
12	PERSPECTIVE VIEWS FOR WEST VILLAGE DISTRICT - OVERVIEW
13	PERSPECTIVE VIEWS FOR WEST VILLAGE DISTRICT - CONDOMINIUMS
14	PERSPECTIVE VIEWS FOR WEST VILLAGE DISTRICT - CONDOMINIUMS
15	PERSPECTIVE VIEWS FOR WEST VILLAGE DISTRICT - CONDOMINIUMS
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19	PERSPECTIVE VIEWS FOR WEST VILLAGE DISTRICT - WORKFORCE HOUSING
20	PERSPECTIVE VIEWS FOR WEST VILLAGE DISTRICT - WORKFORCE HOUSING
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23	PERSPECTIVE VIEWS FOR WEST VILLAGE DISTRICT - RETAIL/RESTAURANTS
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37	OVERLOOK PARK NICHE 2 - CONCEPT 1
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NOTES:

1. THIS SET OF PLANS REPRESENTS AN UPDATE TO THE TUSCAN VILLAGE MASTER PLAN 2.0, WHICH WAS APPROVED ON AUGUST 22, 2023. THIS UPDATE INCLUDES CHANGES FOR THE FOLLOWING BUILDINGS:

   BUILDING 5100: MEDICAL OFFICE BUILDING (2.5 STORIES, 125,000 SF)
   BUILDING 5200: FURNITURE AND FURNISHINGS/ RESTAURANT (1-2 STORIES, 66,750 SF)
   BUILDING 5300: RESTAURANT (1 STORY, 3,000 SF)
   BUILDING 5400: RESTAURANT (1 STORY, 3,000 SF)
   BUILDING 5500: RESTAURANT (1 STORY, 7,000 SF)
   BUILDING 5600: RESIDENTIAL CONDOS (6 STORIES, 133 UNITS, 350,000 SF)
   BUILDING 5700: WORKFORCE HOUSING (4 STORIES, 50 UNITS, 57,000 SF)
   BUILDING 5800: HOTEL (6 STORIES, 150 ROOMS, 120,000 SF)

2. ON AUGUST 22, 2023, THE SALEM PLANNING BOARD APPROVED THE TUSCAN VILLAGE MASTER PLAN UPDATE 2.0 SUBJECT TO THE FOLLOWING CONDITIONS:

PRIOR TO SITE PLAN APPROVAL FOR INDIVIDUAL PROJECTS:

a. UPDATE 2/6/21 PARKING MANAGEMENT PLAN; SUBMIT ANNUAL PARKING DEMAND STUDY FOR DECEMBER 2022;
b. ADD AREAS IN FRONT OF BUILDING 5300 AND IN BETWEEN BUILDINGS 1200 AND 1300 TO RECREATION/OPEN SPACE OVERVIEW PLAN;

PRIOR TO OCCUPANCY OF INDIVIDUAL PROJECTS (BUILDING #1300):

c. BUILD RECREATION AREA(S) OF SUFFICIENT SIZE AND CHARACTER FOR NEW DEVELOPMENT;

OTHER:

d. UPDATE DESMAN SHARED PARKING REPORT USING THE 2023 PARKING DEMAND STUDY BY 2/28/24; CONDUCT DRIVEWAY COUNTS AT ALL EIGHT "GATEWAY" IN DECEMBER 2024 TO VERIFY COMPLIANCE WITH THE "TRIP GENERATION BUDGET", SUBMIT SUMMARY REPORT BY 2/1/25 AND ADDRESS IF NECESSARY; COMPLY WITH PARKING MANAGEMENT PLAN DATED 2/6/21, AS AMENDED AND APPROVED BY TOWN; APPLICANT MUST OPERATE SITE SO THAT PARKING LOT CAPACITY IS NOT EXCEEDED;
e. COMPLY WITH MAXIMUM 70% LOT COVERAGE FOR SOUTH TUSCAN VILLAGE (120 ACRES MINUS LIBERTY UTILITIES PARCEL);
f. THE PLANNING BOARD HAS DETERMINED THAT THE CURRENT IMPACT FEE SCHEDULE IS INSUFFICIENT AND WITHOUT AMENDMENTS HAVE FOUND THIS PROPOSAL TO BE PREMATURE, THEREFORE THE APPLICANT WILL PAY IMPACT FEES FOR ANY NEW PROJECTS THAT HAVE NOT BEEN CONSTRUCTED TO DATE IN ACCORDANCE WITH THE IMPACT FEE SCHEDULE AS AMENDED REGARDLESS OF THE TIMING AND IMPLEMENTATION OF THE REVISED IMPACT FEES, PER J. FARO 7/27/23 MEMO;
g. THE APPLICANT COMMITS TO PROVIDING WORKFORCE HOUSING, AS DEFINED BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, UNITS EQUAL TO AT LEAST 10% OF ANY ADDITIONAL RESIDENTIAL UNITS ON SITE (120-ACRE PARCEL) PER J. FARO 7/27/23 MEMO;
h. ALL REPRESENTATIONS (INCLUDING 7/27/23 J. FARO MEMO) BY APPLICANT OR AGENTS, ALL DOCUMENTS SUBMITTED AS PART OF THE APPLICATION, AND ALL NOTES ON PLANS ARE INCORPORATED AS PART OF THE APPROVAL.

MARK	DATE	DESCRIPTION

COVER SHEET

TUSCAN VILLAGE MASTER PLAN UPDATE 3.0
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
SALEM PROPERTY MAP 107 LOT 12605
14-24 TUSCAN BOULEVARD

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

SCALE: AS SHOWN

DATE: JUNE 3, 2025

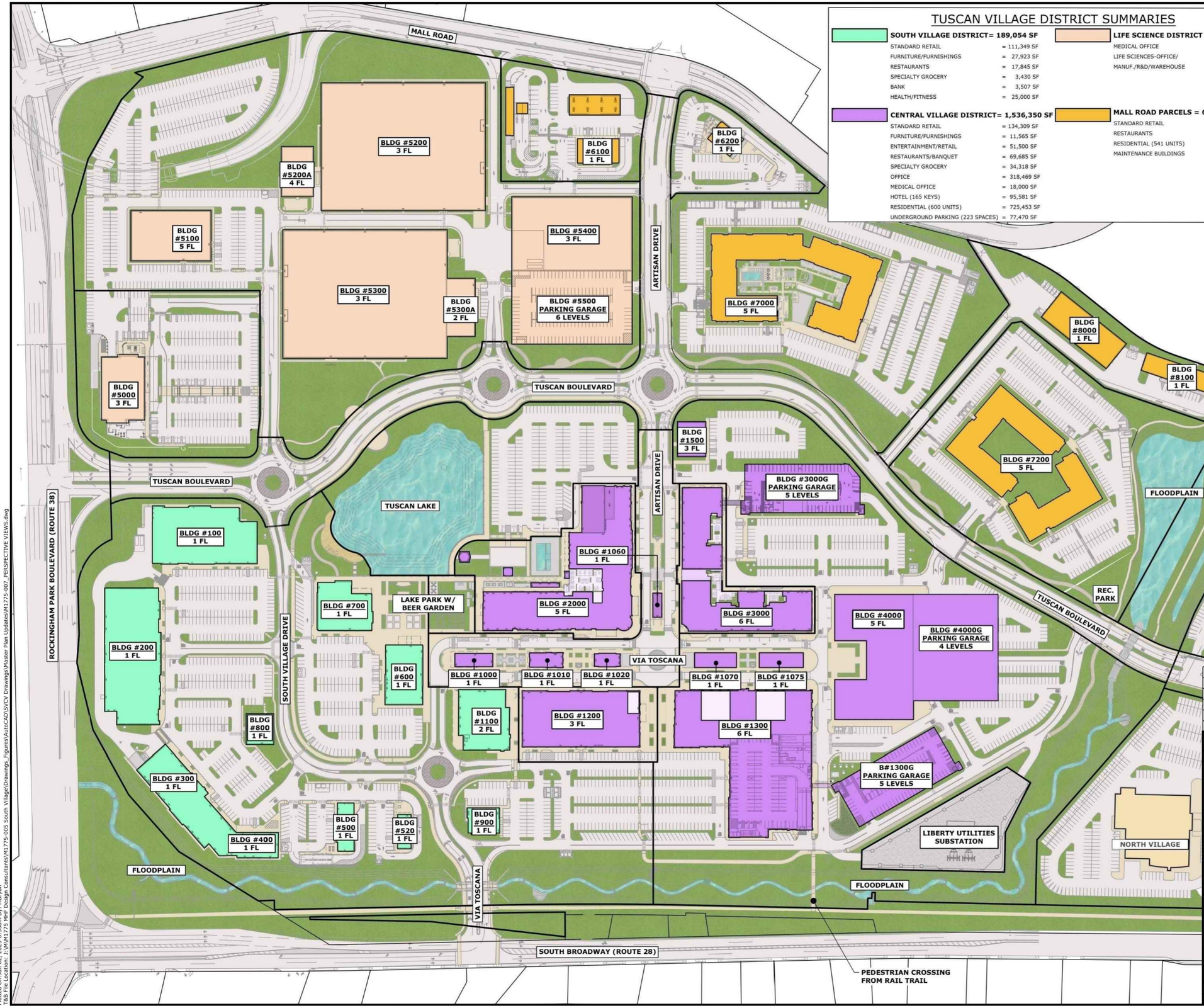
SALEM PLANNING BOARD APPROVAL

OWNER
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
P.O. BOX 1684
SALEM, NH 03079

ZONE: COMMERCIAL - INDUSTRIAL 'C'/ LARGE SCALE REDEVELOPMENT

PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
M1775-005	M1775-005-COVER.dwg	MAB/BKC	BKC/JMP	JMP	1

Last Saved Date: 5/30/2025
Plotted On:Jun 02, 2025-8:40am By: MBryan
T&B File Location: \\tighebond.com\data\Data\Projects\M\M1775 MHF Design Consultants\M1775-005 South Village\Drawings_Figures\AutoCAD\SVCV Drawings\Master Plan Updates\M1775-005-COVER.dwg



TUSCAN VILLAGE DISTRICT SUMMARIES

SOUTH VILLAGE DISTRICT= 189,054 SF

STANDARD RETAIL	= 111,349 SF
FURNITURE/FURNISHINGS	= 27,923 SF
RESTAURANTS	= 17,845 SF
SPECIALTY GROCERY	= 3,430 SF
BANK	= 3,507 SF
HEALTH/FITNESS	= 25,000 SF

CENTRAL VILLAGE DISTRICT= 1,536,350 SF

STANDARD RETAIL	= 134,309 SF
FURNITURE/FURNISHINGS	= 11,565 SF
ENTERTAINMENT/RETAIL	= 51,500 SF
RESTAURANTS/BANQUET	= 69,685 SF
SPECIALTY GROCERY	= 34,318 SF
OFFICE	= 318,469 SF
MEDICAL OFFICE	= 18,000 SF
HOTEL (165 KEYS)	= 95,581 SF
RESIDENTIAL (600 UNITS)	= 725,453 SF
UNDERGROUND PARKING (223 SPACES)	= 77,470 SF

LIFE SCIENCE DISTRICT = 1,275,555 SF

MEDICAL OFFICE	= 62,415 SF
LIFE SCIENCES-OFFICE/ MANUF./R&D/WAREHOUSE	= 1,213,140 SF

MALL ROAD PARCELS = 631,594 SF

STANDARD RETAIL	= 9,500 SF
RESTAURANTS	= 5,000 SF
RESIDENTIAL (541 UNITS)	= 590,094 SF
MAINTENANCE BUILDINGS	= 27,000 SF

TUSCAN VILLAGE MASTER PLAN UPDATE BUILDING USE SUMMARY

STANDARD RETAIL	= 255,158 SF
SPECIALTY GROCERY	= 37,748 SF
FURNITURE/FURNISHINGS	= 39,488 SF
ENTERTAINMENT/RETAIL	= 51,500 SF
RESTAURANTS/ BANQUET	= 87,530 SF
BANK/OFFICE	= 321,976 SF
HEALTH/FITNESS	= 25,000 SF
HOTEL (165 KEYS)	= 95,581 SF
RESIDENTIAL (1141 UNITS)	= 1,315,547 SF
MEDICAL OFFICE	= 80,415 SF
UNDERGROUND PARKING	= 77,470 SF
LIFE SCIENCES - OFFICES/MANUFACTURING/R&D/ WAREHOUSE	= 1,213,140 SF
MAINTENANCE BUILDINGS	= 27,000 SF
TOTAL AREA	**= 3,632,553 SF**

GENERAL NOTES:

1. COMPLIANCE WITH THE LOT COVERAGE FOR 70% IS REQUIRED.
2. A WORK FORCE HOUSING PROJECT (74 UNITS) ON MAIN STREET HAS BEEN PROPOSED TO ACCOMMODATE 10% OF THE ADDITIONAL NEW MARKET RATE RESIDENTIAL UNITS PROPOSED FOR TUSCAN VILLAGE INCLUDING THE 300 UNITS FOR BUILDING 1300. ANY ADDITIONAL RESIDENTIAL PROPOSED WILL INCLUDE 10% AFFORDABLE ON-SITE.
3. FOR OPEN SPACE/RECREATIONAL AREAS WITHIN TUSCAN VILLAGE SEE SHEETS NUMBERED 9 & 12 - 15.
4. THE 1141 RESIDENTIAL UNITS ARE BROKEN DOWN AS FOLLOWS:
   - 4.1. BLDG 7000 - 281 RENTAL UNITS
   - 4.2. BLDG 7200 - 260 RENTAL UNITS
   - 4.3. BLDG 2000 - 70 CONDO UNITS
   - 4.4. BLDG 3000 - 230 RENTAL UNTIS
   - 4.5. BLDG 1300 - 300 RENTAL UNITS

MARK	DATE	DESCRIPTION

PREVIOUSLY APPROVED MASTER PLAN 2.0

TUSCAN VILLAGE MASTER PLAN UPDATE 3.0
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
SALEM PROPERTY MAP 107 LOT 12605
14-24 TUSCAN BOULEVARD

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

SCALE: AS SHOWN

DATE: JUNE 3, 2025

SALEM PLANNING BOARD APPROVAL

OWNER
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
P.O. BOX 1684
SALEM, NH 03079

ZONE: COMMERCIAL - INDUSTRIAL 'C'/ LARGE SCALE REDEVELOPMENT

PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
M1775-005	M1775-007_PERSPECTIVE VIEWS.dwg	MAB/BKC	BKC/JMP	JMP	2

Last Saved Date: 5/30/2025
Plotted On: Jun 02, 2025-8:53am By: MBryan
T&B File Location: J:\M\M1775 MHF Design Consultants\M1775-005 South Village\Drawings_Figures\AutoCAD\SVCV Drawings\Master Plan Updates\M1775-007_PERSPECTIVE VIEWS.dwg

TUSCAN VILLAGE DISTRICT SUMMARIES

SOUTH VILLAGE DISTRICT= 197,604 SF

STANDARD RETAIL	= 111,349 SF
FURNITURE/FURNISHINGS	= 27,923 SF
RESTAURANTS	= 17,845 SF
BEER GARDEN	= 8,550 SF
SPECIALTY GROCERY	= 3,430 SF
BANK	= 3,507 SF
HEALTH/FITNESS	= 25,000 SF

CENTRAL VILLAGE DISTRICT= 1,446,511 SF

STANDARD RETAIL	= 147,604 SF
FURNITURE/FURNISHINGS	= 11,565 SF
ENTERTAINMENT/RETAIL	= 25,000 SF
RESTAURANTS/BANQUET	= 68,906 SF
GRAND LAWN TENT	= 4,545 SF
SPECIALTY GROCERY	= 34,318 SF
OFFICE	= 256,069 SF
HOTEL (165 KEYS)	= 95,581 SF
RESIDENTIAL (600 UNITS)	= 725,453 SF
UNDERGROUND PARKING (206 SPACES)	= 77,470 SF

WEST VILLAGE DISTRICT = 793,165 SF

MEDICAL OFFICE	= 187,415 SF
FURNITURE/FURNISHINGS	= 60,000 SF
RESTAURANT	= 18,750 SF
RESIDENTIAL (183 UNITS)	= 407,000 SF
HOTEL (150 KEYS)	= 120,000 SF

MALL ROAD PARCELS = 631,594 SF

STANDARD RETAIL	= 9,500 SF
RESTAURANTS	= 5,000 SF
RESIDENTIAL (541 UNITS)	= 590,094 SF
MAINTENANCE BUILDINGS	= 27,000 SF

TUSCAN VILLAGE MASTER PLAN UPDATE

BUILDING USE SUMMARY

STANDARD RETAIL	=	255,158 SF
SPECIALTY GROCERY	=	37,748 SF
FURNITURE/FURNISHINGS	=	99,488 SF
ENTERTAINMENT/RETAIL	=	51,500 SF
RESTAURANTS/ BANQUET	=	106,280 SF
BANK/OFFICE	=	321,976 SF
HEALTH/FITNESS	=	25,000 SF
HOTEL (315 KEYS)	=	215,581 SF
RESIDENTIAL (1324 UNITS)	=	1,722,547 SF
MEDICAL OFFICE	=	205,415 SF
UNDERGROUND PARKING (206 SPACES)	=	77,470 SF
MAINTENANCE BUILDINGS	=	27,000 SF
TOTAL AREA		**= 3,145,163 SF**

GENERAL NOTES:

1. COMPLIANCE WITH THE LOT COVERAGE FOR 70% IS REQUIRED.
2. A WORK FORCE HOUSING PROJECT (50 UNITS) IS PROPOSED IN THE WEST VILLAGE DISTRICT TO ACCOMMODATE 10% OF THE ADDITIONAL NEW MARKET RATE RESIDENTIAL UNITS PROPOSED FOR TUSCAN VILLAGE, INCLUDING THE 133 UNITS FOR BUILDING 5600. ANY ADDITIONAL RESIDENTIAL PROPOSED WILL INCLUDE 10% AFFORDABLE ON-SITE.
3. FOR OPEN SPACE/RECREATIONAL AREAS WITHIN TUSCAN VILLAGE SEE SHEET NUMBERED (17-22)
4. THE 1324 RESIDENTIAL UNITS ARE BROKEN DOWN AS FOLLOWS:
   - 4.1. BLDG 7000 - 281 RENTAL UNITS
   - 4.2. BLDG 7200 - 260 RENTAL UNITS
   - 4.3. BLDG 2000 - 70 CONDO UNITS
   - 4.4. BLDG 3000 - 230 RENTAL UNITS
   - 4.5. BLDG 1300 - 300 RENTAL UNITS
   - 4.6. BLDG 5600 - 133 CONDO UNITS
   - 4.7. BLDG 2700 - 50 WORKFORCE HOUSING UNITS

MARK	DATE	DESCRIPTION

MASTER PLAN OVERVIEW

TUSCAN VILLAGE MASTER PLAN UPDATE 3.0
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
SALEM PROPERTY MAP 107 LOT 12605
14-24 TUSCAN BOULEVARD

SCALE IN FEET
0 120' 240'
GRAPHIC SCALE
SCALE: AS SHOWN

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DATE: JUNE 3, 2025

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M1775-005	M1775-005 - UPDATED OVERVIEW.dwg	MAB/BKC	BKC/JMP	JMP	3

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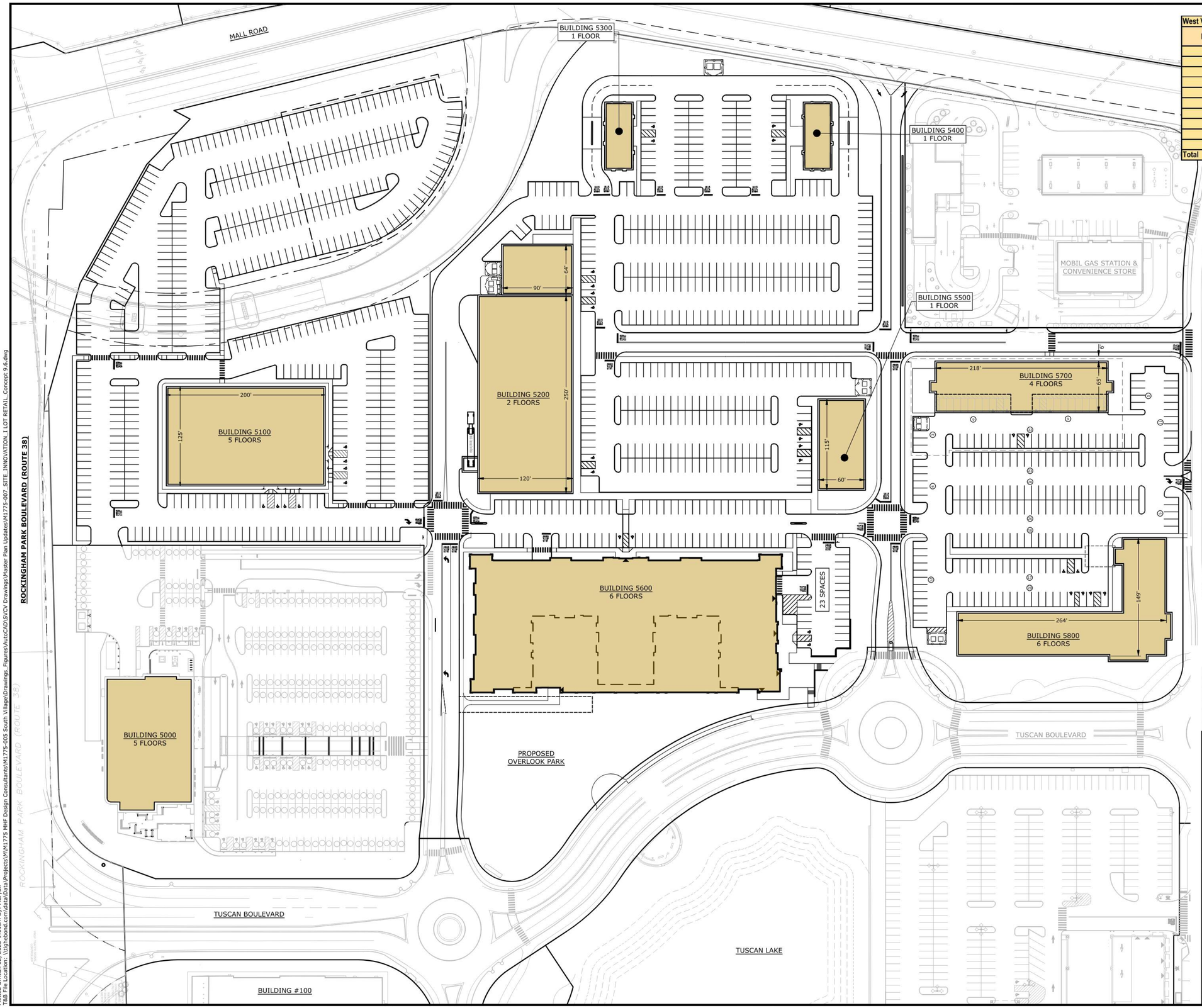

West Village District			
Building number	Area (sf)	Program	GFA (SF) TOTAL
5000	62,415	Medical Office (MGB)	62,415
5100	125,000	Medical Office	125,000
5200	60,000	Furniture & Furnishings	60,000
	5,750	Restaurant	5,750
5300	3,000	Fast Food Rest - Drive Thru	3,000
5400	3,000	Fast Food Rest - Drive Thru	3,000
5500	7,000	Restauarant	7,000
5600	350,000	Luxury Condominiums (133 Units)	350,000
5700	57,000	Workforce Housing (50 Units)	57,000
5800	120,000	Hotel (150 rooms)	120,000
Total	**793,165**		**793,165**

MARK	DATE	DESCRIPTION

WEST VILLAGE DISTRICT

TUSCAN VILLAGE MASTER PLAN UPDATE 3.0
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
SALEM PROPERTY MAP 107 LOT 12605
14-24 TUSCAN BOULEVARD

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177 Corporate Drive
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0 60' 120'
GRAPHIC SCALE
SCALE: AS SHOWN

DATE: JUNE 3, 2025

SALEM PLANNING BOARD APPROVAL

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PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
M1775-005	M1775-007_SITE_INNOVATION_I LOT RETAIL_Concept 9.6.dwg	MAB/BKC	BKC/JMP	JMP	4

Last Saved Date: 5/30/2025
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T&B File Location: \\tighebond.com\data\Data\Projects\M\M1775 MHF Design Consultants\M1775-005 South Village\Drawings_Figures\AutoCAD\SVCV Drawings\Master Plan Updates\M1775-007_SITE_INNOVATION_I LOT RETAIL_Concept 9.6.dwg

MALL ROAD PARCELS

Mall Road Parcels			
Building number	Area (sf)	Program	GFA (SF) SUBTOTAL
6100	9,500	Convenience Store/Gas/Carwash - Retail	9,500
6200	5,000	Café/Take-Out (Fast Food Restaurant)	5,000
7000	306,500	Residential 281 Units	306,500
7200	283,594	Residential 260 Units	283,594
8000/8100	27,000	Maintenance Buildings	27,000
Total	**631,594**		

WEST VILLAGE DISTRICT

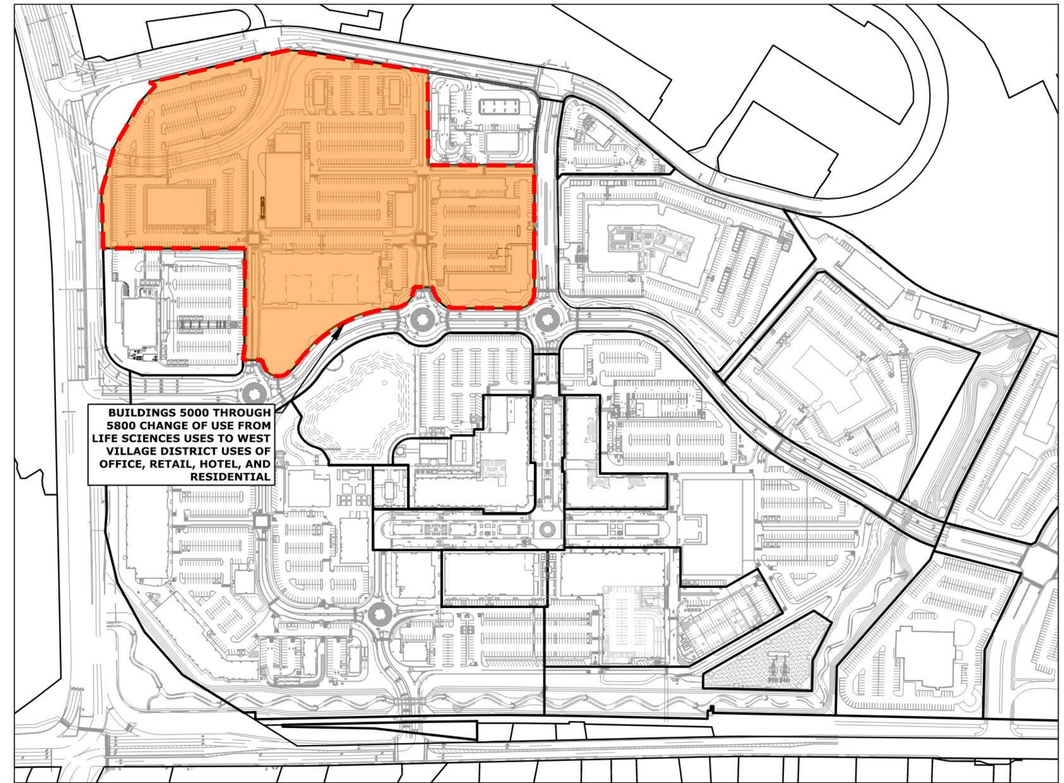
West Village District			
Building number	Area (sf)	Program	GFA (SF) TOTAL
5000	62,415	Medical Office (MGB)	62,415
5100	125,000	Medical Office	125,000
5200	60,000	Furniture & Furnishings	60,000
	5,750	Restaurant	5,750
5300	3,000	Fast Food Rest - Drive Thru	3,000
5400	3,000	Fast Food Rest - Drive Thru	3,000
5500	7,000	Restauarant	7,000
5600	350,000	Luxury Condominiums (133 Units)	350,000
5700	57,000	Workforce Housing (50 Units)	57,000
5800	120,000	Hotel (150 rooms)	120,000
Total	**793,165**		**793,165**

SOUTH VILLAGE

South Village											
Building number	Area (sf)	Program	Occupied	Unoccupied	Seats Inside	Seats Outside	Total Seats	GLA (SF) SUBTOTAL	Common Area Flr.	Common Area	GFA (SF) TOTAL
100	26,450	Furniture/Furnishings	26,450					34,489	1st	1473	35,962
	8,039	Standard Retail	8,039								
200	45,656	Standard Retail	45,656					45,656	1st	550	46,206
300	15,384	Standard Retail	15,384					15,384	1st	0	15,384
400	13,683	Standard Retail	13,683					17,235	1st	600	17,835
	1,252	High Turnover Rest-Fast Casual (Bennetts)	1,252		20	0	20				
	2,300	High Turnover Rest-Fast Casual (Chipotle)	2,300		47	24	71				
500	5,046	Fast Food Rest - Café/ Fast Food (Chik Fil A)	5,046		102	16	118	5,046		0	5,046
520	3,507	Bank w/ Drive-thru	3,507					3,507		0	3,507
600	2,494	Specialty Grocery	2,494					13,070	1st/Bsmt	936	14,006
	3,520	High Turnover Rest-Fast Casual (Tuscan Market)	3,520		72	130	202				
	5,282	Standard Retail	5,282								
	1,774	Standard Retail, Cooking school	1,774								
700	15,248	Standard Retail	15,248					15,248	1st	0	15,248
800	5,727	High Turnover Rest-Fast Casual (Beach Plum)	5,727		150	98	248	5,727	1st	0	5,727
900	1,932	Standard Retail	1,932					4,935	1st	198	5,133
	3,003	Standard Retail	3,003								
1100	25,000	Lifestyle Anchor - Health Club (2 floors)	25,000					25,000		0	25,000
1400	8,550	Beer Garden Outdoor Structure/Seating	8,550		50	240	290	8,550		0	8,550
TOTAL	**193,847**		**193,847**	**0**	**441**	**508**	**949**	**193,847**		**3,757**	**197,604**

CENTRAL VILLAGE

Central Village									
Building number	Area (sf)	Program	Seats Inside	Seats Outside	Total Seats	GLA (SF) Subtotal	Common Area Flr.	Common Area	GFA (SF) TOTAL
1000	3,151	High Turnover Rest-Fast Casual (Shake Shack)	54	24	78	3,151		0	3,151
1010	1,260	High Turnover Rest-Fast Casual (Playa Bowls)	13	0	13	1,260		0	1,260
1010	911	Standard Retail				911		0	911
1010	931	Standard Retail				931		0	931
1020	2,136	Standard Retail				2,136		0	2,136
1060	1,375	High Turnover Rest-Fast Casual (Unknown)	40	15	55	1,375		0	1,375
1070	4,200	Standard Retail				4,200		0	4,200
1080	2,100	High Turnover Rest-Fast Casual (Unknown)	60	24	84	2,100		0	2,100
1080	1,050	Standard Retail				1,050		0	1,050
1080	1,050	Standard Retail				1,050		0	1,050
Total	**18,164**		**167**	**63**	**230**	**18,164**		**0**	**18,164**
1200	12,623	Standard Retail (1st Floor)				12,623	1st	5,301	17,924
	11,565	Furniture and Furnishings				11,565	1st		11,565
	8,807	High Turnover Rest-Fast Casual (Tavern)	500	75	575	8,807	1st-2nd		8,807
	4,199	High Turnover Rest-Fast Casual (Friendly Toast!)	136	34	170	4,199	1st		4,199
	33,473	General Office (2nd Floor)				33,473	2nd	3,586	37,059
	35,868	General Office (3rd Floor)				35,868	3rd	3,142	39,010
Total	**106,535**		**636**	**109**	**745**	**106,535**		**12,029**	**118,564**
1300	29,476	Standard Retail (1st Floor)				29,476	1st	10,955	40,431
	34,318	Specialty Retail Grocery (Whole Foods)				34,318	1st	0	34,318
	4,872	Residential (Lobby/Amenities)				4,872	1st	0	4,872
	353,345	Residential 300 units (2nd - 6th Floors)				353,345	2nd -6th	0	353,345
	35,000	U/G Parking Garage 86 spaces 35,000 sf				35,000	Underground	0	35,000
		Parking Garage 428 spaces				0	6-Story Garage	0	0
Total	**457,011**					**457,011**		**10,955**	**467,966**
2000	28,852	Standard Retail				28,852	1st	665	29,517
	975	High Turnover Rest-Fast Casual (Artisan Cafe)	21	0	21	975	1st	0	975
	14,738	Quality Restaurant - Fine Dining (Tuscan Kitchen)	290	189	479	14,738	1st/roof	0	14,738
	96,974	Residential 70 units (2nd - 5th Floors)				96,974	2nd -5th	0	96,974
	95,581	Hotel, 165 Rooms				95,581	2nd -5th	0	95,581
	9,064	Banquet Space	290	0	290	9,064	1st	0	9,064
	4,545	Grand Lawn Tent	0	350	350	4,545			
	42,470	U/G Parking Garage 120 spaces				42,470	Underground	0	42,470
Total	**293,199**		**601**	**539**	**1140**	**293,199**		**665**	**293,864**
3000	27,376	Standard Retail (1st Floor)				27,376	1st	3,078	30,454
	5,761	High Turnover Rest-Fast Casual (Unknown)	140	25	165	5,761	1st	0	5,761
	2,550	High Turnover Rest-Fast Casual (Sweetgreen)	41	18	59	2,550	1st	0	2,550
	8,926	Quality Restaurant - Fine Dining (Capital Grille)	232	22	254	8,926	1st	0	8,926
	7,202	Residential Leasing/Club Room				7,202	1st	0	7,202
	263,060	Residential 230 units (2nd - 5th Floors)				263,060	2nd -5th	0	263,060
		Parking Garage 502 spaces				0	5-Story Garage	0	0
Total	**314,875**		**413**	**65**	**478**	**314,875**		**3,078**	**317,953**
4000	8,000	Standard Retail (1st Floor)				8,000	1st	11,000	19,000
	6,000	High Turnover Rest-Fast Casual (Unknown)	200	50	250	6,000	1st	0	6,000
	25,000	Entertainment (Sports and Social)	526	166	692	25,000	1st & 2nd	0	25,000
	30,000	Office (Spark)				30,000	2nd	0	30,000
	150,000	Office (Unknown)				150,000	3rd-7th	0	150,000
	0	Exterior Bar	28	92	120	0	Ground	0	0
Total	**219,000**		**754**	**308**	**1062**	**219,000**		**11,000**	**230,000**
	1,408,784		**2,571**	**1,084**	**3,655**	**1,408,784**	**0**	**37,727**	**1,446,511**



VICINITY PLAN
SCALE: 1"=250'

MARK	DATE	DESCRIPTION

CHANGE OF USE TABLES/PLAN

TUSCAN VILLAGE MASTER PLAN UPDATE 3.0
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
SALEM PROPERTY MAP 107 LOT 12605
14-24 TUSCAN BOULEVARD

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177 Corporate Drive
Portsmouth, NH 03801
(603) 433-8818

SCALE IN FEET
0 120' 240'
GRAPHIC SCALE
SCALE: AS SHOWN

DATE: JUNE 3, 2025

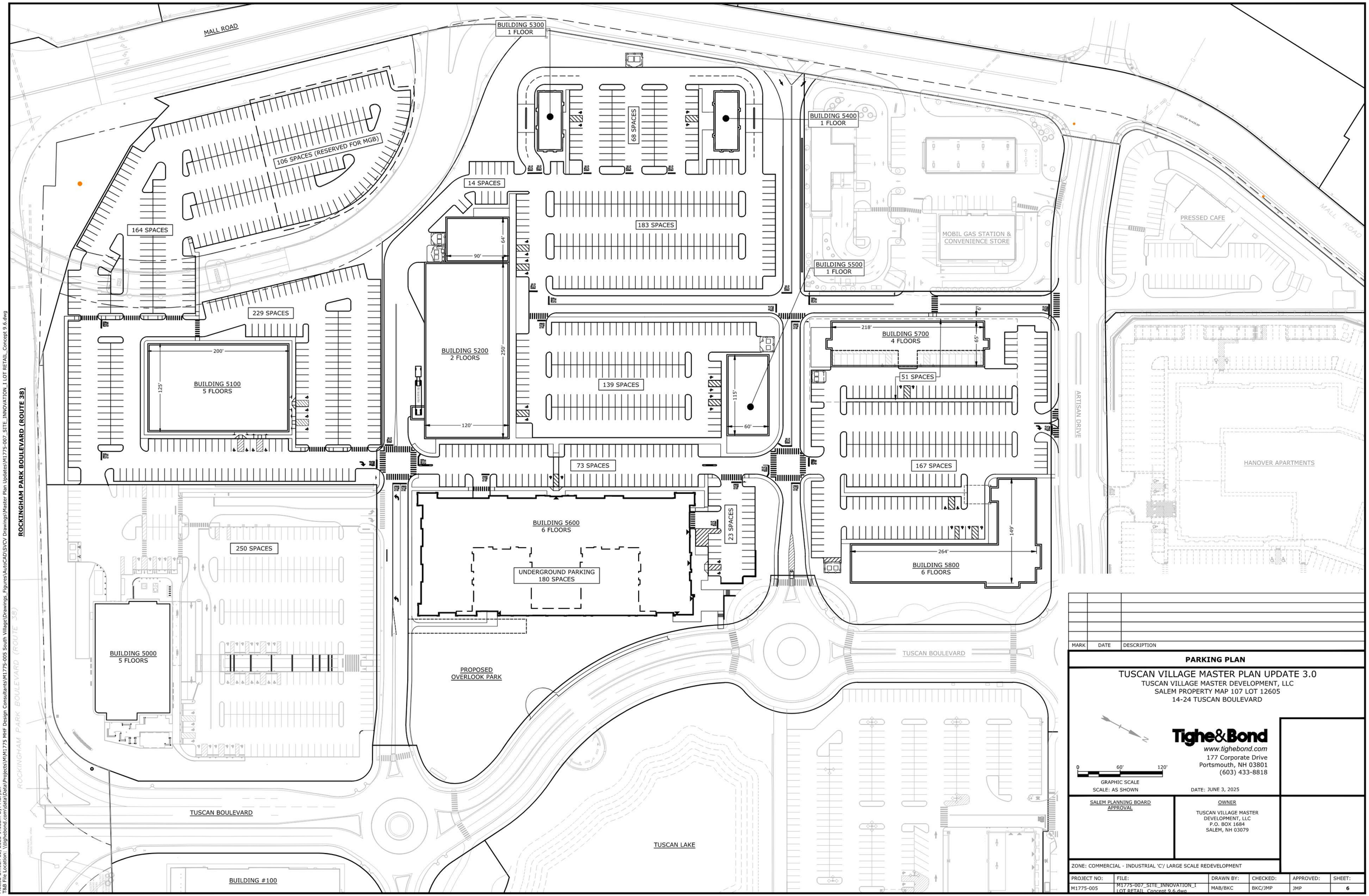
SALEM PLANNING BOARD APPROVAL

OWNER
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
P.O. BOX 1684
SALEM, NH 03079

ZONE: COMMERCIAL - INDUSTRIAL 'C'/ LARGE SCALE REDEVELOPMENT

PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
M1775-005	M1775-005_CHANGE OF USE.dwg	MAB/BKC	BKC/JMP	JMP	5

Last Saved Date: 5/21/2025
Plotted On:May 21, 2025-9:03am By: MBryan
T&B File Location: J:\M\M1775 MHF Design Consultants\M1775-005 South Village\Drawings_Figures\AutoCAD\SVCV Drawings\Master Plan Updates\M1775-005_CHANGE OF USE.dwg



MARK	DATE	DESCRIPTION

PARKING PLAN

TUSCAN VILLAGE MASTER PLAN UPDATE 3.0
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
SALEM PROPERTY MAP 107 LOT 12605
14-24 TUSCAN BOULEVARD

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0 60' 120'
GRAPHIC SCALE
SCALE: AS SHOWN

DATE: JUNE 3, 2025

SALEM PLANNING BOARD APPROVAL

OWNER
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
P.O. BOX 1684
SALEM, NH 03079

ZONE: COMMERCIAL - INDUSTRIAL 'C'/ LARGE SCALE REDEVELOPMENT

PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
M1775-005	M1775-007_SITE_INNOVATION_I LOT RETAIL_Concept 9.6.dwg	MAB/BKC	BKC/JMP	JMP	6

Last Saved Date: 5/30/2025
Plotted On:Jun 02, 2025-9:08am By: MBryan
T&B File Location: \\tighebond.com\data\Data\Projects\M\M1775 MHF Design Consultants\M1775-005 South Village\Drawings_Figures\AutoCAD\SVCV Drawings\Master Plan Updates\M1775-007_SITE_INNOVATION_I LOT RETAIL_Concept 9.6.dwg

PARKING CALCULATIONS - TOWN OF SALEM PARKING ZONING REQUIREMENTS FOR THE WEST VILLAGE DISTRICT FULL BUILD 5-1-2025 Rev 5-14-2025 Rev 5-30-2025

Building		Tenant Category	GFA (SF)	SF/UNIT	# UNITS	UNIT	PARKING RATIO	PKG RQMT 1	PKG RQMT 2	PKG PROV'D	Variance +/-	COMMENTS
5000		Medical Office (MGB)	62,415	62,415		SF	1 SP/250 SF		250	356	106	
5100		Medical Office	125,000	125,000		SF	1 SP/250 SF		500	393	-107	
5200		Restauarant	5,750	5,750		SF	1 SP/75 SF	77				
		Restauarant			150	SEATS	1 SP/2 SEATS	75	77	80	3	
		Furniture and Furnishings	60,000	60,000		SF	1SP/500		120	120	0	
5300		Fast Food/Takeout	3,000	3,000		SF	1 SP/75 SF	40				
		Fast Food/Takeout			100	SEATS	1 SP/2 SEATS	50	50	49	-1	
5400		Fast Food/Takeout	3,000	3,000		SF	1 SP/75 SF	40				
		Fast Food/Takeout			100	SEATS	1 SP/2 SEATS	50	50	49	-1	
5500		Restauarant	7,000	7,000		SF	1 SP/75 SF	93				
		Restauarant			155	SEATS	1 SP/2 SEATS	78	93	106	13	
5600		Residential (133 Units)	350,000	350,000	133	UNIT	1.5 SPACES/UNIT		200	276	77	The additional spaces on the condo lot are exclusve (non shared) *
5700		Workforce Housing (50 Units)	57,000	57,000	50	UNIT	1.0 SPACES/UNIT		50	51	1	
5800		Hotel 150 rooms	120,000	120,000	150	ROOMS	1 SP/ROOM		150	167	17	
Total GFA Buildings 5000-5800			793,165	793,165								
TOTAL PARKING REQUIRED WEST VILLAGE DISTRICT									1,539		108	Overall excess parking over required zoning parking requirements
TOTAL PARKING PROVIDED WEST VILLAGE DISTRICT										1,647		
VARIANCE +/-									108		31	Excess parking spaces for overall lot
												excluding the 77 exclusive spaces shown above *

MARK	DATE	DESCRIPTION

PARKING TABLE PLAN - WEST VILLAGE DISTRICT

TUSCAN VILLAGE MASTER PLAN UPDATE 3.0
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
SALEM PROPERTY MAP 107 LOT 12605
14-24 TUSCAN BOULEVARD

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SCALE: AS SHOWN

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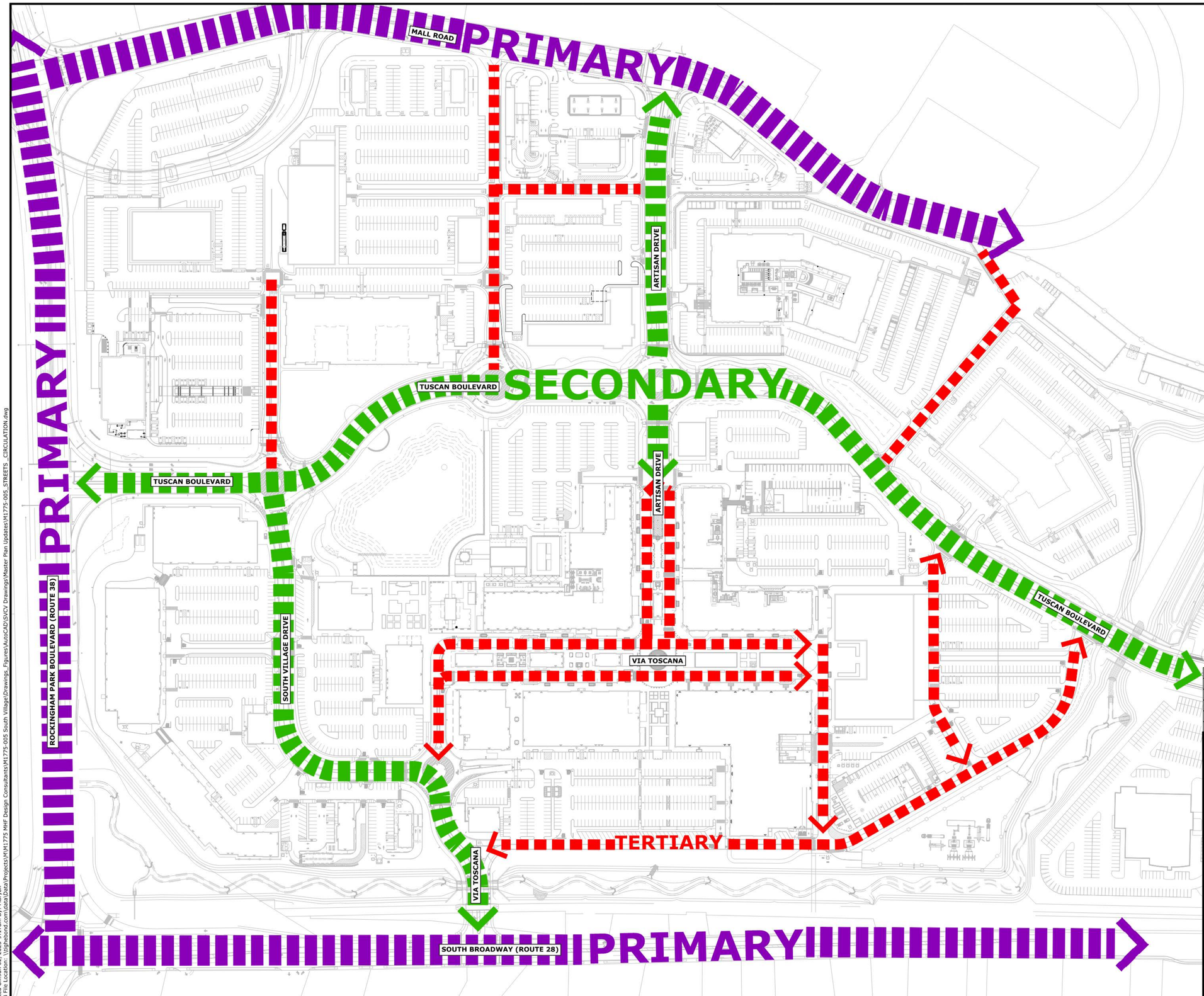
SALEM PLANNING BOARD APPROVAL

OWNER
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
P.O. BOX 1684
SALEM, NH 03079

ZONE: COMMERCIAL - INDUSTRIAL 'C'/ LARGE SCALE REDEVELOPMENT

PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
M1775-005	M1775-007_PERSPECTIVE VIEWS.dwg	MAB/BKC	BKC/JMP	JMP	7

Last Saved Date: 6/2/2025
Plotted On Jun 02, 2025-11:16am By: MBryan
T&B File Location: J:\M\M1775 MHF Design Consultants\M1775-005 South Village\Drawings_Figures\AutoCAD\SV\CV Drawings\Master Plan Updates\M1775-007_PERSPECTIVE VIEWS.dwg



LEGEND

PRIMARY STREETS

SECONDARY STREETS

TERTIARY STREETS

MARK	DATE	DESCRIPTION

STREETS OVERVIEW PLAN

TUSCAN VILLAGE MASTER PLAN UPDATE 3.0
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
SALEM PROPERTY MAP 107 LOT 12605
14-24 TUSCAN BOULEVARD

SCALE IN FEET
0 120' 240'
GRAPHIC SCALE
SCALE: AS SHOWN

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PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
M1775-005	M1775-005_STREETS _CIRCULATION.dwg	MAB/BKC	BKC/JMP	JMP	8

Last Saved Date: 5/23/2025
Plotted On:Jun 2, 2025-9:37am By: MBryan
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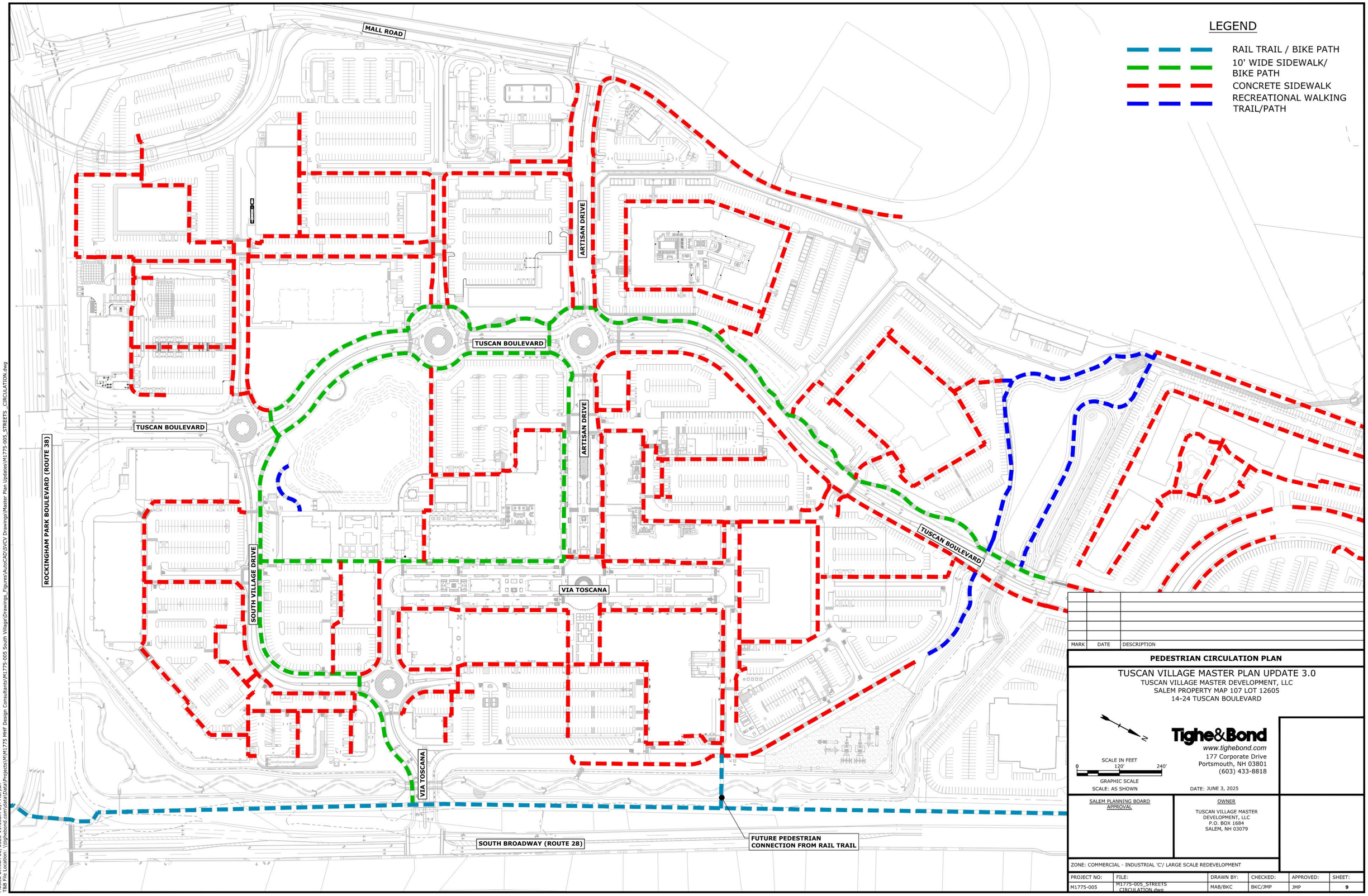

MARK	DATE	DESCRIPTION

PEDESTRIAN CIRCULATION PLAN

TUSCAN VILLAGE MASTER PLAN UPDATE 3.0
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
SALEM PROPERTY MAP 107 LOT 12605
14-24 TUSCAN BOULEVARD

SCALE IN FEET
0 120' 240'
GRAPHIC SCALE
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PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
M1775-005	M1775-005_STREETS CIRCULATION.dwg	MAB/BKC	BKC/JMP	JMP	9

Last Saved Date: 6/2/2025
Plotted On:Jun 03, 2025-11:08am By: MBryan
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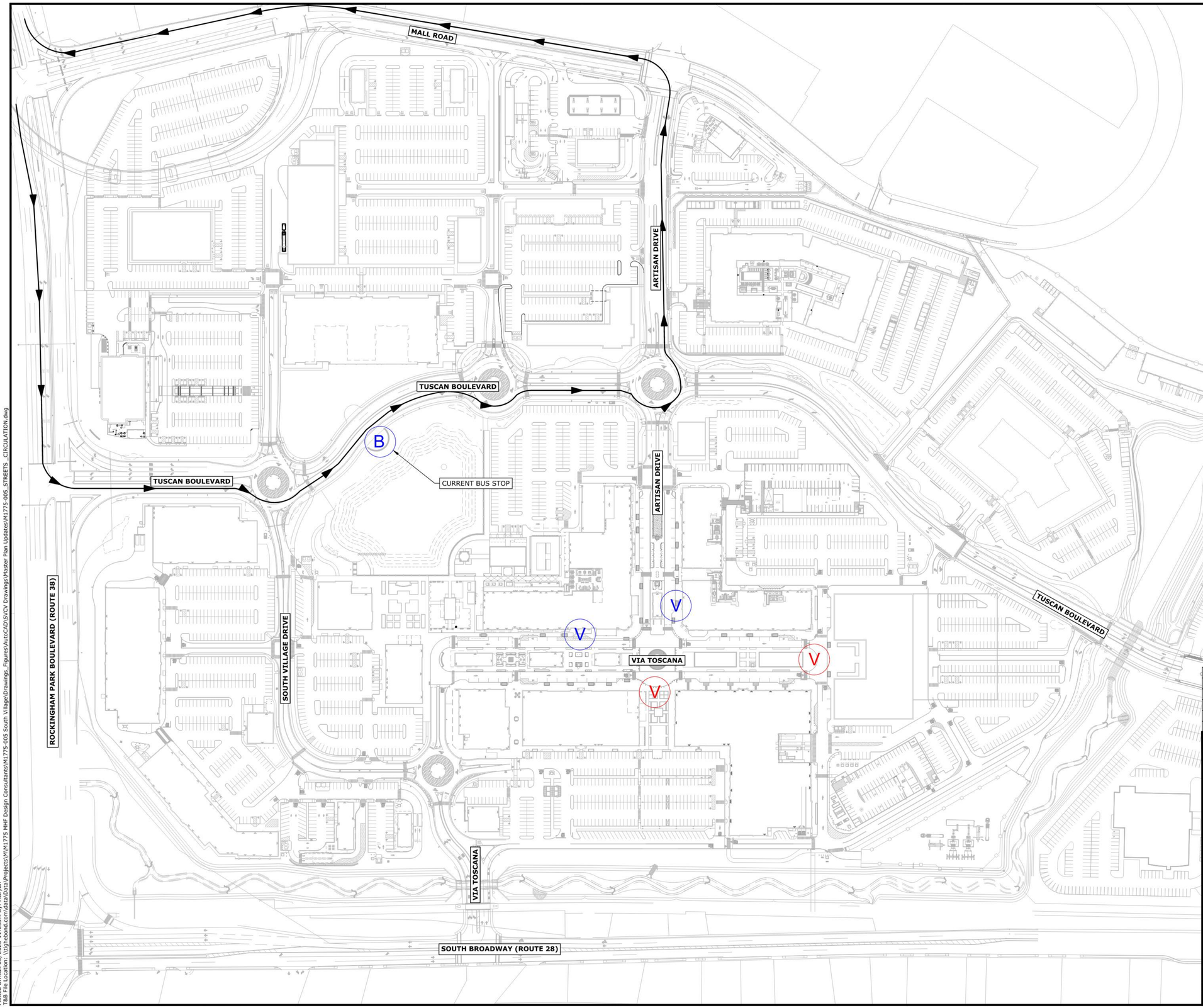

LEGEND

BUS ROUTE (MANCHESTER TRANSIT AUTHORITY SALEM EXPRESS)

V CURRENT VALET STATION

V FUTURE VALET STATION

B CURRENT BUS STOP

MARK	DATE	DESCRIPTION

CURRENT BUS ROUTE / VALET PARKING

TUSCAN VILLAGE MASTER PLAN UPDATE 3.0
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
SALEM PROPERTY MAP 107 LOT 12605
14-24 TUSCAN BOULEVARD

SCALE IN FEET
0 120' 240'
GRAPHIC SCALE
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PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
M1775-005	M1775-005_STREETS CIRCULATION.dwg	MAB/BKC	BKC/JMP	JMP	10

Last Saved Date: 6/2/2025
Plotted On:Jun 02, 2025-11:05am By: MBryan
T&B File Location: \\tighebond.com\data\Data\Projects\M\M1775 MHF Design Consultants\M1775-005 South Village\Drawings_Figures\AutoCAD\SVCV Drawings\Master Plan Updates\M1775-005_STREETS _CIRCULATION.dwg

MARK	DATE	DESCRIPTION

PERSPECTIVE VIEWS FOR WEST VILLAGE DISTRICT - OVERVIEW

TUSCAN VILLAGE MASTER PLAN UPDATE 3.0
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
SALEM PROPERTY MAP 107 LOT 12605
14-24 TUSCAN BOULEVARD

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SALEM, NH 03079

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PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
M1775-005	M1775-007_PERSPECTIVE VIEWS.dwg	MAB/BKC	BKC/JMP	JMP	11

Last Saved Date: 6/2/2025
Plotted On:Jun 03, 2025-12:16pm By: MBryan
T&B File Location: J:\M\M1775 MHF Design Consultants\M1775-005 South Village\Drawings_Figures\AutoCAD\SVCV Drawings\Master Plan Updates\M1775-007_PERSPECTIVE VIEWS.dwg

MARK	DATE	DESCRIPTION

PERSPECTIVE VIEWS FOR WEST VILLAGE DISTRICT - OVERVIEW

TUSCAN VILLAGE MASTER PLAN UPDATE 3.0
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
SALEM PROPERTY MAP 107 LOT 12605
14-24 TUSCAN BOULEVARD

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SCALE: AS SHOWN

DATE: JUNE 3, 2025

SALEM PLANNING BOARD APPROVAL

OWNER
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P.O. BOX 1684
SALEM, NH 03079

ZONE: COMMERCIAL - INDUSTRIAL 'C'/ LARGE SCALE REDEVELOPMENT

PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
M1775-005	M1775-007_PERSPECTIVE VIEWS.dwg	MAB/BKC	BKC/JMP	JMP	12

Last Saved Date: 6/2/2025
Plotted On:Jun 03, 2025-12:16pm By: MBryan
T&B File Location: J:\M\M1775 MHP Design Consultants\M1775-005 South Village\Drawings_Figures\AutoCAD\SVCV Drawings\Master Plan Updates\M1775-007_PERSPECTIVE VIEWS.dwg

MARK	DATE	DESCRIPTION

PERSPECTIVE VIEWS FOR WEST VILLAGE DISTRICT - CONDOMINIUMS

TUSCAN VILLAGE MASTER PLAN UPDATE 3.0
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
SALEM PROPERTY MAP 107 LOT 12605
14-24 TUSCAN BOULEVARD

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SCALE: AS SHOWN

DATE: JUNE 3, 2025

SALEM PLANNING BOARD APPROVAL

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P.O. BOX 1684
SALEM, NH 03079

ZONE: COMMERCIAL - INDUSTRIAL 'C'/ LARGE SCALE REDEVELOPMENT

PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
M1775-005	M1775-007_PERSPECTIVE VIEWS.dwg	MAB/BKC	BKC/JMP	JMP	13

Last Saved Date: 6/2/2025
Plotted On:Jun 03, 2025-12:17pm By: MBryan
T&B File Location: J:\M\M1775 MHF Design Consultants\M1775-005 South Village\Drawings_Figures\AutoCAD\SVCV Drawings\Master Plan Updates\M1775-007_PERSPECTIVE VIEWS.dwg

MARK	DATE	DESCRIPTION

PERSPECTIVE VIEWS FOR WEST VILLAGE DISTRICT - CONDOMINIUMS

TUSCAN VILLAGE MASTER PLAN UPDATE 3.0
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
SALEM PROPERTY MAP 107 LOT 12605
14-24 TUSCAN BOULEVARD

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M1775-005	M1775-007_PERSPECTIVE VIEWS.dwg	MAB/BKC	BKC/JMP	JMP	14

Last Saved Date: 6/2/2025
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T&B File Location: J:\M\M1775 MHF Design Consultants\M1775-005 South Village\Drawings_Figures\AutoCAD\SVCV Drawings\Master Plan Updates\M1775-007_PERSPECTIVE VIEWS.dwg

MARK	DATE	DESCRIPTION

PERSPECTIVE VIEWS FOR WEST VILLAGE DISTRICT - CONDOMINIUMS

TUSCAN VILLAGE MASTER PLAN UPDATE 3.0
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
SALEM PROPERTY MAP 107 LOT 12605
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M1775-005	M1775-007_PERSPECTIVE VIEWS.dwg	MAB/BKC	BKC/JMP	JMP	15

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MARK	DATE	DESCRIPTION

PERSPECTIVE VIEWS FOR WEST VILLAGE DISTRICT - HOTEL

TUSCAN VILLAGE MASTER PLAN UPDATE 3.0
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
SALEM PROPERTY MAP 107 LOT 12605
14-24 TUSCAN BOULEVARD

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SCALE: AS SHOWN

DATE: JUNE 3, 2025

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SALEM, NH 03079

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PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
M1775-005	M1775-007_PERSPECTIVE VIEWS.dwg	MAB/BKC	BKC/JMP	JMP	16

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MARK	DATE	DESCRIPTION

PERSPECTIVE VIEWS FOR WEST VILLAGE DISTRICT - HOTEL

TUSCAN VILLAGE MASTER PLAN UPDATE 3.0
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
SALEM PROPERTY MAP 107 LOT 12605
14-24 TUSCAN BOULEVARD

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SALEM, NH 03079

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M1775-005	M1775-007_PERSPECTIVE VIEWS.dwg	MAB/BKC	BKC/JMP	JMP	17

Last Saved Date: 6/2/2025
Plotted On:Jun 03, 2025-12:19pm By: MBryan
T&B File Location: J:\M\M1775 MHF Design Consultants\M1775-005 South Village\Drawings_Figures\AutoCAD\SVCV Drawings\Master Plan Updates\M1775-007_PERSPECTIVE VIEWS.dwg

MARK	DATE	DESCRIPTION

PERSPECTIVE VIEWS FOR WEST VILLAGE DISTRICT - HOTEL

TUSCAN VILLAGE MASTER PLAN UPDATE 3.0
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
SALEM PROPERTY MAP 107 LOT 12605
14-24 TUSCAN BOULEVARD

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M1775-005	M1775-007_PERSPECTIVE VIEWS.dwg	MAB/BKC	BKC/JMP	JMP	18

Last Saved Date: 6/2/2025
Plotted On:Jun 03, 2025-12:20pm By: MBryan
T&B File Location: J:\M\M1775 MHF Design Consultants\M1775-005 South Village\Drawings_Figures\AutoCAD\SVCV Drawings\Master Plan Updates\M1775-007_PERSPECTIVE VIEWS.dwg

MARK	DATE	DESCRIPTION

PERSPECTIVE VIEWS FOR WEST VILLAGE DISTRICT - WORKFORCE HOUSING

TUSCAN VILLAGE MASTER PLAN UPDATE 3.0
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
SALEM PROPERTY MAP 107 LOT 12605
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PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
M1775-005	M1775-007_PERSPECTIVE VIEWS.dwg	MAB/BKC	BKC/JMP	JMP	19

Last Saved Date: 6/2/2025
Plotted On:Jun 03, 2025-12:21pm By: MBryan
T&B File Location: J:\M\M1775 MHF Design Consultants\M1775-005 South Village\Drawings_Figures\AutoCAD\SVCV Drawings\Master Plan Updates\M1775-007_PERSPECTIVE VIEWS.dwg

MARK	DATE	DESCRIPTION

PERSPECTIVE VIEWS FOR WEST VILLAGE DISTRICT - WORKFORCE HOUSING

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TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
SALEM PROPERTY MAP 107 LOT 12605
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DATE: JUNE 3, 2025

SALEM PLANNING BOARD APPROVAL

OWNER
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
P.O. BOX 1684
SALEM, NH 03079

ZONE: COMMERCIAL - INDUSTRIAL 'C'/ LARGE SCALE REDEVELOPMENT

PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
M1775-005	M1775-007_PERSPECTIVE VIEWS.dwg	MAB/BKC	BKC/JMP	JMP	20

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MARK	DATE	DESCRIPTION

PERSPECTIVE VIEWS FOR WEST VILLAGE DISTRICT - WORKFORCE HOUSING

TUSCAN VILLAGE MASTER PLAN UPDATE 3.0
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
SALEM PROPERTY MAP 107 LOT 12605
14-24 TUSCAN BOULEVARD

Tighe&Bond
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177 Corporate Drive
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(603) 433-8818

SCALE: AS SHOWN

DATE: JUNE 3, 2025

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MARK	DATE	DESCRIPTION

PERSPECTIVE VIEWS FOR WEST VILLAGE DISTRICT - RETAIL/RESTAURANTS

TUSCAN VILLAGE MASTER PLAN UPDATE 3.0
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
SALEM PROPERTY MAP 107 LOT 12605
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PERSPECTIVE VIEWS FOR WEST VILLAGE DISTRICT - RETAIL/RESTAURANTS

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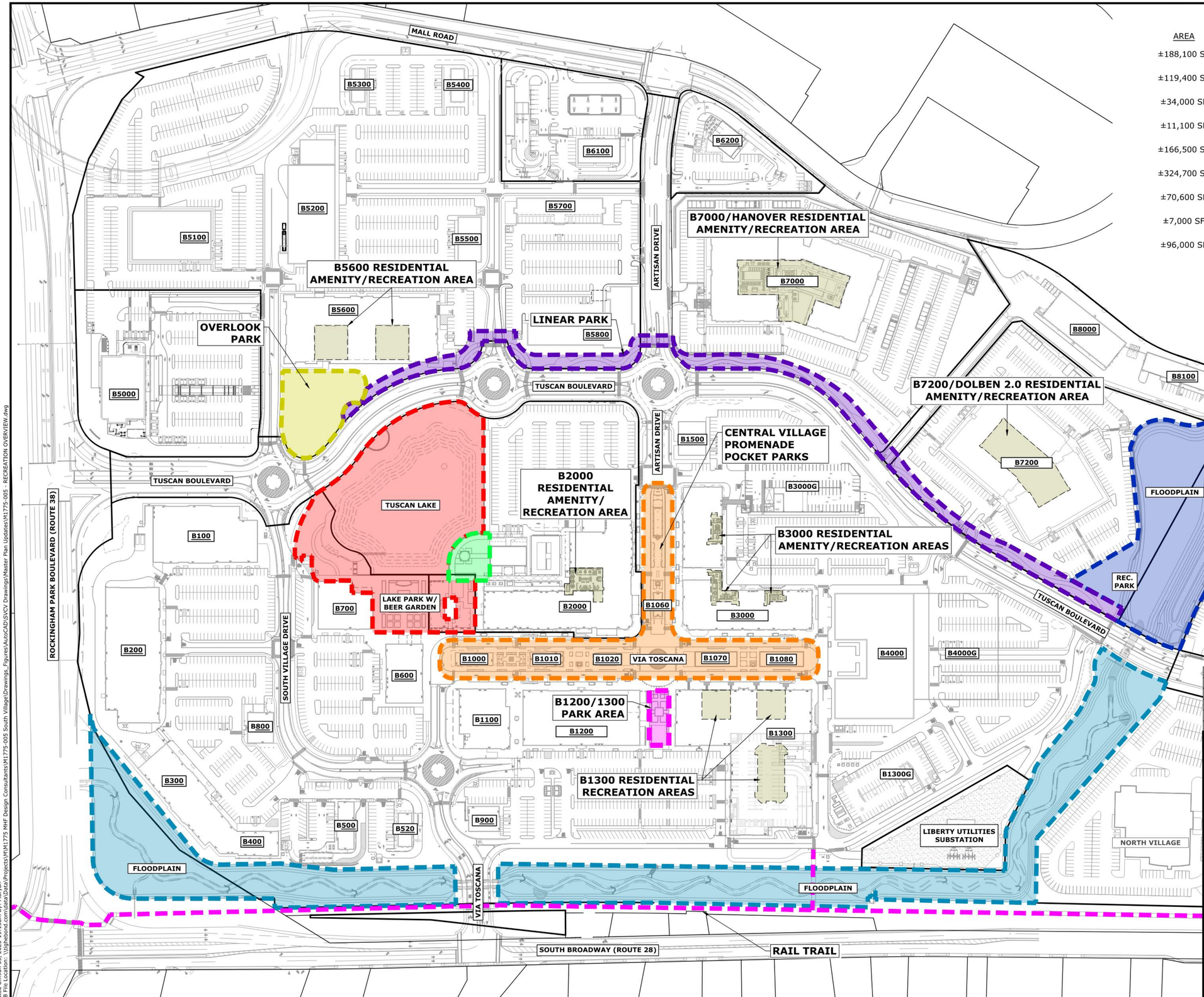

LEGEND

AREA	
±188,100 SF	LAKE PARK
±119,400 SF	CENTRAL VILLAGE PROMENADE POCKET PARKS
±34,000 SF	OVERLOOK PARK
±11,100 SF	GRAND LAWN
±166,500 SF	REC PARK
±324,700 SF	FLOODPLAIN
±70,600 SF	LINEAR PARK
±7,000 SF	B1200/1300 PARK AREA
±96,000 SF	RESIDENTIAL BUILDING AMENTIY/RECREATIONAL AREAS
	RAIL TRAIL

MARK	DATE	DESCRIPTION

OPEN SPACE AND RECREATION OVERVIEW PLAN

TUSCAN VILLAGE MASTER PLAN UPDATE 3.0
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
SALEM PROPERTY MAP 107 LOT 12605
14-24 TUSCAN BOULEVARD

SCALE IN FEET
0 120' 240'
GRAPHIC SCALE
SCALE: AS SHOWN

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EXISTING WOOD STEPS TO REMAIN

WOOD STUMPS AND LOGS

SAND PIT WITH BOULDERS

(3) EXISTING BENCHES ALONG PATH TO REMAIN

(3) EXISTING TREES ALONG PATH TO REMAIN

EXISTING PATH TO REMAIN

DRY CREEK WITH BOULDERS AND WOOD BRIDGES

PROPOSED TREE (6 TOTAL) - SEE PLANT SCHEDULE

RESILIENT SOLID PLAYGROUND SAFETY SURFACE (ADA-COMPLIANT)

PLAY STRUCTURE WITH CLIMBING ELEMENTS AND SLIDES (AGES 5-12)

PLAY TOWER WITH RAMP (AGES 2-5)

LAWN MOUND (5' HIGH)

PLANTING BUFFER - SEE PLANT SCHEDULE

PROPOSED BENCH ON CONCRETE PAD (5 TOTAL)

OPTION 2B

CONCEPTUAL PLANT SCHEDULE				
KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES				
QU BI	*Quercus bicolor*	Swamp White Oak	2.5"-3" CAL.	B&B; MATCHED
SHRUBS				
Rh Ar	*Rhus Aromatica* 'Gro-Low'	Gro-Low Fragrant Sumac	#7 CONTAINER	
Ix Gb	*Ilex glabra* 'Gem Box'	Gem Box Inkberry	#7 CONTAINER	
Vi De	*Viburnum dentatum* 'Blue Muffin'	Blue Muffin Viburnum	#7 CONTAINER	
PERENNIALS				
as la	*Aster laevis*	Smooth Aster	#3 CONTAINER	
ba au	*Baptisia australis*	Blue False Indigo	#3 CONTAINER	
ec pu	*Echinacea purpurea*	Purple Coneflower	#3 CONTAINER	

PLAY STRUCTURE WITH CLIMBING ELEMENTS AND SLIDES (AGES 5-12)

PLAY TOWER WITH RAMP (AGES 2-5)

MARK	DATE	DESCRIPTION

APPROVED REC PARK PLAN

TUSCAN VILLAGE MASTER PLAN UPDATE 3.0
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SALEM PROPERTY MAP 107 LOT 12605
14-24 TUSCAN BOULEVARD

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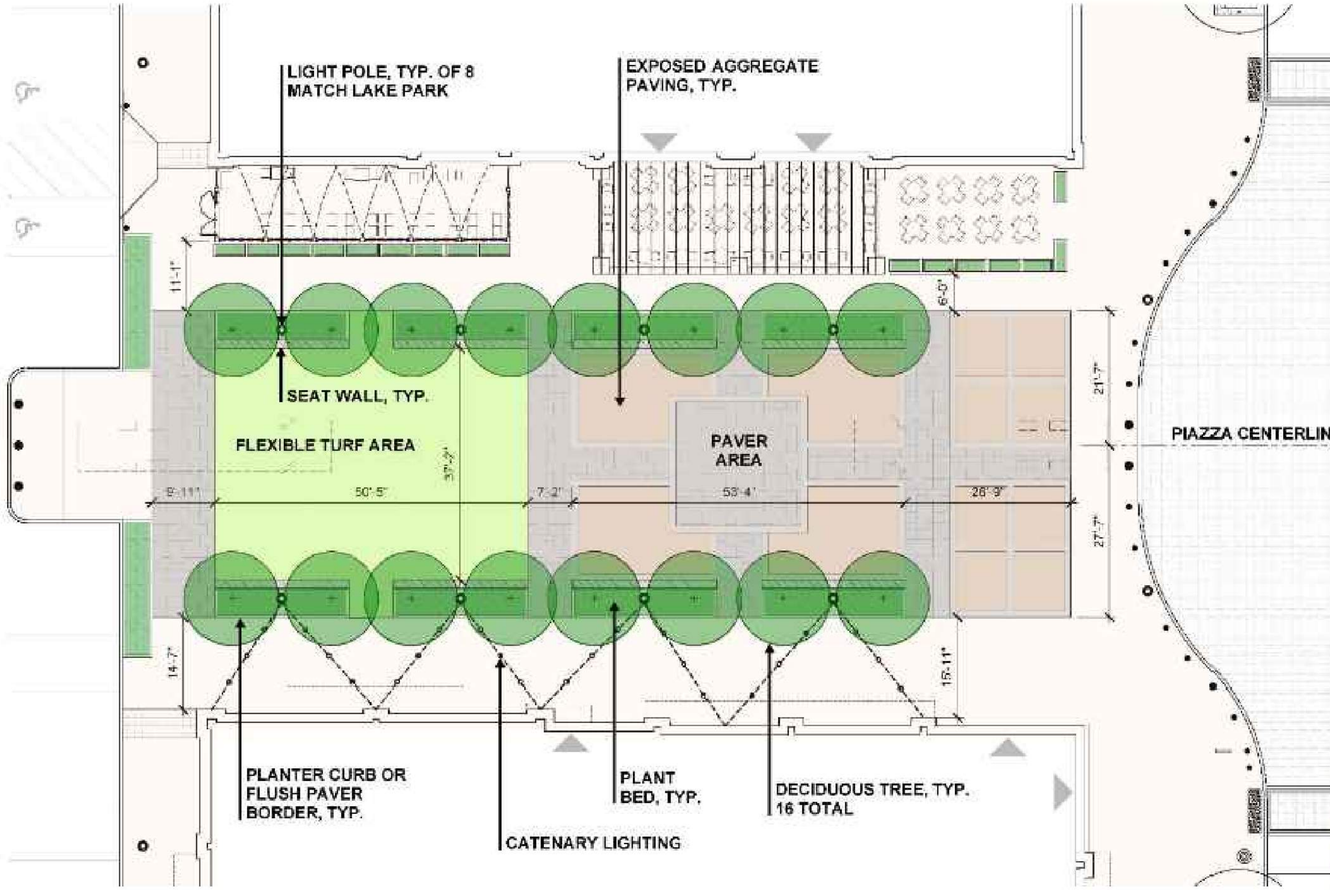
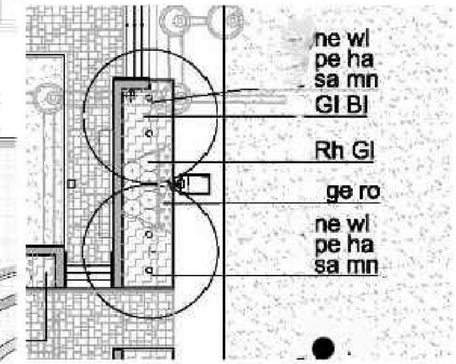


OVERALL BASE PLAN



SITE TREE PLANTING SCHEDULE

KEY	QNTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES					
AC FR	15	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5"-4.5" Cal.	B&B; matched; refer to tag for siz
AC BH	17	Acer rubrum 'Bowhall'	Bowhall Maple	2.5"-4.5" Cal.	B&B; matched; refer to tag for siz
AC KA	13	Acer rubrum 'Karsch'	Karsch Maple	2.5"-3.5" Cal.	B&B; matched
AC OG	7	Acer rubrum 'Outfitter Glory'	Outfitter Glory Red Maple	2.5"-3.5" Cal.	B&B; matched
CE DC	17	Cedrus deodarus	Deodar Cedar	2.5"-3.5" Cal.	B&B; multi-stem
CI BI	16	Cercis canadensis 'Forest Pansy'	Eastern Redbud	4.5"-5" Cal.	B&B; matched
GL SK	30	Gleditsia triacanthos inermis 'Street Keeper'	Street Keeper Honeylocust	2.5"-4.5" Cal.	B&B; matched; refer to tag for siz
JU VI	4	Juniperus virginiana	Eastern Red Cedar	6'-7' Ht.	B&B; matched
JU TA	8	Juniperus virginiana 'Taylor'	Taylor Red Cedar	6'-7' Ht.	B&B; matched
LI ST	3	Liquidambar styraciflua 'Worplesdon'	Worplesdon Sweetgum	2.5"-4.5" Cal.	B&B; matched; refer to tag for siz
LI TU	3	Liriodendron tulipifera 'Little Volunteer'	Little Volunteer Tulip Tree	2.5"-3.5" Cal.	B&B; matched
PI NO	6	Picea abies	Norway Spruce	8'-9' Ht.	B&B; matched
QU IM	1	Quercus imbricaria	Shingle Oak	2.5"-3.5" Cal.	B&B; matched
UL PA	20	Ulmus americana 'Princeton'	Princeton Elm	2.5"-4.5" Cal.	B&B; matched; refer to tag for siz
ESPAL BR	8	Species TBD			

SITE PLANTING BED PLANT SCHEDULE

KEY	QNTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
SHRUBS					
Bu Gm	12	Buxus 'Green Mountain'	Green Mountain Boxwood	#7 Container	48" O.C. min size 30" Ht.
Co Ra	10	Cornus racemosa	Gray Dogwood	#7 Container	30" O.C. min size 30" Ht.
Fo Ma	18	Fothergilla gardenii 'Mount Airy'	Mount Airy Fothergilla	#7 Container	36" O.C. min size 30" Ht.
Ix Sh	11	Ilex glabra 'Shamrock'	Shamrock Inkberry	#7 Container	36" O.C. min size 30" Ht.
Ju Ha	19	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Juniper	#3 Container	36" O.C. min size 8" Ht.
Rh Gl	*	Rhus aromatica 'Grow-low'	Grow-low Fragrant Sumac	#5 Container	36" O.C. min size 30" Ht.
Sp Lp	18	Spiraea japonica 'Little Princess'	Little Princess Spirea	#3 Container	36" O.C. min size 24" Ht.
Sy Me	11	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	#7 Container	48" O.C. min size 30" Ht.
PERENNIALS, ORNAMENTAL GRASSES					
Ge ro	*	Geranium x 'Rozanne'	Rozanne Cranesbill	#1 Container	18" O.C.
Ho fr	48	Hemerocallis 'Frosted Raspberry'	Frosted Raspberry Daylily	#3 Container	24" O.C.
Mi sy	*	Miscanthus sinensis 'Gracillimus'	Maiden Grass	#3 Container	30" O.C.
Ni wl	*	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	#1 Container	24" O.C.
Se vi	*	Sesleria autumnalis	Sesleria	#3 Container	30" O.C.
Pe ha	*	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	#3 Container	30" O.C.
Sa mn	*	Salvia 'May Night'	May Night Salvia	#1 Container	24" O.C.

MARK	DATE	DESCRIPTION

APPROVED B 1200 - B 1300 PARK PLAN

TUSCAN VILLAGE MASTER PLAN UPDATE 3.0
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
SALEM PROPERTY MAP 107 LOT 12605
14-24 TUSCAN BOULEVARD

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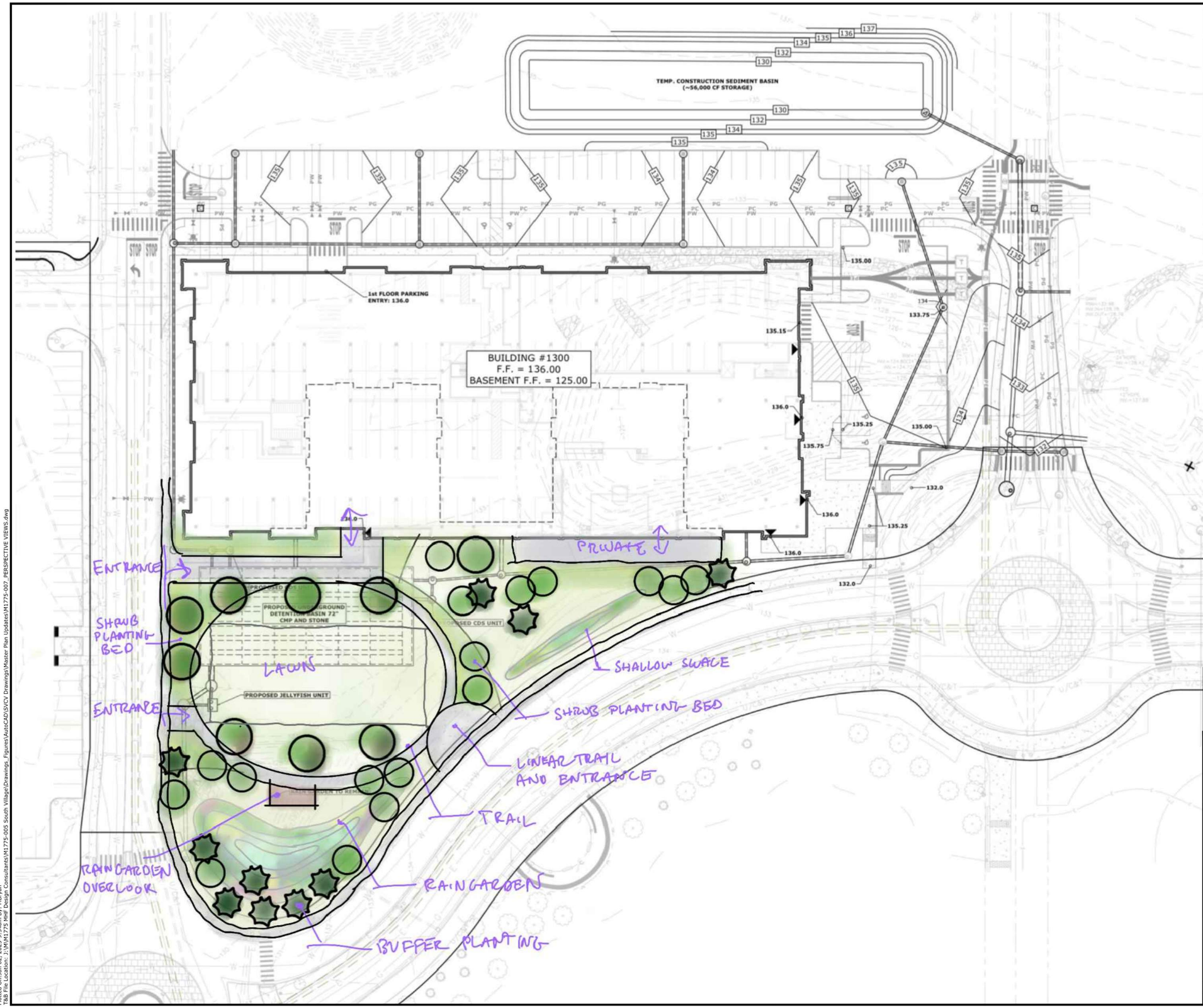

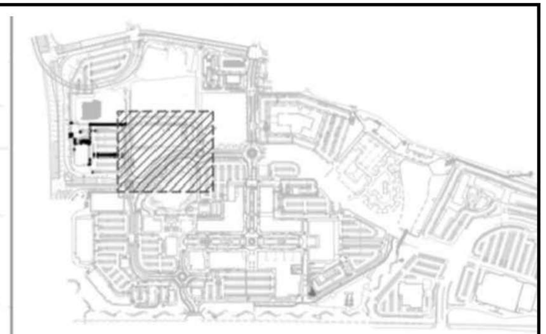

KEY PLAN
SCALE: 1" = 600'

NOTES:
1. CONTRACTOR SHALL BE RESPONSIBLE FOR BUILDING PAD PREPARATION, INCLUDING EXCAVATION AND BACKFILL, WITHIN 4-FEET OF THE FINISHED FLOOR ELEVATION OF THE UNDERGROUND GARAGE PORTION OF THE BUILDING. EXCAVATION AND BACKFILL TO SUBGRADE (APPROXIMATELY 4-FEET BELOW FINISH FLOOR ELEVATION OF THE UNDERGROUND GARAGE PORTION OF THE BUILDING) SHALL BE BY OTHERS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE SUBSURFACE DRAINAGE SYSTEM BELOW THE BUILDING.
3. CONTRACTOR SHALL CONSTRUCT ALL DRAWINGS WITHIN 10 FEET OF THE BUILDING. ALL OTHER DRAINAGE BY OTHERS.

SCHEMATIC DRAWINGS

MARK	DATE	DESCRIPTION

OVERLOOK PARK CONCEPT 1.3

TUSCAN VILLAGE MASTER PLAN UPDATE 3.0
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SALEM PROPERTY MAP 107 LOT 12605
14-24 TUSCAN BOULEVARD

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OVERLOOK PARK PERSPECTIVE - CONCEPT 1.3

TUSCAN VILLAGE MASTER PLAN UPDATE 3.0
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SALEM PROPERTY MAP 107 LOT 12605
14-24 TUSCAN BOULEVARD

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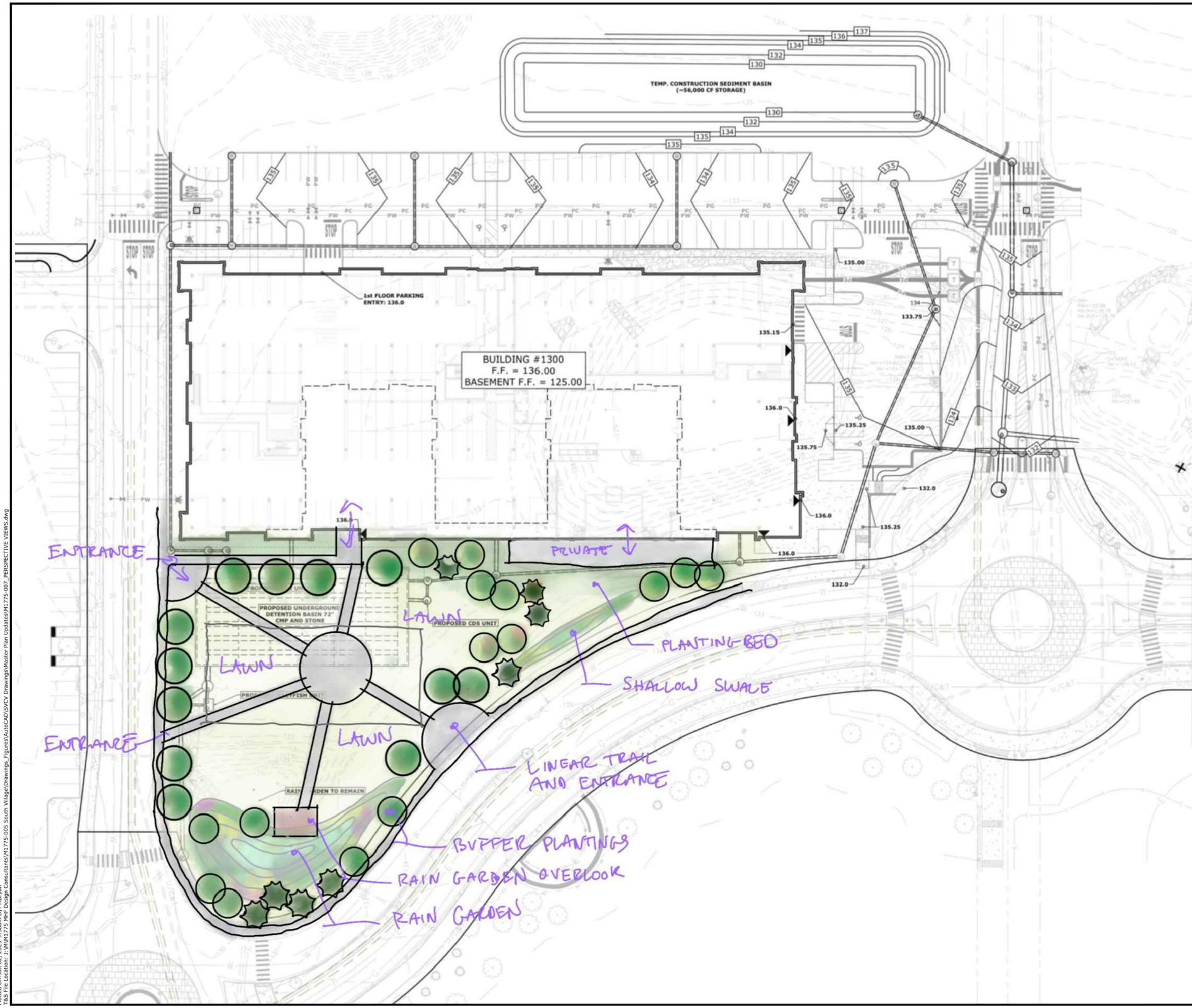

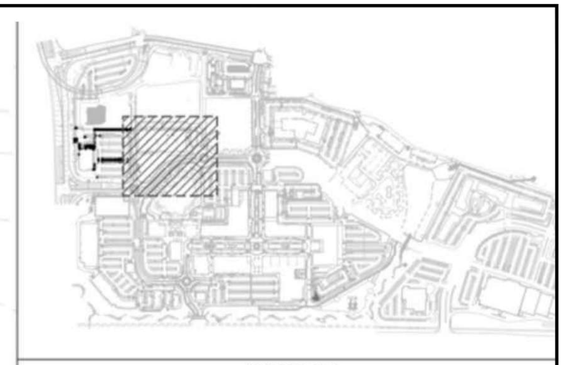

KEY PLAN
SCALE: 1" = 600'

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SCHEMATIC DRAWINGS

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OVERLOOK PARK CONCEPT 1.4

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OVERLOOK PARK PERSPECTIVE - CONCEPT 1.4

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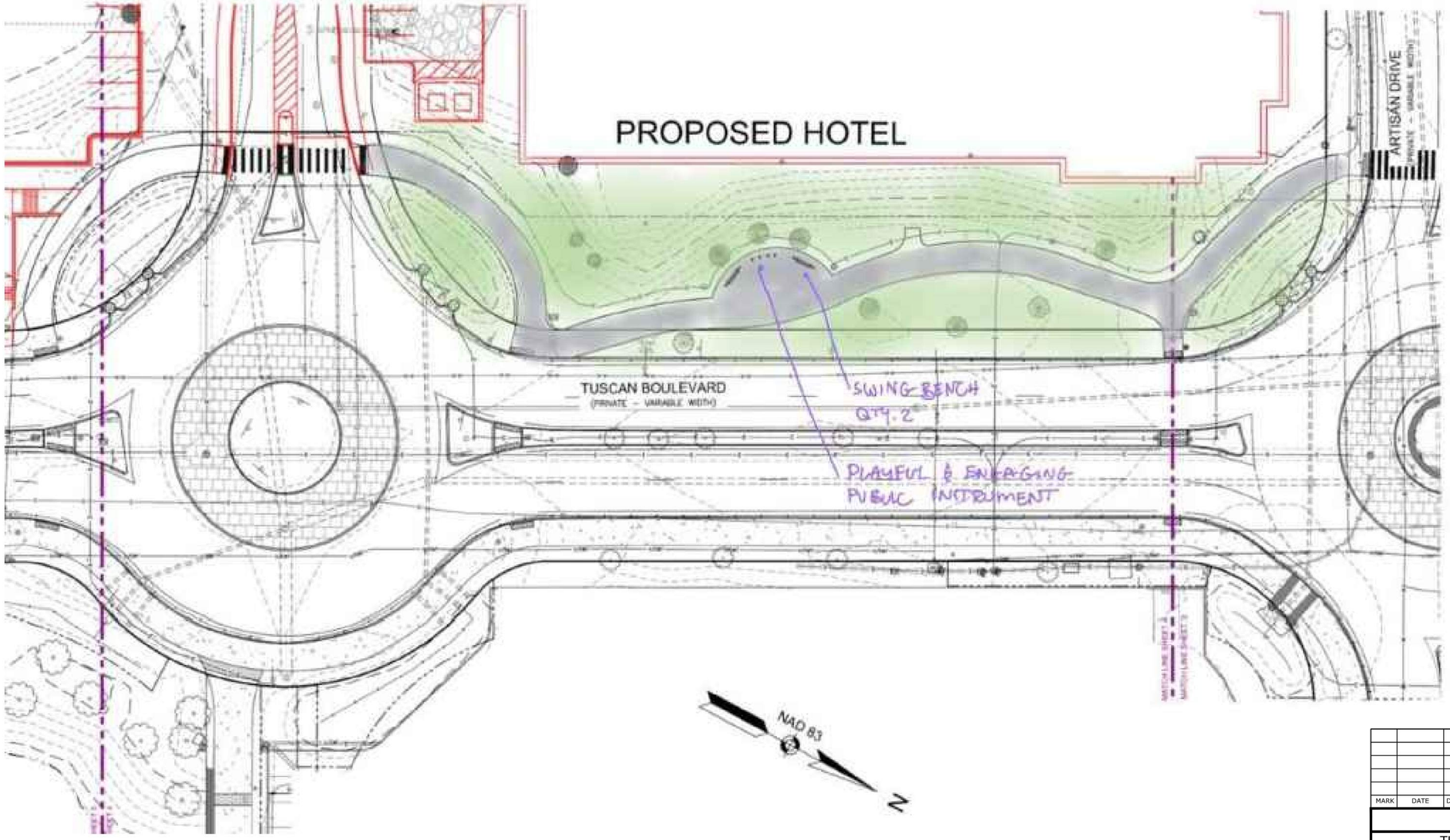

MARK	DATE	DESCRIPTION

LINEAR PARK NICHE 1 CONCEPT 1.1

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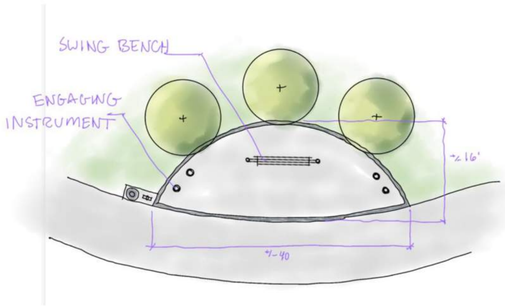
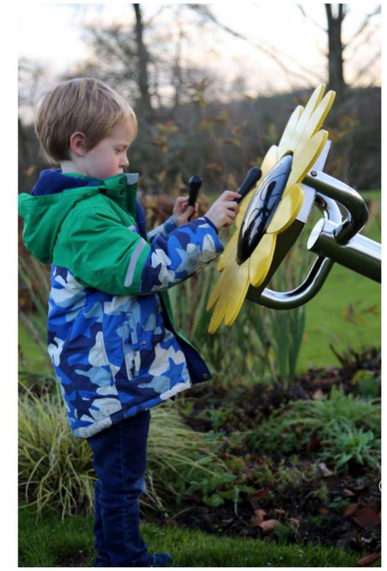
Public Art Instrument

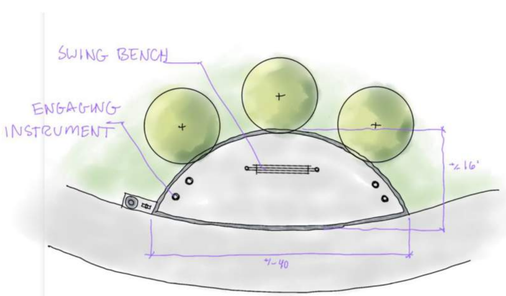
Nature themed, Colorful





Public Art Instrument

Upright Form, Metallic



MARK	DATE	DESCRIPTION

LINEAR PARK NICHE 1 CONCEPT 1.1

TUSCAN VILLAGE MASTER PLAN UPDATE 3.0
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
SALEM PROPERTY MAP 107 LOT 12605
14-24 TUSCAN BOULEVARD

Tighe&Bond
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(603) 433-8818

SCALE: AS SHOWN

DATE: JUNE 3, 2025

SALEM PLANNING BOARD APPROVAL

OWNER
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
P.O. BOX 1684
SALEM, NH 03079

ZONE: COMMERCIAL - INDUSTRIAL 'C'/ LARGE SCALE REDEVELOPMENT

PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
M1775-005	M1775-007_PERSPECTIVE VIEWS.dwg	MAB/BKC	BKC/JMP	JMP	32

Last Saved Date: 6/2/2025
Plotted On Date: Oct 02, 2025-11:40am By: BCurcio
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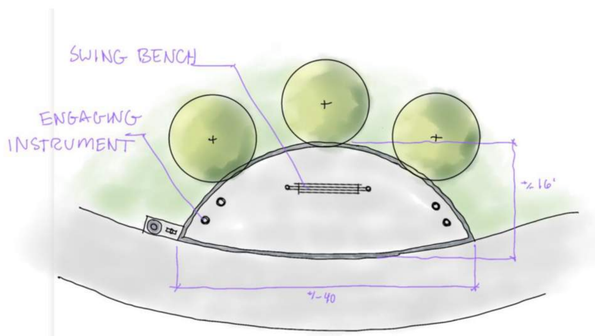
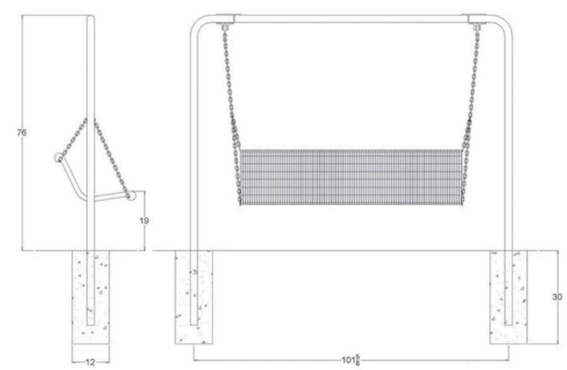
Swinging Bench

Commercial Grade, Color TBD





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LINEAR PARK NICHE 1 CONCEPT 1.1

TUSCAN VILLAGE MASTER PLAN UPDATE 3.0
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
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Last Saved Date: 6/2/2025
Plotted On:Jun 02, 2025-11:41am By: BCurcio
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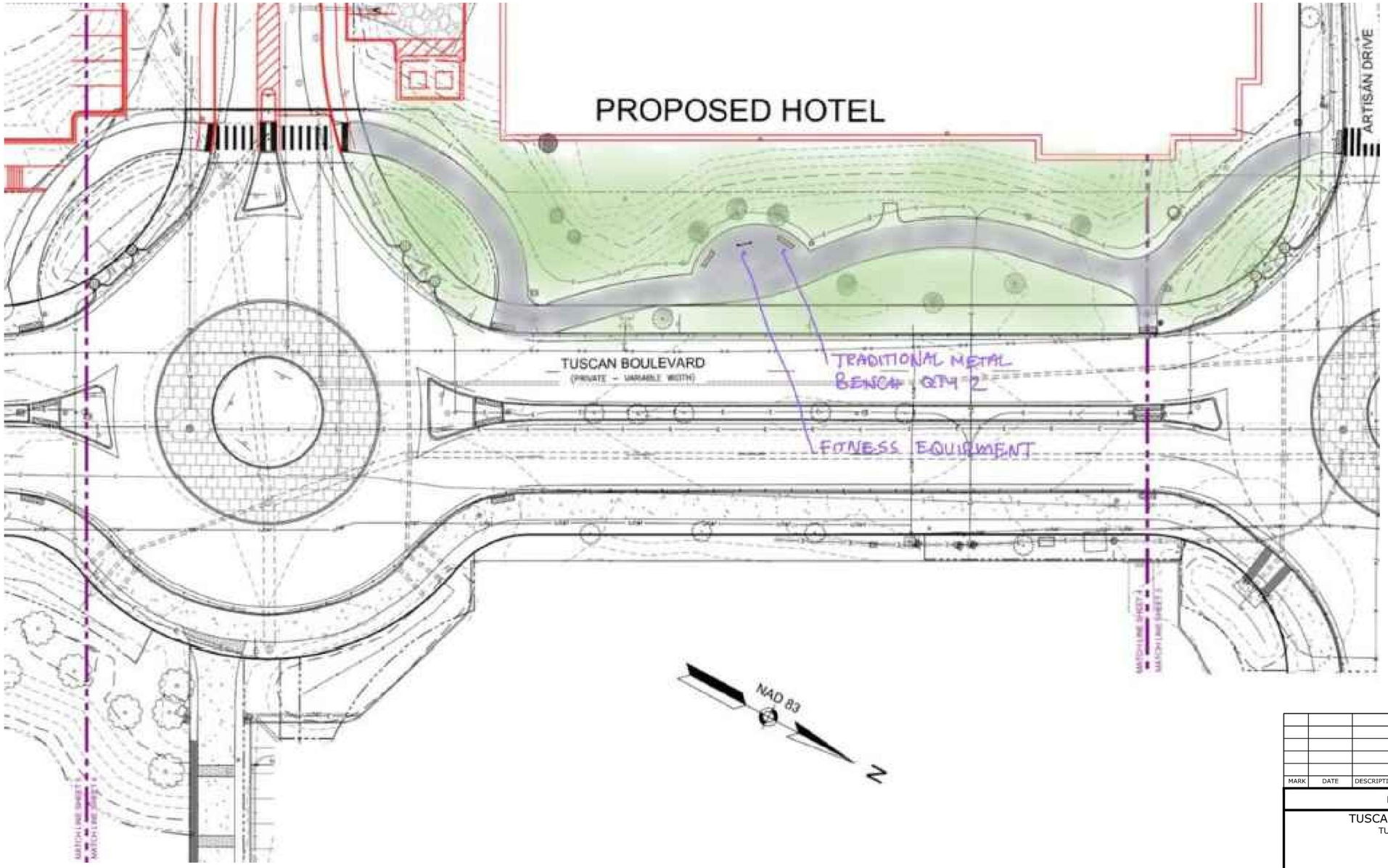

MARK	DATE	DESCRIPTION

LINEAR PARK NICHE 1 CONCEPT 1.2

TUSCAN VILLAGE MASTER PLAN UPDATE 3.0
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
SALEM PROPERTY MAP 107 LOT 12605
14-24 TUSCAN BOULEVARD

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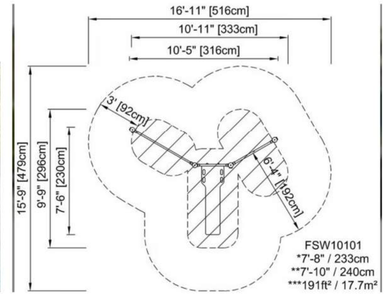
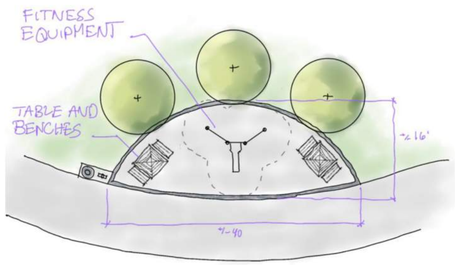
M1775-005	M1775-007_PERSPECTIVE VIEWS.dwg	MAB/BKC	BKC/JMP	JMP	34

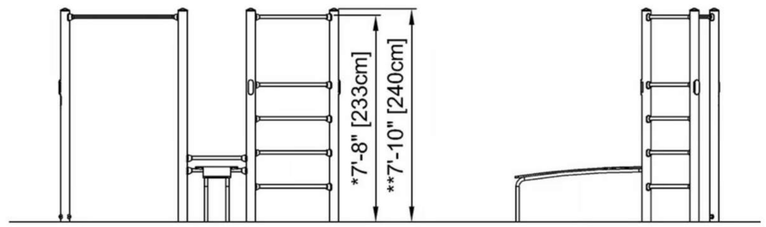
Last Saved Date: 5/30/2025
Plotted On Jun 02, 2025-8:22am By: MBryan
T&B File Location: J:\M\M1775 MHF Design Consultants\M1775-005 South Village\Drawings_Figures\AutoCAD\SVCV Drawings\Master Plan Updates\M1775-007_PERSPECTIVE VIEWS.dwg

Fitness Equipment

Kompan Combi 1
https://www.kompan.com/en/us/p/fsw101



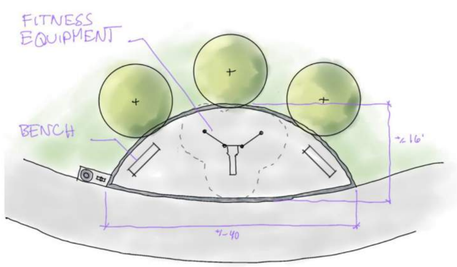




FSW10101

Traditional Bench

To Match Tuscan Village



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LINEAR PARK NICHE 1 CONCEPT 1.2

TUSCAN VILLAGE MASTER PLAN UPDATE 3.0
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
SALEM PROPERTY MAP 107 LOT 12605
14-24 TUSCAN BOULEVARD

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SCALE: AS SHOWN

DATE: JUNE 3, 2025

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SALEM, NH 03079

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M1775-005	M1775-007_PERSPECTIVE VIEWS.dwg	MAB/BKC	BKC/JMP	JMP	35

Last Saved Date: 6/2/2025
Plotted On Jun 02, 2025-11:43am By: BCurcio
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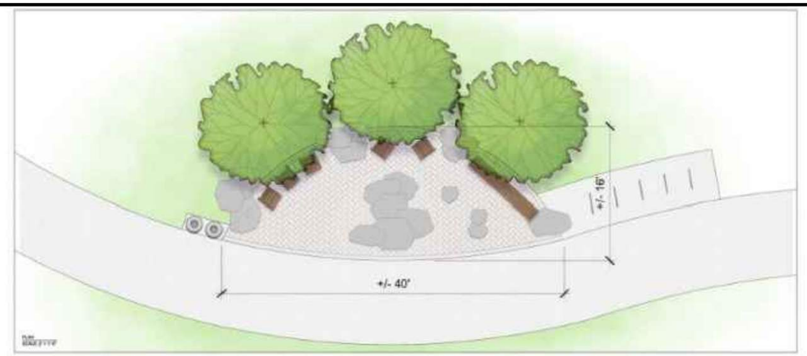
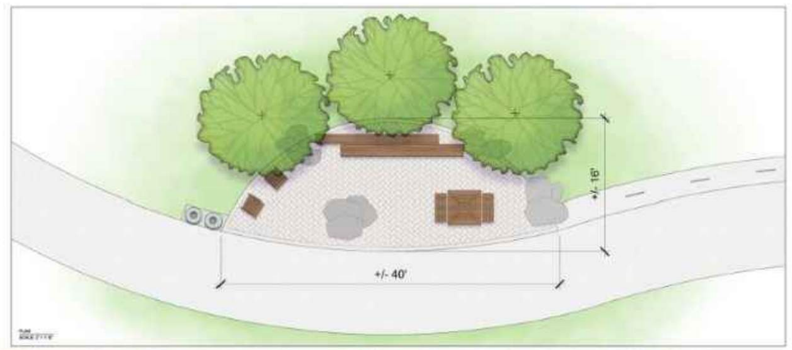


NICHE OPTION 1 - SEATING

TUSCAN VILLAGE
SALEM, NH

HALVORSON DESIGN PARTNERSHIP



NICHE OPTION 3 - SEATING

TUSCAN VILLAGE
SALEM, NH

HALVORSON DESIGN PARTNERSHIP
JUNE 14, 2018

MARK	DATE	DESCRIPTION

LINEAR PARK NICHE 1 ORIGINAL CONCEPT SEATING OPTIONS 1 & 2

TUSCAN VILLAGE MASTER PLAN UPDATE 3.0
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
SALEM PROPERTY MAP 107 LOT 12605
14-24 TUSCAN BOULEVARD

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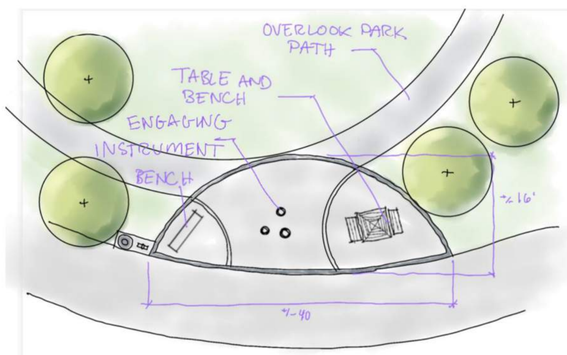
At Overlook Park

Curved Path Concept



MARK	DATE	DESCRIPTION

LINEAR PARK NICHE 2 CONCEPT 1

TUSCAN VILLAGE MASTER PLAN UPDATE 3.0
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
SALEM PROPERTY MAP 107 LOT 12605
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M1775-005	M1775-007_PERSPECTIVE VIEWS.dwg	MAB/BKC	BKC/JMP	JMP	37

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Plotted On Jun 02, 2025-11:46am By: BCurcio
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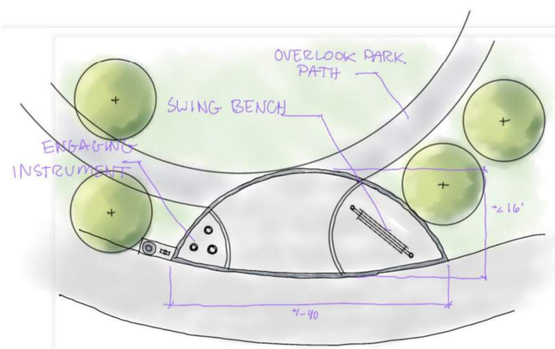
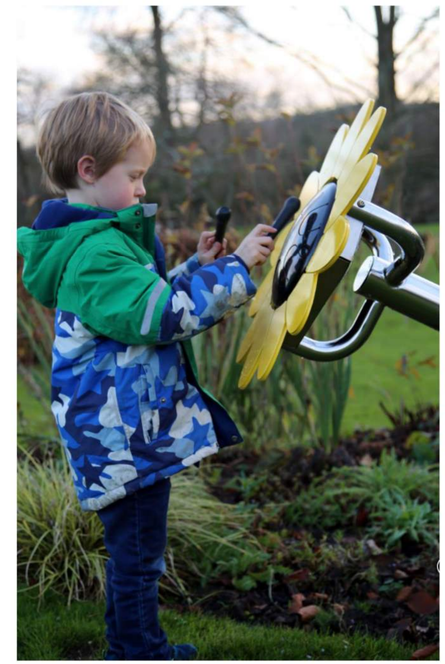
At Overlook Park

Curved Path Concept





MARK	DATE	DESCRIPTION

LINEAR PARK NICHE 2 CONCEPT 2

TUSCAN VILLAGE MASTER PLAN UPDATE 3.0
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
SALEM PROPERTY MAP 107 LOT 12605
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M1775-005	M1775-007_PERSPECTIVE VIEWS.dwg	MAB/BKC	BKC/JMP	JMP	38

Last Saved Date: 6/2/2025
Plotted On:Jun 02, 2025-11:46am By: BCurcio
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