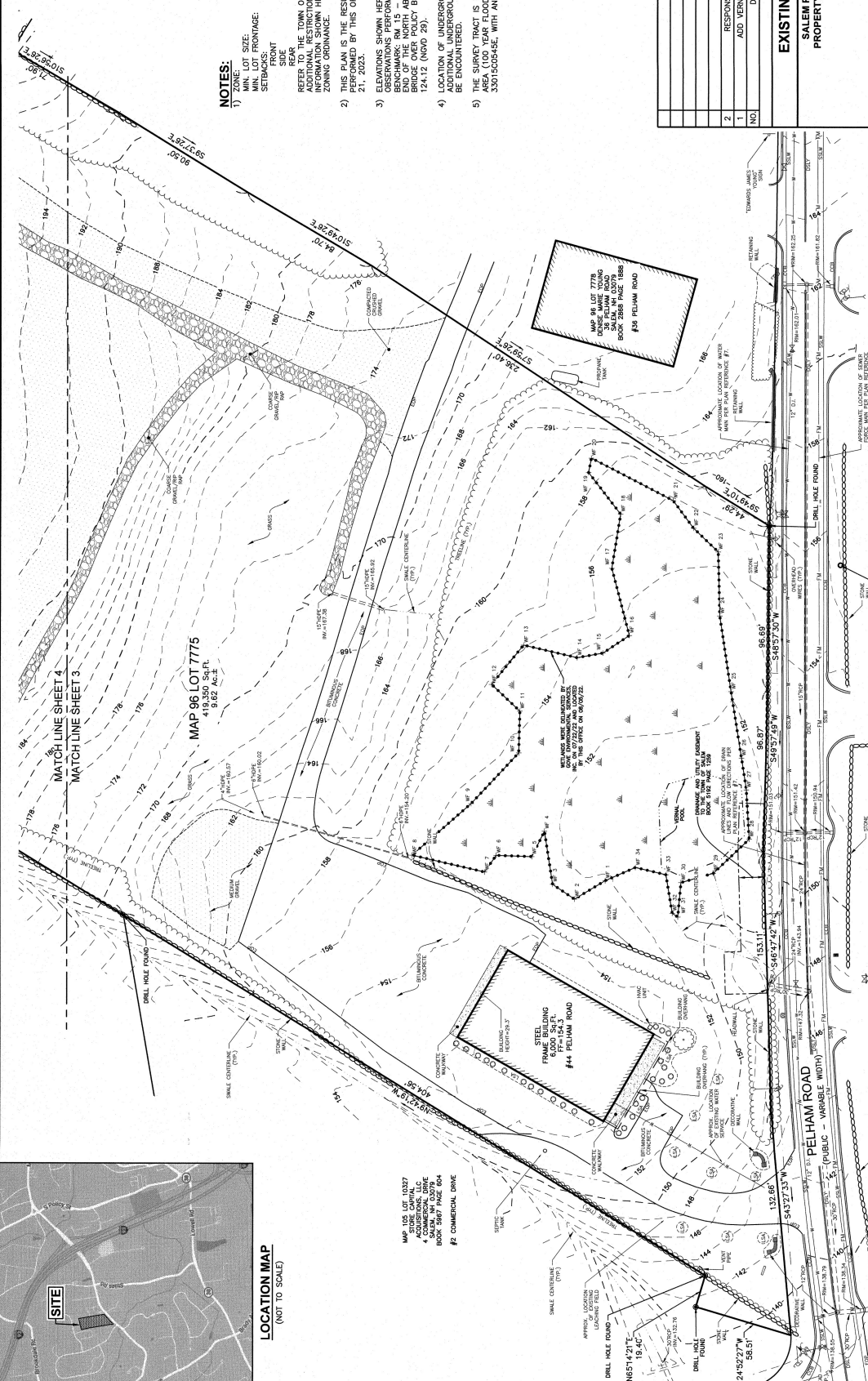


NOTES:

- 1) ZONE: RURAL/INDUSTRIAL DISTRICT (RUR/I)
MIN. LOT FRONTAGE: 125/200 FT.
SETBACKS:
FRONT: 30/50 FT.
SIDE: 15/40 FT.
REAR: 30/40 FT.
ADDITIONAL SETBACKS: 15/40 FT.
ADDITIONAL RESTRICTIONS AND PERMITTED USES, THE ZONING INFORMATION SHOWN HEREIN IS BASED ON A REVIEW OF THE SALEM ZONING ORDINANCE.
- 2) THIS PLAN IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY CONDUCTED BY THIS OFFICE BETWEEN JULY 26, 2022 AND FEBRUARY 21, 2023.
- 3) ELEVATIONS SHOWN HEREON ARE BASED ON NAVD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON JULY 21, 2022. BENCHMARK: RM 15 - DISK STAMPED "F-2" LOCATED IN THE WEST CORNER OF THE INTERSECTION OF PELHAM ROAD & WILLOW ROAD. ELEVATION: 124.12 (NGVD 29).
- 4) LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY. ADDITIONAL UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED.
- 5) THE SURVEY TRACT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP NUMBER 330150046E, WITH AN EFFECTIVE DATE OF MARCH 17, 2005.



LOCATION MAP
(NOT TO SCALE)

MAP 158 LOT 1337
INDUSTRIAL CENTER
4 COMMERCIAL DRIVE
BOOK 567 PAGE 804
#2 COMMERCIAL DRIVE

LEGEND

- OPEN DASH YELLOW: OPEN DASH YELLOW
- SINGLE SOLID LINE WHITE: SINGLE SOLID LINE WHITE
- GAS LINE: GAS LINE
- UNDERGROUND TELEPHONE: UNDERGROUND TELEPHONE
- WATER LINE: WATER LINE
- UNDERGROUND ELECTRIC: UNDERGROUND ELECTRIC
- CHAIN LINK FENCE: CHAIN LINK FENCE
- STOCKADE FENCE: STOCKADE FENCE
- WIRE FENCE: WIRE FENCE
- CONTOUR ELEVATION: CONTOUR ELEVATION
- SPOT ELEVATION: SPOT ELEVATION
- DRAIN MANHOLE: DRAIN MANHOLE
- WATER MANHOLE: WATER MANHOLE
- WIRE SHUT OFF: WIRE SHUT OFF
- ROOF DRAIN: ROOF DRAIN
- CLEANOUT: CLEANOUT
- UTILITY POLE: UTILITY POLE
- GUY WIRE: GUY WIRE
- TRELLISE: TRELLISE
- SNOW: SNOW
- DRILL HOLE FOUND: DRILL HOLE FOUND
- 3/4\"/>

PLAN REFERENCES:

- ROCKINGHAM COUNTY REGISTRY OF DEEDS
- 1) "PLOT PLAN" PREPARED BY PAUL W. ZARONSKI;
SCALE 1"=200'; DATED: SEPTEMBER 20, 2011.
 - 2) PLAN D-20450
 - 3) PLAN D-15851
 - 4) PLAN D-15160
 - 5) PLAN D-15160
 - 6) "UTILITY PLANS" PREPARED BY STANTEC; SCALE 1"=20';
DATED: JANUARY 24, 2012.
 - 7)

EXISTING CONDITIONS PLAN

SALEM PROPERTY MAP 96 - LOT 7775
PROPERTY ADDRESS - 44 PELHAM ROAD

PREPARED FOR:
SURAJ REALTY
345 RIVER ROAD
ANDOVER, MA 01810



Greenman-Pedersen, Inc.
44 Stiles One
Suite One
Salem, NH 03079

DATE: APRIL 3, 2023

SCALE: 1" = 30'

603.883.0720 GPNET.COM

OWNER OF RECORD
YOUNG LAND HOLDINGS, LLC
3500 WILLOW ROAD
BOOK 6069 PAGE 1819

SALEM PLANNING BOARD
APPROVAL

ZONE: RURAL DISTRICT (RUR), INDUSTRIAL DISTRICT (I)

DESIGNED BY: DRAWN/CHECKED: DATE: PROJECT NO. SHEET NO.
GCS 2200130-35 2200130-3 3 OF 25



LOCATION MAP
(NOT TO SCALE)

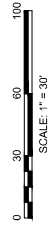
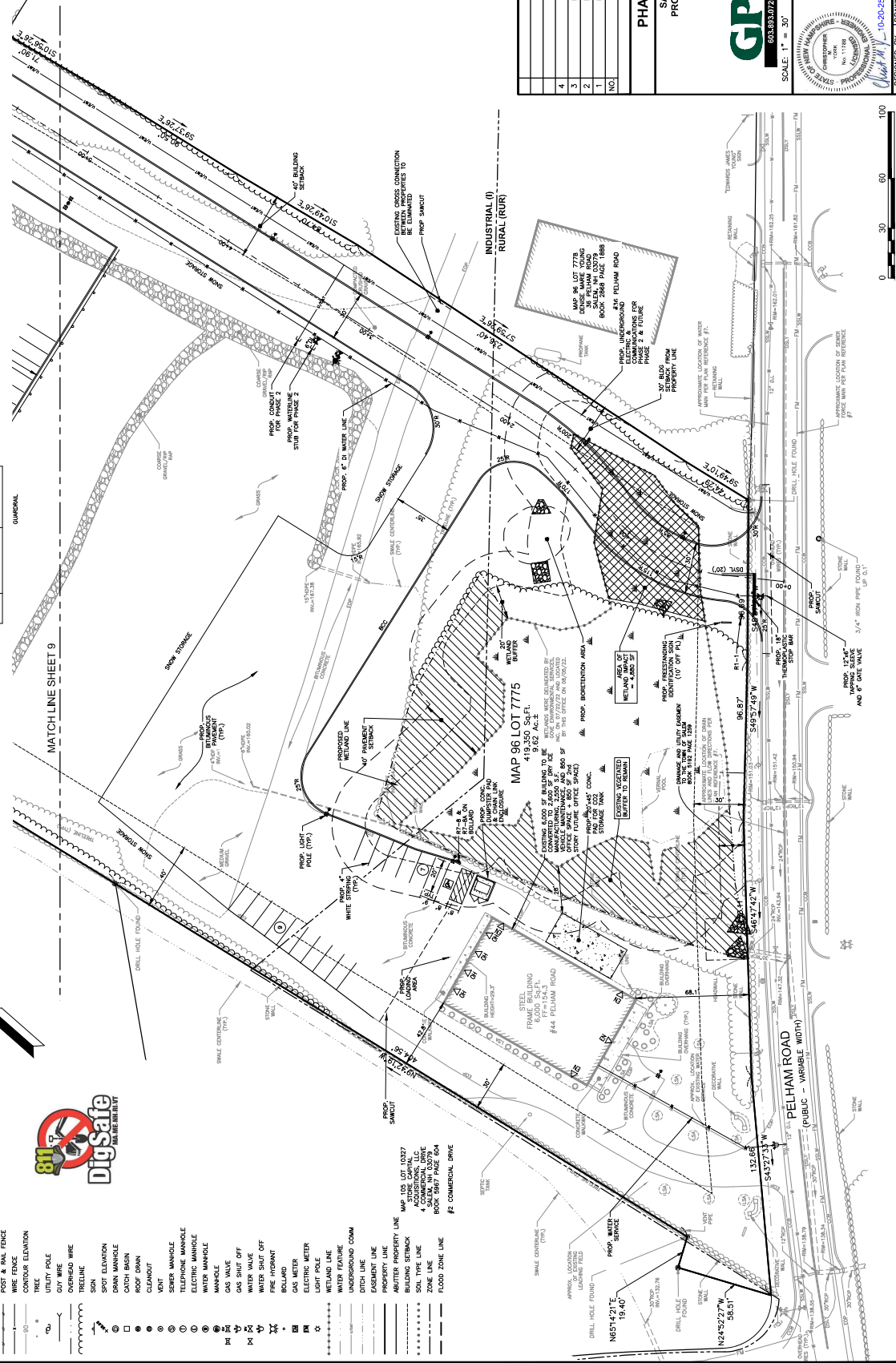
NOTES:

1) SEE SHEET 2 FOR SITE AND UTILITY NOTES.

SIGN KEY		
SIGN ID	TEXT/COLOR	SIZE/REMARKS
RI-1	W/WHITE	30" x 30" NEW SIGN WITH POST
RI-2	W/WHITE	12" x 18" NEW SIGN WITH POST
RI-3	W/WHITE	6" x 12"

- LEGEND
- CAPE COB BERM
 - DOUBLE SOLID LINE YELLOW
 - SINGLE SOLID LINE WHITE
 - GAS LINE
 - UNDERGROUND TELEPHONE
 - UNDERGROUND ELECTRIC
 - CHUNK LINK FENCE
 - STOCKADE FENCE
 - POST & RAIL FENCE
 - WIRE FENCE
 - CONTOUR ELEVATION
 - THREAT POLE
 - CHUNK LINK FENCE
 - OVERHEAD WIRE
 - TREELINE
 - SNAIL
 - SPOT ELEVATION
 - DRAIN MANHOLE
 - CATCH BASIN
 - CONCRETE
 - VENT
 - SEWER MANHOLE
 - TELEPHONE MANHOLE
 - ELECTRIC MANHOLE
 - WATER MANHOLE
 - MANHOLE
 - GAS SILE OFF
 - WATER VALVE
 - WATER SHUT OFF
 - FIRE HYDRANT
 - BOLLARD
 - GAS METER
 - ELECTRIC METER
 - WATER METER
 - WATER FEATURE
 - UNDERGROUND COAM
 - DITCH LINE
 - EASEMENT LINE
 - PROPERTY LINE
 - ADJUTER PROPERTY LINE
 - BUILDING CORNER
 - ADJUTER CORNER
 - 4' COMMERCIAL DRIVE
 - BOOK 5867 PAGE 604
 - #2 COMMERCIAL DRIVE

- NUMBER OF PARKING SPACES
- 1A. TIP DOWN CURB
 - C.O. PROP. CATCH BASIN
 - CB-1 PROP. CATCH BASIN
 - SMH-1 PROP. SEWER MANHOLE
 - SMH-2 PROP. SEWER MANHOLE
 - PROP. GATE VALVE



SCALE: 1" = 30'

REVISIONS		
NO.	DESCRIPTION	DATE
1	ISSUE	10/20/25
2	RESPONSE TO COMMENTS	4/15/25
3	RESPONSE TO COMMENTS	9/15/23
4	RESPONSE TO COMMENTS	8/16/23
5	RESPONSE TO COMMENTS	8/16/23
6	RESPONSE TO COMMENTS	8/16/23
7	RESPONSE TO COMMENTS	8/16/23
8	RESPONSE TO COMMENTS	8/16/23
9	RESPONSE TO COMMENTS	8/16/23
10	RESPONSE TO COMMENTS	8/16/23
11	RESPONSE TO COMMENTS	8/16/23
12	RESPONSE TO COMMENTS	8/16/23
13	RESPONSE TO COMMENTS	8/16/23
14	RESPONSE TO COMMENTS	8/16/23
15	RESPONSE TO COMMENTS	8/16/23
16	RESPONSE TO COMMENTS	8/16/23
17	RESPONSE TO COMMENTS	8/16/23
18	RESPONSE TO COMMENTS	8/16/23
19	RESPONSE TO COMMENTS	8/16/23
20	RESPONSE TO COMMENTS	8/16/23
21	RESPONSE TO COMMENTS	8/16/23
22	RESPONSE TO COMMENTS	8/16/23
23	RESPONSE TO COMMENTS	8/16/23
24	RESPONSE TO COMMENTS	8/16/23
25	RESPONSE TO COMMENTS	8/16/23
26	RESPONSE TO COMMENTS	8/16/23
27	RESPONSE TO COMMENTS	8/16/23
28	RESPONSE TO COMMENTS	8/16/23
29	RESPONSE TO COMMENTS	8/16/23
30	RESPONSE TO COMMENTS	8/16/23
31	RESPONSE TO COMMENTS	8/16/23
32	RESPONSE TO COMMENTS	8/16/23
33	RESPONSE TO COMMENTS	8/16/23
34	RESPONSE TO COMMENTS	8/16/23
35	RESPONSE TO COMMENTS	8/16/23
36	RESPONSE TO COMMENTS	8/16/23
37	RESPONSE TO COMMENTS	8/16/23
38	RESPONSE TO COMMENTS	8/16/23
39	RESPONSE TO COMMENTS	8/16/23
40	RESPONSE TO COMMENTS	8/16/23
41	RESPONSE TO COMMENTS	8/16/23
42	RESPONSE TO COMMENTS	8/16/23
43	RESPONSE TO COMMENTS	8/16/23
44	RESPONSE TO COMMENTS	8/16/23
45	RESPONSE TO COMMENTS	8/16/23
46	RESPONSE TO COMMENTS	8/16/23
47	RESPONSE TO COMMENTS	8/16/23
48	RESPONSE TO COMMENTS	8/16/23
49	RESPONSE TO COMMENTS	8/16/23
50	RESPONSE TO COMMENTS	8/16/23
51	RESPONSE TO COMMENTS	8/16/23
52	RESPONSE TO COMMENTS	8/16/23
53	RESPONSE TO COMMENTS	8/16/23
54	RESPONSE TO COMMENTS	8/16/23
55	RESPONSE TO COMMENTS	8/16/23
56	RESPONSE TO COMMENTS	8/16/23
57	RESPONSE TO COMMENTS	8/16/23
58	RESPONSE TO COMMENTS	8/16/23
59	RESPONSE TO COMMENTS	8/16/23
60	RESPONSE TO COMMENTS	8/16/23
61	RESPONSE TO COMMENTS	8/16/23
62	RESPONSE TO COMMENTS	8/16/23
63	RESPONSE TO COMMENTS	8/16/23
64	RESPONSE TO COMMENTS	8/16/23
65	RESPONSE TO COMMENTS	8/16/23
66	RESPONSE TO COMMENTS	8/16/23
67	RESPONSE TO COMMENTS	8/16/23
68	RESPONSE TO COMMENTS	8/16/23
69	RESPONSE TO COMMENTS	8/16/23
70	RESPONSE TO COMMENTS	8/16/23
71	RESPONSE TO COMMENTS	8/16/23
72	RESPONSE TO COMMENTS	8/16/23
73	RESPONSE TO COMMENTS	8/16/23
74	RESPONSE TO COMMENTS	8/16/23
75	RESPONSE TO COMMENTS	8/16/23
76	RESPONSE TO COMMENTS	8/16/23
77	RESPONSE TO COMMENTS	8/16/23
78	RESPONSE TO COMMENTS	8/16/23
79	RESPONSE TO COMMENTS	8/16/23
80	RESPONSE TO COMMENTS	8/16/23
81	RESPONSE TO COMMENTS	8/16/23
82	RESPONSE TO COMMENTS	8/16/23
83	RESPONSE TO COMMENTS	8/16/23
84	RESPONSE TO COMMENTS	8/16/23
85	RESPONSE TO COMMENTS	8/16/23
86	RESPONSE TO COMMENTS	8/16/23
87	RESPONSE TO COMMENTS	8/16/23
88	RESPONSE TO COMMENTS	8/16/23
89	RESPONSE TO COMMENTS	8/16/23
90	RESPONSE TO COMMENTS	8/16/23
91	RESPONSE TO COMMENTS	8/16/23
92	RESPONSE TO COMMENTS	8/16/23
93	RESPONSE TO COMMENTS	8/16/23
94	RESPONSE TO COMMENTS	8/16/23
95	RESPONSE TO COMMENTS	8/16/23
96	RESPONSE TO COMMENTS	8/16/23
97	RESPONSE TO COMMENTS	8/16/23
98	RESPONSE TO COMMENTS	8/16/23
99	RESPONSE TO COMMENTS	8/16/23
100	RESPONSE TO COMMENTS	8/16/23

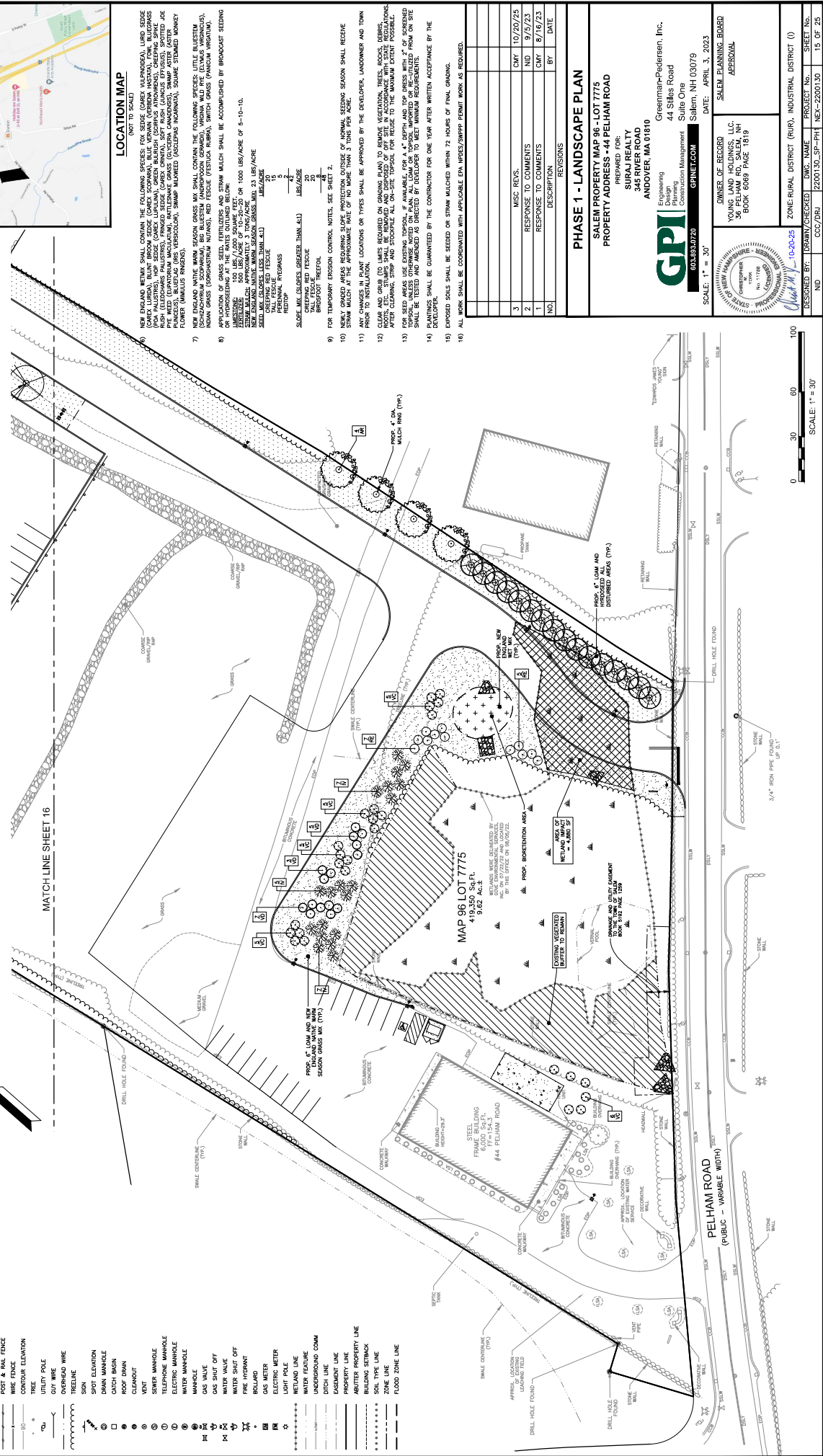
PHASE 1 - SITE & UTILITY PLAN
SALEM PROPERTY MAP 98 - LOT 7775
PROPERTY ADDRESS - 44 PELHAM ROAD
PREPARED FOR:
SUNRISE REALTY
345 RIVER ROAD
ANDOVER, MA 01810
Greenman-Pedersen, Inc.
44 Siles Road
Suite One
Salem, NH 03079
GPI
Engineering
Construction Management
603.893.5720
GPI.NET.COM
DATE: APRIL 3, 2023
SCALE: 1" = 30'

OWNER OF RECORD		
YOUNG LAND HOLDINGS, LLC 36 PELHAM RD, SALEM, NH BOOK 0069 PAGE 1819	SALEM PLANNING BOARD APPROVAL	ZONE: RURAL DISTRICT (RUP), INDUSTRIAL DISTRICT (I)
DESIGNED BY: DRAWMY/CHECKED: NID	DWG. NAME: 2200130-SP-PH1	PROJECT NO.: NEX-2200130
DATE: 10-20-25	DATE: 10-20-25	SHEET NO.: 8 OF 25



- NOTES:**
- 1) ALL PLANT STOCK SHALL CONFORM TO ANSI Z26.1 - NURSERY STOCK, LATEST EDITION (AMERICAN ASSOCIATION OF NURSERYMEN, INC.).
 - 2) A 4" DIA. TREE BOND WITH 3" ASHD PINE BARK MULCH SHALL BE INSTALLED AT BASE OF ALL TREES IN LAWN AREAS.
 - 3) ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW ENGLAND NURSERYMAN'S GUIDE TO PLANTING AND MAINTENANCE. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW ENGLAND NURSERYMAN'S GUIDE TO PLANTING AND MAINTENANCE. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW ENGLAND NURSERYMAN'S GUIDE TO PLANTING AND MAINTENANCE.
 - 4) ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUNDCOVER SHALL BE RESTORED WITH SEED AS INDICATED ON PLANS.
 - 5) ALL SHRUBS AND TREE AREAS SHALL RECEIVE 4" PH CORRECTED TOPSOIL AFTER TOPSOIL IS SPREAD OVER EXISTING DRIVE AREA. ALL CURBS, CULPS, STONES AND OTHER OBSTACLES REMAINING SHALL BE REPAID UP AND REPAVED.

PHASE 1 PLANTING SCHEDULE			
PLANT	QTY	BOTANICAL NAME	COMMENTS
4	4	ASH	RED BARK
5	5	ASH	RED BARK
6	6	ASH	RED BARK
7	7	ASH	RED BARK
8	8	ASH	RED BARK
9	9	ASH	RED BARK
10	10	ASH	RED BARK
11	11	ASH	RED BARK
12	12	ASH	RED BARK
13	13	ASH	RED BARK
14	14	ASH	RED BARK
15	15	ASH	RED BARK
16	16	ASH	RED BARK
17	17	ASH	RED BARK
18	18	ASH	RED BARK
19	19	ASH	RED BARK
20	20	ASH	RED BARK
21	21	ASH	RED BARK
22	22	ASH	RED BARK
23	23	ASH	RED BARK
24	24	ASH	RED BARK
25	25	ASH	RED BARK
26	26	ASH	RED BARK
27	27	ASH	RED BARK
28	28	ASH	RED BARK
29	29	ASH	RED BARK
30	30	ASH	RED BARK
31	31	ASH	RED BARK
32	32	ASH	RED BARK
33	33	ASH	RED BARK
34	34	ASH	RED BARK
35	35	ASH	RED BARK
36	36	ASH	RED BARK
37	37	ASH	RED BARK
38	38	ASH	RED BARK
39	39	ASH	RED BARK
40	40	ASH	RED BARK
41	41	ASH	RED BARK
42	42	ASH	RED BARK
43	43	ASH	RED BARK
44	44	ASH	RED BARK
45	45	ASH	RED BARK
46	46	ASH	RED BARK
47	47	ASH	RED BARK
48	48	ASH	RED BARK
49	49	ASH	RED BARK
50	50	ASH	RED BARK
51	51	ASH	RED BARK
52	52	ASH	RED BARK
53	53	ASH	RED BARK
54	54	ASH	RED BARK
55	55	ASH	RED BARK
56	56	ASH	RED BARK
57	57	ASH	RED BARK
58	58	ASH	RED BARK
59	59	ASH	RED BARK
60	60	ASH	RED BARK
61	61	ASH	RED BARK
62	62	ASH	RED BARK
63	63	ASH	RED BARK
64	64	ASH	RED BARK
65	65	ASH	RED BARK
66	66	ASH	RED BARK
67	67	ASH	RED BARK
68	68	ASH	RED BARK
69	69	ASH	RED BARK
70	70	ASH	RED BARK
71	71	ASH	RED BARK
72	72	ASH	RED BARK
73	73	ASH	RED BARK
74	74	ASH	RED BARK
75	75	ASH	RED BARK
76	76	ASH	RED BARK
77	77	ASH	RED BARK
78	78	ASH	RED BARK
79	79	ASH	RED BARK
80	80	ASH	RED BARK
81	81	ASH	RED BARK
82	82	ASH	RED BARK
83	83	ASH	RED BARK
84	84	ASH	RED BARK
85	85	ASH	RED BARK
86	86	ASH	RED BARK
87	87	ASH	RED BARK
88	88	ASH	RED BARK
89	89	ASH	RED BARK
90	90	ASH	RED BARK
91	91	ASH	RED BARK
92	92	ASH	RED BARK
93	93	ASH	RED BARK
94	94	ASH	RED BARK
95	95	ASH	RED BARK
96	96	ASH	RED BARK
97	97	ASH	RED BARK
98	98	ASH	RED BARK
99	99	ASH	RED BARK
100	100	ASH	RED BARK



PHASE 1 - LANDSCAPE PLAN

SALEM PROPERTY MAP 98 - LOT 7775
PROPERTY ADDRESS - 44 PELHAM ROAD

PREPARED FOR:
SURAJ REALTY
345 RIVER ROAD
ANDOVER, MA 01810

GPI
Engineering
Design
Construction Management
603.893.5720
Salem, NH 03079

DATE: APRIL 3, 2023

OWNER OF RECORD:
YOUNG LAND HOLDINGS, LLC
36 PELHAM RD, SALEM, NH
BOOK 0069 PAGE 1819

OWNER OF RECORD:
SALEM PLANNING BOARD
APPROVAL

ZONE: RURAL DISTRICT (RUP), INDUSTRIAL DISTRICT (I)

DESIGNED BY: CC5/PRI
DRAWN/CHECKED: CC5/PRI
PROJECT NO.: 2200130-SP-PH1
SHEET NO.: 15 OF 25