

# TUSCAN VILLAGE MASTER PLAN UPDATE

## MAP 98 LOTS 7887 & 12604

## MAP 107 LOTS 12575, 12576 & 12605

## MAP 108 LOTS 12607, 12501, 12500 & 12580

## ROCKINGHAM PARK BOULEVARD / ROUTE 28, TUSCAN BOULEVARD, ARTISAN DRIVE & VIA TOSCANA SALEM, NEW HAMPSHIRE

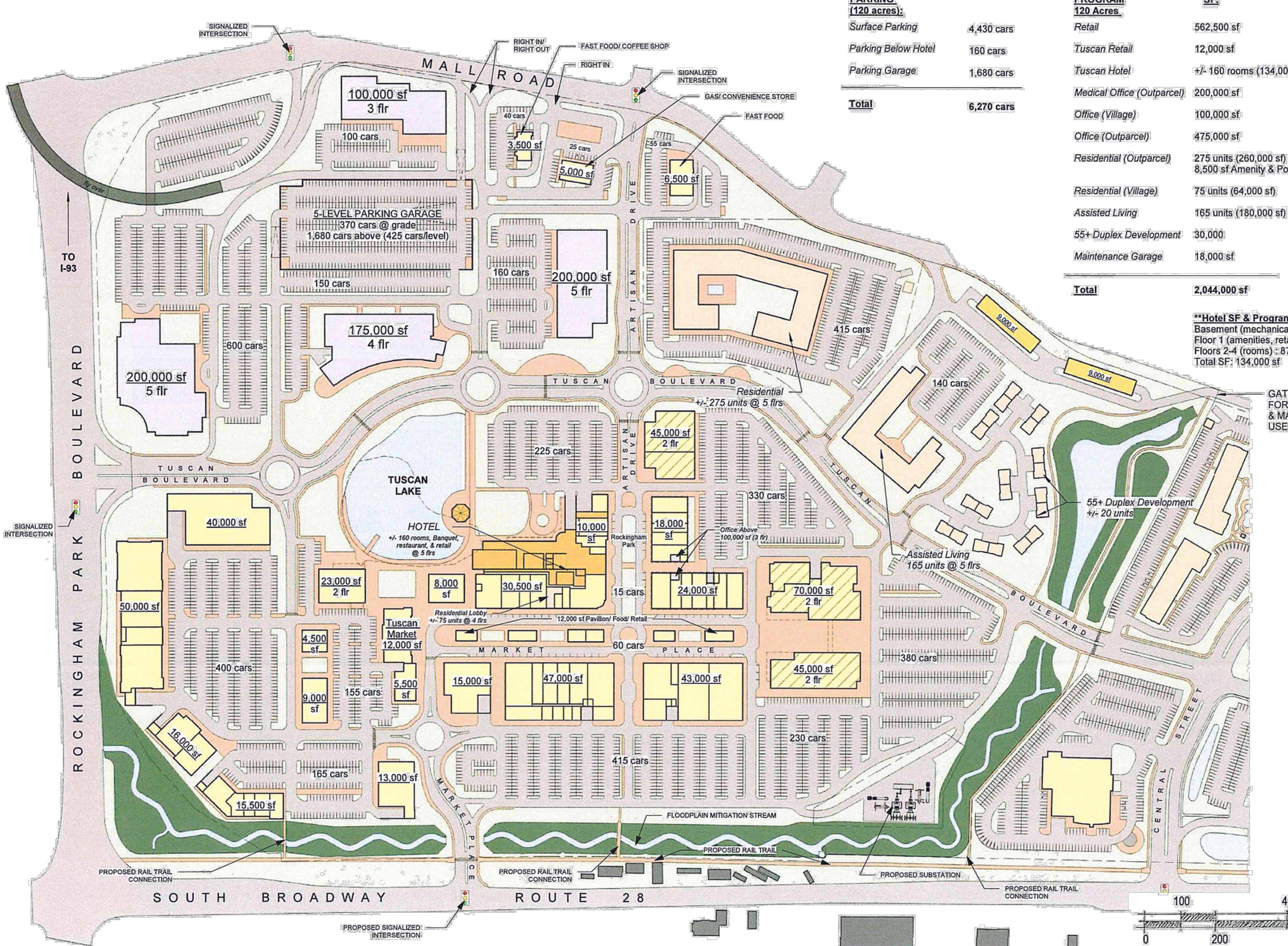


### NOTES:

- 1) THIS SET OF PLANS REPRESENTS AN UPDATE TO THE TUSCAN VILLAGE MASTER PLAN, WHICH WAS APPROVED ON JULY 9, 2018. THIS UPDATE INCLUDES CHANGES FOR THE FOLLOWING BUILDINGS/DISTRICTS:
  - A) ROCK OFFICE DISTRICT – OFFICE TO LIFE SCIENCES MANUFACTURING/R&D
  - B) BLDG. 3000 – MULTI-USE/OFFICE TO MULTI-USE/RESIDENTIAL (230 UNITS)
  - C) BLDG. 1500 – RETAIL/RESTAURANT TO MEDICAL OFFICE
  - D) BLDG. 7100 – ASSISTED LIVING TO RESIDENTIAL (260 UNITS)
  - E) BLDG. 4000 – ENTERTAINMENT TO RETAIL/OFFICE



NO.	DESCRIPTION	BY	DATE	
	REVISE INFO ON MASTER PLAN	MSG	12/11/20	
	REVISIONS	BY	DATE	
<b>COVER SHEET</b>				
<b>PROPOSED DEVELOPMENT</b> <b>SALEM PROPERTY MAP 98 – LOT 7887</b> <b>PROPERTY ADDRESS – 63 ROCKINGHAM PARK BOULEVARD</b> PREPARED FOR: OMJ REALTY, LLC 63 MAIN STREET, SALEM, NH 03079 <b>GPI</b> Engineering Design Construction Management 603.893.0720 GPINET.COM Greenman-Pedersen, Inc. 44 Stiles Road Suite One Salem, NH 03079				
SCALE: NONE				
DATE: NOVEMBER 16, 2020				
OWNER OF RECORD ROCK ACQUISITION, LLC 63 MAIN STREET SALEM, NH 03079		SALEM PLANNING BOARD APPROVAL		
ZONE: COMMERCIAL – INDUSTRIAL 'C'				
DESIGNED BY:	DRAWN/CHECKED	DWG. NAME	PROJECT No.	SHEET No.
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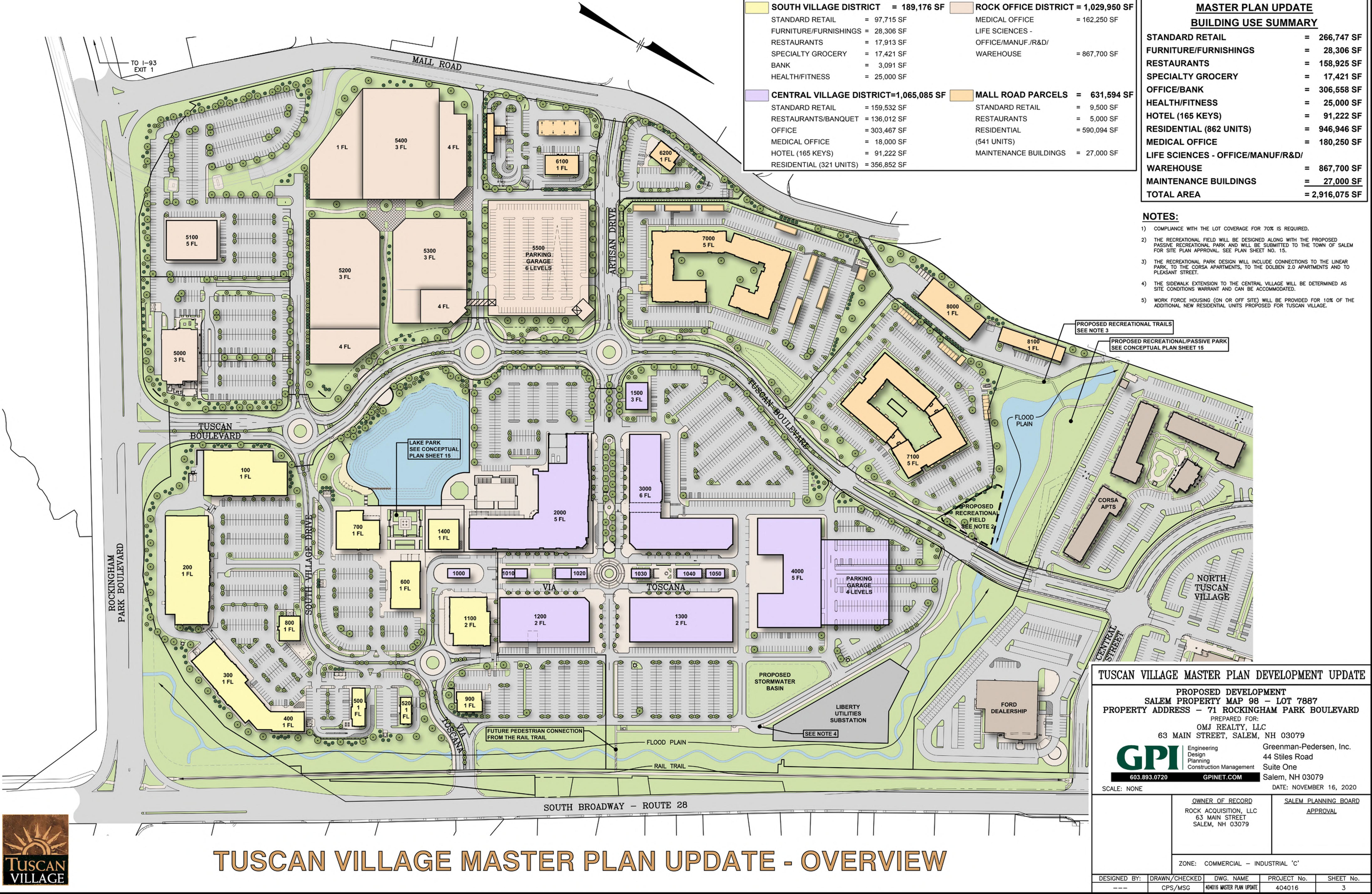
PRELLWITZ CHILINSKI ASSOCIATES

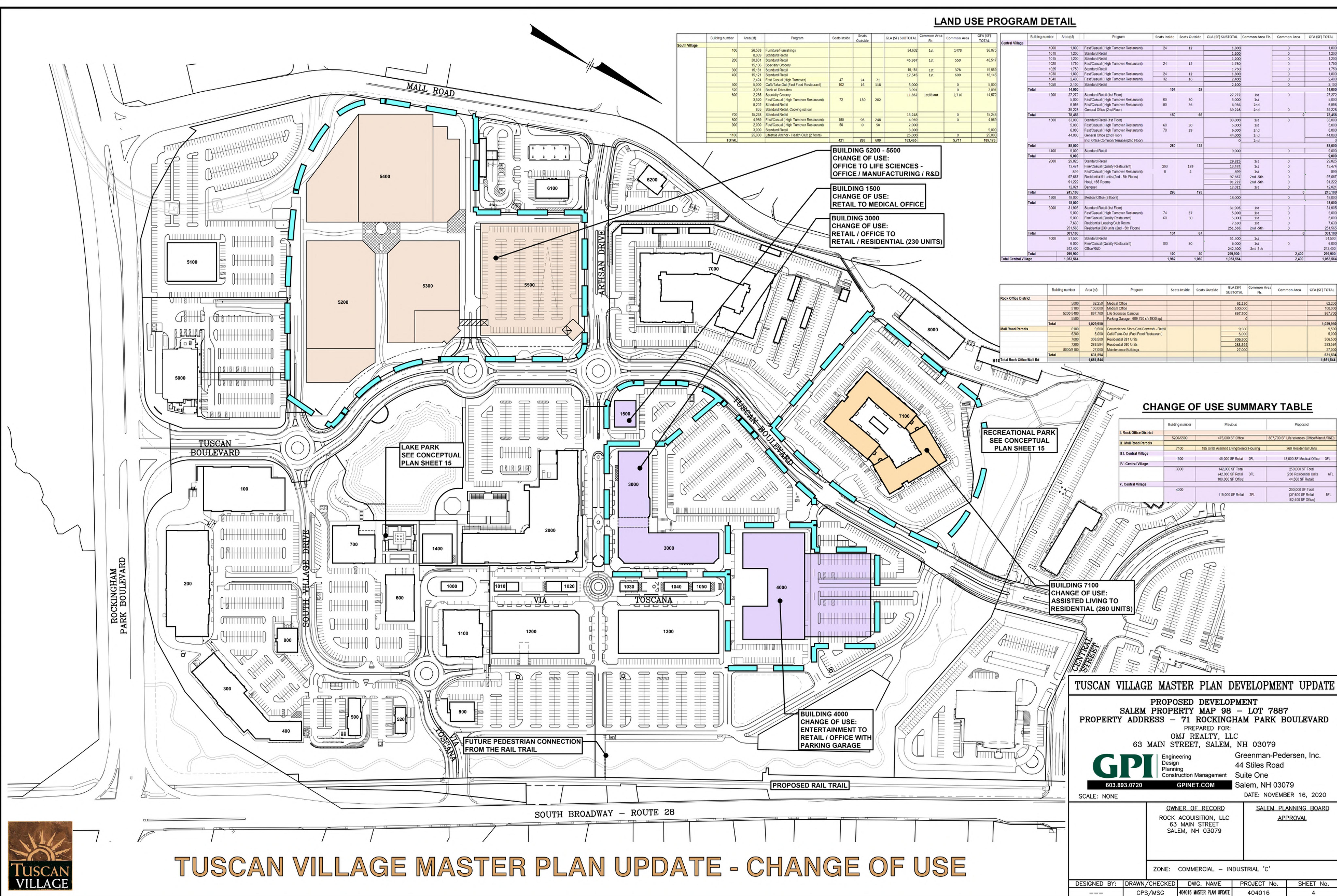
05/31/2018

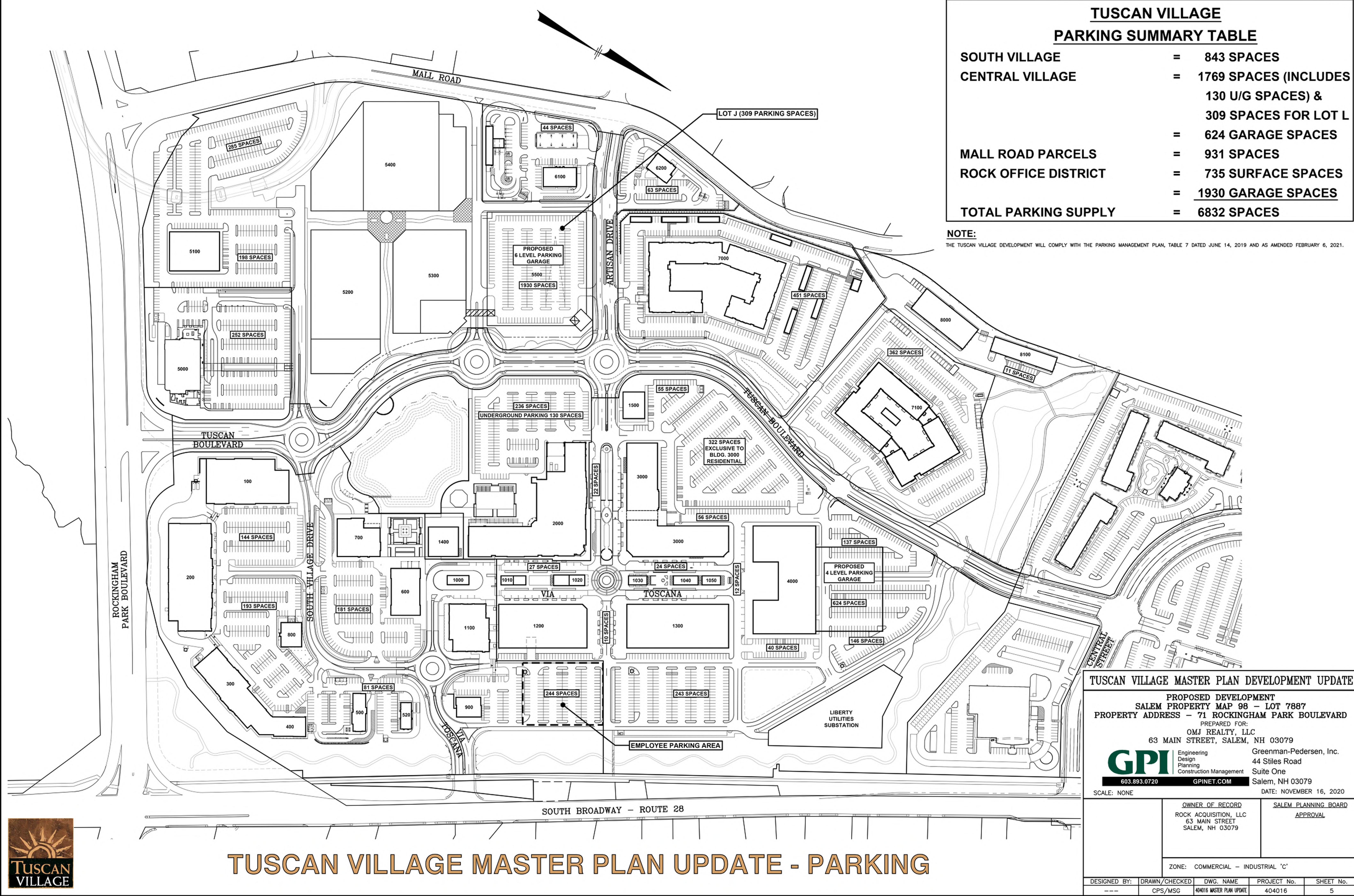
TUSSCAN VILLAGE - MASTERPLAN  
SALEM, NEW HAMPSHIRE

4

PREVIOUSLY APPROVED MASTER PLAN		
<b>PROPOSED DEVELOPMENT</b> <b>SALEM PROPERTY MAP 98 - LOT 7887</b> <b>PROPERTY ADDRESS - 71 ROCKINGHAM PARK BOULEVARD</b> PREPARED FOR: OMJ REALTY, LLC 63 MAIN STREET, SALEM, NH 03079 <b>GPI</b> Engineering Design Construction Management 603.893.0720 GPINET.COM Greenman-Pedersen, Inc. 44 Stiles Road Suite One Salem, NH 03079		
SCALE: NONE OWNER OF RECORD ROCK ACQUISITION, LLC 63 MAIN STREET SALEM, NH 03079 SALEM PLANNING BOARD APPROVAL		
ZONE: COMMERCIAL - INDUSTRIAL 'C' DESIGNED BY: DRAWN/CHECKED DWG. NAME PROJECT No. SHEET No. CPS/MSG 404016 MASTER PLAN UPDATE 404016 2		







## **TUSCAN VILLAGE**

## PARKING SUMMARY TABLE

## **SOUTH VILLAGE CENTRAL VILLAGE**

- = 843 SPACES
- = 1769 SPACES (INCLUDES 130 U/G SPACES) & 309 SPACES FOR LOT L
- = 624 GARAGE SPACES
- = 931 SPACES
- = 735 SURFACE SPACES
- = 1930 GARAGE SPACES
- = 6832 SPACES

## MALL ROAD PARCELS ROCK OFFICE DISTRICT

## TOTAL PARKING SUPPLY

**NOTE:**

THE TUSCAN VILLAGE DEVELOPMENT WILL COMPLY WITH THE PARKING MANAGEMENT PLAN, TABLE 7 DATED JUNE 14, 2019 AND AS AMENDED FEBRUARY 6, 2021.

TUSCAN VILLAGE MASTER PLAN DEVELOPMENT UPDATE

PROPOSED DEVELOPMENT  
SALEM PROPERTY MAP 98 - LOT 7887  
PROPERTY ADDRESS - 71 ROCKINGHAM PARK BOULEVARD

PREPARED FOR:  
OMJ REALTY, LLC  
63 MAIN STREET, SALEM, NH 03079

The image shows the GPI logo on the left, consisting of the letters 'GPI' in a large, bold, dark green serif font. To the right of the logo is a vertical line, followed by the company's services: 'Engineering', 'Design', 'Planning', and 'Construction Management', each on a new line in a smaller black font. Below this is a black horizontal bar containing the phone number '603.893.0720' and the website 'GPINET.COM' in white. To the right of the bar is the company's address: 'Greenman-Pedersen, Inc.', '44 Stiles Road', 'Suite One', and 'Salem, NH 03079', all in black text.

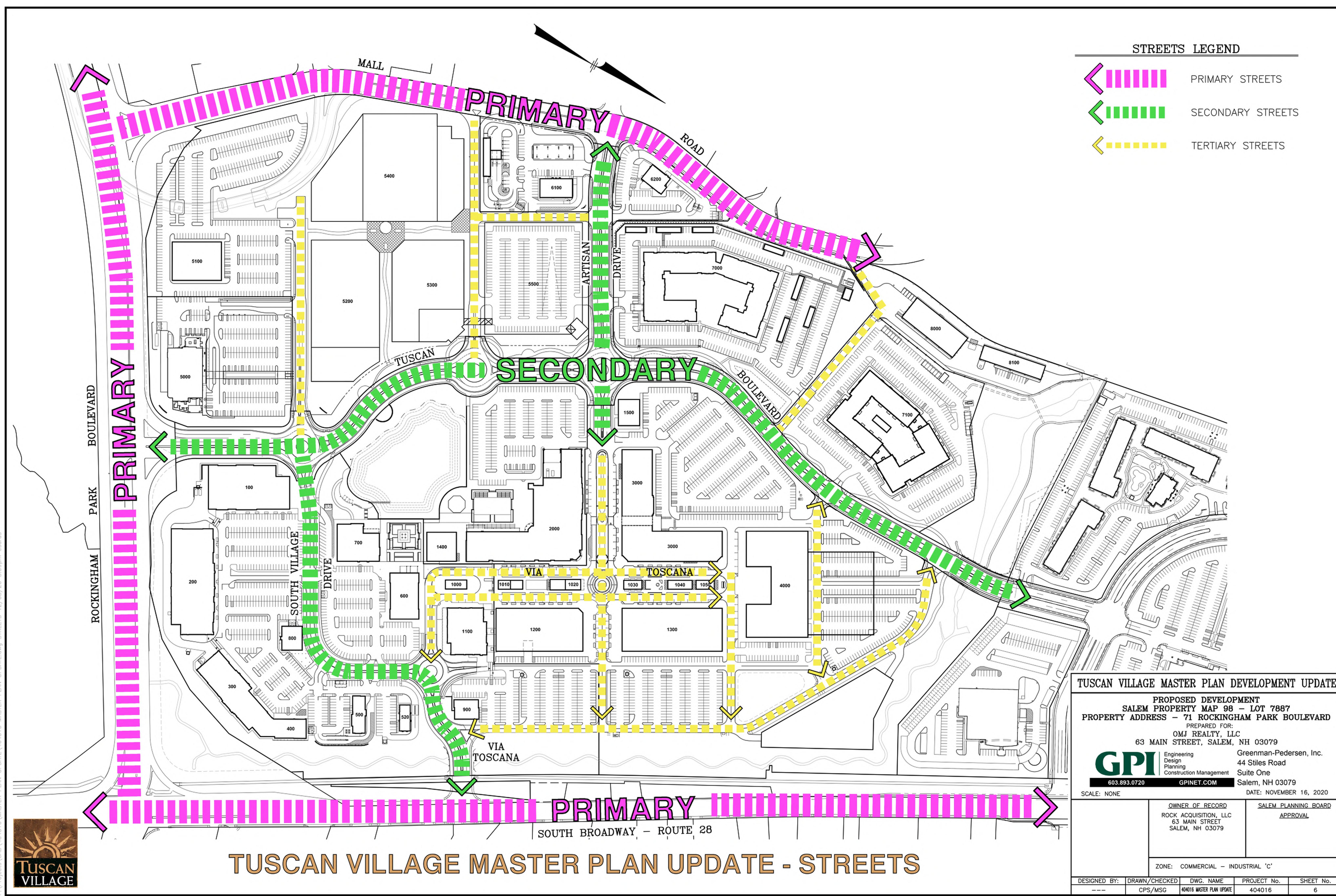
SCALE: NONE DATE: NOVEMBER 16, 2020

<u>OWNER OF RECORD</u> ROCK ACQUISITION, LLC 63 MAIN STREET SALEM, NH 03079	<u>SALEM PLANNING BOARD</u> <u>APPROVAL</u>
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	CPS /MSC	404016 - MASTER PLAN UPDATE	404016	5

# TUSCAN VILLAGE MASTER PLAN UPDATE - PARKING









#### BLDG. 1500 MEDICAL OFFICE USE

PROPOSED DEVELOPMENT  
SALEM PROPERTY MAP 98 – LOT 7887  
PROPERTY ADDRESS – 71 ROCKINGHAM PARK BOULEVARD

PREPARED FOR:

OMJ REALTY, LLC  
63 MAIN STREET, SALEM, NH 03079

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Planning  
Construction Management  
603.893.0720  
GPINET.COM  
Salem, NH 03079

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

DATE: NOVEMBER 16, 2020

SCALE: NONE

OWNER OF RECORD  
ROCK ACQUISITION, LLC  
63 MAIN STREET  
SALEM, NH 03079

SALEM PLANNING BOARD  
APPROVAL

ZONE: COMMERCIAL – INDUSTRIAL 'C'

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---	CPS/MSG	404016 MASTER PLAN UPDATE	404016	8



### BLDG. 3000 RETAIL, RESTAURANT & RESIDENTIAL USE

PROPOSED DEVELOPMENT  
SALEM PROPERTY MAP 98 - LOT 7887

PROPERTY ADDRESS - 71 ROCKINGHAM PARK BOULEVARD

PREPARED FOR:

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63 MAIN STREET, SALEM, NH 03079

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Salem, NH 03079

Greenman-Pedersen, Inc.  
44 Stiles Road  
Suite One

DATE: NOVEMBER 16, 2020

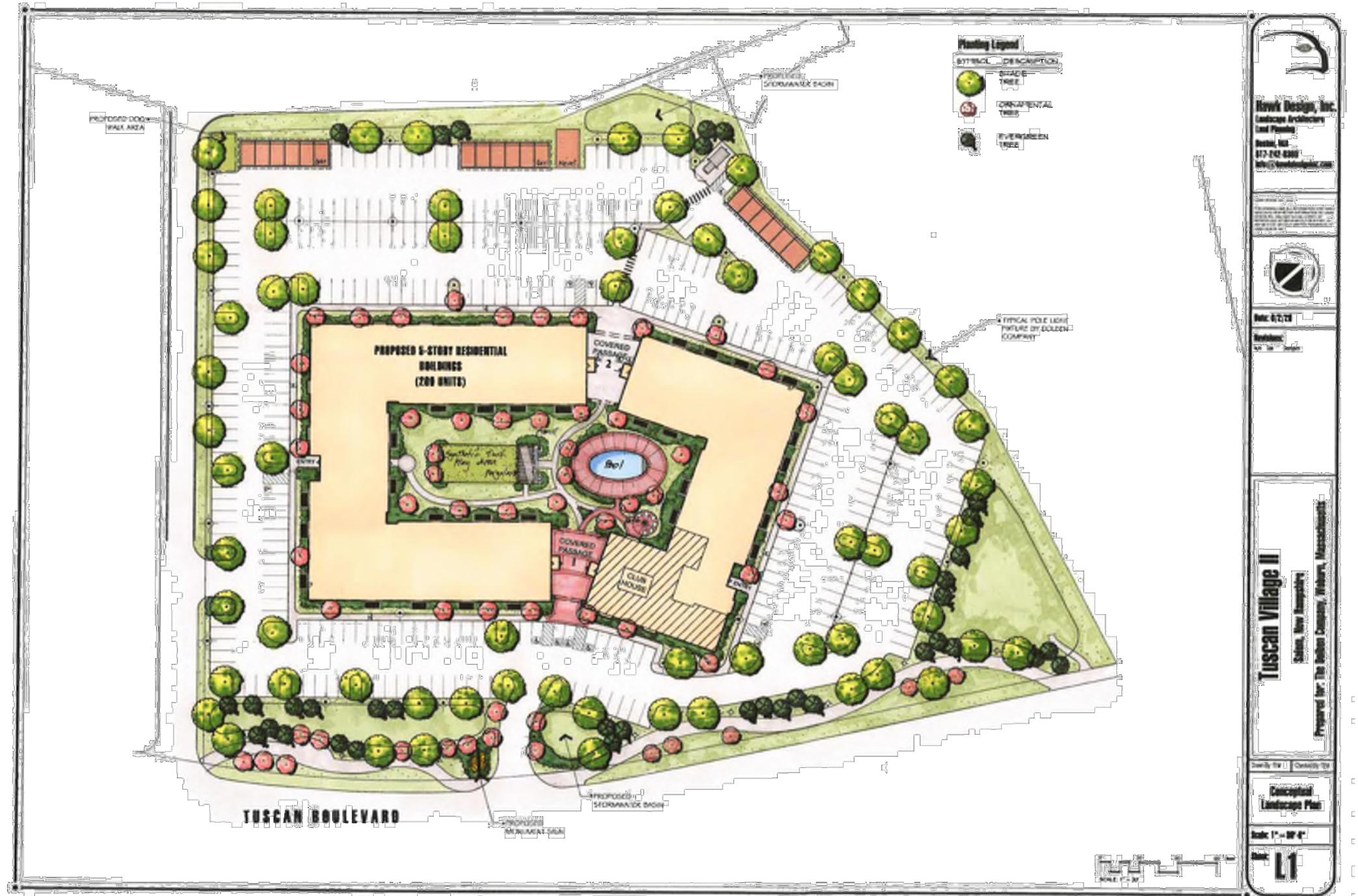
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ZONE: COMMERCIAL - INDUSTRIAL 'C'			
DESIGNED BY: CPS/MSG	DRAWN/CHECKED: 404016 MASTER PLAN UPDATE	PROJECT No. 404016	SHEET No. 9



<b>BLDG. 3000 RETAIL, RESTAURANT &amp; RESIDENTIAL USE</b>	
PROPOSED DEVELOPMENT SALEM PROPERTY MAP 98 - LOT 7887	
PROPERTY ADDRESS - 71 ROCKINGHAM PARK BOULEVARD	
PREPARED FOR: OMJ REALTY, LLC 63 MAIN STREET, SALEM, NH 03079	
Greenman-Pedersen, Inc. 44 Stiles Road Suite One Salem, NH 03079	
<b>GPI</b>   Engineering Design Planning Construction Management 603.893.0720   <b>GPINET.COM</b>	
SCALE: NONE   DATE: NOVEMBER 16, 2020	
OWNER OF RECORD ROCK ACQUISITION, LLC 63 MAIN STREET SALEM, NH 03079   SALEM PLANNING BOARD APPROVAL	
ZONE: COMMERCIAL - INDUSTRIAL 'C'	
DESIGNED BY: DRAWN/CHECKED DWG. NAME PROJECT No. SHEET No. --- CPS/MSG 404016 MASTER PLAN UPDATE 404016 10	



<b>BLDG. 4000 RETAIL, RESTAURANT &amp; OFFICE USE</b>				
<b>PROPOSED DEVELOPMENT</b>				
SALEM PROPERTY MAP 98 - LOT 7887				
PROPERTY ADDRESS - 71 ROCKINGHAM PARK BOULEVARD				
PREPARED FOR:				
OMJ REALTY, LLC				
63 MAIN STREET, SALEM, NH 03079				
Greenman-Pedersen, Inc.				
44 Stiles Road				
Suite One				
Salem, NH 03079				
<b>GPI</b>   Engineering Design Planning Construction Management				
603.893.0720				
GPINET.COM				
SCALE: NONE				
DATE: NOVEMBER 16, 2020				
	OWNER OF RECORD ROCK ACQUISITION, LLC 63 MAIN STREET SALEM, NH 03079			
SALEM PLANNING BOARD APPROVAL				
ZONE: COMMERCIAL - INDUSTRIAL 'C'				
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---	CPS/MSG	404016 MASTER PLAN UPDATE	404016	11



**4 TUSCAN BOULEVARD**  
TUSCAN VILLAGE | SALEM, NH

**HDS**  
ARCHITECTURE  
605 Main Street, Cambridge, MA 02138  
www.hdsarchitecture.com | 617.354.6970



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ARCHITECTURE  
605 Main Street, Cambridge, MA 02138  
www.hdsarchitecture.com | 617.354.6970

**BLDG. 7100 RESIDENTIAL APARTMENTS**

**PROPOSED DEVELOPMENT**  
SALEM PROPERTY MAP 98 – LOT 7887  
PROPERTY ADDRESS – 71 ROCKINGHAM PARK BOULEVARD

PREPARED FOR:  
OMJ REALTY, LLC  
63 MAIN STREET, SALEM, NH 03079

Greenman-Pedersen, Inc.  
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Salem, NH 03079

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ZONE: COMMERCIAL – INDUSTRIAL 'C'		
DESIGNED BY: CPS/MSG	DRAWN/CHECKED: 404016	DWG. NAME: PROJECT No. SHEET No. 404016



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BLDGs. 5200-5500 LIFE SCIENCES OFFICE/MANUF./R&D				
PROPOSED DEVELOPMENT SALEM PROPERTY MAP 98 - LOT 7887 PROPERTY ADDRESS - 71 ROCKINGHAM PARK BOULEVARD				
PREPARED FOR: OMJ REALTY, LLC 63 MAIN STREET, SALEM, NH 03079				
<b>GPI</b>   Engineering Design Planning Construction Management 603.893.0720   <b>GPINET.COM</b> Greenman-Pedersen, Inc. 44 Stiles Road Suite One Salem, NH 03079				
SCALE: NONE	OWNER OF RECORD ROCK ACQUISITION, LLC 63 MAIN STREET SALEM, NH 03079			
	SALEM PLANNING BOARD APPROVAL			
ZONE: COMMERCIAL - INDUSTRIAL 'C'				
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ROCK VILLAGE - TUSCAN VILLAGE - SALEM, NH

16  
NOVEMBER  
2020

PROCON



ROCK VILLAGE - TUSCAN VILLAGE - SALEM, NH

16  
NOVEMBER  
2020

PROCON



ROCK VILLAGE - TUSCAN VILLAGE - SALEM, NH

16  
NOVEMBER  
2020

PROCON



ROCK VILLAGE - TUSCAN VILLAGE - SALEM, NH

16  
NOVEMBER  
2020

PROCON

BLDGs. 5200-5500 LIFE SCIENCES OFFICE/MANUF./R&D

PROPOSED DEVELOPMENT

SALEM PROPERTY MAP 98 - LOT 7887

PROPERTY ADDRESS - 71 ROCKINGHAM PARK BOULEVARD

PREPARED FOR:

OMJ REALTY, LLC

63 MAIN STREET, SALEM, NH 03079

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Planning  
Construction Management

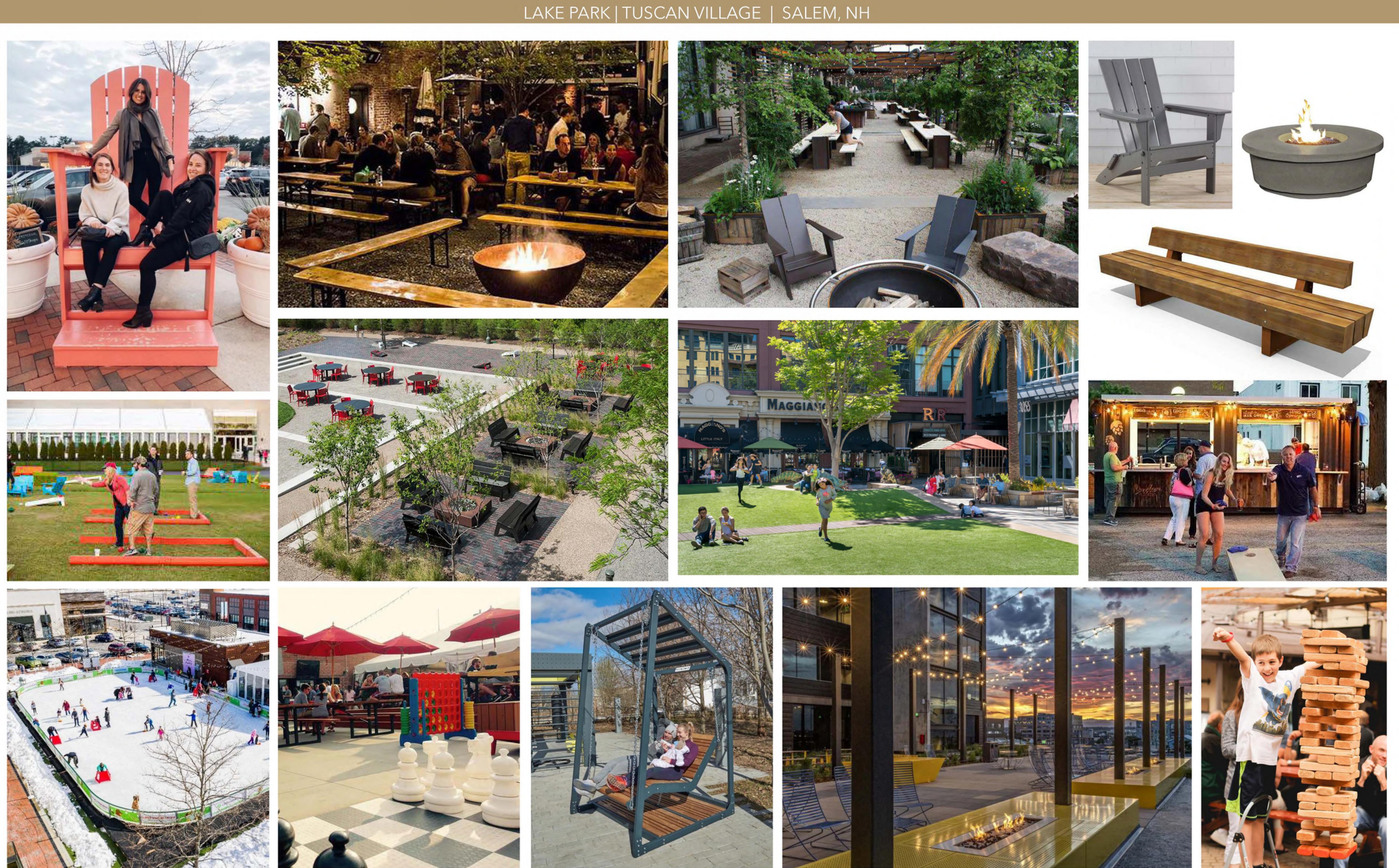
603.893.0720 | GPINET.COM | Salem, NH 03079

SCALE: NONE | OWNER OF RECORD | SALEM PLANNING BOARD  
ROCK ACQUISITION, LLC | 63 MAIN STREET | APPROVAL  
SALEM, NH 03079 | ZONE: COMMERCIAL - INDUSTRIAL 'C'

DATE: NOVEMBER 16, 2020

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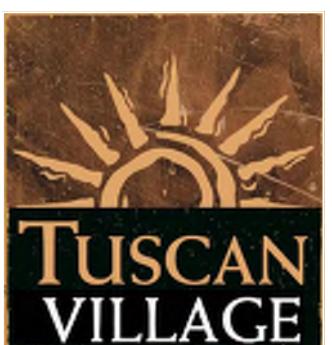
LAKE PARK | TUSCAN VILLAGE | SALEM, NH



CONCEPT BOARD

1

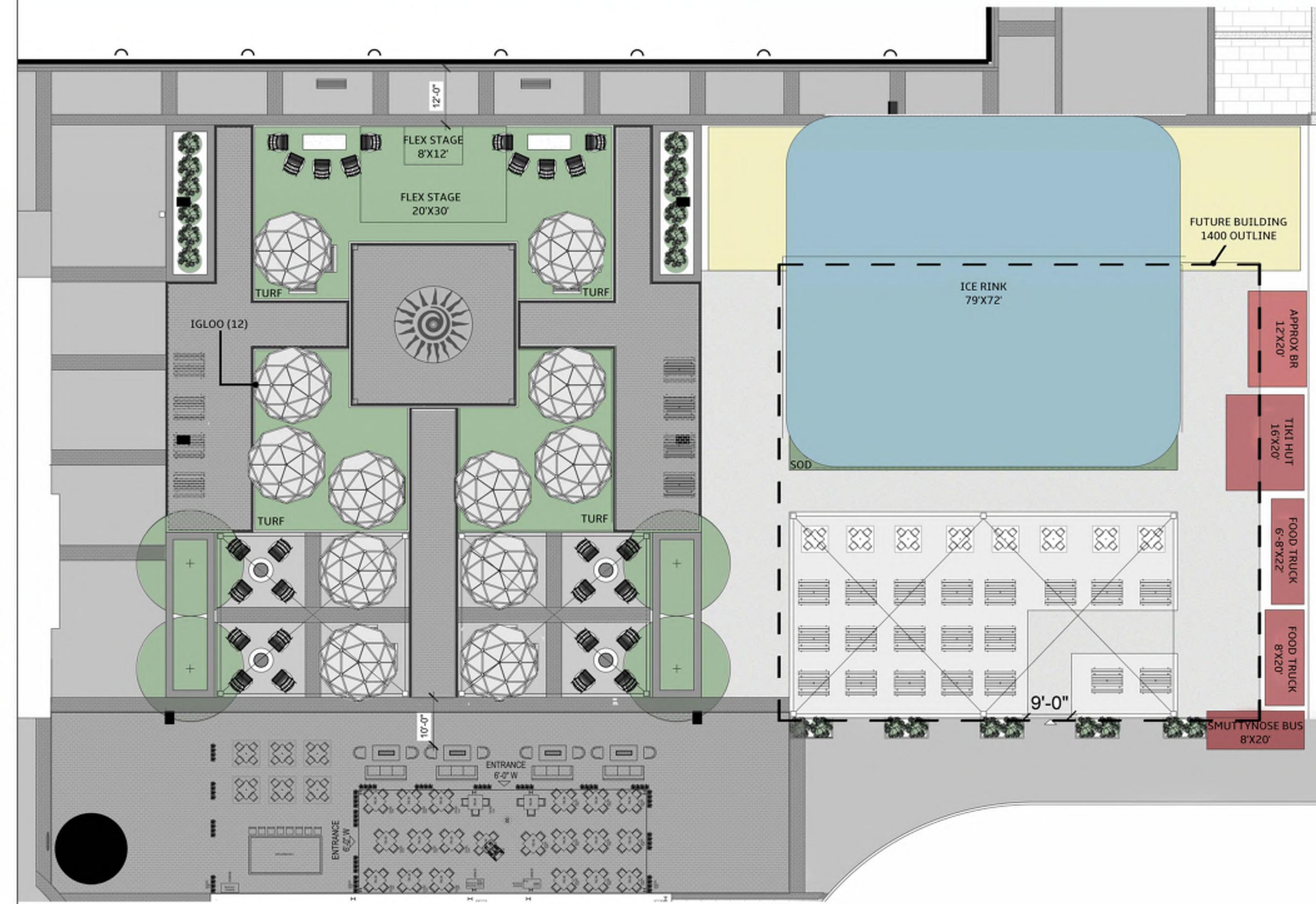
TANIYA NAYAK  
DESIGN



CONCEPTUAL RECREATION/PARK PLAN				
PROPOSED DEVELOPMENT SALEM PROPERTY MAP 98 – LOT 7887				
PROPERTY ADDRESS – 71 ROCKINGHAM PARK BOULEVARD				
PREPARED FOR: OMJ REALTY, LLC 63 MAIN STREET, SALEM, NH 03079				
<b>GPI</b>   Engineering Design Planning Construction Management 603.893.0720   <a href="http://GPINET.COM">GPINET.COM</a>				
Greenman-Pedersen, Inc. 44 Stiles Road Suite One Salem, NH 03079				
SCALE: NONE	OWNER OF RECORD ROCK ACQUISITION, LLC 63 MAIN STREET SALEM, NH 03079			
	SALEM PLANNING BOARD APPROVAL			
ZONE: COMMERCIAL – INDUSTRIAL 'C'				
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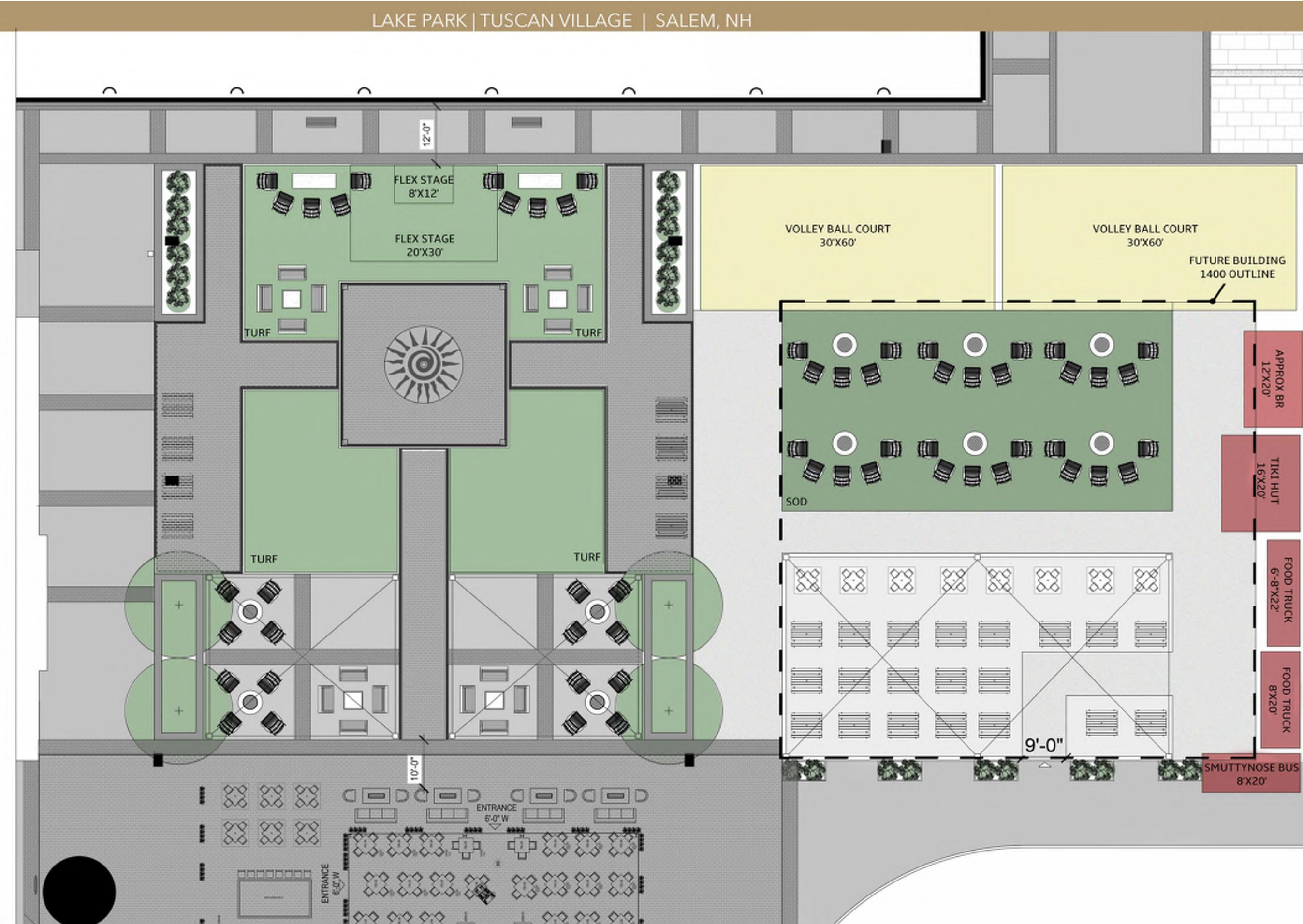
WINTER PLAN



3



FLOOR PLAN



2



## CONCEPTUAL RECREATION/PARK PLAN

PROPOSED DEVELOPMENT  
SALEM PROPERTY MAP 98 – LOT 7887  
PROPERTY ADDRESS – 71 ROCKINGHAM PARK BOULEVARD

PREPARED FOR:

OMJ REALTY, LLC  
63 MAIN STREET, SALEM, NH 03079Greenman-Pedersen, Inc.  
44 Stiles Road  
Suite OneSalem, NH 03079  
Engineering  
Design  
Planning  
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SCALE: NONE DATE: NOVEMBER 16, 2020

OWNER OF RECORD ROCK ACQUISITION, LLC 63 MAIN STREET SALEM, NH 03079	SALEM PLANNING BOARD APPROVAL
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ZONE: COMMERCIAL – INDUSTRIAL 'C'

DESIGNED BY:	DRAWN/CHECKED	DWG. NAME	PROJECT No.	HEET No.
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