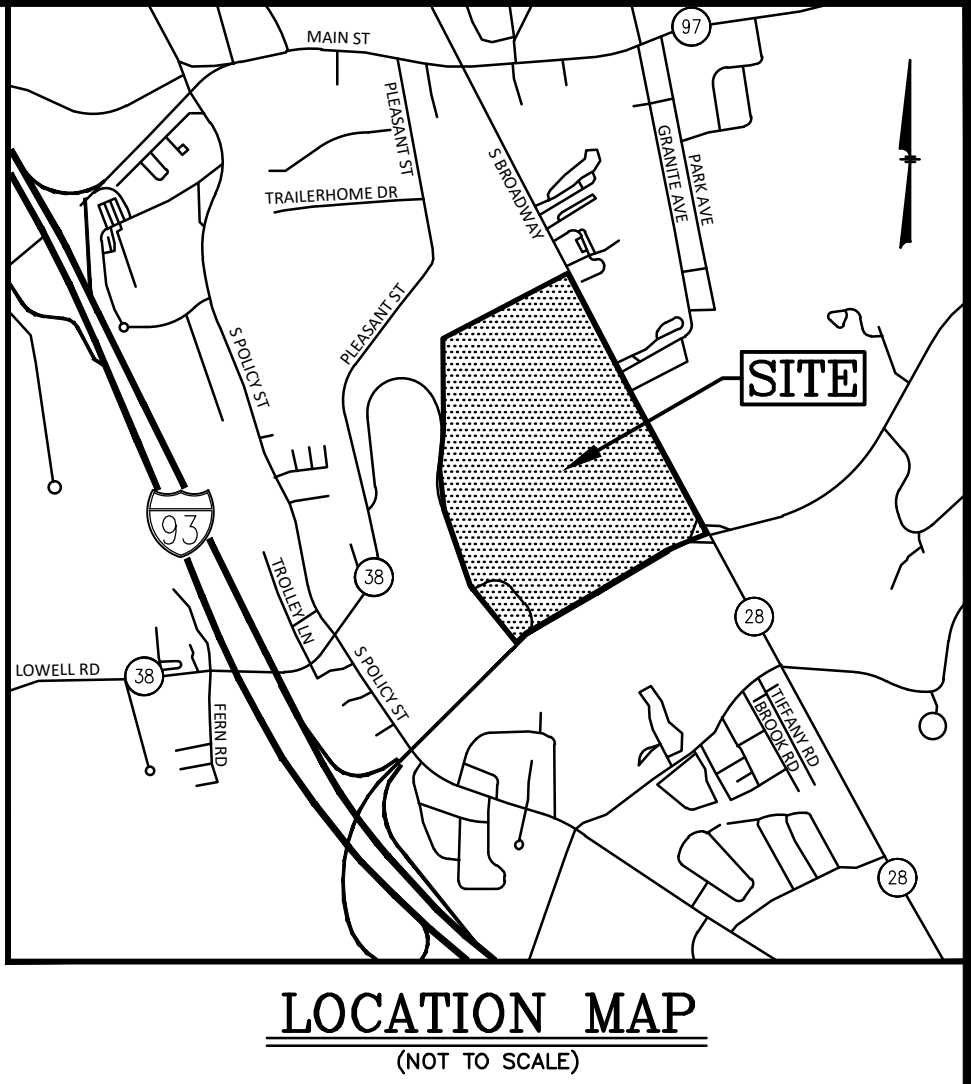



TUSCAN VILLAGE MASTER PLAN UPDATE
MAP 98 LOTS 7887 & 12604
MAP 107 LOTS 12575, 12576 & 12605
MAP 108 LOTS 12607, 12501, 12500 & 12580
ROCKINGHAM PARK BOULEVARD / ROUTE 28,
TUSCAN BOULEVARD, ARTISAN DRIVE &
VIA TOSCANA
SALEM, NEW HAMPSHIRE



- 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



3	REVISE INFO FOR 2/23 PLANNING BOARD MEETING	MSG	2/12/21
2	REVISE INFO FOR 2/9 PLANNING BOARD MEETING	MSG	2/8/21
1	REVISE INFO ON MASTER PLAN	MSG	12/11/20
NO.	DESCRIPTION	BY	DATE
REVISIONS			
COVER SHEET			
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			
 Engineering Design Planning Construction Management 603.893.0720		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 <u>APPROVAL</u>	
		ZONE: COMMERCIAL – INDUSTRIAL 'C'	
DESIGNED BY:	DRAWN/CHECKED	DWG. NAME	PROJECT No.
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SHEET No.			1

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PARKING (120 acres)	
Surface Parking	4,430 cars
Parking Below Hotel	160 cars
Parking Garage	1,680 cars
Total	6,270 cars

PROGRAM 120 Acres		SF
Retail		562,500 sf
Tuscan Retail		12,000 sf
Tuscan Hotel		+/- 160 rooms (134,000 sf)**
Medical Office (Outparcel)		200,000 sf
Office (Village)		100,000 sf
Office (Outparcel)		475,000 sf
Residential (Outparcel)		275 units (260,000 sf) 8,500 sf Amenity & Pool
Residential (Village)		75 units (64,000 sf)
Assisted Living		165 units (180,000 sf)
55+ Duplex Development		30,000
Maintenance Garage		18,000 sf
Total		2,044,000 sf

- Office
- Retail
- 2nd Floor Retail
- Hospitality
- Residential

****Hotel SF & Program Breakdown**
Basement (mechanical): 12,500
Floor 1 (amenities, retail, banquet): 34,500 sf
Floors 2-4 (rooms): 87,000 sf
Total SF: 134,000 sf

PRELLWITZ CHILINSKI ASSOCIATES

TUSCAN VILLAGE - MASTERPLAN 05/31/2018
SALEM, NEW HAMPSHIRE

PREVIOUSLY APPROVED MASTER 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

GPI Engineering
Design
Planning
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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TUSCAN VILLAGE DISTRICT SUMMARIES			
SOUTH VILLAGE DISTRICT = 189,176 SF		ROCK OFFICE DISTRICT = 1,029,950 SF	
STANDARD RETAIL	= 97,715 SF	MEDICAL OFFICE	= 162,250 SF
FURNITURE/FURNISHINGS	= 28,306 SF	LIFE SCIENCES -	
RESTAURANTS	= 17,913 SF	OFFICE/MANUF./R&D/	
SPECIALTY GROCERY	= 17,421 SF	WAREHOUSE	= 867,700 SF
BANK	= 3,091 SF		
HEALTH/FITNESS	= 25,000 SF		
CENTRAL VILLAGE DISTRICT=1,065,085 SF		MALL ROAD PARCELS = 631,594 SF	
STANDARD RETAIL	= 159,532 SF	STANDARD RETAIL	= 9,500 SF
RESTAURANTS/BANQUET	= 136,012 SF	RESTAURANTS	= 5,000 SF
OFFICE	= 303,467 SF	RESIDENTIAL	= 590,094 SF
MEDICAL OFFICE	= 18,000 SF	(541 UNITS)	
HOTEL (165 KEYS)	= 91,222 SF	MAINTENANCE BUILDINGS	= 27,000 SF
RESIDENTIAL (321 UNITS)	= 356,852 SF		

TUSCAN VILLAGE MASTER PLAN UPDATE BUILDING USE SUMMARY	
STANDARD RETAIL	= 266,747 SF
FURNITURE/FURNISHINGS	= 28,306 SF
RESTAURANTS	= 158,925 SF
SPECIALTY GROCERY	= 17,421 SF
OFFICE/BANK	= 306,558 SF
HEALTH/FITNESS	= 25,000 SF
HOTEL (165 KEYS)	= 91,222 SF
RESIDENTIAL (862 UNITS)	= 946,946 SF
MEDICAL OFFICE	= 180,250 SF
LIFE SCIENCES - OFFICE/MANUF./R&D/	
WAREHOUSE	= 867,700 SF
MAINTENANCE BUILDINGS	= 27,000 SF
TOTAL AREA	= 2,916,075 SF

- NOTES:
- 1) COMPLIANCE WITH THE LOT COVERAGE FOR 70% IS REQUIRED.
 - 2) THE RECREATIONAL FIELD WILL BE DESIGNED ALONG WITH THE PROPOSED PASSIVE RECREATIONAL PARK AND WILL BE SUBMITTED TO THE TOWN OF SALEM FOR SITE PLAN APPROVAL. SEE PLAN SHEET NO. 15.
 - 3) THE RECREATIONAL PARK DESIGN WILL INCLUDE CONNECTIONS TO THE LINEAR PARK, TO THE CORSA APARTMENTS, TO THE DOLBEN 2.0 APARTMENTS AND TO PLEASANT STREET.
 - 4) THE SIDEWALK EXTENSION TO THE CENTRAL VILLAGE WILL BE DETERMINED AS SITE CONDITIONS WARRANT AND CAN BE ACCOMMODATED.
 - 5) WORK FORCE HOUSING (ON OR OFF SITE) WILL BE PROVIDED FOR 10% OF THE ADDITIONAL NEW RESIDENTIAL UNITS PROPOSED FOR TUSCAN VILLAGE.

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

GPI

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Planning
Construction Management

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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: CPS/MSG

DWG. NAME: 404016 MASTER PLAN UPDATE

PROJECT No.: 404016

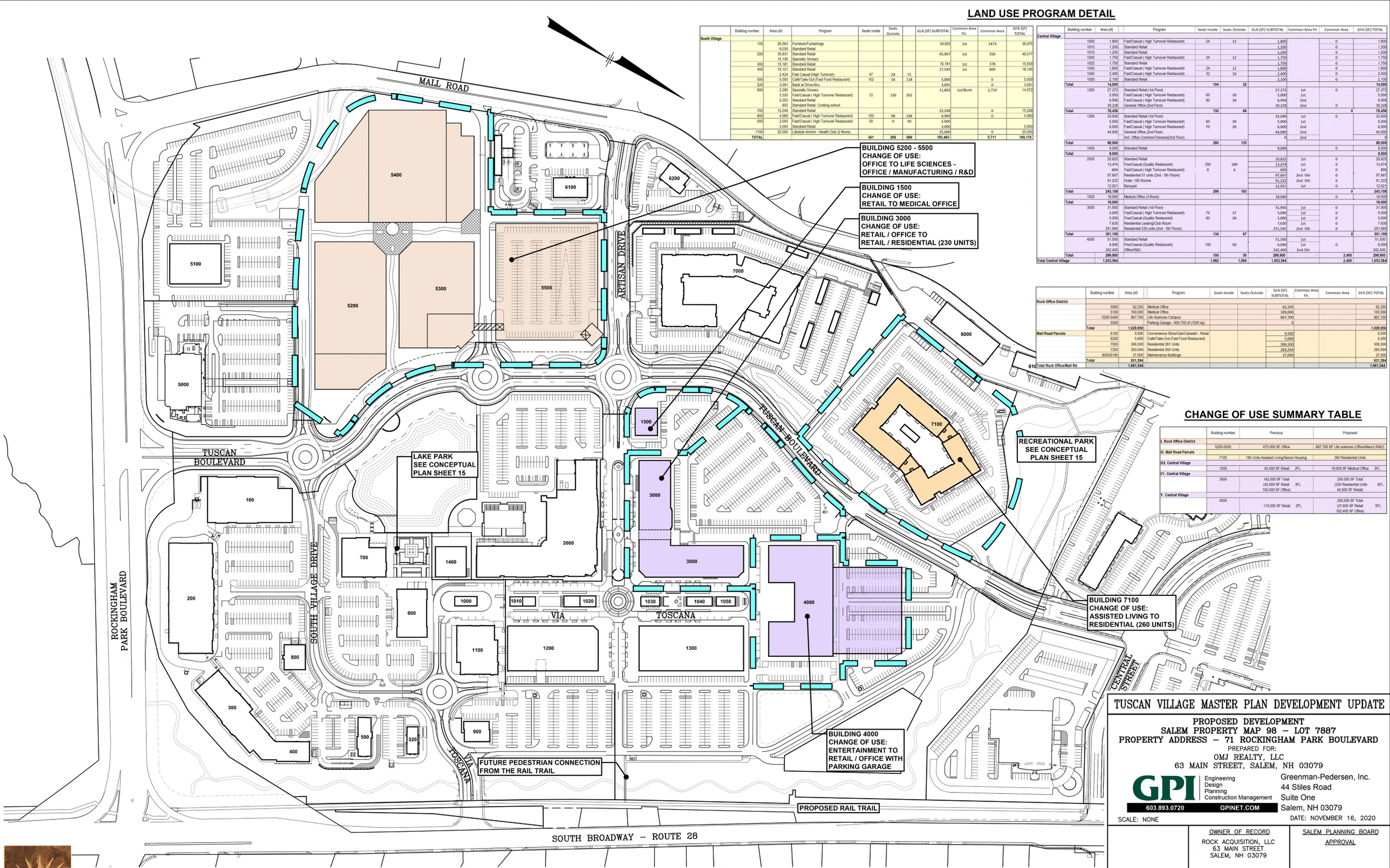
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TUSCAN VILLAGE MASTER PLAN UPDATE - OVERVIEW

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TUSCAN VILLAGE MASTER PLAN UPDATE - CHANGE OF USE



LAND USE PROGRAM DETAIL

	Building number	Area (sf)	Program	Seats Inside	Seats Outside	GLA (SF) SUBTOTAL	Common Area Flr.	Common Area	GFA (SF) TOTAL
South Village	100	26,563	Furniture/Furnishings			34,602	1st	1473	36,075
	200	8,039	Standard Retail			45,967	1st	550	46,517
	300	15,181	Specialty Grocery			15,181	1st	378	15,559
	400	15,121	Standard Retail			17,545	1st	600	18,145
	500	2,424	Fast Casual (High Turnover)	47	24	71			
	600	5,000	Cafe/Take-Out (Fast Food Restaurant)	102	16	118			
	700	3,091	Bank w/ Drive Thru			3,091			
	800	2,285	Specialty Grocery	72	130	202			
	900	3,520	Fast Casual (High Turnover Restaurant)			3,520			
	1000	5,202	Standard Retail			11,862	1st/8th fl	2,710	14,572
	1100	855	Standard Retail, Cooking school						
TOTAL									

BUILDING 5200 - 5500
CHANGE OF USE:
OFFICE TO LIFE SCIENCES -
OFFICE / MANUFACTURING / R&D

BUILDING 1500
CHANGE OF USE:
RETAIL TO MEDICAL OFFICE

BUILDING 3000
CHANGE OF USE:
RETAIL / OFFICE TO
RETAIL / RESIDENTIAL (230 UNITS)

	Building number	Area (sf)	Program	Seats Inside	Seats Outside	GLA (SF) SUBTOTAL	Common Area Flr.	Common Area	GFA (SF) TOTAL
Central Village	1000	1,800	Fast/Casual (High Turnover Restaurant)	24	12	1,800		0	1,800
	1010	1,200	Standard Retail			2,200		0	2,200
	1020	1,200	Standard Retail			2,200		0	2,200
	1030	1,800	Fast/Casual (High Turnover Restaurant)	24	12	3,750		0	3,750
	1040	2,400	Fast/Casual (High Turnover Restaurant)	24	12	3,750		0	3,750
	1050	2,100	Fast/Casual (High Turnover Restaurant)	32	16	4,400		0	4,400
	1060	2,100	Standard Retail			2,100		0	2,100
	1070	2,100	Standard Retail			2,100		0	2,100
	1080	2,100	Standard Retail			2,100		0	2,100
	1090	2,100	Standard Retail			2,100		0	2,100
	1100	2,100	Standard Retail			2,100		0	2,100
TOTAL									

	Building number	Area (sf)	Program	Seats Inside	Seats Outside	GLA (SF) SUBTOTAL	Common Area Flr.	Common Area	GFA (SF) TOTAL
Rock Office District	5000	62,250	Medical Office			62,250		0	62,250
	5100	100,000	Medical Office			100,000		0	100,000
	5200-5400	867,700	Life Sciences Campus			867,700		0	867,700
	5500	600,750	Parking Garage - 600,750 sf (1930 sp)			0		0	0
	5600	600,750	Parking Garage - 600,750 sf (1930 sp)			0		0	0
	5700	600,750	Parking Garage - 600,750 sf (1930 sp)			0		0	0
	5800	600,750	Parking Garage - 600,750 sf (1930 sp)			0		0	0
	5900	600,750	Parking Garage - 600,750 sf (1930 sp)			0		0	0
	6000	600,750	Parking Garage - 600,750 sf (1930 sp)			0		0	0
	6100	600,750	Parking Garage - 600,750 sf (1930 sp)			0		0	0
	6200	600,750	Parking Garage - 600,750 sf (1930 sp)			0		0	0
TOTAL									

CHANGE OF USE SUMMARY TABLE

	Building number	Previous	Proposed
I. Rock Office District	5200-5500	475,000 SF Office	867,700 SF Life sciences (Office/Manufact R&D)
	7100	185 Units Assisted Living/Senior Housing	260 Residential Units
II. Mail Road Parcels			
III. Central Village	1500	45,000 SF Retail	18,000 SF Medical Office
	3000	142,000 SF Total	250,000 SF Total
IV. Central Village	4000	115,000 SF Retail	200,000 SF Total
	7100	185 Units Assisted Living/Senior Housing	260 Residential Units
V. Central Village			
VI. Central Village	4000	115,000 SF Retail	200,000 SF Total
	7100	185 Units Assisted Living/Senior Housing	260 Residential Units

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

GPI Engineering Design Planning 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'

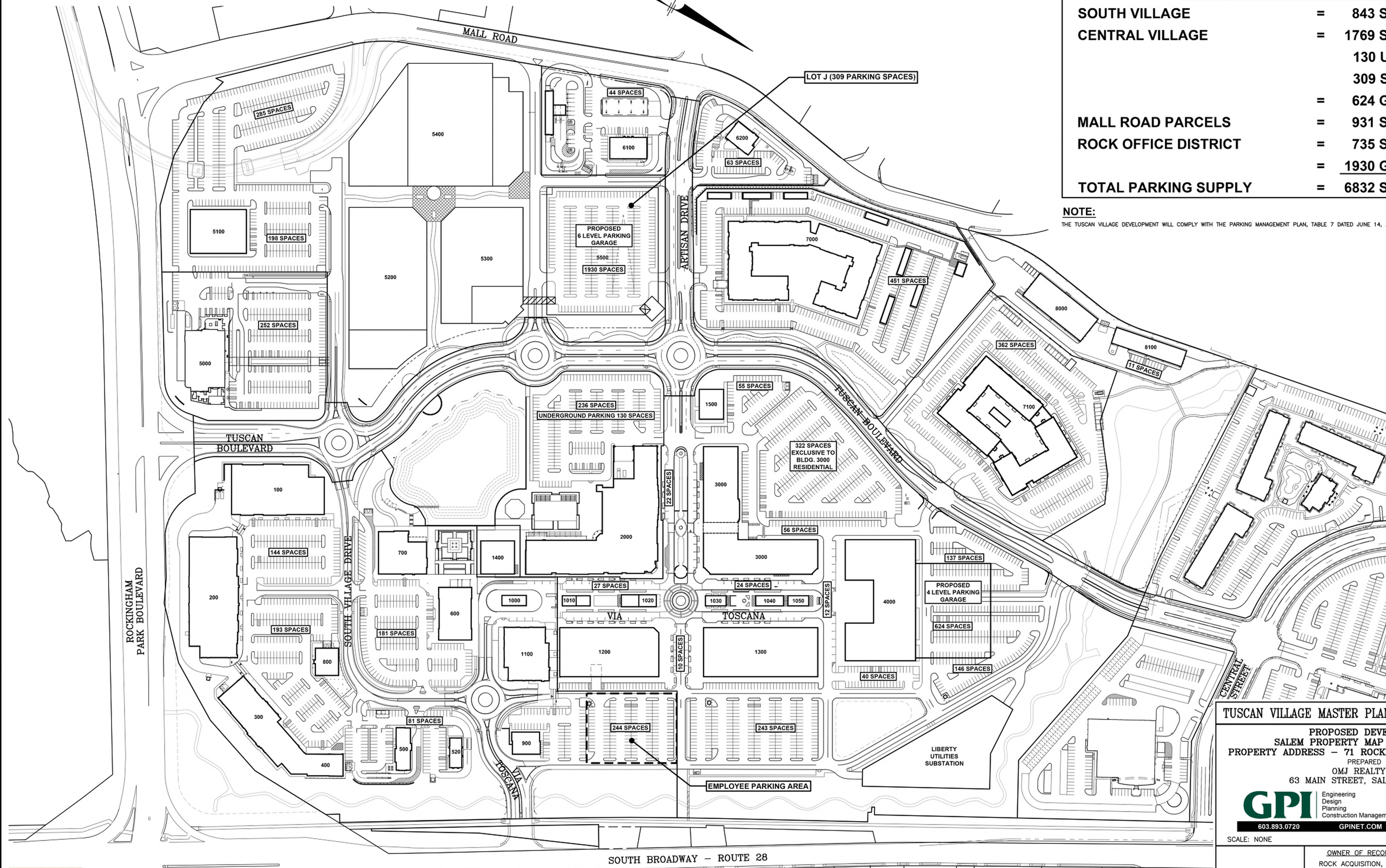
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TUSCAN VILLAGE
PARKING SUMMARY TABLE

SOUTH VILLAGE	=	843 SPACES
CENTRAL VILLAGE	=	1769 SPACES (INCLUDES 130 U/G SPACES) & 309 SPACES FOR LOT L
	=	624 GARAGE SPACES
MALL ROAD PARCELS	=	931 SPACES
ROCK OFFICE DISTRICT	=	735 SURFACE SPACES
	=	<u>1930 GARAGE SPACES</u>
TOTAL PARKING SUPPLY	=	6832 SPACES

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

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Greenman-Pedersen, Inc.
44 Stiles Road
Suite One

603.893.0720 GPINET.COM 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
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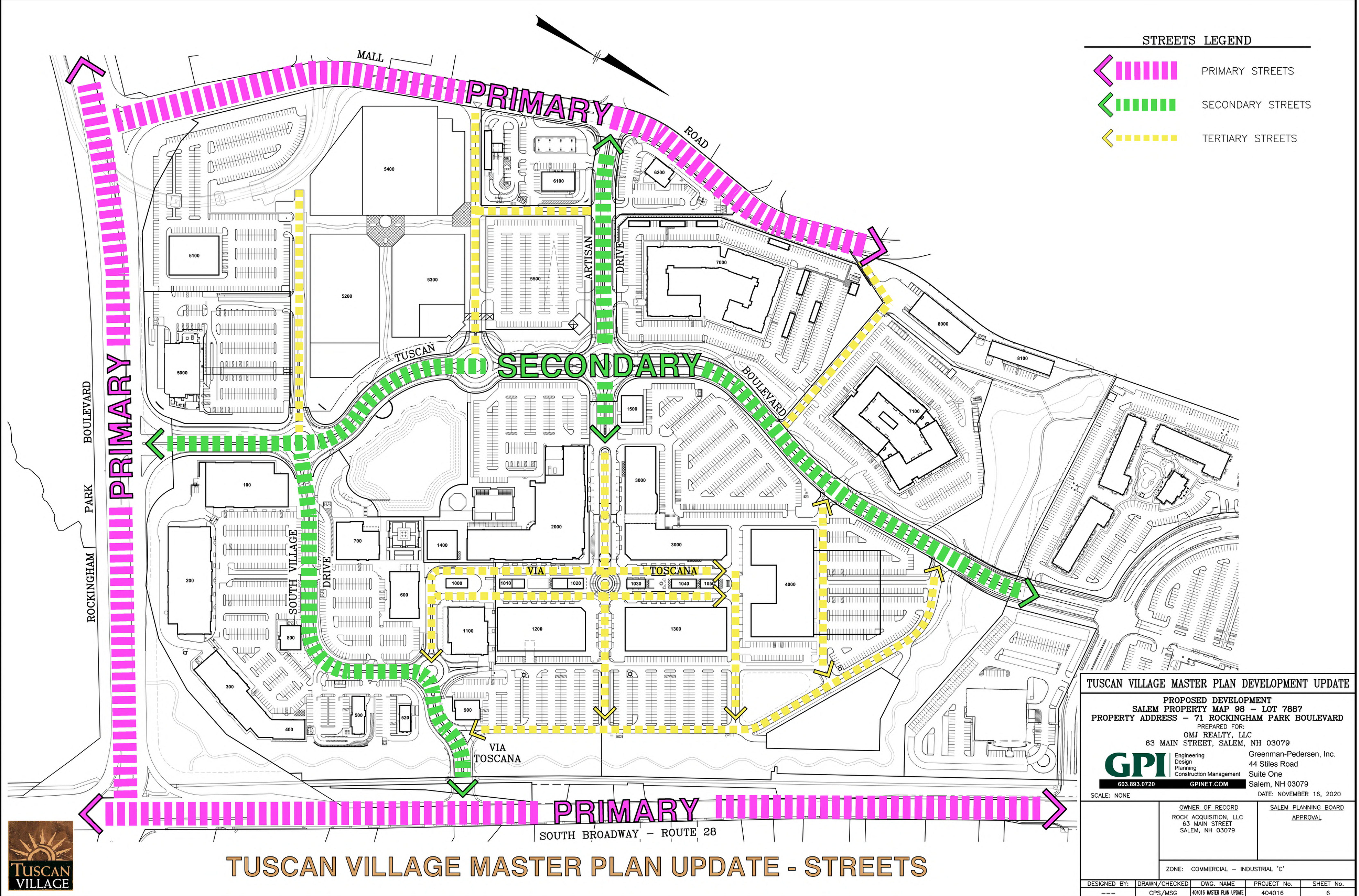
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TUSCAN VILLAGE MASTER PLAN UPDATE - PARKING

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STREETS LEGEND

- PRIMARY STREETS
- SECONDARY STREETS
- TERTIARY STREETS

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

GPI 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
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ZONE: COMMERCIAL - INDUSTRIAL 'C'

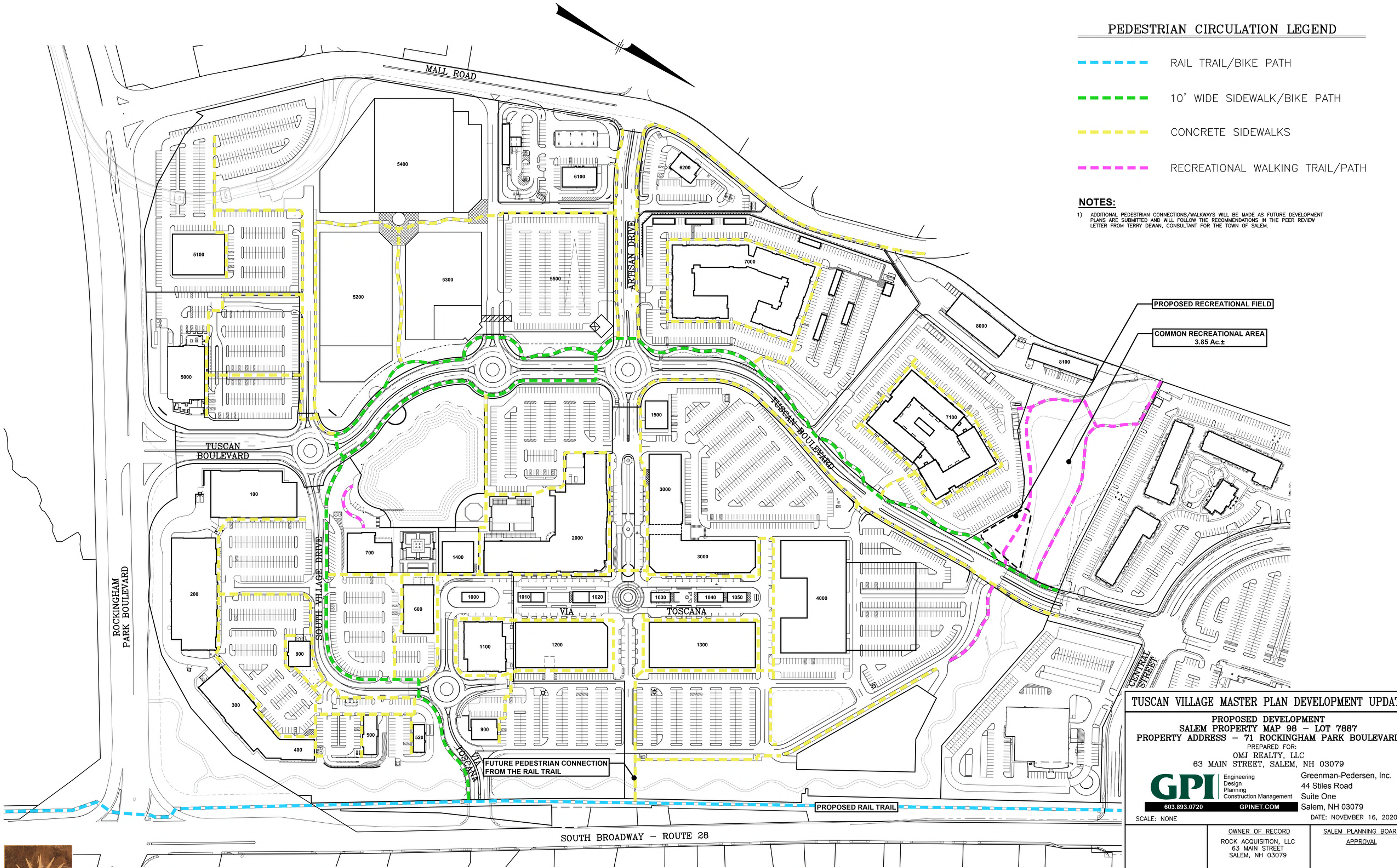
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PEDESTRIAN CIRCULATION LEGEND

- RAIL TRAIL/BIKE PATH
- 10' WIDE SIDEWALK/BIKE PATH
- CONCRETE SIDEWALKS
- RECREATIONAL WALKING TRAIL/PATH

NOTES:

1) ADDITIONAL PEDESTRIAN CONNECTIONS/WALKWAYS WILL BE MADE AS FUTURE DEVELOPMENT PLANS ARE SUBMITTED AND WILL FOLLOW THE RECOMMENDATIONS IN THE PEER REVIEW LETTER FROM TERRY DEWAN, CONSULTANT FOR THE TOWN OF SALEM.



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
Greenman-Pedersen, Inc.
44 Stiles Road
Suite One
Salem, NH 03079
GPI
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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TUSCAN VILLAGE MASTER PLAN UPDATE - PEDESTRIAN CIRCULATION

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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				
 GPI 603.893.0720		Engineering Design Planning Construction Management 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'		
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BLDG. 3000 RETAIL, RESTAURANT & RESIDENTIAL 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
Suite One
Greenman-Pedersen, Inc.
44 Stiles Road
Salem, NH 03079
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'	

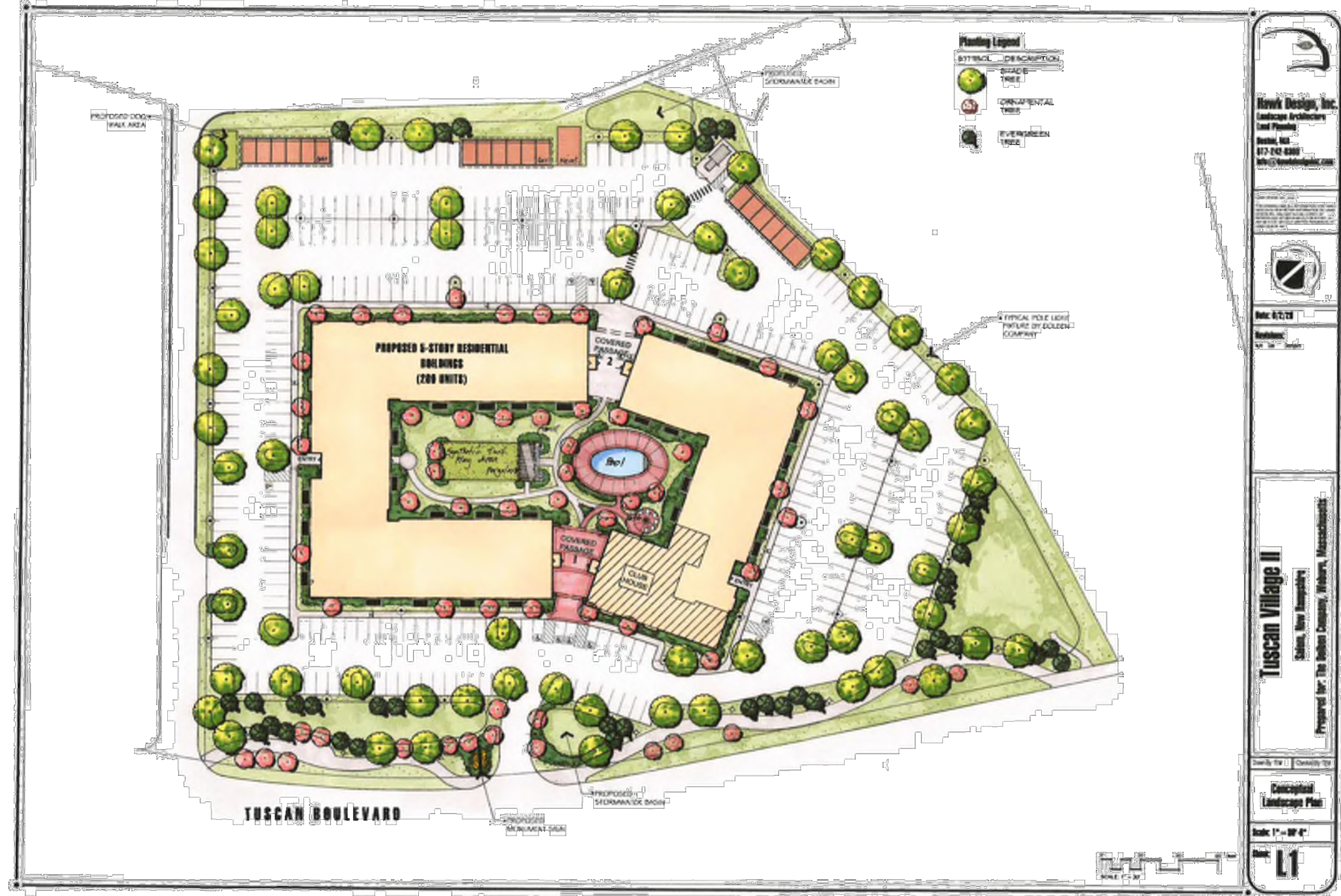
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BLDG. 3000 RETAIL, RESTAURANT & RESIDENTIAL USE				
PROPOSED DEVELOPMENT SALEM PROPERTY MAP 98 – LOT 7887 PROPERTY ADDRESS – 71 ROCKINGHAM PARK BOULEVARD PREPARED FOR: OMJ REALTY, LLC 63 MAIN STREET, SALEM, NH 03079				
 Engineering Design Planning Construction Management 603.893.0720		Greenman-Pedersen, Inc. 44 Stiles Road Suite One Salem, NH 03079		
GPINET.COM		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'		
DESIGNED BY:	DRAWN/CHECKED	DWG. NAME	PROJECT No.	SHEET No.
---	CPS/MSG	404016 MASTER PLAN UPDATE	404016	10



BLDG. 4000 RETAIL, RESTAURANT & 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				
 Engineering Design Planning Construction Management 603.893.0720		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'		
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Tuscan Village Residential
4-6 Tuscan Boulevard • Doiben Development
HDS 6.10.20



4 TUSCAN BOULEVARD
TUSCAN VILLAGE | SALEM, NH
East Elevation



4 TUSCAN BOULEVARD
TUSCAN VILLAGE | SALEM, NH
North Elevation



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.
44 Stiles Road
Suite One
Salem, NH 03079
DATE: NOVEMBER 16, 2020



Engineering
Design
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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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BLDGS. 5200-5500 LIFE SCIENCES OFFICE/MANUF./R&D

PROPOSED DEVELOPMENT
SALEM PROPERTY MAP 98 - LOT 7887
PROPERTY ADDRESS - 71 ROCKINGHAM PARK BOULEVARD
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63 MAIN STREET, SALEM, NH 03079
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44 Stiles Road
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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'	

DESIGNED BY:	DRAWN/CHECKED	DWG. NAME	PROJECT No.	SHEET No.
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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
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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
	ZONE: COMMERCIAL - INDUSTRIAL 'C'	

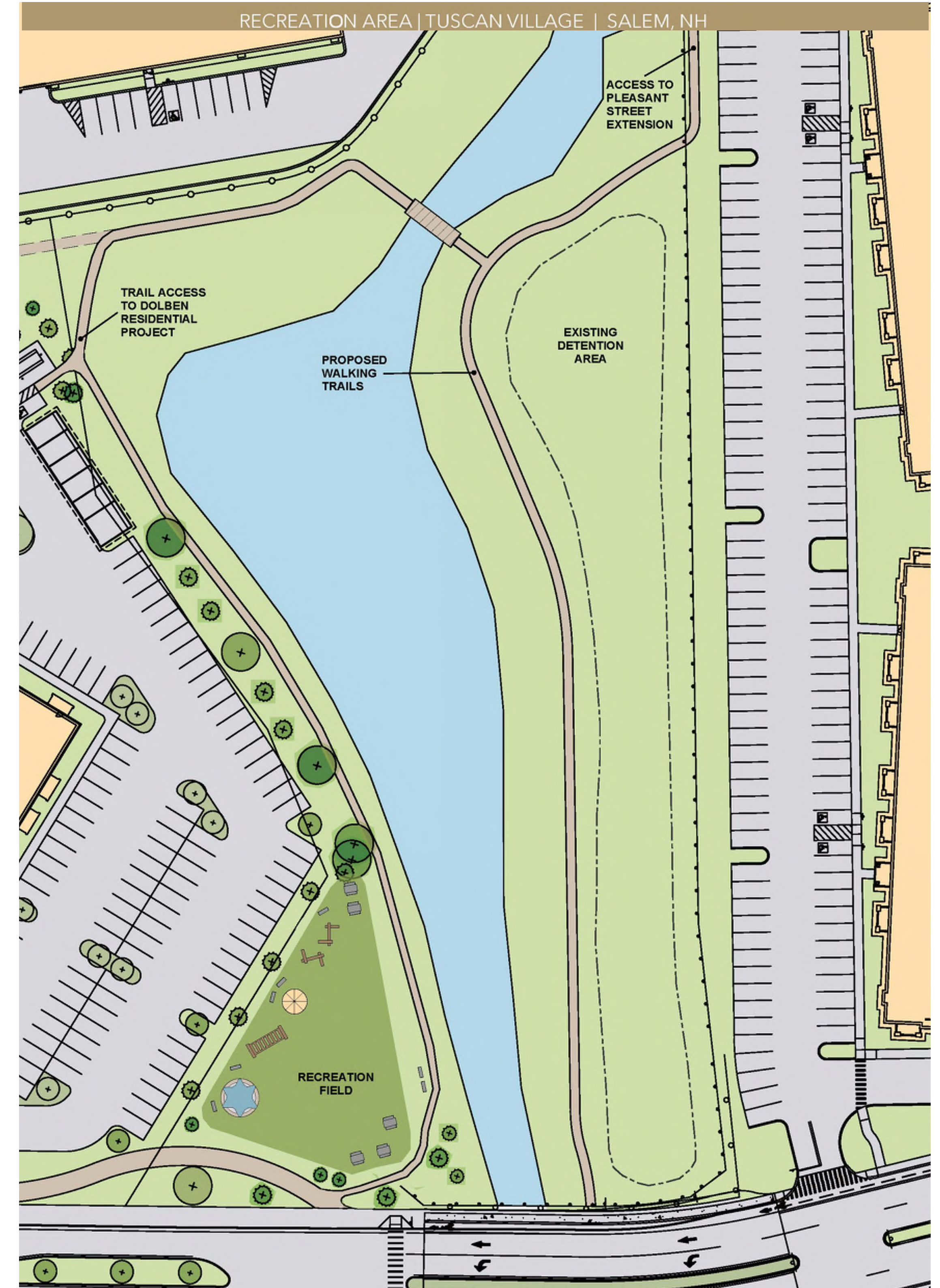
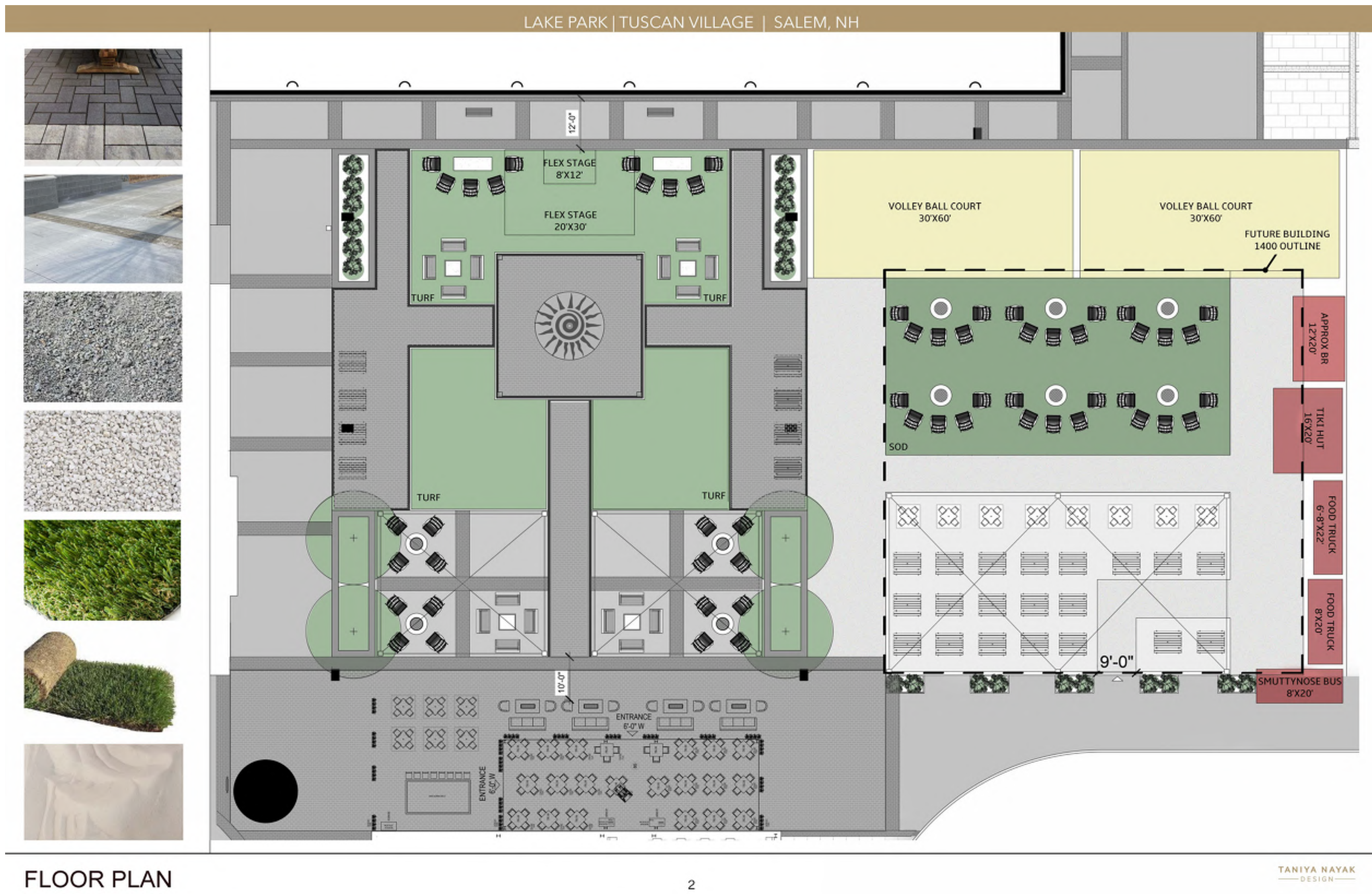
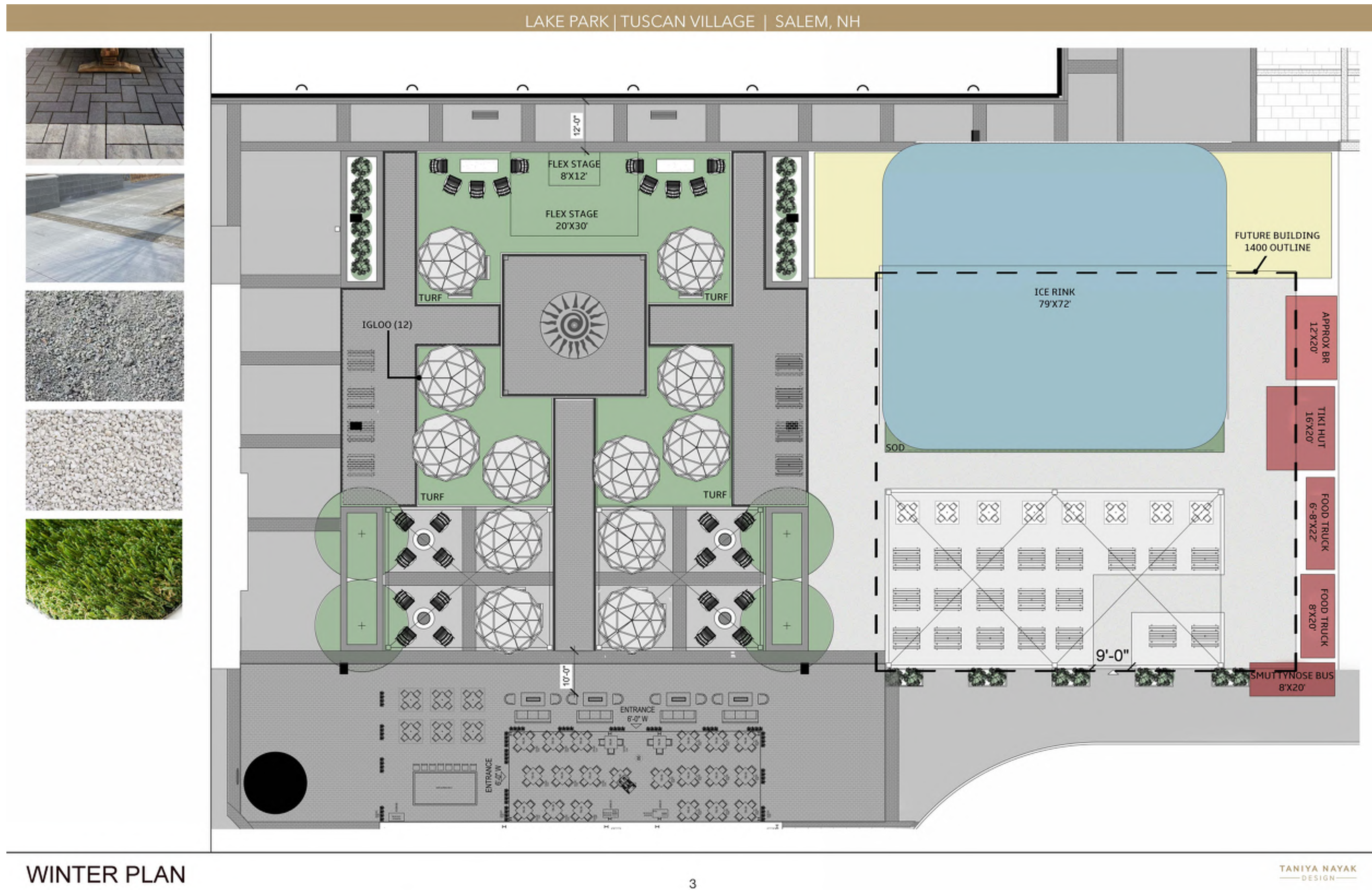
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---	CPS/MSG	404016 MASTER PLAN UPDATE	404016	14



CONCEPT BOARD



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				
GPI Engineering Design Planning 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.
---	CPS/MSG	404016 MASTER PLAN UPDATE	404016	16



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				
GPI Engineering Design Planning 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 CPS/MSG	DWG. NAME 404016 MASTER PLAN UPDATE	PROJECT No. 404016	SHEET No. 15

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