

- PLAN REFERENCES:**
- SITE PLAN (LOT 2186, MAP 'E') NASHUA MALL, 10 COLISEUM AVENUE, NASHUA, NEW HAMPSHIRE, PREPARED FOR RECORD OWNER: VICKERRY REALTY COMPANY TRUST, SCALE: 1" = 100', DATED: 20 MAY 2004 WITH REVISIONS THRU 06/28/04 AND PREPARED BY THIS OFFICE.
 - SITE PLAN (LOTS 2147 & 2184 THRU 2189, MAP 'E'), NASHUA MALL, 10 COLISEUM AVENUE, NASHUA, NEW HAMPSHIRE, PREPARED FOR RECORD OWNER: VICKERRY REALTY COMPANY TRUST, SCALE: 1" = 40', DATED: 28 JULY 2001 WITH REVISIONS THRU 12/18/01, AND PREPARED BY THIS OFFICE.
 - SUBDIVISION PLAN (LOTS 2147, MAP 'E'), NASHUA MALL, 10 COLISEUM AVENUE, NASHUA, NEW HAMPSHIRE, PREPARED FOR RECORD OWNER: VICKERRY REALTY COMPANY TRUST, SCALE: 1" = 80', DATED: 28 JULY 2001 WITH REVISIONS THRU 11/30/01, AND PREPARED BY THIS OFFICE. RECORDED: HCRD-PLAN NO. 32220

NOTES:

- TOTAL SITE AREA: 26.244 ACRES
 LOT 2147: 3.244 ACRES
 LOT 2183: 1.182 ACRES
 LOT 2185: 10.882 ACRES
 LOT 2186: 1.094 ACRES
 LOT 2187: 4.057 ACRES
 LOT 2188: 2.823 ACRES
 LOT 2189: 1.871 ACRES
- PRESENT ZONING: GB; GENERAL BUSINESS

- MINIMUM LOT REQUIREMENTS**
- LOT AREA: 10,000 SF
 - LOT WIDTH: 80 FT
 - LOT FRONTAGE: 80 FT
- MINIMUM SETBACK REQUIREMENTS**
- FRONT YARD: 10 FT
 - SIDE YARD: 7 FT
 - REAR YARD: 10 FT
- A SPECIAL EXCEPTION WAS GRANTED ON APRIL 8, 1985 TO ALLOW A PLANNED BUSINESS DEVELOPMENT.
 - A SPECIAL EXCEPTION WAS GRANTED ON SEPTEMBER 24, 1998 TO:
 - CONSTRUCT A BUILDING AND ASSOCIATED PARKING IN THE FLOOD HAZARD AREA OF THE NASHUA MALL.
 - TO WORK WITHIN THE 75 FT WETLAND BUFFER OF THE NASHUA RIVER.
 - REDUCE REQUIRED PARKING UP TO 8 % TO ACCOMMODATE MODIFICATIONS TO THE SITE PLAN AS REQUIRED FOR ACCESS AND OTHER SIMILAR IMPROVEMENTS (94 SPACES).
 - A SPECIAL EXCEPTION WAS GRANTED ON FEBRUARY 27, 2001 TO ALLOW A CHANGE TO THE PLANNED BUSINESS DEVELOPMENT.
 - ON AUGUST 26, 2001, THE CITY OF NASHUA ZONING BOARD OF ADJUSTMENT GRANTED THE FOLLOWING SPECIAL EXCEPTION:
 - TO ALLOW WORK WITHIN THE 100-YEAR SPECIAL FLOOD HAZARD AREA AND THE FOLLOWING VARIANCES:
 - TO WAIVE DIMENSIONAL AND DENSITY REGULATIONS, INCLUDING PARKING FRONT YARD SETBACK ALONG COLISEUM AVENUE, SETBACKS AND OPEN SPACE
 - TO EXCEED MAXIMUM NUMBER OF PRINCIPAL STRUCTURES ON 1 LOT, 1 ALLOWED - 3 EXISTING (PROPOSED LOT 2185)
 - TO EXCEED 12 MONTH LIMIT TO SECURE A BUILDING PERMIT TO 24 MONTHS
 - ON AUGUST 26, 2003, THE CITY OF NASHUA ZONING BOARD OF ADJUSTMENT GRANTED THE FOLLOWING SPECIAL EXCEPTION TO ALLOW A FAST FOOD RESTAURANT IN A GB ZONE:
 - A VARIANCE WAS GRANTED ON AUGUST 26, 2009 TO ALLOW MORE THAN ONE PRINCIPAL STRUCTURE ON A LOT.
 - ON APRIL 13, 2004, THE CITY OF NASHUA ZONING BOARD OF ADJUSTMENT GRANTED THE FOLLOWING SPECIAL EXCEPTION TO ALLOW A DRIVE-THRU RESTAURANT:
 - A VARIANCE WAS GRANTED ON APRIL 13, 2004 TO ALLOW MORE THAN ONE PRINCIPAL STRUCTURE UPON LOT 2186.

- LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP 'E'.
- PURPOSE OF PLAN: TO GRANT A CONDITIONAL USE PERMIT TO ALLOW THE FORMER BUGABOO CREEK RESTAURANT TO BE USED AS A 'GAMES OF CHANCE' FACILITY.
- THE SPECIFIC USE PERMITTED UNDER APPROVAL OF THIS SITE PLAN IS: GB; USE #210-8 OF THE MATRIX TABLE 15-1 IN SECTION 150-15 OF THE NASHUA LAND USE CODE.
- SITE TO BE SERVICED BY MUNICIPAL SEWER AND WATER BY PENNICHIUCK WATER WORKS
 REQUIRED: (PLANNED BUSINESS DEVELOPMENT) 10.0%
 PROVIDED: 11.5%
- LOADING: (LOTS 2147, 2183, 2185-2188 AND 2189)
 REQUIRED: 9 BAYS
 PROVIDED: 11 BAYS
- FUTURE LIGHTING, IF ANY, SHALL BE DIRECTED ONTO SITE, AND CONFORM TO ALL APPLICABLE CITY OF NASHUA LAND USE CODE REGULATIONS.
- ALL SIGNAGE SHALL CONFORM TO APPLICABLE CITY OF NASHUA REGULATIONS WITH ALL PERMITS SECURED PRIOR TO INSTALLATION.
- ANY LANDSCAPING SHALL CONFORM TO THE APPLICABLE CITY OF NASHUA LAND USE CODE UNDER ARTICLE XXVII.
- IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE SHOWN ON THIS SITE PLAN, OR CONVERT OR ALTER ANY STRUCTURE SHOWN ON THIS SITE PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE CITY.
- SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE II OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION, AND GRADE, AND NUMBER OF PARKING SPACES.
- PRIOR TO CONSTRUCTION, THE APPLICANT SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH THE PLANNING AND BUILDING DEPARTMENTS TO COORDINATE THE CONSTRUCTION OF THE FACILITY WITH THE ONGOING OPERATION OF THE MALL.
- STREET RESTORATION, IF ANY, TO BE IN ACCORDANCE WITH NHD 286-13, LATEST EDITION.
- STREET ADDRESSES SHALL BE ERECTED PRIOR TO BUILDING OCCUPANCY.
- IN GENERAL, THE STORE HOURS ARE AS FOLLOWS:
 MONDAY THRU SATURDAY 5 AM - 11 PM
 SUNDAY 9 AM - 5 PM
 THE EXISTING RESTAURANT HOURS ARE AS FOLLOWS:
 MONDAY THRU SUNDAY 5 AM - 3 AM
 THE PROPOSED GAMES OF CHANCE FACILITY HOURS ARE AS FOLLOWS:
 SUNDAY THRU SATURDAY 11 AM - 1 AM
- PRESENT OWNER OF RECORD: VICKERRY REALTY COMPANY TRUST
 c/o THE MEG COMPANIES
 26 ORCHARD VIEW DRIVE
 LONDONDERRY, NH 03053
 VOL. 724 PL. 1427

PREPARED FOR: **NHCG, LLC**
 53 HIGH STREET, NASHUA, NEW HAMPSHIRE 03060 (603) 809-7108

RECORD OWNER: **VICKERRY REALTY COMPANY TRUST**
 c/o THE MEG COMPANIES, 26 ORCHARD VIEW DRIVE, LONDONDERRY, NH 03053 (603) 434-0760

MASTER SITE PLAN (MAP 'E', LOT 2185)

NASHUA MALL
 NASHUA MALL - 10 COLISEUM AVENUE
 NASHUA, NEW HAMPSHIRE

FIELD BOOK: 103 (100' X 100' X 100' X 100' X 100')
 DATE: 3/25/21
 SCALE: 1" = 100'
 SHEET: 1 OF 1
 FILE NUMBER: MARCH 2021

ZONING NOTE

THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY HAYNERSWANSON, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THE PROPERTY, THE BUILDING OWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

THE UNDERSIGNED DOES HEREBY AGREE TO PERFORM ALL OF THE SITE IMPROVEMENTS AS SHOWN ON THIS PLAN AND AS CONDITIONED OR STIPULATED BY THE NASHUA CITY PLANNING BOARD. ALL REQUIRED SITE IMPROVEMENTS MUST BE COMPLETED OR GUARANTEED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

John Rogers 3/24/21
 FOR NHCG, LLC DATE

Edmund Ahl 3/25/21
 FOR VICKERRY REALTY COMPANY TRUST DATE

PROPOSED NASHUA MALL BUILDING AND PARKING INFORMATION

DESCRIPTION	SQ. FT.	NO. OF SEATS	CRITERIA	NO. REQUIRED SPACES
BURLINGTON COAT FACTORY	70,000	-	1 SP / 250 SF	280
FUTURE EXPANSION	8,000	-	1 SP / 250 SF	32
KOHL'S	98,594	-	1 SP / 250 SF	394
CHRISTMAS TREE SHOPS	33,000	-	1 SP / 250 SF	132
RETAIL 'D'	55,980	-	1 SP / 250 SF	224
RETAIL 'E'	17,850	-	1 SP / 250 SF	71
RETAIL 'F'	4,500	-	1 SP / 250 SF	18
BANK	2,855	-	1 SP / 250 SF	11
RADIO SHACK	2,265	-	1 SP / 250 SF	9
RESTAURANTS (2)	-	283	1 SP / 4 SEATS	283
GAMES OF CHANCE	8,000	-	1 SP / 125 SF	64
TOTAL REQUIRED (LOTS 2147, 2183, 2185-2188 AND 2189)				1491
TOTAL REQUIRED (LOT 2186)				476
LESS REDUCTION FOR SPECIAL EXCEPTIONS (SEE NOTES 2 (A) AND 2 (B)) *				-946
TOTAL REQUIRED				1721
TOTAL PROVIDED (LOTS 2147, 2183, 2185-2188 AND 2189)				1307
TOTAL PROVIDED (LOT 2186)				476
TOTAL PROVIDED (INCLUDING 40 HANDICAP SPACES)				1783

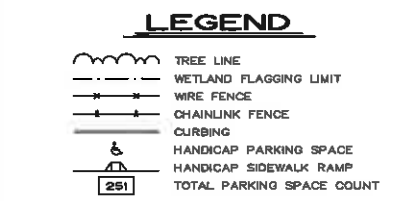
* 10% REDUCTION APPLIES ONLY TO LOTS 2147, 2183, 2185-2188 AND 2189



ABUTTERS LIST

MAP 'E' LOT 2183
 MAP 'E', LOT 2186
 MAP 'E', LOT 2187
 MAP 'E', LOT 2188
 MAP 'E', LOT 2189
 MAP 'E', LOT 2147

VICKERRY REALTY COMPANY TRUST
 c/o THE MEG COMPANIES
 26 ORCHARD VIEW DRIVE
 LONDONDERRY, NH 03053
 BK 1852, PG 0367
 ZONE: GB- GENERAL BUSINESS
 USE: RETAIL



APPROVED NASHUA CITY PLANNING BOARD

CHAIRMAN _____ DATE _____