

TOWN OF SALEM, NH

TUSCAN VILLAGE MASTER PLAN UPDATE

MAP 98 LOT 7887
BUILDING 1300
20-31 VIA TOSCANA
NOVEMBER 4, 2022
REVISED: SEPTEMBER 12, 2023

NOTES:
THIS SET OF PLANS REPRESENTS AN UPDATE TO THE TUSCAN VILLAGE MASTER PLAN, WHICH WAS APPROVED ON FEBRUARY 23, 2021. THIS UPDATE INCLUDES CHANGES FOR THE FOLLOWING BUILDINGS:

BUILDING 1300: RETAIL/OFFICE TO RETAIL/RESIDENTIAL (300 UNITS)
ON AUGUST 22, 2023, THE SALEM PLANNING BOARD APPROVED THE TUSCAN VILLAGE MASTER PLAN UPDATE SUBJECT TO THE FOLLOWING CONDITIONS:

PRIOR TO SITE PLAN APPROVAL FOR INDIVIDUAL PROJECTS:
1. UPDATE 2/6/21 PARKING MANAGEMENT PLAN; SUBMIT ANNUAL PARKING DEMAND STUDY FOR DECEMBER 2022;
2. 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):
3. BUILD RECREATION AREA(S) OF SUFFICIENT SIZE AND CHARACTER FOR NEW DEVELOPMENT;

OTHER:
4. 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;
5. COMPLY WITH MAXIMUM 70% LOT COVERAGE FOR SOUTH TUSCAN VILLAGE (120 ACRES MINUS LIBERTY UTILITIES PARCEL);
6. 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;
7. 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;
8. 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.

5	9/12/2023	REVISED CONDITIONS OF APPROVAL
4	8/10/2023	REVISED PARKING COUNT
3	7/28/2023	VARIOUS SITE AND PROGRAM UPDATES
2	3/29/2023	VARIOUS SITE AND PROGRAM UPDATES
1	2/16/2023	B4000 PARKING GARAGE UPDATES
MARK	DATE	DESCRIPTION

COVER SHEET

TUSCAN VILLAGE MASTER PLAN UPDATE
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
SALEM PROPERTY MAP 98 LOT 7887
20-24 VIA TOSCANA

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

SCALE: AS SHOWN DATE: NOVEMBER 4, 2022

SALEM PLANNING BOARD
APPROVAL
James J. Fato
Approved: 8/22/23
Signed: 11/13/23

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

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

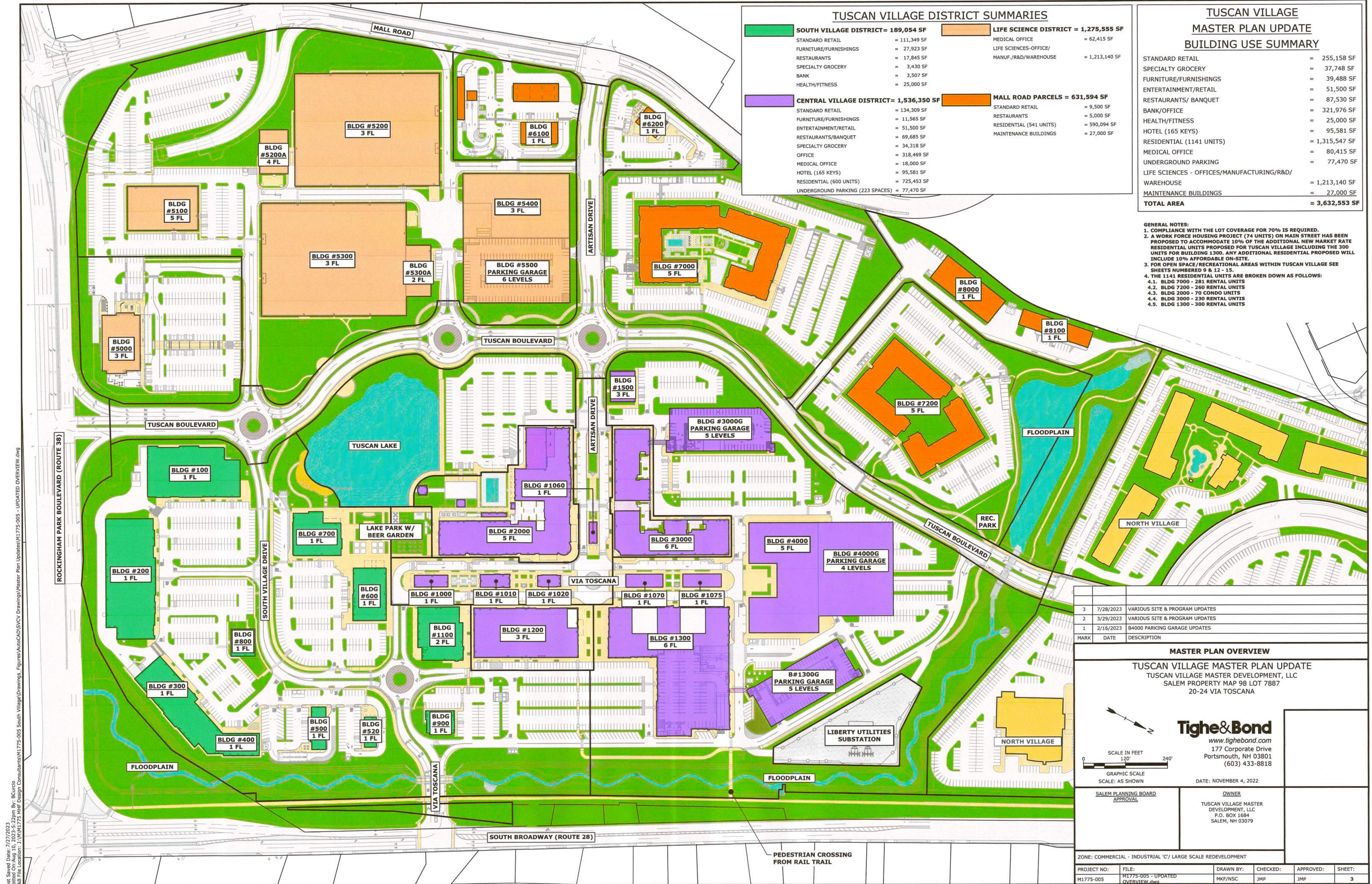
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M1775-005	M1775-005-COVER.dwg	MKF/NSC	JMP	JMP	1

LIST OF DRAWINGS	
SHEET NO.	DRAWING TITLE
1	COVER SHEET
2	PREVIOUSLY APPROVED MASTER PLAN
3	MASTER PLAN OVERVIEW
4	CHANGE OF USE PLAN
5	CHANGE OF USE TABLES
6	PARKING PLAN
7	STREETS OVERVIEW PLAN
8	PEDESTRIAN CIRCULATION PLAN
9	BUILDING 1300 RETAIL / RESIDENTIAL PERSPECTIVES
10	OPEN SPACE / RECREATION OVERVIEW PLAN
11	RECREATION PLAN - GRAND LAWN
12	RECREATION PLAN - LAKE PARK W/ BEER GARDEN
12A	RECREATION PLAN - REC PARK
13	PARKING & RESIDENTIAL DENSITY SUMMARY TABLES

Last Saved Date: 11/17/2022
Printed On: Nov 02, 2022 2:30pm By: MFlorian
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TUSCAN VILLAGE MASTER PLAN UPDATE - OVERVIEW



LIFE SCIENCE DISTRICT & MALL ROAD PARCELS

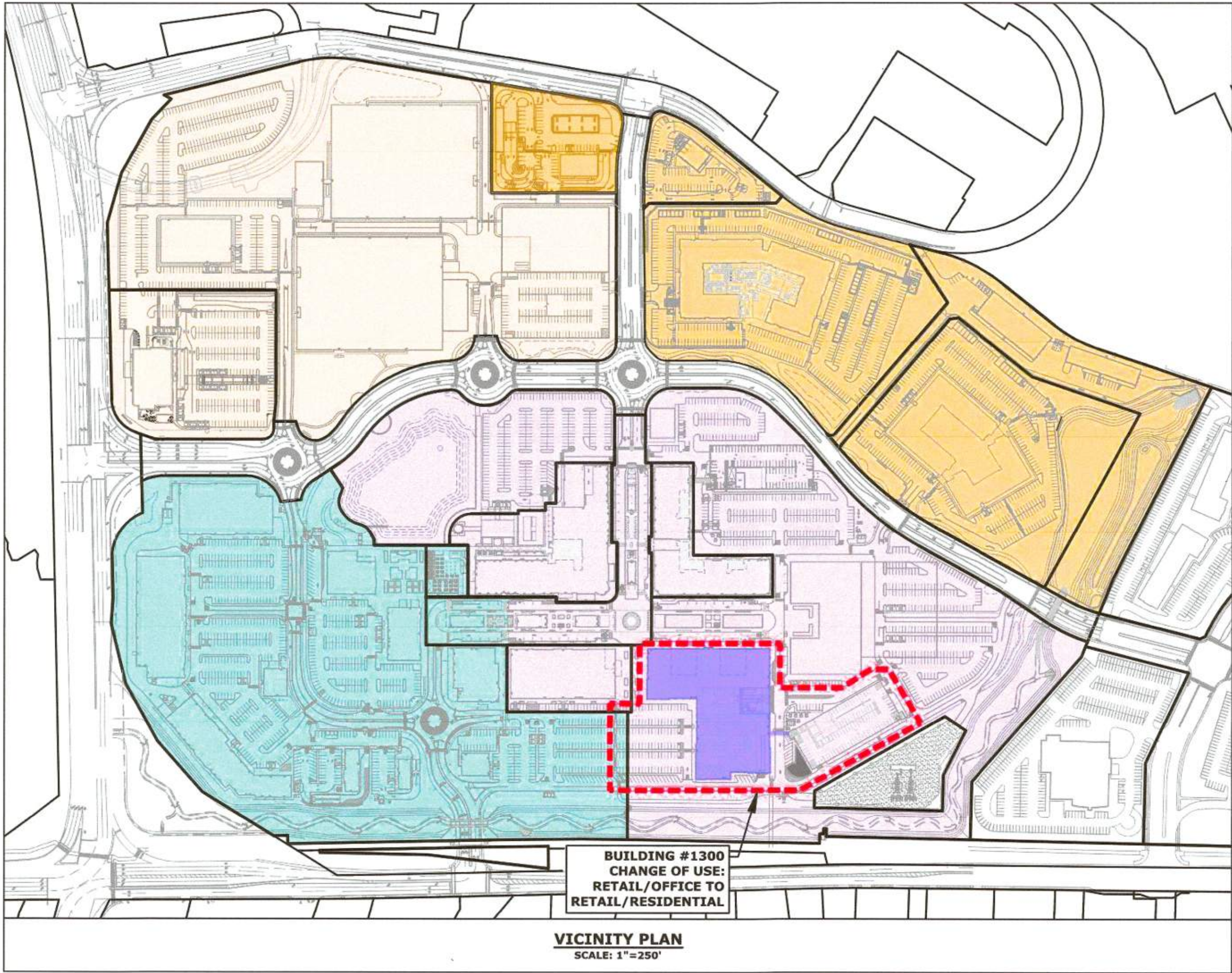
	Building number	Area (sf)	Program	Seats Inside	Seats Outside	GLA (SF) SUBTOTAL	Common Area Flr.	Common Area	GFA (SF) TOTAL
Life Science District	5000	62,415	Medical Office			62,415			62,415
	5100	125,000	Life Sciences Campus (Office)			125,000			125,000
	5200-5300	861,440	Life Sciences Campus (Manufacturing)			861,440			861,440
	5400	166,500	Life Sciences Campus (Warehouse)			166,500			166,500
	5300A	20,200	Life Sciences Campus (Quality Control)			20,200			20,200
	5200A	40,000	Life Sciences Campus (Central Utilities)			40,000			40,000
	5500		Parking Garage - 609,750 sf (1930 sp)			0			
	Total	1,275,555							1,275,555
Mall Road Parcels	6100	9,500	Convenience Store/Gas/Carwash - Retail			9,500			9,500
	6200	5,000	Cafe/Take-Out (Fast Food Restaurant)			5,000			5,000
	7000	306,500	Residential 281 Units			306,500			306,500
	7200	283,594	Residential 260 Units			283,594			283,594
	8000/8100	27,000	Maintenance Buildings			27,000			27,000
	Total	631,594							631,594
Total Life Science/Mall Rd		1,907,149							1,907,149

SOUTH VILLAGE

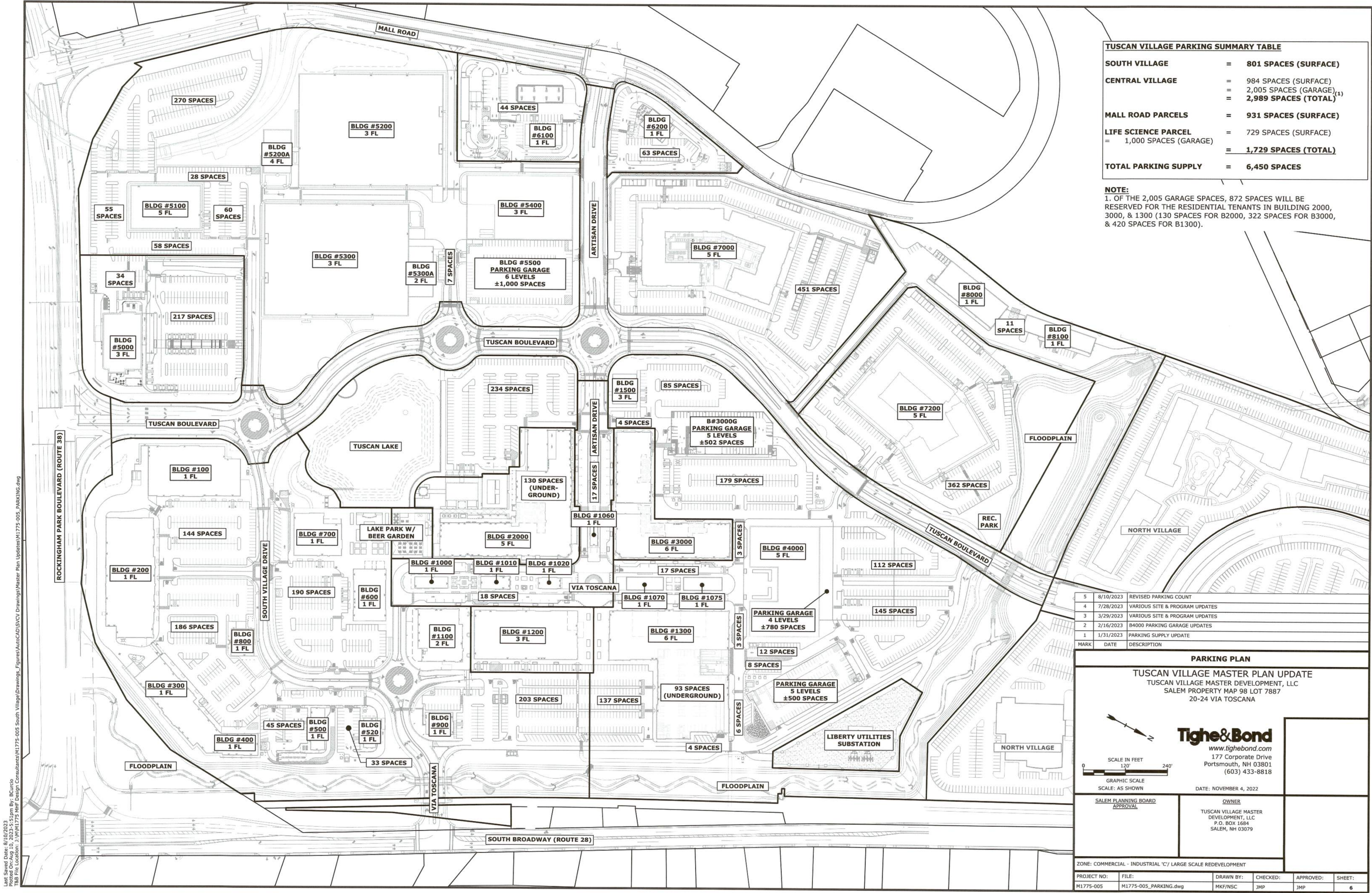
	Building number	Area (sf)	Program	Occupied	Unoccupied	Seats Inside	Seats Outside	Total Seats	GLA (SF) SUBTOTAL	Common Area Flr.	Common Area	GFA (SF) TOTAL
South Village	100	26,450	Furniture/Furnishings	26,450					34,489	1st	1473	35,962
		8,039	Standard Retail	8,039								
	200	45,656	Standard Retail	40,656	5,000				45,656	1st	550	46,206
	300	15,384	Standard Retail						15,384	1st	0	15,384
	400	13,683	Standard Retail	13,683					17,235	1st	600	17,835
		1,252	Fast Casual (High Turnover Restaurant)		1,252	20	0	20				
		2,300	Fast Casual (High Turnover Restaurant)	2,300		47	24	71				
	500	5,046	Cafe/Take-Out (Fast Food Restaurant)	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	Fast/Casual (High Turnover Restaurant)			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	Fast/Casual (High Turnover Restaurant)	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	0	Beer Garden Tent	0		0	200	200			0	
	TOTAL	185,297		179,045	6,252	391	468	859	185,297		3,757	189,054

CENTRAL VILLAGE

	Building number	Area (sf)	Occupied	Unoccupied	Program	Seats Inside	Seats Outside	Total Seats	GLA (SF) Subtotal	Common Area Flr.	Common Area	GFA (SF) TOTAL
Central Village	1000	3,040		3,040	Fast/Casual (High Turnover Restaurant)	52	30	82	3,040		0	3,040
	1010	1,440		1,440	Fast/Casual (High Turnover Restaurant)	30	18	48	1,440		0	1,440
	1010	756		756	Standard Retail				756		0	756
	1010	756		756	Standard Retail				756		0	756
	1020	1,800		1,800	Standard Retail				1,800		0	1,800
	1060	1,320		1,320	Fast/Casual (High Turnover Restaurant)	30	14	44	1,320		0	1,320
	1070	4,200		4,200	Standard Retail				4,200		0	4,200
	1075	2,800		2,800	Fast/Casual (High Turnover Restaurant)	40	22	62	2,800		0	2,800
	1075	1,000		1,000	Standard Retail				1,000		0	1,000
	1075	1,000		1,000	Standard Retail				1,000		0	1,000
	Total	18,112		18,112		152	84	236	18,112		0	18,112
	1200	12,623		12,623	Standard Retail (1st Floor)				12,623	1st	5,301	17,924
		11,565		11,565	Furniture and Furnishings				11,565	1st		11,565
		8,807		8,807	Fast/Casual (High Turnover Restaurant)	196	72	268	8,807	1st-2nd		8,807
		4,261		4,261	Fast/Casual (High Turnover Restaurant)	95	22	117	4,261	1st		4,261
	33,473	33,473		33,473	General Office (2nd Floor)				33,473	2nd	3,586	37,059
	35,868	35,868		35,868	General Office (3rd Floor)				35,868	3rd	3,142	39,010
	Total	106,597		106,597		291	94	385	106,597		12,029	118,626
	1300	35,561		35,561	Standard Retail (1st Floor)				35,561	1st	10,955	46,516
		34,318		34,318	Specialty Retail Grocery (1st Floor)				34,318	1st	0	34,318
		4,872		4,872	Residential (Lobby/Amenities)				4,872	1st	0	4,872
	353,345	353,345		353,345	Residential 300 units (2nd - 6th Floors)				353,345	2nd-6th	0	353,345
	35,000	35,000		35,000	UIG Parking Garage 93 spaces 35,000 sf				35,000	Underground	0	35,000
					Parking Garage 500 spaces				0	5-Story Garage	0	0
	Total	463,096		463,096					463,096		10,955	474,051
	2000	29,543		29,543	Standard Retail				29,543	1st	665	30,208
		930		930	Fast/Casual (High Turnover Restaurant)	13	8	21	930	1st		930
		14,738		14,738	Fast/Casual (High Turnover Restaurant)	290	189	479	14,738	1st/roof	0	14,738
	96,974	96,974		96,974	Residential 70 units (2nd - 5th Floors)				96,974	2nd-5th	0	96,974
	95,581	95,581		95,581	Hotel, 165 Rooms				95,581	2nd-5th	0	95,581
	9,064	9,064		9,064	Banquet Space/Grand Lawn	300	200	500	9,064	1st	0	9,064
	42,470	42,470		42,470	UIG Parking Garage 130 spaces				42,470	Underground	0	42,470
	Total	289,300		289,300		603	397	1000	289,300		665	289,965
	1500	18,000		18,000	Medical Office				18,000		0	18,000
	Total	18,000		18,000					18,000			18,000
	3000	27,071		27,071	Standard Retail (1st Floor)				27,071	1st	3,078	30,149
		5,000		5,000	Fast/Casual (High Turnover Restaurant)	111	24	135	5,000	1st	0	5,000
		3,000		3,000	Fast/Casual (High Turnover Restaurant)	67	32	99	3,000	1st	0	3,000
		9,285		9,285	Fine/Casual (Quality Restaurant)	198	60	258	9,285	1st	0	9,285
		7,202		7,202	Residential Leasing/Club Room				7,202	1st	0	7,202
	263,060	263,060		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	314,618		314,618		376	116	492	314,618		3,078	317,696
	4000	51,500		51,500	Retail/Entertainment Venues				51,500	1st	0	51,500
		6,000		6,000	Fine/Casual (High Quality Restaurant)	100	50	150	6,000	1st	0	6,000
		242,400		242,400	Office (3rd-5th Floors)				242,400	2nd-fifth	0	242,400
					Parking Garage 620 spaces				0	4-Story Garage	0	0
	Total	299,900		299,900		100	50		299,900		0	299,900
Total Central Village		1,509,623		1,509,623		1,522	741	2,113	1,509,623		26,727	1,536,350



3	7/28/2023	VARIOUS SITE AND PROGRAM UPDATES
2	3/29/2023	VARIOUS SITE AND PROGRAM UPDATES
1	2/16/2023	B4000 PARKING GARAGE UPDATES
MARK	DATE	DESCRIPTION
CHANGE OF USE TABLES		
TUSCAN VILLAGE MASTER PLAN UPDATE		
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC		
SALEM PROPERTY MAP 98 LOT 7887		
20-24 VIA TOSCANA		
SCALE IN FEET 0 250 500'		
GRAPHIC SCALE SCALE: AS SHOWN		
DATE: NOVEMBER 4, 2022		
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:
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TUSCAN VILLAGE PARKING SUMMARY TABLE

SOUTH VILLAGE	=	801 SPACES (SURFACE)
CENTRAL VILLAGE	=	984 SPACES (SURFACE)
	=	2,005 SPACES (GARAGE) ⁽¹⁾
	=	2,989 SPACES (TOTAL)
MALL ROAD PARCELS	=	931 SPACES (SURFACE)
LIFE SCIENCE PARCEL	=	729 SPACES (SURFACE)
= 1,000 SPACES (GARAGE)	=	1,729 SPACES (TOTAL)
TOTAL PARKING SUPPLY	=	6,450 SPACES

NOTE:
1. OF THE 2,005 GARAGE SPACES, 872 SPACES WILL BE RESERVED FOR THE RESIDENTIAL TENANTS IN BUILDING 2000, 3000, & 1300 (130 SPACES FOR B2000, 322 SPACES FOR B3000, & 420 SPACES FOR B1300).

5	8/10/2023	REVISED PARKING COUNT
4	7/28/2023	VARIOUS SITE & PROGRAM UPDATES
3	3/29/2023	VARIOUS SITE & PROGRAM UPDATES
2	2/16/2023	B4000 PARKING GARAGE UPDATES
1	1/31/2023	PARKING SUPPLY UPDATE
MARK	DATE	DESCRIPTION

PARKING PLAN

TUSCAN VILLAGE MASTER PLAN UPDATE
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
SALEM PROPERTY MAP 98 LOT 7887
20-24 VIA TOSCANA

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



GRAPHIC SCALE
SCALE: AS SHOWN
DATE: NOVEMBER 4, 2022

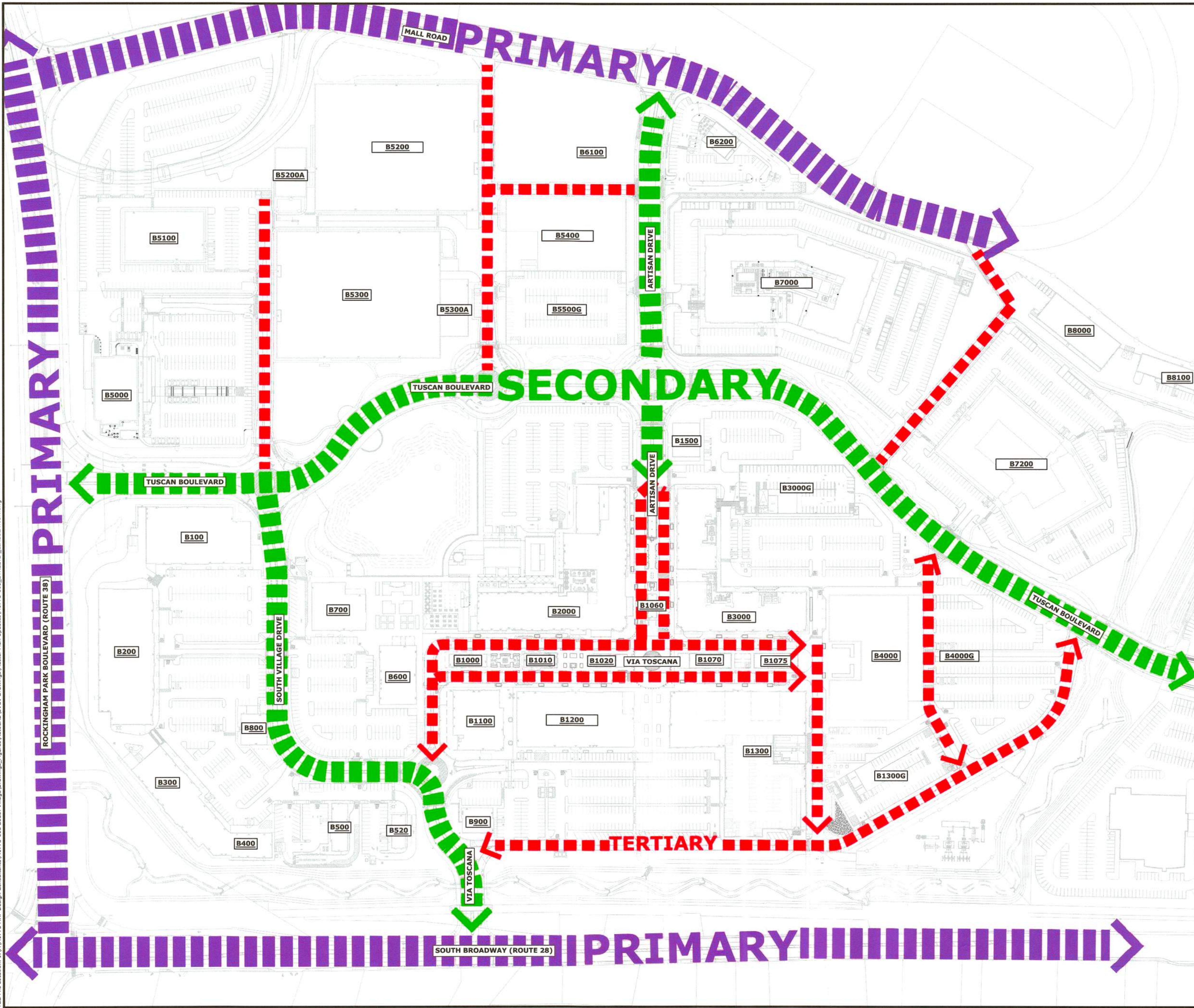
SALEM PLANNING BOARD
APPROVAL

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

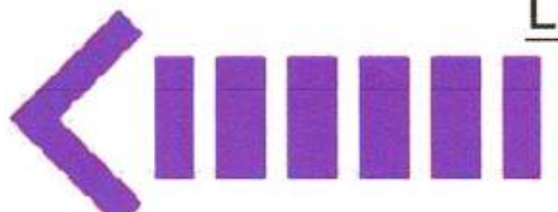
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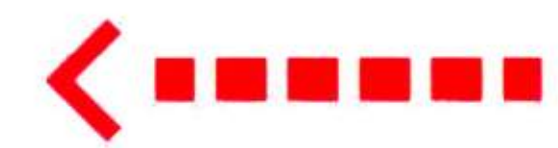
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LEGEND

 PRIMARY STREETS

 SECONDARY STREETS

 TERTIARY STREETS

MARK	DATE	DESCRIPTION
3	7/28/2023	VARIOUS SITE & PROGRAM UPDATES
2	3/29/2023	VARIOUS SITE & PROGRAM UPDATES
1	2/16/2023	B4000 PARKING GARAGE UPDATES

STREETS OVERVIEW PLAN

TUSCAN VILLAGE MASTER PLAN UPDATE
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
SALEM PROPERTY MAP 98 LOT 7887
20-24 VIA TOSCANA

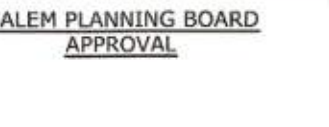
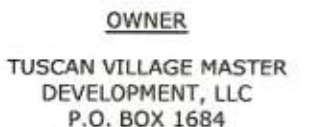


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GRAPHIC SCALE
SCALE: AS SHOWN

DATE: NOVEMBER 4, 2022

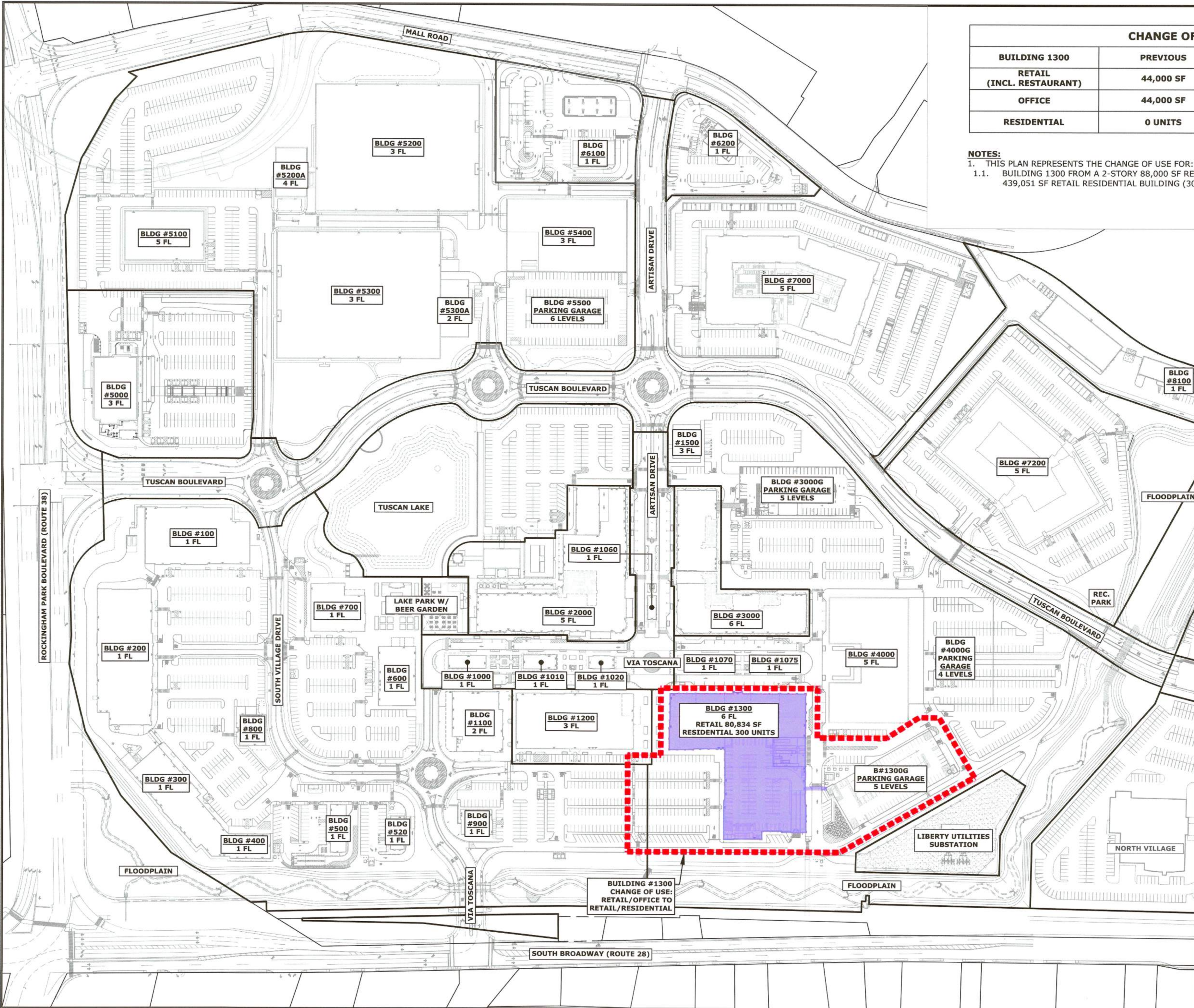
Tighe & Bond
www.tighebond.com
177 Corporate Drive
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SALEM PLANNING BOARD APPROVAL	OWNER TUSCAN VILLAGE MASTER DEVELOPMENT, LLC P.O. BOX 1684 SALEM, NH 03079
	

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

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CHANGE OF USE SUMMARY TABLE			
BUILDING 1300	PREVIOUS	PROPOSED	NET CHANGE
RETAIL (INCL. RESTAURANT)	44,000 SF	80,834 SF	+36,834 SF
OFFICE	44,000 SF	0 SF	-44,000 SF
RESIDENTIAL	0 UNITS	300 UNITS	+300 UNITS

NOTES:
1. THIS PLAN REPRESENTS THE CHANGE OF USE FOR:
1.1. BUILDING 1300 FROM A 2-STORY 88,000 SF RETAIL/ OFFICE USE TO A 6-STORY 439,051 SF RETAIL RESIDENTIAL BUILDING (300 UNITS)

SEE SHEET 5 FOR THE
CHANGE OF USE
SUMMARY TABLES

3	7/28/2023	VARIOUS SITE AND PROGRAM UPDATES
2	3/29/2023	VARIOUS SITE AND PROGRAM UPDATES
1	2/16/2023	B4000 PARKING GARAGE UPDATES
MARK	DATE	DESCRIPTION

CHANGE OF USE PLAN

TUSCAN VILLAGE MASTER PLAN UPDATE
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC
SALEM PROPERTY MAP 98 LOT 7887
20-24 VIA TOSCANA

SCALE IN FEET
0 120' 240'

GRAPHIC SCALE
SCALE: AS SHOWN

SALEM PLANNING BOARD
APPROVAL

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

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PROJECT NO:	FILE:	DRAWN BY:	CHECKED:	APPROVED:	SHEET:
M1775-005	M1775-005_CHANGE OF USE.dwg	MKF/NSC	JMP	JMP	4



SOUTHERLY VIEW



NORTHEASTERLY VIEW #2



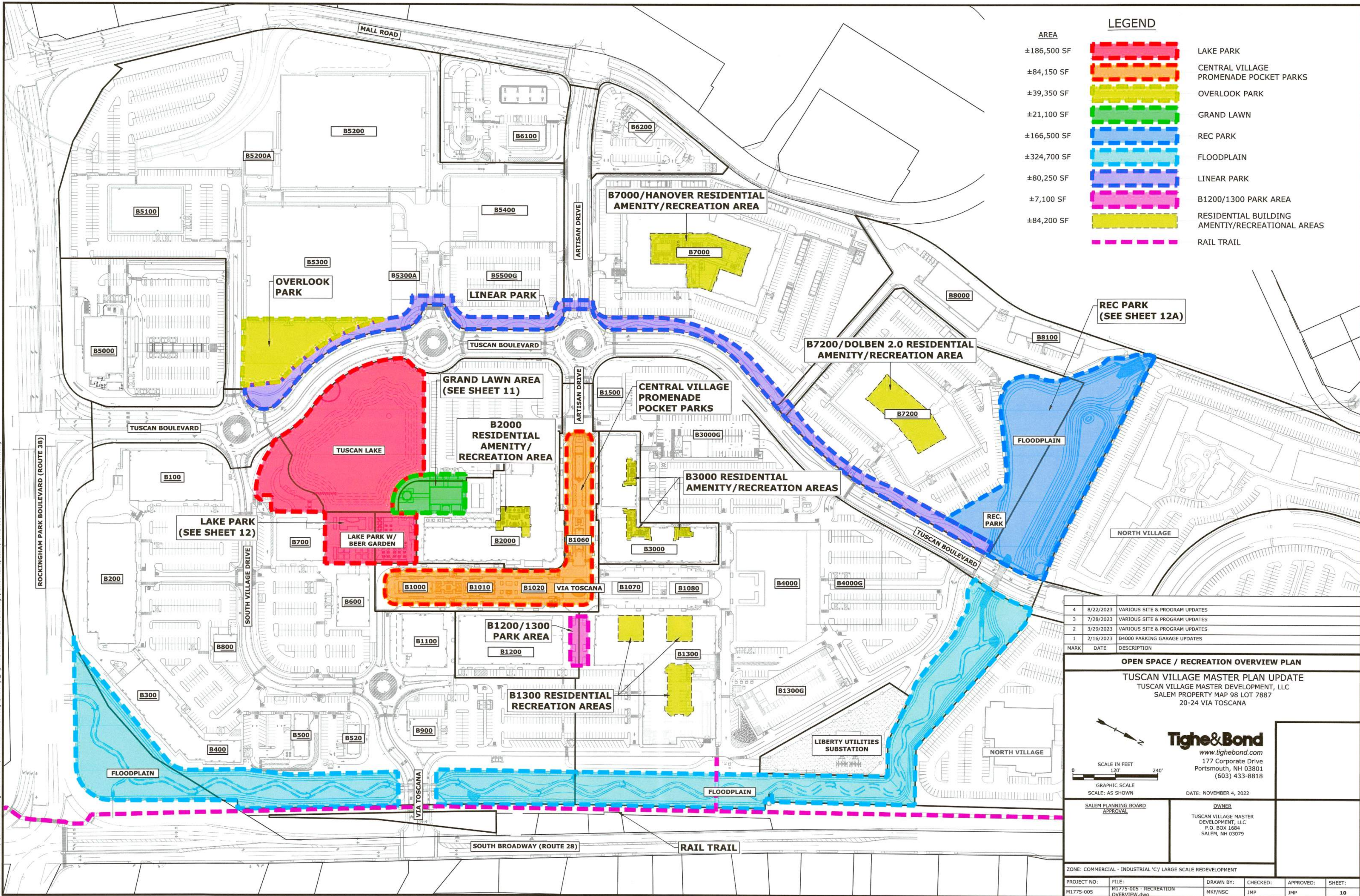
NORTHEASTERLY VIEW #1

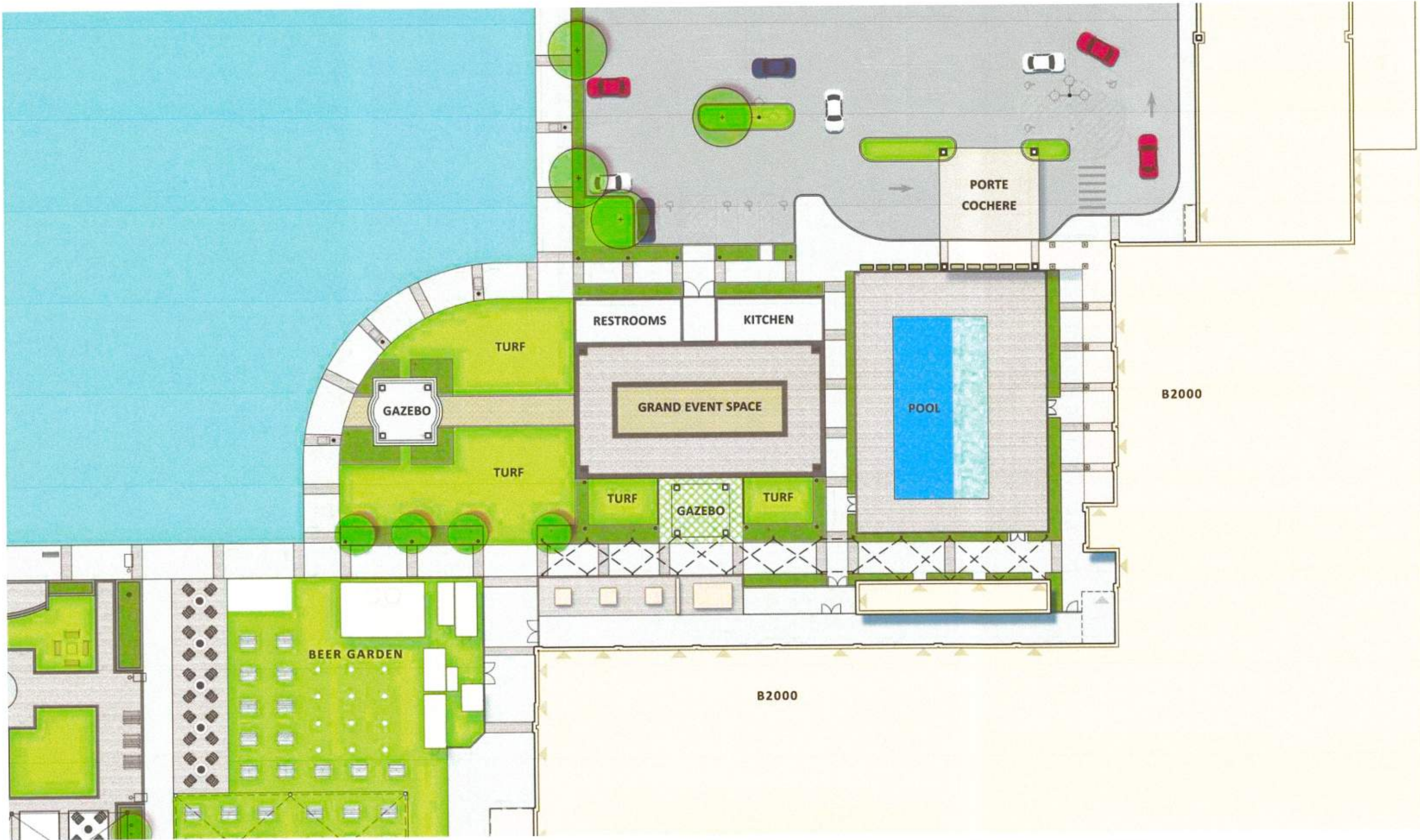


NORTHWESTERLY VIEW

2	7/28/2023	VARIOUS SITE & BUILDING PROGRAM UPDATES
1	3/29/2023	VARIOUS SITE & BUILDING PROGRAM UPDATES
MARK	DATE	DESCRIPTION
BUILDING 1300 RETAIL / RESIDENTIAL PERSPECTIVES		
TUSCAN VILLAGE MASTER PLAN UPDATE TUSCAN VILLAGE MASTER DEVELOPMENT, LLC SALEM PROPERTY MAP 98 LOT 7887 20-24 VIA TOSCANA		
Tighe&Bond www.tighebond.com 177 Corporate Drive Portsmouth, NH 03801 (603) 433-8818		
SCALE: AS SHOWN		DATE: NOVEMBER 4, 2022
SALEM PLANNING BOARD APPROVAL		OWNER TUSCAN VILLAGE MASTER DEVELOPMENT, LLC P.O. BOX 1684 SALEM, NH 03079
ZONE: COMMERCIAL - INDUSTRIAL 'C' / LARGE SCALE REDEVELOPMENT		
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CHECKED:	APPROVED:	SHEET:
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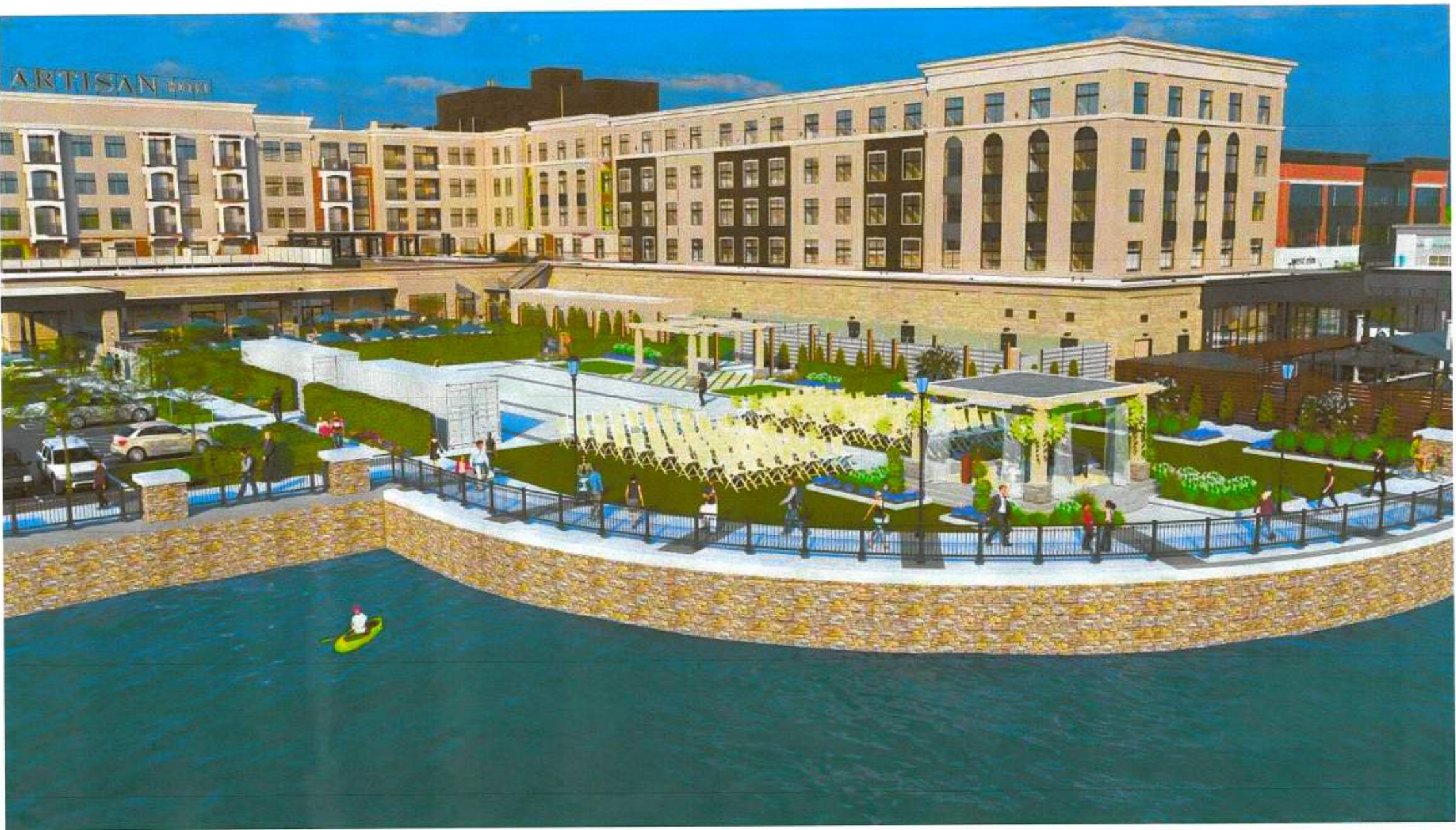
GRAND LAWN OVERVIEW



GRAND LAWN BIRDSEYE PERSPECTIVE VIEW

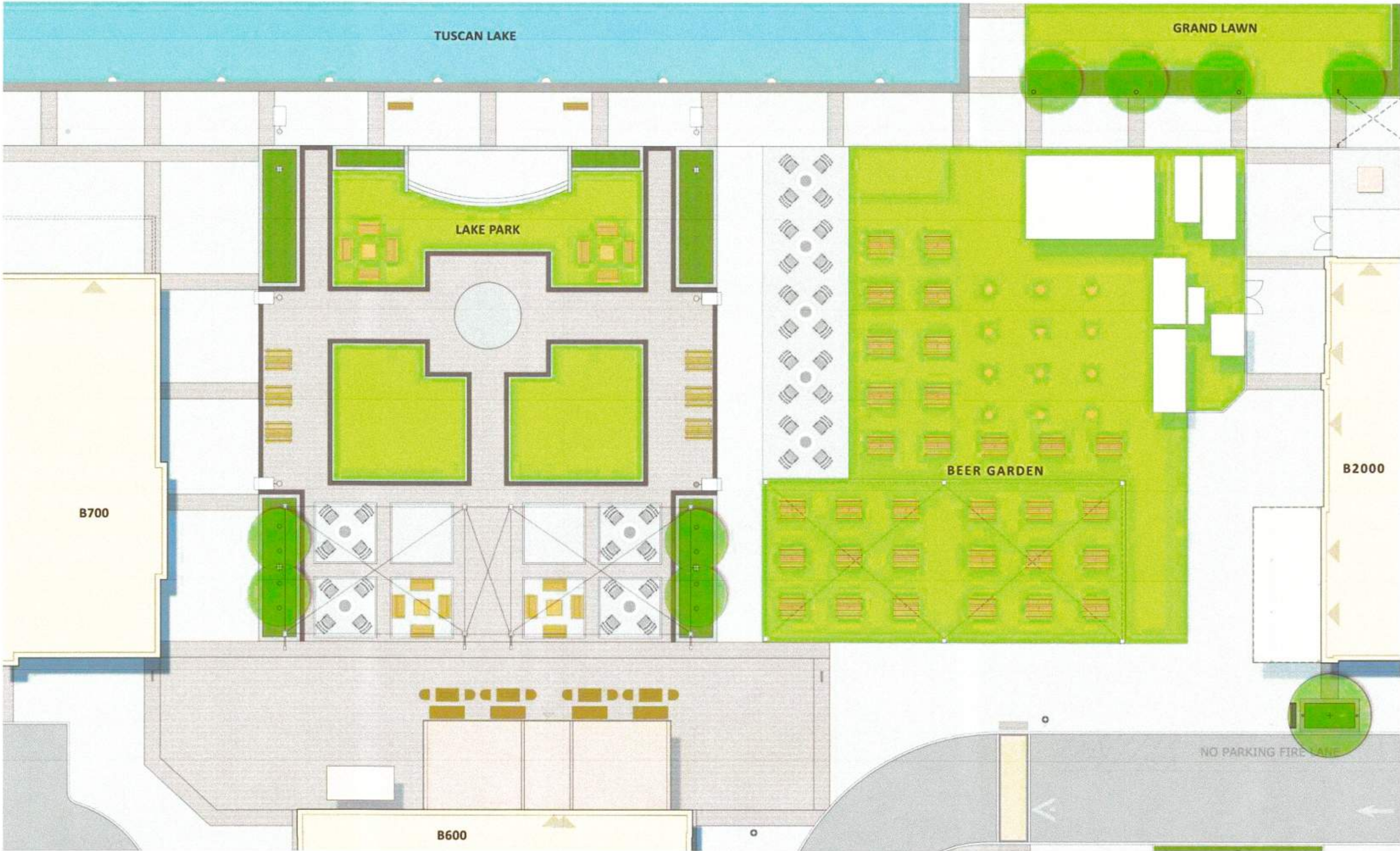


NORTHERLY PERSPECTIVE VIEW



VIEW FROM TUSCAN LAKE

2	7/28/2023	VARIOUS SITE & BUILDING PROGRAM UPDATES
1	3/29/2023	VARIOUS SITE & BUILDING PROGRAM UPDATES
MARK	DATE	DESCRIPTION
RECREATION PLAN - GRAND LAWN		
TUSCAN VILLAGE MASTER PLAN UPDATE		
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC		
SALEM PROPERTY MAP 98 LOT 7887		
20-24 VIA TOSCANA		
Tighe&Bond www.tighebond.com 177 Corporate Drive Portsmouth, NH 03801 (603) 433-8818		
SCALE: AS SHOWN		DATE: NOVEMBER 4, 2022
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:
M1775-005	M1775-005_RECREATION.dwg	MKF/NSC
CHECKED:		JMP
APPROVED:		JMP
SHEET:		11



LAKE PARK / BEER GARDEN OVERVIEW



BEER GARDEN NORTHWESTERLY PERSPECTIVE VIEW



BEER GARDEN NORTHERLY PERSPECTIVE VIEW



LAKE PARK NORTHERLY PERSPECTIVE VIEW



LAKE PARK NORTHEASTERLY PERSPECTIVE VIEW

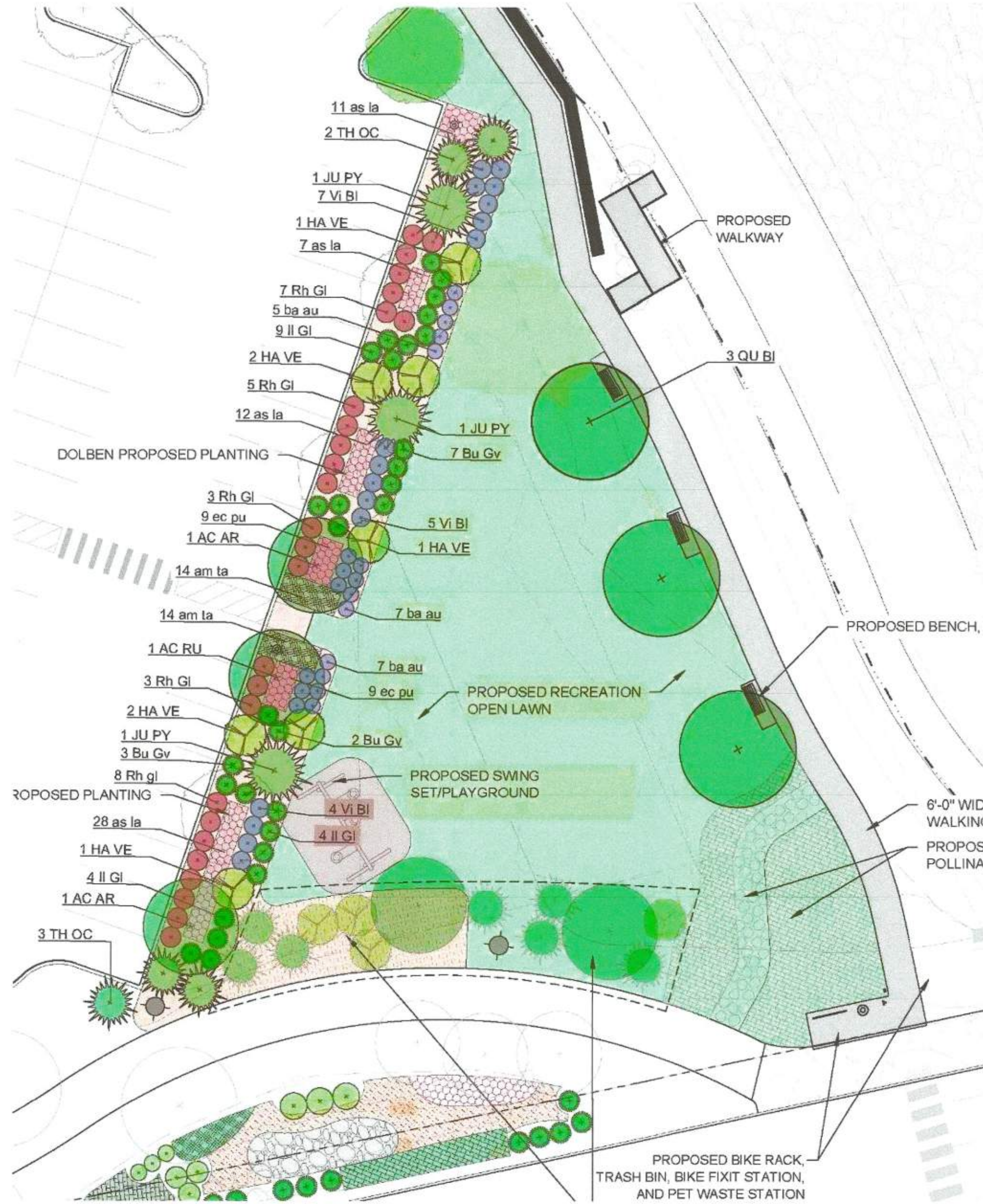
2	7/28/2023	VARIOUS SITE & BUILDING PROGRAM UPDATES			
1	3/29/2023	VARIOUS SITE & BUILDING PROGRAM UPDATES			
MARK	DATE	DESCRIPTION			
RECREATION PLAN - LAKE PARK W/ BEER GARDEN					
TUSCAN VILLAGE MASTER PLAN UPDATE					
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC					
SALEM PROPERTY MAP 98 LOT 7887					
20-24 VIA TOSCANA					
Tighe&Bond www.tighebond.com 177 Corporate Drive Portsmouth, NH 03801 (603) 433-8818					
SCALE: AS SHOWN		DATE: NOVEMBER 4, 2022			
<u>SALEM PLANNING BOARD</u> <u>APPROVAL</u>		<u>OWNER</u> 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_RECREATION.dwg	MKF/NSC	JMP	JMP	12

PLANT SCHEDULE - SHEET L.101

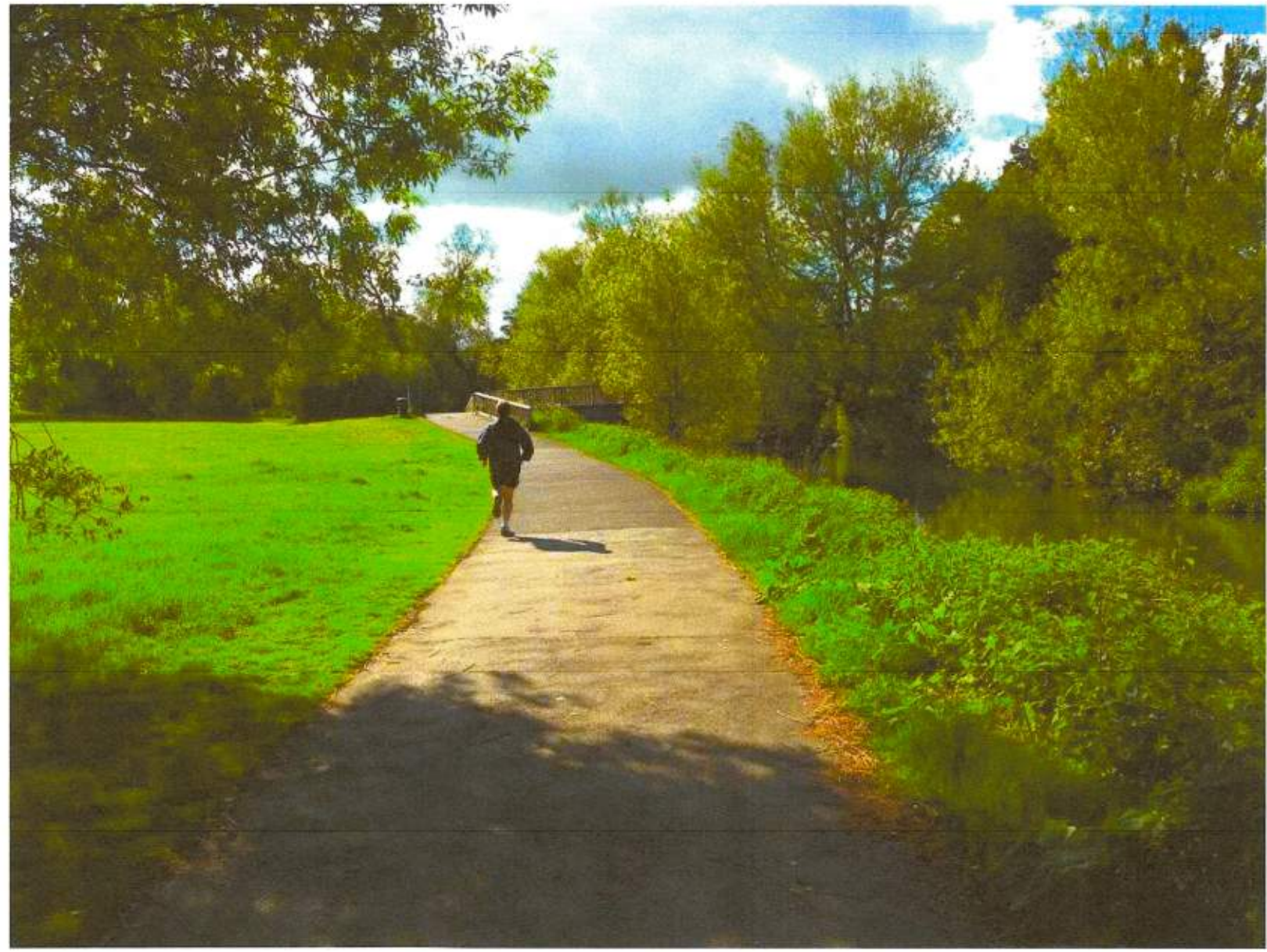
KEY	QNTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES					
AC RU	7	Acer rubrum 'October Glory'	October Glory Red Maple	3'-3.5' Cal	B&B, matched
JU VI	12	Juniperus virginiana	Eastern Red Cedar	8'-10' Ht	B&B, multi-stem
HA VE	4	Hamamelis vernalis	Vernal Witchhazel	5'-7' Ht	B&B, matched
TH OC	3	Thuja occidentalis 'Nigra'	Dark American Arborvitae	7'-8' Ht	B&B, matched
QU BI	3	Quercus bicolor	Swamp Oak	3'-3.5' Cal	B&B, matched
SHRUBS					
Co AI	12	Cornus alba 'Ivory Halo'	Variiegated Red Twig Dogwood	#7 Container	36" O.C. min size 30" Ht
Il RS	16	Ilex verticillata 'Red Sprite'	Winterberry (F)	#7 Container	36" O.C. min size 30" Ht
Il AD	2	Ilex verticillata 'Jim Dandy'	Winterberry (M)	#7 Container	36" O.C. min size 30" Ht
Vi BI	20	Viburnum dentatum 'Blue Muffin'	Blue Muffin Viburnum	#7 Container	48" O.C. min size 30" Ht



REC PARK OVERVIEW PLAN



REC PARK - LAWN & PLAYGROUND VIEW



REC PARK PRECEDENT IMAGE



REC PARK FLOODPLAIN - WESTERLY VIEW

2	7/28/2023	VARIOUS SITE & BUILDING PROGRAM UPDATES
1	3/29/2023	VARIOUS SITE & BUILDING PROGRAM UPDATES
MARK	DATE	DESCRIPTION
RECREATION PLAN - REC PARK		
TUSCAN VILLAGE MASTER PLAN UPDATE		
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC		
SALEM PROPERTY MAP 98 LOT 7887		
20-24 VIA TOSCANA		
Tighe&Bond		
www.tighebond.com		
177 Corporate Drive		
Portsmouth, NH 03801		
(603) 433-8818		
SCALE: AS SHOWN		DATE: NOVEMBER 4, 2022
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:
M1775-005	M1775-005_RECREATION.dwg	MKF/NSC
CHECKED:	APPROVED:	SHEET:
JMP	JMP	12A

Last Saved Date: 9/12/2023
Printed On: Sep 12, 2023 4:13pm By: Bcurcio
File Location: \\N:\M1775-005 South Village Drawings - Figures\AutoCAD\SV\CV Drawings\Master Plan Updates\M1775-005-COVER.dwg

PARKING CALCULATIONS TOWN OF SALEM ZONING FOR SOUTH VILLAGE/CENTRAL VILLAGE 120 AC 3-17-2022 Revised 6-21-2022 Revised 8-8-2023

Building	Unit	Tenant Category	SF-UNIT	# SEATS	UNIT	PARKING RATIO	PKG RQMT 1	PKG RQMT 2	VARIANCE +/-	COMMENTS
Tuscan Village South District										
100	120	Furniture and Furnishings (Antiques)	11,563	SF	1 SP/500 SF			23		
111	Standard Retail		8,039	SF	1 SP/200 SF			40		
100	Furniture and Furnishings (Pottery Barn)		14,887	SF	1 SP/500 SF			30		
Total GFA Building 100			34,489							
200	200	Standard Retail (Hibbs)	15,141	SF	1 SP/200 SF			76		
220	Standard Retail (Old Navy)		15,098	SF	1 SP/200 SF			75		
240	Standard Retail (Ultra Beauty)		10,080	SF	1 SP/200 SF			50		
260	Standard Retail (Vacant)		5,337	SF	1 SP/200 SF			27		
Total GFA Building 200			45,656							
300	300	Standard Retail (Container Store)	15,384	SF	1 SP/200 SF			77		
Total GFA Building 300			15,384							
400	400	Standard Retail (Banfield Pet Hospital)	3,570	SF	1 SP/200 SF			18		
420	Standard Retail (Landscape)		3,562	SF	1 SP/200 SF			18		
440	Standard Retail (J-Mobile)		3,736	SF	1 SP/200 SF			19		
460	Standard Retail (Vibco)		1,911	SF	1 SP/200 SF			10		
470	Standard Retail (U-Break Fix)		904	SF	1 SP/200 SF			5		
471	Restaurant (Fast/Casual Dining (Benetton))		1,252	SF	1 SP/75 SF	17		36		
480	Restaurant (Fast/Casual Dining (Benetton))	20 SEATS	2,300	SF	1 SP/75 SF	31		17		
480	Restaurant (Fast/Casual Dining (Chiptole))		2,300	SF	1 SP/75 SF	31				
480	Restaurant (Fast/Casual Dining (Chiptole))	71 SEATS			1 SP/2 SEATS	36				
Total GFA Building 400			17,235							
500	500	Cafe/Takeout (Chic Flet)	5,046	SF	1 SP/75 SF	67				
500	Cafe/Takeout (Chic Flet)	102 SEATS			1 SP/2 SEATS	51				
Total GFA Building 500			5,046							
520	520	Bank w/ Drive Thru (Chase Bank)	3,507	SF	1 SP/300 SF			12		
Total GFA Building 520			3,507							
600	600	Specialty Grocery (Tuscan Market)	2,404	SF	1 SP/200 SF			12		
600	600	Restaurant (Fast/Casual Dining - Tuscan Market)	3,520	SF	1 SP/75 SF	47				
610	Restaurant (Fast/Casual Dining - Tuscan Market)	202 SEATS			1 SP/2 SEATS	101		101		
630	Cooking School (Tuscan Market)		1,774	SF	1 SP/200 SF			9		
630	Standard Retail (Williams Sonoma)		3,282	SF	1 SP/200 SF			0		
Common Area (including bank)			136	SF						
Total GFA Building 600/620			14,906							
700	700	Standard Retail (J.L. Bean)	15,348	SF	1 SP/200 SF			76		
Total GFA Building 700			15,348							
800	800	Restaurant (Fast/Casual Dining, Beach Plum)	5,727	SF	1 SP/75 SF	76				
800	Restaurant (Fast/Casual Dining, Beach Plum)	248 SEATS			1 SP/2 SEATS	124		124		
Total GFA Building 800			5,727							
900	900	Standard Retail (Sleep Number)	3,003	SF	1 SP/200 SF			15		
930	Standard Retail (AT&T)		1,912	SF	1 SP/200 SF			10		
930	Common Area		198	SF	50.00			0		
Total GFA Building 900			5,113							
1100	1100	Lifestyle Anchor Health Club - 2 floors (Drive)	25,000	SF	1 SP/150 SF			167		
Total GFA Building 1100			25,000							
1400	1400	Restaurant (Fast/Casual Dining (Beer garden))	5,000	SF	1 SP/75 SF	67				
1400	Restaurant (Fast/Casual Dining (Beer garden))	200 SEATS			1 SP/2 SEATS	100		100		
Tuscan South Village District			186,431	843						
TOTAL PARKING REQ'D TUSCAN SOUTH VILLAGE DISTRICT										2,238
Tuscan Village Central District Phase I										
2000	2000	Standard Retail	1,724	SF	1 SP/200 SF			9		
2010	Standard Retail		3,678	SF	1 SP/200 SF			18		
2020	Standard Retail		1,000	SF	1 SP/200 SF			5		
2030	Standard Retail		4,255	SF	1 SP/200 SF			21		
2040	Standard Retail		2,522	SF	1 SP/200 SF			13		
2050	Standard Retail		2,276	SF	1 SP/200 SF			12		
2060	Standard Retail		3,239	SF	1 SP/200 SF			16		
2070	Cafe/Takeout (Unlabeled)		930	SF	1 SP/75 SF	12				
2070	Cafe/Takeout (Unlabeled)	21 SEATS			1 SP/2 SEATS	11		12		
2080	Restaurant (Fast/Casual Dining) Tuscan Kitchen	14,738	SF	1 SP/75 SF	197					Includes 5,313 sq ft rooftop bar with assumed 145 seats
2090	Restaurant (Fast/Casual Dining) Tuscan Kitchen	479 SEATS			1 SP/2 SEATS	240		240		
2100	Standard Retail	2,931	SF	1 SP/200 SF				15		
2110	Standard Retail	2,169	SF	1 SP/200 SF				11		
2130	Standard Retail	1,438	SF	1 SP/200 SF				7		
2130	Standard Retail	1,454	SF	1 SP/200 SF				7		
2130	Standard Retail	855	SF	1 SP/200 SF				4		
2140	Standard Retail	878	SF	1 SP/200 SF				4		
2150	Standard Retail	1,026	SF	1 SP/200 SF				5		
2150	70 Units Condominium	96,574	70 Units	2 SP/UNIT				140		140 required by zoning. 130 spaces in the underground garage of Building 2000
2190	Hotel 165 rooms	95,561	165 Rooms	1 SP/Room				165		
2200	Bar/Club/Grand Lawn	9,064	SF	1 SP/75 SF	121					
2210	Bar/Club/Grand Lawn	390	SEATS	1 SP/2 SEATS	195			195		
2210	Parking Garage (130 Spaces)	42,470								
Total GFA Building 2000			289,300	SF						
TOTAL PARKING REQ'D BUILDING 2000										900
Tuscan Village Central District Phase II										
3000	3000	Restaurant (Fast/Casual Dining)	5,000	SF	1 SP/75 SF	67				
3010	Standard Retail (1st Floor)	5,955	SF	1 SP/200 SF				30		
3020	Standard Retail (1st Floor)	4,653	SF	1 SP/200 SF				23		
3030	Standard Retail (1st Floor)	4,634	SF	1 SP/200 SF				17		
3040	Standard Retail (1st Floor)	3,602	SF	1 SP/200 SF				18		
3050	Restaurant (Fast/Casual Dining)	9,285	SF	1 SP/75 SF	124			129		
3060	Restaurant (Fast/Casual Dining)	258 SEATS			1 SP/2 SEATS	129		129		
3070	Restaurant (Fast/Casual Dining)	3,000	SF	1 SP/75 SF	40			50		
3080	Restaurant (Fast/Casual Dining)	99 SEATS			1 SP/2 SEATS	50		50		
3090	Standard Retail (1st Floor)	4,000	SF	1 SP/200 SF				20		
3090	Standard Retail (1st Floor)	5,427	SF	1 SP/200 SF				27		
3100	Residential Lobby	7,202	SF							
3100	230 Units Multifamily	263,060	230 Units	2 SP/UNIT				460		460 Places req'd per zoning. 322 spaces (1.4 spaces/unit) approved by CUP
Total GFA Building 3000			314,818	722	SF					
TOTAL PARKING REQ'D BUILDING 3000										941
Tuscan Village Central District - Phase III										
1000	1000	Restaurant (Fast/Casual Dining)	8,040	SF	1 SP/75 SF	41				
1010	1	Standard Retail	756	SF	1 SP/200 SF			4		
2	2	Standard Retail	1,440	SF	1 SP/200 SF			4		
3	3	Standard Retail	48	SEATS	1 SP/2 SEATS	19		24		
1020	Standard Retail	1,800	SF	1 SP/200 SF				9		
1060	Standard Retail	1,320	SF	1 SP/75 SF	18			22		
1070	Standard Retail	4,200	SF	1 SP/200 SF				21		
1075	1	Standard Retail	1,000	SF	1 SP/200 SF			5		
2	2	Standard Retail	2,800	SF	1 SP/75 SF	37		37		
3	3	Standard Retail	67	SEATS	1 SP/2 SEATS	31		31		
3	Standard Retail	1,000	SF	1 SP/200 SF				0		
3	Standard Retail		SF	1 SP/200 SF				5		
Total GFA Buildings 1000-1075 (Jewel Buildings)			18,112	SF						
Total Parking Required by Zoning Ordinance (Buildings 1000-1075 Jewel Buildings)										171
Tuscan Village Central District										
1200	1200	Furniture and Furnishings	11,565	SF	1 SP/500 SF			23		
1210	Standard Retail		4,207	SF	1 SP/200 SF			21		
1215	Standard Retail		1,349	SF	1 SP/200 SF			7		
1220	Standard Retail		3,670	SF	1 SP/200 SF			18		
1270	Restaurant (Fast/Casual Dining)		8,807	SF	1 SP/75 SF	117				
1270	Restaurant (Fast/Casual Dining)	268 SEATS			1 SP/2 SEATS	134		134		
1280	Restaurant (Fast/Casual Dining)		4,261	SF	1 SP/75 SF	57				
1280	Restaurant (Fast/Casual Dining)	117 SEATS			1 SP/2 SEATS	59		59		
1285	Standard Retail	977	SF	1 SP/200 SF				5		
1290	Standard Retail	1,352	SF	1 SP/200 SF				7		
1295	Standard Retail	1,068	SF	1 SP/200 SF				5		
200-150	General Office (2nd floor)	33,473	SF	1 SP/300 SF				112		
200-150	General Office (3rd floor)	35,868	SF	1 SP/300 SF						
Total GFA Building 1200			106,597	SF						
TOTAL PARKING REQ'D BUILDING 1200										510
Tuscan Village Central District										
1300	1300	Standard Retail (1st Floor)	35,561	SF	1 SP/200 SF			178		
		Specialty Grocery (1st Floor)	34,318	SF	1 SP/200 SF			172		
		300 Units Multifamily	358,217	300 Units	2 SP/UNIT			600		600 spaces req'd by zoning. CUP to be applied for 420 spaces (1.4 spaces/unit)
		Lower Level Parking Garage 90 spaces	35,000							
Total GFA Building 1300			463,096	SF						
TOTAL PARKING REQ'D BUILDING 1300										945
Tuscan Village Central District										
1500	1500	Medical Office (3-story)	18,000	SF	1 SP/250 SF			72		
Total GFA Building 1500			18,000	SF						
TOTAL PARKING REQ'D BUILDING 1500										72
Tuscan Village Central District										
4000	4000	Recap/Entertainment Venues	51,500	SF	1 SP/150 SF			343		
		Restaurant (Fast/Casual Dining)	6,000	SF	1 SP/75 SF	80				
		Restaurant (Fast/Casual Dining)	242,400	SF	1 SP/2 SEATS	75		808		
		Office R & D	299,900	SF	1 SP/300 SF					
Total GFA Building 4000			299,900	SF						
TOTAL PARKING REQ'D BUILDING 4000										828
Total Parking Required by Zoning Ordinance for South/Central Village Phases I, II & III										5,920
Total On/Off-Site Parking Provided for South/Central Village Phases I, II & III										5,790
Variance +/-										-130
										1785 surface spaces, 2005 Garage spaces (underground and structure)
										-1,790 Current Shortfall in South/Central Village Phases I, II & III
										-3.85% Parking Shortfall from 6/18 Approval which was granted a conditional use permit