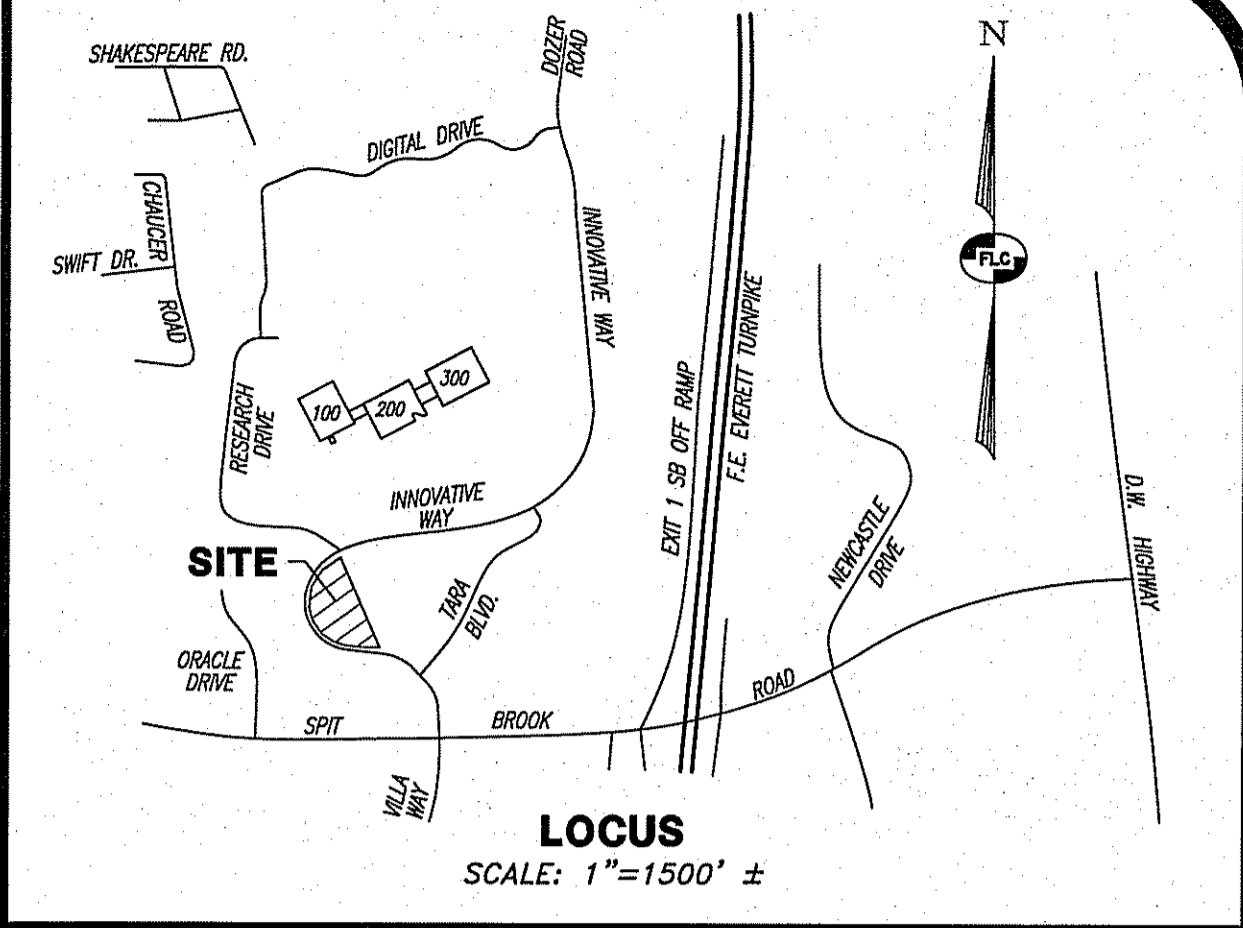


**A-798**  
 127.963 ACRES  
 5,574,050 SQ. FT.

**A-799**  
 ORACLE AMERICA, INC.  
 P.O. BOX 5200  
 BELMONT, CA 94002-1600  
 BK 7441 PG 0127 DATE: N/A  
 (COMMERCIAL)  
 PI: PARK INDUSTRIAL

**A-1007**  
 JOHN J. FLATLEY  
 50 BRAINTREE HILL OFFICE PARK  
 BRAINTREE, MA 02184-0168  
 BK 7877 PG 2232 DATE: N/A  
 (COMMERCIAL)  
 PI: PARK INDUSTRIAL  
 "TARA COMMONS"



- REFERENCE PLANS:**
- "SUBDIVISION PLAN - NASHUA TECHNOLOGY PARK - 100-300 INNOVATIVE WAY - NASHUA, NEW HAMPSHIRE - PREPARED FOR JOHN FLATLEY COMPANY - RECORD OWNER JOHN J. FLATLEY", SCALE: AS SHOWN, DATED: DECEMBER 16, 2011 AND LAST REVISED 3/22/12 BY HSI - HAYNER SWANSON, INC. (RECORDED AT THE H.C.R.D. AS PLAN #37424, 5 SHEETS).
  - "MASTER LOT LINE RELOCATION, CONSOLIDATION, DISCONTINUANCE AND DEDICATION PLAN - NASHUA TECHNOLOGY PARK - SPIT BROOK ROAD, DOZER ROAD, INNOVATIVE WAY & TARA BOULEVARD - NASHUA, NEW HAMPSHIRE", SCALE: 1"=400, DATED: 3 APRIL 2009 AND LAST REVISED 3/03/11 BY HSI - HAYNER SWANSON, INC. (RECORDED AT THE H.C.R.D. AS PLAN #37082, 6 SHEETS).
  - "MASTER LOT LINE RELOCATION, DISCONTINUANCE, & SUBDIVISION PLAN; GATEWAY HILLS, TAX MAP A, LOTS 788 & 895, 100-300 INNOVATIVE WAY, NASHUA, NH" SCALE: 1"=300, DATED JANUARY 23, 2013, BY THIS OFFICE.

- NOTES:**
- SITE AREA: 127.963 ACRES
  - PRESENT ZONING: PI - PARK INDUSTRIAL

MINIMUM LOT REQUIREMENTS	REQUIRED	EXISTING
LOT AREA (SQ FT)	30,000	5,574,050
LOT FRONTAGE (FT)	50	398'
LOT WIDTH (FT)	120	2,500'
LOT DEPTH (FT)	150	2,000'

MINIMUM YARD SETBACKS	REQUIRED	EXISTING
FRONT YARD (FT)	30	120'
SIDE YARD (FT)	20	150'
REAR YARD (FT)	20	220'
MAX. BUILDING HEIGHT	75	25'
MAX. STORIES	5	1
OPEN SPACE (%)	20	40%

  - LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP 'A'.
  - SITE IS SERVICED BY MUNICIPAL SEWER AND WATER BY PENNICHUCK WATER WORKS. THE PROPOSED BUILDING SHALL BE SERVICED BY UNDERGROUND TELEPHONE, ELECTRIC, CABLE AND GAS UTILITIES.
  - THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED RESTAURANT WITH ACCOMPANYING SITE IMPROVEMENTS UPON LOT 798.
  - PARKING CALCULATION:  

REQUIRED	MINIMUM	MAXIMUM
RESTAURANT (485 SEATS)	1 SPACE / 4 SEATS = 121 SPACES	1 SPACE / 2 SEATS = 243 SPACES

 PROPOSED 151 PARKING SPACES INCLUDING 6 HANDICAP SPACES

REV.	DATE	DESCRIPTION	C/O	DR	CK
C	9/08/16	ONE WAY EXIT DRIVE, LANDSCAPING, COVER NOTES	NFD	NRC	CEB
B	8/17/16	ADDRESS CITY REVIEW COMMENTS	NFD	NRC	CEB
A	6/23/16	MINOR REVISIONS	FLC	NRC	CEB

**SITE LAYOUT PLAN**  
**RESTAURANT**  
**SITE PLAN**  
 TAX MAP A - LOT 798  
 23-43 INNOVATIVE WAY  
 NASHUA, NEW HAMPSHIRE  
 PREPARED FOR:  
**JOHN FLATLEY COMPANY**  
 50 BRAINTREE HILL OFFICE PARK BRAINTREE, MA 02184-0168 (781) 380-7731  
 LAND OF:  
**JOHN J. FLATLEY**  
 50 BRAINTREE HILL OFFICE PARK BRAINTREE, MA 02184-0168 (781) 380-7731  
 SCALE: 1" = 30' MAY 25, 2016

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

**FIELDSTONE**  
 LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055  
 Phone: (603) 672-5456 Fax: (603) 413-5456  
 www.FieldstoneLandConsultants.com

**LEGEND:**

<b>EXISTING FEATURES</b>	<b>PROPOSED FEATURES</b>
<ul style="list-style-type: none"> <li>— W — WATER LINE</li> <li>— S — SEWER LINE</li> <li>— OHE/T — OVERHEAD UTILITIES</li> <li>— G4 — GAS LINE</li> <li>○ IRON PIPE</li> <li>○ IRON PIN</li> <li>⊙ DRILL HOLE</li> <li>⊙ BOUND</li> <li>⊙ UTILITY MANHOLES</li> <li>⊙ CATCH BASIN (SQUARE)</li> <li>⊙ DRAIN MANHOLE</li> <li>⊙ LIGHT POLE</li> <li>⊙ WATER LINE SHUT-OFF VALVE</li> <li>⊙ SEWER MANHOLE</li> <li>⊙ HYDRANT</li> <li>▭ BUILDING</li> </ul>	<ul style="list-style-type: none"> <li>— EDGE OF PAVEMENT</li> <li>— CAPE COD BERM</li> <li>— REINFORCED CONCRETE SIDEWALK AND CURB</li> <li>— GUARD RAIL</li> <li>— BUILDING KNEE WALL</li> <li>— RETAINING WALL</li> <li>— EROSION CONTROL STONE</li> <li>— PAVEMENT AREA</li> <li>— 18" W SOLID STOP BAR WITH 5" - 8" W X 8" - 0" H</li> <li>⊙ MISCELLANEOUS SIGN</li> <li>⊙ TRAFFIC SIGN</li> <li>⊙ R1-1 STOP SIGN</li> <li>⊙ R7-8 RESERVED PARKING (HANDICAP)</li> <li>⊙ POLE MOUNTED LIGHT</li> <li>⊙ HANDICAP PARKING STALL</li> <li>⊙ TRAFFIC FLOW (NOT PAINTED ARROW)</li> <li>⊙ NUMBER OF PARKING SPACES</li> </ul>

**GRAPHIC SCALE**  
 30' 15' 0' 30' 60' 90'  
 IMPERIAL: 1"=30'

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 72 HOURS PRIOR TO CONSTRUCTION  
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