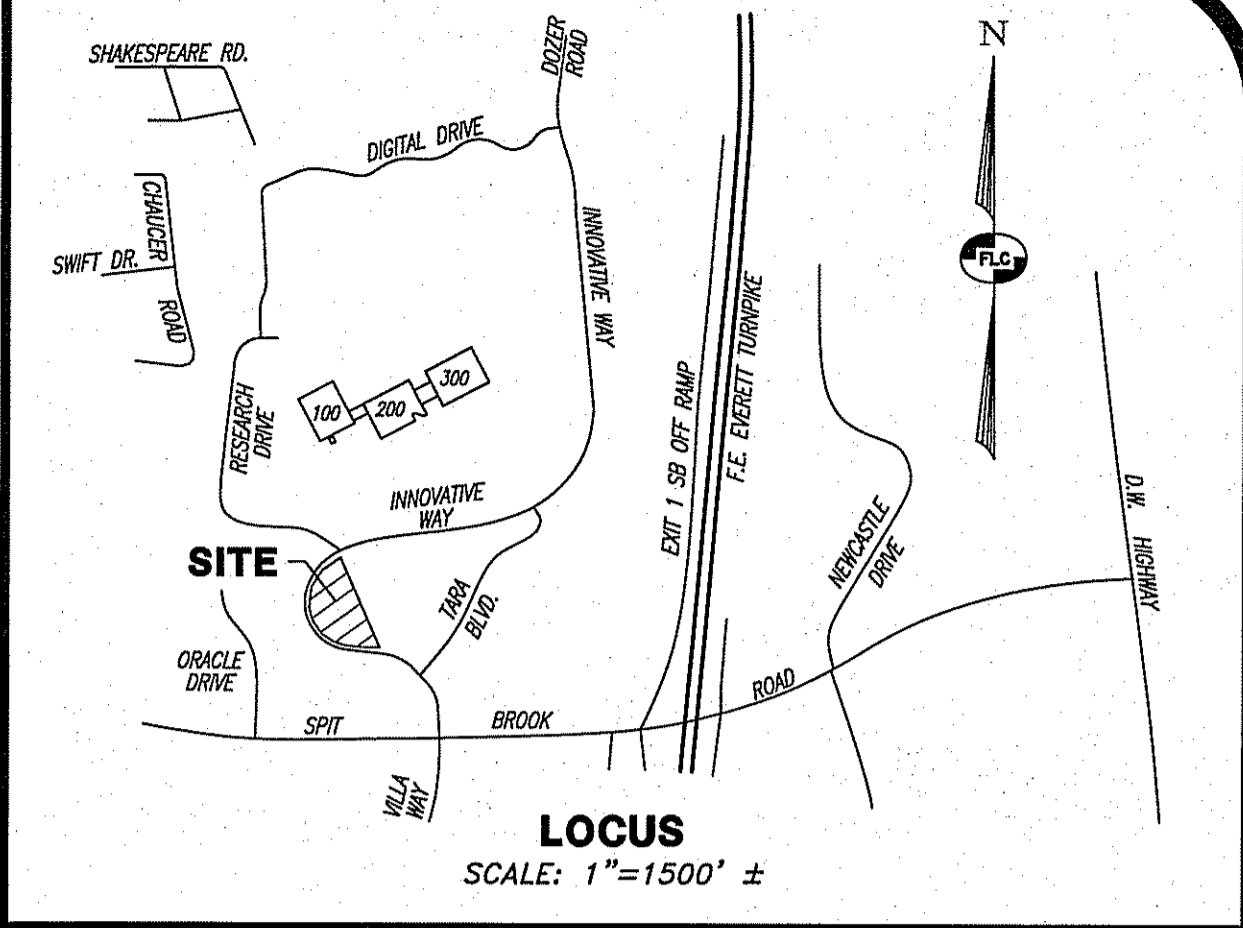


A-799
ORACLE AMERICA, INC.
 P.O. BOX 5200
 BELMONT, CA 94002-1600
 BK 7441 PG 0127 DATE: N/A
 (COMMERCIAL)
 PI: PARK INDUSTRIAL

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

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

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

CONTACT DIG SAFE
 72 HOURS PRIOR
 TO CONSTRUCTION
DIGSAFE.COM
 OR DIAL 8 1 1
 CALL 811 - KNOW WHAT'S BELOW

EXISTING FEATURES

- TAX MAP AND LOT NUMBER
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ADJUTING LOT LINE
- MINIMUM BUILDING SETBACK LINE
- EASEMENT LINE
- WET AREA
- EDGE OF WETLANDS (BY OTHERS)
- EDGE OF WETLANDS (BY THIS OFFICE)
- WETLAND BUFFER LINE
- STONE WALLS
- 2 FT. CONTOUR
- 10 FT. CONTOUR
- TREELINE
- DRAIN LINE

LEGEND:

- WATER LINE
- SEWER LINE
- OVERHEAD UTILITIES
- GAS LINE
- IRON PIPE
- IRON PIN
- DRILL HOLE
- BOUND
- UTILITY MANHOLES
- CATCH BASIN (SQUARE)
- DRAIN MANHOLE
- LIGHT POLE
- WATER LINE SHUT-OFF VALVE
- SEWER MANHOLE
- HYDRANT
- BUILDING

PROPOSED FEATURES

- EDGE OF PAVEMENT
- CAPE COD BERM
- REINFORCED CONCRETE SIDEWALK AND CURB
- GUARD RAIL
- BUILDING KNEE WALL
- RETAINING WALL
- EROSION CONTROL STONE
- PAVEMENT AREA
- 18"W SOLID STOP BAR WITH SOLID WHITE WORD 5'-8"W X 8'-0"H

- MISCELLANEOUS SIGN
- TRAFFIC SIGN
- R1-1 STOP SIGN
- R7-8 RESERVED PARKING (HANDICAP)
- POLE MOUNTED LIGHT
- HANDICAP PARKING STALL
- TRAFFIC FLOW (NOT PAINTED ARROW)
- NUMBER OF PARKING SPACES

