

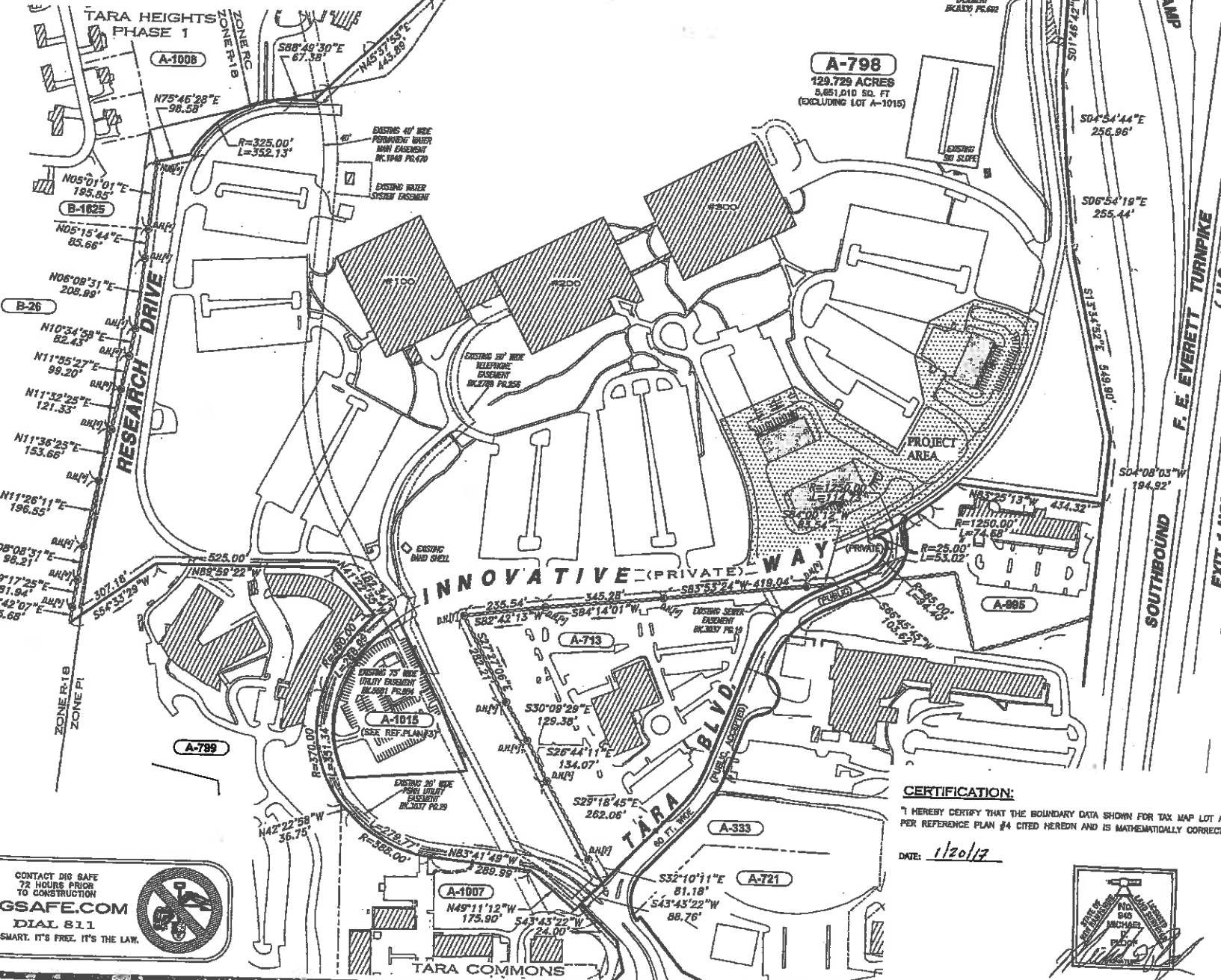
**LEGEND:**

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ADJUTANT LOT LINE
- MINIMUM BUILDING SETBACK LINE
- STONE WALLS
- ZONE LINE
- TAX MAP AND LOT NUMBER
- HIGHWAY BOUND FOUND
- DRILL HOLE FOUND
- HUB FOUND
- ASTERISK INDICATES PER REF. PLAN
- IRON PIN TO BE SET
- BUILDING

**LOT 798 DEVELOPMENT INFORMATION**

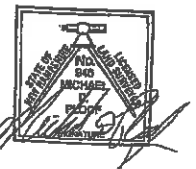
LOCATION	HEIGHT	DESCRIPTION
100 INNOVATIVE WAY	3 STORY	276,000 SF MANUFACTURING / OFFICE
200 INNOVATIVE WAY	3 STORY	300,000 SF MANUFACTURING / OFFICE
300 INNOVATIVE WAY	3 STORY	300,000 SF MANUFACTURING / OFFICE
TOTAL PARKING		2,080 SPACES ±

**ZONING NOTE**  
 DEPICTION OF THE ZONING/BUILDING SETBACKS SHOWN WERE INTERPRETED AND DEVELOPED BY FIELDSTONE LAND CONSULTANTS, PLLC PER THE CURRENT ZONING ORDINANCE. FINAL DETERMINATIONS SHOULD BE MADE BY THE PROPER ZONING AUTHORITY.



CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION  
**DIGSAFE.COM**  
 DIAL 811  
 IT'S SMART. IT'S FREE. IT'S THE LAW.

**CERTIFICATION:**  
 I HEREBY CERTIFY THAT THE BOUNDARY DATA SHOWN FOR TAX MAP LOT A-798 IS PER REFERENCE PLAN #4 CITED HEREIN AND IS MATHEMATICALLY CORRECT.  
 DATE: 1/20/17



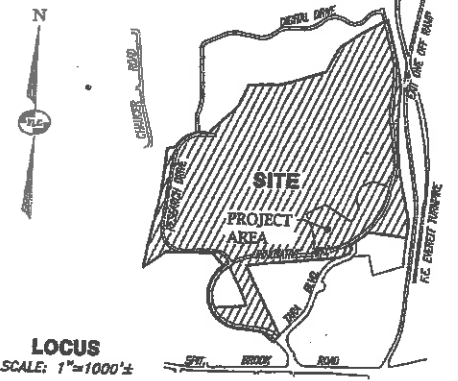
- NOTES:**
- THE OWNER OR RECORD FOR TAX MAP PARCEL A-798 IS JOHN J. FLATLEY - 50 BRANTREE HILL OFFICE PARK, BRANTREE, MA 02184. DEED REFERENCE TO PARCEL IS BOOK 7877 PAGE 2332.
  - THE PURPOSE OF THIS PLAN IS TO DEPICT 17 UNITS (39,300 S.F.) OF FLEXIBLE BUILDING LEASE SPACE WITH ACCOMPANYING SITE IMPROVEMENTS UPON LOT A-798.
  - EXISTING AREA OF LOT A-798 IS 129,729 ACRES OR 5,851,010 SQ. FT.
  - PRESIDENT ZONING SETBACKS: FRONT 30 FT, SIDE 20 FT, REAR 20 FT, MIN. FRONTAGE 150 FT, RC C-URBAN RESIDENCE 10 FT, 7 FT, 20 FT, 50 FT, 50 FT.
  - THE NASHUA ZONING BOARD OF ADJUSTMENT HAS APPROVED THE FOLLOWING FOR A-798 - JANUARY 14, 2014: SPECIAL EXCEPTION TO WORK IN NON CRITICAL WETLAND AND WETLAND BUFFER TO ACCESS 240,000 SQ. FT. RESEARCH AND DEVELOPMENT FACILITY.  
 - AUGUST 9, 2016: SPECIAL EXCEPTION FOR SET DOWN RESTAURANT (NOW LOT A-1015).  
 - DECEMBER 13, 2016: VARIANCE TO PERMIT THE CONSTRUCTION OF 28 TOWNHOUSES.
  - LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP 'A'.
  - SITE IS SERVICED BY MUNICIPAL SEWER AND WATER BY PENACORRICK WATER WORKS.
  - SITE IS NOT LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT.
  - THE SITE IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, NEW HAMPSHIRE, COMMUNITY NO. 330087, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 3301100654D DATED: SEPT. 25, 2009.
  - HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1 CITED HEREON.
  - PROPOSED IS 17 UNITS TOTALING 39,300 S.F. OF FLEXIBLE BUILDING LEASE SPACE.
  - THE PROPOSED BUILDINGS WILL BE SERVICED BY UNDERGROUND TELEPHONE, ELECTRIC, CABLE AND GAS UTILITIES.
  - PARKING CALCULATION (MANUFACTURING); EXISTING+PROPOSED LEASE AREA = 875,000+32,300 = 914,300 S.F.  
 MINIMUM PARKING REQUIRED: 1 SPACE PER 1,500 SF = 914,300/1,500 = 610 SPACES MIN.  
 MAXIMUM PARKING ALLOWED: 1 SPACE PER 300 SF = 914,300/300 = 3,048 SPACES MAX.  
 TOTAL NUMBER OF PARKING SPACES EXISTING AND PROPOSED IS 2,158 SPACES.
  - ALL LANDSCAPING SHALL BE SHOWN ON THE PLANS AND CONFORM TO THE APPLICABLE CITY OF NASHUA LAND USE CODE UNDER ARTICLE XXVII.
  - ALL SIGNAGE SHALL CONFORM TO THE APPLICABLE CITY OF NASHUA REGULATIONS WITH ALL PERMITS SECURED PRIOR TO INSTALLATION.
  - SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE III OF AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION, GRADE AND NUMBER OF PARKING SPACES.
  - IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE SHOWN ON THIS SITE PLAN IN ANY WAY WHATSOEVER OR TO 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.
  - PUBLIC STREET RESTORATION WORK SHALL BE IN ACCORDANCE WITH N.H.R.S. SECTION 285-13, LATEST EDITION.
  - PROPOSED BUILDING CONSTRUCTION SHALL INCORPORATE FOUNDATION DRAINAGE SYSTEMS, EXCEPT WHERE AN INVESTIGATION ESTABLISHES THAT SPECIFIC BUILDING SITES ARE LOCATED IN WELL DRAINED SOILS AND THAT SUCH SYSTEMS ARE NOT REQUIRED.
  - ALL LIGHTING SHALL BE AS SHOWN ON THE PLANS, DIRECTED ONTO THE SITE AND CONFORM TO APPLICABLE CITY OF NASHUA LAND USE CODE REGULATIONS.
  - A PRE-CONSTRUCTION MEETING WITH THE CITY OF NASHUA PLANNING / ENGINEERING AND FIRE OFFICIALS SHALL TAKE PLACE PRIOR TO CONSTRUCTION.
  - THE APPLICANT SHALL SUBMIT AN ELECTRONIC FILE OF THE SITE PLAN (PLOT) PRIOR TO ISSUANCE OF A BUILDING PERMIT.
  - PRIOR TO A BUILDING PERMIT BEING ISSUED, BONDING FOR ALL PUBLIC IMPROVEMENTS SHALL BE SUBMITTED TO, AND APPROVED BY, THE ENGINEERING DEPARTMENT AND CORPORATION COUNSEL.
  - PRIOR TO A BUILDING PERMIT BEING ISSUED, DOCUMENTS PERTAINING TO THE STORM WATER OPERATION AND MAINTENANCE SHALL BE RECORDED.
  - ROOF DRAIN TIE-INS AND DRAIN LINES SHALL BE INSPECTED PRIOR TO BACKFILLING AND PAVING.
  - MECHANICAL APPOINTMENTS SHALL NOT EXCEED 50 DECIBELS BETWEEN 7AM AND 8PM AND 45 DECIBELS AT NIGHT BETWEEN 8PM AND 7AM ALONG RESIDENTIAL ZONING DISTRICTS.
  - ANY PIPE WORK WITHIN THE CITY'S RIGHT OF WAY SHALL BE PERFORMED BY A LICENSED CITY OF NASHUA DRAIN LAYER.
  - UTILITIES INCLUDING ALL ELECTRIC, TELEPHONE, CABLE TELEVISION, AND OTHER COMMUNICATION LINES, BOTH MAIN AND SERVICE CONNECTIONS, SERVING NEW DEVELOPMENTS SHALL BE PROVIDED BY UNDERGROUND WORKING WITHIN EASEMENTS OR DEDICATED PUBLIC RIGHT-OF-WAY, INSTALLED IN ACCORDANCE WITH THE BOARD OF PUBLIC WORKS SPECIFICATIONS.
  - A BLANKET UTILITY EASEMENT DOCUMENT SHALL BE PREPARED FOLLOWING THE COMPLETION OF UTILITY CONSTRUCTION.
  - HOURS OF OPERATION SHALL BE FROM 8:00 AM TO 7:00 PM MONDAY THROUGH FRIDAY AND 7:00 AM TO 6:00 PM ON SATURDAY. ALL SHIPPING, RECEIVING, REFUSE PICK-UP AND OTHER TRUCK RELATED ACTIVITIES SHALL OCCUR DURING THESE HOURS OF OPERATION.
  - PROPOSED BUILDINGS WILL BE SINGLE STORY, SLAB ON GRADE WITH LOADING DOCKS.
  - THE SITE PLAN APPLICATION FOR THIS SITE CONFORMS TO THE MINIMUM REQUIREMENTS AS SET FORTH IN § 190-279 OF THE CITY OF NASHUA LAND USE CODE.

*John J. Flatley*  
 FOR JOHN J. FLATLEY COMPANY DATE: \_\_\_\_\_

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 PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.  
*John J. Flatley*  
 FOR JOHN J. FLATLEY COMPANY DATE: \_\_\_\_\_

**APPROVED BY NASHUA PLANNING BOARD**

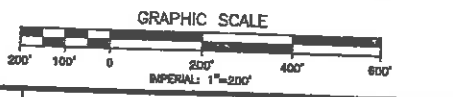
CHAIRMAN: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SECRETARY: \_\_\_\_\_ DATE: \_\_\_\_\_



- REFERENCE PLANS:**
- "SITE DESIGN PACKAGE - LOT 798 & 905, MAP 'A' - INNOVATIVE WAY EXTENSION - AT GATEWAY HILLS 100-300 INNOVATIVE WAY - NASHUA, NEW HAMPSHIRE - PREPARED FOR: JOHN J. FLATLEY COMPANY - LAND OF: JOHN J. FLATLEY, SCALE: AS SHOWN, DATED: JANUARY 24, 2013 AND LAST REVISED 12/20/13 BY THIS OFFICE, 30 SHEETS. P.L.O.D. PLAN NUMBER 37823.
  - "SITE DEVELOPMENT PLANS - LOT 44 & 101A, MAP 'A' - TARA HEIGHTS PHASE 1 - AT GATEWAY HILLS ELEVEN DIGITAL WAY - NASHUA, NEW HAMPSHIRE - PREPARED FOR: JOHN J. FLATLEY COMPANY - LAND OF: JOHN J. FLATLEY, SCALE: AS SHOWN, DATED: MAY 9, 2013 AND LAST REVISED 09/20/13 BY THIS OFFICE, 30 SHEETS.
  - "WATER SYSTEM EASEMENT - GATEWAY HILLS - TAX MAP MAP 'A' LOT 798 - 50-300 INNOVATIVE WAY NASHUA, NEW HAMPSHIRE - PREPARED FOR: JOHN J. FLATLEY COMPANY - LAND OF: JOHN J. FLATLEY, SCALE: 1"=30', DATED: AUGUST 16, 2013 BY THIS OFFICE. P.L.O.D. PLAN NUMBER 37800.
  - "SUBDIVISION & LOT CONSOLIDATION PLAN - GATEWAY HILLS - TAX MAP LOTS A-798 & A-1012 - 300 & 275 INNOVATIVE WAY - NASHUA, NEW HAMPSHIRE - PREPARED FOR: JOHN J. FLATLEY COMPANY - LAND OF: JOHN J. FLATLEY, 7 SHEETS, SCALE: AS SHOWN, DATED OCTOBER 8, 2016 AND LAST REVISED DECEMBER 15, 2016, BY THIS OFFICE.
  - "SLOPE AT GATEWAY HILLS TAX MAP - LOT A-798 - 226 INNOVATIVE WAY - NASHUA, NEW HAMPSHIRE - PREPARED FOR: JOHN J. FLATLEY COMPANY - LAND OF: JOHN J. FLATLEY, 7 SHEETS, SCALE: AS SHOWN, DATED OCTOBER 11, 2016 AND LAST REVISED DECEMBER 23, 2016, BY THIS OFFICE.

**LIST OF ADJUTANTS**

Map A Lot 388	Map A Lot 955	Map A Lot 3010	Map B Lot 25
APP 305 Corp. C/O United Capital Group 9 Park Plaza, 4th Floor Great Neck, NY 11021 Vol. 8537, Pg. 2509 (Commercial)	Tara Subba Management LLC 50 Brantree Hill Office Park Brantree, MA 02184 Vol. 7877 Pg. 2322 (Commercial)	John J. Flatley Company 50 Brantree Hill Office Park Brantree, MA 02184 Vol. 7877 Pg. 2322 (Multi-Family)	The Huntington at Nashua C/O Huzar Community 10 Allen Street Nashua, NH 03000 Vol. 6825 Pg. 1350 (Commercial)
Map A Lot 1027 John J. Flatley Company 50 Brantree Hill Office Park Brantree, MA 02184 Vol. 7877 Pg. 2322 (Commercial)	Map A Lot 1031 John J. Flatley Company 50 Brantree Hill Office Park Brantree, MA 02184 Vol. 7877 Pg. 2322 (Multi-Family)	Map A Lot 1033 John J. Flatley Company 50 Brantree Hill Office Park Brantree, MA 02184 Vol. 7877 Pg. 2322 (New Restaurant Lot)	Map A Lot 1025 MacArthur & Michael McCaffrey Jr. 22 Cassin Road Nashua, NH 03000 Vol. 6827 Pg. 123 (Residential)
Map A Lot 721 John J. Flatley Company 50 Brantree Hill Office Park Brantree, MA 02184 Vol. 7823 Pg. 855 (Commercial)	Map A Lot 1006 John J. Flatley Company 50 Brantree Hill Office Park Brantree, MA 02184 Vol. 7877 Pg. 2322 (Multi-Family)	Map A Lot 1015 John J. Flatley Company 50 Brantree Hill Office Park Brantree, MA 02184 Vol. 7877 Pg. 2322 (New Restaurant Lot)	Map A Lot 790 Orlando American, Inc. P.O. Box 5200 Burlington, VT 05402 Vol. 7441 Pg. 327 (Commercial)



REV.	DATE	ADDRESS CITY STAFF & ENGINEERING REVIEW COMMENTS	CON	INC	CEB
A	1/20/17				
		DESCRIPTION	C/O	DR	CK

**OVERALL SITE PLAN**  
**FLEX BUILDINGS**  
**AT GATEWAY HILLS**  
 TAX MAP A - LOT 798  
 200 INNOVATIVE WAY  
 NASHUA, NEW HAMPSHIRE  
 PREPARED FOR:  
**JOHN FLATLEY COMPANY**  
 50 BRANTREE HILL OFFICE PARK, BRANTREE, MA 02184-0198 (781) 880-7771  
 LAND OF:  
**JOHN J. FLATLEY**  
 50 BRANTREE HILL OFFICE PARK, BRANTREE, MA 02184-0198 (781) 380-7771  
 SCALE: 1" = 200' DECEMBER 20, 2016

Surveying + Engineering + Land Planning + Permitting + Septic Designs

**FIELDSTONE**  
 LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055  
 Phone: (603) 872-5456 Fax: (603) 413-5456  
 www.FieldstoneLandConsultants.com

FILE: 4761P6A.dwg PROJ. NO. 47646 SHEET: MP-1 SHEET NO. 2 OF 18