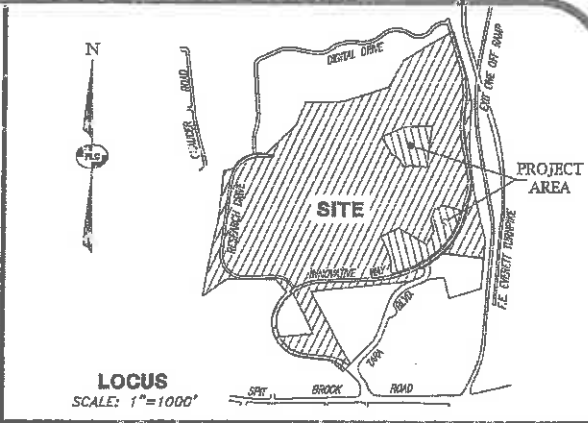


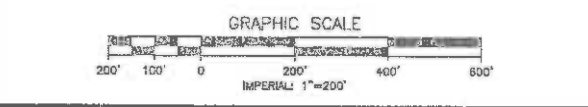
- NOTES:**
- THE OWNER OR RECORD FOR TAX MAP LOTS A-798 IS JOHN J. FLATLEY - 45 DAN ROAD, SUITE 320, CANTON, MA 02021. DEED REFERENCE FOR LOT A-798 IS BOOK 7877 PAGE 2232.
 - THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE EXISTING TAX MAP LOT A-798 INTO THREE LOTS CREATING NEW LOTS A-1021 AND A-1022.
 - LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP 'A'.
 - LOT A-798 EXISTING AREA = 128.625 ACRES, OR 5,502,898 SQ. FT.
 - THE PROPOSED SUBDIVISION WILL REMOVE LOTS A-1021 AND A-1022 FROM A-798. THE AREA OF NEW LOT A-1022 IS 8,149 ACRES OR 267,886 SQ. FT. THE AREA OF NEW LOT A-1021 IS 3,983 ACRES OR 173,484. THE REMAINING AREA OF LOT A-798 IS 116,493 ACRES OR 5,161,548 SQ. FT.
 - ZONING FOR THE PARCELS IS PARK INDUSTRIAL (PI) AND URBAN RESIDENTIAL-C (RC).
- | PL-ZONE: PARK INDUSTRIAL | REQUIREMENT NEW A-1022 | NEW A-1021 |
|--------------------------|------------------------|------------------|
| MIN LOT AREA | 30,000 SF 267,886 SF | 173,484 SF |
| MIN LOT WIDTH | 120 FT 1040.75 FT | 456.90 FT |
| MIN LOT FRONTAGE | 30 FT 1453.54 | 436.52 (PRIVATE) |
| MIN LOT DEPTH | 150 FT 274.25 FT | 387.94 FT |
| MIN FRONT SETBACK | 30 FT (20) FT | (20) FT |
| MIN SIDE SETBACK | 20 FT (20) FT | (20) FT |
| MIN REAR SETBACK | 20 FT (20) FT | (20) FT |
| MAX. BUILDING HEIGHT | 75 FT NONE | NONE (EXISTING) |
| MAX. STORES | 3 ST NONE | NONE (EXISTING) |
| CONSERVATION AREA | NA NA | 100% (EXISTING) |
| OPEN SPACE PERCENTAGE | 20% 88% | 100% (EXISTING) |
- ALL REVISED AND PROPOSED LOTS CONFORM TO MINIMUM LOT AND YARD REQUIREMENTS.
 - HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1 CITED HEREON.
 - 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. 330097, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 33011C0654D, DATED: SEPT. 25, 2009.
 - SITE IS SERVICED BY MUNICIPAL SEWER AND WATER BY PENNICHUCK WATER WORKS.
 - ALL EXISTING IMPROVEMENTS SHOWN FOR EXISTING TAX MAP LOT A-798 CONFORM TO CURRENT ZONING STANDARDS.
 - ANY FUTURE SITE IMPROVEMENTS PROPOSED SHALL CONFORM WITH TITLE III OF AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION, GRADE AND PARKING.
 - ANY FUTURE BUILDING CONSTRUCTION PROPOSED SHALL INCORPORATE A FOUNDATION DRAINAGE SYSTEM, EXCEPT WHERE AN INVESTIGATION ESTABLISHES THAT THE SPECIFIC BUILDING SITE IS LOCATED IN WELL DRAINED SOILS AND THAT SUCH A SYSTEM IS NOT REQUIRED.
 - PRIOR TO ANY FUTURE BUILDING PERMIT BEING ISSUED, DOCUMENTS PERTAINING TO THE STORM WATER OPERATION AND MAINTENANCE AND ANY EASEMENTS SHALL BE RECORDED WITH THE PLAN.
 - ANY FUTURE BUILDING PROPOSED ON LOTS A-1021 AND A-1022 SHALL BE SERVICED BY UNDERGROUND TELEPHONE, ELECTRIC, CABLE AND NATURAL GAS UTILITIES. IT SHALL ALSO BE SERVICED BY MUNICIPAL SEWER AND WATER BY PENNICHUCK WATER WORKS.
 - ANY FUTURE STREET AND UTILITY IMPROVEMENTS SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE CITY OF NASHUA REVISED ORDINANCES (N.R.O.).
 - ANY FUTURE PUBLIC STREET RESTORATION WORK SHALL BE IN ACCORDANCE WITH N.R.O. SECTION 285-13.
 - THERE IS A PROPOSED BLANKET ACCESS AND PARKING EASEMENT FOR THE COMMON BENEFIT OF BOTH LOTS A-798 & A-1022.



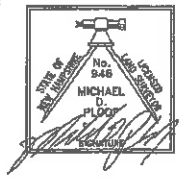
- REFERENCE PLANS:**
- LOT LINE ADJUSTMENT AND SUBDIVISION PLAN - GATEWAY HILLS - CLIMATE CONTROLLED STORAGE - TAX MAP LOTS A-798 & A-713 - 200 INNOVATIVE WAY & 10 TARA BOULEVARD - NASHUA, NEW HAMPSHIRE - PREPARED FOR: JOHN FLATLEY COMPANY - LAND OF: JOHN J. FLATLEY, SCALE 1"=200 AND 1"=50', DATED NOVEMBER 27, 2018, BY FIELDSTONE LAND CONSULTANTS, PLLC.
 - "SITE DEVELOPMENT PLANS - LOT 798, MAP "A" - FLEX BUILDINGS AT GATEWAY HILLS - 300 INNOVATIVE WAY, NASHUA, N.H. DATED: SEPTEMBER 7, 2017, LAST REVISED: MARCH 26, 2016, PREPARED BY FIELDSTONE LAND CONSULTANTS, PLLC.
 - "SITE DEVELOPMENT PLANS - LOT 798, MAP "A" - TOWNHOUSES AT GATEWAY HILLS - 200 INNOVATIVE WAY, NASHUA, N.H. DATED: DECEMBER 20, 2016, LAST REVISED: JULY 28, 2017, PREPARED BY FIELDSTONE LAND CONSULTANTS, PLLC.

- LIST OF ABUTTERS**
- | Map A Lot 798 | Map A Lot 333 | Map A Lot 3015 | Map B Lot 1625 |
|--|---|--|---|
| John J. Flatley
45 Dan Road, Suite 320
Canton, MA 02021.
Vol. 7877 Pg. 2232
(200 Innovative Way)
(Commercial) | Map A Lot 333
APF 105 Corp.
C/O United Capital Group
9 Park Place, 4th Floor
Great Neck, NY 11021
Vol. 8378, Pg. 2609
(11 Tara Boulevard)
(Commercial) | John J. Flatley Company
45 Dan Road, Suite 320
Canton, MA 02021
Vol. 7877 Pg. 2232
(41 Innovative Way)
(Commercial-Restaurant) | Meredith &
Michael McCully Jr.
22 Chaucer Road
Nashua, NH 03069
Vol. 8887 Pg. 129
22 Chaucer Road
(Residential) |
| Map A Lot 713
John J. Flatley
45 Dan Road, Suite 320
Canton, MA 02021.
Vol. 7913 Pg. 1011
(10 Tara Boulevard)
(Commercial) | Map A Lot 721
John J. Flatley
45 Dan Road, Suite 320
Canton, MA 02021.
Vol. 7913 Pg. 595
(1 Tara Boulevard)
(Commercial) | Map A Lot 799
Oracle America, Inc.
P.O. Box 5200
Balacon, CA 94002
Vol. 7441 Pg. 127
(1 Oracle Drive)
(Commercial) | Map A Lots 1008, 1020, 1011
John J. Flatley Company
45 Dan Road, Suite 320
Canton, MA 02021
Vol. 7877 Pg. 2232
6 Digital Drive
20 Digital Drive
30 Digital Drive
(Multi-Family) |
| Map A Lot 595
Tara Subes
Management LLC
45 Dan Road, Suite 320
Canton, MA 02021.
Vol. 8657 Pg. 637
(15 Tara Boulevard)
(Commercial - Hotel) | Map A Lot 3007
John J. Flatley Company
45 Dan Road, Suite 320
Canton, MA 02021.
Vol. 7877 Pg. 2232
(116 Split Brook Road)
(Commercial) | Map B Lot 26
The Harrington at Nashua
C/O Hunt Community
30 Allies Street
Nashua, NH 03069
Vol. 8385 Pg. 3350
(55 Kert Lane)
(Commercial) | |

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.



CERTIFICATION:
I HEREBY CERTIFY THAT THE BOUNDARY DATA SHOWN FOR TAX MAP LOTS A-798 IS PER REFERENCE PLAN #1 AND #3 CITED HEREON AND THAT IT IS BASED ON A SURVEY THAT IS ACCURATE AND MATHEMATICALLY CORRECT.
DATE: 1/26/21



John J. Flatley
FOR JOHN J. FLATLEY COMPANY
DATE: 01/25/2021

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: 01/25/2021

APPROVED BY NASHUA PLANNING BOARD
CHAIRMAN: _____ DATE: _____
SECRETARY: _____ DATE: _____

L1	S86°45'45"W	103.82'
L2	S84°00'12"W	83.94'
L3	N03°54'06"W	64.46'
L4	S87°53'14"W	117.30'
L5	S72°58'51"W	50.00'
L6	S11°24'47"E	300.00'
L7	S88°41'44"E	150.00'
L8	N87°08'49"E	100.00'
L9	S28°26'39"E	272.00'
L10	S23°28'26"E	220.00'

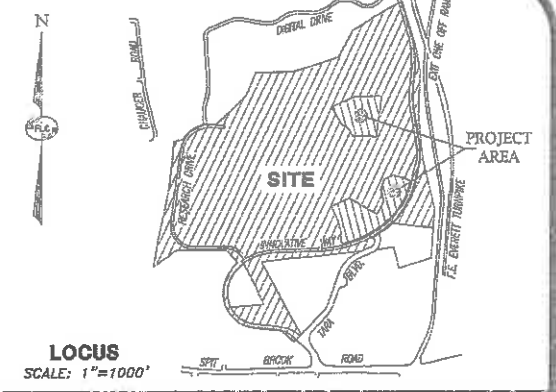
C1	R=670.00'	L=98.47'
C2	R=1280.00'	L=74.68'
C3	R=1250.00'	L=114.73'
C4	R=25.00'	L=53.02'
C5	R=85.00'	L=94.40'
C6	R=450.00'	L=117.08'

NOTE: SEE SHT. 3 (EX-1) FOR LEGEND

NOTE:
SEE SHEET 1 (SB-1) FOR NOTES,
REFERENCE PLANS AND ABUTTERS
SEE SHEET 3 (EX-1) FOR LEGEND

LOT SYNOPSIS CHART

LOT NO.	EXISTING	PROPOSED	FINAL
A-798	128,625 AC 5,802,898 SF	---	118,493 AC 4,181,848 SF
A-1022	---	6,149 AC 267,886 SF	6,149 AC 267,886 SF
A-1021	---	3,983 AC 173,484 SF	3,983 AC 173,484 SF
TOTAL	---	---	128,625 AC 5,802,898 SF



CERTIFICATION:
I HEREBY CERTIFY THAT THE BOUNDARY DATA SHOWN FOR TAX MAP LOTS A-798, A-1021 & A-1022 ARE PER REFERENCE PLAN #1 AND #2 CITED HEREON AND THAT IT IS BASED ON A SURVEY THAT IS ACCURATE AND MATHEMATICALLY CORRECT.

DATE: 11/26/21



CERTIFICATION:
WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTH-CENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S. IN OCTOBER 2012.

DATE: 1/20/21



APPROVED BY NASHUA PLANNING BOARD

CHAIRMAN: _____ DATE: _____

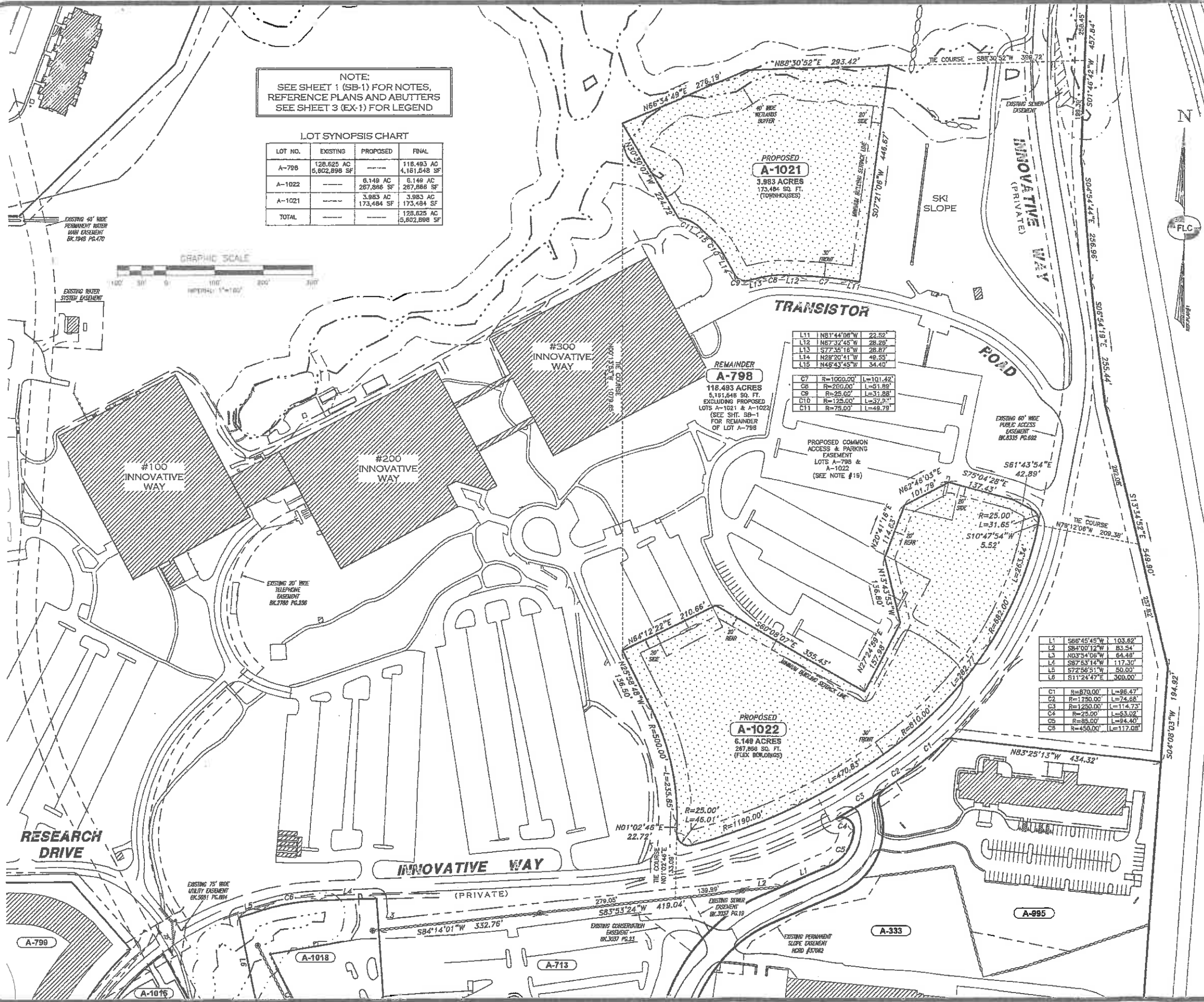
SECRETARY: _____ DATE: _____

REV.	DATE	DESCRIPTION	C/G	DR	CK
A	01/25/2021	ADDRESS PLANNING DEPT. REVIEW COMMENTS	NPD	ODF	MDP

SUBDIVISION PLAN
GATEWAY HILLS
FLEX BUILDINGS (A-1022) AND TOWNHOUSES (A-1021)
TAX MAP LOT A-798
(100-300 INNOVATIVE WAY)
NASHUA, NEW HAMPSHIRE
PREPARED FOR:
JOHN FLATLEY COMPANY
45 DAN ROAD, SUITE 320 CANTON, MA 02021 (781) 380-7731
LAND OF:
JOHN J. FLATLEY
45 DAN ROAD, SUITE 320 CANTON, MA 02021 (781) 380-7731
SCALE: 1" = 100' NOVEMBER 25, 2018

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

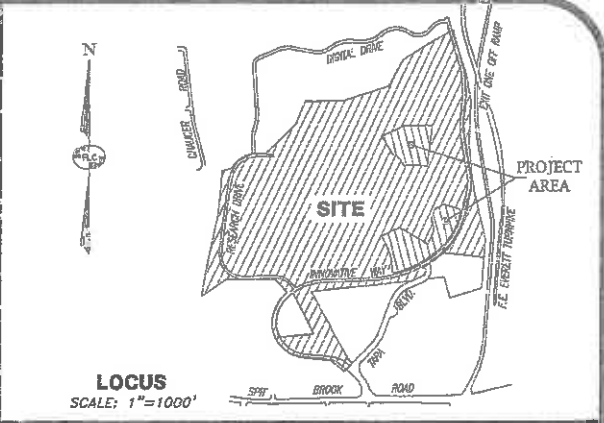
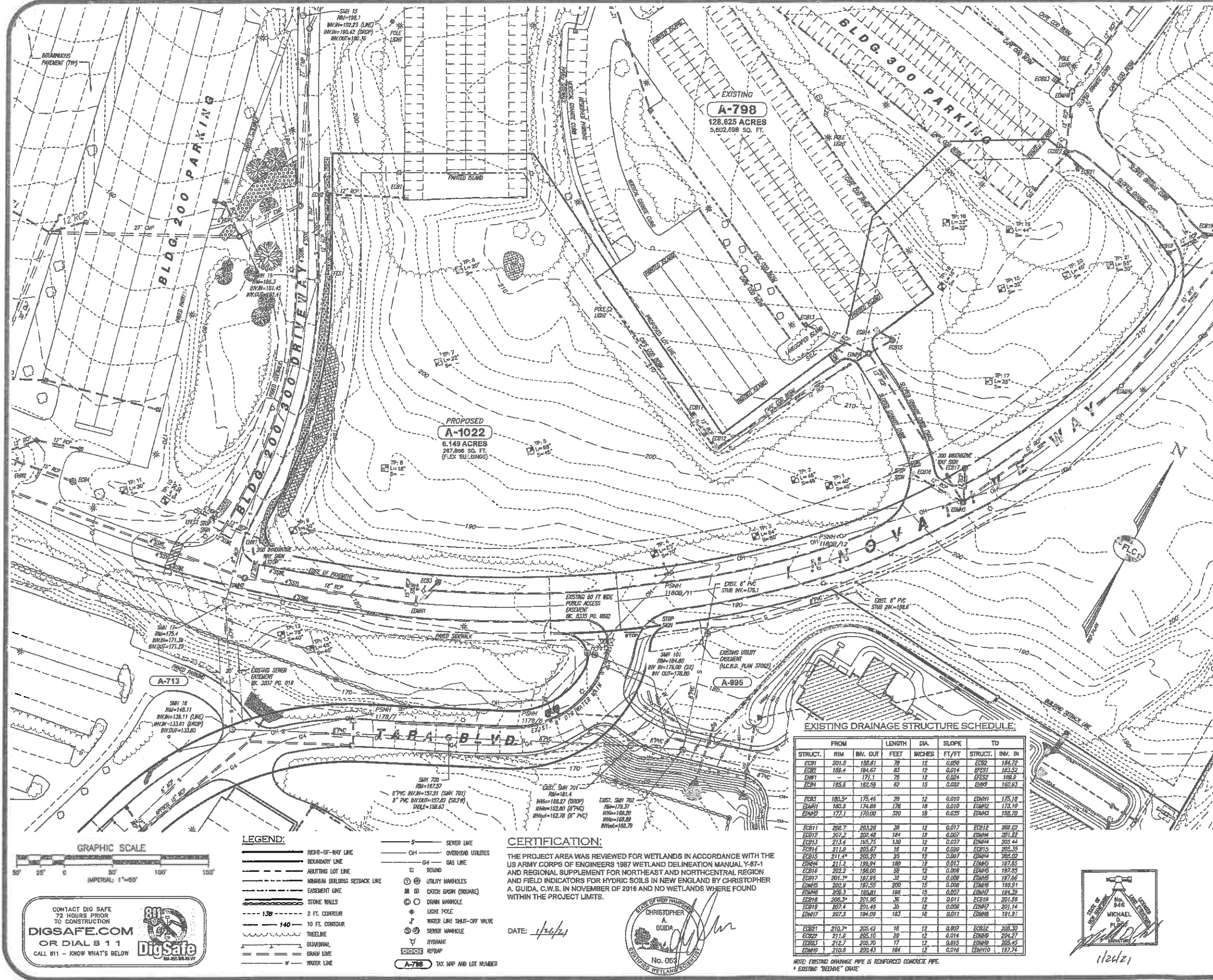
206 Elm Street, Milford, NH 03055
Phone: (603) 672-5458 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com



REMAINDER A-798
118.493 ACRES
5,161,848 SQ. FT.
EXCLUDING PROPOSED LOTS A-1021 & A-1022
(SEE SH. SB-1 FOR REMAINDER OF LOT A-798)

L11	N81°44'08"W	22.52'
L12	N67°32'45"W	28.25'
L13	S72°38'18"W	28.87'
L14	N28°20'41"W	48.25'
L15	N48°43'45"W	34.40'
C7	R=1000.00'	L=101.42'
C8	R=200.00'	L=51.88'
C9	R=25.00'	L=31.88'
D10	R=125.00'	L=37.91'
C11	R=75.00'	L=48.79'

L1	S66°45'45"W	103.62'
L2	S84°00'12"W	83.54'
L3	N03°54'06"W	64.48'
L4	S87°53'14"W	117.30'
L5	S72°56'51"W	50.00'
L6	S11°24'47"E	300.00'
C1	R=870.00'	L=96.47'
C2	R=1280.00'	L=74.68'
C3	R=1250.00'	L=114.73'
C4	R=25.00'	L=53.02'
C5	R=85.00'	L=94.40'
C6	R=450.00'	L=117.08'



- REFERENCE PLANS:**
- "SITE DESIGN PACKAGE - LOT 798 & 995, 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 2019 AND LAST REVISED 7/23/19 BY THIS OFFICE, 23 SHEETS, (H.C.R.D. PLAN NUMBER 37823).
 - "SITE DEVELOPMENT PLANS - LOT 44 & 1010, MAP 'A' - TARA HEIGHTS PHASE II - 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, 2019 AND LAST REVISED 8/22/19 BY THIS OFFICE, 30 SHEETS).
 - "WATER SYSTEM EASEMENT - GATEWAY HILLS - TAX MAP MAP 'A' LOT 798 - 100-300 INNOVATIVE WAY NASHUA, NEW HAMPSHIRE - PREPARED FOR: JOHN J. FLATLEY COMPANY - LAND OF: JOHN J. FLATLEY, SCALE: AS SHOWN, DATED: AUGUST 16, 2019 BY THIS OFFICE, (H.C.R.D. PLAN NUMBER 37900).
 - "SUBDIVISION & LOT CONSOLIDATION PLAN - GATEWAY HILLS - TAX MAP LOTS A-798 & A-1012 - 200 & 276 INNOVATIVE WAY - NASHUA, NEW HAMPSHIRE - PREPARED FOR: JOHN J. FLATLEY COMPANY - LAND OF: JOHN J. FLATLEY, 7 SHEETS, SCALE: AS SHOWN, DATED OCTOBER 6, 2019 AND LAST REVISED DECEMBER 15, 2016, BY THIS OFFICE.
 - "SKI SLOPE AT GATEWAY HILLS TAX MAP - LOT A-798 - 828 INNOVATIVE WAY - NASHUA, NEW HAMPSHIRE - PREPARED FOR: JOHN J. FLATLEY COMPANY - LAND OF: JOHN J. FLATLEY, 7 SHEETS, SCALE: AS SHOWN, DATED OCTOBER 11, 2019 AND LAST REVISED DECEMBER 23, 2016, BY THIS OFFICE.

- NOTES:**
- SITE AREA: (EXISTING TAX MAP LOT A-798) 128.625 ACRES
 - PRESENT ZONING: P1 - PARK INDUSTRIAL
- | MINIMUM LOT REQUIREMENTS | REQUIRED | EXISTING |
|------------------------------|----------|-----------|
| LOT AREA (SF) | 30,000 | 5,802,898 |
| LOT FRONTAGE (FT) | 50 | 3086 |
| LOT WIDTH (FT) | 120 | 2500 |
| LOT DEPTH (FT) | 160 | 2000 |
| MINIMUM YARD SETBACKS | | |
| FRONT YARD (FT) | 30 | 940 |
| SIDE YARD (FT) | 20 | 550 |
| REAR YARD (FT) | 20 | 440 |
| MAX. BUILDING HEIGHT | 75 | 3 |
| MAX. STORIES | 6 | 75.6 |
| OPEN SPACE (%) | 20 | |
- LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP 'A'.
 - SITE IS SERVICED BY MUNICIPAL SEWER AND WATER BY PSEMNICKUCK WATER WORKS. THE PROPOSED BUILDING SHALL BE SERVICED BY UNDERGROUND TELEPHONE, ELECTRIC, CABLE AND GAS UTILITIES.
 - THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS FOR THE SITE OF THE PROPOSED FLEX BUILDINGS ON EXISTING TAX MAP LOT A-798. THE PROPOSED LOT WILL KNOW AS A-1022.

REV.	DATE	DESCRIPTION	NPD	CFD	MOP
A	10/25/2021	ADDRESS PLANNING DEPT. REVIEW COMMENTS			
			C/O	DR	CK

EXISTING CONDITIONS PLAN
FLEX BUILDINGS
AT GATEWAY HILLS
 TAX MAP LOT A-798
 (23-43 INNOVATIVE WAY)
 NASHUA, NEW HAMPSHIRE
 PREPARED FOR:

JOHN FLATLEY COMPANY
 60 BRAintree HILL OFFICE PARK BRAintree, MA 02184-0188 (781) 380-7731

LAND OF:
JOHN J. FLATLEY
 60 BRAintree HILL OFFICE PARK BRAintree, MA 02184-0188 (781) 380-7731

SCALE: 1" = 50'
 NOVEMBER 25, 2020
 Surveying + Engineering + Land Planning + Permitting + Septic Designs

FIELDSTONE
 LAND CONSULTANTS, PLLC

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

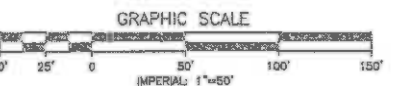
EXISTING DRAINAGE STRUCTURE SCHEDULE:

STRUCT.	RIM	INV. OUT	LENGTH FEET	DIA. INCHES	SLOPE FT/FT	TO STRUCT.	INV. IN
EC01	201.6	198.61	78	12	0.050	EC02	194.72
EC02	199.4	194.67	63	12	0.014	EF01	183.52
EF01		171.1	75	12	0.024	EF02	168.9
EC04	185.5	182.56	62	15	0.022	EF02	169.93
EC03	180.5	175.46	28	12	0.010	EF01	175.18
EF01	180.8	174.89	178	18	0.010	EF02	173.10
EF02	172.1	170.00	320	18	0.035	EF03	158.70
EC011	202.7	203.26	38	12	0.017	EC012	202.02
EC012	202.7	202.48	184	12	0.007	EF04	201.22
EC013	213.4	205.75	130	12	0.027	EF04	203.44
EF04	211.4	205.87	18	12	0.020	EF05	205.35
EC015	211.4	205.20	25	12	0.007	EF04	205.02
EF04	211.2	199.54	180	12	0.013	EF05	197.65
EC016	202.2	198.00	58	12	0.028	EF05	197.55
EC017	201.7	197.85	32	12	0.009	EF05	197.66
EF05	202.9	197.55	200	15	0.008	EF06	195.91
EF06	206.3	195.81	198	15	0.007	EF07	194.39
EC018	206.3	201.85	36	12	0.011	EC019	201.58
EC019	207.4	201.45	35	12	0.009	EF07	201.14
EF07	207.3	194.09	183	12	0.017	EF08	191.91
EC021	210.7	205.42	18	12	0.007	EC022	205.30
EC022	211.6	205.10	59	12	0.014	EF08	204.27
EF08	212.7	206.70	17	12	0.015	EF09	205.45
EF09	210.6	202.43	164	12	0.016	EF10	197.74

NOTE: EXISTING DRAINAGE PIPE IS REINFORCED CONCRETE PIPE.
 * EXISTING "BEDDING" GRADE

CERTIFICATION:
 THE PROJECT AREA WAS REVIEWED FOR WETLANDS IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLAND DELINEATION MANUAL Y-87-1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTH-CENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND BY CHRISTOPHER A. GUIDA, C.W.S. IN NOVEMBER OF 2018 AND NO WETLANDS WERE FOUND WITHIN THE PROJECT LIMITS.

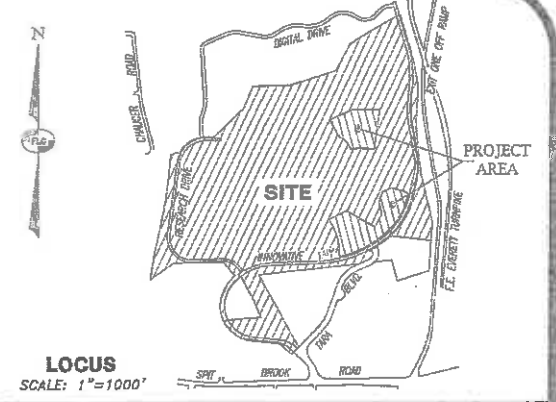
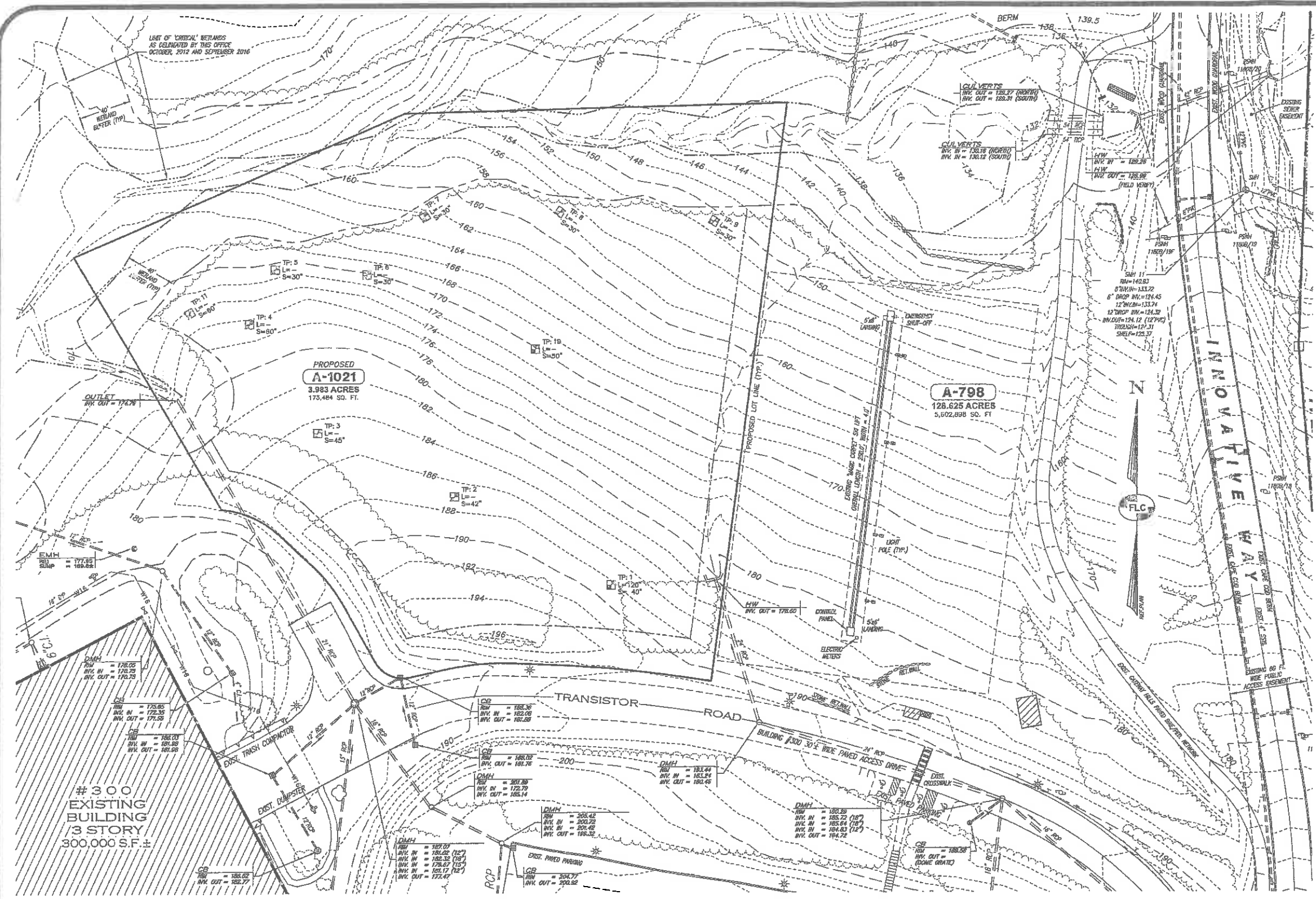
DATE: 1/26/21
 CHRISTOPHER A. GUIDA
 STATE OF NEW HAMPSHIRE
 REGISTERED WETLAND SCIENTIST
 No. 063



- LEGEND:**
- RIGHT-OF-WAY LINE
 - BOUNDARY LINE
 - ABUTTING LOT LINE
 - MINIMUM BUILDING SETBACK LINE
 - EASEMENT LINE
 - STONE WALLS
 - 2 FT. CONTOUR
 - 10 FT. CONTOUR
 - TREELINE
 - GUARDRAIL
 - DRAIN LINE
 - WATER LINE
 - SEWER LINE
 - OVERHEAD UTILITIES
 - GAS LINE
 - BOUND
 - UTILITY MARKERS
 - CATCH BASIN (SQUARE)
 - DRAIN MARKER
 - LIGHT POLE
 - WATER LINE SHUT-OFF VALVE
 - SEWER MARKER
 - HYDRANT
 - SEWER PUMP

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

LIST OF 'CRITICAL' WETLANDS AS DELINEATED BY THIS OFFICE OCTOBER, 2012 AND SEPTEMBER 2016



- REFERENCE PLANS:**
- "SITE DESIGN PACKAGE - LOT 788 & 898, 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, 2015 AND LAST REVISED 7/22/15 BY THIS OFFICE, 23 SHEETS, (P.L.C.R.D. PLAN NUMBER 37823).
 - "SITE DEVELOPMENT PLANS - LOT 4 & 1010, MAP 'A' - TARA HEISHT'S PHASE II - 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 8, 2013 AND LAST REVISED 9/28/13 BY THIS OFFICE, 30 SHEETS.
 - "WATER SYSTEM EASEMENT - GATEWAY HILLS - TAX MAP MAP 'A' LOT 798 - 100-300 INNOVATIVE WAY NASHUA, NEW HAMPSHIRE - PREPARED FOR: JOHN J. FLATLEY COMPANY - LAND OF: JOHN J. FLATLEY, SCALE: 1"=80', DATED: AUGUST 18, 2013 BY THIS OFFICE, (P.L.C.R.D. PLAN NUMBER 37800).
 - "SUBDIVISION & LOT CONSOLIDATION PLAN - GATEWAY HILLS - TAX MAP LOTS A-798 & A-1012 - 200 & 275 INNOVATIVE WAY - NASHUA, NEW HAMPSHIRE - PREPARED FOR: JOHN J. FLATLEY COMPANY - LAND OF: JOHN J. FLATLEY, 7 SHEETS, SCALE: AS SHOWN, DATED OCTOBER 6, 2016 AND LAST REVISED DECEMBER 15, 2016, BY THIS OFFICE.
 - "5% SLOPE AT GATEWAY HILLS TAX MAP - LOT A-798 - 328 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.

- NOTES:**
- SITE AREA: (EXISTING TAX MAP LOT A-798) 126.625 ACRES
 - PRESENT ZONING: P1 - PARK INDUSTRIAL

MINIMUM LOT REQUIREMENTS	REQUIRED	EXISTING
LOT AREA (SF)	30,000	5,502,898
LOT FRONTAGE (FT)	50	338±
LOT WIDTH (FT)	120	2200±
LOT DEPTH (FT)	150	2200±
MINIMUM YARD SETBACKS		
FRONT YARD (FT)	30	940±
SIDE YARD (FT)	20	55±
REAR YARD (FT)	20	44±
MAX. BUILDING HEIGHT	75	5±
MAX. STORIES	6	3
OPEN SPACE (%)	20	73.5

 - LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP 'A'.
 - SITE IS SERVICED BY MUNICIPAL SEWER AND WATER BY PENNINGHOOK WATER WORKS. THE PROPOSED BUILDING SHALL BE SERVICED BY UNDERGROUND TELEPHONE, ELECTRIC, CABLE AND GAS UTILITIES.
 - THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS FOR THE SITE OF THE PROPOSED TOWNHOUSE BUILDINGS ON EXISTING TAX MAP LOT A-798. THE PROPOSED LOT WILL KNOW AS A-1021.

REV.	DATE	DESCRIPTION	NPD	CDP	MDP
A	01/25/2021	ADDRESS PLANNING DEPT. REVIEW COMMENTS			

EXISTING CONDITIONS PLAN
TOWNHOUSES AT GATEWAY HILLS
 TAX MAP LOT A-798
 300 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" = 40' NOVEMBER 25, 2020

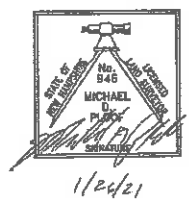
Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

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

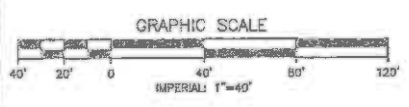
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- LEGEND:**
- TAX MAP AND LOT NUMBER
 - RIGHT-OF-WAY LINE
 - BOUNDARY LINE
 - ABUTTING LOT LINE
 - MINIMUM BUILDING SETBACK LINE
 - EASEMENT LINE
 - STONE WALLS
 - 2 FT. CONTOUR
 - 10 FT. CONTOUR
 - TREELINE
 - GLANDSHAL
 - DRAIN LINE
 - WATER LINE
 - SEWER LINE
 - OVERHEAD UTILITIES
 - GAS LINE
 - BOUNDING
 - UTILITY MARKERS
 - CATCH BASIN (SQUARE)
 - DRAIN MANHOLE
 - LIGHT POLE
 - WATER LINE SHUT-OFF VALVE
 - SEWER MANHOLE
 - HYDRANT
 - BUILDING
 - REPAIR

CERTIFICATION:
 WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLAND DELINEATION MANUAL Y-87-1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTHCENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND BY CHRISTOPHER A. GUIDA, C.W.S. IN OCTOBER OF 2012 AND CONFIRMED SEPTEMBER OF 2016.



DATE: 11/26/21



CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION
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