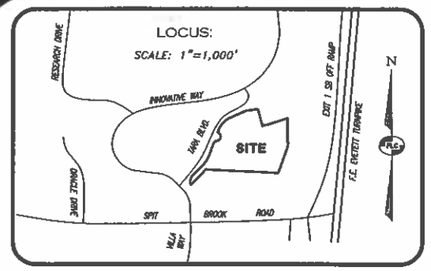

NOTES:

1. THE OWNER OR RECORD FOR TAX MAP A LOT 333 IS AFP 105 CORP., C/O: UNITED CAPITAL CORP., 9 PARK PLACE, 4TH FLOOR, GREAT NECK, NY 11021. SEE H.C.R.D. VOL. 8373 PG. 2803 DATED 11/30/11.
2. THIS PLAN IS PREPARED FOR: ARBI FARMS, LLC, C/O: KURT MATHIAS, 55 NORTHEASTERN BOULEVARD, NASHUA, NH 03062.
3. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS FOR EXISTING TAX MAP A LOT 333. THE OWNER IS PROPOSING TO CONVERT 13,000 SQUARE FEET OF THE FIRST FLOOR OF THE EXISTING HOTEL INTO CHARITABLE GAMING SPACE.
4. LOT NUMBERS REFER TO THE CITY OF NASHUA ASSESSORS MAP 'A'.
5. LOT A-333 EXISTING AREA = 16.61 ACRES OR 723,528 SQ. FT.
6. ZONING FOR THE PARCEL IS PARK INDUSTRIAL (PI).

PI-ZONE: PARK INDUSTRIAL	REQUIRED	EXISTING
MIN LOT AREA	30,000 SF	723,528 SF
MIN LOT WIDTH	120 FT	1,216 FT
MIN LOT FRONTAGE	50 FT	1,547.8 FT
MIN LOT DEPTH	150 FT	849 FT
MIN FRONT SETBACK	30 FT	118.9 FT
MIN SIDE SETBACK	20 FT	49.4 FT
MIN REAR SETBACK	20 FT	125' FT
MAX. BUILDING HEIGHT	75 FT	69 FT
MAX. STORIES	5 ST	7 ST
CONSERVATION AREA	NA	NA
OPEN SPACE PERCENTAGE	20%	25%±

7. SITE IS SERVICED BY MUNICIPAL SEWER AND WATER BY PENNICHUCK WATER WORKS.
8. SITE IS NOT LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT.
9. 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.
10. HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1 CITED HEREON.
11. IT SHALL BE UNLAWFUL TO MODIFY, CHANGE OR ALTER ANY STRUCTURE SHOWN ON THIS PLAN IN ANY WAY WHATSOEVER, OR CONNECT OR ALTER ANY STRUCTURE SHOWN ON THIS SITE PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE CITY.
12. PARKING CALCULATION:
PER TABLE 198-1 HOTELS REQUIRE A MINIMUM OF 1 SPACE PER ROOM AND 1 SPACE PER 800 SQUARE FEET OF PUBLIC MEETING AND RESTAURANT SPACE. GAMES OF CHANCE REQUIRE 1 SPACE PER 125 SQUARE FEET.

334 ROOMS X 1 SPACE = 334 PARKING SPACES
12,000 SF OF MEETING & RESTAURANT SPACE/800 = 15 SPACES
13,000 SF OF CHARITABLE GAMING SPACE/125 = 104 SPACES

TOTAL REQUIRED PARKING = 453 SPACES

TOTAL PARKING PROVIDED = 812 SPACES

REFERENCE PLAN:

"ALTA/NSPS LAND TITLE SURVEY – RADISSON HOTEL – 11 TARA BOULEVARD – HILLSBOROUGH COUNTY – NASHUA, NEW HAMPSHIRE" SCALE: 1"=50', DATED 10/25/21, PREPARED BY AMERICAN SURVEYING & MAPPING, INC. (UN-RECORDED).

A-798
JOHN J. FLATLEY COMPANY
45 DAN ROAD, SUITE 320
CANTON, MA 02021
BK 7877 PG 2232 7/18/07
PI ZONE
(R & D)

A-713
JOHN J. FLATLEY
45 DAN ROAD, SUITE 320
CANTON, MA 02021
BK 7913 PG 1011 10/15/07
PI ZONE
(OFFICE BUILDING)

A-333
16.61 ACRES
723,528 SQ. FT.

A-995
TARA SUITES MANAGEMENT, LLC
45 DAN ROAD, SUITE 320
CANTON, MA 02021
BK 8657 PG 637 5/1/14
PI ZONE
(HOTEL)

A-721
JOHN J. FLATLEY
45 DAN ROAD, SUITE 320
CANTON, MA 02021
BK 7913 PG 985 10/15/07
PI ZONE
(OFFICE BUILDING)

A-1007
JOHN J. FLATLEY COMPANY
45 DAN ROAD, SUITE 320
CANTON, MA 02021
BK 7877 PG 2232 7/18/07
PI ZONE
(PROFFESIONAL)

A-738
JOHN J. FLATLEY
45 DAN ROAD, SUITE 320
CANTON, MA 02021
BK 7913 PG 1027 10/15/07
PI ZONE
(OFFICE BUILDING)

LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- BUILDING SETBACK LINE
- EASEMENT LINE
- EDGE OF WATER
- STONE WALL
- EDGE OF FOLIAGE
- A-333 TAX MAP & LOT NUMBER
- UGE UNDERGROUND ELECTRIC
- OH OVERHEAD UTILITIES
- W WATER LINE TO WSO
- S SEWER LINE
- DRAIN LINE
- I.PIN(F) IRON PIN FOUND (PRP)
- D.H.(F) DRILL HOLE FOUND (PRP)
- G.B.(F) GRANITE BOUND FOUND (PRP)
- FIRE HYDRANT
- WATER VALVE
- LIGHT POST
- FLOOD LIGHT
- (PRP) PER REFERENCE PLAN
- 29 PS # OF PARKING SPACES

CERTIFICATION:

"I HEREBY CERTIFY THAT THE BOUNDARY DATA SHOWN FOR TAX MAP LOT A-333 WAS DEVELOPED FROM THE REFERENCE PLAN CITED HEREON AND IS MATHEMATICALLY CORRECT."

DATE: 2/24/22

STATE OF NEW HAMPSHIRE No. 846 LICENSED LAND SURVEYOR MICHAEL D. PROFFIT

THE UNDERSIGNED DOES HEREBY AGREE TO PERFORM ALL OF THE IMPROVEMENTS AS SHOWN ON THIS PLAN AND AS CONDITIONED OR STIPULATED BY THE NASHUA CITY PLANNING BOARD. ALL REQUIRED SITE IMPROVEMENTS MUST BE COMPLETED OR GUARANTEED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

OWNER/APPLICANT: _____ DATE: _____

APPROVED BY THE NASHUA PLANNING BOARD

CHAIRMAN: _____ DATE:

SECRETARY: _____ DATE:

GRAPHIC SCALE
50' 25' 0 50' 100' 150'
IMPERIAL: 1"=50'

FIELDSTONE LAND CONSULTANTS, PLLC
Surveying ✦ Engineering ✦ Land Planning ✦ Permitting ✦ Septic Designs
Office: 206 ELM STREET, MILFORD, NH 03055
Phone: (603)-672-5456 Fax: (603)-413-5456
WWW.FieldstoneLandConsultants.com

REV	DATE	DESCRIPTION

EXISTING CONDITIONS & CONDITIONAL USE PLAN
TAX MAP A LOT 333, NASHUA, NEW HAMPSHIRE

PREPARED FOR:
ARBI FARMS, LLC
55 NORTHEASTERN BOULEVARD, NASHUA, NH 03062
C/O: KURT MATHIAS (603)-943-5530

LAND OF:
AFP 105 CORP.
9 PARK PLACE, 4TH FLOOR, GREAT NECK, NY 11021
C/O: UNITED CAPITAL CORP. (516) 466-6464

FEBRUARY 18, 2022 | SCALE: 1" = 50'

DR CK

SHEET EX1
PROJECT NO. 476.59
SHEET NO. 1 OF 1

FILE: 5C4C08.dwg