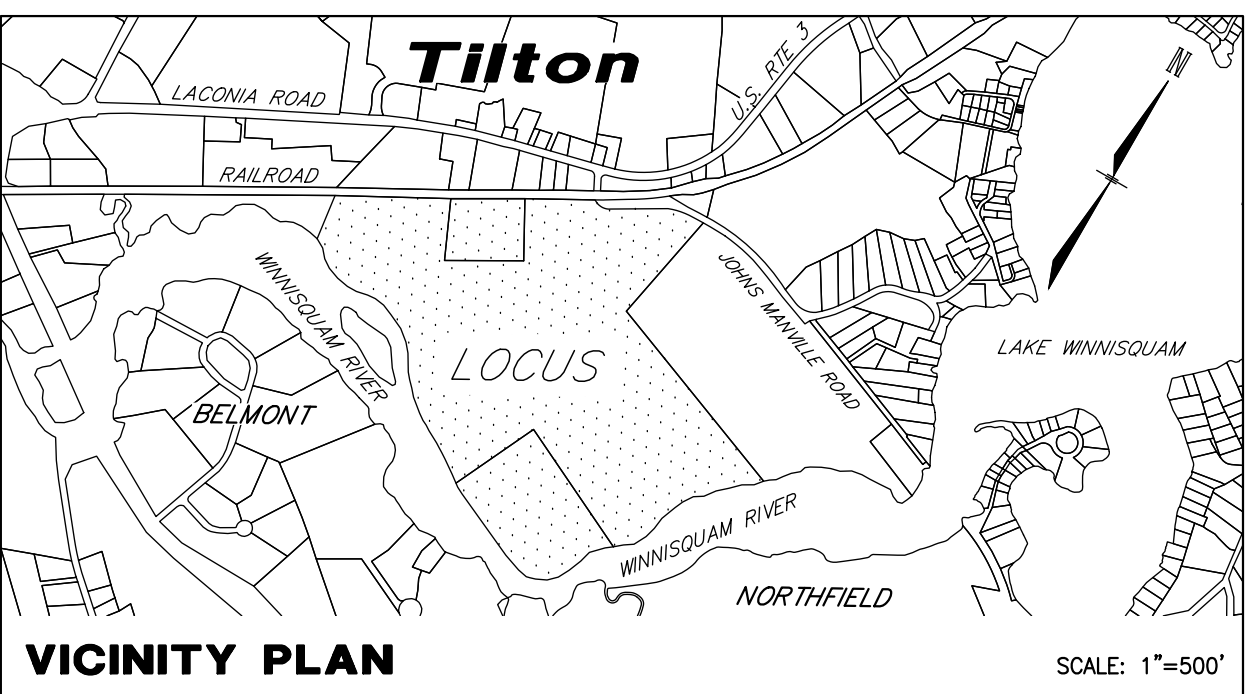
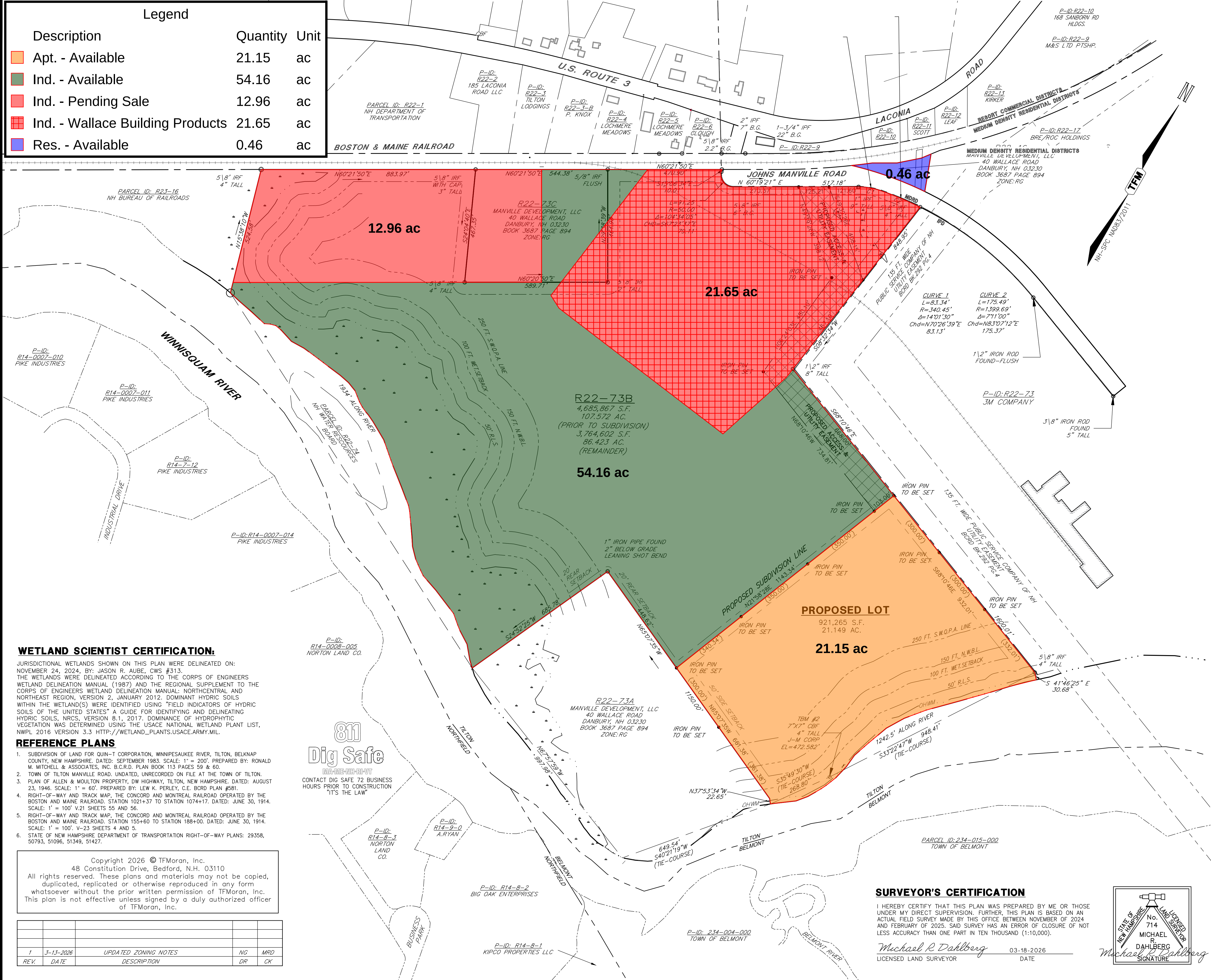


Legend		
Description	Quantity	Unit
Apt. - Available	21.15	ac
Ind. - Available	54.16	ac
Ind. - Pending Sale	12.96	ac
Ind. - Wallace Building Products	21.65	ac
Res. - Available	0.46	ac



- NOTES**
- OWNER OF RECORD: PARCEL ID: R22-16, 73A, 73B, 73C
MANVILLE DEVELOPMENT, LLC
40 WALLACE LANE
DANBURY, NEW HAMPSHIRE 03230
DEED REFERENCE: BK. 3687 PG. 894
LOT 73B AREA: 4,685,867 S.F. OR 107.572 ACRES
 - R22-73B INDICATES TAX MAP AND LOT NUMBER.
 - THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED SUBDIVISION FOR ASSESSORS MAP R22, LOT 73B SITUATED ON THE SOUTHERLY SIDE OF JOHNS MANVILLE ROAD IN THE TOWN OF TILTON, NEW HAMPSHIRE AS SHOWN HEREON AND NO OTHER PURPOSE.
 - CURRENT ZONING: RG (REGIONAL COMMERCIAL) MINIMUM LOT SIZE: 43,560 SF, 1.0 ACRE MINIMUM LOT FRONTAGE: 0 FEET, MINIMUM BUILDING SETBACKS: FRONT=30 FEET, SIDE=50 FEET, REAR=20 FEET. MAXIMUM LOT COVERAGE: 75%. MAXIMUM STRUCTURE HEIGHT: 50 FEET
 - EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR BELKNAP COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), MAP NUMBER: 33001C0283D, PRELIMINARY EFFECTIVE DATE: 1/28/2024, INDICATES THAT PORTIONS OF THE SUBJECT PARCELS LIE WITHIN SFHA ZONE AE, AS SHOWN HEREON. ZONE AE IS AT ELEVATION 470.5' NAVD88. FLOODWAY IS AT 470.7' NAVD88. 0.2% ANNUAL CHANCE OF FLOOD AT ELEVATION 471.0' NAVD88.
 - HORIZONTAL DATUM: NH-SPC NAD83/2011. VERTICAL DATUM: NAVD88
BENCHMARKS SET: BM #1, IRON ROD W/CAP NORTH 349491.463 EAST 1014905.886 ELV. = 488.421'
BM #2 TRIANGULAR CONCRETE BOUND NORTH 347935.4522 EAST(X) 1016369.8544 ELV. = 472.09'
 - EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE BELKNAP COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCELS MAY DETERMINE.
 - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
 - THE ORDINARY HIGH WATER MARK (OHWM) DEPICTED ON THIS PLAN WAS DETERMINED ON NOVEMBER 24, 2024, BY JASON R. AUBE, NH-CWS. THE OHWM WAS DETERMINED IN ACCORDANCE WITH THE STATE OF NH SHORELAND PROTECTION ACT, MORE PARTICULARLY, RSA 483-B:4, XI-E, WHICH DEFINES THE OHWM AS THE LINE ON SHORE, RUNNING PARALLEL TO THE MAIN STEM OF THE RIVER, ESTABLISHED BY THE FLUCTUATIONS OF WATER AND INDICATED BY PHYSICAL CHARACTERISTICS SUCH AS A CLEAR, NATURAL LINE IMPRESSED ON THE IMMEDIATE BANK, SHELTERING, CHANGES IN CHARACTERISTICS OF SOIL, DESTRUCTION OF TERRESTRIAL VEGETATION, THE PRESENCE OF LITTER AND DEBRIS, OR OTHER APPROPRIATE MEANS THAT CONSIDER THE CHARACTERISTICS OF THE SURROUNDING AREAS.

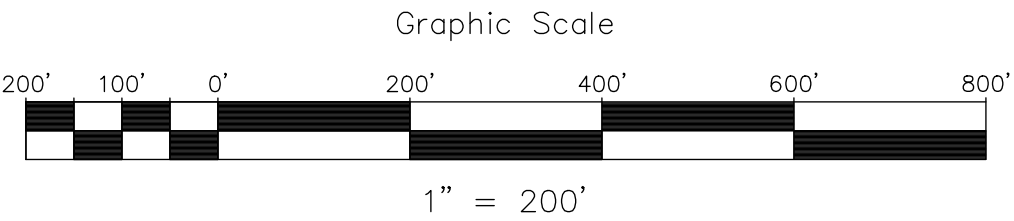
APPROVED BY THE TOWN OF TILTON PLANNING BOARD

ON _____

BOARD MEMBER _____ AND _____

BOARD MEMBER _____

See Cover Sheet for Complete List of Abutter Information



TAX MAP R22 LOTS 73A, 73B, 73C, 16

SUBDIVISION PLAN

LANDS OF MANVILLE DEVELOPMENT, LLC

TILTON, NEW HAMPSHIRE

OWNED BY:
MANVILLE DEVELOPMENT, LLC

PREPARED FOR:
MANVILLE DEVELOPMENT, LLC

SCALE: 1" = 200' **MARCH 04, 2026**

		Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists	48 Constitution Drive Bedford, NH 03110 Phone (603) 472-4488 Fax (603) 472-9747 www.tfmoran.com			
FILE #	95489.18	DR	LR	FB	—	SHEET 1 OF 2
		CK	MRD	CADFILE	95489.18 SURVEY	

WETLAND SCIENTIST CERTIFICATION:

JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED ON: NOVEMBER 24, 2024, BY: JASON R. AUBE, CWS #313. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEAST AND NORTHEAST REGION, VERSION 2, JANUARY 2012. DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING "FIELD INDICATORS OF HYDRIC SOILS OF THE UNITED STATES" A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS. NRCS, VERSION 8.1, 2017. DOMINANCE OF HYDROPHITIC VEGETATION WAS DETERMINED USING THE USACE NATIONAL WETLAND PLANT LIST, NWPL 2016 VERSION 3.3. HTTP://WETLAND_PLANTS.USACE.ARMY.MIL

REFERENCE PLANS

- SUBDIVISION OF LAND FOR QUIN-T CORPORATION, WINNIPESAUKEE RIVER, TILTON, BELKNAP COUNTY, NEW HAMPSHIRE, DATED: SEPTEMBER 1993, SCALE: 1" = 200', PREPARED BY: RONALD M. MITCHELL & ASSOCIATES, INC. B.C.R.D. PLAN BOOK 113 PAGES 59 & 60.
- TOWN OF TILTON MANVILLE ROAD, UNDATED, UNRECORDED ON FILE AT THE TOWN OF TILTON.
- PLAN OF ALLEN & MOULTON PROPERTY, DW HIGHWAY, TILTON, NEW HAMPSHIRE, DATED: AUGUST 23, 1946, SCALE: 1" = 60'. PREPARED BY: LEW K. PERLEY, C.E. BORD PLAN #581.
- RIGHT-OF-WAY AND TRACK MAP, THE CONCORD AND MONTREAL RAILROAD OPERATED BY THE BOSTON AND MAINE RAILROAD, STATION 1021+37 TO STATION 1074+17, DATED: JUNE 30, 1914, SCALE: 1" = 100' V-21 SHEETS 55 AND 56.
- RIGHT-OF-WAY AND TRACK MAP, THE CONCORD AND MONTREAL RAILROAD OPERATED BY THE BOSTON AND MAINE RAILROAD, STATION 155+60 TO STATION 188+00, DATED: JUNE 30, 1914, SCALE: 1" = 100' V-23 SHEETS 4 AND 5.
- STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS: 29358, 50793, 51096, 51349, 51427.

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This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.

REV.	DATE	DESCRIPTION	NG	MRD
1	3-13-2026	UPDATED ZONING NOTES	NG	MRD
			DR	CK

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE BETWEEN NOVEMBER OF 2024 AND FEBRUARY OF 2025. SAID SURVEY HAS AN ERROR OF CLOSURE OF NOT LESS ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000).

Michael R Dahlberg
LICENSED LAND SURVEYOR

03-18-2026
DATE

