

ABUTTER INFORMATION

PARCEL ID: R14-0009-000
RYAN ALATI
14 MORRIS AVENUE
LACONIA, NH 03247
BOOK: 3637 PG: 2235
ZONE: COMM/IND

PARCEL ID: R22-4 & R22-5
LOCHMERE MEADOWS
DEVELOPMENT L
PO BOX 599
WINNISQUAM, NH 03289
BOOK: 2734 PG: 222
ZONE: RG SEWER

PARCEL ID: 234-004-000
TOWN OF BELMONT
PO BOX 310
BELMONT, NH 03220
BOOK: 2277 PG: 108
ZONE: IND
USE CODE: 903V

PARCEL ID: R22-6
RICHARD & JUNE CLOUGH, TRUSTEES
CLOUGH ONE FAMILY TRUST
225 LACONIA RD.
TILTON, NH 03276
BOOK: 1872 PG: 264
ZONE: RG SEWER

PARCEL ID: 234-015-000
TOWN OF BELMONT
PO BOX 310
BELMONT, NH 03220
BOOK: 3181 PG: 608
ZONE: IND
USE CODE: 9994

PARCEL ID: R22-7A
NH DES WATER RES. DIV
C/O MARK STEVENS
PO BOX 95
6 HAZEN DRIVE
CONCORD, NH 03302
ZONE: RG

PARCEL ID: R22-73
3M COMPANY
C/O AFFINITY
PO BOX 51049
FORT MYERS, FL 33994
BOOK: 2402 PG: 478
ZONE: IND

PARCEL ID: R22-3
TILTON LODGING, LLC
& HAMPTON INN & SUITES
195 LACONIA ROAD
TILTON, NH 03276
BOOK: 2936 PG: 674
ZONE: RG SEWER

PARCEL ID: R14-0007-
010, 011, 12 & 014
PIKE INDUSTRIES INC.
3 EASTGATE PARK AVE
BELMONT, NH 03220
BOOK: PG:
ZONE: COMM/IND

PARCEL ID: R23-8-6
NATIONAL RETAIL
PROPERTIES, LP
450 SOUTH ORANGE AVE
ORLANDO, FL 32801
BK: 3525 PG: 803

PARCEL ID: R23-16
NH BUREAU OF R.R.
PO BOX 483
CONCORD, NH 03302-0483
BOOK: PG:
ZONE: RG

PARCEL ID: R22-9
M&S LIMITED PARTNERSHIP
54 JACQUINET STREET
NEWTON HIGHLANDS, MA 02461
BK: 1681 PG: 278

PARCEL ID: R22-3-B
PETER KNOX, TRUSTEE
TILTON REALTY TRUST
2005 MASSACHUSETTS AVE.
LUNENBURG, MA 01462
BOOK: 2050 PG: 398
ZONE: RG SEWER

PARCEL ID: R22-10
168 SANBORN ROAD HOLDINGS LLC
PO BOX 181
TILTON, NH 03276
BK: 3086 PG: 149

PARCEL ID: R22-11
RODNEY & SHAUNA SCOTT
267 LACONIA ROAD
TILTON, NH 03276
BK: 3531 PG: 561

PARCEL ID: R22-73
3M COMPANY C/O AFFINITY
PO BOX 51049
FORT MYERS, FL 33994
BOOK: 2402 PG: 478
ZONE: IND

PARCEL ID: R22-2
185 LACONIA ROAD LLC
186 GUNSTOCK HILL ROAD
GILFORD, NH 03249
BOOK: 3576 PG: 601
ZONE: RG SEWER

PARCEL ID: 234-004-000
TOWN OF BELMONT
PO BOX 310
BELMONT, NH 03220
BOOK: 2277 PG: 108
ZONE: IND
USE CODE: 903V

PARCEL ID: R14-8-2
BIG OAK ENTERPRISES, LLC
37 RIVERSIDE BUSINESS PARK
NORTHFIELD, NH 03276
BK: 3618 PG: 996

PARCEL ID: R22-3
TILTON LODGING, LLC
HAMPTON INN & SUITES
195 LACONIA ROAD
TILTON, NH 03276
BOOK: 2936 PG: 674
ZONE: RG SEWER

PARCEL ID: R14-8-1
KIPCO PROPERTIES LLC
270 TILTON ROAD, SUITE 1
NORTHFIELD, NH 03276
BK: 2525 PG: 09

PARCEL ID: R22-12
CHRISTINE LEAF
271 LACONIA ROAD
TILTON, NH 03276
BK: 2634 PG: 840

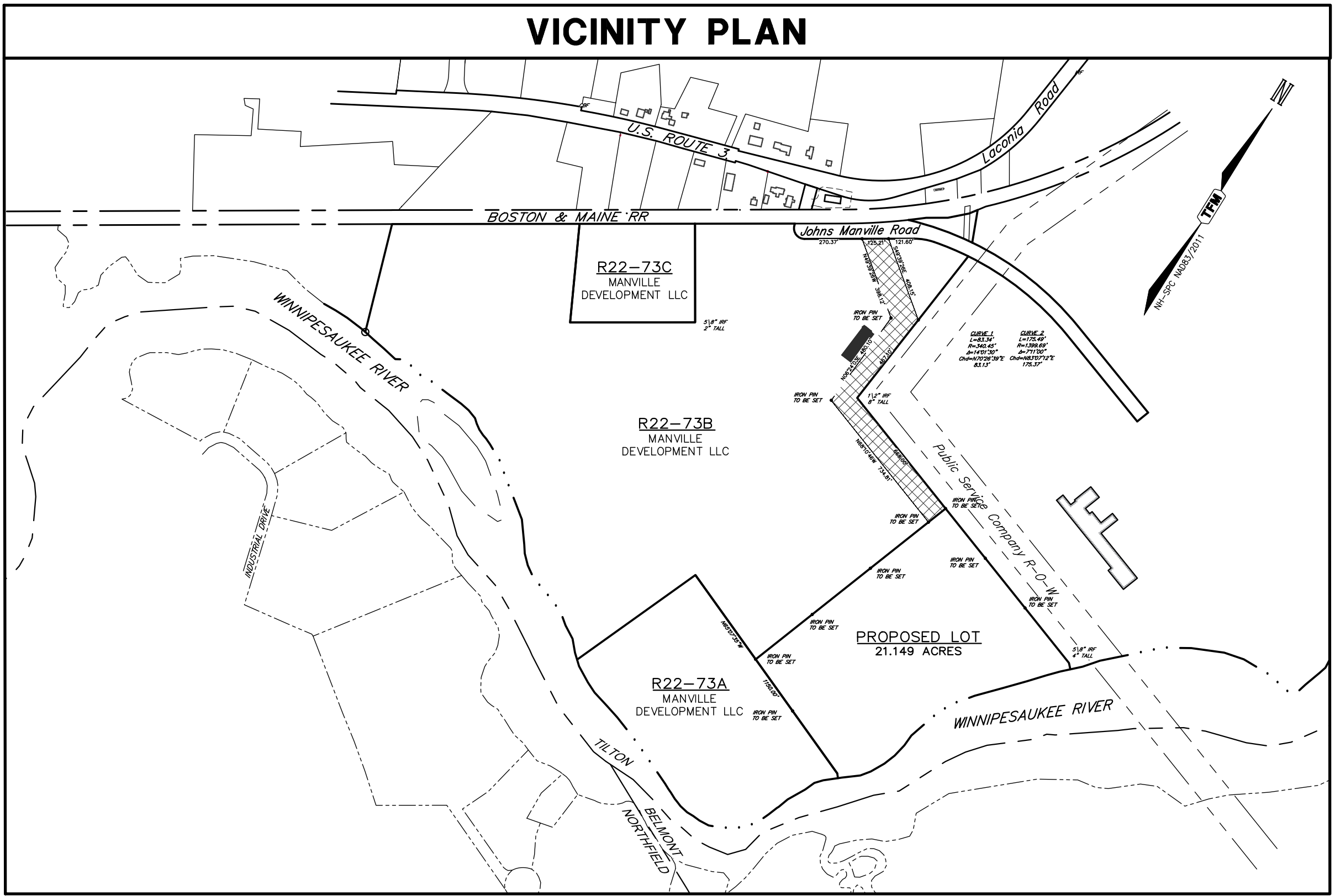
PARCEL ID: R14-8-3 & 8-5
NORTON LAND COMPANY
466 SUMMER STREET
STOUGHTON, MA 02072
BK: 3856 PG: 1601

PARCEL ID: R22-13
DANIEL & JODI KIRKER
285 LACONIA ROAD
TILTON, NH 03276
BK: 2813 PG: 22

PARCEL ID: R22-17
BREYROC HOLDINGS LLC
3200 NORTHLINE AVENUE STE 360
GREENSBORO, NC 27408
BK: 1990 PG: 198

PROPOSED SUBDIVISION
MAP R22 LOTS 73A, 73B & 73C
MANVILLE DEVELOPMENT LLC
JOHNS MANVILLE ROAD
TILTON, NEW HAMPSHIRE

MARCH 04, 2026



SCALE: 1" = 500'

APPROVED BY THE TOWN OF TILTON PLANNING BOARD

ON _____
BOARD MEMBER _____ AND
BOARD MEMBER _____

CONTACT DIG SAFE 72 BUSINESS
HOURS PRIOR TO CONSTRUCTION
"IT'S THE LAW"

811
Dig Safe
MA•ME•NH•RI•VT

INDEX OF SHEETS

SHEET	SHEET TITLE
C-0	OVER SHEET
1	OVERVIEW-SUBDIVISION
2-3	SUBDIVISION / EXISTING CONDITIONS



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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Bedford, NH 03110
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Fax (603) 472-9747
www.tfmoran.com

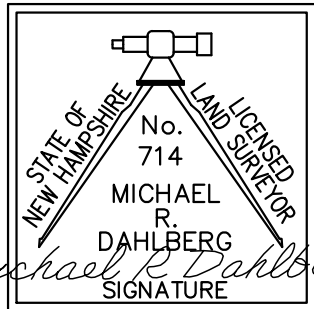
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		CK		CADFILE	95489.18 EXCON	

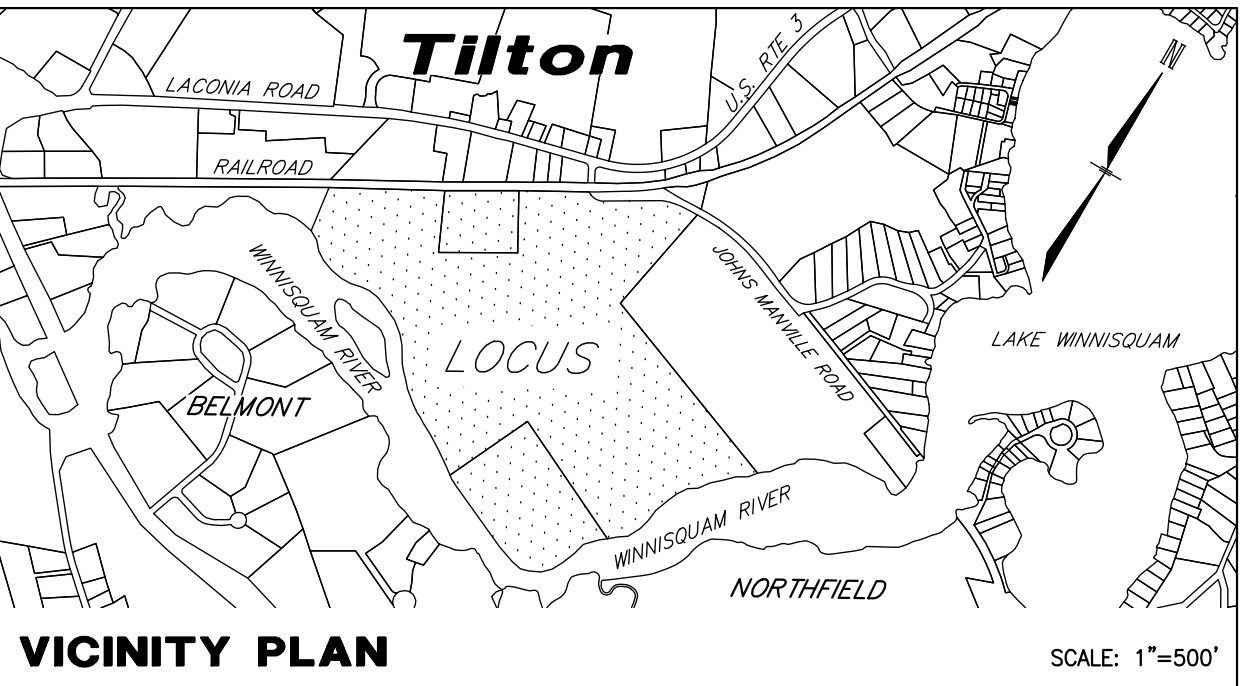
SURVEYOR'S CERTIFICATION

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





1. 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
2. R22-13B INDICATES TAX MAP AND LOT NUMBER.
3. 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.
4. 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
5. EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR BELKNAP COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), MAP NUMBER: 33001C0283D, PRELIMINARY EFFECTIVE DATE: 1/26/2024, INDICATES THAT PORTIONS OF THE SUBJECT PARCELS LIE WITHIN SFHA ZONE A, AS SHOWN HEREON, ZONE A IS AT ELEVATION 470.5' NAVD88. FLOODWAY IS AT 470.7' NAVD88. 0.2% ANNUAL CHANCE OF FLOOD AT ELEVATION 471.0' NAVD88.
6. HORIZONTAL DATUM: NH-SP3 NAD83/2011. VERTICAL DATUM: NAVD88
BENCHMARKS SET: BM #1, IRON ROD W/CAP NORTH 34949.4163 EAST 1014905.886
ELV.= 488.421'
BM #2 TRIANGULAR CONCRETE BOUND
NORTH 347935.4522 EAST(X) 101639.8544 ELV.= 472.09'
7. 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.
8. 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.
9. 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 BELONGING TO 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.

ON _____

BOARD MEMBER _____

BOARD MEMBER _____

Graphic Scale

200' 100' 0' 200' 400' 600' 800'

1" = 200'

SUBDIVISION PLAN
LANDS OF MANVILLE DEVELOPMENT, LLC
TILTON, NEW HAMPSHIRE
OWNED BY:
MANVILLE DEVELOPMENT, LLC
PREPARED FOR:
MANVILLE DEVELOPMENT, LLC

MARCH 04, 2026

FILE	95489.18	DR	LR	FB	—	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
		CR	MRD	CADFILE	95489.18 SURVEY		

DISCRETIONAL DATA BYSTANDS FROM THIS PLAN WERE DELINEATED ON: JUNE 20, 1974. 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: NORTHERN/CENTRAL AND SOUTHERN REGIONS (JANUARY 1990). 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 HYDROPHYTIC PLANTS WERE DETERMINED USING THE "WETLAND PLANT LIST", NWPL, 2016 VERSION 3.3 <http://wetland.plants.usace.army.mil>.

1. SUBDIVISION OF LAND FOR QUIN-T CORPORATION, MINNEAPOLIS-ACQUEDUCED RIVER, TILTON, BELKNAP COUNTY, NEW HAMPSHIRE, DATED: SEPTEMBER 1963, SCALE: 1" = 200', PREPARED BY: RONALD C. PERLEY, 100 V-21 SHEETS 55 AND 56.
2. TOWN OF TILTON MANVILLE ROAD, UNDATED, UNRECORDED ON FILE AT THE TOWN OF TILTON.
3. PLAN OF ALLEN & MOULTON PROPERTY, DW HIGHWAY, TILTON, NEW HAMPSHIRE, DATED: AUGUST 1964, SCALE: 1" = 200', PREPARED BY: RONALD C. PERLEY, 100 V-21 SHEETS 55 AND 56.
4. RIGHT-OF-WAY AND TRACK MAP, THE CONCORD AND MONTREAL RAILROAD OPERATED BY THE BOSTON AND MAINE RAILROAD, STATION 1121-37 TO STATION 1074+17, DATED: JUNE 30, 1914, SCALE: 1" = 100', V-21 SHEETS 55 AND 56.
5. 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.
6. SUBDIVISION OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS: 29358, 50793, 51096, 51349, 51427.

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of TFMoran, Inc.

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

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 NORTH-EAST 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, NRCSS, VERSION 8.1, 2017. DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE USACE NATIONAL WETLAND PLANT LIST, NWPL 2016 VERSION 3.3 [HTTP://WETLAND_PLANTS.USACE.ARMY.MIL](http://wetland.plants.usace.army.mil).

REFERENCE PLANS

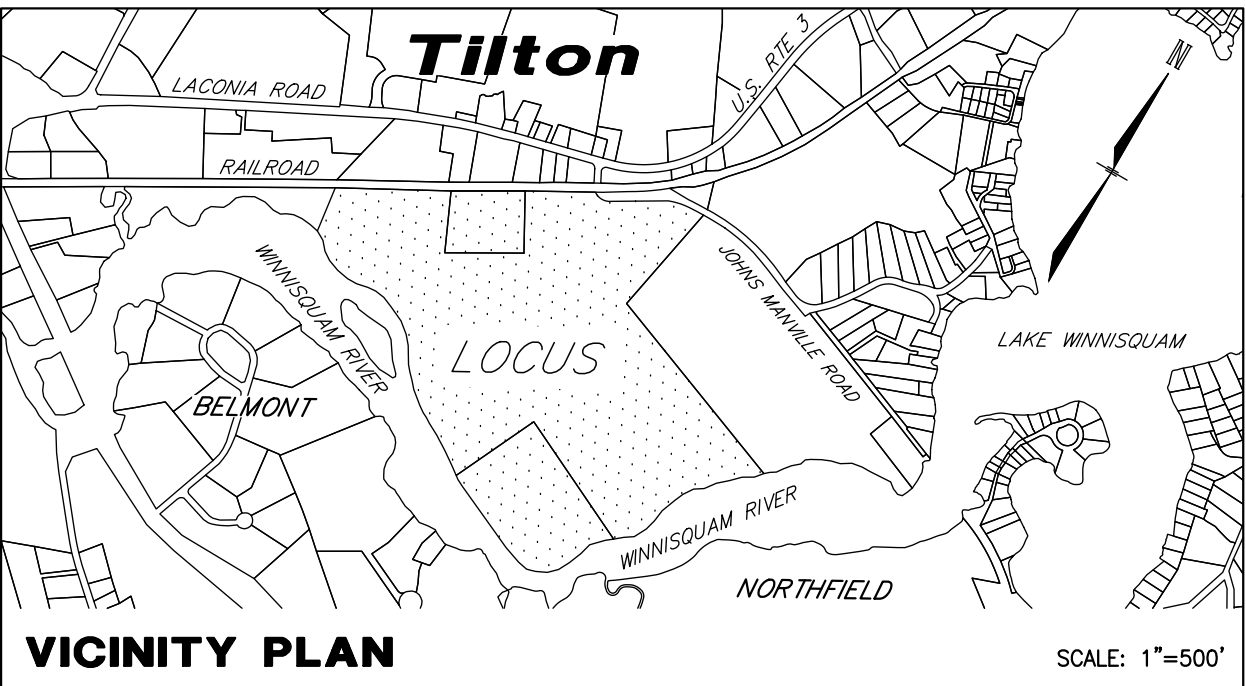
- SUBDIVISION OF LAND FOR QUIN-T CORPORATION, WINNIPESAUKEE RIVER, TILTON, BELKNAP COUNTY, NEW HAMPSHIRE, DATED: SEPTEMBER 1993, SCALE: 1" = 200'. PREPARED BY: RONALD M. MITCHELL & ASSOCIATES, INC. B.C.R.D. PLAN BOOK 113 PAGES 59 & 60.
- TOWN OF TILTON MANVILLE ROAD, UNDATED, UNRECORDED ON FILE AT THE 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 4 AND 5.
- 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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REV.	DATE	DESCRIPTION	DR	CK
1	3-13-2026	UPDATED ZONING NOTES	NG	MRD

811
Dig Safe

CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION "IT'S THE LAW"



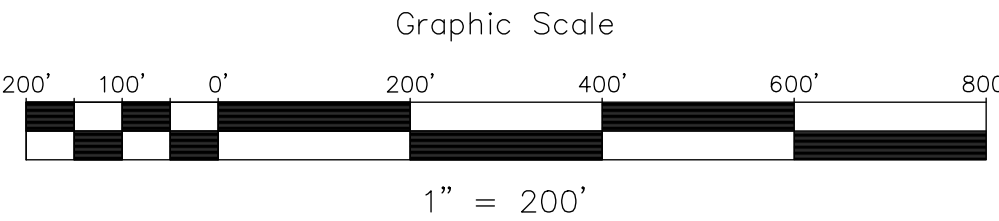
NOTES

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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

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Bedford, NH 03110
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Fax (603) 472-9747
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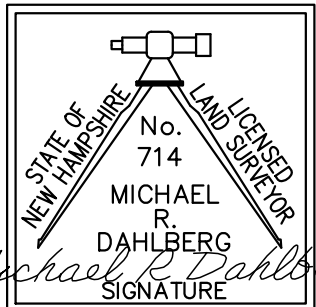
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CK MRD CADFILE 95489.18 SURVEY SHEET 2 OF 2

SURVEYOR'S CERTIFICATION

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Michael R Dahlberg
LICENSED LAND SURVEYOR

03-18-2026
DATE



Michael R Dahlberg
SIGNATURE