



REFERENCE PLANS

ALTA/AS-BUILT LAND TITLE SURVEY - FOR CLS REAL ESTATE CORP. DATED: 12/2/99 REV. 4/1/02.
1"=200' BY: McNEANEY SURVEY ASSOC. 17 PORTLAND AV. DOVER, NH 03820.

ZONING NOTES

CURRENT ZONING IS "RG" REGIONAL COMMERCIAL ZONING DISTRICT.		
	REQUIRED	PROVIDED
MIN. LOT SIZE:	43,560 S.F. (1.0 AC.)	1,020,880± S.F. (23.4 AC.)
MIN. LOT FRONTAGE:	0'	0'
MIN. BUILDING SETBACKS:		
FRONT:	30'	30'+
SIDE:	50'	50'+
REAR:	20'	20'+
MAX. BUILDING HEIGHT:	50'	<50'
MAX. LOT COVERAGE:	75%	<75±%
MAX. 250' SHORELAND LOT COVERAGE:	30%	8±%
* 0' MIN. FRONTAGE PERMITTED GIVEN MUNICIPAL SEWER AND MUNICIPAL WATER.		
NOTE: RESIDENTIAL AND MANUFACTURING USES ARE NOT A PERMITTED USE.		
PARKING CALCULATIONS:		
REQUIRED: INDUSTRIAL BLDG. "A", 1.5 SPACES PER EMPL. AT LARGEST SHIFT (25 EMPL.) = 38 SPACES		
PROPOSED: = 38 SPACES		

GENERAL NOTES

THE PROPERTY WILL BE SERVICED BY THE FOLLOWING SERVICES:
DRAINAGE: PRIVATE
SEWER: MUNICIPAL
WATER: MUNICIPAL
GAS: ---
ELECTRIC: EVERSOURCE
TELEPHONE: CONSOLIDATED
CABLE: XFINITY

BOUNDARY INFORMATION SHOWN HEREON IS BASED REFERENCE PLAN INFORMATION.

TOPOGRAPHY WAS GENERATED FROM USGS INFORMATION.

WETLANDS MAPPING HAS NOT BEEN PERFORMED ON SITE.

EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF TILTON NH, BELNAP COUNTY, COMMUNITY PANEL NUMBER 3300090005C EFFECTIVE DATE AUGUST 19, 1997, IT APPEARS THAT A PORTION OF THE SITE IS LOCATED WITHIN A FLOOD HAZARD AREA.

WETLAND IMPACTS WILL REQUIRE AN APPLICATION TO NHDES WETLANDS BUREAU AND A VARIANCE FROM THE TOWN ZONING BOARD OF ADJUSTMENTS. OBTAINING THESE PERMITS WILL DEPEND ON THE WETLAND FUNCTION, VALUES, AND SENSITIVITY OF THE PROJECT.

SITE DEVELOPMENT MAY REQUIRE RETAINING WALLS FOR GRADE CHANGES.

EASEMENTS, RIGHTS, AND RESTRICTIONS MAY EXIST WHICH DEED RESEARCH AND A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.

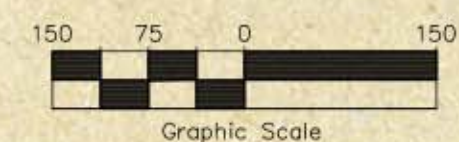
This plan is for conceptual purposes only. It is not necessarily the result of a complete on-site survey, nor is it intended for construction uses. Locations of boundaries and wetlands are approximate, and not necessarily correct or accurate. Compliance with current regulations must be verified.

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THIS PLAN IS A PRELIMINARY CONCEPTUAL DESIGN FOR SITE LOCATION FEASIBILITY AND DISCUSSION PURPOSES ONLY. ADDITIONAL PERMITS, WAIVERS, AND VARIANCE MAY BE REQUIRED UPON FURTHER DESIGN, REVIEW, AND COORDINATION WITH THE TOWN.



REV.	DATE	DESCRIPTION	DR	CK

TAX MAP R-22 LOT 73B
MASTER PLAN - PHASE 1
PHASE 1 OVERALL PLAN
TILTON, NH

SCALE: 1"=150' APRIL 23, 2026

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects

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