

- GENERAL NOTES**
- OWNER OF RECORD: TAX MAP R6, LOT 10-2  
MARBO-KAISON REALTY, LLC  
D.B.A. "TILTON SPORTS CENTER"  
97 DOCKHAM SHORE ROAD  
GILFORD, NH 03249
  - THE PURPOSE OF THIS DRAWING IS TO ACCOMPANY A CHANGE OF USE APPLICATION AND TO SHOW EXISTING PARKING SPACE CONDITIONS AND TO COMPUTE OVERALL GREEN SPACE VS. DEVELOPED LOT AREA AS OF 28 JULY 2017.
  - PARKING SPACES WERE PREVIOUSLY APPROVED PER SITE PLAN AND PLANNING BOARD NOTICE OF DECISION DATED FEBRUARY 25, 2015. A TOTAL OF 95 PARKING SPACES APPROVED BY THE TILTON PLANNING BOARD ON FEBRUARY 24, 2015. FOR ADDITIONAL SITE PLAN APPROVAL INFORMATION, SEE TOWN APPROVAL HISTORY DATED JANUARY 22, 2015, MADE PART OF THE FEBRUARY 24, 2015 SITE PLAN APPROVAL APPLICATION IN THE RECORDS OF THE TOWN OF TILTON PLANNING BOARD.
  - STRUCTURAL SETBACKS: RA ZONE
    - FRONT / SIDE / REAR = 40 FEET
  - RECONFIGURED - EXISTING PARKING SPACES AS OF 08/10/2017 = 64 TOTAL CONSTRUCTED
  - PROPOSED PARKING; REQUIREMENTS.
    - MINIMUM PARKING SPACE = 9' X 19'
    - MINIMUM ONE WAY AISLE WIDTH = 18'
    - MINIMUM TWO WAY AISLE WIDTH = 24'
  - 9 RESIDENT ADULT CARE FACILITY 9 SPACES  
3 EMPLOYEE @ ADULT CARE FACILITY STAFF 3 SPACES  
22,880 SQ. FT. INDOOR SPORTS & WELLNESS (DISCONTINUED) SEE NOTE #14 BELOW  
TOTAL REQUIRED = 12
  - WETLANDS CONSERVATION DISTRICT BUFFER = 20 FT.
    - WHEN ANY WORK IS UNDERTAKEN WITHIN 25 FT OF THE WETLANDS CONSERVATION DISTRICT, THE JURISDICTIONAL WETLAND SHALL BE DELINEATED BY ORANGE CONSTRUCTION FENCING OR EQUIVALENT.
  - THIS PLAN SHOWS EXISTING CONDITIONS AS OF LAST SITE INSPECTION CONDUCTED ON 12 JULY 2017.
  - PROPOSED CHANGE OF USE:
    - BUILDING "A" CHANGE OF USE FROM OFFICES & ADMINISTRATION ONLY TO INCLUDE A 9 RESIDENT MAXIMUM, ADULT CARE FACILITY WITH 3 EMPLOYEE'S / STAFF ON LARGEST SHIFT.
    - BUILDING "B" USE AS INDOOR SPORTS & WELLNESS CENTER TO BE DISCONTINUED.
  - SEE RIGHTS AND EASEMENTS DESCRIBED IN DEED BOOK 2337 PAGE 295 FOR FULL DETAILS OF ADDITIONAL ACCESS RIGHTS AND RESTRICTIONS FOR EMERGENCY ACCESS AND FOR MAINTENANCE AND REPAIR OF THE BUILDING AND OTHER FACILITIES ASSOCIATED WITH THIS PROPERTY.
    - GREEN SPACE CALCULATION: (PROPOSED 5.397 ACRE LOT CONFIGURATION)
      - (GREEN AREA / LOT AREA) 100 = %LOT GREENSPACE  
(145,432 / 235,105) 100 = 61.858% GREENSPACE
      - DEVELOPED LOT COVERAGE = 38.142%
      - WELL #1 IN USE, WELL #2 IS BACKUP WELL.
      - TYPICAL PARKING SPACE; 9' X 18'
      - PUBLIC USE OF THE INDOOR SPORTS & WELLNESS CENTER WILL CEASE ON 09/28/2017.

APPROVED BY THE TILTON NH  
PLANNING BOARD:  
DATE APPROVED: \_\_\_\_\_

CHAIRMAN: \_\_\_\_\_  
DATE SIGNED: \_\_\_\_\_

**WETLAND DELINEATION CERTIFICATION**  
JURISDICTIONAL WETLANDS WERE DELINEATED BY JESSICA J. BAILEY, CWS #260 OF TURNING POINT LAND SURVEYORS & LAND PLANNERS, BRYAN L. BAILEY ASSOCIATES, INC. 217 COTTON HILL ROAD GILFORD, NH 03249. DURING JULY 2017 USING THE FOLLOWING STANDARDS:

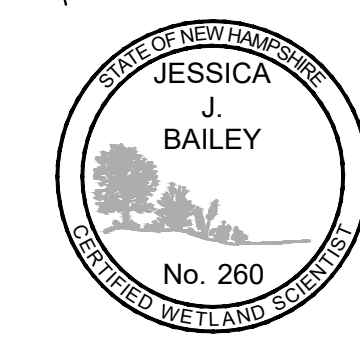
- CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
- U.S. ARMY CORPS OF ENGINEERS. 2011. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL & NORTHEAST REGION (VERSION 2), Ed. J.S. WAKELEY, R.W. LICHVAR, C.V. NOBLE, AND J.F. BERKOWITZ. ERDC/JEL TR-12-1. VICKSBURG, MS: U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER.
- UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE. 2016. FIELD INDICATORS FOR HYDRIC SOILS IN THE UNITED STATES. VERSION 8.0. L.M. VASILAS, G.W. HURT, AND J.F. BERKOWITZ (EDS), USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. 2017 VERSION 4. FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
- NATIONAL WETLAND PLANT LIST, 2016, VERSION 3.3. LICHVAR, R.W., D.L. BANKS, W.N. KIRCHNER, AND N.C. MELVIN. U.S. ARMY CORPS OF ENGINEERS. PUBLISHED 28 APRIL 2016. ISSN 2153 733X.
- THE NATIONAL WETLAND PLANT LIST, COLD REGIONS RESEARCH & ENGINEERING LABORATORY, U.S. ARMY ENGINEER RESEARCH & DEVELOPMENT CENTER. TECHNICAL REPORT ERDC/CRREL TR-12-11. OCTOBER 2012.
- CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, DECEMBER 1979. US DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.
- NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES ENV-WT 100-900, CURRENT EDITION.

**PLAN REFERENCES**

- SUBDIVISION PLAN, 100 AUTUMN DRIVE, TILTON, NH AS PREPARED FOR THE NEL BENETT 1995 REVOCABLE TRUST, AS PREPARED BY THIS OFFICE, LAST REVISED 06/29/2006. RECORDED AT B.C.R.D. PLAN # L57-034.
- THIS SITE PLAN SHOWS PROPOSED OVERALL LOT AREA FOR MAP R-6 LOT 10-2 PER PLAN ENTITLED "BOUNDARY LINE ADJUSTMENT PLAN BETWEEN LAND OF NEL BENETT 1995 REV. TR. & MARBO KAISON REALTY LLC, LAND LOCATED 100 AUTUMN DR., TILTON NH." PLAN BY BRYAN L. BAILEY ASSOCIATES INC. DATED 27 JULY 2017 NOT YET APPROVED AND NOT YET CONFIRMED BY DEED.

**TAX MAP R-6 LOT 10**  
BENNETT-NEL REV. TRUST  
BRIGIT GREENBERGER, TRUSTEE  
PO BOX 4125  
TRUCKEE, CA 96160

**TAX MAP R-6 LOT 12**  
MEAD FAMILY TRUST  
PO BOX 185  
LOCHMERE, NH 03252



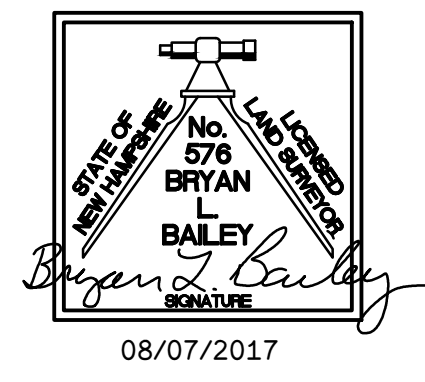
DATE	REVISION	INITIALS
07/31/2017	SHOW FF ELEVATIONS	CTB
08/07/2017	REVISIONS PER KNA LETTER 08/07/2017	CTB
08/11/2017	RECONFIGURE EXISTING PARKING AREA	BLB

DATE 07/31/2017	JOB No. 2914
DRAWN BY : CTB/BLB	

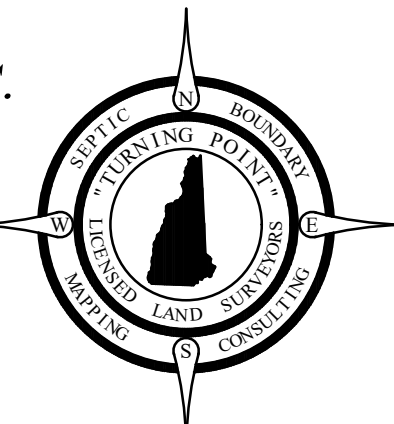
SCALE : 1" = 30'



**LEGEND**

EXISTING CATCH BASIN	EXISTING DRAIN MAN HOLE	EXISTING SEWER MAN HOLE
PROPOSED CATCH BASIN	PROPOSED DRAIN MAN HOLE	PROPOSED SEWER MAN HOLE
WETLAND	PROPOSED RIPRAP LINED SWALE	PROPOSED STORM DRAIN
WETLAND FLAG	SILT SOXX BASIN BARRIER	EXISTING STORM DRAIN
TEMPORARY BENCHMARK	DRAINAGE FLOW	PROPOSED SEWER LINE
HYDRANT	ELECTRIC BOX	EXISTING SEWER LINE
UTILITY POLE	WATER SHUTOFF	EXISTING WATER LINE
PROPOSED LIGHT	GATE VALVE	PROPOSED WATER LINE
EXISTING GRADE SPOT SHOTS	FINISH GRADE SPOT SHOT	EXISTING UTILITY LINE
		PROPOSED UTILITY LINE
		PROPOSED SILTATION BARRIER

**BRYAN L. BAILEY ASSOCIATES, INC.**  
TURNING POINT  
LAND SURVEYORS & LAND PLANNERS  
217 Cotton Hill Road  
Gilford, NH 03249  
Ph 528-3734



**TAX MAP R-6 LOT 10-2**  
AMENDED SITE PLAN &  
PARKING LOT PLAN  
LAND OF TILTON SPORTS CENTER  
LAND LOCATED 100 AUTUMN DR., TILTON NH

PROPERTY OWNER: MARBO KAISON REALTY, LLC  
c/o ROBERT CALLAHAN  
100 AUTUMN DR.  
TILTON, NH, 03276

DEED: BK. 2337 PG. 293

DATE OF PLAN: 31 JULY, 2017

SHEET 1 OF 1