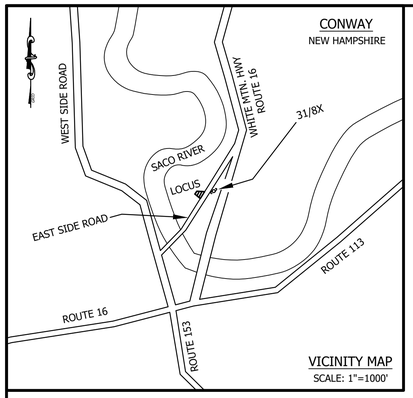

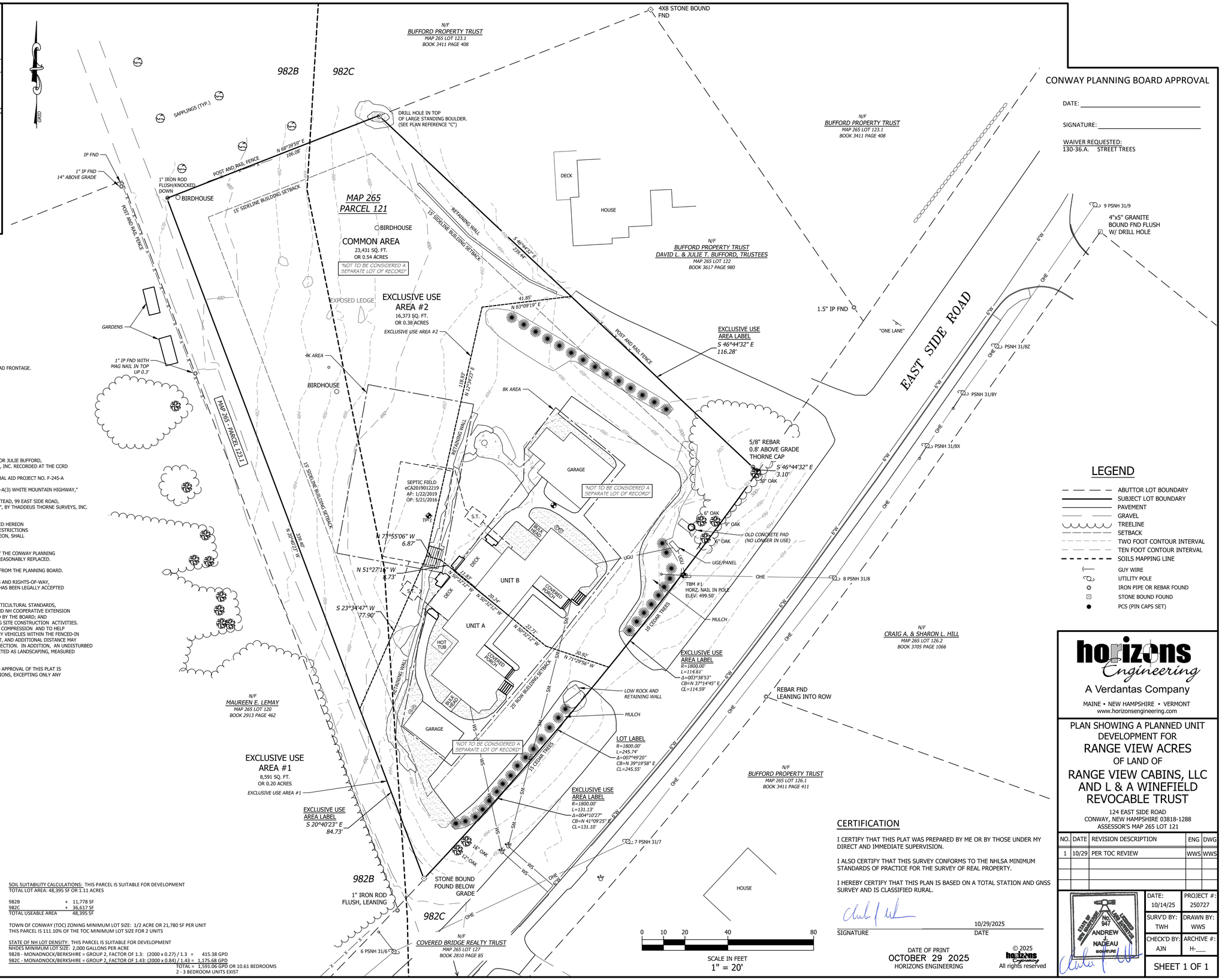

PLAN NOTES:

SUBJECT PROPERTY: 124 EAST SIDE ROAD -TAX MAP 265 - PARCEL 121

OWNERS:

RANGE VIEW CABINS, LLC	L & A WINEFIELD REVOCABLE TRUST
PO BOX 1288	PO BOX 1325
CONWAY, NH 03818-1288	CONWAY, NH 03818-1325

DEED BOOK 3785, PAGE 732 (8/27/2024)
LOT IS CURRENTLY RESIDENTIAL USE ONLY

EXISTING LOT AREA = 48,395 SQ FT OR 1.11 ACRES
STATE SEPTIC APPROVAL NO.: eCA2019012219
STATE SUBDIVISION APPROVAL NO.: PENDING

THIS PARCEL LIES WITHIN THE RESIDENTIAL AGRICULTURAL DISTRICT.
THIS LOT IS SERVICED BY TOWN WATER.
THE BUILDING SETBACKS ARE 25 FT FRONT AND 15 FT SIDE AND REAR.

1. DENSITY:
TOWN OF CONWAY REQUIREMENTS = 1/2 ACRE WITH MUNICIPAL WATER AND 150 FEET ROAD FRONTAGE.
PARCEL 121 = 48,377 SQ FT OR 1.11 ACRES WITH 245.74 FEET OF ROAD FRONTAGE.

2. STREET TREES:
STREET TREES REQUIRED AT 60 FOOT INTERVALS ALONG ROAD FRONTAGE.

PARCEL 121 = 245.74 FEET FRONTAGE DIV BY 60 = 4.10 OR 5 STREET TREES REQUIRED
31 EXIST WITHIN 15 FEET OF EDGE OF ROAD

3. THERE ARE NO PROPOSED CHANGES TO THE LOT LINES SO THEY ARE NOT FLAGGED.
THERE ARE NO CHANGES PROPOSED TO THE EXISTING DRIVEWAY ACCESS.
THERE IS NO WORK REQUIRED ON THE EXISTING STREET.

4. REFERENCE IS MADE TO THE FOLLOWING:
   A. ALL DEEDS TO CARROLL COUNTY REGISTRY OF DEEDS (CCRD)
   B. TOWN OF CONWAY TAX MAPS & RECORDS
   C. PLAN TITLED "PROPOSED 2 LOT SUBDIVISION, LOT 2 HAVING 2 UNITS, PREPARED FOR JULIE BUFFORD, EAST SIDE ROAD, CONWAY, NEW HAMPSHIRE", BY THADDEUS THORNE SURVEYS, INC. RECORDED AT THE CCRD PLAN BOOK 205, PAGE 19, DATED 7/24/2003.
   D. PLAN OF 1932 NH HIGHWAY DEPARTMENT "PLAN AND PROFILE OF PROPOSED FEDERAL AID PROJECT NO. F-245-A EAST SIDE ROAD," SHEETS 4 & 5 OF 28.
   E. PLAN OF 1944 NHHD "PLANS OF PROPOSED FEDERAL AID PROJECT NO. SN-A-FAP246-A(3) WHITE MOUNTAIN HIGHWAY," SHEETS 14 & 15 OF 28.
   F. PLAN TITLED "PROPOSED BOUNDARY LINE ADJUSTMENT, RICHARD AND DIANA HALSTEAD, 99 EAST SIDE ROAD, CONWAY, NEW HAMPSHIRE 03818, MAP 265 PARCEL 127, MAP 265 PARCEL 128.1", BY THADDEUS THORNE SURVEYS, INC. RECORDED AT THE CCRD PLAN BOOK 218, PAGE 63, DATED 7/16/2007.

5. THE OWNER HAS REPRESENTED TO THE CONWAY PLANNING BOARD AND DEPICTED OR NOTED HEREON ALL KNOWN RESTRICTIONS AND EASEMENTS APPLICABLE TO THIS LAND. ALL APPLICABLE RESTRICTIONS AND EASEMENTS OF RECORD FOR THIS LAND, WHETHER OR NOT DEPICTED OR NOTED HEREON, SHALL NOT BE AFFECTED OR MODIFIED BY THE APPROVAL HEREUNDER.

6. THE LANDSCAPING OF THE SITE DEPICTED ON THIS PLAN IS INTEGRAL TO THE APPROVAL BY THE CONWAY PLANNING BOARD AND SHALL BE REASONABLY MAINTAINED AND WHEN DEAD OR REMOVED, MUST BE REASONABLY REPLACED.

7. AT NO TIME SHALL TOPSOIL BE REMOVED FROM THE SITE WITHOUT WRITTEN PERMISSION FROM THE PLANNING BOARD.

8. THE SUBDIVIDER ACKNOWLEDGES RESPONSIBILITY FOR MAINTENANCE OF EASEMENT AREAS AND RIGHTS-OF-WAY, AND ASSUMES THE LIABILITY FOR ANY LAND DEDICATED TO PUBLIC USE UNTIL SUCH LAND HAS BEEN LEGALLY ACCEPTED BY THE TOWN.

9. PLANTING AND TRANSPLANTING OF TREES SHALL BE IN ACCORDANCE WITH ACCEPTED HORTICULTURAL STANDARDS, AS SPECIFIED IN "THE PLANTING AND CARE OF SHADE TREES," (MAINE FOREST SERVICE AND NH COOPERATIVE EXTENSION SERVICE, BULLETIN NO. 10, JUNE 1985), OR AN EQUIVALENT TECHNICAL MANUAL APPROVED BY THE BOARD; AND EXISTING TREES THAT ARE TO BE CREDITED AS LANDSCAPING SHALL BE PROTECTED DURING SITE CONSTRUCTION ACTIVITIES. A SNOW FENCE SHALL BE ERECTED AROUND THE TREE TO PROTECT THE ROOTS FROM SOIL COMPRESSION AND TO HELP PREVENT BRANCHES FROM BEING BROKEN. NO STORAGE OF MATERIALS OR DRIVING OF ANY VEHICLES WITHIN THE FENCED-IN AREA SHALL BE PERMITTED. THE FENCE SHALL BE NO CLOSER TO THE TRUNK THAN 8.5 FEET, AND ADDITIONAL DISTANCE MAY BE REQUIRED IF THE BOARD DEEMS IT NECESSARY TO CARRY OUT THE PURPOSES OF THIS SECTION. IN ADDITION, AN UNDISTURBED 8.5 FOOT RADIUS SHALL BE PRESERVED AROUND EACH EXISTING TREE THAT IS TO BE CREDITED AS LANDSCAPING, MEASURED FROM THE TRUNK.

10. THE SUBDIVISION REGULATIONS OF THE TOWN OF CONWAY ARE A PART OF THIS PLAT, AND APPROVAL OF THIS PLAT IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY WAIVERS OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

SURVEY NOTES:

1. THIS PLAT IS A REPRESENTATION OF FIELD INFORMATION AND RECORD INFORMATION AS SURVEYED AND FOUND BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION. THIS PLAT REPRESENTS A "STANDARD PROPERTY SURVEY (URBAN)" WITH AN ERROR OF CLOSURE OF LESS THAN 1 PART IN 10,000 PARTS. THIS SURVEY WAS CONDUCTED DURING THE SUMMER OF 2025, USING A LEICA TS12 ROBOTIC TOTAL STATION AND CARLSON BRX6.

   THIS PLAT SHOWS THE BOUNDARIES OF THE SUBJECT PARCEL(S) TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND IS BASED UPON INTERPRETATION OF THE TITLE DOCUMENTS, OTHER APPLICABLE LAND RECORDS FOUND, AND PHYSICAL EVIDENCE(S) FOUND UPON AND NEAR THE SITE. THIS PLAT REPRESENTS A BEST PROFESSIONAL OPINION, AND THEREFOR IMPLIES NO WARRANTIES OR GUARANTEES. SAID OPINION IS SPECIFIC TO BOUNDARY LOCATION ONLY AS THIS PLAT RENDERS NO OPINIONS AS TO QUALITY OF TITLE.

2. HORIZONS ENGINEERING OFFICES ARE LOCATED AT 3641A WHITE MOUNTAIN HIGHWAY IN NORTH CONWAY AND 34 SCHOOL STREET IN LITTLETON.

3. THE PROPOSED SUBDIVISION IS A PLANNED UNIT DEVELOPMENT AND SUBJECT TO "THE DECLARATION OF COVENANTS AND RESTRICTIONS OF RANGE VIEW ACRES" DOCUMENTS TO BE RECORDED.

4. THOSE BUILDINGS, UNITS, AND INFRASTRUCTURE SHOWN HEREON ARE EXISTING AND AS CONSIDERED AS-BUILT.

SOIL SUITABILITY CALCULATIONS: THIS PARCEL IS SUITABLE FOR DEVELOPMENT
TOTAL LOT AREA: 48,395 SF OR 1.11 ACRES

982B	+	11,778 SF
982C	+	36,617 SF
TOTAL USEABLE AREA		48,395 SF

TOWN OF CONWAY (TOC) ZONING MINIMUM LOT SIZE: 1/2 ACRE OR 21,780 SF PER UNIT
THIS PARCEL IS 111.10% OF THE TOC MINIMUM LOT SIZE FOR 2 UNITS

STATE OF NH LOT DENSITY: THIS PARCEL IS SUITABLE FOR DEVELOPMENT
NHDES MINIMUM LOT SIZE: 2,000 GALLONS PER ACRE
982B - MONADNOCK/BERKSHIRE = GROUP 2, FACTOR OF 1.3: (2000 x 0.27) / 1.3 = 415.38 GPD
982C - MONADNOCK/BERKSHIRE = GROUP 2, FACTOR OF 1.43: (2000 x 0.84) / 1.43 = 1,175.68 GPD
TOTAL = 1,591.06 GPD OR 10.61 BEDROOMS
2 - 3 BEDROOM UNITS EXIST

CONWAY PLANNING BOARD APPROVAL

DATE: _____

SIGNATURE: _____

WAIVER REQUESTED:
130-36.A. STREET TREES

LEGEND

- ABUTTOR LOT BOUNDARY
- SUBJECT LOT BOUNDARY
- PAVEMENT
- GRAVEL
- TREELINE
- SETBACK
- TWO FOOT CONTOUR INTERVAL
- TEN FOOT CONTOUR INTERVAL
- SOILS MAPPING LINE
- GUY WIRE
- UTILITY POLE
- IRON PIPE OR REBAR FOUND
- STONE BOUND FOUND
- PCS (PIN CAPS SET)

CERTIFICATION

I CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT AND IMMEDIATE SUPERVISION.

I ALSO CERTIFY THAT THIS SURVEY CONFORMS TO THE NHLSA MINIMUM STANDARDS OF PRACTICE FOR THE SURVEY OF REAL PROPERTY.

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON A TOTAL STATION AND GNSS SURVEY AND IS CLASSIFIED RURAL.

SIGNATURE 10/29/2025 DATE

DATE OF PRINT
OCTOBER 29 2025
HORIZONS ENGINEERING

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MAINE • NEW HAMPSHIRE • VERMONT
www.horizonsengineering.com

PLAN SHOWING A PLANNED UNIT DEVELOPMENT FOR
RANGE VIEW ACRES
OF LAND OF
RANGE VIEW CABINS, LLC AND L & A WINEFIELD REVOCABLE TRUST

124 EAST SIDE ROAD
CONWAY, NEW HAMPSHIRE 03818-1288
ASSESSOR'S MAP 265 LOT 121

NO.	DATE	REVISION DESCRIPTION	ENG	DWG
1	10/29	PER TOC REVIEW	WWS	WWS

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 947 ANDREW J. NADEAU SIGNATURE

DATE: 10/14/25	PROJECT #: 250727
SURV'D BY: TWH	DRAWN BY: WWS
CHECK'D BY: AJN	ARCHIVE #: H-___

SHEET 1 OF 1

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