

Greenspace Summary:

Lot Area: 92,015 SF = 2.11 Acres
- Slopes over 25% Area: 12,419 SF = 0.29 Acres
- Building Area: 9,027 SF = 0.21 Acres
- Disturbed Area: 36,130 SF = 0.83 Acres
Proposed Greenspace Area: 34,439 SF = 0.79 Acres (37.4%)

Landscaping Calculations:

Disturbed Area = 36,130 s.f.
divided by 500 s.f./tree
Trees required: 73
Existing to remain: 97
Proposed new: 97
Total trees: 97

Tree Count Summary:

Total Trees (within 70' of parking and buildings) 97 trees
Total Existing Trees within 70' of Parking
3"-11": 58 trees = 58 trees
12"-23": 18 trees = 36 trees
24"+: 1 tree = 3 trees
Required trees within 70' of parking and buildings: 73 trees
Proposed trees within 70' of parking and buildings: 0 trees
Total trees (within 25' of parking areas) 95 trees
Total Existing Trees within 25' of Parking
3"-11": 56 trees = 56 trees
12"-23": 18 trees = 36 trees
24"+: 1 tree = 3 trees
Required trees within 25' of parking areas: 37 trees
Proposed trees within 25' of parking areas: 0 trees
Total trees in islands 8 trees
Required trees in islands 8 trees
Existing trees in islands 8 trees
Proposed trees in islands 0 trees

Street Trees:

N.H. Route 16 & U.S. Route 302 White Mountain Highway = 4 trees
184 LF of frontage at 1 tree per 50' of frontage = 8 trees
Existing trees to be used as credit* = 0 trees
Proposed = 0 trees
* Existing trees to be used as credit are indicated on plan

Plant Schedule

Symbol	Common Name	Qty	Height/Size*
	Honey Locust "Street Keeper"	6	3"
	Red Oak "Rubra"	10	3"

Note:

1. Trees labeled A and B and listed on the plant scheduled are installed and existing.

Note:

1. The apartments will be utilized for work force housing. The requested parking substitution includes employee parking within the parking calculation. As such, no additional parking is required for the apartments located on the property.

Parking Requirements:

*Alternate Standard: ITE Parking Generation, 6th Edition, Land Use: 932 High-Turnover (Sit-Down) Restaurant

Restaurant*: See Substitution Request = 75 spaces
Total spaces required = 75 spaces
Total spaces proposed = 77 spaces
(Includes 4 accessible spaces)

Approvals Received:

NHDOT Driveway Permit: 03-101-0581
Site Plan Approval: FR22-04

Subsequent Approvals Received:

Not Applicable Request: NA22-15
Zoning Permits: Removal of EV Parking & Relocation of Dumpster Pad

Substitutions Required:

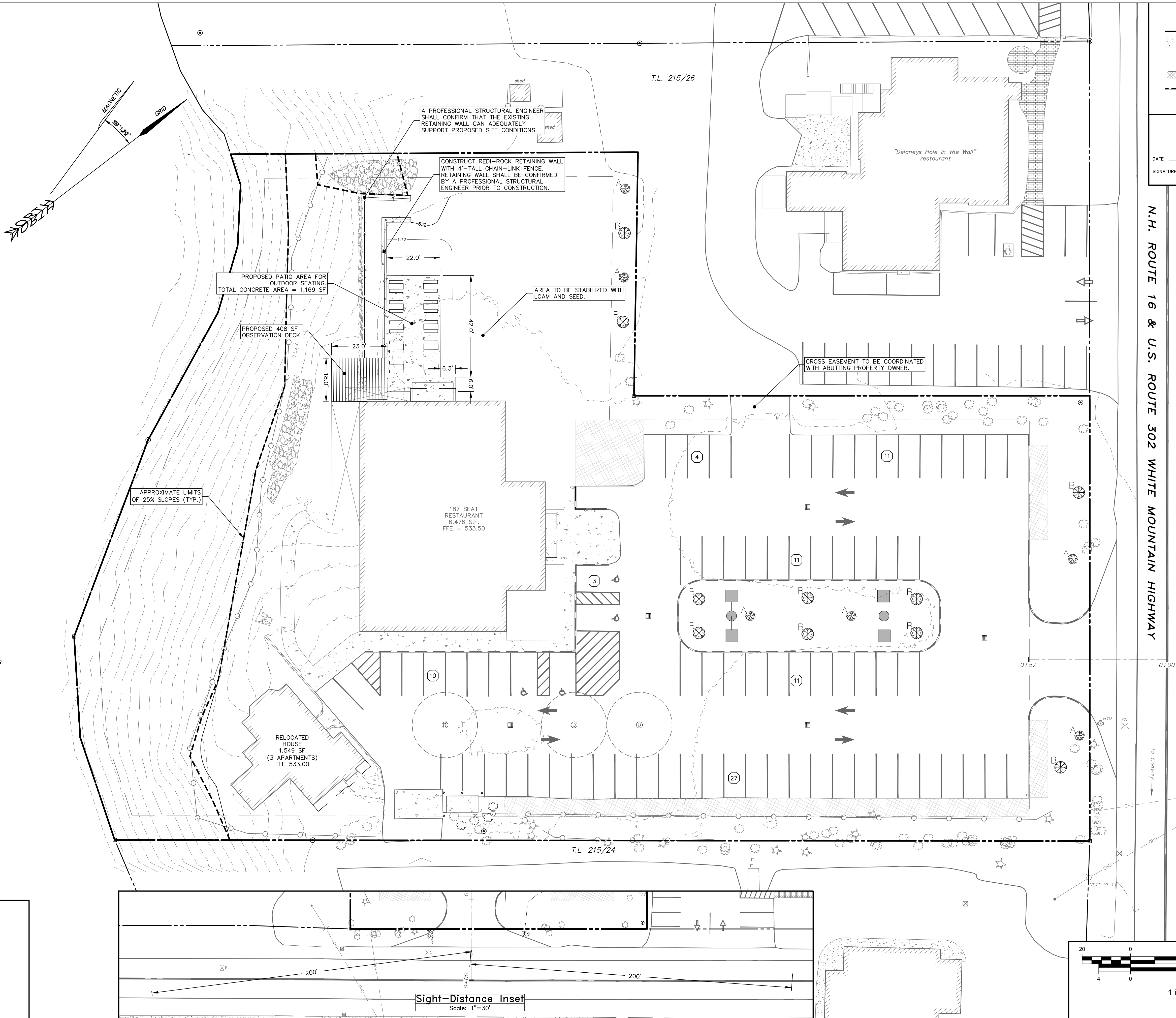
110-20.A Parking

Previous Waivers Granted:

110-20.F/130-66.C.8.1 Driveway Centerline Offset
110-20.I Granite Curbing
110-26.E Lighting

Additional Wavers Granted:

110-29.A.7. Highway Commercial - Additional Buffer Area



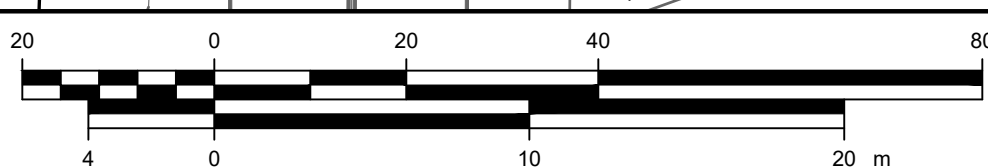
Legend:

- Property line
- Proposed edge of pavement
- Proposed concrete
- Proposed snow storage areas
- Vertical granite curbing
- Parking bay count

Town of Conway
Planning Board
Site Plan Review Approval

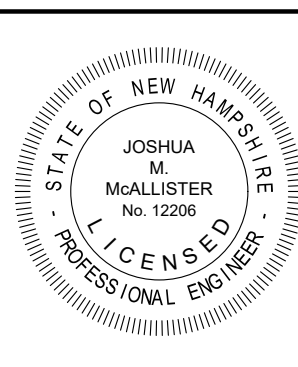
DATE _____
SIGNATURE _____

N.H. ROUTE 16 & U.S. ROUTE 302 WHITE MOUNTAIN HIGHWAY



1 inch = 20 feet
(1 : 240)

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14	Revised per Town Deficiency List	10/29/25	AML/CFX	9	Revised per Site Plan Updates	05/30/25	AML
13	Revised per Site Plan Updates	09/17/25	AML	8	Revised per Site Plan Updates	03/17/25	AML
12	Revised per Site Plan Addition	08/21/25	AML	7	Revised per House Modifications/Dumpster Enclosure	04/21/25	PME
11	Revised per Current Existing-Features Survey	07/16/25	AML	6	Revised per Construction Modifications	03/07/23	PME
No.	Revision	DATE	BY	No.	Revision	DATE	BY



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SURVEYED BY DWI/SPP
DESIGNED BY BDP
DRAWN BY BDP
CHECKED BY DRL
FIELD BOOK 367
SCALE 1"=20'
DATE 04/19/2022

Revised Site Layout Plan
of property at
2952 White Mountain Highway
in
Conway, New Hampshire
prepared for
Bergeron Technical Services, LLC

2021-139

C1.11

SHEET 4 OF 13