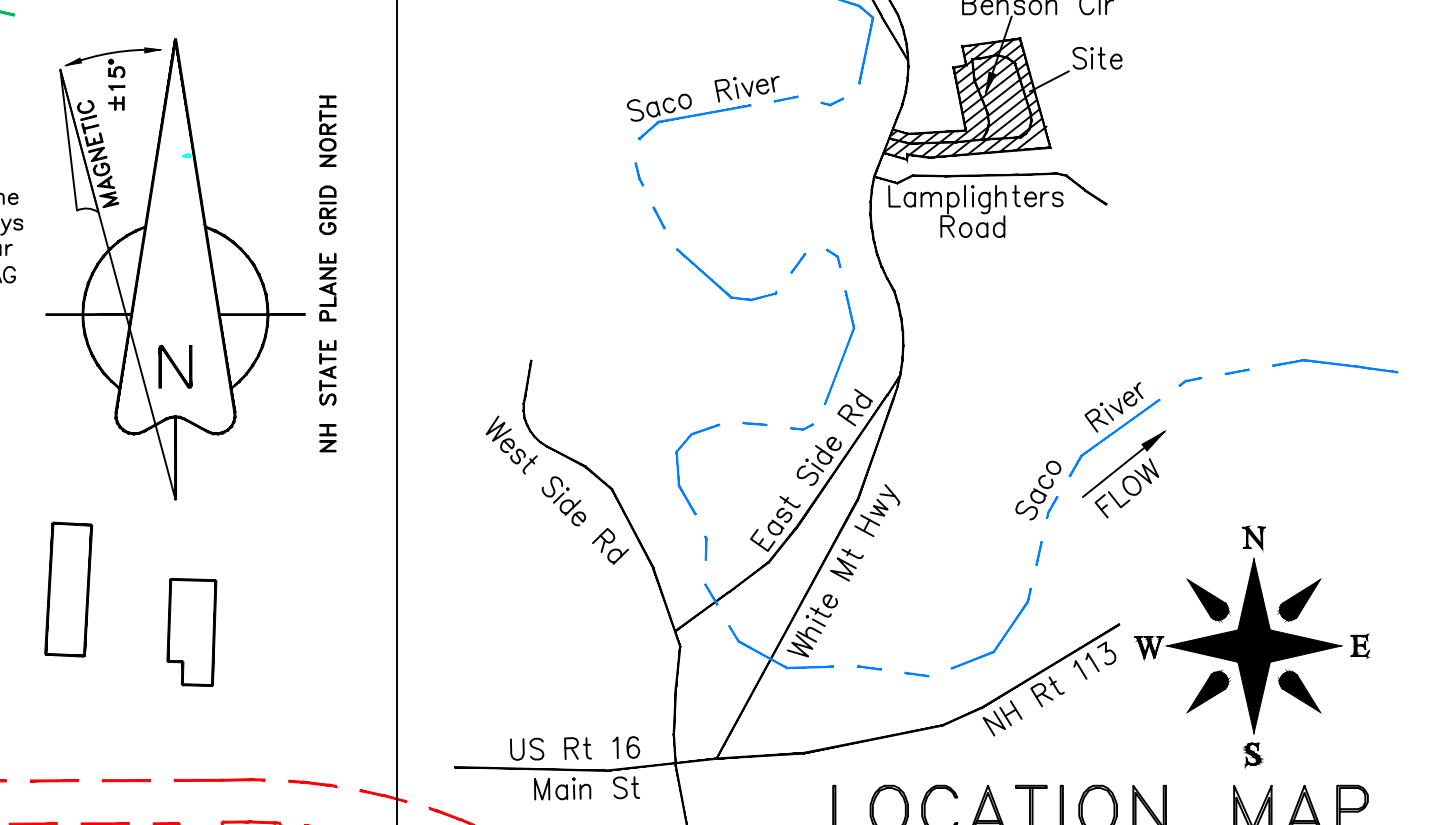
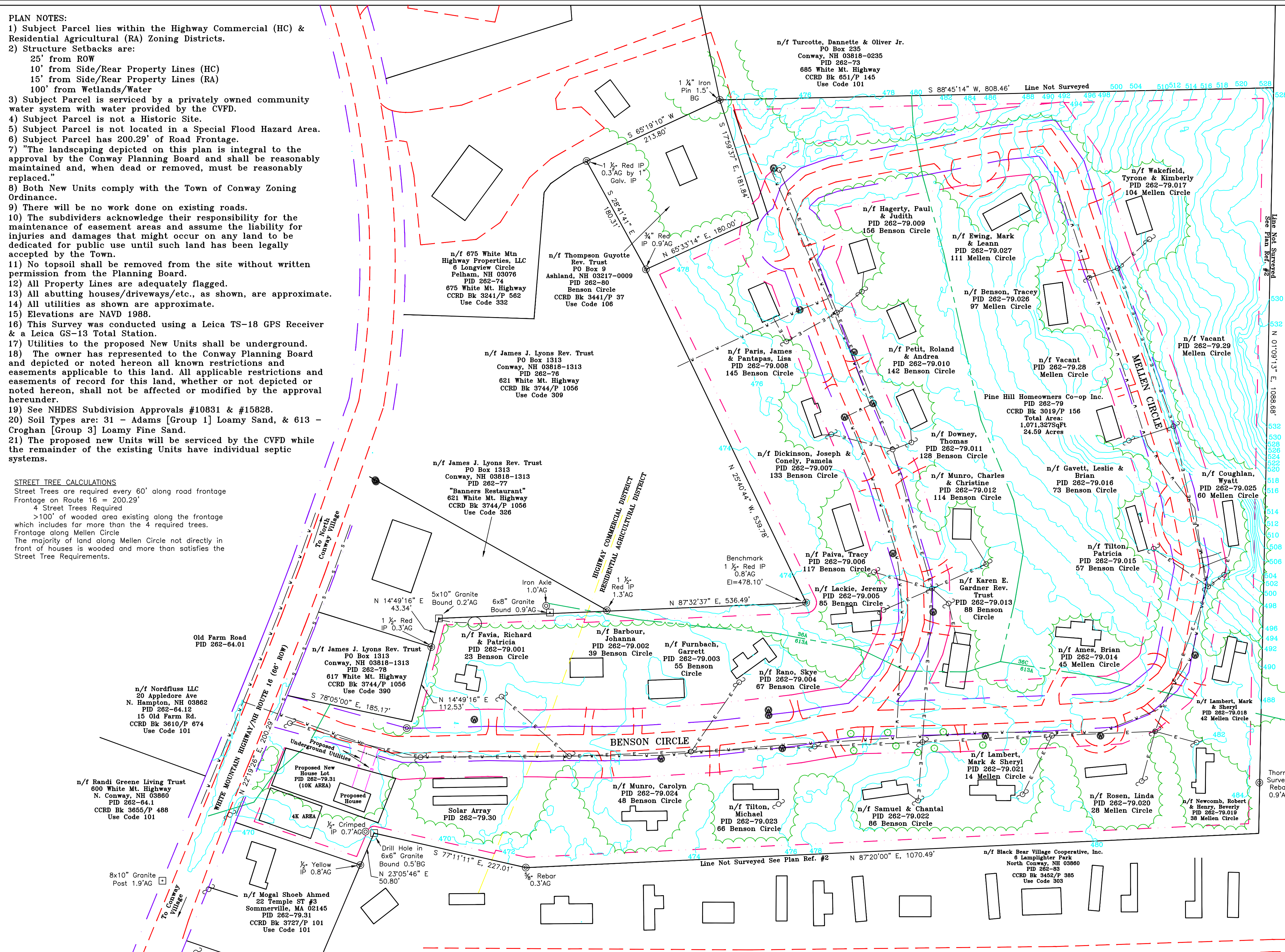


- PLAN NOTES:**
- 1) Subject Parcel lies within the Highway Commercial (HC) & Residential Agricultural (RA) Zoning Districts.
 - 2) Structure Setbacks are:
25' from ROW
10' from Side/Rear Property Lines (HC)
15' from Side/Rear Property Lines (RA)
100' from Wetlands/Water
 - 3) Subject Parcel is serviced by a privately owned community water system with water provided by the CVFD.
 - 4) Subject Parcel is not a Historic Site.
 - 5) Subject Parcel is not located in a Special Flood Hazard Area.
 - 6) Subject Parcel has 200.29' of Road Frontage.
 - 7) "The landscaping 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."
 - 8) Both New Units comply with the Town of Conway Zoning Ordinance.
 - 9) There will be no work done on existing roads.
 - 10) The subdividers acknowledge their responsibility for the maintenance of easement areas and assume the liability for injuries and damages that might occur on any land to be dedicated for public use until such land has been legally accepted by the Town.
 - 11) No topsoil shall be removed from the site without written permission from the Planning Board.
 - 12) All Property Lines are adequately flagged.
 - 13) All abutting houses/driveways/etc., as shown, are approximate.
 - 14) All utilities as shown are approximate.
 - 15) Elevations are NAVD 1988.
 - 16) This Survey was conducted using a Leica TS-18 GPS Receiver & a Leica GS-13 Total Station.
 - 17) Utilities to the proposed New Units shall be underground.
 - 18) 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.
 - 19) See NHDES Subdivision Approvals #10831 & #15828.
 - 20) Soil Types are: 31 - Adams [Group 1] Loamy Sand, & 613 - Croghan [Group 3] Loamy Fine Sand.
 - 21) The proposed new Units will be serviced by the CVFD while the remainder of the existing Units have individual septic systems.

STREET TREE CALCULATIONS
 Street Trees are required every 60' along road frontage
 Frontage on Route 16 = 200.29'
 4 Street Trees Required
 >100' of wooded area existing along the frontage which includes for more than the 4 required trees.
 Frontage along Mellen Circle
 The majority of land along Mellen Circle not directly in front of houses is wooded and more than satisfies the Street Tree Requirements.

TOWN OF CONWAY
 PLANNING BOARD
 Subdivision Approval

For use of Register of Deeds



Certification
 I, Andrew P. Fisher, LLS #980, hereby certify that this plan was prepared by me or those under my direct and immediate supervision & conforms to the technical standards for urban property surveys per NH LAN 503.04."

NO.	DATE	REVISION	BY
1	11/26/24	Revise Per Town Review	AP

Legend:
 ● IP Found
 ● IP Set ● Water Shut-off
 ○ Utility Pole □ Stone Bound
 - - - Traveled Ways
 - - - Water Lines
 - - - Sewer Lines
 - - - Overhead Utilities
 - - - ROW
 - - - Setback Lines
 - - - Soils

Scale: 1" = 80'

Scale: 0 80 160 240

DRAWN BY: APF **DATE:** 10/16/2024
CHECKED BY: RJT **DRAWING NO:** 24-59
SHEET: OF **PRECISION:** >1/10,000
SURVEY DATE: Summer, 2024 **TAB:** AB **SD/TB:**

Plan References:

- 1) "Subdivision Plan Property of Alan R. Benson," by Thaddeus Thorne-Surveys, Inc. Dated 8/76, Dwg. #76-92.
- 2) "Existing Lot Configuration, Lamplighter Mobile Home Park," by Thaddeus Thorne-Surveys, Inc., Recorded 3/15/05 CCRD PH 210/P 68.
- 3) "Site & Boundary Plan of land in Conway, NH Homestead Property of Dwight W. & Diana F. McLellan," by Burnell Land Surveying, Recorded 5/28/85 CCRD PH 75/P 73.
- 4) "A Subdivision Plan of Land in Conway, NH Owned by Fredd G. Dudley," by Valley Engineering Assoc., Recorded Dec. 5, 1977 CCRD Bk 39/P 17.



Two-Unit PUD Subdivision (31-Units Total)
 Land of Pine Hill Homeowners Co-op Inc.
 605 White Mt. Highway Box Coop
 North Conway, NH 03860
 Benson Circle & Mellen Circle
 Town of Conway PID 262-79
 CCRD Bk 3019/P 156