

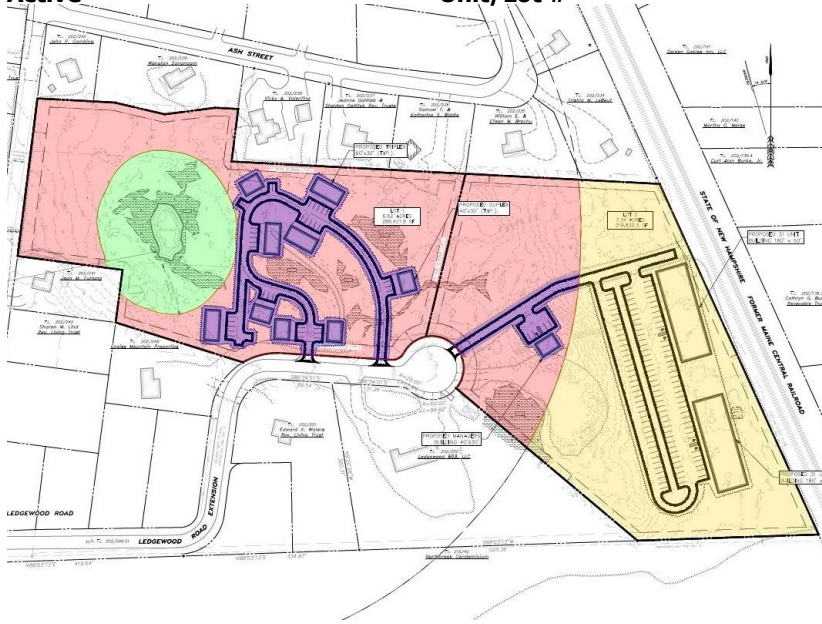
Land
5004928
Active

00000 Ledgewood Road
Conway
Unit/Lot #

NH 03860

Listed: 7/13/2024
Closed:
DOM: 0

\$1,500,000



County NH-Carroll
VillDstLoc North Conway
Zoning RA
Lot Size Acres 13.98
Lot - Sqft 608,969
Price Per Acre \$107,296.14
Taxes TBD No
Tax - Gross Amount \$14.00
Tax Year 2023
Waterfront Property
Water View
Water Body Access

Water Body Name

Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions
Road Frontage Yes
Road Frontage Length 250
Surveyed Yes
Surveyed By HEB

ROW - Parcel Access
ROW - Length
ROW - Width
ROW to other Parcel
Total Lots
Total Leases
Estimated Open Space %
Exposure

Yes
 250
 Yes
 HEB

 East, South

Date - Initial Showings Begin

Directions US-302 West for 1.3 miles, then turn right onto Ledgewood Road, follow to cul-de-sac at end. See sign.

Remarks - Public 14-acre Development Opportunity in N Conway. Residential site served by public water and sewer. Abutting town park with walking, biking, xc ski trails, and phase 2 of the popular Conway Rec Path. Survey, topography, and wetlands mapping have been completed. Density will be determined by future use and can exceed 80 residential units. 3 minutes to N Conway Village.

LOT/LOCATION

Development / Subdivision

Lot Features Wooded

Pole Number
Permit Number
Roads

Paved

Area Description Near Golf Course, Near Paths, Near Shopping, Near Skiing, Neighborhood, Near Railroad, Near Hospital

School - District
School - Elementary
School - Middle/Jr
School - High

UTILITIES

Utilities None
Water Source Public Water - At Street
Sewer Public Sewer On-Site
Electric At Street

DISCLOSURES

Fee 2

Foreclosed/Bank-Owned/REO No
Monthly Lease Amount
Flood Zone No
Easements Unknown
Covenants Unknown
Resort No

Financing-Current
Financing-Possible Opt
Auction
Date - Auction
Auction Time
Auctioneer Name
Auctioneer License Number
Auction Price Determnd By

Items Excluded

Offer of Compensation to Licensed PrimeMLS Real Estate Brokerages

Buyer Agency 2.00% **SubAgency** **NonAgency Facilitator** 2.00% **Transactional Broker**

Compensation Based On

The listing broker's offer of compensation is made only to other real estate licensees who are participant members of PrimeMLS.

Compensation Comments

PREPARED BY

Kevin J Killourie
Cell: 603-986-5551
kevink@badgerpeabodysmith.com

My Office Info:

Badger Peabody & Smith Realty
2633 White Mountain Hwy

North Conway NH 03860
Off: 603-356-5757
info@badgerpeabodysmith.com



Listed by:

Kevin J Killourie / Badger Peabody & Smith Realty

Commercial Sale
5004929
Active

00000 Ledgewood Road
Conway
Unit/Lot #

NH 03860

Listed: 7/12/2024

\$1,500,000

Closed:

DOM: 1

County

NH-Carroll

VillDstLoc

North Conway

Year Built

SqFt-Total Building

SqFt-Total Source

SqFt-Total Available

SqFt-Apx Building Source

Zoning

RA

Road Frontage

Yes

Road Frontage Length

250

Lot Size Acres

13.98

Traffic Count

Loss Factor Percentage

Vacancy Factor

Taxes TBD

Tax - Gross Amount

\$14.00

Tax Year

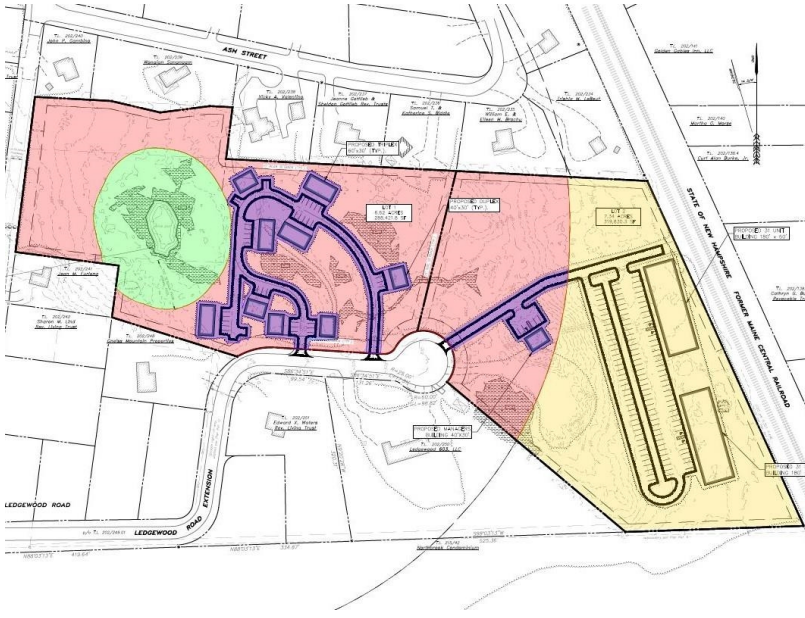
2023

Gross Income

Operating Expense

Net Income

Sub Property Type Development, Land



Date Initial Showings Begin

Directions From North Conway: US-302 West for 1.3 miles, then turn right onto Ledgewood Road, follow to cul-de-sac at end. See sign.

Remarks - Public 14-acre Development Opportunity in N Conway. Residential site served by public water and sewer. Abutting town park with walking, biking, xc ski trails, and phase 2 of the popular Conway Rec Path. Survey, topography, and wetlands mapping have been completed. Density will be determined by future use and can exceed 80 residential units. 3 minutes to N Conway Village.

STRUCTURE

Basement

Basement Access Type

Building Number

Total Units

of Stories

Divisible SqFt Min

Divisible SqFt Max

List \$/SqFt Total Available

Ceiling Height
Total Elevators

Total Drive-in Doors
Door Height

Total Loading Docks
Dock Height

Dock Levelers

LEVEL	TYPE	DESCRIPTION
UNIT 1		
UNIT 2		
UNIT 3		
UNIT 4		
UNIT 5		
UNIT 6		
UNIT 7		
UNIT 8		

PUBLIC RECORDS

Deed - Recorded Type Warranty

Deeds - Total

Deed - Book 3350

Deed - Page 193

UTILITIES

Gas - Natural Available

Water Source Public Water - At Street

Sewer Public Sewer at Street

Electric At Street

Utilities None

Internet None

LOT & LOCATION

Submarket

Project Building Name

Lot Features Wooded

Area Description Near Country Club, Near Golf Course, Near Shopping, Near Skiing, Near Railroad, Near Hospital

Waterfront Property

Water View

Water Body Access

Water Body Name

Water Body Type

Water Frontage Length

Waterfront Property Rights

Water Body Restrictions

FEATURES

Air Conditioning Percent

Sprinkler

Signage

Railroad Available

Railroad Provider

Offer of Compensation to Licensed PrimeMLS Real Estate Brokerages

Buyer Agency

2.00%

SubAgency

NonAgency Facilitator

2.00%

Transactional Broker

Compensation Based On

The listing broker's offer of compensation is made only to other real estate licensees who are participant members of PrimeMLS.

Compensation Comments

PREPARED BY

Kevin J Killourie
Cell: 603-986-5551
kevink@badgerpeabodysmith.com

My Office Info:

Badger Peabody & Smith Realty
2633 White Mountain Hwy

North Conway NH 03860

Off: 603-356-5757

info@badgerpeabodysmith.com



Listed by:

Kevin J Killourie/ Badger Peabody & Smith Realty

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PROPERTY DISCLOSURE - LAND ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

1. SELLER: Steven Johnson

2. PROPERTY LOCATION: 00 Ledgewood Drive, North Conway, NH 03860

3. The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by SELLER, or any real estate broker or salesperson representing SELLER, and is not a substitute for any inspection by BUYER. SELLER'S authorize the Listing Broker in this transaction to disclose the information in this statement to other real estate agents and to prospective BUYERS of this property.

4. **NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.**

5. **WATER SUPPLY** (Please answer all questions regardless of type of water supply)

a. TYPE OF SYSTEM: None ☒ Public Private Seasonal Unknown
Drilled Dug Other

b. INSTALLATION: Location: _____ Installed By: _____
Date of Installation _____ What is the source of your information? _____

c. USE: Number of Persons currently using the system: _____
Does system supply water for more than one household? Yes No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?

Pump: Yes No N/A Quantity: Yes No Unknown
Quality: Yes No Unknown

If YES to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested? Yes No Date of most recent test _____
If YES to any question, please explain in Comments below or with attachment.

To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notations? Yes No

If YES, are test results available? Yes No

What steps were taken to remedy the problem? _____

f. COMMENTS: TOWN WATER AT STREET

6. **SEWAGE DISPOSAL SYSTEM**

a. TYPE OF SYSTEM: Public: ☒ Yes No Community/Shared: Yes No
Private: Yes No Unknown: Yes No
None: Yes No Septic/Design Plan in Process? Yes No
Septic Design Available? Yes No

Comments: TOWN SEWER RUNS THROUGH PROPERTY - SEE EASEMENT IN DEED - ACCESSING AT STREET + EASEMENT

b. IF PUBLIC OR COMMUNITY/SHARED:
Have you experienced any problems such as line or other malfunctions? Yes ☒ No
What steps were taken to remedy the problem? _____

c. IF PRIVATE:
TANK: Septic Tank Holding Tank Cesspool Unknown Other
Tank Size 500 Gal. 1,000 Gal. Unknown Other
Tank Type Concrete Metal Unknown Other
Location: _____ Location Unknown Date of Installation: _____
Date of Last Servicing: _____ Name of Company Servicing Tank: _____
Have you experienced any malfunctions? Yes No Comments: _____

d. LEACH FIELD: Yes No Other
IF YES: Size _____ Location: _____ Unknown
Date of installation of leach field: _____ Installed By: _____
Have you experienced any malfunctions? Yes No
Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? Yes No Unknown
IF YES, has a site assessment been done? Yes ☒ No Unknown

SOURCE OF INFORMATION: _____

f. COMMENTS: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

SELLER(S) INITIALS [Signature]

BUYER(S) INITIALS _____ / _____

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PAGE 1 OF 3

PROPERTY DISCLOSURE - LAND ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 00 Ledgewood Drive, North Conway, NH 03860

7. **HAZARDOUS MATERIAL**

UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? YES ☒ NO UNKNOWN

IF YES: Are tanks currently in use? YES NO

IF NO: How long have tank(s) been out of service? _____

What materials are, or were, stored in the tank(s)? _____

Age of tank(s): _____ Size of tank(s): _____ Owner of tank(s): _____

Location: _____

Are you aware of any problems, such as leakage, etc.? Yes No Comments: _____

Are tanks registered with the Department of Environmental Services (D.E.S.)? YES NO UNKNOWN

If tanks are no longer in use, have tanks been abandoned according to D.E.S.? YES NO UNKNOWN

Comments: _____

8. **GENERAL INFORMATION**

a. Is this property subject to Association fees? ☒ YES NO UNKNOWN

If YES, Explain: Road Association

If YES, what is your source of information? SELF

b. Is this property located in a Federally Designated Flood Hazard Zone? YES ☒ NO UNKNOWN

c. Are you aware of any liens, encroachments, easements, rights-of-way, leases, restrictive covenants, special assessments, right of first refusal, life estates, betterment fees or attachments on the property? ☒ YES NO UNKNOWN

If YES, Explain: YES: SEWER EASEMENT / N.C. W.P. / TOWN OF CONWAY REQUIRES DRAINAGE TO EXISTING ROAD (6' WIDE) STORM DRAIN

d. What is your source of information? DEED

e. Are you aware of any landfills, hazardous materials or any other factors, such as soil, flooding, drainage or any unusual factors? YES ☒ NO UNKNOWN

If YES, Explain: _____

f. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? ☒ YES NO UNKNOWN

If YES, Explain: CURRENT USE

g. How is the property zoned? _____ Source: _____

h. Has the property been surveyed? ☒ YES NO UNKNOWN If YES, is the survey available? ☒ YES NO

i. Has the soil been tested? ☒ YES NO UNKNOWN If YES, are the results available? ☒ YES NO

j. Has a percolation test been done? ☒ YES NO UNKNOWN If YES, are the results available? ☒ YES NO

k. Has a test pit been done? ☒ YES NO UNKNOWN If YES, are the results available? ☒ YES NO

l. Have you subdivided the property? ☒ YES NO UNKNOWN

m. Are there any local permits? YES ☒ NO UNKNOWN Please explain: _____

n. Are there attachments explaining any of the above? ☒ YES NO UNKNOWN

o. Septic/Design plan available? ☒ YES NO UNKNOWN Town Sewer Available

p. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property?

(Per RSA 477:4-g) YES ☒ NO If YES, please explain: _____

9. **ADDITIONAL INFORMATION:**

Engineering Available From Listing Agent

10. **NOTE TO PURCHASER(S):** PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS AS

BUYER(S) INITIALS 1

PROPERTY DISCLOSURE - LAND ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

ACKNOWLEDGEMENTS:

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

SELLER Steven Johnson 7/10/24
DATE

SELLER _____ DATE _____

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER _____ DATE _____

BUYER _____ DATE _____

STATE OF NEW HAMPSHIRE		
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX
7 THOUSAND AND 50 DOLLARS		
DATE	CA913222	AMOUNT
09/20/2017		7,050.00
VOID IF ALTERED		

E # 1710384 09/20/2017 12:47:55
Book 3350 Page 193 Page 1 of 4
Register of Deeds, Carroll County

Lisa Scott



Transfer Tax: \$7,050.00

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that, **Anthony V. Simone and Jennifer P. Simone, Trustees of the Anthony V. Simone and Jennifer P. Simone 2014 Trust, a New Hampshire Revocable Trust U/D/T dated January 24, 2014**, having a mailing address of 64 Ridge Road, Intervale, Carroll County, New Hampshire (03845), for consideration paid, grants to **Stephen Johnson**, having a mailing address of 290 Ash Street, North Conway, Carroll County, New Hampshire (03860), *with WARRANTY COVENANTS*, the following:

A certain tract or parcel of land located easterly of the Intervale Road and easterly of Maple Street, so-called, in North Conway, Town of Conway, Carroll County, State of New Hampshire, shown as "Remaining Land 678,729 sf 15.58 ac" on "Subdivision Plan of Land in North Conway, N.H., Prepared for Anthony & Eugene G. Simone, dated September 26, 1996, and last revised November 19, 1996" which is recorded at the Carroll County Registry of Deeds in Plan Book 158, Page 50. The parcel herein conveyed is more particularly described as follows:

Beginning at an iron pin at the southeast corner of the parcel herein conveyed;

Thence South 88° 25' 44" West 342.69 feet to a point;

Thence turning to the right and running North 49° 32' 37" West 446.83 feet to a point;

Thence curving to the left along the arc of a curve having a radius of 60 feet a distance of 200.90 feet to a point;

Thence curving to the right along the arc of a curve having a radius of 25 feet a distance of 28.44 feet to a point;

Warranty Deed

Page 2

Thence running North 86° 12' 16" West 209.20 feet to an iron pin;

Thence curving to the left along the arc of a curve having a radius of 125 feet a distance of 74.62 feet to an iron pin;

Thence turning to the right and running North 72° 10' 08" West 251.67 feet to a granite bound;

Thence turning to the right and running North 07° 50' 33" East 100 feet to a granite bound;

Thence turning to the left and running North 82° 05' 25" West 200 feet to a granite bound;

Thence turning to the right and running North 07° 29' 07" East 300 feet to a point;

Thence turning to the right and running South 86° 37' 34" East 400 feet to a granite bound;

Thence turning to the right and running South 07° 37' 02" West 100 feet to a granite bound;

Thence turning to the left and running South 86° 37' 19" East 788.61 feet to a granite bound;

Thence turning to the right and running South 24° 03' 11" East 727.27 feet to the point of beginning. Containing 15.56 acres, more or less.

Subject to:

1. Notes and conditions set forth on Plans recorded at the Carroll County Registry of Deeds in Plan Book 103, Pages 41 and 42; Plan Book 106, Page 44; and Plan Book 158, Page 50.
2. Rights of others in common over Ledgewood Road Extension.
3. Easement in favor of New Hampshire Electrical Cooperative, Inc. and New England Telephone and Telegraph Company recorded at the Carroll County Registry of Deeds in Book 1307, Page 401.
4. Current Use Assessment recorded at the Carroll County Registry of Deeds in Book 1779, Page 52.
5. Boundary Line Agreement recorded at the Carroll County Registry of Deeds in Book 1469, Page 896.
6. License Agreement recorded at the Carroll County Registry of Deeds in Book 1469, Page 899.
7. Restrictions set forth in deed of David L. Limric to Eugene J. Simone and Anthony V. Simone dated May 20, 1986 and recorded at the Carroll County Registry of Deeds in Book 1907, Page 403.

TOGETHER WITH such rights and interests the grantor has in Ledgewood Road and Maple Street, so-called.

Warranty Deed

Page 3

For further title reference, see plan entitled "Subdivision of Land of Anthony V. Simone & Eugene G. Simone, Conway, N.H." dated April 23, 1987 and recorded at the Carroll County Registry of Deeds in Plan Book 103, Page 41 and deed recorded at the Carroll County Registry of Deeds in Book 2107, Page 482 which conveyed Lot 1 as shown on the Plan.

MEANING AND INTENDING to describe and convey the same premises conveyed by Quitclaim Dced of Eugene Simone to the Anthony V. Simone and Jennifer P. Simone 2014 Trust dated January 11, 2017; and recorded in the Carroll County Registry of Deeds at Book 3348, Page 91; and Warranty Deed of Anthony V. Simone to the Anthony V. Simone and Jennifer P. Simone 2014 Trust dated January 24, 2014, and recorded in the Carroll County Registry of Deeds at Book 3128, Page 6.

This is not homestead property.

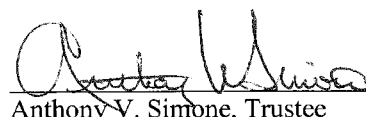
[Signatures appear on the following page]

Warranty Deed

Page 4

Executed this 20th day of September, 2017.

**Anthony V. Simone and Jennifer P. Simone
2014 Trust**

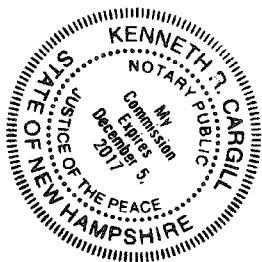

Anthony V. Simone, Trustee

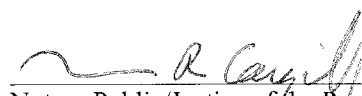

Jennifer P. Simone, Trustee

**STATE OF NEW HAMPSHIRE
COUNTY OF CARROLL**

Personally appeared the above named, **Anthony V. Simone and Jennifer P. Simone, Trustees of the Anthony V. Simone and Jennifer P. Simone 2014 Trust** and acknowledged the foregoing instrument as theirs and the Trust's voluntary act and deed, before me this 20th day of September, 2017.

Seal:




Notary Public/Justice of the Peace

My Comm. Expires: _____

Print or Type Name: _____

Invoice Number: 2024P01056702

Print

Current Owner	JOHNSON STEPHEN	Due Date	7/9/2024
Current Owner 2		Bill Amount	\$11.00
Billed Owner	JOHNSON STEPHEN		
Location	LEDGEWOOD RD	Principal	\$11.00
Type	Property Tax	Interest	\$0.01 *
Map-Lot-Sub	000202-000249-000000	Penalties	\$0.00
Acres	13.98	Total Due	\$11.01

*Per Diem Interest is \$0.0024

Add To Cart

The Net Assessment was \$1,900 at the time of this bill.

Assessment ▼

Transactions ▼

Invoice Number: 2023P02053501

Print

Current Owner	JOHNSON STEPHEN	Due Date	1/25/2024
Current Owner 2		Bill Amount	\$3.00
Billed Owner	JOHNSON STEPHEN		
Location	LEDGEWOOD RD	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Map-Lot-Sub	000202-000249-000000	Penalties	\$0.00
Acres	13.98	Total Due	\$0.00

The Net Assessment was \$1,900 at the time of this bill.

Assessment ▼

Transactions ▼



Property Card: JOHNSON STEPHEN
Town of Conway, NH

	Parcel ID: 202-249 Owner: JOHNSON STEPHEN Co-Owner: Mailing Address: 290 ASH STREET NORTH CONWAY, NH 03860 Physical Location: 00000 LEDGEWOOD RD		
	<table border="1"><thead><tr><th data-bbox="82 743 777 787">General Information</th><th data-bbox="777 743 1529 787">Assessed Value</th></tr></thead></table>	General Information	Assessed Value
General Information	Assessed Value		
State Class: 130 Class: RV District No.: 6 Zone: RA Total Acres: 13.980	Land: \$0 Use Value Land: \$1,900 Buildings: \$0 Total: \$1,900		
<table border="1"><thead><tr><th colspan="2" data-bbox="82 1035 1529 1083">Sale History</th></tr></thead></table>		Sale History	
Sale History			
Book/Page: 3350-193 Deed Date: 20170920 Sale Date: 20170920 Sale Type: LAND ONLY Sale Price: \$470,000			
<table border="1"><thead><tr><th colspan="2" data-bbox="82 1272 1529 1318">Building Details</th></tr></thead></table>		Building Details	
Building Details			
PPN # 6747 Series Card # 1 Living Units: 0 Style: 0 Year Built: 0 Effective Year Built: 0 True TLA (incl. fin. bsmt): 0 TLA 0 Stories: 0 Total Rooms: 0 Total Bedrooms: 0 Number Full Baths: 0 Number Half Baths: 0	WB/FP Openings: 0 Heating Type: 0 Heating Fuel Type: 0 Basement: 0 FBLA Size: 0 Attic: 0 Exterior Walls: 0 Basement / Garage: 0 CDU Cond Depr Util: Grade:		



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

BUILDING SKETCH

	<u>Descriptor/Area</u>



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.



Town of Conway, NH

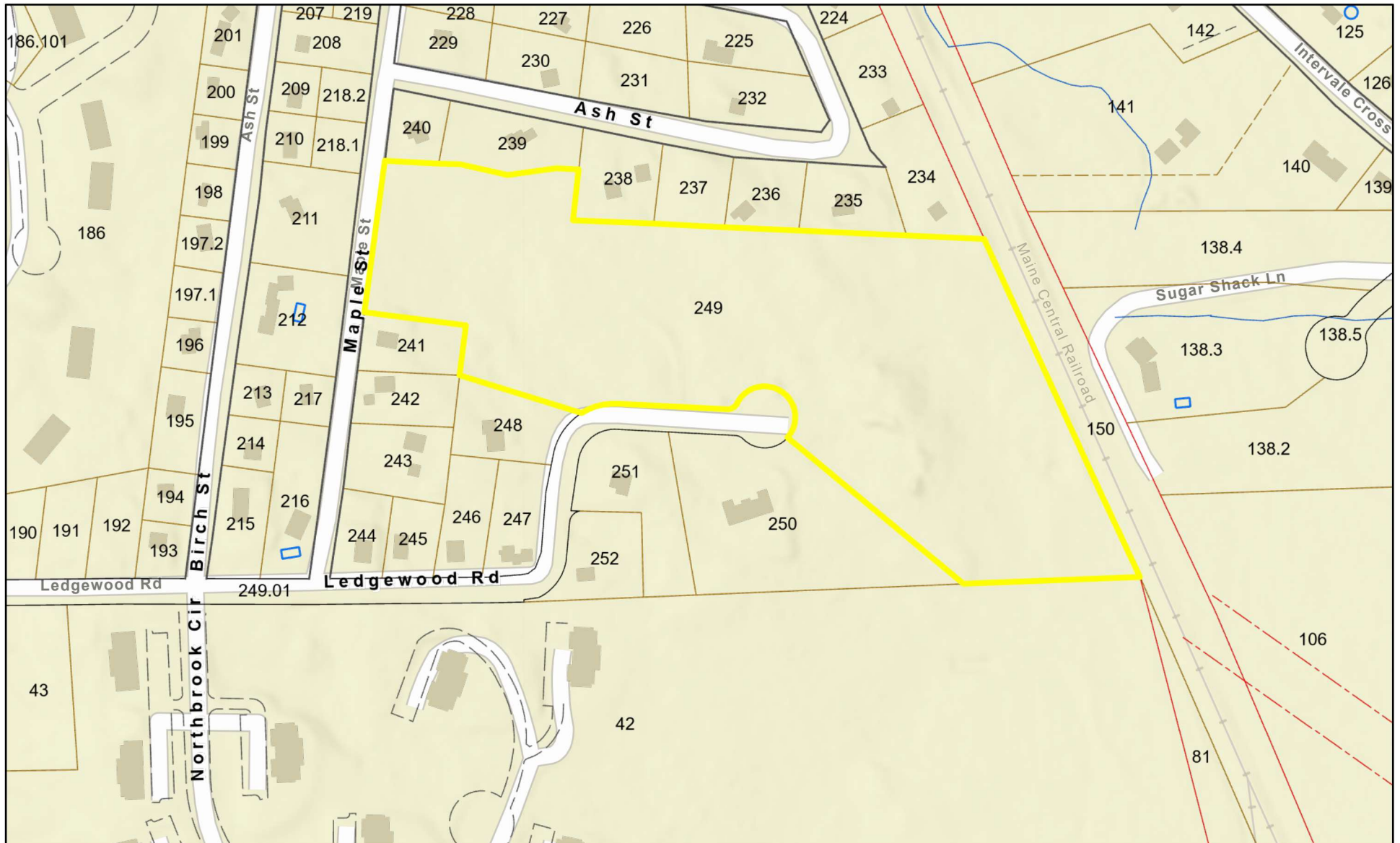
1 inch = 272 Feet



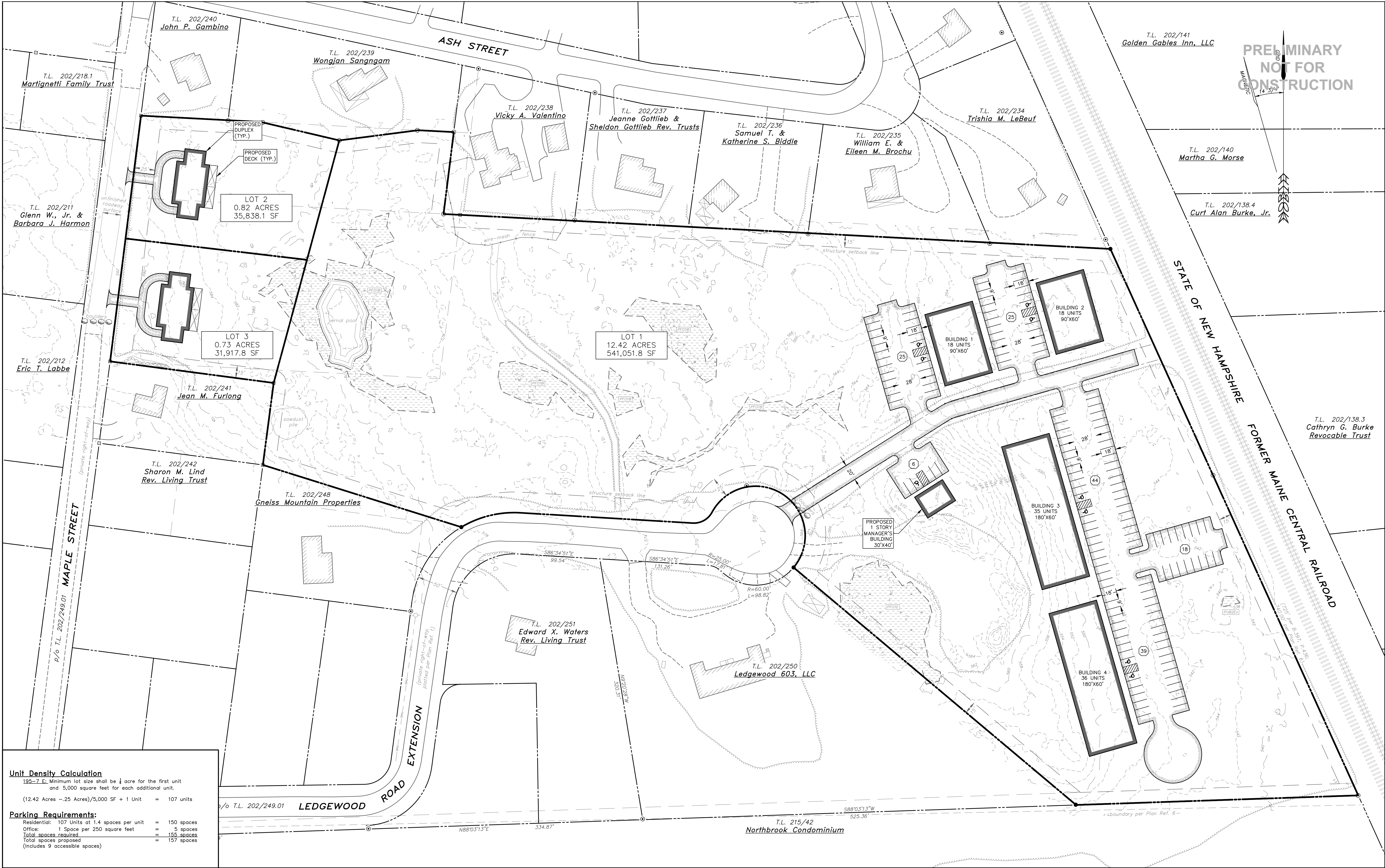
July 12, 2024

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0 272 544 816

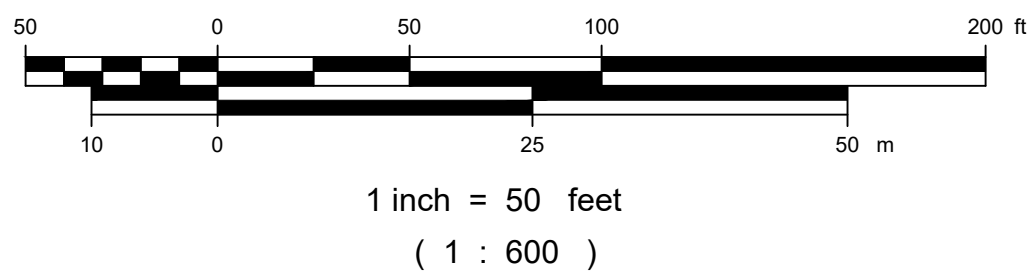


The property data available on this site is updated periodically. The Town of Conway makes no warranties with regard to its accuracy or completeness and assumes no liability associated with the use of this data.

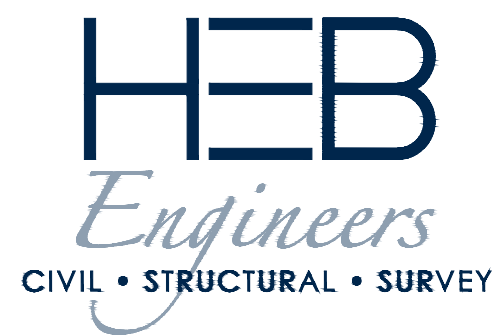


Unit Density Calculation
195-7 E. Minimum lot size shall be 1/4 acre for the first unit and 5,000 square feet for each additional unit.
(12.42 Acres - .25 Acres)/5,000 SF + 1 Unit = 107 units

Parking Requirements:
Residential: 107 Units at 1.4 spaces per unit = 150 spaces
Office: 1 Space per 250 square feet = 5 spaces
Total spaces required = 155 spaces
Total spaces proposed = 157 spaces
(includes 9 accessible spaces)

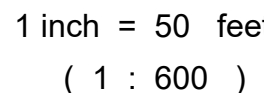
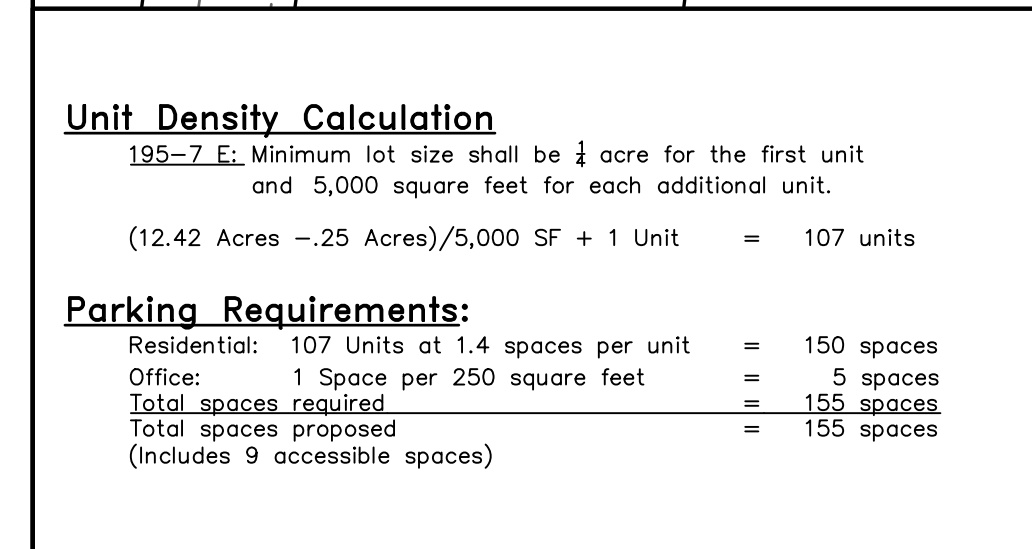


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No.	Revision	DATE BY

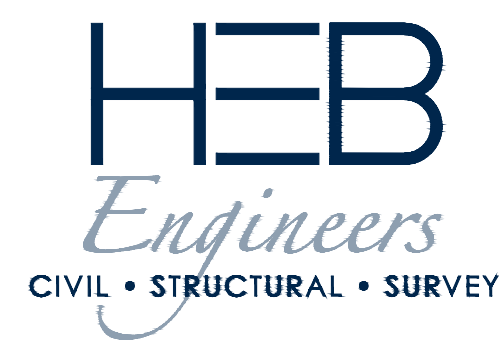


SURVEYED BY	DWI/MPM
DESIGNED BY	PME
DRAWN BY	PME
CHECKED BY	DRL
FIELD BOOK	363/364
SCALE	1"=50'
DATE	06/30/2023

Schematic Layout 1
for
Proposed Residential Subdivision
located in
North Conway, New Hampshire
prepared for
Total Construction Solutions



Copyright		2023	HEB Engineers, Inc.	
No.	Revision		DATE	BY



HEB Engineers, Inc.
www.hebengineers.com
NH Office (603) 356-6936
Post Office Box 440
North Conway, NH 03860
ME Office (207) 803-8265
Post Office Box 343
Bridgton, ME 04009

SURVEYED BY	DWI/MPM
DESIGNED BY	PME
DRAWN BY	PME
CHECKED BY	DRL
FIELD BOOK	363/364
SCALE	1"=50'
DATE	06/30/2023

Schematic Layout 2
for
Proposed Residential Subdivision
located in
North Conway, New Hampshire
prepared for
Total Construction Solutions

1.12

HEET 2 OF 3

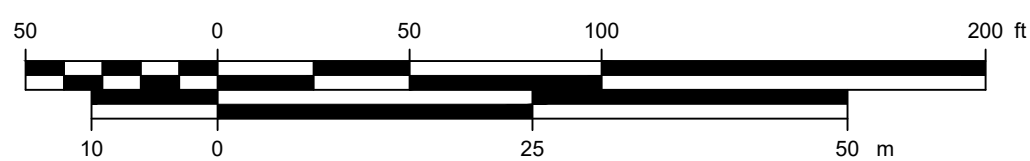
Unit Density Calculation

195-7 E. Minimum lot size shall be $\frac{1}{4}$ acre for the first unit
and 5,000 square feet for each additional unit.

$$(12.42 \text{ Acres} - .25 \text{ Acres}) / 5,000 \text{ SF} + 1 \text{ Unit} = 107 \text{ units}$$

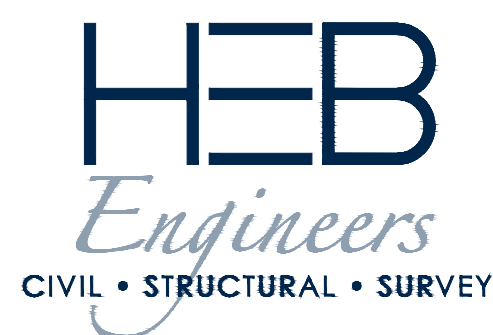
Parking Requirements:

Residential: 107 Units at 1.4 spaces per unit	=	150 spaces
Office: 1 Space per 250 square feet	=	5 spaces
Total spaces required	=	155 spaces
Total spaces proposed	=	157 spaces
(Includes 9 accessible spaces)		



1 inch = 50 feet
(1 : 600)

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SURVEYED BY	DWI/MPM
DESIGNED BY	PME
DRAWN BY	PME
CHECKED BY	DRL
FIELD BOOK	363/364
SCALE	1"=50'
DATE	06/30/2023

Schematic Layout 3
for
Proposed Residential Subdivision
located in
North Conway, New Hampshire
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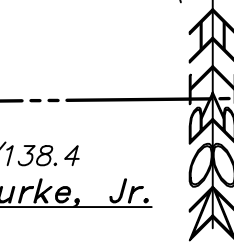
96086C

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SHEET 3 OF 3



PRELIMINARY
NOT FOR
CONSTRUCTION



Legend:

- Property line
- Existing/proposed treeline
- Proposed edge of pavement
- Proposed concrete
- 0–100' from vernal pool
- 100–750' from vernal pool
- 100–750' vernal pool impacts

PRELIMINARY
NOT FOR
CONSTRUCTION

Vernal Pool Lot Calculations

0–100 ft from vernal pool	63,609	SF
Disturbed area 0–100 feet from vernal pool	0	%
Disturbed percentage 0–100 feet from vernal pool	0.0	%
100–750 feet from vernal pool	331,091	SF
Disturbed area 100–750 feet from vernal pool	72,524	SF
Disturbed percentage 100–750 feet from vernal pool	21.9	%

Unit Density Calculation Lot 1

195–7 E. Minimum lot size shall be $\frac{1}{4}$ acre for the first unit and 5,000 square feet for each additional unit.

(6.62 Acres – 25 Acres)/5,000 SF + 1 Unit	=	55 units
Proposed	=	22 units

Unit Density Calculation Lot 2

195–7 E. Minimum lot size shall be $\frac{1}{4}$ acre for the first unit and 5,000 square feet for each additional unit.

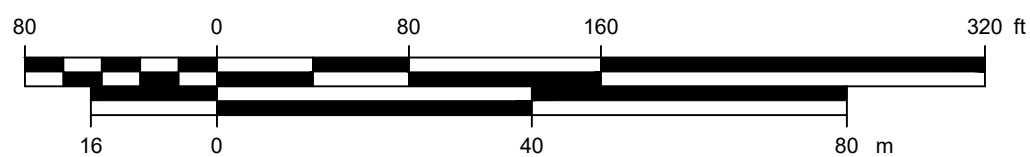
(7.34 Acres – 25 Acres)/5,000 SF + 1 Unit	=	62 units
---	---	----------

Parking Requirements Lot 1 :

Residential: 22 Units at 1.4 spaces per unit	=	31 spaces
Total spaces required	=	31 spaces
Total spaces proposed	=	44 spaces

Parking Requirements Lot 2 :

Residential: 62 Units at 1.4 spaces per unit	=	87 spaces
Office: 1 space per 250 sq ft	=	5 spaces
Total spaces required	=	92 spaces
Total spaces proposed	=	124 spaces



1 inch = 80 feet
(1 : 960)

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