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| PROPOSED BUILDING TYPE KEY | |
|----------------------------|---|
| n | UNIT DESIGNATION |
| An or Cn | BUILDING DESIGNATION (Apartment or Condo) |
| | RENTAL APARTMENTS |
| | CONDOMINIUM UNITS |

| PARCEL DENSITY CALCULATION | |
|---|--|
| Parcel Size: 3.5 Acres | |
| At 12 units per acre, 42 residential units are allowed by Special Exception. | |
| 190-20 Highway Commercial District | |
| B. Lot size and density. | |
| (5) Special exceptions. | |
| (c) The Zoning Board of Adjustment may grant a special exception for up to 12 dwelling units per acre, in the Village Commercial and Highway Commercial Districts under the following conditions: | |
| 1. | Each structure must contain at least three dwelling units. The proposed buildings shown contain three, four, five, six or ten residential units each but in no case shall any residential structure built contain fewer than three units. |
| 2. | Not less than 25% of all dwelling units shall be designated as full-time rental apartments. At the time of Planning Board approval, the units designated as full-time rental apartments must be shown on the plan with a condition that they are leased for 20 years from the date of Planning Board approval by the developer, and a deed restriction shall be recorded in the Registry of Deeds as evidence of the same. There are forty residential units proposed, ten of which are designated as rental apartment units. |
| 3. | All lots must be serviced by municipal water and sewerage. The property is served by the North Conway Water Precinct which provides both water and sewer service. |
| 4. | Rental/Deed-restricted units shall be a maximum of 1,000 square feet and a minimum of 300 square feet. The rental apartment units shown have footprints of 580 SF, with the potential for a partial second level resulting in a total floor area not to exceed 1,000 SF. |
| 5. | Architectural design plans must be submitted to the Zoning Board of Adjustment at the time of application to ensure compliance with the zoning regulations. |

SETTLERS COURT

A Proposed Residential Neighborhood

Layout 5.02

Special Exception Application Pursuant to Conway Code 190-20.B

Owner: Barnes Development LLC 2 Common Court Unit C13 North Conway, NH 03860
 Puddin' Pond Drive Tax Map 235 Parcel 82

