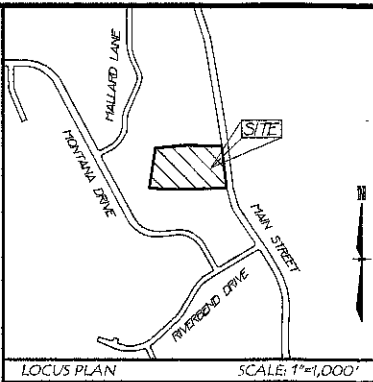
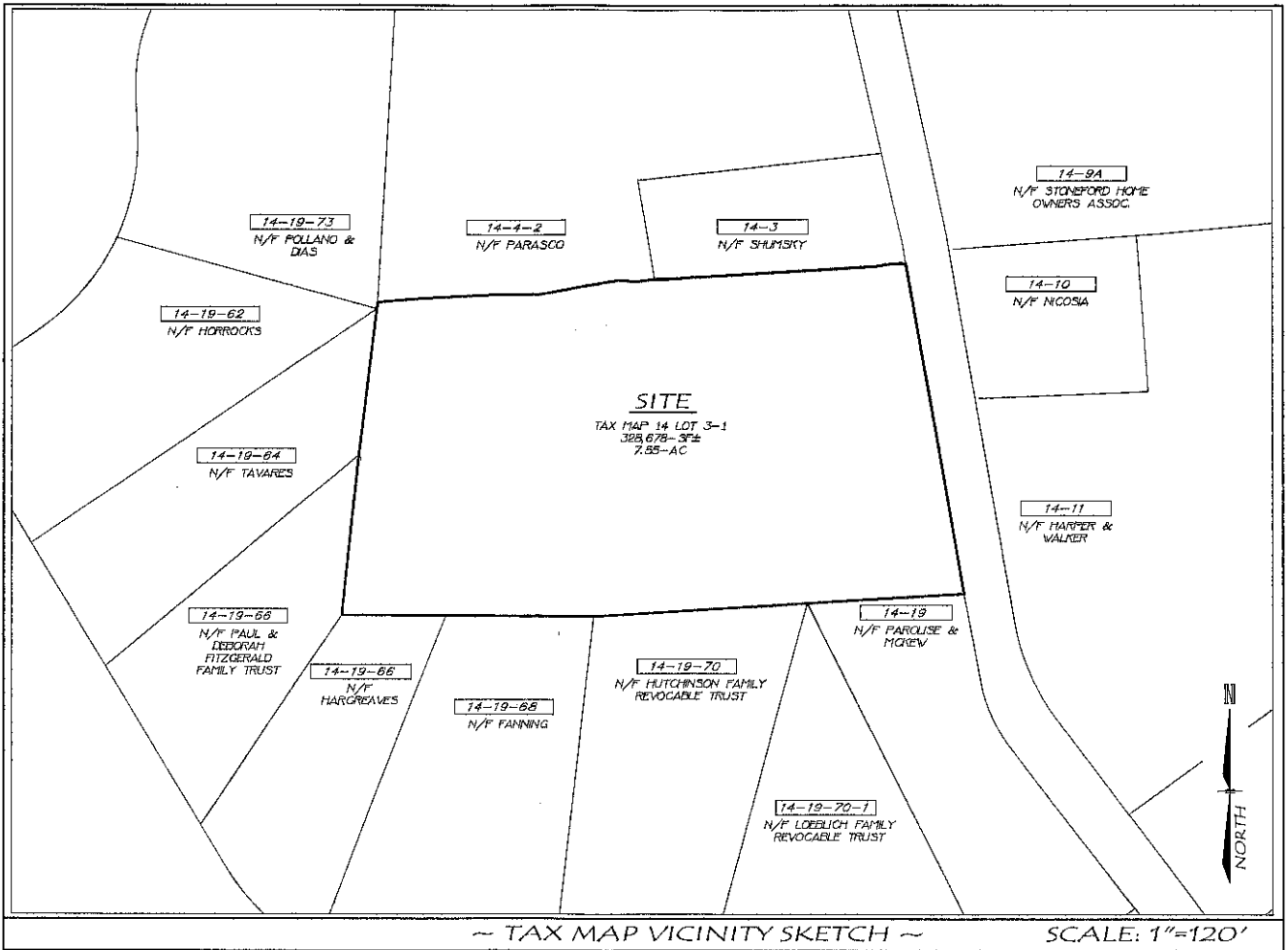


~ SITE PLAN ~
TAX MAP 14 LOT 3-1
412 MAIN STREET
SANDOWN, NEW HAMPSHIRE



NOTES:

- OWNER OF RECORD OF MAP 14 LOT 3-1:
THE SANCTUARY ESTATES, LLC
74 G.H. CARTER DRIVE
DANVILLE, NH 03819
DEED REFERENCE: BK. 6864 PG. 707
APPLICANT:
THE SANCTUARY ESTATES, LLC
74 G.H. CARTER DRIVE
DANVILLE, NH 03819
- CURRENT ZONING (R1) BUSINESS
SETBACKS FRONT: 35'
SETBACKS SIDE & REAR: 20'
SETBACKS WHEN ADJUTING RESIDENTIAL USES: 75'
LOT COVERAGE MAX: 75%
LOT FRONTAGE MINIMUM: 200'
LOT SIZE MINIMUM: 40,000 SF.
- THIS PLAN IS A COMPILED OF RECORD PLANS, AND AN ACTUAL ON THE GROUND FIELD SURVEY.
- THE INTENT OF THIS PLAN IS TO CONSTRUCT A RECREATIONAL CAMPING CABIN DEVELOPMENT WITH 32 CABINS, AMENITIES, PARKING, ON-SITE WELL, AND ON-SITE SEWAGE DISPOSAL SYSTEM.
- EXISTING USE: VACANT LOT
- LOT TO BE SERVED BY ON-SITE SEPTIC SYSTEM AND WELL. SEPTIC LOADING WAS CALCULATED USING SOL BASED LOT SIZING. A MAXIMUM OF 5,467 GALLONS PER DAY IS ALLOWED ON THE SITE AND 1,920 GALLONS PER DAY IS PROPOSED.
- EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF ROCKINGHAM NEW HAMPSHIRE, COMMUNITY PANEL NUMBER 3301500355, EFFECTIVE DATE: MAY 17, 2005, INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
- EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH CONDUCTED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, RESTRICTIONS AND EASEMENTS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PARCEL WOULD DETERMINE.
- ALL PROPOSED EXTERIOR LIGHTING IMPROVEMENTS SHALL CONFORM WITH REQUIREMENTS FOR THE SAME CONTAINED IN ARTICLE II PART A SECTION 19 OF THE TOWN ZONING ORDINANCE.
- ANY PROPOSED COMMERCIAL SIGNAGE MODIFICATIONS INCLUDING LOCATION, SIZE & DESIGN SHALL CONFORM TO ARTICLE II, PART C "SIGNS" OF THE TOWN OF SANDOWN ZONING ORDINANCE.
- SITE CONTRACTOR RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- A VARIANCE TO ARTICLE II PART A SECTION 14(A) WAS GRANTED ON DECEMBER 18, 2025.



ABUTTER INFORMATION:

14-3 KALIN SHUMSKY 418 MAIN STREET SANDOWN, NH 03873	14-19 AMANDA PAROLISE HOWARD MCGREW 408 MAIN STREET SANDOWN, NH 03873	14-19-68 WILLIAM P FANNING JR 15 MONTANA DRIVE SANDOWN, NH 03873
14-4-2 WILLIAM A PARASCO 422 MAIN STREET SANDOWN, NH 03873	14-19-62 RUSSELL D HORROCKS ALYSON B HORROCKS 33 MONTANA DRIVE SANDOWN, NH 03873	14-19-70 DAVID A & EILEEN H HUTCHINSON JR HUTCHINSON FAMILY REVOCABLE TRUST 9 MONTANA DRIVE SANDOWN, NH 03873
14-9A STONEFORD HOMEOWNERS ASSOCIATION 17 COMMERCE DRIVE BEDFORD, NH 03110	14-19-64 OSWALDINO R TAVARES 31 MONTANA DRIVE SANDOWN, NH 03873	14-19-70-1 MATTHEW LOEBLICH LOEBLICH FAMILY REVOCABLE TRUST 5 MONTANA DRIVE SANDOWN, NH 03873
14-10 NICHOLAS NICOSIA 415 MAIN STREET SANDOWN, NH 03873	14-19-66 DAVID V MARGREAVES SANDRA T MARGREAVES 23 MONTANA DRIVE SANDOWN, NH 03873	14-19-73 CHARLES POLLANO SHAWN DASS 9 MALLARD LANE SANDOWN, NH 03873
14-11 JILL H HARPER DANIEL T WALKER 409 MAIN STREET SANDOWN, NH 03873	14-19-66-1 TIMOTHY P FITZGERALD PAUL & DEBORAH FITZGERALD FAMILY TRUST 25 MONTANA DRIVE SANDOWN, NH 03873	

STATE APPROVALS

NHDES WATER SUPPLY: PENDING
NHDES DISPOSAL SYSTEM DESIGN: PENDING
NHDES DREDGE AD FILL: PENDING
NHDOT REVISED DRIVEWAY ENTRANCE PERMIT: PENDING

PLAN REFERENCES:

- ROD PLAN D-11511
- ROD PLAN D-30464
- ROD PLAN D-33633

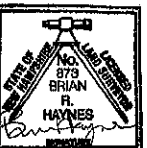
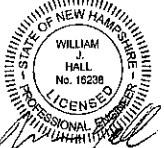
"ADDITIONAL INFORMATION, NOT INCLUDED ON THIS SITE PLAN, CAN BE FOUND ON THE ABOVE LISTED PLANS, RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS & TOWN OF SANDOWN PLANNING DEPARTMENT."

RECORDING NOTE:

- SHEETS 1 & 3 OF THIS PLAN SET ARE TO BE RECORDED AT THE R.C.R.D., THE COMPLETE 7 PAGE PLAN SET WILL BE ON FILE WITH THE TOWN OF SANDOWN.

LEGEND

STONE BOUND	UNDERGROUND ELECTRIC & CABLE
IRON PIN	SEWER LINE
DRILL HOLE	WATER LINE
EDGE OF PAVEMENT	EXISTING TREE LINE
EDGE OF WETLANDS	CATCH BASIN
202	2 FOOT CONTOUR
200	10 FOOT CONTOUR
BOUNDARY LINE	DRAIN MANHOLE
STONE WALL	SEWER MANHOLE
DRAINAGE AND SLOPE EASEMENT	STREET LIGHT
BUILDING SETBACK LINE	UTILITY POLE W/ GUY
GUARD RAIL	SPOT GRADE
DRAIN LINE	MAIL BOX



12-22-2025
BRIAN R. HAYNES, LLS #873

APPROVED BY THE SANDOWN PLANNING BOARD

DATE: _____
CHAIRMAN: _____
SECRETARY: _____

COVER SHEET

PROJECT: TAX MAP 14 LOT 3-1
#412 MAIN STREET
SANDOWN, NEW HAMPSHIRE
SCALE: 1" = 40'
DRAWN BY: WJH
DATE: DECEMBER 22, 2025
REVISED: 1.
OWNER: THE SANCTUARY ESTATES, LLC
74 G.H. CARTER DRIVE
DANVILLE, NH 03819
PREPARED BY: S.E.C. & ASSOCIATES, INC.
SURVEYING & ENGINEERING CONSULTANTS
P.O. BOX 1337 - PLASTOW, NH 03865
PHONE: (603)-382-5065
FAX: (603)-382-5065
EMAIL: SEC@SECANDASSOCIATES.COM
DRAWING #: 3372-SP.DWG
JOB NO. 25-3372
SHEETS 1 & 3 FOR RECORDING



NOTE:
SEE SHEET 1 FOR ALL PROJECT NOTES AND PLAN REFERENCES.

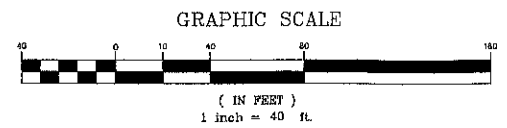
- SOILS NOTES:**
1. THE FLAGGED WETLAND LINES SHOWN ON THIS PLAN ARE DELINEATING THE POORLY & VERY POORLY DRAINED SOILS.
 2. WETLANDS WERE DELINEATED IN ACCORDANCE TO THE ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 AND THE NORTHEAST REGIONAL SUPPLEMENT, VERSION 2.0, JANUARY 2012. THE WETLANDS WERE DELINEATED DURING NOVEMBER 2024 BY LUKE HURLEY, NH CERTIFIED WETLAND SCIENTIST #232.
 3. HISS DESIGNATIONS WERE PROVIDED BY LUKE HURLEY (C.S.S. #095), PO BOX 356, EPSOM, NH 03234.



14-11
N/F HARPER & WALKER

LEGEND

- | | | | |
|---------|------------------------|----------|--------------------------|
| — B — | STONE BOUND | — B MB — | MAILBOX |
| — O — | IRON ROD / IRON PIPE | — C — | CATCH BASIN |
| — @ — | DRILL HOLE | — U — | UTILITY POLE w/ GUY WIRE |
| — EOP — | EDGE OF PAVEMENT | — W — | EXISTING WELL |
| — EOG — | EDGE OF GRAVEL | — L — | LIGHT POLE |
| — EW — | EDGE OF WETLANDS | — T — | TREE (DECIDUOUS) |
| — B — | BOUNDARY LINE | — C — | TREE (CONIFEROUS) |
| — S — | STONE WALL | — TP — | TEST PIT |
| — F — | FENCE (ELECTRIC) | | |
| — TL — | EXISTING TREELINE | | |
| — 24B — | EXISTING 2 FT CONTOUR | | |
| — 250 — | EXISTING 10 FT CONTOUR | | |
| — OHW — | OVERHEAD WIRES | | |
| — W — | WATER LINE | | |

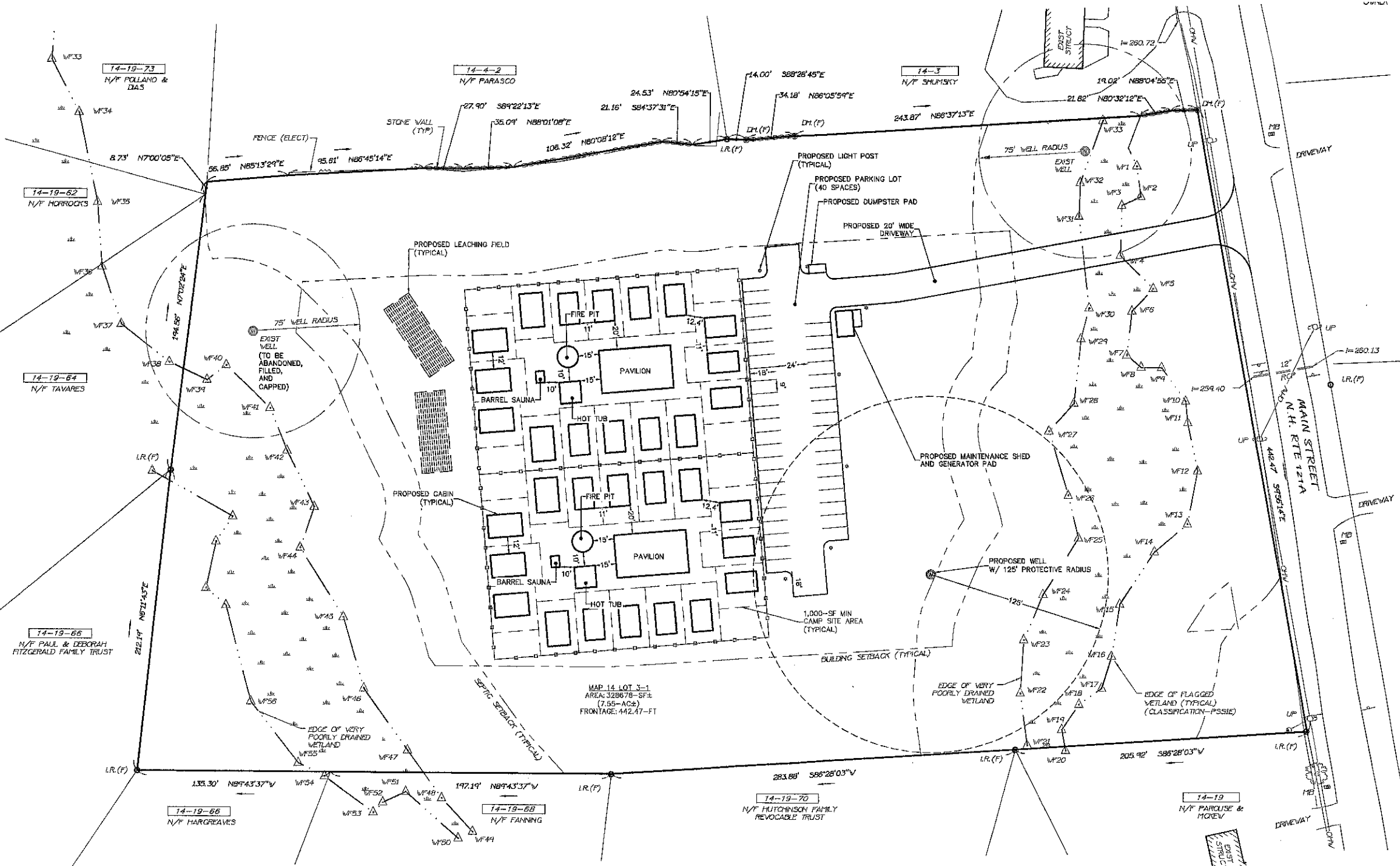


EXISTING CONDITIONS

PROJECT: TAX MAP 14 LOT 3-1	
#412 MAIN STREET	
SANDOWN, NEW HAMPSHIRE	
SCALE: 1" = 40'	DRAWN BY: WJH
DATE: DECEMBER 22, 2025	REVISED: 1.
OWNER: THE SANCTUARY ESTATES, LLC	3.
74 G.H. CARTER DRIVE	4.
DANVILLE, NH 03819	5.
PREPARED BY: S.E.C. & ASSOCIATES, INC.	DRAWING #: 3372-SP.DWG
SURVEYING & ENGINEERING CONSULTANTS	JOB NO. 25-3372
P.O. BOX 1337 - PLAINSTON, NH 03865	
PHONE: (603)-382-5065	
FAX: (603)-382-5065	
EMAIL: SEC@SECENGINEERING.COM	

NOTE:
SEE SHEET 1 FOR ALL PROJECT NOTES

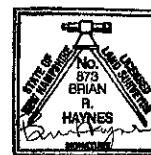
NH NAD83



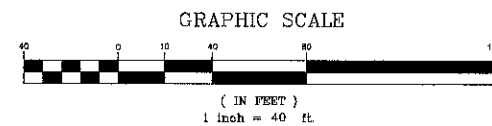
CERTIFICATION

"I CERTIFY THAT THE ERROR OF CLOSURE USED IN THE PREPARATION OF THIS PLAN DOES NOT EXCEED 1 PART IN 10,000."

DATE 12-17-2025



12-22-2025
BRIAN R. HAYNES, L.L.S. #873



SITE PLAN

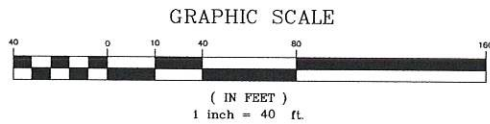
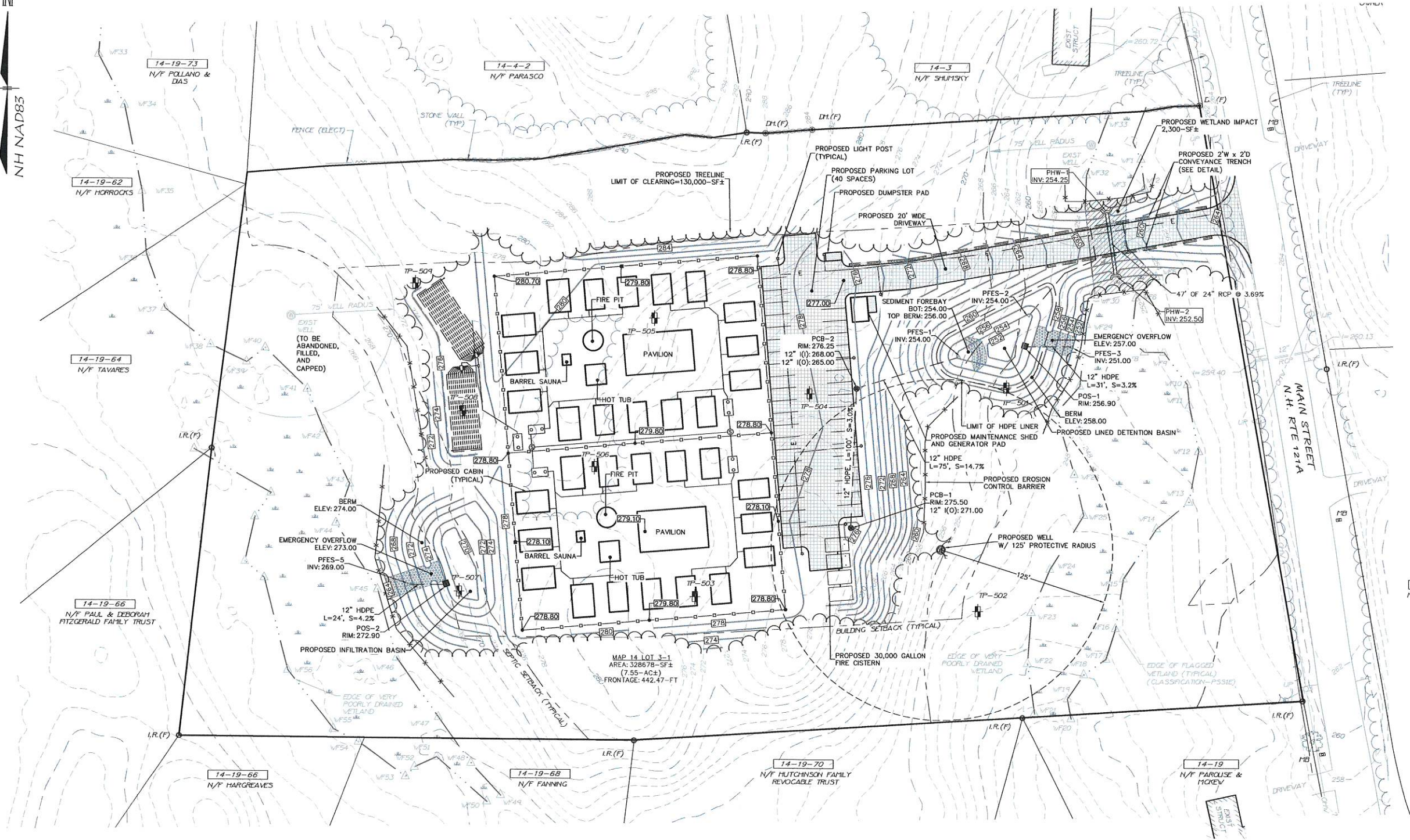
PROJECT: TAX MAP 14 LOT 3-1 #412 MAIN STREET SANDOWN, NEW HAMPSHIRE	
SCALE: 1" = 40'	DRAWN BY: WJH
DATE: DECEMBER 22, 2025	REVISED: 1. 2.
OWNER: THE SANCTUARY ESTATES, LLC 74 G.H. CARTER DRIVE DANVILLE, NH 03819	
PREPARED BY: S.E.C. & ASSOCIATES, INC.	
SURVEYING & ENGINEERING CONSULTANTS P.O. BOX 1337 - PLAINSTON, NH 03855 • PHONE: (603)-382-5065 SERVING N.H. & MA. EMAIL: SEC@SECOSURVEYING.COM	
DRAWING #: 3372-SP.DWG	JOB NO. 25-3372

(SHEETS 1 & 3 FOR RECORDING)

SHEET 3 OF 7

NOTE:
SEE SHEET 1 FOR ALL PROJECT NOTES.

NH NAD83



GRADING & DRAINAGE			
PROJECT: TAX MAP 14 LOT 3-1 #412 MAIN STREET SANDOWN, NEW HAMPSHIRE			
SCALE: 1" = 40'	DRAWN BY: WJH		
DATE: DECEMBER 22, 2025	REVISED: 1.	2.	
OWNER: THE SANCTUARY ESTATES, LLC 74 G.H. CARTER DRIVE DANVILLE, NH 03819			3.
PREPARED BY: S.E.C. & ASSOCIATES, INC.			4.
S.E.C. & ASSOCIATES, INC. P.O. BOX 1337 - PLAINSTON, NH 03865 ~ SERVING N.H. & MA. ~			5.
DRAWING NO. 3372-SP.DWG			JOB NO. 25-3372

CONSTRUCTION DETAILS			
PROJECT: TAX MAP 14 LOT 3-1 #412 MAIN STREET SANDOWN, NEW HAMPSHIRE			
SCALE: 1" = 40'	DRAWN BY: WJH		
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OWNER: THE SANCTUARY ESTATES, LLC 74 C.H. CARTER DRIVE DANVILLE, NH 03819		3.	
		4.	
PREPARED BY: S.E.C. & ASSOCIATES, INC.		5.	
SURVEYING & ENGINEERING CONSULTANTS P.O. BOX 1337 - PLAISTOW, NH 03865 • PHONE: (603)-382-5065 ~ SERVING N.H. & MA. ~ EMAIL: SEC@SECURVEYING.COM		DRAWING #: 3372-SP.DWG JOB NO. 25-3372	
(SHEETS 1 & 3 OF RECORDING)		SHEET 2 OF 2	