

S.E.C. & Associates, Inc.
Surveying & Engineering Consultants

December 23, 2025

Re: "The Sanctuary Estates"
Camping Cabin Development
Owner & Developer: The Sanctuary Estates, LLC
412 Main Street
Sandown, NH

Project Summary:

The applicant proposes the construction of a camping cabin development consisting of 32 units. One new private driveway is proposed and is approximately 300-FT long.

A trip generation analysis has been performed and is attached. The calculations attached demonstrate that the proposed subdivision would have a negligible increase in traffic along Main Street and adjacent local roads. NHDOT has measured the traffic counts along Main Street, approximately 1,200-FT south of the site. The Annual Average Daily Traffic (AADT) was 3,837 trips through this stretch of road. The attached Trip Generation Analysis estimates that 83 trips would be generated on a weekday by the proposed development, which represents an approximately 2.2% increase of daily trips along Main Street. Combined with a controlled intersection and clear sight lines, the proposed driveway will provide a safe intersection along Main Street.

If you need any additional information or have any questions or concerns, please feel free to contact me at the phone number or email address provided. I look forward to hearing from you. Thank you for your consideration.

Sincerely,



William Hall, P.E.
Vice President



TCDS Locations

- WM
- Short Count Class
- Short Count Volume
- Perm Class
- Perm Volume

New Hampshire
DOT
Department of Transportation

12/23/2025

Project: The Sanctuary Estates
Location: Sandown, NH
Client: The Sanctuary Estates, LLC

Project Number: 25-3372
Prepared By: William Hall, P.E.
Date: December 23, 2025

TRIP GENERATION ANALYSIS

Proposed Trip Generation

Use	# Units	AM Peak Hour	PM Peak Hour	Weekday Total
Campground/RV Park (ITE Code 416)	32	7.04	9.28	82.88