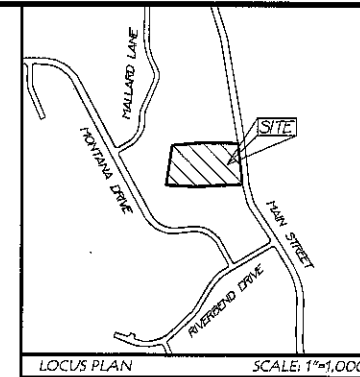
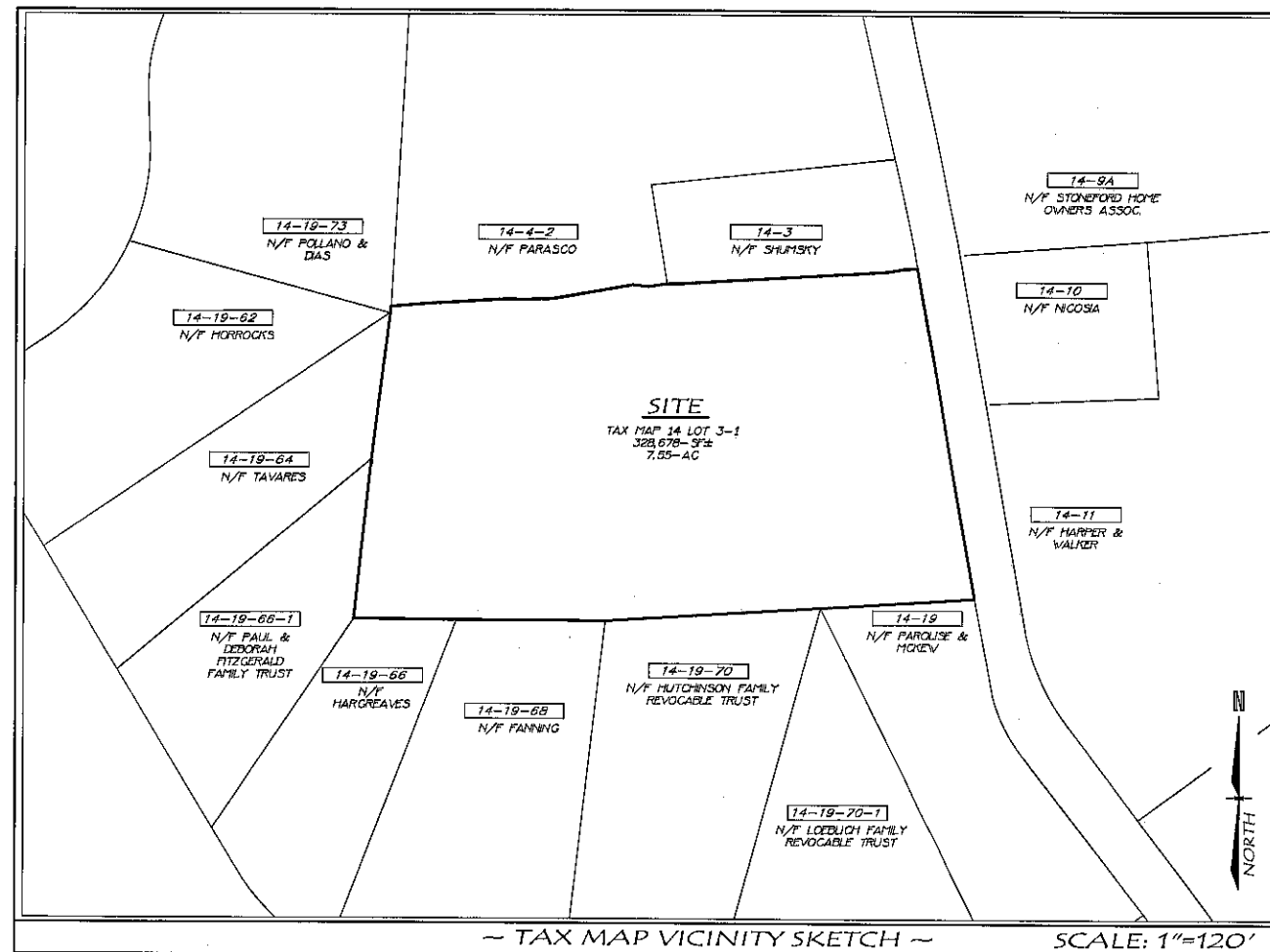


~ SITE PLAN ~ TAX MAP 14 LOT 3-1 412 MAIN STREET SANDOWN, NEW HAMPSHIRE



NOTES:

- OWNER OF RECORD OF MAP 14 LOT 3-1: THE SANCTUARY ESTATES, LLC, 74 G.H. CARTER DRIVE, DANVILLE, NH 03819. DEED REFERENCE: DK. 6664 P.G. 707.
- APPLICANT: THE SANCTUARY ESTATES, LLC, 74 G.H. CARTER DRIVE, DANVILLE, NH 03819.
- CURRENT ZONING: (B1) BUSINESS. SETBACKS FRONT: 35'. SETBACKS SIDE & REAR: 20'. SETBACKS WHEN ADJUTING RESIDENTIAL USES: 75'. LOT COVERAGE MAX: 75%. LOT FRONTAGE MIN/PLN: 200'. LOT SIZE MIN/PLN: 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 SOIL BASED LOT SIZING. A MAXIMUM OF 5,427 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 3301500355E, 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 COMPLETED 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 1 PART A SECTION 19 OF THE TOWN ZONING ORDINANCE.
- ANY PROPOSED COMMERCIAL SIGNAGE MODIFICATIONS INCLUDING LOCATION, SIZE & DESIGN WILL CONFORM TO ARTICLE 8, 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 8 PART A SECTION 14(A) WAS GRANTED ON DECEMBER 18, 2025.



ABUTTER INFORMATION:

14-3 KALIN SHUMSKY 412 MAIN STREET SANDOWN, NH 03873	14-19 AMANDA PARLOUSE HOWARD MOREV 405 MAIN STREET SANDOWN, NH 03873	14-19-69 WILLIAM P FANNING JR 35 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 & ELLEN M HUTCHINSON JR HUTCHINSON FAMILY REVOCABLE TRUST 9 MONTANA DRIVE SANDOWN, NH 03873
14-9A STONEFORD HOMEOWNERS ASSOCIATION 17 COMMENCE DRIVE BEDFORD, NH 03110	14-19-64 OSVALDINO 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 HARGREAVES SANDRA T HARGREAVES 23 MONTANA DRIVE SANDOWN, NH 03873	14-19-73 CHARLES POLLANO SHAWN DIAS 9 MALLARD LANE SANDOWN, NH 03873
14-11 JILL M HARPER DANIEL T WALKER 404 MAIN STREET SANDOWN, NH 03873	14-19-68-1 TIMOTHY P FITZGERALD PAUL & DEBORAH FITZGERALD FAMILY TRUST 25 MONTANA DRIVE SANDOWN, NH 03873	

STATE APPROVALS

- NIDES WATER SUPPLY: PENDING
- NIDES DISPOSAL SYSTEM DESIGN: PENDING
- NIDES DREDGE AND FILL: 2025-03322
- NIDES ALTERATION OF TERRAIN: PENDING
- NIDES REVISED DRIVEWAY ENTRANCE PERMIT: PENDING

PLAN REFERENCES:

- RCD PLAN D-11511
- RCD PLAN D-30464
- RCD PLAN D-33533

"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:

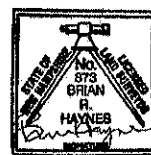
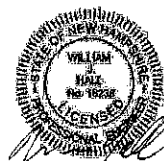
- SHEETS 1 & 3 OF THIS PLAN SET ARE TO BE RECORDED AT THE R.C.R.D.; THE COMPLETE 8 PAGE PLAN SET WILL BE ON FILE WITH THE TOWN OF SANDOWN.

LEGEND

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

SHEET INDEX

SHEET	INITIAL RELEASE: SEPTEMBER 17, 2025	RECENT REVISION DATE
SHEET 1	COVER SHEET	01-19-2026
SHEET 2	EXISTING CONDITIONS	01-19-2025
SHEET 3	SITE PLAN	01-19-2026
SHEET 4	GRADING AND DRAINAGE PLAN	01-19-2026
SHEET 5	LANDSCAPE PLAN	01-19-2026
SHEET 6	CONSTRUCTION DETAILS	01-19-2026
SHEET 7	CONSTRUCTION DETAILS	01-19-2026
SHEET 8	CONSTRUCTION DETAILS	01-19-2026



01-19-2026
BRIAN R. HAYNES, L.L.S. #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. 01/19/26

OWNER: THE SANCTUARY ESTATES, LLC
74 G.H. CARTER DRIVE
DANVILLE, NH 03819

PREPARED BY: **S.E.C. & ASSOCIATES, INC.**

DRAWING #: 3372-SP.DWG
JOB NO. 25-3372

PHONE: (603)-382-5065
P.O. BOX 1337 - PLAISTOW, NH 03865
SERVING N.H. & MA. EMAIL: SEC@SECENGINEERING.COM

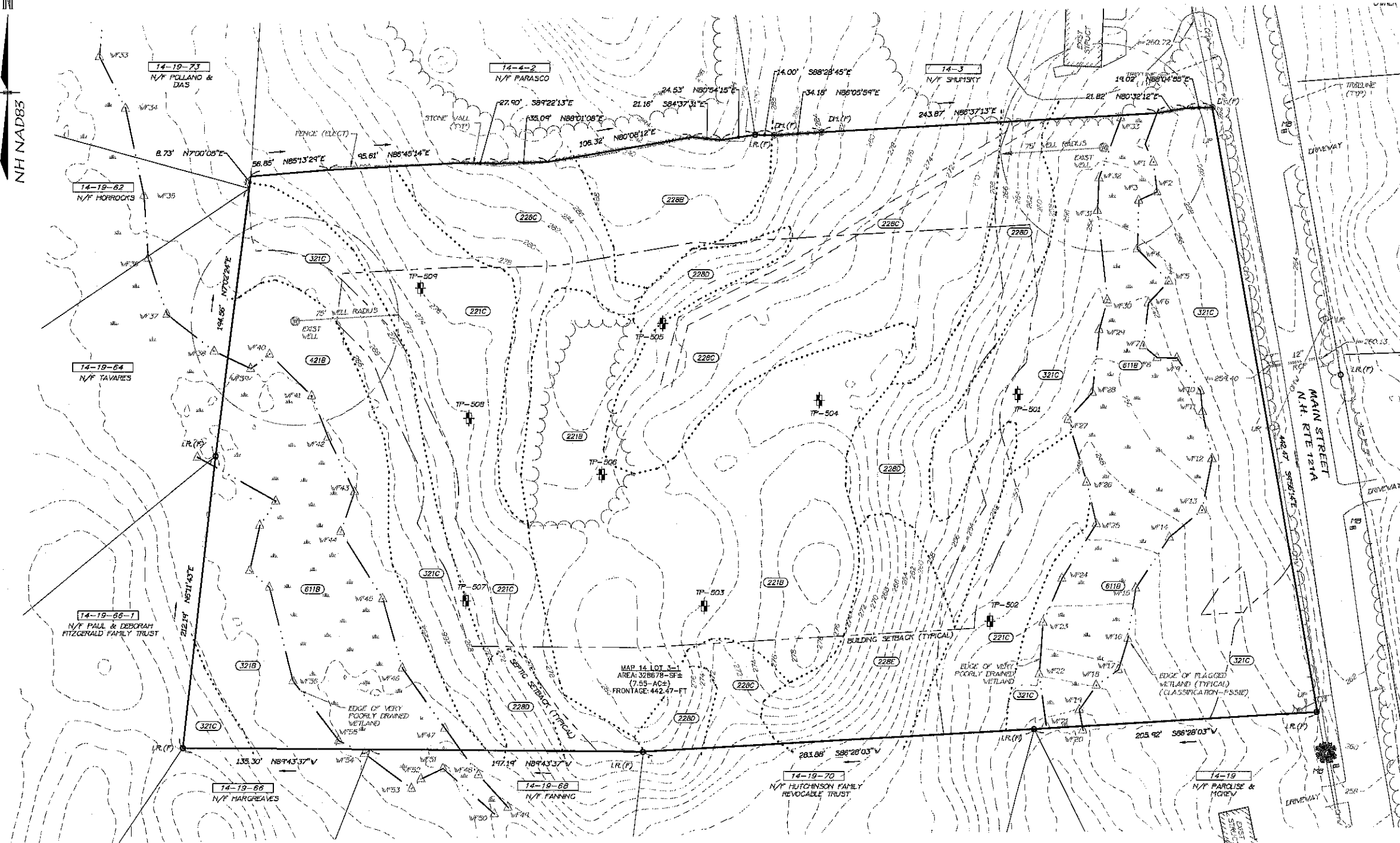
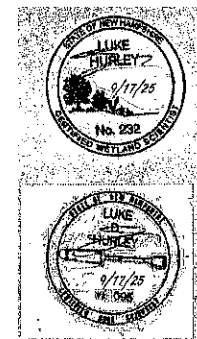
(SHEETS 1 & 3 FOR RECORDING) SHEET 1 OF 8

NH NAD83

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

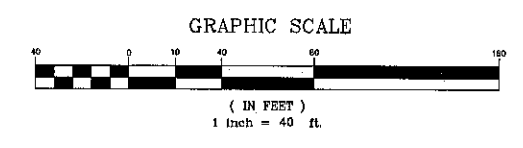
SOILS NOTES:

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.



LEGEND

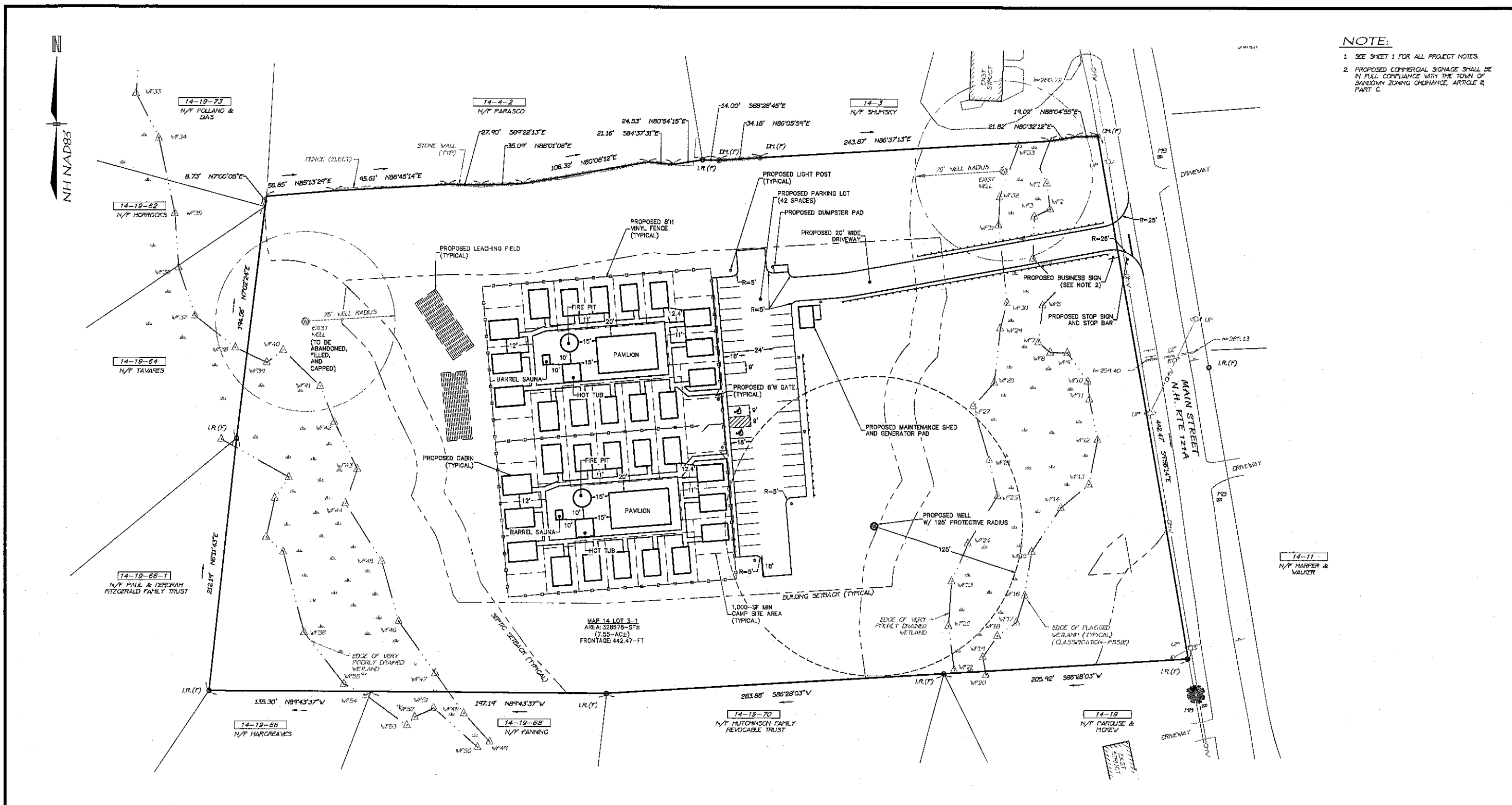
- | | | | |
|-------|------------------------|------|-------------------------|
| □ | STONE BOUND | □ MB | MAILBOX |
| ○ | IRON ROD / IRON PIPE | □ CB | CATCH BASIN |
| ● | DRILL HOLE | LP | UTILITY POLE w/GUY WIRE |
| —KOP— | EDGE OF PAVEMENT | ⊙ | EXISTING WELL |
| —EDG— | EDGE OF GRAVEL | ⊙ | LIGHT POLE |
| — | EDGE OF WETLANDS | ⊙ | TREE (DECIDUOUS) |
| — | BOUNDARY LINE | ⊙ | TREE (CONIFEROUS) |
| — | STONE WALL | ⊙ | TEST PIT |
| — | FENCE (ELECTRIC) | | |
| — | EXISTING TREELINE | | |
| —248— | 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. 01/19/26
OWNER: THE SANCTUARY ESTATES, LLC 74 G.H. CARTER DRIVE DANVILLE, NH 03819	3.
PREPARED BY: S.E.C. & ASSOCIATES, INC.	4.
SURVEYING & ENGINEERING CONSULTANTS P.O. BOX 1337 - PLAINSTON, NH 03865 • PHONE: (603)-382-5065 SERVING NH & MA • EMAIL: SEC@SECENGINEERING.COM	5.
DRAWING #: 3372-SP.DWG JOB NO. 25-3372	

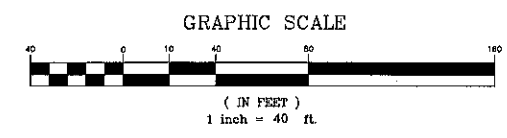
NOTE:
 1. SEE SHEET 1 FOR ALL PROJECT NOTES
 2. PROPOSED COMMERCIAL SIGNAGE SHALL BE IN FULL COMPLIANCE WITH THE TOWN OF SANDOWN ZONING ORDINANCE, ARTICLE B, PART C.



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



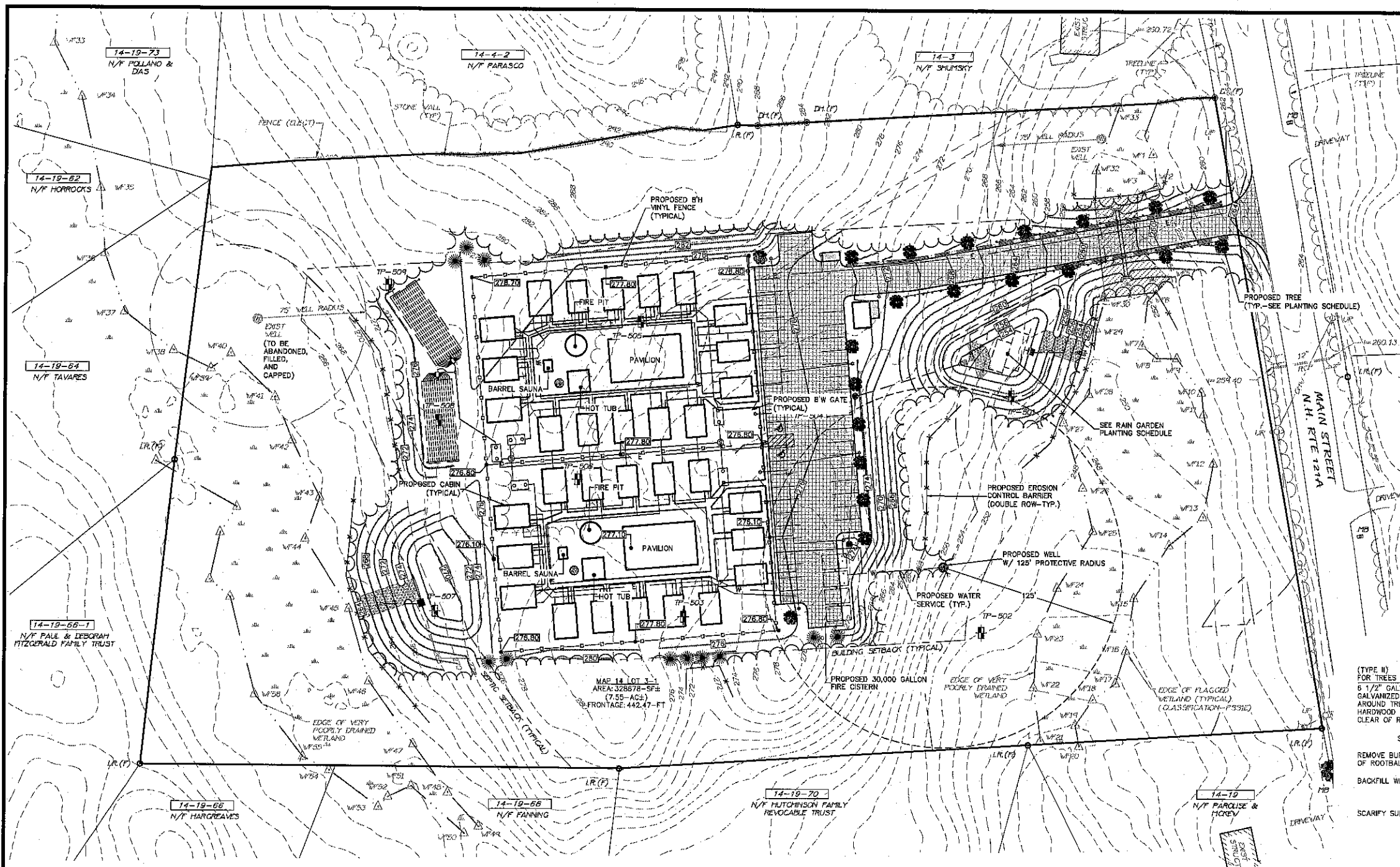
01-19-2026
 BRIAN R. HAYNES, L.L.S. #873



APPROVED BY THE SANDOWN PLANNING BOARD
 DATE: _____
 CHAIRMAN: _____
 SECRETARY: _____

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. 01/19/26
OWNER: THE SANCTUARY ESTATES, LLC 74 G.H. CARTER DRIVE DANVILLE, NH 03819	3. 4. 5.
PREPARED BY: S.E.C. & ASSOCIATES, INC.	DRAWING #: 3372-SP.DWG
SURVEYING & ENGINEERING CONSULTANTS P.O. BOX 1337 - PLAINSTON, NH 03865 • PHONE: (603)-382-5065 SERVING N.H. & MA • EMAIL: SEC@SECOSURVEYING.COM	JOB NO. 25-3372



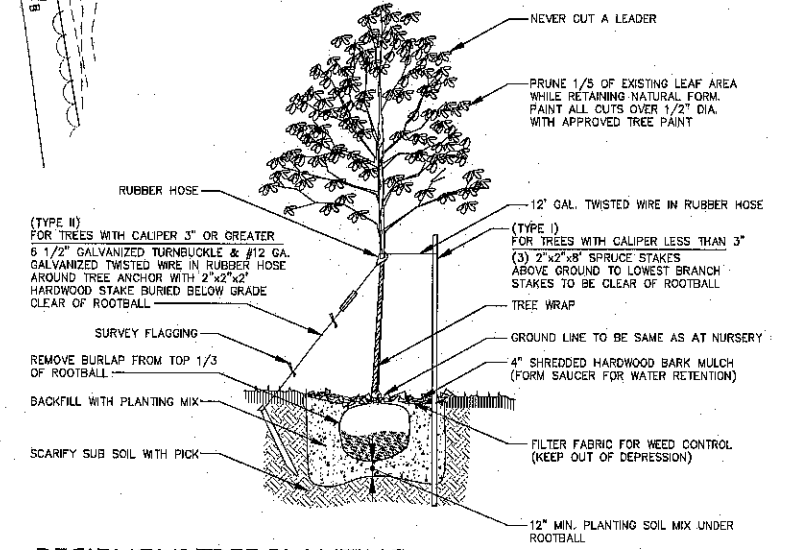
NOTES:
 1. SEE SHEET 1 FOR ALL PROJECT NOTES.
 2. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH THE TOWN OF SANDOWN SITE PLAN RULES AND REGULATIONS, SECTION VI.

RAIN GARDEN PLANTING SCHEDULE				
QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
---	AGROSTIS ALBA	RED TOP	GRASS	GRASS
3	CORNUS STOLONIFERA	RED OSIER DOGWOOD	B&B	1 1/4" CALIPER
3	VEURNUM DANTATUM	ARROW WOOD	B&B	SHRUB
3	CLETHRA ALNIFOLIA	SWEET PEPPERBUSH	B&B	SHRUB
3	ILEX VERTICILLATA	WINTERBERRY	B&B	SHRUB

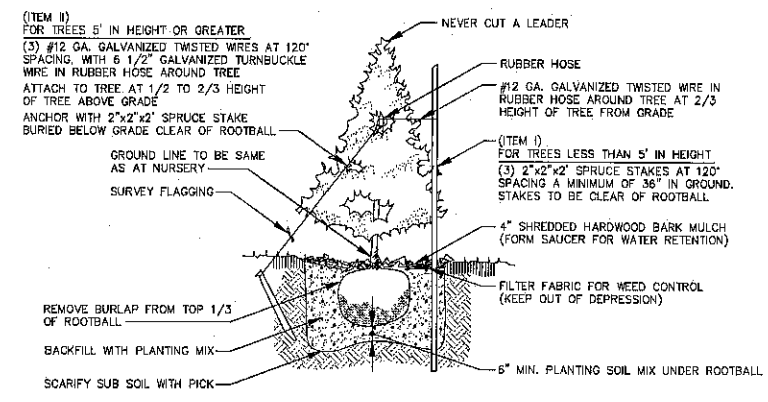
NOTE:
 PLANTINGS MAY BE SUBSTITUTED FOR APPROVED EQUAL NATIVE PLANTINGS.

PLANTING SCHEDULE				
SYM	QTY	BOTANICAL NAME	COMMON NAME	ROOT SIZE
	21	ACER RUBRUM	RED MAPLE	B&B 2 1/4" CALIPER
	11	THUJA PLICATA	RED CEDAR	B&B 10'-12' HEIGHT

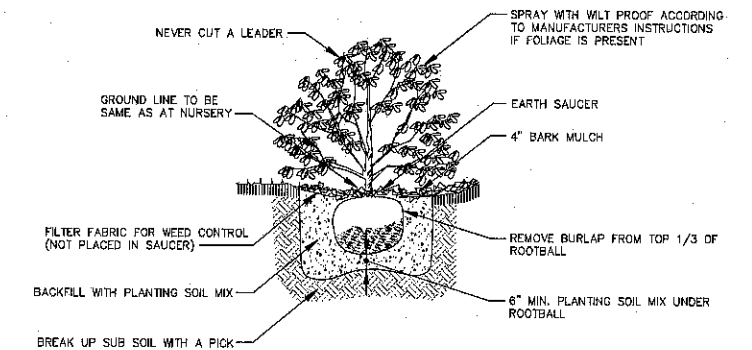
LANDSCAPE NOTES:
 1. LANDSCAPE SYMBOLS DRAW TO SCALE OF AVERAGE MATURE SPREAD WIDTH.
 2. LANDSCAPING IS SUBJECT TO CHANGE.
 3. ADDITIONAL LANDSCAPING MAY BE REQUIRED TO MAINTAIN NATURAL VEGETATED BUFFERS.
 4. NO PLANTINGS SHALL OVER 18" SHALL BE PLACED WITHIN THE SIGHT DISTANCE TRIANGLE.



DECIDUOUS TREE PLANTING
 NOT TO SCALE



EVERGREEN PLANTING
 NOT TO SCALE



SHRUB PLANTING
 NOT TO SCALE

LANDSCAPE PLAN

PROJECT: TAX MAP 14 LOT 3-1
 #412 MAIN STREET
 SANDOWN, NEW HAMPSHIRE

SCALE: 1" = 40' DRAWN BY: WJH

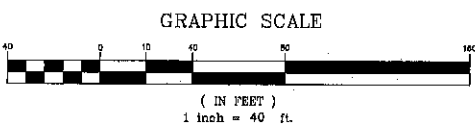
DATE: JANUARY 19, 2026 REVISED: 1

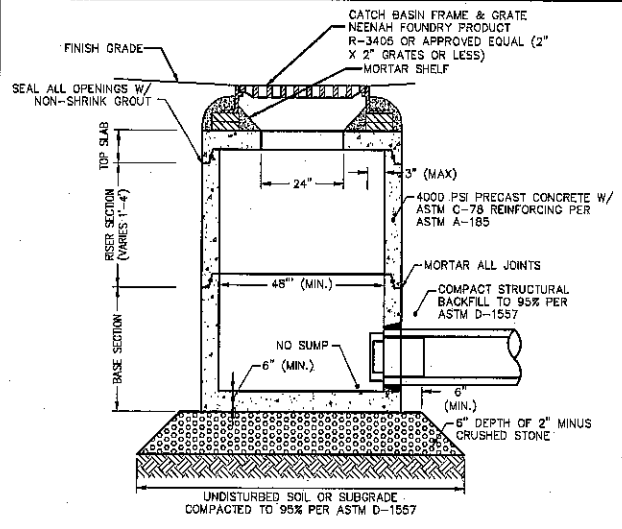
OWNER: THE SANCTUARY ESTATES, LLC
 74 G.H. CARTER DRIVE
 DANVILLE, NH 03819

PREPARED BY: **S.E.C. & ASSOCIATES, INC.** DRAWING #: 3372-SP.DWG

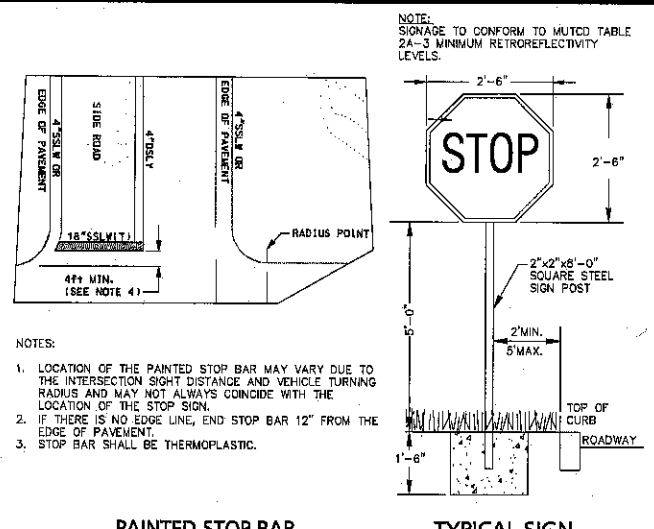
BY: SURVEYING & ENGINEERING CONSULTANTS JOB NO. 25-3372
 P.O. BOX 1337 - FLAISTOWN, NH 03665 PHONE: (603)-382-5065
 SERVING N.H. & MA. EMAIL: SEC@SECOSURVEYING.COM

(SHEETS 1 & 3 FOR RECORDING) SHEET 5 OF 8



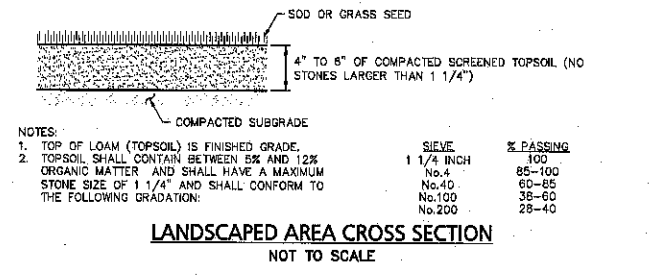


TYPICAL CATCH BASIN
NOT TO SCALE

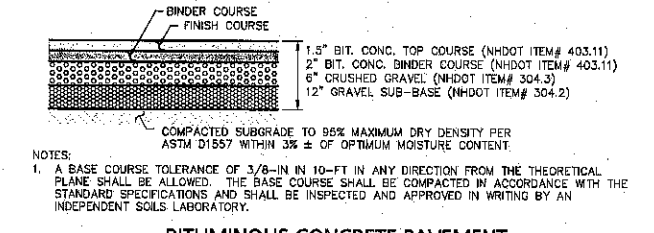


PAINTED STOP BAR
NOT TO SCALE

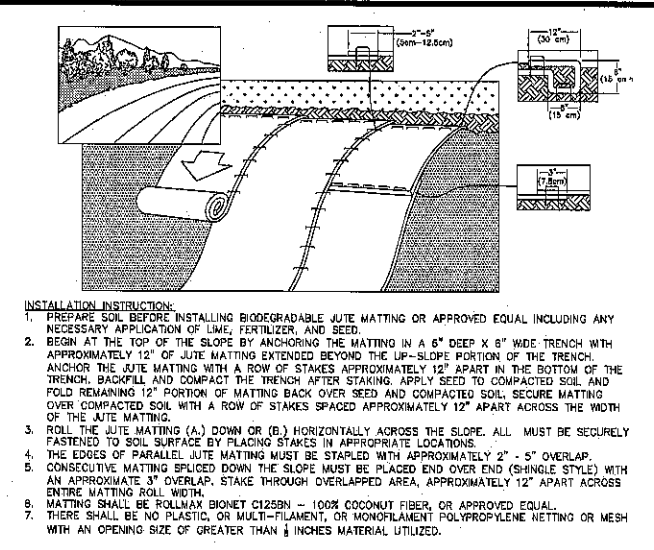
TYPICAL SIGN
NOT TO SCALE



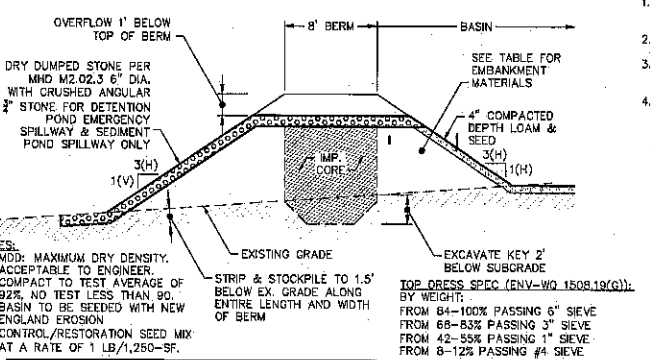
LANDSCAPED AREA CROSS SECTION
NOT TO SCALE



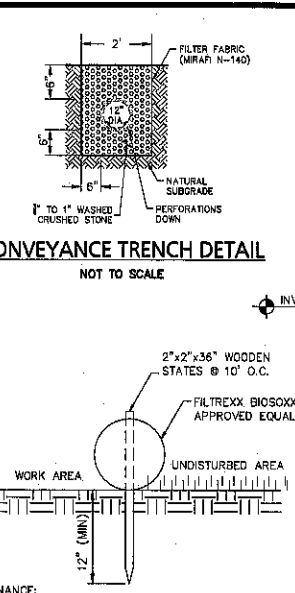
BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE



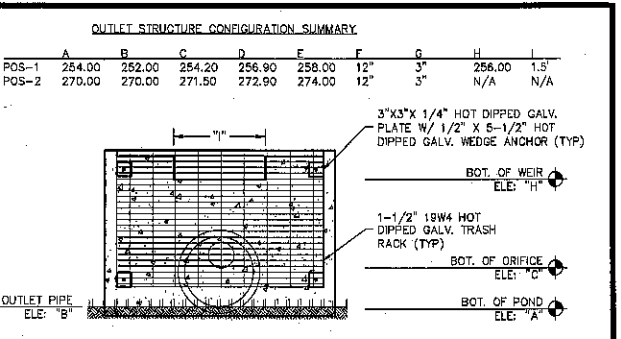
JUTE MATTING REINFORCED SLOPE
NOT TO SCALE



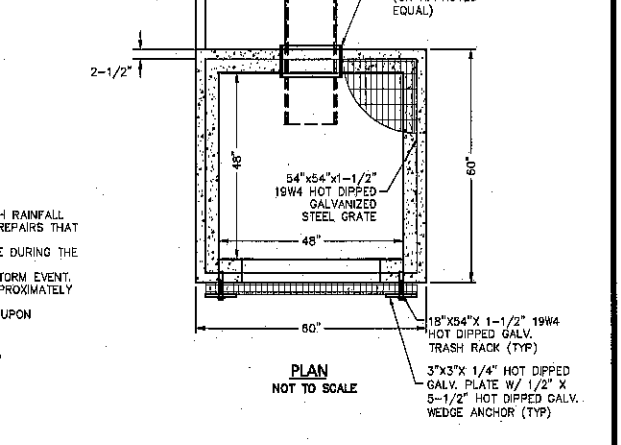
PROPOSED POND EMBANKMENT DETAIL
NOT TO SCALE



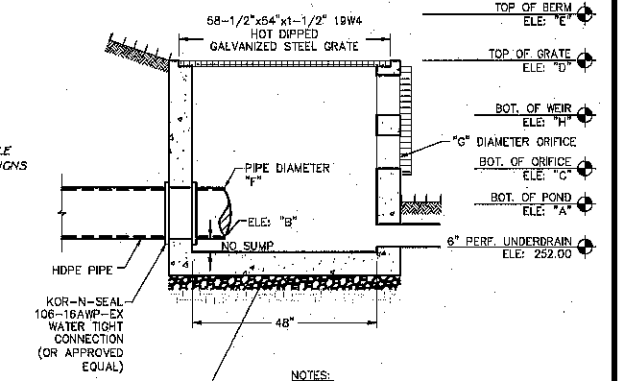
CONVEYANCE TRENCH DETAIL
NOT TO SCALE



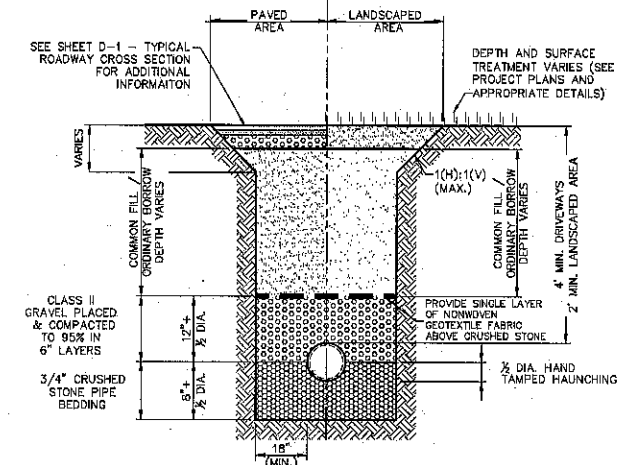
OUTLET STRUCTURE CONFIGURATION SUMMARY



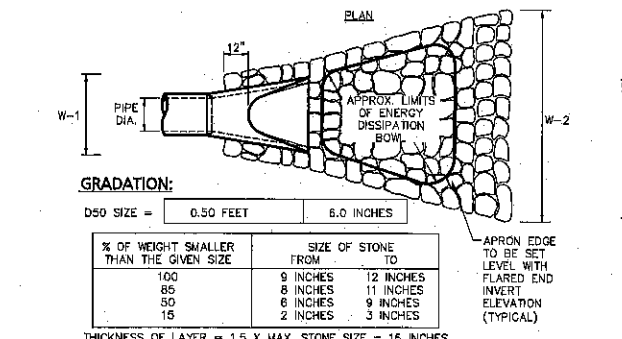
BIODEGRADABLE COIR LOG DETAIL
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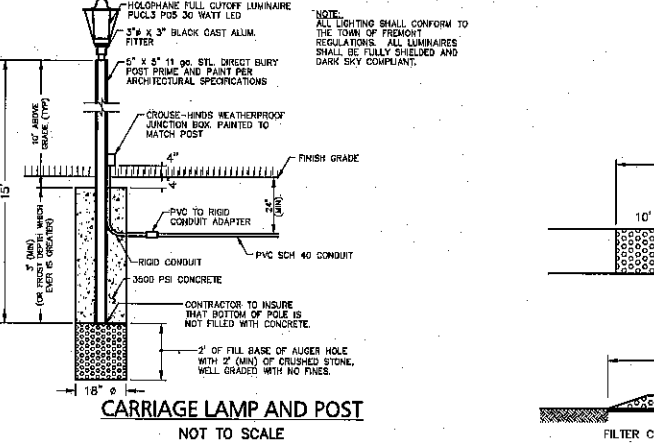
OUTLET STRUCTURE 1 & 2 DETAIL
NOT TO SCALE



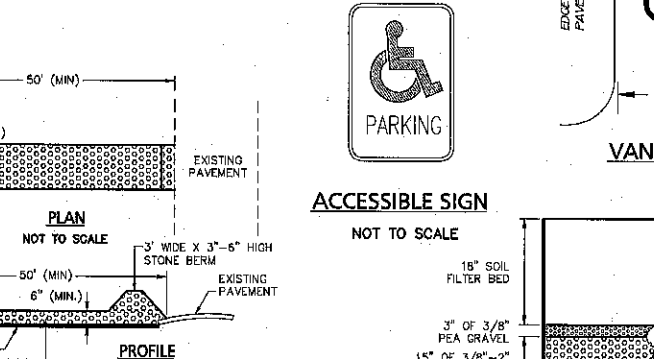
TYPICAL UTILITY AND DRAIN TRENCH
NOT TO SCALE



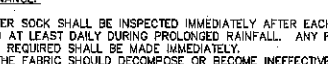
END SECTION WITH STONE PROTECTION
NOT TO SCALE



CARRIAGE LAMP AND POST
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



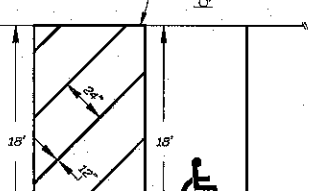
MAINTENANCE:

CONSTRUCTION SPECIFICATIONS:

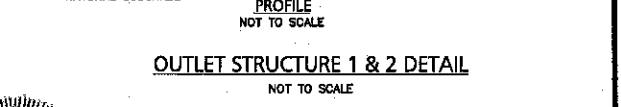
ACCESSIBLE SIGN
NOT TO SCALE



VAN ACCESSIBLE PARKING DETAIL
NOT TO SCALE



RAIN GARDEN MEDIA SECTION
NOT TO SCALE



PROPOSED SEDIMENT BASIN STONE BERM DETAIL
NOT TO SCALE



PROPOSED SEDIMENT BASIN STONE BERM DETAIL
NOT TO SCALE

CONSTRUCTION DETAILS

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. 01/19/26

OWNER: THE SANCTUARY ESTATES, LLC
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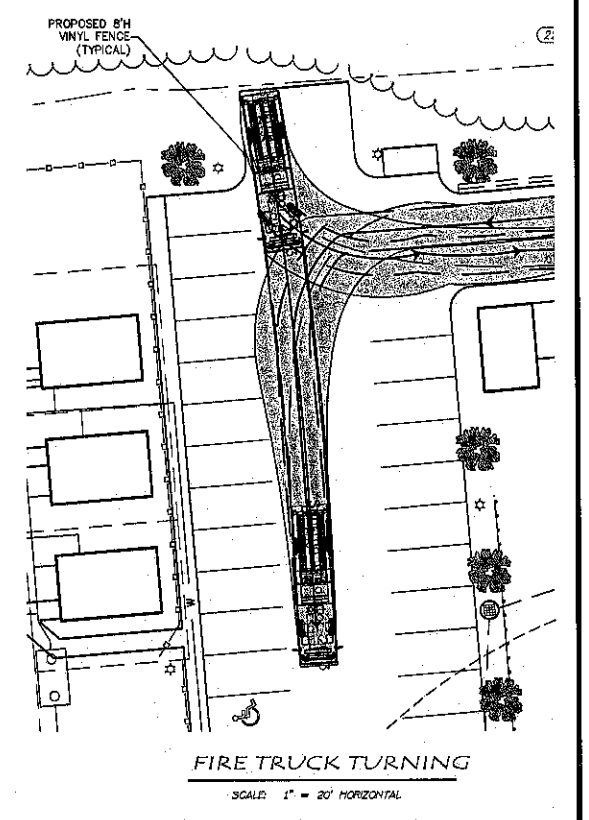
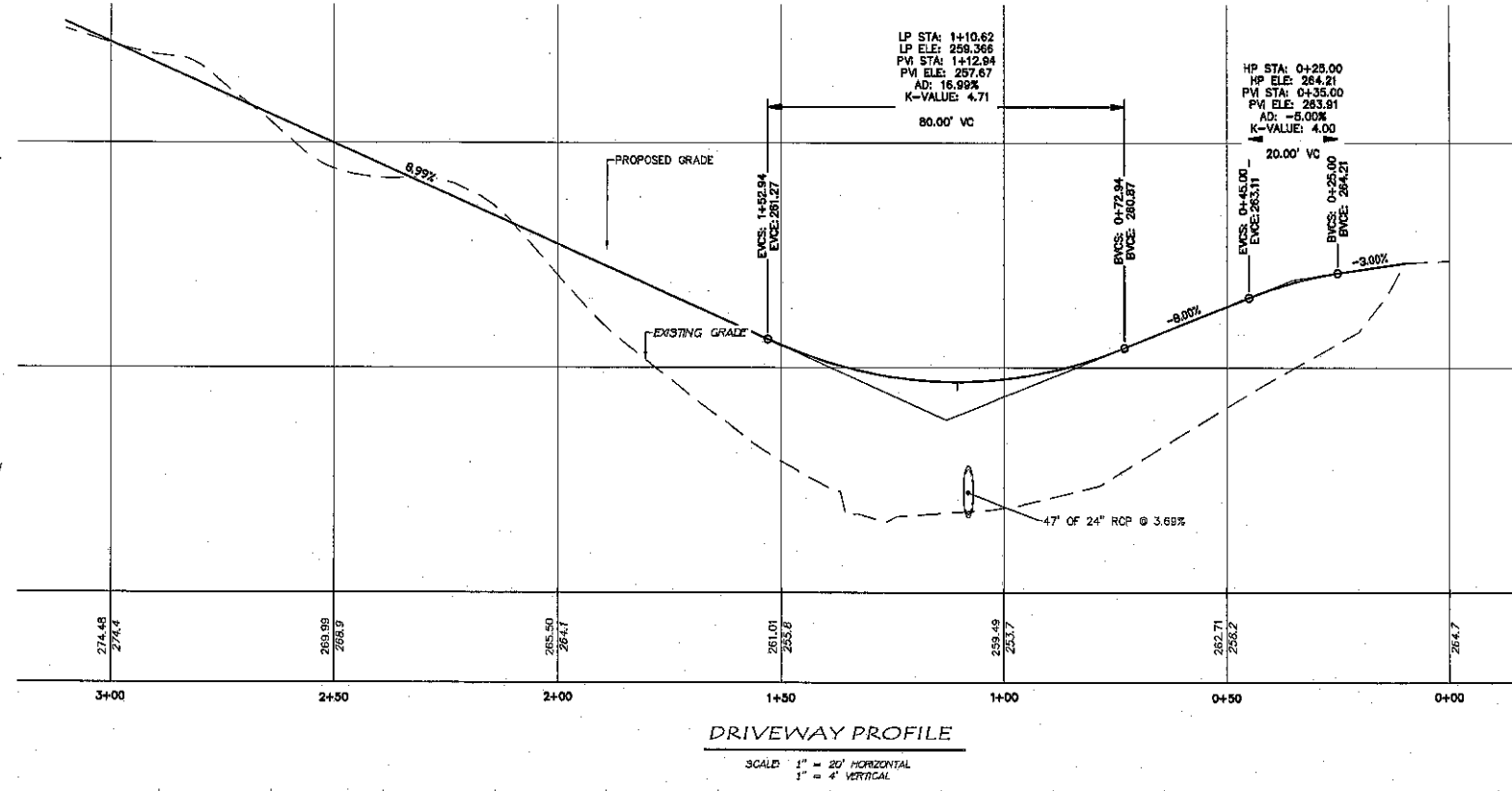
PREPARED BY: **S.E.C. & ASSOCIATES, INC.**
SURVEYING & ENGINEERING CONSULTANTS
P.O. BOX 1337 - PLAINSTON, NH 03865 • PHONE: (603)-382-5055
SERVING N.H. & MA. • EMAIL: SEC@SEC SURVEYING.COM

DRAWING #: 3372-SP.DWG
JOB NO. 25-3372

(SHEETS 1 & 3 FOR RECORDING) SHEET 6 OF 8

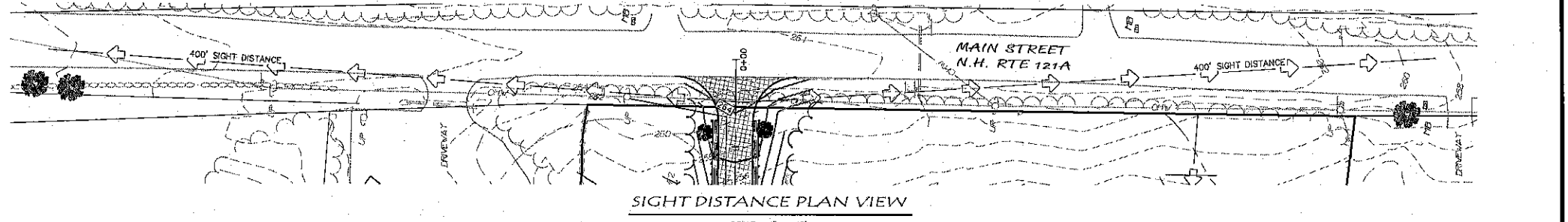
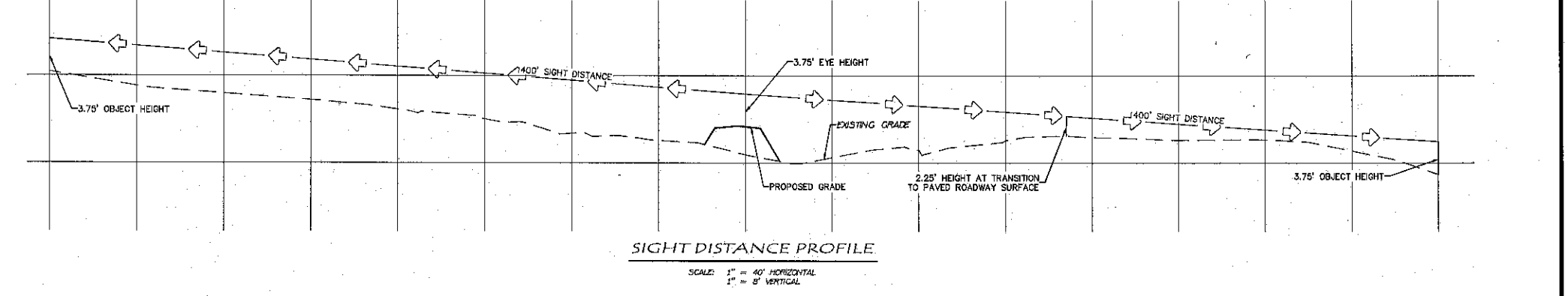
GENERAL EROSION CONTROL NOTES:

1. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE PLAN. ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED IN EFFECTIVE CONDITION DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE TERMS AND CONDITIONS OF THE CONSTRUCTION GENERAL PERMIT ISSUED BY THE EPA AND THE STORMWATER POLLUTION PREVENTION PLAN SUBMITTED WITH THE PERMIT DOCUMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE TIMELY INSTALLATION, INSPECTION, MAINTENANCE, AND/OR REPLACEMENT OF ALL TEMPORARY AND PERMANENT EROSION CONTROL DEVICES TO ENSURE PROPER OPERATION THROUGHOUT THE LIFE OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF PERMANENT MEASURES UNTIL CONSTRUCTION OF THE PROJECT IS COMPLETED OR UNTIL IT IS ACCEPTED BY THE OWNER. THE OWNER IS RESPONSIBLE THEREAFTER.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CLEAN ROADS, CONTROL DUST, AND TAKE ALL NECESSARY MEASURES TO ENSURE THAT THE SITE AND ALL ROADS BE MAINTAINED IN A FUD AND DUST-FREE CONDITION AT ALL TIMES THROUGHOUT THE LIFE OF THE CONTRACT. DUST CONTROL SHALL INCLUDE, BUT IS NOT LIMITED TO, WATER, CALCIUM CHLORIDE, AND/OR CRUSHED STONE OR COARSE GRAVEL.
4. ALL PROPOSED CONSTRUCTION ENTRANCES SHALL BE CONSTRUCTED AS SHOWN ON THE PLANS AND DETAILS. ALL VEHICLE TRAFFIC ENTERING OR EXITING THE WORK AREA SHALL PASS OVER THE CONSTRUCTION ENTRANCES TO REDUCE THE TRACKING OR FLOWING OF SEDIMENT ONTO THE SURROUNDING ROADWAYS.
5. THE CONTRACTOR SHALL INSTALL ALL PERIMETER SEDIMENT CONTROL BARRIERS AS SHOWN ON THE SITE DEVELOPMENT PLANS. SILT FENCE SHALL ALSO BE INSTALLED AROUND ANY SOIL STOCKPILE AREAS.
6. THE CONTRACTOR SHALL RESTORE DISTURBED AREAS AS CLOSELY AS POSSIBLE. AREAS DAMAGED DURING CONSTRUCTION SHALL BE RESEEDED, REVEGETED, OR OTHERWISE RESTORED TO THEIR ORIGINAL STATE, TREES AND OTHER EXISTING VEGETATION SHALL BE RETAINED WHEREVER FEASIBLE.
7. TEMPORARY VEGETATIVE COVER SHALL BE APPLIED TO ANY DISTURBED AREAS (INCLUDING SOIL STOCKPILE AREAS) THAT HAVE NOT YET REACHED FINISHED GRADE AS SOON AS POSSIBLE, BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY CEASED, UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY-ONE (21) DAYS. THE RECOMMENDED SEEDING DATES ARE MARCH 1 TO JUNE 15 AND AUGUST 15 TO OCTOBER 1.
8. PERMANENT VEGETATIVE COVER SHALL BE APPLIED TO ALL DISTURBED AREAS THAT HAVE REACHED FINISHED GRADE AS SOON AS POSSIBLE, BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY CEASED, UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY-ONE (21) DAYS.
9. AREAS WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDING SHOULD BE MULCHED IMMEDIATELY FOLLOWING SEEDING IN ADDITION TO AREAS WHICH CANNOT BE SEEDING WITHIN THE RECOMMENDED SEEDING DATES AND ANY SOIL STOCKPILE AREAS. TEMPORARY MULCHING SHOULD BE PERFORMED AS SOON AS POSSIBLE, BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY CEASED UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY-ONE (21) DAYS.
10. IF SEEDING CANNOT BE COMPLETED IMMEDIATELY OR WITHIN THE RECOMMENDED SEEDING DATES, USE THE TEMPORARY MULCHING MEASURE TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
11. ANY EXISTING OR PROPOSED CATCH BASINS THAT MAY BE SUBJECT TO SEDIMENTATION PROCESSES SHALL HAVE SILT SACKS INSTALLED TO PREVENT SEDIMENT FROM ENTERING THE PROPOSED STORM DRAINAGE SYSTEM PRIOR TO PERMANENT STABILIZATION OF THE DISTURBED SITE. THE PROPER SILT PROTECTION DEVICES SHALL BE INSTALLED WHERE STORM DRAIN PIPES ARE TO BE MADE OPERATIONAL BEFORE PERMANENT STABILIZATION OF ANY DISTURBED DRAINAGE AREA.
12. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE NILES STORM WATER MANAGEMENT HANDBOOK.
13. WASTE DISPOSAL MATERIALS WHICH COULD BE A POTENTIAL SOURCE OF STORM WATER POLLUTION SUCH AS GASOLINE, DIESEL FUEL, HYDRAULIC OIL, ETC., SHALL BE STORED AT THE END OF EACH DAY IN A STORAGE TRAILER OR COVERED LOCATION AND KEPT OFF-SITE AND PROPERLY DISPOSED OF. ALL TYPES OF WASTE GENERATED AT THIS SITE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH STATE LAW AND/OR REGULATIONS.
14. GOOD HOUSEKEEPING: THE PROJECT SITE SHALL PROVIDE FOR THE MINIMIZATION OF EXPOSURE OF CONSTRUCTION DEBRIS (INCLUDING BUT NOT LIMITED TO INSULATION, WIPING CANS, SOLVENTS, WALL BOARD, ETC.) TO PRECIPITATION BY MEANS OF DISPOSAL AND/OR PROPER SHELTER OR COVER. IN ADDITION, CONSTRUCTION WASTE MUST BE PROPERLY DISPOSED OF IN ORDER TO AVOID EXPOSURE TO PRECIPITATION AT THE END OF EACH WORKING DAY.
15. NO DUST WILL BE ALLOWED ON OR OFF WORK SITE. CONTRACTOR MUST CONDUCT CONTINUOUS EFFORT TO CONTROL DUST. LACK OF DUST CONTROL COULD CAUSE THE PROJECT TO BE STOPPED UNTIL DUST CONTROL MEASURES ARE IN PLACE.
16. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTROL DUST AND TAKE ALL NECESSARY MEASURES TO ENSURE ALL ROADS ARE MAINTAINED IN A DUST FREE CONDITION AT ALL TIMES THROUGHOUT THE LIFE OF THE CONTRACT. REPETITIVE TREATMENTS SHOULD BE APPLIED AS NECESSARY.
17. REPAIRS OR REPLACEMENT OF DRAINAGE STRUCTURES, RIP RAP CHANNELS, OR OTHER ELEMENTS OF THE FACILITY SHOULD BE DONE WITHIN 14 DAYS OF DEFICIENCY REPORTS. IF AN EMERGENCY SITUATION IS IMPENDENT THEN REPAIR/REPLACEMENT MUST BE DONE IMMEDIATELY TO AVOID FAILURE OR DANGER TO NEARBY RESIDENTS.
18. IMMEDIATELY PRIOR TO THE END OF CONSTRUCTION OR ACCEPTANCE BY THE OWNER, THE CONTRACTOR SHALL INSPECT ALL ON-SITE STORMWATER MANAGEMENT FACILITIES AND CLEAN AND FLUSH AS NECESSARY.
19. THE GENERAL CONTRACTOR OF RECORD SHALL BE THE PARTY RESPONSIBLE FOR THE INSPECTION, MAINTENANCE AND REQUIRED DOCUMENTATION OF ALL STORM WATER STRUCTURES AS OUTLINED WITHIN.
20. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO MANAGE THE PROJECT IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:83 AND CHAPTER AGR 3000 PERTAINING TO INVASIVE SPECIES.
21. ALL TRENCHES AND SHAFTS SHALL BE STABILIZED PRIOR TO USE.
22. ALL EROSION CONTROLS SHALL BE INSPECTED ON A WEEKLY BASIS AS WELL AS AFTER EVERY HALF AN INCH OF RAINFALL.



GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL VERIFY THE PROPOSED LAYOUT WITH ITS RELATIONSHIP TO THE EXISTING SITE SURVEY. THE CONTRACTOR SHALL ALSO VERIFY ALL DIMENSIONS, SITE CONDITIONS, AND MATERIAL SPECIFICATIONS AND SHALL NOTIFY THE OWNER AND ENGINEER OF ANY ERRORS, OMISSIONS OR DISCREPANCIES BEFORE COMMENCING OR PROCEEDING WITH CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INSPECTIONS, BONDS, ETC. AND OTHER APPROVAL RELATED ITEMS. NO CONSTRUCTION SHALL COMMENCE UNTIL SUCH PERMITS HAVE BEEN SECURED.
3. METHODS AND MATERIALS USED IN THE CONSTRUCTION OF PROJECTS SHALL CONFORM TO THE CURRENT CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE NHDOT AND THE LOCAL SUBDIVISION REGULATIONS.
4. CONTRACTOR TO VERIFY AND VERIFY THE VALIDITY, LOCATION, MATERIAL, AND AVAILABILITY TO USE EXISTING UTILITIES ON OR NEAR THE PROJECT SITE PROPERTY. CONTRACTOR TO LOCATE EXISTING UTILITIES AND CONFORM TO ALL UTILITIES WITH ALL APPLICABLE MUNICIPALITIES AND UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. ONCE UTILITIES HAVE BEEN CONFIRMED IN THE FIELD BY CONTRACTOR AND VERIFIED BY APPLICABLE MUNICIPALITY AND UTILITY COMPANY AND CONNECTION HAS BEEN APPROVED BY ENTITY, ONLY THEN SHALL THE CONTRACTOR CONSTRUCT AND UTILIZE THESE UTILITIES. CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER OF RECORD OF ANY DEVIATIONS TO PLANS.
5. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE ANY EXISTING UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF NECESSARY. THE EXISTENCE AND/OR LOCATION OF UTILITIES SHOWN ON THESE PLANS MAY BE ONLY APPROXIMATELY CORRECT AND THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN HEREON AND ANY OTHER EXISTING UTILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, AT HIS EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION AT LEAST THREE WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS, PRIOR TO COMMENCEMENT OF EXCAVATION OR DEVIATION. ALL WATER, GAS, SEWER AND OTHER UTILITIES SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
7. RELOCATION OF ANY UTILITIES SHALL BE AT THE OWNERS EXPENSE AND COMPLETED WITH THE UTILITY WORK. THE OWNER SHALL BE NOTIFIED AS TO THE RELOCATIONS REQUIRED PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING, WITH MATCHING MATERIALS, ANY PAVEMENT, VALVES, CURBS, ETC. THAT MUST BE CUT OR THAT ARE DAMAGED DURING CONSTRUCTION.
9. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE DOCUMENTS AND SUBSEQUENT ISSUED PLAN REVISIONS. ANY DEVIATIONS FROM THESE DOCUMENTS SHALL REQUIRE NOTIFICATION TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTING ANY CHANGE. THE CONTRACTOR WILL BE WORKING AT HIS OR HER OWN RISK.
11. ALL WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF SANDOWN RULES AND REGULATIONS.
12. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5-AC AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.

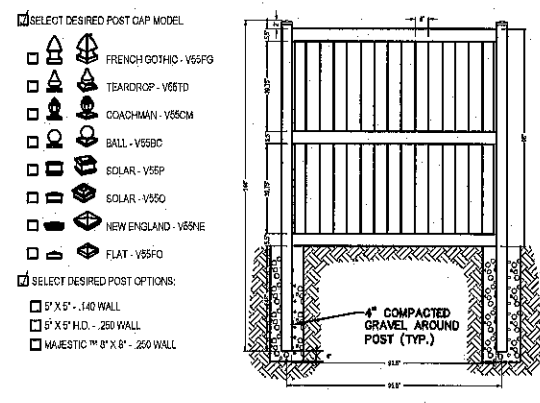


INFILTRATION BASIN & RAIN GARDEN CONSTRUCTION NOTES:

1. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATION WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION SYSTEM.
2. AFTER THE INFILTRATION SYSTEM AREA IS EXCAVATED TO THE FINAL DESIGN ELEVATION, THE FLOOR SHOULD BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG. DO NOT PLACE INFILTRATION SYSTEM INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.

GENERAL UTILITY NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
2. ALL UTILITY WORK PERFORMED WITHIN RIGHT-OF-WAY SHALL BE PERFORMED BY A CONTRACTOR LICENSED BY THE DPW AND OBTAIN A PERMIT FOR SUCH WORK FROM THE DPW AND DOT, IF NEEDED.
3. ALL DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
4. A DUST SUPPRESSION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED BY THE CONTRACTOR IF CONDITIONS WARRANT.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL UTILITIES AS SHOWN ON THESE PLANS IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY CONSTRUCTION SHALL CONFORM TO THE APPROPRIATE UTILITY COMPANY STANDARDS FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SPECIFICATIONS OF MATERIALS AND INSTALLATION PROCEDURES AND INSTALL IN ACCORDANCE WITH APPLICABLE REGULATIONS.
6. THE CONTRACTOR IS RESPONSIBLE TO CONTACT AND DETERMINE, COORDINATE AND SCHEDULE ALL NECESSARY INSPECTIONS AND MONITORING WITH ALL APPROPRIATE UTILITY COMPANIES.
7. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION FEES REQUIRED TO PERFORM THE WORK.
8. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE PROJECT BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE RESTORATION AND CLEAN UP UPON COMPLETION OF THE PROJECT.



- NOTES:**
1. ILLUSIONS VINYL FENCES ARE ASTM F964-09 COMPLIANT
 2. AVAILABLE IN GRAND ILLUSIONS COLOR SPECTRUM (26 COLORS) AND GRAND ILLUSIONS VINYL WOODBOND (5 AUTHENTIC WOODGRAINS)
 3. INCLUDES METAL REINFORCEMENT BOTTOM AND MIDDLE RAIL
 4. ILLUSIONS WALL FENCE MODEL V55B4, 8' X 140 V55B5 STYLE TONGUE AND GROOVE PRIVACY PANELS
 5. ALL GATE HARDWARE SHALL BE DOUBLE DIP HOT GALVANIZED. THE CONTRACTOR SHALL SUBMIT GATE AND FENCE SHOP DRAWINGS TO THE ENGINEER FOR REVIEW.



CONSTRUCTION DETAILS

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. 01/19/26
OWNER: THE SANCTUARY ESTATES, LLC 74 G.H. CARTER DRIVE DANVILLE, NH 03819	
PREPARED BY: S.E.C. & ASSOCIATES, INC.	DRAWING #: 3372-SP.DWG
SURVEYING & ENGINEERING CONSULTANTS P.O. BOX 1337 - PLAINSTON, NH 03665 • PHONE: (603)-382-5065 SERVING N.H. & MA. ~ EMAIL: SEC@SECSURVEYING.COM	JOB NO. 25-3372

