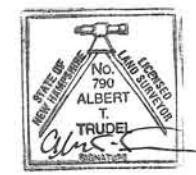


REFERENCE PLANS:
 1. "SUBDIVISION OF LAND FOR THE ESTATE OF LOIS H. HUBBARD", SCALE 1"=100', DATED DECEMBER 1991 PREPARED BY PARKER SURVEY ASSOCIATES, INC., RCRD PLAN # D-21817.
 2. "PLAT OF LAND FOR RAYMOND C. & JENNY H. HALL", SCALE 1"=100', DATED MAY 1988, PREPARED BY PARKER SURVEY ASSOCIATES, INC., RCRD PLAN # D-18419.

I HEREBY CERTIFY THAT THE ERROR OF CLOSURE USED IN THE PREPARATION OF THIS PLAN DOES NOT EXCEED 1 PART IN 10000'.

Albert T. Trudel
 ALBERT T. TRUDEL L.L.S. DATE 4-11-05

RIGHT-OF-WAY & PROPERTY LINE CURVE DATA TABLE																		
CURVE DESIGNATION	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	C14	C15	C16	C17	C18
LENGTH	32.72'	66.44'	120.42'	79.85'	351.57'	100.24'	66.76'	144.04'	93.01'	45.37'	39.72'	100.00'	100.00'	100.00'	11.84'	88.16'	12.08'	518.38'
RADIUS	25.00'	125.00'	255.00'	305.00'	80.00'	80.00'	255.00'	305.00'	175.00'	25.00'	80.00'	80.00'	80.00'	80.00'	80.00'	80.00'	80.00'	110.00'
CENTRAL ANGLE	75-00-00	30-27-09	27-03-28	15-00-00	251-47-24	71-47-24	15-00-00	27-03-28	30-27-09	103-59-12	28-27-01	71-37-12	71-37-12	71-37-12	08-28-47	63-08-28	08-38-57	270-00-00



PROPOSED LOT AREA SUMMARY													
LOT	LOT 10-2-1	LOT 10-2-2	LOT 10-2-3	LOT 10-2-4	LOT 10-2-5	LOT 10-2-6	LOT 10-2-7	LOT 10-2-8	LOT 10-2-9	LOT 10-2-10	LOT 10-2-11	LOT 10-2-12	LOT 10
UPLAND AREA REQUIRED (MIN)	31,915 SF	31,615 SF	35,483 SF	33,759 SF	32,729 SF	29,787 SF	35,783 SF	34,702 SF	34,950 SF	34,649 SF	31,868 SF	38,524 SF	-
UPLAND AREA PROVIDED	43,637 SF	42,349 SF	37,295 SF	34,141 SF	35,481 SF	34,705 SF	45,400 SF	38,859 SF	35,217 SF	44,896 SF	70,659 SF	46,710 SF	19.0 A
TOTAL LOT AREA	43,637 SF	43,562 SF	50,654 SF	42,365 SF	43,382 SF	42,556 SF	52,695 SF	44,348 SF	35,217 SF	46,370 SF	97,467 SF	46,710 SF	31.1 A

APPROVED BY THE SANDOWN PLANNING BOARD

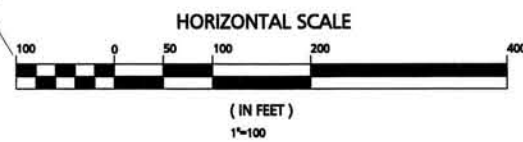
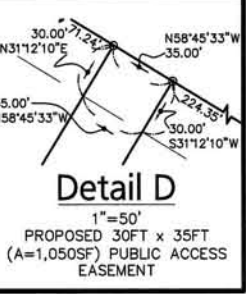
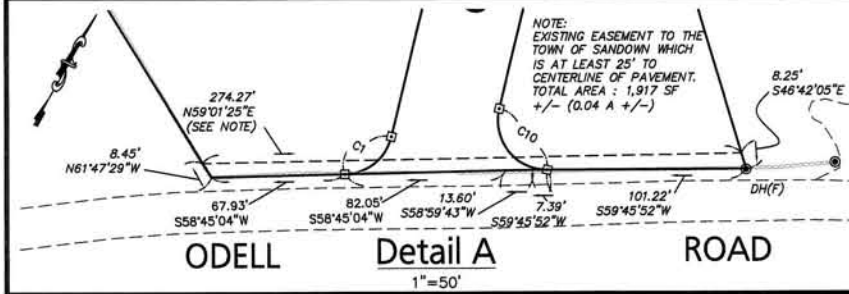
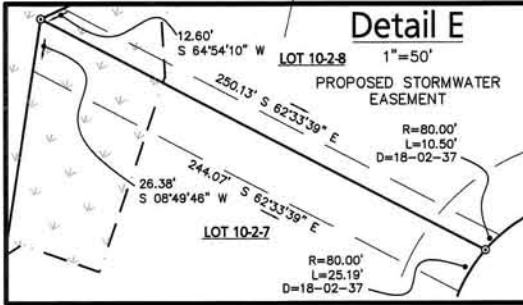
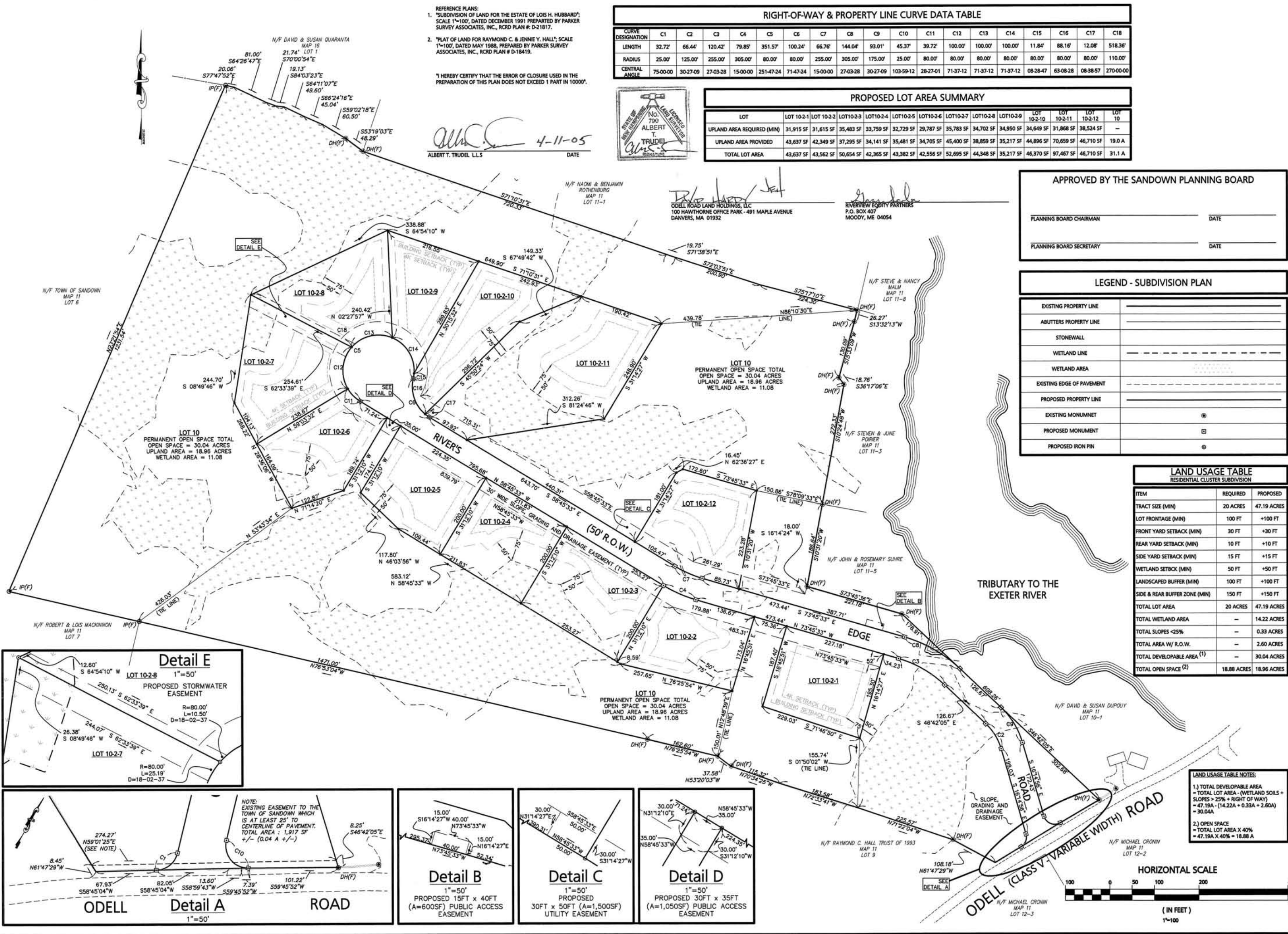
PLANNING BOARD CHAIRMAN _____ DATE _____

PLANNING BOARD SECRETARY _____ DATE _____

LEGEND - SUBDIVISION PLAN	
EXISTING PROPERTY LINE	—————
ABUTTERS PROPERTY LINE	—————
STONEWALL	—————
WETLAND LINE	—————
WETLAND AREA
EXISTING EDGE OF PAVEMENT	—————
PROPOSED PROPERTY LINE	—————
EXISTING MONUMENT	⊙
PROPOSED MONUMENT	⊠
PROPOSED IRON PIN	⊙

LAND USAGE TABLE		
ITEM	REQUIRED	PROPOSED
TRACT SIZE (MIN)	20 ACRES	47.19 ACRES
LOT FRONTAGE (MIN)	100 FT	+100 FT
FRONT YARD SETBACK (MIN)	30 FT	+30 FT
REAR YARD SETBACK (MIN)	10 FT	+10 FT
SIDE YARD SETBACK (MIN)	15 FT	+15 FT
WETLAND SETBACK (MIN)	50 FT	+50 FT
LANDSCAPED BUFFER (MIN)	100 FT	+100 FT
SIDE & REAR BUFFER ZONE (MIN)	150 FT	+150 FT
TOTAL LOT AREA	20 ACRES	47.19 ACRES
TOTAL WETLAND AREA	-	14.22 ACRES
TOTAL SLOPES <25%	-	0.33 ACRES
TOTAL AREA W/ R.O.W.	-	2.60 ACRES
TOTAL DEVELOPABLE AREA (1)	-	30.04 ACRES
TOTAL OPEN SPACE (2)	18.88 ACRES	18.96 ACRES

LAND USAGE TABLE NOTES:
 1.) TOTAL DEVELOPABLE AREA = TOTAL LOT AREA - (WETLAND SOILS + SLOPES > 25% + RIGHT OF WAY) = 47.19A - (14.22A + 0.33A + 2.60A) = 30.04A
 2.) OPEN SPACE = TOTAL LOT AREA X 40% = 47.19A X 40% = 18.88A



PREPARED BY: **Engineering Alliance, Inc.**
 Land Planning Consultants
 194 Central Street
 Saugus, MA 01906
 Tel: (781) 231-1349
 Fax: (781) 417-0020

PROJECT: Residential Cluster Subdivision "The River's Edge"
 Odell Road
 Tax map 11/ Lot 10
 Sandown, NH 03873

DATE: October 26, 2004
 DWG FILE NAME: 04-7516.DWG
 SCALE: AS NOTED
 CHECKED BY: James E. Hanley
 DESIGN BY: Erik D. Heyland, P.E.

ISSUED TO ADDRESS P.B. COMMENTS
 04/08/05
 03/07/05
 01/18/05

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 03/07/05
 01/18/05

DESCRIPTION OF REVISION

APPLICANT: Riverview Equity Partners
 P.O. Box 407
 Moody, ME 04054

Odell Road Land Holdings, LLC
 100 Hawthorne Office Park - 491 Maple Avenue
 Danvers, MA 01932

DRAWING NO. C-4
 DRAWING TITLE: Subdivision Plan