

FLOOD ZONE INFORMATION

SUBJECT PARCEL IS LOCATED IN ZONES AE & X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 33013C287E WHICH BEARS AN EFFECTIVE DATE OF APRIL 19, 2010. FEMA FLOOD ELEVATION WAS DETERMINED BY FIELD SURVEY PERFORMED BY RANGER ENGINEERING GROUP. FLOODWAY LINE WAS TRACED FROM THE ABOVE REFERENCED FEMA MAP.

SURVEY NOTES

1. THE LOCUS IS SHOWN ON TOWN OF WARNER ASSESSOR'S MAP 35 LOT 4-3, LOCATED IN ZONING DISTRICT C1 COMMERCIAL AND THE INTERVALE OVERLAY DISTRICT, AND IS KNOWN AS 9 ROUTE 103 WEST.
2. DEED REFERENCE: BOOK 3579 PAGE 98, MERRIMACK COUNTY REGISTRY OF DEEDS.
3. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE.
4. THE BASIS OF BEARING FOR THIS PLAN IS THE NORTH AMERICAN DATUM OF 1983 AS SHOWN ON PLAN #16243, MERRIMACK COUNTY REGISTRY OF DEEDS.
5. WETLANDS DELINEATED BY J. P. HAYES III CWS #18 IN ACCORDANCE WITH NEW HAMPSHIRE WETLANDS BUREAU REQUIREMENTS AND THE US ARMY CORPS OF ENGINEERS 1987 WETLAND DELINEATION MANUAL.
6. NHDOT DRIVEWAY ACCESS PERMIT # 05-463-0034, DATED 9/9/2021.

REFERENCE DEEDS:

1. BOOK 3579 PAGE 98 MERRIMACK COUNTY REGISTRY OF DEEDS

REFERENCE PLANS:

1. PLAN 16243
2. PLAN 11670
3. PLAN 7757
4. PLAN 307
5. STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS PLANS OF PROPOSED FEDERAL AID PROJECT I-89-I(57)19 N.H. PROJECT NO. P-7407-C INTERSTATE ROUTE I-89 SHEETS 76, 77, 80, & 81 ON FILE AT THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION

EASEMENTS AND ENCUMBRANCES:

- EXISTING CONSERVATION EASEMENT
BOOK 2547 PAGE 1295
PLAN 16243
- TRANSMISSION LINE EASEMENT
BOOK 434 PG 528
NO WIDTH SPECIFIED
- EXISTING INGRESS/EGRESS EASEMENT
BOOK 1842 PAGE 1520
PLAN 16243



DATE	NO.	REVISIONS	BY

PLAN OF LAND
LOT 3 - ROUTE 103 WEST, WARNER NH,
 ASSESSOR'S MAP 35 LOTS 4-3

PROPERTY OWNER: COMET, LLC
 84 RANGE ROAD, WINDHAM, NH 03087

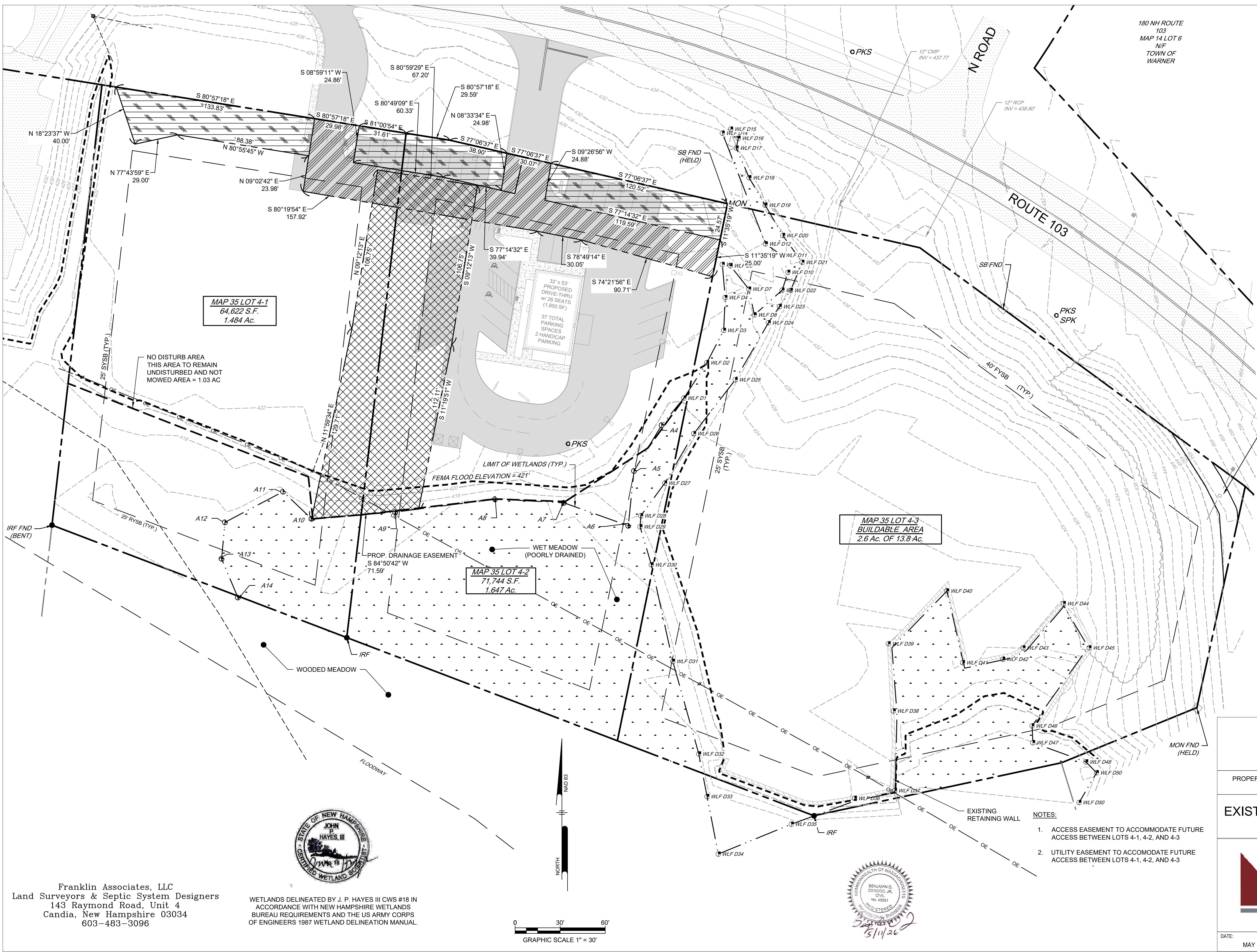
EXISTING LOT PLAN
CS0201

RANGER ENGINEERING GROUP, INC.
 130 Main Street, Suite 202
 Salem, NH 03079
 Tel: 978-208-1762
 www.rangereng.com

DATE: MAY 11, 2026 SCALE: 1" = 80' SHEET 3 OF 21

Franklin Associates, LLC
 Land Surveyors & Septic System Designers
 143 Raymond Road, Unit 4
 Candia, New Hampshire 03034
 603-483-3096

WETLANDS DELINEATED BY J. P. HAYES III CWS #18 IN ACCORDANCE WITH NEW HAMPSHIRE WETLANDS BUREAU REQUIREMENTS AND THE US ARMY CORPS OF ENGINEERS 1987 WETLAND DELINEATION MANUAL.



LEGEND: EXISTING

	WETLANDS
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ADJACENT PROPERTY LINE
	SETBACK LINE
	EASEMENT LINE
	WETLANDS LINE
	WOOD FENCE
	WATER LINE DOMESTIC
	STORM SEWER
	OVERHEAD ELECTRIC
	UNDERGROUND GAS
	UTILITY POLE
	SANITARY MANHOLE
	STORM DRAIN MANHOLE
	STORM DRAIN INLET
	FIRE HYDRANT
	WATER VALVE
	TREE LINE
	RETAINING WALL
	CONCRETE HEADWALL
	STONE BOUND
	IRON ROD
	TEST PIT
	TRAVERSE POINT

PROPOSED EASEMENTS

	ACCESS & UTILITY EASEMENT 9275 SF
	UTILITY EASEMENT 8857 SF
	DRAINAGE EASEMENT 16471 SF

DATE	NO.	REVISIONS	BY

PLAN OF LAND
LOT 3 - ROUTE 103 WEST, WARNER NH,
 ASSESSOR'S MAP 35 LOTS 4-3

PROPERTY OWNER: COMET, LLC
 84 RANGE ROAD, WINDHAM, NH 03087

EXISTING CONDITIONS PLAN - SITE VIEW
CS202

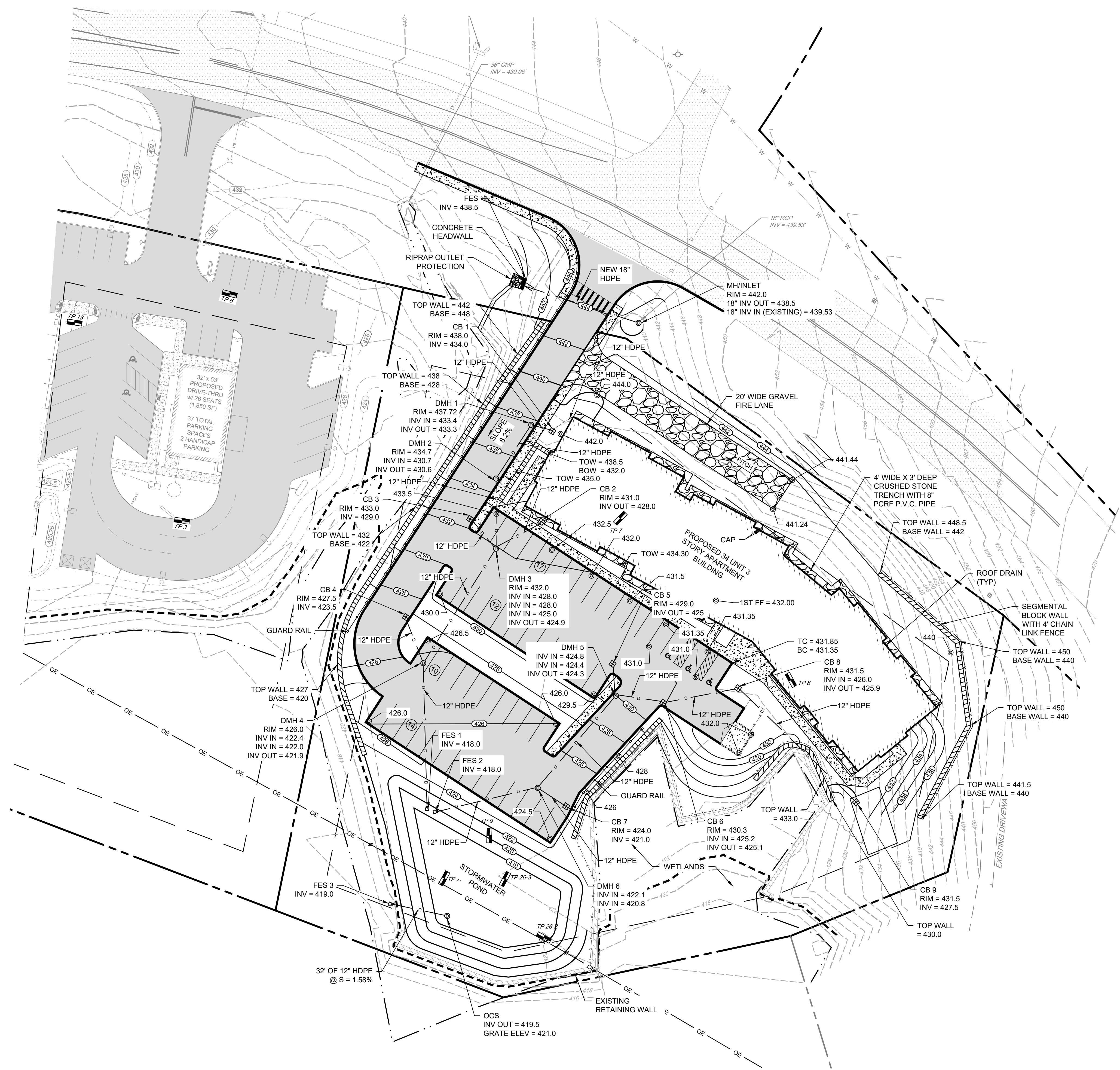
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- NOTES:**
- ACCESS EASEMENT TO ACCOMMODATE FUTURE ACCESS BETWEEN LOTS 4-1, 4-2, AND 4-3
 - UTILITY EASEMENT TO ACCOMMODATE FUTURE ACCESS BETWEEN LOTS 4-1, 4-2, AND 4-3

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TOP ELEVATION = 421.5 ESHGW =

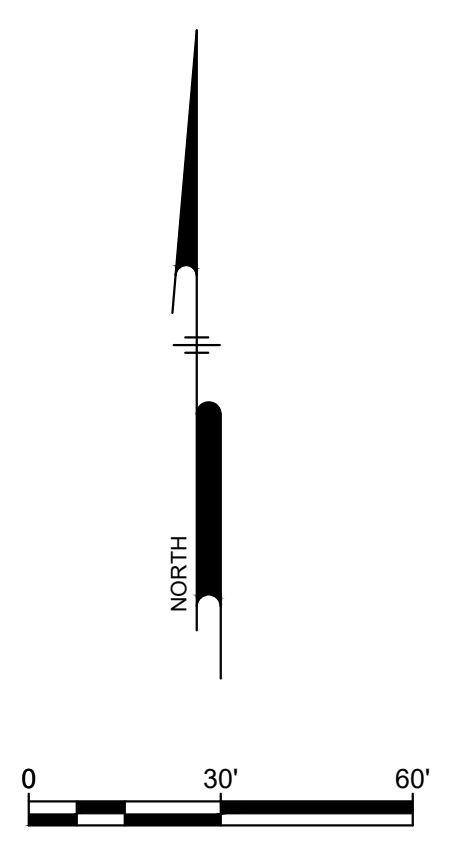
TP 26-1				
DEPTH	SOIL HORIZON	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING
0'-4"	A	F.S.L.	10Y 2/2	
4'-53"	FILL	F.S.L.	5Y 4/4	
53'-72"	C1	SAND	10Y 3/4	
72'-96"	C2	G.S.	5Y 4/6	
			REDOX	@ 72"
				10Y 5/8

TOP ELEVATION = 421.8 ESHGW =

TP 26-2				
DEPTH	SOIL HORIZON	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING
0'-6"	A	F.S.L.	10Y 3/2	
6'-72"	FILL	F.S.L.	5Y 4/4	
72'-90"	C1	SAND	2.5Y 4/4	10% GRAV
90'-104"	C2	G.S.	5Y 4/6	
			REDOX	@ 72"
				10Y 5/8

TOP ELEVATION = 422.0 ESHGW =

TP 26-3				
DEPTH	SOIL HORIZON	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING
0'-6"	A	F.S.L.	10Y 3/2	
6'-54"	FILL	F.S.L.	5Y 4/4	
54'-80"	C1	SAND	10Y 3/4	
80'-100"	C2	G.S.	5Y 4/6	
			REDOX	@ 80"
				10Y 5/8



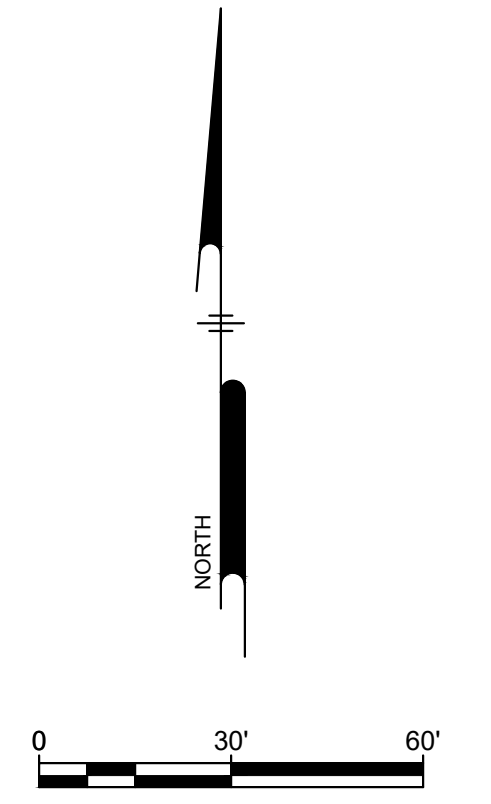
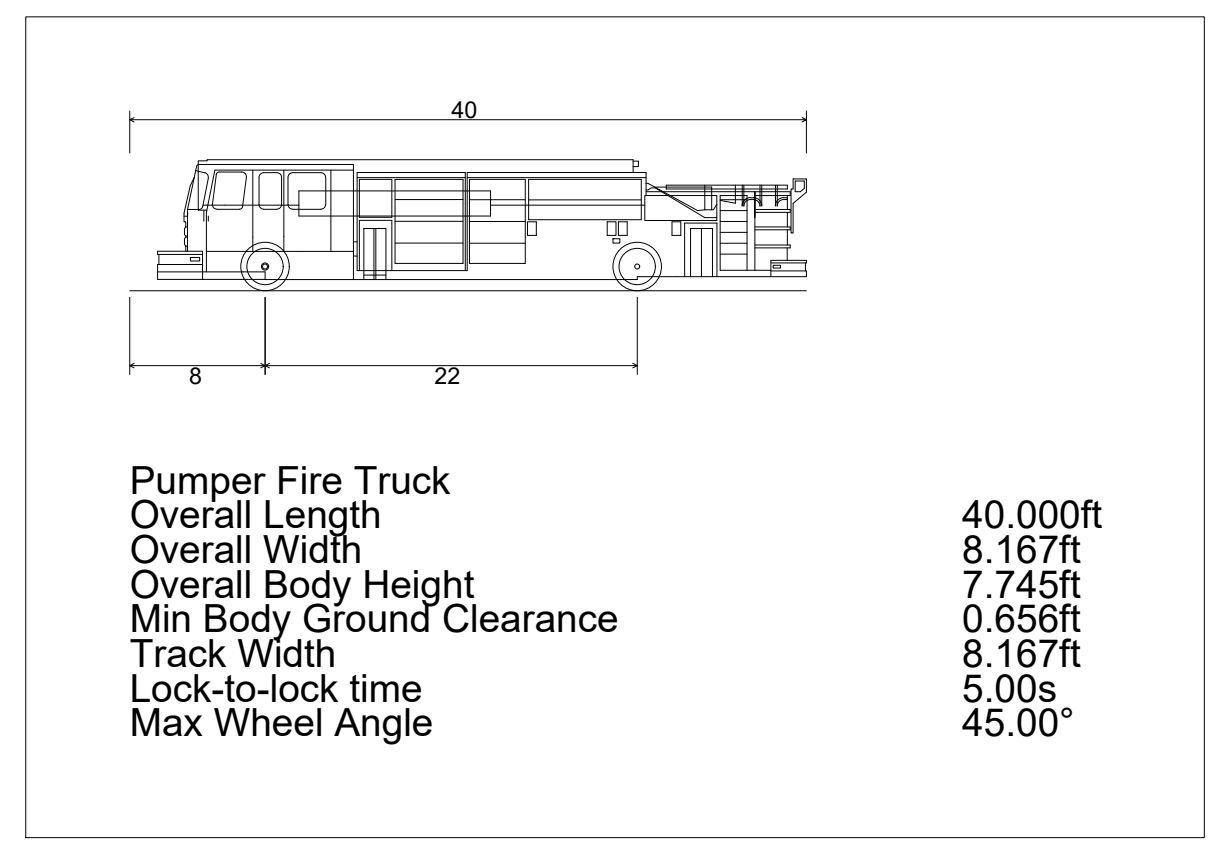
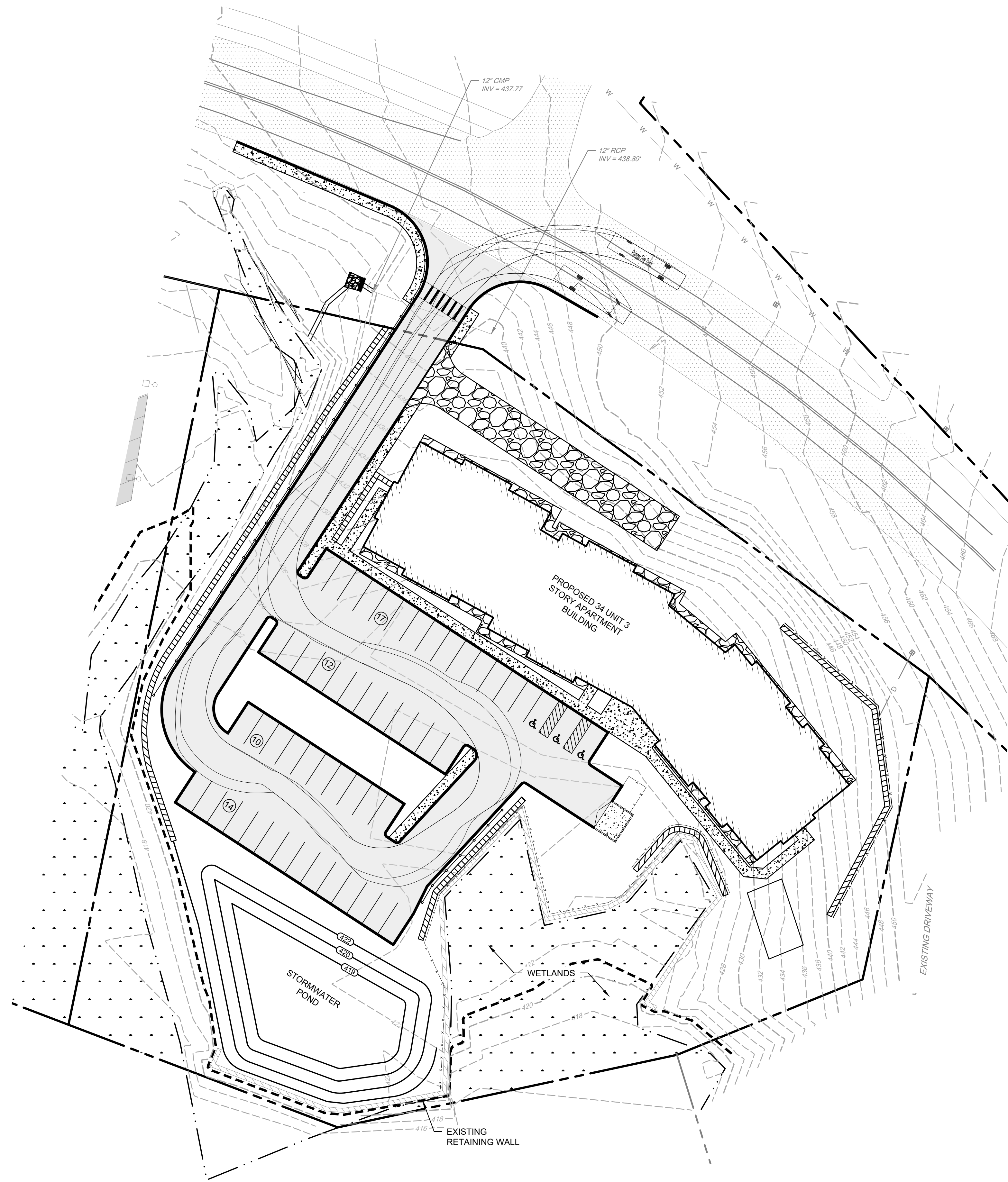
DATE	NO.	REVISIONS	BY

PLAN OF LAND
LOT 3 - ROUTE 103 WEST, WARNER NH,
 ASSESSOR'S MAP 35 LOTS 4-3

PROPERTY OWNER: COMET, LLC
 84 RANGE ROAD, WINDHAM, NH 03087

GRADING AND DRAINAGE PLAN
CS1501

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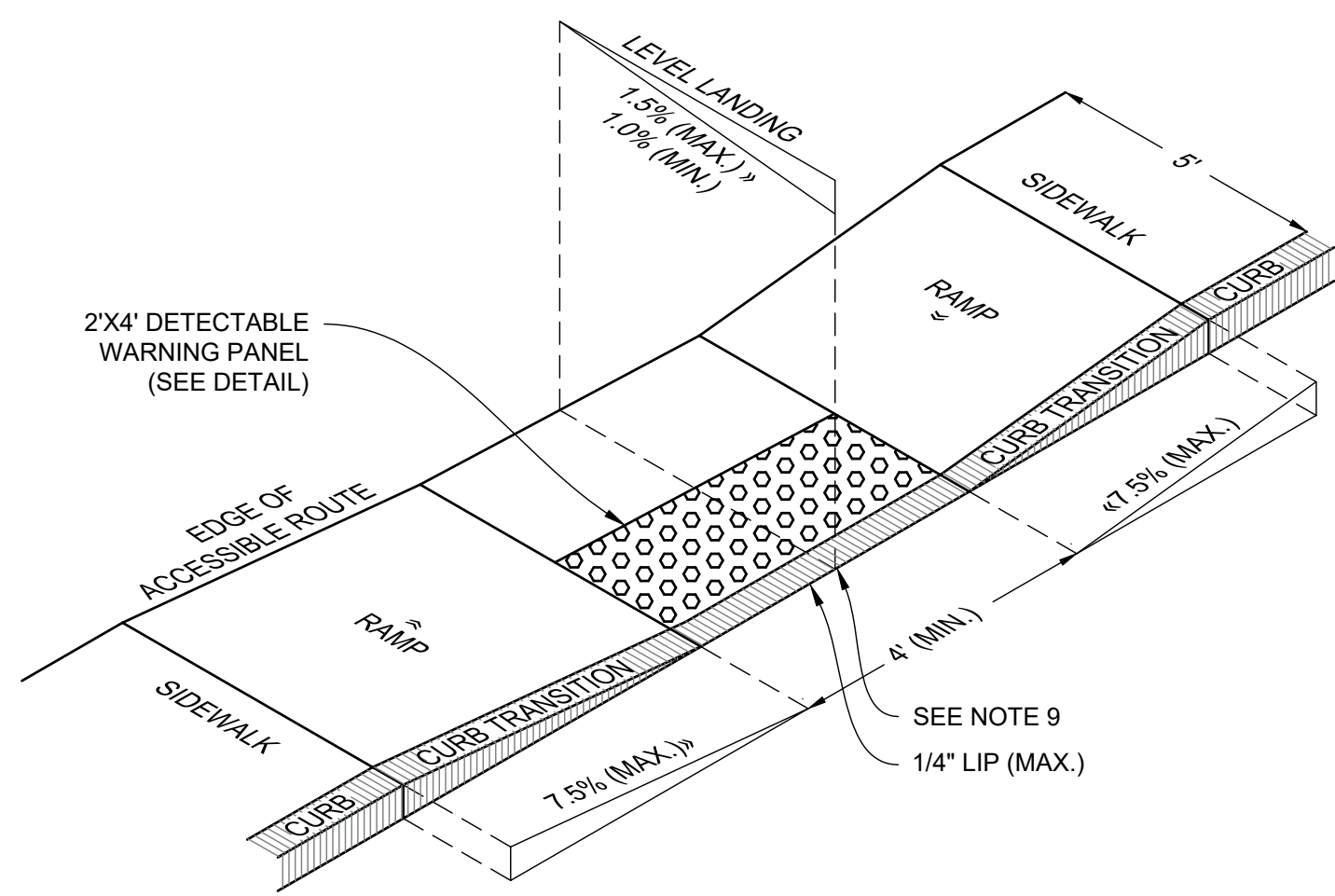


DATE	NO.	REVISIONS	BY

PLAN OF LAND
LOT 3 - ROUTE 103 WEST, WARNER NH,
 ASSESSOR'S MAP 35 LOTS 4-3
 PROPERTY OWNER: COMET, LLC
 84 RANGE ROAD, WINDHAM, NH 03087
VEHICLE TURNING PLAN - LADDER TRUCK
CS2701

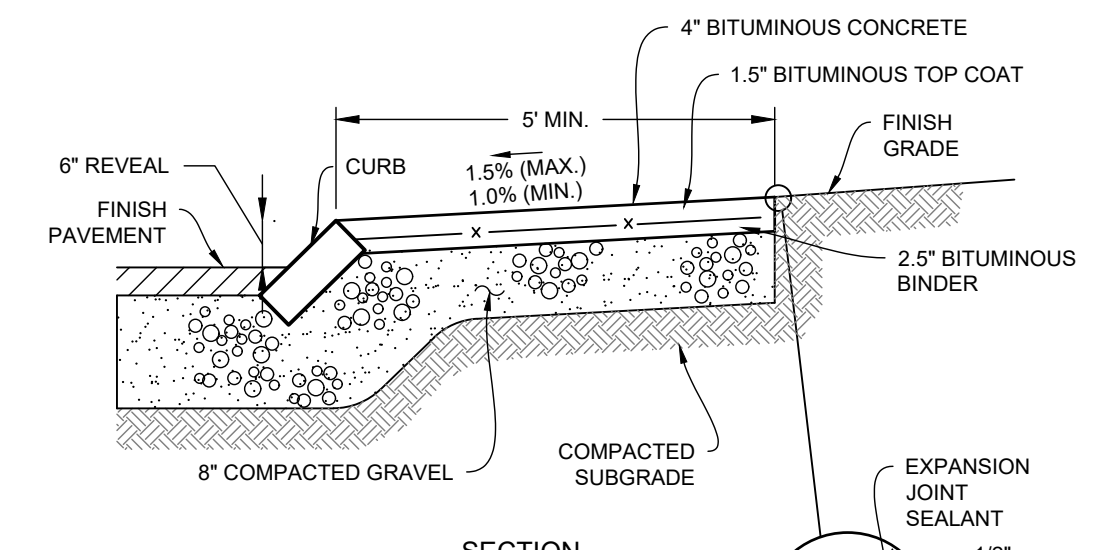
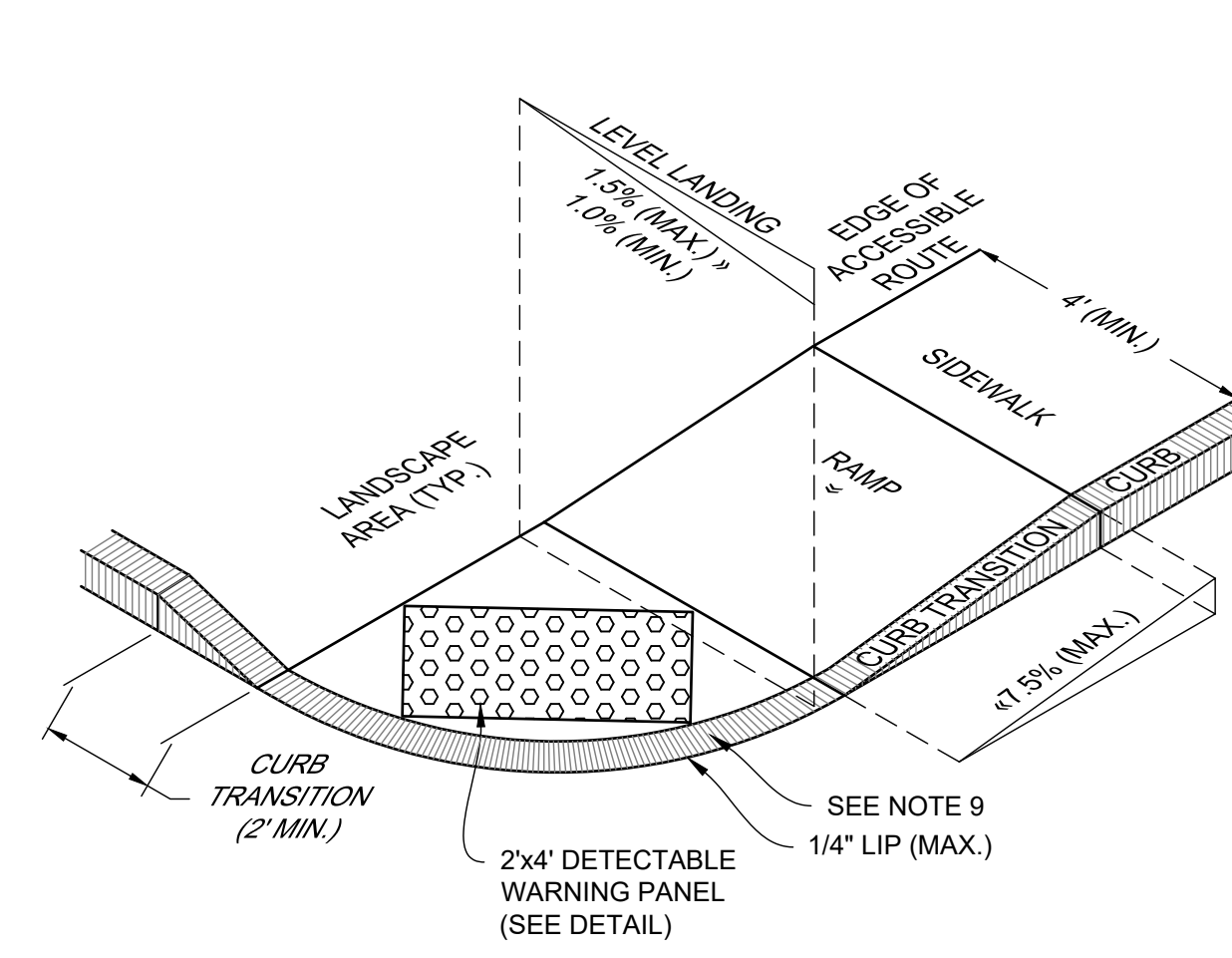



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NOTES:

1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.)
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 7.5%.
4. THE MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.)
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. RAMP, CURB, AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5'x5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
9. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE INSTALLED AND SET FLUSH.



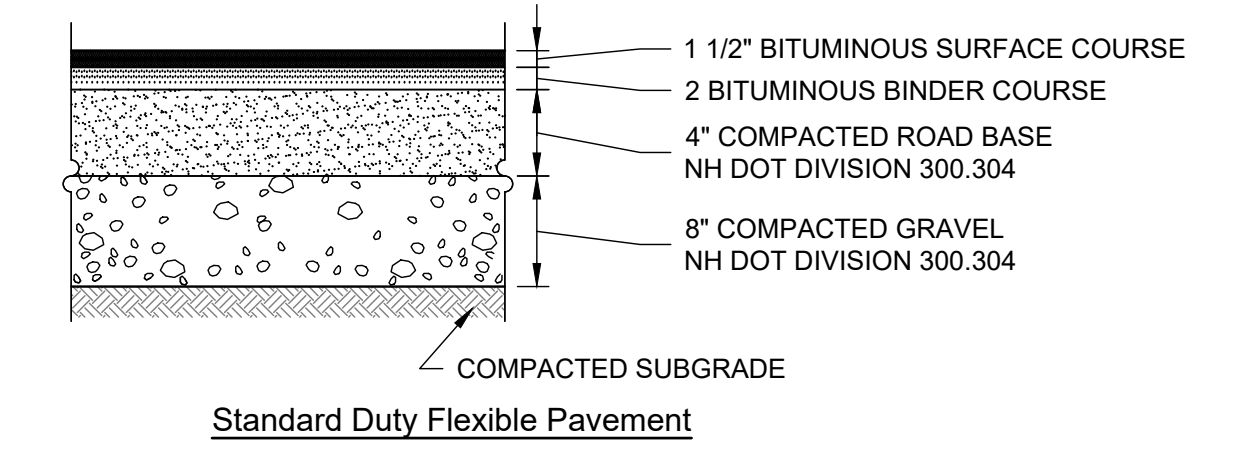
NOTES:

1. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE-FORMED JOINT FILLER.
2. PROVIDE TOOLED CONTROL JOINTS AT 6' O.C.
3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.
4. CEMENT CONCRETE SHALL BE 4000 PSI-TYPE II

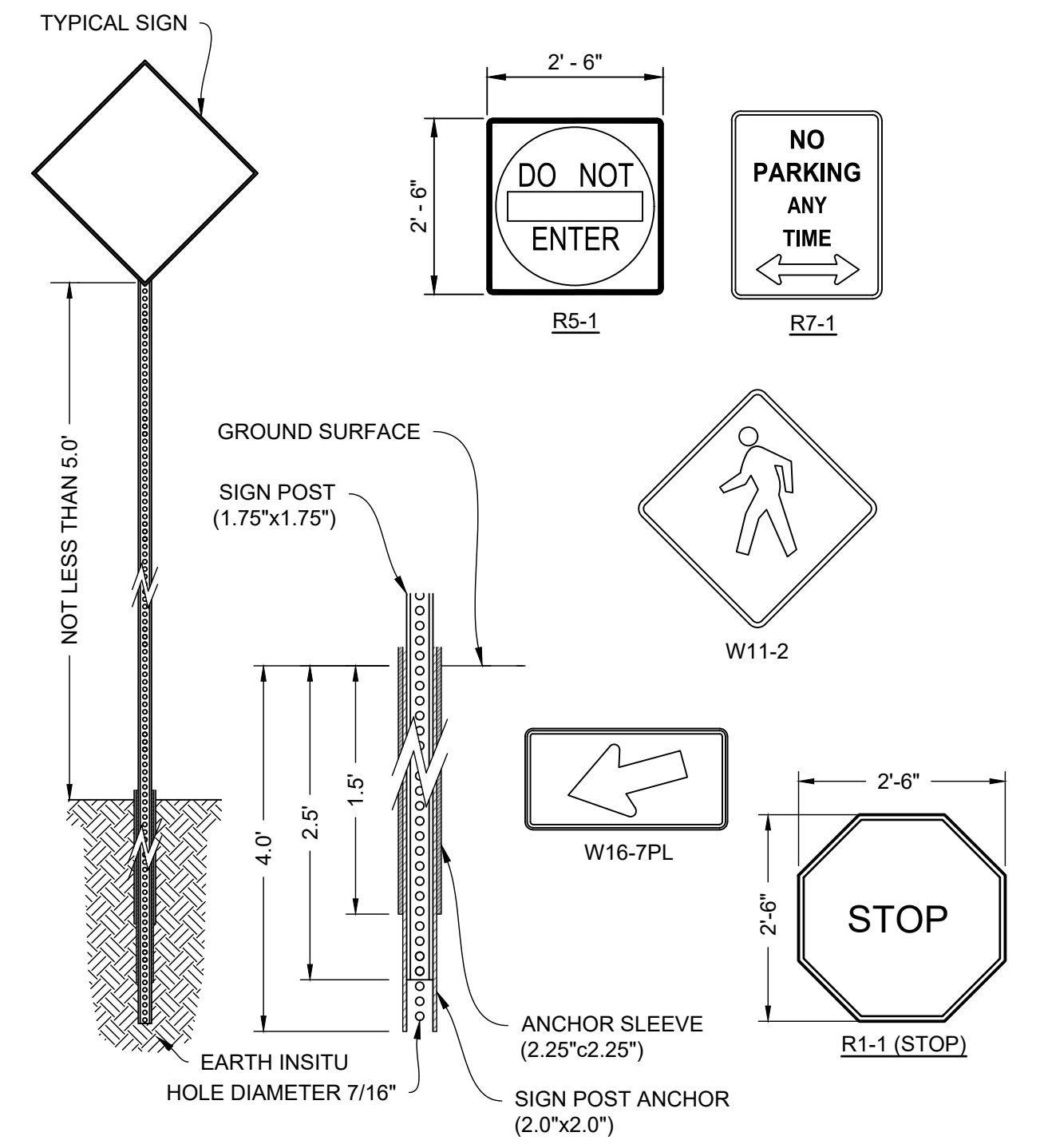
1 ACCESSIBLE CURB RAMP (ACR) - TYPE 'A' W/DETECTABLE WARNING PANEL
NOT TO SCALE

2 ACCESSIBLE CURB RAMP (ACR) W/ DETECTABLE WARNING PANEL
NOT TO SCALE

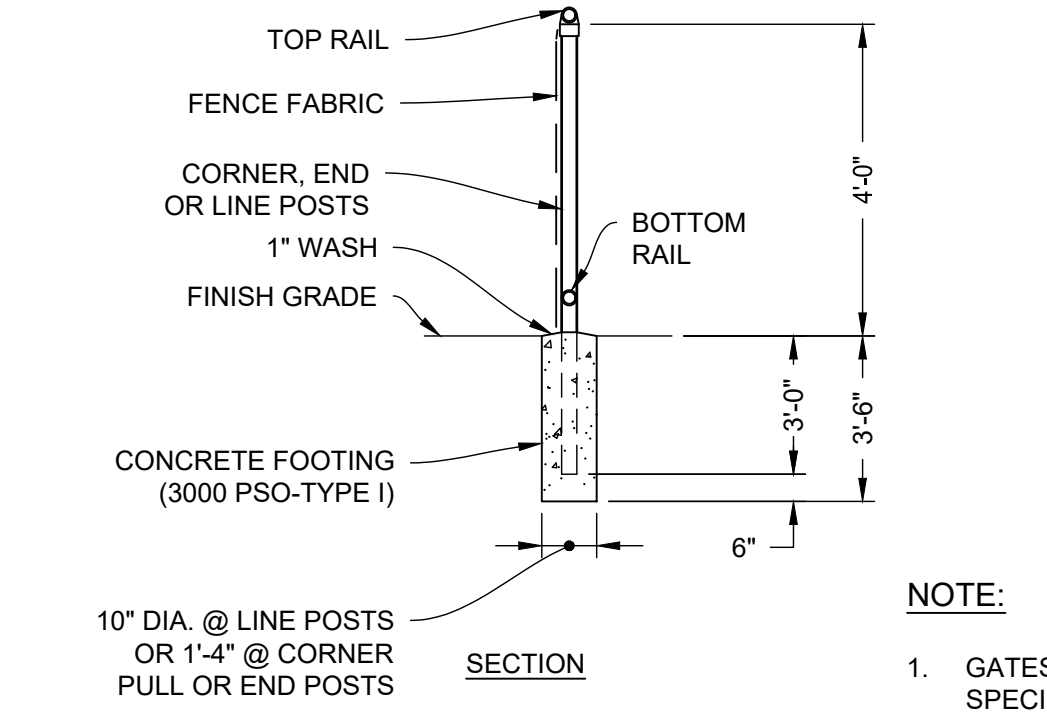
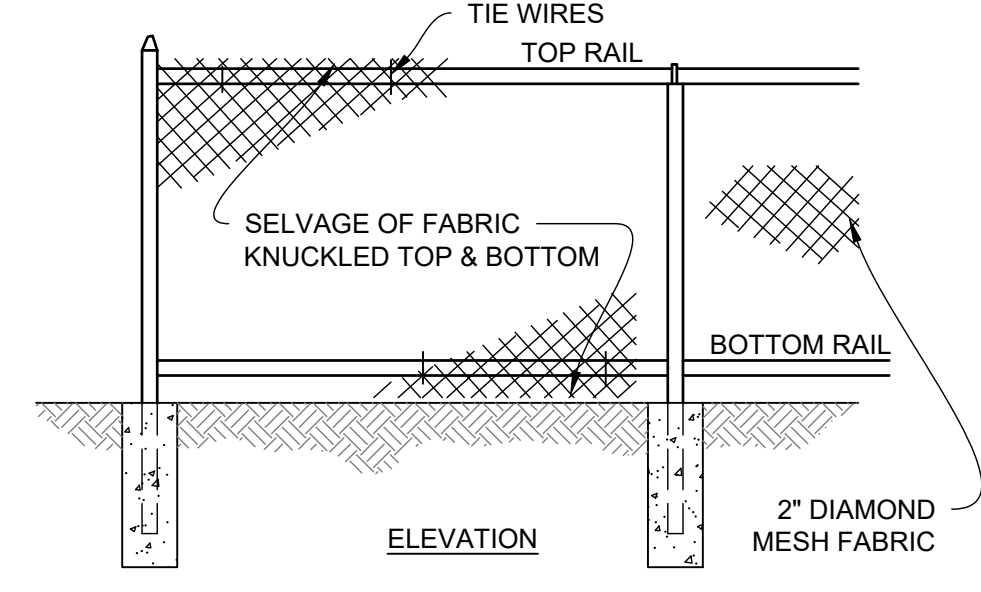
3 BITUMINOUS CONCRETE SIDEWALK
NOT TO SCALE



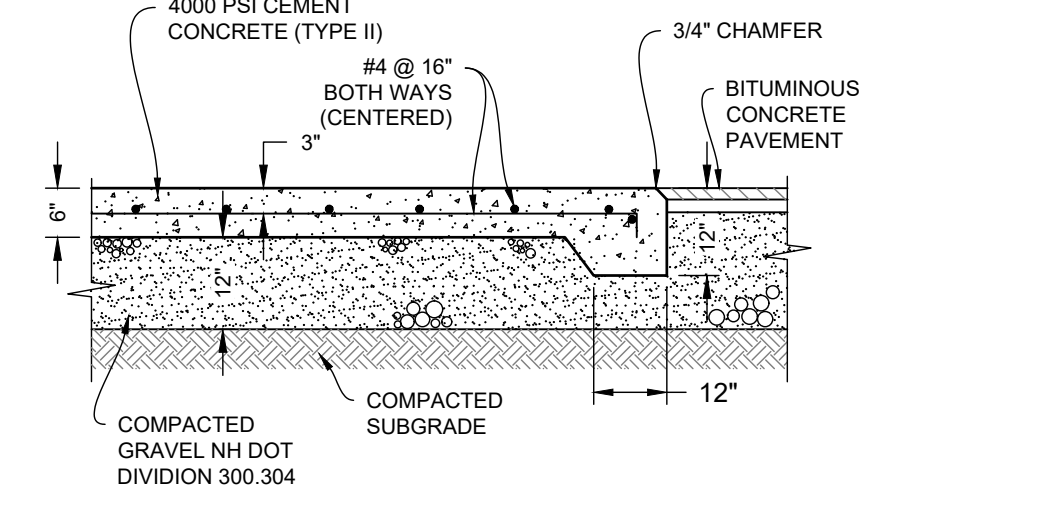
4 BIT. CONC. PAVE. SECTION - PARKING LOT
NOT TO SCALE



6 SIGN POST DETAIL
NOT TO SCALE

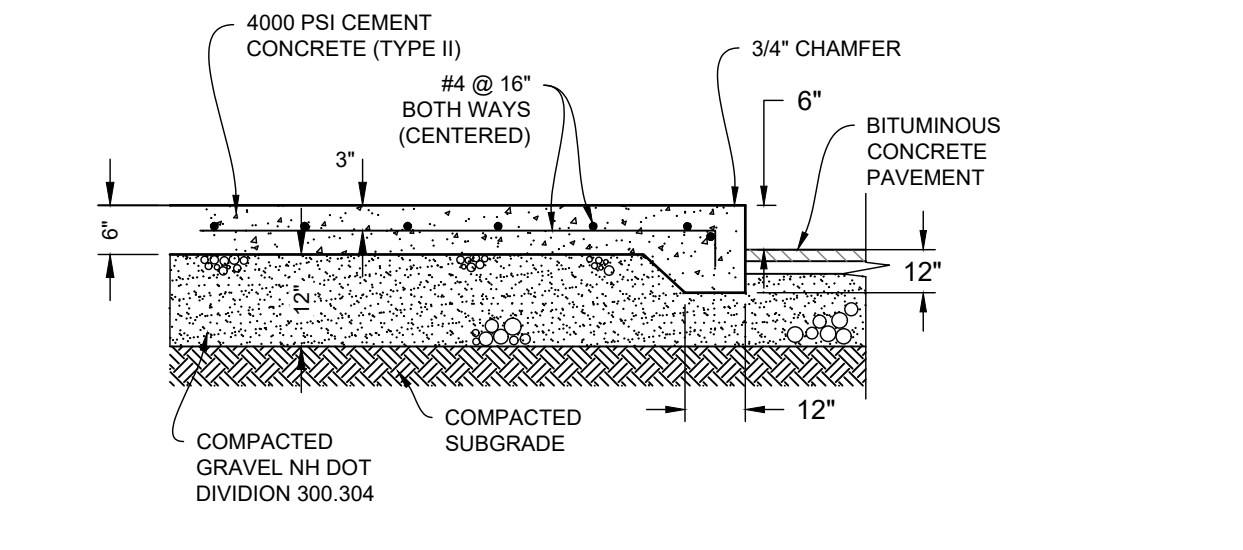


7 CHAIN LINK FENCE UP TO 6'
NOT TO SCALE

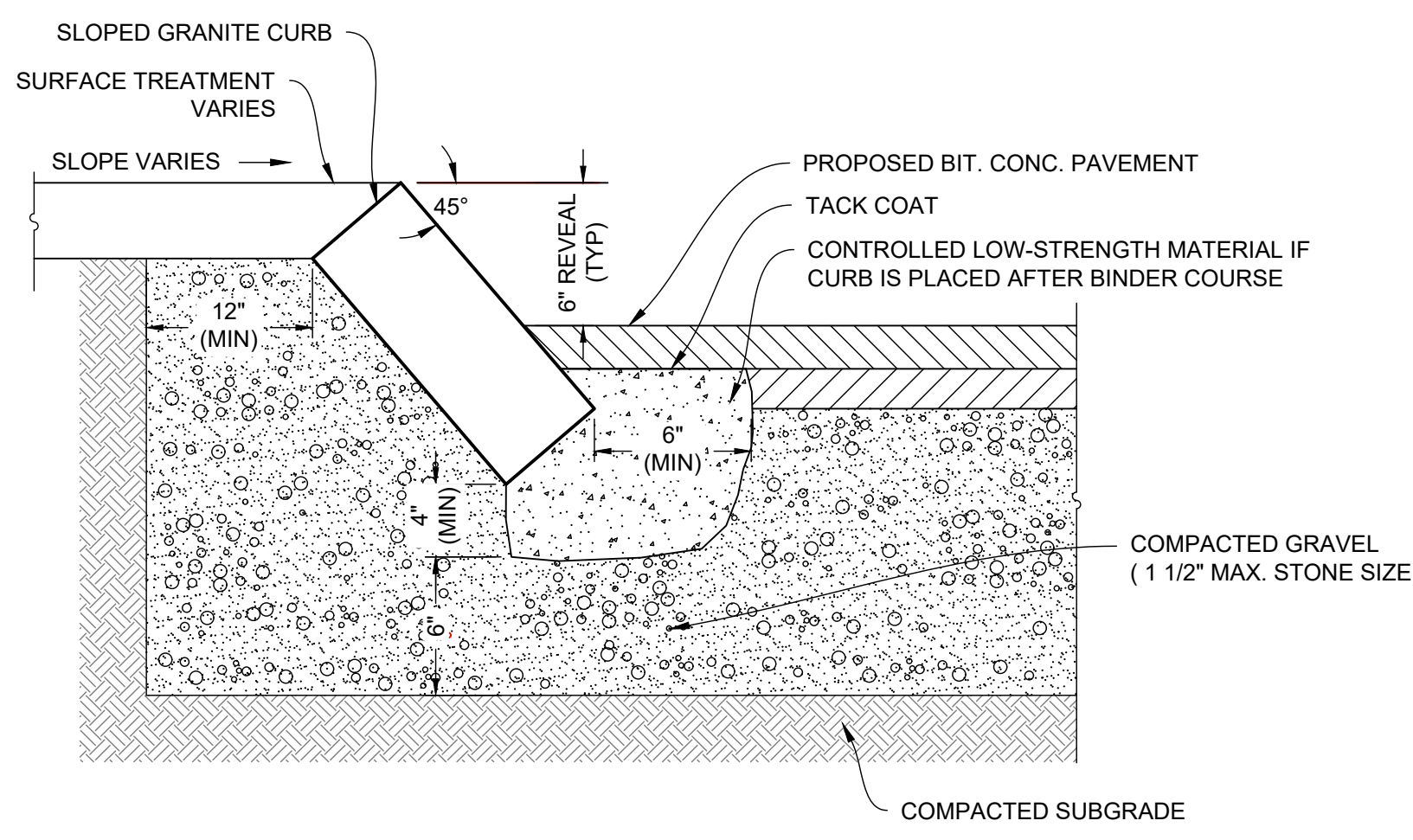


- NOTES:**
1. SIZE OF COMPACTOR PAD TO BE AS INDICATED ON PLANS.
 2. CONSTRUCTION JOINTS TO BE SET AT INTERVALS OF 1/3 OF LENGTH SQUARE CONCRETE PAD TO BE 16'x16' (MAX)

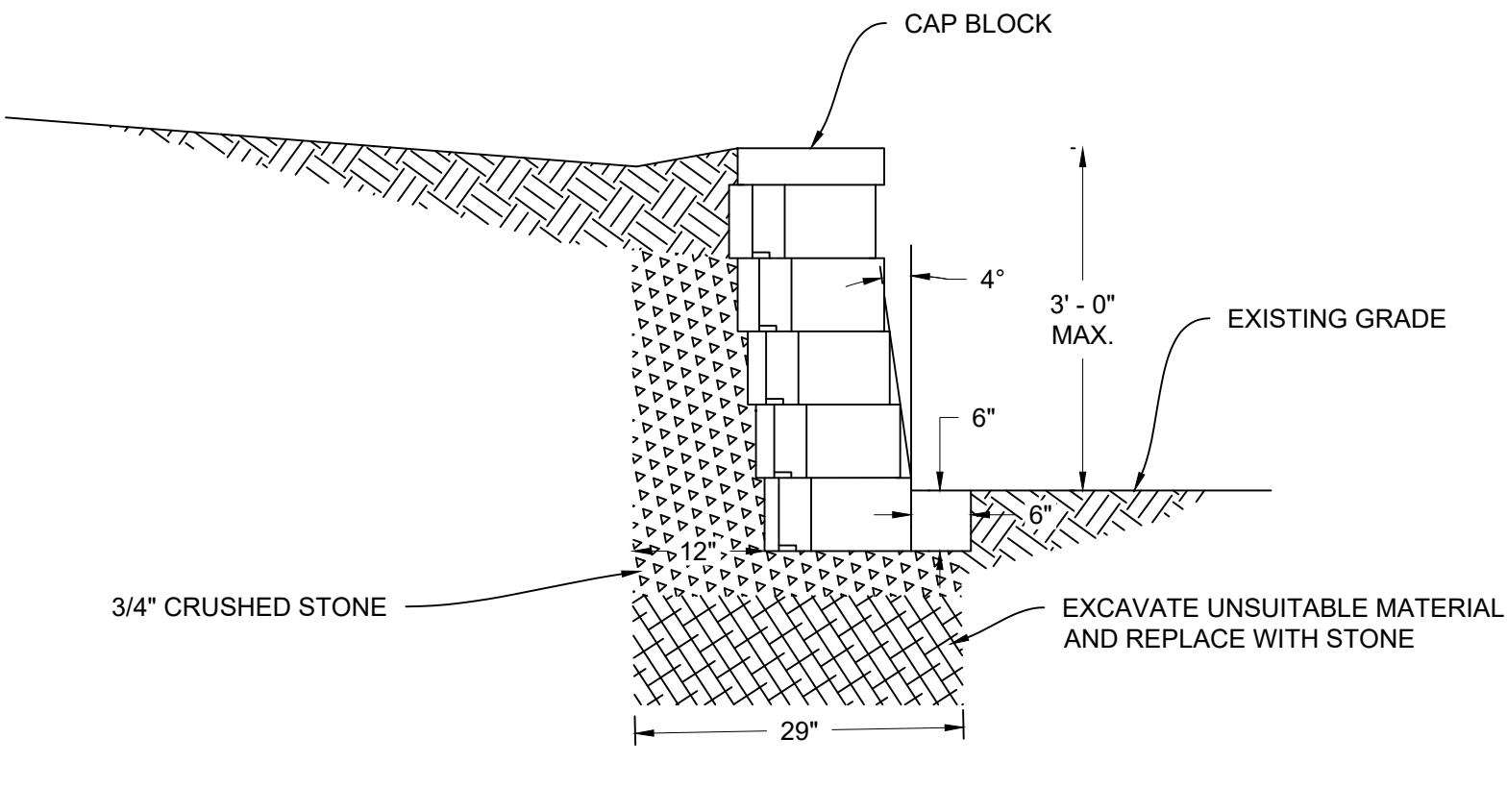
8 TYPICAL CONCRETE PAD SECTION
NOT TO SCALE



5 TYPICAL PRECAST CONCRETE SIDEWALK AND CURB SECTION
NOT TO SCALE



9 SLOPED GRANITE CURB
NOT TO SCALE



9 SEGMENTAL BLOCK RETAINING WALL
NOT TO SCALE

- RETAINING WALL NOTES:**
1. CONCRETE UNITS TO BE VERTICAL BLOCKS AS MANUFACTURED BY ANCHOR WALL SYSTEMS OR APPROVED EQUAL.
 2. WALL HEIGHT GREATER THAN 3 FEET WILL REQUIRE THE USE OF GEOSYNTHETIC REINFORCEMENT. CONSULT MANUFACTURER FOR PLACEMENT REQUIREMENTS.

DATE	NO.	REVISIONS	BY

PLAN OF LAND
LOT 3 - ROUTE 103 WEST, WARNER NH,
ASSESSOR'S MAP 35 LOTS 4-3

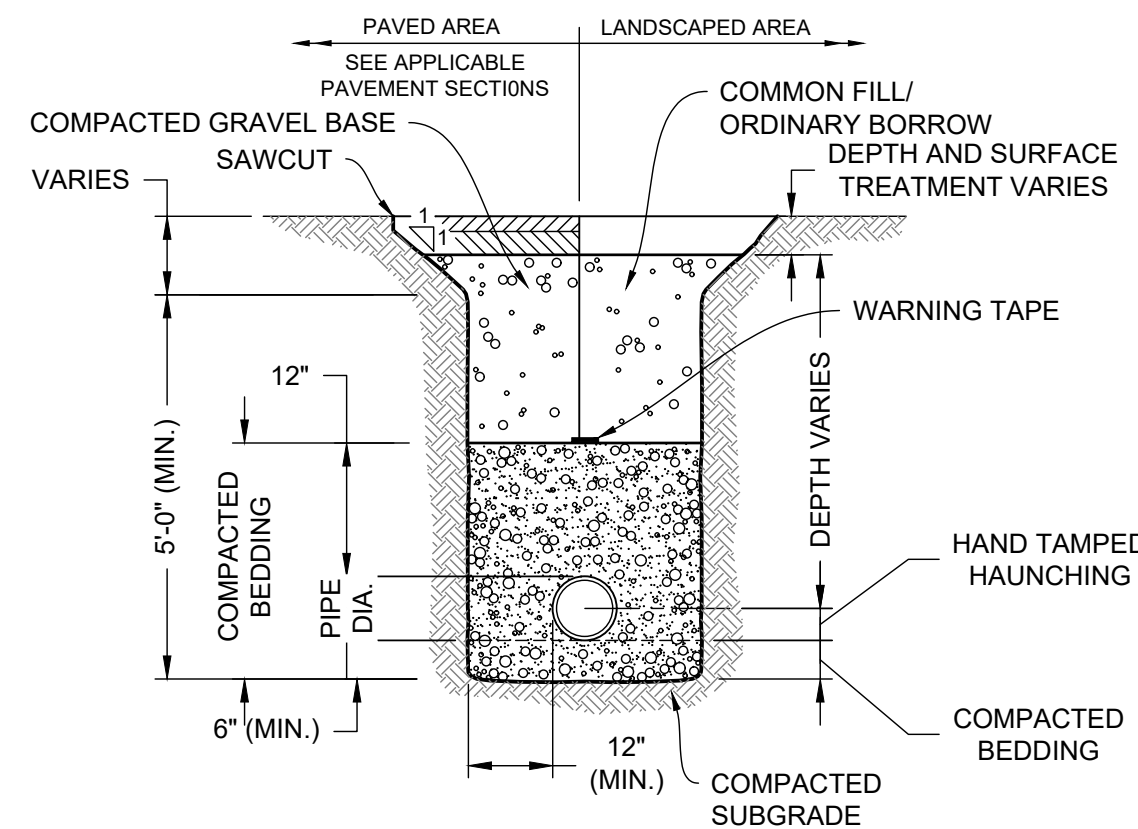
PROPERTY OWNER: COMET, LLC
84 RANGE ROAD, WINDHAM, NH 03087

SITE DETAILS
CS6001

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DATE: MAY 11, 2026 SCALE: SHEET 9 OF 21





- NOTES:**
- WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.
 - USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.

1 WATER TRENCH
NOT TO SCALE

TABLE OF DIMENSIONS

BENDS	B	C	D	E	F	BENDS	B	C	D	E	F	
6"	11 1/4"	8"	15"	12"	24"	12"	6"	45"	8"	30"	12"	24"
6"	22 1/2"	-	19"	-	13"	6"	90"	-	30"	-	-	27"
8"	11 1/4"	-	20"	-	12"	8"	45"	-	30"	-	-	24"
8"	22 1/2"	-	22"	-	17"	8"	90"	-	38"	-	-	36"
12"	11 1/4"	-	30"	-	15"	12"	45"	-	40"	-	-	40"
12"	22 1/2"	-	35"	-	25"	12"	90"	-	60"	-	-	52"

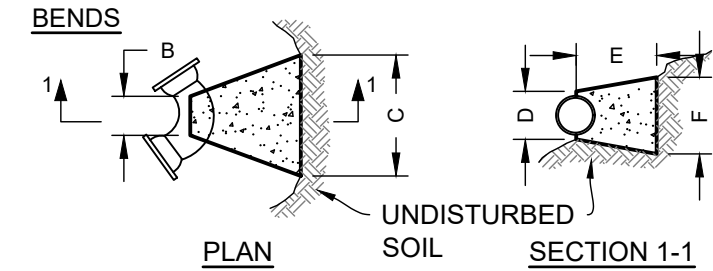
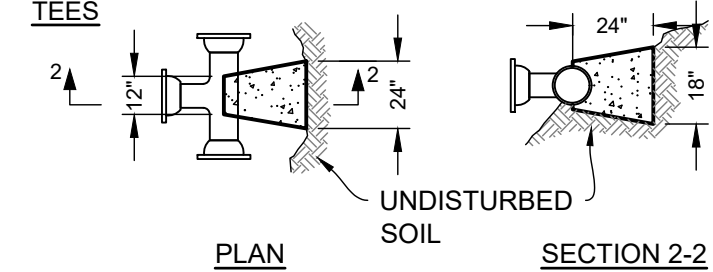


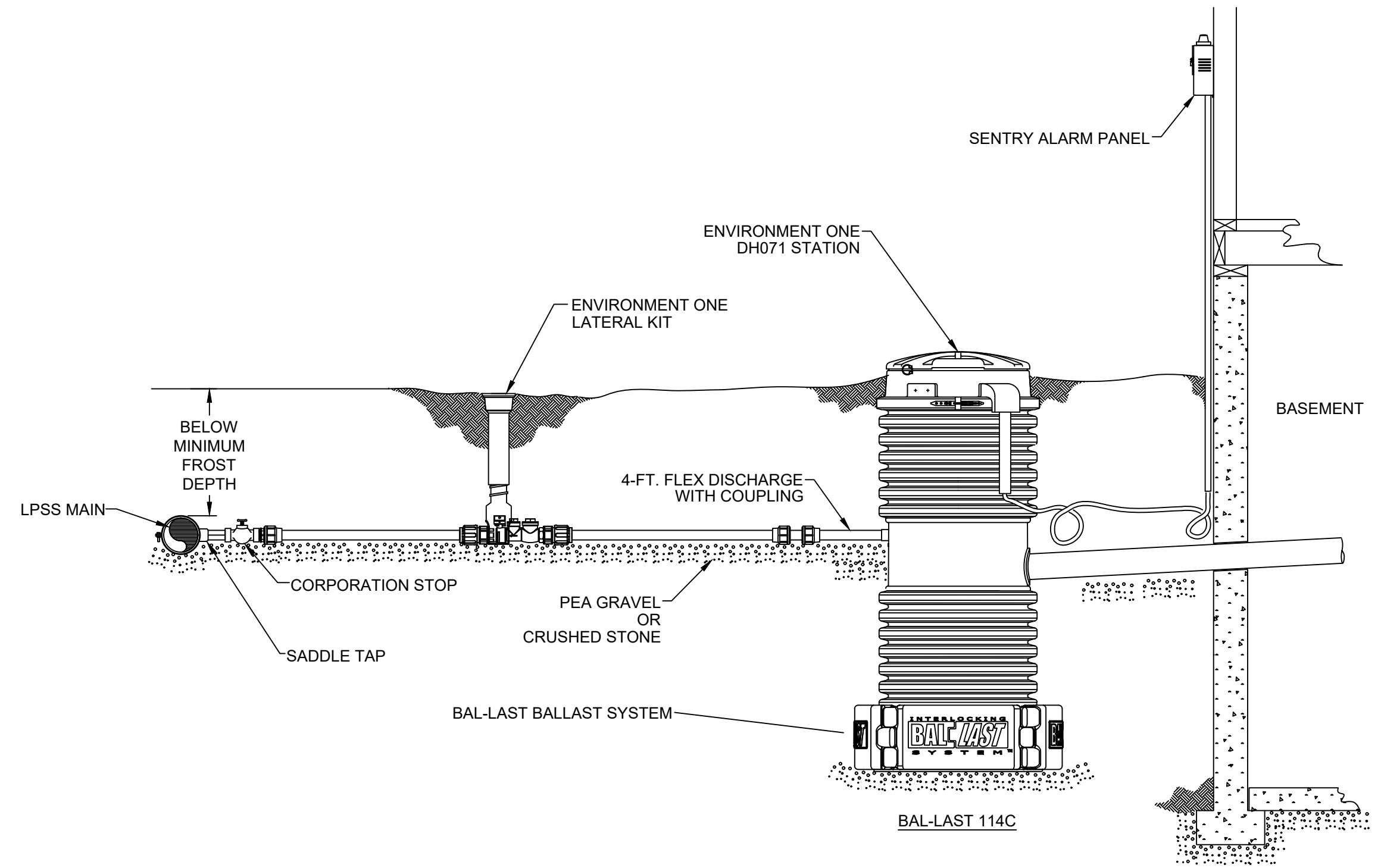
TABLE OF DIMENSIONS

TEES	G	H	I	J	TEES	G	H	I	J
6"x 6"x 6"	12"	24"	24"	18"	12"x 12"x 6"	12"	24"	24"	18"
8"x 8"x 6"	-	-	-	-	12"x 12"x 8"	-	-	-	-
8"x 8"x 8"	-	-	-	-	12"x 12"x 12"	-	-	-	-

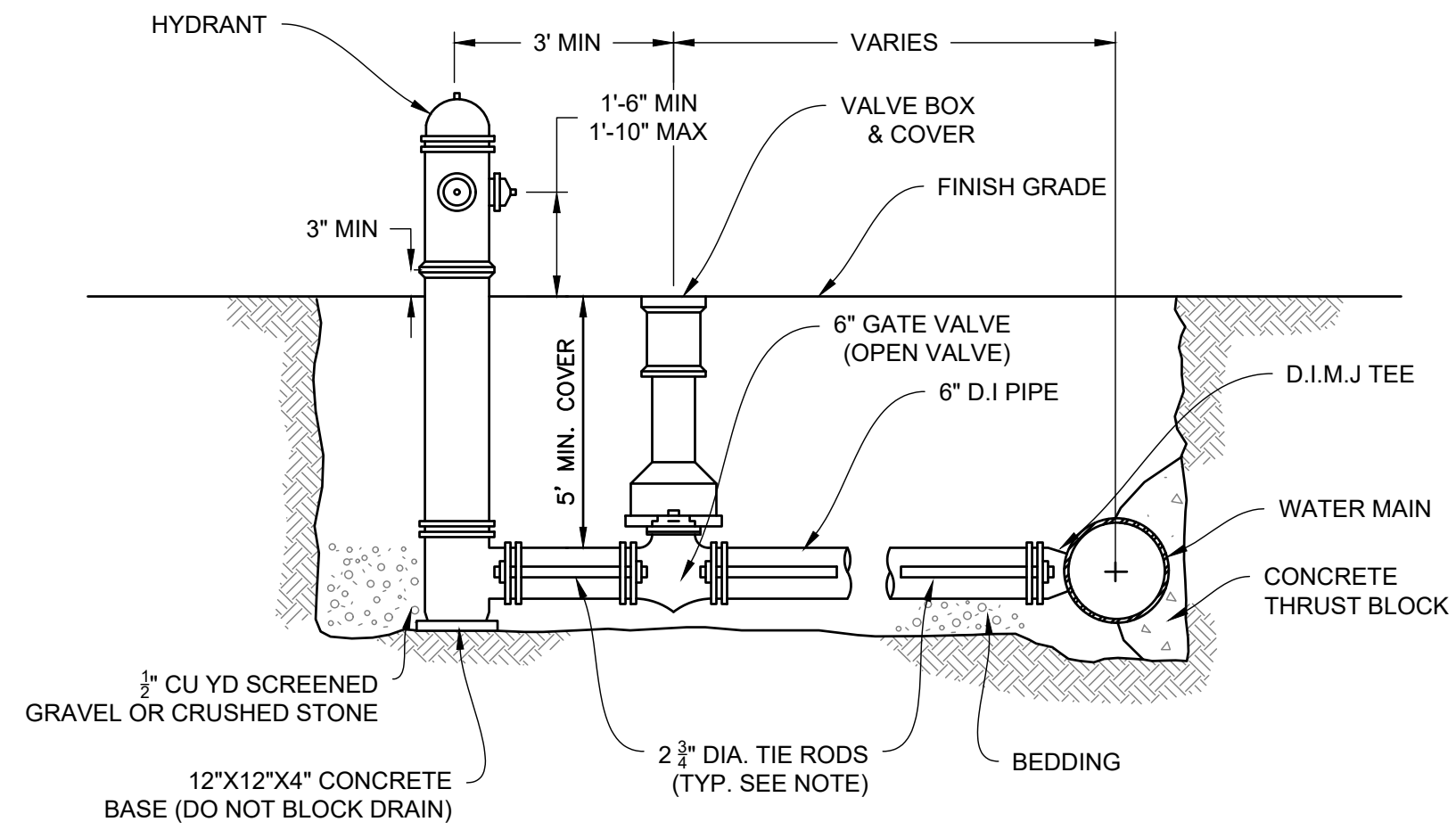


- NOTES:**
- PROVIDE BLOCKS FOR TAPPING SLEEVES, DEAD ENDS, GATE VALVES, AND VERTICAL BENDS (SAME SIZE AS REQUIRED FOR TEES). PROVIDE ANCHOR RODS AT VERTICAL BENDS AND GATE VALVES.
 - CONCRETE SHALL NOT BE PLACED AGAINST PIPE BEYOND FITTING.
 - CONCRETE SHALL BE 3000 PSI-TYPE I.

2 CONCRETE THRUST BLOCK
NOT TO SCALE

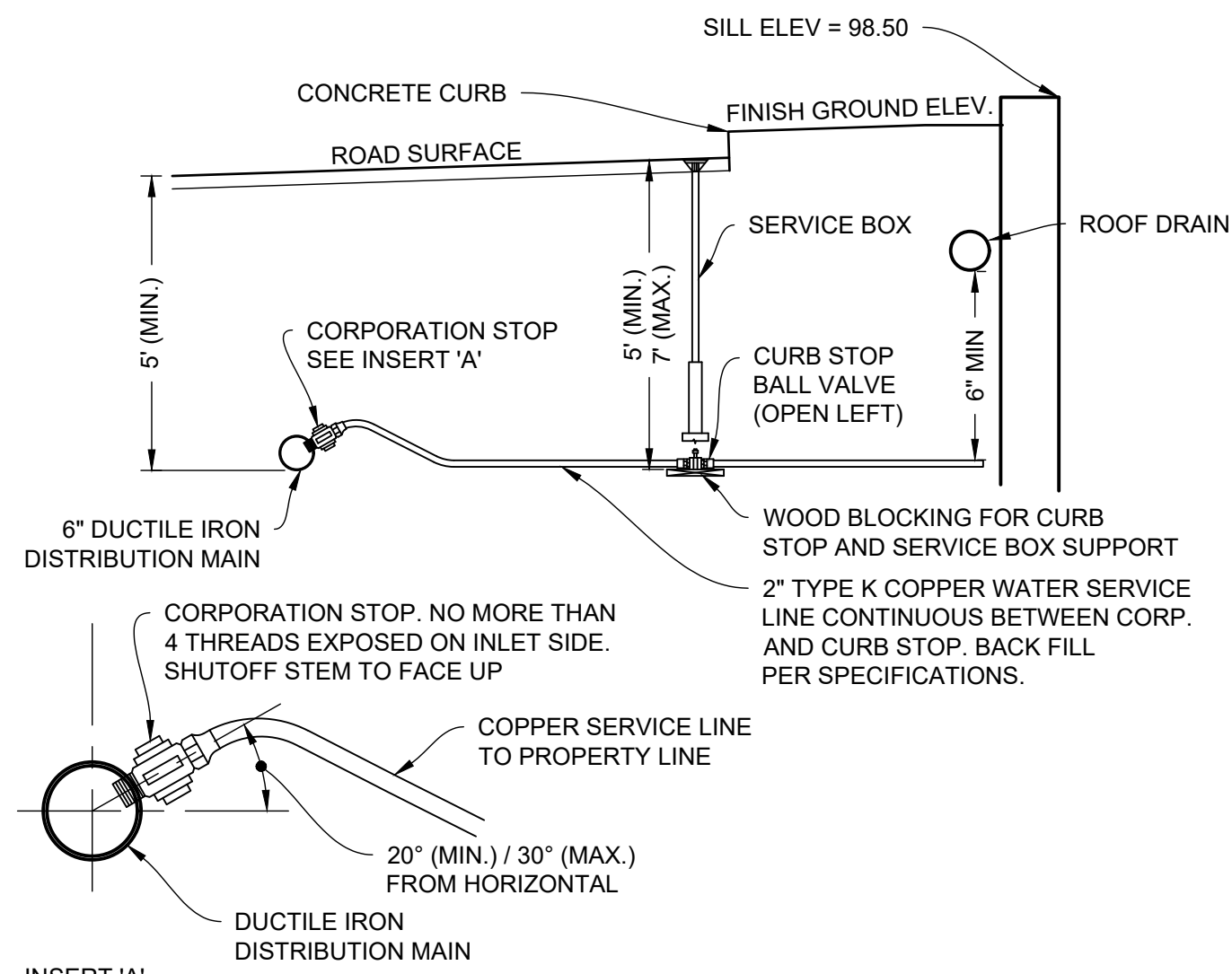


3 TYPICAL E/ONE PUMP AND BALLAST INSTALLATION
NOT TO SCALE

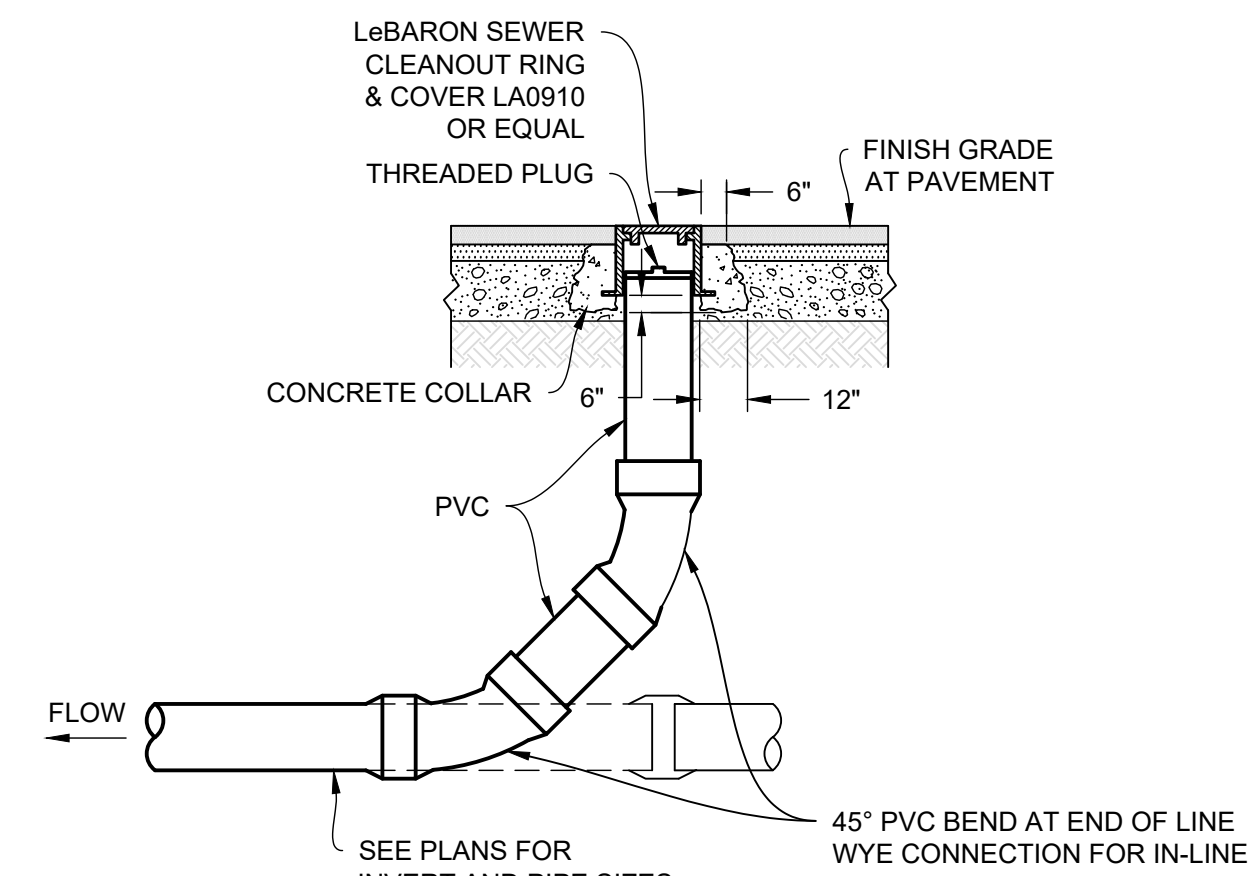


- NOTES:**
- CONTINUE TIE RODS TO MAIN OR AT LEAST 20' ALONG HYDRANT LATERAL.
 - HYDRANT AND VALVE TO OPEN LEFT

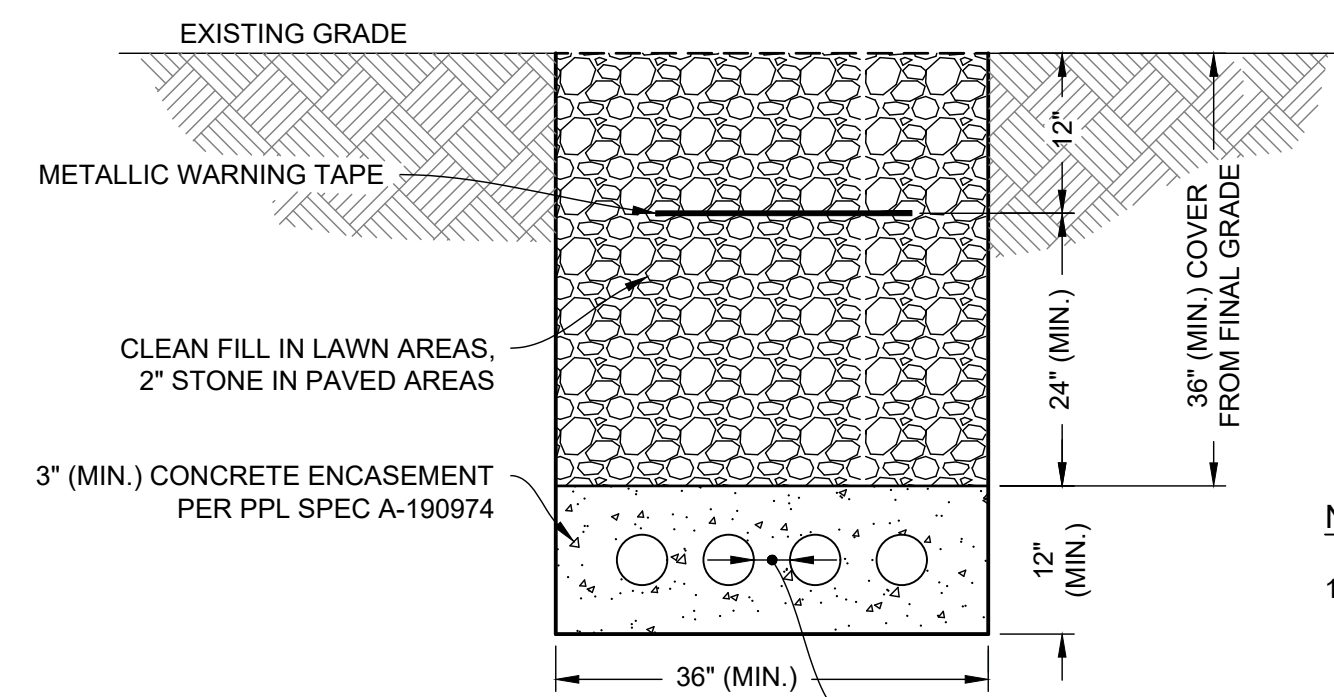
4 HYDRANT
NOT TO SCALE



6 WATER SERVICE INSTALLATION
NOT TO SCALE



7 SEWER SERVICE CLEANOUT AREA
NOT TO SCALE



- NOTE:**
- ADD ONE ADDITIONAL 5" CONDUIT WHERE FIRE ALARM (FA) IS DESIGNATED ON UTILITY PLANS.

7 ELECTRIC/TELECOMMUNICATION DUCT BANK
NOT TO SCALE

DATE	NO.	REVISIONS	BY

PLAN OF LAND
LOT 3 - ROUTE 103 WEST, WARNER NH,

ASSESSOR'S MAP 35 LOTS 4-3
PROPERTY OWNER: COMET, LLC
84 RANGE ROAD, WINDHAM, NH 03087

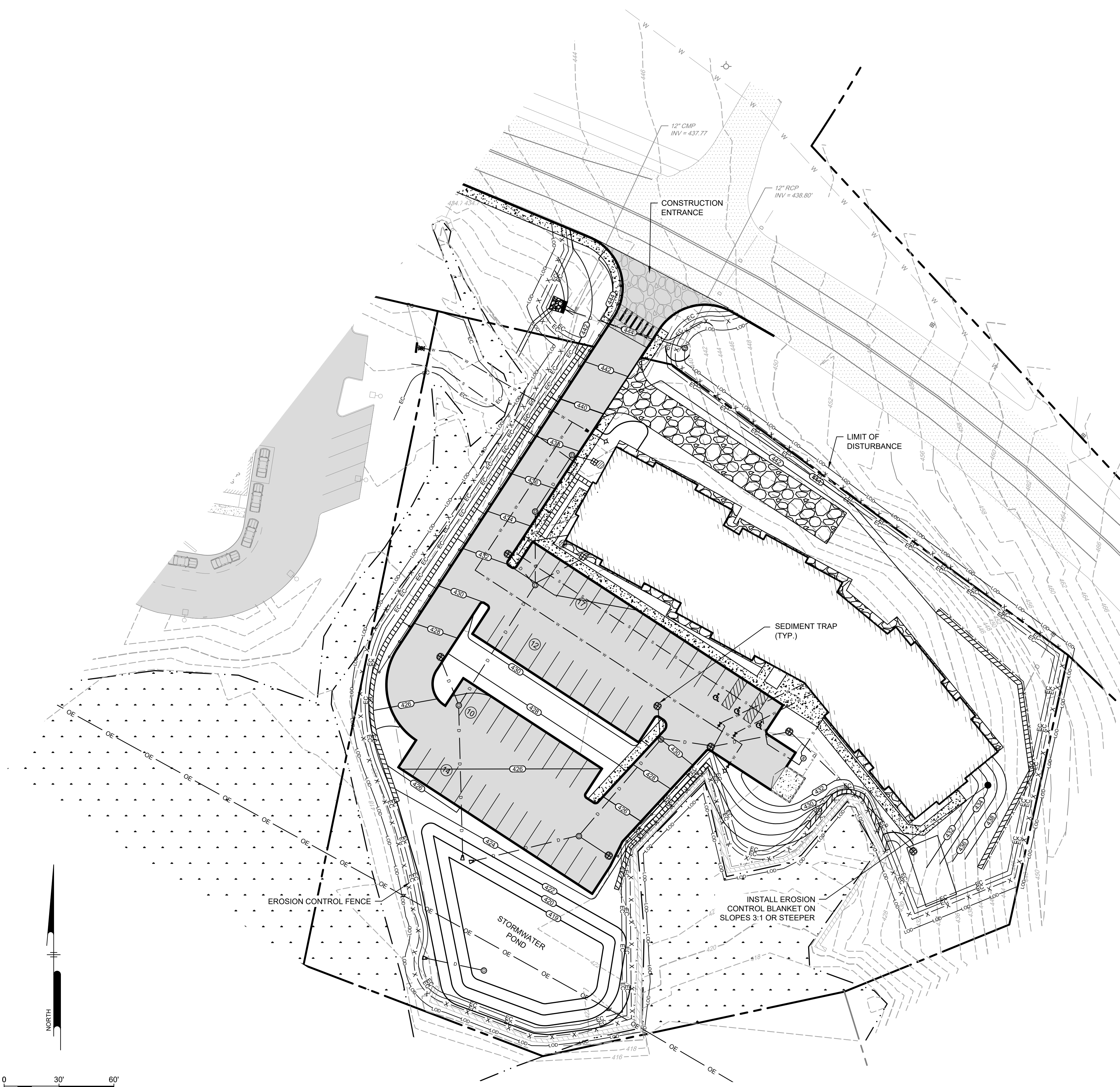
UTILITY DETAILS
CS6051

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LEGEND

- EC — EC — EROSION CONTROL FENCE/SILT SOCK
- ⊘ SILT/SEDIMENT RAP
- ▨ CONSTRUCTION ENTRANCE
- LOD — LOD — LIMIT OF DISTURBANCE



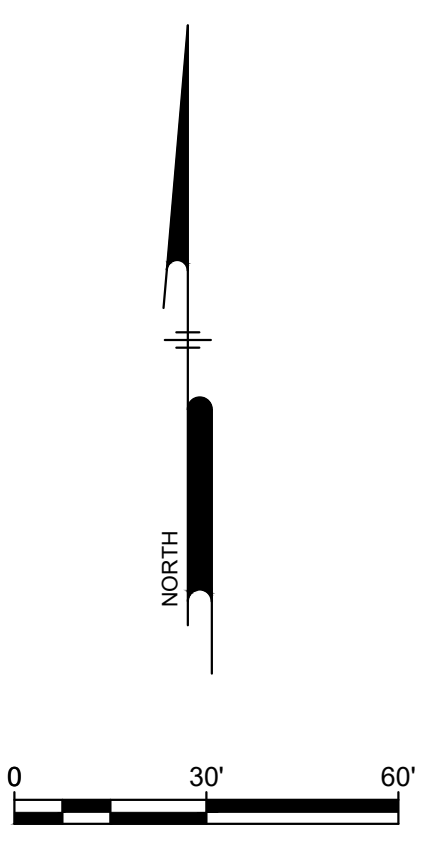
DATE	NO.	REVISIONS	BY

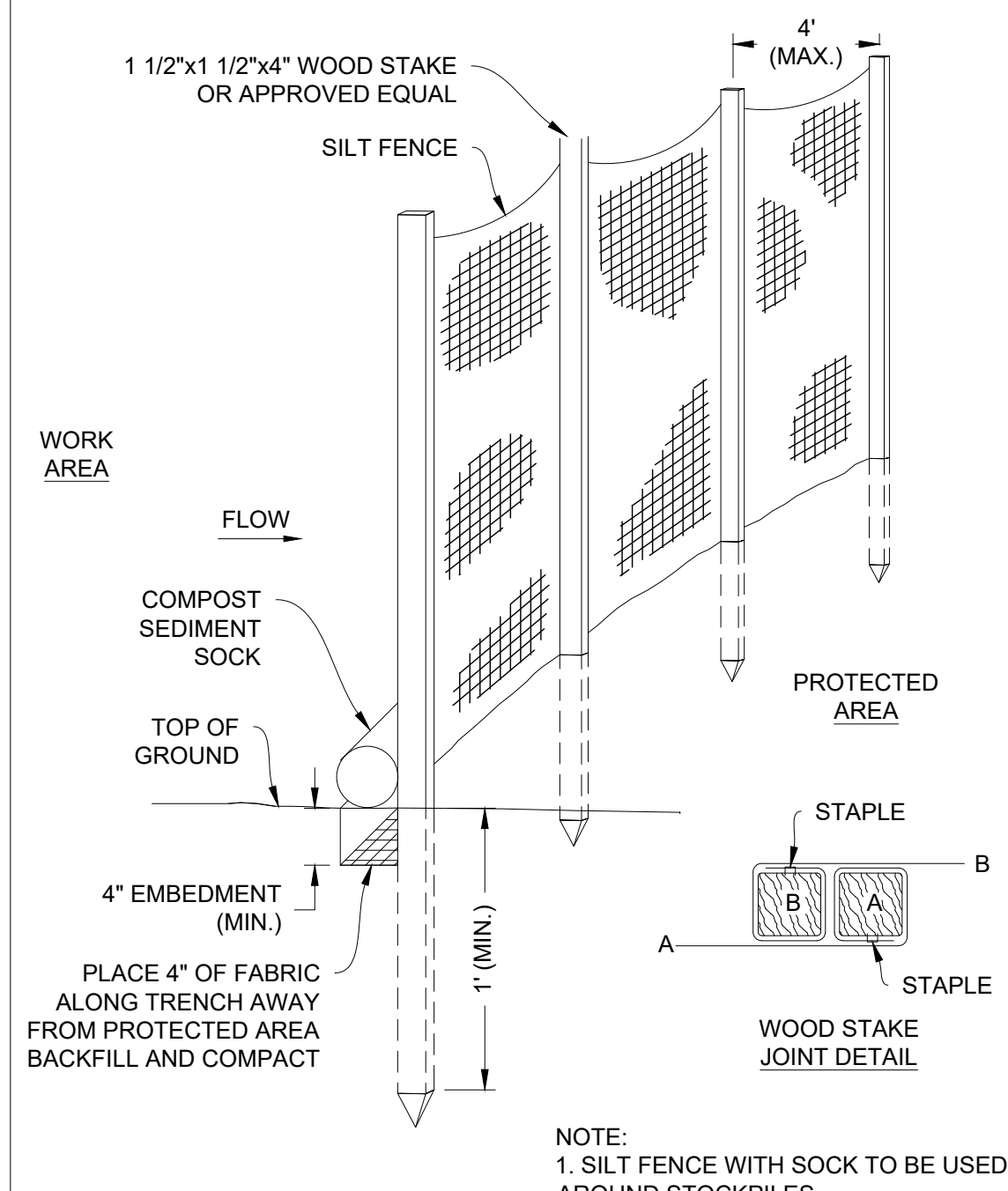
PLAN OF LAND
 LOT 3 - ROUTE 103 WEST, WARNER NH,
 ASSESSOR'S MAP 35 LOTS 4-3

PROPERTY OWNER: COMET, LLC
 84 RANGE ROAD, WINDHAM, NH 03087

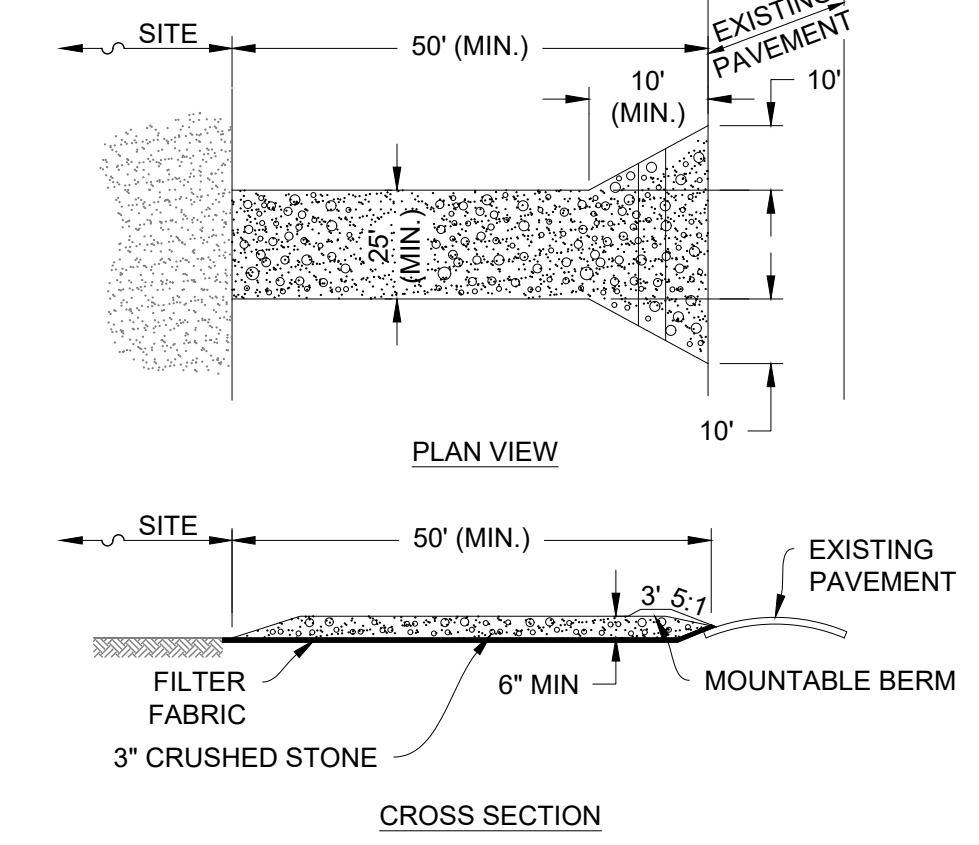
EROSION CONTROL PLAN - PHASE 2
 CS8002

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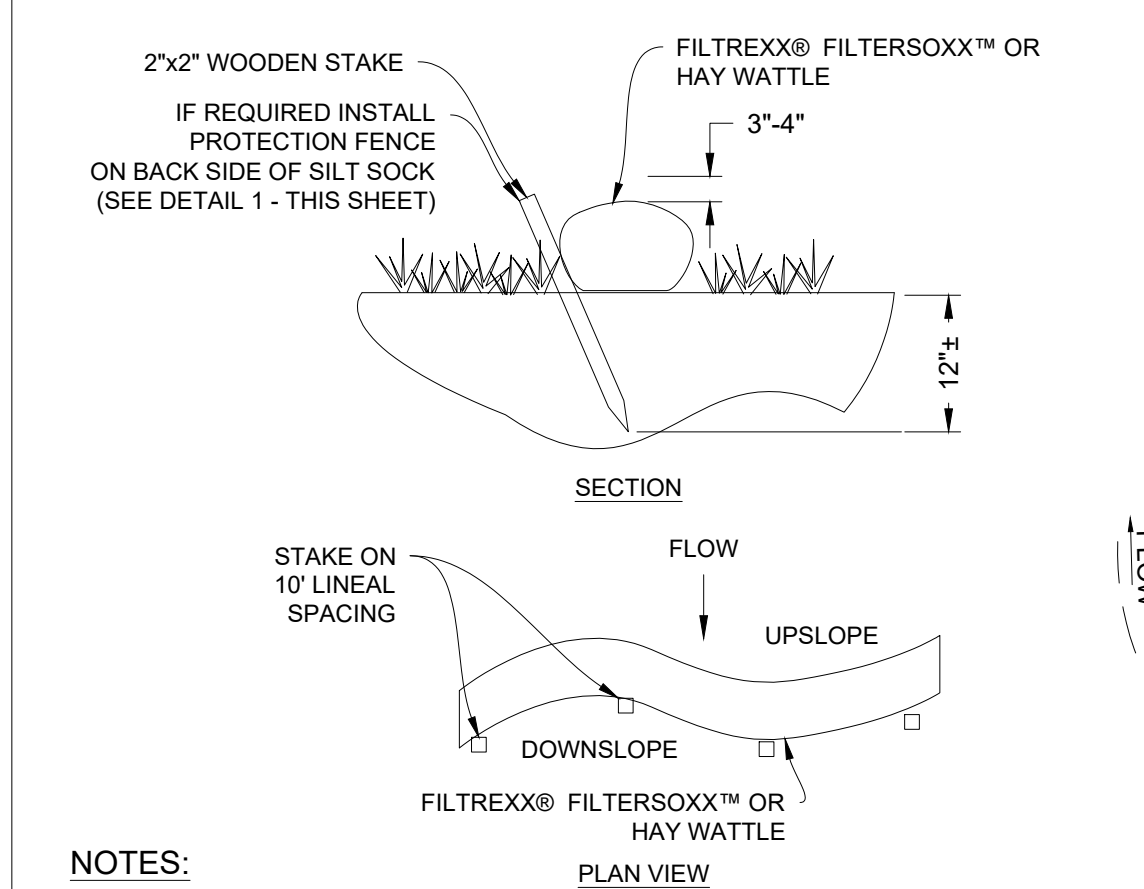




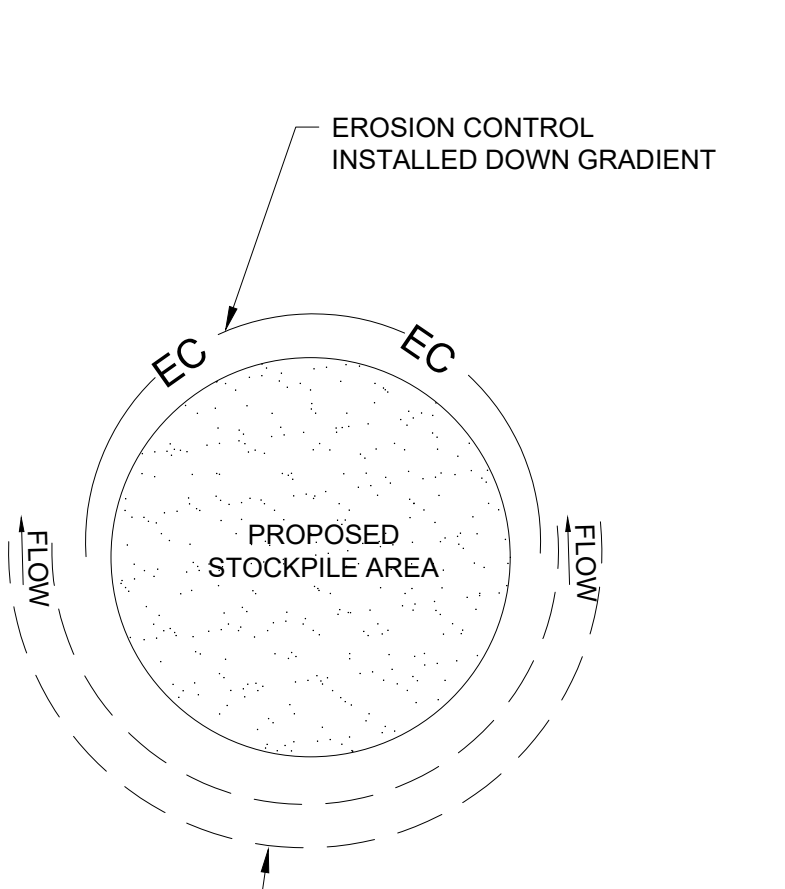
1 SILT FENCE BARRIER
NOT TO SCALE



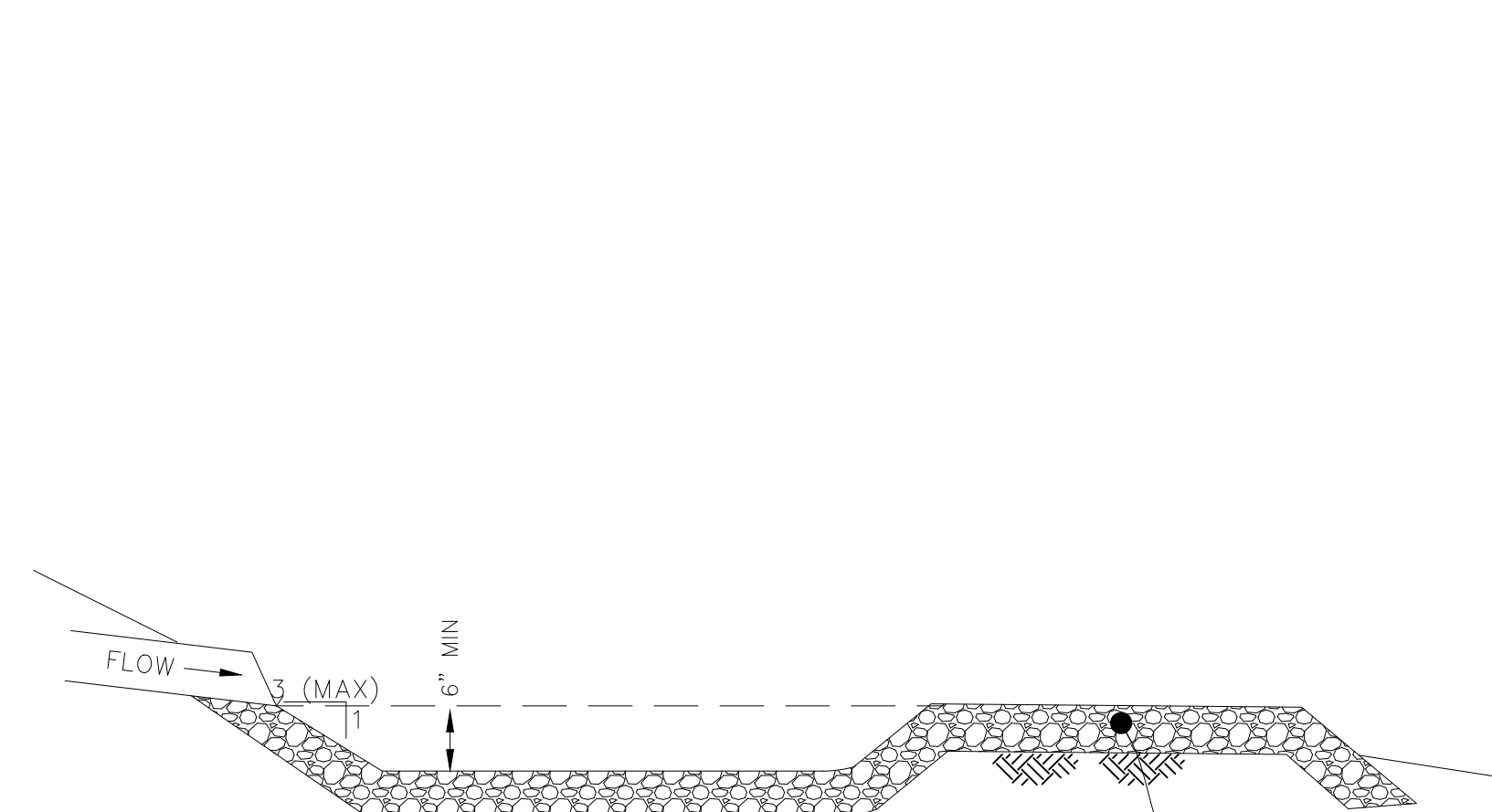
2 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



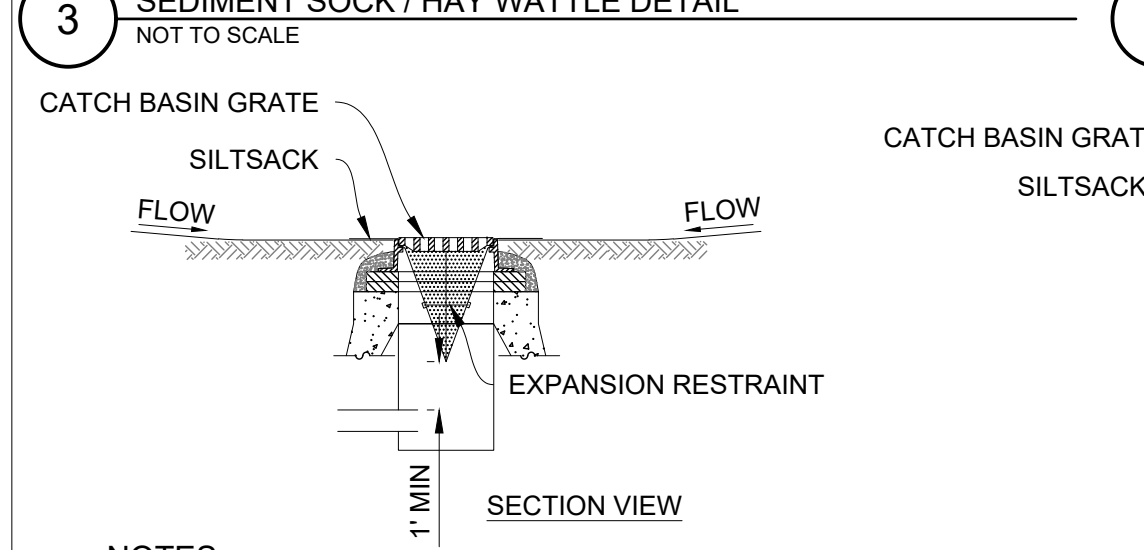
3 SEDIMENT SOCK / HAY WATTLE DETAIL
NOT TO SCALE



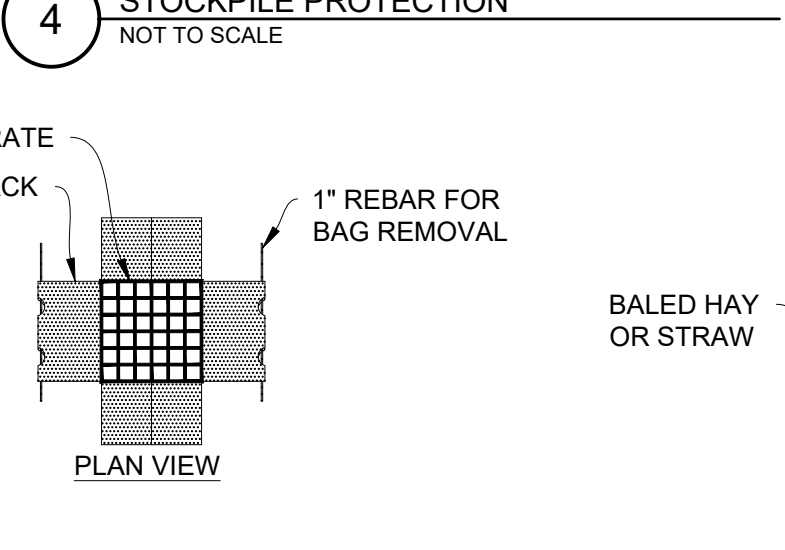
4 STOCKPILE PROTECTION
NOT TO SCALE



5 LEVEL LIP SPREADER
NOT TO SCALE



6 SILTSACK SEDIMENT TRAP
NOT TO SCALE



7 CATCH BASIN SEDIMENT TRAP
NOT TO SCALE

CONSTRUCTION SEQUENCE NOTES:

1. INSTALL EROSION AND SEDIMENT CONTROLS AS SHOWN ON PLAN.
2. COMMENCE CLEARING, GRUBBING AND EARTHWORK.
3. CUT AND DISPOSE OF ANY DEBRIS PRODUCED DURING EARTHWORK.
4. INSTALL TEMPORARY SEDIMENT CONTROL BASINS.
5. FILL SITE TO SUBGRADE AND ROUGH GRADE.
6. INSTALL STORMWATER PONDS, INFILTRATION BASINS, SWALES, AND UTILITIES.
7. INSTALL BUILDING FOUNDATION.
8. CONSTRUCT PAVED AREA BASE COURSES.
9. STABILIZE SIDE SLOPES. SIDE SLOPES MUST BE FULLY STABILIZED BEFORE ANY STORMWATER DISCHARGE.
10. DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 72 HOURS OF THE ESTABLISHMENT OF FINAL GRADE.
11. CONSTRUCT BUILDING.
12. FINAL PAVING OF DRIVEWAY AND PARKING AREAS.
13. INSPECT ALL SEDIMENT AND EROSION CONTROL MEASURES.
14. INSTALL SITE LANDSCAPING AND PERMANENT SEEDING OF ALL DISTURBED AREAS.
15. AFTER ALL SEEDING AREAS HAVE ESTABLISHED STABLE GROWTH, ALL TEMPORARY EROSION CONTROL CAN BE REMOVED.
16. CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL AUTHORITIES RESPONSIBLE FOR INSPECTIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL REQUIRED INSPECTION SIGN-OFFS.

- NOTES:**
1. ENTRANCE WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.

OPERATION AND MAINTENANCE:

CONSTRUCTION PHASE

THE BMP'S ASSOCIATED WITH THIS PROJECT WILL BE OWNED BY THE CONTRACTOR, WHO WILL BE RESPONSIBLE FOR INSPECTION, OPERATION AND MAINTENANCE. THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES

1. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL PHYSICALLY MARK THE LIMITS OF NO LAND DISTURBANCE ON THE SITE AND INSTALL PERIMETER CONTROLS.
2. THE CONTRACTOR IS TO INSTALL AND MAINTAIN DRAINAGE FACILITIES AS SHOWN ON THE SITE PLANS.
3. PRIOR TO CONSTRUCTION, ALL EROSION/SILTATION CONTROL DEVICES SHOWN ON ABOVE PLAN ARE TO BE INSTALLED. TO PREVENT SILT INTRUSION INTO THE DRAINAGE SYSTEM DURING CONSTRUCTION, THE CONTRACTOR IS TO INSTALL AND MAINTAIN INLET PROTECTION AT ALL CATCH BASINS, AND SET A SILT FENCE OR SEDIMENT SOCK AT ALL SLOPES WHICH MAY ERODE IN THE DIRECTION OF ANY OPEN DRAINAGE FACILITIES. SUCH PREVENTIVE MEASURES ARE TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS. TEMPORARY CONTROLS SHALL BE INSTALLED TO REDUCE DUST AND SEDIMENT TRANSPORT. EROSION CONTROL DEVICES SHALL NOT CONTAIN WELDED PLASTICS, PLASTIC, OR MULTI/MONO-FILAMENT POLYPROPYLENE NETTING OR MESH.
4. CONSTRUCTION OF DRAINAGE FACILITIES IS TO BE INSPECTED BY DESIGN ENGINEER TO VERIFY CONFORMANCE TO THE DESIGN PLAN.
5. THE SEQUENCE OF DRAINAGE CONSTRUCTION SHALL BE AS FOLLOWS:
 - A. CLEAR, GRUB, EXCAVATE AREAS FOR DRAINAGE SYSTEMS.
 - B. TRENCH AND INSTALL PIPES, CATCH BASINS MANHOLES
 - C. INSTALL INLET PROTECTION.
6. EROSION CONTROLS ARE TO BE INSPECTED AND MAINTAINED ON A WEEKLY BASIS OR AFTER EVERY HALF INCH OF RAIN FALL. UPON DISCOVERY OF SILT BUILD-UP IN ANY CATCH BASIN SUMPS, OR ANY OTHER STRUCTURES, THEY ARE TO BE CLEANED.
7. ALL EXPOSED SOILS SHALL BE IMMEDIATELY STABILIZED WITH A LAYER OF MULCH HAY OR JUTE BLANKETS-AS NEEDED FOR SLOPES STEEPER THAN 3:1.
8. TEMPORARY WATER DIVERSION MUST BE USED AS NECESSARY UNTIL AREAS ARE STABILIZED.
 - 8.1. DITCHES AND SWALES SHALL BE STABILIZED BEFORE DIRECTING WATER TO THEM.
 - 8.2. ROADWAYS AND PARKING LOTS SHALL BE STABILIZED BEFORE DIRECTING WATER TO THEM.
 - 8.3. CUT AND FILL SLOPES SHALL BE SEEDED/ LOAMED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
9. MULCH BERMS SHALL BE USED ONLY WHERE SHEET FLOW OCCURS AND WHERE THE UPSTREAM SLOPE IS LESS THAN 5%. BERM MUST BE AT LEAST 12" HIGH AND 2 FEET WIDE.
10. PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS, ALL DRAINAGE STRUCTURES AND PIPES SHALL BE INSTALLED AND INSPECTED FOR PROPER FUNCTION. DURING CONSTRUCTION OF OTHER SITE FEATURES, ALL DRAINAGE FACILITIES SHALL BE INSPECTED ON A WEEKLY BASIS AND CLEANED/REPAIRED IMMEDIATELY UPON DISCOVERY OF SEDIMENT BUILD-UP OR DAMAGE.
11. AFTER PAVING IS INSTALLED, IT SHALL BE SWEEPED CLEAN ON A REGULAR BASIS.
12. IF DEWATERING IS NECESSARY DURING CONSTRUCTION, THE WATER WILL BE TREATED FOR TOTAL SUSPENDED SOLIDS (TSS) REMOVAL PRIOR TO DISCHARGE TO RECEIVING WATER.

POST-DEVELOPMENT PHASE

THE OWNER(S) IS TO BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE STRUCTURES IN THE PROJECT - INCLUDING ROOF DRAINS, DRAIN PIPES, CATCH BASINS, AND DRAIN MANHOLES.

REGULAR MAINTENANCE IS TO INCLUDE THE FOLLOWING:

1. INSPECTION OF ALL DRAINAGE FACILITIES (CATCH BASINS, PIPES, OUTLET CONTROL STRUCTURES, AND DETENTION BASINS) EVERY THREE MONTHS. DURING THESE INSPECTIONS, THE INSPECTOR (A REGISTERED PROFESSIONAL CIVIL ENGINEER QUALIFIED IN DRAINAGE SYSTEMS) SHALL LOOK FOR EVIDENCE OF THE FOLLOWING: STRUCTURAL DAMAGE, SILT ACCUMULATION (NEAR INLET INVERTS ON CATCH BASINS AND OUTLET CONTROL STRUCTURES), AND IMPROPER FUNCTION. A REPORT ON THE SYSTEM SHALL BE DELIVERED TO THE OWNER.
2. AFTER INSPECTION, IF ANY OF THE ABOVE CONDITIONS EXIST, THE INSPECTOR SHALL NOTIFY THE OWNER, WHO SHALL IMMEDIATELY ARRANGE FOR ALL NECESSARY REPAIRS AND/OR SEDIMENT REMOVAL.
3. THE PAVEMENT AREA IS TO BE SWEEPED CLEAN, AS REQUIRED (I.E., VISUALLY NOTICEABLE DEBRIS BUILD-UP), A MINIMUM OF ONCE PER YEAR.
4. ALL GRADED SLOPES SHALL BE INSPECTED EVERY SPRING FOR EROSION. UPON DISCOVERY OF ANY FAILURE (I.E. EROSION), LOAM AND SEED SHALL BE PUT IN PLACE AND NURTURED.
5. DURING THE WINTER MONTHS, ALL SNOW IS TO BE STORED SUCH THAT SNOW MELT IS CONTROLLED WITHIN THE PAVED AREA.

WINTER CONSTRUCTION SEQUENCE NOTES:

1. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1 AND SEEDING AND PLACING 3-4 TONS OF MULCH PER ACRE. SECURED WITH ANCHORING NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH OR WHICH ARE DISTURBED AFTER OCTOBER 15TH SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE FLOW.
3. AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3" OF CRUSHED GRAVEL PER NHDOT ITEM 304.3

- NOTES:**
1. ENCLOSE STRUCTURE WITH HAYBALES IMMEDIATELY AFTER CATCH BASIN CONSTRUCTION. MAINTAIN UNTIL PAVING BINDER COURSE IS COMPLETE OR A PERMANENT STAND OF GRASS HAS BEEN ESTABLISHED.
 2. IF GRATE IS AGAINST EXISTING CURB THEN HAY BALES ARE TO BE PLACED AROUND THREE SIDES OF GRATE ONLY.
 3. GRATE TO BE PLACED OVER FILTER FABRIC.
 4. BALES SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS. REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.

EROSION CONTROL NOTES (DURING CONSTRUCTION)

1. THE CONTRACTOR MUST INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND IN THE DETAILS PRIOR TO STARTING ANY OTHER WORK ON THE SITE. EROSION CONTROL MUST BE INSTALLED AT EVERY INLET STRUCTURE (EXISTING AND PROPOSED) AND MAINTAINED FOR THE DURATION OF THE PROJECT.
2. EROSION CONTROLS AS SHOWN ON PLANS SHALL BE INSPECTED, REPAIRED AND/OR MAINTAINED BY THE CONTRACTOR DAILY AND WITHIN 12 HOURS OF EACH STORM EVENT.
3. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH A DEPTH OF 1/4 TO 1/2 THE HEIGHT OF THE SILT FENCE OR SEDIMENT SOCK.
4. SEDIMENT SHALL BE CONTAINED WITHIN THE CONSTRUCTION SITE. AWAY FROM DRAINAGE STRUCTURES. SEDIMENT REACHING THE PUBLIC WAY SHALL BE REMOVED BY STREET SWEEPING AND NOT BY FLUSHING.
5. STABILIZE SLOPES STEEPER THAN 3:1 (HORIZONTAL TO VERTICAL) WITH SEED, SECURED GEOTEXTILE FABRIC, OR ROCK RIP-RAP AS REQUIRED TO PREVENT EROSION DURING CONSTRUCTION.
6. TEMPORARY SEEDING WILL BE APPLIED AS NECESSARY ON ANY ROUGH GRADED SURFACE WHICH WILL REMAIN UNDISTURBED FOR A PERIOD GREATER THAN 30 DAYS AND UPON LONG STANDING SOIL STOCKPILES. WASHED OUT OR ERODED AREAS SHALL BE RE-STABILIZED WITH ADDITIONAL COMPACTED LOAM AND SEED AND PROTECTED AS REQUIRED. TEMPORARY SEED SPECIES SHALL BE PER TABLE 4-1.
7. STABILIZE PAVEMENT AREAS WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE
8. CLEAN OUT CATCH BASINS, DRAIN MANHOLES AND STORM DRAIN PIPES AFTER COMPLETION OF CONSTRUCTION.
9. LOAM AND SEED ALL DISTURBED AREAS. PERMANENT SEEDING SHALL OCCUR IN THE SPRING FROM LATE MARCH THROUGH MAY AND IN LATE SUMMER OR EARLY FALL BETWEEN AUGUST AND OCTOBER
10. DUST SHALL BE CONTROLLED AT THE SITE WITH MECHANICAL WATER SPRAYING AS NECESSARY AND DURING EXTENDED DRY PERIODS.
11. UPON ESTABLISHMENT OF PERMANENT VEGETATION OVER DISTURBED AREAS, REMOVE AND DISPOSE OF STRAW WATTLES AND STAKES.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN AND SUPPLEMENT THE SPECIFIED SEDIMENTATION CONTROLS AS NECESSARY TO PREVENT SEDIMENTATION OF OFF-SITE AREAS AND/OR ANY REGULATED RESOURCE AREAS. FAILURE BY THE CONTRACTOR TO CONTROL EROSION, POLLUTION AND/OR SILTATION SHALL BE CAUSE FOR THE OWNER TO EMPLOY OUTSIDE ASSISTANCE OR TO USE HIS OWN MEANS TO PROVIDE THE NECESSARY CORRECTIVE MEASURE. THE COST OF SUCH ASSISTANCE PLUS PROJECT ENGINEERING COSTS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
13. THE CONTRACTOR SHALL CHECK THE CONDITION OF EROSION CONTROLS WEEKLY TO KEEP THEM IN GOOD OPERATING CONDITION. EROSION CONTROLS SHALL ALSO BE INSPECTED, REPAIRED AND MAINTAINED BY THE CONTRACTOR WITHIN 12 HOURS OF ANY STORM EVENT PRODUCING 1/2 INCH OF RAINFALL OR MORE. EROSION CONTROLS SHALL BE REPLACED WHEN DETERIORATED, OR WHEN ORDERED BY THE ENGINEER. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH A DEPTH OF 6 INCHES.
14. IN ADDITION TO THOSE LOCATIONS SHOWN ON THIS PLAN AND ON THE GRADING AND DRAINAGE PLANS, EROSION CONTROLS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS: TOE OF SLOPE OF EMBANKMENT CONSTRUCTION, TOE OF TEMPORARY EARTHWORK STOCKPILES. STOCKPILE SIDE SLOPES SHALL NOT EXCEED 2:1.
15. EROSION AND SEDIMENTATION CONTROL SHALL BE IN COMPLIANCE WITH MASSACHUSETTS STORMWATER POLICY.
16. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - A. BASE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
 - B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED.
 - C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED.
 - D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
 - E. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE
17. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION BUT IN NO CASE EXCEED 2.75 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED
18. ANY SEDIMENTS REMOVED FROM EROSION CONTROL DEVICES, CATCH BASINS, AND STORMWATER STRUCTURES SHALL BE DISPOSED OF IN ACCORDANCE WITH STATE REGULATIONS AND BEST MANAGEMENT PRACTICES

DATE	NO.	REVISIONS	BY

PLAN OF LAND
LOT 3 - ROUTE 103 WEST, WARNER NH,
ASSESSOR'S MAP 35 LOTS 4-3

PROPERTY OWNER: COMET, LLC
84 RANGE ROAD, WINDHAM, NH 03087

EROSION CONTROL NOTES AND DETAILS
CS8501

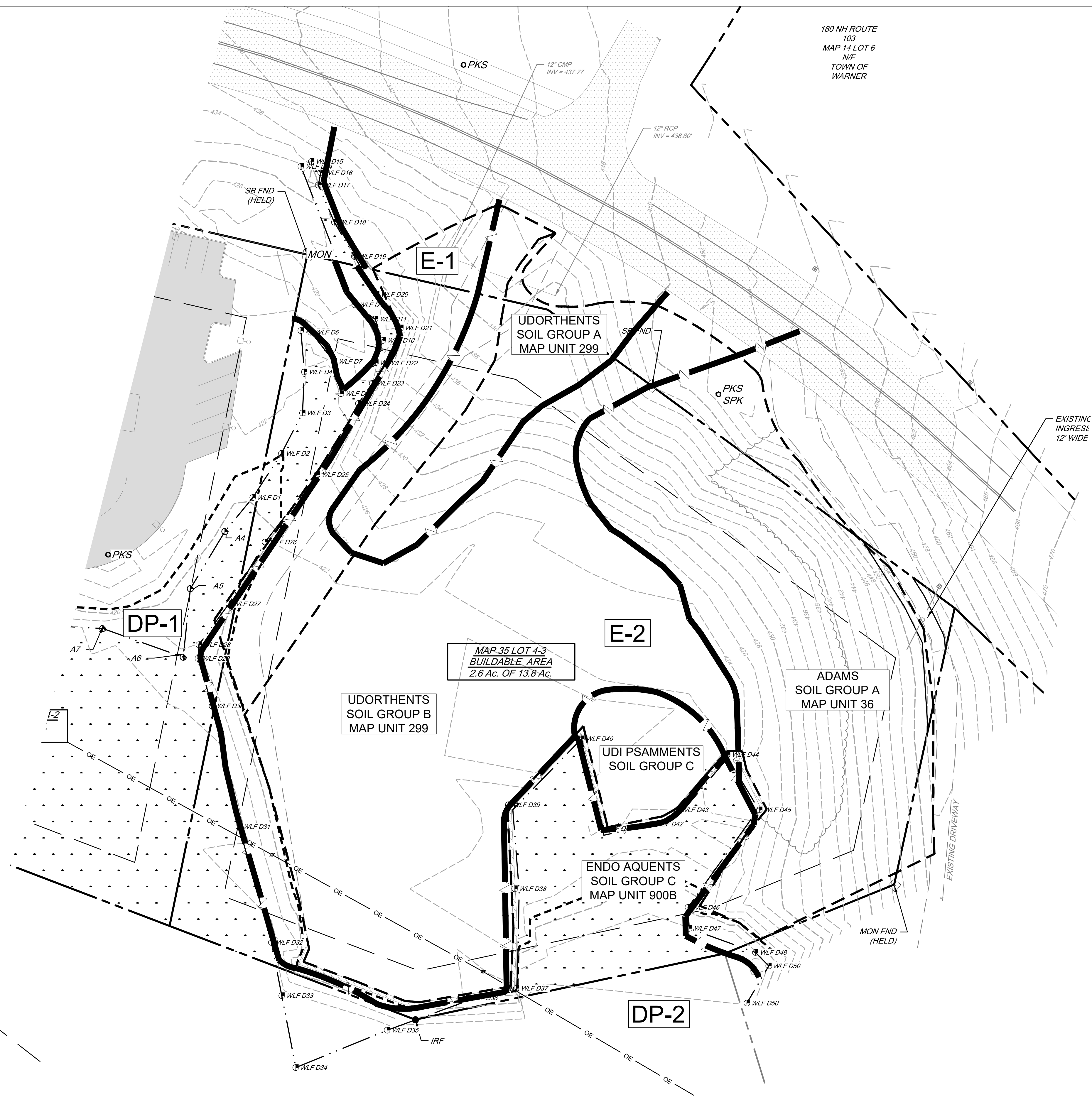
RANGER ENGINEERING GROUP, INC.
130 Main Street, Suite 202
Salem, NH 03079
Tel: 978-208-1762
www.rangereng.com



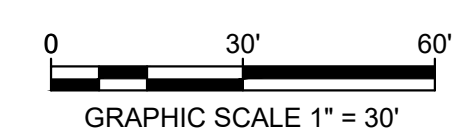
180 NH ROUTE
103
MAP 14 LOT 6
N/F
TOWN OF
WARNER

PRE - DEVELOPMENT AREA E-1			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
PERVIOUS	UDORTHENTS	GROUP A	4121
PERVIOUS	UDORTHENTS	GROUP B	9260

PRE - DEVELOPMENT AREA E-2			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
PERVIOUS	UDORTHENTS	GROUP A	6528
PERVIOUS	UDORTHENTS	GROUP B	43348
PERVIOUS	ADAMS	GROUP A	30615
PERVIOUS	UDI PSAMMENTS	GROUP C	3928



DATE	NO.	REVISIONS	BY



- NOTES:**
1. ACCESS EASEMENT TO ACCOMMODATE FUTURE ACCESS BETWEEN LOTS 4-1, 4-2, AND 4-3
 2. UTILITY EASEMENT TO ACCOMMODATE FUTURE ACCESS BETWEEN LOTS 4-1, 4-2, AND 4-3

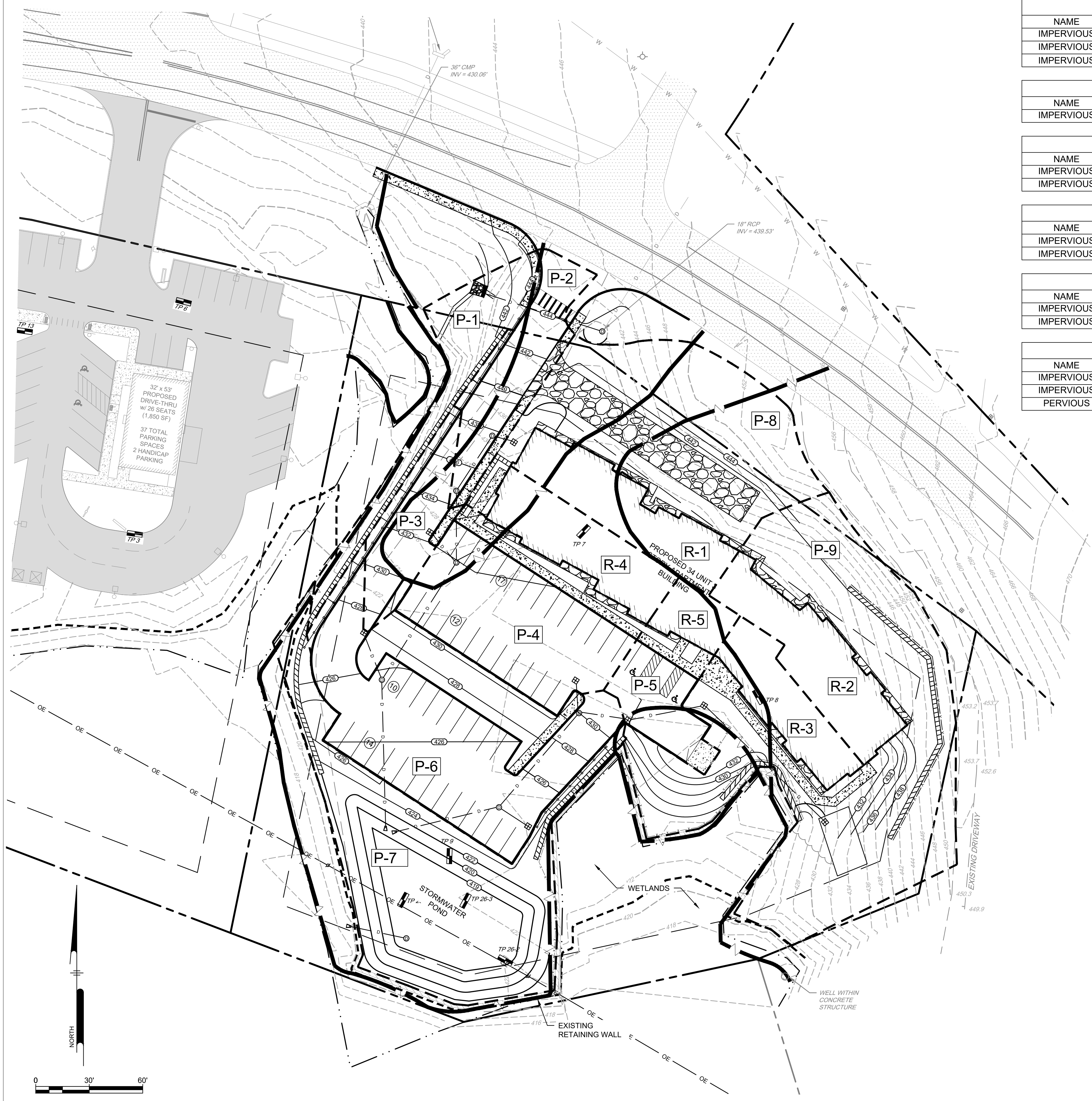
PLAN OF LAND
LOT 3 - ROUTE 103 WEST, WARNER NH,
 ASSESSOR'S MAP 35 LOTS 4-3

PROPERTY OWNER: COMET, LLC
 84 RANGE ROAD, WINDHAM, NH 03087

PRE - DEVELOPMENT DRAINAGE
CS9201

RANGER ENGINEERING GROUP, INC.
 130 Main Street, Suite 202
 Salem, NH 03079
 Tel: 978-208-1762
 www.rangereng.com

DATE:	SCALE:	SHEET	OF
MAY 11, 2026	1" = 30'	20	21



POST - DEVELOPMENT AREA R-1			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
IMPERVIOUS	UDORTHENTS	GROUP A	572
IMPERVIOUS	UDORTHENTS	GROUP B	1344
IMPERVIOUS	ADAMS	GROUP A	1922

POST - DEVELOPMENT AREA R-2			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
IMPERVIOUS	ADAMS	GROUP A	4073

POST - DEVELOPMENT AREA R-3			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
IMPERVIOUS	UDORTHENTS	GROUP B	362
IMPERVIOUS	ADAMS	GROUP A	2447

POST - DEVELOPMENT AREA R-4			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
IMPERVIOUS	UDORTHENTS	GROUP A	593
IMPERVIOUS	UDORTHENTS	GROUP B	2874

POST - DEVELOPMENT AREA R-5			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
IMPERVIOUS	UDORTHENTS	GROUP B	996
IMPERVIOUS	ADAMS	GROUP A	175

POST - DEVELOPMENT AREA P-1			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
IMPERVIOUS	UDORTHENTS	GROUP A	53
IMPERVIOUS	UDORTHENTS	GROUP B	608
PERVIOUS	UDORTHENTS	GROUP B	3424

POST - DEVELOPMENT AREA P-2			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
IMPERVIOUS	UDORTHENTS	GROUP A	2866
PERVIOUS	UDORTHENTS	GROUP A	185
IMPERVIOUS	UDORTHENTS	GROUP B	996
PERVIOUS	UDORTHENTS	GROUP B	210

POST - DEVELOPMENT AREA P-3			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
IMPERVIOUS	UDORTHENTS	GROUP A	1399
IMPERVIOUS	UDORTHENTS	GROUP A	1157
PERVIOUS	UDORTHENTS	GROUP B	608

POST - DEVELOPMENT AREA P-4			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
IMPERVIOUS	UDORTHENTS	GROUP A	1007
PERVIOUS	UDORTHENTS	GROUP A	119
IMPERVIOUS	UDORTHENTS	GROUP B	6859
PERVIOUS	UDORTHENTS	GROUP B	629

POST - DEVELOPMENT AREA P-5			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
IMPERVIOUS	UDORTHENTS	GROUP B	1633
PERVIOUS	UDORTHENTS	GROUP B	216
IMPERVIOUS	UDORTHENTS	GROUP C	1041

POST - DEVELOPMENT AREA P-6			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
IMPERVIOUS	UDORTHENTS	GROUP B	10556
PERVIOUS	UDORTHENTS	GROUP B	3119

POST - DEVELOPMENT AREA P-7			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
IMPERVIOUS	UDORTHENTS	GROUP B	411
PERVIOUS	UDORTHENTS	GROUP B	13020
IMPERVIOUS	UDI PSAMMENTS	GROUP C	21
PERVIOUS	UDI PSAMMENTS	GROUP C	30
PERVIOUS	ENDO AQUENTS	GROUP C	289

POST - DEVELOPMENT AREA P-8			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
IMPERVIOUS	UDORTHENTS	GROUP A	233
PERVIOUS	UDORTHENTS	GROUP A	3670
IMPERVIOUS	UDORTHENTS	GROUP B	0
PERVIOUS	UDORTHENTS	GROUP B	2520
IMPERVIOUS	ADAMS	GROUP A	0
PERVIOUS	ADAMS	GROUP A	5753

POST - DEVELOPMENT AREA P-9			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
IMPERVIOUS	UDORTHENTS	GROUP B	463
PERVIOUS	UDORTHENTS	GROUP B	847
IMPERVIOUS	UDI PSAMMENTS	GROUP C	67
PERVIOUS	UDI PSAMMENTS	GROUP C	2751
IMPERVIOUS	ADAMS	GROUP A	841
PERVIOUS	ADAMS	GROUP A	15384

DATE	NO.	REVISIONS	BY

PLAN OF LAND
 LOT 3 - ROUTE 103 WEST, WARNER NH,
 ASSESSOR'S MAP 35 LOTS 4-3

PROPERTY OWNER: COMET, LLC
 84 RANGE ROAD, WINDHAM, NH 03087

POST DRAINAGE PLAN
 CS9301



RANGER ENGINEERING GROUP, INC.
 130 Main Street, Suite 202
 Salem, NH 03079
 Tel: 978-208-1762
 www.rangereng.com





W WEST ELEVATION

SCALE: 1/8" = 1'-0"



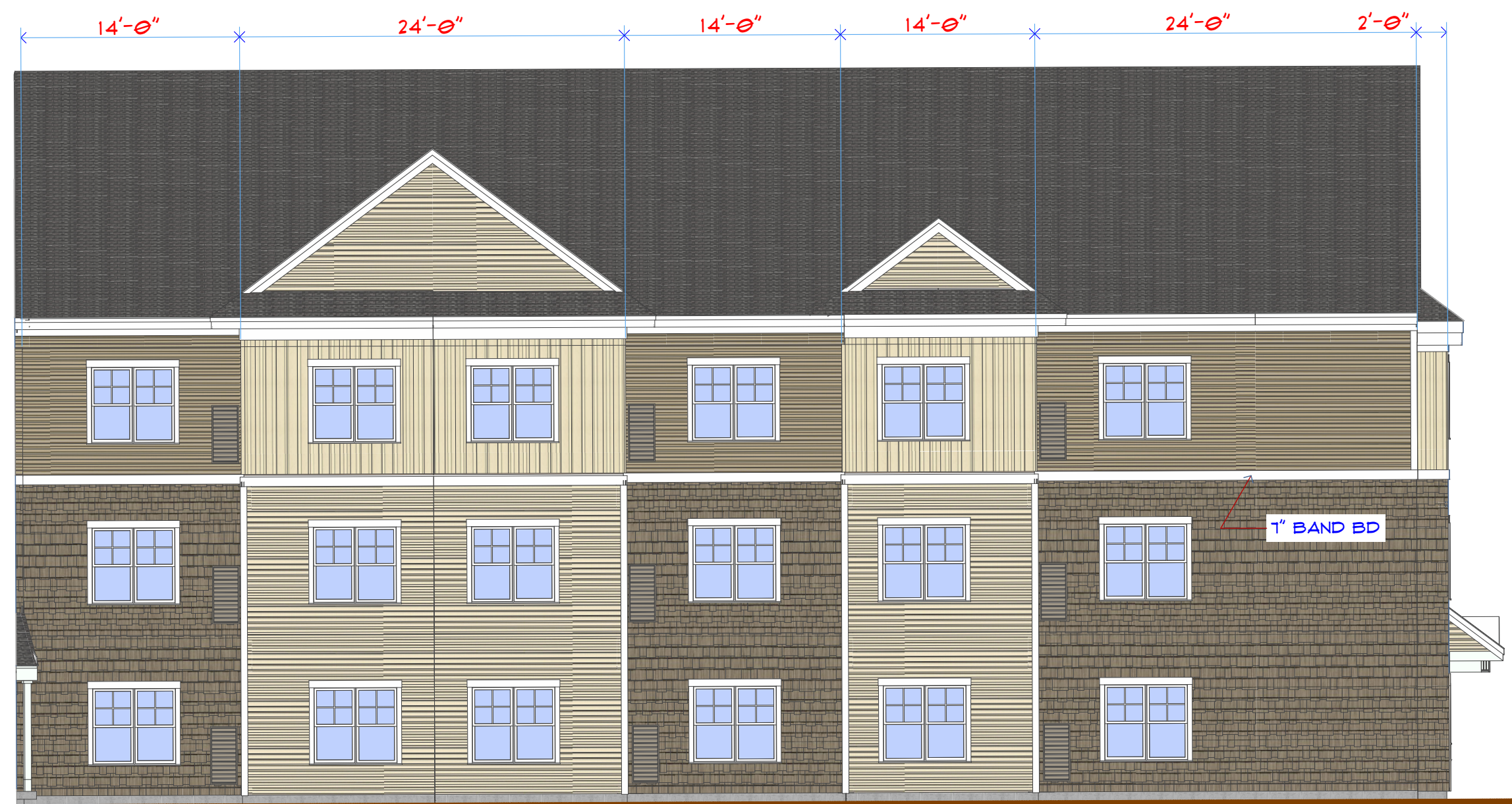
S1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



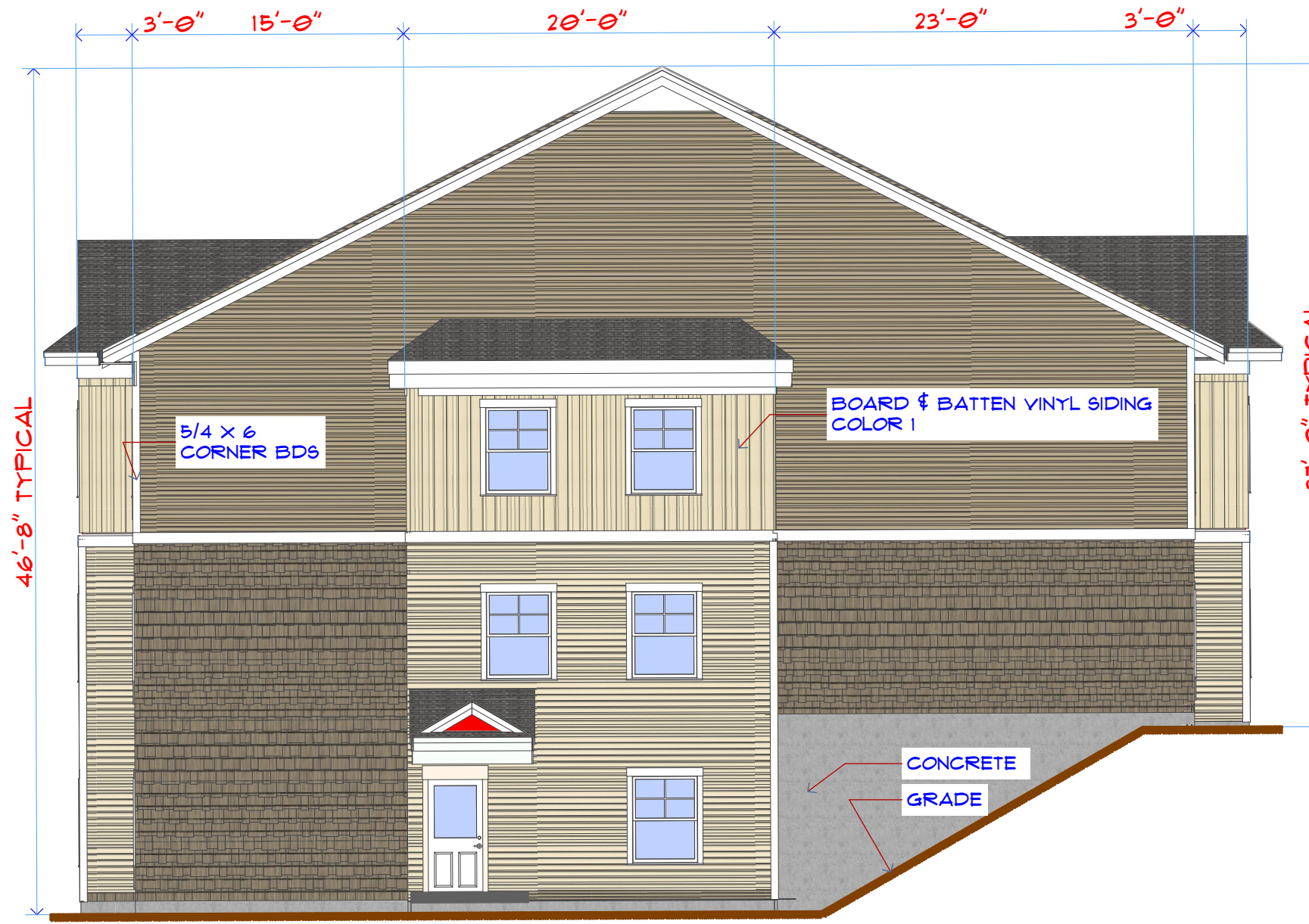
S2 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



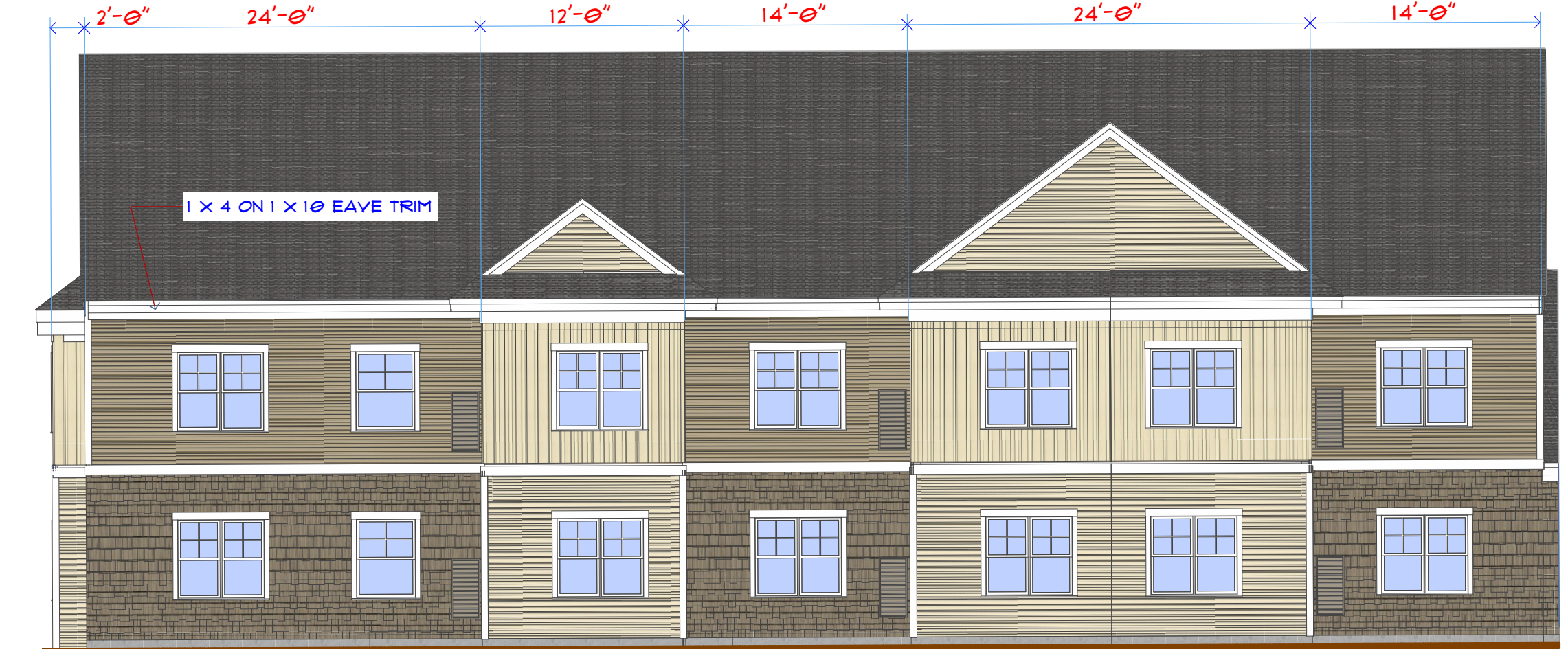
S3 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



N3 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



N2 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



N1 NORTH ELEVATION

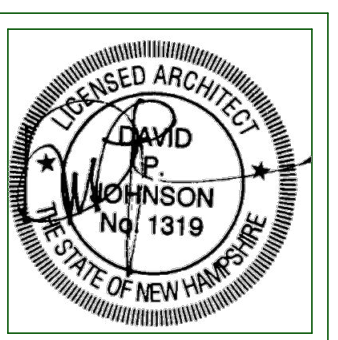
SCALE: 1/8" = 1'-0"

COLOR 1 HERITAGE CREAM
 COLOR 2 SAVANAH WICKER
 COLOR 3 NATURAL CLAY
 ASPHALT SHINGLES SLATE

BURNELL JOHNSON
 ARCHITECTS
 633 MAPLE STREET HOPKINTON, NH 03025
 (603) 633-5050

EXTERIOR ELEVATIONS

WARNER WORKFORCE
 WARNER, NH
 CATCH CONCORD, NH



5/12/26

A2.01

MERRIMACK COUNTY RECORDS *Kathi L. Guay* CPO, Register

Mark Dunn

18.00
2.
25.

9,000

WARRANTY DEED

MRT INVESTMENT & DEVELOPMENT, LLC, a New Hampshire limited liability company, in good standing, with a principal place of business of P.O. Box 7115, Milford, NH 03055, for consideration paid, grants to COMET LLC, a New Hampshire limited liability company, in good standing, with a principal place of business of 355 Middlesex Avenue, Suite 7, Wilmington, MA 01887, with

WARRANTY COVENANTS:

A certain tract or parcel of land, with buildings and improvements thereon, if any, situate on the southerly side of NH Route 103, a/k/a West Main Street, so-called, in the **Town of Warner, County of Merrimack and State of New Hampshire**, being Lots 1, 2 & 3 on a plan entitled "Subdivision Plan, Assessors Map 35, Lot 4, West Main Street/N.H. Route 103, Warner, New Hampshire", for R.A.W. Investments, Inc., drawn by T.F. Bernier, Inc., dated April, 2000, as revised, scale 1"=60 feet and recorded as Plan 16243 in the Merrimack County Registry of Deeds to which reference may be had for a more particular description and containing all lots as shown on said Plan.

Subject to a Conservation Easement in favor of the Town of Warner as described in Corrective Conservation Easement Deed of R.A.W. Investment Trust, Inc. to the Town of Warner dated July 2, 2003 and recorded at Book 2547, Page 1295 in the Merrimack County Registry of Deeds;

Subject to slope and embankment easements, drainage easements and damage release in favor of the State of New Hampshire for reconstruction and widening of NH Route 103/West Main Street dated May 12, 1966 and recorded at Book 984, Page 507 in said Registry;

-2-

Subject to covenants and restrictions in favor of Sun Oil Company as described in deed of Richard & Patricia Sandy to Sun Oil Company dated November 29, 1966 and recorded at Book 998, Page 496 in said Registry restricting Sandy, their successors and assigns from constructing and operating a gasoline station within 1,000 feet of the property described in the deed at Book 998, Page 496 as to the remaining land of said Sandy;

Subject to power transmission line easement in favor of The Contoocook Electric Light Company dated May 5, 2016 and recorded at Book 434, Page 528 in said Registry and as depicted on Plan 16243;

Subject to slope and embankment easements and damage release in favor of the State of New Hampshire dated June 8, 1966 and recorded at Book 986, Page 180 in said Registry for the construction of the I-89 highway corridor and the reconstruction of NH Route 103 as the same may affect the subject property;

Subject to a Boundary Line Agreement between High View Church Farm, Inc. and Dorothy Sawyer dated July 19, 1990 and recorded at Book 1842, Page 1517 in said Registry establishing the westerly boundary line of Tax Lot 35-3 and the easterly boundary line of Lot 35-4 as depicted on Plan 11670 and the easterly boundary line of Lot 3, Plan 16243 as depicted on said Plan 16243;

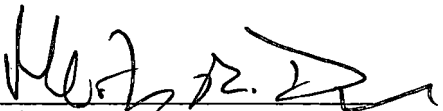
Subject to a 12 foot wide driveway easement in favor of Dorothy C. Sawyer, her heirs and assigns, dated July 19, 1990 and recorded at Book 1842, Page 1520 in said Registry for access to Tax Lot 35-3 as depicted on Plan 11670 and Plan 16243.


Meaning and intending to describe and convey the same premises as described in the Foreclosure Deed of R.A.W. Investments Trust, Inc. by MRT Investment & Development, LLC, as holder of power of sale mortgage, to MRT Investment & Development, LLC dated August 17, 2009 and recorded at Book 3150, Page 871 in the Merrimack County Registry of Deeds.

THIS IS RAW LAND AND NOT HOMESTEAD PROPERTY

Witness my hand this 1st day of December, 2017

MRT INVESTMENT & DEVELOPMENT, LLC



Witness

BY: 
Anmarie Pintal Turcotte, Manager
Duly Authorized

-3-

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK, SS.

On this the 1st day of December, 2017, before me, the undersigned officer, personally appeared Annmarie Pinal Turcotte, in her capacity as Manager of MRT Investment & Development, LLC, known to me (or satisfactorily proven) to be the person who executed and acknowledged the foregoing instrument for the purposes therein contained in her capacity as Manager of MRT Investment & Development, LLC.



Notary Public/Justice of the Peace
Printed Name: Mark R. Dunn, Esq.
My Commission Expires: 10/29/2019

MCRD



TOWN OF WARNER PLANNING BOARD

P.O. Box 265

Warner, New Hampshire 03278-0059

Telephone: (603) 456-2298, ext. 7

Fax: (603) 456-2297

APPLICATION FOR SITE PLAN REVIEW

Please note that this application is subject to NH RSA 91-A which affords the public access to this information.

ACTION NEEDED FROM THE ZONING BOARD OF ADJUSTMENT? YES _____ NO X

SELECT ONE: FINAL PLAN SUBMISSION _____ DESIGN REVIEW X MODIFICATION TO
A PREVIOUSLY APPROVED PLAN _____

WRITTEN WAIVER REQUEST TO SPECIFIC PROVISIONS INCLUDED? YES X NO _____

NAME OF APPLICANT: Catch neighborhood Housing Tom Frutado, President/CEO

ADDRESS: 105 Loudon Road, Unit #1, Concord, NH 03301

PHONE # 1: 603-230-0810 PHONE # 2: _____ E-MAIL: _____

OWNER(S) OF PROPERTY: Comet, LLC, Adam Quin

ADDRESS: 84 Range Road, Windham, NH 03087

PHONE # 1: 603-475-3495 PHONE # 2: _____ E-MAIL: adam.michael.quinn@gmail.com

AGENT NAME: Ranger Engineering Group, Inc, Benjamin C. Osgood, Jr., PE

ADDRESS: 130 Main Street, Suite 202, Salem, NH 03079

PHONE # 1: 978-208-1762 PHONE # 2: 978-432-1324 E-MAIL: bosgood@rangereng.com

LICENSED LAND SURVEYOR: James E Frankl'rdi

LICENSED PROFESSIONAL ENGINEER: Benjamin C. Osgood, Jr.

CERTIFIED SOIL SCIENTIST: Jack Hayes

CERTIFIED WETLAND SCIENTIST: Jack hayes

OTHER PROFESSIONAL(S): Tepp, LLC Kim Hazarvartian

STREET ADDRESS & DESCRIPTION OF PROPERTY: Lot 3 - 9 Route 103 West

MAP # 35 LOT # 4-3 ZONING DISTRICT: C1 Intervale NUMBER OF LOTS/UNITS: 1

FRONTAGE ON WHAT STREET(S): Route 103

DEVELOPMENT AREAS: 2.6 acres/sq.ft. BUILDING/ADDITION: _____ sq. ft.

DEED REFERENCE: Book 3579 Page 98 Please include a copy of the Deed.

PROPOSED USE: 34 unit affordable housing building

DETAILS OF REQUEST: Indicate number of separate pages attached, if necessary.

SUBMIT ONE 22X34 COLOR CODED DRAWING OF SITE PLAN (MAY BE HAND COLORED) PER THE FOLLOWING SPECIFICATIONS: Lot Boundary & Buildings = red, Tree = green, Paved = grey, Gravel = brown, Septic & Well Radius = orange, Open Space & Landscape = yellow, Surface Water=blue, Wetlands = blue stripe.

Authorization/Certification from Property Owner(s)


I (We) hereby designate Ranger Engineering Group, Inc. Benjamin C. Osgood, Jr. to serve as my agent and to appear and present said application before the Warner Planning Board.

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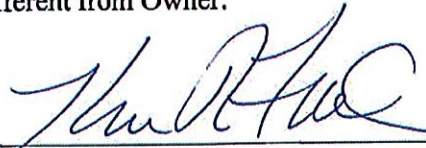
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All sections of this application must be completed, including Owners Authorization/Certification, Abutters List, and Appendix A Checklist.

Signature of Property Owner(s):  Date: 5/8/2026
(Need signatures of all owner's listed on deed)

Print Names Michael QUINN

Signature of Applicant(s) if different from Owner:
 Date: 5/11/2026
Thomas R Furkado President & CEO

Abutter(s) List

Please list the names and addresses of all owners of property that abut the subject property, defined as follows: "Abutter" as defined in RSA 672:3 also includes any person whose property has a boundary which is within two hundred (200) feet of any boundary of the land under consideration, or has frontage on a pond on which the land under consideration also has frontage.

The abutters list must be obtained from the Town of Warner's Assessors records within 5 days of submission of this application

In addition to abutters, please include the names and addresses of the applicant, owner(s) of the subject property, and, as applicable, the owners' agent, engineer, land surveyor, architect, soil scientist, wetland scientist, and holders of conservation, preservation, or agricultural preservation restrictions.

I certify that this abutters list was obtained from the Town of Warner Assessor's records on:

5-11-2026 (date)

Signature: B C O J

Print Name: Benjamin C Osgood Jr

Map: _____ Lot: _____

Name: _____ see next page

Address: _____

Map: _____ Lot: _____

Name: _____

Address: _____

Map: _____ Lot: _____

Name: _____

Address: _____

ABUTTER LIST 9 Route 103 West, Warner, NH

14-002
LAUREL GALLISON
PO BOX 26
WARNER, NH 03278

35-002
JISELLE & MICHAEL BORGARDUS
1102 UPPER STRAW RD
HOPKINTON, NH 03229

35-003
WHITE CLOVER LLC
257 MANSION RD
DUNBARTON, NH 03046

35-004-1 35-004-2 35-004-3
COMET LLC
84 RANGE RD
WINDHAM, NH 03087

35--005
EVAN'S GROUP, INC
PO BOX 246
LEBANON, NH 03766

34-0011-1
LINDSAY BRITTON & MICHAEL YERENIUK
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14-0013
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35-001
SPINNEY ROSS FAMILY TRST
157 WEST MAIN ST
WARNER, NH 03278



TOWN OF WARNER

Land Use Office

P.O. Box 265

Warner, New Hampshire 03278-0059

Telephone: (603) 456-2298, ext. 7

Fax: (603) 456-2297

E-Mail: landuse@warnernh.gov

Planning Board - Application Fees

Name of Applicant Catch Neighborhood Housing Project Location: Lot 3-9 Route 103 West

Received By _____ Date Fee Received _____

Type of Application	Fee Schedule	Fee Calculation
---------------------	--------------	-----------------

____ Conceptual Consultation (submit application with no plans to copy) **\$ No Fee**

____ Subdivision	\$250 Base Fee (Final Application or Design Dev.) \$50 per lot # of lots _____ x \$50 = \$15 per notification # notices _____ x \$15 = \$25 minimum compliance inspect, additional per Board Legal Notice in Publication - due prior to Hearing \$125.00 Intertown Record (depending on size), or, \$300.00 Concord Monitor (special request posting) Escrow for 3 rd party review or inspection – per Board MCRD** recording fee – separate check charged below LCHIP*** – separate \$25 check – charged below	\$ _____ \$ _____ \$ _____ \$ _____ \$ _____ \$ TBD by Board \$ separate** \$ separate*** Subtotal \$ _____* (Check made out to "Town of Warner")
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TOWN OF WARNER PLANNING BOARD

P.O. Box 265

Warner, New Hampshire 03278-0059

Telephone: (603) 456-2298, ext. 7

Fax: (603) 456-2297

APPLICATION FOR SITE PLAN REVIEW

Please note that this application is subject to NH RSA 91-A which affords the public access to this information.

ACTION NEEDED FROM THE ZONING BOARD OF ADJUSTMENT? YES _____ NO X

SELECT ONE: FINAL PLAN SUBMISSION _____ DESIGN REVIEW X MODIFICATION TO
A PREVIOUSLY APPROVED PLAN _____

WRITTEN WAIVER REQUEST TO SPECIFIC PROVISIONS INCLUDED? YES X NO _____

NAME OF APPLICANT: Catch neighborhood Housing Tom Frutado, President/CEO

ADDRESS: 105 Loudon Road, Unit #1, Concord, NH 03301

PHONE # 1: 603-230-0810 PHONE # 2: _____ E-MAIL: _____

OWNER(S) OF PROPERTY: Comet, LLC, Adam Quin

ADDRESS: 84 Range Road, Windham, NH 03087

PHONE # 1: 603-475-3495 PHONE # 2: _____ E-MAIL: adam.michael.quinn@gmail.com

AGENT NAME: Ranger Engineering Group, Inc, Benjamin C. Osgood, Jr., PE

ADDRESS: 130 Main Street, Suite 202, Salem, NH 03079

PHONE # 1: 978-208-1762 PHONE # 2: 978-432-1324 E-MAIL: bosgood@rangereng.com

LICENSED LAND SURVEYOR: James E Frankl'rdi

LICENSED PROFESSIONAL ENGINEER: Benjamin C. Osgood, Jr.

CERTIFIED SOIL SCIENTIST: Jack Hayes

CERTIFIED WETLAND SCIENTIST: Jack hayes

OTHER PROFESSIONAL(S): Tepp, LLC Kim Hazarvartian

STREET ADDRESS & DESCRIPTION OF PROPERTY: Lot 3 - 9 Route 103 West

MAP # 35 LOT # 4-3 ZONING DISTRICT: C1 Intervale NUMBER OF LOTS/UNITS: 1

FRONTAGE ON WHAT STREET(S): Route 103

DEVELOPMENT AREAS: 2.6 acres/sq.ft. BUILDING/ADDITION: _____ sq. ft.

DEED REFERENCE: Book 3579 Page 98 Please include a copy of the Deed.

PROPOSED USE: 34 unit affordable housing building

DETAILS OF REQUEST: Indicate number of separate pages attached, if necessary.

SUBMIT ONE 22X34 COLOR CODED DRAWING OF SITE PLAN (MAY BE HAND COLORED) PER THE FOLLOWING SPECIFICATIONS: Lot Boundary & Buildings = red, Tree = green, Paved = grey, Gravel = brown, Septic & Well Radius = orange, Open Space & Landscape = yellow, Surface Water=blue, Wetlands = blue stripe.

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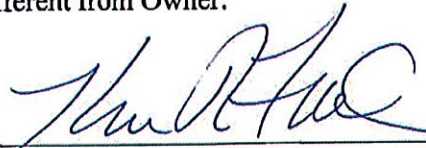
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Signature: B C O J

Print Name: Benjamin C Osgood Jr

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Name: _____ see next page

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Planning Board - Application Fees

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APPENDIX A - Application Checklist - for SITE PLAN REVIEW

Planning Board, Warner, NH

Applicant Name: CATCH Housing Date: 5/11/26

This checklist refers only to the required submittals necessary to begin Planning Board review of a project.

Instructions:

1. Review Warner's Zoning Ordinance and Site Plan Review Regulations prior to completing.
2. Place a checkmark adjacent to all items included with the application & plan.
3. In cases where all items on the line are not applicable to the project, indicate N/A.
4. Where some items are applicable, write "some" and circle & strike a line through items N/A.
5. Indicate "Waiver" and provide formal request if requesting a Waiver.

ITEMS SUBMITTED WITH APPLICATION

- a. Completed Site Plan Review application;
- b. Completed Site Plan Review checklist;
- c. Plot plan (see requirements in #A2 below);
- d. Provide a separate list including names, addresses of the abutters, applicant's agent; holders of conservation, preservation restrictions, agriculture preservation restrictions; and every engineer, architect, land surveyor, or soil scientist whose professional seal appears or will appear on the documents; and information required for submission to assist in notification; (see RSA 676:4.I.b)
- e. Fees as set by the Planning Board;
- f. Copy of deed, easements or right-of-way;
- g. A colored elevation view or photograph of all buildings indicating height, width and surface treatment;
- N/A h. Information on specific materials anticipated to be used and stored on site using title 49 Code Federal Regulations as a standard for hazardous materials;
- i. Special site preparation such as excavation ~~and blasting~~, as well as extent of hauling materials to and from the site;
- j. Any other exhibits or data that the Planning Board may require in order to adequately evaluate the propose development for Site Review including but not limited to any state, federal or local requirements and permits (driveways, drainage, flood plan, DES, traffic studies, etc), special studies or analysis environmental assessments and legal review of documents.

PLOT PLAN REQUIREMENTS

- a. Provide six (6) prints of each plan sheet (blue or black ink) 22"x34" and eleven (11) copies 11"x17". Provide one 22"x34" colored-in site plan which highlights regions (landscaped, roads, buildings, drainage, utility systems, etc) to assist in illustrating the project scope.
- b. Scale: not less than 1" = 100';
- N/A c. Match lines when needed;
- d. Date, title, scale, north arrow, location map, legend;
- e. Name and address of developer, designer/engineer if required, and owner(s) of record;
- f. All existing and proposed easements and right-of-ways;
- g. List any approved Variances and Special Exceptions;
- h. Indicate Zoning Ordinance items: proposed type of use, minimum lot size minimum frontage, buildable area, impervious area, and other pertinent items. If applicable indicate building separation, shared driveway, cross lot traffic provisions;
- i. The zoning districts and boundaries for the site and within 1,000 feet of the site;
- j. Current names and addresses of all abutters, use of abutting properties, and location of the structures thereon including access roads, keyed on the plan;

- k. Drawing of site showing boundaries, existing natural features including watercourses and water bodies, wetlands, trees and other vegetation, topographical features, any other features including existing structure that should be considered in the site design process;
- N/A l. Any existing hazardous and contaminated materials;
- m. One hundred year flood elevation line, where applicable;
- n. Existing and propose contours and finished grade elevations - all contours shall be a minimum of 2-foot intervals;
- o. Surveyed property lines showing their angles, distances, radius, lengths of arcs, control angles, along property lines and monument locations;
- p. Right-of-way lines of all existing adjoining streets;
- q. Plan of all buildings with their type, size, location (setbacks) and elevation of first floor indicated (assume a permanent onsite elevation);
- N/A r. If a subdivision, the lines and names of all proposed streets, lanes, ways or easements intended to be dedicated for public use shall be indicated and all Subdivision Regulations shall apply;
- s. Location of off-street parking and loading spaces with a layout of the parking indicated.
- t. Snow storage locations;
- u. Driveway, road, parking, pavement marking and exterior storage areas including construction details;
- N/A v. If a road is planned with the anticipation of its acceptance by the Town as a Town road, the construction design and details shall be shown per the requirements in the Warner Subdivision Regulations;
- w. Traffic control signs, locations and details; traffic circulation plan;
- x. The location, width, curbing and type of access ways and egress ways (driveways) plus streets and sidewalks within and around site;
- y. The type and location of solid waste disposal facilities, including enclosures and screening;
- z. The size and proposed location of water supply and sewage facilities. Indicate the distances from the proposed facilities to all existing water and sewage facilities (on site and abutters) within 200 feet (or greater if required by DES) of each of these proposed facilities;
 - aa. The location, elevation and layout of catch basins and other surface and underground drainage features, storm-water drainage system, applicable permits;
 - bb. Erosion and sedimentation control plan;
 - cc. The size and location of all public utility service connections - gas, power, telephone, fire alarm (overhead or underground);
 - dd. The location, type and lumens of lighting for al outdoor facilities, including direction and area of illumination;
 - N/A ee. The location, size and design of proposed signs and other advertising or instructional devices (sign permit is through the Selectmen's office);
 - ff. The type, extent and location of existing and proposed landscaping and open space areas indicating what existing landscaping and open space areas will be retained, as described within these regulations;
 - gg. Any other information or data that the Planning Board may require in order to adequately evaluate the proposed development for Site Review;

To the best of my knowledge, the information provided herein is accurate and is in accordance with the Town of Warner Zoning Ordinance and other land use regulations of the Town including but not limited to the Site Plan Regulations, and other applicable state and federal regulations which may apply.

Printed Signature Name: BENJAMIN C OSGOOD JR

Authorized Signature: Bry C Oj

Date: 5/11/26



TOWN OF WARNER

Planning Board

P.O. Box 265, 5 East Main Street
Warner, New Hampshire 03278
Land Use Office: (603)456-2298 ex.7
Email: landuse@warnernh.gov

Notice of Public Hearing Abutter Notice

Planning Board Meeting Monday, June 1, 2026, 7:00 PM

Warner Town Hall, 5 E Main St, Warner, NH 03278
Lower Meeting Room and via Zoom
Zoom: <https://us02web.zoom.us/j/87061407427>
Meeting ID: 870 6140 7427 Passcode: 1234

The Town of Warner Planning Board will hold a public hearing on Monday, June 1, 2026, 7:00 PM for review of the site plan application submitted by applicant Tom Frutado, President/CEO, Catch Neighborhood Housing, for development of map 35, lot 4-3, 9 Route 103 West, 2.6 acres, in the C1 Intervale zone. The purposed use is a 34-unit affordable housing building. Property owner Comet LLC, Adam Quinn.

Application viewable online at warnernh.gov, Warner Land Use Office Town Hall, 5 E Main St. and at the hearing.

Written comments will be made part of the record of the meeting and must be received by 12 PM noon, Monday, June 1, 2026, mailed, emailed or delivered to: Town of Warner, PO Box 265, 5 E Main St., Warner, NH 03278; landuse@warnernh.gov.

Note: Planning Board meetings will end no later than 10 PM. Items remaining on the agenda will be heard at the next monthly meeting scheduled.

Posted: 05/XX/26



TOWN OF WARNER

Planning Board

P.O. Box 265, 5 East Main Street
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Notice of Public Hearing

Planning Board Meeting

Monday, June 1, 2026, 7:00 PM

Warner Town Hall, 5 E Main St, Warner, NH 03278

Lower Meeting Room and via Zoom

Zoom: <https://us02web.zoom.us/j/87061407427>

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