



## 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

**SELECT ONE:** FINAL PLAN SUBMISSION \_\_\_\_\_ DESIGN REVIEW \_\_\_\_\_ MODIFICATION TO A PREVIOUSLY APPROVED PLAN

WRITTEN WAIVER REQUEST TO SPECIFIC PROVISIONS INCLUDED? YES  NO \_\_\_\_\_

NAME OF APPLICANT: Comet LLC

ADDRESS: 84 Range Road, Windham, NH 03087

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

OWNER(S) OF PROPERTY: Comet, LLC, Michael Quinn

ADDRESS: 84 Range Road, Windham, NH 03087

PHONE # 1: 603-475-3495 PHONE # 2: \_\_\_\_\_ E-MAIL: \_mikequinn22@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: 978-435-1324 E-MAIL: bosgood@rangereng.com

LICENSED LAND SURVEYOR: James E Franklin

LICENSED PROFESSIONAL ENGINEER: Benjamin C. Osgood, Jr.

CERTIFIED SOIL SCIENTIST: Jack Hayes

CERTIFIED WETLAND SCIENTIST: Jack hayes

OTHER PROFESSIONAL(S): Tepp, LLC Traffic Engineer

STREET ADDRESS & DESCRIPTION OF PROPERTY: Lot 1 - 9 Route 103 West

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

FRONTAGE ON WHAT STREET(S): Route 103

DEVELOPMENT AREAS: 1.484 acres/sq.ft. BUILDING/ADDITION: 9,187 sq. ft.

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

PROPOSED USE: Retail

**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 Benjamin C. Osgood, Jr. to serve as my agent and to appear and present said application before the Warner Planning Board.

By submitting this application I (We) hereby authorize and understand that agents of the Town may visit the site without further notice. I (We) further understand the Planning Board may at some point during the review process schedule a Site Visit, which will be duly posted.

I (We) understand that the Planning Board will review the plan and/or may send the plan out for review. The applicant shall pay for such a review. A Public Hearing shall not be held until the Planning Board determines if the application is complete.

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 Subdivision Regulations, Site Plan Regulations and other applicable state and federal regulations which may apply.

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

Signature of Property Owner(s): Michael Quinn Date: 6/12/26  
(Need signatures of all owner's listed on deed)

Print Names Michael Quinn

Signature of Applicant(s) if different from Owner:

SAME Date: \_\_\_\_\_

**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:

6/12/2026 (date)

Signature: Ben C O J

Print Name: Benjamin C. Osgood, Jr

Map: \_\_\_\_\_ Lot: \_\_\_\_\_

Name: See attached list

Address: \_\_\_\_\_

\_\_\_\_\_

Map: \_\_\_\_\_ Lot: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Map: \_\_\_\_\_ Lot: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

**Town of Warner Planning Board Abutter(s) List (continued)**

Map \_\_\_\_\_ Lot \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Map \_\_\_\_\_ Lot \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Map \_\_\_\_\_ Lot \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Map \_\_\_\_\_ Lot \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Map \_\_\_\_\_ Lot \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Map \_\_\_\_\_ Lot \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_



**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](mailto:landuse@warnernh.gov)

**Planning Board - Application Fees**

Name of Applicant Comet, LLC Project Location: Lot 1-9 Route 103 West

Received By \_\_\_\_\_ Date Fee Received \_\_\_\_\_

Type of Application	Fee Schedule	Fee Calculation
<u>    </u> Conceptual Consultation (submit application with no plans to copy)		<b>\$ No Fee</b>
<u>    </u> 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 <b>Legal Notice in Publication - due prior to Hearing</b> \$125.00 Intertown Record (depending on size), or, \$300.00 Concord Monitor (special request posting) Escrow for 3 <sup>rd</sup> 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")
<input checked="" type="checkbox"/> Site Plan Review	\$400 Base Fee (Final Application or Design Development) \$15 per notification # notices <u>19</u> x \$15 = \$25 minimum compliance inspect, additional per Board <b>Legal Notice in Publication - due prior to Hearing</b> \$125.00 Intertown Record (depending on size), or, \$300.00 Concord Monitor (special request posting) Escrow for 3 <sup>rd</sup> party review or inspection – per Board MCRD** recording decision – check per rate below	\$ <u>400.00</u> \$ <u>285.00</u> \$ _____ \$ <u>125.00</u> \$ TBD by Board \$ separate** Subtotal \$ <u>810.00</u> * (Check made out to "Town of Warner")
<u>    </u> Home Occupation	\$25 Base Fee (plus \$100 if a Hearing is required) If a Hearing is required add \$15 per notification If a Hearing add \$25 for compliance inspection Legal Notice in Publication due prior to Hearing	\$ _____ \$ _____ \$ _____ \$ <u>invoiced</u> Subtotal \$ _____* (Check made out to "Town of Warner")

___ Lot Line Adjustment	\$150 Base Fee (plus \$100 if abutters request a Hearing)	\$ _____
	\$15 per notification – if requested by abutter(s)	\$ _____
	\$25 minimum compliance inspection	\$ _____
	Legal Notice Publication -due prior to Hearing	\$ _____
	MCRD** recording fee – separate check per rate below	\$ <u>separate**</u>
	LCHIP*** – separate \$25 check	\$ <u>separate***</u>
	Subtotal	\$ _____ *
		(Check made out to "Town of Warner")

___ Voluntary Merger	\$60 Base Fee	\$ _____
	MCRD** recording fee – separate check per rate below	\$ <u>separate**</u>
	Subtotal	\$ _____ *
		(Check made out to "Town of Warner")

\* = Subtotals above due with application. Please make check payable to "TOWN OF WARNER" for the above amount.

Escrow amount shall be determined by the Board. Minimum amount shall be \$500; \$1,000 if new road.  
Re-notifications: .Additional \$100 fee (or per Board), plus publication notice cost, plus \$15 per notification.

<b>TWO Separate Checks (Upon completion / approval):</b>		
___	\$26.00 per plan mylar and \$12.49 per document page – recording fee check payable to "Merrimack County Registry of Deeds"	\$ _____ **
___	\$25.00 per plan set for LCHIP fee (RSA 478:17-g) – check payable to "Merrimack County Registry of Deeds"	\$ _____ ***

\*\* = \$26 per plan mylar & \$12.49 per doc. page -Check payable to "Merrimack County Registry of Deeds"

\*\*\* = \$25 per plan set for LCHIP Fee (RSA 478:17-g) - Check payable to "Merrimack County Registry of Deeds"

**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  
143 WEST MAIN ST  
WARNER, NH 03278

34-026-3  
WARNER VILLAGE WATER DISTRICT  
55 WEST JOPPA RD  
WARNER, NH 03278

NH DOT  
16 EAST POINT DRIVE  
BEDFORD, NH 03110

RANGER ENGINEERING GROUP, INC.  
130 MAIN ST SUITE 203  
SALEM, NH 03079

JAMES E FRANKLIN, PLS  
143 RAYMOND RD UNIT 4  
CANDIA, NH 03034

JOHN P. HAYES  
7 LIMESTONE WAY  
NORTH HAMPTON, NH 03820

TEPP, LLC  
93 STYLES RD SUITE 201  
SALEM, NH 03079

WARNER RIVER ADVISORY COMMITTEE  
PO BOX 265  
WARNER, NH 03278

CENTRAL NEW HAMPSHIRE REGIONAL  
PLANNING COMMISSION  
28 COMMERCIAL ST SUITE 3  
CONCORD, NH 03301

14-006  
TOWN OF WARNER  
180 WEST MAIN ST  
PO BOX 265  
WARNER NH 03278

14-0013  
VS WARNER LLC  
PO BOX 1378  
NEW LONDON, NH 03257

35-001  
SPINNEY ROSS FAMILY TRST  
157 WEST MAIN ST  
WARNER, NH 03278

14-7-1  
NAPOLI GROUP LLC  
PO BOX 6300  
AMHERST, NH 03031

EVERSOURCE  
80 N COMMERCIAL ST  
MANCHESTER, NH 03101

**APPENDIX A - Application Checklist - for SITE PLAN REVIEW**

Applicant Name: COMET, LLC Date: 6/15/26

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;
- 2 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;
- 2 d. Date, title, scale, north arrow, location map, legend;
- 2 e. Name and address of developer, designer/engineer if required, and owner(s) of record;
- 4 f. All existing and proposed easements and right-of-ways;
- 6 g. List any approved Variances and Special Exceptions;
- 6 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;
- 3 i. The zoning districts and boundaries for the site and within 1,000 feet of the site;
- 2 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;

- 5 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;
- 3, 7 m. One hundred year flood elevation line, where applicable;
- 7 n. Existing and propose contours and finished grade elevations - all contours shall be a minimum of 2-foot intervals;
- 3 o. Surveyed property lines showing their angles, distances, radius, lengths of arcs, control angles, along property lines and monument locations;
- 3 p. Right-of-way lines of all existing adjoining streets;
- 6 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;
- 6 s. Location of off-street parking and loading spaces with a layout of the parking indicated.
- 16 t. Snow storage locations;
- 6, 11, 12 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;
- 6 w. Traffic control signs, locations and details; traffic circulation plan;
- 6 x. The location, width, curbing and type of access ways and egress ways (driveways) plus streets and sidewalks within and around site;
- 6 y. The type and location of solid waste disposal facilities, including enclosures and screening;
- 8 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;
  - 7 aa. The location, elevation and layout of catch basins and other surface and underground drainage features, storm-water drainage system, applicable permits;
  - 17, 18 bb. Erosion and sedimentation control plan;
  - 7 cc. The size and location of all public utility service connections - gas, power, telephone, fire alarm (overhead or underground);
  - 18 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);
  - 18 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: Bing Coj

Date: 6/15/26

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;

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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;

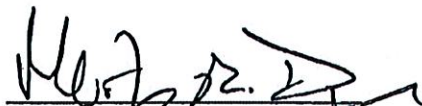
Subject to a 12 foot wide driveway easement in favor of Dorothy C. Sawyer, her heirs and assigns, dated July 19, 1990 and recorded at Book 1842, Page 1520 in said Registry for access to Tax Lot 35-3 as depicted on Plan 11670 and Plan 16243.

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

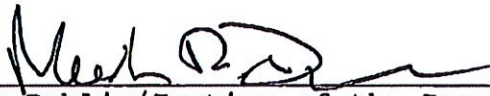
BY   
Annmarie Pintal Turcotte, Manager  
Duly Authorized

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STATE OF NEW HAMPSHIRE  
COUNTY OF MERRIMACK, SS.

On this the 1<sup>st</sup> day of December, 2017, before me, the undersigned officer, personally appeared Annmarie Pintal 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.

MCRD

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

## VOL. 434.

## Know All Men by These Presents

THAT WE, C. W. Adams, of Warner, County of Merrimack and State of New Hampshire, (hereinafter called the "first party"), in consideration of One Dollar to us in hand paid by The Contoocook Electric Light Co. a corporation duly established by law and having its principal place of business in Hopkinton, in the County of Merrimack and State of New Hampshire (hereinafter called the "second party"), the receipt of whereof is hereby acknowledged; do hereby give, grant, bargain, sell and convey unto the second party, its successors and assigns, the perpetual right and easement to erect, repair, maintain, operate and patrol a line of poles or towers and wires strung upon the same, and from pole to pole and tower to tower for the transmission of high or low voltage electric current with all necessary anchors, guys and braces to properly support and protect the same, over and across the lands owned by the first party in the town of Warner County of Merrimack and State of New Hampshire, bounded and described as follows:

See Plan  
No. 507.

Easterly by land of E. L. Morgan and Westerly by land of Mrs Frank Bryant. The survey of said transmission line is shown on a plan entitled "Transmission Line, Contoocook Electric Light Co. Davisville to Roby H. H. Scale- 100 feet to the inch. Sheet 13, and recorded in the office of the Registry of Deeds for Merrimack County

To have and to hold to the said second party, its successors and assigns forever. The exact location of the transmission lines and its poles and towers is to be selected by the second party, after its final surveys have been completed, within the above limitation. Permission is given to trim or remove such trees and underbrush as in the judgment of the second party interfere with or endanger said line when erected. The second party covenants and agrees for itself, its successors and assigns

# REVISED SITE PLAN 9 ROUTE 103 WEST

ASSESSOR'S MAP 35 LOT 4-1

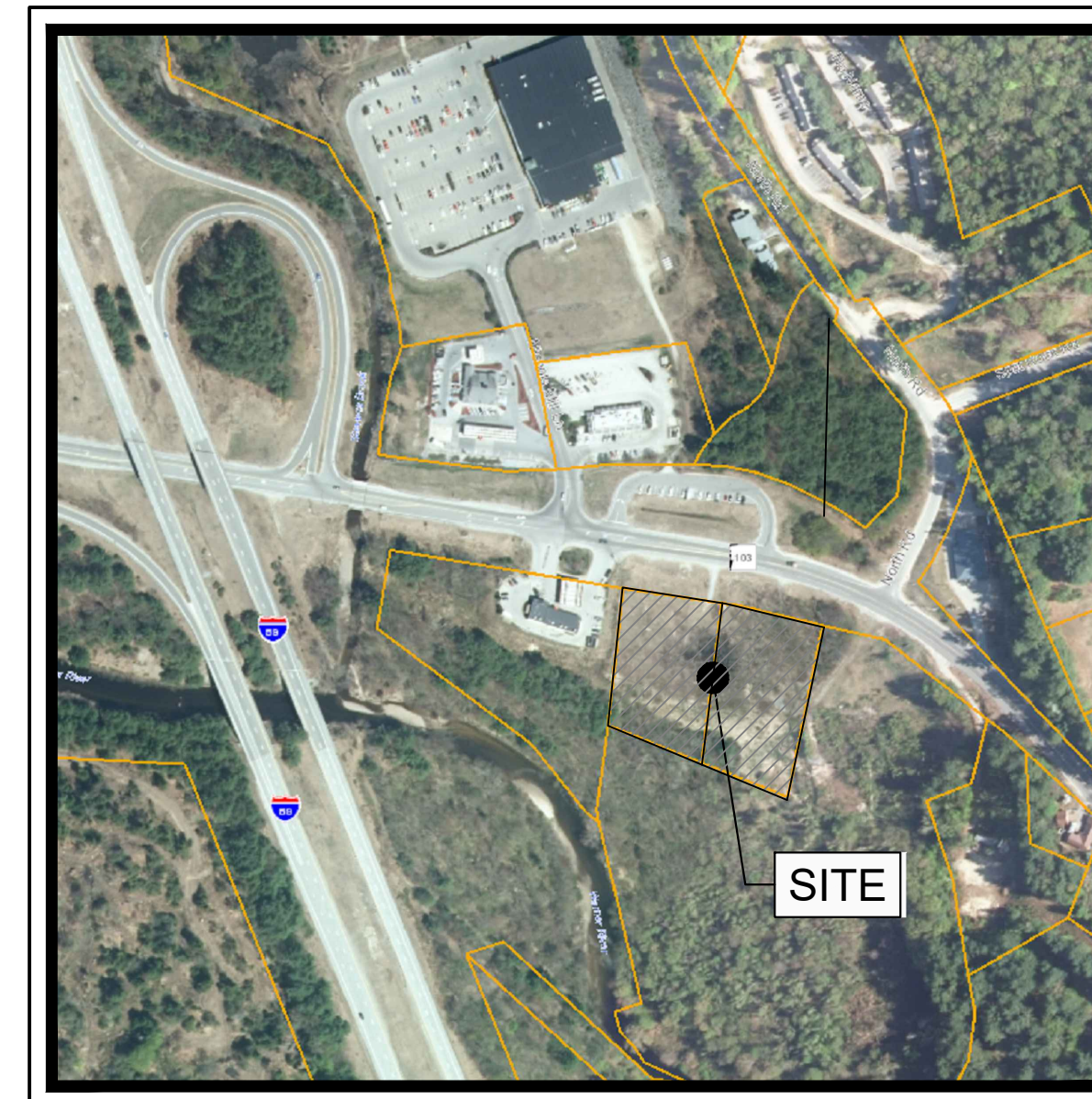
WARNER, NH 03278

DATE: JUNE 15, 2026

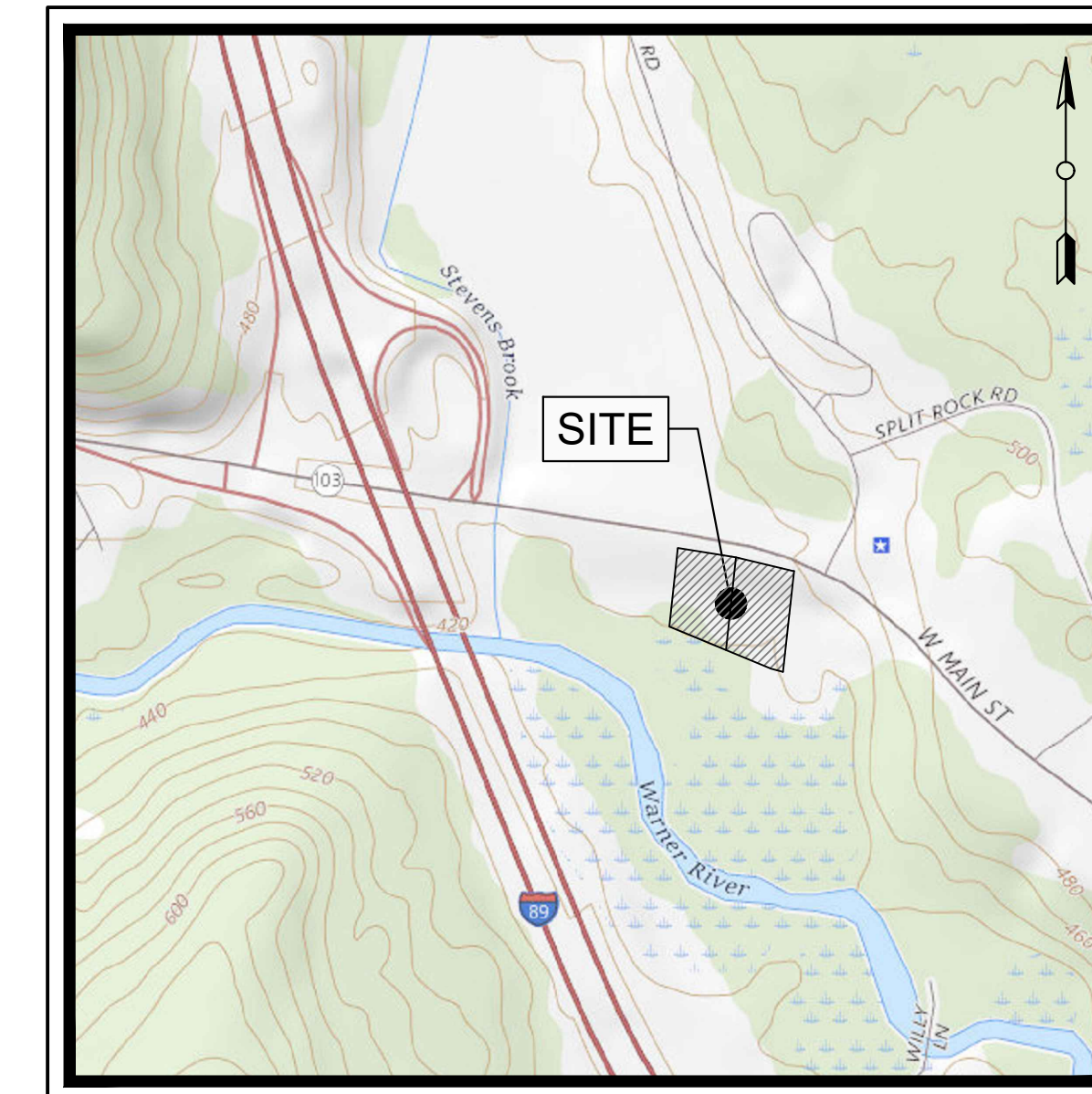
## INDEX OF DRAWINGS

SHEET NO.	DWG NO.	DRAWING TITLE
1.	CS0001	COVER SHEET
2.	CS0002	NOTES AND LEGEND
3.	CS0201	LOT PLAN
4.	CS0202	EASEMENT PLAN
5.	CS0203	EXISTING CONDITIONS PLAN
6.	CS1001	LAYOUT AND MATERIALS PLAN
7.	CS1501	GRADING AND DRAINAGE PLAN
8.	CS1701	UTILITY PLAN
9.	CS2701	WB-67 TURNING PLAN
10.	CS2702	FIRE TRUCK TURNING PLAN
11.	CS6001	SITE DETAILS
12.	CS6002	SITE DETAILS
13.	CS6021	DRAINAGE DETAILS
14.	CS6022	STORMWATER STORAGE SYSTEM DETAILS
15.	CS6051	UTILITY DETAILS
16.	CS7001	LANDSCAPE AND LIGHTING PLAN
17.	CS8001	EROSION AND SEDIMENT CONTROL PLAN - PHASE 1
18.	CS8002	EROSION AND SEDIMENT CONTROL PLAN - PHASE 2
19.	CS8501	EROSION AND SEDIMENT CONTROL DETAILS
20.	CS9001	INSPECTION AND MAINTENANCE PLAN

PREPARED FOR:  
**COMET , LLC**  
84 RANGE ROAD  
WINDHAM, NH 03087



LOCUS MAP  
1"= 350'



USGS MAP  
N.T.S.

NOTE: THIS PLAN IS A REVISED PLAN SHOWING CHANGES ON LOT 1. LOT 2 HAS BEEN DEVELOPED AS SHOWN ON THIS PLAN. THE FOLLOWING PERMITS HAVE PREVIOUSLY BEEN ISSUED.  
NH DOT PERMIT #05-463-0034  
NH AOT PERMIT AOT - 1936  
PLANNING BOARD DECISION DATED MARCH 1, 2021

### NEW HAMPSHIRE FISH AND GAME AOT PERMIT CONDITIONS RELATED TO THREATENED AND ENDANGERED SPECIES:

1. THERE IS A POTENTIAL FOR WOOD TURTLES (STATE SPECIES OF SPECIAL CONCERN) TO BE WITHIN THE PROJECT VICINITY. OBSERVATIONS OF THESE SPECIES SHALL BE REPORTED IMMEDIATELY, PARTICULARLY DURING NESTING SEASON (MID-MAY THROUGH THE END OF JUNE) TO NHFG TO MELISSA DOPERALSKI (CELL/TEXT) 603-479-1129 OR JOSH MEGYESY AT 978-578-0802. SITE OPERATORS SHALL BE PROVIDED THE IDENTIFICATION FLYER AND NHFG CONTACT INFORMATION. SEE PLAN SHEET 6 (CS1001) FOR SPECIES IDENTIFICATION INFORMATION.
2. TO AVOID IMPACTS TO RARE TURTLES, SOIL DISTURBANCE SHALL BEGIN AFTER OCTOBER 1 OR PRIOR TO MAY 15 TO AVOID DISTURBING POTENTIAL NESTING TURTLES, HATCHLINGS, OR ADULT FEMALES.
3. A SILT FENCE SHALL BE INSTALLED AROUND THE PROJECT AREA FOOTPRINT PRIOR TO MAY 15 TO EXCLUDE FEMALE WOOD TURTLES WHO MAY BE ATTRACTED TO OPEN DISTURBED SOILS THAT WOULD RESULT FROM PROJECT ACTIVITIES. ALL TURTLE SPECIES NESTS ARE PROTECTED BY NEW HAMPSHIRE LAW. SEE PLAN SHEET 15 (CS8001) FOR MORE DETAILS.
4. ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES SHALL BE REPORTED IMMEDIATELY TO THE NEW HAMPSHIRE FISH AND GAME DEPARTMENT NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT NHFGREVIEW@WILDLIFE.NH.GOV EMAIL SUBJECT LINE: NH819-4037.ROUTE 103 WEST COMMERCIAL DEVELOPMENT,WILDLIFE SPECIES OBSERVATION. PHOTOGRAPHS SHALL BE PROVIDED FOR VERIFICATION AS FEASIBLE.
5. THE NEW HAMPSHIRE FISH AND GAME DEPARTMENT SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.
6. ALL MANUFACTURED EROSION AND SEDIMENT CONTROL PRODUCTS, UTILIZED FOR, BUT NOT LIMITED TO, SLOPE PROTECTION, RUNOFF DIVERSION, SLOPE INTERRUPTION, PERIMETER CONTROL, AND INLET PROTECTION, CHECK DAMS, SEDIMENT TRAPS, AND SILT FENCE INSTALLED IN ACCORDANCE WITH ENV-WQ 1506.04, SHALL NOT CONTAIN WELDED PLASTIC, PLASTIC, OR MULTI-FILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH. SEE PLAN SHEETS 15, 16, 17 (CS8001, CS8002, CS8501).

PREPARED BY:

**RANGER ENGINEERING GROUP, INC**



Ranger Engineering Group, Inc.

130 Main Street, Suite 202  
Salem NH, 03079  
Tel: 978-208-1762  
rangereng.com

WARNER PLANNING BOARD CHAIRMAN:

DATE:




REVISED SITE PLAN  
LOT 1 - ROUTE 103 WEST, WARNER NH,  
ASSESSOR'S MAP 35 LOT 4-1

OWNER COMET, LLC  
84 RANGE ROAD, WINDHAM NH 03087

COVER SHEET  
CS0001

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DATE: 2026-06-15

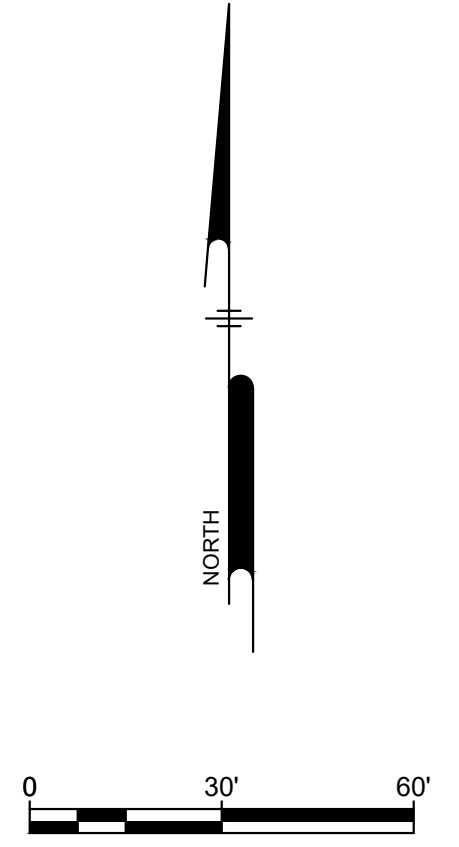
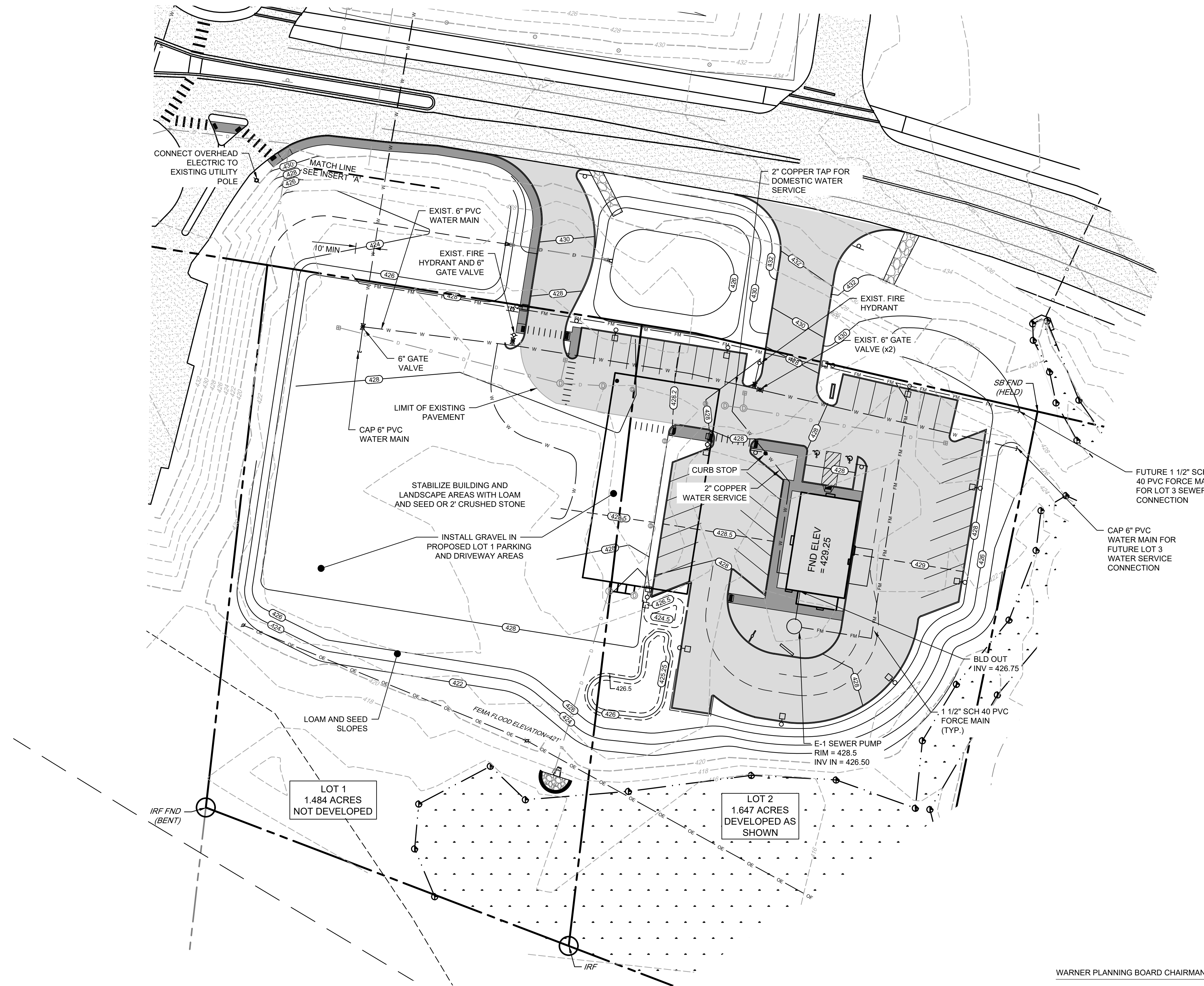
SCALE:

SHEET 1 OF 20










**REVISED SITE PLAN**  
**LOT 1 - ROUTE 103 WEST, WARNER NH,**  
 ASSESSOR'S MAP 35 LOT 4-1

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

**EXISTING CONDITIONS PLAN**  
**CS0203**

**Ranger Engineering Group, Inc.**  
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WARNER PLANNING BOARD CHAIRMAN: \_\_\_\_\_  
 \_\_\_\_\_  
 DATE: \_\_\_\_\_



TOP ELEV 422.25' ESHGW 414.75'

TP1				
DEPTH	HORIZON	TEXTURE	COLOR	MOTTLING
0-53"	FILL 1			
53-90"	FILL 2			
90-102"	B	S.L	10YR 4/6	
102-108"	C	FS	7.5YR 3/3	

WEeping @ 90'

TOP ELEV 422.4' ESHGW 416.4'

TP2				
DEPTH	HORIZON	TEXTURE	COLOR	MOTTLING
0-44"	FILL 1			
44-72"	FILL 2			
72-90"	B	LS	10YR 4/6	
90-96"	C	G.S	7.5YR 3/3	

REDOX @ 72"

TOP ELEV 421.8' ESHGW 414.3'

TP3				
DEPTH	HORIZON	TEXTURE	COLOR	MOTTLING
0-36"	FILL 1			
36-90"	FILL 2			
90-96"	B	LS	10YR 4/6	
96-112"	C	G.S	7.5YR 3/3	

REDOX @ 90"

TOP ELEV 422.75' ESHGW 415.9'

TP4				
DEPTH	HORIZON	TEXTURE	COLOR	MOTTLING
0-73"	FILL			
73-108"	B	LS	10YR 4/6	
108-130"	C	G.S	7.5YR 3/3	

TOP ELEV 422.8' ESHGW 416.55'

TP5				
DEPTH	HORIZON	TEXTURE	COLOR	MOTTLING
0-75"	FILL			
75-96"	C	G.S	7.5YR 3/3	

ESHGW @ 75"

TOP ELEV 423.25' ESHGW N/A

TP6				
DEPTH	HORIZON	TEXTURE	COLOR	MOTTLING
0-60"	FILL			
60-120"	FILL 2	SILTY CLAY LOAM W/ HIGH ORGANIC CONTENT		
120-123"	C	G.S	7.5YR 3/3	

TOP ELEV 422.5' ESHGW 415.0'

TP11				
DEPTH	HORIZON	TEXTURE	COLOR	MOTTLING
0-2"	O			
2-38"	FILL 1			
38-42"	FILL 2			
42-44"	OLD PVMT			
44-60"	FILL 3	GRAVELY SAND		
60-72"	FILL 4	MED. SAND		
72-90"	OLD A/B			
90-120"	C	COURSE SAND	2.5Y 4/4	

PONDING @ 90"

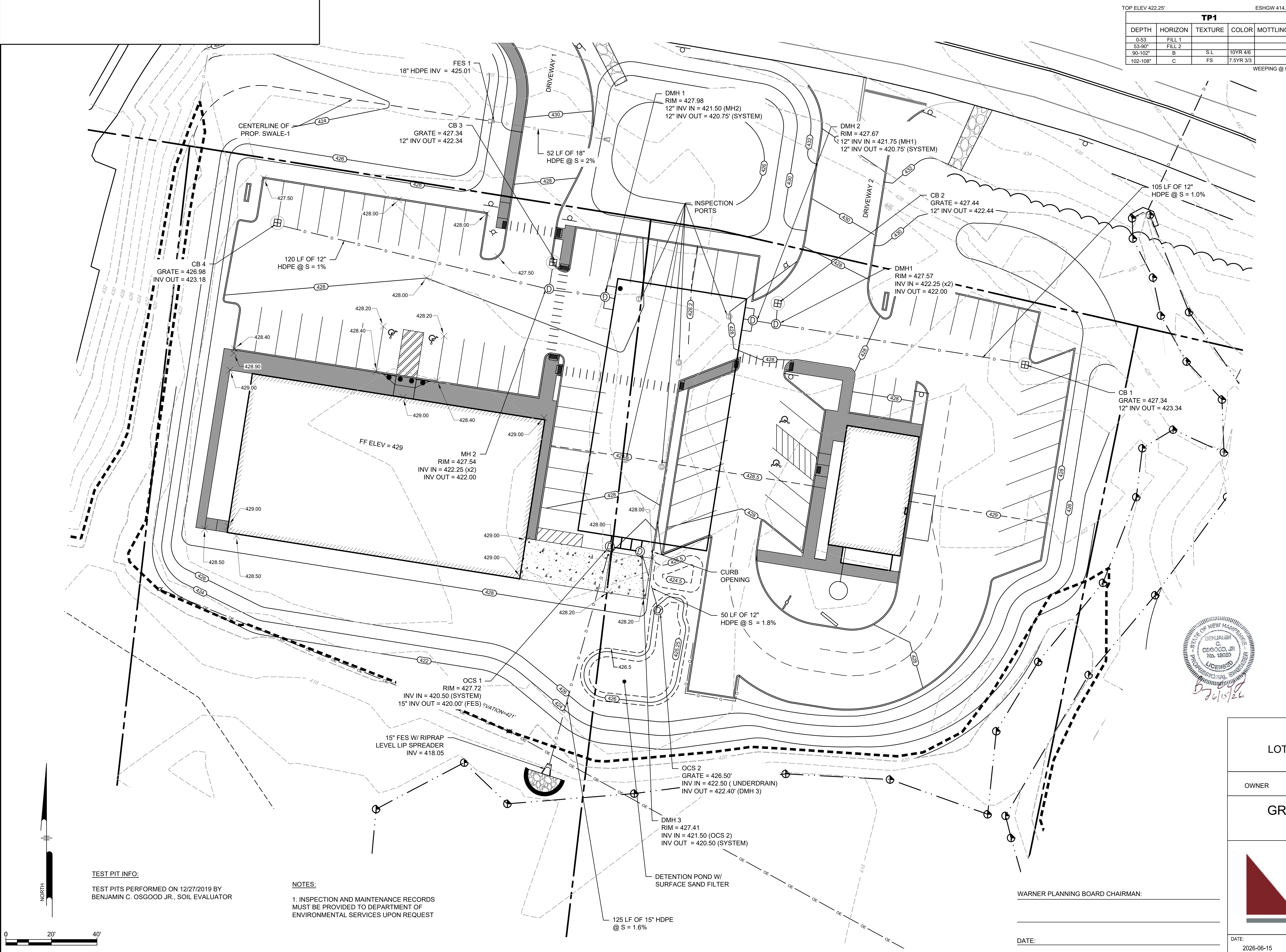
TOP ELEV 422.5' ESHGW 414.5'

TP12				
DEPTH	HORIZON	TEXTURE	COLOR	MOTTLING
0-30"	FILL 1			
30-80"	FILL 2			
80-96"	OLD A/B			
96-120"	C	G.S	10YR 2/2	

TOP ELEV 423.00' ESHGW 415.50

TP13				
DEPTH	HORIZON	TEXTURE	COLOR	MOTTLING
0-84"	FILL			
84-90"	OLD A			
90-120"	C	COURSE SAND	2.5Y 4/4	

IN-SITU CONDUCTIVITY TEST DONE @ 90"



**TEST PIT INFO:**  
TEST PITS PERFORMED ON 12/27/2019 BY BENJAMIN C. OSGOOD, JR., SOIL EVALUATOR

**NOTES:**  
1. INSPECTION AND MAINTENANCE RECORDS MUST BE PROVIDED TO DEPARTMENT OF ENVIRONMENTAL SERVICES UPON REQUEST

WARNER PLANNING BOARD CHAIRMAN:

DATE:

**REVISED SITE PLAN**  
LOT 1 - ROUTE 103 WEST, WARNER NH,  
ASSESSOR'S MAP 35 LOT 4-1

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

**GRADING AND DRAINAGE PLAN**  
CS1501

**Ranger Engineering Group, Inc.**

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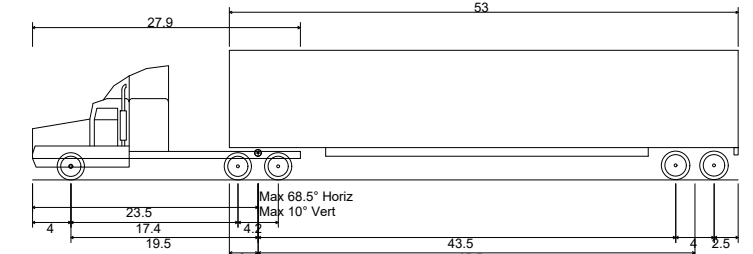
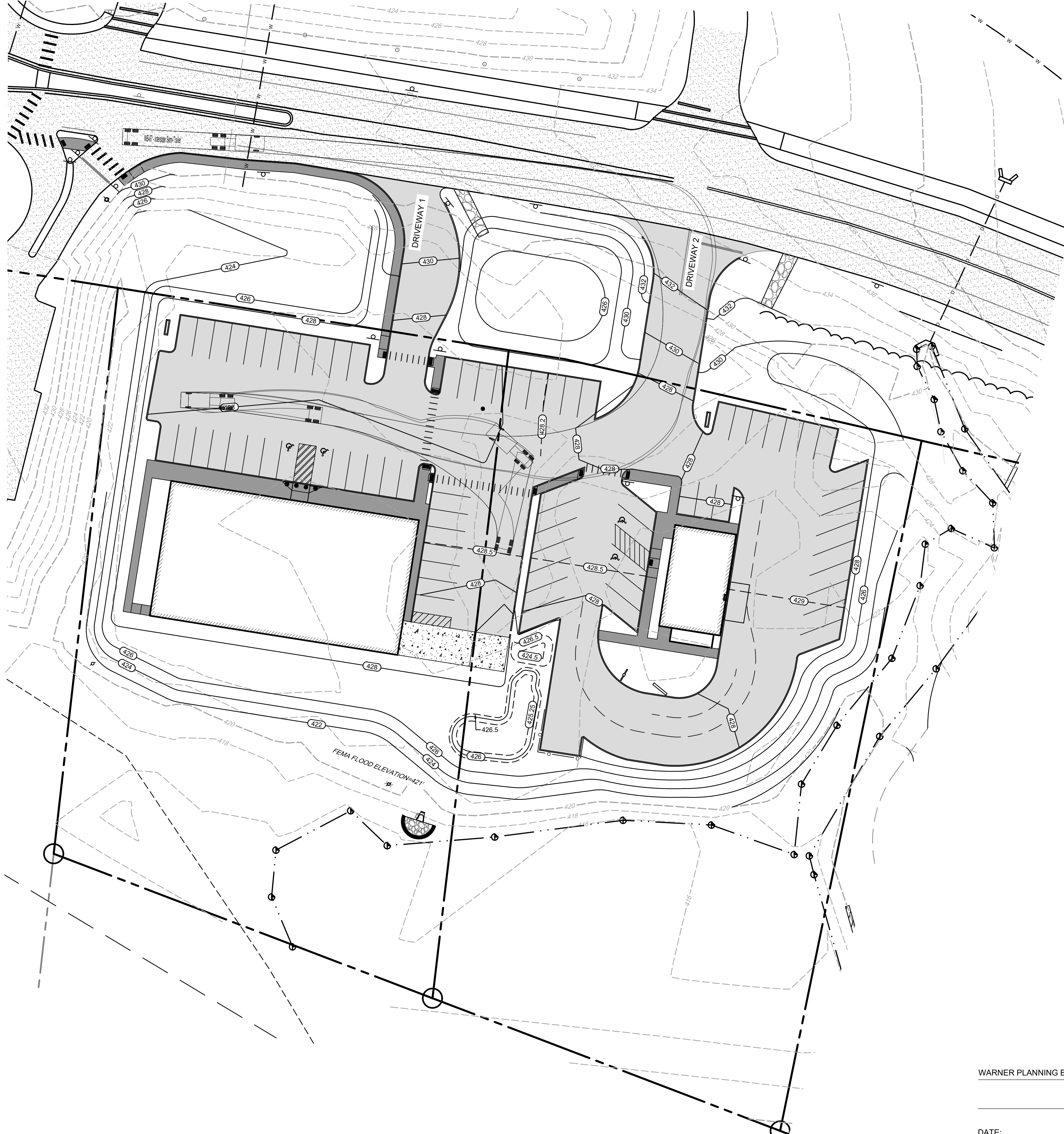
DATE: 2026-06-15

SCALE: 1" = 30'

SHEET 7 OF 20







WB-67 - Interstate Semi-Trailer  
 Overall Length: 73.501ft  
 Overall Width: 8.500ft  
 Overall Body Height: 13.500ft  
 Min Body Ground Clearance: 1.334ft  
 Max Track Width: 8.500ft  
 Lock-to-lock time: 6.00s  
 Max Steering Angle (Virtual): 28.40°




**REVISED SITE PLAN**  
**LOT 1 - ROUTE 103 WEST, WARNER NH,**  
 ASSESSOR'S MAP 35 LOT 4-1

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

**WB-67 TURNING PLAN**  
**CS2701**

**Ranger Engineering Group, Inc.**  
 130 Main Street, Suite 202  
 Salem NH, 03079  
 Tel: 978-208-1762  
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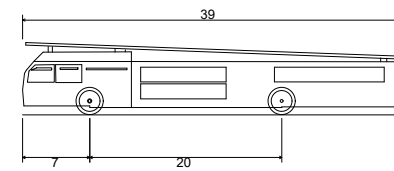
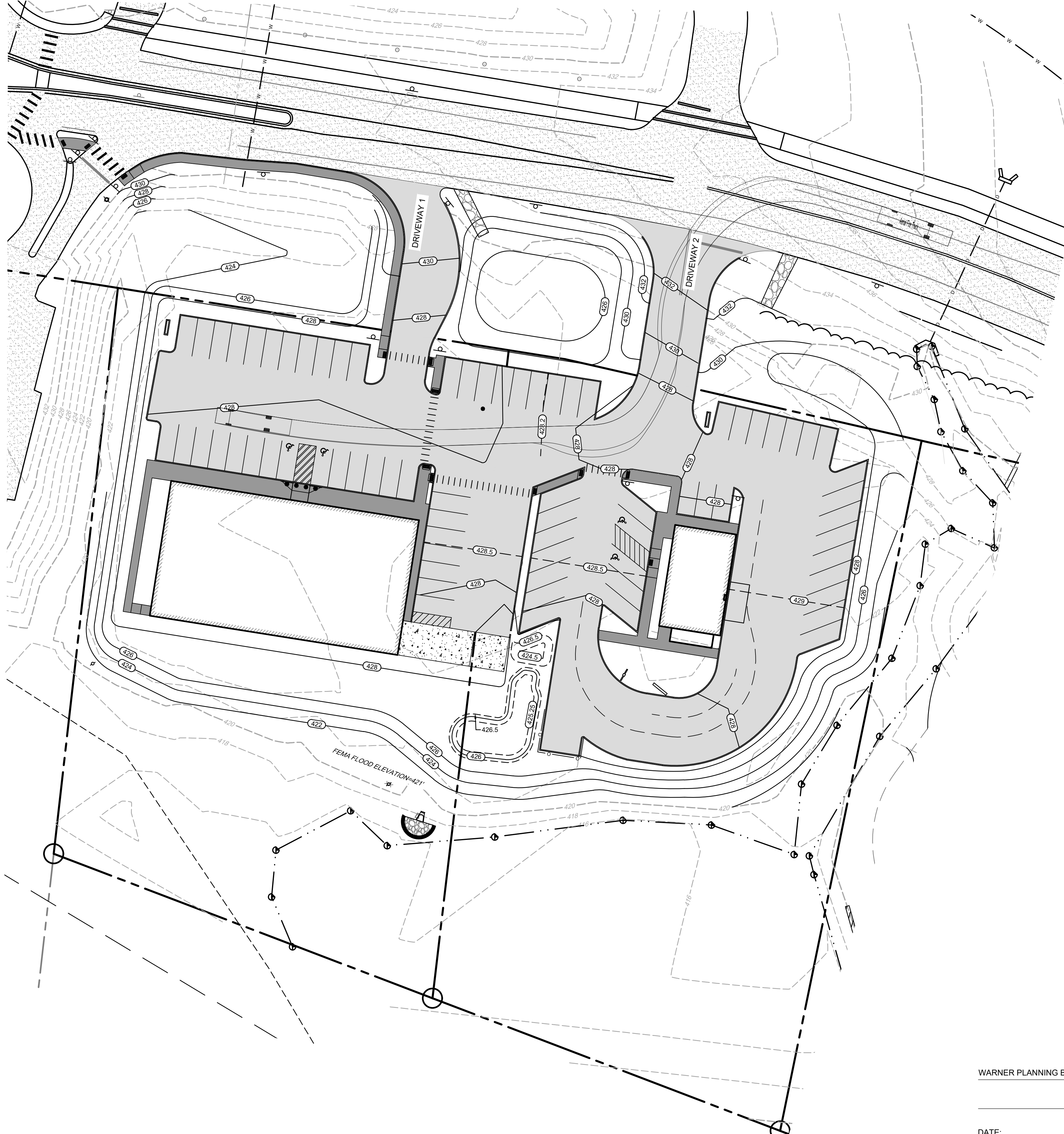
WARNER PLANNING BOARD CHAIRMAN: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: 2026-06-15

SCALE: 1" = 30'

SHEET 9 OF 20



Aerial Fire Truck  
 Overall Length 39.000ft  
 Overall Width 7.500ft  
 Overall Body Height 7.500ft  
 Min Body Ground Clearance 0.750ft  
 Track Width 8.167ft  
 Lock-to-lock time 5.00s  
 Max Wheel Angle 45.00°




**REVISED SITE PLAN**  
 LOT 1 - ROUTE 103 WEST, WARNER NH,  
 ASSESSOR'S MAP 35 LOT 4-1

OWNER COMET, LLC  
 84 RANGE ROAD, WINDHAM NH 03087

**FIRE TRUCK TURNING PLAN**  
 CS2702

**Ranger Engineering Group, Inc.**  
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 Tel: 978-208-1762  
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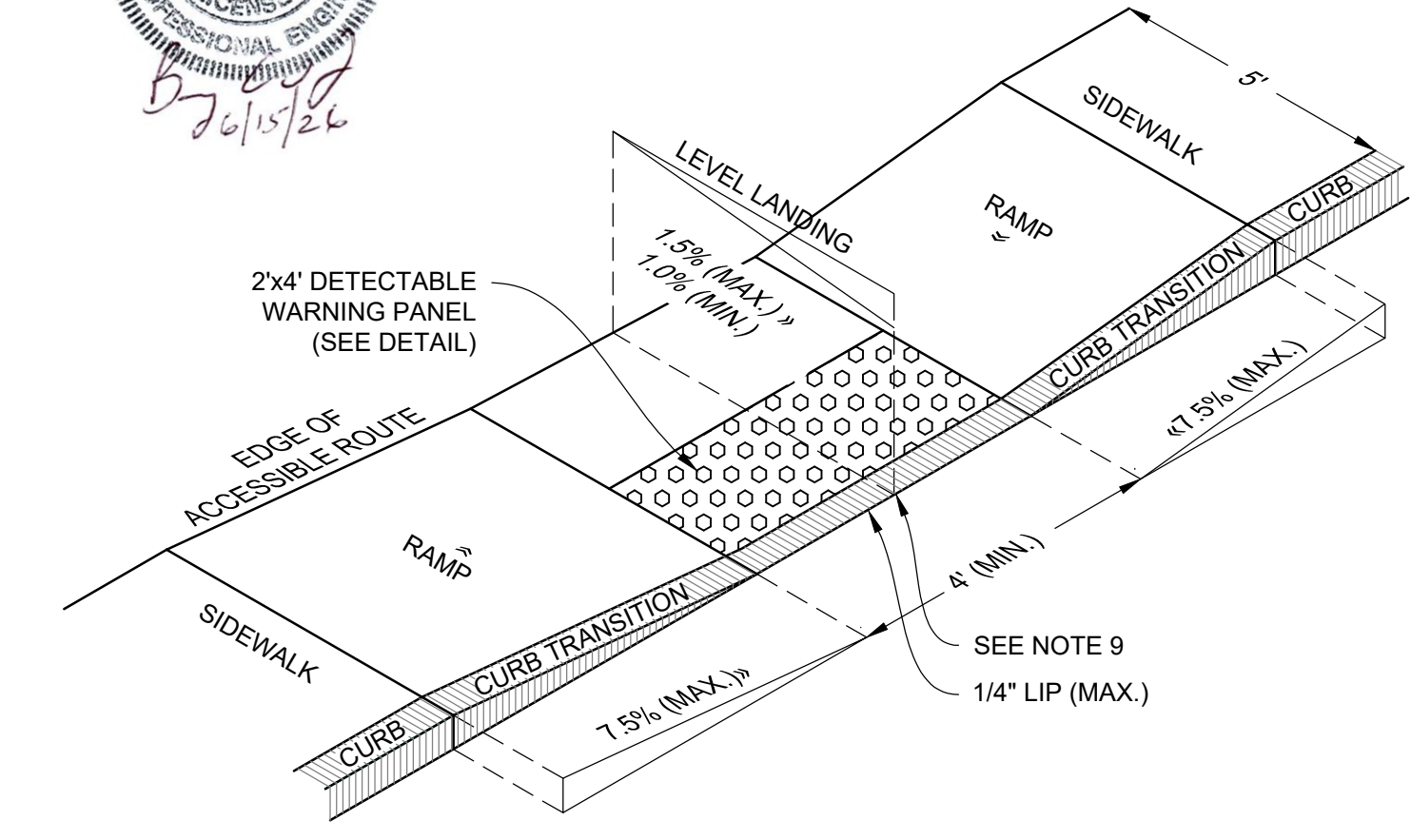
WARNER PLANNING BOARD CHAIRMAN: \_\_\_\_\_

DATE: \_\_\_\_\_

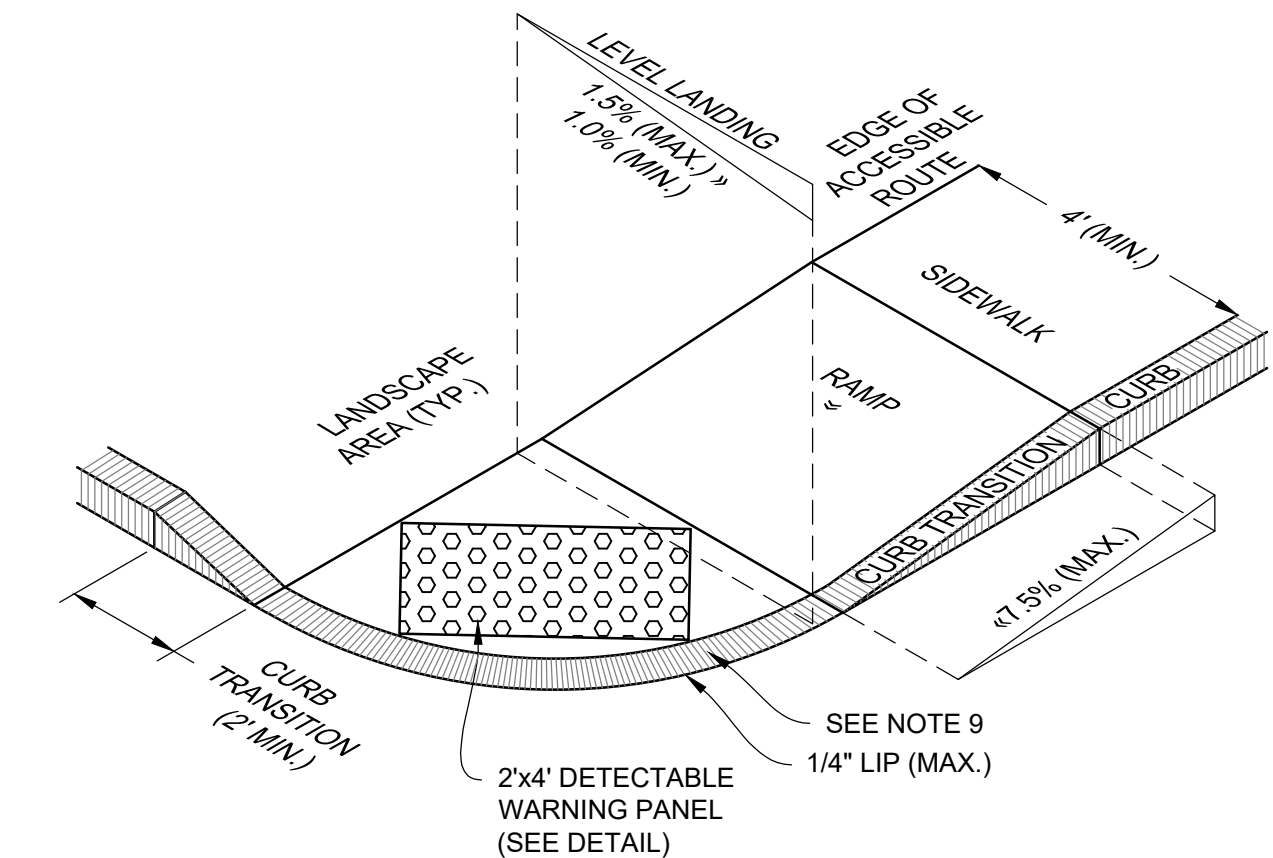
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SCALE: 1" = 30'

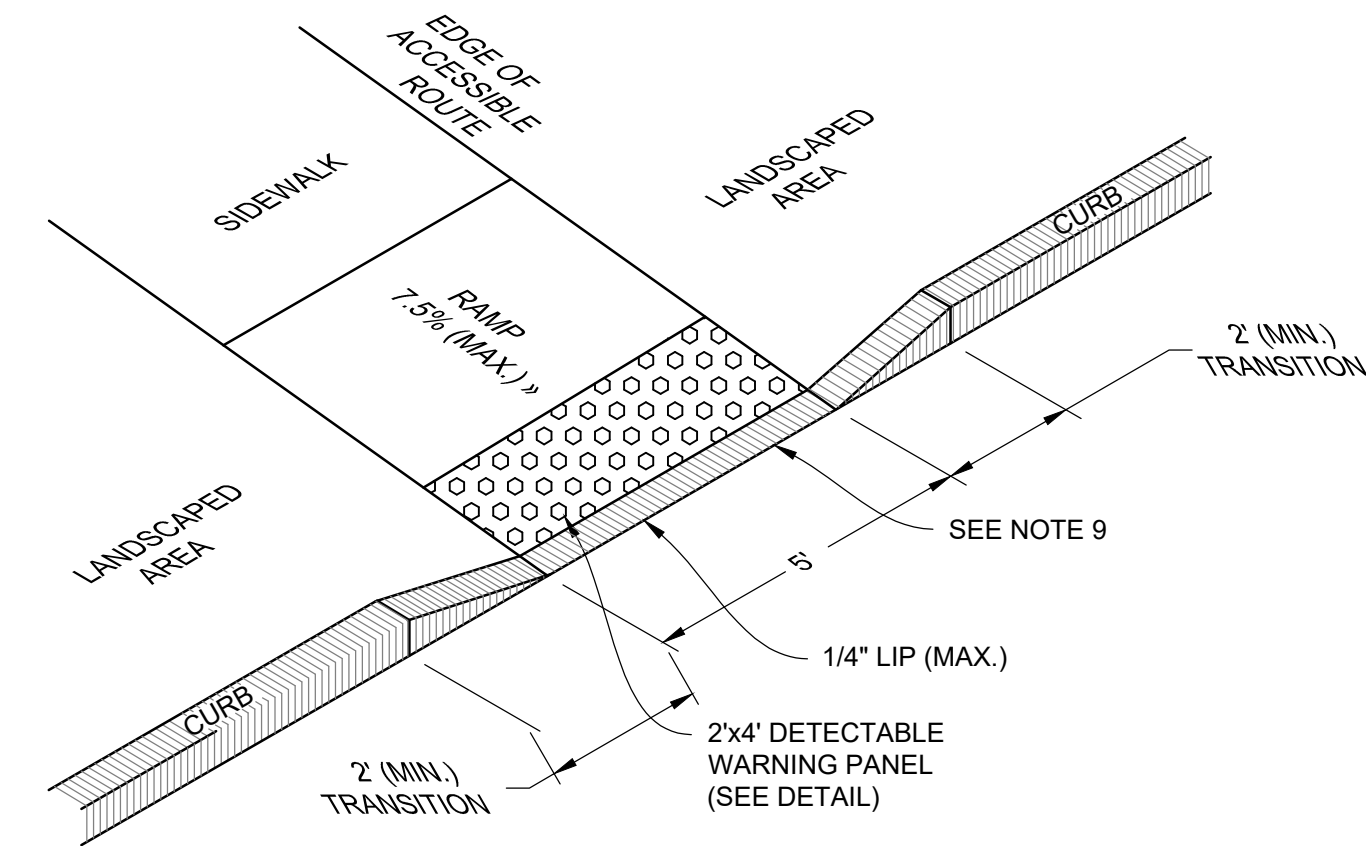
SHEET 10 OF 20



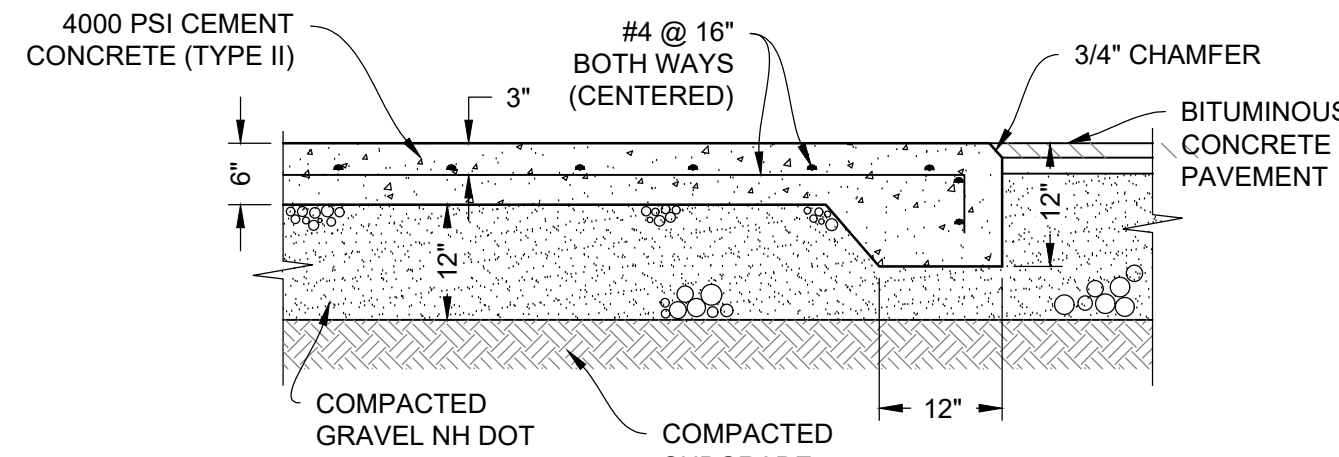
1 ACCESSIBLE CURB RAMP (ACR) - TYPE 'A' W/ DETECTABLE WARNING PANEL  
NOT TO SCALE



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

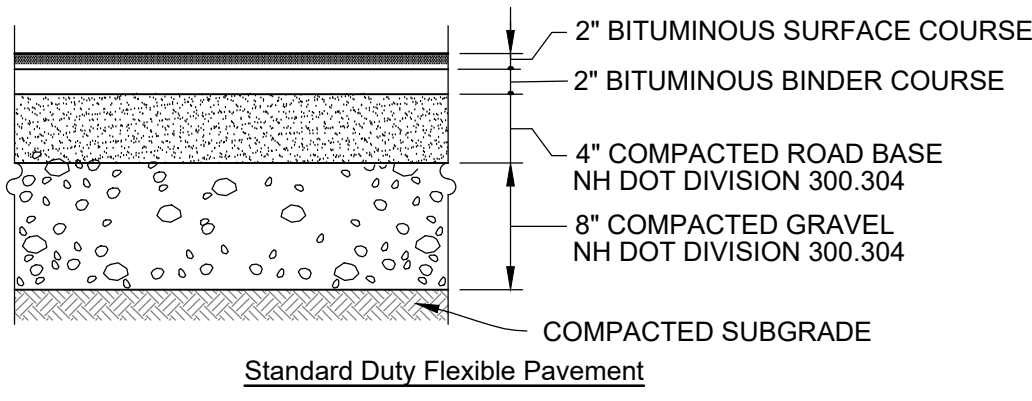


11 ACCESSIBLE CURB RAMP (ACR) - TYPE 'M' WITH DETECTABLE WARNING PANEL  
NOT TO SCALE

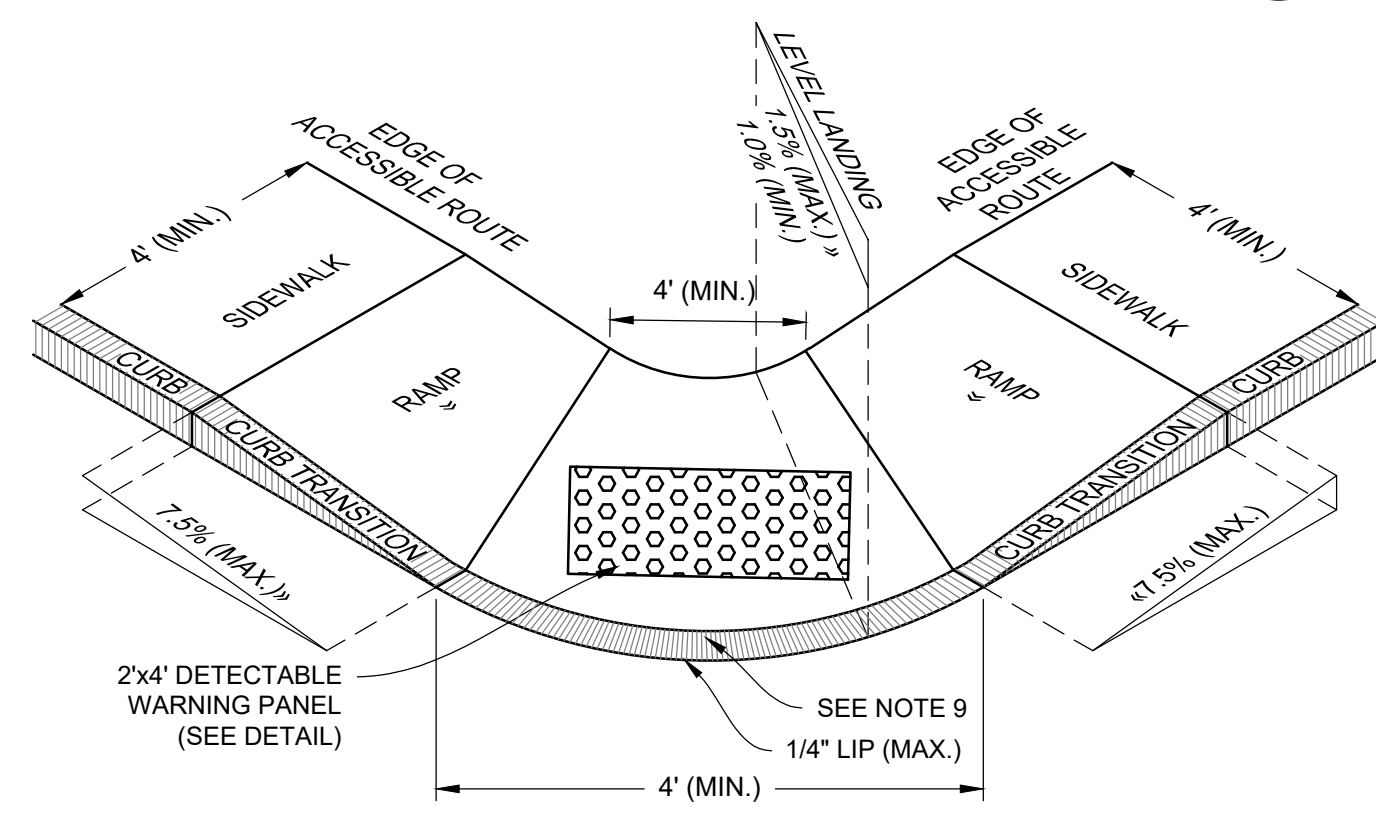


- NOTE:
1. SIZE OF COMPACTER PAD TO BE AS INDICATED ON PLANS. CONSTRUCTION JOINTS TO BE SET AT INTERVALS OF 1/3 OF LENGTH.
  2. SQUARE CONCRETE PAD TO BE 16"x16" (MAX.).

2 TYPICAL CONCRETE PAD SECTION  
NOT TO SCALE



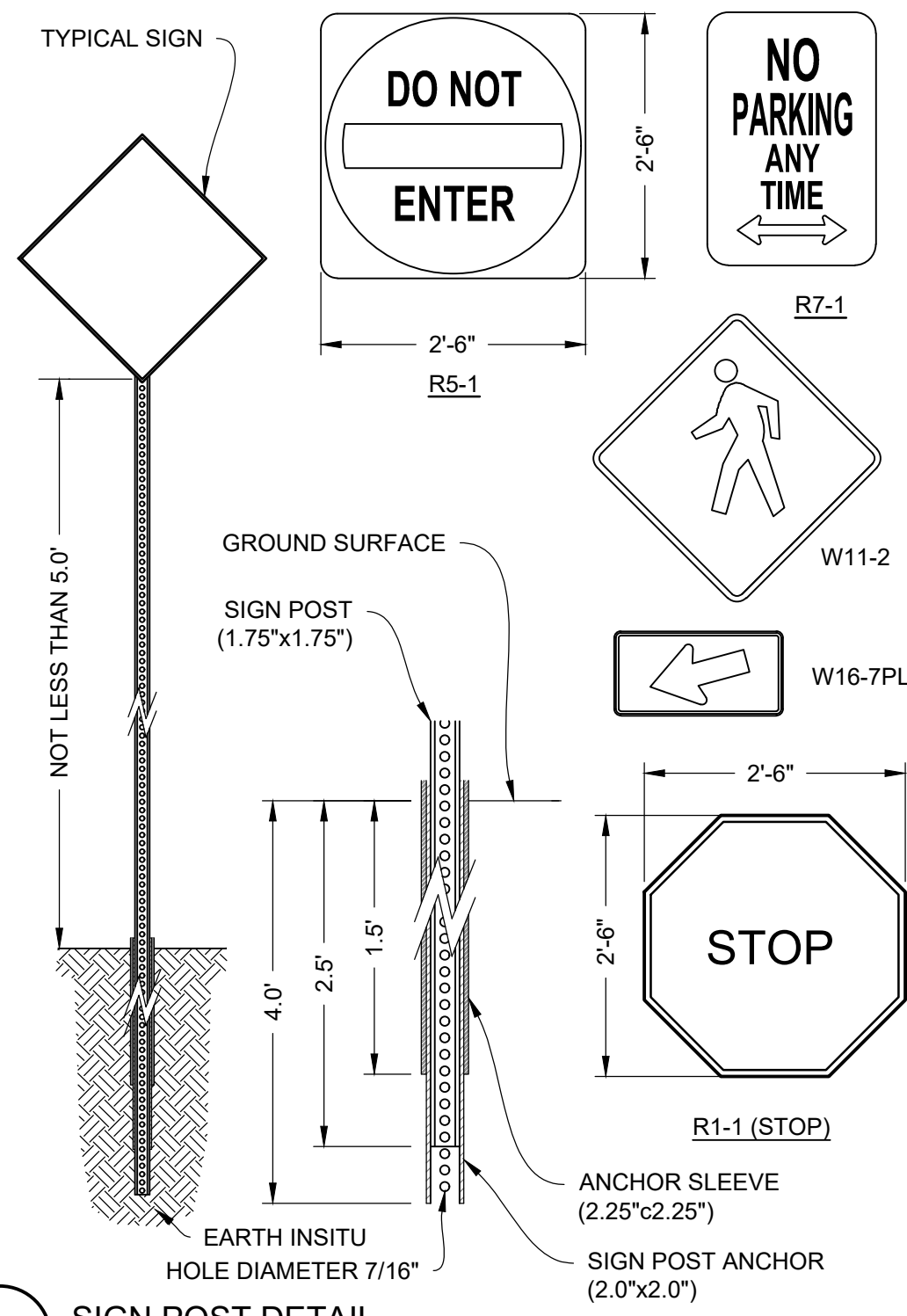
3 BIT. CONC. PAVE. SECTION - PARKING LOT  
NOT TO SCALE



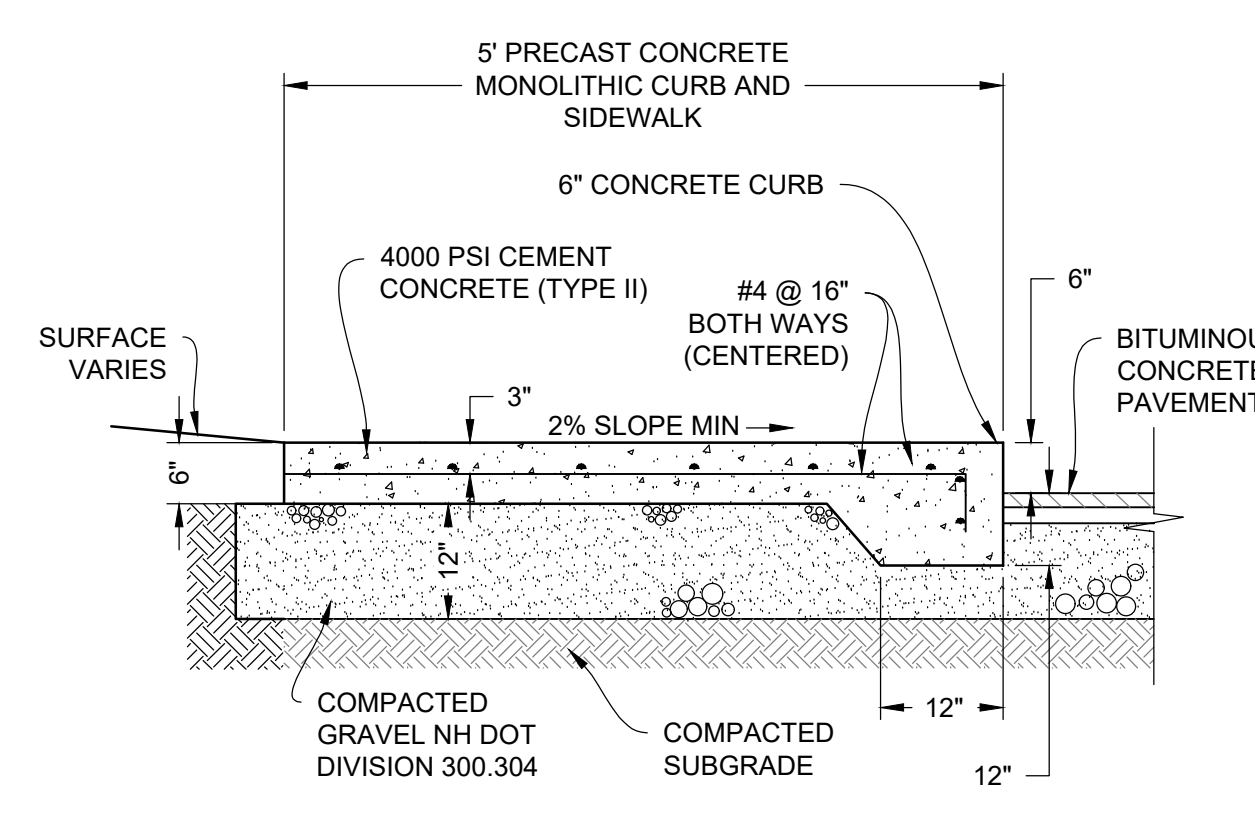
8 ACCESSIBLE CURB RAMP (ACR) - TYPE 'C' WITH DETECTABLE WARNING PANEL  
NOT TO SCALE

ACCESSIBLE CURB RAMP NOTES:

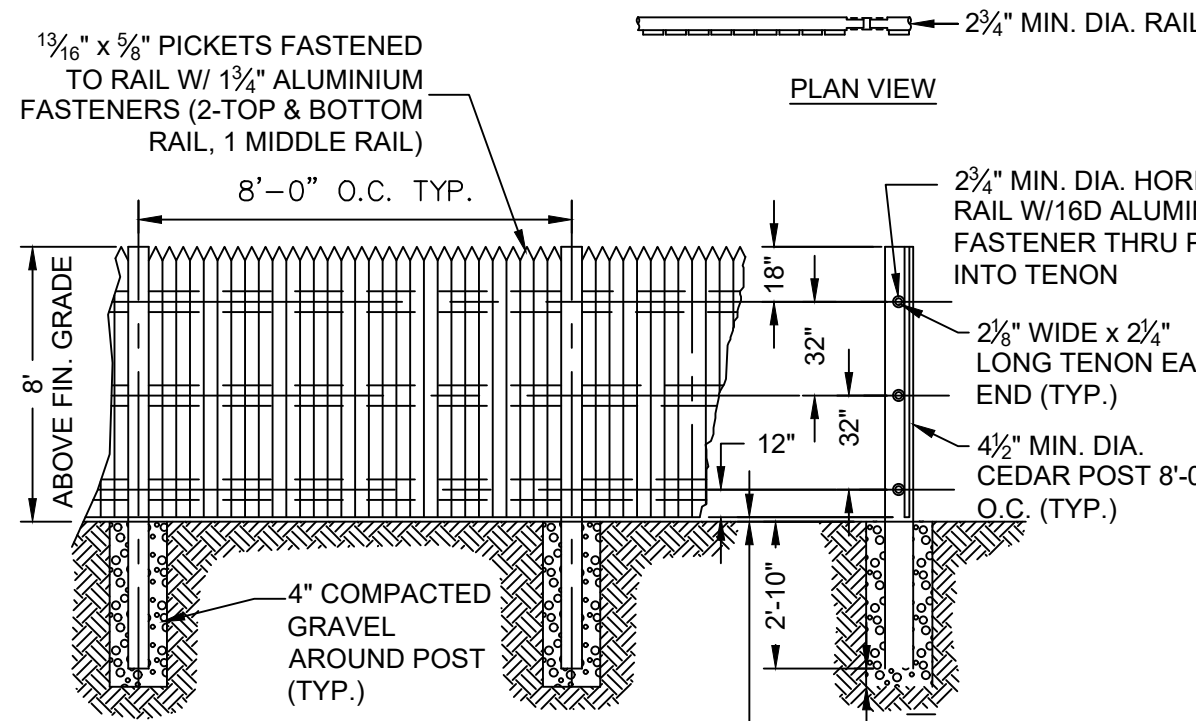
1. THE MAXIMUM ALLOWABLE SIDEWALK AND RAMP CROSS SLOPES SHALL BE 1.5% (1% MIN).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 7.5%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.)
5. CURB TREATMENT VARIES, SEE PLAN 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.



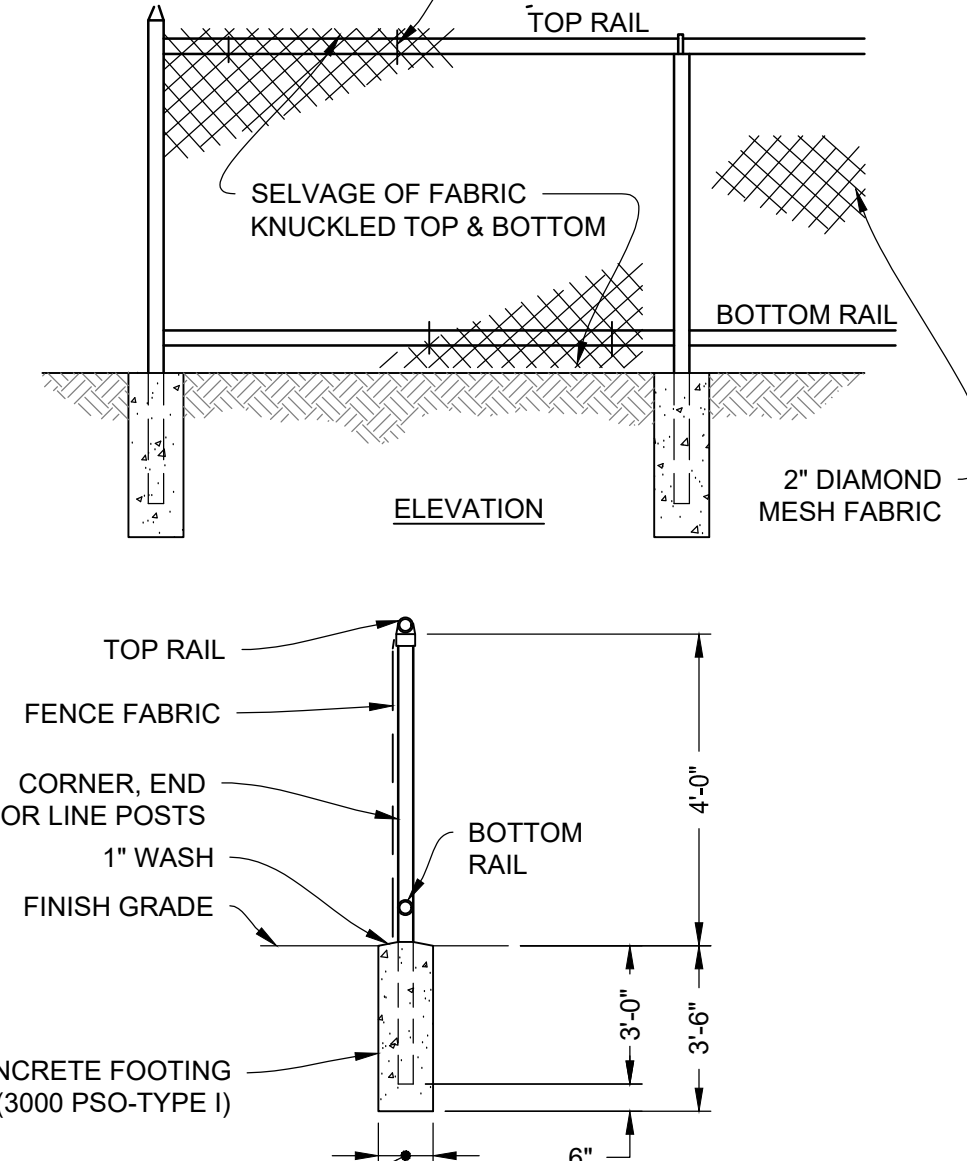
4 SIGN POST DETAIL  
NOT TO SCALE



9 TYPICAL PRECAST CONCRETE SIDEWALK AND CURB SECTION  
NOT TO SCALE

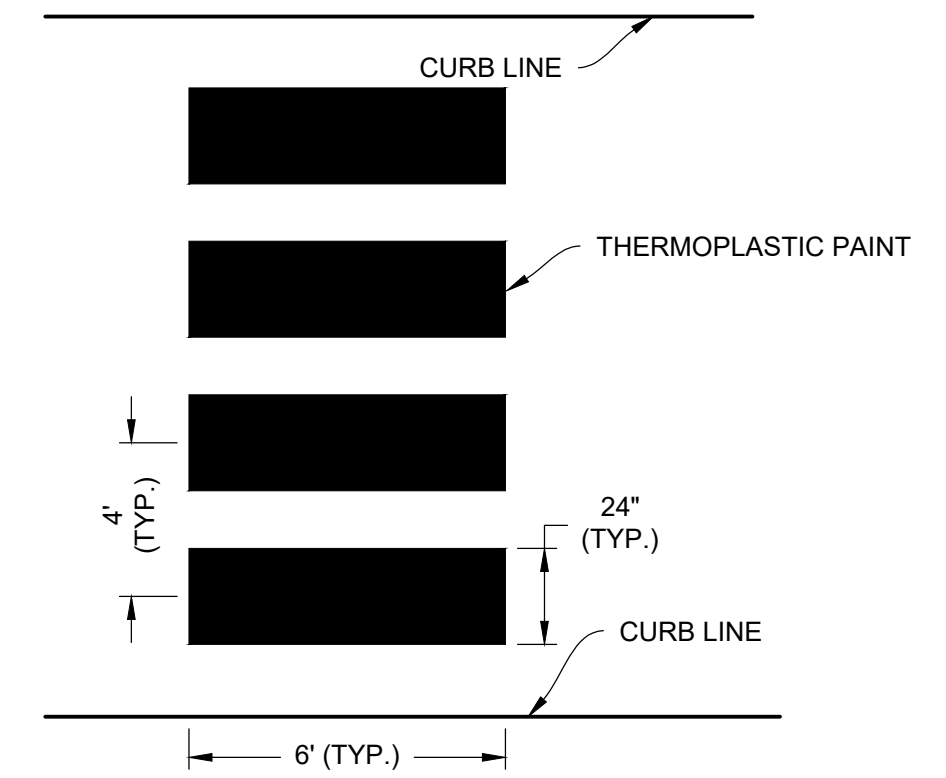


12 8' STOCKADE FENCE  
NOT TO SCALE



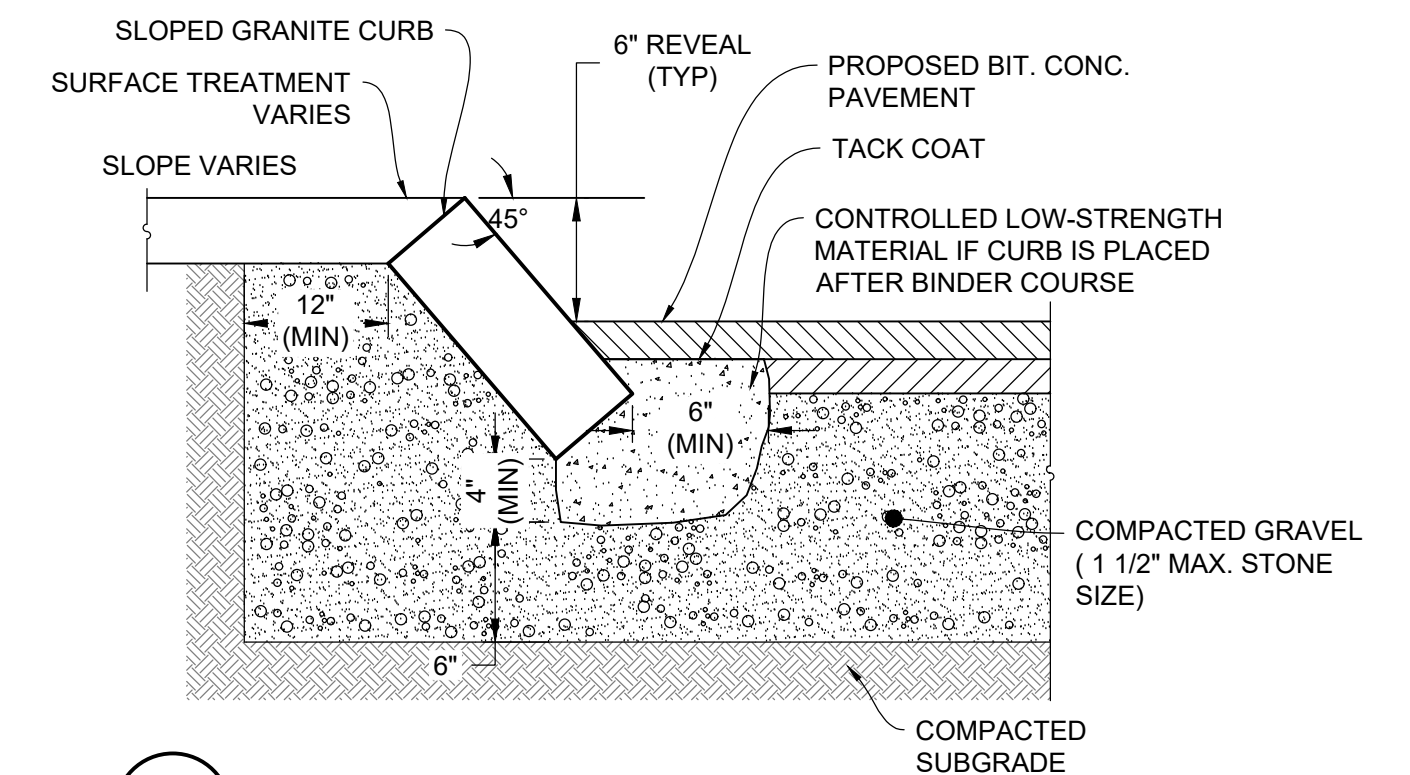
5 CHAIN LINK FENCE UP TO 6'  
NOT TO SCALE

- NOTE:
1. GATES AND HARDWARE TO BE AS PER MANUFACTURER'S SPECIFICATION. SUBMIT MANUFACTURER'S LITERATURE FOR APPROVAL.

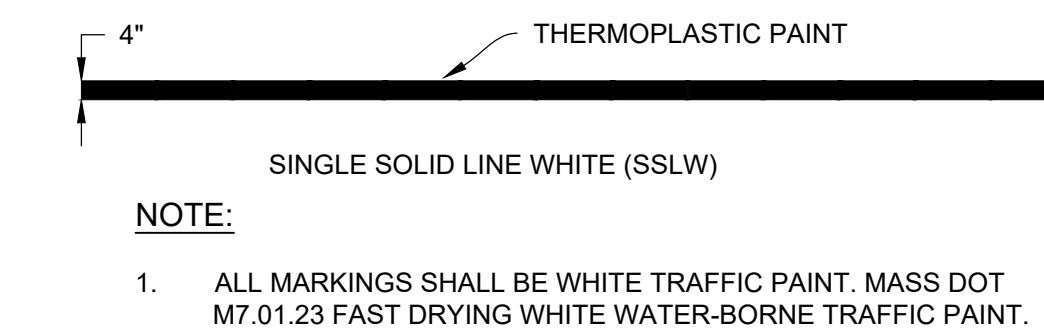


- NOTES:
1. TWELVE INCH (12") LINES SHALL BE APPLIED IN ONE APPLICATION, NO COMBINATION OF LINES (TWO - 6 INCH LINES) WILL BE ACCEPTED.
  2. LONGITUDINAL CROSSWALK LINES TO BE PARALLEL TO CURB LINE.
  3. ALL LONGITUDINAL CROSSWALK LINES TO BE THE SAME LENGTH AND PROPERLY ALIGNED.
  4. CROSS WALK SIDE SLOPE SHALL NOT EXCEED 1.5%.

6 CROSSWALK  
NOT TO SCALE



10 SLOPED GRANITE CURB  
NOT TO SCALE



13 SINGLE WHITE LINE DETAIL  
NOT TO SCALE

NOTES:

1. ALL FENCING MATERIAL SHALL BE NORTHERN WHITE CEDAR, SHOWN TO THE DIMENSIONS SHOWN ON THE DRAWING.
2. ALL FENCE POSTS SHALL BE TREATED WITH PRESERVATIVE PER MANUFACTURER'S RECOMMENDATION ON ALL SIDES FOR A DIMENSION OF 3'-0" FROM BUTT OF POST.
3. POSTS SHALL MAINTAIN A DEPTH OF 2'-10" IN GROUND AND SHALL NOT BE RACKED TO ACCOMMODATE CHANGES IN GRADE.
4. LINE OF FENCE TOP AND BOTTOM SHALL BE INSTALLED STRAIGHT AND TRUE. POSTS AND PICKETS SHALL BE INSTALLED PARALLEL AND PLUMB. RAILS SHALL BE INSTALLED PARALLEL TO GROUND SURFACE AND EACH OTHER.
5. GATE HARDWARE SHALL BE DOUBLE DIP HOT GALVANIZED. THE CONTRACTOR SHALL SUBMIT GATE AND FENCE SHOP DRAWINGS TO THE ENGINEER FOR REVIEW.

WARNER PLANNING BOARD CHAIRMAN:

DATE:

REVISED SITE PLAN  
LOT 1 - ROUTE 103 WEST, WARNER NH,  
ASSESSOR'S MAP 35 LOT 4-1

OWNER COMET, LLC  
84 RANGE ROAD, WINDHAM NH 03087

SITE DETAILS  
CS6001

Ranger Engineering Group, Inc.

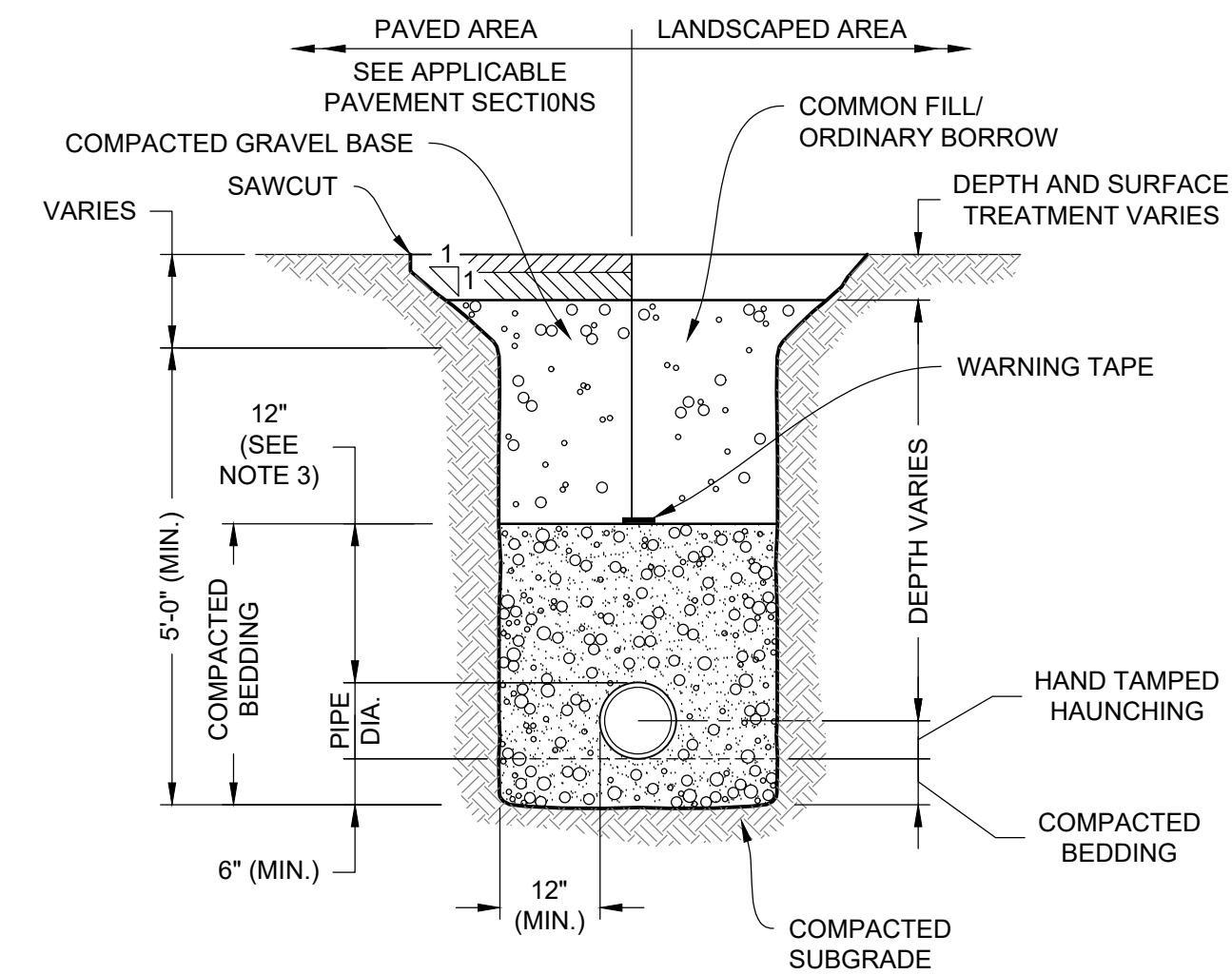
130 Main Street, Suite 202  
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Tel: 978-208-1762  
rangereng.com

DATE: 2026-06-15

SCALE:

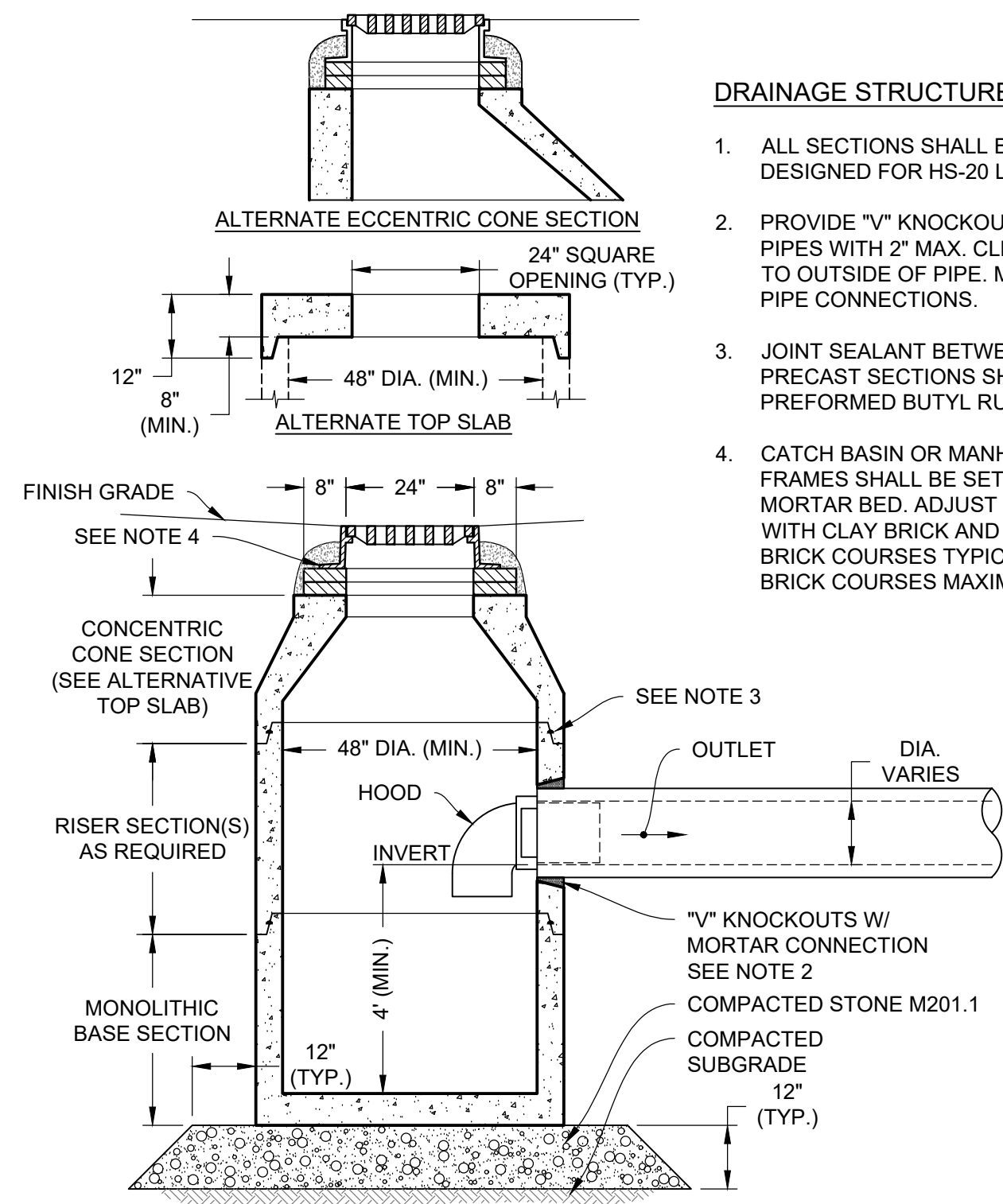
SHEET 11 OF 20





- 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.
  - FOR HDPE PIPE, DIMENSION IS 24 INCHES.

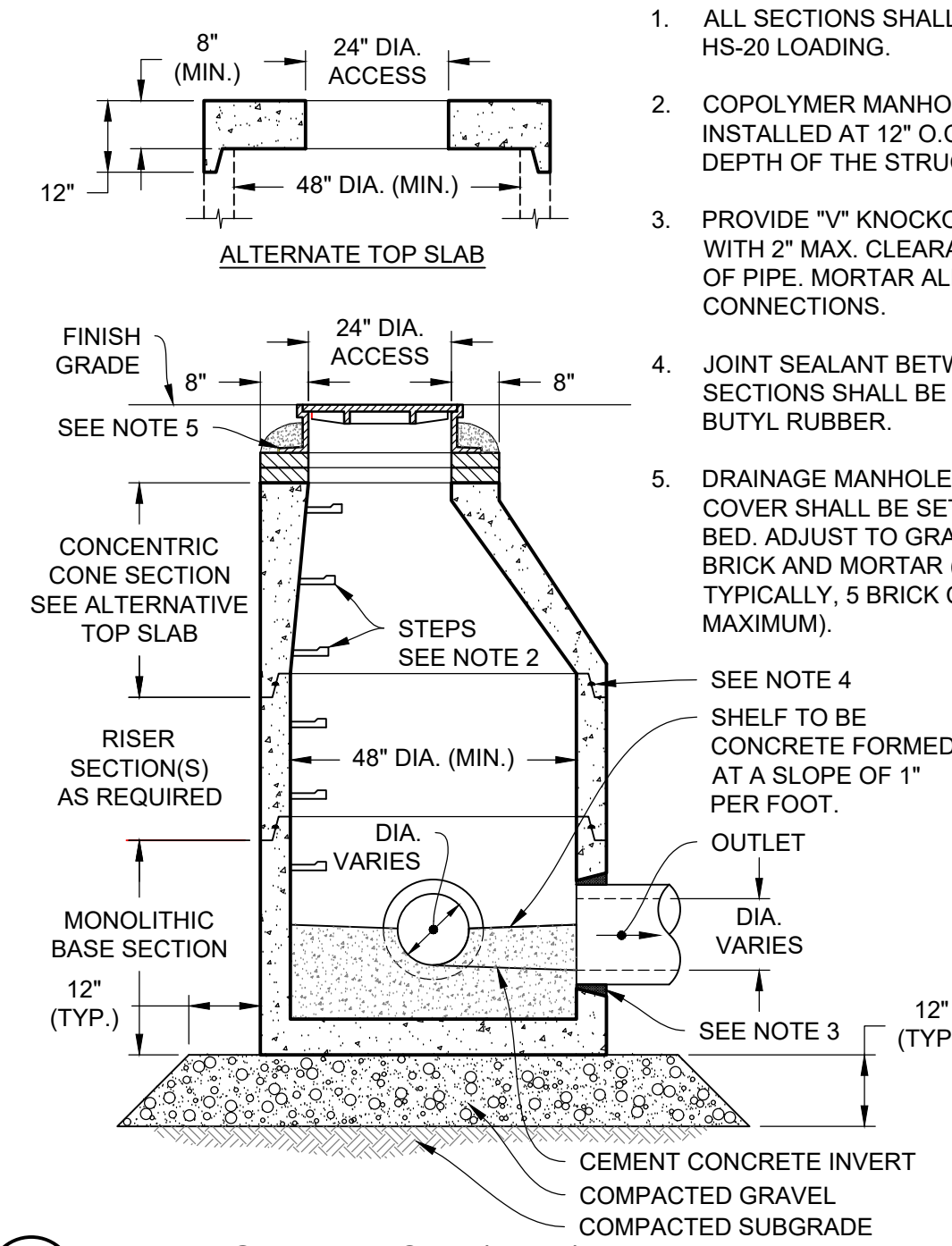
**1 DRAINAGE TRENCH**  
NOT TO SCALE



**DRAINAGE STRUCTURE NOTES:**

- ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
- PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
- JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
- CATCH BASIN OR MANHOLE FRAMES SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).

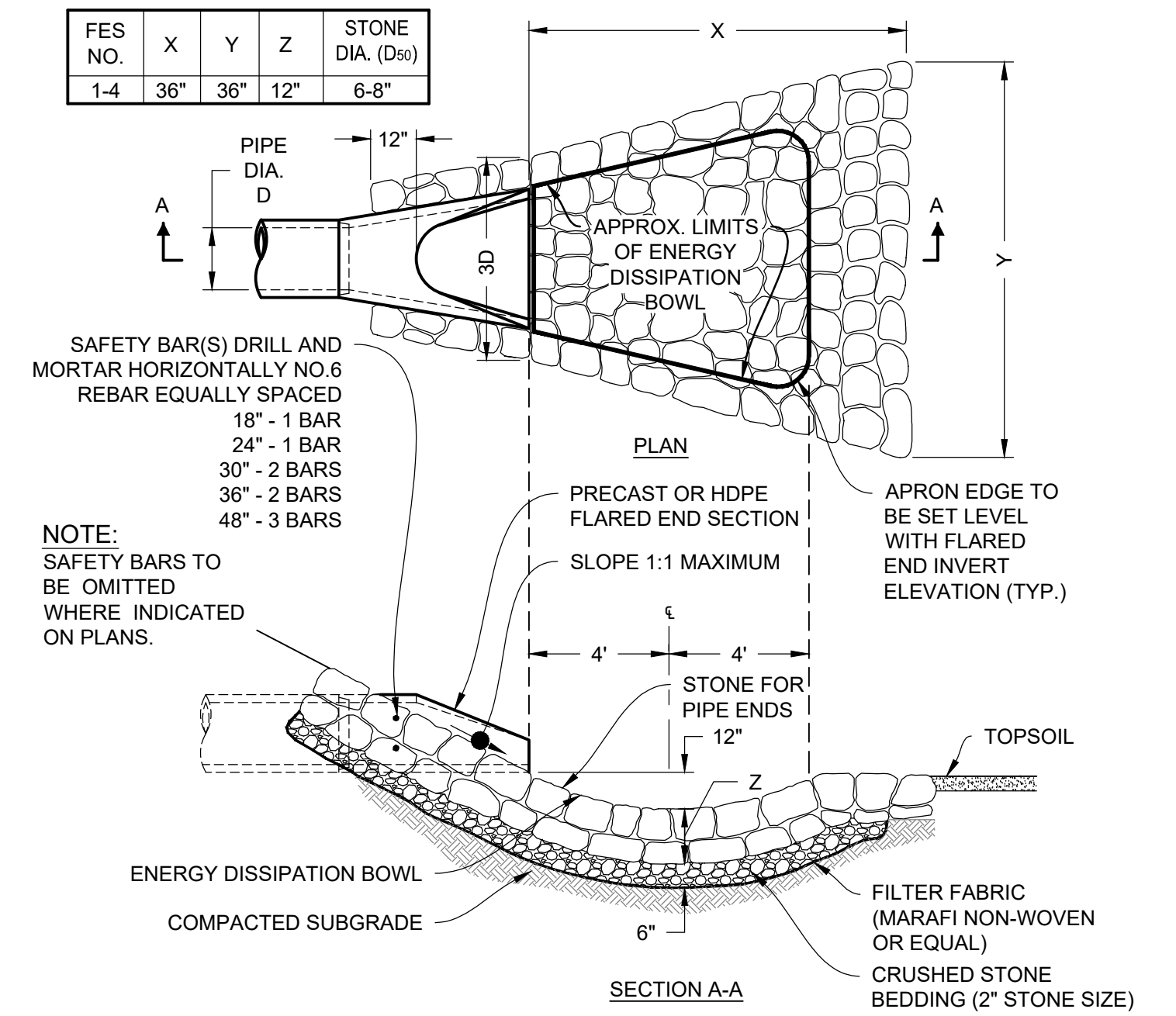
**2 CATCH BASIN (CB) WITH HOOD**  
NOT TO SCALE



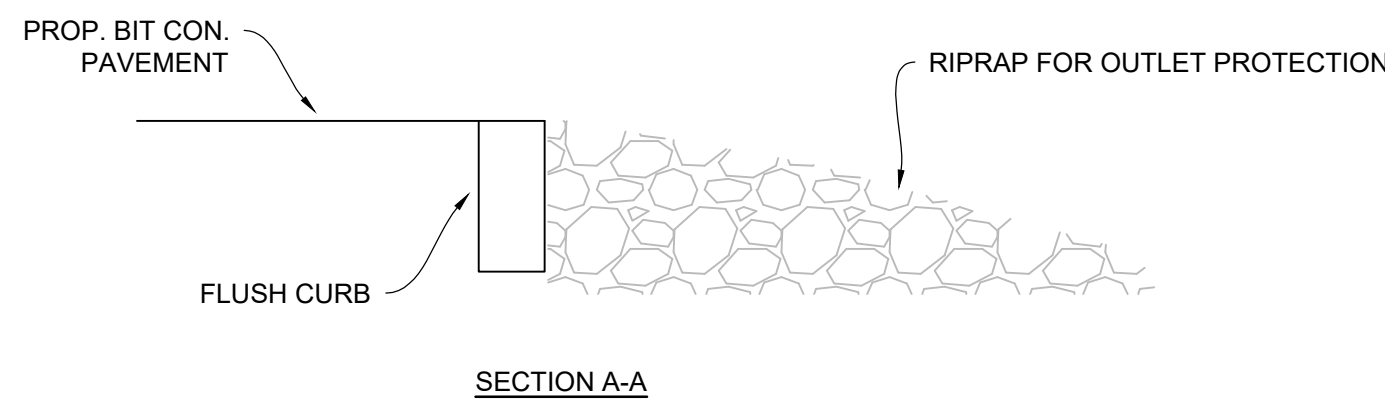
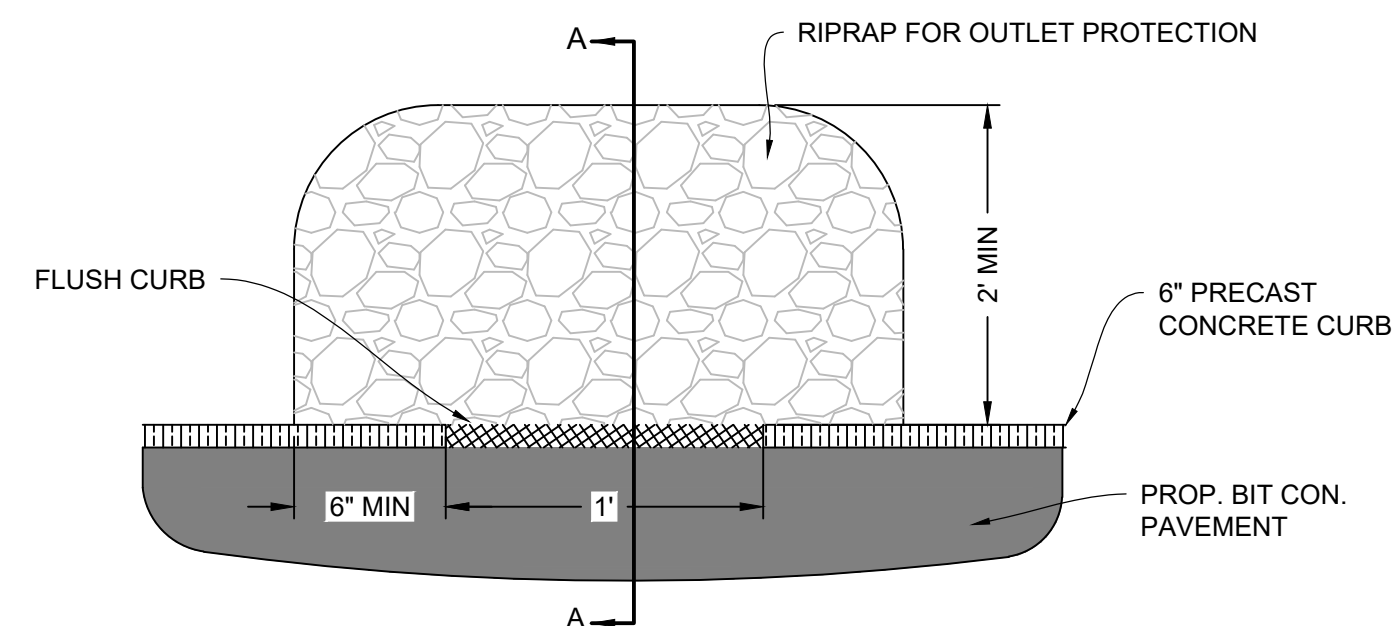
**NOTES:**

- ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
- COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
- PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
- JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
- DRAINAGE MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).

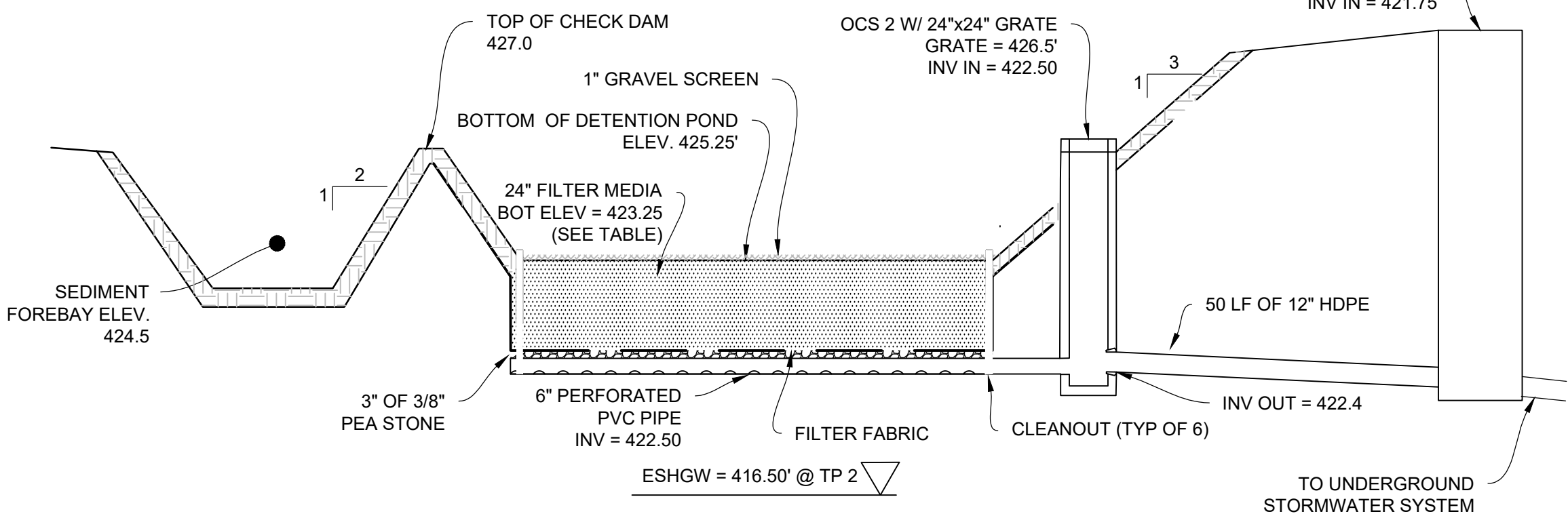
**3 DRAINAGE MANHOLE (DMH)**  
NOT TO SCALE



**4 FLARED END SECTION (FES) WITH STONE PROTECTION**  
NOT TO SCALE



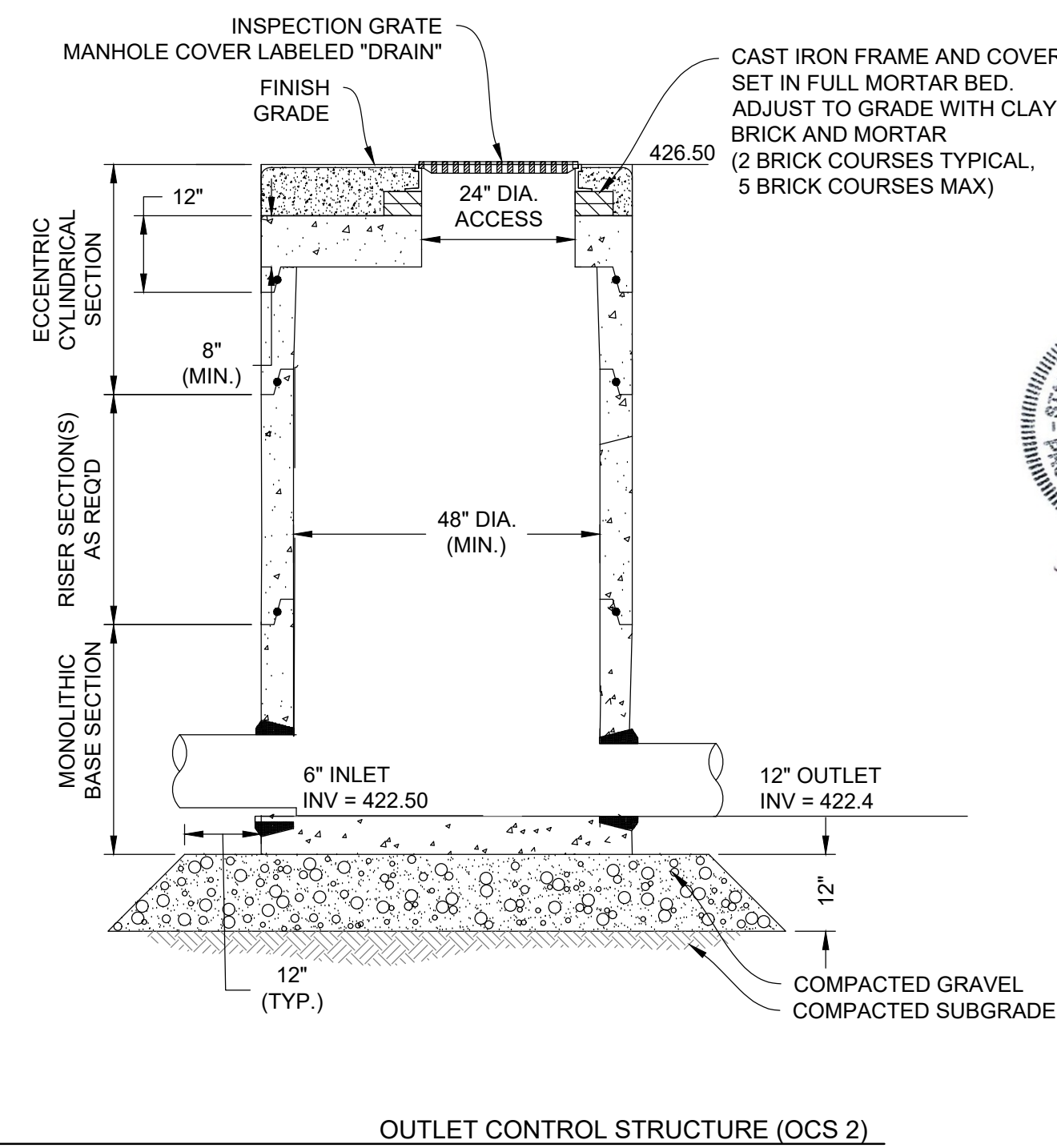
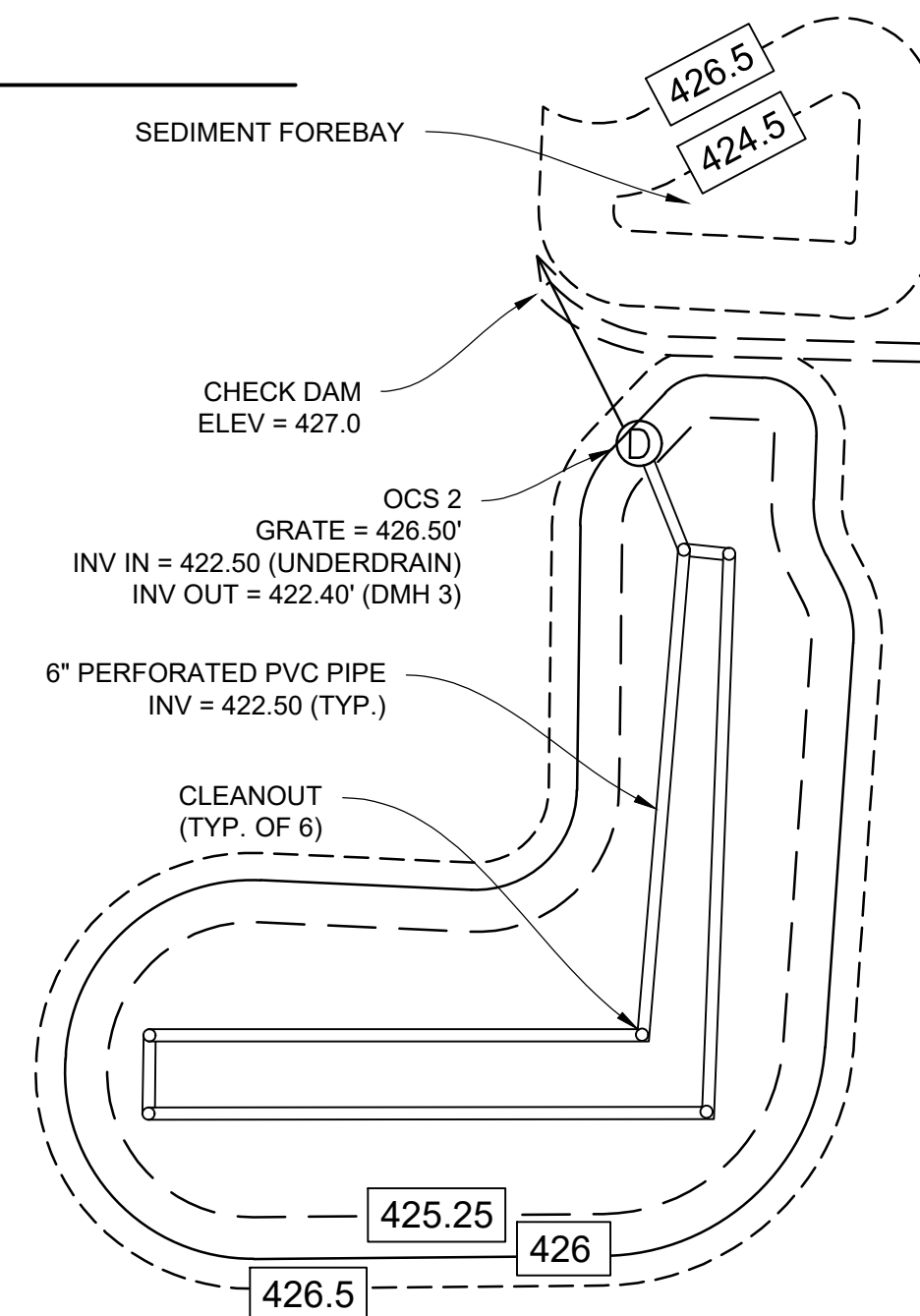
**5 DRAIN SCUPPER DETAIL**  
NOT TO SCALE



**NOTES:**

- DO NOT TRAFFIC EXPOSED SOIL WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS OUTSIDE OF BASIN LIMITS.
- UPON COMPLETION OF EXCAVATION TO THE PROPOSED DEPTH, ROTO-TILL SOIL FOLLOWED BY A PASS WITH A LEVELING DRAG TO RESTORE INFILTRATION RATES
- DO NOT PLACE INTO SERVICE UNTIL CONTRIBUTING AREAS HAVE BEEN STABILIZED

**2 CROSS SECTION/ PLAN VIEW OF DETENTION POND W/ SURFACE SAND SYSTEM**  
NOT TO SCALE



WARNER PLANNING BOARD CHAIRMAN:

DATE:

Table 4-3. Filter Mixtures			
Component Material	Percent of Mixture by Volume	Sieve No.	Gradation of Material Percent by Weight Passing Standard Sieve
<b>Filter Media Option A</b>			
ASTM C-33 concrete sand	50 to 55		
Loamy sand topsoil, with fines as indicated	20 to 30	200	15 to 25
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	200	< 5
<b>Filter Media Option B</b>			
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	200	< 5
	70 to 80	10	85 to 100
Loamy coarse sand		20	70 to 100
		60	15 to 40
		200	8 to 15



**REVISED SITE PLAN**  
LOT 1 - ROUTE 103 WEST, WARNER NH,  
ASSESSOR'S MAP 35 LOT 4-1

OWNER COMET, LLC  
84 RANGE ROAD, WINDHAM NH 03087

**DRAINAGE DETAILS**  
CS6021

**Ranger Engineering Group, Inc.**

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DATE: 2026-06-15

SCALE:

SHEET 13 OF 20

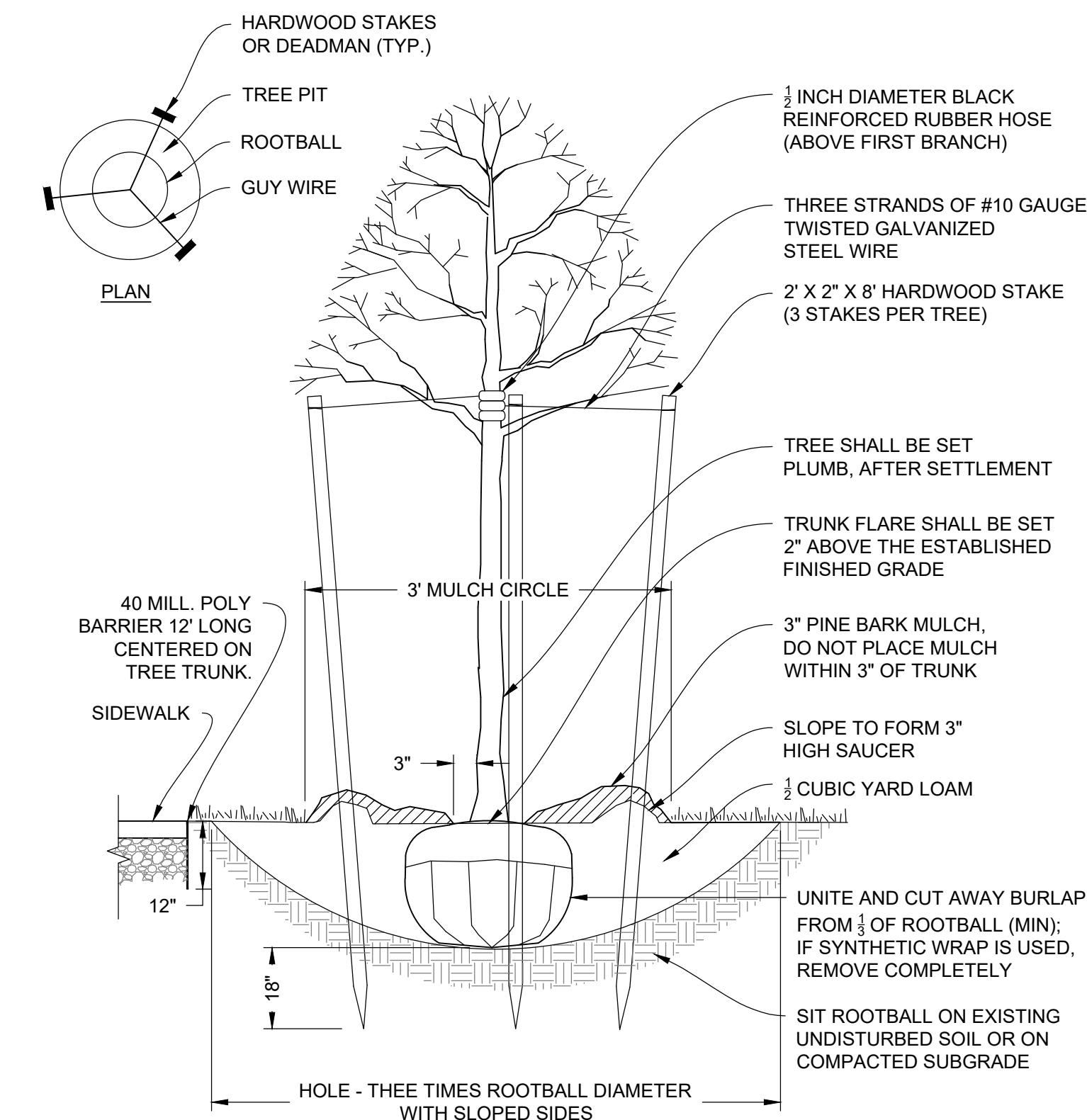
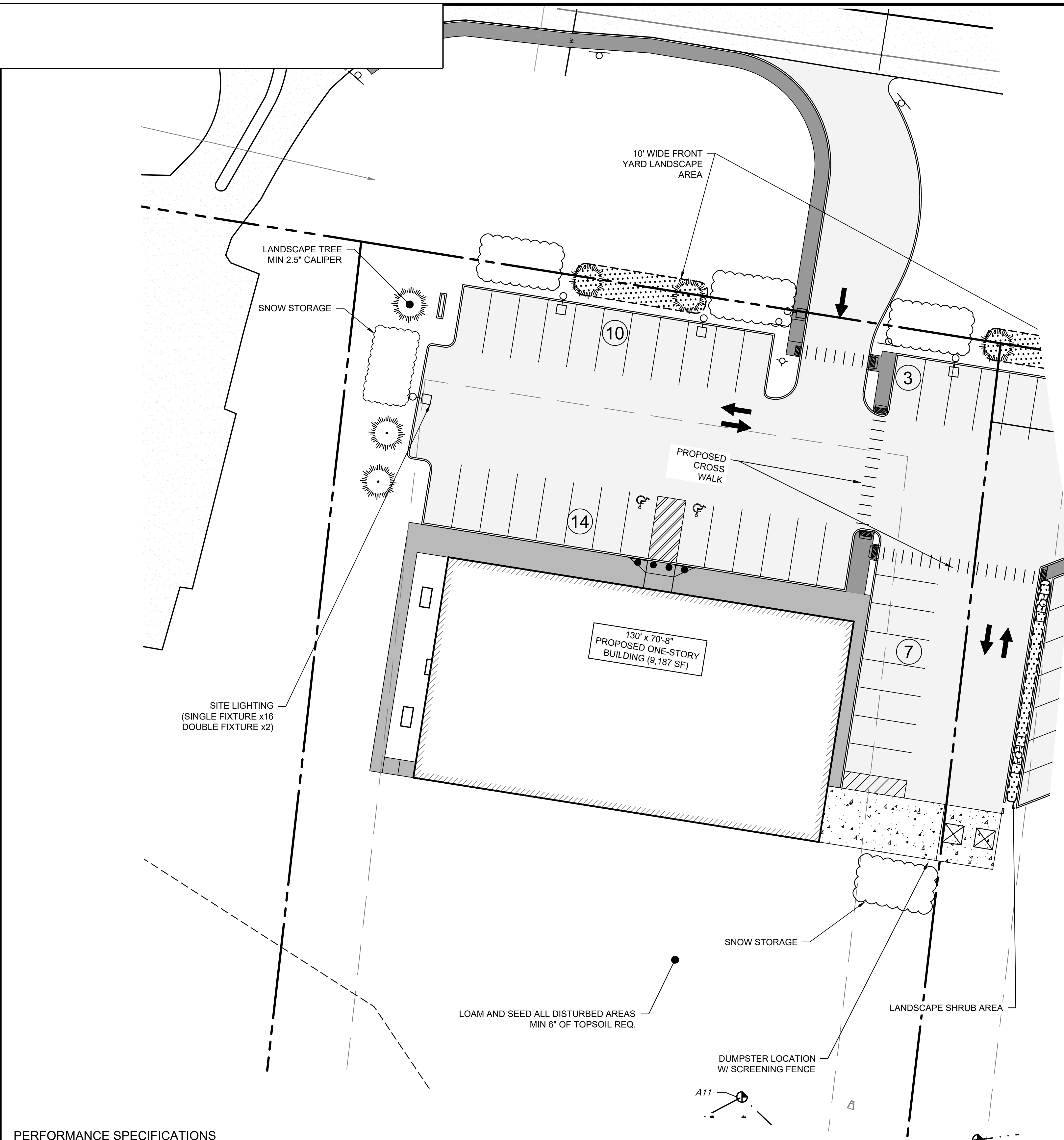




WETLAND SEED MIX		
COMMON NAME	AMOUNT	SUPPLIER
NEW ENGLAND CONSERVATION/ WILDLIFE MIX	1.0 LB./1750 S.F.	NEW ENGLAND WETLAND PLANTS, INC

APPROVED TREE SPECIES		
SCIENTIFIC NAME	COMMON NAME	
CARPINUS CAROLINIANA	AMERICAN HORNBEAM	
PICEA GLAUCA	WHITE SPRUCE	
JUNIPERUS VIRGINIANA	RED CEDAR	
ACER RUBRUM	RED MAPLE	
QUERCUS RUBRA	CRAB APPLE	
QUERCUS ALBA	WHITE OAK	
PINUS STROBUS	WHITE PINE	

APPROVED SHRUB SPECIES		
SCIENTIFIC NAME	COMMON NAME	
VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	
SPIREA BETULIFOLIA	WHITE SPIREA	
ILEX GLABRA	EVERGREEN WINTERBERRY	
RHODODENDRON FERRUGINEUM	RHODODENDRON	
BUXUS MICROPHYLLA	WINTERGEM BOXWOOD	
CORNUS ALTERNIFOLIA	ALTERNATE LEAVED DOGWOOD	



1 TREE PLANTING (FOR 2" CALIPER 12' TALL TREES)  
NOT TO SCALE

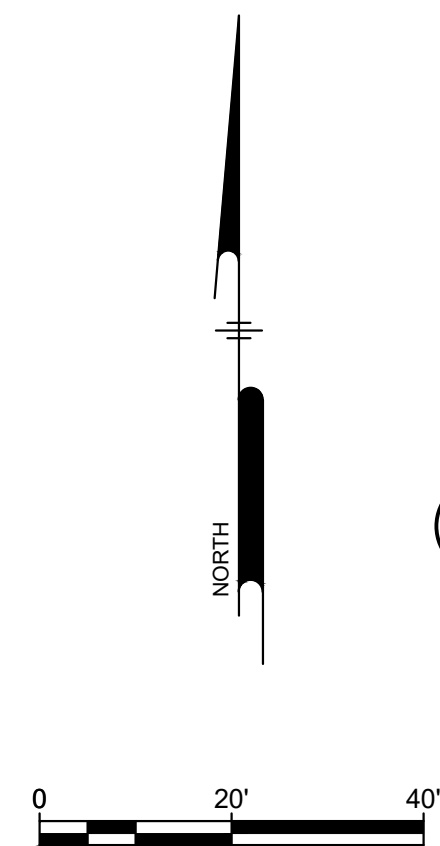


**PERFORMANCE SPECIFICATIONS**

- CLEAN AND GRUB TOP SOIL OF ALL UNSUITABLE MATERIALS INCLUDING BUT NOT LIMITED TO STUMPS, ROOTS, TRASH, AND ROCKS AND STOCKPILE FOR RE-USE. SOILS WITH INVASIVE SPECIES SHALL BE DISPOSED OF OFF SITE.
- AFTER SLOPES AND PONDS HAVE BEEN INSTALLED, LOAM AND SEED USING NEW ENGLAND CONSERVATION/ WILDLIFE MIX. A MINIMUM 6" OF TOPSOIL IS REQUIRED.
- UPON COMPLETION OF PAVING AND ALL SITE WORK, OPEN SPACE AREAS ARE TO BE MULCHED/SEEDED AND LANDSCAPE PLANTS/SHRUBS ARE TO BE PLANTED.
- WITHIN ONE YEAR OF PLANTING, ALL DEAD, DYING, OR DISEASED VEGETATION SHALL BE PROMPTLY REPLACED, BASED ON SEASONAL PLANTING PRACTICES, WITH HEALTHY PLANTS IN ALL REQUIRED LANDSCAPE AREAS.

**LANDSCAPE NOTES:**

- A MINIMUM OF ONE SHADE TREE AND (5) SHRUBS PER 900 SQUARE FEET OF LANDSCAPE AREA
- DECIDUOUS TREES SHALL BE MIN 2.5" CALIPER AND 12' IN HEIGHT.
- EVERGREEN TREES SHALL BE MIN 8" TALL.
- SHRUBS SHALL BE MIN 2' TALL.
- LOAM AND SEED ALL DISTURBED AREAS TO A MIN DEPTH OF 4". RE-USE TOPSOIL WHERE APPLICABLE.
- WHERE SLOPES ARE 33% OR GREATER, DEEP ROOTED SPECIES SHALL BE PLANTED TO PREVENT EROSION.
- 

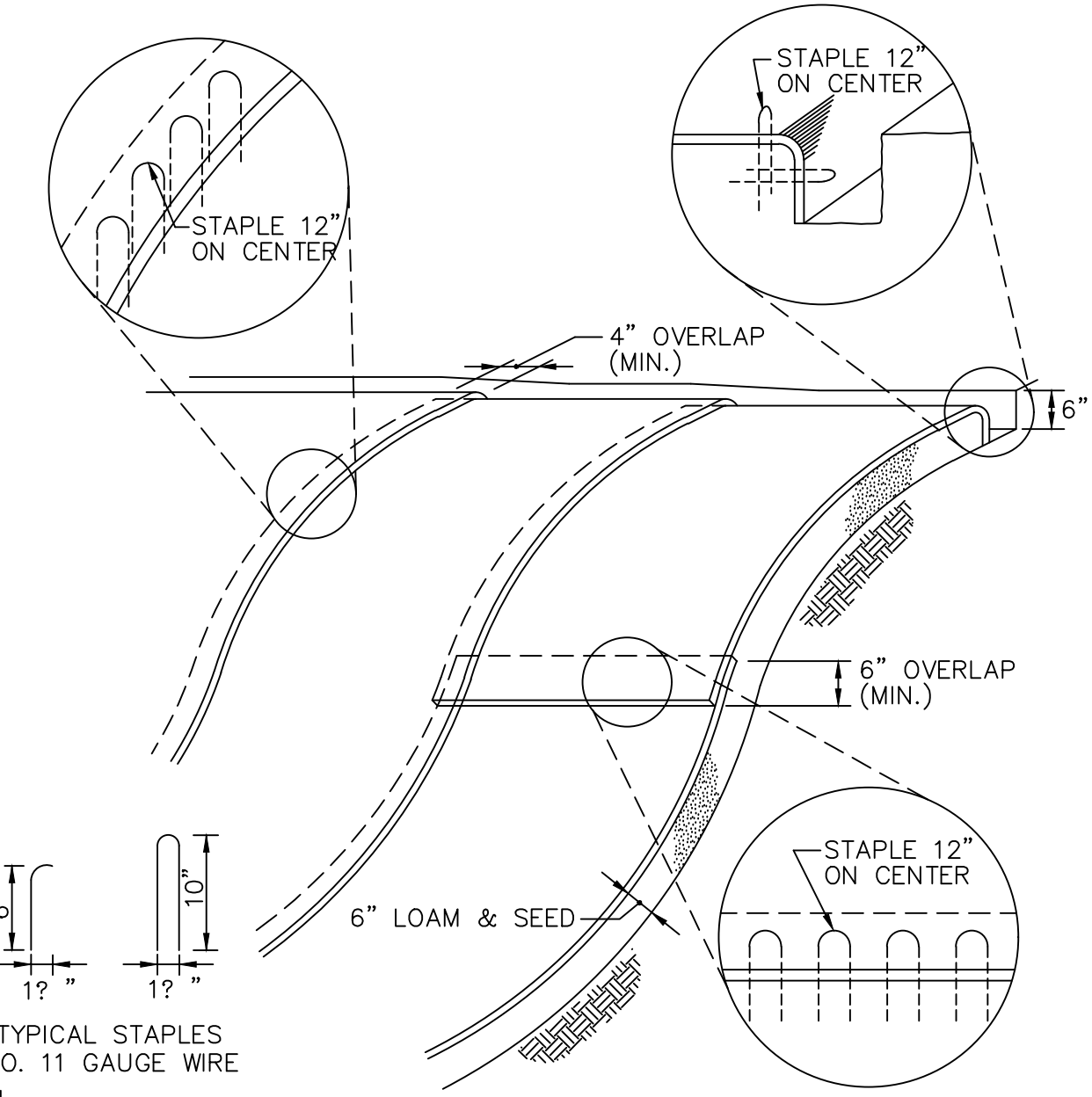
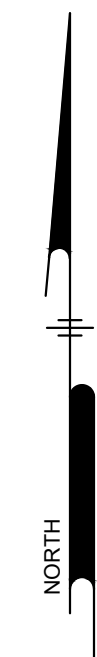



**REVISED SITE PLAN**  
**LOT 1 - ROUTE 103 WEST, WARNER NH,**  
 ASSESSOR'S MAP 35 LOT 4-1  
 OWNER: COMET, LLC  
 84 RANGE ROAD, WINDHAM NH 03087

**LANDSCAPE & LIGHTING PLAN**  
**CS7001**  
**Ranger Engineering Group, Inc.**  
 130 Main Street, Suite 202  
 Salem NH, 03079  
 Tel: 978-208-1762  
 rangereng.com

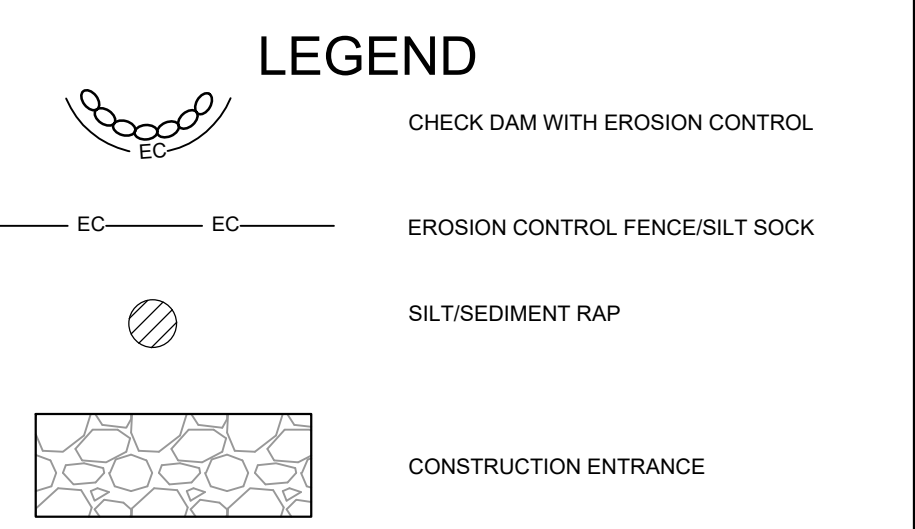
WARNER PLANNING BOARD CHAIRMAN: \_\_\_\_\_  
 DATE: \_\_\_\_\_



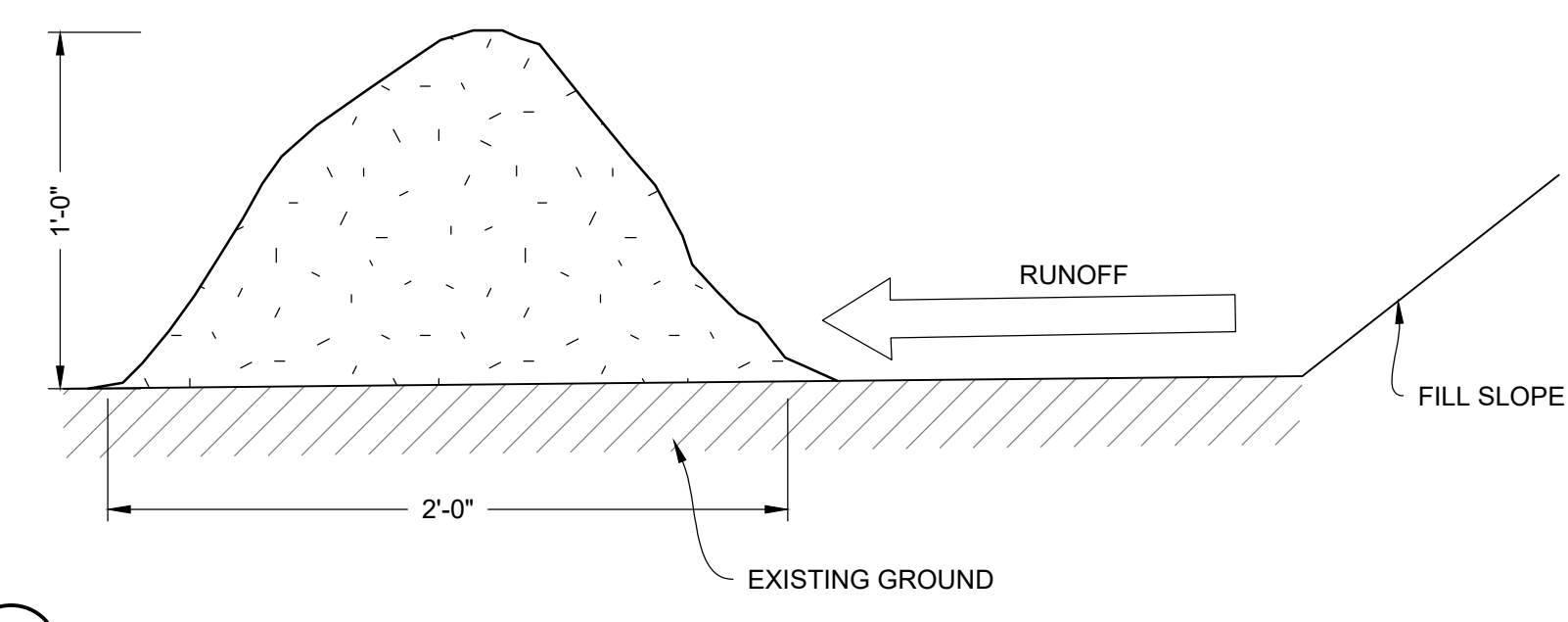


TYPICAL STAPLES  
NO. 11 GAUGE WIRE

- Notes:
- BEGIN AT THE TOP OF BLANKET INSTALLATION AREA BY ANCHORING BLANKET IN A 6" DEEP TRENCH BACKFILL AND COMPACT TRENCH AFTER STAPLING.
  - ROLL THE BLANKET DOWN THE SWALE IN THE DIRECTION OF THE WATER FLOW. THE EDGES OF BLANKETS MUST BE STAPLED WITH APPROX. 4 INCH OVERLAP WHERE 2 OR MORE STRIP WIDTHS ARE REQUIRED.
  - WHEN BLANKETS MUST BE SPICED DOWN THE SWALE, PLACE UPPER BLANKET END OVER LOWER END WITH 6 INCH (MIN.) OVERLAP AND STAPLE BOTH TOGETHER.
  - EROSION CONTROL BLANKET SHALL NOT CONTAIN PLASTIC MESH. NATURAL FIBER BIODEGRADABLE MESH SHALL BE USED
  - HYDRO SEEDING MULCH SHALL BE USED ON ALL DISTURBED AREAS UPON COMPLETION OF ROUGH OR FINAL GRADING ACTIVITIES. GRADING WILL BE CONSIDERED COMPLETE WHEN THE AREA WILL REMAIN UNDISTURBED FOR 30 OR MORE DAYS.
  - EROSION CONTROL BLANKET WILL BE USED TO COVER PROBLEM AREAS WHERE STABILIZATION IS NOT ACHIEVED WITH HYDRO SEED MULCH AND IN THE BOTTOM OF STORMWATER CHANNELS. THE BOTTOM AND SIDE SLOPES WILL BE MULCHED BEFORE THE BLANKET IS APPLIED

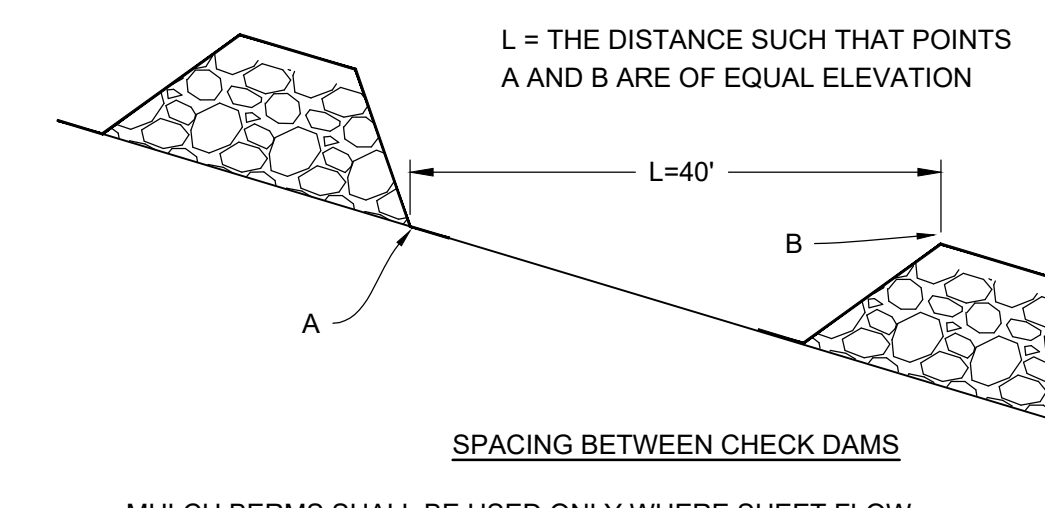


1 EROSION CONTROL BLANKET  
NOT TO SCALE

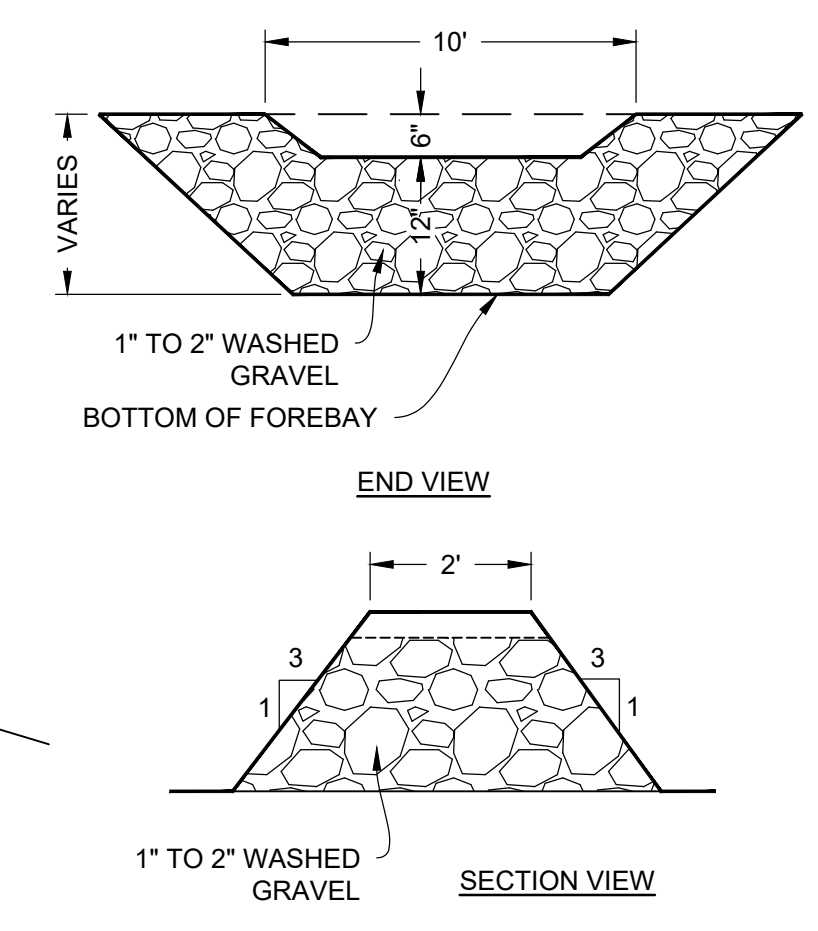


2 EROSION CONTROL MIX BERM  
NOT TO SCALE

- NOTES:
- BERMS SHALL BE USED ONLY WHERE SHEET FLOW OCCURS AND WHERE THE UPSTREAM SLOPE IS LESS THAN 5%.
  - EROSION CONTROL MIX SHALL HAVE AN ORGANIC PORTION BETWEEN 25% AND 65% DRY WEIGHT BASIS THAT IS "A. FIBROUS AND ELONGATED SUCH AS FROM SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR EQUIVALENT PRODUCT AND B. NOT COMPRISED OF WOOD CHIPS, BARK CHIPS, GROUND CONSTRUCTION DEBRIS, OR REPROCESSED WOOD PRODUCTS. IT SHALL NOT CONTAIN SILTS, CLAYS, OR FINE SANDS.
  - MIX SHALL HAVE A PARTICLE SIZE OF 100% PASSING A 3" SCREEN, 90% TO 100% PASSING A 1" SCREEN, 70%-100% PASSING A 0.75" SCREEN, AND 30% PASSING A 0.25" SCREEN.
  - MIX MUST HAVE A pH BETWEEN 5.0 AND 8.0



3 TEMPORARY CHECK DAM DETAIL  
NOT TO SCALE



WARNER PLANNING BOARD CHAIRMAN:

DATE:

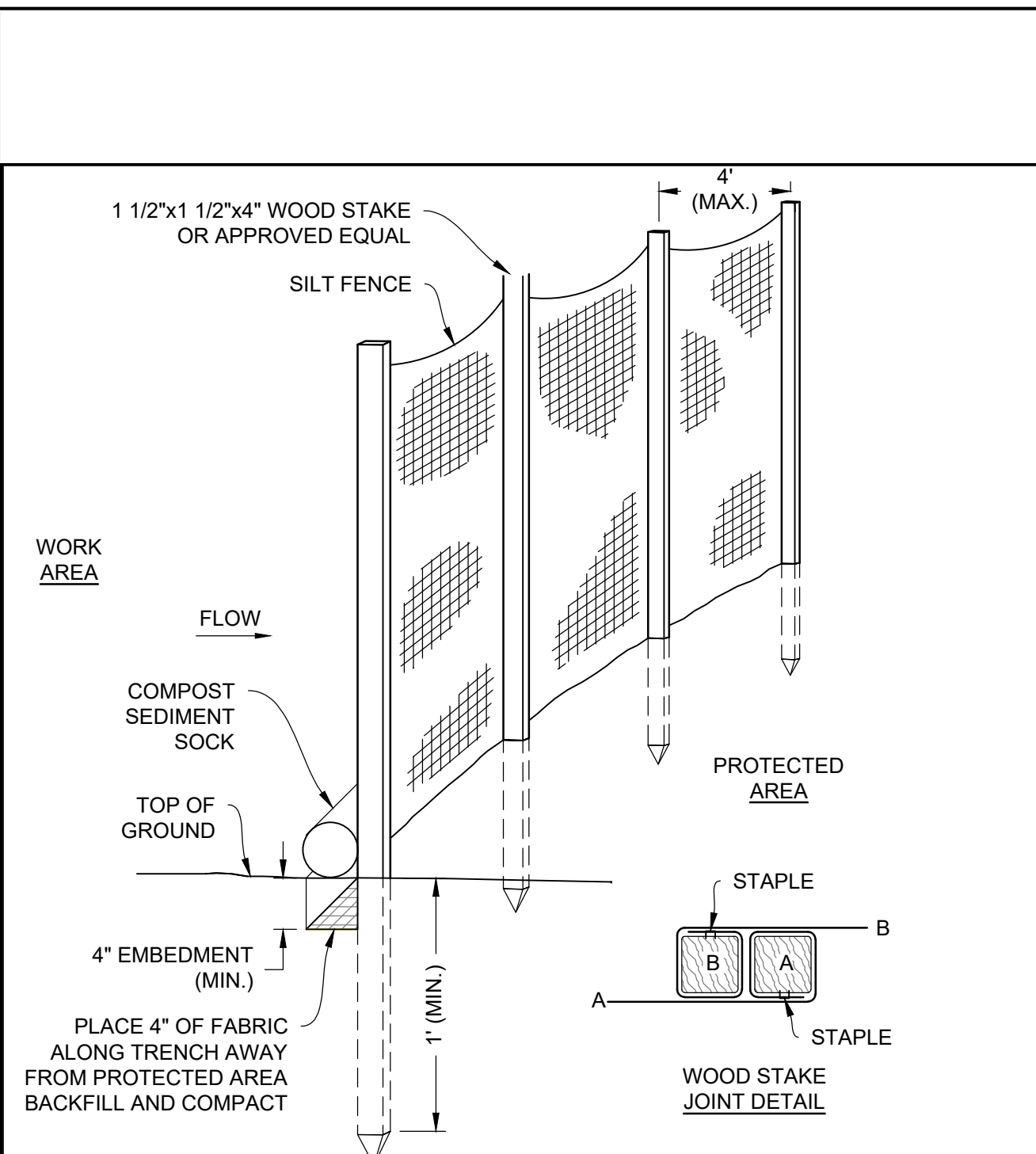


**REVISED SITE PLAN**  
LOT 1 - ROUTE 103 WEST, WARNER NH,  
ASSESSOR'S MAP 35 LOT 4-1

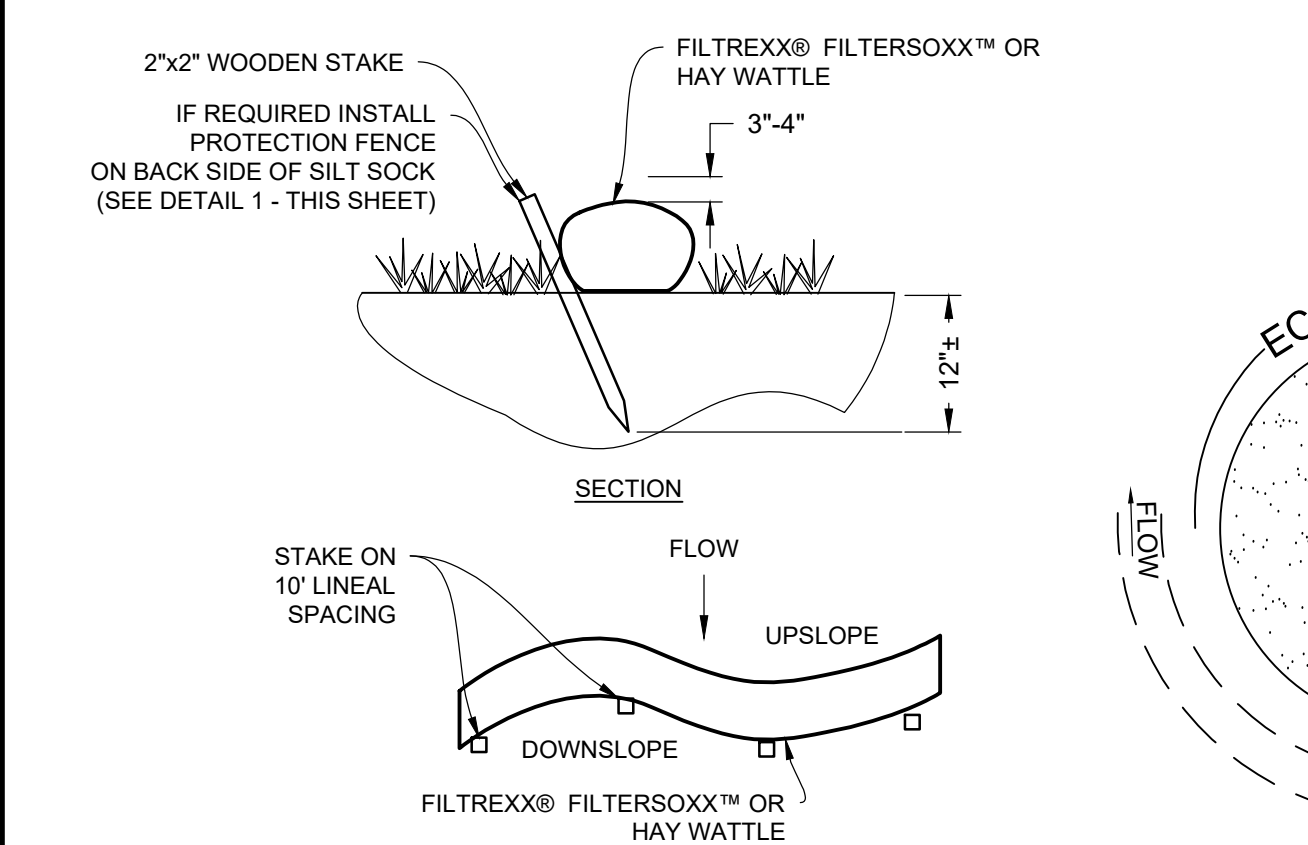
OWNER COMET, LLC  
84 RANGE ROAD, WINDHAM NH 03087

**EROSION CONTROL PLAN - PHASE 2**  
CS8002

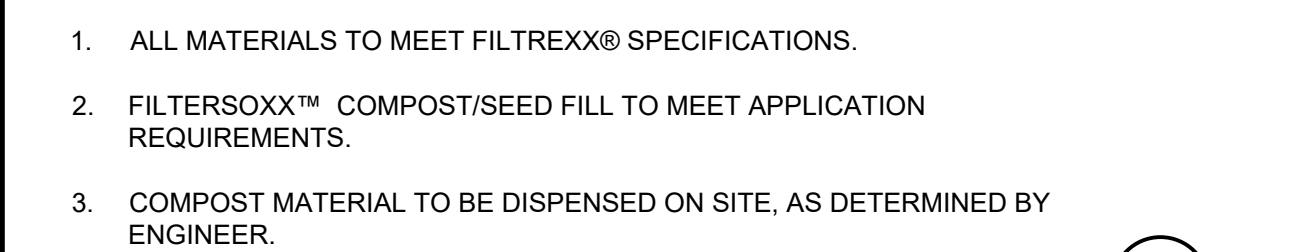
**Ranger Engineering Group, Inc.**  
130 Main Street, Suite 202  
Salem NH, 03079  
Tel: 978-208-1762  
rangereng.com



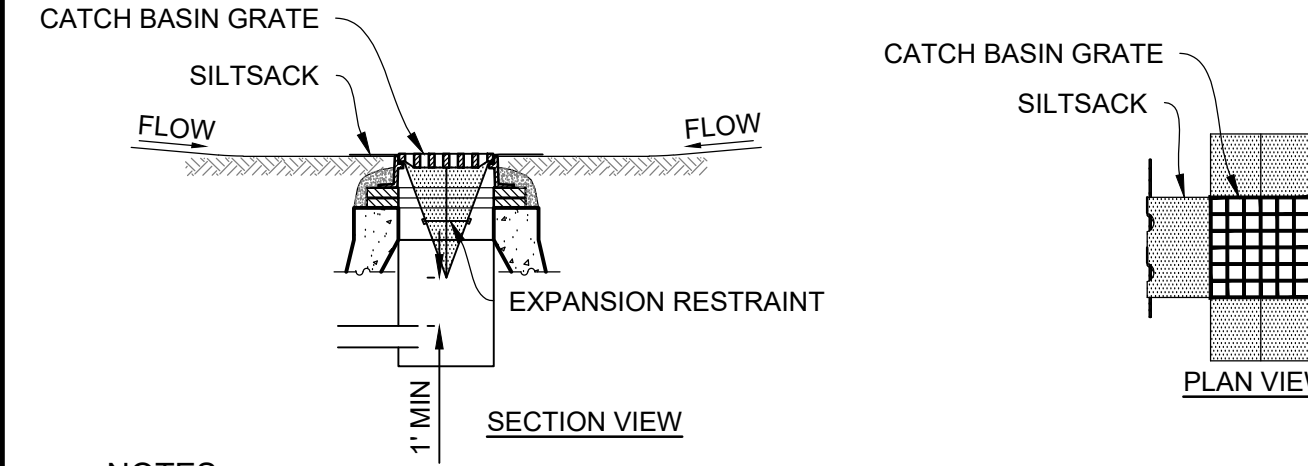
**1 SILT FENCE BARRIER**  
NOT TO SCALE



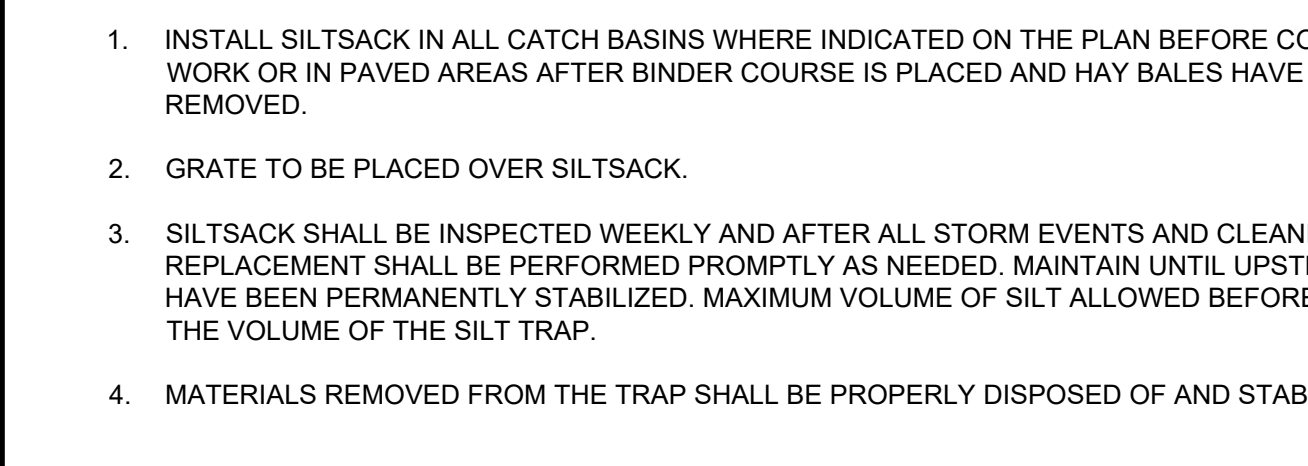
**2 STABILIZED CONSTRUCTION ENTRANCE**  
NOT TO SCALE



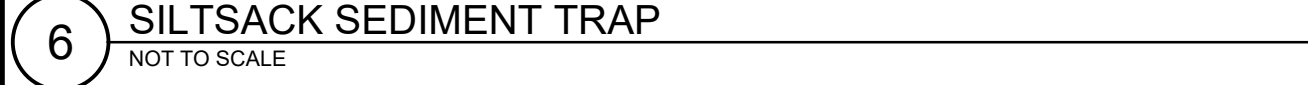
**3 SEDIMENT SOCK / HAY WATTLE DETAIL**  
NOT TO SCALE



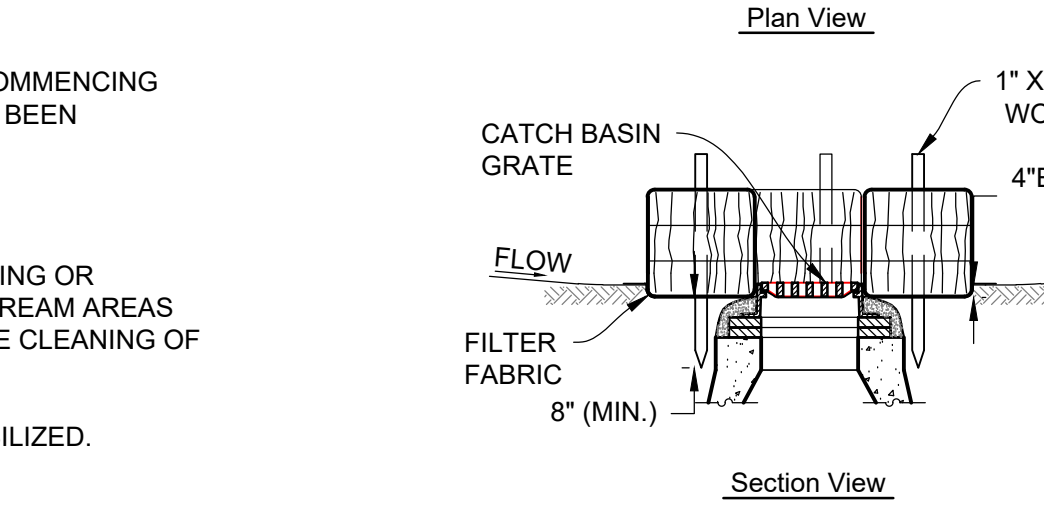
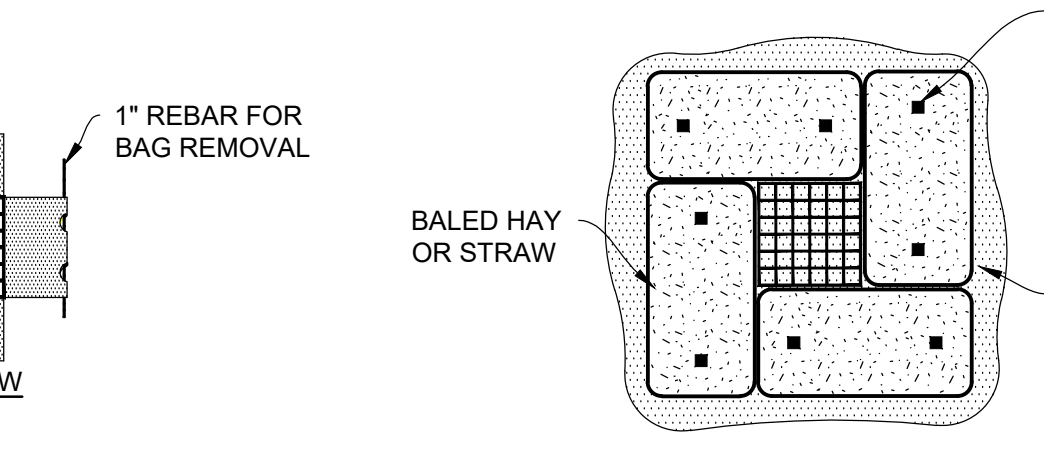
**4 STOCKPILE PROTECTION**  
NOT TO SCALE



**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 SEEDED 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.

**Table 4-1. Seeding Recommendations for Temporary Vegetation**

Species	Per Acre bushels (BU) or pounds (lbs)	Per 1,000 ft <sup>2</sup>	Remarks
Winter Rye	2 BU. or 112 lbs.	2.5 lbs.	Best for fall seeding. Seed from August 15 to September 15 for best cover. Seed to a depth of 1 inch.
Oats	2.5 BU. or 80 lbs.	2 lbs.	Best for spring seedings. Seed no later than May 15 for summer protection. Seed to a depth of 1 inch.
Annual Ryegrass	40 lbs.	1 lb.	Grows quickly but is of short duration. Use where appearances are important. Seed early spring and/or between August 15 and September 15. Cover the seed with no more than 0.25 inch of soil.
Perennial Ryegrass	30 lbs.	0.7 lb.	Good cover which is longer lasting than annual ryegrass. Seed between April 1 and June 1 and/or between August 15 and September 15. Mulching will allow seeding throughout the growing season. Seed to a depth of approximately 0.5 inch.

Source: Minnick, E.L. and H.T. Marshall, (August 1992)

**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 AREA 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.

**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.



**REVISED SITE PLAN**  
LOT 1 - ROUTE 103 WEST, WARNER NH,  
ASSESSOR'S MAP 35 LOT 4-1

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  
rangereng.com



EXTERIOR FINISHES	SHERWIN WILLIAMS #100 "BALANCED BEIGE"	SHERWIN WILLIAMS #100 "WARM STONE"	SHERWIN WILLIAMS #100 "VAN DYKE BROWN"	METALLIC BRONZE	WHITE
GUTTERS					
DOWN SPOUTS					
FRONT AT LOW WALLS, SIDES, REAR OF BUILDING FIBER CEMENT SIDING & TRIM, RECEIVING & EMERGENCY EXIT DOORS (EXTERIOR OF DOORS TO BE PAINTED, REFER TO DOOR SCHEDULE FOR INTERIOR)					
ENTRANCE FEATURE (12" VERTICAL SIDING) FIBER CEMENT SIDING & TRIM					
BRICK (NATURAL SIMILAR COLOR ALLOWED)					
SOFFITS AT STOREFRONT ENTRANCE AND UNDER EAVES					
STANDING SEAM METAL AWNING					
STOREFRONT SYSTEM					
LINER PANELS (INTERIOR SALES AND RECEIVING FLOOR)					

NOTE:  
 1. REFER TO SHEET T01 FOR ADDITIONAL INFORMATION ON RECOMMENDED NATIONAL ACCOUNT VENDORS.  
 2. NATIONAL ACCOUNT AND CONTACT INFORMATION SUBJECT TO CHANGE.

- ELEVATION KEYED NOTES**
- SIGN FURNISHED AND INSTALLED BY DOLLAR GENERAL CORP. WITH CIRCUIT AS NOTED ON ELECTRICAL PLAN. SIGN TO BE CENTERED ON FRONT OF BUILDING. CONTRACTOR IS TO PROVIDE ADEQUATE BLOCKING AS REQUIRED BY SIGN MANUFACTURER TO SUPPORT SIGN WEIGHT OF UP TO 1,400 LBS. COORDINATE THE PROPER SIGNAGE TO BE USED WITH DOLLAR GENERAL.
  - LED SECURITY LIGHT. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
  - NOT USED.
  - LED WALL PACK. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
  - LED BAR LIGHT FOR SIGNAGE. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION AND COORDINATE FINAL LOCATION AND TYPE WITH SIGN VENDOR.
  - NOT USED.
  - PRE-PAINTED FIBER CEMENT SIDING-SMOOTH SURFACE, 8" EXPOSURE. SEE FINISH LEGEND FOR PREFERRED COLOR.
  - PRE-PAINTED FIBER CEMENT 12" VERTICAL SIDING-SMOOTH SURFACE. SEE FINISH LEGEND FOR PREFERRED COLOR.
  - PRE-FINISHED METAL GUTTER AND DOWNSPOUT
  - BRICK VENEER - STANDARD OR ECONOMY SIZE ACCEPTABLE - SEE FINISH LEGEND FOR PREFERRED COLOR
  - 1" DIAMETER VENTS IN WALL NEAR TOP OF GABLE
  - 2" DIAMETER VENTS IN WALL NEAR TOP OF GABLE
  - RIDGE VENT AT TOP OF GABLES
  - PRE-PAINTED FIBER CEMENT SHUTTERS PER DETAIL 8/A05 - SEE FINISH LEGEND FOR PREFERRED COLOR
  - VENT FOR BATHROOM EXHAUST. REFER TO M01 FOR ADDITIONAL INFORMATION.
  - DOOR BUZZER. REFER TO E01 FOR ADDITIONAL INFORMATION.
  - NOT USED.
  - HVAC UNITS MOUNTED ON RAISED RACK SUPPORT. REFER TO MECHANICAL SHEET M1 FOR MORE INFORMATION.
  - OUTSIDE AIR TEMP. SENSOR MOUNTED OVER RECEIVING DOORS @ 8'-0" A.F.F.
  - 24" LONG STANDING SEAM METAL AWNING OVER FRONT ENTRANCE
  - FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON PAVED AREAS.
  - IN NORTHERN CLIMATES, PROVIDE SNOW GUARDS ON ROOF PER LOCAL CODE.
  - PRE-FINISHED ALUMINUM BREAK METAL RAKE TRIM AND/OR FASCIA TRIM OVER 2X8 FASCIA BOARDS
  - PRE-PAINTED SMOOTH SURFACE 8" FIBER CEMENT TRIM BOARDS BELOW SOFFITS AND IN DECORATIVE PATTERN SHOWN. SEE FINISH LEGEND FOR PREFERRED COLOR.
  - PRE-PAINTED SMOOTH SURFACE FIBER CEMENT BOARD TRIM HEADER AT FAUX WINDOW DETAIL. BRICK ROWLOCK COURSE AT TOP OF BRICK
  - PRE-PAINTED SMOOTH SURFACE FIBER CEMENT BOARD CORNER TRIM. SEE FINISH LEGEND FOR PREFERRED COLOR.
  - BRICK ROWLOCK COURSE AT TOP OF BRICK
  - 3 1/2" DIA. PAINTED STEEL GALVANIZED POST AND RACK SUPPORT (TYP.) FOR MECHANICAL UNITS. ELEVATE UNITS 12'-0" AFF. - SEE STRUCTURAL FOR DETAILS.
  - PRE-PAINTED SMOOTH SURFACE FIBER CEMENT PANEL ABOVE BRICK ROWLOCK COURSE
  - 1/2" DIAMETER x 6" LONG STAINLESS STEEL EYE BOLTS (CLOSED) WITH 1" DIAMETER OPENINGS. CONNECT BACK TO BLOCKING IN WOOD STUD WALL, AND CAULK AND SEAL OPENINGS. 4 BOLTS TO BE LOCATED AS SHOWN EACH SIDE OF ENTRY, TOTAL OF 8 BOLTS
  - MOUNT SATELLITE DISH TO HVAC STAND AND RAISE ABOVE HVAC UNITS - RUN CONDUIT FROM DISH TO BUILDING AND INTO CABLE TRAY

**DESIGNER NOTE:**  
 IF ADDITIONAL SCREENING IS REQUIRED FOR HVAC EQUIPMENT PER LOCAL CODES, CONTACT DOLLAR GENERAL FOR APPROVAL.

**DESIGNER NOTE:**  
 IF JURISDICTION REQUIRES ANY DEVIATIONS FROM PROTOTYPE IN DESIGN OR SIGNAGE, ELEVATIONS MUST BE SUBMITTED TO DOLLAR GENERAL FOR APPROVAL PRIOR TO SUBMISSION TO CITY.

REVISIONS:

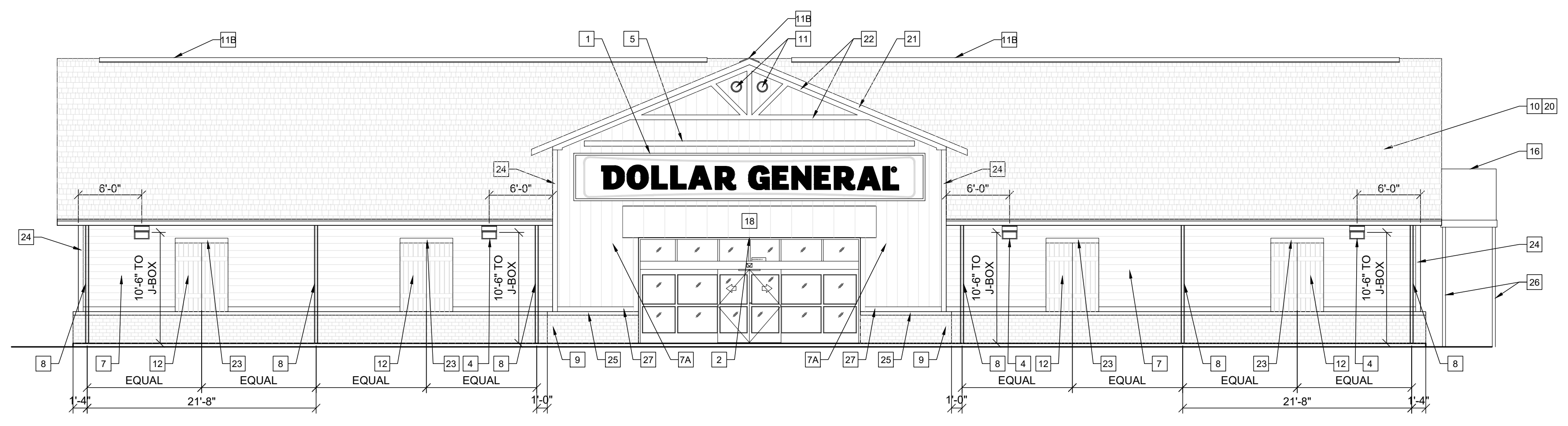

THESE DOCUMENTS ARE PROVIDED AS A CONSTRUCTION DOCUMENT TEMPLATE FOR THIS BUILDING TYPE. THESE DRAWINGS MUST BE REVIEWED AND ADAPTED BY A LICENSED ARCHITECT AND ENGINEER TO COMPLY WITH THE REQUIREMENTS OF ALL FEDERAL, STATE AND LOCAL AUTHORITIES FOR SITE SPECIFIC PROJECTS. ALL PROJECTS MUST BE APPROVED BY DOLLAR GENERAL PRIOR TO START OF CONSTRUCTION.

STORE NUMBER  
 STREET ADDRESS  
 CITY-STATE

**DOLLAR GENERAL**  
 PROTOTYPE CRITERIA SET PLAN  
 70'-0"x128'-0" 9,100 SF WOOD FRAME PROTO "C"  
 ARCHITECTURAL AND ENGINEERING DEPARTMENT (615) 855-4753  
 EISPLANS@DOLLARGENERAL.COM

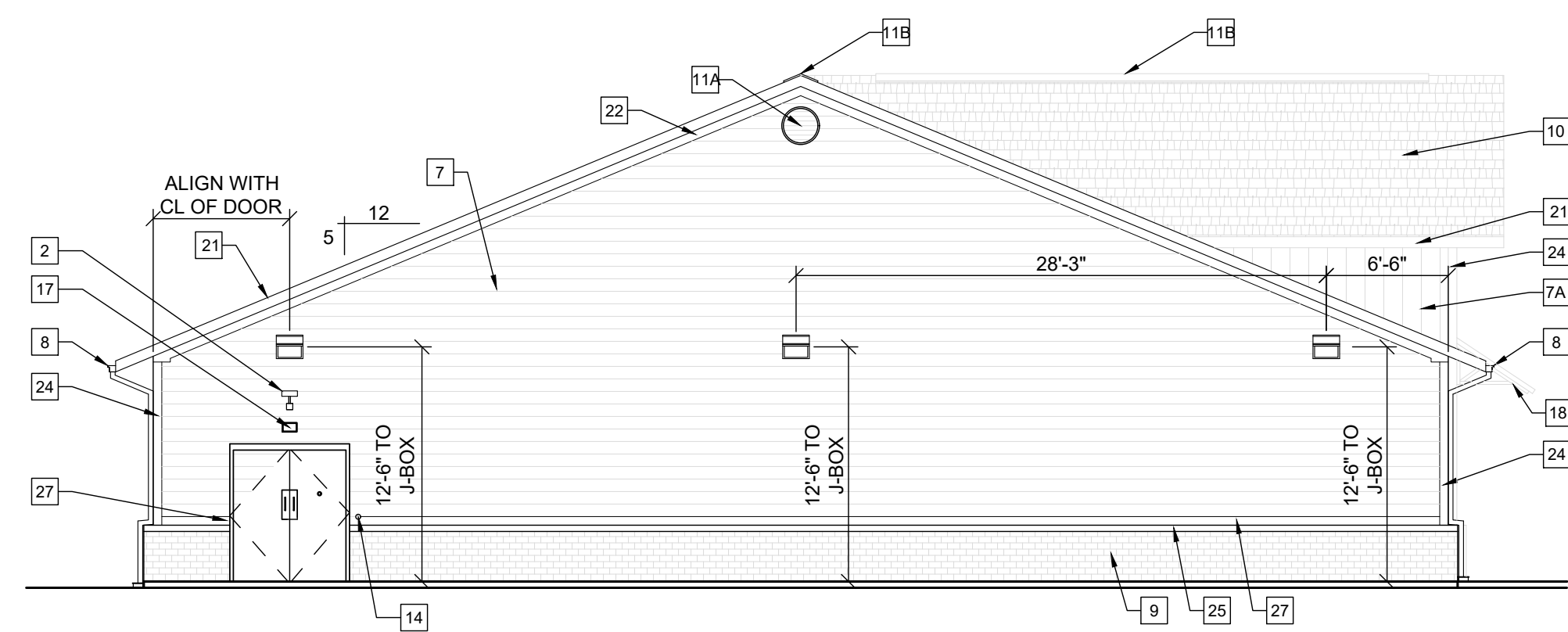
DATE: NOVEMBER 2, 2018  
 DRAWING TITLE: EXTERIOR ELEVATIONS  
 DRAWN BY - CHECKED BY: MJM ARCHITECTS  
 SHEET NO.

**A02**

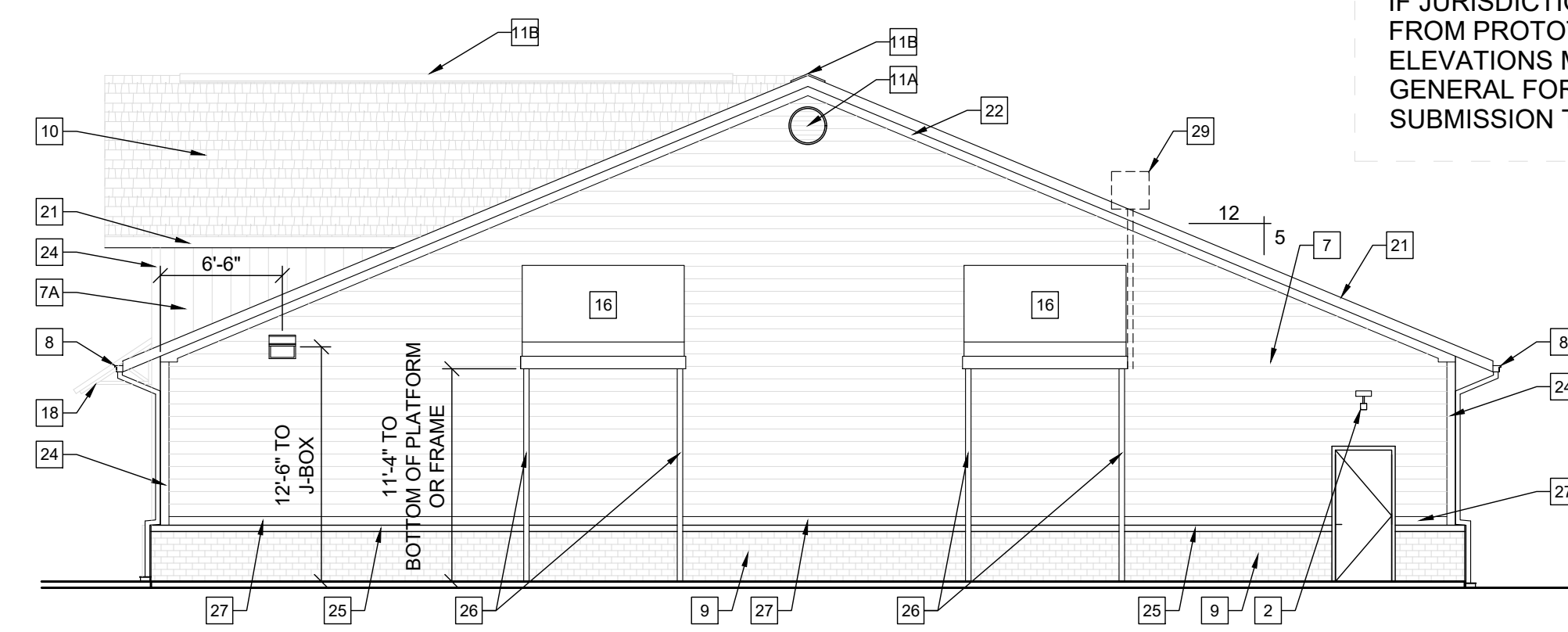


1 FRONT ELEVATION  
 SCALE: 1/8"=1'-0"

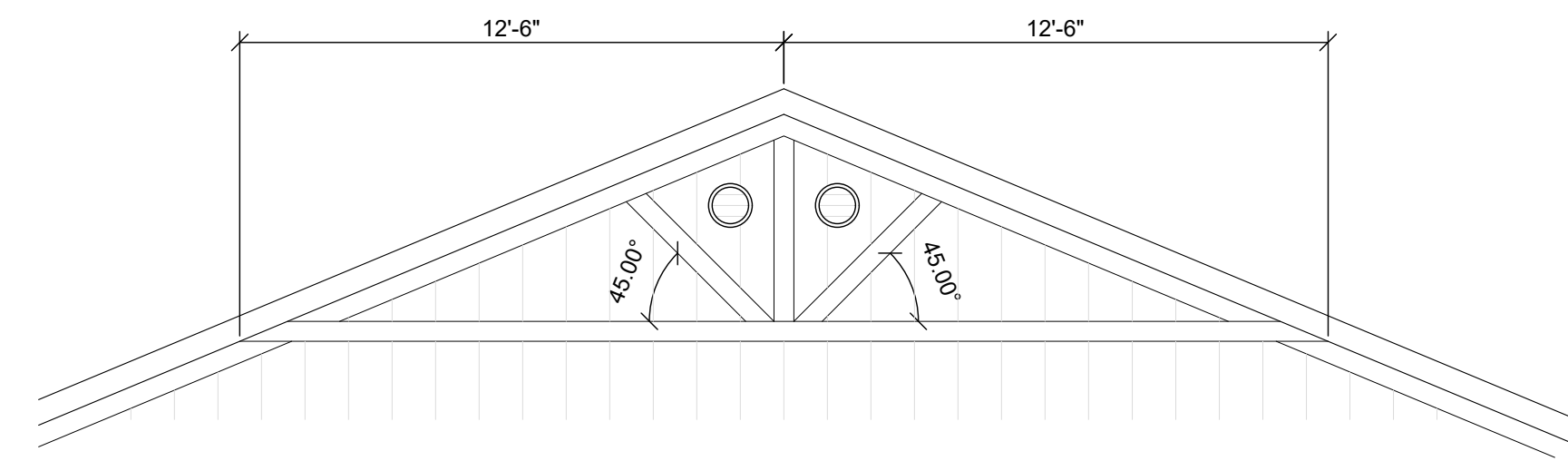
2 REAR ELEVATION  
 SCALE: 1/8"=1'-0"



3 RIGHT ELEVATION  
 SCALE: 1/8"=1'-0"



4 LEFT ELEVATION  
 SCALE: 1/8"=1'-0"



5 TRIM OVER ENTRANCE  
 SCALE: 1/4"=1'-0"