

REVISED SITE PLAN
9 ROUTE 103 WEST

ASSESSOR'S MAP 35 LOT 4-1

WARNER, NH 03278

DATE: JUNE 15, 2026

REVISION: AUGUST 10, 2026

PREPARED FOR:

COMET , LLC

84 RANGE ROAD

WINDHAM, NH 03087

INDEX OF DRAWINGS

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5.	CS0203	EXISTING CONDITIONS PLAN
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7.	CS1501	GRADING AND DRAINAGE PLAN
8.	CS1701	UTILITY PLAN
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10.	CS2702	FIRE TRUCK TURNING PLAN
11.	CS6001	SITE DETAILS
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13.	CS6021	DRAINAGE DETAILS
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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

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

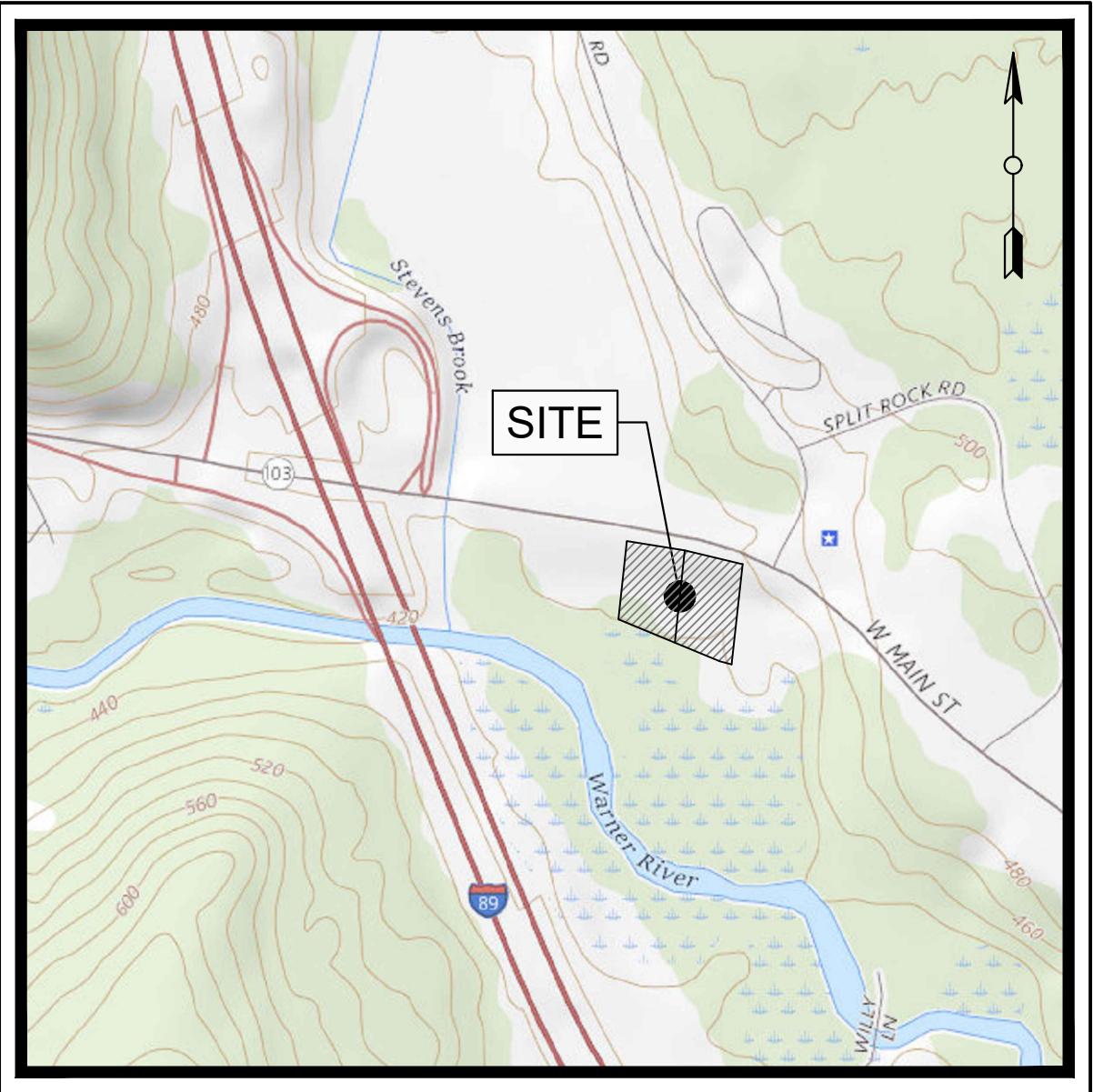
NEW HAMPSHIRE FISH AND GAME AOT PERMIT CONDITIONS
RELATED TO THREATENED AND ENDANGERED SPECIES:

- 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.
- 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.
- 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.
- 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.
- THE NEW HAMPSHIRE FISH AND GAME DEPARTMENT SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.
- 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).



LOCUS MAP

1"= 350'



USGS MAP

N.T.S.



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:



Ranger Engineering Group, Inc.

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NOTES :

1. HAZARDOUS MATERIALS WILL NOT BE STORED ON SITE.
2. THERE ARE NO HAZARDOUS MATERIALS EXISTING ON SITE.

ABUTTER LIST LOT 1 - 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

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

NOTES AND LEGEND
CS0002



Ranger Engineering Group, Inc.

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CONSTRUCTION NOTES:

1. CONSTRUCTION

A. TOPSOIL:
EXISTING TOPSOIL AND SUBSOIL SHALL BE REMOVED FROM ROADWAY AND BUILDING AREAS AND STOCKPILED.

B. TREES AND STUMPS:
TREES AND STUMPS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN AN APPROVED MANNER. STUMPS SHALL NOT BE BURIED ON SITE.

C. BLASTING
THERE WILL BE NO BLASTING REQUIRED TO COMPLETE CONSTRUCTION OF LOT 1.

D. FILL AND GRAVEL
CONSTRUCTION OF THIS SITE WILL REQUIRE THE IMPORT OF APPROXIMATELY 2000 CUBIC YARDS OF GRAVEL AND COMMON FILL MATERIAL.
2. MATERIALS

A. BITUMINOUS CONCRETE PAVEMENT:

PARKING AREAS:
SURFACE COURSE: 1-1/2 INCHES CLASS I BITUMINOUS CONCRETE PAVEMENT, TYPE I-1
WEARING COURSE
BINDER COURSE: 2-1/2 INCHES CLASS I BITUMINOUS CONCRETE PAVEMENT, TYPE I-1
BINDER COURSE
GRAVEL BASE COURSE: 4 INCHES COMPACTED DENSE GRADED CRUSHED STONE FOR SUB-BASE (NH 300.304)
8 INCHES COMPACTED SUB-BASE

B. LANDSCAPE AREAS:
DISTURBED AREAS NOT COVERED BY STRUCTURES OR PAVEMENT AND NOT OTHERWISE SPECIFIED ON THE LANDSCAPE PLAN SHALL RECEIVE 6 INCHES OF TOPSOIL. THESE AREAS ARE TO BE SEEDED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. LANDSCAPE AREAS ADJACENT TO THE BUILDING SHALL BE FINISHED WITH 3" OF 1-1/2" RIVER ROCK.

C. TRAFFIC CONTROLS:
ALL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)

D. ADA CONFORMANCE:
ALL HANDICAPPED ACCESSIBLE RAMPS AND SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE STATE OF NEW HAMPSHIRE'S ADA REASONABLE ACCOMMODATION POLICY, WHICHEVER IS, WHICHEVER IS MORE RESTRICTIVE.
4. UTILITIES

A. EXISTING UTILITIES:
THE LOCATION AND ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON THE SURVEY NOTED ABOVE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND PRIOR TO ORDERING STRUCTURES.

B. PRIVATE UTILITIES:
THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE OR ELECTRIC). FINAL DESIGN AND LOCATIONS AT THE BUILDING WILL BE PROVIDED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE UTILITY CONNECTIONS WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO ANY UTILITY CONSTRUCTION OR DEMOLITION.

C. STORM DRAINAGE:
STORM DRAIN PIPING SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH CORRUGATED EXTERIOR, SMOOTH LINED (n=0.013) WITH SOIL TIGHT JOINTS UNLESS OTHERWISE NOTED ON THE GRADING & DRAINAGE PLAN.

D. PROPOSED STRUCTURES:
RIM ELEVATIONS OF PROPOSED DRAINAGE MANHOLES AND ASSOCIATED STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS. ARE TO BE SET FLUSH AND CONSISTENT WITH THE GRADING PLAN. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, WATER GATES, GAS GATES AND OTHER UTILITIES TO FINISH GRADE WITHIN LIMITS OF WORK.

AS-BUILT NOTES:

1. PROJECT REQUIRED TO BE CERTIFIED BY A QUALIFIED ENGINEER TO CONFIRM THE PROJECT WAS COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT DEVIATIONS WERE MADE WHICH DID NOT REQUIRE AN AMENDED OR NEW PERMIT.

ABBREVIATIONS

BIT	BITUMINOUS	MIN	MINIMUM
CB	CATCH BASIN	NTS	NOT TO SCALE
CONC	CONCRETE	OCS	OUTLET CONTROL STRUCTURE
DH	DRILL HOLE	OE	OVERHEAD ELECTRIC
DMH	DRAIN MANHOLE	PC	POINT OF CURVATURE
ELEV	ELEVATION	PCC	PRECAST CONCRETE CURB
ESHGW	ESTIMATED SEASONAL HIGH GROUND WATER	PERF	PERFORATED
EXIST	EXISTING	PRC	POINT OF REVERSE CURVE-CURVE
FND	FOUNDATION	PROP	PROPOSED
FES	FLARED END SECTION	PT	POINT OF TANGENT
GF	GARAGE FLOOR	PVC	POLYVINYL CHLORIDE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE	RCP	REINFORCED CONCRETE PIPE
HYD	HYDRANT	SMH	SEWER MANHOLE
INV	INVERT ELEVATION	STR	STRUCTURE
IP	IRON PIPE	TYP	TYPICAL
IR	IRON ROD	VGC	VERTICAL GRANITE CURB
MAX	MAXIMUM	CCB	CAPE COD BERM

LEGEND

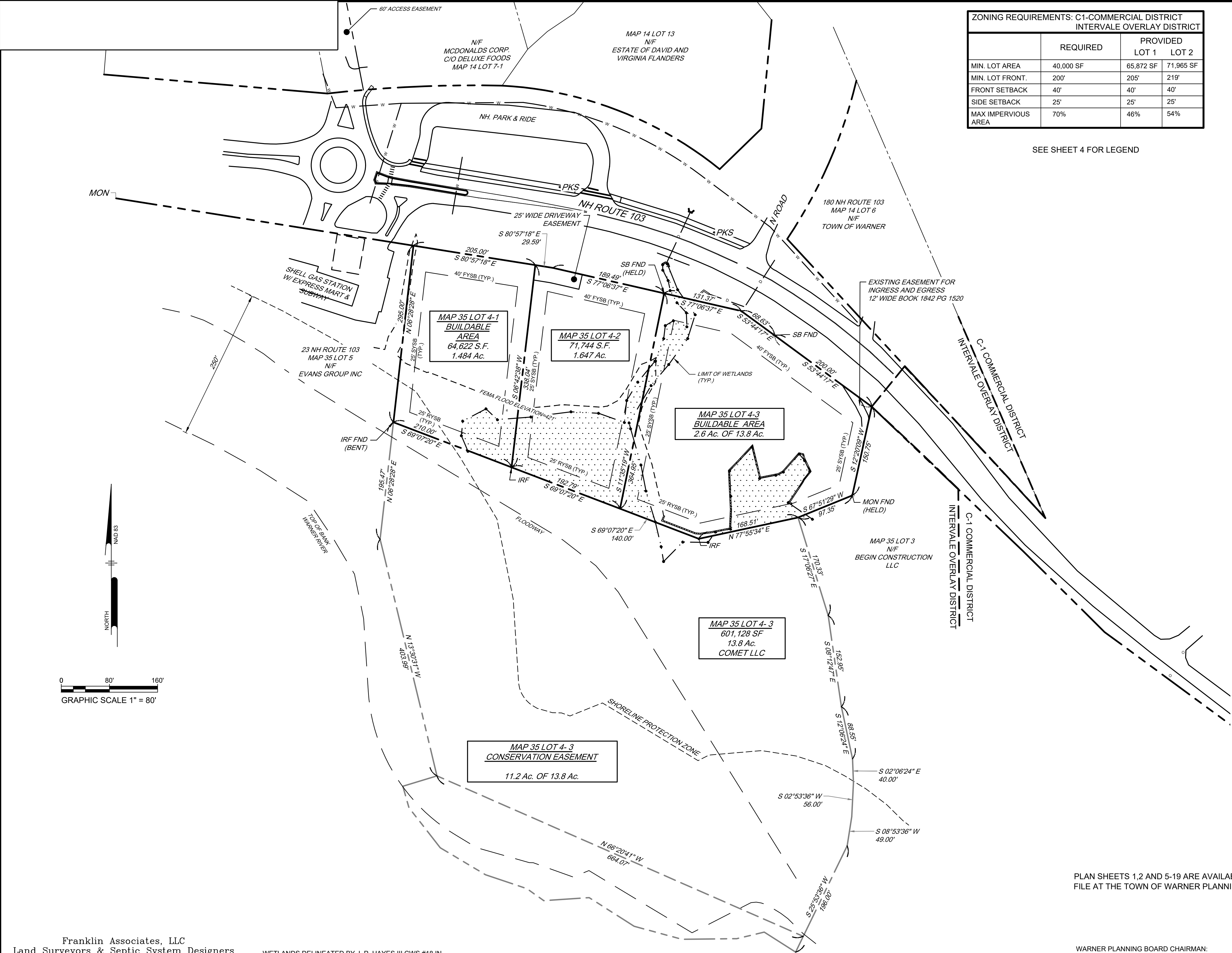
EXISTING		PROPOSED
	BUILDING	
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	ADJACENT PROPERTY LINE	
	SETBACK LINE	
	EASEMENT LINE	
	WOOD FENCE	
	CONCRETE	
	RIP RAP	
	BIT. CONG. PAVEMENT	
	SIGN	
	BOLLARD	
	SPOT ELEVATION	
	CONTOUR	
	WATER LINE DOMESTIC	
	SANITARY SEWER	
	STORM SEWER	
	OVERHEAD ELECTRIC	
	UNDERGROUND GAS	
	UTILITY POLE	
	SANITARY MANHOLE	
	SANITARY SEWER CLEANOUT	
	STORM DRAIN MANHOLE	
	STORM DRAIN INLET	
	STORM DRAIN FLARED END SECTION	
	STORM DRAIN CLEANOUT	
	FIRE HYDRANT	
	WATER VALVE	
	TREE LINE	
	CONIFEROUS TREE	
	DECIDUOUS TREE	
	CONSTRUCTION ENTRANCE	
	SILT SACK	
	EROSION CONTROL	
	HANDICAP MARKING	
	DETECTABLE WARNING STRIP	
	STONE BOUND	

46.34 x

50

100

46.35



ZONING REQUIREMENTS: C1-COMMERCIAL DISTRICT INTERVALE OVERLAY DISTRICT			
	REQUIRED	PROVIDED	
		LOT 1	LOT 2
MIN. LOT AREA	40,000 SF	65,872 SF	71,965 SF
MIN. LOT FRONT.	200'	205'	219'
FRONT SETBACK	40'	40'	40'
SIDE SETBACK	25'	25'	25'
MAX IMPERVIOUS AREA	70%	46%	54%

SEE SHEET 4 FOR LEGEND

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

- THE LOCUS IS SHOWN ON TOWN OF WARNER ASSESSOR'S MAP 35 LOTS 4-1, 4-2, AND 4-3. LOCATED IN ZONING DISTRICT C1 COMMERCIAL AND IS KNOWN AS 9 ROUTE 103 WEST.
- DEED REFERENCE: BOOK 3579 PAGE 98, MERRIMACK COUNTY REGISTRY OF DEEDS.
- 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.
- THE BASIS OF BEARING FOR THIS PLAN IS THE NORTH AMERICAN DATUM OF 1983 AS SHOWN ON PLAN #16243, MERRIMACK COUNTY REGISTRY OF DEEDS.
- 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.
- NHDOT DRIVEWAY ACCESS PERMIT # 05-463-0034, DATED 9/9/2021.

REFERENCE DEEDS:

- BOOK 3579 PAGE 98 MERRIMACK COUNTY REGISTRY OF DEEDS

REFERENCE PLANS:

- PLAN 16243
- PLAN 11670
- PLAN 7757
- PLAN 307
- STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS PLANS OF PROPOSED FEDERAL AID PROJECT I-89-I(57)119 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

EXISTING DRIVEWAY EASEMENT
BOOK 1842 PAGE 1520
PLAN 16243

EXISTING INGRESS/EGRESS EASEMENT
BOOK 1842 PAGE 1520
PLAN 16243



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

LOT PLAN
CS0201



Ranger Engineering Group, Inc.

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Tel: 978-208-1762
rangereng.com

DATE:
2026-08-10

SCALE:
1" = 80'

SHEET 3 OF 20

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.

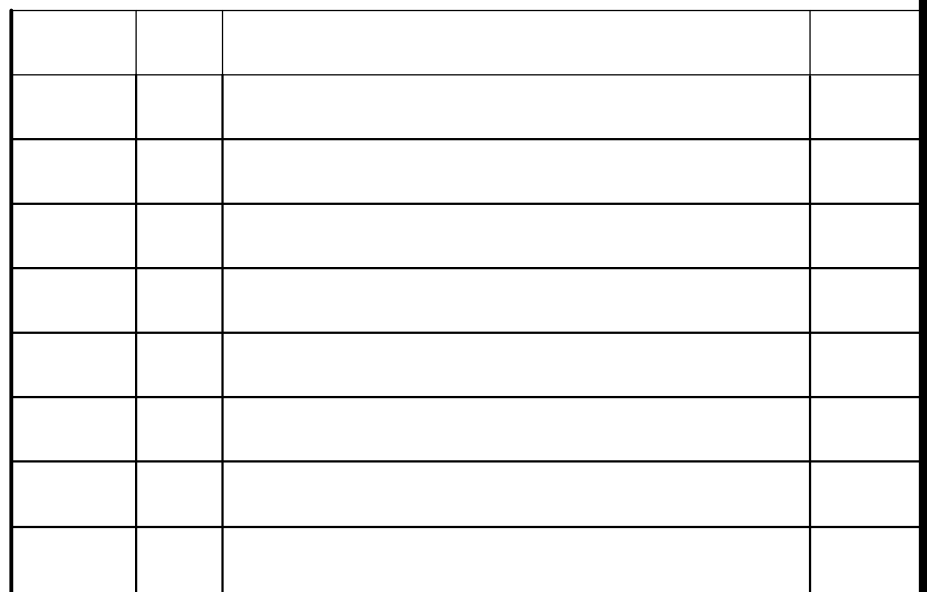
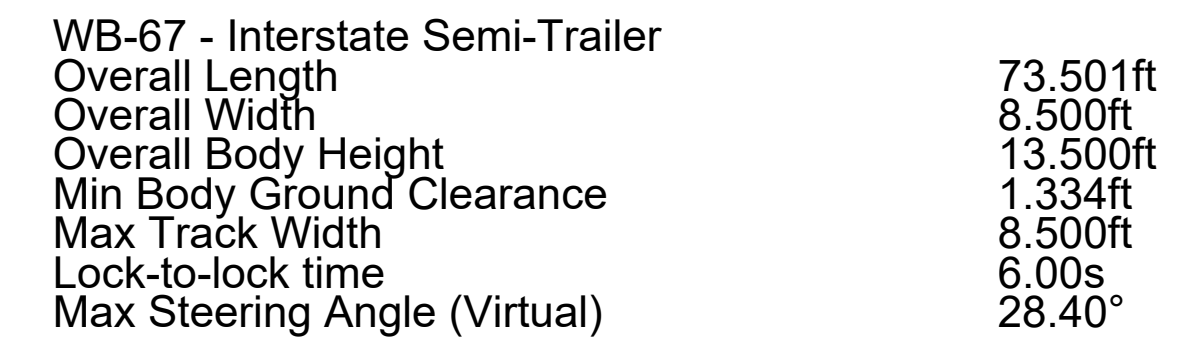
PLAN SHEETS 1,2 AND 5-19 ARE AVAILABLE ON
FILE AT THE TOWN OF WARNER PLANNING OFFICE

WARNER PLANNING BOARD CHAIRMAN:

DATE:



SHEET 7 OF 20

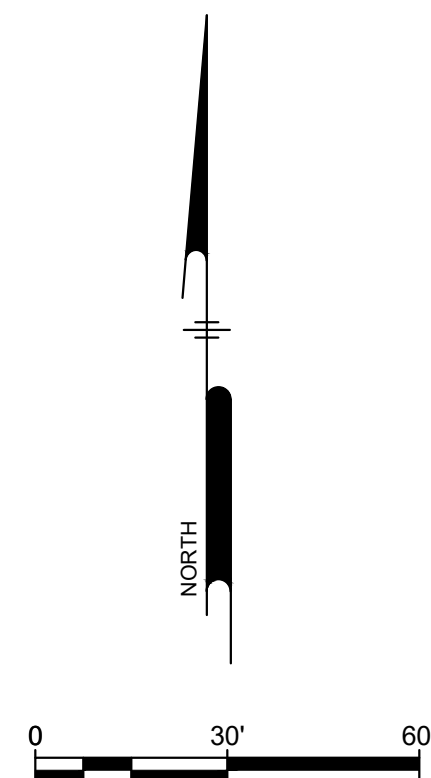


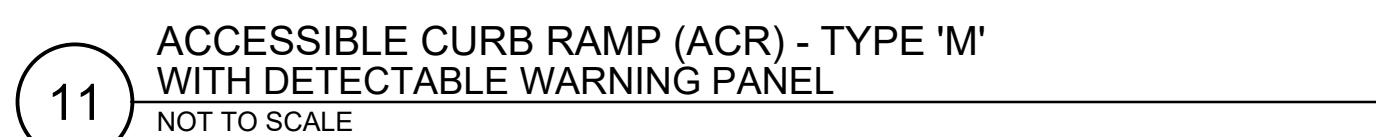
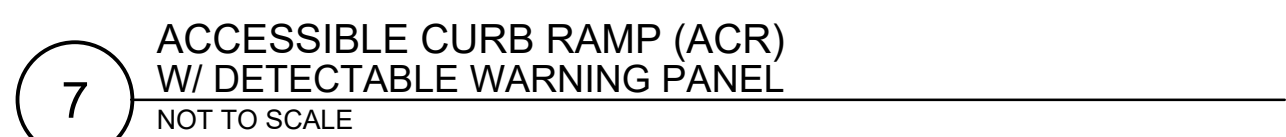
OWNER COMET, LLC
84 RANGE ROAD, WINDHAM NH 03087

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

SCALE:
1" = 30'

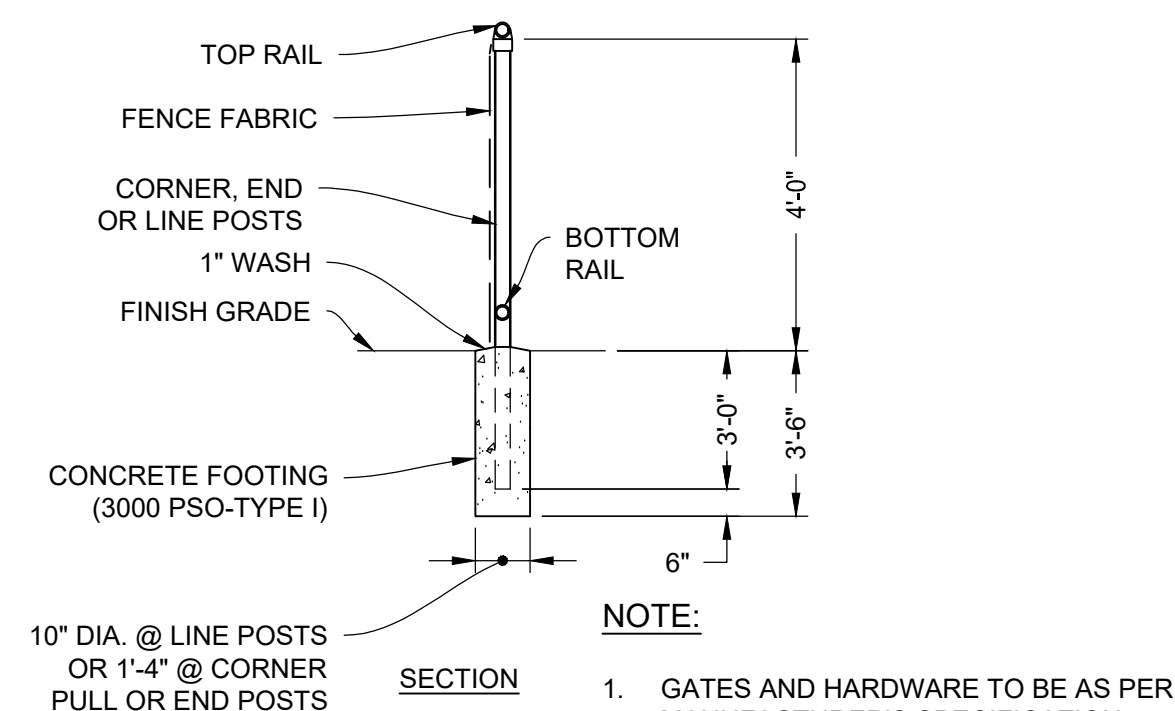
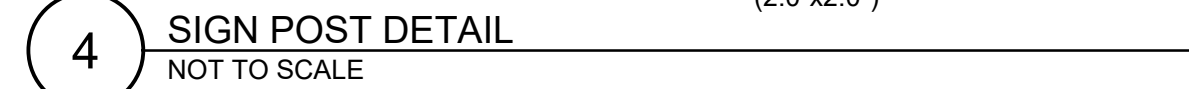
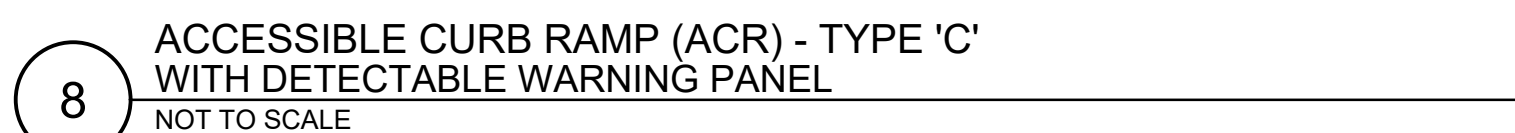
SHEET 9 OF 20





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



5 CHAIN LINK FENCE UP TO 6'
NOT TO SCALE

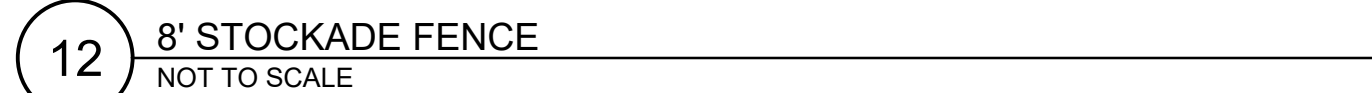


1. TWELVE INCH (12") LINES SHALL BE APPLIED IN ONE APPLICATION, NO COMBINATION OF LINES (TWO - 6 INCH LINES) WILL BE ACCEPTED.
2. LONGITUDINAL CROSSWALK LINES TO BE PARALLEL TO CURB LINE.
3. ALL LONGITUDINAL CROSSWALK LINES TO BE THE SAME LENGTH AND PROPERLY ALIGNED.
4. CROSS WALK SIDE SLOPE SHALL NOT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



1. ALL MARKINGS SHALL BE WHITE TRAFFIC PAINT. MASS DOT M7.01.23 FAST DRYING WHITE WATER-BORNE TRAFFIC PAINT.

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:

[illegible]

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

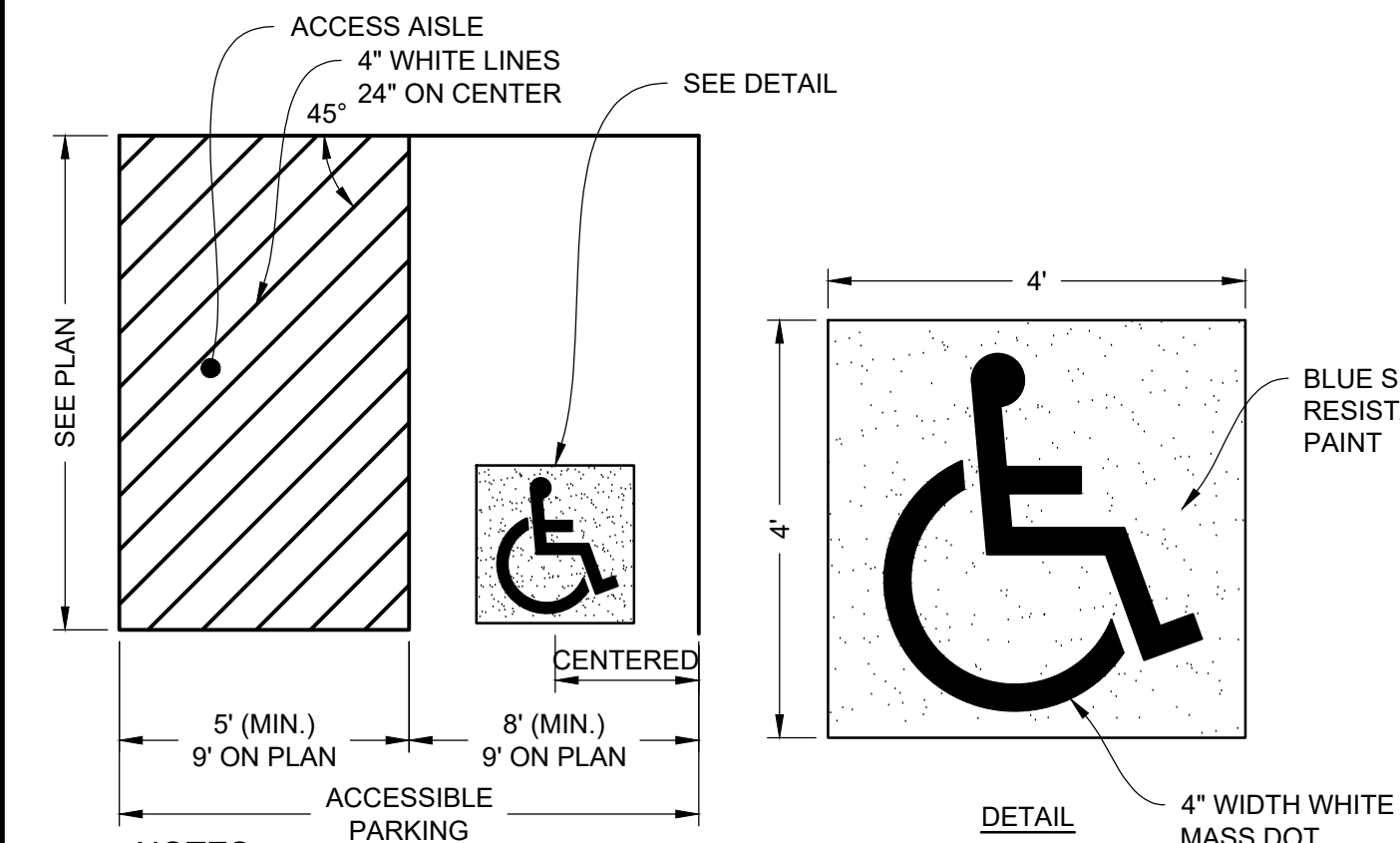
Ranger Engineering Group, Inc.

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

DATE: 2026-08-10

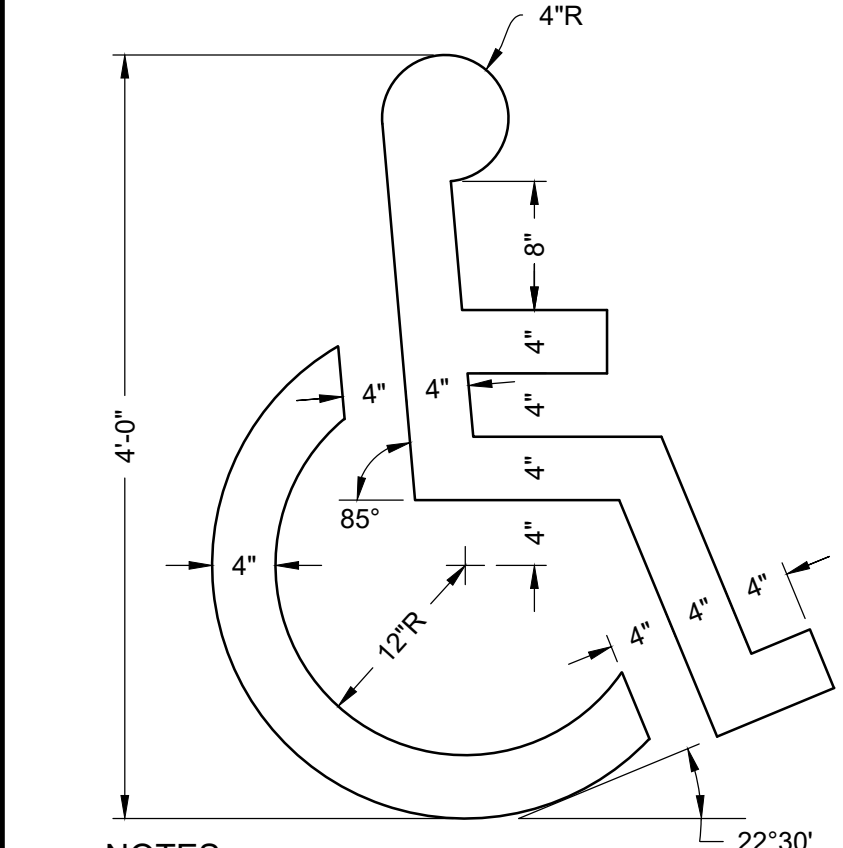
SCALE:

SHEET 11 OF 20



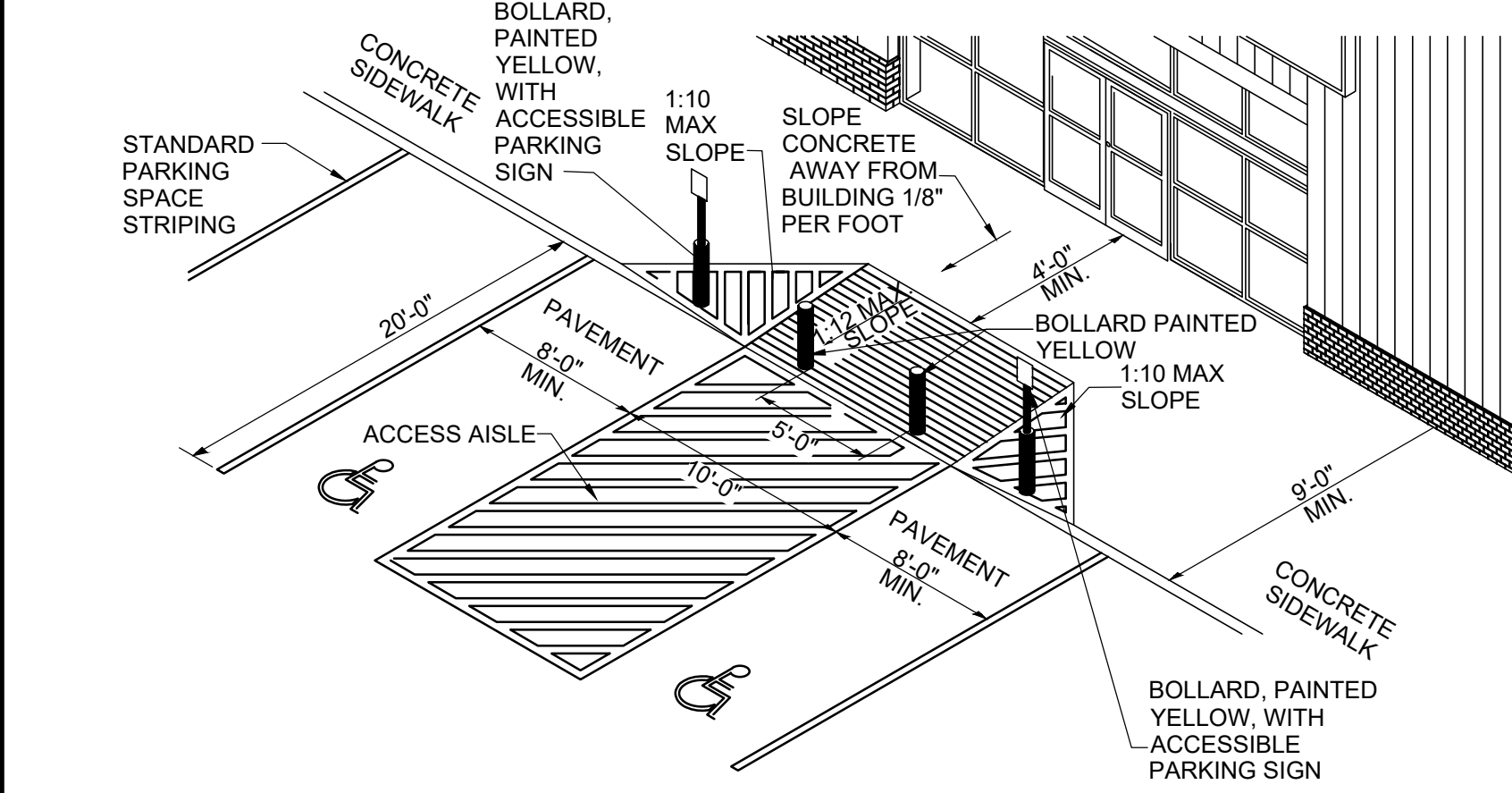
- NOTES:**
1. ALL DIMENSIONS TO EDGES OF 4\"/>
 2. ALL STRIPING SHALL BE 4\"/>
 3. 8\"/>

1 ACCESSIBLE PARKING SPACE
NOT TO SCALE

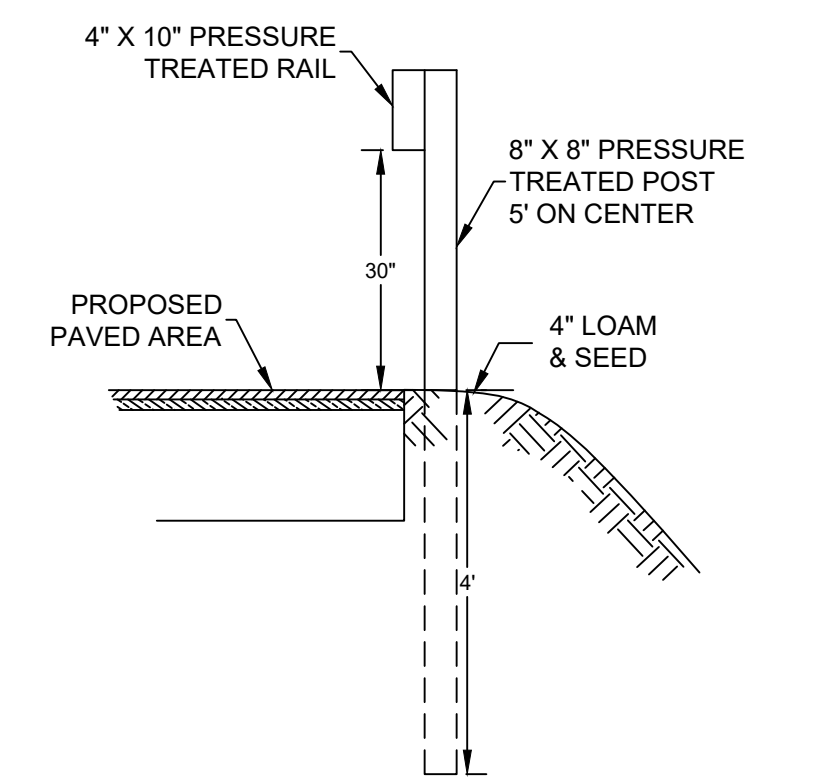


- NOTES:**
1. SYMBOL SHALL BE CENTERED IN THE PARKING STALL AND SHALL BE WHITE.
 2. PAVEMENT MARKING STRIPES SHALL BE WHITE. (DOUBLE STRIPED - SEE STALL LAYOUT DETAIL) MASS DOT M7.01.23 FAST DRYING WHITE WATER-BORNE TRAFFIC PAINT.
 3. SYMBOL TO BE PAINTED IN ALL HANDICAP SPACES.

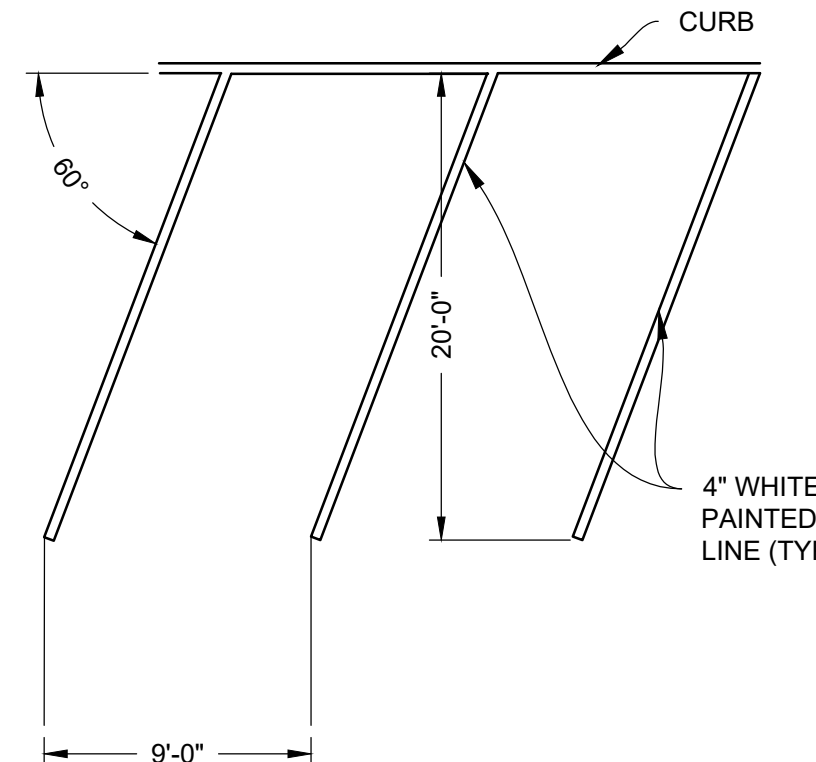
4 ACCESSIBLE PARKING SPACE SYMBOL
NOT TO SCALE



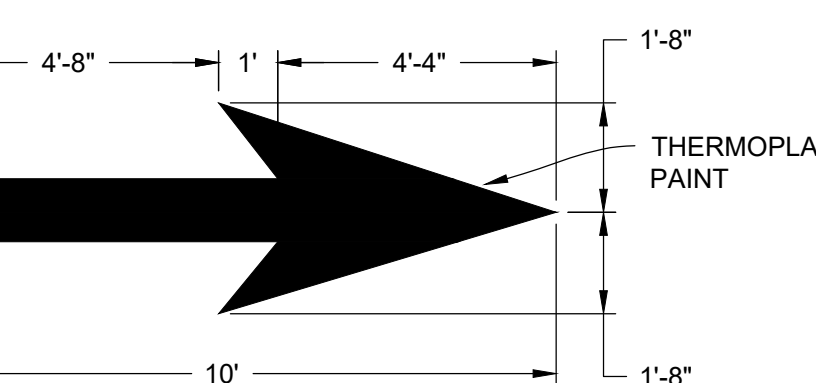
8 ACCESSIBLE PARKING, ACCESS RAMP AND ACCESS AISLE DETAILS
NOT TO SCALE



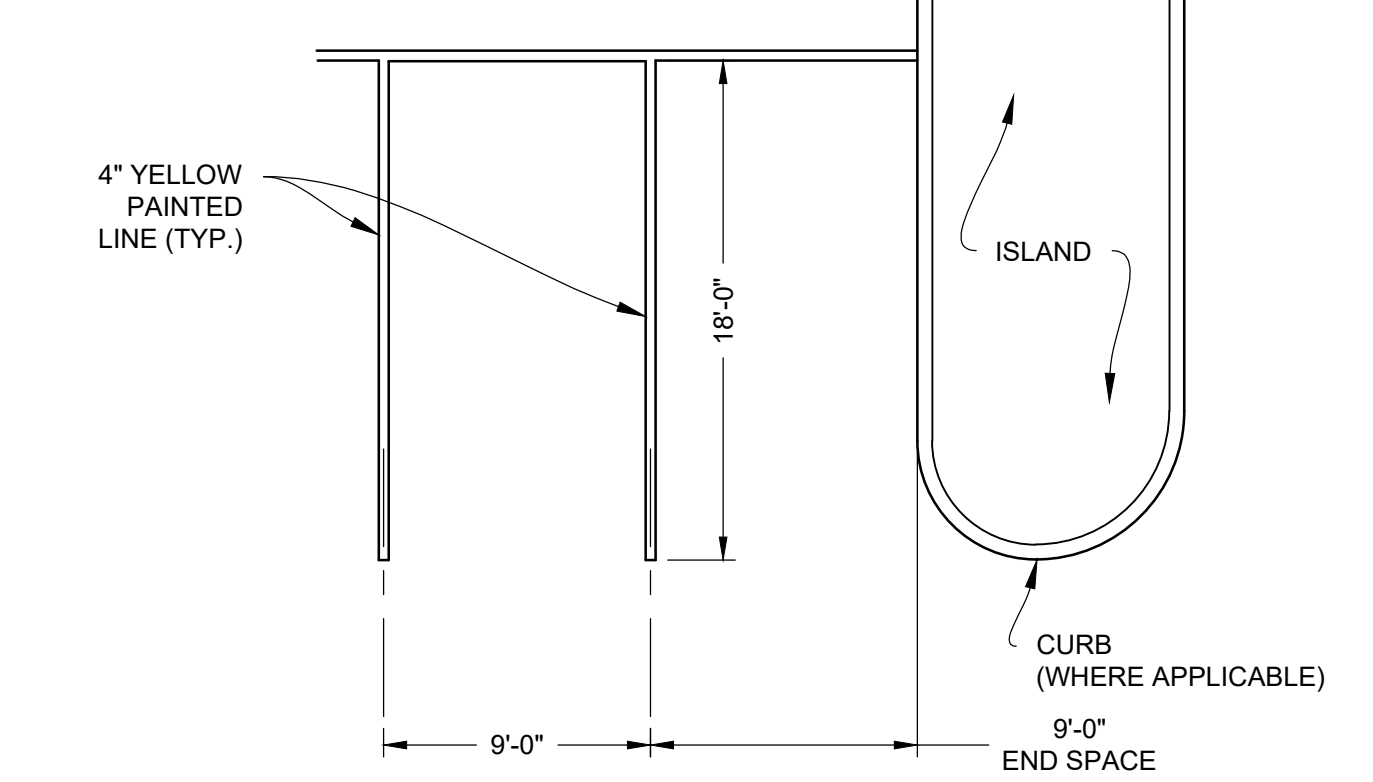
2 WOOD BEAM GUARDRAIL WITH WOOD POST
NOT TO SCALE



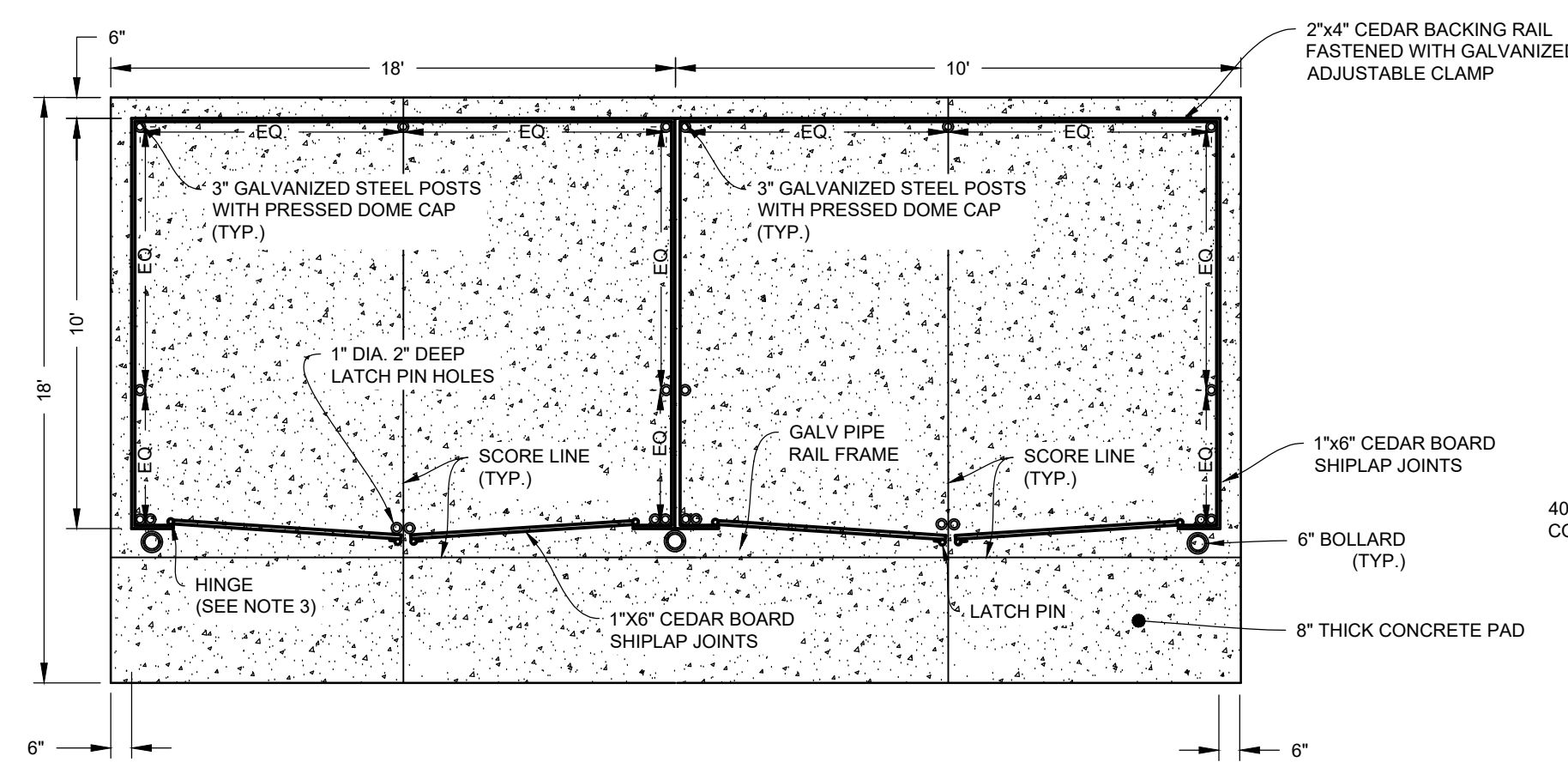
5 SINGLE-STRIPED PARKING PAVEMENT MARKING
NOT TO SCALE



6 STRAIGHT ARROW
NOT TO SCALE

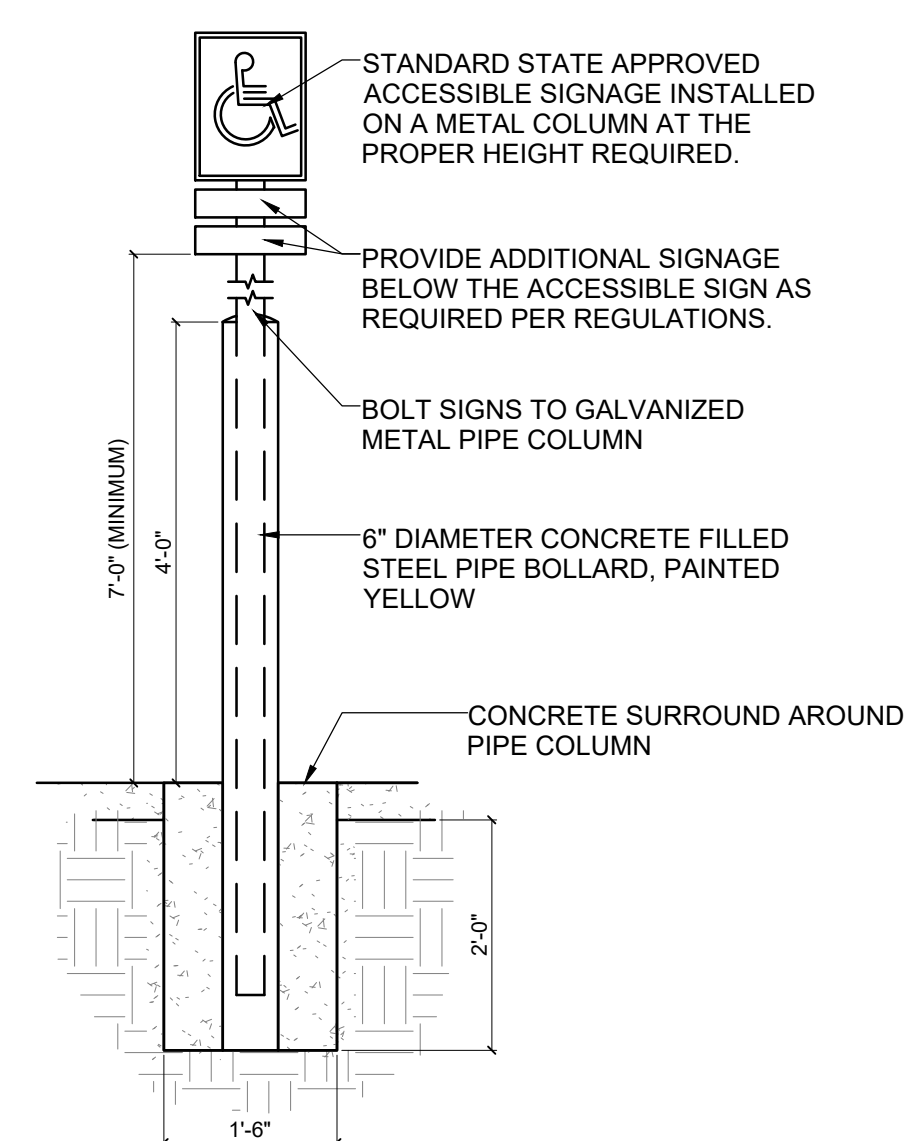


3 SINGLE-STRIPED PARKING PAVEMENT MARKING
NOT TO SCALE

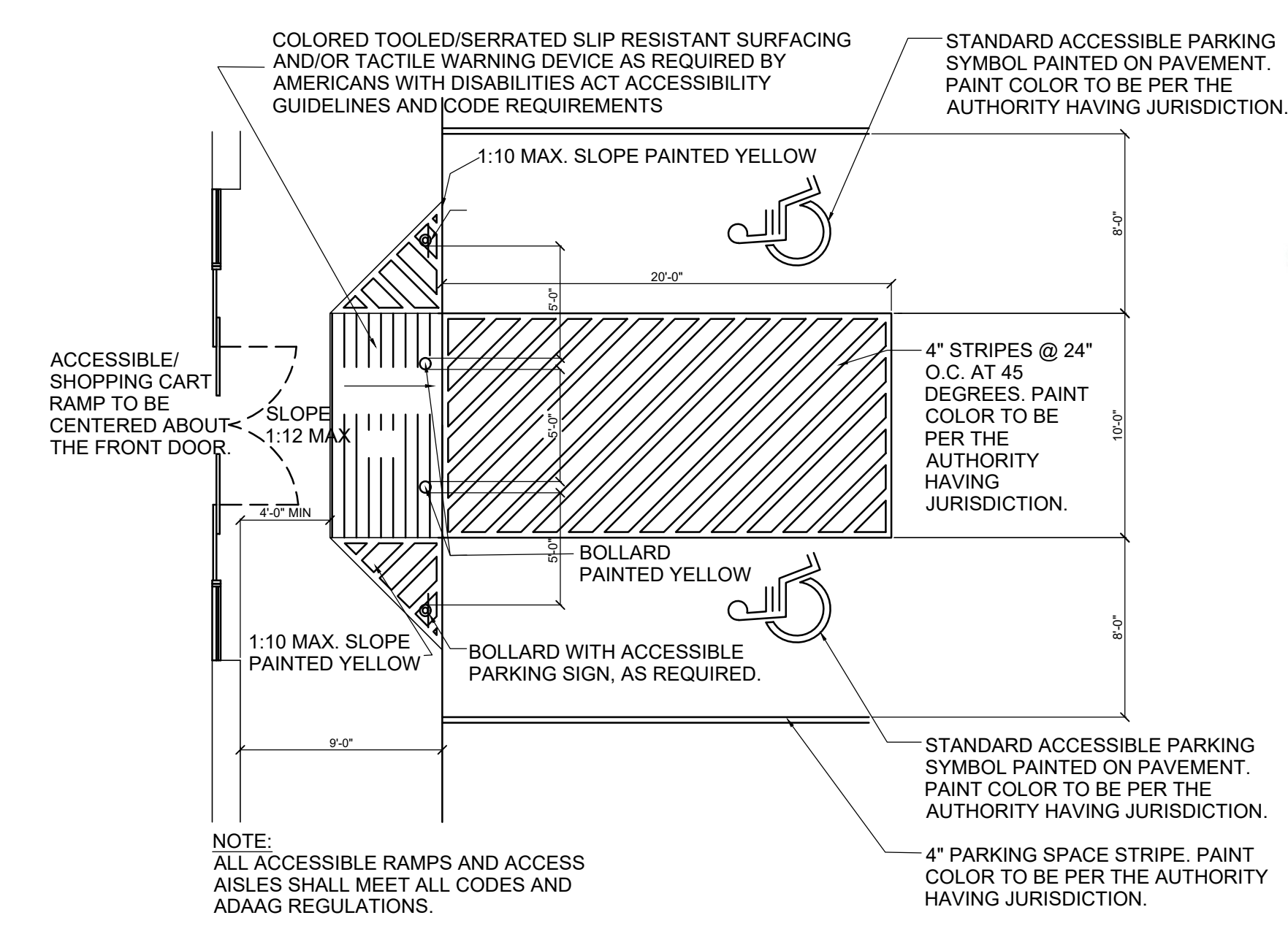


- DUMPSTER PAD NOTES**
1. SIZE OF DUMPSTER PAD TO BE AS INDICATED ON PLANS.
 2. CONSTRUCTION JOINTS SHALL BE PLACED NO MORE THAN 40 FEET ON CENTER AND SHALL BE EQUALLY SPACED OVER THE LENGTH AND WIDTH OF PAD.
 3. ALL HINGES TO BE SELF CLOSING SPRING HINGE FOR A MINIMUM 300 LB GATE CARRYING A 700LB POINT LOAD.

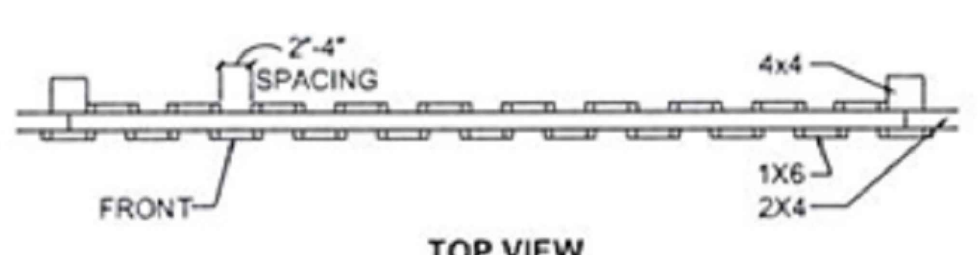
7 DUMPSTER PAD WITH ENCLOSURE
NOT TO SCALE



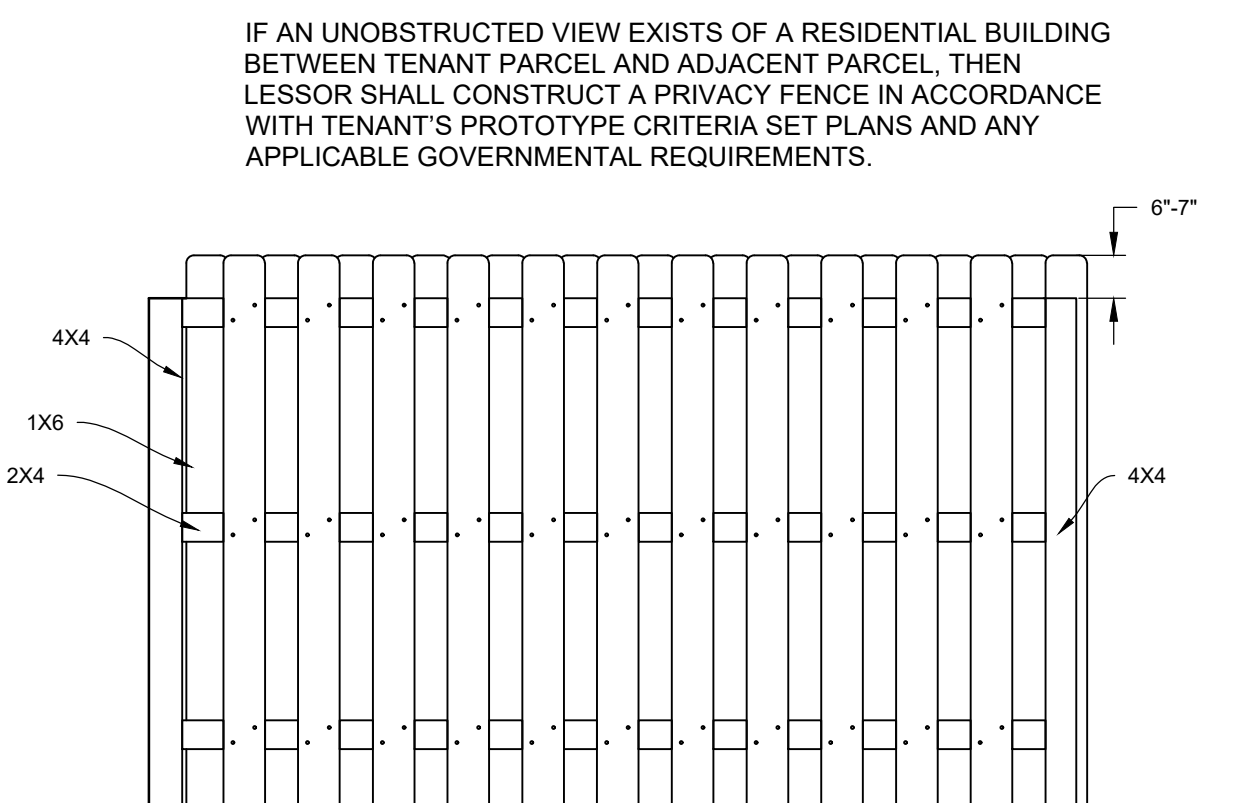
9 ACCESSIBLE PARKING SIGN
NOT TO SCALE



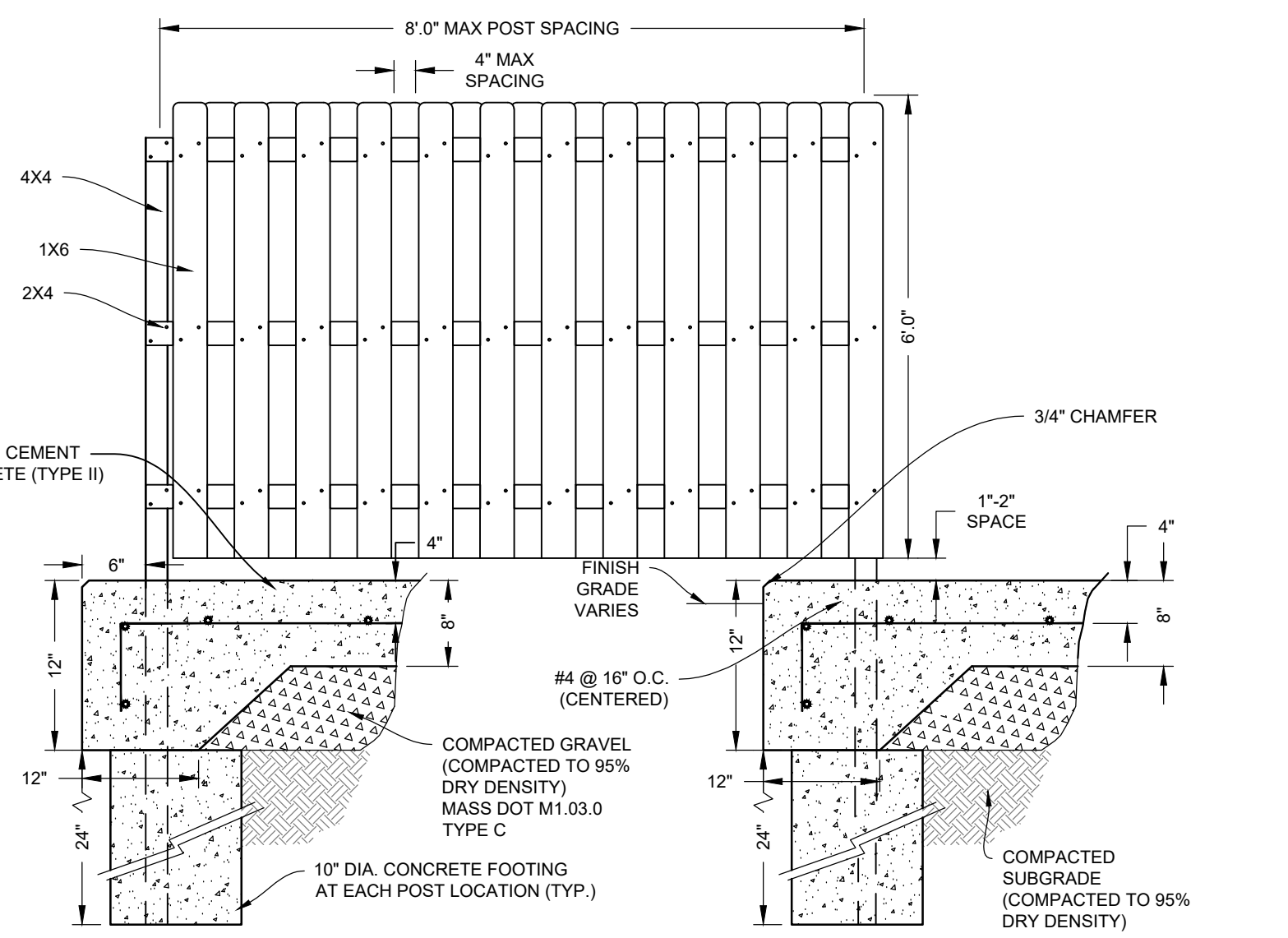
10 ACCESSIBLE PARKING DETAIL
NOT TO SCALE



- NOTE:**
1. WOOD TO BE TREATED PINE. USE GALVANIZED NAILS FOR FASTENING.
 2. NUMBER OF BOARDS WILL VARY DEPENDING ON SPACE BETWEEN BOARDS AND ACTUAL WIDTH OF BOARDS.



REAR VIEW



FRONT VIEW



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
CS6002

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

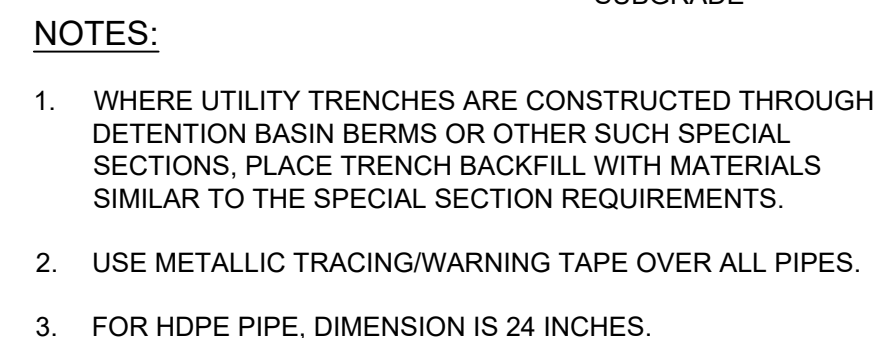
DATE: 2026-08-10

SCALE:

SHEET 12 OF 20

WARNER PLANNING BOARD CHAIRMAN:

DATE:

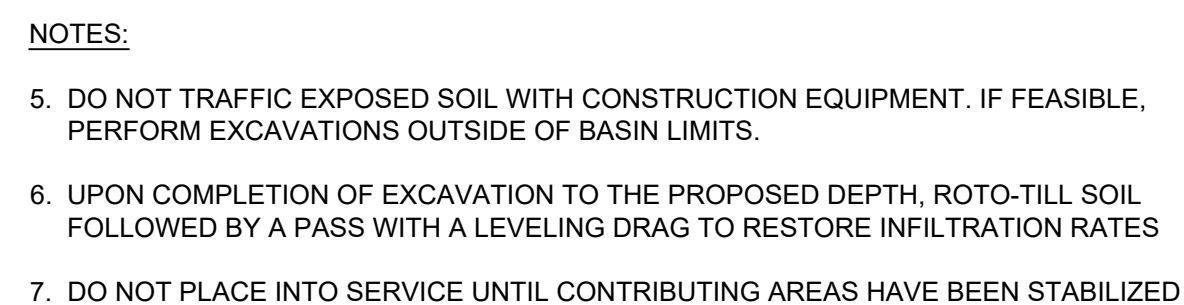


2 CATCH BASIN (CB) WITH HOOD
NOT TO SCALE

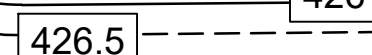
1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
2. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PERFORMED BUTYL RUBBER.
4. CATCH BASIN OR MANHOLE FRAMES SHALL BE SET IN FULL MORTAR BED.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



1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
3. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
5. 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).



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



WARNER PLANNING BOARD CHAIRMAN:

DATE:

[illegible]

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

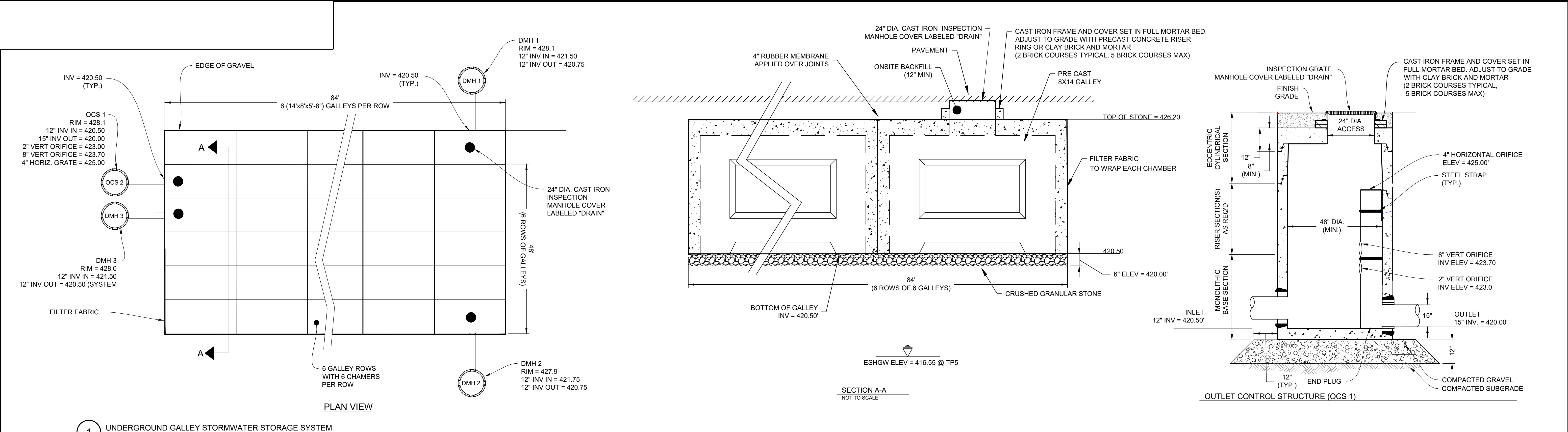
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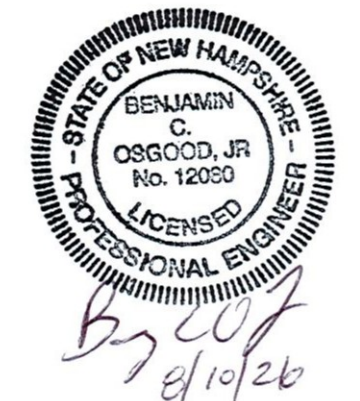
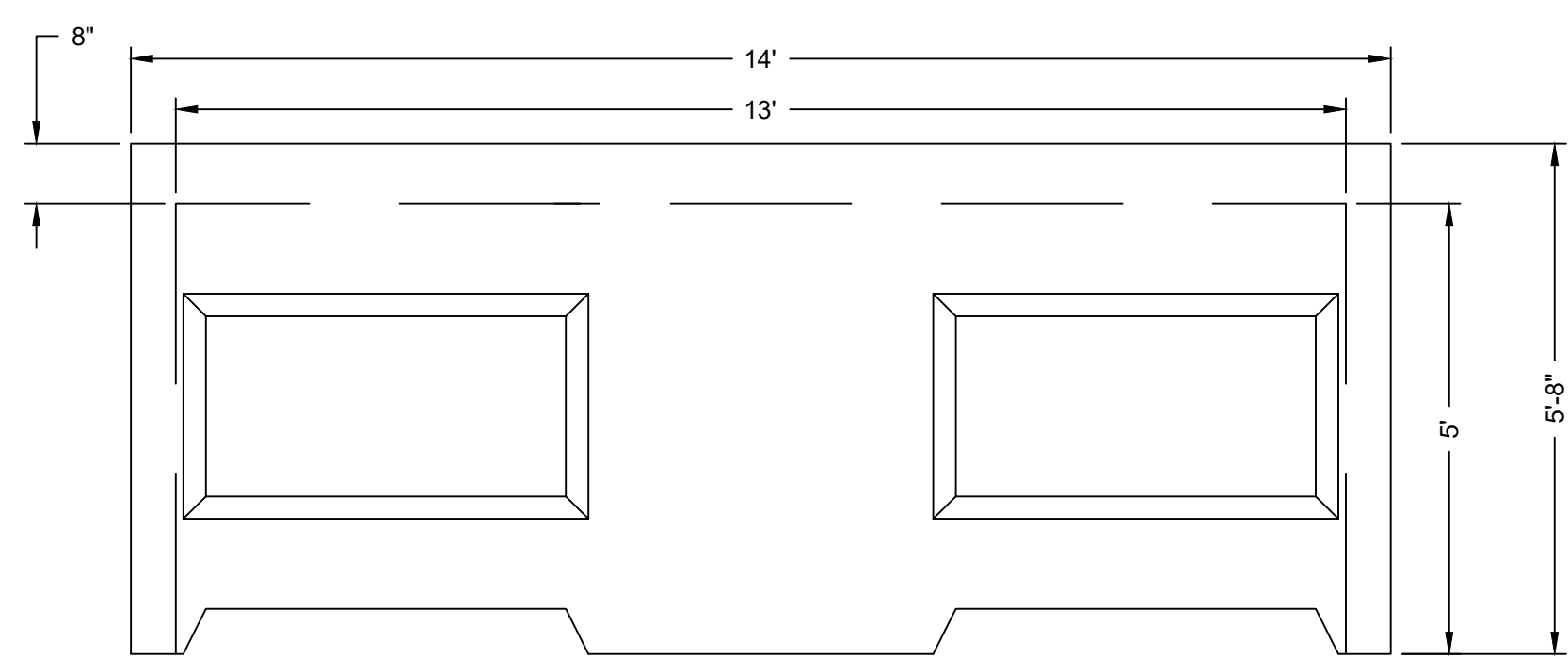
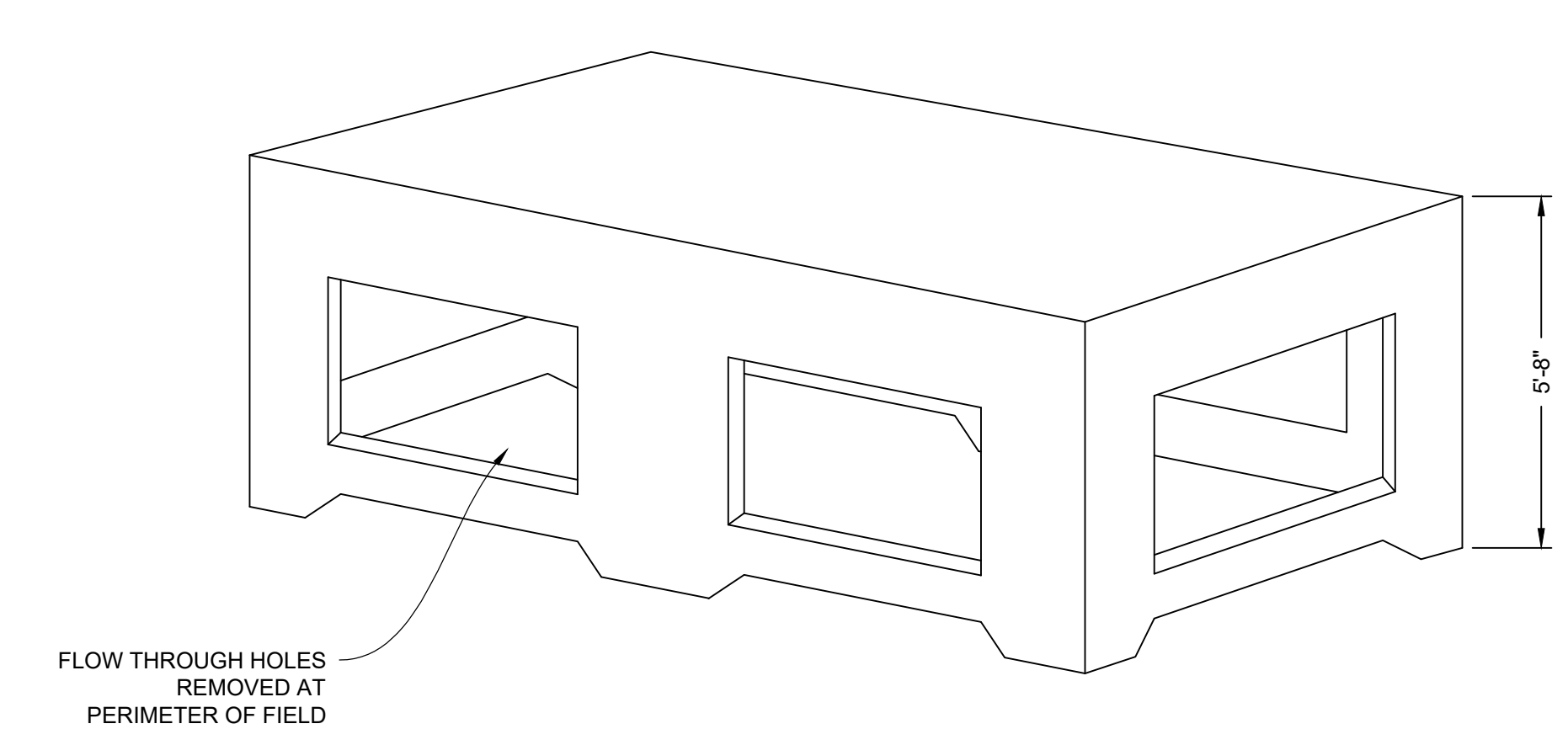
DATE: 2026-08-10

SCALE:

SHEET 13 OF 20



1 UNDERGROUND GALLEY STORMWATER STORAGE SYSTEM
NOT TO SCALE



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

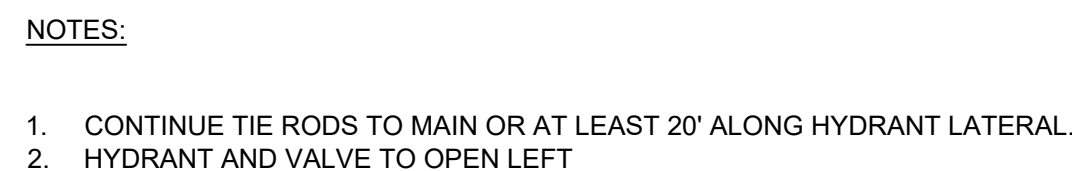
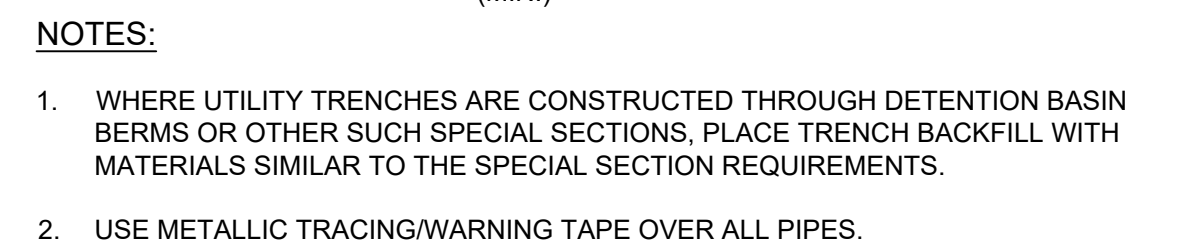
STORMWATER STORAGE SYSTEM DETAILS
CS6022



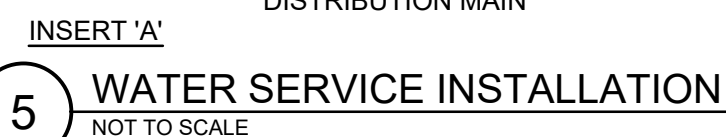
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WARNER PLANNING BOARD CHAIRMAN:

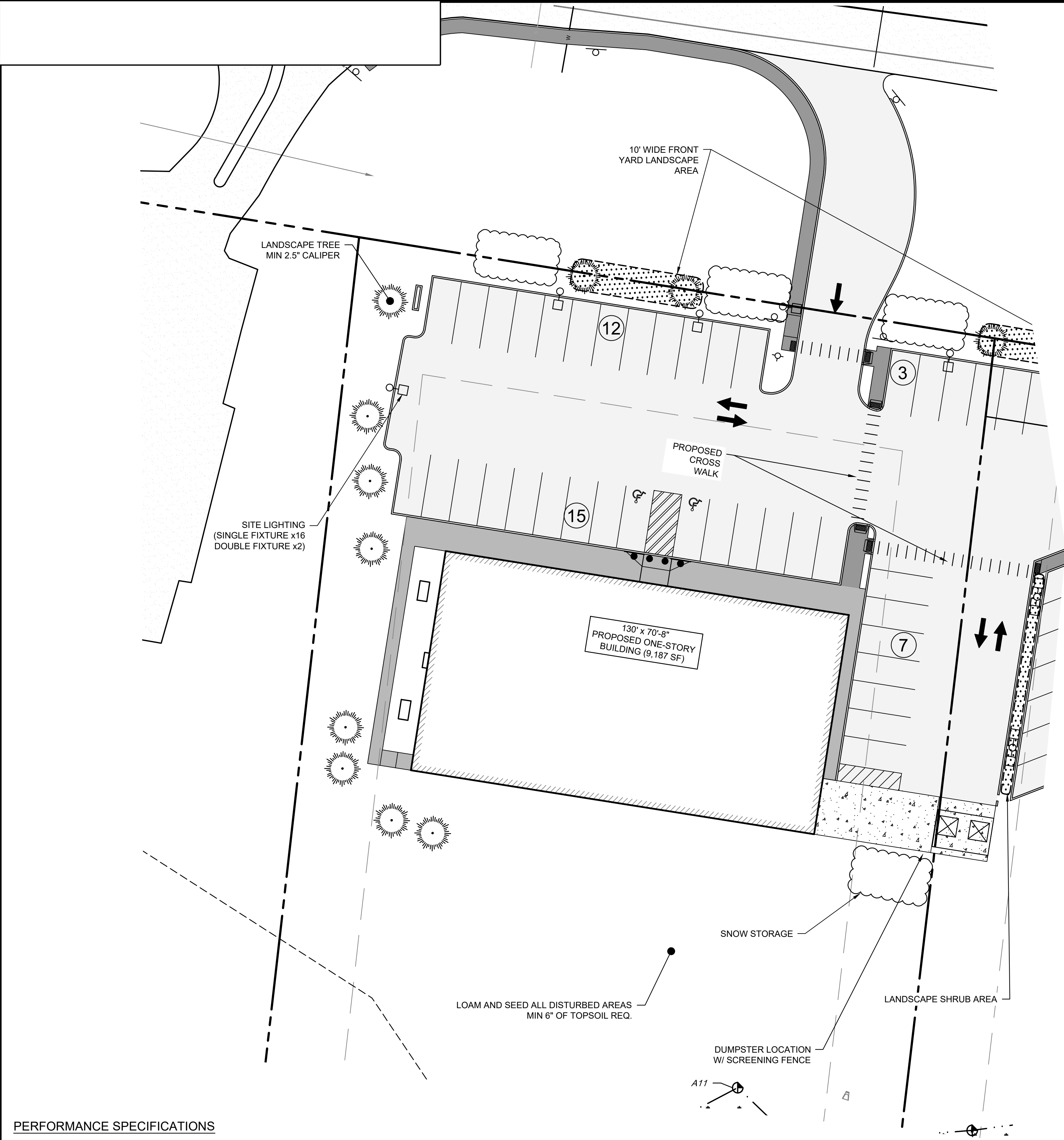
DATE:



<u>NOTES:</u>	<u>PLAN</u>	<u>SOIL</u>	<u>SECTION 2-2</u>
1. 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.			
2. CONCRETE SHALL NOT BE PLACED AGAINST PIPE BEYOND FITTING.			
3. CONCRETE SHALL BE 3000 PSI-TYPE I.			



SHEET 15 OF 20

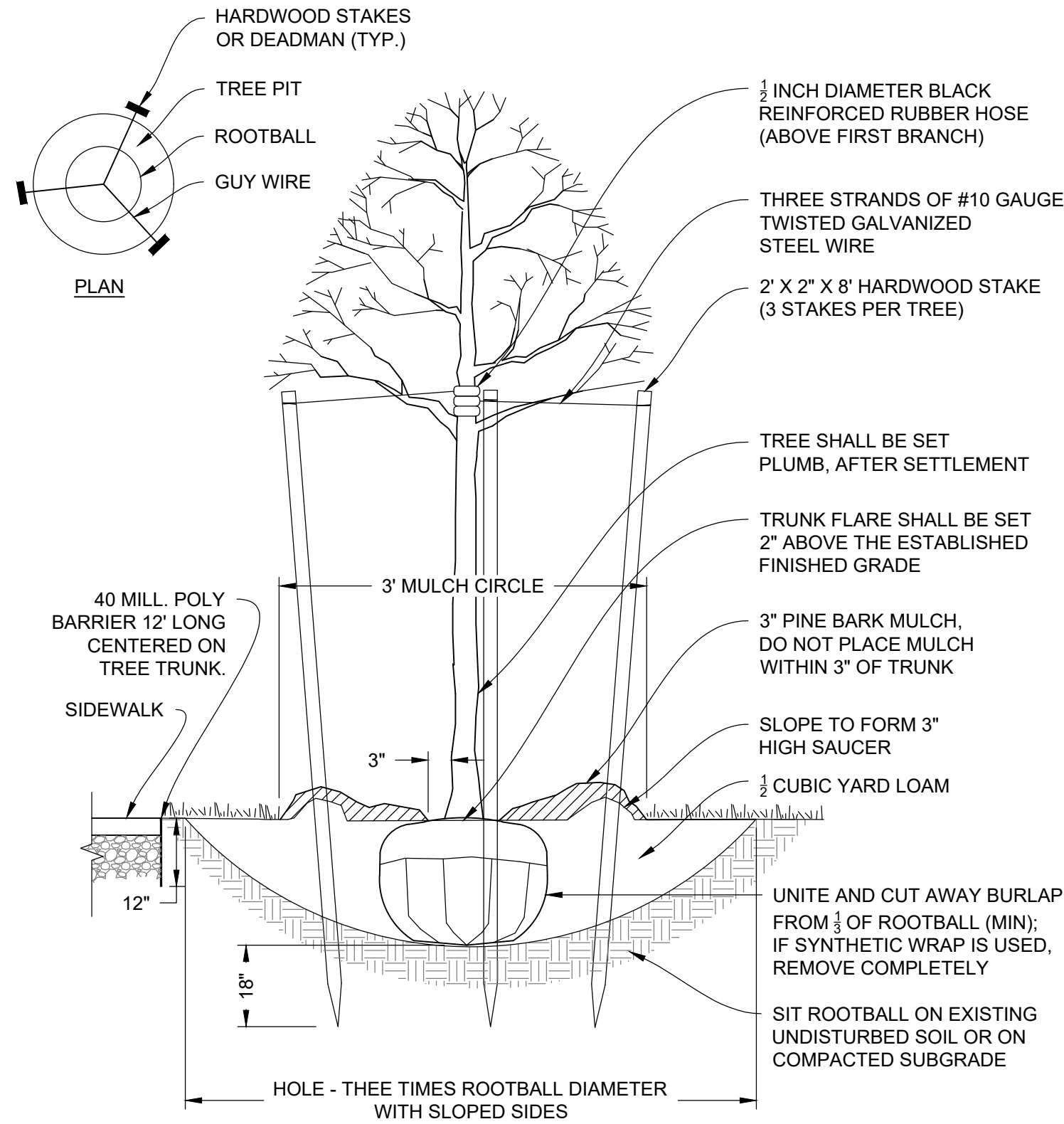


PERFORMANCE SPECIFICATIONS

- 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.
-



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

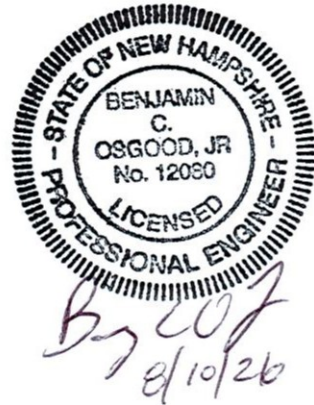
WARNER PLANNING BOARD CHAIRMAN:

DATE:

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



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



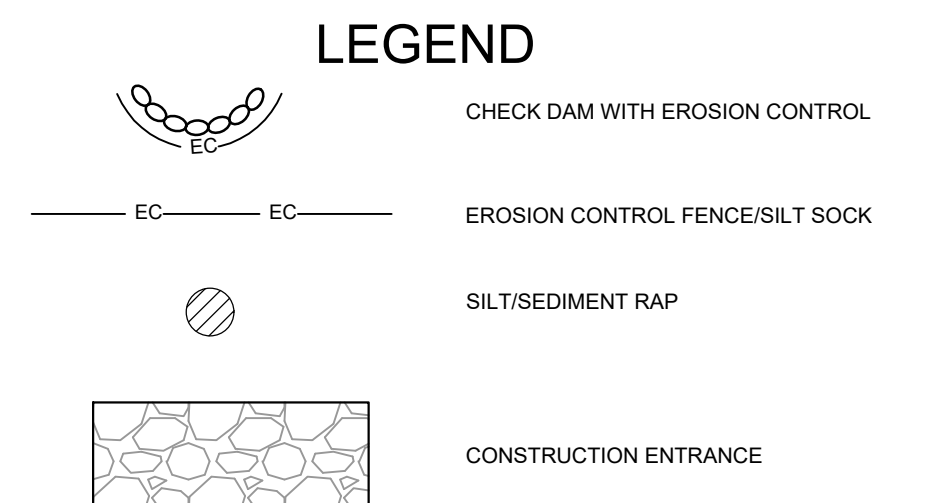
Ranger Engineering Group, Inc.

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

DATE:
2026-08-10

SCALE:
1" = 20'

SHEET 16 OF 20



1. SEDIMENT TRAPS SHOULD BE INSPECTED WEEKLY AND AFTER EVERY RAINSTORM. REPAIR DAMAGED SECTIONS AS REQUIRED
2. REMOVE SEDIMENT WHEN ACCUMULATION HAS REACHED 50% CAPACITY OF THE SEDIMENT TRAP.

The diagram illustrates the installation of a silt fence. The main view shows a series of vertical panels connected by a fabric strip. Key components and dimensions include:

- 1 1/2"x1 1/2"x4" WOOD STAKE OR APPROVED EQUAL:** The vertical posts supporting the fence.
- SILT FENCE:** The fabric strip that filters sediment.
- 4" (MAX.):** The maximum spacing between the wood stakes.
- PROTECTED AREA:** The region upstream of the fence.
- FLOW:** Indicated by an arrow pointing from the protected area towards the work area.
- WORK AREA:** The region downstream of the fence.
- TOP OF GROUND:** The surface level where the fence is installed.
- 6-8" EMBEDMENT (MIN.):** The minimum depth the fabric is buried into the ground.
- 1" (MIN.):** The minimum gap between the bottom of the stakes.
- PLACE 4" OF FABRIC ALONG TRENCH AWAY FROM PROTECTED AREA BACKFILL AND COMPACT:** Instruction for the tail of the fabric.

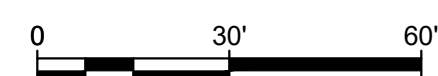
A detailed inset titled **WOOD STAKE JOINT DETAIL** shows two stakes, labeled **A** and **B**, joined together. The joint is secured with **STAPLES** on both the top and bottom edges. The stakes are shown with a cross-hatched pattern to represent the fabric or a specific material texture.

Diagram illustrating a slope protection system (likely a sandbag wall or similar structure) with the following components and dimensions:

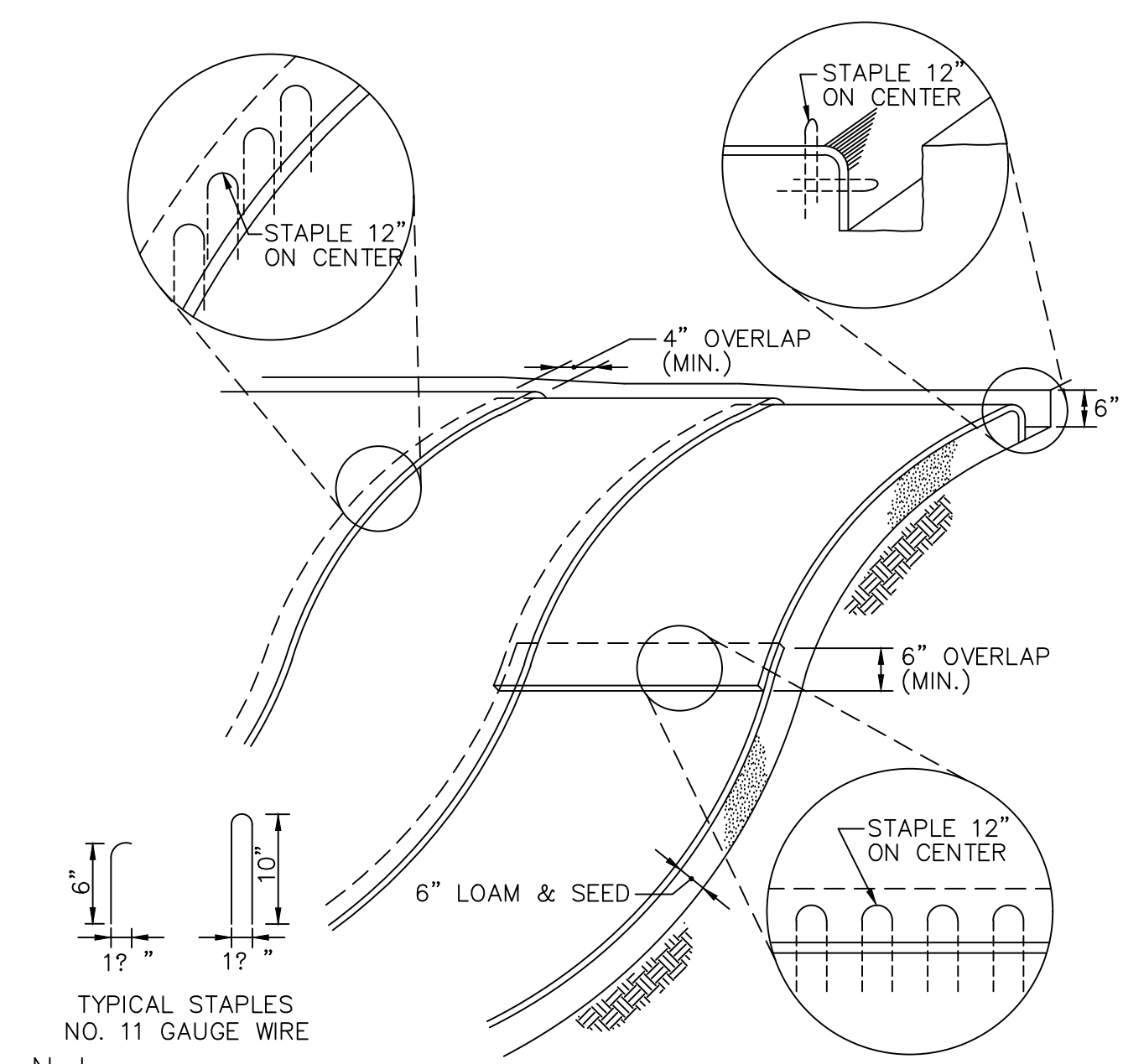
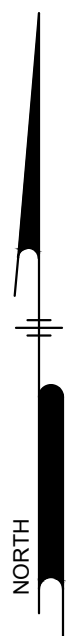
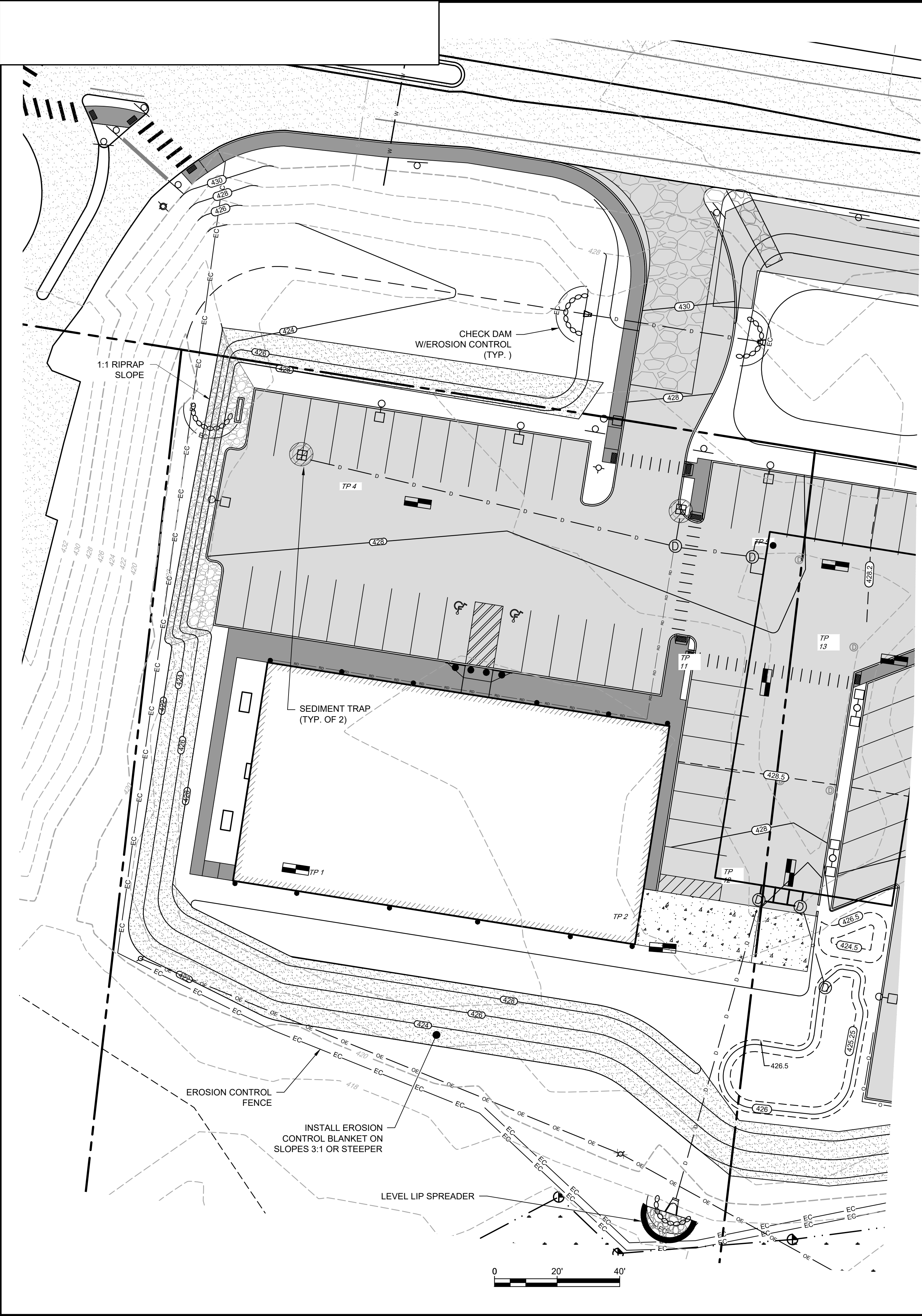
- 2"X4" WOODEN SUPPORTS (4' O.C.):** Vertical supports spaced 4 feet on center.
- DIAGONAL SUPPORTS AS NECESSARY:** Bracing for structural stability.
- CONSTRUCTION ACCESS ROAD:** The area adjacent to the structure.
- WEIGH DOWN WITH SAND BAGS OR SIMILAR:** Sandbags used to anchor the base of the structure.
- 5/8" PLYWOOD:** The base layer or facing material.
- 1' MIN.:** Minimum horizontal distance from the base of the structure to the edge of the access road.
- 2' HEIGHT MIN.:** Minimum height of the structure.
- OFFSITE AREA:** The area beyond the structure.
- MOUNT EVENLY ACROSS GROUND SURFACE:** Requirement for the base layer.
- PLYWOOD:** The top layer or facing material.

1. THE PLYWOOD BARRIER SHALL REMAIN IN PLACE ANY TIME THE ENTRANCE IS NOT ACTIVELY IN USE, EVEN DURING THE WORK DAY.
2. EACH SECTION OF PLYWOOD BARRIER SHALL OVERLAP THE ADJACENT SECTION TO ENSURE THAT ALL OPENINGS ARE BLOCKED COMPLETELY.

DATE:

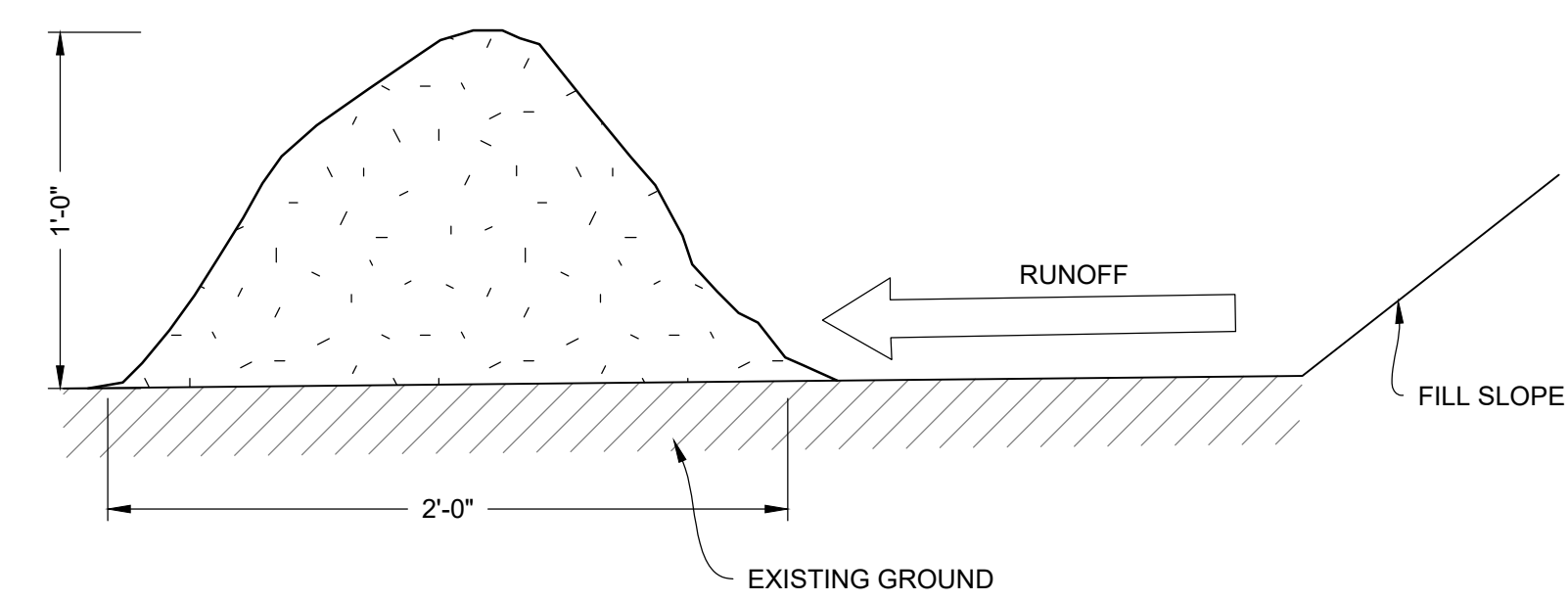


SHEET 17 OF 20

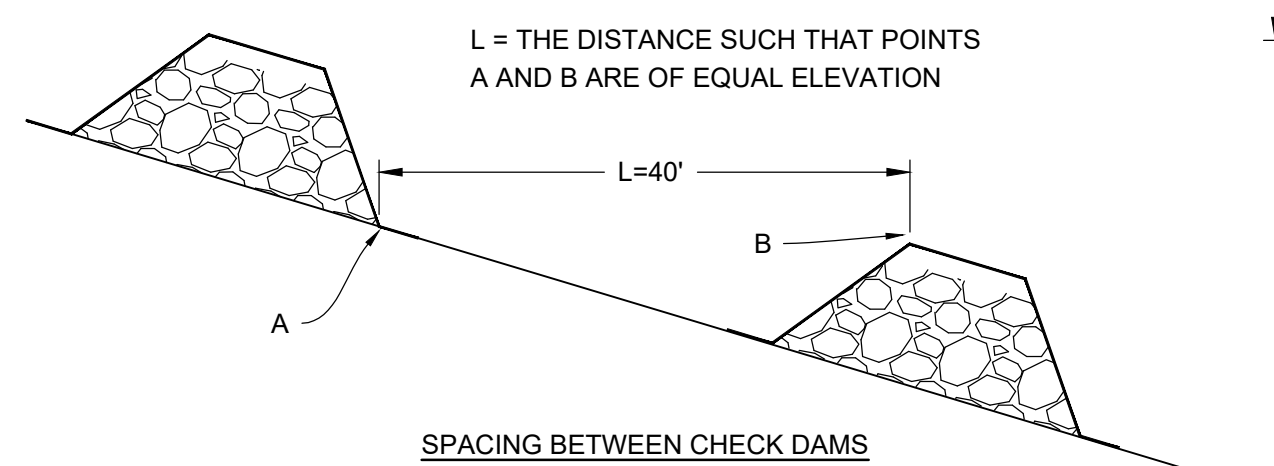


- Notes:
- BEGIN AT THE TOP OF BLANKET INSTALLATION AREA BY ANCHORING BLANKET IN A 6" DEEP TRENCH BACKFILL AND COMPACT TRENCH AFTER STAPLING.
 - ROLL THE BLANKET DOWN THE SWALE IN THE DIRECTION OF THE WATER FLOW. THE EDGES OF BLANKETS MUST BE STAPLED WITH APPROX. 4 INCH OVERLAP WHERE 2 OR MORE STRIP 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

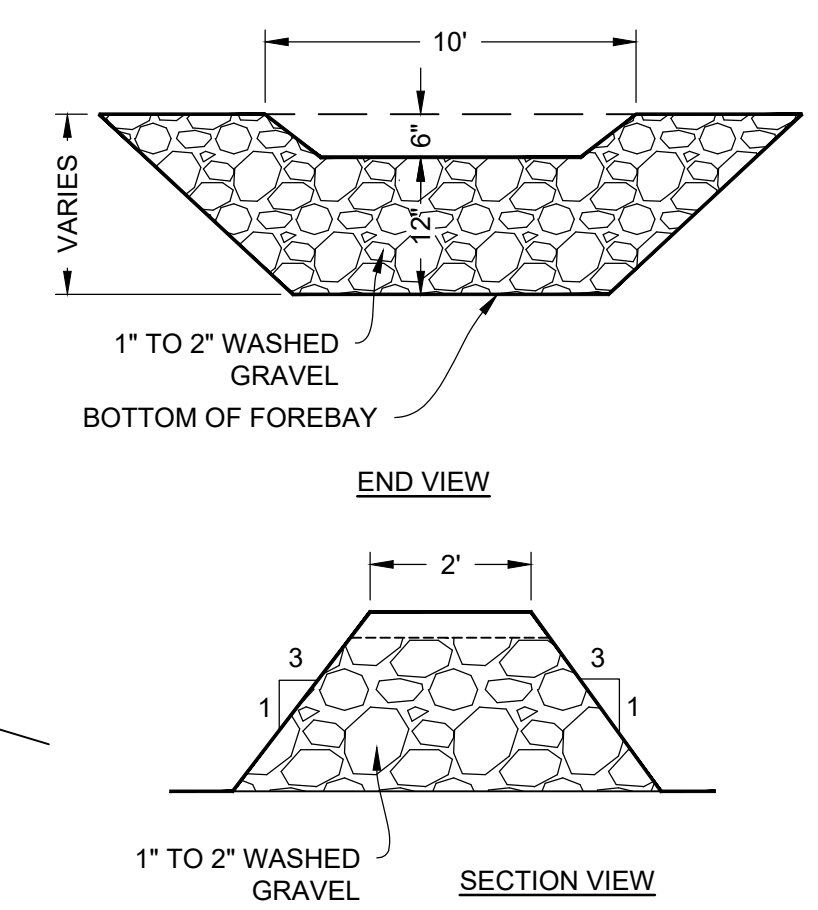


2 EROSION CONTROL MIX BERM
NOT TO SCALE



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.

3 TEMPORARY CHECK DAM DETAIL
NOT TO SCALE



WARNER PLANNING BOARD CHAIRMAN:

DATE:

- LEGEND
- CHECK DAM WITH EROSION CONTROL
 - EROSION CONTROL FENCE/SILT SOCK
 - SILT/SEDIMENT RAP
 - CONSTRUCTION ENTRANCE

- 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



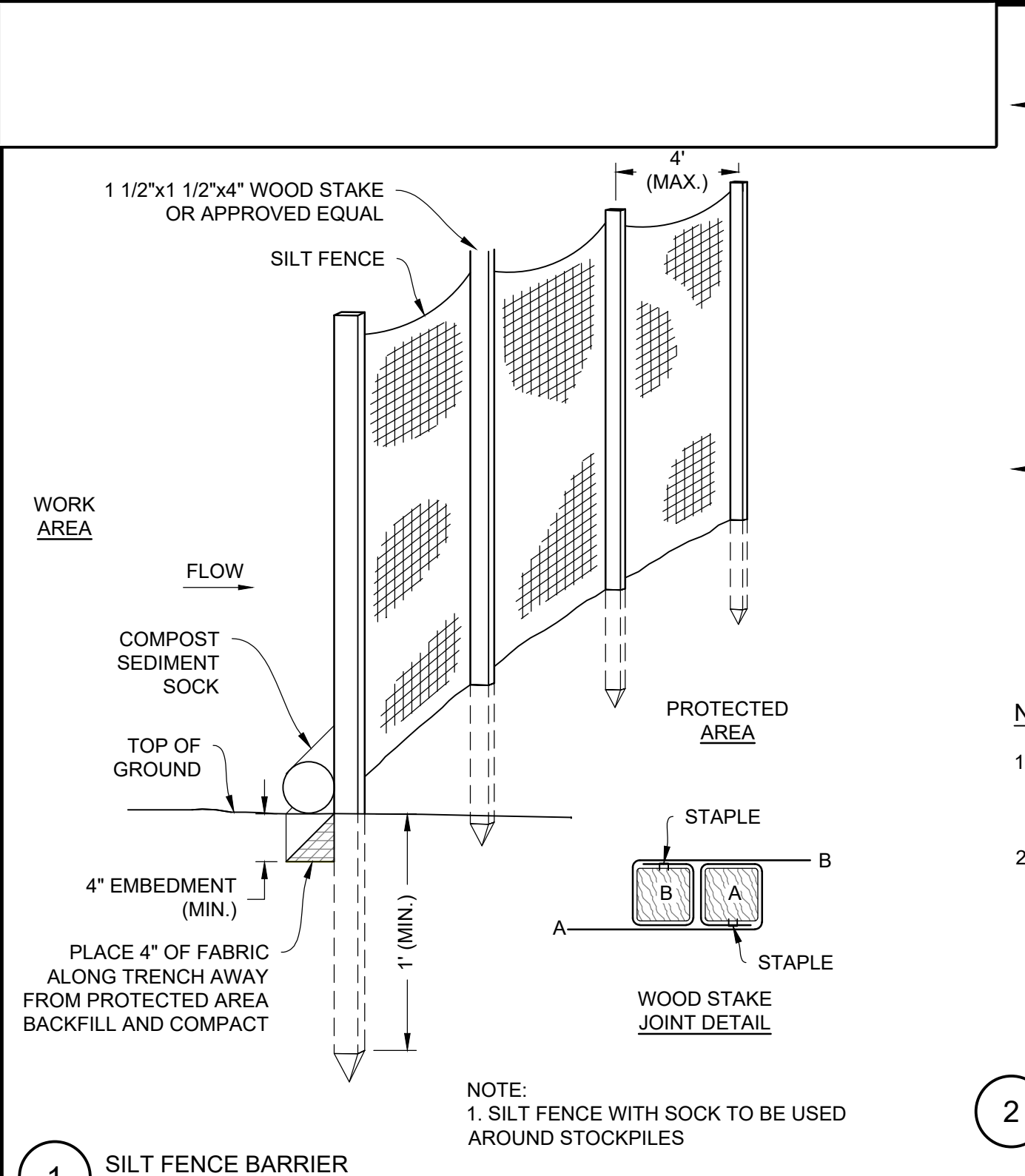
REVISED SITE PLAN
LOT 1 - ROUTE 103 WEST, WARNER NH,
ASSESSOR'S MAP 35 LOT 4-1

OWNER COMET, LLC
84 RANGE ROAD, WINDHAM NH 03087

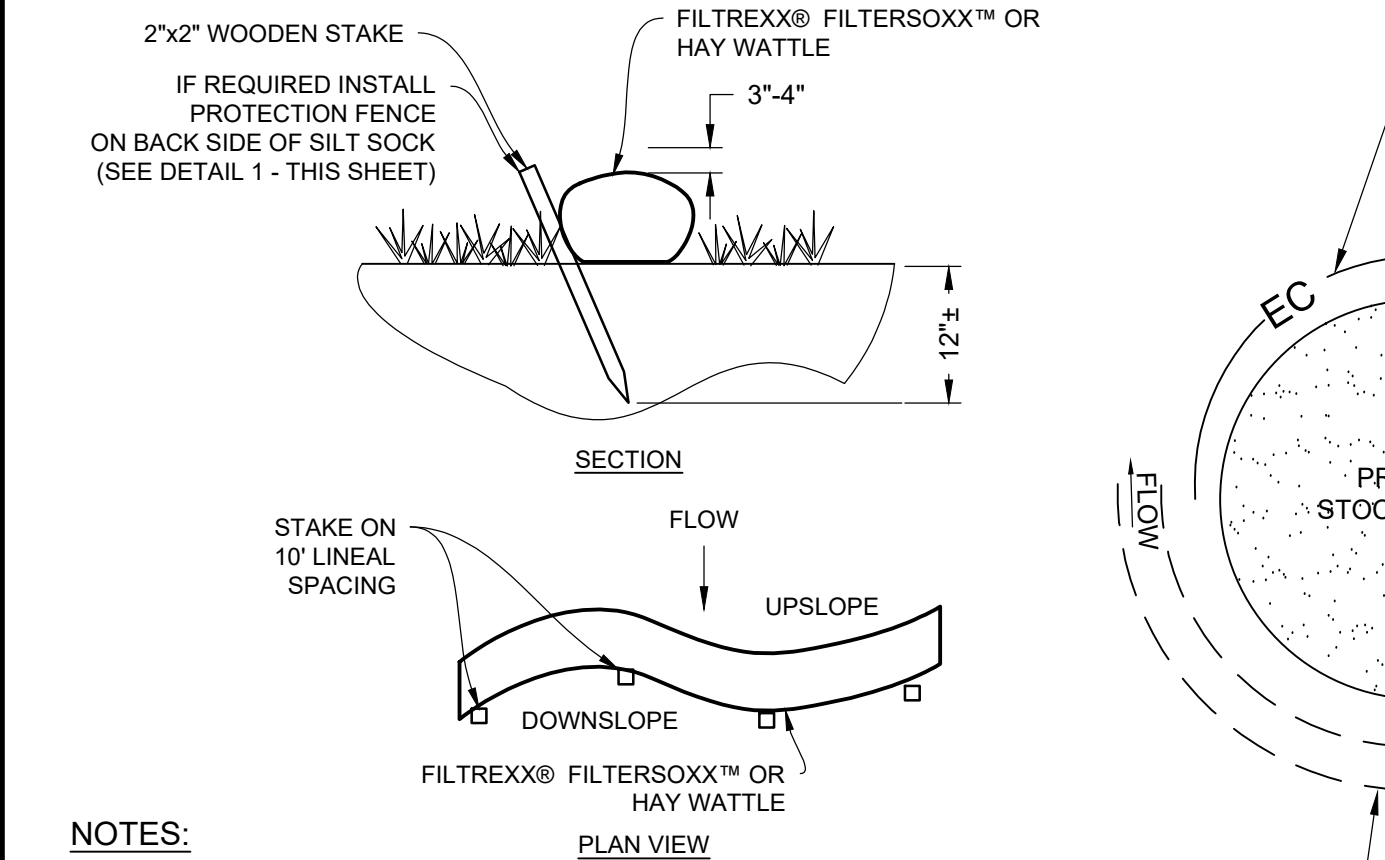
EROSION CONTROL PLAN - PHASE 2
CS8002



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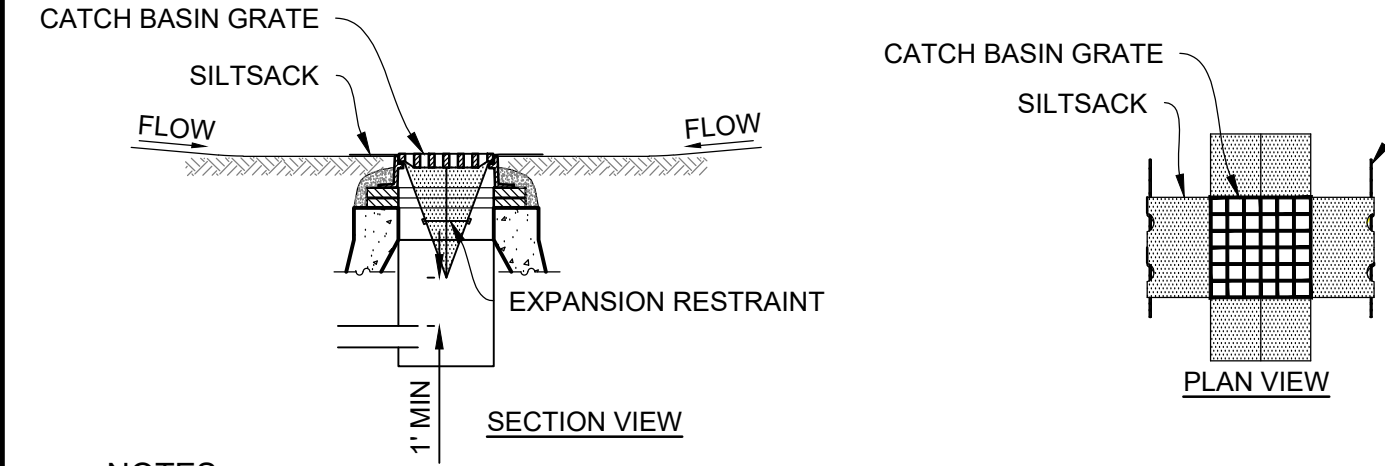


1 SILT FENCE BARRIER
NOT TO SCALE



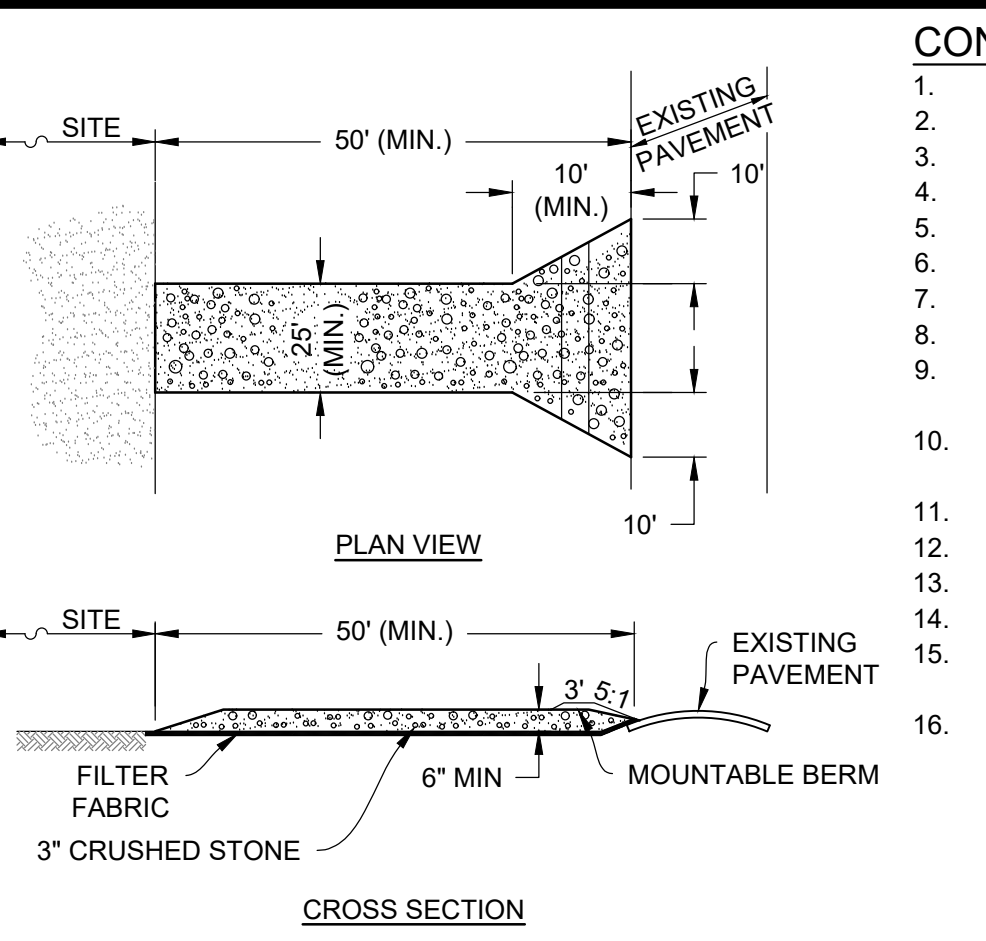
- NOTES:
- ALL MATERIALS TO MEET FILTERREXX® SPECIFICATIONS.
 - FILTERSOXX™ COMPOST/SEED FILL TO MEET APPLICATION REQUIREMENTS.
 - COMPOST MATERIAL TO BE DISPENSED ON SITE, AS DETERMINED BY ENGINEER.

3 SEDIMENT SOCK / HAY WATTLE DETAIL
NOT TO SCALE



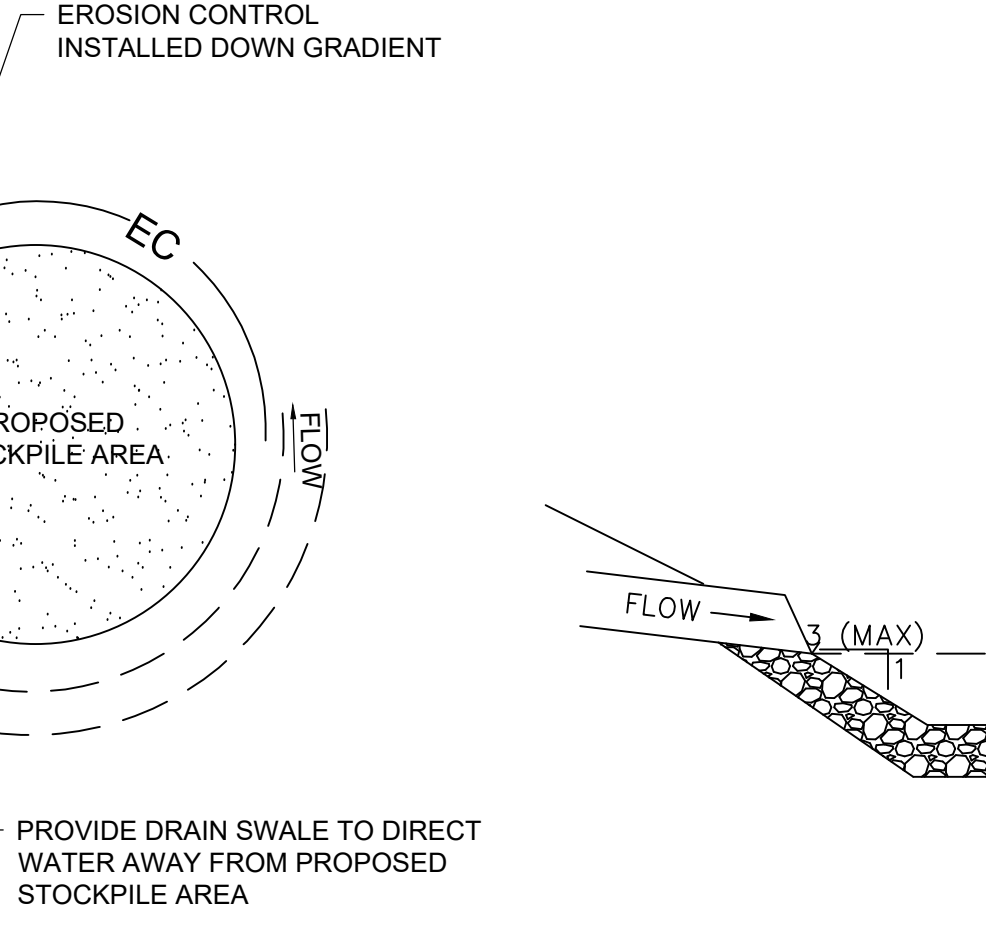
- NOTES:
- INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND HAY BALES HAVE BEEN REMOVED.
 - GRATE TO BE PLACED OVER SILTSACK.
 - SILTSACK SHALL BE INSPECTED WEEKLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED. MAXIMUM VOLUME OF SILT ALLOWED BEFORE CLEANING OF THE VOLUME OF THE SILT TRAP.
 - MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.

6 SILTSACK SEDIMENT TRAP
NOT TO SCALE

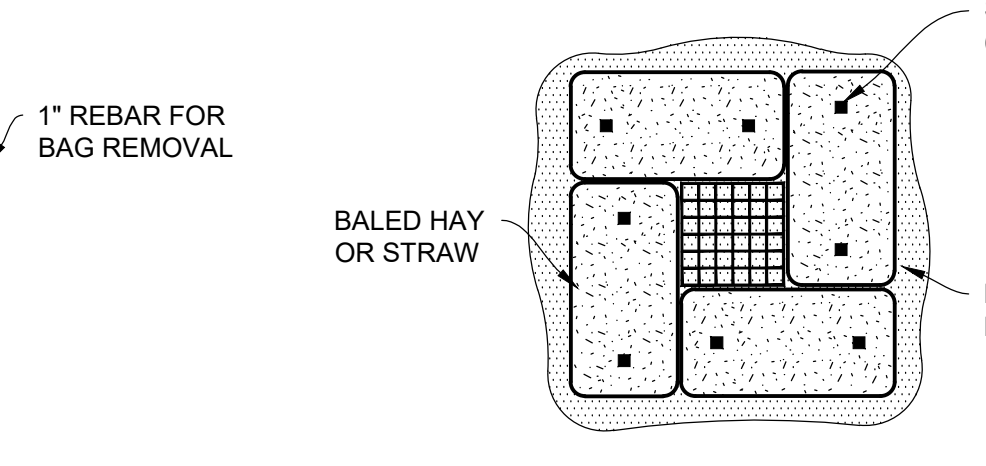


- NOTES:
- ENTRANCE WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP 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.

2 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



5 LEVEL LIP SPREADER
NOT TO SCALE



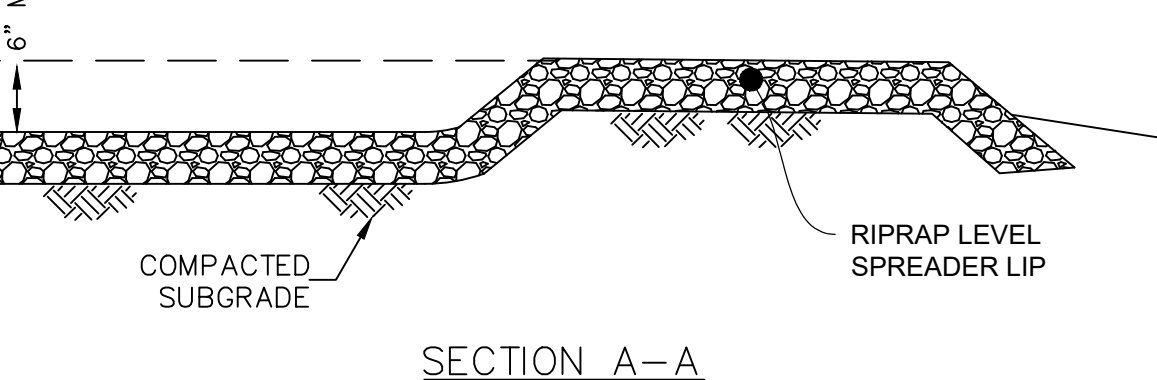
- NOTES:
- INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND HAY BALES HAVE BEEN REMOVED.
 - GRATE TO BE PLACED OVER SILTSACK.
 - SILTSACK SHALL BE INSPECTED WEEKLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED. MAXIMUM VOLUME OF SILT ALLOWED BEFORE CLEANING OF THE VOLUME OF THE SILT TRAP.
 - MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.

7 CATCH BASIN SEDIMENT TRAP
NOT TO SCALE

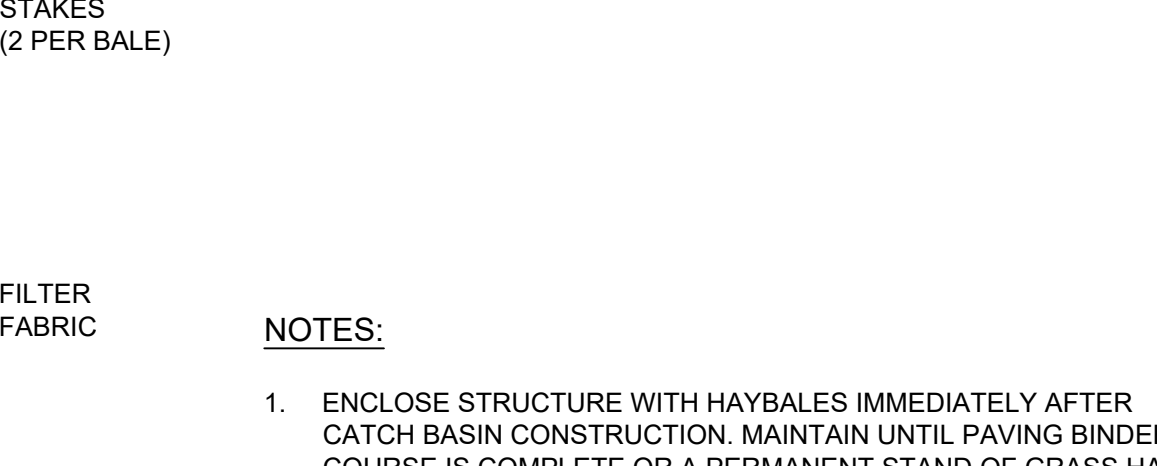
- CONSTRUCTION SEQUENCE NOTES:
- INSTALL EROSION AND SEDIMENT CONTROLS AS SHOWN ON PLAN.
 - COMMENCE CLEARING, GRUBBING AND EARTHWORK.
 - CUT AND DISPOSE OF ANY DEBRIS PRODUCED DURING EARTHWORK.
 - INSTALL TEMPORARY SEDIMENT CONTROL BASINS
 - FILL SITE TO SUBGRADE AND ROUGH GRADE.
 - INSTALL STORMWATER PONDS, INFILTRATION BASINS, SWALES, AND UTILITIES.
 - INSTALL BUILDING FOUNDATION.
 - CONSTRUCT PAVED AREA BASE COURSES.
 - STABILIZE SIDE SLOPES. SIDE SLOPES MUST BE FULLY STABILIZED BEFORE ANY STORMWATER DISCHARGE.
 - DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 72 HOURS OF THE ESTABLISHMENT OF FINAL GRADE.
 - CONSTRUCT BUILDING.
 - FINAL PAVING OF DRIVEWAY AND PARKING AREAS.
 - INSPECT ALL SEDIMENT AND EROSION CONTROL MEASURES.
 - INSTALL SITE LANDSCAPING AND PERMANENT SEEDING OF ALL DISTURBED AREAS.
 - AFTER ALL SEEDED AREAS HAVE ESTABLISHED STABLE GROWTH, ALL TEMPORARY EROSION CONTROL CAN BE REMOVED.
 - 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 ft²	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)



7 CATCH BASIN SEDIMENT TRAP
NOT TO SCALE



- NOTES:
- 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.
 - IF GRATE IS AGAINST EXISTING CURB THEN HAY BALES ARE TO BE PLACED AROUND THREE SIDES OF GRATE ONLY.
 - GRATE TO BE PLACED OVER FILTER FABRIC.
 - BALES SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS. REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.

7 CATCH BASIN SEDIMENT TRAP
NOT TO SCALE

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

- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL PHYSICALLY MARK THE LIMITS OF NO LAND DISTURBANCE ON THE SITE AND INSTALL PERIMETER CONTROLS.
- THE CONTRACTOR IS TO INSTALL AND MAINTAIN DRAINAGE FACILITIES AS SHOWN ON THE SITE PLANS.
- 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 MULTIMONO-FILAMENT POLYPROPYLENE NETTING OR MESH.
- CONSTRUCTION OF DRAINAGE FACILITIES IS TO BE INSPECTED BY DESIGN ENGINEER TO VERIFY CONFORMANCE TO THE DESIGN PLAN.
- THE SEQUENCE OF DRAINAGE CONSTRUCTION SHALL BE AS FOLLOWS:
 - CLEAR, GRUB, EXCAVATE AREAS FOR DRAINAGE SYSTEMS.
 - TRENCH AND INSTALL PIPES, CATCH BASINS MANHOLES
 - INSTALL INLET PROTECTION.
- 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.
- ALL EXPOSED SOILS SHALL BE IMMEDIATELY STABILIZED WITH A LAYER OF MULCH HAY OR JUTE BLANKETS-AS NEEDED FOR SLOPES STEEPER THAN 3:1.
- TEMPORARY WATER DIVERSION MUST BE USED AS NECESSARY UNTIL AREAS AREA STABILIZED.
 - DITCHES AND SWALES SHALL BE STABILIZED BEFORE DIRECTING WATER TO THEM .
 - ROADWAYS AND PARKING LOTS SHALL BE STABILIZED BEFORE DIRECTING WATER TO THEM
 - CUT AND FILL SLOPES SHALL BE SEEDED/ LOAMED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE
- 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.
- 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.
- AFTER PAVING IS INSTALLED, IT SHALL BE SWEEPED CLEAN ON A REGULAR BASIS.
- 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:

- 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.
- 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.
- THE PAVEMENT AREA IS TO BE SWEEPED CLEAN, AS REQUIRED (I.E., VISUALLY NOTICEABLE DEBRIS BUILD-UP). A MINIMUM OF ONCE PER YEAR.
- ALL GRADED SLOPES SHALL BE INSPECTED EVERY SPRING FOR EROSION. UPON DISCOVERY OF ANY FAILURE (IE. EROSION), LOAM AND SEED SHALL BE PUT IN PLACE AND NURTURED.
- DURING THE WINTER MONTHS, ALL SNOW IS TO BE STORED SUCH THAT SNOW MELT IS CONTROLLED WITHIN THE PAVED AREA.

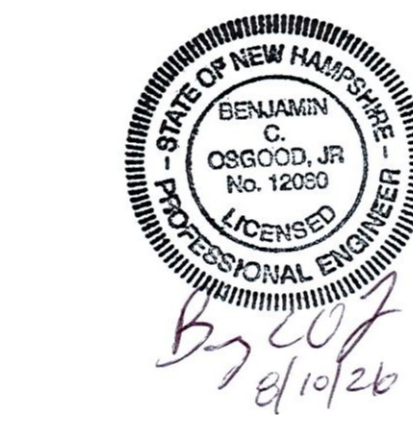
- WINTER CONSTRUCTION SEQUENCE NOTES:
- ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1 AND SEEDING AND PLACING 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.
 - 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.
 - 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

WARNER PLANNING BOARD CHAIRMAN:

DATE:

EROSION CONTROL NOTES (DURING CONSTRUCTION)

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- STABILIZE PAVEMENT AREAS WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE
- CLEAN OUT CATCH BASINS, DRAIN MANHOLES AND STORM DRAIN PIPES AFTER COMPLETION OF CONSTRUCTION.
- 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
- DUST SHALL BE CONTROLLED AT THE SITE WITH MECHANICAL WATER SPRAYING AS NECESSARY AND DURING EXTENDED DRY PERIODS.
- UPON ESTABLISHMENT OF PERMANENT VEGETATION OVER DISTURBED AREAS, REMOVE AND DISPOSE OF STRAW WATTLES AND STAKES.
- 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.
- 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.
- 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.
- EROSION AND SEDIMENTATION CONTROL SHALL BE IN COMPLIANCE WITH MASSACHUSETTS STORMWATER POLICY.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED.
 - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED.
 - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
 - ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE
- 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
- ANY SEDIMENTS REMOVED ROM EROSION CONTROL DEVICES, CATCH BASINS, AND STORMWATER STRUCTURES SHALL BE DISPOSED OF IN ACCORDANCE WITH STATE REGULATIONS AND BEST MANAGEMENT PRACTICES.



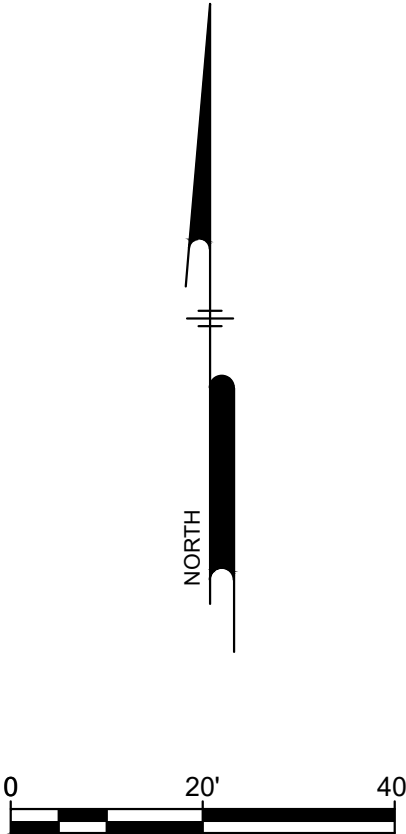
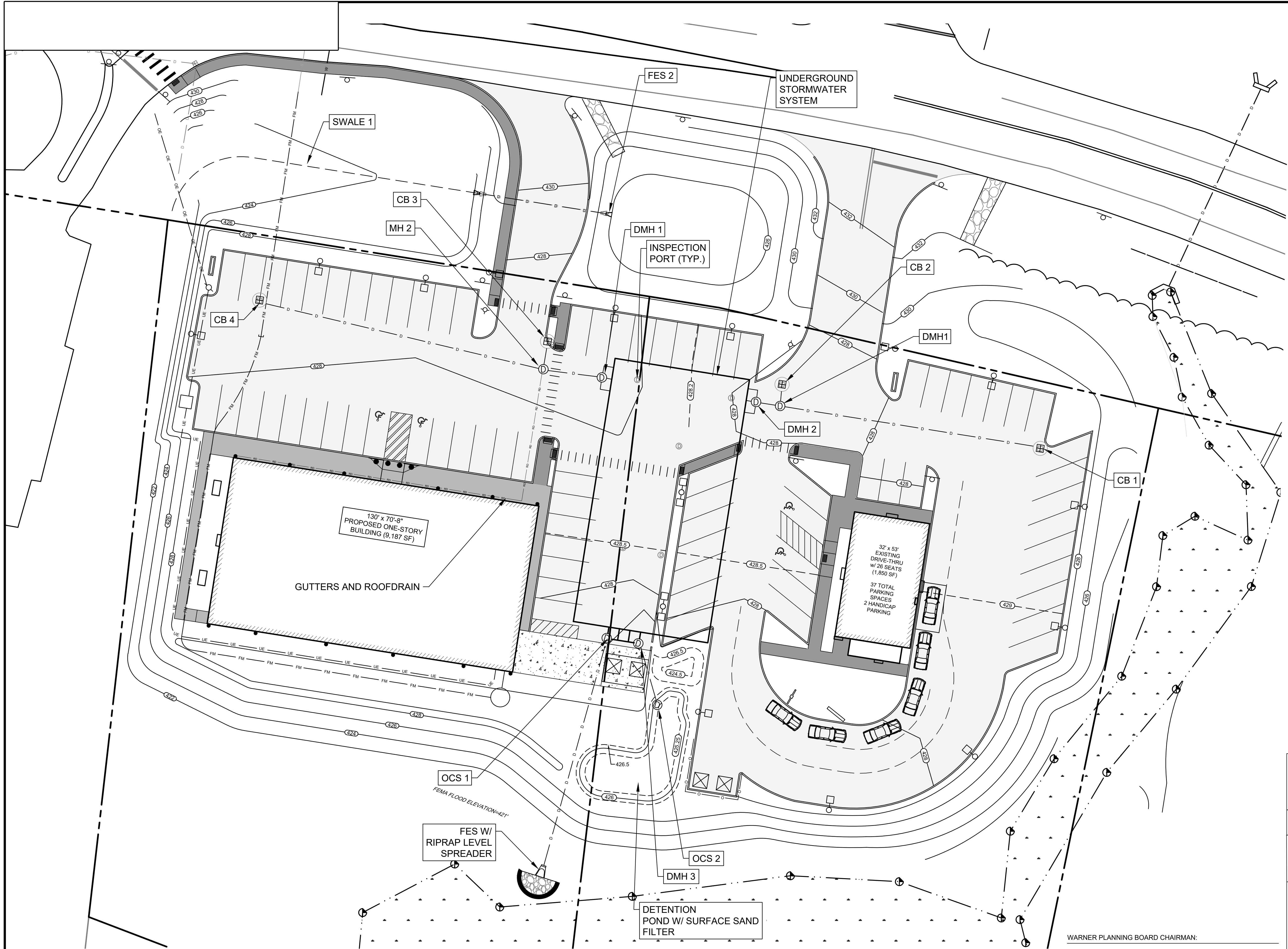
REVISED SITE PLAN
LOT 1 - ROUTE 103 WEST, WARNER NH,
ASSESSOR'S MAP 35 LOT 4-1

OWNER
COMET, LLC
84 RANGE ROAD, WINDHAM NH 03087

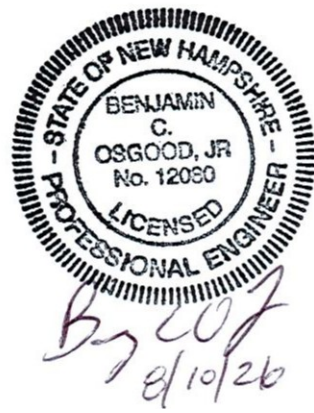
EROSION CONTROL NOTES AND DETAILS
CS8501

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

DATE: 2026-06-10
SCALE:
SHEET 19 OF 20



- NOTES:
1. INSPECTION AND MAINTENANCE RECORDS MUST BE SUBMITTED TO DES UPON REQUEST



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

INSPECTION AND MAINTENANCE PLAN
CS9001



Ranger Engineering Group, Inc.

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

WARNER PLANNING BOARD CHAIRMAN:

DATE:

DATE:
2026-08-10

SCALE:
1" = 20'

SHEET 20 OF 20

Lot 1 Warner NH

(b) Insignificant deviation(s) from the approved plan shall meet the following:

(1) The project as modified will comply with Env-Wq 1507.02 relative to permanent methods of protecting water quality;

The stormwater system remains as approved.

(2) The modifications have not and will not result in any changes to wetlands or protected shoreland impacts and will not decrease any buffers required by law or established by a permit or other approval, unless a permit that specifically allows the impacts has been obtained pursuant to RSA 482-A or RSA 483-B, respectively;

The project has no wetland impacts.

(3) The proposed disturbance is within the area originally proposed for disturbance, except as necessitated by (6) through (8), below;

The limit of disturbance remains the same.

(4) As compared to the project as originally approved, the total impervious area has decreased, remained the same, or increased by the smaller of 5% or 2,500 square feet;

The impervious are is reduced by 530 square feet or 1.7%

(5) No change is made to a stormwater management system that:

a. Adds, removes, or relocates any treatment practice, pretreatment practice, groundwater recharge practice, or detention structure; or

the system will remain the same

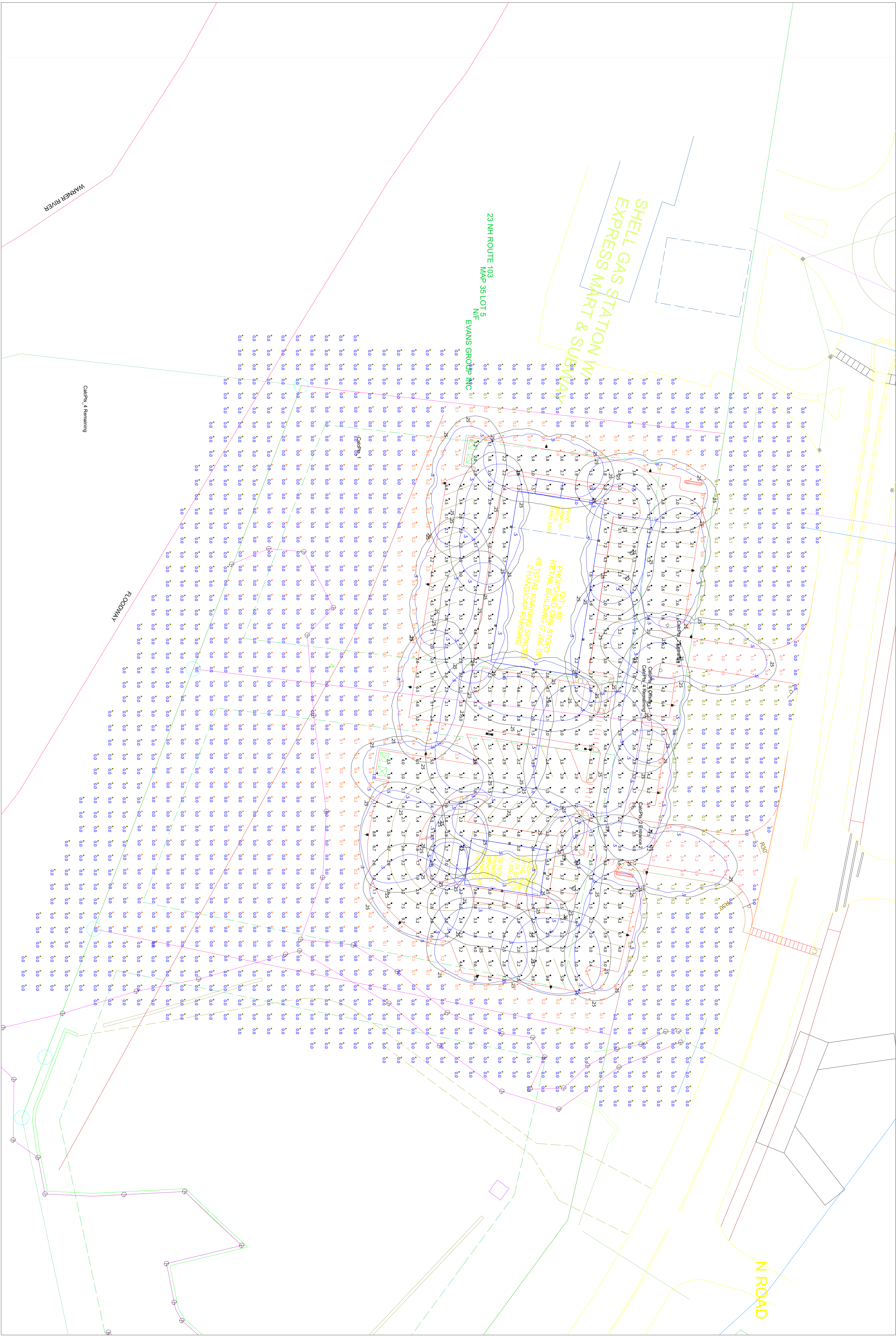
b. Increases the peak inflow rate to any treatment practice, pretreatment practice, groundwater recharge practice, or detention structure during the 2-year 24-hour storm;

the peak inflow rates will remain the same

(6) The roadway centerline has not been relocated or has been relocated to no more than 20 feet from the center line of the roadway as originally approved;

There is no roadway but some paved parking has been reduced and the building has been made larger

Scale: 1 inch= 30 Ft.



170 Ludlow Avenue, Northvale, NJ 07647
888 722-1000 • rablighting.com

Prepared For:
Holbrook Associated
35 Reservoir Park Drive
Rockland, MA 02370
Tel: 888-839-1578

Job Name:
Warner NH Retail/Donut Shop Site
Warner, NH
Lighting Layout
Version A

Scale: as noted

Date: 5/15/2020

Filename: Warner NH Retail Donut Shop Site layout 00388450B.AGI

Drawn By: Donald G. Andrews

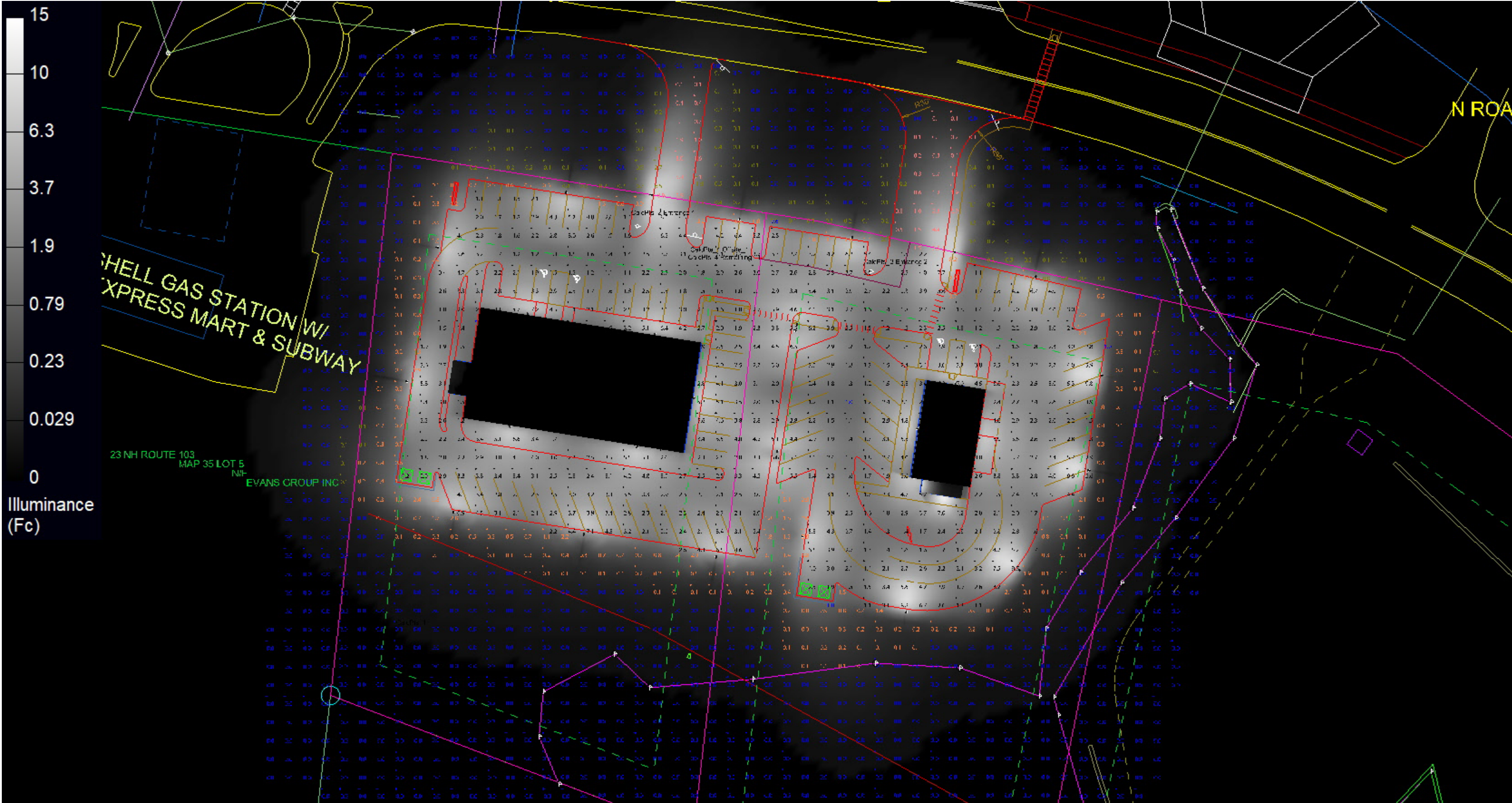
PROJECT # 152446

CASE # 00388450

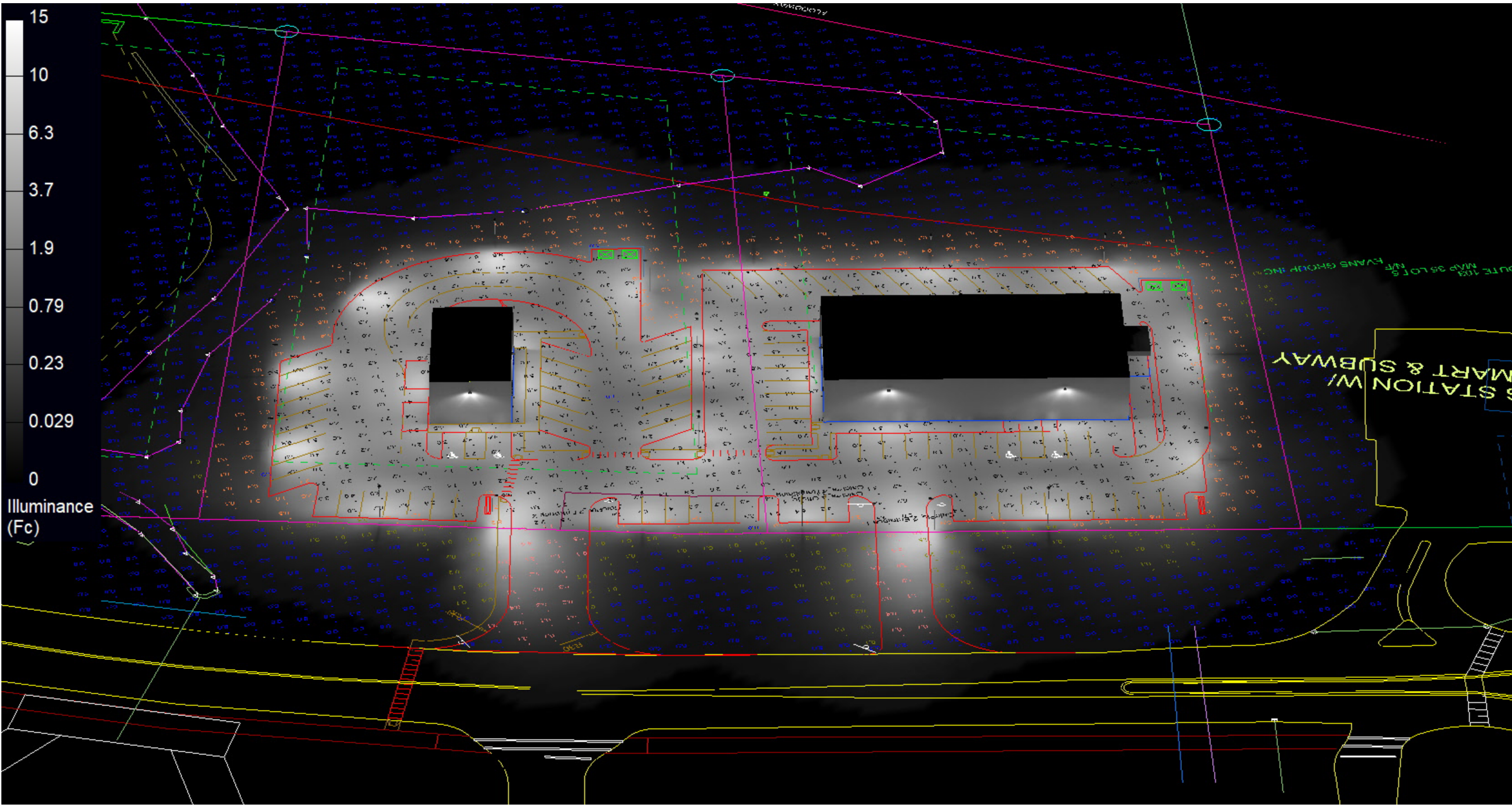
The Lighting Analysis, eXLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by RAB Lighting Inc. ("RAB") represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB recommends that design parameters and other information be field verified to reduce variation.

RAB neither warrants, either implied or stated with regard to actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design. RAB neither warrants, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design intent as compliant with any applicable regulatory code requirements with the exception of those specifically stated on drawings created and submitted by RAB. The Lighting Design is issued, in whole or in part, as advisory documents for informational purposes and is not intended for construction nor as being part of a project's construction documentation package.

Filename: C:\Users\donald\Desktop\Warner NH Retail Donut Shop Site layout 00388450B.AGI



RenderViewpoint_1



RenderViewpoint_2

RAB® 170 Ludlow Avenue, Northvale, NJ 07647 888 722-1000 • rablighting.com Prepared For: Holbrook Associated 35 Reservoir Park Drive Rockland, MA 02370 Tel: 888-839-1578	Job Name: Warner NH Retail/Donut Shop Site Warner, NH Lighting Layout Version A	Scale: as noted	PROJECT # 152446
		Date: 5/15/2020	CASE # 00388450
		Filename: Warner NH Retail Donut Shop Site layout 00388450B.AGI	
		Drawn By: Donald G. Andrews	
		Filename: C:\Users\donald\Desktop\Warner NH Retail Donut Shop Site layout 00388450B.AGI	

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Calculation Summary											
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb	Meter Type	Grid Z
CalcPts_1	Illuminance	Fc	2.96	9.8	1.0	2.96	9.80	10	10	Horizontal	0
CalcPts_2 Entrance 1	Illuminance	Fc	1.76	8.0	0.0	N.A.	N.A.	10	10	Horizontal	0
CalcPts_2 Entrance 2	Illuminance	Fc	0.98	5.5	0.0	N.A.	N.A.	10	10	Horizontal	0
CalcPts_4 Offsite	Illuminance	Fc	0.04	6.5	0.0	N.A.	N.A.	10	10	Horizontal	0
CalcPts_4 Offsite_1	Illuminance	Fc	0.13	1.9	0.0	N.A.	N.A.	10	10	Horizontal	0
CalcPts_4 Remaining	Illuminance	Fc	0.19	8.2	0.0	N.A.	N.A.	10	10	Horizontal	0
CalcPts_4 Remaining _1	Illuminance	Fc	1.47	2.2	0.6	2.45	3.67	10	10	Horizontal	0

All quotes/orders generated from this layout must be forwarded to the Local Rep Agency							
Symbol	Qty	Tag	Label	Arrangement	LLF	Description	BUG Rating
	2	A	ALED2T78Y	SINGLE	1.000	(TYPE II) Pole Mounted Area	B2-U0-G2
	1	D	SLIM18Y	SINGLE	1.000	SLIM18Y	B1-U0-G0
	1	E	SLIM12Y	SINGLE	1.000	SLIM12Y	B1-U0-G0
	10	H	ALED3T50Y	SINGLE	1.000	ALED3T50Y (TYPE III)	B1-U0-G2
	4	J	ALED4T50Y	SINGLE	1.000	ALED4T50Y (TYPE IV)	B1-U0-G2
	2	H	ALED3T50Y x 2 @ 180°	BACK-BACK	1.000	ALED3T50Y (TYPE III)	B1-U0-G2
	8	J	WPLED3T50YFX	SINGLE	1.000	WPLED3T50YFX (TYPE III)	B1-U0-G2

Expanded Luminaire Location Summary						
LumNo	Tag	X	Y	MTG HT	Orient	Tilt
45	H	940077.088	287377.124	15	260.991	0
46	A	940123.183	287376.224	15	350.991	0
47	H	940008.32	287347.94	15	350.991	0
48	H	939991.495	287275.95	15	350.991	0
49	H	940016.657	287205.596	15	79.991	0
50	H	940086.724	287194.183	15	79.991	0
51	H	940157.865	287181.899	15	79.991	0
52	H	940170.442	287362.998	15	260.991	0
53	H	940231.04	287353.376	15	260.991	0
54	H	940200.693	287302.886	15	260.789	0
54	H	940201.291	287306.578	15	80.789	0
55	H	940190.137	287234.752	15	260.789	0
55	H	940190.735	287238.444	15	80.789	0
56	A	940286.035	287345.501	15	170.991	0
57	H	940329.608	287332.015	15	257.11	0
58	J	940365.284	287279.114	15	170.991	0
59	J	940358.044	287228.162	15	170.991	0
60	J	940320.904	287174.556	15	145.858	0
61	J	940260.072	287152.082	15	84.958	0
62	H	940204.331	287192.513	15	351.153	0
63	J	940056.501	287312.395	15	80.991	0
64	J	940124.91	287301.55	15	80.992	0
65	J	940046.856	287251.555	15	260.992	0
66	J	940115.265	287240.709	15	260.991	0
67	J	940145.933	287267.032	15	350.991	0
68	J	940286.886	287274.886	15	80.991	0
69	J	940266.019	287250.554	15	170.969	0
70	J	940299.205	287245.292	15	350.991	0
71	E	940281.145	287214.068	9	260.991	0
72	D	940264.265	287223.79	15	260.991	0
Total Quantity: 30						



NOTES:

* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* It is the Owner's responsibility to confirm the suitability of the existing or proposed poles and bases to support the proposed fixtures, based on the weight and EPA of the proposed fixtures and the owner's site soil conditions and wind zone. It is recommended that a professional engineer licensed to practice in the state the site is located be engaged to assist in this determination.

* The landscape material shown hereon is conceptual, and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are living objects, and subject to constant change. The conceptual objects shown are for illustrative purposes only. The actual illumination values measured in the field will vary.

* Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the RAB lighting design model. RAB is not responsible for any inaccuracies caused by incomplete information on the part of the customer, and reserves the right to use best judgement when translating customer requests into photometric studies.

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending apply.

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Scale: as noted	PROJECT # 152446
Date: 5/15/2020	CASE # 00388450
Filename: Warner NH Retail Donut Shop Site layout 00388450B.AGI	
Drawn By: Donald G. Andrews	

Job Name: Warner NH Retail//Donut Shop Site
Warner, NH
Lighting Layout
Version A

Prepared For:
Hollbrook Associated
35 Reservoir Park Drive
Rockland, MA 02370
Tel: 888-839-1578

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170 Ludlow Avenue, Northvale, NJ 07647
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Color: Bronze

Weight: 29.9 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.66A
208V	0.41A
240V	0.35A
277V	0.30A
Input Watts	78.00W

LED Info

Watts	78W
Color Temp	3000K (Warm)
Color Accuracy	70 CRI
L70 Lifespan	100,000
Lumens	9,039
Efficacy	115.9 LPW

Technical Specifications

Listings

UL Listed:

Suitable for wet locations as a downlight

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P0000179Q

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:

Conforms to (allows for conformance to) the requirements for the IDA's "Fixture Seal of Approval" as of March 1, 2016.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Six (6) multi-chip, 13W, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:

The Type II distribution is ideal for wide walkways, on ramps and entrance roadways, bike paths and other long and narrow lighting applications. This type is meant for lighting larger areas and usually is located near the roadside. This type of lighting is commonly found on smaller side streets or jogging paths.

Effective Projected Area:

EPA = 0.75

Ambient Temperature:

Suitable For use in 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior heat sinking with external Air-Flow fins

Lens:

Tempered glass lens

Housing:

Die-cast aluminum housing, lens frame and mounting arm

IP Rating:

Ingress Protection rating of IP66 for dust and water

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

Technical Specifications (continued)

Construction

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Electrical

Driver:

Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%

THD:

5.1% at 120V, 13.2% at 277V

Power Factor:

99.5% at 120V, 93.6% at 277V

Surge Protection:

4kV

Other

Patents:

The ALED design is protected by patents in the U.S. Pat. 668,370, Canada Pat. 144956, China ZL201230100154.X, and Mexico Pat. 38423. Pending patents in Taiwan.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Equivalency:

Equivalent to 250W Metal Halide

Buy American Act Compliance:

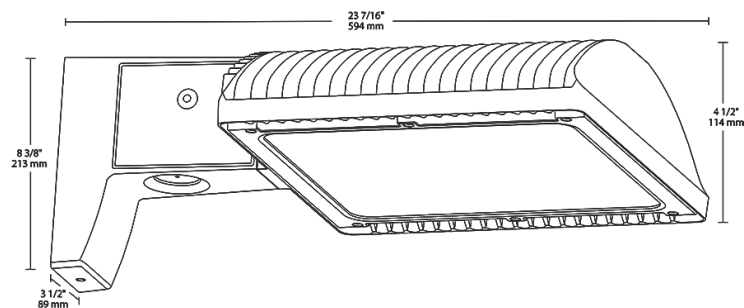
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U0 G2

Dimensions



Features

66% energy cost savings vs. HID

100,000-hour LED lifespan

5-Year, No-Compromise Warranty

Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver Options	Options	Other Options
ALED	2T	78		Y				
	4T = Type IV 3T = Type III 2T = Type II	50 = 50W 78 = 78W 105 = 105W 125 = 125W 150 = 150W	Blank = Pole mount SF = Slipfitter	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Bronze RG = Roadway Gray W = White K = Black	Blank = 120-277V /480 = 480V /BL = Bi-Level /D10 = 0-10V Dimming	Blank = No Option /LC = Lightcloud® Controller /PCS = 120V Swivel Photocell /PCS2 = 277V Swivel Photocell /PCT = 120-277V Twistlock Photocell /PCS4 = 480V Swivel Photocell /PCT4 = 480V Twistlock Photocell /WS = Multi-Level Motion Sensor /WS2 = Multi-Level Motion Sensor 20 ft. /WS4 = Multi-Level Motion Sensor 40 ft.	Blank = Standard USA = BAA Compliant



Color: Bronze

Weight: 32.0 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.46A
208V	0.27A
240V	0.23A
277V	0.20A
Input Watts	54.60W

LED Info

Watts	50W
Color Temp	3000K (Warm)
Color Accuracy	71 CRI
L70 Lifespan	100,000
Lumens	6,500
Efficacy	119 LPW

Technical Specifications**Listings****UL Listed:**

Suitable for wet locations as a downlight

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P0000178T

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:

Conforms to (allows for conformance to) the requirements for the IDA's "Fixture Seal of Approval" as of March 1, 2016.

LED Characteristics**Lifespan:**

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction**IES Classification:**

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

IP Rating:

Ingress Protection rating of IP66 for dust and water

Ambient Temperature:

Suitable For use in 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature

Effective Projected Area:

EPA = 0.75

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

environments

Technical Specifications (continued)

Construction

Green Technology:

Mercury and UV free. RoHS-compliant components.

Electrical

Driver:

Constant Current, Class 2, 1400mA, 100-277V, 50-60Hz, 0.8A, Power Factor 99%

THD:

6.1% at 120V, 9.4% at 277V

Power Factor:

99.6% at 120V, 96% at 277V

Surge Protection:

6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2.

Other

Patents:

The ALED™ design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

BAA Compliance:

Click [here](#) for BAA compliance.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Equivalency:

Replaces 200W Metal Halide

Buy American Act Compliance:

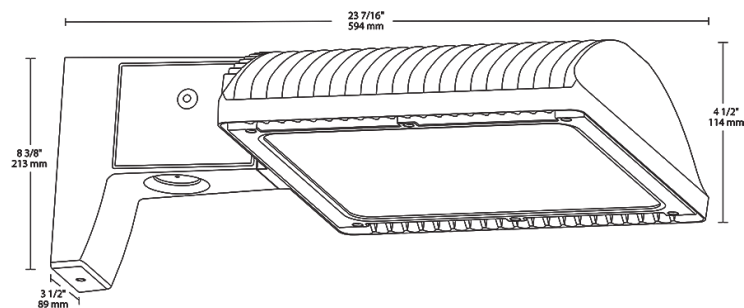
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B0 U0 G1

Dimensions



Features

66% energy cost savings vs. HID

100,000-hour LED lifespan

5-Year, No-Compromise Warranty

Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver Options	Options	Other Options
ALED	3T	50		Y				
	4T = Type IV 3T = Type III 2T = Type II	50 = 50W 78 = 78W 105 = 105W 125 = 125W 150 = 150W	Blank = Pole mount SF = Slipfitter	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Bronze RG = Roadway Gray W = White K = Black	Blank = 120-277V /480 = 480V /BL = Bi-Level /D10 = 0-10V Dimming	Blank = No Option /LC = Lightcloud® Controller /PCS = 120V Swivel Photocell /PCS2 = 277V Swivel Photocell /PCT = 120-277V Twistlock Photocell /PCS4 = 480V Swivel Photocell /PCT4 = 480V Twistlock Photocell /WS = Multi-Level Motion Sensor /WS2 = Multi-Level Motion Sensor 20 ft. /WS4 = Multi-Level Motion Sensor 40 ft.	Blank = Standard USA = BAA Compliant



Color: Bronze

Weight: 32.0 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.46A
208V	0.27A
240V	0.23A
277V	0.20A
Input Watts	54.81W

LED Info

Watts	50W
Color Temp	3000K (Warm)
Color Accuracy	71 CRI
L70 Lifespan	100,000
Lumens	7,127
Efficacy	130 LPW

Technical Specifications**Listings****UL Listed:**

Suitable for wet locations as a downlight

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:

Conforms to (allows for conformance to) the requirements for the IDA's "Fixture Seal of Approval" as of March 1, 2016.

LED Characteristics**Lifespan:**

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction**IES Classification:**

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Effective Projected Area:

EPA = 0.75

IP Rating:

Ingress Protection rating of IP66 for dust and water

Ambient Temperature:

Suitable For use in 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Technical Specifications (continued)

Electrical

Driver:

Constant Current, Class 2, 1400mA, 100-277V, 50-60Hz, 0.8A, Power Factor 99%

THD:

6.1% at 120V, 9.4% at 277V

Power Factor:

99.6% at 120V, 96% at 277V

Surge Protection:

6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2.

Other

Patents:

The ALED™ design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Equivalency:

Replaces 200W Metal Halide

Buy American Act Compliance:

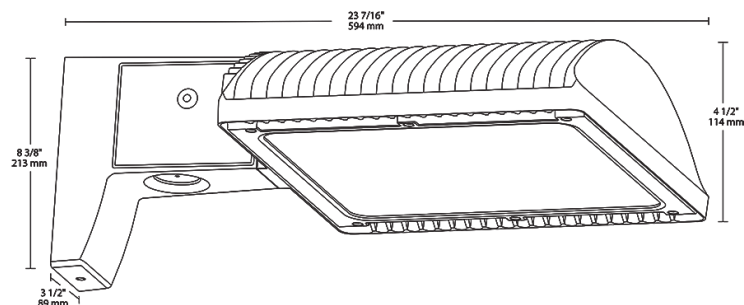
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B0 U0 G1

Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver Options	Options	Other Options
ALED	4T	50		Y				
	4T = Type IV 3T = Type III 2T = Type II	50 = 50W 78 = 78W 105 = 105W 125 = 125W 150 = 150W	Blank = Pole mount SF = Slipfitter	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Bronze RG = Roadway Gray W = White K = Black	Blank = 120-277V /480 = 480V /BL = Bi-Level /D10 = 0-10V Dimming	Blank = No Option /LC = Lightcloud® Controller /PCS = 120V Swivel Photocell /PCS2 = 277V Swivel Photocell /PCT = 120-277V Twistlock Photocell /PCS4 = 480V Swivel Photocell /PCT4 = 480V Twistlock Photocell /WS = Multi-Level Motion Sensor /WS2 = Multi-Level Motion Sensor 20 ft. /WS4 = Multi-Level Motion Sensor 40 ft.	Blank = Standard USA = BAA Compliant



Color: Bronze

Weight: 34.8 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.46A
208V	0.27A
240V	0.23A
277V	0.20A
Input Watts	54.60W

LED Info

Watts	50W
Color Temp	3000K (Warm)
Color Accuracy	71 CRI
L70 Lifespan	100,000
Lumens	6,500
Efficacy	119 LPW

Technical Specifications

Listings

UL Listed:

Suitable for wet locations as a downlight

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P00001792

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

IP Rating:

Ingress Protection rating of IP66 for dust and water

Ambient Temperature:

Suitable For use in 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Electrical

Driver:

Constant Current, Class 2, 1400mA, 100-277V, 50-60Hz, 0.8A, Power Factor 99%

Technical Specifications (continued)

Electrical

THD:

6.1% at 120V, 9.4% at 277V

Power Factor:

99.6% at 120V, 96% at 277V

Surge Protection:

6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2.

Other

Patents:

The WPLED™ design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Equivalency:

Replaces 200W Metal Halide

Buy American Act Compliance:

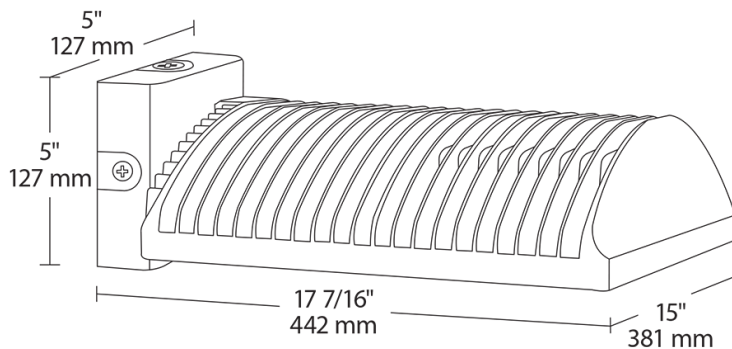
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B0 U0 G1

Dimensions



Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000-hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- Replaces 400W MH
- 100 up to 277 Volts
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Optics	Wattage	Color Temp	Mounting	Finish	Driver Options	Other Options
WPLED	3T	50	Y	FX			
	4T = Type IV 3T = Type III 2T = Type II	50 = 50W 78 = 78W 105 = 105W 125 = 125W 150 = 150W	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Arm FX = Flat Mount	Blank = Bronze W = White	Blank = Standard /480 = 480V /BL = Bi-Level /D10 = 0-10V Dimming /480/D10 = 480V 0-10V Dimming	Blank = Standard /PC = 120V Photocell /PC2 = 277V Photocell /PCT = 120-277V Twistlock Photocell /PCT4 = 480V Twistlock Photocell /PCS = 120V Swivel Photocell /PCS2 = 277V Swivel Photocell /PCS4 = 480V Swivel Photocell /WS = Multi-Level Motion Sensor /WS2 = Multi-Level Motion Sensor (20 ft. mt. ht.) /WS4 = Multi-Level Motion Sensor (40 ft. mt. ht.) /LC = Lightcloud Controller



12, 18 and 26 Watt SLIM wall packs are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze

Weight: 4.5 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.12A
208V	0.08A
240V	0.07A
277V	0.06A
Input Watts	15.90W

LED Info

Watts	12W
Color Temp	3000K (Warm)
Color Accuracy	71 CRI
L70 Lifespan	100,000
Lumens	1,922
Efficacy	120.9 LPW

Technical Specifications

Listings

UL Listed:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

ADA Compliant:

SLIM™ is ADA Compliant

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P0000171L

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Housing:

Precision die-cast aluminum housing

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation

Recommended Mounting Height:

Up to 8 ft

Lens:

Tempered glass lens

Reflector:

Specular thermoplastic

Gaskets:

High-temperature silicone

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LED:

Multi-chip, long-life LED

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Technical Specifications (continued)

Other

Patents:

The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.

HID Replacement Range:

Replaces 70W Metal Halide

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U1 G0

Electrical

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz., 4KV surge protection, 120V: 0.14A, 208V: 0.08A, 240V: 0.07A, 277V: 0.06A

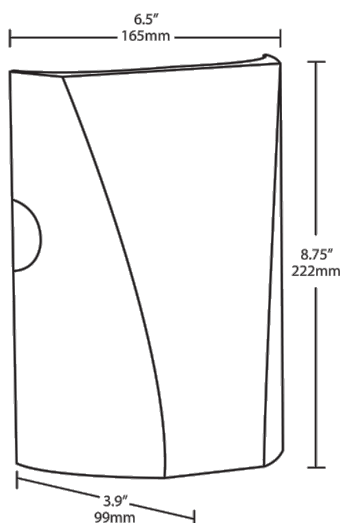
THD:

7.7% at 120V, 13.3% at 277V

Power Factor:

99.4% at 120V, 95.4% at 277V

Dimensions



Features

- Full cutoff, fully shielded LED wall pack
- Can be used as a downlight or uplight
- Contractor friendly features for easy installation
- 100,000-hour LED Life
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Wattage	Color Temp	Finish	Driver	Options
SLIM	12	Y			
	12 = 12W 18 = 18W 26 = 26W	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Bronze W = White	Blank = Standard (120-277V) /D10 = Dimmable	Blank = No Option /PC = 120V Button /PC2 = 277V Button /LC = Lightcloud® Controller



12, 18 and 26 Watt SLIM wall packs are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze

Weight: 4.5 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current	Watts	18W
120V	0.18A	Color Temp	3000K (Warm)
208V	0.09A	Color Accuracy	71 CRI
240V	0.09A	L70 Lifespan	100,000
277V	0.08A	Lumens	2,552
Input Watts	21.30W	Efficacy	119.8 LPW

LED Info

Technical Specifications

Listings

UL Listed:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

ADA Compliant:

SLIM™ is ADA Compliant

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. DLC Product Code: PAYHGJ3C

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Housing:

Precision die-cast aluminum housing

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation

Recommended Mounting Height:

Up to 14 ft

Lens:

Tempered glass lens

Reflector:

Specular thermoplastic

Gaskets:

High-temperature silicone

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LED:

Multi-chip, long-life LED

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Technical Specifications (continued)

Other

Patents:

The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.

HID Replacement Range:

Replaces 100W Metal Halide

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U1 G0

Electrical

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz., 4KV surge protection, 120V: 0.19A, 208V: 0.11A, 240V: 0.10A, 277V: 0.08A

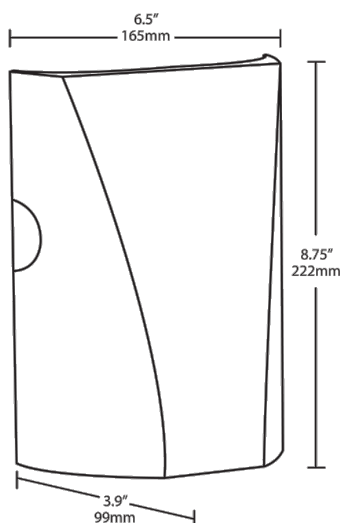
THD:

11% at 120V, 21% at 277V

Power Factor:

99.2% at 120V, 91.5% at 277V

Dimensions



Features

- Full cutoff, fully shielded LED wall pack
- Can be used as a downlight or uplight
- Contractor friendly features for easy installation
- 100,000-hour LED Life
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Wattage	Color Temp	Finish	Driver	Options
SLIM	18	Y			
	12 = 12W 18 = 18W 26 = 26W	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Bronze W = White	Blank = Standard (120-277V) /D10 = Dimmable	Blank = No Option /PC = 120V Button /PC2 = 277V Button /LC = Lightcloud® Controller



Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 105.8 lbs

Project:

Type:

Prepared By:

Date:

Technical Specifications

Listings

CSA Listed:

Suitable for wet locations

Construction

Shaft:

46,000 p.s.i. minimum yield.

Hand Holes:

Reinforced with grounding lug and removable cover

Base Plates:

Slotted base plates 36,000 p.s.i.

Shipping Protection:

All poles are shipped in individual corrugated cartons to prevent finish damage

Color:

Bronze powder coating

Height:

15 FT

Weight:

106 lbs

Gauge:

11

Wall Thickness:

1/8"

Shaft Size:

4"

Hand Hole Dimensions:

3" x 5"

Bolt Circle:

8 1/2"

Base Dimension:

8"

Anchor Bolt:

Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available [online](#).

Pre-Shipped Anchor Bolts:

Bolts can be pre-shipped upon request for additional freight charge

Max EPA's/Max Weights:

70MPH 17.4 ft./450 lb.
80MPH 12.5 ft./440 lb.
90MPH 9.0 ft./440 lb.
100MPH 6.6 ft./440 lb.
110MPH 4.8 ft./435 lb.
120MPH 3.4 ft./435 lb.
130MPH 2.3 ft./435 lb.
140MPH 1.4 ft./430 lb.
150MPH 0.8 ft./420 lb

Other

Terms of Sale:

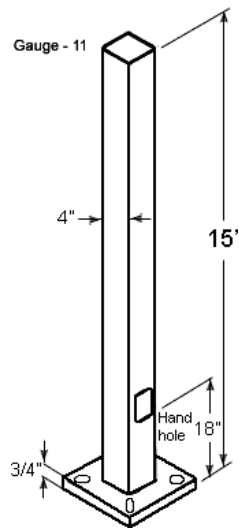
Pole Terms of Sale is available [online](#).

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a

quote for the product to be made BAA compliant.

Dimensions



Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Pole caps, base covers & bolts are sold separately
- Custom manufactured for each application



The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner



February 19, 2026

Mr. Adam Quinn
Commett, LLC
355 Middlesex Ave, Suite 7
Wilmington, MA 01887
(sent via email to: adam.michael.quinn@gmail.com)

Permit: AoT-1936A

Re: Route 103 West Commercial Development
Tax Map 35, Lots 4-1 and 4-2 – Warner

Dear Mr. Quinn:

Based upon a recent request, we are hereby amending RSA 485-A:17 Alteration of Terrain Permit AoT-1936. **The amendment consists of a 5 year time extension.** The new permit is AoT-1936A and is subject to the following conditions:

PROJECT SPECIFIC CONDITIONS:

1. The plans in the file, last revision date April 14, 2021, are a part of this approval. The project must be constructed as shown on the project plans.
2. **This permit expires on April 16 2031.** No earth moving activities shall occur on the project after this expiration date unless the permit has been extended by the Department. If an extension is required, the request must be received by the department before the permit expires. The amendment request form is available at <https://onlineforms.nh.gov/Home/55956b88-c5c4-48cb-9d02-a4fd5c7011a3>.
3. The Permittee shall comply with all recommendations by the New Hampshire Fish and Game Department related to state or federally listed threatened or endangered species that are incorporated into the project plans.
4. A qualified CPESC, soil scientist, geologist or engineer shall be retained to design the soil amendment and perform infiltration testing at the infiltration basin as shown on Sheet 12 of the approved plans. The information and test results shall be provided to the NHDES Alteration of Terrain Bureau within 7 days of testing.
5. The permittee or their successors or assigns shall employ a New Hampshire Certified Green SnowPro Salt Applicator for winter snow and ice management activities.

GENERAL CONDITIONS:

1. Activities shall not cause or contribute to any violations of the surface water quality standards established in Administrative Rule Env-Wq 1700.
2. You must submit revised plans for permit amendment prior to any changes in construction details or sequences. You must notify the Department in writing within ten days of a change in ownership.

3. You must notify the Department in writing prior to the start of construction and upon completion of construction. Forms can be submitted [electronically](http://des.nh.gov/organization/divisions/water/aot/categories/forms.htm). Paper forms are available at that same web page or at: <http://des.nh.gov/organization/divisions/water/aot/categories/forms.htm>.
4. All stormwater practices shall be inspected and maintained in accordance with Env-Wq 1507.07 and the project Inspection and Maintenance (I&M) Manual. All record keeping required by the I&M Manual shall be maintained by the identified responsible party, and be made available to the department upon request.
5. This permit does not relieve the applicant from the obligation to obtain other local, state or federal permits that may be required (e.g., from US EPA, US Army Corps of Engineers, etc.). Projects disturbing over 1 acre may require a federal stormwater permit from EPA. Information regarding this permitting process can be obtained at: <http://des.nh.gov/organization/divisions/water/stormwater/construction.htm>.
6. In accordance with Env-Wq 1503.21 (c)(1), a written notice signed by the permit holder and a qualified engineer shall be submitted to DES stating that the project was completed in accordance with the approved plans and specifications. If deviations were made, the permit holder shall review the requirements in Env-Wq 1503.21(c)(2) and submit revised plans or an application to amend the permit as necessary.
7. No activity shall occur in wetland areas until a Wetlands Permit is obtained from the Department. Issuance of this permit does not obligate the Department to approve a Wetlands Permit for this project.
8. This project has been screened for potential impact to known occurrences of protected species and exemplary natural communities in the immediate area. Since many areas have never been surveyed, or have not been surveyed in detail, unidentified sensitive species or communities may be present. This permit does not absolve the permittee from due diligence in regard to state, local or federal laws regarding such communities or species. This permit does not authorize in any way the take of threatened or endangered species, as defined by RSA 212-A:2, or of any protected species or exemplary natural communities, as defined in RSA 217-A:3.

Sincerely,



Bethann McCarthy, P.E.
Alteration of Terrain Bureau

cc: Warner Planning Board (via email: landuse@warner.nh.us)
Warner River Local Advisory Committee (via email: kmilender@millerengandtesting.com)
Benjamin Osgood, Jr., P.E. (via email)

Dollar General Warner NH

From bosgood@rangereng.com <bosgood@rangereng.com>

Date Fri 8/14/2026 3:17 PM

To Landuse Secretary <landuse@warnernh.gov>; Karen Coyne <kcoyne@warnernh.gov>

Cc 'George Holt' <gholt@aries-eng.com>; 'Adam Quinn' <adam.michael.quinn@gmail.com>

 4 attachments (13 MB)

LOT 1 WARNER NH DOLLAR GENERAL 260810.pdf; AOT Extension.pdf; Insignificant change compliance list.pdf; Warner NH RetailDonut Shop Site layout 00388450B.pdf;

External (bosgood@rangereng.com)

[Graymail](#) [Spam](#) [Phish](#) [More...](#) [FAQ](#) [Protection by INKY](#)

This email originated from outside of the organization. Do not click links or open attachments unless you are 100% sure that it is safe.

Good Afternoon,

I have attached revised plans for the Dollar General sight with the following changes.

1. We have added 2 parking spaces so there is no need for a parking waiver.
2. Made some changes to the grading to insure that stormwater at the back of the building is directed to the sand filter
3. Added the downspouts and roof drains to the drainage plan.
4. Made other misc. small revisions to clean up the plan set.

Also attached is a copy of the AOT extension that extends the time to April 2027. I have contacted AOT regarding the insignificant changes being made to the site plan and I expect to have a response next week. I have included the requirements for an insignificant change to be considered with our explanation as to how we comply. When I hear back from AOT I will forward any documents received.

We have also requested that the lighting design be revised for this new layout. I have attached the old design so you can see the fixtures that were specified.

I will bring copies of the site plans to the meeting on Monday.

If you have any questions, please don't hesitate to reach out.

Ben

Benjamin C. Osgood, Jr., PE
Senior Engineer
978-435-1324



Ranger Engineering Group, Inc.

bosgood@rangereng.com

130 Main Street 202, Salem, NH 03079

O: 978-208-1762

C: 978-435-1324

RE: Dollar General Warner NH

From bosgood@rangereng.com <bosgood@rangereng.com>

Date Fri 8/14/2026 3:26 PM

To Landuse Secretary <landuse@warnernh.gov>; Karen Coyne <kcoyne@warnernh.gov>

Cc 'George Holt' <gholt@aries-eng.com>; 'Adam Quinn' <adam.michael.quinn@gmail.com>

External (bosgood@rangereng.com)

[Graymail](#) [Spam](#) [Phish](#) [More...](#) [FAQ](#) [Protection by INKY](#)

This email originated from outside of the organization. Do not click links or open attachments unless you are 100% sure that it is safe.

Hello Again,

Forgot to give you an update on the Dollar General sign. Adam has contacted DG and they are going to look into what has been shown and get back to us. Initial response is they want the yellow but we will work on them.

Ben

Benjamin C. Osgood, Jr., PE
Senior Engineer
978-435-1324



Ranger Engineering Group, Inc.

bosgood@rangereng.com

130 Main Street 202, Salem, NH 03079

O: 978-208-1762

C: 978-435-1324

From: bosgood@rangereng.com <bosgood@rangereng.com>

Sent: Friday, August 14, 2026 3:16 PM

To: 'Landuse Secretary' <landuse@warnernh.gov>; 'Karen Coyne' <kcoyne@warnernh.gov>

Cc: 'George Holt' <gholt@aries-eng.com>; 'Adam Quinn' <adam.michael.quinn@gmail.com>

Subject: Dollar General Warner NH

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O: 978-208-1762

C: 978-435-1324

August 3, 2026

Warner Planning Board
5 East Main Street
Warner, NH 03278

RECEIVED

AUG 10 2026

WARNER LAND USE

MAB

Dear Planning Board,

The Town of Warner needs a Dollar Store as much as we all need more Donald Trump. Dollar General and their like bring the lowest wage jobs, unscrupulous management, and the scent of decay to a dying town. Is Warner dying? I appreciate what we have in this town. I especially appreciate bookends and their Jim Mitchell Park for the culture they bring to Warner. You want more tax dollars? Invest our money in tourism because we're not structured for business expansion within our town limits. Our traffic noise, and total lack of traffic policing already stresses many of us out!

Please start improving our reputation with cultural events, planting trees, and responsible policing of the traffic that wreaks havoc on all of us.

Respectfully,

Daniel Del Caro



24 Geneva St.

Warner, NH 03278

RECEIVED

AUG 10 2026

August 3, 2026

WARNER LAND USE

MAB

Warner Planning Board

5 East Main Street

Warner, NH 03278

Dear Planning Board,

I am writing to express my complete **OPPOSITION** to the building of a Dollar General store in Warner, NH. I **OPPOSE** the proposal for the following reasons:

1. Building a Dollar General store in Warner will erode our very unique community identity and the economic value that our distinctive identity creates.

We chose to live in Warner because it has that quality of someplace different, of a real place, like entering a Will Moses Calendar or a Currier and Ives lithograph, complete with white clapboard, colonial homes, a Town Meeting Hall surrounded by centuries old maple and pine trees, twists and turns along a hilly landscape that passes a 200 year old covered bridge, quaint shops, a renowned Native American museum just up the road, reminding me just how ancient this place really is, unencumbered by commercial development. I don't take this for granted and I hope the Planning Board does not either. The quaintness and preservation of New England did not just happen by accident but came from very thoughtful and caring people over the generations, unlike so much of America that has become, as the late great comedian, George Carlin said of what used to be America the Beautiful, "a transcontinental commercial cesspool, mini malls between major malls, mini marts between strip mall's, and junk dollar stores all over the place." I left the deep South for New England for these very reasons. Sadly, on a recent visit from family members from the South, they said parts of New England look more and more like Alabama with its cheap dollar stores all over the place. DG's whittle away at the uniqueness this part of the world offers. Are we losing our way and truly going south?

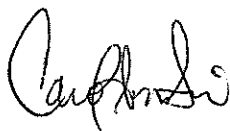
2. It will diminish property values simply by all the blight these stores bring to communities. Even in the Deep South, some communities have enacted bans on dollar store development for this very reason.
3. It will cut into sales of locally owned businesses such as Aubuchon and will have a negative impact on already existing businesses.
4. Dollar General is tacky, has low status, sales cheap goods and too much junk food to name. Do we really need this stuff?
5. Dollar General pays low wages, are understaffed and are notorious for unsafe labor practices. There have been thousands of wage theft lawsuits against DG. Chain dollar stores also rely heavily on taxpayer subsidies for healthcare and SNAP because their billionaire owners refuse to offer decent wages or benefits.

Is this what Warner really needs? And have the developers really looked for a viable tenant? If Dollar General is the best they could come up with, please do the right thing and say NO to any future discussions. Why not consider a Common Man Restaurant, Planet Fitness, or perhaps a Home Health or Hospice Agency? If there is not a viable option, why do anything but plant maple trees and flowers and remember what brings people to Warner and New England in the first place?

Let's do what we should already be doing and collectively pressure **our State House to downshift tax dollars to local areas so that we don't find ourselves forced into corporate commercial development that will certainly destroy our beautiful landscape and way of life.**

Sincerely,

Carol Anne Sims



(former resident of Gadsden, Alabama where there is a DG every 2-5 miles and 10-year resident of Warner, NH)