

SITE PLAN

LOT 3 - 9 ROUTE 103 WEST

ASSESSOR'S MAP 35 LOT 4-3

WARNER, NH 03278

DATE: MAY 12, 2026

REV: SEPTEMBER 23, 2026

PREPARED FOR:

CATCH NEIGHBOURHOOD HOUSING

105 LONDON RD, UNIT #1

CONCORD, NH 03301

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NOTE:

- APPROVAL OF THIS PLAN REQUIRES A SPECIAL EXCEPTION BE GRANTED BY THE ZONING BOARD.

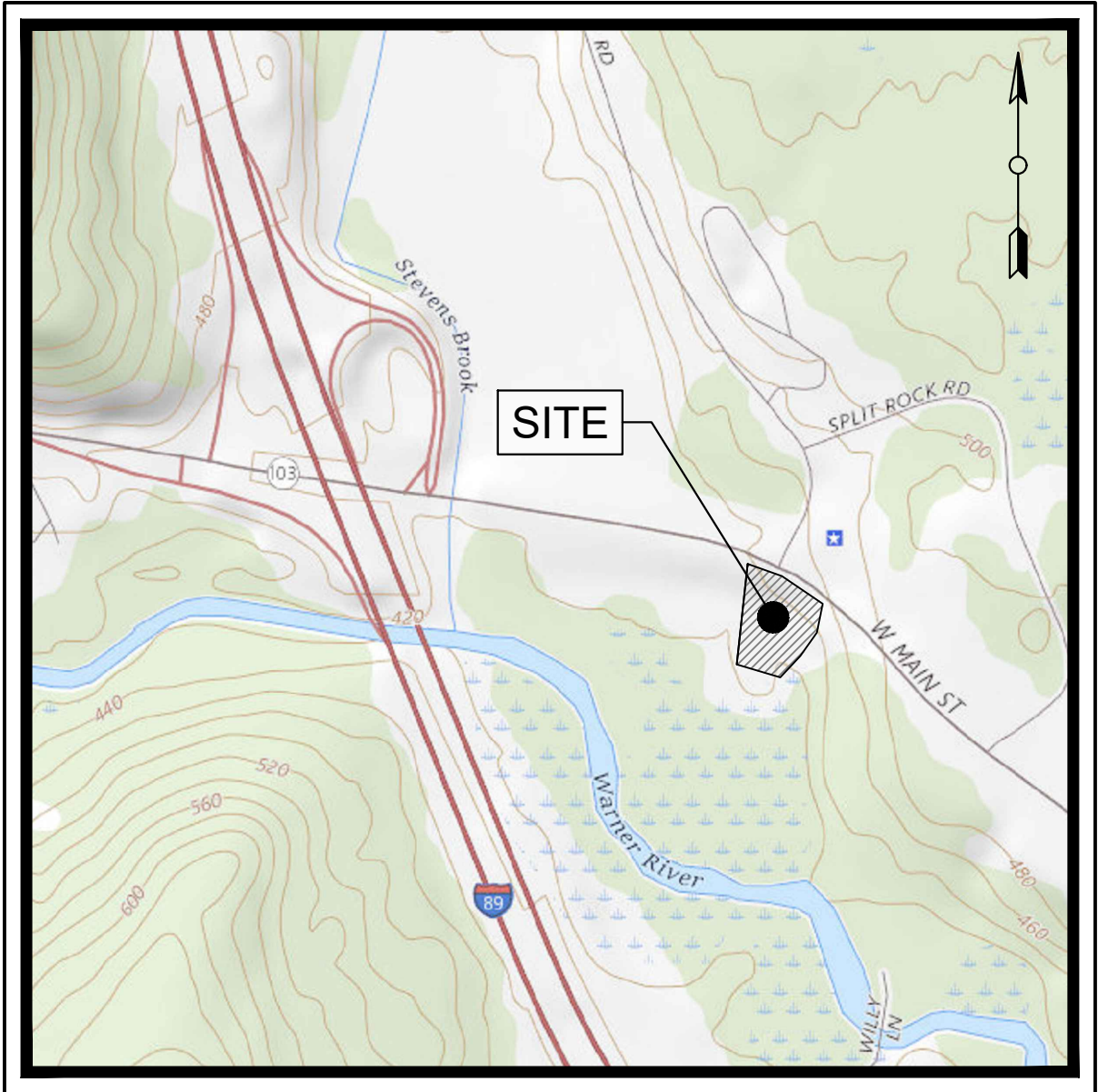
NEW HAMPSHIRE FISH AND GAME AOT PERMIT CONDITIONS RELATED TO THREATENED AND ENDANGERED SPECIES:

- 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
www.rangereng.com

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



9/23/2026	2	DRAINAGE CALCS	
9/10/2026	1	REVIEW COMMENTS	
DATE	NO.	REVISIONS	BY

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

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

COVER SHEET
CS0001



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

LEGEND		
EXISTING		PROPOSED
	BUILDING	
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	ADJACENT PROPERTY LINE	
	SETBACK LINE	
	EASEMENT LINE	
	WOOD FENCE	
	CONCRETE	
	RIP RAP	
	BIT. CONC. 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	
	GUARD RAIL	

9/23/2026	2	DRAINAGE CALCS	
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DATE	NO.	REVISIONS	BY

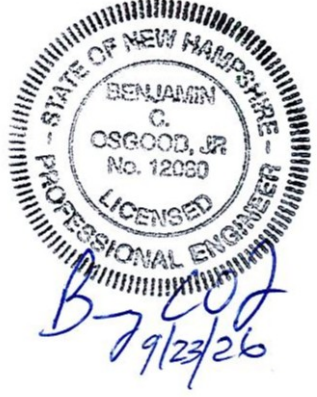
PLAN OF LAND
LOT 3 - ROUTE 103 WEST, WARNER NH,
ASSESSOR'S MAP 35 LOTS 4-3

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

NOTES AND LEGEND
CS0002



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FLOOD ZONE INFORMATION

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

SURVEY NOTES

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

REFERENCE DEEDS:

1. BOOK 3579 PAGE 98 MERRIMACK COUNTY REGISTRY OF DEEDS

REFERENCE PLANS:

1. PLAN 16243
2. PLAN 11670
3. PLAN 7757
4. PLAN 307
5. STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS PLANS OF PROPOSED FEDERAL AID PROJECT I-89-I(57)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

TRANSMISSION LINE EASEMENT
BOOK 434 PG 528
NO WIDTH SPECIFIED

EXISTING INGRESS/EGRESS EASEMENT
BOOK 1842 PAGE 1520
PLAN 16243

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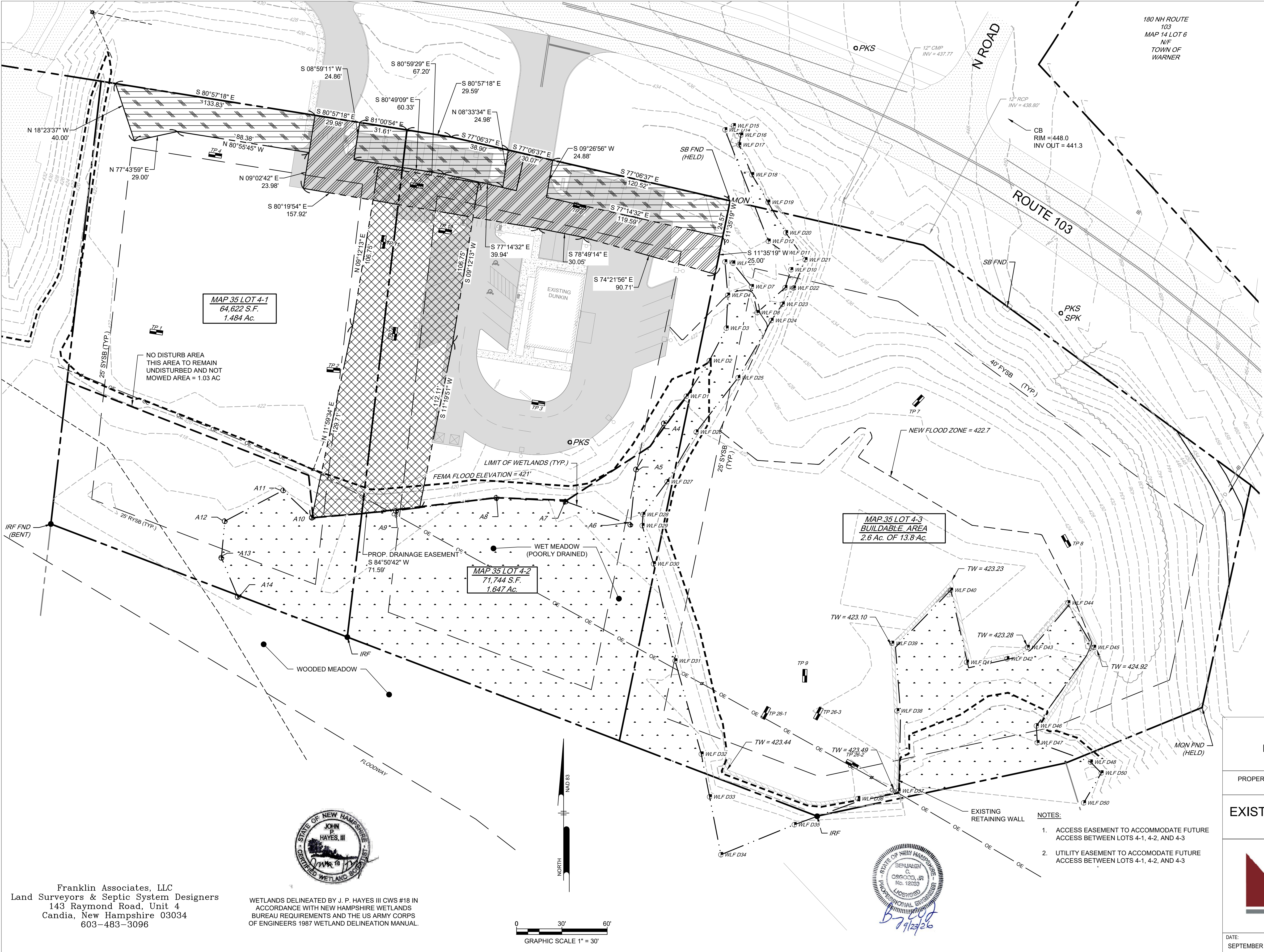
EXISTING LOT PLAN
CS0201



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

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



LEGEND: EXISTING

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

PROPOSED EASEMENTS

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

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

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

EXISTING CONDITIONS PLAN - SITE VIEW
CS0202

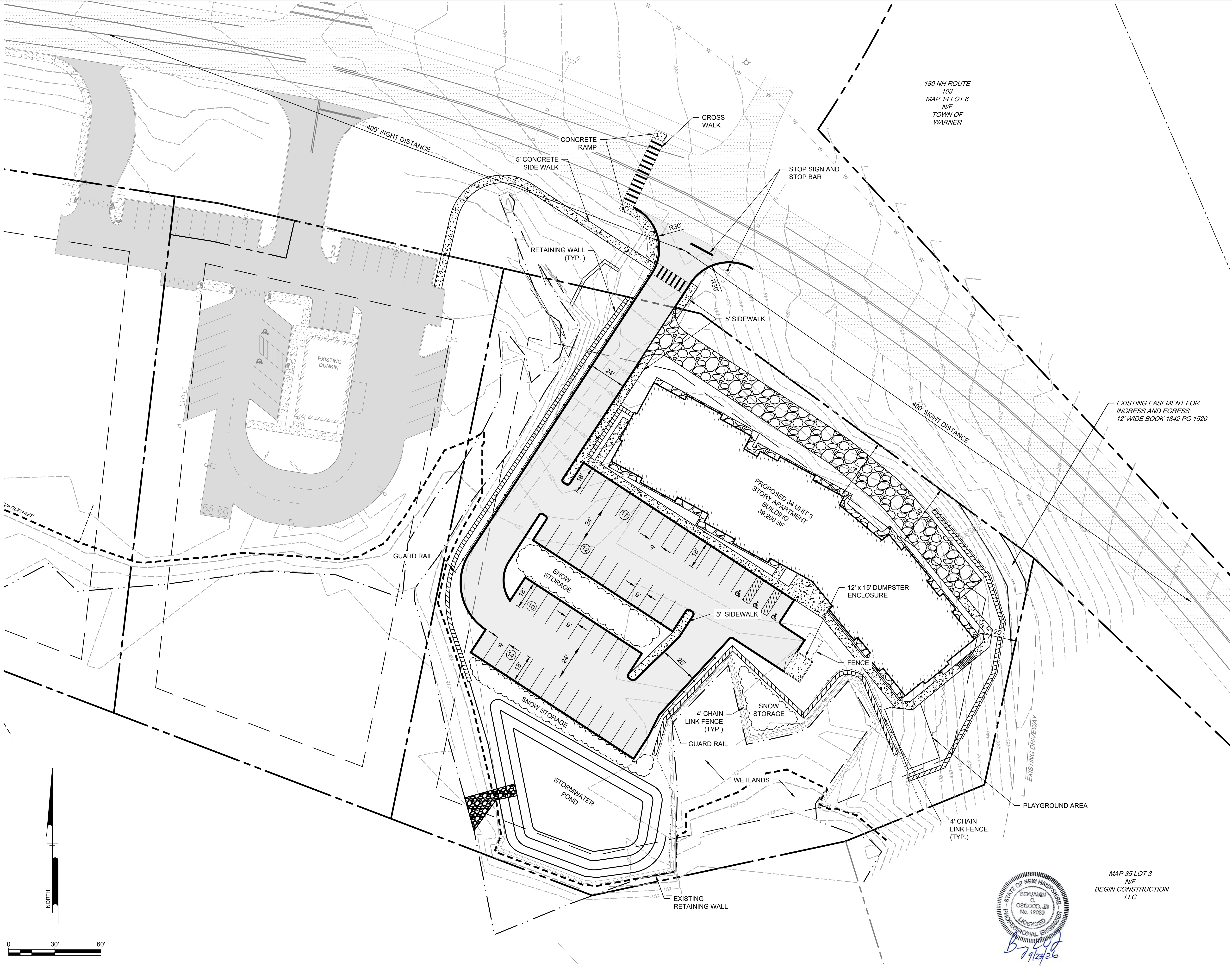
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DATE: SEPTEMBER 23, 2026

SCALE: 1" = 30'

SHEET 4 OF 22

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



PARKING CALCULATION:
PER SECTION XIX.B TABLE OF OFF-STREET PARKING REQUIREMENT OF THE SITE PLAN REVIEW REGULATIONS OF THE TOWN OF WARNER:

PARKING REQUIRED (MULTI UNIT HOUSING): LOT 3
2.5 SPACES PER UNIT = 85 SPACES REQUIRED FOR 34 UNITS

TOTAL REQUIRED = 85 SPACES
TOTAL PROVIDED = 53 SPACES = 1.53 SPACES PER UNIT

ZONING REQUIREMENTS: C1-COMMERCIAL DISTRICT INTERVALE OVERLAY DISTRICT		
	REQUIRED	PROVIDED LOT 3
MIN. LOT AREA	40,000 SF	113,256 SF
MIN. LOT FRONT.	200'	400'
FRONT SETBACK	40'	40'
SIDE SETBACK	25'	27'
MAX IMPERVIOUS AREA	70%	40.6%
MAX BUILDING AREA	40,000	39,200
BUILDING HEIGHT	45'	41' - 10"

- NOTES:**
THIS PLAN REQUIRES THE APPROVAL OF THE FOLLOWING WAIVERS
1. WAIVER FROM THE PLANNING BOARD FROM SECTION X.A OF THE SITE PLAN REVIEW REGULATIONS TO PERMIT 1.53 SPACES PER UNIT WHERE 2.5 ARE REQUIRED.
 2. A SPECIAL EXCEPTION FROM THE ZONING BOARD OF ADJUSTMENT IS REQUIRED TO ALLOW MULTI FAMILY APARTMENT UNITS IN THE INT DISTRICT.

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PROPERTY OWNER: COMET, LLC
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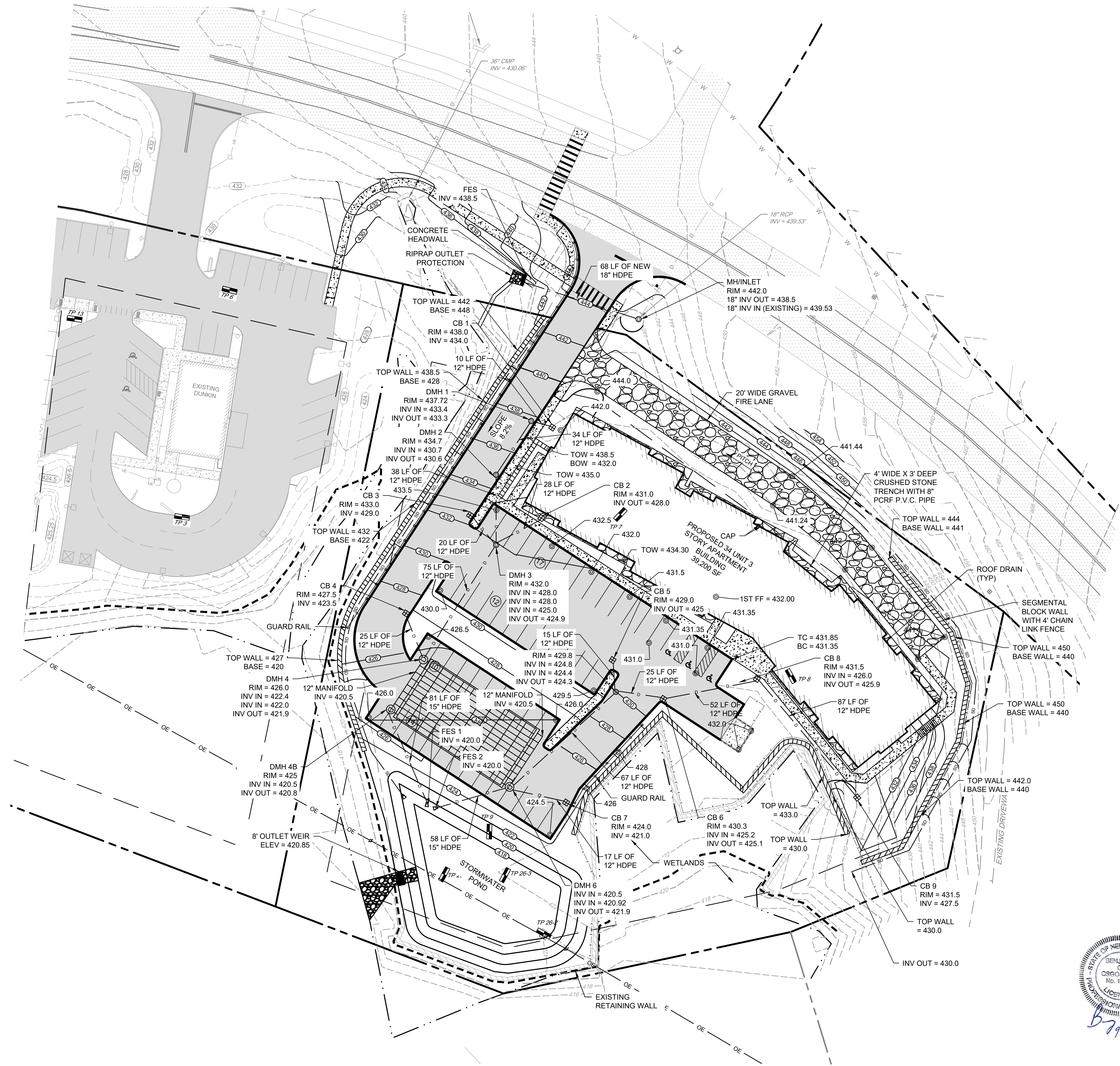
LAYOUT AND MATERIALS PLAN
CS1001



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MAP 35 LOT 3
N/F
BEGIN CONSTRUCTION
LLC



TOP ELEVATION = 424.0			ESHGW = 419.67	
TP 7				
DEPTH	SOIL HORIZON	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING
0'-24"	SAND FILL			
24'-60"	A	L.S.	10YR 3/2	
60'-84"	B	F.S.	10YR 4/6	
84'-96"	C	G.S.	7.5YR 3/3	
			REDOX	@ 52"
			WEEDING @ 60"	10Y 5/8

TOP ELEVATION = 423.0			ESHGW = 420.33	
TP 8				
DEPTH	SOIL HORIZON	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING
0'-32"	A/B MIX	VARIES		
32' - 55"	Cd	S.L.	5Y 4/4	
			REDOX	@ 32"
				10Y 5/8

TOP ELEVATION = 421.5			ESHGW = NONE	
TP 9				
DEPTH	SOIL HORIZON	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING
0'-32"	FILL	VARIES		
4'-53"	A/B	VARIES		
57'-85"	C	G.S.	10Y 3/4	
			REDOX	NONE

TOP ELEVATION = 421.5			ESHGW = 415.50	
TP 26-1				
DEPTH	SOIL HORIZON	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING
0'-4"	A	F.S.L.	10Y 2/2	
4'-53"	FILL	F.S.L.	5Y 4/4	
53'-72"	C1	SAND	10Y 3/4	
72'-96"	C2	G.S.	5Y 4/6	
			REDOX	@ 72"
				10Y 5/8

TOP ELEVATION = 421.8			ESHGW = 415.80	
TP 26-2				
DEPTH	SOIL HORIZON	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING
0'-5"	A	F.S.L.	10Y 3/2	
6'-72"	FILL	F.S.L.	5Y 4/4	
72'-90"	C1	SAND	2.5Y 4/4	10% GRAV
90'-104"	C2	G.S.	5Y 4/6	
			REDOX	@ 72"
				10Y 5/8

TOP ELEVATION = 422.0			TP 26-3		ESHGW = 415.33
DEPTH	SOIL HORIZON	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	
0'-5"	A	F.S.L.	10Y 3/2		
5'-54"	FILL	F.S.L.	5Y 4/4		
54'-80"	C1	SAND	10Y 3/4		
80'-100"	C2	G.S.	5Y 4/6		
			REDOX	@ 80"	
				10Y 5/8	

LOCATION	TESTED DEPTH (IN.)	KSAT (IN./HR.)
TEST PIT 1	45	1.2
TEST PIT 2	64	3.8
TEST PIT 3	48	4.9

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LOT 3 - ROUTE 103 WEST, WARNER NH,

ASSESSOR'S MAP 35 LOTS 4-3

PROPERTY OWNER:

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GRADING AND DRAINAGE PLAN

CS1501



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DATE:

SEPTEMBER 23, 2026

SCALE:

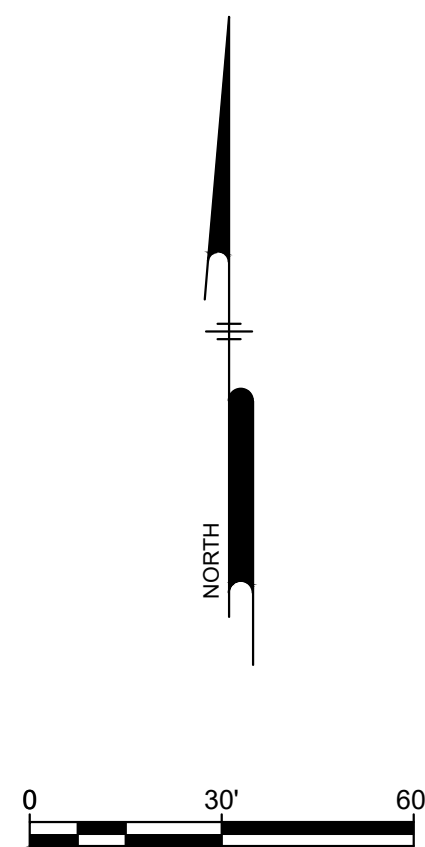
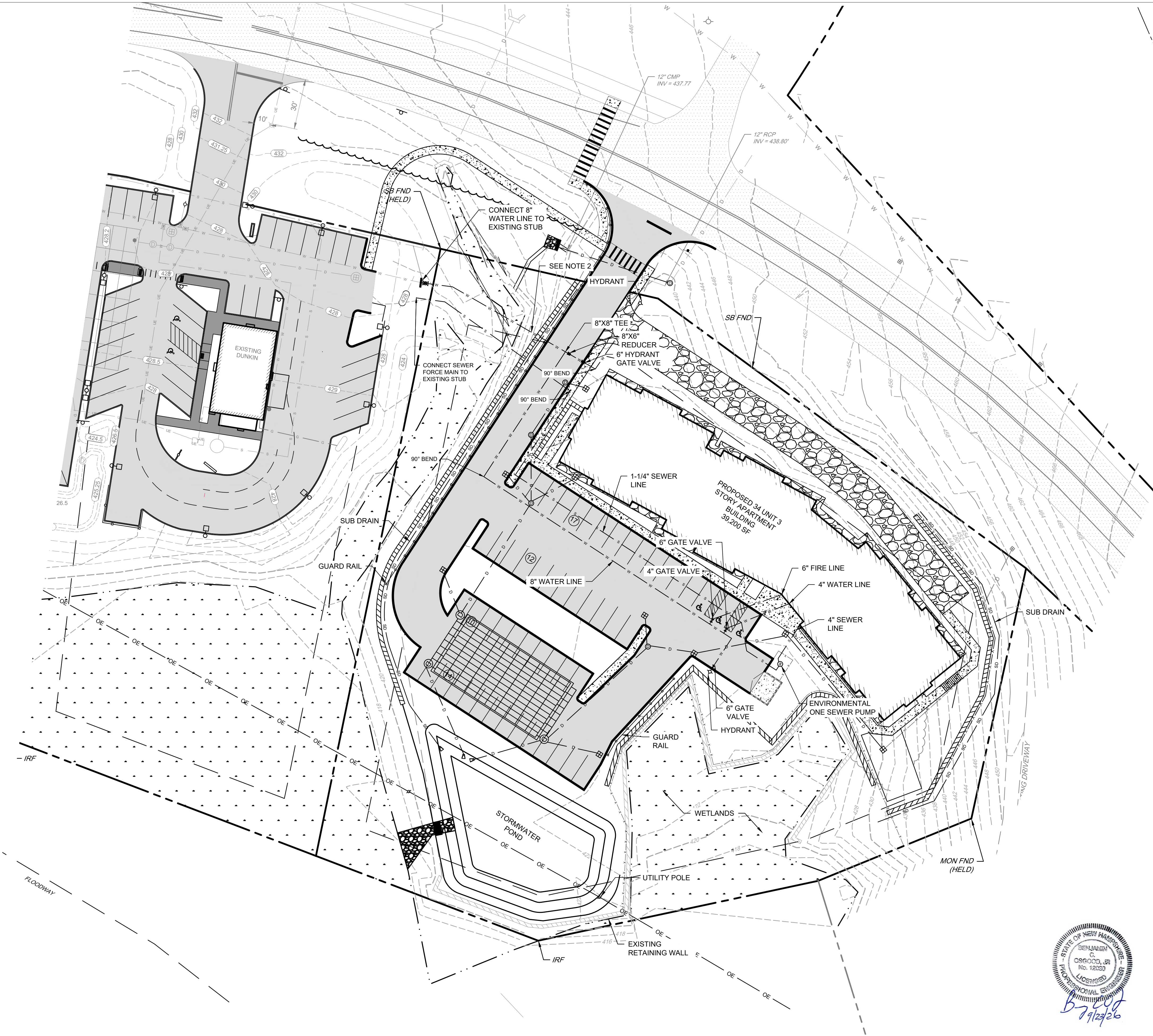
1" = 30'

SHEET

6

OF

22



- NOTES:
- 1. OVERHEAD ELECTRIC AND COMMUNICATIONS LINES TO BE INSTALLED AT A LOCATION DETERMINED BY THE UTILITY PROVIDERS.
 - 2. WATER AND SEWER LINES SHALL BE INSTALLED BY DIRECTIONAL BORING UNDER THE BROOK WITH A MINIMUM COVER OF 5' BELOW BROOK BED.

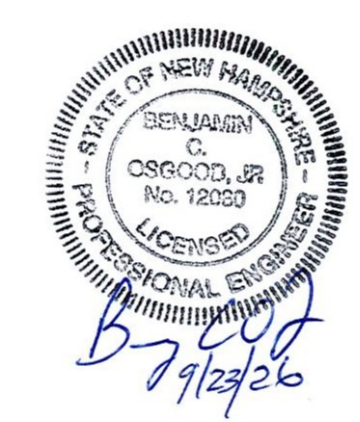
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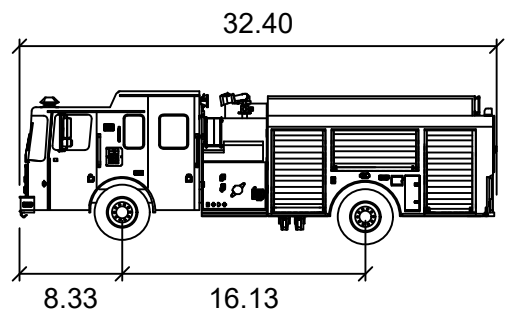
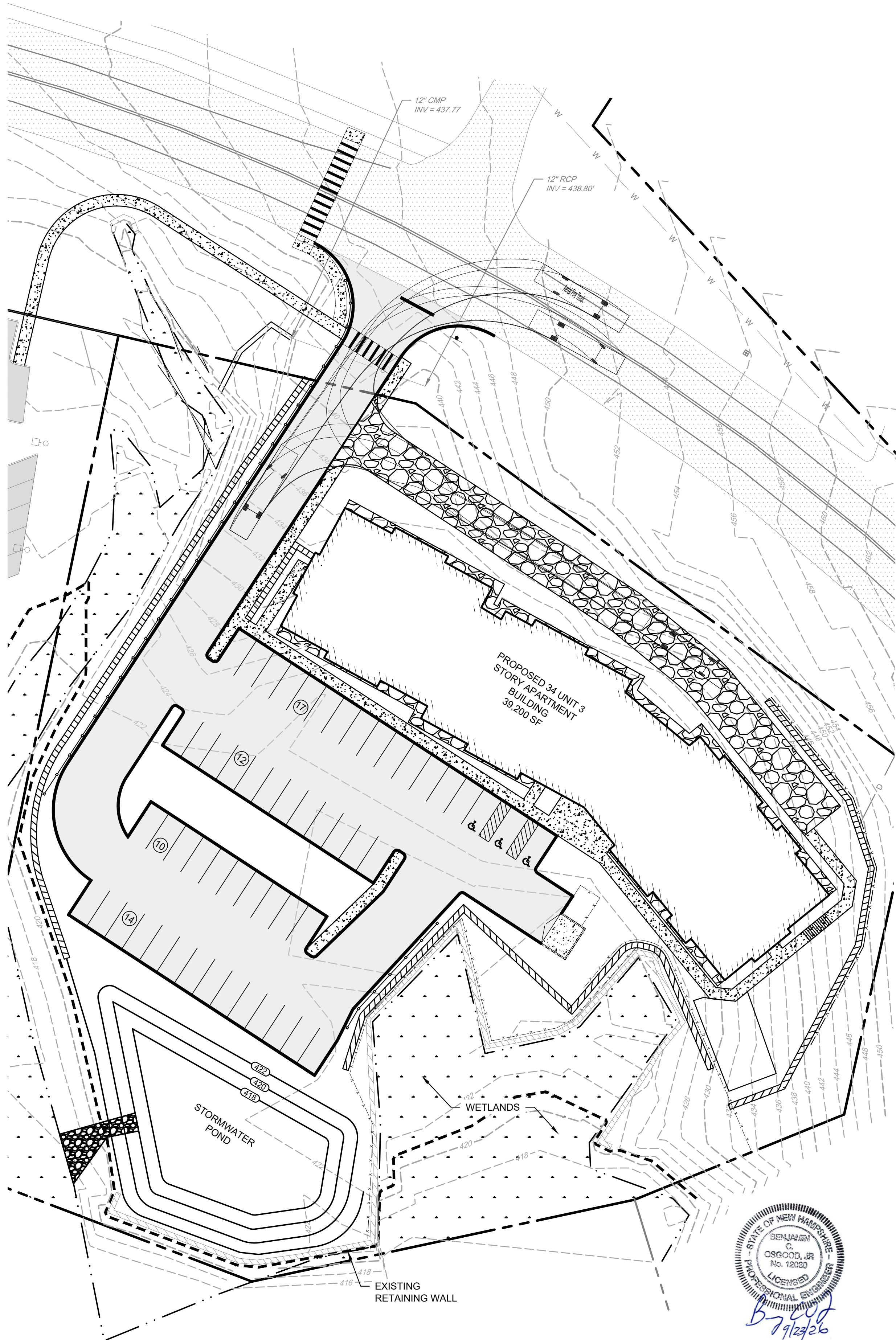
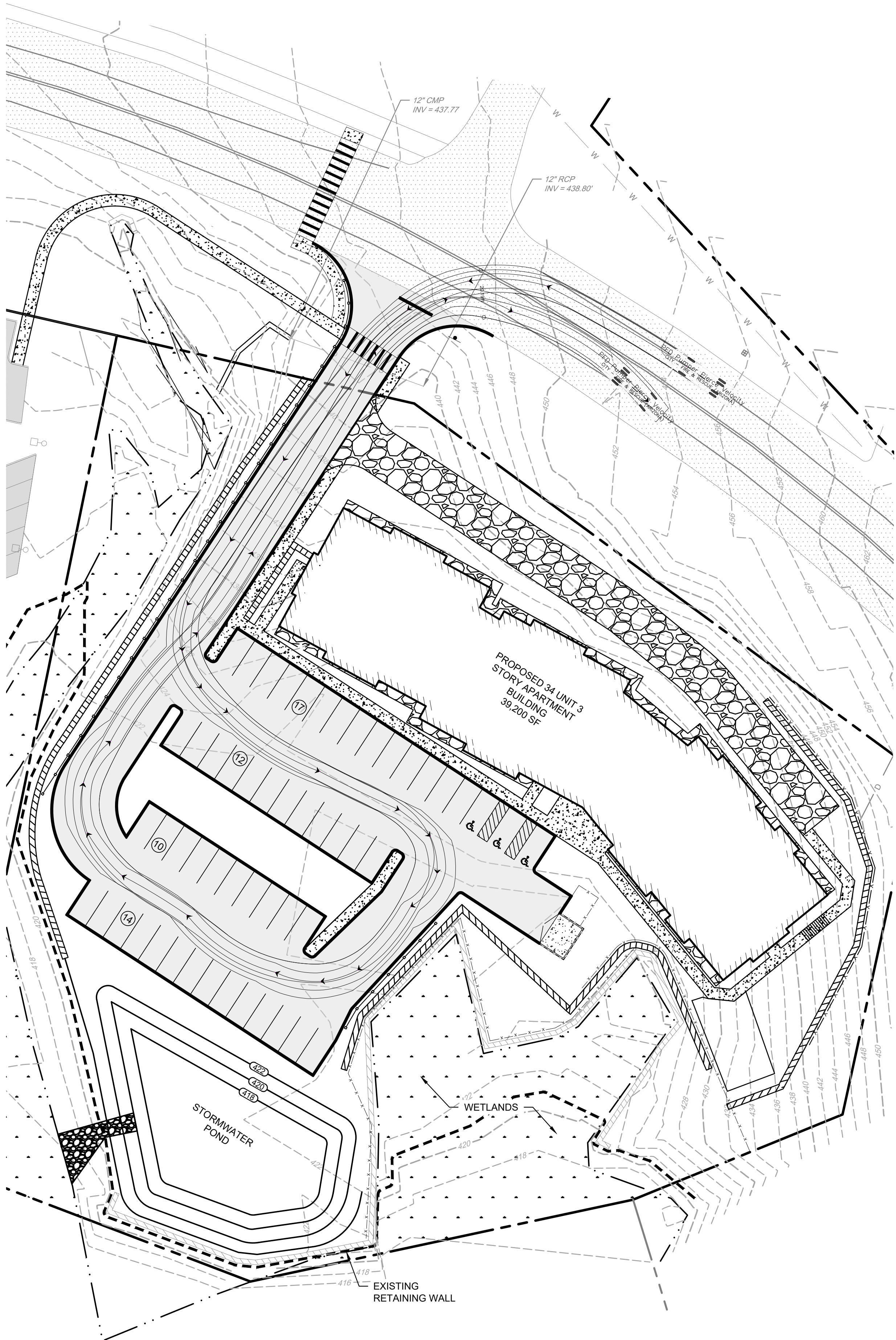
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UTILITY PLAN
CS1701

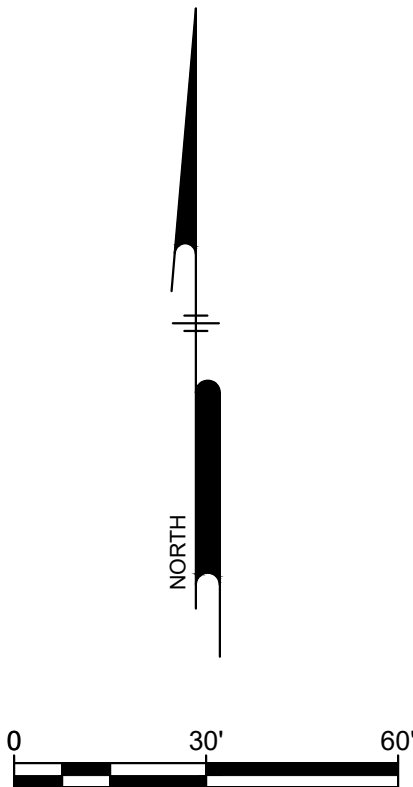
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PFD Pumper Pierce Velocity

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0



DATE	NO.	REVISIONS	BY
9/23/2026	2	DRAINAGE CALCS	
9/10/2026	1	REVIEW COMMENTS	

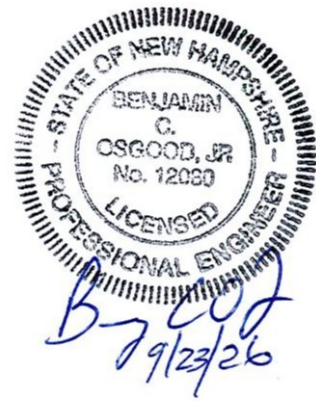
PLAN OF LAND
LOT 3 - ROUTE 103 WEST, WARNER NH,
ASSESSOR'S MAP 35 LOTS 4-3

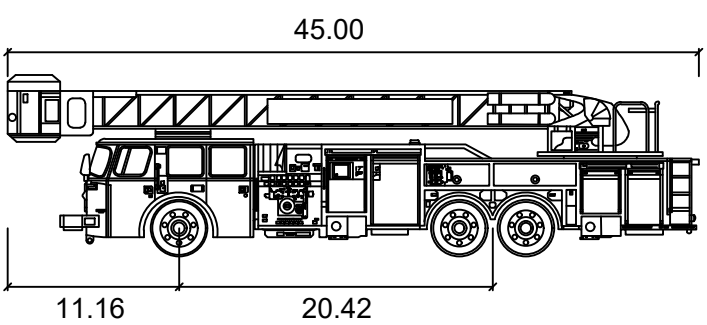
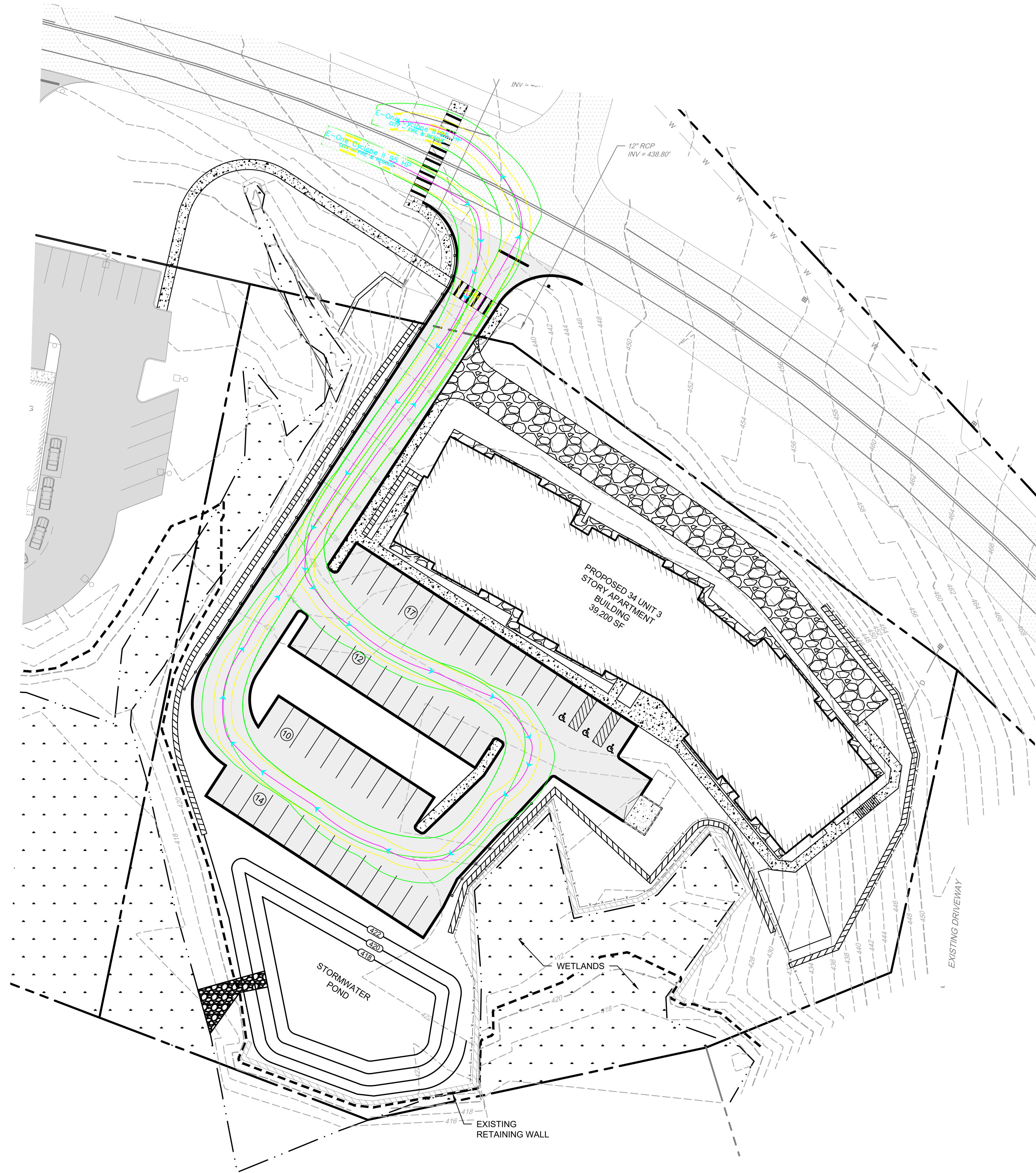
PROPERTY OWNER: COMET, LLC
84 RANGE ROAD, WINDHAM, NH 03087

VEHICLE TURNING PLAN - PUMPER TRUCK
CS2701

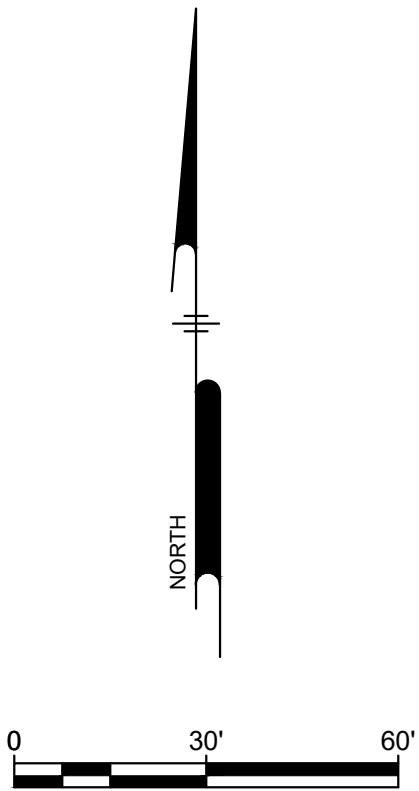


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E-One Cyclone II 95 HP
Width : 9.50 feet
Track : 9.35 feet
Lock to Lock Time : 6.0 seconds
Steering Angle : 43.4 degrees



9/23/2026	2	DRAINAGE CALCS	
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DATE	NO.	REVISIONS	BY

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

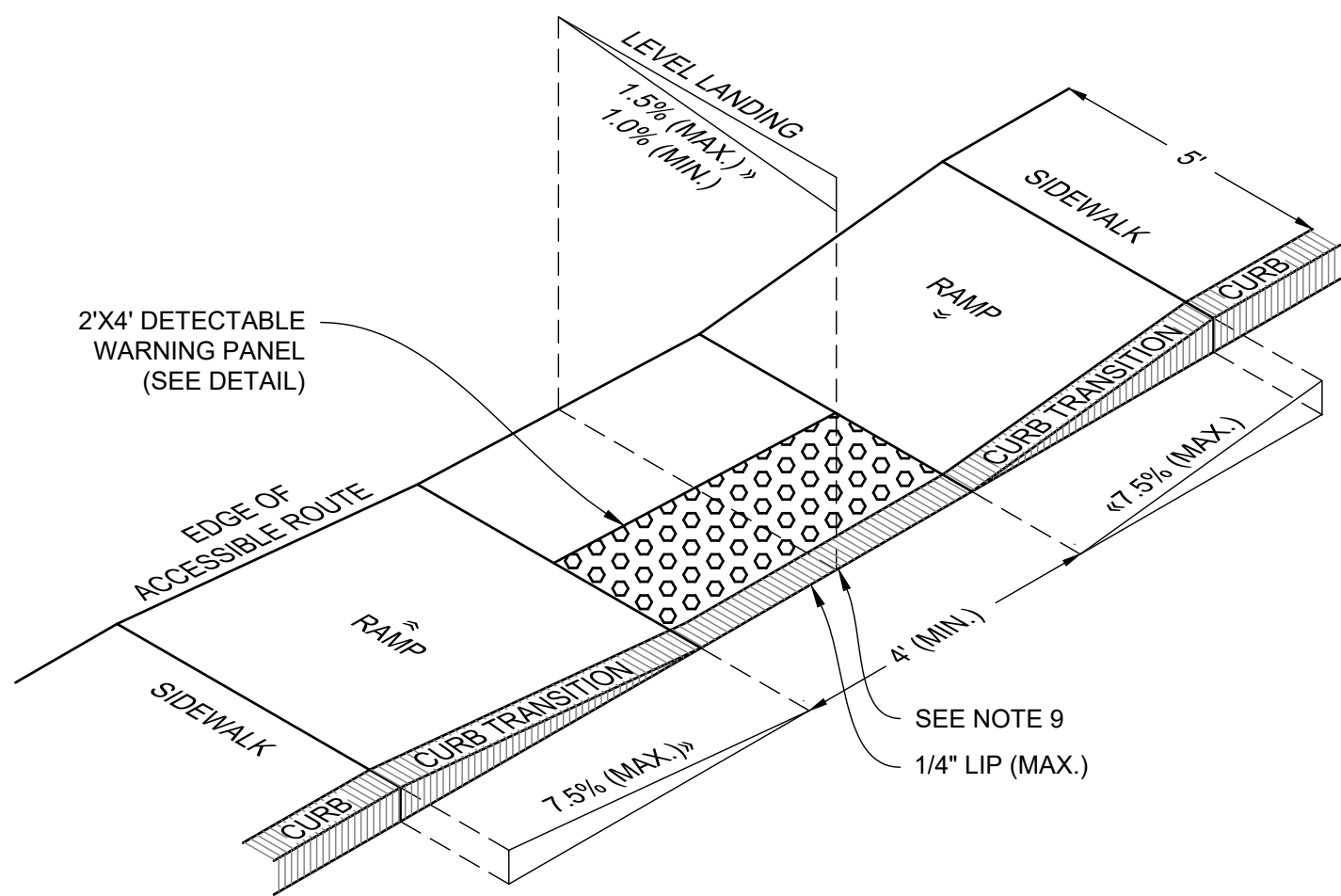
PROPERTY OWNER: COMET, LLC
84 RANGE ROAD, WINDHAM, NH 03087

VEHICLE TURNING PLAN - LADDER TRUCK
CS2702



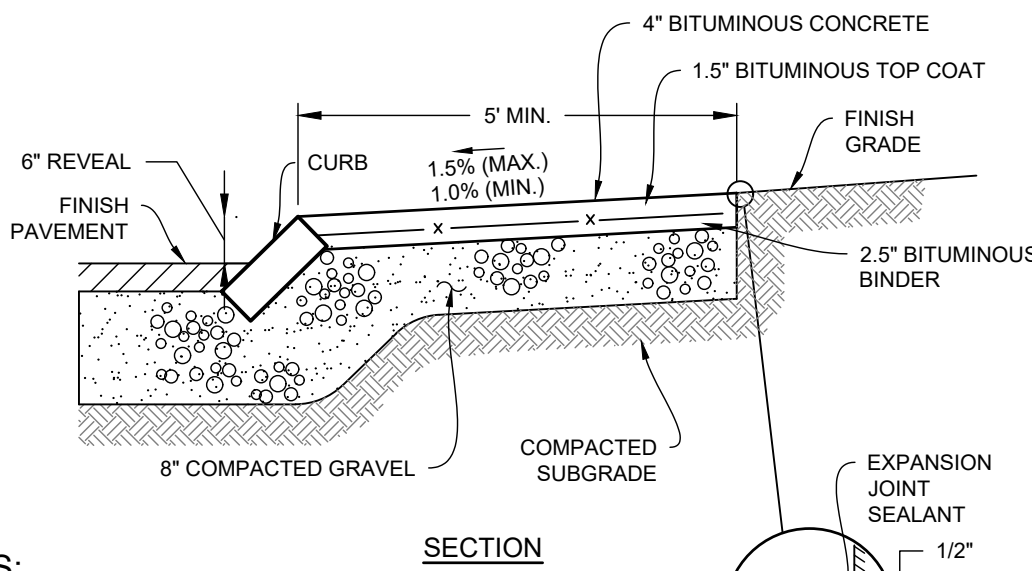
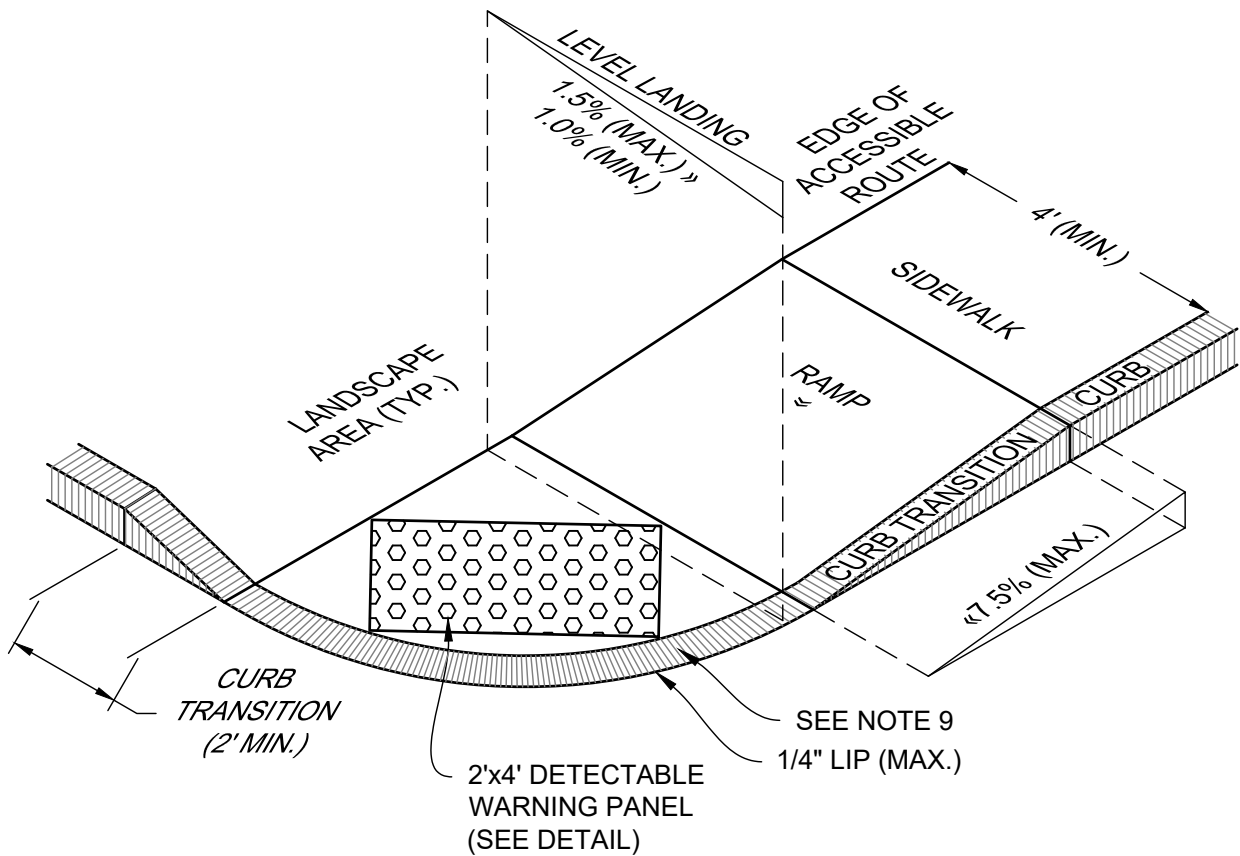
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NOTES:

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



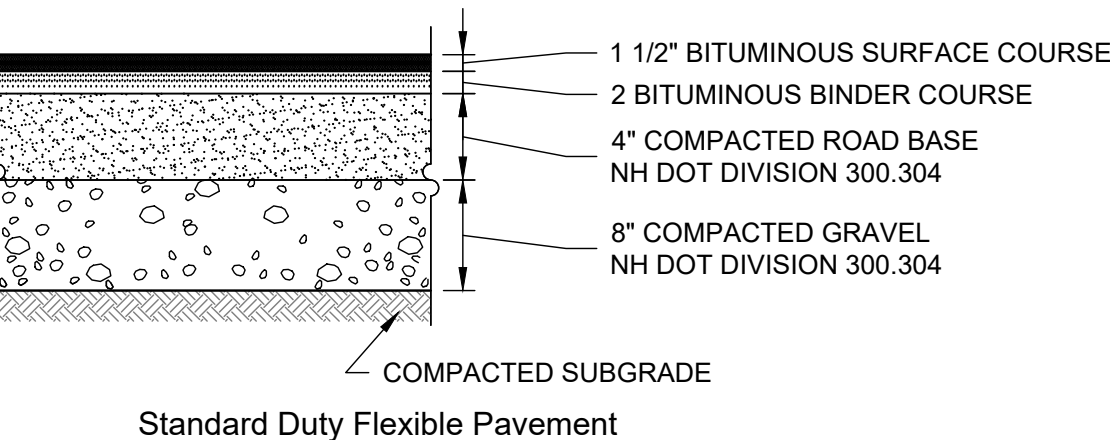
NOTES:

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

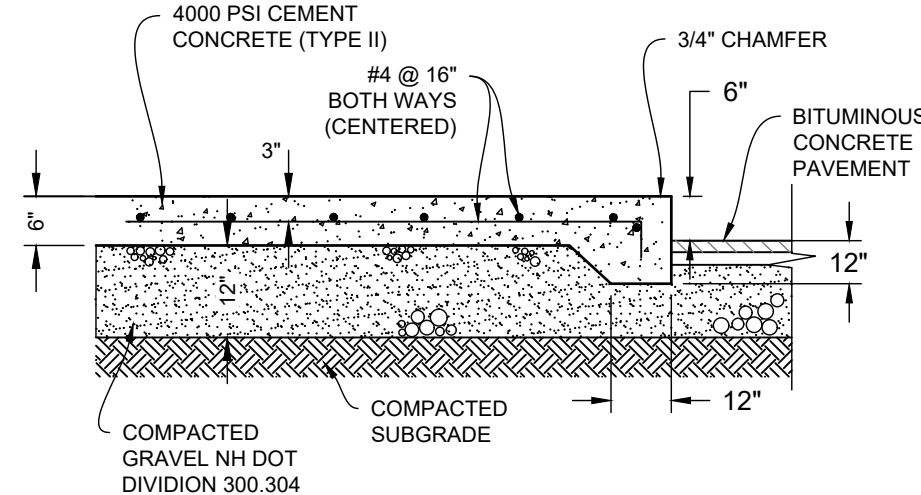
SECTION

CONCRETE SIDEWALK
1/2" PREFORMED EXPANSION JOINT
BLDG. FACE, FIXED OBJECT, OR CONC. SIDEWALK SECTION
EXPANSION JOINT DETAIL

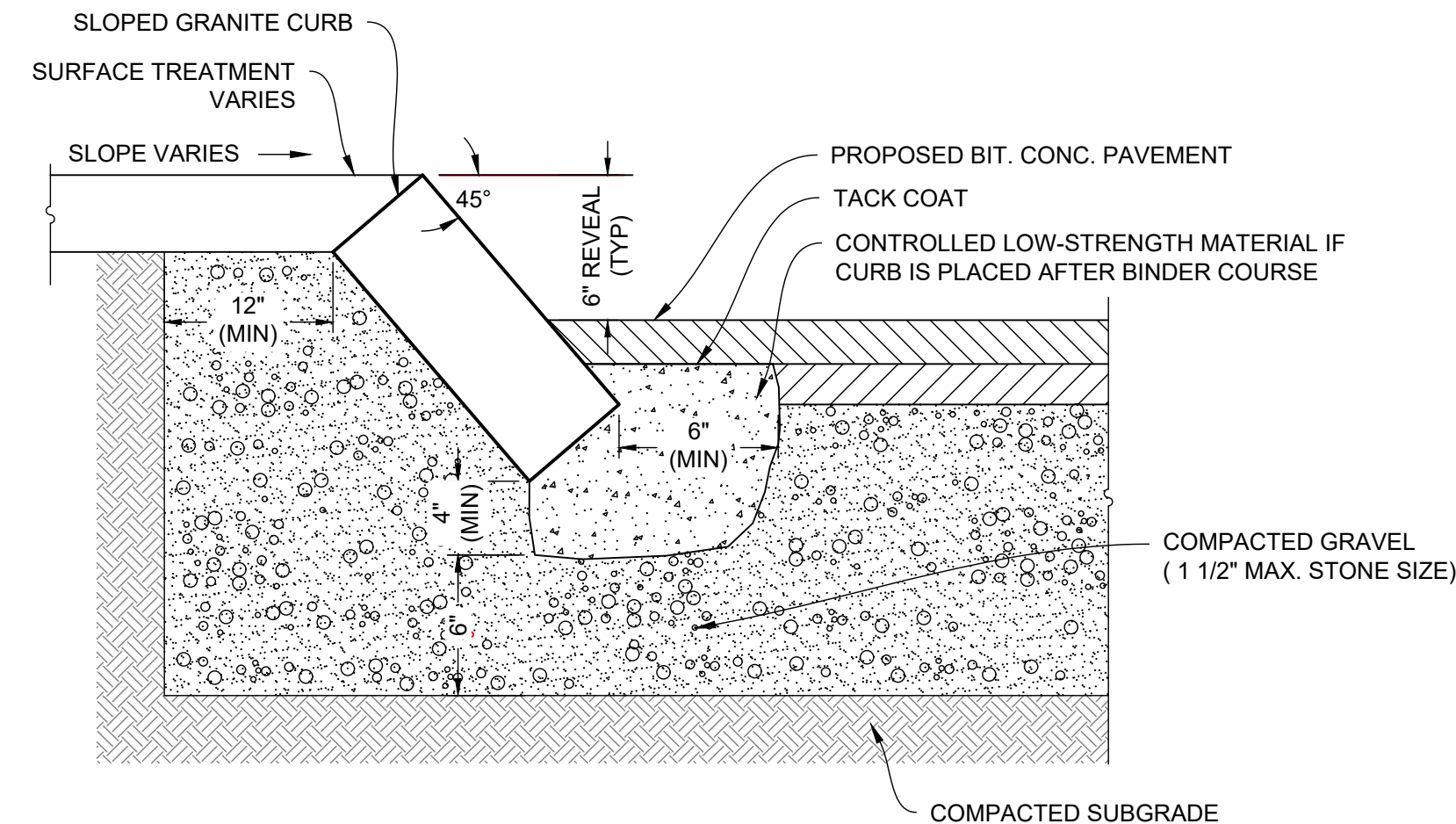
1 ACCESSIBLE CURB RAMP (ACR) - TYPE 'A' W/DETECTABLE WARNING PANEL
NOT TO SCALE



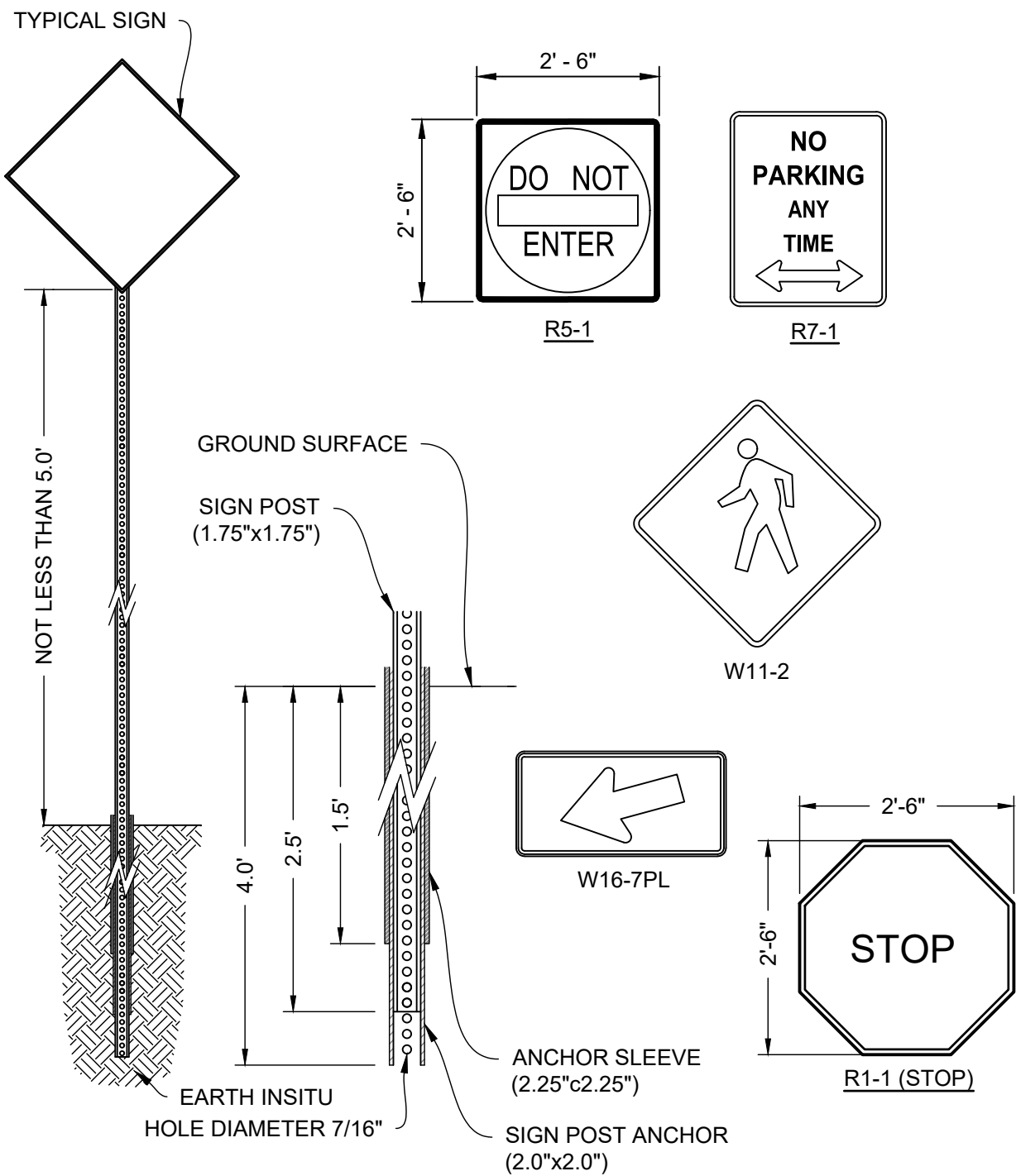
4 BIT. CONC. PAVE. SECTION - PARKING LOT
NOT TO SCALE



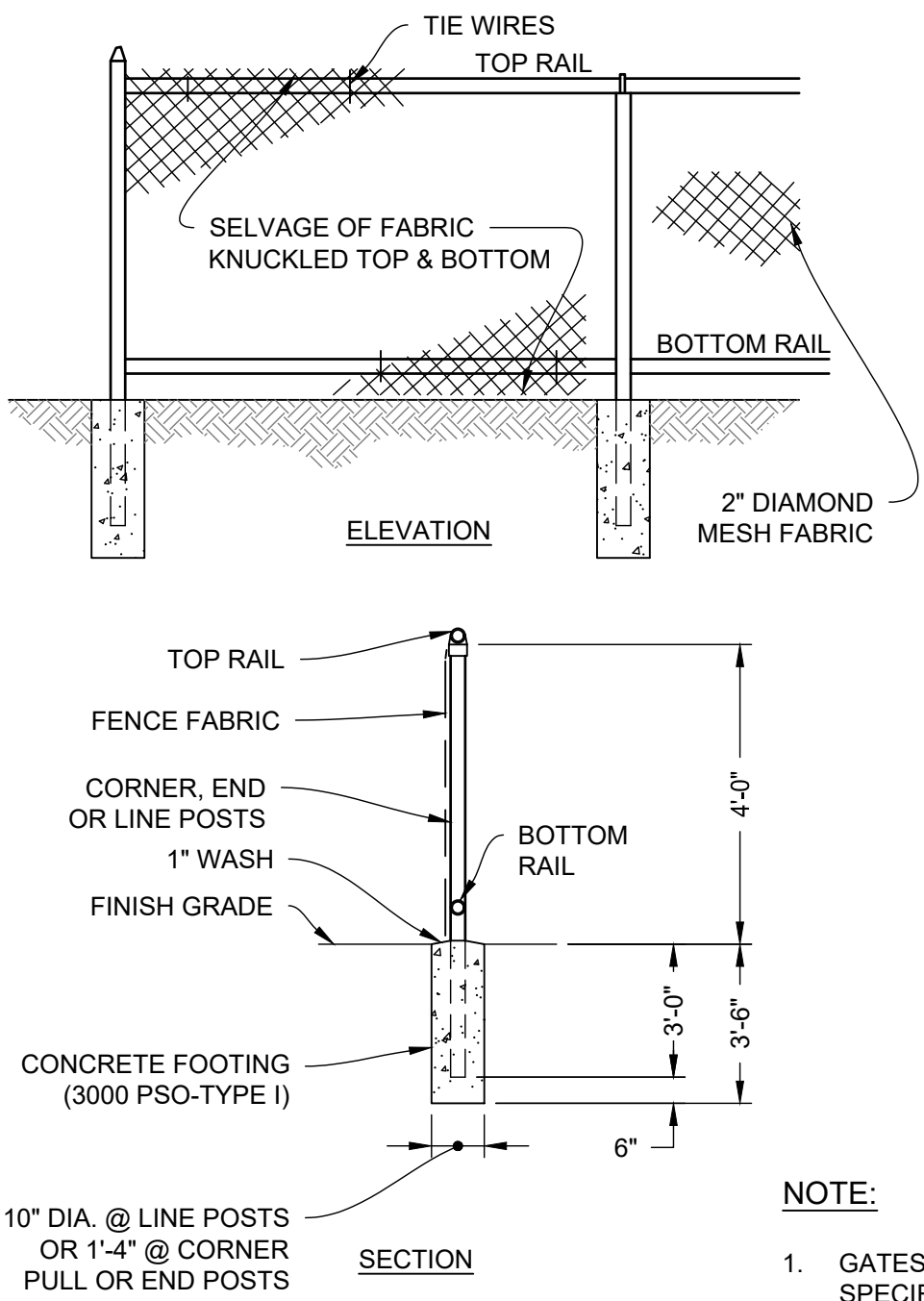
5 TYPICAL PRECAST CONCRETE SIDEWALK AND CURB SECTION
NOT TO SCALE



9 SLOPED GRANITE CURB
NOT TO SCALE



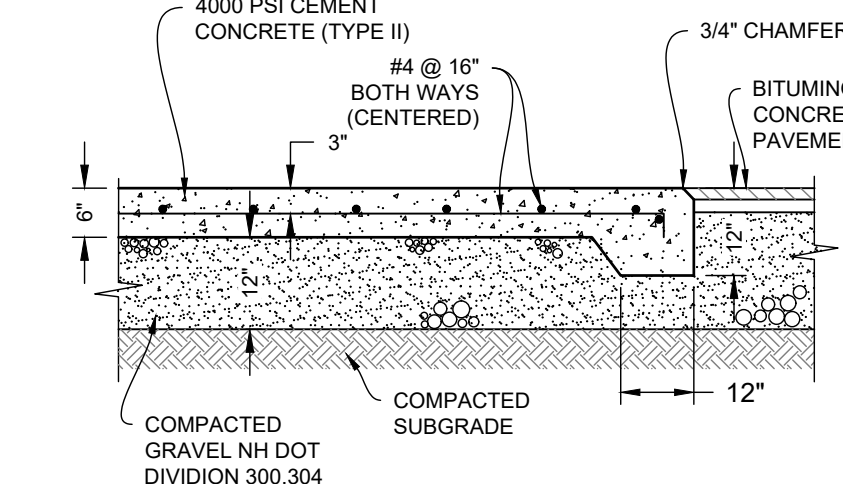
6 SIGN POST DETAIL
NOT TO SCALE



7 CHAIN LINK FENCE UP TO 6'
NOT TO SCALE

NOTE:

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



NOTES:

1. SIZE OF COMPACTOR 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)

8 TYPICAL CONCRETE PAD SECTION
NOT TO SCALE

DATE	NO.	REVISIONS	BY
9/23/2026	2	DRAINAGE CALCS	
9/10/2026	1	REVIEW COMMENTS	

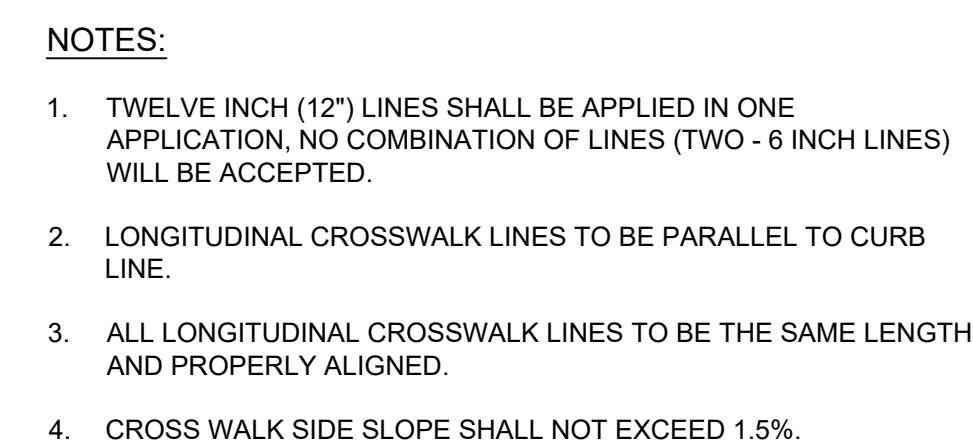
PLAN OF LAND
LOT 3 - ROUTE 103 WEST, WARNER NH,
ASSESSOR'S MAP 35 LOTS 4-3

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

SITE DETAILS
CS6001



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NOTES:

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

Technical drawing of a black arrow. The arrow has a total length of 10'. The shaft is 4' - 8" long and 1' wide. The fletching is 1' - 8" high. The arrowhead is 4' - 4" long and 1' - 8" high. A label "THERMOPLASTIC PAINT" points to the arrowhead.

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 7.01.23 FAST DRYING WHITE WATER-BORNE TRAFFIC PAINT.
3. SYMBOL TO BE PAINTED IN ALL HANDICAP SPACES.

The diagram illustrates the layout and details of an accessible parking space. The main layout shows a rectangular parking space with a 45° diagonal hatched area on the left side, labeled "ACCESS AISLE". The hatched area is defined by "4\" WHITE LINES" and "24\" ON CENTER". The "SEE PLAN" label points to the hatched area. The parking space is "CENTERED" and has a minimum width of "5' (MIN.) 9\" ON PLAN" and a minimum length of "8' (MIN.) 9\" ON PLAN". The "ACCESSIBLE PARKING" label points to the entire parking space. A "SEE DETAIL" label points to a square detail of the parking space, which shows a "4\" WIDTH WHITE MASS DOT M7.01.23" and "BLUE SKID-RESISTANT PAINT".

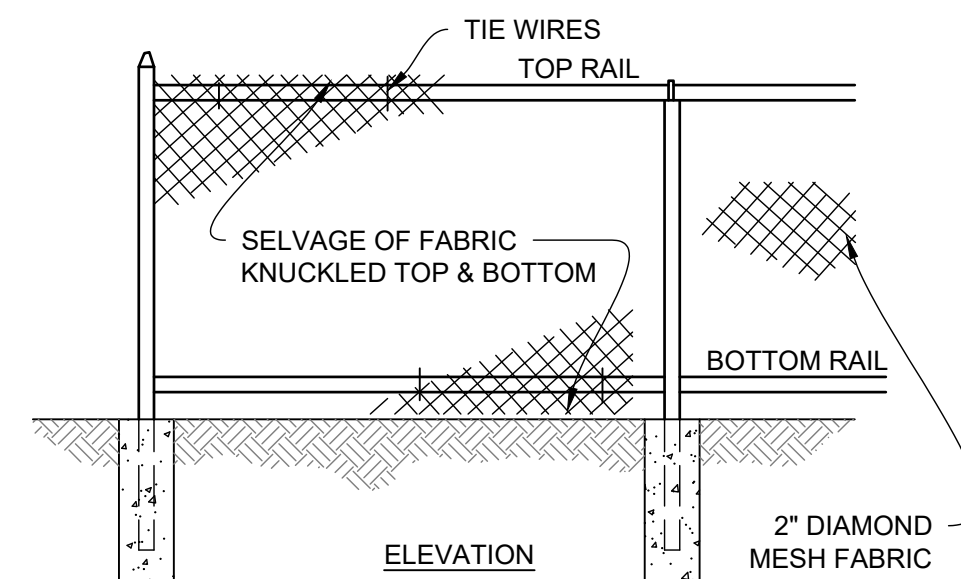
NOTES:

1. ALL DIMENSIONS TO EDGES OF 4" PAVEMENT STRIPING.
2. ALL STRIPING SHALL BE 4" WIDE SOLID WHITE PAVEMENT MARKINGS UNLESS OTHERWISE NOTED. MASS DOT M7.01.23 FAST DRYING WHITE WATER-BORNE TRAFFIC PAINT.
3. 8' STALL WIDTH REFERS TO 8' CLEAR BETWEEN INSIDE EDGES OF PAVEMENT MARKINGS.

[illegible]

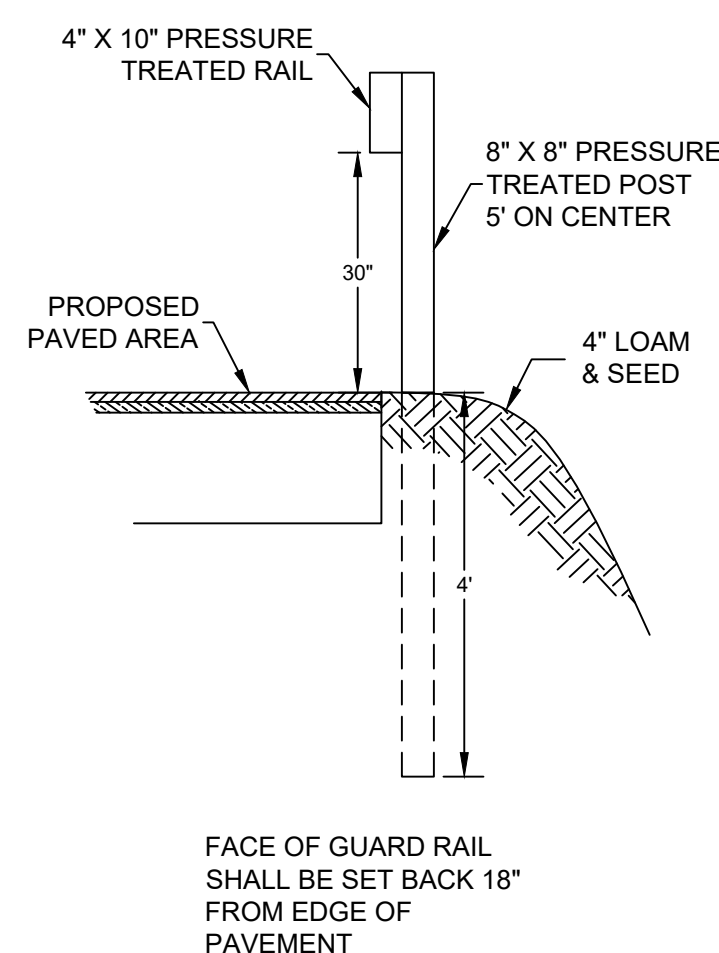
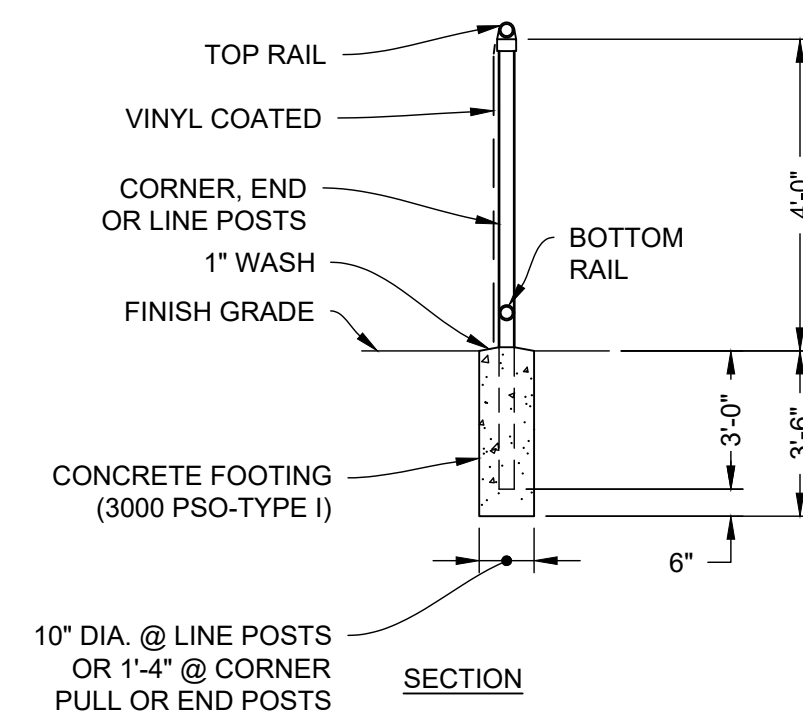
DUMPSTER PAD NOTES

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.



NOTE:

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



9/23/2026	2	DRAINAGE CALCS	
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4" WHITE PAINTED LINE (TYP.)

18'-0"

ISLAND

CURB (WHERE APPLICABLE)

9'-0" END SPACE

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

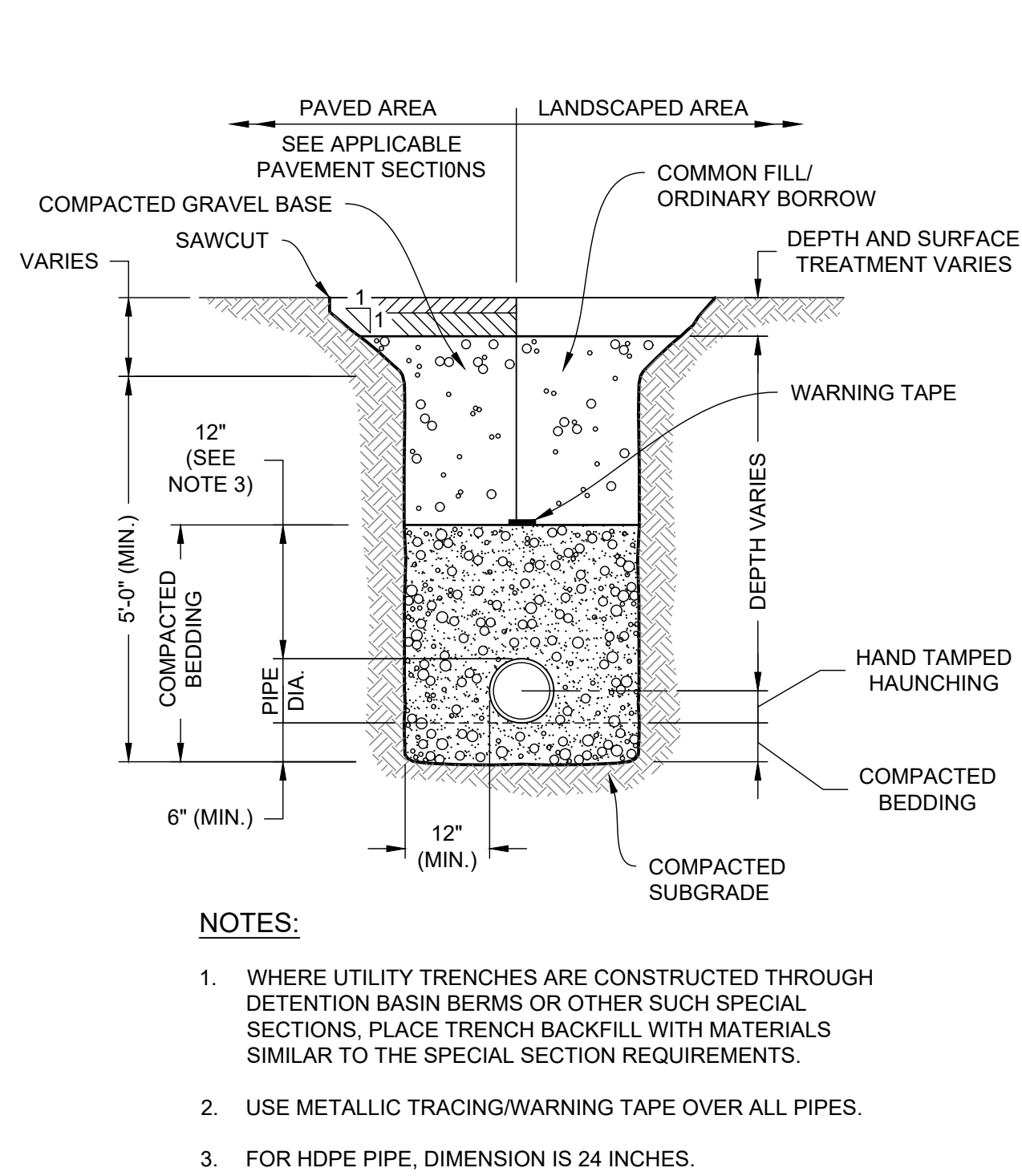
PROPERTY OWNER: COMET, LLC
84 RANGE ROAD, WINDHAM, NH 03087

SITE DETAILS

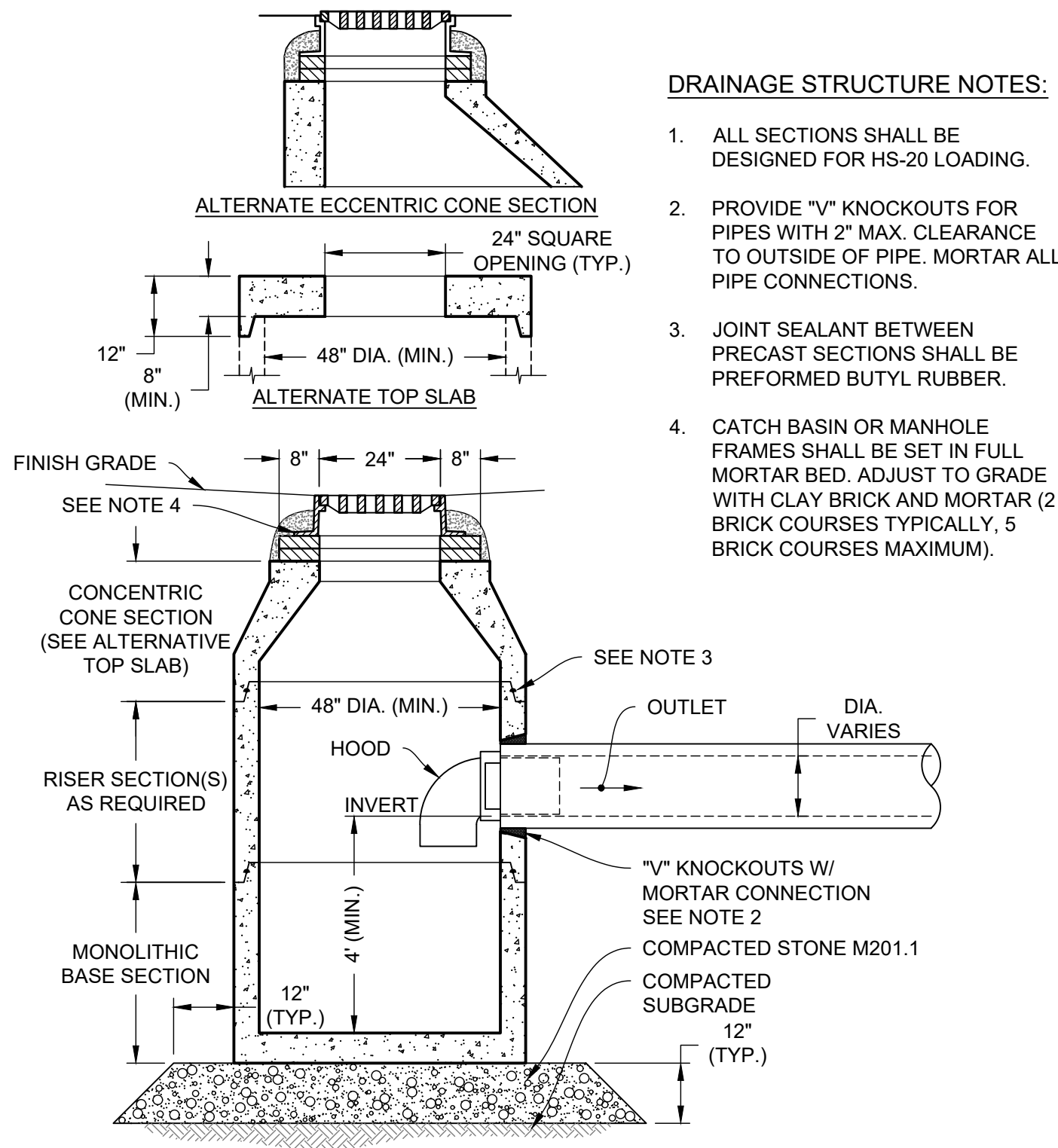
CS6002



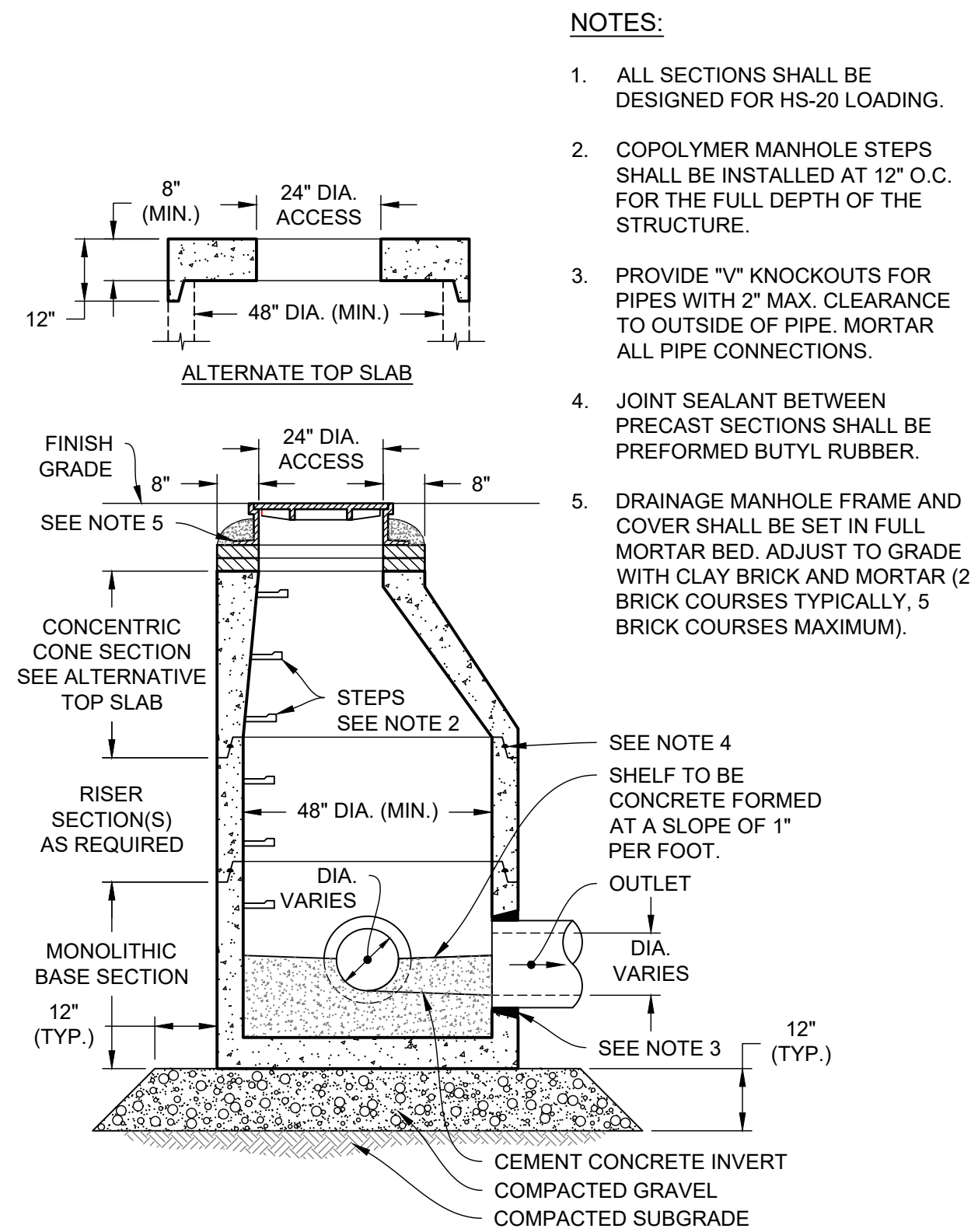
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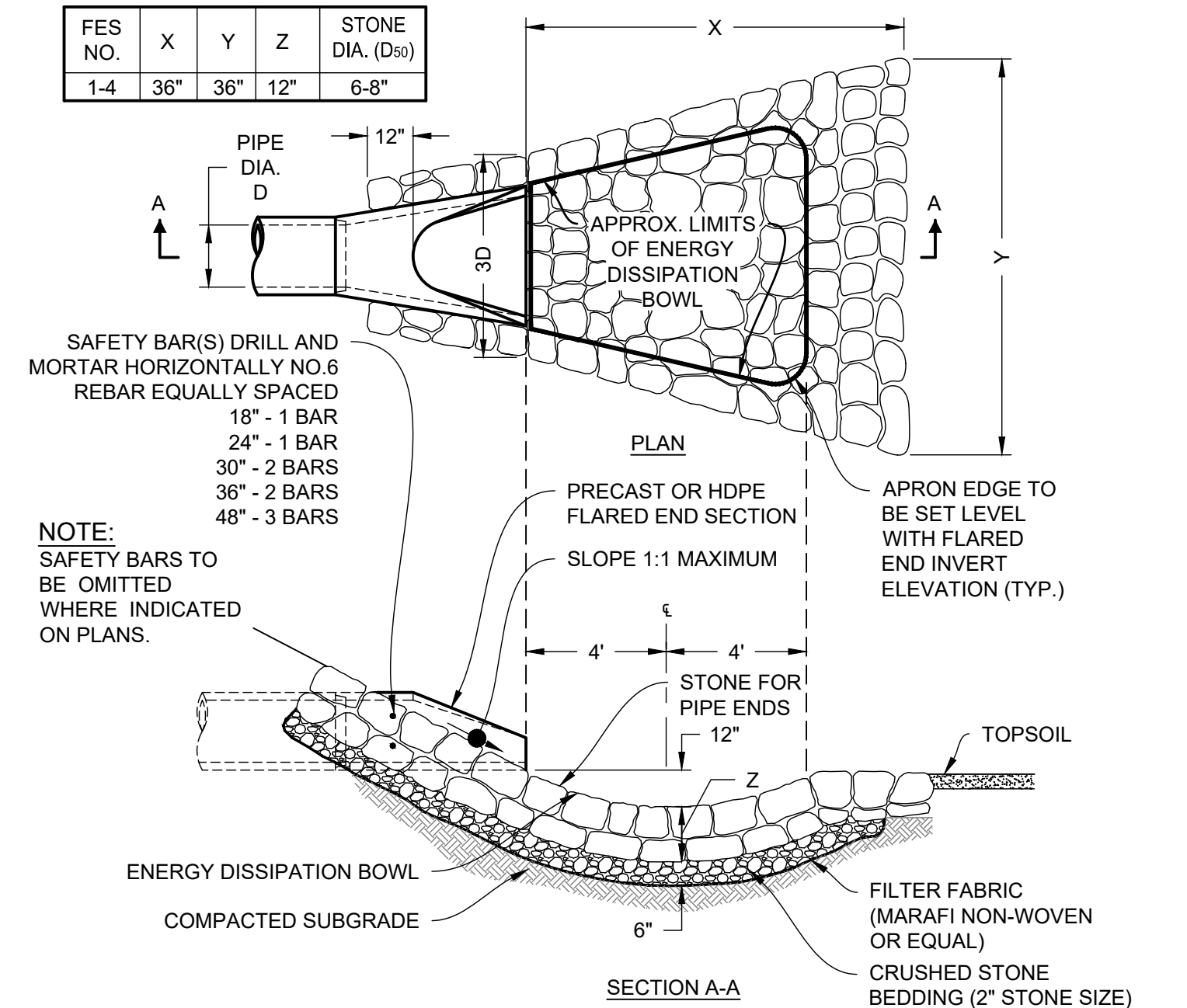
1 DRAINAGE TRENCH
NOT TO SCALE



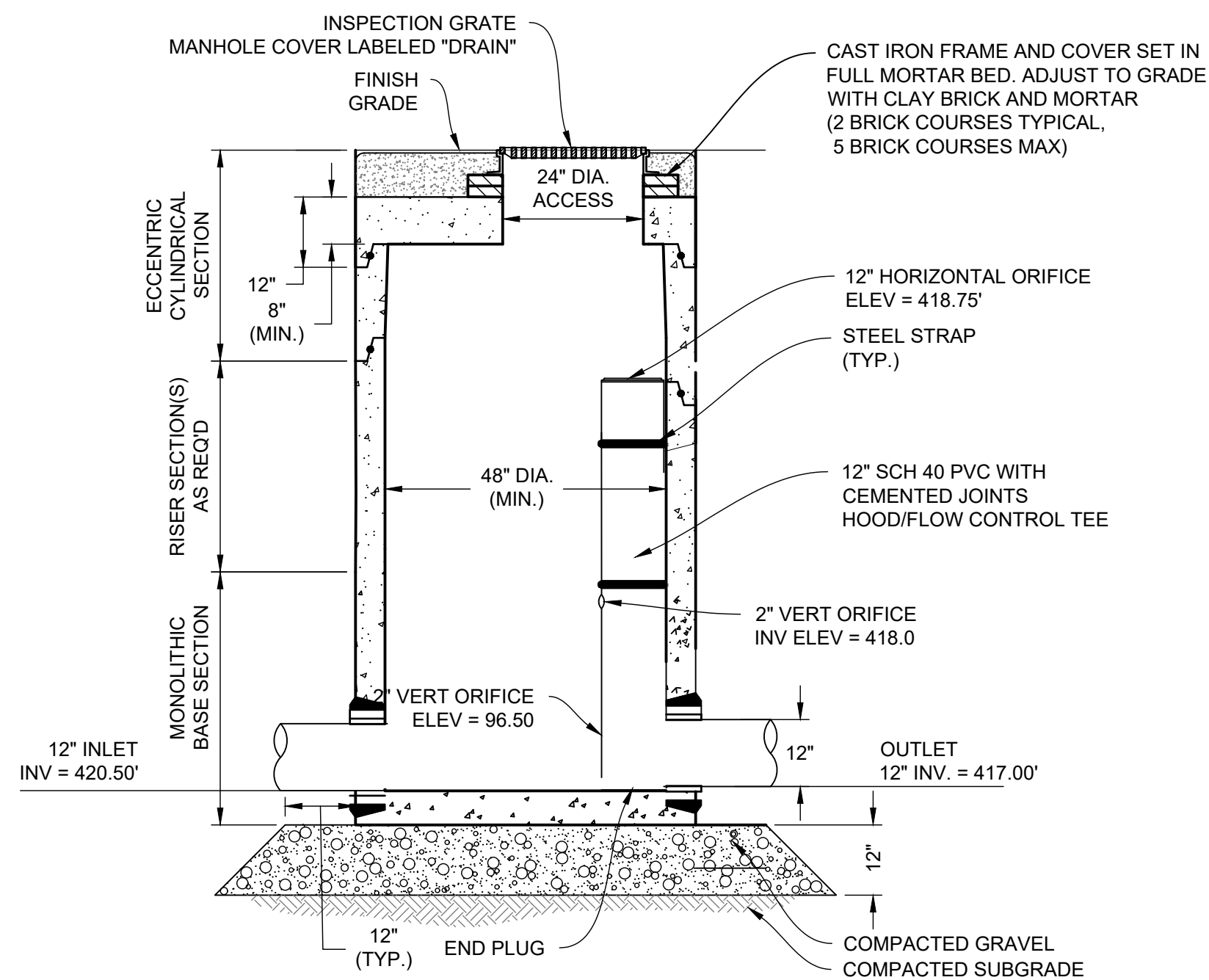
2 CATCH BASIN (CB) WITH HOOD
NOT TO SCALE



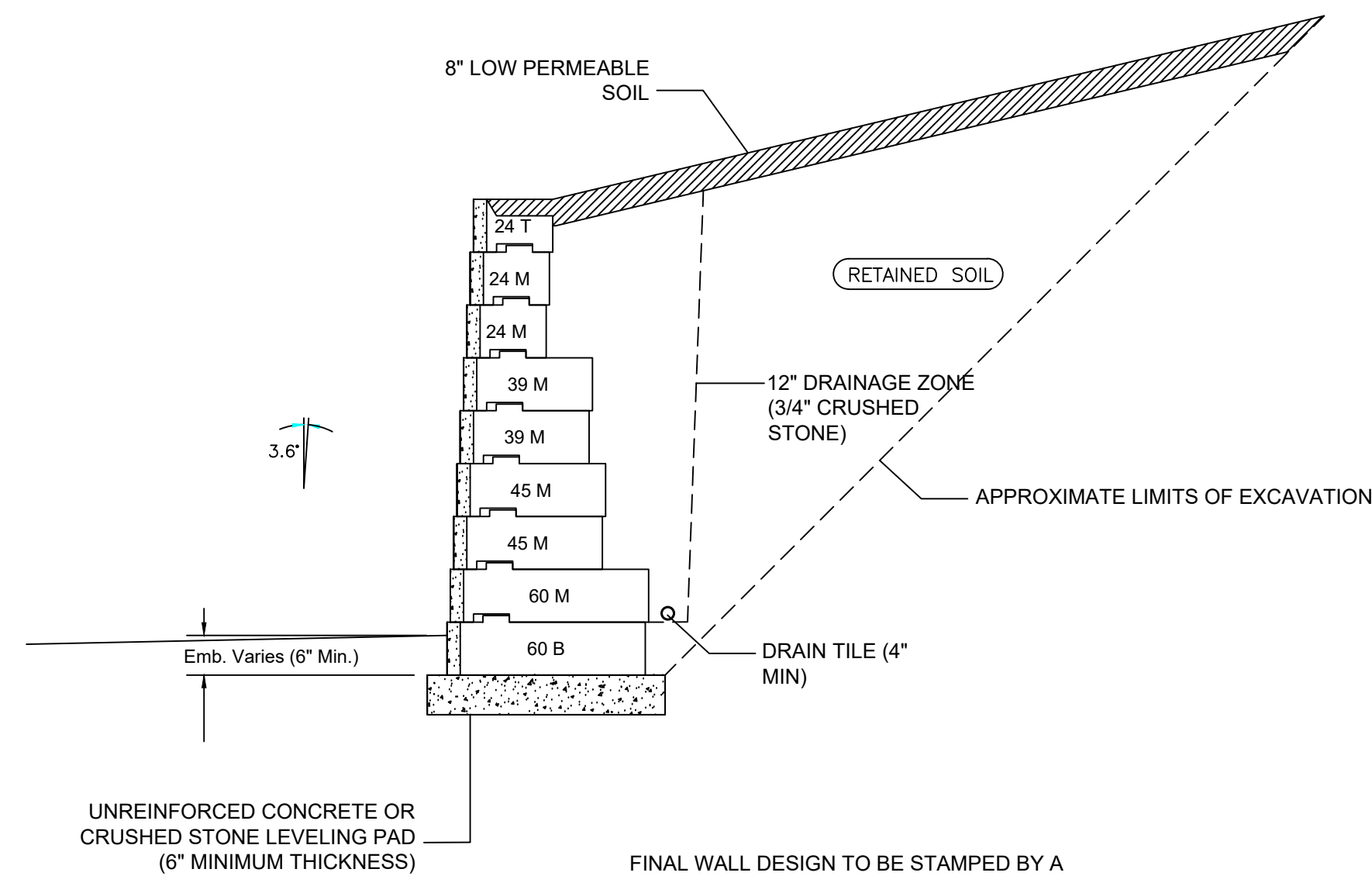
3 DRAINAGE MANHOLE (DMH)
NOT TO SCALE



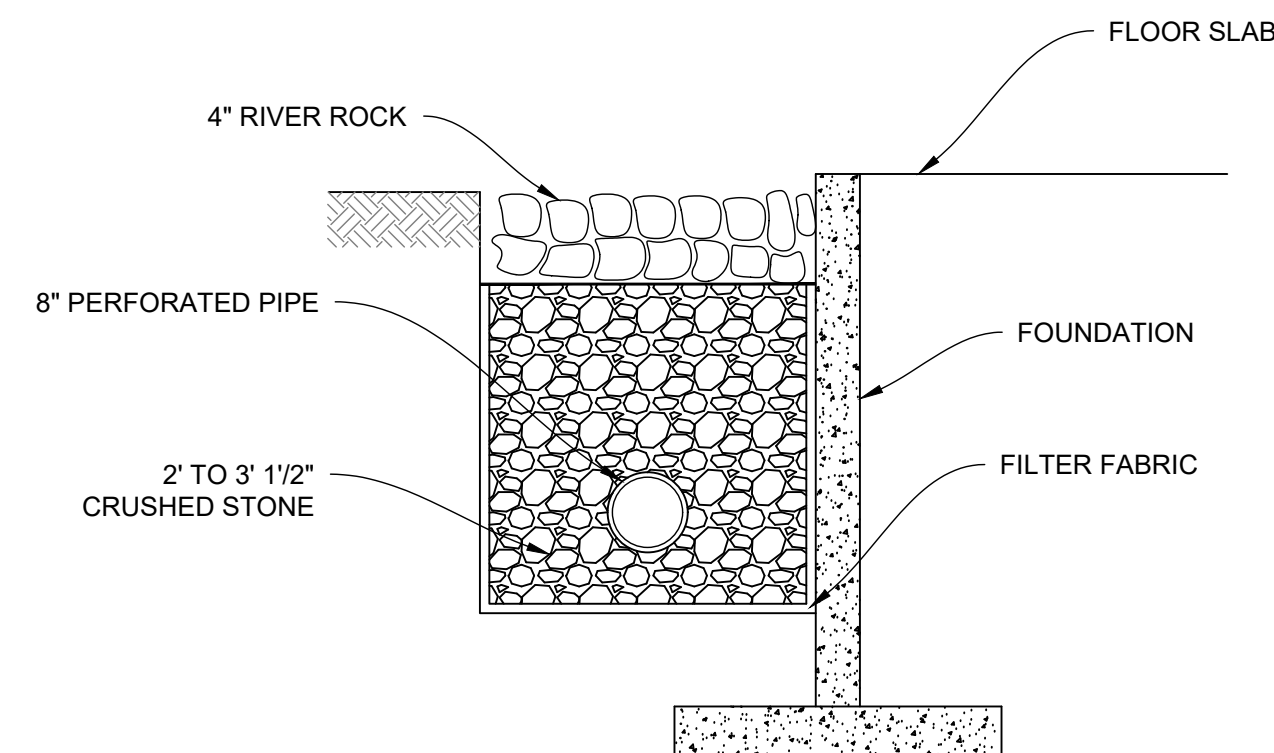
4 FLARED END SECTION (FES) WITH STONE PROTECTION
NOT TO SCALE



5 OUTLET CONTROL STRUCTURE (OCS 2)
NOT TO SCALE



6 BIG BLOCK GRAVITY RETAINING WALL - 10'
NOT TO SCALE



7 ROOF DRAIN DETAIL
NOT TO SCALE



9/23/2026	2	DRAINAGE CALCS		
9/10/2026	1	REVIEW COMMENTS		
DATE	NO.	REVISIONS		BY

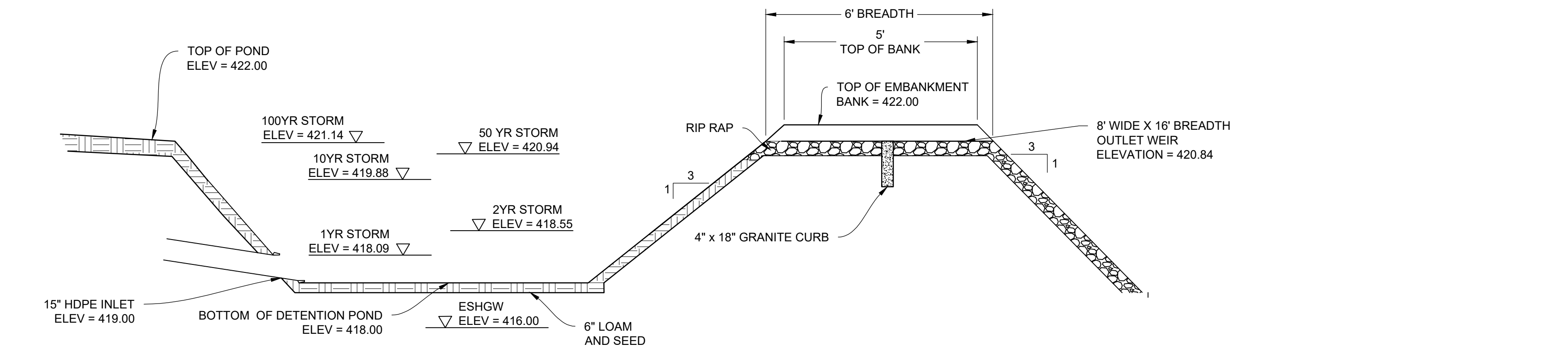
PLAN OF LAND
LOT 3 - ROUTE 103 WEST, WARNER NH,
ASSESSOR'S MAP 35 LOTS 4-3

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

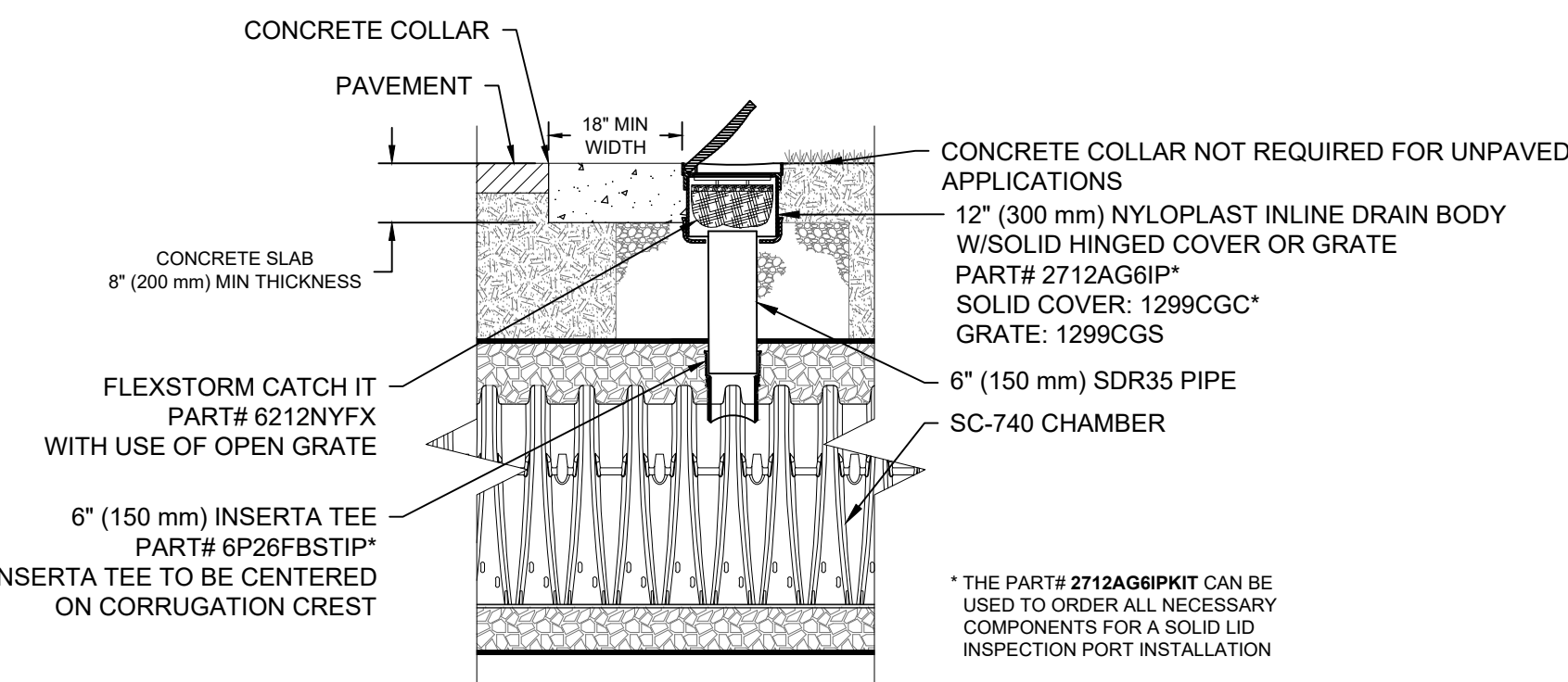
DRAINAGE DETAILS
CS6021

RANGER ENGINEERING GROUP, INC.
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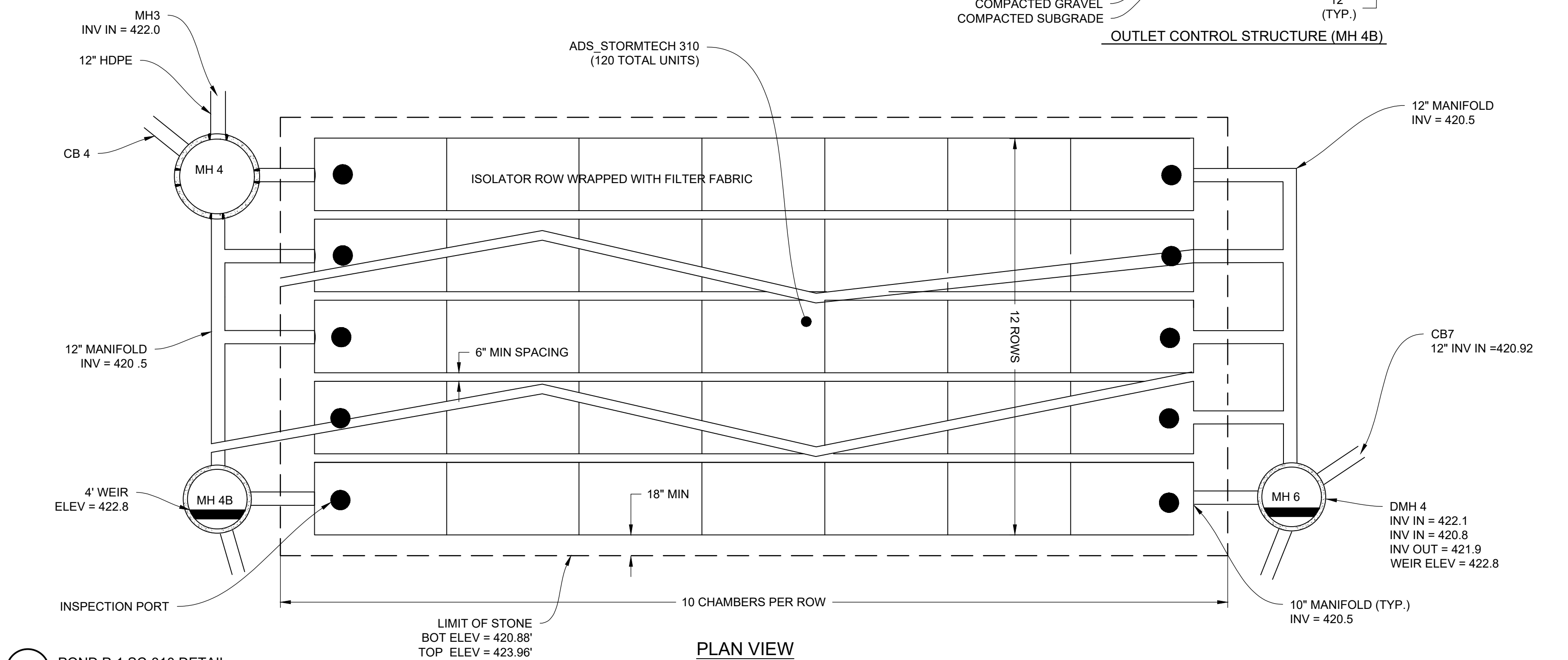
DATE: SEPTEMBER 23, 2026 SCALE: SHEET 12 OF 22



1 CROSS SECTION DETENTION POND 2 (OPEN BASIN)
NOT TO SCALE



2 INSPECTION PORT DETAIL
NOT TO SCALE

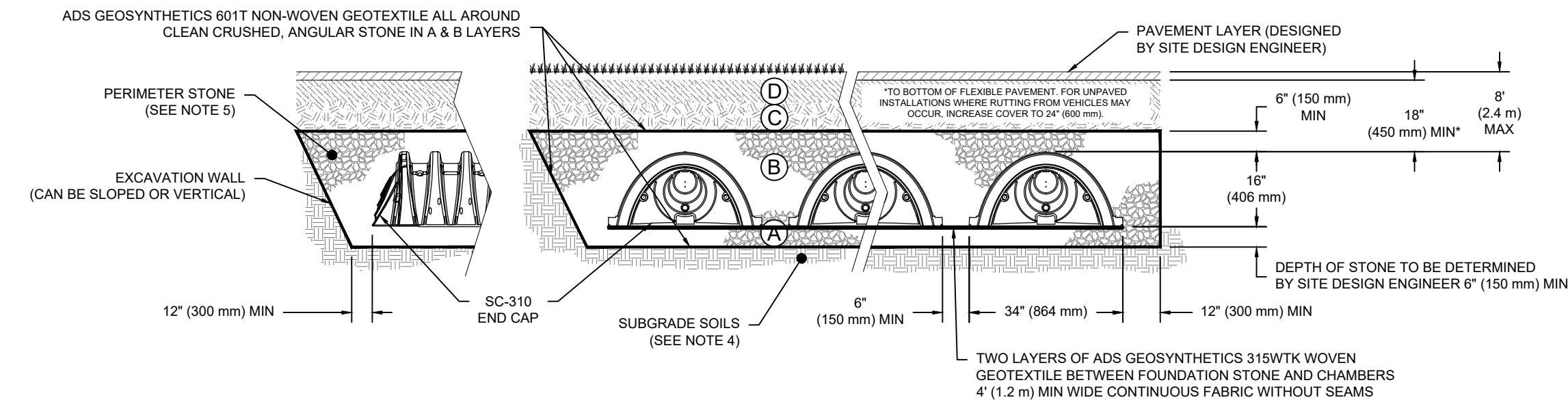


3 POND P-1 SC-310 DETAIL
NOT TO SCALE

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18\"/>	AASHTO M145 ¹ A-1, A-2.4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12\"/>
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6\"/>
 - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



4 SC-310 CROSS SECTION DETAIL
NOT TO SCALE



DATE	NO.	REVISIONS	BY
9/23/2026	2	DRAINAGE CALCS	
9/10/2026	1	REVIEW COMMENTS	

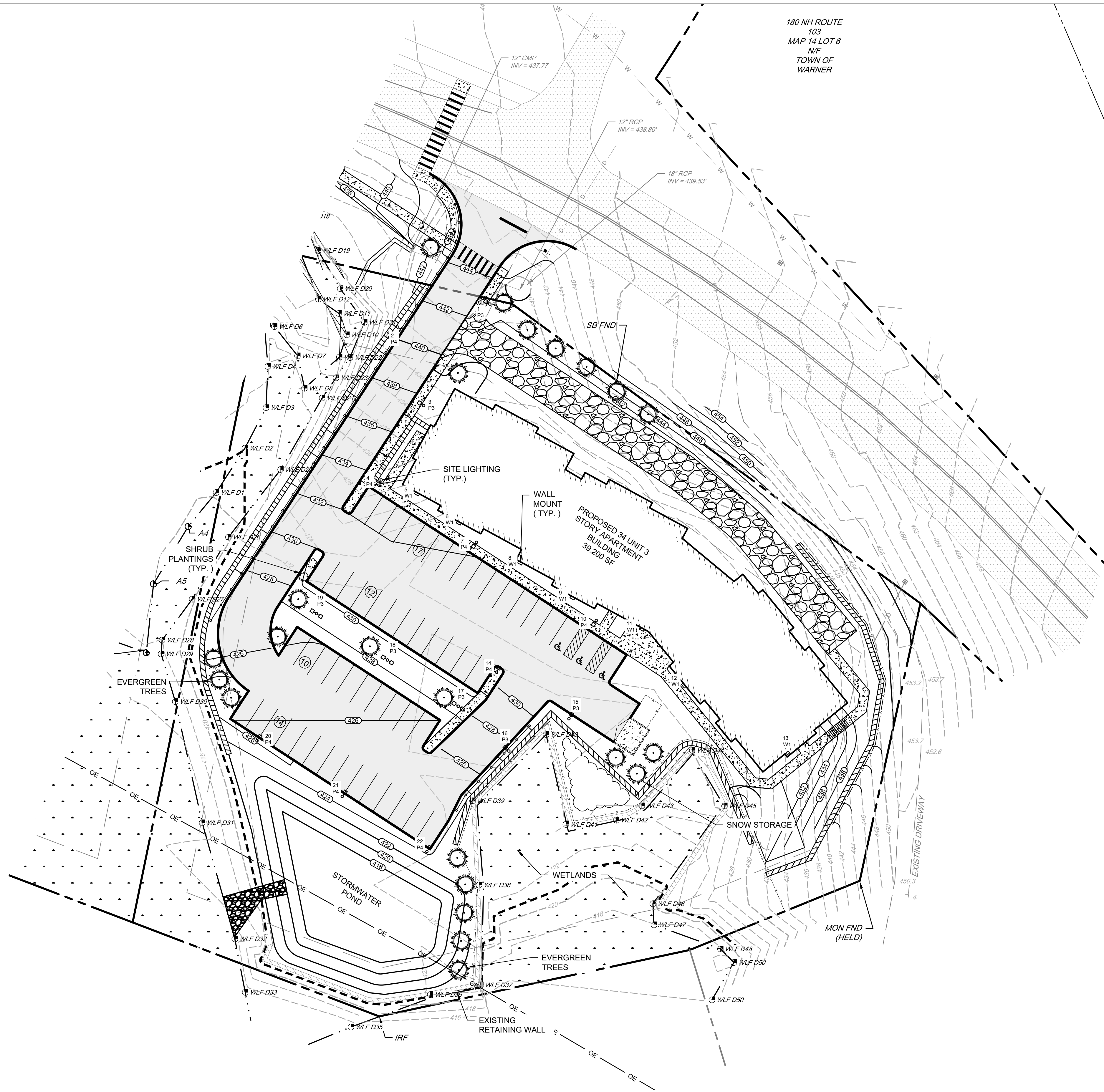
PLAN OF LAND
LOT 3 - ROUTE 103 WEST, WARNER NH,
ASSESSOR'S MAP 35 LOTS 4-3

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

STORMWATER STORAGE SYSTEM DETAILS
CS6022



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

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.

9/23/2026	2	DRAINAGE CALCS	
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PLAN OF LAND
LOT 3 - ROUTE 103 WEST, WARNER NH,
ASSESSOR'S MAP 35 LOTS 4-3

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

LANDSCAPE & LIGHTING PLAN
CS7001



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BUXUS MICROPHYLLA
CORNUS ALTERNIFOLIA

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

PERFORMANCE SPECIFICATIONS

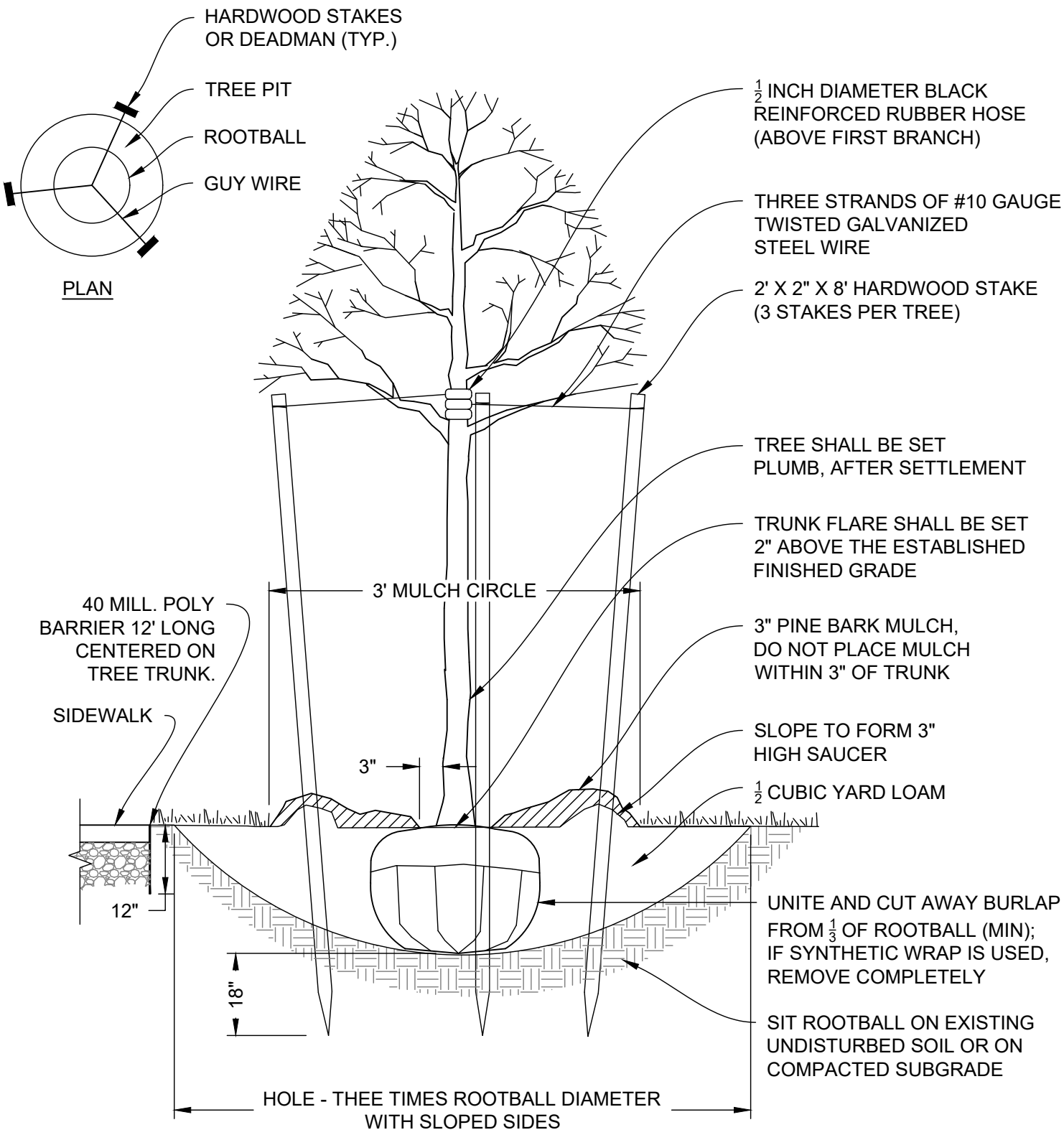
- CLEAN AND GRUB TOP SOIL OF ALL UNSUITABLE MATERIALS INCLUDING BUT NOT LIMITED TO STUMPS, ROOTS, TRASH, AND ROCKS AND STOCKPILE FOR RE-USE. SOILS WITH INVASIVE SPECIES SHALL BE DISPOSED OF OFF SITE.
- AFTER SLOPES AND PONDS HAVE BEEN INSTALLED, LOAM AND SEED USING NEW ENGLAND CONSERVATION/ WILDLIFE 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:

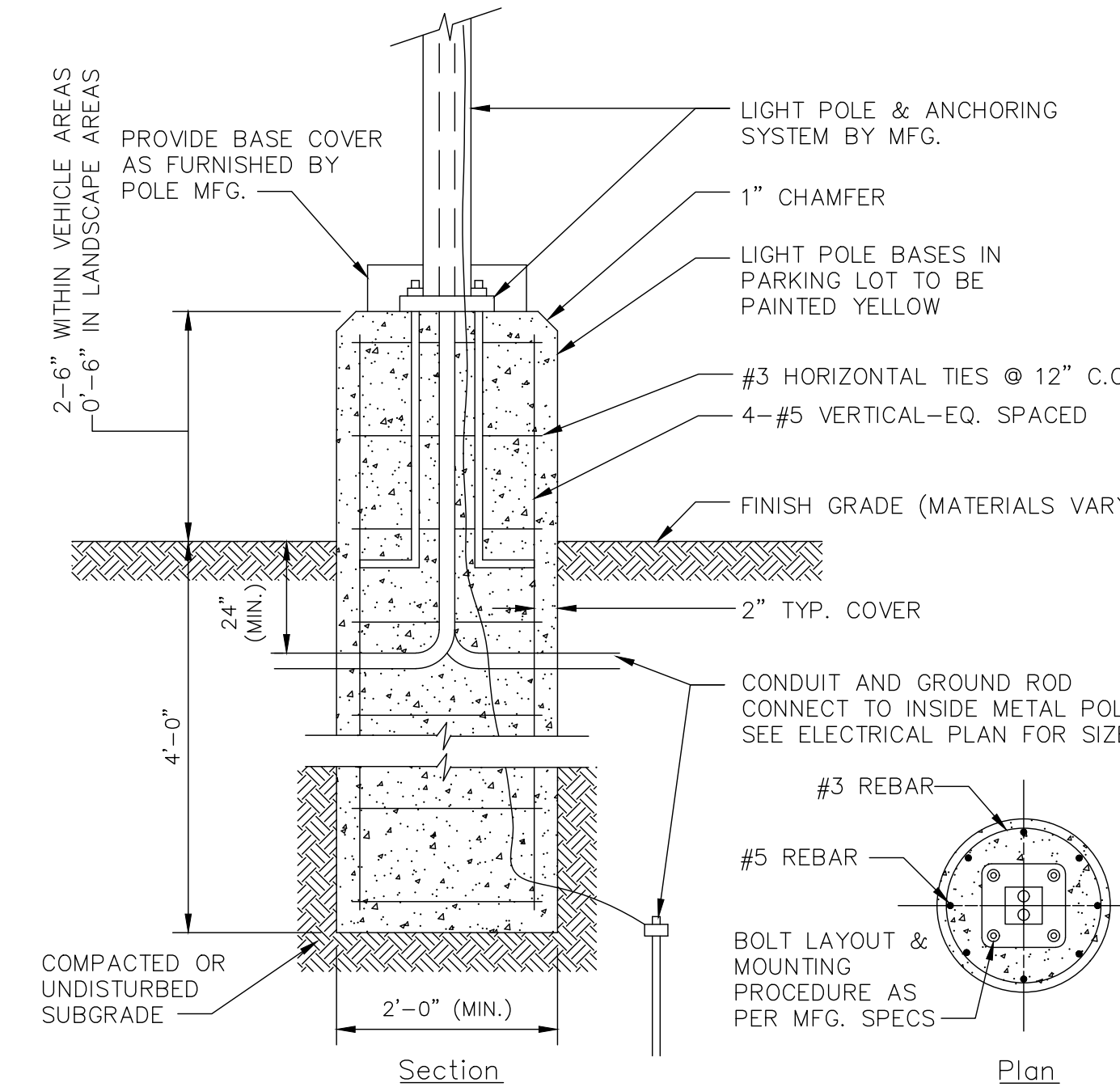
- A MINIMUM OF ONE SHADE TREE AND (5) SHRUBS PER 900 SQUARE FEET OF LANDSCAPE AREA
- DECIDUOUS TREES SHALL BE MIN 2.5" CALIPER AND 12' IN HEIGHT.
- EVERGREEN TREES SHALL BE MIN 8' TALL.
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- LOAM AND SEED ALL DISTURBED AREAS TO A MIN DEPTH OF 4". RE-USE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

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
		WINTERGEM BOXWOOD
		ALTERNATE LEAVED DOGWOOD



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



NOTES:

- LIGHT POLE FOUNDATION DESIGN IS SUBJECT TO CHANGE BASED ON FINAL POLE AND FIXTURE SELECTION AND GEOTECHNICAL SITE INVESTIGATION.

2 LIGHT POLE FOUNDATION (UP TO 15' POLE)
NOT TO SCALE

Luminaire Schedule	All quotes/orders generated from this layout must be forwarded to the Local Rep Agency													
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	BUG Rating	Mounting height	
	4	P3	ALED33TY WS2 @ 80 W	Single	10433	10433	1.000	Pole mounted (Type III)	79.8	79.8	319.2	B1-U0-G2	15	
	3	P3	ALED33TY WS2 @ 80 W X 2@180	Back - Back	10433	20866	1.000	Pole mounted (Type III)	79.8	159.6	478.8	B1-U0-G2	15	
	8	P4	ALED34TY WS2 @ 80 W	Single	10172	10172	1.000	Pole mounted (Type III)	81.1	81.1	648.8	B1-U0-G2	15	
	7	W1	SLIM15Y @ 34 W	Single	3638	3638	1.000	Wall mounted	34.4	34.4	206.4	B1-U0-G1	12	

9/23/2026	2	DRAINAGE CALCS		
9/10/2026	1	REVIEW COMMENTS		
DATE	NO.	REVISIONS		
				BY

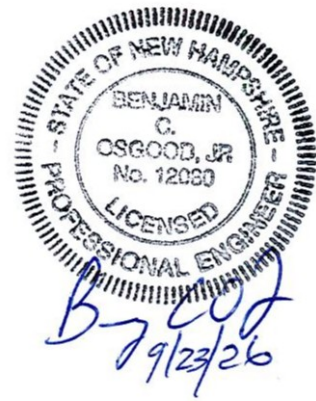
PLAN OF LAND
LOT 3 - ROUTE 103 WEST, WARNER NH,
ASSESSOR'S MAP 35 LOTS 4-3

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

LANDSCAPE & LIGHTING DETAILS
CS7002

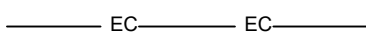


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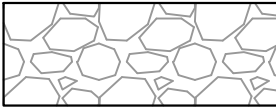


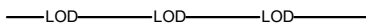
LEGEND

- 

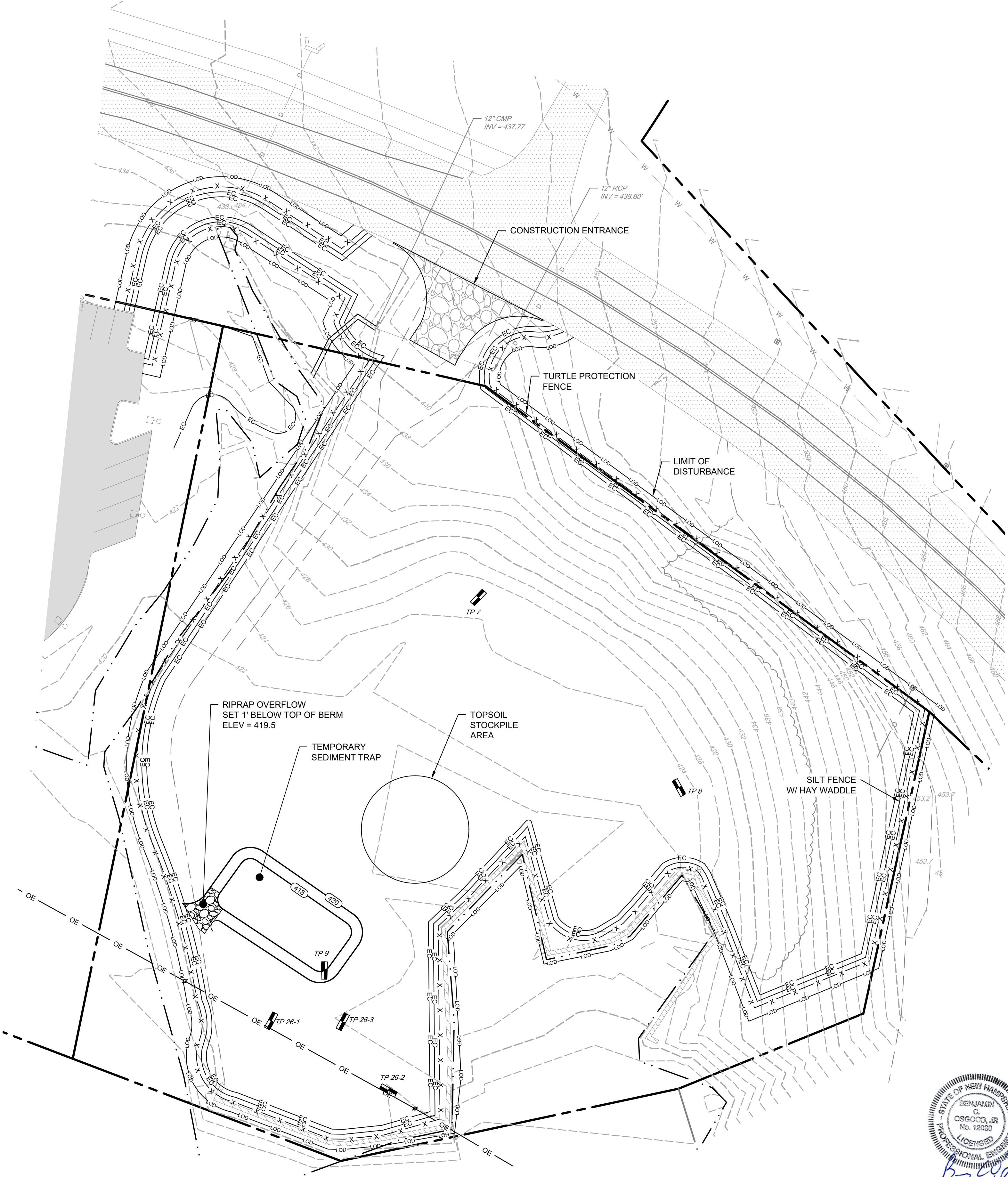
CHECK DAM WITH EROSION CONTROL
- 

EC EC EROSION CONTROL FENCE/SILT SOCK
- 

SILT/SEDIMENT RAP
- 

CONSTRUCTION ENTRANCE
- 

100 100 100 LIMIT OF DISTURBANCE



9/23/2026	2	DRAINAGE CALCS	
9/10/2026	1	REVIEW COMMENTS	
DATE	NO.	REVISIONS	BY

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

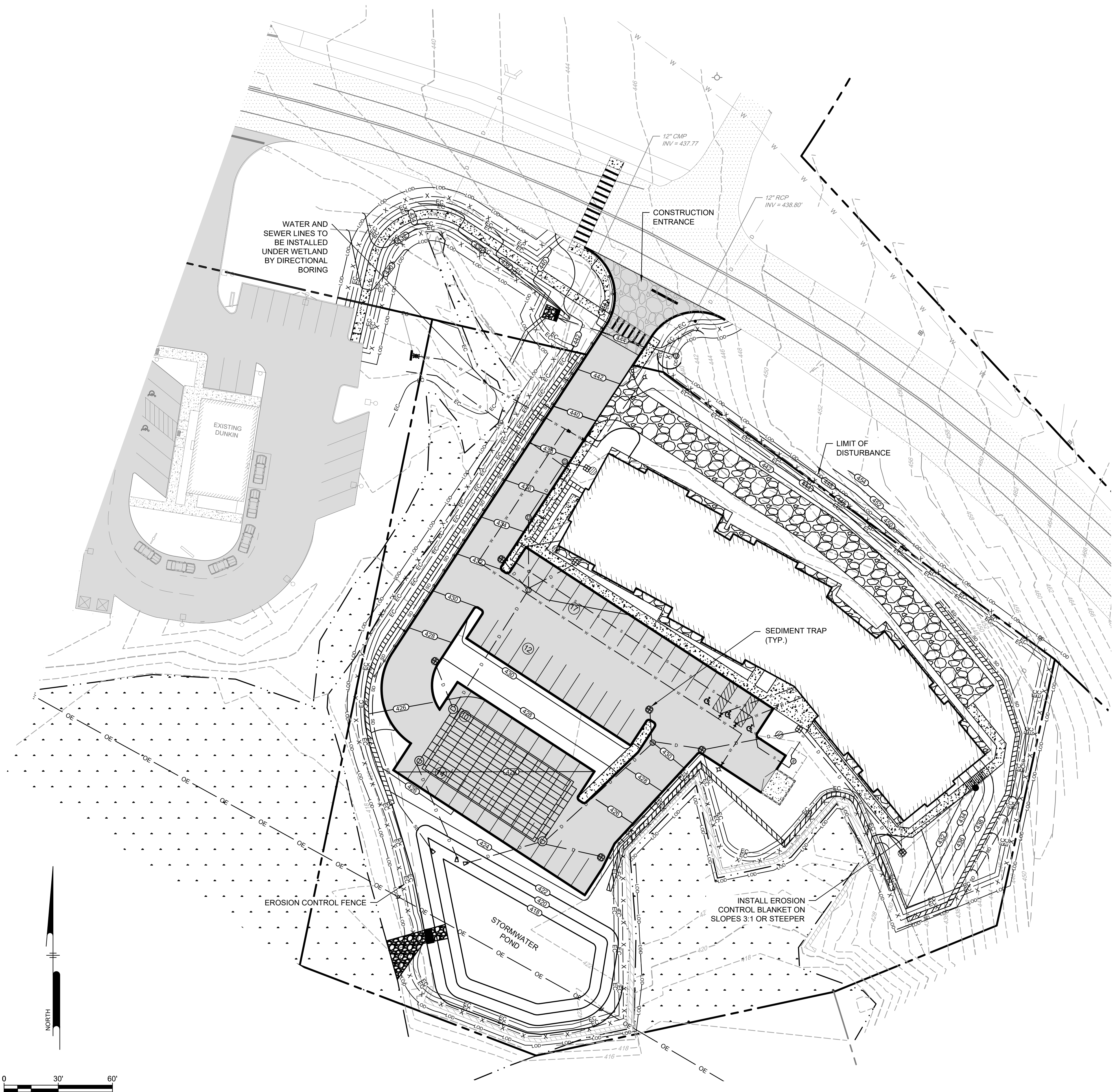
PROPERTY OWNER: COMET, LLC
84 RANGE ROAD, WINDHAM, NH 03087

EROSION CONTROL PLAN - PHASE 1
CS8001



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LEGEND

- EC EC EROSION CONTROL FENCE/SILT SOCK
- SILT/SEDIMENT RAP
- CONSTRUCTION ENTRANCE
- LOO LOO LOO LIMIT OF DISTURBANCE

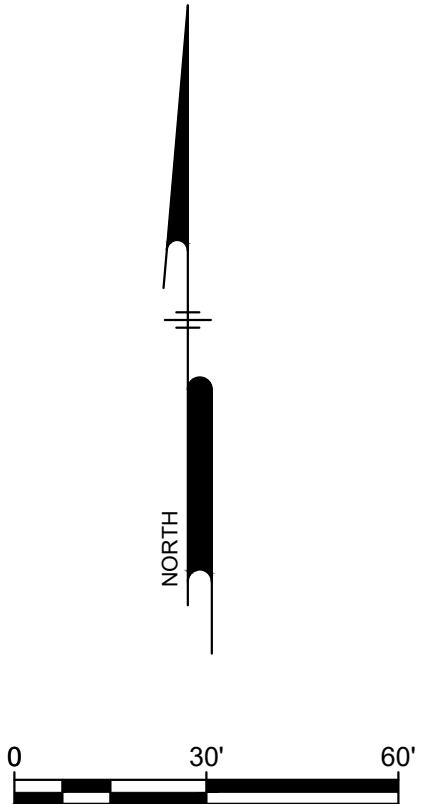
9/23/2026	2	DRAINAGE CALCS	
9/10/2026	1	REVIEW COMMENTS	
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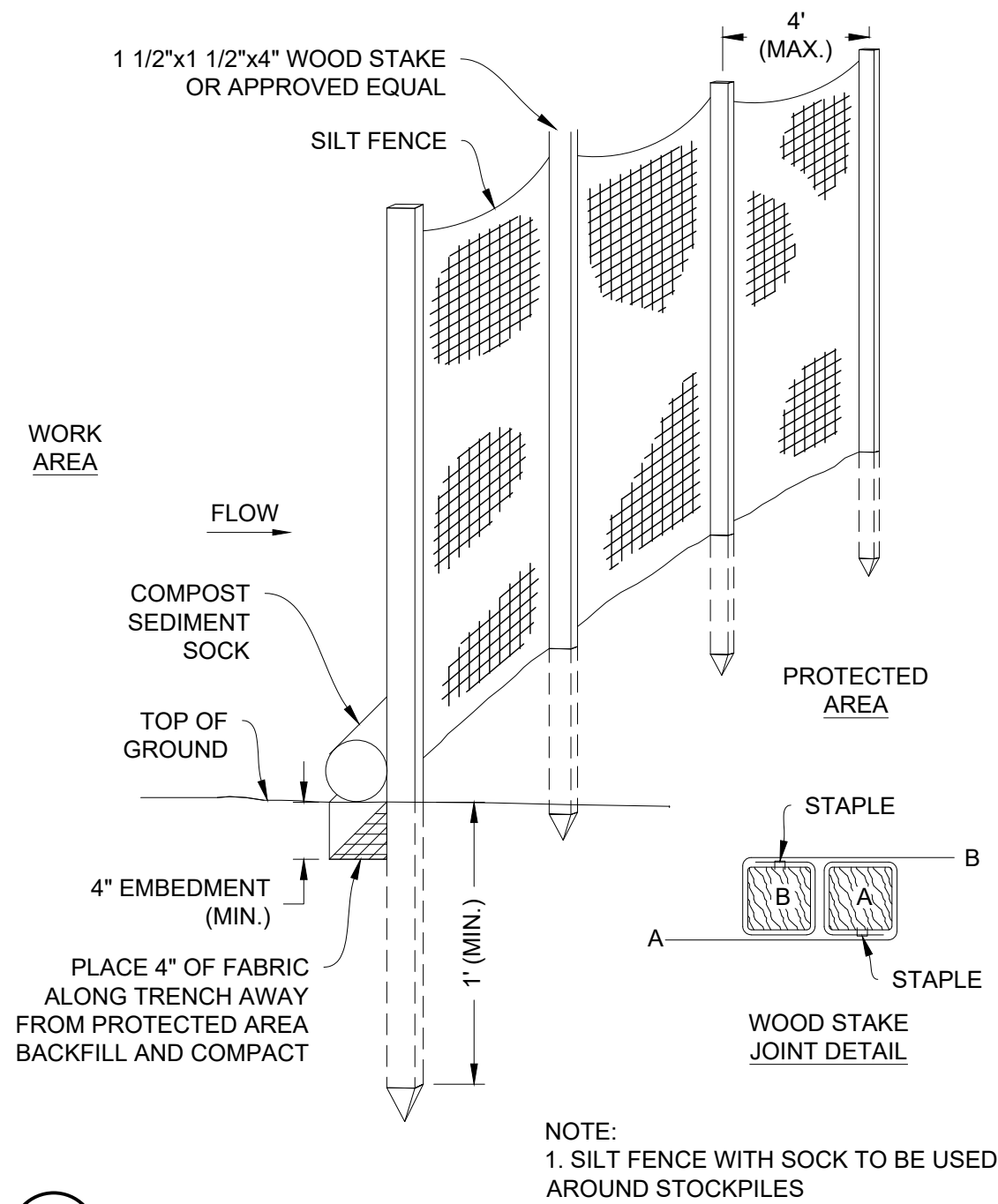
PLAN OF LAND
LOT 3 - ROUTE 103 WEST, WARNER NH,
ASSESSOR'S MAP 35 LOTS 4-3

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

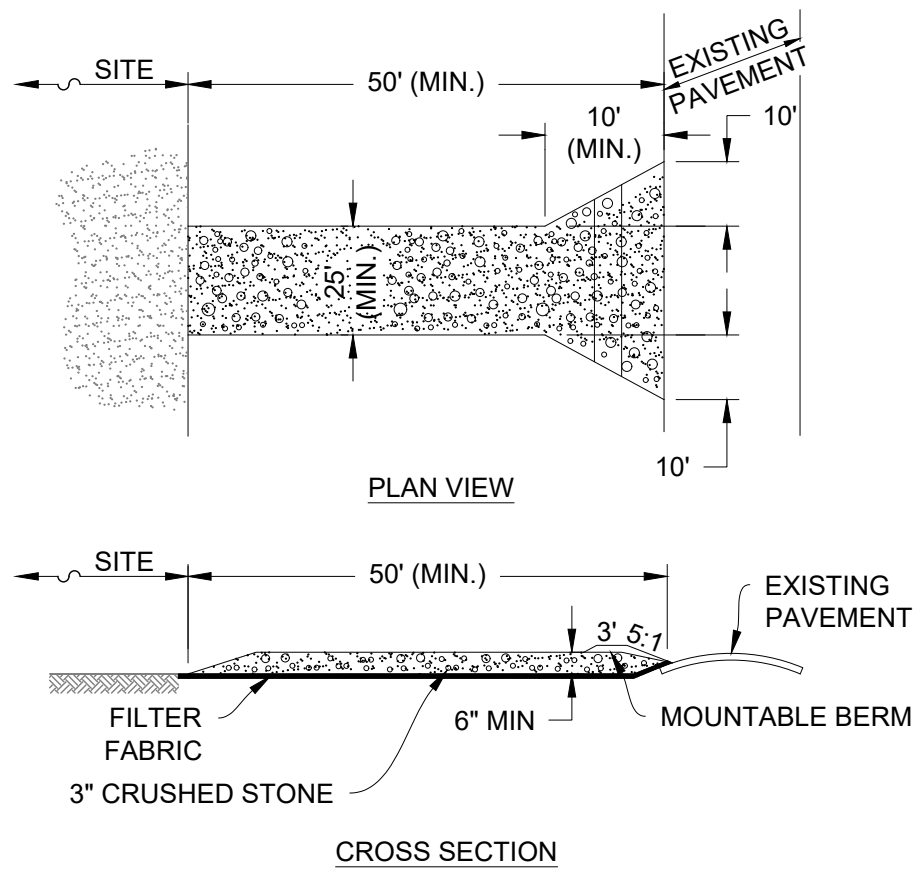
EROSION CONTROL PLAN - PHASE 2
CS8002

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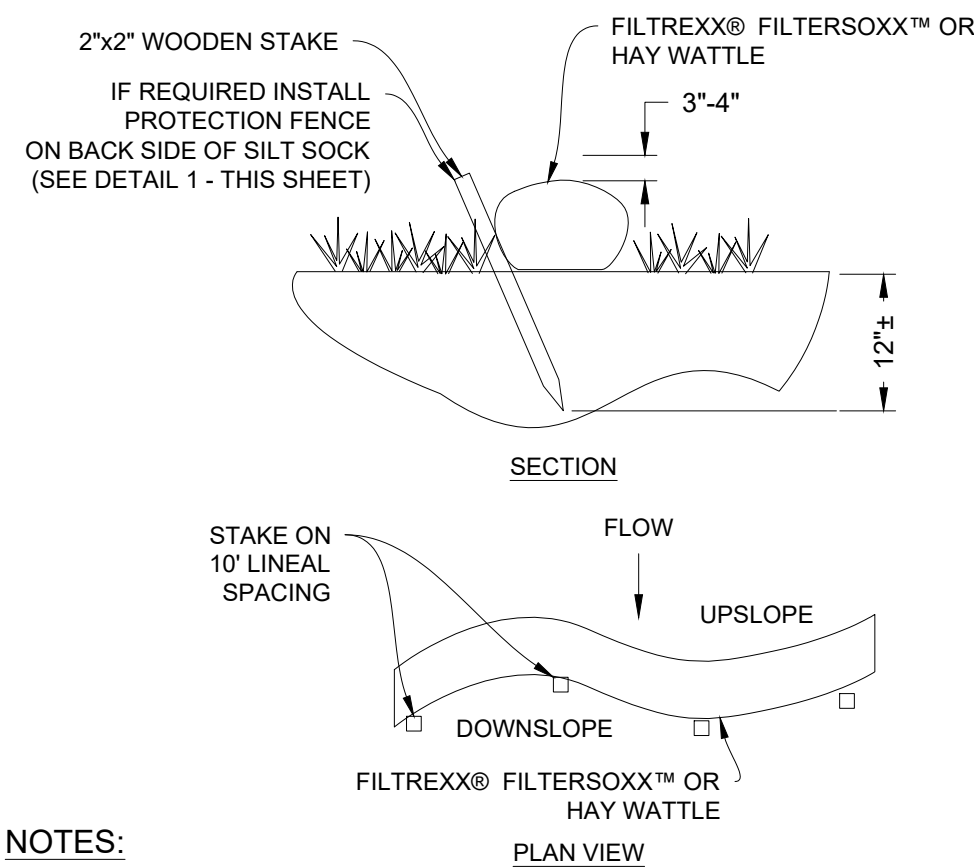


1 SILT FENCE BARRIER
NOT TO SCALE



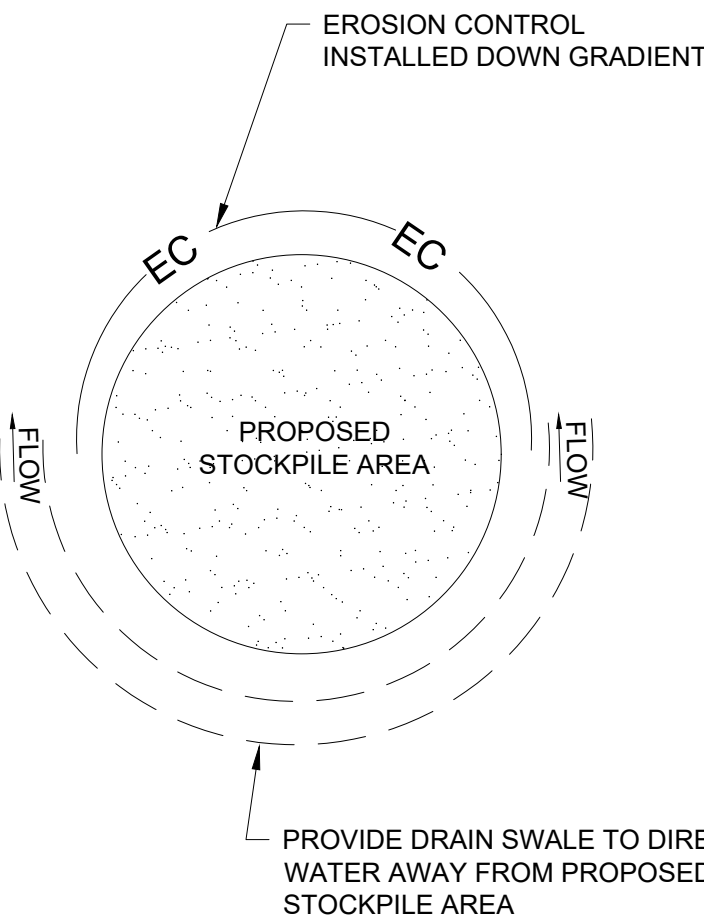
- NOTES:
- ENTRANCE WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP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

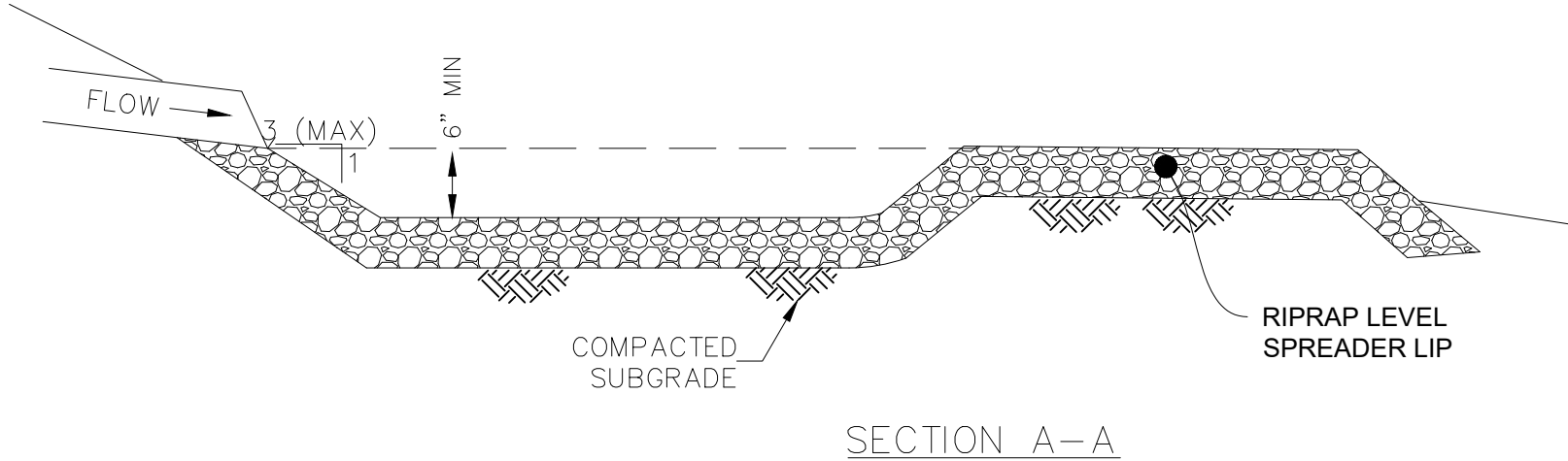


- NOTES:
- ALL MATERIALS TO MEET FILTREXX® SPECIFICATIONS.
 - FILTERSOXX™ COMPOST/SEED FILL TO MEET APPLICATION REQUIREMENTS.
 - COMPOST MATERIAL TO BE DISPENSED ON SITE, AS DETERMINED BY ENGINEER.

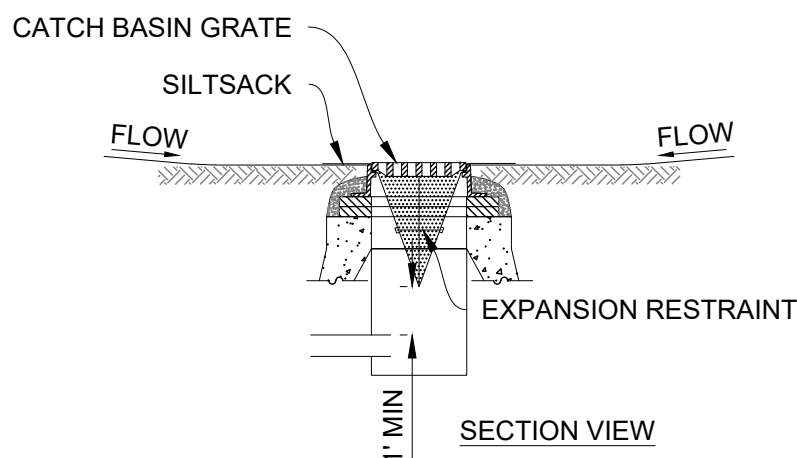
3 SEDIMENT SOCK / HAY WATTLE DETAIL
NOT TO SCALE



4 STOCKPILE PROTECTION
NOT TO SCALE

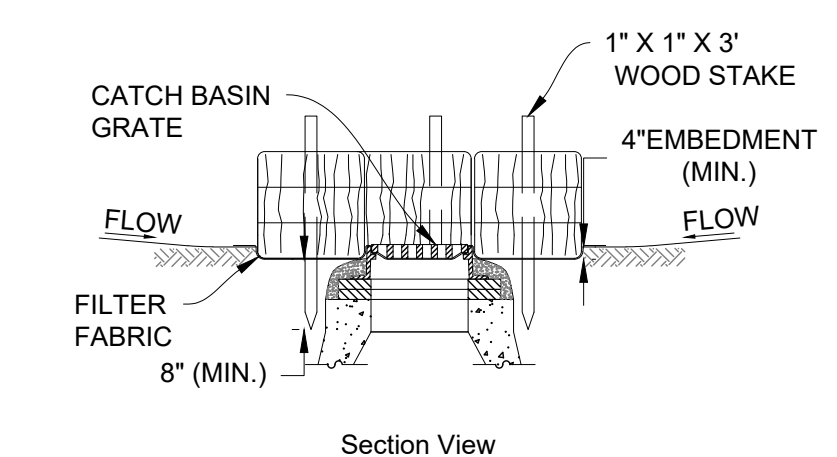
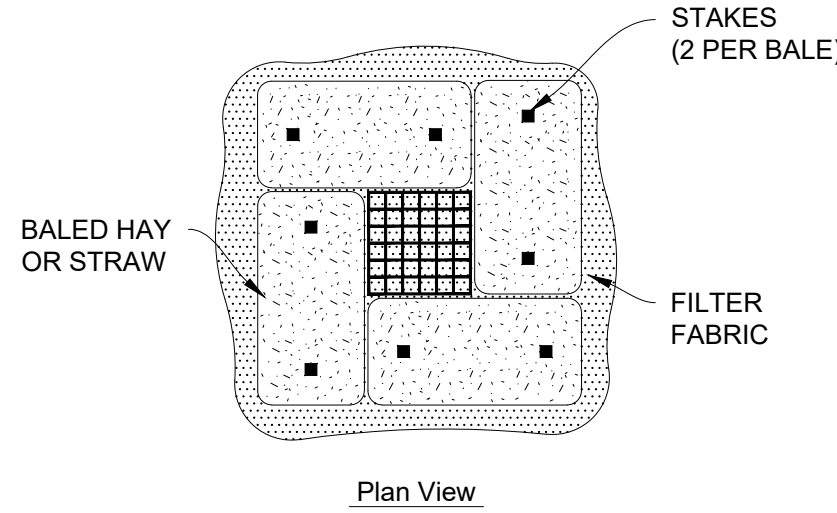
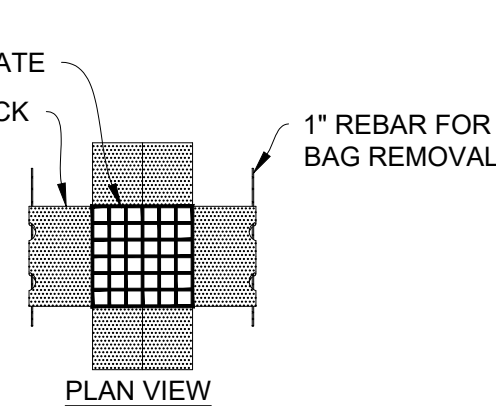


5 LEVEL LIP SPREADER
NOT TO SCALE



- 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.

6 SILTSACK SEDIMENT TRAP
NOT TO SCALE



6 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.

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.
 - 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

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 NEW HAMPSHIRE STORMWATER MANUAL DATED FEBRUARY 2025.
- 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 FROM EROSION CONTROL DEVICES, CATCH BASINS, AND STORMWATER STRUCTURES SHALL BE DISPOSED OF IN ACCORDANCE WITH STATE REGULATIONS AND BEST MANAGEMENT PRACTICES

9/23/2026	2	DRAINAGE CALCS	
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PLAN OF LAND LOT 3 - ROUTE 103 WEST, WARNER NH, ASSESSOR'S MAP 35 LOTS 4-3

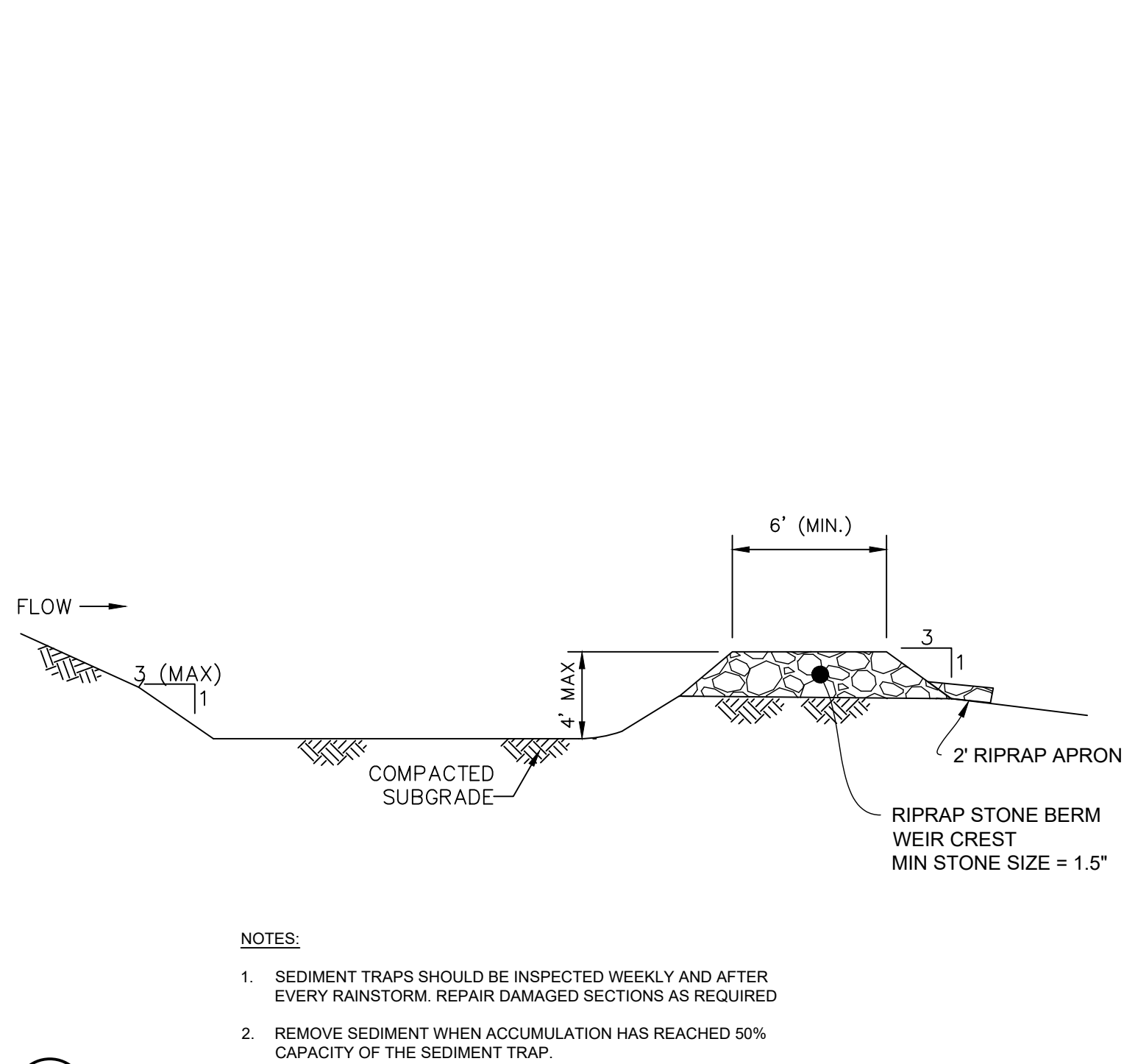
PROPERTY OWNER: COMET, LLC
84 RANGE ROAD, WINDHAM, NH 03087

EROSION CONTROL NOTES AND DETAILS CS8501

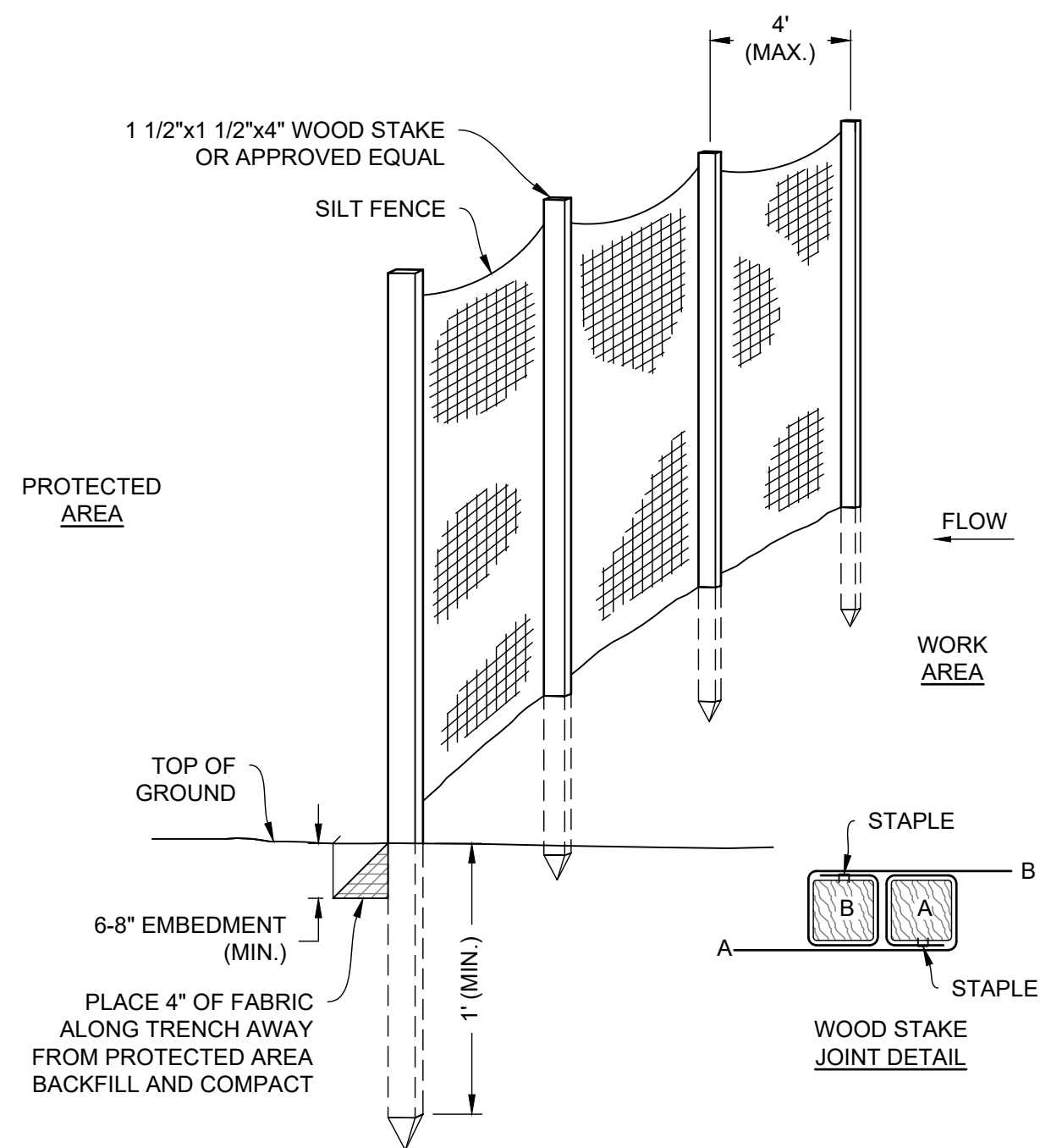


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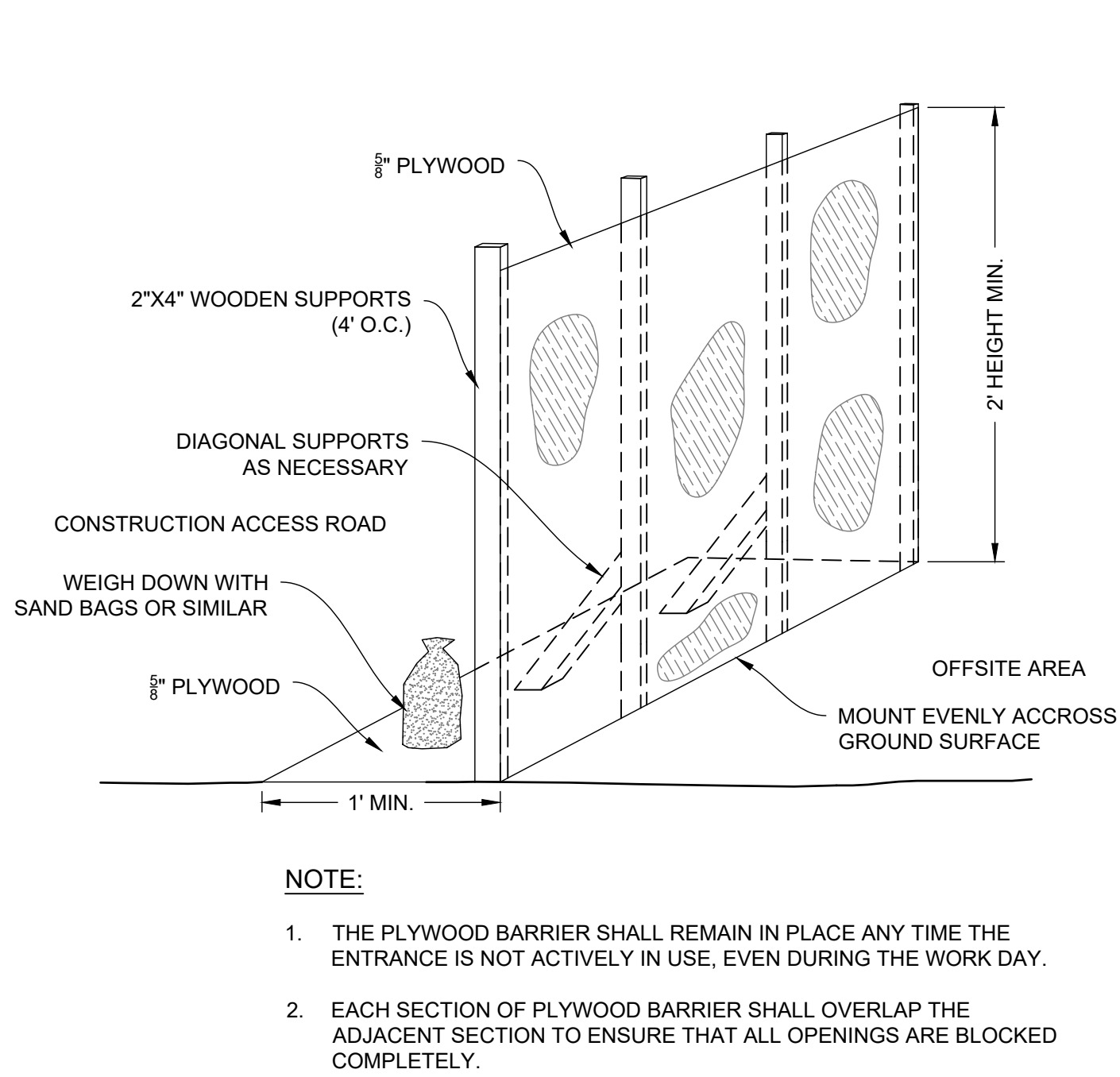




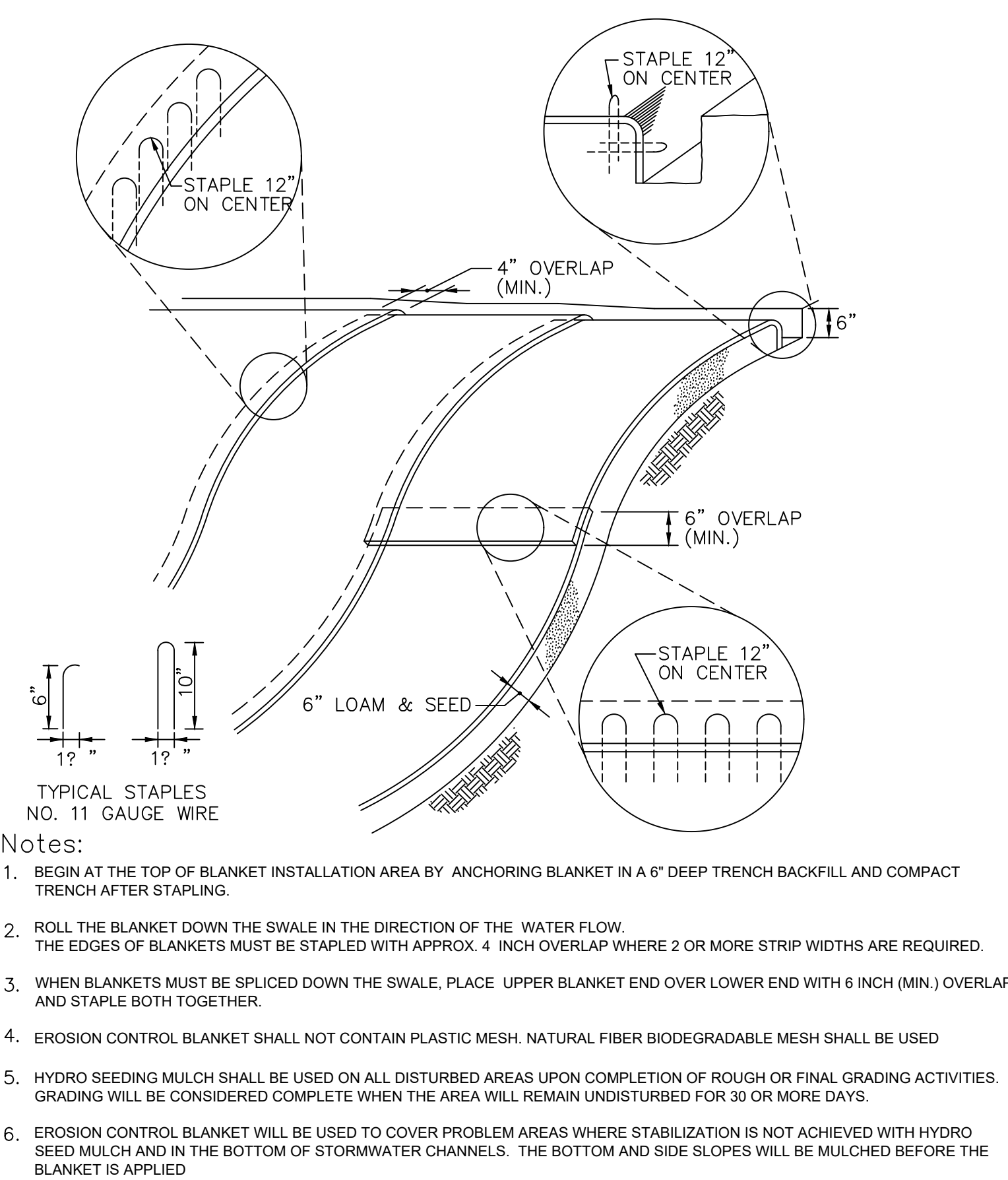
1 TEMPORARY SEDIMENT TRAP
NOT TO SCALE



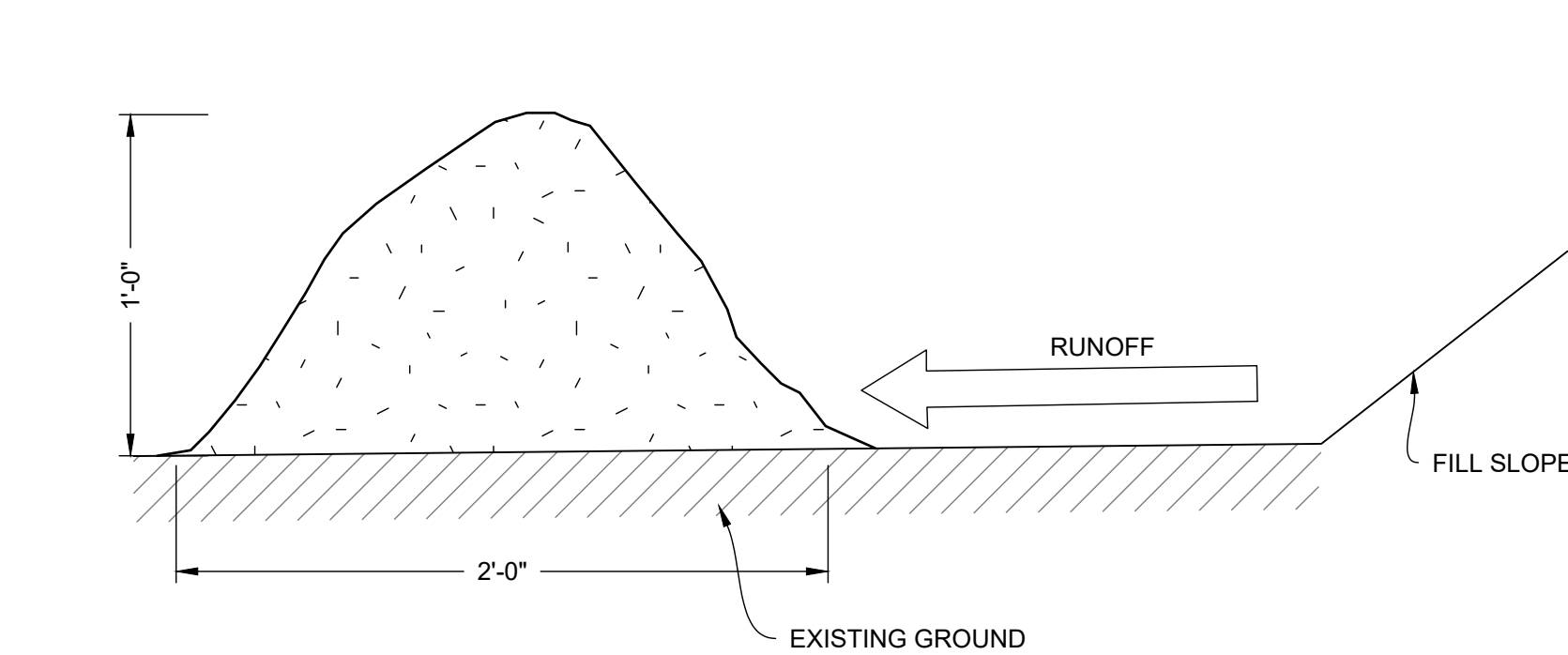
2 TURTLE PROTECTION FENCE
NOT TO SCALE



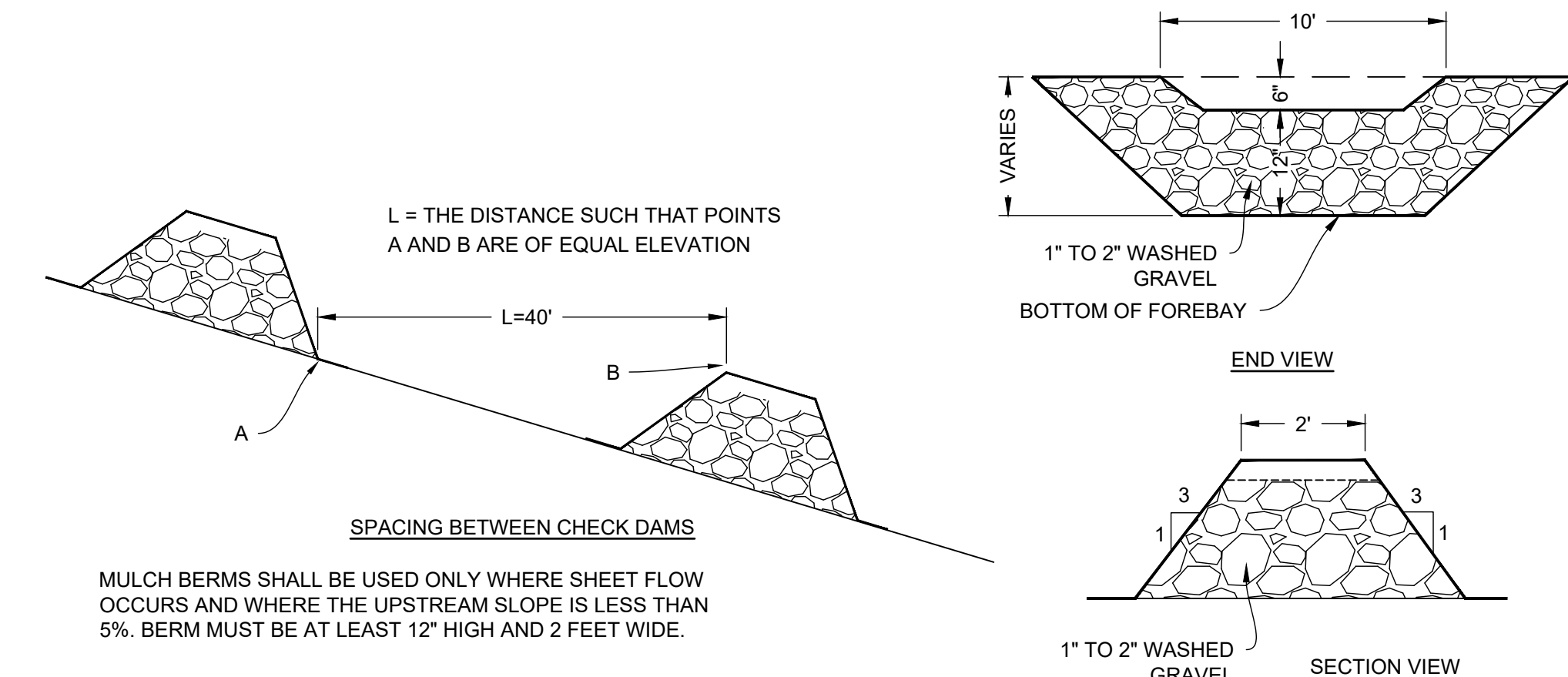
3 TURTLE PROTECTION GATE
NOT TO SCALE



4 EROSION CONTROL BLANKET
NOT TO SCALE



5 EROSION CONTROL MIX BERM
NOT TO SCALE



6 TEMPORARY CHECK DAM DETAIL
NOT TO SCALE

DATE	NO.	REVISIONS	BY
9/23/2026	2	DRAINAGE CALCS	
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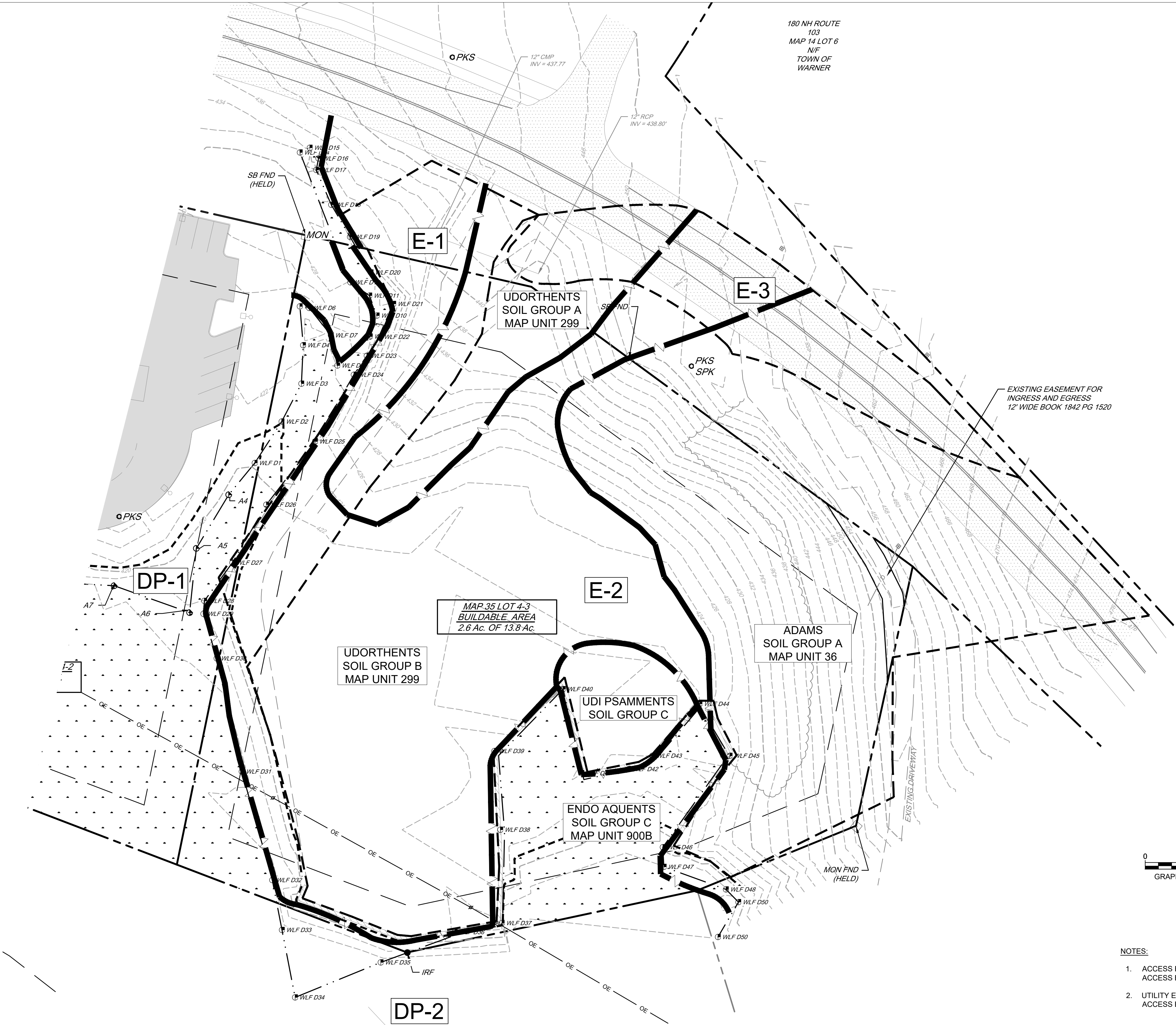
PLAN OF LAND
LOT 3 - ROUTE 103 WEST, WARNER NH,
ASSESSOR'S MAP 35 LOTS 4-3

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

EROSION CONTROL NOTES AND DETAILS CS8502



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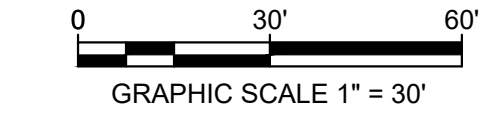
PRE - DEVELOPMENT AREA E-1			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
PERVIOUS	UDORTHENTS	GROUP A	4121
PERVIOUS	UDORTHENTS	GROUP B	11001

PRE - DEVELOPMENT AREA E-2			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
PERVIOUS	UDORTHENTS	GROUP A	6528
PERVIOUS	UDORTHENTS	GROUP B	43637
PERVIOUS	ADAMS	GROUP A	46230
IMPERVIOUS	ADAMS	GROUP A	829
PERVIOUS	UDI PSAMMENTS	GROUP C	3929

PRE - DEVELOPMENT AREA E-3			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
PERVIOUS	UDORTHENTS	GROUP A	1941
IMPERVIOUS	UDORTHENTS	GROUP A	1517
PERVIOUS	UDORTHENTS	GROUP B	403
IMPERVIOUS	UDORTHENTS	GROUP B	3047
PERVIOUS	ADAMS	GROUP A	323
IMPERVIOUS	ADAMS	GROUP A	5333



9/23/2026	2	DRAINAGE CALCS		
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- NOTES:
- ACCESS EASEMENT TO ACCOMMODATE FUTURE ACCESS BETWEEN LOTS 4-1, 4-2, AND 4-3
 - UTILITY EASEMENT TO ACCOMMODATE FUTURE ACCESS BETWEEN LOTS 4-1, 4-2, AND 4-3

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

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

PRE - DEVELOPMENT DRAINAGE
CS9201



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

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

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

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

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

POST - DEVELOPMENT AREA P-1			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
IMPERVIOUS	UDORTHENTS	GROUP A	11
PERVIOUS	UDORTHENTS	GROUP A	66
IMPERVIOUS	UDORTHENTS	GROUP B	441
PERVIOUS	UDORTHENTS	GROUP B	5341

POST - DEVELOPMENT AREA P-2			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
IMPERVIOUS	UDORTHENTS	GROUP A	3081
PERVIOUS	UDORTHENTS	GROUP A	185
IMPERVIOUS	UDORTHENTS	GROUP B	978
PERVIOUS	UDORTHENTS	GROUP B	218

POST - DEVELOPMENT AREA P-3			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
IMPERVIOUS	UDORTHENTS	GROUP A	1170
IMPERVIOUS	UDORTHENTS	GROUP B	1286
PERVIOUS	UDORTHENTS	GROUP B	596

POST - DEVELOPMENT AREA P-4			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
IMPERVIOUS	UDORTHENTS	GROUP A	964
PERVIOUS	UDORTHENTS	GROUP A	119
IMPERVIOUS	UDORTHENTS	GROUP B	6860
PERVIOUS	UDORTHENTS	GROUP B	629

POST - DEVELOPMENT AREA P-5			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
IMPERVIOUS	UDORTHENTS	GROUP B	1630
PERVIOUS	UDORTHENTS	GROUP B	216
IMPERVIOUS	UDORTHENTS	GROUP C	1041

POST - DEVELOPMENT AREA P-6			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
IMPERVIOUS	UDORTHENTS	GROUP B	10838
PERVIOUS	UDORTHENTS	GROUP B	2990

POST - DEVELOPMENT AREA P-7			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
IMPERVIOUS	UDORTHENTS	GROUP B	411
PERVIOUS	UDORTHENTS	GROUP B	12431
IMPERVIOUS	UDI PSAMMENTS	GROUP C	21
PERVIOUS	UDI PSAMMENTS	GROUP C	30

POST - DEVELOPMENT AREA P-8			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
IMPERVIOUS	UDORTHENTS	GROUP A	234
PERVIOUS	UDORTHENTS	GROUP A	3666
PERVIOUS	UDORTHENTS	GROUP B	2517
PERVIOUS	ADAMS	GROUP A	7199

POST - DEVELOPMENT AREA P-9			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
IMPERVIOUS	UDORTHENTS	GROUP B	484
PERVIOUS	UDORTHENTS	GROUP B	760
IMPERVIOUS	UDI PSAMMENTS	GROUP C	252
PERVIOUS	UDI PSAMMENTS	GROUP C	1341
IMPERVIOUS	ADAMS	GROUP A	7768
PERVIOUS	ADAMS	GROUP A	23781

POST - DEVELOPMENT AREA P-10			
NAME	SOIL NAME	SOIL GROUP	AREA (SQ.FT)
IMPERVIOUS	UDORTHENTS	GROUP A	1887
PERVIOUS	UDORTHENTS	GROUP A	1556
IMPERVIOUS	UDORTHENTS	GROUP B	3058
PERVIOUS	UDORTHENTS	GROUP B	402
IMPERVIOUS	ADAMS	GROUP A	4819
PERVIOUS	ADAMS	GROUP A	409

9/23/2026	2	DRAINAGE CALCS		
9/10/2026	1	REVIEW COMMENTS		
DATE	NO.	REVISIONS		BY

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

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

POST DRAINAGE PLAN
CS9301



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