

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:

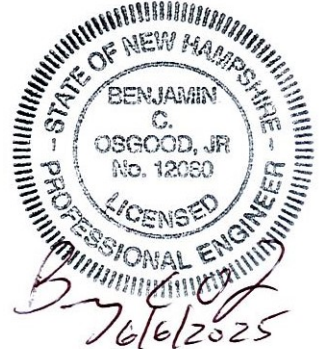
1. PLAN 16243
2. PLAN 11670
3. PLAN 7757
4. PLAN 307
5. STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS PLANS OF PROPOSED FEDERAL AID PROJECT I-89-I(57)119 N.H. PROJECT NO. P-7407-C INTERSTATE ROUTE I-89 SHEETS 76, 77, 80, & 81 ON FILE AT THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION

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



DATE	NO.	REVISIONS	BY	

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

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

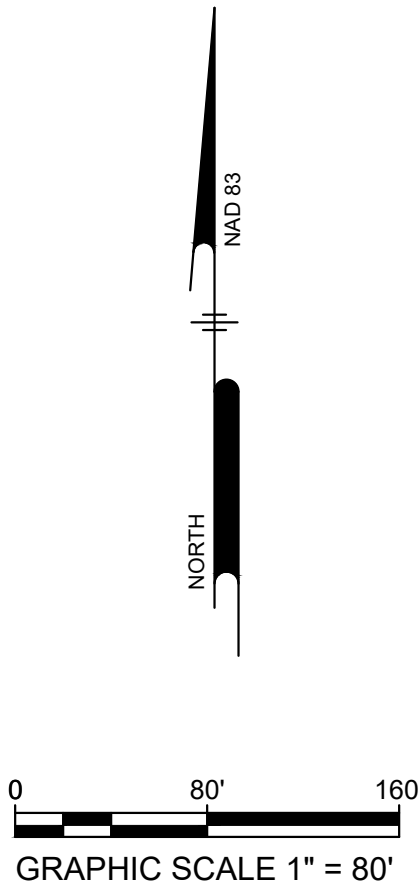
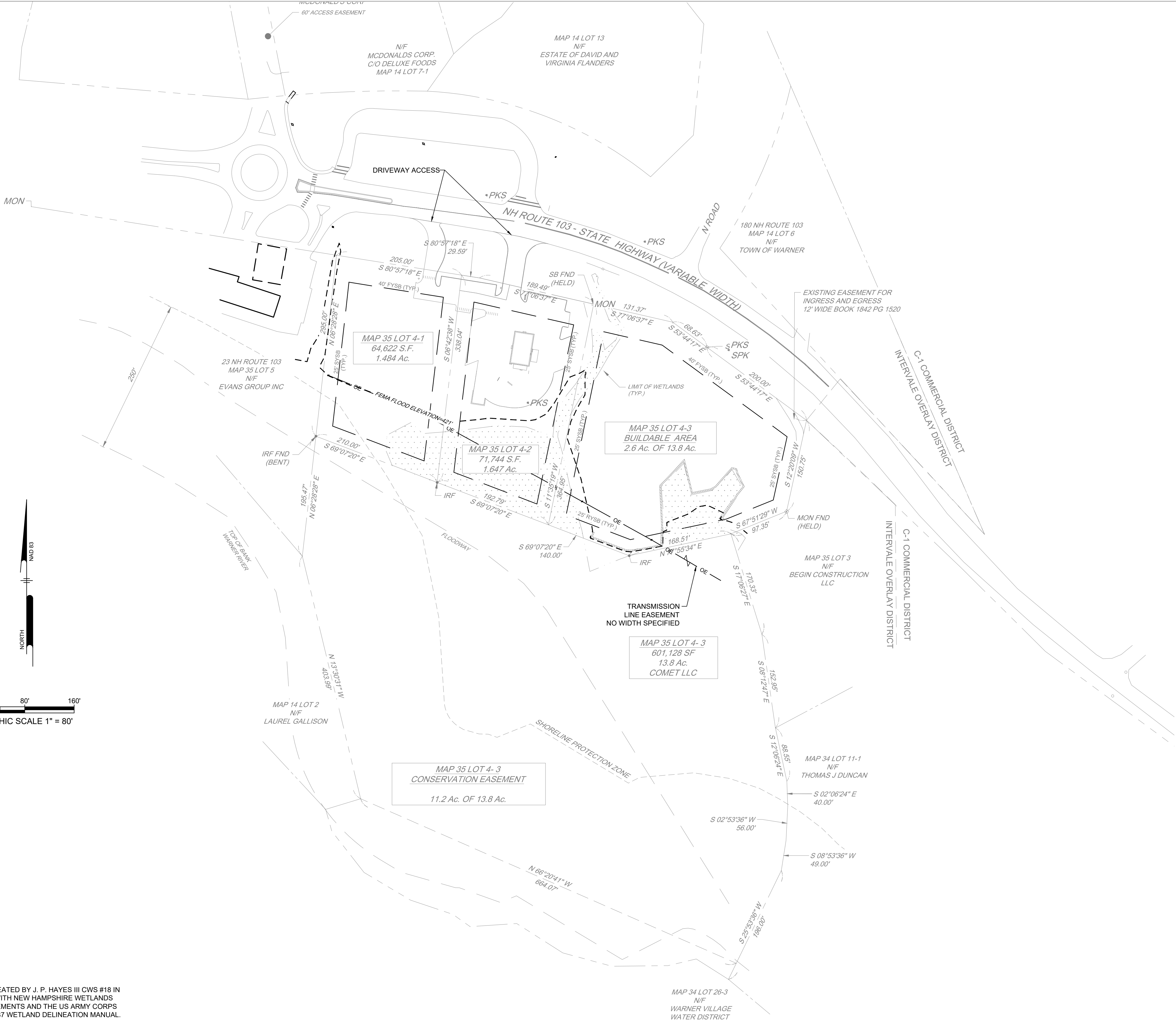
EXISTING CONDITIONS PLAN
CS0201

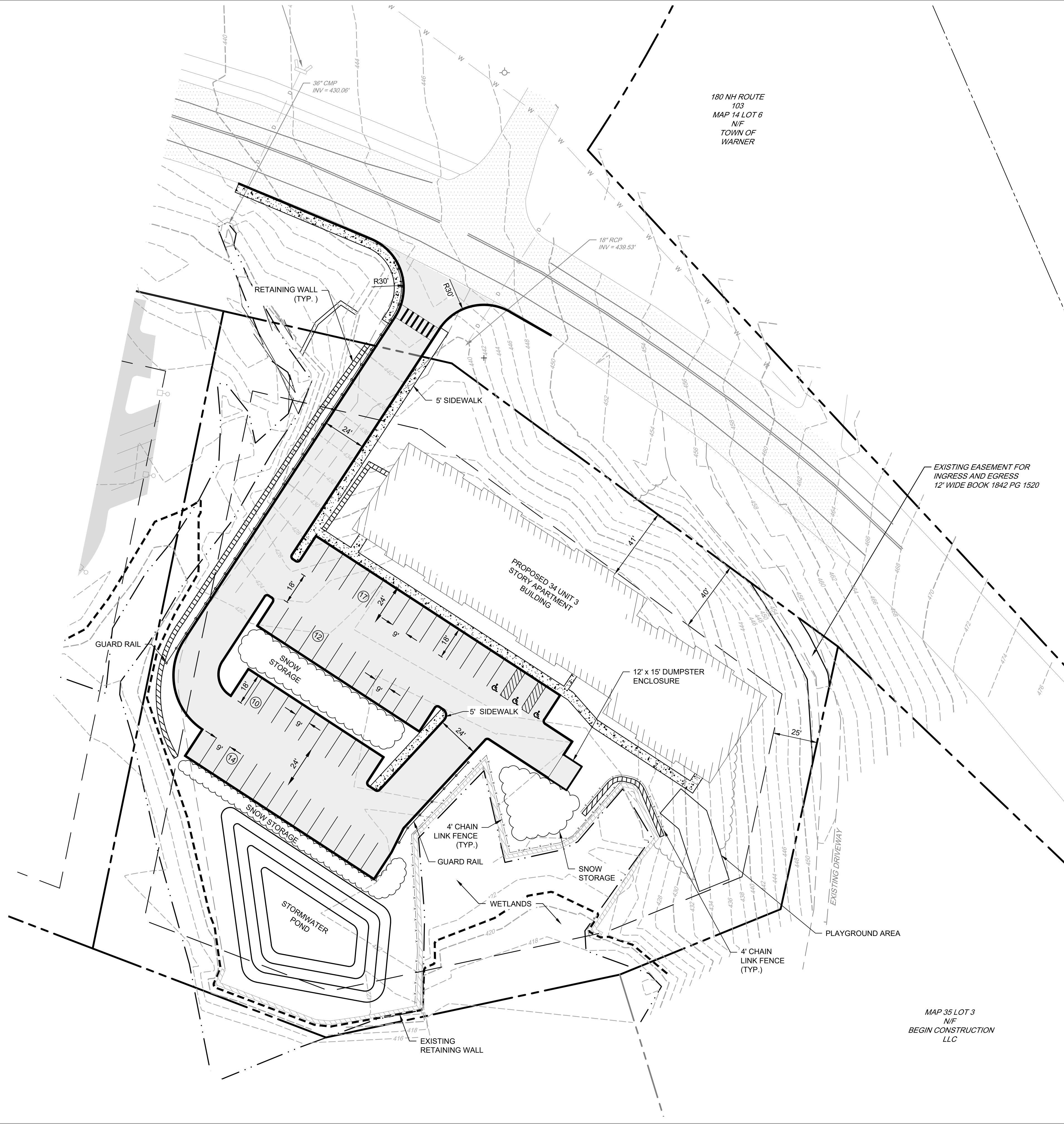


RANGER ENGINEERING GROUP, INC.
130 Main Street, Suite 202
Salem, NH 03079
Tel: 978-208-1762
www.rangereng.com


DATE:	MAY 20, 2025	SCALE:	1" = 80'	SHEET	1	OF	3
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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.





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%



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

LAYOUT AND MATERIALS PLAN

CS1001



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DATE: MAY 20, 2025	SCALE: 1" = 30'	SHEET 2 OF 3
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