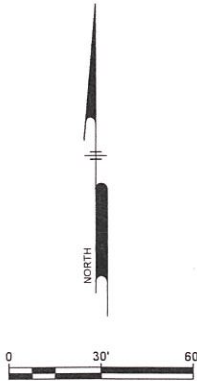


**PARKING CALCULATION:**  
PER SECTION XIX.B TABLE OF OFF-STREET PARKING REQUIREMENT OF THE SITE PLAN REVIEW REGULATIONS OF THE TOWN OF WARNER:  
PARKING REQUIRED (MULTI UNIT HOUSING) \_\_\_\_\_ LOT 3  
2.3 SPACES PER UNIT = 85 SPACES REQUIRED FOR 34 UNITS  
TOTAL REQUIRED = 85 SPACES  
TOTAL PROVIDED = 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%

- 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 1.25 SPACES PER UNIT WHERE 2.5 ARE REQUIRED.
  2. AUTHORIZATION FROM THE PLANNING BOARD TO REDUCE THE FRONT SETBACK FROM 40' TO 20' (50%) AS ALLOWED BY ZONING BYLAW ARTICLE XI.C.3




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



**RANGER ENGINEERING GROUP, INC.**  
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www.rangereng.com

DATE:	MAY 20, 2025	SCALE:	1" = 30'	SHEET	5	OF	3
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