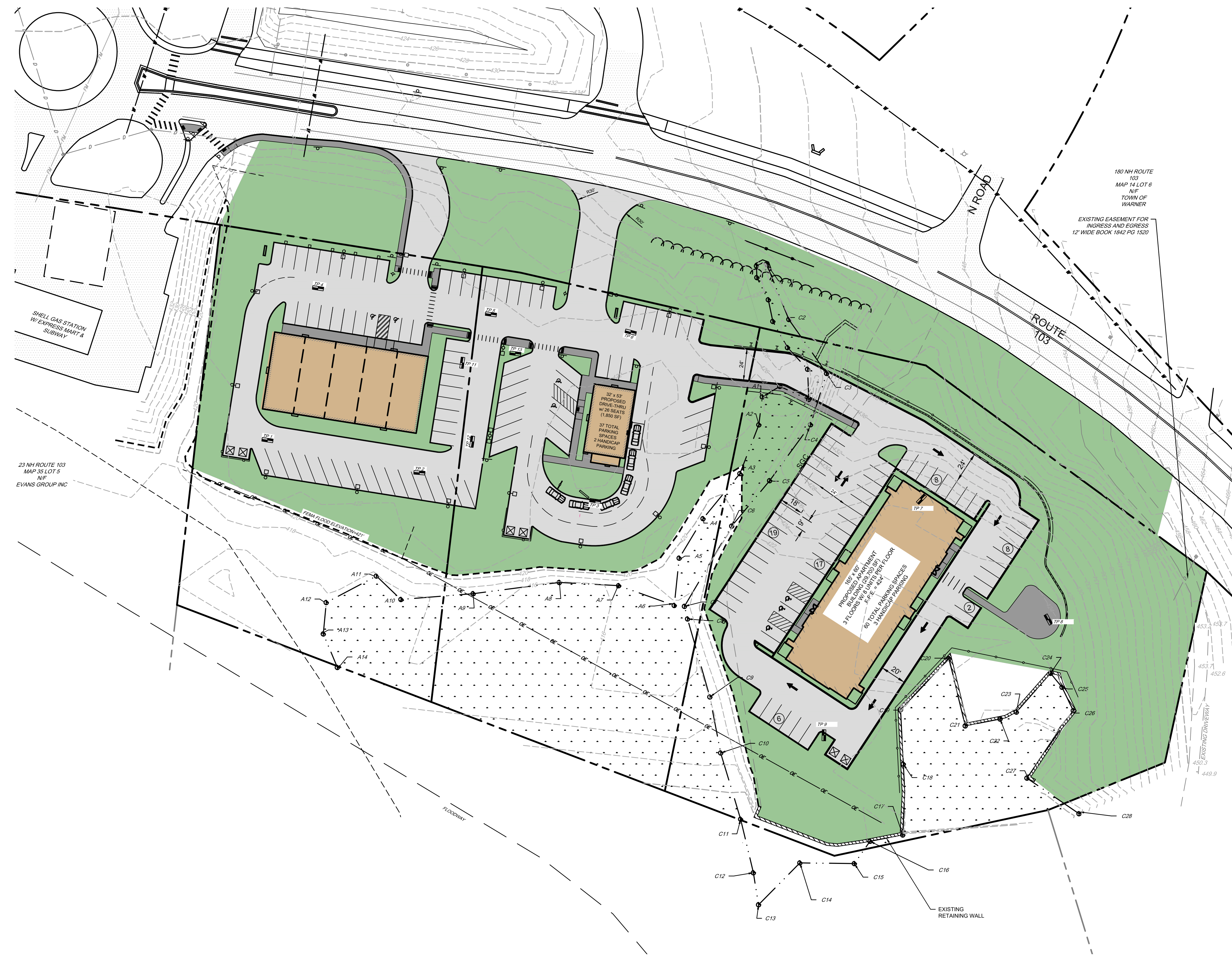


2:\PROJECTS\COMET_00002021\LOT 3\WARNER\INDESIGN\OTHER PUBLISHER SHEETS\LOT 3_PRESNTATION PLAN.dwg
 PLOTTED: 08/02/2022 11:21 PM BY: cadrc PROJECT STATUS:



PARKING CALCULATION:

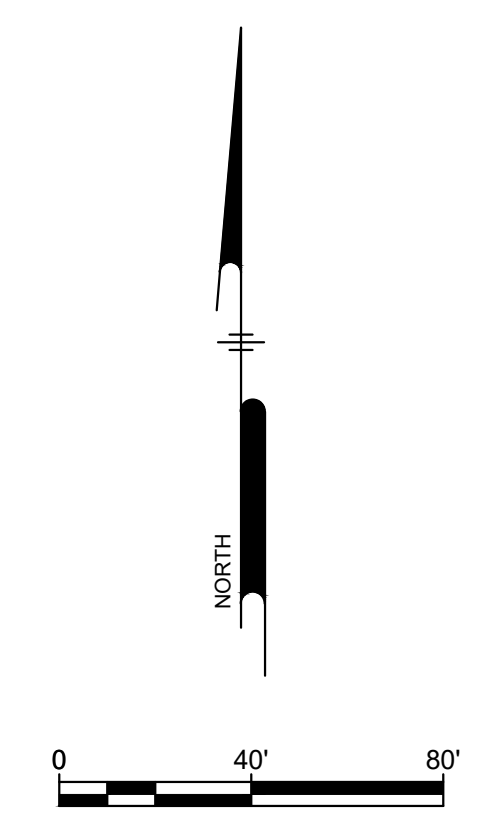
PER SECTION XIX.B TABLE OF OFF-STREET PARKING REQUIREMENT OF THE SITE PLAN REVIEW REGULATIONS OF THE TOWN OF WARNER:

PARKING REQUIRED (MULTI UNIT HOUSING): _____ LOT 3
 2.5 SPACES PER UNIT = 60 SPACES REQUIRED FOR 24 UNITS

TOTAL REQUIRED = 60 SPACES
 TOTAL PROVIDED = 60 SPACES

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'	25'
MAX IMPERVIOUS AREA	70%	36%



DATE	NO.	REVISIONS	BY

SITE PLAN

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

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

PRESENTATION PLAN

Ranger Engineering Group, Inc.
 13 Red Roof Lane, Suite 203
 Salem NH, 03079
 Tel: 978-208-1762
 rangereng.com

WARNER PLANNING BOARD CHAIRMAN: _____

DATE: _____

DATE: 2022-08-08	SCALE: 1" = 40'	SHEET 5 OF 20
------------------	-----------------	---------------