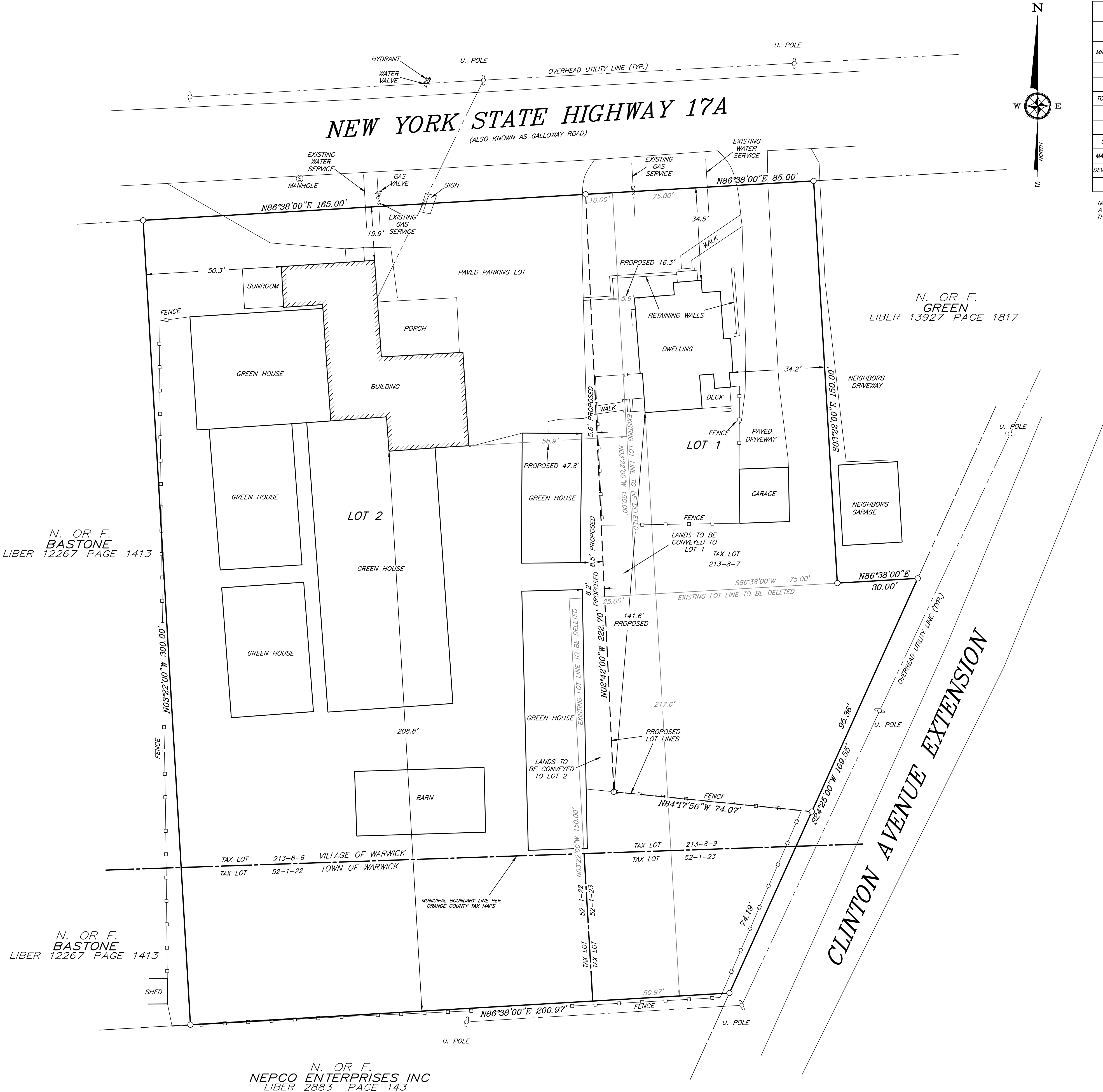


BULK TABLE ZONE (R)				
	MINIMUM REQUIRED USE GROUP (R)	MINIMUM REQUIRED USE GROUP (B)	LOT 1 PROPOSED USE GROUP (P)	LOT 2 PROPOSED USE GROUP (K)
MINIMUM LOT AREA (SQ.FT.)	5,000	20,000	24,596	48,976
LOT WIDTH (FT.)	50	100	85.4**	164.6
FRONT SETBACK (FT.)	SEE NOTE 1	35	34.5*	19.9*
TOTAL SIDE SETBACK (FT.)	10	50	50.5	98.1
SIDE YARD (FT)	10	10	16.3	47.8
REAR SETBACK (FT.)	10	35	141.6	208.2
STREET FRONTAGE (FT.)	50	80	85	165
MAX BUILDING HEIGHT (FT.)	40	35	N/A	N/A
DEVELOPMENT COVERAGE (%)	100	35	14	48
LOT DEPTH (FT.)	50	200	300.02	300.02

NOTE 1 - THE REQUIRED FRONT SETBACK NEED NOT BE GREATER THAN THE AVERAGE SETBACK OF THE TWO NEAREST NEIGHBORING STRUCTURES LOCATED ON THE SAME SIDE OF THE STREET WITHIN 150 FEET OF THE PROPOSED BUILDING.

AREAS			
	EXISTING	CHANGE	PROPOSED
LOT 1 (TAX LOTS 7, 9, 23)	0.570±ACRES	-0.100±ACRES	0.470±ACRES
LOT 2 (TAX LOTS 6 & 22)	1.119±ACRES	+0.100±ACRES	1.219±ACRES

* PRE-EXISTING NON-CONFORMING CONDITION
** DECREASE IN EXISTING NON-CONFORMING CONDITION



TAX MAP SCALE: 1"=150'

NOTES:

- TAX MAP DESIGNATION AND DEED REFERENCE:
 - VILLAGE OF WARWICK
 - SECTION 213 BLOCK 8 LOT 6 LIBER 2271 PAGE 592
 - SECTION 213 BLOCK 8 LOT 7 LIBER 4489 PAGE 346
 - SECTION 213 BLOCK 8 LOT 9 LIBER 5671 PAGE 287
 - TOWN OF WARWICK
 - SECTION 52 BLOCK 1 LOT 22 LIBER 2271 PAGE 592
 - SECTION 52 BLOCK 1 LOT 23 LIBER 5671 PAGE 287
- WATER SUPPLY: VILLAGE WATER SUPPLY
- SEWAGE DISPOSAL: VILLAGE SEWER
- ZONING DISTRICT: RESIDENTIAL (R)
- UNLESS ILLUSTRATED AND NOTED BY POINT OF REFERENCE UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
- SURVEY SUBJECT TO THE FINDINGS OF AN UP TO DATE ABSTRACT OF TITLE.
- MISSING PROPERTY CORNERS WERE NOT PLACED AS PART OF THIS SURVEY.
- RECORDED OWNERS AND APPLICANTS:
 - DAVID M. SLITER: 18 GALLOWAY RD WARWICK NY 10990
 - AMY B. SLITER: 18 GALLOWAY RD WARWICK NY 10990
 - CORWIN INC: 12-16 GALLOWAY RD WARWICK NY 10990
- EXISTING UTILITY LINE LOCATIONS MARKED BY OTHER

APPROVED FOR FILING

OWNER

DATE

APPROVED AS A FINAL LOT LINE CHANGE PLAN BY A RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF WARWICK ON

CHAIRMAN

DATE

VILLAGE ENGINEER

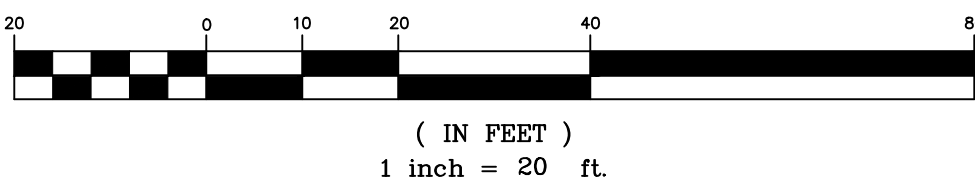
DATE

LOT LINE CHANGE FOR

DAVID M. SLITER
AMY B. SLITER
CORWIN INC.

IN THE TOWN AND VILLAGE OF WARWICK,
ORANGE COUNTY, N.Y.
FEBRUARY 23, 2024

GRAPHIC SCALE



REVISED: MARCH 29, 2024
REVISED: MARCH 22, 2024
JOHN A. MCGLOIN, PROFESSIONAL LAND SURVEYOR
32 COLONIAL AVENUE, WARWICK, NEW YORK 10990
(845) 986-1262

FILE No. 21-3638 SHEET 1 OF 1

COPIES OF THIS SURVEY NOT BEARING THE EMBOSSED SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID. GUARANTEES OF CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. UNAUTHORIZED ALTERATION OF THIS DOCUMENT, IN ANY WAY, CONSTITUTES A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, SECTION 7209, SUB-DIVISION 2.

I HEREBY CERTIFY THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON APRIL 21, 2021

JOHN A. MCGLOIN, N.Y. LIC.#49689
PROFESSIONAL LAND SURVEYOR
32 COLONIAL AVENUE
WARWICK, NEW YORK 10990