

**BULK REQUIREMENTS  
CB ZONE  
USE GROUP j**

	MIN. REQUIRED	EXISTING
LOT AREA (SF)**	5,000	37,527
LOT WIDTH (FT.)	50	277.99
FRONT SETBACK (SF)	(SEE NOTE 1)	33.2 EXISTING
FRONT YARD (FT.)	N/A	N/A
SIDE SETBACK (FT.)	10	10
TOTAL SIDE SETBACK (FT.)	10	49.7
SIDE YARD (FT.)	10	49.7
SIDE YARD WITHIN 25' OF RESIDENCE DISTRICT BOUNDARY	15	>15
REAR SETBACK (FT.)	10	10
REAR YARD (FT.)	10	6.7 EXISTING
REAR YARD WITHIN 25' OF RESIDENCE DISTRICT BOUNDARY	20	>20
STREET FRONTAGE (FT.)	50	430.74
FLOOR AREA RATIO (F.A.R.)	0.40	0.40
LOT DEPTH (FT.)	50	>140
LIVABLE FLOOR AREA/ DWELLING UNIT (SF.)	600	600
LOT AREA/ DWELLING UNIT (SF.)**	N/A	N/A
BEDROOMS/ACRE OF LOT AREA	N/A	N/A

	MAX. ALLOWED	MAX. ALLOWED
DEVELOPMENT COVERAGE (%)**	80	80
BUILDING COVERAGE (%)**	40	40
BUILDING HEIGHT (FT.)	40	40

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

**WATER USE**  
FORMER MEDICAL USE  
2400 SF MEDICAL OFFICE WITH THREE DOCTORS  
250 GPD PER DOCTOR = 750 GPD

**PROPOSED RESIDENTIAL USE**  
6 APARTMENTS WITH 8 BEDROOMS TOTAL  
110 GPD PER BEDROOM = 880 GPD TOTAL

**CHANGE IN WATER USE = 130 GPD**

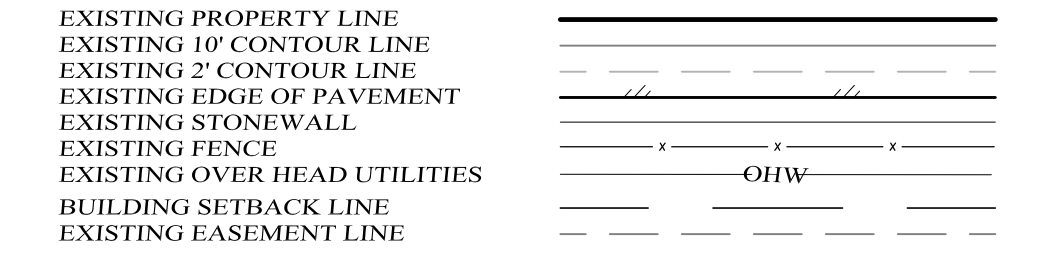
**GENERAL NOTES:**

- VILLAGE OF WARWICK TAX MAP DESIGNATION: SEC. 207, BLK. 3, LOTS 3 & 4
- TOTAL AREA OF PARCEL: 37,527 S.F. +/-
- ENTIRE PARCEL IS LOCATED IN THE CB ZONING DISTRICT.
- EXISTING BUILDING IS SERVICED BY MUNICIPAL WATER AND SEWER.

**VILLAGE OF WARWICK  
COMPREHENSIVE PLAN**

LAND USE	COMMERCIAL
ZONING DISTRICTS	CB
HISTORIC DISTRICT	YES
AQUIFERS	NO
RESERVOIRS	NO
FLOOD PLAINS	NO
WETLANDS	NO
SPECIAL PLACES	NO
UNDEVELOPED LANDS	NO

**LEGEND**



APPROVED AS A FINAL SITE PLAN BY A RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF WARWICK ON JUNE 24, 2022.

CHAIRMAN	DATE
VILLAGE ENGINEER	DATE

**RECORD OWNER/APPLICANT**  
WARWICK, LLC.  
P.O. BOX 600  
WARWICK, NY 10990

**8 FORESTER AVE**  
VILLAGE OF WARWICK, ORANGE COUNTY, NEW YORK  
PROJECT TITLE  
**AMENDED SITE PLAN  
AERIAL IMAGE**  
DRAWING TITLE

**KIRK ROTHER, P.E.**  
CONSULTING ENGINEER, PLLC  
5 Saint Stephens Lane, Warwick, NY 10990  
(845) 988-0620

DATE	REVISIONS	D.O.T. SHEET #	D.E.C. SHEET #	O.C.H.D. SHEET #	SHEET #
06-27-23	INITIAL PREPARATION	N/A	N/A	N/A	1 OF 1
		23114	23114.0	AS SHOWN	

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