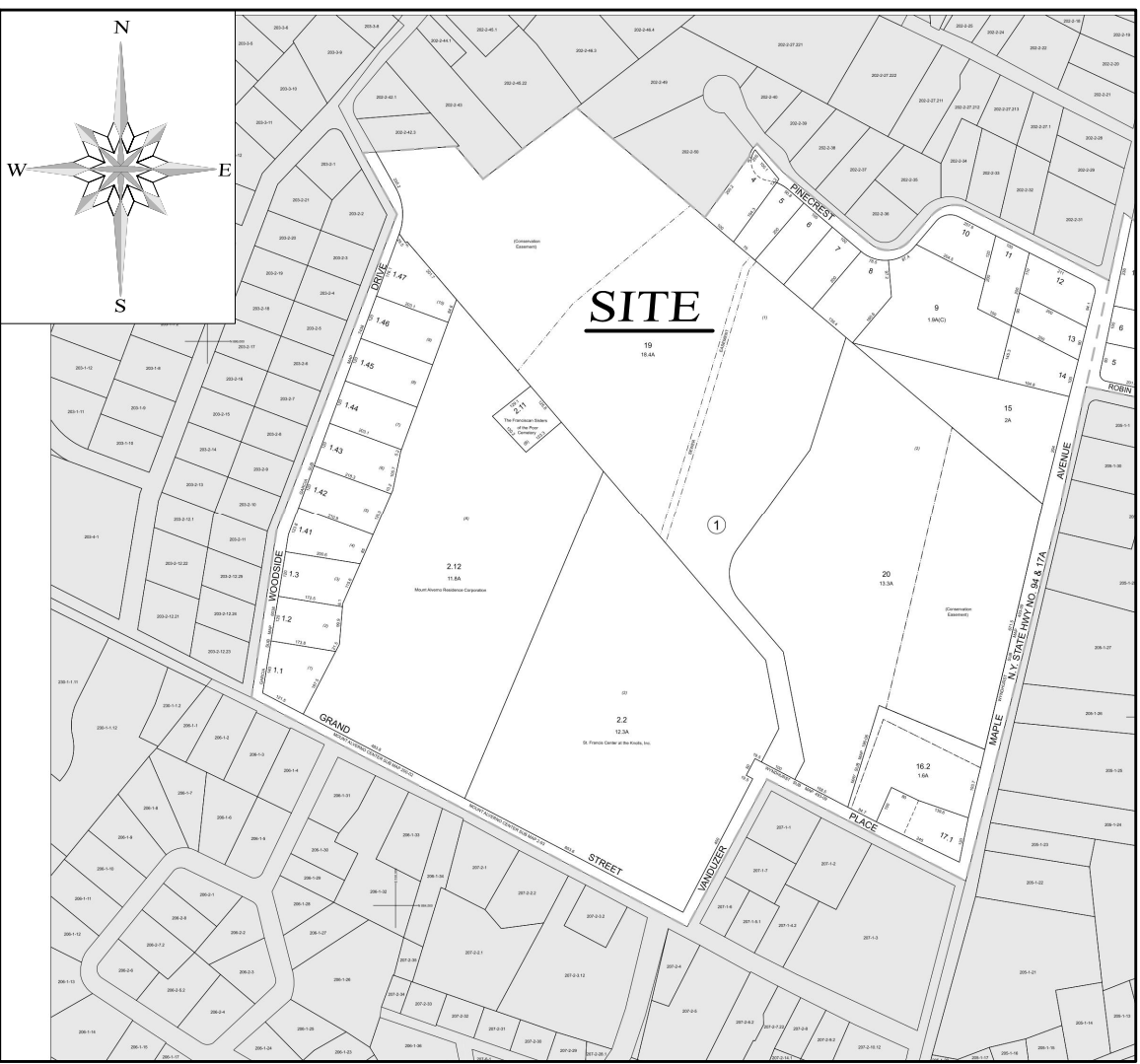
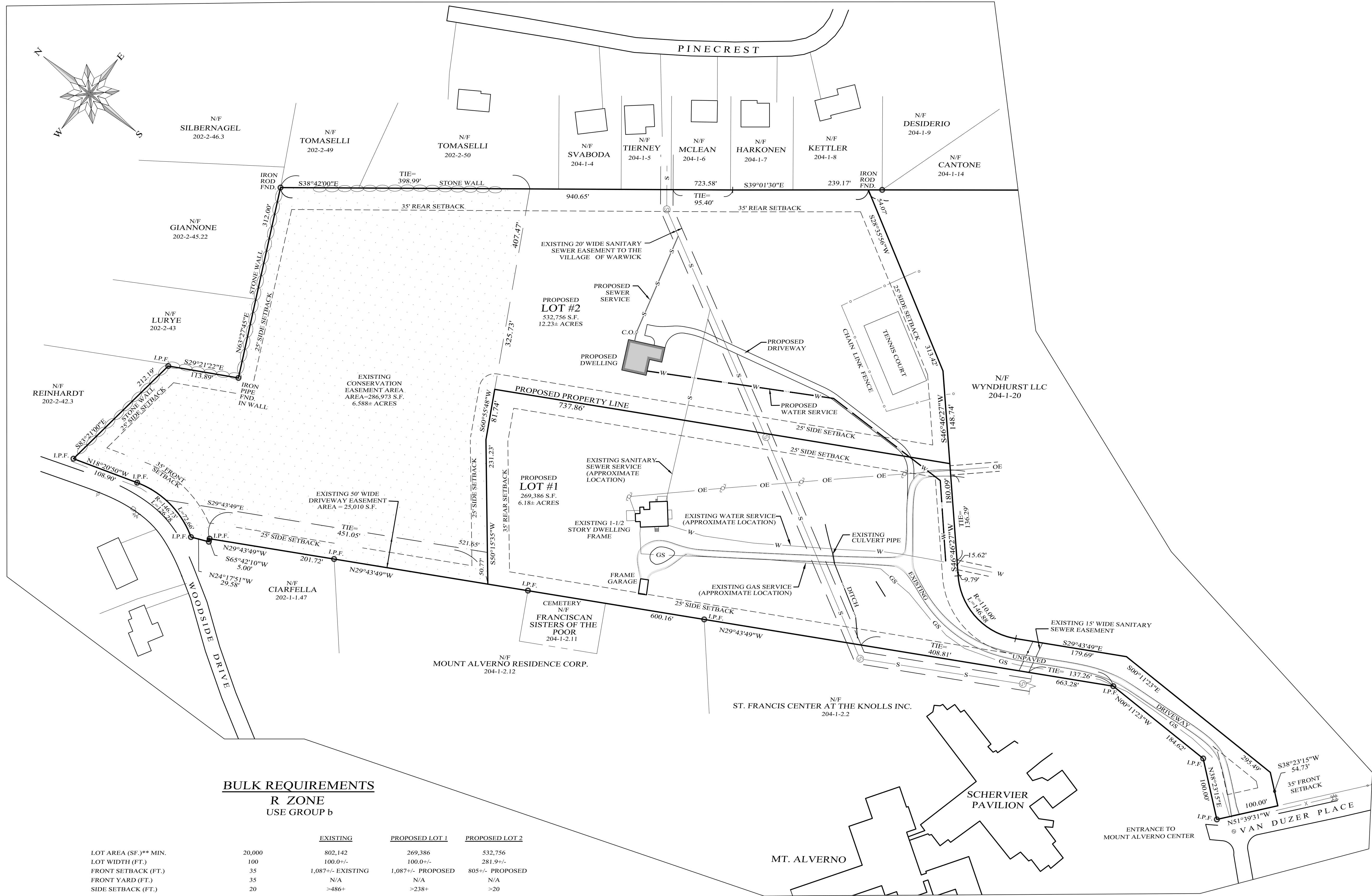




LOCATION MAP
SCALE: 1" = 500'

GENERAL NOTES:

- VILLAGE OF WARWICK TAX MAP DESIGNATION: SEC. 204 BLK. 1, LOT 19.
- TOTAL AREA OF PARCEL: 18.4+ ACRES.
- ENTIRE PARCEL LOCATED WITHIN THE R ZONING DISTRICT.
- PROPERTY IS SERVICED BY MUNICIPAL WATER AND SEWER.
- SURVEY INFORMATION PROVIDED BY SCHMICK SURVEYING, INC

VILLAGE OF WARWICK
COMPREHENSIVE PLAN

LAND USE	RESIDENTIAL
ZONING DISTRICT	R
HISTORIC DISTRICT	YES
AQUIFERS	NO
RESERVOIRS	NO
FLOOD PLAINS	NO
WETLANDS	NO
SPECIAL PLACES	NO
UNDEVELOPED LANDS	NO

APPROVED AS A FINAL SITE PLAN BY A RESOLUTION
OF THE PLANNING BOARD OF THE VILLAGE OF
WARWICK ON _____

CHAIRMAN

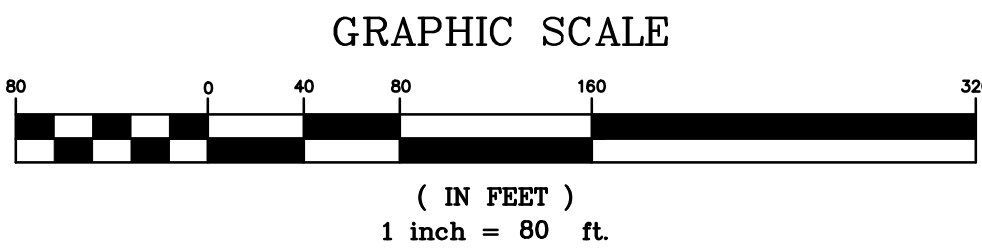
DATE

VILLAGE ENGINEER

DATE

BULK REQUIREMENTS
R ZONE
USE GROUP b

	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
LOT AREA (SF.)** MIN.	20,000	802,142	269,386
LOT WIDTH (FT.)	100	100.0+/-	532,756
FRONT SETBACK (FT.)	35	1,087+/- EXISTING	281.9+/-
FRONT YARD (FT.)	35	N/A	805+/- PROPOSED
SIDE SETBACK (FT.)	20	>486+	N/A
TOTAL SIDE SETBACK (FT.)	50	>1,600+	>20
SIDE YARD (FT.)	10	23+/- EXISTING	>71.5+
SIDE YARD WITHIN 25' OF RESIDENCE DISTRICT BOUNDARY	n/a	23+/- PROPOSED	>50
REAR SETBACK (FT.)	35	>10	>10 PROPOSED
REAR YARD (FT.)	10	n/a	n/a
REAR YARD WITHIN 25' OF RESIDENCE DISTRICT BOUNDARY	n/a	631+/- EXISTING	n/a
STREET FRONTAGE (FT.)	80	>10	240+/- PROPOSED
BUILDING HEIGHT (FT.) MAX.	35	n/a	>10
DEVELOPMENT COVERAGE (%)**	35	100.0+/-	222.7+/-
BUILDING COVERAGE (%)**	35	<35	<35
FLOOR AREA RATIO (F.A.R.)	0.25	<35	<35
LOT DEPTH (FT.)	125	n/a	<35
LIVABLE FLOOR AREA/ DWELLING UNIT (SF.)	1,250	n/a	<35



ENGINEER'S CERTIFICATION

THE PROPOSED SEWAGE DISPOSAL AND WATER SUPPLY SYSTEM(S) HAVE BEEN
DESIGNED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS ESTABLISHED
BY THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION. THE DESIGN(S) ARE BASED ON
ACTUAL CONDITIONS FOUND AT THE SITE AT THE TIME OF DESIGN.

RECORD OWNER
FREEBORN G. III JEWETT
& ELIZABETH B. JEWETT
27 VAN DUZER PL
WARWICK, NY 10990

09-23-25	INITIAL PREPARATION
DATE	REVISIONS

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A DOCUMENT BEARING THE SEAL OF
A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUBDIVISION
2 OF THE NEW YORK STATE EDUCATION LAW. REPRODUCTIONS OF THIS PLAN WHICH
DO NOT BEAR THE ORIGINAL SEAL OF A LICENSED PROFESSIONAL ENGINEER SHALL
BE CONSIDERED INVALID.

Lands of
JEWETT
SEC. 204, BLK. 1, LOT 19
VILLAGE OF WARWICK, ORANGE COUNTY, NEW YORK

PROJECT TITLE
**2 LOT
SUBDIVISION
PLAN**

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

KIRK ROTHER, P.E.	N.Y.S. LIC. NO. 079053	DATE
D.O.T. SHEET #	D.E.C. SHEET #	O.C.H.D. SHEET #
N.A.	N.A.	N.A.
CAD #	PROJECT #	SCALE
24111	24111.0	AS SHOWN