



	REQUIREMENTS	EXISTING	PROPOSED
ZONE	R	R	R
MIN. LOT AREA	20,000 SQ. FT.	8,125 SQ. FT.	8,125 SQ. FT.
MIN. AVG. LOT WIDTH	100	65	65
MIN. AVG. LOT DEPTH	125	125	125
FRONT SET BACK	35'	-	35'
REAR SET BACK	35'	-	54' ±
ONE SIDE SET BACK	20'	-	12' ±
TOTAL SPE SET BACK	50'	-	30' ±
BUILDING HEIGHT	35'	-	28' ±
MAX. LOT COVERAGE	35%	28%	43%
FLOOR AREA RATIO	25%	12%	27%

GENERAL NOTES

OWNER / APPLICANT:
LAILA & PETER PROULX
(845) 721-5506

LOCATION: 9 CAMPBELL ROAD, VILLAGE OF
WARWICK, NEW YORK
ORANGE COUNTY
SECTION - 213, BLOCK - 1, LOT - 8

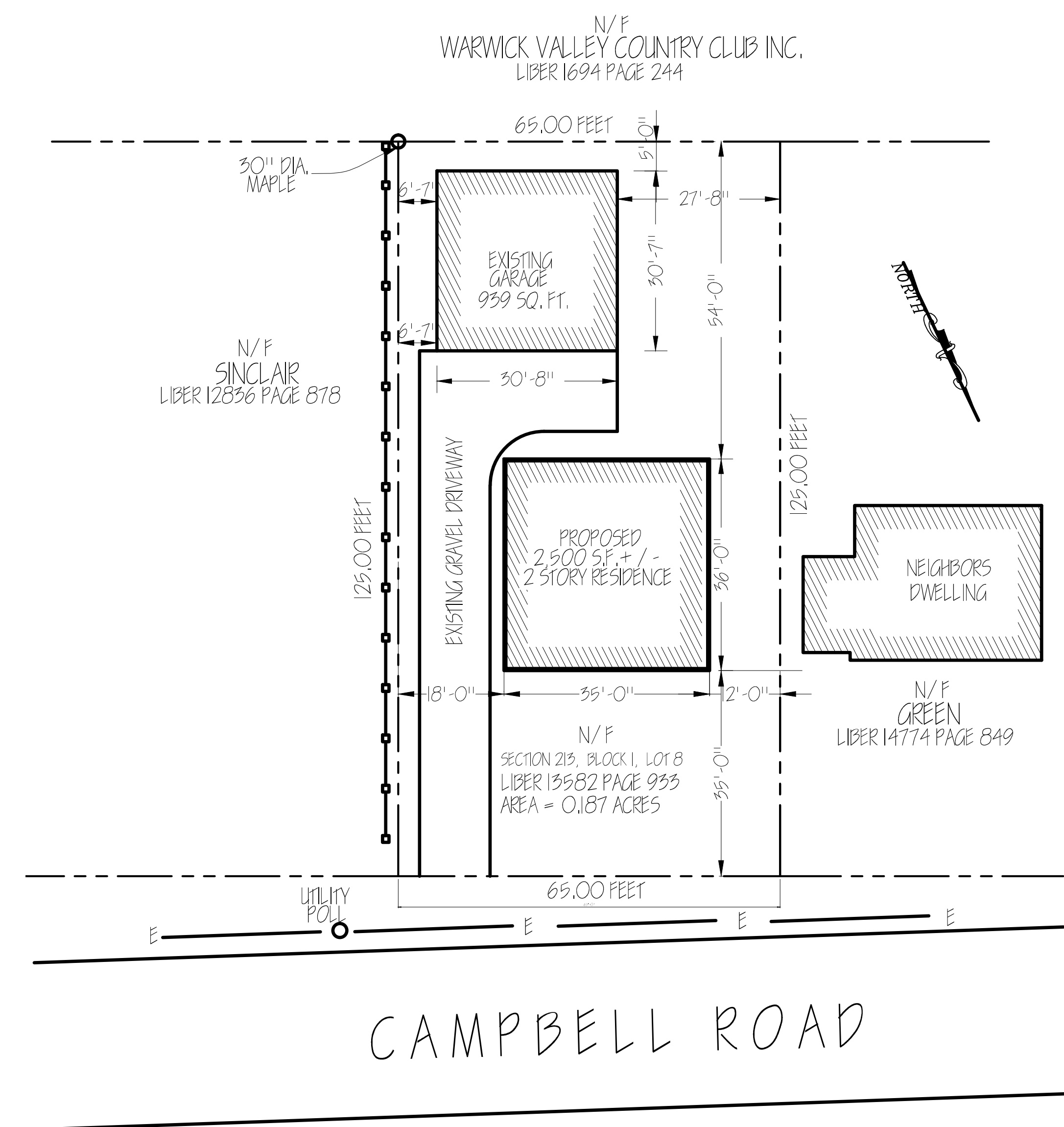
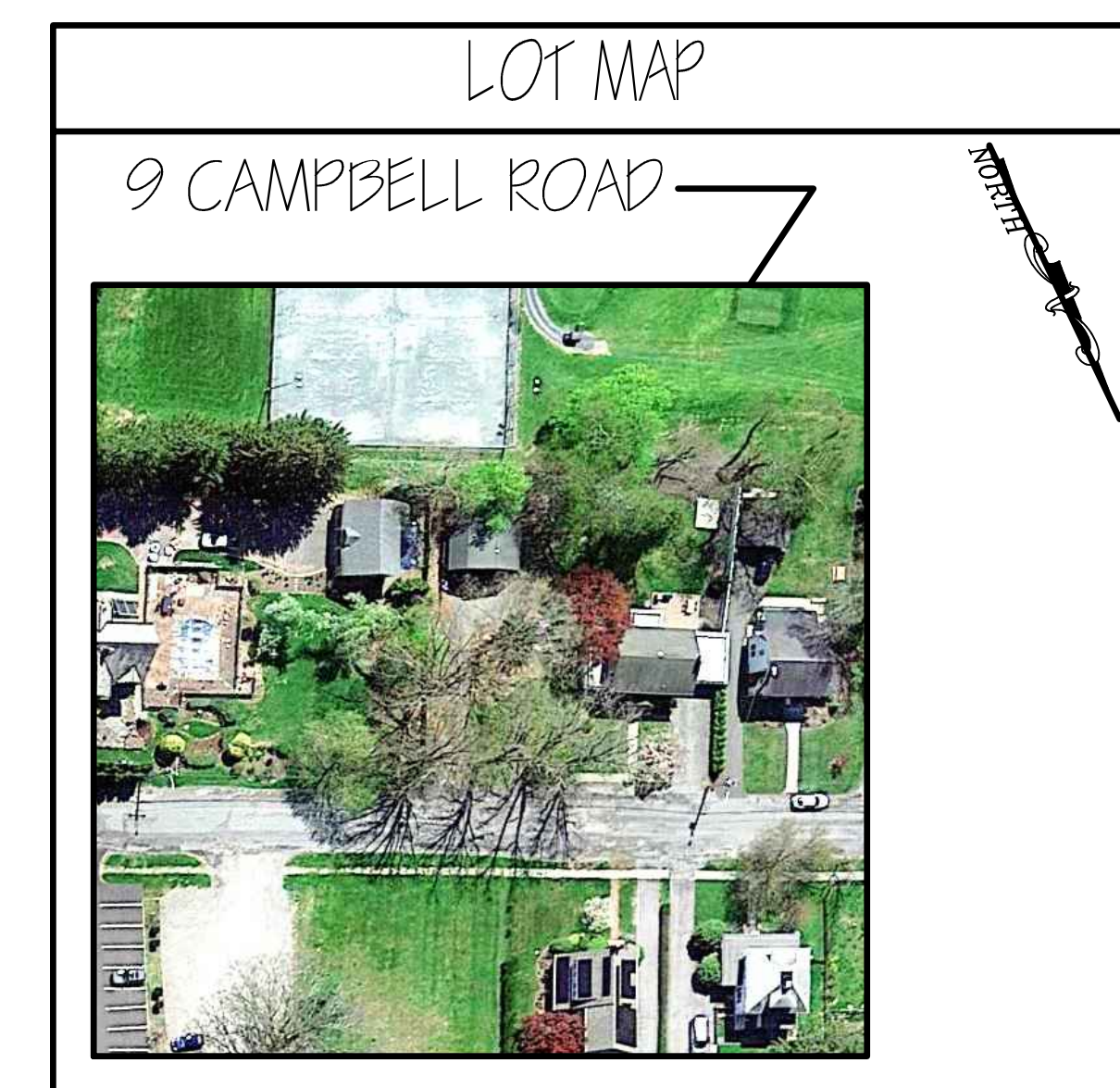
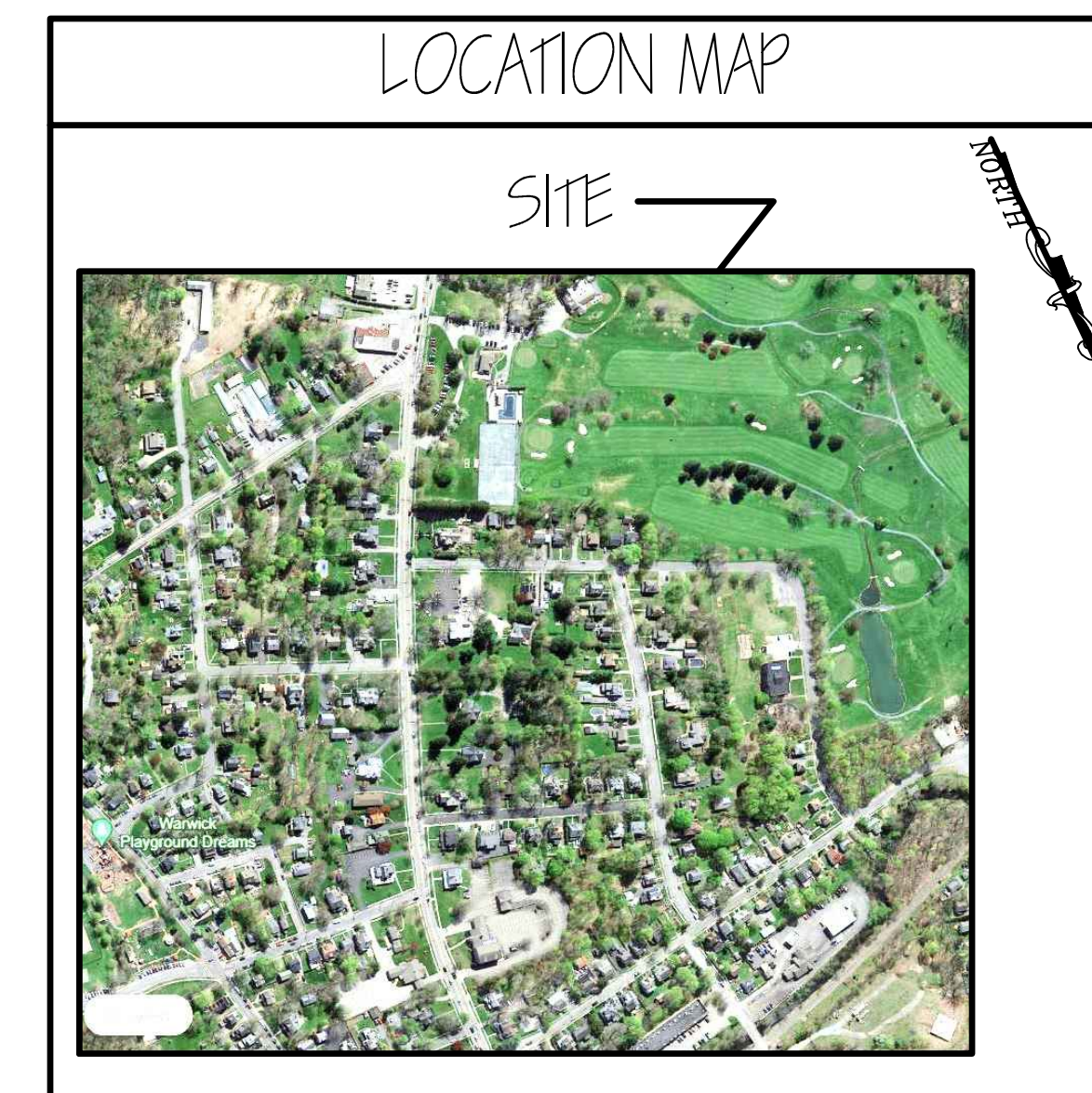
SITE INFORMATION BASED ON SURVEY BY:
JOHN A. MCGLOIN - PROFESSIONAL LAND
SURVEYOR

32 COLONIAL AVE.
WARWICK, NEW YORK

DATED: MARCH 17, 2023

EXISTING :
TWO CAR GARAGE APPROX 939 SQ.
FT. WITH AN ATTIC STUDIO

PROPOSED:
EXIST GARAGE TO REMAIN AND PROPOSE A
TWO STORY, 2,500 SQ. FT. 3 BEDROOM
RESIDENCE



APPROVAL BLOCK	
<u>APPROVED FOR FILING:</u>	
OWNER	DATE
APPROVED AS A FINAL PLAT BY A RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF WARWICK.	
CHAIRMAN	DATE

PRELIMINARY - OCTOBER 4, 2023

**IRAC
ARCHITECTURE**
15 ELM STREET
WARWICK, NEW YORK 10990
P-845-9888-0198
F-845-9888-0298

PROPOSED RESIDENCE FOR THE;
PROULX PROPERTY
8 CAMPBELL ROAD, WARWICK, NEW YORK
SITE PLAN & EXISTING CONDITIONS

S-1	Down by EC	Job # 2306035
	Date OCTOBER 4, 2023	Scale AS NOTED