

BULK REQUIREMENTS GC ZONE ** USE GROUP "n"		
	MINIMUM REQUIRED	PROPOSED
LOT AREA (SF.)	20,600	36,154.8
LOT WIDTH (FT.)	100	154±
FRONT SETBACK (SF.)	40	51±
FRONT YARD (FT.)	15	51±
TOTAL SIDE SETBACK (FT.)	20	14 (EXIST.)
SIDE YARD (FT.)	50	14 (EXIST.)
SIDE YARD WITHIN 25' OF RESIDENCE DISTRICT BOUNDARY	10	14 (EXIST.)
REAR SETBACK (FT.)	40	14 (EXIST.)
REAR YARD (FT.)	10	14 (EXIST.)
REAR YARD WITHIN 25' OF RESIDENCE DISTRICT BOUNDARY	20	14 (EXIST.)
STREET FRONTRAGE (FT.)	100	234±
FLOOR AREA RATIO (F.A.R.)	0.2	0.30
LOT DEPTH (FT.)	200	213±
LIVABLE FLOOR AREA/ DWELLING UNIT (SF.)	N/A	N/A
LOT AREA / DWELLING UNIT DWELLING UNIT (SF.)	N/A	N/A
BEDROOMS/ACRE OF LOT AREA	N/A	N/A
MAXIMUM ALLOWED	N/A	PROPOSED
DEVELOPMENT COVERAGE (%)	N/A	N/A
BUILDING COVERAGE (%)	60	<60
BUILDING HEIGHT (FT.)	35	<35

BULK REQUIREMENTS GC ZONE ** USE GROUP "k"		
	MINIMUM REQUIRED	PROPOSED
LOT AREA (SF.)	5,600	16,117.2
LOT WIDTH (FT.)	50	96±
FRONT SETBACK (SF.)	NOTE 1	NOTE 1
FRONT YARD (FT.)	N/A	N/A
SIDE SETBACK (FT.)	13	34
TOTAL SIDE SETBACK (FT.)	13	34
SIDE YARD (FT.)	13	34
SIDE YARD WITHIN 25' OF RESIDENCE DISTRICT BOUNDARY	N/A	N/A
REAR SETBACK (FT.)	N/A	N/A
REAR YARD (FT.)	68	68
REAR YARD WITHIN 25' OF RESIDENCE DISTRICT BOUNDARY	N/A	N/A
STREET FRONTRAGE (FT.)	50	242±
FLOOR AREA RATIO (F.A.R.)	N/A	N/A
LOT DEPTH (FT.)	50	134±
LIVABLE FLOOR AREA/ DWELLING UNIT (SF.)	N/A	N/A
LOT AREA / DWELLING UNIT DWELLING UNIT (SF.)	N/A	N/A
BEDROOMS/ACRE OF LOT AREA	N/A	N/A
MAXIMUM ALLOWED	110	<100
DEVELOPMENT COVERAGE (%)	N/A	N/A
BUILDING COVERAGE (%)	40	<40
BUILDING HEIGHT (FT.)	40	<40

BULK REQUIREMENTS GC ZONE ** USE GROUP "j"		
	MINIMUM REQUIRED	PROPOSED
LOT AREA (SF.)	5,040	22,215.6
LOT WIDTH (FT.)	50	82±
FRONT SETBACK (SF.)	NOTE 1	NOTE 1
FRONT YARD (FT.)	N/A	N/A
SIDE SETBACK (FT.)	10	0.00
TOTAL SIDE SETBACK (FT.)	10	57.8±
SIDE YARD (FT.)	10	0.00
SIDE YARD WITHIN 25' OF RESIDENCE DISTRICT BOUNDARY	10	0.00
REAR SETBACK (FT.)	10	0.00
REAR YARD (FT.)	10	0.00
REAR YARD WITHIN 25' OF RESIDENCE DISTRICT BOUNDARY	20	0.00
STREET FRONTRAGE (FT.)	50	82
FLOOR AREA RATIO (F.A.R.)	0.4	<0.40
LOT DEPTH (FT.)	50	137±
LIVABLE FLOOR AREA/ DWELLING UNIT (SF.)	600	>600
LOT AREA / DWELLING UNIT DWELLING UNIT (SF.)	N/A	N/A
BEDROOMS/ACRE OF LOT AREA	N/A	N/A
MAXIMUM ALLOWED	80	<80
DEVELOPMENT COVERAGE (%)	40	<40
BUILDING COVERAGE (%)	40	<40
BUILDING HEIGHT (FT.)	40	<40

03-01-17	AD NOTES PER FINAL APPROVAL COMMENTS
01-26-17	AD NEW VARIANCES
01-09-17	RE: AMENDED SITE PLAN SHEETS 1,3,9
12-12-16	RE: PER VILLAGE ENGINEER COMMENTS
12-01-16	RE: AMENDED SITE PLAN
11-16-16	RE: AMENDED SITE PLAN
11-02-16	RE: BUILDING #3
02-24-15	RE: PER FINAL APPROVAL COMMENTS
12-15-14	RE: PER VILLAGE ENGINEER COMMENTS
11-11-14	RE: PER VILLAGE ENGINEER COMMENTS
11-04-14	RE: P.B. MEETING/ENGINEER COMMENTS
11-04-14	RE: PER MTG W/ VILLAGE ENGINEER
10-30-14	RE: PER VILLAGE ENGINEER COMMENTS
10-17-14	RE: PER VILLAGE ENGINEER COMMENTS
08-13-14	RE: PER VILLAGE ENGINEER COMMENTS
08-06-14	GENERAL REVISIONS
06-12-14	INITIAL PREPARATION
DATE	REVISIONS



USE	SPACES REQUIRED
BUILDING 1	PERSONAL SERVICE / KARATE 2,500 S.F. / 4.0 PER 1,000 = 10 SPACES GYMNASIUM / FITNESS 8,500 S.F. / 4.0 PER 1,000 = 34 SPACES
BUILDING 2	RESTAURANT 2,500 S.F. / 12 PER 1,000 = 30 SPACES
BUILDING 3	OFFICE 4,896 S.F. / 3.6 PER 1,000 = 18 SPACES APARTMENTS 4 UNITS / 2 PER UNIT = 8 SPACES
	TOTAL = 100 SPACES REQUIRED TOTAL = 88 SPACES PROVIDED

**HOURS OF OPERATION:**

PERSONAL SERVICE / KARATE 6am to 8pm @ 7 days a week  
GYMNASIUM / FITNESS 24 hours @ 7 days a week  
RESTAURANT 11am to 12am @ 7 days a week  
OFFICE 8am to 5pm @ 5 days a week

**GENERAL NOTES:**

1. VILLAGE OF WARWICK TAX MAP DESIGNATION SEC. 214 BLK. 10 LOTS 3.21, 3.22 & 3.23
2. TOTAL AREA OF PARCEL: 1.74 ACRES PER TAX MAPS.
3. ENTIRE PARCEL IS LOCATED IN THE GC ZONING DISTRICT.
4. TOTAL NUMBER OF LOTS: 1 - EXISTING
5. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON MAP ENTITLED: "Preliminary Site Plan for Galloway Road Associates, LLC" DATED OCTOBER 3, 2004 AND REVISED NOVEMBER 4, 2004 AND MAP ENTITLED "TOPOGRAPHIC SURVEY FOR Galloway Road Associates, LLC" DATED MAY 4, 2004 & REVISED MAY 12, 2004 BY JOHN MCGLOIN, PLS. NO. 4968.
6. AREA OF DISBURSEMENT = 174 ACRES.
7. NO WORK WITHIN THE BOUNDARY OF WAY SHALL COMMENCE UNTIL THE APPLICANT HAS RECEIVED A NYSDOT HIGHWAY WORK PERMIT FOR THE ENTRANCES, EXISTING SIDEWALKS AS DEPICTED ON THE PLAN.
8. CONSTRUCTION HOURS AT THE PROJECT SITE SHALL BE LIMITED TO THE HOURS OF 6AM TO 10PM, EXCEPT 6AM TO 6:00AM AND 7:00PM ON WEEKENDS. THERE SHALL BE NO CONSTRUCTION ON HOLIDAYS.
9. NO PARTIAL OR TEMPORARY CERTIFICATES OF OCCUPANCY/USE SHALL BE ISSUED FOR ANY STRUCTURE WITHIN THE PROJECT UNLESS ALL OF THE UN-BUILT PUBLIC AND PRIVATE IMPROVEMENTS LOCATED WITHIN THE OVERALL PLAN HAVE BEEN COMPLETED AND APPROVED.
10. THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR ANY STRUCTURE TO BE BUILT WITHIN THE PROJECT AREA IS CONDITIONED UPON THE REVIEW OF SITE LIGHTING FACILITIES BY THE VILLAGE ENGINEER. LIGHT SHIELD SHALL BE INSTALLED IF IT IS DETERMINED BY THE VILLAGE ENGINEER THAT EXCESSIVE LIGHT SPILLING ONTO ADJACENT PROPERTIES INCLUSIVE OF STATE HIGHWAY 17A.
11. BUILDING #3 ALLOWS USE OF THE SECOND FLOOR OF THE BUILDING FOR EITHER OR BOTH RESIDENTIAL APARTMENTS AND/OR BUSINESS OFFICES.

**APPROVED FOR FILING:**

OWNERS	DATE
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APPROVED AS A FINAL SITE PLAN BY A RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF WARWICK ON NOVEMBER 20th 2014.

*Chairman 3/1/17  
Village Engineer 3/1/17*

**ORIGINAL**

**WARWICK COMMERCIAL PROPERTIES**  
VILLAGE OF WARWICK, ORANGE COUNTY, NEW YORK  
PROJECT TITLE

**AMENDED SITE PLAN**  
DRAWING TITLE

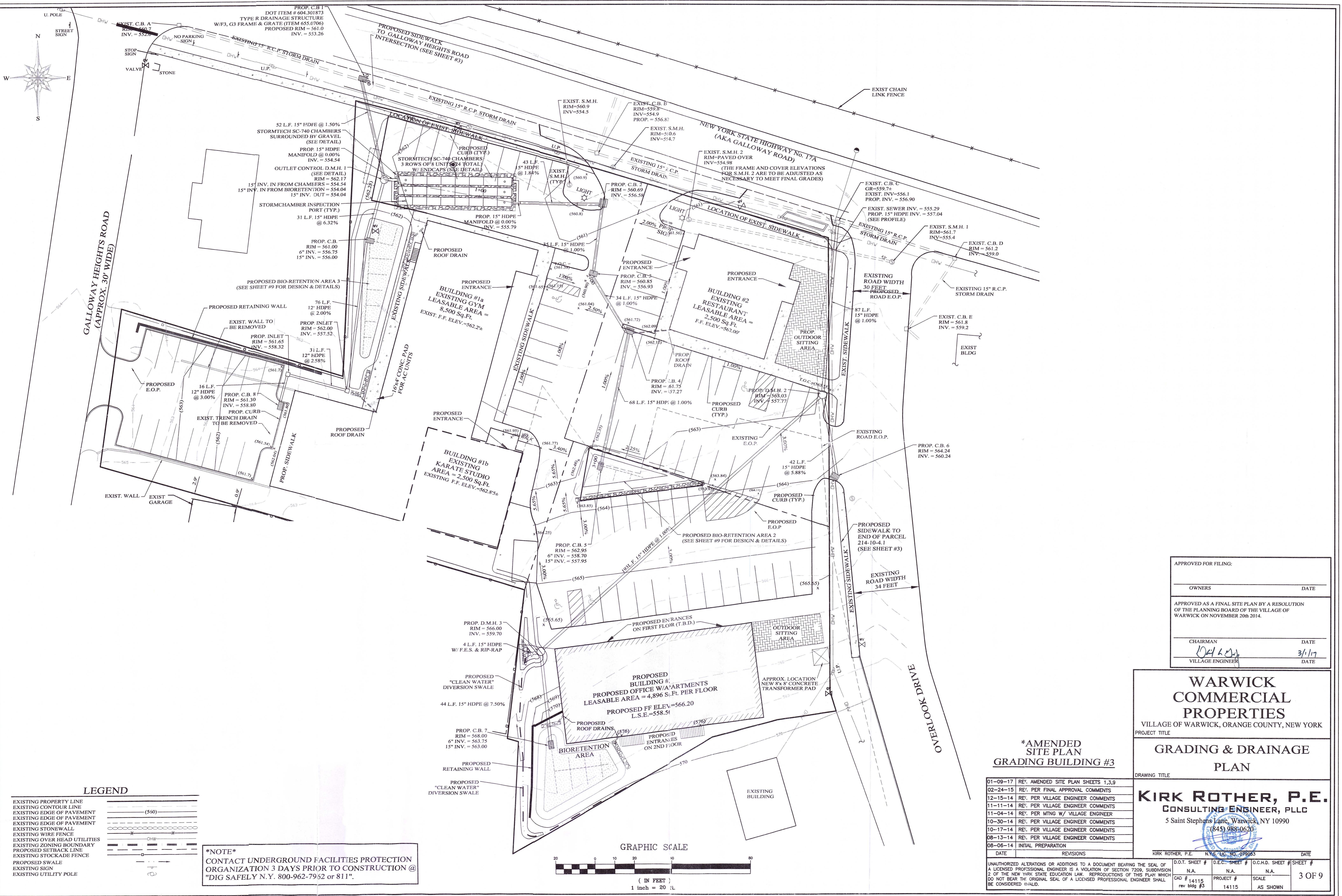
**KIRK ROTHER, P.E.**  
CONSULTING ENGINEER, PLLC  
5 Saint Stephens Lane, Warwick, NY 10990  
(845) 988-0620

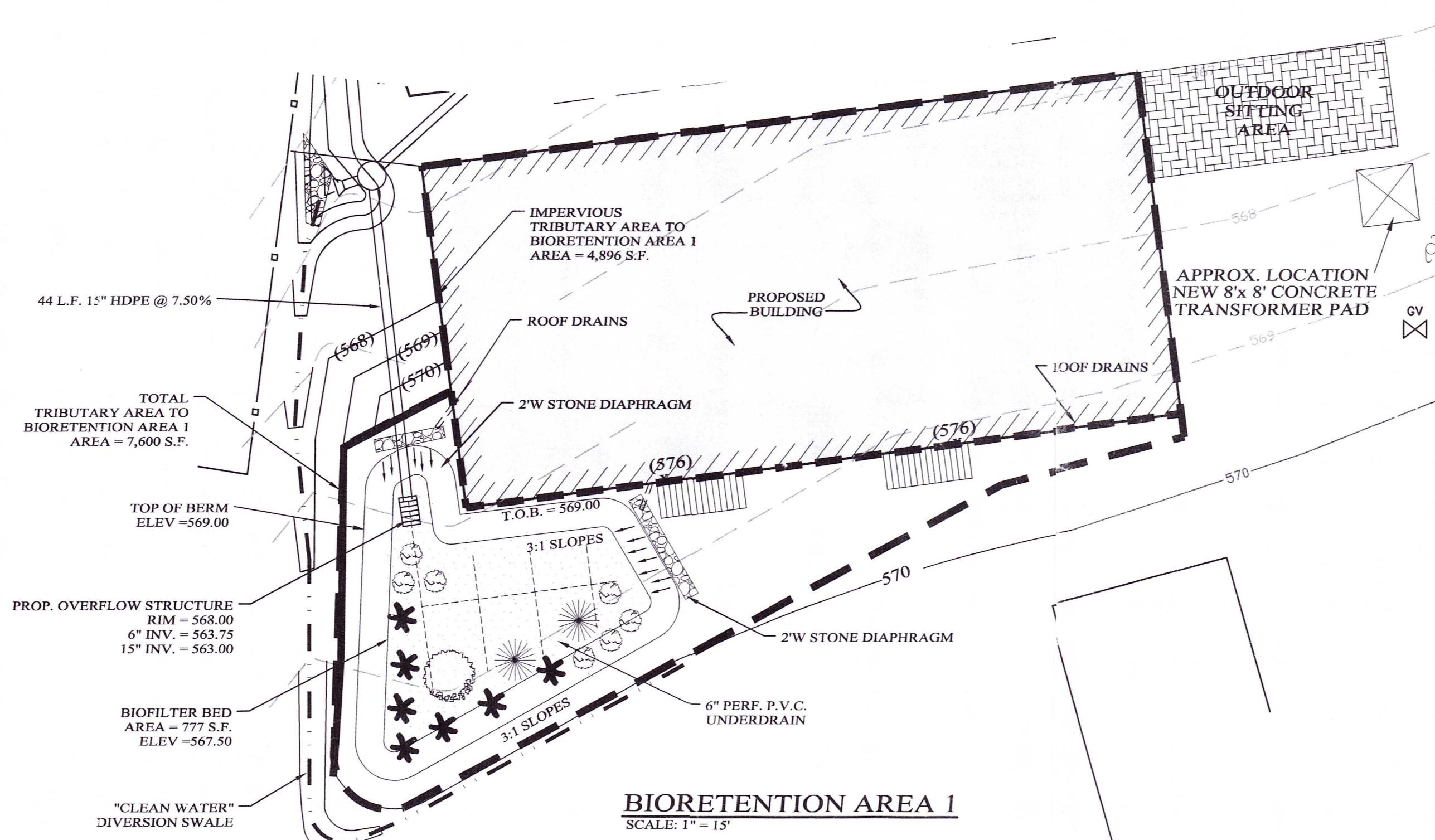
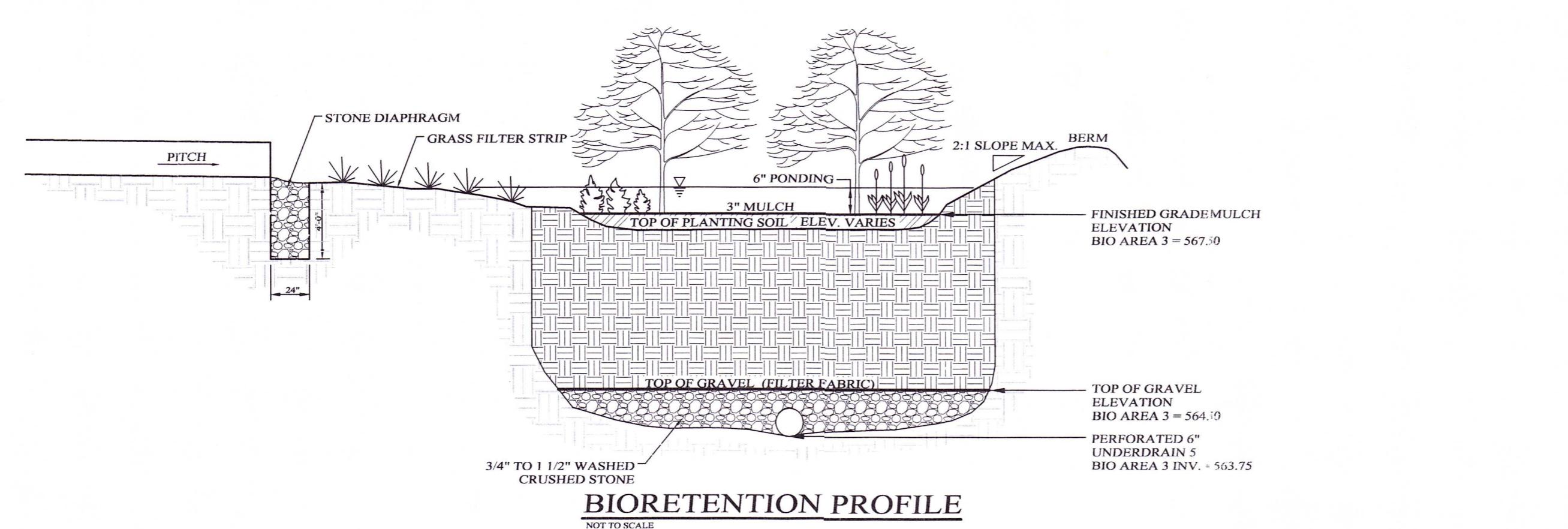
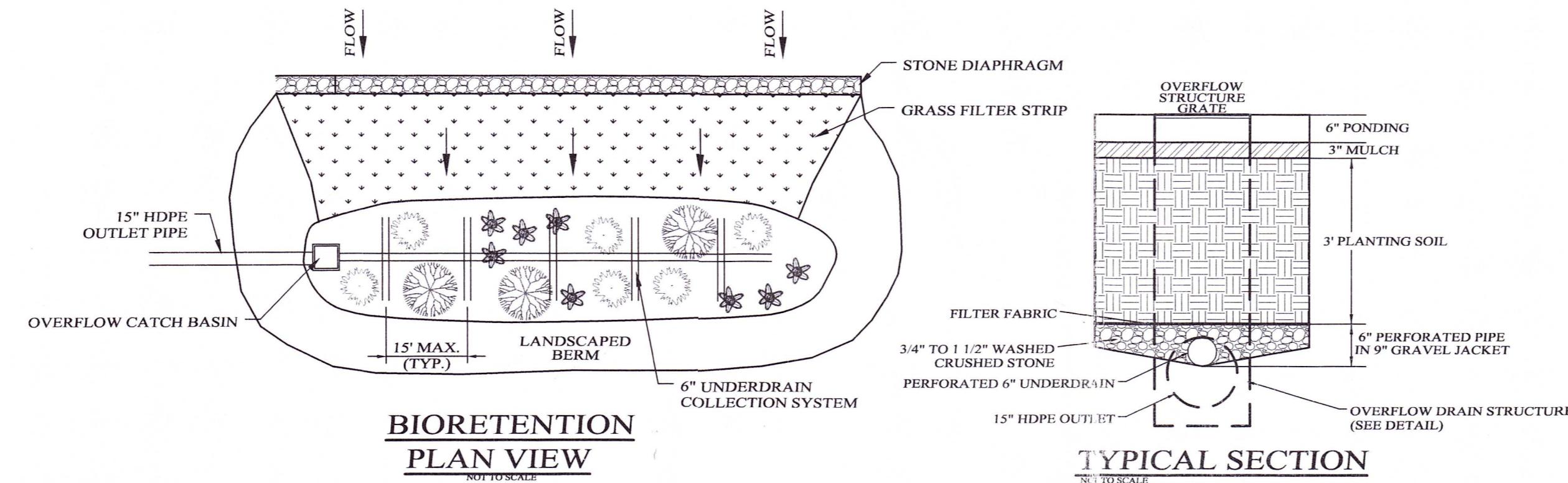
**RECORD APPLICANT**  
Galloway Road Assoc LLC  
60-62 Galloway Road  
Warwick, N.Y. 10990

**RECORD OWNER**  
Galloway Road Assoc LLC  
60-62 Galloway Road  
Warwick, N.Y. 10990

**REVISIONS**

**KIRK ROTHER, P.E.** N.Y.S. L.I.C. # 679035  
D.O.T. SHEET # D.E.C. SHEET # O.C.H.D. SHEET # SHEET #  
N.A. N.A. N.A.  
CAD # 14115 rev bldg # 14115  
PROJECT # 14115 SCALE AS SHOWN  
1 OF 9





### BIORETENTION AREA PLANTING SCHEDULE

SYMBOL	PLANT NAME	SCIENTIFIC NAME	SIZE	SPACING
○	Tupelo	Nyssa sylvatica vari	B & B 5'-6' IN HEIGHT	10' O.C. 1
○	Red-Osier Dogwood	Cornus stolonifera	2 GAL.	4' O.C. 23
○	Sweet Pepperbush	Clethra alnifolia	2 GAL.	6' O.C. 4
○	Fox Sedge	Carex vulpinoidea	2 GAL.	2' O.C. 17
■	MULCH			35 C.Y.

### NOTES:

1. A DENSE AND VIGOROUS VEGETATIVE COVER SHALL BE ESTABLISHED OVER THE CONTRIBUTING PEROUS DRAINAGE AREAS BEFORE RUNOFF CAN BE ACCEPTED.
2. LANDSCAPING SHALL FOLLOW THE APPROVED PLANS OR A PLAN MUST BE PROVIDED BY A LANDSCAPE ARCHITECT FOR ALL BIORETENTION AREAS.
3. PLANT MATERIALS SHOULD CONFORM TO THE AMERICAN STANDARD NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, AND SHOULD BE SELECTED FROM CERTIFIED, REPUTABLE NURSERIES.
4. SILT/SEDIMENT SHALL BE REMOVED FROM THE FILTER BED WHEN ACCUMULATION EXCEEDS ONE INCH.
5. WHEN WATER PONDS ON THE SURFACE OF THE FILTER BED FOR MORE THAN 48 HOURS THE TOP FEW INCHES OF DISCOLORED MATERIAL SHALL BE REMOVED IN AN ACCEPTABLE MANNER (I.E., LANDFILL) AND REPLACED WITH FRESH MATERIAL.
6. AREAS DEVOID OF MULCH SHALL BE RE-MULCHED ANNUALLY.
7. DEAD OR DISEASED PLANTS SHALL BE REMOVED AND REPLACED AS NECESSARY.
8. GRASS AROUND BIORETENTION AREA SHALL BE MOWED A MINIMUM OF 3 TIMES PER YEAR TO MAINTAIN MAX. GRASS HEIGHT OF 12".
9. FILTER BED AREA SHALL BE INSPECTED FOR SAND BUILD UP FOLLOWING THE SPRING MELT EVENT.
10. THE MULCH LAYER SHOULD BE STANDARD LANDSCAPE STYLE, SINGLE OR DOUBLE, SHREDDED HARDWOOD MULCH OR CHIPS. THE MULCH LAYER SHOULD BE WELL AGED (STOCKPILED OR STORED FOR AT LEAST 12 MONTHS), UNIFORM IN COLOR, AND FREE OF OTHER MATERIALS, SUCH AS WEED SEEDS, SOIL, ROOTS, ETC. THE MULCH SHOULD BE APPLIED TO A MAXIMUM DEPTH OF THREE INCHES. GRASS CLIPPINGS SHOULD NOT BE USED AS A MULCH MATERIAL.

### BASIN 1A (Bio Retention Area #1)

Proposed Building = 0.11 ac.  
**Total Proposed Impervious Area Tributary to Bio Retention Area #1 = 0.17 acre**  
**Total Site Area Tributary to Bio Retention Area #1 = 0.17 acre**  
 $I, \% \text{ Impervious Area} = 0.11/0.17 = 65\%$   
 $P, \text{Orange Cty} = 1.2 \text{ in.} = 0.10 \text{ ft.}$   
 $Rv = 0.05 + 0.009 I = 0.05 + (0.009)(65) = 0.64$   
 $WQv1 = (P)(Rv)(A) = (0.1)(0.64)(0.17) = 0.01088 \text{ acre-ft} = 473.9 \text{ c.f.}$   
 $WQv \text{ required} = 473.9 \text{ c.f.}$   
 $\text{Filter Bed Area Required} = (473.9) (3 \text{ ft}) / [(0.5 \text{ ft/day}) (0.5 \text{ ft} + 3 \text{ ft}) (2)] = 1,421.8 / (.5)(3.5)(2) = 1,421.8 / 3.5 = 1,421.8 \text{ s.f.}$   
 $\text{Filter Bed Area Required} = 406.2 \text{ s.f.}$   
 $\text{Filter Bed Area Provided} = 777 \text{ s.f.}$

APPROVED FOR FILING:	
OWNERS	DATE
APPROVED AS A FINAL SITE PLAN BY A RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF WARWICK ON NOVEMBER 20th 2014.	
CHAIRMAN	DATE
VILLAGE ENGINEER <i>Dale L. May</i> 3/1/17	

WARWICK COMMERCIAL PROPERTIES	
VILLAGE OF WARWICK, ORANGE COUNTY, NEW YORK	
PROJECT TITLE	
BIORETENTION AREA PLAN & DETAILS	
DRAWING TITLE	

KIRK ROTHER, P.E.	
CONSULTING ENGINEER, PLLC	
5 Saint Stephens Lane, Warwick, NY 10990	
(845) 988-0620	
D.O.T. SHEET # D.E.C. SHEET # O.C.H.D. SHEET # SHEET #	
N.A. N.A. N.A.	
CAD # 14115 PROJECT # SCALE	
rev bldg #3 14115 AS SHOWN	

01-09-17	REV. AMENDED SITE PLAN SHEETS 1,3,9
02-24-15	REV. PER FINAL APPROVAL COMMENTS
11-11-14	INITIAL PREPARATION
DATE	REVISIONS
KIRK ROTHER, P.E. N.Y.S. LIC. NO. 079053 DATE	
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.	
D.O.T. SHEET # D.E.C. SHEET # O.C.H.D. SHEET # SHEET #	
N.A. N.A. N.A.	
CAD # 14115 PROJECT # SCALE	
9 OF 9	