

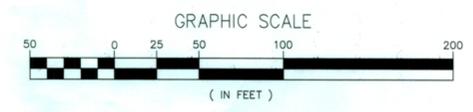
SUMMARY OF ZONING REQUIREMENTS
(CB DISTRICT)

BULK REQUIREMENT	REQUIRED OR ALLOWED	PROPOSED
LOT AREA	3 acres	5.1 acres
LOT WIDTH	TOWNS	460 ft. ±
LOT DEPTH	TOWNS	470 ft. ±
FRONT SETBACK	TOWNS	105 ft. ±
REAR SETBACK	TOWNS	205 ft. ±
ONE SIDE SETBACK	TOWNS	81 ft. ±
BOTH SIDE SETBACKS	TOWNS	318 ft. ±
BUILDING HEIGHT	TOWNS	37.5 ft.
SETBACK TO MARGINAL ACCESS	TOWNS	10 ft.

TOWNS: AS PER TOWN OF WARWICK DESIGN STANDARDS

PARKING CALCULATIONS
 REQUIRED PARKING SPACES: TO BE DETERMINED
 PROPOSED PARKING SPACES: 83

- LIST OF DRAWINGS:**
1. COVER SHEET
 2. GRADING AND UTILITIES
 3. LANDSCAPING PLAN
 4. LIGHTING PLAN
 5. PROFILES AND DETAILS
 6. DETAILS



NO.	DESCRIPTION	DATE
4	REVISED PER PB COMMENTS DATED 02-04-15	02-20-15
3	REVISED PER PB COMMENTS DATED 09-10-14	12-12-14
2	REVISED PER PB COMMENTS DATED 07-16-14	07-20-14
1	REVISED PER PB COMMENTS DATED 03-05-14	04-28-14

COVER SHEET

PROPOSED RETAIL BUILDING
PREPARED FOR
HOMARC PROPERTY
 SECTION 51 BLOCK 1 LOT 5.231
 TOWN OF WARWICK
 ORANGE COUNTY NEW YORK

ERS ENGINEERING
CONSULTANTS, P.C.
 PHONE: (845) 987-1775 FAX: (845) 987-1788
 11 FORESTER AVE., WARWICK, NEW YORK 10990

SCALE: 1"=50'	DATE: 10-01-13	JOB NO. 3101	SHEET NO. 1 OF 6
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- GENERAL NOTES**
1. TAX MAP DESIGNATION: SECTION 51, BLOCK 1, LOT 5.231
 2. 911 ADDRESS: 152 N.Y.S. RTE. 94 WARWICK, NY 10990
 3. APPLICANT: HOMARC LAND, LLC 1997 STATE ROUTE 17M, No. 7 GOSHEN, NY 10924
 4. PROPERTY AREA: 5.1± ACRES
 5. ZONING DISTRICT: COMMUNITY BUSINESS (CB)
 6. PROPOSED USE: VARIOUS BUSINESS USES
 7. PROPOSED WATER SUPPLY: CONNECTION TO TOWN SYSTEM
 8. PROPOSED SEWAGE DISPOSAL: CONNECTION TO TOWN SYSTEM
 9. SURVEY INFORMATION PROVIDED BY JOHN MCGLOIN, PLS, WARWICK, NY
 10. NO CONSTRUCTION OR PROPOSED USE SHALL BEGIN UNTIL THE MAPS ARE SIGNED BY THE PLANNING BOARD CHAIRMAN AND BUILDING DEPARTMENT PERMITS ARE OBTAINED.

- CONSTRUCTION NOTES**
1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES, ABOVE-GROUND AND BELOW-GROUND, WHETHER IN THE PUBLIC RIGHT-OF-WAY, IN EASEMENTS, OR ON PRIVATE PROPERTY PRIOR TO STARTING ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES THROUGHOUT THE COURSE OF CONSTRUCTION. PROJECT SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 2. UNLESS LABELED OTHERWISE, ALL NEW STORMWATER DRAINAGE SYSTEM PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) PIPES, N-12, AS MANUFACTURED BY ADS OR APPROVED EQUAL WITH FLARED END SECTIONS AT ALL FREE DISCHARGE ENDS.
 3. MANHOLES AND CATCH BASINS SHALL BE PRECAST REINFORCED CONCRETE, SUITABLE FOR H2O LOADING, AS MANUFACTURED BY PRECAST CONCRETE SALES OR APPROVED EQUAL.
 4. ALL NEW UTILITIES SHALL BE CONSTRUCTED UNDERGROUND.
 5. ALL CONSTRUCTION, TRAFFIC CONTROL, AND RELATED WORK IN THE VICINITY OF ROUTE 94 SHALL BE COMPLETED IN ACCORDANCE WITH NYS DOT HIGHWAY WORK PERMIT _____ ISSUED _____
 6. NO OUTSIDE STORAGE OF ANY QUANTITY OF PESTICIDES AND/OR HERBICIDES IS PERMITTED WITHIN THE AQ-0 DISTRICT.
 7. UPON THE COMPLETION OF CONSTRUCTION, SCREENING WILL BE PROVIDED TO OBSCURE ANY NEW PARKING AREAS THAT ARE HIGHLY VISIBLE FROM ROUTE 94.

JOHN D. FULLER, P.E.

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