

LOT WIDTH FRONT YARI REAR YARD ONE SIDE YARD (FT.)

**BUILDING HE** LOT COVERAG

SHEET #1 SHEET #2 SHEET #3 SHEET #4 SHEET #5 SHEET #6 SHEET #7 SHEET #8 SHEET #9

TOTAL AREA TOTAL OPEN S % OPEN SPACE \* SEE GENERA

# **BULK REQUIREMENTS**

# R-1 ZONE

# CLUSTER DEVELOPMENT

	MINIMUM REQUIRED
S.F.)	10,000
(FT.)	50
D (FT.)	15
(FT.)	25
APD (FT)	5

MAXIMUM	<b>ALLOWEI</b>	

EIGHT (FT.)	35	
GE (%)	35	

## SHEET INDEX

- SUBDIVISION PLAT
- SITE PLAN
- SUBDIVISION PLAN
- SUBDIVISION PLAN SUBDIVISION PLAN
- SUBDIVISION PLAN ROAD A PROFILE
- **ROAD A PROFILE**
- SHEET #10 ROAD B PROFILE
- SHEET #11 EROSION CONTROL PLAN
- SHEET #12 DETENTION POND DETAILS
- SHEET #13 BIORETENTION AREA DETAILS
- SHEET #14 DETAILS
- SHEET #15 DETAILS
- SHEET #16 NORTH CULVERT CROSSING PLAN

# LOCATION MAP

SCALE: 1" = 2,000'

## GENERAL NOTES:

- 1. VILLAGE OF WARWICK TAX MAP DESIGNATION: SEC. 201, BLK. 1, LOTS 1.1, 1.2, 1.3 & 2. 2. TOTAL AREA OF PARCELS IN VILLAGE: 20.3± ACRES.
- 3. TOTAL AREA TO BE ANNEXED INTO VILLAGE FROM TOWN: 0.62± ACRES.
- 4. TOTAL AREA OF PROPOSED PARCELS IN VILLAGE: 20.92± ACRES. 5. ENTIRE PARCEL IS LOCATED IN THE R-1 ZONING DISTRICT.
- 6. TOTAL NUMBER OF RESIDENTIAL LOTS WITHIN THIS SUBDIVISION : 45
- 7. PARCEL IS LOCATED WITHIN THE WARWICK VALLEY CENTRAL SCHOOL DISTRICT. 8. PROPOSED SUBDIVISION TO BE SERVED BY VILLAGE OF WARWICK PUBLIC
- WATER & SEWER. 9. BOUNDARY & TOPOGRAPHY INFORMATION SHOWN TAKEN FROM DRAWING ENTITLED:
- "SURVEY OF PROPERTY FOR RALPH FREDDOLINO" PREPARED BY JOHN McGLOIN, P.L.S. ON APRIL 6, 1993.
- 10. A.C.O.E. WETLANDS AS FLAGGED & VERIFIED BY: PETE TORGERSON IN AUGUST 2017.
- 11. PLAN APPROVAL IS LIMITED TO 5 YEARS. TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH BASED UPON DEVELOPMENT FACTS AND THE REALTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION
- 12. THE APPROVED PLANS MUST BE FILED WITH THE ORANGE COUNTY CLERK'S OFFICE PRIOR TO OFFERING LOTS FOR SALE AND WITHIN 60 DAYS OF THE LAST APPROVAL OF THE FINAL PLANS.
- 13. ALL UTILITIES SHALL BE INSTALLED UNDER GROUND. 14. THE DESIGN AND LOCATION OF SANITARY FACILITIES (WATER AND SEWER)
- SHALL NOT BE CHANGED. 15. LOTS 23, 24, 37, 38, 39 AND 40 SHALL BE DEED RESTRICTED MEETING THE VILLAGE OF AFFORDABLE HOUSING CRITERIA. AFFORDABLE LOTS ARE PROPOSED TO BE TOWNHOUSE TYPE DWELLING UNITS.

# OPEN SPACE AREAS CALCULATION

OF PARCEL*	= 20.92± ACRES				
SPACE AREA	$= 6.13 \pm ACRES$				
E	= 29+/-				
AL NOTES #2, #3 & #4.					

	OWNER / APPLICANT	CLU	VILL JSTER	AGE SUB	VIEW DIVIS	SION
MillAd	FOSSE COURT AIRMONT, N.Y.	4 <u>PROJECT TITLE</u> DRAWING TITLE	8-LOT VILLA ORANGE	ALTER GE OF WAR COUNTY, N COVEI SHEE	NATIV wick, ew york R Г	E
08-22-18       08-01-18       05-16-18       04-04-18       03-01-18       10-05-17       03-29-17       02-12-16	REV. PER ENGINEER'S COMMENTS REV. PER ENGINEER'S COMMENTS ADD SPRING ADDITIONAL DESIGN DETAILED DESIGN GENERAL REVISIONS REV. PER VILLAGE ENGINEER'S COMMENTS INITIAL PREPARATION	KIR	S St. Stepher	DTHI NG ENG ns Lane, Warw (845) 988-062	ER, I INEER, P Vick, NY 1099 0	<b>P.E.</b>
DATE UNAUTHORIZE A LICENSED 2 OF THE NE DO NOT BEAF BE CONSIDER	REVISIONS D ALTERATIONS OR ADDITIONS TO A DOCUMENT BEARIN PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION W YORK STATE EDUCATION LAW. REPRODUCTIONS OF & THE ORIGINAL SEAL OF A LICENSED PROFESSIONAL E ED INVALID.	KIRK ROT G THE SEAL OF 7209, SUBDIVISION THIS PLAN WHICH ENGINEER SHALL	HER, P.E. N.Y D.O.T. SHEET # N.A. CAD # 04170 CLUS 1-17	r.S. LIC. NO. 0790 D.E.C SHEET # N.A. PROJECT # 04170.0	53 O.C.H.D. SHEET # N.A. SCALE AS SHOWN	date sheet # 1 OF 16



**GENERAL NOTES:** 

1. VILLAGE OF WARWICK TAX MAP DESIGNATION: SEC. 201, BLK. 1, LOTS 1.1, 1.2, 1.3 & 2. 2. TOTAL AREA OF PARCEL: 20.3± ACRES.

BE D LLAGE ICK		
		VILLAGE VIEW CLUSTER SUBDIVISION
		48-LOT ALTERNATIVE VILLAGE OF WARWICK, PROJECT TITLE ORANGE COUNTY, NEW YORK
		SUBDIVISION PLAT
08-22-18	REV. PER ENGINEER'S COMMENTS	KIRK ROTHER, P.E.
08-01-18 05-16-18 04-04-18 02-27-18	REV OPEN SPACE ADD SPRING REV PER ADDITIONAL DESIGN INITIAL PREPARATION	5 St. Stephens Lane, Warwick, NY 10990 (845) 988-0620
DATE UNAUTHORIZE A LICENSED 2 OF THE NI DO NOT BEA BE CONSIDER	REVISIONS D ALTERATIONS OR ADDITIONS TO A DOCUMENT BEARING PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7 EW YORK STATE EDUCATION LAW. REPRODUCTIONS OF R THE ORIGINAL SEAL OF A LICENSED PROFESSIONAL E RED INVALID.	B     CAD     B     N.T.S.     LIC.     NO.     079053     DATE       G     THE SEAL OF 7209, SUBDIVISION THIS PLAN WHICH NGINEER SHALL     D.O.T.     SHEET #     D.E.C     SHEET #     O.C.H.D.     SHEET #       N.A.     N.A.     N.A.     N.A.     N.A.     N.A.     2     OF 16       CAD     #     04170     O4170.0     AS     SHOWN     2     OF 16

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		VILLAGE VIEW CLUSTER SUBDIVISION						
		48-LOT ALTERNATIVE VILLAGE OF WARWICK, ORANGE COUNTY, NEW YORK						
<u>PROI</u>	FILE ROAD A	ROAD A PROFILE						
	SCALES:	DRAWING TITLE						
	HOR: 1" = 50' VER: 1" = 5'	KIR	κR	этні	er, I	P.E.		
<b></b>			JNSULTI	NG ENG	INEER, P	LLC		
08-01-18	REV. PER ENGINEER'S COMMENTS	-	5 St. Stepher	ns Lane, Warw	vick, NY 10990	C		
05-16-18	ADDITIONAL DESIGN			(845) 988-062	0			
04-04-18	ADDITIONAL DESIGN							
03-01-18	INITIAL PREPARATION							
DATE	REVISIONS	KIRK ROT	HER, P.E. N.1	r.s. LIC. NO. 0790	53	DATE		
UNAUTHORIZE A LICENSED 2 OF THE NE DO NOT BEAF BE CONSIDER	D ALTERATIONS OR ADDITIONS TO A DOCUMENT BEARIN PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION EW YORK STATE EDUCATION LAW. REPRODUCTIONS OF R THE ORIGINAL SEAL OF A LICENSED PROFESSIONAL ED INVALID.	NG THE SEAL OF 7209, SUBDIVISION THIS PLAN WHICH ENGINEER SHALL	D.O.T. SHEET # N.A. CAD # 04170 CLUS 1-17	D.E.C SHEET # N.A. PROJECT # 04170.0	O.C.H.D. SHEET # N.A. SCALE AS SHOWN	sheet # 8 OF 16		

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		VILLAGE VIEW CLUSTER SUBDIVISION					
		4	8-LOT VILLA ORANGE	ALTER GE OF WAR	NATIV WICK, EW YORK	E	
			R Pl	OAD ROFIL	A LE		
	KIRK ROTHER, P.E						
08-01-18	REV. PER ENGINEER'S COMMENTS		5 St. Stepher	ns Lane, Warw	rick, NY 10990	)	
05-16-18	ADDITIONAL DESIGN		(	(845) 988-062	0		
04-04-18	ADDITIONAL DESIGN	]					
03-01-18	INITIAL PREPARATION						
DATE	REVISIONS	KIRK ROT	HER, P.E. N.Y	.S. LIC. NO. 0790	53	DATE	
UNAUTHORIZE A LICENSED 2 OF THE NI DO NOT BEA BE CONSIDER	D ALTERATIONS OR ADDITIONS TO A DOCUMENT BEARIN PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION W YORK STATE EDUCATION LAW. REPRODUCTIONS OF R THE ORIGINAL SEAL OF A LICENSED PROFESSIONAL E ED INVALID.	G THE SEAL OF 7209, SUBDIVISION THIS PLAN WHICH INGINEER SHALL	D.O.T. SHEET # N.A. CAD # 04170	D.E.C SHEET # N.A. PROJECT #	O.C.H.D. SHEET # N.A. SCALE	sheet # 9 OF 16	

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		VILLAGE VIEW CLUSTER SUBDIVISION					
			4	8-LOT	ALTER	NATIV	E
			PROJECT TITLE	VILLA ORANGE	GE OF WAR COUNTY, NI	WICK, EW YORK	
ROFILE R		3		R Pl	OAD ROFIL	B JE	
SCALES	<u>67 10 1</u> 5:	2	DRAWING TITLE				
HOR: 1" = 50' VER: 1" = 5'		KIRK ROTHER, P.E.					
						NEER, P	
	08-01-18	REV. PER ENGINEER'S COMMENTS	5 St. Stephens Lane, Warwick, NY 10990				
	05–16–18	ADDITIONAL DESIGN		(	845) 988-0620	J	
04-04-18 ADDITIONAL DESIGN							
03-01-18 INITIAL PREPARATION							
	DATE REVISIONS KIR			THER, P.E. N.Y	.S. LIC. NO. 07905	53	DATE
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A DOCUMENT BEARIN A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 2 OF THE NEW YORK STATE EDUCATION LAW. REPRODUCTIONS OF DO NOT BEAR THE ORIGINAL SEAL OF A LICENSED PROFESSIONAL E BE CONSIDERED INVALID.		G THE SEAL OF 7209, SUBDIVISION THIS PLAN WHICH NGINEER SHALL	D.O.T. SHEET # N.A. CAD # 04170 CLUS 1-17	D.E.C SHEET # N.A. PROJECT # 04170.0	O.C.H.D. SHEET # N.A. SCALE AS SHOWN	sheet # 10 OF 16	

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# STREAM CROSSING CONSTRUCTION SEQUENCE

1. OBTAIN NECESSARY APPROVALS AND PERMITS FROM MUNICIPAL AND REGULATORY AGENCIES.

2. PRE-CONSTRUCTION MEETING WITH APPLICABLE REGULATORY AGENCIES.

3. CONTRACTORS SHALL SIGN "CONTRACTOR'S CERTIFICATION STATEMENT". INSTALL ON SITE MAILBOX FOR SPDES RELATED DOCUMENTS.

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OHW

PROPERTY LINE (TYP.)

4. DELINEATION OF LIMITS OF CLEARING AND DISTURBANCE. TREES TO BE SAVED SHALL BE PROTECTED WITH PERIMETER FENCE.

5. INSTALL SILT FENCE DOWN-GRADIENT OF ALL PROPOSED CONSTRUCTION AREAS.

6. PERFORM CLEARING AND GRUBBING ACTIVITIES AS REQUIRED FOR CONSTRUCTION. SITE DISTURBANCE SHALL NOT EXCEED BEYOND THE DISTURBANCE LIMIT LINE DEPICTED ON THE SITE DEVELOPMENT PLANS. AT NO TIME SHALL THE TOTAL AREA UNDER DISTURBANCE EXCEED 5 ACRES. AREAS WHICH WILL REMAIN DISTURBED FOR A PERIOD OF MORE THAN 14 DAYS SHALL BE STABILIZED WITH RYE GRASS IN ACCORDANCE WITH THE TEMPORARY SEEDING SCHEDULE SHOWN ON THE SUBDIVISION PLAN.

7. INSTALL GRAVEL DIAPHRAGM LEVEL SPREADER AS SHOWN ON PLAN.

8. PROTECT NATURALLY VEGETATED FILTER AREA WITH PERIMETER FENCE.

9. EXCAVATE TEMPORARY STREAM DIVERSION DITCH AS SHOWN ON PLAN.

10. INSTALL TEMPORARY SANDBAG COFFERDAM AS SHOWN ON PLAN.

11. STRIP AND STOCKPILE TOPSOIL, STABILIZE WITH RYE GRASS SEED AND PERIMETER SILT FENCE.

12. ALLOW STREAM BED TO DRY TO REDUCE SILTS DURING CONSTRUCTION.

13. INSTALL PROPOSED 60" HDPE PIPE AND WING WALLS. PLACE 12" OF EXCAVATED MATERIAL IN PIPE TO REESTABLISH STREAMBED.

14. BACK FILL AROUND PIPE AS SHOWN ON PLAN. AREAS WHICH WILL REMAIN DISTURBED FOR A PERIOD OF MORE THAN 14 DAYS SHALL BE STABILIZED WITH RYE GRASS IN ACCORDANCE WITH THE TEMPORARY SEEDING SCHEDULE SHOWN ON THE SUBDIVISION PLAN.
15. UPON STABILIZATION OF BACK FILLED MATERIAL REMOVE TEMPORARY COFFERDAM.

16. TURBID WATERS SHALL BE REMOVED FROM EXCAVATION WITH A PUMP AND HOSE WITH A SCREENED INTAKE AND OUTFLOW PUMPED TO NATURALLY VEGETATED FILTER AREA AS SHOWN ON THE PLAN.

17. FILL IN TEMPORARY DIVERSION SWALE WITH NATIVE STOCKPILED MATERIAL. STABILIZE WITH RYE GRASS AND MULCH.

18. UPON FINAL GRADING, AND ESTABLISHMENT OF VEGETATIVE SLOPE STABILIZATION, REMOVE EROSION CONTROL MEASURES BEGINNING AT THE MOST UPSTREAM POINTS, AND THEN WORKING DOWNSTREAM.

19. COMPLETE FINAL INSPECTION AND PERFORM ANY FINE-GRADING AND SEEDING AS REQUIRED, MAINTAIN AND REPAIR VEGETATIVE COVER AS REQUIRED, MAINTAIN AND REPAIR WASH-OUTS AS REQUIRED AND AFTER EACH STORM EVENT UNTIL ALL EROSION CONTROL AND WATER QUALITY TREATMENT MEASURES ARE FULLY ESTABLISHED.

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