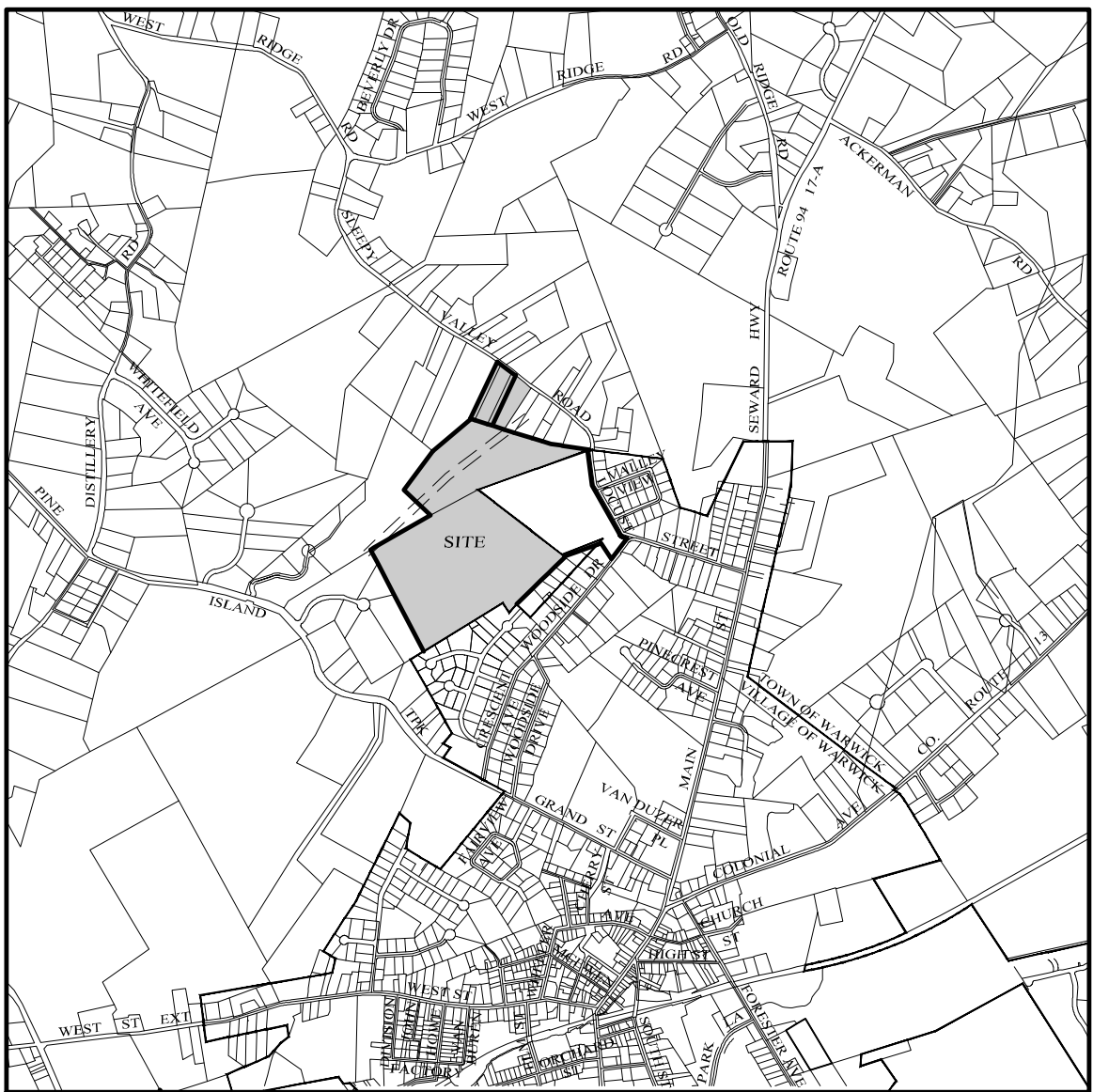
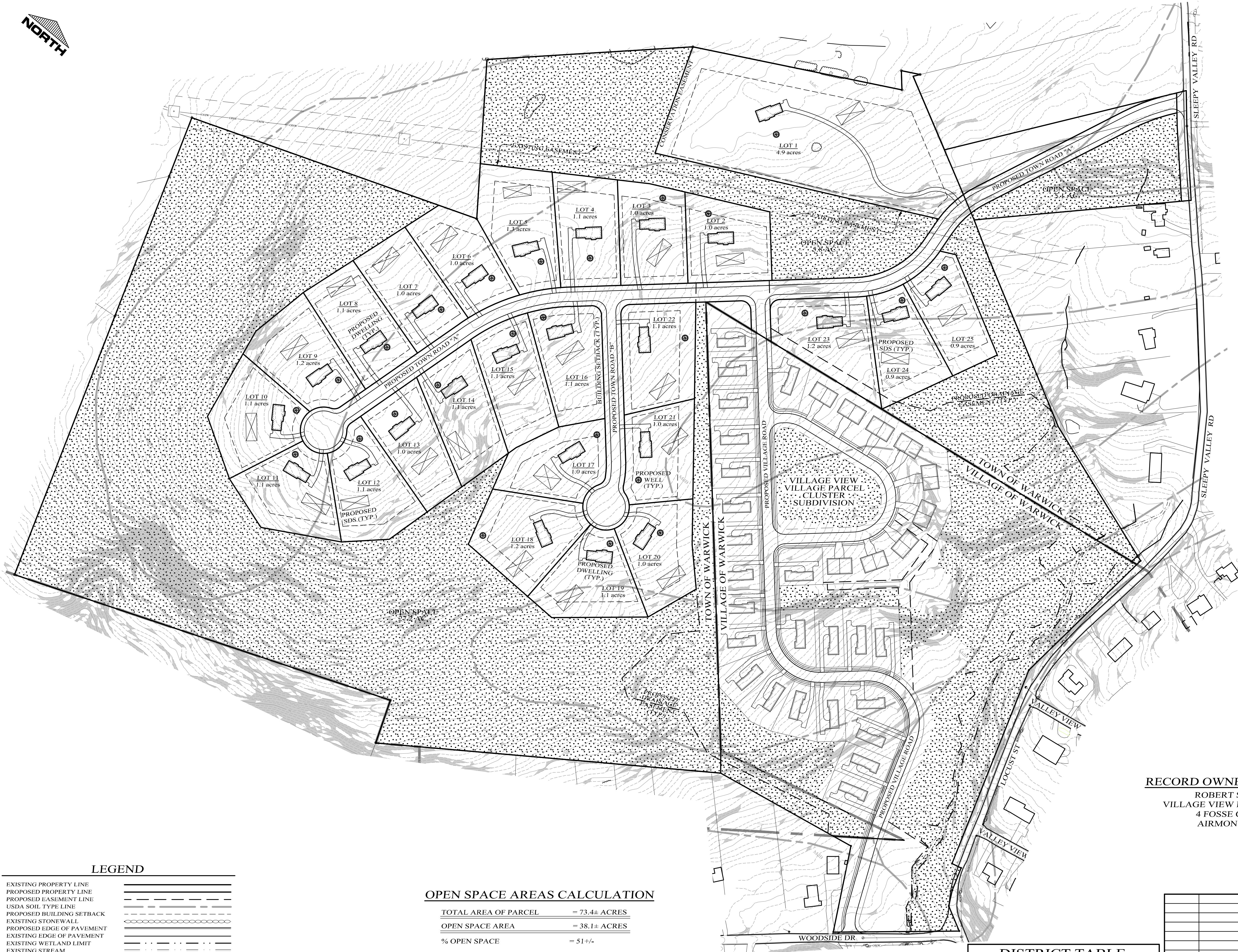




LOCATION MAP
SCALE: 1" = 2,000'

BULK REQUIREMENTS
SL ZONE
CLUSTER DEVELOPMENT

	MINIMUM REQUIRED
LOT AREA (S.F.)	12,500
LOT WIDTH (FT.)	80
STREET FRONTAGE (FT.)	20
FRONT YARD (FT.)	20
REAR YARD (FT.)	40
ONE SIDE YARD (FT.)	10
BOTH SIDE YARDS (FT.)	20
PRINCIPAL BLDG. SEPARATION (FT.)	30

	MAXIMUM ALLOWED
BUILDING HEIGHT (FT.)	35
LOT COVERAGE (%)	35

GENERAL NOTES:

1. TOWN OF WARWICK TAX MAP DESIGNATION: SEC. 43, BLK. 1, LOTS 3 & 4.2 AND SEC. 31, BLK. 2, LOTS 84.1, 84.2 & 85.2.
2. TOTAL AREA OF PARCELS: 73.4+ ACRES.
3. ENTIRE PARCEL IS LOCATED IN THE SL ZONING DISTRICT.
4. TOTAL NUMBER OF RESIDENTIAL LOTS WITHIN THIS SUBDIVISION : 25
5. PARCEL IS LOCATED WITHIN THE WARWICK VALLEY CENTRAL SCHOOL DISTRICT.
6. PROPOSED SUBDIVISION TO BE SERVED BY INDIVIDUAL WELLS AND SEPTIC.
7. 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.

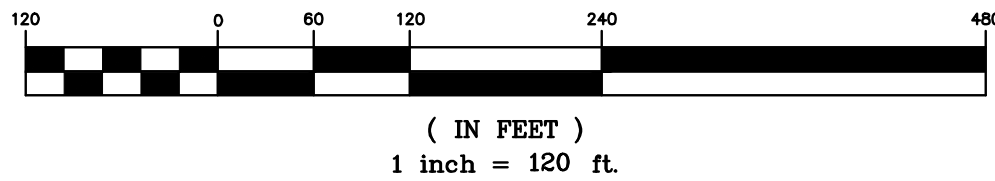
LEGEND

EXISTING PROPERTY LINE	---
PROPOSED PROPERTY LINE	---
PROPOSED EASEMENT LINE	---
USDA SOIL TYPE LINE	---
PROPOSED BUILDING SETBACK	---
EXISTING STONEWALL	---
PROPOSED EDGE OF PAVEMENT	---
EXISTING EDGE OF PAVEMENT	---
EXISTING WETLAND LIMIT	---
EXISTING STREAM	---
CONCEPTUAL WELL LOCATION	⊗
CONCEPTUAL SDS LOCATION	⊗
CONCEPTUAL OPEN SPACE	---
SLOPES > 25%	---

OPEN SPACE AREAS CALCULATION

TOTAL AREA OF PARCEL	= 73.4± ACRES
OPEN SPACE AREA	= 38.1± ACRES
% OPEN SPACE	= 51+/-

GRAPHIC SCALE



DISTRICT TABLE

TRADITIONAL NEIGHBORHOOD OVERLAY	YES
RIDGELINE OVERLAY	YES
AQUIFER PROTECTION OVERLAY	NO
AGRICULTURAL PROTECTION OVERLAY	NO
BIODIVERSITY CONSERVATION OVERLAY	NO

RECORD OWNER / APPLICANT

ROBERT SILBER
VILLAGE VIEW ESTATES, LLC
4 FOSSE COURT
AIRMONT, N.Y.

**VILLAGE VIEW
TOWN PARCEL**

TOWN OF WARWICK,
ORANGE COUNTY, NEW YORK

**CONCEPT
CLUSTER SUBDIVISION
PLAN**

Kirk Rother, P.E.
CONSULTING ENGINEER, PLLC

5 St. Stephens Lane, Warwick, NY 10990
(845) 988-0620

DATE	REVISIONS
04-22-19	INITIAL PREPARATION

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D.O.T. SHEET #	D.E.C. SHEET #	O.C.H.D. SHEET #	SHEET #
N.A.	N.A.	N.A.	1 OF 1
CAD # 04170	PROJECT #	SCALE	
CLUS 4-19	04170.0	AS SHOWN	