



LOCATION MAP
SCALE: 1" = 2,000'

BULK REQUIREMENTS
SL ZONE
ENVIRONMENTAL CONTROL

	MINIMUM REQUIRED
LOT AREA (AC.)	2.82**
LOT WIDTH (FT.)	150
FRONT YARD (FT.)	50
REAR YARD (FT.)	50
ONE SIDE YARD (FT.)	35
BOTH SIDE YARDS (FT.)	80
FLOOR AREA / D.U. (SQ. FT.)	1,200
YARDS ADJACENT TO SPECIAL AREAS (FT.)*	200 (100)

	MAXIMUM ALLOWED
BUILDING HEIGHT (FT.)	35
LOT COVERAGE (%)	20
BUILDING HEIGHT (STORIES)	3

*SPECIAL AREAS ARE LOTS WITHIN 25' OF A RESIDENTIAL DISTRICT BOUNDARY, AIRPORT, OR (DESIGNATED PROTECTION AREA)

**USING ENVIRONMENTAL CONTROL FACTOR OF 0.71 FOR GROUP IV SOILS AND A MINIMUM LOT SIZE OF 2.0 FOR CLUSTER DEVELOPMENT

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: 23.
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 FREDOLINO" PREPARED BY JOHN MCGLOIN, P.L.S. ON APRIL 6, 1993.

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
YIELD SUBDIVISION
PLAN**

DRAWING TITLE

Kirk Rother, P.E.
CONSULTING ENGINEER, PLLC

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

DISTRICT TABLE

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

GRAPHIC SCALE



LEGEND

EXISTING PROPERTY LINE	---
PROPOSED EASEMENT LINE	---
PROPOSED BUILDING SETBACK	---
USDA SOIL TYPE LINE	---
EXISTING STONEWALL	---
PROPOSED EDGE OF PAVEMENT	---
EXISTING EDGE OF PAVEMENT	---
EXISTING WETLAND LIMIT	---
EXISTING STREAM	---
SLOPES 15% - 25%	---
SLOPES > 25%	---
CONCEPTUAL WELL LOCATION	⊙
CONCEPTUAL SDS LOCATION	⊗

5,000 S.F. BUILDABLE AREA

135' x 135' BOX

DATE	REVISIONS
04-22-19	INITIAL PREPARATION

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KIRK ROTHER, P.E.	N.Y.S. LIC. NO. 079053	DATE
D.O.T. SHEET #	D.E.C. SHEET #	O.C.H.D. SHEET #
N.A.	N.A.	N.A.
CAD # 04170	PROJECT #	SCALE
CLUS 4-19	04170.0	AS SHOWN