



VILLAGE VIEW

VILLAGE OF WARWICK ORANGE COUNTY, NY



LOCATION MAP
SCALE: 1" = 2,000'

BULK REQUIREMENTS

R-1 ZONE

USE GROUP "B"

	MINIMUM REQUIRED
LOT AREA (S.F.)	20,000
LOT WIDTH (FT.)	100
LOT DEPTH (FT.)	125
FRONT YARD (FT.)	35
REAR YARD (FT.)	35
ONE SIDE YARD (FT.)	20
BOTH SIDE YARDS (FT.)	50
FLOOR AREA (S.F.)	1,250

MAXIMUM ALLOWED

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

LOT AREA REQUIREMENTS

LOT NO.	MINIMUM LOT AREA (S.F.)	AREA (S.F.) UNDER EASEMENT (NOT IN SLOPES OR WETLANDS)	AREA (S.F.) IN SLOPES > 15%	AREA (S.F.) IN WETLANDS	ADJUSTED MIN. LOT AREA	LOT AREA PROVIDED
LOT #1	20,000	2,176	3,675	4,615	30,466	28,401 S.F.
LOT #2	20,000	70	3,552	-	23,622	20,903 S.F.
LOT #3	20,000	1,487	16,748	-	38,235	28,962 S.F.
LOT #4	20,000	-	10,591	-	30,591	22,799 S.F.
LOT #5	20,000	-	4,950	-	24,950	20,742 S.F.
LOT #6	20,000	-	4,043	-	24,043	20,070 S.F.
LOT #7	20,000	-	11,583	-	31,583	22,620 S.F.
LOT #8	20,000	-	4,806	-	24,806	20,291 S.F.
LOT #9	20,000	-	10,287	-	30,287	21,312 S.F.
LOT #10	20,000	-	2,053	-	22,053	21,823 S.F.
LOT #11	20,000	-	3,058	-	23,058	20,045 S.F.
LOT #12	20,000	-	1,813	-	21,813	20,063 S.F.
LOT #13	20,000	-	5,928	-	25,928	20,016 S.F.
LOT #14	20,000	-	6,330	-	26,330	31,290 S.F.
LOT #15	20,000	191	684	-	20,875	20,610 S.F.
LOT #16	20,000	-	1,290	-	21,290	20,880 S.F.
LOT #17	20,000	-	6,709	-	26,709	20,659 S.F.
LOT #18	20,000	-	7,790	-	27,790	22,084 S.F.
LOT #19	20,000	-	14,562	-	34,562	23,620 S.F.
LOT #20	20,000	1,313	5,975	-	27,288	22,981 S.F.
LOT #21	20,000	1,462	6,997	-	28,459	23,162 S.F.
LOT #22	20,000	-	11,118	-	31,118	25,602 S.F.
LOT #23	20,000	6,333	13,373	-	39,706	34,721 S.F.
LOT #24	20,000	-	12,038	-	32,038	26,211 S.F.
LOT #25	20,000	-	12,000	-	32,000	28,825 S.F.
LOT #26	20,000	11,585	23,223	13,400	48,208	59,200 S.F.
LOT #27	20,000	20,399	26,040	15,235	61,674	88,782 S.F.
LOT #28	20,000	24,364	3,151	705	48,220	54,993 S.F.

SCALE: 1" = 100'

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

SHEET INDEX

SHEET #1	COVER SHEET
SHEET #2	SURVEY SHEET
SHEET #3	SUBDIVISION PLAN
SHEET #4	SUBDIVISION PLAN
SHEET #5	ROAD PROFILES
SHEET #6	EROSION CONTROL PLAN
SHEET #7	LOCUST STREET IMPROVEMENTS
SHEET #8	DETENTION POND DETAILS
SHEET #9	STORM WATER QUALITY POND DETAILS
SHEET #10	DETAILS
SHEET #11	DETAILS
SHEET #12	PROPOSED NORTH CULVERT PLAN
SHEET #13	PROPOSED SOUTH CULVERT PLAN

GENERAL NOTES:

- VILLAGE OF WARWICK TAX MAP DESIGNATION: SEC. 201, BLK. 1, LOTS 1.1, 1.2, 1.3 & 2.
- TOTAL AREA OF PARCEL: 20.3+ ACRES.
- ENTIRE PARCEL IS LOCATED IN THE R-1 ZONING DISTRICT.
- TOTAL NUMBER OF RESIDENTIAL LOTS WITHIN THIS SUBDIVISION : 28
- PARCEL IS LOCATED WITHIN THE WARWICK VALLEY CENTRAL SCHOOL DISTRICT.
- PROPOSED SUBDIVISION TO BE SERVED BY VILLAGE OF WARWICK PUBLIC WATER & SEWER.
- 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.
- A.C.O.E. WETLANDS AS FLAGGED & VERIFIED BY: PETE TORGERSOIN IN OCTOBER, 2004.
- 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.
- THE APPROVED PLANS MUST BE FILED WITH THE ORANGE COUNTY CLERK'S OFFICE PRIOR TO OFFERING LOTS FOR SALE AND WITHIN 90 DAYS OF THE LAST APPROVAL OF THE FINAL PLANS.
- ALL UTILITIES SHALL BE INSTALLED UNDER GROUND.
- THE DESIGN AND LOCATION OF SANITARY FACILITIES (WATER AND SEWER) SHALL NOT BE CHANGED.

RECORD OWNER

ROBERT SILBER
VILLAGE VIEW, LLC
C/O CROWN CONSTRUCTION
4 FOSSE COURT
AIRMONT, N.Y.

VILLAGE VIEW

VILLAGE OF WARWICK,
ORANGE COUNTY, NEW YORK

PROJECT TITLE

COVER SHEET

DRAWING TITLE

KIRK ROTHER, P.E.
CONSULTING ENGINEER, PLLC

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

KIRK ROTHER, P.E.

N.Y.S. LIC. NO. 079053

DATE

11-21-12	REV. PER VILLAGE ENGINEER'S COMMENTS
11-12-12	REV. PER NYS D.E.C. COMMENTS
06-24-08	REV. PER TOWN ENG. COMMENTS
05-01-08	REV. LOCUST STREET IMPROVEMENTS
01-29-08	REV. PER TOWN ENG. COMMENTS
11-27-07	REV. PER TOWN ENG. COMMENTS
05-30-07	REV. PER TOWN ENG. COMMENTS
11-02-06	REV. PER TOWN ENG. COMMENTS
12-15-05	ADDITIONAL DESIGN
10-05-05	GENERAL REVISIONS
07-05-05	TOWN ENGINEER COMMENTS K3
11-02-04	TOWN ENGINEER COMMENTS K3
10-04-04	TOWN ENGINEER COMMENTS K3
8-04-04	INITIAL PREPARATION K3
DATE	REVISIONS

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.	1 OF 13
	CAD #	PROJECT #	SCALE	
	04170-SP6-05	04170.0	AS SHOWN	