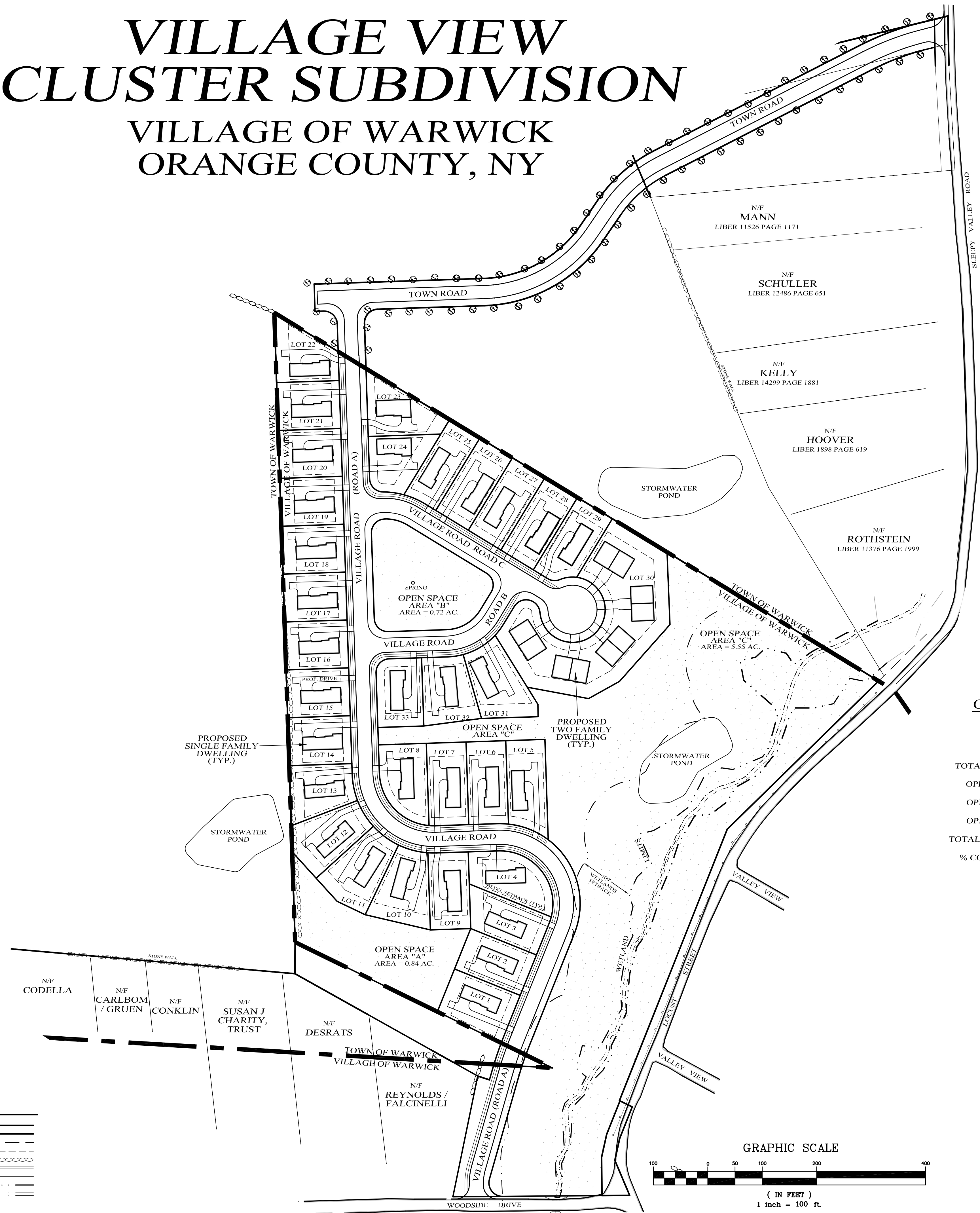




VILLAGE VIEW CLUSTER SUBDIVISION

VILLAGE OF WARWICK ORANGE COUNTY, NY



BULK REQUIREMENTS R-1 ZONE CLUSTER DEVELOPMENT

	MINIMUM REQUIRED
LOT AREA (S.F.)	10,000
LOT WIDTH (FT.)	50
FRONT YARD (FT.)	15
REAR YARD (FT.)	25
ONE SIDE YARD (FT.)	5
BUILDING SEPERATION (FT.)	10

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

SHEET INDEX

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SHEET #3	SITE PLAN
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SHEET #16	DETAILS

OPEN SPACE AREAS CALCULATION

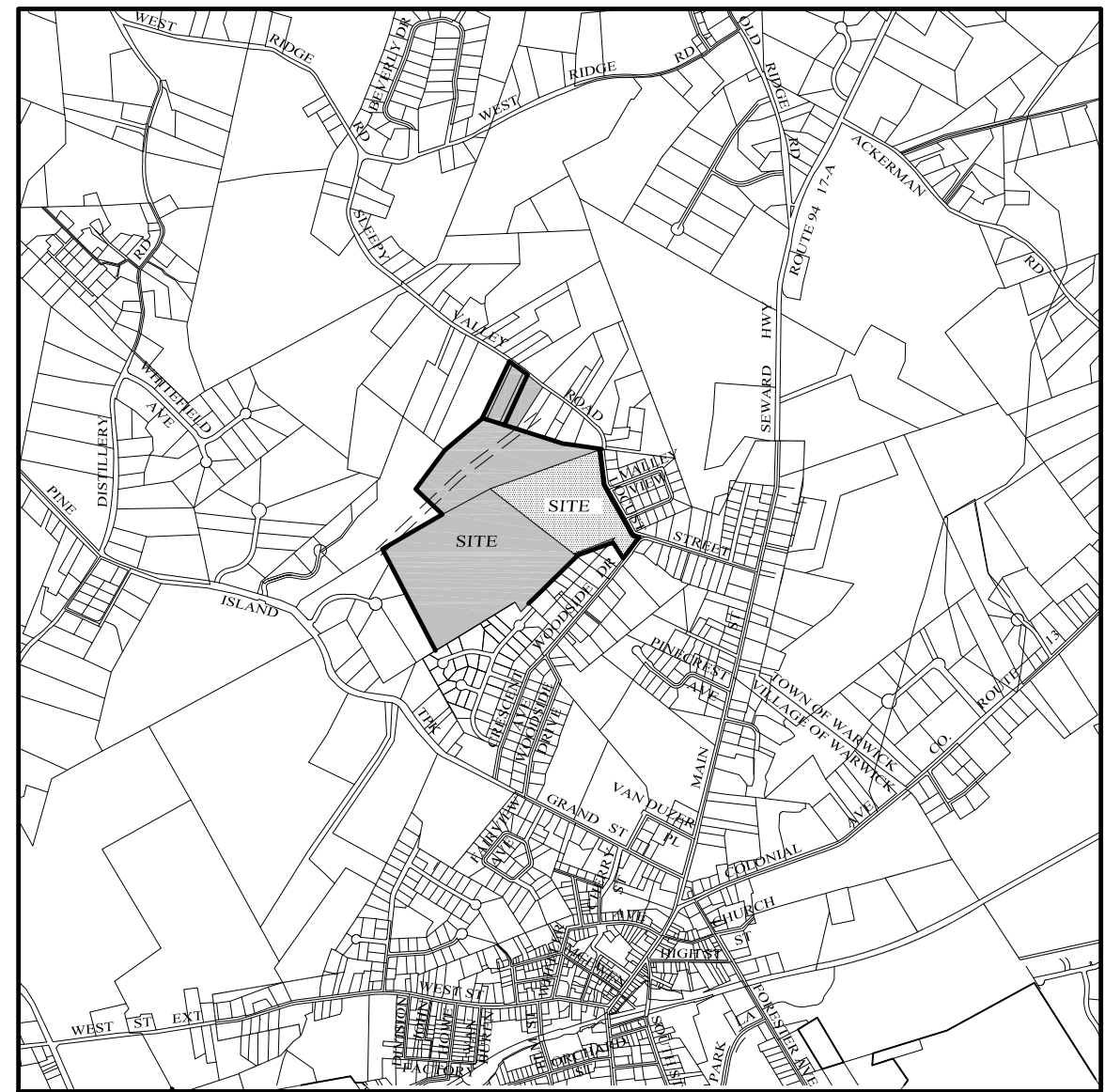
	EXCLUDING PROPOSED GRADING & STORMWATER AREAS	INCLUDING PROPOSED GRADING & STORMWATER AREAS
TOTAL AREA OF PARCEL	20.3 AC.	20.3 AC.
OPEN SPACE AREA "A"	0.84 AC.	0.89 AC.
OPEN SPACE AREA "B"	0.72 AC.	0.77 AC.
OPEN SPACE AREA "C"	5.55 AC.	7.65 AC.
TOTAL CONSERVED AREA	7.11 AC.	9.31 AC.
% CONSERVED LAND	35% ±	46% ±

RECORD OWNER / APPLICANT

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

DATE	REVISIONS
10-28-19	REV. PER ENGINEER'S COMMENTS
09-13-19	ADDITIONAL DESIGN
06-11-19	REV. TWO FAMILY RATIO
02-12-19	REDUCED SCALE ALTERNATIVE
08-22-18	REV. PER ENGINEER'S COMMENTS
08-01-18	REV. PER ENGINEER'S COMMENTS
05-16-18	ADD SPRING
04-04-18	ADDITIONAL DESIGN
03-01-18	DETAILED DESIGN
10-05-17	GENERAL REVISIONS
03-29-17	REV. PER VILLAGE ENGINEER'S COMMENTS
02-12-16	INITIAL PREPARATION

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.



LOCATION MAP
SCALE: 1" = 2,000'

GENERAL NOTES:

- VILLAGE OF WARWICK TAX MAP DESIGNATION: SEC. 201, BLK. 1, LOTS 1.1, 1.2, 1.3 & 2.
- TOTAL AREA OF PARCELS IN VILLAGE: 20.3± ACRES.
- ENTIRE PARCEL IS LOCATED IN THE R-1 ZONING DISTRICT.
- TOTAL NUMBER OF RESIDENTIAL LOTS WITHIN THIS SUBDIVISION: 33
- 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 TORGENSEN IN AUGUST 2017.
- 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 REALITY 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 60 DAYS OF THE LAST APPROVAL OF THE FINAL PLANS.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- THE DESIGN AND LOCATION OF SANITARY FACILITIES (WATER AND SEWER) SHALL NOT BE CHANGED.

VILLAGE VIEW CLUSTER SUBDIVISION REDUCED SCALE ALTERNATIVE

VILLAGE OF WARWICK,
ORANGE COUNTY, NEW YORK

COVER SHEET

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
D.O.T. SHEET #	D.E.C. SHEET #	O.C.H.D. SHEET #
N.A.	N.A.	N.A.
CAD # 04170	PROJECT #	SCALE
CLUS 1-17	04170.0	AS SHOWN