

RL-01

THE DESIGN AND CONSTRUCTION OF THE DWELLING SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 184-47.1.P OF THE TOWN OF WARWICK CODE, INCLUDING:

- A. COLORS: STRUCTURES SHALL BLEND IN WITH THE NATURAL SURROUNDINGS.
  - B. VEGETATION: EXISTING VEGETATION SHALL BE PRESERVED TO THE MAXIMUM EXTENT POSSIBLE.
  - C. APPROVAL OF A PRINCIPAL OR ACCESSORY STRUCTURE WITH A BUILDING HEIGHT GREATER THAN 25 FEET SHALL BE SUBJECT TO APPROVAL BY THE TOWN OF WARWICK BASED UPON A VISUAL ANALYSIS PRESENTED BY THE APPLICANT.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF THE RIDGELINE OVERLAY DISTRICT.

ANY NEW STRUCTURE WITHIN THE RIDGE PRESERVATION OVERLAY DISTRICT FOR WHICH A BUILDING PERMIT IS REQUIRED SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 68-08 OF THE TOWN OF CHESTER ZONING CODE. THE BUILDING INSPECTOR SHALL REFER SUCH APPLICATIONS FOR BUILDING PERMITS TO THE PLANNING BOARD FOR SITE PLAN REVIEW PURSUANT TO SECTION 68-26 OF THE TOWN OF CHESTER ZONING CODE.

THE USKAMKE L.L.C.  
P.O. BOX 385  
SUGAR LOAF, NEW YORK 10981

TOWN OF WARWICK OVERLAY PROTECTION DISTRICTS	
TRADITIONAL NEIGHBORHOOD OVERLAY DISTRICT	NO
RIDGELINE OVERLAY DISTRICT	YES
AQUIFER OVERLAY DISTRICT	NO
AGRICULTURAL PROTECTION OVERLAY DISTRICT	NO



TOWN OF CHESTER ZONING  
**ZONE: AR.3 (OPEN AREA DEVELOPMENT)**

MINIMUM LOT SIZE	5 ACRES
MINIMUM ROAD FRONTAGE	200 FT.
MINIMUM LOT WIDTH	300 FT.
MINIMUM LOT DEPTH	400 FT.
MINIMUM FRONT YARD	75 FT.
MINIMUM SIDE YARD	50 FT.
MINIMUM TOTAL BOTH SIDE YARDS	150 FT.
MINIMUM LIVABLE FLOOR AREA PER D.W.G.	1500 SQ.FT.

TOWN OF WARWICK ZONING  
**ZONE: RU RURAL**

MINIMUM LOT SIZE	RU USE GROUP 1
MINIMUM LOT SIZE CONSERVATION SUBDIVISION	4 ACRES
MINIMUM LOT SIZE	5 ACRES
MINIMUM LOT WIDTH	200 FT.
MINIMUM LOT DEPTH	300 FT.
MINIMUM FRONT YARD	75 FT.
MINIMUM SIDE YARD	75 FT.
MINIMUM TOTAL BOTH SIDE YARDS	150 FT.
MINIMUM REAR YARD	50 FT.
MINIMUM LIVABLE FLOOR AREA PER D.W.G.	1500 SQ.FT.
MINIMUM BUILDING HEIGHT	35' ± 3%*

**NOTES:**

- TAX MAP DESIGNATION - SECTION 18 BLOCK 1 LOT 14.4 AREA= 30.81 ACRES  
TOWN OF WARWICK - SECTION 23 BLOCK 1 LOT 90.2 AREA=33.63 ACRES
- WATER SUPPLY PRIVATE WELLS
- SEWAGE DISPOSAL SUBSURFACE
- REFERENCE MAP ENTITLED "SUBDIVISION OF PROPERTY FOR LANDS OF LEWIS", FILED IN THE O.C.C.O. ON NOVEMBER 12, 2002 AS MAP NO. 238-02
- #11 ADDRESS NUMBERS SHOWN AS: Δ
- NO DWELLINGS OR OTHER ABOVE OR BELOW GROUND STRUCTURES SHALL BE LOCATED IN THE TOWN OF WARWICK OTHER THAN THOSE SPECIFICALLY SHOWN, WITHOUT PLANNING BOARD APPROVAL.
- NO FURTHER SUBDIVISION OF LOTS PERMITTED.
- ALL UTILITIES TO BE UNDERGROUND.
- LOTS W4, W5 AND W6 ARE IN COMPLIANCE WITH THE SQUARE FOOT REQUIREMENT AND MINIMUM 5,000 SQ.FT. BUILDABLE AREA, TOWN OF WARWICK.
- FEDERAL WETLANDS AS FLAGGED BY ROBERT G. HORNBERGER, WITH THE ARMY CORP. OF ENGINEERS ON APRIL 19, 2004 AND FIELD LOCATED BY JAMES A. DILLON, P.E., ON MAY 10, 2004.
- SHOW EASEMENT FOR CLEARING AS SHOWN ON DETAIL SHEET 8 OF 15 FOR ALL LOTS. AREA SHALL BE KEPT FREE FROM VISUAL OBSTRUCTIONS.
- TOWN OF WARWICK TAX LOT 23-1-30 MAY BENEFIT FROM A RIGHT OF WAY, WHEN USED FOR A RESIDENTIAL USE, OVER THE OLD TRAVELED WAY AS SHOWN HEREON.
- DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, CHARGES AND LIENS FILED IN THE O.C.C.O. IN LIBER 11859 PAGE 981 ON NOVEMBER 1, 2004.

SUBDIVISION PLAN

FOR  
**HAMBLETON HILLS**

TOWN OF CHESTER  
TOWN OF WARWICK  
SCALE: 1"=200'

ORANGE COUNTY N.Y.  
AREA=130.45 ACRES

AUGUST 6, 2003

GRAPHIC SCALE



I HEREBY CERTIFY THAT THE EXTERIOR BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY DATED JULY 21, 1999.

