

TOWN OF WARWICK STANDARD MAP NOTES

Plans submitted for the approval of the Town of Warwick Planning Board require various standard notes depending upon the circumstances of the application, proposed features, location in the Town, and other factors considered significant by the Planning Board through its review of the application. As required by the Town Zoning Law or by the Planning Board, certain notes are reflected in declarations that are recorded in the Orange County Clerk's Office. The plan preparer should strive to place all such notes, and their recording information on the first sheet of the plans submitted for approval. In addition, all other items required to be recorded with the County Clerk, such as road dedications, should be listed on the first sheet.

FOR ALL PROJECTS

In addition to providing information as noted on the attached checklists, plans shall be prepared to conform to Orange County Clerk's Subdivision Map Filing Requirements.

TOWN OF WARWICK OVERLAY PROTECTION DISTRICTS

Traditional Neighborhood Overlay District	Yes/No
Ridgeline Overlay District	Yes/No
Aquifer Overlay District	Yes/No
Agricultural Protection Overlay District	Yes/No
Biodiversity Conservation Overlay District	Yes/No

SIGNATURE BLOCK

[To be placed on first page only. If plans contain more than one sheet, the first sheet should indicate the number of sheets in the set.]

APPROVED FOR FILING:	
_____	_____
(OWNER)	(DATE)
APPROVED AS A FINAL PLAT BY A RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WARWICK	
_____	_____
(CHAIRMAN)	(DATE)

UTILITIES

All new utilities shall be constructed underground.

LIMIT OF DISTURBANCE

The proposed limit of disturbance is _____ acres, as shown on the plan.
[The line type of the limit of disturbance should be shown in the legend.]

LIGHTING

All outdoor lights shall be designed, located, installed, and directed in such a manner as to prevent objectionable light at and across the property lines, and to prevent direct glare at any location on or off the property. The prohibitions and requirements listed in §164-43.4 of the Town Code shall apply to all proposed and existing outdoor lighting fixtures.

FOR PROJECTS WITHIN RIDGELINE PROTECTION OVERLAY DISTRICT

[The following notes shall be placed on the drawings prepared for each lot and on the plans:]

RIDGELINE OVERLAY NOTES:

Being that this project is located within the Ridgeline Overlay District, it is subject to the requirements of §164-47.1 of the Town Code as summarized below:

1. Placement – Structure(s) shall not differ more than 20-ft in any direction from the approved plans.
2. Height Restrictions – Structure(s) with a height greater than 25-ft shall not be constructed unless specifically approved by the Town of Warwick Building Department or Planning Board based on a visual analysis presented by the Applicant.
3. Colors – Structure(s) shall blend with the natural surroundings.
4. Vegetation – Existing vegetation shall be preserved to the maximum extent possible.
5. Lighting – Exterior lighting shall be controlled in both height and intensity.
6. Prior to the issuance of a Building Permit, the Applicant shall demonstrate compliance with all requirements of the Ridgeline Overlay District.
7. A declaration referencing the Ridgeline Overlay Notes has been recorded in the Orange County Clerk's Office at Liber _____ and Page _____ on _____.

FOR PROJECTS WITHIN A NEW YORK STATE CERTIFIED AGRICULTURAL DISTRICT, WITHIN 2,000 FEET OF A NEW YORK STATE CERTIFIED AGRICULTURAL DISTRICT, OR WITHIN THE TOWN OF WARWICK AGRICULTURAL PROTECTION OVERLAY DISTRICT

[The following notes shall be placed on the drawings prepared for each lot and on the plans:]

AGRICULTURAL NOTES:

Being that this project is located within a State certified agricultural district, within 2,000-ft of a State certified agricultural district, or within the Town AP-O District, it may have active farming operations in the vicinity. Be advised of the following:

1. Farming is encouraged in the Town, it does not only occur between 8:00AM and 5:00PM and is dependent on Mother Nature. Residents should be aware of noise from agricultural machinery being operated in nearby fields in both early morning and evening hours and noise from crop drying fans, which run 24 hours a day during harvest season.
2. The roads leading to and from the subdivision are frequently traveled by farmers and their slow moving vehicles and equipment.
3. Farmer neighbors very often spray their crops with pesticides in accordance with accepted practices of the New York State Department of Environmental Conservation (6 NYCRR Part 325).
4. Existing agricultural operations may create both unavoidable odors and unsightliness commonly associated with farming operations in the area.
5. There are dangers in letting children and pets roam into any adjacent agricultural fields, which is private property.

6. Residences for seasonal farm laborers are an accessory use to farming activities in the agricultural zone.
7. Be advised of the nuisance of blowing black dirt caused by wind storms in the area.
8. In accordance with §164-46.J(23) of the Town Code, no Building Department permit for a new residence shall be issued and no lot shall be sold or conveyed in the Agricultural Industry and Agricultural Protection Overlay District unless the Applicant/Purchaser of such residence/lot files a statement with the Town Clerk that he or she understands that the lot lies within the Agricultural Zoning District within which the primary activity is farming.
9. A declaration referencing the Agricultural Notes has been recorded in the Orange County Clerk's Office at Liber _____ and Page _____ on _____.

FOR PROJECTS WITHIN AQUIFER PROTECTION OVERLAY DISTRICT

[The following notes shall be placed on the drawings prepared for each lot and on the plans:]

AQUIFER PROTECTION NOTES:

Town residents depend almost exclusively on groundwater for their water supply needs. The use restrictions and requirements of §164-47.2 of the Town Code summarized below shall apply to all land in the Aquifer Protection Overlay (AP-O) District, which lies within the aquifer recharge areas, probable high yield bedrock well locations, or which is within one mile of present and future community water supply wells or springs.

Based upon a determination by the Town of Warwick Building Department or Planning Board, an Aquifer Impact Assessment is (is not) required.

[It is noted that the Applicant should include "is" or "is not" in the above statement; both options should not be included on the plans.]

1. Disposal wells shall not be installed or used.
2. Stormwater runoff infiltration basins are conditionally prohibited.
3. Stockpiling or dumping of snow is prohibited.
4. Manure piles are conditionally prohibited.
5. Toxic or hazardous substances shall not be stored except in accordance with the terms of an issued USEPA or NYSDEC Permit.
6. Use of wastewater lagoons and pits is prohibited.
7. Disposal of toxic chemicals, industrial sludge, or radioactive materials is prohibited.
8. All outside bulk storage of fertilizers for agricultural or commercial use is prohibited.
9. No pesticides or herbicides shall be stored or applied except in compliance with this section.
10. Installation, construction, placement, or replacement of new or existing underground storage tanks shall comply with the requirements of this section.
11. All outside storage of salts or coal is prohibited.
12. All water supply wells shall be constructed in accordance with the requirements of the Orange County Department of Health.
13. All abandoned wells shall be sealed in accordance with the requirements of the Orange County Department of Health.
14. A declaration referencing the Aquifer Protection Overlay Notes has been recorded in the Orange County Clerk's Office at Liber _____ and Page _____ on _____.

FOR PROJECTS WITHIN BIODIVERSITY CONSERVATION OVERLAY DISTRICT

[The following notes shall be placed on the drawings prepared for each lot and on the plans; these notes may need to be modified based upon the unique characteristics of the property:]

BIODIVERSITY CONSERVATION NOTES:

Being that this project is located within the Town of Warwick Biodiversity Conservation Overlay (BC-O) District, it is subject to the requirements of §164-47.9 of the Town Code and with the project’s SEQR Findings as summarized below:

1. This site is located within the Biodiversity Conservation Overlay District because it contains a diversity of plants and animals; their habitats are valued by the community and protect and enhance property values. Some habitats may contain endangered or threatened species or other species of conservation concern.
2. The loss of plants, animals, and their habitats may negatively impact water quality and lead to increased pollution, soil erosion, flooding and other problems. Healthy ecosystems are valued by Town residents.
3. Recommended practices for landowners within the Biodiversity Conservation Overlay District include:
 - a. Minimize alteration of natural features such as vegetation, soils, bedrock, and waterways.
 - b. Maintain broad natural buffer zones along streams, other water bodies and wetlands, and along the perimeter of identified sensitive habitats.
 - c. Minimize the amount of new impervious surfaces, such as pavement and roofs.
 - d. Maximize onsite runoff retention and infiltration to help protect groundwater recharge and surface water quality and flows.
 - e. Planting of native species of vegetation rather than exotic landscape species that require high maintenance and may be aggressively invasive.
4. Approval of the _____ project, issued pursuant to §§164-46 and -47.9 of the Town Code, is conditioned on the following site-specific conditions:

[It is noted that the Applicant should only include notes that have been authorized by the Planning Board.]

 - a. Limitation of mature tree clearing on the site to the period from October 1st through March 31st.
 - b. Maintenance of __ foot or greater buffers to wetlands.
 - c. Maintenance of __ foot or greater buffer to _____.
 - d. Other: _____
5. A declaration referencing the Biodiversity Conservation Overlay Notes has been recorded in the Orange County Clerk’s Office at Liber _____ and Page _____ on _____.

SWPPP NOTE FOR PROJECTS WITHIN THE AP-O:

[Provide the following note on all sheets with stormwater management facility details:] “To prevent infiltration (per AQ-O District use restrictions) and to be consistent with NYSDEC Design Guidance, a liner of either 6 to 12 inches of clay soil, 30mm poly liner or bentonite shall be installed at all stormwater management basins.”

FOR PROJECTS WITH PROPOSED PRIVATE ROADS

PRIVATE ROAD NOTES:

1. Private Roads shall be constructed in accordance with §A168 Attachment 2 (Appendix E) of the Town Code’s Street Specifications.
2. No construction shall commence until the plans have been signed by the Planning Board Chairman and the site contractor has attended a pre-construction meeting with the Town and/or Planning Board Engineer. Providing an updated schedule for construction must be regularly submitted or as requested while construction progresses.
3. No building permits shall be issued until the private road and drainage infrastructure have been constructed in accordance with the approved plans and specifications. All improvements must be certified as complete by the Town and/or Planning Board Engineer.
4. A declaration setting forth this private road note and the private road and drainage maintenance agreement has been recorded in the Orange County Clerk’s Office at Liber_____ and Page _____ on _____.

FOR PROJECTS PROPOSING SIGNS:

Signs shall not be erected until a sign permit has been submitted and approved by the Town of Warwick Building Department in accordance with §164-43.1 of the Town Code.

FOR PROJECTS PROPOSING CLUSTER SUBDIVISION:

No lot is to be further subdivided.

FOR PROJECTS WITH ACCESS ONTO A STATE, COUNTY OR TOWN HIGHWAY:

No site preparation or construction shall commence until a valid entrance permit has been secured from the Orange County Department of Public Works under §136 of the Highway Law (OR) the New York State Department of Transportation (OR) the Town of Warwick Department of Public Works.
[It is noted that the Applicant should select the appropriate agency in the above note and remove the agencies that do not apply.]

FOR PROJECTS WITH ONE OR MORE DRIVEWAY(S) GREATER THAN 10% GRADE, DRIVEWAY(S) 1000 FEET OR GREATER IN LENGTH, AND/OR FLAG LOTS

DRIVEWAY NOTES:

1. Driveways shall be designed and constructed in compliance with §A168-19 of the Town Code.
2. Driveway grade for the first 25-ft shall not exceed 8%.
3. At Lot(s) _____ & _____, the first 25-ft of the driveway shall be paved.
[This note is to be used where driveways do not exceed 10% in grade.]
4. At Lot(s) _____ & _____, the driveway shall be paved in its entirety.
[This note is to be used where any portion of a driveway is greater than 10% in grade.]
5. All flag lot driveways shall be paved in their entirety.
6. All driveways over 1000-ft in length shall install driveway markers as prescribed by the Town’s 911 Coordinator before a Certificate of Occupancy is issued.
7. Occupants are aware that ambulance, police, and fire protection services may encounter difficulty or delay in response to emergencies where the length of the driveway is over 1000-ft or the grade is greater than 10%.

[It is noted that Notes 3 through 7 should be used only as required by the design of the driveways.]

FOR PROJECTS PROPOSING MODEL HOMES:

No building permits, except for two model homes, shall be issued for construction of residences on lots fronting on and with access from the proposed road shown on this map until all road and drainage improvements have been completed. Further, no Certificates of Occupancy shall be issued on said lots until all road and drainage improvements are certified as complete by the Town and/or Planning Board Engineer (if a private road) or accepted by the Town Board for dedication (if a Town Road). Until such acceptance, the model homes are not to be sold.

A declaration referencing this note has been recorded in the Orange County Clerk’s Office at Liber _____ and Page _____ on _____.

FOR PROJECTS THAT PROPOSE AN AP-O SMALL LOT:

In accordance with §164-45.1 of the Town Code, lots in the AP-O District that were in existence on 01/01/02 may be subdivided for one additional residential lot in compliance with the 1989 Zoning Standards.

The Town Board accepted this property [*list the tax ID*] into the AP-O district on _____ by Resolution Rxxxx-xx.

**FOR PROJECTS THAT PROPOSE EXCAVATION OF FRANKLIN MARBLE
FRANKLIN MARBLE CONSTRUCTION NOTE:**

The parcel is underlain by franklin marble, which is a limestone formation, that may include a small percentage of tremolite, which is a potentially asbestos bearing mineral. Certain construction practices are required for its safe excavation. The contractor shall utilize dust control methods for such excavations. Acceptable methods are wetting equipment and excavation faces, and spraying water on machine bucket during excavation and during dumping. The contractor is encouraged to use atomizing sprays to prevent overly wet conditions, conserve water, and to provide an effective means of suppressing dust. No processing of excavated franklin marble into smaller sized stone or aggregate is permitted on this site.

**AS DIRECTED BY THE PLANNING BOARD FOR PROJECTS THAT ARE IN THE
IMMEDIATE AREA OF THE FORMER PENALUNA LANDFILL
WATER TESTING & VAPOR BARRIER NOTES:**

Prospective purchasers are placed on notice that this subdivision is located in the immediate vicinity of the former Penaluna Landfill, a delisted Superfund Site. The landfill was known to have released volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), particularly phenols, and heavy metals to the groundwater. Exposure to elevated levels of these substances, or their ingestion, has been found to be detrimental to good health. The concentration of these substances in drinking water is regulated by the State of New York (NYSDOH Part 5, Subpart 5-1 maximum contaminant levels for drinking water). VOCs volatilize into a gas that can seep into basements and the building.

The following measures are required at all lots shown on these plans:

1. Plans shall indicate the installation of a vapor intrusion protection system (vapor barrier or similar system as approved by the Town and/or Planning Board Engineer) on all building foundations up to the ground line.
2. A sample from the well on each lot shall be tested by all of the following methods:
 - a. Orange County Department of Health Drinking Water Metals 1 (Metals),
 - b. EPA Method 524 VOC, and
 - c. EPA Method 525 (Detection of semivolatiles in drinking water).

Test results and a summary with recommendations from a qualified individual shall be forwarded to the Town and/or Planning Board Engineer for review. A specific recommendation

for a water treatment system (i.e., filters) shall be made if the concentration of contaminants in a sample exceeds NYSDOH Part 5, Subpart 5-1 maximum contaminant levels for drinking water. A Certificate of Occupancy shall not be issued by the Town of Warwick Building Department until suitable treatment methods, if required, are certified to being installed and properly operating.

3. The property owner is responsible for the proper maintenance of any water treatment system and vapor intrusion protection system. Periodic testing is recommended to insure ongoing compliance with safe drinking water standards.
4. This note has been placed in a declaration recorded in the Orange County Clerk's Office at Liber _____ and Page _____ on _____.

AS DIRECTED BY THE PLANNING BOARD FOR PROJECTS THAT ARE NEAR OR IN AREAS OF POTENTIALLY HIGH LEVELS OF RADON AND GROSS ALPHA RADIOACTIVITY IN GROUNDWATER

RADON REDUCTION NOTES:

Prospective purchasers are placed on notice that this subdivision is located in an area noted by the Orange County Department of Health for naturally occurring high levels of radon and gross alpha radioactivity in groundwater. The levels may vary significantly from one location to another. The Orange County Department of Health recommends that wells that are used for drinking water should be tested for radon and gross alpha radioactivity. The following measures are required at all lots shown on these plans:

1. Plans shall indicate the installation of measures on all building foundations to reduce radon levels in the air within proposed homes, as approved by the Town and/or Planning Board Engineer. Periodic testing is recommended to measure radon levels in indoor air.
2. A sample from the well on each lot shall be tested for gross alpha radioactivity by EPA Method 900 or approved equivalent method. Test results and a summary with recommendations from a qualified individual shall be forwarded to the Town and/or Planning Board Engineer for review.
3. Upon substantial completion of the interior of the residence, sampling of the air for radon within the smallest bathroom of the house containing a shower shall be performed in the following manner:
 - a. A standard tester for radon in air shall be installed in a dry location within the shower enclosure of the selected room.
 - b. The shower shall be operated with the valve entirely opened for a minimum of 30 minutes per day for a period of no less than three days (or as may be otherwise recommended on the standard tester).
 - c. The results of the testing shall be summarized with recommendations from a qualified individual shall be forwarded to the Town and/or Planning Board Engineer for review. Specific recommendations for water treatment systems to remediate gross alpha radiation and/or radon in water shall be made if the concentration of contaminants in samples exceeds Federal, state, or local guidelines. A Certificate of Occupancy shall not be issued unless such systems are certified to be properly operating.
4. If the Applicant or property owner elects to install a water treatment system suitable for reducing radon in water without first testing a well sample, the requirements for testing stated in Notes 2 and 3 above will be waived. In such circumstances, the water treatment system shall be shown on the plans and a catalog cut sheet of the particular model to be installed shall be sent to the Town and/or Planning Board Engineer. A Certificate of Occupancy shall not be issued unless such systems are certified to be properly operating.

5. The property owner is responsible for the proper maintenance and continued operation of any water treatment system. Periodic testing is recommended to ensure ongoing compliance with safe drinking water standards.
6. This note has been placed in a declaration recorded in the Orange County Clerk's Office at Liber _____ and Page _____ on _____.

FOR PROJECTS THAT PROPOSE OPEN SPACE

OPEN SPACE NOTES:

This subdivision has created open space in Lot(s) _____ and _____, as delineated on the plans. Under no circumstances shall any development be permitted in the open space at any time except for the following uses, unless specifically authorized by the Planning Board pursuant to §164-41.J of the Town Code:

1. Conservation of open land in its natural state; i.e., woodland, fallow field, or managed meadow. The clearing of woodland shall be prohibited except as necessary to create walking trails or for the removal of dead, diseased, invasive, or noxious vegetation.
2. Wildlife conservation and habitat enhancement.
3. Low-impact passive recreation uses normally associated with the ownership of a single-family residence are permitted; however, the use of motorized off-road vehicles are specifically not permitted.

The boundaries of the open space are marked with some cairns at their surveyed corners.

A declaration referencing the restricted uses and a description of the open space has been recorded in the Orange County Clerk's Office at Liber _____ and Page _____ on _____.