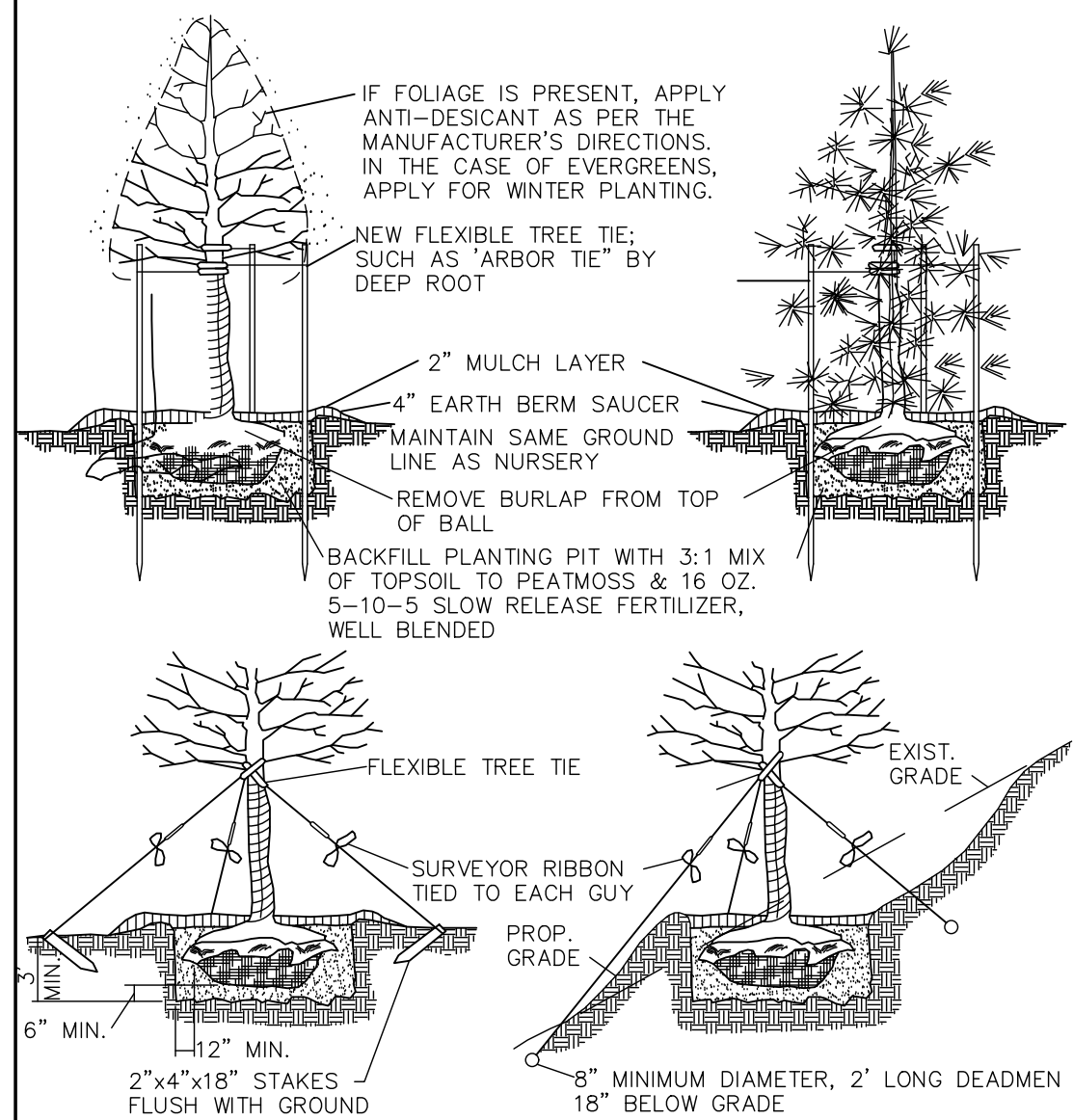




PLANT MATERIALS :
PLANT MATERIALS SHOULD BE OF THE SPECIFIED SPECIES AND VARIETY, UNLESS OTHERWISE DIRECTED IN WRITING. ALL PLANTS, WHETHER BALLED AND BURLAPPED OR IN A CONTAINER, SHALL HAVE ROOT BALLS THAT AREN'T CRACKED OR BROKEN. PLANT MATERIALS THAT ARE STORED ON SITE FOR LONGER THAN 3 DAYS SHALL HAVE THE ROOT BALLS PROTECTED BY WET MOSS OR OTHER SUITABLE MATERIAL AND KEPT WATERED.

5-10-5 SLOW RELEASE FERTILIZER SHALL BE THOROUGHLY MIXED WITH THE BACKFILL AT A RATE OF 8 OZ. PER SHRUB AND 16 OZ. PER TREE. PLANT MATERIALS SHALL BE THOROUGHLY WATERED FOLLOWING PLANTING AND PRIOR TO GUYING AND STRAIGHTENING (IF REQUIRED).

SHREDDED HARDWOOD BARK MULCH :

AREAS SHOWN ON THE PLAN AND SPECIFIED BELOW ARE TO RECEIVE A 2" LAYER OF BARK MULCH. BARK MULCH AREAS INCLUDE ALL PLANTING BEDS, SHADE TREES AND ALL OTHER AREAS AS SHOWN ON THE PLAN. THE MULCH AREAS SHALL BE UNDERLAIN WITH A FABRIC WEED BARRIER.

ONLY HARDWOOD BARK MULCH SHALL BE USED AND SHALL NOT CONTAIN LEAVES, TWIGS, BRANCHES, WOOD SHAVINGS, DIRT, STONES, CODS OF TURF OR OTHER FOREIGN MATERIAL OR DEBRIS. BARK MULCH SHALL NOT EXCEED 2" IN ANY DIMENSION.

FABRIC WEED BARRIER SHALL BE A PRODUCT DESIGNED FOR THIS PURPOSE AND SHALL BE BLACK IN COLOR.

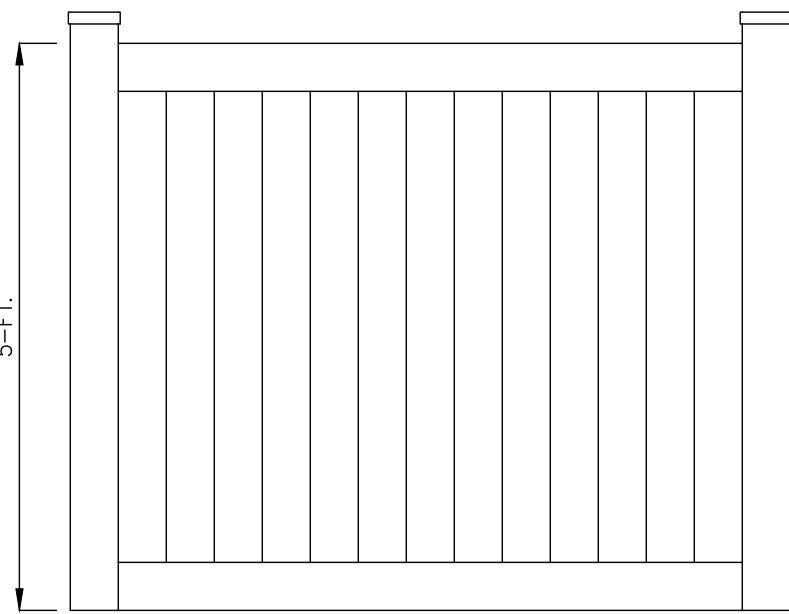
WHEN THE 2" BARK MULCH LAYER IS SPREAD, THE SURFACE OF THE MULCH WILL BE FLUSH WITH ADJACENT AREAS. PROVIDE A SAUCER RIM AS PER DETAILS. IF, PRIOR TO FINAL ACCEPTANCE OF THE PROJECT, ANY BARK MULCH HAS BEEN DISPLACED, THE DISPLACED AREAS WILL BE RESTORED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS, AT NO ADDITIONAL COST TO THE OWNER.

LANDSCAPING DETAILS

N.T.S.

VILLAGE SEWER MANHOLE NOTE:

SEWER MANHOLE NO. 3016 LOCATION TO BE VERIFIED BY THE VILLAGE OF WARWICK. NOT PHYSICALLY LOCATED PER SEWER MANHOLE LOCATIONS MAP, DATED AUGUST 7, 2014, BY LANC & TULLY.



5-FT H X 8-FT W TAN VINYL SOLID FENCE

N.T.S.

ZONING DATA :

RESIDENTIAL (R) - SECTION 210, BLOCK 11, LOT 5
EXISTING USE: ONE FAMILY RESIDENCE
PROPOSED USE: ONE FAMILY RESIDENCE

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	20,000 SQ.FT.	12,589 SQ.FT.(*)	6,625 SQ.FT.(**)
MIN. LOT WIDTH	100 FT.	53.0 FT.(*)	53.0 FT.(*)
FRONT SETBACK	35 FT.	20.8 FT.(*)	20.8 FT.(*)
MIN. FRONT YARD	35 FT.	13.0 FT.(*)	13.0 FT.(*)
MIN. REAR SETBACK	35 FT.	154 FT.	59 FT.
MIN. REAR YARD	10 FT.	152 FT. ±	57.0 FT. ±
MIN. SIDE SETBACK	20 FT.	7.1 FT.(*)	7.1 FT.(*)
TOTAL SIDE SETBACK	50 FT.	16.7 FT.(*)	16.7 FT.(*)
MIN. SIDE YARD	10 FT.	7.1 FT.(*)	7.1 FT.(*)
MIN. STREET FRONTAGE	80 FT.	53.0 FT.(*)	53.0 FT.(*)
MAX. BLDG. HEIGHT	35 FT./3 STRY.	≤ 35 FT./3 STRY.	≤ 35 FT./3 STRY.
DEVELOPMENT COVERAGE	35%	14.7% ±	28.0% ±
MIN. LOT DEPTH	125 FT.	237.5 FT.	125 FT.
LIVABLE FLOOR AREA	1,250 SF	>1,250 SF	>1,250 SF

(*) NON-CONFORMING, PRE-EXISTING CONDITION
(**) VARIANCE GRANTED BY THE VILLAGE OF WARWICK ZONING BOARD OF APPEALS FILED IN THE OFFICE OF THE VILLAGE CLERK ON APRIL 25, 2024.

LIGHT INDUSTRIAL (LI) - SECTION 210, BLOCK 11, LOT 16.22

EXISTING USES: GASOLINE SERVICE STATION, AUTOMOBILE SALES AND SERVICE, INCLUDING REPAIRS, AND CAR WASHES.
PROPOSED USES: GASOLINE SERVICE STATION, AUTOMOBILE SALES AND SERVICE, INCLUDING REPAIRS, AND CAR WASHES.

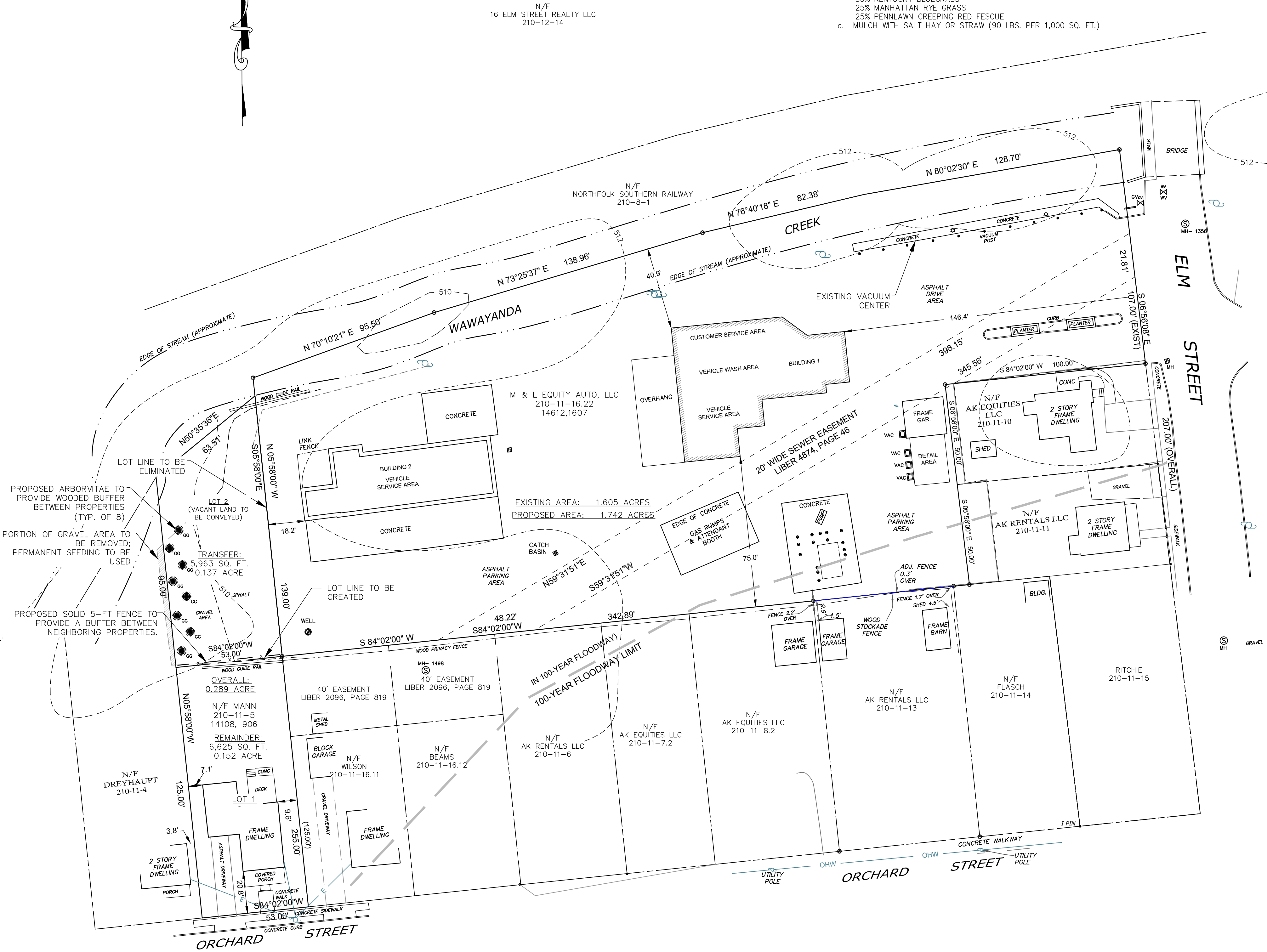
ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	12,589 SQ.FT.	69,913.8 SQ.FT.	75,881.5 SQ.FT.
MIN. LOT WIDTH	100 FT.	180 ± FT.	180 ± FT.
FRONT SETBACK	35 FT.	47 ± FT.	47 ± FT.
MIN. FRONT YARD	N/A	N/A	N/A
MIN. REAR SETBACK	20 FT.	40.9 FT.	40.9 FT.
MIN. REAR YARD	10 FT.	18.2 FT.	71.2 FT.
MIN. SIDE SETBACK	10 FT.	> 10 FT.	> 10 FT.
TOTAL SIDE SETBACK	20 FT.	0 ± FT. (*)	0 ± FT. (*)
MIN. SIDE YARD	10 FT.	107.0 FT.	107.0 FT.
MIN. STREET FRONTAGE	100 FT.	≤ 35 FT./3 STRY.	≤ 35 FT./3 STRY.
MAX. BLDG. HEIGHT	40 FT.	89% ± (*)	86% ± (**)
DEVELOPMENT COVERAGE	80%	34.3 ± FT.	396 ± FT.
MIN. LOT DEPTH	100 FT.		

NOTE 1: THE REQUIRED FRONT SETBACK NOT BE GREATER THAN THE AVERAGE SETBACK OF THE TWO NEAREST NEIGHBORING STRUCTURES LOCATED ON THE SAME SIDE OF THE STREET WITH 150-FOOT OF THE PROPOSED BUILDING.
(*) NON-CONFORMING, PRE-EXISTING CONDITION
(**) NON-CONFORMING

GRAVEL AREA ENCROACHMENT REMEDIATION

REMOVAL OF EXISTING GRAVEL AREA EXTENDING ONTO PORTION OF LOT 210-11-4
REMEDICATION OF THIS AREA WITH PERMANENT AS FOLLOWS:

- LOOSEN SEVERELY COMPACTED AREAS BY DISING TO 12" DEPTH.
- FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 FERTILIZER (20 LBS. PER 1,000 SQ. FT.)
- SEED WITH THE FOLLOWING MIXTURE AT 5 LBS. PER 1,000 SQ. FT.:
 - 50% KENTUCKY BLUEGRASS
 - 25% MANHATTAN RYE GRASS
 - 25% PENNLAWN CREEPING RED FESCUE
- MULCH WITH SALT HAY OR STRAW (90 LBS. PER 1,000 SQ. FT.)



GENERAL NOTES

- TAX MAP DESIGNATION: SECTION 210, BLOCK 11, LOT 5 & 16.22
18 ELM STREET, WARWICK, NY 10990
42 ORCHARD STREET, WARWICK, NY 10990
- RECORD OWNERS / APPLICANTS:
SBL: 210-11-16.22
M & L EQUITY AUTO, LLC
18 ELM STREET
WARWICK, NY 10990
SBL: 210-11-5
VANESSA MANN
42 ORCHARD STREET
WARWICK, NY 10990
- PROPERTY AREAS:
210-11-16.22: EXISTING: 1.605 ACRES
PROPOSED: 1.742 ACRES
EXISTING: 0.289 ACRES
210-11-5: PROPOSED: 0.152 ACRES
- ZONING AND USES:
SECTION 210, BLOCK 11, LOT 16.22 - LIGHT INDUSTRIAL (LI)
EXISTING USES: GASOLINE SERVICE STATION, AUTOMOBILE SALES AND SERVICES, INCLUDING REPAIRS, AND CAR WASHES.
PROPOSED USES: GASOLINE SERVICE STATION, AUTOMOBILE SALES AND SERVICES, INCLUDING REPAIRS, AND CAR WASHES.
SECTION 210, BLOCK 11, LOT 5 - RESIDENTIAL (R)
EXISTING USE: ONE FAMILY RESIDENCE
PROPOSED USE: ONE FAMILY RESIDENCE
- EXISTING WATER SUPPLY: VILLAGE OF WARWICK WATER SYSTEM
- EXISTING SEWAGE DISPOSAL: VILLAGE OF WARWICK SEWER SYSTEM
- SURVEY INFORMATION PROVIDED BY SCHMICK SURVEYING, INC. P.L.S., DATED MARCH 10, 2023. TOPOGRAPHY INFORMATION TAKEN FROM ORANGE COUNTY IMAGE MATE.
- NATIONAL FLOOD HAZARD ELEVATIONS TAKEN FROM FEMA FIRMETTE MAP 3607100463E, EFF. 08/03/2009. 100-YEAR FLOOD ELEVATION 516.5. VERTICAL DATUM IS THE N.A.V.D.88

CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITY LINES, WHETHER IN THE PUBLIC RIGHT-OF-WAY OR IN EASEMENTS, OR IN PRIVATE PROPERTY PRIOR TO STARTING ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES THROUGHOUT THE COURSE OF CONSTRUCTION. PROJECT SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CALL BEFORE YOU DIG UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION 2 FULL WORKING DAYS BEFORE YOU DIG AT 1-800-962-7962.

LEGEND

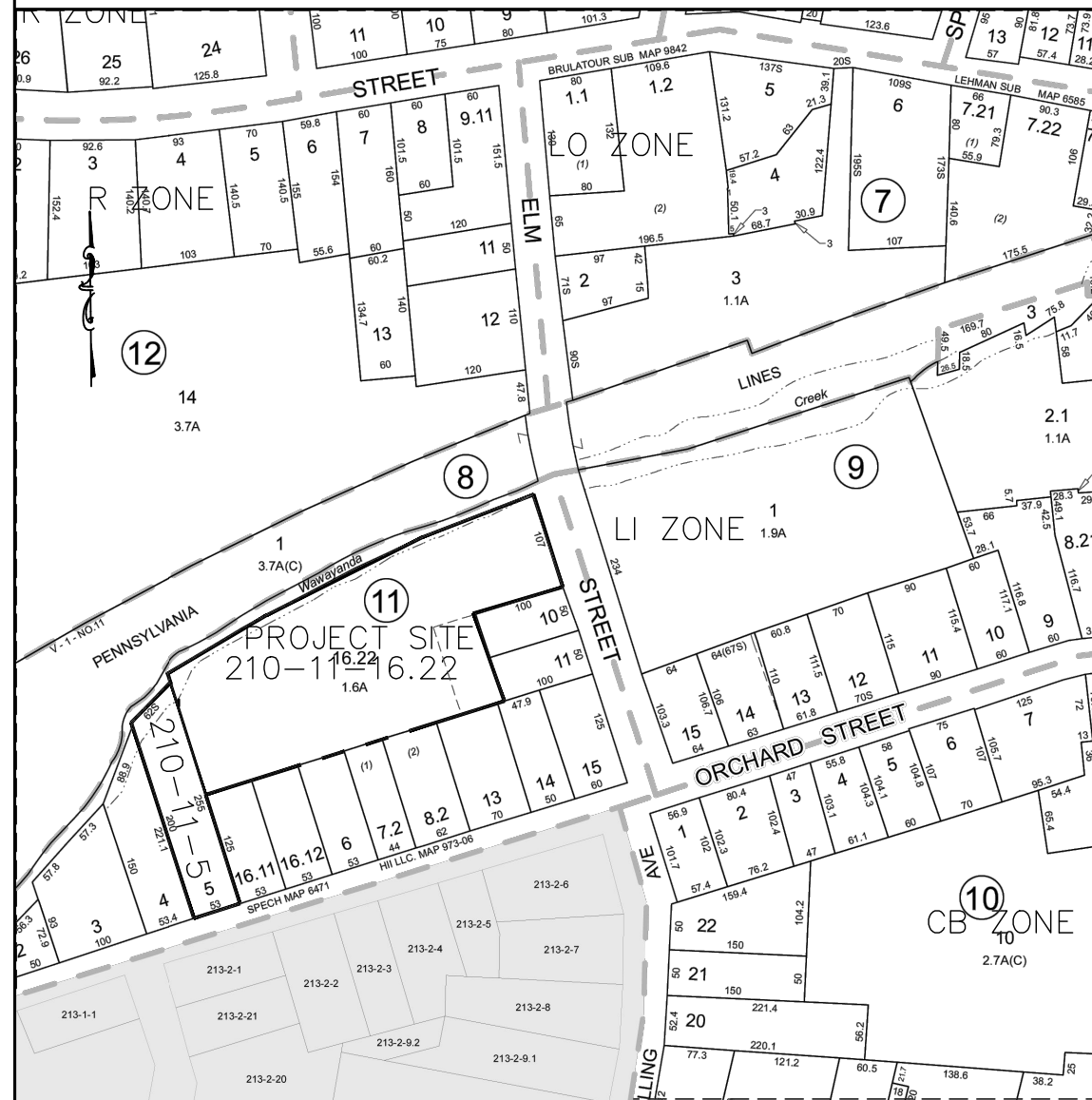
---	EXISTING PROPERTY LINE
---	OVERHEAD UTILITY LINES
---	STREAM
---	EXISTING CONTOUR
X	PROPOSED FENCE

PROPOSED TREES

TYPE:	QTY:	SYMB:	BOTANICAL NAME:	COMMON NAME:
ARBORVITAE	8	GG	THUJA 'GREEN GIANT'	GREEN GIANT ARBORVITAE
				SIZE AT PLANTING: 7'-8'

VICINITY MAP

SCALE: 1" = 200'±



4	10/01/24	VILLAGE OF WARWICK PLANNING BOARD REVIEW
3	09/04/24	VILLAGE OF WARWICK PLANNING BOARD REVIEW
2	08/13/24	VILLAGE OF WARWICK PLANNING BOARD REVIEW
1	06/26/23	VILLAGE OF WARWICK PLANNING BOARD REVIEW
ISSUE	DATE	DESCRIPTION

SUBDIVISION PLAN

M&L EQUITY AUTO, LLC SUBDIVISION & SITE PLAN

SECTION 210 BLOCK 11 LOT 5 & 16.22
VILLAGE OF WARWICK
ORANGE COUNTY, NEW YORK

FRIEDLER ENGINEERING, PLLC

PH. 845.544.5662
9 LOCUST STREET WARWICK, NEW YORK 10990
FRIEDLERENGINEERING@OUTLOOK.COM

DRAWN BY BJF	CHECKED BY BJF	SCALE AS SHOWN	JOB NO. FE-23037	SHEET NO. 1 OF 1
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APPROVED FOR FILLING:

OWNER(S) DATE

OWNER(S) DATE

APPROVED AS A FINAL SITE PLAN BY A RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF WARWICK ON

CHAIRMAN DATE

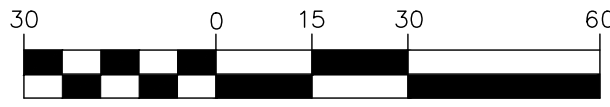
VILLAGE ENGINEER DATE

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BRIAN FRIEDLER, P.E.
NEW YORK LICENSE # 105494

GRAPHIC SCALE



1" = 30'