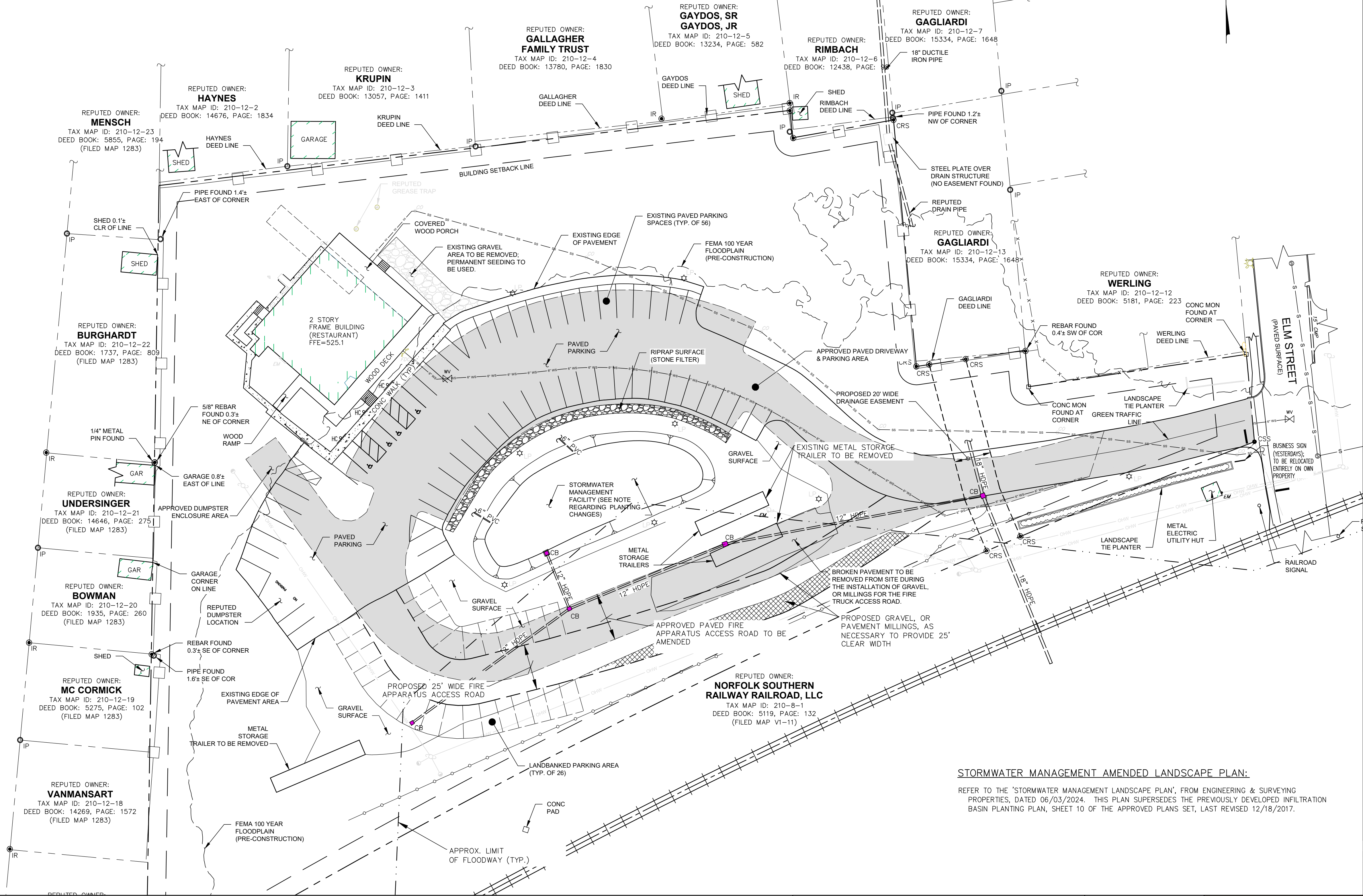


GRAVEL AREA ADJACENT TO COVERED PORCH

- REMOVAL OF EXISTING GRAVEL AREA REMEDIATION OF THIS AREA WITH SEED AS FOLLOWS"
- a. LOOSEN SEVERELY COMPACTED AREAS BY DISCING TO 12" DEPTH.
b. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 FERTILIZER (20 LBS. PER 1,000 SQ. FT.)
c. 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
d. MULCH WITH SALT HAY OR STRAW (90 LBS. PER 1,000 SQ. FT.)



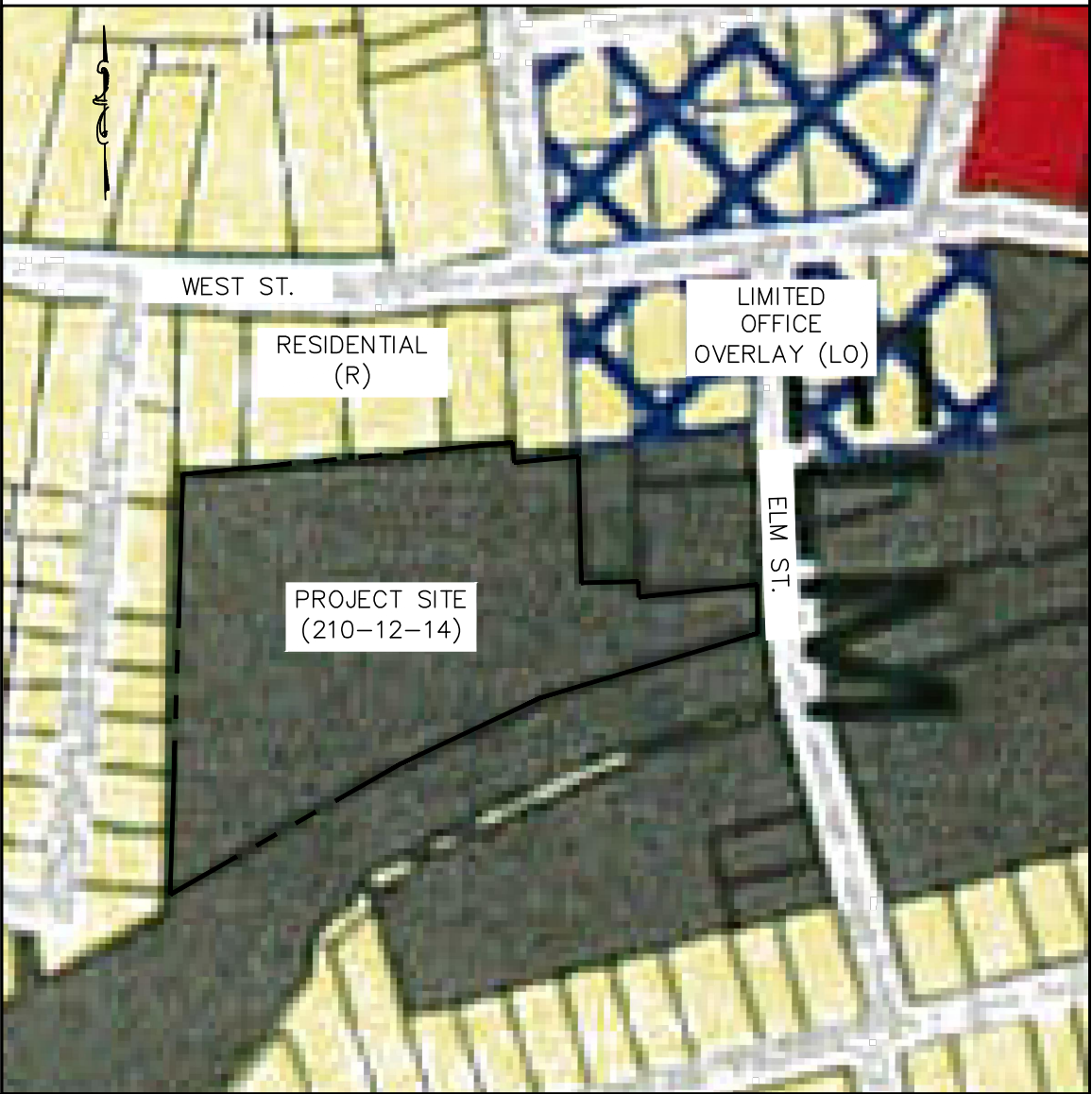
- GENERAL NOTES**
1. TAX MAP DESIGNATION: SECTION 210, BLOCK 12, LOT 14
16 ELM STREET, WARWICK, NY 10990
 2. RECORD OWNER / APPLICANT:
ELM STREET REALTY, LLC
P.O. BOX 602
GREENWOOD LAKE, NY 10925
 3. PROPERTY AREA: 3.70 ± ACRES
 4. ZONING DISTRICT: LIGHT INDUSTRIAL (LI)
 5. PROPOSED WATER SUPPLY: VILLAGE OF WARWICK WATER SYSTEM
 6. PROPOSED SEWAGE DISPOSAL: VILLAGE OF WARWICK SEWER SYSTEM
 7. SURVEY INFORMATION TAKEN FROM AN AS-BUILT SURVEY PROVIDED BY ENGINEERING & SURVEYING PROPERTIES, REVISED JUNE 13, 2024.
 8. EXISTING USE: EATING & DRINKING ESTABLISHMENT
 9. PROPOSED USE: EATING & DRINKING ESTABLISHMENT W/ 3 OUTDOOR, METAL CONTAINER TRAILERS USED FOR STORAGE.

- CONSTRUCTION NOTES:**
1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITY LINES, WHETHER IN THE PUBLIC RIGHT-OF-WAY, 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.
 2. 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
--- X PROPOSED SILT FENCE
--- SETBACK REQUIREMENTS
--- 526 EXISTING CONTOUR
--- PROPOSED GRADE

VICINITY MAP
SCALE: 1" = 200'±



2	11/14/24	VILLAGE OF WARWICK PLANNING BOARD REVIEW
1	09/17/24	VILLAGE OF WARWICK PLANNING BOARD REVIEW
ISSUE	DATE	DESCRIPTION

PARKING CALCULATIONS:

EXISTING USE: 3,600 SF RESTAURANT + 726 SF COVERED PORCH + 240 SF OFFICE SPACE = 4,566 SF;
12 SPACES FOR EACH 1,000 SF OF GLA;
4,566 SF / 1,000 * 12 = 54.8;
PROVIDED:
PAVED PARKING AREA: 56
LANDBANKED PARKING AREA: 26;
SUMMARY:
REQUIRED PARKING SPACES: 55
PAVED PARKING SPACES PROVIDED: 56
ADDITIONAL PARKING SPACES AVAILABLE IF NEEDED: 26

APPROVED FOR FILLING:

OWNER(S) _____ DATE _____

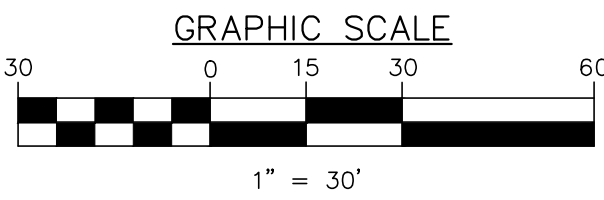
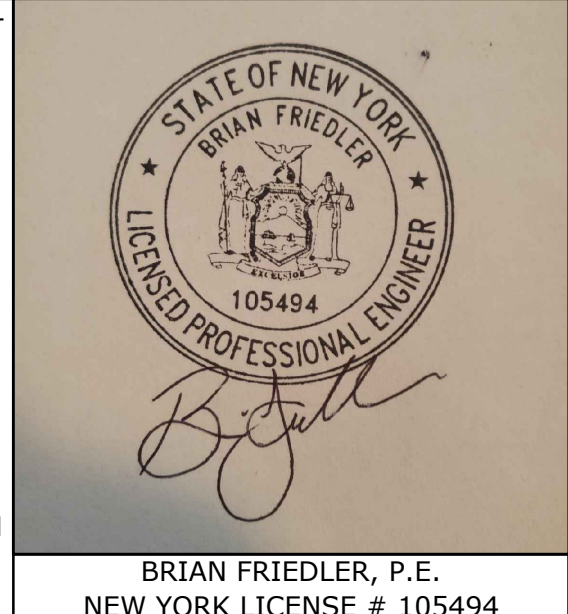
APPROVED AS A FINAL SITE PLAN BY A RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF WARWICK ON _____

CHAIRMAN _____ DATE _____

VILLAGE ENGINEER _____ DATE _____

COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR FACSIMILE OF THE ENGINEER'S SIGNATURE AND AN ORIGINAL STAMP OR EMBOSSED SEAL SHALL BE CONSIDERED INVALID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.



AMENDED SITE PLAN APPROVAL

ELM STREET RESTAURANT

SECTION 214 BLOCK 12 LOT 14
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-24098	SHEET NO. 1 OF 1
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