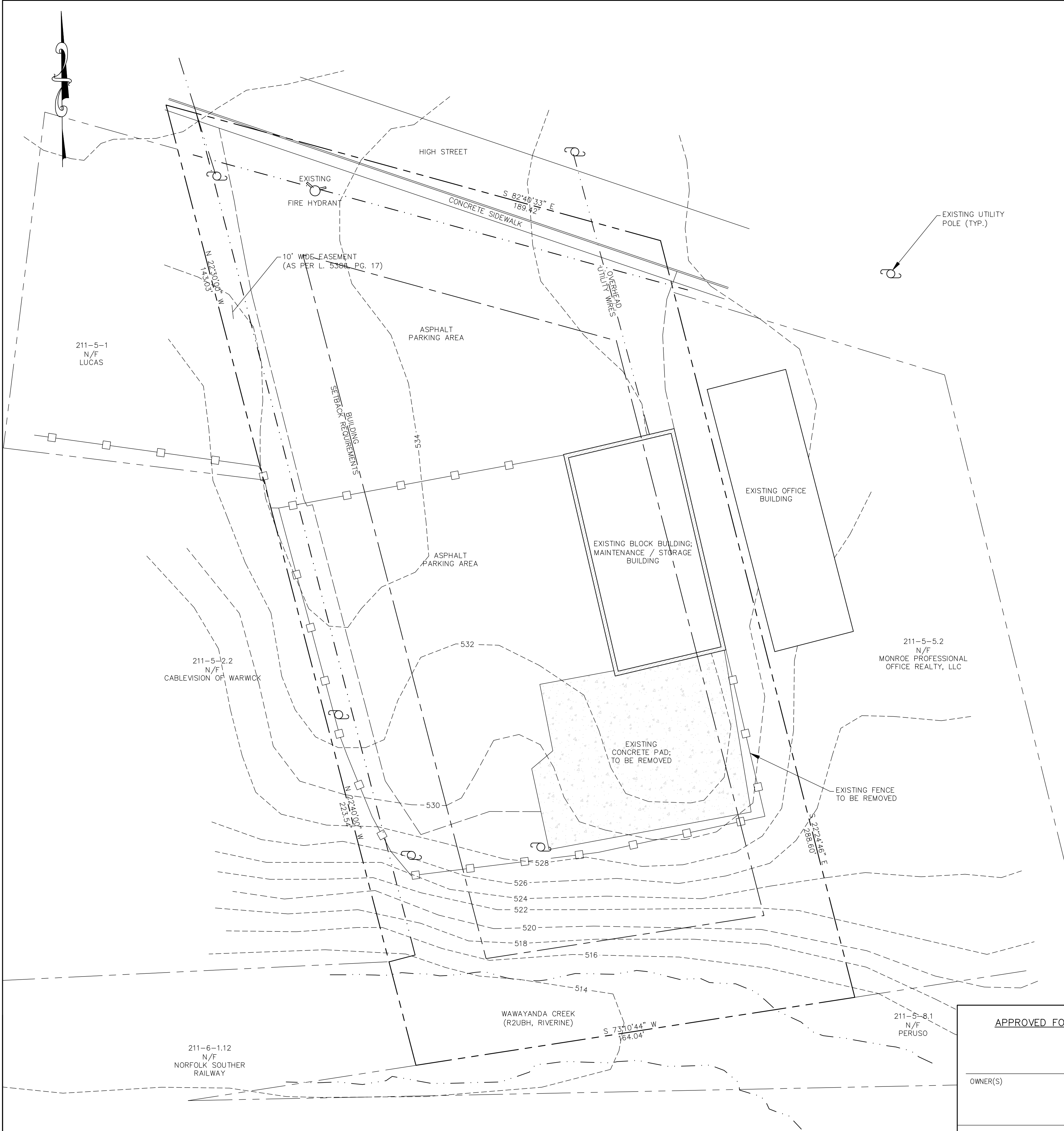
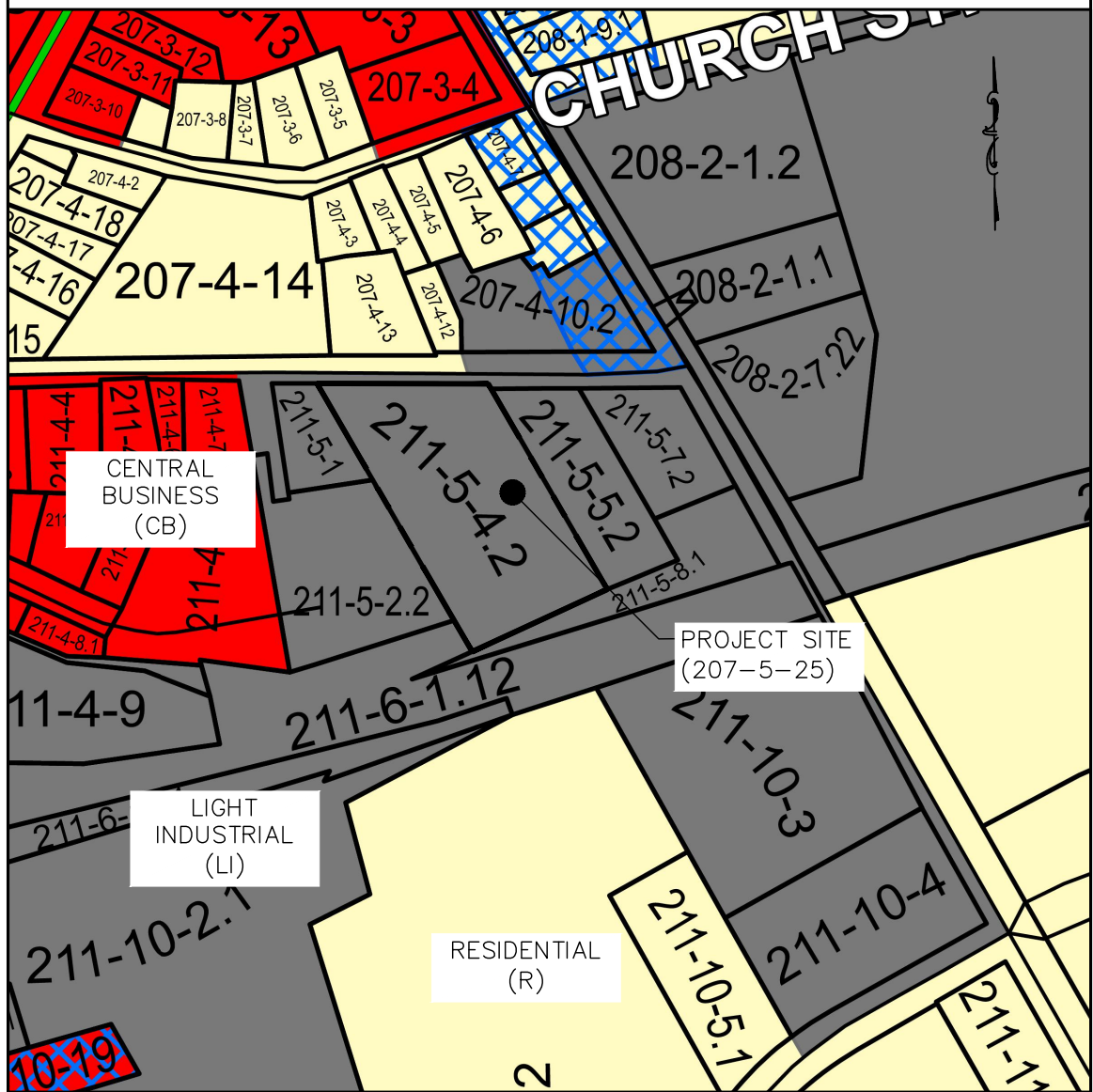




- GENERAL NOTES**
- TAX MAP DESIGNATION: SECTION 211, BLOCK 5, LOT 4.2
40 HIGH STREET, WARWICK, NY 10990
 - RECORD OWNER / APPLICANT:
TENLAKE MONROE, LLC
3136 ROUTE 207
CAMPBELL HALL, NY 10916
 - PROPERTY AREA: 1.23 ± ACRES
 - ZONING DISTRICT: CENTRAL BUSINESS (CB)
 - EXISTING WATER SUPPLY: VILLAGE OF WARWICK WATER SYSTEM
 - EXISTING SEWAGE DISPOSAL: VILLAGE OF WARWICK SEWER SYSTEM
 - SURVEY INFORMATION PROVIDED BY SCHMICK SURVEYING, INC, DATED MARCH 21, 2025. TOPOGRAPHY INFORMATION TAKEN FROM ORANGE COUNTY IMAGE MATE.
 - EXISTING USE: MAINTENANCE / STORAGE BUILDING
 - PROPOSED USES: COMMERCIAL & RESIDENTIAL

- LEGEND**
- EXISTING PROPERTY LINE
 - - - - 526 - - - - EXISTING CONTOUR
 - □ - EXISTING FENCE
 - - - - BUILDING SETBACK REQUIREMENTS

VICINITY MAP
SCALE: 1" = 200'±



- CONSTRUCTION NOTES:**
- 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.
 - CALL BEFORE YOU DIG UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION 2 FULL WORKING DAYS BEFORE YOU DIG AT 1-800-962-7962.

- LIST OF DRAWINGS:**
- EXISTING CONDITIONS
 - PROPOSED CONDITIONS
 - DETAILS

APPROVED FOR FILLING:

OWNER(S) _____ DATE _____

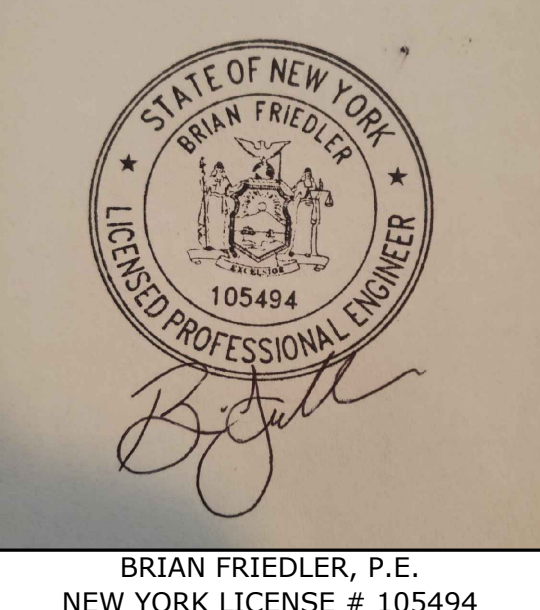
APPROVED AS A FINAL SITE PLAN BY A RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF WARWICK ON _____

CHAIRMAN _____ DATE _____

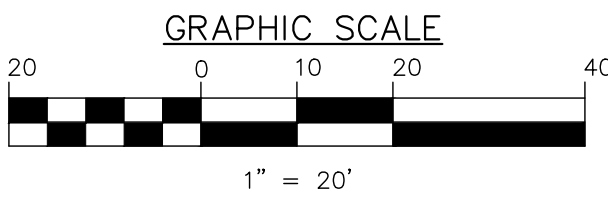
VILLAGE ENGINEER _____ DATE _____

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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.



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



EXISTING CONDITIONS

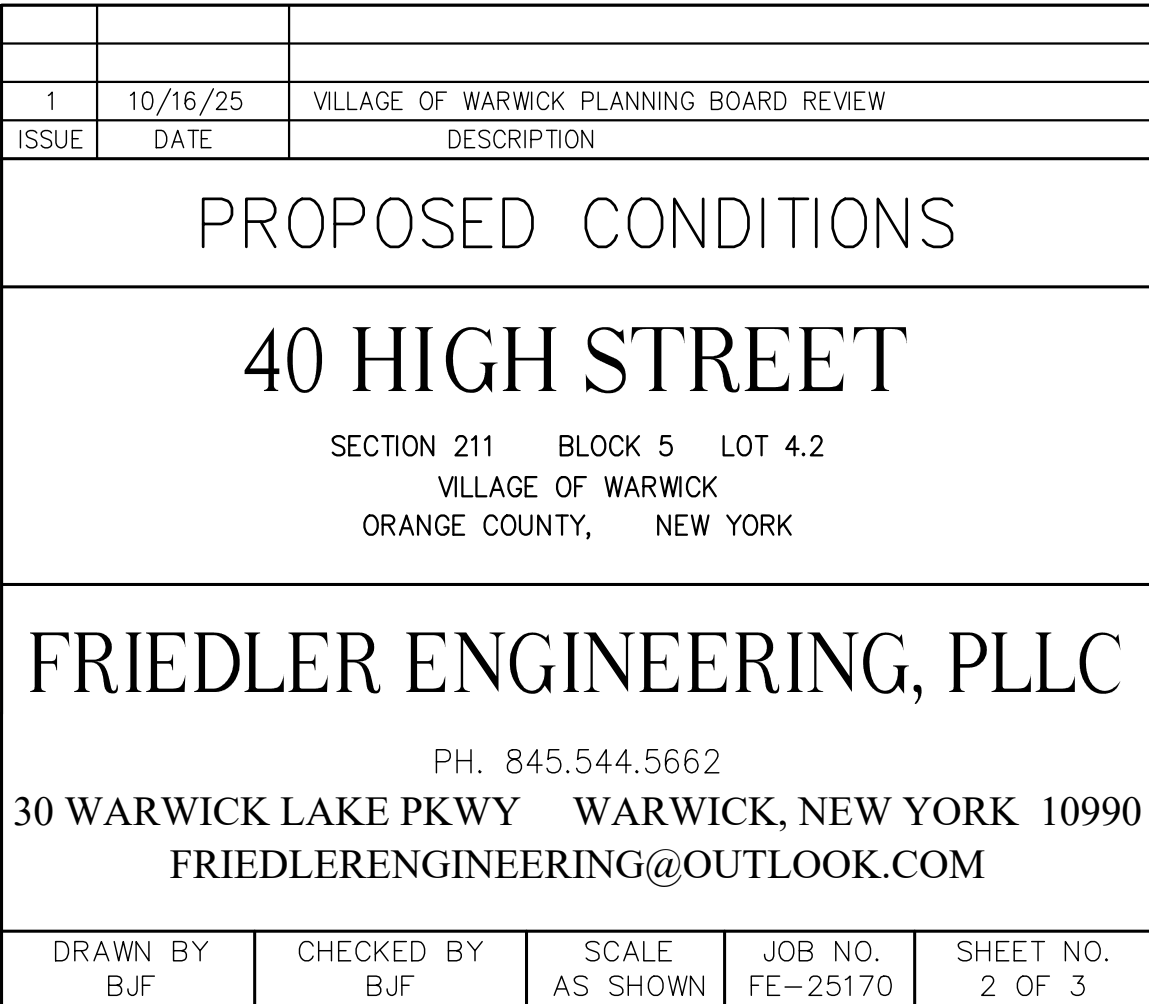
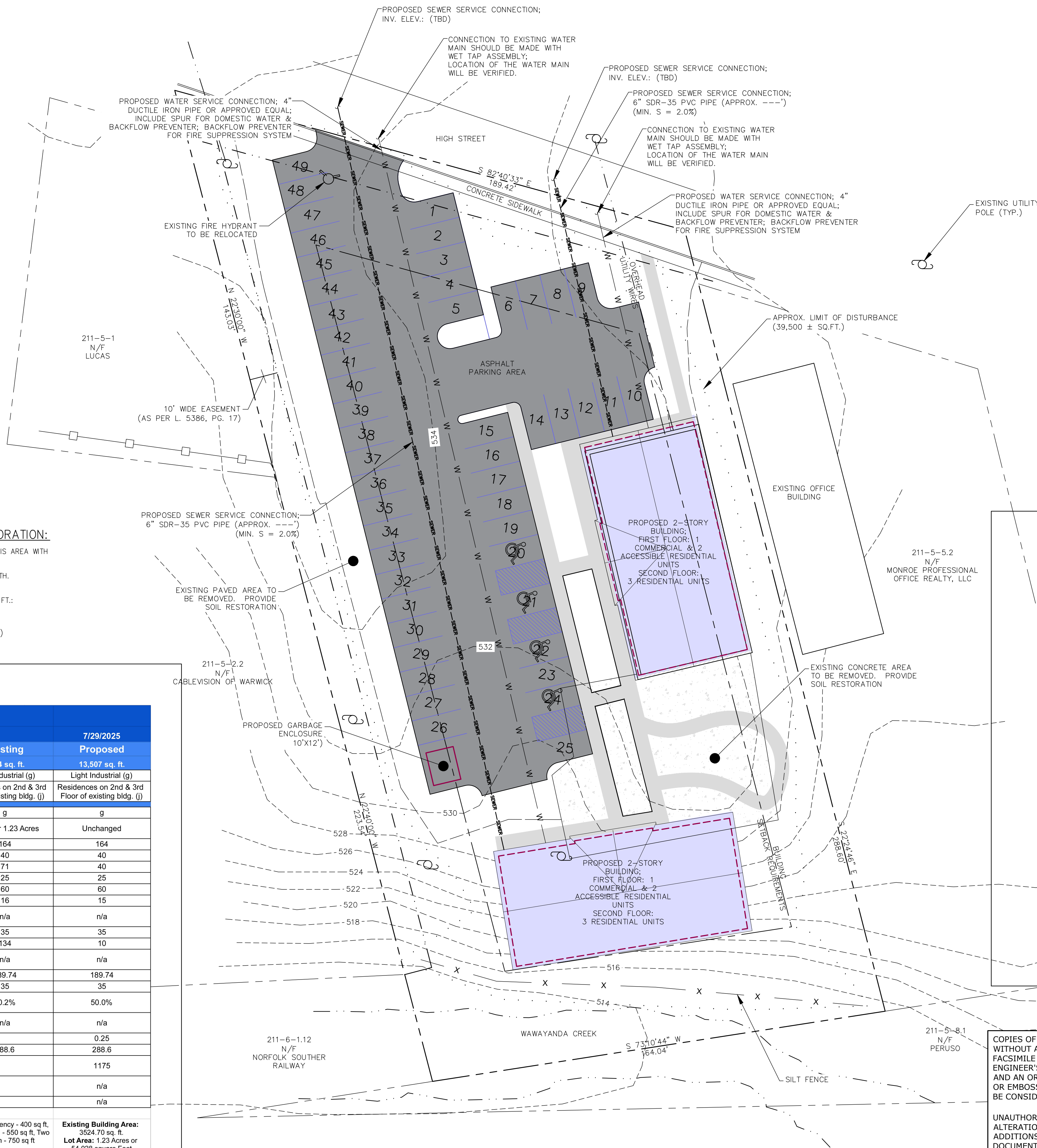
40 HIGH STREET

SECTION 211 BLOCK 5 LOT 4.2
VILLAGE OF WARWICK
ORANGE COUNTY, NEW YORK

FRIEDLER ENGINEERING, PLLC

PH. 845.544.5662
30 WARWICK LAKE PKWY WARWICK, NEW YORK 10990
FRIEDLERENGINEERING@OUTLOOK.COM

DRAWN BY BJF	CHECKED BY BJF	SCALE AS SHOWN	JOB NO. FE-25170	SHEET NO. 1 OF 3
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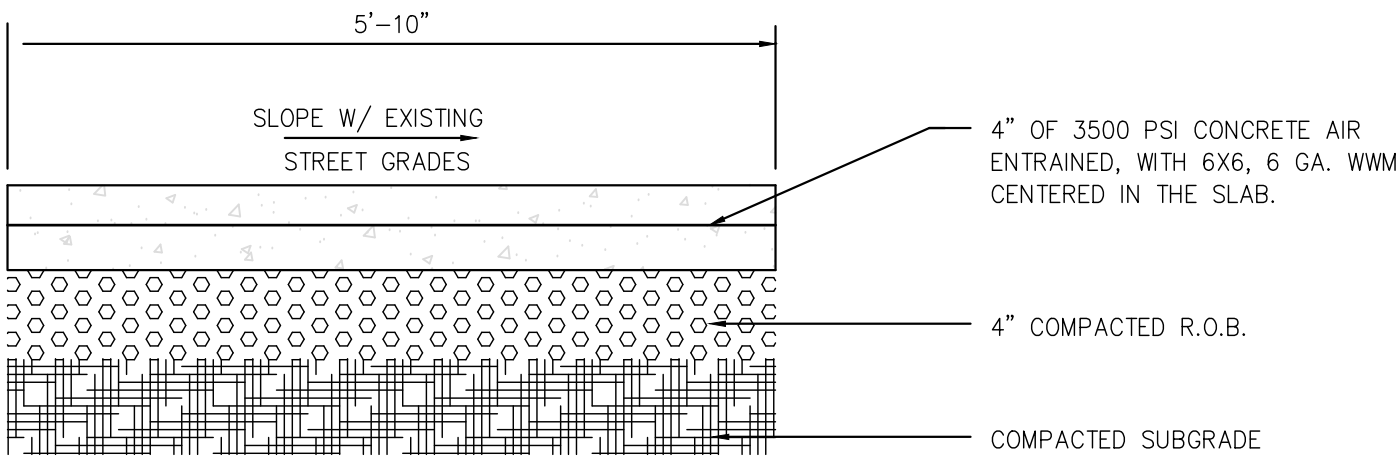


SANITARY SEWER NOTES:

1. CONTRACTOR TO VERIFY LOCATION, LENGTHS, INVERTS, FEATURES AND CONDITIONS OF ALL SANITARY MANHOLES, PIPELINES, ETC AND SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER AND APPLICANT OF ANY DISCREPANCIES.
2. ALL SANITARY SEWER LATERALS, MATERIAL AND PROCEDURES OF CONSTRUCTION WILL BE IN ACCORDANCE WITH ALL THE REQUIREMENTS OF THE VILLAGE OF WARWICK SEWER DEPARTMENT. NO INSTALLATION OF PIPE LINES OR RELATED EQUIPMENT SHALL BE INSTALLED WITHOUT PRIOR WRITTEN APPROVAL OF THE VILLAGE OF WARWICK.
3. ALL PIPES SHALL BE INSTALLED IN CONFORMANCE WIT THE PLANS AND FIELD CONDITIONS. ALL NEW SEWER PIPES SHALL BE A MINIMUM 6" SDR-35 PVC PIPE OR APPROVED EQUAL.
4. ALL TESTING SHALL BE ACCORDING TO THE VILLAGE OF WARWICK SEWER DEPARTMENT REQUIREMENTS.

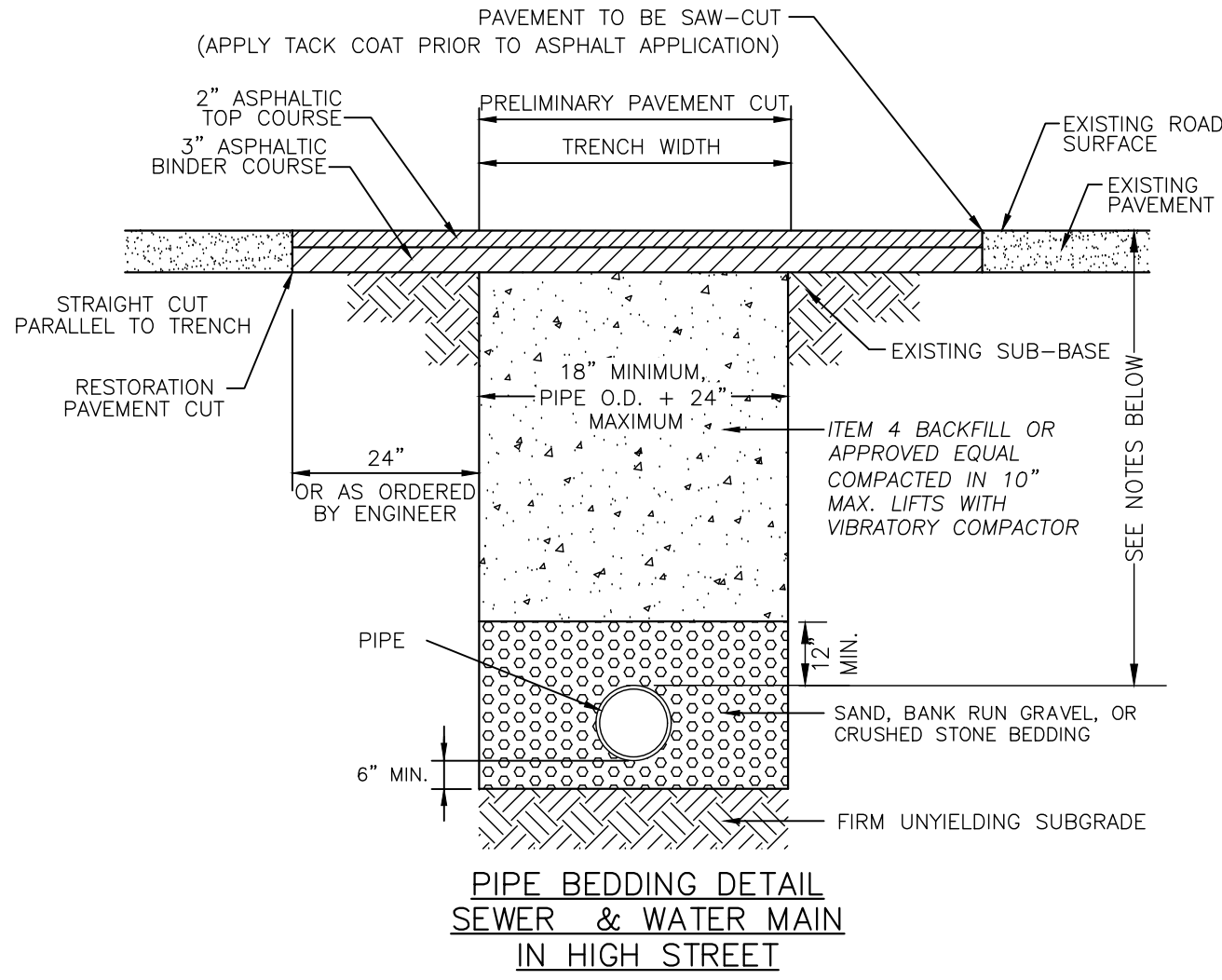
WATER SERVICE NOTES:

1. CONTRACTOR TO VERIFY LOCATION, LENGTHS, INVERTS, FEATURES AND CONDITIONS OF ALL SANITARY MANHOLES, PIPELINES, ETC AND SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER AND APPLICANT OF ANY DISCREPANCIES.
2. ALL WATER MAIN LATERALS, MATERIAL AND PROCEDURES OF CONSTRUCTION WILL BE IN ACCORDANCE WITH ALL THE REQUIREMENTS OF THE VILLAGE OF WARWICK WATER DEPARTMENT. NO INSTALLATION OF PIPE LINES OR RELATED EQUIPMENT SHALL BE INSTALLED WITHOUT PRIOR WRITTEN APPROVAL OF THE VILLAGE OF WARWICK.
3. ALL PIPES SHALL BE INSTALLED WITH A MINIMUM 4'-6" OF COVER. PIPES SHALL BE DUCTILE IRON PIPE OR APPROVED EQUAL
4. INSTALLATION AND PROCEDURES FOR COPPER WATER SERVICE PIPE WILL CONFORM WITH THE AMERICAN WATER WORKS ASSOCIATION.
5. ALL TRENCHES SHALL BE BACKFILLED ACCORDING TO THE PROVIDED DETAIL.
6. ALL BENDS AND TEES INSTALLATIONS SHALL BE SUITABLY RESTRAINED BY THE USE OF ADEQUATE THRUST BLOCKS, RODDING, RETAINER RINGS AND/OR THE USE OF SPECIAL GASKETS.
7. ALL TESTING AND DISINFECTION SHALL BE IN ACCORDANCE TO THE VILLAGE OF WARWICK WATER DEPARTMENT OR ORANGE COUNTY DEPARTMENT OF HEALTH.
8. PROPOSED WATER SERVICE LINE TO BE 4" DUCTILE IRON PIPE OR APPROVED EQUAL.
9. 4" WATER SERVICE LINE SHALL HAVE A SPUR FOR DOMESTIC WATER WITH A BACKFLOW PREVENT. ALSO A BACKFLOW PREVENTER FOR THE FIRE SUPPRESSION SYSTEM.

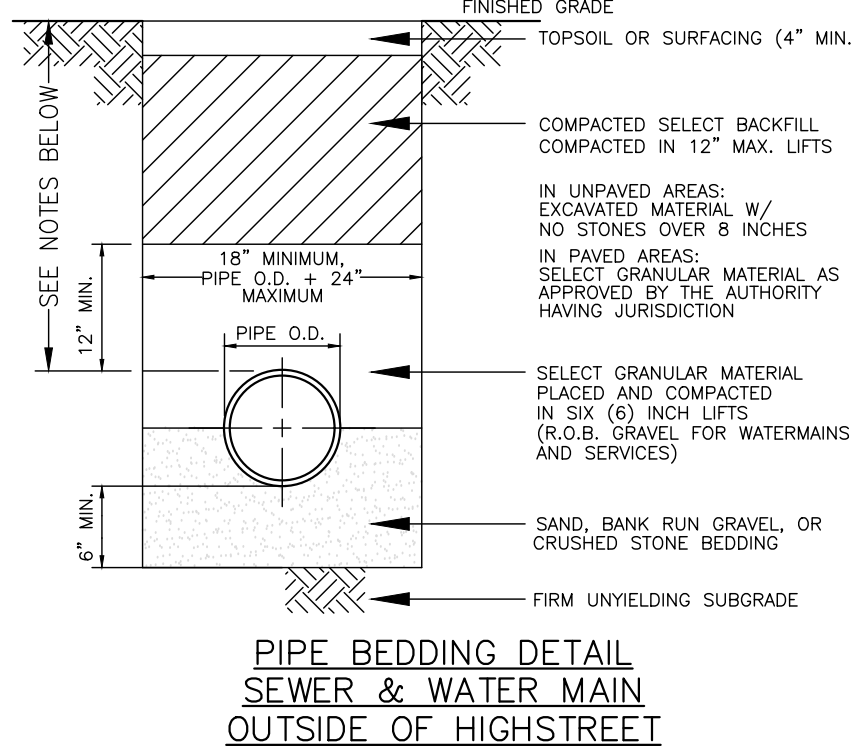


- NOTES:
1. FINISH TO BE BROOM FINISH AT 90° TO EACH SUCCEEDING SLAB.
 2. JOINTER TO BE 1" DEEP. JOINT SPACING SHALL BE EQUAL TO WIDTH OF WALK FOR SPACING.
 3. INSTALL 1/2" PRE-MOLDED EXPANSION JOINT AT 24' O.C. AND WHERE SIDEWALK IS AGAIST CONCRETE CURBS, BUILDINGS, AND OTHER STRUCTURES.

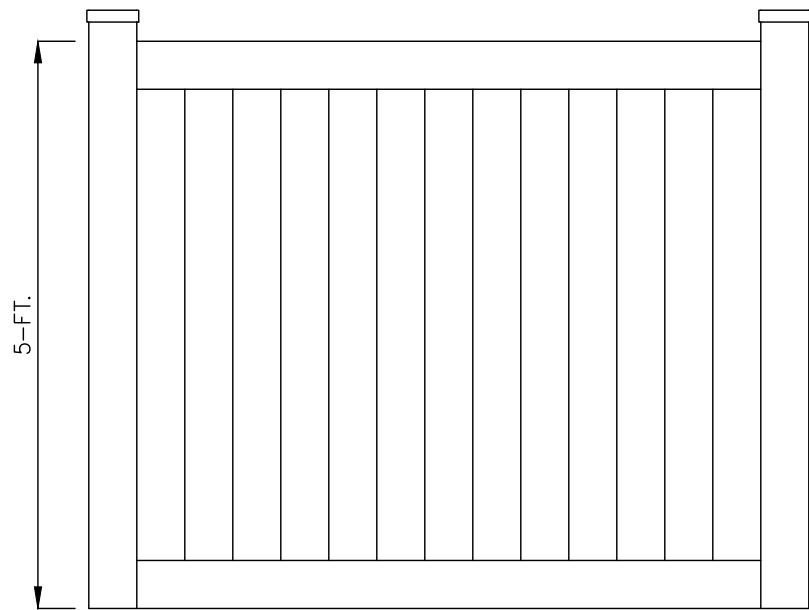
CONCRETE SIDEWALK DETAIL
N.T.S.



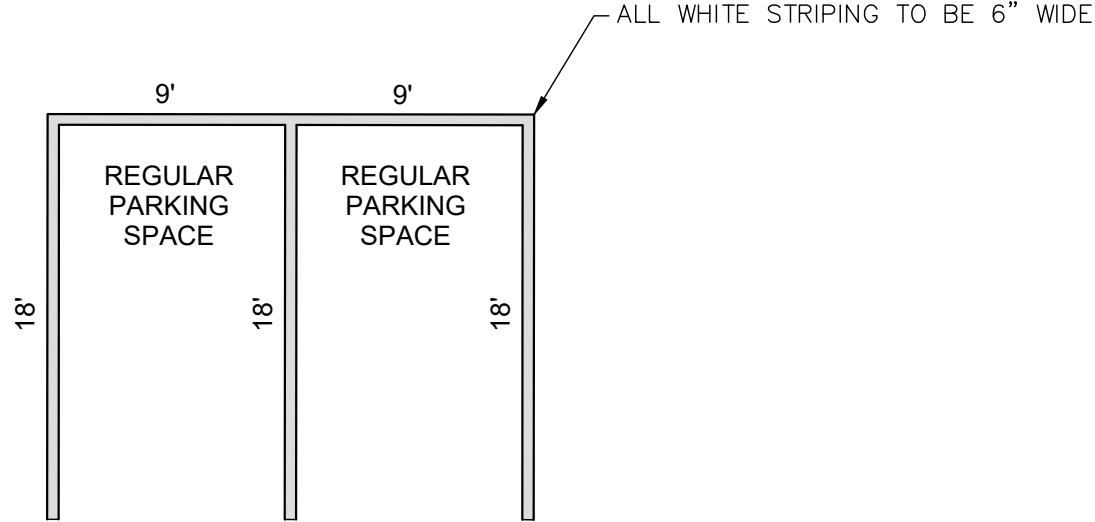
- NOTES:
1. SEWER LINE TO BE INSTALLED WITH A MINIMUM 2'-0" OF COVER.
 2. SEWER PIPES SHALL BE 6" SDR-35 PVC PIPE OR APPROVED EQUAL.
 3. SEWER PIPES SHALL HAVE MINIMUM SLOPE OF 2%.
 4. WATER SERVICE LINES TO BE INSTALL WITH A MINIMUM 4'-6" OF COVER.
 5. WATER SERVICE LINE SHALL BE 4" DUCTILE IRON PIPE OR APPROVED EQUAL.



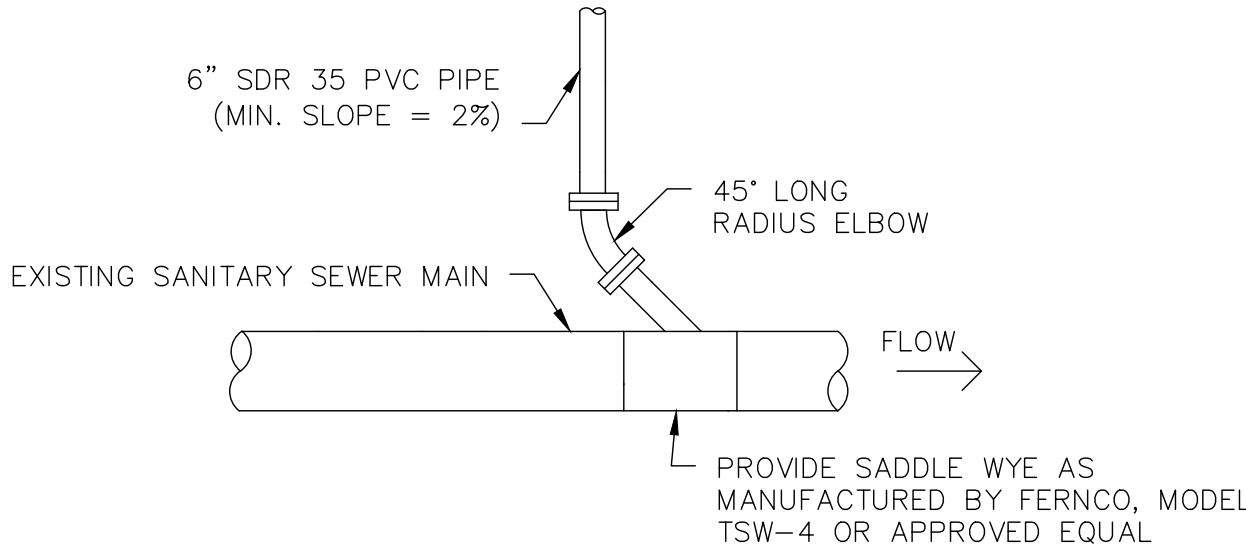
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 5. WATER SERVICE LINE SHALL BE 4" DUCTILE IRON PIPE OR APPROVED EQUAL.



5-Ft H X 8-Ft W EARTH TONE COLOR VINYL SOLID FENCE
N.T.S.



PARKING SPACE DETAILS
N.T.S.

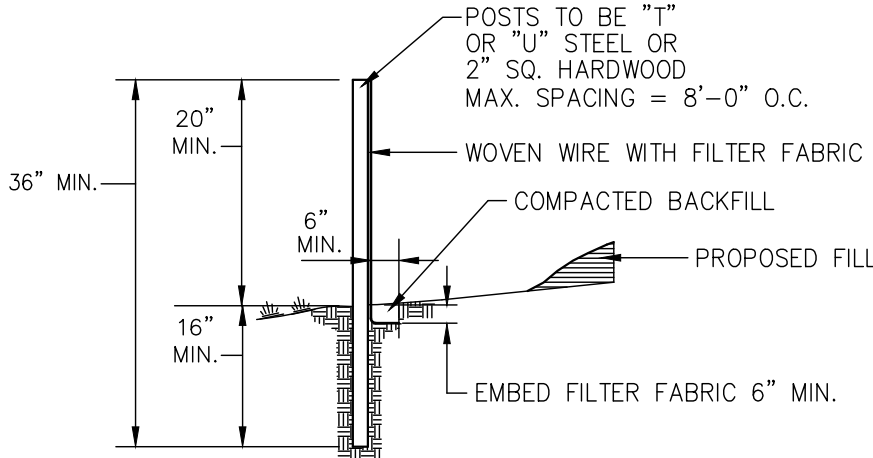


SEWER SERVICE CONNECTION
N.T.S.

SEWER SERVICE CONNECTION DETAIL
N.T.S.

SOIL EROSION CONTROL NOTES

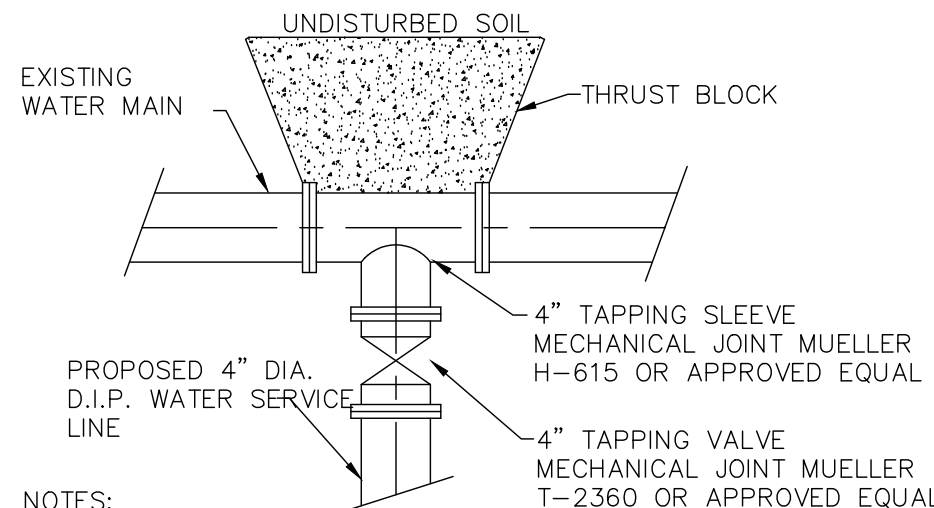
1. SILT FENCE BARRIERS SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
2. DISTURBANCE TO BE LIMITED TO THE MINIMUM NECESSARY FOR THE GRADING AND CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
3. TEMPORARY SEEDING WITH ANNUAL RYE GRASS OR OTHER RAPID GROWING MIXTURE SHALL BE PERFORMED ON DISTURBED SOIL REMAINING VACANT FOR MORE THAN ONE MONTH AS FOLLOWS:
 - a. LOOSEN SEEDBED BY DISCING TO 4" DEPTH.
 - b. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 FERTILIZER (20 lbs. per 1000 s.f.)
 - c. SEED WITH PERENNIAL RYEGRASS (20 lbs. per 1000 s.f.)
 - d. MULCH WITH STRAW MULCH (90 lbs. per 1000 s.f.)
4. ALL DISTURBED AREAS TO BE MULCHED TO PREVENT EROSION. THE CONTRACTOR SHALL COMPLY WITH ALL REQUESTS OF THE TOWN ENGINEER OR BUILDING INSPECTOR DURING CONSTRUCTION WITH REGARD TO EROSION CONTROL DEVICES.
5. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL PERMANENT STABILIZATION HAS BEEN ESTABLISHED.



SILT FENCE DETAIL
N.T.S.

NOTES:

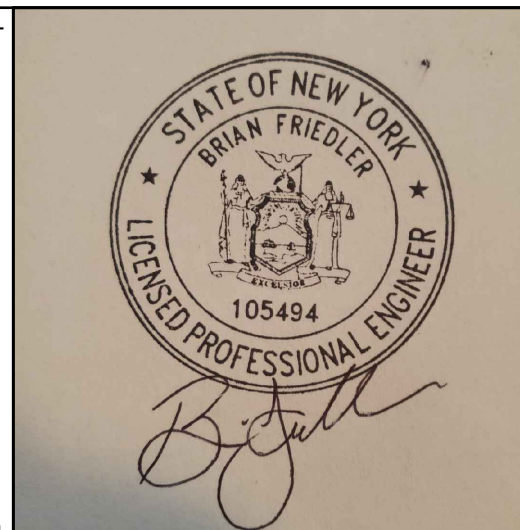
1. WHERE TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
2. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
3. SILT FENCE FABRIC TO BE MIRAFI 100X OR APPROVED EQUAL.
4. WOVEN WIRE FENCE (MIN. 14.5 GAUGE, MAX 6" MESH SPACING)



- NOTES:
1. ALL MECHANICAL JOINTS MUST HAVE RETAINING GLANDS OR MEGA-LUGS AS WELL AS THRUST BLOCKS
 2. TAPPING SLEEVE TO BE CAST IRON. STAINLESS STEEL SLEEVES ARE NOT ACCEPTABLE.
 3. TAPPING VALVE AND SLEEVE TO BE A MUELLER OR APPROVED EQUAL CONNECTION.

WATER MAIN WET TAP DETAIL
N.T.S.

1	10/16/25	VILLAGE OF WARWICK PLANNING BOARD REVIEW
ISSUE	DATE	DESCRIPTION
DETAILS		
40 HIGH STREET		
SECTION 211 BLOCK 5 LOT 4.2 VILLAGE OF WARWICK ORANGE COUNTY, NEW YORK		
FRIEDLER ENGINEERING, PLLC		
PH. 845.544.5662 30 WARWICK LAKE PKWY WARWICK, NEW YORK 10990 FRIEDLERENGINEERING@OUTLOOK.COM		
DRAWN BY BJF	CHECKED BY BJF	SCALE AS SHOWN
JOB NO. FE-25170	SHEET NO. 3 OF 3	

<u>APPROVED FOR FILLING:</u>		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.	
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 _____	BRIAN FRIEDLER, P.E. NEW YORK LICENSE # 105494	