

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.

LIST OF DRAWINGS:

1. EXISTING CONDITIONS
2. PROPOSED CONDITIONS
2. DETAILS

APPROVED FOR FILLING:

OWNER(S) _____ DATE _____

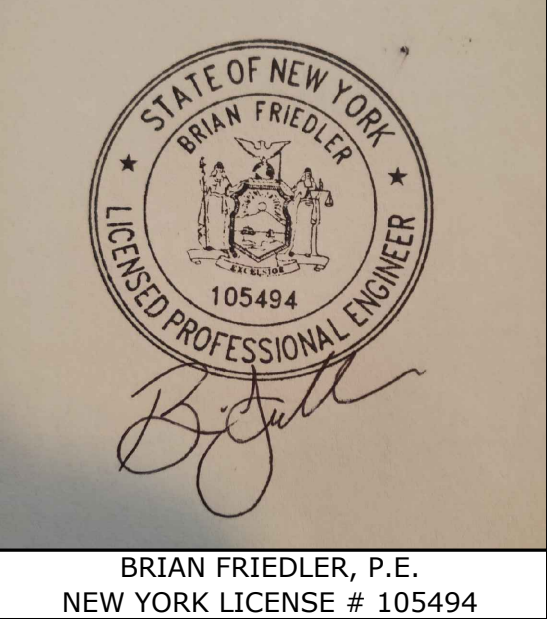
APPROVED AS A FINAL SITE PLAN BY A RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF WARWICK ON _____

CHAIRMAN _____ DATE _____

VILLAGE ENGINEER _____ DATE _____

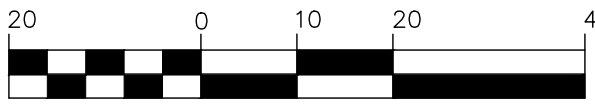
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BRIAN FRIEDLER, P.E.
NEW YORK LICENSE # 105494

GRAPHIC SCALE



1" = 20'

GENERAL NOTES

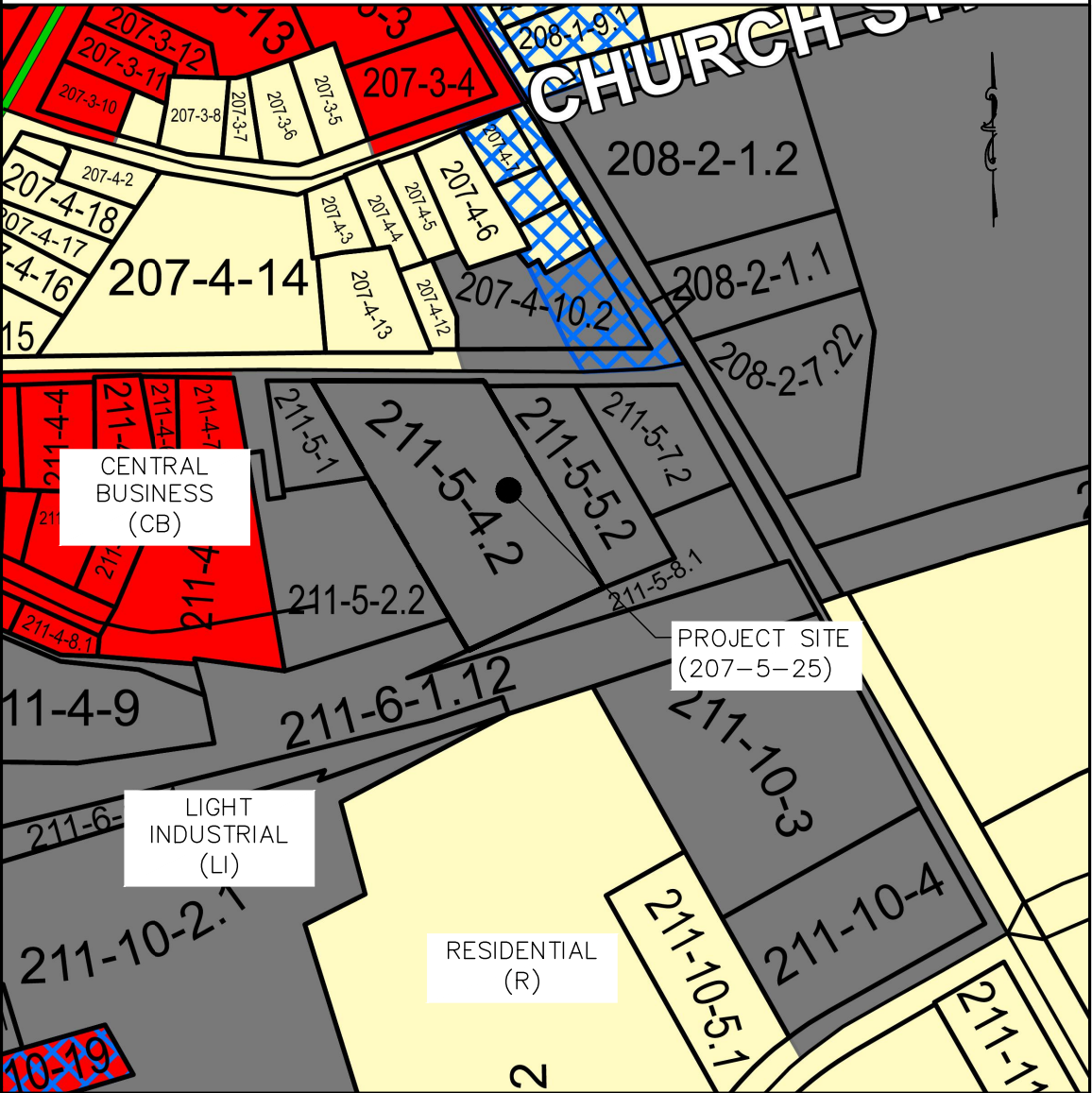
1. TAX MAP DESIGNATION: SECTION 211, BLOCK 5, LOT 4.2
40 HIGH STREET, WARWICK, NY 10990
2. RECORD OWNER / APPLICANT:
TENLAKE MONROE, LLC
3136 ROUTE 207
CAMPBELL HALL, NY 10916
3. PROPERTY AREA: 1.23 ± ACRES
4. ZONING DISTRICT: CENTRAL BUSINESS (CB)
5. EXISTING WATER SUPPLY: VILLAGE OF WARWICK WATER SYSTEM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

LEGEND

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

VICINITY MAP

SCALE: 1" = 200'±



EXISTING CONDITIONS

40 HIGH STREET

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

FRIEDLER ENGINEERING, PLLC

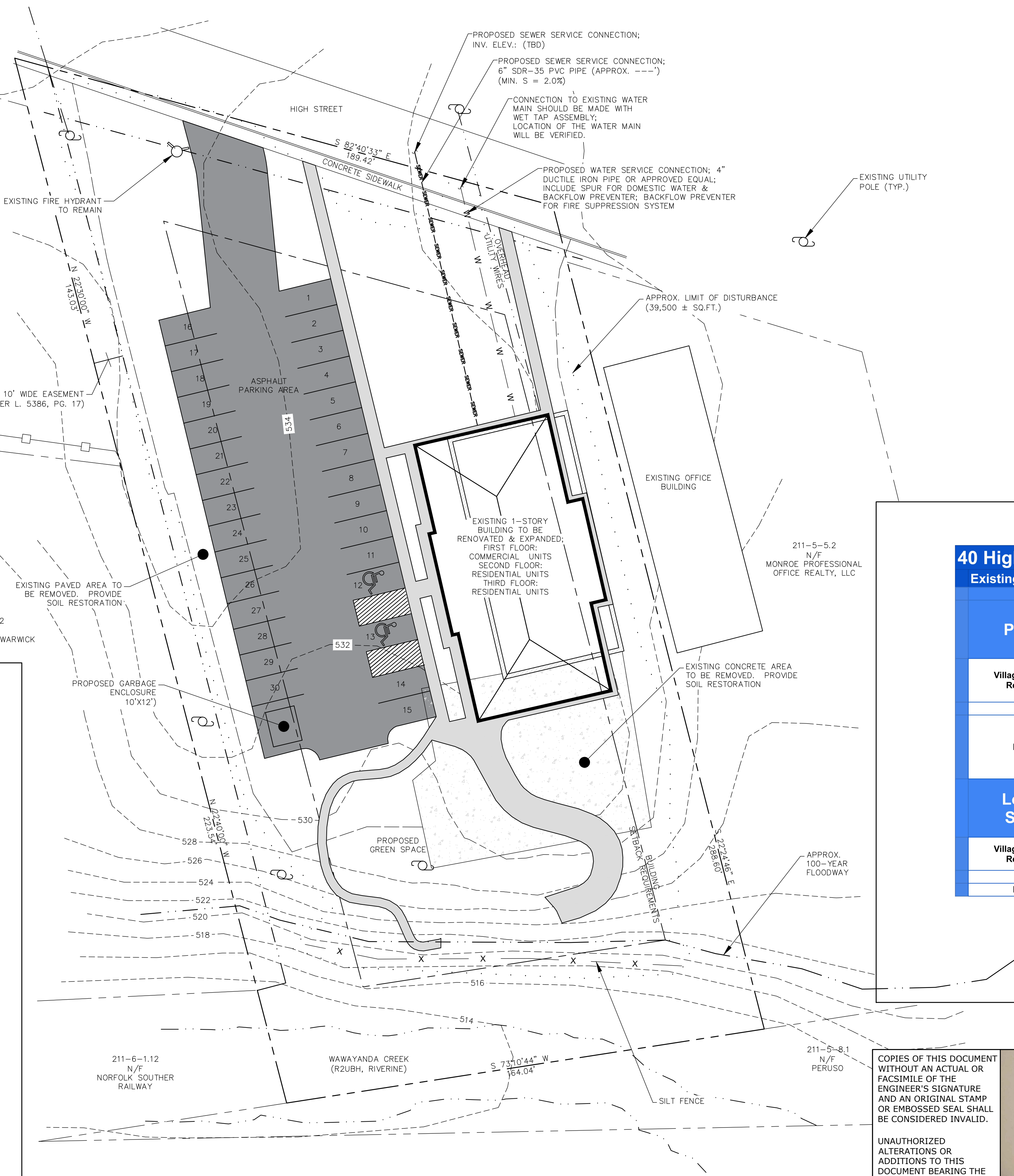
PH. 845.544.5662
30 WARWICK LAKE PKWY WARWICK, NEW YORK 10990
FRIEDLERENGINEERING@OUTLOOK.COM

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

COMPARCTED GRAVEL / PAVED AREA RESTORATION:

- REMOVAL OF EXISTING CONCRETE / PAVED AREA REMEDIATION OF THIS AREA WITH SEED 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.)

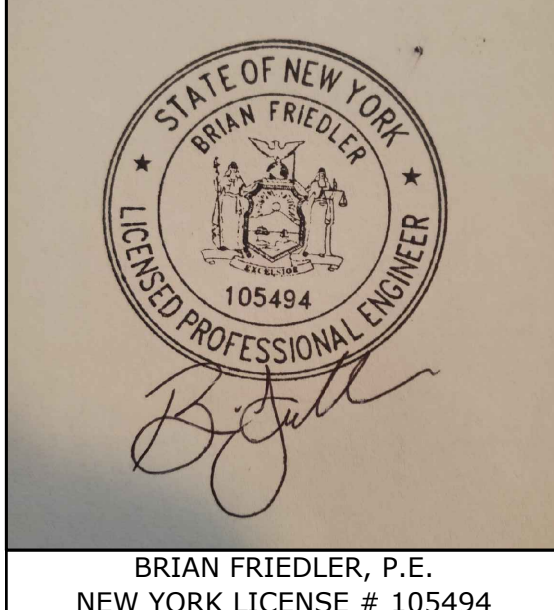
40 High Street Bulk Requirements			
Existing Building Renovated - 3 Stories			
CB Zone	Permitted / Conditional	Existing	12/4/2025 Proposed
Permitted Uses		3524 sq. ft.	12,234 sq. ft.
Light Industrial (g)	Permitted *	Light Industrial (g)	Light Industrial (g)
Residences on 2nd & 3rd Floor (g)	Conditional * Not special Use	Residences on 2nd & 3rd Floor of existing bldg. (j)	Residences on 2nd & 3rd Floor of existing bldg. (j)
1 Use Group	j	j	j
2 Minimum Lot Area (sq. ft) (see also Note 4)	5,000	54,028 sq. ft. or 1.23 Acres	Unchanged
3 Lot Width (ft.)	50	164	164
4 Front Setback (ft.)	Note 1	40	40
5 Front Yard (ft.)	n/a	n/a	n/a
6 Side Setback (ft.)	10	10	10
7 Total Side Setback (ft.)	60	60	60
8 Side Yard (ft.)	10	16	15 ft +
9 Side Yards within 25' of Residence District Boundary	15	n/a	15
10 Rear Setback (ft.)	10	10	10
11 Rear Yard (ft.)	10	10	10
12 Rear Yard within 25' of Residence District Boundary	20	n/a	20
13 Street Frontage (ft.)	50	189.74	189.74
14 Max Height (ft.)	40	21	36
15 Development Coverage (%) (see also Note 4)	80	60.2%	63.6%
16 Building Coverage (%) (see also Note 4)	40%	n/a	7.50%
17 Floor Area Ratio (F.A.R.)	0.4	0.22	0.22
18 Lot Depth (ft.)	50	288.6	288.6
19 Livable Floor Area/ Dwelling Unit (sq. ft.)	600		644
20 Lot Area/ Dwelling Unit (sq. ft.) (see also Note 4)	n/a		n/a
21 Bedrooms / Acre of Lot Area	n/a		n/a
Note 1: The required front setback need not be greater than the average setback of the two nearest neighboring structures located on the same side of the street within 150 feet of the proposed building.			
Note 2: The maximum building height shall not exceed thirty-five (35) feet, except that new construction may include one building which shall not exceed forty (40) feet in height. Hotels/motels shall not exceed thirty (30) feet in height.			
Note 3: Efficiency - 400 sq. ft. One bedroom - 550 sq. ft. Two bedroom - 750 sq. ft.			
Existing Building Area: 3524.70 sq. ft. Lot Area: 1.23 Acres or 54,028 square Feet Proposed Floor Area: 12,234 sq. ft.			
Note 4: Lot area shall be defined in § 145-181 for columns 2, 15, 15A, 19 and 20 per Local Law #1 of 2001.			
Lot Area: The total horizontal area included within the property lines of a lot, after it has been adjusted as set forth in § 145-42A.			



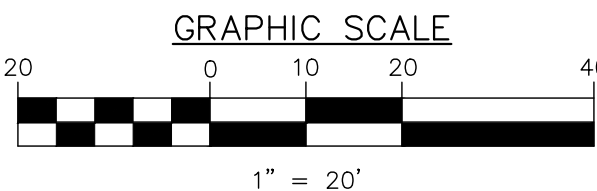
40 High Street Parking and Loading Requirements				
Existing Building Renovated - 3 Stories				
5/29/2025				
Parking	Proposed Occupancy Business and Professional Office Occupancy 3524 sq. ft.	Proposed Occupancy Mixed-use Dwelling 7048 sq. ft.	Total Required	Provided
Village of Warwick Requirement	3.6 / 1,000 square feet GFA for GFA up to 20,000 square feet	1.25 spaces/studio, 1.5 spaces/1 bedroom, 2 spaces / 2 or more bedrooms		
Existing	1 Parking Space	2 Spaces		
Proposed	3683 sq. ft. Business 1000 / 3.6=277.78 sq ft 3683 / 277.78=13.26 or 13 off-street parking spaces required	Proposed: 8 Units at 1 Bedrm Each, 2 Units at 2 Bedrm Each Required: 16 Total Off-street Parking Spaces required	29 Spaces	29 Spaces
Loading Spaces	Proposed Occupancy Business and Professional Office Occupancy 3524 sq. ft.	Proposed Occupancy Mixed-use Dwelling 7048 sq. ft.	Total Required	Provided
Village of Warwick Requirement	Business Occupancy None Required	1 space / 100-199 units then 1/ space / each additional 100 units		
Existing	None	None	None	None
Proposed	None	None	None	None

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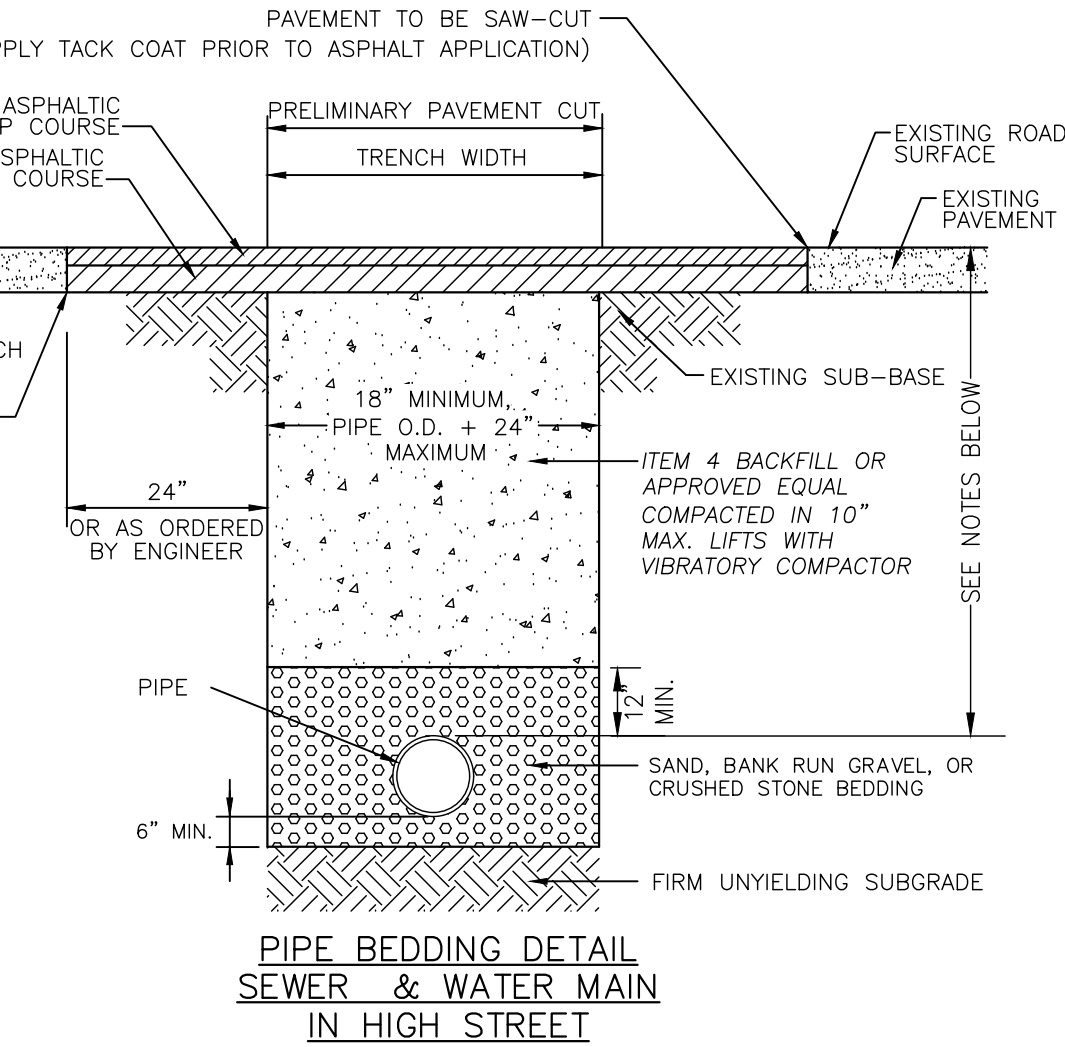
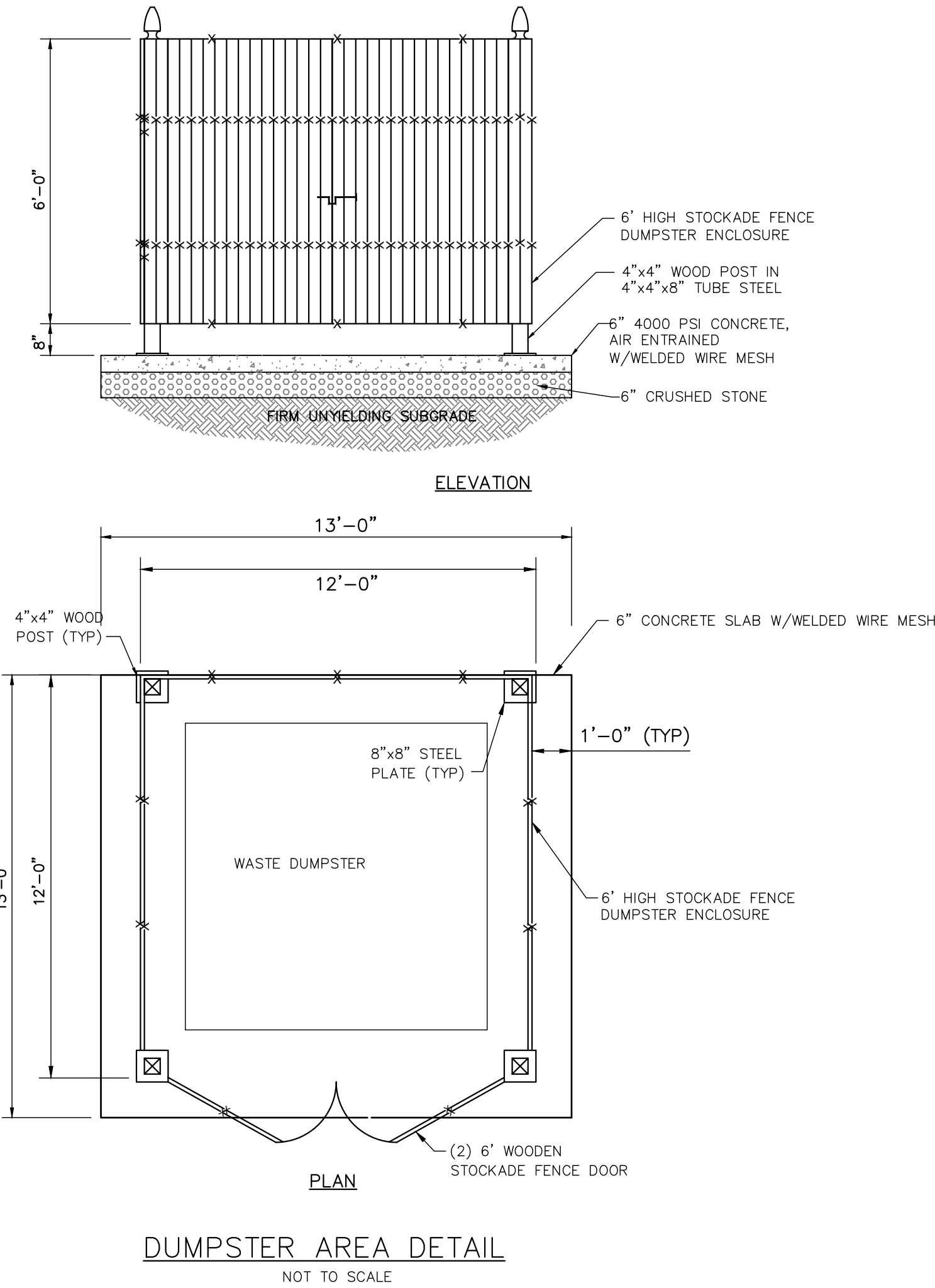
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1	10/16/25	VILLAGE OF WARWICK PLANNING BOARD REVIEW
ISSUE	DATE	DESCRIPTION
PROPOSED CONDITIONS		
40 HIGH STREET		
SECTION 211 BLOCK 5 LOT 4.2 VILLAGE OF WARWICK ORANGE COUNTY, NEW YORK		
FRIEDLER ENGINEERING, PLLC		
PH. 845.544.5662		
30 WARWICK LAKE PKWY WARWICK, NEW YORK 10990 FRIEDLERENGINEERING@OUTLOOK.COM		
DRAWN BY BJF	CHECKED BY BJF	SCALE AS SHOWN
JOB NO. FE-25170	SHEET NO. 2 OF 3	

SANITARY SEWER NOTES:

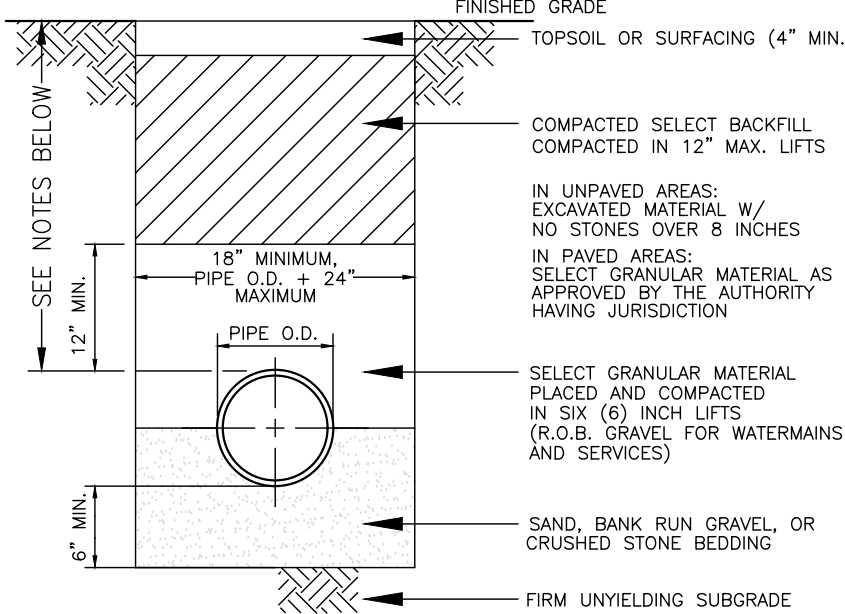
1. CONTRACTOR TO VERIFY LOCATION, LENGTHS, INVERTS, FEATURES AND CONDITIONS OF ALL SANITARY MANHOLES, PIPELINES, ETC AND SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER AND APPLICANT OF ANY DISCREPANCIES.
2. ALL SANITARY SEWER LATERALS, MATERIAL AND PROCEDURES OF CONSTRUCTION WILL BE IN ACCORDANCE WITH 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:

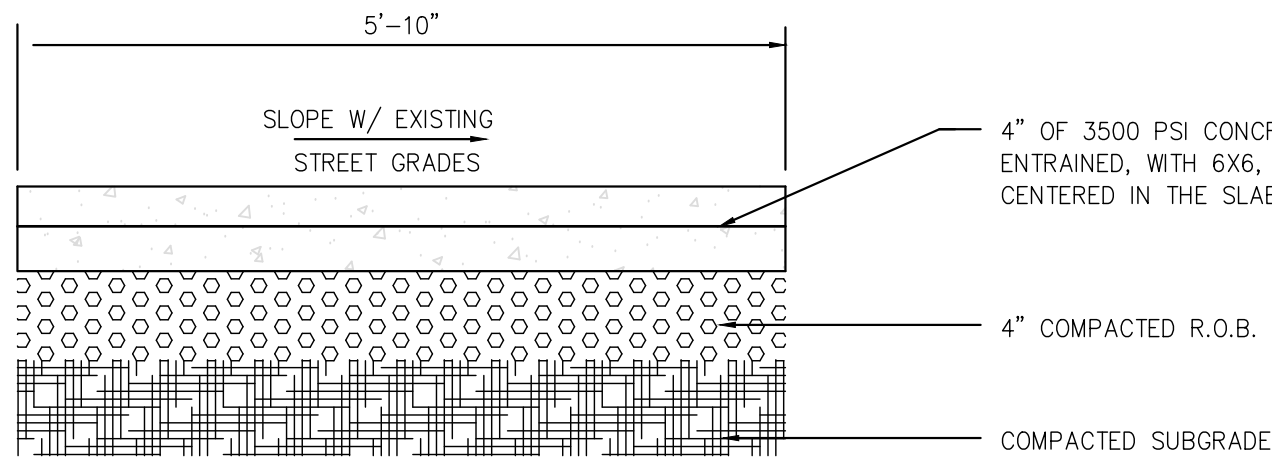
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2. ALL WATER MAIN LATERALS, MATERIAL AND PROCEDURES OF CONSTRUCTION WILL BE IN ACCORDANCE WITH ALL THE REQUIREMENTS OF THE VILLAGE OF WARWICK WATER DEPARTMENT. NO INSTALLATION OF PIPE LINES OR RELATED EQUIPMENT SHALL BE INSTALLED WITHOUT PRIOR WRITTEN 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:
- SEWER LINE TO BE INSTALLED WITH A MINIMUM 2'-0" OF COVER.
 - SEWER PIPES SHALL BE 6" SDR-35 PVC PIPE OR APPROVED EQUAL.
 - SEWER PIPES SHALL HAVE MINIMUM SLOPE OF 2%.
 - WATER SERVICE LINES TO BE INSTALL WITH A MINIMUM 4'-6" OF COVER.
 - WATER SERVICE LINE SHALL BE 4" DUCTILE IRON PIPE OR APPROVED EQUAL.

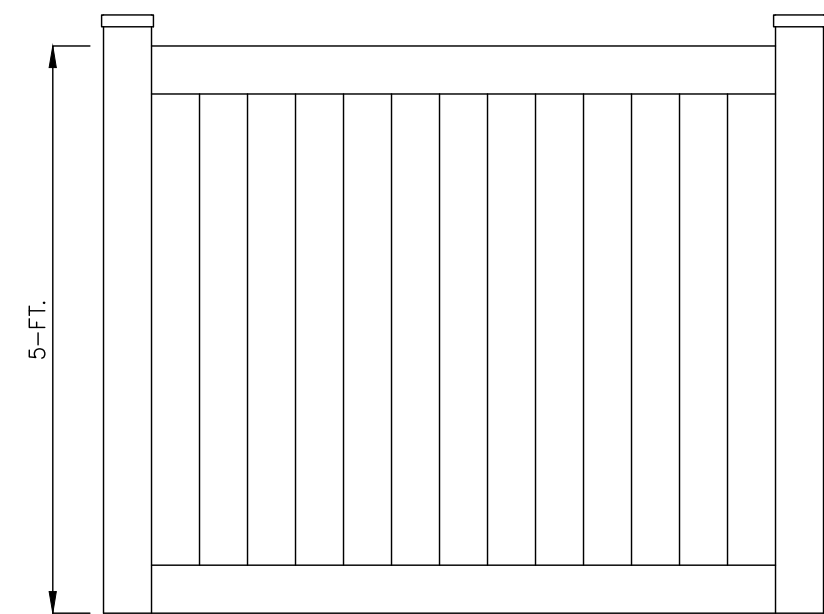


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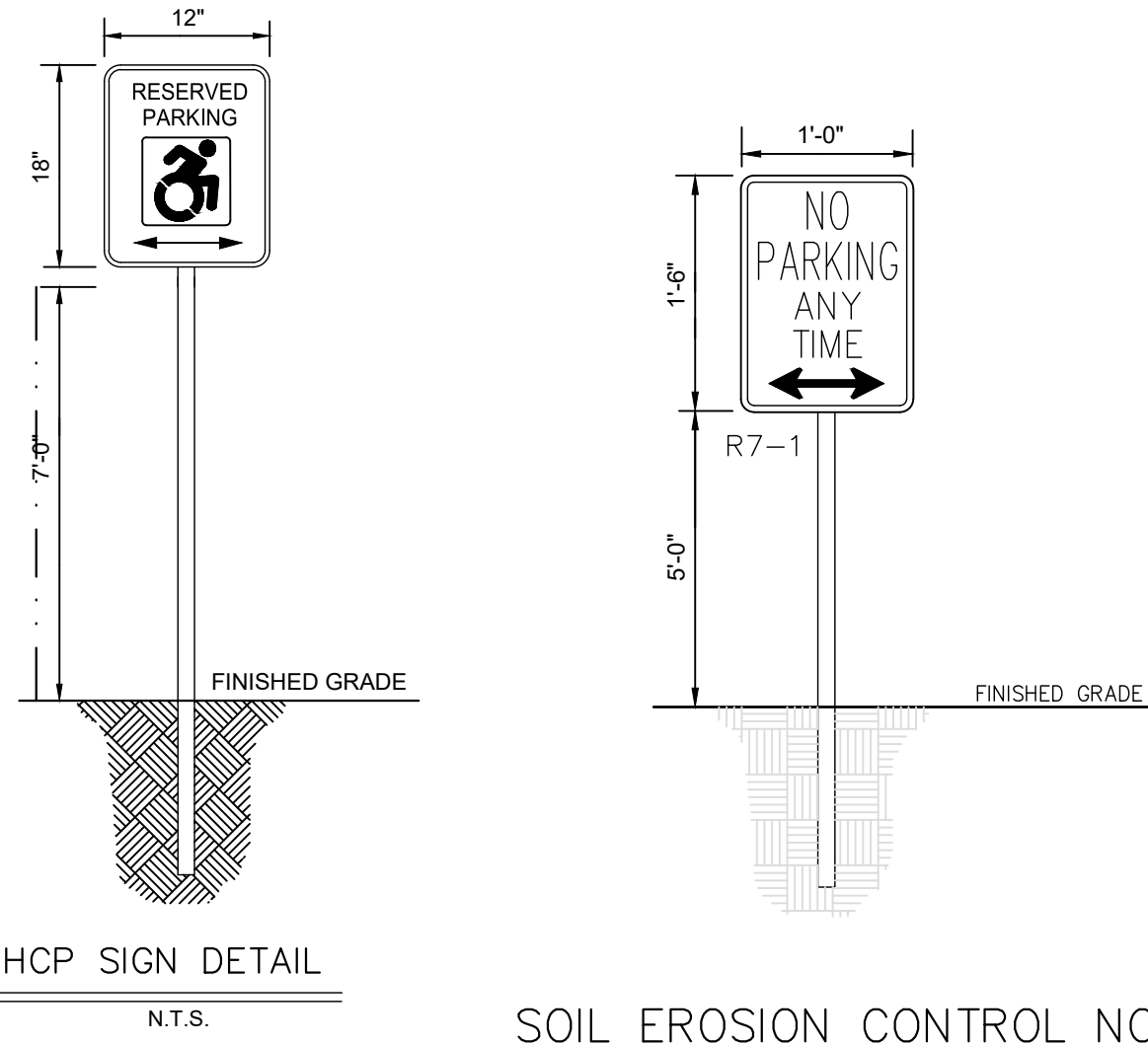
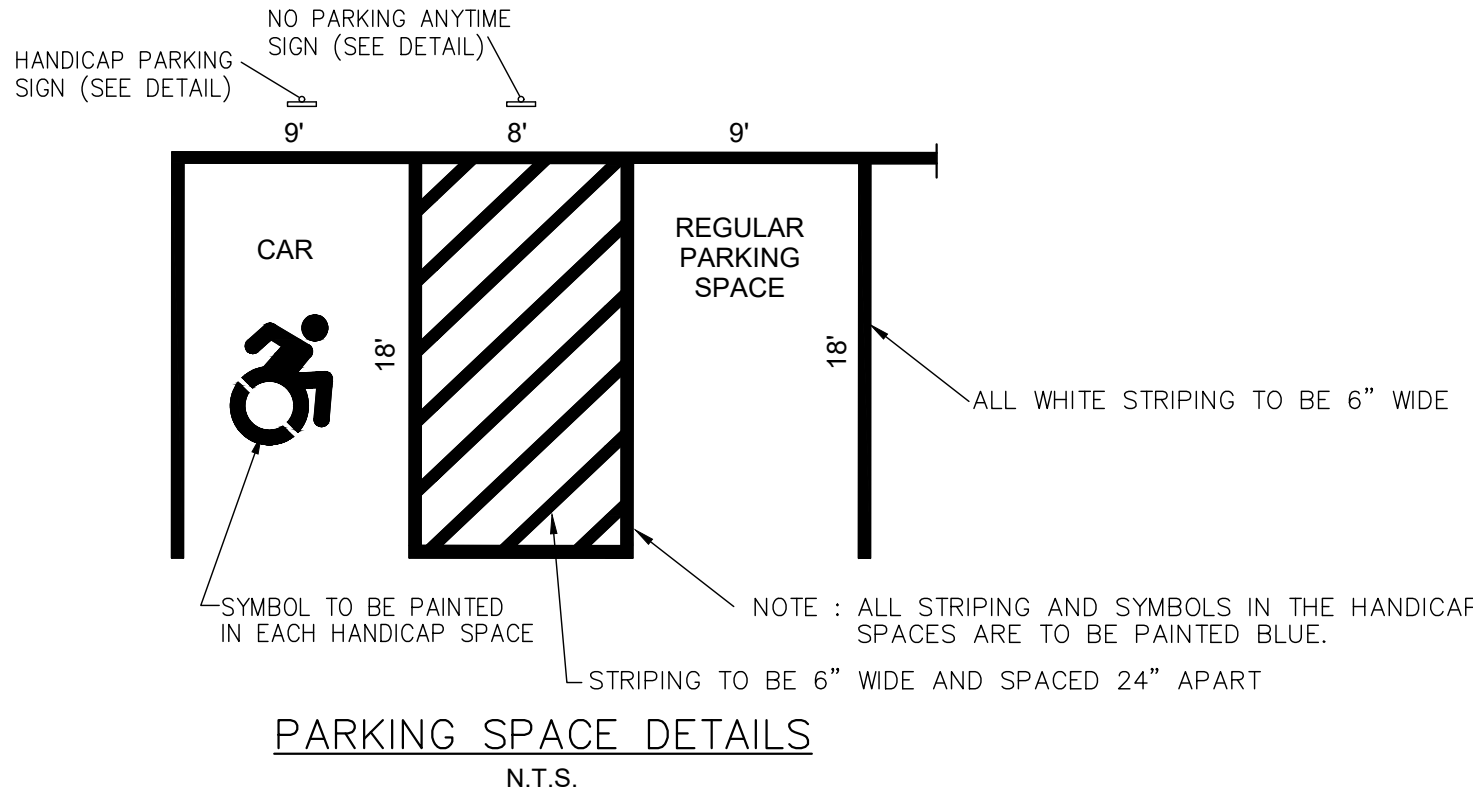


- NOTES:
- FINISH TO BE BROOM FINISH AT 90° TO EACH SUCCEEDING SLAB.
 - JOINTER TO BE 1" DEEP. JOINT SPACING SHALL BE EQUAL TO WIDTH OF WALK FOR SPACING.
 - INSTALL 1/2" PRE-MOLDED EXPANSION JOINT AT 24' O.C. AND WHERE SIDEWALK IS AGAINST CONCRETE CURBS, BUILDINGS, AND OTHER STRUCTURES.

CONCRETE SIDEWALK DETAIL
N.T.S.

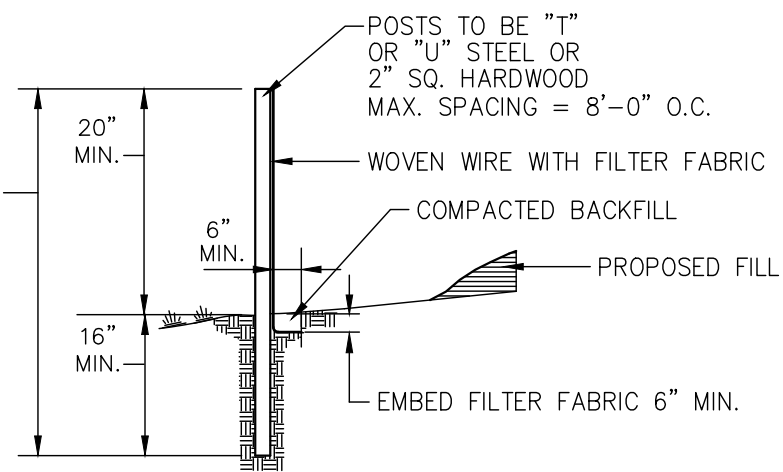


5-FT H X 8-FT W EARTH TONE COLOR VINYL SOLID FENCE
N.T.S.



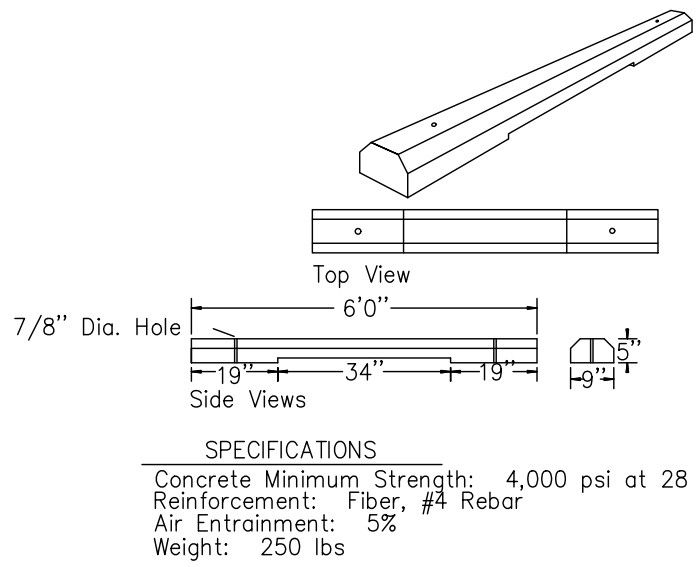
SOIL EROSION CONTROL NOTES

- SILT FENCE BARRIERS SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
- DISTURBANCE TO BE LIMITED TO THE MINIMUM NECESSARY FOR THE GRADING AND CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
- 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:
 - LOOSEN SEED BY DISCING TO 4" DEPTH.
 - FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 FERTILIZER (20 lbs. per 1000 s.f.)
 - SEED WITH PERENNIAL RYEGRASS (20 lbs. per 1000 s.f.)
 - MULCH WITH STRAW MULCH (90 lbs. per 1000 s.f.)
- 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.
- 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:
- WHERE TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
 - SILT FENCE FABRIC TO BE MIRAFI 100X OR APPROVED EQUAL.
 - WOVEN WIRE FENCE (MIN. 14.5 GAUGE, MAX 6" MESH SPACING)

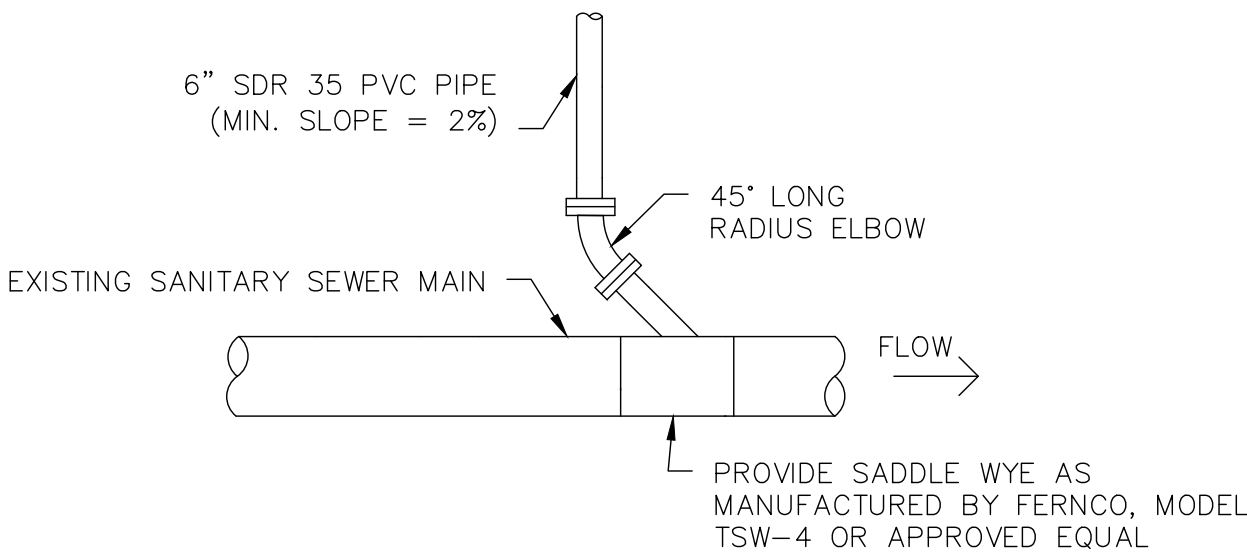


PRECAST PARKING BUMPERS

N.T.S.

MODEL SBB

Woodard's Concrete Products, Inc.
629 Lybolt Road, Bulville, NY 10915
(914) 361-3471 / Fax 361-1050
Page 4f

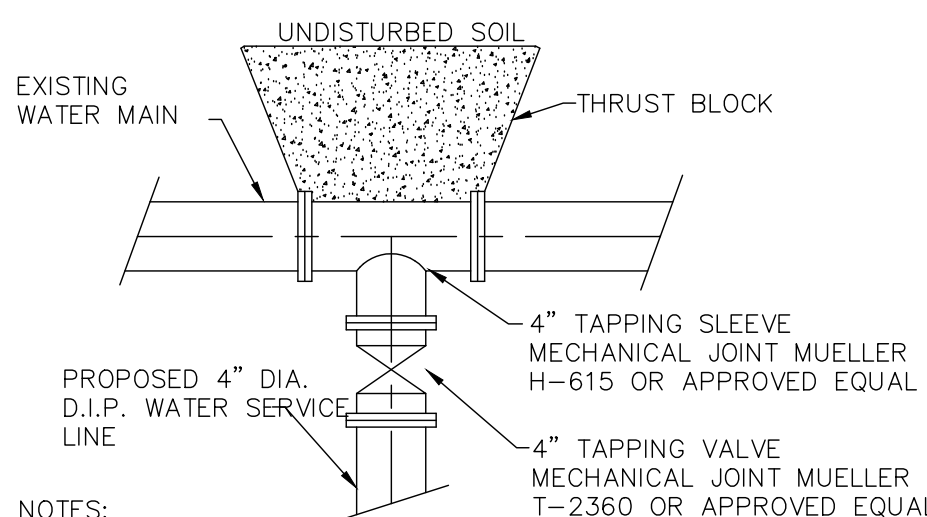


SEWER SERVICE CONNECTION

N.T.S.

SEWER SERVICE CONNECTION DETAIL

N.T.S.



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

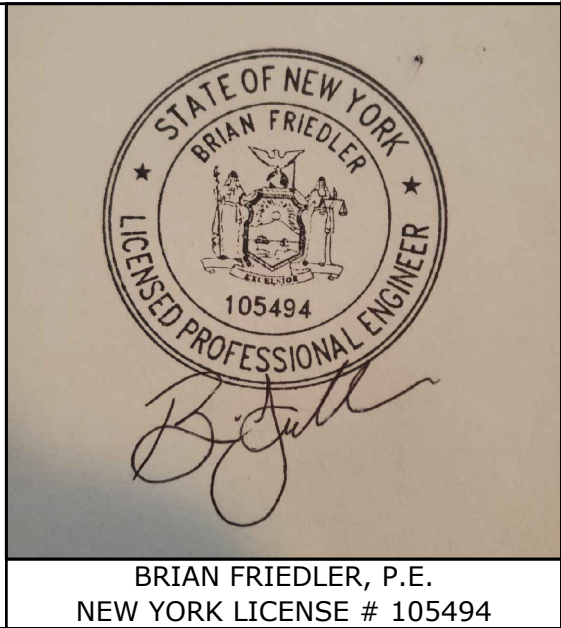
WATER MAIN WET TAP DETAIL
N.T.S.

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