

**GENERAL NOTES**

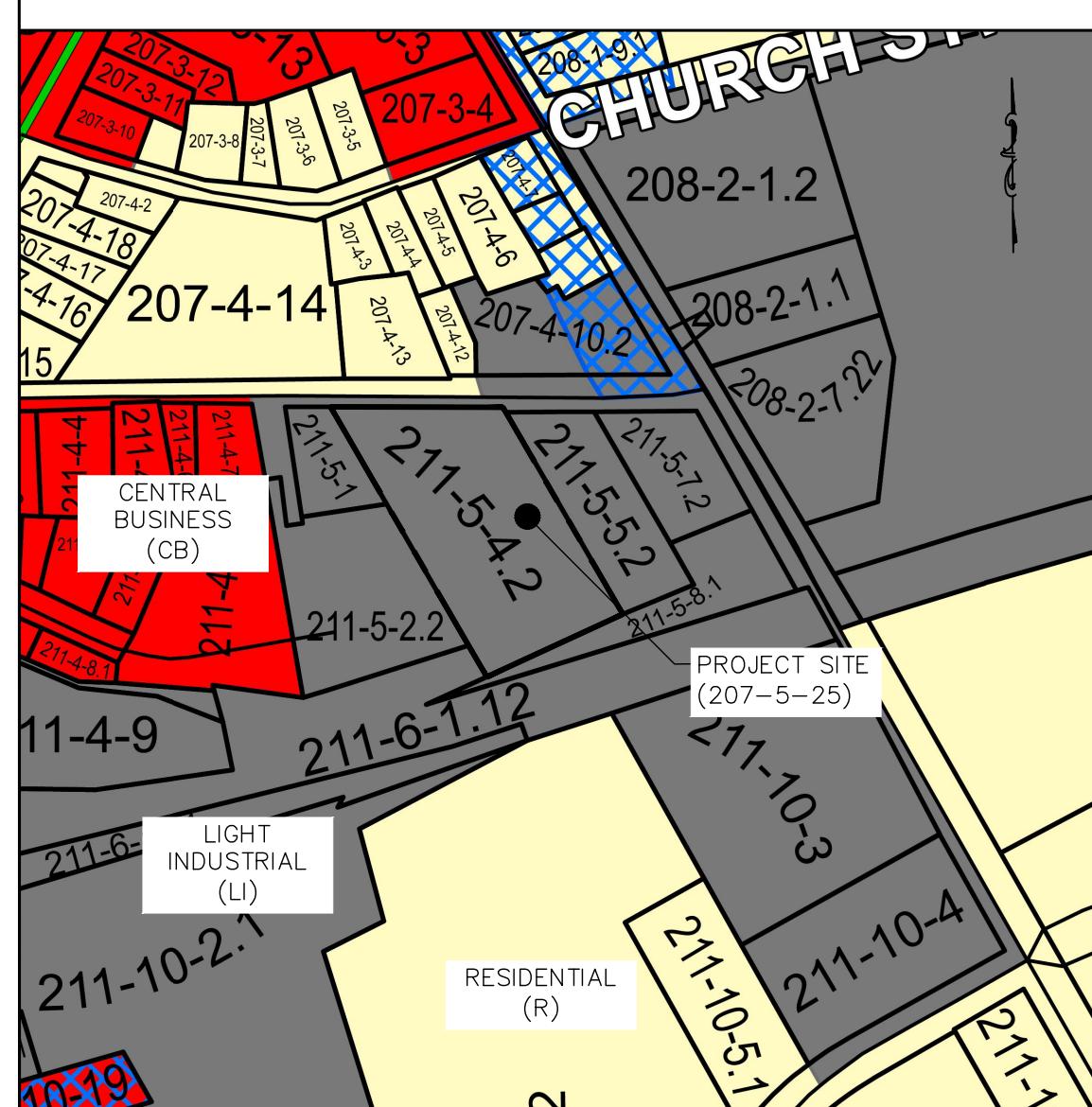
1. TAX MAP DESIGNATION: SECTION 211, BLOCK 5, LOT 4.2  
40 HIGH STREET, WARWICK, NY 10990
2. RECORD OWNER / APPLICANT:  
TENLAKE MONROE, LLC  
3136 ROUTE 207  
CAMPBELL HALL, NY 10916
3. PROPERTY AREA: 1.23 ± ACRES
4. ZONING DISTRICT: CENTRAL BUSINESS (CB)
5. EXISTING WATER SUPPLY: VILLAGE OF WARWICK 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

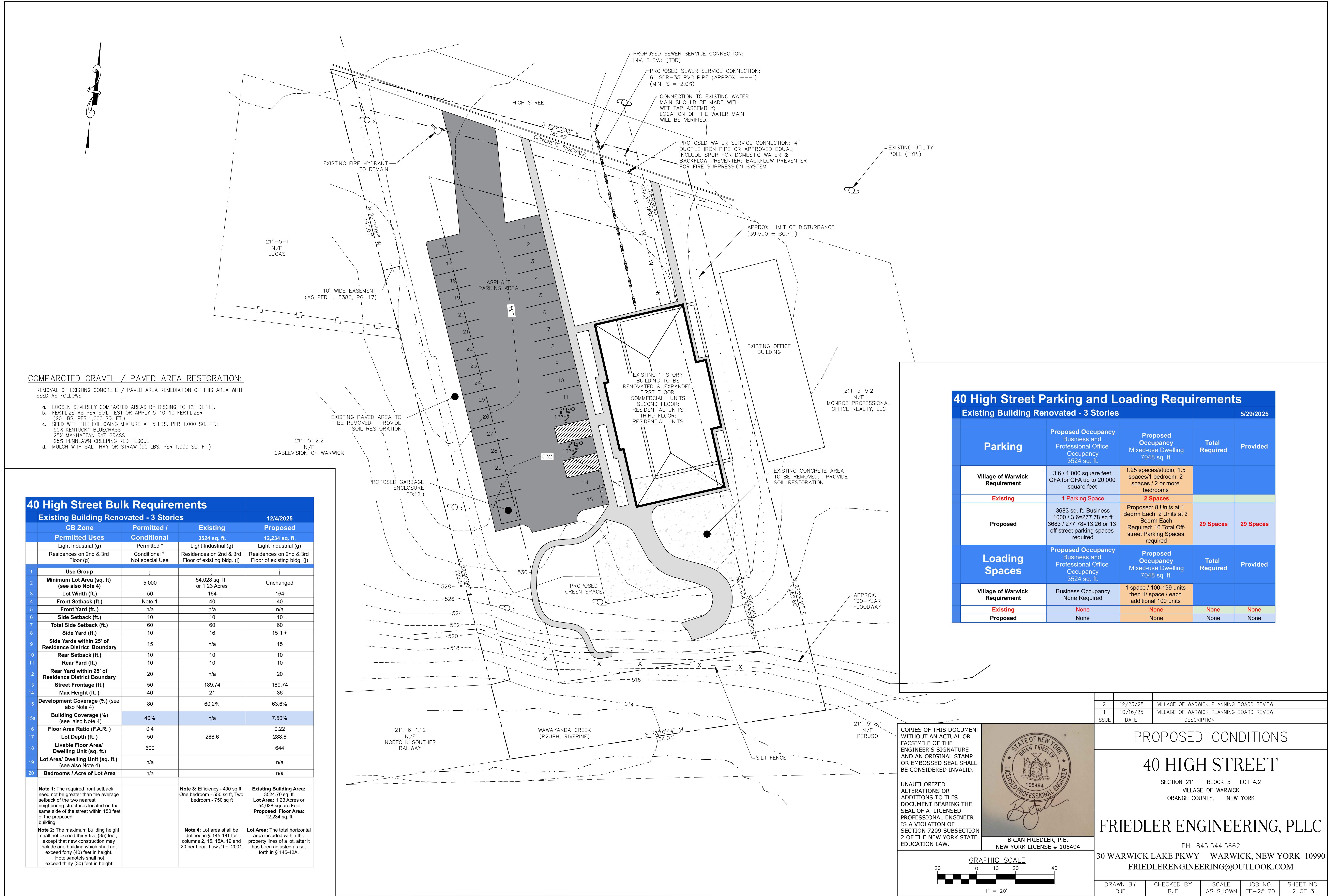
**LEGEND**

- Existing Property Line
- 526 — Existing Contour
- Existing Fence
- Building Setback Requirements

**VICINITY MAP**

SCALE: 1" = 200'



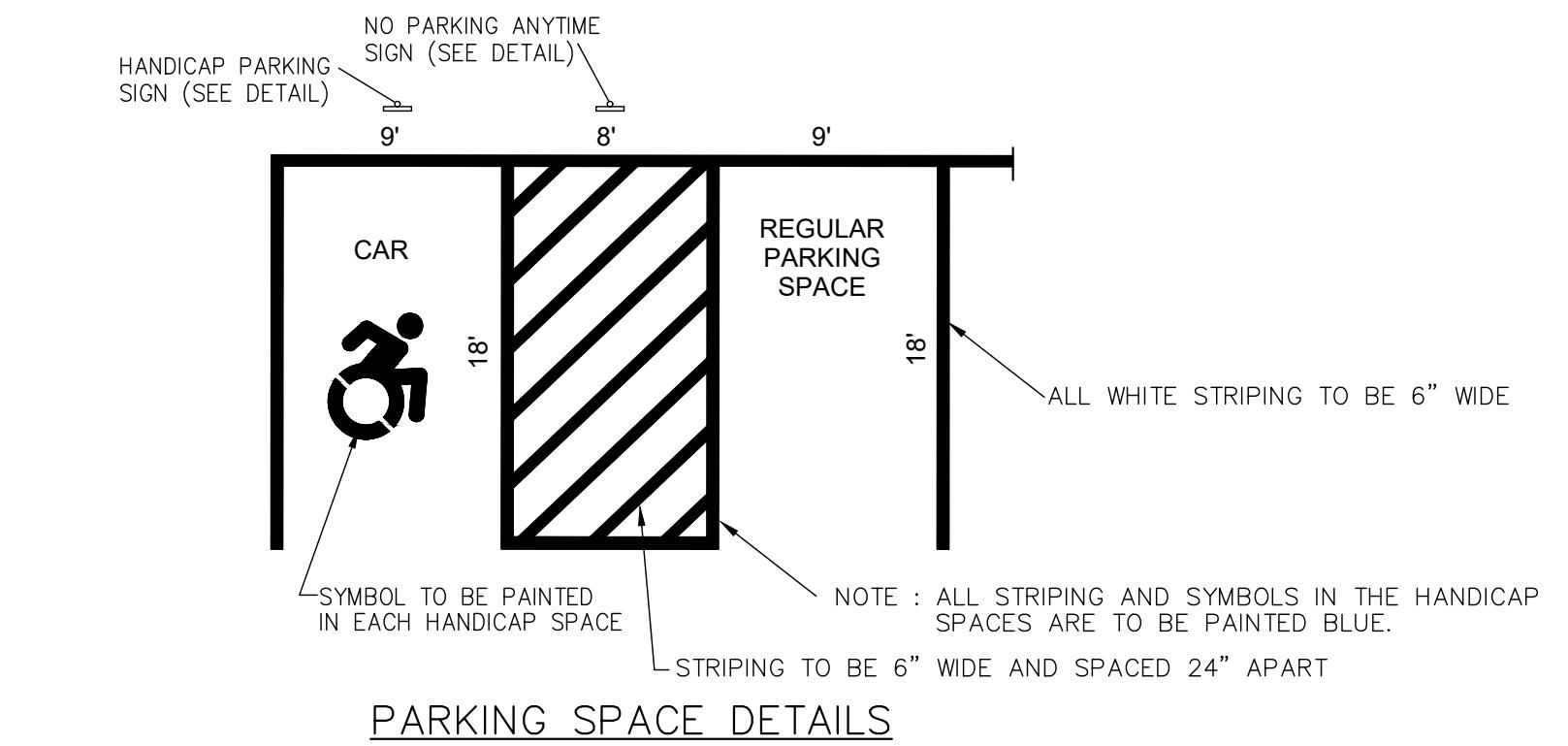
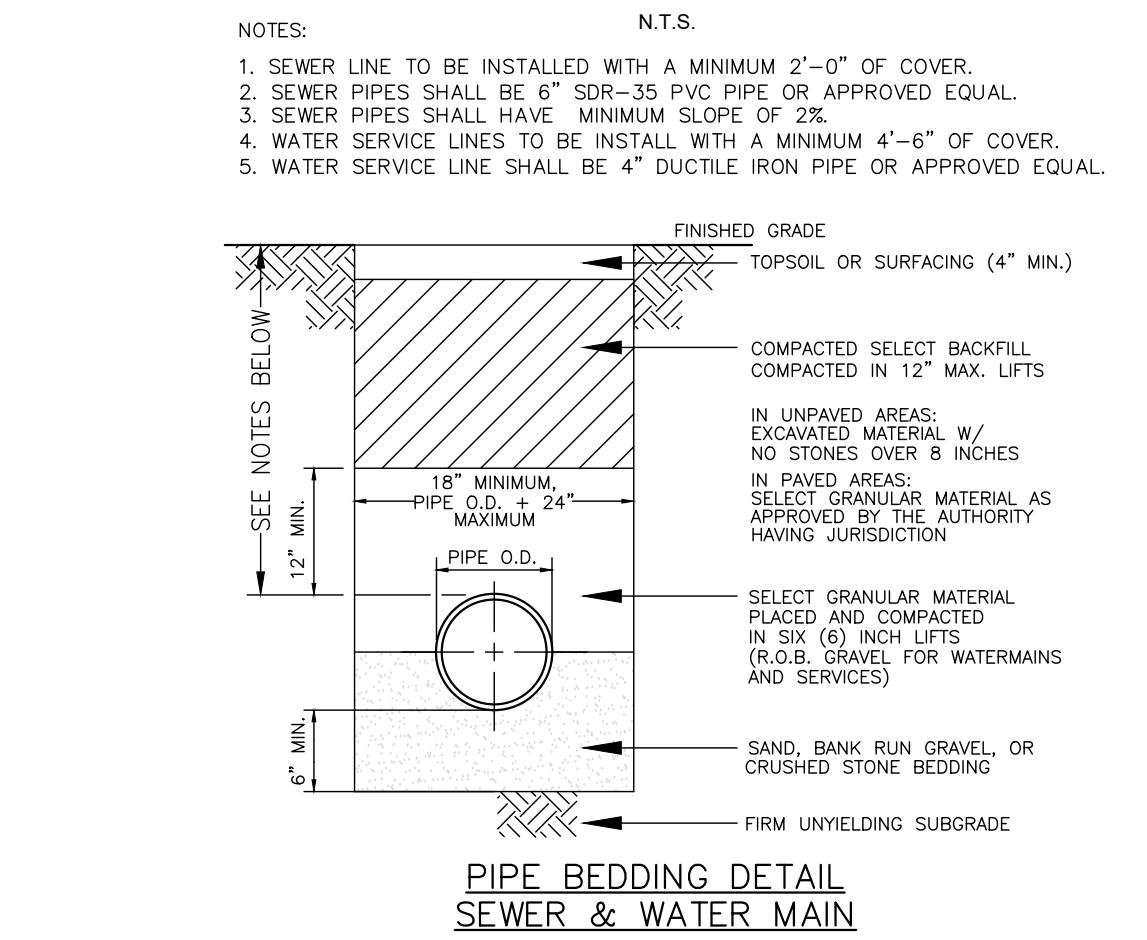
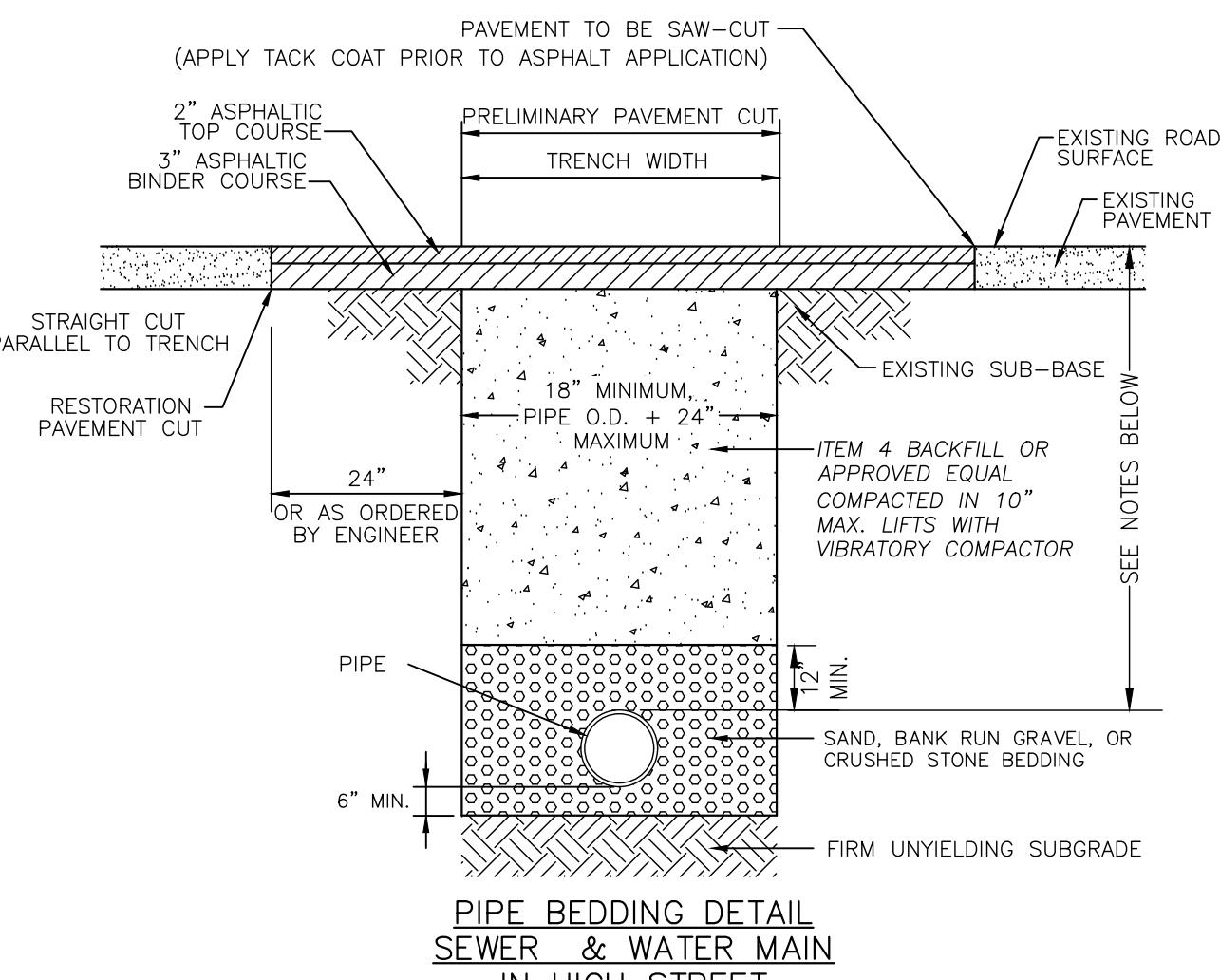


### SANITARY SEWER NOTES:

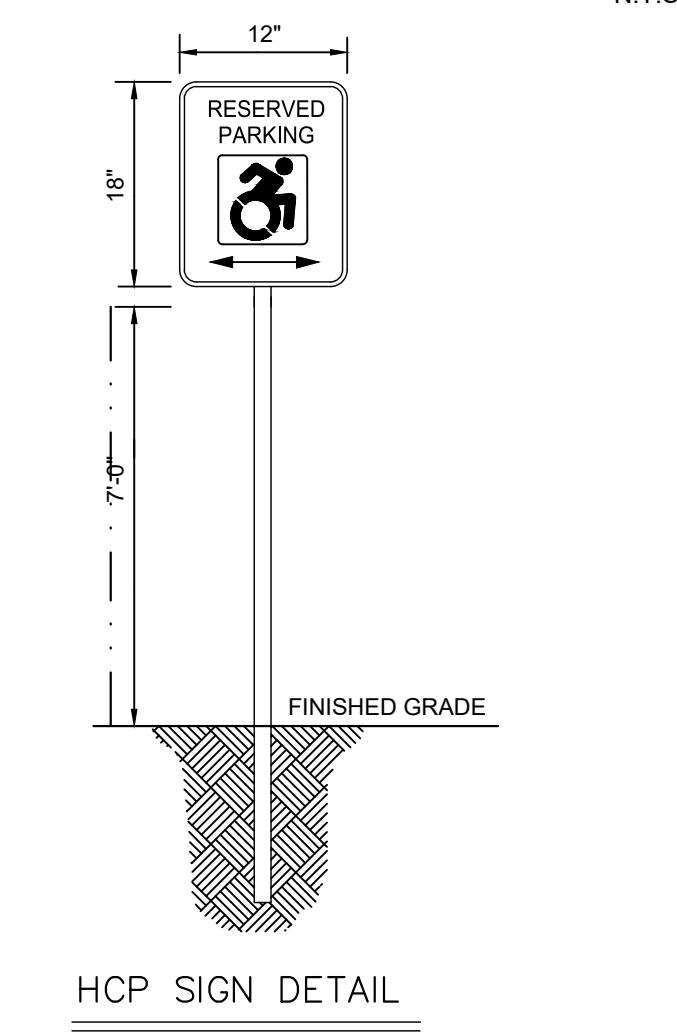
1. CONTRACTOR TO VERIFY LOCATION, LENGTHS, INVERTS, FEATURES AND CONDITIONS OF ALL SANITARY MANHOLES, PIPELINES, ETC AND SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER AND APPLICANT OF ANY DISCREPANCIES.
2. ALL SANITARY SEWER LATERALS, MATERIAL AND PROCEDURES OF CONSTRUCTION WILL BE IN ACCORDANCE WITH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

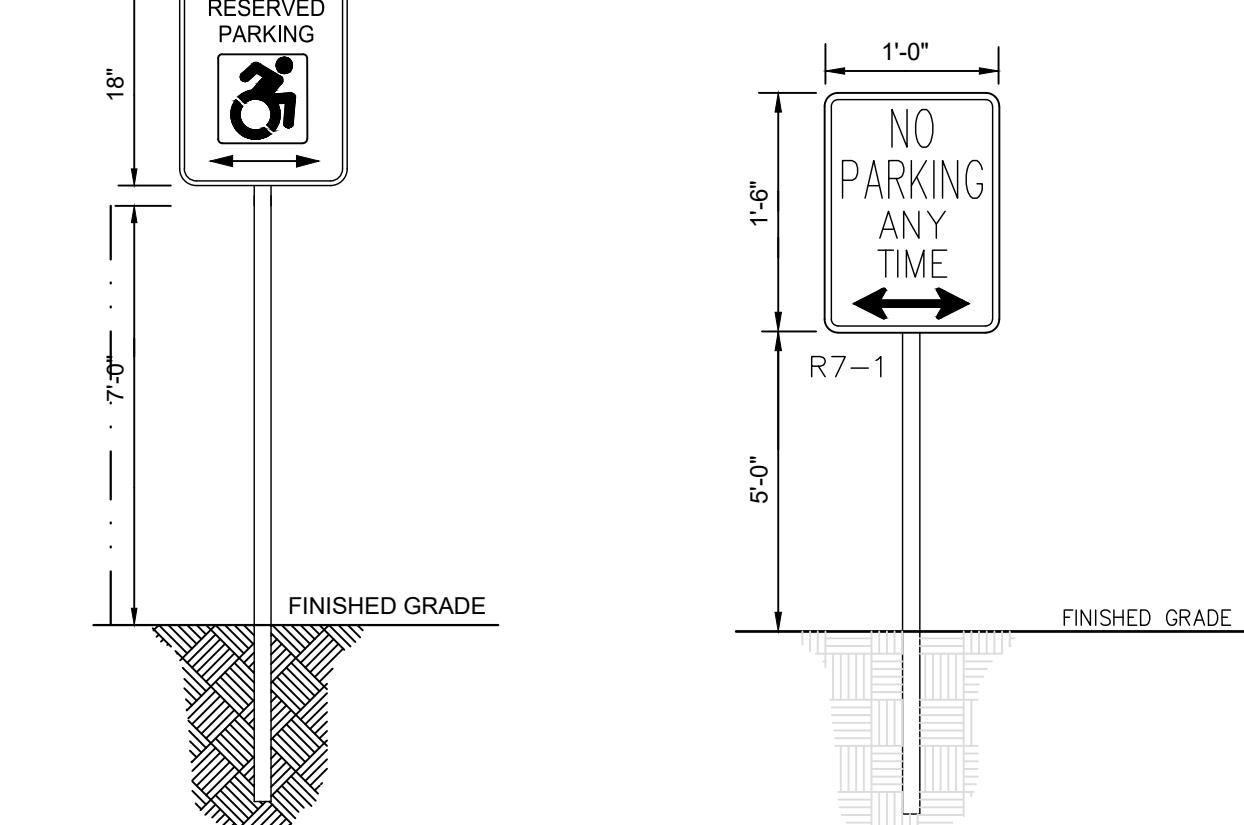
1. CONTRACTOR TO VERIFY LOCATION, LENGTHS, INVERTS, FEATURES AND CONDITIONS OF ALL SANITARY MANHOLES, PIPELINES, ETC AND SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER AND APPLICANT OF ANY DISCREPANCIES.
2. ALL WATER MAIN LATERALS, MATERIAL AND PROCEDURES OF CONSTRUCTION WILL BE IN ACCORDANCE WITH ALL 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 PREVENTER. ALSO A BACKFLOW PREVENTER FOR THE FIRE SUPPRESSION SYSTEM.



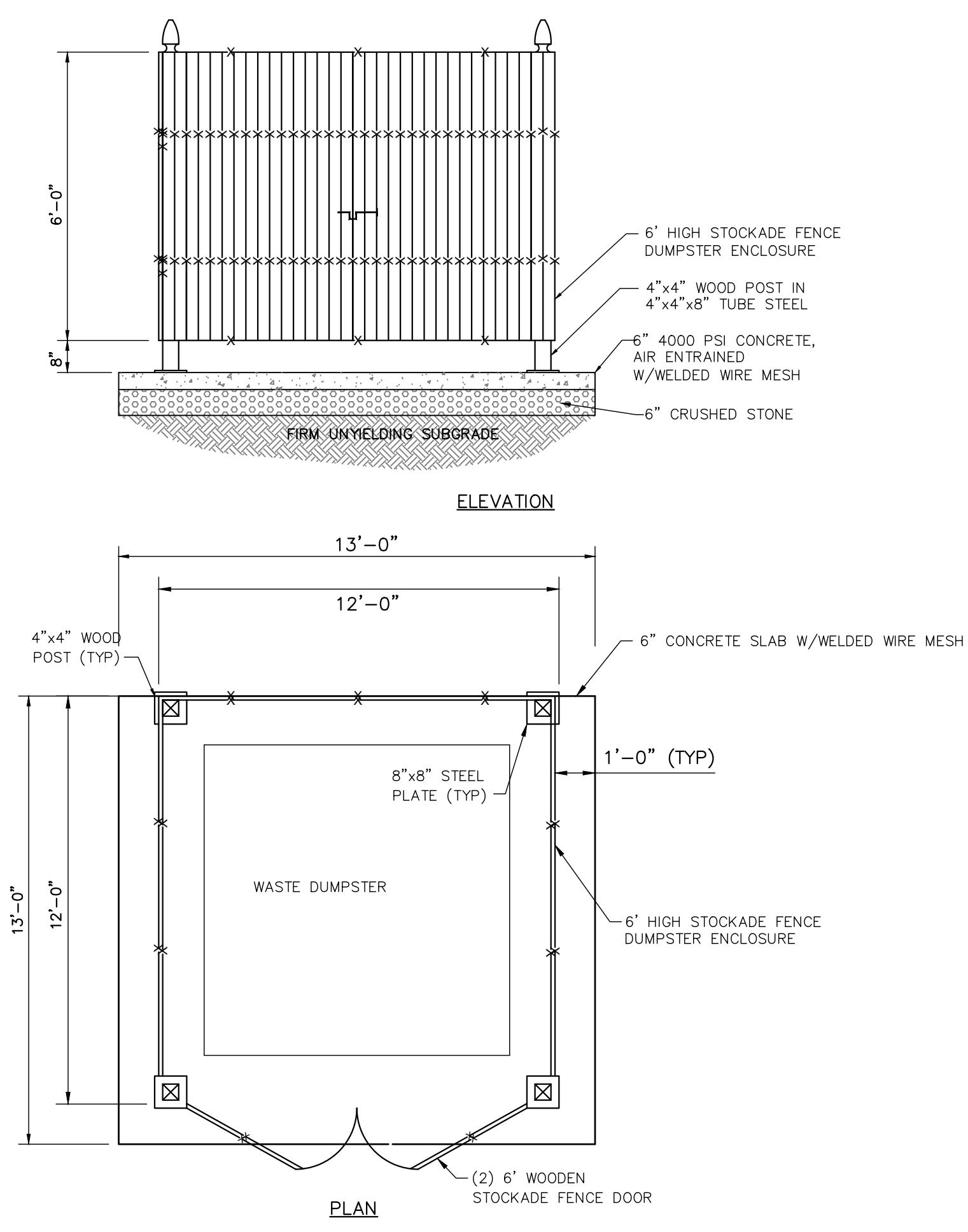
**PARKING SPACE DETAILS**



**HCP SIGN DETAIL**

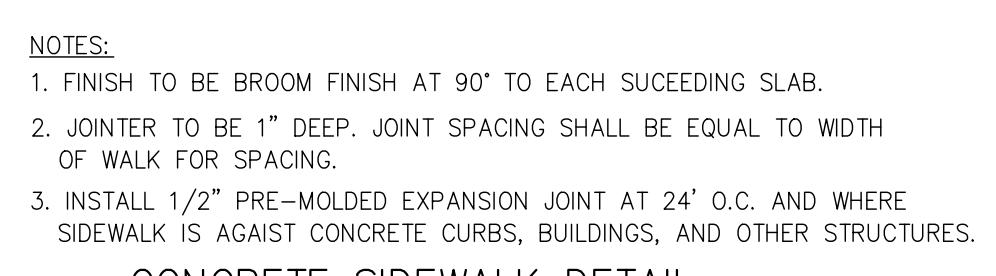
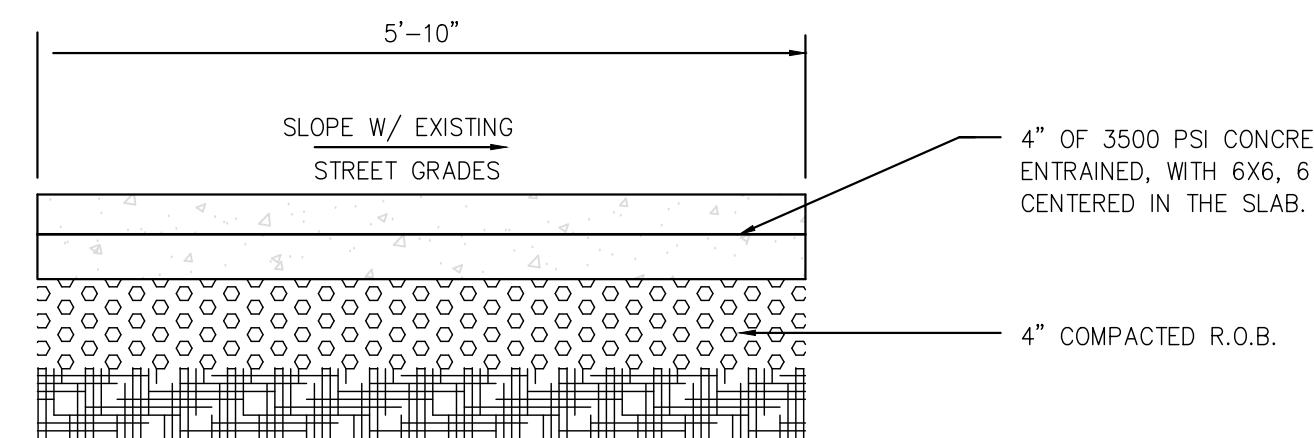


**SEWER SERVICE CONNECTION**



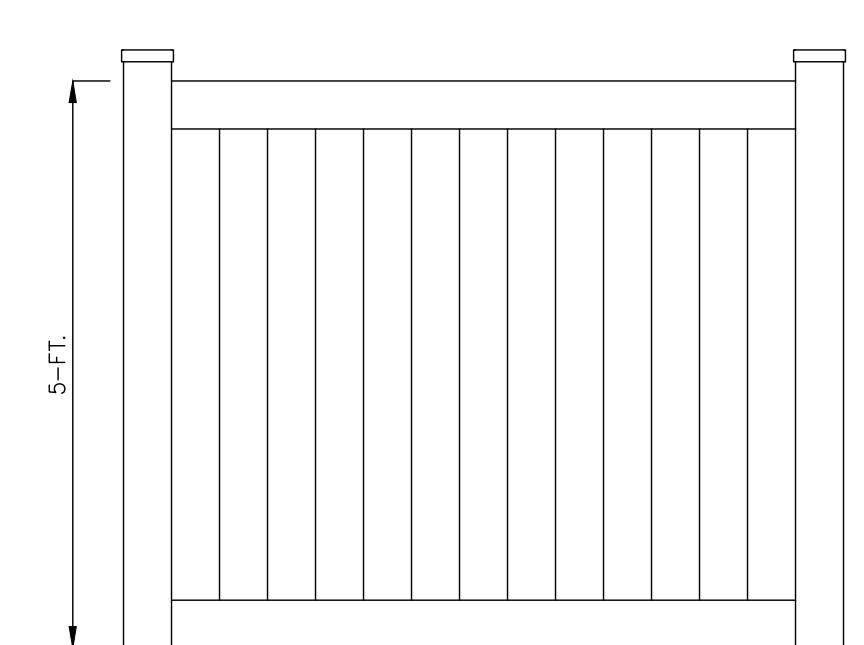
**DUMPSTER AREA DETAIL**

NOT TO SCALE



**CONCRETE SIDEWALK DETAIL**

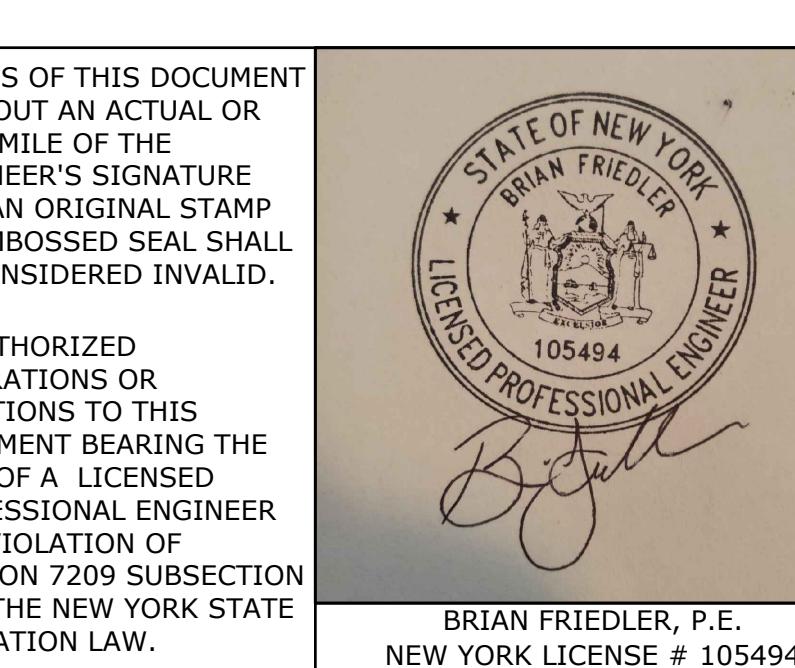
N.T.S.



**5-FT H X 8-FT W EARTH TONE COLOR VINYL SOLID FENCE**

N.T.S.

APPROVED FOR FILING:	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.
OWNER(S)	DATE
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.	
APPROVED AS A FINAL SITE PLAN BY A RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF WARWICK ON _____	
CHAIRMAN	DATE
VILLAGE ENGINEER	DATE



2	12/23/25	VILLAGE OF WARWICK PLANNING BOARD REVIEW
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	