

VICINITY MAP
SCALE: 1"=2,000'

- GENERAL NOTES:
- RECORD OWNER:
JAMES E. HENRY & LUCINDA N. HENRY
PO BOX 171
BELLVALE, NY 10912
 - APPLICANT:
WESTERN ADDITION LLC
SHELLEY GARRY
12 BLACK WALNUT DRIVE
WARWICK, NY 10990
 - TAX MAP NUMBER:
SECTION 210, BLOCK 5, LOT 3
 - DEED REFERENCE:
LIBER 5290, PAGE 292
 - AREA: 0.549 ACRES
 - ZONING DISTRICT: CB - CENTRAL BUSINESS
BULK REQUIREMENTS
- | | REQUIRED | PROPOSED |
|---------------------------------|-----------|------------|
| LOT AREA: | 40,000 SF | 23,943 SF* |
| LOT WIDTH: | 100' MIN. | 63'* |
| FRONT YARD SETBACK: | 40' MIN. | 92' |
| FRONT YARD: | 15' MIN. | TBD |
| SIDE YARD SETBACK: | 20' MIN. | 12.7' |
| SIDE YARD: | 20' MIN. | TBD |
| SIDE YARD RESIDENTIAL ADJACENT: | 40' MIN. | 19.8'* |
| REAR YARD SETBACK: | 40' MIN. | 3'* |
| REAR YARD: | 20' MIN. | TBD |
| REAR YARD RESIDENTIAL ADJACENT: | 35' MIN. | 4.8'* |
| STREET FRONTAGE: | 100' MIN. | 61.5'* |
| BUILDING HEIGHT: | 40' MAX. | <40' |
| BUILDING COVERAGE: | 40% MAX. | 20.1%* |
| LOT DEPTH: | 150' MIN. | 150' |
- PARKING
- | | REQUIRED | PROPOSED |
|------------------------------------|-----------------|----------|
| PARKING REQUIRED EATING & DRINKING | 12 SP/1,000 GLA | TBD |
| TOTAL PARKING SPACES | TBD | 16 SP |
| PARKING SPACE DIMENSION | 9'x18' | 9'x18' |
| TWO-WAY AISLE WIDTH 90° PARKING | 24' | 24' |
| ONE-WAY AISLE WIDTH 60° PARKING | 14' | 12'* |
- * DENOTES AN EXISTING NON-CONFORMANCE
** DENOTES A PROPOSED NON-CONFORMANCE
- REFERENCES:
 - SURVEY OF PROPERTY FOR WESTERN ADDITION LLC, VILLAGE OF WARWICK, ORANGE COUNTY, NEW YORK, PREPARED BY SCHMICK SURVEYING, INC., DATED APRIL 10, 2022.
 - CONTRACTOR/OWNER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING CONSTRUCTION BEFORE PROCEEDING WITH HIS WORK.
 - SUBJECT TO UNDERGROUND UTILITIES NOT VISIBLE OR DISCLOSED TO MJS ENGINEERING & LAND SURVEYING, PC. A SUBSURFACE UTILITY SURVEY WAS NOT CONTRACTED FOR OR PERFORMED AS PART OF THIS APPLICATION. CALL BEFORE YOU DIG UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TWO (2) FULL WORKING DAYS BEFORE YOU DIG. CALL 1-800-962-7962.
 - IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATIONS AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

P:\220115\DWG\220115-00-00-00 SITE PLAN

NO.	DATE	REVISION	BY	CK.
B	06/24/22	SUBMITTED TO PLANNING BOARD	TW	BGC
A	04/25/22	SUBMITTED TO PLANNING BOARD	JCD	BGC

BRADLEY G. CLEVERLEY PE
NY PROFESSIONAL ENGINEER NO. 72492

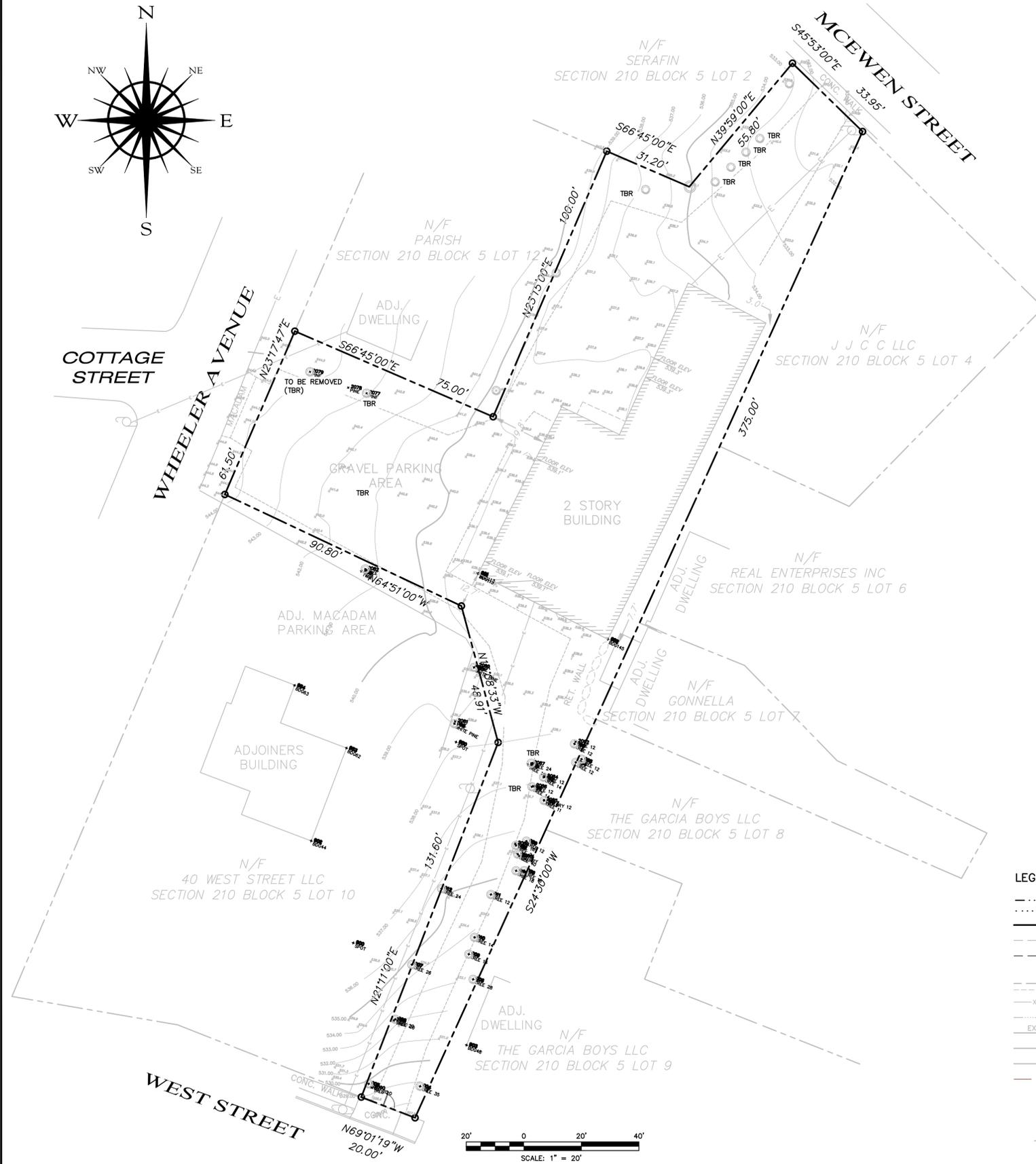
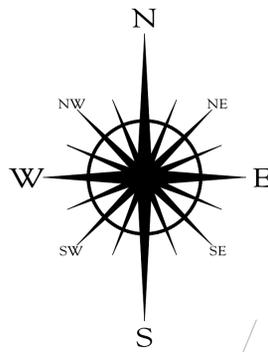
DRAWN BY: J. DEJESUS
DEPT. CK. B. CLEVERLEY
DEP. APPR.
COORD. CK.
P.M. APPR.
CLIENT APPR.

MJS ENGINEERING &
LAND SURVEYING, PC
261 Greenwich Ave
Goshen, NY 10924
845-291-8650
Fax 845-291-8657

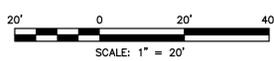
SHEET TITLE:
SITE PLAN

JOB NAME:
**WESTERN
ADDITION LLC
VILLAGE OF WARWICK, ORANGE COUNTY, NEW YORK**

DATE: 04/25/22
JOB NO. 220115
SCALE: 1" = 20'
REV. NO. B
DWG. NO. C-1
SHEET 1 OF 5



- LEGEND**
- EXISTING WETLAND APPROXIMATE
 - EXISTING FLOOD PLAIN
 - PROPERTY LINE
 - EASEMENT
 - EXISTING STORMWATER LINE
 - X 506.00 EXISTING SPOT ELEVATION
 - EXISTING CONTOUR
 - X X EXISTING FENCE LINE
 - EXISTING STREAM
 - EX. SAN. EXISTING SAN. LINE
 - EXISTING WATER LINE
 - EXISTING ELECTRIC LINE
 - EXISTING COMPRESSED AIR LINE
 - EXISTING HYDRANT
 - CB EXISTING CB
 - MH EXISTING MH
 - EXISTING VALVE
 - EXISTING LIGHT



P:\2015\06\220115\06_220115.dwg EDSY & BDB

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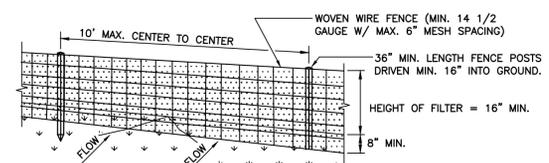
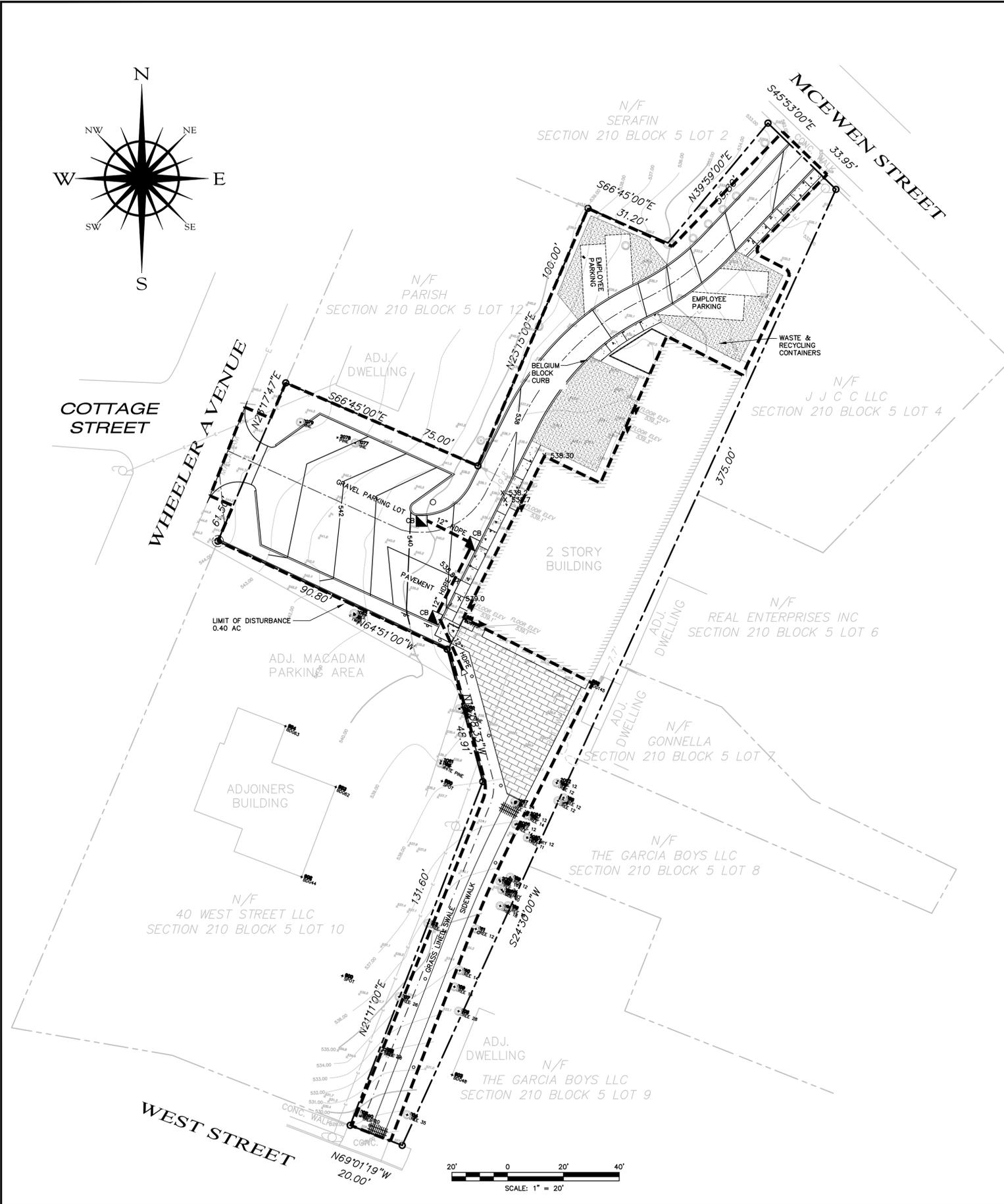
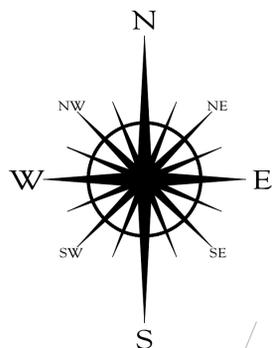
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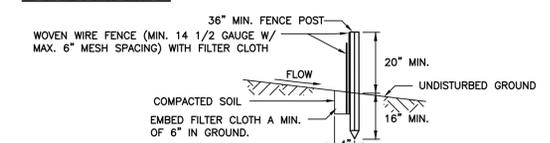
SHEET TITLE:
**EXISTING CONDITIONS
 & DEMOLITION PLAN**

JOB NAME:
**WESTERN
 ADDITION LLC**
 VILLAGE OF WARWICK, ORANGE COUNTY, NEW YORK

DATE: 06/24/22
 JOB NO. 220115
 SCALE: 1" = 20'
 REV. NO. A
 DWG. NO. C-2
 SHEET 2 OF 5



PERSPECTIVE VIEW



SECTION VIEW

CONSTRUCTION SPECIFICATIONS

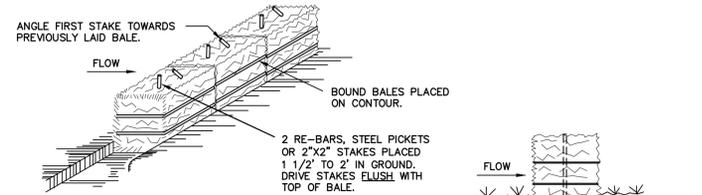
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE

SCALE: NTS

1
C-3

DRAINAGE AREA NO MORE THAN 1/4 ACRE PER 100 FEET OF STRAW BALE DIKE FOR SLOPES LESS THAN 25%.



ANCHORING DETAIL

BEDDING DETAIL

CONSTRUCTION SPECIFICATIONS

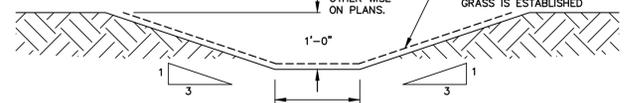
- BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
- EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
- BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
- INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

STRAW BALE DIKE

SCALE: NTS

2
C-3

NOTE:
1. PERMANENT GRASS COVER TO BE A MIX. OF TALL RESOUE & KENTUCKY BLUEGRASS. PERMISSIBLE VELOCITY TO BE 4 FPS OR LESS.
2. DESIGN SLOPE IS 3% WITH CORRESPONDING MAX. FLOW OF 12.5 CFS. MAX. SLOPE IS 10% WITH FLOW OF 6 CFS.



SECTION
GRASS LINED SWALE

SCALE: NTS

3
C-3

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NY PROFESSIONAL ENGINEER NO. 72492

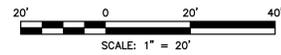
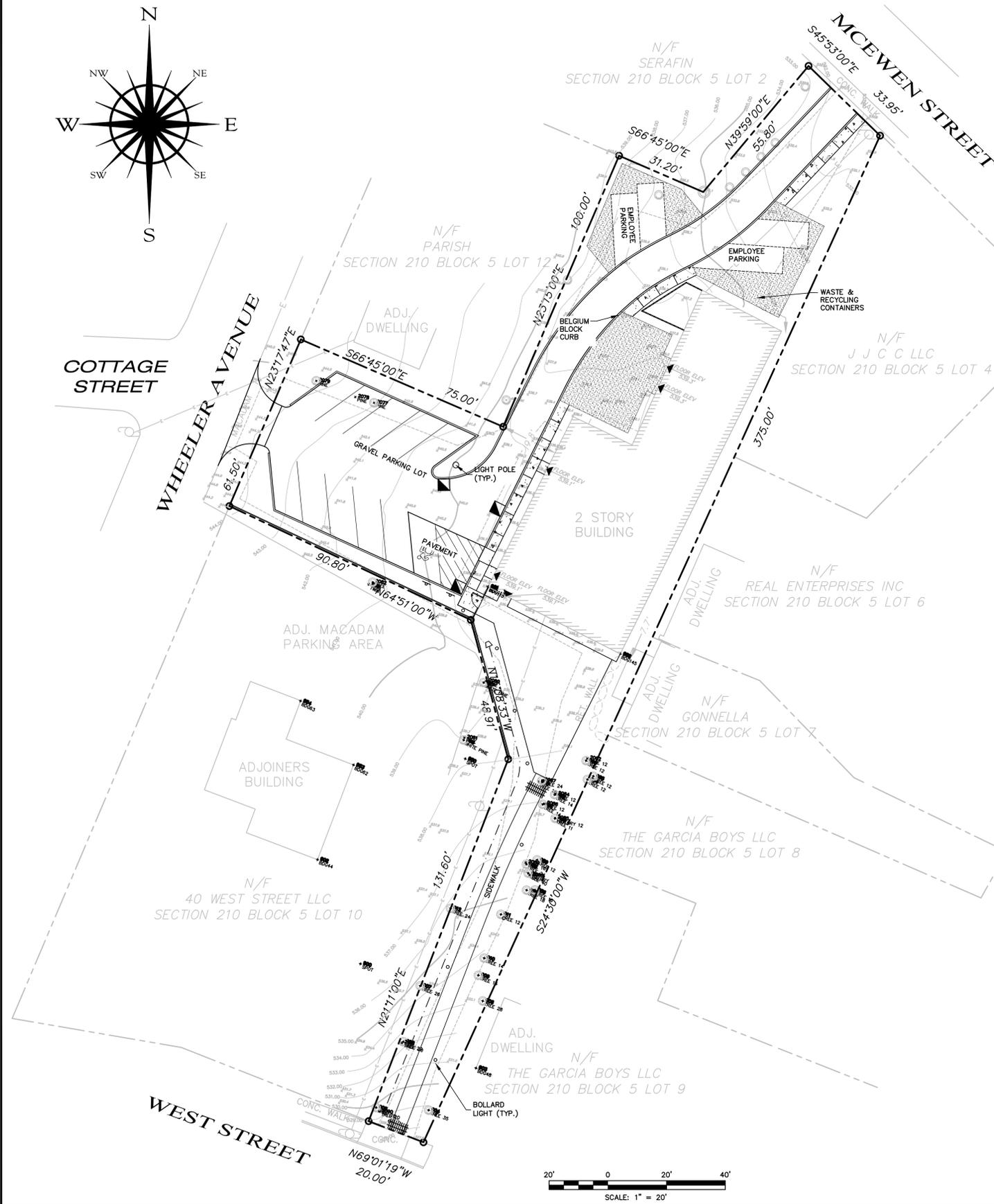
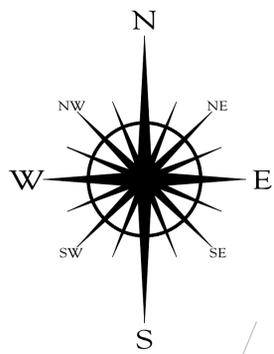
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261 Greenwich Ave
Goshen, NY 10924
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Fax 845-291-8657

SHEET TITLE:
GRADING & DRAINAGE PLAN

JOB NAME:
WESTERN ADDITION LLC
VILLAGE OF WARWICK, ORANGE COUNTY, NEW YORK

DATE: 06/24/22
JOB NO. 220115
SCALE: 1" = 20'
REV. NO. A
DWG. NO. C-3
SHEET 3 OF 5



SEEDING:

1. GROUND PREPARATION:

AREAS TO BE SEEDED WITH TURF SEEDS SHALL BE MAINTAINED AT APPROVED GRADES AND IRREGULARITIES THAT WILL HOLD WATER SHALL BE ELIMINATED. LIMESTONE, FERTILIZER AND SEEDS IN THE AMOUNTS SPECIFIED SHALL BE EVENLY DISTRIBUTED ON THE AREAS TO BE SEEDED.

THE FINISHED SURFACE OF ANY AREA THAT IS SEEDED SHALL NOT BE ROUGHER, MORE UNEVEN, OR HAVE MORE OR LARGER STONES, CLODS, ROOTS, OR OTHER FOREIGN MATERIALS THAN THE AREA IT ADJOINS. IN BUILD-UP AND RESIDENTIAL AREAS, HAND RAKING WILL USUALLY BE NECESSARY TO PRODUCE THE REQUIRED SMOOTHNESS AND UNIFORMITY, PARTICULARLY WHERE GRADING AND TURF ESTABLISHMENT IS TO BE ADJACENT TO LAWNS.

AREAS TO BE SEEDED SHALL BE SCARIFIED SUFFICIENTLY TO BREAK UP THE SURFACE CRUST IMMEDIATELY BEFORE SEEDING EXCEPT WHERE THE GROUND IS ALREADY LOOSE AND FRIABLE AS IMMEDIATELY FOLLOWING GRADING. ALL STONES AND OTHER OBJECTS OVER TWO INCHES IN GREATEST DIMENSION, OR OTHER SIZES AS SPECIFIED, SHALL BE REMOVED AND DISPOSED OF AS APPROVED. ONLY LIMESTONE AND/OR FERTILIZERS MAY BE MIXED TOGETHER WITH THE SEEDS (INCLUDING LEGUME INOCULANTS WHEN REQUIRED) IMMEDIATELY BEFORE SOWING. ANY METHOD OF SOWING THAT DOES NOT INJURE THE SEEDS IN THE PROCESS OF SPREADING WILL BE ACCEPTABLE.

2. RATES:

APPLICATION RATES FOR TURF ESTABLISHMENT MATERIALS SHALL BE:

FERTILIZER	-	85 POUNDS PURE LIVE SEED PER ACRE
MULCH	-	2 TONS PER ACRE
MULCH ANCHORAGE	-	MANUFACTURER'S RECOMMENDED RATE

3. SEED:

PERMANENT WT. OF PURE LIVE SEED NAME	VARIETY	LBS. PER ACRE
RED FESCUE (FESTUCA RUBRA)	COMMERCIAL	50
PERENNIAL RYEGRASS (LOLIUM PERENNE)	COMMERCIAL	30
WHITE CLOVER (TRIFOLIUM REPENS)	COMMERCIAL	5
	MAX. 25% HARD SEED	5
	TOTAL	85 LBS.

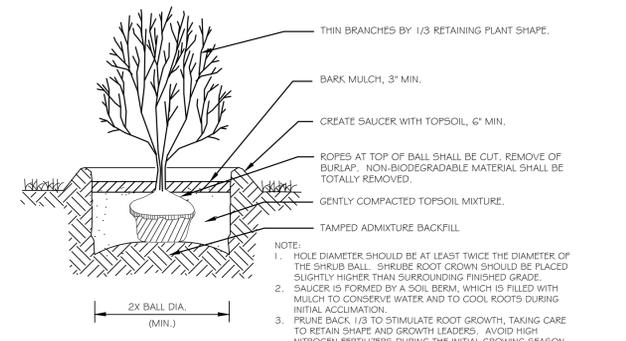
TEMPORARY SEED

	LBS. /ACRE	LBS. /1,000 SQ. FT.
FOR SPRING SEEDING:		
A) ANNUAL RYEGRASS	30	0.70
B) SPRING OATS	80 (2 1/2 BU)	2.00
C) ANNUAL RYEGRASS	15	0.35
D) SPRING OATS	64 (2 BU)	1.50
E) PERENNIAL RYEGRASS	30	0.70
FOR LATE SPRING & SUMMER SEEDING:		
A) SUDANGRASS	40 (1.0 BU)	0.90
B) ANNUAL RYEGRASS	30	0.70
C) PERENNIAL RYEGRASS	30	0.70
FOR LATE SUMMER & FALL SEEDING:		
A) ANNUAL RYEGRASS (COMMON)	30	0.70
B) WINTER RYE (AROSTOOK)	112 (2 BU)	2.50
C) WINTER WHEAT	120 (2 BU)	2.75
D) PERENNIAL RYEGRASS (PENNFINE)	30	0.70

TEMPORARY SEEDING:

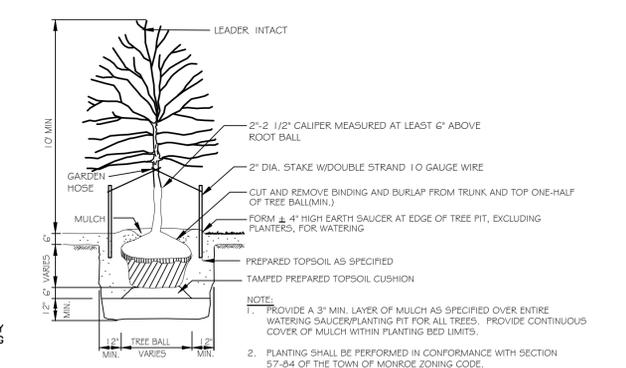
MULCHING AS REQUIRED ON SITES DIFFICULT TO VEGETATE (SANDS, SLOPES, OR HYDROSEEDINGS AND OFF-SEASON OPERATIONS).

- A. MULCH MATERIALS SHALL BE UNROTTED SALT HAY, HAY OR SMALL GRAIN STRAW AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE, OR 70 TO 90 POUNDS PER 1000 SQUARE FOOT. MULCH BLOWERS SHOULD NOT GRIND OR CHOP TILE MATERIAL.
- B. SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 75 PERCENT TO 95 PERCENT OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.
- C. MULCH ANCHORING SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING ON THE SIZE OF THE AREA, AND STEEPNESS OF SLOPES:
 1. PEG AND TWINE: DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISS CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
 2. MULCH NETTING: STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTING TO THE TOP SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED.
 3. MULCH ANCHORING TOOL: (A TRACTOR DRAWN IMPLEMENT ESPECIALLY DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE.) TOOL PENETRATION SHOULD BE ABOUT 3 TO 4 INCHES. ON SLOPING LAND, THE OPERATION SHALL BE DONE ON THE CONTOUR.



SHRUB PLANTING

SCALE: 1 C-4



TREE PLANTING

SCALE: 2 C-4

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BRADLEY G. CLEVERLEY PE
 NY PROFESSIONAL ENGINEER NO. 72492

DRAWN BY:
 DEPT. CK. M. SANDOR
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 COORD. CK.
 P.M. APPR.
 CLIENT APPR.

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 LAND SURVEYING, PC
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 845-291-8650
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SHEET TITLE:
LANDSCAPING & LIGHTING PLAN

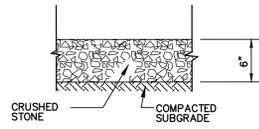
JOB NAME:
WESTERN ADDITION LLC
 VILLAGE OF WARWICK, ORANGE COUNTY, NEW YORK

DATE: 06/24/22
 JOB NO. 220115
 SCALE: 1" = 20'
 REV. NO. A
 DWG. NO. C-4
 SHEET 4 OF 5

GRAVEL PAD SECTION

SCALE: NTS

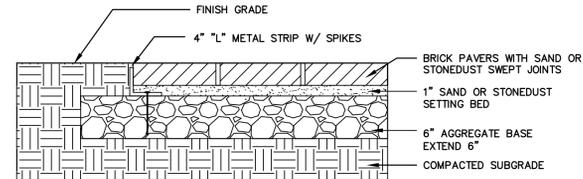
1
C-5



BRICK PAVERS W/METAL METAL STRIP EDGE

SCALE: NTS

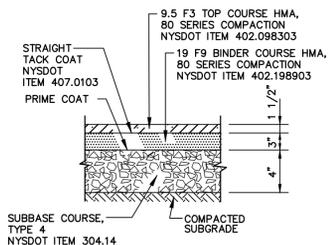
4
C-5



PAVEMENT SECTION

SCALE: 1" = 1'-6"

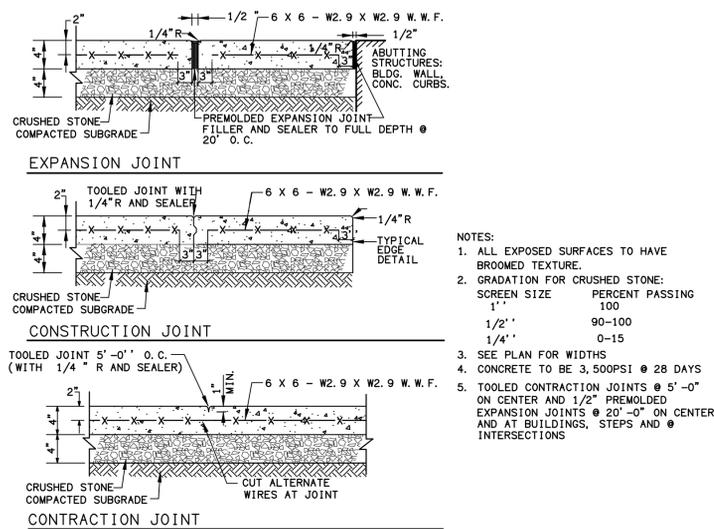
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C-5



CONCRETE WALKWAY DETAIL

SCALE: NTS

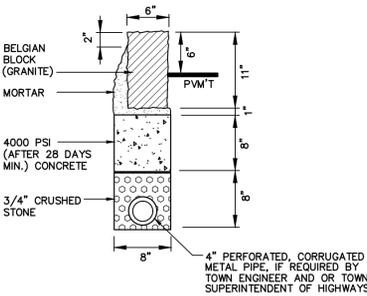
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C-5



BELGIAN BLOCK CURB

SCALE: 1"=1'

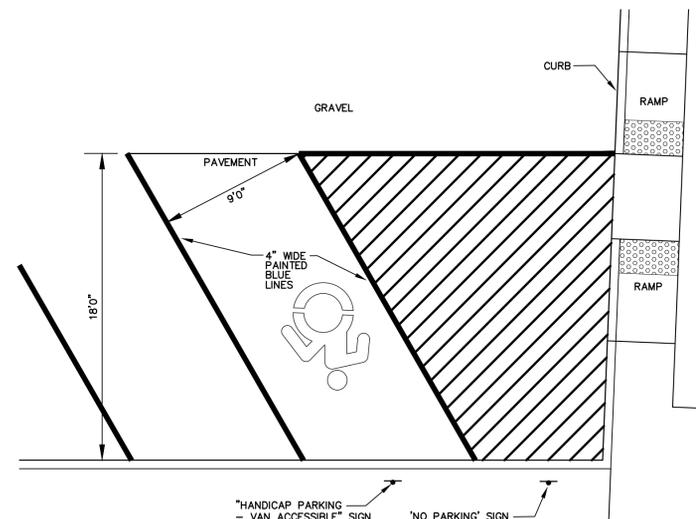
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C-5



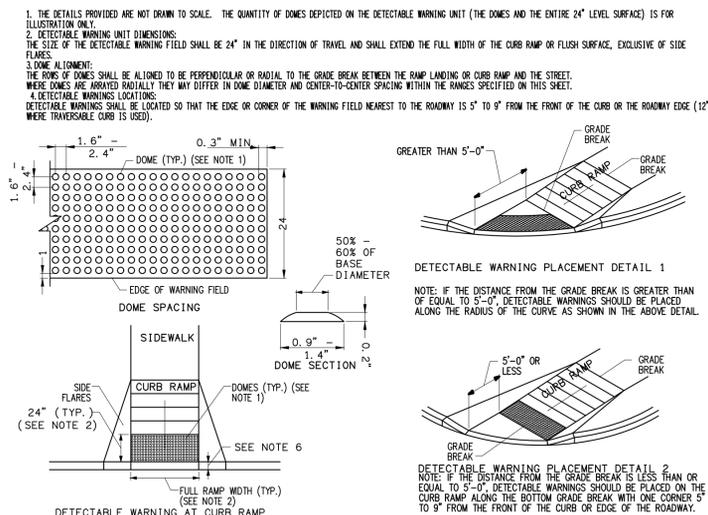
ADA PARKING SPACE LAYOUT

SCALE: NTS

6
C-5



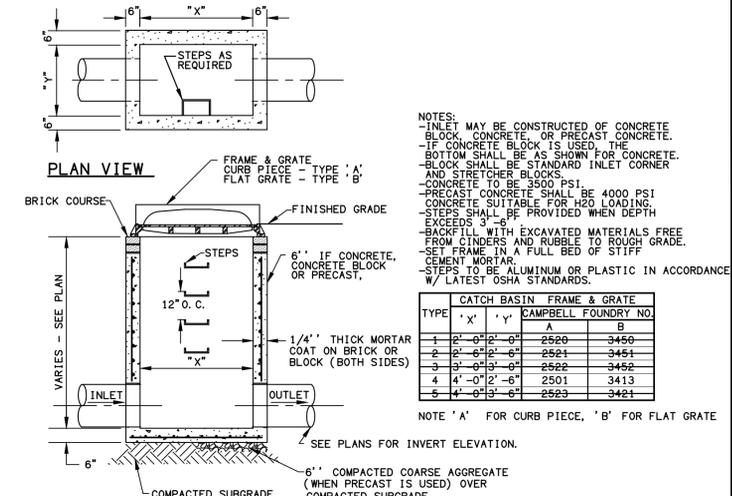
NOTES:



DETECTABLE WARNING STRIP

SCALE: 1" = 1'

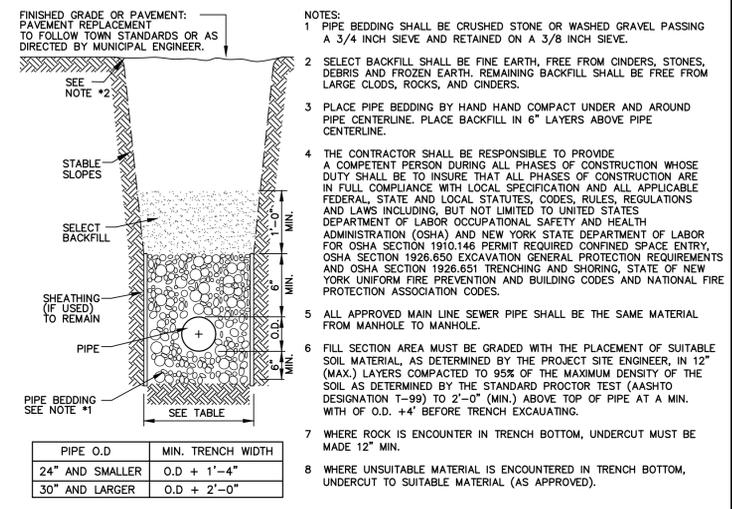
7
C-5



CATCH BASIN DETAIL

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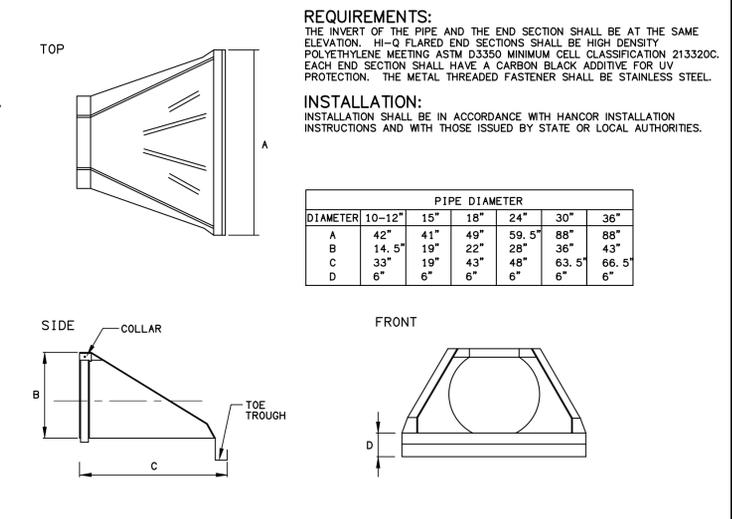
8
C-5



TRENCH DETAIL (SANITARY & STORM)

SCALE: NTS

9
C-5



HANCOR HI-Q FLARED END SECTION

SCALE: NTS

10
C-5

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DETAILS

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VILLAGE OF WARWICK, ORANGE COUNTY, NEW YORK

DATE: 06/24/22

JOB NO.
220115
SCALE:
AS SHOWN

REV. NO. A

DWG. NO.
C-5
SHEET 5 OF 5