

GENERAL NOTES

1. TAX MAP DESIGNATION: SECTION 207, BLOCK 2, LOT 24

24 WHEELER AVENUE, WARWICK, NY 10990

2. RECORD OWNER / APPLICANT:

JOHN A. PERUSO

24 WHEELER AVENUE

WARWICK, NY 10990

3. PROPERTY AREA: 5,798 ± SQ.FT.

4. ZONING DISTRICT: LIMITED OFFICE OVERLAY (LO)

5. EXISTING WATER SUPPLY: VILLAGE OF WARWICK WATER SYSTEM

6. EXISTING SEWAGE DISPOSAL: VILLAGE OF WARWICK SEWER SYSTEM

7. SURVEY INFORMATION PROVIDED BY JAMES G. SCHEUERMANN, P.L.S., DATED MAY 19, 2022. TOPOGRAPHY INFORMATION TAKEN FROM ORANGE COUNTY IMAGE MATE.

8. EXISTING USE: SINGLE-FAMILY, 3-BEDROOM DWELLING

9. PROPOSED USE: TWO-FAMILY RESIDENCE

ZONING DATA :

LIMITED OFFICE OVERLAY (LO) (USE GROUP g)

ITEM	REQUIRED	PROVIDED
MIN. LOT AREA	22,500 SQ.FT.	5,798 SQ.FT.(*)
MIN. LOT WIDTH	125 FT.	59.30 FT.(*)
FRONT SETBACK	40 FT.	21.1 FT.(*)
MIN. FRONT YARD	40 FT.	20 FT.(*)
MIN. REAR SETBACK	35 FT.	29 FT.(*)
MIN. REAR YARD	10 FT.	19 FT. +/-
MIN. SIDE SETBACK	25 FT.	11.1 FT.(*)
TOTAL SIDE SETBACK	60 FT.	30.5 FT.(*)
MIN. SIDE YARD	15 FT.	9.8 FT.(*)
MIN. STREET FRONTAGE	90 FT.	59.30 FT.(*)
MAX. BLDG. HEIGHT	35 FT./3 STRY.	≤ 35 FT./3 STRY.
DEVELOPMENT COVERAGE	35%	33% +/-(**)
MIN. LOT DEPTH	125 FT.	97.77 FT.(*)
LIVABLE FLOOR AREA	1,250 SF	>1,250 SF

(*) NON-CONFORMING, PRE-EXISTING CONDITION

(**) 1,887 SQ.FT. / 5,798 SQ.FT. = 0.325

VICINITY MAP

SCALE: 1" = 200'±

4	02/10/25	VILLAGE OF WARWICK PLANNING BOARD REVIEW
3	07/15/24	VILLAGE OF WARWICK PLANNING BOARD REVIEW
2	06/07/23	VILLAGE OF WARWICK PLANNING BOARD REVIEW
1	12/13/22	VILLAGE OF WARWICK PLANNING BOARD REVIEW
ISSUE	DATE	DESCRIPTION

AMENDED SITE PLAN

PERUSO PROPERTY

SECTION 207 BLOCK 2 LOT 24

VILLAGE OF WARWICK

ORANGE COUNTY, NEW YORK

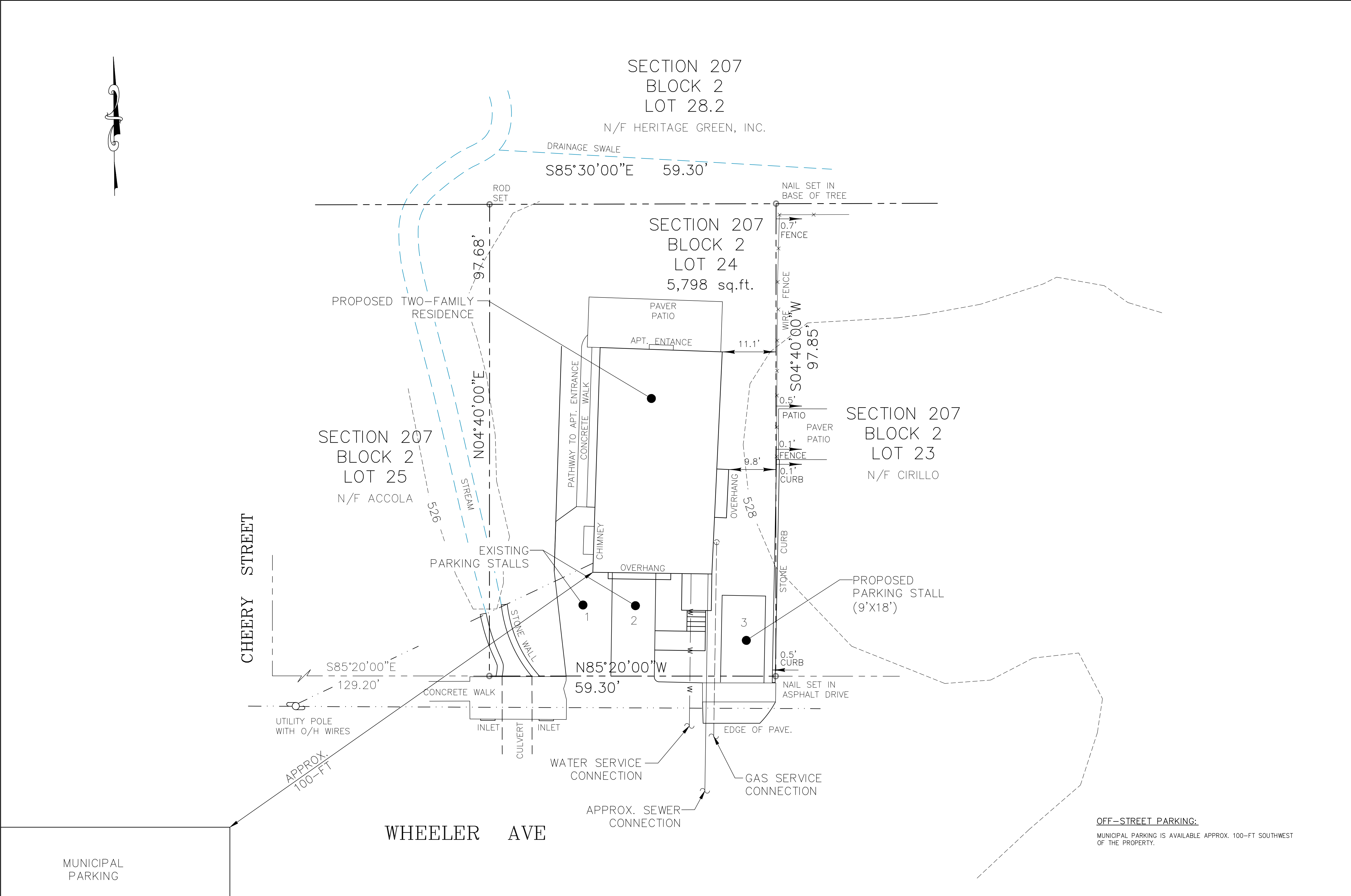
FRIEDLER ENGINEERING, PLLC

PH. 845.544.5662

9 LOCUST STREET WARWICK, NEW YORK 10990

FRIEDLERENGINEERING@OUTLOOK.COM

DRAWN BY	CHECKED BY	SCALE	JOB NO.	SHEET NO.
BJF	BJF	AS SHOWN	FE-22060	1 OF 1



SCHEDULE OF USE AND PARKING SPACE REQUIREMENTS:

TWO-FAMILY DWELLING UNIT:

REQUIRED: 1.5 SPACES / BEDROOM; 2 SPACES / 2 OR MORE BEDROOMS

EXISTING SPACES: 2

PROPOSED SPACES: 3

MUNICIPAL PARKING AVAILABLE WITHIN 100-FT OF THE PROPERTY

LEGEND

EXISTING PROPERTY LINE

OVERHEAD UTILITY LINES

STREAM

EXISTING CONTOUR

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.

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.

BRIAN FRIEDLER, P.E.

NEW YORK LICENSE # 105494

GRAPHIC SCALE

10

0

5

10

20

1" = 10'