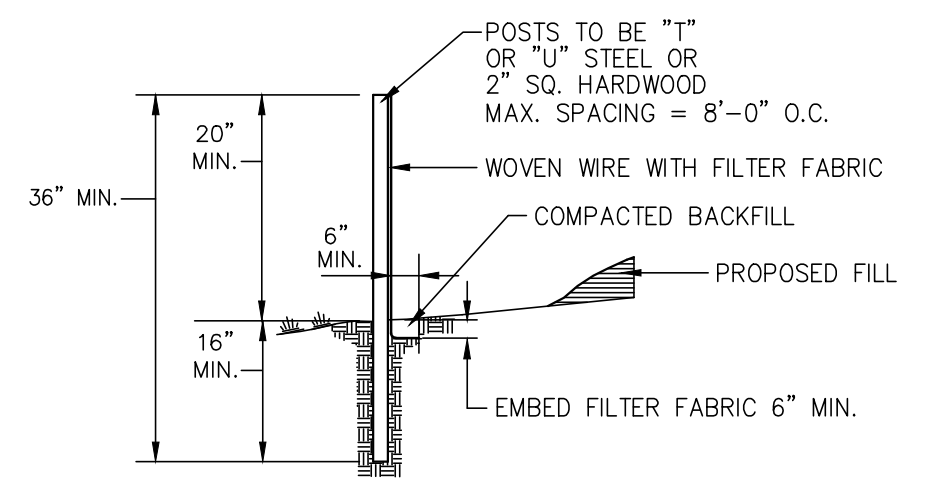


**SOIL EROSION CONTROL NOTES**

- 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 SEEDS BY DISING 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.



- 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)

**GENERAL NOTES**

- TAX MAP DESIGNATION: SECTION 207, BLOCK 2, LOT 26  
28 WHEELER AVENUE, WARWICK, NY 10990
- RECORD OWNER / APPLICANT:  
JAMES McATEER & CHRISTOPHER KIMEICK  
802 UNION CORNERS ROAD  
FLORIDA, NY 10921
- PROPERTY AREA: 4,863 ± SQ.FT.
- ZONING DISTRICT: LIMITED OFFICE OVERLAY (LO)
- EXISTING WATER SUPPLY: VILLAGE OF WARWICK WATER SYSTEM
- EXISTING SEWAGE DISPOSAL: VILLAGE OF WARWICK SEWER SYSTEM
- SURVEY INFORMATION PROVIDED BY PAUL ROGEMAN, P.L.S., DATED APRIL 7, 2025. TOPOGRAPHY INFORMATION TAKEN FROM ORANGE COUNTY IMAGE MATE.
- EXISTING USE: SINGLE-FAMILY, 2-BEDROOM DWELLING
- PROPOSED USE: TWO-FAMILY RESIDENCE

**ZONING DATA :**

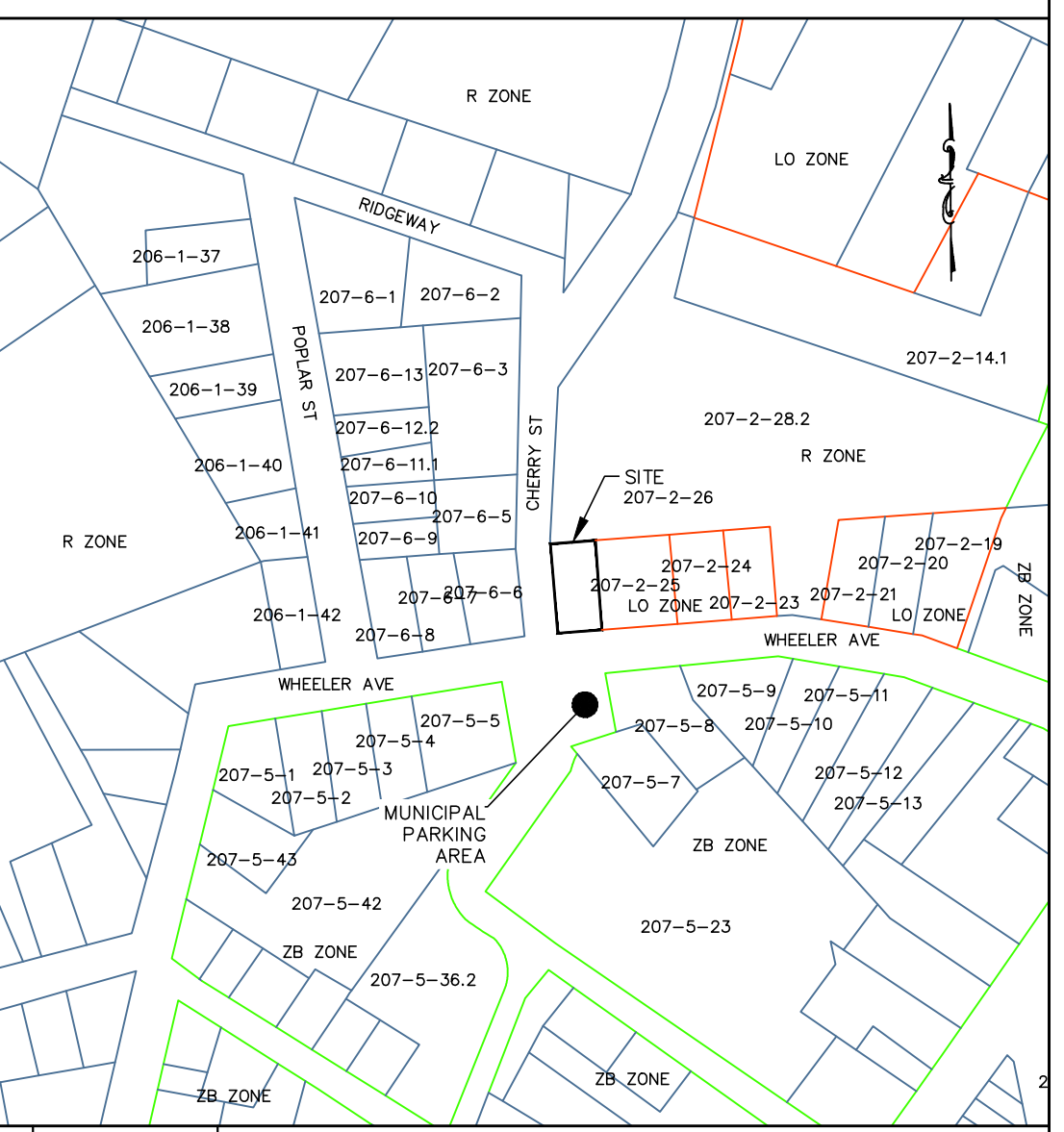
ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	22,500 SQ.FT.	4,863 SQ.FT.(*)	4,863 SQ.FT.(*)
MIN. LOT WIDTH	75 FT.	50.0 FT.(*)	50.0 FT.(*)
FRONT SETBACK (***)	30 FT.	10.5 FT.(*)	10.5 FT.(*)
MIN. FRONT YARD (***)	30 FT.	10.5 FT.(*)	10.5 FT.(*)
MIN. REAR SETBACK	30 FT.	42.8 FT.	25.0 FT.
MIN. REAR YARD	10 FT.	12.1 FT.	4.8 FT.
MIN. SIDE SETBACK	20 FT.	15.8 FT.(*)	15.8 FT.(*)
TOTAL SIDE SETBACK (***)	(***)	(***)	(***)
MIN. SIDE YARD	10 FT.	12.0 FT.	12.0 FT.
MIN. STREET FRONTAGE	75 FT.	147 FT.	147 FT.
MAX. BLDG. HEIGHT	25 FT.	25 FT.	25 FT.
DEVELOPMENT COVERAGE	35%	36% ±(**)	46% ±
MIN. LOT DEPTH	125 FT.	97.3 FT.(*)	97.3 FT.(*)
LIVABLE FLOOR AREA	900 SF	900 + SF	900 + SF
FLOOR AREA RATIO	0.25	0.22	0.22

**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  
 REQUIRED SPACES: 4  
 PROPOSED SPACES: 4  
 MUNICIPAL PARKING AVAILABLE WITHIN 55-FT OF THE PROPERTY

**OFF-STREET PARKING:**  
 MUNICIPAL PARKING IS AVAILABLE APPROX. 50-FT SOUTH OF THE PROPERTY.

**VICINITY MAP**  
SCALE: 1" = 200'±



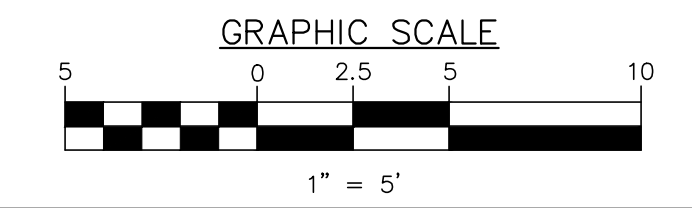
**LEGEND**

- EXISTING PROPERTY LINE
- OVERHEAD UTILITY LINES
- EXISTING CONTOUR

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



2	06/02/25	VILLAGE OF WARWICK ZONING BOARD OF APPEALS REVIEW
1	04/15/25	VILLAGE OF WARWICK PLANNING BOARD REVIEW
ISSUE	DATE	DESCRIPTION

**PROPOSED 2-FAMILY DWELLING SITE PLAN**

**28 WHEELER AVE**

SECTION 207 BLOCK 2 LOT 26  
VILLAGE OF WARWICK  
ORANGE COUNTY, NEW YORK

**FRIEDLER ENGINEERING, PLLC**

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9 LOCUST STREET WARWICK, NEW YORK 10990  
FRIEDLERENGINEERING@OUTLOOK.COM

DRAWN BY B/J	CHECKED BY B/J	SCALE AS SHOWN	JOB NO. FE-25045	SHEET NO. 1 OF 1
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