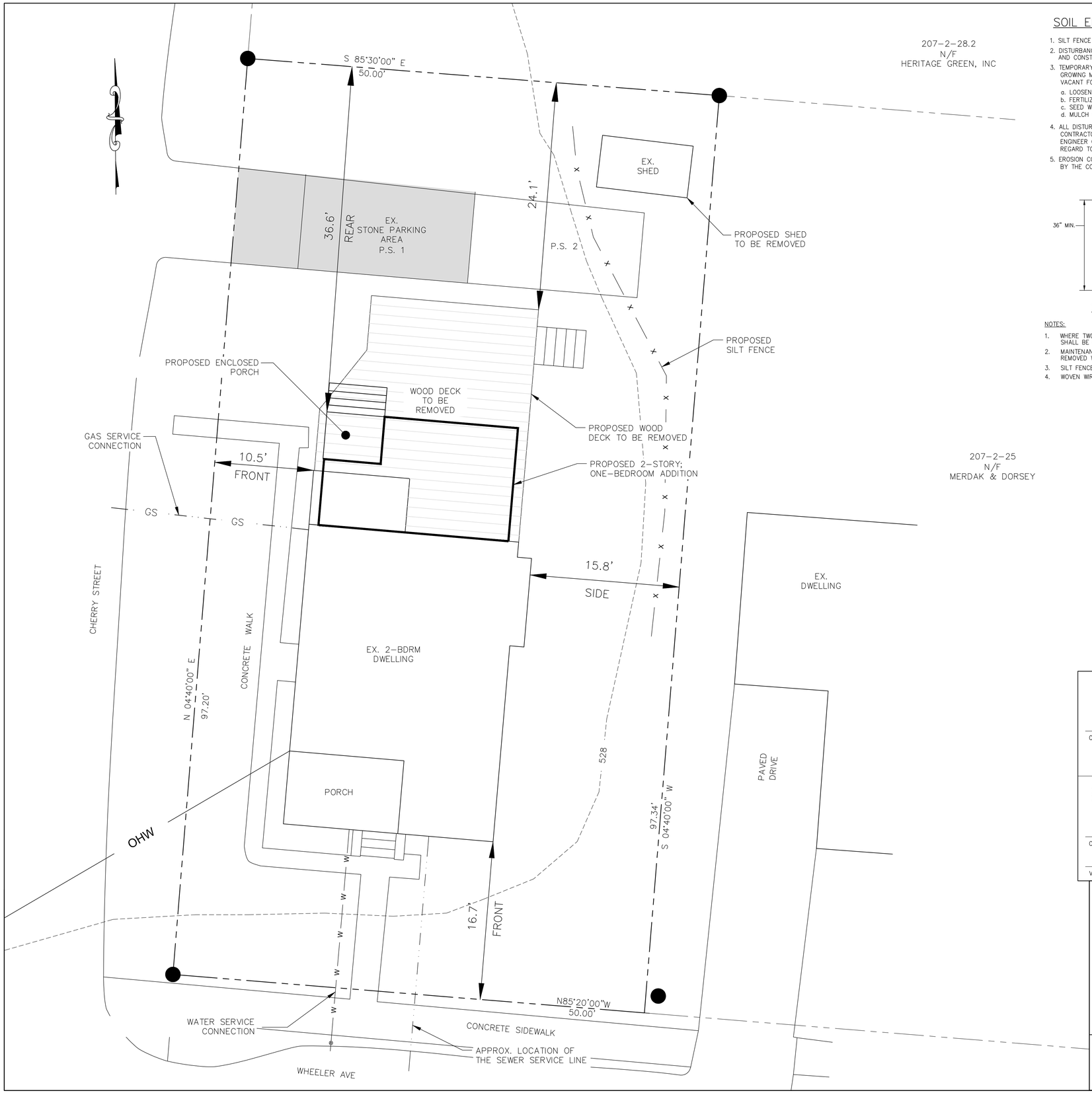
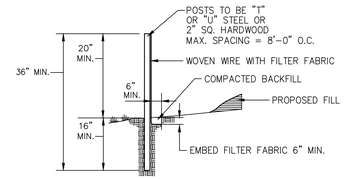


SOIL EROSION CONTROL NOTES

1. SILT FENCE BARRIERS SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
2. DISTURBANCE TO BE LIMITED TO THE MINIMUM NECESSARY FOR THE GRADING AND CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
3. 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:
   a. LOOSEN SEEDED BY DISCING TO 4" DEPTH.
   b. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 FERTILIZER (20 lbs. per 1000 s.f.)
   c. SEED WITH PERENNIAL RYEGRASS (20 lbs. per 1000 s.f.)
   d. MULCH WITH STRAW MULCH (90 lbs. per 1000 s.f.)
4. 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.
5. 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:

1. WHERE TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
2. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
3. SILT FENCE FABRIC TO BE MIRAFI 100X OR APPROVED EQUAL.
4. WOVEN WIRE FENCE (MIN. 14.5 GAUGE, MAX 6" MESH SPACING)

GENERAL NOTES

1. TAX MAP DESIGNATION: SECTION 207, BLOCK 2, LOT 26
   28 WHEELER AVENUE, WARWICK, NY 10990
2. RECORD OWNER / APPLICANT:
   JAMES McATEER & CHRISTOPHER KIMIECIK
   802 UNION CORNERS ROAD
   FLORIDA, NY 10921
3. PROPERTY AREA: 4,863 ± 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 PAUL ROGGEMAN, P.L.S., DATED APRIL 7, 2025. TOPOGRAPHY INFORMATION TAKEN FROM ORANGE COUNTY IMAGE MATE.
8. EXISTING USE: SINGLE-FAMILY, 2-BEDROOM DWELLING
9. PROPOSED USE: SINGLE-FAMILY, 3-BEDROOM DWELLING

ZONING DATA :

LIMITED OFFICE OVERLAY (LO) (USE GROUP b)

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	20,000 SQ.FT.	4,863 SQ.FT.(*)	4,863 SQ.FT.(*)
MIN. LOT WIDTH	100 FT.	50.0 FT.(*)	50.0 FT.(*)
FRONT SETBACK	35 FT.	10.5 FT.(*)	10.5 FT.(*)
MIN. FRONT YARD	35 FT.	10.5 FT.(*)	10.5 FT.(*)
MIN. REAR SETBACK	35 FT.	42.8 FT.	36.6 FT
MIN. REAR YARD	10 FT.	12.1 FT.	12.1 FT.
MIN. SIDE SETBACK	20 FT.	15.8 FT.(*)	15.8 FT.(*)
TOTAL SIDE SETBACK	50 FT.	(***)	(***)
MIN. SIDE YARD	10 FT.	12.0 FT.	12.0 FT.
MIN. STREET FRONTAGE	80 FT.	147 FT.	147 FT.
MAX. BLDG. HEIGHT	35 FT.	25 FT.	25 FT.
DEVELOPMENT COVERAGE	35%	36% ±(*)(**)	31% ±
MIN. LOT DEPTH	125 FT.	97.3 FT.(*)	97.3 FT.(*)
LIVABLE FLOOR AREA	1250 SF	1,092 SF	1,577 ± SF
FLOOR AREA RATIO	0.25	0.22	0.32 (****)

(*) NON-CONFORMING, PRE-EXISTING CONDITION
(**) EXISTING: 1,750 SQ.FT. / 4,863 SQ.FT. = 0.359
PROPOSED: 1,505 SQ.FT. / 4,863 SQ.FT. = 0.309
(***) CORNER LOT: A FRONT YARD AND FRONT SETBACK SHALL BE REQUIRED ON A CORNER LOT FROM EACH STREET LINE. THERE SHALL BE DESIGNATED ON THE SITE PLAN WHICH OF THE REMAINING YARDS OR SETBACKS SHALL BE THE SIDE AND REAR YARD OR SETBACK, RESPECTIVELY.
(****) VARIANCE NEEDED

SCHEDULE OF USE AND PARKING SPACE REQUIREMENTS:

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

MUNICIPAL PARKING AVAILABLE WITHIN 55-FT OF THE PROPERTY

VICINITY MAP

SCALE: 1" = 200'±

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

LEGEND

EXISTING PROPERTY LINE
OVERHEAD UTILITY LINES
526 EXISTING CONTOUR

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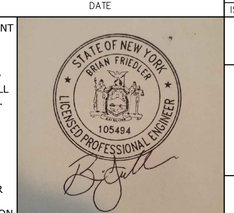

BRIAN FRIEDLER, P.E.
NEW YORK LICENSE # 105494

GRAPHIC SCALE

5 0 2.5 5 10

1" = 5'

ISSUE	DATE	DESCRIPTION
2	12/02/25	VILLAGE OF WARWICK ZONING BOARD OF APPEALS REVIEW
1	10/06/25	VILLAGE OF WARWICK BUILDING DEPARTMENT REVIEW

PROPOSED DWELLING ADDITION SITE PLAN

28 WHEELER AVE

SECTION 207 BLOCK 2 LOT 26
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	CHECKED BY	SCALE	JOB NO.	SHEET NO.
BJF	BJF	AS SHOWN	FE-25045	1 OF 1