

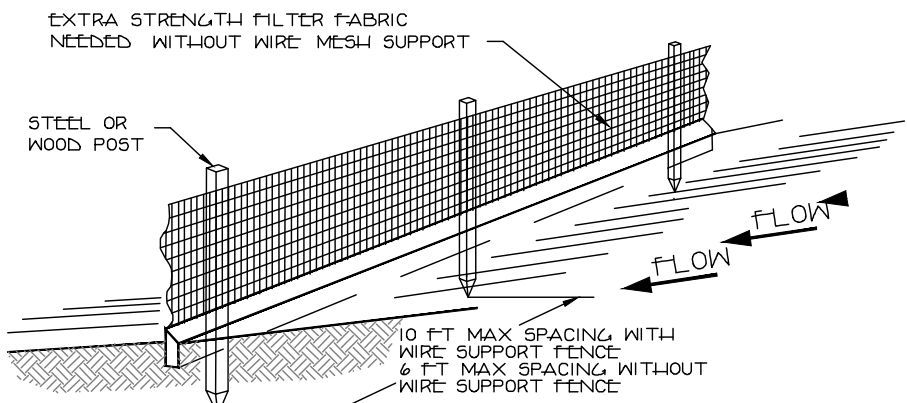
2" ASPHALT TOP COURSE

3" ASPHALT BASE COURSE

6" SUB-BASE OR EQUIVALENT FOUNDATION MATERIAL

PARKING LOT PAVEMENT DETAIL

N.T.S.

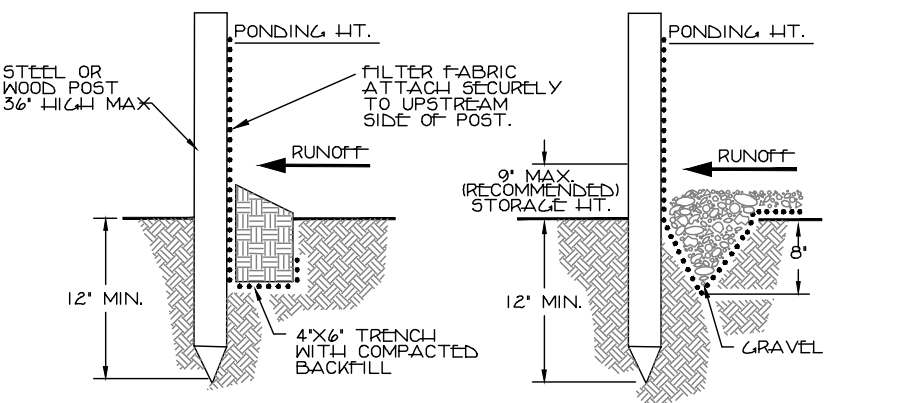


6" 3/4" GRAVEL

FILTER FABRIC

GRAVEL PARKING

N.T.S.

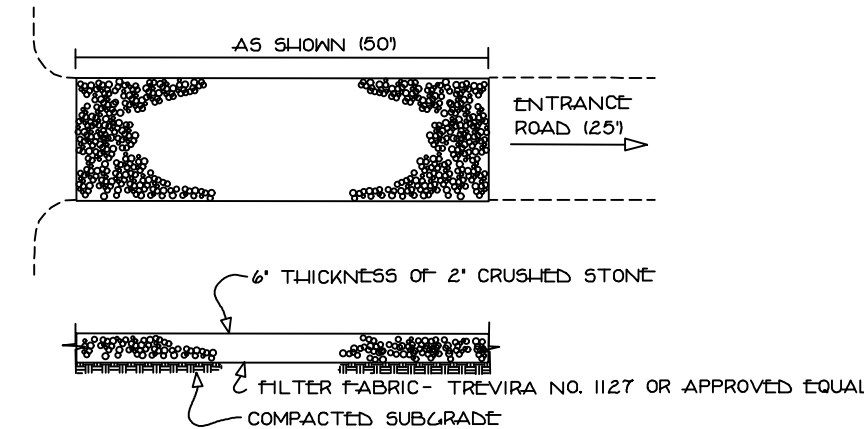


STANDARD DETAIL TRENCH WITH NATIVE BACKFILL

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTIGUOUS TO MAXIMIZE FLOW EFFICIENCY.

SILT FENCE

N.T.S.



STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

CONSTRUCTION SPECIFICATIONS:

1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIRED ACROSS THE ENTRANCE. IF PIRING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

ZONE: LO

BULK REQUIREMENTS

USE GROUP (1)	MIN. LOT AREA	LOT WIDTH	FRONT SETBACK	FRONT YARD	SIDE SETBACK	TOTAL SIDE SETBACK	SIDE YARD	REAR SETBACK	REAR YARD	STREET FRONTAGE	MAXIMUM HEIGHT	DEVELOPMENT COVERAGE	BUILDING COVERAGE	FLOOR AREA RATIO	LOT DEPTH	PARKING
REQUIRED	5,000 SF	50'	AVG	NA	10'	10'	10'	10'	10'	50'	40'	80%	40%	0.40	50'	5
PROVIDED	15,522 SF	75.0'	29.8'	NA	16.4'	47.5'	16.1'	137.1'	137.1'	75.0'	<40'	33.8%	6.1%	0.09	191.1	6

* PRE-EXISTING NON-CONFORMING

PARKING REQUIREMENTS:
3.6/1000 GFA
GFA=656 SF +671 SF=1,327 SF
1327 SF/1000*3.6=4.8=5 SPACES

PROFESSIONAL OFFICE

COVERAGE:
BUILDING=671 SF
PORCH=272 SF
WALK=435 SF
PARKING=3,878 SF
TOTAL=5,256 SF
COV=5,356 SF/15,522 SF=33.8%

FLOOR AREA PER ARCH:
FIRST FLOOR 656
SECOND FLOOR 671
TOTAL 1327
FAR=1,327/15,522=0.0855

APPROVED BY THE VILLAGE OF WARWICK PLANNING BOARD

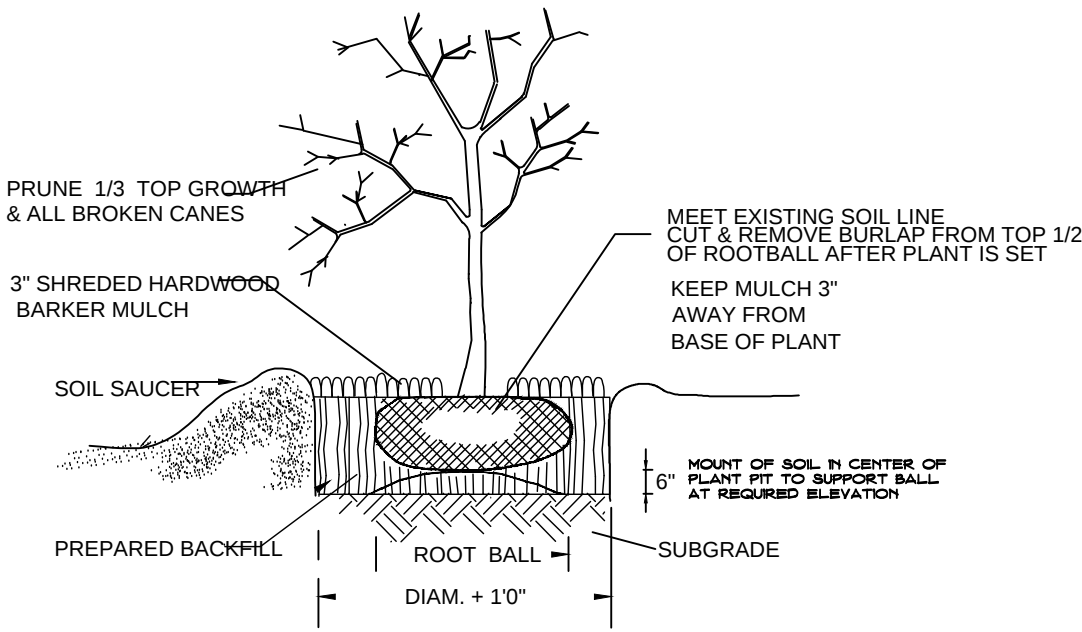
CHAIRMAN

DATE

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- NOTES:
1. THIS IS MAP 208 BLOCK 1 LOT 3 AS SHOWN ON THE VILLAGE OF WARWICK TAX MAP
 2. AREA OF TRACT IN SQUARE FEET 14,522 SQFT (0.334 ACRES)
 3. ZONE: LO HISTORIC DISTRICT
 4. EXISTING USE: SINGLE FAMILY RESIDENCE
 5. PROPOSED USE: COUNSELING USE GROUP J
 6. RECORD OWNER: 36 COLONIAL AVENUE WARWICK, NY 10990
 7. APPLICANT: SAME
 8. PLANS BASED ON SURVEY PREPARED BY JOHN A. MCGLOIN PLS DATED AUGUST 8, 2023.
 9. HOURS OF OPERATION 800 AM TO 800 PM
 10. GARBAGE WILL BE PICKED UP BY CANS.



TREE PLANTING DETAIL

DATE	REVISIONS
9/15/25	REVISE

SITE PLAN FOR
36 COLONIAL AVENUE
208-1-3
LOCATED IN THE
VILLAGE OF WARWICK
ORANGE COUNTY, NEW YORK

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36COLONIAL
AUG. 15, 2025
1" = 20'
1 OF 1