

PALISADES INTERSTATE PKWY

PALISADES INTERSTATE PKWY (ROUTE 987C)

Lands of
117 Route 303, LLC
DB 2006 PG 0055051
(9.958 ACRES / 433,716.319 S.F. MEASURED)

Lands N/F
115 Route 303, LLC
DB 2016 PG 00017785

LEGEND

	BENCHMARK
	CONCRETE MONUMENT
	FOUND PROPERTY MARKER
	CALCULATED PROPERTY MARKER
	MASONRY
	LIGHT POLE
	GUY WIRE
	UTILITY POLE
	GAS METER
	GAS VALVE
	WATER VALVE
	WATER METER
	WELL
	HYDRANT
	INLET
	SANITARY MANHOLE
	STORM MANHOLE
	ELECTRIC MANHOLE
	UNKNOWN STRUCTURE
	ELECTRIC BOX
	CABLE BOX
	TELEPHONE BOX
	TREE LINE
	BRICK LINE
	FENCE LINE
	WATER LINE
	SANITARY SEWER LINE
	GAS LINE
	UNDERGROUND ELECTRIC
	UNDERGROUND CABLE
	OVERHEAD ELECTRIC
	OVERHEAD TELEPHONE
	OVERHEAD CABLE
	STORM PIPE
	4\"/>
	4\"/>
	RIGHT OF WAY LINE
	PROPERTY LINE
	ADJUMPER PROPERTY LINE
	EASEMENT LINE
	RAILROAD TRACKS
	SOIL TYPE DESIGNATION

Du

PARKING CALCULATIONS LI - LIGHT INDUSTRIAL DISTRICT

	EXISTING	REQUIRED
OFFICE AREA	10,000 SF	11,823 SF
OFFICE EMPLOYEES (LARGEST 2 SHIFTS)	20	20
MANUFACTURING EMPLOYEES (LARGEST 2 SHIFTS)	80	80
REQUIRED PARKING		
OFFICE SPACE (1 SPACE PER 200 SF)	60	
MANUFACTURING (1 PER 2 EMPLOYEES)	40	
TOTAL REQUIRED	100	
TOTAL PARKING PROVIDED (EXISTING)	100	

SITE DATA

	EXISTING	PROPOSED (ADDITION ONLY)	REQUIRED
FLOOR AREA RATIO	0.23	0.24	0.50
LOT AREA	±9.9 AC.	±9.9 AC.	2.0 AC.
LOT WIDTH	779'	779'	150'
STREET FRONTAGE	779'	779'	150'
FRONT YARD SETBACK	115.5'	91.8'	50'
SIDE YARD SETBACK	50'	70.8' (N) & 608.4' (S)	50'
TOTAL SIDE YARD SETBACK	100'	679.2'	100'
REAR YARD SETBACK	50'	318.8'	50'
MAXIMUM BUILDING HEIGHT	13'-26'	13'-26'	38' (6" PER FT SETBACK - 76*0.5)

REVIEW ASSOCIATES BY:

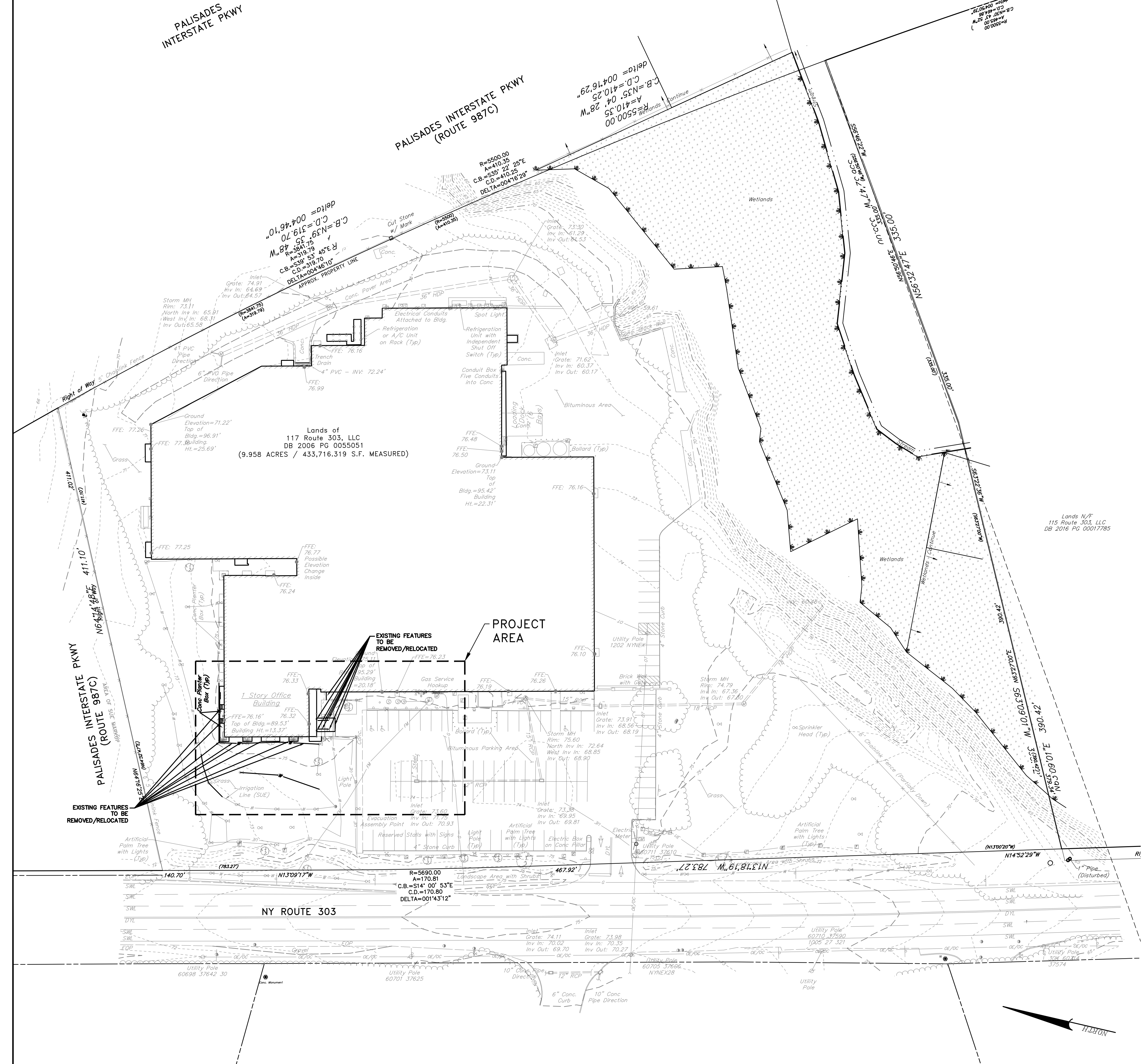
FOR REVIEW ASSOCIATES BY:

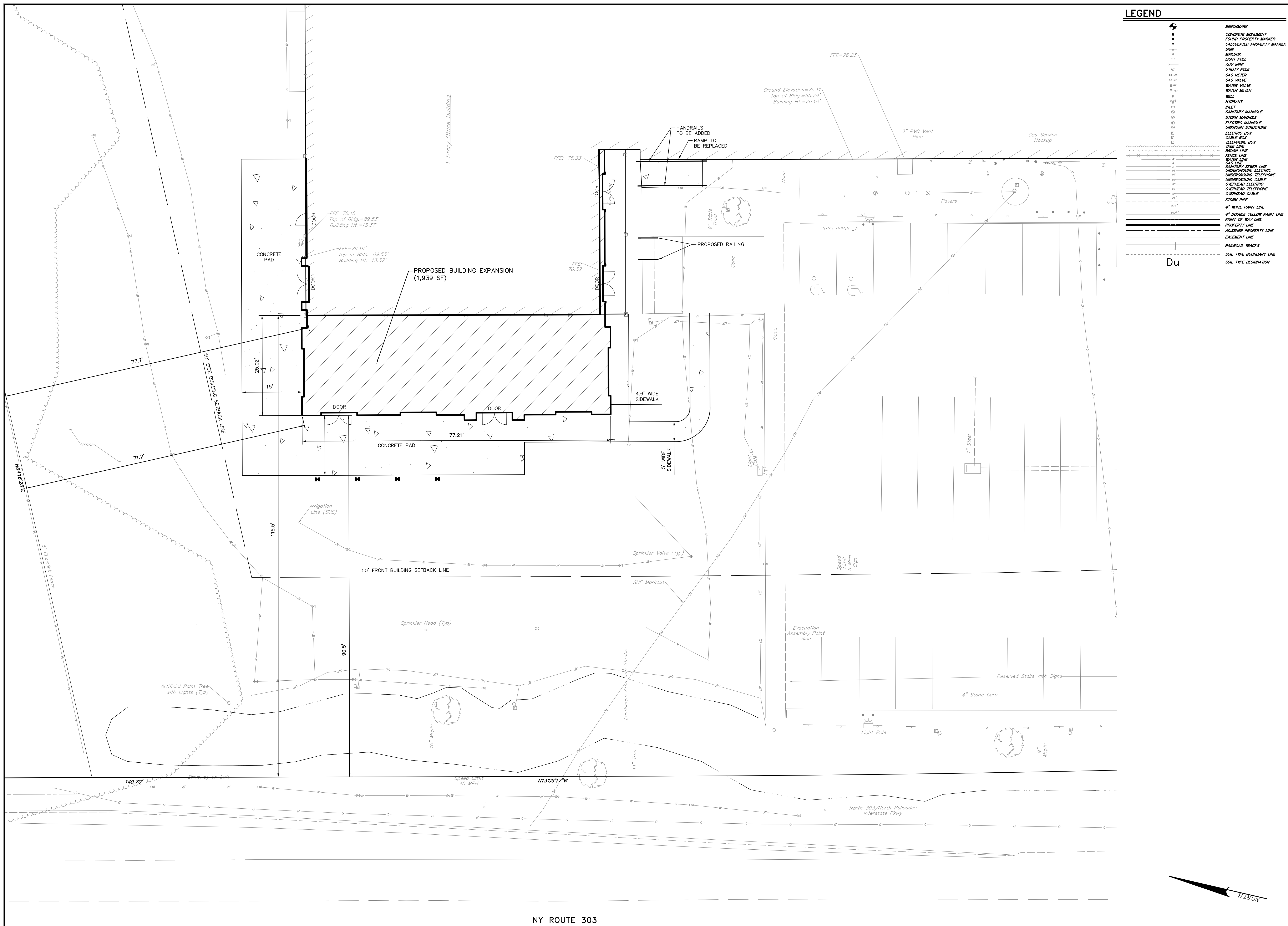
MANAGER: JOSEPH A. MINA, PE
DESIGN BY: CHD BY: DEB
SURV. CHIEF: FELBROOK NO. DATA COLLECTOR
DRAWN BY: MEB
CHECKED BY: DEB

CLIENT: **CARIBBEAN FOOD DELIGHTS, INC.**
117 ROUTE 303
TAPPAN, NY 10983

DATE: 05/17/2023
SHEET NO. 1 OF 6
DWG. NO. 125802000

ROCKLAND COUNTY, NY
ORANGETOWN





LEGEND

◆	BENCHMARK
●	CONCRETE MONUMENT
○	FOUND PROPERTY MARKER
○	CALCULATED PROPERTY MARKER
—	SIGN
—	MARLBOROUGH LIGHT POLE
—	GUY WIRE
—	UTILITY POLE
—	GAS METER
—	GAS VALVE
—	WATER VALVE
—	WATER METER
—	WELL
—	HYDRANT
—	INLET
—	SANITARY MANHOLE
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—	BRICK LINE
—	FENCE LINE
—	WATER LINE
—	SANITARY SEWER LINE
—	GAS LINE
—	UNDERGROUND ELECTRIC
—	UNDERGROUND TELEPHONE
—	UNDERGROUND CABLE
—	OVERHEAD ELECTRIC
—	OVERHEAD TELEPHONE
—	OVERHEAD CABLE
—	STORM PIPE
—	4" WHITE PAINT LINE
—	4" DOUBLE YELLOW PAINT LINE
—	RIGHT OF WAY LINE
—	PROPERTY LINE
—	ADJACENT PROPERTY LINE
—	EASEMENT LINE
—	RAILROAD TRACKS
—	SOIL TYPE BOUNDARY LINE
—	SOIL TYPE DESIGNATION

ENLARGED LAYOUT PLAN
SITE IMPROVEMENT PLAN
FOR
CARIBBEAN FOOD DELIGHTS
ROCKLAND COUNTY, NY

C2.0

DATE: 05/17/2023
 SHEET NO. 2 OF 6
 DWG. NO. 125802000

MANAGER: JOSEPH A. MINA, PE
 DESIGN BY: DEB
 SURV. CHIEF: FELDBROOK NO. DATA COLLECTOR
 DRAWN BY: MEB

CLIENT: CARIBBEAN FOOD DELIGHTS, INC.
 117 ROUTE 303
 TAPPAN, NY 10983

RETTEW Associates, Inc.
 1111 South Street, Mechanicsburg, PA 17055
 Phone: (717) 768-8995
 Email: rettet@rettet.com
 Website: www.rettet.com

FOR RETTEW ASSOCIATES BY:
 JOSEPH A. MINA, PE, NY# 109814
 1 05/17/23 GREASE TRAP/TANK ADDED
 2 06/12/23 ADDITIONAL LANDSCAPING

REVISION

NO. DATE

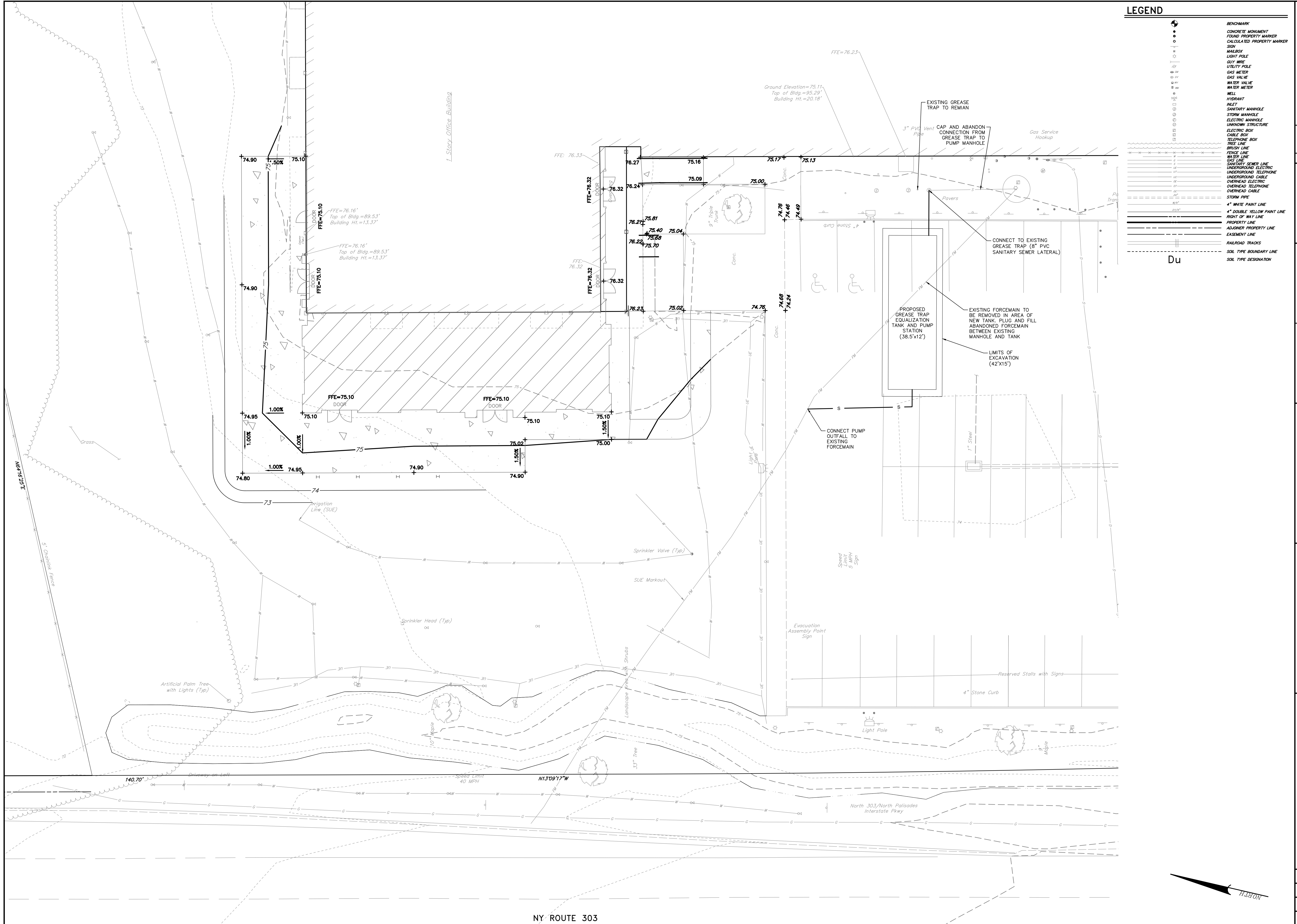
1 05/17/23 GREASE TRAP/TANK ADDED

2 06/12/23 ADDITIONAL LANDSCAPING

SCALE: 1" = 10'

0 5' 10' 20' 30'

NY ROUTE 303



LEGEND

◆	BENCHMARK
○	CONCRETE MONUMENT
●	FOUND PROPERTY MARKER
○	CALCULATED PROPERTY MARKER
—	SIGN
—	MARBURY
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—	UTILITY POLE
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—	GAS VALVE
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ENLARGED GRADING/UTILITY PLAN
SITE IMPROVEMENT PLAN
FOR
CARIBBEAN FOOD DELIGHTS
ROCKLAND COUNTY, NY

C3.0

DATE: 05/17/2023
 SHEET NO. 3 OF 6
 DWG. NO. 125802000

MANAGER: JOSEPH A. MINA, PE
 DESIGN BY: DEB
 SURV. CHIEF: FELDBROOK NO. DATA COLLECTOR
 DRAWN BY: MEB
 CHKD BY: DEB

CLIENT: CARIBBEAN FOOD DELIGHTS, INC.
 117 ROUTE 303
 TAPPAN, NY 10983

RETTEW ASSOCIATES, INC.
 1115 ROUTE 91, Mechanicville, PA 17055
 Phone: (603) 748-8395
 Email: rettet@rettet.com
 Website: www.rettet.com

FOR RETTEW ASSOCIATES BY:
 JOSEPH A. MINA, PE, NY# 103814
 1 05/17/23 ADDED LANDSCAPING
 2 06/12/23 GREASE TRAP TANK ADDED
 1 05/17/23 ADDED LANDSCAPING

REVISION

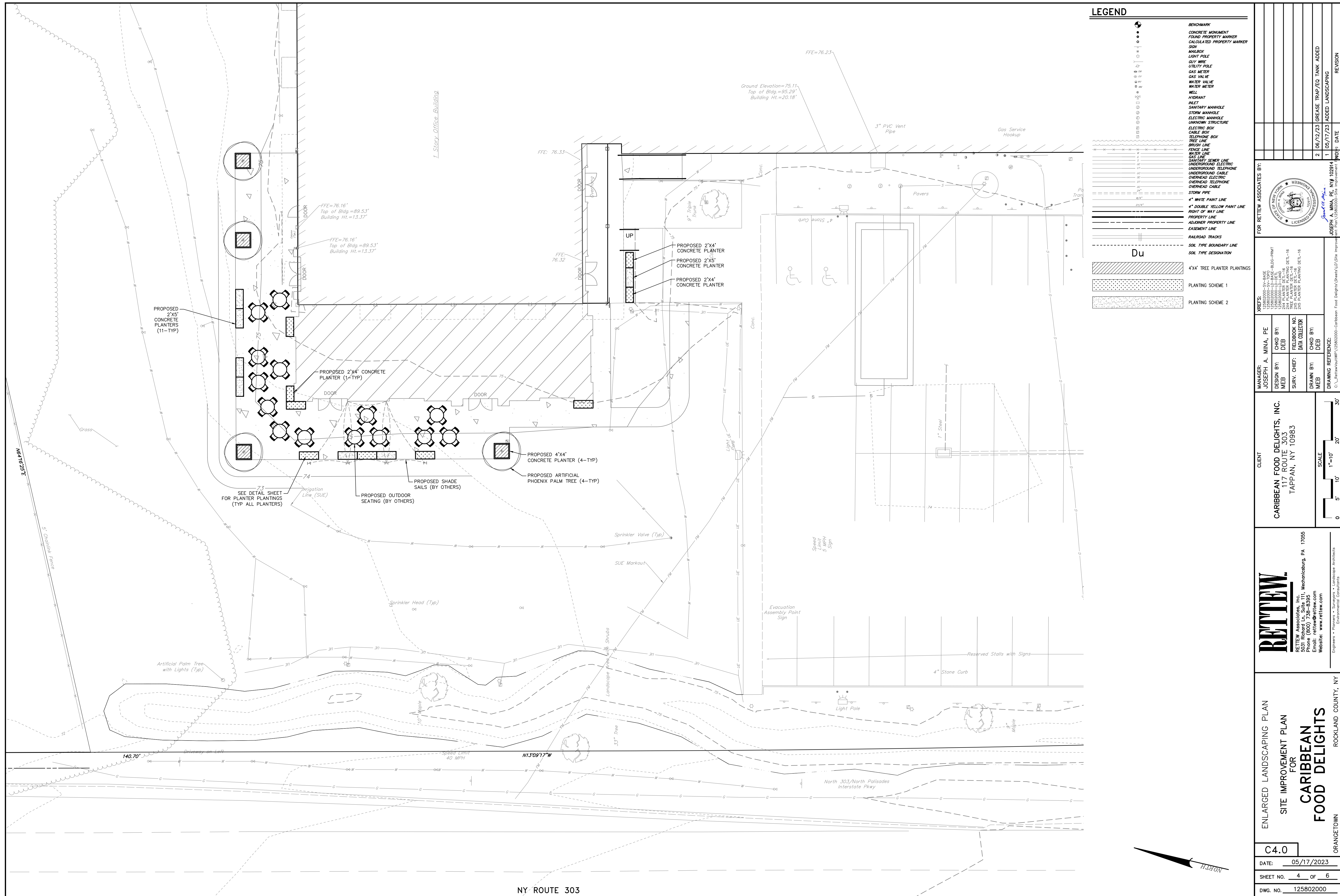
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 125802000-SUB-1001-DETAILED
 125802000-SUB-1002-DETAILED
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 226 PLANTER DET-16 DEL-16
 226 PLANTER DET-16 DEL-16

DRAWING REFERENCE:
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SCALE: 1"=10'
 0' 5' 10' 20' 30'

NY ROUTE 303



LEGEND

	BENCHMARK
	CONCRETE MONUMENT
	FOUND PROPERTY MARKER
	CALCULATED PROPERTY MARKER
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	GAS VALVE
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	EASEMENT LINE
	RAILROAD TRACKS
	SOIL TYPE BOUNDARY LINE
	SOIL TYPE DESIGNATION
	4'x4' TREE PLANTER PLANTINGS
	PLANTING SCHEME 1
	PLANTING SCHEME 2

RETTEW ASSOCIATES, INC.
117 ROUTE 303
TAPPAN, NY 10983
Phone: (800) 728-8395
Email: rettet@rettet.com
Website: www.rettet.com

ENLARGED LANDSCAPING PLAN
SITE IMPROVEMENT PLAN FOR
CARIBBEAN FOOD DELIGHTS
ROCKLAND COUNTY, NY
ORANGETOWN

MANAGER: JOSEPH A. MINA, PE
DESIGN BY: CHD BY: DEB
SURV. CHIEF: MEB
DRAWN BY: MEB
CHECKED BY: DEB

CLIENT: **CARIBBEAN FOOD DELIGHTS, INC.**
117 ROUTE 303
TAPPAN, NY 10983

DRAWING REFERENCE:
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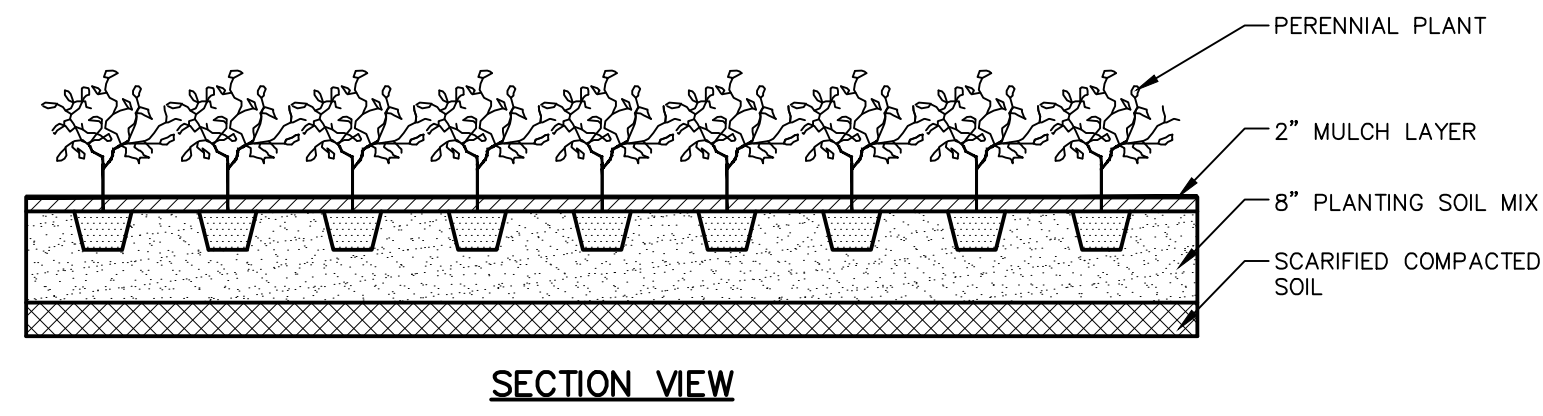
FOR RETTEW ASSOCIATES BY:
1 05/17/23
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DATE: 05/17/2023
SHEET NO. 4 OF 6
DWG. NO. 125802000

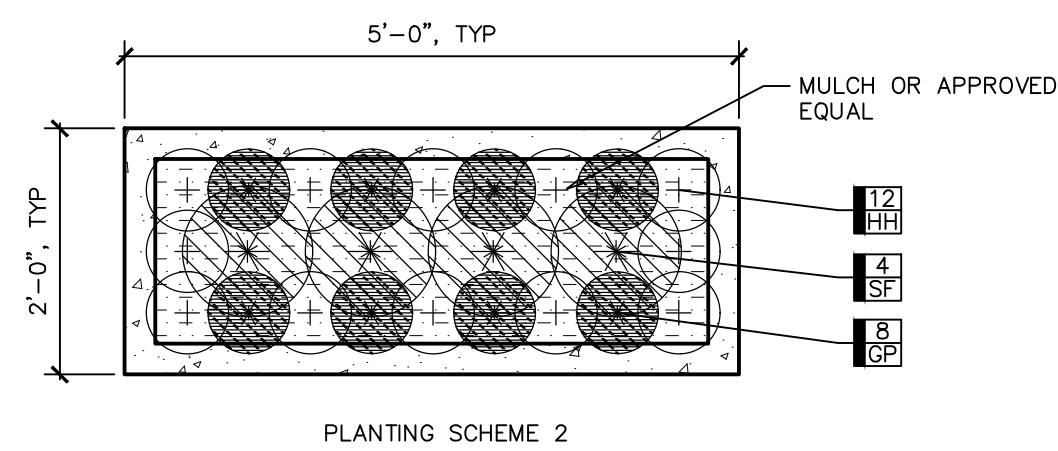
SCALE: 1"=10'
0 5' 10' 20' 30'

JOSEPH A. MINA, PE
NY 10984
Landscape Architect License No. 22802-00-01

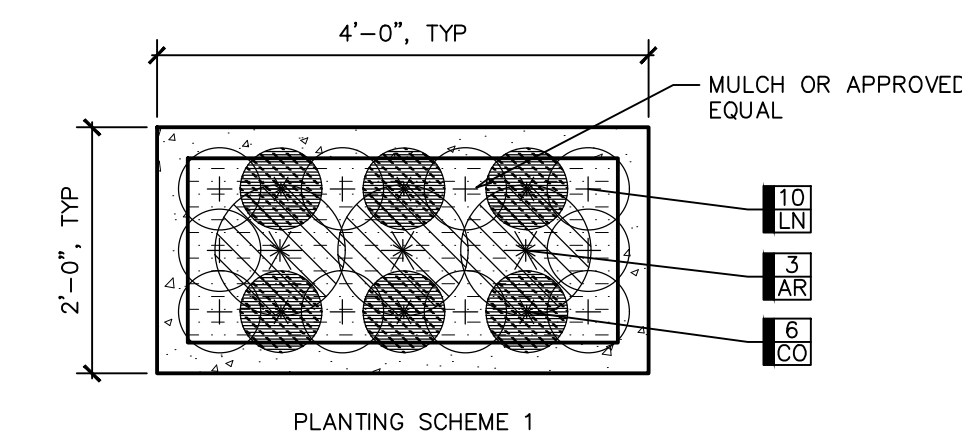
NY ROUTE 303



SECTION VIEW



PLANTING SCHEME 2



PLANTING SCHEME 1

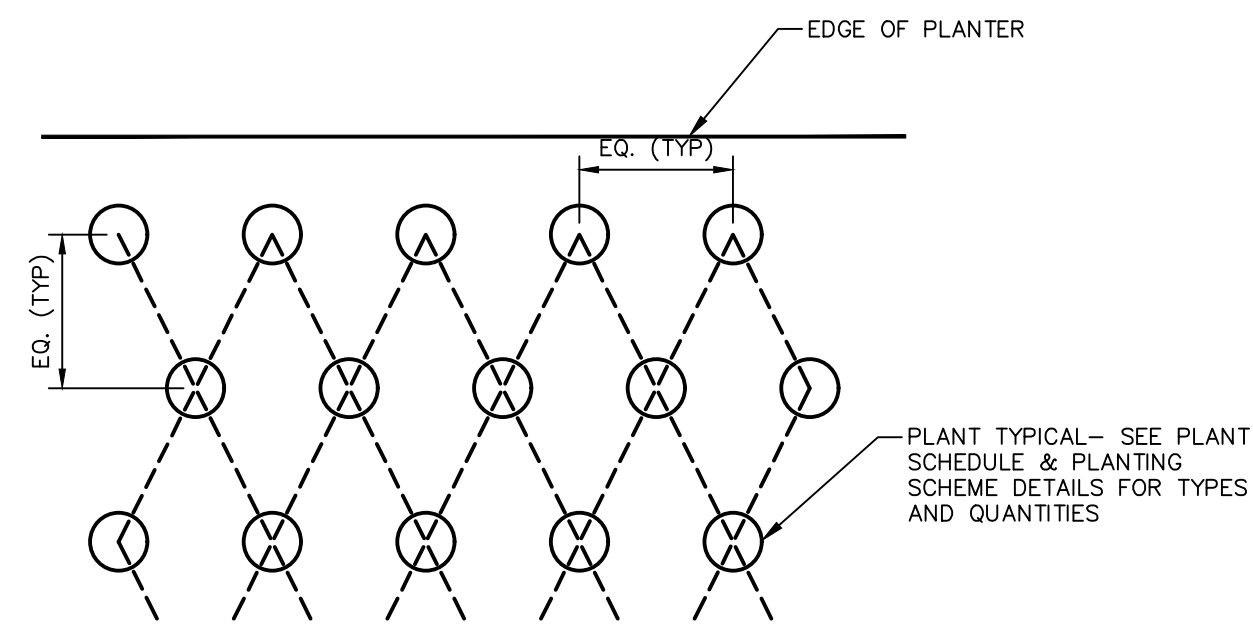
2'X4' PLANTER PLANTING SCHEME

NOT TO SCALE

SYM. KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	SPREAD	HEIGHT
LN	90	Lythamachia nummularia	Creeping Jenny	1 GALLON	6" O.C.	1'-2"	2'-4"
AR	9	Astilbe 'Rheinland'	Astilbe Japonica	1 GALLON	18" O.C.	1'-2"	1'-2"
CO	18	Coreopsis 'Orange Elf'	Li'l Bang Orange Elk Tickseed	1 GALLON	15" O.C.	10"-2"	8"-1'
LM	32	Liriope muscari 'Gold Band'	Voriegated Lil Turf	1 GALLON	15" O.C.	1'-2"	1'-2"
HH	84	Hedera helix 'Goldchild'	Goldchild English Ivy	1 GALLON	6" O.C.	3'-6"	2'-3"
SF	28	Salvia farinacea 'Victoria Blue'	Mealy Cup Sage	1 GALLON	12" O.C.	10"-1'	1'-2"
GP	56	Gaillardia pulchella	Indian Blanket	1 GALLON	12" O.C.	6"-1'	1'-2"

PLANT SCHEDULE

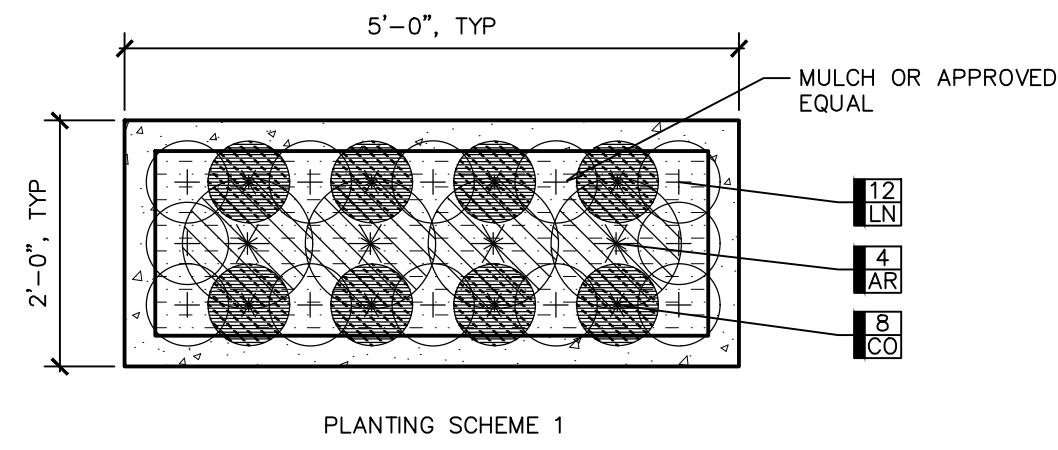
NOT TO SCALE



PLAN VIEW

PERENNIAL SPACING

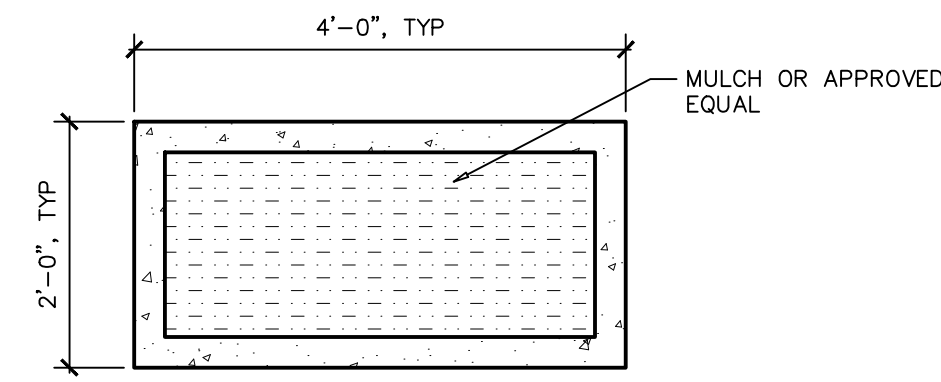
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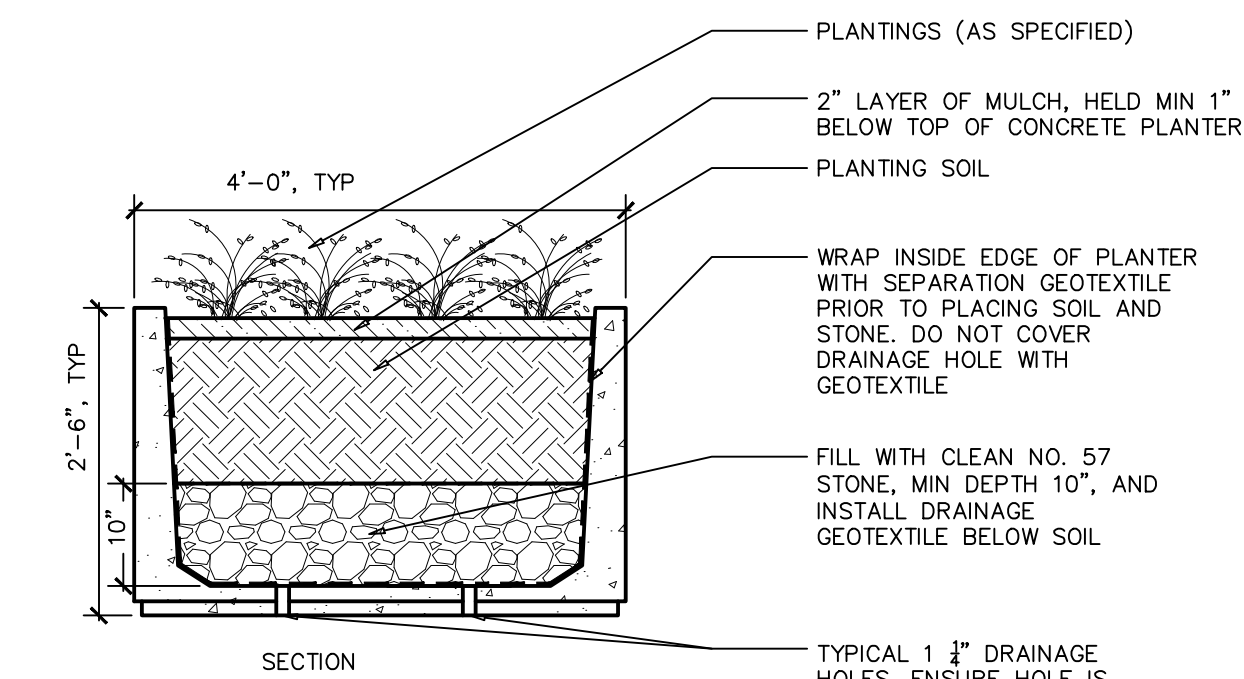
PLANTING SCHEME 1

2'X5' PLANTER PLANTING SCHEMES

NOT TO SCALE



PLAN

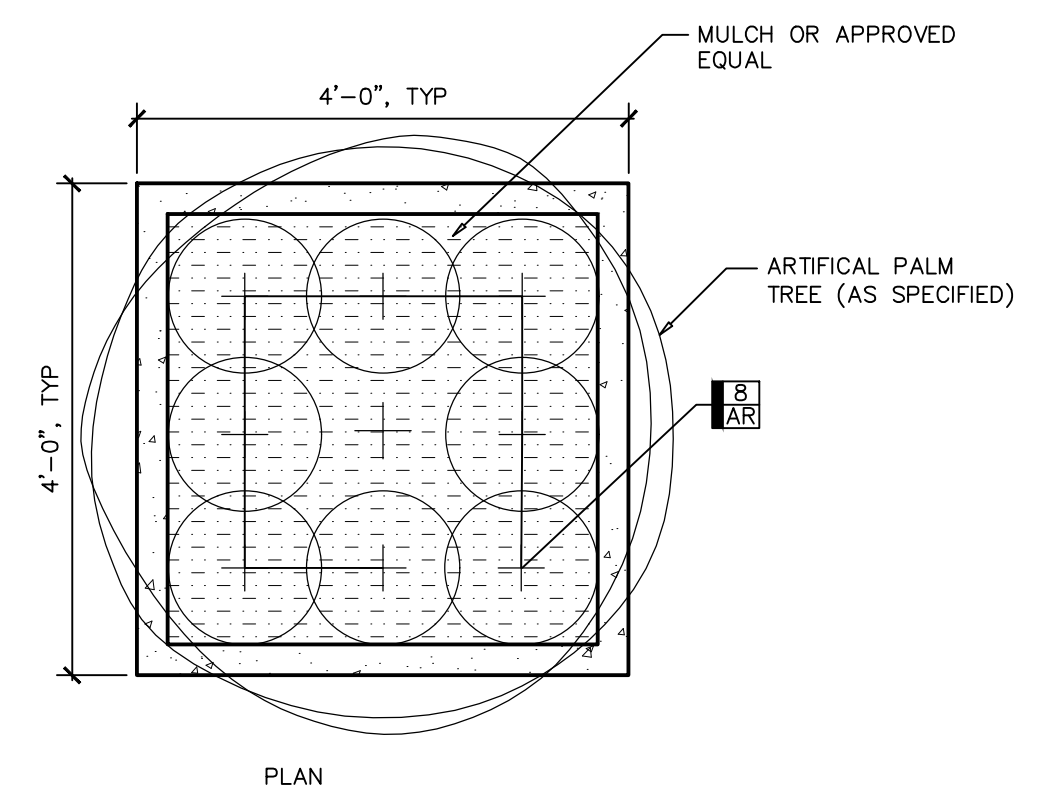


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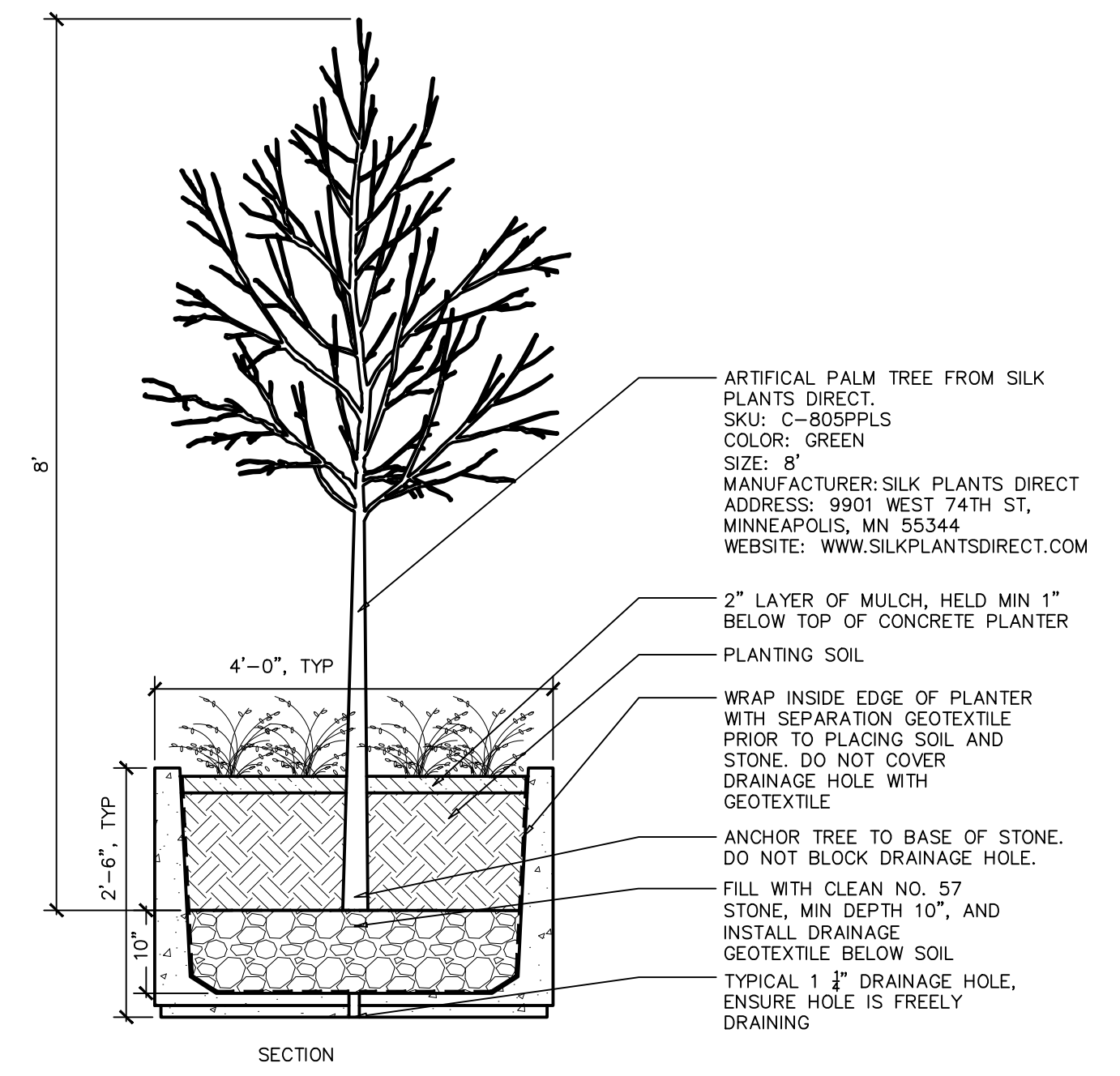
- NOTES:
1. PLANTER TO BE 2'X4' 'SQUARE SERIES' PLANTER BY ED'S CONCRETE OF STRATFORD, ONTARIO OR APPROVED EQUAL. COLOR AND FINISH TO BE SELECTED BY ARCHITECT.
 2. SEE PLANT SCHEDULE FOR PLANT SPECIES REFERENCED IN PLAN VIEW ABOVE.

2'X4' CONCRETE PLANTER

NOT TO SCALE



PLAN

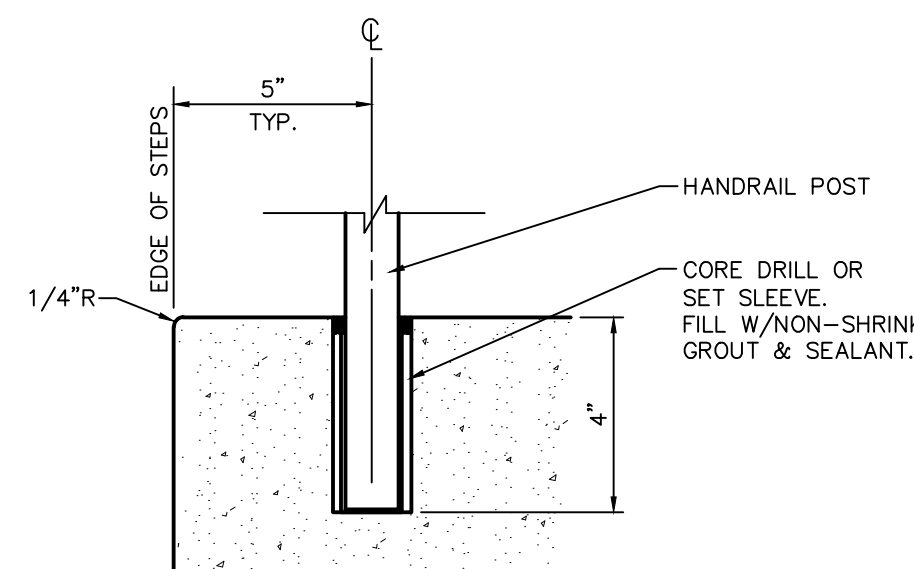


SECTION

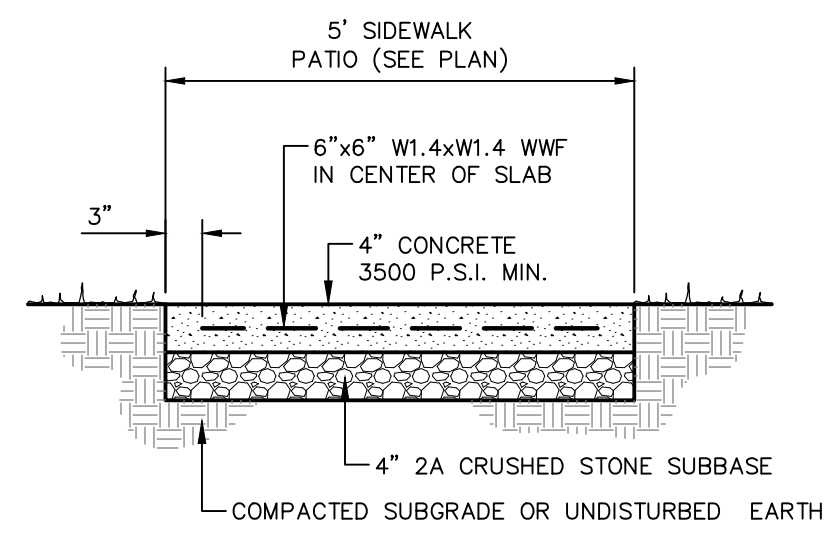
- NOTES:
1. PLANTER TO BE 4'X4' 'SQUARE SERIES' PLANTER BY ED'S CONCRETE OF STRATFORD, ONTARIO OR APPROVED EQUAL. COLOR AND FINISH TO BE SELECTED BY ARCHITECT.

ARTIFICIAL TREE & PLANTINGS IN 4'X4' PLANTER

NOT TO SCALE



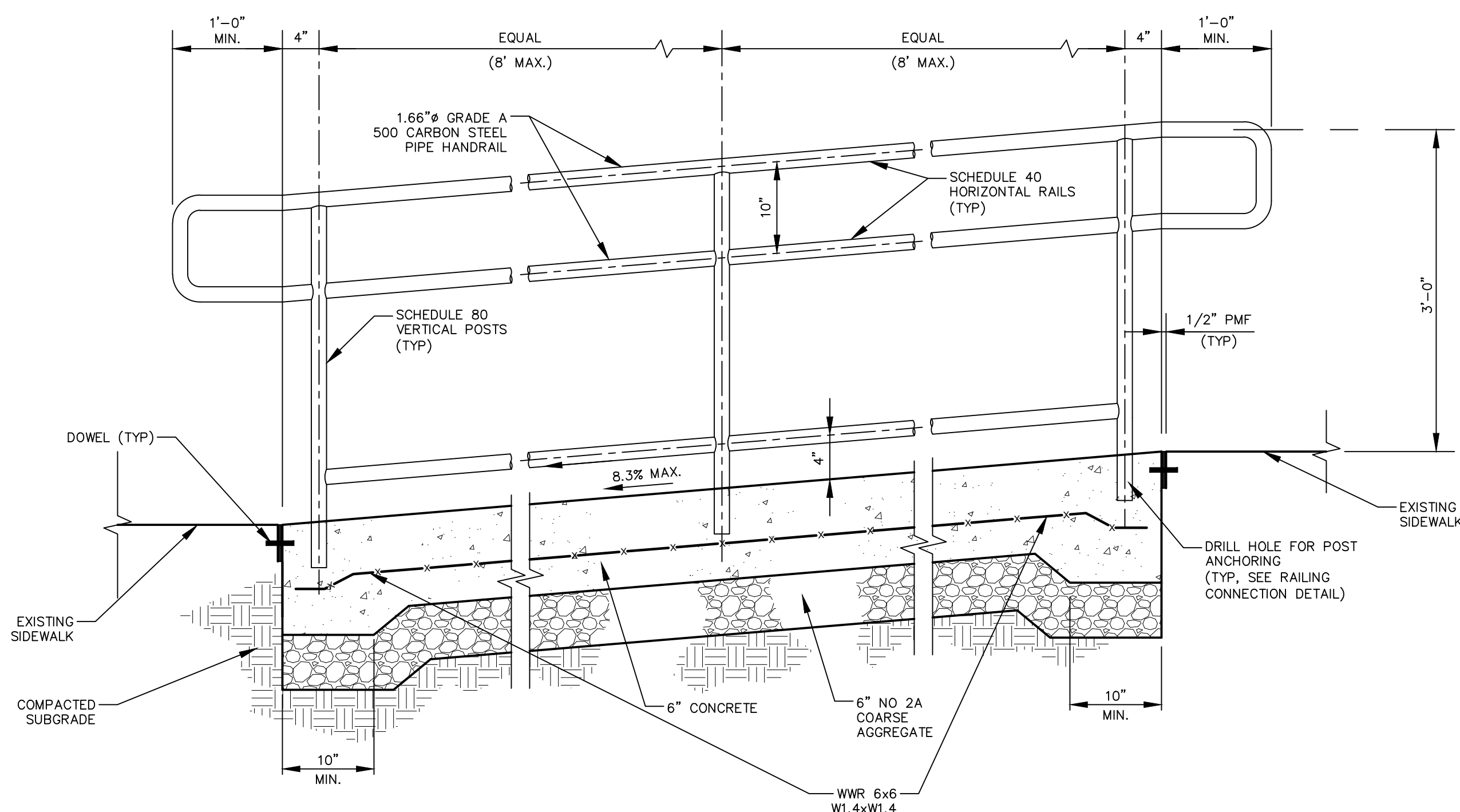
RAILING CONNECTION



CONCRETE SIDEWALK/PATIO DETAIL

NOT TO SCALE

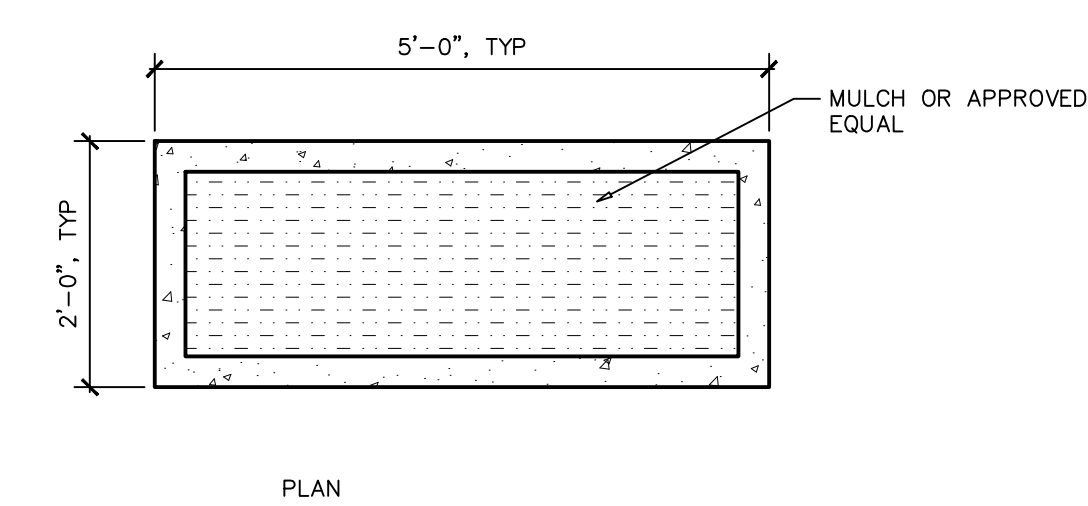
- NOTES:
1. CONTROL JOINTS 4 FT. MIN. TO 10 FT. MAX.
 2. EXPANSION JOINTS 10 FT. MIN TO 20 FT. MAX. OR MATCH EXISTING.
 3. ALL SIDEWALKS TO HAVE A 2% CROSS SLOPE.



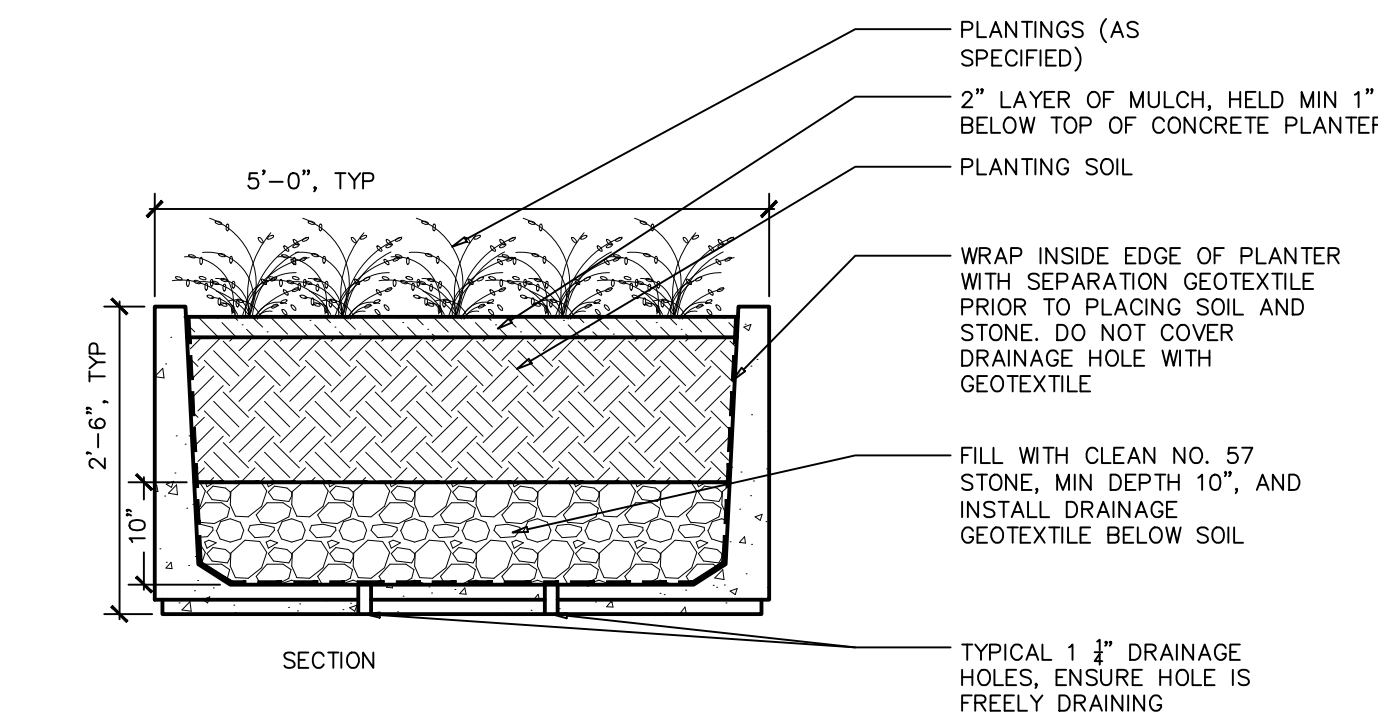
CONCRETE RAMP WITH HANDRAIL

NOT TO SCALE

- NOTES:
1. CONTRACTOR SHALL PROVIDE HANDRAIL ON BOTH SIDES OF RAMP.
 2. ALL CONNECTIONS SHALL BE CONTINUOUSLY FILLET WELDED AND GROUND SMOOTH.
 3. PROVIDE TRANSVERSE GROOVE JOINTS @ 5'-0" O.C (MAX) AND EXPANSION JOINTS @ 20'-0" O.C (MAX). RAMP SHALL HAVE NON-SLIP TRAVERSABLE SURFACE.
 4. COLOR AND FINISH TO BE SELECTED BY ARCHITECT.



PLAN



SECTION

- NOTES:
1. PLANTER TO BE 2'X5' 'SQUARE SERIES' PLANTER BY ED'S CONCRETE OF STRATFORD, ONTARIO OR APPROVED EQUAL. COLOR AND FINISH TO BE SELECTED BY ARCHITECT.
 2. SEE PLANT SCHEDULE FOR PLANT SPECIES REFERENCED IN PLAN VIEW ABOVE.

2'X5' CONCRETE PLANTER

NOT TO SCALE

FOR RETTEW ASSOCIATES BY:

MANAGER: JOSEPH A. MINA, PE
 DESIGN BY: DEB
 SURV. CHIEF: FRED BROOK NO. DATA COLLECTOR
 DRAWN BY: MEB
 CHECKED BY: DEB

CLIENT: CARIBBEAN FOOD DELIGHTS, INC.
 117 ROUTE 303
 TAPPAN, NY 10983

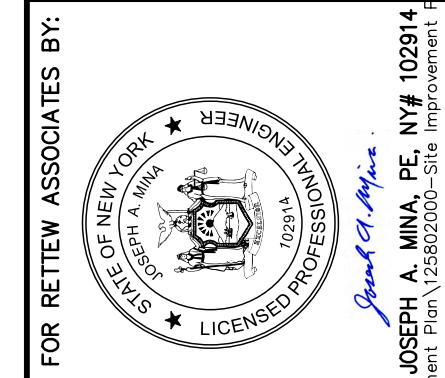
RETTAW Associates, Inc.
 11, Mechanicburg, PA 17055
 Phone: (717) 728-8395
 Email: rettaw@rettaw.com
 Website: www.rettaw.com

DETAILS
 SITE IMPROVEMENT PLAN
 FOR
CARIBBEAN FOOD DELIGHTS
 ROCKLAND COUNTY, NY

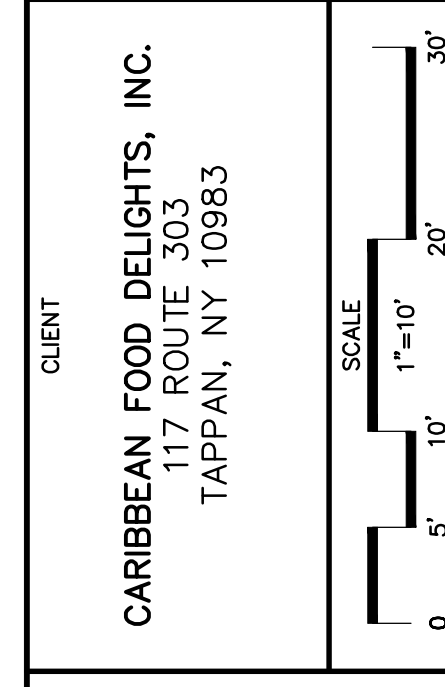
C5.0

DATE: 05/17/2023
 SHEET NO. 5 OF 6
 DWG. NO. 125802000

NO.	DATE	REVISION
1	05/17/23	ADDED LANDSCAPING
2	06/12/23	GREASE TRAP/FED TANK ADDED

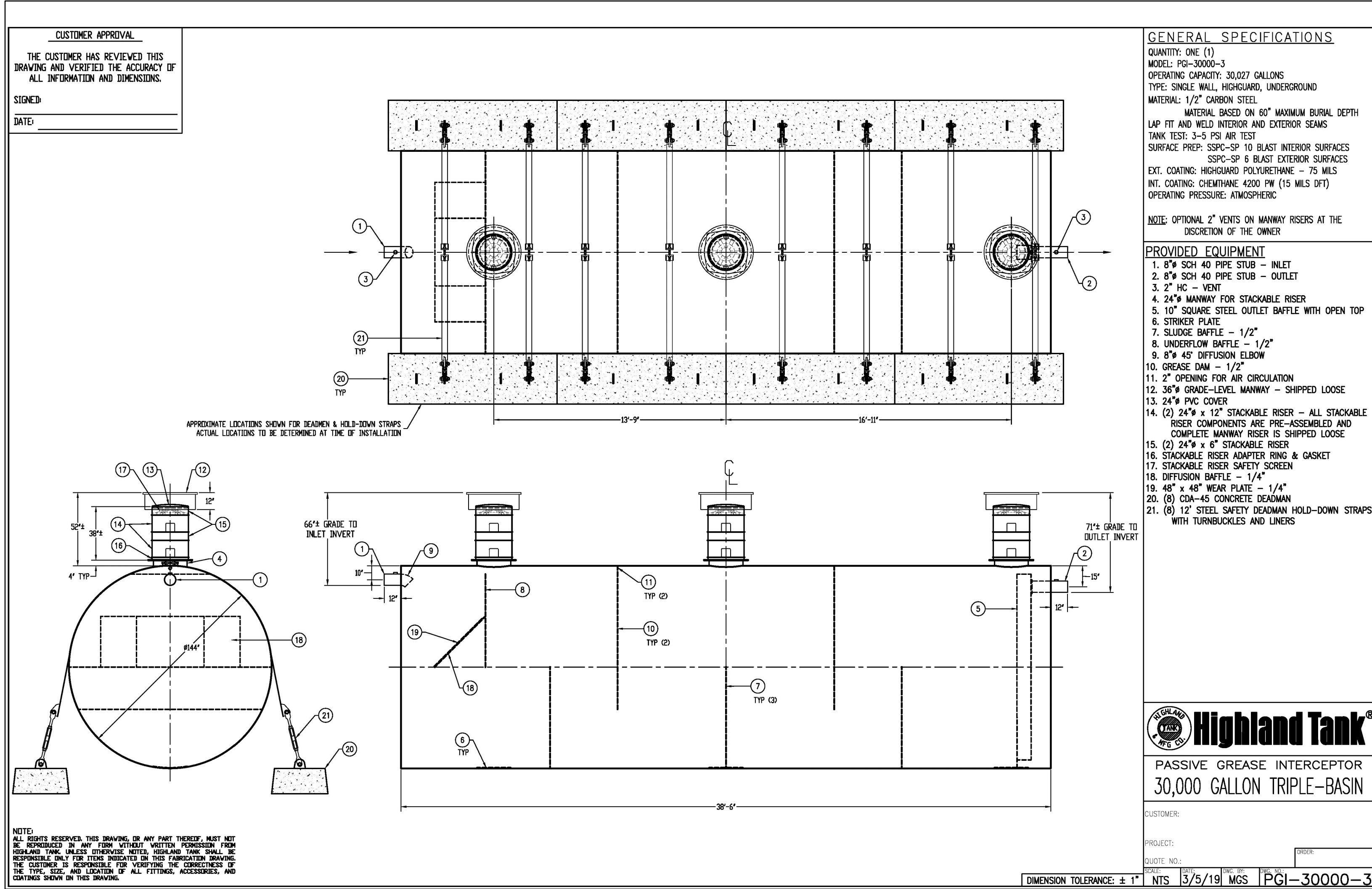


NOTES:
 125802000-SUB-BASE
 125802000-SUB-PAV
 125802000-UB-DETL
 125802000-UB-DETL
 2'X4' PLANTER DETAIL-16
 TREE PLANTER DETAIL-16
 2'X5' PLANTER DETAIL-16
 2'X5' PLANTER DETAIL-16



Engineers • Planners • Surveyors • Landscape Architects
 125802000-CONCRETE

ORANGE TOWN



FOR RETTEW ASSOCIATES BY:	DATE
1	05/17/23
2	06/12/23

PROFESSIONAL ENGINEER
 JOSEPH A. MINA, P.E.
 LICENSE NO. 125802000-3

MANAGER: JOSEPH A. MINA, P.E.
DESIGN BY: MEB
SURV. CHIEF: MEB
DRAWN BY: MEB

CLIENT: CARIBBEAN FOOD DELIGHTS, INC.
 117 ROUTE 303
 TAPPAN, NY 10983

SCALE: 1"=10'
 0 5' 10' 20' 30'

RETTEW
 RETTEW Associates, Inc.
 117 ROUTE 303
 TAPPAN, NY 10983
 Phone: (800) 738-8395
 Email: rettew@rettew.com
 Website: www.rettew.com

Engineers • Planners • Surveyors • Landscape Architects
 Environmental Scientists

DETAILS
 SITE IMPROVEMENT PLAN
 FOR
CARIBBEAN FOOD DELIGHTS
 ROCKLAND COUNTY, NY
 ORANGETOWN

C5.1

DATE: 05/17/2023
 SHEET NO. 6 OF 6
 DWG. NO. 125802000

REVISION	NO.	DATE
1	05/17/23	ADDED LANDSCAPING
2	06/12/23	GREASE TRAP/TED TANK ADDED