

Survey No. 5835



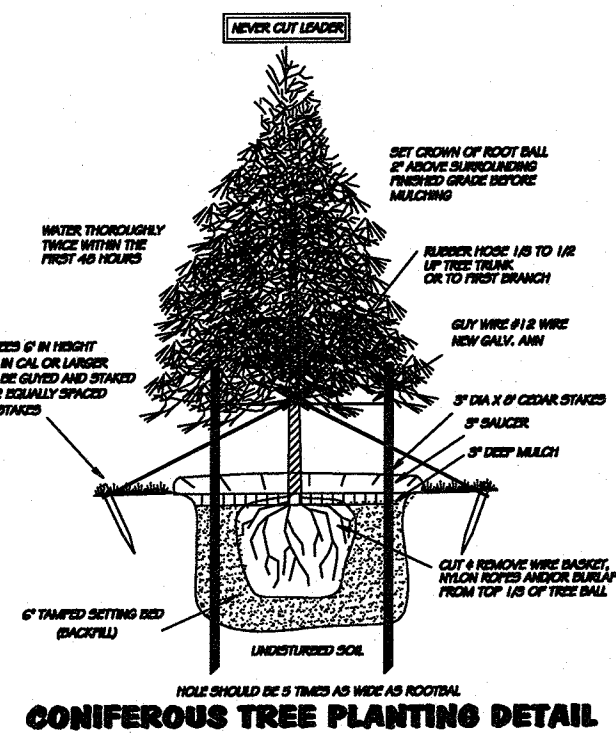
1-800-962-7962

EROSION CONTROL

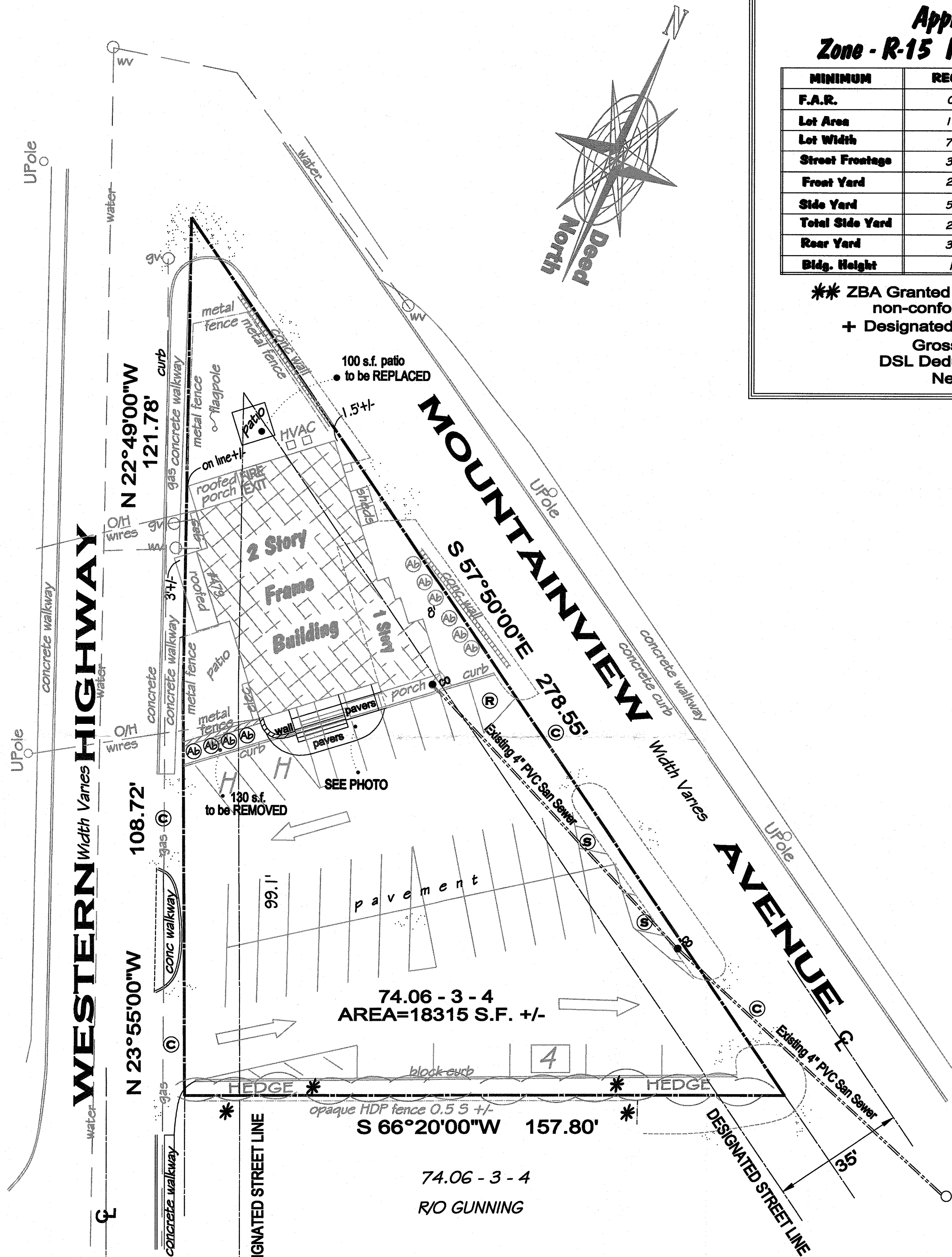
Wethersfield land complex soil has a moderate erosion hazard contractor shall constantly monitor surface conditions and maintain soil and erosion control devices for effectiveness, silting, or damage and correct erosion conditions should they become apparent

PLANTING & LANDSCAPING NOTES

- ALL PLANTS SHALL BE NURSERY GROWN AND PLANTS AND WORKMANSHIP SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERMEN STANDARDS, PLANTS SHALL CONFORM TO THE SPECIES, VARIETY, SIZE, NUMBER AND CONDITIONS AS STATED IN THE PLANT LIST SHOWN ON THE LANDSCAPE PLAN. ALL PLANTS TO BE PLACED.
- GUARANTEE ALL PLANTS AND WORKMANSHIP FOR A PERIOD OF TWO PLANTING SEASONS (ONE FULL YEAR).
- PLACE 4" OF TOPSOIL ON ALL LAWN AREAS AND ALL AREA NOT PAVED OR BUILT UPON.
- PLANT PITS SHALL BE 36" WIDER FOR TREES (MINIMUM OF TWO TIMES ROOT BALL DIAMETER) AND 24" WIDER FOR SHRUBS AND 6" DEEPER THAN THE ROOT BALL. SET PLANTS AT SAME LEVEL AS ORIGINALLY GROWN ON BASE OF UNDISTURBED SOIL. THE TRUNK PLANE AND ROOT COLLAR SHALL BE VISIBLE AT THE TOP OF THE PLANT BED AT THE TIME OF FINAL INSPECTION. REMOVE ALL EXISTING SOIL FROM PLANT AND BACKFILL WITH A MIXTURE OF ONE PART PEAT HUMUS, ONE PART DEHYDRATED COW MANURE, AND FOUR PARTS TOPSOIL. FERTILIZE ALL PLANTS WITH 2 TO 3 OZ. PER FOOT OF SHRUB HEIGHT AND 2 TO 3 LBS. PER INCH OF TREE TRUNK OF 5-10-5 FERTILIZER. FOR EVERGREEN PLANTING, ADD 1 LB. PER 100 SQUARE FEET OF PLANT BED EACH OF AMMONIUM SULFATE AND SUPERPHOSPHATE.
- FERTILIZE AREAS BEFORE SEEDING OR SOODING WITH 15 LBS. PER 1000 SQUARE FEET OF 10-20-10 FERTILIZER OR APPROVED EQUIVALENT. REPEAT AFTER 8 WEEKS.
- MULCH ALL PLANTS AND PLANTED AREAS WITH A 4" DEPTH OF SHREDDED PINE, OAK BARK OR OTHER SHREDDED BARK. DO NOT PLACE MULCH AGAINST TREE OR SHRUB TRUNK. THE TRUNK PLANE AND ROOT COLLAR SHALL BE VISIBLE AT THE TOP OF THE PLANT BED WITH NO MULCH AGAINST TRUNK. DO NOT CREATE MOUND OF MULCH AROUND TREE. FINISH GRADE TO BE SAME AS ORIGINALLY GROWN.
- FERTILIZE AREAS BEFORE SEEDING OR SOODING WITH 15 LBS. PER 1000 SQUARE FEET OF 10-20-10 FERTILIZER OR APPROVED EQUIVALENT. REPEAT AFTER 8 WEEKS. LAWN AREAS SHALL BE SEED AT 5 LBS. PER 1000 SQUARE FEET WITH THE FOLLOWING SEED MIX: 40% JAMES HUNTER CORNINGS PEGGLE, 40% BARON KENTUCKY BLUE GRASS, AND 20% YORKTOWN PERENNIAL RYE OR APPROVED EQUIVALENT. MULCH NEWLY SEED LAWN AT 90 LBS. PER 1000 SQUARE FEET WITH HAY OR STRAW MULCH.
- EXISTING TREES SHOWN ON THIS PLAN ARE TO REMAIN UNDISTURBED. ALL EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED WITH A 4" FOOT HIGH SNOW FENCE PLACED AT LINE LINE TO THE BRANCHES OR AT 8 FEET MINIMUM FROM THE TRUNK.
- THE CONTRACTOR IS RESPONSIBLE TO PLANT THE TOTAL QUANTITIES OF ALL PLANTS SHOWN ON THE PLANTING PLAN. CHANGES TO THE SITE PLAN FROM THAT SHOWN ON THE PLANTING PLAN THAT CAUSE DIFFERENT SITE AREAS AVAILABLE FOR PLANTING SHALL HAVE PLANTINGS ADJUSTED ON SITE BY NURSERY STOCK AVAILABILITY. THE QUANTITIES OF PLANTS SHOWN ON THE PLANT LIST ARE NOT GUARANTEED. THE QUANTITIES OF PLANTINGS SHOWN GRAPHICALLY ON THE PLAN SHALL GOVERN.
- PLANTING TIME FOR DECIDUOUS TREES AND SHRUBS SHOULD BE BETWEEN APRIL 1 TO JUNE 1 AND OCTOBER 15 TO DECEMBER 15. PLANTING TIME FOR CONIFEROUS TREES AND SHRUBS SHOULD BE BETWEEN APRIL 1 TO JUNE 1 AND SEPTEMBER 1 TO NOVEMBER 15. ALL PLANTS TREES AND SHRUBS SHALL BE THOROUGHLY WATERED ON THE SAME DAY OF PLANTING. PLANTS THAT HAVE SETTLED SHALL BE RESET TO GRADE. MULCH DISTURBED AREAS AROUND INDIVIDUAL TREES AND SHRUBS WITH A 2-3" LAYER OF WOOD CHIPS. FULL WOOD CHIPS 1 INCH AWAY FROM BASE OF SHRUBS TO AVOID FUNGUS DEVELOPMENT.

**LANDSCAPE PLANTING SCHEDULE:**

- (*) *Thuja occidentalis* Arborvitae 4' to 6' apart
INSTALL 4 *Arborvitae*

**Impervious Surface Calculation**

Replace	10 x 10 patio	100 SF +/-
Existing	15 to be Removed	
	blacktop	130 SF +/-
		-30 SF +/-
	Total	-30 SF +/-

- (S) Indicates Snow Removal Area
- (C) Indicates Existing Entrance/Exit
- (R) Indicates Proposed Dumpster Location
- (*) Indicates Limited Access
- (SS) Indicates Sanitary Sewer Cleanout

Approved Bulk Regulations
Zone - R-15 Pre-existing non-conforming Use

MINIMUM	REQUIRED	EXISTING	PROPOSED
F.A.R.	0.20	0.218	0.249(4.582)
Lot Area	15000 SF	18186 SF	18186 SF
Lot Width	75 FT	230.5/278.55 FT	230.5/278.55 FT
Street Frontage	30 FT	230.5/278.55 FT	230.5/278.55 FT
Front Yard	20 FT	0.2/1.0	0.2/1.0
Side Yard	50 FT	N/A	N/A
Total Side Yard	200 FT	N/A	N/A
Rear Yard	35 FT	35 FT	98 FT
Bldg. Height	1 FT		1-9' FT. (8.0)

** ZBA Granted extension or enlargement of a non-conforming USE, ZBA 22 - 20
+ Designated Street Line Lot Deductions

Gross Lot Area: 18314 SF
DSL Deduction Area: 6660 SF
Net Lot Area: 11655 SF

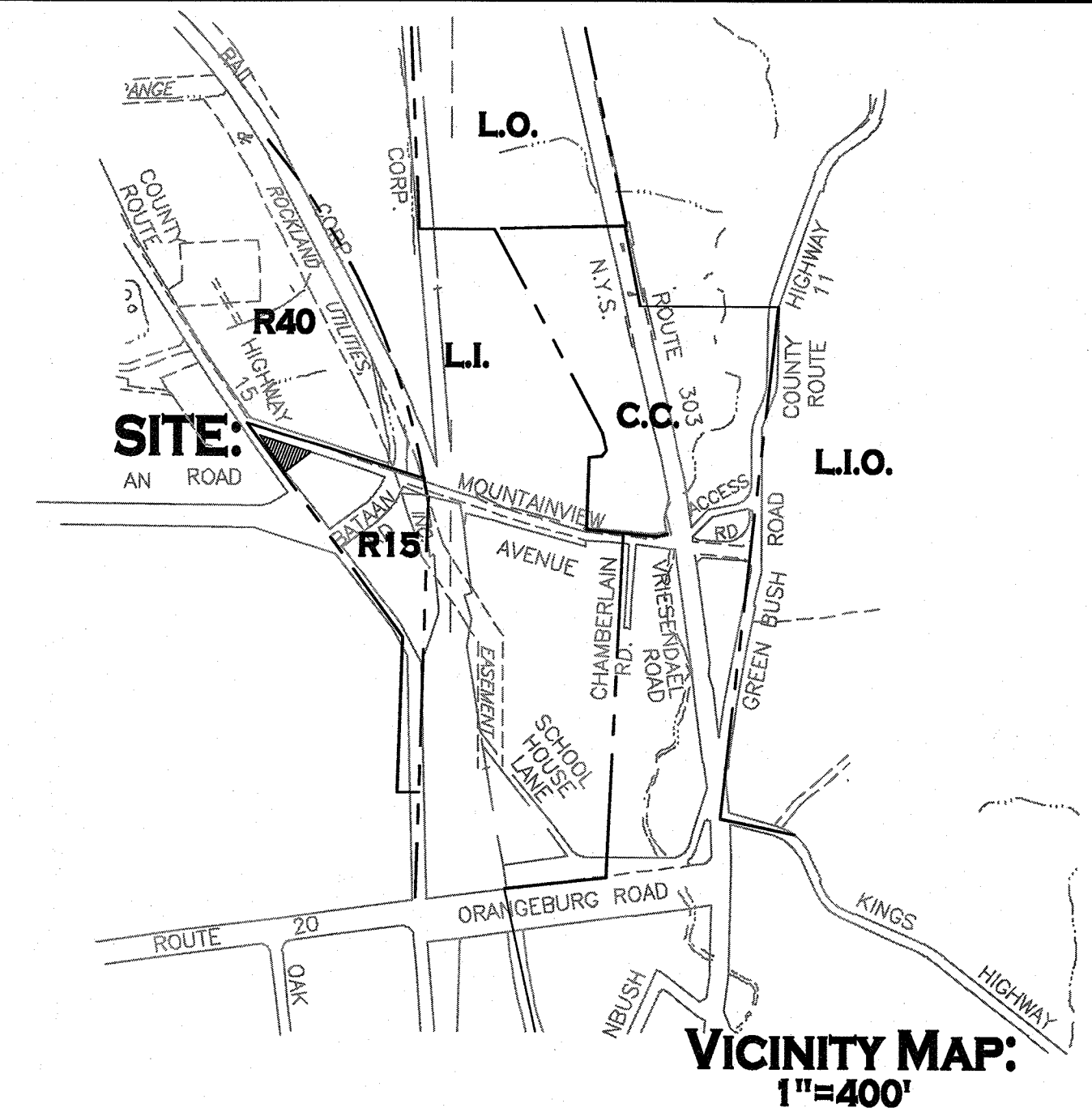
Parking Schedule

2 HVAC PARKING SPACES PROVIDED
32 STANDARD PARKING SPACES PROPOSED
TOTAL: 34 PARKING SPACES PROVIDED

PARKING REQUIRED:
EXISTING 37 SPACES
EXISTING RESTAURANT AND PROPOSED ADDITION
2800 SF * 1 SPACE/100 SF = 28 SPACES
4 RESIDENTIAL APARTMENTS = 4 SPACES
32 SPACES REQUIRED
34 SPACES PROVIDED

GENERAL NOTES

- BASED ON THE TOWN OF ORANGETOWN TAX MAP, THIS LOT IS 4 ON MAP 74.06 BLOCK 3
- PROPERTY ADDRESS: 479 WESTERN HIGHWAY, ORANGETOWN, NY
- RECORDOWNER: ARJC WESTERN HIGHWAY LLC
479 WESTERN HIGHWAY
ORANGETOWN, NY 10962
- THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239.14M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
- ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.
- FIRE DISTRICT - ORANGETOWN
- SCHOOL DISTRICT - SOUTH ORANGETOWN CENTRAL
- WATER DISTRICT - WATER SUPPLY BY VEOLA
- SEWER DISTRICT - ORANGETOWN SEWER DISTRICT
- ZONING DISTRICT - R-15
- ALL EXISTING UTILITIES TO BE FIELD VERIFIED.
- ALL UNDERGROUND UTILITIES ARE SHOWN AT AN APPROXIMATE LOCATION AND MUST BE FIELD VERIFIED.
- AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING, SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ATTEND SUCH A MEETING.
- PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL THE SOIL EROSION AND SEDIMENTATION CONTROL AS REQUIRED BY THE PLANNING BOARD. PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING (DEME) SHALL INSPECT THE INSTALLATION OF ALL REQUIRED SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE APPLICANT SHALL CONTACT DEME AT LEAST 48 HOURS IN ADVANCE OF AN INSPECTION.
- THE UNDERSIGNED OWNER AND/OR APPLICANT AS A CONDITION OF APPROVAL OF THIS SITE PLAN HEREBY AGREES TO COMPLETE THE WITHIN SITE DEVELOPMENT PLAN AS DRAWN AND ALL IMPROVEMENTS SHOWN THEREON. APPLICANT/OWNER IS AWARE THAT NO CHANGES IN THIS PLAN MAY BE MADE UNLESS APPROVED BY THE PLANNING BOARD.
- PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, THE TOWN OF ORANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY AND ALL CONSTRUCTION ON OR NEAR EXISTING AND PROPOSED SANITARY SEWER FACILITIES.

**Districts**

SCHOOL DISTRICT.....SO. ORANGETOWN
FIRE DISTRICT.....ORANGETOWN
WATER DISTRICT.....ORANGETOWN
LIGHT DISTRICT.....ORANGETOWN
SEWER DISTRICT.....ORANGETOWN
AMBULANCE DISTRICT.....SO. ORANGETOWN

REFERENCE:

* Side Porch Tavern Calesia Pizzeria Addition*
Dated 12-29-2021 Rev 05-10-2022 Harry J. Goldstein, Architect
Instrument No. 2002-19804
Instrument No. 2013-2858
Instrument No. 1988-2345
TAX MAP NO. 74.06 - 3 - 4

THIS SURVEY MAP IS BASED ON AN ACTUAL SURVEY CONDUCTED FOR A SPECIFIC PURPOSE AND IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY MAP. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY MAP. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY MAP.

ROBERT R. RAHNEFELD, P.L.S.
N.Y. Lic No. 49459

NOTE:
IT IS A VIOLATION OF THE STATE EMBLEM LAW, BEST COPY FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR, TO ALTER OR TO MAKE ONLY COPIES OF THIS SURVEY MAP. THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL SURVEYOR'S SEAL ARE A NECESSARY PART OF THIS SURVEY MAP. THE LAND SURVEYOR'S SEAL SHALL BE PLACED IN THE RIGHT HAND CORNER OF THE SURVEY MAP. THE LAND SURVEYOR'S SEAL SHALL BE PLACED IN THE RIGHT HAND CORNER OF THE SURVEY MAP. THE LAND SURVEYOR'S SEAL SHALL BE PLACED IN THE RIGHT HAND CORNER OF THE SURVEY MAP.

REVISIONS:

JULY 25, 2022 Address Consultant Comments
AUGUST 10, 2022 Building Dept. Comments
AUGUST 24, 2022 DEME Comments DATED 08-17-2022
AUGUST 25, 2022 DEME Comments DATED 08-26-2022
OCTOBER 10, 2022 Revised Parking
JANUARY 6, 2023 Sanitary Entrance & Patio Replacement

ADDITIONAL SITE PLAN

SECTION 74.06 BLOCK 3 LOT 4
ARJC WESTERN HIGHWAY LLC
ORANGETOWN
TOWN OF ORANGETOWN * ROCKLAND COUNTY
NEW YORK

JANUARY 6, 2023

SCALE: 1"= 20'

* **Robert R. Rahnefeld** *

* **Robert R. Rahnefeld** *
P.O. BOX 881, PEARL RIVER, NY, 10965
PHONE: (845) 735-9216 FAX 620-0752
* Licensed Land Surveyor *
* Licensed Professional Engineer *
* Licensed Professional Geologist *
* Licensed Professional Planner *
* Licensed Professional Designer *
* Licensed Professional Architect *
* Licensed Professional Engineer *
* Licensed Professional Geologist *
* Licensed Professional Planner *
* Licensed Professional Designer *
* Licensed Professional Architect *

Note: Contractor shall verify the location of all utilities in the field prior to construction

Legend: ● Property Corner Set ○ Property Corner Found
Property Corner Markers were not placed as part of this survey