

SCALE: 1" = 500

- T. TITLE SHEET
1. EXISTING CONDITIONS PLAN
2. PRELIMINARY LAYOUT PLAN
3. PRELIMINARY GRADING AND UTILITY PLAN
4. PRELIMINARY EROSION AND SEDIMENT CONTROL PLAN
5. EROSION AND SEDIMENT CONTROL DETAILS
6. DRIVEWAY PROFILES (1 OF 2)
7. DRIVEWAY PROFILES (1 OF 2)
8. CONSTRUCTION DETAILS (1 OF 2)
9. CONSTRUCTION DETAILS (2 OF 2)

ORIGINAL DATE	REVISED DATE
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THIS IS SECTION 55.08 BLOCK 1 LOTS 5 AND 6, AS SHOWN ON THE TOWN OF RAMAPO TAX MAP.

2. AREA OF TRACT:.....18,5285 AC. (LOTS 5 AND 6)

3. ZONE:.....LO-C

4. PROPOSED USE:.....WAREHOUSING DISTRIBUTION

5. APPLICANT:.....RELLA OWNER LLC
33 DOWNTOWN DRIVE, SUITE 504
MONSIEY, NY 10952

6. RECORD OWNER:.....RELLA OWNER LLC
33 DOWNTOWN DRIVE, SUITE 504
MONSIEY, NY 10952

7. FIRE DISTRICT:.....TALLMAN FD004

8. SCHOOL DISTRICT:.....RAMAPO CENTRAL 392601

9. WATER DISTRICT:.....NR 1, WD001; NR 2, WD002

10. WATER SUPPLY BY:.....VEOLIA

11. SEWER DISTRICT:.....RC SD310, RR SD100

12. DATUM:.....NAVD 88

13. ALL UTILITIES SHALL BE UNDERGROUND. ELECTRIC SERVICE SHALL BE IN CONDUIT OF NOT LESS THAN TWO (2) INCH DIAMETER.

14. THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS OR OTHER RESERVATIONS OF LAND RELATIVE TO THIS SITE, EXCEPT AS SHOWN ON THIS PLAN, SUBJECT TO THE FINDINGS OF A COMPLETE AND UP-TO-DATE TITLE SEARCH.

15. NO SIGN(S) OTHER THAN THOSE SHOWN ON THIS DRAWING ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE PLANNING BOARD.

16. 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 TO BE SHOWN THEREON, AS A CONDITION OF THE ISSUANCE OF A BUILDING PERMIT. THE APPLICANT/OWNER IS AWARE THAT NO CHANGES IN THIS PLAN MAY BE MADE UNLESS APPROVED BY THE PLANNING BOARD.

APPLICANT _____ DATE _____

OWNER _____ DAT _____

17. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AN AS-BUILT LANDSCAPING DRAWINGS SHALL BE SUBMITTED TO THE BUILDING INSPECTOR, PLANNING BOARD AND DEPARTMENT OF PUBLIC WORKS WHICH IS CERTIFIED BY LANDSCAPE ARCHITECT LICENSED TO PRACTICE IN THE STATE OF NEW YORK. SAID CERTIFIED LANDSCAPING DRAWING SHALL BE INDICATE THE DEGREE OF COMPLETION OF SAID LANDSCAPING IMPROVEMENTS IN ACCORDANCE WITH THE APPROVED SITE PLAN.

REV	DESCRIPTION	BY	DATE

DISCLAIMER:

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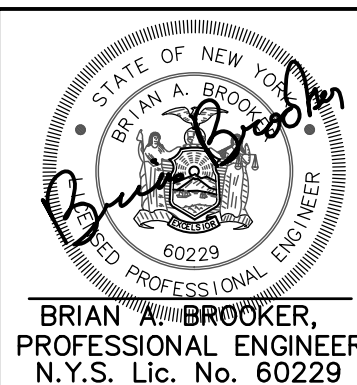
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74 Lafayette Avenue, Suite 501, Suffern, NY 10901
(845) 357-4411
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PROJECT:

RELLA BOULEVARD
VILLAGE OF MONTEBELLO
ROCKLAND COUNTY
NEW YORK

TITLE:

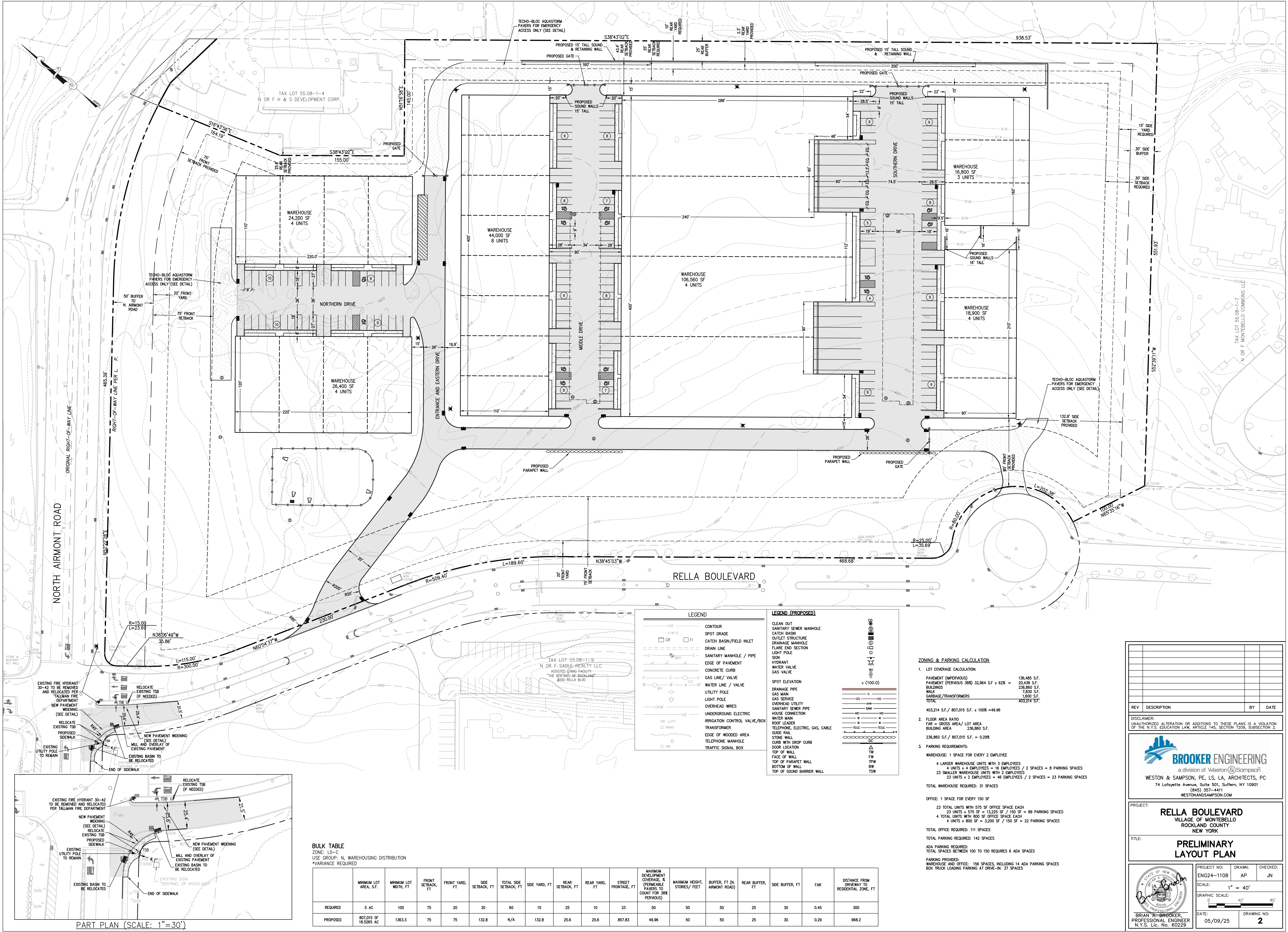
TITLE SHEET



PROJECT NO: ENG24-1108	DRAWN: AP	CHECKED: JN
SCALE: AS SHOWN		
GRAPHIC SCALE: 		
DATE: 05/09/25	DRAWING NO: T	

OWNER _____ DATE _____

PLANNING BOARD CHAIRMAN	DATE
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REV	DESCRIPTION	BY	DATE

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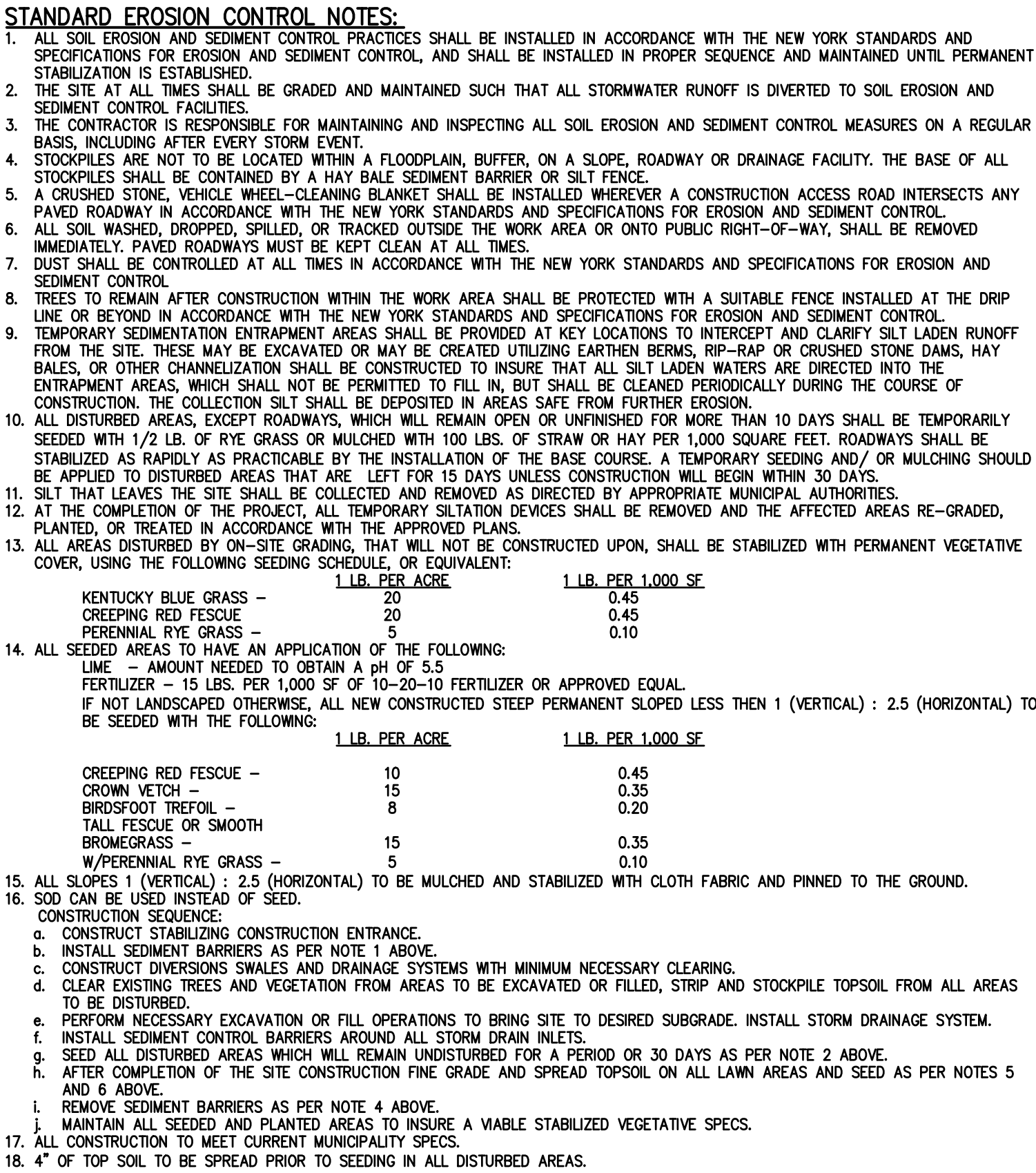
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PROJECT: **RELLA BOULEVARD**
VILLAGE OF MONTEBELLO
ROCKLAND COUNTY
NEW YORK

TITLE: **PRELIMINARY LAYOUT PLAN**

PROJECT NO: ENG24-1108
SCALE: 1" = 40'
GRAPHIC SCALE: 0 40' 80'
DATE: 05/09/25
DRAWING NO: 2

BRIAN A. BROOKER
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 60229

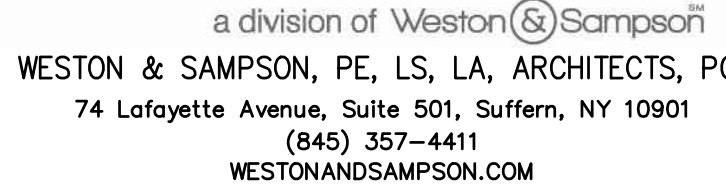


1. ADDITIONAL ROWS OF SILT FENCE MAYBE REQUIRED AS PART OF THE DEVELOPMENT.
2. ORANGE SAFETY FENCE SHALL BE INSTALLED ALONG THE CLEARING LIMIT LINE

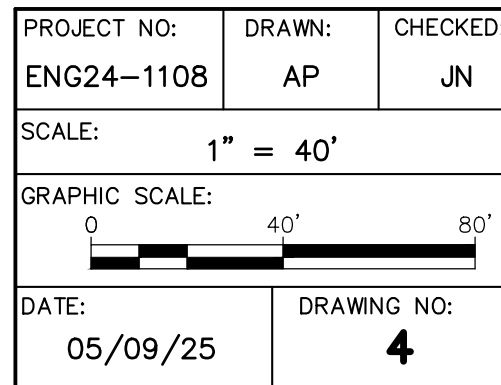
TOTAL AREA TO BE DISTURB
583,400 S.F. = 13.4 ACRES

DISCLAIMER:
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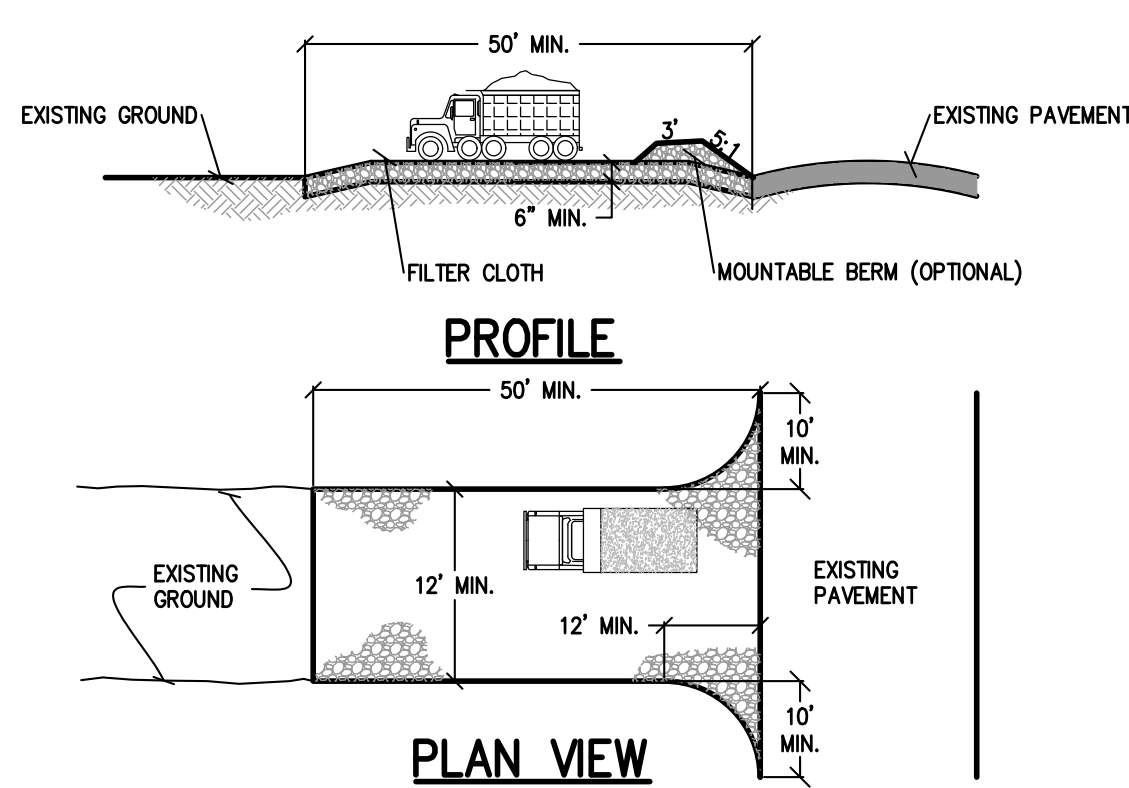
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RELLA BOULEVARD
VILLAGE OF MONTEBELLO
ROCKLAND COUNTY
NEW YORK

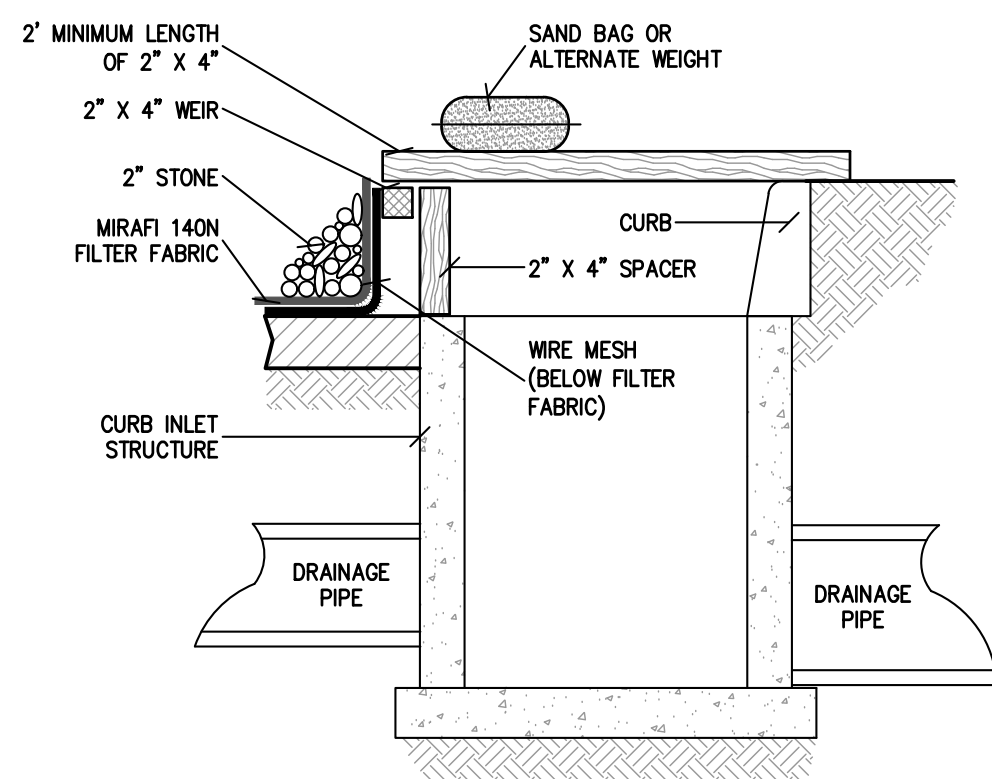


DATE:	DRAWING NO:
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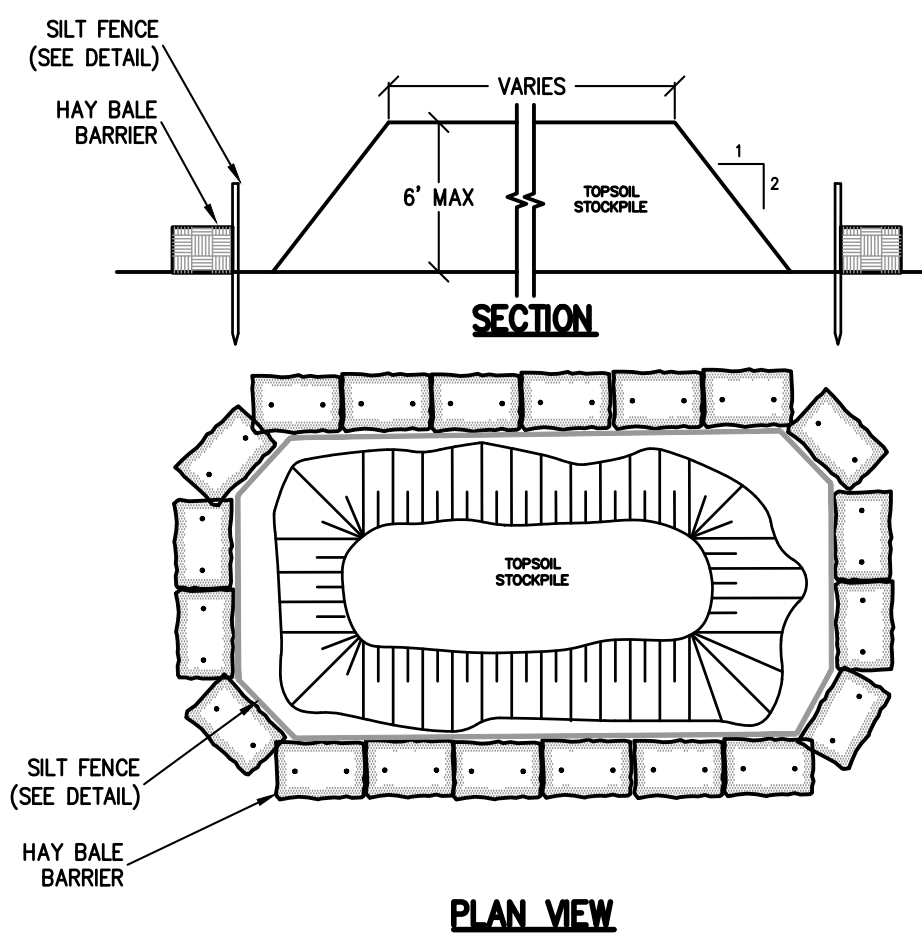
- NOTES:

1. STONE SIZE - USE 1 INCH STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. STONE LAYER - 4 INCHES THICK (2 INCHES FOR A SINGLE RESIDUAL 10' CURB; A 20' TO 30' MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. SPACING - NOT MORE THAN 12 INCHES, NOT LESS THAN THE FULLTHRU AT POINTS WHERE INGRESS AND EGRESS OCCURS. TWENTY - (20) FEET IF SINGLE ENTRANCE SITE.
5. GEOTECHNICAL - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. DRAINAGE - DRAINAGE SHALL BE PROVIDED FOR ALL ENTRANCE SITES. DRAINAGE ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTAIN BUILT BY 5' SLOPES SHALL BE PROVIDED.
7. TRUCK TRAFFIC - TRUCK TRAFFIC SHALL BE PROHIBITED FROM ALL ENTRANCE SITES TO PREVENT TRACKING OR FLOWING OF SEDIMENT SLOPPED, WASHED OR TRACTED INTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SLOPPED, WASHED OR FLOWED INTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
10. TRAPPING DEVICE



- NOTES:**

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85.
2. WOODEN FRAME SHALL BE CONSTRUCTED OF 2" X 4" CONSTRUCTION GRADE LUMBER.
3. WIRE MESH ACROSS THROAT SHALL BE A CONTINUOUS PILE 30 INCH MINIMUM WIDTH WITH A LENGTH 4 FEET LONGER THAN THE THROAT. IT SHALL BE SHAPED AND SECURELY NAILED TO A 2" X 4" WEIR.
4. THE WEIR SHALL BE SECURELY NAILED TO 2" X 4" SPACERS 9 INCHES LONG SPACED NO MORE THAN 6 FEET APART.
5. THE ASSEMBLY SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2" X 4" ANCHORS 2 FEET LONG EXTENDING ACROSS THE TOP OF THE INLET AND HELD IN PLACE BY SAND BAGS OR ALTERNATE WEIGHTS.



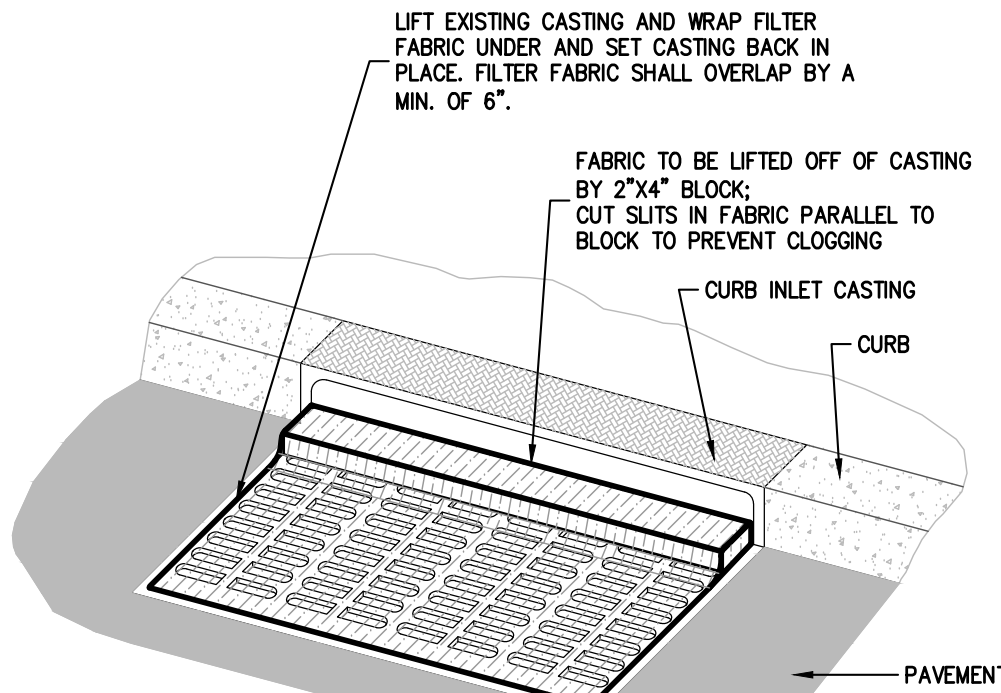
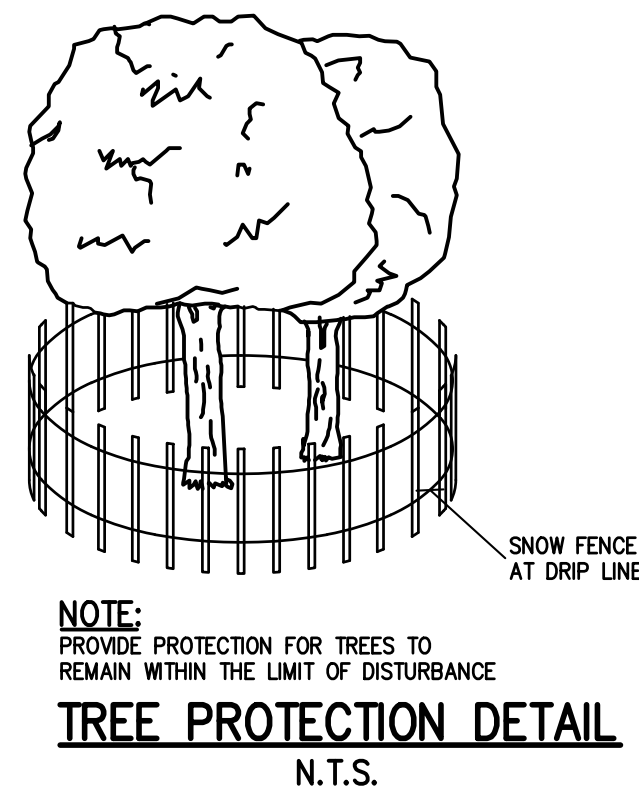
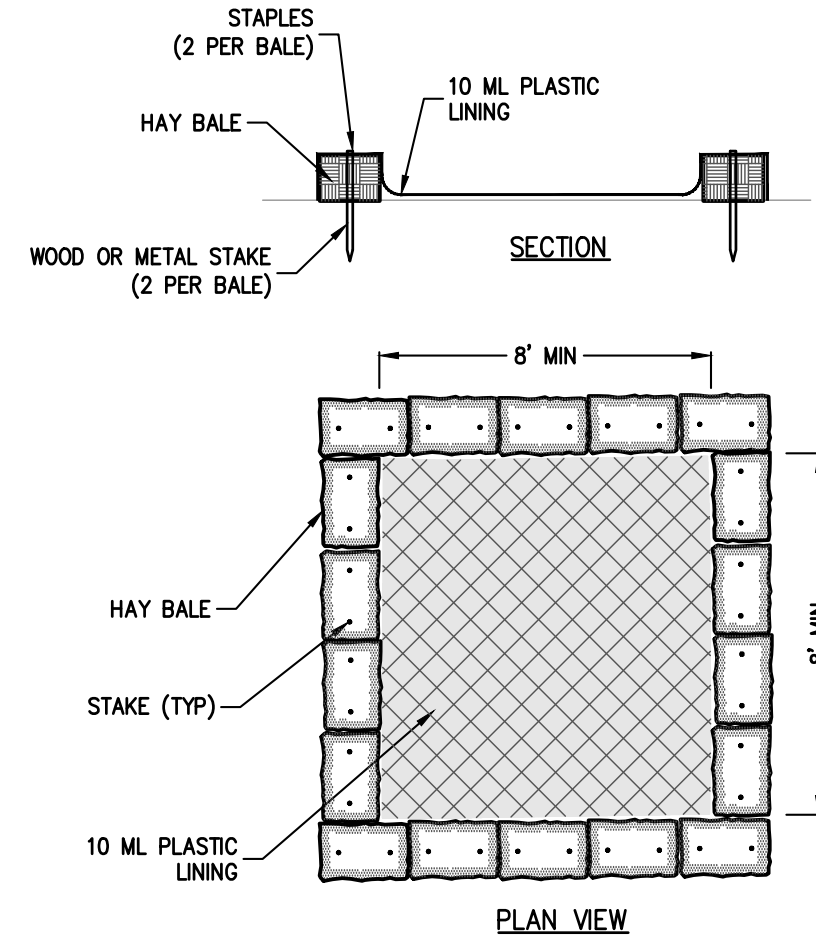
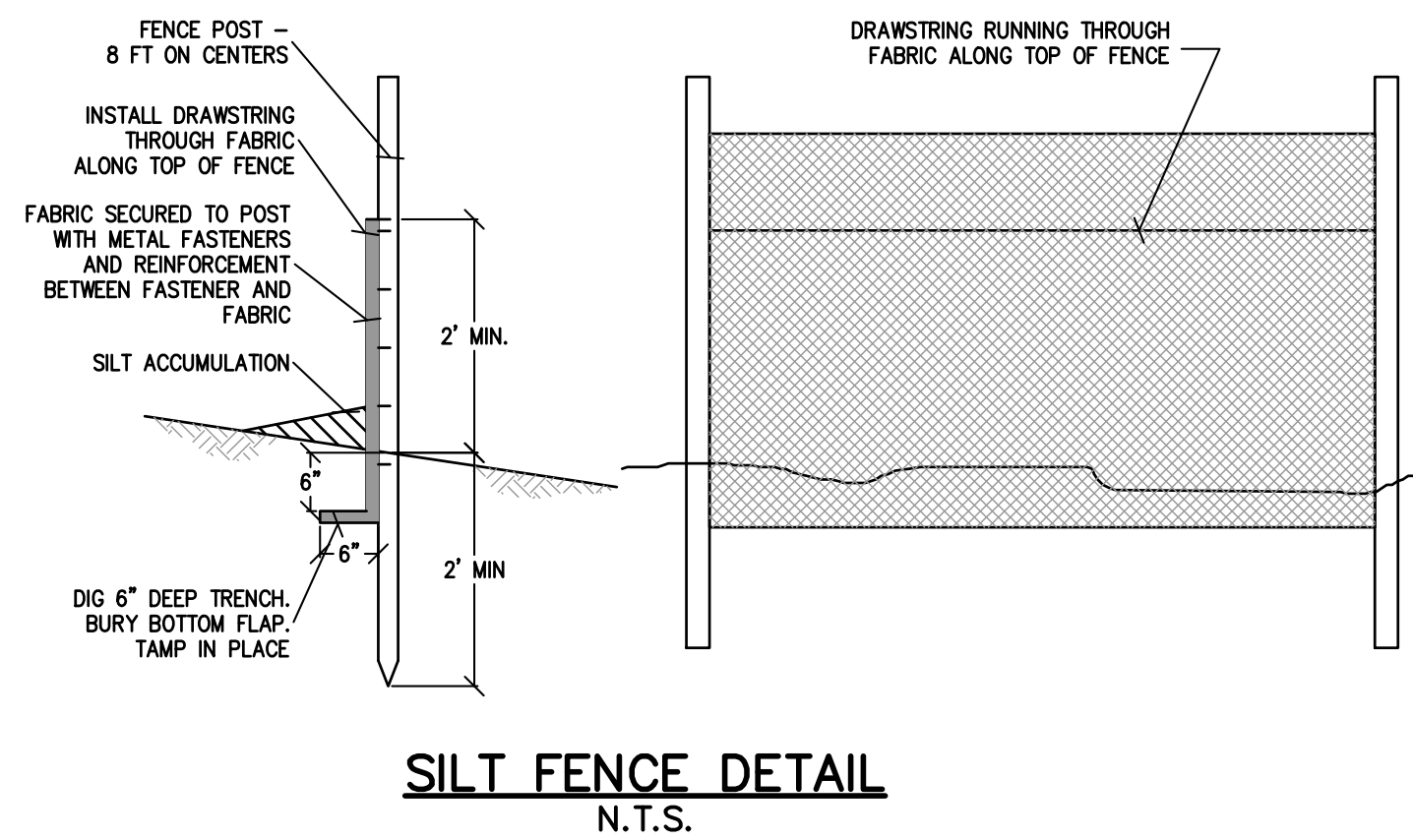
SOIL STOCKPILE SEDIMENT BARRIER
N.T.S.

STANDARD EROSION CONTROL NOTES:

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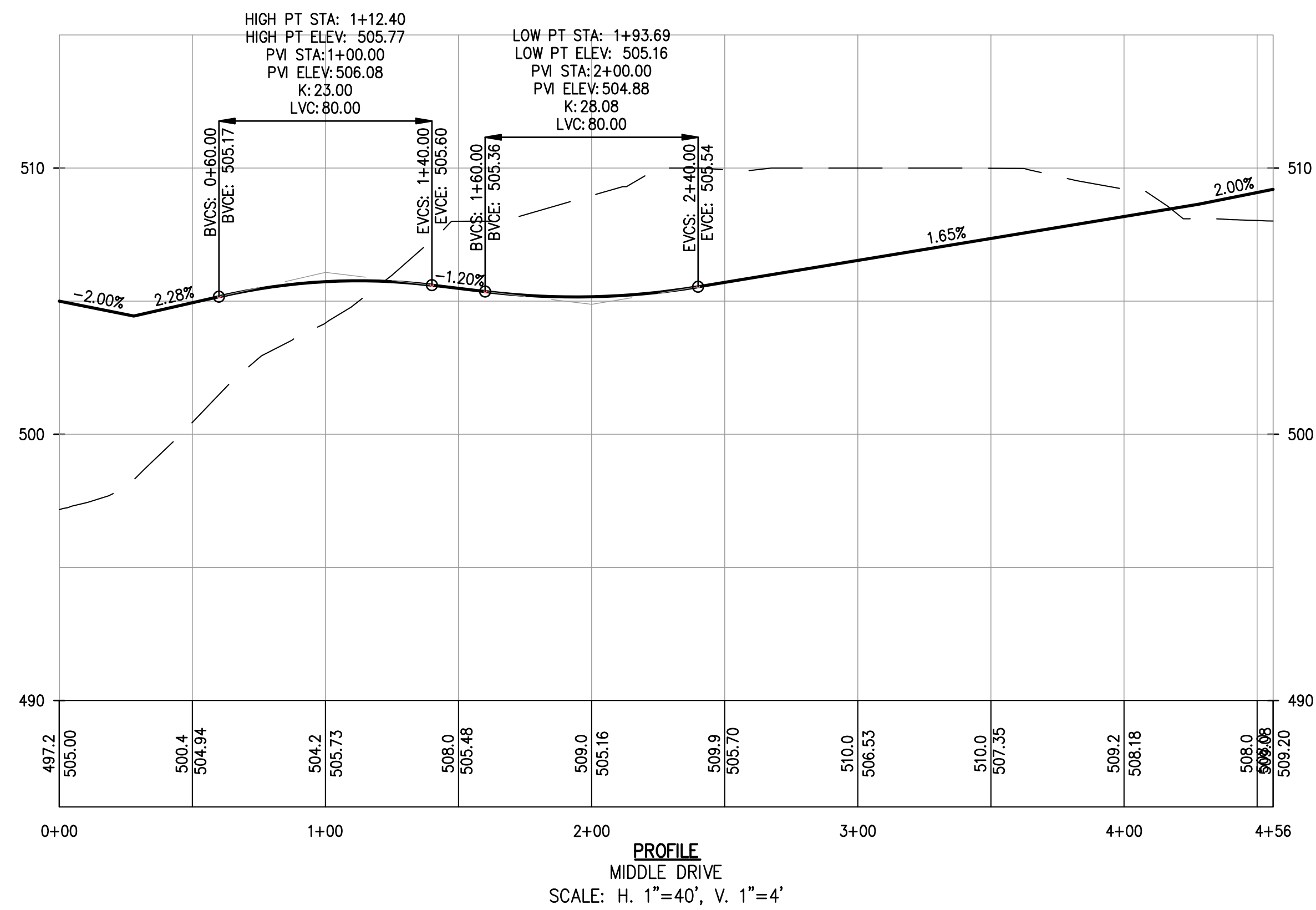
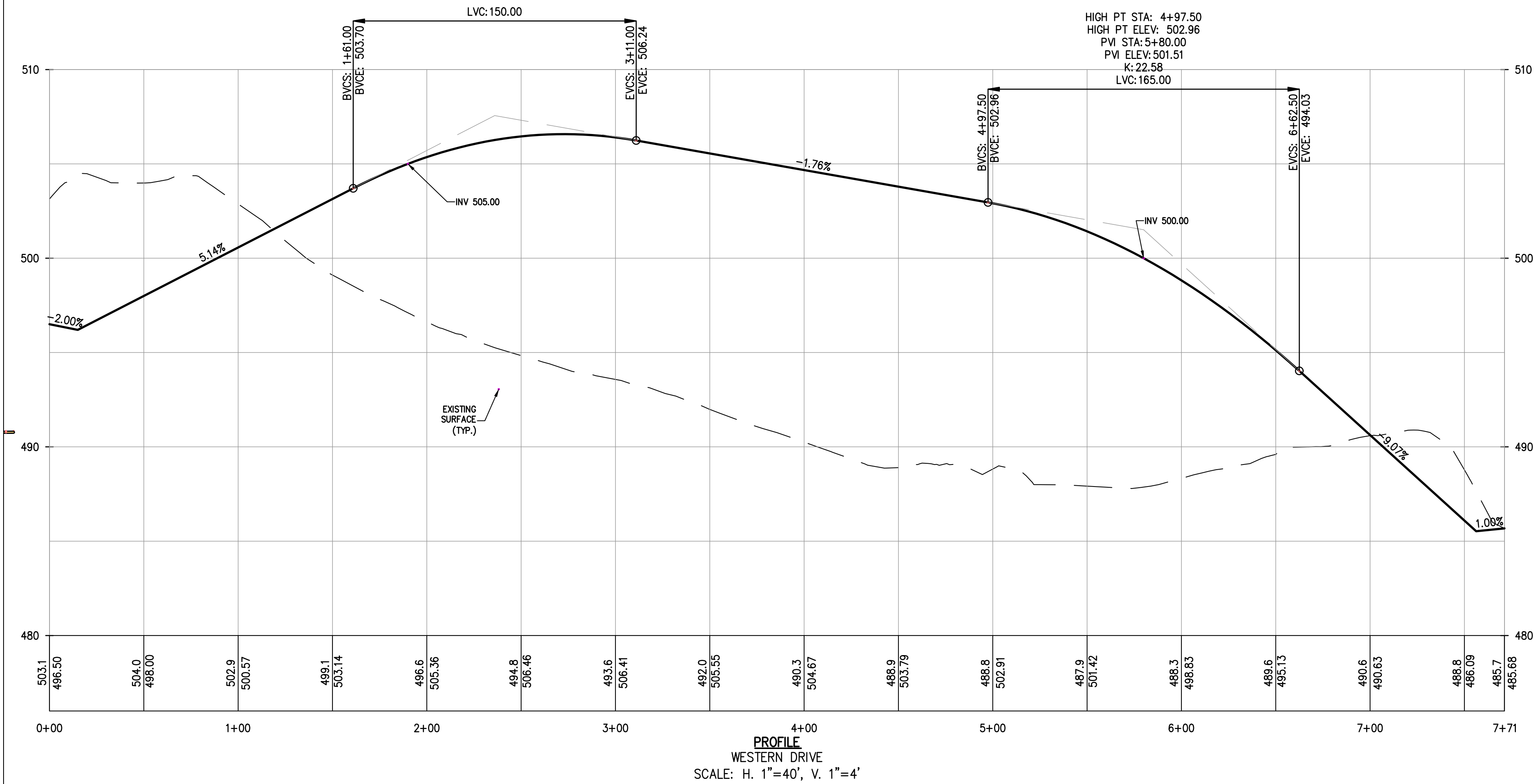
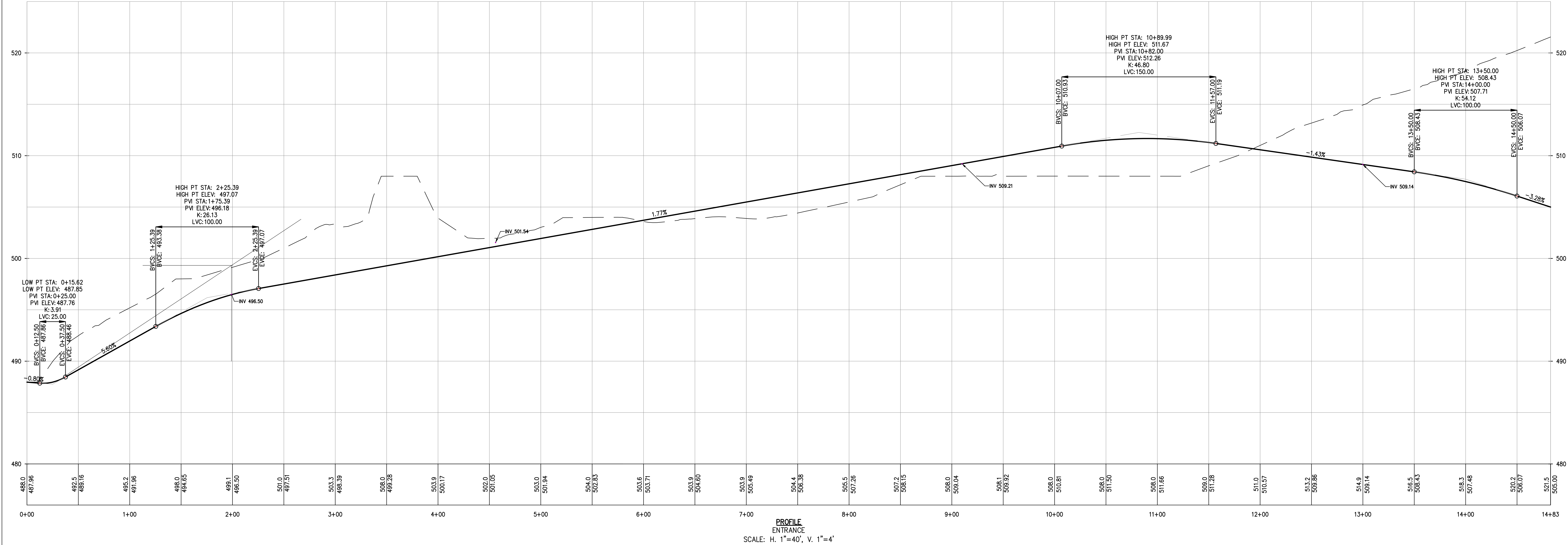
	<u>LB. PER ACRE</u>	<u>LB. PER 1,000 S</u>
KENTUCKY BLUE GRASS -	20	0.45

- | | | | |
|--|---|-----------------------|---------------------------|
| 14. | CREEPING RED FESCUE | 20 | 0.45 |
| | PERENNIAL RYE GRASS | | 0.10 |
| <p>14. ALL SEEDED AREAS TO HAVE AN APPLICATION OF THE FOLLOWING:</p> <p>LIME - AMOUNT NEEDED TO OBTAIN A PH OF 5.5</p> <p>FERTILIZER - 15 LBS. PER 1,000 SF OF 10-20-10 FERTILIZER OR APPROVED ALIKE</p> <p>IF NOT LANDSCAPED OTHERWISE, ALL NEW CONSTRUCTION STEEP PERMANENT SLOPED LESS THAN 1 (VERTICAL) : 2.5 (HORIZONTAL) TO BE SEEDDED WITH THE FOLLOWING:</p> | | | |
| | | <u>1 LB. PER ACRE</u> | <u>1 LB. PER 1,000 SF</u> |
| | CREEPING RED FESCUE - | 10 | 0.45 |
| | CROWN VETCH - | 15 | 0.35 |
| | BROGFROOT TREFOIL - | 8 | 0.20 |
| | TALL FESCUE OR SMOOTH | | |
| | BROMEGRASS - | 5 | 0.35 |
| | W/PERENNIAL RYE GRASS - | 5 | 0.10 |
| <p>15. ALL SLOPES 1 (VERTICAL) : 2.5 (HORIZONTAL) TO BE MULCHED AND STABILIZED WITH CLOTH FABRIC AND PINNED TO THE GROUND.</p> <p>16. SOO CAN BE USED INSTEAD OF SEED.</p> | | | |
| CONSTRUCTION SEQUENCE: | | | |
| a. | CONSTRUCT STABILIZING CONSTRUCTION ENTRANCE. | | |
| b. | INSTALL SEDIMENT BARRIERS AS PER NOTE 1 ABOVE. | | |
| c. | CONSTRUCT DIRECTIONAL SWALES AND DRAINAGE SYSTEMS WITH MINIMUM NECESSARY CLEARING. | | |
| d. | CLEAR EXISTING TREES AND VEGETATION FROM AREAS TO BE EXCAVATED OR FILLED, STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE EXCAVATED. | | |
| e. | PERFORM NECESSARY EXCAVATION OR FILL OPERATIONS TO BRING SITE TO DESIRED SUBGRADE. INSTALL STORM DRAINAGE SYSTEM. | | |
| f. | INSTALL SEDIMENT CONTROL BARRIERS AROUND ALL STORM DRAIN INLETS. | | |
| g. | SEED ALL DISTURBED AREAS THAT WILL REMAIN UNDISTURBED FOR A PERIOD OR 30 DAYS AS PER NOTE 2 ABOVE. | | |
| h. | AFTER COMPLETION OF THE SITE CONSTRUCTION FINE GRADE AND SPREAD TOPSOIL ON ALL LAWN AREAS AND SEED AS PER NOTES 5 AND 6 ABOVE. | | |
| i. | REMOVE SEDIMENT BARRIERS AS PER NOTE 4 ABOVE. | | |
| j. | MAINTAIN ALL SEEDED AND PLANTED AREAS TO INSURE A WABLE STABILIZED VEGETATIVE SPECS. | | |
| 17. | ALL CONSTRUCTION SHALL BE IN ACCORD WITH CURRENT MUNICIPALITY SPECS | | |
| 18. | 4" OF TOP SOIL TO BE SPREAD PRIOR TO SEEDING IN ALL DISTURBED AREAS. | | |



NOTE:

1. CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM
2. CONTRACTOR TO REMOVE FABRIC AND LUMBER UPON COMPLETION OF PROJECT
3. FABRIC TO BE MIRAFI 100X OR EQUIVALENT



REV	DESCRIPTION	BY	DATE

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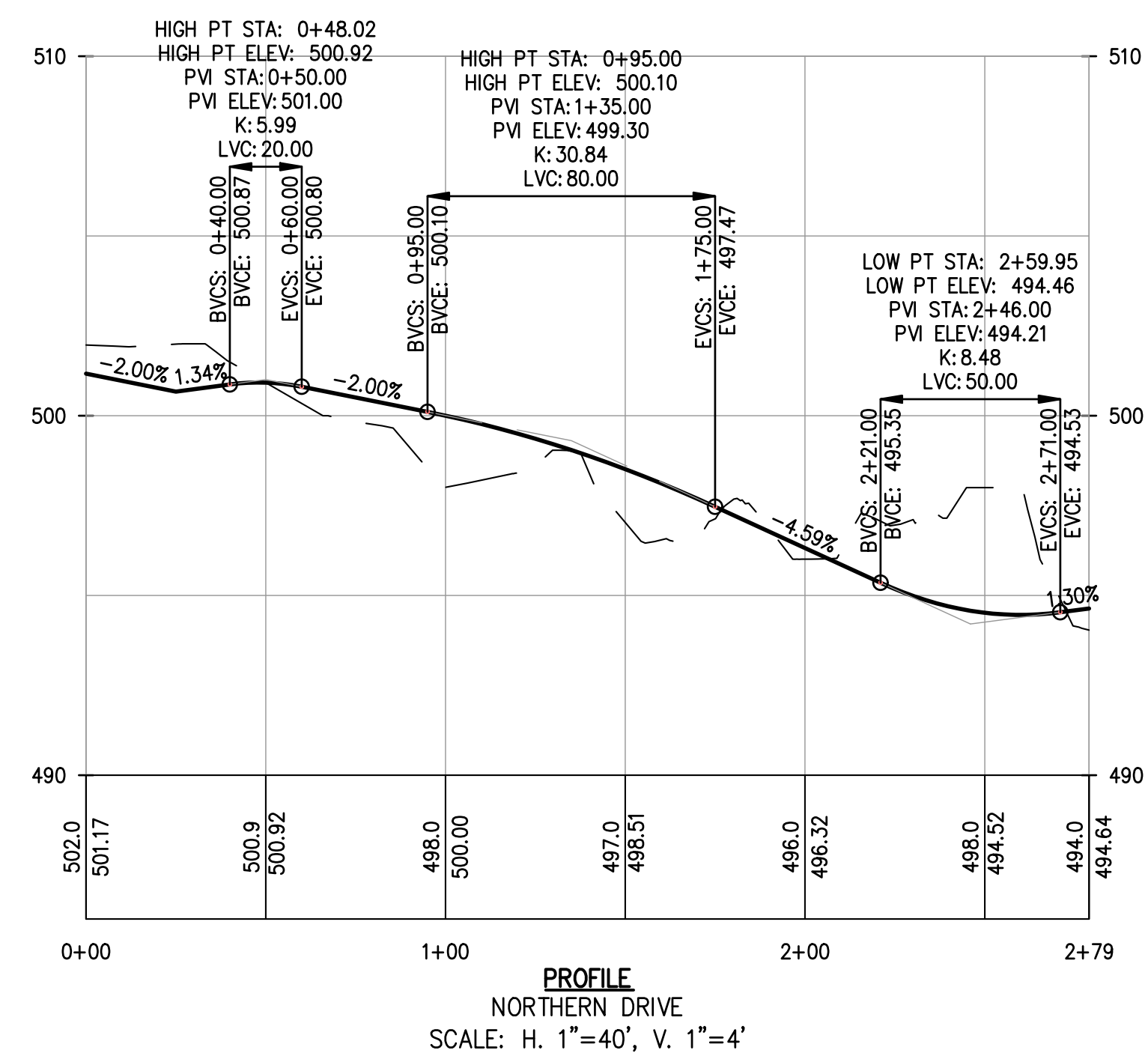
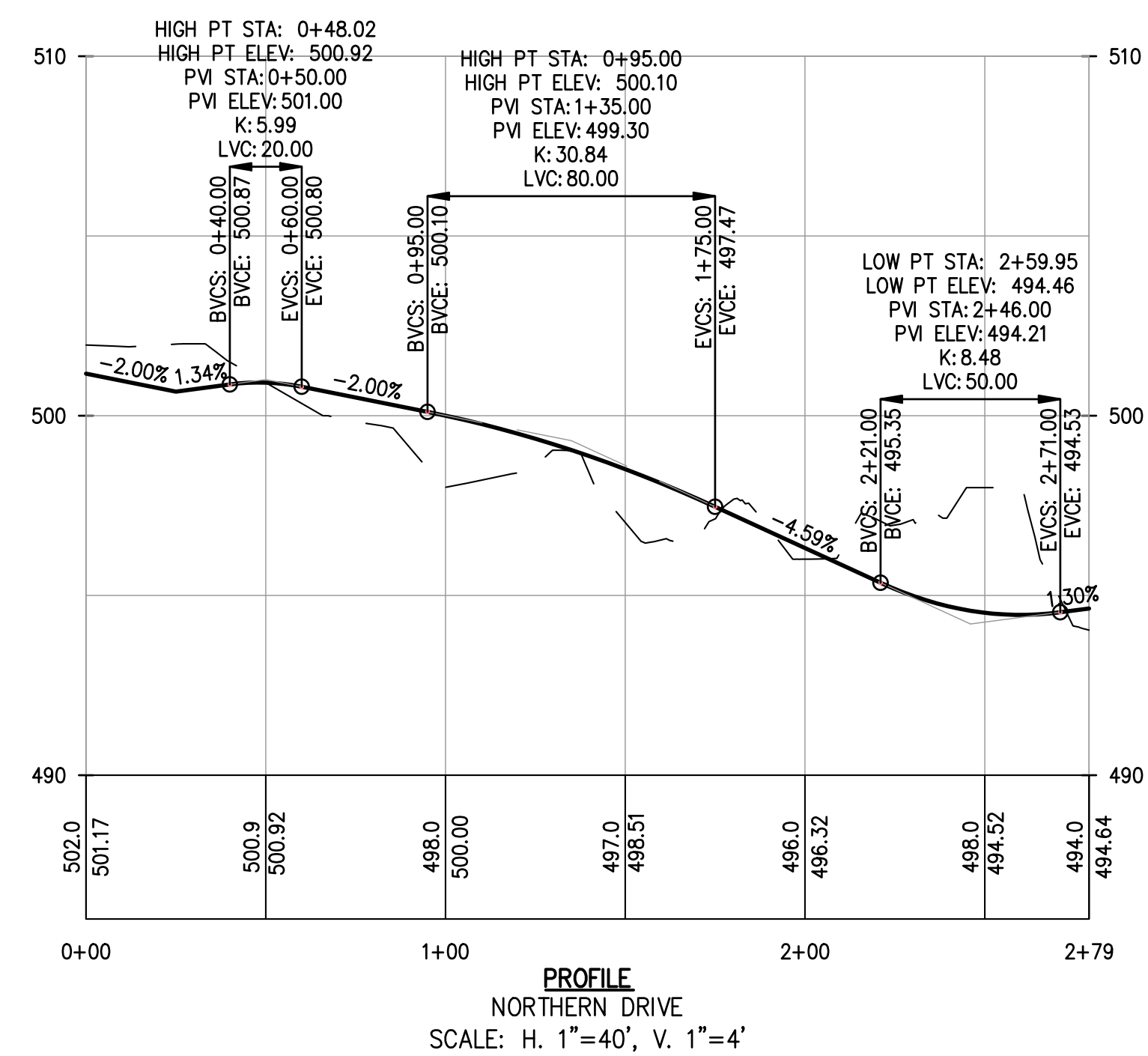
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PROJECT: **RELLA BOULEVARD**
VILLAGE OF MONTEBELLO
ROCKLAND COUNTY
NEW YORK

TITLE: **DRIVEWAY PROFILES**
(1 OF 2)

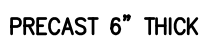
BRIAN A. BROOKER,
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 60229

PROJECT NO: ENG24-1108	DRAWN: AP	CHECKED: JN
SCALE: 1" = 40'		
GRAPHIC SCALE: 0 40' 80'		
DATE: 05/09/25	DRAWING NO: 6	

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N.T.S.



NOTE:
MINIMUM STRENGTH CONCRETE 4000 PSI WALL THICKNESS 6" WITH ADEQUATE
STEEL REINFORCEMENT TO WITHSTAND H2O HIGHWAY LOAD AND SOIL LOADS.

N.T.S.

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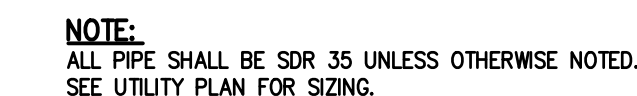
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PROJECT: **RELLA BOULEVARD**
VILLAGE OF MONTEBELLO
ROCKLAND COUNTY
NEW YORK

TITLE: CONSTRUCTION DETAILS
(2 OF 2)

