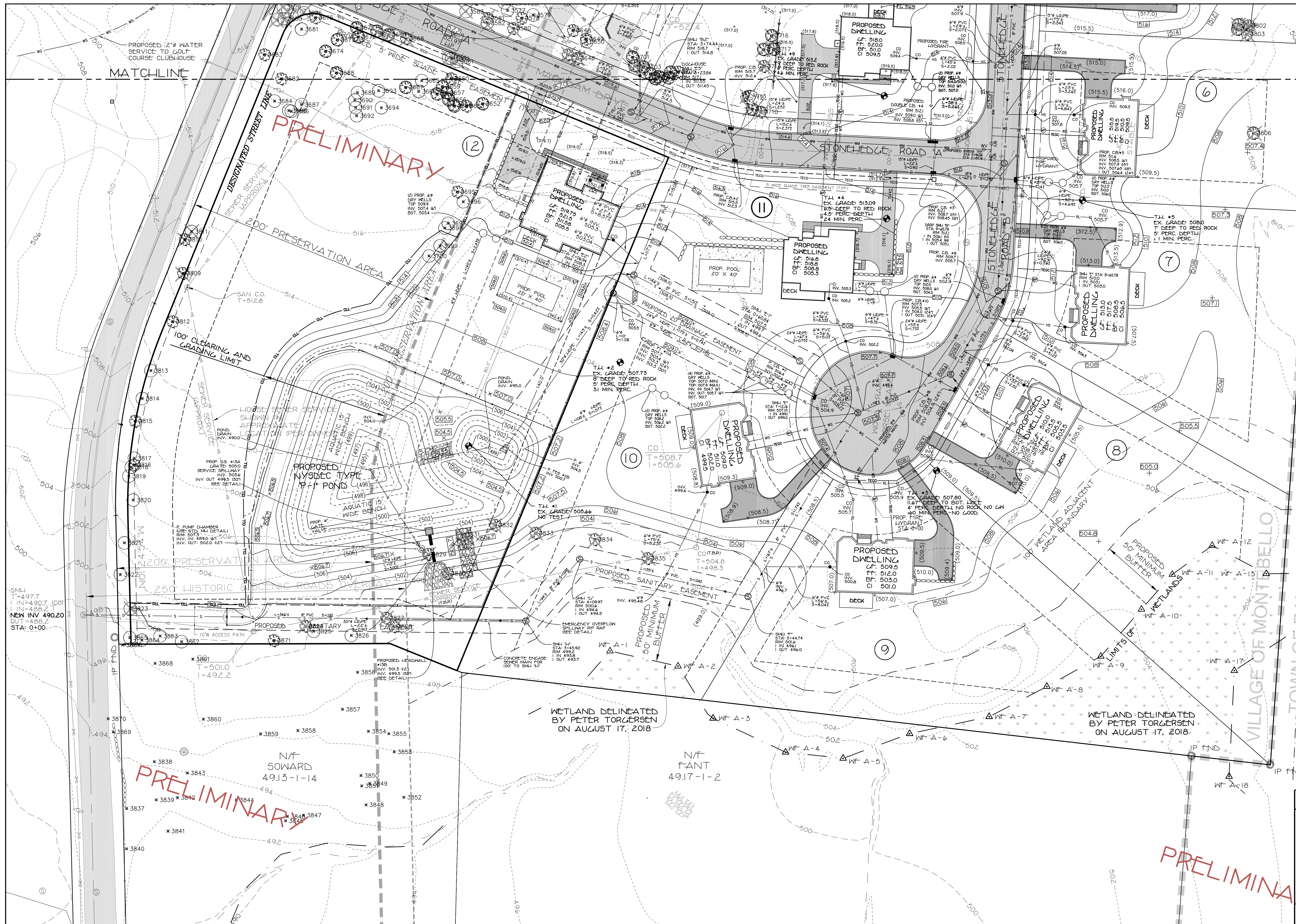




- GENERAL NOTES:**
- CONTRACTOR TO VERIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE ALL UTILITIES FIELD LOCATED BY THE PROPOSED WORK. UPON FINISHING SUCH UTILITIES THE CONTRACTOR'S RESPONSIBILITY SHALL BE TO NOTIFY THE OWNER AND MAINTAIN THE UTILITIES IN WORKING ORDER UNTIL THEIR DISPOSITION IS RESOLVED.
 - ALL EXISTING OFF-SITE PAVEMENT, FENCES, CURBS, WALKS AND OTHER FACILITIES DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST.
 - EXISTING UTILITIES & STRUCTURES THAT ARE TO BE REMOVED AND/OR REPLACED SHALL BE REMOVED AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
 - PROJECT SAFETY AND TRAFFIC MAINTENANCE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 - UTILITIES AND UTILITY STRUCTURES WHERE LOCATIONS ARE UNKNOWN MAY BE AFFECTED BY THE PROPOSED WORK. UPON FINISHING SUCH UTILITIES THE CONTRACTOR'S RESPONSIBILITY SHALL BE TO NOTIFY THE OWNER AND MAINTAIN THE UTILITIES IN WORKING ORDER UNTIL THEIR DISPOSITION IS RESOLVED.
 - CONTRACTOR TO COORDINATE WITH ALL COMPANIES TO ASSURE ADEQUATE SUPPLY AND SCHEDULING OF NEW SERVICE WHERE REQUIRED TO FIT THE CONSTRUCTION SCHEDULING AND SEQUENCE TO ASSURE NO DAMAGE OR DISTURBANCE TO COMPLETED WORK.
 - ALL NEW UTILITY SERVICE CONNECTIONS, INCLUDING LINES AND EQUIPMENT FOR PROVIDING POWER AND/OR COMMUNICATIONS, ARE TO BE INSTALLED UNDERGROUND.
 - THE EXTENT OF THE CONSTRUCTION AND DISTURBANCE AREAS SHALL BE THE MINIMUM REQUIRED TO PERFORM THE CONTRACT WORK WITH AS MINIMAL EFFECT ON ADJACENT AREAS AS POSSIBLE.
 - ALL NEW STORM DRAINAGE PIPING TO BE SMOOTH BORE CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) UNLESS OTHERWISE SPECIFIED.
 - ALL ROOF LEADERS TO BE MINIMUM 4" DIA. SDR 35 PVC PIPE TO BE CONNECTED TO DRYWELLS WHERE INDICATED ON THE PLANS. OVERFLOW PIPE TO BE 6" DIA. LEDE TO STREET STORM SYSTEMS. A MINIMUM VOLUME OF 5000 GAL. MUST BE PROVIDED WITH INFLTRATION SYSTEM PLACES A MINIMUM OF 2 FEET ABOVE BEDROCK. ALTERNATE INFILTRATION SYSTEMS MAY BE CONSIDERED BASED UPON FIELD CONDITIONS AT TIME OF PLOT PLAN SUBMITTAL TO ACHIEVE THE MINIMUM VOLUME AS APPROVED BY THE DESIGN OR VILLAGE ENGINEER.
 - ALL NEW WATER MAINS AND CONNECTIONS TO BE CLASS 94 DUCTILE IRON PIPE OR AS SPECIFIED BY VILLAGE WATER NEW YORK. ALL WATER SERVICE CONNECTIONS AND RELATED APPURTENANCES TO BE SPECIFIED BY ARCHITECT'S MECHANICAL ENGINEER AND SHALL COMPLY WITH VILLAGE WATER NEW YORK STANDARDS.
 - ALL SANITARY HOUSE CONNECTIONS TO BE 6" DIA. CAST IRON PIPE OR AS PER STANDARDS LISTED IN TABLE 702.5 OF THE NYS PLUMBING CODE WITH A MINIMUM GRADE OF 2' TO THE FIRST CLEAN OUT OUTSIDE THE BUILDING. BEYOND THE FIRST CLEAN OUT, SDR 35 PVC PIPE MAY BE USED IN LIEU OF CAST IRON.
 - ANY SUBSTITUTIONS TO BE REQUESTED IN WRITING AND APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS WITH REGARD TO DEMOLITION AND LEGAL DISPOSAL OF EXISTING STRUCTURES, WALKS AND DRIVEWAYS.
 - ANY EXISTING HOUSE CONNECTION PROPOSED TO BE ABANDONED MUST BE PLUGGED BETWEEN THE EDGE OF THE SLAB-ON-PY AND THE CURB LINE WITH A PERMANENT WATER-TIGHT PLUG OR CAP ENCASED IN CONCRETE.
 - WHERE FINISHED GRADE ELEVATION AT BUILDING WALL IS LESS THAN 24" BELOW THE FINISHED FLOOR CONSULT WITH ARCHITECT FOR CHANGES IN FOUNDATION AND SILL DESIGN.
 - CONTRACTOR TO OBTAIN AND SUBMIT SEWER DRAWINGS FOR ALL STRUCTURES TO DESIGN ENGINEER FOR REVIEW AND APPROVAL BEFORE MANUFACTURING.
 - RETAINING WALLS SHALL BE LESS THAN 4 FEET IN HEIGHT. RETAINING WALLS MORE THAN 4 FEET IN HEIGHT ARE REQUIRED TO BE DESIGNED BY A CERTIFIED STRUCTURAL ENGINEER.
 - THIS PLAN IS BASED ON ARCHITECTURAL PLANS BY ERIC OSBORN, ARCHITECT DATED JUNE 8, 2021.
 - AN EXTERIOR CHECK VALVE SHALL BE PROVIDED ON THE SOIL LINE IF CAST IRON INVERT IS BELOW THE UPSTREAM MANHOLE RIM ELEVATION.
 - A PORTABLE PUMP TO BE USED TO DRAIN THE POND FROM THE PROPOSED PUMP CHAMBER AT THE TIME REQUIRED MAINTENANCE.
 - ANY SEWER CONNECTIONS OR SEWER MAINS WITHIN 25 FEET OF AN INFILTRATION PRACTICE MUST BE ENCASED IN CONCRETE OR SLEEVED.
 - WATER CONNECTION TO THE TOWN'S GOLF COURSE MUST BE COMPLETED UPON COMPLETION OF PHASE I ROAD CONSTRUCTION AS AGREED.

LEGEND	
EXISTING/PROPOSED	ITEMS
---	PROPERTY LINE
---	BUILDING SETBACK LINE
---	SANITARY SEWER
---	SAN. SEWER MANHOLE
---	SEWER SERVICE
---	CLEAN-OUT
---	WATER MAIN
---	WATER SERVICE
---	WATER VALVE
---	FIRE HYDRANT
---	WATER METER PIT
---	GAS MAIN
---	GAS SERVICE
---	GAS VALVE
---	DRAIN PIPE
---	DRAINAGE MANHOLE
---	DRAINAGE MANHOLE IN GRATE
---	CATCH BASIN
---	UTILITY POLE
---	UNDERGROUND UTILITIES
---	OVERHEAD ELECTRIC
---	10' CONTOUR INTERVAL
---	2' CONTOUR INTERVAL
---	SPOT GRADE
---	WALL & CURB ELEV.

REVISIONS	
1	APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF RAMAPO, ON THE DAY OF 2021. SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, REVISION, MODIFICATION OR REVISION OF THIS PLAN AS APPROVED SHALL VOID THIS APPROVAL. SIGNED DAY OF 2021
CHAIRMAN	
CLERK	

ALTERNATE POND/TREE OVERLAY PLAN
PROPOSED DRAINAGE, GRADING & UTILITIES PLAN
(SHEET 2 OF 2) FOR REVISED SUBDIVISION OF
STONEHEDGE HEIGHTS
LOCATED IN
VILLAGE OF MONTEBELLO
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK
GRAPHIC SCALE

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YB-4606
APR. 22, 2025
1" = 50'
A/PTOP-1

WATER MAIN SAFETY NOTES:

- WHEN WORKING AT OR NEAR A LIVE WATER MAIN EVERY EFFORT IS TO BE MADE TO MAINTAIN STABILITY.
- EXISTING TURBID BLOCKS ARE NOT TO BE REMOVED UNLESS THE WATER MAIN HAS BEEN PROPERLY RESTRAINED USING MEANS ACCEPTABLE TO THE LOCAL WATER COMPANY OR DEPARTMENT.
- WHEN POSSIBLE A WATER MAIN SHOULD BE TURNED OFF AND PRESSURE RELIEVED BEFORE EXPOSING MAIN.

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND UTILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

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