

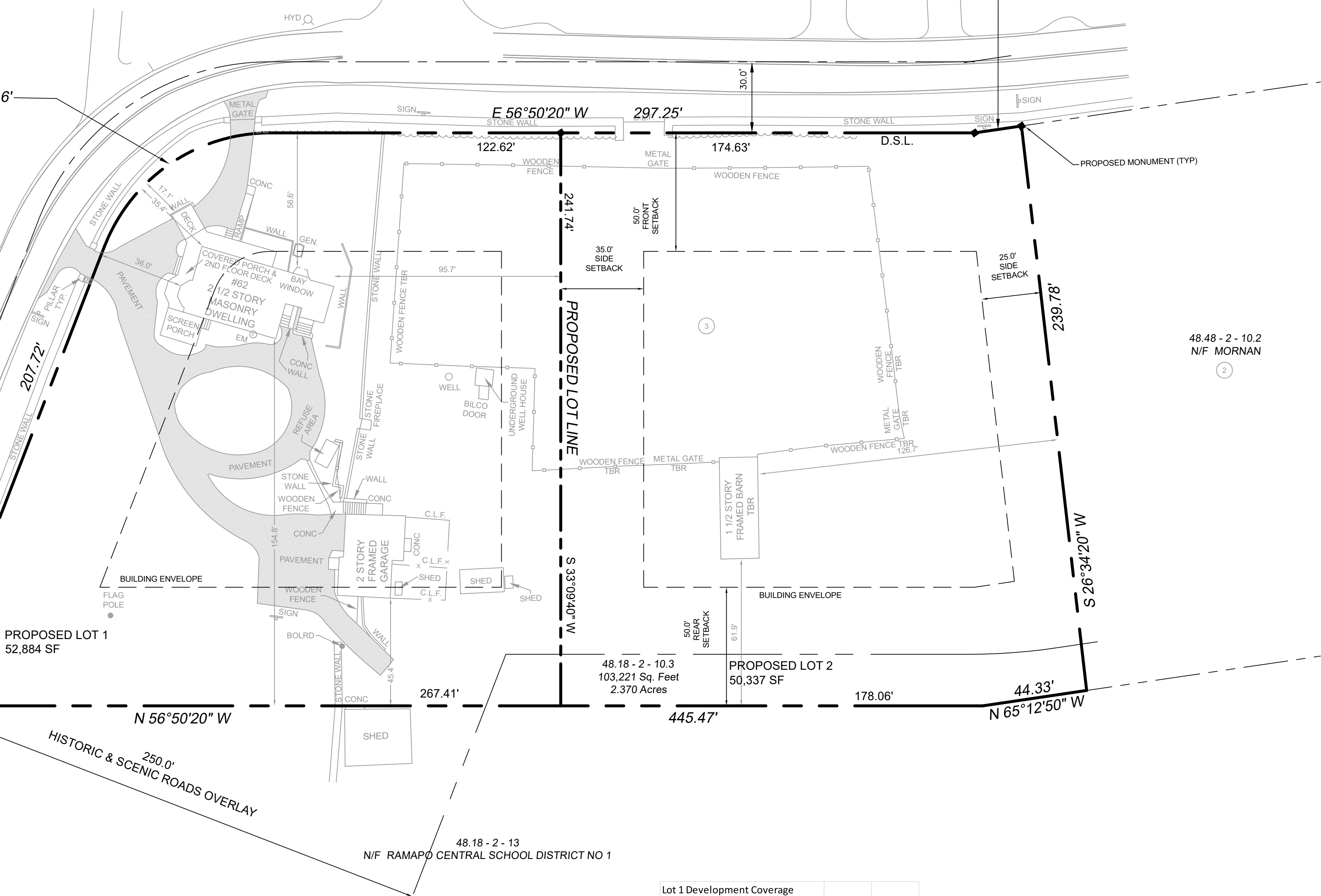
MONTEBELLO ROAD
60' WIDE

R=74.99' L=90.16'

MAYER
DRIVE

MONTEBELLO ROAD
60' WIDE

S 65°12'50" E
19.98'



GENERAL NOTES

1. BASED ON THE VILLAGE OF MONTEBELLO TAX MAP, THE LOT IS 10.3 ON MAP 48.48 BLOCK 2.
2. AREA OF TRACT: 103,221 SF OR 2.370 ACRES
3. ZONE: R-35/HISTORIC & SCENIC ROADS OVERLAY DISTRICT
4. RECORD OWNER/APPLICANT: NACHMAN ROTENBERG
8 HERRICK AVE #212
SPRING VALLEY, NY 10977
5. EXISTING USE: SINGLE FAMILY RESIDENCE
6. PROPOSED USE: 2 LOT SUBDIVISION FOR A SINGLE FAMILY RESIDENCE ON EACH LOT
7. THIS PLAT DOES NOT CONFLICT WITH THE OFFICIAL COUNTY MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239N OF THE GENERAL MUNICIPAL LAW
8. ALL HOUSES TO BE SEWERED BY GRAVITY WITH A MIN. SLOPE OF 2%.
9. 3/4" CORNER IRON PIPES TO BE SET AT AT ALL PROPERTY CORNERS BEFORE C.O. IS ISSUED UNLESS MONUMENT IS NOTED.
10. ALL NEW UTILITIES TO BE UNDERGROUND.
11. FIRE DISTRICT - TALLMAN
12. SCHOOL DISTRICT - SUFFERN
13. WATER DISTRICT - RAMAPO CONSOLIDATED WATER DISTRICT. WATER SUPPLY BY VEOLIA WATER
14. NO OPEN BURNING DURING CONSTRUCTION WITHOUT EXPLICIT PERMISSION FROM THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
15. HOUSE SEWER AND WATER SERVICE LINES ARE TO BE LAID IN SEPARATE TRENCHES, WITH A MINIMUM HORIZONTAL SEPARATION OF 10 FEET.
16. SANITARY SEWER INFILTRATION AND EXFILTRATION TESTING OF CONSTRUCTION STANDARDS FOR ROCKLAND COUNTY SEWER DISTRICT NO. 1 SPECIFIED THAT "THE INFILTRATION RATE SHALL NOT EXCEED 25 GALLONS PER 24 HOURS PER MILE PER NOMINAL DIAMETER IN INCHES." CERTIFICATED OF OCCUPANCY MAY NOT BE ISSUED, NOR ANY OCCUPANCY PERMITTED, UNTIL A CERTIFICATE OF COMPLIANCE, CERTIFIED BY A LICENSED NYS PROFESSIONAL ENGINEER, IS SUBMITTED TO AND APPROVED BY THE TOWN OF RAMAPO. COPIES OF THIS CERTIFICATE SHOULD ALSO BE SENT TO THE ROCKLAND COUNTY HEALTH DEPARTMENT AND TO THE ROCKLAND SEWER DISTRICT NO. 1.
17. DURING THE COURSE OF CONSTRUCTION, THE BUILDER SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID THE CREATION OF DRAINAGE, EROSION AND SILTING PROBLEMS (IN CONSULTATION WITH APPROPRIATE AGENCIES) TO THE VILLAGE ENGINEER'S SATISFACTION.
18. ALL ELEVATIONS SHOWN ARE BASED ON U.S.C. & G.S. DATUM.
19. ELECTRIC DISTRICT - ORANGE AND ROCKLAND
20. SEWER DISTRICT - BENEFITED AREA NO. 5
21. ALL UTILITIES UNDERGROUND. ELECTRIC SERVICE CONNECTIONS TO INDIVIDUAL HOUSES SHALL BE IN CONDUIT OF NOT LESS THAN 2 INCH DIAMETER.
22. DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNFINISHED FOR MORE THAN FIFTEEN (15) DAYS, SHALL BE TEMPORARILY SEEDED WITH 1/2 LB RYE GRASS OR MULCHED WITH 100 LBS OF STRAW OR HAY PER 1,000 SQ FT AND TEMPORARY DIVERSION DITCHES WILL BE ESTABLISHED WHERE NECESSARY ACROSS ROADWAYS, RIGHT OF WAY, AND INDIVIDUAL LOTS.
23. THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS, OR OTHER RESERVATIONS OF LAND RELATIVE TO THIS SITE, EXCEPT AS SHOWN ON THIS MAP. SUBJECT TO THE FINDINGS OF A COMPLETE AND UP TO DATE TITLE REPORT.
24. ANY EXISTING HOUSE CONNECTION PROPOSED TO BE ABANDONED MUST BE PLUGGED BETWEEN THE EDGE OF THE RIGHT OF WAY AND THE CURB LINE WITH A PERMANENT WATERTIGHT PLUG OR CAP ENCASED IN CONCRETE.
25. NO BUILDING PERMITS SHALL BE ISSUED UNTIL SAID TIME AS THE MONEY IN LIEU OF LAND AND THE SHADE TREE FEE HAS BEEN PAID FOR THE LOT IN QUESTION.
26. ONLY THOSE DRIVEWAYS SHOWN ON THE FINAL SITE GRADING PLAN ARE PERMITTED WITHOUT FURTHER PLANNING BOARD APPROVAL.
27. THE LOCATION OF ALL EXISTING UTILITIES MUST BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
28. POSTED SPEED LIMIT: 30 MPH (15 MPH ALONG CURVE)
29. 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, 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 _____ DATE _____

30. PLANS ARE BASED ON FIELD ENGINEERING DATA AND CERTIFIED HERETO BY:

LICENSED PROFESSIONAL ENGINEER DATE
OR LAND SURVEYOR

Bulk Requirements: R-35 Single Family Residence (Historic & Scenic Roads Overlay District)											
Use Group q	Min Lot Area	Min Lot Width	Min Front Setback	Min Front Yard	Min Side Setback	Min Total Side Setback	Min Side Yard	Min Rear Setback	Min Rear Yard	Min Street Frontage	Max Height
Required	35,000 SF	150 FT	50 FT	50 FT	25 FT	60 FT	20 FT	50 FT	20 FT	100 FT	35 FT
Proposed Lot 1	52,884 SF	207 FT	17.1 FT*	17.1 FT*	95.7 FT	N/A	20 FT	154.8 FT	45.4 FT	420 FT	<35 FT
Proposed Lot 2	50,337 SF	194 FT	60.9 FT	60.9 FT	54.9 FT	125.8 FT	54.9 FT	100.9 FT	100.9 FT	194.6 FT	28.3 FT
Proposed Lot 2	Net 49,283 SF										
*Existing nonconforming condition											

NET LOT AREA CALCULATIONS:

LOT 1 GROSS LOT AREA 52,884 SF - 25% SLOPES 15-20% (5,120 SF) - 50% SLOPES 20-25% (756 SF) = 51,226 SF NET LOT AREA

LOT 2 GROSS LOT AREA 50,337 SF - 25% SLOPES 15-20% (4,175 SF) - 50% SLOPES 20-25% (21 SF) = 49,283 SF NET LOT AREA

Lot 1 Development Coverage	
Buildings	2,285 SF
Stairs/Decks/Sheds/Etc	2,067 SF
Driveway	6,535 SF
Total	10,887 SF
10,887 SF/51,226 SF Net Lot Area =	0.213
Lot 2 Development Coverage	
Building	3,729 SF
Decks	568 SF
Walkways/Steps + Patio	1,575 SF
Driveway	1,757 SF
Total	7,629 SF
7,629 SF/49,283 SF Net Lot Area =	0.155

REFERENCES

1. BEING SECTION 48.18, BLOCK 2, LOT 10.3 OF THE VILLAGE OF MONTEBELLO AND TOWN OF RAMAPO TAX MAPPING
2. LOT DESCRIBED BY DEED IN INSTRUMENT NO. 2015 AT PAGE 8230 AT THE ROCKLAND COUNTY CLERKS OFFICE.
3. BEING LOT 3 ON A MAP ENTITLED "FINAL PLAT OF FIELDSTONE ESTATES", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON JULY 14, 1997 IN BOOK 118 ON PAGE 1 AS MAP NUMBER 7069.
4. TOTAL AREA = 103,221 SQUARE FEET OR 2.370 ACRES.

NOTE:

IT IS A VIOLATION OF THE STATE EDUCATION LAW, SECT 7209 (2) FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR, TO ALTER IN ANY WAY ANY COPIES OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL EMBOSSED SEAL ARE A VALID ORIGINAL PRODUCT OF THE LAND SURVEYOR. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES AND PURPOSE INDICATED HEREON. ANY CLAIM FOR LIABILITY SHALL NOT EXCEED THE AMOUNT OF THE AGREEMENT ANY EXTENSION OF USE BEYOND THE PURPOSE AGREED TO BETWEEN THE CLIENT AND THE SURVEYOR EXCEEDS THE SCOPE OF THE ENGAGEMENT. HOLDS THE SURVEYOR HARMLESS FOR UNAUTHORIZED USE BY OTHER PARTIES PERSONS OR GOVERNMENTAL APPROVALS AND RENDERS THIS SURVEY MAP NULL & VOID. THIS SURVEY MAP IS SUBJECT TO AN ACCURATE ABSTRACT OF TITLE.

OWNERS APPROVAL

THE OWNER OR HIS REPRESENTATIVE HEREBY IRREVOCABLY OFFERS FOR DEDICATION TO THE TOWN OF RAMAPO, ALL STREETS, MUNICIPAL USES, PARKS, AND REQUIRED UTILITIES SHOWN ON THE WITHIN SUBDIVISION PLAT AND CONSTRUCTION PLANS IN ACCORDANCE WITH AN IRREVOCABLE OFFER OF DEDICATION.

OWNER OR REPRESENTATIVE
APPROVED FOR FILING

OWNER OR REPRESENTATIVE

ROCKLAND COUNTY DRAINAGE AGENCY APPROVAL

APPROVED FOR FILING

DATE

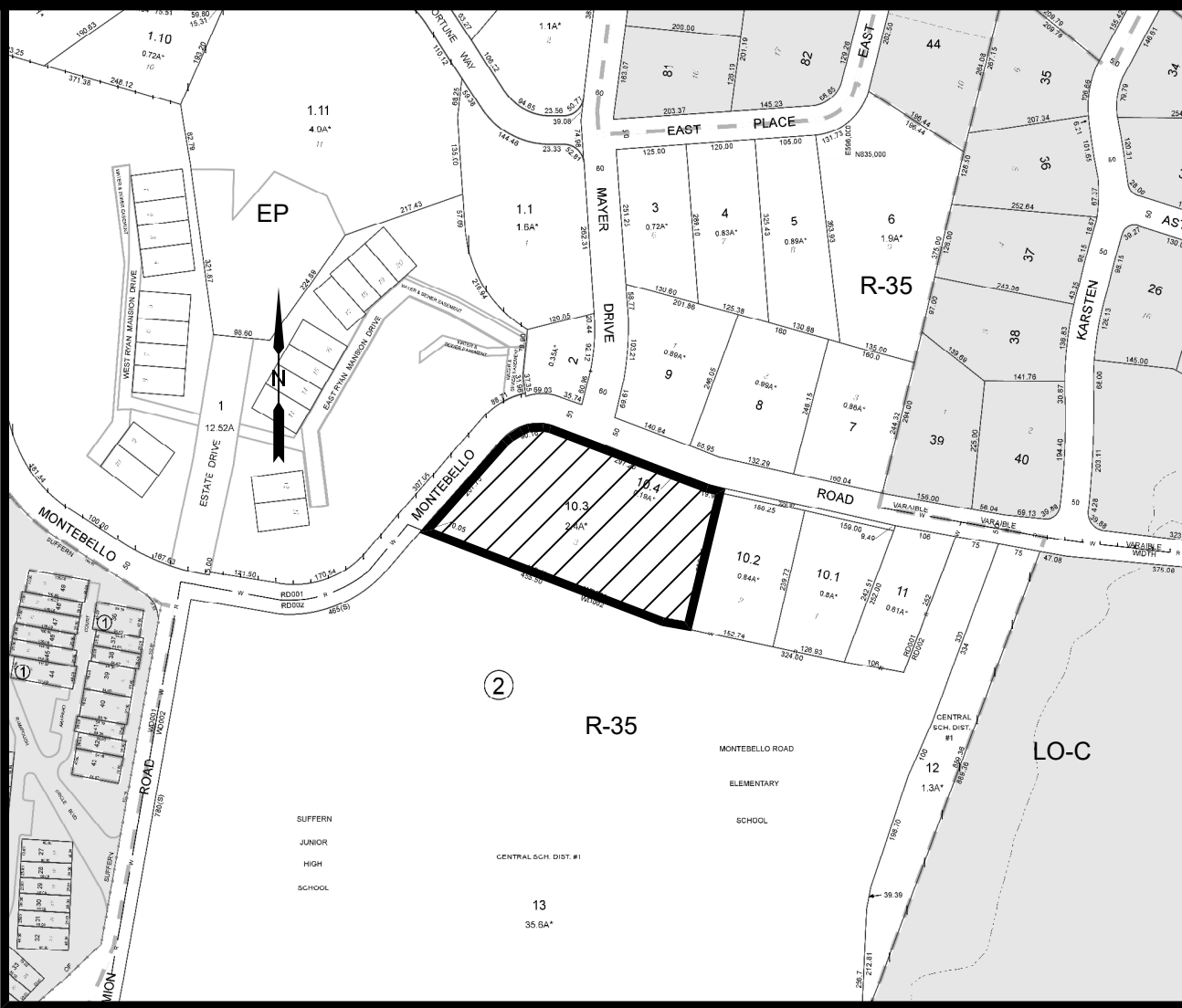
CHAIRMAN ROCKLAND COUNTY DRAINAGE AGENCY

FEBRUARY 24, 2025
DECEMBER 5, 2024
NOVEMBER 13, 2024
SEPTEMBER 23, 2024

REV 4
REV 3
REV 2
REV 1

REV PER COMMENTS
REV PER CDRC COMMENTS
REV PER CDRC COMMENTS
REV PER CLIENT

DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 48.18 - 2 - 10.3 SUBDIVISION FOR 62 MONTEBELLO ROAD VILLAGE OF MONTEBELLO - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC		DATE:	2/16/23
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243		DRAWN BY:	RB/LT
111 Main Street Chester, NY 10918 845.610.3621		CHKD BY:	SD
Civil Engineering & Land Surveying Services that Build Communities www.Civil-Tec.com		JOB No.	4187
		SCALE:	1"=30'
		DWG No.	1 OF 6
		DATE	STEPHEN P. DOLSON, P.L.S. N.Y. Lic. No. 50554

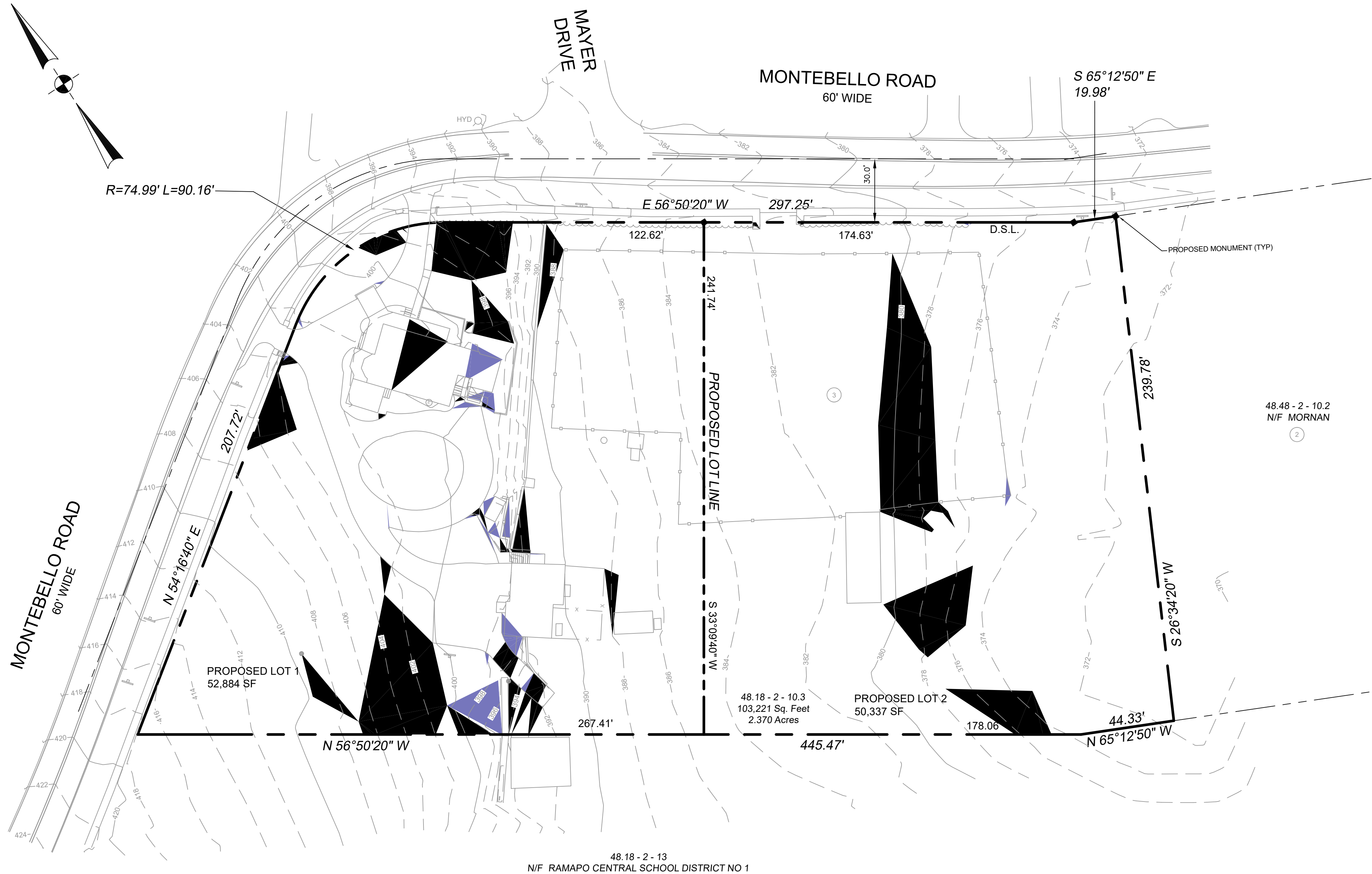


VICINITY MAP
1" = 300'

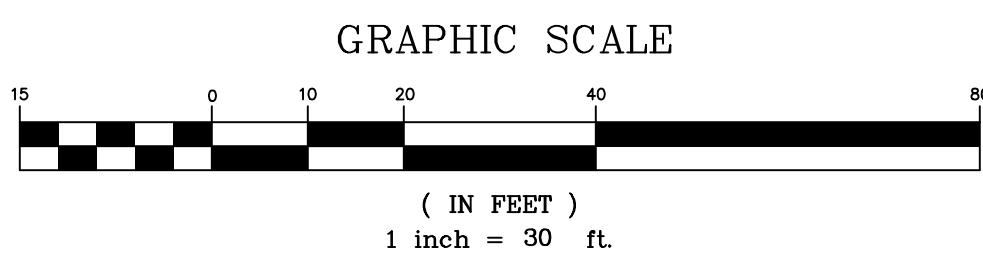


(IN FEET)

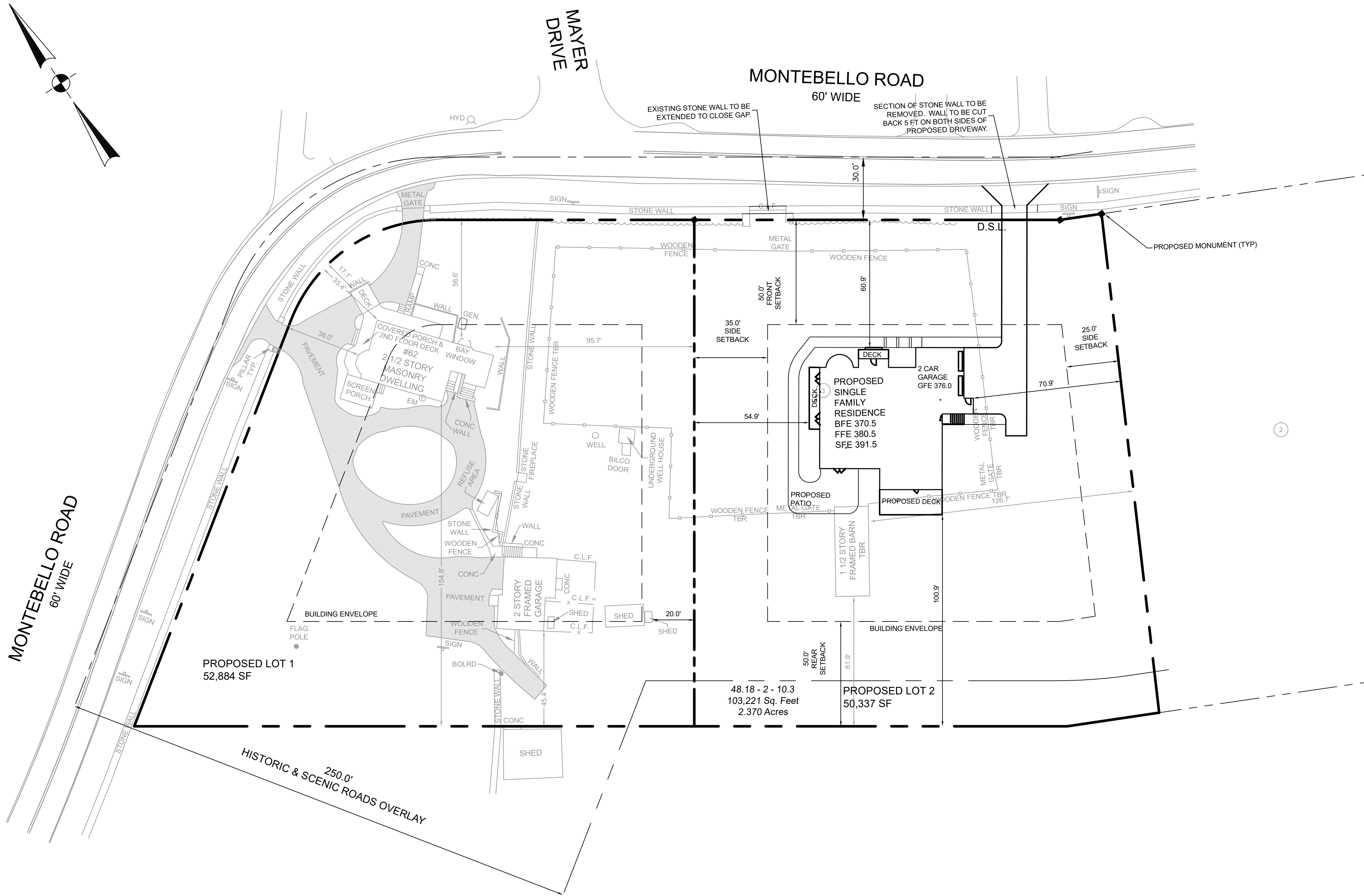
1 inch = 30 ft.



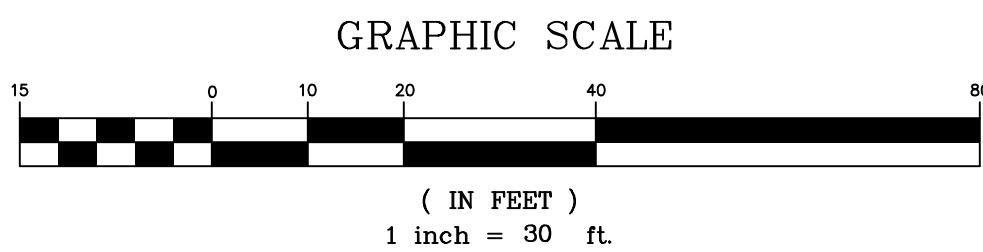
- SLOPES 15% - 20%**
LOT 1: 5,120 SF
LOT 2: 756 SF
- SLOPES 20% - 25%**
LOT 1: 4,175 SF
LOT 2: 21 SF



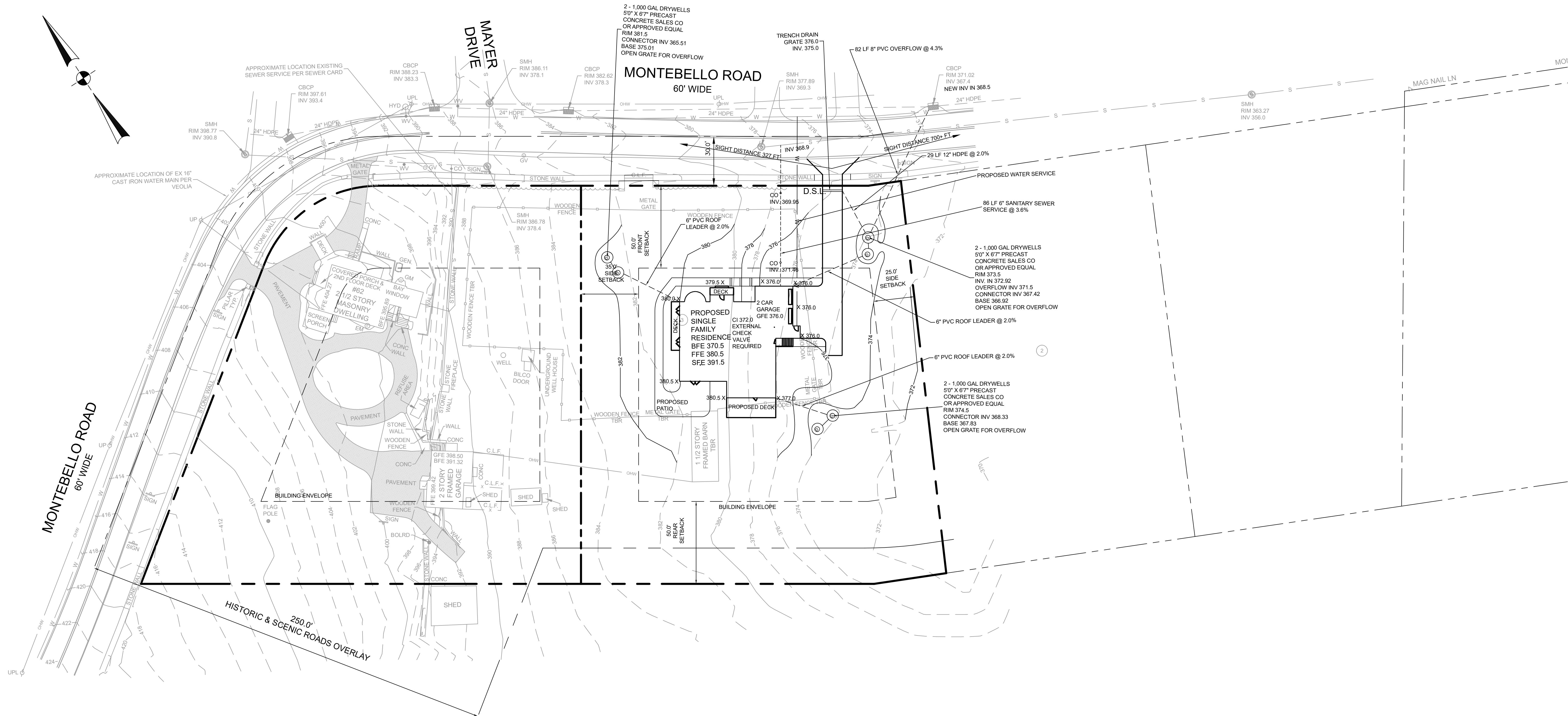
FEBRUARY 24, 2025 DECEMBER 5, 2024		REV 2 REV 1	REV PER COMMENTS REV PER CDRC COMMENTS	
DATE	ISSUE	DESCRIPTION		REVISIONS
S.B.L. 48.18 - 2 - 10.3 SLOPE ZONE ANALYSIS FOR 62 MONTEBELLO ROAD VILLAGE OF MONTEBELLO - ROCKLAND COUNTY - NEW YORK				
CIVIL TEC Engineering & Surveying PC 139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243			DATE:	11/13/24
111 Main Street Chester, NY 10918 845.610.3621			DRAWN BY:	DC
Civil Engineering & Land Surveying Services that Build Communities www.Civil-Tec.com			CHKD BY:	SD
<div>STEPHEN P. DOLSON, P.L.S. N.Y. Lic. No. 50554</div>			JOB No.	4187
			SCALE:	1"=30'
			DWG No.	2 OF 6



Bulk Requirements: R-35 Single Family Residence (Historic & Scenic Roads Overlay District)													
Use Group q	Min Lot Area	Min Lot Width	Min Front Setback	Min Front Yard	Min Side Setback	Min Total Side Setback	Min Side Yard	Min Rear Setback	Min Rear Yard	Min Street Frontage	Max Height	Max Development Coverage	Max FAR
Required	35,000 SF	150 FT	50 FT	50 FT	25 FT	60 FT	20 FT	50 FT	20 FT	100 FT	35 FT	30%	0.2
Proposed Lot 1	52,884 SF	207 FT	17.1 FT*	17.1 FT*	95.7 FT	N/A	20 FT	154.8 FT	45.4 FT	420 FT	<35 FT	22%	0.1
Proposed Lot 2	50,337 SF	194 FT	60.9 FT	60.9 FT	54.9 FT	125.8 FT	54.9 FT	100.9 FT	100.9 FT	194.6 FT	28.3 FT	16%	0.2
*Existing nonconforming condition													

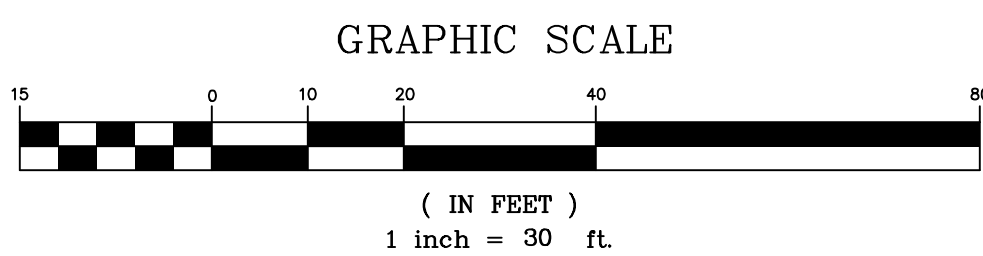


DATE	ISSUE	DESCRIPTION	REVISIONS
FEBRUARY 24, 2025 DECEMBER 5, 2024 NOVEMBER 13, 2024 SEPTEMBER 23, 2024	REV 4 REV 3 REV 2 REV 1	S.B.L. 48.18 - 2 - 10.3 LAYOUT PLAN FOR 62 MONTEBELLO ROAD VILLAGE OF MONTEBELLO - ROCKLAND COUNTY - NEW YORK CIVIL TEC Engineering & Surveying PC 139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243 111 Main Street Chester, NY 10918 845.610.3621 Civil Engineering & Land Surveying Services that Build Communities www.Civil-Tec.com	REV PER COMMENTS REV PER CDRC COMMENTS REV PER CDRC COMMENTS REV PER CLIENT
		DATE:	2/16/23
		DRAWN BY:	RB/LT
		CHKD BY:	RB/LT
		JOB No.	4187
		SCALE:	1"=30'
		DWG No.	3 OF 6



SIGHT DISTANCE:
POSTED SPEED LIMIT 30 MPH (15 MPH ALONG CURVE)
ASSUME SPEED 40 MPH (25 MPH ALONG CURVE)
REQUIRED INTERSECTION SIGHT DISTANCE LOOKING EAST: 385 FT
700+ FT PROVIDED
REQUIRED INTERSECTION SIGHT DISTANCE LOOKING WEST: 280 FT
327 FT PROVIDED

Building Height Information	
Grade Plane Elevation	378.3
Eave Height per architect	400.5
Median Height per architect	406.6
Building Height	28.25
** Elevations to be confirmed by architect	



DATE	ISSUE	DESCRIPTION	REVISIONS
FEBRUARY 24, 2025	REV 4	S.B.L. 48.18 - 2 - 10.3	
DECEMBER 5, 2024	REV 3	GRADING, DRAINAGE & UTILITIES PLAN	
NOVEMBER 13, 2024	REV 2	FOR	
SEPTEMBER 23, 2024	REV 1	62 MONTEBELLO ROAD	
		VILLAGE OF MONTEBELLO - ROCKLAND COUNTY - NEW YORK	
CIVIL TEC Engineering & Surveying PC		DATE:	2/16/23
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243		DRAWN BY:	RB/LT
111 Main Street Chester, NY 10918 845.610.3621		CHKD BY:	RB/LT
Civil Engineering & Land Surveying Services that Build Communities www.Civil-Tec.com		JOB No.	4187
		SCALE:	1"=30'
		DWG No.	4 OF 6

EROSION CONTROL & SEDIMENT NOTES

1. A TEMPORARY SEEDING SHALL BE APPLIED TO DISTURBED AREAS THAT ARE LEFT BARE FOR 15 DAYS UNLESS CONSTRUCTION WILL BEGIN WITHIN 30 DAYS. IF CONSTRUCTION IS SUSPENDED OR COMPLETED, AREAS SHALL BE SEEDED DOWN OR MULCHED IMMEDIATELY.
2. STRUCTURAL MEASURES MUST BE MAINTAINED TO BE EFFECTIVE. IN GENERAL, THESE MEASURES MUST BE PERIODICALLY INSPECTED TO INSURE STRUCTURAL INTEGRITY, DETECT VANDALISM DAMAGE, AND FOR CLEANING AND REPAIR WHENEVER NECESSARY.
3. DURING CONSTRUCTION, ALL STRUCTURES SHALL BE INSPECTED WEEKLY AND AFTER EVERY RAIN.
4. AFTER CONSTRUCTION, INSPECTION SHALL BE MADE AT LEAST SEMI-ANNUALLY AND AFTER EVERY RAIN.
5. THE STORM DRAIN INLET STRUCTURES SHALL BE PROTECTED WITH A FILTER BERM UNTIL THE AREA IS STABILIZED WITH VEGETATION OR THE BASE COURSE OF PAVEMENT IS INSTALLED.
6. CONSIDER LIMITING LAND DISTURBANCE TO ONLY THAT AREA NECESSARY FOR DEVELOPMENT.
7. THE MACADAM SURFACE SHALL BE "SWEEPED" "BROOM CLEAN" AT THE END OF EACH DAY DURING THE CONSTRUCTION PHASE OF THE SIDEWALKS AND CURB.
8. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT ALL POINTS WHERE A DISTURBED AREA MEETS AN IMPERVIOUS SURFACE, THIS INCLUDES ALL NEW DRIVEWAY CONNECTIONS ALONG THE NEW ROADWAY.
9. CONSTRUCTION EQUIPMENT SHALL BE LIMITED TO THOSE AREAS WITHIN THE SILT FENCE SEDIMENT PROTECTION. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, THE AREA COMPACTED BY MACHINERY SHALL BE DICED OR OTHERWISE LOOSENEED TO A DEPTH OF 12 INCHES PRIOR TO FINAL GRADING WITH TOPSOIL AND SEEDING.

NOTES

1. ALL VEGETATION SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE OF THE SITE. ALL VEGETATION NOT SO MAINTAINED SHALL BE REPLACED WITH NEW COMPARABLE VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON.
2. ALL LIGHTING SHOWN ON THIS PLAN SHALL BE DIRECTED AND/OR SHIELDED SO AS TO PRECLUDE OBJECTIONABLE GLARE FROM BEING OBSERVABLE FROM ADJOINING STREETS AND PROPERTIES.
3. A DENSE AND VIGOROUS VEGETATIVE COVER SHALL BE ESTABLISHED OVER THE CONTRIBUTING PERVIOUS DRAINAGE AREAS BEFORE RUNOFF CAN BE ACCEPTED INTO THE DRAINAGE FACILITY.

Standard Erosion Control Notes

An Erosion control system will be utilized by the developer to minimize the production of sediment from the site. Methods to be utilized will be those found most effective for the site and shall include one or more of the following, as applicable:

- 1) Temporary sedimentation entrapment areas shall be provided at key locations to intercept and clarify silt laden runoff from the site. These may be excavated or may be created utilizing earthen berms, rip-rap or crushed stone dams, hay bales, or other suitable materials. Diversion swales, berms, or other channelization shall be constructed to ensure that all silt laden waters are directed into the entrapment areas, which shall not be permitted to fill in, but shall be cleaned periodically during the course of construction. The collected silt shall be deposited in areas safe from further erosion.
- 2) All disturbed areas, except roadways, which will remain unfinished for more than 30 days shall be temporarily seeded with ½ lb. of rye grass or mulched with 100 lbs. of straw or hay per 1,000 square feet. Roadways shall be stabilized as rapidly as practicable by the installation of the base course.
- 3) Silt that leaves the site in spite of the required precautions shall be collected and removed as directed by appropriate municipal authorities.
- 4) At the completion of the project, all temporary siltation devices shall be removed.

Standard Landscape Notes

- 1) Mulch all plant beds and trees with a 4" depth of sugar cane or licorice root mulch.
- 2) Stake all trees with 2 cedar stakes, rubber hose around tree (6" above grade) and twisted #10 gauge galvanized wire.
- 3) Plant pits shall be 12" wider and 6" deeper than the root ball. Remove all existing soil and backfill with a mixture of one part peat-humus to 4 parts topsoil. Add 3 year Eeeseey grow fertilizer packets (or equal) – 1 per inch of tree caliper or per 12" height of shrub.
- 4) Guarantee all plants and workmanship for two planting seasons.
- 5) All planting shall be placed under the direction of an appropriate licensed design professional. Notify 48 hours prior to planting.
- 6) Provide the Town of Ramapo building inspector with a copy of the State Certificate of Source for all plant material.
- 7) All plant material shall be nursery grown and shall conform to the American Association of Nursery Men's Standards.

NOTES:

1. ALL EXISTING SOIL FROM PLANTING PITS SHALL BE REMOVED AND PITS SHALL BE BACKFILLED WITH A MIXTURE OF ONE PART PEAR-HUMUS, ONE PART MANURE TO FOUR PARTS TOPSOIL.
2. ALL PLANTS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE AND COMPLETION OF WORK.
3. ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD FOR NURSERY STOCK," CURRENT EDITION.
4. ALL PLANT BEDS SHALL CONTAIN 3" MIN. SHREDDED BARK MULCH ON LANDSCAPE FILTER FABRIC. HOLES FOR PLANTS SHALL BE 2X DIAM. OF ROOTBALL AND MIN 6" DEEPER THAN THE DEPTH OF THE BALL.
5. THE TOWN SHALL BE NOTIFIED 48 HOURS PRIOR TO PLANTING FOR AN INSPECTION OF PLANT MATERIALS.
6. ALL DISTURBED AREAS OUTSIDE MULCH BEDS AND SAUCERS SHALL BE SEEDED, UNLESS OTHERWISE NOTED.
7. ANY EXISTING TREES SHOWN TO REMAIN WHICH ARE REMOVED DURING CONSTRUCTION SHALL BE REPLACED WITH A 3" CALIPER TREE AS DIRECTED BY THE TOWN.
8. LAWN AREA PREPARATION PER 1,000 SF:
90 LBS HAY MULCH
15 LBS 5-10-10 FERTILIZER, 50% SLOW RELEASE
70 LBS GRANULATED LIMESTONE

SEED MIXTURE: 30% TALL FESCUE
30% RED FESCUE
20% BLUE GRASS
20% RYEGRASS

PLANT SCHEDULE			
KEY	QUANTITY	COMMON NAME/BOTANICAL NAME	SIZE COMMENT
TREES			
PO	2	PIN OAK/QUERCUS STROBUS	14'-18" HT
NS	9	NORWAY SPRUCE/PICEA ABIES	7'-8" HT
G	14	GREEN GIANT ARBORVITAE/THUJA PLICATA 'GREEN GIANT'	4' HT
DW	1	CELESTIAL SHADOW DOGWOOD/CORNUS X 'CELESTIAL SHADOW'	4'-5' HT
SHRUBS			
B	12	WINTER GEM BOXWOOD/CORNUS KOUSA	24" HT 3 GAL

GRAPHIC SCALE



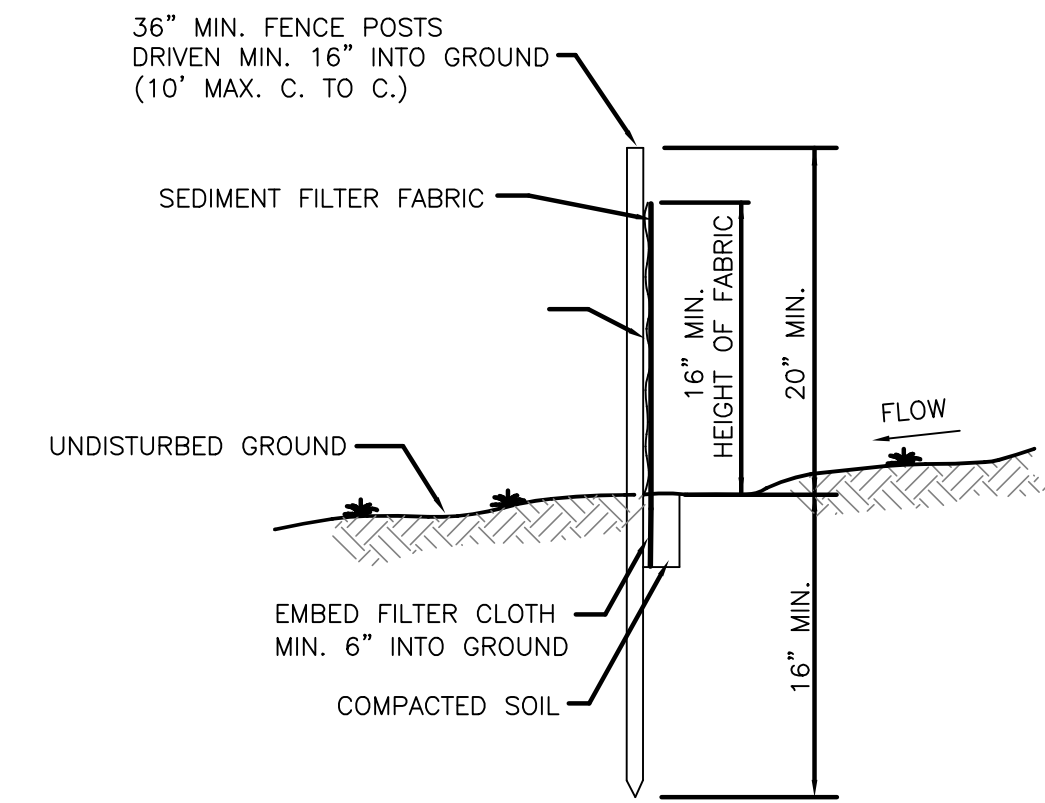
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REV 4
REV 3
REV 2
REV 1

REV PER COMMENTS
REV PER CDRC COMMENTS
REV PER CDRC COMMENTS
REV PER CLIENT

DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 48.18 - 2 - 10.3			
LANDSCAPING & EROSION CONTROL PLAN			
FOR			
62 MONTEBELLO ROAD			
VILLAGE OF MONTEBELLO - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE: 2/16/23
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243			DRAWN BY: RB/LT
111 Main Street Chester, NY 10918 845.610.3621			CHKD BY: RB/LT
Civil Engineering & Land Surveying Services that Build Confidence www.Civil-Tec.com			JOB No. 4187
Rachel B. Barese, P.E. N.Y. Lic. No. 90143			SCALE: 1"=30'
			DWG No. 5 OF 6

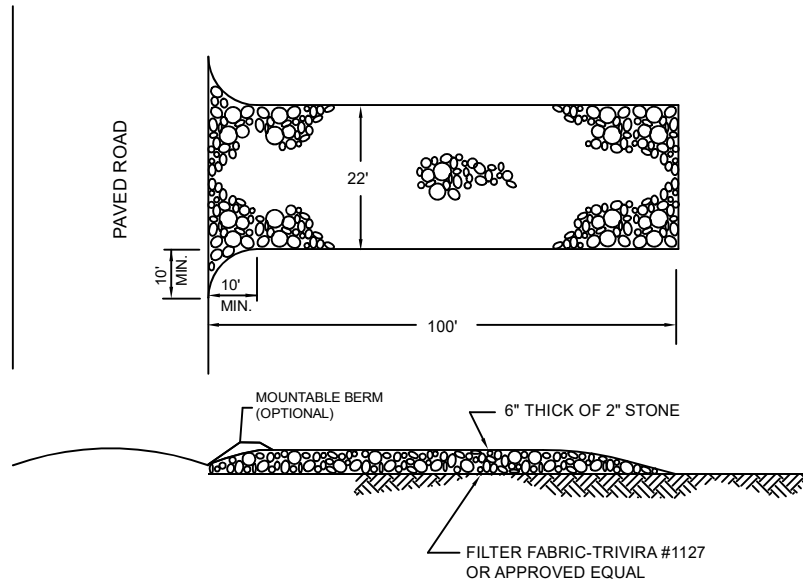


SECTION
SILT FENCE

N.T.S.

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

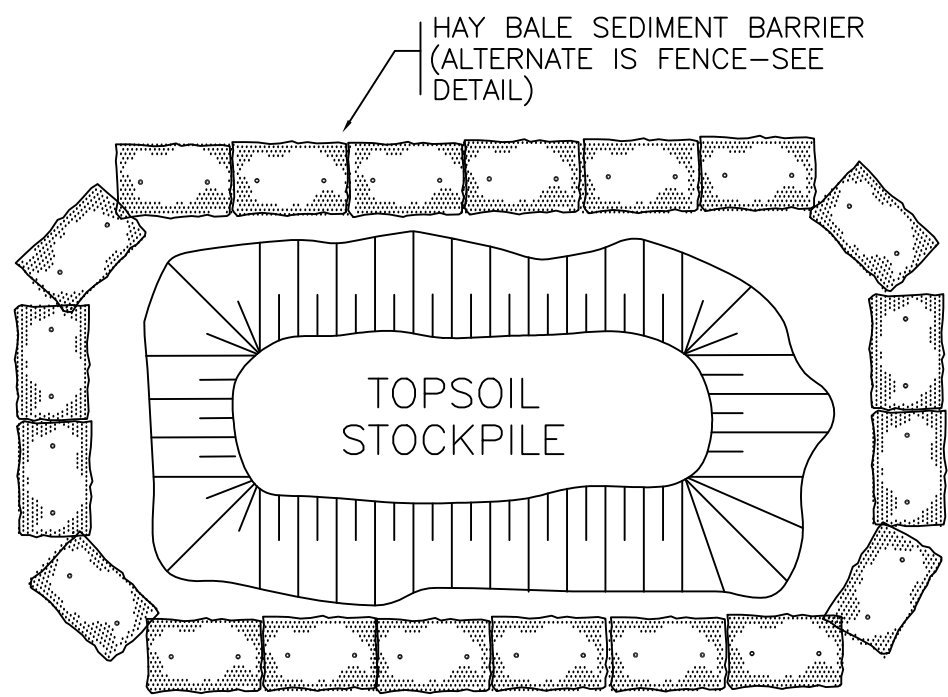
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.
5. POST TO BE STEEL EITHER "T" OR "U" TYPE OR 2" HARWOOD.
6. FILTER CLOTH TO BE MIRAFI 100X STABILINKA T140N OR APPROVED EQUAL.
7. PREFABRICATED UNIT - GEOFAB. ENVIROFENCE OR APPROVED EQUAL.



STABILIZED CONSTRUCTION ENTRANCE

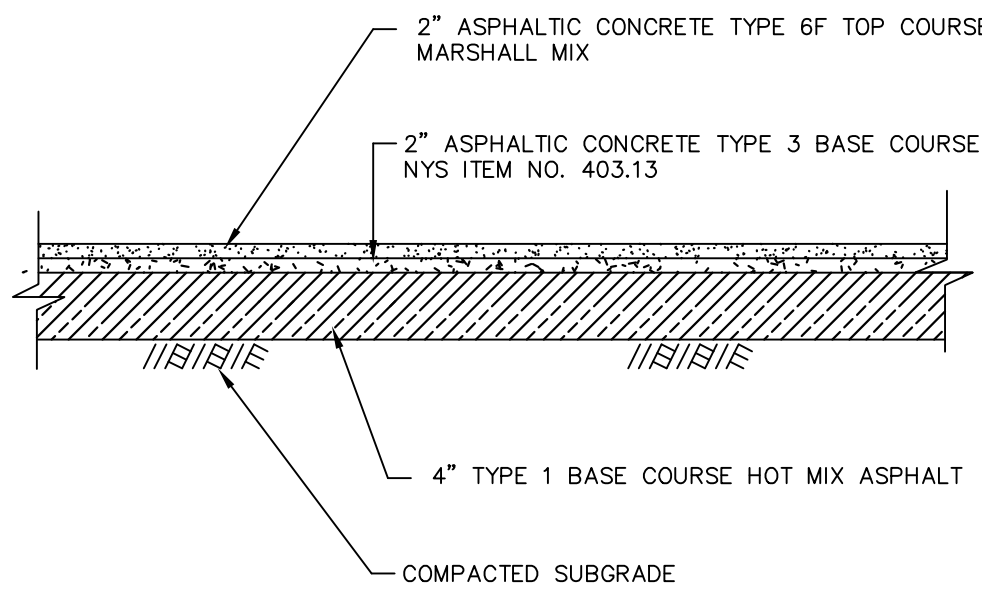
CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2 INCHES STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN 6 INCHES.
4. WIDTH - 12 FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY FOUR FEET IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - 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 PIPED ACROSS THE ENTRANCE. IF PIPING 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.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



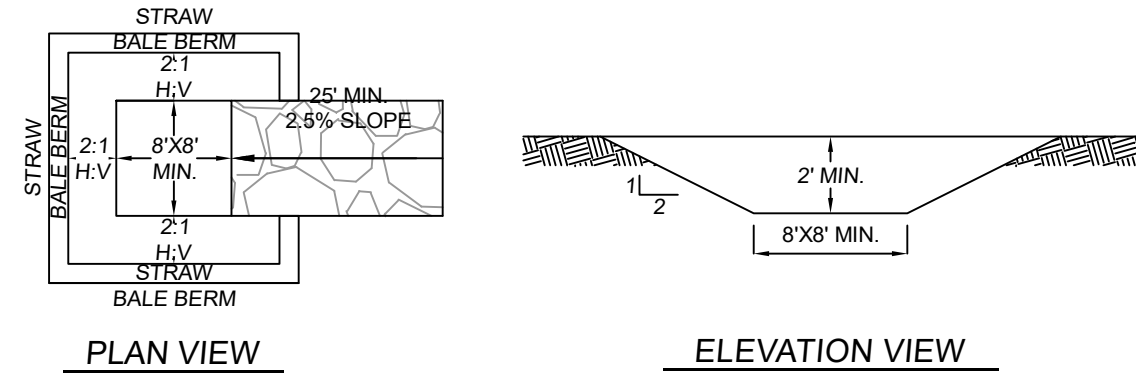
TOPSOIL STOCKPILE SEDIMENT BARRIER

N.T.S.



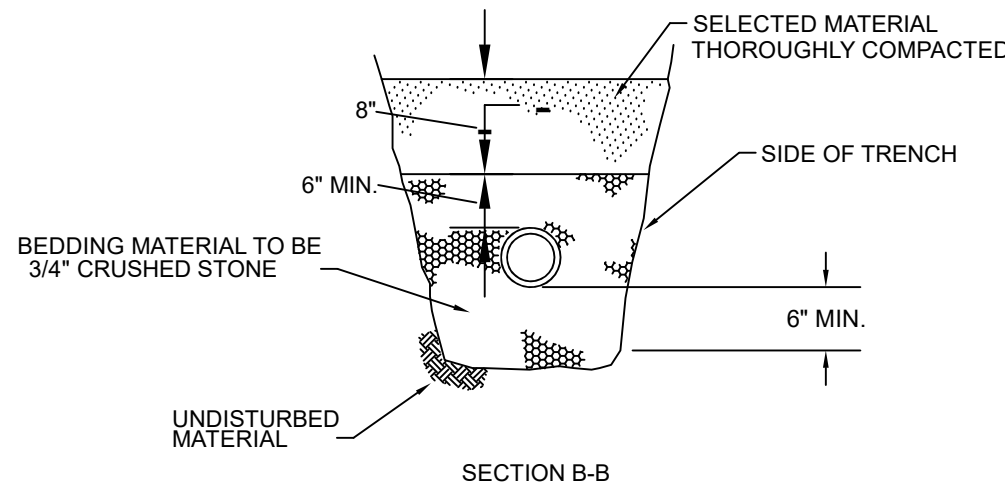
TYPICAL PAVEMENT SECTION

SCALE: N. T. S.



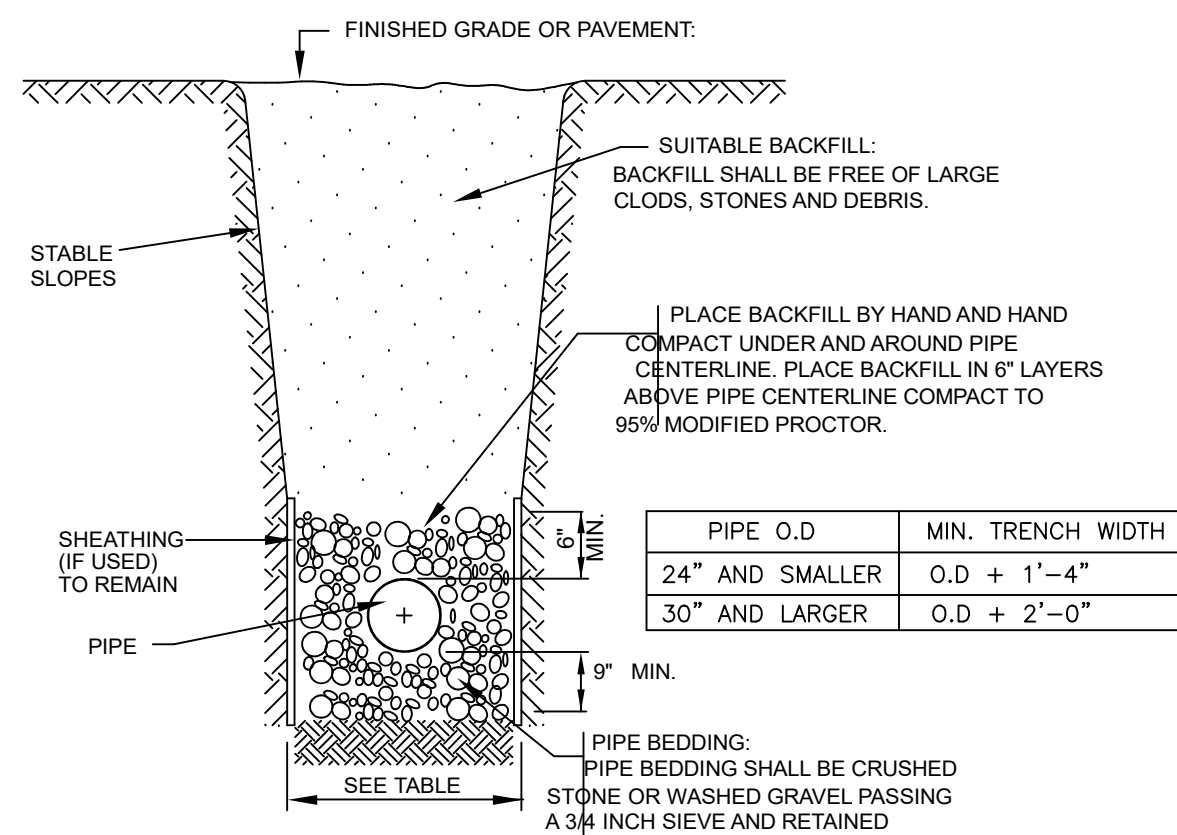
1. Locate the facility a minimum of 100 feet from drainage swales, storm drain inlets, wetlands, streams and other surface waters. Prevent surface water from entering the structure except for the access road. Provide appropriate access with a gravel access road sloped down to the structure. Signs shall be placed to direct drivers to the facility after their load is discharged.
2. All washout facilities will be lined to prevent leaching of liquids into the ground. The liner shall be plastic sheeting with a minimum thickness of 10 mils with no holes or tears, and anchored beyond the top of the pit with an earthen berm, sand bags, stone, or other structural appurtenance except at the access point. If pre-fabricated washouts are used they must ensure the capture and containment of the concrete wash and be sized based on the expected frequency of concrete pours. They shall be sited as noted in the location criteria.
3. All concrete washout facilities shall be inspected daily. Damaged or leaking facilities shall be deactivated and repaired or replaced immediately. Excess rainwater that has accumulated over hardened concrete should be pumped to a stabilized area, such as a grass filter strip.
4. Accumulated hardened material shall be removed when 75% of the storage capacity of the structure is filled. Any excess wash water shall be pumped into a containment vessel and properly disposed of off site.
5. Dispose of the hardened material off-site in a construction/demolition landfill.
6. The plastic liner shall be replaced with each clearing of the washout facility.
7. Inspect the project site frequently to ensure that no concrete discharges are taking place in non-designated areas.
8. Perimeter berm shall have a minimum height of 1'.

CONCRETE WASHOUT STATION



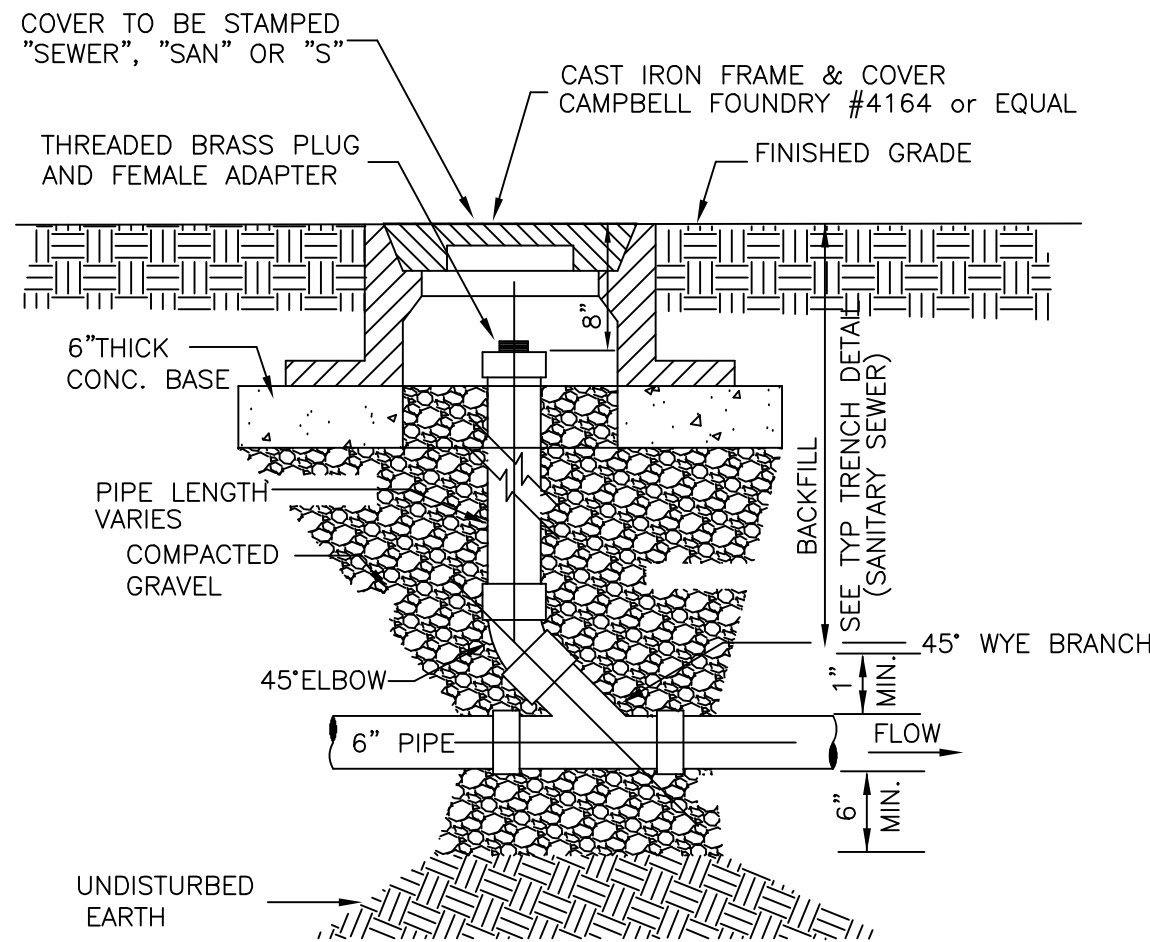
BUILDING CONNECTION
TRENCH DETAIL

N.T.S.



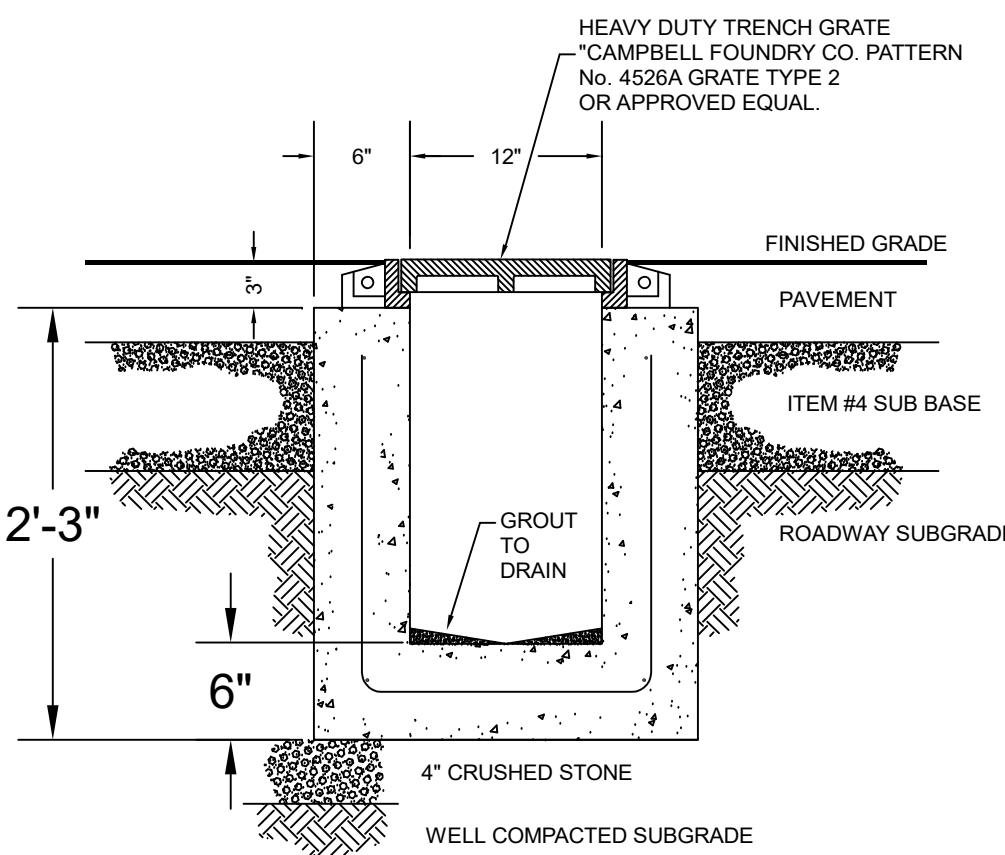
TYPICAL TRENCH DETAIL (STORM SEWER)

N.T.S.



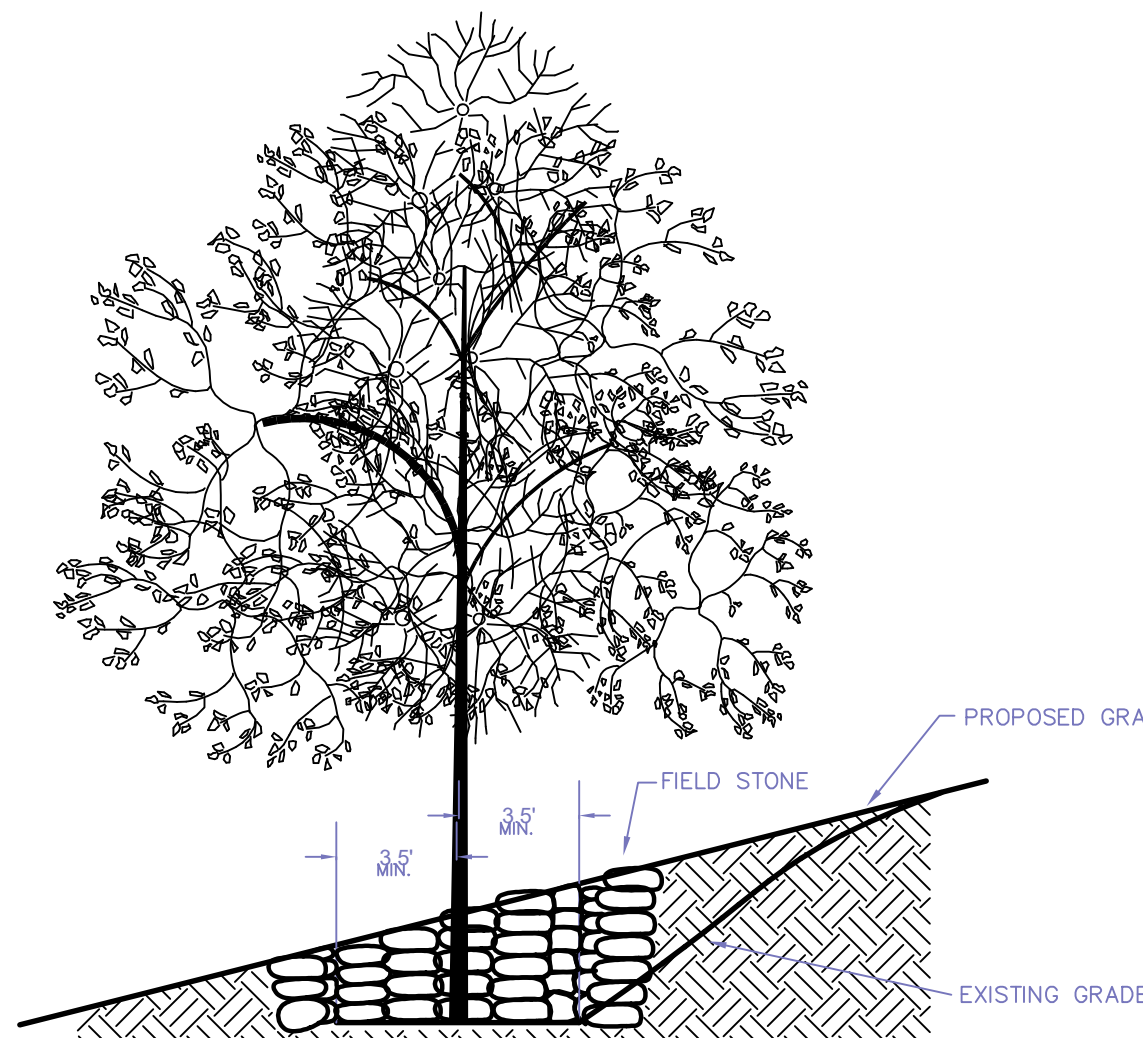
BUILDING SEWER CLEANOUT

N.T.S.

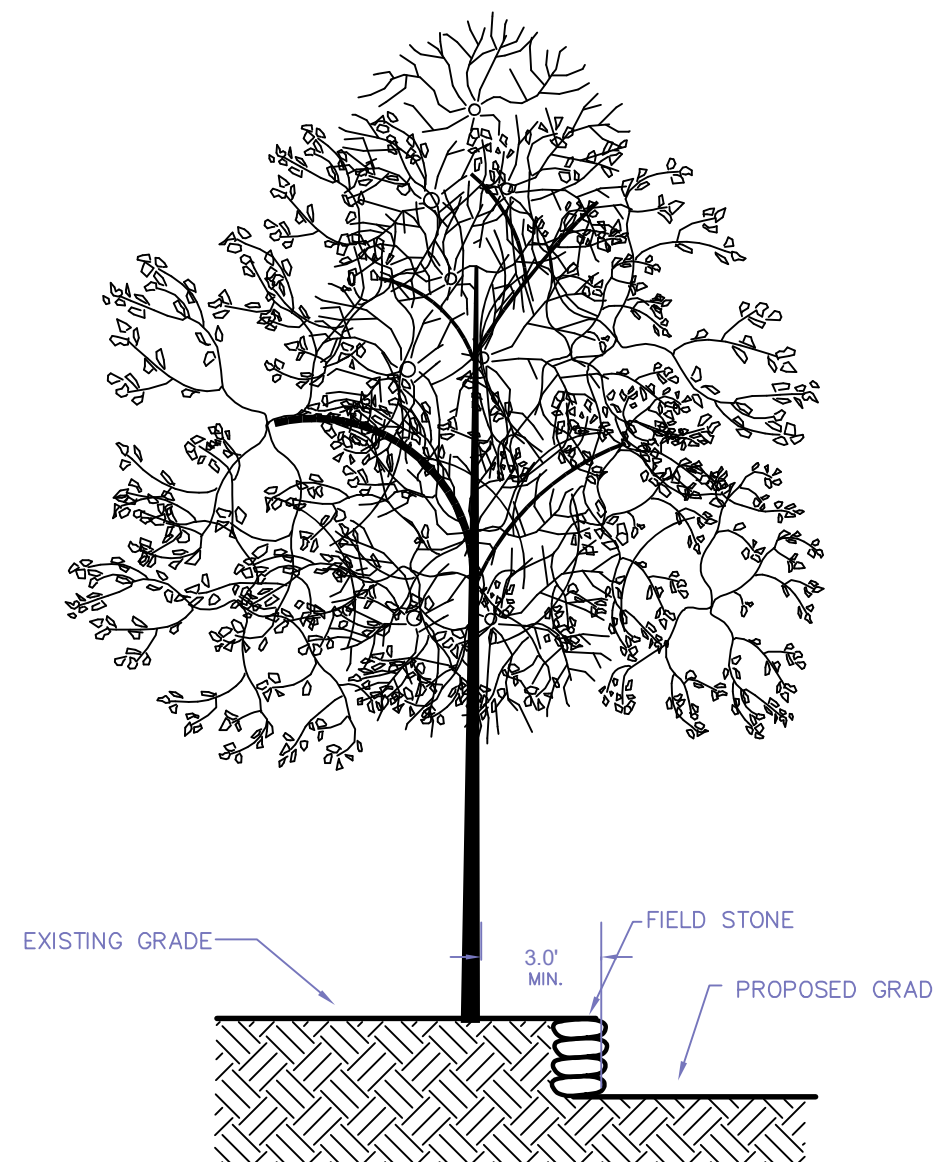


TRENCH DRAIN DETAIL

- NOTES:
- MUST BE SUITABLE FOR H-20 LOADING
 - MATERIALS & CONSTRUCTION TO CONFORM TO LOCAL BUILDING DEPARTMENT
 - ALL CONCRETE TO BE 4000 P.S.I.



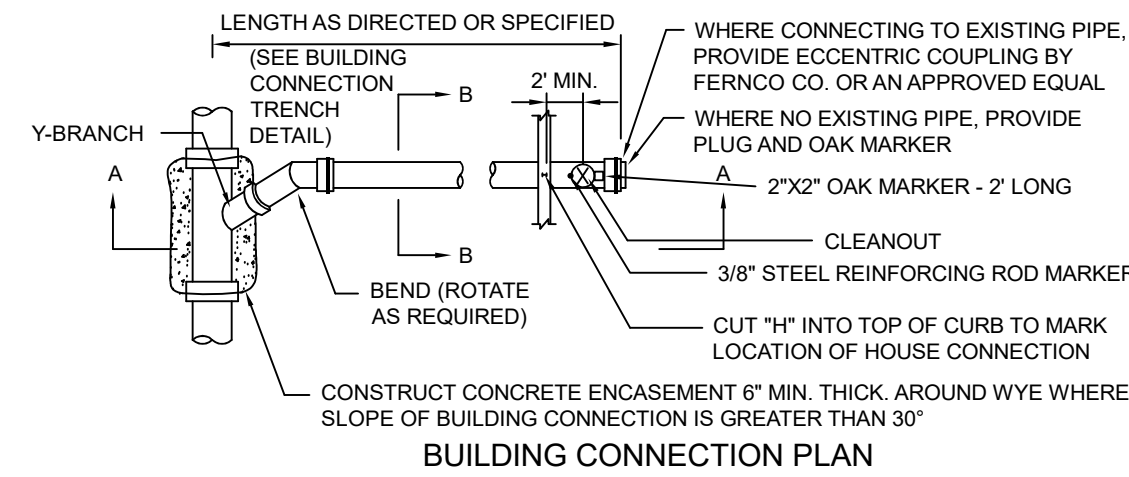
FILLING GRADE AROUND EXISTING TREE



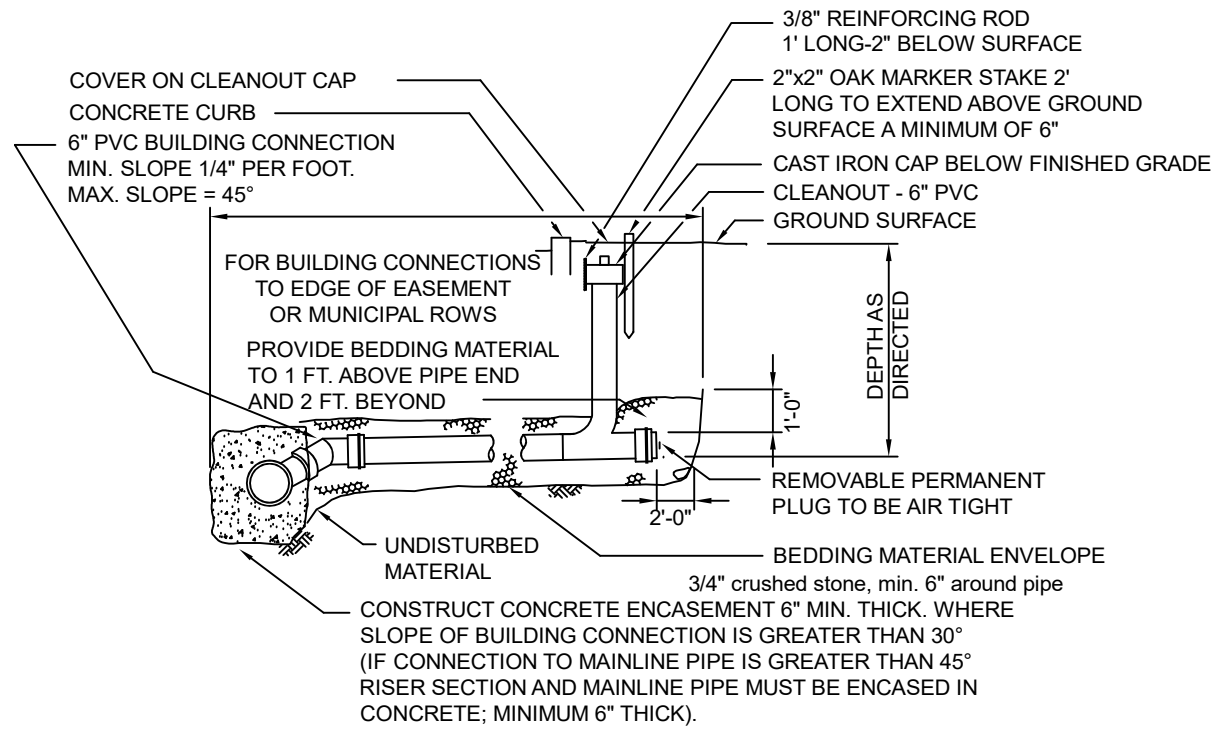
CUTTING GRADE AROUND EXISTING TREE

TREE PROTECTION DETAIL

NOT TO SCALE

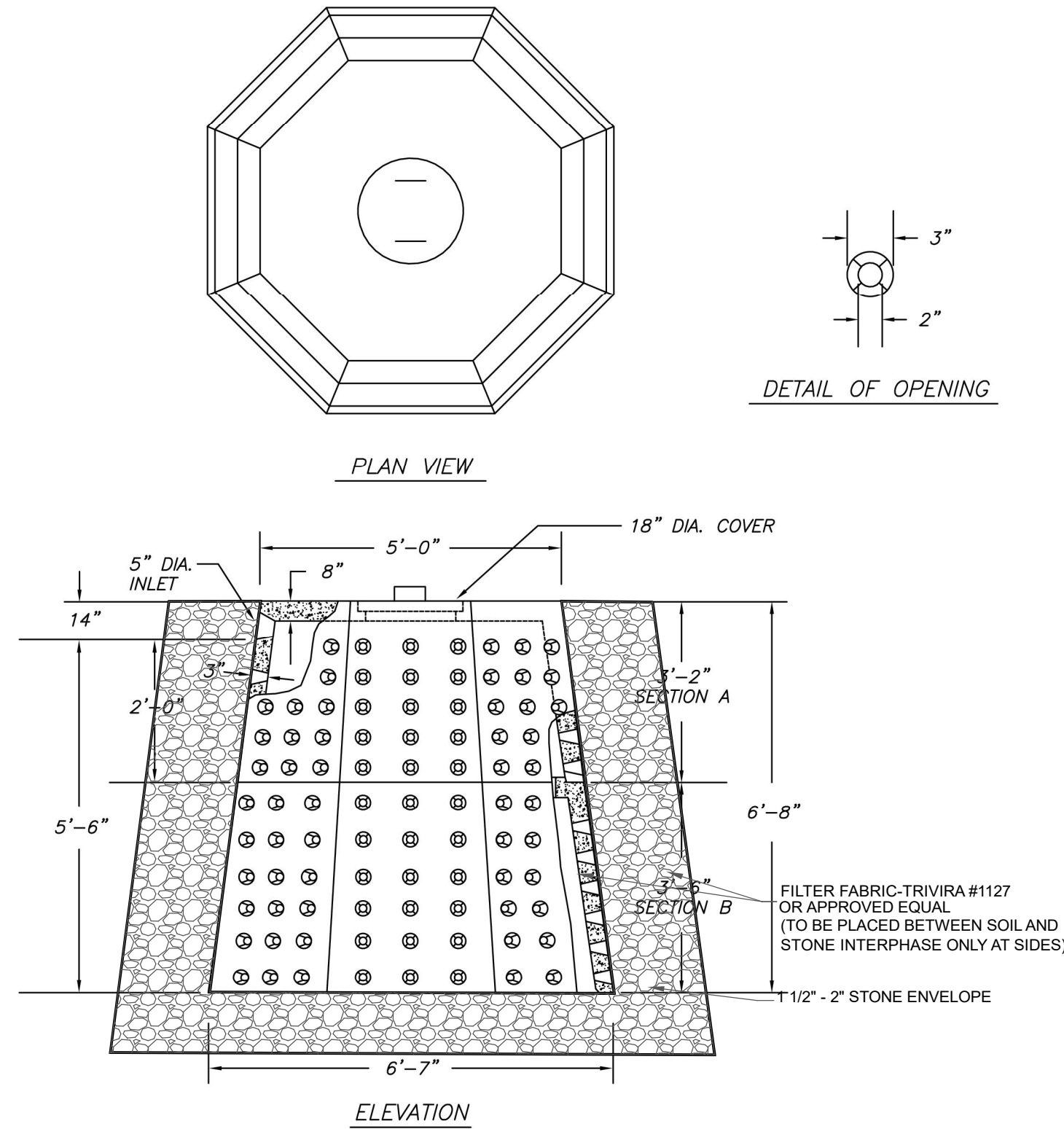


BUILDING CONNECTION PLAN



BUILDING CONNECTION ELEVATION
BUILDING CONNECTION DETAIL

N.T.S.



TYP. MONUMENT DETAIL

NOT TO SCALE

- NOTES :
- * CONCRETE TO TEST 4000 PSI @ 28 DAYS
 - * STEEL REINFORCEMENT-ASTM-A-615
 - * SECTION A - 370 GALLONS 6'-0" ACROSS BOTTOM WEIGHT - 2,000 LBS.
 - * SECTION B - 630 GALLONS 6'-7" ACROSS BOTTOM WEIGHT - 4050 LBS
 - * LOAD RATING - HS20
 - * PROVIDE 12" BASE AND 18" PERIMETER OF STONE (1 1/2" - 2") AROUND THE DRYWELL

Precast Concrete Sales Co. 123 Route 303 Valley Cottage, N.Y. 10989 Tel. (845) 268-4949 - Fax (845) 268-4376			
CONT.			
JOB	5'-0" x 6'-7" DRYWELL TWO SECTIONS		
DATE	DRAWN BY	DRAWING NO.	
02/09	AT	705-A/B	

FEBRUARY 24, 2025 DECEMBER 5, 2024 NOVEMBER 13, 2024 SEPTEMBER 23, 2024		REV 4 REV 3 REV 2 REV 1	REV PER COMMENTS REV PER CDCR COMMENTS REV PER CDCR COMMENTS REV PER CLIENT
DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 48.18 - 2 - 10.3 DETAILS FOR 62 MONTEBELLO ROAD VILLAGE OF MONTEBELLO - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC 139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243			DATE: 2/16/23
111 Main Street Chester, NY 10918 845.610.3621			DRAWN BY: RB/LT
Civil Engineering & Land Surveying Services that Build Confidence www.Civil-TEC.com			CHKD BY: RB/LT
Rachel B. Barese, P.E. N.Y. Lic. No. 90143			JOB No. 4187
			SCALE: 1"=30'
			DWG No. 6 OF 6