

SITE PLAN NOTES:

- ALL UTILITIES UNDERGROUND. ELECTRIC SERVICE SHALL BE IN CONDUIT OF NOT LESS THAN 2" DIAMETER.
- 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 AS-UP TO DATE TITLE SEARCH.
- NO SIGNS OTHER THAN THOSE SHOWN ON THESE DRAWINGS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE PLANNING BOARD. TENANTS ARE TO BE ADVISED OF THIS.
- THESE PLANS ARE BASED ON FIELD ENGINEERING DATA AND CERTIFIED HERETO BY:
- ALL CONSTRUCTION TO MEET WITH CURRENT VILLAGE OF MONTEBELLO SPECIFICATIONS.
- NO BUILDING PERMIT SHALL BE ISSUED UNTIL SUCH TIME AS THE EROSION CONTROL MEASURES REQUIRED AS PART OF THE EROSION CONTROL PLAN ARE INSTALLED TO THE SATISFACTION OF THE BUILDING INSPECTOR AND/OR VILLAGE ENGINEER.
- ALL TRAFFIC SIGNS SHALL CONFORM WITH NYS DOT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- UNDERGROUND 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, DIGGING, OR CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION 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.
- CONTRACTOR SHALL PROVIDE CURTAIN DRAINS IN AREAS OF HIGH WATER OR IF BLEEDING BANK CONDITIONS EXIST.
- IF ANY EXISTING TREES THAT ARE DESIGNATED TO REMAIN ON THESE PLANS ARE DESTROYED DURING CONSTRUCTION OR OTHERWISE, THEY SHALL BE REPLACED IN KIND WITH A MINIMUM 4" CALIPER TREE.
- OIL AND GREASE CONCENTRATION DISCHARGED INTO PUBLIC SEWERS SHALL BE KEPT BELOW 100 PPM IN ACCORDANCE WITH SEWER USE LAW, LOCAL LAW NO. 2 OF 1984 AS AMENDED, ARTICLE IV, SECT. 4.5 AND SEWER USE LAW, LOCAL LAW NO. 19 OF 1997. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL THE GREASE TRAP HAS BEEN INSTALLED AND APPROVED BY THE TOWN RAMAPO SEWER DEPARTMENT. RECORDS ON PERIODIC CLEANING SHALL BE MAINTAINED BY THE OWNER FOR INSPECTION BY THE ROCKLAND COUNTY SEWER DISTRICT NO. 1.
- INSTALLATION OF ALL UTILITIES AND SITE WORK SHALL BE IN CONFORMANCE WITH OSHA REGULATIONS.
- AN EXTERIOR CHECK VALVE SHALL BE PROVIDED ON THE SOIL LINE IF THE LOWEST FLOOR TO BE SERVICED IS BELOW THE UPSTREAM MANHOLE RIM ELEVATION.
- THE RETAINING WALLS OVER 4 FEET IN HEIGHT SHALL BE INSPECTED BY A NYS LICENSED PROFESSIONAL ENGINEER DURING INSTALLATION AND THE ADEQUACY OF THE RETAINING WALL SHALL BE CERTIFIED IN WRITING PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- ALL HOUSES SHALL BE SERVED BY GRAVITY SEWER CONNECTIONS WITH A MINIMUM SLOPE OF 2.0%.
- ALL SEWER FEES ARE TO BE PAID TO THE TOWN OF RAMAPO, EXCEPT THE IMPACT FEE WHICH IS PAYABLE TO ROCKLAND COUNTY SEWER DISTRICT NO. 1.
- SANITARY SEWER INFILTRATION AND EXFILTRATION RATE SHALL NOT EXCEED 24 GALLONS PER 24 HOURS PER INCH PER NOMINAL DIAMETER IN INCHES. CERTIFICATES OF OCCUPANCY MAY NOT BE REQUESTED NOR ANY OCCUPANCY PERMITTED UNTIL A CERTIFICATE OF COMPLIANCE CERTIFIED BY A LICENSED NEW YORK STATE PROFESSIONAL ENGINEER IS SUBMITTED TO AND APPROVED BY THE TOWN OF RAMAPO. COPIES OF THIS CERTIFICATE SHOULD ALSO BE SENT TO THE ROCKLAND COUNTY DEPARTMENT OF HEALTH AND TO THE ROCKLAND COUNTY SEWER DISTRICT NO. 1.
- ALL MANHOLES SHALL BE SUCCESSFULLY VACUUM TESTED PRIOR TO BEING ACCEPTED BY THE TOWN OF RAMAPO. VACUUM TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH THE TOWN OF RAMAPO'S GUIDELINES UNLESS IF DISTRICT STANDARDS DIFFER FROM TOWN OF RAMAPO. THE STRICTER STANDARD WILL APPLY.
- 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.
- SAVE HEIGHT TO COMPLY WITH SECTION 2105 OF THE FIRE CODE OF NEW YORK STATE.
- EXISTING WOOD TRUSS ARENA AND WOOD FRAME HORSE STABLE HAVE BEEN REMOVED AS CONFIRMED BY BUILDING INSPECTOR'S FINAL INSPECTION FOR DEMOLITION PERMIT CLOSING, ON FEBRUARY 14, 2024.

AREA OF WIDENING TO BE GRATUITOUSLY DEDICATED TO THE VILLAGE OF MONTEBELLO
AREA = 12,456 SF.

TABLE OF BULK REQUIREMENTS RURAL PRESERVATION OVERLAY DISTRICT

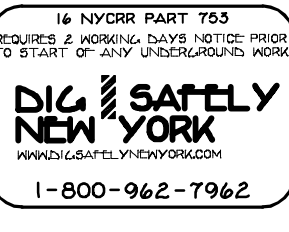
REQUIRED	LOT AREA GROSS ISO. FT.	LOT AREA NET ISO. FT.	LOT WIDTH FT.	FRONT SETBACK FT.	FRONT YARD FT.	SIDE SETBACK FT.	TOTAL SIDE SETBACK FT.	SIDE YARD FT.	REAR SETBACK FT.	REAR YARD FT.	STREET FRONTAGE FT.	MAXIMUM BULKING FT.	DEVELOPMENT COVERAGE %	FLOOR AREA RATIO (FAR)
LOT 1	117,049	114,405	272.9	35	35	20	50	20	35	20	90	35	*20	*0.10
LOT 2	41,552	35,995	230.6	35	35	20	50	20	35	20	455.96	35	40	0.20
LOT 3	40,309	38,761	142.5	35	35	20	50	20	35	20	90.00	35	40	0.20
LOT 4	40,056	40,052	142.5	35	35	20	50	20	35	20	90.00	35	40	0.20
LOT 5	27,470	26,404	143.3	35	35	20	50	20	35	20	142.17	35	40	0.20
LOT 6	28,093	28,028	150.7	35	35	20	50	20	35	20	130.67	35	40	0.20
LOT 7	36,529	34,076	125	35	35	20	50	20	35	20	108.25	35	40	0.20
LOT 8	44,802	35,078	125.6	35	35	20	50	20	35	20	122.47	35	40	0.20
LOT 9	50,820	38,510	143.7	35	35	20	50	20	35	20	90.00	35	40	0.20
LOT 10	51,776	49,146	142.5	35	35	20	50	20	35	20	90.00	35	40	0.20
LOT 11	30,777	30,277	172.7	35	35	20	50	20	35	20	435.61	35	40	0.20
LOT 12	143,344	135,003	315.6	35	35	20	50	20	35	20	835.1	35	*20	*0.10

*THE FAR AND DEVELOPMENT COVERAGE FOR LOTS #1 AND #12 HAVE BEEN REDUCED AND LIMITED IN ACCORDANCE WITH THE CONDITIONS OF THE PRELIMINARY SUBDIVISION APPROVAL. THESE LIMITATIONS ARE TO BE SPECIFICALLY DOCUMENTED IN THE RESTRICTIVE COVENANT TO BE FILED FOR THE 200' PRESERVATION AREA ALONG SPOOK ROCK ROAD.

SCHEDULE OF DRAWINGS

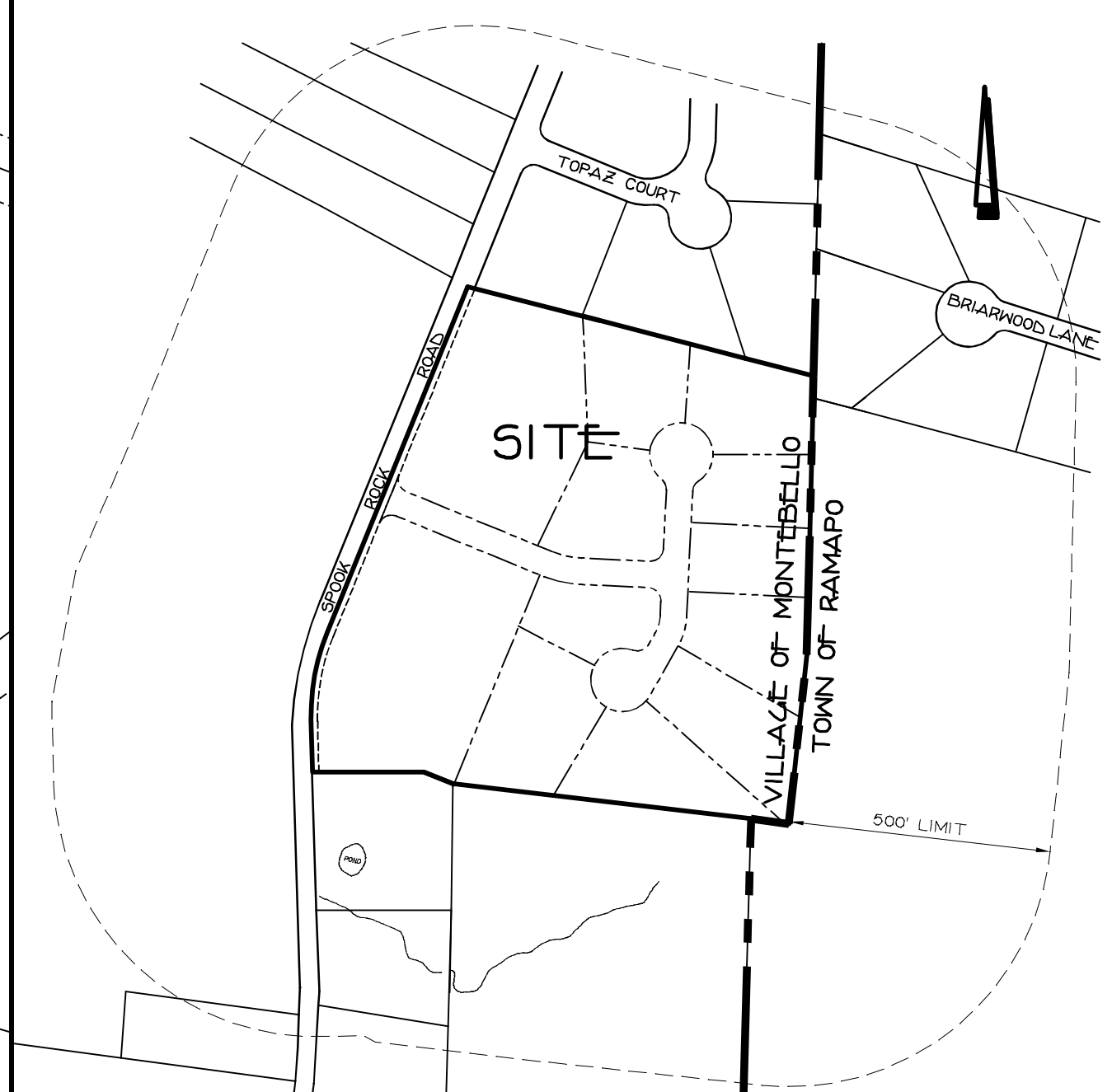
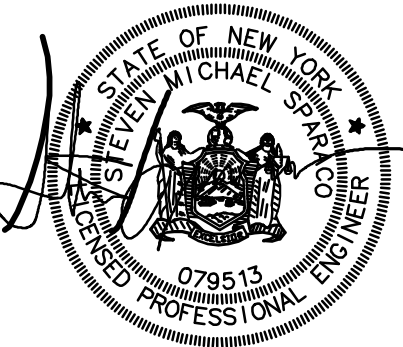
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|----------|--|----------|
| 1 OF 12 | PLANIMETRIC PLAN | 1" = 50' |
| 2 OF 12 | DRAINAGE, GRADING & UTILITIES PLAN (1 OF 2) | 1" = 30' |
| 3 OF 12 | DRAINAGE, GRADING & UTILITIES (2 OF 2) | 1" = 30' |
| 4 OF 12 | PLANNING, SEDIMENT & EROSION CONTROL AND REMOVALS PLAN | 1" = 30' |
| 5 OF 12 | EXISTING CONDITIONS PLAN | 1" = 50' |
| 6 OF 12 | LANDSCAPE & LIGHTING PLAN | 1" = 50' |
| 7 OF 12 | ROAD PROFILES | AS NOTED |
| 8 OF 12 | STORM PROFILES | AS NOTED |
| 9 OF 12 | SEWER PROFILES | AS NOTED |
| 10 OF 12 | WATER PROFILES | AS NOTED |
| 11 OF 12 | DETAILS (SHEET 1) | AS NOTED |
| 12 OF 12 | DETAILS (SHEET 2) | AS NOTED |

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.



EXISTING	PROPOSED	ITEMS
---	---	PROPERTY LINE
---	---	BUILDING SETBACK LINE
○	○	SAN. SEWER MANHOLE
○	○	CLEAN-OUT
○	○	WATER VALVE
○	○	FIRE HYDRANT
○	○	WATER METER PIT
○	○	GAS VALVE
○	○	DRAINAGE MANHOLE
○	○	MHI WITH GRATE
○	○	CATCH BASIN
○	○	UTILITY POLE
---	---	OVERHEAD ELECTRIC

STEVEN M. SPARACO, PE
18 NORTH MAIN STREET
HARRAMAN, NEW YORK 10926
(845) 782-8543



VICINITY MAP SCALE: 1"=300'

NOTES:

- THIS IS A SITE PLAN OF LOT 13, BLOCK 1, SECTION 49.13 AS SHOWN ON THE TOWN OF RAMAPO TAX MAP.
- AREA OF TRACT = 738,906 SF. = 16.9629 AC.
PROP. AREA OF TRACT = TRACT - WIDENING
= 738,906 SF. = 12,456 SF.
= 726,450 SF. = 16.6770 AC.
- ZONE: ER-80
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- RECORD OWNER: STONEHEDGE HEIGHTS CORPORATION
150 EAST ROUTE 59
SPRING VALLEY, NEW YORK 10977
- RECORD APPLICANT: STONEHEDGE HEIGHTS CORPORATION
150 EAST ROUTE 59
SPRING VALLEY, NEW YORK 10977
- FIRE DISTRICT: TALLMAN FIRE DISTRICT
- SCHOOL DISTRICT: RAMAPO CENTRAL
- WATER DISTRICT: VEOLIA NORTH AMERICA
- SEWER DISTRICT: ROCKLAND COUNTY DISTRICT #1
- DATUM: NGVD 1929
- 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. THE APPLICANT/OWNER IS AWARE THAT NO CHANGES IN THIS PLAN MAY BE MADE UNLESS APPROVED BY THE PLANNING BOARD.

APPLICANT	DATE
OWNER	DATE

REVISIONS

- | | |
|--|---|
| 1. REV. P.L.R. CALCULATIONS - 6/20/23 | APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF RAMAPO, NEW YORK, ON THE 20th DAY OF JUNE, 2023. |
| 2. REV. P.L.R. CALCULATIONS - 7/10/23 | 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 THIS DAY OF 2023. |
| 3. GENERAL REVISIONS - 7/10/23 | |
| 4. GENERAL REVISIONS - 7/20/23 | |
| 5. GENERAL REVISIONS - 8/10/23 | |
| 6. REV. 2-LIST SUBDIVISION - 09/28/23 | |
| 7. REV. WIDEN ROAD TO 30' - 2/9/24 | |
| 8. GENERAL - 2/28/24 | |
| 9. GENERAL REVISIONS - 5/9/24 | |
| 10. GENERAL REVISIONS - 5/28/24 | |
| 11. REV. FOR FINAL SIGNATURE - 6/28/24 | |
| 12. GENERAL REVISIONS - 7/1/24 | |
| 13. GENERAL REVISIONS - 8/19/24 | |

CHAIRMAN	
CLERK	

PLANIMETRIC PLAN FOR
REVISED SUBDIVISION OF
STONEHEDGE HEIGHTS
LOCATED IN
VILLAGE OF MONTEBELLO
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

GRAPHIC SCALE: 50 40 30 20 10 0 50 100 150

SPARACO & YOUNGBLOOD, PLLC
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
SITE PLANNING
18 NORTH MAIN STREET
HARRAMAN, NY 10926
TEL: (845) 782-8543
FAX: (845) 782-2000
WWW.SPARACOEYOUNGBLOOD.COM

YB-4606
NOV. 4, 2022
1" = 50'
1" = 12'

GENERAL NOTES:

1. CONTRACTOR TO VERIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE ALL UTILITIES FIELD LOCATED BY RESPECTIVE UTILITY COMPANY AND SHALL ASSUME FULL RESPONSIBILITY AND SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO ANY DAMAGE.
3. 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.
4. EXISTING UTILITIES & STRUCTURES THAT ARE TO BE REMOVED AND/OR REPLACED SHALL BE REMOVED AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
5. PROJECT SAFETY AND TRAFFIC MAINTENANCE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
6. UTILITIES AND UTILITY STRUCTURES WHERE LOCATIONS ARE UNKNOWN MAY BE AFFECTED BY THE PROPOSED WORK. UPON FINDING SUCH UTILITIES, THE CONTRACTOR'S RESPONSIBILITY SHALL BE TO NOTIFY THE OWNER AND MAINTAIN THE UTILITIES IN WORKING ORDER UNTIL THEIR DISPOSITION IS RESOLVED.
7. 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.
8. ALL NEW UTILITY SERVICE CONNECTIONS, INCLUDING LINES AND EQUIPMENT FOR PROVIDING POWER AND/OR COMMUNICATIONS, ARE TO BE INSTALLED UNDERGROUND.
9. 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.
10. ALL NEW STORM DRAINAGE PIPING TO BE SMOOTH BORE CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) UNLESS OTHERWISE SPECIFIED.
11. ALL ROOF LEADERS TO BE 4" DIA. SDR 35 PVC PIPE SHALL BE CONNECTED TO CISTERN/ DRYWELLS WHERE APPLICABLE.
12. ALL NEW WATER MAINS AND CONNECTIONS TO BE CLASS 84 DUCTILE IRON PIPE OR AS SPECIFIED BY VECIA WATER NEW YORK. ALL WATER SERVICE CONNECTIONS AND RELATED APPURTENANCES TO BE SPECIFIED BY ARCHITECT'S MECHANICAL ENGINEER AND SHALL COMPLY WITH VECIA WATER NEW YORK STANDARDS.
13. ALL SANITARY HOUSE CONNECTIONS TO BE 6" DIA. CAST IRON PIPE OR AS PER STANDARDS LISTED IN TABLE 702.3 OF NYS PLUMBING CODES 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.
14. ANY SUBSTITUTIONS TO BE REQUESTED IN WRITING AND APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
15. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS WITH REGARDS TO DEMOLITION AND LEGAL DISPOSAL OF EXISTING STRUCTURES, WALKS AND DRIVEWAYS.
16. 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 WATER-TIGHT PLUG OR CAP ENCASED IN CONCRETE.
17. 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.
18. CONTRACTOR TO OBTAIN AND SUBMIT SHOP DRAWINGS FOR ALL STRUCTURES TO DESIGN ENGINEER FOR REVIEW AND APPROVAL BEFORE MANUFACTURING.
19. 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.
20. THIS PLAN IS BASED ON ARCHITECTURAL PLANS BY ERIC OSBORN, ARCHITECT DATED JUNE 8, 2021.
21. AN EXTERIOR CHECK VALVE SHALL BE PROVIDED ON THE SOIL LINE IF CAST IRON INVERT IS BELOW THE UPSTREAM MANHOLE RIM ELEVATION.
22. A PORTABLE PUMP TO BE USED TO DRAIN THE POND FROM THE PROPOSED PUMP CHAMBER AT THE TIME OF REQUIRED MAINTENANCE.
23. CISTERNS WILL BE PROVIDED WITH SUBMERSIBLE PUMPS PIPED TO LOOSE REELS MOUNTED AT PROPOSED BUILDINGS ON SITE TO BE USED FOR IRRIGATION OR OTHER PURPOSES. BUILDING MECHANICAL ENGINEER TO SPECIFY SUBMERSIBLE PUMP AND PROVIDE DESIGN SPECIFICATIONS. CISTERNS TO BE DRAINED AFTER EVERY RAIN EVENT EXCEPT WINTER TIME OPERATION WHERE IT WATER WILL BE ALLOWED TO PASS THROUGH DRAINAGE DURING STORM EVENTS. CISTERNS TO BE DRAINED AND NORMAL OPERATIONS TO RESUME FROM SPRINGTIME THROUGH FALL. DESIGN TO INCLUDE A MANUAL SWITCH ADJACENT TO EACH LOOSE REEL AND WILL OPERATE A PUMP TO WASH LAWN, TREES AND SHRUBS WHEN A LOOSE REEL PUMP IS TURNED OFF. THE WATER LINE WILL SELF DRAIN BACK TO THE CISTERN SO THAT THERE WILL BE NO NEED FOR WINTERIZATION.
24. ANY SEWER CONNECTIONS OR SEWER MAINS WITHIN 25 FEET OF AN INFILTRATION PRACTICE MUST BE ENCASED IN CONCRETE OR SLEEVED.
25. WATER CONNECTION TO THE TOWN'S GOLF COURSE MUST BE COMPLETED UPON COMPLETION OF PHASE I ROAD CONSTRUCTION AS AGREED.

WATER MAIN SAFETY NOTES:

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

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
---	---	CATCH BASIN
---	---	UTILITY POLE
---	---	UNDERGROUND UTILITIES
---	---	OVERHEAD ELECTRIC
---	---	10' CONTOUR INTERVAL
---	---	2' CONTOUR INTERVAL
---	---	SPOT GRADE
---	---	WALL & CURB ELEV.



REVISIONS

NO.	DATE	DESCRIPTION
1	REV. PLANS AS PER VILL. 11-11-21	
2	REV. PLANS AS PER VILL. 12-18-21	
3	GENERAL - 2/28/24	
4	GENERAL REVISIONS - 5/28/24	
5	REV. FOR FINAL SIGNATURE - 6/28/24	
6	GENERAL REVISIONS - 7/1/24	
7	REV. RAMAPO TPN - 7/26/24	
8	GENERAL REVISIONS - 8/19/24	

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF RAMAPO, NEW YORK, ON THE DAY OF 20, 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 THIS DAY OF 20.

CHAIRMAN _____

CLERK _____

PROPOSED DRAINAGE, GRADING & UTILITIES PLAN (SHEET 1 OF 2) FOR REVISED SUBDIVISION OF STONELEDGE HEIGHTS

LOCATED IN VILLAGE OF MONTEBELLO, TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK

GRAPHIC SCALE: 1" = 50'

30 0 15 30 60 120

SPARACO & YOUNGBLOOD, PLLC

CIVIL ENGINEERING, LAND SURVEYING, SITE PLANNING

18 NORTH MAIN STREET, 2ND FLOOR, SUITE 201, HARRISMAN, NEW YORK 10926

TEL: (845) 782-5543 FAX: (845) 782-5500

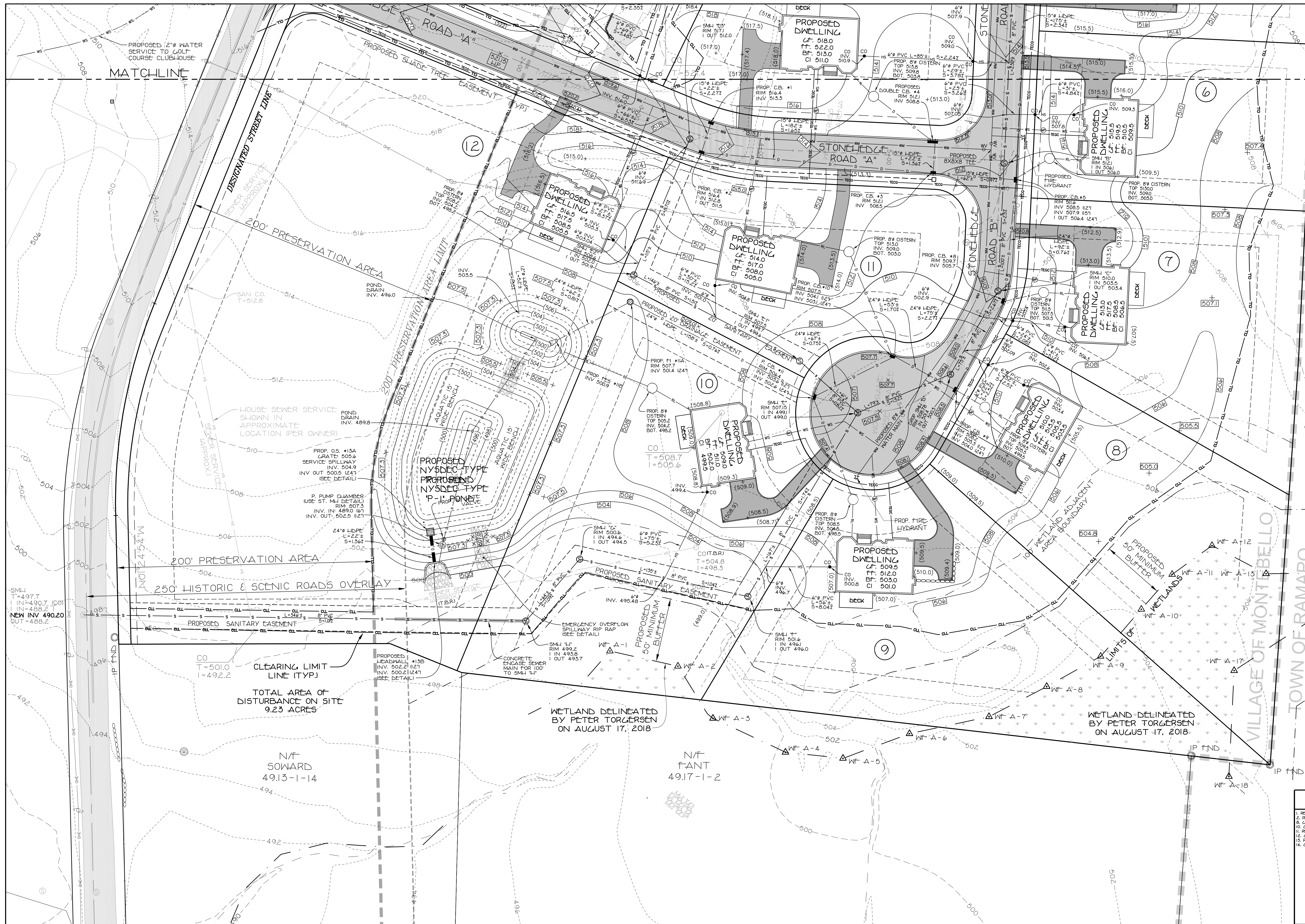
WWW.SPACOBLO.COM

YB-4606

AUG. 4, 2021

1" = 50'

2" OF 12



- 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. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO ANY DAMAGE.
 - ALL EXISTING OFF-SITE PAVEMENT, FENCES, CURBS, HALKS 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 (WIRE LOCATIONS ARE UNKNOWN) MAY BE AFFECTED BY THE PROPOSED WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNERS AND MAINTAINING 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 WORK WITH AS MINIMAL EFFECT ON THE ADJACENT AREAS AS POSSIBLE.
 - 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 THE 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 4" DIA. 30# PVC PIPE. SHALL BE CONNECTED TO CISTERN OR DRAINAGE MANHOLE.
 - ALL NEW WATER MAINS AND CONNECTIONS TO BE CLASS 04 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 SERVICE CONNECTIONS TO BE 8" DIA. CAST IRON PIPE OR AS PER STANDARDS LISTED IN TABLE 702.3 OF THE NYS PLUMBING CODES WITH A MINIMUM GRADE OF 21" TO THE FIRST CLEAN OUT OUTSIDE THE BUILDING. BEYOND THE FIRST CLEAN OUT, 30# PVC PIPE MAY BE USED IN LIEU OF CAST IRON.
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 - 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 OF REQUIRED MAINTENANCE.
 - CISTERNS WILL BE PROVIDED WITH SUBMERSIBLE PUMPS PIPED TO LARGE REELS MOUNTED AT PROPOSED BUILDINGS ON SITE. TO BE USED FOR IRRIGATION OR OTHER PURPOSES. BUILDING MECHANICAL ENGINEER TO SPECIFY SUBMERSIBLE PUMP AND PROVIDE DESIGN SPECIFICATIONS. CISTERNS TO BE DRAINED AFTER EVERY RAIN EVENT EXCEPT WINTER TIME OPERATION WHERE IF WATER WILL BE ALLOWED TO PASS THROUGH OPERATIONS TO RESUME FROM SPRINGTIME THROUGH FALL. DESIGN TO INCLUDE A MANUAL SHUT OFF VALVE REEL AND WILL OPERATE A PUMP TO WATER LAWN, TREES AND SURBS. WHEN A LARGE REEL PUMP IS TURNED OFF, THE WATER WILL SELF DRAIN BACK TO THE CISTERN SO THAT THERE WILL BE NO NEED FOR INTERVENTION.
 - ANY SEWER CONNECTIONS OR SEWER MAINS WITHIN 25 FEET OF AN IMPLANTATION PRACTICE MUST BE ENCASED IN CONCRETE OR SLEEVED.
 - WATER CONNECTION TO THE TOWN'S MAIN LINES MUST BE COMPLETED UPON COMPLETION OF PHASE 1 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.	REV. PLANS AS PER VILL. 1117-21
2.	REV. PLANS AS PER VILL. 12-18-21
3.	GENERAL - 2/28/24
4.	GENERAL REVISIONS - 5/28/24
5.	REV. FOR FINAL SIGNATURE - 6/28/24
6.	GENERAL REVISIONS - 7/16/24
7.	REV. RAMAPO DSN - 7/22/24
8.	GENERAL REVISIONS - 8/19/24

CHAIRMAN	
CLERK	

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

30 0 15 30 60 90 120

SPARACO & YOUNGBLOOD, PLLC
CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING
18 NORTH MAIN STREET
HARRAMAN, NY 10926
TEL: (845) 782-8543
FAX: (845) 782-8543
WWW.SPACOBLO.COM

YB-4606
AUG. 4, 2021
1" = 50'
3" OF 12"

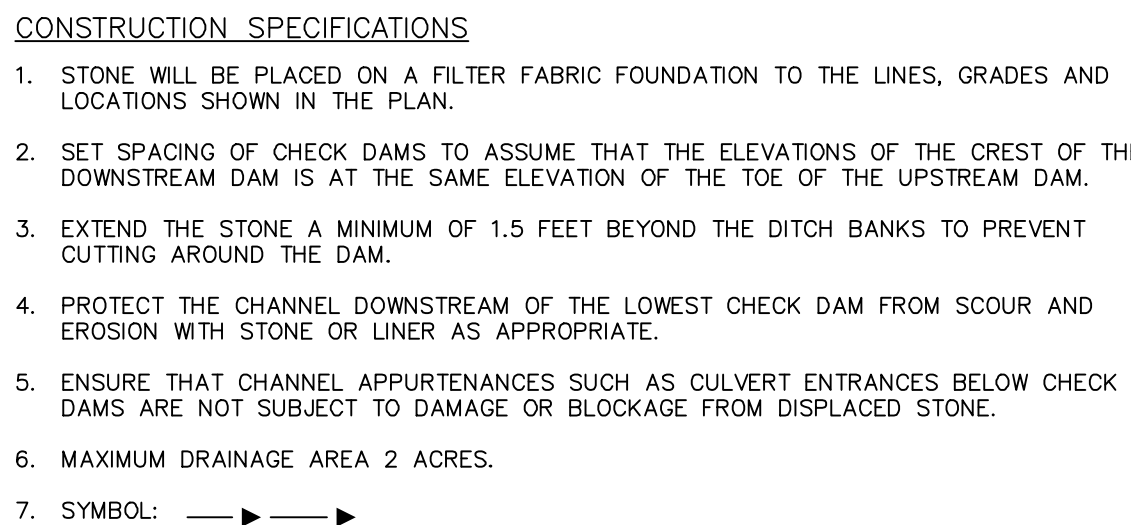
WATER MAIN SAFETY NOTES:

- 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.

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14 NORTH MAIN STREET
HARRAMAN, NY 10926
TEL: (845) 782-8543
FAX: (845) 782-8543
WWW.SPACOBLO.COM

STATE OF NEW YORK
JULY 15, 2021
1-800-962-7962



N.T.S.



1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" X 4" WOOD OR EQUIVALENT. NAILS WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" X 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF

N.T.S.

EROSION AND SEDIMENT CONTROL PLAN - CONSTRUCTION SEQUENCE

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATIONS AND INSTALLATION OF PROPOSED STRUCTURES AND/OR UTILITIES.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND/OR STABILIZED.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE AS INDICATED ON PLAN.
4. INSTALL SLOPE DITCH SLOPE OF ALL AREAS TO BE DISTURBED AND DOWN SLOPE OF ALL AREAS TO BE DISTURBED.
5. CONSTRUCT BERM THRESHOLD SHOULDER AND PIPES AS NECESSARY TO DIRECT FLOW TO TEMPORARY SEDIMENTATION ENTRAPMENT AREAS.
6. FILL OR EXCAVATE, STRIP AND STOCKPILE TOPSOIL FROM AREAS TO BE DISTURBED. TOPSOIL SHALL BE STORED WITHIN 100 FEET OF AREAS TO BE DISTURBED.
7. PERFORM EXCAVATION AND BACKFILL TO BRING LAND TO DESIRED GRADE AND ALL DISTURBED AREAS TO REMAIN BARE AND MUST BE SEEDS WITH TEMPORARY GRASS.
8. INSTALL UNDERGROUND UTILITIES, MANHOLES AND CATCH BASINS. GRATES OF CURBS AND MANHOLES SHALL BE LEFT AT ELEVATIONS MATCH PROPOSED FUTURE COLLECTION OF SURFACE RUNOFF.
9. INSTALL INLET PROTECTION AT CURBS AND FIELD INLETS.
10. CONSTRUCT CURBS AND FIELD INLETS SURFACES OF PAVED AREAS, RAISE GRATES OF CURBS AND FIELD INLETS ACCORDINGLY.
11. COMPLETE THE GRADING.
12. INSTALL SURFACE COURSE OF PAVEMENT, RAISE GRATES OF CURBS AND FIELD INLETS TO FINAL ELEVATION.
13. UPON COMPLETION OF CONSTRUCTION ALL DISTURBED AREAS ARE TO BE SEEDS WITH 1/2 LB OF BARE SOIL GRASS PER 1000 SQUARE FEET OF DISTURBED AREA. ALL TEMPORARY DISTURBED AREAS TO BE RECOVERED WITHIN 60 DAYS. AREAS REMAINS GRADED OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
14. FOR FINAL HOUSE (SEPTIC CONSTRUCTION FOLLOW STEPS #1 TO #15 REPEAT IN APPLICABLE.)
15. BARE SOIL MUST BE SEEDS WITHIN 14 DAYS OF EXPOSURE. MINIMUM SEEDING RATE IS 100 LBS PER ACRE. SEEDS SHALL BE COVERED WITH 1/4" OF TOP SOIL OR MULCHED IMMEDIATELY. UPON COMPLETION A PERENNIAL MIX NEEDED TO BE USED TO RECOVER AREAS.

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 PREVENT EROSION OF EXPOSED SOILS AND TO PREVENT EROSION OF EXPOSED SOILS OR MAY BE CREATED UTILIZING EASTERN BERMIS RIP-RAP, GRAVEL, STONE, CEMENTS OR CONCRETE. THE ENTRAPMENT AREAS SHALL BE DESIGNED TO PREVENT EROSION OF EXPOSED SOILS AND SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LAIDEN LAYERS ARE DIRECTED INTO THE ENTRAPMENT AREAS. THE ENTRAPMENT AREAS SHALL BE DESIGNED TO INSURE THAT ALL SILT LAIDEN LAYERS ARE DIRECTED INTO THE ENTRAPMENT AREAS. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FLOODING.
2. ALL DISTURBED AREAS EXCEPT ROADWAYS WHICH WILL REMAIN UNRESTORED FOR MORE THAN 180 DAYS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION. RESTORATION SHALL BE COMPLETED WITHIN 180 DAYS OF THE COMPLETION OF THE PROJECT. RESTORATION SHALL BE COMPLETED WITHIN 180 DAYS OF THE COMPLETION OF THE PROJECT. RESTORATION SHALL BE COMPLETED WITHIN 180 DAYS OF THE COMPLETION OF THE PROJECT.
3. SILT THAT LEAVES THE SITE IN SITU OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MANAGERIAL AUTHORITIES.
4. THE COLLECTION OF SILT FROM THE ENTRAPMENT AREAS SHALL BE REMOVED, STORED, REMOVED AND THE AFFECTED AREAS REVEALED, PLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED SITE RESTORATION PLAN.
5. PROVIDE INLET PROTECTION TO ALL INLETS ON SITE. SEE DETAIL

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1. THIS FENCE IS AN ALTERNATE TO HAY BALE SEDIMENT BARRIER
2. MAINTAIN FENCE TO INSURE SEDIMENT ENTRAPMENT QUALITIES DURING CONSTRUCTION.
3. REMOVE EXCESS SILT PERIODICALLY AND WHEN BULGES DEVELOPE.
4. FENCE SYMBOL ON PLAN =

N.T.S.



1. INSTALL SNOW FENCE TREE PROTECTION PRIOR TO ANY CLEARING OR EXCAVATION.
2. MAINTAIN SNOW FENCE FOR THE DURATION OF THE CONSTRUCTION PERIOD.

N.T.S

Diagram illustrating the components and dimensions of a curb inlet structure:

- 2" MINIMUM LENGTH OF 2" x 4"
- 2" x 4" WEIR
- SAND BAG OR ALTERNATE WEIGHT
- 2" x 4" SPACER
- MIRAFI 140N FILTER FABRIC
- 2" STONE
- WIRE MESH (BELOW FILTER FABRIC)
- CURB INLET STRUCTURE
- STORM DRAINAGE PIPE

- NOT

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 PIECE 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 THROAT AND 12 INCHES LONG EXTENDING INTO THE TAILWATER WEIR.

N.T.S.



1. ENTRANCE SHALL BE MAINTAINED AS CONDITIONS DEMAND TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC ROADS.

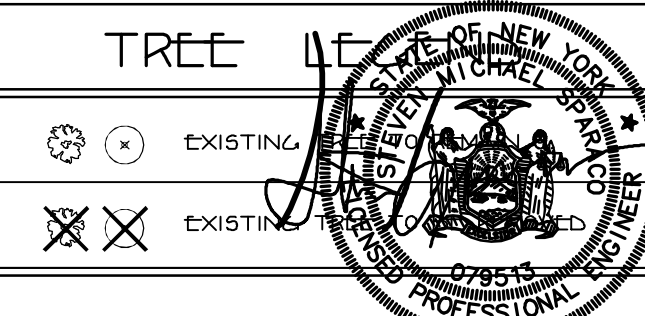
N.T.S.

PHASING, SEDIMENT & EROSION CONTROL AND TREE REMOVALS PLAN FOR REVISED SUBDIVISION OF STONEHEDGE HEIGHTS

LOCATED IN
VILLAGE OF MONTEBELLO
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK
GRAPHIC SCALE



SPARACO & YOUNG BLOOD PLLC	VP 1131
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SPARACO & YOUNG BLOOD PLLC	VP 1131
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SPANACO & FOUNDATION, LLC
CIVIL ENGINEERING * LAND SURVEYING

SITE PLANNING

DATE **AUG. 4, 2021**

P.O. BOX 818
HARRIMAN, N.Y. 10926

TEL: (845) 782-8543
FAX: (845) 782-5901
CDRAGO@CFCFCNY.COM WWW.CFCFCNY.COM

	SPARACO.STEVE@SELSNT.COM	WIDESTR@GMAIL.COM	1	5

4 of 12

VB-1/2/

7B-4606



LEGEND		
EXISTING/PROPOSED	ITEMS	
---	PROPERTY LINE	
---	BUILDING SETBACK LINE	
---	CONCRETE MONUMENT	
○	SAN SEWER MANHOLE	
○	CATCH-BASIN	
○	DRAINAGE MANHOLE	
○	WATER VALVE	
○	GAS VALVE	
○	UTILITY POLE	
○	OVERHEAD ELECTRIC	
○	WIRE	

REVISIONS

EXISTING CONDITIONS PLAN
OF
STONEHEDGE HEIGHTS
LOCATED IN
VILLAGE OF MONTEBELLO
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

50 40 30 20 10 0 50 100 150
GRAPHIC SCALE

SPARACO & YOUNGBLOOD, PLLC
CIVIL ENGINEERING • LAND SURVEYING
SITE PLANNING
18 NORTH MAIN STREET
PO BOX 816
HARRIMAN, N.Y. 10926
TEL: (845) 782-8543
FAX: (845) 782-5901
WWW.SPACOE.COM

YB-4606
DATE
AUG. 4, 2021
SCALE
1" = 50'
DWS #
5 OF 12

I HEREBY CERTIFY THAT THIS SURVEY
WAS PREPARED BY ME AND WAS MADE FROM AN
ACTUAL SURVEY COMPLETED BY ME ON 11-20-18

UNAUTHORIZED ALTERATION OR ADDITION TO THIS
PLAN IS A VIOLATION OF SECTION 7209(2) OF THE
NEW YORK STATE EDUCATION LAW. COPIES OF THIS
MAP NOT HAVING THE SEAL OF A LICENSED SURVEYOR
OR ENGINEER SHALL BE INVALID

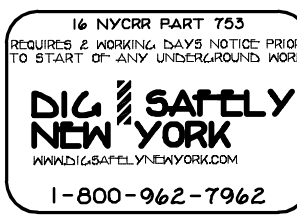
WILLIAM D. YOUNGBLOOD, L.S. #20466 ©

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1-800-962-7962
SAFELY
NEW YORK
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YB-4606

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POND PLANTING NOTES

- Place a minimum of 6" of topsoil in the water quality basins; using previously stripped topsoil from previously undisturbed areas of the site.
- Plant the permanent water quality / detention basin with the following mix of plants and seeding, as directed:

Area A - All new shrub and tree planting shall be limited to upslope areas along the borders of the basin from an elevation 12" above the proposed water level elevation of the basin to approximately 10 feet horizontally beyond that point around the upslope banks of the basin as shown on the typical basin planting plan. No planting shall be installed on the embankment portions of the water quality basins. Plant the following shrubs and trees as shown on the typical water quality basin planting plan, and as directed by the Landscape Architect. Shrubs to be 24"-36" in height, # 3 container or B&B, trees to be 2"-2 1/2" cal., B&B. Trees shall be planted at the rate of 1 per 500 square feet and shrubs at the rate of 1 per 100 square feet along the upslope borders of the basins. (See plan for typical planting plan arrangement)

RM Acer rubrum - Red Maple
NS Nyssa sylvatica - Tupelo
PO Quercus palustris - Pin Oak

C Cornus amomum - Silky Dogwood
D Cornus sericea - Redosier Dogwood
V Viburnum dentatum - Arrowwood Viburnum
S Clethra alnifolia - Summersweet

- Seed the side slope areas above the proposed water level for vegetative stabilization with Seasonally Flooded Area Annual & Perennial Wildlife Food Mix, Application Rate - 15 pounds per acre, - ERNM-128

20% ECHINOCHLOA CRUSGALLI	JAPANESE MILLET
20% CAREX VULPINOIDEA	FOX SEDGE
20% POLYGONUM LAPATHIFOLIUM	NODDING SMARTWEED
20% ELYMUS VIRGINICUS	VIRGINIA WILD RYE
10% BIDENS CERNUA	NODDING BUR-MARIGOLD
5% PANICUM VIRGATUM	SWITCHGRASS
2.5% CAREX LURIDA	LURID SEDGE
2.5% CAREX COMOSA	COSMOS SEDGE

- Area B - Plant the following seed mix in the entire bottom area to 12 inches above the proposed water level with Ernst Retention Basin Floor Seeding Mix for Wildlife and Plant Diversity. Application Rate - 10 pounds per acre

20% AGROSTIS STOLONIFERA	CREeping BENTGRASS
25% ALOPECURUS ARUNDINACEUS	GARRISON'S CREEPING FOXTAL
25% ELYMUS VIRGINICUS	VIRGINIA WILD RYE
5% FESTUCA RUBRA	CREEPING RED FESCUE
4% SCIRPUS ATROVIRENS	GREEN BULRUSH
4% SPARGANIUM EURYCARPUM	GIANT BUR-REED
5% BIDENS CERNUA	NODDING BUR-MARIGOLD
4% SCIRPUS POLYPHYLLUS	MANY-LEAVED BULRUSH
3% VERBENA HASIATA	BLUE VERVAIN
1% MIMULUS RINGENS	SQUARE STEM MONKEY FLOWER
3% SCIRPUS CYPERINUS	WOOLGRASS
1% SOLIDAGO PATULA	ROUGH-LEAVED GOLDENROD

- Area C - Seed the disturbed areas beyond the basin boundaries and within 25' of berm summit with Ernst Conservation Seeds Wildlife Food & Shelter Mix, #ERNMX-138 at the rate of 12 pounds per acre.

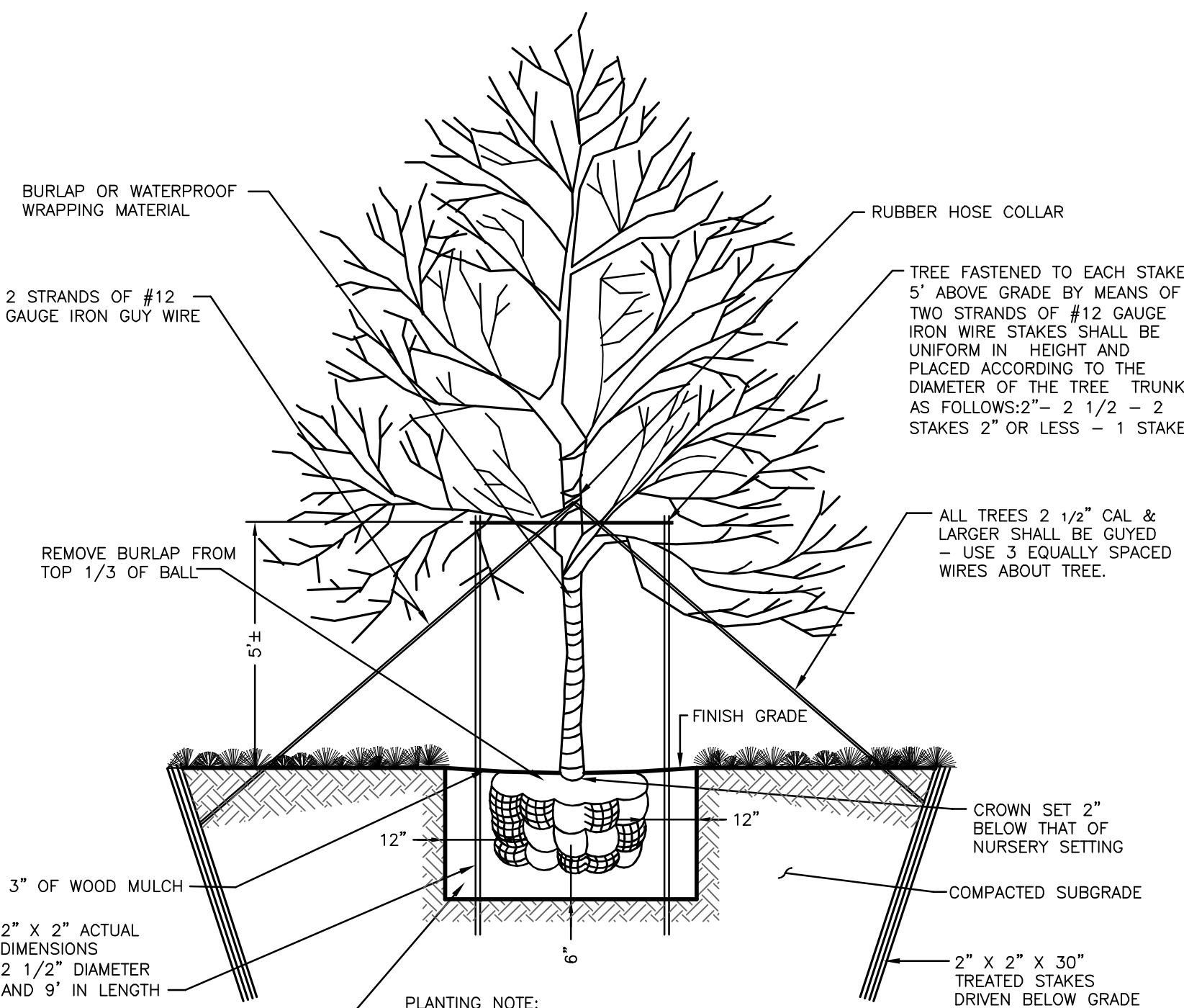
9% CAREX VULPINOIDEA	FOX SEDGE
21% CORNUS AMOMUM	SILKY DOGWOOD
21% CORNUS RACEMOSA	GREY DOGWOOD
10% ELYMUS RIPARIUS	RIVERBANK WILD RYE
10% ILEX VERTICILLATA	COMMON WINTERBERRY
7% SAMBUCUS CANADENSIS	AMERICAN ELDERBERRY
5% ARALIA SPIROSA	HERULE'S CLUB
5% CAREX LUPULINA	HOP SEDGE
1% CAREX CRINITA	FRINGED SEDGE
3% CAREX COMOSA	COSMOS SEDGE
3% SPIREA TOMENTOSA	STEEPLEBUSH
2% CAREX STIPATA	AWL SEDGE
2% CAREX LURIDA	LURID SEDGE
1% ROSA PALUSTRIS	SWAMP ROSE

- Add 30 pounds per acre of cereal ryegrass to each of the previously mentioned seed mixes to serve as a nurse grass during the establishment of the base seed mixture.

Seed listed above available from ERNST Conservation Seeds
9005 Mercer Pike, Meadowville, PA 16335
(814) 336-2404 (800) 873-3321 FAX (814) 336-5191

POND PLANTING DETAILS

N.T.S.



TREE PLANTING DETAIL

N.T.S.

TYPICAL FOUNDATION PLANTING PLAN

1" = 20'

PLANTING LEGEND	
○	PROPOSED SHRUBS

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○	PROPOSED SHRUBS

TYPICAL FOUNDATION PLANTING PLAN

1" = 20'

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TYPICAL FOUNDATION PLANTING PLAN

1" = 20'

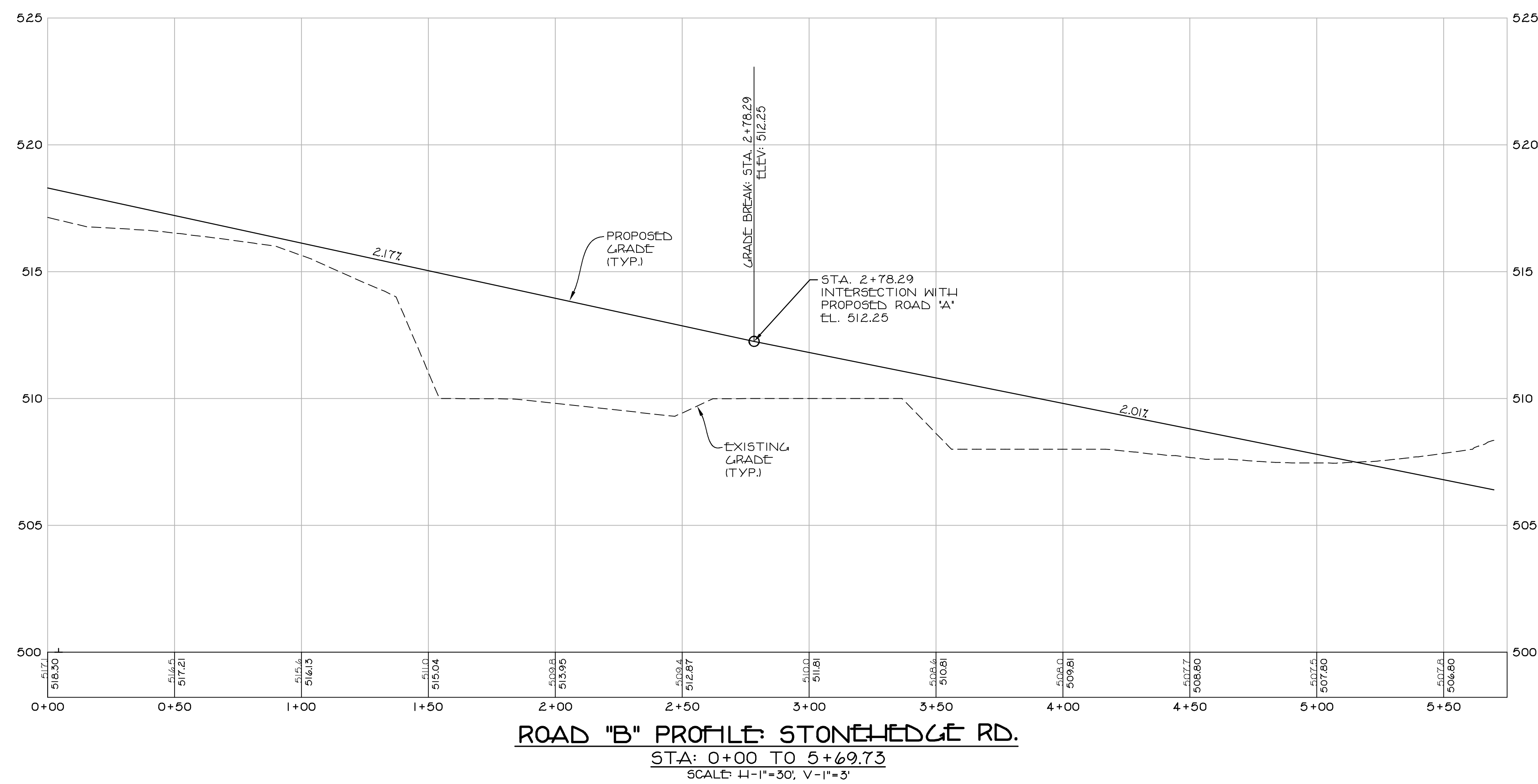
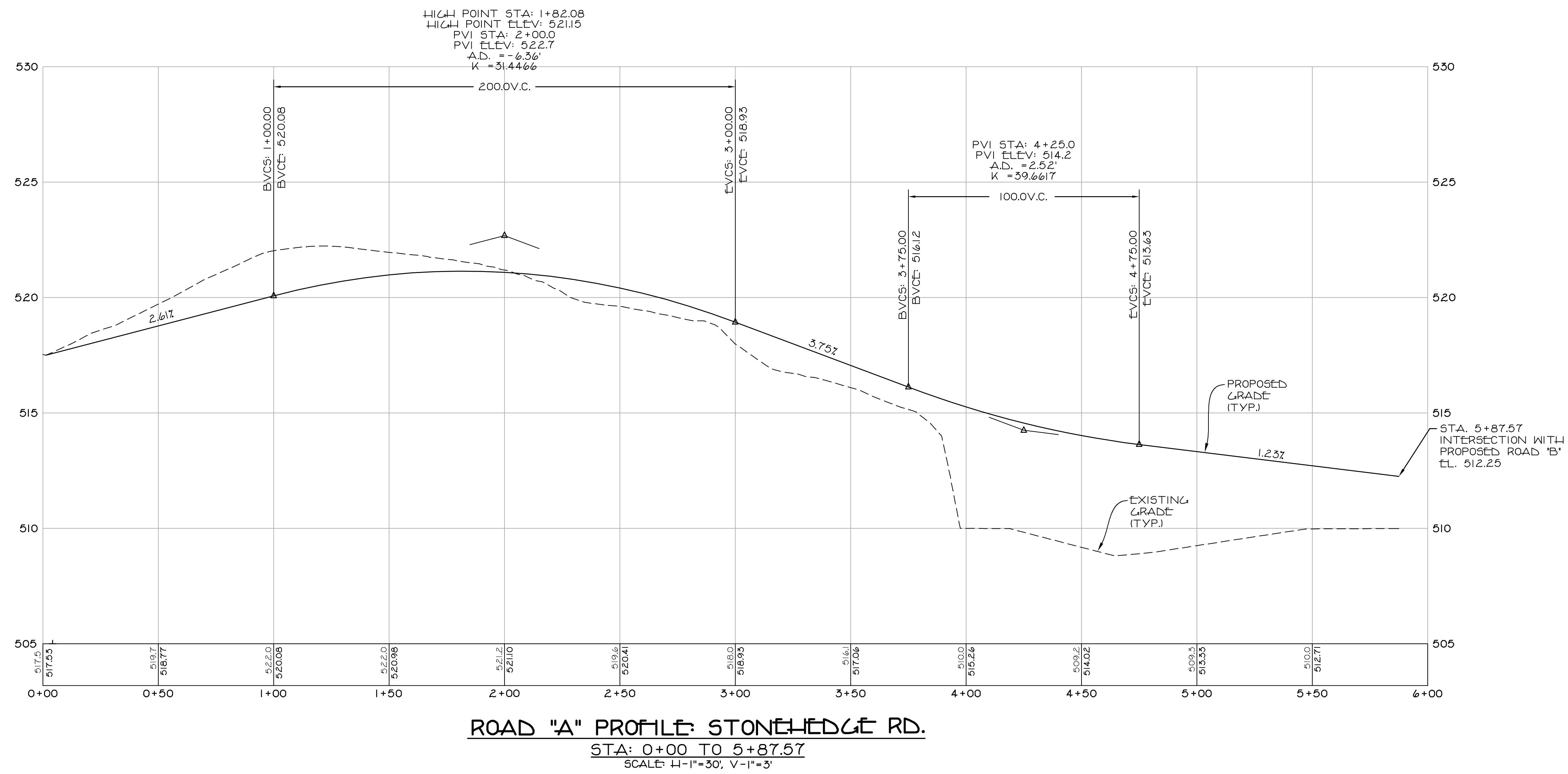
PLANTING LEGEND	
○	PROPOSED SHRUBS

TYPICAL FOUNDATION PLANTING PLAN

1" = 20'

PLANTING LEGEND	
○	PROPOSED SHRUBS

TYPICAL FOUNDATION PLANTING PLAN

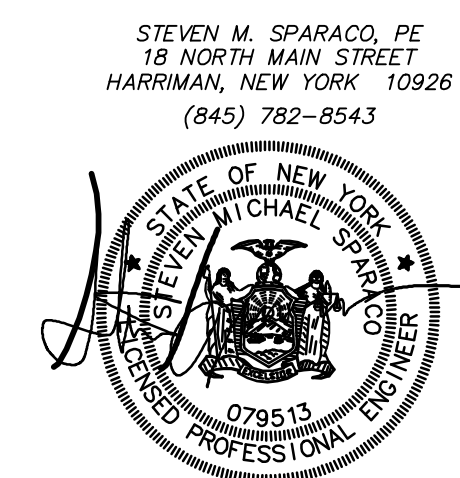
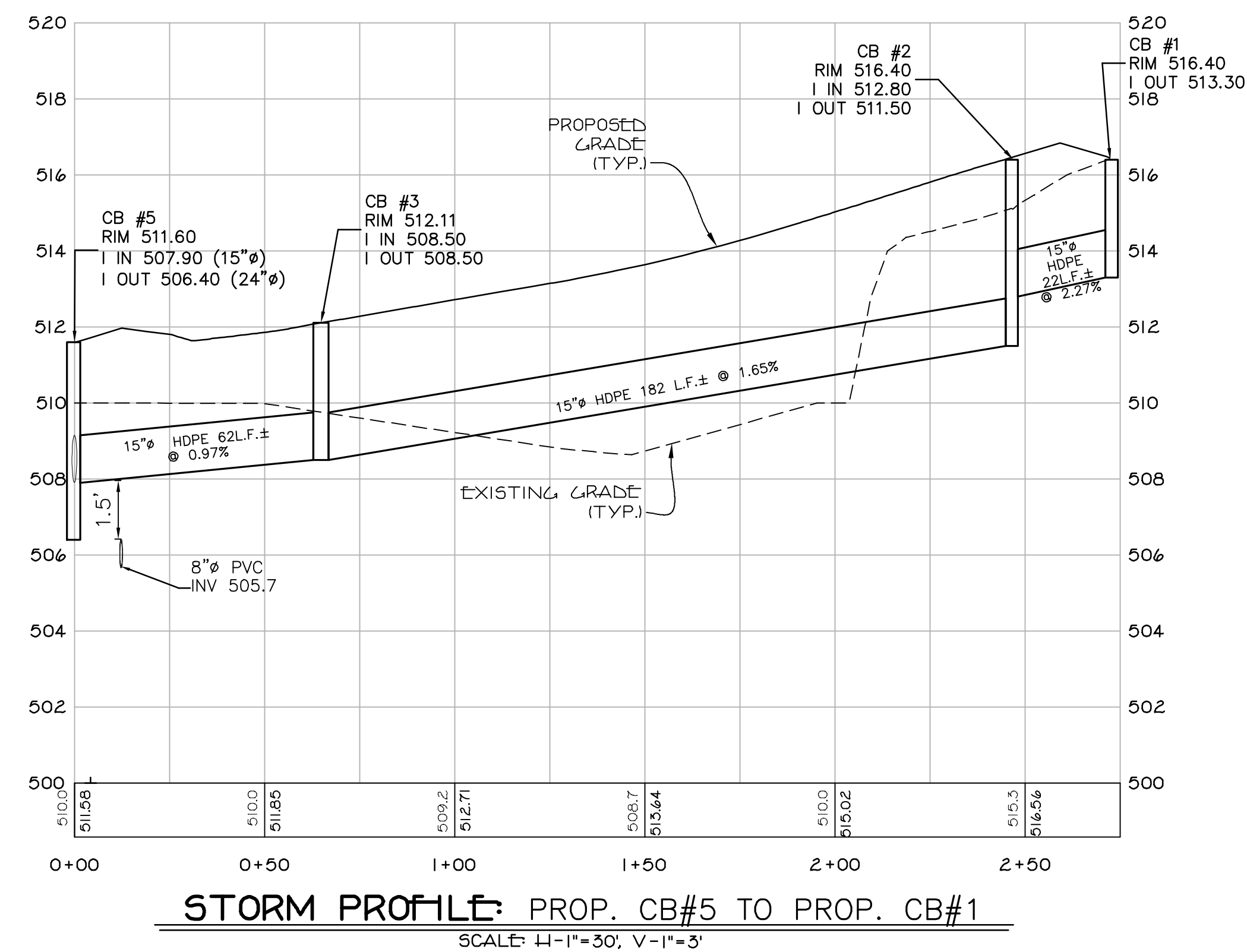
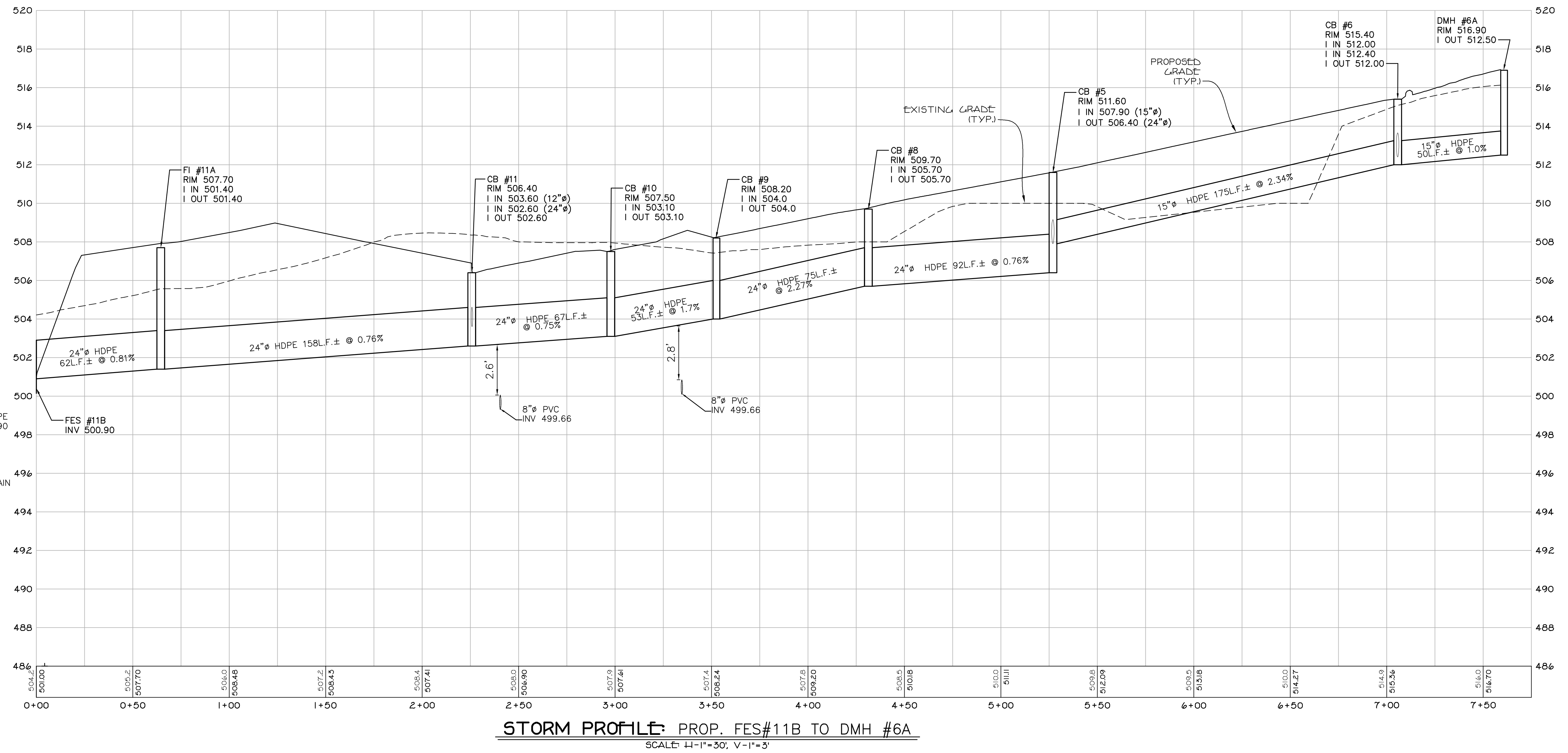
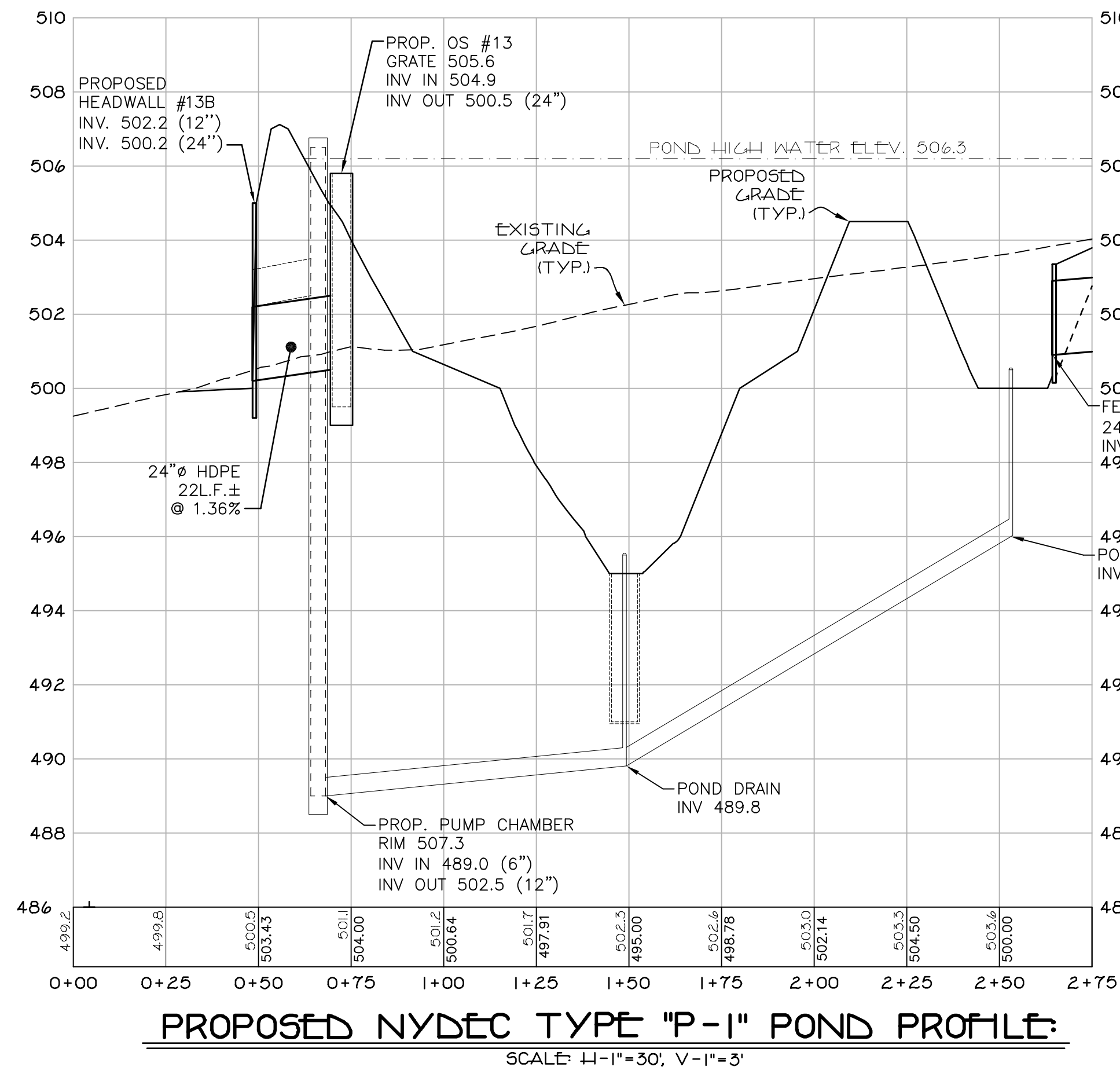


REVISIONS	
1. REV. FOR FINAL SIGNATURE - 5/28/24	APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF RAMAPO, NEW YORK, ON THE DAY OF 2024.
2. GENERAL REVISIONS - 7/1/24	SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION, ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN AS APPROVED SHALL VOID THIS APPROVAL, SIGNED THIS DAY OF 2024.
CHAIRMAN	
CLERK	

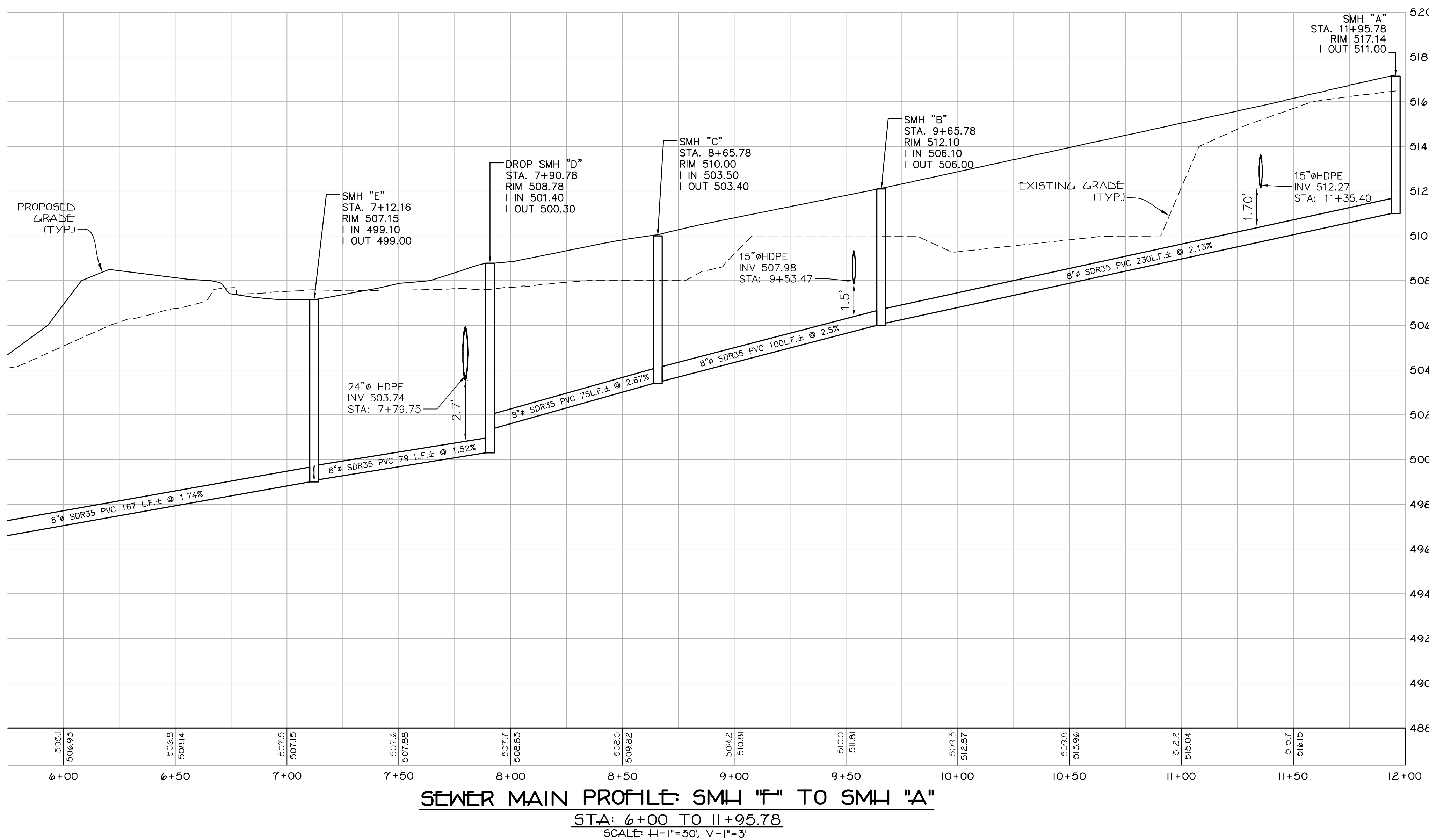
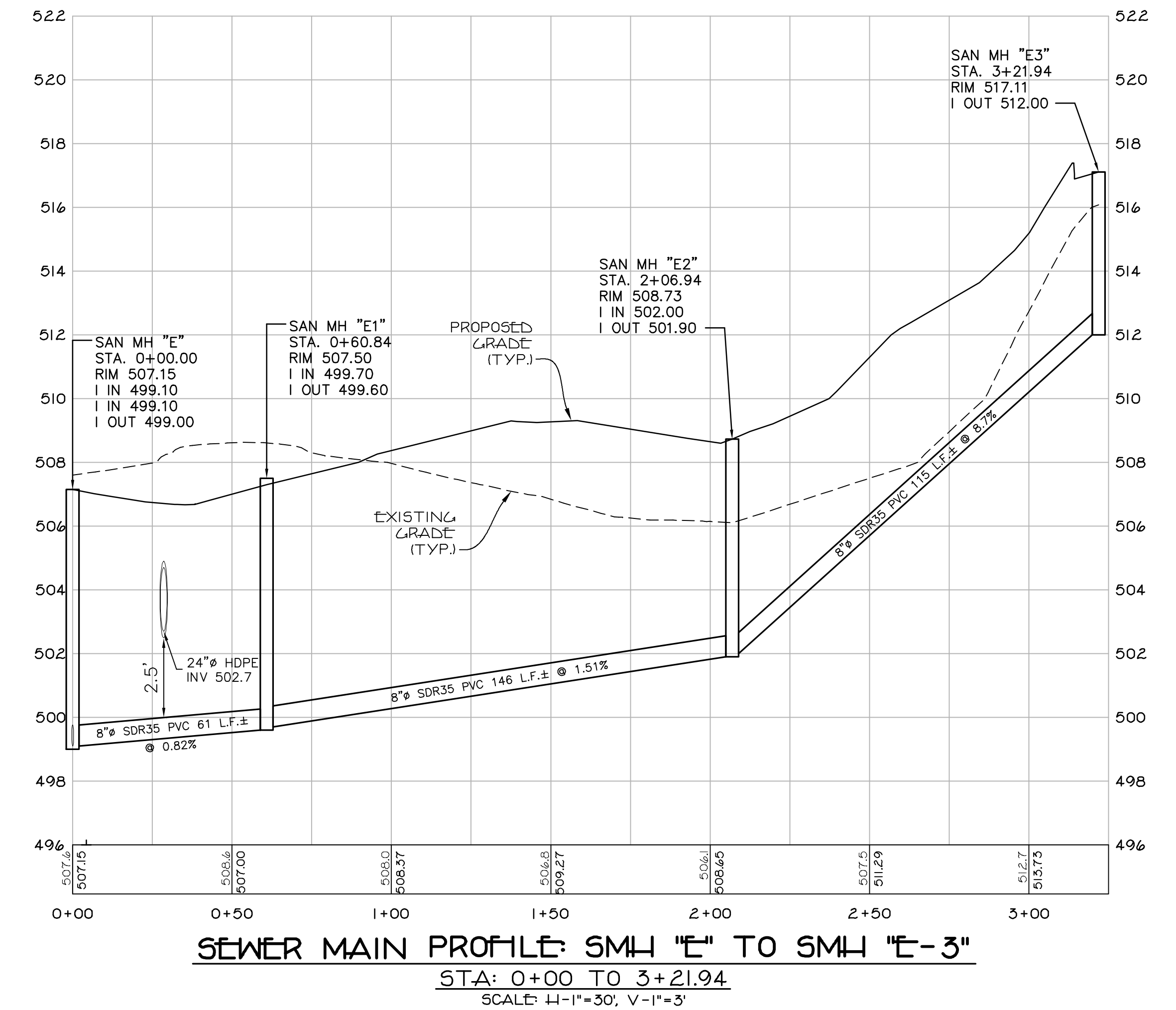
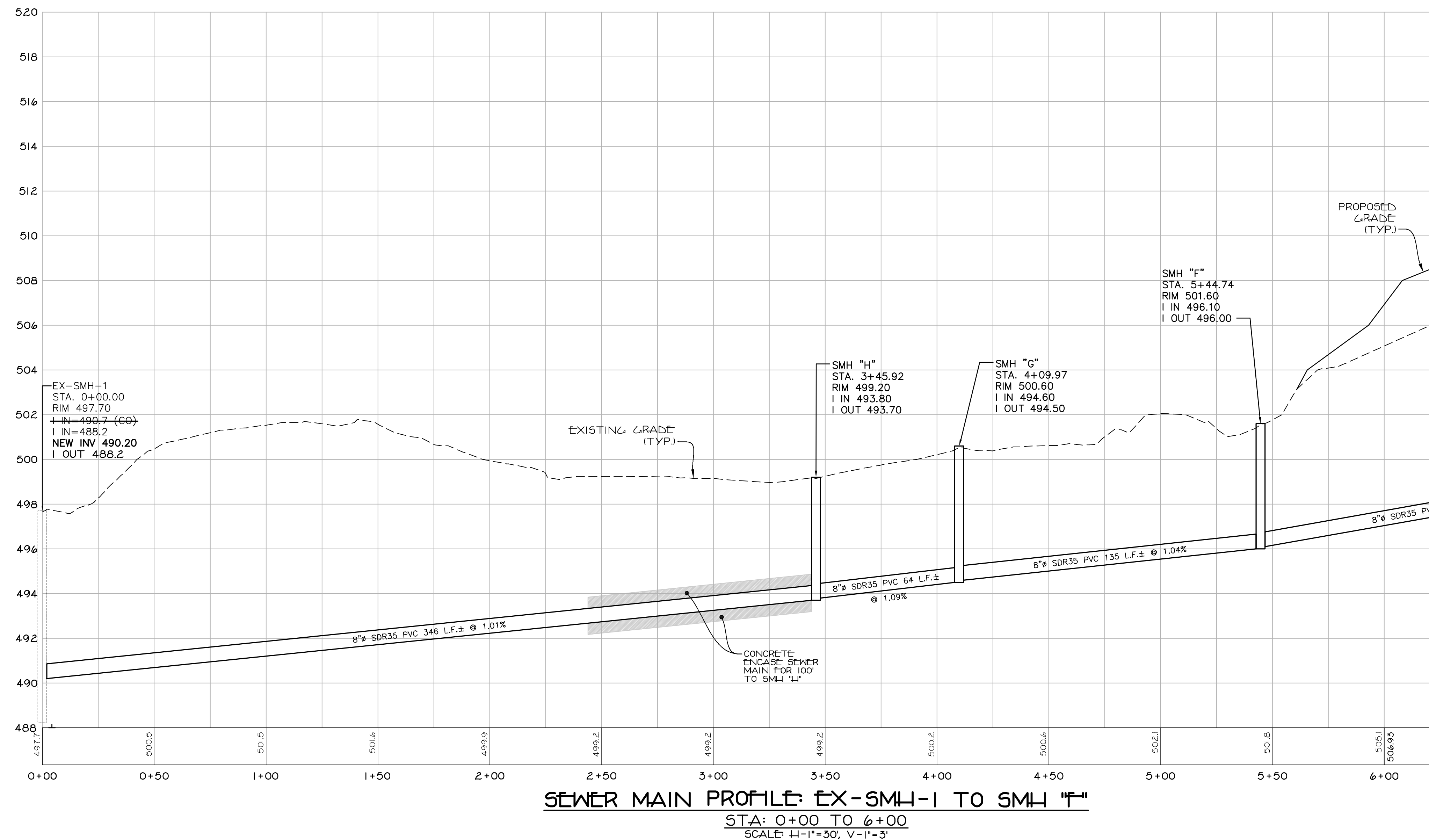
ROAD PROFILES FOR
REVISED SUBDIVISION OF
STONEHEDGE HEIGHTS
LOCATED IN
VILLAGE OF MONTEBELLO
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK



SPARACO & YOUNGBLOOD, PLLC CIVIL ENGINEERING • LAND SURVEYING SITE PLANNING 18 NORTH MAIN STREET HARRIMAN, NY 10926 TEL: (845) 782-8543 FAX: (845) 782-8543 WWW.SPARACOENGINEERS.COM		FILE # YB-4606
DATE MAY 28, 2024		SCALE AS NOTED
DRAWN 7 OF 12		

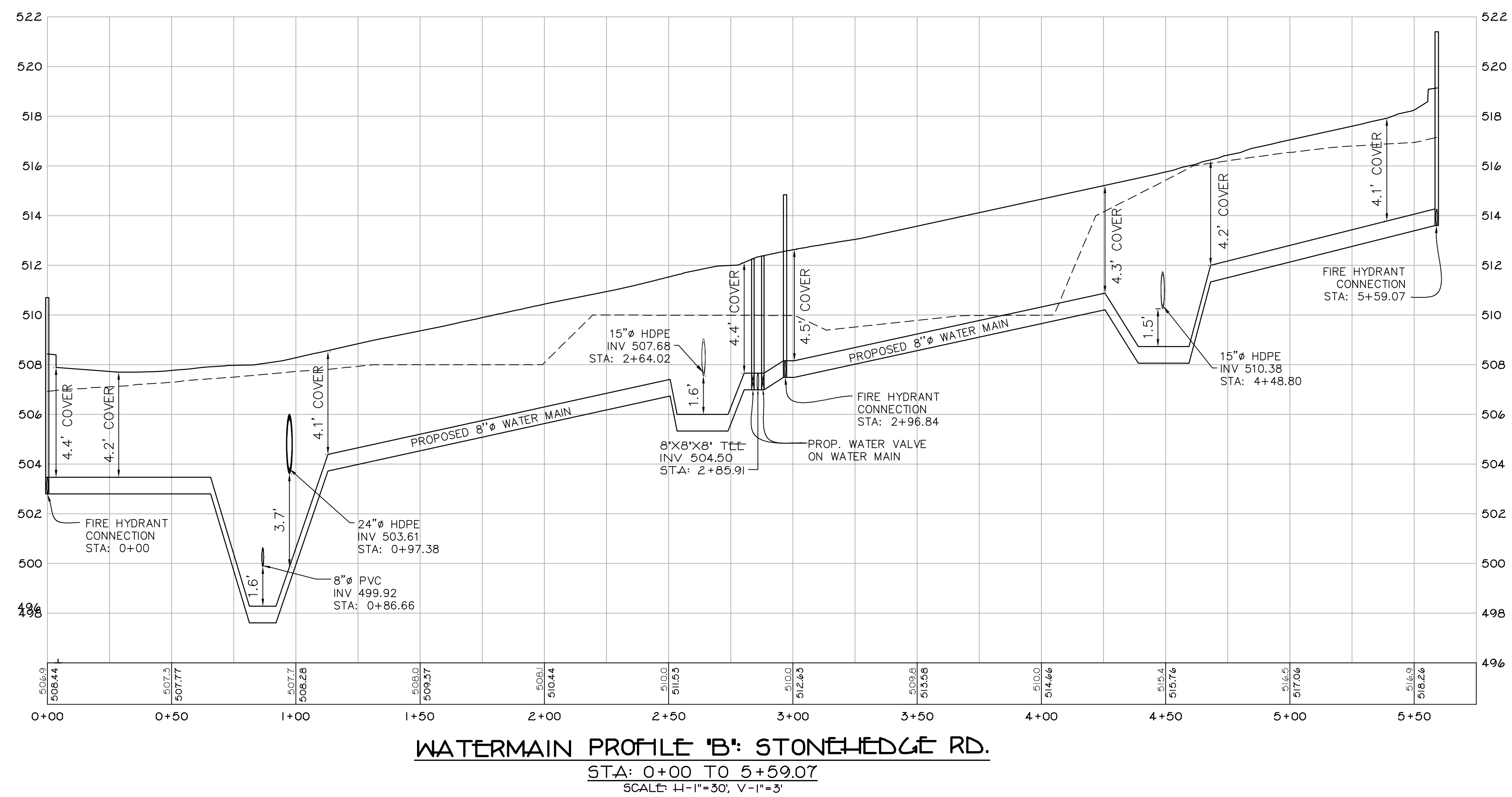
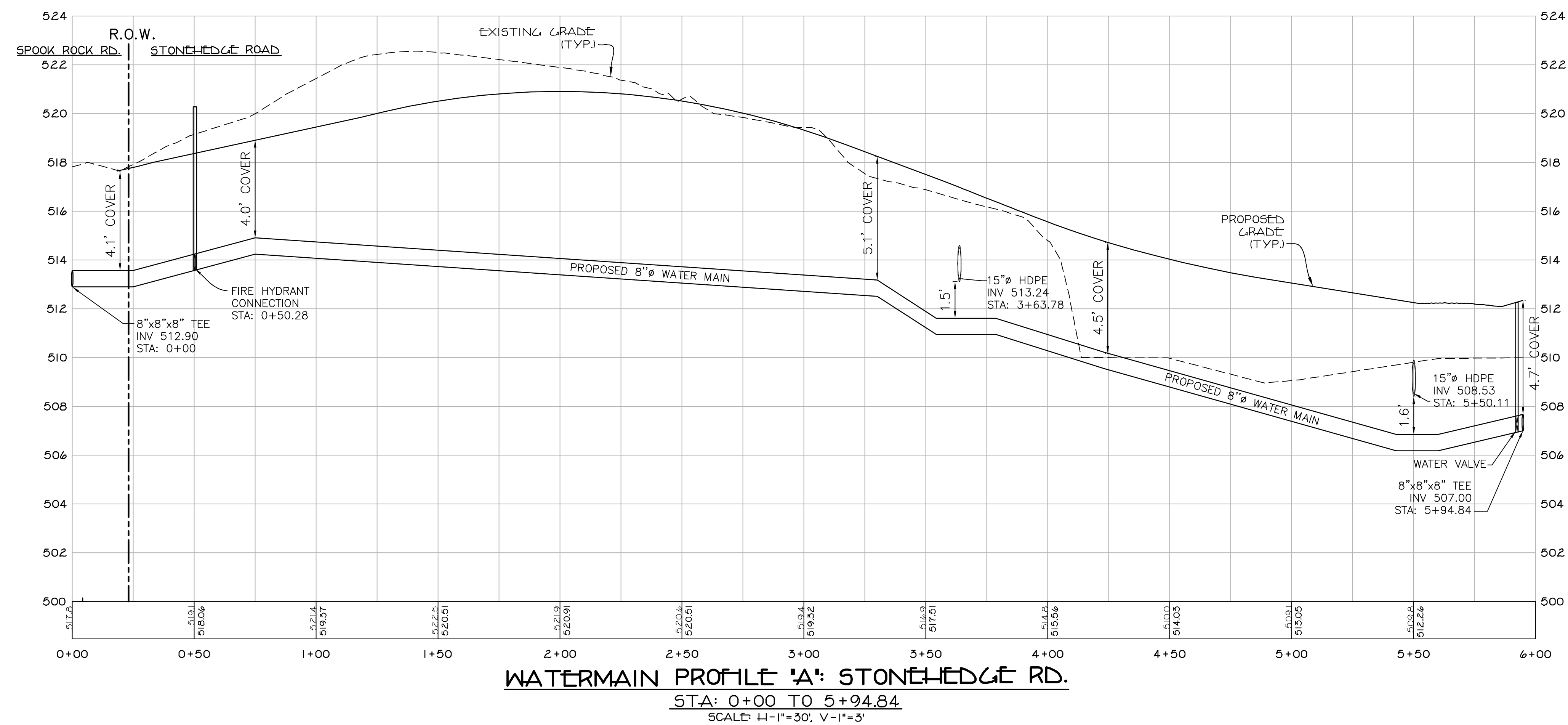


REVISIONS	
12. GENERAL REVISIONS - 7/1/24	APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF RAMAPO, NEW YORK, ON THE DAY OF 20. SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT AS APPROVED SHALL VOID THIS APPROVAL. SIGNED THIS DAY OF 20.
	CHAIRMAN
	CLERK
STORM PROFILES FOR REVISED SUBDIVISION OF STONEHEDGE HEIGHTS LOCATED IN VILLAGE OF MONTEBELLO TOWN OF RAMAPO ROCKLAND COUNTY, NEW YORK	
SPARACO & YOUNGBLOOD, PLLC CIVIL ENGINEERING & LAND SURVEYING SITE PLANNING 18 NORTH MAIN STREET PO BOX 918 HARRIMAN, NY 10926 TEL: (845) 782-8543 FAX: (845) 782-8543 SPARACO.STEVE@SLSNY.COM WYLS1@GMAIL.COM	YB-4606 JUNE 28, 2024 AS NOTED 8 OF 12



REVISIONS		APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF RAMAPO, NEW JERSEY, ON THE DAY OF 20, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERRATA, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED SHALL VOID THIS APPROVAL. SIGNED THIS DAY OF 20.	
11. REV. FOR FINAL SIGNATURE - 6/28/24		CHAIRMAN	
12. GENERAL REVISIONS - 7/17/24		CLERK	
13. REV. RAMAPO DPW - 7/26/24			
14. GENERAL REVISIONS - 8/9/24			
SEWER PROFILES FOR REVISED SUBDIVISION OF STONEHEDGE HEIGHTS LOCATED IN VILLAGE OF MONTEBELLO TOWN OF RAMAPO ROCKLAND COUNTY, NEW JERSEY			
SPARACO & YOUNGBLOOD, PLLC CIVIL ENGINEERING • LAND SURVEYING SITE PLANNING 18 NORTH MAIN STREET PO BOX 818 HARRIMAN, NY 10926 TEL (845) 782-8543 FAX (845) 782-8543 WWW.SPARACOENGINEERS.COM		YB-4606 JUNE 3, 2024 AS NOTED 9' 0" 12"	





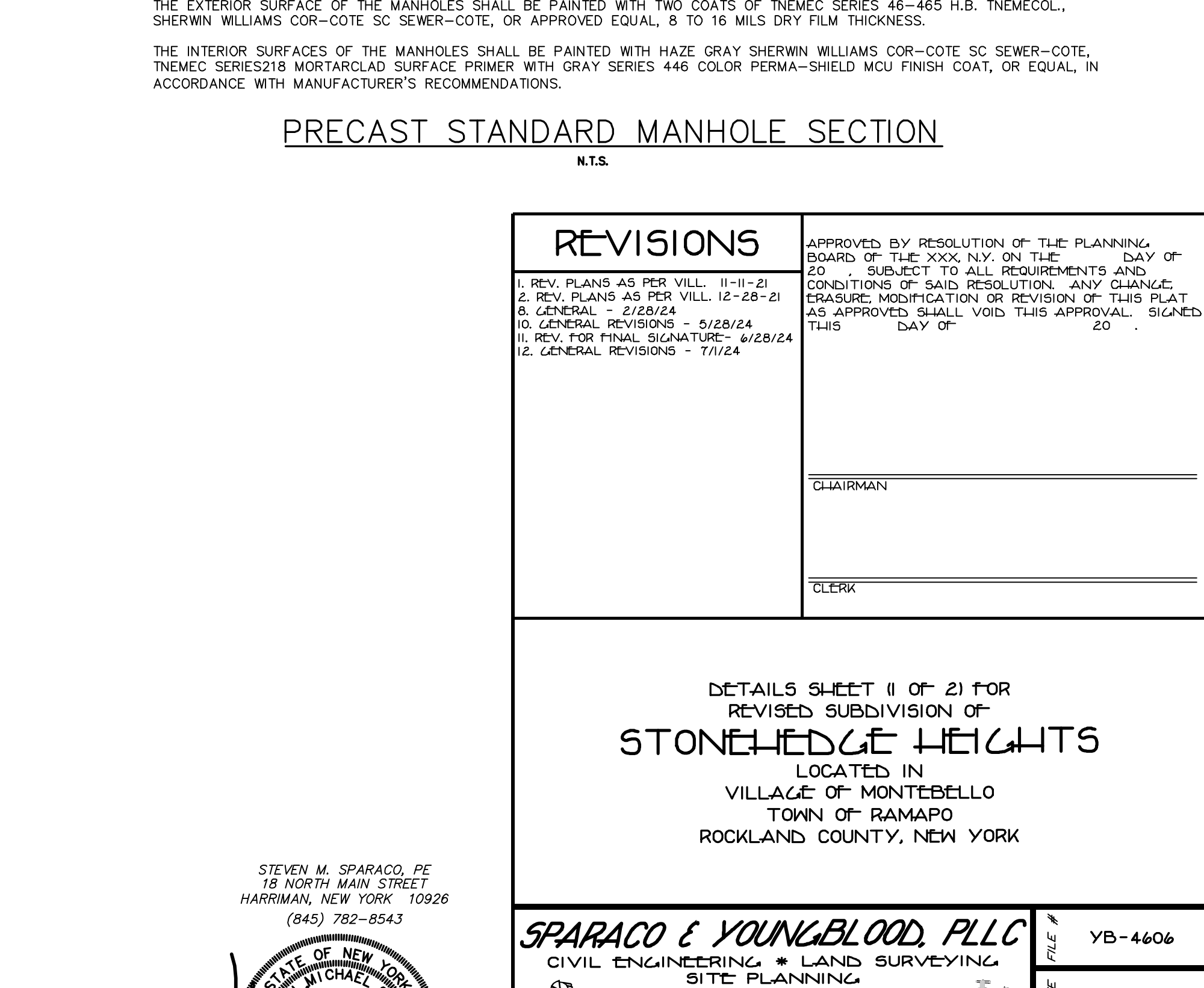
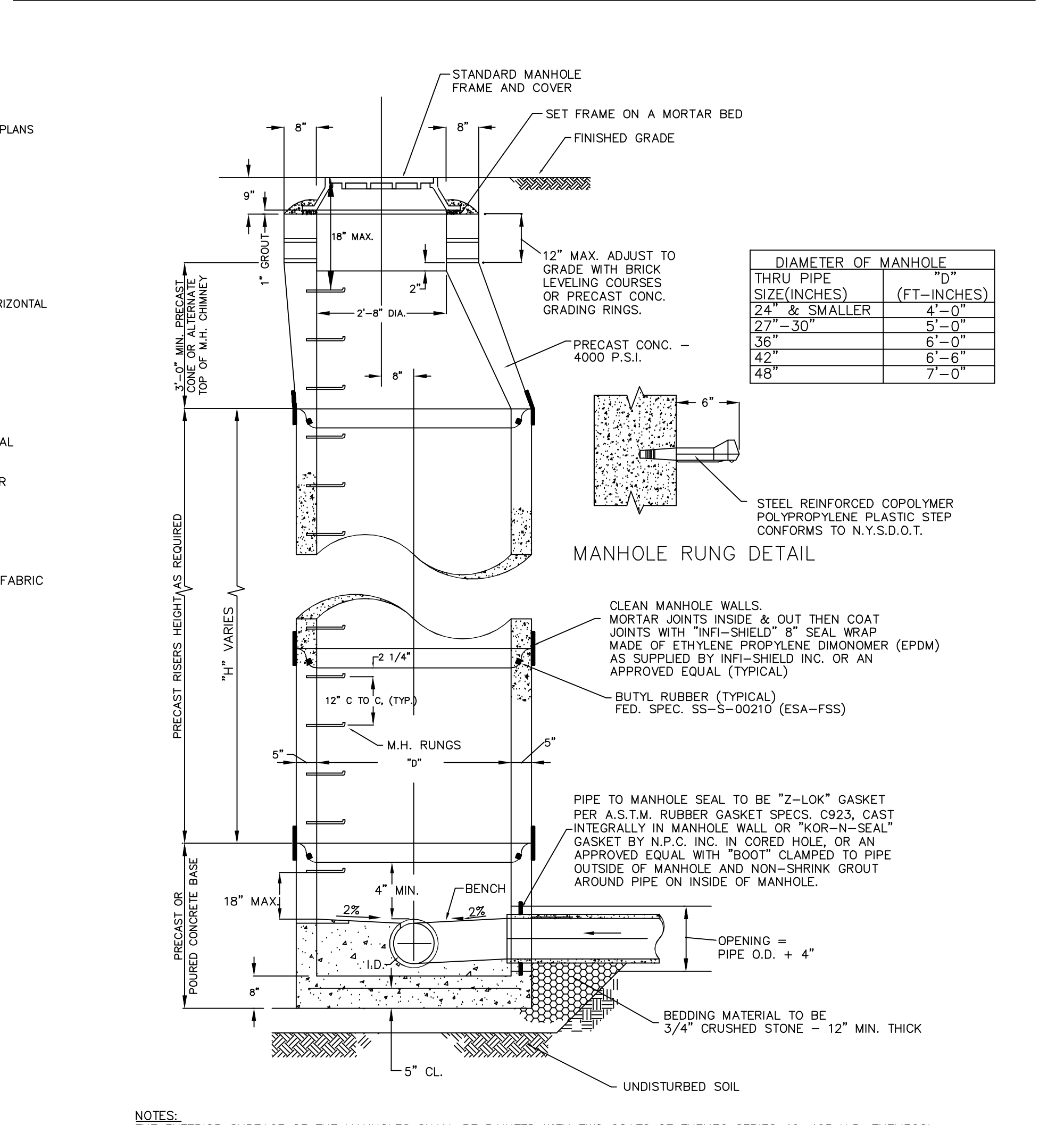
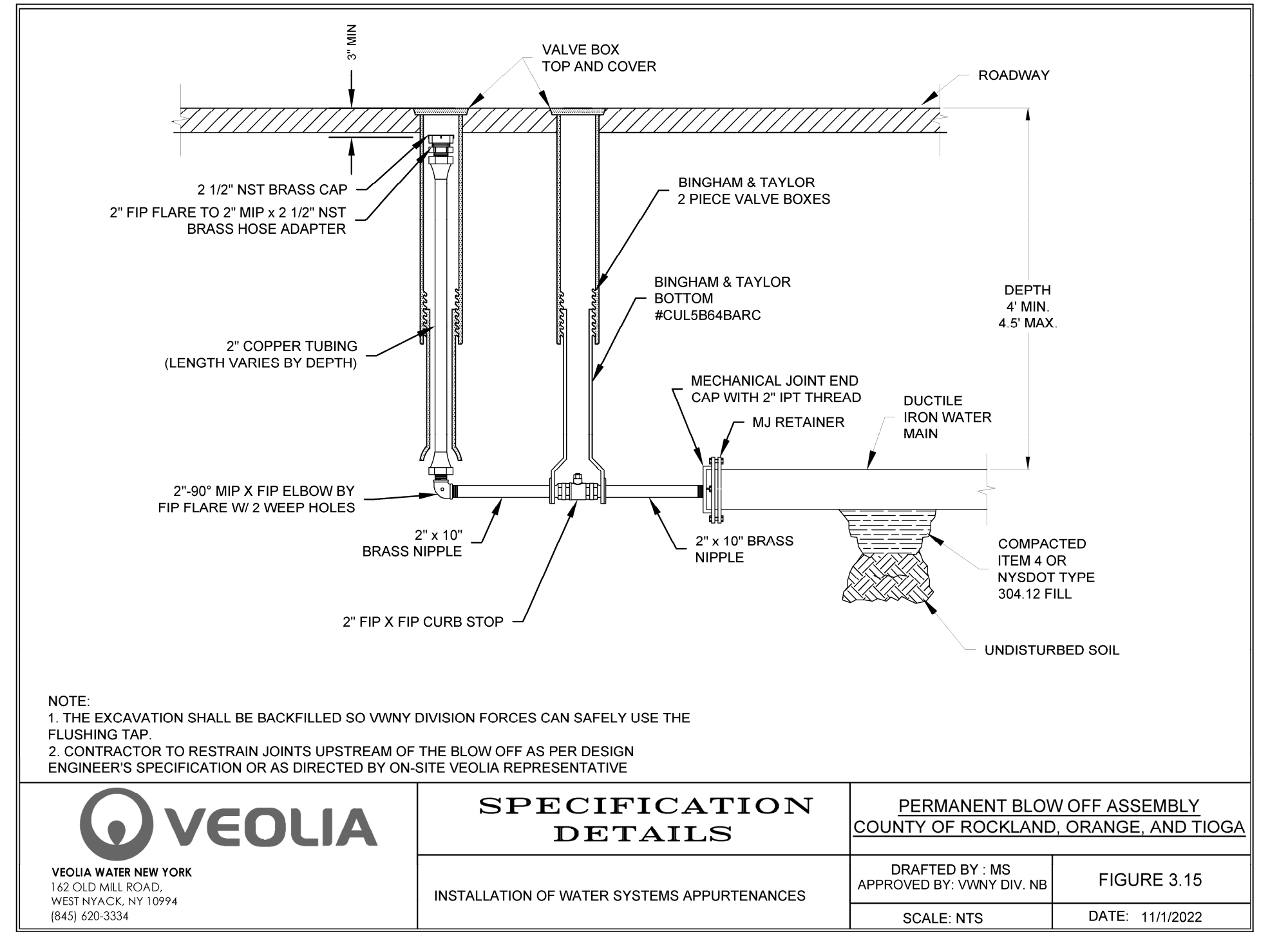
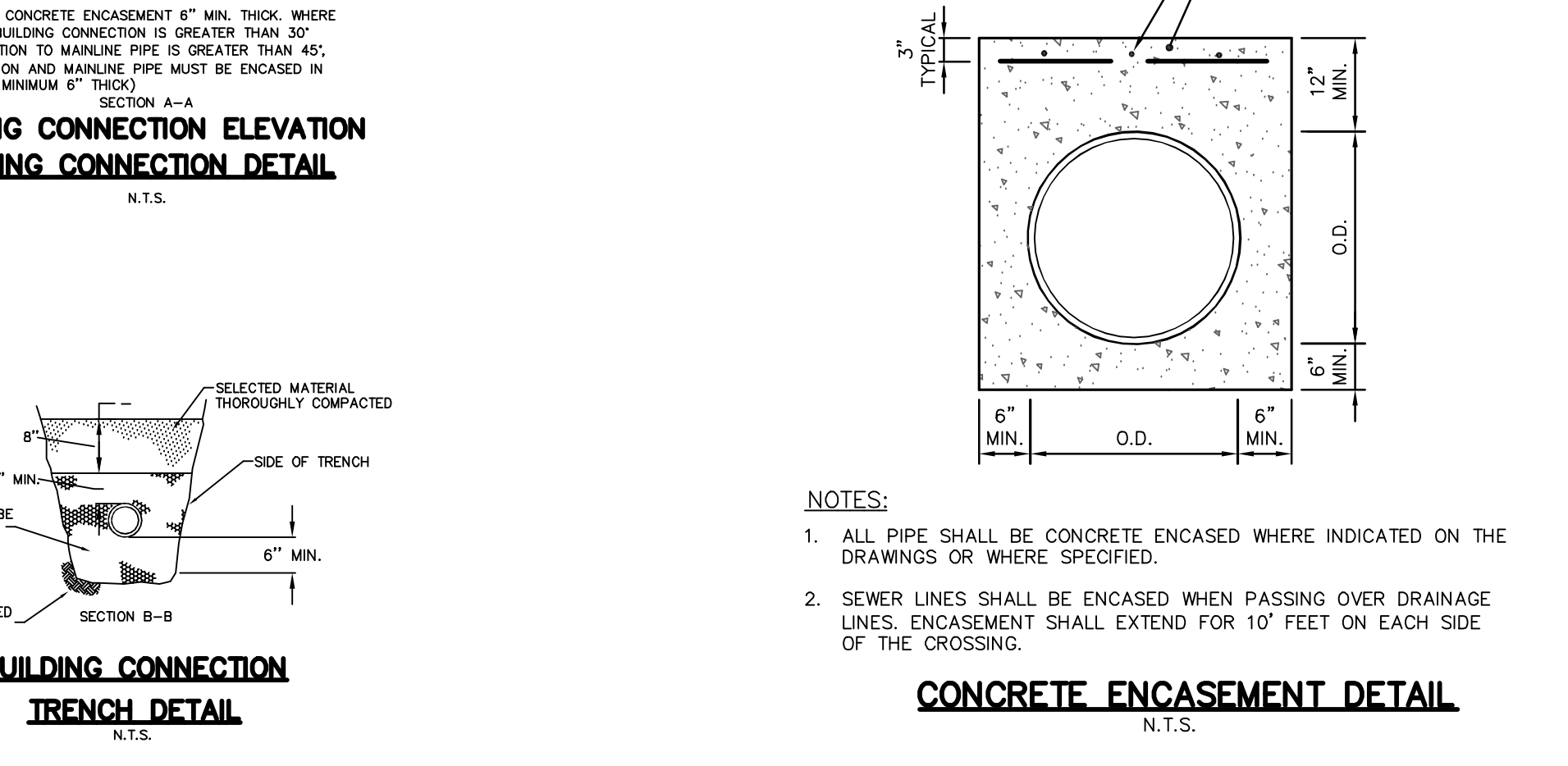
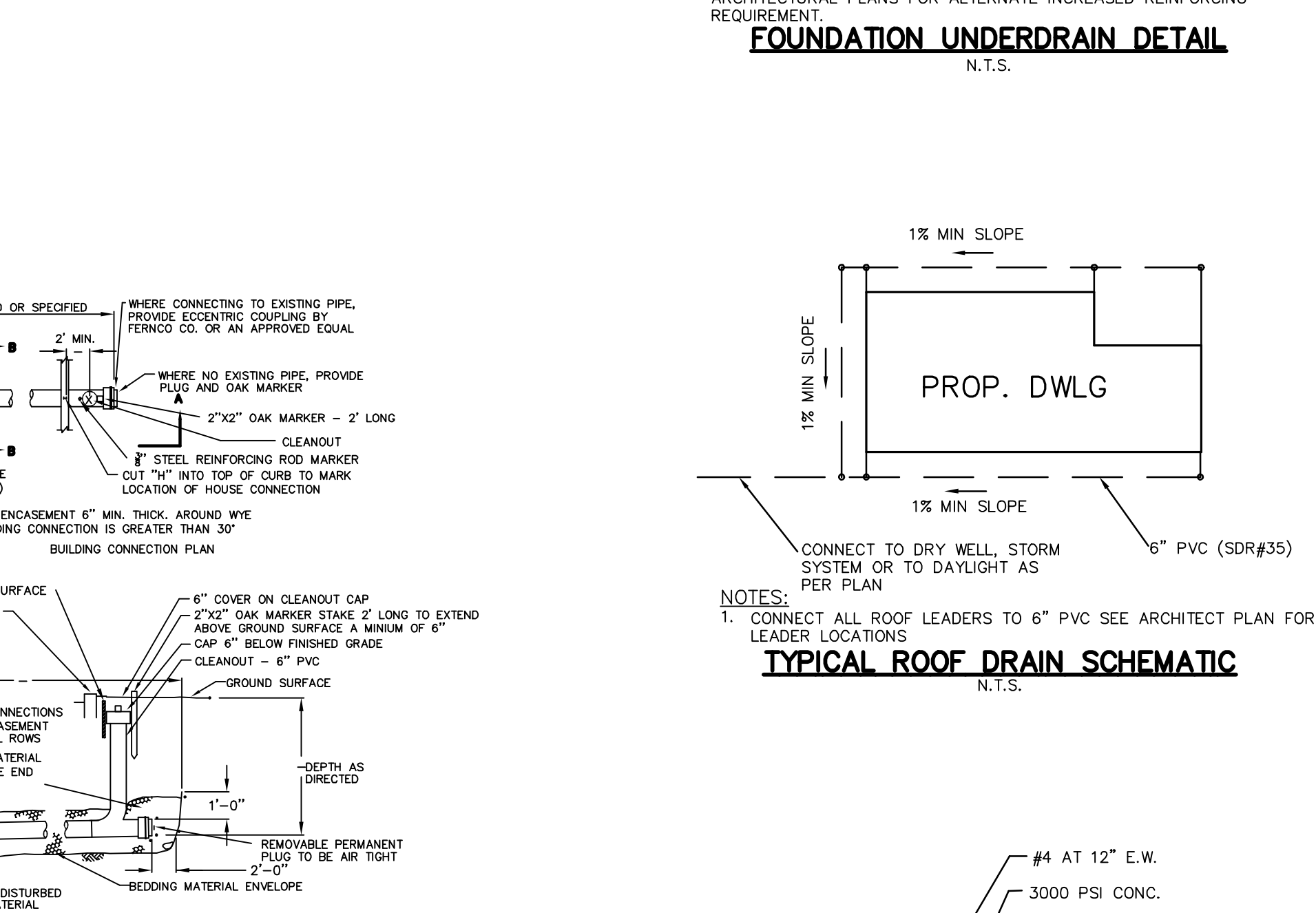
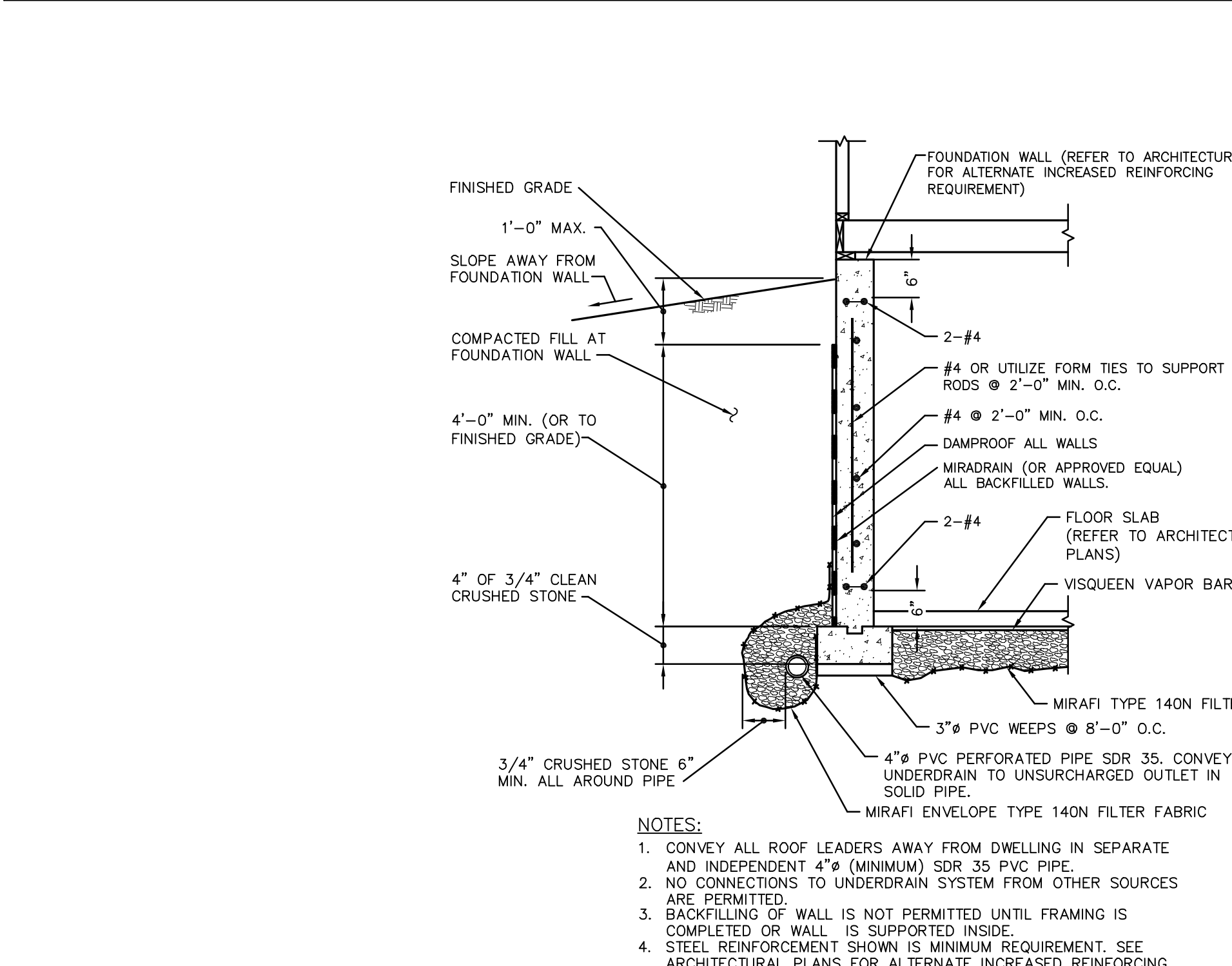
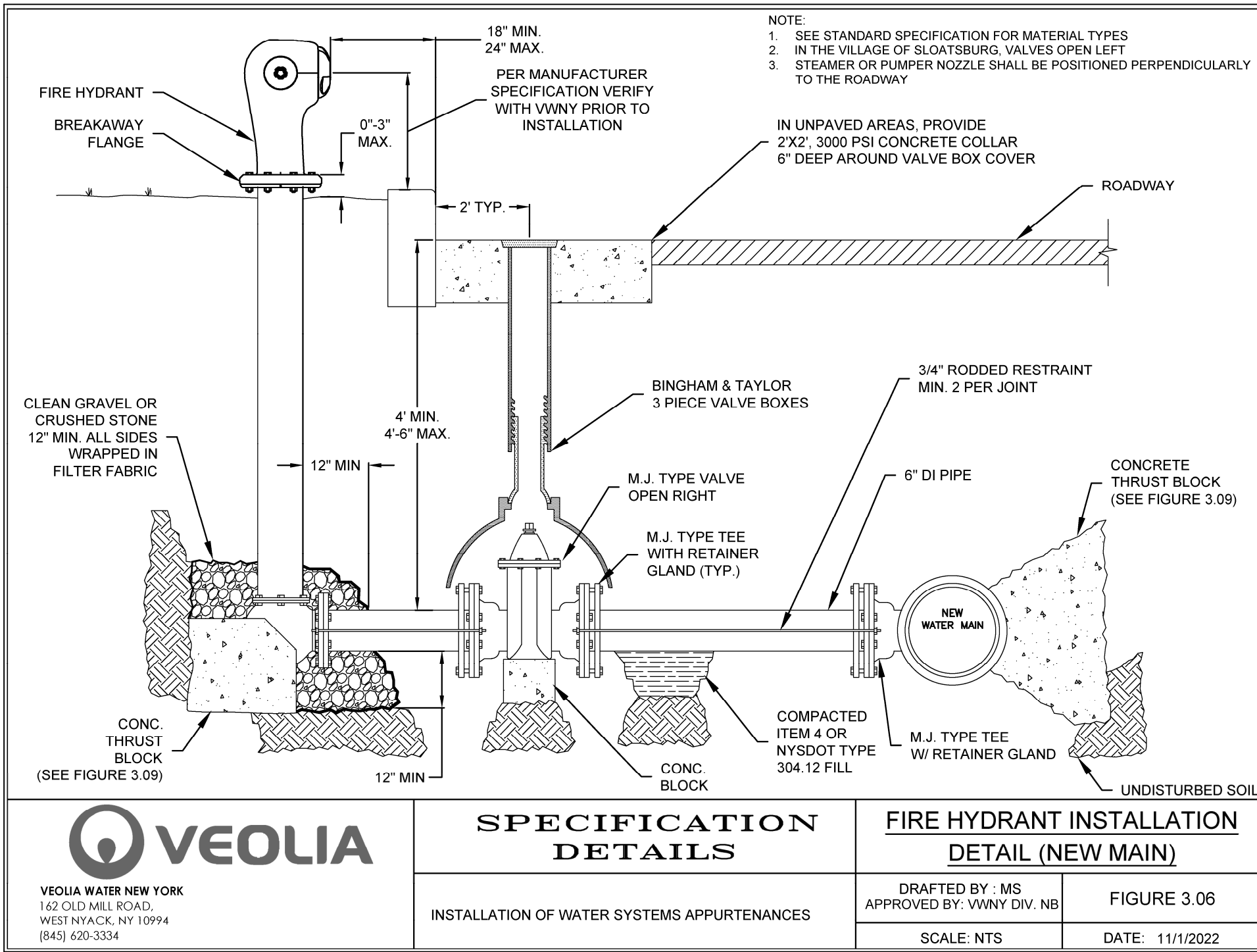
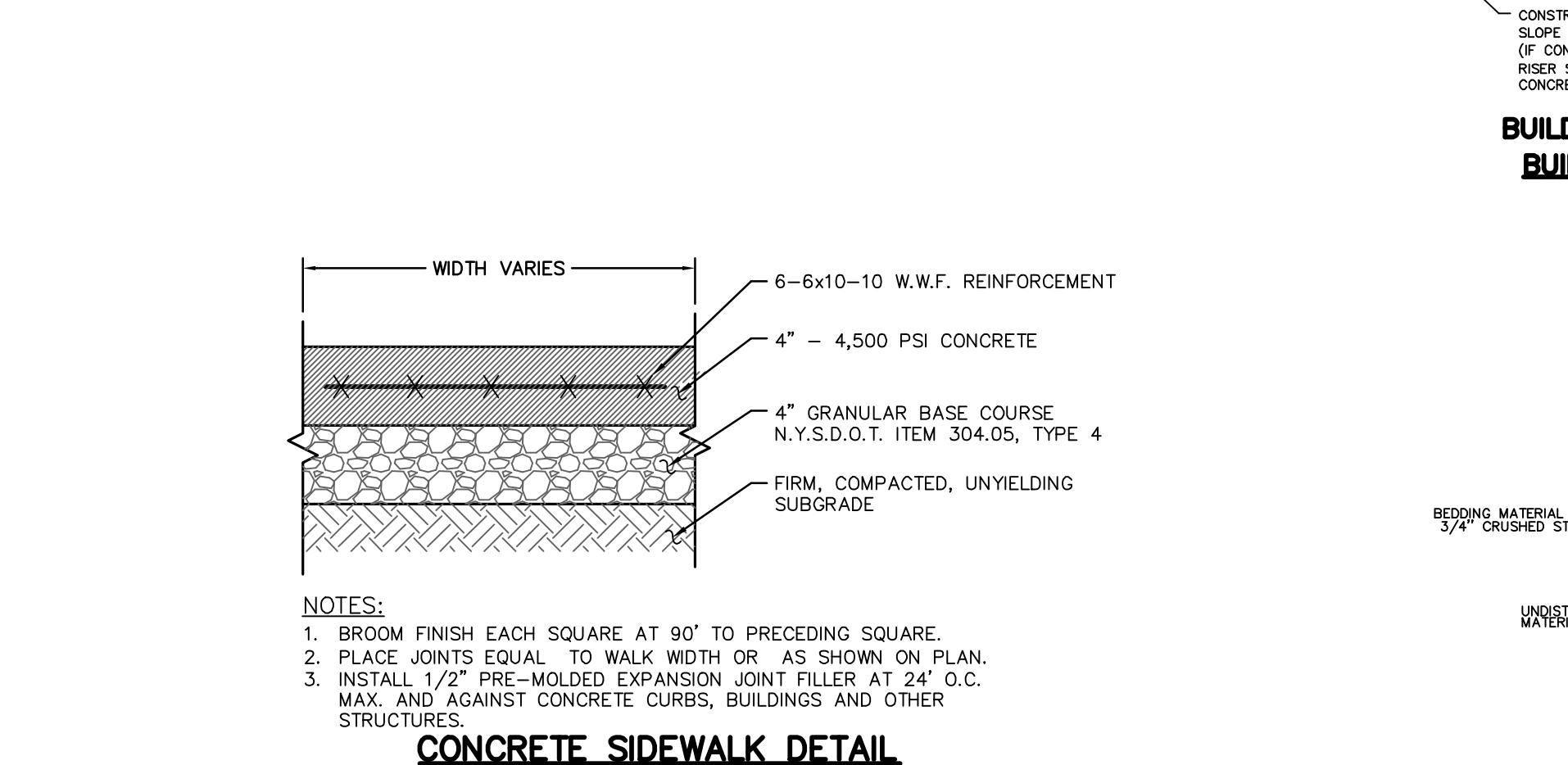
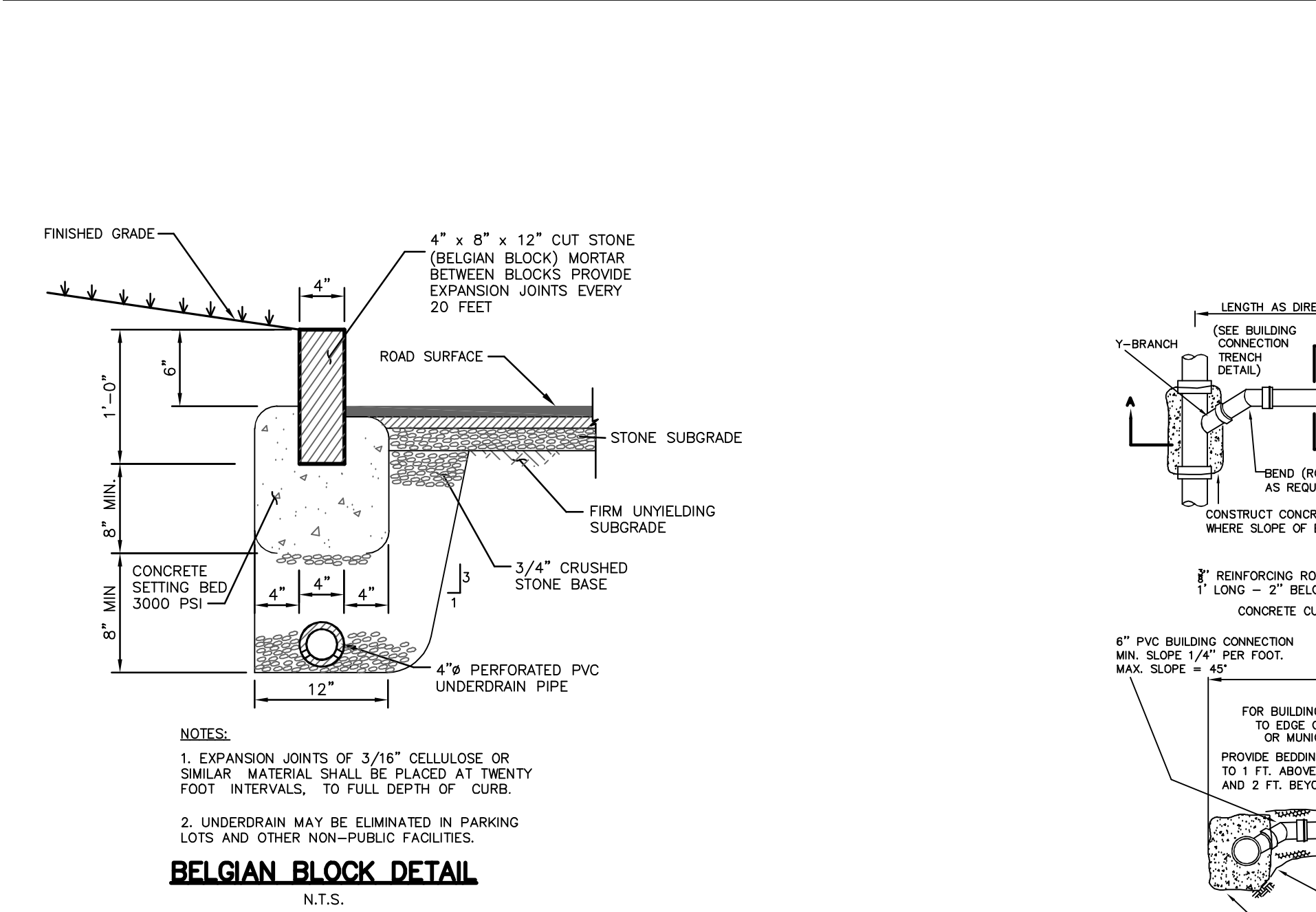
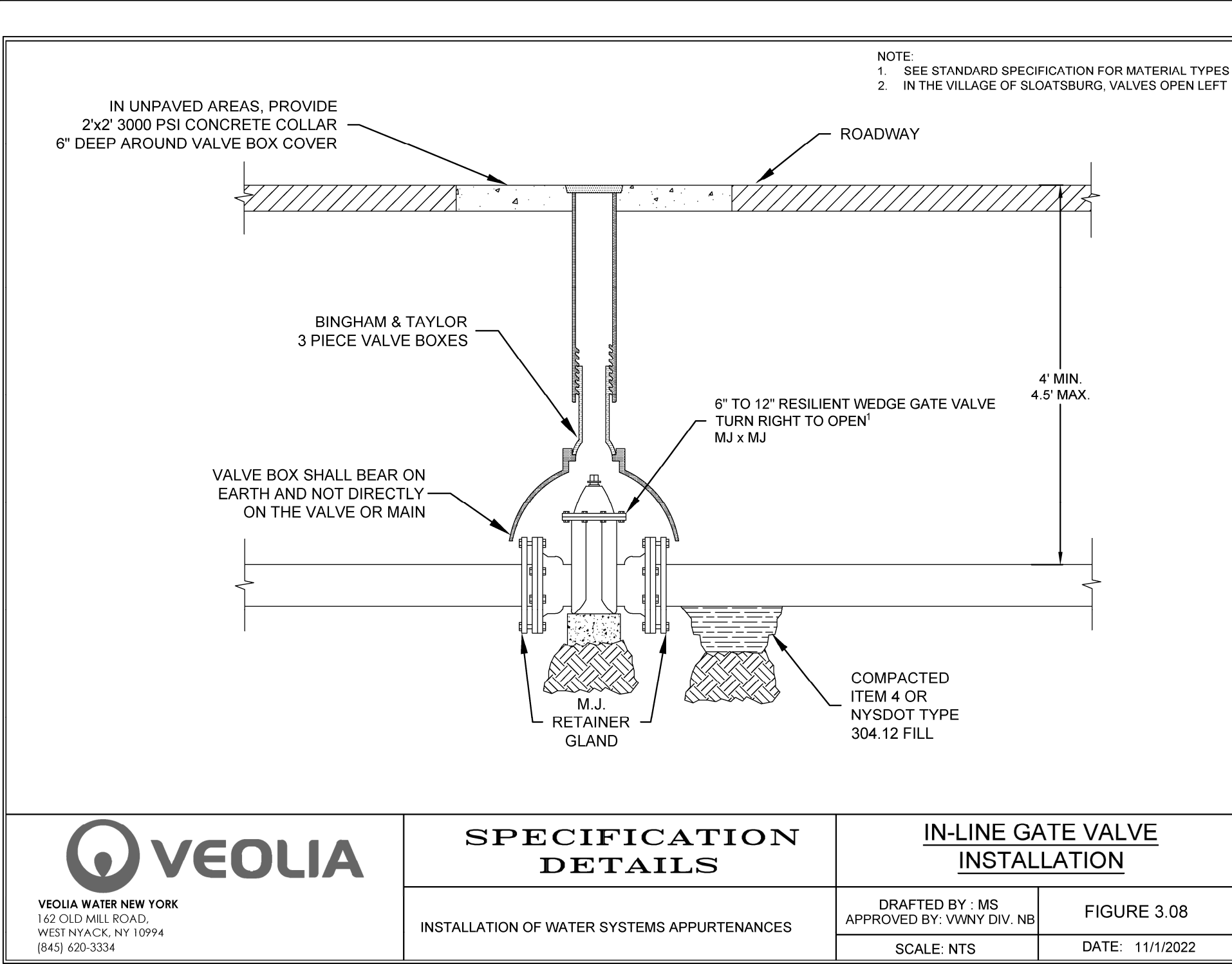
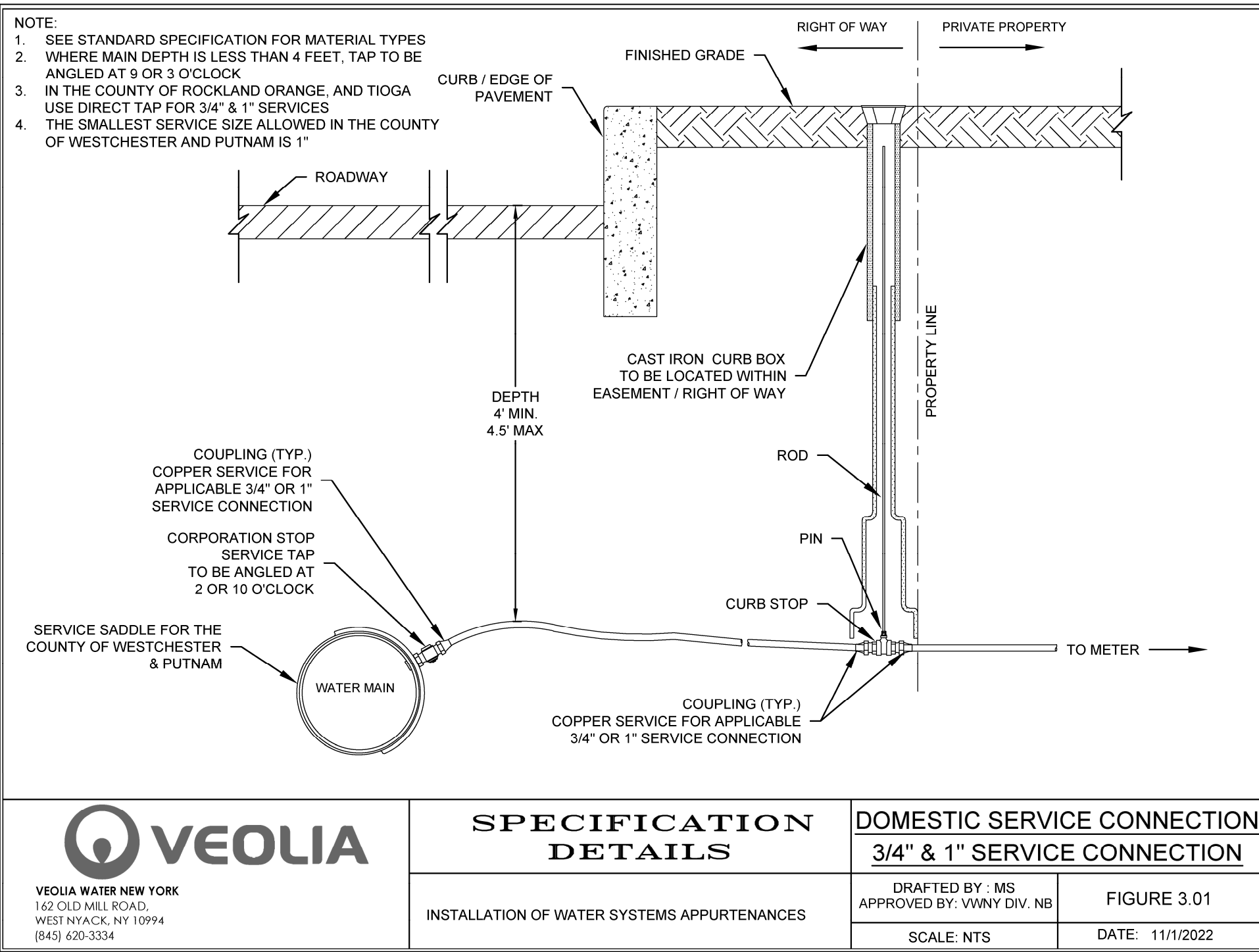
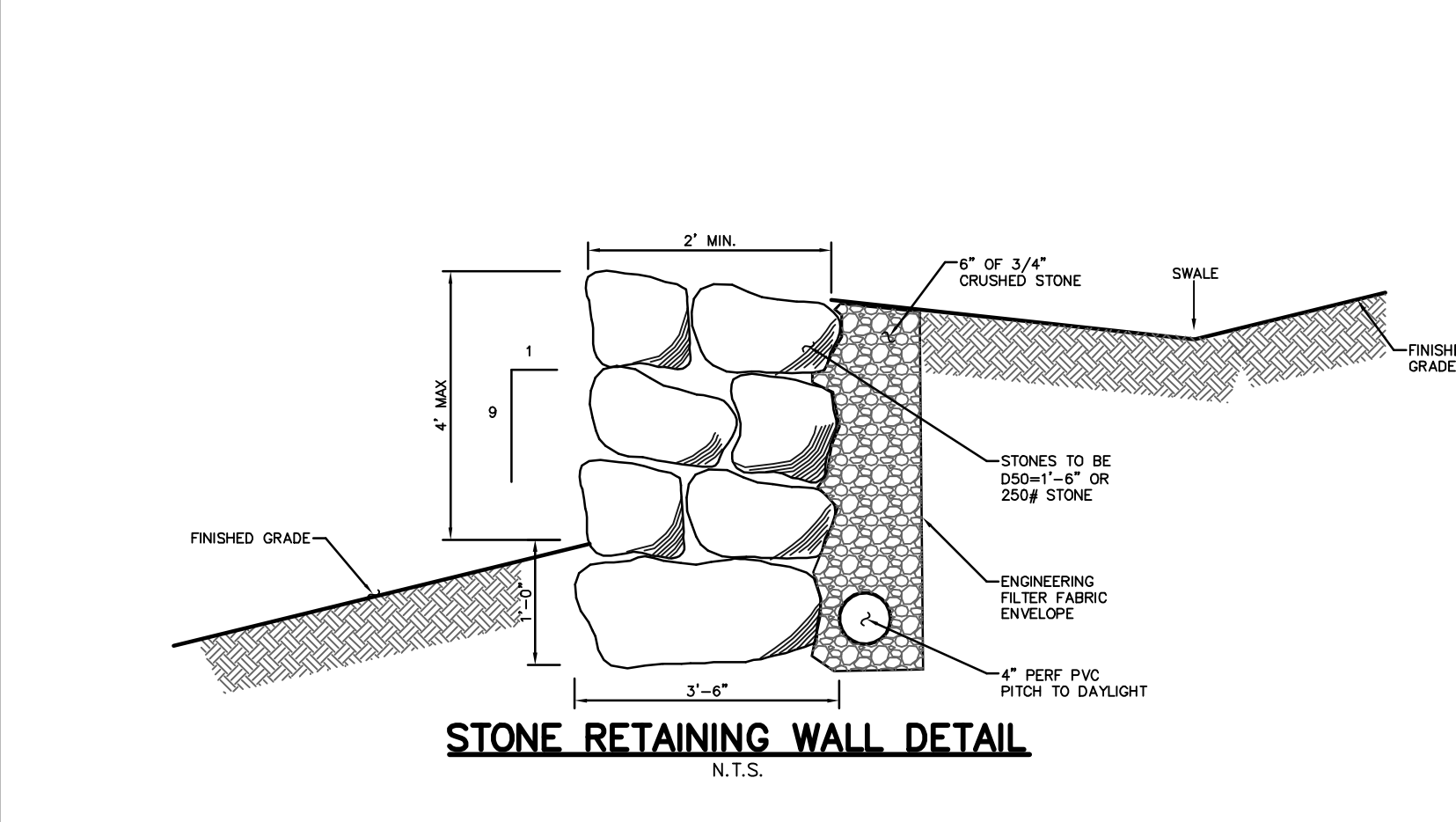
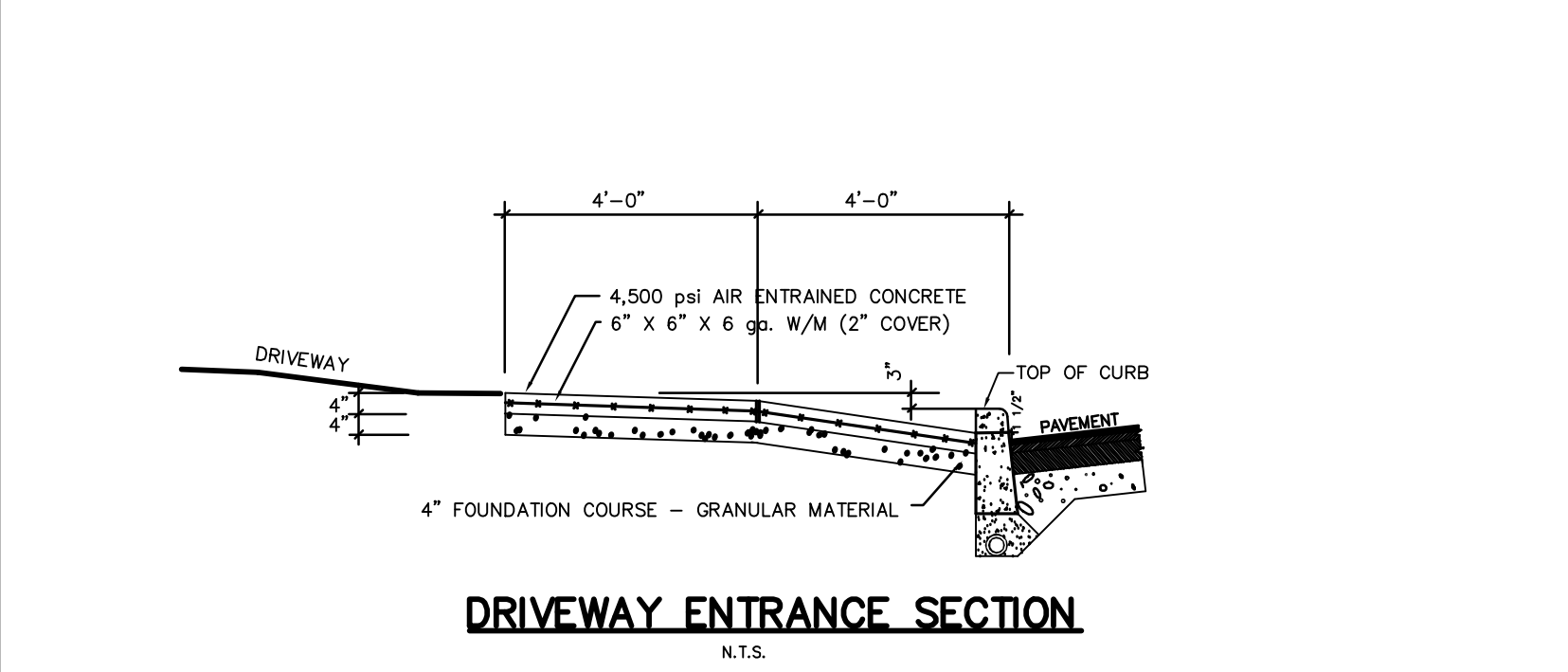
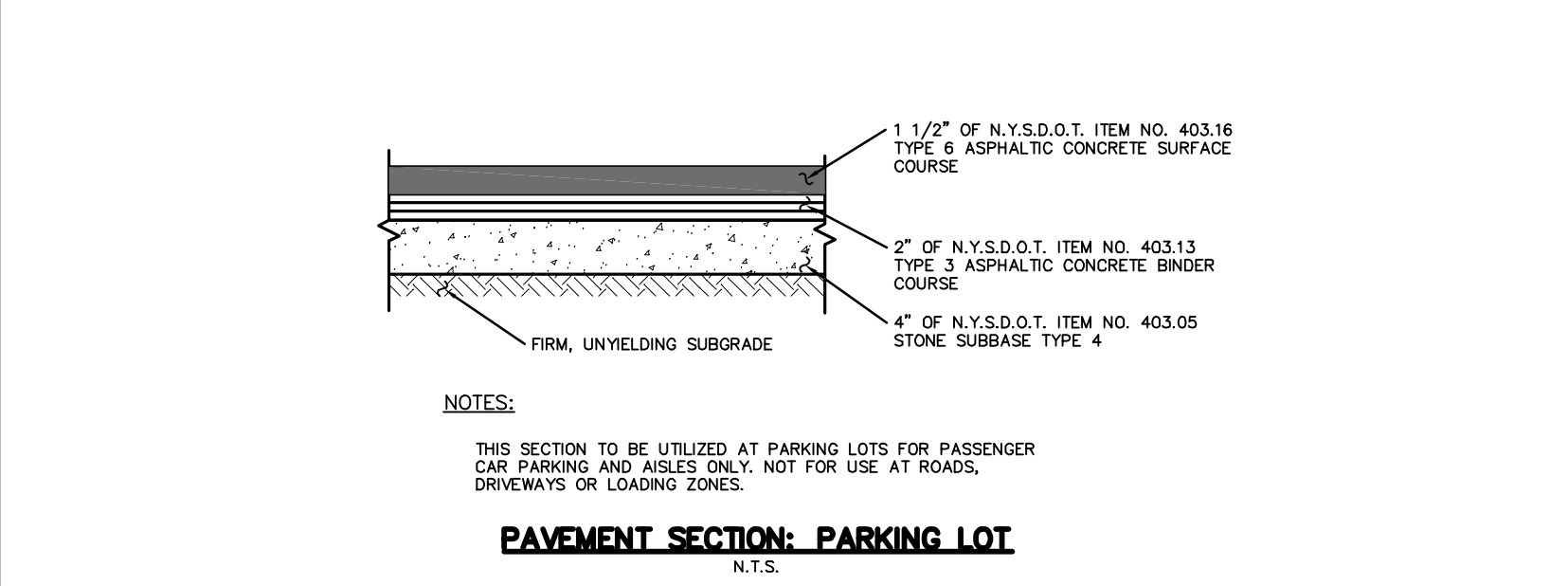
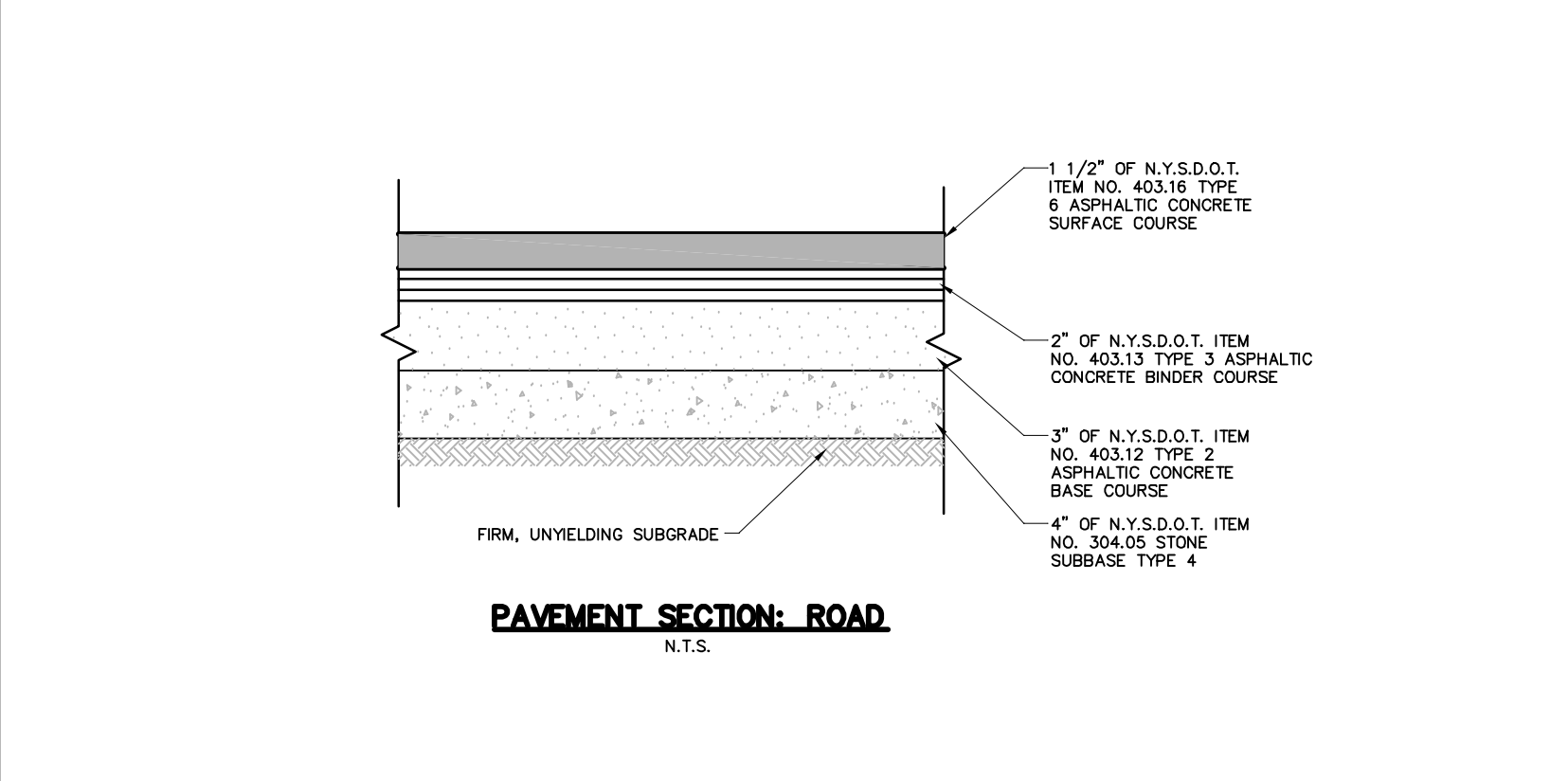
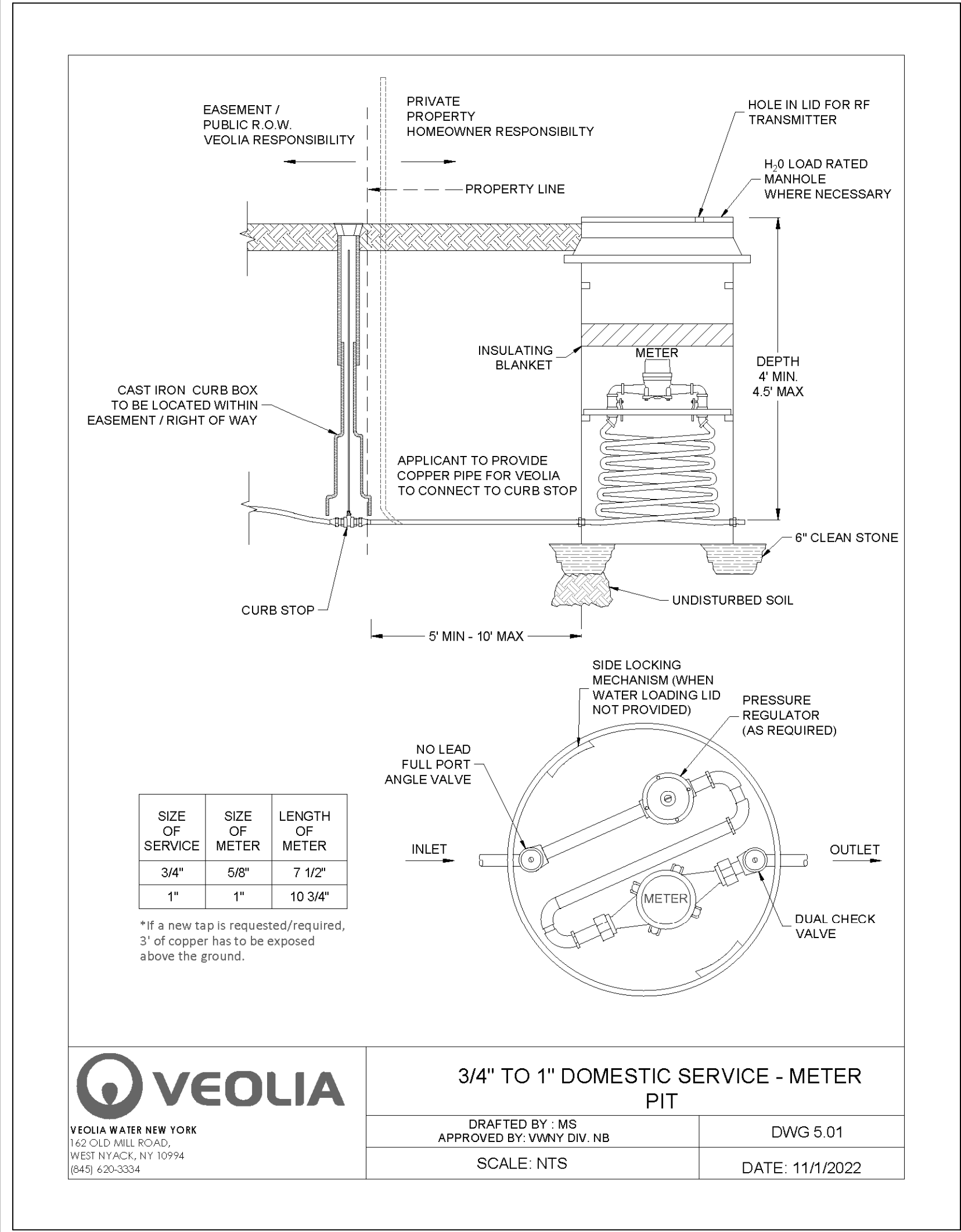
REVISIONS	
II. REV. FOR FINAL SIGNATURE - 5/28/24	APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF RAMAPO, NEW YORK, ON THE DAY OF 2024.
12. GENERAL REVISIONS - 7/17/24	SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION, ANY CHANGE, ERRATA, MODIFICATION OR REVISION OF THIS PLAN AS APPROVED SHALL VOID THIS APPROVAL, SIGNED THIS DAY OF 2024.
14. GENERAL REVISIONS - 8/19/24	
CHAIRMAN	
CLERK	

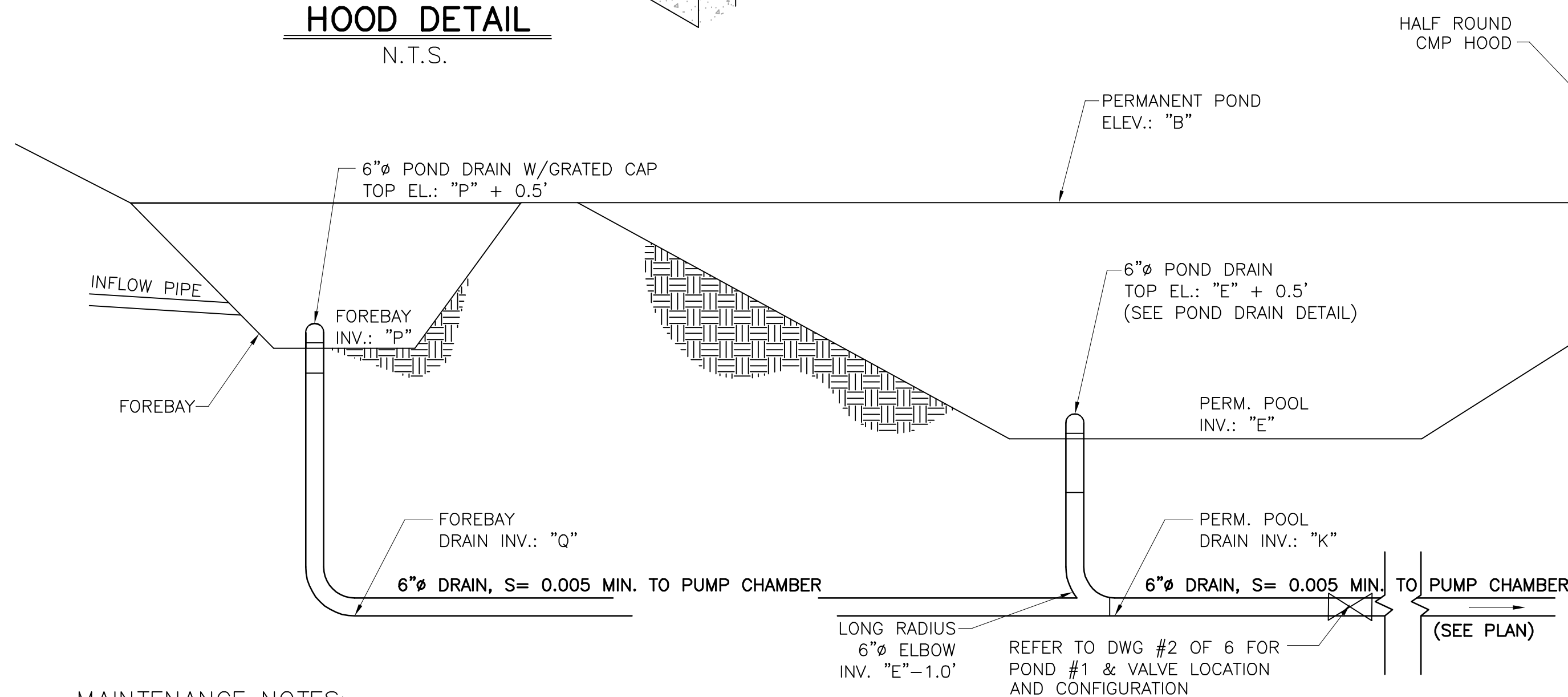
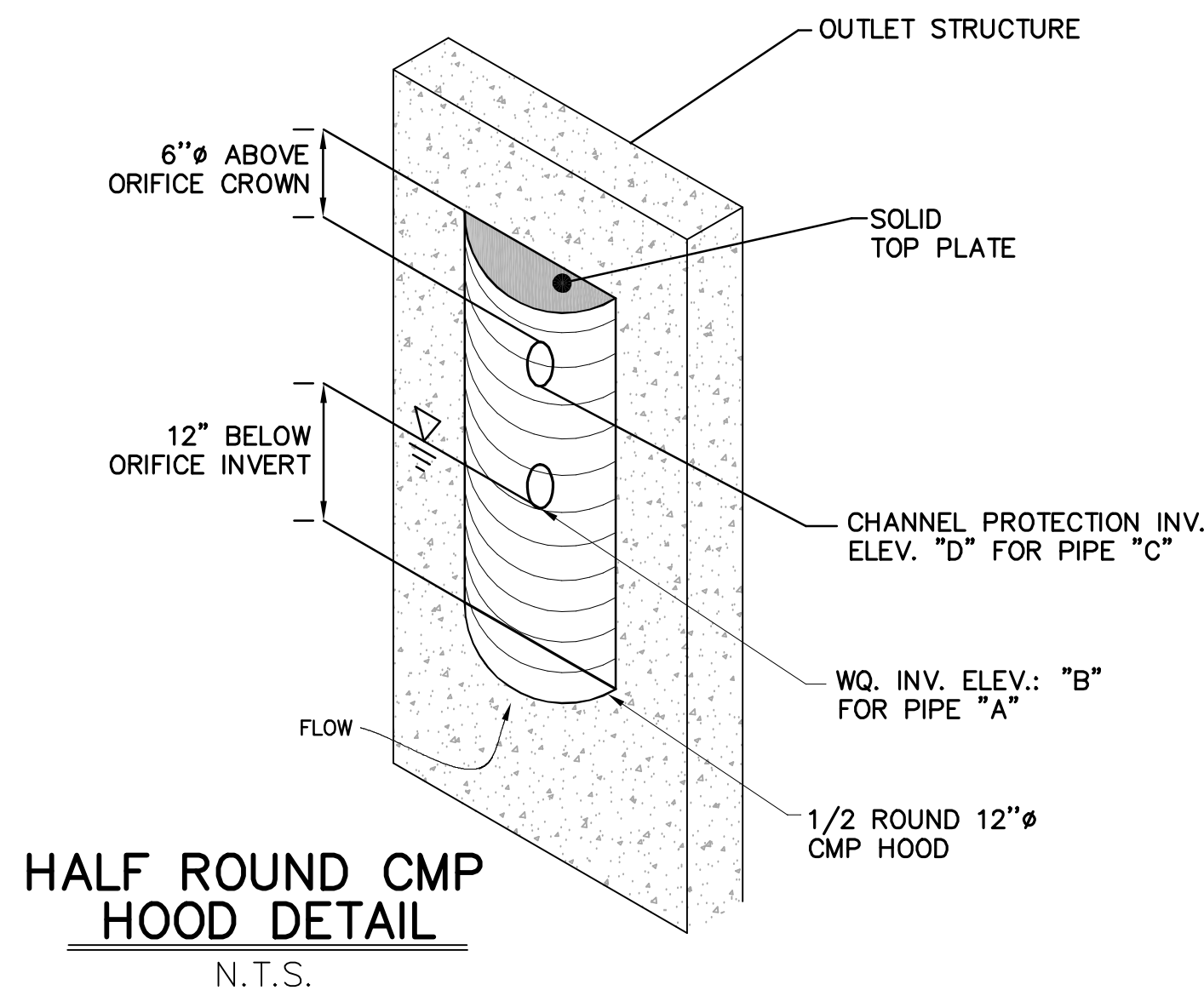
WATER PROFILES FOR
REVISED SUBDIVISION OF
STONEHEDGE HEIGHTS
LOCATED IN
VILLAGE OF MONTEBELLO
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK



SPARACO & YOUNGBLOOD, PLLC
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FAX: (845) 782-8543
SPARACO.STEVEN@SLSNY.COM WYBLS1@GMAIL.COM

FILE # YB-4606
DATE MAY 28, 2024
SCALE AS NOTED
SHEET 10 OF 12





MAINTENANCE NOTES:

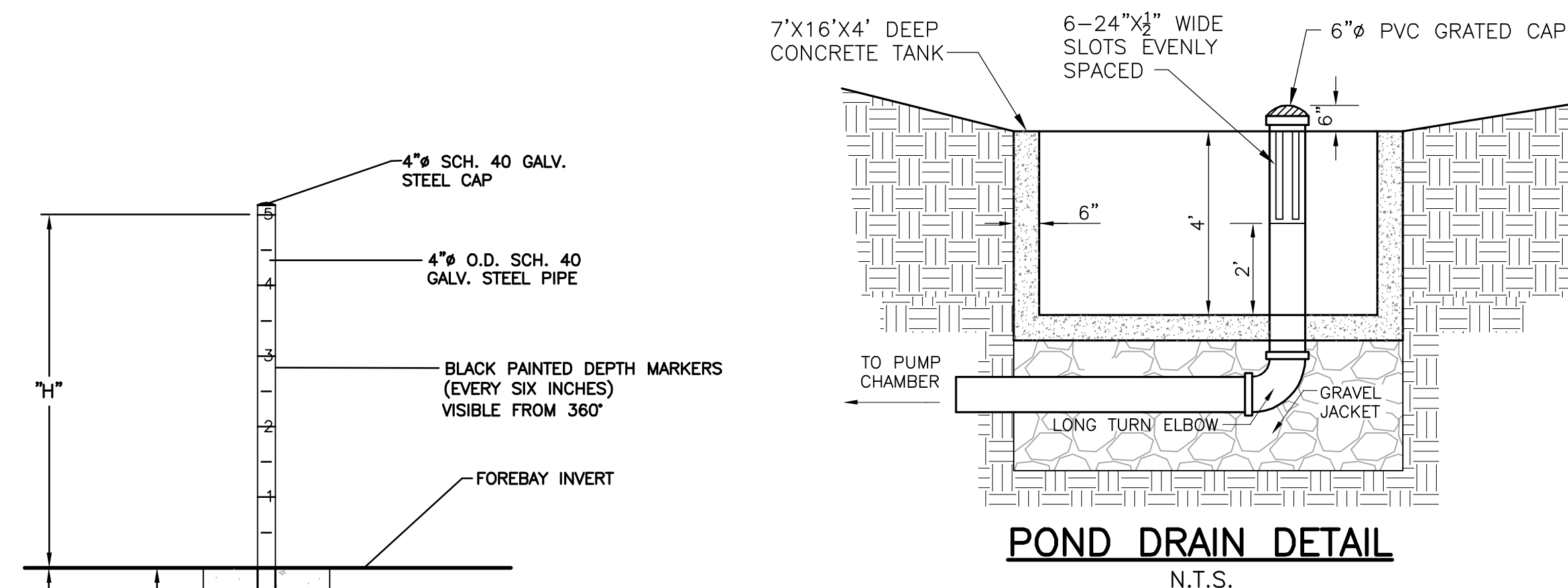
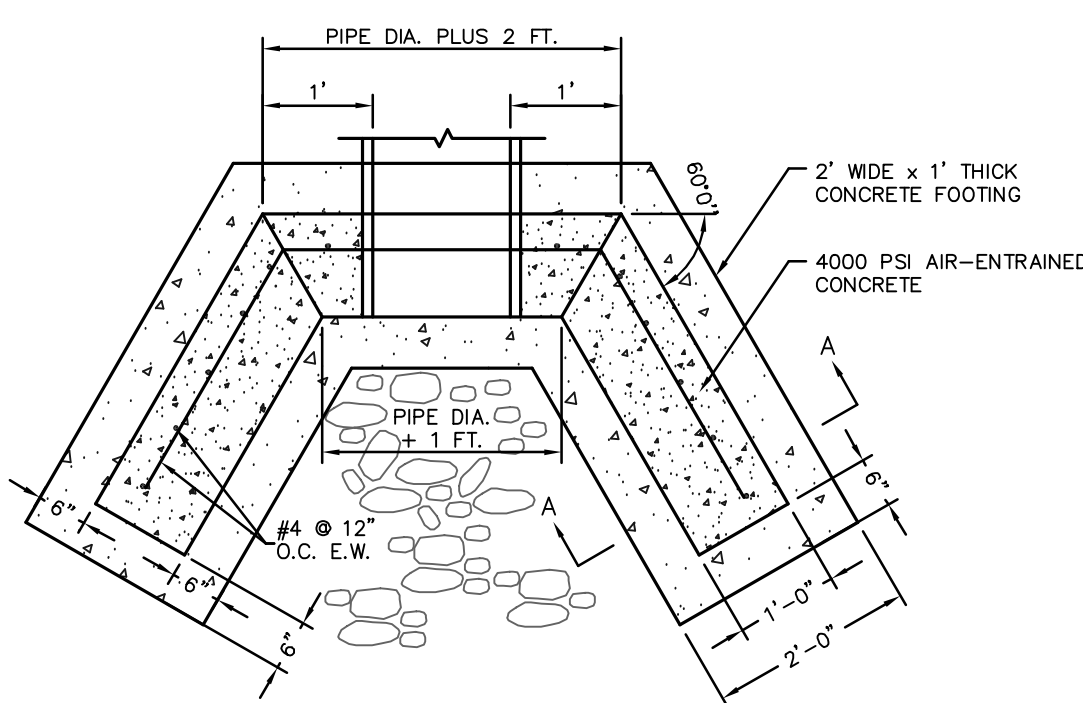
1. A LEGALLY BINDING MAINTENANCE AGREEMENT TO BE PREPARED FOR THE VILLAGE OF MONTEBELLO FOR FUTURE MAINTENANCE AND UPKEEP AS MAINTAINED BY THE HOMEOWNERS ASSOC.
2. AN ACCESS AND MAINTENANCE EASEMENT TO BE PROVIDED TO THE VILLAGE OF MONTEBELLO.
3. FOREBAY SEDIMENT REMOVAL TO BE PERFORMED EVERY FIVE TO SIX YEARS OR WHEN THE FOREBAY IS 50% FULL.

OUTLET STRUCTURE AND SECTION THRU DET. BASIN

N.T.S.

WQ BASIN	WQ ORIFICE	WQ INV. EL.	CP ORIFICE	CP INV. EL.	LOW POND INV. EL.	LOW WEIR EL.	LOW WEIR WIDTH	HIGH WEIR EL.	HIGH WEIR WIDTH	TOP BERM ELEV.	POND DRAIN INV. IN	O.S. SUMP INV.	O.S. ST. INV. OUT	SIZE PIPE FROM O.S.	FOREBAY INV. EL.	FOREBAY DRAIN INV. EL.	POND TYPE
#	A	B	C	D	E	F	G	H	W	J	K	L	M	N	P	Q	
POND-1	2"Ø	500.5	2.7"Ø	503.0	495.0	504.9	6.0'	505.6	20'	507.3	489.8	499.5	500.5	24"Ø	500.0	496.0	P-1

BASIN & OUTLET STRUCTURE DIMENSIONS AND ELEVATIONS CHART



DETAIL: FIXED SEDIMENT DEPTH MARKER

N.T.S.

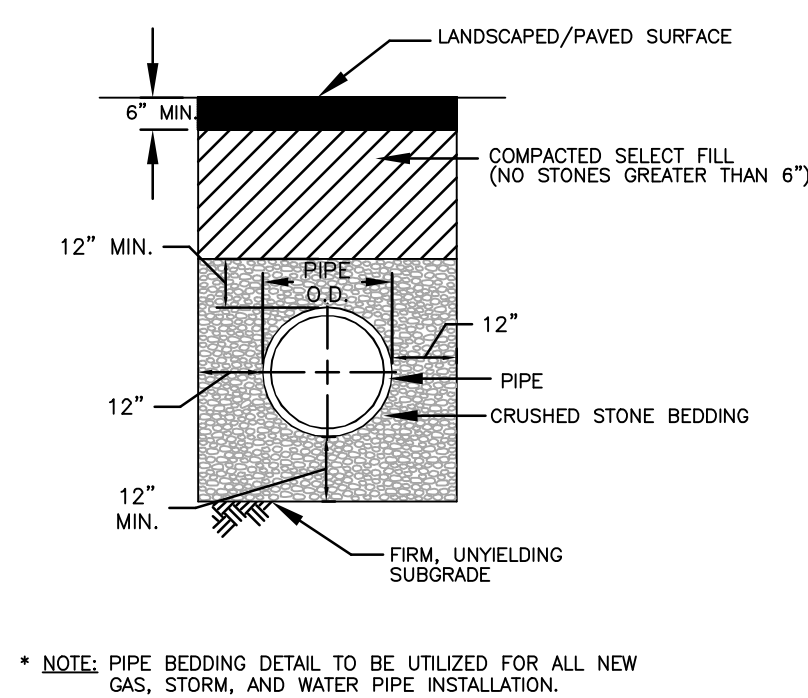
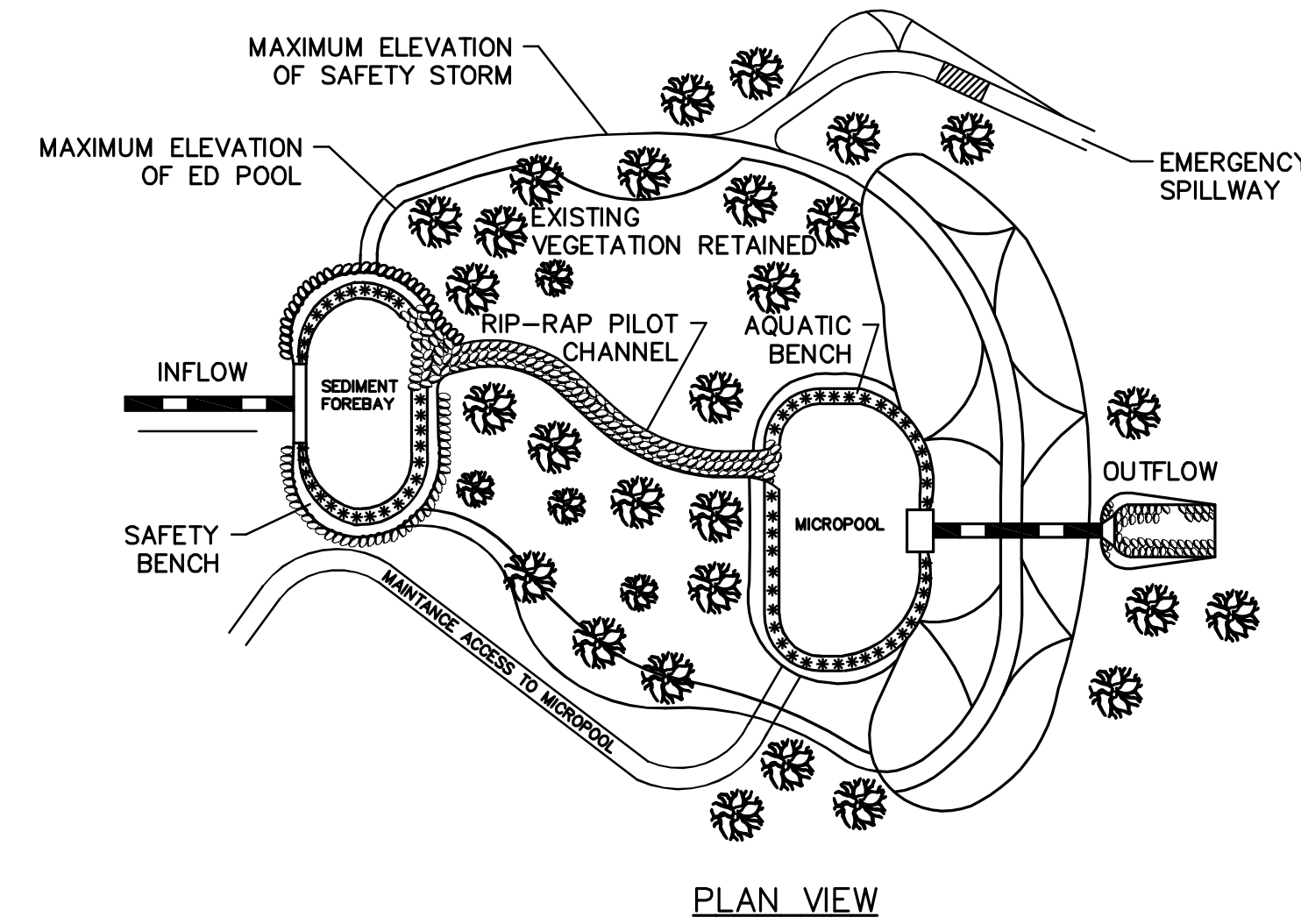
- NOTES:
- 1) SHALL BE INSTALLED AT EVERY POND FOREBAY.
 - 2) DEPTH MARKER HEIGHT SCHEDULE :

POND #	H"
1,2	5

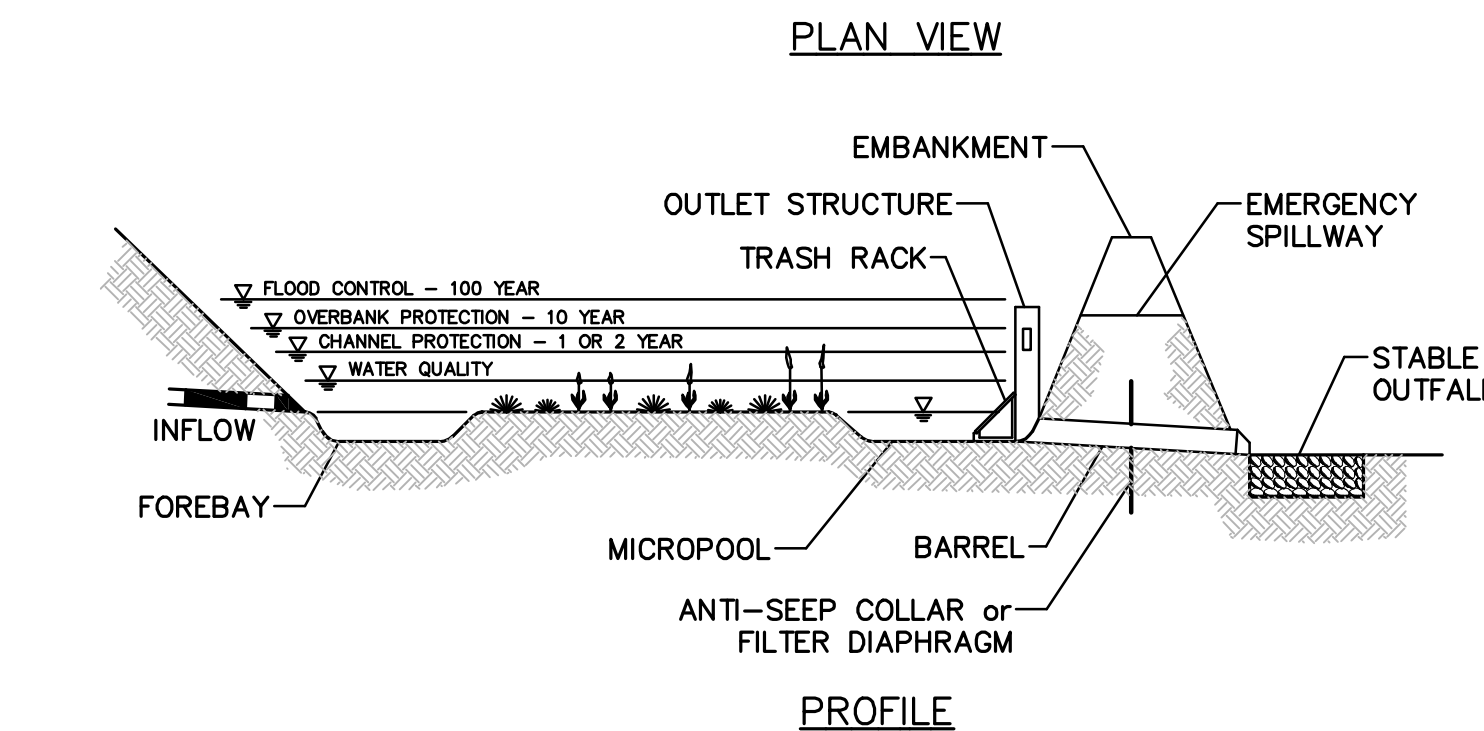
DIMENSIONS (MIN.)						
STUDY POINT	D ₀	3D ₀	W	L ₀	D ₅₀	THICKNESS
POND 1	36"	9'	23	20'	0.6'	12"

RIP RAP OUTLET PROTECTION DETAIL

N.T.S.

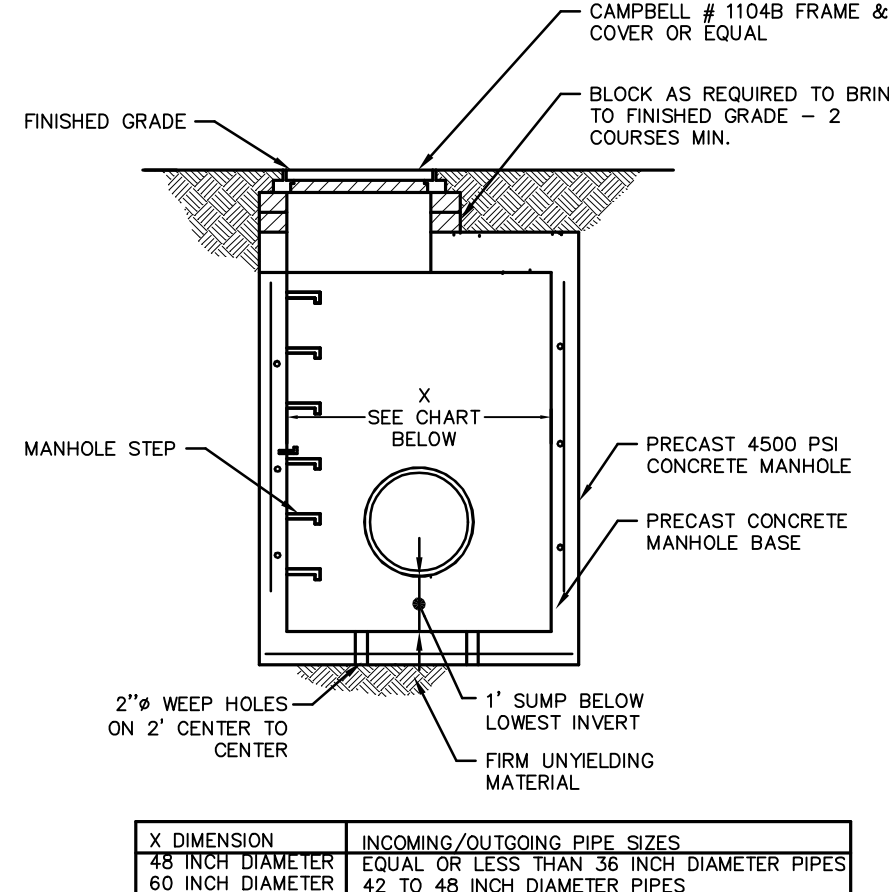


* NOTE: PIPE BEDDING DETAIL TO BE UTILIZED FOR ALL NEW GAS, STORM, AND WATER PIPE INSTALLATION.



TYPICAL MICROPOOL EXTENDED DETENTION POND (P-1) DETAIL

N.T.S.



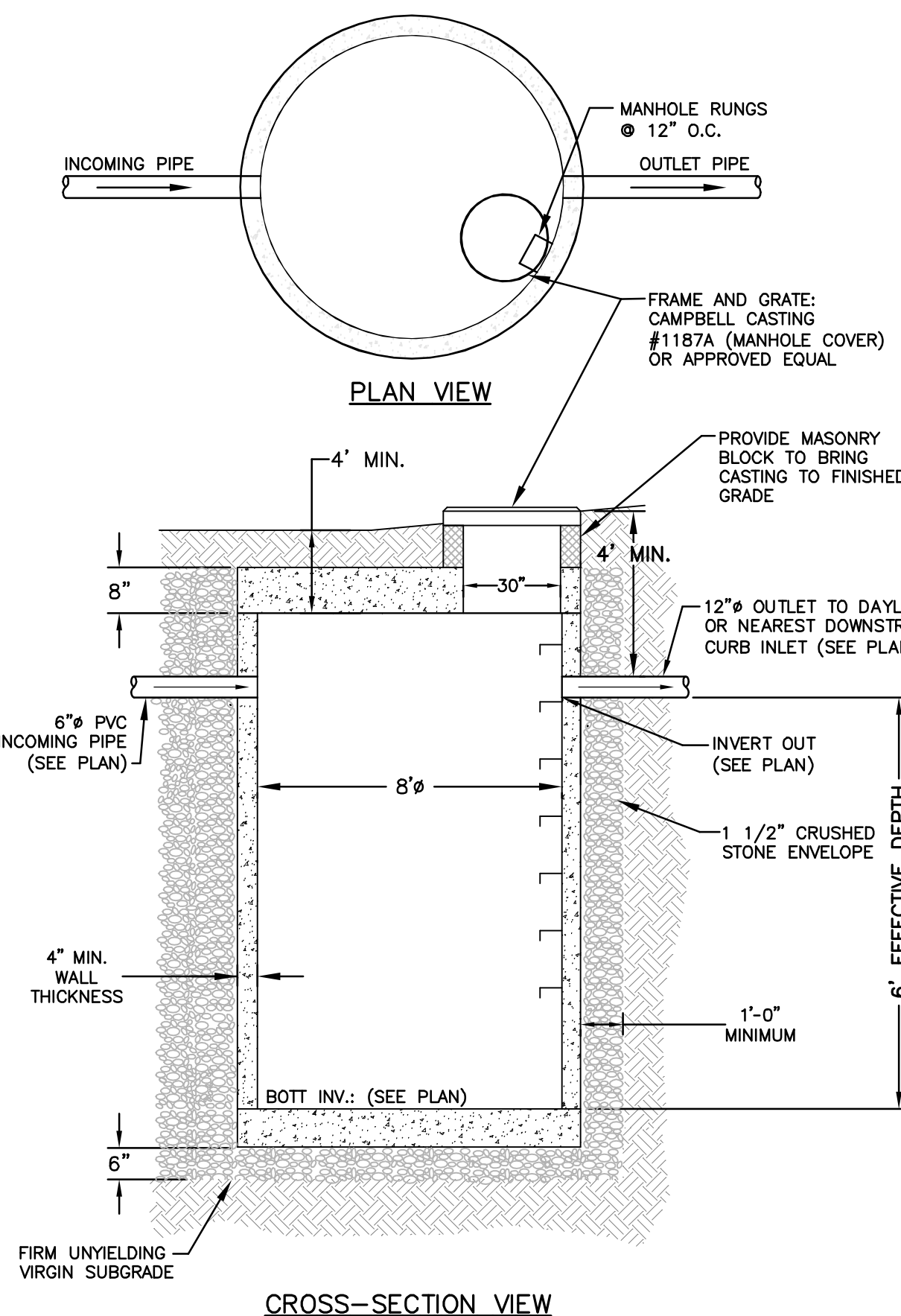
- NOTES:
1. MANHOLE TO CONFORM TO A.S.T.M. C478 (LATEST REVISION).
 2. PRECAST CONCRETE MANHOLES WITH RESILIENT SEALS AT JOINTS.
 3. MANUFACTURER SHALL CERTIFY ALL COMPONENTS MANHOLE FOR HS20 LOADING.
 4. RISER SECTION JOINTS SHALL BE FIELD-WORTHERD.



- NOTES:
1. INSERT SPDES CONSTRUCTION PERMIT NUMBER.
 2. SIGN SHALL HAVE WHITE LETTERS ON GREEN BACKGROUND.

NYSDEC STORMWATER MANAGEMENT PRACTICE SIGN

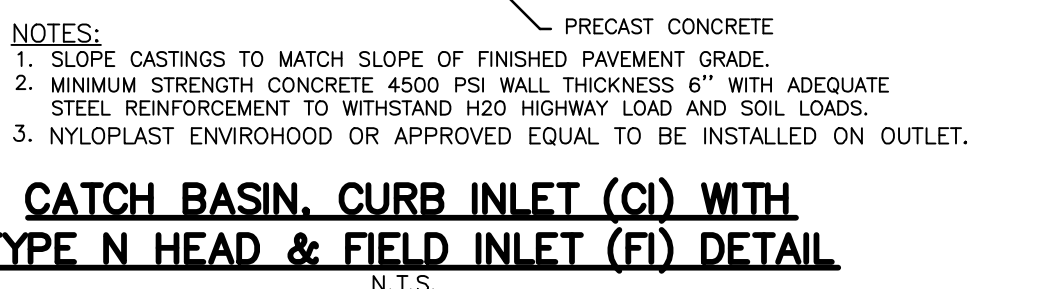
N.T.S.



- NOTES:
1. CONTRACTOR TO SUBMIT P.E. CERTIFIED SHOP DRAWINGS FOR APPROVAL BY THE ENGINEER PRIOR TO CONSTRUCTION.
 2. MINIMUM STRENGTH CONCRETE 4000 PSI WALL THICKNESS 4" WITH ADEQUATE STEEL REINFORCEMENT TO WITHSTAND HS20 CONSTRUCTION LOADS.
 3. REFER TO GRADING AND UTILITIES PLANS FOR ADDITIONAL SIZING, SPECIFICATION AND CONFIGURATION DETAILS.
 4. MINIMUM CISTERN CROWN BURIAL DEPTH OF 4 FEET TO PREVENT FREEZING.
 5. CISTERNS WILL BE PROVIDED WITH SUBMERSIBLE PUMPS PIPED TO HOSE REELS MOUNTED AT PROPOSED BUILDINGS ON SITE TO BE USED FOR IRRIGATION OR OTHER PURPOSES. BUILDING MECHANICAL ENGINEER TO SPECIFY SUBMERSIBLE PUMP AND PROVIDE DESIGN SPECIFICATIONS. CISTERNS TO BE DRAINED AFTER EVERY RAIN EVENT EXCEPT WINTER TIME OPERATION WHERE IT WATER WILL BE ALLOWED TO PASS THROUGH DURING STORM EVENTS. CISTERNS TO BE DRAINED AND NORMAL OPERATIONS TO RESUME FROM SPRINGTIME THROUGH FALL. DESIGN TO INCLUDE A MANUAL SWITCH ADJACENT TO EACH HOSE REEL AND WILL OPERATE A PUMP TO WATER LAWNS, TREES AND SHRUBS. WHEN A HOSE REEL PUMP IS TURNED OFF THE WATER LINE WILL SELF DRAIN BACK TO THE CISTERN SO THAT THERE WILL BE NO NEED FOR WINTERIZATION.

CISTERN DETAIL

N.T.S.



CATCH BASIN, CURB INLET (CI) WITH TYPE N HEAD & FIELD INLET (FI) DETAIL

N.T.S.

REVISIONS	
1. REV. PLANS AS PER VILL. 11-11-21	APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF MONTEBELLO, NEW YORK, ON THE DAY OF 20.
2. REV. PLANS AS PER VILL. 12-28-21	SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, MODIFICATION OR REVISION OF THIS PLAN AS APPROVED SHALL VOID THIS APPROVAL, SIGNED THIS DAY OF 20.
3. GENERAL REVISIONS - 2/28/24	
4. GENERAL REVISIONS - 7/1/24	
5. GENERAL REVISIONS - 8/18/24	
DATE	CHAIRMAN
DATE	CLERK

DETAILS SHEET (2 OF 2) FOR REVISED SUBDIVISION OF STONEHEDGE HEIGHTS LOCATED IN VILLAGE OF MONTEBELLO TOWN OF RAMAPO ROCKLAND COUNTY, NEW YORK

SPARACO & YOUNGBLOOD, PLLC
CIVIL ENGINEERING, LAND SURVEYING
SITE PLANNING
18 NORTH MAIN STREET
P.O. BOX 818
HARRIMAN, N.Y. 10926
TEL: (845) 782-8543
FAX: (845) 782-5900
SPARACO@STEVENSUNY.COM
WOYLS1@GMAIL.COM

YB-4606
AUG. 4, 2021
AS NOTED
12 OF 12