



PART PLAN



- 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 RESPECTIVE UTILITY COMPANY AND SHALL ASSUME FULL RESPONSIBILITY AND SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO ANY DAMAGE.
  - ALL EXISTING OFF-SITE PAVEMENT, FENCES, CURBS, WALKS AND OTHER FACILITIES DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPAIRED 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 WHOSE LOCATIONS ARE UNKNOWN MAY BE AFFECTED BY THE PROPOSED WORK. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL BE NOTIFIED BY THE OWNER AND MAINTAIN THE UTILITIES IN WORKING ORDER UNTIL THEIR DISPOSITION IS DETERMINED BY THE CONTRACTOR.
  - 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.
  - ROOF LEADERS WHERE REQUIRED TO BE 4" DIA. SDR 35 PVC PIPE AND WILL OUTLET TO DOWNSPOUTS ADJACENT TO THE PROPOSED BUILDINGS.
  - ALL NEW WATER MAINS AND RELATED APPURTENANCES TO BE SPECIFIED BY ARCHITECT'S MECHANICAL ENGINEER.
  - ALL SANITARY LIQUID CONNECTIONS TO BE 6" DIA. CAST IRON 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 REGARDS TO DEMOLITION AND LEGAL DISPOSAL OF EXISTING STRUCTURES, WALLS AND DRIVEWAYS.
  - ANY EXISTING HOUSE CONNECTION PROPOSED TO BE ABANDONED MUST BE PLUGGED BETWEEN THE EDGE OF THE BUILDING 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 SHOP 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 INTERIOR 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 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. WHEN OPERATING, IF WATER WILL BE ALLOWED TO PASS THROUGH DURING STORM EVENTS, CISTERN TO BE DRAINED AND NORMAL OPERATIONS TO RESUME FROM SPRING TIME THROUGH FALL. DESIGN TO INCLUDE A MANUAL SWITCH ADJACENT TO EACH LOOSE REEL AND WILL OPERATE A PUMP TO WATER LAWN, TREES AND SHRUBS. WHEN A LOOSE REEL PLUG IS TURNED OFF, THE WATER LINE WILL SELF DRAIN BACK TO THE CISTERN SO THAT THERE WILL BE NO NEED FOR WINTERIZATION.

- WATER MAIN SAFETY NOTES:**
- WHEN WORKING AT OR NEAR A LIVE WATER MAIN EVERY EFFORT IS TO BE MADE TO MAINTAIN STABILITY.
  - 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.
  - WHEN POSSIBLE A WATER MAIN SHOULD BE TURNED OFF AND PRESSURE RELIEVED BEFORE EXPOSING MAIN.

**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 MESH GRATE
---	---	CATCH BASIN
---	---	UTILITY POLE
---	---	UNDERGROUND UTILITIES
---	---	OVERHEAD ELECTRIC
---	---	10' CONTOUR INTERVAL
---	---	2' CONTOUR INTERVAL
---	---	SPOT GRADE
---	---	WALL & CURB ELEVATIONS

**REVISIONS**

NO.	DATE	DESCRIPTION
1	REV. PLANS AS PER VILL 11-17-21	
2	REV. PLANS AS PER VILL 12-15-21	
3	GENERAL - 2/28/24	
4	GENERAL REVISIONS - 5/9/24	

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF RAMAPO, N.J. 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 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

\_\_\_\_\_  
CLERK

**PRELIMINARY**

PROPOSED DRAINAGE, GRADING & UTILITIES PLAN FOR REVISED SUBDIVISION OF **STONEHEDGE HEIGHTS** LOCATED IN VILLAGE OF MONTEBELLO TOWN OF RAMAPO ROCKLAND COUNTY, NEW YORK

GRAPHIC SCALE: 1" = 50'

**SPARACO & YOUNGBLOOD, PLLC**  
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • SURVEYING

18 NORTH MAIN STREET  
PO BOX 10926  
HARRISBURG, NY 10926  
TEL: (845) 782-2043  
FAX: (845) 782-2040

DATE: AUG. 4, 2021  
SCALE: 1" = 50'  
SHEET: 2

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES 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.

