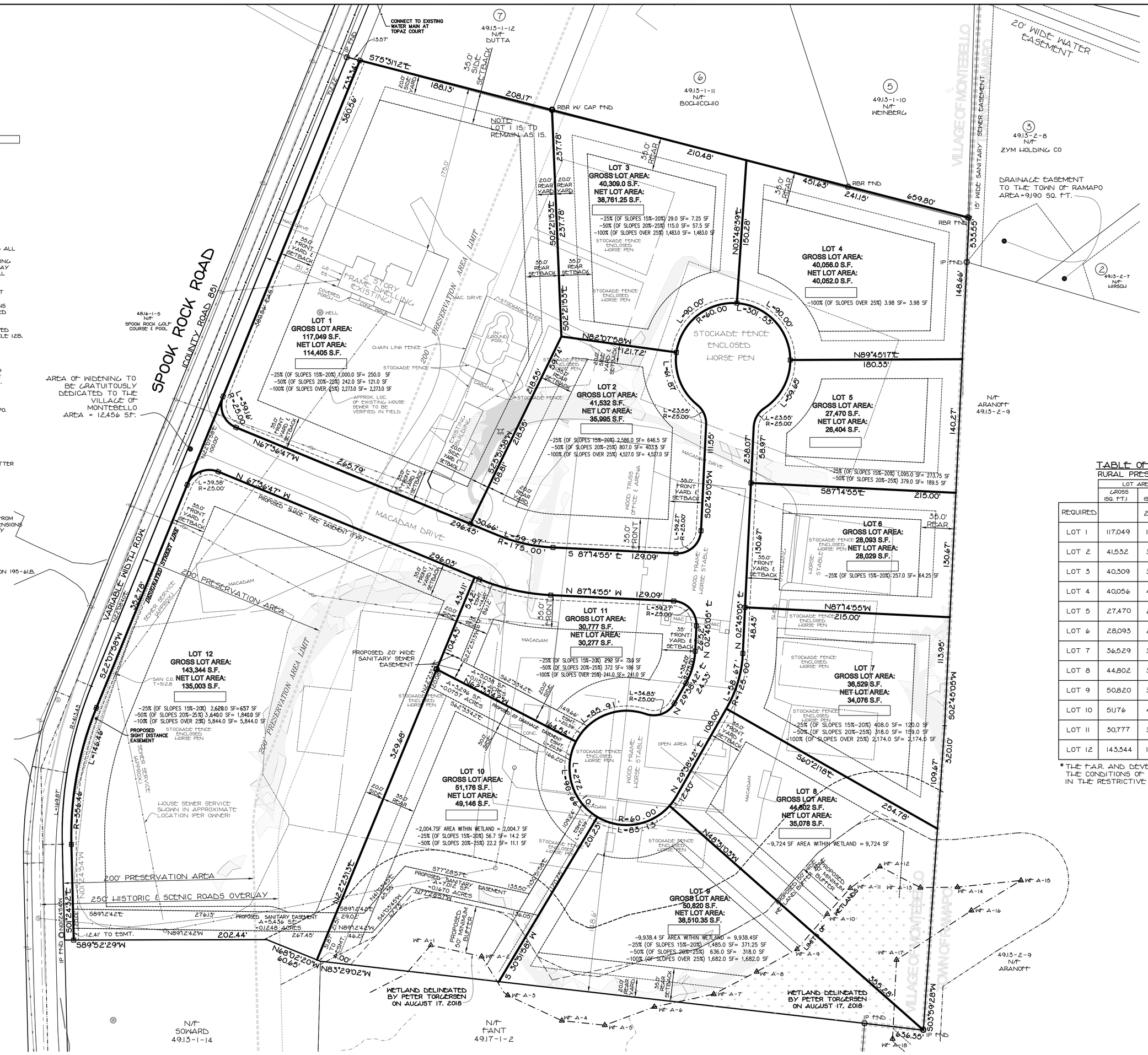
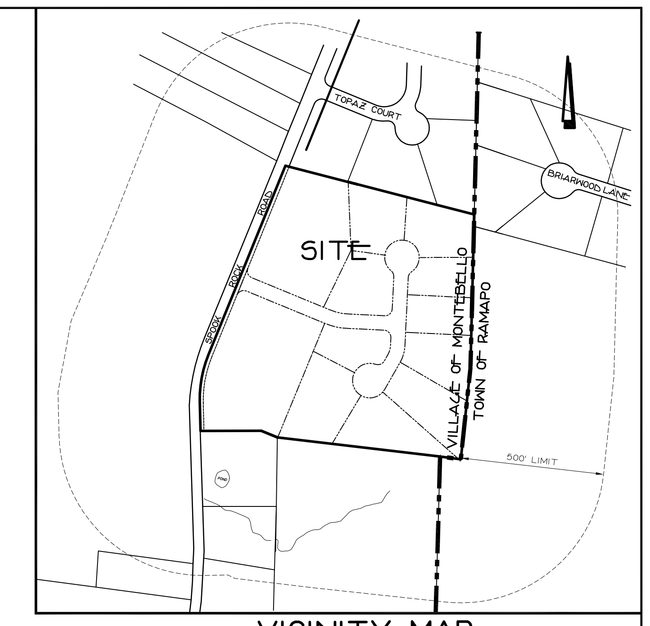
GENERAL NOTES

1. THIS IS A SUBDIVISION OF LOT 15 IN BLOCK 1 OF SECTION 49.13 AS SHOWN ON THE TOWN OF RAMAPO TAX MAPS.
2. AREA OF TRACT: 738,906 SF. OR 16.9629 ACRES
3. ZONE:_____R-80
4. PROPOSED USE:_____SINGLE FAMILY RESIDENTIAL
5. RECORD OWNER: STONEHEDGE HEIGHTS CORPORATION
   150 EAST ROUTE 59
   SPRING VALLEY , NEW YORK 10977
6. APPLICANT: STONEHEDGE HEIGHTS CORPORATION
   150 EAST ROUTE 59
   SPRING VALLEY , NEW YORK 10977
7. FIRE DISTRICT:_____TALLMAN FIRE DISTRICT
8. SCHOOL DISTRICT:_____RAMAPO CENTRAL
9. WATER DISTRICT:_____SUEZ
10. SEWER DISTRICT:_____ROCKLAND COUNTY DISTRICT #1
11. DATUM:_____NGVD 1929
12. MONUMENTS IN ACCORDANCE WITH VILLAGE SPECIFICATIONS TO BE SET AT LOCATIONS MARKED WITH SYMBOL ◻
13. ALL PROPERTY CORNERS SHALL BE MARKED WITH 3/4" PIPE
14. THE INDIVIDUAL LOTS ARE DESIGNATED WITH THE TAX LOT NUMBER SHOWN THUS: [ ]
15. ALL UTILITIES SHALL BE UNDERGROUND. ELECTRIC SERVICE SHALL BE IN CONDUIT OF NOT LESS THAN 2" DIAMETER.
16. LIGHTING, WHEN REQUIRED, TO BE INSTALLED AT DEVELOPER'S EXPENSE AND APPROVED BY THE VILLAGE OF MONTEBELLO, OR IN THE ALTERNATIVE AS DETERMINED BY THE PLANNING BOARD. NO STREET LIGHTING WILL BE INSTALLED EXCEPT WHERE SHOWN ON THE FINAL GRADING PLAN. UNDERGROUND CABLING AND CONDUITS FOR ELECTRICAL SERVICE SHALL BE INSTALLED FOR FUTURE LIGHTING AT ALL INTERSECTIONS AND ROAD BEND LOCATIONS AND IN ACCORDANCE WITH GOOD ILLUMINATION PLANNING AS APPROVED BY THE VILLAGE ENGINEER. HOWEVER, NO OTHER LIGHTING PEDESTALS OR STANDARDS ARE TO BE INSTALLED AT THIS TIME.
17. ALL HOUSES SHALL BE SERVED BY GRAVITY SEWER CONNECTIONS WITH A MINIMUM SLOPE OF 2%
18. HOUSE SEWER AND WATER SERVICE LINES SHALL BE LAID IN SEPARATE TRENCHES WITH A MINIMUM SEPARATION OF 10 FEET.
19. WATER SUPPLY BY VEOLIA WATER NEW YORK.
20. FOR DETAILS OF WATER FACILITIES REFER TO ADDITIONAL PLANS ON FILE WITH THE ROCKLAND COUNTY DEPARTMENT OF HEALTH.
21. NO BUILDING PERMITS EXCEPT FOR 2 MODEL HOMES WILL BE ISSUED UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS INCLUDED IN THIS SUBDIVISION ARE COMPLETED TO THE SATISFACTION OF THE VILLAGE ENGINEER. THEREAFTER, NOT MORE THAN TWO (2) BUILDING PERMITS FOR MODEL HOMES, ON LOTS WHICH HAVE LOT FRONTAGE ON PUBLIC STREETS, MAY BE ISSUED. THEREAFTER, NO BUILDING PERMITS WILL BE ISSUED UNTIL SUCH TIME AS ALL THE PUBLIC IMPROVEMENTS REQUIRED BY THE PLANNING BOARD HAVE BEEN FULLY COMPLETED, EXCEPT FOR THE FINAL WEARING COURSE.
   THE NEW ROAD SHALL BE DEDICATED PRIOR TO THE ISSUANCE OF THE C.O. FOR THE LAST TWO DWELLINGS.
22. THIS PLAT IS SUBJECT TO COMPLIANCE WITH ALL LAWS, REGULATIONS AND SPECIFICATIONS OF THE VILLAGE OF MONTEBELLO, AND WITH ALL DETAILS AND SPECIFICATIONS INDICATED ON THE APPROVED CONSTRUCTION PLANS AND SITE GRADING PLANS ON FILE WITH THE VILLAGE OF MONTEBELLO.
23. THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED IN SECTION 239N OF THE GENERAL MUNICIPAL LAW PER ARTICLE 12B.
24. THE EXISTING BUILDING AT THE SOUTH-EAST PORTION OF LOT #1 SHALL REMAIN AS IS.
25. SANITARY SEWER INFILTRATION AND EXFILTRATION LIMIT IS 100 GALLONS PER INCH DIAMETER PER MILE PER DAY. 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 ROCKLAND COUNTY SEWER DISTRICT #1.
26. ALL SANITARY SEWER CONSTRUCTION TO MEET CURRENT TOWN OF RAMAPO STANDARDS.
27. SANITARY SEWER PERMITS MUST BE OBTAINED FROM THE TOWN OF RAMAPO SEWER DEPARTMENT PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
28. THE INSPECTION FEE FOR THE SANITARY SEWERS IS TO BE PAID TO THE TOWN OF RAMAPO.
29. ALL INSPECTION FEES, OTHER THAN THAT FOR SANITARY SEWERS, ARE TO BE PAID DIRECTLY TO THE VILLAGE OF MONTEBELLO.
30. THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS OR OTHER RESERVATIONS OF LAND RELATIVE TO THIS SITE EXCEPT AS SHOWN ON THESE PLANS.
31. PROPERTY LINE, EXISTING CONDITIONS, AND TOPOGRAPHIC DATA TAKEN FROM A SURVEY PREPARED BY WILLIAM D. YOUNGBLOOD LAND SURVEYING DATED NOVEMBER 20, 2018.
32. WETLANDS DELINEATED IN THE FIELD BY PETER TORGERSEN ON AUGUST 17, 2018, AND CONFIRMED BY ARMY CORPS OF ENGINEERS IN A JURISDICTIONAL DETERMINATION LETTER DATED DECEMBER 28, 2018.
33. THE APPLICANT WAS ELECTED TO APPLY THE PROVISIONS OF THE RURAL PRESERVATION OVERLAY DISTRICT (VILLAGE OF MONTEBELLO CODE SECTION 195-61).
34. IF THE LOWEST FLOOR TO BE SEWERED IS LOWER THAN THE UPSTREAM RIM ELEVATION OF THE SANITARY SEWER MANHOLE AN INTERIOR CHECK VALVE MUST BE INSTALLED.
35. ALL MANHOLES TO BE VACUUM TESTED AS REQUIRED BY THE TOWN OF RAMAPO.
36. ROCKLAND COUNTY DEPARTMENT OF HEALTH (RCDOH) APPROVAL IS LIMITED TO 5 YEARS FROM THE DATE OF FILING OF THE PLAT IN THE ROCKLAND COUNTY CLERK'S OFFICE. TIME EXTENSIONS MAY BE GRANTED BY THE RCDOH BASED UPON DEVELOPMENTAL FACTS AND THE REALTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
37. NO NEW ACCESS DRIVEWAYS FROM SPOOK ROCK ROAD TO LOTS #1 OR #12 ARE PERMITTED WITHOUT ADDITIONAL APPROVAL FROM THE ROCKLAND COUNTY HIGHWAY DEPARTMENT AND THE VILLAGE OF MONTEBELLO.
38. ARCHITECTURAL REVIEW BOARD APPROVAL WILL BE REQUIRED IN ACCORDANCE WITH SECTION 195-61B.
39. STREET TREE PLANTINGS (OR FUNDING IN LIEU OF) SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 163-24(D).
40. THE 200 FOOT PRESERVATION AREA ON LOTS #1 AND #12 LOCATED ON THE EASTERLY SIDE OF SPOOK ROCK ROAD SHALL BE SUBJECT TO THE PROVISIONS OF A RESTRICTIVE COVENANT THAT IS TO BE FILED IN THE OFFICE OF THE ROCKLAND COUNTY CLERK SIMULTANEOUS TO THE FILING OF THIS SUBDIVISION PLAT.
41. LOTS #1 AND #12 SHALL NOT BE FURTHER SUBDIVIDED. THIS CONDITION SHALL BE MADE PART OF THE RESTRICTIVE COVENANT REFERENCED IN NOTE #41 ABOVE.
42. THE F.A.R. 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.
43. THE BLUE LINE INDICATING A STREAM ON THE SOUTHERLY SIDE OF THE PROPERTY AS SHOWN ON THE NYSDEC ENVIRONMENTAL RESOURCES MAPPER WAS BEEN FOUND TO BE INACCURATE BASED UPON THE SURVEY AND OBSERVED FIELD CONDITIONS. THERE IS NO DISTURBANCE OF ANY STREAM BED OR STREAM BANKS PROPOSED AS PART OF THE PROJECT.
44. AN AS-BUILT SURVEY OF THE SEWER MAIN EXTENSION SHALL BE SUBMITTED TO THE TOWN OF RAMAPO, ROSD NO. 1 AND THE ROCKLAND COUNTY HEALTH DEPARTMENT UPON COMPLETION OF THIS PROJECT.





VICINITY MAP
SCALE 1"=300'

TABLE OF BULK REQUIREMENTS
RURAL PRESERVATION OVERLAY DISTRICT

	LOT AREA GROSS SQ. FT.(1)	LOT AREA NET SQ. FT.(1)	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 BLDG. HT. (FT.)	DEVELOPMENT COVERAGE (%)	FLOOR AREA RATIO F.A.R. (%)
REQUIRED		25,000	125	35	35	20	50	20	35	20	90	35	40	0.20
LOT 1	117,049	114,405	272.9	35	35	20	50	20	35	20	685.52	35	* 20	* 0.10
LOT 2	41,532	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	143.5	35	35	20	50	20	35	20	142.17	35	40	0.20
LOT 6	28,093	28,028	130.7	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	51,176	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	433.61	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 F.A.R. 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.

LEGEND

EXISTING	PROPOSED	ITEMS
		PROPERTY LINE
		BUILDING SETBACK LINE
◻	◻	CONCRETE MONUMENT
Ⓢ		SAN. SEWER MANHOLE
Ⓒ		CLEAN-OUT
Ⓓ		DRAINAGE MANHOLE
		CATCH BASIN
		WATER VALVE
		GAS VALVE
		UTILITY POLE
		OVERHEAD ELECTRIC
		GUY WIRE
		SLOPES 15%-20%
		SLOPES 20%-25%
		SLOPES OVER 25%

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.

DIG SAFELY NEW YORK
1-800-962-7962

ROCKLAND COUNTY
HEALTH DEPT. APPROVAL

THIS IS TO CERTIFY THAT THE STONEHEDGE FARM WAS APPROVED ON THE DATE SHOWN BELOW. CONSENT IS HEREBY GIVEN TO THE FILING OF THIS MAP IN THE OFFICE OF THE COUNTY CLERK OF ROCKLAND COUNTY. THIS APPROVAL IS NULL AND VOID IF WATER AND SEWAGE DISPOSAL FACILITIES ARE NOT INSTALLED IN ACCORDANCE WITH THE FILED PLANS OR AMENDMENTS THERETO APPROVED BY THE DEPARTMENT.

P.E. _____
SENIOR PUBLIC HEALTH ENGINEER — DATE

THE OWNER, OR HIS REPRESENTATIVE, HEREBY IRREVOCABLY OFFERS FOR DEDICATION TO THE VILLAGE OF MONTEBELLO OR OTHER GOVERNMENTAL ENTITY, ALL THE STREETS, MUNICIPAL USES, EASEMENTS, PARKS AND REQUIRED UTILITIES SHOWN IN THE WITHIN SUBDIVISION PLAT AND CONSTRUCTION PLANS IN ACCORDANCE WITH AN IRREVOCABLE OFFER OF DEDICATION DATED _____ AND RECORDED IN THE ROCKLAND COUNTY CLERK'S OFFICE.

BY: _____
OWNER
DATE

APPROVED BY RESOLUTION OF THE VILLAGE OF MONTEBELLO PLANNING BOARD ON _____ DATE

_____ _____
PLANNING BOARD CHAIRMAN — DATE

ROCKLAND COUNTY DRAINAGE AGENCY

_____ _____
CHAIRMAN CHARLES VEZZETTI — DATE

REVISIONS:
1 REV. PLANS AS PER VILL. 11-11-21
10. REVISED SUBDISION - 5/28/24

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT WAS MADE FROM AN ACTUAL SURVEY MADE 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 ORIGINAL WET SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID.

GEORGE D. LANGBERG
NEW YORK LICENSED LAND SURVEYOR
049191

George D. Langberg
GEORGE D. LANGBERG, PLS #049191 ©

FINAL SUBDIVISION PLAT
OF
STONEHEDGE FARM
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 • LAND SURVEYING
SITE PLANNING
18 NORTH MAIN STREET
P.O. BOX 818
HARRIMAN, N.Y. 10926
TEL: (845) 782-8543
FAX: (845) 782-5901
SPARACO.STEVE@SELSNY.COM WDYLS1@GMAIL.COM

FILE #	4606
DATE	DEC. 3, 2019
SCALE	1"=50'