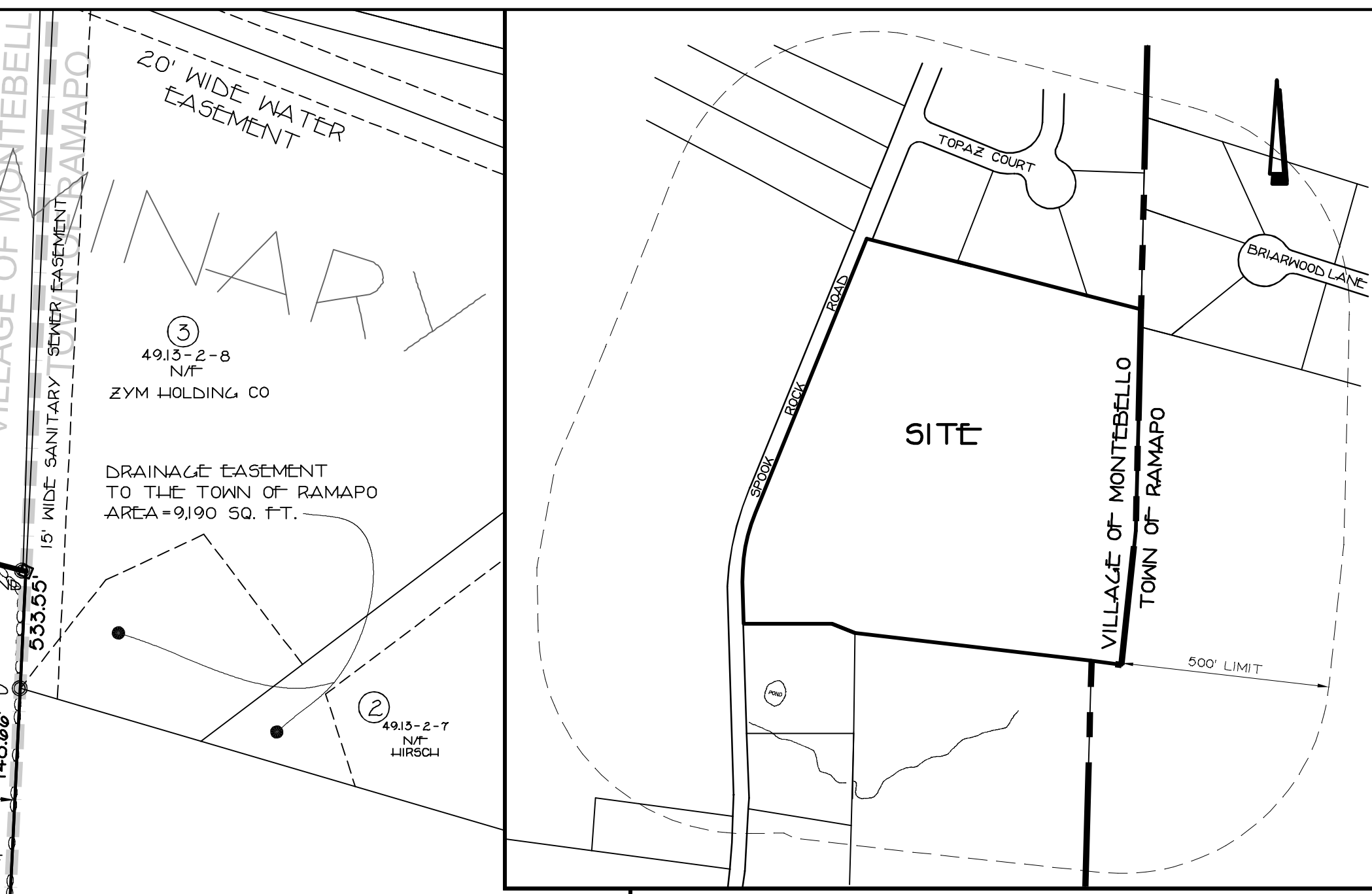
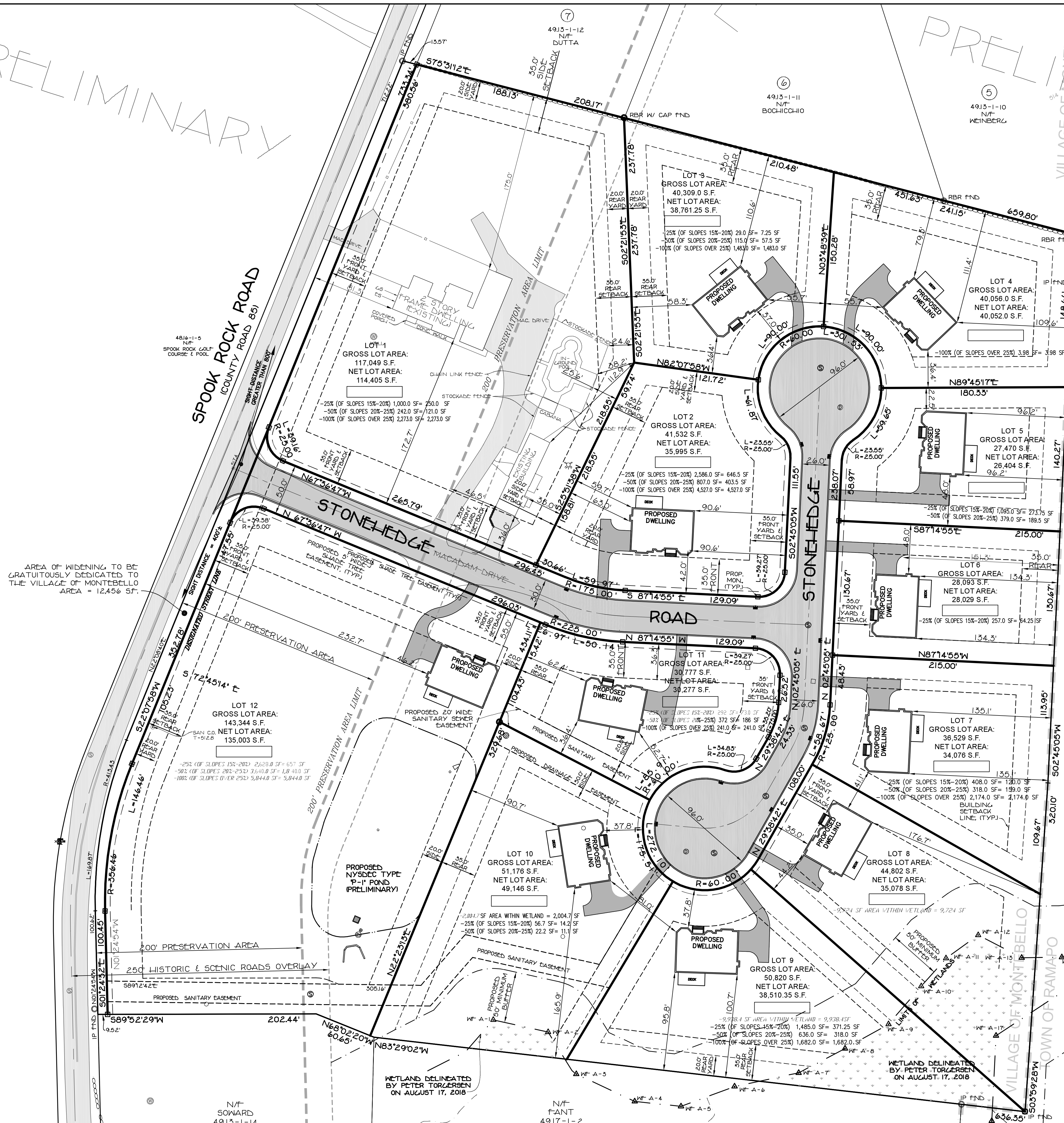


**SITE PLAN NOTES:**

- ALL UTILITIES UNDERGROUND. ELECTRIC SERVICE SHALL BE IN CONDUIT OF NOT LESS THAN 2" DIAMETER.
- THESE 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 AND 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: *[Signature]*
- ALL CONSTRUCTION TO MEET WITH CURRENT VILLAGE OF MONTEBELLO SPECIFICATIONS.
- NO BUILDING PERMITS WILL 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 THE DEPARTMENT OF PUBLIC WORKS.
- ALL TRAFFIC SIGNS SHALL CONFORM WITH NYS DOT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER 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.
- ATTACHED HERETO ARE ARCHITECTURAL DRAWINGS PREPARED BY ARCHITECTS, AIA DATED 08/04/2022. SHEETS 000 THROUGH 000 WHICH ARE MADE PART OF THIS SITE PLAN APPLICATION.
- 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, SECTION 4.2. ALL SEWER USE LAW LOCAL LAW NO. 19 OF 1997. NO CERTIFICATES 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 OSIA REGULATIONS.
- AN INTERIOR 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 RIGID CERTIFICATES OF OCCUPANCY MAY NOT BE REQUESTED FOR ANY OCCUPANCY PERMITS 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 SHALL 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 STANDARDS. HOWEVER, IF DISTRICT STANDARDS DIFFER FROM TOWN OF RAMAPO'S, 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.
- DATE HEIGHT TO COMPLY WITH SECTION 2405 OF THE FIRE CODE OF NEW YORK STATE.
- FOR ALL PROFILES, SEWER AND WATER DETAILS REFER TO APPROVED PLANS PREPARED BY BROWER ENGINEERING, LAST REVISED 9/4/19 AS APPROVED BY THE VILLAGE OF MONTEBELLO PLANNING BOARD ON 03-10-20.

PRELIMINARY

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



- NOTES:**
- THIS IS A SITE PLAN OF LOT 13, BLOCK 1, SECTION 4915 AS SHOWN ON THE TOWN OF RAMAPO TAX MAP.
  - AREA OF TRACT - 738,906 SF. = 16,962.9 AC.  
PROP. AREA OF TRACT - WIDENING = 738,906 SF. = 12,456 SF.  
= 726,450 SF. = 16,677.0 AC.
  - ZONING: 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: \_\_\_\_\_

**TABLE OF BULK REQUIREMENTS**

REQUIRED	LOT AREA		FRONT YARD SETBACK (FT.)	FRONT YARD SETBACK (FT.)	SIDE YARD SETBACK (FT.)	TOTAL SIDE YARD SETBACK (FT.)	REAR YARD SETBACK (FT.)	REAR YARD SETBACK (FT.)	STREET FRONTAGE (FT.)	MAXIMUM BLDG. LOT COVERAGE (%)	DEVELOPMENT COVERAGE (%)	FLOOR AREA RATIO (FAR)		
	GROSS (SQ. FT.)	NET (SQ. FT.)												
LOT 1	117,049	114,405	272.9	35	35	20	50	20	35	20	685.52	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	51,178	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.

**LEGEND**

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

**REVISIONS**

NO.	DATE	DESCRIPTION
1.	6/30/23	REV. FAR CALCULATIONS
2.	7/12/23	REV. 4-LOT SUBDIVISION
3.	7/12/23	GENERAL REVISIONS
4.	7/26/23	GENERAL REVISIONS
5.	8/10/23	GENERAL REVISIONS
6.	10/29/23	REV. 2-LOT SUBDIVISION
7.	2/9/24	REV. WIDEN ROAD TO 30'
8.	2/9/24	GENERAL REVISIONS
9.	5/9/24	GENERAL REVISIONS

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF RAMAPO ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022. SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION, ANY CHANGE REQUIRING MODIFICATION OR REVISION OF THIS PLAN AS APPROVED SHALL VOID THIS APPROVAL, SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CHAIRMAN: \_\_\_\_\_  
CLERK: \_\_\_\_\_

**PRELIMINARY**  
PLANIMETRIC 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 • LAND SURVEYING  
SITE PLANNING

18 NORTH MAIN STREET  
PO BOX 818  
HARRISBURG, NY 10924  
TEL: (845) 782-8543  
FAX: (845) 782-2900

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

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER 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.

1-800-962-7982