

- GENERAL NOTES**
- THIS IS A SUBDIVISION OF LOT 13 IN BLOCK 1 OF SECTION 49.3 AS SHOWN ON THE TOWN OF RAMAPO TAX MAPS.
 - AREA OF TRACT 75806 S.F. OR 16.9623 ACRES.
 - ZONE: SINGLE-FAMILY RESIDENTIAL.
 - PROPOSED USE: SINGLE-FAMILY RESIDENTIAL.
 - RECORD OWNER: STONEHEDGE HEIGHTS CORPORATION, 100 EAST ROUTE 59, SPRING VALLEY, NEW YORK 10977.
 - APPLICANT: STONEHEDGE HEIGHTS CORPORATION, 100 EAST ROUTE 59, SPRING VALLEY, NEW YORK 10977.
 - FIRE DISTRICT: TALLMAN FIRE DISTRICT.
 - SCHOOL DISTRICT: RAMAPO CENTRAL.
 - WATER DISTRICT: VIOLIA WATER NEW YORK.
 - SEWER DISTRICT: ROCKLAND COUNTY DISTRICT #1.
 - DATUM: NAD 83.
 - MENTIONS IN ACCORDANCE WITH VILLAGE SPECIFICATIONS TO BE SET AT LOCATIONS MARKED WITH SYMBOL B.
 - ALL PROPERTY CORNERS SHALL BE MARKED WITH 5/8" PIPE.
 - THE INDIVIDUAL LOTS ARE DESIGNATED WITH THE TAX LOT NUMBER SHOWN THUS: []
 - ALL UTILITIES SHALL BE UNDERGROUND. ELECTRIC SERVICE SHALL BE IN CONDUIT OF NOT LESS THAN 2" DIAMETER.
 - 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 CABLE AND CONDUITS FOR ELECTRICAL SERVICE SHALL BE INSTALLED FOR FUTURE LIGHTING AT ALL INTERSECTIONS AND ROAD BEND LOCATIONS AND IN ACCORDANCE WITH GOOD LIGHTING PRACTICES AS APPROVED BY THE VILLAGE ENGINEER. HOWEVER, NO OTHER LIGHTING PEDESTALS OR STANDARDS ARE TO BE INSTALLED AT THIS TIME.
 - ALL HOUSES SHALL BE SERVED BY GRAVITY SEWER CONNECTIONS WITH A MINIMUM SLOPE OF 2%.
 - HOUSE SEWER AND WATER SERVICE LINES SHALL BE LAID IN SEPARATE TRENCHES WITH A MINIMUM SEPARATION OF 10 FEET.
 - WATER SUPPLY BY VIOLIA WATER NEW YORK.
 - NO BUILDING PERMITS EXCEPT FOR 2 MOBILE 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 MOBILE HOMES ON LOTS WHICH HAVE LOT FRONTAGE ON PUBLIC STREETS MAY BE ISSUED. THESE TWO HOMES TO BE INCLUDED AS PART OF PHASE I DEVELOPMENT DETERMINED AT THE TIME OF CONSTRUCTION AS APPROVED BY THE BUILDING INSPECTOR. 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 HEARING COURSE. THE NEW ROAD SHALL BE DESIGNATED PRIOR TO THE ISSUANCE OF THE GO FOR THE LAST TWO DWELLINGS.
 - THIS PLAN 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.
 - THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED IN SECTION 2309 OF THE GENERAL MUNICIPAL LAW PER ARTICLE 12B.
 - THE EXISTING BUILDING AT THE SOUTHEAST PORTION OF LOT #1 SHALL REMAIN AS IS.
 - 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.
 - ALL SANITARY SEWER CONSTRUCTION TO MEET CURRENT TOWN OF RAMAPO STANDARDS.
 - SANITARY SEWER PERMITS MUST BE OBTAINED FROM THE TOWN OF RAMAPO SEWER DEPARTMENT PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
 - THE INSPECTION FEE FOR THE SANITARY SEWERS IS TO BE PAID TO THE TOWN OF RAMAPO.
 - ALL INSPECTION FEES, OTHER THAN THAT FOR SANITARY SEWERS, ARE TO BE PAID DIRECTLY TO THE VILLAGE OF MONTEBELLO.
 - THERE ARE NO COVENANTS, DEEDS RESTRICTIONS, EASEMENTS OR OTHER RESERVATIONS OF LAND RELATIVE TO THIS SITE EXCEPT AS SHOWN ON THESE PLANS.
 - PROPERTY LINE, EXISTING CONDITIONS AND TOPOGRAPHIC DATA TAKEN FROM A SURVEY PREPARED BY WILLIAM D. YOUNGBLOOD LAND SURVEYING DATED NOVEMBER 20, 2018.
 - 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. THIS IS CONFIRMED IN WETLAND REPORT BY PETER TORGERSEN DATED JANUARY 3, 2019, LAST REVISED JUNE 28, 2024.
 - THE APPLICANT HAS ELECTED TO APPLY THE PROVISIONS OF THE RURAL PRESERVATION OVERLAY DISTRICT VILLAGE OF MONTEBELLO CODE SECTION 193-141.
 - IF THE LOWEST FLOOR TO BE SCHEDULED IS LOWER THAN THE UPSTREAM RIM ELEVATION OF THE SANITARY SEWER MANHOLE, AN INTERIOR CHECK VALVE MUST BE INSTALLED.
 - ALL MANHOLES TO BE VACUUM TESTED AS REQUIRED BY THE TOWN OF RAMAPO.
 - ROCKLAND COUNTY DEPARTMENT OF HEALTH RECORDS APPROVAL IS LIMITED TO 5 YEARS FROM THE DATE OF FILING OF THE PLAN IN THE ROCKLAND COUNTY CLERK'S OFFICE. TIME EXTENSIONS MAY BE GRANTED BY THE RECORDS DIVISION 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.
 - 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.
 - ARCHITECTURAL REVIEW BOARD APPROVAL WILL BE REQUIRED IN ACCORDANCE WITH SECTION 193-61B.
 - STREET TREE PLANTINGS OR FUNDING IN LIEU OF SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 163-24.03.
 - 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 PLAN.
 - LOTS #1 AND #12 SHALL NOT BE FURTHER SUBDIVIDED. THIS CONDITION SHALL BE MADE PART OF THE RESTRICTIVE COVENANT REFERENCED IN NOTE #39 ABOVE.
 - 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.
 - THE BLUE LINE INDICATING A STREAM ON THE SOUTHERLY SIDE OF THE PROPERTY AS SHOWN ON THE NYSDIC ENVIRONMENTAL RESOURCES MAPPER HAS 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.
 - AN AS-BUILT SURVEY OF THE SEWER MAIN EXTENSION SHALL BE SUBMITTED TO THE TOWN OF RAMAPO AND THE ROCKLAND COUNTY HEALTH DEPARTMENT UPON COMPLETION OF THIS PROJECT.

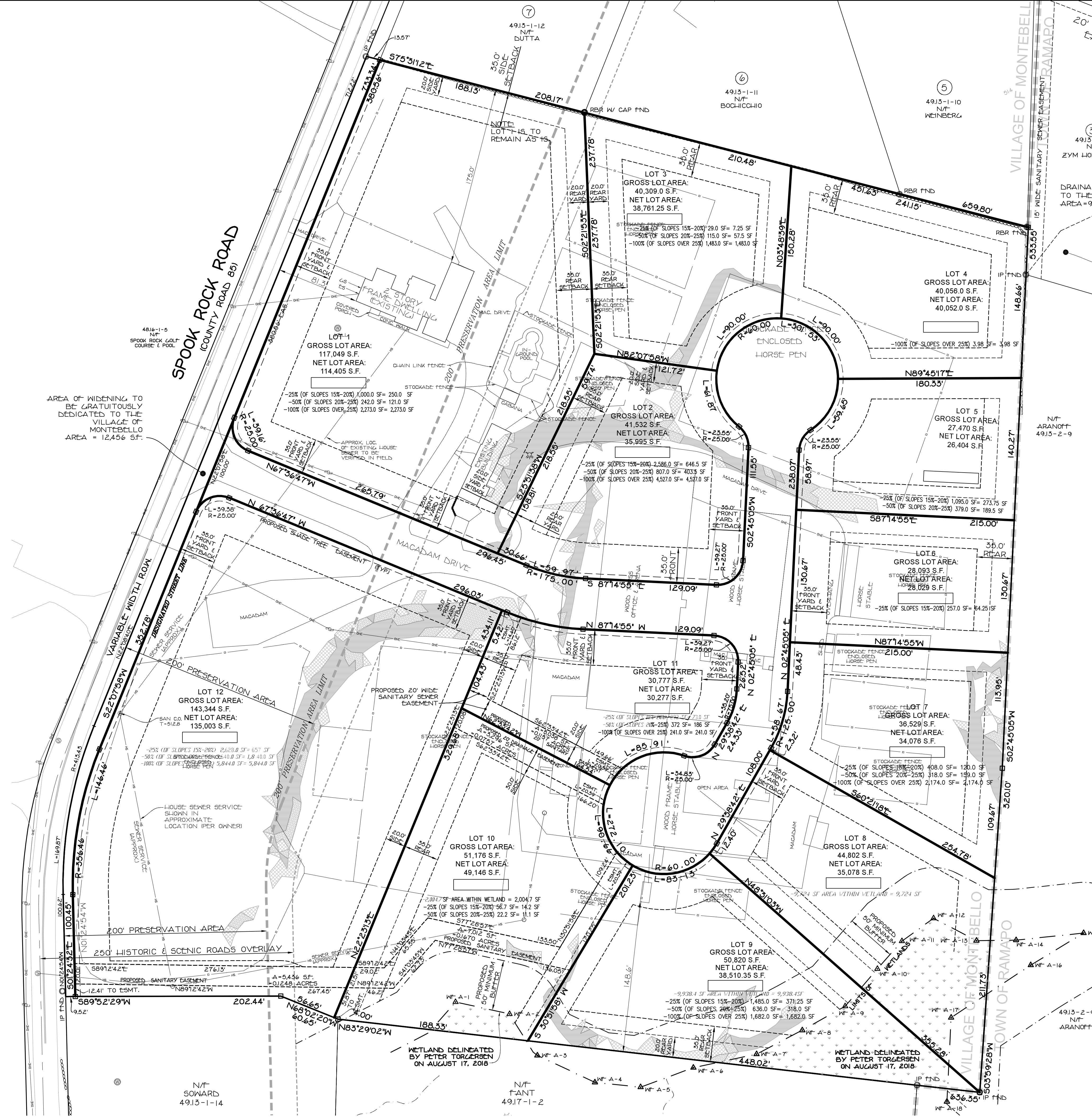
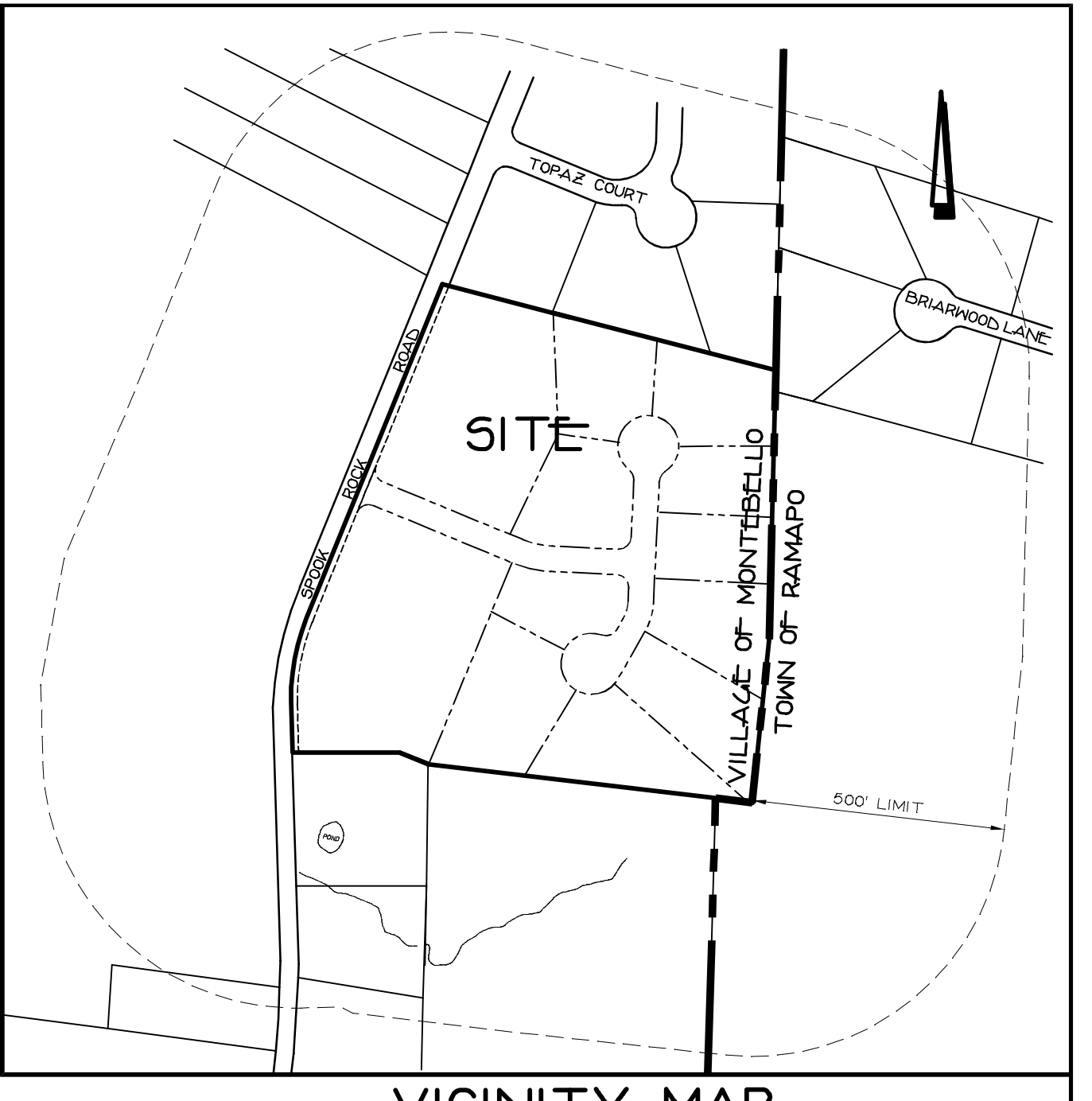


TABLE OF BULK REQUIREMENTS
RURAL PRESERVATION OVERLAY DISTRICT

REQUIRED	LOT AREA (GROSS SQ. FT.)	LOT AREA (NET SQ. FT.)	LOT WIDTH (FT.)	FRONT YARD SETBACK (FT.)	FRONT SETBACK (FT.)	TOTAL SIDE SETBACK (FT.)	SIDE YARD (FT.)	REAR SETBACK (FT.)	REAR YARD (FT.)	STREET FRONTAGE (FT.)	MAXIMUM BLDG. FT.	DEVELOPMENT COVERAGE (%)	FLOOR AREA RATIO (F.A.R.)
LOT 1	117,049	114,405	272.9	35	35	20	50	20	50	20	35	40	0.20
LOT 2	41,532	35,995	230.6	35	35	20	50	20	35	20	35	40	0.20
LOT 3	40,209	38,761	142.5	35	35	20	50	20	35	20	35	40	0.20
LOT 4	40,056	40,052	142.5	35	35	20	50	20	35	20	35	40	0.20
LOT 5	27,470	26,404	143.3	35	35	20	50	20	35	20	35	40	0.20
LOT 6	28,093	28,028	150.7	35	35	20	50	20	35	20	35	40	0.20
LOT 7	36,529	34,076	125	35	35	20	50	20	35	20	35	40	0.20
LOT 8	44,802	35,078	125.6	35	35	20	50	20	35	20	35	40	0.20
LOT 9	50,820	38,510	143.7	35	35	20	50	20	35	20	35	40	0.20
LOT 10	51,178	49,146	142.5	35	35	20	50	20	35	20	35	40	0.20
LOT 11	30,777	30,777	172.7	35	35	20	50	20	35	20	35	40	0.20
LOT 12	143,944	135,005	315.6	35	35	20	50	20	35	20	35	40	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
---	---	UTILITY WIRE

ROCKLAND COUNTY HEALTH DEPT. APPROVAL

THIS IS TO CERTIFY THAT THE STONEHEDGE FARM HAS 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 FIELD PLANS OR AMENDMENTS THERE TO APPROVED BY THE DEPARTMENT.

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

PLANNING BOARD CHAIRMAN: _____ DATE: _____

CHAIRMAN CHARLES VEZZETTI DATE: _____

SENIOR PUBLIC HEALTH ENGINEER: _____ DATE: _____

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

BY: _____ DATE: _____

OWNER: _____ DATE: _____

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

PLANNING BOARD CHAIRMAN: _____ DATE: _____

CHAIRMAN CHARLES VEZZETTI DATE: _____

REVISIONS:
 1. REV. PLANS AS PER VILL. 11-11-21
 10. REVISED SUBDIVISION - 5/28/24
 11. REVISED SUBDIVISION - 6/28/24
 12. GENERAL REVISIONS - 7/1/24

FINAL SUBDIVISION PLAT OF **STONEHEDGE HEIGHTS** LOCATED IN VILLAGE OF MONTEBELLO TOWN OF RAMAPO ROCKLAND COUNTY, NEW YORK

GRAPHIC SCALE: 1"=50'

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4606
 DEC. 3, 2019
 1"=50'