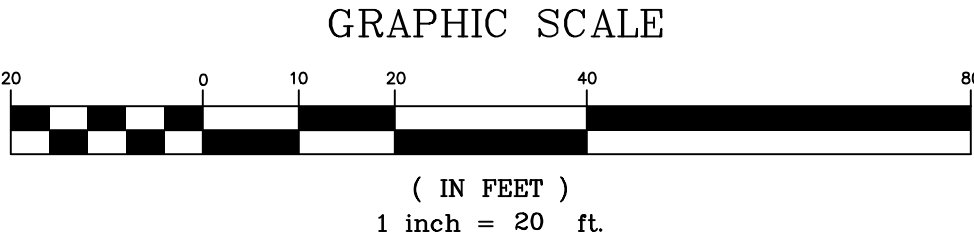


REFERENCES

1. BEING SECTION 49.05, BLOCK 1, LOT 13 OF THE VILLAGE OF MONTEBELLO AND TOWN OF RAMAPO TAX MAPPING.
2. LOT DESCRIBED BY DEED IN INSTRUMENT NO. 2007 AT PAGE 45682 AT THE ROCKLAND COUNTY CLERKS OFFICE.
3. BEING LOT 1 ON A MAP ENTITLED "SUBDIVISION PLAT PREPARED FOR THOMAS GENOVESE", FILED IN THE ROCKLAND COUNTY CLERKS OFFICE ON APRIL 25, 1986 IN BOOK 105 ON PAGE 45 AS MAP NUMBER 5888.
4. TOTAL AREA = 51,320 SQUARE FEET OR 1.178 ACRES.



Bulk Regulations; RR-50 Single Family Residence														
Use Group	Min Lot Area	Min Lot Width	Min Front Setback	Min Front Yard	Min Side Setback	Min Total Side Setback	Min Side Yard	Min Rear Setback	Min Rear Yard	Min Street Frontage	Max Height	Max Development Coverage	Max FAR	
Required	50,000 SF	175 FT	50 FT	50 FT	30 FT	75 FT	25 FT	50 FT	25 FT	100 FT	35 FT	20%	0.15	
Provided	51,320 SF	154.9 FT	85.8 FT	85.8 FT	31.4 FT	77.4 FT	31.4 FT	111.7 FT	111.7 FT	154.9 FT	< 35 FT	18%	0.15	
Existing	51,320 SF	154.9 FT	100.6 FT	100.6 FT	34.2 FT	81.2 FT	34.2 FT	172 FT	163 FT	154.9 FT	< 35 FT	9%	0.15	

F.A.R. CALCULATION

FIRST FLOOR = 6,395 SF
SECOND FLOOR = 1,181 SF

$F.A.R. = (6,395 SF + 1,181 SF) / 51,320 SF = 0.148$

$0.148 < 0.15$

NO VARIANCE REQUIRED

Lot Development Calculations:

Existing:		
Driveway	1272 SF	
Dwelling	2037 SF	
Decks/Stairs	886 SF	
Walkways	166 SF	
Total	4361 SF	
	8.5%	
Proposed:		
Driveway	2122 SF	
Dwelling	6422 SF	
Front Porch	106 SF	
Walkways/Stairs	539 SF	
Total	9189 SF	
	17.9%	



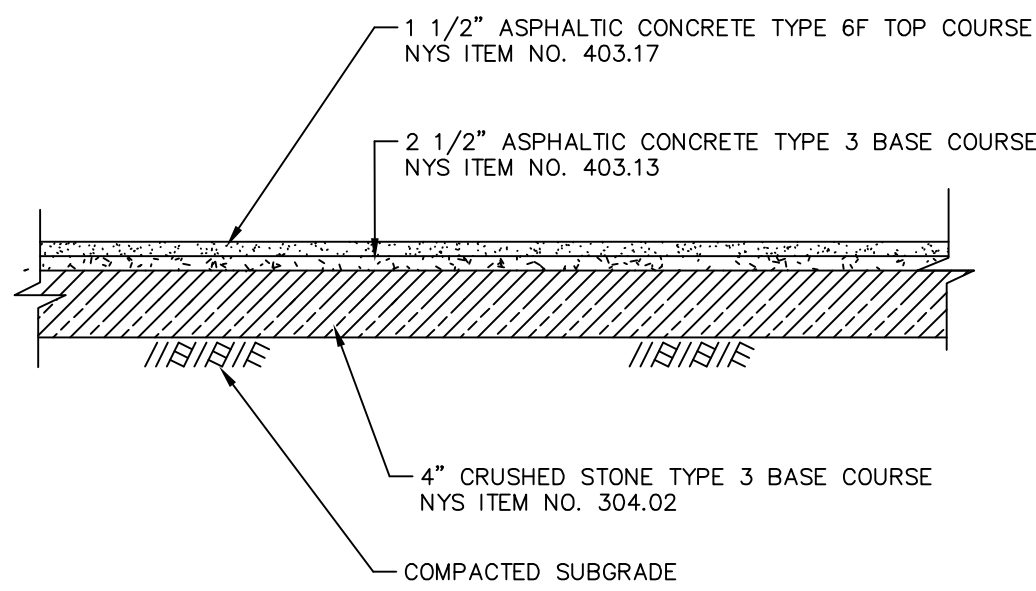
VICINITY MAP
1" = 300'

GENERAL NOTES

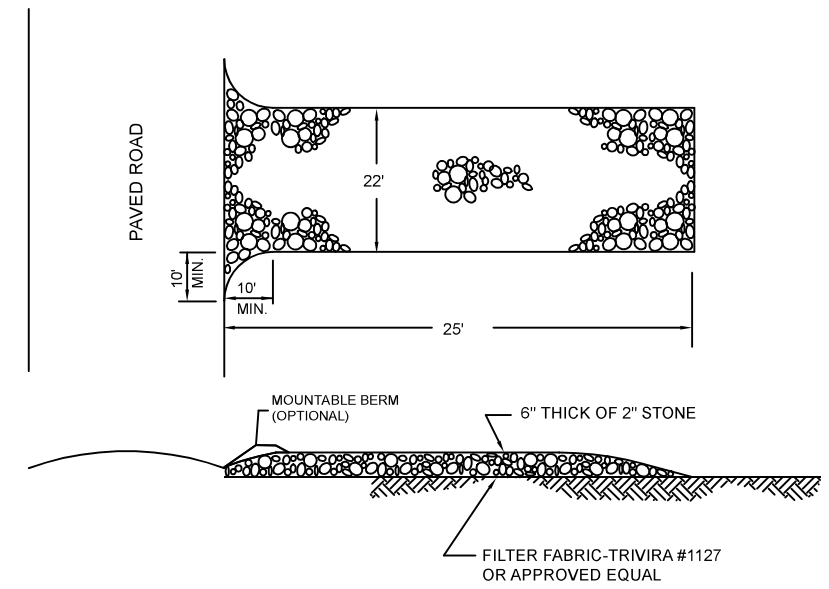
1. BASED ON THE TOWN OF RAMAPO TAX MAP, THIS LOT IS 13 ON MAP 49.05 BLOCK 1.
2. AREA OF TRACT: 51,320 SQ FT OR 1.178 AC
3. ZONE: RR-50
4. NUMBER OF PROPOSED LOTS: 1
5. RECORD OWNER: YASMD HOLDINGS LLC
3512 QUENTIN ROAD, SUITE 204
BROOKLYN, NY, 11234
6. APPLICANT: SAME
7. EXISTING USE: RESIDENTIAL
8. PROPOSED USE: SINGLE FAMILY RESIDENCE
9. THIS PLAT DOES NOT CONFLICT WITH THE OFFICIAL COUNTY MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239L & M OF THE GENERAL MUNICIPAL LAW.
11. ALL HOUSES TO BE SEWERED BY GRAVITY WITH A MIN. SLOPE OF 2%.
12. THE INDIVIDUAL LOTS ARE DESIGNATED WITH THE TAX LOT NUMBER SHOWN THUS
13. 3/4" CORNER IRON PIPES TO BE SET BEFORE C.O. IS ISSUED.
14. ALL NEW UTILITIES TO BE UNDERGROUND.
15. FIRE DISTRICT - TALLMAN
16. SCHOOL DISTRICT - SUFFERN CENTRAL
17. WATER DISTRICT - RAMAPO CONSOLIDATED WATER DISTRICT. WATER SUPPLY BY VEOLIA WATER
18. ALL ELEVATIONS SHOWN ARE BASED ON U.S.C. & G.S. DATUM.
19. ELECTRIC DISTRICT - ORANGE & ROCKLAND
20. SEWER DISTRICT - BENEFITED AREA NO. 5
21. THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS, OR OTHER RESERVATIONS OF LAND RELATIVE TO THIS SITE, EXCEPT AS SHOWN ON THIS MAP. SUBJECT TO THE FINDINGS OF A COMPLETE AND UP TO DATE TITLE REPORT.
22. BASEMAP FROM A SURVEY COMPLETED BY CIVIL TEC ENGINEERING & SURVEYING PC DATED SEPTEMBER 1, 2022.
23. SOIL PERCOLATION TEST REQUIRED AT TIME OF CONSTRUCTION, PRIOR TO INSTALLING DRYWELLS. IN THE EVENT THE SOIL TESTING FAILS, THE APPLICANT WILL SUBMIT A FIELD CHANGE TO THE VILLAGE ENGINEER FOR RAIN GARDENS INSTEAD.

DECEMBER 16, 2024	REV 8	REV TO ADD FENCE
JUNE 24, 2024	REV 7	REV PER CLIENT
MARCH 25, 2024	REV 6	REV PER SEWER COMMENTS
MARCH 12, 2024	REV 5	REV PER SEWER COMMENTS
MARCH 1, 2024	REV 4	REV SEWER SERVICE
MAY 5, 2023	REV 3	REV DRYWELL LOCATION
APRIL 24, 2023	REV 2	REV PER ENGINEER
MARCH 28, 2023	REV 1	REV PER CLIENT

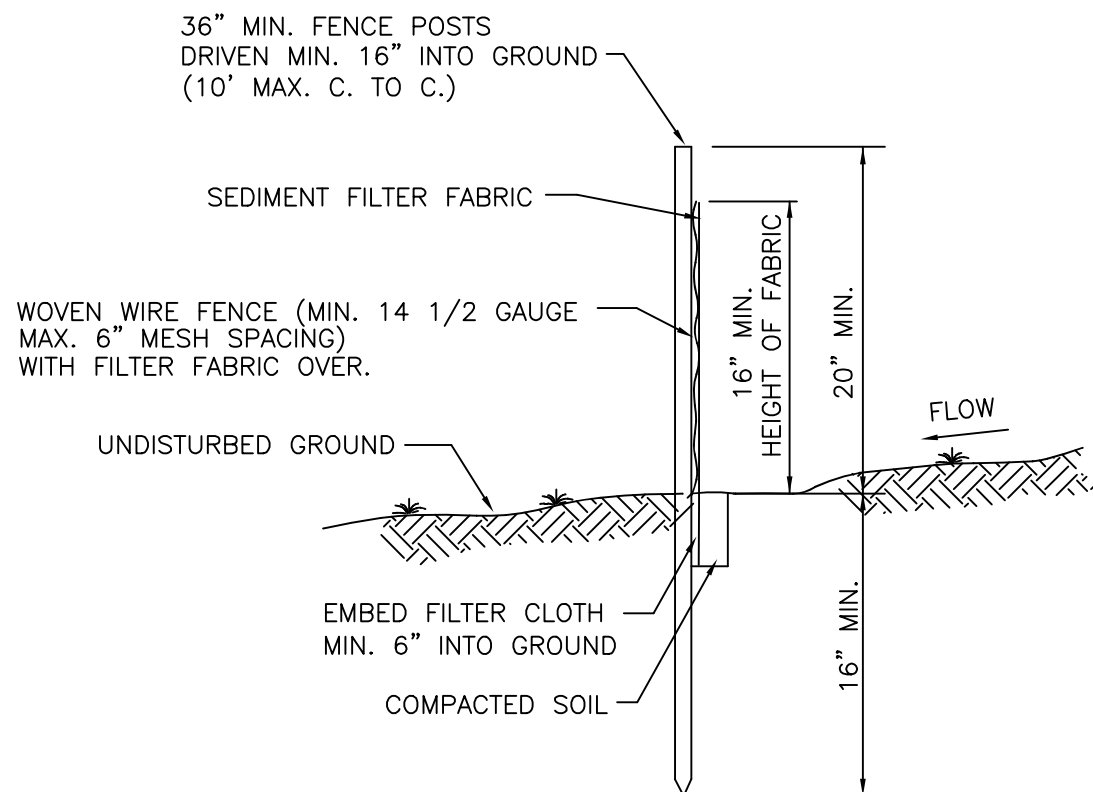
DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 49.05 - 1 - 13 PLOT PLAN FOR 158 SPOOK ROCK ROAD VILLAGE OF MONTEBELLO - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE: 1/17/23
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243			DRAWN BY: DC
111 Main Street Chester, NY 10918 845.610.3621			CHKD BY: RB/LT
Civil Engineering & Land Surveying Services that Build Confidence www.Civil-Tec.com			JOB No. 4198
Rachel B. Barese, P.E. N.Y. Lic. No. 90143			SCALE: 1"=20'
			DWG No. 1 OF 2



TYPICAL DRIVEWAY PAVEMENT SECTION
SCALE: N. T. S.

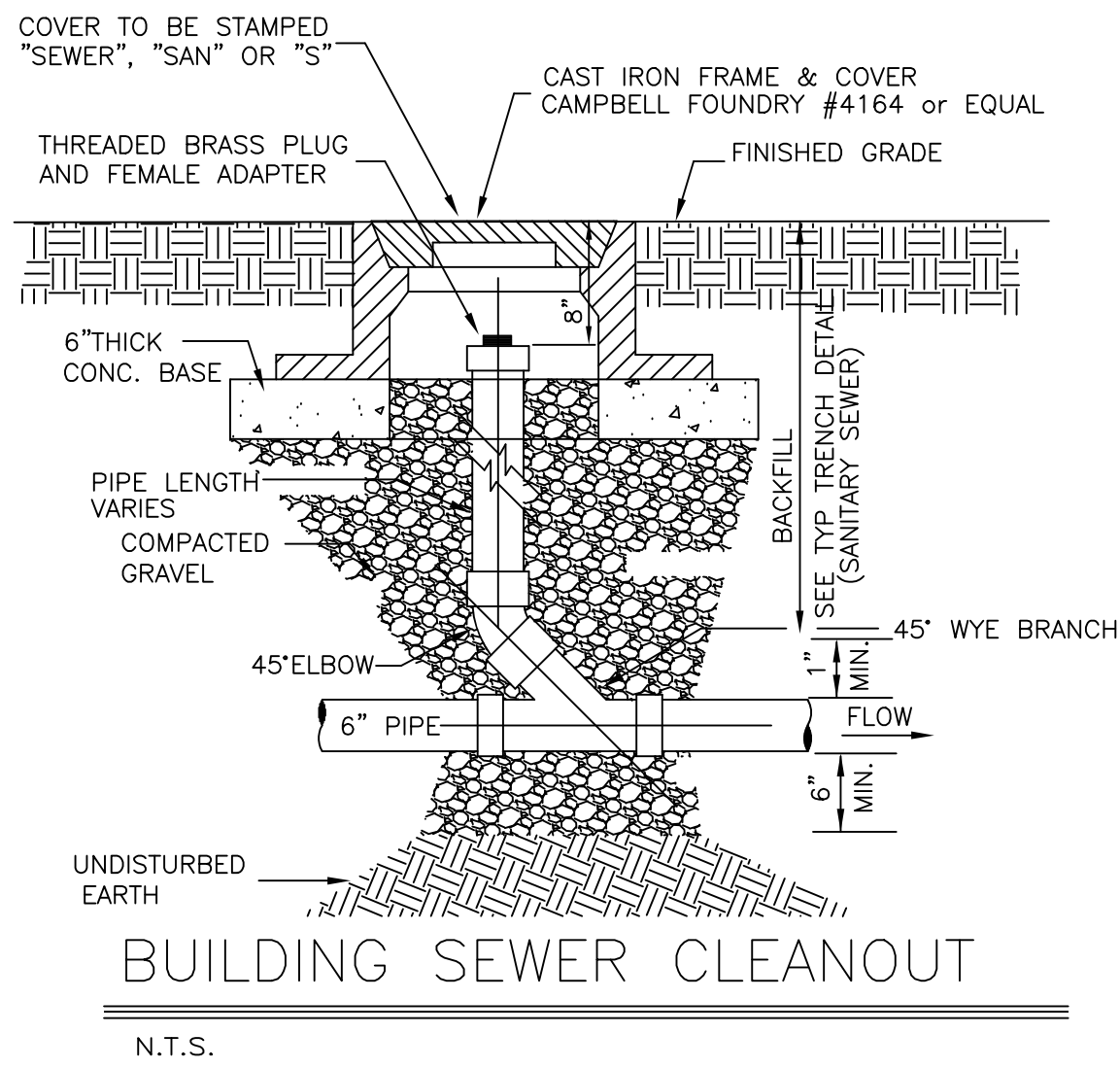


- CONSTRUCTION SPECIFICATIONS N.T.S.
- STONE SIZE - USE 2 INCHES STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 25 FOOT MINIMUM LENGTH WOULD APPLY).
 - THICKNESS - NOT LESS THAN 6 INCHES.
 - WIDTH - 12 FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY FOUR FEET IF SINGLE ENTRANCE TO SITE.
 - FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

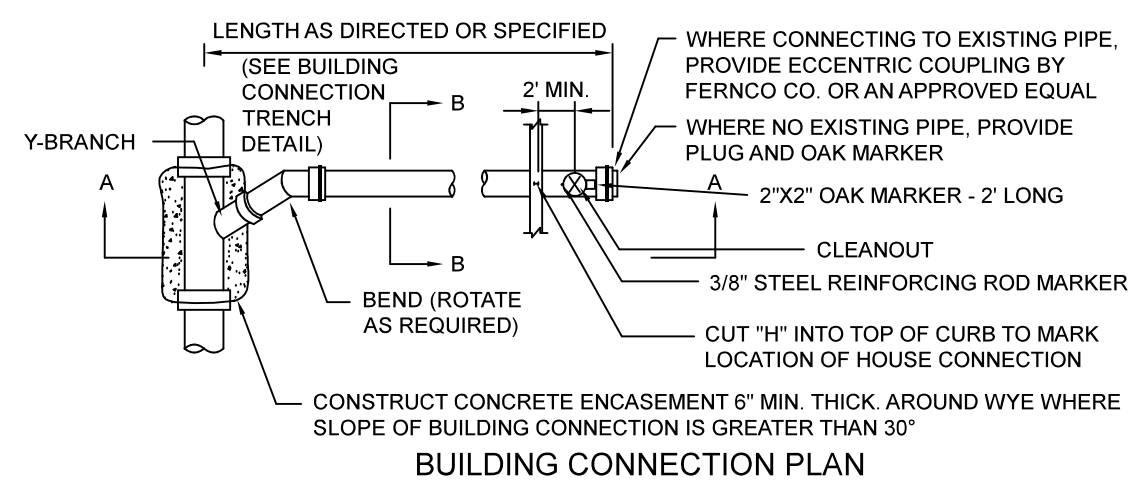


SECTION
SILT FENCE
N.T.S.

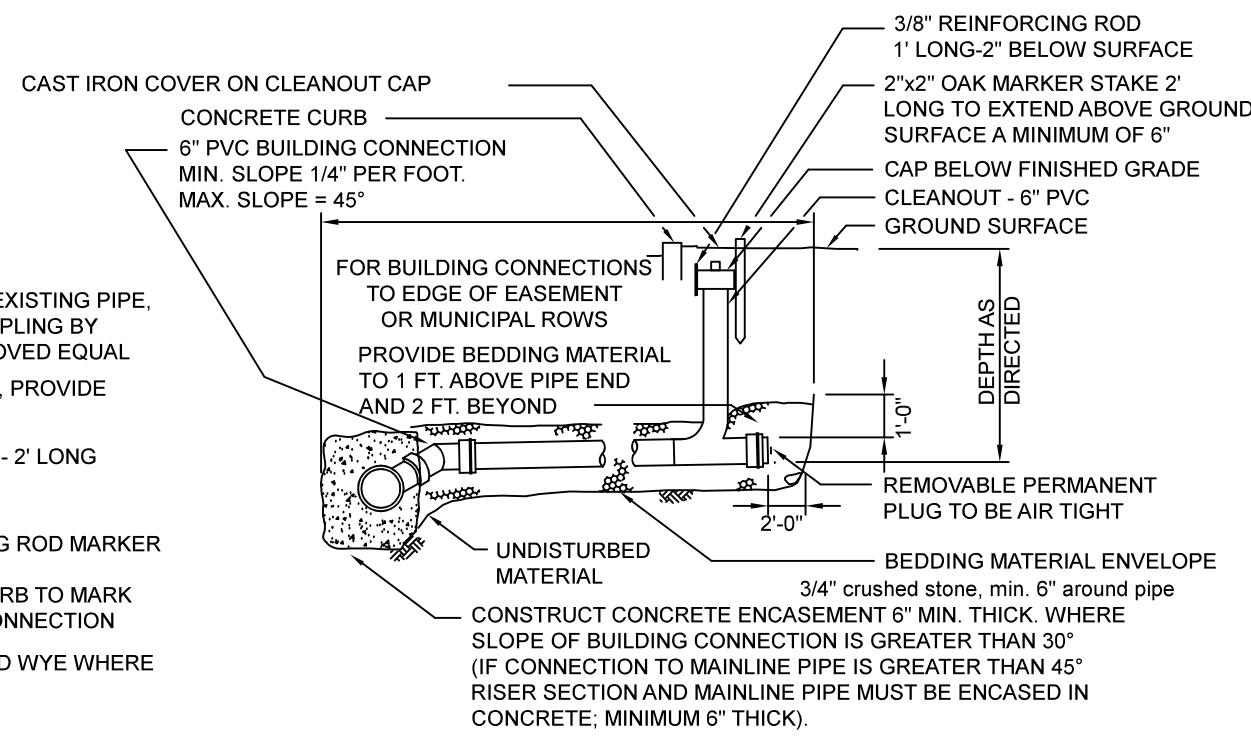
- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.
 - POST TO BE STEEL EITHER "T" OR "U" TYPE OR 2" HARWOOD.
 - FILTER CLOTH TO BE MIRAFI 100X STABILINKA T140N OR APPROVED EQUAL.
 - PREFABRICATED UNIT - GEOFAB, ENVIROFENCE OR APPROVED EQUAL.



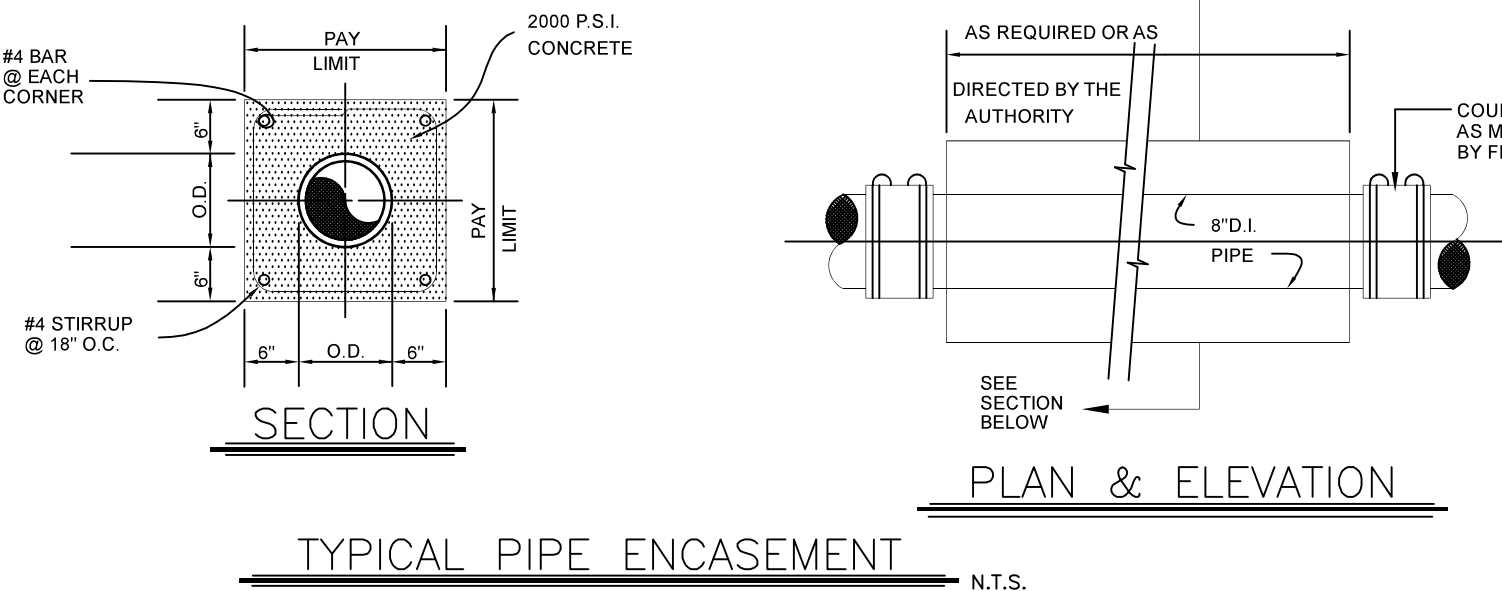
BUILDING SEWER CLEANOUT
N.T.S.



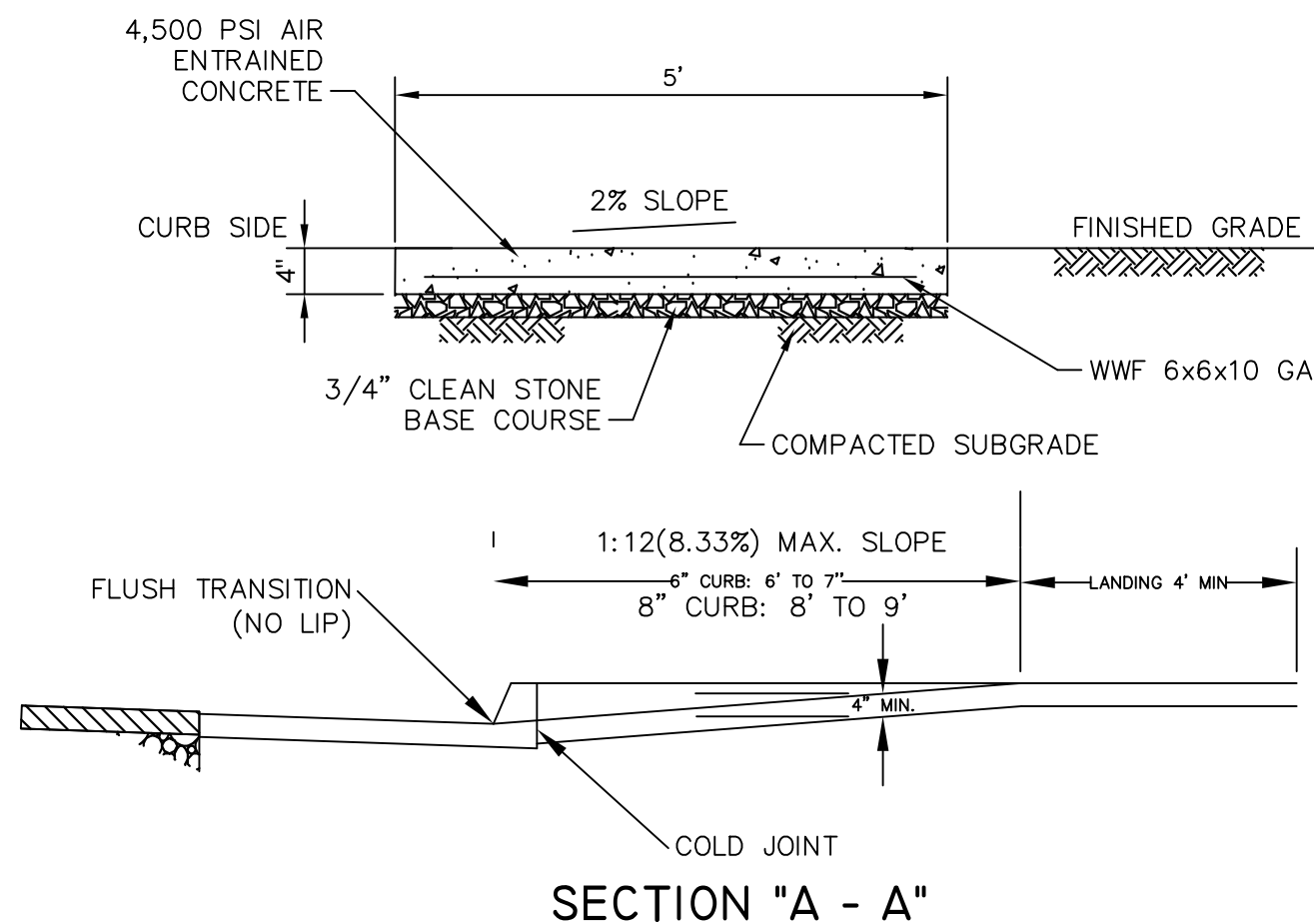
BUILDING CONNECTION PLAN



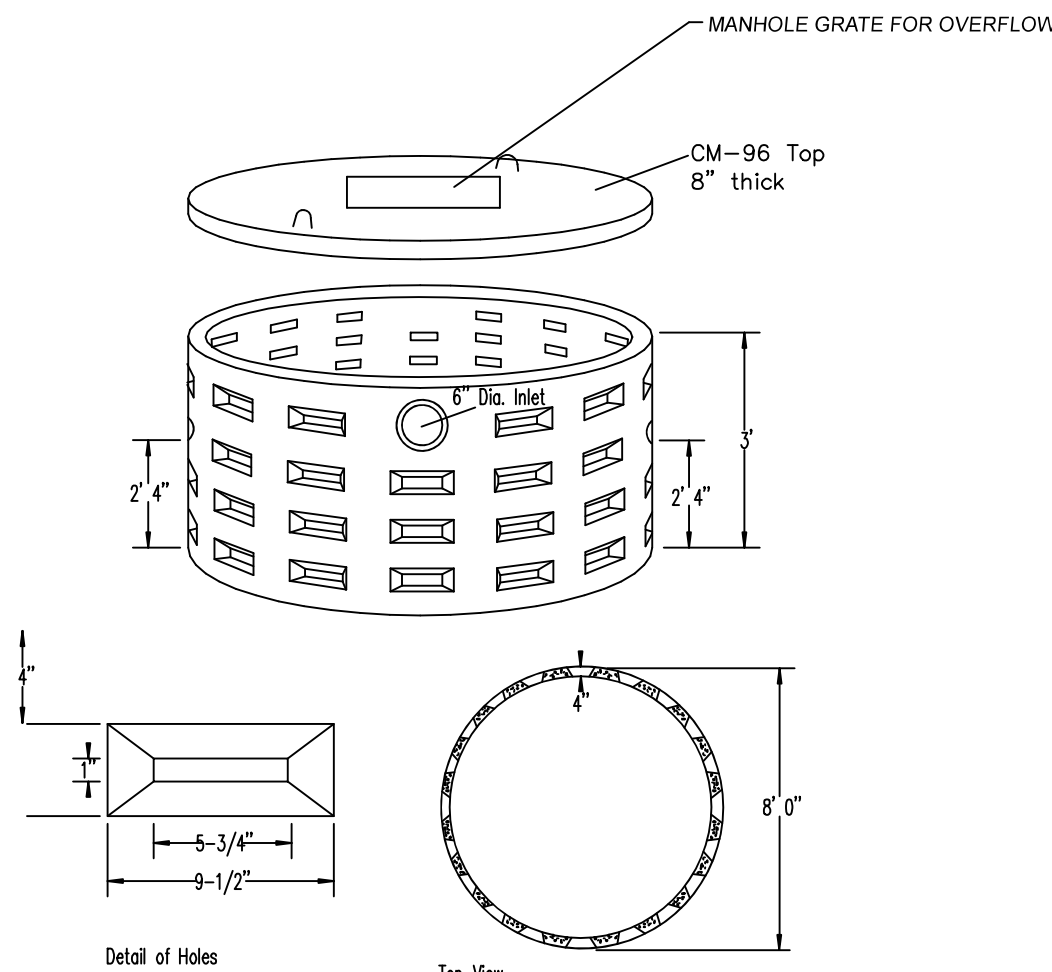
SECTION A-A
BUILDING CONNECTION ELEVATION
BUILDING CONNECTION DETAIL
N.T.S.



TYPICAL PIPE ENCASEMENT
N.T.S.



CONCRETE SIDEWALK
SCALE: N. T. S.



- SPECIFICATIONS:
- CONCRETE MIN. STRENGTH: 4,000 PSI AT 28 DAYS
REINFORCEMENT: #4 REBAR/ASTM A615
AIR ENTRAINMENT: 5%
LOAD RATING: HS-20
- NOTE:
- PROVIDE 12" BASE AND 12" PERIMETER OF STONE (1 1/2"-2") AROUND THE DRY WELL.
FILTER FABRIC TO BE PROVIDED AROUND THE STONE.
FILTER FABRIC TO BE FLO-WELL POROUS FABRIC WRAP OR APPROVED EQUAL.
SEEPAGE PIT LID MUST MEET HS-20 LOADING.
SOIL PERCOLATION TEST TO BE COMPLETED PRIOR TO CONSTRUCTION.
- 8 INCH DIAM. PRECAST DRY WELL DETAIL
N.T.S.

Opal Double Gate Commercial-arched

NATIONAL FENCE SYSTEMS, INC.
1033 Route 1
Avenel, NJ 07001
1-800-211-2444
www.nationalfencesystems.com

Installer:	DWG NO: OAC.DDG.8
Project:	DR: es

DATE	ISSUE	DESCRIPTION	REVISIONS
DECEMBER 16, 2024	REV 7	REV TO ADD FENCE	
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MARCH 28, 2023	REV 1	REV PER CLIENT	

S.B.L. 49.05 - 1 - 13
PLOT PLAN
FOR
158 SPOOK ROCK ROAD
VILLAGE OF MONTEBELLO - ROCKLAND COUNTY - NEW YORK

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DWG No. 2 OF 2