PRELIMINARY SITE PLANS PREPARED FOR

RELLA BOULEVARD

VILLAGE OF MONTEBELLO
ROCKLAND COUNTY, NEW YORK

OWNER
RELLA OWNER LLC
33 DOWNTOWN DRIVE, SUITE 504
MONSEY, NY 10952

APPLICANT
RELLA OWNER LLC
33 DOWNTOWN DRIVE, SUITE 504
MONSEY, NY 10952

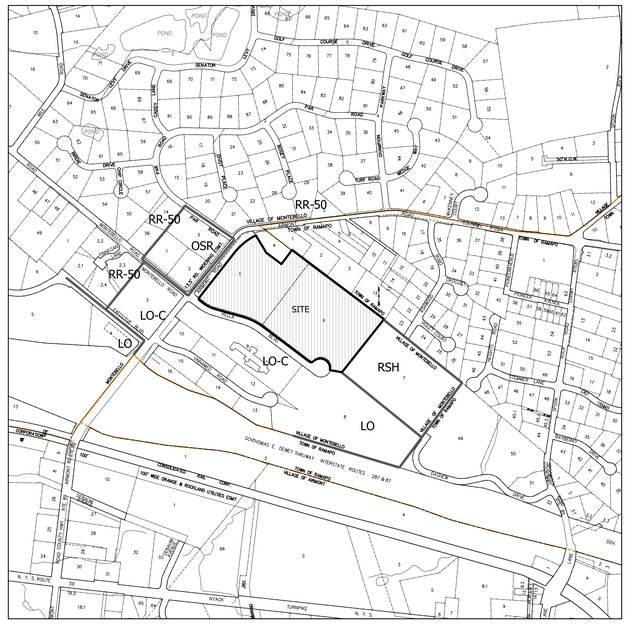
ENGINEER
WESTON & SAMPSON, PE, LS, LA, ARCHITECTS, PC
74 LAFAYETTE AVENUE, SUITE 501
SUFFERN, NY 10901
PHONE: (845) 357-4411

SURVEYOR
JAY A. GREENWELL, PLS, LLC
LAND SURVEYING – LAND PLANNING
85 LAFAYETTE AVENUE,
SUFFERN, NEW YORK, 10901
PHONE: (845) 357-0830

ARCHITECT
ANDERSON DESIGN GROUP
25 WALLKILL AVENUE
MONTGOMERY, NY 12549
PHONE: (845) 294-2724

TRAFFIC ENGINEER
COLLIERS ENGINEERING
331 NEWMAN SPRINGS RD STE 203
RED BANK, NJ 07701
PHONE: (877) 627-3772

ENVIROMENTAL CONSULTANT
B. LAING ASSOCIATES
103 SOLONGA ROAD, SUITE 5
FORT SALONGA, NY 11768
PHONE: (631) 261-7170



VICINITY MAP
SCALE: 1" = 500'

1. DRAWING LIST:

		ORIGINAL DATE	REVISED DATE
T.	TITLE SHEET	5/09/25	6/11/25
1.	EXISTING CONDITIONS PLAN	5/09/25	6/11/25
2.	PRELIMINARY LAYOUT PLAN	5/09/25	6/11/25
3.	PRELIMINARY GRADING AND UTILITY PLAN	5/09/25	6/11/25
4.	PRELIMINARY EROSION AND SEDIMENT CONTROL PLAN	5/09/25	6/11/25
5.	EROSION AND SEDIMENT CONTROL DETAILS	5/09/25	6/11/25
6.	DRIVEWAY PROFILES (1 OF 2)	5/09/25	6/11/25
7.	DRIVEWAY PROFILES (2 OF 2)	5/09/25	6/11/25
8.	CONSTRUCTION DETAILS (1 OF 3)	5/09/25	6/11/25
9.	CONSTRUCTION DETAILS (2 OF 3)	5/09/25	6/11/25
10.	CONSTRUCTION DETAILS (3 OF 3)	6/11/25	6/11/25
11.	SANITARY SEWER PROFILES	6/11/25	6/11/25
12.	DRAINAGE PROFILES	6/11/25	6/11/25
13.	LIGHTING PLAN	5/09/25	6/11/25
14.	TREE PLAN (NOT PART OF SET)	5/09/25	6/11/25
TM-1	FIRE TRUCK MANEUVER PLAN	5/09/25	6/11/25
TM-2	TRUCK MANEUVER PLAN	5/09/25	6/11/25

SITE PLAN STANDARD NOTES

1. THIS IS SECTION 55.08 BLOCK 1 LOTS 5 AND 6, AS SHOWN ON THE TOWN OF RAMAPO TAX MAP.
2. AREA OF TRACT:..... 18.5265 AC. (LOTS 5 and 6)
3. ZONE:..... LO-C
4. PROPOSED USE:..... WAREHOUSING DISTRIBUTION
5. APPLICANT:..... RELLA OWNER LLC
   33 DOWNTOWN DRIVE, SUITE 504
   MONSEY, NY 10952
6. RECORD OWNER:..... RELLA OWNER LLC
   33 DOWNTOWN DRIVE, SUITE 504
   MONSEY, NY 10952
7. FIRE DISTRICT:..... TALLMAN FD004
8. SCHOOL DISTRICT:..... SUFFERN CENTRAL
9. WATER DISTRICT:..... NR 1, WD001; NR 2, WD002
10. WATER SUPPLY BY:..... VEOLIA
11. SEWER DISTRICT:..... RC SD130, RR SD100
12. DATUM:.....NAVD 88
13. ALL UTILITIES SHALL BE UNDERGROUND. ELECTRIC SERVICE SHALL BE IN CONDUIT OF NOT LESS THAN TWO (2) INCH DIAMETER.
14. THERE 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.
15. NO SIGN(S) OTHER THAN THOSE SHOWN ON THIS DRAWING ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE PLANNING BOARD.
16. 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, AS A CONDITION OF THE ISSUANCE OF A BUILDING PERMIT. THE APPLICANT/OWNER IS AWARE THAT NO CHANGES IN THIS PLAN MAY BE MADE UNLESS APPROVED BY THE PLANNING BOARD.

   APPLICANT _____ DATE

   OWNER_____ DATE

17. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AN AS-BUILT LANDSCAPING DRAWINGS SHALL BE SUBMITTED TO THE BUILDING INSPECTOR, PLANNING BOARD AND DEPARTMENT OF PUBLIC WORKS WHICH IS CERTIFIED BY LANDSCAPE ARCHITECT LICENSED TO PRACTICE IN THE STATE OF NEW YORK. SAID CERTIFIED LANDSCAPING DRAWING SHALL BE INDICATE THE DEGREE OF COMPLETION OF SAID LANDSCAPING IMPROVEMENTS IN ACCORDANCE WITH THE APPROVED SITE PLAN.

OWNER DATE

PLANNING BOARD CHAIRMAN DATE

REV	DESCRIPTION	BY	DATE
1	PLANNING BOARD SUBMISSION	AP	6/11/25

DISCLAIMER:
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BROOKER ENGINEERING
a division of Weston & Sampson
WESTON & SAMPSON, PE, LS, LA, ARCHITECTS, PC
74 Lafayette Avenue, Suite 501, Suffern, NY 10901
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WESTONANDSAMPSON.COM

PROJECT:
RELLA BOULEVARD
VILLAGE OF MONTEBELLO
ROCKLAND COUNTY
NEW YORK

TITLE:
TITLE SHEET

STATE OF NEW YORK · BRIAN A. BROOKER · 60229 · LICENSED PROFESSIONAL ENGINEER

BRIAN A. BROOKER,
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 60229

PROJECT NO:	DRAWN:	CHECKED:
ENG24-1108	AP	JN

SCALE: AS SHOWN
GRAPHIC SCALE: 0 40' 80'

DATE:	DRAWING NO:
05/09/25	T

P:\BBE\2025\2313 Rella Blvd_Dwg\Rev 1\RELLA BLVD Flex Space.dwg, 7/17/2025 10:50:36 AM, Pokrus Sasha

TAX LOT 55.08-3-1
N OR F OLSON

TAX LOT 55.08-3-2
N OR F WALLER

TAX LOT 55.08-3-3.3
N OR F ADAMS

TAX LOT 55.08-3-23
N OR F KINLAN

TAX LOT 55.08-1-4
N OR F H & S DEVELOPMENT CORP.

S38°43'02"E
938.53'

N51°16'58"E
145.00'

S16°43'58"E
164.19'

S38°43'02"E
155.00'

551.93'
S52°39'11"W

TAX LOT 55.08-1-7
N OR F MONTEBELLO COMMONS LLC

465.39'
RIGHT-OF-WAY LINE PER L.L.P.
ORIGINAL RIGHT-OF-WAY LINE

NORTH AIRMONT ROAD

N52°22'32"E

L=202.38'
R=80.00'
100.00'
N65°35'16"W

R=25.00'
L=35.69'

L=189.60'
N38°45'03"W
468.68'

R=509.40'

RELLA BOULEVARD

R=15.00
L=23.69

N38°06'49"W
35.86'

230.00'
N60°04'37"W

L=115.00'
R=300.00

TAX LOT 55.08-1-9
N OR F SABLE-REALTY LLC
ASSISTED LIVING FACILITY
"THE SENTINEL OF ROCKLAND"
#200 RELLA BLVD

TAX LOT 55.08-1-8
N OR F FOUR HUNDRED RELLA

TO THE TOWN OF RAMAPO

LEGEND

142	CONTOUR
+141.5	SPOT GRADE
CB / FI	CATCH BASIN/FIELD INLET
	DRAIN LINE
S / SMH	SANITARY MANHOLE / PIPE
	EDGE OF PAVEMENT
	CONCRETE CURB
G / GV	GAS LINE/ VALVE
W / WV	WATER LINE / VALVE
	UTILITY POLE
	LIGHT POLE
OHW	OVERHEAD WIRES
UE	UNDERGROUND ELECTRIC
ICB / ICV	IRRIGATION CONTROL VALVE/BOX
TRANS	TRANSFORMER
	EDGE OF WOODED AREA
	TELEPHONE MANHOLE
TSB	TRAFFIC SIGNAL BOX

REV	DESCRIPTION	BY	DATE
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PROJECT:
RELLA BOULEVARD
VILLAGE OF MONTEBELLO
ROCKLAND COUNTY
NEW YORK

TITLE:
EXISTING CONDITIONS PLAN

STATE OF NEW YORK · BRIAN A. BROOKER · 60229 · LICENSED PROFESSIONAL ENGINEER

BRIAN A. BROOKER,
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 60229

PROJECT NO:	DRAWN:	CHECKED:
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SCALE: 1" = 40'

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DATE: 05/09/25

DRAWING NO: 1

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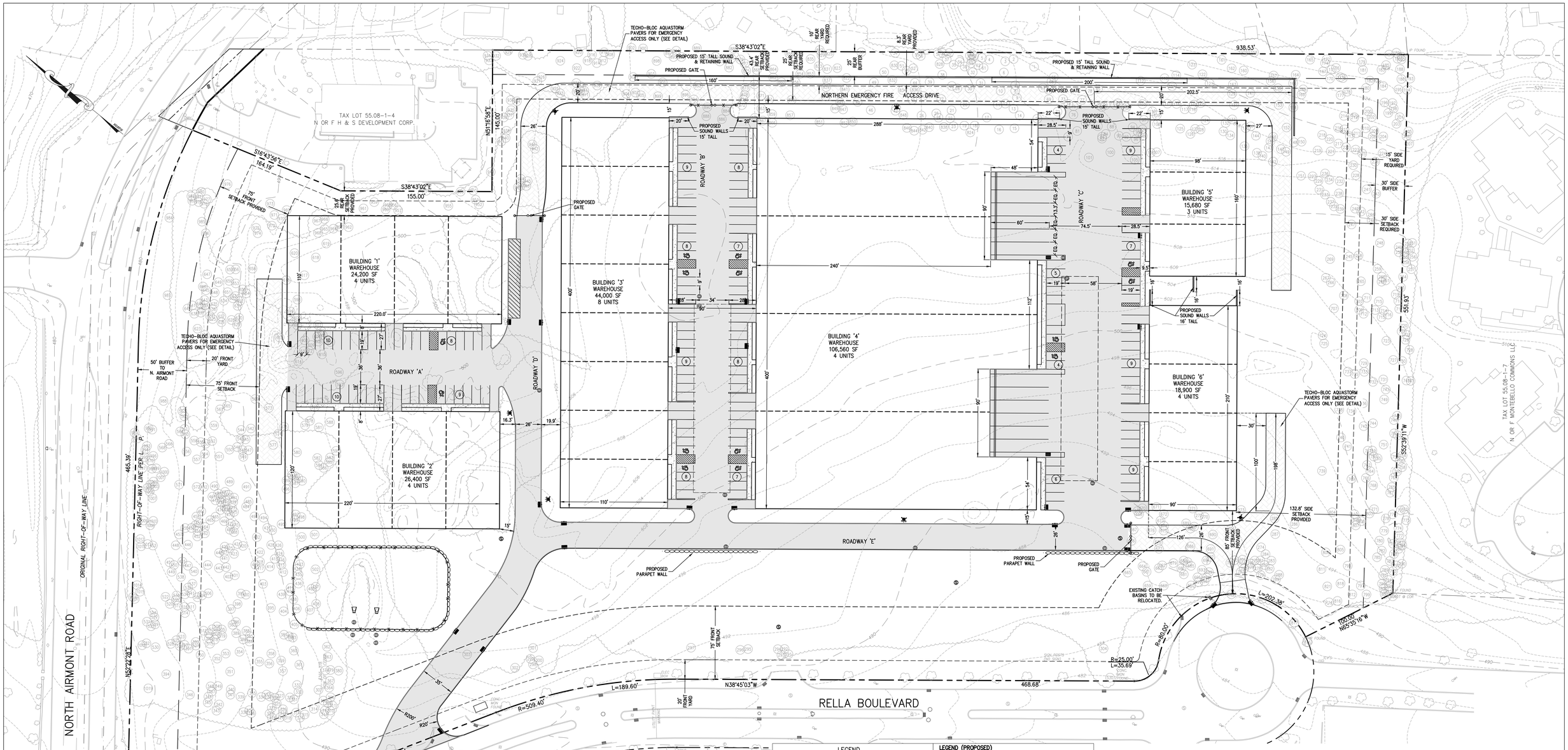

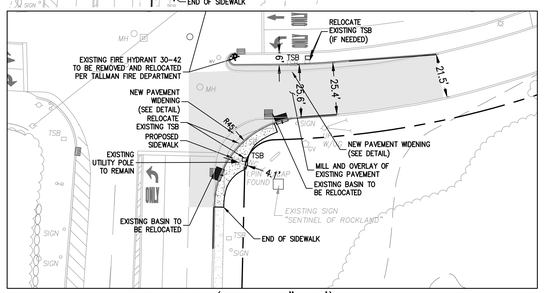

PART PLAN (SCALE: 1"=30')

LEGEND

142	CONTOUR
+141.5	SPOT GRADE
CB / FI	CATCH BASIN/FIELD INLET
	DRAIN LINE
S / SMH	SANITARY MANHOLE / PIPE
	EDGE OF PAVEMENT
	CONCRETE CURB
G / GV	GAS LINE/ VALVE
W / WV	WATER LINE / VALVE
	UTILITY POLE
	LIGHT POLE
OHW	OVERHEAD WIRES
UE	UNDERGROUND ELECTRIC
ICB / ICV	IRRIGATION CONTROL VALVE/BOX
TRANS	TRANSFORMER
	EDGE OF WOODED AREA
T	TELEPHONE MANHOLE
TSB	TRAFFIC SIGNAL BOX

LEGEND (PROPOSED)

CLEAN OUT	CO
SANITARY SEWER MANHOLE	S
CATCH BASIN	CB
OUTLET STRUCTURE	OS
DRAINAGE MANHOLE	D
FLARE END SECTION	FES
LIGHT POLE	
SIGN	
HYDRANT	
WATER VALVE	WV
GAS VALVE	GV
SPOT ELEVATION	+ (100.0)
DRAINAGE PIPE	D
GAS MAIN	G
GAS SERVICE	GS
OVERHEAD UTILITY	OHW
SANITARY SEWER PIPE	SAN
HOUSE CONNECTION	HC
WATER SERVICE	W
FIRE SERVICE	FS
ROOF LEADER	RL
TELEPHONE, ELECTRIC, GAS, CABLE	TEGC
GUIDE RAIL	
RETAINING WALL	
CURB WITH DROP CURB	DC
DOOR LOCATION	
TOP OF WALL	TW
BOTTOM OF WALL	BW
TOP OF SOUND BARRIER WALL	TBW

ZONING & PARKING CALCULATION

1. LOT COVERAGE CALCULATION:

PAVEMENT (IMPERVIOUS)	134,993 S.F.
EMERGENCY PAVEMENT (PERVIOUS 38%) 35,303 S.F x 62%	21,888 S.F.
BUILDINGS	235,740 S.F.
WALK	7,664 S.F.
GARBAGE/TRANSFORMERS	1,600 S.F.
TOTAL	401,885 S.F.

401,885 S.F./ 807,015 S.F. x 100% =49.8

2. FLOOR AREA RATIO
FAR = GROSS AREA/ LOT AREA
BUILDING AREA 235,740 S.F.

235,740 S.F./ 807,015 S.F. = 0.29%

3. PARKING REQUIREMENTS:

WAREHOUSE: 1 SPACE FOR EVERY 2 EMPLOYEE

4 LARGER WAREHOUSE UNITS WITH 4 EMPLOYEES
4 UNITS x 4 EMPLOYEES = 16 EMPLOYEES / 2 SPACES = 8 PARKING SPACES
23 SMALLER WAREHOUSE UNITS WITH 2 EMPLOYEES
23 UNITS x 2 EMPLOYEES = 46 EMPLOYEES / 2 SPACES = 23 PARKING SPACES

TOTAL WAREHOUSE REQUIRED: 31 SPACES

OFFICE: 1 SPACE FOR EVERY 150 SF

23 TOTAL UNITS WITH 575 SF OFFICE SPACE EACH
23 UNITS x 575 SF = 13,225 SF / 150 SF = 89 PARKING SPACES
4 TOTAL UNITS WITH 800 SF OFFICE SPACE EACH
4 UNITS x 800 SF = 3,200 SF / 150 SF = 22 PARKING SPACES

TOTAL OFFICE REQUIRED: 111 SPACES

TOTAL PARKING REQUIRED: 142 SPACES

ADA PARKING REQUIRED:
TOTAL SPACES BETWEEN 100 TO 150 REQUIRES 6 ADA SPACES

PARKING PROVIDED:
WAREHOUSE AND OFFICE: 154 SPACES, INCLUDING 14 ADA PARKING SPACES
BOX TRUCK LOADING PARKING AT DRIVE-IN: 38 SPACES
LOADING DOCKS: 12 SPACES

BULK TABLE

ZONE: LO-C
USE GROUP: N, WAREHOUSING
*VARIANCE REQUIRED

	MINIMUM LOT AREA, S.F.	MINIMUM 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 DEVELOPMENT COVERAGE, % (PERMEABLE PAVERS TO COUNT FOR 38% PERVIOUS)	MAXIMUM HEIGHT, STORIES/ FEET	BUFFER, FT (N. AIRMONT ROAD)	REAR BUFFER, FT	SIDE BUFFER, FT	FAR	DISTANCE FROM DRIVEWAY TO RESIDENTIAL ZONE, FT
REQUIRED	5 AC	100	75	20	30	60	15	25	10	33	50	50	50	25	30	0.45	300
PROPOSED	807,015 SF 18.5265 AC	1363.3	75	75	132.8	N/A	132.8	25.6	25.6	857.83	50	50	50	25	30	0.29	968.2

REV	DESCRIPTION	BY	DATE
1	PLANNING BOARD SUBMISSION	AP	6/11/25

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WESTONANDSAMPSON.COM

PROJECT:
RELLA BOULEVARD
VILLAGE OF MONTEBELLO
ROCKLAND COUNTY
NEW YORK

TITLE:
PRELIMINARY LAYOUT PLAN

STATE OF NEW YORK · BRIAN A. BROOKER · 60229 · LICENSED PROFESSIONAL ENGINEER
BRIAN A. BROOKER, PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 60229

PROJECT NO:	DRAWN:	CHECKED:
ENG24-1108	AP	JN

SCALE: 1" = 40'
GRAPHIC SCALE: 0 40' 80'
DATE: 05/09/25
DRAWING NO: 2

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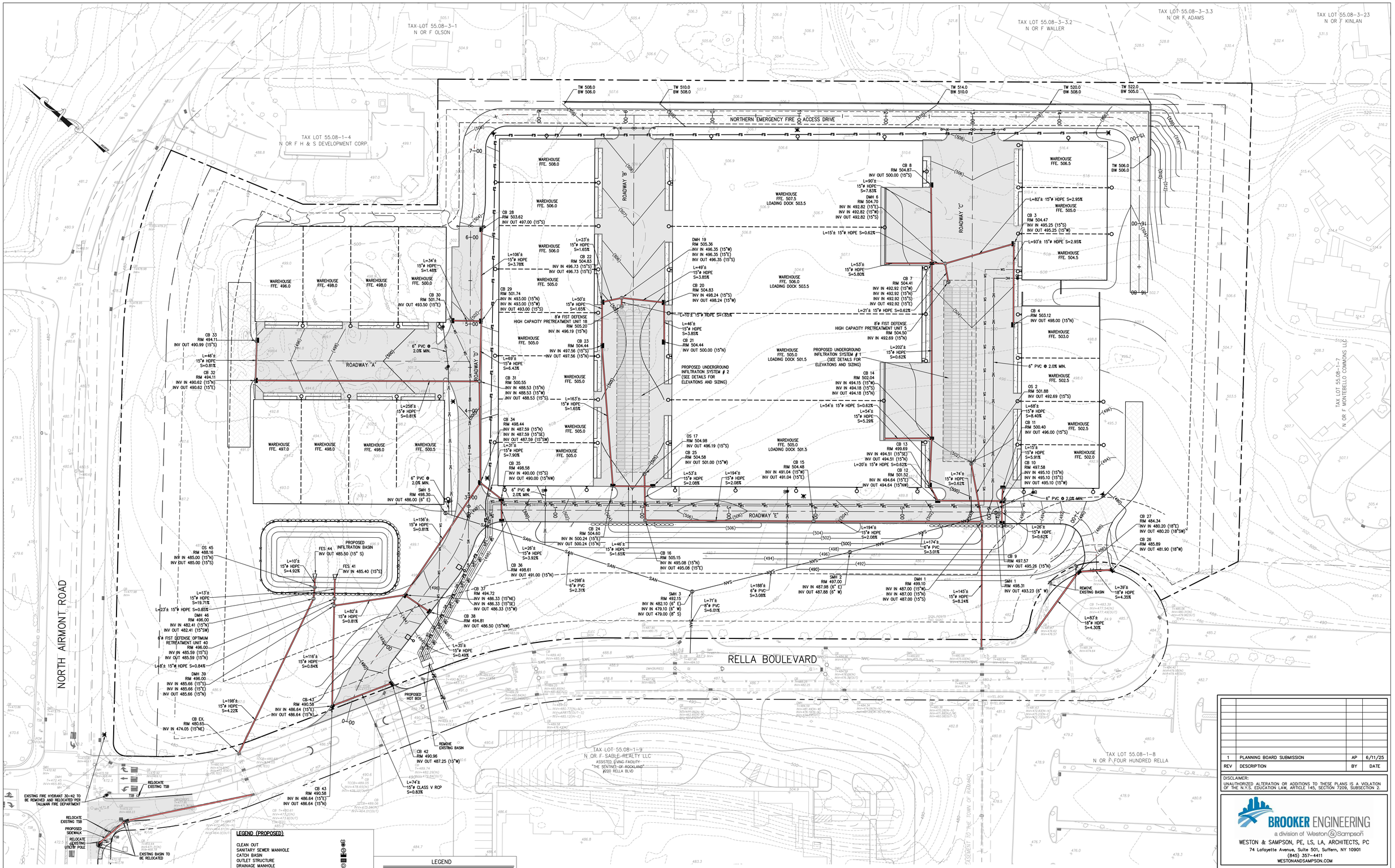

LEGEND (PROPOSED)

- CLEAN OUT
- SANITARY SEWER MANHOLE
- CATCH BASIN
- OUTLET STRUCTURE
- DRAINAGE MANHOLE
- FLARE END SECTION
- LIGHT POLE
- SIGN
- HYDRANT
- WATER VALVE
- GAS VALVE
- SPOT ELEVATION — + (100.0)
- DRAINAGE PIPE
- GAS MAIN — G
- GAS SERVICE — GS
- OVERHEAD UTILITY — OHW
- SANITARY SEWER PIPE — SAN
- HOUSE CONNECTION — HC
- WATER SERVICE — W
- FIRE SERVICE — FS
- ROOF LEADER — RL
- TELEPHONE, ELECTRIC, GAS, CABLE — TEGC
- GUIDE RAIL
- RETAINING WALL
- CURB WITH DROP CURB — DC
- DOOR LOCATION
- TOP OF WALL — TW
- BOTTOM OF WALL — BW
- TOP OF SOUND BARRIER WALL — TBW

LEGEND

- CONTOUR
- SPOT GRADE
- CATCH BASIN/FIELD INLET
- DRAIN LINE
- SANITARY MANHOLE / PIPE
- EDGE OF PAVEMENT
- CONCRETE CURB
- GAS LINE/ VALVE
- WATER LINE / VALVE
- UTILITY POLE
- LIGHT POLE
- OVERHEAD WIRES
- UNDERGROUND ELECTRIC
- IRRIGATION CONTROL VALVE/BOX
- TRANSFORMER
- EDGE OF WOODED AREA
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL BOX

REV	DESCRIPTION	BY	DATE
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PROJECT:
RELLA BOULEVARD
VILLAGE OF MONTEBELLO
ROCKLAND COUNTY
NEW YORK

TITLE:
PRELIMINARY GRADING AND UTILITY PLAN

STATE OF NEW YORK · BRIAN A. BROOKER · 60229 · LICENSED PROFESSIONAL ENGINEER

BRIAN A. BROOKER,
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 60229

PROJECT NO:	DRAWN:	CHECKED:
ENG24-1108	AP	JN

SCALE: 1" = 40'
GRAPHIC SCALE: 0 40' 80'
DATE: 05/09/25
DRAWING NO: 3

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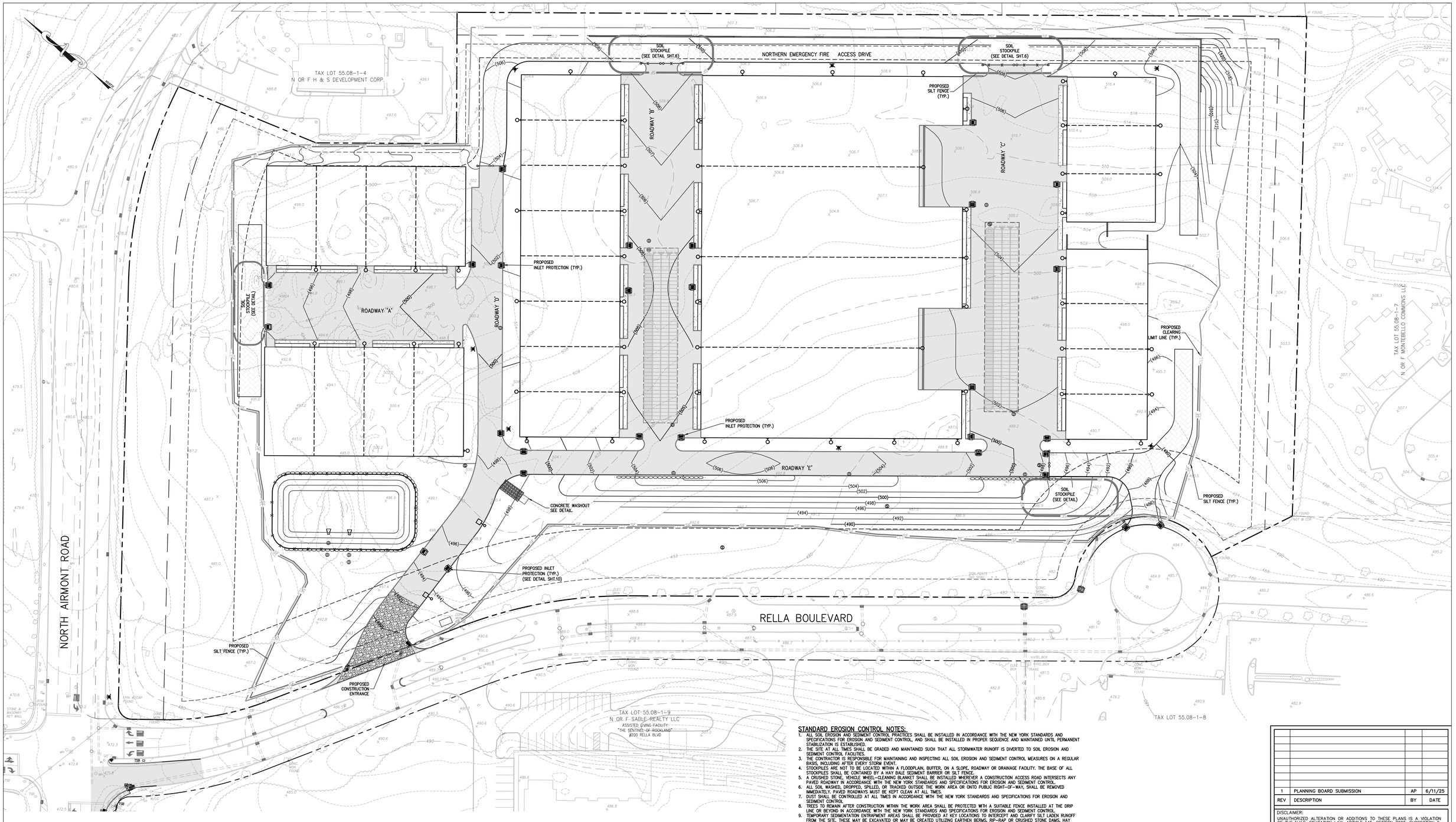

STANDARD EROSION CONTROL NOTES:

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, AND SHALL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
2. THE SITE AT ALL TIMES SHALL BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND INSPECTING ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES ON A REGULAR BASIS, INCLUDING AFTER EVERY STORM EVENT.
4. STOCKPILES ARE NOT TO BE LOCATED WITHIN A FLOODPLAIN, BUFFER, ON A SLOPE, ROADWAY OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHALL BE CONTAINED BY A HAY BALE SEDIMENT BARRIER OR SILT FENCE.
5. A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET SHALL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
6. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE WORK AREA OR ONTO PUBLIC RIGHT-OF-WAY, SHALL BE REMOVED IMMEDIATELY. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
7. DUST SHALL BE CONTROLLED AT ALL TIMES IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
8. TREES TO REMAIN AFTER CONSTRUCTION WITHIN THE WORK AREA SHALL BE PROTECTED WITH A SUITABLE FENCE INSTALLED AT THE DRIP LINE OR BEYOND IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
9. TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIP-RAP OR CRUSHED STONE DAMS, HAY BALES, OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO FILL IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTION SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
10. ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN OPEN OR UNFINISHED FOR MORE THAN 10 DAYS SHALL BE TEMPORARILY SEEDED WITH 1/2 LB. OF RYE GRASS OR MULCHED WITH 100 LBS. OF STRAW OR HAY PER 1,000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICABLE BY THE INSTALLATION OF THE BASE COURSE. A TEMPORARY SEEDING AND/ OR MULCHING SHOULD BE APPLIED TO DISTURBED AREAS THAT ARE LEFT FOR 15 DAYS UNLESS CONSTRUCTION WILL BEGIN WITHIN 30 DAYS.
11. SILT THAT LEAVES THE SITE SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
12. AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS RE-GRADED, PLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED PLANS.
13. ALL AREAS DISTURBED BY ON-SITE GRADING, THAT WILL NOT BE CONSTRUCTED UPON, SHALL BE STABILIZED WITH PERMANENT VEGETATIVE COVER, USING THE FOLLOWING SEEDING SCHEDULE, OR EQUIVALENT:

	1 LB. PER ACRE	1 LB. PER 1,000 SF
KENTUCKY BLUE GRASS –	20	0.45
CREEPING RED FESCUE	20	0.45
PERENNIAL RYE GRASS –	5	0.10

14. ALL SEEDED AREAS TO HAVE AN APPLICATION OF THE FOLLOWING:
    LIME – AMOUNT NEEDED TO OBTAIN A pH OF 5.5
    FERTILIZER – 15 LBS. PER 1,000 SF OF 10-20-10 FERTILIZER OR APPROVED EQUAL.
    IF NOT LANDSCAPED OTHERWISE, ALL NEW CONSTRUCTED STEEP PERMANENT SLOPED LESS THEN 1 (VERTICAL) : 2.5 (HORIZONTAL) TO BE SEEDED WITH THE FOLLOWING:

	1 LB. PER ACRE	1 LB. PER 1,000 SF
CREEPING RED FESCUE –	10	0.45
CROWN VETCH –	15	0.35
BIRDSFOOT TREFOIL –	8	0.20
TALL FESCUE OR SMOOTH BROMEGRASS –	15	0.35
W/PERENNIAL RYE GRASS –	5	0.10

15. ALL SLOPES 1 (VERTICAL) : 2.5 (HORIZONTAL) TO BE MULCHED AND STABILIZED WITH CLOTH FABRIC AND PINNED TO THE GROUND.
16. SOD CAN BE USED INSTEAD OF SEED.
    CONSTRUCTION SEQUENCE:
    a. CONSTRUCT STABILIZING CONSTRUCTION ENTRANCE.
    b. INSTALL SEDIMENT BARRIERS AS PER NOTE 1 ABOVE.
    c. CONSTRUCT DIVERSIONS SWALES AND DRAINAGE SYSTEMS WITH MINIMUM NECESSARY CLEARING.
    d. CLEAR EXISTING TREES AND VEGETATION FROM AREAS TO BE EXCAVATED OR FILLED, STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE DISTURBED.
    e. PERFORM NECESSARY EXCAVATION OR FILL OPERATIONS TO BRING SITE TO DESIRED SUBGRADE. INSTALL STORM DRAINAGE SYSTEM.
    f. INSTALL SEDIMENT CONTROL BARRIERS AROUND ALL STORM DRAIN INLETS.
    g. SEED ALL DISTURBED AREAS WHICH WILL REMAIN UNDISTURBED FOR A PERIOD OR 30 DAYS AS PER NOTE 2 ABOVE.
    h. AFTER COMPLETION OF THE SITE CONSTRUCTION FINE GRADE AND SPREAD TOPSOIL ON ALL LAWN AREAS AND SEED AS PER NOTES 5 AND 6 ABOVE.
    i. REMOVE SEDIMENT BARRIERS AS PER NOTE 4 ABOVE.
    j. MAINTAIN ALL SEEDED AND PLANTED AREAS TO INSURE A WABLE STABILIZED VEGETATIVE SPECS.
17. ALL CONSTRUCTION TO MEET CURRENT MUNICIPALITY SPECS.
18. 4" OF TOP SOIL TO BE SPREAD PRIOR TO SEEDING IN ALL DISTURBED AREAS.

NOTES:

1. ADDITIONAL ROWS OF SILT FENCE MAYBE REQUIRED AS PART OF THE DEVELOPMENT.
2. ORANGE SAFETY FENCE SHALL BE INSTALLED ALONG THE CLEARING LIMIT LINE

TOTAL AREA TO BE DISTURBED:
599,034 S.F. = 13.8 ACRES

LEGEND

CONSTRUCTION ENTRANCE
SILT FENCE
CLEARING LIMIT LINE
INLET PROTECTION

REV	DESCRIPTION	BY	DATE
1	PLANNING BOARD SUBMISSION	AP	6/11/25

DISCLAIMER:
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PROJECT:
RELLA BOULEVARD
VILLAGE OF MONTEBELLO
ROCKLAND COUNTY
NEW YORK

TITLE:
PRELIMINARY EROSION AND SEDIMENT CONTROL PLAN

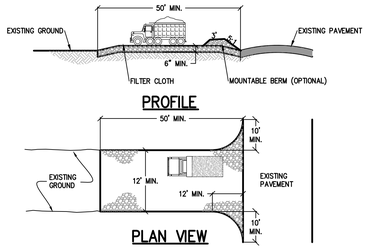
STATE OF NEW YORK · BRIAN A. BROOKER · 60229 · LICENSED PROFESSIONAL ENGINEER

BRIAN A. BROOKER,
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 60229

PROJECT NO:	DRAWN:	CHECKED:
ENG24-1108	AP	JN

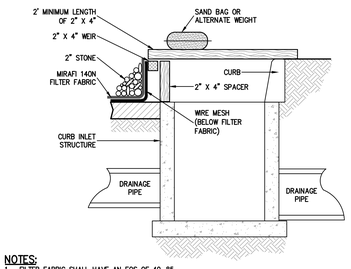
SCALE: 1" = 40'
GRAPHIC SCALE: 0 40' 80'
DATE: 05/09/25
DRAWING NO: 4

P:\BBE\20\20013 Rella Blvd_Dwg\Rev 1\RELLA BLVD Flex Spaces.dwg, 7/17/2025 10:51:02 AM, Pokras.Sasha



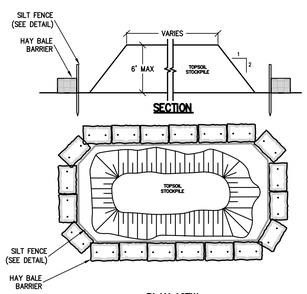
NOTES:
1. STONE SIZE – USE 1 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCURS. TWENTY – FOUR (24) FOOT IF SINGLE ENTRANCE SITE.
5. GEOTEXTILE – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS–OF–WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRES, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
N.T.S.



NOTES:
1. FILTER FABRIC SHALL HAVE AN EOS OF 40–85.
2. WOODEN FRAME SHALL BE CONSTRUCTED OF 2" X 4" CONSTRUCTION GRADE LUMBER.
3. WIRE MESH ACROSS THROAT SHALL BE A CONTINUOUS PIECE 30 INCH MINIMUM WIDTH WITH A LENGTH 4 FEET LONGER THAN THE THROAT. IT SHALL BE SHAPED AND SECURELY NAILED TO A 2" X 4" WEIR.
4. THE WEIR SHALL BE SECURELY NAILED TO 2" X 4" SPACERS 9 INCHES LONG SPACED NO MORE THAN 6 FEET APART.
5. THE ASSEMBLY SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2" X 4" ANCHORS 2 FEET LONG EXTENDING ACROSS THE TOP OF THE INLET AND HELD IN PLACE BY SAND BAGS OR ALTERNATE WEIGHTS.

CURB INLET PROTECTION DETAIL
N.T.S.



SOIL STOCKPILE SEDIMENT BARRIER
N.T.S.

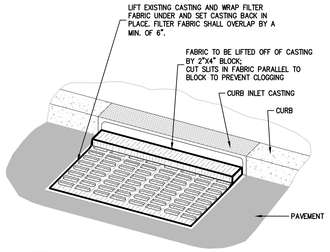
STANDARD EROSION CONTROL NOTES:
1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, AND SHALL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
2. THE SITE AT ALL TIMES SHALL BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND INSPECTING ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES ON A REGULAR BASIS, INCLUDING AFTER EVERY STORM EVENT.
4. STOCKPILES ARE NOT TO BE LOCATED WITHIN A FLOODPLAIN, BUFFER, ON A SLOPE, ROADWAY OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHALL BE CONTAINED BY A HAY BALE SEDIMENT BARRIER OR SILT FENCE.
5. A CRUSHED STONE, VEHICLE WHEEL–CLEANING BLANKET SHALL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
6. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE WORK AREA OR ONTO PUBLIC RIGHT–OF–WAY, SHALL BE REMOVED IMMEDIATELY. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
7. DUST SHALL BE CONTROLLED AT ALL TIMES IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
8. TREES TO REMAIN AFTER CONSTRUCTION WITHIN THE WORK AREA SHALL BE PROTECTED WITH A SUITABLE FENCE INSTALLED AT THE DRIP LINE OR BEYOND IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
9. TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIP–RAP OR CRUSHED STONE DAMS, HAY BALES, OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO FILL IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTION SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
10. ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN OPEN OR UNFINISHED FOR MORE THAN 10 DAYS SHALL BE TEMPORARILY SEEDED WITH 1/2 LB. OF RYE GRASS OR MULCHED WITH 100 LBS. OF STRAW OR HAY PER 1,000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICABLE BY THE INSTALLATION OF THE BASE COURSE. A TEMPORARY SEEDING AND/ OR MULCHING SHOULD BE APPLIED TO DISTURBED AREAS THAT ARE LEFT FOR 15 DAYS UNLESS CONSTRUCTION WILL BEGIN WITHIN 30 DAYS.
11. SILT THAT LEAVES THE SITE SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
12. AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS RE–GRADED, PLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED PLANS.
13. ALL AREAS DISTURBED BY ON–SITE GRADING, THAT WILL NOT BE CONSTRUCTED UPON, SHALL BE STABILIZED WITH PERMANENT VEGETATIVE COVER, USING THE FOLLOWING SEEDING SCHEDULE, OR EQUIVALENT:

	1 LB. PER ACRE	1 LB. PER 1,000 SF
KENTUCKY BLUE GRASS –	20	0.45
CREEPING RED FESCUE	20	0.45
PERENNIAL RYE GRASS –	5	0.10

14. ALL SEEDED AREAS TO HAVE AN APPLICATION OF THE FOLLOWING:
    LIME – AMOUNT NEEDED TO OBTAIN A pH OF 5.5
    FERTILIZER – 15 LBS. PER 1,000 SF OF 10–20–10 FERTILIZER OR APPROVED EQUAL.
    IF NOT LANDSCAPED OTHERWISE, ALL NEW CONSTRUCTED STEEP PERMANENT SLOPED LESS THEN 1 (VERTICAL) : 2.5 (HORIZONTAL) TO BE SEEDED WITH THE FOLLOWING:

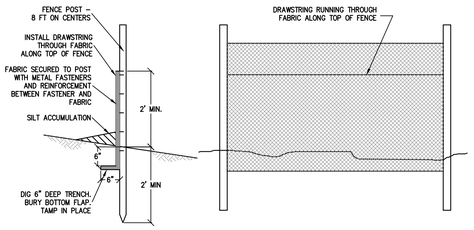
	1 LB. PER ACRE	1 LB. PER 1,000 SF
CREEPING RED FESCUE –	10	0.45
CROWN VETCH –	15	0.35
BIRDSFOOT TREFOIL –	8	0.20
TALL FESCUE OR SMOOTH BROMEGRASS –	15	0.35
W/PERENNIAL RYE GRASS –	5	0.10

15. ALL SLOPES 1 (VERTICAL) : 2.5 (HORIZONTAL) TO BE MULCHED AND STABILIZED WITH CLOTH FABRIC AND PINNED TO THE GROUND.
16. SOD CAN BE USED INSTEAD OF SEED.
    CONSTRUCTION SEQUENCE:
    a. CONSTRUCT STABILIZING CONSTRUCTION ENTRANCE.
    b. INSTALL SEDIMENT BARRIERS AS PER NOTE 1 ABOVE.
    c. CONSTRUCT DIVERSIONS SWALES AND DRAINAGE SYSTEMS WITH MINIMUM NECESSARY CLEARING.
    d. CLEAR EXISTING TREES AND VEGETATION FROM AREAS TO BE EXCAVATED OR FILLED, STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE DISTURBED.
    e. PERFORM NECESSARY EXCAVATION OR FILL OPERATIONS TO BRING SITE TO DESIRED SUBGRADE. INSTALL STORM DRAINAGE SYSTEM.
    f. INSTALL SEDIMENT CONTROL BARRIERS AROUND ALL STORM DRAIN INLETS.
    g. SEED ALL DISTURBED AREAS WHICH WILL REMAIN UNDISTURBED FOR A PERIOD OR 30 DAYS AS PER NOTE 2 ABOVE.
    h. AFTER COMPLETION OF THE SITE CONSTRUCTION FINE GRADE AND SPREAD TOPSOIL ON ALL LAWN AREAS AND SEED AS PER NOTES 5 AND 6 ABOVE.
    i. REMOVE SEDIMENT BARRIERS AS PER NOTE 4 ABOVE.
    j. MAINTAIN ALL SEEDED AND PLANTED AREAS TO INSURE A VIABLE STABILIZED VEGETATIVE SPECS.
17. ALL CONSTRUCTION TO MEET CURRENT MUNICIPALITY SPECS.
18. 4" OF TOP SOIL TO BE SPREAD PRIOR TO SEEDING IN ALL DISTURBED AREAS.



NOTE:
1. CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM
2. CONTRACTOR TO REMOVE FABRIC AND LUMBER UPON COMPLETION OF PROJECT
3. FABRIC TO BE MIRAFI 100X OR EQUIVALENT

CURB INLET FILTER DETAIL
N.T.S.



SILT FENCE DETAIL
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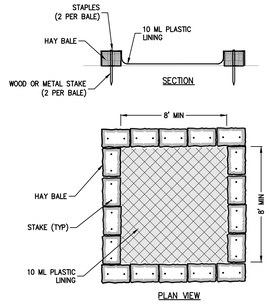
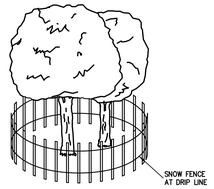


CONCRETE TRUCK CLEANOUT AREA
N.T.S.



NOTE:
PROVIDE PROTECTION FOR TREES TO REMAIN WITHIN THE LIMIT OF DISTURBANCE

TREE PROTECTION DETAIL
N.T.S.

REV	DESCRIPTION	BY	DATE
1	PLANNING BOARD SUBMISSION	AP	6/11/25

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PROJECT:
RELLA BOULEVARD
VILLAGE OF MONTEBELLO
ROCKLAND COUNTY
NEW YORK

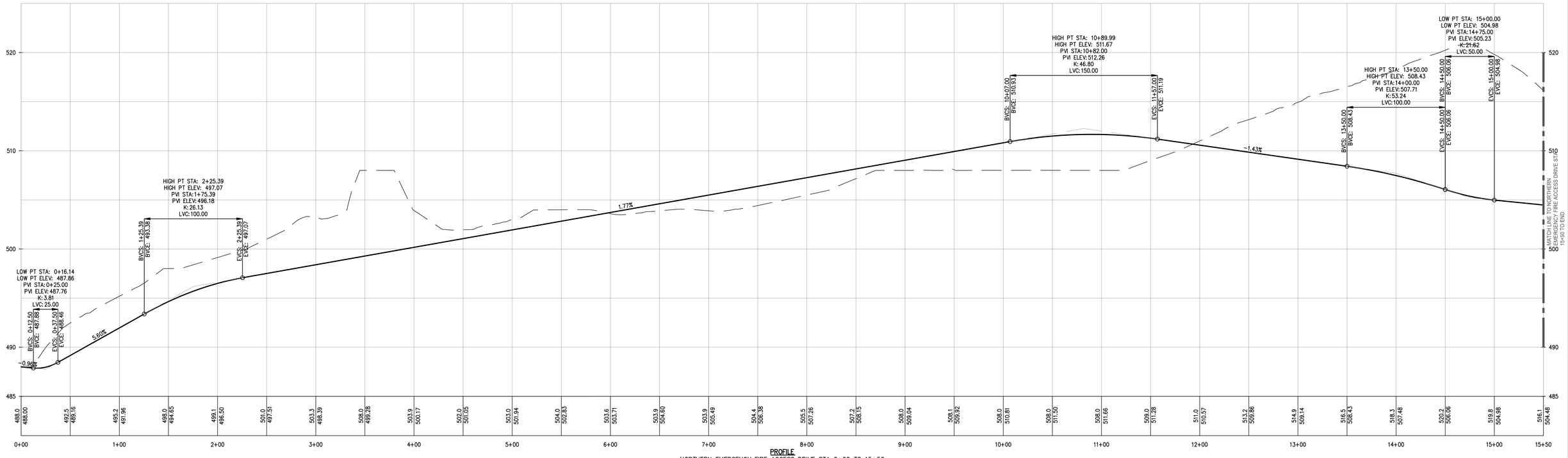
TITLE:
EROSION AND SEDIMENT CONTROL DETAILS

STATE OF NEW YORK · BRIAN A. BROOKER · 60229 · LICENSED PROFESSIONAL ENGINEER

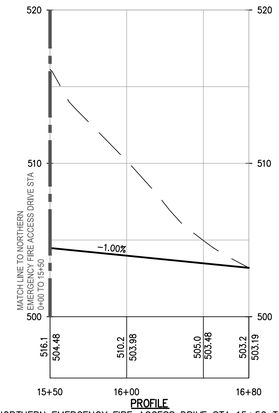
BRIAN A. BROOKER,
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 60229

PROJECT NO:	DRAWN:	CHECKED:
ENG24–1108	AP	JN

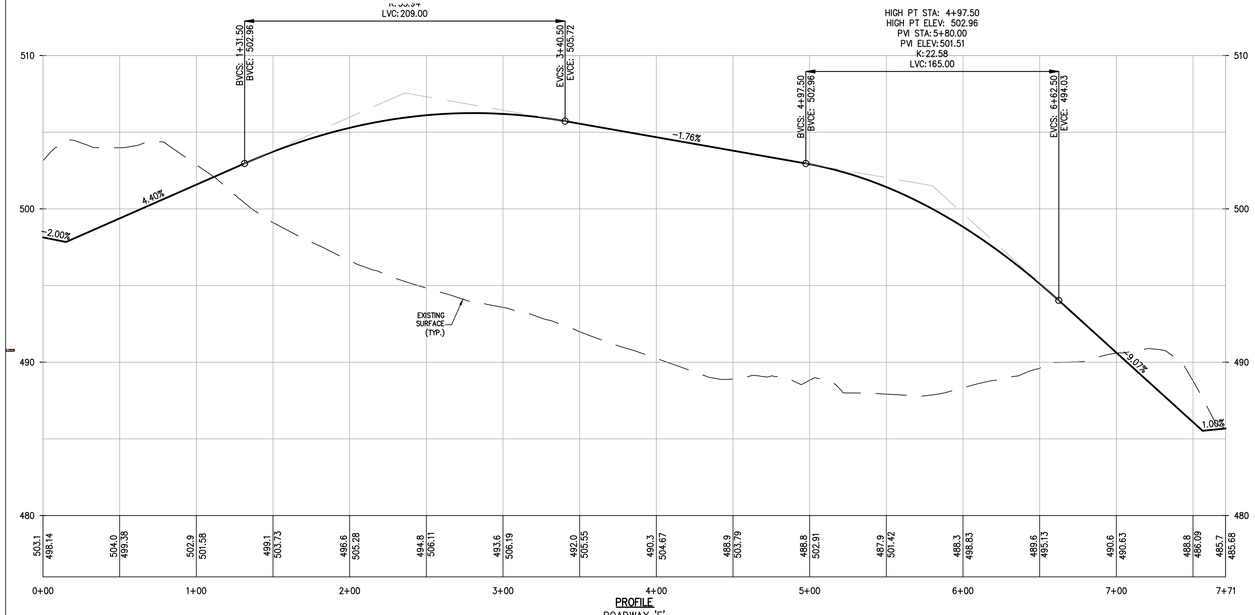
SCALE: 1" = 40'
GRAPHIC SCALE: 0 40' 80'
DATE: 05/09/25
DRAWING NO: 5



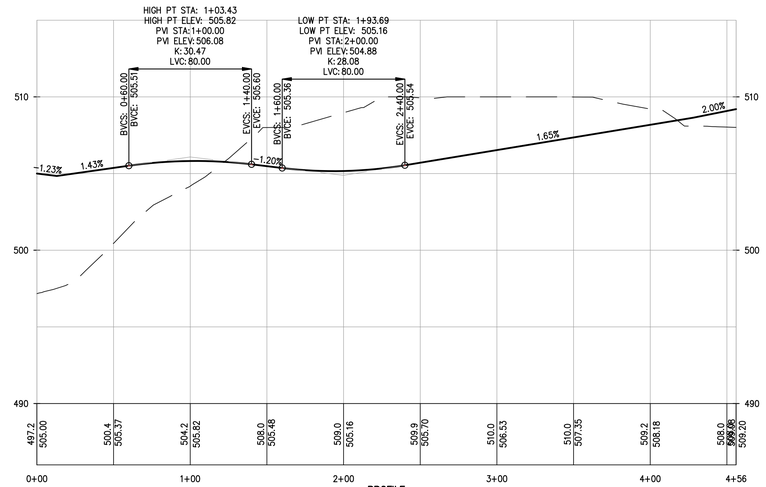
PROFILE
NORTHERN EMERGENCY FIRE ACCESS DRIVE STA 0+00 TO 15+50
SCALE: H. 1"=40', V. 1"=4'



PROFILE
NORTHERN EMERGENCY FIRE ACCESS DRIVE STA 15+50 TO END
SCALE: H. 1"=40', V. 1"=4'



PROFILE
ROADWAY 'E'
SCALE: H. 1"=40', V. 1"=4'



PROFILE
ROADWAY 'B'
SCALE: H. 1"=40', V. 1"=4'

REV	DESCRIPTION	BY	DATE
1	PLANNING BOARD SUBMISSION	AP	6/11/25

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PROJECT:
RELLA BOULEVARD
VILLAGE OF MONTEBELLO
ROCKLAND COUNTY
NEW YORK

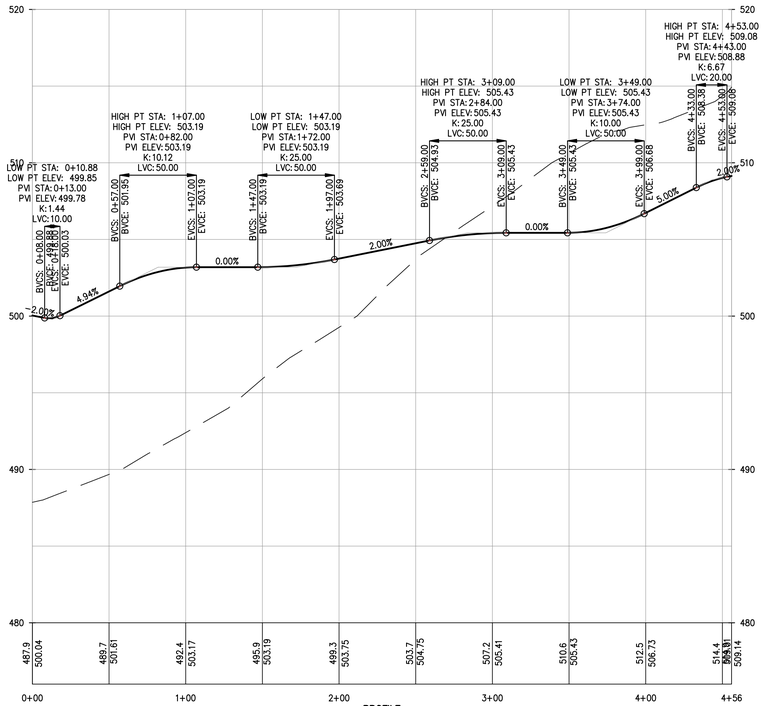
TITLE:
DRIVEWAY PROFILES (1 OF 2)

STATE OF NEW YORK · BRIAN A. BROOKER · 60229 · LICENSED PROFESSIONAL ENGINEER

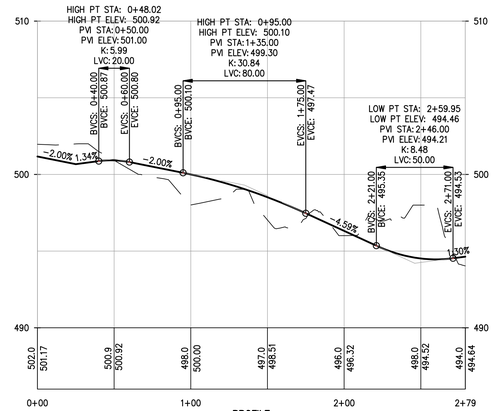
BRIAN A. BROOKER,
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 60229

PROJECT NO:	DRAWN:	CHECKED:
ENG24-1108	AP	JN

SCALE: 1" = 40'
GRAPHIC SCALE: 0 40' 80'
DATE: 05/09/25
DRAWING NO: 6



PROFILE
ROADWAY 'C'
SCALE: H. 1"=40', V. 1"=4'



PROFILE
ROADWAY 'A'
SCALE: H. 1"=40', V. 1"=4'

REV	DESCRIPTION	BY	DATE
1	PLANNING BOARD SUBMISSION	AP	6/11/25

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PROJECT:
RELLA BOULEVARD
VILLAGE OF MONTEBELLO
ROCKLAND COUNTY
NEW YORK

TITLE:
DRIVEWAY PROFILES (2 OF 2)

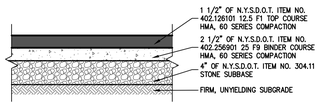
STATE OF NEW YORK · BRIAN A. BROOKER · 60229 · LICENSED PROFESSIONAL ENGINEER

BRIAN A. BROOKER,
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 60229

PROJECT NO:	DRAWN:	CHECKED:
ENG24-1108	AP	JN

SCALE: 1" = 40'
GRAPHIC SCALE: 0 40' 80'

DATE:	DRAWING NO:
05/09/25	7



DRIVEWAY PARKING LOT PAVEMENT SECTION
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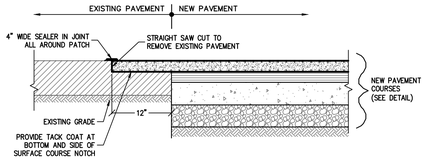

PAVEMENT BUTTING DETAIL
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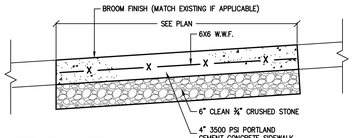
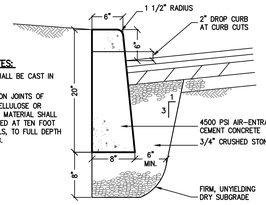


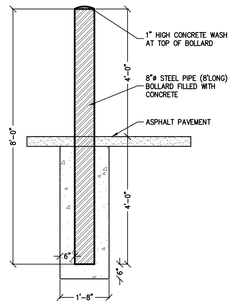
CONCRETE SIDEWALK NOTES:
1. FULL DEPTH TRANSVERSE CONSTRUCTION JOINTS SHALL BE PLACED EVERY 18–20 FEET.
2. CONCRETE SURFACE SHALL BE SCORED AND TOOLED EVERY 5 FEET.
3. ALL EDGES SHALL BE FINISHED WITH AN EDGING TOOL WITH A RADIUS OF 1/4 INCH.
4. A 3/4 INCH BITUMINOUS JOINT FILLER SHALL BE PLACED AT ALL JOINTS BETWEEN SIDEWALK, CURB, PAVEMENT, BUILDING, ETC.
5. THE CONCRETE SHALL BE FINISHED TO PRODUCE A SMOOTH FINISH AND THEN LIGHTLY BROOMED TO A UNIFORM TEXTURE.
6. A CLEAR MEMBRANE CURING COMPOUND SHALL BE USED UPON COMPLETION OF FINISHING.
7. ALL SIDEWALKS SHALL ADHERE TO ADA GUIDELINES.

CONCRETE SIDEWALK DETAIL
N.T.S.



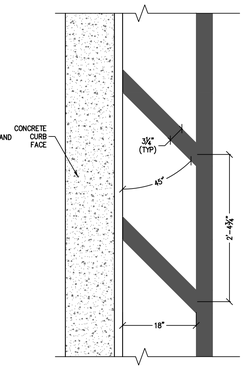
CURB NOTES:
1. CURB SHALL BE CAST IN PLACE.
2. EXPANSION JOINTS OF 3/16" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT TEN FOOT INTERVALS, TO FULL DEPTH OF CURB.

CONCRETE CURB DETAIL
N.T.S.



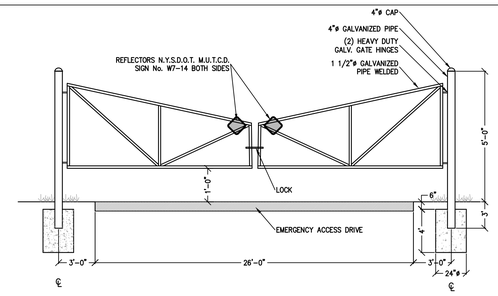
NOTES:
1. BOLLARDS PAINTED WITH TWO COATS OF RUST-INHIBITIVE PAINT, INCLUDING PRIME COAT. COLOR SELECTED BY OWNER.
2. ALL CONCRETE CAPABLE TO WITHSTAND 3,000 PSI OR GREATER.

BOLLARD DETAIL
N.T.S.

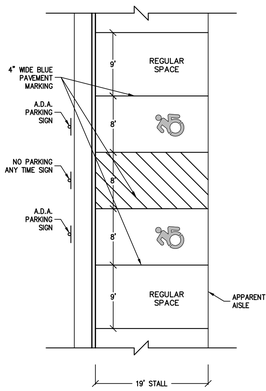


NOTE:
PAINT STRIPES WITH BRIGHT YELLOW EXTERIOR GRADE ROADWAY PAINT

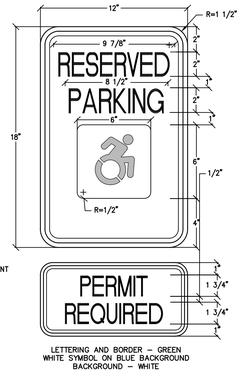
FIRE ZONE STRIPING
N.T.S.



EMERGENCY ACCESS GATE DETAIL
N.T.S.



A.D.A. PARKING SPACE DESIGN STANDARDS
N.T.S.

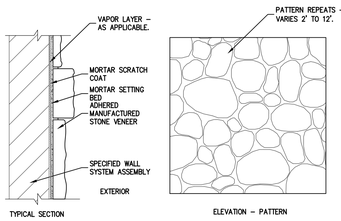


LETTERING AND BORDER – GREEN
WHITE SYMBOL ON BLUE BACKGROUND
BACKGROUND – WHITE

SIGN FOR A.D.A. PARKING SPACE
N.T.S.

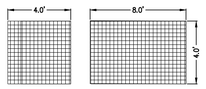
LETTERING AND BORDER – RED
BACKGROUND – WHITE

SIGN "NO PARKING ANY TIME"
N.T.S.

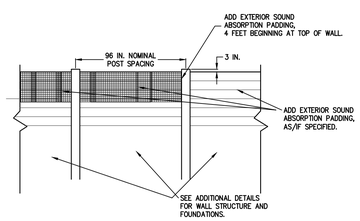


TYPICAL "APPLIED" ARCHITECTURAL FACE SPECIFICATIONS:
MORTAR JOINT SIZE: DEPENDS ON CULTURED STONE OPTION
CORNER RETURNS: 4" – 9 1/4"

NOTES:
– DIMENSIONS LISTED ARE NOMINAL. PLEASE CHECK THE ACTUAL PRODUCT SIZE TO ENSURE CORRECT FIT.
– REFER TO MANUFACTURER FOR PRODUCT SAMPLES BEFORE SELECTING COLORS.

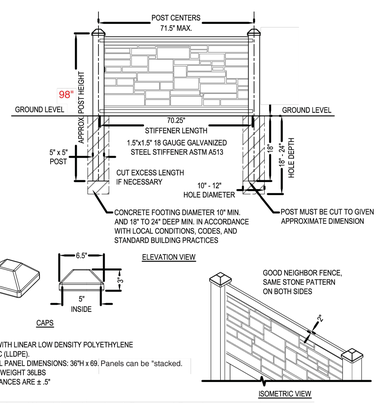


TYPICAL "APPLIED" ECHO PADDING (OR EQUIV.) SPECIFICATIONS:
H4 (OR EQUIV.) 1" thick, apply to top of sound wall and opposite building face at 13', No gaps between pads. Galvanized fasteners with washers.
Pre-drill thread holes (⅛" less) and pre-apply epoxy to threads. 2" thick, apply to truck bay openings. No gaps between pads. Annually (in summer) wash all pads with detergent and water. Inspect fittings for corrosion and sag. Replace as needed. Replace padding approx. every 7 years or sooner, as needed.



SOUND BARRIER WALL ABSORPTIVE PADDING DETAIL
N.T.S.

NOTE: APPLY ABSORPTIVE ARCHITECTURAL FACE TO ENTIRE INTERIOR-FACING WALL STRUCTURES



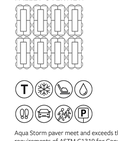
- MADE WITH LINEAR LOW DENSITY POLYETHYLENE PLASTIC (LLDPE).
- ACTUAL PANEL DIMENSIONS: 36"H x 69; Panels can be "stacked.
- PANEL WEIGHT 36LBS
- TOLERANCES ARE ± .5"

NOTES:
1. Plastic or Wood (rough surface) Posts and Panels.
2. Plastic Posts and Panels MUST be foam-filled.
3. Not to scale.
4. Utilities NOT shown. Call before you dig.
5. No gaps with ground surface or between panels.
6. B. Laing Associates, Inc. 631 261 7170 or www.blaingassociates.com

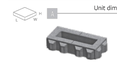
4312-001 REVISION DATE 05/08/2014

AQUASTORM
DESCRIPTION: Paver **TEXTURE:** Smooth

PALLET OVERVIEW



Specifications per pallet		Imperial	Metric
Cubing		**78.39 ft³**	7.28 m³
Approx. Weight		2 245 lbs	1 018 kg
Number of rows		7	
Coverage per row		11.20 ft²	1.04 m²
Linear coverage per row	Depth	13.39 lin. ft	4.08 lin. m
	Length	6.69 lin. ft	2.04 lin. m



Unit dimensions	in	mm	Units/pallet
Height	3 15⁄64	100	56 units
Width	10 1⁄64	255	
Length	20 1⁄64	510	

Aqua Storm paver meet and exceeds the requirements of ASTM C1319 for Concrete Grid Paving Units.

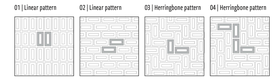
NOTES
See page 62 to 64 for more technical information. When used in a permeable pavement application, see page 33 and 101 for more technical information.

See page 30 for more information about applications.

JOINT WIDTH: 1 ⅝" (.41 mm)
% OF SURFACE OPENING: 38 %
INFILTRATION RATE: 2 395 in./hr (60 842 mm/hr)

WINTER CONDITIONS
De-icing salts should never be used on grass as salt will damage it. The snowblower blade should be set to leave a ¾ to 1 ½ in. (2 to 4 cm) tamped snow cover to protect the grass from extreme cold and prevent it from being torn off during snow removal.

01 | Linear pattern 02 | Linear pattern 03 | Herringbone pattern 04 | Herringbone pattern



Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.

Grey Grey

IMPORTANT INFORMATION

A STANDARD OF CARE
The care of high quality concrete products is similar to the care of any product left in the environment 365 days and nights per year. Very mild cleaning using detergents, water and product specific chemicals is necessary and similar to cleaning patio furniture, a vehicle's chrome, plastic, or paint, etc. in order to enhance their presence and charm. Protectants of all types (high, middle, and low sheen, pigmented/tinted, penetrating or film-forming) are available for additional protection from acid rain, stains and nature's worst. To get the most from your investments take care of them and they'll take care of you.

For any questions on industry-specific cleaners and protectants, see your local hardscape dealer, contact your contractor, contact us or search online.

It is contrary to Techo-Bloc's Standard Operating Procedures (SOP) to be involved in the care of a mature pavement or retaining structure. Care, as mentioned above, is the responsibility of the owner for any and all outdoor products.

NCMA disclaimer: "In areas where segmental retaining walls will be repeatedly exposed to snow (such as from plowing operations) consider periodically applying sealants or water repelling chemicals (silane or siloxane compounds) to the wall surface."

COLOR
Due to the inherent nature of printed literature and current digital media, Techo-Bloc cannot guarantee specific color matching to printed representations of its color swatches.

Each color option is composed of a variety of darker & lighter tones. Natural ingredients such as granite are present within the recipe to allow for a range in tones, veining and textures from one stone to another. Therefore, colors samples shown are approximate representations of our standard colors and actual product colors may vary.

Final color selection should be made at your local dealer from stocked product. Techo-Bloc always recommends immediately verifying the product and colour upon reception. If there are any discrepancies, contact your local dealer before continuing your project. Installation of the product constitutes your acceptance of the product as is.

EFFLORESCENCE
This warranty does not apply to efflorescence. Efflorescence is a naturally-occurring process in all concrete products which sometimes appears in the form of a white powdery film on the pavement surface. Efflorescence is more perceivable in darker colours such as Onyx Black and Chocolate Brown as there is a higher level of contrast than with other blended colours. It does not, in any way, compromise the functionality or the structural integrity of the product. Although efflorescence cannot be prevented, it will wash off over time or can be cleaned with efflorescence cleaner. Techo-Bloc accepts no responsibility or liability for this condition.

POLYMERIC HAZE
Polymeric haze from the use of polymeric joint sand may appear on your concrete products if the sand was not removed from the surface of the paver properly. This does not, in any way, affect the integrity of the product or your installation. The hazing will weather away naturally with time and rain. It can be removed with a specialized cleaner; you are advised to contact your contractor or the polymeric sand company used for instructions & recommendations. Techo-Bloc accepts no responsibility or liability for this occurrence.

CONSTRUCTION RESIDUE
A by-product of cutting with a saw is residue-filled water or concrete dust. Residue filled water or re-hydrated dust can cling to the surface and leave a concrete stain. It is recommended to wash and remove the water or concrete dust from the surface of the pavers before it dries. Construction residue can also happen through soil disturbance or environmental elements. These contaminants should be removed immediately but do not affect the integrity of the product or your installation. Techo-Bloc accepts no responsibility or liability for these occurrences.

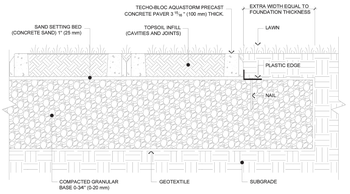
PROPER COLOR DISTRIBUTION AND LAYING TECHNIQUES
Proper installation enhances the overall color of pavement. Units should be randomly picked from at least two pallets when installing. This creates an attractive and subtle blending of color.

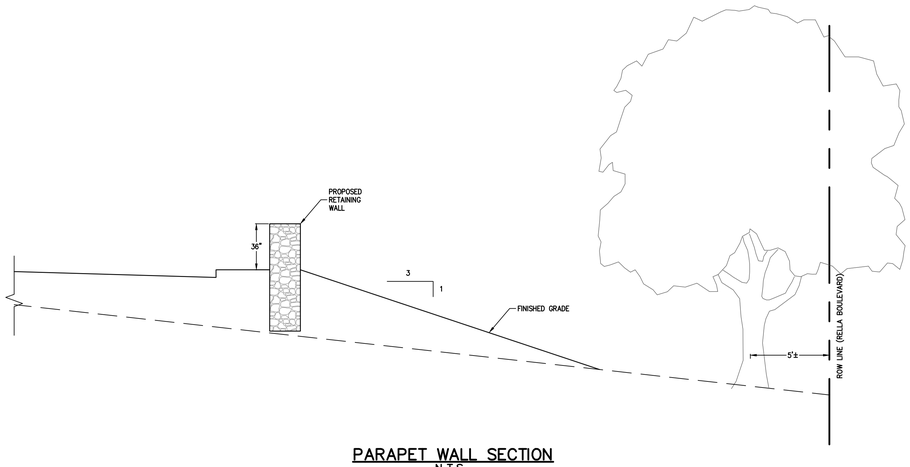
COMPACTOR AND SNOW REMOVAL EQUIPMENT
Pavers with an embossed surface (high and low points) are more susceptible to scuff marks from vibratory plate compactors used in most concrete paver installations. Techo-Bloc recommends the use of a urethane mat between the plate and the paver surface during compacting. Contact your equipment supplier for more information about accessories for this purpose. Also, snow removal equipment should have the proper spacing, bumpers, and rubber blade guards to protect the surface of the pavers. Techo-Bloc is not responsible for damage caused by the misuse of compaction or snow removal equipment, which may leave scuff marks, or burns on pavers.

NOTE:
For industry information about efflorescence, polymeric haze or information pertaining to installation specifications, please visit www.icpi.org or www.ncma.org.

INSTALLATION GUIDES:
The installation diagrams are only a guide or a reference and cannot cover all possible situations. Therefore, Techo-Bloc declines all responsibility regarding the applicability of the installation diagrams with regards to any specific site. The customer is fully responsible for product installation and Techo-Bloc recommends the use of qualified professionals, such as an architect, a master contractor or an engineer who will be able to customize the installation diagram to the specific site conditions.

CONCRETE GRID PAVER - AQUASTORM (GRASS INFILL)





PARAPET WALL SECTION
N.T.S.

REV	DESCRIPTION	BY	DATE
1	PLANNING BOARD SUBMISSION	AP	6/11/25

DISCLAIMER:
UNAUTHORIZED ALTERATION OR ADDITIONS TO THESE PLANS IS A VIOLATION OF THE N.Y.S. EDUCATION LAW, ARTICLE 145, SECTION 7209, SUBSECTION 2.

BROOKER ENGINEERING
a division of Weston & Sampson
WESTON & SAMPSON, PE, LS, LA, ARCHITECTS, PC
74 Lafayette Avenue, Suite 501, Suffern, NY 10901
(845) 357-4411
WESTONANDSAMPSON.COM

PROJECT:
RELLA BOULEVARD
VILLAGE OF MONTEBELLO
ROCKLAND COUNTY
NEW YORK

TITLE:
CONSTRUCTION DETAILS (1 OF 3)

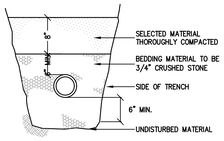
STATE OF NEW YORK · BRIAN A. BROOKER · 60229 · LICENSED PROFESSIONAL ENGINEER

BRIAN A. BROOKER, PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 60229

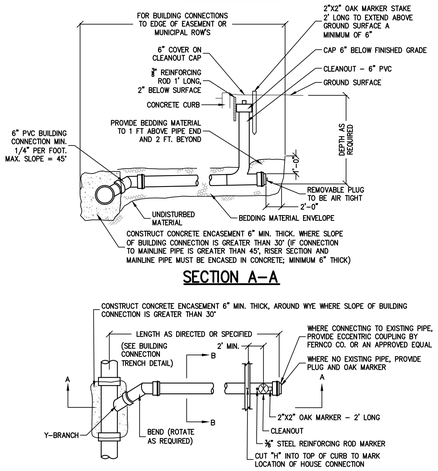
PROJECT NO:	DRAWN:	CHECKED:
ENG24-1108	AP	JN

SCALE: AS SHOWN
GRAPHIC SCALE:

DATE: 05/09/25
DRAWING NO: 8



SECTION B–B

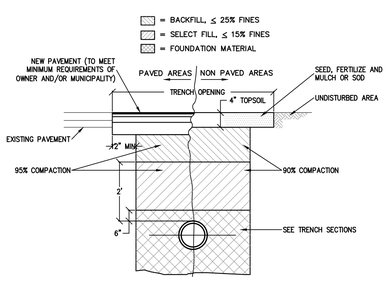


SECTION A–A

PLAN

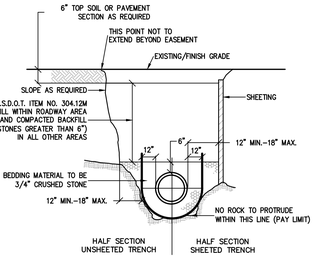
BUILDING CONNECTION DETAILS

N.T.S.



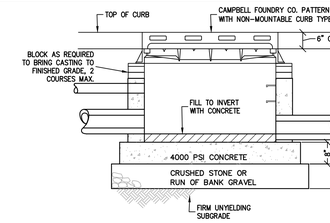
PIPE TRENCH BACKFILL DETAIL

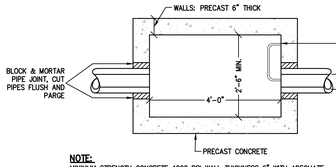
N.T.S.



TRENCH IN ROCK DETAIL

N.T.S.

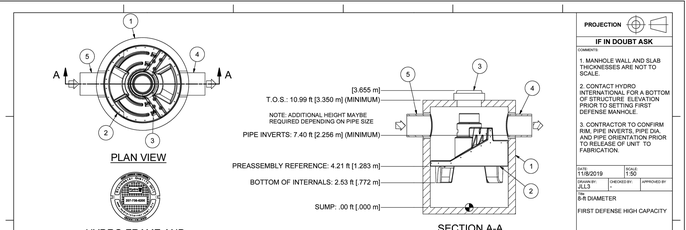




NOTE:
MINIMUM STRENGTH CONCRETE 4000 PSI WALL THICKNESS 6" WITH ADEQUATE STEEL REINFORCEMENT TO WITHSTAND H20 HIGHWAY LOAD AND SOIL LOADS.

CATCH BASIN DETAIL

N.T.S.



HYDRO FRAME AND COVER (INCLUDED)
GRADE RINGS BY OTHERS AS REQUIRED

PRODUCT SPECIFICATION:

1. PEAK HYDRAULIC FLOW: 50.0 cfs (1415 l/s)
2. MIN SEDIMENT STORAGE CAPACITY: 2.8 cu. yd. (2.1 cu. m.)
3. OIL STORAGE CAPACITY: 1002 gal. (3793 liters)
4. MAXIMUM INLET/OUTLET PIPE DIAMETERS: 48 in. (1200 mm)
5. THE TREATMENT SYSTEM SHALL USE AN INDUCED VORTEX TO SEPARATE POLLUTANTS FROM STORMWATER RUNOFF.
6. FOR MORE PRODUCT INFORMATION INCLUDING REGULATORY ACCEPTANCES, PLEASE VISIT https://hydro-int.com/en/products/first-defense

GENERAL NOTES:

1. General Arrangement drawings only. Contact Hydro International for site specific drawings.
2. The diameter of the inlet and outlet pipes may be no more than 48".
3. Multiple inlet pipes possible (refer to project plan).
4. Inlet/outlet pipe angle can vary to align with drainage network (refer to project plan.s)
5. Peak flow rate and minimum height limited by available cover and pipe diameter.
6. Larger sediment storage capacity may be provided with a deeper sump depth.

PARTS LIST

ITEM	QTY	SIZE (in)	SIZE (mm)	DESCRIPTION
1	1	96	2400	I.D. PRECAST MANHOLE
2	1			INTERNAL COMPONENTS (PRE-INSTALLED)
3	1	30	750	FRAME AND COVER (ROUND)
4	1	48 (MAX)	1200 (MAX)	OUTLET PIPE (BY OTHERS)
5	1	48 (MAX)	1200 (MAX)	INLET PIPE (BY OTHERS)

PROJECTION

IF IN DOUBT ASK

COMMENTS:
1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.
2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING FIRST DEFENSE MANHOLE.
3. CONTRACTOR TO CONFIRM INLET PIPE INVERTS, PIPE DIA. AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.

DATE: 11/8/2019 | SCALE: 1:50
DRAWN BY: AL | CHECKED BY: | APPROVED BY:
SIZE: 8-ft DIAMETER
FIRST DEFENSE HIGH CAPACITY

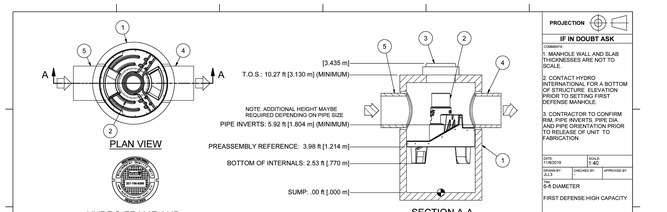
GENERAL ARRANGEMENT

Hydro International
SUPERCEDES HYDRO INTERNATIONAL

DO NOT SCALE DRAWING
FINAL FABRICATION DRAWINGS WILL FOLLOW
DIMENSIONS ARE IN INCHES

LINEAR	ANGULAR
.X ±0.125	ANG ± 1°
.XX ±0.030	.XX ±0.25°
.XXX ±0.005	.XXX ±0.25°
.XXX ±0.010	.XXXX ±0.25°
.XXXX ±0.005	
.XXXX ±0.010	

HEIGHT: N/A | MATERIAL:
STOCK NUMBER:
DRAWING NO: FDHC GA-8
SHEET SIZE: B | SHEET: 1 OF 1 | REV:



HYDRO FRAME AND COVER (INCLUDED)
GRADE RINGS BY OTHERS AS REQUIRED

PRODUCT SPECIFICATION:

1. PEAK HYDRAULIC FLOW: 32.0 cfs (906 l/s)
2. MIN SEDIMENT STORAGE CAPACITY: 1.6 cu. yd. (1.2 cu. m.)
3. OIL STORAGE CAPACITY: 496 gal. (1878 liters)
4. MAXIMUM INLET/OUTLET PIPE DIAMETERS: 30 in. (750 mm)
5. THE TREATMENT SYSTEM SHALL USE AN INDUCED VORTEX TO SEPARATE POLLUTANTS FROM STORMWATER RUNOFF.
6. MORE PRODUCT INFORMATION INCLUDING REGULATORY ACCEPTANCES, PLEASE VISIT https://hydro-int.com/en/products/first-defense

GENERAL NOTES:

1. General Arrangement drawings only. Contact Hydro International for site specific drawings.
2. The diameter of the inlet and outlet pipes may be no more than 30".
3. Multiple inlet pipes possible (refer to project plan).
4. Inlet/outlet pipe angle can vary to align with drainage network (refer to project plan.s)
5. Peak flow rate and minimum height limited by available cover and pipe diameter.
6. Larger sediment storage capacity may be provided with a deeper sump depth.

PARTS LIST

ITEM	QTY	SIZE (in)	SIZE (mm)	DESCRIPTION
1	1	72	1800	I.D. PRECAST MANHOLE
2	1			INTERNAL COMPONENTS (PRE-INSTALLED)
3	1	30	750	FRAME AND COVER (ROUND)
4	1	30 (MAX)	750 (MAX)	OUTLET PIPE (BY OTHERS)
5	1	30 (MAX)	750 (MAX)	INLET PIPE (BY OTHERS)

PROJECTION

IF IN DOUBT ASK

COMMENTS:
1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.
2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING FIRST DEFENSE MANHOLE.
3. CONTRACTOR TO CONFIRM INLET PIPE INVERTS, PIPE DIA. AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.

DATE: 11/8/2019 | SCALE: 1:40
DRAWN BY: AL | CHECKED BY: | APPROVED BY:
SIZE: 8-ft DIAMETER
FIRST DEFENSE HIGH CAPACITY

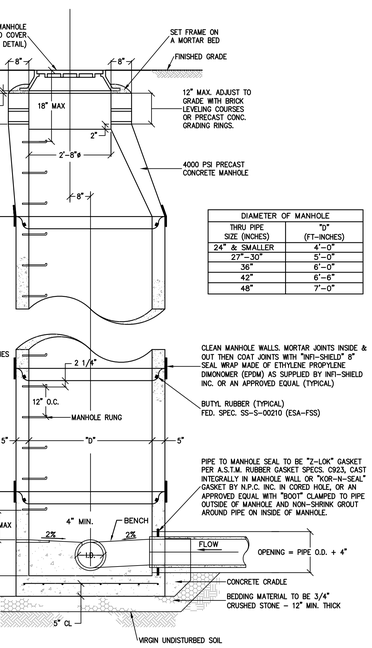
GENERAL ARRANGEMENT

Hydro International
SUPERCEDES HYDRO INTERNATIONAL

DO NOT SCALE DRAWING
FINAL FABRICATION DRAWINGS WILL FOLLOW
DIMENSIONS ARE IN INCHES

LINEAR	ANGULAR
.X ±0.125	ANG ± 1°
.XX ±0.030	.XX ±0.25°
.XXX ±0.005	.XXX ±0.25°
.XXX ±0.010	.XXXX ±0.25°
.XXXX ±0.005	
.XXXX ±0.010	

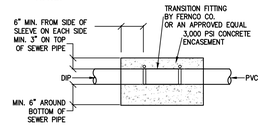
HEIGHT: N/A | MATERIAL:
STOCK NUMBER: 1
DRAWING NO: 8FDHC_FDHC GA
SHEET SIZE: B | SHEET: 1 OF 1 | REV:



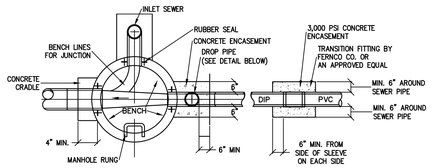
DIAMETER OF MANHOLE	
THRU PIPE SIZE (INCHES)	"D" (FT–INCHES)
24" & SMALLER	4'–0"
27"–30"	5'–0"
36"	6'–0"
42"	6'–6"
48"	7'–0"

PRECAST STANDARD MANHOLE

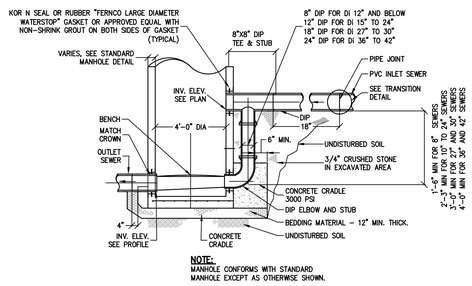
N.T.S.



PIPE TRANSITION DETAIL



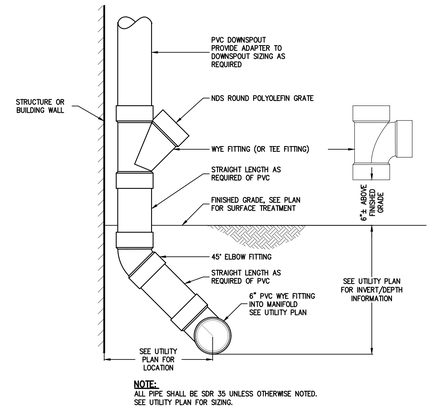
DROP MANHOLE PLAN VIEW



NOTE:
MANHOLE CONFORMS WITH STANDARD MANHOLE EXCEPT AS OTHERWISE SHOWN.

DROP MANHOLE DETAIL

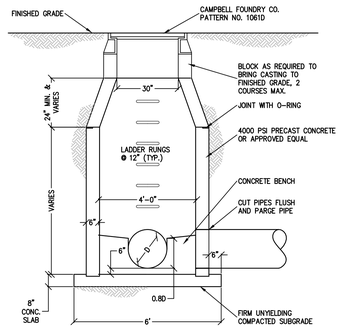
N.T.S.



NOTE:
ALL PIPE SHALL BE SDR 35 UNLESS OTHERWISE NOTED.
SEE UTILITY PLAN FOR SIZING.

ROOF LEADER CLEANOUT DETAIL

N.T.S.

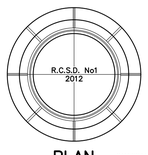


SECTION

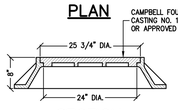
NOTE:
MANHOLE REINFORCEMENT, CONCRETE AND FRAME AND CASTING MUST BE CERTIFIED FOR HS20 LOADING

STANDARD STORM MANHOLE DETAIL

N.T.S.



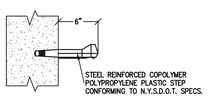
PLAN



SECTION

STANDARD MANHOLE FRAME AND COVER

N.T.S.



MANHOLE RUNG DETAIL

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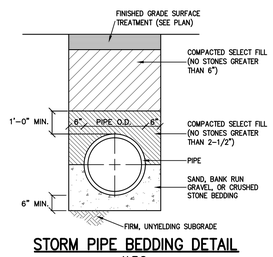

STORM PIPE BEDDING DETAIL

N.T.S.

REV	DESCRIPTION	BY	DATE
1	PLANNING BOARD SUBMISSION	AP	6/11/25

DISCLAIMER:
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BROOKER ENGINEERING
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WESTON & SAMPSON, PE, LS, LA, ARCHITECTS, PC
74 Lafayette Avenue, Suite 501, Suffern, NY 10901
(845) 357–4411
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PROJECT:
RELLA BOULEVARD
VILLAGE OF MONTEBELLO
ROCKLAND COUNTY
NEW YORK

TITLE:
CONSTRUCTION DETAILS (2 OF 3)

STATE OF NEW YORK · BRIAN A. BROOKER · 60229 · LICENSED PROFESSIONAL ENGINEER

BRIAN A. BROOKER, PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 60229

PROJECT NO:	DRAWN:	CHECKED:
ENG24–1108	AP	DR

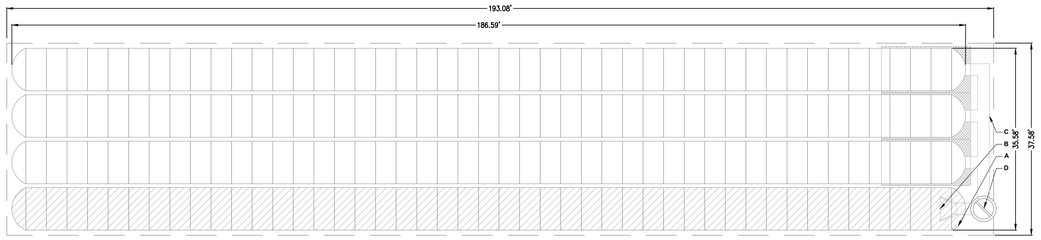
SCALE: AS SHOWN
GRAPHIC SCALE:

DATE: 05/09/25 | DRAWING NO: 9

	PROPOSED LAYOUT	PROPOSED ELEVATIONS	
180	STORMTECH MC-4500 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	508.00
8	STORMTECH MC-4500 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	503.50
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	503.00
9	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	503.00
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	503.00
31285	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	502.00
		TOP OF MC-4500 CHAMBER:	501.00
		24" x 24" BOTTOM MANIFOLD INVERT:	496.19
		24" ISOLATOR ROW PLUS INVERT:	496.19
7257	SYSTEM AREA (SF)	BOTTOM OF MC-4500 CHAMBER:	496.00
461.3	SYSTEM PERIMETER (ft)	BOTTOM OF STONE:	495.25

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	24" BOTTOM PARTIAL CUT END CAP, PART#: MC4500IEPP24B / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.26"	
FLAMP	B	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MCFLAMP		
MANIFOLD	C	24" x 24" BOTTOM MANIFOLD, ADS N-12	2.26"	
CONCRETE STRUCTURE W/weir	D	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		28.5 CFS IN



ROADWAY 'B' SYSTEM

	PROPOSED LAYOUT	PROPOSED ELEVATIONS	
196	STORMTECH MC-4500 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	504.50
8	STORMTECH MC-4500 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	500.00
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	499.50
9	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	499.50
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	499.50
33941	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	498.50
		TOP OF MC-4500 CHAMBER:	497.50
		24" x 24" BOTTOM MANIFOLD INVERT:	492.69
		24" ISOLATOR ROW PLUS INVERT:	492.69
7862	SYSTEM AREA (SF)	BOTTOM OF MC-4500 CHAMBER:	492.50
493.5	SYSTEM PERIMETER (ft)	BOTTOM OF STONE:	491.75

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	24" BOTTOM PARTIAL CUT END CAP, PART#: MC4500IEPP24B / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.26"	
FLAMP	B	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MCFLAMP		
MANIFOLD	C	24" x 24" BOTTOM MANIFOLD, ADS N-12	2.26"	
CONCRETE STRUCTURE W/weir	D	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		28.5 CFS IN

ROADWAY 'C' SYSTEM

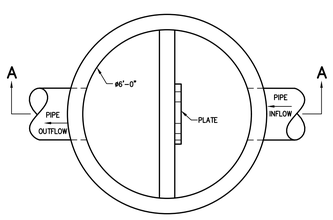
ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 17.50' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

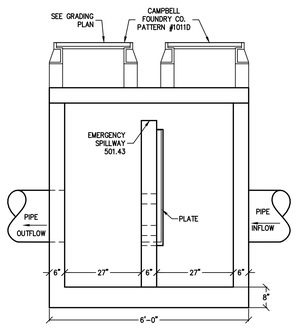
BED LIMITS

NOTES

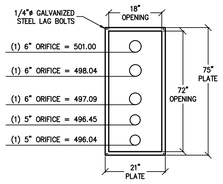
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- **NOT FOR CONSTRUCTION**: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.



PLAN



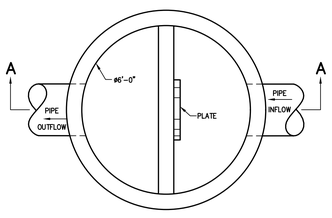
SECTION A–A



PLATE

OUTLET STRUCTURE OS–17 (ROADWAY 'B' INFILTRATION SYSTEM)

N.T.S.



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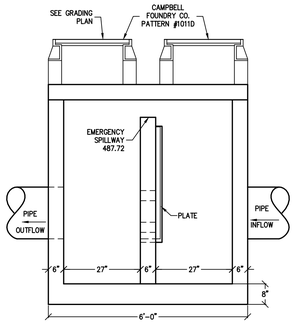
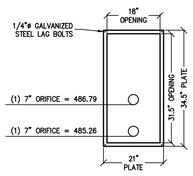


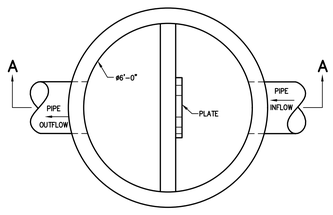
SECTION A–A



PLATE

OUTLET STRUCTURE OS–40 (INFILTRATION BASIN)

N.T.S.



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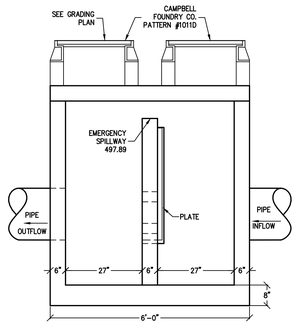
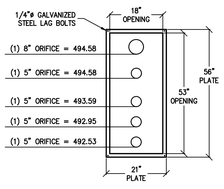


SECTION A–A



PLATE

OUTLET STRUCTURE OS–2 (ROADWAY 'C' INFILTRATION SYSTEM)

N.T.S.

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

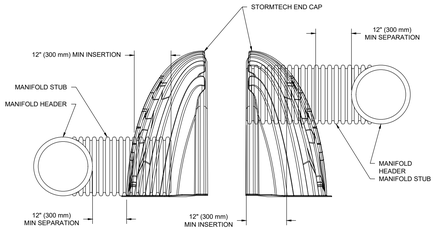
STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

MC-SERIES END CAP INSERTION DETAIL

NTS

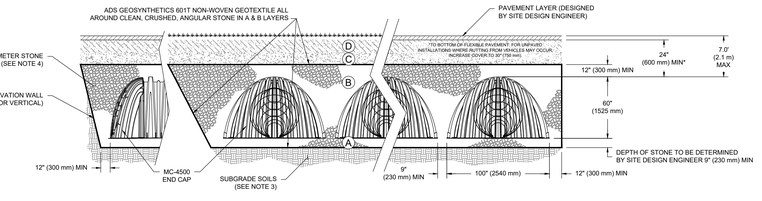


NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

ACCEPTABLE FILL MATERIALS: STORMTECH MC-4500 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101
2. MC-4500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/% THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

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Chamber System
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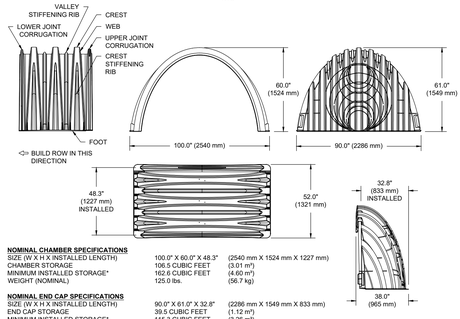
MC-4500 TECHNICAL SPECIFICATION

NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	100.0" X 60.0" X 48.3"	(2540 mm X 1524 mm X 1227 mm)
CHAMBER STORAGE	106.5 CUBIC FEET	(3.01 m^3)
MINIMUM INSTALLED STORAGE*	162.6 CUBIC FEET	(4.60 m^3)
WEIGHT (NOMINAL)	125.0 lbs.	(56.7 kg)

NOMINAL END CAP SPECIFICATIONS

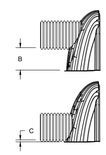
SIZE (W X H X INSTALLED LENGTH)	90.0" X 61.0" X 32.8"	(2286 mm X 1549 mm X 833 mm)
END CAP STORAGE	39.5 CUBIC FEET	(1.12 m^3)
MINIMUM INSTALLED STORAGE*	115.3 CUBIC FEET	(3.26 m^3)
WEIGHT (NOMINAL)	90 lbs.	(40.8 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

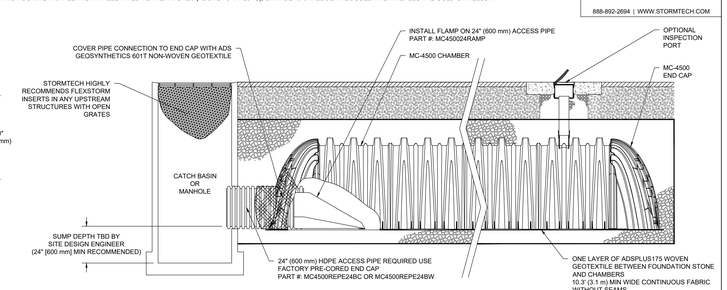
PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC4500IEPP06T	6" (150 mm)	42.54" (1081 mm)	---
MC4500IEPP06B		---	0.86" (22 mm)
MC4500IEPP08T	8" (200 mm)	40.50" (1029 mm)	---
MC4500IEPP08B		---	1.01" (26 mm)
MC4500IEPP10T	10" (250 mm)	38.37" (975 mm)	---
MC4500IEPP10B		---	1.33" (34 mm)
MC4500IEPP12T	12" (300 mm)	35.69" (907 mm)	---
MC4500IEPP12B		---	1.55" (39 mm)
MC4500IEPP15T	15" (375 mm)	32.72" (831 mm)	---
MC4500IEPP15B		---	1.70" (43 mm)
MC4500IEPP18T	18" (450 mm)	29.36" (746 mm)	---
MC4500IEPP18TW			
MC4500IEPP18B		---	1.97" (50 mm)
MC4500IEPP18BW			
MC4500IEPP24T	24" (600 mm)	23.05" (585 mm)	---
MC4500IEPP24TW			
MC4500IEPP24B		---	2.26" (57 mm)
MC4500IEPP24BW			
MC4500IEPP30BW	30" (750 mm)	---	2.95" (75 mm)
MC4500IEPP36BW	36" (900 mm)	---	3.25" (83 mm)
MC4500IEPP42BW	42" (1050 mm)	---	3.55" (90 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL



CUSTOM PARTIAL CUT INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-4500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.



MC-4500 ISOLATOR ROW PLUS DETAIL

NTS

REV	DESCRIPTION	BY	DATE
1	PLANNING BOARD SUBMISSION	AP	6/11/25

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TITLE:
CONSTRUCTION DETAILS (3 OF 3)

STATE OF NEW YORK · BRIAN A. BROOKER · 60229 · LICENSED PROFESSIONAL ENGINEER

BRIAN A. BROOKER,
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05/09/25	10

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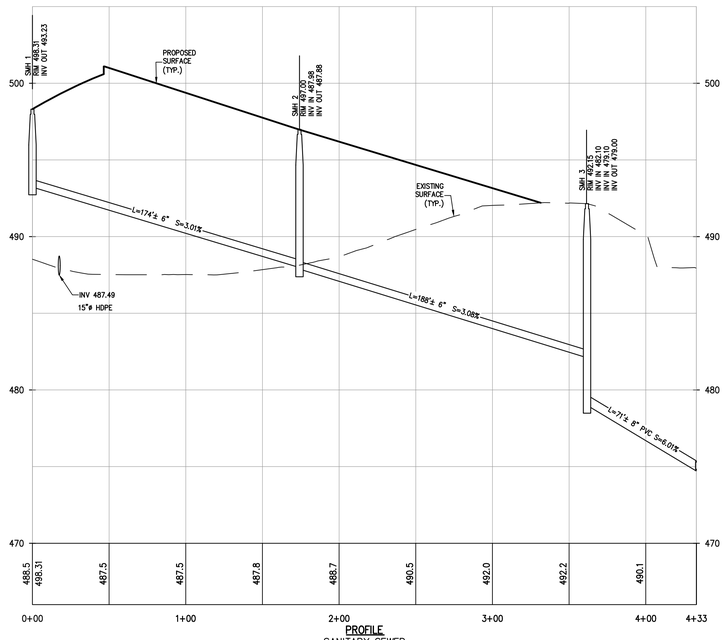
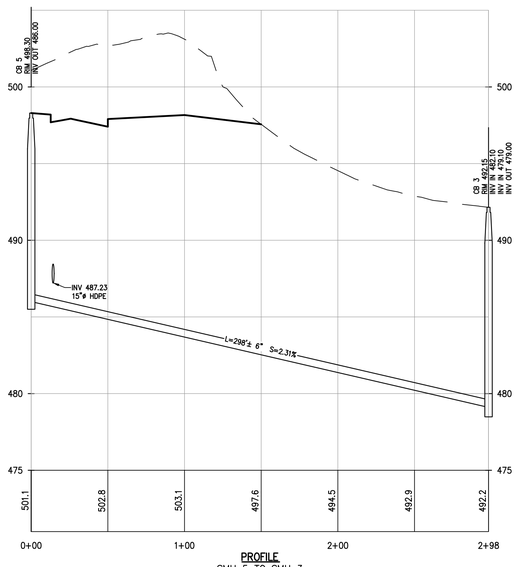


PROFILE
SANITARY SEWER
SCALE: H. 1"=40', V. 1"=4'



PROFILE
SMH 5 TO SMH 3
SCALE: H. 1"=40', V. 1"=4'

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WESTON & SAMPSON, PE, LS, LA, ARCHITECTS, PC
74 Lafayette Avenue, Suite 501, Suffern, NY 10901
(845) 357-4411
WESTONANDSAMPSON.COM

PROJECT:
RELLA BOULEVARD
VILLAGE OF MONTEBELLO
ROCKLAND COUNTY
NEW YORK

TITLE:
SANITARY SEWER PROFILES

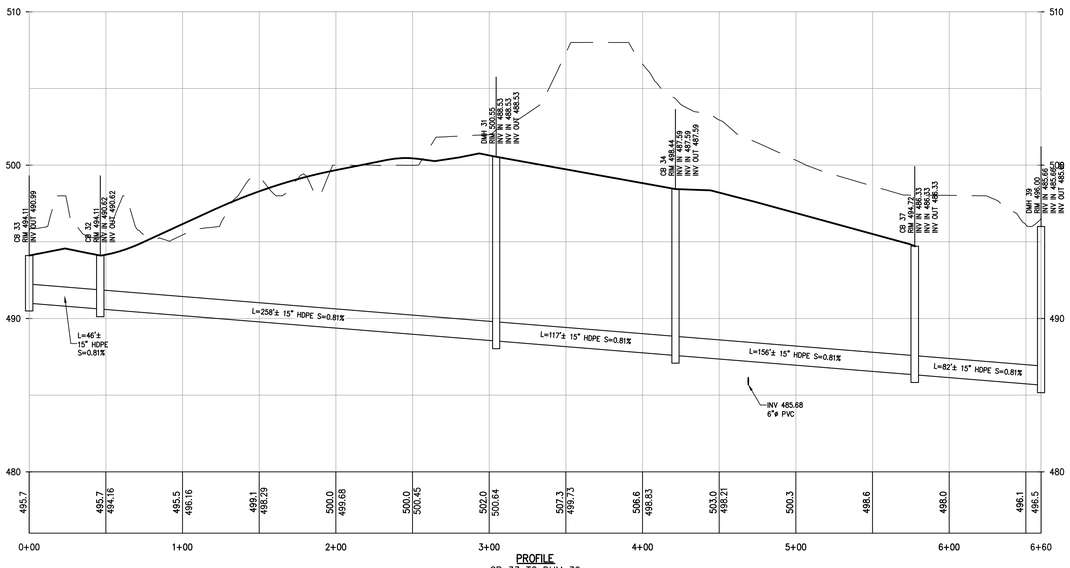
STATE OF NEW YORK · BRIAN A. BROOKER · 60229 · LICENSED PROFESSIONAL ENGINEER

BRIAN A. BROOKER,
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 60229

PROJECT NO:	DRAWN:	CHECKED:
ENG24-1108	AP	JN

SCALE: 1" = 40'
GRAPHIC SCALE: 0 40' 80'

DATE:	DRAWING NO:
05/09/25	11



PROFILE
CB 33 TO DHM 39
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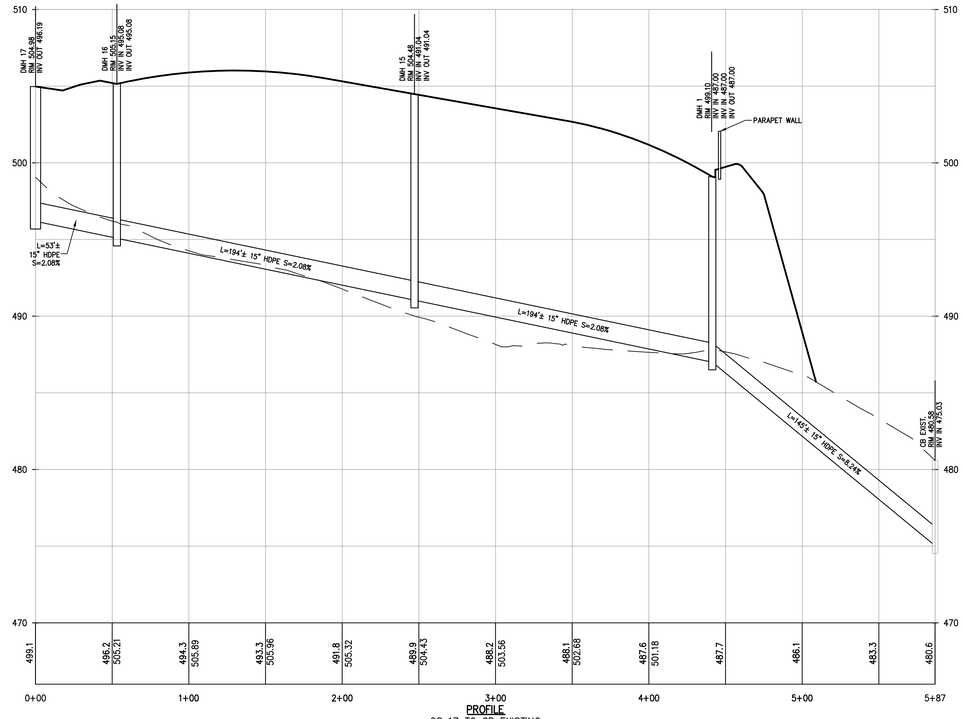

PROFILE
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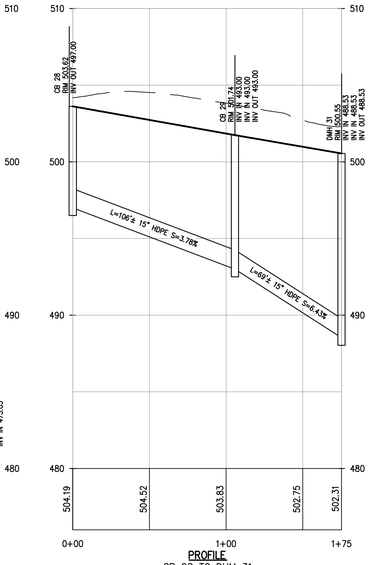
SCALE: H. 1"=40', V. 1"=4'



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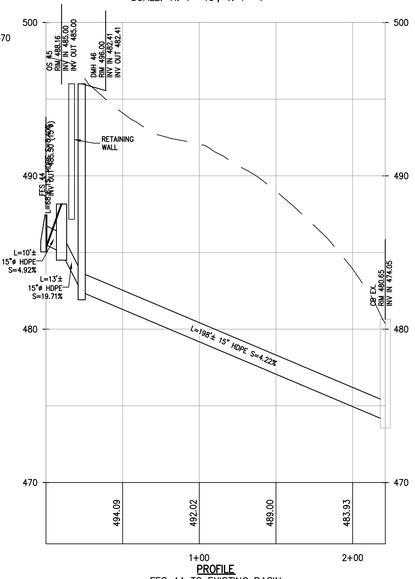

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FES 44 TO EXISTING BASIN
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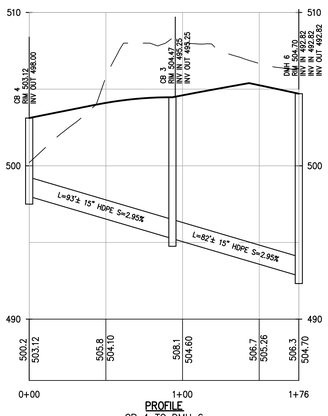

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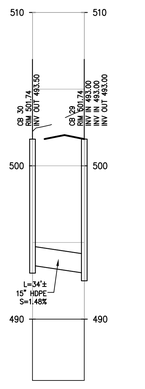
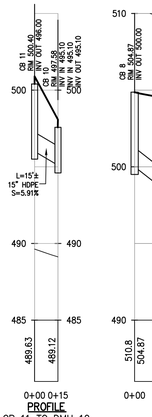
SCALE: H. 1"=40', V. 1"=4'



PROFILE
CB 30 TO CB 29
SCALE: H. 1"=40', V. 1"=4'



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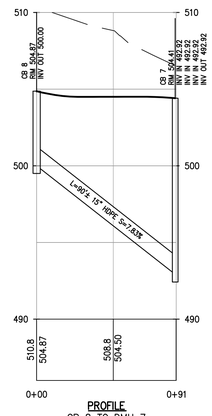
CB 11 TO DMH 10
SCALE: H. 1"=40', V. 1"=4'



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CB 8 TO DMH 7
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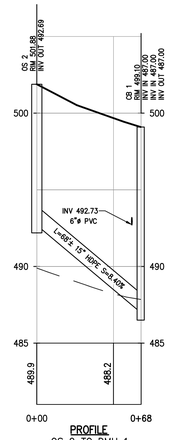
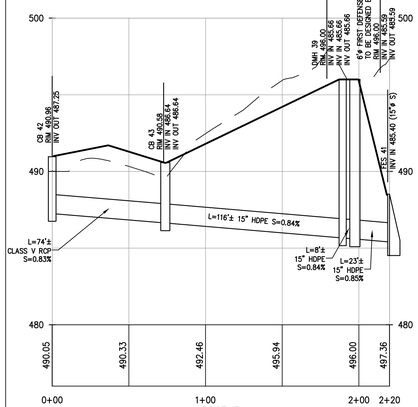
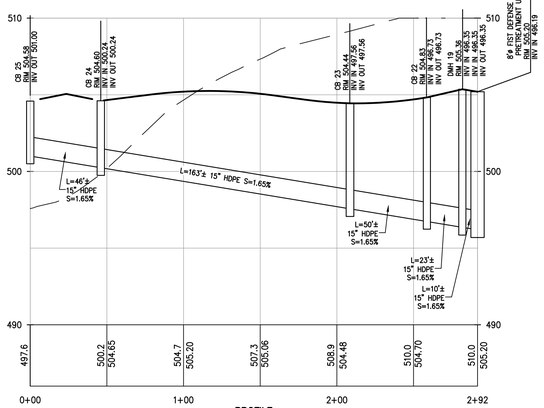


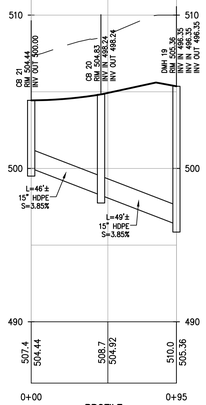
PROFILE
OS 2 TO DMH 1
SCALE: H. 1"=40', V. 1"=4'



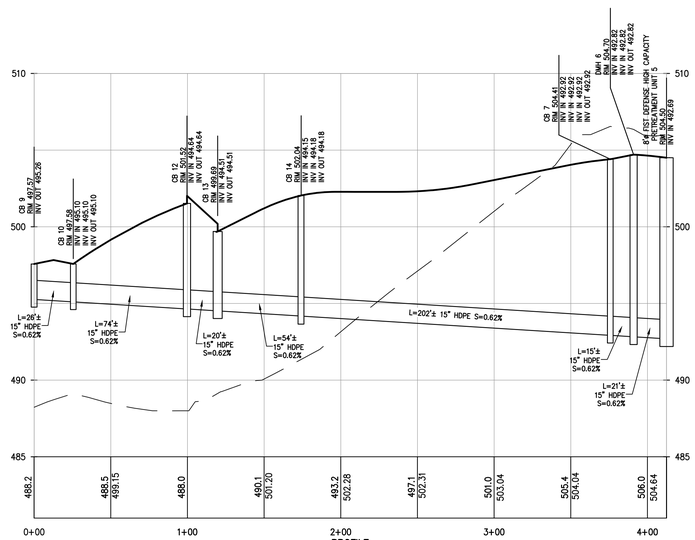
PROFILE
CB 42 TO FES 41
SCALE: H. 1"=40', V. 1"=4'



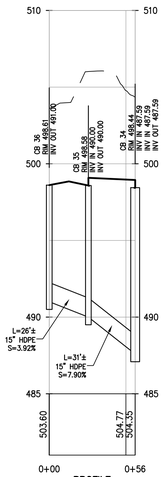
PROFILE
CB 25 TO DMH 18
SCALE: H. 1"=40', V. 1"=4'



PROFILE
CB 21 TO DMH 19
SCALE: H. 1"=40', V. 1"=4'



PROFILE
CB 9 TO DMH 5
SCALE: H. 1"=40', V. 1"=4'



PROFILE
CB 36 TO CB 34
SCALE: H. 1"=40', V. 1"=4'

REV	DESCRIPTION	BY	DATE
1	PLANNING BOARD SUBMISSION	AP	6/11/25

DISCLAIMER:
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WESTONANDSAMPSON.COM

PROJECT:
RELLA BOULEVARD
VILLAGE OF MONTEBELLO
ROCKLAND COUNTY
NEW YORK

TITLE:
DRAIANGE PROFILES (1 OF 2)

STATE OF NEW YORK · BRIAN A. BROOKER · 60229 · LICENSED PROFESSIONAL ENGINEER

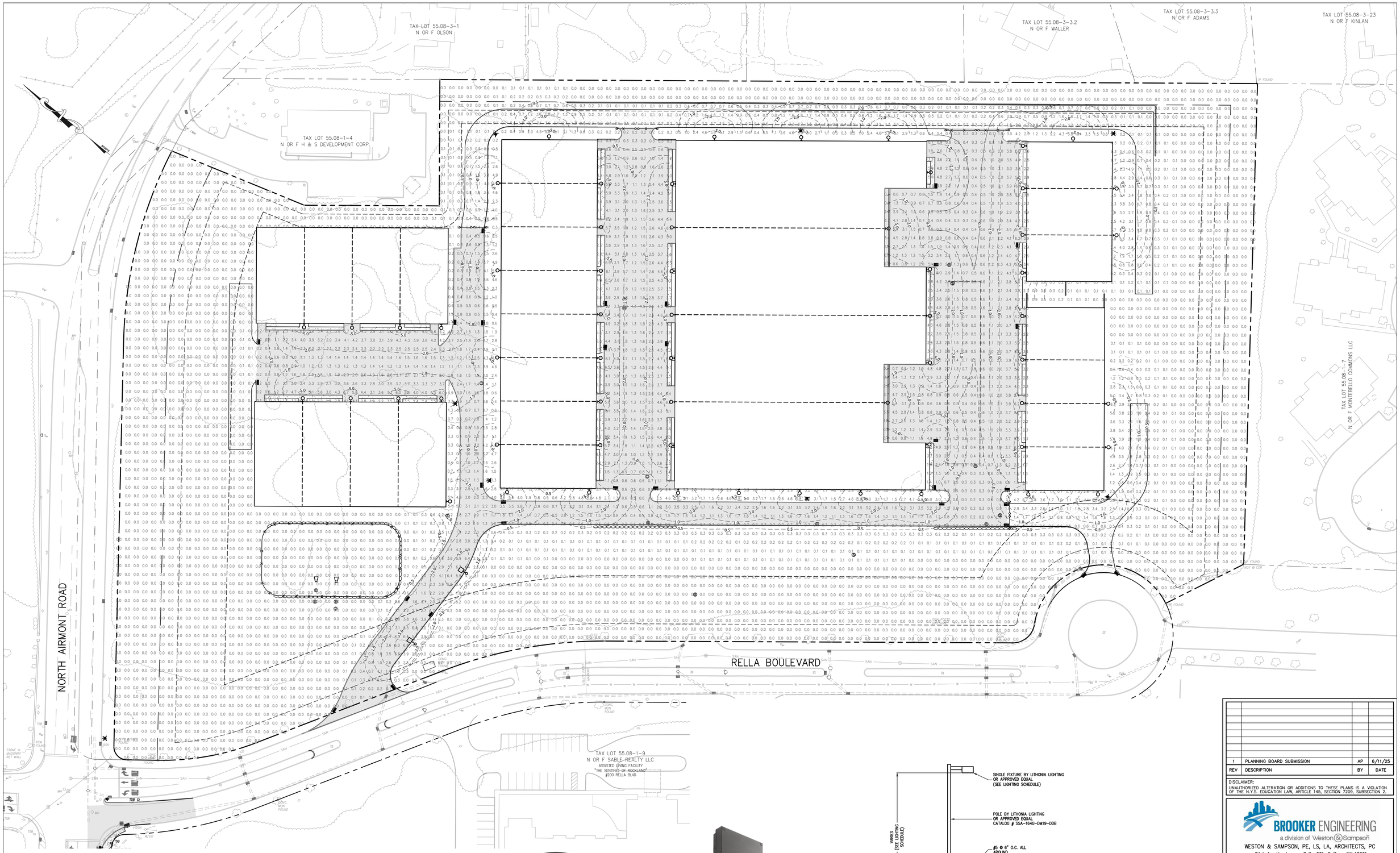
BRIAN A. BROOKER,
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 60229

PROJECT NO:	DRAWN:	CHECKED:
ENG24-1108	AP	JN

SCALE: 1" = 40'
GRAPHIC SCALE: 0 40' 80'

DATE: 05/09/25
DRAWING NO: 12

P:\BBE3202\20313 Rella Blvd_Dwg\Rev 1\RELLA BLVD Flex Space.dwg, 7/17/2025 10:51:33 AM, Polcrac.Sasha

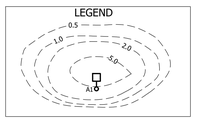


LUMINAIRE SCHEDULE									
SYMBOL	TAG	QUANTITY	LABEL	DESCRIPTION	ARRANGEMENT	MANUFACTURER	COLOR TEMP.	BUG RATING	MOUNTED HEIGHT (FEET)
	A	2	DSX2 LED Area Luminaire	DSX2 LED P1 30K BLC MVOLT FINISH: DBLXD BLACK	SINGLE	LITHONIA LIGHTING	3000K	B2 – U0 – G2	20
	B	60	WPX3 LED WALLPACK	WPX3 LED 30K MVOLT FINISH: DBLXD BLACK	WALL MOUNTED	LITHONIA LIGHTING	3000K	B1 – U0 – G2	20

NOTES:

1. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF POLE MOUNTING BASE FOR APPROVAL OF OWNER. MOUNTING HEIGHT IS FROM FINISHED GRADE AND NOT FROM TOP OF BASE PEDESTAL.
2. ALL LIGHTING SHOWN IN THIS PLAN SHALL BE DIRECTED AND/OR SHIELDED SO AS TO PRECLUDE OBJECTIONABLE GLARE OBSERVABLE FROM ADJOINING STREETS AND PROPERTIES.
3. POWER SUPPLY TO BE DESIGNED BY BUILDING ELECTRICAL ENGINEER.
4. LIGHTING CONTROLS TO BE SELECTED BY OWNER.

LEGEND

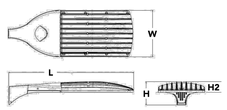


ILLUMINATION IN FOOTCANDLES

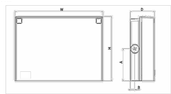
d^series

Specifications

EPA: 1.1 ft² (0.10 m²)
Length: 40" (101.6 cm)
Width: 15" (38.1 cm)
Height 1: 7-1/4" (18.4 cm)
Height 2: (max): 3.5"
Weight: 36lbs

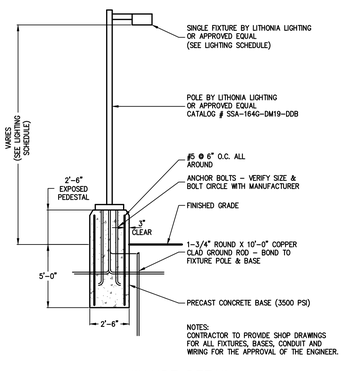


Specifications



Front View Side View

Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location		Weight
				A	B	
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.0" (10.3 cm)	0.6" (1.6 cm)	6.1 lbs (2.8kg)
WPX2	9.1" (23.1 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	0.7" (1.7 cm)	8.2 lbs (3.7kg)
WPX3	9.5" (24.1 cm)	13.0" (33.0 cm)	5.5" (13.7 cm)	4.7" (12.0 cm)	0.7" (1.7 cm)	11.0 lbs (5.0kg)



LUMINAIRE DETAIL
N.T.S.

REV	DESCRIPTION	BY	DATE
1	PLANNING BOARD SUBMISSION	AP	6/11/25

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PROJECT:
RELLA BOULEVARD
VILLAGE OF MONTEBELLO
ROCKLAND COUNTY
NEW YORK

TITLE:
LIGHTING PLAN

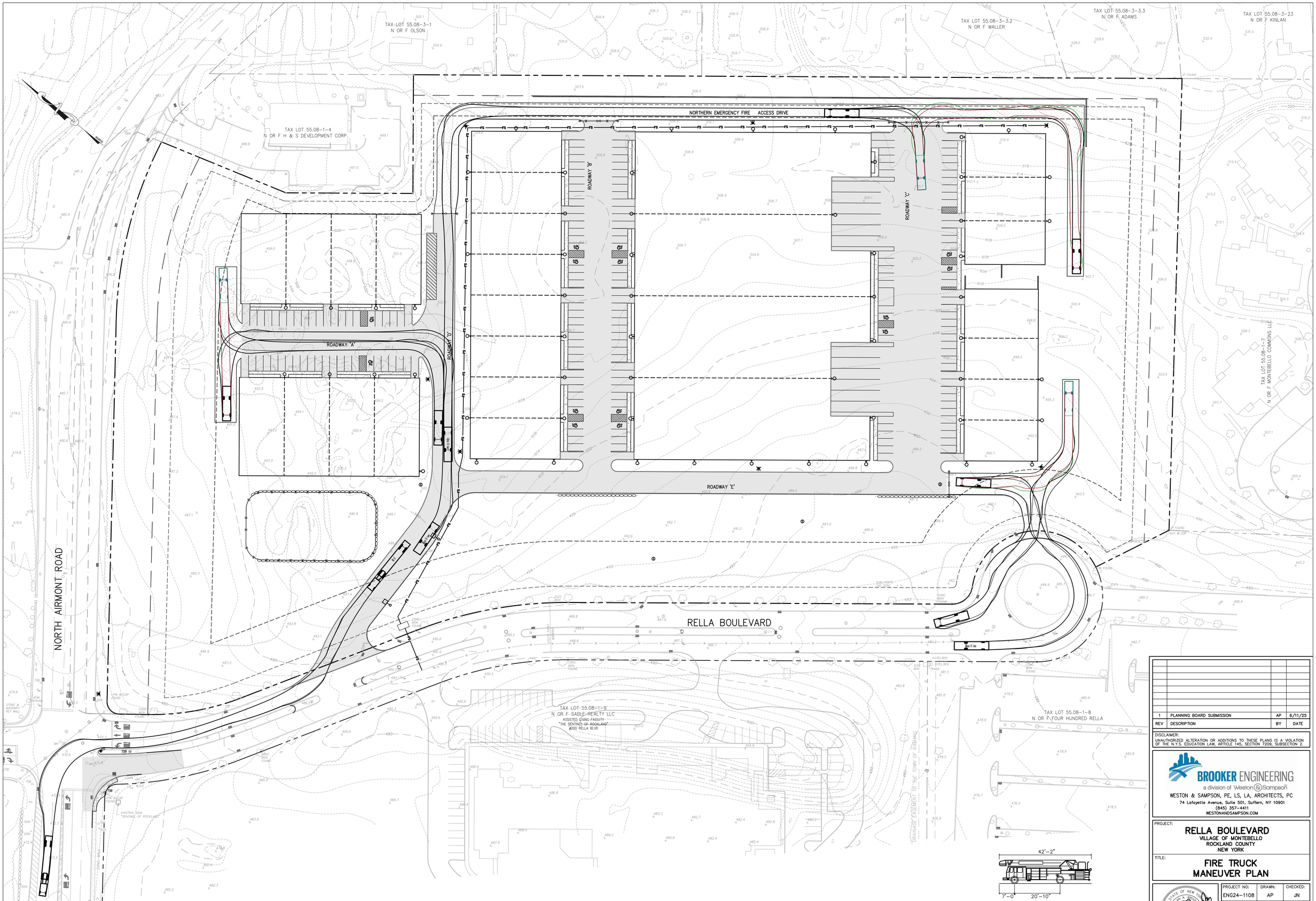
STATE OF NEW YORK · BRIAN A. BROOKER · 60229 · LICENSED PROFESSIONAL ENGINEER

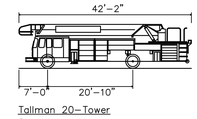
BRIAN A. BROOKER,
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 60229

PROJECT NO:	DRAWN:	CHECKED:
ENG24-1108	AP	JN

SCALE: 1" = 40'
GRAPHIC SCALE: 0 40' 80'
DATE: 05/09/25
DRAWING NO: 13

P:\BBE\2025\2313 Rella Blvd_Dwg\Rev 1\RELLA BLVD Flex Space.dwg, 7/17/2025 10:51:37 AM, Pokras Sasha





Tallman 20-Tower

Overall Length	42.167ft
Overall Width	10.000ft
Overall Body Height	10.752ft
Min Body Ground Clearance	1.183ft
Track Width	9.833ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	40.670ft

REV	DESCRIPTION	BY	DATE
1	PLANNING BOARD SUBMISSION	AP	6/11/25

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PROJECT:
RELLA BOULEVARD
VILLAGE OF MONTEBELLO
ROCKLAND COUNTY
NEW YORK

TITLE:
FIRE TRUCK MANEUVER PLAN

STATE OF NEW YORK · BRIAN A. BROOKER · 60229 · LICENSED PROFESSIONAL ENGINEER

BRIAN A. BROOKER,
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 60229

PROJECT NO:	DRAWN:	CHECKED:
ENG24-1108	AP	JN

SCALE: 1" = 40'
GRAPHIC SCALE: 0 40' 80'

DATE: 05/09/25
DRAWING NO: TM-1

P:\BBE\2023\313 Rella Blvd_Dwg\Rev 1\RELLA BLVD Fire Space.dwg, 7/17/2025 10:51:43 AM, Pokras, Sasha

TAX-LOT 55.08-3-1
N OR F OLSON

TAX LOT 55.08-3-2
N OR F WALLER

TAX LOT 55.08-3-3.3
N OR F ADAMS

TAX LOT 55.08-3-23
N OR F KINLAN

TAX LOT 55.08-1-4
N OR F H & S DEVELOPMENT CORP.

NORTHERN EMERGENCY FIRE ACCESS DRIVE

ROADWAY "B"

ROADWAY "C"

ROADWAY "A"

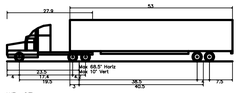
ROADWAY "D"

ROADWAY "E"

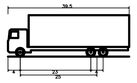
NORTH AIRMONT ROAD

RELLA BOULEVARD

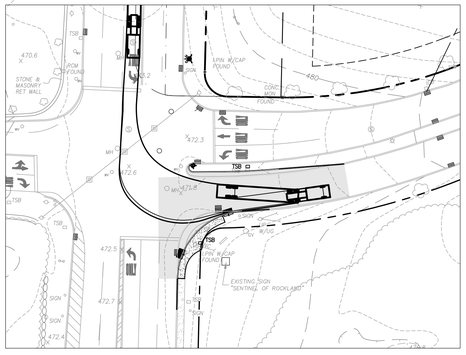
TAX LOT 55.08-1-7
N OR F MONTEBELLO COMMONS LLC

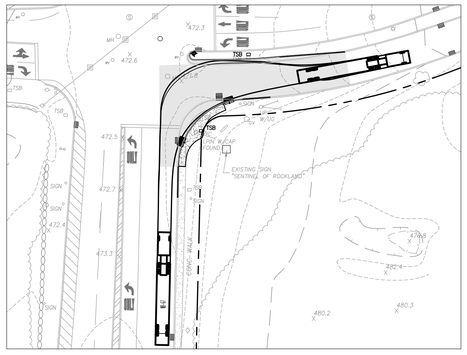


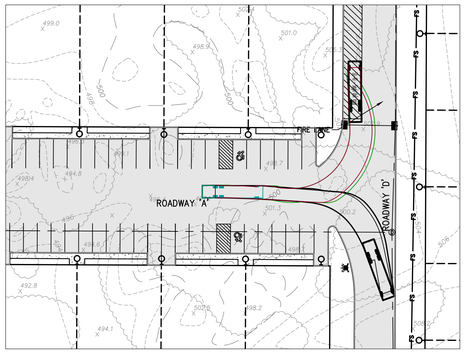
WB-67
Overall Length 73.50ft
Overall Width 8.500ft
Overall Body Height 13.250ft
Min Body Ground Clearance 1.334ft
Max Track Width 8.500ft
Lock-to-lock time 6.0s
Max Steering Angle (Virtual) 28.40°



SU-40 - Single Unit Truck
Overall Length 39.500ft
Overall Width 8.000ft
Overall Body Height 13.250ft
Min Body Ground Clearance 1.367ft
Track Width 8.000ft
Lock-to-lock time 5.00s
Max Steering Angle (Virtual) 31.80°







REV	DESCRIPTION	BY	DATE
1	PLANNING BOARD SUBMISSION	AP	6/11/25

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PROJECT:
RELLA BOULEVARD
VILLAGE OF MONTEBELLO
ROCKLAND COUNTY
NEW YORK

TITLE:
TRUCK MANEUVER PLAN

STATE OF NEW YORK · BRIAN A. BROOKER · 60229 · LICENSED PROFESSIONAL ENGINEER

BRIAN A. BROOKER,
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 60229

PROJECT NO:	DRAWN:	CHECKED:
ENG24-1108	AP	JN

SCALE: 1" = 40'

GRAPHIC SCALE: 0 40' 80'

DATE: 05/09/25

DRAWING NO: TM-2

P:\BBE\20\20313 Rella Blvd_Dwg\Rev 1\RELLA BLVD Flex Space.dwg, 7/17/2025 10:51:47 AM, Pokras.Sasha