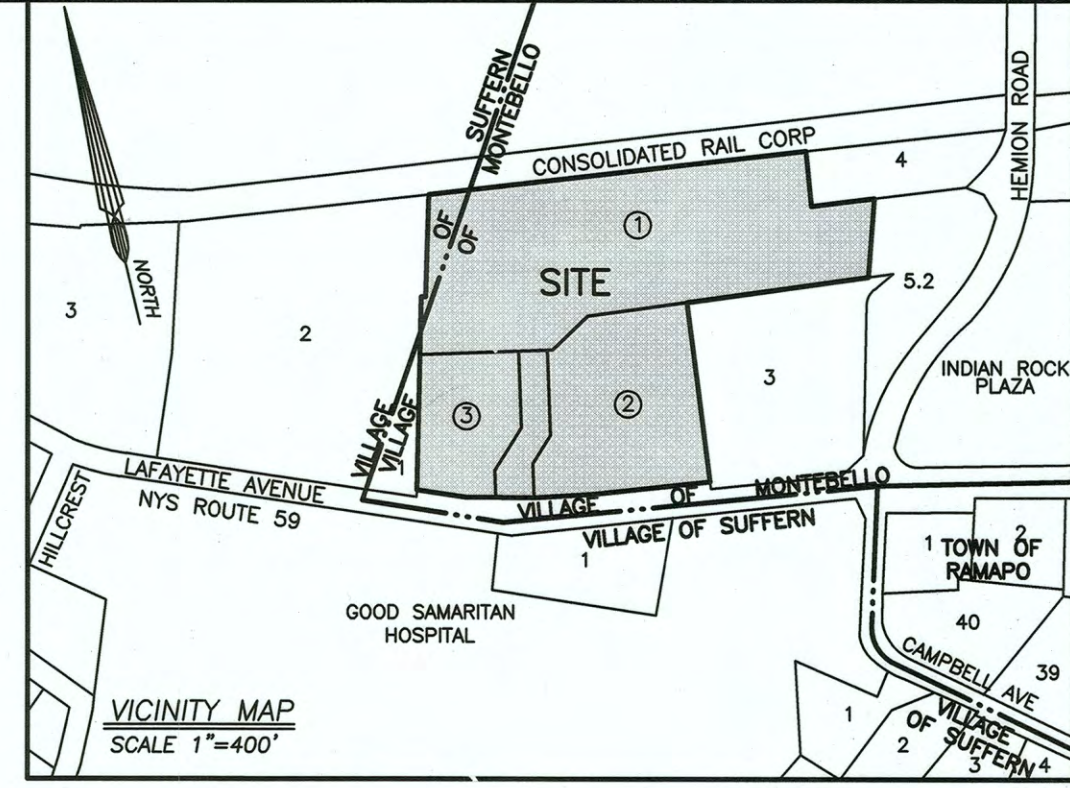
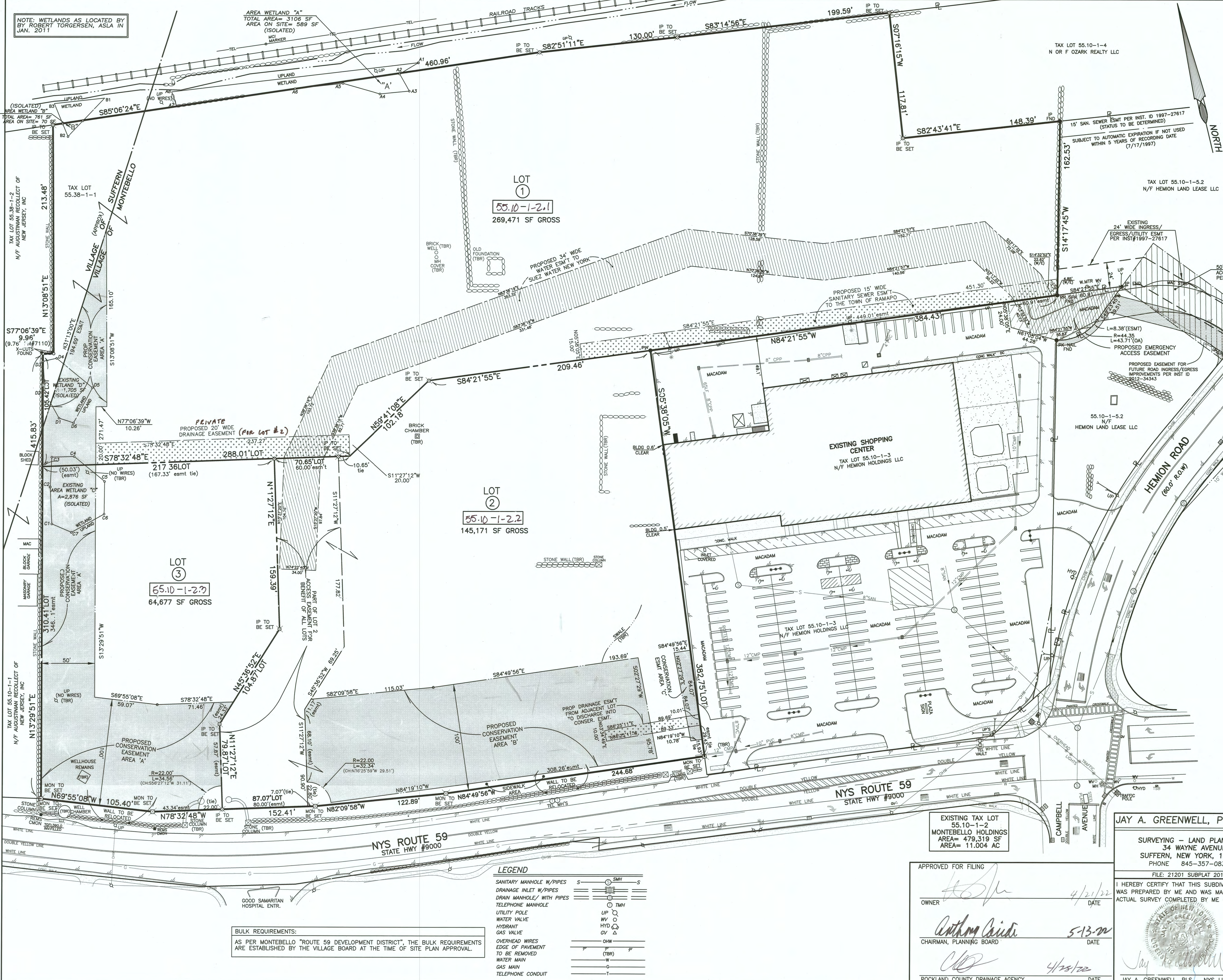


NOTE: WETLANDS AS LOCATED BY
BY ROBERT TORGENSEN, ASLA IN
JAN. 2011



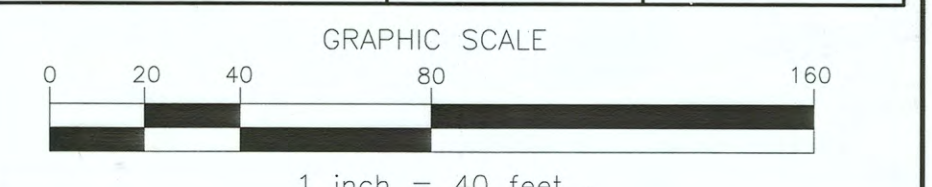
- SUBDIVISION NOTES:**
1. BEING TAX LOT SECTION 55.10, BLOCK 1, LOT 2 OF THE TOWN OF RAMAPO TAX MAPS.
 2. TOTAL AREA OF PARCELS: 11.004 ACRES.
 3. ZONE: ROUTE 59 DEVELOPMENT DISTRICT.
 4. NUMBER OF LOTS: 1 EXISTING 3 PROPOSED.
 5. RECORD OWNER: MONTEBELLO CROSSING, LLC 100 DUTCH HILL ROAD, SUITE 340 ORANGEBURG, NEW YORK 10962.
 6. APPLICANT: SAME.
 7. FIRE DISTRICT: SUFFERN CENTRAL.
 8. SCHOOL DISTRICT: SUFFERN CENTRAL.
 9. WATER DISTRICT: SUEZ WATER NEW YORK.
 10. WATER SUPPLY: SUEZ WATER NEW YORK.
 11. SEWER DISTRICT: RCSD #1.
 12. DATUM: USGS.
 13. NAVD 88.
 14. MONUMENTS IN ACCORDANCE WITH VILLAGE SPECIFICATIONS TO BE SET AT LOCATIONS MARKED WITH THE SYMBOL.
 15. ALL PROPERTY CORNERS TO BE MARKED WITH 3/4" IRON PIPE.
 16. THE INDIVIDUAL LOTS ARE DESIGNATED WITH THE TAX LOT NUMBERS SHOWN THUS:
 17. THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239N OF THE GENERAL MUNICIPAL LAW.
 18. THIS PLAT IS SUBJECT TO COMPLIANCE WITH ALL LAWS, REGULATIONS AND SPECIFICATIONS OF THE VILLAGE OF MONTEBELLO, AND WITH ALL DETAILS AND SPECIFICATIONS INDICATED ON THE APPROVED CONSTRUCTION PLANS ON FILE WITH THE VILLAGE OF MONTEBELLO.
 19. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY JAY A. GREENWELL, P.L.S., N.Y. LIC# 49676 ON 2/27/14.
 20. WETLANDS DELINEATED BY ROBERT TORGENSEN, ASLA IN JANUARY 2011.
 21. SEWER AND WATER SERVICE LINES SHALL BE LAID IN SEPARATE TRENCHES WITH A MINIMUM SEPARATION OF 10 FEET.
 22. SANITARY SEWER INFILTRATION AND EXFILTRATION LIMIT IS 25 GALLONS PER INCH DIAMETER PER MILE PER DAY. CERTIFICATES OF OCCUPANCY MAY NOT BE REQUESTED, NOR ANY OCCUPANCY PERMITTED, UNTIL A CERTIFICATE OF COMPLIANCE, CERTIFIED BY A LICENSED NEW YORK STATE PROFESSIONAL ENGINEER, IS SUBMITTED TO AND APPROVED BY THE TOWN OF RAMAPO AND RCSD #1. COPIES OF THIS CERTIFICATE SHOULD ALSO BE SENT TO THE ROCKLAND COUNTY DEPARTMENT OF HEALTH AND ROCKLAND COUNTY SEWER DISTRICT #1.
 23. ALL SANITARY SEWER CONSTRUCTION TO MEET CURRENT TOWN OF RAMAPO AND RCSD #1 STANDARDS. IF TOWN OF RAMAPO AND RCSD #1 STANDARDS CONTRADICT, THE STRICTER STANDARD SHALL APPLY.
 24. SANITARY SEWER PERMITS MUST BE OBTAINED FROM THE TOWN OF RAMAPO AND RCSD #1 PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
 25. THE INSPECTION FEE FOR THE SANITARY SEWERS IS TO BE PAID TO THE TOWN OF RAMAPO AND RCSD #1.
 26. IF THE LOWEST FLOOR TO BE SEWERED IS LOWER THAN THE UPSTREAM RIM ELEVATION OF THE SANITARY SEWER MANHOLE, AN INTERIOR CHECK VALVE MUST BE INSTALLED.
 27. ALL MANHOLES TO BE VACUUM TESTED AS REQUIRED BY THE TOWN OF RAMAPO AND RCSD #1.
 28. OMIT.
 29. AS-BUILT SANITARY SEWER AND WATER MAIN DRAWINGS (PLAN AND PROFILE) ARE TO BE SUBMITTED TO THE RCSDH FOR REVIEW AND ACCEPTANCE UPON COMPLETION OF THE INSTALLATION OF IMPROVEMENTS.
 30. EROSION CONTROL MEASURES FOR INDIVIDUAL LOTS SHALL BE PROVIDED ON PLOT PLANS AT TIME OF APPLICATION FOR BUILDING PERMITS.
 31. THE LONG TERM MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S). A LEGALLY BINDING STORMWATER MANAGEMENT MAINTENANCE AGREEMENT SHALL BE FILED IN THE OFFICE OF THE ROCKLAND COUNTY CLERK.
 32. THE VILLAGE OF MONTEBELLO WILL NOT RELEASE CERTIFICATES OF OCCUPANCY UNTIL CERTIFICATES OF APPROVAL HAVE BEEN RELEASED BY THE ROCKLAND COUNTY HEALTH DEPT.

14	REV PER ROCK CTY HEALTH DEPT	JAG	01/19/22
13	REV	JAG	10/18/21
12	CONS. ESMT	JAG	10/15/21
11	MISC M/B	JAG	10/07/21
10	MISC M/B	JAG	8/30/21
9	DRAINAGE EASEMENT	JAG	8/05/21
8	WATER EASEMENT	JAG	7/06/21
7	WATER EASEMENT	JAG	3/8/18
6	SUBDIVISION - JAG	JAG	2/22/18
5	PER PB COMMENTS	AP	10/20/17
4	PER PB COMMENTS	AP	9/18/17
3	SITE PLAN SUBMISSION	AP	8/16/17
2	AS PER COMMENTS	AP	5/17/17
1	AS PER PB COMMENTS	AP	1/24/17
REV	DESCRIPTION	BY	DATE

DISCLAIMER:
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Suffern, NY 10901 Ramsey, NJ 07446
(845) 357-4411 (201) 684-1221
www.BrookerEngineering.com

PROJECT: MONTEBELLO CROSSING VILLAGE OF MONTEBELLO ROCKLAND COUNTY NEW YORK			
TITLE: SUBDIVISION PLAT			
PROJECT NO:	DATE:	DRAWING NO:	
13082	5/27/2016	1	



EXISTING TAX LOT
55.10-1-2
MONTEBELLO HOLDINGS
AREA= 479,319 SF
AREA= 11.004 AC

APPROVED FOR FILING

OWNER: *[Signature]* DATE: 4/21/22

CHAIRMAN, PLANNING BOARD: *[Signature]* DATE: 5-13-22

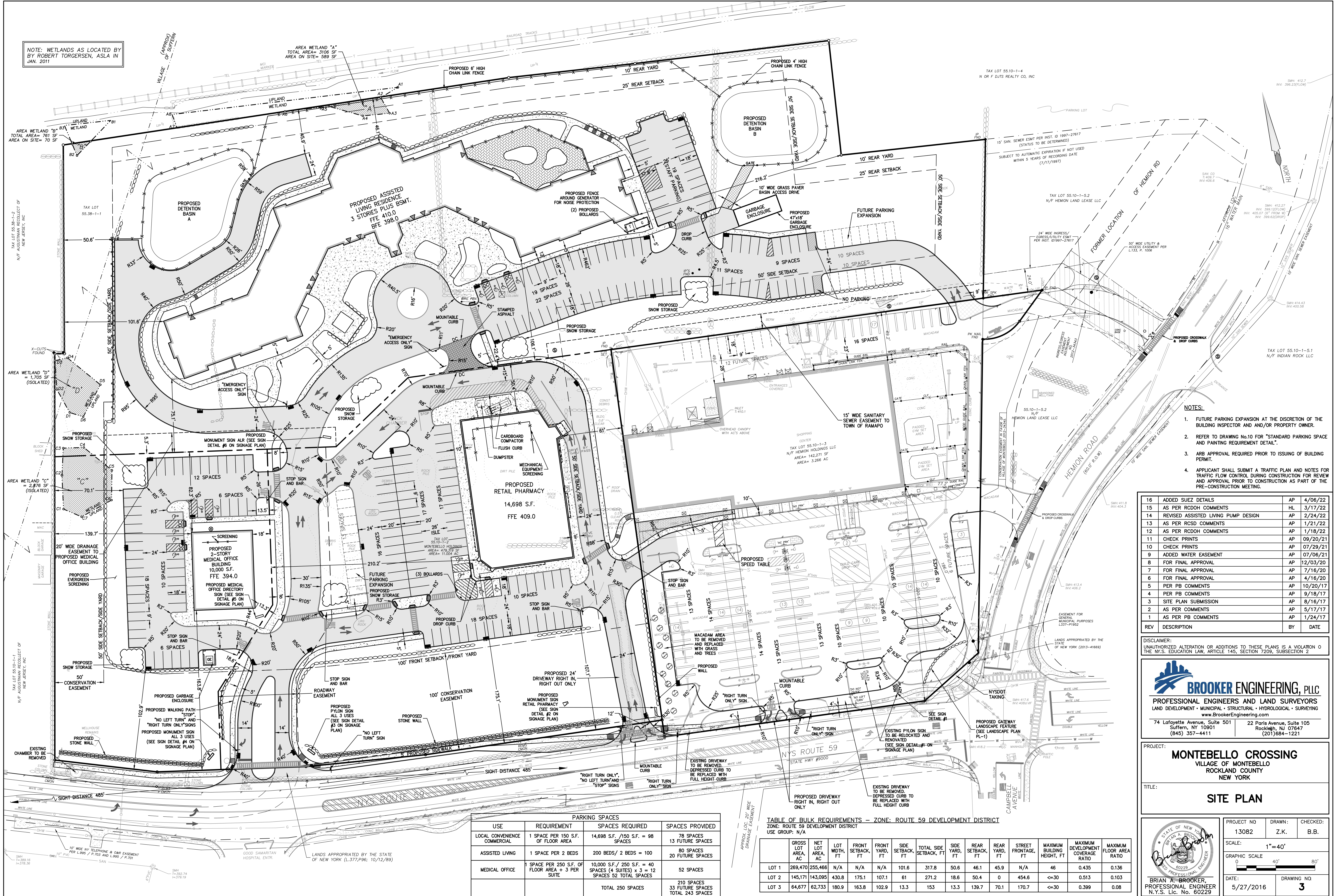
ROCKLAND COUNTY DRAINAGE AGENCY DATE: 4/28/22

JAY A. GREENWELL, PLS, LLC
SURVEYING - LAND PLANNING
34 WAYNE AVENUE
SUFFERN, NEW YORK, 10901
PHONE 845-357-0830

FILE: 21201 SUBPLAT 2018

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY ME ON 2/27/14.

JAY A. GREENWELL, PLS NYS LIC# 49676



NOTE: WETLANDS AS LOCATED BY
BY ROBERT TORGENSEN, ASLA IN
JAN. 2011

AREA WETLAND "A"
TOTAL AREA= 3106 SF
AREA ON SITE= 589 SF

TAX LOT 55.38-1-2
N/F AUGUSTIN REDEVELOP OF
NEW JERSEY, INC.

TAX LOT 55.10-1-4
N OR F OUTS REALTY CO, INC

SMH 412.7
INV. 396.237(LOW)

SMH 412.27
INV. 399.120(LOW)
SMH 405.07 (6" FROM RD)
INV. 399.62(CRCP)

SMH 414.43
INV. 400.58

TAX LOT 55.10-1-5.1
N/F INDIAN ROCK LLC

NOTES:

1. FUTURE PARKING EXPANSION AT THE DISCRETION OF THE BUILDING INSPECTOR AND AND/OR PROPERTY OWNER.
2. REFER TO DRAWING No.10 FOR "STANDARD PARKING SPACE AND PAINTING REQUIREMENT DETAIL".
3. ARB APPROVAL REQUIRED PRIOR TO ISSUING OF BUILDING PERMIT.
4. APPLICANT SHALL SUBMIT A TRAFFIC PLAN AND NOTES FOR TRAFFIC FLOW CONTROL DURING CONSTRUCTION FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION AS PART OF THE PRE-CONSTRUCTION MEETING.

16	ADDED SUEZ DETAILS	AP	4/06/22
15	AS PER RCDOH COMMENTS	HL	3/17/22
14	REVISED ASSISTED LIVING PUMP DESIGN	AP	2/24/22
13	AS PER RCSD COMMENTS	AP	1/21/22
12	AS PER RCDOH COMMENTS	AP	1/18/22
11	CHECK PRINTS	AP	09/20/21
10	CHECK PRINTS	AP	07/29/21
9	ADDED WATER EASEMENT	AP	07/06/21
8	FOR FINAL APPROVAL	AP	12/03/20
7	FOR FINAL APPROVAL	AP	7/16/20
6	FOR FINAL APPROVAL	AP	4/16/20
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3	SITE PLAN SUBMISSION	AP	8/16/17
2	AS PER COMMENTS	AP	5/17/17
1	AS PER PB COMMENTS	AP	1/24/17
REV	DESCRIPTION	BY	DATE

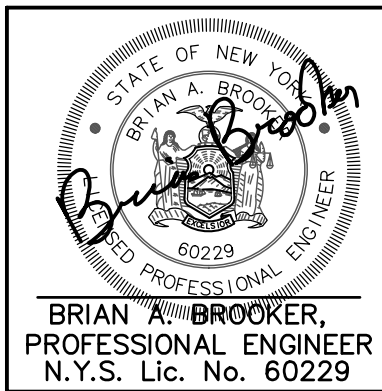
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22 Paris Avenue, Suite 105 Rockland, NJ 07847 (201)684-1221

PROJECT: **MONTEBELLO CROSSING**
VILLAGE OF MONTEBELLO
ROCKLAND COUNTY
NEW YORK

TITLE: **SITE PLAN**

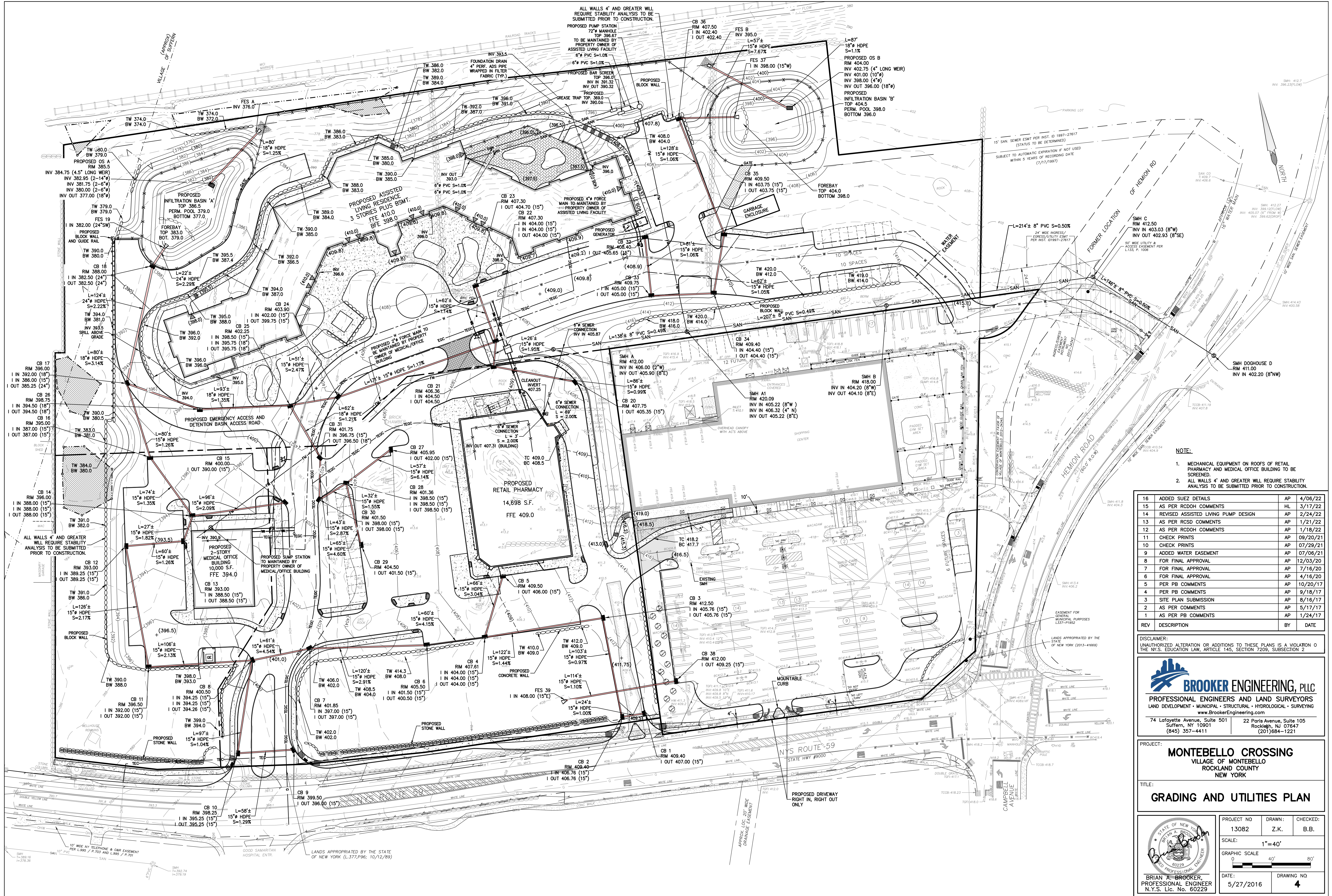


PROJECT NO	13082	DRAWN:	Z.K.	CHECKED:	B.B.
SCALE:	1"=40'				
GRAPHIC SCALE					
DATE:	5/27/2016	DRAWING NO.	3		

PARKING SPACES			
USE	REQUIREMENT	SPACES REQUIRED	SPACES PROVIDED
LOCAL CONVENIENCE COMMERCIAL	1 SPACE PER 150 S.F. OF FLOOR AREA	14,698 S.F. / 150 S.F. = 98 SPACES	78 SPACES 13 FUTURE SPACES
ASSISTED LIVING	1 SPACE PER 2 BEDS	200 BEDS / 2 BEDS = 100	80 SPACES 20 FUTURE SPACES
MEDICAL OFFICE	1 SPACE PER 250 S.F. OF FLOOR AREA + 3 PER SUITE	10,000 S.F. / 250 S.F. = 40 SPACES (4 SUITES) x 3 = 12 SPACES 52 TOTAL SPACES	52 SPACES
		TOTAL 250 SPACES	210 SPACES 33 FUTURE SPACES TOTAL 243 SPACES

TABLE OF BULK REQUIREMENTS - ZONE: ROUTE 59 DEVELOPMENT DISTRICT
ZONE: ROUTE 59 DEVELOPMENT DISTRICT
USE GROUP: N/A

	GROSS LOT AREA, AC	NET LOT AREA, AC	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 BUILDING HEIGHT, FT	MAXIMUM DEVELOPMENT COVERAGE RATIO	MAXIMUM FLOOR AREA RATIO
LOT 1	269,470	255,466	N/A	N/A	N/A	101.6	317.8	50.6	46.1	45.9	N/A	46	0.435	0.136
LOT 2	145,171	143,095	430.8	175.1	107.1	61	271.2	18.6	50.4	0	454.6	<=30	0.513	0.103
LOT 3	64,677	62,733	180.9	163.8	102.9	13.3	153	13.3	139.7	70.1	170.7	<=30	0.399	0.08



- NOTE:
- MECHANICAL EQUIPMENT ON ROOFS OF RETAIL PHARMACY AND MEDICAL OFFICE BUILDING TO BE SCREENED.
 - ALL WALLS 4' AND GREATER WILL REQUIRE STABILITY ANALYSIS TO BE SUBMITTED PRIOR TO CONSTRUCTION.

REV	DESCRIPTION	BY	DATE
16	ADDED SUEZ DETAILS	AP	4/06/22
15	AS PER RCDOH COMMENTS	HL	3/17/22
14	REVISED ASSISTED LIVING PUMP DESIGN	AP	2/24/22
13	AS PER RCSD COMMENTS	AP	1/21/22
12	AS PER RCDOH COMMENTS	AP	1/18/22
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2	AS PER COMMENTS	AP	5/17/17
1	AS PER PB COMMENTS	AP	1/24/17

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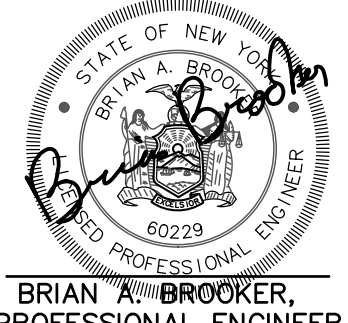
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(201) 684-1221

PROJECT: **MONTEBELLO CROSSING**
VILLAGE OF MONTEBELLO
ROCKLAND COUNTY
NEW YORK

TITLE: **GRADING AND UTILITIES PLAN**

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

PROJECT NO
13082

DRAWN:
Z.K.

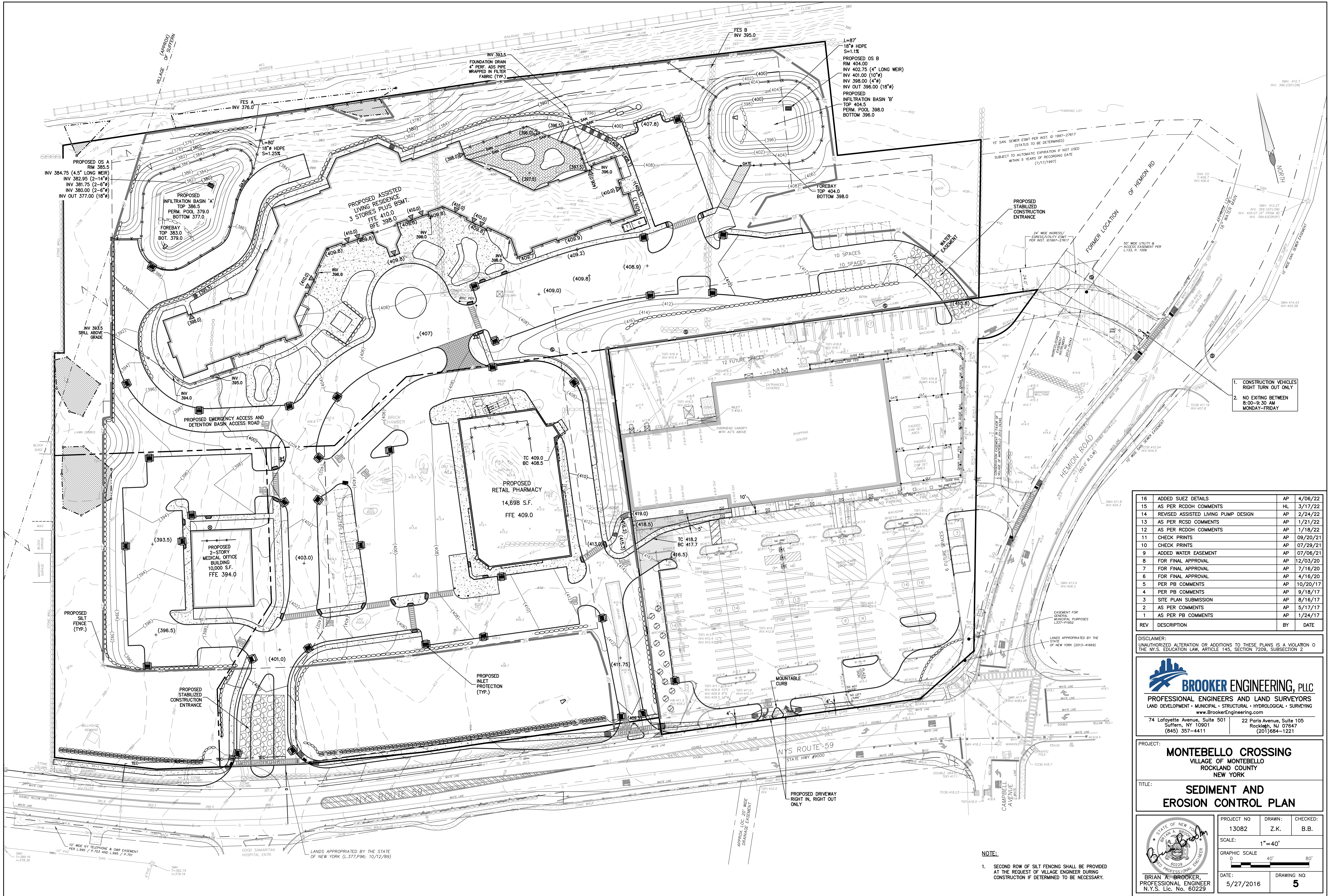
CHECKED:
B.B.

SCALE:
1"=40'

GRAPHIC SCALE
0 40' 80'

DATE:
5/27/2016

DRAWING NO.
4



1. CONSTRUCTION VEHICLES
RIGHT TURN ONLY
2. NO EXITING BETWEEN
8:00-9:30 AM
MONDAY-FRIDAY

16	ADDED SUEZ DETAILS	AP	4/06/22
15	AS PER RCDOH COMMENTS	HL	3/17/22
14	REVISED ASSISTED LIVING PUMP DESIGN	AP	2/24/22
13	AS PER RCSD COMMENTS	AP	1/21/22
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3	SITE PLAN SUBMISSION	AP	8/16/17
2	AS PER COMMENTS	AP	5/17/17
1	AS PER PB COMMENTS	AP	1/24/17
REV	DESCRIPTION	BY	DATE

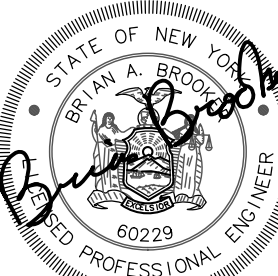
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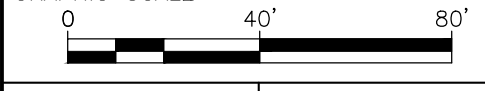
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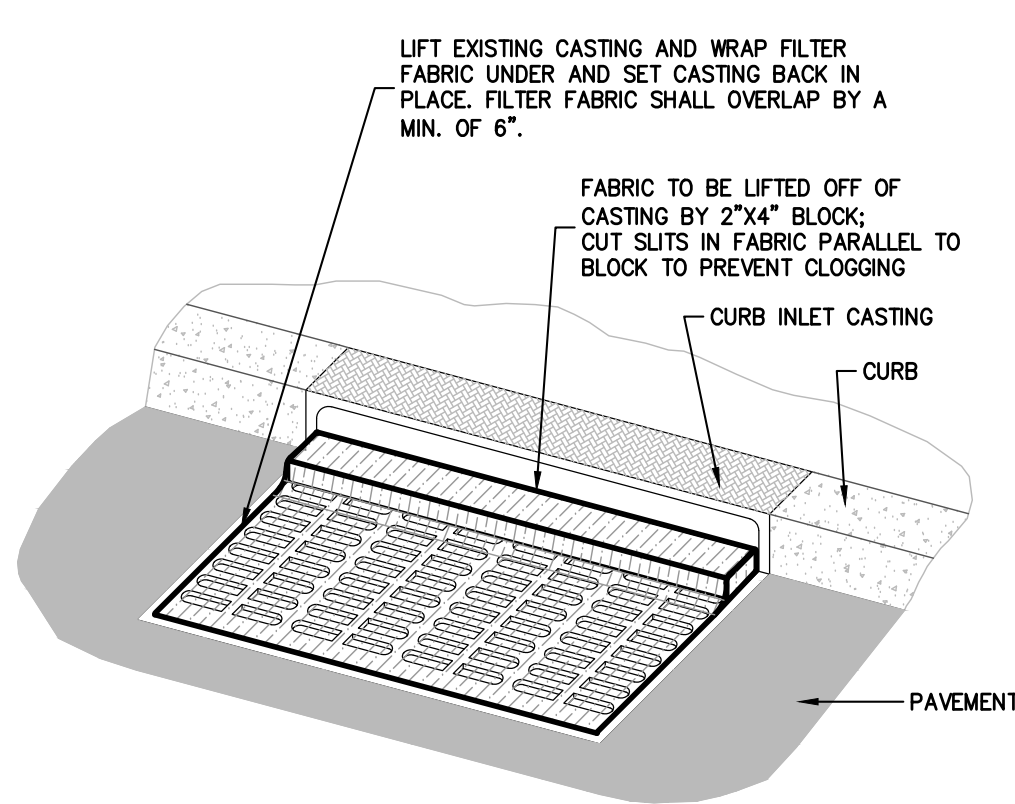
PROJECT:
MONTEBELLO CROSSING
VILLAGE OF MONTEBELLO
ROCKLAND COUNTY
NEW YORK

TITLE:
**SEDIMENT AND
EROSION CONTROL PLAN**

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

PROJECT NO	DRAWN:	CHECKED:
13082	Z.K.	B.B.
SCALE:	1"=40'	
GRAPHIC SCALE		
DATE:	DRAWING NO.	
5/27/2016	5	

- NOTE:
1. SECOND ROW OF SILT FENCING SHALL BE PROVIDED AT THE REQUEST OF VILLAGE ENGINEER DURING CONSTRUCTION IF DETERMINED TO BE NECESSARY.

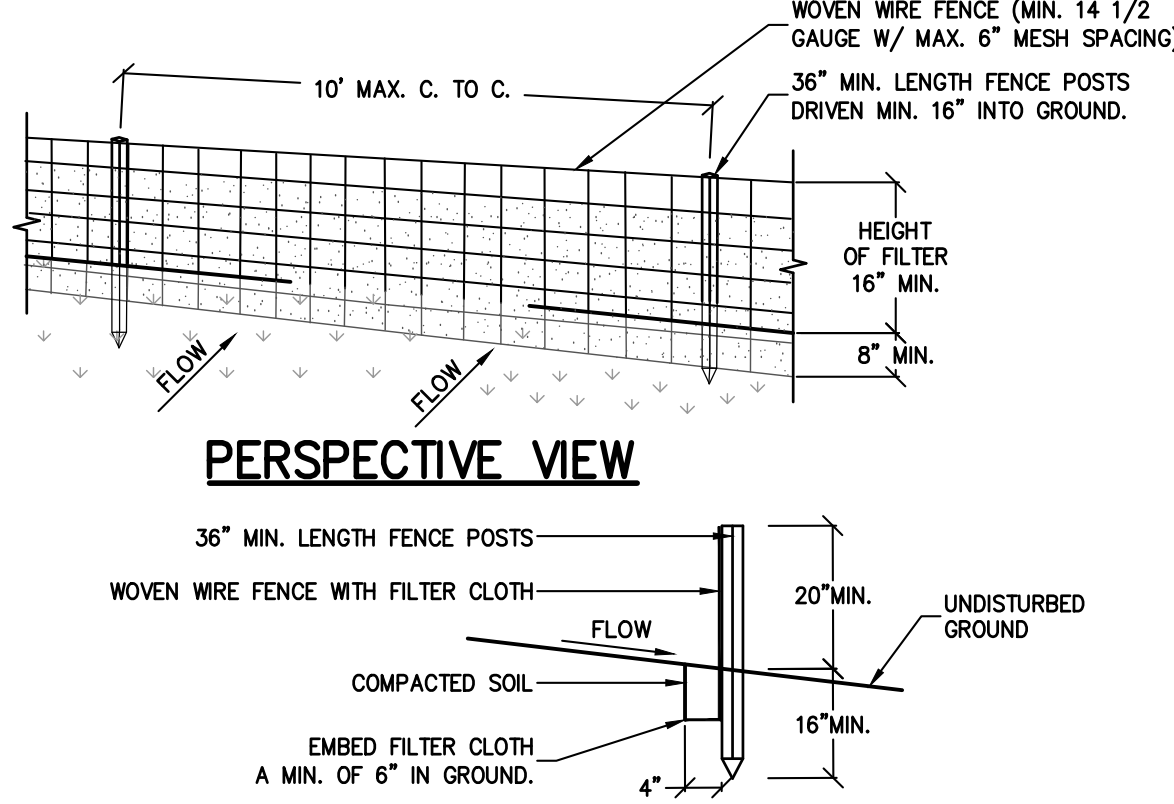


NOTE:

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.

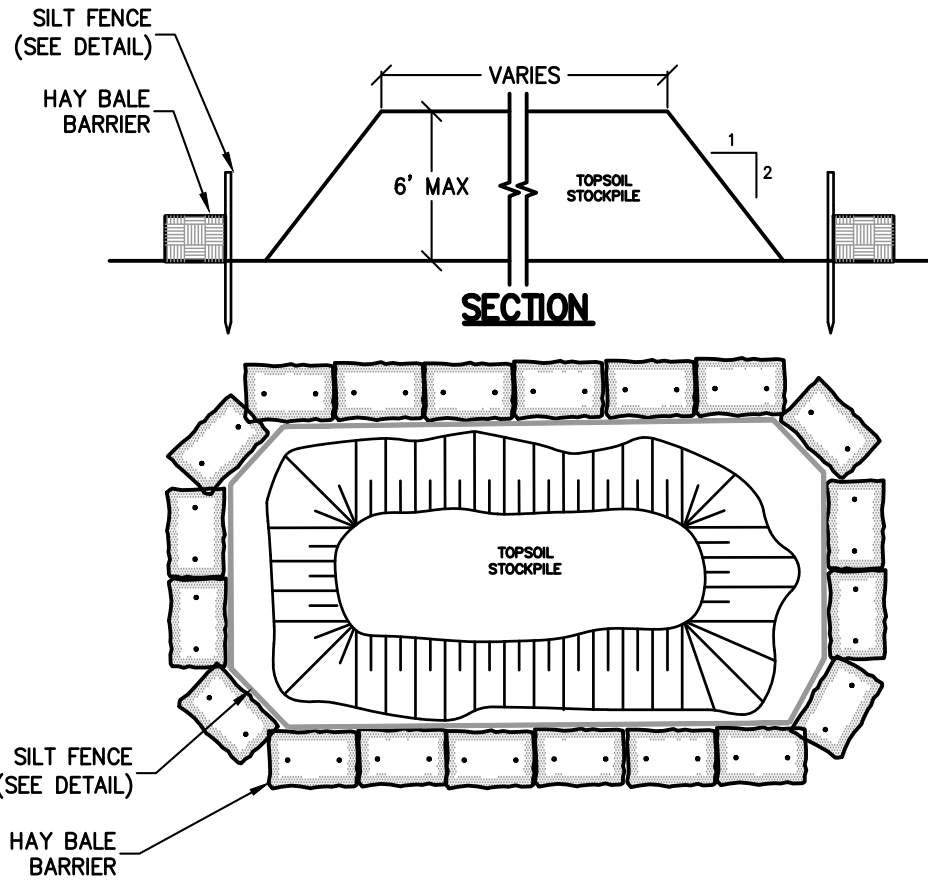


NOTES:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "I" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE

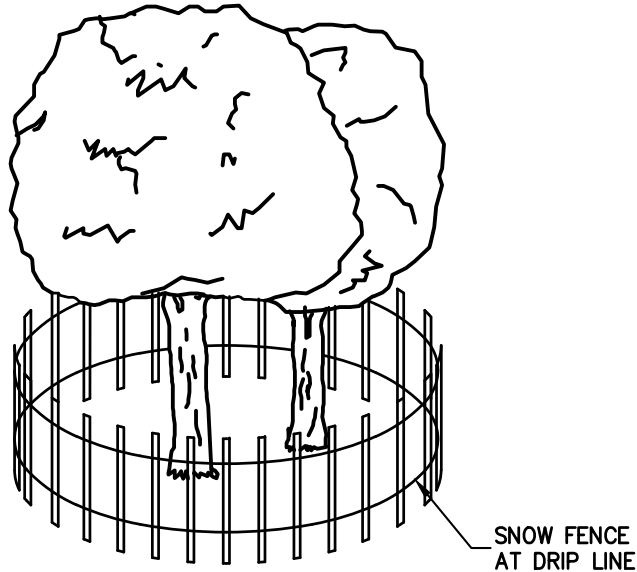
N.T.S.



PLAN VIEW

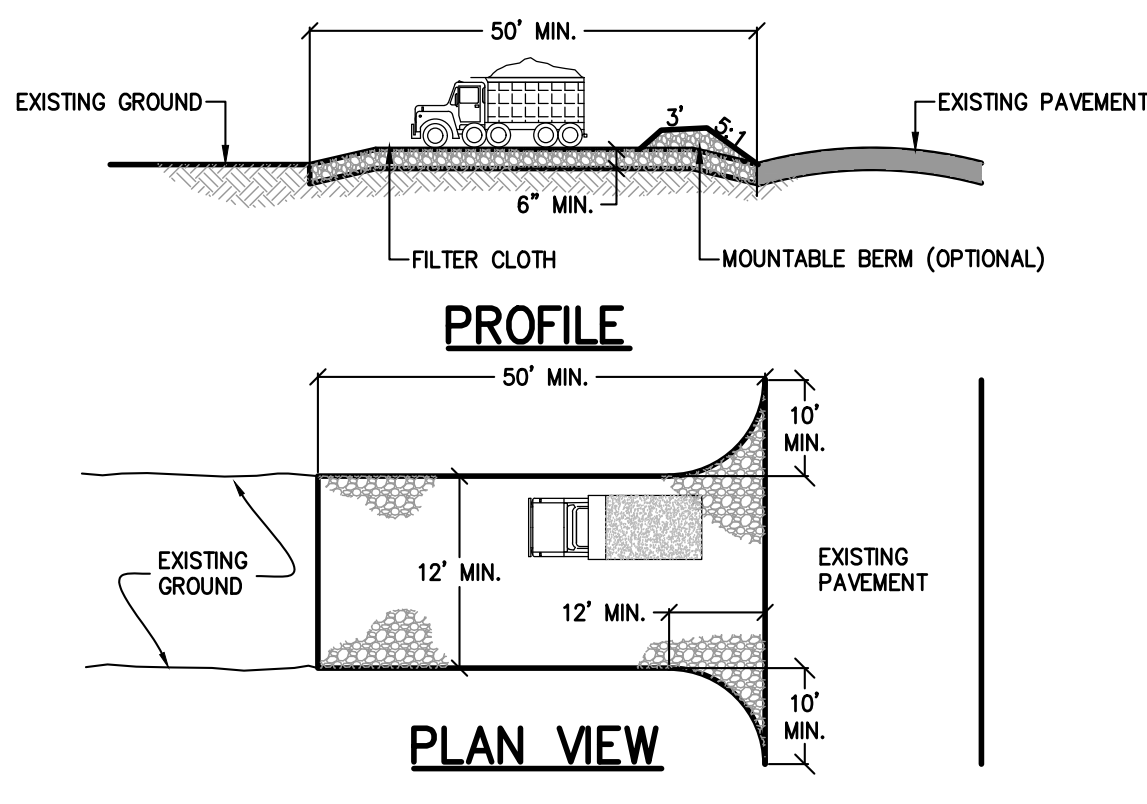
SOIL STOCKPILE SEDIMENT BARRIER

N.T.S.



TREE PROTECTION DETAIL

N.T.S.



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 (20) FEET MINIMUM FOR 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 REQUIRED, 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.

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
BIRDFOOT 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 OF 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.		
9. ALL CONSTRUCTION TO MEET CURRENT VILLAGE SPECS.		
10. 4" OF TOP SOIL TO BE SPREAD PRIOR TO SEEDING IN ALL DISTURBED AREAS.		

16	ADDED SUEZ DETAILS	AP	4/06/22
15	AS PER RCDOH COMMENTS	HL	3/17/22
14	REVISED ASSISTED LIVING PUMP DESIGN	AP	2/24/22
13	AS PER RCSD COMMENTS	AP	1/21/22
12	AS PER RCDOH COMMENTS	AP	1/18/22
11	CHECK PRINTS	AP	09/20/21
10	CHECK PRINTS	AP	07/29/21
9	ADDED WATER EASEMENT	AP	07/06/21
8	FOR FINAL APPROVAL	AP	12/03/20
7	FOR FINAL APPROVAL	AP	7/16/20
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5	PER PB COMMENTS	AP	10/20/17
4	PER PB COMMENTS	AP	9/18/17
3	SITE PLAN SUBMISSION	AP	8/16/17
2	AS PER COMMENTS	AP	5/17/17
1	AS PER PB COMMENTS	AP	1/24/17
REV	DESCRIPTION	BY	DATE

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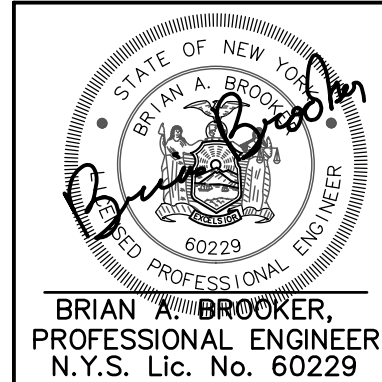
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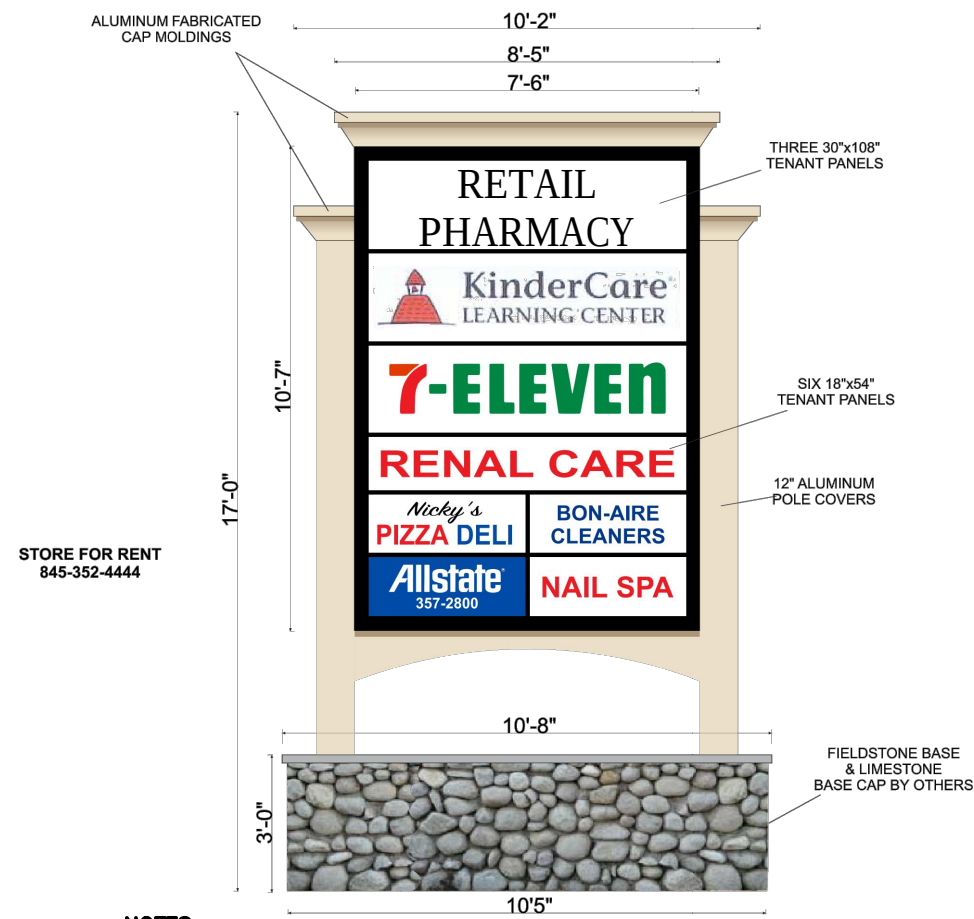
PROJECT:
MONTEBELLO CROSSING
VILLAGE OF MONTEBELLO
ROCKLAND COUNTY
NEW YORK

TITLE:
**SEDIMENT AND
EROSION CONTROL DETAILS**

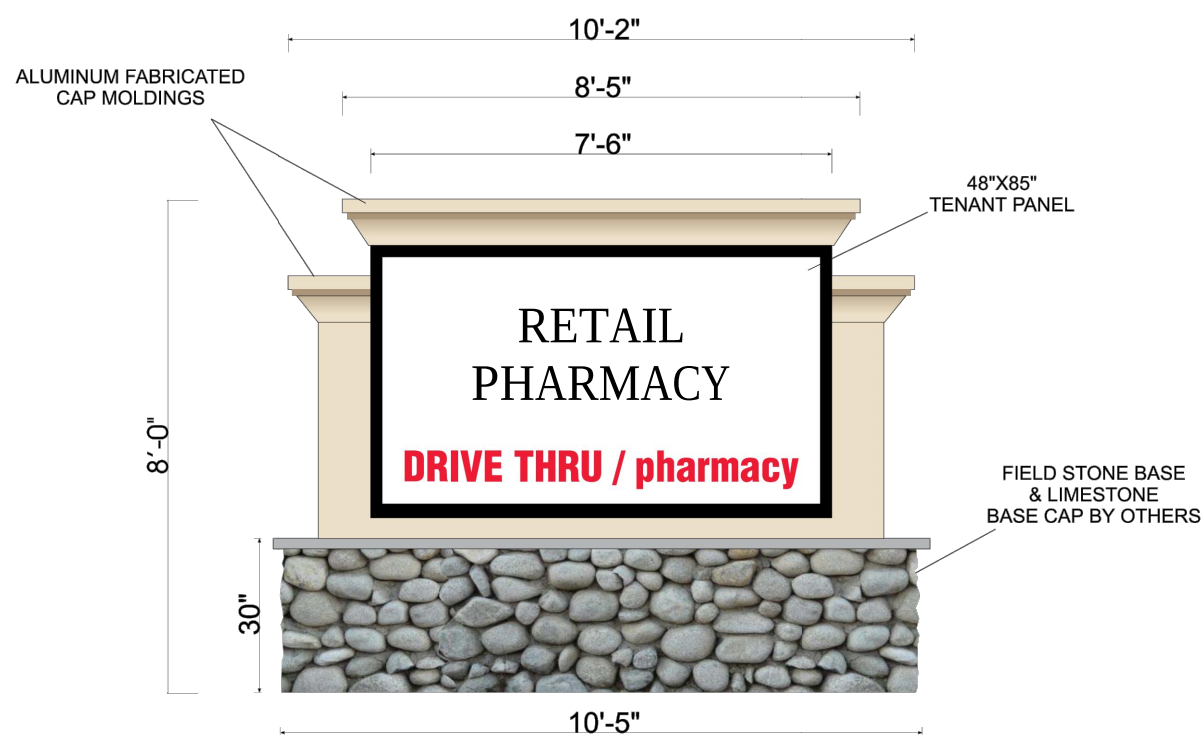


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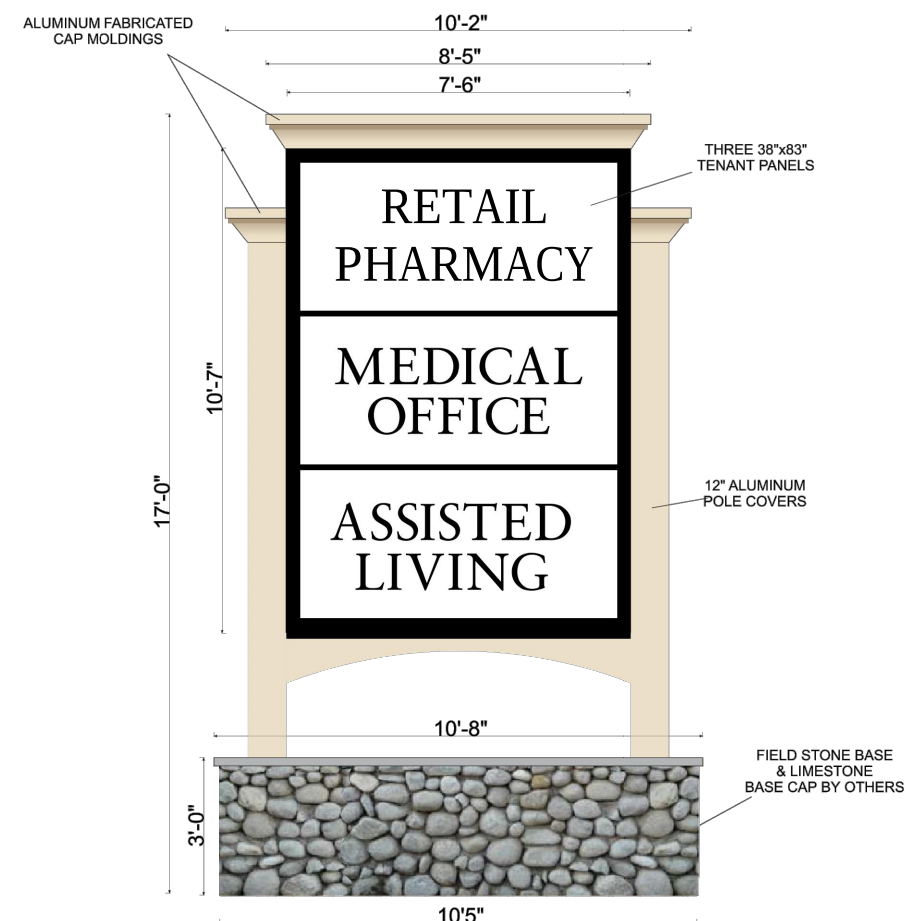
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GRAPHIC SCALE 0 40' 80'		
DATE: 5/27/2016	DRAWING NO. 5A	



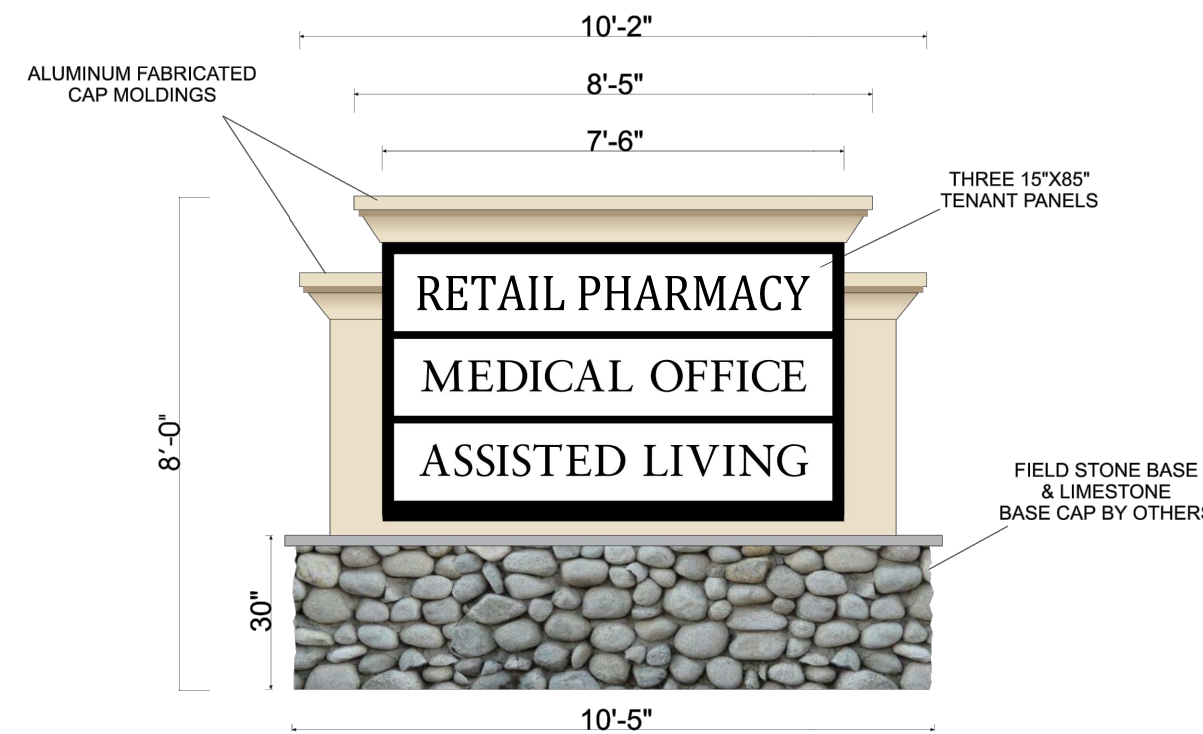
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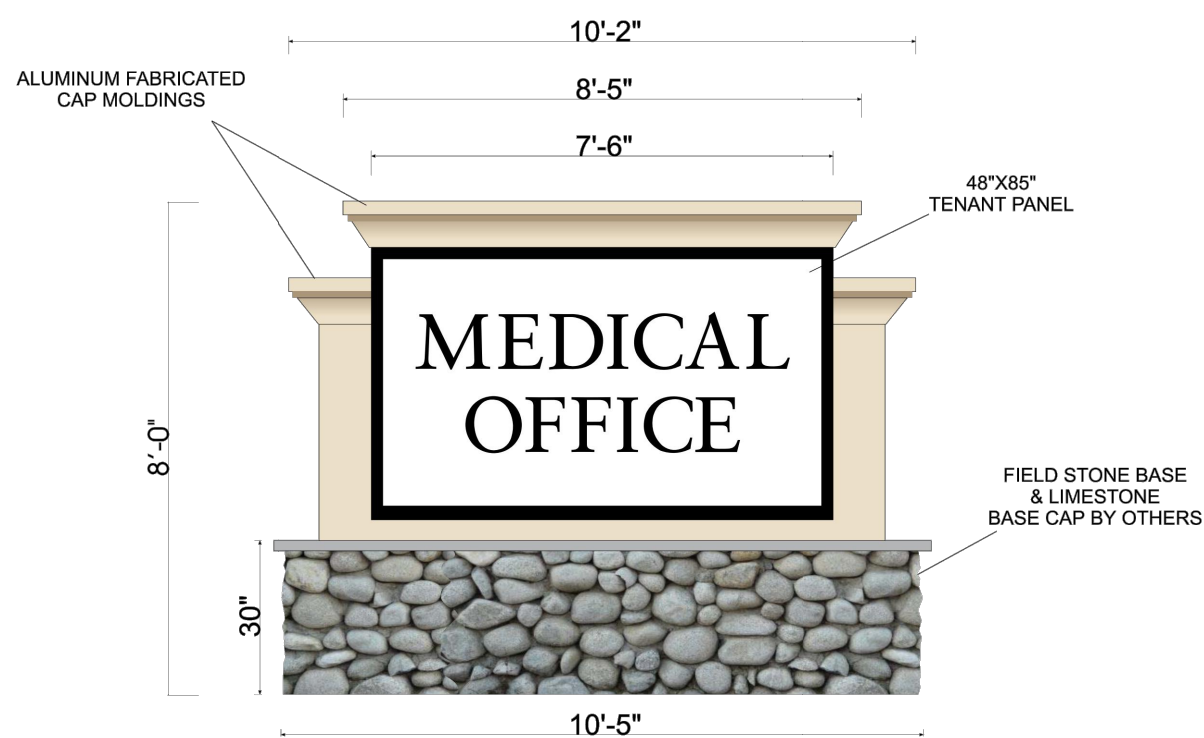
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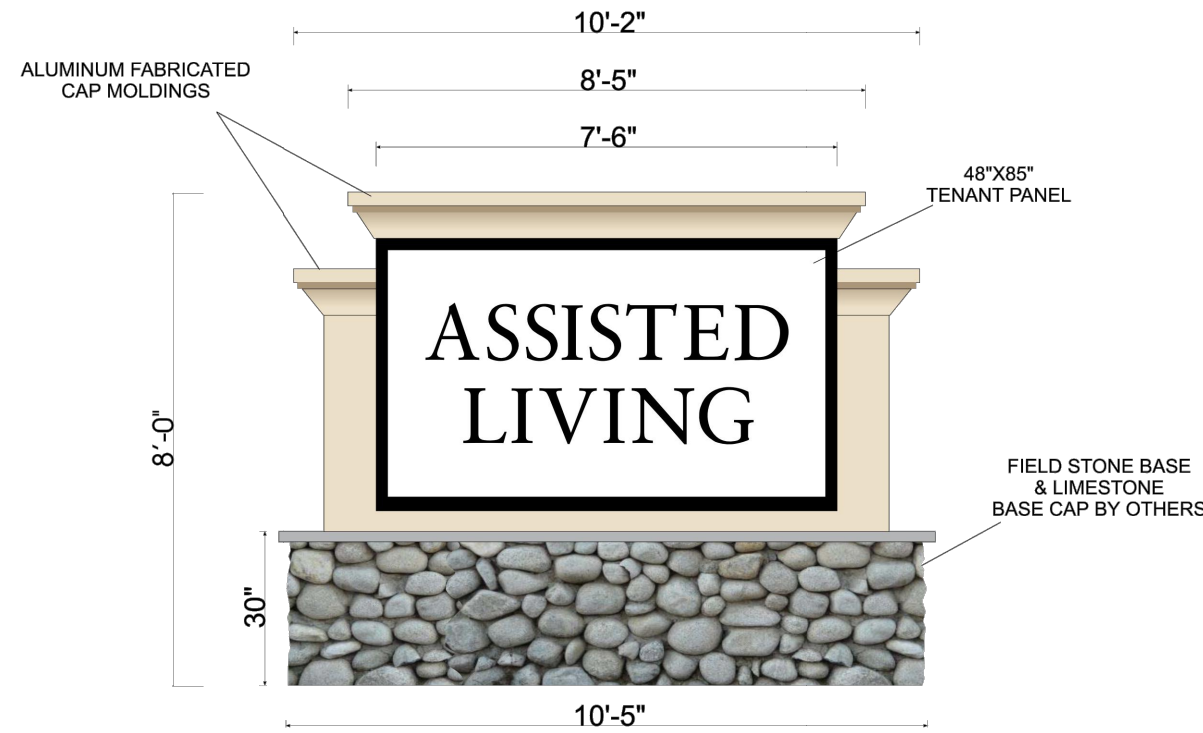
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N.T.S.



SIGN DETAIL #4
N.T.S.



SIGN DETAIL #5
N.T.S.



SIGN DETAIL #6
N.T.S.

16	ADDED SUEZ DETAILS	AP	4/06/22
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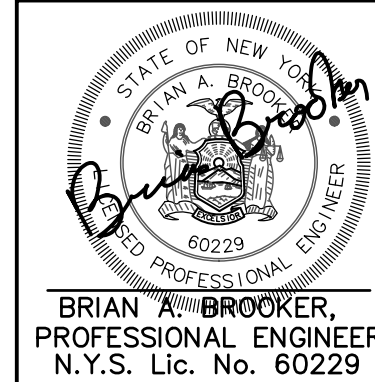
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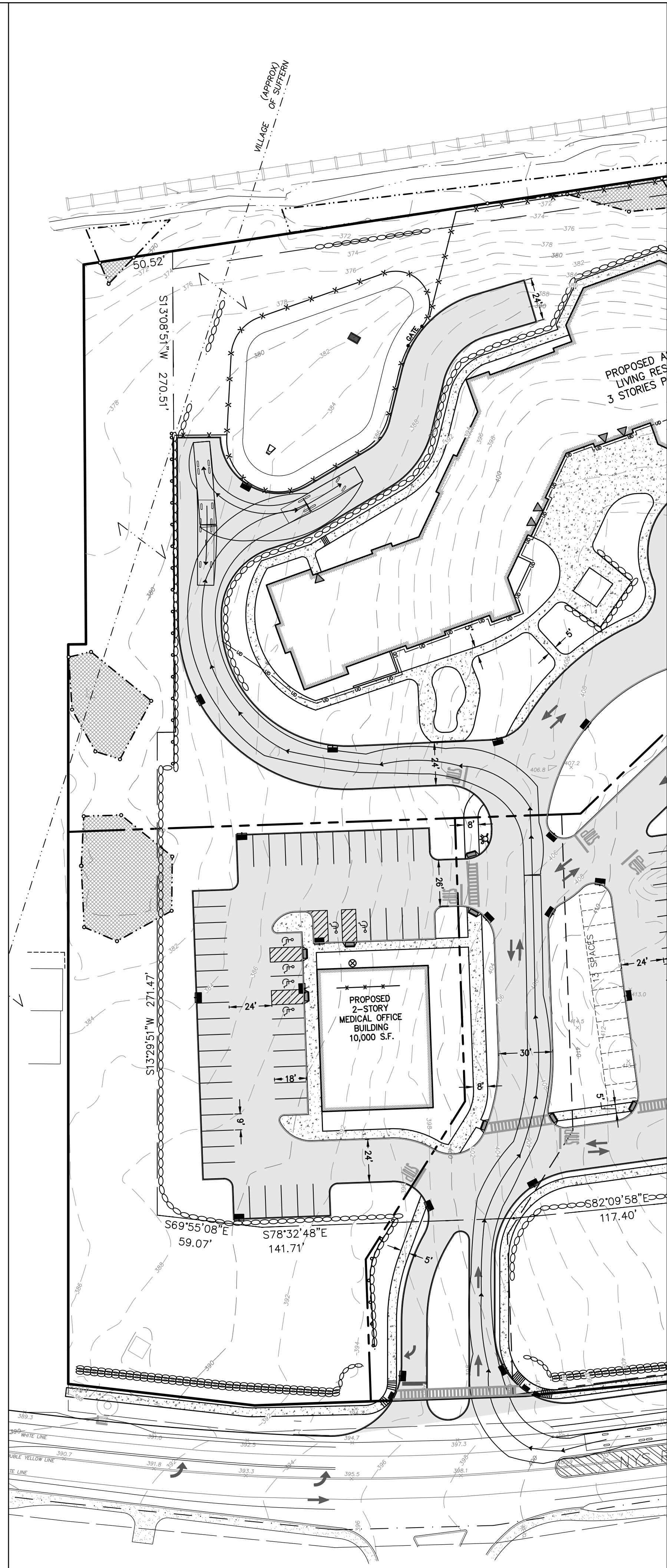
PROJECT:
MONTEBELLO CROSSING
VILLAGE OF MONTEBELLO
ROCKLAND COUNTY
NEW YORK

TITLE:
SIGNAGE PLAN

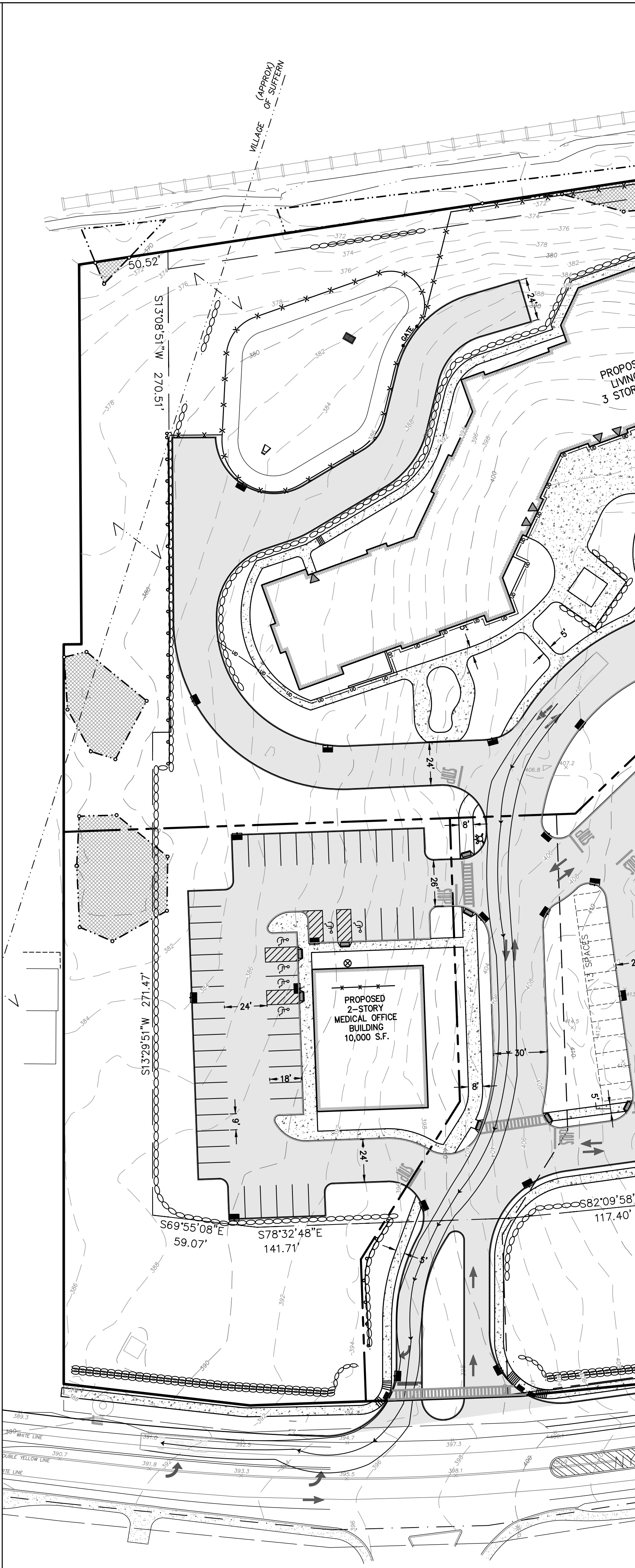


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GRAPHIC SCALE		
DATE: 5/27/2016	DRAWING NO. 6	



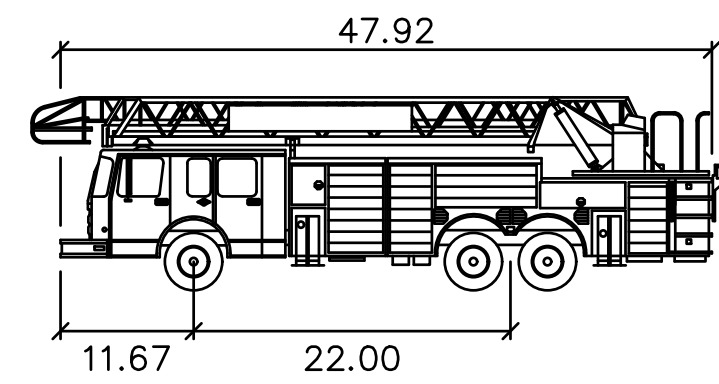
ALR ACCESS FROM ROUTE 59



ALR ACCESS OUT TO ROUTE 59



MEDICAL OFFICE ACCESS FROM ROUTE 59



20-TOWER TALLMAN
Width : 9.17
Track : 6.91
Lock to Lock Time : 6.0
Steering Angle : 45.0

16	ADDED SUEZ DETAILS	AP	4/06/22
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REV	DESCRIPTION	BY	DATE

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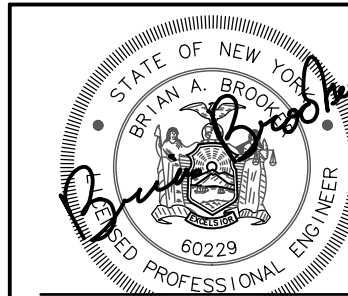
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PROJECT: **MONTEBELLO CROSSING**
VILLAGE OF MONTEBELLO
ROCKLAND COUNTY
NEW YORK

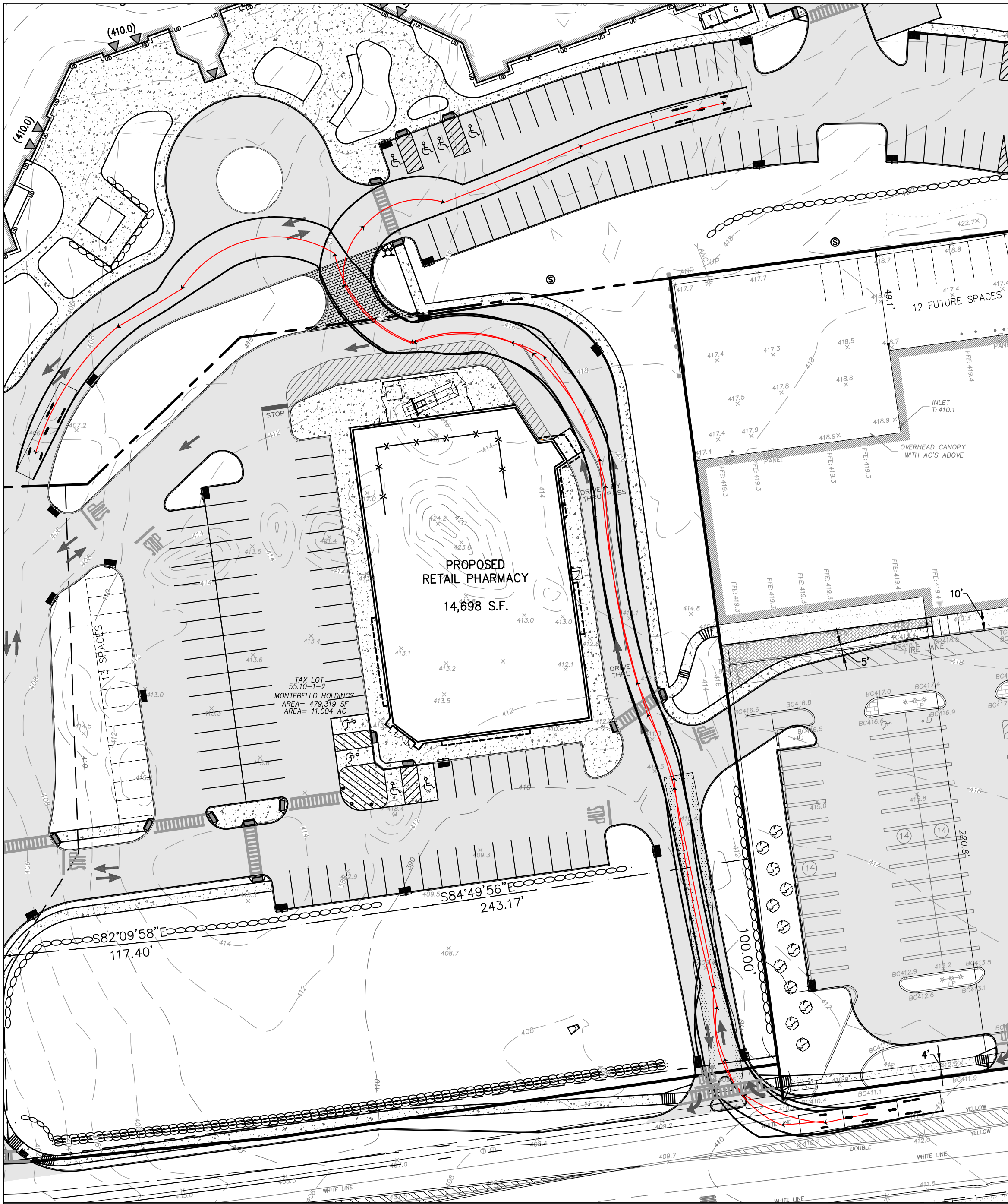
TITLE: **FIRE TRUCK MANEUVERING PLAN**
(1 OF 3)

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

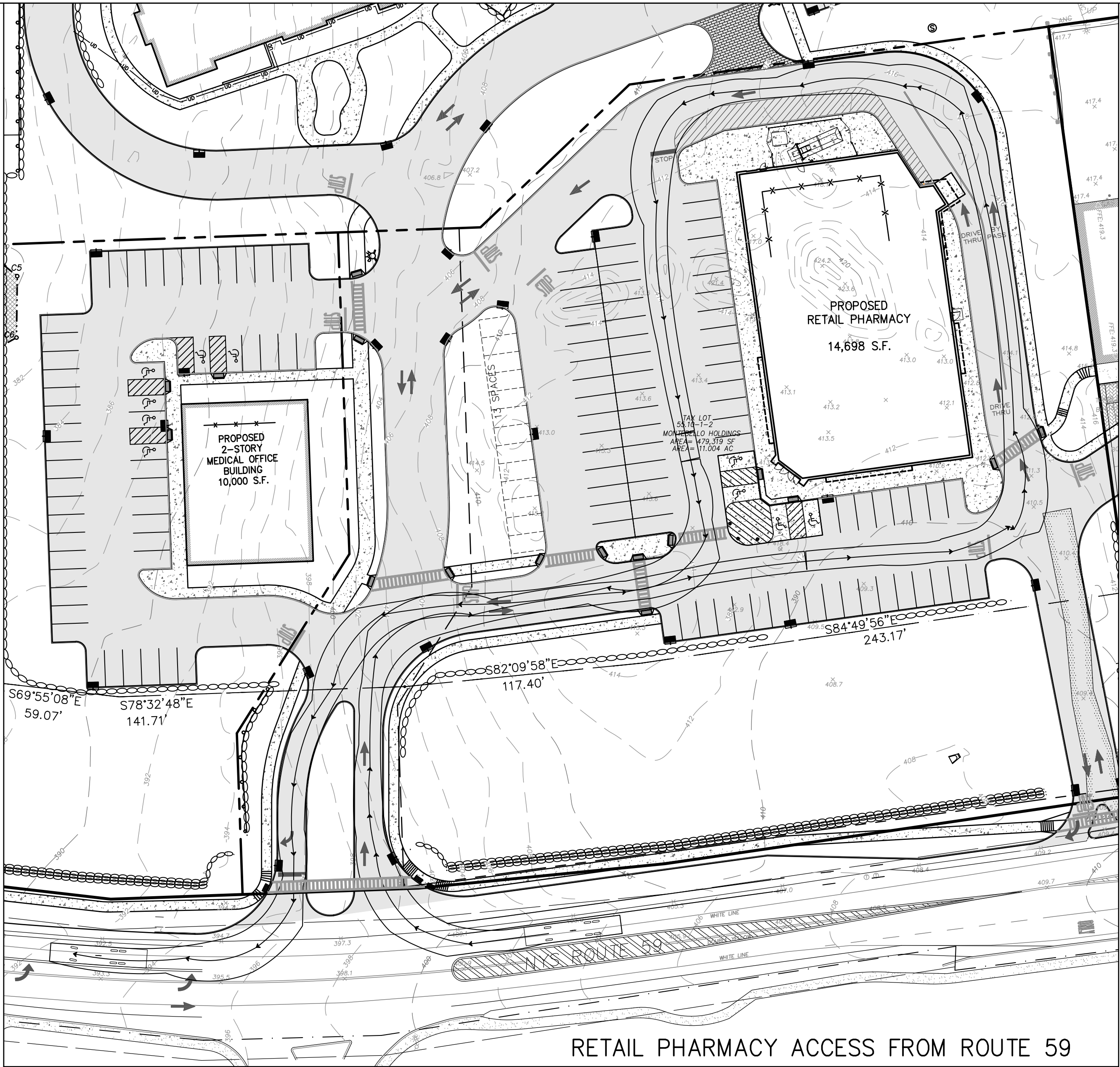
PROJECT NO. 13082
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GRAPHIC SCALE: 0 40' 80'

DATE: 5/27/2016
DRAWING NO. 7

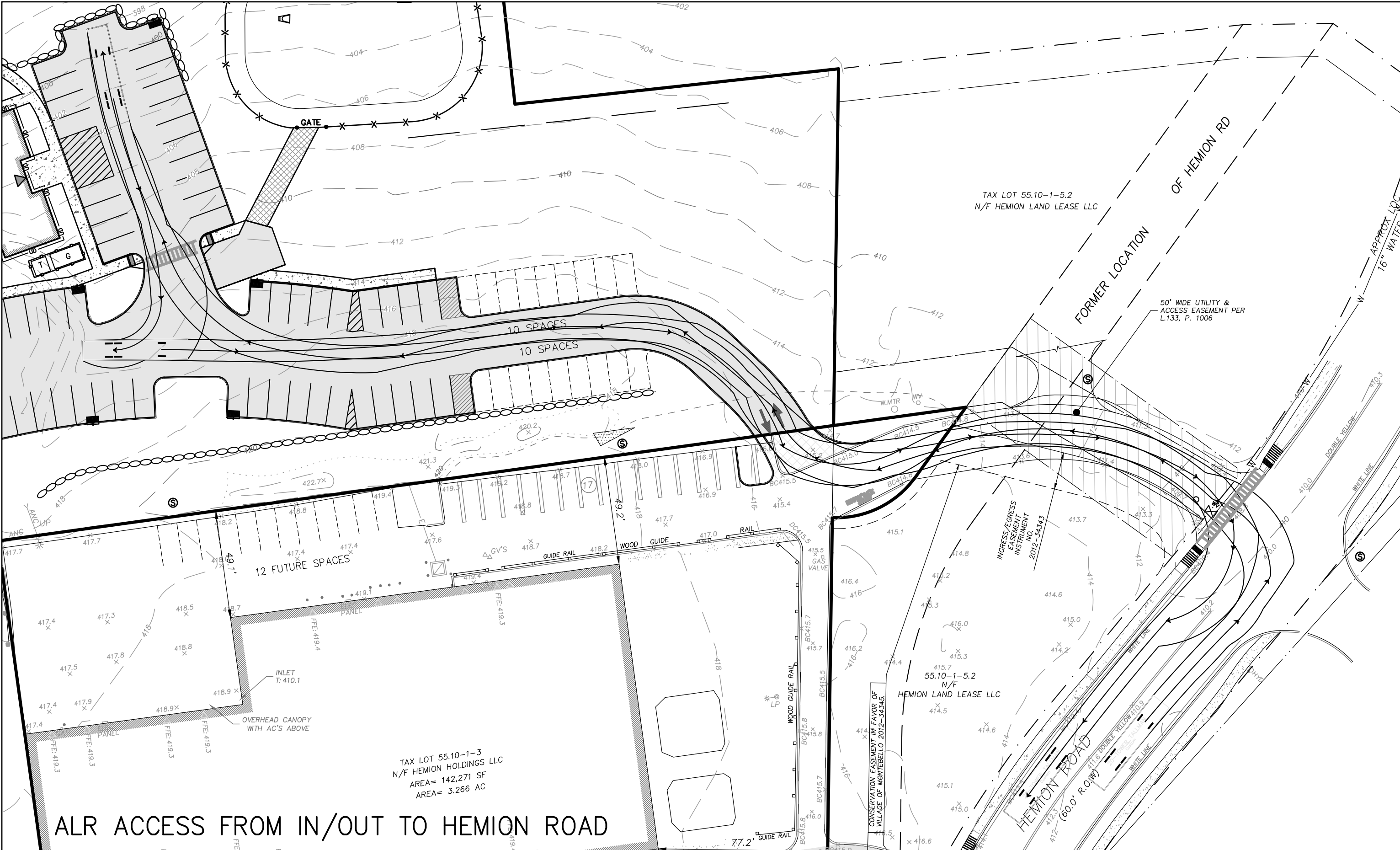
DRAWN: Z.K.
CHECKED: B.B.



ALR ACCESS TROUGH RETAIL PHARMACY



RETAIL PHARMACY ACCESS FROM ROUTE 59



ALR ACCESS FROM IN/OUT TO HEMION ROAD

16	ADDED SUEZ DETAILS	AP	4/06/22
15	AS PER RCDOH COMMENTS	HL	3/17/22
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REV	DESCRIPTION	BY	DATE

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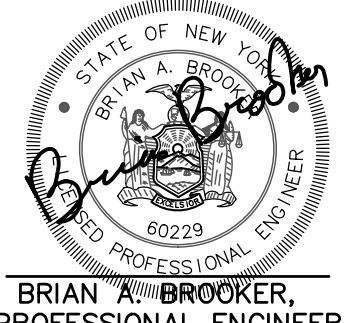
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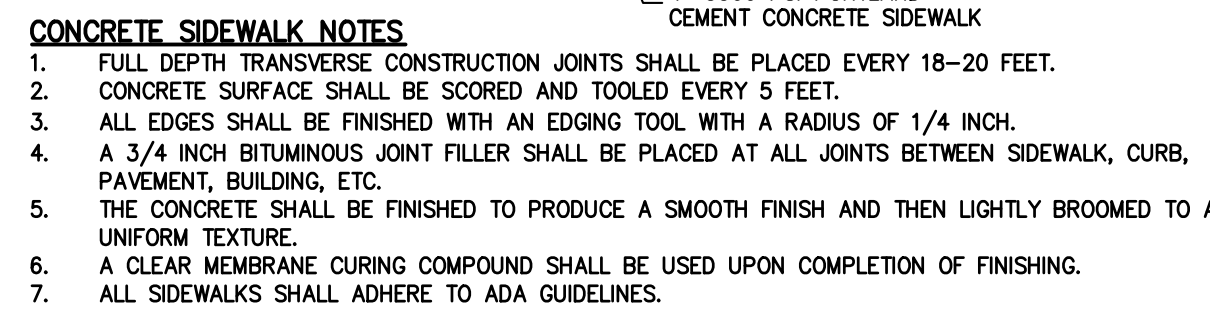
PROJECT:
MONTEBELLO CROSSING
VILLAGE OF MONTEBELLO
ROCKLAND COUNTY
NEW YORK

TITLE:
FIRE TRUCK MANEUVERING PLAN
(3 OF 3)

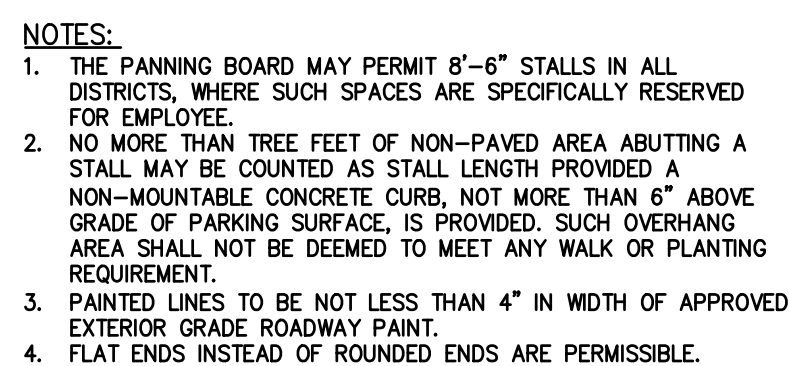


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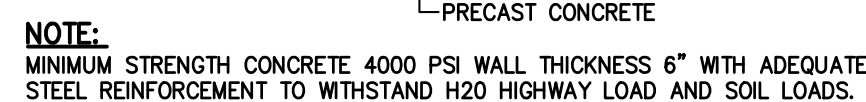
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SCALE: 1"=40'		
GRAPHIC SCALE 0 40' 80'		
DATE: 5/27/2016	DRAWING NO. 9	



N.T.S.



N.T.S

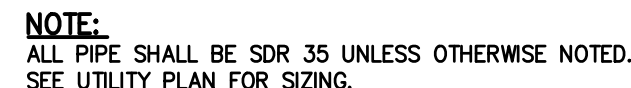


CATCH BASIN DETAIL



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 MOUNTABLE CURB DETAIL



ROOF LEADER CLEANOUT DETAIL

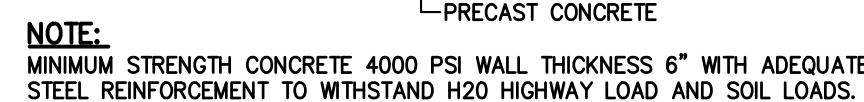


1. CURB SHALL BE CAST IN PLACE.
2. EXPANSION JOINTS OF 3/16" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT TEN FOOT INTERVALS, TO FULL DEPTH OF CURB.

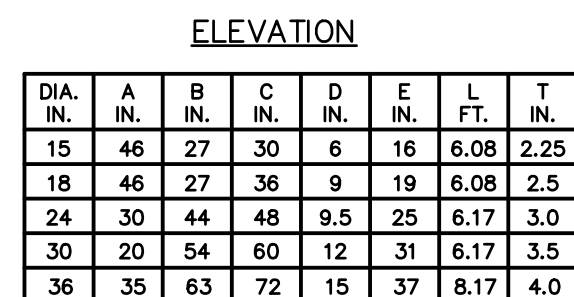
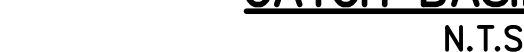
CONCRETE CURB DETAIL



YARD DRAIN DETAIL



CATCH BASIN DETAIL

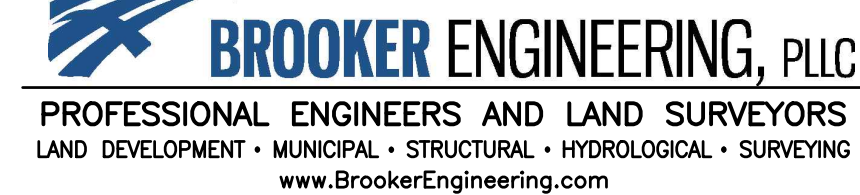


NOTE:
END SECTIONS MUST BE REINFORCED TO CONFORM WITH CLASS IV PIPE WALL B.

FLARED END SECTION DETAIL

16	ADDED SUEZ DETAILS	AP	4/06/22
15	AS PER RCDOH COMMENTS	HL	3/17/22
14	REVISED ASSISTED LIVING PUMP DESIGN	AP	2/24/22
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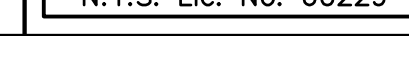
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PROJECT:

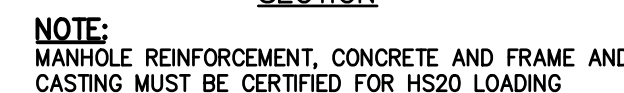
MONTEBELLO CROSSING

VILLAGE OF MONTEBELLO
ROCKLAND COUNTY
NEW YORK

	PROJECT NO		DRAWN:



PROJECT NO 13082	DRAWN : Z.K.	CHECKED: B.B.
SCALE: AS SHOWN		
GRAPHIC SCALE		
DATE: 5/27/2016		DRAWING NO. 10



STANDARD STORM MANHOLE DETAIL



SECTION

PLAN

DOGHOUSE MANHOLE DETAIL
R.C.S.D. NO.1
N.T.S.

PRECAST STANDARD MANHOLE
N.T.S.

SECTION B-B

SECTION A-A

BUILDING CONNECTION DETAILS
N.T.S.

TRENCH IN ROCK DETAIL
N.T.S.

PIPE TRENCH BACKFILL DETAIL
N.T.S.

SANITARY TRENCH IN EARTH DETAIL
N.T.S.

SECTION

STANDARD MANHOLE FRAME AND COVER
N.T.S.

N.T.S.

16	ADDED SUEZ DETAILS	AP	4/06/22
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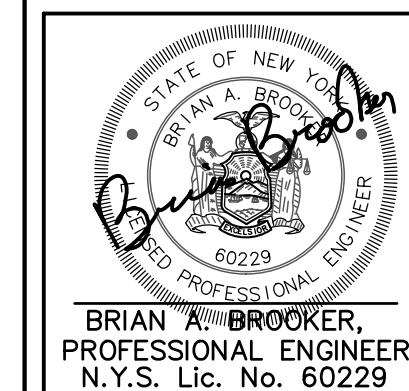
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PROJECT:

MONTEBELLO CROSSING

VILLAGE OF MONTEBELLO
ROCKLAND COUNTY
NEW YORK

TITLE: CONSTRUCTION DETAILS
(2 OF 5)

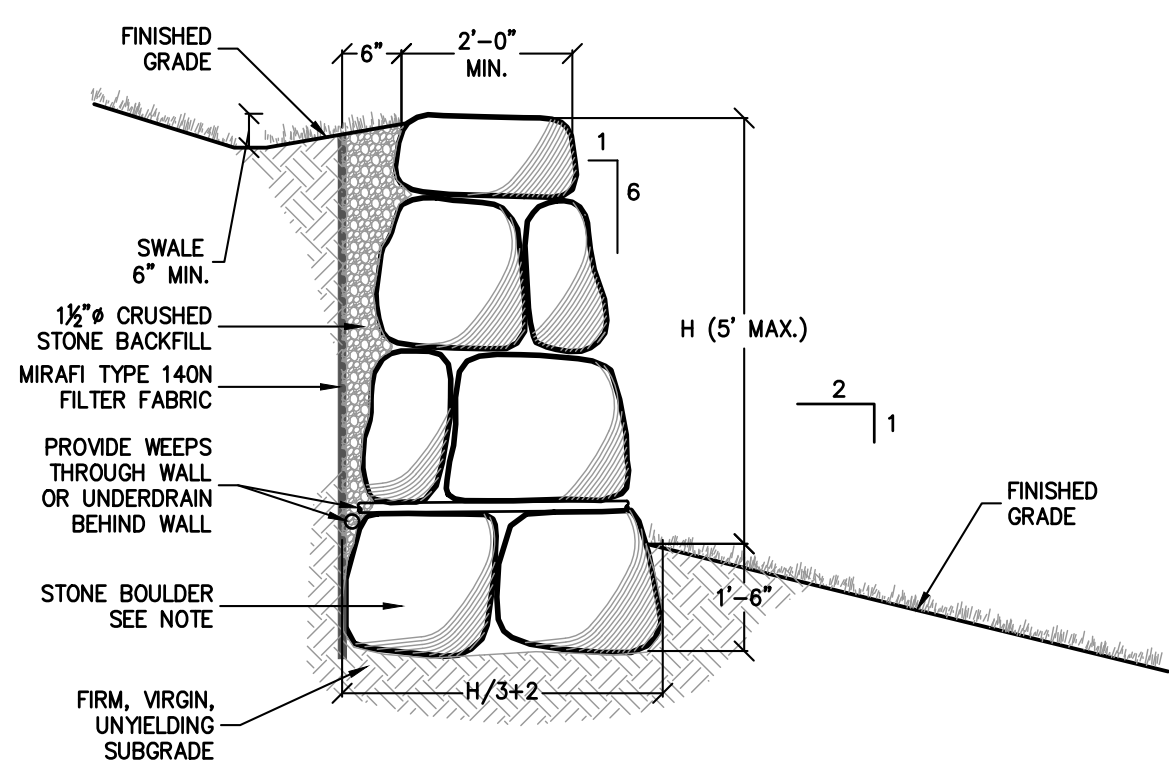


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PROJECT NO 13082	DRAWN: Z.K.	CHECKED: B.B.
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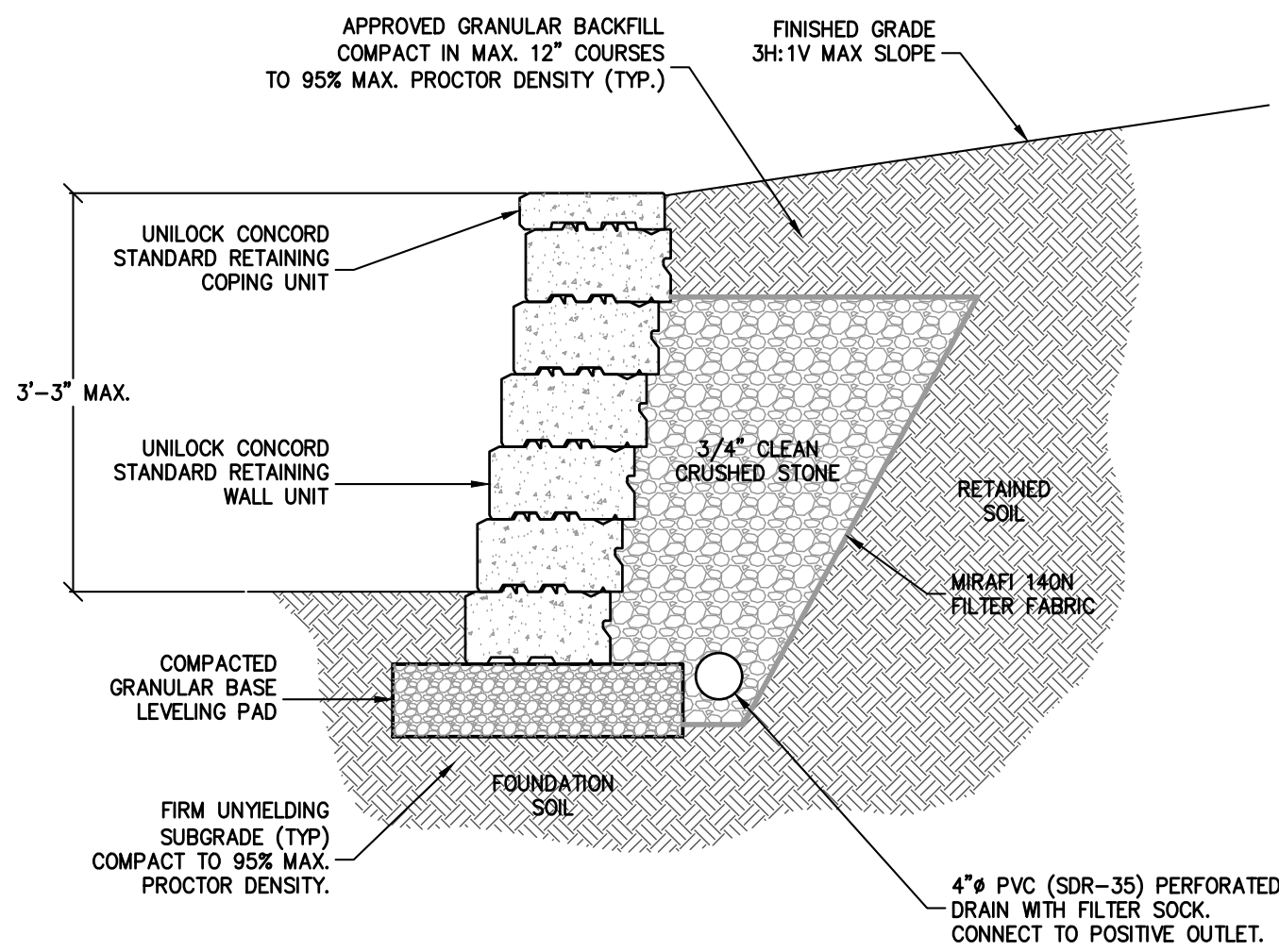
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GRAPHIC SCALE	

DATE: 5/27/2016	DRAWING NO: 11
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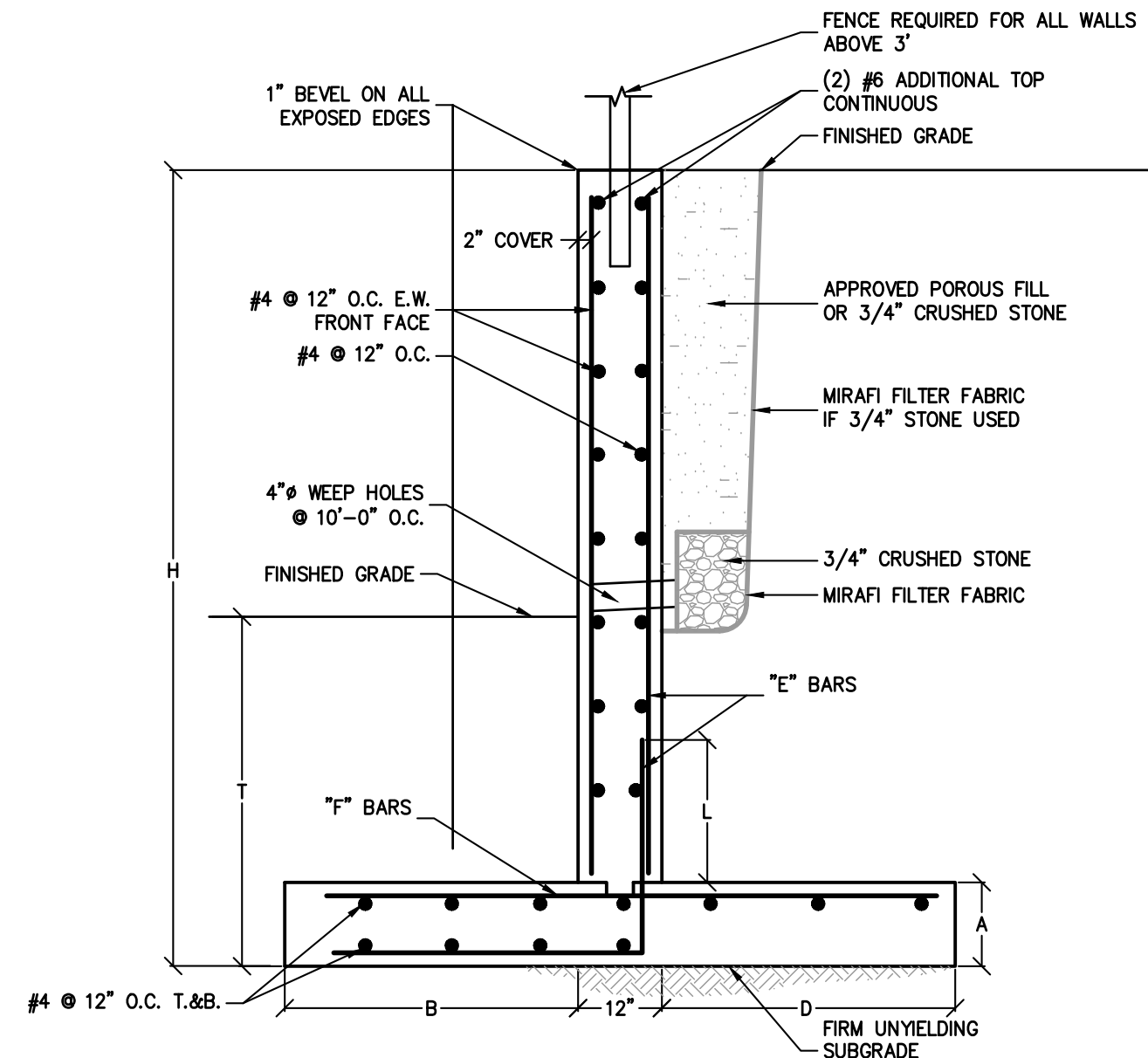


- NOTE:**
1. STONES SHALL BE ANGULAR SHAPED BROWNSTONE 100 LBS± MIN. HAND PLACED WITH FLATS FACING IN TO RETAINING SOIL. CHINK WITH SMALLER STONES OR MORTAR JOINTS.
 2. ALL WALLS OVER 4 FEET HIGH SHALL BE DESIGNED BY AN ENGINEER AND CALCULATIONS PROVIDED AT THE TIME OF BUILDING PERMITS

TYPICAL STONE WALL CROSS SECTION
N.T.S.



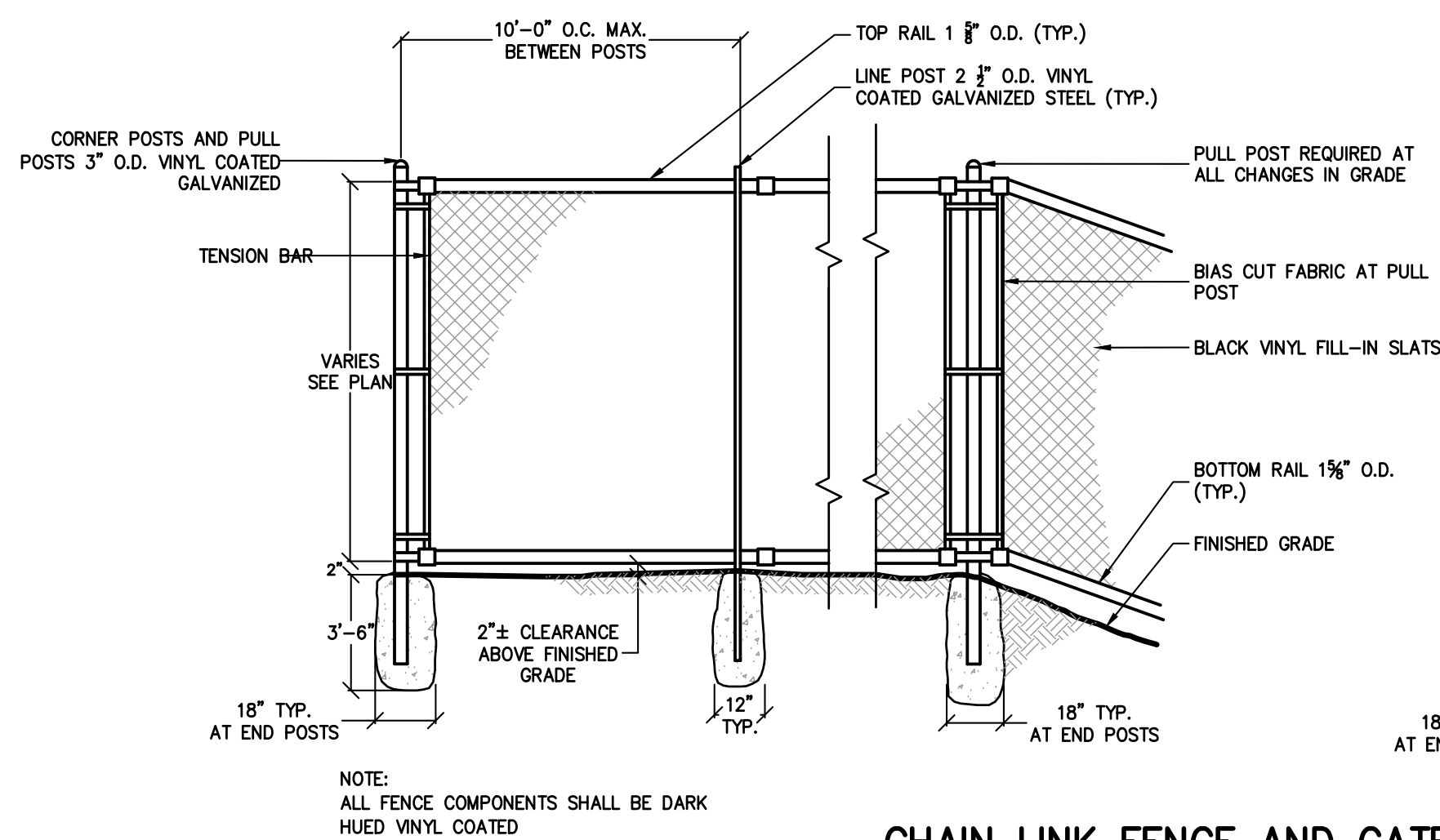
UNILOCK CONCORD RETAINING WALL SYSTEM
N.T.S.



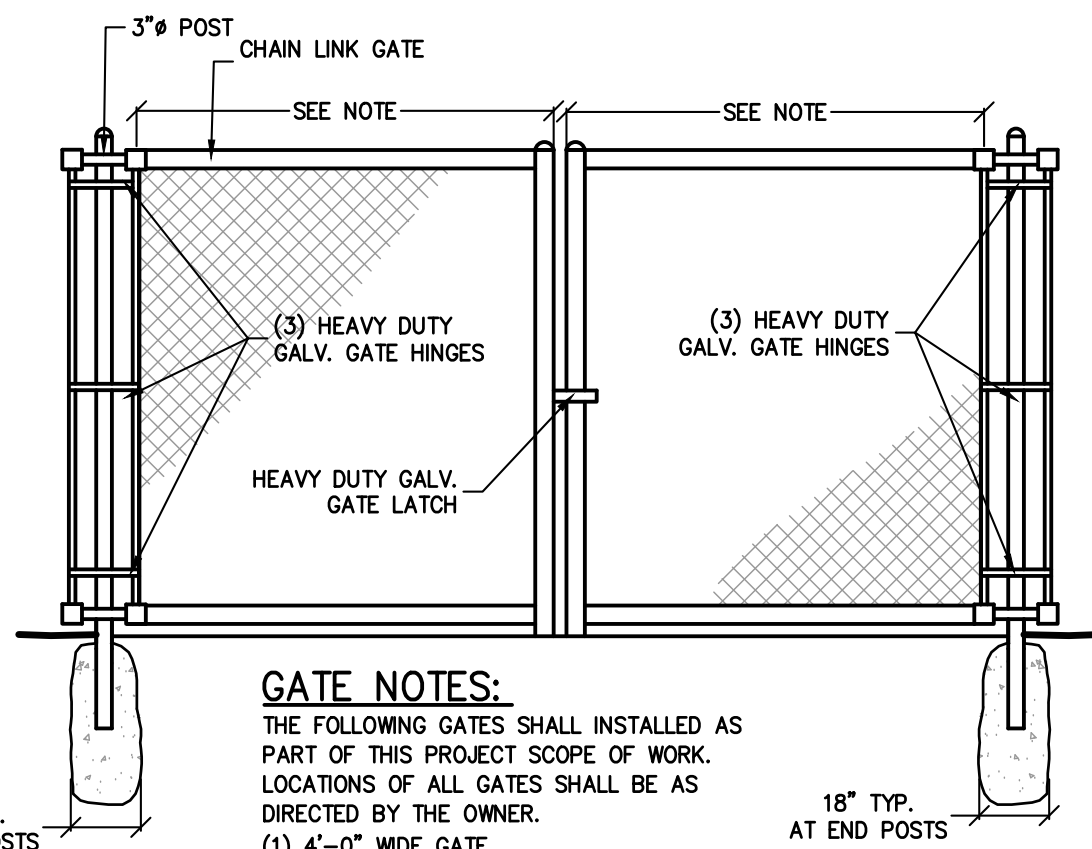
T	H	B	D	'E'-BARS	'F'-BARS	A	L
3'-6"	5'-0"	3'-9"	-	#4 @ 12" O.C.	#4 @ 12" O.C.	1'-0"	1'-6"
3'-6"	6'-0"	4'-9"	-	#4 @ 10" O.C.	#4 @ 12" O.C.	1'-0"	1'-6"
3'-6"	7'-0"	5'-6"	-	#5 @ 12" O.C.	#4 @ 12" O.C.	1'-0"	2'-0"
3'-6"	8'-0"	6'-6"	-	#5 @ 10" O.C.	#4 @ 12" O.C.	1'-0"	2'-0"
3'-6"	9'-0"	6'-6"	1'-0"	#6 @ 12" O.C.	#4 @ 12" O.C.	1'-0"	2'-6"
3'-9"	10'-0"	6'-6"	1'-0"	#6 @ 10" O.C.	#5 @ 12" O.C.	1'-0"	2'-6"
4'-3"	11'-0"	7'-6"	1'-0"	#8 @ 12" O.C.	#5 @ 12" O.C.	1'-0"	2'-6"
4'-6"	12'-0"	9'-3"	1'-0"	#8 @ 8" O.C.	#5 @ 10" O.C.	1'-0"	3'-0"

- NOTES:**
1. FINAL DESIGN IS SUBJECT TO REVISION OR AMENDMENT BY A PROFESSIONAL ENGINEER BASED ON FIELD CONDITIONS AND INTEGRITY OF EXISTING ROCK AND SOIL PROFILE.
 2. WALL CONSTRUCTION METHODOLOGY AND MATERIAL MAY BE SUBSTITUTED FOR THE CONCRETE WALL DESIGN SHOWN, SUBJECT TO DESIGN AND CERTIFICATION BY A NYS LICENSED PROFESSIONAL ENGINEER.
 3. WALLS IN PARKING AREAS SHALL BE INSTALLED WITH A GUIDERAIL AND CONCRETE PARKING BLOCK. IN ADDITION, THE TOP OF WALL ELEVATION SHALL BE RAISED BY ONE FOOT ABOVE FINISHED GRADE.
 4. SOIL ENGINEER SHALL PERFORM SUBGRADE INSPECTION AS PER NYS CODE CHAPTER 17 TO VERIFY THE FOLLOWING DESIGN CRITERIA:
 $\gamma = 110 \text{ PCF}$, $\phi = 28^\circ$, $\mu = 0.50$, $q = 3000 \text{ PSF}$

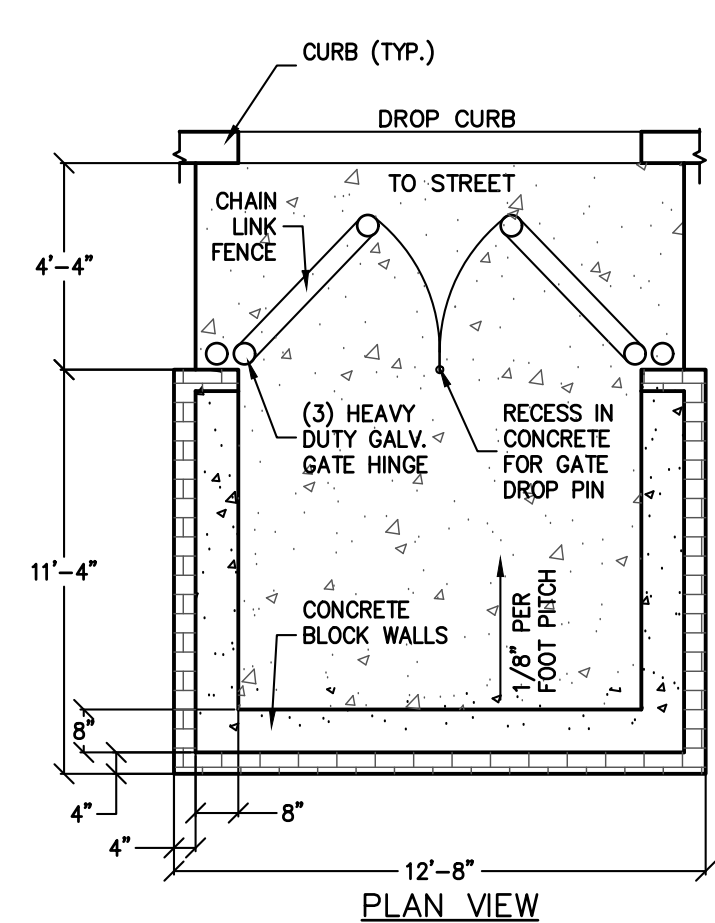
TYPICAL CONCRETE RETAINING WALL
N.T.S.



CHAIN LINK FENCE AND GATE DETAILS
N.T.S.



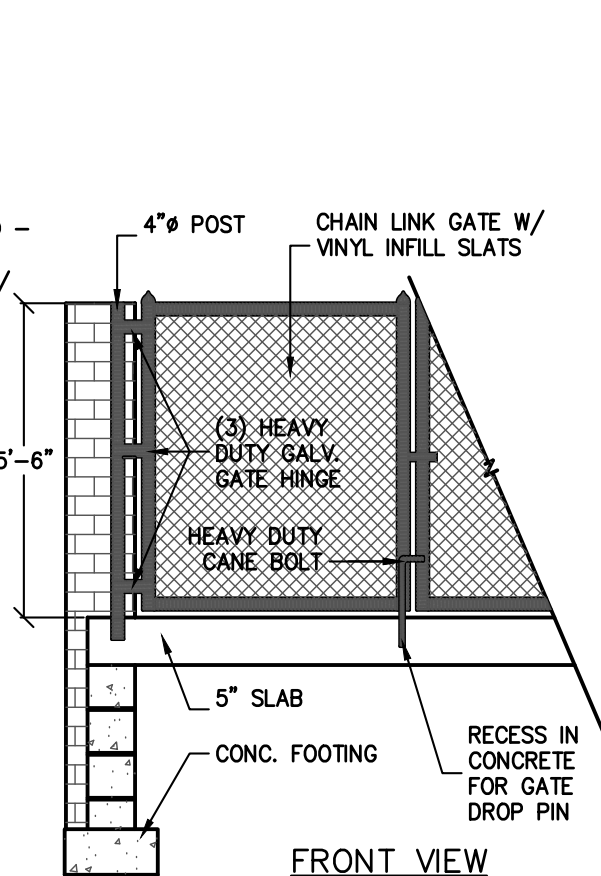
- GATE NOTES:**
- THE FOLLOWING GATES SHALL BE INSTALLED AS PART OF THIS PROJECT SCOPE OF WORK. LOCATIONS OF ALL GATES SHALL BE AS DIRECTED BY THE OWNER.
- (1) 4'-0" WIDE GATE
 - (2) 6'-0" WIDE GATES
- ALL INSTALLED AT 5'-0" HEIGHTS WITH BLACK VINYL FILL-IN SLATS.



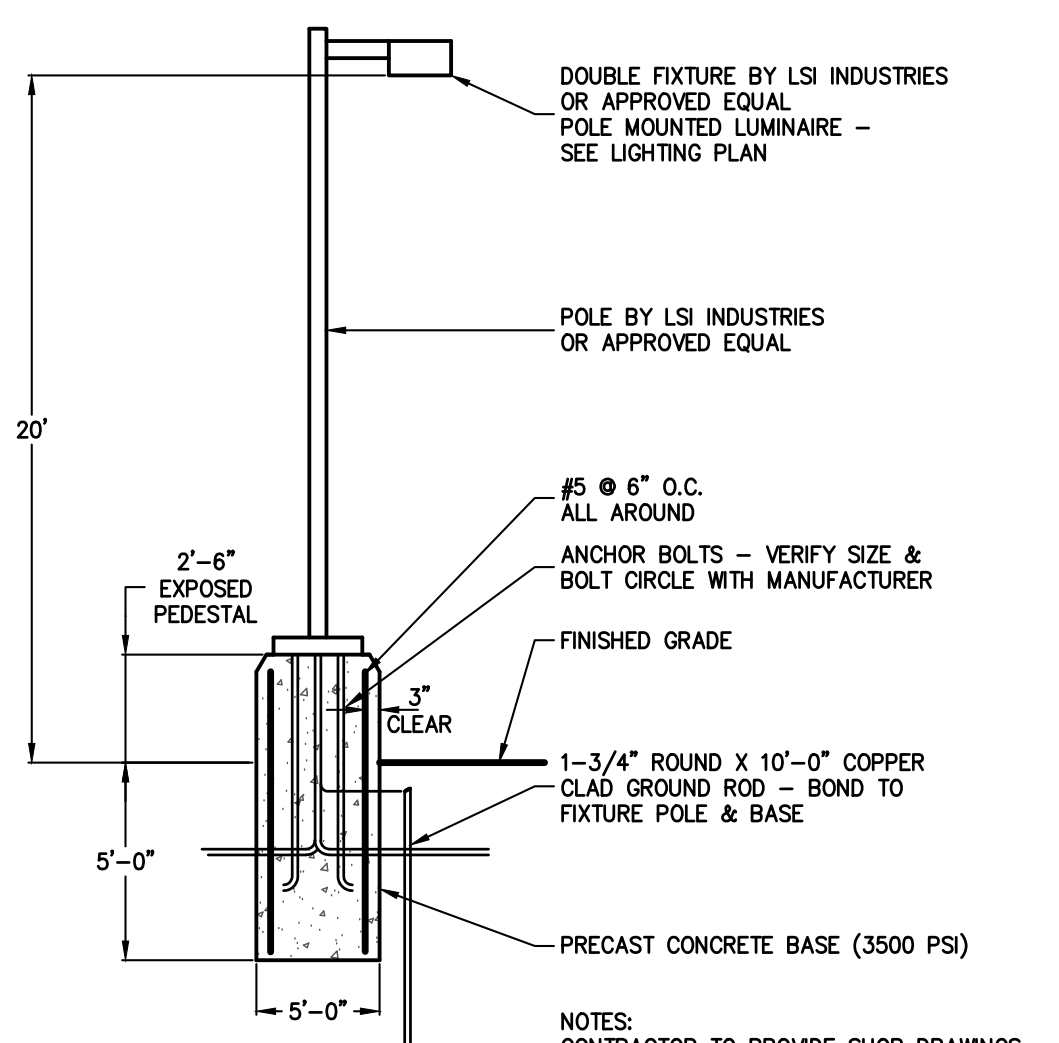
REFUSE CONTAINMENT STRUCTURE DETAILS
N.T.S.

- NOTES:**
1. ALL FASTENINGS SHALL BE GALVANIZED STEEL.
 2. SPLIT-FACE DECORATIVE BLOCK MAY BE USED IN LIEU OF BRICK-BLOCK COMBINATION. ARCHITECT SHALL APPROVE SAMPLE OF SPLIT-FACE BLOCK

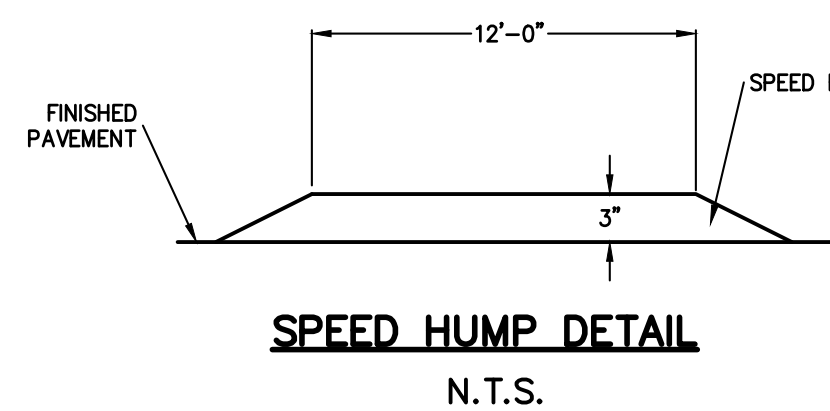
TYPICAL CROSS-SECTION



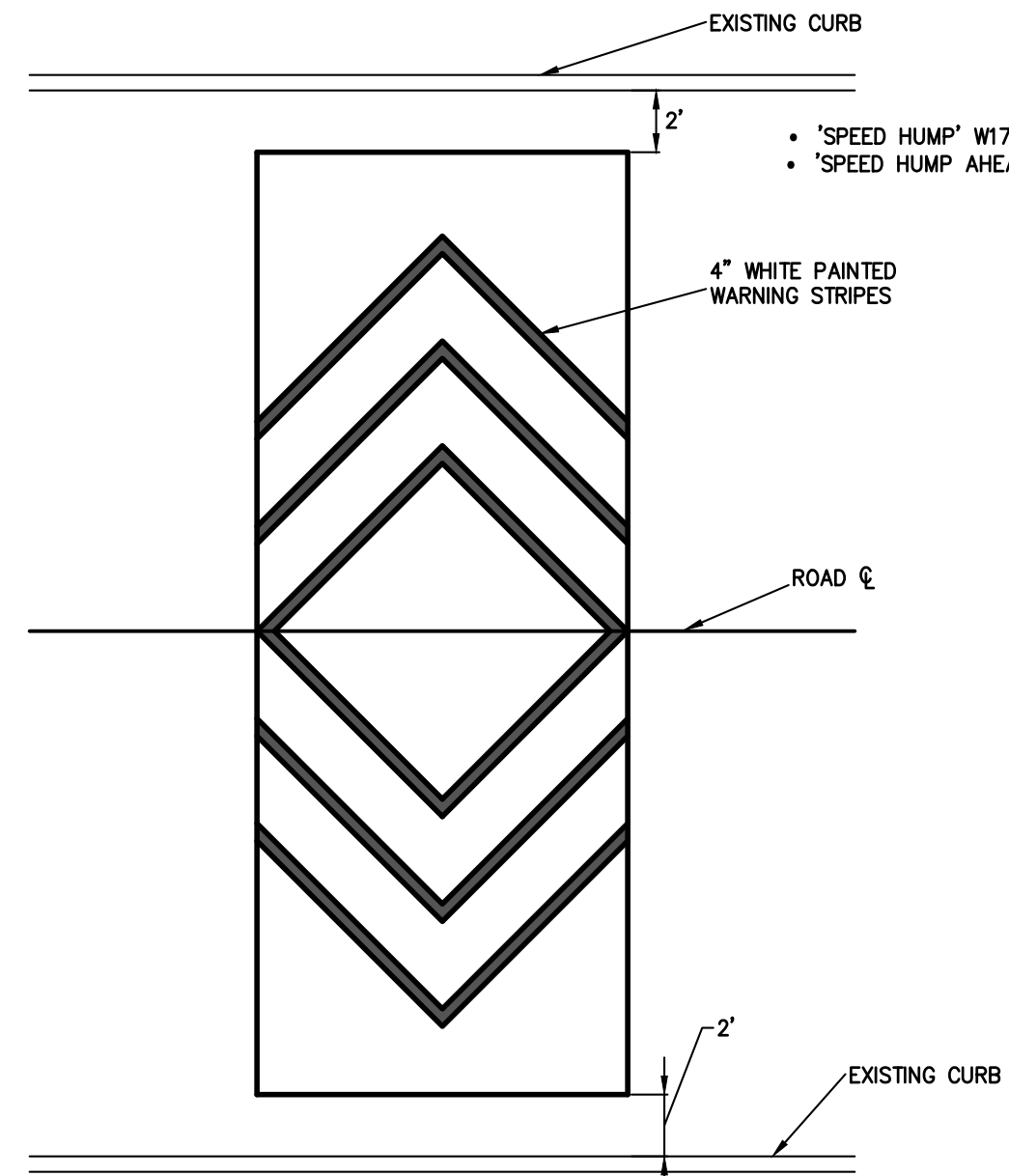
FRONT VIEW



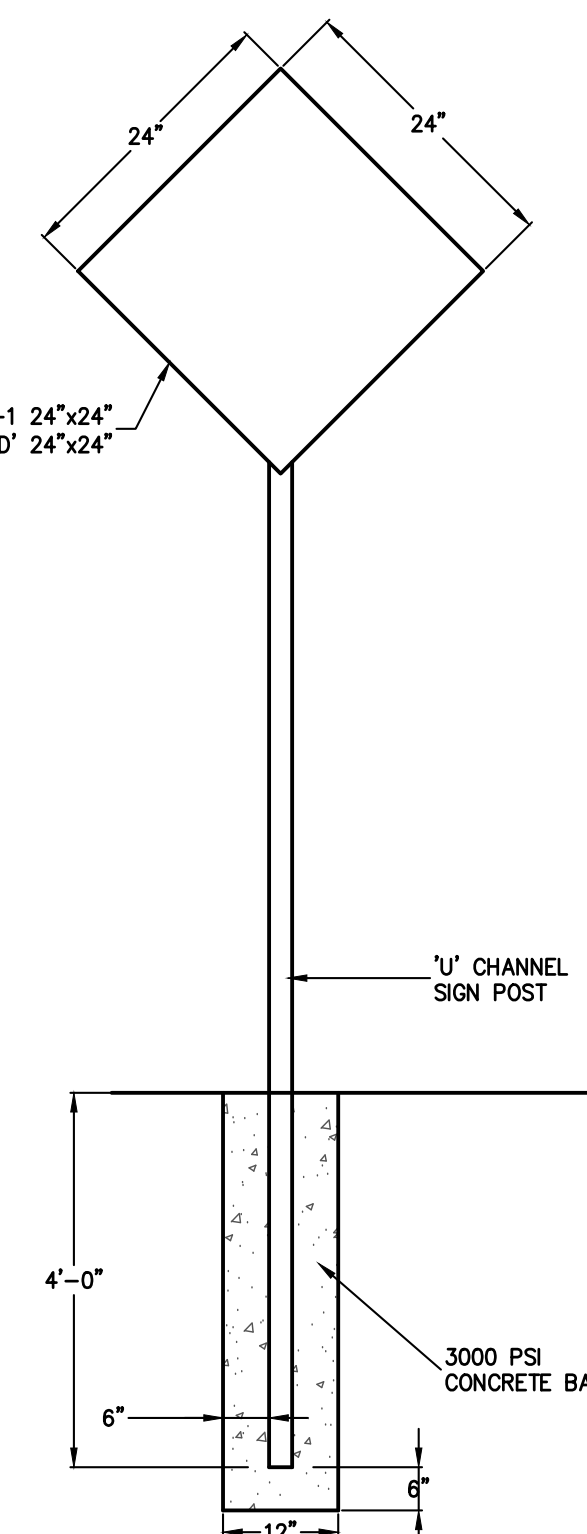
LUMINAIRE DETAIL
N.T.S.



SPEED HUMP DETAIL
N.T.S.



SPEED HUMP PLAN DETAIL
N.T.S.



'U' CHANNEL SIGN POST
N.T.S.

REV	DESCRIPTION	BY	DATE
16	ADDED SUEZ DETAILS	AP	4/06/22
15	AS PER RCDOH COMMENTS	HL	3/17/22
14	REVISED ASSISTED LIVING PUMP DESIGN	AP	2/24/22
13	AS PER RCSD COMMENTS	AP	1/21/22
12	AS PER RCDOH COMMENTS	AP	1/18/22
11	CHECK PRINTS	AP	09/20/21
10	CHECK PRINTS	AP	07/29/21
9	ADDED WATER EASEMENT	AP	07/06/21
8	FOR FINAL APPROVAL	AP	12/03/20
7	FOR FINAL APPROVAL	AP	7/16/20
6	FOR FINAL APPROVAL	AP	4/16/20
5	PER PB COMMENTS	AP	10/20/17
4	PER PB COMMENTS	AP	9/18/17
3	SITE PLAN SUBMISSION	AP	8/16/17
2	AS PER PB COMMENTS	AP	5/17/17
1	AS PER PB COMMENTS	AP	1/24/17

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

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22 Paris Avenue, Suite 105
Rockleigh, NJ 07647
(201) 684-1221

PROJECT: **MONTEBELLO CROSSING**
VILLAGE OF MONTEBELLO
ROCKLAND COUNTY
NEW YORK

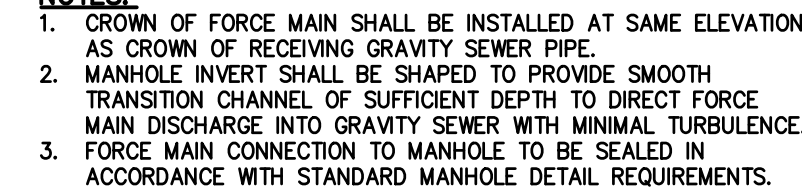
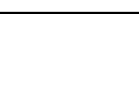
TITLE: **CONSTRUCTION DETAILS**
(3 OF 5)

PROJECT NO: 13082
SCALE: AS SHOWN
GRAPHIC SCALE

DRAWN: Z.K.
CHECKED: B.B.

DATE: 5/27/2016
DRAWING NO: 12

	PROJECT NO		DRAWN:	CHECKED:
	13082		Z.K.	B.B.
	SCALE:			
	AS SHOWN			
GRAPHIC SCALE				
DATE:			DRAWING NO.	
5/27/2016			13	



N.T.S.



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THE N.Y.S. EDUCATION LAW, ARTICLE 145, SECTION 7209, SUBSECTION 2

Page 10 of 10



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---	---

PROJECT: **MONTERELLO CROSSING**

MONTEBELLO CROSSING
VILLAGE OF MONTEBELLO
ROCKLAND COUNTY

NEW YORK

TITLE: _____

CONSTRUCTION DETAILS
(5 OF 5)

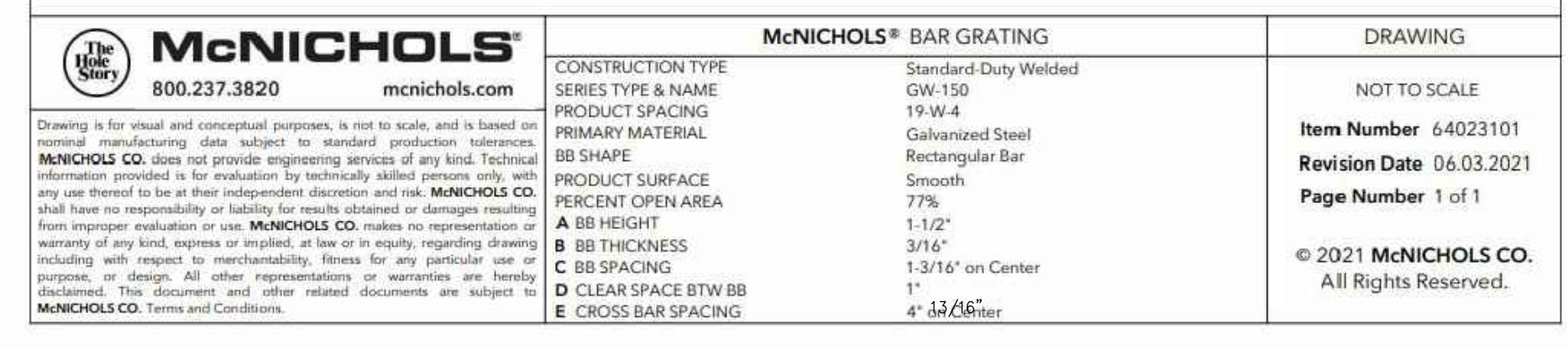
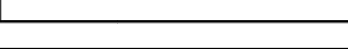
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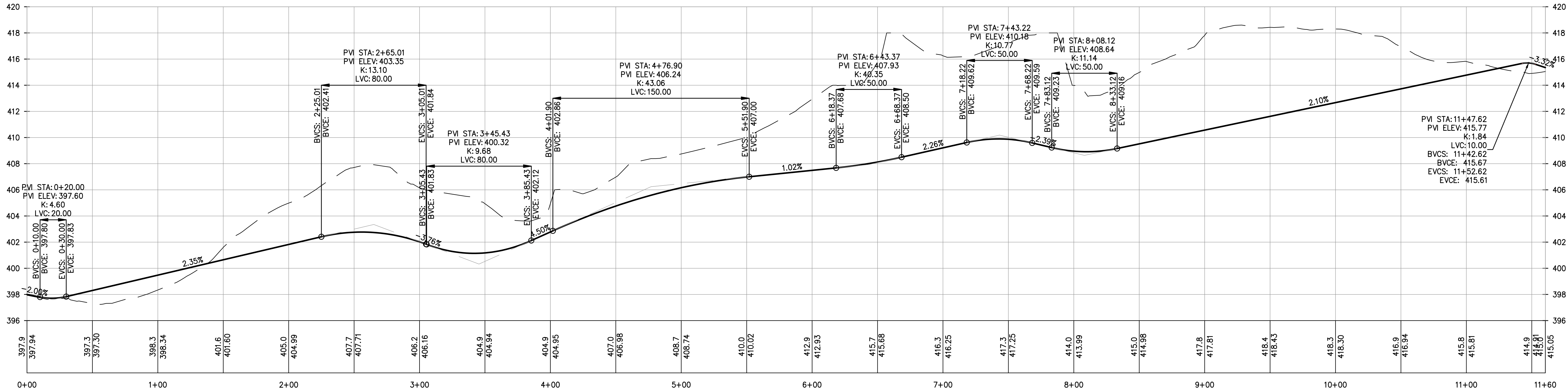
	13082	Z.K.	B.B.
	SCALE: AS SHOWN		

GRAPHIC SCALE

 BRIAN A. BROOKER, PROFESSIONAL ENGINEER	DATE:	DRAWING NO.
	5/27/2012	17A

PROFESSIONAL ENGINEER N.Y.S. Lic. No. 60229	5/27/2016	13A
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PROFILE
MAIN ACCESS ROAD
SCALE: H. 1"=40', V. 1"=4'

16	ADDED SUEZ DETAILS	AP	4/06/22
15	AS PER RCDOH COMMENTS	HL	3/17/22
14	REVISED ASSISTED LIVING PUMP DESIGN	AP	2/24/22
13	AS PER RCSD COMMENTS	AP	1/21/22
12	AS PER RCDOH COMMENTS	AP	1/18/22
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8	FOR FINAL APPROVAL	AP	12/03/20
7	FOR FINAL APPROVAL	AP	7/16/20
6	FOR FINAL APPROVAL	AP	4/16/20
5	PER PB COMMENTS	AP	10/20/17
4	PER PB COMMENTS	AP	9/18/17
3	SITE PLAN SUBMISSION	AP	8/16/17
2	AS PER COMMENTS	AP	5/17/17
1	AS PER PB COMMENTS	AP	1/24/17
REV	DESCRIPTION	BY	DATE

DISCLAIMER:
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THE NY.S. EDUCATION LAW, ARTICLE 145, SECTION 7209, SUBSECTION 2



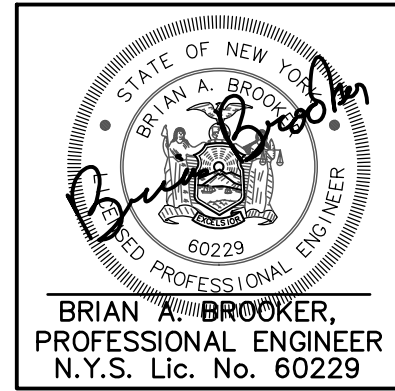
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PROJECT: **MONTEBELLO CROSSING**
VILLAGE OF MONTEBELLO
ROCKLAND COUNTY
NEW YORK

TITLE: **MAIN ACCESS ROAD
PROFILE**



PROJECT NO 13082	DRAWN: Z.K.	CHECKED: B.B.
SCALE: 1"=40'		
GRAPHIC SCALE 0 40' 80'		
DATE: 5/27/2016	DRAWING NO 14	

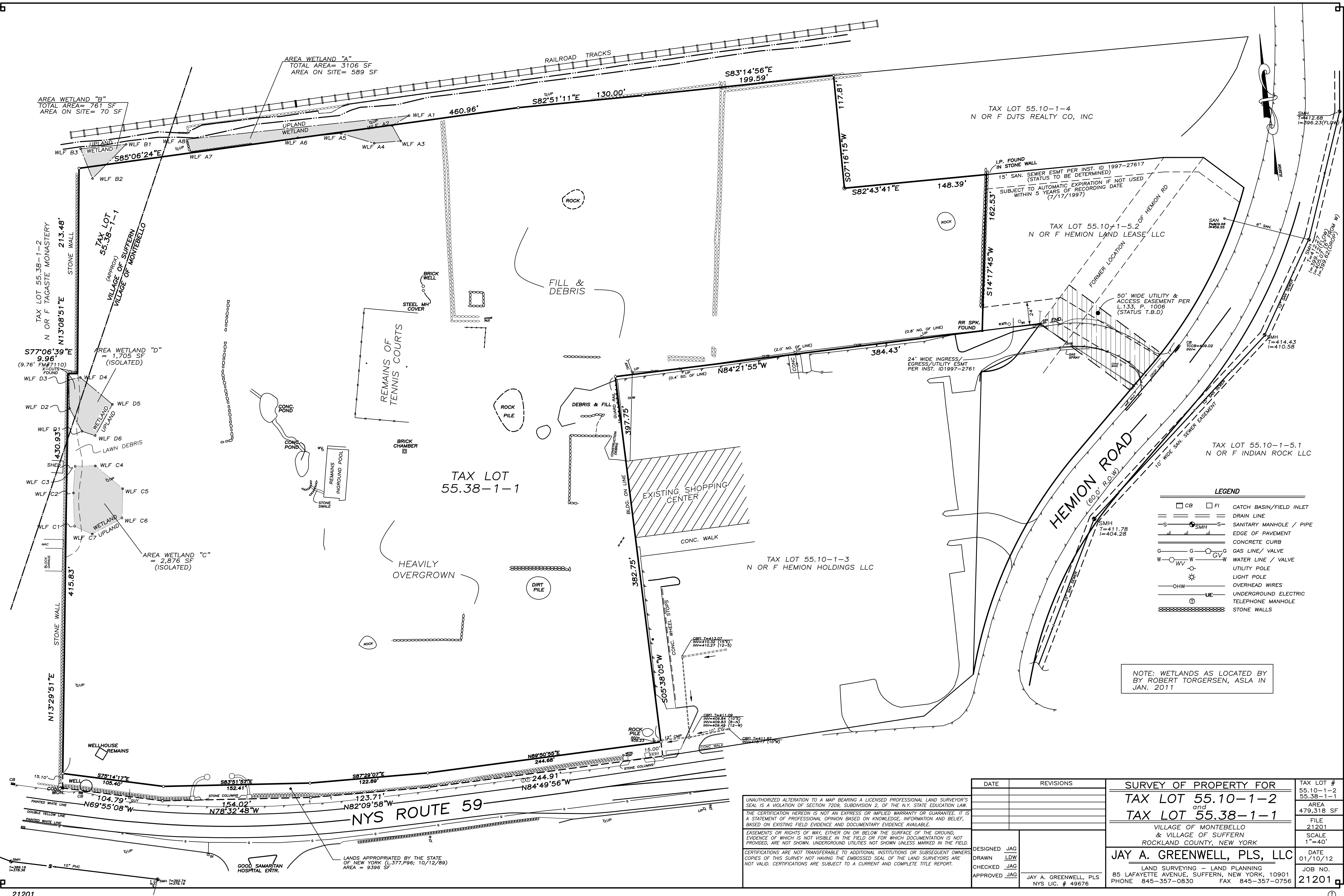
× TREE TO BE REMOVED

Tree Number	Tree Type	Tree Size	Tree Condition	Notes
1	Pine	33"		TBR
2	Tulip	28"		TBR
3	Birch	14"		TBR
4	Birch	9"		TBR
5	Oak	30"		TBR
6	Ash	9"		TR
7	Elm (Twin)	5",10"		TR
8	Oak	30"		TR
9	Birch	8"		TR
10	Birch (Twin)	6",9"		TR
11	Birch	10"		TR
12	Birch	10"		TR
13	Birch	7"		TR
14	Birch	12"		TR
15	Maple	9"		TR
16	Birch	10"		TR
17	Maple	8"		TR
18	Birch	14"		TR
19	Birch	16"		TBR
20	Birch	10"		TBR
21	Elm	9"		TBR
22	Oak	11"		TR
23	Tulip	34"		TR
24	Birch	11"		TR
25	Birch	10"		TBR
26	Oak	12"		TBR
27	Oak	8"		TBR
28	Birch	8"		TBR
29	Oak	14"		TBR
30	Hickory	8"		TR
31	Oak	36"		TR
32	Maple	8"		TR
33	Birch	9"		TBR
34	Birch	10"		TBR
35	Birch	11"		TBR
36	Oak	10"		TBR
37	Oak	8"		TBR
38	Birch	9"		TBR
39	Oak	12"		TBR
40	Birch	8"		TR
41	Oak	24"		TR
42	Oak	16"		TBR
43	Birch	8"		TR
44	Birch (Triple)	8",8",10"		
45	Oak	17"		TR
46	Birch	10"		TR
47	Maple (Triple)	5",5",4"		
48	Birch	8"		TR
49	Birch	8"		TR
50	Oak	28"		TR
51	Oak (Twin)	4",8"		TR
52	Ash	8"		TR
53	Oak	12"		TR
54	Oak	24"		TBR
55	Birch	8"		TR
56	Oak	22"		TBR
57	Birch	12"		TBR
58	Oak	32"		TR
59	Maple	8"		TR
60	Oak	18"		TBR
61	Maple	10"		TBR
62	Maple	10"		TBR
63	Birch	8"		TBR
64	Birch	8"		TBR
65	Birch	8"		TBR
66	Birch	14"		TBR
67	Birch (Twin)	10"		TBR
68	Oak	38"		TBR
69	Birch	8"		TBR
70	Oak	10"		TBR
71	Oak	10"		TBR
72	Birch	10"		TBR
73	Oak	18"		TBR
74	Hickory	16"		TBR
75	Oak	12"		TBR
76	Oak	10"		TBR
77	Maple (Twin)	6",8"		TBR
78	Oak	8"		TBR
79	Maple	9"		TBR
80	Birch	15"		TBR
81	Beech	9"		TBR
82	Oak	24"		TBR
83	Birch	9"		TBR
84	Birch	12"		TBR
85	Birch	12"		TBR
86	Oak	9"		TBR
87	Oak	10"		TBR
88	Oak	26"		TBR
89	Oak	18"		TBR
90	Oak	10"		TBR
91	Oak	8"		TBR
92	Hickory	9"		TBR
93	Oak	20"		TBR
94	Oak	12"		TBR
95	Oak	28"		TBR
96	Oak	14"		TBR
97	Oak	14"		TBR
98	Oak	16"		TBR
99	Oak	16"		TBR
100	Oak	8"		TBR
101	Oak	14"		TBR
102	Oak	9"		TBR
103	Oak	10"		TBR
104	Elm	10"		TR
105	Elm	8"		TR
106	Oak	20"		TR
107	Birch	8"		TR
108	Oak	32"		TBR
109	Elm	9"		TBR
110	Oak	28"		TR
111	Ash	8"		TBR
112	Ash	10"		TBR
113	Ash	8"		TBR
114	Tulip	40"		TBR
115	Ash	8"		TBR
116	Birch (Twin)	8",7"		TBR
117	Oak	14"		TBR
118	Oak	8"		TBR
119	Ash	8"		TBR
120	Maple	10"		TR
121	Maple	10"		TBR
122	Elm	8"		TBR
123	Ash	8"		TBR
124	Oak	21"		TBR
125	Ash	8"		TBR
126	Hickory	18"		TBR
127	Oak	24"		TBR
128	Ash	8"		TBR
129	Ash	8"		TBR
130	Tulip	10"		TBR
131	Maple	14"		TBR
132	Oak	22"		TBR
133	Ash	8"		TBR

134	Hickory	17"		TBR
135	Maple	8"		TBR
136	Tulip	16"		TBR
137	Maple	8"		TBR
138	Maple	8"		TBR
139	Maple	8"		TBR
140	Maple	36"		TBR
141	Maple	10"		TBR
142	Maple	8"		TBR
143	Maple	8"		TBR
144	Oak	8"		TBR
145	Oak	32"		TBR
146	Elm	10"		TBR
147	Oak	24"		TBR
148	Ash	10"		TBR
149	Oak	10"		TBR
150	Maple	8"		TBR
151	Oak	24"		TBR
152	Oak	8"		TBR
153	Maple	24"		TBR
154	Oak	38"		TBR
155	Maple	28"		TBR
156	Ash	11"		TBR
157	Ash	12"		TBR
158	Ash	8"		TBR
159	Maple	8"		TBR
160	Birch	9"		TBR
161	Oak	9"		TBR
162	Oak	12"		TBR
163	Maple	11"		TBR
164	Hickory	8"		TBR
165	Maple	12"		TBR
166	Cherry	10"		TBR
167	Maple (Triple)	11"		TBR
168	Ash	12"		TBR
169	Oak	10"		TBR
170	Maple	12"		TBR
171	Tulip	24"		TBR
172	Tulip	18"		TBR
173	Maple (Triple)	10"		TBR
174	Oak	8"		TBR
175	Ash	8"		TBR
176	Sassafras	10"		TBR
177	Sassafras	10"		TBR
178	Maple	8"		TBR
179	Ash	10",12"		TBR
180	Birch	10"		TBR
181	Maple	10"		TBR
182	Oak	11"		TBR
183	Beech	38"	Dead	TBR
184	Oak	14"		TBR
185	Ash	9"		TBR
186	Oak	11"		TBR
187	Oak	10"		TBR
188	Pine	16"		TBR
189	Birch	12"		TBR
190	Oak	24"		TBR
191	Tulip	18"		TBR
192	Maple (Group)	9"		TBR
193	Oak	16"		TR
194	Oak	14"		TR
195	Oak	18"		TR
196	Oak	12"		TR
197	Oak	22"		TR
198	Oak	24"		TR
199	Maple	10"		TR
200	Maple	10"		TR
201	Maple	10"		TBR
202	Ash	10"		TR
203	Elm	10"		TR
204	Ash	10"		TR
205	Oak	36"		TR
206	Ash	8"		TR
207	Maple	24"		TBR
208	Oak	28"		TBR
209	Ash	9"		TBR
210	Hickory	18"		TBR
211	Oak	12"		TBR
212	Oak	36"		TBR
213	Maple	5",11"		TBR
214	Maple	9"		TBR
215	Elm	8"		TBR
216	Ash	16"		TR
217	Ash	21"		TR
218	Ash	16"		TR
219	Maple	8"		TBR
220	Ash	9"		TR
221	Ash (Twin)	12",16"		TR
222	Elm	8"		TR
223	Maple	10"		TBR
224	Elm	9"		TBR
225	Elm	12"		TR
226	Birch	8"		TR
227	Birch	8"		TR
228	Oak	22"		TBR
229	Birch	10"		TBR
230	Tulip	36"		TBR
231	Oak	20"		TBR
232	Ash	8"		TBR
233	Maple	12"		TR
234	Oak	28"		TR
235	Ash	8"		TR
236	Hickory	20"		TBR
237	Tulip	32"		TBR
238	Tulip	26"		TBR
239	Hickory	8"		TR
240	Ash	8"		TR
241	Oak	28"		TR
242	Oak	20"		TR
243	Ash	8"		TBR
244	Ash	9"		TBR
245	Ash	10"		TBR
246	Oak	10"		TBR
247	Tulip	46"		TBR
248	Ash	20"		TR
249	Oak	8"		TBR
250	Maple	8"		TBR
251	Oak	9"		TBR
252	Tulip	28"		TBR
253	Walnut	16"		TBR
254	Tulip	24"		TBR
255	Tulip	22"		TBR
256	Cherry	16"		TBR
257	Maple	8"		TBR
258	Maple	9"		TBR
259	Tulip	30"		TBR
260	Tulip	20"		TBR
261	Maple (Twin)	7"		TBR
262	Oak	36"		TBR
263	Oak	36"		TBR
264	Oak	36"		TBR
265	Maple	26"		TBR
266	Maple	8"		TBR
267	Birch	8"		TR
268	Maple	12"		TBR

269	Birch	12"		TBR
270	Oak	24"		TBR
271	Hickory	12"		TBR
272	Oak	16"		TBR
273	Oak	9"		TBR
274	Tulip	36"		TBR
275	Oak	38"		TBR
276	Ash	12"		TBR
277	Ash	8"		TBR
278	Hickory	8"		TBR
279	Tulip	12"		TBR
280	Ash	14"		TBR
281	Tulip	16"		TBR
282	Tulip	13"		TBR
283	Hickory	11"		TBR
284	Tulip	14"		TBR
285	Maple	9"		TBR
286	Walnut	18"		TBR
287	Oak	10"		TBR
288	Hickory	9"		TBR
289	Tulip	16"		TBR
290	Cherry	7"		TR
291	Oak	21"		TR
292	Oak	10"		TR
293	Oak	20"		TR
294	Oak	12"		TR
295	Tulip	30"		TR
296	Oak	15"		TR
297	Oak	18"		TR
298	Oak	22"		TR
299	Oak	16"		TR
300	Oak	22"		TR
301	Oak	26"		TR
302	Oak	18"		TR
303	Maple	15"		TR
304	Oak	21"		TR
305	Hickory	18"		TR
306	Oak (Twin)	24"		TR
307	Oak	8"		TR
308	Oak	16"		TR
309	Maple	20"		TR
310	Hickory	8"		TR
311	Maple	8"		TR
312	Maple	24"		TR
313	Oak	16"		TBR
314	Maple	22"		TBR
315	Oak	24"		TBR
316	Maple	10"		TBR
317	Oak	32"		TBR
318	Maple	8"		TBR
319	Oak	25"		TR
320	Maple	8"		TBR
321	Tulip	22"		TBR
322	Maple	8"		TR
323	Maple	8"		TR
324	Maple	26"		TR
325	Ash	12"		TR
326	Ash	9"		TR
327	Oak	10"		TR
328	Ash	10"		TR
329	Ash	8"		TR
330	Ash	11"		TR
331	Maple	10"		TR
332	Hickory	9"		TR
333	Maple	8"		TR
334	Maple (Twin)	7",8"		TBR
335	Ash	16"		TR
336	Oak	8"		TBR
337	Maple	9"		TR
338	Maple	9"		TR
339	Maple	12"		TR
340	Maple	14"		TBR
341	Maple	36"		TBR
342	Maple	10"		TBR
343	Maple	12"		TBR
344	Ash	9"		TBR
345	Hickory	10"		TBR
346	Maple	24"		TBR
347	Oak	24"		TBR
348	Hickory	20"		TBR
349	Sassafras (Twin)	8"	Dead (1 only)	TBR
350	Maple	8"		TBR
351	Oak	8"		TBR
352	Maple	8"		TBR
353	Maple	10"		TBR
354	Oak	12"		TBR
355	Cherry	8"		TBR
356	Cedar	8"		TBR
357	Maple	8"		TBR
358	Tulip	26"		TBR
359	Maple	12"		TBR
360	Maple	8"		TBR
361	Cedar	12"		TBR
362	Maple	8"		TBR
363	Oak	8"		TBR
364	Cherry	18"		TBR
365	Maple	10"		TBR
366	Maple	11"		TBR
367	Maple	10"		TBR
368	Maple	8"		TBR
369	Maple	9"		TBR
370	Maple	12"		TBR
371	Maple	10"		TBR
372	Tulip	14"		TR
373	Maple	14"		TBR
374	Maple	9"		TBR
375	Poplar	40"		TBR
376	Maple	8"		TBR
377	Ash	22"	Dead	TBR
378	Maple	10"		TBR
379	Cedar	9",12"		TBR
380	Cedar	10"		TBR
381	Cedar	10"	Dead	TBR
382	Maple	10"		TBR
383	Cherry	10"		TBR
384	Cherry	12"	Dead	TBR
385	Ash	16"		TBR
386	Ash	16"		TBR
387	Tulip	12"		TR
388	Cedar (Twin)	8"		TBR
389	Maple	22"		TBR
390	Tulip	18"		TBR
391	Tulip	12"		TBR
392	Maple	8"		TR
393	Maple	8"		TR
394	Maple	8"		TR
395	Maple	8"		TR
396	Maple	12"		TR
397	Maple	10"		TBR
398	Maple	10"		TR
399	Maple	18"		TBR
400	Maple	8"		TBR
401	Maple	8"		TR
402	Maple	8"		TR

\\BREV1\11348\Draw\Survey\21201 SURVEY.dwg, 10/23/2012 12:00:11 PM, Julie



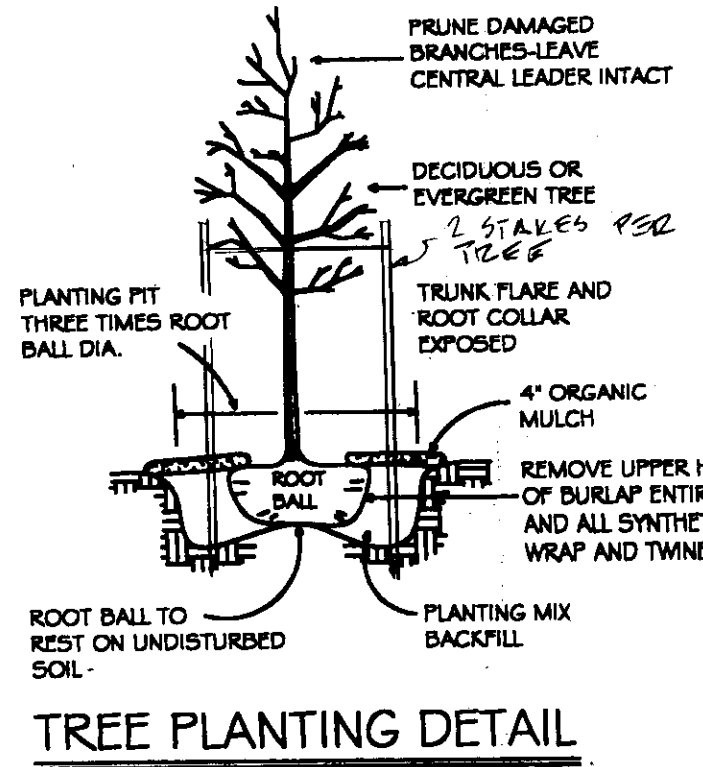
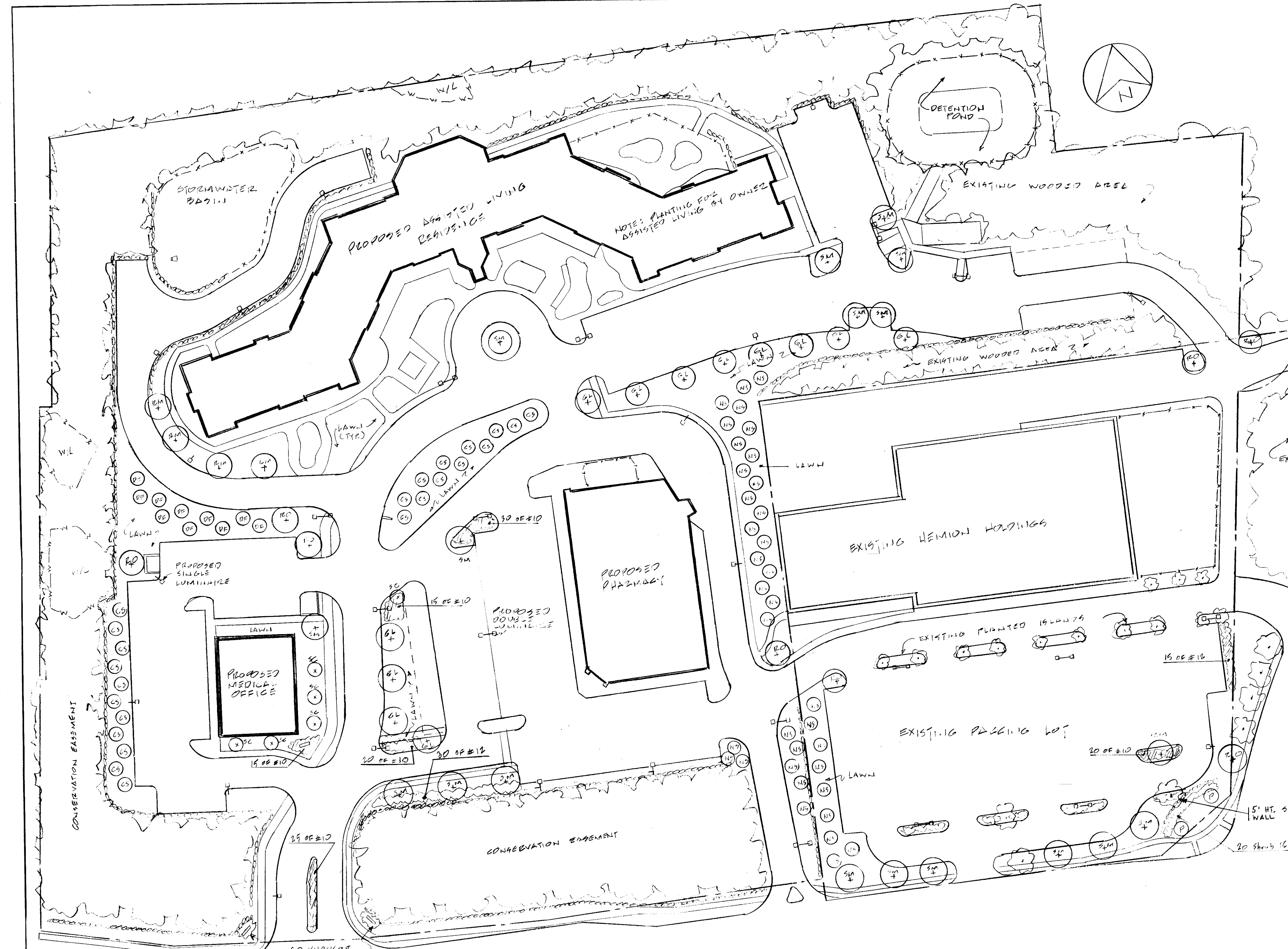
UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE N.Y. STATE EDUCATION LAW. THE CERTIFICATION HEREON IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE. IT IS A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE.

EASEMENTS OR RIGHTS OF WAY, EITHER ON OR BELOW THE SURFACE OF THE GROUND, EVIDENCE OF WHICH IS NOT VISIBLE IN THE FIELD OR FOR WHICH DOCUMENTATION IS NOT PROVIDED, ARE NOT SHOWN. UNDERGROUND UTILITIES NOT SHOWN UNLESS MARKED IN THE FIELD.

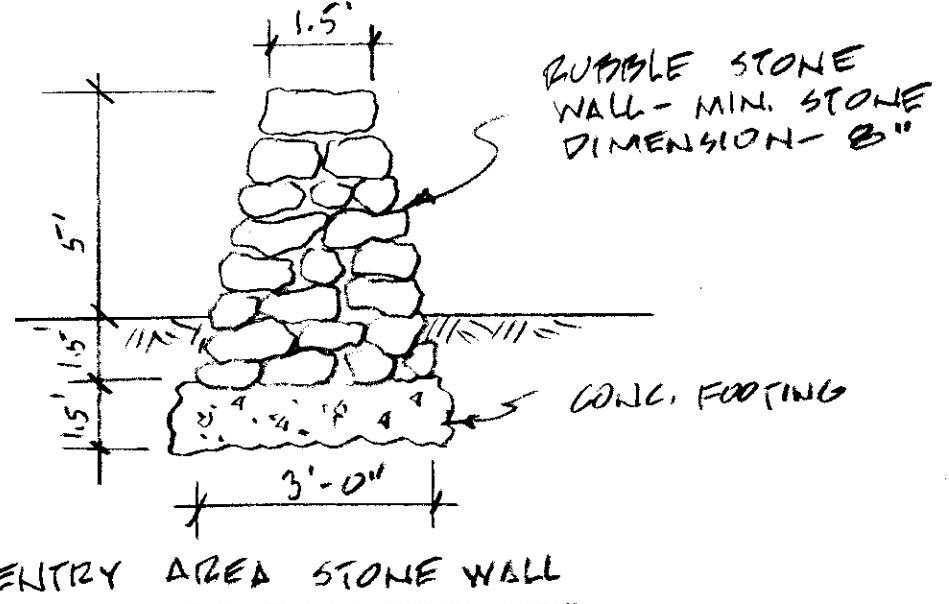
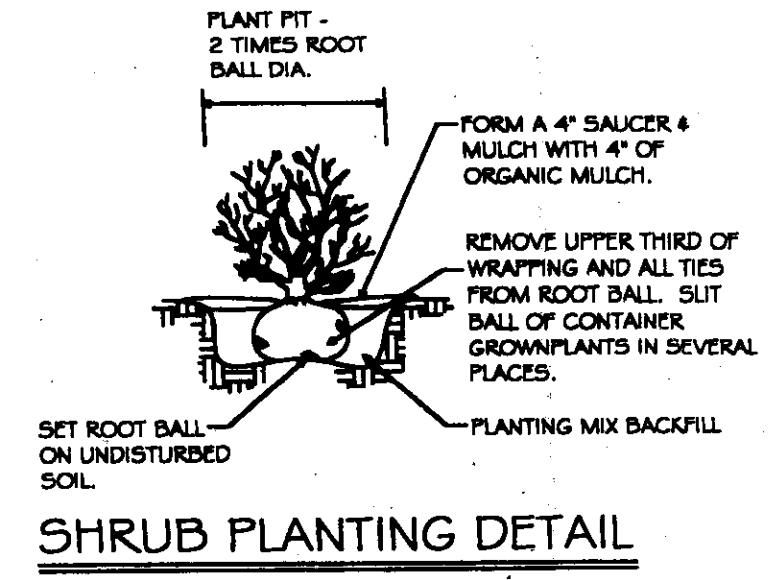
CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. COPIES OF THIS SURVEY NOT HAVING THE EMBOSSED SEAL OF THE LAND SURVEYORS ARE NOT VALID. CERTIFICATIONS ARE SUBJECT TO A CURRENT AND COMPLETE TITLE REPORT.

DATE		REVISIONS	
DESIGNED	JAG		
DRAWN	LDW		
CHECKED	JAG		
APPROVED	JAG		
		JAY A. GREENWELL, PLS	
		NYS LIC. # 49676	

SURVEY OF PROPERTY FOR			TAX LOT #
TAX LOT 55.10-1-2			55.10-1-2
and			55.38-1-1
TAX LOT 55.38-1-1			AREA
			479,318 SF
			FILE
			21201
			SCALE
			1"=40'
VILLAGE OF MONTEBELLO & VILLAGE OF SUFFERN ROCKLAND COUNTY, NEW YORK			DATE
JAY A. GREENWELL, PLS, LLC			01/10/12
LAND SURVEYING - LAND PLANNING 85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901			JOB NO.
PHONE 845-357-0830 FAX 845-357-0756			21201



- ### PLANTING NOTES
- All plants shall be nursery grown and plants and workmanship shall conform to the "American Standard for Nursery Stock", ANSI-Z 60.1-2004, American Nursery & Landscape Association, latest edition, and shall be subject to the approval of the Landscape Architect before and after planting.
 - Set all plants at the same level as originally grown in the nursery. Trunk flare and root collar to be exposed. Do not place mulch against tree or shrub trunk. All planting shall be placed under the direction of the Landscape Architect. Give 48 hours notice before planting.
 - Plants shall be warranted for a period of two years. Replace, in accordance with the drawings and specifications, all plants that are missing, more than 25% dead, which do not develop from planting stock, that appear unhealthy or unsightly and/or have lost their natural shape due to dead branches. Any tree that loses the main leader shall be replaced. Plant material shall be inspected by the landscape architect upon completion of work and during every growing season for two years. Plants that need replacement shall be noted on an inspection report or within two months from the next following growing season. Shrubs and trees shall be permitted to grow in a natural manner and shall not be pruned as "meatballs". Hedges shall be pruned as a continuous hedge and maintained as such. The site landscape installation shall be the subject of a comprehensive site landscape maintenance plan.
 - Place 4" of topsoil on all new lawn areas and 12" of topsoil in all new planting beds. Topsoil shall meet current standards of the Rockland County Soil Conservation Commission. Topsoil shall be natural topsoil without admixture of subsoil material and shall be classifiable as a loam, silt loam, clay loam or a combination thereof. Topsoil shall contain not less than 5% or more than 20% by weight of organic matter as determined by loss on ignition of oven dried samples. Topsoil shall not have materials larger than 1/2 inch in diameter - stones, foreign materials, etc.
 - Plant pits shall be three times wider for trees and two times wider for shrubs, than the diameter of the root ball and to same depth as root ball. Place root ball on undisturbed soil. Remove all existing soil from plant pit and backfill with a mixture of one part peat humus, one part dehydrated cow manure, and four parts topsoil. Fertilize all plants with 2 to 3 oz. per foot of shrub height and 2 to 3 lbs. per inch of tree trunk of 5-10-5 fertilizer. For evergreen planting, add 1 lb. per 100 square feet of plant bed each of ammonium sulfate and superphosphate. Cut all string and ties and remove upper half of burlap from root ball.
 - Mulch all plants and planted areas with a 4" depth of shredded pine, oak bark, or approved mulch. Do not place mulch against tree or shrub trunk.
 - Fertilize areas before seeding or sodding with 15 lbs. per 1000 square feet of 10-20-10 fertilizer or approved equivalent. Repeat after 8 weeks.
 - Lawn areas shall be seeded at 5 lbs. per 1000 square feet with the following seed mix: 20% Jamestown II Chewings Fescue, 60% Baron Kentucky Bluegrass, and 20% Palmer I Perennial Rye. Mulch newly seeded lawn at 90 lbs. per 1000 square feet with hay or straw mulch. Submit alternate seed mixes to the Landscape Architect for approval prior to seeding.
 - The contractor is responsible to plant the total quantities of all plants shown on the planting plan. Any questions relating to plant placement must be approved by the Landscape Architect prior to planting. Final approval of site landscape installation shall be subject to the approval of the Village Landscape Architect.
 - Existing trees shown on this plan are to remain undisturbed except for those specifically identified on the drawings for removal. Trees and vegetated areas which are in or near construction areas shall be protected with a snow fencing placed around the tree trunk at the drip line of the trees if possible, or maintain a minimum diameter of 10 feet around trees. There shall not be any construction material storage or other disturbance within the drip lines of existing trees to remain. Where fencing must be placed closer than the drip line, place 4 inches of wood chips over root zone to extend to the drip line. Maintain the wood chip protection. Any existing tree shown to remain which is removed during construction shall be replaced by 3-1/2" to 4" caliper shade tree as directed by the Landscape Architect. When an area of existing trees is shown to be saved, and an area of such trees has been removed, 3-1/2" to 4" cal. shade tree shall be replaced for each 500 sq. ft. of area disturbed.
 - Additional crushed stone or gravel shall be placed in over excavated tree pits if the natural drainage is unsuitable for proper drainage from tree pits.
 - A site irrigation system shall be provided for the entire site landscape facility.
 - Shade trees adjacent to pedestrian areas shall be limbed up as the growth progresses to provide clearance for pedestrian requirements.
 - Recommended seeding times for grass seeding shall be from 4/1 to 5/31 or 8/16 to 10/15. Obtain permission prior to seeding at other times.
 - DETENTION POND (BOTTOM TO 48" ABOVE BOTTOM - SEED WITH BEST DETENTION BASIN SEED MIX - ERM-NX-110 AT 30 LBS. PER ACRE.
 - DETENTION BASIN - BALANCE OF UPPERCAL AREA - BEST NATIVE UPLAND WILDLIFE FORAGE & COVER MEADOW MIX - ERM-NX-123 AT 10 LBS PER ACRE.
 - SUPPLEMENTAL LANDSCAPING TO BE PROVIDED AT COMPLETION AS DETERMINED BY THE VILLAGE ENGINEER AND THE L.A.
 - Annual or perennial plantings shall be planted at base of signs.



PLANT LIST						
No. & SYMBOL	PLANT NAME	QUANTITY	SIZE & REMARKS			
1. SM	Acer saccharum Green Mountain Green Mountain Sugar Maple	16	2 1/2"-3" cal. B&B	7. DF	Pseudotsuga taxifolia Douglas Fir	10 7'-8" ht. B&B
2. RM	Acer rubrum Red Maple	5	2 1/2"-3" cal. B&B	8. P	Prunus cerasifera "Krauter Vesuvius" Flowering Plum	2 2 1/2"-3" cal. B&B
3. RO	Quercus rubra Northern Red Oak	9	2 1/2"-3" cal. B&B	9. SC	Prunus sargentii Sargent Cherry	5 2'-2 1/2" cal. B&B
4. GL	Tilia cordata Greenspire Greenspire Linden	12	2 1/2"-3" cal. B&B	10.	Ilex crenata Green Lustre Green Lustre Holly	85 3 gal. B&B Plant 30" o.c.
5. NS	Picea abies Norway Spruce	33	7'-8" ht. B&B	11.	Rosa Knockout Rosa Radrazz	130 3 gallon Plant 3' o.c.
6. CS	Picea pungens Colorado Spruce	23	7'-8" ht. B&B	12.	VIBURNUM VIBURNUM VIBURNUM VIBURNUM	45 3"-4" ht. Plant 3' o.c.

NO 3 10-17-2017 - REV PLANTING PER PLAN REV.
NO 2 9-13-2017 - PLANTING REVISED
NO 1 8-14-2017 - PLANTING REV. PER SITE PLAN
REVISIONS:

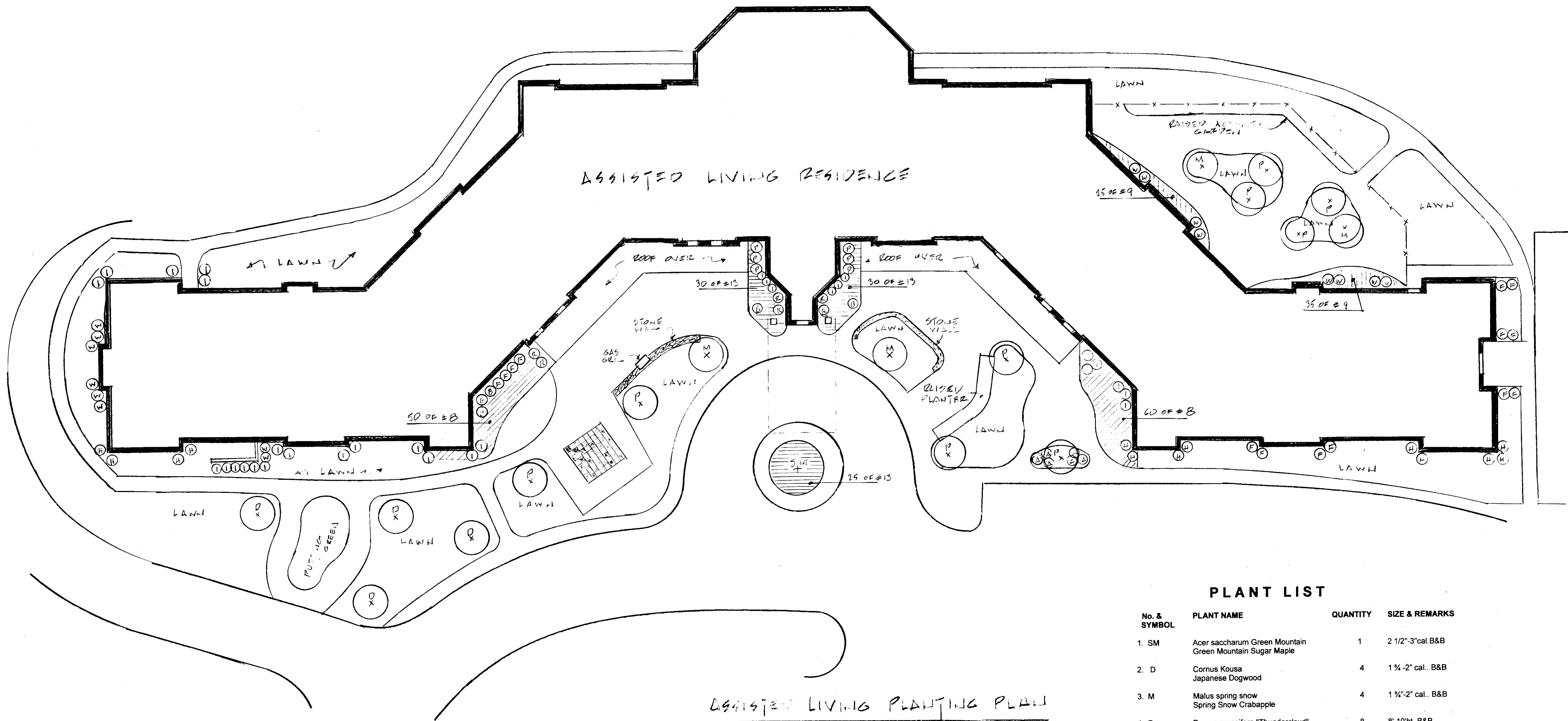
Project:
**MONTEBELLO CROSSING
VILLAGE OF MONTEBELLO
ROCKLAND COUNTY NEW YORK**

Title: **SITE PLANTING PLAN**

Date: **APRIL 12, 2017** Scale: **1" = 40'-0"**

Project number: **13083** Drawing Number: **PL-1**

**ROBERT G. TORGENSEN
LANDSCAPE ARCHITECTURE &
ENVIRONMENTAL SCIENCES**
3 Main Drive, Nanuet, NY 10954
845 623 4835 Fax 845 627 6622
rtorger271@gmail.com



ASSISTED LIVING PLANTING PLAN
SCALE 1" = 20'-0"

PLANTING NOTES

1. All plants shall be nursery grown and plants and workmanship shall conform to the "American Standard for Nursery Stock", ANSI-Z 60.1-2004, American Nursery & Landscape Association, latest edition, and shall be subject to the approval of the Landscape Architect before and after planting.

2. Set all plants at the same level as originally grown in the nursery. Trunk flare and root collar to be exposed. Do not place mulch against tree or shrub trunk. All planting shall be placed under the direction of the Landscape Architect. Give 48 hours notice before planting.

3. Plants shall be warranted for a period of two years. Replace, in accordance with the drawings and specifications, all plants that are missing, more than 25% dead, which do not develop from planting stock, that appear unhealthy or unsightly and/or have lost their natural shape due to dead branches. Any tree that loses the main leader shall be replaced. Plant material shall be inspected by the landscape architect upon completion of work and during every growing season for two years. Plants that need replacement shall be noted on an inspection report or within two months from the next following growing season. Shrubs and trees shall be permitted to grow in a natural manner and shall not be pruned as "meatballs". Hedges shall be pruned as a continuous hedge and maintained as such. The site landscape installation shall be the subject of a comprehensive site landscape maintenance plan.

4. Place 4" of topsoil on all lawn areas and 12" of topsoil in all planting beds. Topsoil shall meet current standards of the Rockland County Soil Conservation Commission. Topsoil shall be natural topsoil without admixture of subsoil material and shall be classifiable as a loam, silt loam, clay loam or a combination thereof. Topsoil shall contain not less than 5% or more than 20% by weight of organic matter as determined by loss on ignition of oven dried samples. Topsoil shall not have materials larger than 1/2 inch in diameter - stones, foreign materials, etc.

5. Plant pits shall be three times wider for trees and two times wider for shrubs, than the diameter of the root ball and to same depth as root ball. Place root ball on undisturbed soil. Remove all existing soil from plant pit and backfill with a mixture of one part peat humus, one part dehydrated cow manure, and four parts topsoil. Fertilize all plants with 2 to 3 oz. per foot of shrub height and 2 to 3 lbs. per inch of tree trunk of 5-10-5 fertilizer. For evergreen planting, add 1 lb. per 100 square feet of plant bed each of ammonium sulfate and superphosphate. Cut all string and ties and remove upper half of burlap from root ball.

6. Mulch all plants and planted areas with a 4" depth of shredded pine, oak bark, or approved mulch. Do not place mulch against tree or shrub trunk.

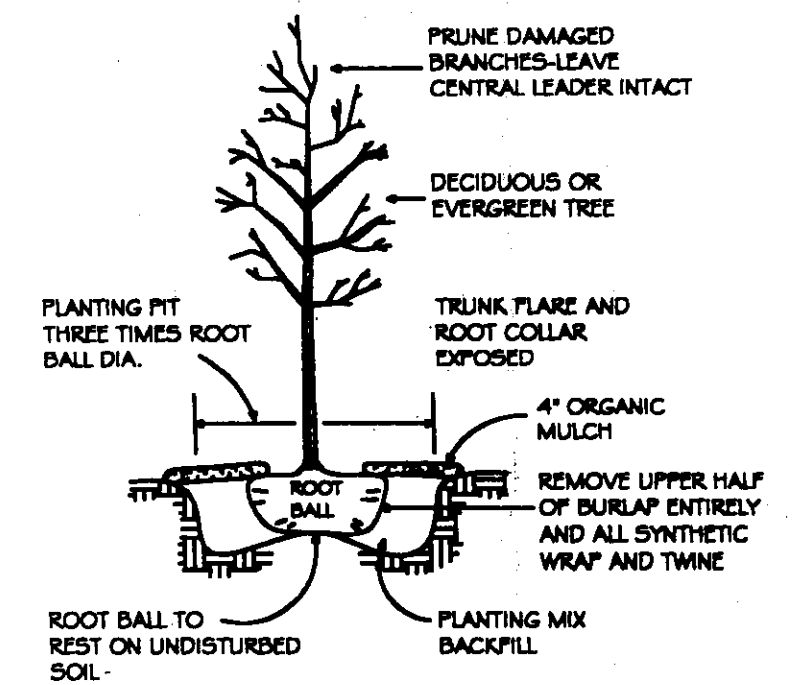
7. Fertilize areas before seeding or sodding with 15 lbs. per 1000 square feet of 10-20-10 fertilizer or approved equivalent. Repeat after 8 weeks.

8. Lawn areas shall be seeded at 5 lbs. per 1000 square feet with the following seed mix: 20% Jamestown II Chewings Fescue, 60% Baron Kentucky Bluegrass, and 20% Palmer II Perennial Rye. Mulch newly seeded lawn at 90 lbs. per 1000 square feet with hay or straw mulch. Submit alternate seed mixes to the Landscape Architect for approval prior to seeding.

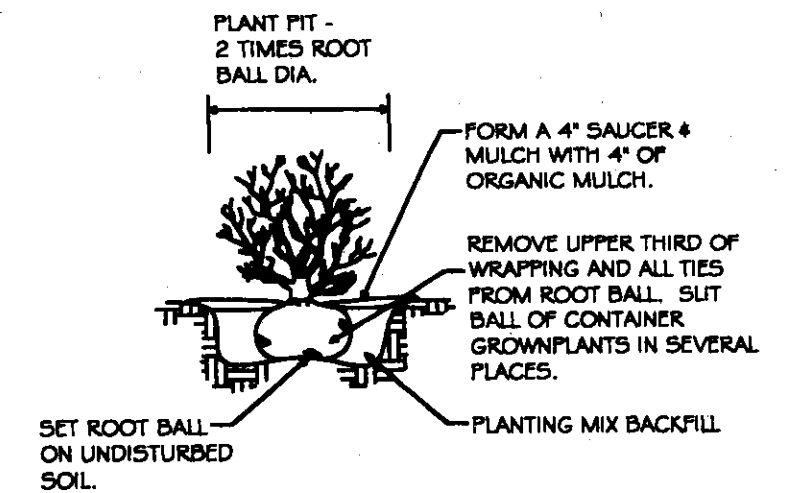
9. The contractor is responsible to plant the total quantities of all plants shown on the planting plan. Any questions relating to plant placement must be approved by the Landscape Architect prior to planting. Final approval of site landscape installation shall be subject to the approval of the Village Landscape Architect.

PLANT LIST

No. & SYMBOL	PLANT NAME	QUANTITY	SIZE & REMARKS
1. SM	Acer saccharum Green Mountain Green Mountain Sugar Maple	1	2 1/2"-3" cal. B&B
2. D	Cornus Kousa Japanese Dogwood	4	1 1/2"-2" cal. B&B
3. M	Malus spring snow Spring Snow Crabapple	4	1 1/2"-2" cal. B&B
4. P	Prunus cerasifera "Thundercloud" Thundercloud Plum	8	8"-10" ht. B&B
5. A	Azalea Delaware Valley Delaware Valley Azalea	6	18"-24" ht. B&B
6. W	Berberis gladiolensis Wm Penn Barberry	16	24"-30" ht. B&B
7. B	Buddleia davidii Butterflybush	5	18"-24" ht., #3 cont.
8. IIIII	Cotoneaster s. repandens Early Cotoneaster	110	15"-18" spr. #2 can Plant 30" o.c.
9. IIIII	Euonymus "Emerald Gold" Emerald Gold Euonymus	60	15"-18" ht. B&B Plant 30" o.c.
10. F	Forsythia mindon Dwarf Forsythia	14	18"-24" ht. B&B Plant 30" o.c.
11. H	Hydrangia arborescens Annabelle Smooth Hydrangia	13	24"-30" ht. B&B
12. I	Ilex compacta Compact Japanese Holly	31	18"-24" ht. B&B
13. IIIII	Juniperus horizontalis wiltoni Wiltoni Juniper	85	15"-18" spr. B&B Plant 3" o.c.
14. P	Pieris japonica Japanese Andromeda	6	2 1/2"-3" ht. B&B
15. R	Rhododendron PJM PJM Rhododendron	6	2 1/2"-3" ht. B&B



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

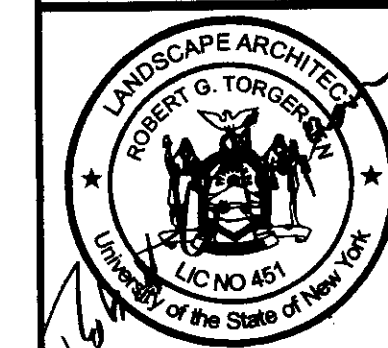
REV. NOV. 20, 2017

Project: MONTEBELLO CROSSING
ASSISTED LIVING RESIDENCE

Title: PLANTING PLAN

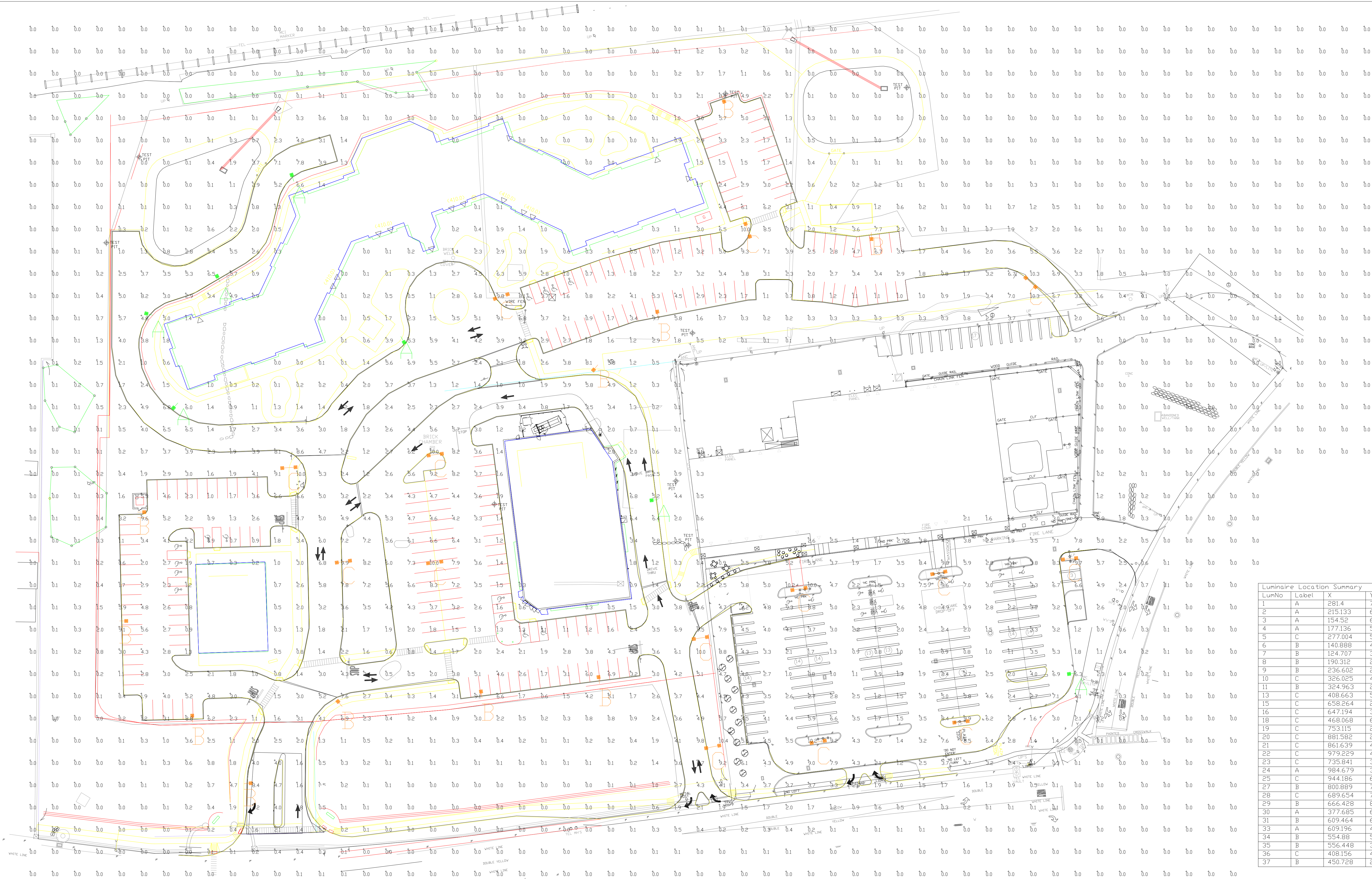
Date: 11-17-2017 Scale 1" = 20'-0"

Project number: 3631 Drawing Number: PL-1

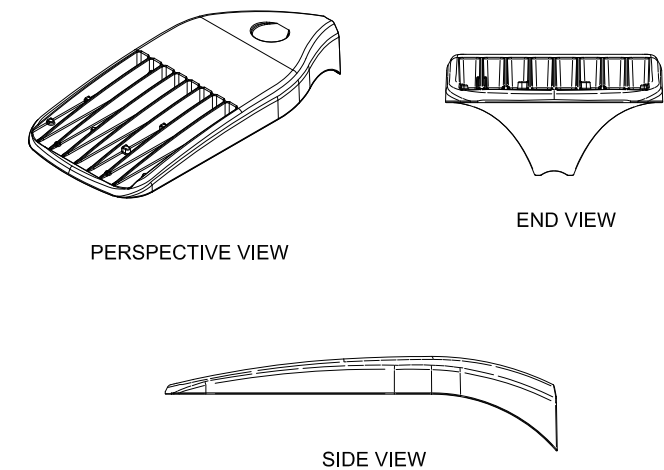


ROBERT G. TORGENSEN
LANDSCAPE ARCHITECT
271 Squaw Trail, Andover, NJ 07821
973 810 3129

rtorger271@gmail.com



XALM
LED Area Light

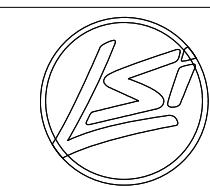


Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Tilt
1	A	281.4	758.28	20	108.127	0
2	A	215.133	667.54	20	117.617	0
3	A	154.52	637.777	20	165.501	0
4	A	177.136	558.84	20	228.321	0
5	C	277.004	500.66	20	3.69	0
6	B	140.888	460.681	20	0	0
7	B	124.707	362.765	20	0	0
8	B	190.312	271.579	20	92.449	0
9	B	236.602	216.359	20	4.067	0
10	C	326.025	416.106	20	187.904	0
11	B	324.963	285.77	20	130.342	0
13	C	408.663	512.361	20	6.966	0
15	C	658.264	249.54	20	10.99	0
16	C	647.194	347.414	20	8.568	0
18	C	468.068	654.588	20	19.297	0
19	C	753.115	254.071	20	9.418	0
20	C	881.582	271.989	20	6.115	0
21	C	861.639	406.023	20	11.034	0
22	C	979.229	418.651	20	5.776	0
23	C	735.841	391.53	20	9.418	0
24	A	984.679	316.002	20	188.827	0
25	C	944.186	667.326	20	137.062	0
27	B	800.889	712.231	20	271.647	0
28	C	689.654	714.207	20	108.843	0
29	B	666.428	835.536	20	289.879	0
30	A	377.685	618.602	20	299.425	0
31	B	609.464	635.039	20	100.598	0
33	A	609.196	471.922	20	186.142	0
34	B	554.88	593.088	20	230.005	0
35	B	556.448	306.36	20	98.868	0
36	C	408.156	415.396	20	6.966	0
37	B	450.728	293.332	20	98.868	0

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL POINTS AT GRADE	Illuminance	Fc	1.45	10.4	0.0	N.A.	N.A.
DRIVE AND NORTH PARKING	Illuminance	Fc	3.51	10.3	0.4	8.78	25.75
DRIVE AND PHARMA	Illuminance	Fc	3.96	10.0	0.4	9.90	25.00
MEDICAL OFFICE AND ENTRANCE	Illuminance	Fc	2.98	9.6	0.7	4.26	13.71
SHOPPING CENTER	Illuminance	Fc	3.85	10.2	0.5	7.70	20.40

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens
	7	A	SINGLE	XALM-3-LED-HD-50-SINGLE-20"MH	0.900	N.A.	28667
	11	B	SINGLE	XALM-FT-LED-HD-50-SINGLE-20"MH	0.900	N.A.	29037
	14	C	D180°	XALM-5W-LED-HD-50-D180-20"MH	0.900	N.A.	58190

Total Project Watts_1
Total Watts = 111175.4



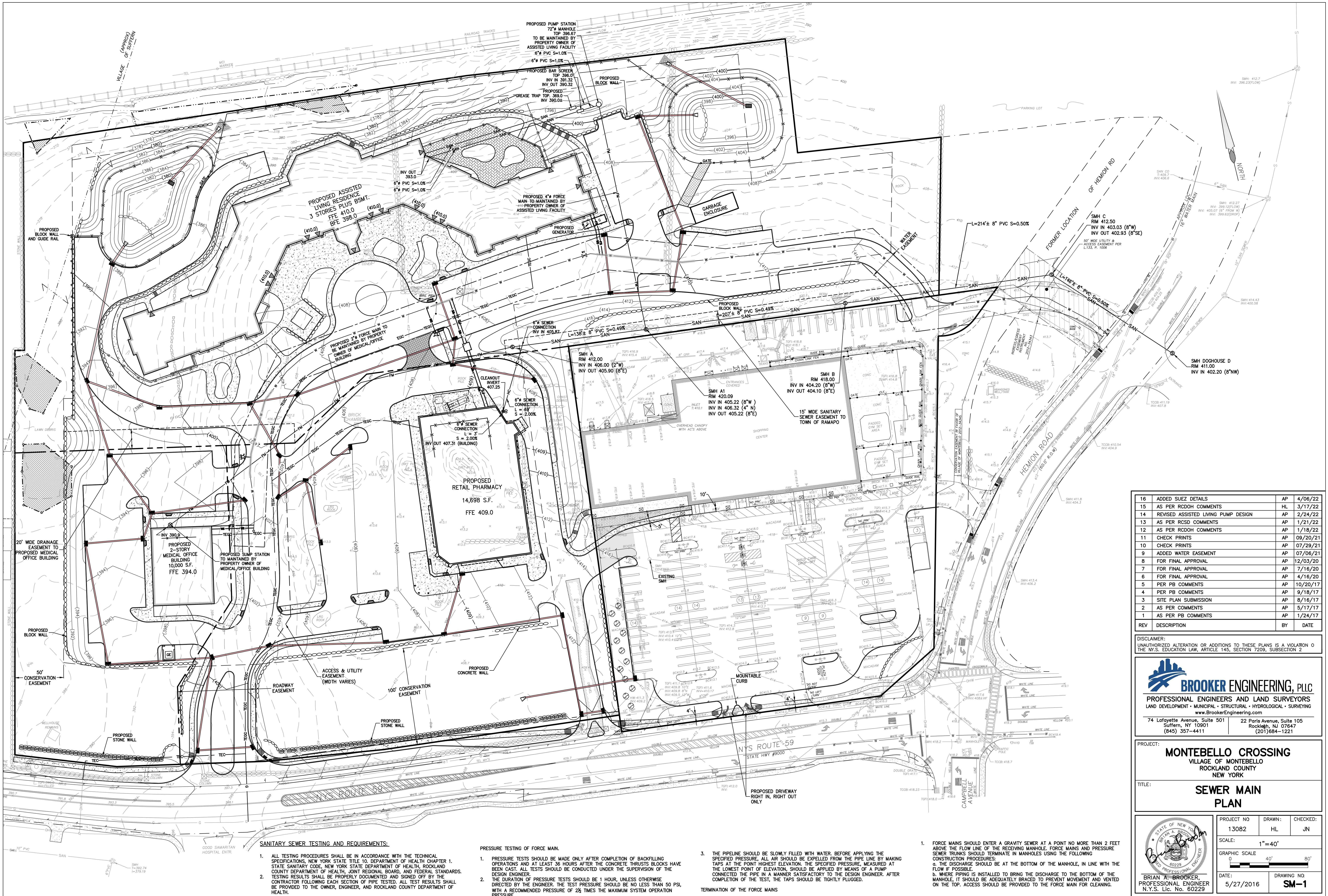
LIGHTING PROPOSAL LO-137272-1

MONTEBELLO CROSSING

DATE: 3/15/2017 REV: 10/18/2017 SHEET 1 OF 1
SCALE: 1"=40' 0

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted.



16	ADDED SUEZ DETAILS	AP	4/06/22
15	AS PER RCDOH COMMENTS	HL	3/17/22
14	REVISED ASSISTED LIVING PUMP DESIGN	AP	2/24/22
13	AS PER RCSD COMMENTS	AP	1/21/22
12	AS PER RCDOH COMMENTS	AP	1/18/22
11	CHECK PRINTS	AP	09/20/21
10	CHECK PRINTS	AP	07/29/21
9	ADDED WATER EASEMENT	AP	07/06/21
8	FOR FINAL APPROVAL	AP	12/03/20
7	FOR FINAL APPROVAL	AP	7/16/20
6	FOR FINAL APPROVAL	AP	4/16/20
5	PER PB COMMENTS	AP	10/20/17
4	PER PB COMMENTS	AP	9/18/17
3	SITE PLAN SUBMISSION	AP	8/16/17
2	AS PER COMMENTS	AP	5/17/17
1	AS PER PB COMMENTS	AP	1/24/17
REV	DESCRIPTION	BY	DATE

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

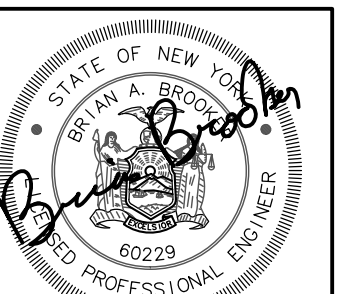
**BROOKER ENGINEERING, PLLC**
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
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www.BrookerEngineering.com

74 Lofeyette Avenue, Suite 501
Suffern, NY 10901
(845) 357-4411

22 Paris Avenue, Suite 105
Rockleigh, NJ 07647
(201) 684-1221

PROJECT:
MONTABELLO CROSSING
VILLAGE OF MONTABELLO
ROCKLAND COUNTY
NEW YORK

TITLE:
**SEWER MAIN
PLAN**

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

PROJECT NO
13082

DRAWN:
HL

CHECKED:
JN

SCALE:
1"=40'

GRAPHIC SCALE
0 40' 80'

DATE:
5/27/2016

DRAWING NO.
SM-1

SANITARY SEWER TESTING AND REQUIREMENTS:

- ALL TESTING PROCEDURES SHALL BE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS, NEW YORK STATE TITLE 10, DEPARTMENT OF HEALTH CHAPTER 1, STATE SANITARY CODE, NEW YORK STATE DEPARTMENT OF HEALTH, ROCKLAND COUNTY DEPARTMENT OF HEALTH, JOINT REGIONAL BOARD, AND FEDERAL STANDARDS.
- TESTING RESULTS SHALL BE PROPERLY DOCUMENTED AND SIGNED OFF BY THE CONTRACTOR FOLLOWING EACH SECTION OF PIPE TESTED. ALL TEST RESULTS SHALL BE PROVIDED TO THE OWNER, ENGINEER, AND ROCKLAND COUNTY DEPARTMENT OF HEALTH.

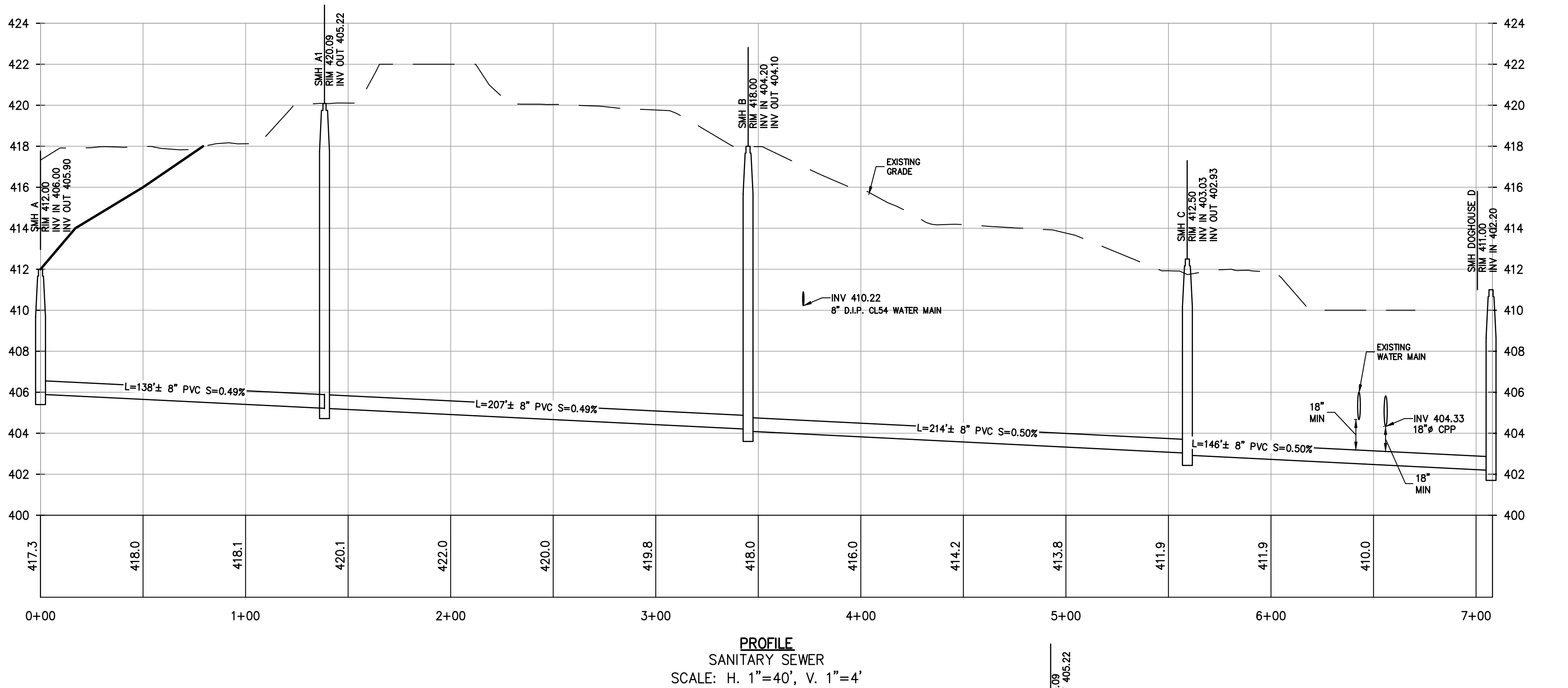
PRESSURE TESTING OF FORCE MAIN.

- PRESSURE TESTS SHOULD BE MADE ONLY AFTER COMPLETION OF BACKFILLING OPERATIONS AND AT LEAST 36 HOURS AFTER THE CONCRETE THRUSTS BLOCKS HAVE BEEN CAST. ALL TESTS SHOULD BE CONDUCTED UNDER THE SUPERVISION OF THE DESIGN ENGINEER.
- THE DURATION OF PRESSURE TESTS SHOULD BE 1 HOUR, UNLESS OTHERWISE DIRECTED BY THE ENGINEER. THE TEST PRESSURE SHOULD BE NO LESS THAN 50 PSI, WITH A RECOMMENDED PRESSURE OF 2½ TIMES THE MAXIMUM SYSTEM OPERATION PRESSURE.

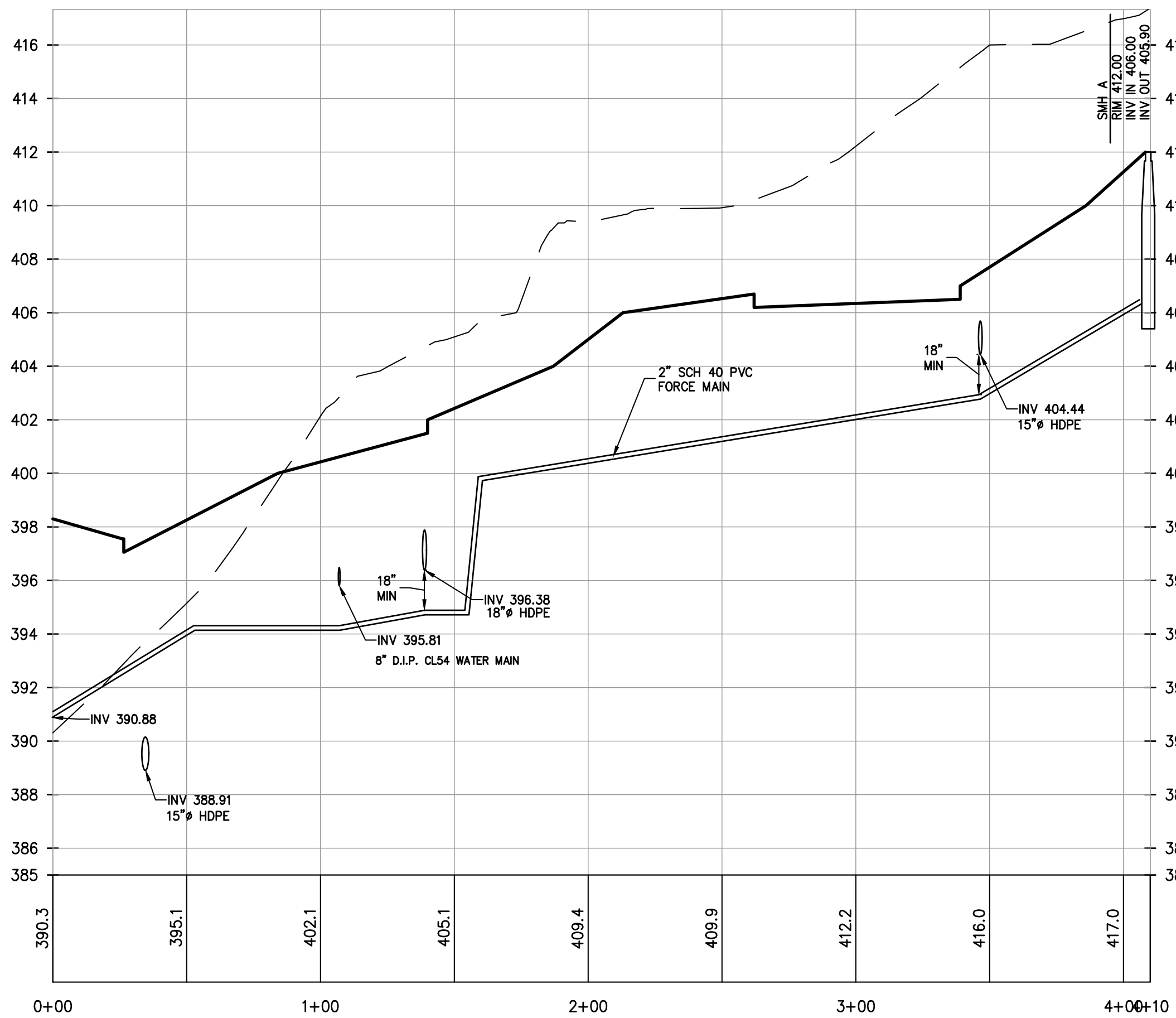
- THE PIPELINE SHOULD BE SLOWLY FILLED WITH WATER. BEFORE APPLYING THE SPECIFIED PRESSURE, ALL AIR SHOULD BE EXPELLED FROM THE PIPE LINE BY MAKING TAPS AT THE POINT HIGHEST ELEVATION. THE SPECIFIED PRESSURE, MEASURED AT THE LOWEST POINT OF ELEVATION, SHOULD BE APPLIED BY MEANS OF A PUMP CONNECTED TO THE PIPE IN A MANNER SATISFACTORY TO THE DESIGN ENGINEER. AFTER COMPLETION OF THE TEST, THE TAPS SHOULD BE TIGHTLY PLUGGED.

TERMINATION OF THE FORCE MAINS

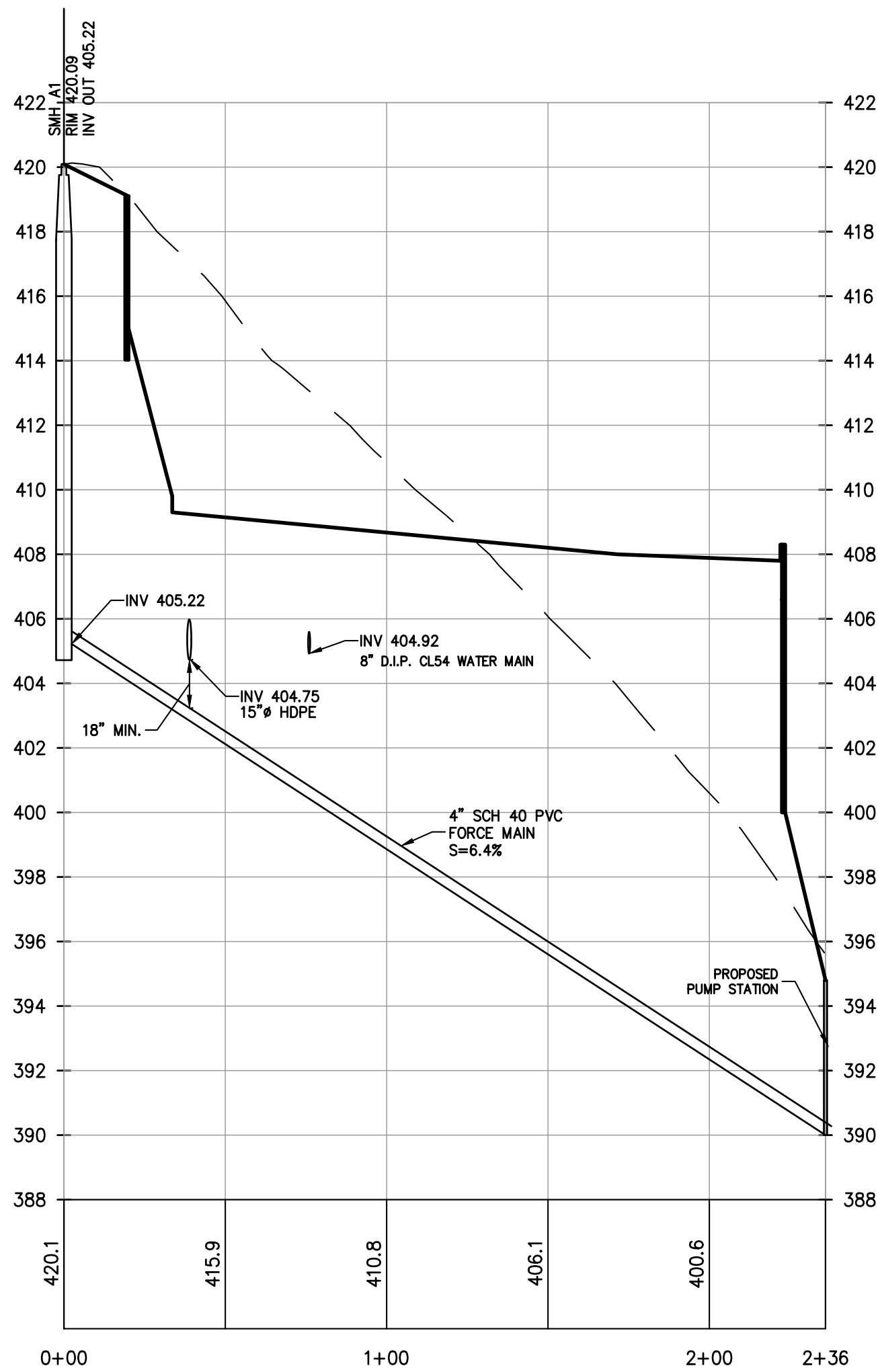
- FORCE MAINS SHOULD ENTER A GRAVITY SEWER AT A POINT NO MORE THAN 2 FEET ABOVE THE FLOW LINE OF THE RECEIVING MANHOLE. FORCE MAINS AND PRESSURE SEWER TRUNKS SHOULD TERMINATE IN MANHOLES USING THE FOLLOWING CONSTRUCTION PROCEDURES:
a. THE DISCHARGE SHOULD BE AT THE BOTTOM OF THE MANHOLE, IN LINE WITH THE FLOW IF POSSIBLE.
b. WHERE PIPING IS INSTALLED TO BRING THE DISCHARGE TO THE BOTTOM OF THE MANHOLE, IT SHOULD BE ADEQUATELY BRACED TO PREVENT MOVEMENT AND VENTED ON THE TOP. ACCESS SHOULD BE PROVIDED TO THE FORCE MAIN FOR CLEANING.



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



PROFILE
FORCE MAIN - MEDICAL OFFICE
SCALE: H. 1"=40', V. 1"=4'



PROFILE
FORCE MAIN ASSISTED LIVING
SCALE: H. 1"=40', V. 1"=4'

16	ADDED SUEZ DETAILS	AP	4/06/22
15	AS PER RCDOH COMMENTS	HL	3/17/22
14	REVISED ASSISTED LIVING PUMP DESIGN	AP	2/24/22
13	AS PER RCSD COMMENTS	AP	1/21/22
12	AS PER RCDOH COMMENTS	AP	1/18/22
11	CHECK PRINTS	AP	09/20/21
10	CHECK PRINTS	AP	07/29/21
9	ADDED WATER EASEMENT	AP	07/06/21
8	FOR FINAL APPROVAL	AP	12/03/20
7	FOR FINAL APPROVAL	AP	7/16/20
6	FOR FINAL APPROVAL	AP	4/16/20
5	PER PB COMMENTS	AP	10/20/17
4	PER PB COMMENTS	AP	9/18/17
3	SITE PLAN SUBMISSION	AP	8/16/17
2	AS PER PB COMMENTS	AP	5/17/17
1	AS PER PB COMMENTS	AP	1/24/17
REV	DESCRIPTION	BY	DATE

DISCLAIMER:
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(201) 684-1221

PROJECT: **MONTEBELLO CROSSING**
VILLAGE OF MONTEBELLO
ROCKLAND COUNTY
NEW YORK
TITLE: **SEWER MAIN
PROFILE**

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

PROJECT NO 13082	DRAWN: HL	CHECKED: JN
SCALE: 1"=40'		
GRAPHIC SCALE 0 40' 80'		
DATE: 5/27/2016	DRAWING NO. SM-2	

FINAL PLANS PREPARED FOR

MONTABELLO CROSSING DEVELOPMENT

VILLAGE OF MONTEBELLO
ROCKLAND COUNTY, NEW YORK

STANDARD NOTES:

1. THIS IS A SITE PLAN FOR TAX LOT 55.10-1-2 AS SHOWN ON THE VILLAGE OF MONTEBELLO TAX MAPS.
2. AREA OF TRACT:.....11.07 ACRES
3. ZONE:.....ROUTE 59 DEVELOPMENT DISTRICT
4. PROPOSED USE:.....ASSISTED LIVING RESIDENCE, MEDICAL OFFICE AND LOCAL CONVENIENCE.
5. RECORD OWNER/APPLICANT.....MONTEBELLO CROSSING, LLC
100 DUTCH HILL ROAD, SUITE 340
ORANGEBURG, NEW YORK 10962
6. FIRE DISTRICT:.....TALLMAN FP004
7. SCHOOL DISTRICT:.....RAMAPO CENTRAL, 392601
8. WATER DISTRICT:.....SUEZ WATER NEW YORK
9. WATER SUPPLY BY:.....SUEZ WATER NEW YORK
10. SEWER DISTRICT:.....RR, RCSD #1
11. DATUM:.....N.A.V.D. 88
12. ALL UTILITIES SHALL BE UNDERGROUND. ELECTRIC SERVICE SHALL BE IN CONDUIT OF NOT LESS THAN TWO (2) INCH DIAMETER.
13. 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.
14. NO SIGN(S) OTHER THAN THOSE SHOWN ON THESE DRAWINGS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE PLANNING BOARD. TENANTS ARE TO BE ADVISED OF THIS.
15. THESE PLANS ARE BASED ON FIELD ENGINEERING DATA AND CERTIFIED HERETO BY:

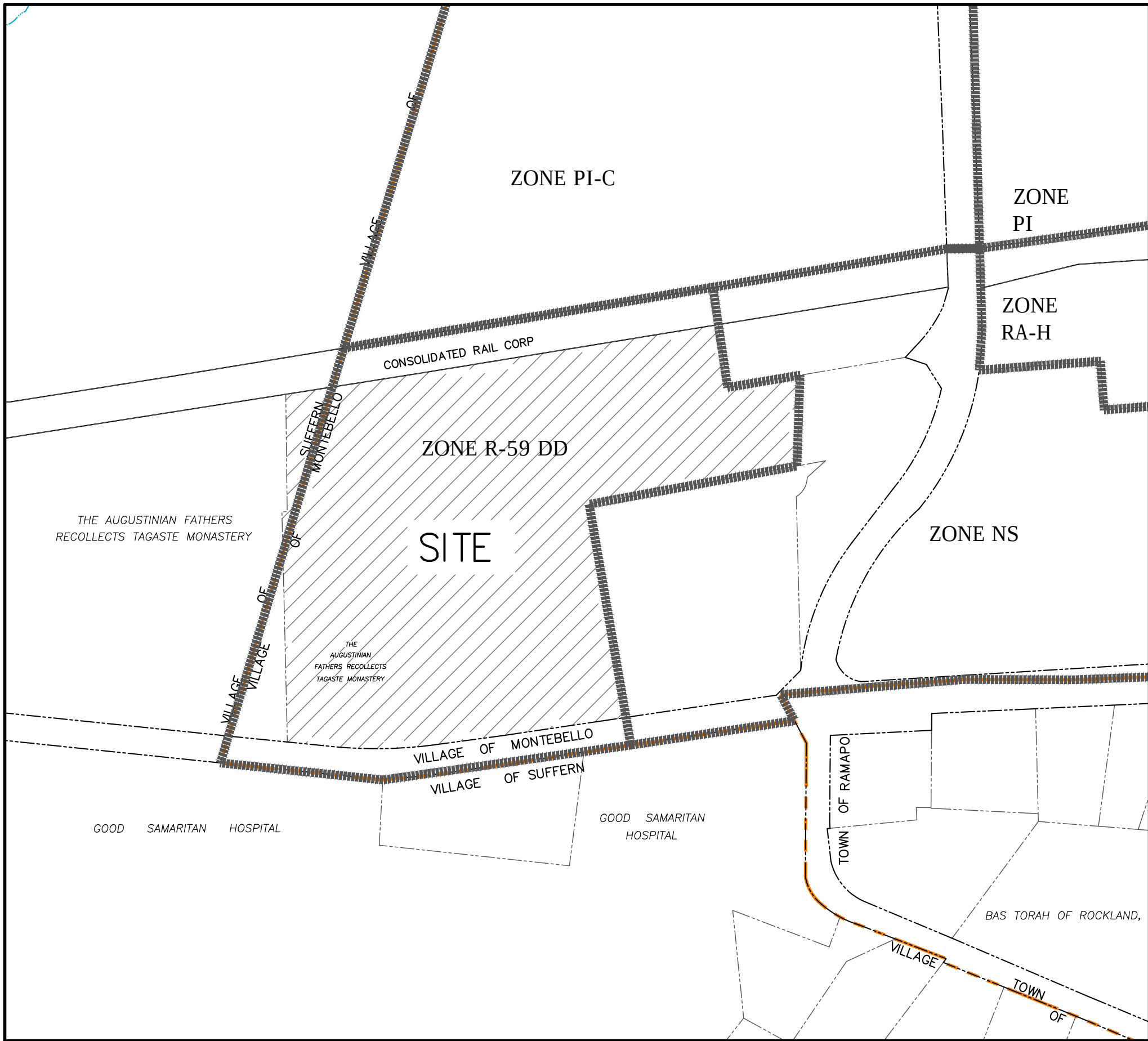
LICENSED PROFESSIONAL ENGINEER _____ DATE _____

16. ALL CONSTRUCTION TO MEET WITH CURRENT VILLAGE OF MONTEBELLO SPECIFICATIONS.
17. THE PROPERTY IS LOCATED BETWEEN MILE MARKERS 202 8501 1006 AND 202 8501 1005.
18. ALL TRAFFIC SIGNS SHALL CONFORM WITH "N.Y.S.D.O.T. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES."
19. ALL LANDSCAPING AS SHOWN ON THIS SITE PLAN SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH HEALTHY NEW PLANTS OF COMPARABLE SIZE, TYPE AND QUALITY AT THE BEGINNING OF THE IMMEDIATE FOLLOWING GROWING SEASON.
20. IF ANY EXISTING TREES THAT ARE DESIGNATED TO REMAIN ARE DESTROYED DURING CONSTRUCTION, OR OTHERWISE, THEY SHALL BE REPLACED IN KIND WITH A MINIMUM 4" CALIPER TREE.
21. ROCKLAND COUNTY DEPARTMENT OF HEALTH (RCDOH) APPROVAL IS LIMITED TO 5 YEARS FROM THE DATE OF RCDOH APPROVAL. TIME EXTENSIONS MAY BE GRANTED BY THE RCDOH BASED UPON DEVELOPMENT FACTS AND REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
22. THE UNDERSIGNED, OWNER AND/OR APPLICANT, AS A CONDITION OF APPROVAL OF THIS SITE PLAN, HEREBY AGREES TO COMPLETE THE WITHIN SITE 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 _____

23. PLANS ARE BASED ON FIELD ENGINEERING DATA AND CERTIFIED HERETO BY:

LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR _____ DATE _____



VICINITY MAP
SCALE: 1"=200'

LIST OF DRAWINGS

- T. TITLE SHEET
1. SUBDIVISION PLAT
3. SITE PLAN
4. GRADING AND UTILITY
5. EROSION AND SEDIMENT CONTROL PLAN
5A. EROSION AND SEDIMENT CONTROL DETAILS
6. SIGNAGE PLAN
7. FIRE TRUCK MANEUVERING PLAN (1 OF 3)
8. FIRE TRUCK MANEUVERING PLAN (2 OF 3)
9. FIRE TRUCK MANEUVERING PLAN (3 OF 3)
10. CONSTRUCTION DETAILS (1 OF 5)
11. CONSTRUCTION DETAILS (2 OF 5)
12. CONSTRUCTION DETAILS (3 OF 5)
13. CONSTRUCTION DETAILS (4 OF 5)
13A. CONSTRUCTION DETAILS (5 OF 5)
14. MAIN ACCESS ROAD PROFILE
15. TREE MAP
16. TREE TABLE
PL-1 SITE PLANTING PLAN (BY OTHERS)
PL-2 LIGHTING PROPOSAL (BY OTHERS)
WM-1 WATER MAIN PLAN
WM-2 WATER MAIN PROFILE
WM-3 WATER MAIN DETAILS (1 OF 2)
WM-4 WATER MAIN DETAILS (2 OF 2)
SM-1 SANITARY MAIN PLAN
SM-2 SANITARY MAIN PROFILE

APPLICANT/OWNER:

MONTEBELLO CROSSING, LLC
100 DUTCH HILL ROAD, SUITE 340
ORANGEBURG, NEW YORK 10962

SITE ENGINEER:

BROOKER ENGINEERING P.L.L.C.
74 LAFAYETTE AVENUE, SUITE 501
SUFFERN, NEW YORK 10901
(845) 357-4411

LAND SURVEYOR:

GREENWELL SURVEYING
85 LAFAYETTE AVENUE, #A
SUFFERN, NEW YORK 10901
(845) 357-0830

16	ADDED SUEZ DETAILS	AP	4/06/22
15	AS PER RCDOH COMMENTS	HL	3/17/22
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13	AS PER RCSD COMMENTS	AP	1/21/22
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1	AS PER PB COMMENTS	AP	1/24/17
REV	DESCRIPTION	BY	DATE

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PROJECT:
MONTABELLO CROSSING
VILLAGE OF MONTEBELLO
ROCKLAND COUNTY
NEW YORK

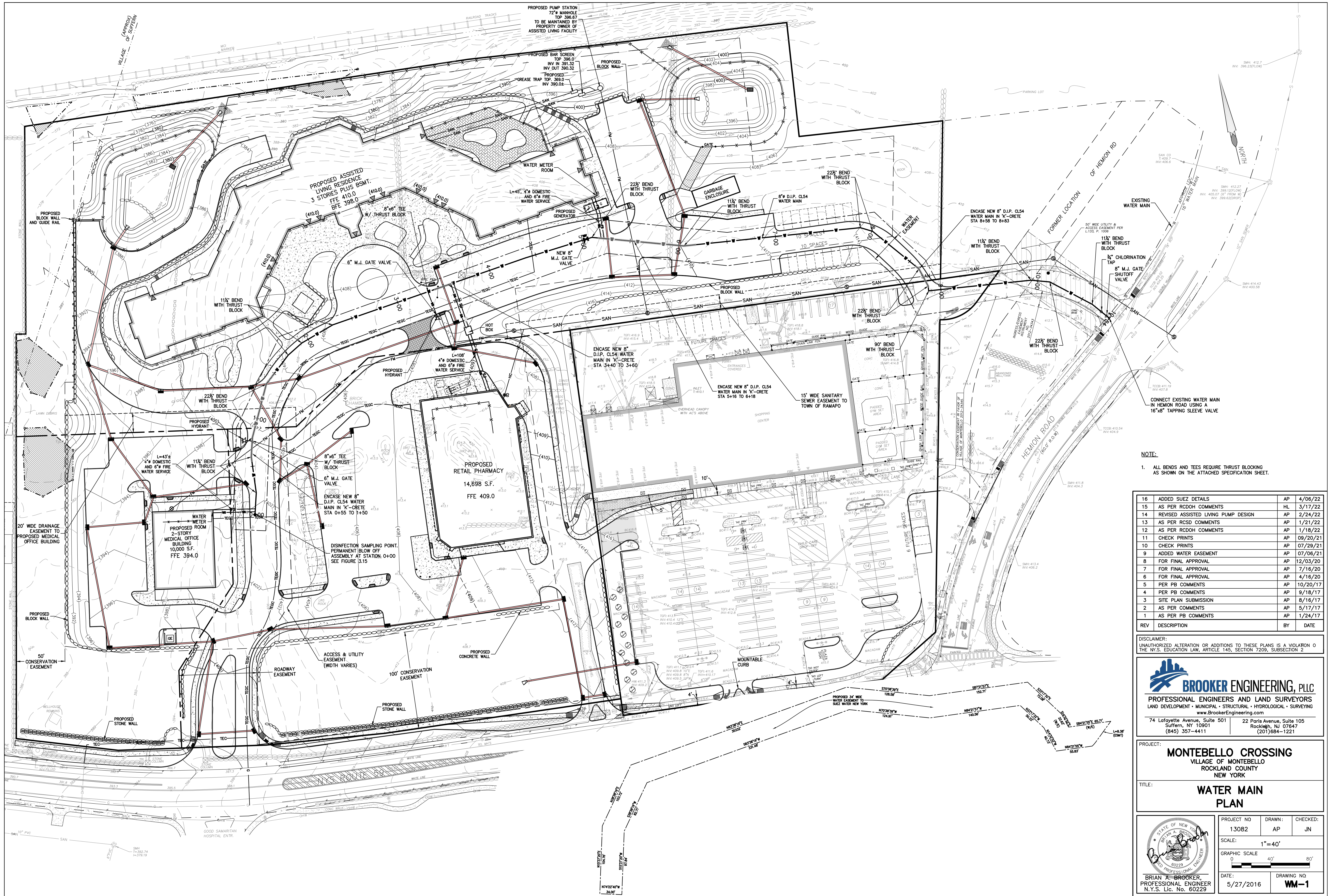
TITLE:
TITLE SHEET

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

PROJECT NO 13082	DRAWN: Z.K.	CHECKED: B.B.
SCALE: AS SHOWN		
GRAPHIC SCALE		
DATE: 5/27/2016	DRAWING NO. T	

OWNER _____ DATE _____

PLANNING BOARD CHAIRMAN _____ DATE _____



- NOTE:
1. ALL BENDS AND TEES REQUIRE THRUST BLOCKING AS SHOWN ON THE ATTACHED SPECIFICATION SHEET.

16	ADDED SUEZ DETAILS	AP	4/06/22
15	AS PER RCDOH COMMENTS	HL	3/17/22
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1	AS PER PB COMMENTS	AP	1/24/17
REV	DESCRIPTION	BY	DATE

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Rockland, NJ 07647
(201) 684-1221

PROJECT:
MONTEBELLO CROSSING
VILLAGE OF MONTEBELLO
ROCKLAND COUNTY
NEW YORK

TITLE:
**WATER MAIN
PLAN**



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

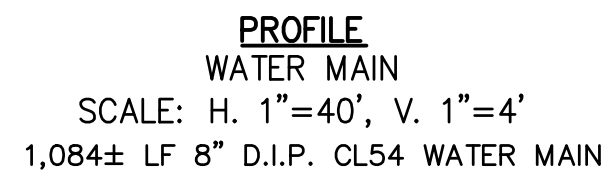
PROJECT NO	DRAWN:	CHECKED:
13082	AP	JN

SCALE:
1"=40'

GRAPHIC SCALE
0 40' 80'

DATE:
5/27/2016

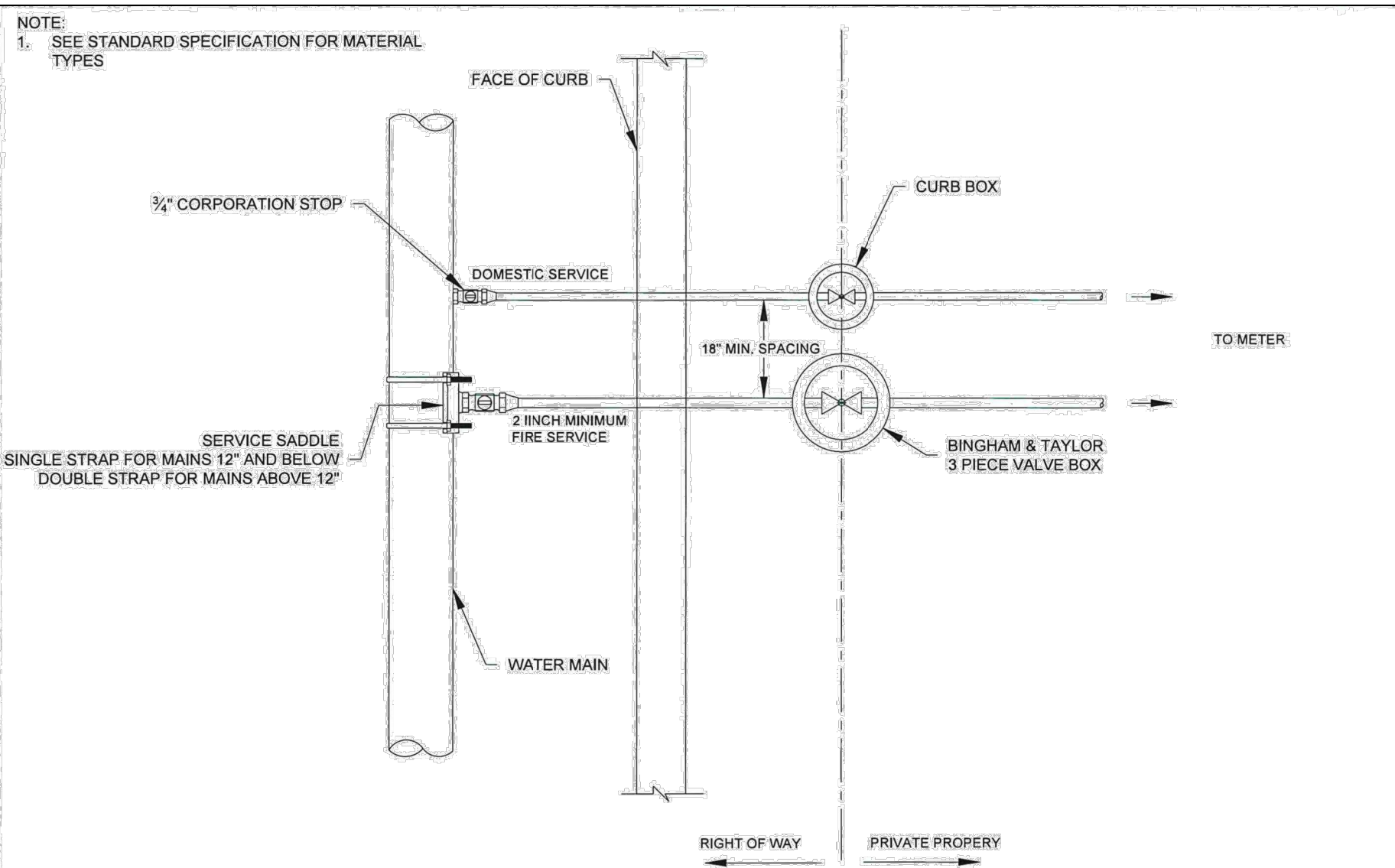
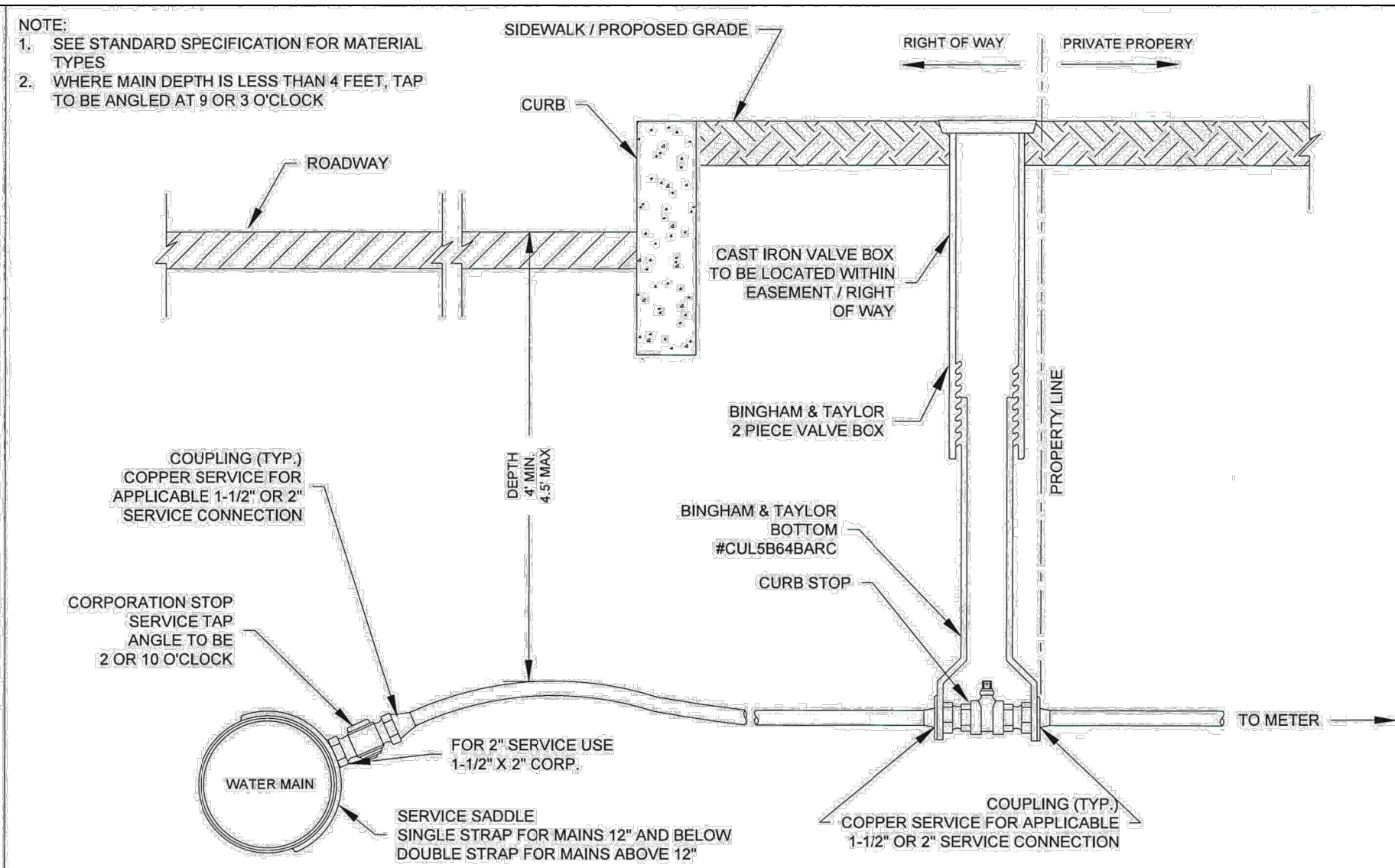
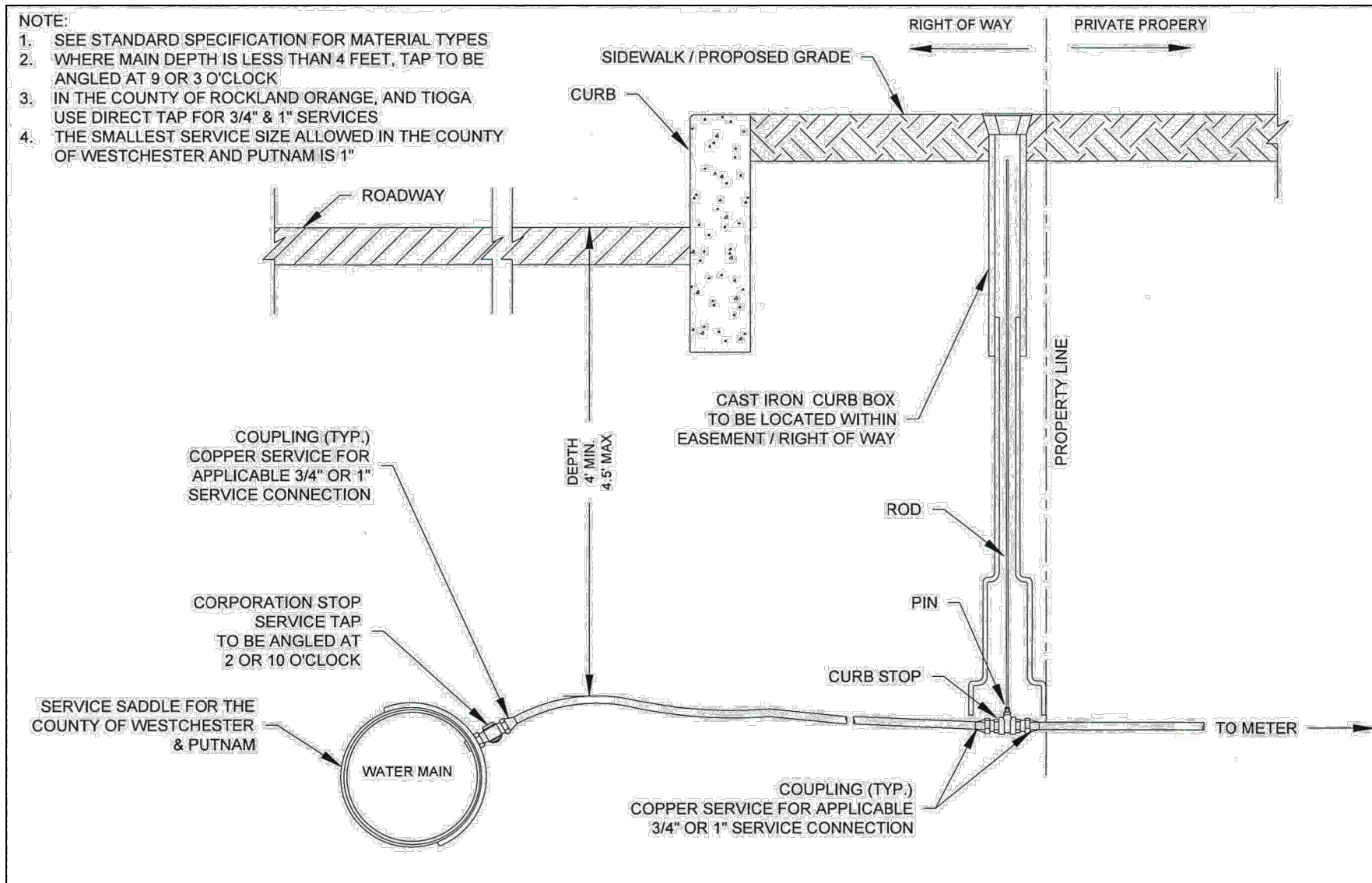
DRAWING NO.
WM-1



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PROJECT:	MONTEBELLO CROSSING VILLAGE OF MONTEBELLO ROCKLAND COUNTY NEW YORK
TITLE:	WATER MAIN PROFILE

	PROJECT NO	DRAWN:	CHECKED:
	13082	AP	JN
SCALE: 1" = 40'			
GRAPHIC SCALE			
			
DATE: 5/27/2016		DRAWING NO: WM-2	



suez

SUEZ WATER NEW YORK DIVISION
162 OLD MILL ROAD,
WEST NYACK, NY 10994
(845) 620-6215

SPECIFICATION DETAILS

INSTALLATION OF WATER SYSTEMS APPURTENANCES

DOMESTIC SERVICE CONNECTION
3/4" & 1" SERVICE CONNECTION

DRAFTED BY: AR
APPROVED BY: SWNY DIV. NB

FIGURE 3.01

SCALE: NTS

DATE: 1/01/2021

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SUEZ WATER NEW YORK DIVISION
162 OLD MILL ROAD,
WEST NYACK, NY 10994
(845) 620-6215

SPECIFICATION DETAILS

INSTALLATION OF WATER SYSTEMS APPURTENANCES

DOMESTIC SERVICE CONNECTION
1-1/2" & 2" SERVICE CONNECTION

DRAFTED BY: AR
APPROVED BY: SWNY DIV. NB

FIGURE 3.02

SCALE: NTS

DATE: 1/01/2021

suez

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162 OLD MILL ROAD,
WEST NYACK, NY 10994
(845) 620-6215

SPECIFICATION DETAILS

INSTALLATION OF WATER SYSTEMS APPURTENANCES

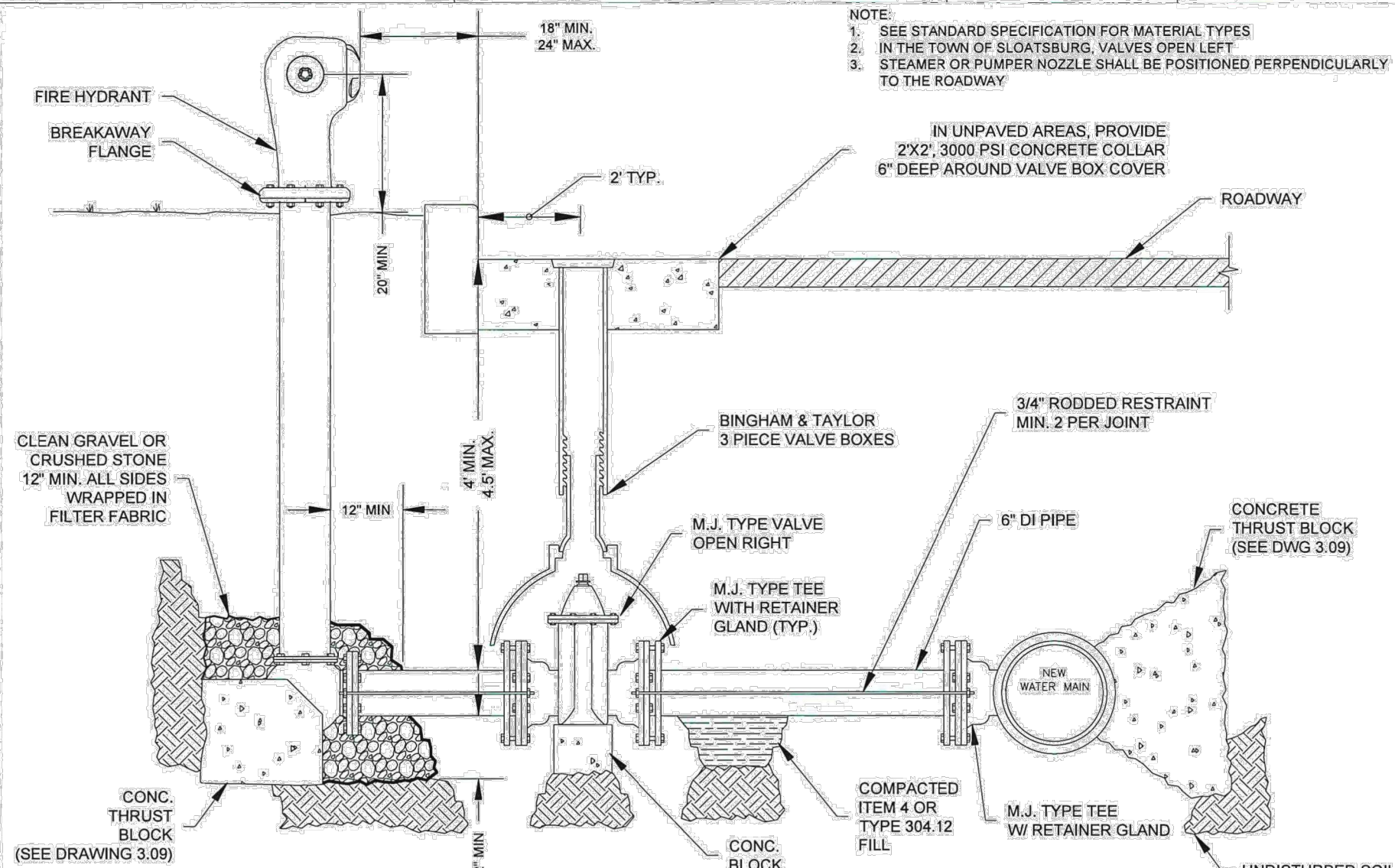
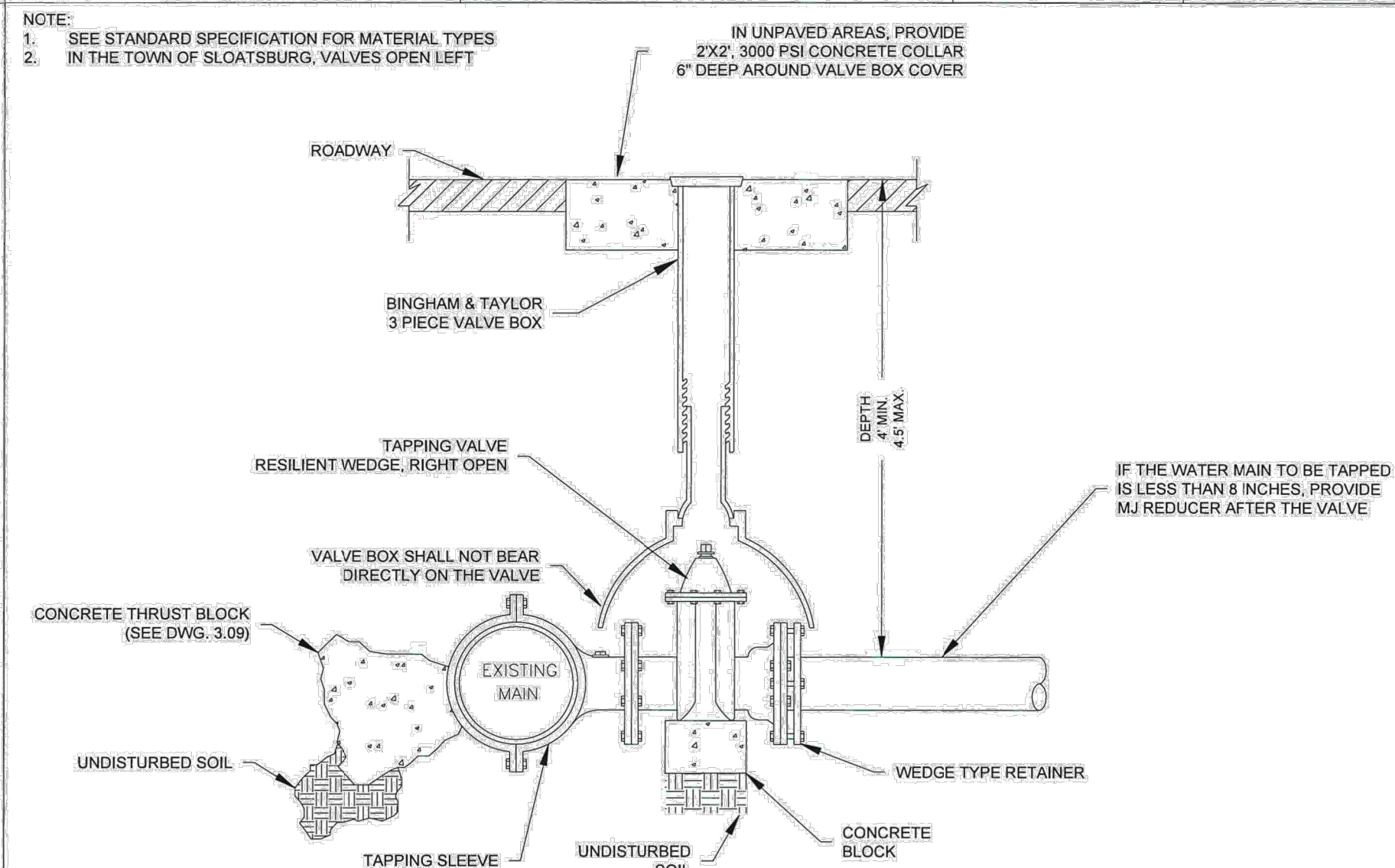
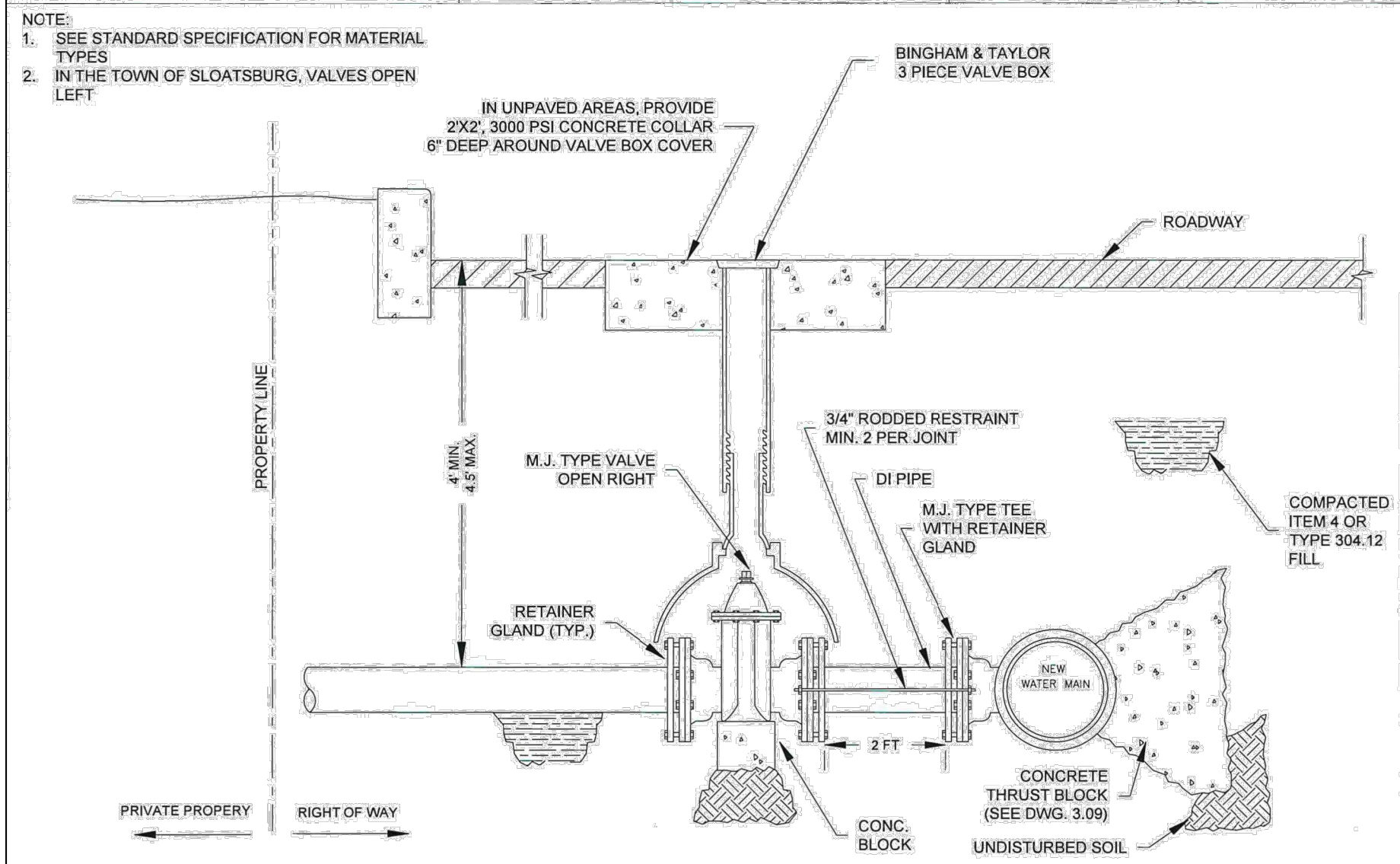
DOMESTIC & FIRE CONNECTION
PLAN VIEW

DRAFTED BY: AR
APPROVED BY: SWNY DIV. NB

FIGURE 3.03

SCALE: NTS

DATE: 1/01/2021



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162 OLD MILL ROAD,
WEST NYACK, NY 10994
(845) 620-6215

SPECIFICATION DETAILS

INSTALLATION OF WATER SYSTEMS APPURTENANCES

4" AND LARGER SERVICE CONNECTION

DRAFTED BY: AR
APPROVED BY: SWNY DIV. NB

FIGURE 3.04

SCALE: NTS

DATE: 1/01/2021

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162 OLD MILL ROAD,
WEST NYACK, NY 10994
(845) 620-6215

SPECIFICATION DETAILS

INSTALLATION OF WATER SYSTEMS APPURTENANCES

TAPPING EXISTING WATER MAIN

DRAFTED BY: AR
APPROVED BY: SWNY DIV. NB

FIGURE 3.05

SCALE: NTS

DATE: 1/01/2021

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162 OLD MILL ROAD,
WEST NYACK, NY 10994
(845) 620-6215

SPECIFICATION DETAILS

INSTALLATION OF WATER SYSTEMS APPURTENANCES

FIRE HYDRANT INSTALLATION
DETAIL (NEW MAIN)

DRAFTED BY: AR
APPROVED BY: SWNY DIV. NB

FIGURE 3.06

SCALE: NTS

DATE: 1/01/2021

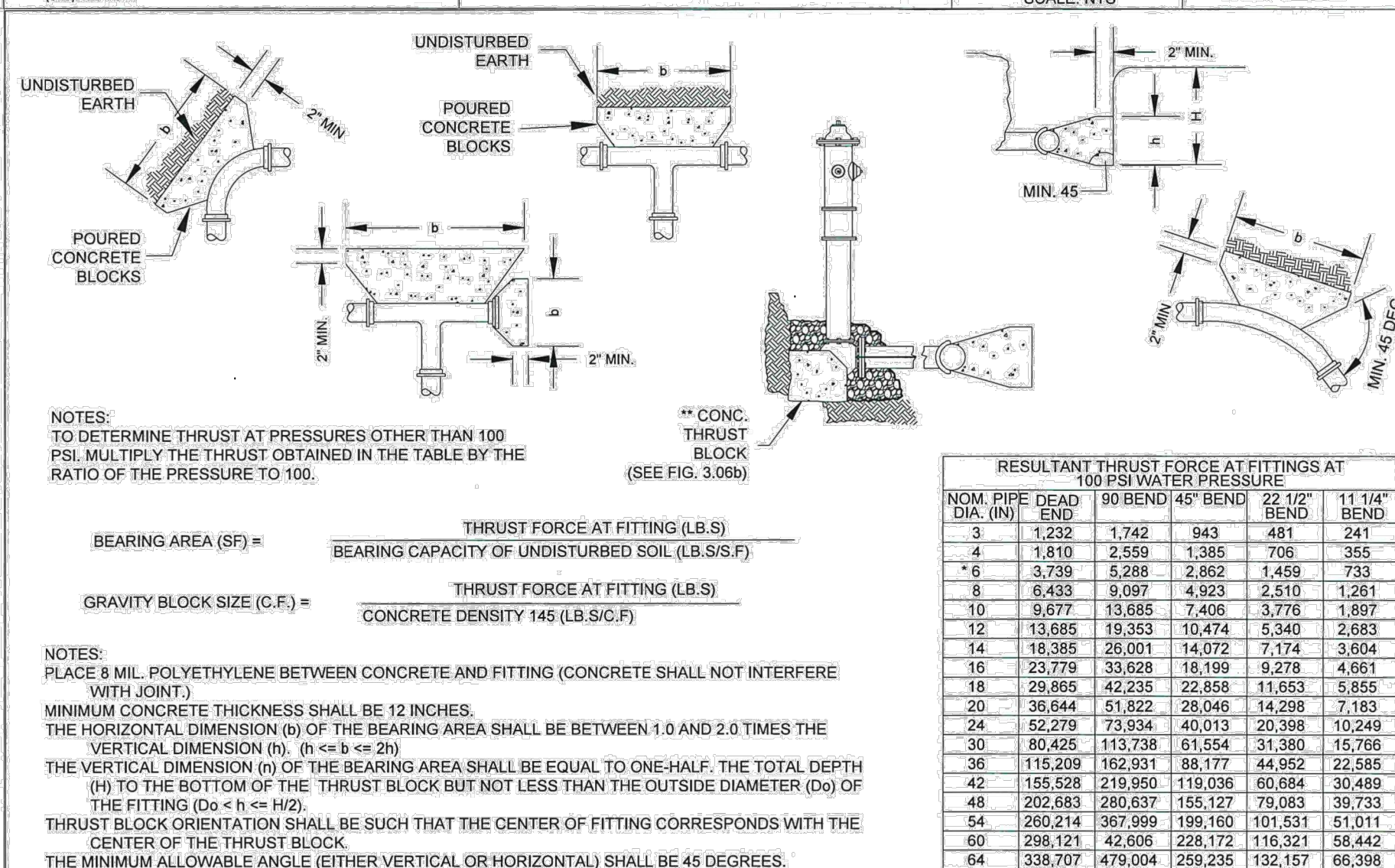
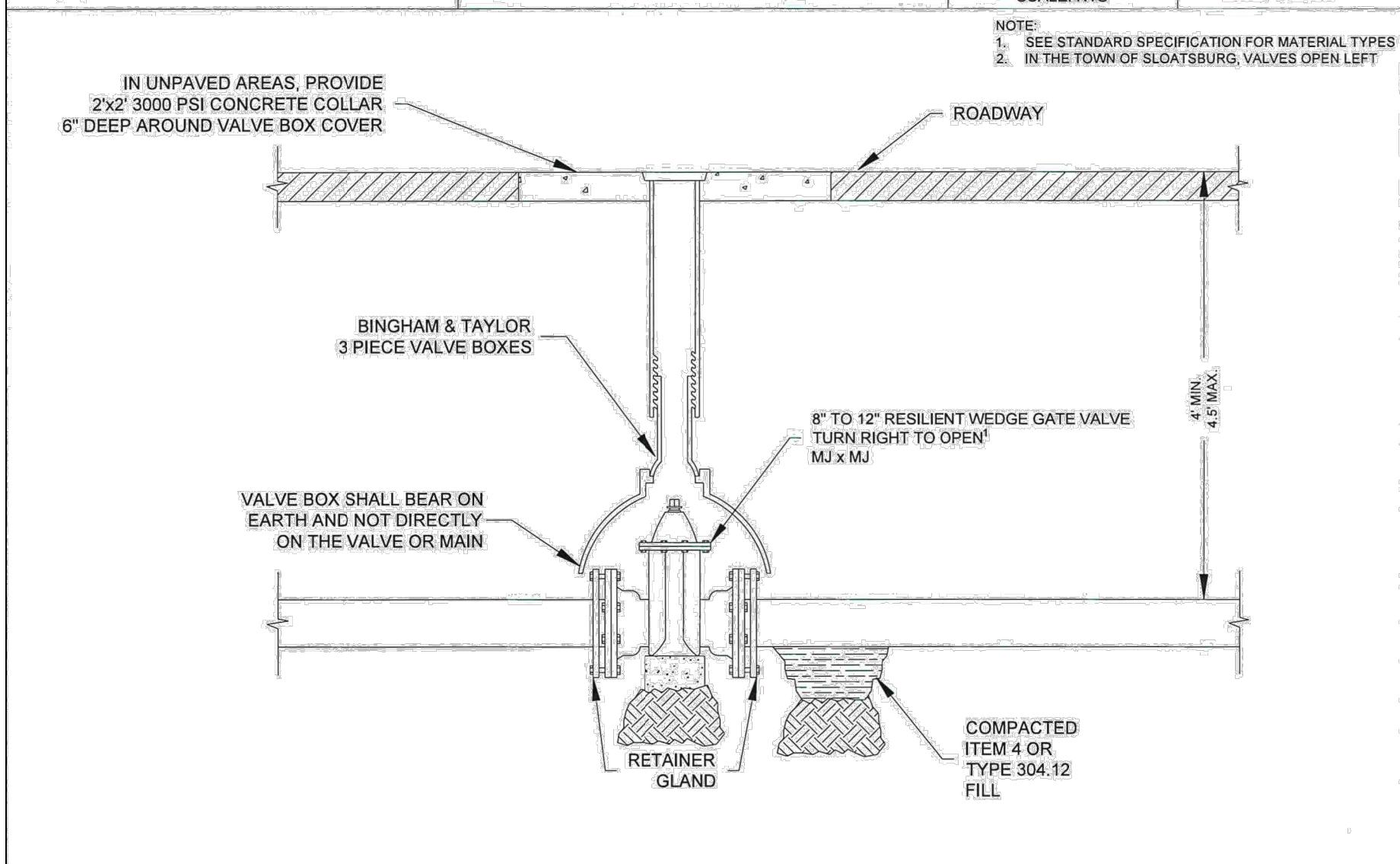


CHART 1 - ESTIMATED BEARING STRENGTH (UNDISTURBED SOIL)

TYPE OF SOIL	ALLOWABLE SOIL BEARING CAPACITY
MUCK, PETE, ETC.	0 LB. / FT. SQ.
SOFT CLAY	500 LB. / FT. SQ.
FINE SAND	1,000 LB. / FT. SQ.
DECOMPOSED GRANITE (D.G.)	1,500 LB. / FT. SQ.
SANDY GRAVEL	2,000 LB. / FT. SQ.
CEMENTED SANDY GRAVEL	4,000 LB. / FT. SQ.
HARD SHALE	5,000 LB. / FT. SQ.
GRANITE	10,000 LB. / FT. SQ.

NOTE:
1. IN MUCK, PEAT OR OTHER INCOMPETENT SOILS, RESISTANCE SHALL BE ACHIEVED BY REMOVAL AND REPLACEMENT WITH BALLAST OF SUFFICIENT STABILITY TO RESIST THE INTENDED THRUSTS. DESIGN OF THRUST RESTRAINT SYSTEMS IN SUCH CASES SHALL BE PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER AND SHALL BE APPROVED BY THE AGENCY ENGINEER.
2. FIRE HYDRANTS THAT DEAD END PIPE RUNS, WILL NEED THRUST BLOCKS. THRUST BLOCKS ARE TO BE DESIGNED BY A NYSPE AND SUBMITTED TO SUEZ UNDER SHOP DRAWING REVIEW PROCESS.

suez

SUEZ WATER NEW YORK DIVISION
162 OLD MILL ROAD,
WEST NYACK, NY 10994
(845) 620-6215

SPECIFICATION DETAILS

INSTALLATION OF WATER SYSTEMS APPURTENANCES

IN-LINE GATE VALVE INSTALLATION

DRAFTED BY: AR
APPROVED BY: SWNY DIV. NB

FIGURE 3.08

SCALE: NTS

DATE: 1/01/2021

suez

SUEZ WATER NEW YORK DIVISION
162 OLD MILL ROAD,
WEST NYACK, NY 10994
(845) 620-6215

SPECIFICATION DETAILS

INSTALLATION OF WATER SYSTEMS APPURTENANCES

TYPICAL THRUST BLOCKING

DRAFTED BY: AR
APPROVED BY: SWNY DIV. NB

FIGURE 3.09

SCALE: NTS

DATE: 1/01/2021

suez

SUEZ WATER NEW YORK DIVISION
162 OLD MILL ROAD,
WEST NYACK, NY 10994
(845) 620-6215

SPECIFICATION DETAILS

INSTALLATION OF WATER SYSTEMS APPURTENANCES

TYPICAL THRUST BLOCKING
DESIGN CRITERIA

DRAFTED BY: AR
APPROVED BY: SWNY DIV. NB

FIGURE 3.10

SCALE: NTS

DATE: 1/01/2021

16	ADDED SUEZ DETAILS	AP	4/06/22
15	AS PER RCDOH COMMENTS	HL	3/17/22
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(201) 684-1221

PROJECT: **MONTEBELLO CROSSING**
VILLAGE OF MONTEBELLO
ROCKLAND COUNTY
NEW YORK

TITLE: **WATER MAIN**
DETAILS (1 OF 2)

PROJECT NO: 13082
DRAWN: AP
CHECKED: JN

SCALE: AS SHOWN
GRAPHIC SCALE

DATE: 5/27/2016
DRAWING NO: **WM-3**

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

