DRAFT

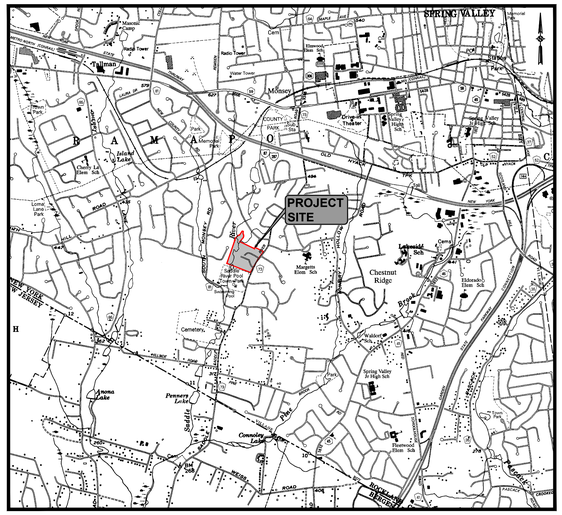
Appendix H

Site Plans

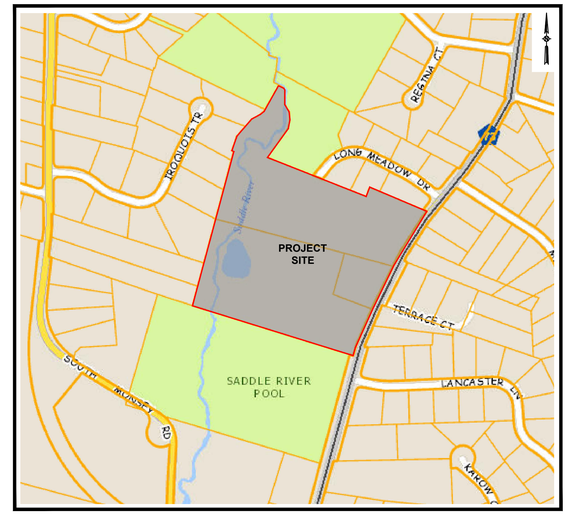
BLUE RILL ESTATES

SENIOR HOUSING DEVELOPMENT

444 SADDLE RIVER ROAD
(ROCKLAND CO ROUTE 73)
TAX PARCEL ID'S: 62.11-2-8, 62.11-2-9, 62.11-2-10
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NEW YORK



SITE LOCATION MAP
NOT TO SCALE



TAX MAP
NOT TO SCALE

DRAWING INDEX

SHEET	SHEET NO.	SHEET TITLE
C-001	01 OF 18	COVER SHEET AND DRAWING INDEX
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C-100	03 OF 18	EXISTING CONDITIONS PLAN
C-110	04 OF 18	REMOVALS PLAN
C-120	05 OF 18	OPEN SPACE PLAN
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C-200	10 OF 16	ROAD PLAN AND PROFILE
C-201	11 OF 18	ROAD PLAN AND PROFILE
C-300	12 OF 18	STORM SEWER AND SANITARY SEWER PROFILES
C-500	13 OF 18	EROSION AND SEDIMENT CONTROL DETAILS
C-501	14 OF 18	SANITARY SEWER DETAILS
C-502	15 OF 18	WATER DISTRIBUTION DETAILS
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C-504	18 OF 18	SITE DETAILS

STANDARD SITE DEVELOPMENT PLAN NOTES

1. THIS IS LOT 8,9 & 10 IN SECTION 62.11–2 AS SHOWN ON THE TOWN OF RAMAPO TAX MAP.
2. AREA OF TRACT: 17.99
3. ZONE: RSH OVERLY WITHIN THE R–35/RR–50
4. PROPOSED USE: SENIOR CITIZEN HOUSING DEVELOPMENT
5. RECORD OWNER: BLUE RILL ESTATES LLC
6. APPLICANT: BLUE RILL ESTATES LLC.
7. FIRE DISTRICT: MONSEY FIRE DEPARTMENT
8. SCHOOL DISTRICT: EAST RAMAPO
9. WATER DISTRICT:
10. WATER SUPPLY BY: VIOLA WATER
11. SEWER DISTRICT: ROCKLAND COUNTY SEWER DISTRICT No. 1
12. DATUM: USGS
13. ALL UTILITIES UNDERGROUND. ELECTRIC SERVICE SHALL BE IN CONDUIT OF NOT LESS THAN 2WO–INCHES DIAMATER.
14. THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS OR OTHER RESERVATION OF LAND RELATIVE TO THIS SITE, EXCEPT AS SHOWN ON SAID PLANS
15. THE ZONING BOARD OF APPEALS, ON _____ AS CASE NUMBER _____IN THE APPLICATION OF _____ GRANTED VARIANCES FOR (LIST VARIANCES AND CONDITIONS, IF ANY)
16. NO SIGN(S) OTHER THAN THOSE SHOWN ON THIS PLANS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE PLANNING BOARD (TENANTS ARE TO BE ADVISED OF THIS CONDITION).
17. THE UNDERSIGNED, OWNER AND/OR APPLICANT, AS A CONDITION OF THIS SITE PLAN, HEREBY AGREES TO COMPLETE THE WITHIN SITE DEVELOPMENT PLAN AS DRAWN AND ALL IMPROVEMENTS SHOWN THEREON, AS A CONDITION F 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 _____

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

_____ DATE_____
LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR

SUBMITTAL / REVISIONS

No.	DATE	DESCRIPTION	BY	REVIEWED BY:	DATE

PROJ. MANAGER:	DJL
DESIGNED BY:	TAS
DRAWN BY:	TAS
CHECKED BY:	JMB

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, (I.E.) ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

NOT FOR CONSTRUCTION

MJ Engineering and Land Surveying, P.C.
1533 Crescent Road - Clifton Park, NY 12065

BLUE RILL ESTATES

COVER SHEET AND DRAWING INDEX

444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

SCALE:
CONTRACT No.:
MJ PROJ. No.: 1587.01
DATE: FEB 27, 2024

C-001

SURVEY MAP NOTES

1. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
2. SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.
3. SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
4. TOPOGRAPHY SHOWN HEREON WAS COMPILED FROM A SURVEY COMPLETED DURING AUGUST 2023 BY MJ ENGINEERING AND LAND SURVEYING.
5. WETLAND DELINEATION SHOWN COMPLETED IN JULY OF 2023 BY HUNT ENGINEERING CONSULTANTS.
6. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

REMOVAL NOTES:

1. CONFORM TO APPLICABLE CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL, AND HAULING, DISPOSAL AND STORAGE OF DEBRIS.
2. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
3. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY OWNER'S REPRESENTATIVE.
4. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
5. LOCATE AND IDENTIFY ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA AS REQUIRED BY SPECIFICATION SECTION 023313. DISCONNECT AND SEAL OR CAP OFF UTILITY SERVICES THAT WILL BE AFFECTED BY THIS PROJECT. NOTIFY OWNER'S REPRESENTATIVE AT A MINIMUM OF 72 HOURS BEFORE STARTING WORK AND WITH THEIR REQUIREMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.
6. REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
7. PROTECT EXISTING FEATURES THAT ARE NOT TO BE REMOVED.
8. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES.
9. MAINTAIN EGRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS, OR SIDEWALKS WITHOUT OWNER'S REPRESENTATIVE'S PERMISSION.
10. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER.
11. ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
12. FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
13. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH SELECTIVE DEMOLITION OPERATIONS.
14. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA.
15. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS. TRANSPORT ALL EXCESS MATERIALS OFF SITE AND LEGALLY DISPOSED OF.
16. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF SELECTIVE DEMOLITION.
17. LEGALLY DISPOSE OF DEMOLISHED MATERIALS. DISPOSE OF ALL DEBRIS RESULTING FROM DEMOLITION ACTIVITIES OFF-SITE AT A FACILITY LEGALLY APPROVED TO RECEIVE THE DEBRIS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. DO NOT BURN DEMOLISHED MATERIALS ON-SITE.

TEMPORARY UTILITY NOTES:

1. TEMPORARY WATER WILL BE AVAILABLE FOR USE DURING CONSTRUCTION AT VARIOUS LOCATIONS THROUGHOUT THE FACILITY BASED UPON AVAILABLE SYSTEM CAPACITY. COORDINATE WITH AND OBTAIN APPROVAL FROM THE OWNER'S REPRESENTATIVE FOR LOCATIONS TO DRAW WATER FROM THE EXISTING FACILITY WATER DISTRIBUTION SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR SUPPLYING, INSTALLING AND MAINTAINING ANY REQUIRED CROSS CONNECTION CONTROLS AT POINTS OF CONNECTION TO THE EXISTING FACILITY WATER SUPPLY.
2. TEMPORARY ELECTRICITY WILL BE AVAILABLE FOR USE DURING CONSTRUCTION AT VARIOUS LOCATIONS THROUGHOUT THE FACILITY BASED UPON AVAILABLE SYSTEM CAPACITY. COORDINATE WITH AND OBTAIN APPROVAL FROM THE OWNER'S REPRESENTATIVE FOR LOCATIONS TO CONNECT TO THE EXISTING FACILITY ELECTRICAL DISTRIBUTION SYSTEM.
3. PROVIDE TEMPORARY SANITARY FACILITIES FOR USING DURING CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR AND SHALL INCLUDE IN THEIR BID PRICE ANY TEMPORARY CONSTRUCTION LIGHTING THAT MAY BE NECESSARY TO COMPLETE THE WORK ASSOCIATED WITH THIS PROJECT. THIS MAY INCLUDE, BUT IS NOT LIMITED TO TEMPORARY CONSTRUCTION LIGHTING DURING POTENTIAL SHIFTS OUTSIDE FIRST SHIFT, THAT TYPICALLY COVERS 7AM TO 3PM. WHEN IT IS DETERMINED THAT TEMPORARY LIGHTING IS REQUIRED TO COMPLETE THE WORK, THE CONTRACTOR SHALL COORDINATE WITH AND OBTAIN APPROVAL FROM THE OWNER'S REPRESENTATIVE FOR LOCATIONS OF AND DURATION OF USE OF TEMPORARY LIGHTING AT A MINIMUM OF 48 HOURS IN ADVANCE OF IMPLEMENTING TEMPORARY LIGHTING FACILITIES. ALL TEMPORARY LIGHTING PROVIDED SHALL INCLUDE ITS OWN POWER SUPPLY AND SHALL NOT CONNECT TO THE FACILITY ELECTRICAL SYSTEM UNLESS PRIOR APPROVAL GRANTED BY THE OWNER'S REPRESENTATIVE.

UDIG NY: CALL 811 BEFORE YOU DIG:

1. CALL BEFORE YOU DIG: IF YOU PLAN TO DIG OR DO ANY TYPE OF EXCAVATION WORK, NEW YORK STATE LAW REQUIRES YOU CALL DIG SAFELY NEW YORK PRIOR TO DOING SO.
2. WAIT THE REQUIRED TIME: YOU NEED TO PROVIDE TWO FULL WORKING DAYS NOTICE PRIOR TO STARTING YOUR WORK, NOT COUNTING THE DAY OF YOUR CALL, WEEKENDS OR HOLIDAYS. THIS PROVIDES TIME FOR THE UTILITIES TO LOCATE YOUR PROPOSED DIG SITE.
3. CONFIRM UTILITY RESPONSE: DIG SAFELY NEW YORK WILL NOTIFY ALL MEMBER UTILITIES OF THE PENDING EXCAVATION SO THAT THAT THEY CAN COME OUT AND MARK THE LOCATION OF THEIR UNDERGROUND LINES. BEFORE DIGGING ON YOUR STATED COMMENCEMENT DATE CONFIRM THAT ALL UTILITIES HAVE RESPONDED TO YOU INDICATING THEY HAVE MARKED YOUR PROPERTY OR THEY HAVE NO FACILITIES PRESENT.
4. RESPECT THE MARKS: BEFORE YOU BEGIN YOUR EXCAVATION, WALK THROUGH THE SITE TO FAMILIARIZE YOURSELF WITH THE MARKINGS AND THE LOCATIONS OF BURIED FACILITIES.
5. DIG WITH CARE: IT IS IMPORTANT EXCAVATORS TAKE A PROACTIVE APPROACH TO SAFETY NOT ONLY FOR THEMSELVES BUT FOR THE PUBLIC BY INITIATING THE ONE CALL PROCESS AND ADHERING TO THE FIVE STEPS OF A SAFE EXCAVATION.

SWPPP NOTES:

1. CONSTRUCTION PHASING PLAN

THIS PROJECT WILL BE CONSTRUCTED AS A SINGLE PHASE.

2. EROSION AND SEDIMENT CONTROL PRACTICES

REFER TO DRAWING AND THE DETAILS AND THE PROJECT MANUAL FOR LOCATION, SIZES AND SPECIFICATIONS OF EROSION AND SEDIMENT CONTROL DEVICES.

A. TEMPORARY SEDIMENT CONTROL – SILT FENCE
SILT FENCE REDUCES RUNOFF VELOCITY AND CAUSES SETTLING OF SEDIMENT. INSTALL SILT FENCE WHERE SHOWN. INSTALL AROUND ANY STOCKPILED SOIL MATERIALS.

B. WETLAND PROTECTION FENCE (IF REQUIRED)
ORANGE CONSTRUCTION FENCE POSTED WITH "SENSITIVE AREA, STAY OUT" PROTECTS THE ON-SITE WETLANDS FROM UNAUTHORIZED DISTURBANCE.

C. TEMPORARY SEEDING
TEMPORARY SEEDING REDUCES EROSION AND SEDIMENT LOSS FROM BARE GROUND. PROVIDE TEMPORARY SEEDING TO PROVIDE TEMPORARY COVER FOR DISTURBED EARTH OR SOIL STOCKPILES. PROVIDE TEMPORARY SEEDING PER THE DRAWINGS OR AT A MINIMUM ON DISTURBED AREAS OR SOIL STOCKPILES HELD FOR LONGER THAN 7 DAYS. TEMPORARY SHUT DOWN OF CONSTRUCTION OR WAITING FOR OPTIMAL PLANTING TIME IN SPRING, SUMMER OR EARLY FALL APPLY RYE GRASS AT AT A RATE OF 1 LB./ 1000 SQ. FT. IN LATE FALL OR EARLY SPRING, APPLY CERTIFIED AROOSTOOK RYE AT 2.5 LBS. / 1000 SQ. FT. APPLY STRAW AT 2 BALES / 1000 SQ. FT OR WOOD FIBER HYDROMULCH AT MANUFACTURER'S RECOMMENDED RATE. ANCHOR STRAW.

D. CONCRETE WASHOUT
CONCRETE WASHOUT IS NOT PERMITTED ONSITE UNLESS THE CONTRACTOR MAINTAINS A PREFABRICATED WASHOUT CONTAINER EQUAL TO THE LOW PROFILE RAMPED CONTAINER MANUFACTURED BY CONCRETE WASHOUT SYSTEMS, WWW.CONCRETEWASHOUT.COM. DISPOSE ALL WASTE WATER AND SEDIMENT FROM THE UNIT OFF-SITE IN ACCORDANCE WITH STATE, LOCAL AND FEDERAL REQUIREMENTS. COORDINATE LOCATION OF THE UNIT WITH THE OWNER'S REPRESENTATIVE.

E. DUST CONTROL
DUST CONTROLS PREVENT SURFACE AND AIR MOVEMENT OF DUST FROM DISTURBED AREAS THAT MAY CAUSE OFF SITE DAMAGE, HEALTH HAZARDS AND TRAFFIC SAFETY PROBLEMS. PROVIDE DUST CONTROL THRU SUCH MEASURES AS SPRINKLING, CHEMICAL SOIL TREATMENTS AND TEMPORARY AND PERMANENT STABILIZATION MEASURES, SUCH AS SEEDING, MULCHING AND INSTALLING EROSION CONTROL BLANKETS. THESE MEASURES WILL PREVENT DUST FROM BLOWING OFF SITE. INSTALL TEMPORARY AND PERMANENT STABILIZATION MEASURES PER THE DRAWINGS, AS SOON AS FINAL GRADES ARE REACHED AND ON SOIL STOCKPILES AND DISTURBED AREAS TO BE LEFT FOR LONGER THAN 7 DAYS. USE SPRINKLING, CHEMICAL SOIL TREATMENTS AND OTHER METHODS AS REQUIRED TO PREVENT BLOWING DUST.

F. STORM DRAIN INLET PROTECTION
INLET PROTECTION IS A TEMPORARY, SOMEWHAT PERMEABLE BARRIER INSTALLED AROUND A STORM WATER INLET THAT PREVENTS SEDIMENT LADEN WATER FROM ENTERING THE SYSTEM BY FILTERING AND/OUR CAUSING SEDIMENT TO SETTLE. INSTALL INLET PROTECTION IMMEDIATELY UPON INSTALLATION OF A STORM DRAIN INLET. USE STONE AND BLOCK PROTECTION AROUND INLETS IN PAVED/GRAVEL AREAS. USE FABRIC PROTECTION AROUND INLETS INSTALLED IN LANDSCAPED AREAS. REMOVE PROTECTION UPON FINAL STABILIZATION OF THE SITE.

G. PERMANENT SEEDING
PERMANENT SEEDING PREVENTS SOIL EROSION FROM BARE SOIL. ONCE FINAL GRADING OF AN AREA HAS BEEN COMPLETED, PROVIDE PERMANENT SEEDING AND MULCHING PER SPECIFICATION SECTION 329219.

3. POLLUTION PREVENTION MEASURES

IN ADDITION TO THE EROSION AND SEDIMENT CONTROL MEASURES IMPLEMENTED AT THE SITE, IMPLEMENT THE FOLLOWING MEASURES TO PREVENT LITTER, CHEMICALS AND DEBRIS FROM ENTERING THE STORM DRAINS AND BEGINNING FROM THE SITE OR INTO SENSITIVE AREAS.

A. PROPERLY INSTALL AND MAINTAIN EROSION AND SEDIMENT CONTROL DEVICES AS OUTLINED IN THE PROJECT DOCUMENTS AND IN COMPLIANCE WITH THE LATEST EDITION OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
B. PROPERLY CONTAIN AND DISPOSE OF ALL MATERIALS USED ON SITE.
C. CLEAN UP SPILLS IMMEDIATELY TO MINIMIZE SAFETY HAZARD AND PREVENT SPREADING.
D. ROUTINELY INSPECT AND CLEAN OUT STORM CATCH BASINS AND CONVEYANCES.
E. CONTROL LITTER BY SWEEPING AND PICKING IT UP DAILY.

SWPPP NOTES (CON'T)

F. IF POSSIBLE, DO NOT STORE FUEL OR PETROLEUM PRODUCTS ON-SITE. IF FUEL/PROTROLEUM PRODUCTS ARE STORED ON SITE:

- USE SECONDARY CONTAINMENT MEASURES.
- HAVE EQUIPMENT AND MATERIALS ON SITE TO CONTAIN AND CLEAN UP SPILLS IN FUEL STORAGE AREAS OR ON BOARD MAINTENANCE AND FUELING VEHICLES.
- CONTAIN AND CLEAN UP SPILLS IMMEDIATELY.
- PRACTICE PREVENTIVE MAINTENANCE FOR ON-SITE EQUIPMENT.
- OVERSEE ALL FILLING OPERATIONS.

G. PRACTICE GOOD HOUSEKEEPING AND EDUCATE EMPLOYEES ON POLLUTION PREVENTION MEASURES.

- STORE ON SITE MATERIALS AND CHEMICALS IN A NEAT AND ORDERLY MANNER AND IN AREAS DESIGNATED FOR SUCH STORAGE.
- DISPOSE OF GARBAGE, RUBBISH, CONSTRUCTION AND SANITARY WASTE ROUTINELY.
- IMMEDIATELY CLEAN UP ANY SPILLS.
- IMMEDIATELY CLEAN UP ANY SEDIMENTS OR WASTE TRACKED ONTO PUBLIC HIGHWAYS OR TRANSPORTED ONTO ADJACENT PROPERTIES.
- USE DUST CONTROL METHODS.

H. FOR CONSTRUCTION WASTE:

- DESIGNATE A WASTE COLLECTION AREA.
- PROVIDE AN ADEQUATE NUMBER OF CONTAINERS WITH LIDS OR COVERS THAT CAN BE PLACED OVER CONTAINERS PRIOR TO RAINFALL.
- ARRANGE FOR WASTE COLLECTION ON A ROUTINE BASIS AND PRIOR TO CONTAINER OVERFLOW.
- IF A CONTAINER DOES SPILL, CLEAN UP IMMEDIATELY.
- COLLECT, REMOVE AND DISPOSE OF CONSTRUCTION WASTE IN APPROVED DISPOSAL AREAS.
- FOLLOW APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS FOR ALL DISPOSAL METHODS.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING TEMPORARY SANITARY FACILITIES. CONTRACT DOMESTIC WASTE HAULERS TO REGULARLY REMOVE THE SANITARY WASTE AND TO MAINTAIN THE FACILITIES IN GOOD WORKING ORDER.

I. IF FERTILIZERS ARE USED ON SITE:

- LIMIT THE APPLICATION OF FERTILIZERS TO THE MINIMUM AREA REQUIRED AND USE THE MINIMUM RECOMMENDED AMOUNTS.
- REDUCE THE EXPOSURE OF FERTILIZERS TO STORM WATER RUN OFF BY WORKING THE FERTILIZER INTO THE SOIL.
- APPLY FERTILIZER MORE FREQUENTLY BUT AT A LOWER APPLICATION RATE.

4. EROSION AND SEDIMENT CONTROL PRACTICES, IMPLEMENTATION SCHEDULE

PRACTICE	INITIAL PLACEMENT	DURATION
SILT FENCE	PRIOR TO EARTH DISTURBANCE & IMMEDIATELY UPON STOCK PILING OF SOIL STOCKPILES	UNTIL SITE STABILIZATION & UNTIL REMOVAL OF STOCK PILE
DUST CONTROL	UPON COMMENCEMENT OF SITE DISTURBANCE	UNTIL SITE STABILIZATION
VEHICLE WASHING	UPON COMMENCEMENT OF SITE DISTURBANCE	UNTIL SITE STABILIZATION
STABILIZED CONSTRUCTION ENTRANCE	PRIOR TO SITE DISTURBANCE	UNTIL SITE STABILIZATION
INLET PROTECTION	PRIOR TO EARTH DISTURBANCE	UNTIL SITE STABILIZATION
CONCRETE WASHOUT	UPON COMMENCEMENT OF CONCRETE ACTIVITIES	COMPLETION OF CONCRETE ACTIVITIES

5. EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE SCHEDULE

A. INSPECT THE SILT FENCE AND CONSTRUCTION FENCE SURROUNDING SENSITIVE AREAS (WETLANDS) ON A NIGHTLY BASIS DURING CONSTRUCTION. COMPLETE REQUIRED MAINTENANCE, REPAIR OR REPLACEMENT IMMEDIATELY.
B. INSPECT ALL REMAINING EROSION AND SEDIMENT CONTROL DEVICES AFTER EACH RAIN EVENT AND ON A WEEKLY BASIS. COMPLETED REQUIRED MAINTENANCE, REPAIR OR REPLACEMENT IMMEDIATELY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

- SILT FENCE: INSPECT FOR TEARS, BULGING AND FOR AREAS WHERE IT HAS FALLEN DOWN. REPAIR OR REPLACE AS NECESSARY.
- EROSION CONTROL BLANKETS: CHECK FOR PROPER/MISSING ANCHORING, PLACEMENT DENSITY, DAMAGE DUE TO VANDALISM OR CONSTRUCTION ACTIVITIES. REPAIR OR REPLACE AS NECESSARY.
- STABILIZED CONSTRUCTION ENTRANCE: MAINTAIN SO THAT TRACKING OF SEDIMENT ONTO PUBLIC HIGHWAYS DOES NOT OCCUR. TOP DRESS AS REQUIRED.
- FABRIC INLET PROTECTION: CHECK FOR DAMAGED MATERIALS AND SEDIMENT ACCUMULATION. REPAIR OR REPLACE ANY DAMAGED FABRIC. REMOVE ACCUMULATED SEDIMENT.

SWPPP NOTES (CON'T)

- STONE AND BLOCK INLET PROTECTION: CHECK FOR DAMAGED MATERIALS AND ACCUMULATED SEDIMENT. REPAIR OR REPLACE MATERIALS OF CONSTRUCTION AS NEEDED. REMOVE ANY ACCUMULATED SEDIMENT.
- FOREBAYS: CHECK SIDE SLOPES FOR SCOUR, DAMAGE FROM RODENTS AND SEEPAGE. CONTINUOUSLY MONITOR THE FOREBAYS AND DETENTION PONDS FOR SEDIMENT ACCUMULATION. ONCE SEDIMENT ACCUMULATION HAS REACHED 12" IN DEPTH, REMOVE AND DISPOSED OF THE SEDIMENT OFF SITE. CHECK OUTLETS FOR SIGNS OF SCOUR AND OBSTRUCTIONS AND MAKE REPAIRS AS NECESSARY.
- RIP RAP OUTLETS: CHECK FOR OBSTRUCTIONS AND SCOUR AND REMOVE AND REPAIR AS NECESSARY.
- CATCH BASINS AND PIPING: CHECK FOR OBSTRUCTIONS AND SEDIMENT ACCUMULATION AND CLEAN AS NECESSARY.

6. SWPPP IMPLEMENTATION

THE CONTRACTOR AND SUB CONTRACTOR(S) ARE RESPONSIBLE FOR COMPLYING WITH AND IMPLEMENTING THE SWPPP. REFER TO SPECIFICATION "REGULATORY REQUIREMENTS" AND THE CONTRACTOR'S CERTIFICATION STATEMENT IN THE SWPPP.

THE ENGINEER OF RECORD IS RESPONSIBLE FOR PERFORMING AND DOCUMENTING THE INITIAL SITE ASSESSMENT AND PERFORMING THE WEEKLY SITE INSPECTING AS REQUIRED BY THE SPDES PERMIT.

7. CONSTRUCTION COMPLETION

UPON CONSTRUCTION COMPLETION:

A. INSPECT THE CATCH BASINS, STORM WATER MANHOLES AND STORM WATER CONVEYANCE SYSTEM FOR OBSTRUCTIONS OR SEDIMENT. REMOVE OBSTRUCTIONS AND CLEAN STRUCTURES AND PIPING AS NECESSARY.
B. FOREBAYS: INSPECT WEIRS FOR STRUCTURAL INTEGRITY AND OBSTRUCTIONS. CHECK EMBANKMENTS FOR SCOUR, SEEPAGE, DAMAGE FROM ROODENTS OR UNWANTED PLANT GROWTH. MAKE REPAIRS AS NECESSARY. CHECK OUTLET PROTECTION FOR OBSTRUCTIONS AND SCOURING. MAKE ANY REPAIRS. SURVEY FOREBAYS, REMOVE ALL ACCUMULATED SEDIMENT, RETURN TO GRADES SHOWN ON THE GRADING PLAN.

UPON SITE STABILIZATION:

C. REMOVE ANY REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES. STABILIZE AREA.

8. WINTER OPERATIONS/WNTER SHUT DOWN

A. FOR WINTER OPERATIONS

- PLOW SNOW AND PILE ON PAVED AREAS. DO NOT PLOW SNOW ONTO GRASSED AREAS OR INTO WETLAND AREAS.
- CHECK DRAINAGE STRUCTURES WEEKLY AND AFTER SNOW EVENTS FOR CLOGGING OR FREEZING TO ENSURE STRUCTURES DRAIN FREELY.
- INSTALL AND MAINTAIN EROSION AND SEDIMENT CONTROL DEVICES PER THE CONTRACT DOCUMENTS.
- STABILIZE ALL BARE SOILS BY ESTABLISHING VEGETATION OR PROVIDING STRAW, MATTING, ROCK OR EROSION CONTROL PRODUCTS.
- PLACE EROSION AND SEDIMENT CONTROL DEVICES AT ALL SENSITIVE AREAS AND ALONG THE PERIMETER. THIS INCLUDES BUT IS NOT LIMITED TO SILT FENCE, STORM DRAIN INLET PROTECTION, CHECK DAMS AND PIPE OUTLET PROTECTION.
- PROTECT SOIL STOCKPILES WITH SILT FENCE PROTECTION AROUND THE PERIMETER AND STABILIZE WITH ESTABLISHED VEGETATION, STRAW, ROLLED EROSION CONTROL PRODUCT OR DURABLE COVERING.
- MAINTAIN CONSTRUCTION ENTRANCE DURING WINTER SHUTDOWN.
- PLOW SNOW TO ALLOW FOR ENTRANCE TO THE SITE ON A MONTHLY BASIS. PLOW SNOW AND STOCKPILE ONTO PAVED SURFACES. SNOW PLOWING AND STOCKPILING ONTO GRASSED OR INTO SENSITIVE AREAS WILL NOT BE ALLOWED.
- STABILIZATION MEASURES MUST BE IN PLACE, INCLUDING STABILIZED VEGETATION, WITHIN SEVEN (7) DAYS FROM THE DATE SOIL DISTURBING ACTIVITIES CEASE.

CONTRACTOR PARKING, STAGING AND STORAGE NOTES:

1. CONTRACTOR STAGING OR STORAGE AREAS ARE PROVIDED AS NOTED IN THESE PLANS.

EXISTING LEGEND

BENCHMARK
SPIKE
STAKE
NAIL
RAILROAD SPIKE
MONUMENT
CAPPED IRON ROD
IRON PIPE
SANITARY MANHOLE
CATCH BASIN
CATCH BASIN – ROUND
WATER MANHOLE
ELECTRIC MANHOLE
UNKNOWN MANHOLE
WATER WELL
FIRE HYDRANT
GATE VALVE
ELECTRIC METER
UTILITY POLE
DECIDUOUS TREE
CONIFEROUS TREE
DECIDUOUS SHRUB
CONIFEROUS SHRUB
SINGLE POST SIGN
GUY WIRE
WETLAND FLAG
DRAINAGE INVERT
BENCH
FLAG POLE
GAS METER
DEAD UTILITY POLE
UTILITY POLE WITH LIGHT
LIGHT POST
BUILDING LINE
SPOT ELEVATION
MINOR CONTOUR
MAJOR CONTOUR
WOODS LINE
PLANTING BED
DROP CURB
CULVERT
STORM LINE
SANITARY LINE
ELECTRIC LINE
WATER LINE
OVERHEAD WIRES
DITCH
WETLAND LIMITS
CHAIN LINK FENCE
WOOD FENCE
WIRE FENCE
STONE FENCE
GUIDERAIL
RAILING
EDGE OF WATER
FLOW DIRECTION
ACCESS EASEMENT
RIGHT-OF-WAY EASEMENT
WATER LINE EASEMENT
SANITARY SEWER EASEMENT
STORM LINE EASEMENT
UTILITY LINE EASEMENT
PROPERTY LINE
ADJOINING PROPERTY LINE

PROPOSED LEGEND

CATCH BASIN
CATCH BASIN, ROUND
STORM SEWER MANHOLE
FLARED END SECTION
WATER QUALITY UNIT
WINGED HEADWALL
SANITARY SEWER MANHOLE
SANITARY SEWER WETWELL
FIRE HYDRANT
WATER GATE VALVE
WATER CURB STOP
11-1/4" WATER BEND
22-1/2" WATER BEND
45" WATER BEND
WATER TEE
OUT-OF-PAVEMENT INLET PROTECTION
IN-PAVEMENT INLET PROTECTION
CULVERT STONE-LINED APRON PROTECTION
SINGLE HEAD LIGHT POLE
DOUBLE HEAD LIGHT POLE
LIGHT POST
ADA SYMBOL, ACTIVE
SINGLE SIDED SIGN
350 TOPOGRAPHIC CONTOUR LINE
FENCE, ENVIRONMENTAL
SF FENCE, SILT
SS SANITARY SEWER LINE
FM SANITARY SEWER FORCEMAIN
ST STORM SEWER LINE
W WATER LINE
WALL, RETAINING
UTILITY LINE TO BE ABANDONED IN PLACE
LINEAR OBJECT TO BE REMOVED
PAVEMENT SAWCUT
FLOOD HAZARD AREA (0.2% CHANCE FREQUENCY)
FLOOD HAZARD AREA (1% CHANCE FREQUENCY)
FLOODPLAIN ZONE AE (2% CHANCE FREQUENCY)
REGULATORY FLOODWAY ZONE AE (10% CHANCE FREQUENCY)
RIVER

PLANT SPECIES
PLANT QUANTITY
KEY NOTE
TW:350.25 BW:345.10 SPOT ELEVATION – TOP OF WALL AND BOTTOM OF WALL
LANDSCAPE, TREE
LANDSCAPE, TREE
LANDSCAPE, TREE
LANDSCAPE, TREE
LANDSCAPE, SHRUB
LANDSCAPE, SHRUB
LANDSCAPE, SHRUB
LANDSCAPE, SHRUB

OBJECT REMOVAL
BUILDING REMOVAL
CLEARING/GRUBBING AREA
FULL-DEPTH ASPHALT REMOVAL
CONCRETE REMOVAL
GRAVEL REMOVAL
BUILDING FOOTPRINT
ASPHALT PAVEMENT, PARKING AND ROADS
ASPHALT PAVEMENT, DRIVEWAYS
CONCRETE PAVEMENT
GRASSED AREA
EROSION CONTROL BLANKET
GRAVEL SURFACE/CONSTRUCTION ACCESS
UTILITY EASEMENT
RIPRAP

SUBMITTAL / REVISIONS

No.	DATE	DESCRIPTION	BY	REVIEWED BY:	DATE

PROJ. MANAGER:	DJL
DESIGNED BY:	TAS
DRAWN BY:	TAS
CHECKED BY:	JMB

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NOT FOR CONSTRUCTION

Engineering and Land Surveying, P.C.
1533 Crescent Road - Clifton Park, NY 12065

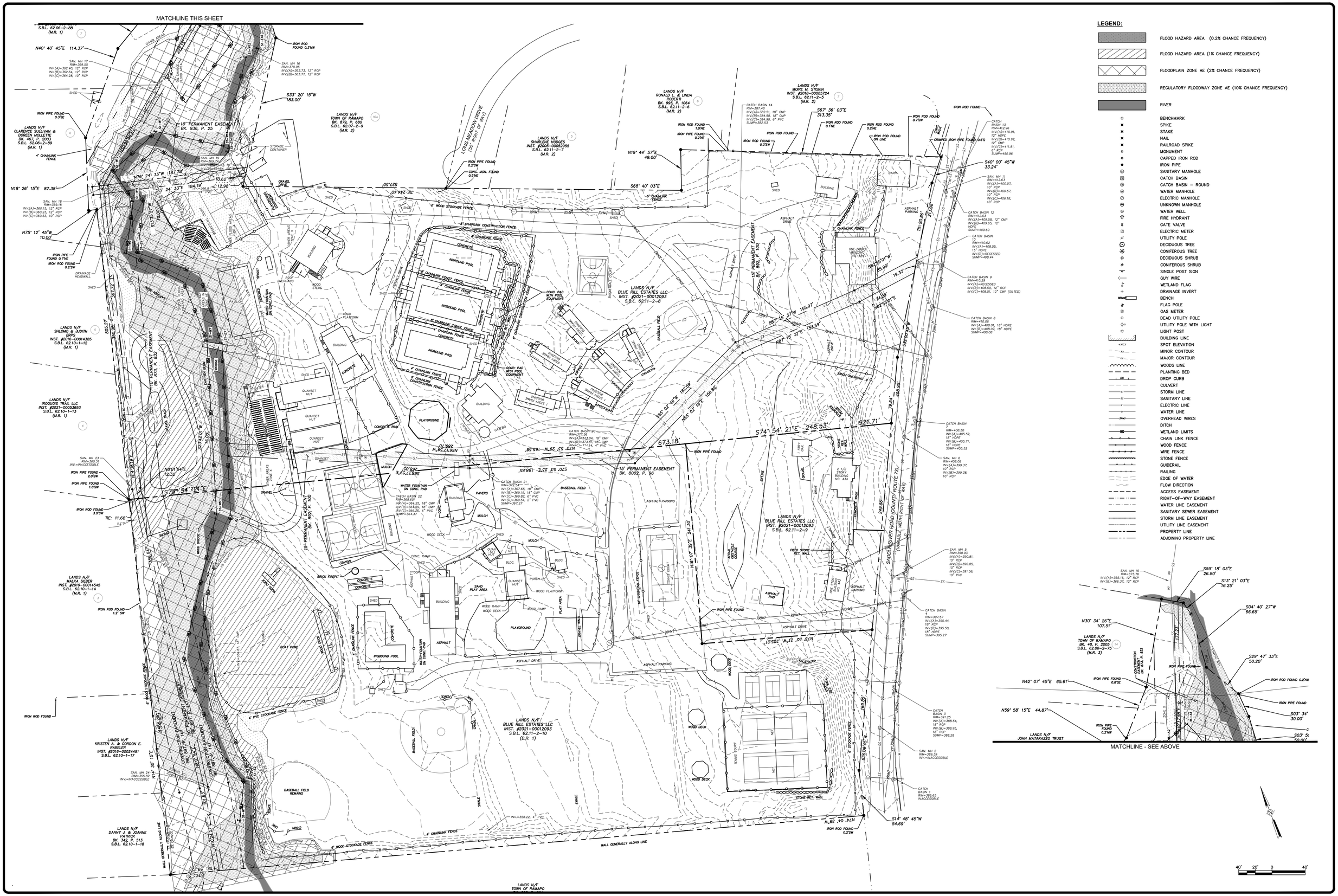
BLUE RILL ESTATES

GENERAL NOTES AND LEGENDS

444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

SCALE:
CONTRACT No.:
MJ PROJ. No.: 1587.01
DATE: FEB 27, 2024

C-002



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BLUE RILL ESTATES

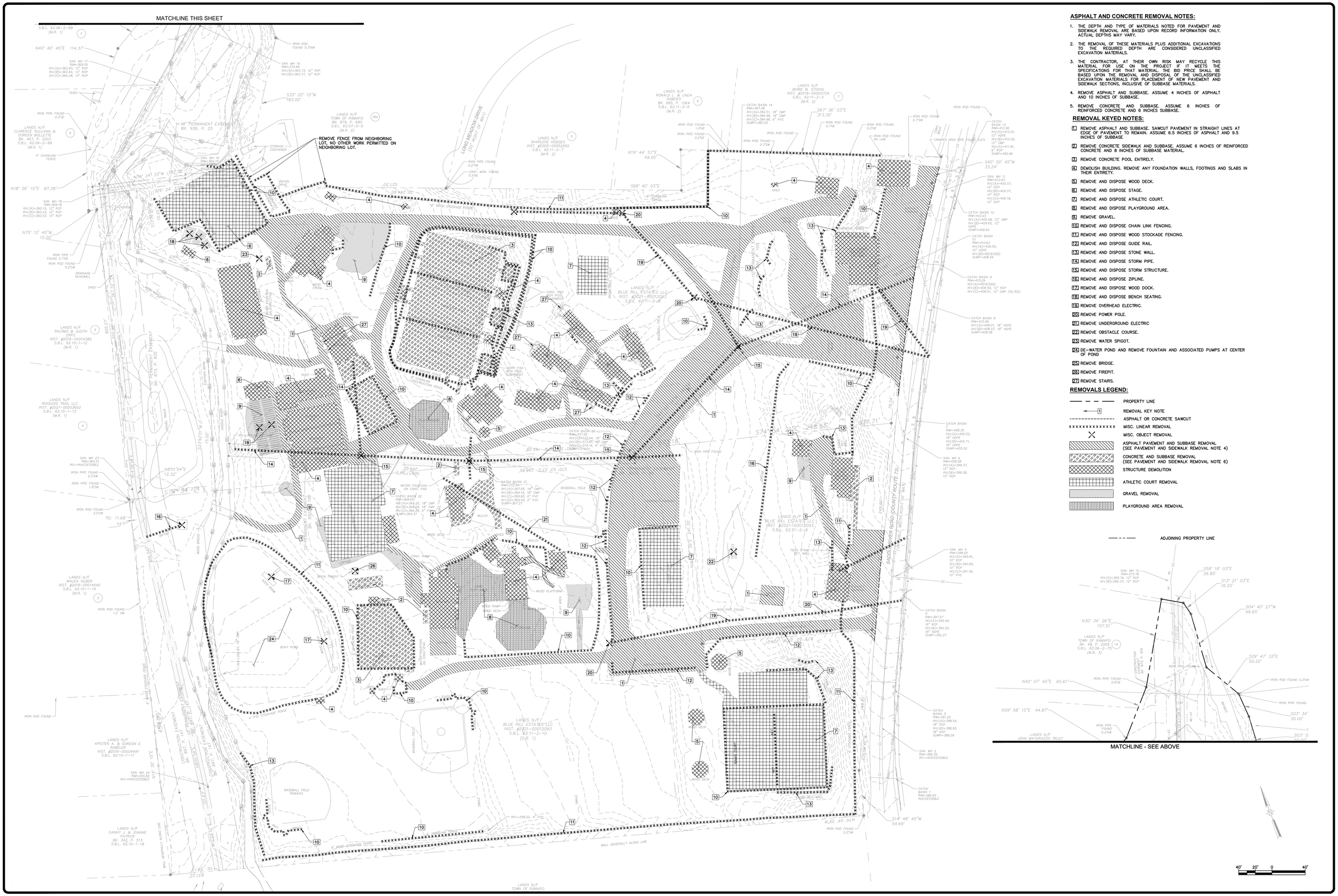
EXISTING CONDITIONS PLAN

444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

SCALE:	1" = 40'
CONTRACT No.:	
MJ PROJ. No.:	1587.01
DATE:	FEB 27, 2024

C-100

File Name: C:\Users\dlynch\AppData\Local\Temp\AcPublish_17156\1587 C100 Existing.dwg (Layout: C-100)
Date: Tue, Feb 27, 2024 - 1:57 PM (Name: dlynch)



ASPHALT AND CONCRETE REMOVAL NOTES:

1. THE DEPTH AND TYPE OF MATERIALS NOTED FOR PAVEMENT AND SIDEWALK REMOVAL ARE BASED UPON RECORD INFORMATION ONLY. ACTUAL DEPTHS MAY VARY.
2. THE REMOVAL OF THESE MATERIALS PLUS ADDITIONAL EXCAVATIONS TO THE REQUIRED DEPTH ARE CONSIDERED UNCLASSIFIED EXCAVATION MATERIALS.
3. THE CONTRACTOR, AT THEIR OWN RISK MAY RECYCLE THIS MATERIAL FOR USE ON THE PROJECT IF IT MEETS THE SPECIFICATIONS FOR THAT MATERIAL. THE BID PRICE SHALL BE BASED UPON THE REMOVAL AND DISPOSAL OF THE UNCLASSIFIED EXCAVATION MATERIALS FOR PLACEMENT OF NEW PAVEMENT AND SIDEWALK SECTIONS, INCLUSIVE OF SUBBASE MATERIALS.
4. REMOVE ASPHALT AND SUBBASE. ASSUME 4 INCHES OF ASPHALT AND 10 INCHES OF SUBBASE.
5. REMOVE CONCRETE AND SUBBASE. ASSUME 6 INCHES OF REINFORCED CONCRETE AND 6 INCHES SUBBASE.

REMOVAL KEYED NOTES:

1. REMOVE ASPHALT AND SUBBASE. SAWCUT PAVEMENT IN STRAIGHT LINES AT EDGE OF PAVEMENT TO REMAIN. ASSUME 6.5 INCHES OF ASPHALT AND 9.5 INCHES OF SUBBASE.
2. REMOVE CONCRETE SIDEWALK AND SUBBASE. ASSUME 6 INCHES OF REINFORCED CONCRETE AND 8 INCHES OF SUBBASE MATERIAL.
3. REMOVE CONCRETE POOL ENTIRELY.
4. DEMOLISH BUILDING. REMOVE ANY FOUNDATION WALLS, FOOTINGS AND SLABS IN THEIR ENTIRETY.
5. REMOVE AND DISPOSE WOOD DECK.
6. REMOVE AND DISPOSE STAGE.
7. REMOVE AND DISPOSE ATHLETIC COURT.
8. REMOVE AND DISPOSE PLAYGROUND AREA.
9. REMOVE GRAVEL.
10. REMOVE AND DISPOSE CHAIN LINK FENCING.
11. REMOVE AND DISPOSE WOOD STOCKADE FENCING.
12. REMOVE AND DISPOSE GUIDE RAIL.
13. REMOVE AND DISPOSE STONE WALL.
14. REMOVE AND DISPOSE STORM PIPE.
15. REMOVE AND DISPOSE STORM STRUCTURE.
16. REMOVE AND DISPOSE ZIPLINE.
17. REMOVE AND DISPOSE WOOD DOCK.
18. REMOVE AND DISPOSE BENCH SEATING.
19. REMOVE OVERHEAD ELECTRIC.
20. REMOVE POWER POLE.
21. REMOVE UNDERGROUND ELECTRIC
22. REMOVE OBSTACLE COURSE.
23. REMOVE WATER SPIGOT.
24. DE-WATER POND AND REMOVE FOUNTAIN AND ASSOCIATED PUMPS AT CENTER OF POND
25. REMOVE BRIDGE.
26. REMOVE FIREPIT.
27. REMOVE STAIRS.

REMOVALS LEGEND:

- PROPERTY LINE
- REMOVAL KEY NOTE
- ASPHALT OR CONCRETE SAWCUT
- MISC. LINEAR REMOVAL
- MISC. OBJECT REMOVAL
- ASPHALT PAVEMENT AND SUBBASE REMOVAL (SEE PAVEMENT AND SIDEWALK REMOVAL NOTE 4)
- CONCRETE AND SUBBASE REMOVAL (SEE PAVEMENT AND SIDEWALK REMOVAL NOTE 6)
- STRUCTURE DEMOLITION
- ATHLETIC COURT REMOVAL
- GRAVEL REMOVAL
- PLAYGROUND AREA REMOVAL

SUBMITTAL / REVISIONS

No.	DATE	DESCRIPTION	BY	REVIEWED BY:	DATE

PROJ. MANAGER:	DJL
DESIGNED BY:	TAS
DRAWN BY:	TAS
CHECKED BY:	JMB

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BLUE RILL ESTATES

REMOVALS PLAN

444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

SCALE: 1" = 40'
CONTRACT No.:
MJ PROJ. No.: 1587.01
DATE: FEB 27, 2024

C-110

File Name: C:\Users\dlynch\AppData\Local\Temp\AcPublish_17156\1587 C110 Removals.dwg (Layout: C-110)
Date: Tue, Feb 27, 2024 - 1:58 PM (Name: dlynch)

LEGEND:

– OPEN SPACE UNDISTURBED

– OPEN SPACE ACTIVE/PASSIVE RECREATIONAL

SITE STATISTICS

RSH SPECIALIZED HOUSING RESIDENTIAL DISTRICT BULK REQUIREMENTS

	REQUIRED	PROPOSED
MIN OPEN SPACE UNDISTURBED	15% (2.70 AC)	19.5% (3.50 AC)
ACTIVE/PASSIVE RECREATIONAL	10% (1.80 AC)	11.4% (2.05 AC)

SUBMITTAL / REVISIONS

No.	DATE	DESCRIPTION	BY	REVIEWED BY:	DATE

PROJ. MANAGER:	DL
DESIGNED BY:	TAS
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CHECKED BY:	JMB

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BLUE RILL ESTATES

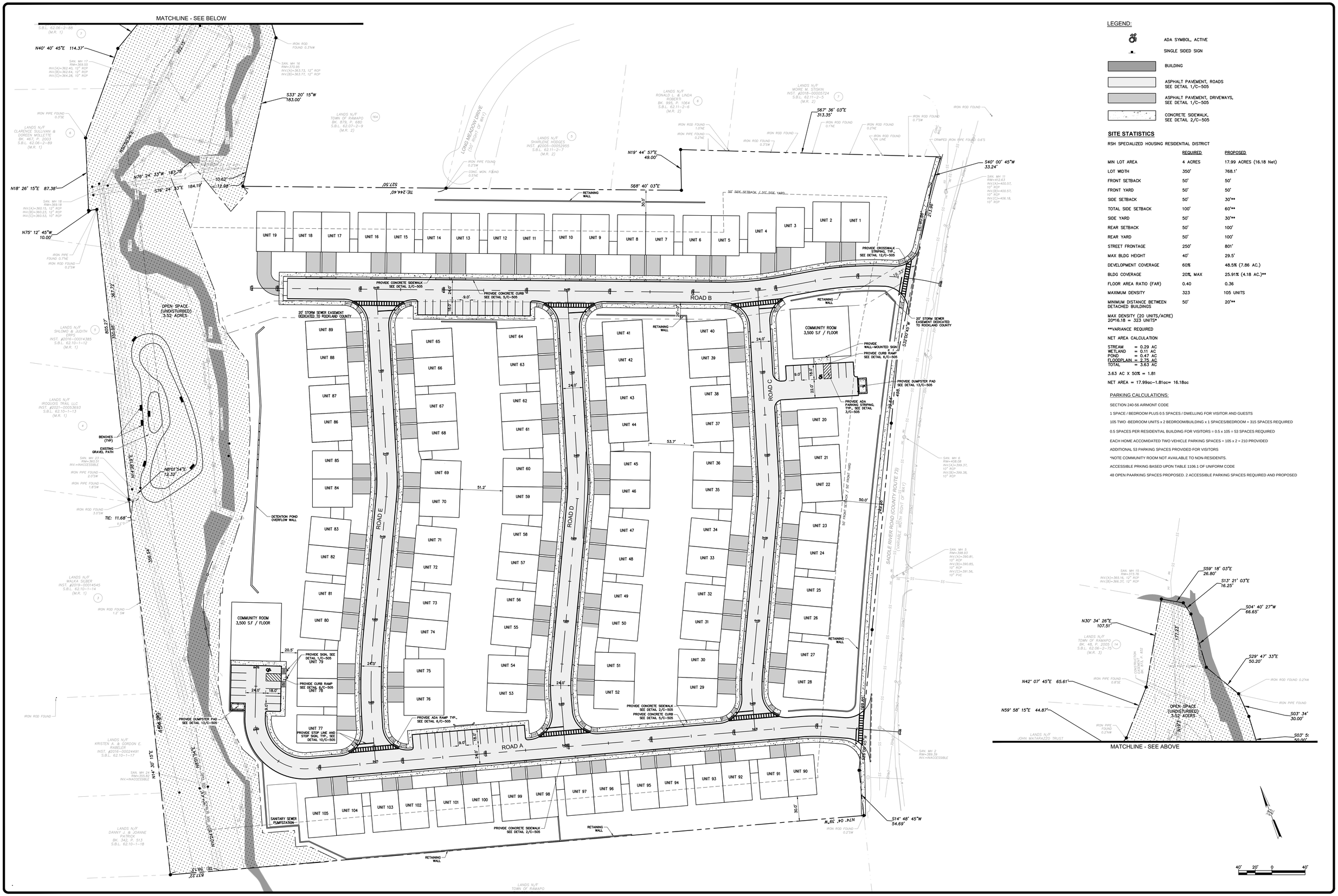
OPEN SPACE PLAN

444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

SCALE: 1" = 40'
CONTRACT No.:
MJ PROJ. No.: 1587.01
DATE: FEB 27, 2024

C-120

File Name: C:\Users\dlynch\AppData\Local\Temp\AcPublish_17156\1587 C120 Open Space.dwg (Layout: C-120)
Date: Tue, Feb 27, 2024 - 2:00 PM (Name: dlynch)



LEGEND:

- ADA SYMBOL, ACTIVE
- SINGLE SIDED SIGN
- BUILDING
- ASPHALT PAVEMENT, ROADS SEE DETAIL 1/C-505
- ASPHALT PAVEMENT, DRIVEWAYS, SEE DETAIL 1/C-505
- CONCRETE SIDEWALK, SEE DETAIL 2/C-505

SITE STATISTICS

RSH SPECIALIZED HOUSING RESIDENTIAL DISTRICT

	REQUIRED	PROPOSED
MIN LOT AREA	4 ACRES	17.99 ACRES (16.18 Net)
LOT WIDTH	350'	768.1'
FRONT SETBACK	50'	50'
FRONT YARD	50'	50'
SIDE SETBACK	50'	30'**
TOTAL SIDE SETBACK	100'	60'**
SIDE YARD	50'	30'**
REAR SETBACK	50'	100'
REAR YARD	50'	100'
STREET FRONTAGE	250'	801'
MAX BLDG HEIGHT	40'	29.5'
DEVELOPMENT COVERAGE	60%	48.5% (7.86 AC.)
BLDG COVERAGE	20%, MAX	25.91% (4.18 AC.)**
FLOOR AREA RATIO (FAR)	0.40	0.36
MAXIMUM DENSITY	323	105 UNITS
MINIMUM DISTANCE BETWEEN DETACHED BUILDINGS	50'	20'**

MAX DENSITY (20 UNITS/ACRE)
20*16.18 = 323 UNITS*

**VARIANCE REQUIRED

NET AREA CALCULATION

STREAM = 0.29 AC
WETLAND = 0.11 AC
POND = 0.47 AC
FLOODPLAIN = 2.75 AC
TOTAL = 3.63 AC

3.63 AC X 50% = 1.81

NET AREA = 17.99ac-1.81ac= 16.18ac

PARKING CALCULATIONS:

SECTION 240-56 AIRMONT CODE

1 SPACE / BEDROOM PLUS 0.5 SPACES / DWELLING FOR VISITOR AND GUESTS

105 TWO -BEDROOM UNITS x 2 BEDROOM/BUILDING x 1 SPACES/BEDROOM = 315 SPACES REQUIRED

0.5 SPACES PER RESIDENTIAL BUILDING FOR VISITORS = 0.5 x 105 = 53 SPACES REQUIRED

EACH HOME ACCOMIDATED TWO VEHICLE PARKING SPACES = 105 x 2 = 210 PROVIDED

ADDITIONAL 53 PARKING SPACES PROVIDED FOR VISITORS

*NOTE COMMUNITY ROOM NOT AVAILABLE TO NON-RESIDENTS.

ACCESSIBLE PRKING BASED UPON TABLE 1106.1 OF UNIFORM CODE

48 OPEN PAARKING SPACES PROPOSED. 2 ACCESSIBLE PARKING SPACES REQUIRED AND PROPOSED

SUBMITTAL / REVISIONS

No.	DATE	DESCRIPTION	BY	REVIEWED BY:	DATE

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CHECKED BY:	JMB

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BLUE RILL ESTATES

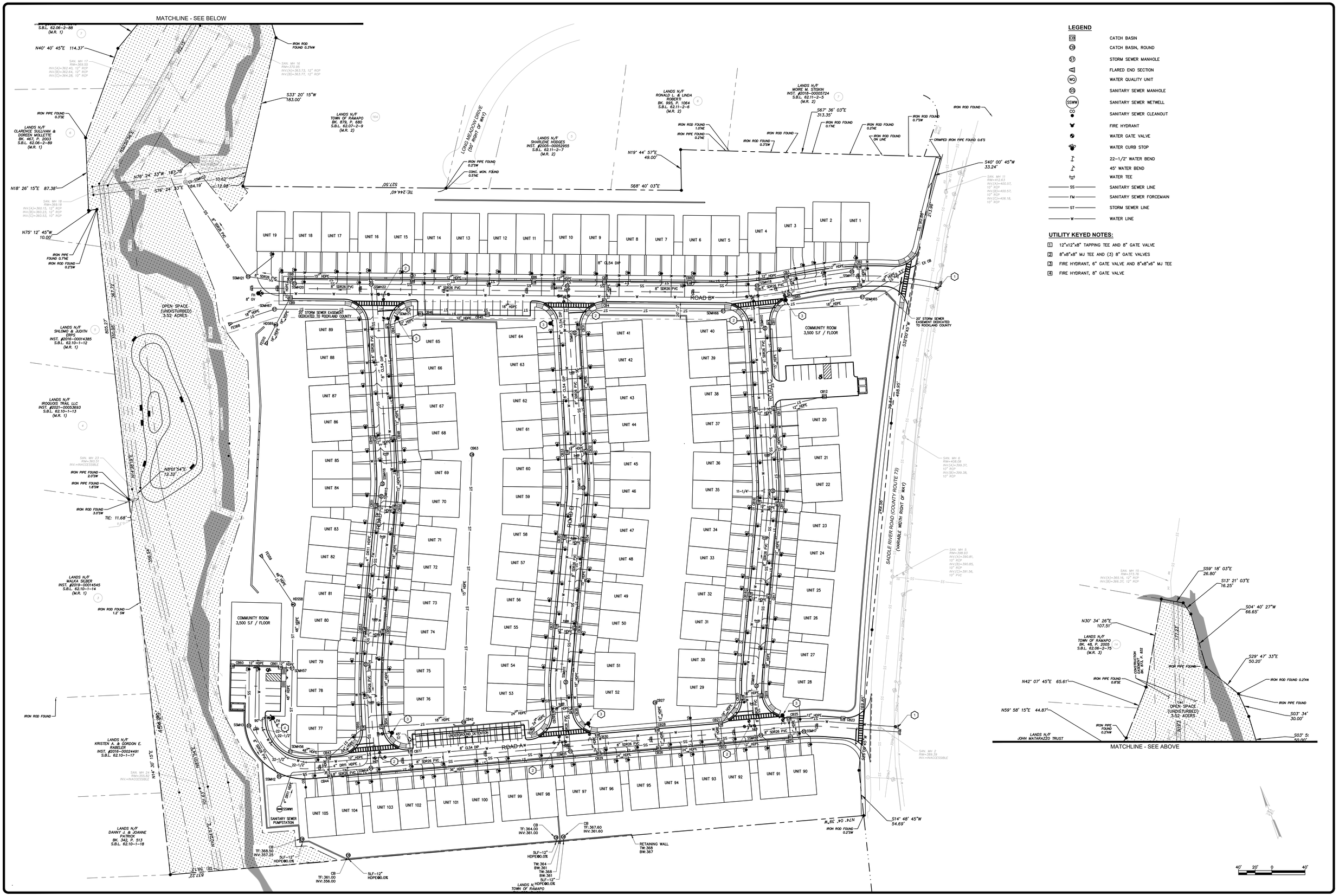
LAYOUT PLAN

444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

SCALE: 1" = 40'
CONTRACT No.:
MJ PROJ. No.: 1587.01
DATE: FEB 27, 2024

C-130

File Name: C:\Users\dlynch\AppData\Local\Temp\AcPublish_17156\1587 C130 Layout.dwg (Layout: C-130)
Date: Tue, Feb 27, 2024 - 2:02 PM (Name: dlynch)



SUBMITTAL / REVISIONS					
No.	DATE	DESCRIPTION	BY	REVIEWED BY:	DATE

PROJ. MANAGER:	DL
DESIGNED BY:	TAS
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CHECKED BY:	JMB

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BLUE RILL ESTATES

UTILITIES PLAN

444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

SCALE: 1" = 40'
CONTRACT No.:
MJ PROJ. No.: 1587.01
DATE: FEB 27, 2024

C-140

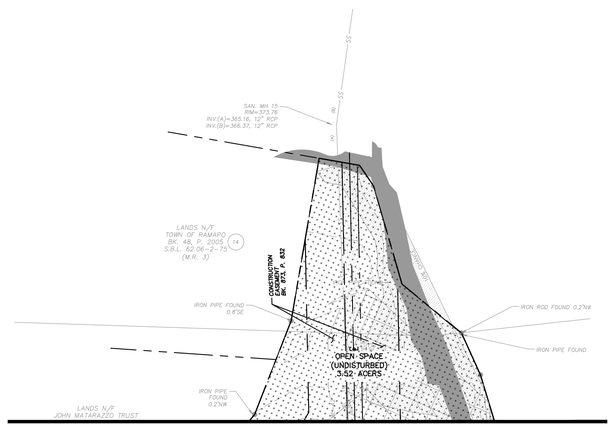
File Name: C:\Users\dlynch\AppData\Local\Temp\AcPublish_17156\1587 C140 Utilities.dwg (Layout: C-140)
Date: Tue, Feb 27, 2024 - 2:04 PM (Name: dlynch)

MATCHLINE - SEE BELOW

MATCHLINE - SEE ABOVE

PROPOSED LEGEND

350	TOPOGRAPHIC CONTOUR LINE
ST	STORM SEWER LINE
x	FENCE, ENVIRONMENTAL
CB	CATCH BASIN
CB	CATCH BASIN, ROUND
ST	STORM SEWER MANHOLE
	FLARED END SECTION
WQ	WATER QUALITY UNIT



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BLUE RILL ESTATES

GRADING PLAN

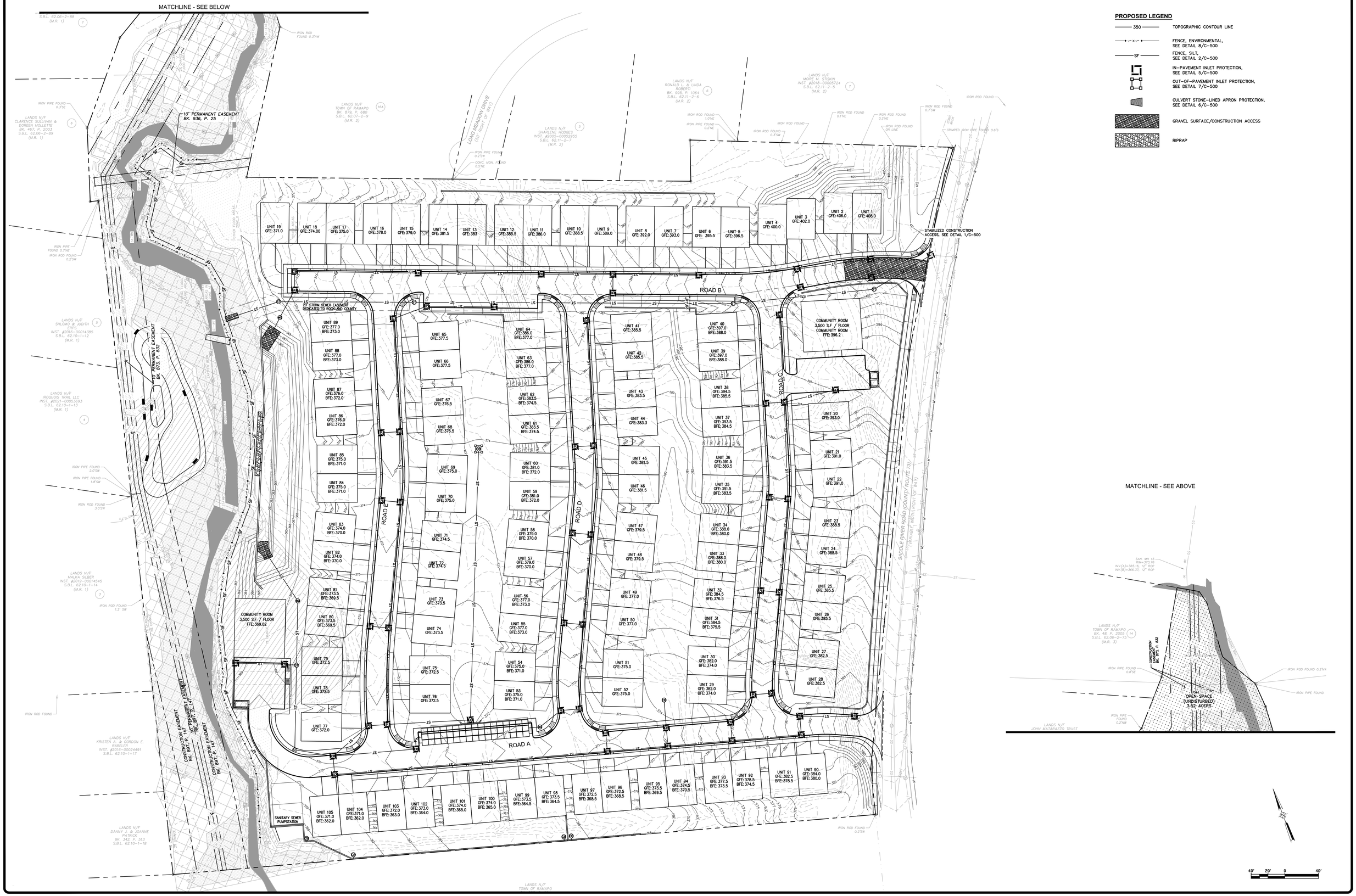
444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

SCALE:	1" = 40'
CONTRACT No.:	
MJ PROJ. No.:	1587.01
DATE:	FEB 27, 2024

C-150

File Name: C:\Users\dlynch\AppData\Local\Temp\AcPublish_17156\1587 C150 Grading.dwg (Layout: C-150)
Date: Tue, Feb 27, 2024 - 2:06 PM (Name: dlynch)

MATCHLINE - SEE BELOW



PROPOSED LEGEND

350	TOPOGRAPHIC CONTOUR LINE
	FENCE, ENVIRONMENTAL, SEE DETAIL 8/C-500
SF	FENCE, SILT, SEE DETAIL 2/C-500
	IN-PAVEMENT INLET PROTECTION, SEE DETAIL 5/C-500
	OUT-OF-PAVEMENT INLET PROTECTION, SEE DETAIL 7/C-500
	CULVERT STONE-LINED APRON PROTECTION, SEE DETAIL 6/C-500
	GRAVEL SURFACE/CONSTRUCTION ACCESS
	RIPRAP

SUBMITTAL / REVISIONS

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BLUE RILL ESTATES

EROSION AND SEDIMENT CONTROL PLAN

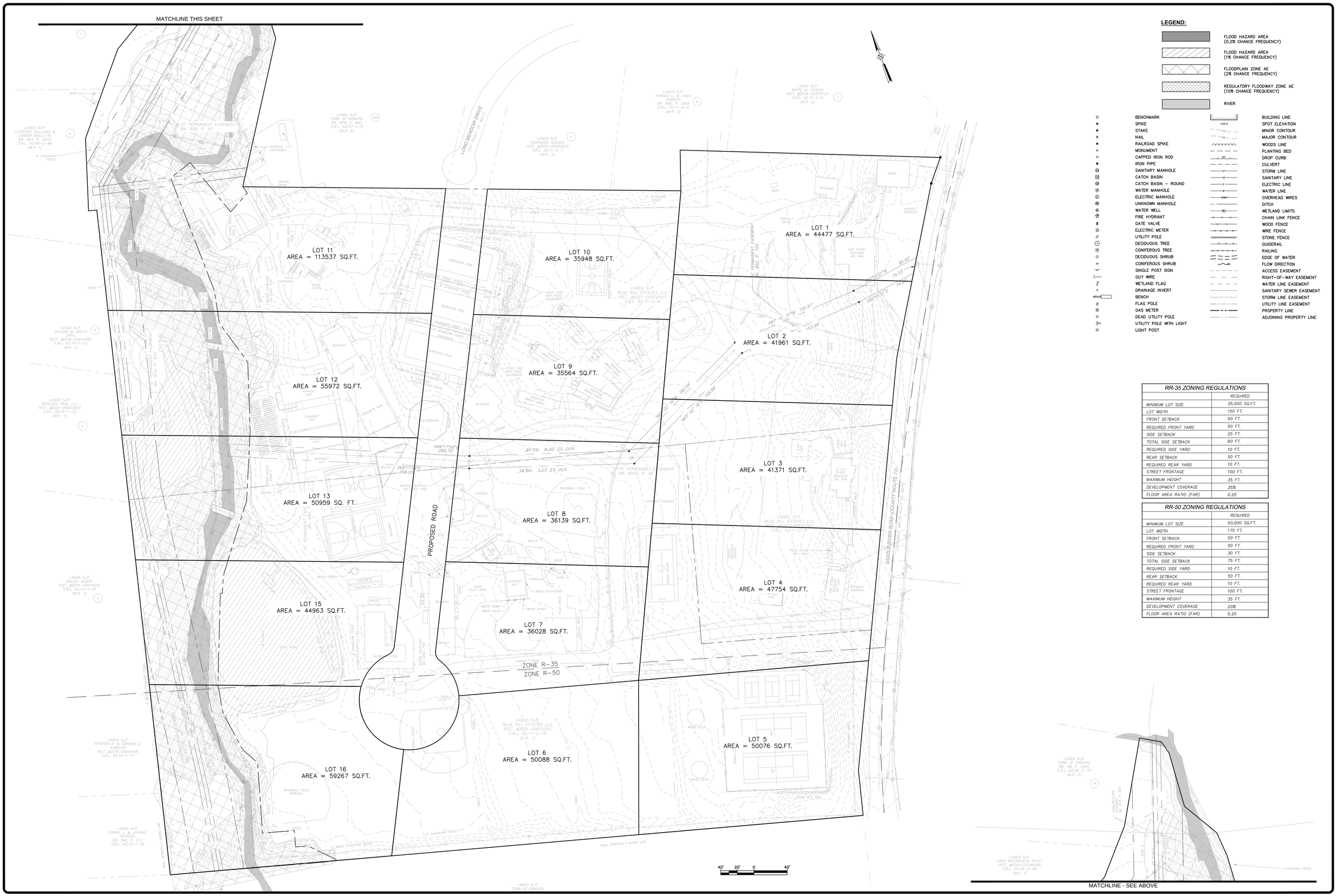
444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

SCALE: 1" = 40'
CONTRACT No.:
MJ PROJ. No.: 1587.01
DATE: FEB 27, 2024

C-160

File Name: C:\Users\dlynch\AppData\Local\Temp\AcPublish_17156\1587 C160 Erosion Control.dwg (Layout: C-160)
Date: Tue, Feb 27, 2024 - 2:09 PM (Name: dlynch)

Alternative Site Use B: Single-Family Home Development



LEGEND:

- FLOOD HAZARD AREA (0.2% CHANCE FREQUENCY)
- FLOOD HAZARD AREA (1% CHANCE FREQUENCY)
- FLOODPLAIN ZONE AE (2% CHANCE FREQUENCY)
- REGULATORY FLOODWAY ZONE AE (10% CHANCE FREQUENCY)
- RIVER

BENCHMARK	BUILDING LINE
SPIKE	SPOT ELEVATION
STAKE	MINOR CONTOUR
NAIL	MAJOR CONTOUR
RAILROAD SPIKE	WOODS LINE
MONUMENT	PLANTING BED
CAPPED IRON ROD	DROP CURB
IRON PIPE	CULVERT
SANITARY MANHOLE	STORM LINE
CATCH BASIN	SANITARY LINE
CATCH BASIN – ROUND	ELECTRIC LINE
WATER MANHOLE	WATER LINE
ELECTRIC MANHOLE	OVERHEAD WIRES
UNKNOWN MANHOLE	DITCH
WATER WELL	WETLAND LIMITS
FIRE HYDRANT	CHAIN LINK FENCE
GATE VALVE	WOOD FENCE
ELECTRIC METER	WIRE FENCE
UTILITY POLE	STONE FENCE
DECIDUOUS TREE	GUIDERAIL
CONIFEROUS TREE	RAILING
DECIDUOUS SHRUB	EDGE OF WATER
CONIFEROUS SHRUB	FLOW DIRECTION
SINGLE POST SIGN	ACCESS EASEMENT
GUY WIRE	RIGHT-OF-WAY EASEMENT
WETLAND FLAG	WATER LINE EASEMENT
DRAINAGE INVERT	SANITARY SEWER EASEMENT
BENCH	STORM LINE EASEMENT
FLAG POLE	UTILITY LINE EASEMENT
GAS METER	PROPERTY LINE
DEAD UTILITY POLE	ADJOINING PROPERTY LINE
UTILITY POLE WITH LIGHT	
LIGHT POST	

RR-35 ZONING REGULATIONS	
	REQUIRED
MINIMUM LOT SIZE	*35,000 SQ.FT.*
LOT WIDTH	*150 FT.*
FRONT SETBACK	*50 FT.*
REQUIRED FRONT YARD	*50 FT.*
SIDE SETBACK	*25 FT.*
TOTAL SIDE SETBACK	*60 FT.*
REQUIRED SIDE YARD	*10 FT.*
REAR SETBACK	*50 FT.*
REQUIRED REAR YARD	*10 FT.*
STREET FRONTAGE	*100 FT.*
MAXIMUM HEIGHT	*35 FT.*
DEVELOPMENT COVERAGE	*35%*
FLOOR AREA RATIO (FAR)	*0.20*

RR-50 ZONING REGULATIONS	
	REQUIRED
MINIMUM LOT SIZE	*50,000 SQ.FT.*
LOT WIDTH	*175 FT.*
FRONT SETBACK	*50 FT.*
REQUIRED FRONT YARD	*50 FT.*
SIDE SETBACK	*30 FT.*
TOTAL SIDE SETBACK	*75 FT.*
REQUIRED SIDE YARD	*10 FT.*
REAR SETBACK	*50 FT.*
REQUIRED REAR YARD	*10 FT.*
STREET FRONTAGE	*100 FT.*
MAXIMUM HEIGHT	*35 FT.*
DEVELOPMENT COVERAGE	*20%*
FLOOR AREA RATIO (FAR)	*0.20*

SUBMITTAL / REVISIONS

No.	DATE	DESCRIPTION	BY	REVIEWED BY:	DATE
1					
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PROJ. MANAGER:
DESIGNED BY:
DRAWN BY:
CHECKED BY:

REGISTRATION EXPIRES 10.31.2026

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NOT FOR CONSTRUCTION

Engineering
Architecture
Landscape Architecture
and Land Surveying, P.C.

BLUE RILL ESTATES

SINGLE FAMILY DEVELOPMENT ALTERNATIVE

444 SADDLE RIVER ROAD
VILLAGE OF AIRMONT, ROCKLAND COUNTY, NY

SCALE: 1"=40'
MJ PROJ. No.: MJ1587
DATE: 10-28-2024

1 OF 1

File Name: F:\MJ1587 - Blue Rill Estates\MJ1587 SINGLE FAM LAYOUT.dwg (Layout: 1 OF 1)
Date: Mon, Oct 28, 2024 - 2:14 PM (Name: dgragert)