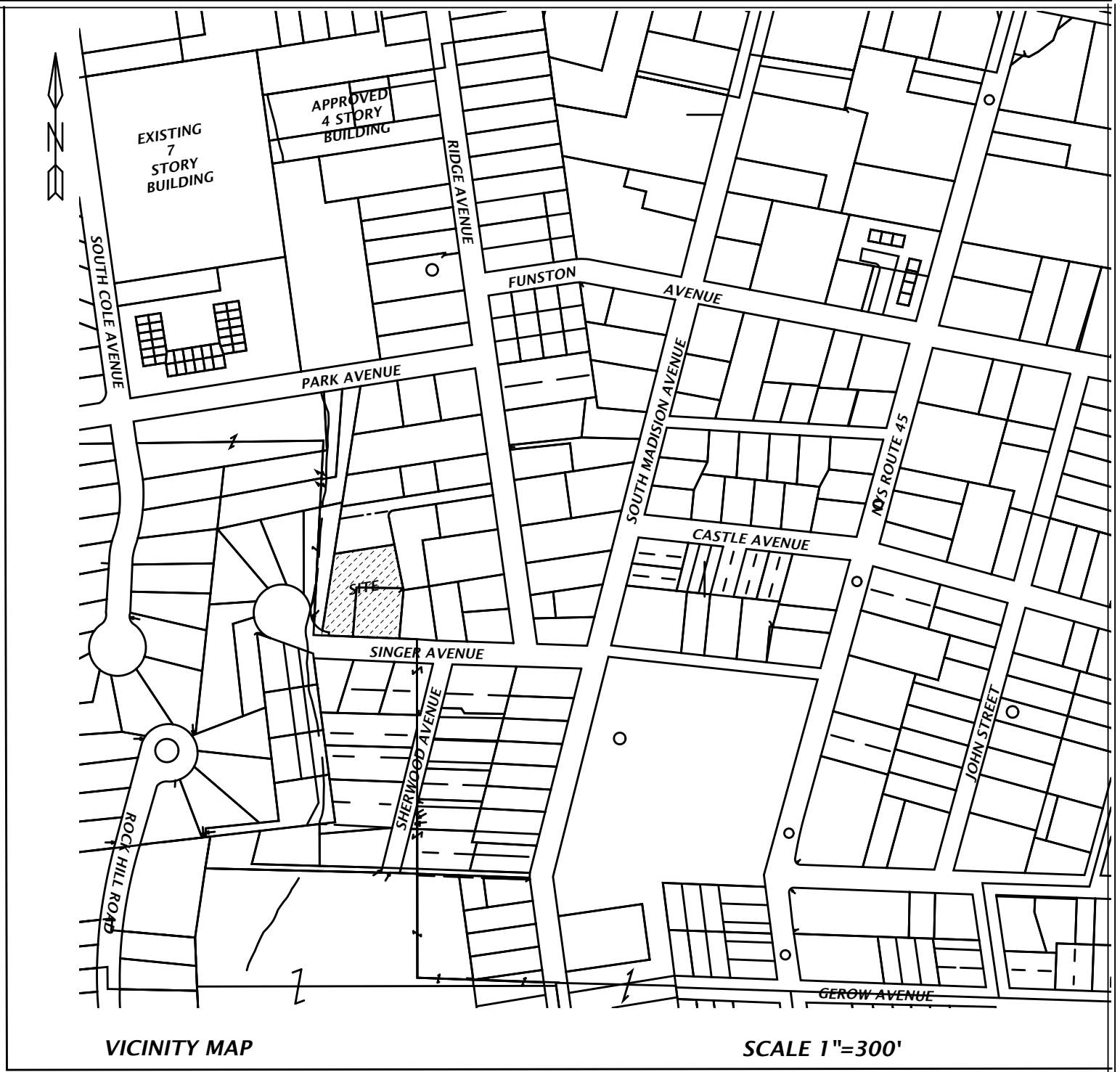
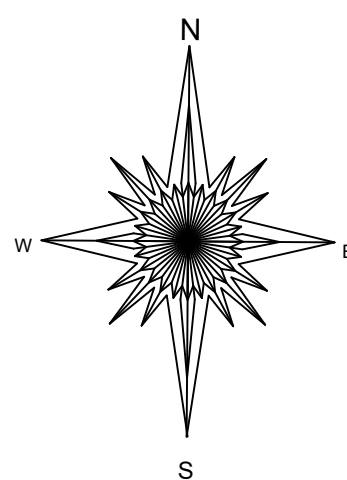
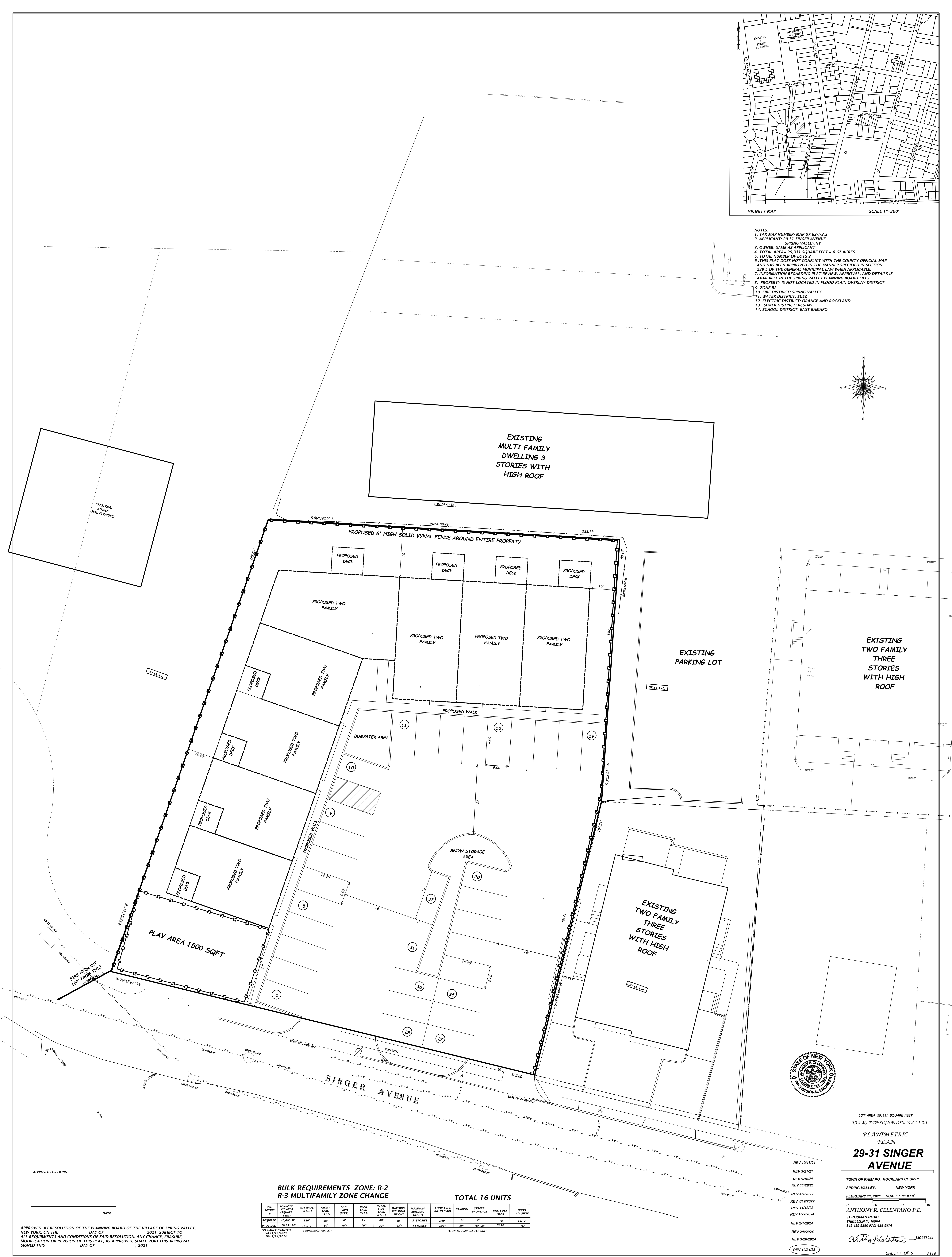




- NOTES:
1. TAX MAP NUMBER: MAP 57.62-1-2.3
 2. APPLICANT: 29-31 SINGER AVENUE SPRING VALLEY, NY
 3. OWNER: SAME AS APPLICANT
 4. TOTAL AREA= 29,331 SQUARE FEET = 0.67 ACRES
 5. TOTAL NUMBER OF LOTS: 2
 6. THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED IN SECTION 239 L OF THE GENERAL MUNICIPAL LAW WHEN APPLICABLE.
 7. INFORMATION REGARDING PLAT REVIEW, APPROVAL, AND DETAILS IS AVAILABLE IN THE SPRING VALLEY PLANNING BOARD FILES.
 8. PROPERTY IS NOT LOCATED IN FLOOD PLAIN OVERLAY DISTRICT
 9. ZONE: R-2
 10. FIRE DISTRICT: SPRING VALLEY
 11. WATER DISTRICT: SUEZ
 12. ELECTRIC DISTRICT: ORANGE AND ROCKLAND
 13. SEWER DISTRICT: RCDM1
 14. SCHOOL DISTRICT: EAST RAMAPO



**BULK REQUIREMENTS ZONE: R-2
R-3 MULTIFAMILY ZONE CHANGE**

TOTAL 16 UNITS

USE GROUP	MINIMUM LOT AREA (SQUARE FEET)	LOT WIDTH (FEET)	FRONT YARD (FEET)	SIDE YARD (FEET)	REAR YARD (FEET)	TOTAL SIDE YARD (FEET)	MAXIMUM BUILDING HEIGHT	MAXIMUM BUILDING HEIGHT	FLOOR AREA RATIO (FAR)	PARKING	STREET FRONTAGE	UNITS PER ACRE	UNITS ALLOWED
REQUIRED	40,000 SF	150'	30'	30'	30'	90'	40'	5 STORIES	0.60	32	70'	18	12.12
PROPOSED	29,331 SF	162.11'	30'	30'	19'	20'	45'	4 STORIES	0.58	30'	164.99'	21.70'	16

*VARIANCE GRANTED
ON 11/17/2023
ZBA 7/24/2024

2 BUILDINGS PER LOT

16 UNITS 2 SPACES PER UNIT

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF SPRING VALLEY, NEW YORK, ON THE _____ DAY OF _____, 2021, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION, ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL. SIGNED THIS _____ DAY OF _____, 2021.

APPROVED FOR FILING

DATE

REV 10/18/21
REV 3/21/21
REV 9/18/21
REV 11/28/21
REV 4/7/2022
REV 4/19/2022
REV 11/13/23
REV 1/22/2024
REV 2/1/2024
REV 2/8/2024
REV 3/28/2024
REV 12/31/25

LOT AREA=29,331 SQUARE FEET
TAX MAP DESIGNATION: 57.62-1-2.3

PLANIMETRIC
PLAN

29-31 SINGER AVENUE

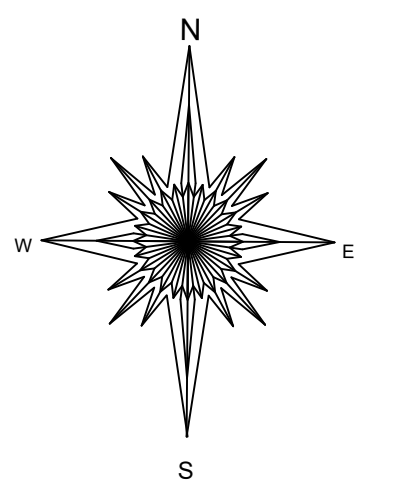
TOWN OF RAMAPO, ROCKLAND COUNTY
SPRING VALLEY, NEW YORK

FEBRUARY 21, 2021 SCALE: 1" = 10'

ANTHONY R. CELENTANO P.E.

31 ROSMAN ROAD
THELLS, N.Y. 10984
845 429 5200 FAX 429 5974

REV 12/31/25



LOT AREA: 29,331 SQUARE FEET
TAX MAP DESIGNATION: 37.62-1-2.3

GRADING
AND UTILITY
PLAN FOR

29-31 SINGER AVENUE

TOWN OF RAMAPO, ROCKLAND COUNTY
SPRING VALLEY, NEW YORK

FEBRUARY 21, 2021 SCALE: 1" = 10'

ANTHONY R. CELENTANO P.E.
31 ROSMAN ROAD
THELLS, N.Y. 10984
845 429 5200 FAX 429 5974

REV 10/18/21
REV 3/21/21
REV 9/16/21
REV 11/28/21
REV 4/7/2022
REV 4/19/2022
REV 11/13/23
REV 1/22/2024
REV 2/1/2024
REV 2/8/2024
REV 3/28/2024
REV 12/31/25

1. STORM SIZE - USE 4" INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE

2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENTIAL LOT WHERE A SHORTER LENGTH WOULD APPLICABLE)

3. THICKNESS - NOT LESS THAN 6" (6 INCHES)

4. WIDTH - NOT LESS THAN 48" PER FEET, BUT NOT LESS THAN THE FULL WIDTH AT THE ENTRANCE TO THE DRAIN

5. SLOPE - SLOPE SHALL BE MAINTAINED 2% TO 4% PER FEET

6. DETENTION - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE

7. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED THROUGH CONSTRUCTION AREAS SHALL BE PERMITTED THROUGH THE DRAINAGE OF STORM DRAIN. A REMOUNTABLE BOND WITH 54 SLOPES WILL BE PERMITTED

8. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED 2% TO 4% PER FEET. THE DRAIN SHALL BE MAINTAINED 2% TO 4% PER FEET. THE DRAIN SHALL BE MAINTAINED 2% TO 4% PER FEET. THE DRAIN SHALL BE MAINTAINED 2% TO 4% PER FEET.

9. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WASHED THROUGH AN APPROVED SCREEN TRAPPING DEVICE.

10. PERIODIC INSPECTION AND REPAIRS - MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

ADAPTED FROM DETAILS PROVIDED BY THE
NEW YORK STATE DEPARTMENT OF TRANSPORTATION
NEW YORK STATE DEPARTMENT OF PUBLIC WORKS
NEW YORK STATE SOIL & WATER CONSERVATION COMMISSION

STABILIZED
DRAINAGE
ACCESS

17' MAX. C/D TO TRANSITION

ADDITION VENE FENCE OVER 14 GAUGE SPACING 6\"/>

36\"/>

36\"/>

HEIGHT OF FILTER FENCE 6\"/>

36\"/>

PERMANENT FENCE

36\"/>

ADDITION VENE FENCE OVER 14 GAUGE 17' MAX. C/D WITH SPACING WITH FILTER CLOTH

COMPACTED SOIL

POWER FILTER CLOTH WITH A MIN. OF 16\"/>

SECTION

80\"/>

16\"/>

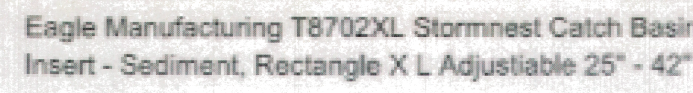
UNDISTURBED GROUND

CONSTRUCTION SPECIFICATIONS

1. VENE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE (8 STAPLES) POSTS SHALL BE STEEL EITHER 1\"/>
- 2. FILTER CLOTH TO BE FASTENED SECURELY TO VENE FENCE WITH TIES OR STAPLES EVERY 24\"/>
- 3. WHEN TWO SECTIONS OF FENCE CLOTH ADJOIN EACH OTHER THE CLOTH SHALL BE OVERLAPPED 12\"/>
- 4. PREPARATED UNITS SHALL MEET THE HIGHEST REQUIREMENTS SUND. 5. MATERIALS SHALL BE PERFORMED AS NEEDED AND MATERIAL. REMOVE WHEN "BAGLES" DEVELOP TO THE END OF THE LINE

ADAPTED FROM DETAILS PROVIDED BY USDA - NCHC
 NEW YORK STATE DEPARTMENT OF TRANSPORTATION
 NEW YORK STATE ROAD & WATER CONSTRUCTION CONVENTION

REINCE UNCL SILE FENCE



<p>A temporary excavated or aboveground land constructed job where concrete truck mixers and equipment can be washed after their loads have been discharged, to prevent highly acidic runoff from creating serious drainage system or leaching into soil.</p>	<p>Accumulated hardened material shall be removed when feasible. If not feasible, the material shall be placed in a container and excess wash water shall be pumped into a containment vessel and properly disposed of off site.</p> <p>Dispose of the hardened material off-site in a non-potentially leachable liner. On-site disposal may be allowed if this has been approved and accepted as part of the project SWPPP. In that case, the material should be recycled or specified, or buried and covered with a minimum of 2 feet of clean, natural soil that is permanently stabilized to prevent erosion.</p> <p>The plastic liner shall be replaced with clean cherting of the washout facility.</p>
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Capacity: The washout facility should be sized to contain solids, wash water, and rainfall and sized to allow for the evaporation of the wash water and rainfall. Wash water shall be estimated at 7 gallons per chute and 50 gallons per hopper of the concrete pump truck and/or discharging chute. The minimum

Location: Locate the facility a minimum of 100 feet from drainage swales, storm drain inlets, wetlands, streams and other surface waters. Prevent surface water from entering the structure except for the access road. Provide appropriate access with a gravel access road sloped down to the structure. Signs shall be placed to direct drivers to the facility after their load is discharged.

November 2016 Page 2.24 New York State Standards and Specifications
For Erosion and Sediment Control

[illegible]

AN EROSION CONTROL SYSTEM WILL BE UTILIZED BY THE DEVELOPER TO MINIMIZE THE PRODUCTION OF SEDIMENT FROM THE SITE. METHODS TO BE UTILIZED WILL BE THOSE FOUND MOST EFFECTIVE FOR THE SITE AND SHALL INCLUDE ONE OR MORE OF THE FOLLOWING, AS APPLICABLE:

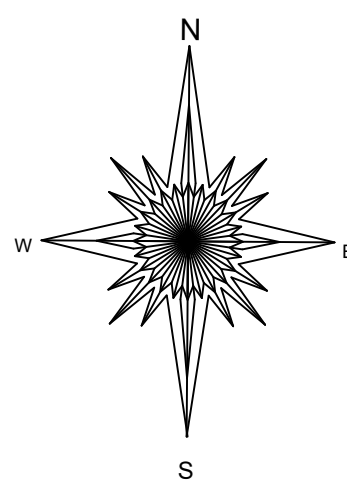
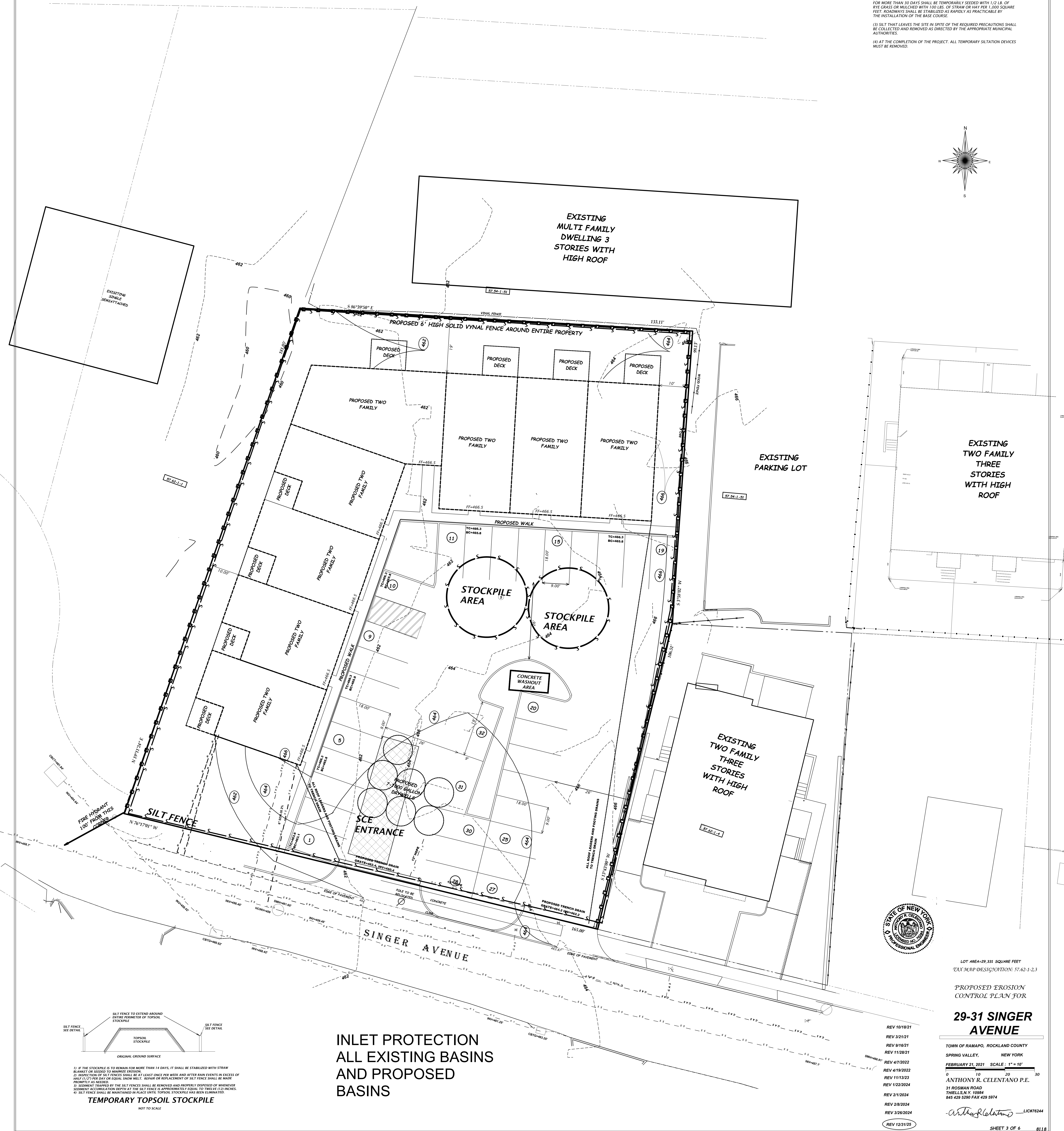
(1) TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIP-RAP OR CRUSHED STONE DAMS, HAY BALES, OR OTHER SUITABLE MATERIALS. DIVERSION SWALES, BERMS OR OTHER CHANNELIZATION SHALL

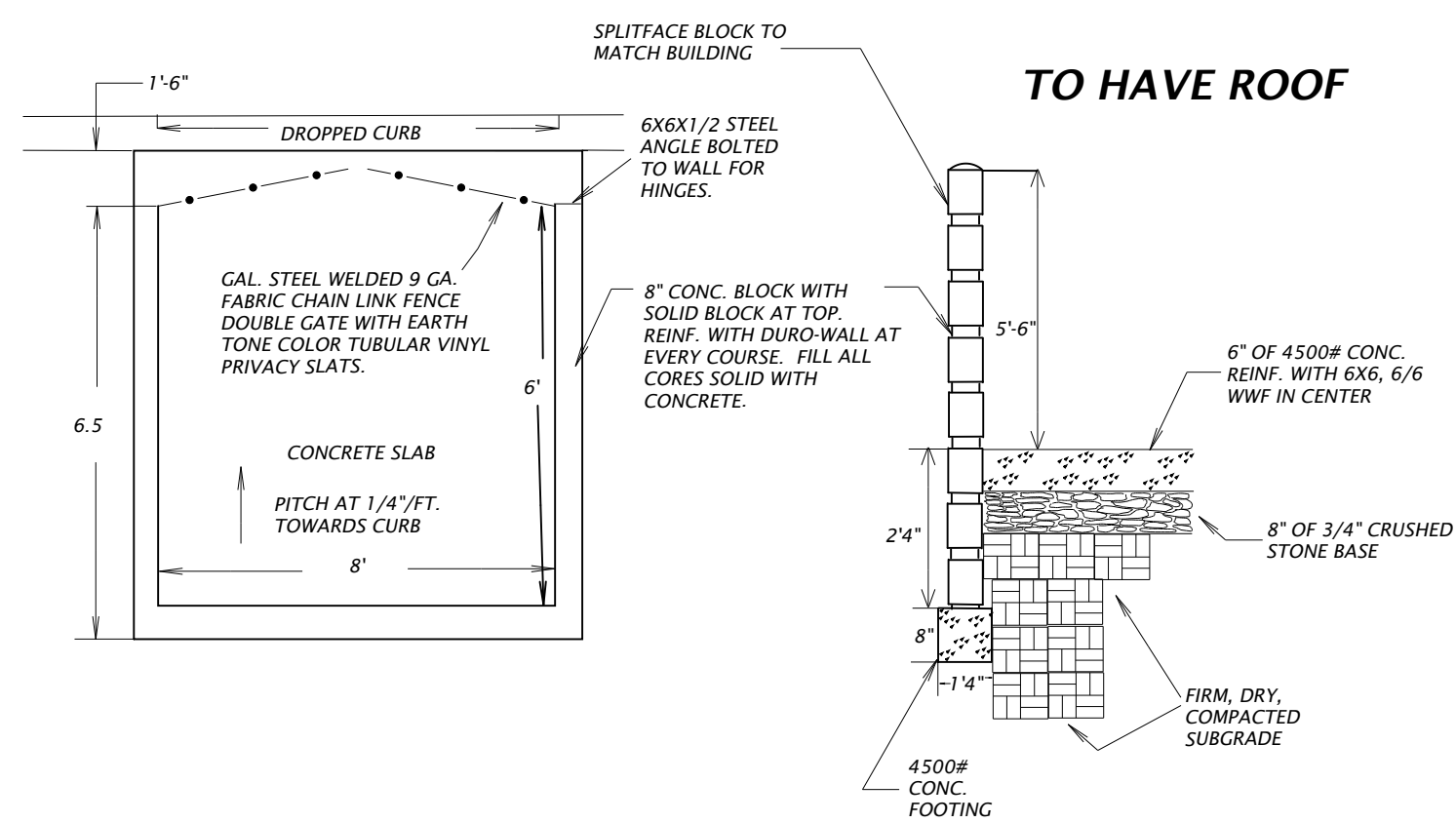
BE CONSTRUCTED TO ASSURE THAT ALL SILT ENTERING WATERWAYS BE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO FILL IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.

(2) ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNFINISHED FOR MORE THAN 30 DAYS SHALL BE TEMPORARILY SEEDDED 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.

(3) SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY THE APPROPRIATE MUNICIPAL AUTHORITIES.

(4) AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES

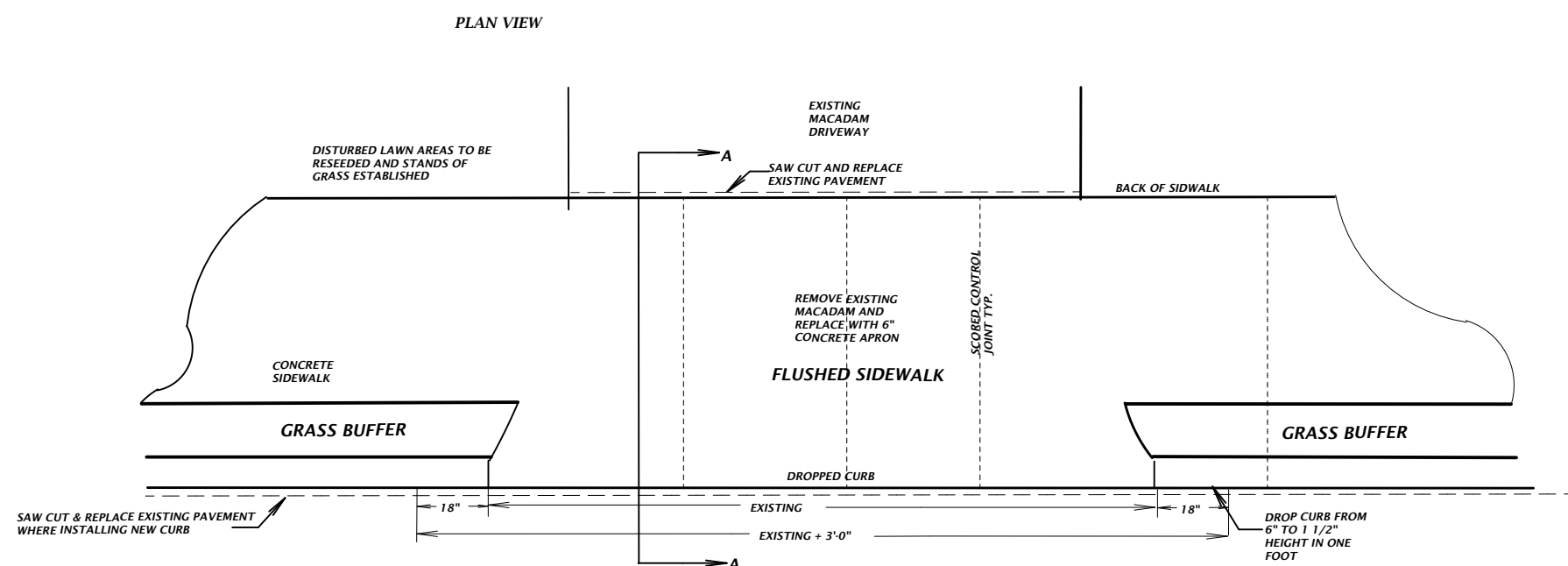




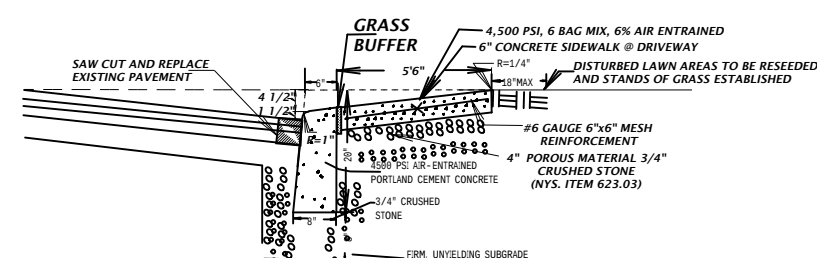
- NOTES
1. ALL GATE MATERIALS SHALL BE GALVANIZED STEEL.
 2. CONCRETE BLOCK SHALL BE TEXTURED AND COLORED TO MATCH BUILDING.
 3. SIZE MAY BE VARIED TO SUIT SIZE OF DUMPSTER.
 4. 2\"/>

GARBAGE DUMPSTER DETAIL

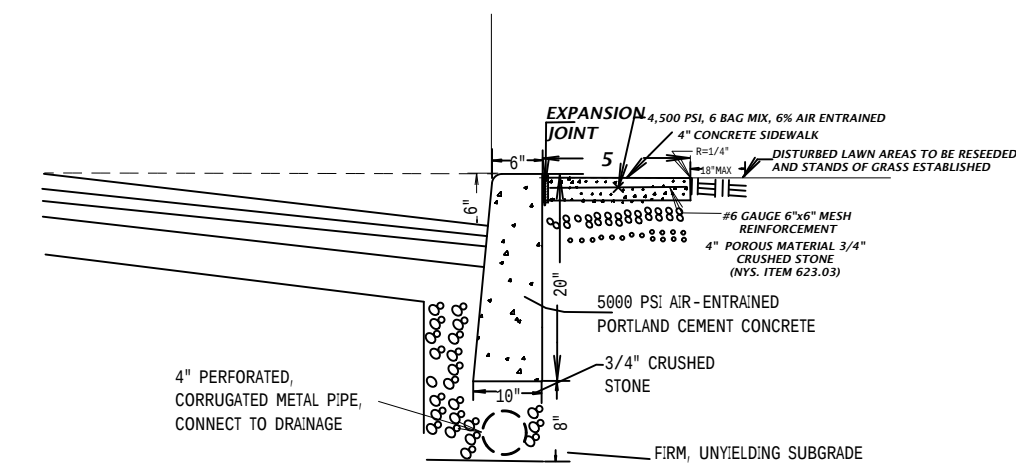
N.T.S.



SECTION A-A

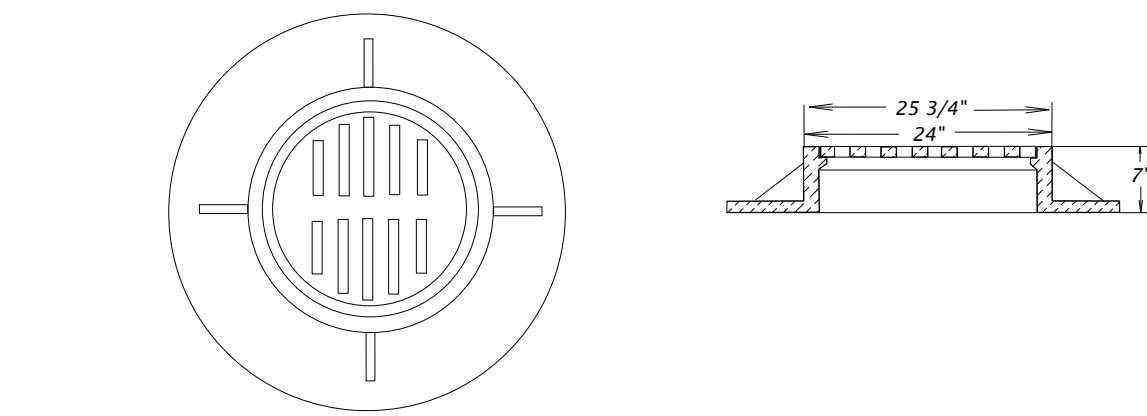


NTS



NOTE: PROVIDE EXPANSION JOINT AT 10'-0\"/>

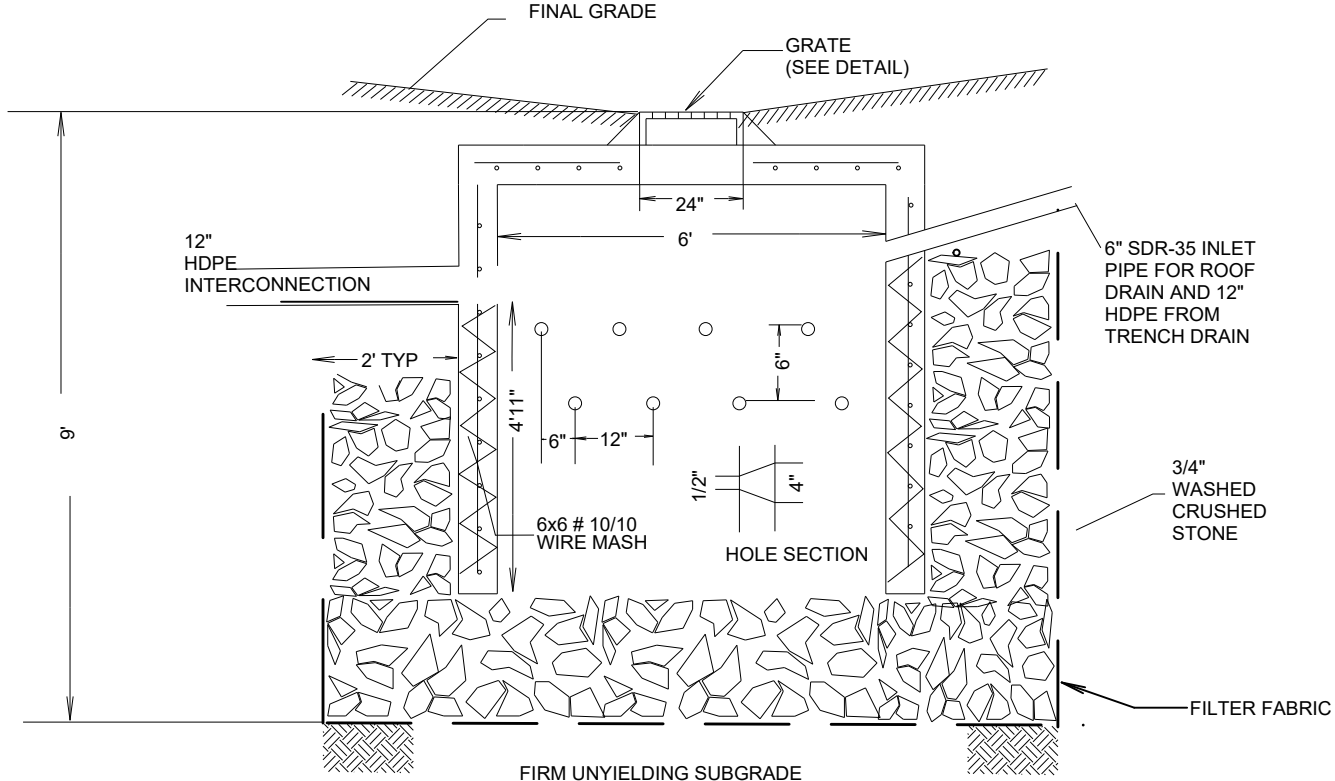
CONCRETE CURB AND SIDEWALK DETAIL



PCS - 1197 PRECAST CONCRETE SALES CO OR APPROVED EQUAL

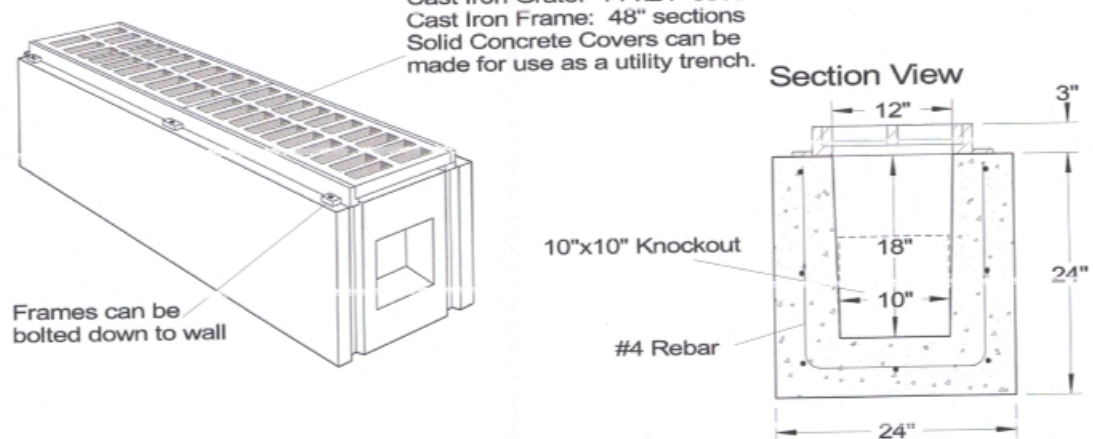
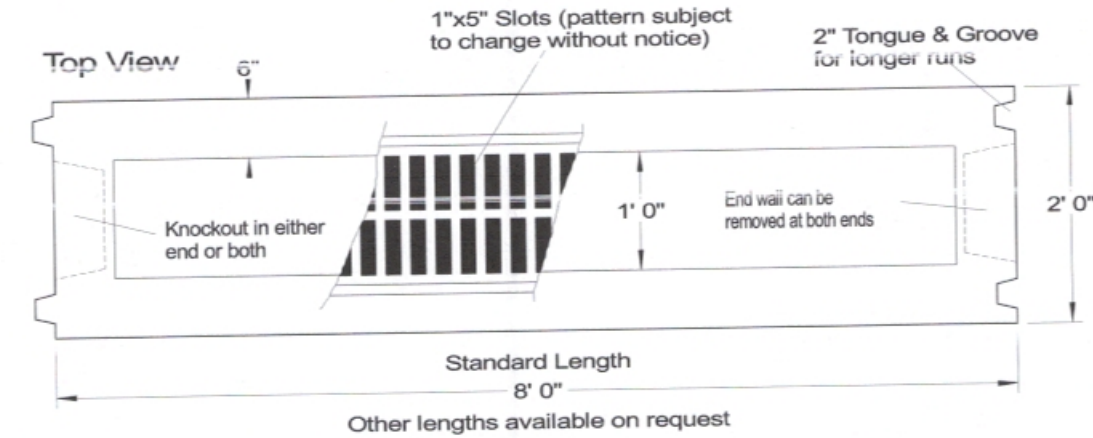
DRYWELL GRATE DETAIL

NTS



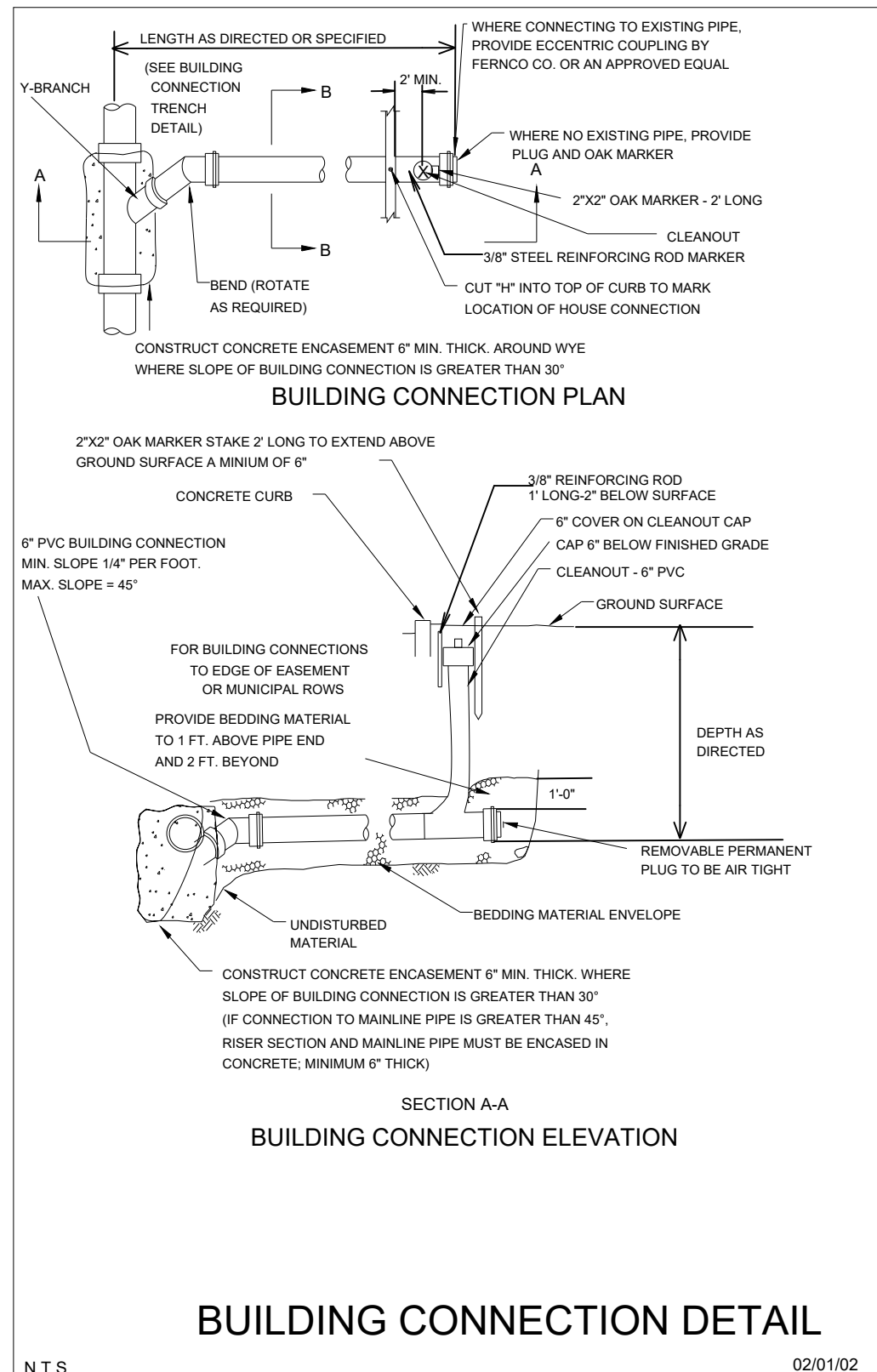
**H2O LOADING
DRYWELL DETAIL**
(WOODARD'S PRODUCTS, INC DW-6.5 OR APPROVED
EQUAL CAPACITY 1,000 GALLONS (4500 PSI CONCRETE))

NTS



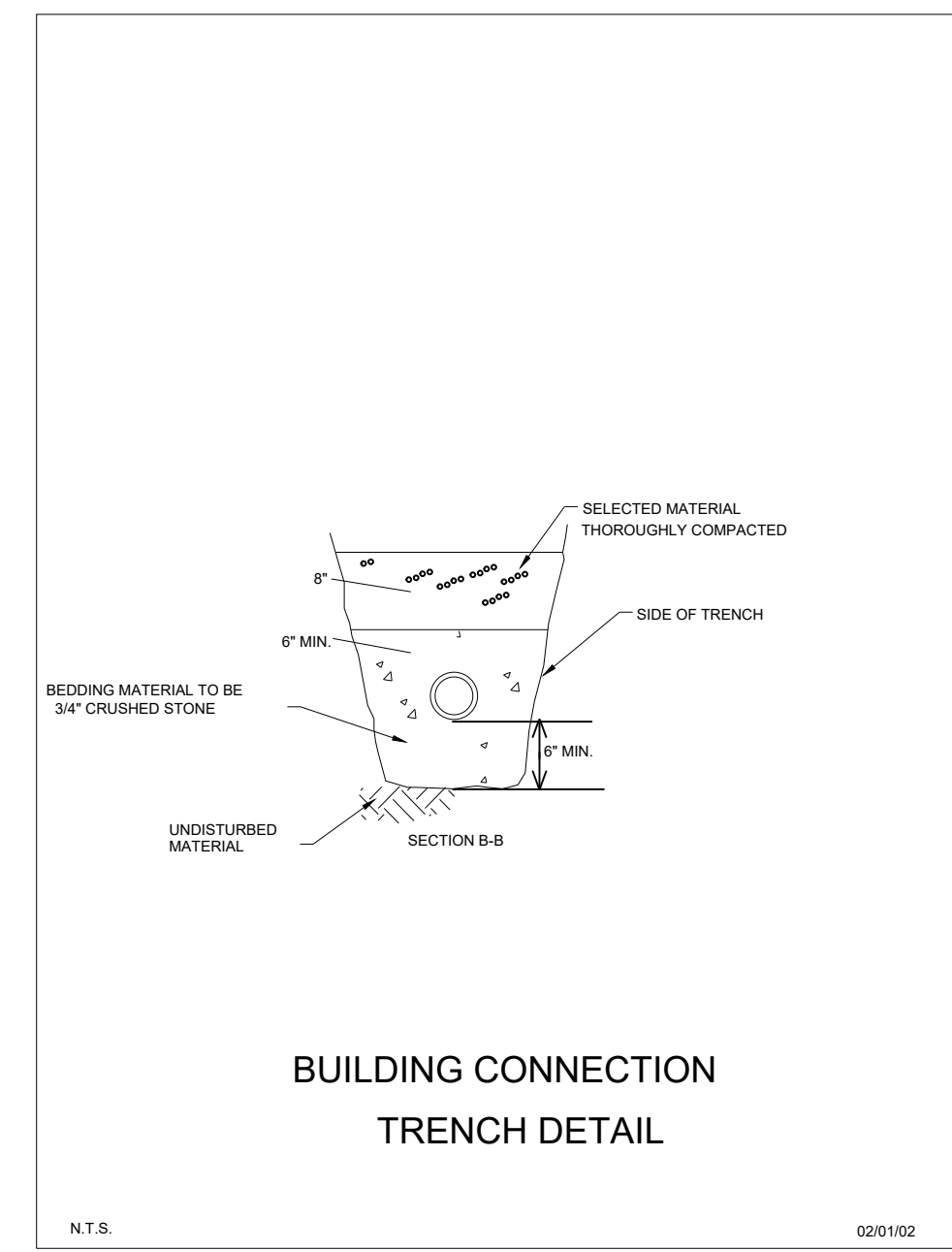
SPECIFICATIONS	PRECAST TRENCH DRAIN HEAVY DUTY MODEL TD-HD
Concrete Min. Strength: 4,000 psi at 28 days Reinforcement: #4 Rebar / ASTM A615 Air Entrainment: 5% Weight = 3,000 lbs Load Rating: H20 / ASTM C857	Woodard's Concrete Products, Inc. 629 Lybolt Road, Bulville, NY 10915 (845) 361-3471 / Fax 361-1050

Page 3I 12/31/09



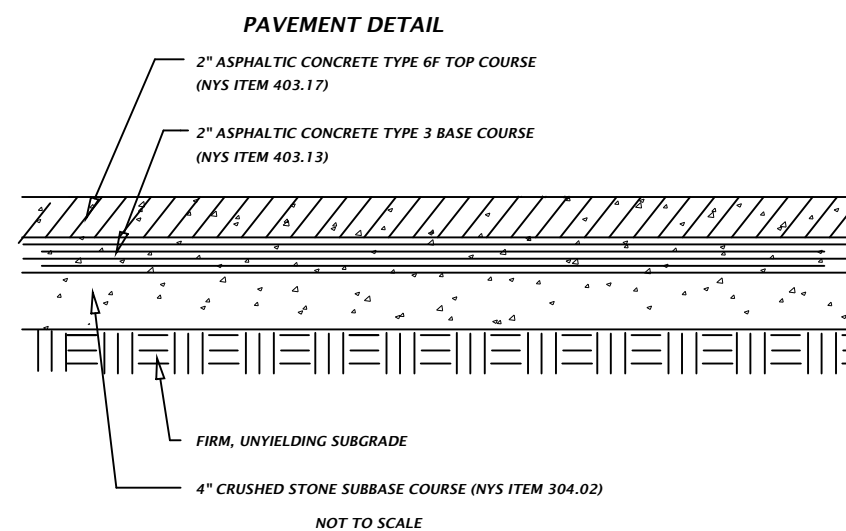
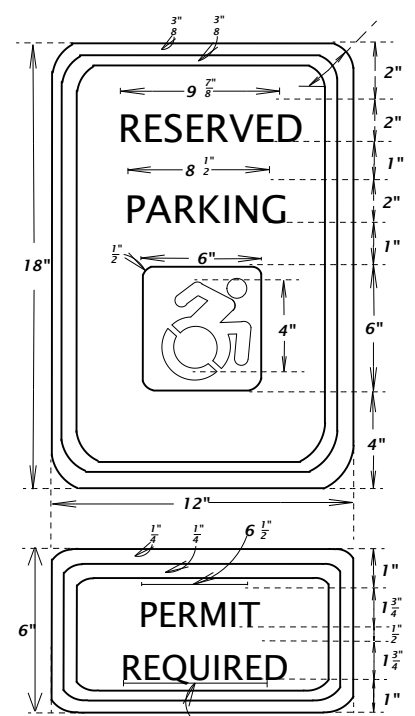
N.T.S.

02/01/02

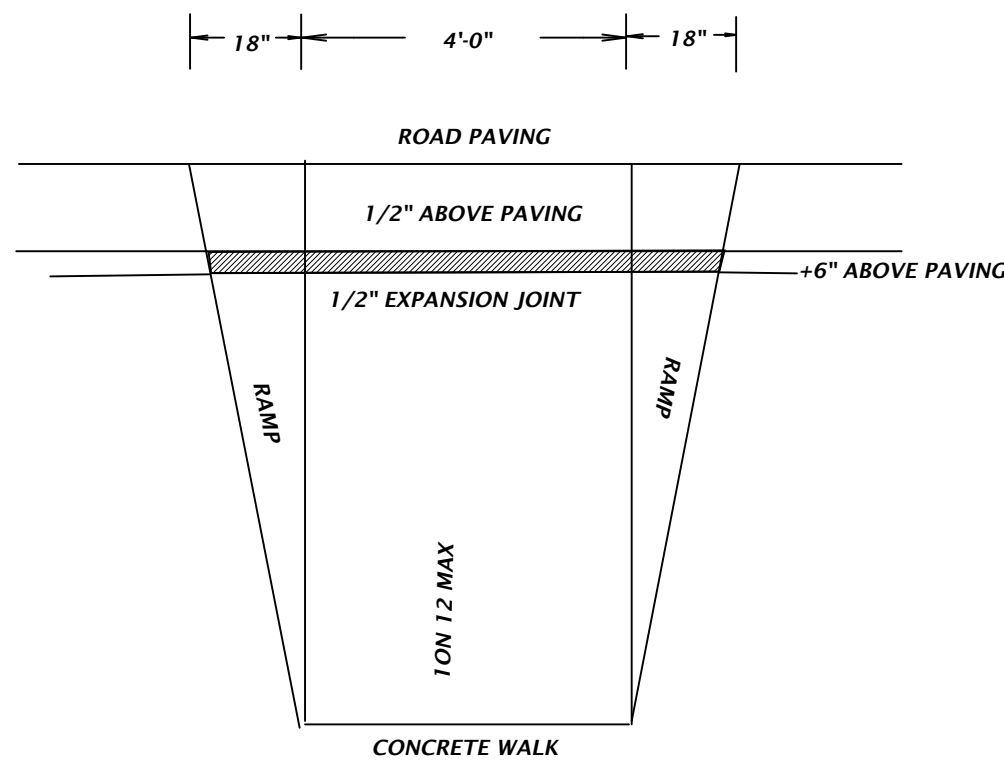


N.T.S.

02/01/02



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



CONCRETE WALK

N.T.S.



DETAIL SHEET FOR 31 SINGER

TOWN OF RAMAPO, ROCKLAND COUNTY
SPRING VALLEY, NEW YORK
AUGUST 18, 2023 SCALE : 1" = 10'

ANTHONY R. CELENTANO P.E.

31 ROSMAN ROAD
THIELLS, N.Y. 10984
845 429 5290 FAX 429 5974

Anthony R. Celetano LIC#76244

#	DATE	REVISION
3	12/31/25	REVISION
2	12/11/25	REVISION
1	2/8/24	REVISION
#	DATE	DESCRIPTION