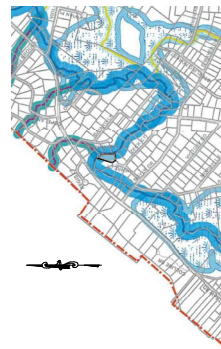


ZONE MAP NTS



VICINITY MAP NTS



RIVER & STREAM MAP

Zoning Districts

- R-1 Single-Family Residential (35,000 S.F. PL)
- R-2 Single-Family Residential (50,000 S.F. PL)
- R-3 Single-Family Residential (75,000 S.F. PL)
- R-4 Single-Family Residential (100,000 S.F. PL)
- R-5 Single-Family Residential (150,000 S.F. PL)
- R-6 Single-Family Residential (200,000 S.F. PL)
- R-7 Single-Family Residential (250,000 S.F. PL)
- R-8 Single-Family Residential (300,000 S.F. PL)
- R-9 Single-Family Residential (350,000 S.F. PL)
- R-10 Single-Family Residential (400,000 S.F. PL)
- R-11 Single-Family Residential (450,000 S.F. PL)
- R-12 Single-Family Residential (500,000 S.F. PL)
- R-13 Single-Family Residential (550,000 S.F. PL)
- R-14 Single-Family Residential (600,000 S.F. PL)
- R-15 Single-Family Residential (650,000 S.F. PL)
- R-16 Single-Family Residential (700,000 S.F. PL)
- R-17 Single-Family Residential (750,000 S.F. PL)
- R-18 Single-Family Residential (800,000 S.F. PL)
- R-19 Single-Family Residential (850,000 S.F. PL)
- R-20 Single-Family Residential (900,000 S.F. PL)
- R-21 Single-Family Residential (950,000 S.F. PL)
- R-22 Single-Family Residential (1,000,000 S.F. PL)
- R-23 Single-Family Residential (1,050,000 S.F. PL)
- R-24 Single-Family Residential (1,100,000 S.F. PL)
- R-25 Single-Family Residential (1,150,000 S.F. PL)
- R-26 Single-Family Residential (1,200,000 S.F. PL)
- R-27 Single-Family Residential (1,250,000 S.F. PL)
- R-28 Single-Family Residential (1,300,000 S.F. PL)
- R-29 Single-Family Residential (1,350,000 S.F. PL)
- R-30 Single-Family Residential (1,400,000 S.F. PL)
- R-31 Single-Family Residential (1,450,000 S.F. PL)
- R-32 Single-Family Residential (1,500,000 S.F. PL)
- R-33 Single-Family Residential (1,550,000 S.F. PL)
- R-34 Single-Family Residential (1,600,000 S.F. PL)
- R-35 Single-Family Residential (1,650,000 S.F. PL)
- R-36 Single-Family Residential (1,700,000 S.F. PL)
- R-37 Single-Family Residential (1,750,000 S.F. PL)
- R-38 Single-Family Residential (1,800,000 S.F. PL)
- R-39 Single-Family Residential (1,850,000 S.F. PL)
- R-40 Single-Family Residential (1,900,000 S.F. PL)
- R-41 Single-Family Residential (1,950,000 S.F. PL)
- R-42 Single-Family Residential (2,000,000 S.F. PL)
- R-43 Single-Family Residential (2,050,000 S.F. PL)
- R-44 Single-Family Residential (2,100,000 S.F. PL)
- R-45 Single-Family Residential (2,150,000 S.F. PL)
- R-46 Single-Family Residential (2,200,000 S.F. PL)
- R-47 Single-Family Residential (2,250,000 S.F. PL)
- R-48 Single-Family Residential (2,300,000 S.F. PL)
- R-49 Single-Family Residential (2,350,000 S.F. PL)
- R-50 Single-Family Residential (2,400,000 S.F. PL)
- R-51 Single-Family Residential (2,450,000 S.F. PL)
- R-52 Single-Family Residential (2,500,000 S.F. PL)
- R-53 Single-Family Residential (2,550,000 S.F. PL)
- R-54 Single-Family Residential (2,600,000 S.F. PL)
- R-55 Single-Family Residential (2,650,000 S.F. PL)
- R-56 Single-Family Residential (2,700,000 S.F. PL)
- R-57 Single-Family Residential (2,750,000 S.F. PL)
- R-58 Single-Family Residential (2,800,000 S.F. PL)
- R-59 Single-Family Residential (2,850,000 S.F. PL)
- R-60 Single-Family Residential (2,900,000 S.F. PL)
- R-61 Single-Family Residential (2,950,000 S.F. PL)
- R-62 Single-Family Residential (3,000,000 S.F. PL)
- R-63 Single-Family Residential (3,050,000 S.F. PL)
- R-64 Single-Family Residential (3,100,000 S.F. PL)
- R-65 Single-Family Residential (3,150,000 S.F. PL)
- R-66 Single-Family Residential (3,200,000 S.F. PL)
- R-67 Single-Family Residential (3,250,000 S.F. PL)
- R-68 Single-Family Residential (3,300,000 S.F. PL)
- R-69 Single-Family Residential (3,350,000 S.F. PL)
- R-70 Single-Family Residential (3,400,000 S.F. PL)
- R-71 Single-Family Residential (3,450,000 S.F. PL)
- R-72 Single-Family Residential (3,500,000 S.F. PL)
- R-73 Single-Family Residential (3,550,000 S.F. PL)
- R-74 Single-Family Residential (3,600,000 S.F. PL)
- R-75 Single-Family Residential (3,650,000 S.F. PL)
- R-76 Single-Family Residential (3,700,000 S.F. PL)
- R-77 Single-Family Residential (3,750,000 S.F. PL)
- R-78 Single-Family Residential (3,800,000 S.F. PL)
- R-79 Single-Family Residential (3,850,000 S.F. PL)
- R-80 Single-Family Residential (3,900,000 S.F. PL)
- R-81 Single-Family Residential (3,950,000 S.F. PL)
- R-82 Single-Family Residential (4,000,000 S.F. PL)
- R-83 Single-Family Residential (4,050,000 S.F. PL)
- R-84 Single-Family Residential (4,100,000 S.F. PL)
- R-85 Single-Family Residential (4,150,000 S.F. PL)
- R-86 Single-Family Residential (4,200,000 S.F. PL)
- R-87 Single-Family Residential (4,250,000 S.F. PL)
- R-88 Single-Family Residential (4,300,000 S.F. PL)
- R-89 Single-Family Residential (4,350,000 S.F. PL)
- R-90 Single-Family Residential (4,400,000 S.F. PL)
- R-91 Single-Family Residential (4,450,000 S.F. PL)
- R-92 Single-Family Residential (4,500,000 S.F. PL)
- R-93 Single-Family Residential (4,550,000 S.F. PL)
- R-94 Single-Family Residential (4,600,000 S.F. PL)
- R-95 Single-Family Residential (4,650,000 S.F. PL)
- R-96 Single-Family Residential (4,700,000 S.F. PL)
- R-97 Single-Family Residential (4,750,000 S.F. PL)
- R-98 Single-Family Residential (4,800,000 S.F. PL)
- R-99 Single-Family Residential (4,850,000 S.F. PL)
- R-100 Single-Family Residential (4,900,000 S.F. PL)

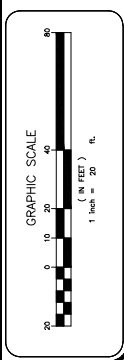
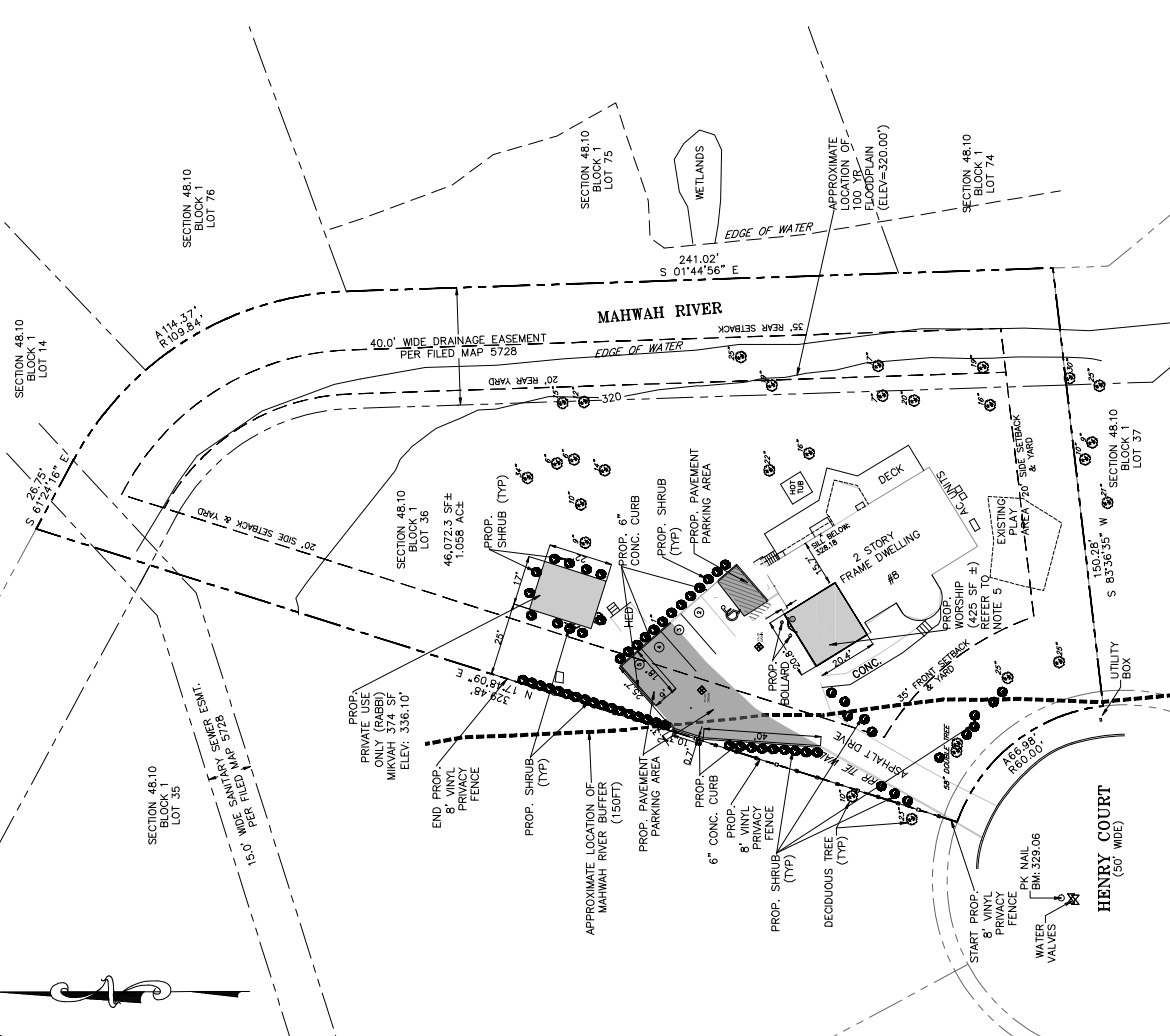
TABLE OF DIMENSIONAL REQUIREMENTS
NONCONFORMING LOTS PER § 195-59

USE GROUP	REQUIRED	EXISTING	PROPOSED
LOT AREA (SQ. FT.)	25,000	20,000	12,500
LOT WIDTH (FEET)	125	125	125
FRONT SETBACK (FEET)	35	60.70	60.70
FRONT YARD (FEET)	35	50.00	50.00
REAR SETBACK (FEET)	35	50.00	50.00
TOTAL SIDE SETBACK (FEET)	70	72.40	72.40
SIDE YARD (FEET)	20	20.00	0.7**
REAR YARD (FEET)	20	58.37	58.37
STREET FRONTAGE (FEET)	200.00	68.98	68.98
DEVELOPMENT COVERAGE (MAX. %)	40	21.19	28.15
FLOOR AREA RATIO (FAR)	0.20	0.20	0.22**
MAXIMUM HEIGHT (FEET)	7	7	7
PROVISIONS SPACES	7	7	7
PROVISIONS HEIGHT (PER § 195-59)	6	6	6

MINIMUM LOT AREA CALCULATIONS

DESCRIPTION	AREA (SQ. FT.)
A. GROSS LOT AREA	40,073.33
EXISTING BUILDING AREA	2,451.07
EXISTING DRIVEWAY	374.00
EXISTING DRIVEWAY	374.00
CONCRETE WALKWAY	18,927.41
CONCRETE PAD	77.25
POST TUBE	60.81
SHED	60.93
TOTAL	1,686.37
MINIMUM LOT AREA (A-B)	23,963.96

EXISTING COVERAGE	PROPOSED COVERAGE
EXISTING DWELLINGS	EXISTING DWELLINGS
EXISTING DRIVEWAY	EXISTING DRIVEWAY
EXISTING DRIVEWAY	EXISTING DRIVEWAY
CONCRETE WALKWAY	CONCRETE WALKWAY
CONCRETE PAD	CONCRETE PAD
POST TUBE	POST TUBE
SHED	SHED
TOTAL	TOTAL
EXISTING COVERAGE	EXISTING COVERAGE
PROPOSED COVERAGE	PROPOSED COVERAGE



- Legend**
- Montebello Parcels
 - W-EPD River & Streams
 - Class A - Mahwah River
 - Mahwah River Buffer - 150 feet
 - Class B Stream
 - Class B Stream Buffer - 150 feet
 - Class C Stream
 - Class C Stream Buffer - 15 feet
 - W-EPD Wetlands
 - Wetland Buffer - 100 feet

- FEEL LINE:**
- MAP NUMBER: 1000000000
 - FLOOR PROFILE: MAHWAH RIVER
 - DATE: 01/01/2010 11:11
- LEGEND:**
- MAHWAH RIVER BUFFER (150FT)
 - PARKING EQUIVALENTS
 - 2 SPACES PER EXISTING RESIDENTIAL USE TO REMAIN
 - RESIDENTIAL PARKING SPACES CALCULATED PER
 - REQUIREMENTS OF THE ZONING ORDINANCE
 - REMOVED WHEN CALCULATED BY MAP COORDINATES
 - OF 2B.
 - SPACES PROVIDED=5
- DOOR SCHEDULE:**
- (1) DOOR TO THE FIRST FLOOR

8 HENRY CT
8 HENRY COURT, VILLAGE OF MONTEBELLO
ROCKLAND COUNTY, NEW YORK 10901
SBL 48.10-1-36

Cal811

DATE: 05/27/2014

SCALE: 1"=50'

FILE NO.: 111

DATE: 05/27/2014

SITE PLAN

DRAWN BY: [Name]

CHECKED BY: [Name]

DATE: 05/27/2014

KEVIN P. MAHER, P.E., M.A.S.E.
CENTRAL VALLEY, NY 10815
LIC. 004914
NY 441-833-2289
NJ 732-833-2289
E-MAIL: INFO@KEVINPMAHER.COM

Drawn/Checked by: [Name]

DATE: 7/12/2014

NO.	REVISION	DATE	BY/NO.

NO.	REVISION	DATE	BY/NO.

GRAPHIC SCALE

1 inch = 50 feet

0 10 20 30 40 50 60 70 80