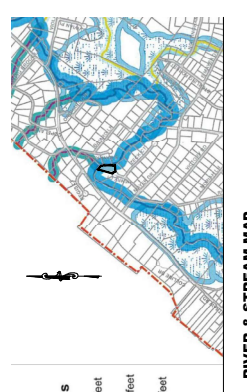


ZONE MAP NTS

- Zoning Districts**
- R-1: Single-Family Residential (30,000 Sq. Ft.)
 - R-2: Two-Family Residential (60,000 Sq. Ft.)
 - R-3: Large-Lot Single-Family Residential (15,000 Sq. Ft.)
 - R-4: Medium-Density Single-Family Residential
 - R-5: Medium-Density Single-Family Residential (12,000 Sq. Ft.)
 - R-6: Medium-Density Single-Family Residential (10,000 Sq. Ft.)
 - R-7: Medium-Density Single-Family Residential (8,000 Sq. Ft.)
 - R-8: Medium-Density Single-Family Residential (6,000 Sq. Ft.)
 - R-9: Medium-Density Single-Family Residential (4,000 Sq. Ft.)
 - R-10: Medium-Density Single-Family Residential (3,000 Sq. Ft.)
 - R-11: Medium-Density Single-Family Residential (2,000 Sq. Ft.)
 - R-12: Medium-Density Single-Family Residential (1,500 Sq. Ft.)
 - R-13: Medium-Density Single-Family Residential (1,000 Sq. Ft.)
 - R-14: Medium-Density Single-Family Residential (750 Sq. Ft.)
 - R-15: Medium-Density Single-Family Residential (500 Sq. Ft.)
 - R-16: Medium-Density Single-Family Residential (300 Sq. Ft.)
 - R-17: Medium-Density Single-Family Residential (200 Sq. Ft.)
 - R-18: Medium-Density Single-Family Residential (150 Sq. Ft.)
 - R-19: Medium-Density Single-Family Residential (100 Sq. Ft.)
 - R-20: Medium-Density Single-Family Residential (75 Sq. Ft.)
 - R-21: Medium-Density Single-Family Residential (50 Sq. Ft.)
 - R-22: Medium-Density Single-Family Residential (30 Sq. Ft.)
 - R-23: Medium-Density Single-Family Residential (20 Sq. Ft.)
 - R-24: Medium-Density Single-Family Residential (15 Sq. Ft.)
 - R-25: Medium-Density Single-Family Residential (10 Sq. Ft.)
 - R-26: Medium-Density Single-Family Residential (7.5 Sq. Ft.)
 - R-27: Medium-Density Single-Family Residential (5 Sq. Ft.)
 - R-28: Medium-Density Single-Family Residential (3.5 Sq. Ft.)
 - R-29: Medium-Density Single-Family Residential (2.5 Sq. Ft.)
 - R-30: Medium-Density Single-Family Residential (1.5 Sq. Ft.)
 - R-31: Medium-Density Single-Family Residential (1.0 Sq. Ft.)
 - R-32: Medium-Density Single-Family Residential (750 Sq. Ft.)
 - R-33: Medium-Density Single-Family Residential (500 Sq. Ft.)
 - R-34: Medium-Density Single-Family Residential (300 Sq. Ft.)
 - R-35: Medium-Density Single-Family Residential (200 Sq. Ft.)
 - R-36: Medium-Density Single-Family Residential (150 Sq. Ft.)
 - R-37: Medium-Density Single-Family Residential (100 Sq. Ft.)
 - R-38: Medium-Density Single-Family Residential (75 Sq. Ft.)
 - R-39: Medium-Density Single-Family Residential (50 Sq. Ft.)
 - R-40: Medium-Density Single-Family Residential (30 Sq. Ft.)
 - R-41: Medium-Density Single-Family Residential (20 Sq. Ft.)
 - R-42: Medium-Density Single-Family Residential (15 Sq. Ft.)
 - R-43: Medium-Density Single-Family Residential (10 Sq. Ft.)
 - R-44: Medium-Density Single-Family Residential (7.5 Sq. Ft.)
 - R-45: Medium-Density Single-Family Residential (5 Sq. Ft.)
 - R-46: Medium-Density Single-Family Residential (3.5 Sq. Ft.)
 - R-47: Medium-Density Single-Family Residential (2.5 Sq. Ft.)
 - R-48: Medium-Density Single-Family Residential (1.5 Sq. Ft.)
 - R-49: Medium-Density Single-Family Residential (1.0 Sq. Ft.)
 - R-50: Medium-Density Single-Family Residential (750 Sq. Ft.)



VICINITY MAP NTS



RIVER & STREAM MAP

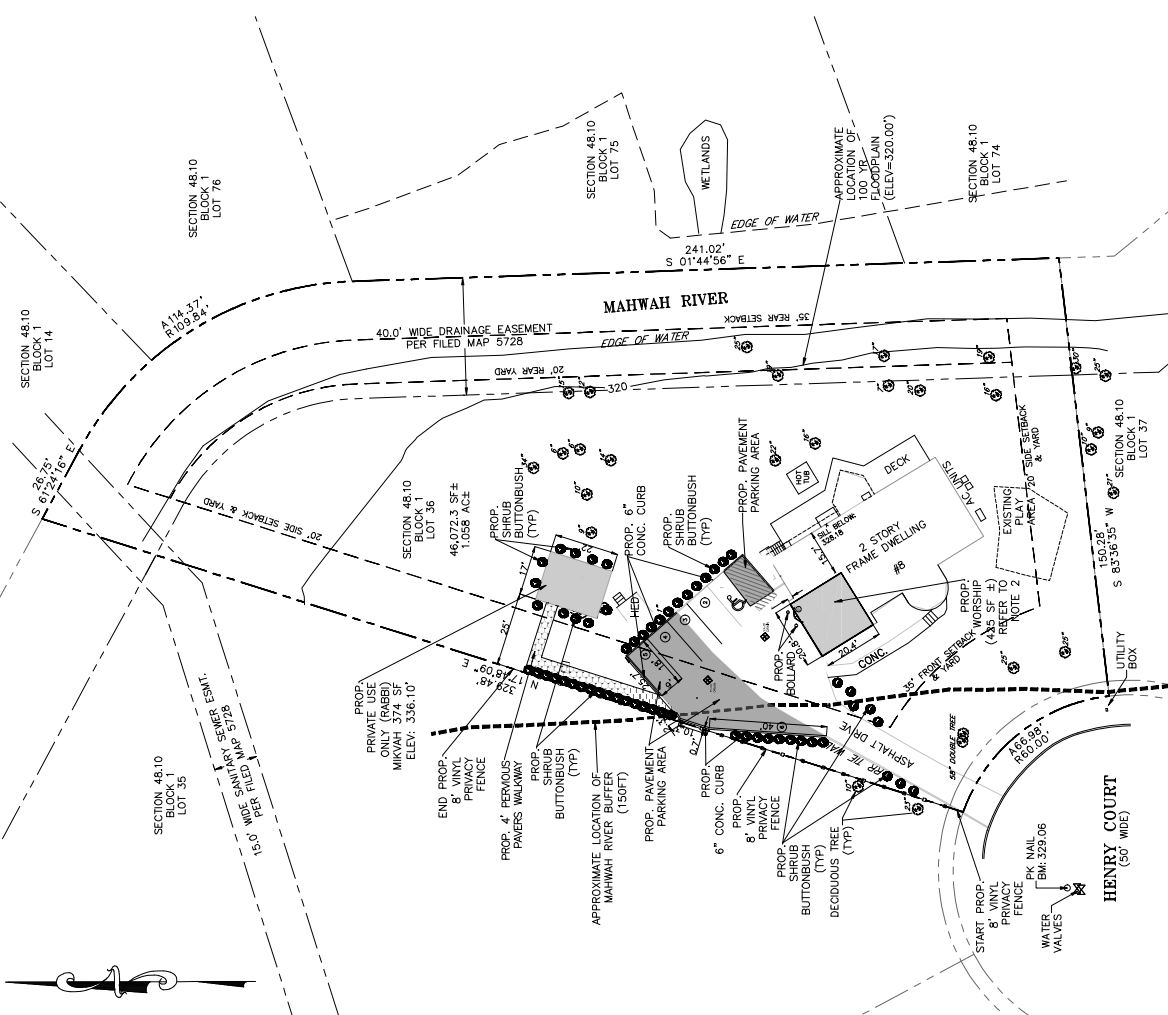
**TABLE OF DIMENSIONAL REQUIREMENTS
NONCONFORMING LOT PER S 195-B
ZONE: (R-23)**

USE CATEGORY	REQUIRED	EXISTING	PROPOSED
LOT WIDTH (FEET)	35.00	35.00	35.00
LOT DEPTH (FEET)	125.00	125.00	125.00
FRONT SETBACK (FEET)	35.00	35.00	35.00
REAR SETBACK (FEET)	35.00	35.00	35.00
SIDE SETBACK (FEET)	35.00	35.00	35.00
TOTAL SIDE SETBACK (FEET)	50.00	50.00	50.00
MAXIMUM LOT AREA (SQ. FT.)	4,375.00	4,375.00	4,375.00
MINIMUM LOT AREA (SQ. FT.)	1,750.00	1,750.00	1,750.00
STREET FRONTAGE (FEET)	300.00	300.00	300.00
MAXIMUM HEIGHT (FEET)	35.00	35.00	35.00
DEVELOPMENT COVERAGE MAX. (%)	40.00	21.13	23.13
FLOOR AREA RATIO (FAR)	0.20	0.20	0.22
ACCESSORY SIDE SETBACK (FEET)	75.00	75.00	75.00
PRIVACY WALL (FEET) PER S 195-B	6.00	6.00	6.00

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
DRAINAGE EASEMENT	15,003.00
100-10 FLOOD AREA	18,927.41
5% OF AREA WITH SLOPES BETWEEN 15-20%	3,232.66
50% AREA WITH SLOPES BETWEEN 20-25%	2,155.20
MINIMUM LOT AREA (A-B)	23,965.98

EXISTING COVERAGE	PROPOSED COVERAGE
IMPERVIOUS AREA	IMPERVIOUS AREA
EXISTING DWELLING	EXISTING DWELLING
ASPHALT DRIVEWAY	PROPOSED DRIVEWAY
CONCRETE WALKWAY	CONCRETE WALKWAY
CONCRETE PAD	CONCRETE PAD
HOT TUB	HOT TUB
SHED	SHED
TOTAL	TOTAL
EXISTING COVERAGE	21.13%
PROPOSED COVERAGE	23.13%



SITE PLAN

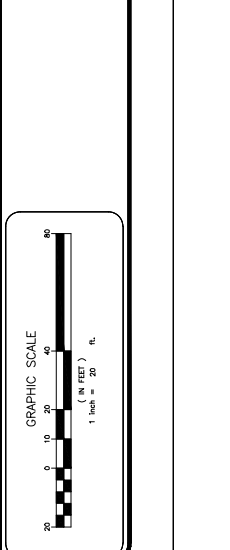
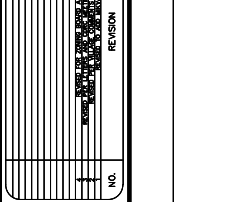
DATE: 06/27/2024
SCALE: 1"=50'
DRAWN BY: [Signature]
CHECKED BY: [Signature]

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

KEVIN P. MAHER, P.E., M.A.S.C.E.
CENTRAL VALLEY, NY 16071
NY 644-06644
PA 717-816-2286
E-MAIL: INFO@MAHER.COM

DATE: 06/27/2024

NO.	REVISION	DATE



NOTES:

- MAHWAH RIVER FLOOD PROFILE: MAHWAH RIVER (ELEVATION 320.00)
- MAHWAH RIVER BUFFER (150FT)
- PARKING EQUIVALENTS
- 2 SPACES PER EXISTING RESIDENTIAL USE TO REMAIN
- RESIDENTIAL PARKING SPACES CALCULATED PER SECTION 195-B
- RECREATION AREAS CALCULATED PER SECTION 195-B
- SPACES PROVIDED: 5
- DOOR SCHEDULE: (D) DOOR TO THE FIRST FLOOR