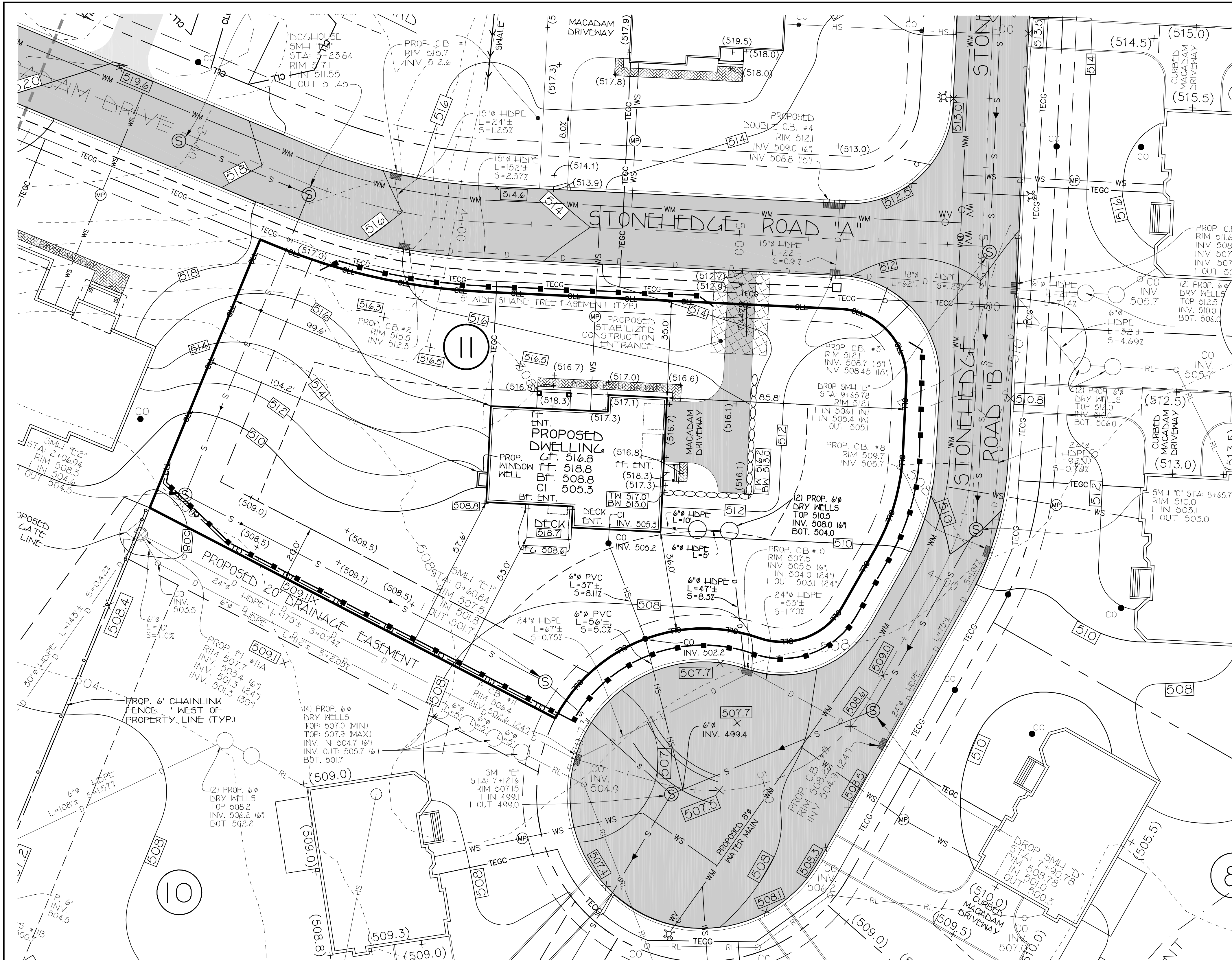
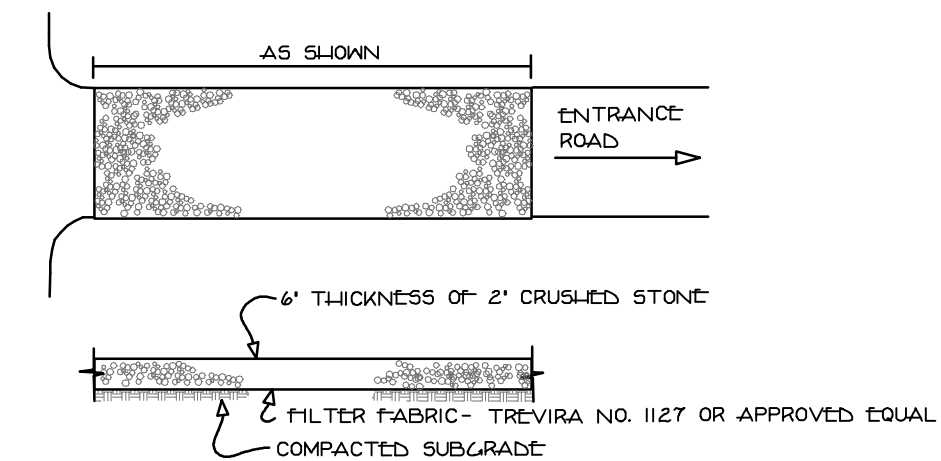




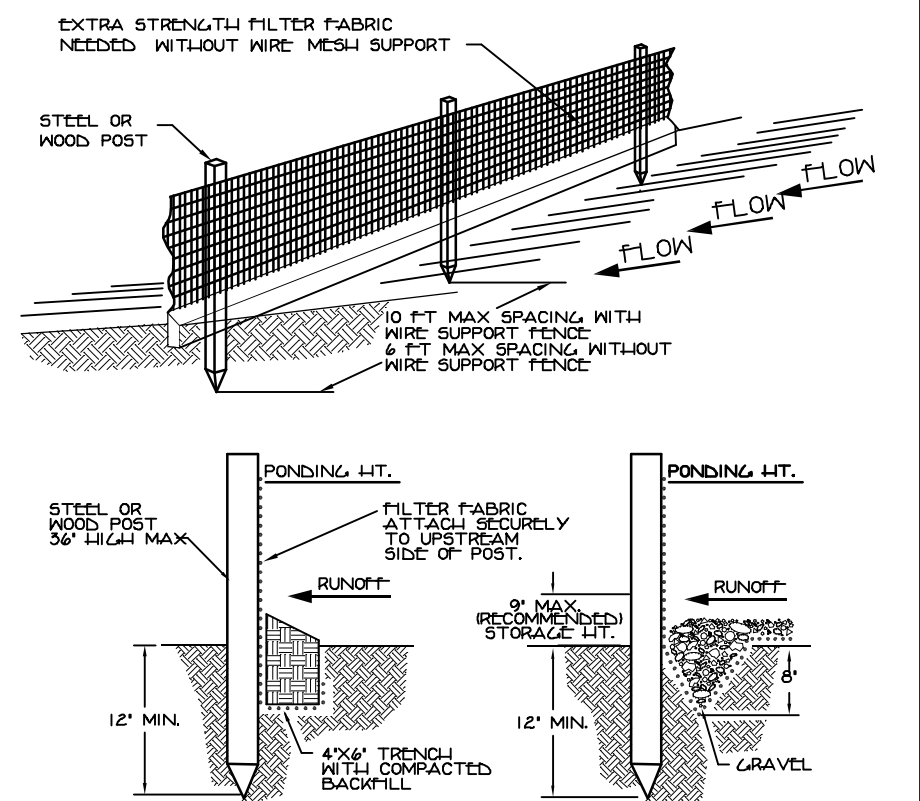
TAX LOT: SECTION 49.13, BLOCK 1, LOT 13.11

EXISTING	PROPOSED	ITEMS
---	---	PROPERTY LINE
---	---	BUILDING SETBACK LINE
---	---	SANITARY SEWER
---	---	SAN. SEWER MANHOLE
---	---	SEWER SERVICE
---	---	CLEAN-OUT
---	---	WATER MAIN
---	---	WATER SERVICE
---	---	WATER VALVE
---	---	FIRE HYDRANT
---	---	WATER METER PIT
---	---	GAS MAIN
---	---	GAS SERVICE
---	---	GAS VALVE
---	---	DRAIN PIPE
---	---	DRAINAGE MANHOLE
---	---	DRAINAGE M.H. W/GRATE
---	---	CATCH BASIN
---	---	UTILITY POLE
---	---	UNDERGROUND UTILITIES
---	---	OVERHEAD ELECTRIC
---	---	10' CONTOUR INTERVAL
---	---	2' CONTOUR INTERVAL
---	---	SPOT GRADE
---	---	WALL & CURB ELEV.



STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

VICINITY MAP
SCALE: 1"=300'



STANDARD DETAIL ALTERNATE DETAIL

- NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
 4. FENCE SYMBOL ON PLAN =

SILT FENCE
N.T.S.

*REFER TO APPROVED SUBDIVISION PLANS DATED 10-17-24 FOR THE FOLLOWING ITEMS (AT MINIMUM):
GENERAL NOTES
CONSTRUCTION DETAILS
EROSION CONTROL NOTES
CONSTRUCTION SEQUENCING

GROSS FLOOR AREA CALCULATIONS PER PLANS BY
ERIC KNUTE OSBORN ARCHITECT, DATED 4/29/25:
MAIN FLOOR AREA = 2,326 SQ. FT.
2ND FLOOR AREA = 2,122 SQ. FT.
FRONT PORCH AREA = 72 SQ. FT.
BASEMENT AREA = 1,485 SQ. FT.
TOTAL FLOOR AREA = 6,005 SQ. FT.

FLOOR AREA RATIO CALCULATIONS:
GROSS FLOOR AREA / GROSS LOT AREA = F.A.R.
PROPOSED
6,005 SF. / 30,777 SF. = 0.1951 (0.20)

DEVELOPMENT COVERAGE CALCULATIONS:
IMPERVIOUS SURFACE / LOT AREA = MAX. DEV.
PROPOSED:
4,255 SF. / 30,777 SF. = 0.1383 (0.14)

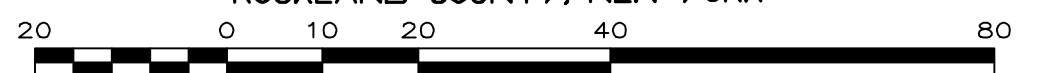
BULK TABLE
RURAL PRESERVATION OVERLAY DISTRICT

RR-50 USE GROUP (1)	LOT AREA		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 BLDG. FT.	DEVELOPMENT COVERAGE (%)	FLOOR AREA RATIO (F.A.R.)
	GROSS (SQ. FT.)	NET (SQ. FT.)												
REQUIRED		25,000	125	35	35	20	50	20	35	20	90	35	40	0.20
PROPOSED	30,777	25,239	172.7	35	35	53	N/A*	53	99.6	99.6	433.61	35	14	0.20

* LOT HAS FRONTAGE ON THREE SIDES AND ONE SIDE YARD.



PLOT PLAN OF TAX LOT 49.13-1-13.11
(LOT #11) OF THE SUBDIVISION FOR
STONEHEDGE HEIGHTS
LOCATED IN THE
VILLAGE OF MONTEBELLO
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK



SPARACO & YOUNGBLOOD, PLLC
CIVIL ENGINEERING * LAND SURVEYING
SITE PLANNING
18 NORTH MAIN STREET
P.O. BOX 918
LIARIMAN, N.Y. 10926
TEL: (845) 782-8543
FAX: (845) 782-5901
WWW.SPARACOENGINEERING.COM

YB-4606

APR. 29, 2025

1" = 20'

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