

- [illegible]

TABLE OF BULK REQUIREMENTS														
RURAL PRESERVATION OVERLAY DISTRICT														
	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. LOT (FT.)	DEVELOPMENT COVERAGE (%)	FLOOR AREA RATIO (FAR)
	GROSS SQ. FT.)	NET SQ. FT.)												
REQUIRED		25,000	125	35	35	20	50	20	35	20	90	35	40	0.20
LOT 1	117,075	114,431	272.9	35	35	20	50	20	35	20	685.52	35	* 20	* 0.10
LOT 2	41,532	35,995	230.6	35	35	20	50	20	35	20	455.96	35	40	0.20
LOT 3	40,209	38,761	142.5	35	35	20	50	20	35	20	90.00	35	40	0.20
LOT 4	40,056	40,052	142.5	35	35	20	50	20	35	20	90.00	35	40	0.20
LOT 5	27,470	26,404	143.5	35	35	20	50	20	35	20	142.17	35	40	0.20
LOT 6	28,093	28,028	130.7	35	35	20	50	20	35	20	130.67	35	40	0.20
LOT 7	36,629	34,076	129	35	35	20	50	20	35	20	108.25	35	40	0.20
LOT 8	44,802	35,078	125.6	35	35	20	50	20	35	20	122.47	35	40	0.20
LOT 9	50,820	38,510	143.7	35	35	20	50	20	35	20	90.00	35	40	0.20
LOT 10	51,776	42,153	142.5	35	35	20	50	20	35	20	90.00	35	40	0.20
LOT 11	30,777	25,239	172.7	35	35	20	50	20	35	20	433.61	35	40	0.20
LOT 12	143,544	91,370	316.6	35	35	20	50	20	35	20	855.1	35	* 20	* 0.10

* THE F.A.R. AND DEVELOPMENT COVERAGE FOR LOTS #1 AND #12 HAVE BEEN REDUCED AND LIMITED IN ACCORDANCE WITH THE CONDITIONS OF THE PRELIMINARY SUBDIVISION APPROVAL. THESE LIMITATIONS ARE TO BE SPECIFICALLY DOCUMENTED IN THE RESTRICTIVE COVENANT TO BE FILED FOR THE 200' PRESERVATION AREA ALONG SPOOK ROCK ROAD.

LEGEND		
EXISTING	PROPOSED	ITEMS
—	—	PROPERTY LINE
—	—	BUILDING SETBACK LINE
□	□	CONCRETE MONUMENT
⑤		SN. SEWER MANHOLE
○CD		CLEAN-OUT
⑩		DRAINAGE MANHOLE
■		CATCH BASIN
W		WATER VALVE
W		GAS VALVE
—		UTILITY POLE
—		OVERHEAD ELECTRIC
—		GUY WIRE

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING, OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

16 NYOSR PART 755
EQUIPMENT & WORKING DAYS NOTICE PRIOR
TO START OF ANY UNDERGROUND WORK

DIG SAFELY
NEW YORK
WWW.DIGSAFELY.NYOSR.COM

1-800-962-7962

THIS IS TO CERTIFY THAT THE STONEHEDGE FARM WAS APPROVED
ON THE DATE SHOWN BELOW. CONSENT IS HEREBY GIVEN TO THE FILING OF THIS MAP IN
THE OFFICE OF THE COUNTY CLERK OF ROCKLAND COUNTY. THIS APPROVAL IS NULL AND
VOID IF WATER AND SEWAGE DISPOSAL FACILITIES ARE NOT INSTALLED IN ACCORDANCE
WITH THE FILED PLANS OR AMENDMENTS THERETO APPROVED BY THE DEPARTMENT.

SENIOR PUBLIC HEALTH ENGINEER

PE: _____
DATE: _____

THE OWNER OR HIS REPRESENTATIVE, HEREBY
IRREVOCABLY OFFERS FOR DEDICATION TO THE VILLAGE
OF MONTECELLO OR OTHER GOVERNMENTAL ENTITY, ALL
THE STREETS, MUNICIPAL USES, EASEMENTS, PARKS AND
REQUIRED UTILITIES SHOWN IN THE WITHIN SUBDIVISION
PLAT AND CONSTRUCTION PLANS IN ACCORDANCE WITH
AN IRREVOCABLE OFFER OF DEDICATION DATED _____
_____ AND RECORDED IN THE ROCKLAND COUNTY
CLERK'S OFFICE.

APPROVED BY RESOLUTION OF THE
VILLAGE OF MONTEBELLO
PLANNING BOARD ON _____
DATE _____

PLANNING BOARD CHAIRMAN
DATE _____

ROCKLAND COUNTY DRAINAGE AGENCY

CHAIRMAN CHARLES VEZZETTI DATE

I HEREBY CERTIFY THAT THIS SURVEY
 WAS PREPARED BY OR UNDER MY MADE FROM AN
 ACTUAL SURVEY OF THE LANDS. ME ON: 10-11-21
 GEORGE D. LANGBERG
 UNAUTHORIZED HANDS OR ADDITION TO THIS
 PLAT IS A VIOLATION OF THE
 NEW YORK STATE EMBLEM ACT. COPIES OF THIS
 MAP NOT BEING VALID WITHOUT THE SURVEYOR
 OR ENGINEER QUALIFIED TO BE VALID.
 5981
 GEORGE D. LANGBERG
 GEORGE D. LANGBERG, PLS #050911 ©

REVISIONS:
 1. REV. PLANS AS PER VILL. 11-11-21
 10. REVISED SUBDIVISION - 5/28/24
 11. REVISED SUBDIVISION - 6/28/24
 12. GENERAL REVISIONS - 7/1/24
 15. CHECK PRINT REV. - 10-17-24
 20. REV. INFILTRATION POND - 5/27/25

FINAL SUBDIVISION PLAT
OF
STONEHEDGE HEIGHTS
LOCATED IN
VILLAGE OF MONTEBELLO
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

GRAPHIC SCALE
50 40 30 20 10 0 50 100 150

PRACO & YOUNGBLOOD, PLLC
LAND ENGINEERING & LAND SURVEYING
SITE PLANNING
18 NORTH MAIN STREET
P.O. BOX 89
HARRISBURG, NY 10926
TEL: (845) 782-0843
FAX: (845) 782-0900

FILE # 4
DATE DEC.
SCALE 1"