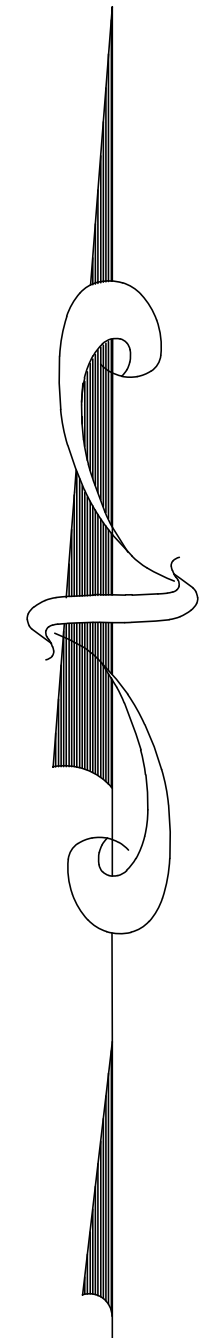


SITE PLAN NOTES



- Drawing Issue

No.	Date		By
1	4-14-20	For Planning	RB

Drawing Revisions

No.	Date		By

Bello
Architecture, PLLC

36 New Street
Rye, New York 10580
Tel: 914-690-0870
Fax: 914-937-1968

Project:

Prisament Residence

68 Belden Avenue
Dobbs Ferry, New York 10522

Sheet Title:

Proposed Site Plan

Zoning Tabulation						
* INDICATES REQUIRED VARIANCES		66 BELDEN AVENUE 3.50-16-16.1			EMPTY LOT 3.50-16-16.2	
Zone: OF-4	Allowed / Required	Existing	Proposed		Existing	Proposed
DIMENSIONAL REQUIREMENTS						
MIN. NET LOT AREA SF	10,000	14,653.932	* 7,499.453 - 6 = 7,493.453		NA	* 7,154.479 - 1,192 = 5,962.47
MIN. LOT WIDTH FT	100	97.70	* 50.0		NA	* 47.70
MIN. LOT DEPTH FT	100	150	150		NA	150
MAX. LOT COVERAGE BY BUILDINGS	22%	10.30%	20.14%		NA	12.8% +/-
MAX. LOT COVERAGE IMP. SURFACES	40%	17.16%	33.56%		NA	28.56% +/-
MIN. FRONT YARD SETBACK FT	25	22.33	22.33	Exist. Non-Conforming	NA	27
MIN. REAR YARD SETBACK FT	25	78.17	78.17		NA	87.0 +/-
MIN. SIDE YARD SETBACK EACH FT	12	20.99	* 2.14		NA	* 10.83
MIN. SIDE YARD SETBACK BOTH FT	30	71.73 +/-	* 23.13		NA	* 21.83
Parking	2	2	2		NA	2
Use	1 Fam. Dwelling	1 Fam. Dwelling	1 Fam. Dwelling		NA	1 Fam. Dwelling

Scale $1'' = 10'-0''$	Project No. 19116
Date 4/14/20	Sheet No. SP-102
Drawn By RB	