

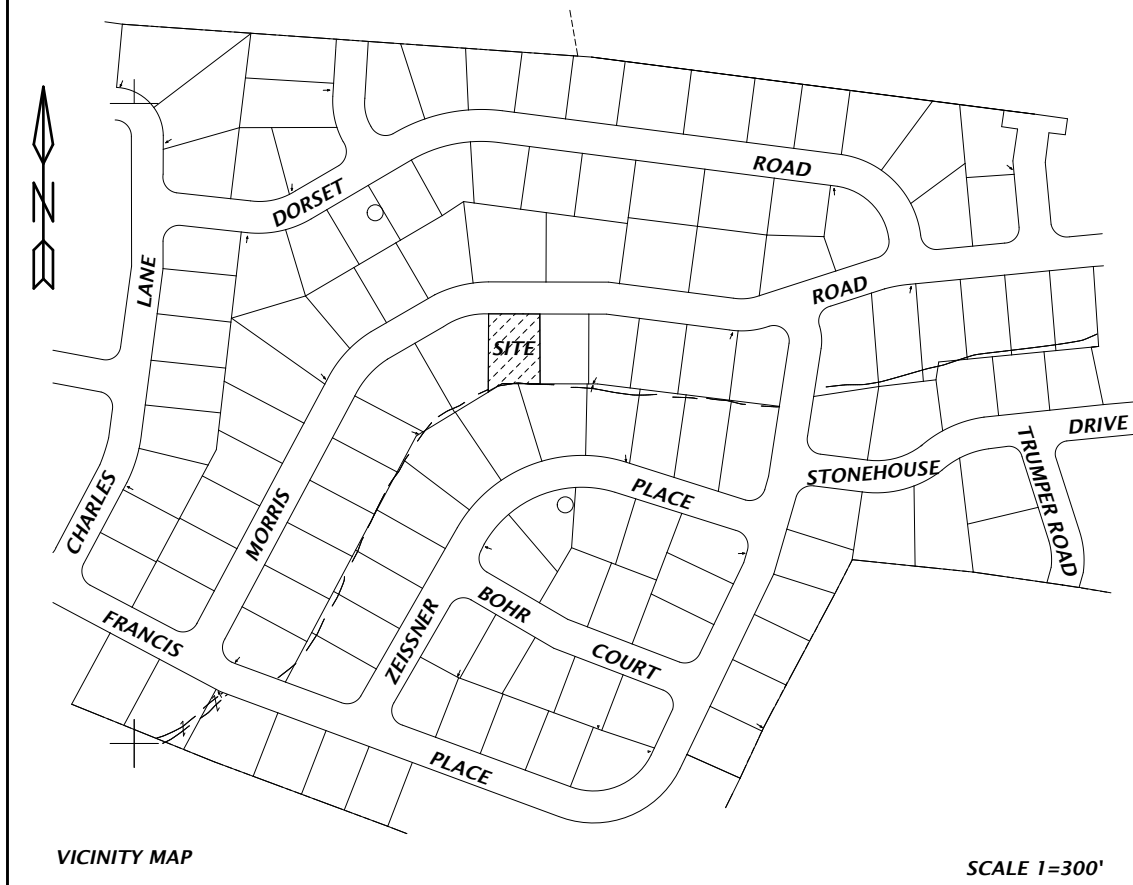
LOT AREA 8,996.55 SQUARE FEET- 1/2(EASEMENT AND FLOOD PLAIN 1310 SF)=8341 SF

BEING LOT 6 BLOCK 6 ON A CERTAIN MAP ENTITLED
"SECTION THREE SPRING VILLAGE"
FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE
AS MAP #2967 BOOK #64 PAGE #27 ON 04/24/1962.

BULK REQUIREMENTS ZONE: R-1A TWO FAMILY DETACHED DWELLING

	USE GROUP	MINIMUM LOT AREA (SQUARE FEET)	LOT WIDTH (FEET)	FRONT YARD (FEET)	SIDE YARD (FEET)	REAR YARD (FEET)	TOTAL SIDE YARD (FEET)	MAXIMUM BUILDING HEIGHT	MAXIMUM BUILDING HEIGHT	FLOOR AREA RATIO (FAR)	PARKING	STREET FRONTAGE
REQUIRED	C	8,500 SF	80'	25'	15'	20'	30'	35'	3 STORIES	0.65	4	70'
PROVIDED	C	8,996 SQFT	80.64'	25'	10"	24'	20"	<35'	<3 STORIES	0.65	4	80.64'
WITH REDUCTION		8341 SQFT*								1.0*		

*VARIANCE REQUIRED



- 1) ELECTRIC DISTRICT: ORANGE AND ROCKLAND
- 2) SEWER DISTRICT: RCD&H
- 3) WATER DISTRICT: VEOLIA NORTH AMERICA, UNITED STATES
- 4) FIRE DISTRICT: SPRING VALLEY
- 5) AMBULANCE DISTRICT: SPRING VALLEY
- 6) POLICE DISTRICT: SPRING VALLEY
- 7) SCHOOL DISTRICT: EAST RAMAPO

100 YEAR FLOOD
ELEVATION 470
NAVD 88

TAX MAP DESIGNATION: 50.69-2-9

PROPOSED TWO FAMILY

26 MORRIS RD.

TOWN OF RAMAPO, ROCKLAND COUNTY

SPRING VALLEY, NEW YORK

AUGUST 28, 2024 SCALE: 1" = 10'

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