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"IT IS A VIOLATION OF THE STATE EDUCATION LAW
FOR ANY PERSON, UNLESS ACTING UNDER THE
DIRECTION OF A LICENSED LAND SURVEYOR, TO
ALTER AN ITEM IN ANY WAY."
"ONLY COPIES OF THIS SURVEY MARKED WITH THE
LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL
EMBOSSED OR INK SEAL ARE THE PRODUCT OF THE
LAND SURVEYOR."
"THIS SURVEY WAS PREPARED FOR THE PARTIES AND
PURPOSE INDICATED HEREON. ANY EXTENSION OF
THE USE BEYOND THE PURPOSES AGREED TO
BETWEEN THE CLIENT AND THE SURVEYOR, EXCEEDS
THE SCOPE OF THE ENGAGEMENT."
THIS SURVEY MAP IS SUBJECT TO AN ACCURATE
ABSTRACT OF TITLE.
EASEMENTS OR RIGHTS OF WAY ON OR BELOW THE
SURFACE OF THE GROUND THAT ARE
NOT VISIBLE ARE NOT SHOWN.

LOT AREA= 5,412.06 SQUARE FEET

TAX MAP DESIGNATION: 57.38-1-25

PROPOSED TWO
FAMILY FOR

51 W. CHURCH ST.

TOWN OF RAMAPO, ROCKLAND COUNTY

SPRING VALLEY, NEW YORK

NOVEMBER 7, 2024 SCALE : 1" = 10'

0 10 20 30

ANTHONY R. CELENTANO P.E.

76244
31 ROSMAN ROAD
THIELLS, N.Y. 10984
845 429 5290 FAX 429 5974

Anthony R. Celentano LIC#76244

BULK REQUIREMENTS **ZONE: R-2 TWO FAMILY DWELLING**

USE GROUP C	MIN. LOT AREA	LOT WIDTH W CHURCH	LOT WIDTH W JOHNSON	FRONT YARD W CHURCH	FRONT YARD W JOHNSON	TOT SIDE YARD	SIDE YARD	REAR YARD	STREET FRONTAGE	MAX. BUILDING HEIGHT	MAX. BUILDING HEIGHT	FLOOR AREA RATIO	PARKING
REQUIRED	10,000 S.F.	105	105'	25'	25'	30'	15'	20'	70'	35'	3 STORIES	0.65	4
PROVIDED	5,412.06 SF*	53'	109.25'	20'	10'	N/A	10'	15'	168.6'	<35'	TWO STORY PLUS BASEMENT	0.70*	4

*VARIANCE REQUIRED
22 H VISIBILITY