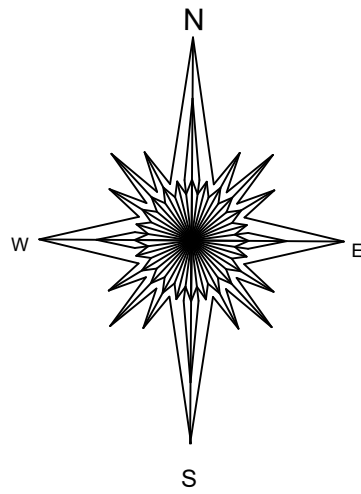


BULK REQUIREMENTS ZONE: R-1A TWO FAMILY DWELLING

	USE GROUP	MIN. LOT AREA	LOT WIDTH	FRONT YARD	SIDE YARD	REAR YARD	TOT SIDE YARD	MAX. BUILDING HEIGHT	MAX. BUILDING HEIGHT	FLOOR AREA RATIO	PARKING	STREET FRONTAGE
REQUIRED	C	8,500 SF	80'	25'	15'	20'	30'	35'	3 STORIES	0.65	4	70'
PROVIDED	C	10,704 SF	87'	27.8'	10"	20'	20"	<35'	2 STORY PLUS BASEMENT	0.80*	4	87'

*VARIANCE REQUIRED

A PORTION OF BASEMENT TO BE GREATER THAN 7' 6" OTHERWISE 65%



BEING LOT 30 BLOCK M ON A CERTAIN MAP ENTITLED
"SECTION FOUR BLUEBERRY HILL"
FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE
AS MAP #3462 BOOK #71 PAGE #57 ON 6/16/1966.



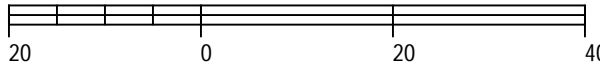
- 1) ELECTRIC DISTRICT: ORANGE AND ROCKLAND
- 2) SEWER DISTRICT: RCSD#1
- 3) WATER DISTRICT: VEOLIA OF NORTH AMERICA
- 4) FIRE DISTRICT: SPRING VALLEY
- 5) AMBULANCE DISTRICT: SPRING HILL
- 6) POLICE DISTRICT: SPRING VALLEY
- 7) SCHOOL DISTRICT: EAST RAMAPO

LOT AREA=10,704 SQUARE FEET

TAX MAP DESIGNATION: 49.68-2-3

PROPOSED TWO
FAMILY FOR
28 DANA
ROAD

TOWN OF RAMAPO, ROCKLAND COUNTY
SPRING VALLEY, NEW YORK
MARCH 30, 2025 SCALE : 1" = 20'



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Anthony R. Celentano

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