



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

LOT AREA = 10,000.00 SQUARE FEET
BEING LOT 8 BLOCK H ON A CERTAIN MAP ENTITLED
"SECTION 2 SPRING VILLAGE"
FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE
AS MAP #2836 BOOK #62 PAGE #46 ON 2/24/1961.

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
REQUIRED	C	8,500 SF	85'	25'	15'	20'	30'	35'	3 STORIES	0.65	4
GRANTED	C	9,305 SF	100'	20"	10"	20'	20"	<35'	3 STORIES	0.70"	4
PROVIDED										1.17"	

* VARIANCE GRANTED
** VARIANCE REQUIRED

LOT AREA=10000 SQUARE FEET-1/2(EASEMENT 1390)-9305 SQFT



TAX MAP DESIGNATION: 50.69-1-14
PROPOSED TWO FAMILY
FOR

11 DORSET RD

TOWN OF RAMAPO, ROCKLAND COUNTY
REV 2/10/25
SPRING VALLEY NEW YORK

FEBRUARY 11, 2022 SCALE : 1" = 10'

0 10 20 30

ANTHONY R. CELENTANO P.E.
31 ROSMAN ROAD
THIELLS, N.Y. 10984
845 429 5290 FAX 429 5974

Anthony R. Celetano LIC#76244
9895