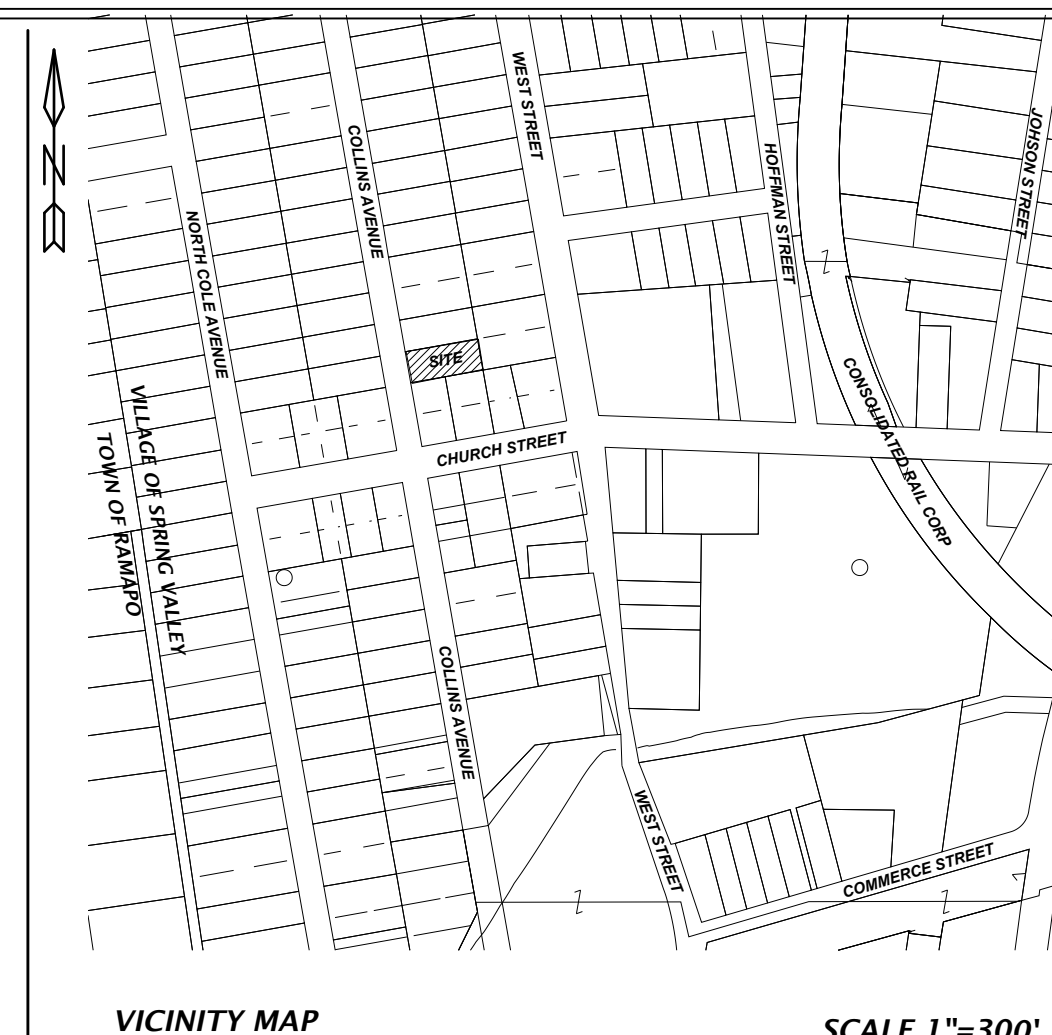


BULK REQUIREMENTS ZONE: R-2 TWO FAMILY

	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	10,000 SF	80'	25'	15'	20'	30'	35'	3 STORIES	0.65	4	70'
PROVIDED	C	5750 SF*	50'*	25'	10'*	15'*	20'*	<35'	<3 STORY	0.65	4	50'*

*VARIANCE REQUIRED



VICINITY MAP

SCALE 1"=300'

- 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 = 5,750.00 SQUARE FEET
TAX MAP DESIGNATION: 57.38-1-74

PROPOSED TWO
FAMILY

18 COLLINS AVE

TOWN OF RAMAPO, ROCKLAND COUNTY

SPRING VALLEY, NEW YORK

MARCH 16, 2025 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. Celentano

LIC#76244