

ZONE: R-1A
BULK REQUIREMENTS **PROPOSED TWO FAMILY DWELLING**

USE GROUP C LOT#1	MIN. LOT AREA	LOT WIDTH	MINIMUM FRONT DEPTH	SIDE YARD	REAR YARD	TOTAL SIDE YARD	MAXIMUM NUMBER OF STORIES	MAXIMUM HEIGHT	FLOOR AREA RATIO	PARKING	STREET FRONTAGE	SECTION 229-41A
REQUIRED	8,500 SF	80'	25'	15'	20'	30'	3	35'	0.65	4	70'	5'
PROVIDED	8,126 SF*	41.86**	30'	10**	15**	20**	3	<35'	0.65	4	36.49**	0**

* VARIANCE REQUIRED NO FIRE LANE REQUIRED EAVES UNDER 30'

ZONE: R-1A
BULK REQUIREMENTS **PROPOSED TWO FAMILY DWELLING**

USE GROUP C LOT#2	MIN. LOT AREA	LOT WIDTH	MINIMUM FRONT DEPTH	SIDE YARD	REAR YARD	TOTAL SIDE YARD	MAXIMUM NUMBER OF STORIES	MAXIMUM HEIGHT	FLOOR AREA RATIO	PARKING	STREET FRONTAGE	SECTION 229-41A
REQUIRED	8,500 SF	80'	25'	15'	20'	30'	3	35'	0.65	4	70'	5'
PROVIDED	7,387 SF*	44.18**	30'	10**	15**	20**	3	<35'	0.65	4	38.51**	0**

* VARIANCE REQUIRED NO FIRE LANE REQUIRED EAVES UNDER 30'

PARKING CALCULATIONS:

2 SPACES PER UNIT
1 DWELLING=2 UNITS
THEREFORE = 4 PARKING SPACES REQUIRED PER LOT

FAR CALCULATED BY ARCHITECT



NOTES:

1. TAX MAP NUMBER- MAP 49.68-2-23
2. APPLICANT: 1 FOX LN LLC
1 FOX LN
SPRING VALLEY, NY 10977
3. OWNER: SAME AS APPLICANT
4. TOTAL AREA= 15,513.69 SQUARE FEET = 0.36 ACRES
5. TOTAL NUMBER OF LOTS 2
6. THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED IN SECTION 239N OF THE GENERAL MUNICIPAL LAW WHEN APPLICABLE.
7. INFORMATION REGARDING PLAT REVIEW, APPROVAL, AND DETAILS IS AVAILABLE IN THE SPRING VALLEY PLANNING BOARD FILES.
8. PROPERTY IS NOT LOCATED IN FLOOD PLAIN OVERLAY DISTRICT

- 1) ELECTRIC DISTRICT: ORANGE AND ROCKLAND
- 2) SEWER DISTRICT: ROSDW1
- 3) WATER DISTRICT: VEOLIA
- 4) FIRE DISTRICT: SPRING VALLEY
- 5) AMBULANCE DISTRICT: SPRING HILL
- 6) POLICE DISTRICT: SPRING VALLEY
- 7) SCHOOL DISTRICT: EAST RAMAPO



TAX MAP DESIGNATION: 49.68-2-23

**PROPOSED SUBDIVISION
PLAN FOR**

1 FOX LN

TOWN OF RAMAPO, ROCKLAND COUNTY

SPRING VALLEY, NEW YORK

AUGUST 25, 2020 SCALE: 1" = 20'

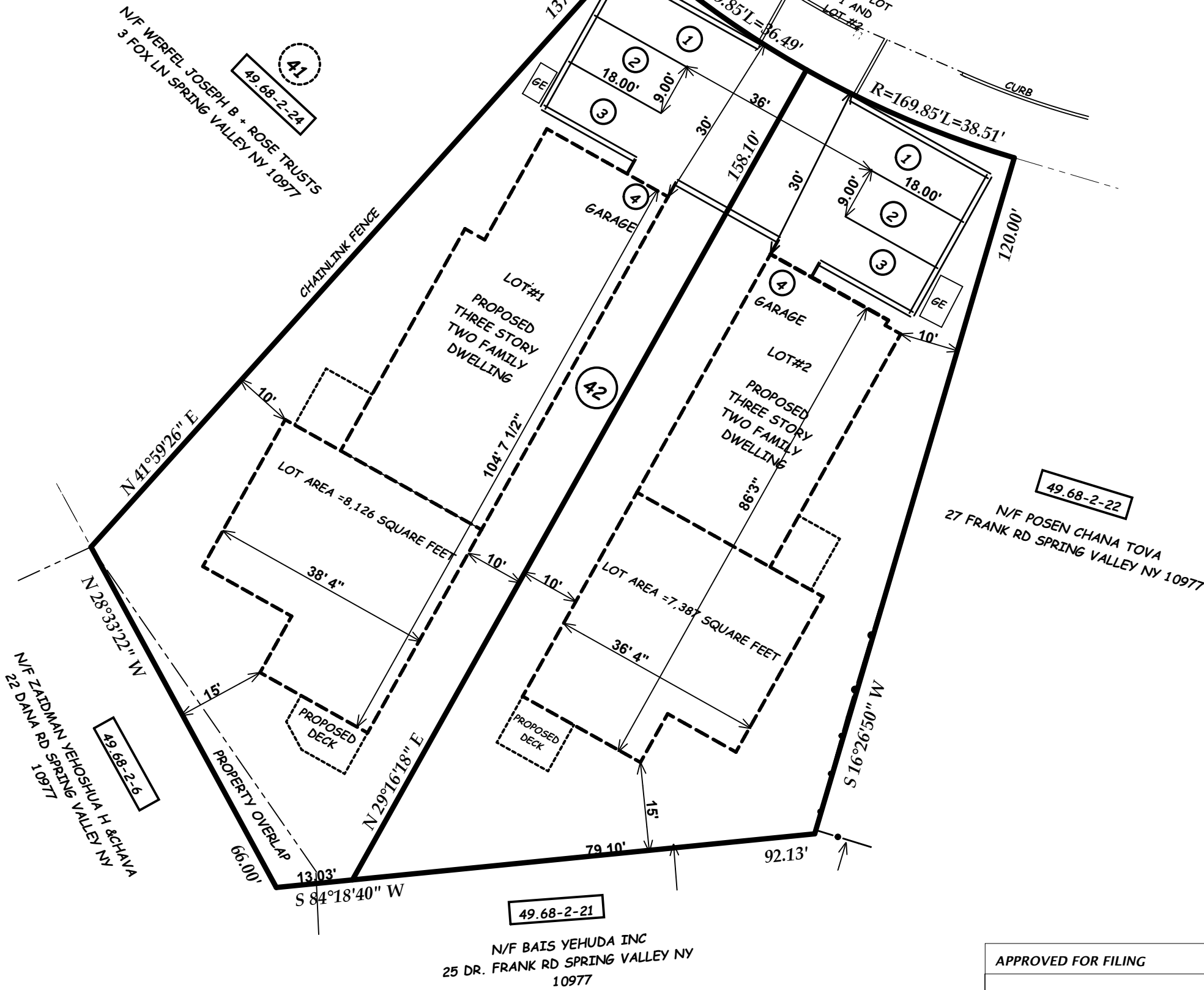
0 20 40 60

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

Anthony R. Celetano LIC#50633

SHEET 1 OF 4

8 6 2 0



APPROVED FOR FILING	
OWNER	DATE

I HEREBY CERTIFY THAT THIS SUBDIVISION MAP
WAS PREPARED BY ME "ANTHONY R. CELENTANO"
AND WAS MADE FROM AN ACTUAL SURVEY
COMPLETED BY ME ON AUGUST 25, 2020

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF SPRING VALLEY,
NEW YORK, ON THE _____ DAY OF _____, 2025, SUBJECT TO
ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE,
MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.
SIGNED THIS _____ DAY OF _____, 2025

CHAIRMAN

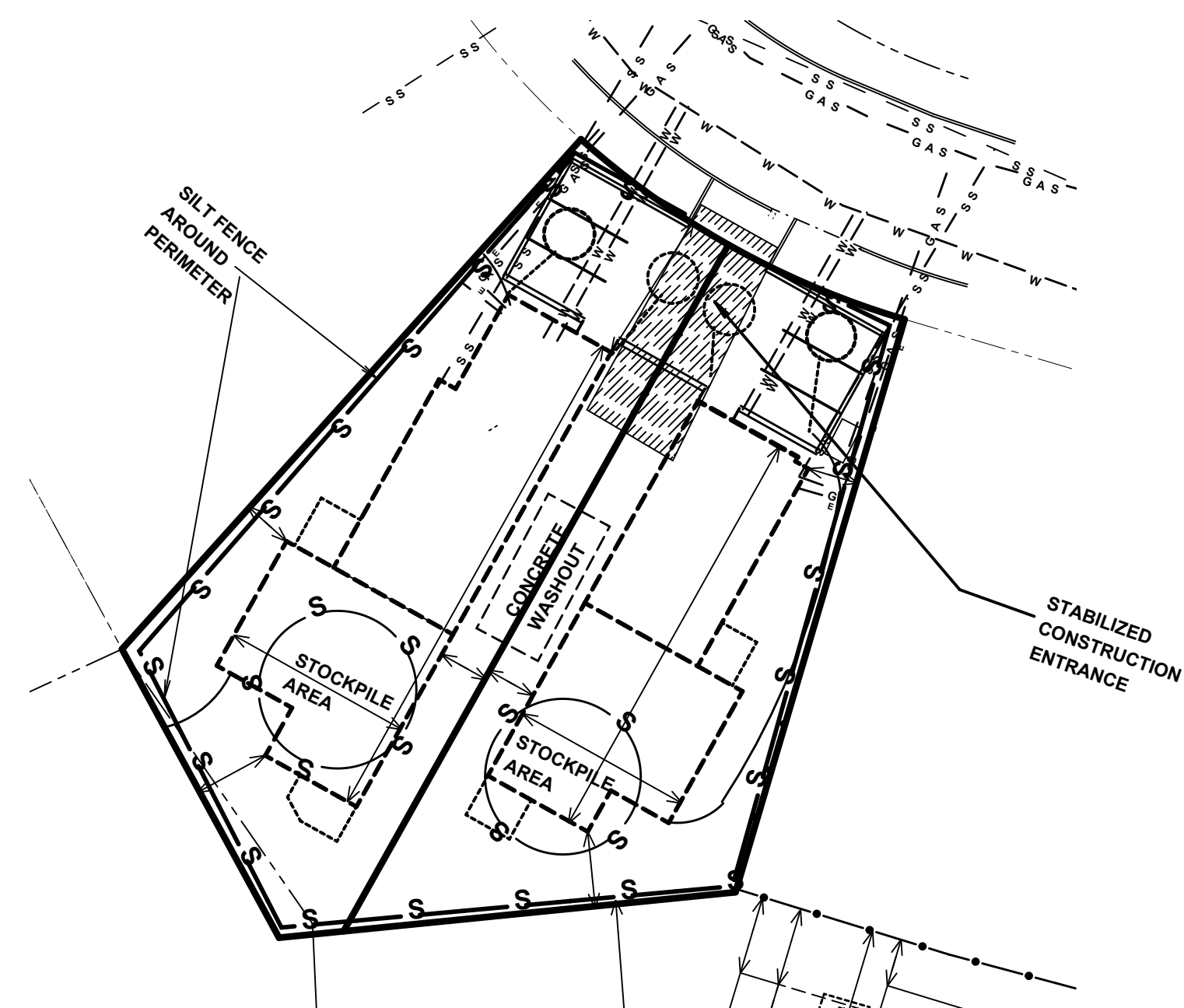
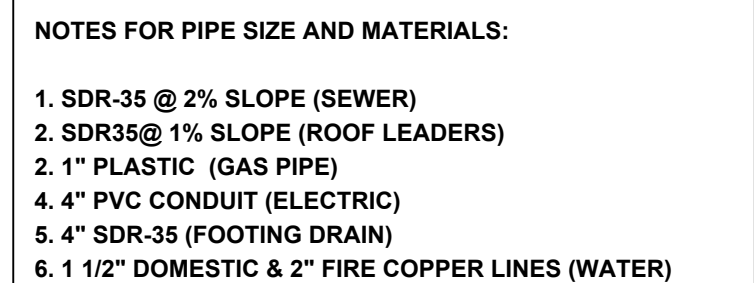
CLERK

LOT AREA = 15,513.69 SQUARE FEET

BEING LOT 42 BLOCK M ON A CERTAIN MAP ENTITLED
"SECTION TWO, BLUEBERRY HILL"
FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE
AS MAP #2966 BOOK #64 PAGE #26 ON 04/24/1962.

#	DATE	DESCRIPTION
3	2/14/25	PART 3
1	8/30/2024	SUBMISSION FOR PLANNING BOARD

NOTE:
"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.



TAX MAP DESIGNATION: 49.68-2-23

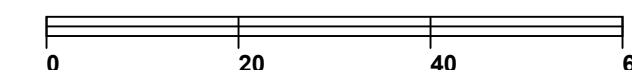
PROPOSED GRADING,
UTILITIES & EROSION
CONTROL PLAN FOR

1 FOX LN

TOWN OF RAMAPO, ROCKLAND COUNTY

SPRING VALLEY, NEW YORK

AUGUST 25, 2020 SCALE : 1" = 20'



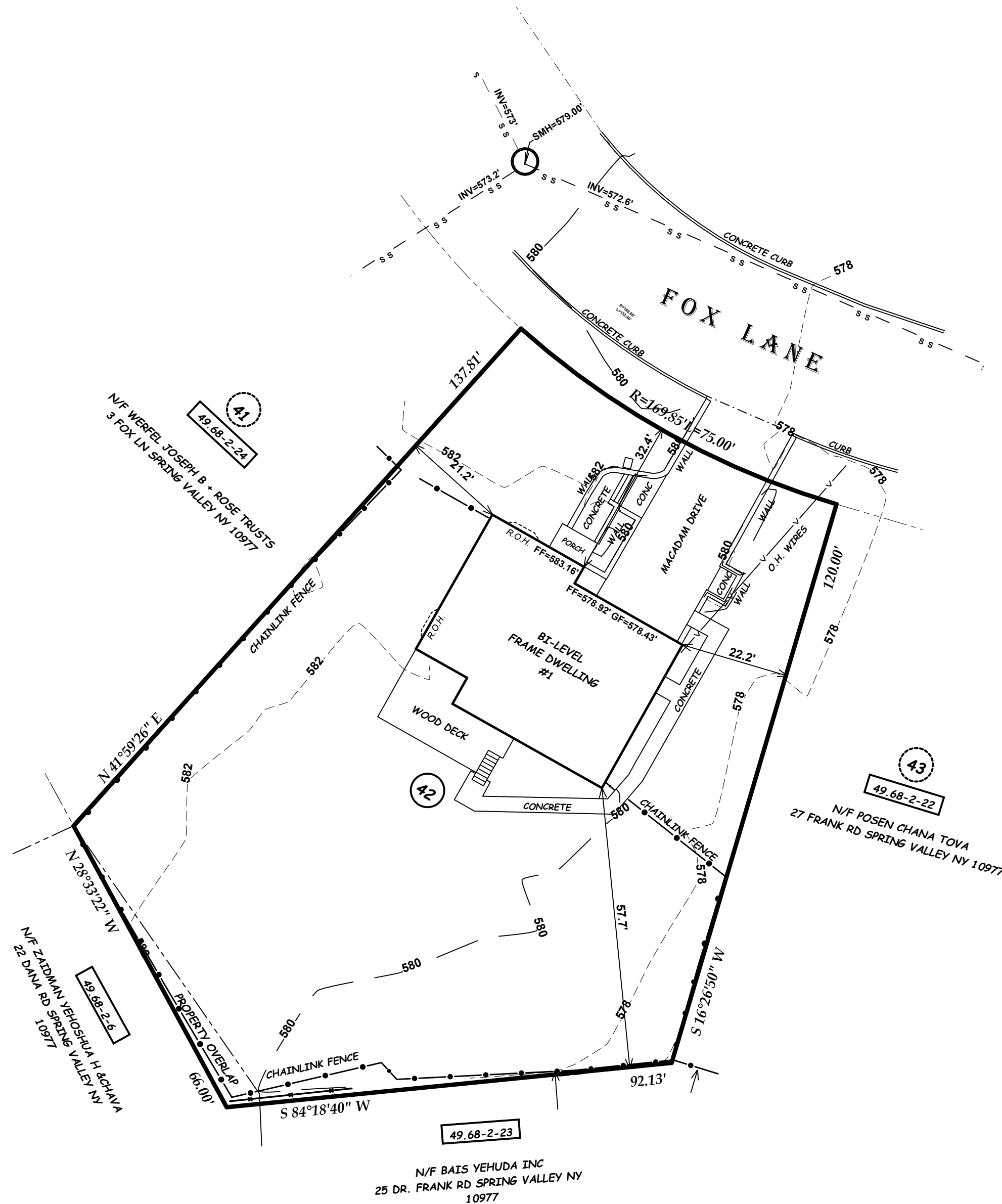
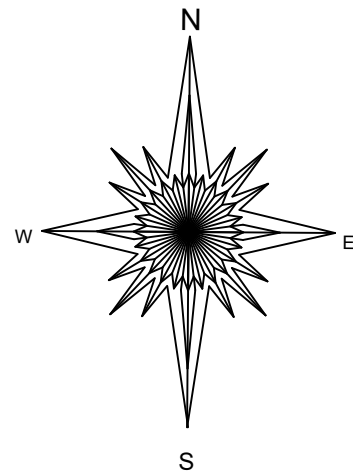
ANTHONY R. CELENTANO P.E.
31 ROSMAN ROAD
THIELLS, N.Y. 10984
845 429 5290 FAX 429 5974

Arthur Celestino LIC#76244

SHEET 2 OF 4

8 6 2 0

3		
2	2/14/25	PART 3
1	8/30/2024	SUBMISSION FOR PLANNING BOARD
#	DATE	DESCRIPTION



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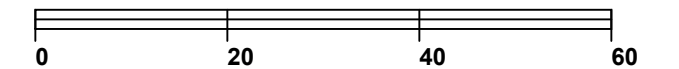
LOT AREA = 15,513.69 SQUARE FEET
TAX MAP DESIGNATION: 49.68-2-23
EXISTING CONDITIONS
FOR

1 FOX LN

TOWN OF RAMAPO, ROCKLAND COUNTY

SPRING VALLEY, NEW YORK

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