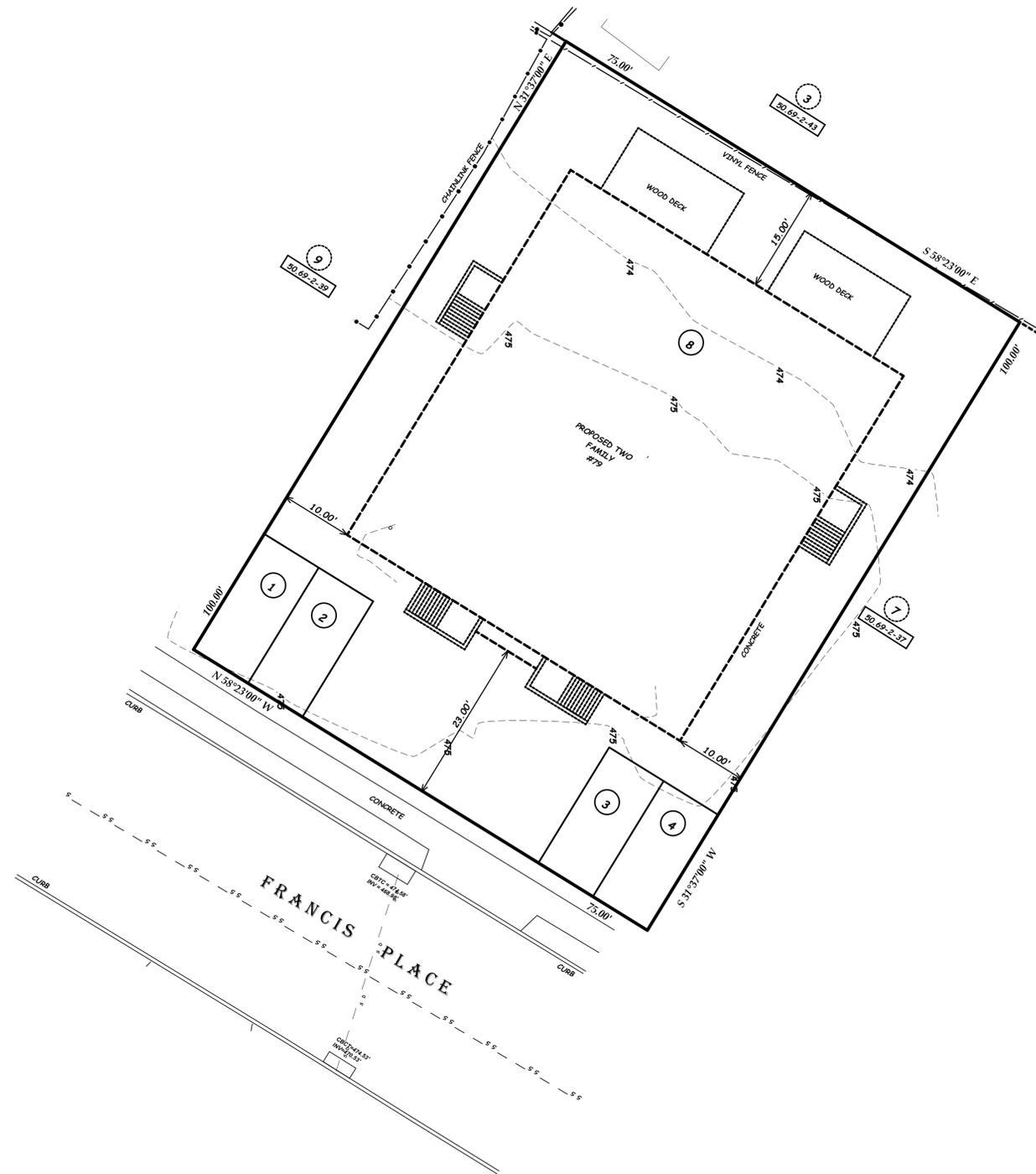
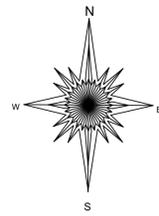


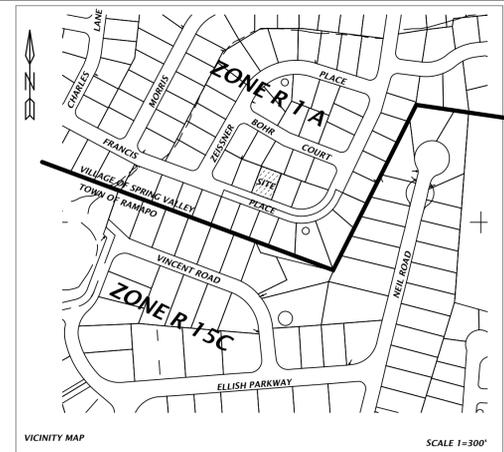
**BULK REQUIREMENTS ZONE: R-1A TWO FAMILY DETACHED DWELLING**

	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	STREET FRONTAGE
REQUIRED	C	8,500 SF	80'	25'	15'	20'	30'	35'	3 STORIES	0.65	4	70'
PROVIDED	C	7,500 SF*	75'	23'	10'	15'	20'	35'	3 STORIES	0.65	4	75'

\*VARIANCE REQUIRED



- 1) ELECTRIC DISTRICT: ORANGE AND ROCKLAND
- 2) SEWER DISTRICT: RGS0#1
- 3) WATER DISTRICT: SUEZ
- 4) FIRE DISTRICT: SPRING VALLEY
- 5) AMBULANCE DISTRICT: SPRING HILL
- 6) POLICE DISTRICT: SPRING VALLEY
- 7) SCHOOL DISTRICT: EAST RAMAPO



VICINITY MAP

SCALE 1"=300'



LOT AREA = 7,500 SQUARE FEET  
 TAX MAP DESIGNATION: 50.69-2-38  
**PROPOSED TWO FAMILY**

**79 FRANCIS PL**

TOWN OF RAMAPO, ROCKLAND COUNTY  
 SPRING VALLEY, NEW YORK

OCTOBER 23, 2025 SCALE: 1" = 10'

0 10 20 30

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 31 ROSMAN ROAD  
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LIC#76244

1 2 6 3 4

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."  
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 "THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSES INDICATED HEREON. ANY EXTENSION OF THE USE BEYOND THE PURPOSES AGREED TO BETWEEN THE CLIENTS 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."

BEING LOT 8 BLOCK L ON A CERTAIN MAP ENTITLED "SECTION FIVE SPRING VILLAGE" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #3613 BOOK #73 PAGE #62.