



VICINITY MAP

SCALE 1"=200'

57.40-1-31
N/F TYRON FERGUSON LLC

57.40-1-29
N/F SOMO EQUITIES, LTD

57.40-1-28.1
N/F BETHUNE EQUITIES LLC

57.40-1-28.2
N/F BETHUNE EQUITIES LLC

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, ENCLOSED 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 AGRUED 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.

ZONE: PRD MULTIFAMILY DWELLING
BULK REQUIREMENTS

REQ.	USE GROUP	MINIMUM LOT AREA (SQUARE FEET)	LOT WIDTH	FRONT YARD	SIDE YARD (FEET)	REAR YARD (FEET)	TOTAL SIDE YARD (FEET)	MAXIMUM BUILDING HEIGHT (FEET)	MAXIMUM BUILDING HEIGHT	FLOOR AREA RATIO (FAR)	PARKING	UNITS ALLOWED	PARKING SPACES SIZE
	E	20,000 SF	150'	30'	20'	50'	40'	40'	3 STORIES	0.6	16	5.46	9X18'
PROV.	E	13,235 SF*	108.56"	10"	10"	18"	41"	<40'	3 STORIES	0.75*	16	8"	9X18'

* - VARIANCE REQUIRED
PARKING REQUIRED
1) 8 UNITS AT 2 SPACES PER UNITS=16 SPACES

APPROVED FOR FILING

OWNER _____ DATE _____

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF SPRING VALLEY, NEW YORK, ON THE _____ DAY OF _____, 2023, 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 _____, 2023.

CHAIRMAN _____
CLERK _____

REV 7/31/2023

REV 8/9/2023

LOT AREA - 13,235.39 SQUARE FEET
TAX MAP DESIGNATION: 57.40-1-30
PROPOSED 8 UNITS
34 CLINTON ST

TOWN OF CLARKSTOWN, ROCKLAND COUNTY
SPRING VALLEY, NEW YORK
NOVEMBER 7, 2020 SCALE: 1" = 10'

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