

- NOTES:**
1. THIS IS LOT 1 IN SECTION 49.75 AS SHOWN ON THE VILLAGE OF SPRING VALLEY TAX MAP.
 2. AREA OF TRACT: 11,197.99 SF
 3. ZONE: R-1A
 4. PROPOSED USE: SINGLE FAMILY HOME
 5. RECORD OWNER:
 6. APPLICANT:
 7. FIRE DISTRICT:
 8. SCHOOL DISTRICT: EAST RAMAPO.
 9. WATER DISTRICT:
 10. WATER SUPPLY BY: PUBLIC SERVICE
 11. SEWER DISTRICT:
 12. DATUM:
 13. ALL UTILITIES UNDERGROUND. ELECTRIC SERVICE SHALL BE IN CONDUIT OF NOT LESS THAN 2 INCH DIAMETER.
 14. THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS OR OTHER RESERVATIONS OF LAND RELATIVE TO THIS SITE, EXCEPT AS SHOWN ON THIS PLAN, SUBJECT TO THE FINDINGS OF A COMPLETE AND UP-TO-DATE TITLE SEARCH.
 15. (WHEN APPROPRIATE): THE ZONING BOARD OF APPEALS, ON ___ AS CASE NUMBER ___ IN THE APPLICATION OF ___ GRANTED VARIANCES FOR
 16. NO SIGN(S) OTHER THAN THOSE SHOWN ON THIS DRAWING ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE PLANNING BOARD (TENANTS ARE TO BE ADVISED OF THIS CONDITION).
 17. THE UNDERSIGNED, OWNER AND/OR APPLICANT, AS A CONDITION OF APPROVAL OF THIS SITE PLAN, HEREBY AGREES TO COMPLETE THE WITHIN SITE DEVELOPMENT PLAN AS DRAWN AND ALL IMPROVEMENTS SHOWN THEREON, AS A CONDITION OF THE ISSUANCE OF A BUILDING PERMIT. THE APPLICANT/OWNER IS AWARE THAT NO CHANGES IN THIS PLAN MAY BE MADE UNLESS APPROVED BY THE PLANNING BOARD.

APPLICANT _____ DATE _____
 OWNER _____ DATE _____

18. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AN AS-BUILT LANDSCAPING DRAWING SHALL BE SUBMITTED WHICH IS CERTIFIED BY A LANDSCAPE ARCHITECT LICENSED TO PRACTICE IN THE STATE OF NEW YORK. SAID CERTIFIED LANDSCAPING DRAWING SHALL INDICATE THE DEGREE OF COMPLETION OF SAID LANDSCAPING IMPROVEMENTS IN ACCORDANCE WITH THE APPROVED SITE PLAN. (AMENDED NOVEMBER 16, 1987)

19. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AN AS-BUILT LANDSCAPING DRAWING SHALL BE SUBMITTED TO THE BUILDING INSPECTOR, PLANNING BOARD AND DEPARTMENT OF PUBLIC WORKS WHICH IS CERTIFIED BY A LANDSCAPE ARCHITECT LICENSED TO PRACTICE IN THE STATE OF NEW YORK. SAID CERTIFIED LANDSCAPING DRAWING SHALL INDICATE THE DEGREE OF COMPLETION OF SAID LANDSCAPING IMPROVEMENTS IN ACCORDANCE WITH THE APPROVED SITE PLAN.

20. PLANS ARE BASED ON FIELD ENGINEERING DATA AND CERTIFIED HERETO BY:

LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR _____ DATE _____

- NOTES:**
1. BOUNDARY AND TOPOGRAPHY TAKEN FROM SITE PLAN BY ANTHONY R. CELENTANO P.L.S. LIC# 50633, DATED JUNE 14, 2024.
 2. THE HORIZONTAL AND VERTICAL LOCATION OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA PROVIDED BY OTHERS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION THAT ARE TO REMAIN IN SERVICE. CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 3. THE EXISTING GAS AND ELECTRIC UTILITIES MUST BE LOCATED AND MARKED BEFORE CONSTRUCTION CAN START.
 4. IT IS RECOMMENDED TO USED LEAF GUARD OR A SIMILAR PRODUCT ON ALL GUTTERS.
 5. FOR ALL UTILITY CONSTRUCTION & IMPROVEMENTS, THE APPLICANT SHALL RESTORE ALL PAVEMENT, CURB, SIDEWALK, ETC. TO MATCH THE EXISTING CONDITIONS.
 6. ALL EXISTING FEATURES WILL BE REMOVED UNLESS OTHERWISE STATED.

TABLE OF DIMENSIONAL REQUIREMENTS
 (R-1A) LOW - MEDIUM DENSITY RESIDENCE
 ONE - FAMILY DWELLING UNIT

	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA (SQ. FEET)	8,000	11,198	11,198
MIN. LOT WIDTH (FEET)	80	80	80
FRONT YARD (FEET)	25	14*	16**
SIDE YARD (FEET)	15	12*	6**
REAR YARD (FEET)	20	60	20
TOTAL SIDE YARD (FEET)	30	25	14**
MAX. HEIGHT (FEET)	35	24	30
MAX. FLOOR AREA RATIO	0.65	0.461	0.992**

PROPOSED FLOOR AREA RATIO (FAR)

BUILDING	AREA (SQ FT)
2ND FLOOR AREA	1,970
1ST FLOOR AREA	4,650
BASEMENT AREA	4,485
TOTAL	11,105

LOT AREA 11,198

FAR (PROPOSED) 0.992

*EXISTING CONDITION
 **VARIANCE REQUIRED

PARKING SPACE REQUIREMENTS

EXISTING USE: (ONE - FAMILY DWELLING)

REQUIRED=2 PARKING SPACES FOR EACH DWELLING UNIT

PROVIDE= 4 PARKING SPACES

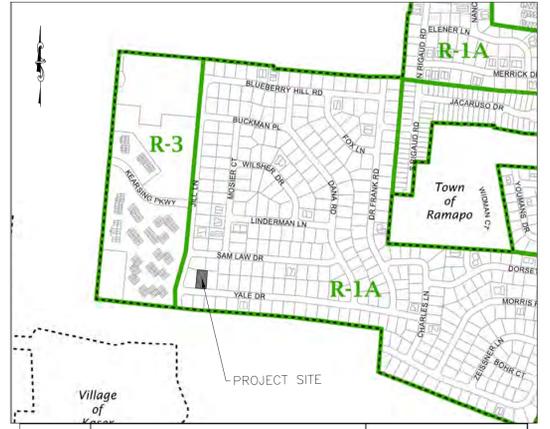
- LEGEND:**
- SFE SECOND FLOOR ELEVATION
 - FFE FIRST FLOOR ELEVATION
 - BFE BASEMENT ELEVATION
 - C.L.F. (CHAIN LINK FENCE)
 - HEDGE

- DOOR SCHEDULE:**
- DB DOOR TO THE BASEMENT
 - D1 DOOR TO THE FIRST FLOOR
 - D2 DOOR TO THE SECOND FLOOR

- SHEET INDEX:**
1. SITE PLAN
 2. DEMOLITION PLAN
 3. GRADING PLAN

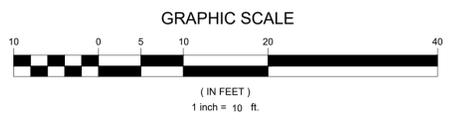


VICINITY MAP NTS



R-1A Low-Medium Density Residence (8,500 S.F./Lot)

ZONE MAP NTS



TERRANOVA
 ENGINEERING CONSULTANTS

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NO.	REVISION	DATE	DR/CK

JOSIP MEDIC, PE

LIC. 103757 DATE 09/26/2025

SITE PLAN

DESIGN BY:	DRAWN BY:	CHECKED BY:
YB	EA	JM

4 YALE DR.
 4 YALE DRIVE, VILLAGE OF SPRING VALLEY,
 ROCKLAND COUNTY, NEW YORK 10952.
 SBL 49.75-1-7

DRAWING NUMBER:	SCALE:	FILE NO.:	DATE:
01 OF 01	1" = 10'	25185	09/07/2025

