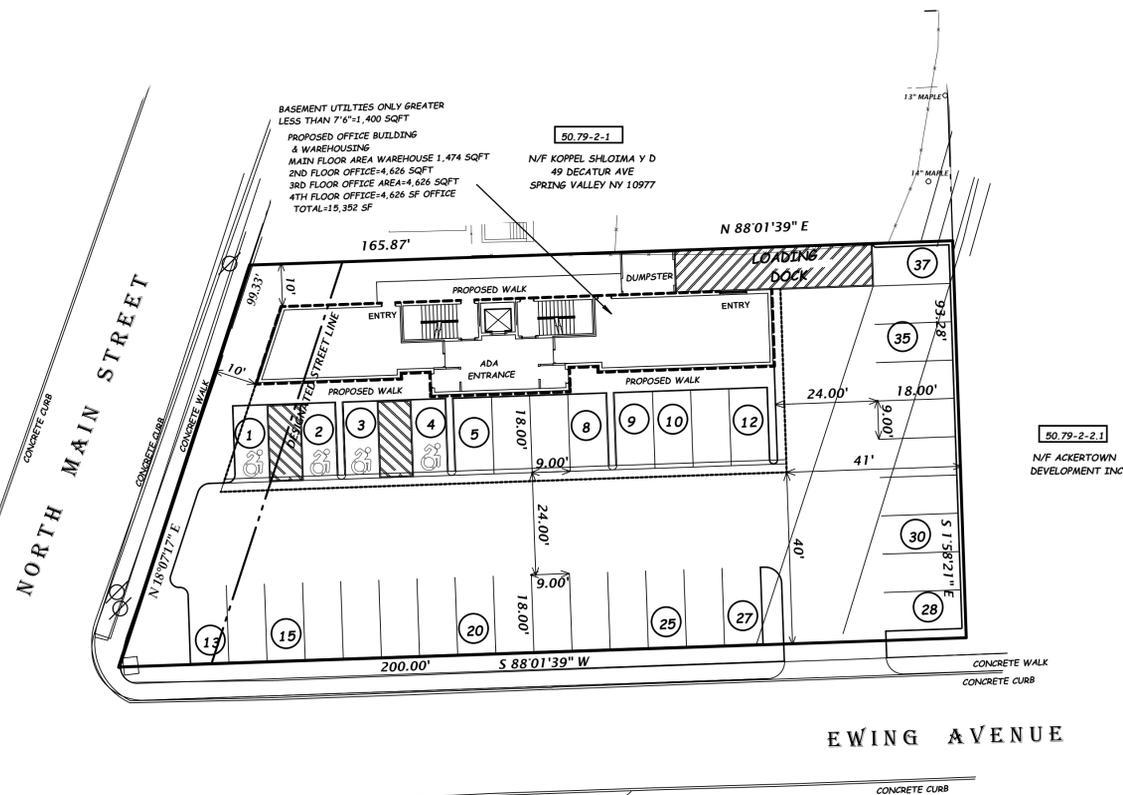


- NOTES:**
1. TAX MAP NUMBER- MAP 50.79-2-2
 2. APPLICANT: ACKERTOWN DEVELOPMENT
 3. OWNER: SAME AS APPLICANT
 4. TOTAL AREA= 17064 SQUARE FEET = 0.39 ACRES
 5. TOTAL NUMBER OF LOTS 1
 6. THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED IN SECTION 239 L OF THE GENERAL MUNICIPAL LAW WHEN APPLICABLE.
 7. INFORMATION REGARDING PLAT REVIEW, APPROVAL, AND DETAILS IS AVAILABLE IN THE SPRING VALLEY PLANNING BOARD FILES.

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



OFFICE
PARKING 1 SPACE PER 250 SF
13878/250 = 55.5 SPACES

WAREHOUSE AND BASEMENT
PARKING 1 SPACE PER 1000 SF
2874/1000 = 2.8 SPACES

TOTAL=59

| BULK REQUIREMENTS | | ZONE GB - OFFICE WAREHOUSE | | | | | | | | | | | | |
|-------------------|----------------------|----------------------------|-----------------|-------------------------|--------------------------|-----------|-----------|-----------------|--------------------------|----------------|--------|---------|------------------------------|--------------|
| USE GROUP # | MIN. LOT AREA | LOT WIDTH MAIN | LOT WIDTH EWING | MINIMUM FRONT YARD MAIN | MINIMUM FRONT YARD EWING | SIDE YARD | REAR YARD | TOTAL SIDE YARD | MAXIMUM NUMBER OF STORES | MAXIMUM HEIGHT | F.A.R. | PARKING | NUMBER OF STRUCTURES PER LOT | BACKUP SPACE |
| REQUIRED | 10,000 S.F. | 105' | 105' | 30' | 30' | 15' | 30' | 30' | 3 | 35' | 0.3 | 59 | 1 | 24' |
| WITH REDUCTION | PROVIDED 14,196 S.F. | 99.33" | 189.02 | 10" | 40' | 10" | 104' | 10" | 4" | 50" | 1.08* | 37* | 1 | 24' |
| WITHOUT REDUCTION | PROVIDED 17,064 S.F. | 99.33" | 189.02 | 10" | 40' | 10" | 104' | 10" | 4" | 50" | 0.92* | 37* | 1 | 24' |

* VARIANCE REQUIRED
 VARIANCE REQUIRED LOADING DOCK UNDERSIZED 10X60 REQUIRED 10X46 PROVIDED
 VARIANCE REQUIRED SECTION 255-22(N)

NAVD 88 100 YEAR FLOOD PLAIN=458.2

LOT 1 AREA = 17064 SQUARE FEET- 1/2(LAND UNDER WATER 3700 SF)- 1/2(DSL 2036)=14196 SQFT

LOT AREA = 17064 SQUARE FEET

PLANIMETRIC
SHEET FOR
**192 NORTH
MAIN STREET**

TOWN OF RAMAPO, ROCKLAND COUNTY
SPRING VALLEY, NEW YORK
AUGUST 8, 2024 SCALE: 1" = 20'



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



Anthony R. Celentano LIC#76244

| # | DATE | DESCRIPTION |
|---|---------|------------------|
| 3 | 8/6/25 | REVISED BUILDING |
| 2 | 7/13/25 | REVISED BUILDING |
| 1 | 5/16/24 | PART 3 |
| # | DATE | DESCRIPTION |

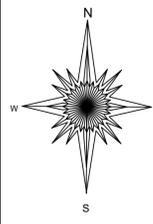


Figure 5.30 Reinforced Silt Fence

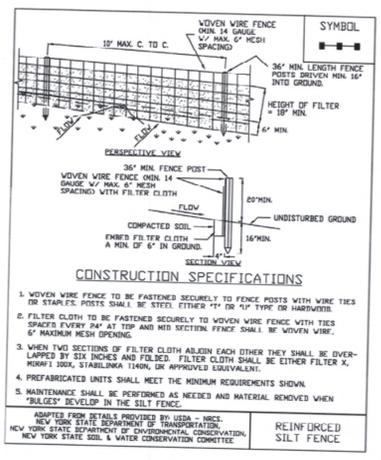
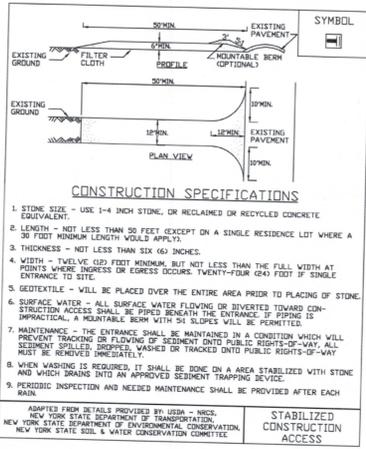
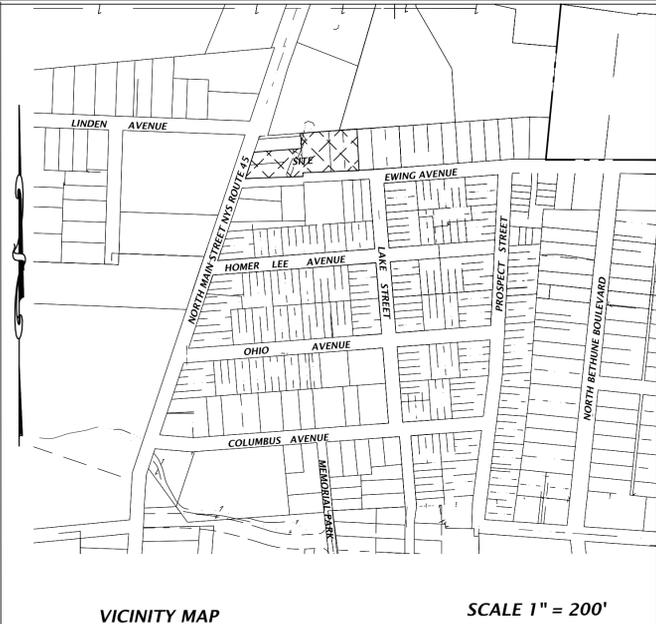


Figure 2.1 Stabilized Construction Access

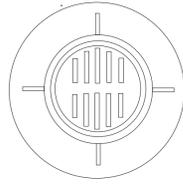
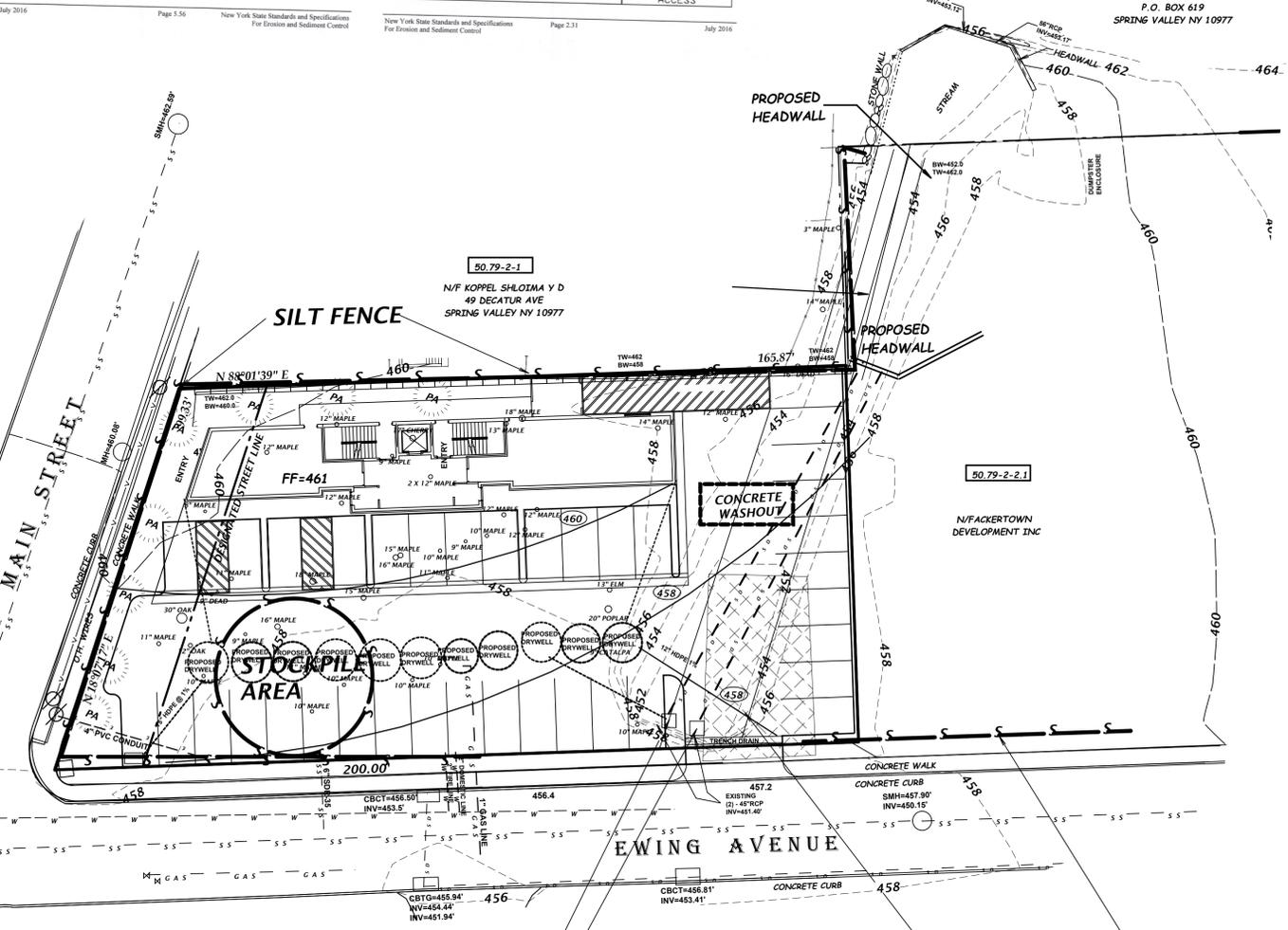


Eagle Manufacturing T8702XL Stormnest Catch Basin Insert - Sediment, Rectangle X L Adjustable 25" - 42"



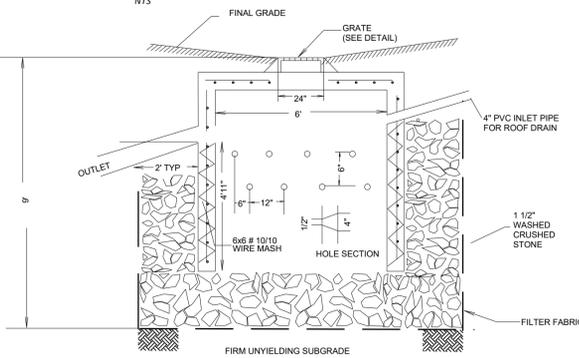
50.80-1-48
N/F SPRING VALLEY VILLAGE OF 200 N MAIN ST SPRING VALLEY NY 10977

50.79-2-19.1
N/F FIRST TIMOTHY CHRISTIAN P.O. BOX 619 SPRING VALLEY NY 10977



PCS - 1197 PRECAST CONCRETE SALES CO OR APPROVED EQUAL

DRYWELL GRATE DETAIL



DRYWELL DETAIL (WOODARD'S PRODUCTS, INC DW-6 OR APPROVED EQUAL CAPACITY 1,000 GALLONS (4500 PSI CONCRETE))

**SPECIAL PERMIT REQUIRED
100 YEAR FLOOD
PLAN=458.2**

TAX MAP DESIGNATION: 50.79-2-2

SITE PLAN FOR

192 NORTH MAIN STREET

TOWN OF RAMAPO, ROCKLAND COUNTY
SPRING VALLEY, NEW YORK

AUGUST 8, 2024 SCALE: 1" = 20'



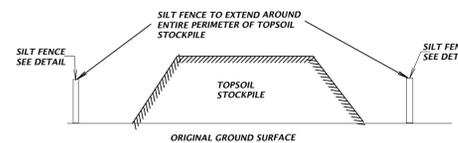
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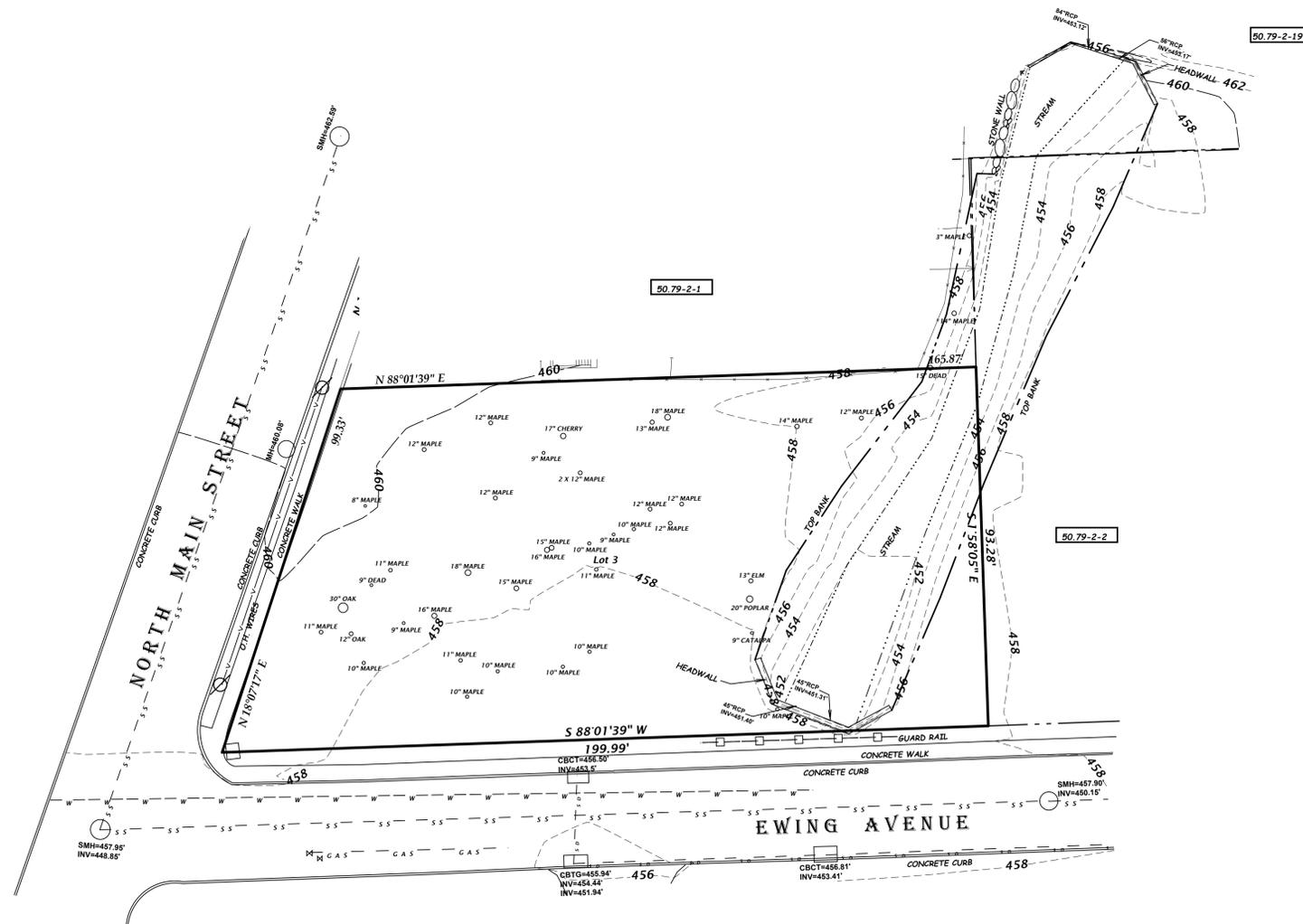
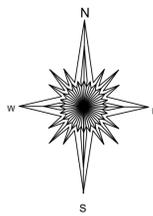
ANTHONY R. CELENTANO LIC#76244

- IF THE STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, IT SHALL BE STABILIZED WITH STRAW BLANKET OR SEED TO MINIMIZE EROSION.
- INSPECTION OF SILT FENCES SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF HALF (1/2) PER DAY OR EQUAL SNOW MELT. REPAIR OR REPLACEMENT OF SILT FENCE SHALL BE MADE PROMPTLY AS NEEDED.
- SEDIMENT TRAPPED BY THE SILT FENCES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHENEVER SEDIMENT ACCUMULATION DEPTH AT THE SILT FENCE IS APPROXIMATELY EQUAL TO TWELVE (12) INCHES.
- SILT FENCE SHALL BE MAINTAINED IN PLACE UNTIL TOPSOIL STOCKPILE HAS BEEN ELIMINATED.

TEMPORARY TOPSOIL STOCKPILE
NOT TO SCALE



| # | DATE | DESCRIPTION |
|---|---------|------------------|
| 3 | 11/5/25 | REVISED BUILDING |
| 2 | 7/13/25 | REVISED BUILDING |
| 1 | 5/16/24 | PART 3 |



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
 EMBOSSER ON THE 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.

| # | DATE | DESCRIPTION |
|---|---------|------------------|
| 3 | | |
| 2 | 7/13/25 | REVISED BUILDING |
| 1 | 5/16/24 | PART 3 |
| # | DATE | DESCRIPTION |



LOT AREA = 17064 SQUARE FEET
 TAX MAP DESIGNATION: 50.79-2-2
 SURVEY FOR

192 N. MAIN ST

TOWN OF RAMAPO, ROCKLAND COUNTY
 SPRING VALLEY, NEW YORK
 SEPTEMBER 21, 2023 SCALE: 1" = 20'

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