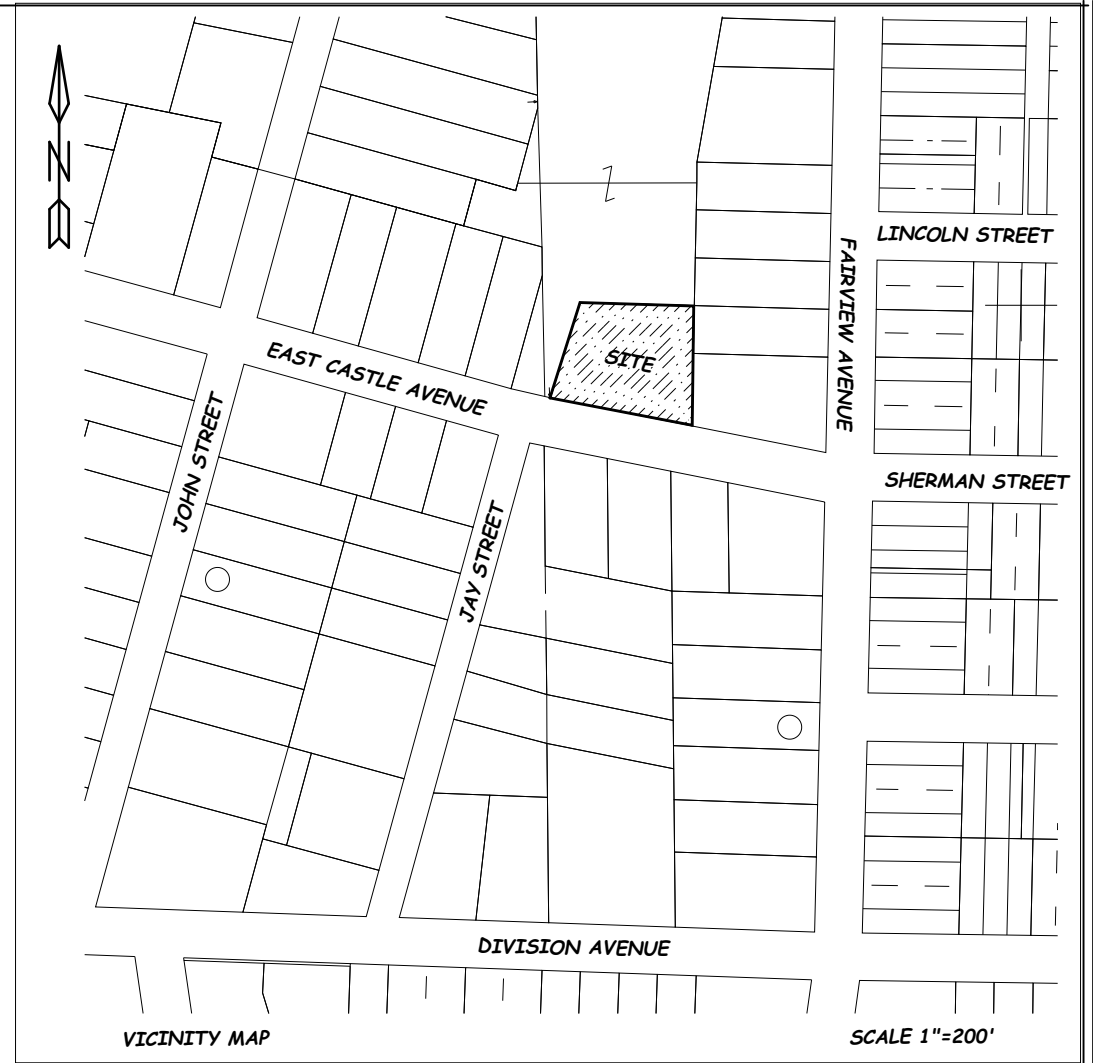
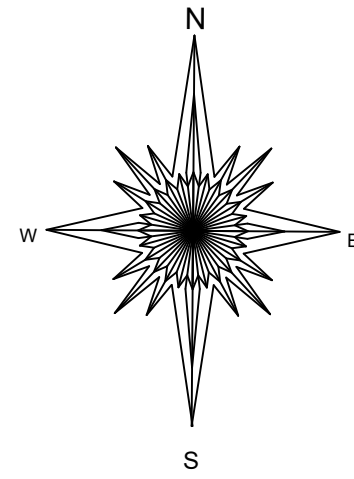




- NOTES:
1. TAX MAP NUMBER- MAP 57.63-1-52
 2. APPLICANT:
23 E. CASTLE AVE
SPRING VALLEY, N.Y. 10977
 3. OWNER: SAME AS APPLICANT
 4. TOTAL AREA= 15,001.37 SF= 0.344 ACRES
 5. TOTAL NUMBER OF LOTS 2
 6. THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED 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: RCDSD#1
3) WATER DISTRICT: VEOLIA
4) FIRE DISTRICT: SPRING VALLEY
5) AMBULANCE DISTRICT: SPRING HILL
6) POLICE DISTRICT: SPRING VALLEY
7) SCHOOL DISTRICT: EAST RAMAPO

APPROVED FOR FILING		APPROVED FOR FILING	
OWNER	DATE	ROCKLAND COUNTY DRAINAGE AGENCY	DATE

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

BULK REQUIREMENTS **ZONE: R-2 TWO-FAMILY DETACHED DWELLING**

LOT#1	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	EAVE HEIGHT
REQUIRED	C	10,000 SF	100	25'	15'	20'	30'	35'	3 STORIES	0.65	4	70'	<30'
PROVIDED	C	7,501 SF*	75.67**	25'	10**	18**	20**	<35'	2 STORIES	0.65	4	82.08'	24.6'

* VARIANCE REQUIRED, PARKING 5' TO LOT LINE

BULK REQUIREMENTS **ZONE: R-2 TWO-FAMILY DETACHED DWELLING**

LOT#2	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	EAVE HEIGHT
REQUIRED	C	10,000 SF	100	25'	15'	20'	30'	35'	3 STORIES	0.65	4	70'	<30'
PROVIDED	C	7,501 SF*	64.94**	26.8'	10**	20'	20**	<35'	2 STORIES	0.65	4	64.94**	24.6'

* VARIANCE REQUIRED, PARKING 5' TO LOT LINE

LOT AREA=15001.37 SQUARE FEET

TAX MAP DESIGNATION: 57.63-1-52

SUBDIVISION
23 E. CASTLE AVENUE

TOWN OF RAMAPO, ROCKLAND COUNTY
SPRING VALLEY, NEW YORK

OCTOBER 26, 2025 SCALE: 1"=10'

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

Anthony R. Celentano LIC#50633

#	DATE	DESCRIPTION
3	6/3/26	REVISION PER PLANNING BOARD
2	5/13/26	NEG DEC
1	3/6/26	REVISION
#	DATE	DESCRIPTION