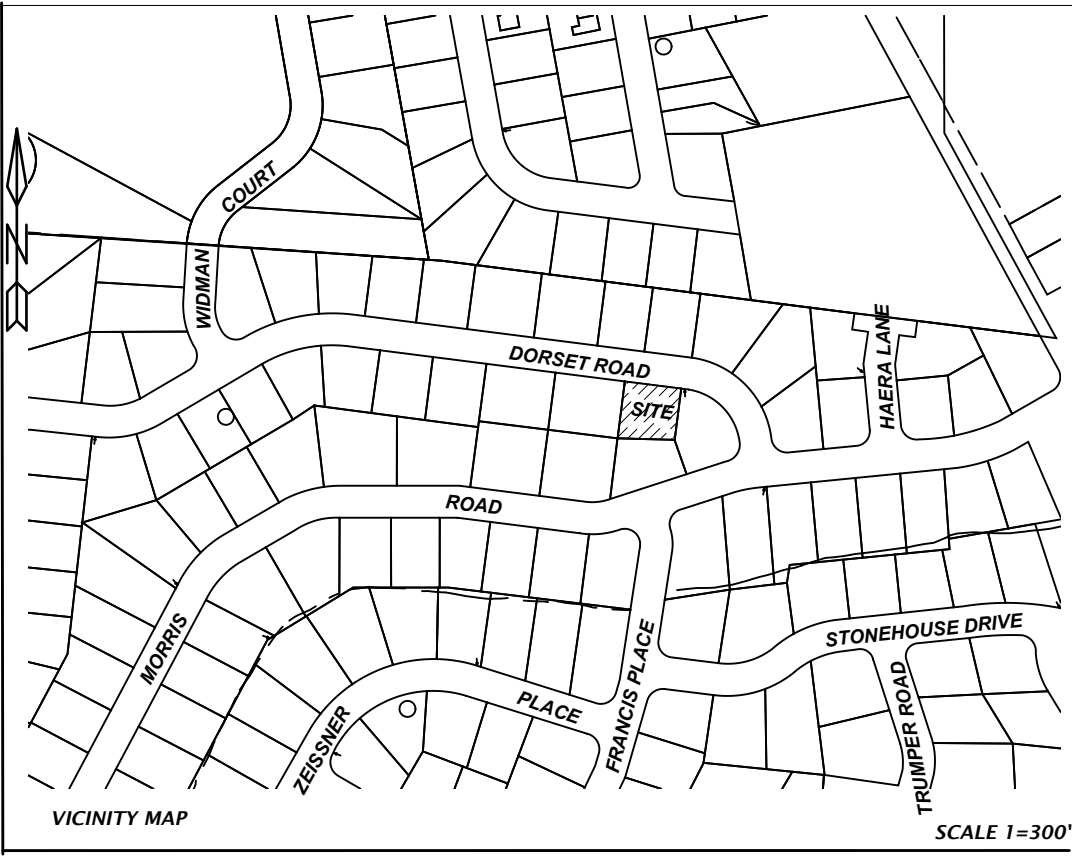
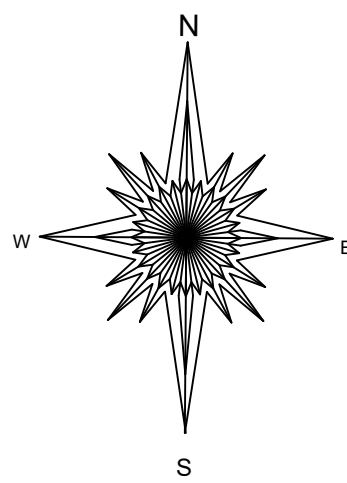
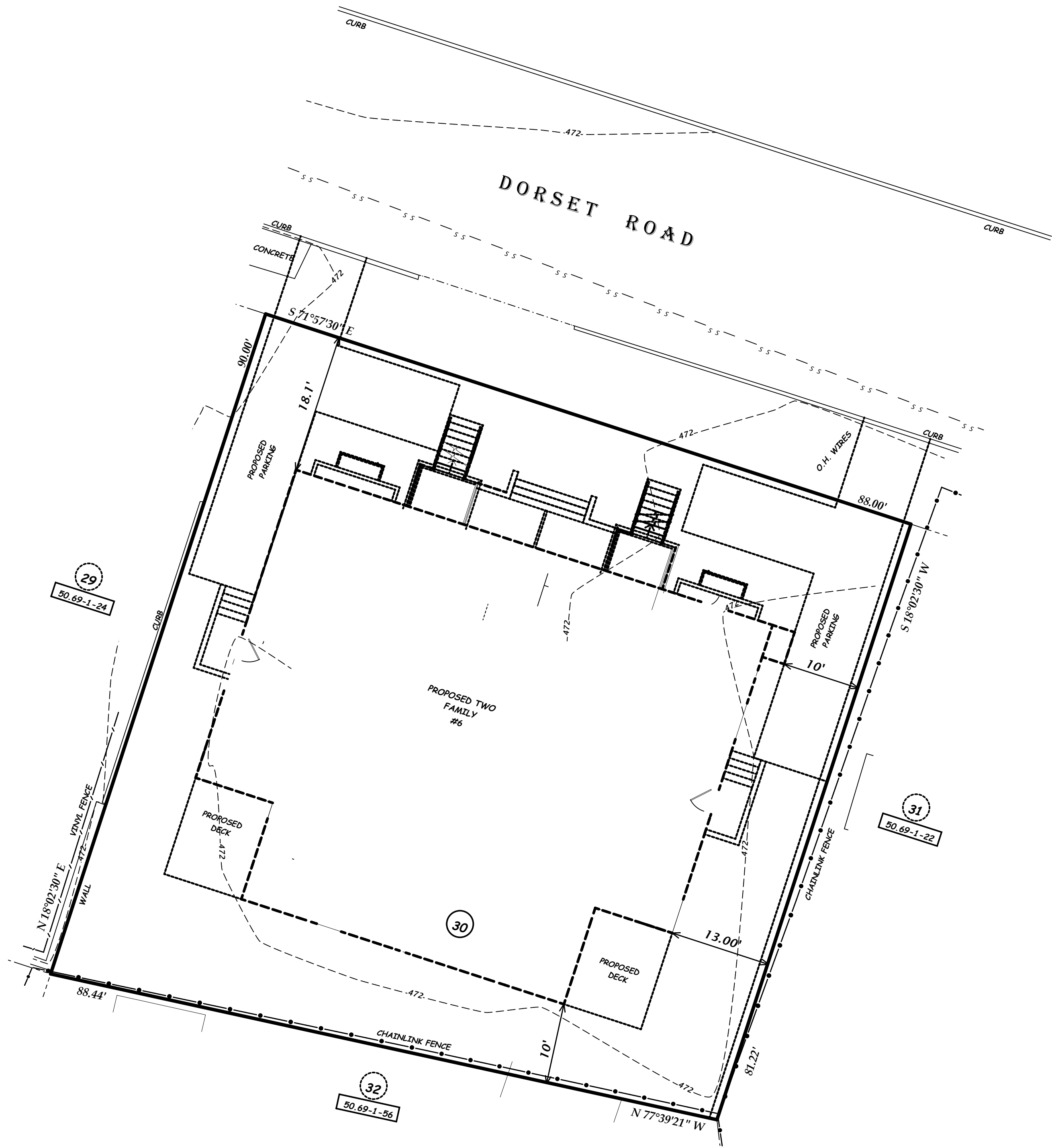




- 1) ELECTRIC DISTRICT: ORANGE AND ROCKLAND
2) SEWER DISTRICT: RCSD#1
3) WATER DISTRICT: VEOLIA NORTH AMERICA, UNITED STATES
4) FIRE DISTRICT: SPRING VALLEY
5) AMBULANCE DISTRICT: SPRING HILL
6) POLICE DISTRICT: SPRING VALLEY
7) SCHOOL DISTRICT: EAST RAMAPO



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
EMBOSSED 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 AGREED TO
BETWEEN THE CLIENT AND THE SURVEYOR EXCEEDS
THE SCOPE OF THE ENGAGEMENT".
THIS SURVEY MAP IS SUBJECT TO AN ACCURATE
RETRACT OF TITLE
EASEMENTS OR RIGHTS OF WAY ON OR BELOW THE
SURFACE OF THE GROUND THAT ARE
NOT VISIBLE ARE NOT SHOWN.

BEGIN LOT 30 BLOCK H ON A CERTAIN MAP ENTITLED
"MAP OF SPRING VILLAGE, SECTION II"
FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE
AS MAP #2836 BOOK #62 PAGE #46 ON 02/24/1961.

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
REQUIRED	C	8,500 SF	80'	25'	15'	20'	30'	35'	3 STORIES	0.65	4
PROVIDED	C	7,533 SF	88'	18.1"	10"	10"	20"	<35'	2 STORIES PLUS BASEMENT	0.65	4

*VARIANCE REQUIRED

LOT AREA = 7,533.81 SQUARE FEET
TAX MAP DESIGNATION: 50.69-1-23

**PROPOSED
TWO
FAMILY
FOR
6 DORSET RD**

TOWN OF RAMAPO, ROCKLAND COUNTY

SPRING VALLEY, NEW YORK

MARCH 4, 2026 SCALE: 1" = 10'

0 10 20 30

ANTHONY R. CELENTANO P.E.
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Anthony R. Celentano LIC#76244