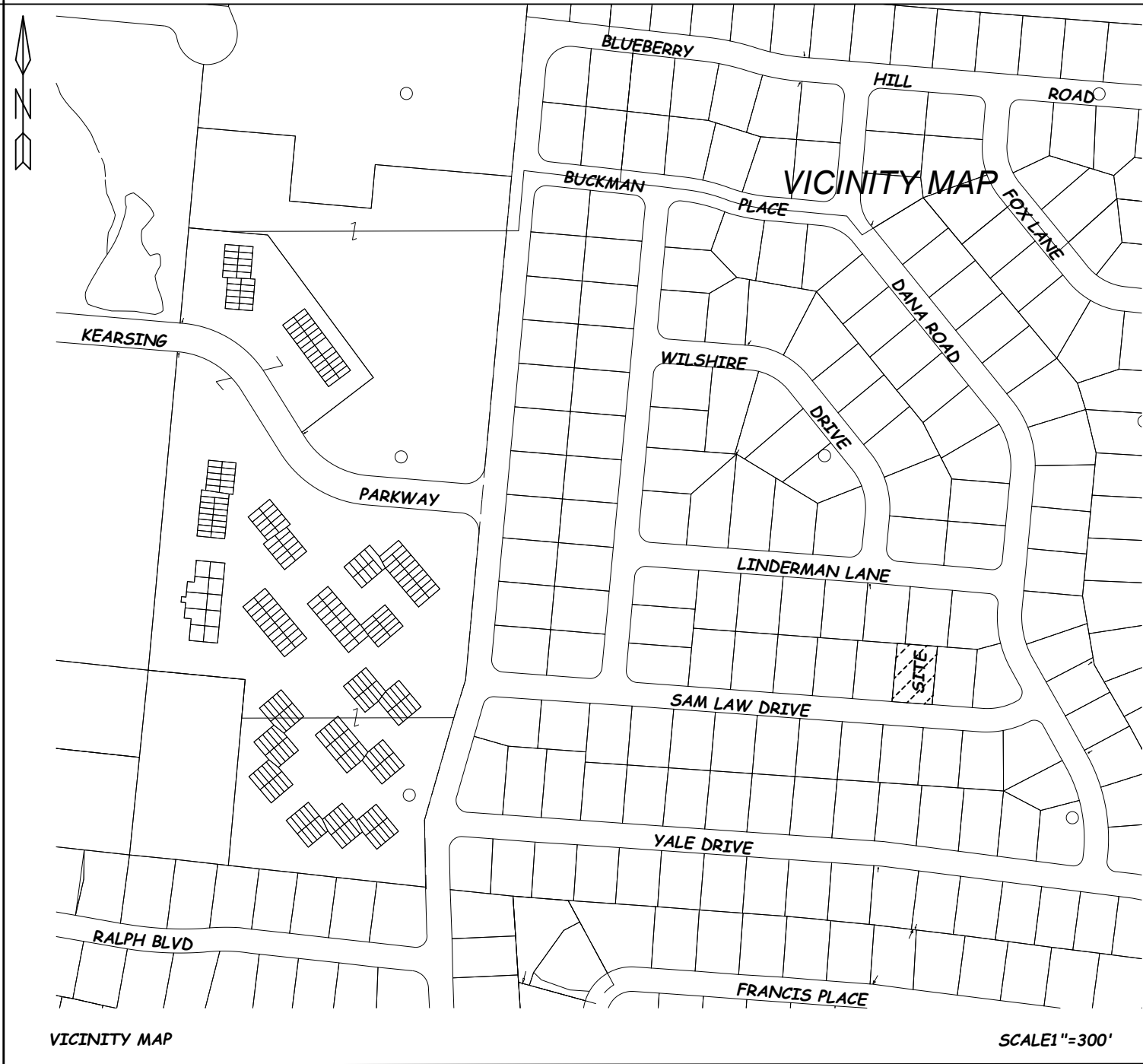
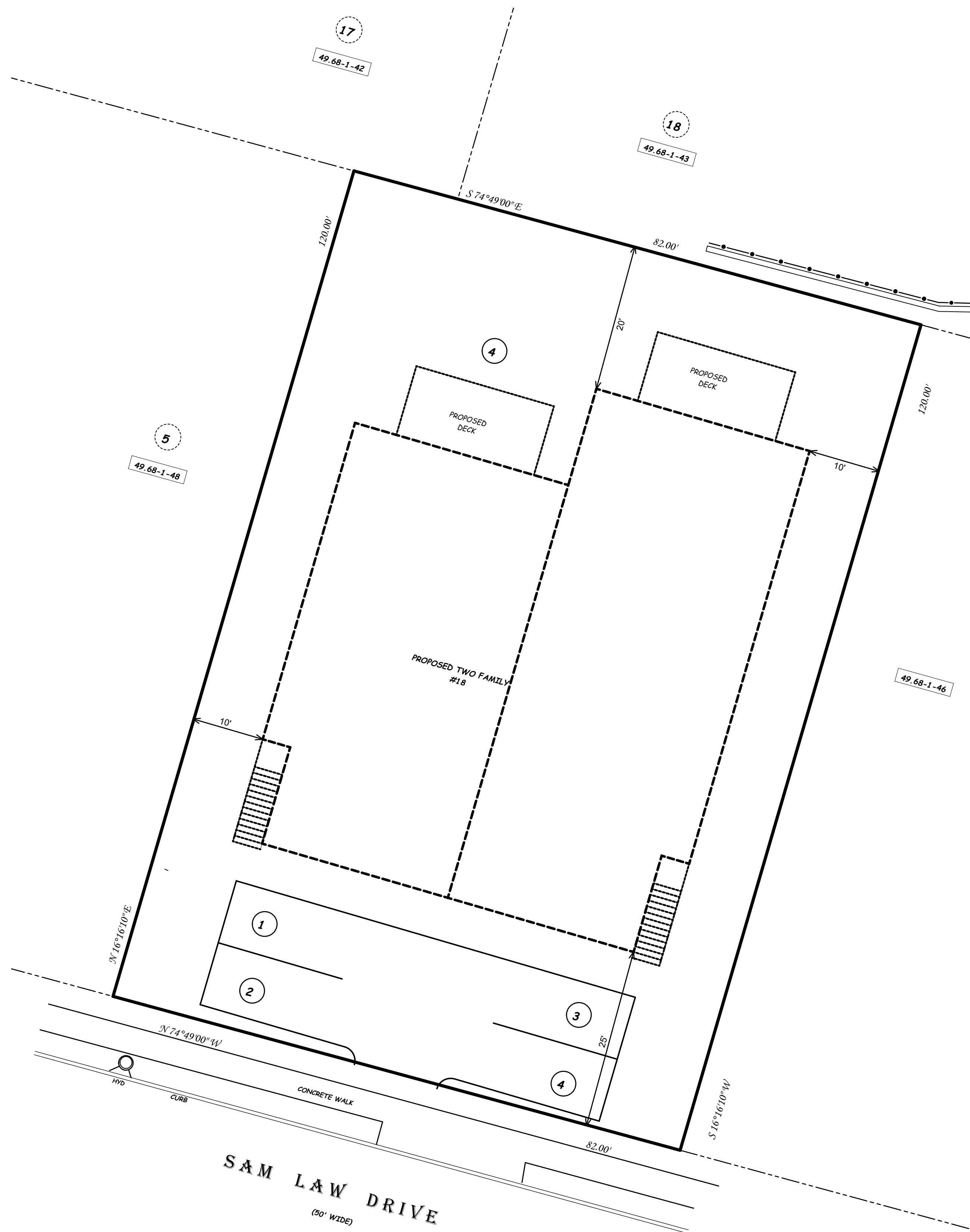
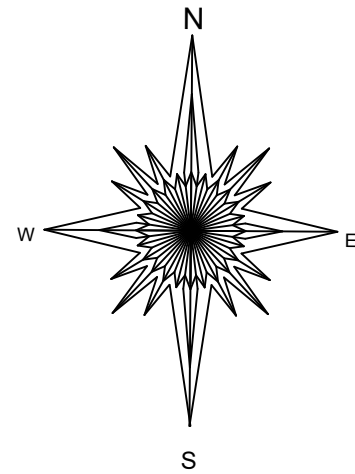




NOTE:
"IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY."
"ONLY COPIES OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL EMBOSSED OR INK SEAL ARE THE PRODUCT OF THE LAND SURVEYOR."
"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 ABSTRACT OF TITLE.
EASEMENTS OR RIGHTS OF WAY ON OR BELOW THE SURFACE OF THE GROUND THAT ARE NOT VISIBLE ARE NOT SHOWN.

LOT AREA=9,838 SQUARE FEET

BEING LOT 4 BLOCK U ON A CERTAIN MAP ENTITLED "SECTION 5 BLUEBERRY HILL," FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #3533 BOOK #72 PAGE #55 ON 1/25/1967.

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	STREET FRONTAGE
REQUIRED	C	8,500 SF	80'	25'	15'	20'	30'	35'	3 STORIES	0.65	4	70'
PROVIDED	C	9838 SF	82'	25'	10"	20'	20"	<35'	3 STORY	0.73	4	82'

*VARIANCE REQUIRED



TAX MAP DESIGNATION: 49.68-1-47

PROPOSED TWO FAMILY
FOR

**18 SAM LAW
DRIVE**

TOWN OF RAMAPO, ROCKLAND COUNTY
MONSEY, NEW YORK

FEBRUARY 16, 2026 SCALE: 1" = 10'

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