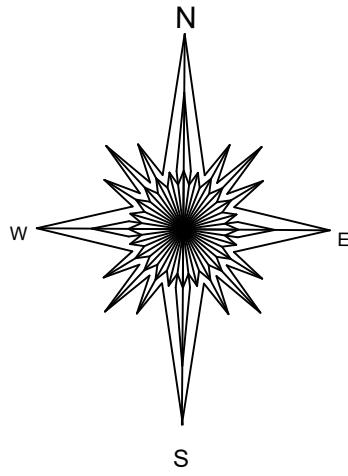
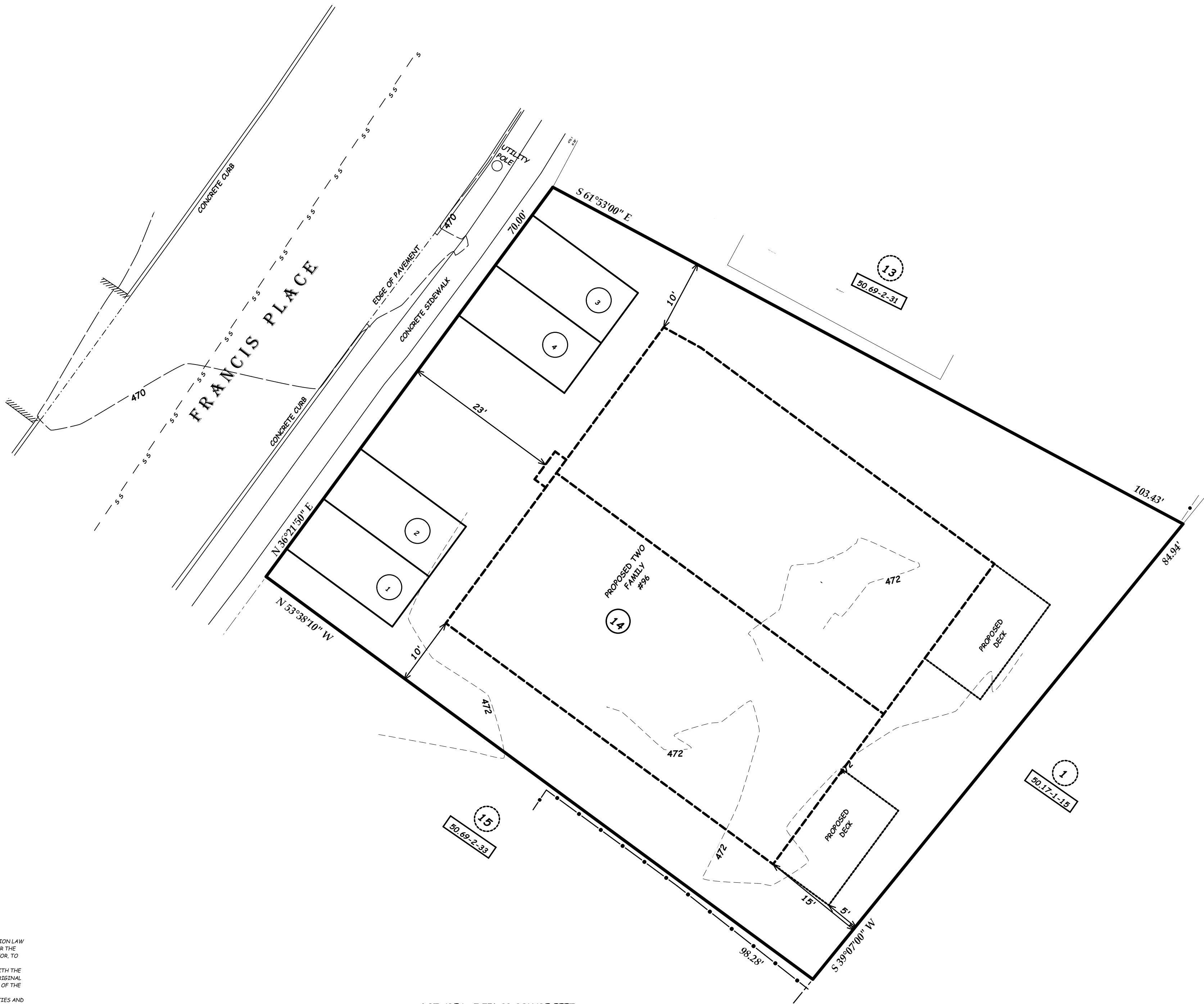
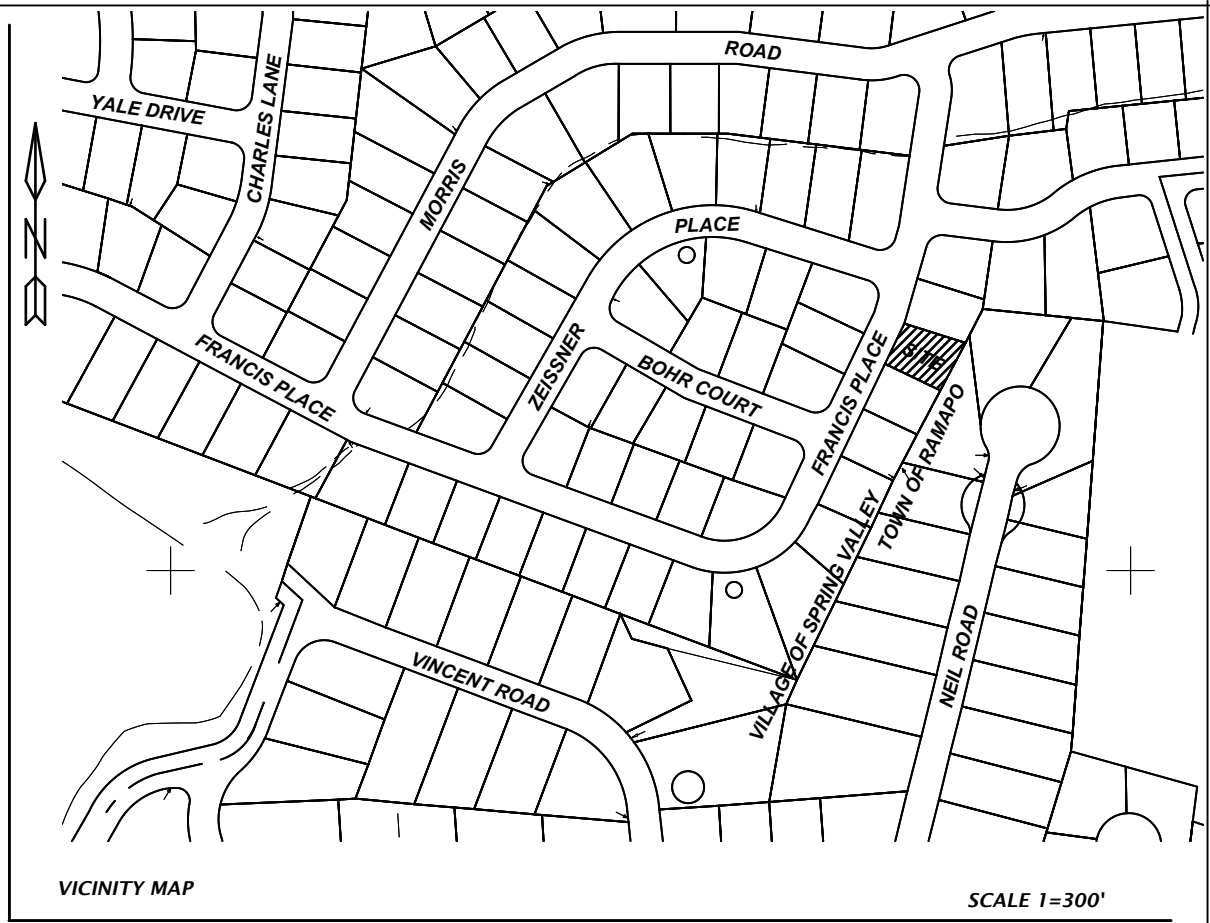




BULK REQUIREMENTS ZONE: R-1A TWO FAMILY DETACHED DWELLING

	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	7,751 SF*	73.76**	23**	10**	15**	20**	29.5'	2 STORIES	0.75*	4	70'

*VARIANCE REQUIRED



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

TAX MAP DESIGNATION: 50.69-2-32

PROPOSED
TWO
FAMILY FOR

96 FRANCIS PL.

TOWN OF RAMAPO, ROCKLAND COUNTY

SPRING VALLEY, NEW YORK

OCTOBER 3, 2022 SCALE: 1" = 10'

0 10 20 30
ANTHONY R. CELENTANO P.E.
31 ROSMAN ROAD
THIELLS, N.Y. 10984
845 429 5290 FAX 429 5974



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= 7,751.38 SQUARE FEET
BEING LOT 14 BLOCK D ON A CERTAIN MAP ENTITLED
"SECTION FIVE SPRING VILLAGE"
FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE
AS MAP #3613 BOOK #73 PAGE #62 ON 8/15/67.