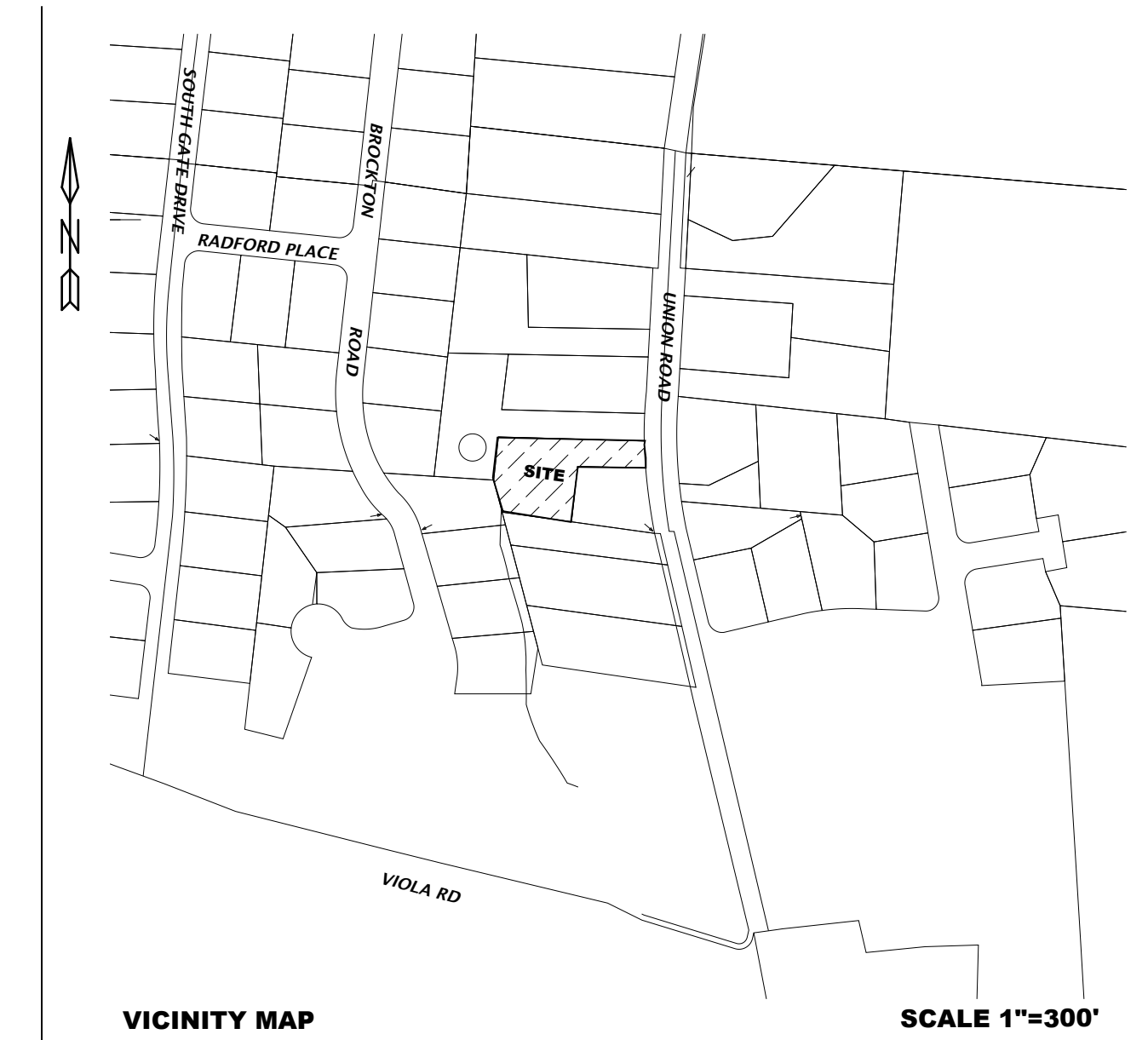


**BULK REQUIREMENTS ZONE: 2R-15 TWO-FAMILY DETACHED DWELLING**

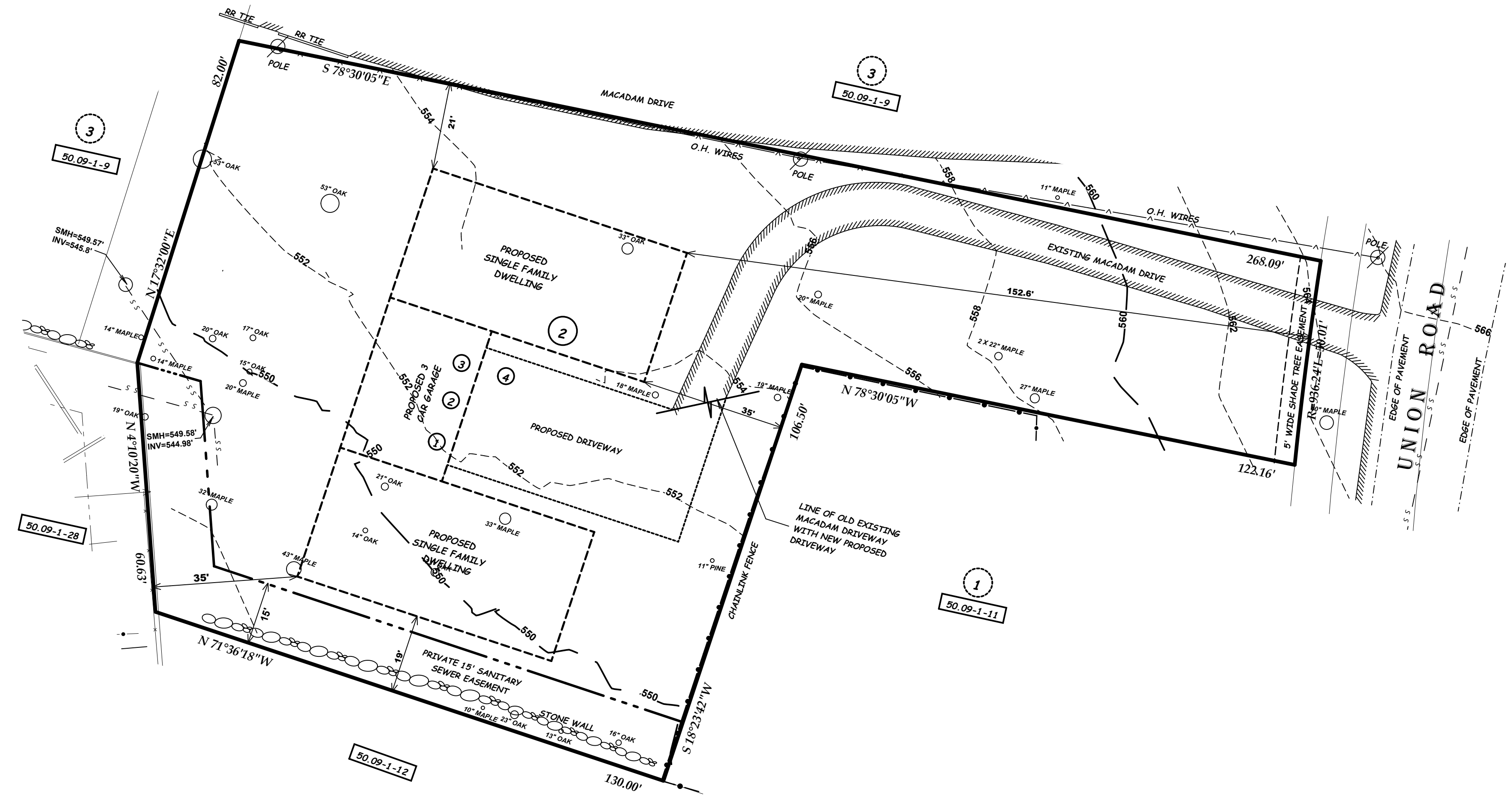
	MINIMUM LOT AREA	MINIMUM STREET FRONTAGE	MINIMUM LOT WIDTH	MINIMUM FRONT YARD	MINIMUM SIDE YARD	TOTAL SIDE YARDS	MINIMUM REAR YARD	MAXIMUM BUILDING COVERAGE SOFT ON PAR	MAXIMUM IMPERVIOUS SURFACE	MAXIMUM HEIGHT STORIES	MAXIMUM HEIGHT FEET
REQUIRED	20,000 S.F.	125'	125'	35'	15'	40'	35'	2750 SF	0.30	2 1/2	35'
PROVIDED	27,821 S.F.	50"	50"	152.6'	19'	40'	35'	5,290 SF*	0.32*	2 1/2	35'

\*\* EXISTING CONDITION  
\* VARIANCE REQUIRED



VICINITY MAP SCALE 1"=300'

- NOTES:
- THIS LOT IS 10 ON MAP 50.09 BLOCK 1
  - AREA OF TRACT 27,821 S.F. 0.64 ACRES
  - ZONE: 2R-15
  - NUMBER OF LOTS: 1
  - RECORD OWNER: REICHMAN MOSHE & YEHUDIS 585 UNION RD MONSEY, NY 10952
  - APPLICANT: SAME AS OWNER
  - EXISTING USE: RESIDENTIAL
  - PROPOSED USE: TWO FAMILY
  - THIS PLAT DOES NOT CONFLICT WITH THE OFFICIAL COUNTY MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 229.1 AND M OF THE GENERAL MUNICIPAL LAW.
  - ALL HOUSES TO BE SEWERED BY GRAVITY, MIN. SLOPE OF 2.0%.
  - THE INDIVIDUAL LOTS ARE DESIGNATED WITH THE TAX LOT NUMBER SHOWN THUS
  - 3/4" CORNER IRON PIPES TO BE SET BEFORE C.O. IS ISSUED.
  - ALL NEW UTILITIES TO BE UNDERGROUND
  - FIRE DISTRICT- MONSEY
  - SCHOOL DISTRICT- EAST RAMAPO
  - WATER DISTRICT- VIOLA
  - NO OPEN BURNING DURING CONSTRUCTION WITHOUT EXPLICIT PERMISSION FROM THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
  - HOUSE SEWER AND WATER SERVICE LINES ARE TO BE LAID IN SEPARATE TRENCHES, WITH A MINIMUM HORIZONTAL SEPARATION OF 10 FEET.
  - SANITARY SEWER INFILTRATION AND EXFILTRATION TESTING OF CONSTRUCTION STANDARDS FOR ROCKLAND COUNTY SEWER DISTRICT NO. 1 SPECIFIES THAT "THE INFILTRATION RATE SHALL NOT EXCEED 25 GALLONS PER 24 HOURS PER PER MILE PER NOMINAL DIAMETER IN INCHES. CERTIFICATES OF OCCUPANCY MAY NOT BE ISSUED, NOR ANY OCCUPANCY PERMITTED, UNTIL A CERTIFICATE OF COMPLIANCE, CERTIFIED BY A LICENSED N.Y.S. PROFESSIONAL ENGINEER, IS SUBMITTED TO AND APPROVED BY THE TOWN OF RAMAPO COPIES OF THIS CERTIFICATE SHOULD ALSO BE SENT TO THE ROCKLAND COUNTY HEALTH DEPARTMENT, AND TO THE ROCKLAND SEWER DISTRICT # 1.
  - DURING THE COURSE OF CONSTRUCTION, THE BUILDER SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID THE CREATION OF DRAINAGE, EROSION AND SILTING PROBLEMS. (IN CONSULTATION WITH APPROPRIATE AGENCIES) TO THE TOWN ENGINEERS SATISFACTION.
  - ALL ELEVATIONS SHOWN ARE BASED ON U.S.C. & G.S. DATUM.
  - ELECTRIC DISTRICT- ORANGE AND ROCKLAND
  - SEWER DISTRICT- RCD#1
  - AMBULANCE DISTRICT- RAMAPO VALLEY
  - ALL UTILITIES UNDERGROUND. ELECTRIC SERVICE CONNECTIONS TO INDIVIDUAL HOUSES SHALL BE IN CONDUIT OF NOT LESS THAN 2 INCH DIAMETER.
  - DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNFINISHED FOR THIRTY (30) DAYS, SHALL BE TEMPORARILY SEEDED WITH 1/2 LB RYE GRASS OR MULCHED WITH 100 LBS OF STRAW OR HAY PER 100 SQ FT AND TEMPORARY DIVERSION DITCHES WILL BE ESTABLISHED WHERE NECESSARY ACROSS ROADWAYS, RIGHT OF WAY AND INDIVIDUAL LOTS.
  - THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS, OR OTHER RESERVATIONS OF LAND RELATIVE TO THIS SITE, EXCEPT AS SHOWN ON THIS MAP. SUBJECT TO THE FINDINGS OF A COMPLETE AND UP TO DATE TITLE REPORT.
  - ANY EXISTING HOSE CONNECTION PROPOSED TO BE ABANDONED MUST BE PLUGGED BETWEEN THE EDGE OF THE RIGHT OF WAY AND THE CURB LINE WITH A PERMANENT WATERTIGHT PLUG OR CAP ENCASED IN CONCRETE.
  - ONLY THOSE DRIVEWAYS SHOWN ON THE FINAL SITE GRADING PLAN ARE PERMITTED, WITHOUT FURTHER PLANNING BOARD APPROVAL.
  - THE LOCATION OF ALL EXISTING UTILITIES MUST BE VERIFIED.
  - THE ZONING BOARD OF APPEALS, ON --- AS CASE NUMBER XBA --- IN THE APPLICATION OF ---, GRANTED VARIANCES FOR.



LOT AREA = 27,821.72 SQUARE FEET  
BEING LOT 2 ON A CERTAIN MAP ENTITLED "ROBINWOOD ESTATES" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #3956 BOOK #79 PAGE #33 ON 10/24/1969.

TAX MAP DESIGNATION: 50.09-1-10  
PROPOSED TWO FAMILY FOR  
**585 UNION RD**

TOWN OF RAMAPO, ROCKLAND COUNTY  
NEW HEMPSTEAD, NEW YORK  
MARCH 27, 2024 SCALE: 1" = 20'

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

REV 4/24/2024

