



BULK REQUIREMENTS **ZONE: R-50 SINGLE FAMILY RESIDENTIAL**

	MIN. LOT AREA	LOT FRONTAGE	LOT WIDTH	EFFECTIVE SQUARE	FRONT YARD	SIDE YARD	TOTAL SIDE YARDS	REAR YARD	MAXIMUM IMPERVIOUS SURFACE	FRONT YARD IMPERVIOUS	BUILDING COVERAGE	MAXIMUM BUILDING HEIGHT FEET	MAXIMUM EXPOSED BUILDING HEIGHT
REQUIRED	50,000 SF	100'	150'	150'	50'	30'	75'	50'	0.20	0.15	0.10	2-1/2	25'
GRANTED	45,227 SF	28'	213.5'	150'	50'	55'	174.3'	83'	0.20	0.38	0.10	2-1/2	<25'
PROVIDED	45,227 SF	28'	213.5'	165'	54.3'	47'	124.3'	109.4'	0.18	0.15	0.06	2	<25'

RESOLUTION #18-7, MARCH 18, 2018

IMPERVIOUS COVERAGES:

- 1) DWELLING= 2,611 SF
 - 2) DRIVEWAY= 4674 SF
 - 3) DECKS=220 SF
 - 4) WALKWAYS & PORCHES= 630 SF
 - 5) SIDE ENTRANCE= 65 SF
- TOTAL=8199 SQFT

FRONT YARD IMPERVIOUS = 1596 SF / 10,615 SF= 0.15
 BUILDING COVERAGE = (104+2,611 SF) / 45,227 SF= 0.06

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 ANY INSTRUMENT 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 HEREIN. ANY EXTENSION OF THE USE BEYOND THE PURPOSES AGREED TO BETWEEN THE CLIENT AND THE SURVEYOR EXCEEDS THE SCOPE OF THE ENGAGEMENT."
 "THIS SURVEY 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 = 48,334.15 SQUARE FEET
 BEING LOT 2 ON A CERTAIN MAP ENTITLED "SUBDIVISION PLAT FOR HURWITZ"
 FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #8456 BOOK #132 PAGE #5 ON 04/04/2019.

**FINAL SURVEY FOR
 91 SPOOCK
 ROCK RD**

TOWN OF RAMAPO, ROCKLAND COUNTY
 REV 11/8/23
 SUFFERN, NEW YORK

OCTOBER 4, 2023 SCALE: 1" = 20'

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