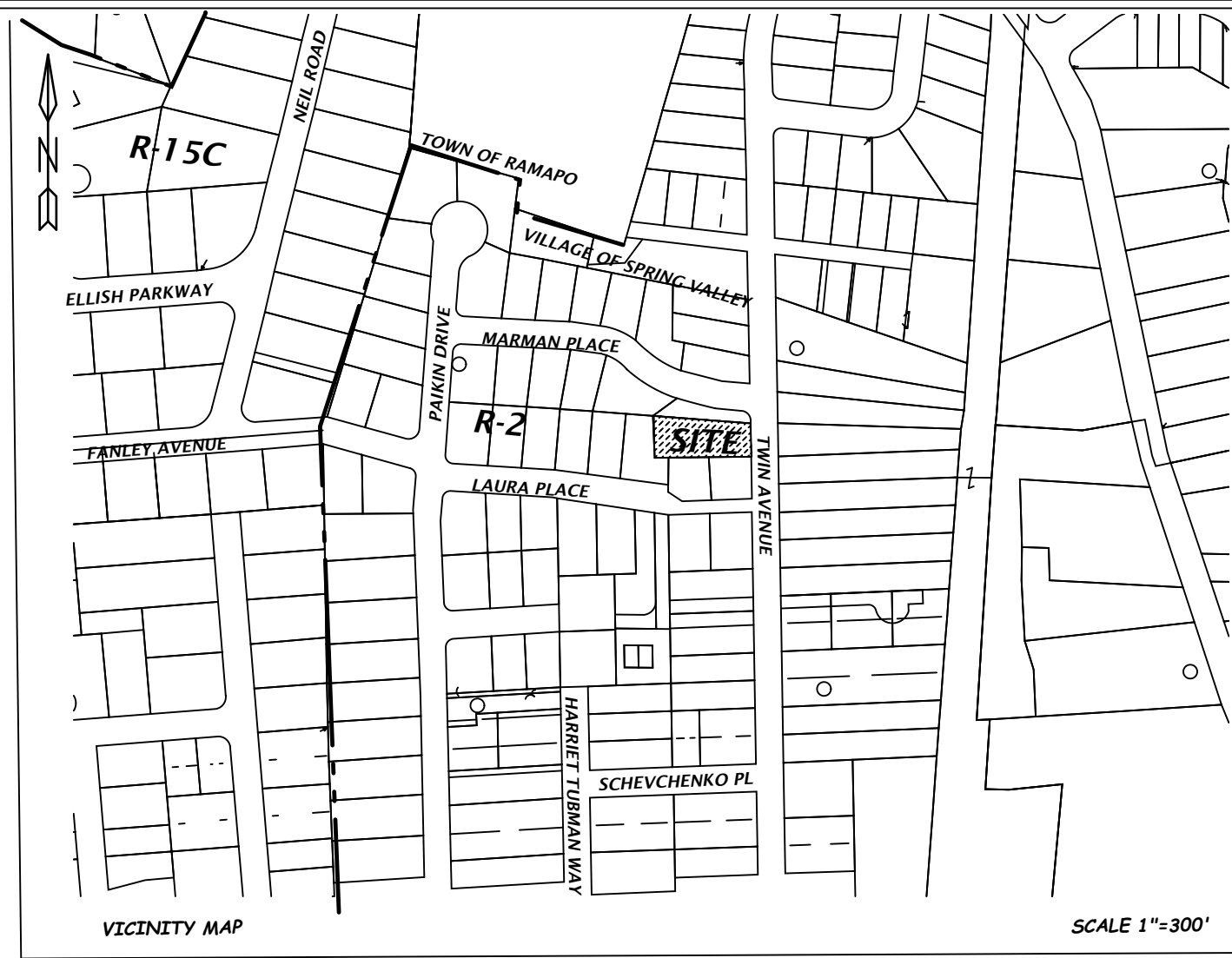
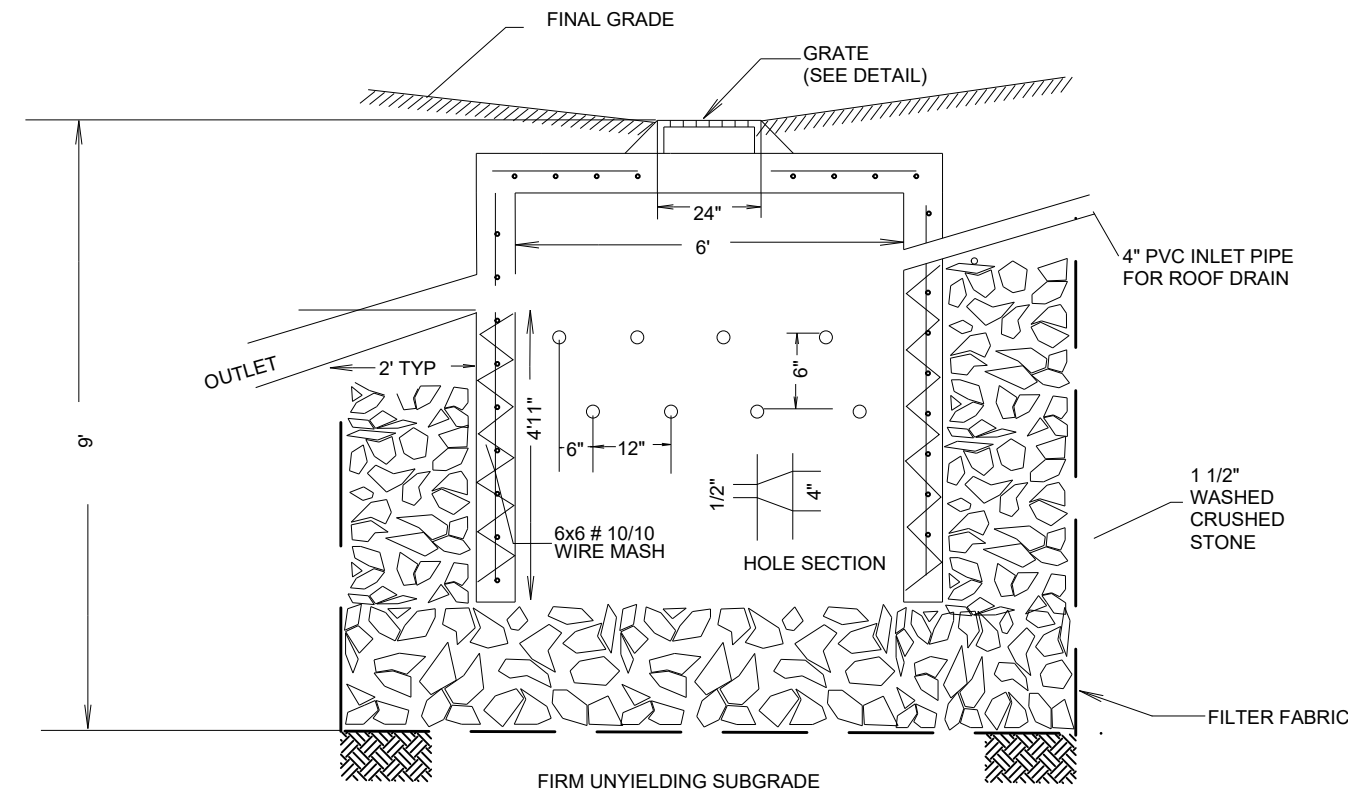


PCS - 1197 PRECAST CONCRETE SALES CO OR APPROVED EQUAL

DRYWELL GRATE DETAIL

NTS



DRYWELL DETAIL

(WOODARD'S PRODUCTS, INC DW-6 OR APPROVED EQUAL
CAPACITY 1,000 GALLONS)(4500 PSI CONCRETE)

NTS

NOTES:

1. TAX MAP NUMBER- MAP 50.78-1-20
2. APPLICANT: 49TWIN AVE LLC
3. OWNER: SAME AS APPLICANT
4. TOTAL AREA= 11,707.25 SQUARE FEET = 0.27 ACRES
5. TOTAL NUMBER OF LOTS 1
6. THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED BY THE WINNER SPECIFIED IN SECTION 239.0 OF THE GENERAL MUNICIPAL LAW WHEN APPLICABLE
7. INFORMATION REGARDING PLAT REVIEW, APPROVAL, AND DETAILS IS AVAILABLE IN THE SPRING VALLEY PLANNING BOARD FILES.
8. PROPERTY IS NOT LOCATED IN FLOOD PLAIN OVERLAY DISTRICT

SNOW ON GROUND
TAX MAP DESIGNATION: 50.78-1-20

SITE PLAN

49 TWIN AVE

TOWN OF RAMAPO, ROCKLAND COUNTY

SPRING VALLEY, NEW YORK

FEBRUARY 13, 2026 SCALE : 1" = 10'

A horizontal number line with three labeled tick marks: 10, 0, and 10. There are four unlabeled tick marks between the first 10 and the 0, and four unlabeled tick marks between the 0 and the second 10.

ANTHONY R. CELENTANO P.E.
31 ROSMAN ROAD

THIELLS, N.Y. 10984
215-492-5222 FAX 410-5234

845 429 5290 FAX 429 5974

Anthony Celestino L

SHEET 1 OF 2

SHEET 1 OF 2 7 3 1 4

APPROVED FOR FILING

OWNER _____ DATE _____

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF SPRING VALLEY,
NEW YORK, ON THE _____ DAY OF _____, 2026, SUBJECT TO
ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE,
MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.
SIGNED THIS _____ DAY OF _____, 2026

CHAIRMAN

CLERK

2	6/15/2026	PART 3
1	5/13/26	REVISIONS
#	DATE	DESCRIPTION

ZONE: R-2 LOCAL HOUSE OF WORSHIP

BULK REQUIREMENTS

USE GROUP		MINIMUM LOT AREA (SQUARE FEET)	LOT WIDTH (FEET)	FRONT YARD	SIDE YARD	REAR YARD (FEET)	TOTAL SIDE YARD (FEET)	MAXIMUM BUILDING HEIGHT	MAXIMUM BUILDING HEIGHT	FLOOR AREA RATIO (FAR)	PARKING	BACK UP AISLE	255-22H	255-35H
REQ.	B	25,000 SF	100'	35'	20'	40'	40'	35'	3 STORIES	0.30	34	24'	YES	YES
PROV.	B	11,707 SF	61.81'	61.8'	4.1'	35.6'	19.1'	35'	2 STORIES	0.53'	10'	22.5'	NO*	NO*

☆ - VARIANCE REQUIRED

PARKING REQUIREMENT
1) HOUSE OF WORSHIP $6,798 \text{ SQFT}/200=34 \text{ SPACE}$
OR $30 \text{ SEATS}/4= 8 \text{ SPACES}$

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 PREPARED WITH
THE 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 SURVEYOR'S OBLIGATION AND LIABILITY 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 ORIGINATING OF WAY ON OR BELOW THE
SURFACE OF THE GROUND THAT ARE
NOT VISIBLE ARE NOT SHOWN.