

U.S. ROUTE 202 (AKA HAVERSTRAW ROAD)
VARIABLE WIDTH R.O.W.

TAX LOT #33.06-1-7
AREA=3.0322 ACRES

COMMERCIAL BUILDING
1ST FLOOR 15,972 SF RETAIL
2ND FLOOR 7,050 SF MEDICAL OFFICE

BULK TABLE

DISTRICT: CS
USE GROUP B, LOCAL CONVENIENCE COMMERCIAL
1ST FLOOR RETAIL
2ND FLOOR MEDICAL OFFICE

REQUIRED	PROPOSED	MINIMUM LOT AREA, SF	LOT WIDTH, FT	SETBACK, FT			YARD, FT		STREET FRONTAGE, FT	MAXIMUM HEIGHT, FT	DEVELOPMENT COVERAGE, %	FLOOR AREA RATIO, FAR	
				FRONT	SIDE	TOTAL	REAR	FRONT					REAR
		20,000	100	30	0/20	0	25	20	0	10	30	75	0.40
		3,0322	237.94	202	52.9	52.9	69.3	29.5	9.6	44.2	<30	68.2	<0.40

PARKING ANALYSIS:
REQUIRED:
1 SPACE PER 150 SF OF FIRST FLOOR AREA FOR THE FIRST 5,000 SF.
1 SPACE PER 200 SF OF FIRST FLOOR AREA IN EXCESS OF 5,000 SF.
1 SPACE PER 200 SF OF 2ND FLOOR.

5000 SF / 1 SPACE PER 150 SF = 34 SPACES
10972 SF / 1 SPACE PER 200 SF = 55 SPACES
7050 SF / 1 SPACE PER 200 SF = 35 SPACES
TOTAL 124 SPACES

PROVIDED 127 SPACES

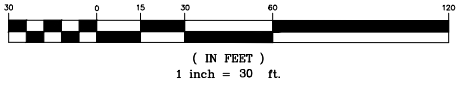
REQUIRED:
1 10'x50' LOADING SPACE PER 10,000 SF
15,972 SF / 1 LOADING PER 10,000 SF = 2 LOADING SPACES

PROVIDED: 2 LOADING SPACES

LEGEND

	EXISTING PROPERTY LINE		PROPOSED PROPERTY LINE
	EXISTING SETBACK		PROPOSED SETBACK
	EXISTING WETLANDS		PROPOSED WETLANDS
	EXISTING GAS EASEMENT		PROPOSED GAS EASEMENT
	EXISTING SEWER EASEMENT		PROPOSED SEWER EASEMENT
	EXISTING DRAINAGE EASEMENT		PROPOSED DRAINAGE EASEMENT
	EXISTING CONTOURS		PROPOSED CONTOURS
	EXISTING CURB		PROPOSED CURB
	EXISTING SANITARY SEWER MANHOLE		PROPOSED SANITARY SEWER MANHOLE
	EXISTING SANITARY PIPE		PROPOSED SANITARY PIPE
	EXISTING DRAINAGE MANHOLE		PROPOSED DRAINAGE MANHOLE
	EXISTING CATCH BASIN		PROPOSED CATCH BASIN
	EXISTING DRAINAGE PIPE		PROPOSED DRAINAGE PIPE
	EXISTING OVERHEAD ELECTRIC		PROPOSED OVERHEAD ELECTRIC
	EXISTING UTILITY POLE		PROPOSED UTILITY POLE

GRAPHIC SCALE



<p>PROVIDENT BANK-DRIVE THRU TOWN OF RAMAPO ROCKLAND COUNTY, NEW YORK</p>	<p>CONCEPT PLAN</p>
<p>BROKER ENGINEERING, PLLC PROFESSIONAL ENGINEERS LAND USE • DEVELOPMENT • STRUCTURAL • SURVEYING 65 RAMAPO VALLEY ROAD MAHWAH, NEW JERSEY 07430 78 LAFAYETTE AVENUE SUFFERN, NEW YORK 10901 phone: (201) 684-1221 fax: (201) 684-1223 phone: (845) 357-4411 fax: (845) 357-1898</p>	
<p>Job number: 59214</p>	<p>DATE</p>
<p>Drawn by: AP</p>	<p>Checked by: E.M.</p>
<p>Original Date: 9/03/13</p>	<p>REV.</p>
<p>Last Revised Date:</p>	<p>DESCRIPTION</p>
<p>Scale: 1" = 30'</p>	<p>DATE</p>
<p>Drawing Number: 1</p>	<p>DATE</p>