



- 1) ELECTRIC DISTRICT: ORANGE AND ROCKLAND
- 2) SEWER DISTRICT: RCD091
- 3) WATER DISTRICT: VEOLIA NORTH AMERICA, UNITED STATES
- 4) FIRE DISTRICT: SPRING VALLEY
- 5) AMBULANCE DISTRICT: SPRING VALLEY
- 6) POLICE DISTRICT: SPRING VALLEY
- 7) SCHOOL DISTRICT: EAST RAMAPO

LOT AREA 10,661.23 SQUARE FEET
TAX MAP DESIGNATION: 57.63-2-4

PROPOSED
TWO
FAMILY FOR
81 FAIRVIEW AVE.

TOWN OF RAMAPO, ROCKLAND COUNTY
SPRING VALLEY, NEW YORK
DECEMBER 29, 2022 SCALE : 1" = 10'
0 10 20 30



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NOTE
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"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.

BULK REQUIREMENTS				ZONE: R-2 TWO-FAMILY DETACHED DWELLING										
	USE GROUP	MINIMUM LOT AREA (SQUARE FEET)	LOT WIDTH EAST CASTLE	LOT WIDTH FAIRVIEW	FRONT YARD (FEET) CASTLE	FRONT YARD (FEET) FAIRVIEW	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	10,000 SF	105'	105'	25'	25'	15'	20'	30'	35'	3 STORIES	0.65	4	70'
PROVIDED	C	10,661 SF	101.55'	103.34'	25'	25'	10"	15"	N/A	<35'	3 STORY	0.65	4	201.29

- VARIANCE REQUIRED

* - VARIANCE REQUIRED