



- 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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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