



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."
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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

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

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ABSTRACT OF TITLE.
EASEMENTS OR RIGHTS OF WAY ON OR BELOW THE
SURFACE OF THE GROUND THAT ARE
NOT VISIBLE ARE NOT SHOWN.

ZONE: R-1

BULK REQUIREMENTS SINGLE FAMILY DWELLING

STANDARDS - SINGLE FAMILY DWELLING										
USE GROUP F	MIN. LOT AREA	LOT WIDTH	FRONT YARD	SIDE YARD	TOTAL SIDE YARD	REAR YARD	MAXIMUM NUMBER OF STORIES	MAXIMUM HEIGHT	BUILDING COVERAGE	LOT COVERAGE
REQUIRED	15,000 S.F.	95'	30'	20'	40'	35'	2 1/2	35'	25%	35%
PROVIDED	11,624 SF**	128.92'	26**	7.4**	49.3'	16.4**	2	< 35'	9%	37.196**

***VARIANCE REQUIRED
EXISTING CONDITION

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LOT AREA = 11,624.86 SQUARE FEET
BEING LOT 4 BLOCK 5 ON A CERTAIN MAP ENTITLED
"AMENDED SECTION I-MOUNTIANVIEW PARK"
FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE
AS MAP #4020 BOOK#80 PAGE #27 ON 6/19/1972

TAX MAP DESIGNATION: 56 07-2-45

*PROPOSED
DECKS
FOR*

2 HILLWOOD CT

TOWN OF HAVERSTRAW, ROCKLAND COUNTY

THIELLS

NEW YORK

OCTOBER 12, 2021

SCALE : 1" = 10'

0 10 20
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