

LOT AREA= 36,206.66 SQUARE FEET  
 BEING LOT 5 BLOCK D ON A CERTAIN MAP ENTITLED  
 "OVERLOOK ESTATES IN WESLEY CHAPEL"  
 FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE  
 AS MAP #3252 BOOK #68 PAGE #41 ON 07/08/1964.

TAX MAP DESIGNATION: 41.10-1-10  
 PROPOSED ADDITION FOR  
**1 VILLA LN.**

**BULK REQUIREMENTS**

**ZONE: R-35**

USE GROUP	MIN. LOT AREA	LOT FRONTAGE	LOT WIDTH ARDLEY	LOT WIDTH VILLA	EFFECTIVE SQUARE	FRONT YARD ARDLEY	SIDE YARD	TOTAL SIDE YARD	REAR YARD	MAXIMUM BUILDING COVERAGE	IMPERVIOUS SURFACE RATIO	FRONT YARD IMPERVIOUS RATIO ARDLEY	FRONT YARD IMPERVIOUS RATIO VILLA	MAXIMUM HEIGHT		MAXIMUM EXPOSED BUILDING HEIGHT
														STORIES	FEET	
REQUIRED	35,000 S.F.	100'	125'	125'	125'	50'	25'	60'	50'	0.13	0.25	0.20	0.20	2 1/2	25	40'
PROVIDED	36,206 S.F.	395.45'	193.6'	196.46'	170'	37.8"	46.3'	N/A	82.4'	0.09	0.14	0.01	0.10	2	<25	<40'

\*VARIANCE REQUIRED

**BUILDING COVERAGE 3084 SF/36,206 SF=0.09**

IMPERVIOUS SURFACE RATIO:  
 1. HOUSE, OVERHANG, PORCH AND DECK= 3084 SF  
 2. DRIVEWAY AND WALKWAY= 1,782 SF  
 3. SHEDS=118  
 TOTAL= 4,984 SF

FRONT YARD VILLA IMPERVIOUS:  
 1,024 SF / 10,244 SF=0.10 OR 10%

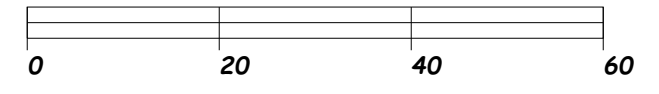
FRONT YARD ARDLEY IMPERVIOUS:  
 140 SF / 9,560 SF= 0.015 OR 1.5%

REV 1/22/24



TOWN OF RAMAPO, ROCKLAND COUNTY  
 WESLEY HILLS, NEW YORK

MAY 24, 2023 SCALE: 1" = 20'



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