

**BULK REQUIREMENTS ZONE: R-35**

USE GROUP	MIN. LOT AREA	LOT WIDTH CARA	LOT WIDTH DEERWOOD	EFFECTIVE SQUARE SIDE	FRONT YARD CARA	FRONT YARD DEERWOOD	SIDE YARD	TOTAL SIDE YARD	REAR YARD	MAX. IMPERVIOUS SURFACE	FRONT YARD IMPERVIOUS SURFACE CARA	FRONT YARD IMPERVIOUS SURFACE DEERWOOD	MAX. BUILDING COVERAGE	MAX. BUILDING HEIGHT STORIES	MAX. BUILDING HEIGHT FEET	MAX. EXPOSED BUILDING HEIGHT
SINGLE FAMILY	35,000 SF	125'	125'	125'	50'	50'	25'	60'	50'	0.25	0.20	0.20	0.10	2 1/2	25	40'
REQUIRED	35,000 SF	125'	125'	125'	50'	50'	25'	60'	50'	0.25	0.20	0.20	0.10	2 1/2	25	40'
EXISTING	35,001 SF	177.96'	193.98'	79.6"	51.7'	76.2'	36.2'	N/A	94.2'	0.127	0.11	0	0.06	2	<25'	<40'
PROPOSED	35,001 SF	177.96'	193.98'	79.6"	51.7'	76.2'	12.5"	N/A	71.3'	0.17	0.11	0	0.107"	2	<25'	<40'

\* EXISTING CONDITION  
\*\* VARIANCE REQUIRED

EXISTING IMPERVIOUS COVERAGE:  
1. HOUSE= 2,103 S.F.  
2. DRIVEWAY= 1,714 S.F.  
3. FRONT WALK & PORCH= 291 S.F.  
4. DECK= 274 S.F.  
5. OVERHANG= 50 S.F.

TOTAL=4,432 S.F. / 35,001 S.F.= 0.127

PROPOSED IMPERVIOUS COVERAGE:  
1. HOUSE= 2,103 S.F.  
2. DRIVEWAY= 1,561 S.F.  
3. FRONT WALK & PORCH= 291 S.F.  
4. DECK= 456 S.F.  
5. ADDITION= 1,550 S.F.

TOTAL=5,961 S.F. / 35,001 S.F.= 0.17

EXISTING BUILDING COVERAGE:  
2,103 S.F. / 35,001 S.F.= 0.06

PROPOSED BUILDING COVERAGE:  
3,753 S.F. / 35,001 S.F.= 0.107

FRONT YARD IMPERVIOUS COVERAGE: (CARA)  
EXISTING:

1. DRIVEWAY= 680 S.F.  
2. FRONT WALK & PORCH= 260 S.F.  
940 S.F. / 8,245 S.F.= 0.114

PROPOSED:

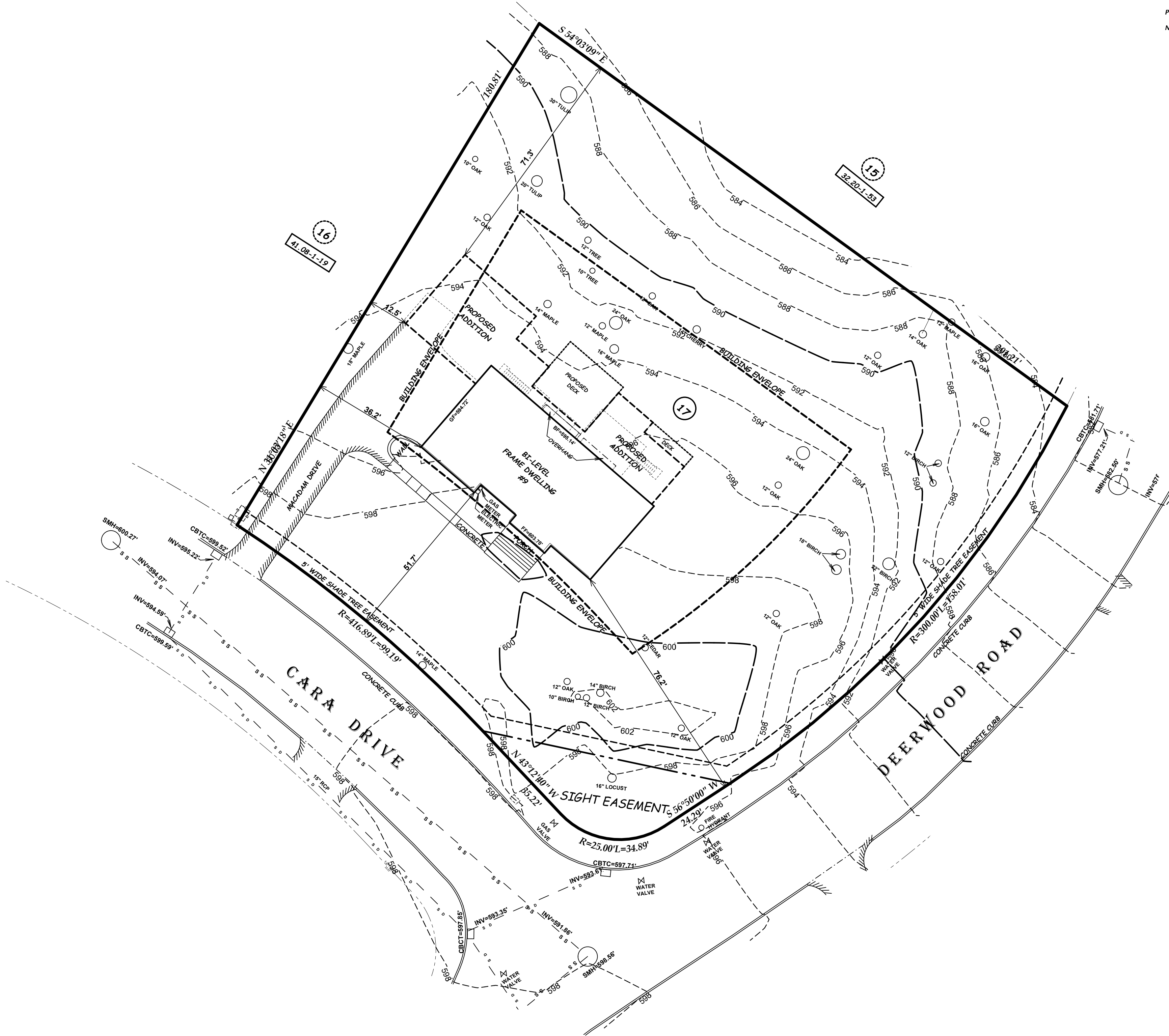
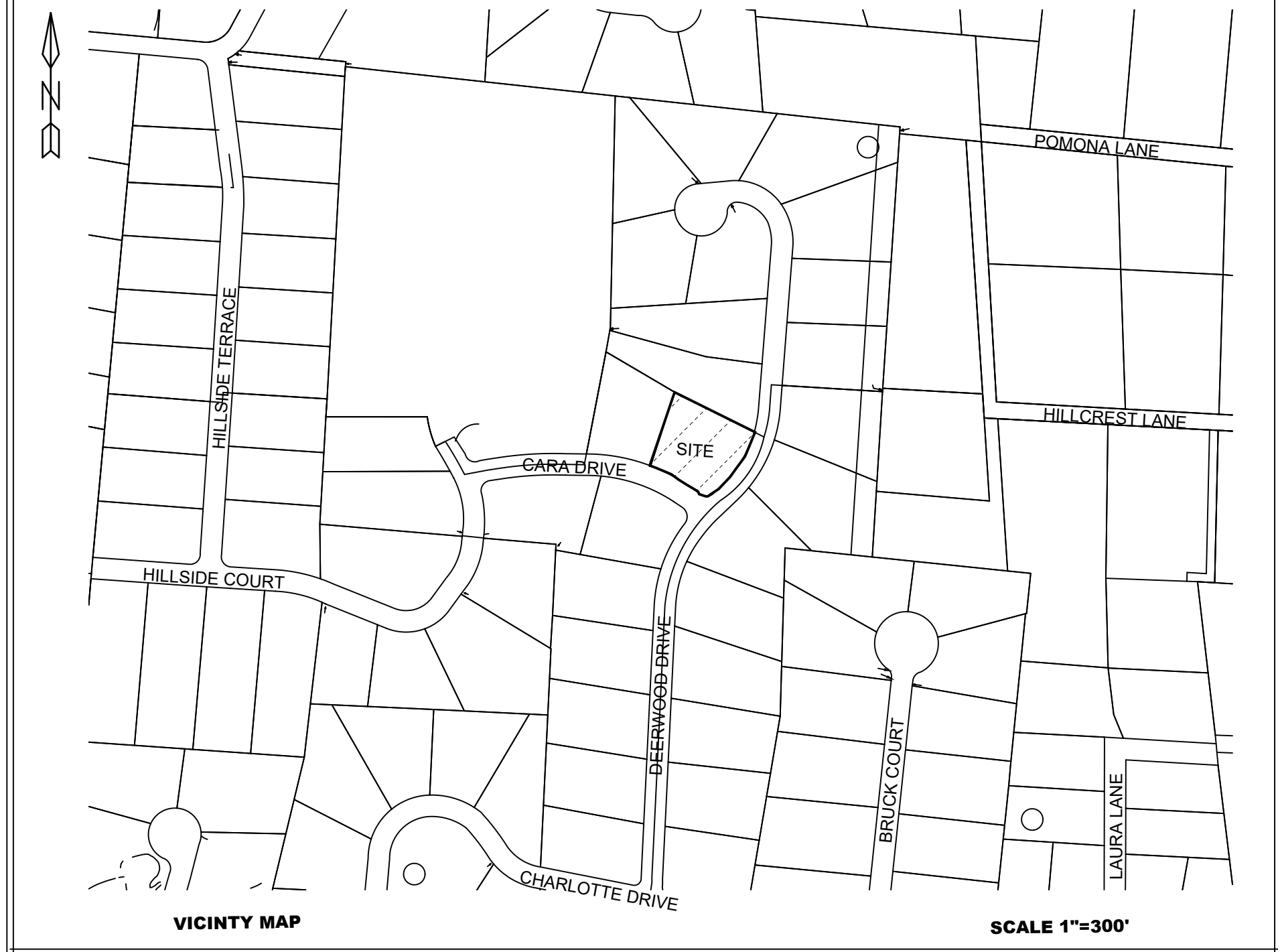
1. DRIVEWAY= 680 S.F.  
2. FRONT WALK & PORCH= 260 S.F.  
940 S.F. / 8,245 S.F.= 0.114

FRONT YARD IMPERVIOUS COVERAGE: (DEERWOOD)  
EXISTING:

N/A

PROPOSED:

N/A



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 ANY ITEM ON ANY MAP."  
"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.

CERTIFIED TO: TZVI GORELICK  
BATYA GORELICK  
LANDMARK ABSTRACT AGENCY LLC  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
UNITED WHOLESALE MORTGAGE LLC ISACA ATIMA

LOT AREA = 35,001.00 SQUARE FEET  
BEING LOT 17 ON A CERTAIN MAP ENTITLED  
"TOMETAL WOODS"  
FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE  
AS MAP #6235 BOOK #109 PAGE #67 ON 08/18/1988.



TAX MAP DESIGNATION: 41.08-1-20  
PROPOSED ADDITION FOR  
**9 CARA DR**

TOWN OF RAMAPO, ROCKLAND COUNTY  
WESLEY HILLS, NEW YORK  
MARCH 24, 2024 SCALE: 1" = 20'

ANTHONY R. CELENTANO P.E.  
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