

BULK REQUIREMENTS ZONE: R-35

USE GROUP SINGLE FAMILY	MIN. LOT AREA	LOT FRONTAGE	LOT WIDTH	EFFECTIVE SQUARE SIDE	FRONT YARD	SIDE YARD	TOTAL SIDE YARD	REAR YARD	MAX. IMPERVIOUS SURFACE	MAX. FRONT YARD IMPERVIOUS SURFACE	MAX. BUILDING COVERAGE	MAX. BUILDING HEIGHT		MAX. EXPOSED BUILDING HEIGHT
												STORIES	FEET	
REQUIRED	35,000 SF	100'	125'	125'	50'	25'	60'	50'	0.25	0.20	0.10	2 1/2	25	40'
PROVIDED	43,595 SF	208.75'	208.82'	148.8'	68.4'	11.5'	62.3'	110.2'	0.35*	0.08	0.12*	2	<25'	<40'

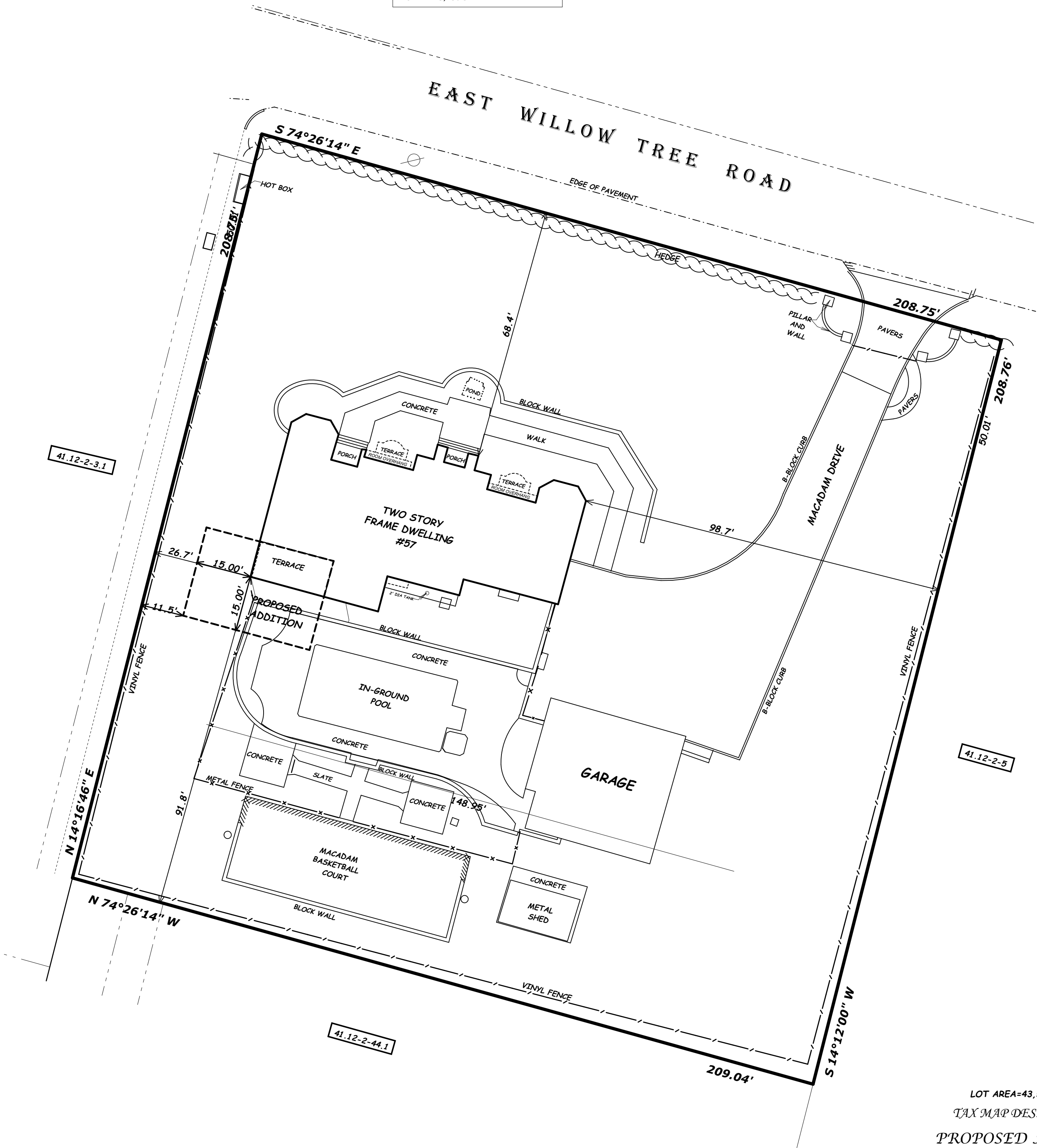
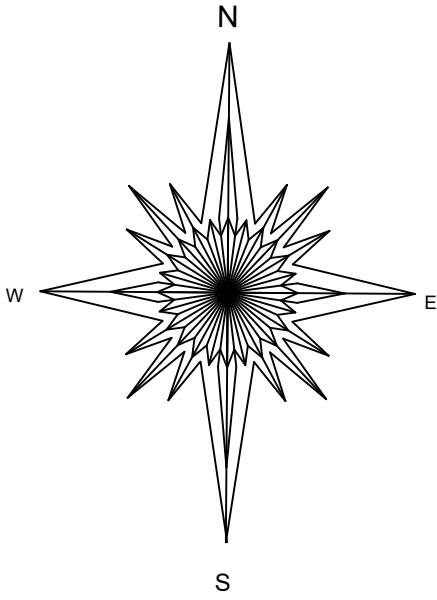
* VARIANCE REQUIRED

IMPERVIOUS SURFACE:

1. HOUSE= 3,647 S.F.
 2. DRIVEWAY= 4,064 S.F.
 4. GARAGE= 1,340 S.F.
 5. FRONT WALKWAY= 742 S.F.
 6. REAR PATIO= 862 S.F.
 7. POOL & PATIO= 2,330 S.F.
 8. BASKETBALL COURT= 1,521 S.F.
 9. SLATE & CONC. WALKWAYS= 481 S.F.
 10. SHED & CONC. PAD= 333 S.F.
 11. ROOM OVERHANGS= 110 S.F.
- TOTAL= 15,430 S.F.

FRONT IMPERVIOUS SURFACE:

815 S.F. / 10, 440 S.F.= 0.078



LOT AREA=43,595.89 SQUARE FEET

TAX MAP DESIGNATION: 41.12-2-4

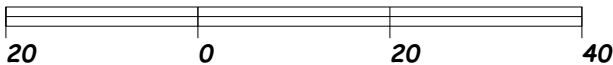
PROPOSED ADDITION FOR

57 E. WILLOW

TOWN OF RAMAPO, ROCKLAND COUNTY

WESLEY HILLS, NEW YORK

SEPTEMBER 13, 2016 SCALE : 1" = 20'



ANTHONY R. CELENTANO P.L.S.

31 ROSMAN ROAD
THIELLS, N.Y. 10984
845 429 5290 FAX 429 5974

Anthony R. Celentano LIC#50633

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."
"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.