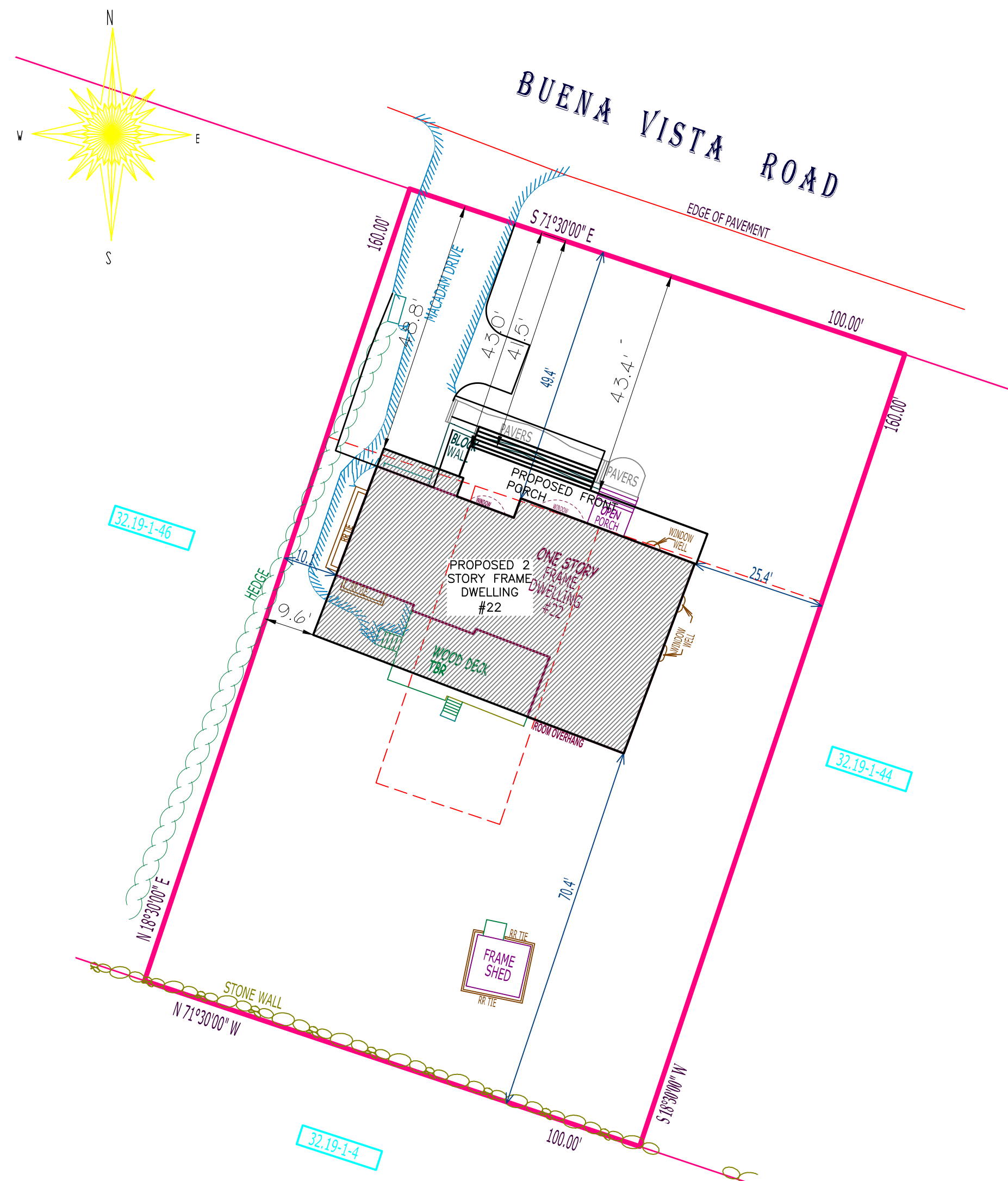


TAX LOT: SECTION 32.19, BLOCK 1, LOT 45
REFERENCES:

-ALL BOUNDARY INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY ANTHONY R. CELENTANO, PLS DATED APRIL 9, 2019, PROVIDED BY OWNER.
-BEING LOTS 13, 14, 15 AND 16 BLOCK OR SECTION E ON A CERTAIN MAP ENTITLED "MAP NO. 4 OF THE POMONA HEIGHTS" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON 06/17/1927.



EXISTING IMPERVIOUS SURFACES:
DWELLING = 1,826 SF
PORCH = 60 SF
DECK = 406 SF
DRIVEWAY & FRONT WALK = 997 SF
REAR WALK = 203 SF
SHED & RAMP = 101 SF
TOTAL = 3,643 SF
EX. COV. = 3,643 SF / 16,000 SF = 0.2277 = 22.82%
PROP. COVERAGE:
PROP. DWELLING = 2,408 SF
PROP. COV. PORCH = 439 SF
PROPOSED DRIVEWAY & WALK = 1,217 SF
SHED & RAMP = 101 SF
TOTAL IMPERVIOUS = 4,044 SF
PRO. COV. = 4,044 SF / 16,000 SF = 0.2528 = 25.28%

FRONT YARD IMPERVIOUS AREA:
EXISTING:
DRIVEWAY & WALK = 897 SF
AREA = 4,240 SF
EXIST. F.Y.I. = 897 SF / 4,240 SF = 0.2115 = 21.15%
PROPOSED:
DRIVEWAY & WALK = 1,051 SF
AREA = 4,150 SF
PROP. F.Y.I. = 1,051 SF / 4,150 SF = 0.2533 = 25.33%

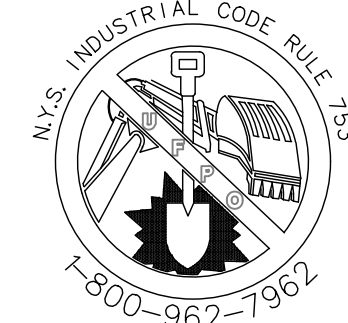
VILLAGE OF WESLEY HILLS BULK REQUIREMENTS
ZONE R-50
SINGLE FAMILY DWELLING

	MINIMUM LOT AREA (SF)	MINIMUM LOT FRONTAGE (FT)	MINIMUM LOT WIDTH (FT)	MINIMUM EFFECTIVE SQUARE SIDE (FT)	FRONT YARD (FT) TER.	FRONT YARD (FT) SER.	SIDE YARD (FT)	TOTAL SIDE YARD (FT)	REAR YARD (FT)	MAXIMUM IMPERVIOUS SURFACE RATIO	MAXIMUM FRONT YARD IMPERVIOUS SURFACE RATIO		MAXIMUM BUILDING COVERAGE	MAXIMUM BUILDING HEIGHT (STORIES/FT)	MAXIMUM EXPOSED BUILDING HEIGHT (FT)
REQ'D	50,000	100	150	150	50	50	30	75	50	0.20	0.15		0.15/0.108	2.5 / 25	40
EXIST.	16,000*	100.0	100.0*	25*	49.4*	49.4*	10.1*	35.5*	70.4	0.228*	0.207*		0.143	10/15.0	20.0
PRO'D	16,000*	100.0	100.0*	25*	41.5**	41.5**	9.6**	35.0**	70.4	0.253**	0.263**		0.178**	25	40

MAXIMUM BUILDING COVERAGE (CALCULATION PER ZONING LAW):
SQUARE FOOTAGE OF BUILDINGS LESS THAN 15' HEIGHT OR 1-1/2 STORIES =
EX = DWELLING = 1,826 + 60 = 1,886 SF
BLDG. COV. = 1,886 SF / 16,000 SF = 0.1179 = 11.79%

PROPOSED:
TOTAL BUILDING AREA = 2,408 SF + 439 SF = 2,847 SF
15' LVL. = 439 SF COV. PORCH = 439 SF
MAX ALLOWED = 439 SF / 2,847 SF = 0.1542 = 15.42%
BLDG. COVERAGE = 2,847 / 16,000 = 0.1779 = 17.79%

* EXISTING CONDITION
** VARIANCE REQUIRED



CALL BEFORE YOU DIG, DRILL OR BLAST
NO LESS THAN TWO WORKING DAYS NOTICE
IT'S THE LAW!

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NO. 07581
STATE OF NEW JERSEY

REVISIONS

PLOT PLAN
FOR
22 BUENA VISTA ROAD
KOHIN
TAX LOT 32.19-1-45
LOCATED IN THE
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, NEW YORK
GRAPHIC SCALE:
20 10 0 10 20 40 60

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STATE OF NEW JERSEY

22 BUENA
OCT. 16, 2024
1" = 20'
1 OF 1