

SCHEMATIC MAP
1" = 100'



VICINITY MAP
1" = 300'

Lot Coverage		Front Yard Impervious	
Driveway (excluding pervious pavers)	2640 SF	Driveway	688 SF
Dwelling	3803 SF	Walkways + Stairs	44 SF
Walkways + Stairs	170 SF	Window Wells	20 SF
Window Wells	60 SF	Walls	53 SF
Side stairs to basement	87 SF		
Patio stairs	50 SF	Total	805 SF
Rear Building Projection	51 SF	Front Yard Area	6327 SF
Cabanas	200 SF		
Pool	800 SF	Coverage	0.127
Wells/stairs to pool	536 SF		
Total	8397 SF		
Coverage	0.246		

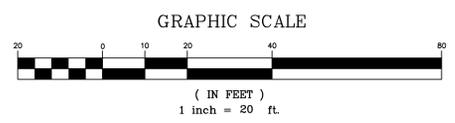
BUILDING COVERAGE CALCULATION FROM ARCHITECT:
 1.5 STORY @ 1,957 SF + 2.5 STORY @ 2,895 SF TOTAL = 4,852 SF
 $4,852 \text{ SF} = \text{ACTUAL BUILDING COVERAGE}$
 $1,957 \times 0.05 = 0.09785 + 0.10 = 0.12$
 $36,542 \text{ SF} \times 0.12 = 4,385 \text{ MAXIMUM ALLOWABLE BUILDING COVERAGE}$
PROVIDED BUILDING COVERAGE
 HOUSE 4,151 SF + CABANA & COVERED AREA 645 SF = 4,796 SF
 $4,796 \text{ SF} / 36,542 \text{ SF} = 0.131$
VARIANCE WAS GRANTED FOR 0.134
 $0.131 < 0.134$ SO OK

Bulk Requirements: R-35 Single Family Residence																	
	Min Lot Area	Min Lot Frontage	Min Lot Width	Min Effective Square, Side	Min Front Yard	Min Side Yard	Min Side Pool	Min Side Accessory	Min Total Side Yard	Min Rear Yard	Min Rear Pool	Min Rear Accessory	Max Impervious Surface Ratio	Max Front Yard Impervious Surface Ratio	Max Building Coverage	Max Building Height	Max Exposed Building Height
Required	35,000 SF	100 FT	125 FT	125 FT	40 FT*	25 FT	15 FT	8.3 FT	60 FT	50 FT	15 FT	16.7 FT	0.25	0.2	0.115	2.5 stories/25 FT	40 FT
Existing	34,117 SF	151.7 FT	156.9 FT		40.4 FT	48.2 FT	N/A	N/A	101.3 FT	157.2 FT	N/A	N/A	0.11	0.16	0.05		
Provided	34,117 SF	151.7 FT	156.9 FT		40 FT	20 FT	15.2 FT	17.7 FT	53.6 FT	139 FT	16.8 FT	16.8 FT	0.246	0.127	0.122	22 FT	35 FT
Variance						Yes			Yes						Yes		

* Established by the original plot plan

REFERENCES

- BEING SECTION 41.11, BLOCK 1, LOT 57 OF THE VILLAGE OF WESLEY HILLS AND TOWN OF RAMAPO TAX MAPING.
- LOT DESCRIBED BY DEED IN INSTRUMENT NO. 2022 AT PAGE 43099 AT THE ROCKLAND COUNTY CLERKS OFFICE.
- BEING LOT 20 IN BLOCK B ON A MAP ENTITLED "GLENBROOK KNOLLS EAST SECTION IN VIOLA", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON MARCH 31, 1959 IN BOOK 60 ON PAGE 6 AS MAP NUMBER 2646.
- TOTAL AREA = 34,117 SQUARE FEET OR 0.783 ACRES.



DATE	ISSUE	DESCRIPTION	REVISIONS
		S.B.L. 41.11 - 1-57	
SKETCH FOR 5 GLENBROOK ROAD			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE: 3/5/24
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243		111 Main Street Chester, NY 10918 845.610.3621	DRAWN BY: RB/LT
Civil Engineering & Land Surveying Services that Build Communities www.Civil-Tec.com			
			CHKD BY: RB/LT
			JOB No. 4294
			SCALE: 1"=20'
			DWG No. 1 OF 1
Rachel B. Barese, P.E. N.Y. Lic. No. 90143			