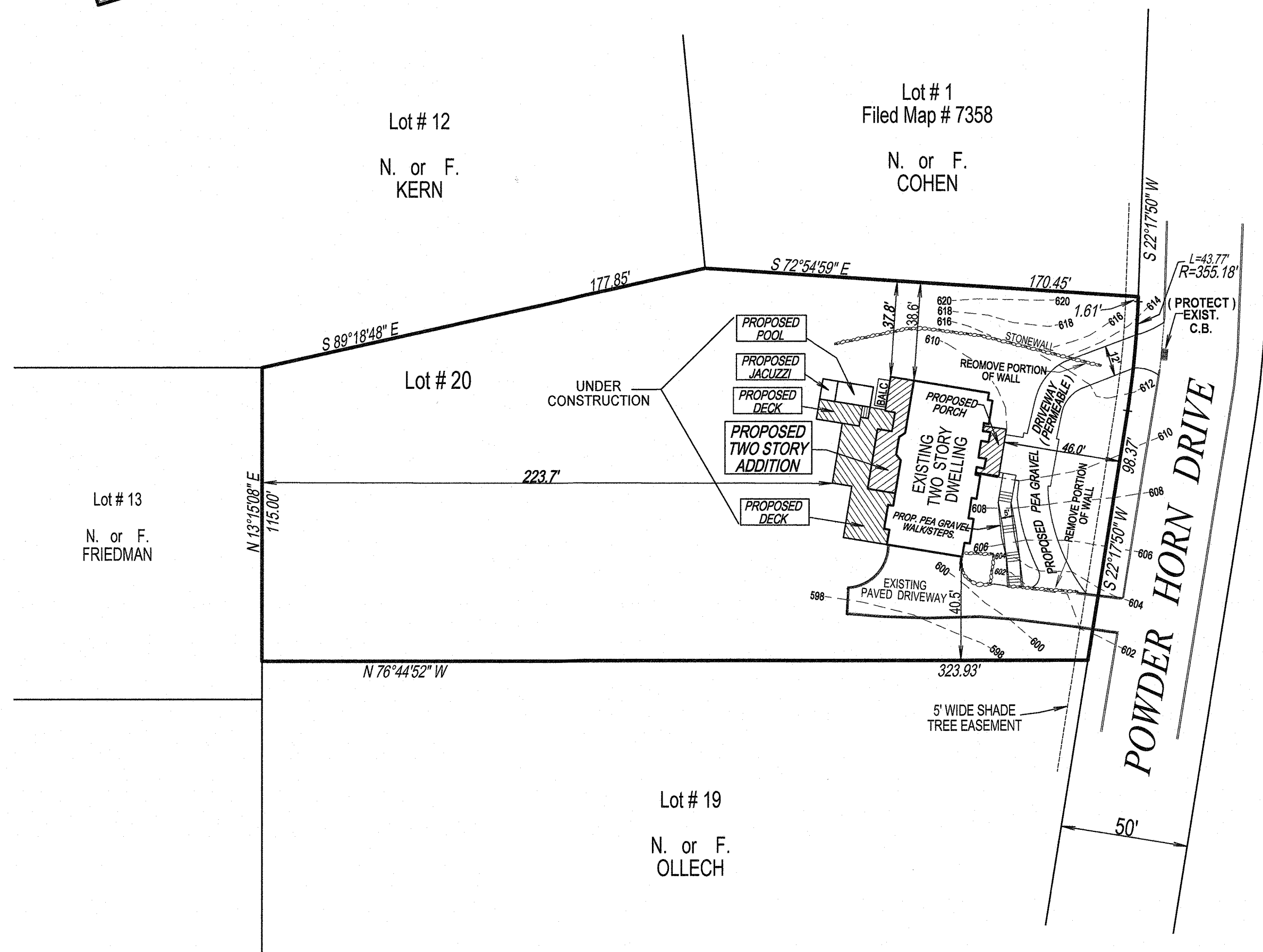
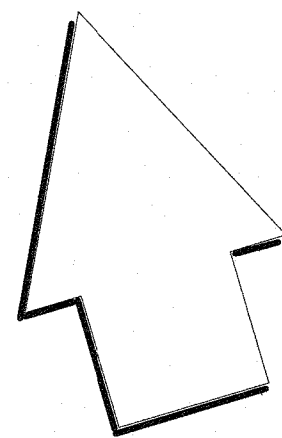




VICINITY - SCALE: 1" = 300'

**PROPOSED PERMEABLE DRIVEWAY-
WALK / STEPS & PORCH ADDITION**

Land Survey
For

"KOTCH"

Village of Wesley Hills

Town of Ramapo Rockland County, NY

Scale: 1" = 40' Area = 1.08 Ac.

April 11, 2023

April 5, 2024 - Revised

May 16, 2024 - Revised

July 9, 2025 - Revised

July 23, 2025 - Revised

Tax Lot Desig.: Section 32.19 Block 2 Lot 40

Reference: map entitled "BELAIR @ WESLEY HILLS",
Filed in the Rockland County Clerks Office December 14,
1988 in book 110 page 7 as map # 6275.

**EXIST. ZONE R-50 - AVERAGE DENSITY PER FILED
MAP 6275 (R-35)**

Item	Required	Existing	Proposed
Lot Area	35,000 sf	47,251 sf	No Change
Min. Lot Frontage	100 ft.	143.75 ft.	No Change
Min. Lot Width	130 ft.	147.3 ft.	No Change
Min. Efec. Sq., Side	125 ft.	323.93 ft.	No Change
Front Yard	50 ft.	52 ft.	* 46.0 ft.
Side Yard	25 ft.	38.6 ft.	37.8 ft.
Total Side Yards	60 ft.	79.1 ft.	78.3 ft.
Rear Yard	50 ft.	244.1 ft.	223.7 ft.
Max Imperv. Cov.	0.30	0.081	No Change
Max. F/Y Imperv. Ratio	0.20	0.12	No Change
Max. Bldg. Cov.	0.10	0.043	0.05
Max. Bldg. Ht.	25 ft. / 2.5 Sty.	24 ft. - 2 sty.	No Change
Max Exposed Bldg. Ht.	40 ft.	30 ft.	29.5 ft.

* DENOTES VARIANCE REQUIRED


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RO 0208