



VICINITY MAP
1" = 300'

SURVEY NOTES:

- IT IS A VIOLATION OF THE STATE EDUCATION LAW SECT 7209 (2) 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 SEAL ARE A VALID ORIGINAL PRODUCT OF THE LAND SURVEYOR. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES AND PURPOSE INDICATED HEREON ANY CLAIM FOR LIABILITY SHALL NOT EXCEED THE AMOUNT OF THE AGREEMENT ANY EXTENSION OF USE BEYOND THE PURPOSE AGREED TO BETWEEN THE CLIENT AND THE SURVEYOR EXCEEDS THE SCOPE OF THE ENGAGEMENT HOLDS THE SURVEYOR HARMLESS FOR UNAUTHORIZED USE BY OTHER PARTIES PERSONS OR GOVERNMENTAL APPROVALS AND RENDERS THIS SURVEY MAP NULL & VOID. THIS SURVEY MAP IS SUBJECT TO AN ACCURATE ABSTRACT OF TITLE.
- THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY CONDUCTED FOR A SPECIFIC PURPOSE AND IS BASED ON SPECIFIC CONTRACTUAL REQUIREMENTS FOR THIS TRANSACTION. USE OF THIS MAP FOR SURVEY INSPECTION UPDATES IS STRICTLY PROHIBITED. THIS MAP MAY NOT BE COPIED IN WHOLE OR IN PART. THIS MAP MAY NOT BE USED FOR OTHER PURPOSES OR TRANSACTIONS. THIS MAP MAY NOT BE SOLD, RENTED, LEASED, PHOTOCOPIED, ENLARGED, REDUCED, TRACED OR TRANSFERRED IN ANY OTHER WAY WITHOUT THE PRIOR WRITTEN CONSENT OF A CIVIL TEC ENGINEERING & SURVEYING PC REPRESENTATIVE WHO'S SIGNATURE & SEAL APPEAR HEREON.
- VERTICAL DATUM IS NAVD88.
- ALL NONE VISIBLE UNDERGROUND UTILITIES (SUCH AS GAS, ELECTRIC, WATER AND OTHERS), SANITARY CONNECTIONS AND DRAINAGE CONNECTIONS ARE SHOWN AS PER CONTRACTOR, AND OR SHOWN AS PER PROPOSED PLAN AS PER THE TOWN ENGINEER'S REQUEST.

REFERENCES

- BEING SECTION 41.10, BLOCK 1, LOT 24 OF THE VILLAGE OF WESLEY HILLS AND TOWN OF RAMAPO TAX MAPING.
- LOT DESCRIBED BY DEED IN INSTRUMENT NO. 2006 AT PAGE 59187 AT THE ROCKLAND COUNTY CLERKS OFFICE.
- BEING LOT 8 IN BLOCK B ON A MAP ENTITLED "SECTION ONE OVERLOOK ESTATES", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON JULY 8, 1964 IN BOOK 68 ON PAGE 41 AS MAP NUMBER 3252.
- TOTAL AREA = 36,542 SQUARE FEET OR 0.838 ACRES.

Lot Coverage	
Driveway (pavers)	512 SF
Driveway (pavement)	3,031 SF
Dwelling	4,151 SF
Decks	575 SF
Brick & Slate Patio	585 SF
Stairs	120 SF
Pool/Pool Patio	1,924 SF
Cabana/Covered Area	645 SF
Walkways & Arch	1,336 SF
Pool Equipment	137 SF
Garbage & Utilities	58 SF
Pillars	36 SF
Total	13,074 SF
Total Impervious Coverage	
13,074 SF/36,542 SF	0.36

IMPERVIOUS IN FRONT YARD:
3,955 SF

AREA OF FRONT YARD: 8,583 SF

FRONT YARD IMPERVIOUS RATIO:
3,955 SF IMPERVIOUS/8,583 SF AREA OF FRONT YARD = 0.46
0.46 > 0.2

BUILDING COVERAGE CALCULATION FROM ARCHITECT:
1.5 STORY @ 1,957 SF + 2.5 STORY @ 2,895 SF TOTAL = 4,852 SF

4,852 SF = ACTUAL BUILDING COVERAGE
1,957/8,582 = 0.4 X 0.05 = 0.02 + 0.10 = 0.12
36,542 SF X 0.12 = 4,385 MAXIMUM ALLOWABLE BUILDING COVERAGE

PROVIDED BUILDING COVERAGE
HOUSE 4,151 SF + CABANA & COVERED AREA 645 SF = 4,796 SF

4,796 SF/36,542 SF = 0.131
VARIANCE WAS GRANTED FOR 0.134
0.131-0.134 SO OK

NO STEEP SLOPES

PARKING CALCULATION:
SINGLE FAMILY HOME REQUIRES 2 SPACES
2 GARAGE SPACES PROVIDED

Bulk Requirements: R-35 Single Family Residence																
	Min. Lot Area	Min. Lot Frontage	Min. Lot Width	Min. Front Yard	Min. Side Yard	Min. Side Accessory >100 SF	Min. Side Pool	Min. Total Side Yards	Min. Rear Yard	Min. Rear Accessory >100 SF	Min. Rear Pool	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	50 FT	25 FT	25 FT	15 FT	60 FT	50 FT	15 FT	15 FT	0.25	0.2	0.12	2.5 stories/25 FT	40 FT
Actual	36,542 SF	162.2 FT	159.9 FT	53.3 FT	19.9 FT	14.8 FT	16.6 FT	60.7 FT	109.4 FT	17 FT	15.3 FT	0.36	0.46	0.131	22 FT	37 FT
Variance	No	No	No	No	Granted 20.3 FT/ Variance Required	Granted 18 FT/ Variance Required	No	Granted 58.4 FT	No	Granted 18 FT/ Variance Required	No	Yes	Yes	Granted 0.134	No	No

VARIANCES GRANTED BY ZBA ON JUNE 16, 2021

DATE	ISSUE	DESCRIPTION	REVISIONS
		S.B.L. 41.10-1-23 & 24	
ZBA PLAN FOR 7 ARDLEY PLACE			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE: 11/27/23
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243		111 Main Street Chester, NY 10918 845.610.3521	
Civil Engineering & Land Surveying Services that Build Confidence www.Civil-Tec.com			
			DRAWN BY: WPD
			CHKD BY: SPD/RB
			JOB No. 3779
			SCALE: 1"=20'
			DWG No. 1 OF 1