

BULK REQUIREMENTS

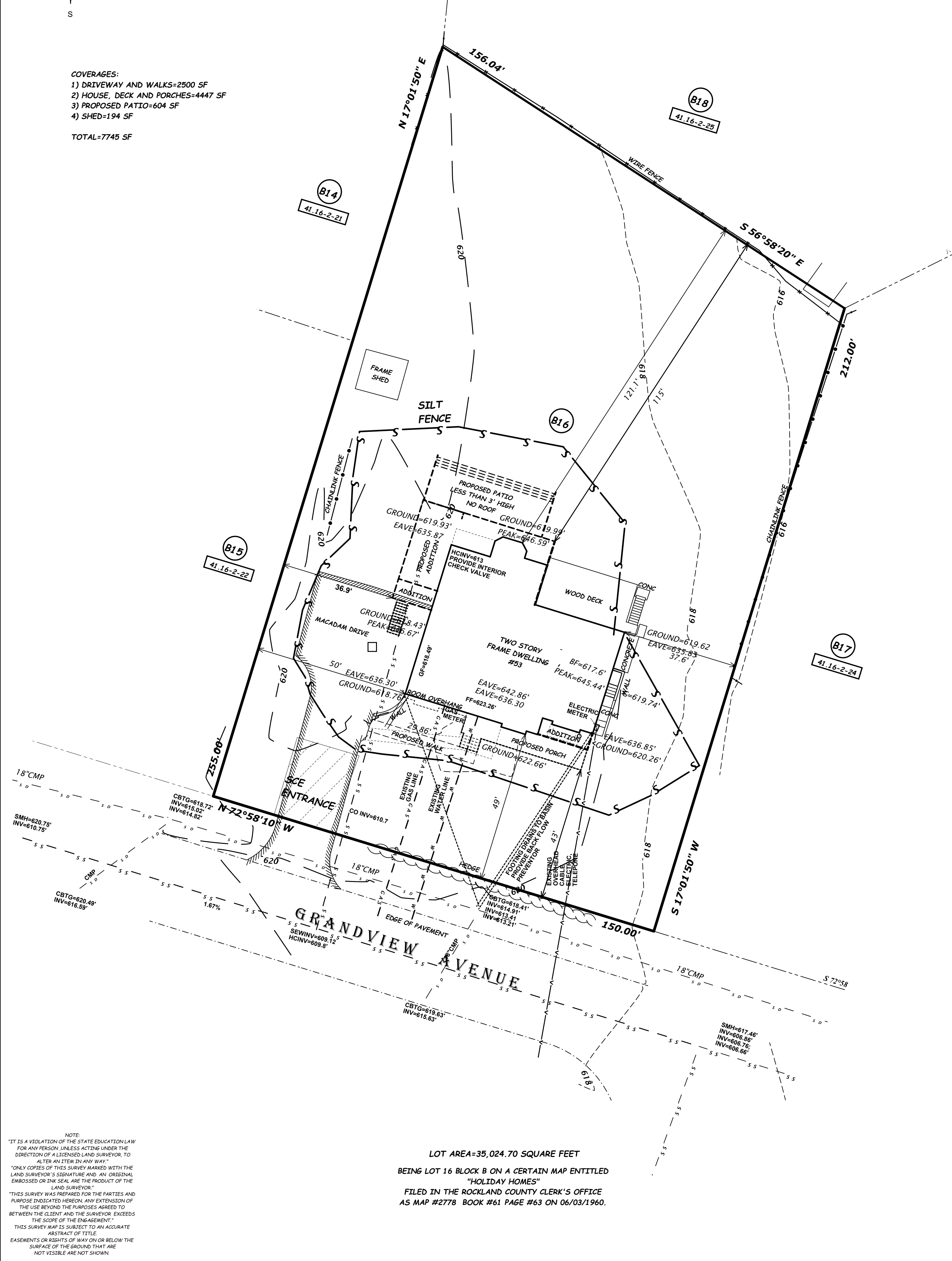
USE GROUP	MIN. LOT AREA	LOT FRONTAGE	LOT WIDTH	EFFECTIVE SQUARE	FRONT YARD	SIDE YARD	TOTAL SIDE YARD	REAR YARD	MAXIMUM BUILDING COVERAGE	IMPERVIOUS SURFACE RATIO	FRONT YARD IMPERVIOUS RATIO	MAXIMUM HEIGHT	MAXIMUM EXPOSED BUILDING HEIGHT
REQUIRED	35,000 S.F.	100'	125'	125'	50'	25'	60'	50'	0.10	0.25	0.20	2 1/2	25'
PROVIDED	35,024 S.F.	150	150	150	43'	30'	67.6'	115'	0.13*	0.22	0.09	2 1/2	29'

ZONE: R-35

TOTAL IMPERVIOUS SURFACE RATIO = 7745/35,024 SF=0.22
 MAXIMUM FRONT YARD IMPERVIOUS SURFACE AREA RATIO = 641/7500SF=0.09

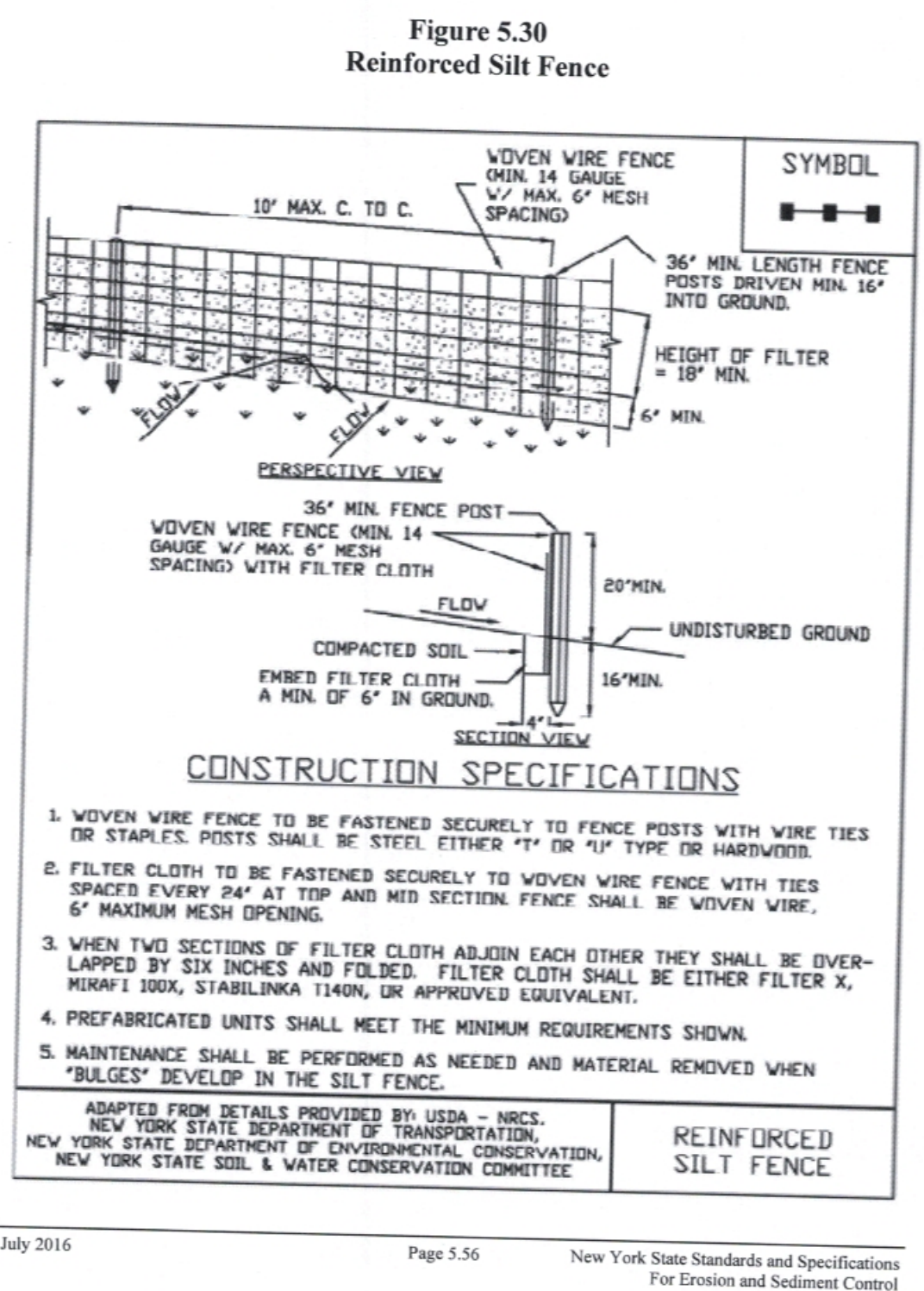
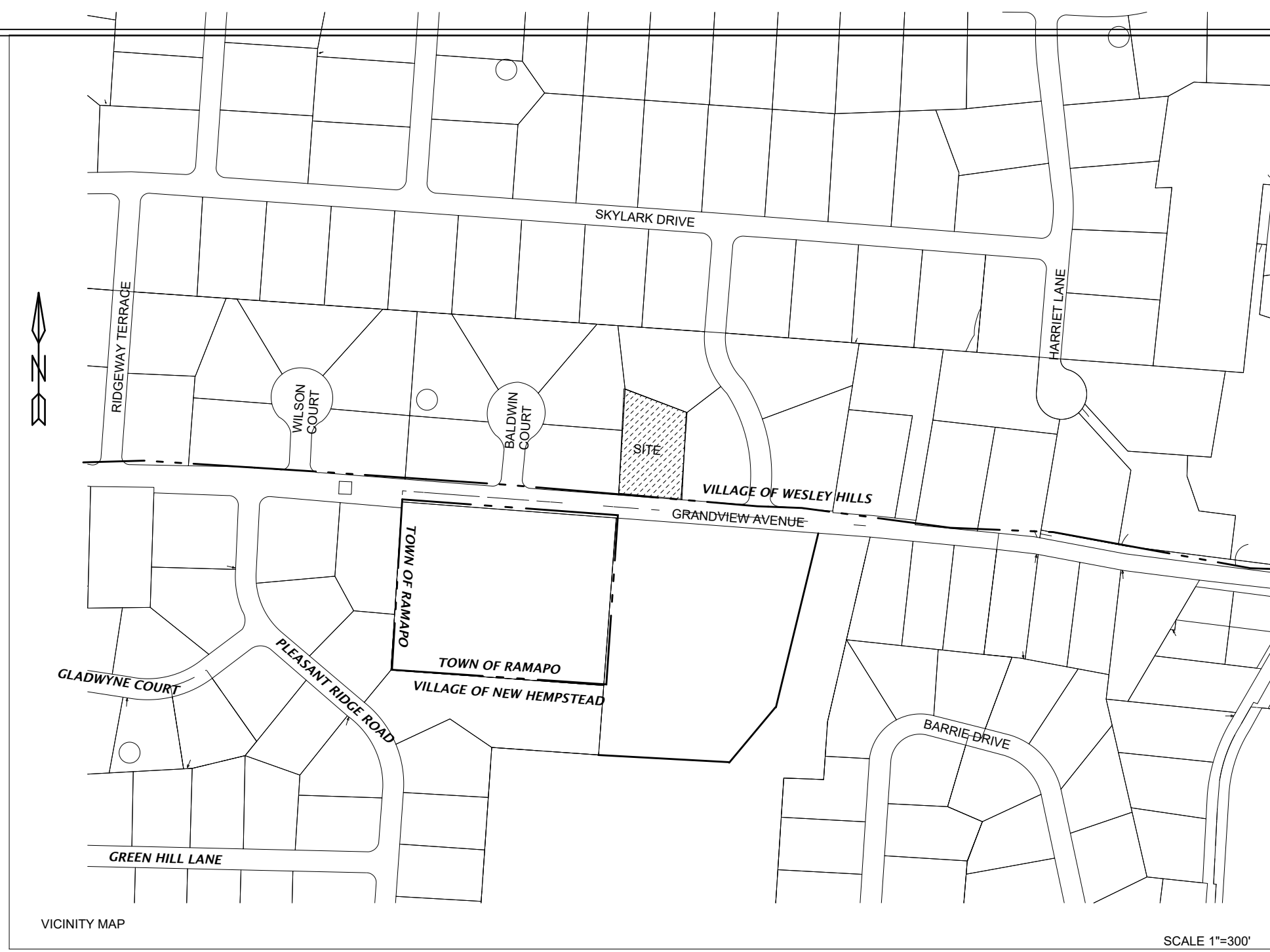
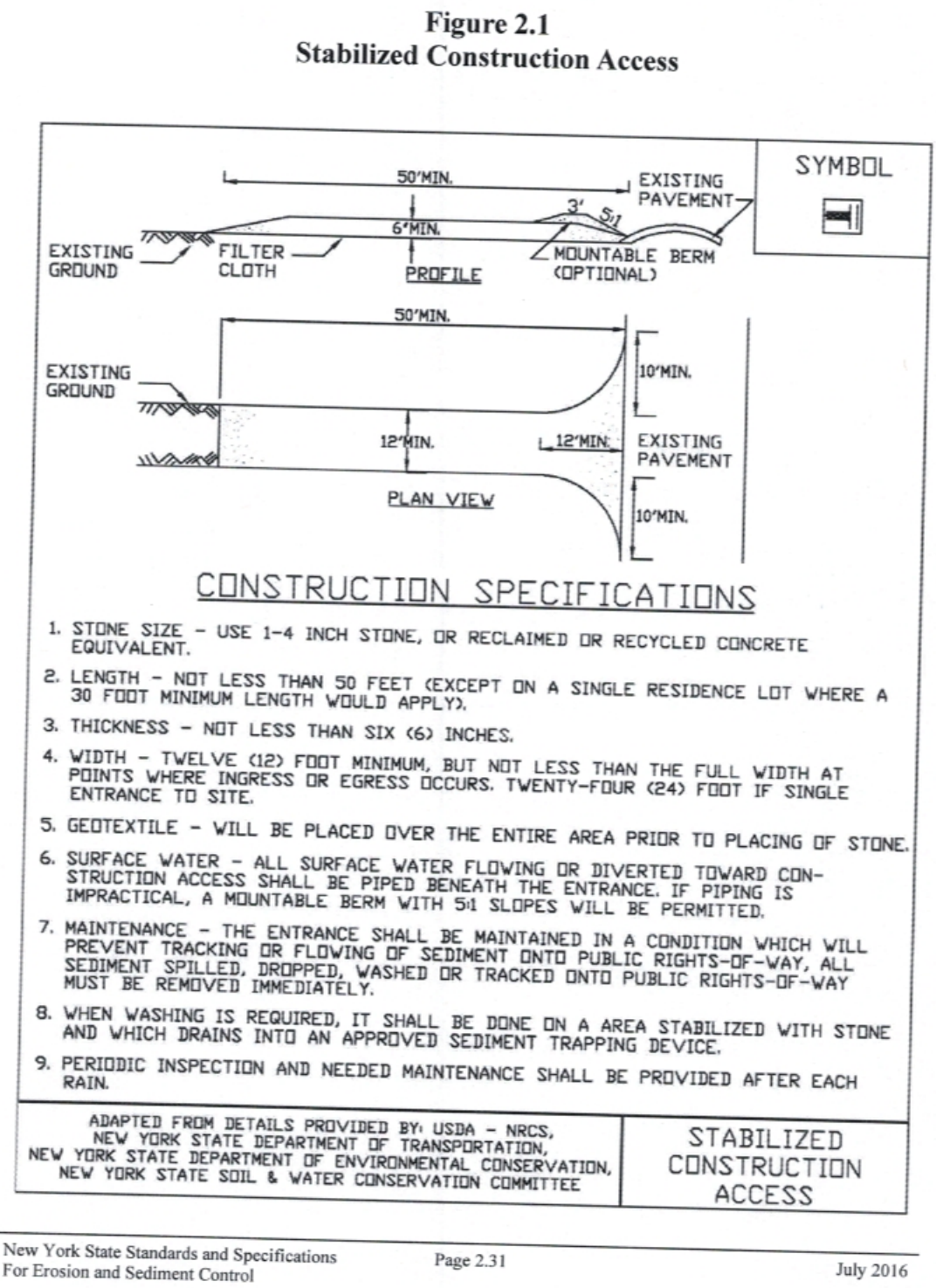
BUILDING COVERAGE(DECKS AND PORCHES) 4447 SF/35,024 SF=0.13

- COVERAGES:**
- 1) DRIVEWAY AND WALKS=2500 SF
 - 2) HOUSE, DECK AND PORCHES=4447 SF
 - 3) PROPOSED PATIO=604 SF
 - 4) SHED=194 SF
- TOTAL=7745 SF



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 OR REPRODUCE THIS SURVEY IN ANY MANNER. ONLY COPIES OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL ENCLOSED 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.

LOT AREA=35,024.70 SQUARE FEET
 BEING LOT 16 BLOCK B ON A CERTAIN MAP ENTITLED "HOLIDAY HOMES"
 FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #2778 BOOK #61 PAGE #63 ON 06/03/1960.



- 1) ELECTRIC DISTRICT: ORANGE AND ROCKLAND
- 2) SEWER DISTRICT: RCD001
- 3) WATER DISTRICT: VOLLIA NORTH AMERICA, UNITED STATES
- 4) FIRE DISTRICT: HILLCREST
- 5) AMBULANCE DISTRICT: SPRING HILL
- 6) POLICE DISTRICT: RAMAPO
- 7) SCHOOL DISTRICT: EAST RAMAPO

LOT AREA = 35,024.70 SQUARE FEET
 TAX MAP DESIGNATION: 41.16-2-23
PROPOSED ADDITION
53 GRANDVIEW AVE

TOWN OF RAMAPO, ROCKLAND COUNTY
 WESLEY HILLS, NEW YORK
 APRIL 28, 2022 SCALE: 1" = 20'
 0 20 40 60
 ANTHONY R. CELENTANO P.E.
 31 ROSMAN ROAD
 THIELLS, N.Y. 10984
 845 429 5290 FAX 429 5974
 LIC#76244



REV 12/8/23