

TABLE OF DIMENSIONAL REQUIREMENTS ZONE R-20

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
REQUIRED	20,000	90.0'	110.0'	110.0'	90'	40'	25'	60'	40'	0.250	0.250	0.20 / 0.25	2 / 2	25'
LOT-1	20,281	121.0	125'	125'	90'	42'	25'	62'	40'	0.150	0.200	0.10 / 0.08	2 / 2	25'
LOT-2	21,307	143.0	142'	142'	90'	40'	37'	82'	45'	0.145	0.228	0.10 /	2 / 2	25'
LOT-3	20,335	142.0	142'	142'	90'	40'	28'	76'	40'	0.149	0.202	0.08 /	2 / 2	25'
LOT-4	20,879	294.0	205'	205'	90'	40'	34'	93'	49'	0.148	0.221	0.14 / 0.00	2 / 2	25'

TABLE OF DIMENSIONAL REQUIREMENTS ZONE R-15

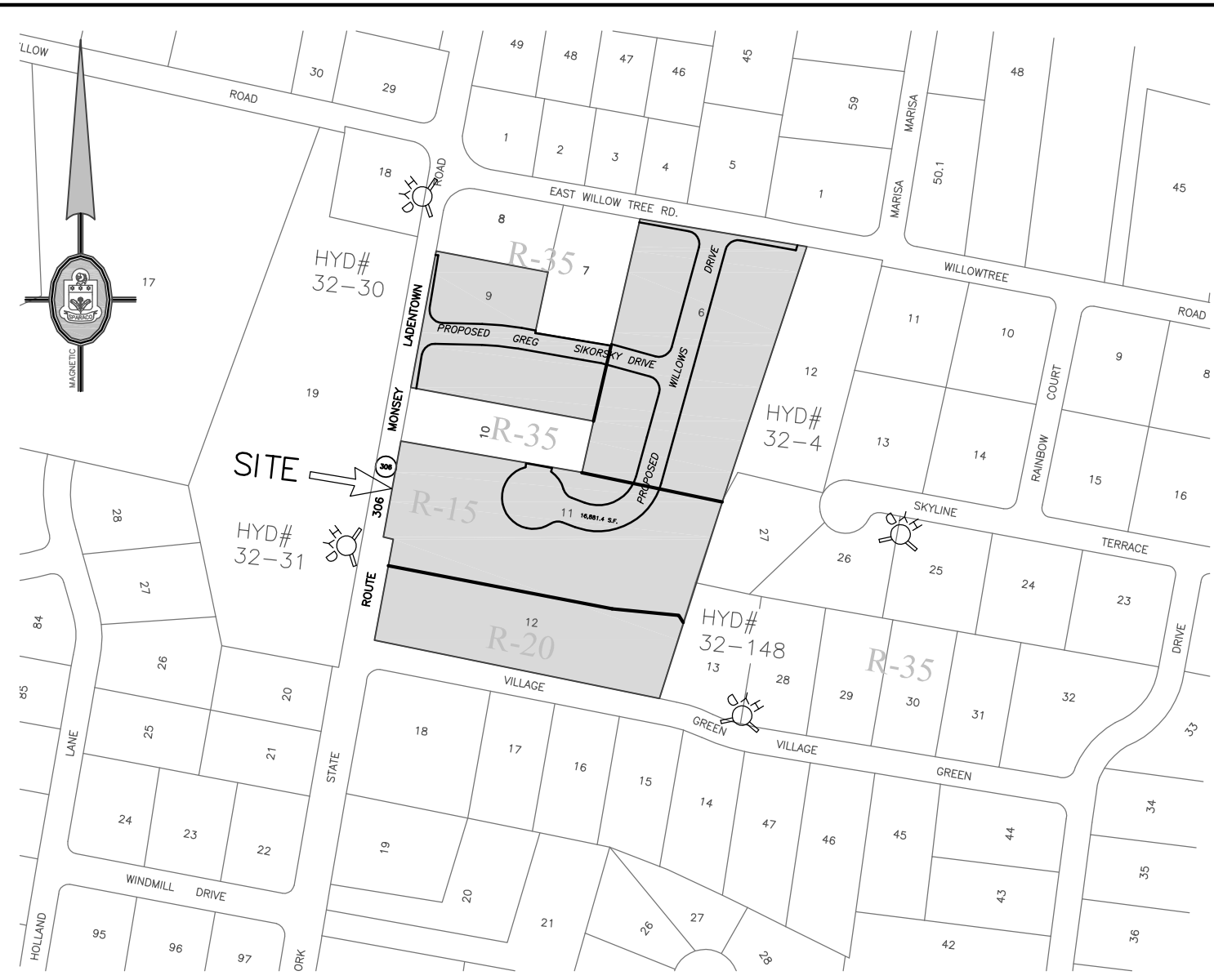
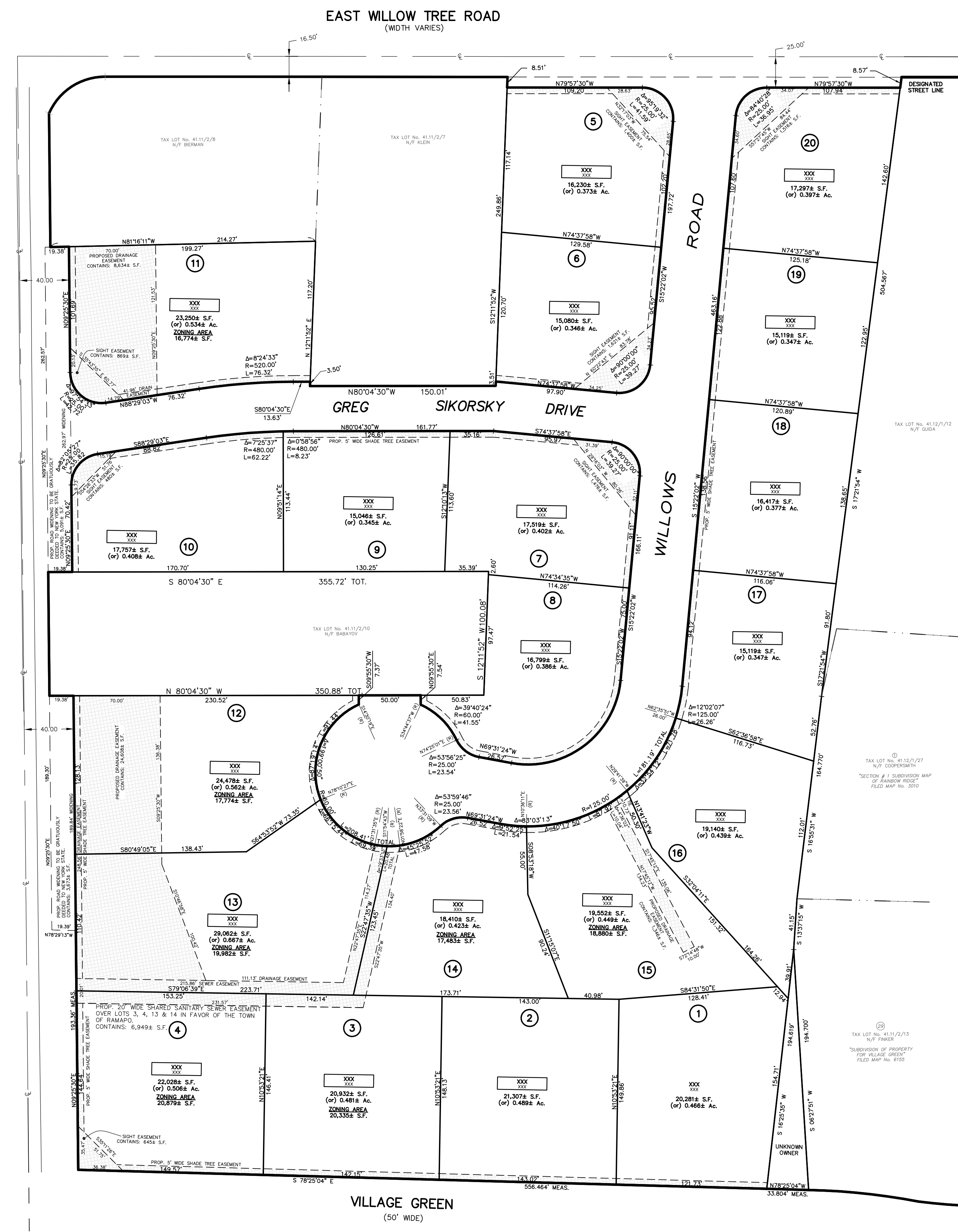
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
REQUIRED	15,000	62.5'	62.5'	62.5'	90'	35'	25'	50'	35'	0.160	0.250	0.25 / 0.25	2 / 2	25'
LOT-5	16,230	253'	190'	190'	90'	35'	32'	67'	50'	0.141	0.250	0.10 / 0.08	2 / 2	25'
LOT-6	15,080	232'	175'	175'	90'	44'	25'	66'	35'	0.152	0.246	0.10 / 0.00	2 / 2	25'
LOT-7	17,519	254'	200'	200'	90'	40'	36'	84'	40'	0.159	0.234	0.08 / 0.00	2 / 2	25'
LOT-8	16,799	301'	176'	176'	90'	36'	33'	80'	36'	0.129	0.250	0.07 /	2 / 2	25'
LOT-9	15,046	139'	133'	133'	90'	35'	24'	71'	35'	0.144	0.249	0.10 /	2 / 2	25'
LOT-10	17,757	257'	199'	199'	90'	35'	32'	105'	35'	0.122	0.237	0.08 /	2 / 2	25'
LOT-11	16,774	310'	285'	285'	90'	36'	35'	128'	36'	0.199	0.236	0.07 / 0.00	2 / 2	25'
LOT-12	17,774	99'	106'	106'	90'	25'	25'	71'	97'	0.156	0.227	0.00 /	2 / 2	25'
LOT-13	19,982	68'	93'	93'	90'	52'	25'	50'	133'	0.151	0.203	0.10 /	2 / 2	25'
LOT-14	17,483	119'	126'	126'	90'	35'	27'	74'	35'	0.159	0.216	0.21 /	2 / 2	25'
LOT-15	18,880	86'	100'	100'	90'	48'	25'	51'	35'	0.160	0.228	0.20 /	2 / 2	25'
LOT-16	19,140	73'	103'	103'	90'	35'	25'	50'	35'	0.158	0.227	0.20 /	2 / 2	25'
LOT-17	15,119	120'	126'	126'	90'	36'	29'	62'	35'	0.144	0.243	0.15 /	2 / 2	25'
LOT-18	16,417	138'	138'	138'	90'	35'	32'	72'	35'	0.132	0.239	0.10 /	2 / 2	25'
LOT-19	15,119	122'	122'	122'	90'	35'	25'	56'	37'	0.144	0.245	0.11 /	2 / 2	25'
LOT-20	17,297	252'	186'	186'	90'	40'	32'	70'	35'	0.125	0.229	0.11 /	2 / 2	25'

TOTAL AREA OF ALL LOTS: 380,800.258± SF OR 8.742± AC

- NOTES:
- NOT MORE THAN 25% OF ANY LAND UNDER WATER, WITHIN 100-YEAR FLOOD FREQUENCY FLOOD PLAIN, WITHIN UTILITY EASEMENTS OR RIGHT OF WAYS, OR WITH UNEXCAVATED SLOPES OVER 25% SHALL BE COUNTED TOWARD THE MINIMUM LOT AREA.
  - A 50' MINIMUM LOT FRONTAGE WILL BE PERMITTED FOR RESIDENTIAL LOTS FRONTING ON CUL-DE-SACS OR ON STREETS WITH A CENTERLINE RADIUS OF 100 FEET OR LESS.
  - PARKING ALLOWED IN FRONT YARD.
  - ALL OTHER REQUIREMENTS INCLUDING THE LATEST VILLAGE OF WESLEY HILLS LOCAL LAW NO. 14 OF 1984 UNAFFECTED BY THE CRITERIA INDICATED ABOVE SHALL APPLY TO SUBDIVISIONS AND CONSTRUCTION LOCATED IN THE PROPOSED R-15 ZONE.
  - SEE EXISTING CONDITIONS PLAN DRAWING 11 OF 17 OF THIS SET FOR TOPOGRAPHY, MAJOR TREES AND EXISTING FEATURES.
  - EXISTING LOT LINES TO BE DISCLAIMED ARE NOT SHOWN. SEE EXISTING CONDITIONS PLAN, DRAWING 11 OF 17.

I HEREBY CERTIFY THAT THIS SUBDIVISION HAS BEEN PREPARED UNDER MY SUPERVISION AND WAS MADE FROM AN ACTUAL FIELD SURVEY PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ESTABLISHED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, AND THAT THE ACTUAL SURVEY WAS COMPLETED ON AUG. 9 2005 AND IS SUBJECT TO ANY STATE OF FACTS AN UP TO DATE TITLE SEARCH MAY REVEAL.

ALBERT R. SPARACO III, L.S. N.Y. LIC. # 050571



VICINITY MAP  
1" = 300'

ROCKLAND COUNTY PLANNING BOARD APPROVAL  
APPROVED BY RESOLUTION OF THE TOWN OF RAMAPO PLANNING BOARD AS PRELIMINARY SUBDIVISION ON \_\_\_\_\_

ROCKLAND COUNTY DRAINAGE AGENCY APPROVAL  
APPROVED BY RESOLUTION OF THE TOWN OF RAMAPO PLANNING BOARD AS FINAL SUBDIVISION ON \_\_\_\_\_

DIRECTOR OF BUILDING, PLANNING AND ZONING DATE \_\_\_\_\_

CHAIRMAN OF THE PLANNING BOARD DATE \_\_\_\_\_

DIRECTOR OF BUILDING, PLANNING AND ZONING DATE \_\_\_\_\_

CHAIRMAN \_\_\_\_\_

APPROVED FOR FILING

OWNER OR REPRESENTATIVE DATE \_\_\_\_\_

REVISIONS:

NO.	DESCRIPTION	DATE
14	ADDED SHADE TREE EASEMENT	10/16/07
13	REV. PER PLAN. BOARD APPROVAL 10/02	10/05/07
11	REVISED AS PER NYS DOT COMMENTS	09/24/07
10	REVISED AS PER AUC. PLAN. BOARD MEET	08/31/07
7	REVISED FOR FINAL APPROVAL	07/09/07
6	REVISED FOR FINAL APPROVAL	06/24/07
4	REVISED AS PER CDCR	05/16/07
3	REVISED PER T.A.C. COMMENTS	04/17/07
2	REVISED FOR FINAL SUBMISSION	03/06/07
1	MAX BLDG COV. REVISIONS	02/13/07

DRAWING# 2 of 27

SUBDIVISION PLAT (SHEET 2 OF 2)

# THE WILLOWS VILLAGE OF WESLEY HILLS

NEW TAX LOT SECTION: 41.11 BLOCK: 2 LOT: 6, 9, 11, 12

TOWN OF RAMAPO ROCKLAND COUNTY NEW YORK

SCALE: 1" = 50' DATE: 10/16/2007

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