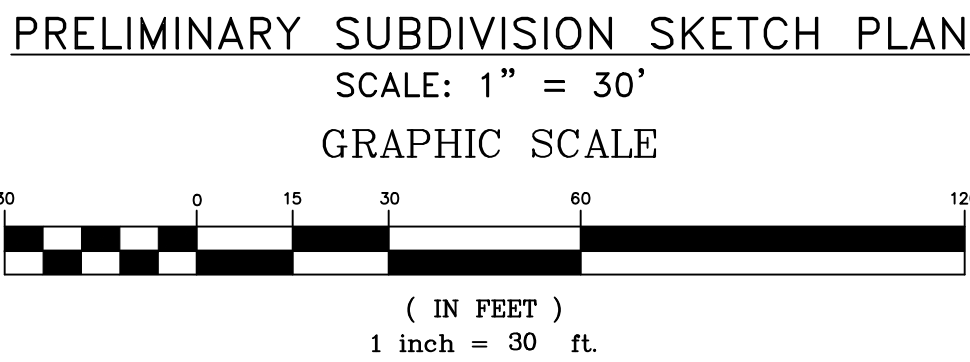


LEGEND:

---	EXISTING PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	EXISTING EASEMENT LINE
---	EXISTING STREAM
---	EXISTING WETLAND BOUNDARY
---	100' WETLAND BUFFER
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING TREE LINE
---	EXISTING OVER HEAD WIRE
---	EXISTING UTILITY POLE
SS	EXISTING SEWER SERVICE LINE
S	EXISTING SEWER LINE
SS	EXISTING SEWER MANHOLE
W	EXISTING SEWER CLEAN OUT
WS	EXISTING WATER LINE
WS	EXISTING WATER SERVICE LINE
W	EXISTING WELL
W	EXISTING HYDRANT
W	EXISTING WATER SHUT OFF VALVE
W	EXISTING WATER VALVE
W	EXISTING STORM WATER LINE
W	EXISTING ROOF LEADER
W	EXISTING CATCH BASIN
---	PROPOSED PROPERTY LINE
---	PROPOSED SET BACK LINE
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED EASEMENT
---	PROPOSED TREE LINE
SS	PROPOSED SEWER LINE
S	PROPOSED SEWER SERVICE LINE
SS	PROPOSED SEWER MANHOLE
W	PROPOSED SEWER CLEAN OUT
WS	PROPOSED SDS LATERAL
WS	PROPOSED SDS SOLID LINE
ST	PROPOSED STORM WATER LINE
RL	PROPOSED ROOF LEADER LINE
RL	PROPOSED ROOF LEADER
W	PROPOSED WATER LINE
WS	PROPOSED WATER SERVICE LINE
W	PROPOSED WELL
W	PROPOSED HYDRANT
W	PROPOSED WATER SHUT OFF VALVE
W	PROPOSED WATER VALVE

SCHEDULE OF REGULATIONS (R-20 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:				
PARAMETER	REQUIREMENT	EXISTING	LOT 1	LOT 2
LOT AREA:	20,000	135,036 SQFT	67,438 SQFT	81,680 SQFT
LOT WIDTH:	100 FEET MINIMUM	±600 FEET	±228 FEET	±200 FEET
LOT DEPTH:	125 FEET MINIMUM	±420 FEET	±350 FEET	±400 FEET
LOT FRONTAGE:	50 FEET MINIMUM	±478 FEET	±228 FEET	±200 FEET
YARD SETBACKS (RESIDENTIAL USE):				
FRONT YARD:	35/75 FEET MINIMUM*	N/A	±44 FEET	±58 FEET
SIDE YARD:	20 FEET MINIMUM	N/A	±134 FEET	±50 FEET
REAR YARD:	40 FEET MINIMUM	N/A	±57 FEET	±92 FEET
MAX. BUILDING HEIGHT:	2.5 STORIES/35 FT MAX.	N/A	35 FEET	35 FEET
MAX. BUILDING COVERAGE:	15%	0%	2%	2%
MAX. FLOOR AREA RATIO:	0.15	0.00	0.00	0.00
*75 FEET FROM A COUNTY OR STATE HIGHWAY, 35 FEET FROM ALL OTHER ROADS				

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY



**HUDSON**  
LAND DESIGN  
HUDSON LAND DESIGN  
PROFESSIONAL ENGINEERING P.C.  
174 MAIN ST., BEACON, NEW YORK 12508  
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550  
PH: 845-440-6926

PRELIMINARY SUBDIVISION SKETCH PLAN  
SUBEN LLC SUBDIVISION

NEW HACKENSACK ROAD  
TOWN OF WAPPINGER  
DUTCHESS COUNTY, NEW YORK  
TAX ID: 6158-04-632426

JOB #:	2023:031
DATE:	12/6/2023
SCALE:	1" = 30'
TITLE:	SP-1
SHEET:	2 OF 3