

VERTICA
NAVD 88

PROJECT INFORMATION:	
PARCEL OWNER:	KEN CHRISTMAN, 237 OLD HOPEWELL ROAD, WAPPINGERS FALLS NY 12590
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	OLD HOPEWELL ROAD & SUCICH PLACE, WAPPINGER NY 12590
TAX PARCEL ID:	6157-02-796563
PARCEL AREA:	±14.4-ACRES
WATER SUPPLY:	PROPOSED MUNICIPAL
SEWAGE DISPOSAL:	PROPOSED MUNICIPAL

SCHEDULE OF REGULATIONS (R1-20 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	EXISTING	PROVIDED
LOT AREA:	20,000 SQFT MIN./UNIT	±XXX SQFT	±XXX SQFT
LOT WIDTH:	100 FEET MINIMUM	±XXX FEET	±XXX FEET
LOT DEPTH:	125 FEET MINIMUM	±XXX FEET	±XXX FEET
LOT FRONTAGE:	50 FEET MINIMUM	±XXX FEET	±XXX FEET
YARD SETBACKS (RESIDENTIAL USE):			
FRONT YARD:	35 FEET*	±XX FEET	±XX FEET
SIDE YARD:	20 FEET	±XX FEET	±XX FEET
REAR YARD:	40 FEET MINIMUM	±XX FEET	±XX FEET
MAX. BUILDING HEIGHT:	35 FT., 2.5 STORIES	XX STORIES	XX STORIES
MAX. BUILDING COVERAGE:	15% MAX.	±XX%	±XX%
MAX. FLOOR AREA RATIO:	0.15	XX	XX

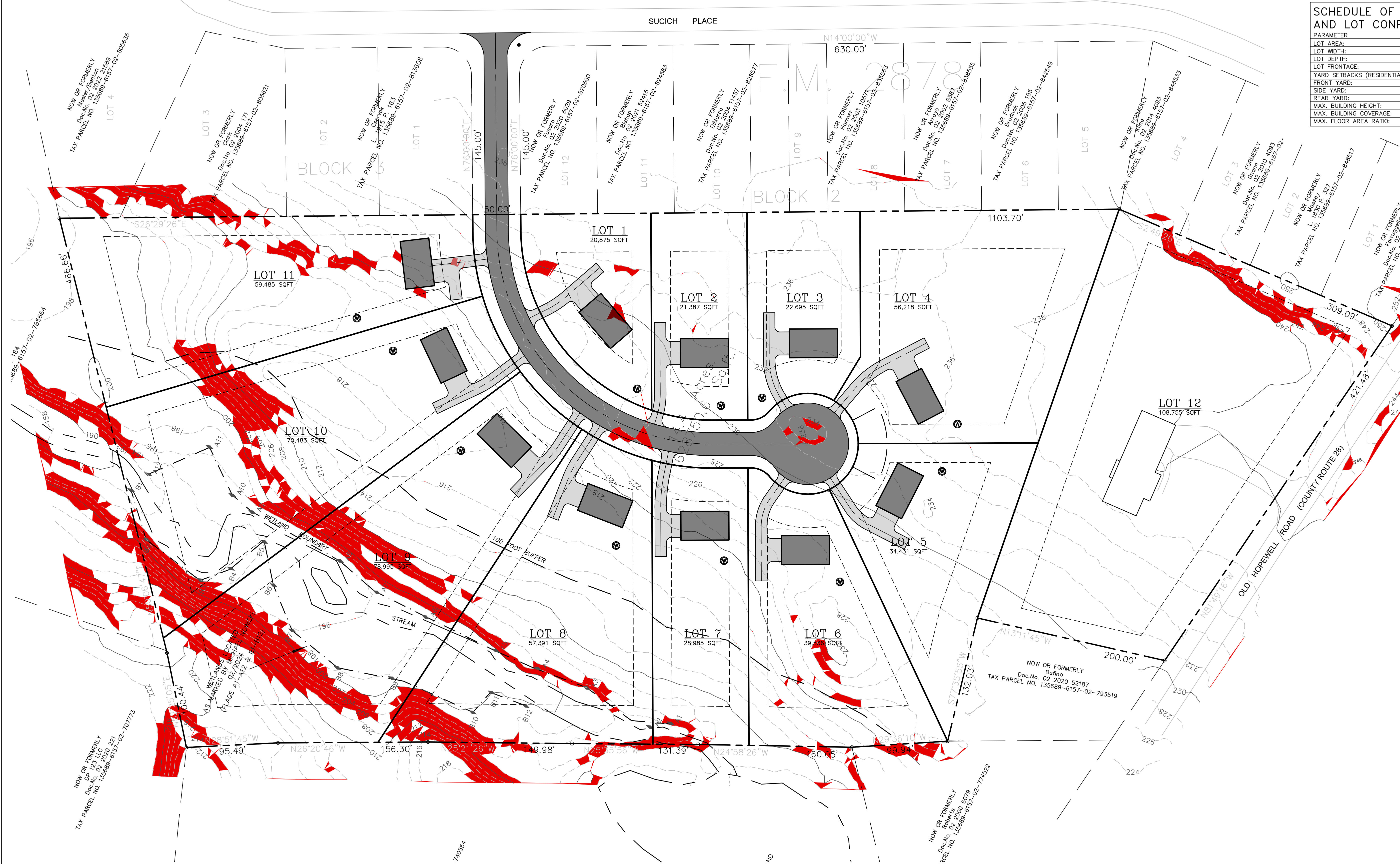
LEGEND:

	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
	EXISTING SEWER SERVICE LINE
	EXISTING SEWER LINE
	EXISTING SEWER MANHOLE
	EXISTING SEWER CLEAN OUT
	EXISTING WATER LINE
	EXISTING WATER SERVICE LINE
	EXISTING WELL
	EXISTING HYDRANT
	EXISTING WATER SHUT OFF VALVE
	EXISTING WATER VALVE
	EXISTING STORM WATER LINE
	EXISTING ROOF LEADER
	EXISTING CATCH BASIN
	PROPOSED PROPERTY LINE
	PROPOSED SET BACK LINE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED EASEMENT
	STEEP SLOPES >25%*

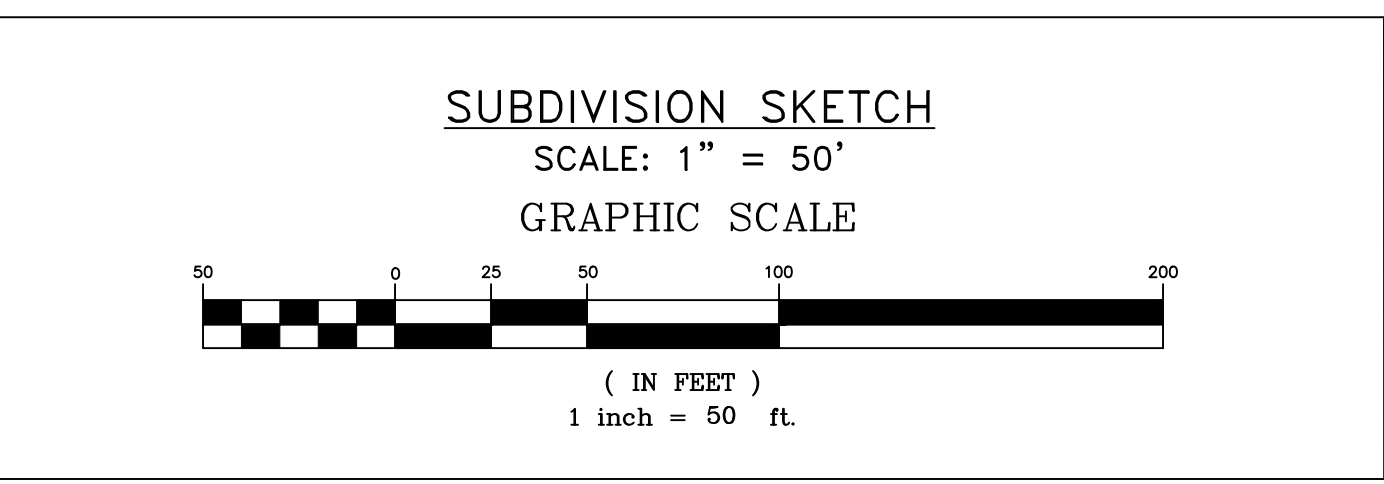
* PER 240-32, STEEP SLOPES SHALL BE CONSIDERED TO BE THOSE AREAS WITH AN AVERAGE SLOPE IN EXCESS OF 25% OVER A HORIZONTAL DISTANCE OF 100 FEET OR MORE.

PROJECT NOTES:

- THE SUBJECT PROPERTY IS WITHIN THE R-20 ZONING DISTRICT. THE APPLICANT IS PROPOSING 11 NEW RESIDENTIAL BUILDING LOTS FOR SINGLE FAMILY DWELLINGS, WHICH ARE PRINCIPALLY PERMITTED IN R-20.
- WETLANDS AS DELINEATED BY MICHAEL NOWICKI FEBRUARY 2024, AND SURVEY LOCATED BY JOHN POST, L.S.
- THE SITE IS LOCATED WITHIN AN ESTABLISHED SEWER DISTRICT. THE LAYOUT ASSUMES TIE INTO SEWER INFRASTRUCTURE.
- THE SITE IS NOT LOCATED WITHIN AN ESTABLISHED WATER DISTRICT. EACH LOT WILL BE SERVED BY CONSTRUCTION OF AN INDIVIDUAL WELL.



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



STATE OF NEW YORK
MICHAEL A. BORDEGAR
REGISTERED PROFESSIONAL ENGINEER
SEAL

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PROFESSIONAL ENGINEERING P.C.
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13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
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SUBDIVISION SKETCH

STONE BROOK ESTATES SUBDIVISION

OLD HOPEWELL ROAD & SUCICH PLACE
TOWN OF WAPPINGER
DUTCHESS COUNTY, NEW YORK
TAX ID: 6157-02-796563

JOB #: 2021-048
DATE: 4/29/2024
SCALE: 1" = 50'
TITLE: SK-1
SHEET: 1 OF 1