

# HAYDEN CENTER

BUILDING	FOOTPRINT	TOTAL SQUARE FOOTAGE	BUILDING HEIGHT	EXISTING USE/NAME	PROPOSED USE	PARKING		PARKING NEEDS TO BE EVALUATED FOR ANY ADA IMPROVEMENTS REQUIRED
						REQUIRED	PROVIDED	
14	7,366 SF	7,336 SF	14' +/-	LODGING HALL- 14 RESIDENTIAL UNITS	NO CHANGE THE LODGING HALL WILL BE KNOWN AS ELMWOOD HOTEL	36	75	YES
15	450 SF	450 SF	12' +/-	OFFICE	NO CHANGE	2	20	NO
16	1,188 SF	1,188 SF	12' +/-	EQUIPMENT GARAGE	NO CHANGE	2	4	NO
17	874 SF	874 SF	12' +/-	COTTAGE	NO CHANGE	2	4	NO
18	5,733 SF	5,733 SF	30' +/-	HAYDEN HALL-DINING HALL	NO CHANGE	42	100	YES
19	1,963 SF	1,963 SF	12' +/-	COTTAGE	PRESIDENT'S OFFICE	2	5	YES
24	171 SF	171 SF	10' +/-	WATER TREATMENT PLANT	NO CHANGE	0	2	NO
28	1,166 SF	1,166 SF	12' +/-	COTTAGE	OFFICE	2	2	NO

KEY	PHASE	DESCRIPTION
I	GENERALLY LIMITED TO MINOR BUILDING AND SITE IMPROVEMENTS	
II	GENERALLY MORE SUBSTANTIAL BUILDING OR SITE IMPROVEMENTS OR NEW CONSTRUCTION	

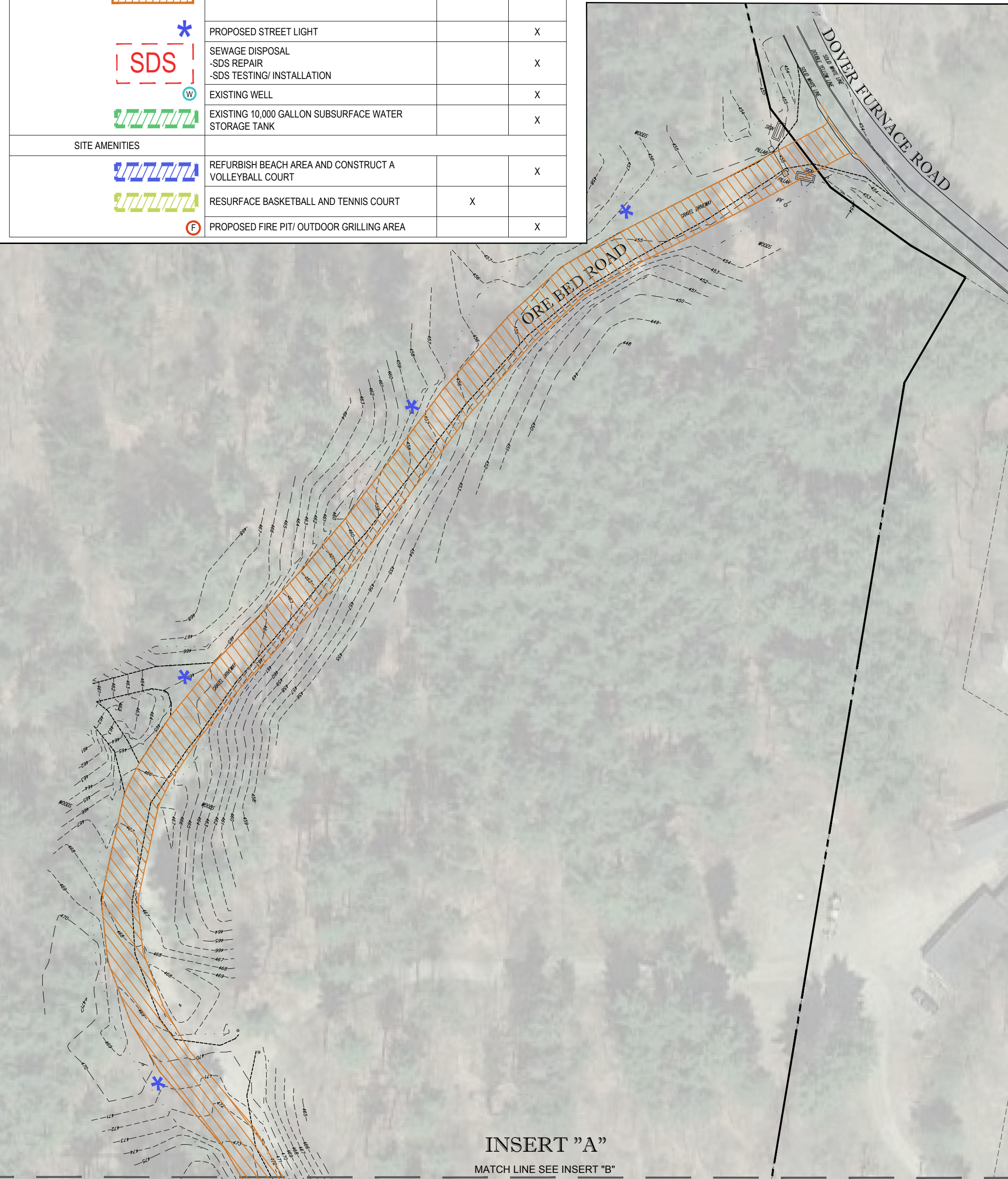
## SITE PHASING CHART

SITE IMPROVEMENTS	PROPOSED IMPROVEMENTS	PHASE I	PHASE II
	IMPROVE PEDESTRIAN PATHWAYS TO MEET ACCESSIBLE ROUTE REQUIREMENTS OF ADA		X
	PROPOSED ADA PARKING AND STRIPING		X
	ENTRANCE TO BE IMPROVED		X
	EXISTING IMPERVIOUS TO BE REMOVED	X	
WAYFINDING IMPROVEMENTS			
	ADD DIRECTIONAL ROAD SIGNS	X	
	ADD BUILDING IDENTIFICATION FOR EACH BUILDING	X	
SITE UTILITIES			
	RESURFACE AND REPAIR ROADWAY WITH ASPHALT		X
	PROPOSED STREET LIGHT		X
	SEWAGE DISPOSAL SDS REPAIR SDS TESTING/ INSTALLATION		X
	EXISTING WELL		X
	EXISTING 10,000 GALLON SUBSURFACE WATER STORAGE TANK		X
SITE AMENITIES			
	REFURBISH BEACH AREA AND CONSTRUCT A VOLLEYBALL COURT		X
	RESURFACE BASKETBALL AND TENNIS COURT	X	
	PROPOSED FIRE PIT/ OUTDOOR GRILLING AREA		X

## DENSITY CALCULATION

DESCRIPTION	ACRES
SITE AREA WITHIN RU ZONE	240 **
WETLANDS/FLOOD PLANS	70 +/-
> 30% SLOPES	50 +/-
15-30% SLOPES (50% OF 25 ACRES)	13 +/-
<b>NET ACREAGE</b>	<b>107</b>
ALLOWABLE DENSITY MULTIPLIER	.09
<b>NET ACREAGE</b>	<b>96</b>
<b>ALLOWED UNITS</b>	<b>96</b>
PROPOSED UNITS (INCLUDES 14 UNIT HOTEL)	69

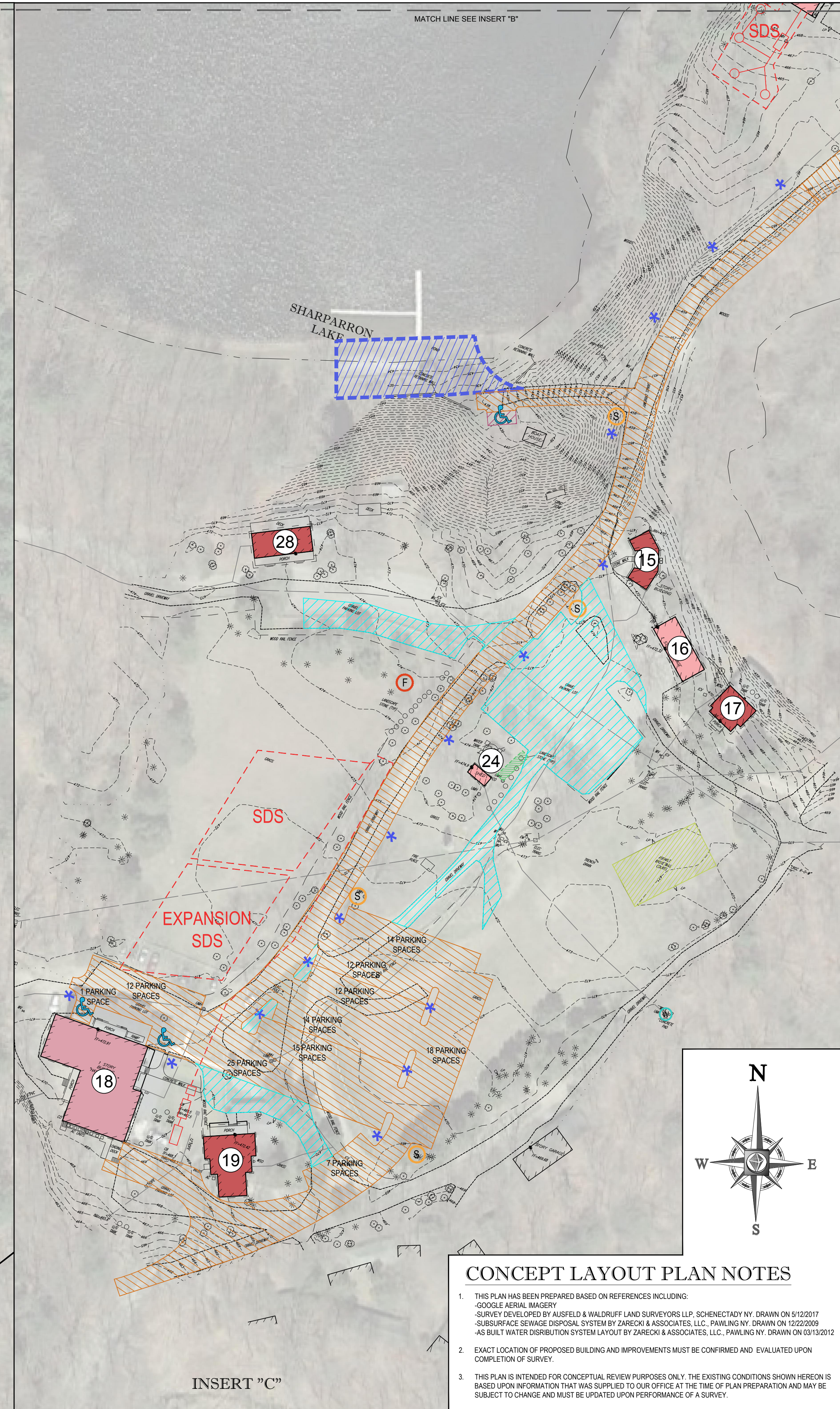
\*ALL AREAS ARE APPROXIMATE BASED ON ONLINE MAPPING  
 \*\*TOTAL SITE IS 285 ACRES. HOWEVER, APPROXIMATELY 43 ARE LOCATED WITHIN THE RC ZONE WHERE NO DEVELOPMENT IS PROPOSED.



INSERT "A"  
MATCH LINE SEE INSERT "B"



INSERT "B"  
MATCH LINE SEE INSERT "C"



INSERT "C"

## CONCEPT LAYOUT PLAN NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:  
 -GOOGLE AERIAL IMAGERY  
 -SURVEY DEVELOPED BY AUSFELD & WALDRUFF LAND SURVEYORS L.P., SCHENECTADY NY, DRAWN ON 5/12/2017  
 -SUBSURFACE SEWAGE DISPOSAL SYSTEM BY ZARECKI & ASSOCIATES, L.L.C., PAWLING NY, DRAWN ON 12/22/2009  
 -AS BUILT WATER DISTRIBUTION SYSTEM LAYOUT BY ZARECKI & ASSOCIATES, L.L.C., PAWLING NY, DRAWN ON 03/13/2012
- EXACT LOCATION OF PROPOSED BUILDING AND IMPROVEMENTS MUST BE CONFIRMED AND EVALUATED UPON COMPLETION OF SURVEY.
- THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF A SURVEY.



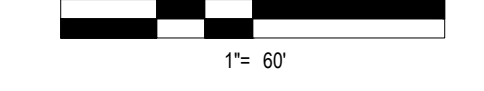
Received on 12/12/18 by  
Solita Moran-Frye

# WORLD OLIVET ASSEMBLY

115 DOVER FURNACE ROAD, TOWN OF DOVER  
DUTCHESS COUNTY, STATE OF NEW YORK

## MASTER DEVELOPMENT PLAN: HAYDEN CENTER

SCALE: 1"=60'  
DATE: 07/02/2018  
PROJECT: B170104



M.J. MRVA  
REGISTERED  
LANDSCAPE ARCHITECT

MASSACHUSETTS No. 1217  
NEW YORK No. 002359  
NEW HAMPSHIRE No. 159

