

CHAPEL GREEN

BUILDING INFORMATION					PARKING			
BUILDING	FOOTPRINT	TOTAL SQUARE FOOTAGE	BUILDING HEIGHT	EXISTING USE/ NAME	PROPOSED USE	REQUIRED	PROVIDED	PARKING NEEDS TO BE EVALUATED FOR ANY ADA IMPROVEMENTS REQUIRED
1	8,992 SF	8,992 SF	28' +/-	MAIN OFFICE/ CHAPEL	UNCHANGED	34	75	YES
2	6,030 SF	6,030 SF	14' +/-	BIRCH LODGE - 18 RESIDENTIAL UNITS	NO CHANGE TO UNIT COUNT, ADDITION OF AN ACCESSORY DAYCARE FACILITY FOR UP TO 70 CHILDREN	18	8	YES
3	3,316 SF	3,316 SF	14' +/-	MOUNTAIN VIEW LODGE-12 RESIDENTIAL UNITS	NO CHANGE	16	8	YES
4	3,316 SF	3,316 SF	14' +/-	LAKE VIEW LODGE-12 RESIDENTIAL UNITS	NO CHANGE	16	8	YES
5	2,080 SF	2,060 SF	10' +/-	SHOP	NO CHANGE	3	10	NO
6	800 SF	800 SF	12' +/-	SHED	NO CHANGE	0	2	NO
7	1,638 SF	2,300 SF	19' +/-	SINGLE FAMILY HOME	NO CHANGE	2	4	NO
8	1,710 SF	2,200 SF	21' +/-	SINGLE FAMILY HOME	3 UNIT RESIDENCE*	2	4	NO
9	945 SF	1,900 SF	20' +/-	LAUNDRY BUILDING	NO CHANGE	2	4	YES
10	784 SF	784 SF	12' +/-	SCREEN HOUSE	NO CHANGE	0	0	NO
11	1,872 SF	1,872 SF	12' +/-	PAVILION	NO CHANGE	0	0	NO
32	936 SF	1,700 SF	23' +/-	SINGLE FAMILY RESIDENCE	NO CHANGE	2	4	NO
33	5,182 SF	8,200 SF	20' +/-	SINGLE FAMILY RESIDENCE	DINING HALL	28	10	YES
NEW CONSTRUCTION	2,500 SF	5,000 SF	24' +/-	NA	EIGHT UNIT RESIDENCE	-	4	-

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

*NUMBER OF UNITS INCREASE FROM 1 TO 3

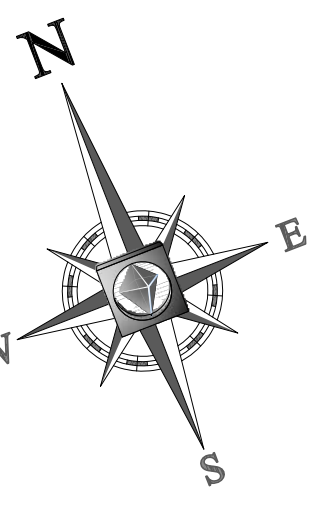
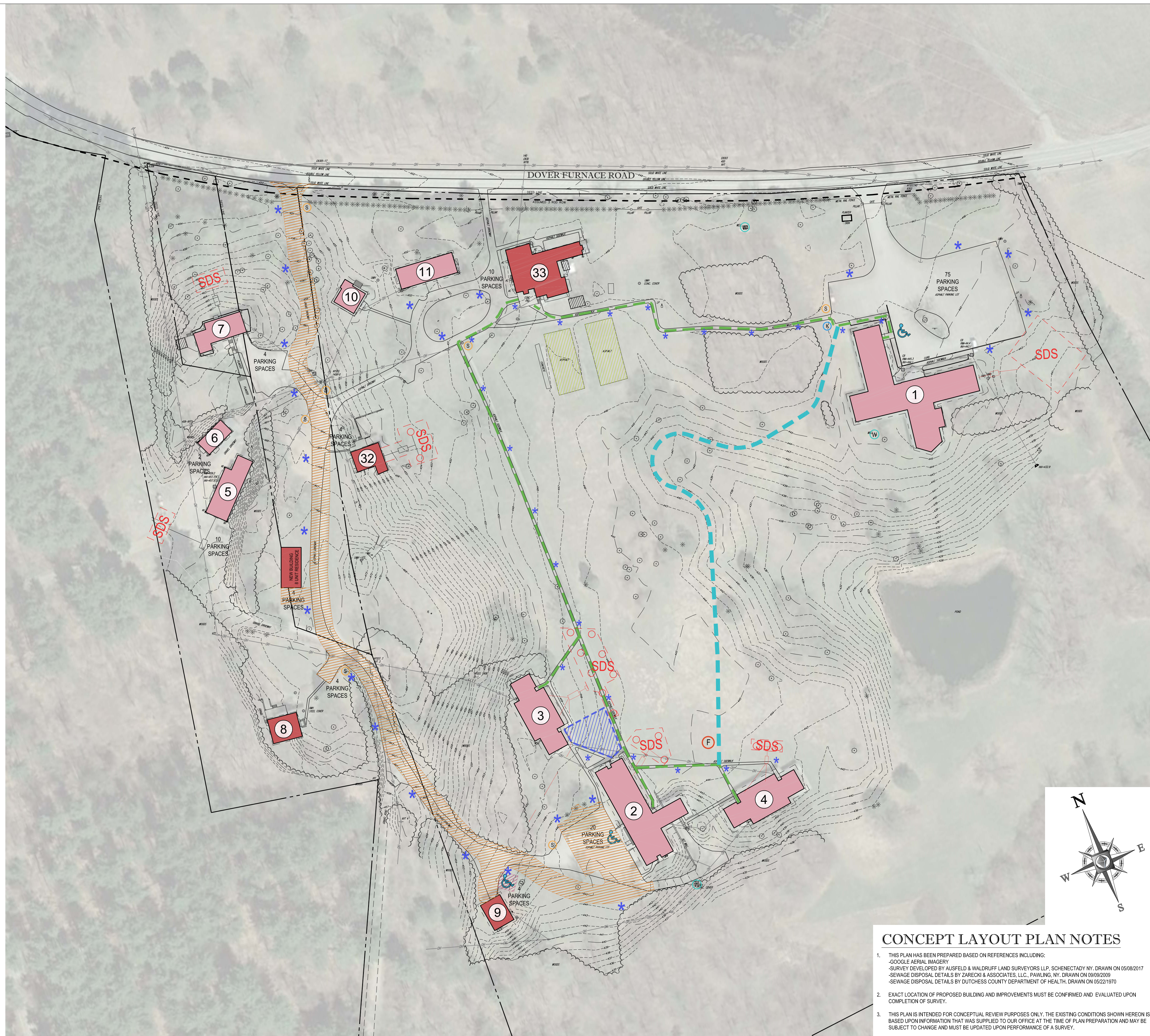
SITE PHASING CHART

SITE IMPROVEMENTS	PROPOSED IMPROVEMENTS	PHASE I	PHASE II
IMPROVE PEDESTRIAN PATHWAYS		X	
PROPOSED TRAIL		X	
ACCESSIBLE ROUTE		X	
PROPOSED ADA PARKING AND STRIPING		X	
ENTRANCE TO BE IMPROVED		X	
WAYFINDING IMPROVEMENTS			
ADD DIRECTIONAL ROAD SIGNS		X	
ADD BUILDING IDENTIFICATION FOR EACH BUILDING		X	
ADD WAYFINDING MAP		X	
SITE UTILITIES			
RESURFACE AND REPAIR ROADWAY WITH ASPHALT			X
PROPOSED STREET LIGHT			X
PROPOSED PEDESTRIAN LIGHT			X
EXISTING SEWAGE DISPOSAL - SDS REPAIR		X	
EXISTING SEWAGE DISPOSAL - SDS TESTING/ INSTALLATION		X	
EXISTING WELL		X	
SITE AMENITIES			
PROPOSED PLAYGROUND		X	
RESURFACE COURTS			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 +/-
NET ACREAGE	107
ALLOWABLE DENSITY MULTIPLIER	.09
NET ACREAGE	96
ALLOWED UNITS	96
PROPOSED UNITS (INCLUDES 14 UNIT HOTEL)	69

** ALL AREAS ARE APPROXIMATE BASED ON ONLINE MAPPING
 ** TOTAL SITE IS 283 ACRES, HOWEVER, APPROXIMATELY 43 ARE LOCATED WITHIN THE RC ZONE WHERE NO DEVELOPMENT IS PROPOSED.



CONCEPT LAYOUT PLAN NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 -GOOGLE AERIAL IMAGERY
 -SURVEY DEVELOPED BY AUSFELD & WALDRUFF LAND SURVEYORS LLP, SCHECTADY NY, DRAWN ON 05/08/2017
 -SEWAGE DISPOSAL DETAILS BY ZARECKI & ASSOCIATES, LLC, PAWLING, NY, DRAWN ON 09/09/2009
 -SEWAGE DISPOSAL DETAILS BY DUTCHESS COUNTY DEPARTMENT OF HEALTH, DRAWN ON 05/22/1970
- 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.



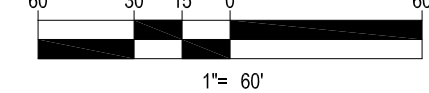
WORLD OLIVET ASSEMBLY

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

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

MASTER DEVELOPMENT PLAN:
 CHAPEL GREEN

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



M.J. MRVA

REGISTERED
 LANDSCAPE ARCHITECT
 MASSACHUSETTS No. 1217
 LICENSE EXPIRES 12/31/18
 NEW YORK: NO. 002259
 NEW HAMPSHIRE: No. 109

