

**CHAPEL GREEN**  
(ALL USES YEAR AROUND)

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	5,162 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

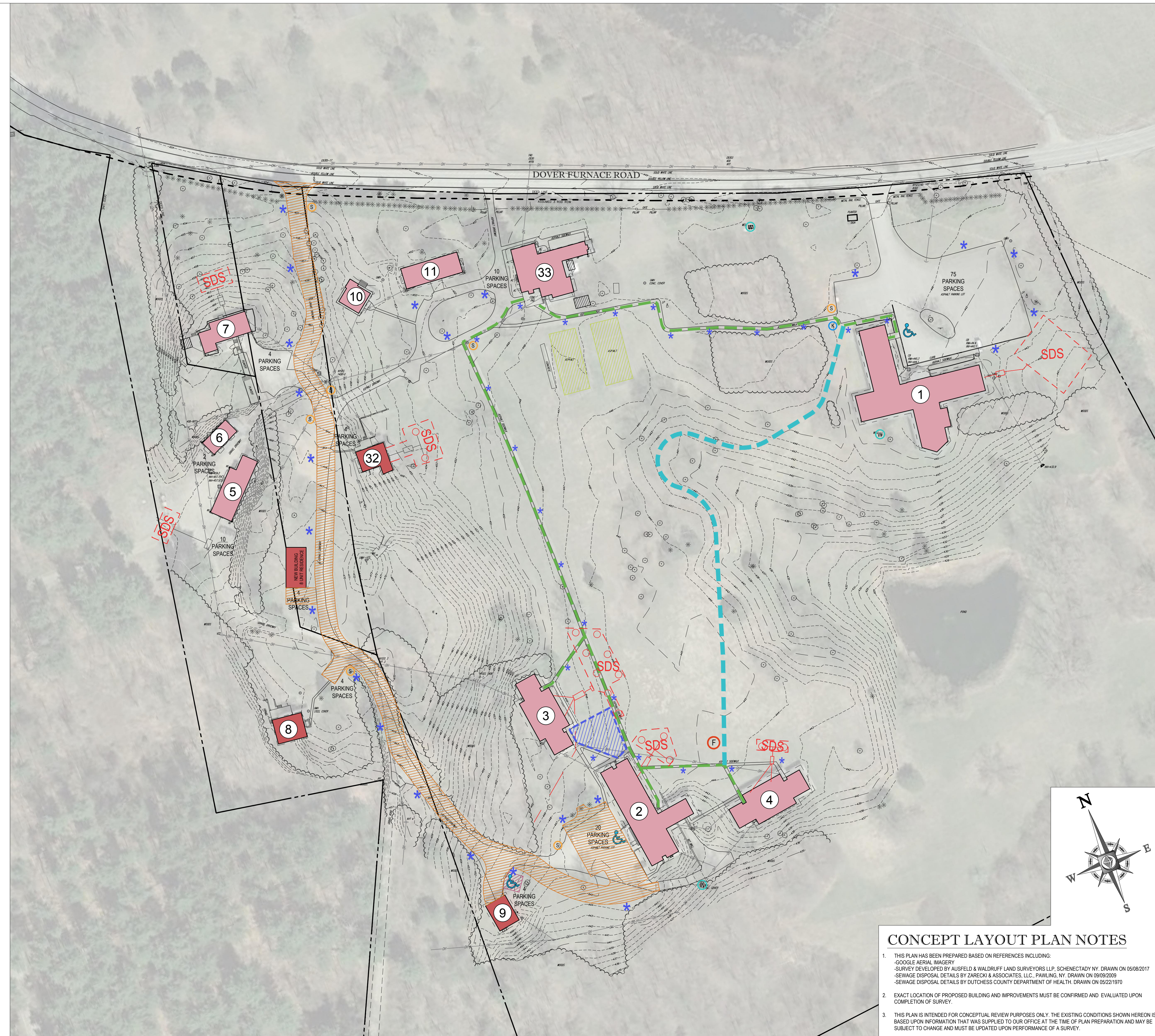
**SITE PHASING CHART**

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		X	
SDS REPAIR		X	
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 28 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 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, SCHENECTADY NY, DRAWN ON 05/08/2017  
- SEWAGE DISPOSAL DETAILS BY ZARECKI & ASSOCIATES, LLC., PAWLING, NY, DRAWN ON 08/09/2009  
- 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.

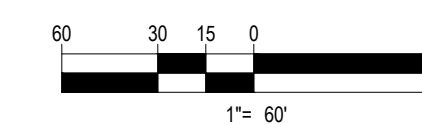


**WORLD OLIVET ASSEMBLY**

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

**MASTER DEVELOPMENT PLAN**  
**: CHAPEL GREEN**

SCALE: 1"=60'  
DATE: 06/10/2018  
PROJECT: B170104



**M.J. MRVA**

REGISTERED  
LANDSCAPE ARCHITECT  
MASSACHUSETTS No. 1217  
RHODE ISLAND No. 419  
NEW YORK No. 000592  
NEW HAMPSHIRE No. 109





**HAYDEN CENTER**  
(ALL USES YEAR AROUND)

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	7,356 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	

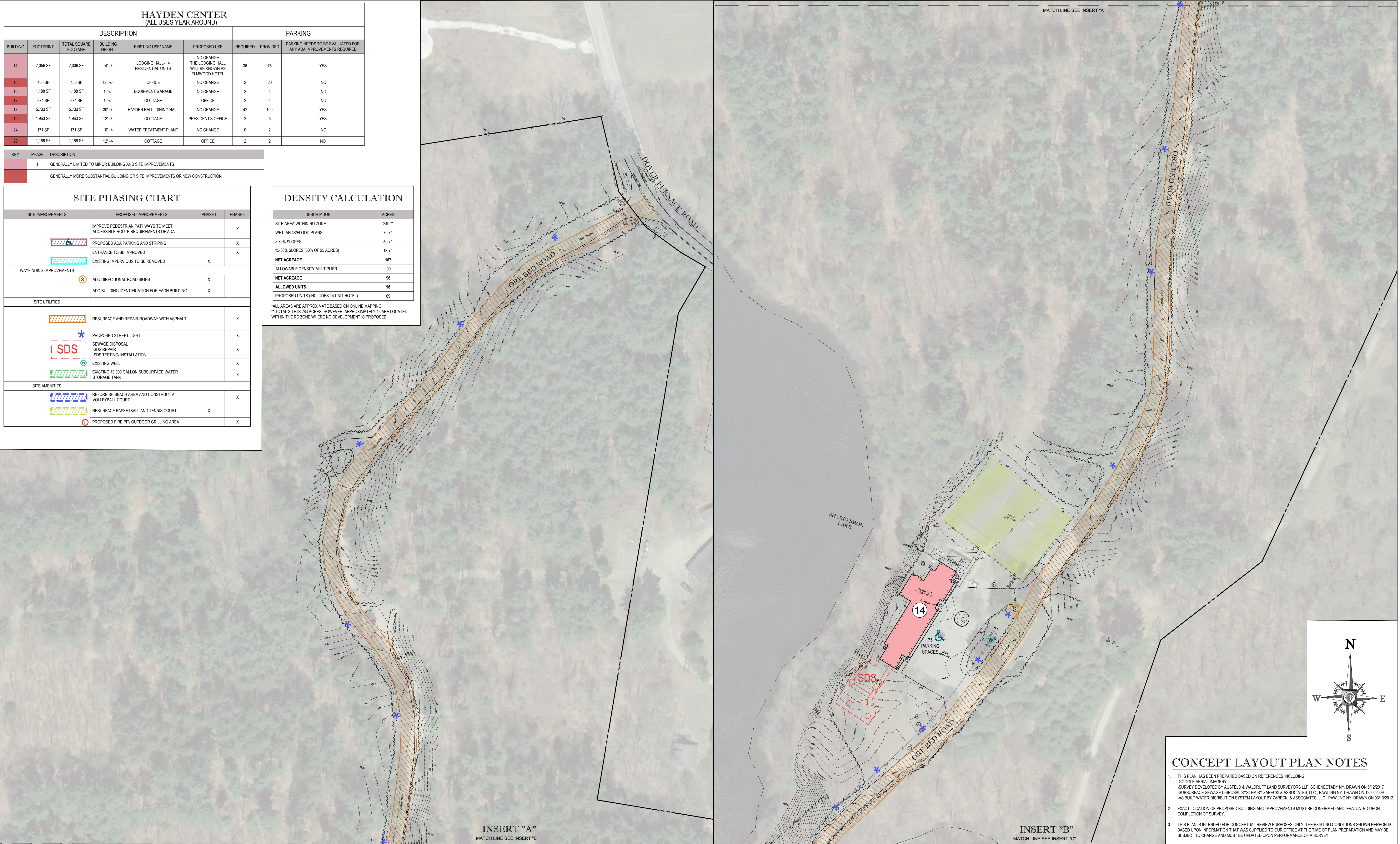
**SITE PHASING CHART**

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	
<b>WAYFINDING IMPROVEMENTS</b>			
	ADD DIRECTIONAL ROAD SIGNS	X	
	ADD BUILDING IDENTIFICATION FOR EACH BUILDING	X	
<b>SITE UTILITIES</b>			
	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
<b>SITE AMENITIES</b>			
	REFURBISH BEACH AREA AND CONSTRUCT A VOLLEYBALL COURT		X
	RESURFACE BASKETBALL AND TENNIS COURT	X	
	PROPOSED FIRE PIT/ OUTDOOR GRILLING AREA		X

**DENSITY CALCULATION**

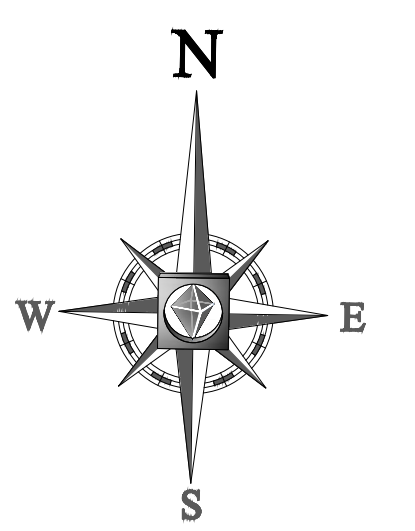
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WETLANDS/FLOOD PLANS	70 +/-
> 30% SLOPES	50 +/-
15-30% SLOPES (50% OF 25 ACRES)	13 +/-
<b>NET ACREAGE</b>	<b>107</b>
ALLOWABLE DENSITY MULTIPLIER	.99
<b>NET ACREAGE</b>	<b>96</b>
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PROPOSED UNITS (INCLUDES 14 UNIT HOTEL)	69

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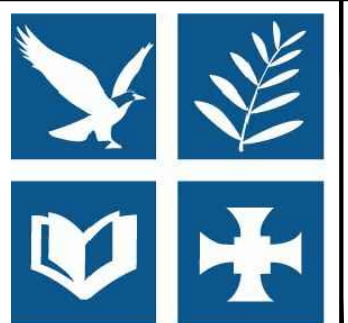
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MATCH LINE SEE INSERT "C"



**CONCEPT LAYOUT PLAN NOTES**

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-GOOGLE AERIAL IMAGERY  
-SURVEY DEVELOPED BY AUSFELD & WALDRUFF LAND SURVEYORS LLP, SCHENECTADY NY, DRAWN ON 5/12/2017  
-SUBSURFACE SEWAGE DISPOSAL SYSTEM BY ZARECKI & ASSOCIATES, LLC, PAWLING NY, DRAWN ON 12/22/2009  
-AS BUILT WATER DISTRIBUTION SYSTEM LAYOUT BY ZARECKI & ASSOCIATES, LLC, PAWLING NY, DRAWN ON 03/13/2012
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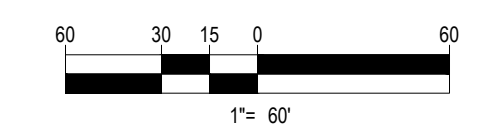


**WORLD OLIVET ASSEMBLY**

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

**MASTER DEVELOPMENT PLAN:  
HAYDEN CENTER (1 OF 2)**

SCALE: 1"=60'  
DATE: 06/04/2019  
PROJECT: B170104



**M.J. MRVA**

REGISTERED  
LANDSCAPE ARCHITECT  
MASSACHUSETTS No. 1217  
RHODE ISLAND No. 419  
NEW YORK No. 002092  
NEW HAMPSHIRE No. 109





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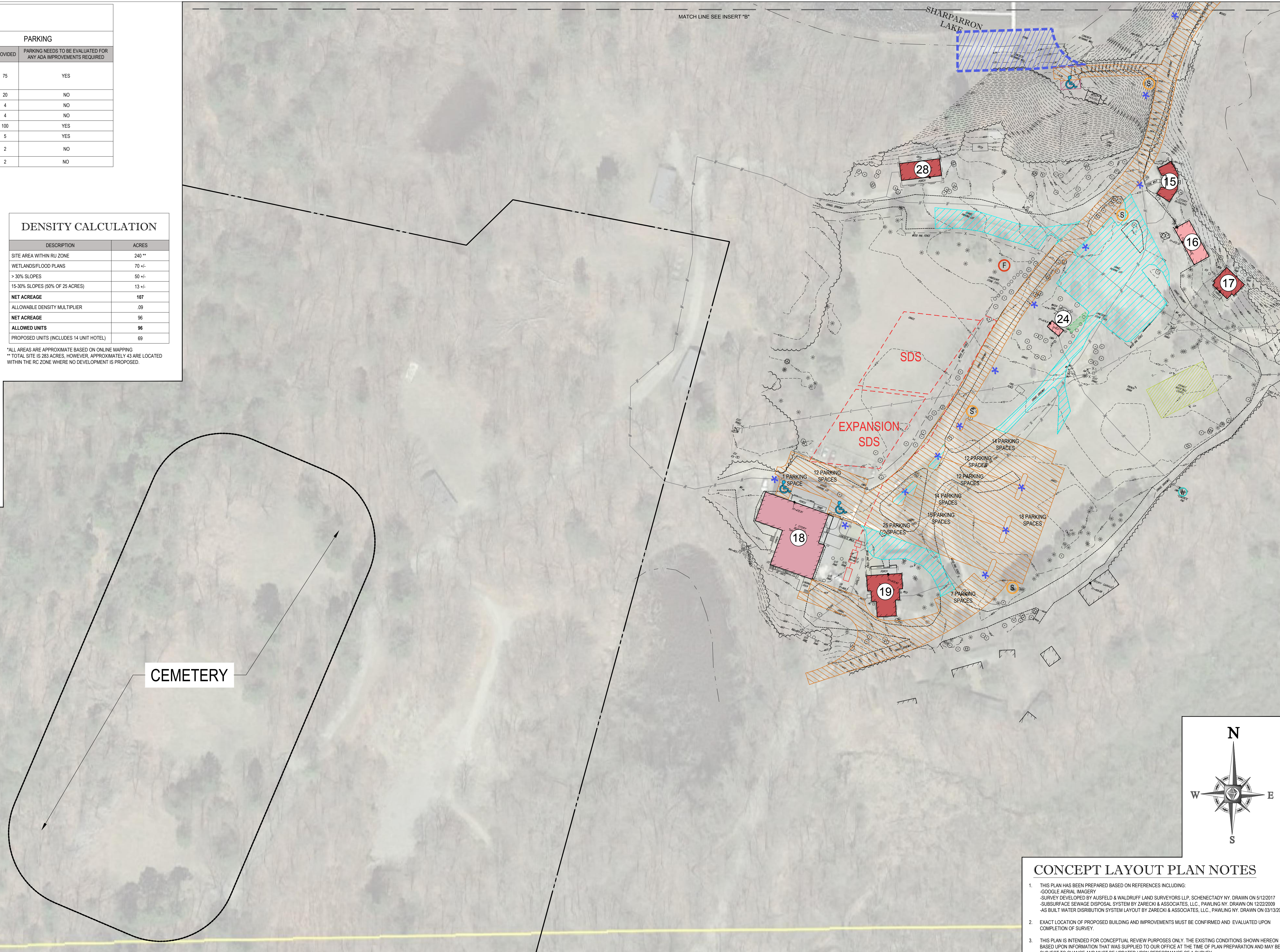
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CEMETERY

MATCH LINE SEE INSERT "B"

SHARPARRON LAKE



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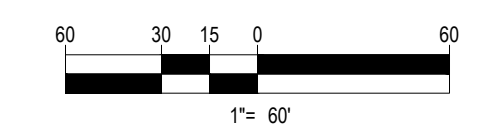


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