



**LAND USE / ZONING INFORMATION & NOTES**

1. APPLICANT:  
WORLD OLIVET ASSEMBLY  
115 DOVER FURNACE ROAD  
DOVER PLAINS, NY 12522
2. OWNER:  
WORLD OLIVET ASSEMBLY  
115 DOVER FURNACE ROAD  
DOVER, NY 12522
3. PARCEL:  
NYS GRID NUMBER: 12600-7061-00-357420-0000, 12600-7061-00-162280-0000  
115 DOVER FURNACE ROAD  
TOWN OF DOVER  
DUTCHESS COUNTY, NEW YORK STATE

| ZONING ANALYSIS TABLE    |          |                |           |
|--------------------------|----------|----------------|-----------|
| ZONING DISTRICT          | RJ       | RURAL DISTRICT |           |
| ZONE CRITERIA            | REQUIRED | EXISTING       | PROPOSED  |
| MINIMUM LOT AREA         | 2 ACRES  | 210 + ACRES    | UNCHANGED |
| MINIMUM LOT FRONTAGE     | 300'     | 1,300'+        | UNCHANGED |
| MIN. FRONT SETBACK       | 60'      | 155.7'         | UNCHANGED |
| MIN. SIDE SETBACK        | 30'      | 144'           | UNCHANGED |
| MIN. REAR SETBACK        | 50'      | 250'+          | UNCHANGED |
| MAX. BUILDING HEIGHT     | 35'      | 28'            | UNCHANGED |
| MAX. IMPERVIOUS COVERAGE | 10%      | 3.6%           | UNCHANGED |

| PARKING ANALYSIS TABLE |                |                    |          |          |
|------------------------|----------------|--------------------|----------|----------|
| BUILDING NUMBER        | SQUARE FOOTAGE | USE                | REQUIRED | PROVIDED |
| 1                      | 8,992 SF       | MAIN OFFICE/CHAPEL | 34       | 56       |

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NEW YORK LICENSE No. 070284-1  
FLORIDA LICENSE No. 66292

| REVISIONS |      |         |    |
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**PERMIT SET**

PROJECT No.: B190164  
DRAWN BY: JSH  
CHECKED BY: SRW  
DATE: 6/12/2019  
SCALE: AS NOTED  
CAD I.D.: B190164REND03

**SITE IMPROVEMENT PLANS FOR WORLD OLIVET ASSEMBLY**

LOCATION OF SITE  
115 DOVER FURNACE ROAD  
TOWN OF DOVER  
DUTCHESS COUNTY  
STATE OF NEW YORK

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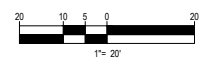
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REFER TO GENERAL NOTES SHEET FOR NOTES

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SHEET TITLE: **PHASE 1 SITE PLAN A RENDER**

SHEET NUMBER: **1 OF 6**

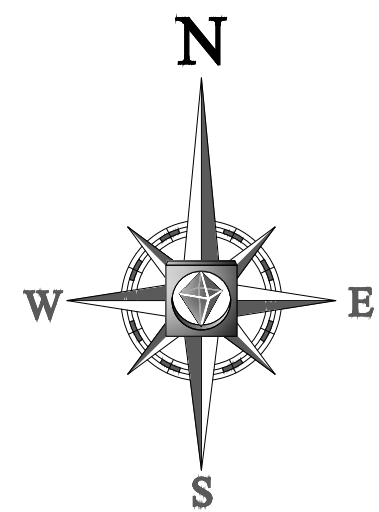
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### ZONING ANALYSIS TABLE

| ZONING DISTRICT          | RU RURAL DISTRICT |            |           |
|--------------------------|-------------------|------------|-----------|
| ZONE CRITERIA            | REQUIRED          | EXISTING   | PROPOSED  |
| MINIMUM LOT AREA         | 2 ACRES           | 210+ ACRES | UNCHANGED |
| MINIMUM LOT FRONTAGE     | 300'              | 1,300'+    | UNCHANGED |
| MIN. FRONT SETBACK       | 60'               | 52.5'      | UNCHANGED |
| MIN. SIDE SETBACK        | 30'               | 150'+      | UNCHANGED |
| MIN. REAR SETBACK        | 50'               | 250'+      | UNCHANGED |
| MAX. BUILDING HEIGHT     | 35'               | 23'        | UNCHANGED |
| MAX. IMPERVIOUS COVERAGE | 10%               | 3.6%       | UNCHANGED |

### PARKING ANALYSIS TABLE

| BUILDING NUMBER | SQUARE FOOTAGE | USE                | REQUIRED | PROVIDED |
|-----------------|----------------|--------------------|----------|----------|
| 5               | 2,080 SF       | SHOP               | 3        | 10       |
| 6               | 800 SF         | SHED               | 0        | 2        |
| 7               | 2,300 SF       | SINGLE FAMILY HOME | 2        | 4        |
| 8               | 2,300 SF       | SINGLE FAMILY HOME | 2        | 4        |
| 10              | 784 SF         | SCREEN HOUSE       | 0        | 0        |
| 11              | 1,872 SF       | PAVILLION          | 0        | 0        |
| 32              | 1,700 SF       | SINGLE FAMILY HOME | 2        | 4        |
| 33              | 8,200 SF       | DINING HALL        | 26       | 10       |

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 BALTIMORE, MD  
 BALTIMORE, MD

### REVISIONS

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### PERMIT SET

PROJECT No.: B190164  
 DRAWN BY: JSH  
 CHECKED BY: SRW  
 DATE: 6/12/2019  
 SCALE: AS NOTED  
 CAD I.D.: B190164REND03

### SITE IMPROVEMENT PLANS FOR WORLD OLIVET ASSEMBLY

LOCATION OF SITE  
 115 DOVER FURNACE ROAD  
 TOWN OF DOVER  
 DUTCHESS COUNTY  
 STATE OF NEW YORK

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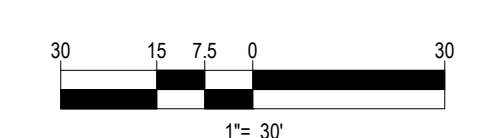
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**PHASE 1 SITE PLAN B RENDER**

SHEET NUMBER:  
**2 OF 6**

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| ZONING ANALYSIS TABLE    |                   |            |           |
|--------------------------|-------------------|------------|-----------|
| ZONING DISTRICT          | RU RURAL DISTRICT |            |           |
| ZONE CRITERIA            | REQUIRED          | EXISTING   | PROPOSED  |
| MINIMUM LOT AREA         | 2 ACRES           | 210+ ACRES | UNCHANGED |
| MINIMUM LOT FRONTAGE     | 300'              | 1,300'+    | UNCHANGED |
| MIN. FRONT SETBACK       | 60'               | 52.5'      | UNCHANGED |
| MIN. SIDE SETBACK        | 30'               | 150'+      | UNCHANGED |
| MIN. REAR SETBACK        | 50'               | 250'+      | UNCHANGED |
| MAX. BUILDING HEIGHT     | 35'               | 20'        | UNCHANGED |
| MAX. IMPERVIOUS COVERAGE | 10%               | 3.6%       | UNCHANGED |

| PARKING ANALYSIS TABLE |                |   |          |          |
|------------------------|----------------|---|----------|----------|
| BUILDING NUMBER        | SQUARE FOOTAGE | USE   | REQUIRED | PROVIDED |
| 2                      | 6,030 SF       | BIRCH LODGE - 18 UNITS                        | 18       | 10       |
| 3                      | 3,316 SF       | MOUNTAIN VIEW LODGE - 12 UNITS                | 16       | 10       |
| 4                      | 2,300 SF       | LAKE VIEW LODGE - 12 UNITS SINGLE FAMILY HOME | 16       | 0        |
| 9                      | 1,900 SF       | LAUNDRY BUILDING                              | 2        | 4        |

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| REVISIONS |      |         |    |
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**PERMIT SET**

PROJECT No.: B190164  
 DRAWN BY: JSH  
 CHECKED BY: SRW  
 DATE: 6/12/2019  
 SCALE: AS NOTED  
 CAD I.D.: B190164REND03

**SITE IMPROVEMENT PLANS FOR WORLD OLIVET ASSEMBLY**

LOCATION OF SITE  
 115 DOVER FURNACE ROAD  
 TOWN OF DOVER  
 DUTCHESS COUNTY  
 STATE OF NEW YORK

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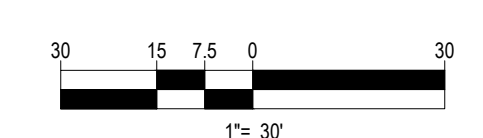
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SHEET TITLE:  
**PHASE 1 SITE PLAN C RENDER**

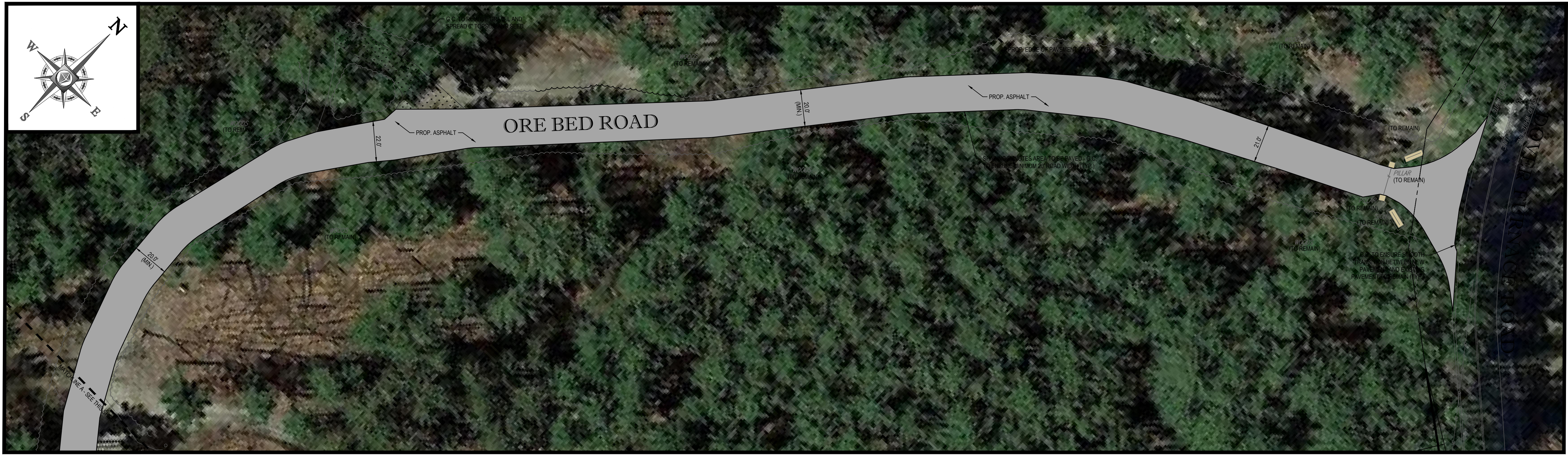
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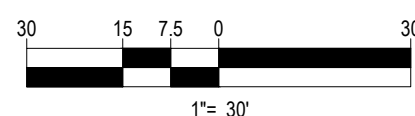
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SHEET TITLE: **PHASE 1 SITE PLAN D RENDER**

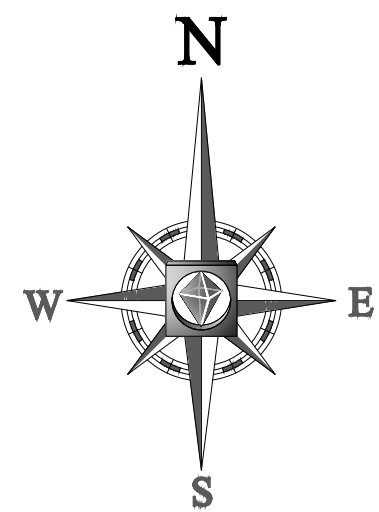
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**ZONING ANALYSIS TABLE**

| ZONING DISTRICT          | RU RURAL DISTRICT |            |           |
|--------------------------|-------------------|------------|-----------|
| ZONE CRITERIA            | REQUIRED          | EXISTING   | PROPOSED  |
| MINIMUM LOT AREA         | 2 ACRES           | 210+ ACRES | UNCHANGED |
| MINIMUM LOT FRONTAGE     | 300'              | 1,300'+    | UNCHANGED |
| MIN. FRONT SETBACK       | 60'               | 52.5'      | UNCHANGED |
| MIN. SIDE SETBACK        | 30'               | 300'+      | UNCHANGED |
| MIN. REAR SETBACK        | 50'               | 300'+      | UNCHANGED |
| MAX. BUILDING HEIGHT     | 35'               | 14'        | UNCHANGED |
| MAX. IMPERVIOUS COVERAGE | 10%               | 3.6%       | UNCHANGED |

**PARKING ANALYSIS TABLE**

| BUILDING NUMBER | SQUARE FOOTAGE | USE                     | REQUIRED | PROVIDED |
|-----------------|----------------|-------------------------|----------|----------|
| 14              | 7,356 SF       | ELMSWOOD HOTEL-14 UNITS | 36       | 35       |

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**REVISIONS**

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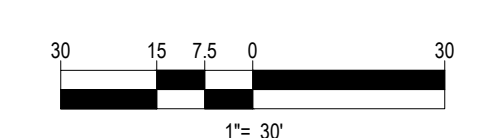
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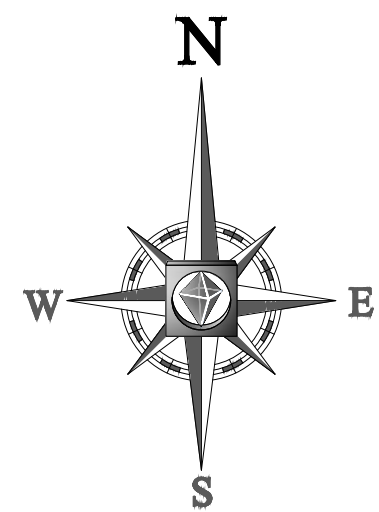
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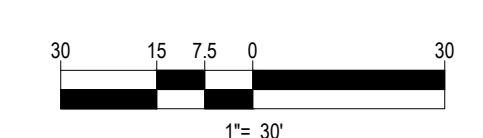


| ZONING ANALYSIS TABLE    |                |            |           |
|--------------------------|----------------|------------|-----------|
| ZONING DISTRICT          | RURAL DISTRICT |            |           |
| ZONE CRITERIA            | REQUIRED       | EXISTING   | PROPOSED  |
| MINIMUM LOT AREA         | 2 ACRES        | 210+ ACRES | UNCHANGED |
| MINIMUM LOT FRONTAGE     | 300'           | 1,300+'    | UNCHANGED |
| MIN. FRONT SETBACK       | 60'            | 300+'      | UNCHANGED |
| MIN. SIDE SETBACK        | 30'            | 150+'      | UNCHANGED |
| MIN. REAR SETBACK        | 50'            | 250+'      | UNCHANGED |
| MAX. BUILDING HEIGHT     | 35'            | 30'        | UNCHANGED |
| MAX. IMPERVIOUS COVERAGE | 10%            | 3.6%       | UNCHANGED |

| PARKING ANALYSIS TABLE |                |                      |          |          |
|------------------------|----------------|----------------------|----------|----------|
| BUILDING NUMBER        | SQUARE FOOTAGE | USE                  | REQUIRED | PROVIDED |
| 15                     | 450 SF         | OFFICE               | 2        | 5        |
| 16                     | 1,188 SF       | EQUIPMENT GARAGE     | 2        | 5        |
| 17                     | 874 SF         | OFFICE               | 2        | 5        |
| 18                     | 5,733 SF       | HAYDEN HALL - DINING | 42       | 42       |
| 19                     | 1,963 SF       | PRESIDENTS OFFICE    | 2        | 25       |
| 28                     | 1,166 SF       | OFFICE               | 2        | 4        |

REFER TO GENERAL NOTES SHEET FOR NOTES

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



ANY PERSON IS PROHIBITED FROM ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE WRITTEN DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OF THE FIRM. IN THE EVENT SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER OF THE FIRM MUST SIGN, SEAL, DATE, AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 7209.2)

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| REVISIONS |      |         |    |
|-----------|------|---------|----|
| REV       | DATE | COMMENT | BY |
| 1         |      |         |    |
| 2         |      |         |    |
| 3         |      |         |    |
| 4         |      |         |    |
| 5         |      |         |    |
| 6         |      |         |    |
| 7         |      |         |    |
| 8         |      |         |    |
| 9         |      |         |    |
| 10        |      |         |    |
| 11        |      |         |    |
| 12        |      |         |    |
| 13        |      |         |    |
| 14        |      |         |    |
| 15        |      |         |    |

**PERMIT SET**

PROJECT No.: B190164  
 DRAWN BY: JSH  
 CHECKED BY: SRW  
 DATE: 8/12/2019  
 SCALE: AS NOTED  
 CAD I.D.: B190164REND03

**SITE IMPROVEMENT PLANS FOR WORLD OLIVET ASSEMBLY**

LOCATION OF SITE  
 115 DOVER FURNACE ROAD  
 TOWN OF DOVER  
 DUTCHESS COUNTY  
 STATE OF NEW YORK

**BOHLER ENGINEERING**

17 COMPUTER DRIVE WEST  
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SHEET TITLE:  
**PHASE 1 SITE PLAN F RENDER**

SHEET NUMBER:  
**6 OF 6**

REV 0

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