

Site Plans

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Latest Issue	July 20, 2016

Dover Greens - Phase 1

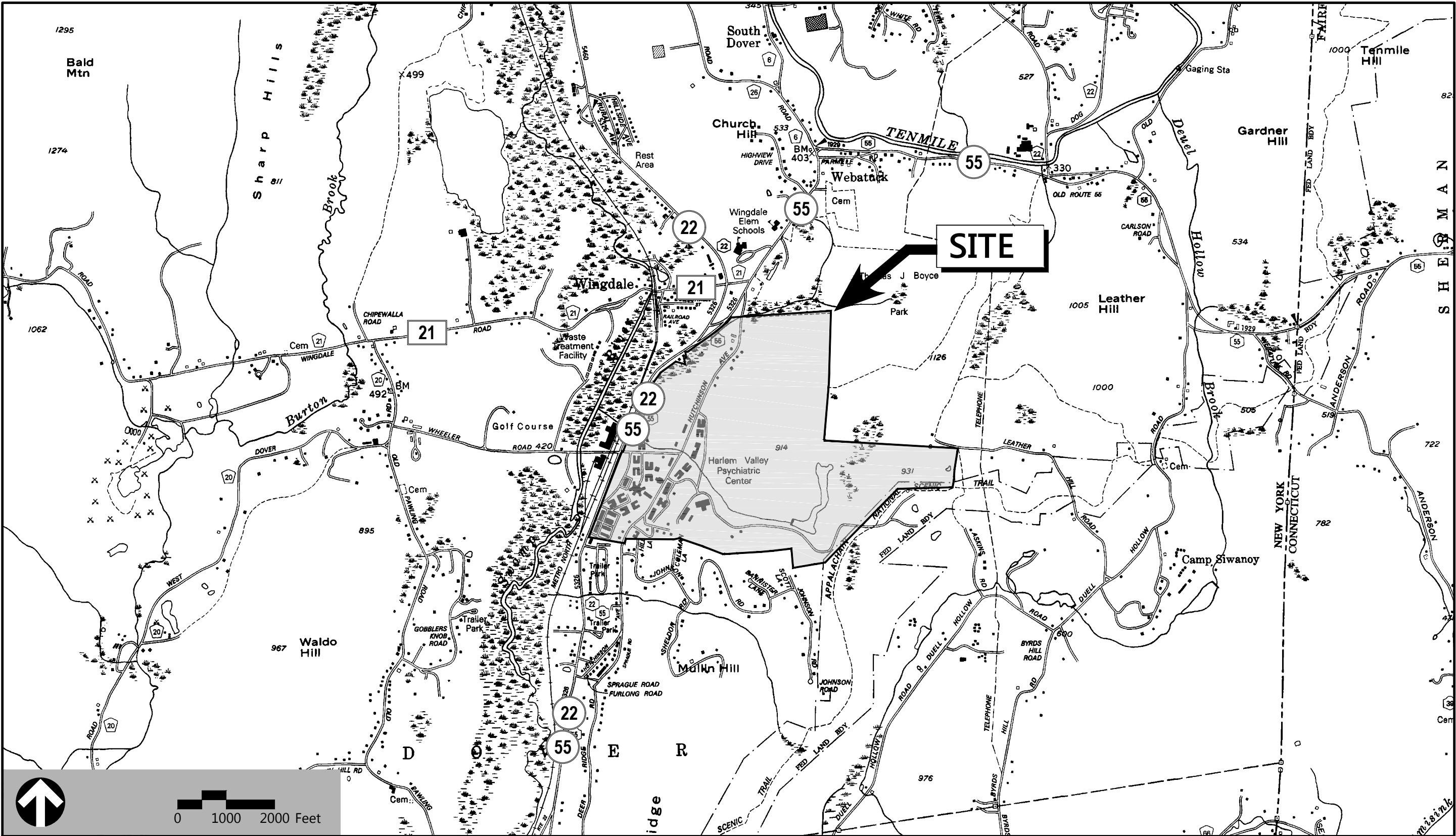
207 Hutchinson Avenue
Town of Dover, Dutchess
County, New York 12594

Owner/Applicant

Dover Greens LLC
6 Barclay Street
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Tax Parcels

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Phase 1 Zoning Summary Chart							
Zoning District(S):	RU (Rural District), HM (Hamlet Mixed Use District), HR (Hamlet Residential District), & CO (Commercial/Industry/Office)						
Overlay District(S):	FP (Floodplain Overlay District), SC (Stream Corridor Overlay District), MC (Mixed- Use Institutional Conversion Overlay District), AQ (Aquifer Overlay District), Which Comprises Of The PAZ (Principal Aquifer Zone), The UAZ (Upland Aquifer Zone), And The VBAS (Valley Bottom Aquifer System)						
Zoning Regulation Requirements	Existing	Required	Required (RU)	Required (HM)	Required (HR)	Required (CO)	Provided
MINIMUM LOT SIZE (CONVENTIONAL)	507.98 Acres	—	2.0 Acres	4.0 Acres	4.0 Acres	1.0 Acres	507.98 Acres
MINIMUM LOT SIZE (FLEXIBLE)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MAXIMUM DENSITY (FLEXIBLE)	—	—	1 AC/DU	—	—	—	N/A
MINIMUM ROAD FRONTAGE (COUNTY/STATE ROAD)	5,560 Feet	—	300 Feet	100 Feet	100 Feet	200 Feet	5,560 Feet
FRONT YARD BUILDING SETBACK (COUNTY/STATE ROAD)	71.43 Feet	—	N/A	30 Feet	40 Feet	150 Feet	71.43 Feet
SIDE YARD BUILDING SETBACK	40.33 Feet	—	30 Feet	N/A	15 Feet	30 Feet	40.33 Feet
REAR YARD BUILDING SETBACK	1,762.56 Feet	—	50 Feet	N/A	N/A	N/A	1,762.56 Feet
PARKING BUFFER	8.90 Feet	50 Feet	—	—	—	—	8.90 Feet ¹
RESIDENTIAL BUFFER	31.71 Feet	100 Feet	—	—	—	—	25.98 Feet ²
MINIMUM FLOOR AREA (DWELLING UNIT / ACC. APT.)	—	800 Feet / 500 Feet	—	—	—	—	TBD
MAXIMUM BUILDING HEIGHT	TBD	—	35 Feet	45 Feet	40 Feet	35 Feet	TBD
MAXIMUM IMPERMEABLE SURFACE COVERAGE	6.95%	—	10.0 %	50.0 %	30.0 %	40.0 %	7.73%
MAXIMUM FOOTPRINT FOR NONRESIDENTIAL STRUCTURES	N/A	—	6,000 Sq. Feet	10,000 Sq. Feet	1,000 Sq. Feet	200,000 Sq. Feet	4,500 Sq. Feet

- EXISTING NONCONFORMANCE
- VARIANCE REQUIRED



Phase 1 Parking Summary Chart (By Building)							
Building	Use	Size/Occupancy	Utilized Standard	Required	Standard Spaces Provided	ADA Spaces Provided	Total Provided
BUILDING 118	BETHANY HOUSE	25 PEOPLE	1 SPACE PER TOTAL NUMBER OF FACULTY/STAFF	25	31	1	32
BUILDINGS 46, 91, 92, 93, 94, & 95	SINGLE-FAMILY STAFF HOUSING	1 FAMILY/DWELLING UNIT (45 PEOPLE) PER HOUSE	2 SPACES PER DWELLING UNIT (TOWN)	12	12	N/A	12
TEMPORARY CLASSROOMS (22*)	CLASSROOM	36 STUDENTS AND 2 FACULTY PER CLASSROOM	0.4 SPACES PER TOTAL NUMBER OF STUDENTS/FACULTY/STAFF (ITE)	61	60	2	62
TEMPORARY OFFICE*	OFFICE	1,440 SF PER OFFICE	3 SPACES/1,000 SF (TOWN)	9	8	1	9
BUILDING 11	DORMITORY	51 PEOPLE	0.4 SPACES PER TOTAL NUMBER OF STUDENTS/FACULTY/STAFF (ITE)	21	38	2	40
BUILDING 12	DORMITORY	54 PEOPLE	0.4 SPACES PER TOTAL NUMBER OF STUDENTS/FACULTY/STAFF (ITE)	22	36	2	38
RECREATION AREA	RECREATION	STUDENTS AND FACULTY		N/A	N/A	N/A	N/A
BUILDING 21	PRIVATE PROHIBITEDGARDEN-12	4 STAFF MEMBERS	1 SPACE PER TOTAL NUMBER OF FACULTY/STAFF	4	58	3	61
BUILDING 79A	GUARD OFFICE	2 EMPLOYEES	1 SPACE PER TOTAL NUMBER OF EMPLOYEE/FACULTY/STAFF	2	2	N/A	2
BUILDING 79	GUARD SHACK	2 EMPLOYEES	1 SPACE PER TOTAL NUMBER OF EMPLOYEE/FACULTY/STAFF	2	2	N/A	2
BUILDING 43	DINING FACULTY	5 EMPLOYEES	1 SPACE PER TOTAL NUMBER OF EMPLOYEE/FACULTY/STAFF	5	8	1	9
BUILDING 23	UNIVERSITY HALL ADMINISTRATIVE OFFICE BUILDING	23,853 SF	3 SPACES/1,000 SF (TOWN)	72	121	5	126
BUILDINGS 18, 20, 29, 30, 31, & 32**	BUSINESS INCUBATOR/RESEARCH FACILITY (DOVER TECH PARK)	90 EMPLOYEES AND 60 STUDENTS	1 SPACES PER TOTAL NUMBER OF EMPLOYEES/FACULTY/STAFF & 20% STUDENTS	102	173	13	186
BUILDING 18***	DAY CARE	16,282 SF	1.75 SPACES/1,000 SF***	29	27	2	29
BUILDING 33***	FAMILY CENTER	10,294 SF	1.75 SPACES/1,000 SF***	19	18	2	20
BUILDING 2	DINING FACULTY	20 EMPLOYEES	1 SPACE PER TOTAL NUMBER OF FACULTY/STAFF	20	20	1	21
BUILDING 3**	PARTNER ORGANIZATION OFFICES	15 EMPLOYEES AND 10 STUDENTS	1 SPACES PER TOTAL NUMBER OF EMPLOYEES/FACULTY/STAFF & 20% STUDENTS	17	30	3	33
BUILDING 17**	PARTNER ORGANIZATION OFFICES	15 EMPLOYEES AND 10 STUDENTS	1 SPACES PER TOTAL NUMBER OF EMPLOYEES/FACULTY/STAFF & 20% STUDENTS	17	29	2	31
BUILDING 10	MINISTRY OFFICE	17,378 SF	3 SPACES/1,000 SF (TOWN)	53	51	2	53
BUILDING 14**	PARTNER ORGANIZATION OFFICES	15 EMPLOYEES AND 10 STUDENTS	1 SPACES PER TOTAL NUMBER OF EMPLOYEES/FACULTY/STAFF & 20% STUDENTS	17	33	2	35
BUILDING 35	ASSEMBLY HALL				43	5	48
BUILDING 107	CHAPEL				44	4	48

- * TWO CLASSROOMS AND ONE OFFICE BUILDING ARE BEING PROVIDED WITH TEMPORARY DOUBLE WIDE (24"x60") TRAILERS WITH THE OPTION TO DOUBLE THE AMOUNT, IF DEEMED NECESSARY.
- ** IT IS ASSUMED THAT 80 PERCENT OF THE STUDENTS WILL BE COMING FROM ON CAMPUS WHILE 20 PERCENT FROM OFF CAMPUS, THUS ONLY 20 PERCENT OF THE REQUIRED PARKING FOR THE STUDENT PORTION IS ANTICIPATED.
- *** AN APPROXIMATE 50 PERCENT REDUCTION IS ASSUMED BETWEEN THOSE ALREADY ON CAMPUS THAT WILL WALK TO DAY CARE AND FAMILY CENTER VERSUS THOSE COMING FROM OFF-CAMPUS WHO WILL BE USING THESE FACILITIES, SO IT IS ASSUMED THAT 50 PERCENT OF THE REQUIRED PARKING WILL BE NEEDED. AS SUCH, A PARKING REQUIREMENT OF 1.75 PARKING SPACES PER 1,000 SQUARE FEET IS BEING APPLIED INSTEAD OF THE ITE STANDARD FOR "DAY CARE" TYPE FACILITIES PARKING REQUIREMENT OF 3.5 PARKING SPACES PER 1,000 SQUARE FEET.

Phase 1 Parking Summary Chart				
Description	Size		Spaces	
	Required	Provided	Existing	Provided
STANDARD SPACES			446	480 ***
ACCESSIBLE SPACES *	8 x 18	9 x 18		29
TOTAL SPACES			446	509 ***
LOADING BAYS**				897

- * FOR 1 TO 25 PARKING SPACES, THERE MUST BE 1 ACCESSIBLE PARKING SPACES PROVIDED. FOR 26 TO 50 PARKING SPACES, THERE MUST BE 2 ACCESSIBLE PARKING SPACES PROVIDED. FOR 51 TO 75 PARKING SPACES, THERE MUST BE 3 ACCESSIBLE PARKING SPACES PROVIDED. FOR 76 TO 100 PARKING SPACES, THERE MUST BE 4 ACCESSIBLE PARKING SPACES PROVIDED. FOR 101 TO 150 PARKING SPACES, THERE MUST BE 5 ACCESSIBLE PARKING SPACES PROVIDED. FOR 151 TO 200 PARKING SPACES, THERE MUST BE 6 ACCESSIBLE PARKING SPACES PROVIDED.
- ** LOADING BAYS: LOADING REQUIREMENTS TO BE DETERMINED.
- *** PLEASE SEE PLANNING REPORT FOR PARKING REQUIREMENTS/CALCULATIONS

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Legend					
Exist.	Prop.		Exist.	Prop.	
		PROPERTY LINE			CONCRETE
		PROJECT LIMIT LINE			HEAVY DUTY PAVEMENT
		RIGHT-OF-WAY/PROPERTY LINE			RIPRAP
		EASEMENT			CONSTRUCTION ENTRANCE
		BUILDING SETBACK			TOP OF CURB ELEVATION
		PARKING SETBACK			BOTTOM OF CURB ELEVATION
		BASELINE			SPOT ELEVATION
		CONSTRUCTION LAYOUT			TOP & BOTTOM OF WALL ELEVATION
		ZONING LINE			BORING LOCATION
		TOWN LINE			TEST PIT LOCATION
		LIMIT OF DISTURBANCE			MONITORING WELL
		WETLAND LINE WITH FLAG			UNDERDRAIN
		FLOODPLAIN			DRAIN
		BORDERING LAND SUBJECT TO FLOODING			ROOF DRAIN
		WETLAND BUFFER ZONE			SEWER
		NO DISTURB ZONE			FORCE MAIN
		200' RIVERFRONT AREA			OVERHEAD WIRE
		GRAVEL ROAD			WATER
		EDGE OF PAVEMENT			FIRE PROTECTION
		BITUMINOUS BERM			DOMESTIC WATER
		BITUMINOUS CURB			GAS
		CONCRETE CURB			ELECTRIC
		CURB AND GUTTER			STEAM
		EXTRUDED CONCRETE CURB			TELEPHONE
		MONOLITHIC CONCRETE CURB			FIRE ALARM
		PRECAST CONC. CURB			CABLE TV
		SLOPED GRAN. EDGING			CATCH BASIN
		VERT. GRAN. CURB			DOUBLE CATCH BASIN
		LIMIT OF CURB TYPE			GUTTER INLET
		SAWCUT			DRAIN MANHOLE
		BUILDING			TRENCH DRAIN
		BUILDING ENTRANCE			PLUG OR CAP
		LOADING DOCK			FLARED END SECTION
		BOLLARD			HEADWALL
		DUMPSTER PAD			SEWER MANHOLE
		SIGN			CURB STOP & BOX
		DOUBLE SIGN			WATER VALVE & BOX
		STEEL GUARDRAIL			TAPPING SLEEVE, VALVE & BOX
		WOOD GUARDRAIL			SIAMESE CONNECTION
		PATH			FIRE HYDRANT
		TREE LINE			WATER METER
		WIRE FENCE			POST INDICATOR VALVE
		FENCE			WATER WELL
		STOCKADE FENCE			GAS GATE
		STONE WALL			GAS METER
		RETAINING WALL			ELECTRIC MANHOLE
		STREAM / POND / WATER COURSE			ELECTRIC METER
		DETENTION BASIN			LIGHT POLE
		HAY BALES			TELEPHONE MANHOLE
		SILT FENCE			TRANSFORMER PAD
		SILT SOCK / STRAW WATTLE			UTILITY POLE
		MINOR CONTOUR			GUY POLE
		MAJOR CONTOUR			GUY WIRE & ANCHOR
		PARKING COUNT			HAND HOLE
		COMPACT PARKING STALLS			PULL BOX
		DOUBLE YELLOW LINE	Matchline		
		STOP LINE	MATCHLINE		
		CROSSWALK			
		ACCESSIBLE CURB RAMP			
		ACCESSIBLE PARKING			
		VAN-ACCESSIBLE PARKING			

Abbreviations	
General	
ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EXIST	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL
Utility	
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
PIV	POST INDICATOR VALVE
RCP	REINFORCED CONCRETE PIPE
R=	RIM ELEVATION
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	UTILITY POLE

Notes:	
General	
1.	CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
2.	CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
3.	ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
4.	AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 6 INCHES LOAM AND SEED.
5.	WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
6.	WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
7.	UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
8.	TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
9.	AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
10.	IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
11.	CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
12.	DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
13.	CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
14.	THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE NPDES CONSTRUCTION GENERAL PERMIT (CGP) PROGRAM AND EPA JURISDICTION. PRIOR TO THE START OF CONSTRUCTION CONTRACTOR IS TO FILE A CGP NOTICE OF INTENT WITH THE EPA AND PREPARE A STORMWATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE NPDES REGULATIONS. CONTRACTOR SHALL CONFIRM THE OWNER HAS ALSO FILED A NOTICE OF INTENT WITH THE EPA.
Utilities	
1.	THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
2.	WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
3.	SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
4.	RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS: A. PAVEMENTS AND CONCRETE SURFACES: FLUSH B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
5.	THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
6.	CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
7.	UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN: A. WATER PIPES SHALL BE DUCTILE IRON PIPE (D.I.P.), CLASS 52 B. SANITARY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SEWER PIPE C. STORM DRAINAGE PIPES SHALL BE HDPE D. PIPE INSTALLATION AND MATERIALS SHALL COMPLY WITH THE STATE PLUMBING CODE WHERE APPLICABLE. CONTRACTOR SHALL COORDINATE WITH LOCAL PLUMBING INSPECTOR PRIOR TO BEGINNING WORK.
8.	CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
9.	CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
10.	ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

Layout and Materials

- DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
- CURB RADI ARE 3 FEET UNLESS OTHERWISE NOTED.
- CURBING SHALL BE CAST-IN-PLACE CONCRETE WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
- PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
- PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

Demolition

- CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
- EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
- CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
- THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
- UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

Erosion Control

- PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
- CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
- CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
- CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
- UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

Existing Conditions Information

- BASE PLAN: THE PROPERTY LINES SHOWN HEREON WERE COMPILED FROM VARIOUS SOURCES INCLUDING OLD SURVEYS AND TAX MAPS. THEY ARE NOT CERTIFIED.
- BASE PLAN: THE LOCATION OF SURFACE FEATURES IS BASED ON RECORD DRAWINGS AND A FIELD SURVEY TO LOCATE SURFACE EVIDENCE. THE SURVEY DID NOT INCLUDE SUBSURFACE INVESTIGATIONS OF ANY KIND, EXCEPT TO OPEN ACCESSIBLE MANHOLES TO VERIFY PIPE SIZES, INVERTS, ETC. THIS SURVEY IS SUBJECT TO THE LIMITS INHERENT IN THE METHODS USED TO COMPLETE IT.
- WETLANDS AND WETLAND FLAGS SHOWN ON PLANS ARE BASED UPON THE PREVIOUS SURVEY'S DELINEATION AND SUPPLEMENTED WITH FIELD VISIT PERFORMED BY VHB AND SURVEYED BY BADEY & WATSON IN JULY AND AUGUST OF 2015.
- 100 YEAR FLOODPLAIN INFORMATION SHOWN ON PLANS ARE BASED UPON FEMA FLOOD INSURANCE RATE MAP (FIRM) PANELS 36027C0440E AND 36027C0443E, EFFECTIVE DATE OF 5/2/2012.
- TOPOGRAPHY: THE TOPOGRAPHIC DATA HEREON WAS COMPILED PHOTOGRAMMETRICALLY FROM AERIAL PHOTOGRAPHS DATED MARCH 28, 2004. THE PHOTO SCALE WAS 1 INCH TO 350 FEET. THE COMPILATION SCALE WAS 1 INCH TO 40 FEET.
- VERTICAL DATUM: THE VERTICAL DATUM HEREON IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
- HORIZONTAL DATUM: THE MERIDIAN AND COORDINATE VALUES HEREON REFER TO THE NEW YORK STATE COORDINATE SYSTEM, EAST ZONE (NAD-1983).

Document Use

- THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
- CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
- SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.

OWNER:

Dover Greens LLC
6 Barclay Street
New York, NY 10007
(XX)

ARCHITECT:

XXXXXX
XXXXXX
XXXXXX
(XXX)

SITE CIVIL ENGINEER:



vhb.com

Engineering, Surveying &
Landscape Architecture, PC

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f: 914.761.3759

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UTILITY ENGINEER:



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181 Church Street, Suite 100
Poughkeepsie, NY 12601
(845) 454-9704

Tax Parcels

7159-00-162702

7159-00-065920

Dover Greens - Phase 1

207 Hutchinson Avenue
Town of Dover, Dutchess Co., N.Y. 12594

No.	Revision	Date	Appr'd
1	REVISED LAYOUT	04/25/2016	MWJ
2	TOWN COMMENTS	05/23/2016	MWJ
3	TOWN COMMENTS	07/20/2016	MWJ

Designed by	CJO	Checked by	MWJ
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Issued for		Date	
Preliminary		September 3, 2015	

Site Plan Review

Not Approved for Construction

Legend and General Notes

DRAFT
Sept 23, 2015

C-1

Sheet of

Michael W. Junghans
N.Y. Professional Engineer
NY Lic. No. 072072

Project Number
29273.00

200 Foot Abutter's List

Page 1 of 2

Tarsem Kaur 1554 Route 22 Wingdale, NY 12594 For Property:132600071590002176950000	J H Ketcham Hose Co Inc PO Box 169 Dover Plains, NY 12522 For Property:132600071590000100080000	Patrick O'Mara 73 Fairfield Dr Patterson, NY 12563 For Property:13260007159000053230000
Teresa Olivo 20 Leewood Cir Eastchester, NY 10709 For Property:13260007159000218504000	Anita O. Garrison 37-61 104th St Corona, NY 11368 For Property:13260007159000048538000	Ann Maria Butler 53 Celeste Dr Dover Plains, NY 12522 For Property:132600071590000966666000
Albert Akkerman 23 Bannister Ln Wingdale, NY 12594 For Property:13260007159000077520000	Vincent P. Cacciola 14 Coleman Ln Wingdale, NY 12594 For Property:13260007159000065548000	Leslie W. Smith PO Box 324 Pawling, NY 12564 For Property:1326000715900002770540000
Glen T. Gabari 22 Bannister Ln Wingdale, NY 12594 For Property:13260007159000012530000	Krisvin Property Management 118 Hutchinson Ave Wingdale, NY 12594 For Property:132600071590000284752000	James P. Brophy 131 Johnson Rd Wingdale, NY 12594 For Property:13260007159000036240000
Eric Loeschner 89 Ferris Pl Ossining, NY 10562 For Property:132600071590000945460000	Carmelo B. Rivera 14 Bannister Ln Wingdale, NY 12594 For Property:13260007159000012530000	Lystra Cooper-Forbes 14 Bannister Ln Wingdale, NY 12594 For Property:132600071590000180390000
John A. Malachi 124 Hutchinson Ave Wingdale, NY 12594 For Property:13260007159000285170000	Wingdale Realty LLC 1551 Route 22 Wingdale, NY 12594 For Property:1326000715900002748572000	Timothy J. Bassett 10 Hill Ln Wingdale, NY 12594 For Property:13260007159000087666000
Anthony Hough 15 Coleman Ln Wingdale, NY 12594 For Property:132600071590000945460000	Philip R. Van Buren 153 93rd St W New York, NY 10025 For Property:1326000715900005696430000	United States Of America Washington, DC 20240 For Property:132600071590000736940000
Michael A. Stra 9 Coleman Ln Wingdale, NY 12594 For Property:132600071590000913590000	Samuel Scott, Sr 4060 the Alameda Baltimore, MD 21218 For Property:132600071590000655370000	Dover Greens LLC 6 Barclay St New York, NY 10007 For Property:1326000715900004201800000
Federal National Mortgage Assn 14221 Dallas Pkwy Dallas, TX 75254 For Property:1326000716000002195100000	Dover Greens LLC 6 Barclay St New York, NY 10007 For Property:1326000715900009975500000	N Y S 22 Market St Poughkeepsie, NY 12601 For Property:1326000715900004201800000
Saber Ali Abou-Eid PO Box 775 Wingdale, NY 12594 For Property:132600071600000610800000	1726 Wingdale Plaza LLC 387 Sinpatch Rd Wassaic, NY 12592 For Property:1326000715900009639470000	Leather Hill Preserve, LLC 254 W Haviland Ln Stamford, CT 06903 For Property:1326000715900001438850000
http://geoaccess.co.dutchess.ny.us/parcelaccess/addListResults.asp		

7/15/2015
Page 2 of 2

James E. Yeno PO Box 67 Dover Plains, NY 12522 For Property:132600071600000700470000	Edgar Vargas 125 Johnson Rd Wingdale, NY 12594 For Property:1326000715900009975500000	James J. Mc Philomy 345 Johnson Rd Wingdale, NY 12594 For Property:132600071590000176490000
Town of Dover 126 Duncan Hill Rd E Dover Plains, NY 12522 For Property:1326000716000003350930000	Wingdale Village Park Mfg Hsg PO Box 391 Beacon, NY 12508 For Property:1326000715900002785120000	Dover Knolls Dvplmnt Co LLC 377 Oak St Garden City, NY 11530 For Property:132600071590000557500000
James E. Yeno PO Box 67 Dover Plains, NY 12522 For Property:1326000716000009020120000	Robert C. Broidrick 159 Leather Hill Rd Wingdale, NY 12594 For Property:1326000715900005677220000	Dover Greens LLC 6 Barclay St New York, NY 10007 For Property:1326000715900001627020000
James P. Brophy 131 Johnson Rd Wingdale, NY 12594 For Property:13260007159000017520000	James J. Rinaldi PO Box 89 Patterson, NY 12563 For Property:1326000715900009309420000	Metropolitan Transit Authority 63 Wall St New York, NY 10005 For Property:13260007160000464600000

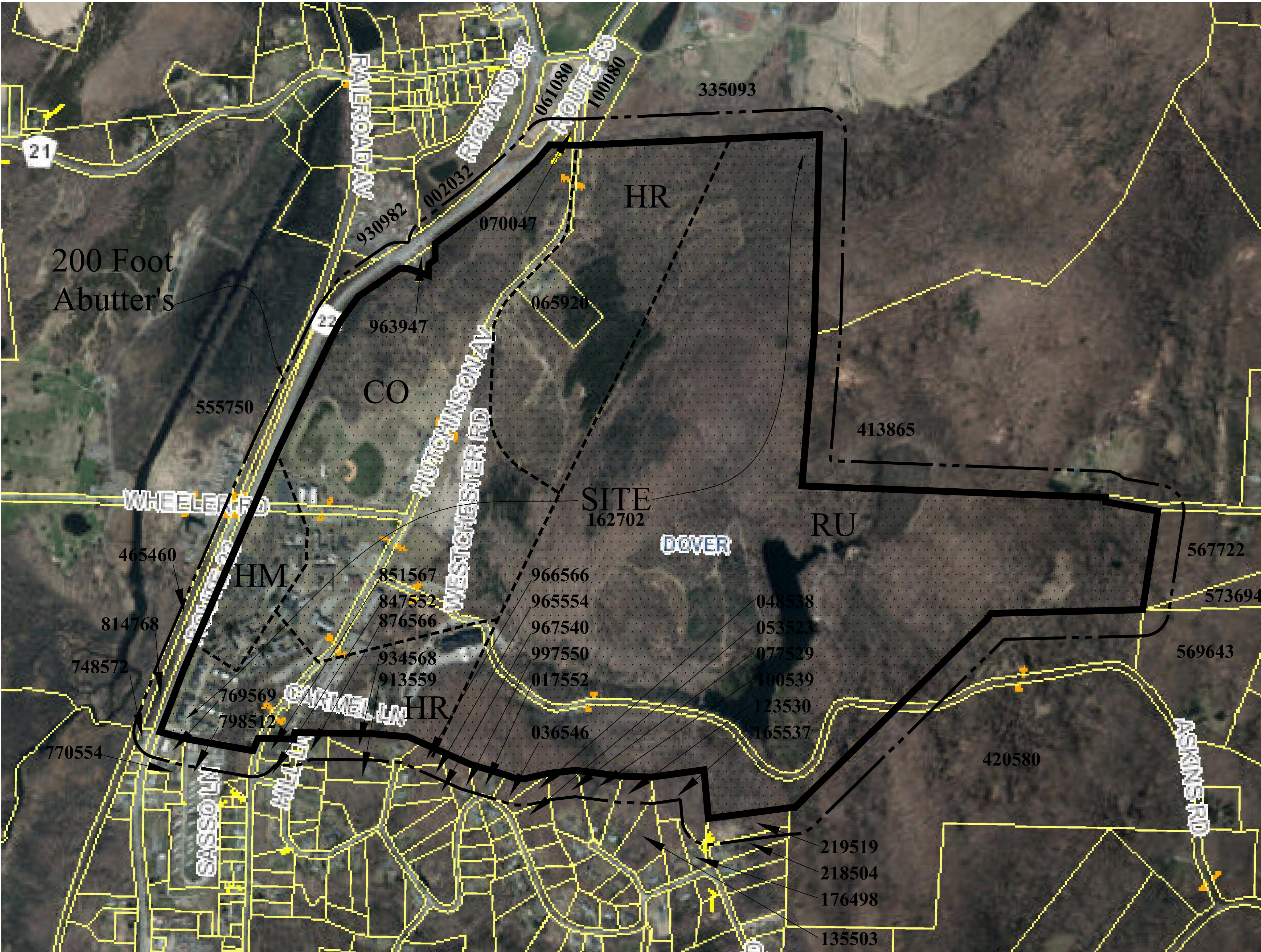
[Printing tips for labels.](#)
[Download or Open CSV file.](#)

Parcel Information Source: http://geoaccess.co.dutchess.ny.us/parcelaccess/parcelaccess_map.htm

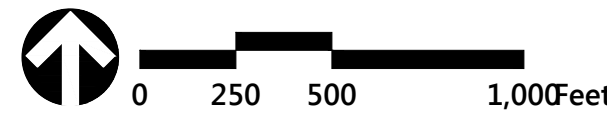
Zoning Legend

Zone CO: Commercial/Industry/Office
Zone HM: Hamlet Mixed-Use District
Zone HR: Hamlet Residential District
Zone RU: Rural District

Abutter's Map



Tax Parcel Line Source: http://geoaccess.co.dutchess.ny.us/parcelaccess/parcelaccess_map.htm
Zoning Line Source: Town of Dover, New York GIS Department dated June 6, 2007.



Tax

Dover Greens LLC
6 Barclay Street
New York, NY 10007
(XX)

ARCHITECT:

XXXXXX
XXXXXX
XXXXXX
(XXX)

SITE CIVIL ENGINEER:

vhb.com



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Landscape Architecture, PC
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UTILITY ENGINEER:



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(845) 343-1481

181 Church Street, Suite 100
Poughkeepsie, NY 12601
(845) 454-9704

Tax

7159-00-162702
7159-00-065920

Dover Greens - Phase 1

207 Hutchinson Avenue
Town of Dover, Dutchess Co., N.Y. 12594

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3	TOWN COMMENTS	07/20/2016	MWJ

Designed by	CJO	Checked by	MWJ
Issued for		Date	

Preliminary
Site Plan Review
Not Approved for Construction

Drawing Title
Abutter's List
and Map

Sheet
of

C-2

Michael W. Junghans
N.Y. Professional Engineer
NY Lic. No. 072072

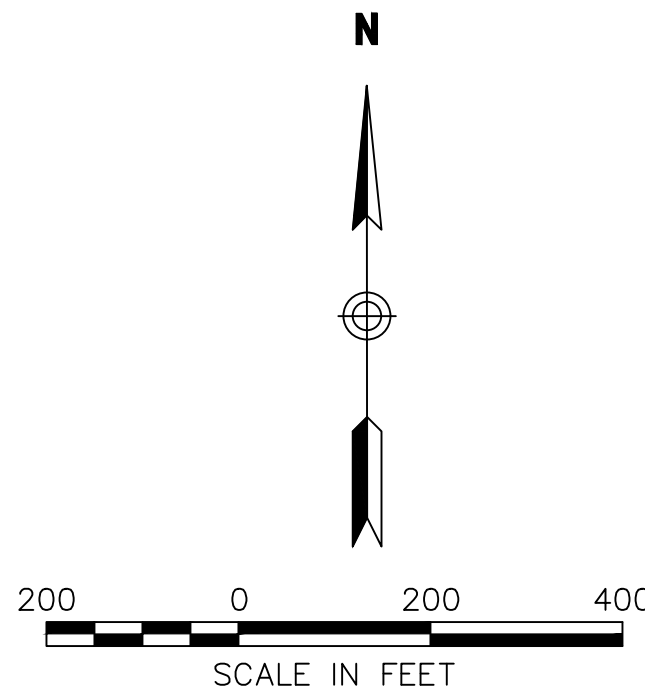
Project Number
29273.00

Notes:

1. THIS PROJECT IS LOCATED WITHIN THE THE AQUIFER OVERLAY DISTRICT (AO) WHICH COMPRISES OF THE PRINCIPAL AQUIFER ZONE (PAZ), THE UPLAND AQUIFER ZONE (UAZ), AND THE VALLEY BOTTOM AQUIFER SYSTEM (VBAS). ALL LAND USES AND ACTIVITIES WITHIN THE PAZ, UAZ, AND VBAS ARE SUBJECT TO THE REGULATIONS SET FORTH IN SECTION 145-15 OF THE TOWN CODE OF THE TOWN OF DOVER, AQUIFER OVERLAY DISTRICT, AS AMENDED FROM TIME TO TIME.



Inset



Tax Parcels
7159-00-162702
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Dover Greens - Phase 1
207 Hutchinson Avenue
Town of Dover, Dutchess Co., N.Y. 12594

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3	TOWN COMMENTS	07/20/2016	MWJ

Designed by: CJO Checked by: MWJ

Issued for: Preliminary Site Plan Review Date: September 3, 2015
Not Approved for Construction

Layout and Materials
Plan (Overall)

DRAFT
Sept 23, 2015
C-3

Michael W. Junghans
N.Y. Professional Engineer
NY Lic. No. 072072

Project Number
29273.00

OWNER:
Dover Greens LLC
6 Barclay Street
New York, NY 10007
(XX)

ARCHITECT:
XXXXXX
XXXXX
XXXXX
(XXX)

SITE CIVIL ENGINEER:
vnb.com

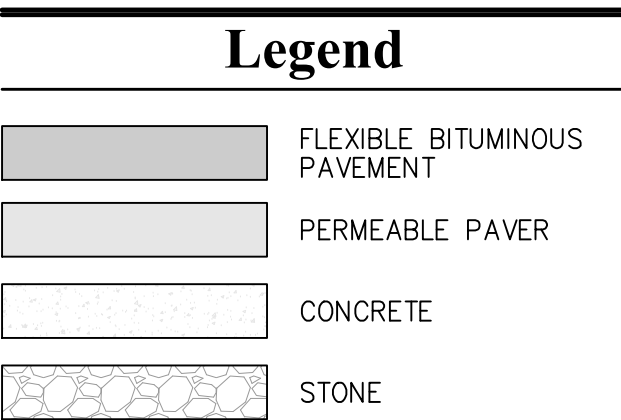
vnb
Engineering, Surveying &
Landscape Architecture, PC
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UTILITY ENGINEER:
FELLENZER
ENGINEERING LLP

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Middletown, NY 10940
(845) 343-1481
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(845) 454-9704

KEY PLAN:



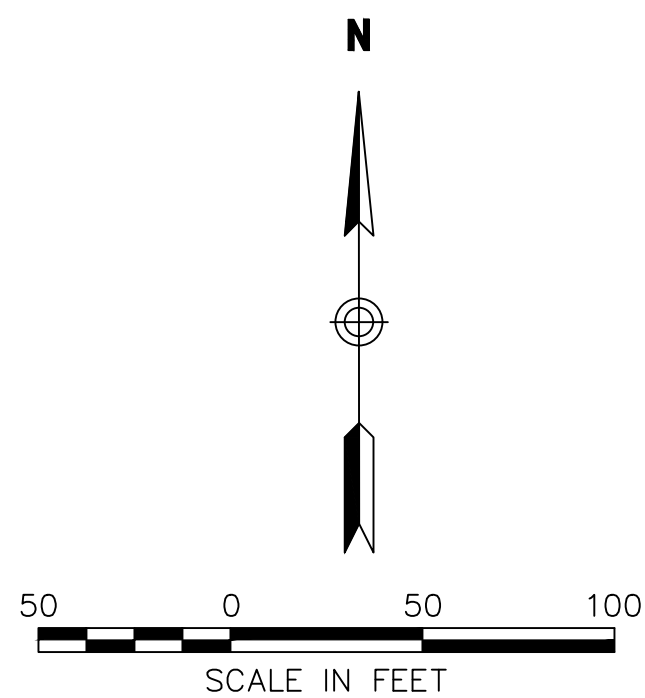
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ENGINEERING LLP

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Tax Parcels

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7159-00-065920

207 Hutchinson Avenue
Town of Dover, Dutchess Co., N.Y. 12594

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Designed by	CJO	Checked by	MWJ
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Preliminary September 3, 2015

Site Plan Review

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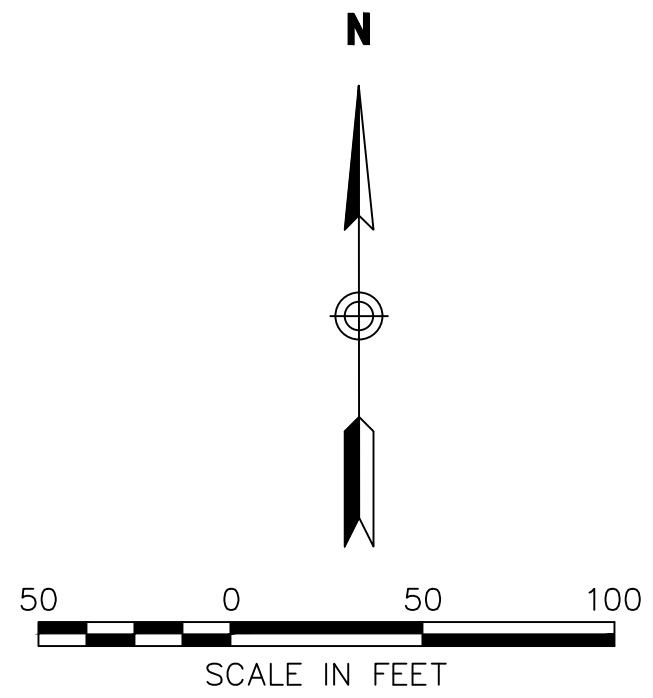
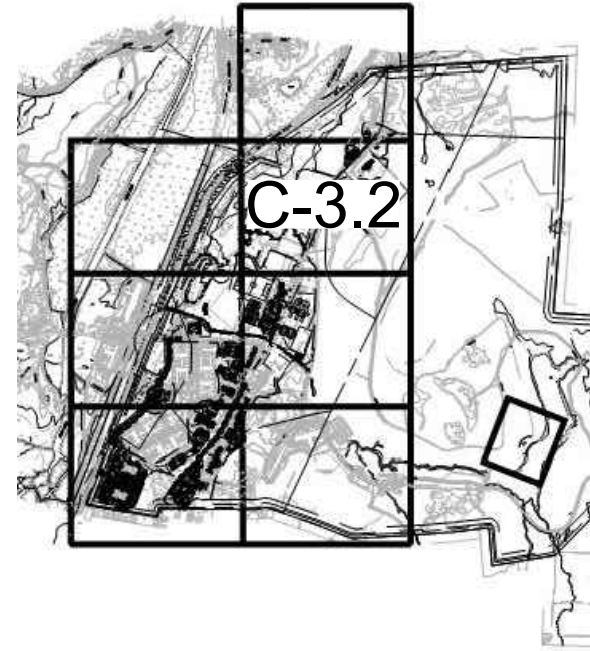
Lavout and Materials

Plan 1

C-3.1

Michael W. Junghans
N.Y. Professional Engineer
NY Lic. No. 072072

Project Number
29273.00



Tax Parcels
7159-00-162702
7159-00-065920

Dover Greens - Phase 1
207 Hutchinson Avenue
Town of Dover, Dutchess Co., N.Y. 12594

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Designed by	CJO	Checked by	MWJ
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Preliminary September 3, 2015
Site Plan Review
Not Approved for Construction

Layout and Materials Plan 2

C-3.2

Michael W. Junghans
N.Y. Professional Engineer
NY Lic. No. 072072

Project Number
29273.00



Building Legend

- [Hatched Box] EXISTING BUILDING TO BE RECONSTRUCTED IN-KIND
- [Cross-hatched Box] EXISTING BUILDING TO BE REHABILITATED
- [Box with Triangles] EXISTING BUILDING TO BE MAINTAINED

Legend

- [Solid Grey Box] FLEXIBLE BITUMINOUS PAVEMENT
- [Horizontal Line Box] PERMEABLE PAVER
- [White Box] CONCRETE
- [Patterned Box] STONE

OWNER:
Dover Greens LLC
6 Barclay Street
New York, NY 10007
(XX)

ARCHITECT:
XXXXXX
XXXXXX
XXXXXX
(XXX)

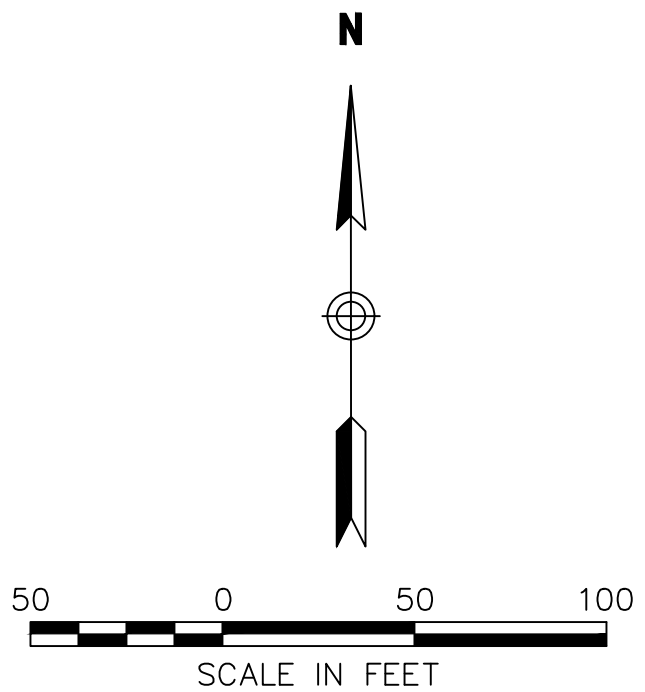
SITE CIVIL ENGINEER:
vhb.com

vhb
Engineering, Surveying &
Landscape Architecture, PC
50 Main Street
Suite 360
White Plains, NY 10606
p: 914.467.6600
f: 914.761.3759

WASTEWATER AND WATER DESIGN:
Rennia Engineering Design, PLLC
6 Dover Village Plaza, Suite 5
P.O. Box 400
Dover Plains, NY 12522
(845) 877-0555

UTILITY ENGINEER:
FELLENZER III
ENGINEERING LLP
22 Mulberry Street, Suite 2A
Middletown, NY 10940
(845) 343-1481
181 Church Street, Suite 100
Poughkeepsie, NY 12601
(845) 454-9704

KEY PLAN:



Tax Parcels
7159-00-162702
7159-00-065920
Dover Greens - Phase 1
207 Hutchinson Avenue
Town of Dover, Dutchess Co., N.Y. 12594

No.	Revision	Date	App'd
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Designed by	CJO	Checked by	MWJ
Issued for		Date	September 3, 2015

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Site Plan Review
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Drawing Title
Layout and Materials
Plan 3

DRAFT
Sept 23, 2015
C-3.3
Sheet of

MATCH LINE - SEE SHEET C-3.3

MATCH LINE - SEE SHEET C-3.3

EXISTING BUILDING #17
TO BE REHABILITATED
AND USED AS PARTNER
ORGANIZATION OFFICE

EXISTING BUILDING #2
TO BE REHABILITATED
AND USED AS 450 SEAT
DINING FACILITY

Water Valves
Could not be Found

MATCH LINE - SEE SHEET C-3.5

MATCH LINE - SEE SHEET C-3.5

Building Legend

- EXISTING BUILDING TO BE RECONSTRUCTED IN-KIND
- EXISTING BUILDING TO BE REHABILITATED
- EXISTING BUILDING TO BE MAINTAINED

Legend

- FLEXIBLE BITUMINOUS PAVEMENT
- PERMEABLE PAVER
- CONCRETE
- STONE

UNDERGROUND
ONE MILLION GALLON
STORAGE TANK

100,000 GALLON
WATER STORAGE TANK

WATER TREAT
PLANT BUILDING

C-3.4

N

50 0 50 100
SCALE IN FEET

Tax Parcels
7159-00-162702
7159-00-065920

Dover Greens - Phase 1
207 Hutchinson Avenue
Town of Dover, Dutchess Co., N.Y. 12594

No.	Revision	Date	Appr'd.
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Designed by: CJO
Issued for: CJO
Checked by: MMJ
Date: September 3, 2015

**Preliminary
Site Plan Review**
Not Approved for Construction

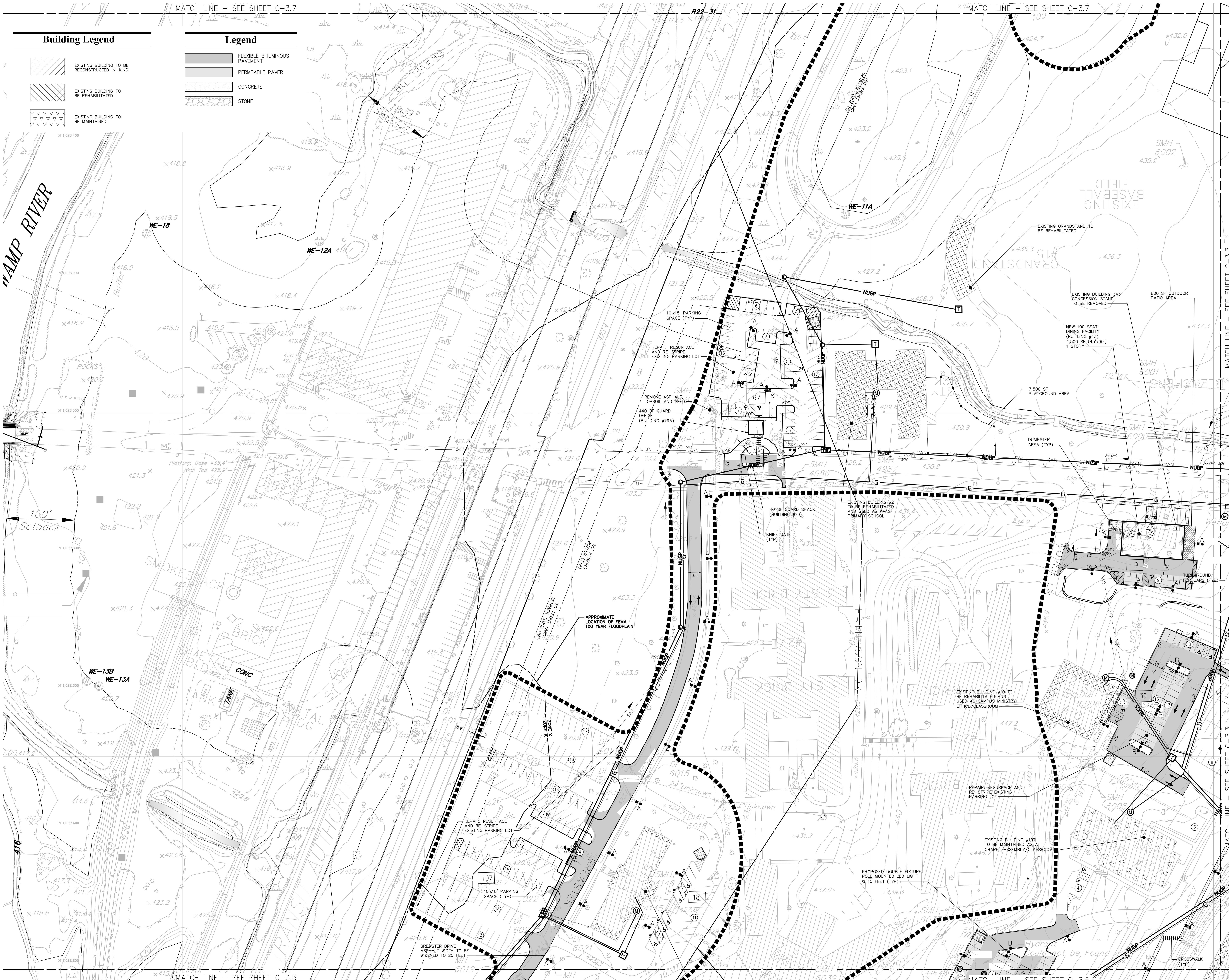
Layout and Materials
Plan 4

C-3.4

Michael W. Junghans
N.Y. Professional Engineer
NY Lic. No. 072072
Project Number
29273.00



Michael W. Junghans N.Y. Professional Engineer NY Lic. No. 072072	Project Number 29273.00
---	-----------------------------------



Building Legend

- EXISTING BUILDING TO BE RECONSTRUCTED IN-KIND
- EXISTING BUILDING TO BE REHABILITATED
- EXISTING BUILDING TO BE MAINTAINED

Legend

- FLEXIBLE BITUMINOUS PAVEMENT
- PERMEABLE PAVER
- CONCRETE
- STONE

OWNER:

Dover Greens LLC
6 Barclay Street
New York, NY 10007
(XX)

ARCHITECT:

XXXXXX
XXXXXX
XXXXXX
(XXX)

SITE CIVIL ENGINEER:

vhb.com



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Landscape Architecture, PC
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WASTEWATER AND WATER DESIGN:

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Dover Plains, NY 12522
(845) 877-0555

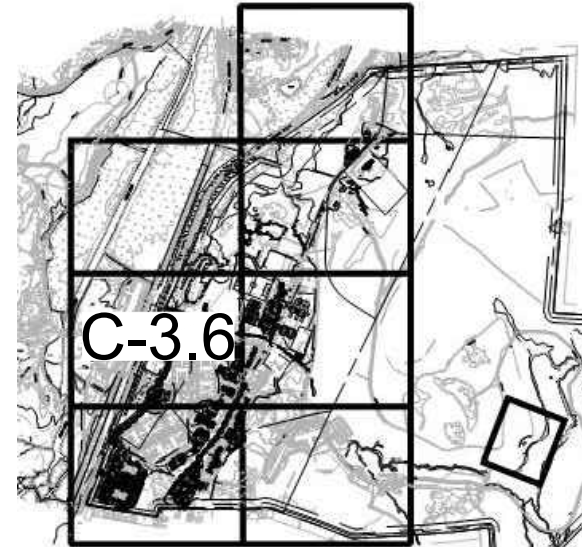
UTILITY ENGINEER:



22 Mulberry Street, Suite 2A
Middletown, NY 10940
(845) 343-1481

181 Church Street, Suite 100
Poughkeepsie, NY 12601
(845) 454-9704

KEY PLAN:



N

50 0 50 100
SCALE IN FEET

Tax Parcels

7159-00-162702
7159-00-065920

Dover Greens - Phase 1

207 Hutchinson Avenue
Town of Dover, Dutchess Co., N.Y. 12594

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CJO

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MWJ

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Date

Preliminary

September 3, 2015

Site Plan Review

Not Approved for Construction

Drawing Title

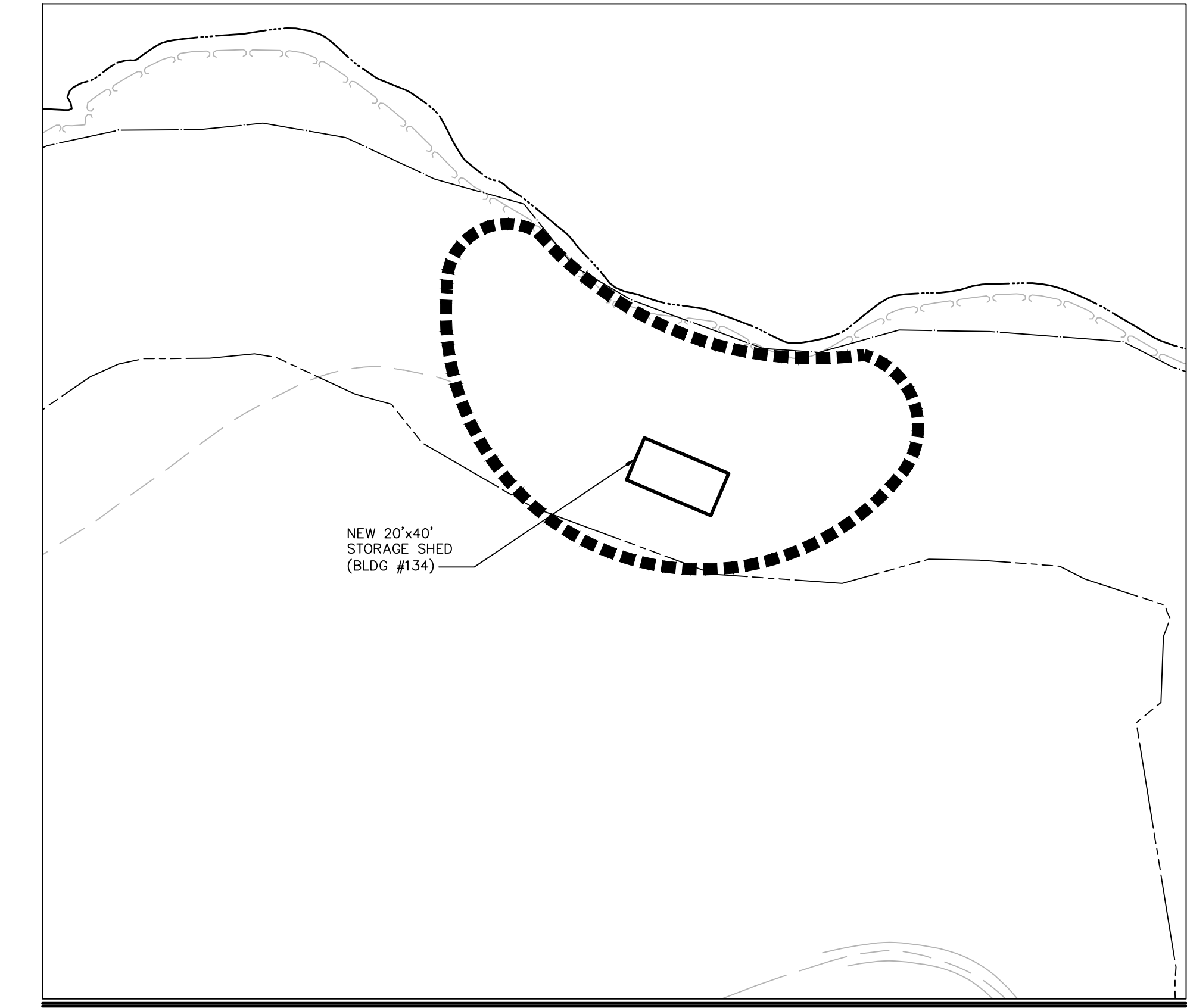
Layout and Materials

Plan 6

DRAFT
Sept 23, 2015
C-3.6

Michael W. Junghans
N.Y. Professional Engineer
NY Lic. No. 072072

Project Number
29273.00



Inset A - Picnic Area

50 0 50 100
SCALE IN FEET



MATCH LINE - SEE SHEET C-3.6

MATCH LINE - SEE SHEET C-3.6

OWNER:

Dover Greens LLC
6 Barclay Street
New York, NY 10007
(XX)

ARCHITECT:

XXXXXX
XXXXX
XXXXX
(XXX)

SITE CIVIL ENGINEER:

vhb.com



Engineering, Surveying &
Landscape Architecture, PC
50 Main Street
Suite 360
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WASTEWATER AND WATER DESIGN:

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(845) 877-0555

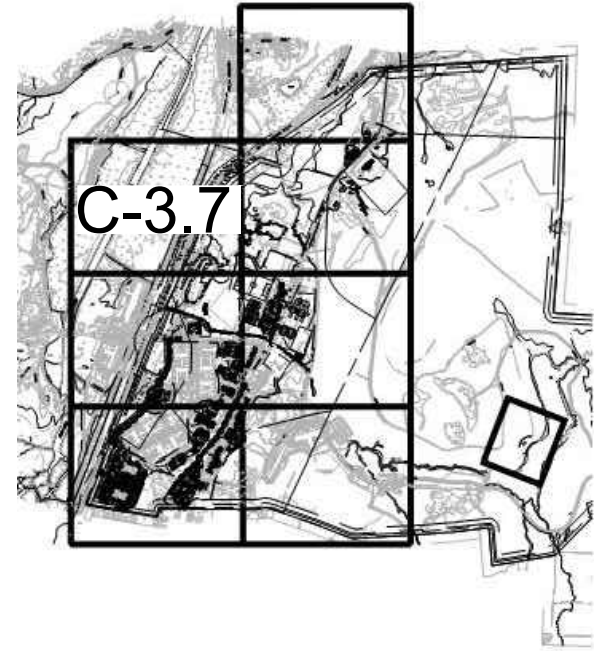
UTILITY ENGINEER:



22 Mulberry Street, Suite 2A
Middletown, NY 10940
(845) 343-1481

181 Church Street, Suite 100
Poughkeepsie, NY 12601
(845) 454-9704

KEY PLAN:



N

50 0 50 100
SCALE IN FEET

Tax Parcels

7159-00-162702
7159-00-065920

Dover Greens - Phase 1

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Town of Dover, Dutchess Co., N.Y. 12594

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Designed by

CJO

Checked by

MWJ

Issued for

Date

Preliminary

Site Plan Review

Not Approved for Construction

Layout and Materials

Plan 7

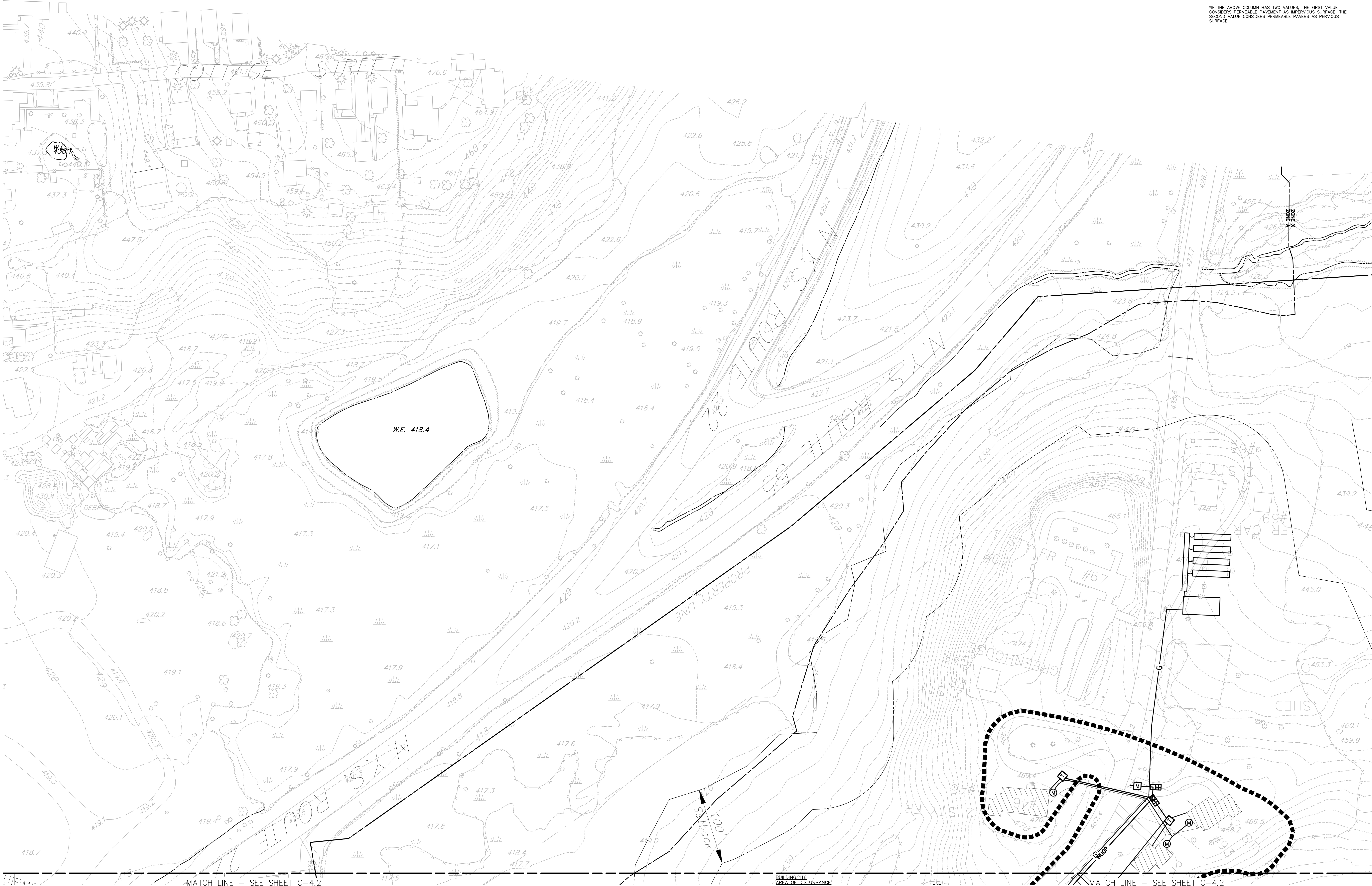
DRAFT Sept 23, 2015

C-3.7

Sheet of

Michael W. Junghans
N.Y. Professional Engineer
NY Lic. No. 072072

Project Number
29273.00



Area Of Disturbance		
Description	Disturbance Area (Acres)	New Impervious Area (Acres)*
BUILDING 118 PARKING LOT	0.5 AC	0.18/0.10 AC
TEMPORARY CLASSROOM/DORMITORY/REC/EATON AREA	11.0 AC	1.37/1.24 AC
STUDENT DINING FACILITY	1.8 AC	0.31/0.27 AC
STAFF DINING FACILITY	0.6 AC	0.12/0.05 AC
ASSEMBLY HALL (NORTH)	0.9 AC	0.10/0.03 AC
HUTCHINSON AVENUE	0.3 AC	0.15 AC
ASSEMBLY HALL (SOUTH)	1.7 AC	0.29/0.16 AC
DAY CARE/FAMILY CENTER	1.8 AC	0.39/0.23 AC
DOVER TECH PARK	5.9 AC	0.82/0.52 AC
BREWSTER DRIVE	1.2 AC	.013 AC
TOTAL	25.7 AC	3.97/2.88 AC
*IF THE ABOVE COLUMN HAS TWO VALUES, THE FIRST VALUE CONSIDERS PERMEABLE PAVEMENT AS IMPERVIOUS SURFACE. THE SECOND VALUE CONSIDERS PERMEABLE PAVERS AS PERVIOUS SURFACE.		

OWNER:
Dover Greens LLC
6 Barclay Street
New York, NY 10007
(XX)

ARCHITECT:
XXXXXXX
XXXXXX
XXXXXX
(XXX)

SITE CIVIL ENGINEER:
vhb.com

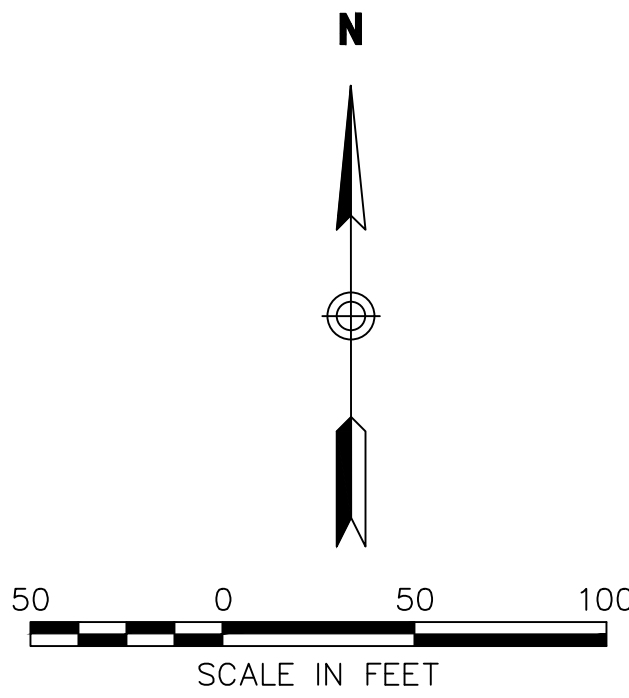
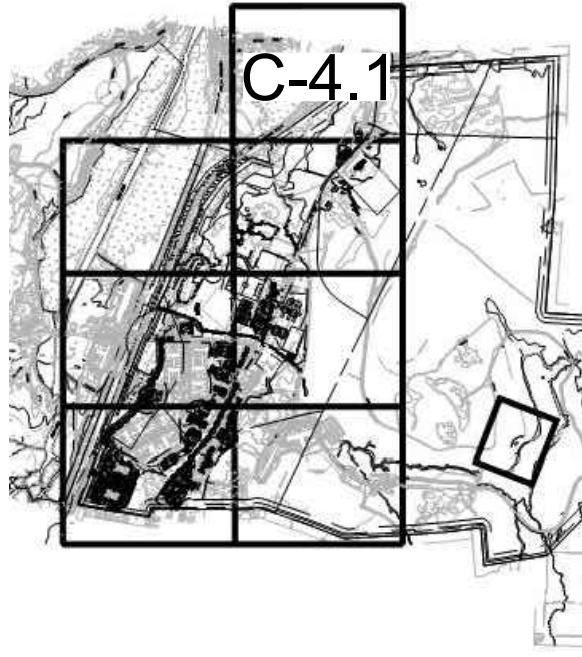

Engineering, Surveying &
Landscape Architecture, PC
50 Main Street
Suite 360
White Plains, NY 10606
p: 914.467.6600
f: 914.761.3759

WASTEWATER AND WATER DESIGN:
Rennia Engineering Design, PLLC
6 Dover Village Plaza, Suite 5
P.O. Box 400
Dover Plains, NY 12522
(845) 877-0555

UTILITY ENGINEER:

22 Mulberry Street, Suite 2A
Middletown, NY 10940
(845) 343-1481
181 Church Street, Suite 100
Poughkeepsie, NY 12601
(845) 454-9704

KEY PLAN:



Tax Parcels
7159-00-162702
7159-00-065920

Dover Greens - Phase 1
207 Hutchinson Avenue
Town of Dover, Dutchess Co., N.Y. 12594

No.	Revision	Date	Appr'd.
1	REVISED LAYOUT	04/25/2016	MWJ
2	TOWN COMMENTS	05/23/2016	MWJ
3	TOWN COMMENTS	07/20/2016	MWJ

Designed by
CJO

Checked by
MWJ

Issued for
Preliminary Site Plan Review

Not Approved for Construction

Grading and Drainage Plan 1

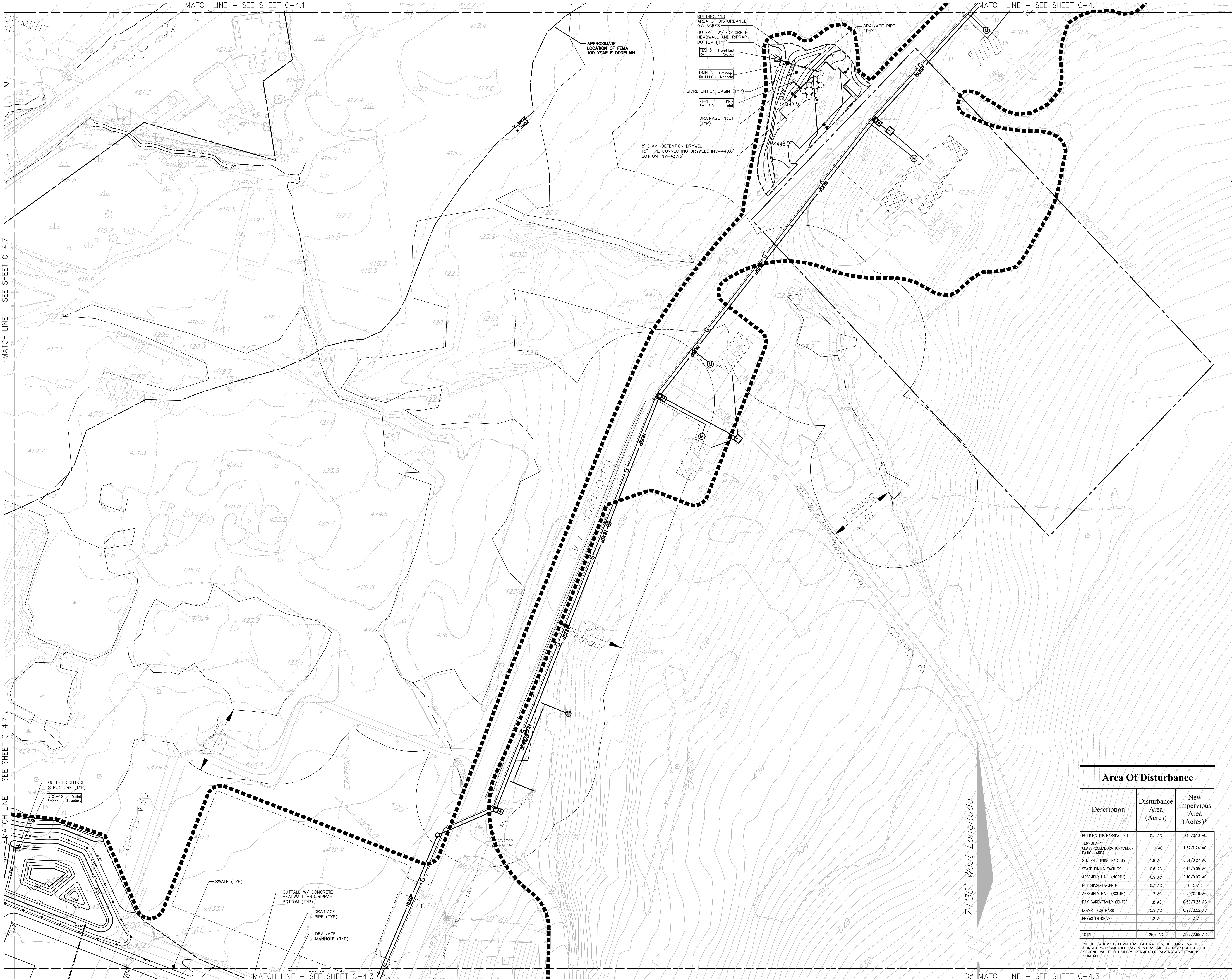
DRAFT Sept 23, 2015

C-4.1

Sheet of

Michael W. Junghans
N.Y. Professional Engineer
NY Lic. No. 072072

Project Number
29273.00



OWNER:

Dover Greens LLC
6 Barclay Street
New York, NY 10007
(XX)

ARCHITECT:

XXXXXX
XXXXXX
XXXXXX
(XX)

SITE CIVIL ENGINEER:

vhb.com



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Landscape Architecture, PC
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WASTEWATER AND WATER DESIGN:

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Dover Plains, NY 12522
(845) 877-0555

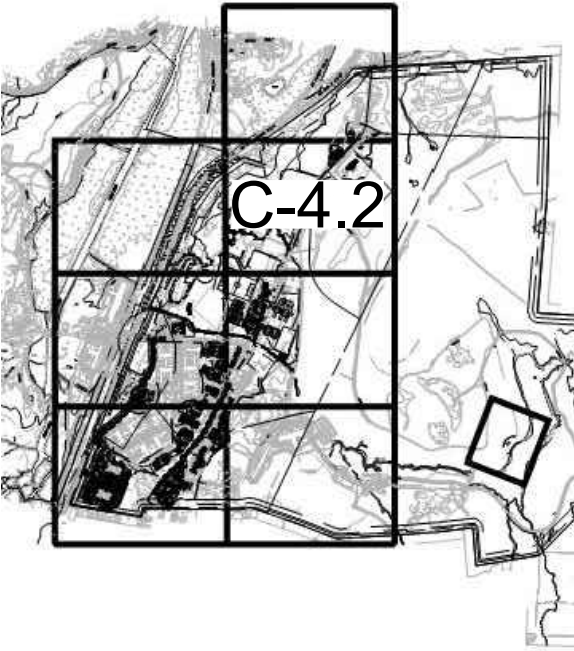
UTILITY ENGINEER:



22 Mulberry Street, Suite 2A
Middletown, NY 10940
(845) 343-1481

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KEY PLAN:



Tax Parcels

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Dover Greens - Phase 1

207 Hutchinson Avenue
Town of Dover, Dutchess Co., N.Y. 12594

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Designed by

CJO

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MMJ

Issued for

Date

Preliminary

September 3, 2015

Site Plan Review

Not Approved for Construction

Drawing Title

Grading and Drainage
Plan 2

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Sept 23, 2015
C-4.2

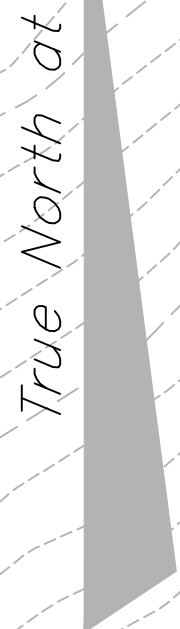
Sheet of

Michael W. Junghans
N.Y. Professional Engineer
NY Lic. No. 072072

Project Number
29273.00



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OWNER:
Dover Greens LLC
6 Barclay Street
New York, NY 10007
(XX)

ARCHITECT:
XXXXXX
XXXXXX
XXXXXX
(XXX)

SITE CIVIL ENGINEER:
vhb.com

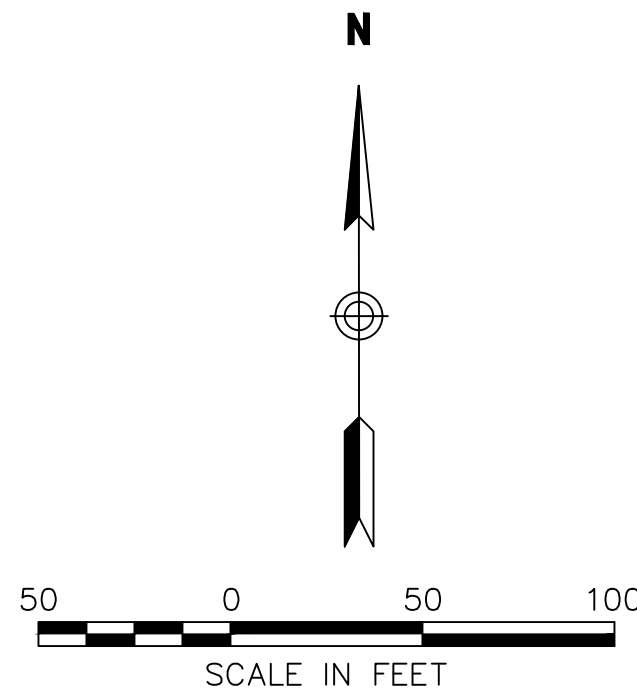
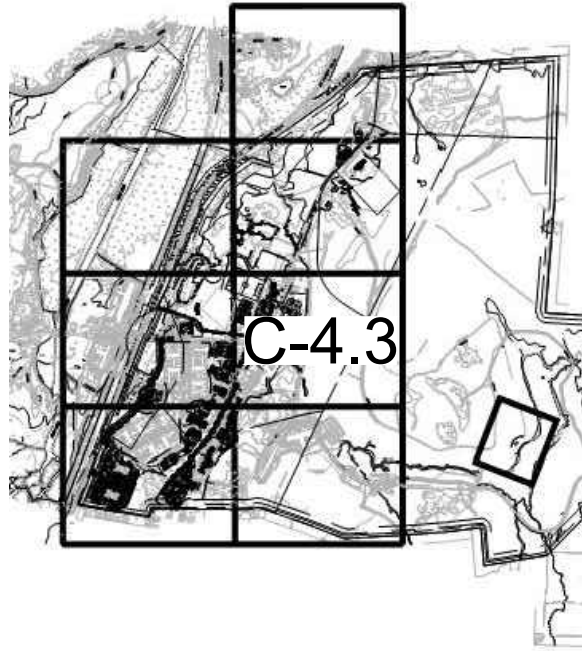
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Landscape Architecture, PC
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p: 914.467.6600
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WASTEWATER AND WATER DESIGN:
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22 Mulberry Street, Suite 2A
Middletown, NY 10940
(845) 343-1481
181 Church Street, Suite 100
Poughkeepsie, NY 12601
(845) 454-9704

KEY PLAN:



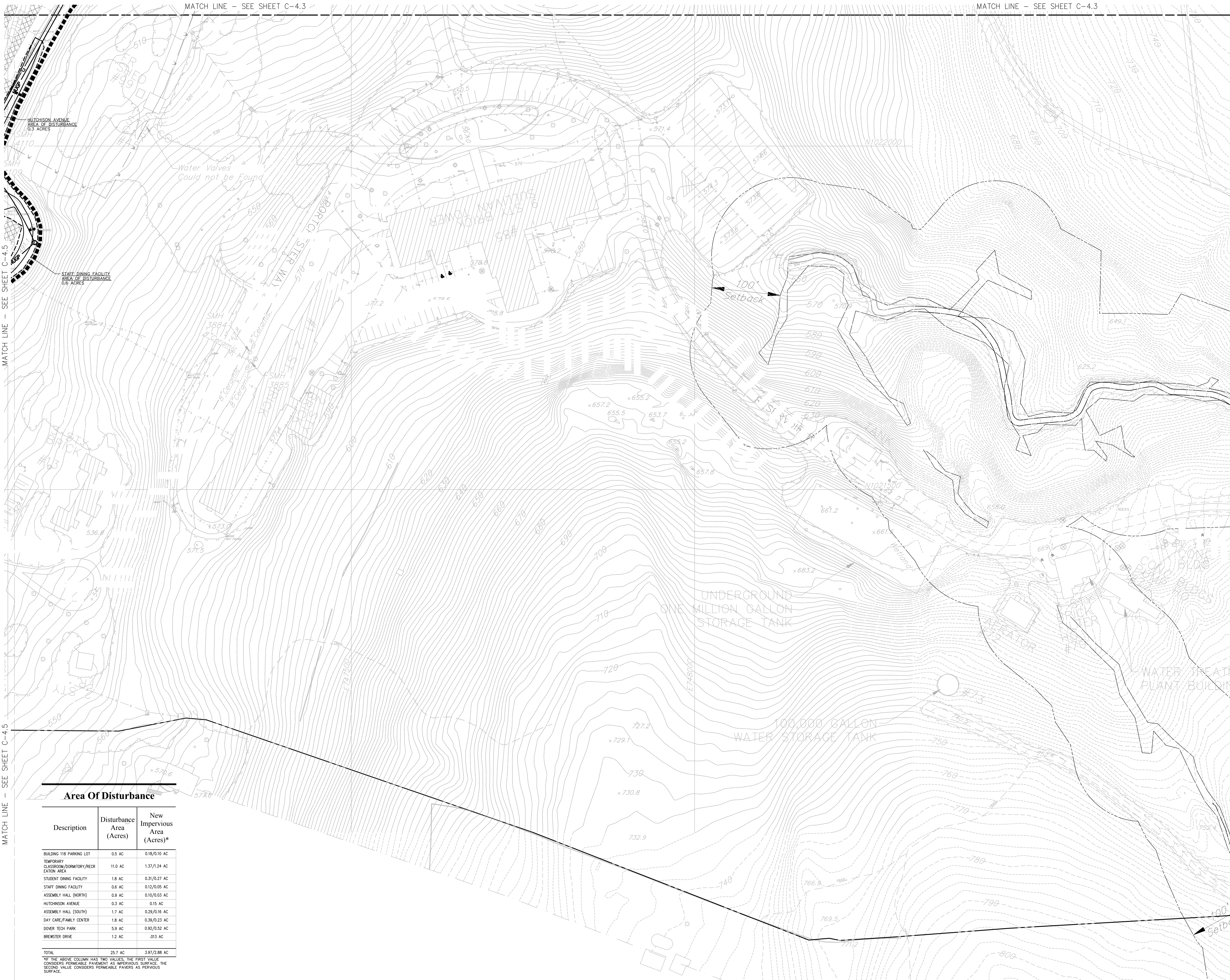
Tax Parcels
7159-00-162702
7159-00-065920
Dover Greens - Phase 1
207 Hutchinson Avenue
Town of Dover, Dutchess Co., N.Y. 12594

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Checked by: MMJ
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Grading and Drainage
Plan 3

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Sept 23, 2015
C-4.3



Area Of Disturbance

Description	Disturbance Area (Acres)	New Impervious Area (Acres)*
BUILDING 118 PARKING LOT	0.5 AC	0.18/0.10 AC
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OWNER:

Dover Greens LLC
6 Barclay Street
New York, NY 10007
(XX)

ARCHITECT:

XXXXXXX
XXXXXX
XXXXXX
(XXX)

SITE CIVIL ENGINEER:

vhb.com



Engineering, Surveying &
Landscape Architecture, PC
50 Main Street
Suite 360
White Plains, NY 10606
p: 914.467.6600
f: 914.761.3759

WASTEWATER AND WATER DESIGN:

Rennia Engineering Design, PLLC
6 Dover Village Plaza, Suite 5
P.O. Box 400
Dover Plains, NY 12522
(845) 877-0555

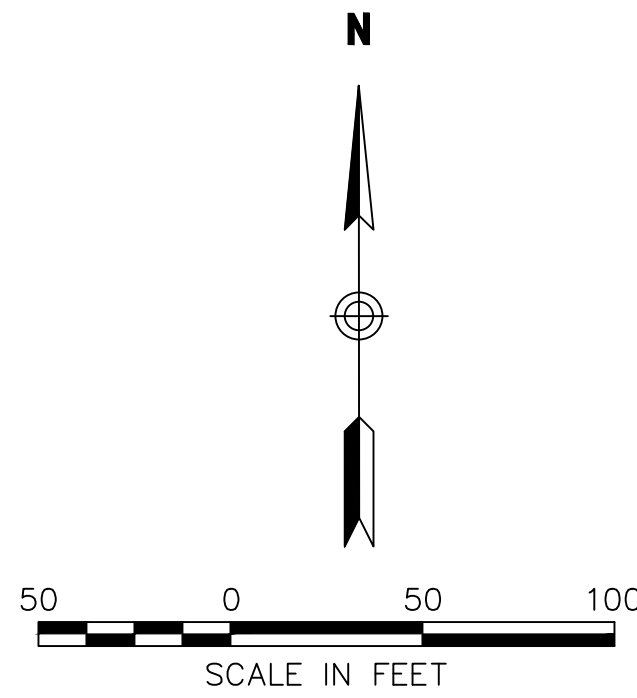
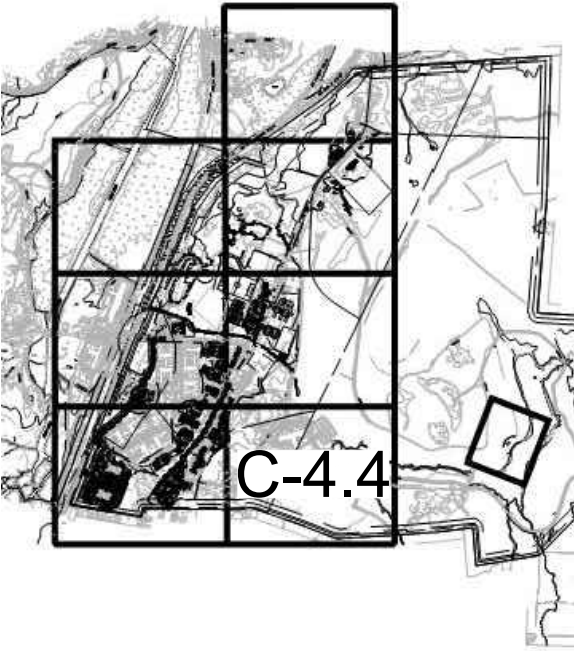
UTILITY ENGINEER:



22 Mulberry Street, Suite 2A
Middletown, NY 10940
(845) 343-1481

181 Church Street, Suite 100
Poughkeepsie, NY 12601
(845) 454-9704

KEY PLAN:



Tax Parcels

7159-00-162702
7159-00-065920

Dover Greens - Phase 1

207 Hutchinson Avenue
Town of Dover, Dutchess Co., N.Y. 12594

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Designed by

CJO

Checked by

MMW

Issued for

Date

Preliminary

September 3, 2015

Site Plan Review

Not Approved for Construction

Drawing Title

Grading and Drainage
Plan 4

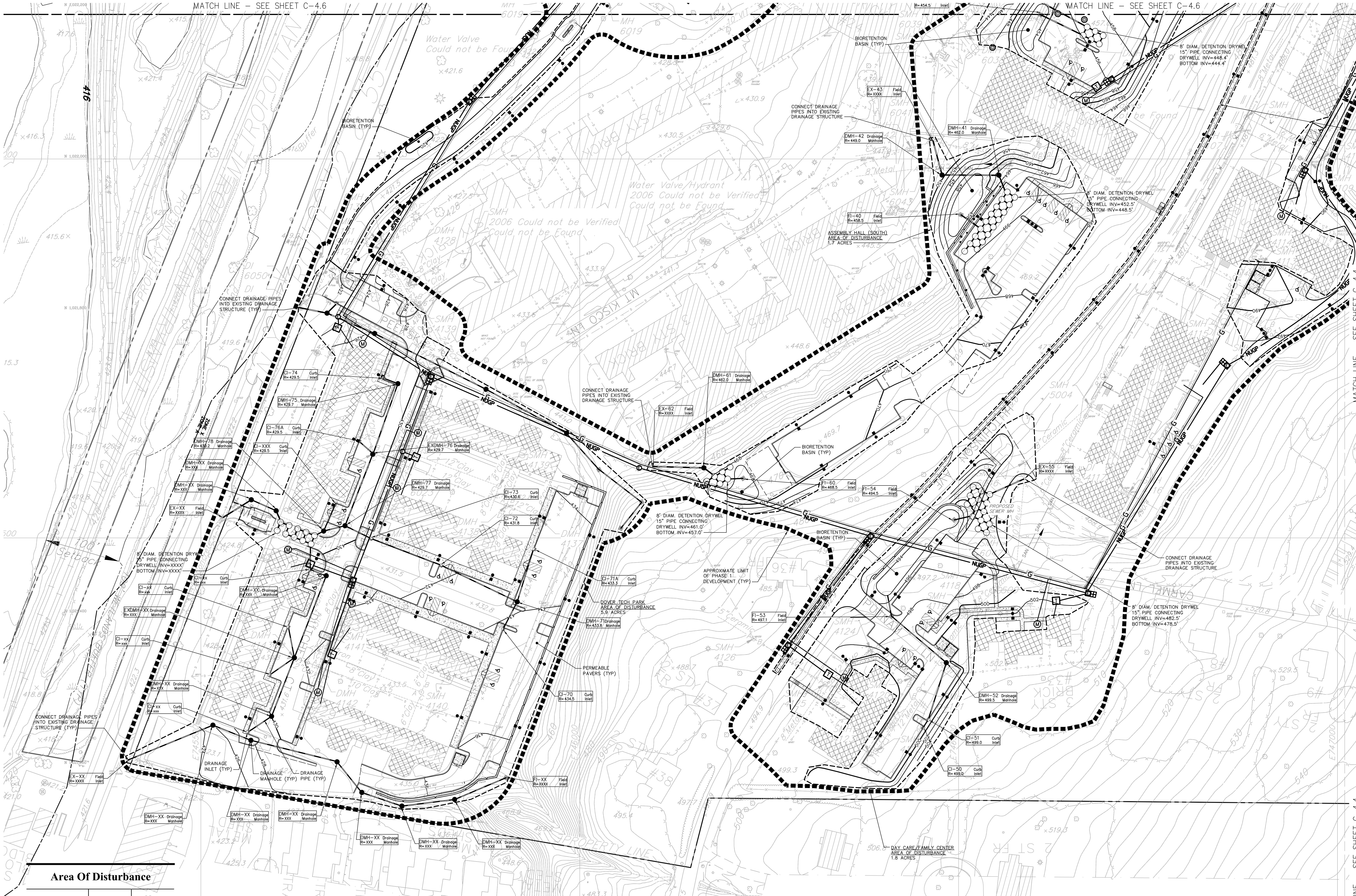


C-4.4

Sheet of

Michael W. Junghans
N.Y. Professional Engineer
NY Lic. No. 072072

Project Number
29273.00



Area Of Disturbance

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OWNER:

Dover Greens LLC
6 Barclay Street
New York, NY 10007
(XX)

ARCHITECT:

XXXXXX
XXXXX
XXXXX
(XXX)

SITE CIVIL ENGINEER:

vhb.com



WASTEWATER AND WATER DESIGN:

Rennia Engineering Design, PLLC
6 Dover Village Plaza, Suite 5
P.O. Box 400
Dover Plains, NY 12522
(845) 877-0555

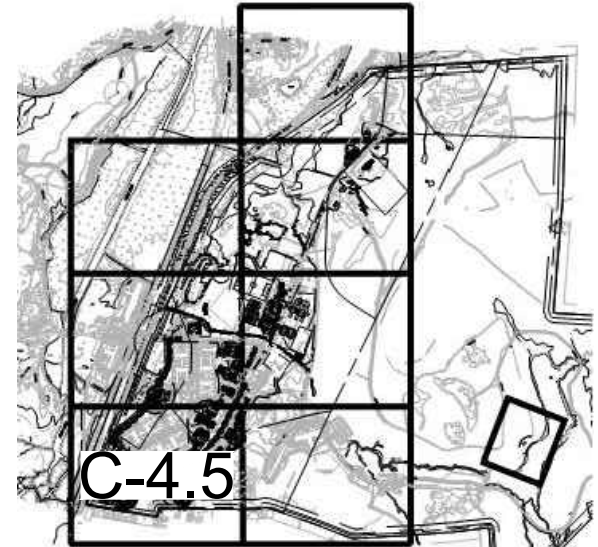
UTILITY ENGINEER:



22 Mulberry Street, Suite 2A
Middletown, NY 10940
(845) 343-1481

181 Church Street, Suite 100
Poughkeepsie, NY 12601
(845) 454-9704

KEY PLAN:



Tax Parcels

7159-00-162702
7159-00-065920

Dover Greens - Phase 1

207 Hutchinson Avenue
Town of Dover, Dutchess Co., N.Y. 12594

No.	Revision	Date	Appr.
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Designed by: CJO Checked by: MWJ

Issued for: Preliminary September 3, 2015

Site Plan Review
Not Approved for Construction

Grading and Drainage
Plan 5

DRAFT
Sept 23, 2015

C-4.5

Sheet of

Michael W. Junghans
N.Y. Professional Engineer
NY Lic. No. 072072

Project Number
29273.00



OWNER:

Dover Greens LLC
6 Barclay Street
New York, NY 10007
(XX)

ARCHITECT:

XXXXXX
XXXXXX
XXXXXX
(XXX)

SITE CIVIL ENGINEER:

vhb.com



Engineering, Surveying &
Landscape Architecture, PC
50 Main Street
Suite 360
White Plains, NY 10606
p: 914.467.6600
f: 914.761.3759

WASTEWATER AND WATER DESIGN:

Rennia Engineering Design, PLLC
6 Dover Village Plaza, Suite 5
P.O. Box 400
Dover Plains, NY 12522
(845) 877-0555

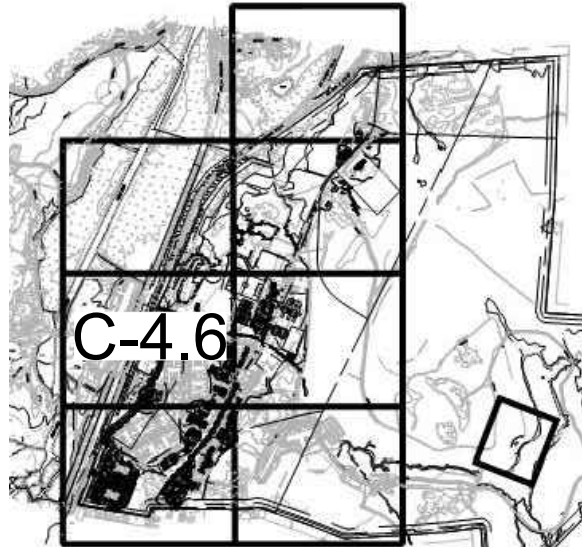
UTILITY ENGINEER:



22 Mulberry Street, Suite 2A
Middletown, NY 10940
(845) 343-1481

181 Church Street, Suite 100
Poughkeepsie, NY 12601
(845) 454-9704

KEY PLAN:



N



Tax Parcels

7159-00-162702
7159-00-065920

Dover Greens - Phase 1

207 Hutchinson Avenue
Town of Dover, Dutchess Co., N.Y. 12594

No.	Revision	Date	Appr.
1	REVISED LAYOUT	04/25/2016	MWJ
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3	TOWN COMMENTS	07/20/2016	MWJ

Designed by:

CJO

Checked by:

MWJ

Issued for:

Date:

September 3, 2015

Preliminary

Site Plan Review

Not Approved for Construction

Drawing Title:

Grading and Drainage
Plan 6

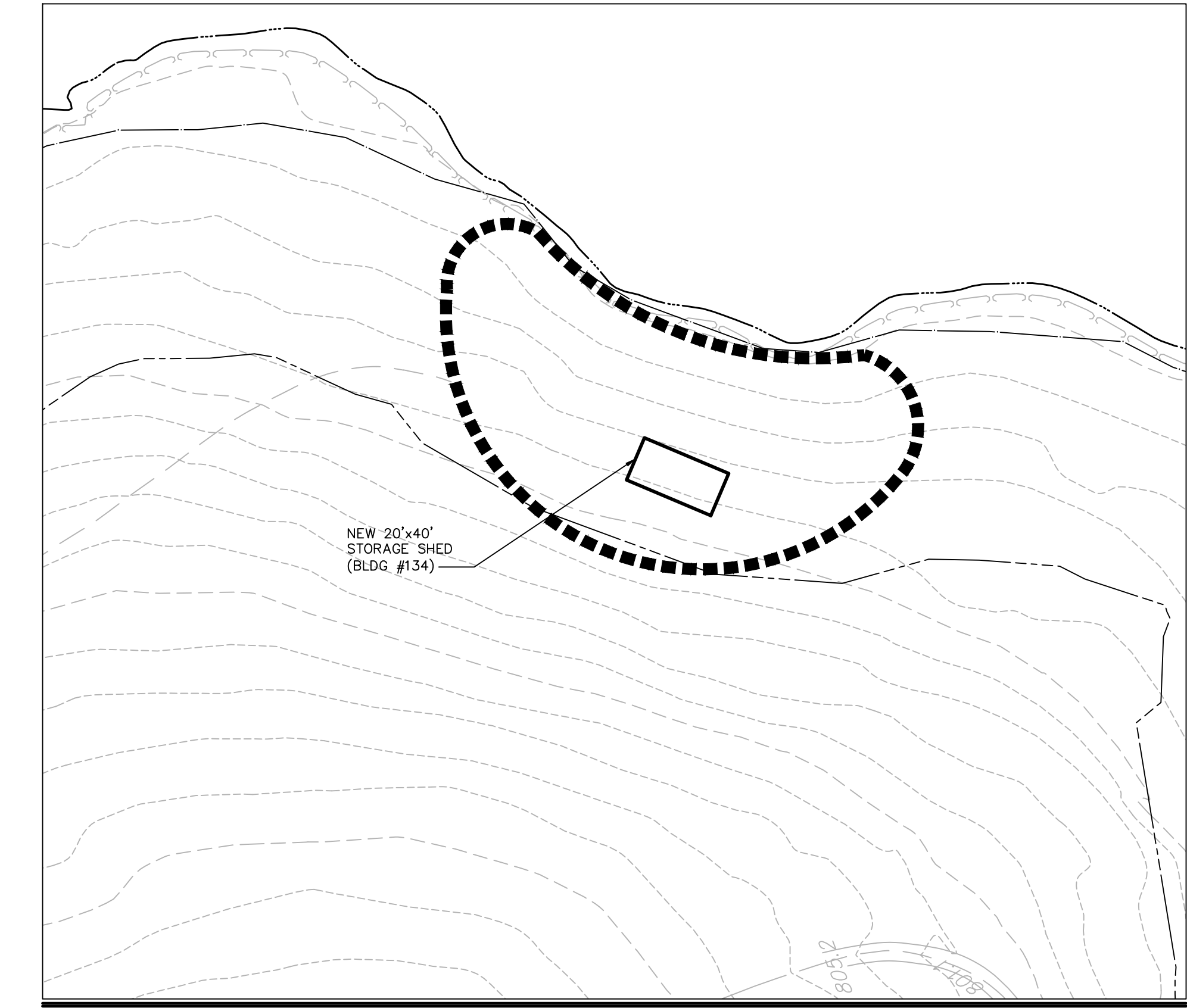


C-4.6

Sheet of

Michael W. Junghans
N.Y. Professional Engineer
NY Lic. No. 072072

Project Number
29273.00



Inset A - Picnic Area

50 0 50 100
SCALE IN FEET



MATCH LINE - SEE SHEET C-4.6

MATCH LINE - SEE SHEET C-4.6

OWNER:
Dover Greens LLC
6 Barclay Street
New York, NY 10007
(XX)
ARCHITECT:
XXXXXX
XXXXX
XXXXX
(XXX)
SITE CIVIL ENGINEER:
vhb.com

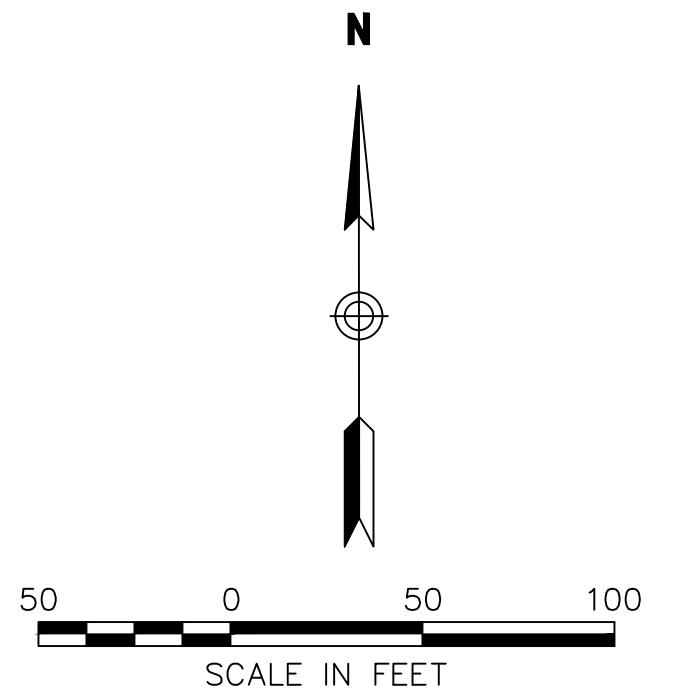
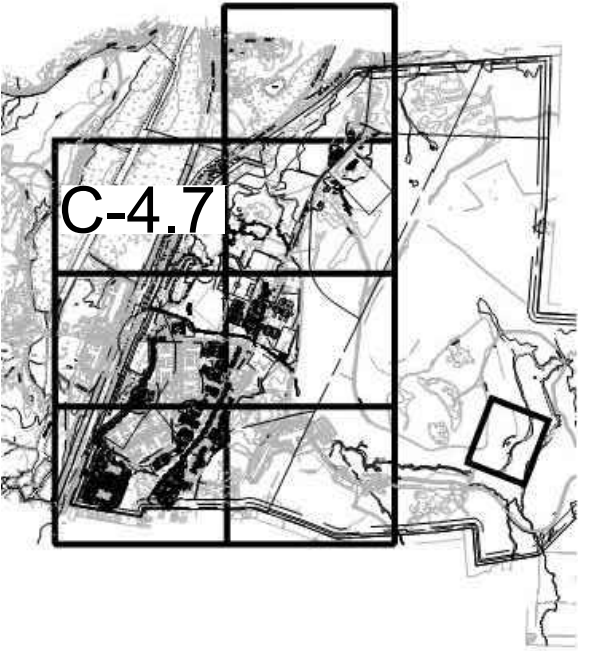


WASTEWATER AND WATER DESIGN:
Rennia Engineering Design, PLLC
6 Dover Village Plaza, Suite 5
P.O. Box 400
Dover Plains, NY 12522
(845) 877-0555

UTILITY ENGINEER:
FELLENZER
ENGINEERING LLP

22 Mulberry Street, Suite 2A
Middletown, NY 10940
(845) 343-1481
181 Church Street, Suite 100
Poughkeepsie, NY 12601
(845) 454-9704

KEY PLAN:



Tax Parcels
7159-00-162702
7159-00-065920

Dover Greens - Phase 1
207 Hutchinson Avenue
Town of Dover, Dutchess Co., N.Y. 12594

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Designed by: CJO
Issued for: Preliminary Site Plan Review
Not Approved for Construction
Drawing Title: Grading and Drainage Plan 7

DRAFT
Sept 23, 2015
C-4.7

Sheet of

Michael W. Junghans
N.Y. Professional Engineer
NY Lic. No. 072072
Project Number
29273.00

Notes

1. EXISTING SANITARY AND WATER CONNECTIONS FOR BUILDINGS TO REMAIN OR BE REHABILITATED SHALL BE REUSED AND/OR UPGRADED AS DEEMED NECESSARY BY THE BUILDING MEP ENGINEER.

OWNER:

Dover Greens LLC
6 Barclay Street
New York, NY 10007
(XX)

ARCHITECT:

XXXXXX
XXXXX
XXXXX
(XXX)

SITE CIVIL ENGINEER:

vhb.com



WASTEWATER AND WATER DESIGN:

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6 Dover Village Plaza, Suite 5
P.O. Box 400
Dover Plains, NY 12522
(845) 877-0555

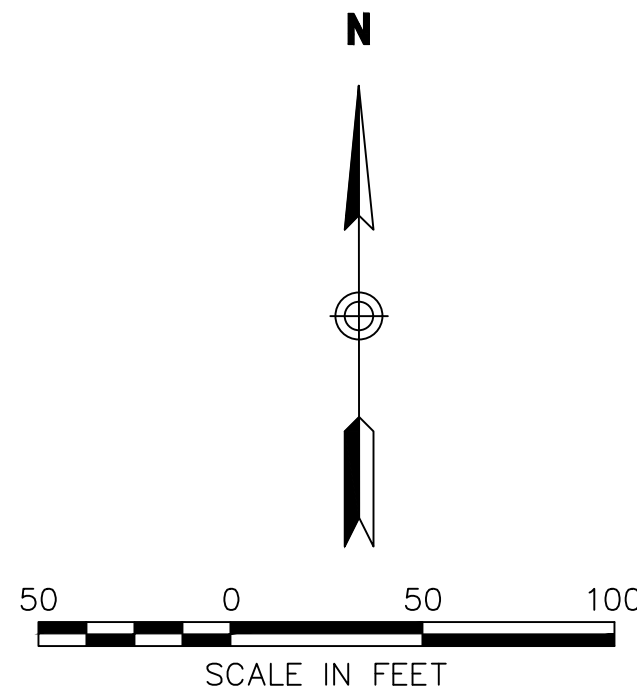
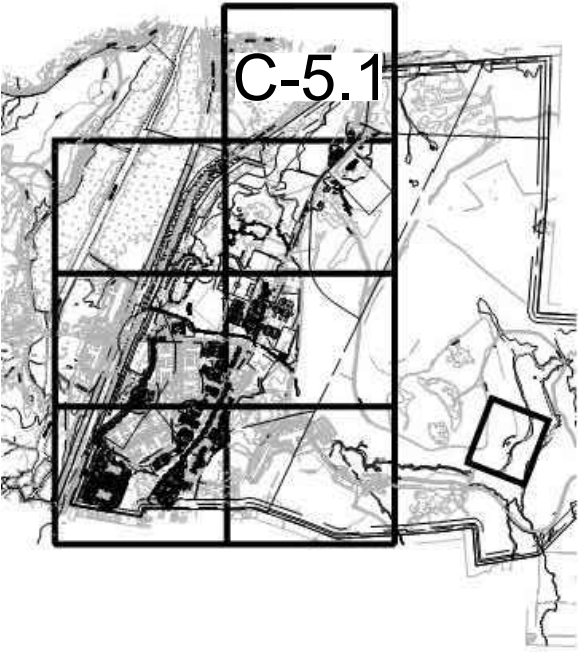
UTILITY ENGINEER:



22 Mulberry Street, Suite 2A
Middletown, NY 10940
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KEY PLAN:



Tax Parcels

7159-00-162702
7159-00-065920

Dover Greens - Phase 1

207 Hutchinson Avenue
Town of Dover, Dutchess Co., N.Y. 12594

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Designed by	CJO	Checked by	MMJ
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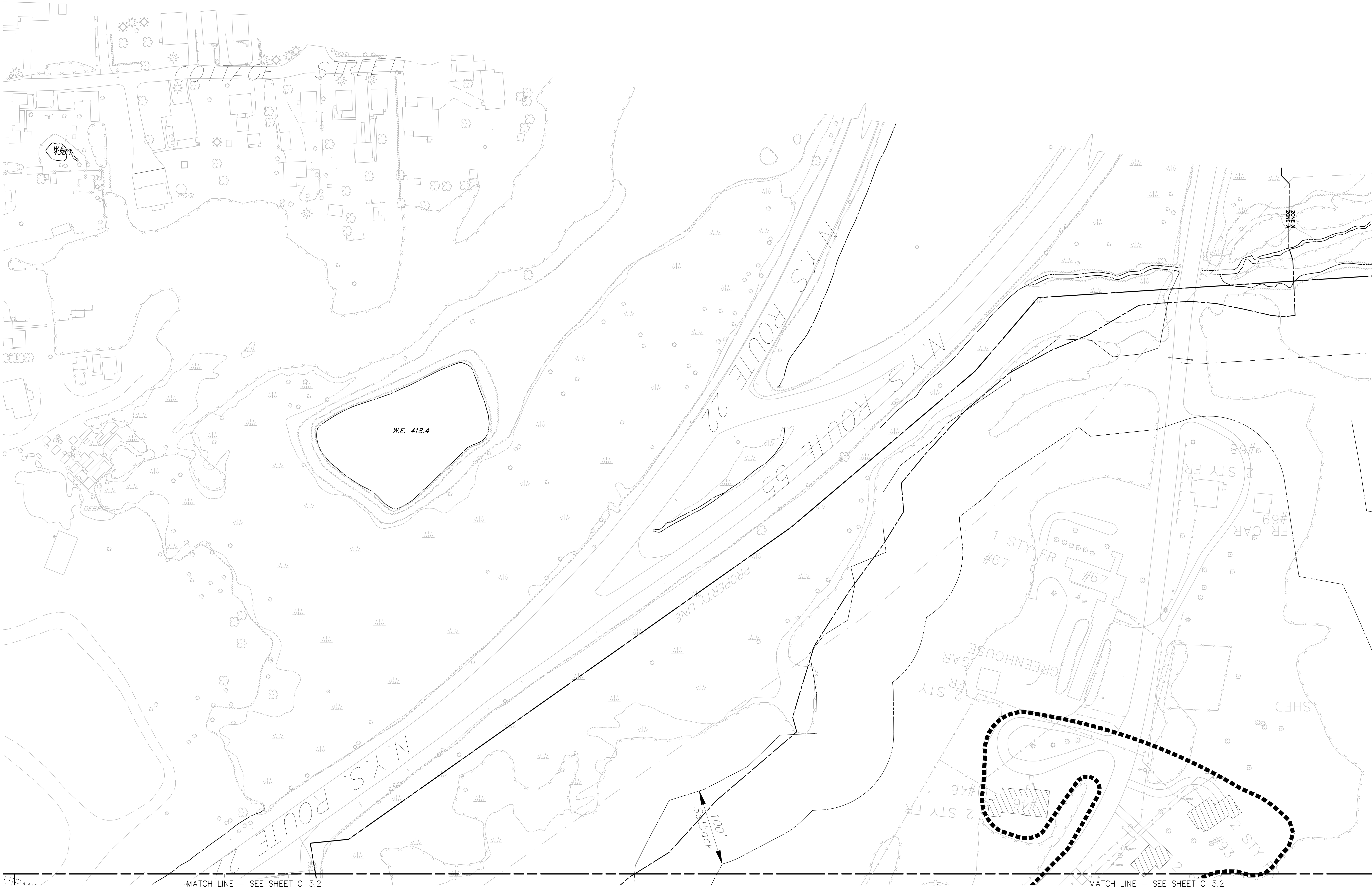
Preliminary
Site Plan Review
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Utility Plan 1

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Sept 23, 2015
C-5.1
Sheet of

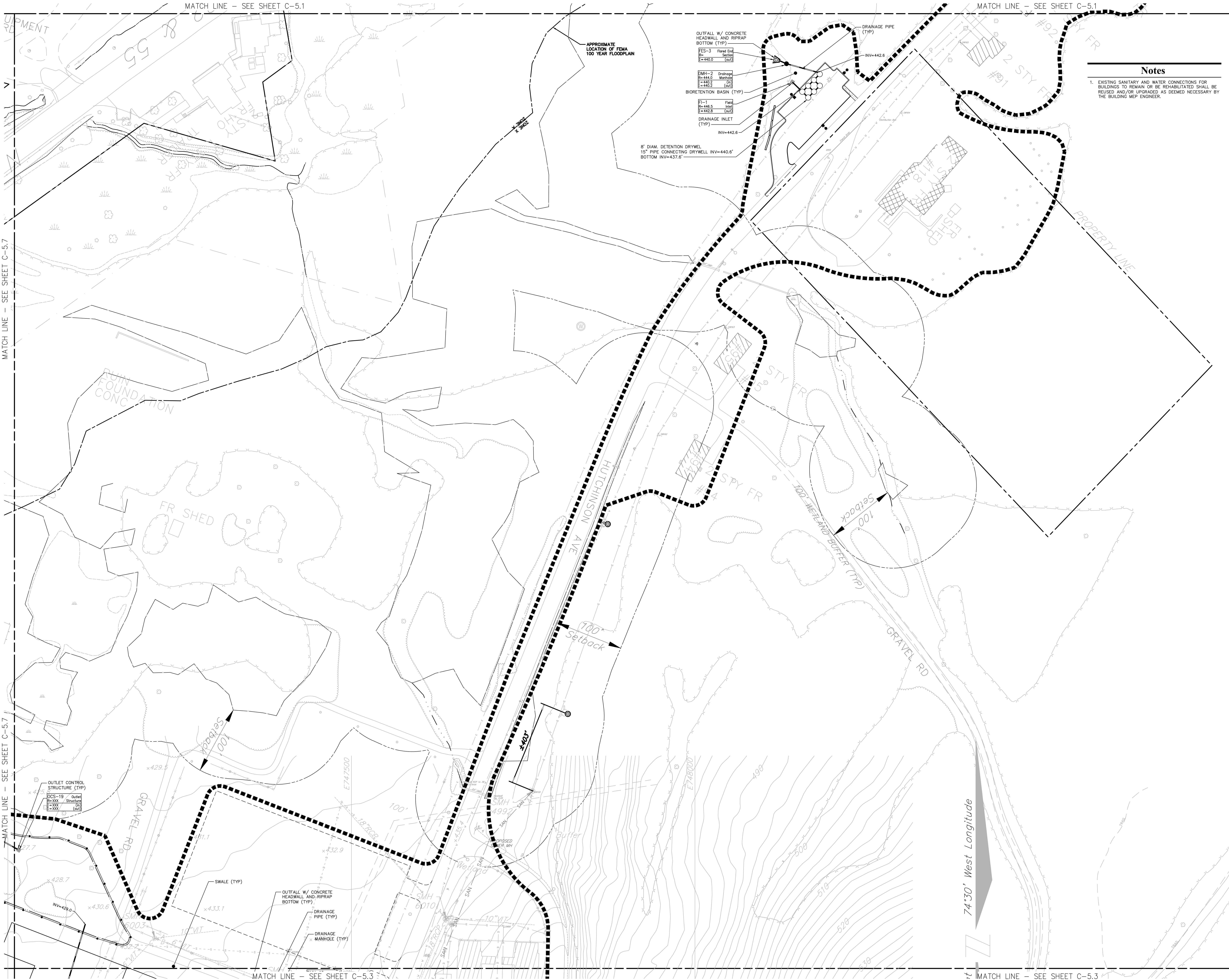
Michael W. Junghans
N.Y. Professional Engineer
NY Lic. No. 072072

Project Number
29273.00



MATCH LINE - SEE SHEET C-5.2

MATCH LINE - SEE SHEET C-5.2





Notes

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True North at

OWNER:

Dover Greens LLC
6 Barclay Street
New York, NY 10007
(XX)

ARCHITECT:

XXXXXX
XXXXXX
XXXXXX
(XXX)

SITE CIVIL ENGINEER:

vhb.com



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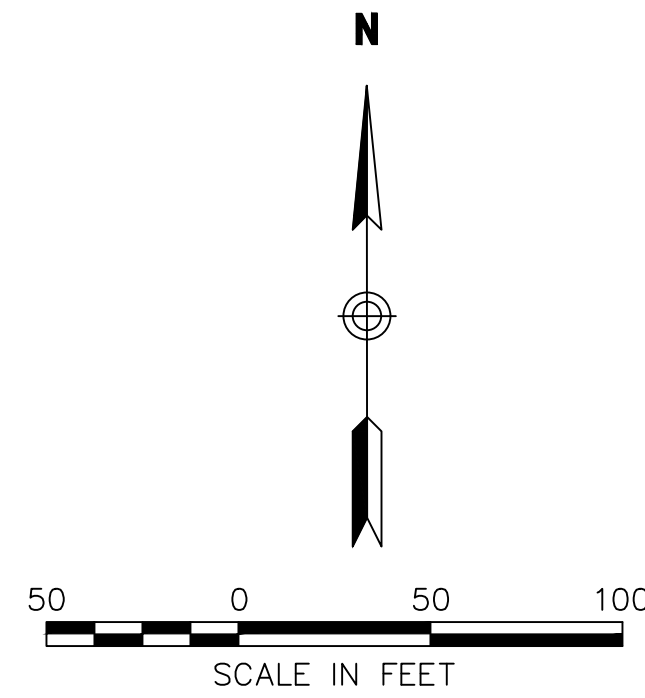
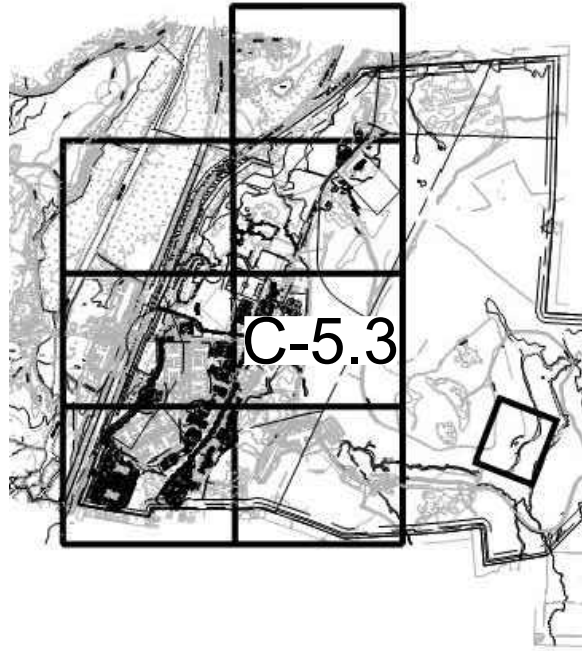
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Dover Greens - Phase 1

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Designed by	CJO	Checked by	MWJ
Issued for		Date	

Preliminary September 3, 2015

Site Plan Review

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Drawing Title

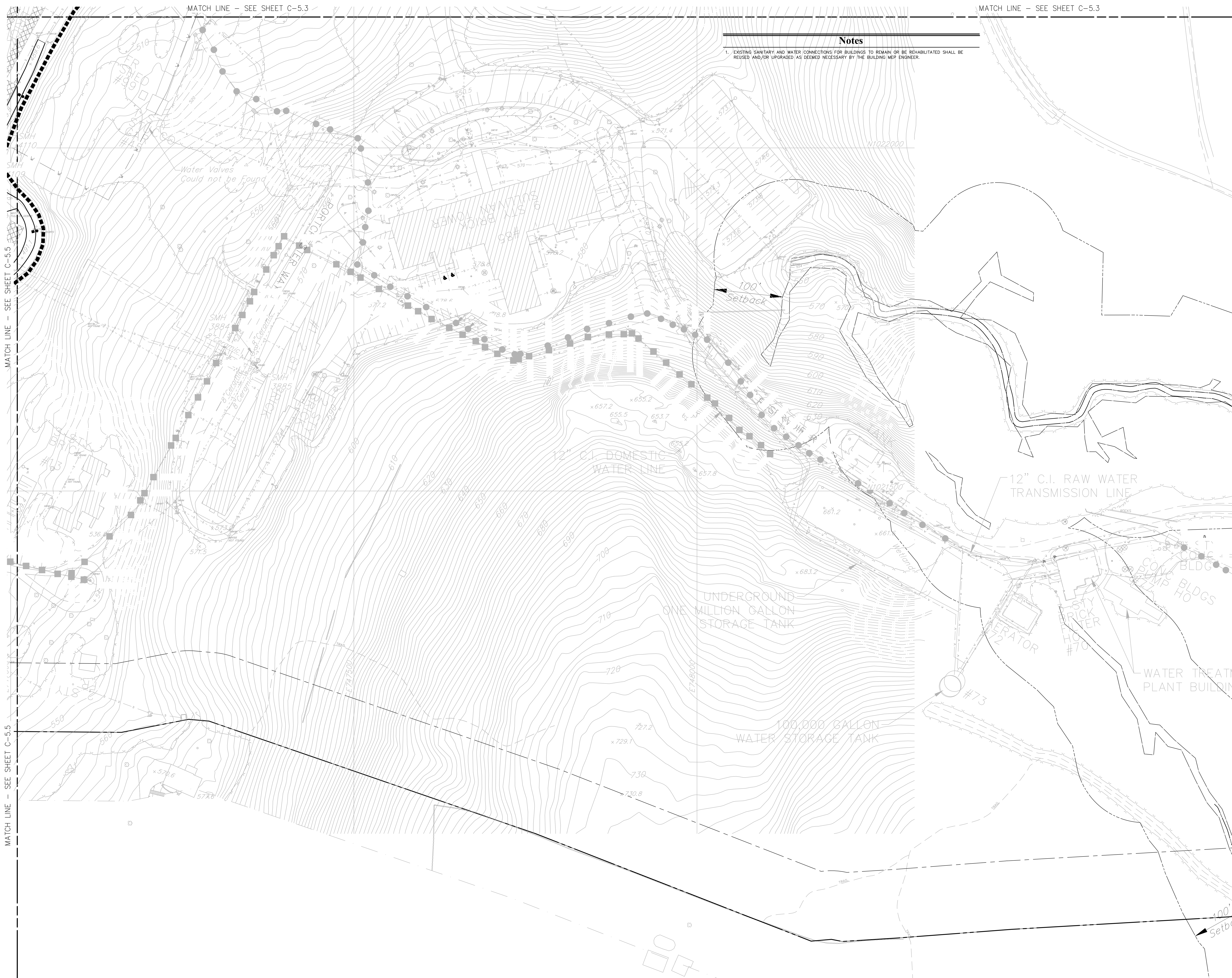
Utility Plan 3

C-5.3

Sheet of

Michael W. Junghans
N.Y. Professional Engineer
NY Lic. No. 072072

Project Number
29273.00



Notes

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(XX)

ARCHITECT:
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XXXXX
(XXX)

SITE CIVIL ENGINEER:
vhb.com

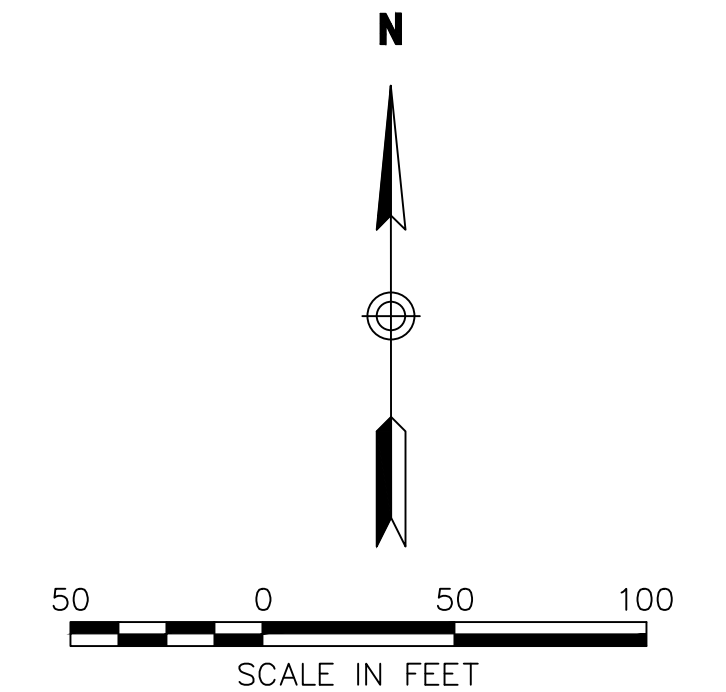
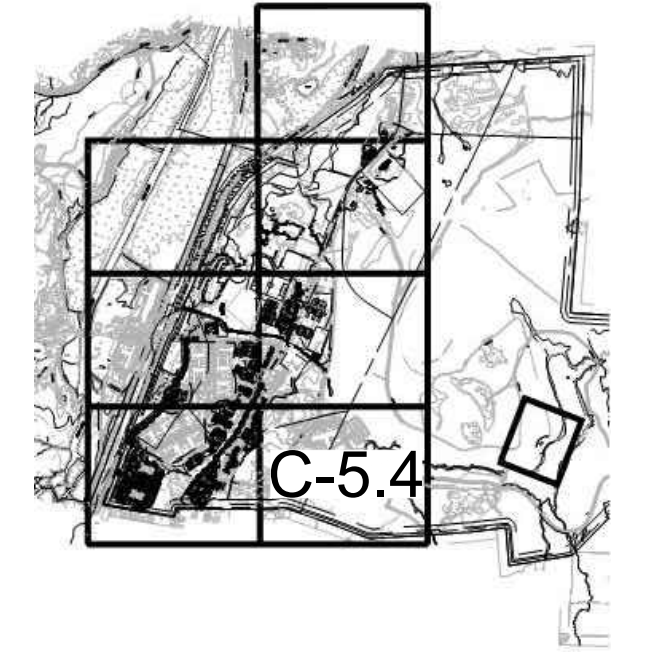


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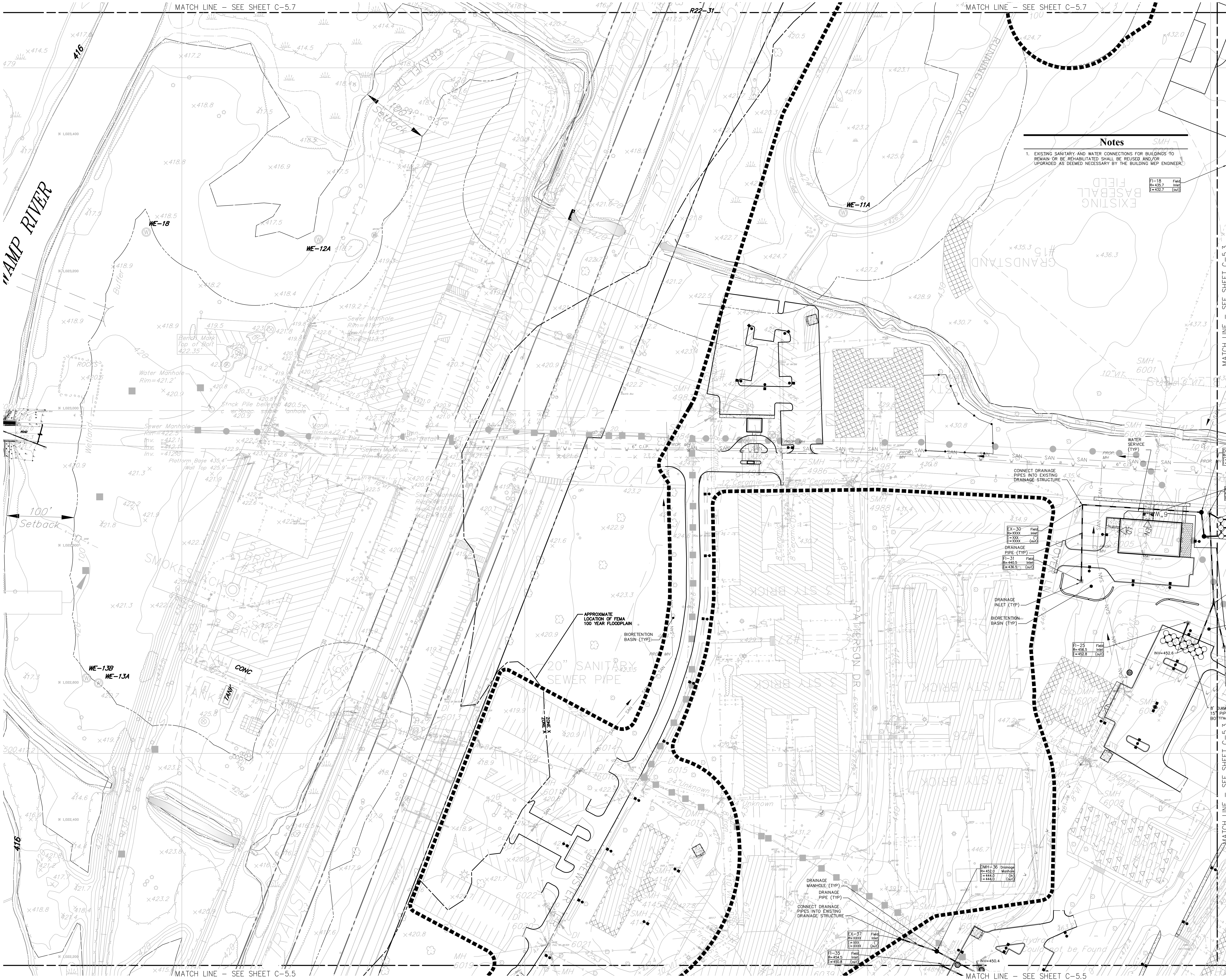
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Checked by: MWJ
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Drawing Title:
Utility Plan 4

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Sept 23, 2015
C-5.4
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Michael W. Junghans
N.Y. Professional Engineer
NY Lic. No. 072072
Project Number
29273.00



OWNER:
Dover Greens LLC
6 Barclay Street
New York, NY 10007
(XX)

ARCHITECT:
XXXXXX
XXXXXX
XXXXXX
(XXX)

SITE CIVIL ENGINEER:
vhb.com

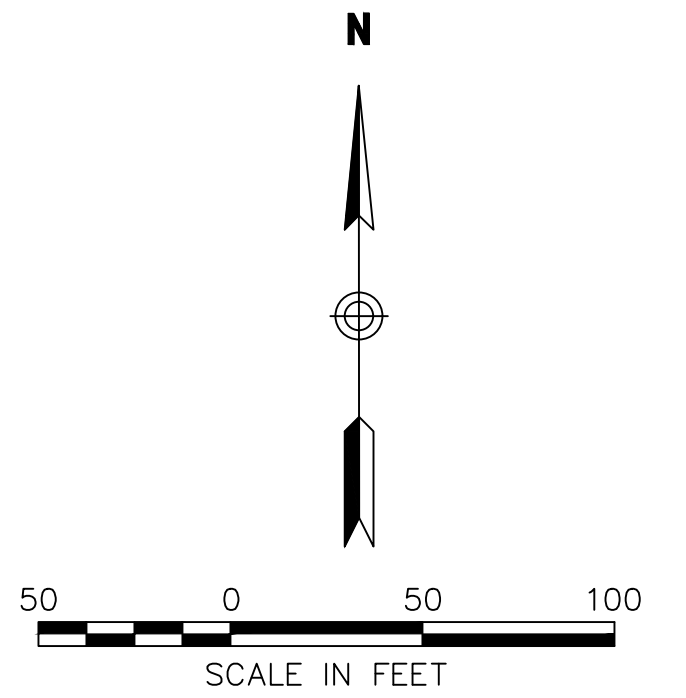
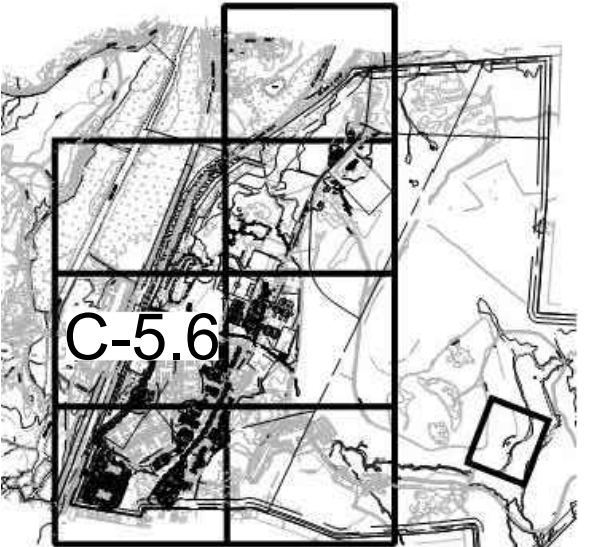


WASTEWATER AND WATER DESIGN:
Rennia Engineering Design, PLLC
6 Dover Village Plaza, Suite 5
P.O. Box 400
Dover Plains, NY 12522
(845) 877-0555

UTILITY ENGINEER:
FELLENZER
ENGINEERING LLP

22 Mulberry Street, Suite 2A
Middletown, NY 10940
(845) 343-1481
181 Church Street, Suite 100
Poughkeepsie, NY 12601
(845) 454-9704

KEY PLAN:



Tax Parcels
7159-00-162702
7159-00-065920
Dover Greens - Phase 1
207 Hutchinson Avenue
Town of Dover, Dutchess Co., N.Y. 12594

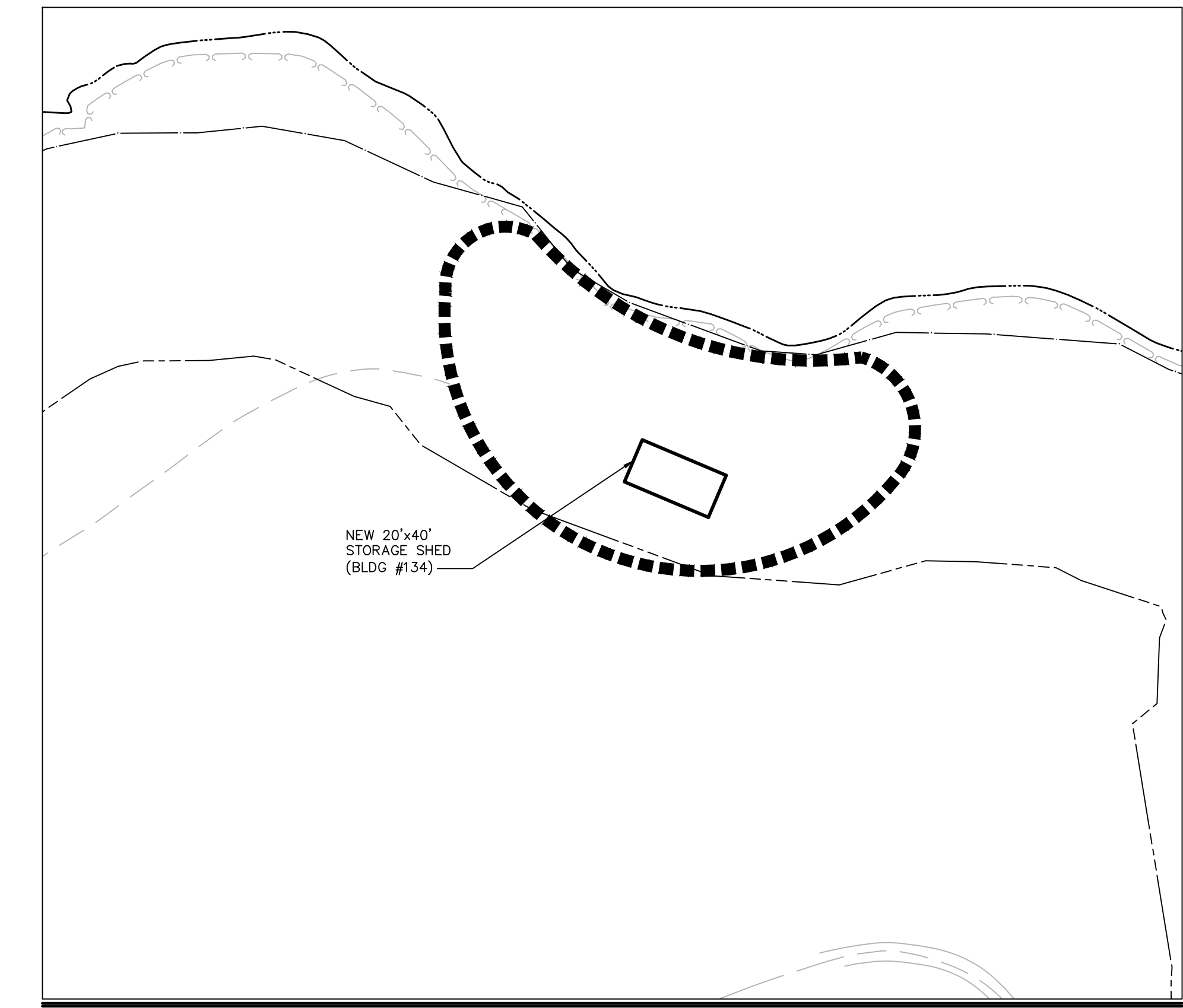
No.	Revision	Date	Appr'd.
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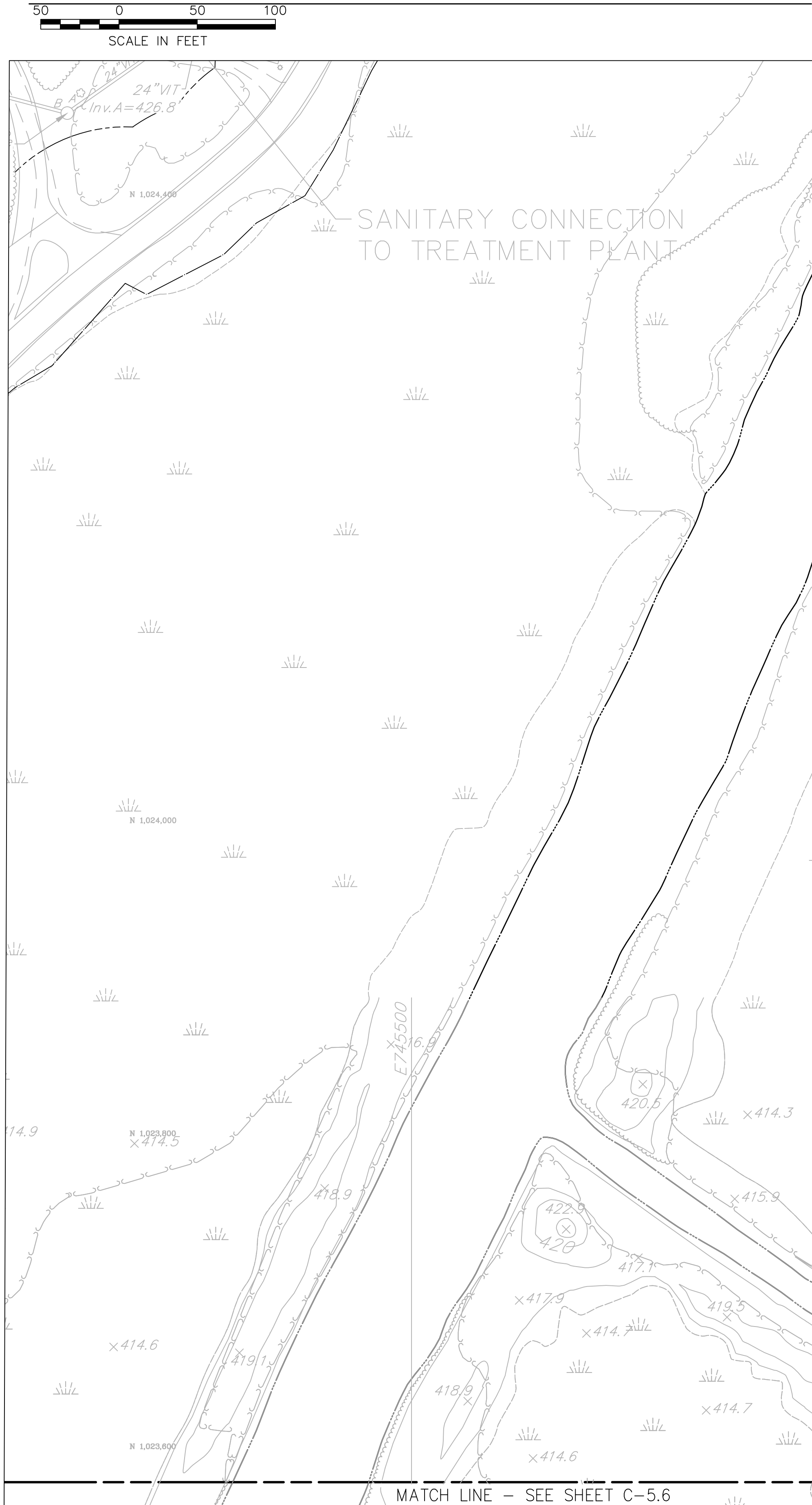
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Drawing Title:
Utility Plan 6

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Sept 23, 2015
C-5.6
Sheet of



Inset A - Picnic Area



Notes

1. EXISTING SANITARY AND WATER CONNECTIONS FOR BUILDINGS TO REMAIN OR BE REHABILITATED SHALL BE REUSED AND/OR UPGRADED AS DEEMED NECESSARY BY THE BUILDING MEP ENGINEER.

OWNER:

Dover Greens LLC
6 Barclay Street
New York, NY 10007
(XX)

ARCHITECT:

XXXXXX
XXXXX
XXXXXX
(XXX)

SITE CIVIL ENGINEER:

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WASTEWATER AND WATER DESIGN:

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6 Dover Village Plaza, Suite 5
P.O. Box 400
Dover Plains, NY 12522
(845) 877-0555

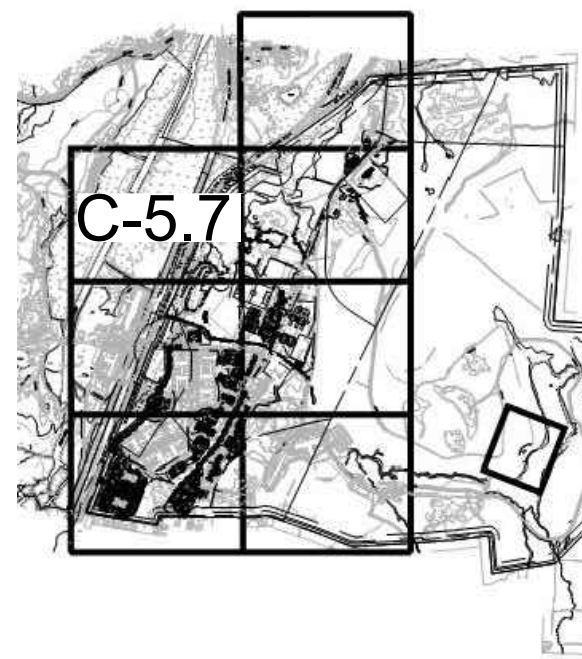
UTILITY ENGINEER:



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(845) 343-1481

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(845) 454-9704

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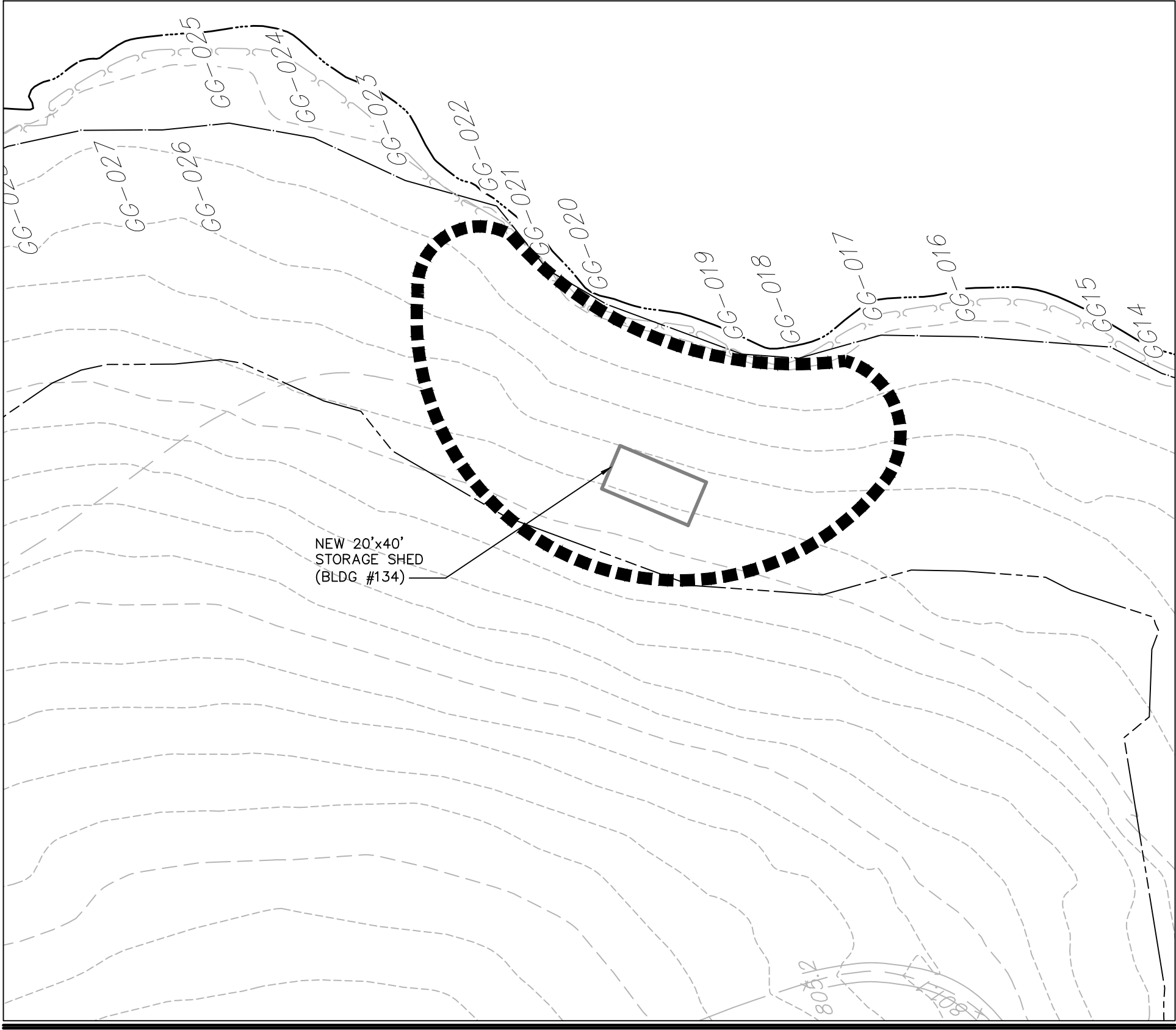
Drawing Title

Utility Plan 7

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Sept 23, 2015
C-5.7

Michael W. Junghans
N.Y. Professional Engineer
NY Lic. No. 072072

Project Number
29273.00



Inset A - Picnic Area



MATCH LINE - SEE SHEET C-6.2

MATCH LINE - SEE SHEET C-6.2

OWNER:

Dover Greens LLC
6 Barclay Street
New York, NY 10007
(XX)

ARCHITECT:

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XXXXX
XXXXX
(XXX)

SITE CIVIL ENGINEER:

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WASTEWATER AND WATER DESIGN:

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6 Dover Village Plaza, Suite 5
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Dover Plains, NY 12522
(845) 877-0555

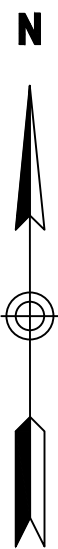
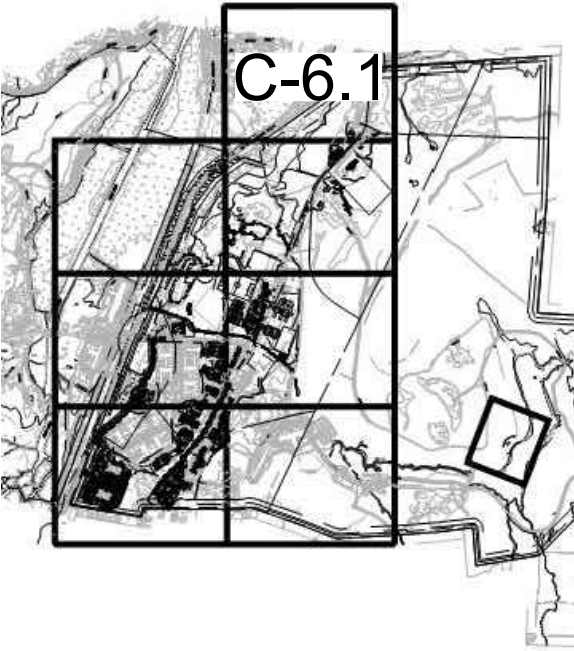
UTILITY ENGINEER:



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Dover Greens - Phase 1

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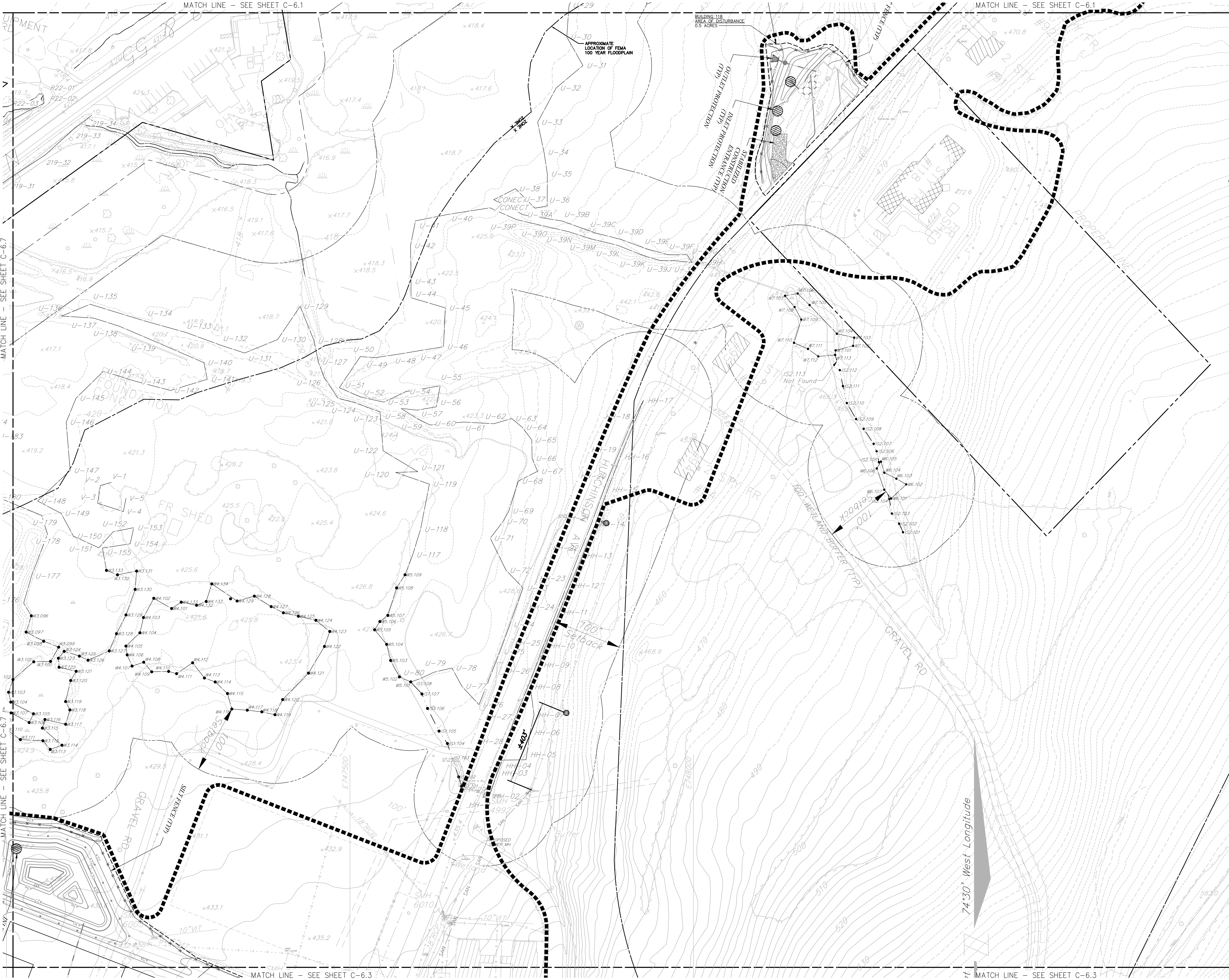
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Drawing Title

Soil Erosion and
Sediment Control
Plan 1

Michael W. Junghans
N.Y. Professional Engineer
NY Lic. No. 072072

Project Number
29273.00



OWNER:
Dover Greens LLC
6 Barclay Street
New York, NY 10007
(XX)

ARCHITECT:
XXXXXX
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(XXX)

SITE CIVIL ENGINEER:
vhb.com

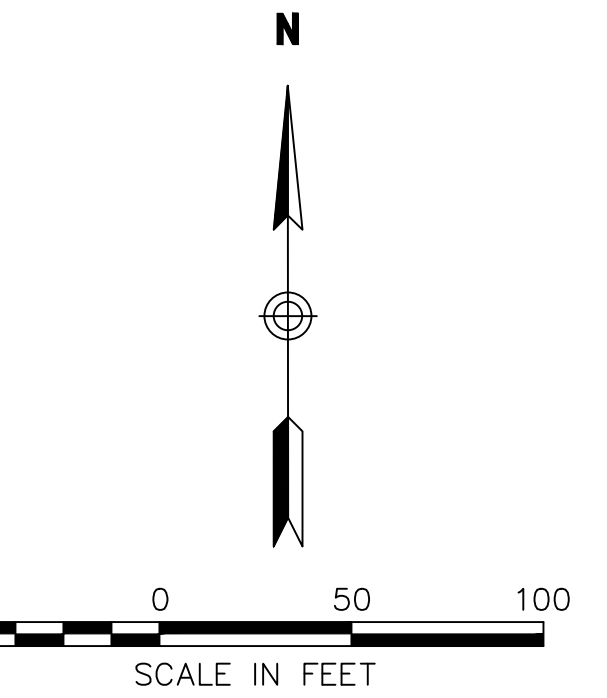
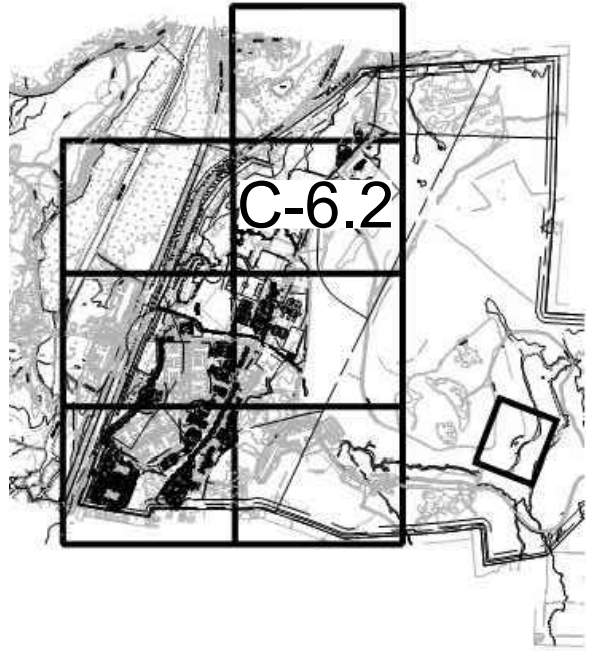


WASTEWATER AND WATER DESIGN:
Rennia Engineering Design, PLLC
6 Dover Village Plaza, Suite 5
P.O. Box 400
Dover Plains, NY 12522
(845) 877-0555

UTILITY ENGINEER:
FELLENZER III
ENGINEERING III

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(845) 343-1481
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Dover Greens - Phase 1
207 Hutchinson Avenue
Town of Dover, Dutchess Co., N.Y. 12594

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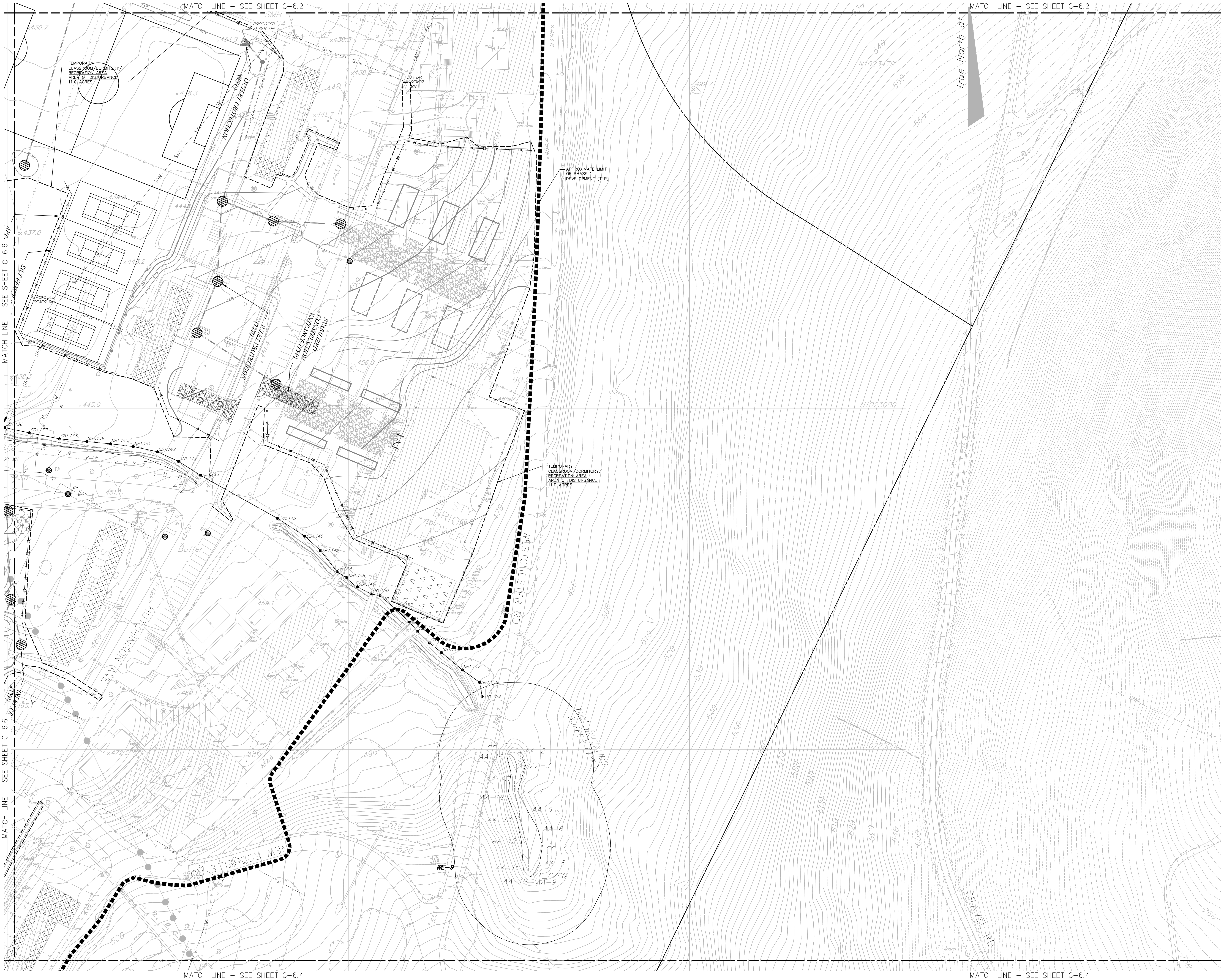
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Date: September 3, 2015

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Soil Erosion and
Sediment Control
Plan 2

Michael W. Junghans
N.Y. Professional Engineer
NY Lic. No. 072072

Project Number
29273.00



OWNER:

Dover Greens LLC
6 Barclay Street
New York, NY 10007
(XX)

ARCHITECT:

XXXXXX
XXXXXX
XXXXXX
(XXX)

SITE CIVIL ENGINEER:

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Landscape Architecture, PC
50 Main Street
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WASTEWATER AND WATER DESIGN:

Rennia Engineering Design, PLLC
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Dover Plains, NY 12522
(845) 877-0555

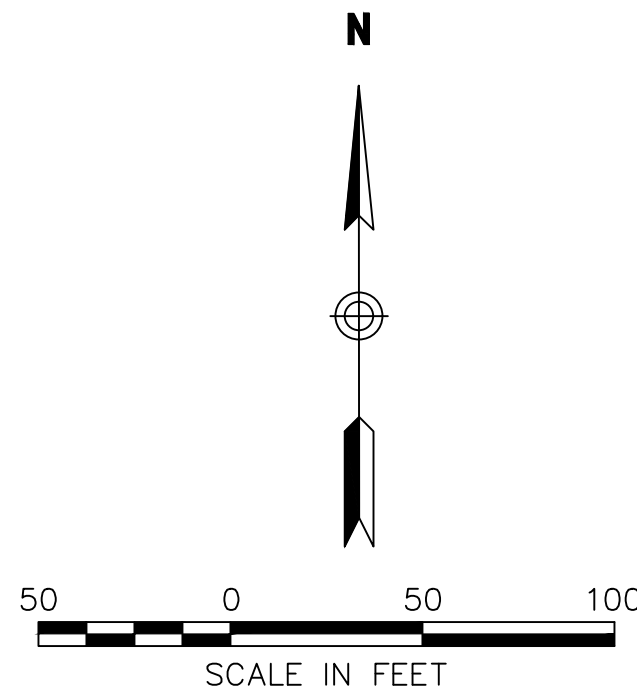
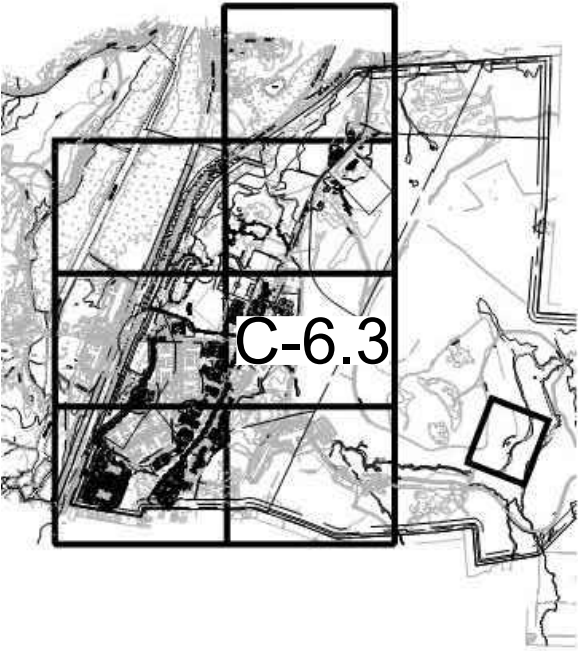
UTILITY ENGINEER:



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(845) 454-9704

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Dover Greens - Phase 1

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Plan 3

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C-6.3

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N.Y. Professional Engineer
NY Lic. No. 072072

Project Number
29273.00



MATCH LINE - SEE SHEET C-6.3

MATCH LINE - SEE SHEET C-6.5

MATCH LINE - SEE SHEET C-6.3

OWNER:

Dover Greens LLC
6 Barclay Street
New York, NY 10007
(XX)

ARCHITECT:

XXXXXX
XXXXX
XXXXX
(XXX)

SITE CIVIL ENGINEER:

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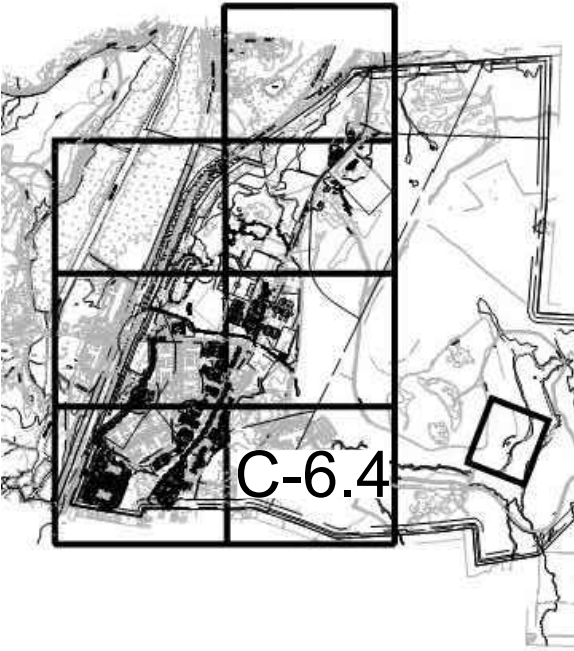
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Drawing Title

Soil Erosion and
Sediment Control
Plan 4

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C-6.4

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Michael W. Junghans
N.Y. Professional Engineer
NY Lic. No. 072072

Project Number
29273.00



OWNER:

Dover Greens LLC
6 Barclay Street
New York, NY 10007
(XX)

ARCHITECT:

XXXXXX
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(XXX)

SITE CIVIL ENGINEER:

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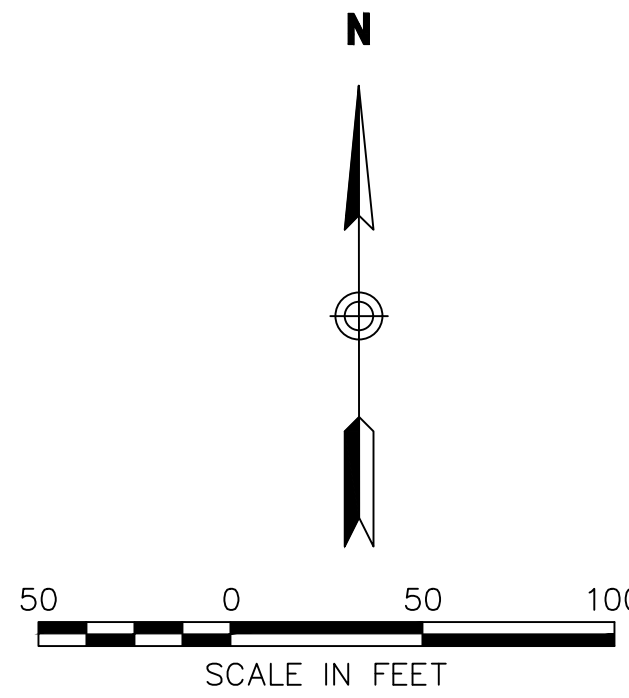
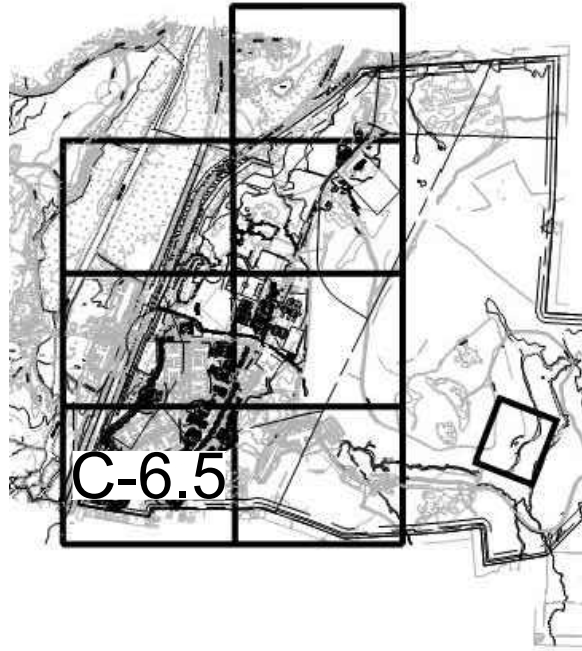
UTILITY ENGINEER:



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Middletown, NY 10940
(845) 343-1481

181 Church Street, Suite 100
Poughkeepsie, NY 12601
(845) 454-9704

KEY PLAN:



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Dover Greens - Phase 1

207 Hutchinson Avenue
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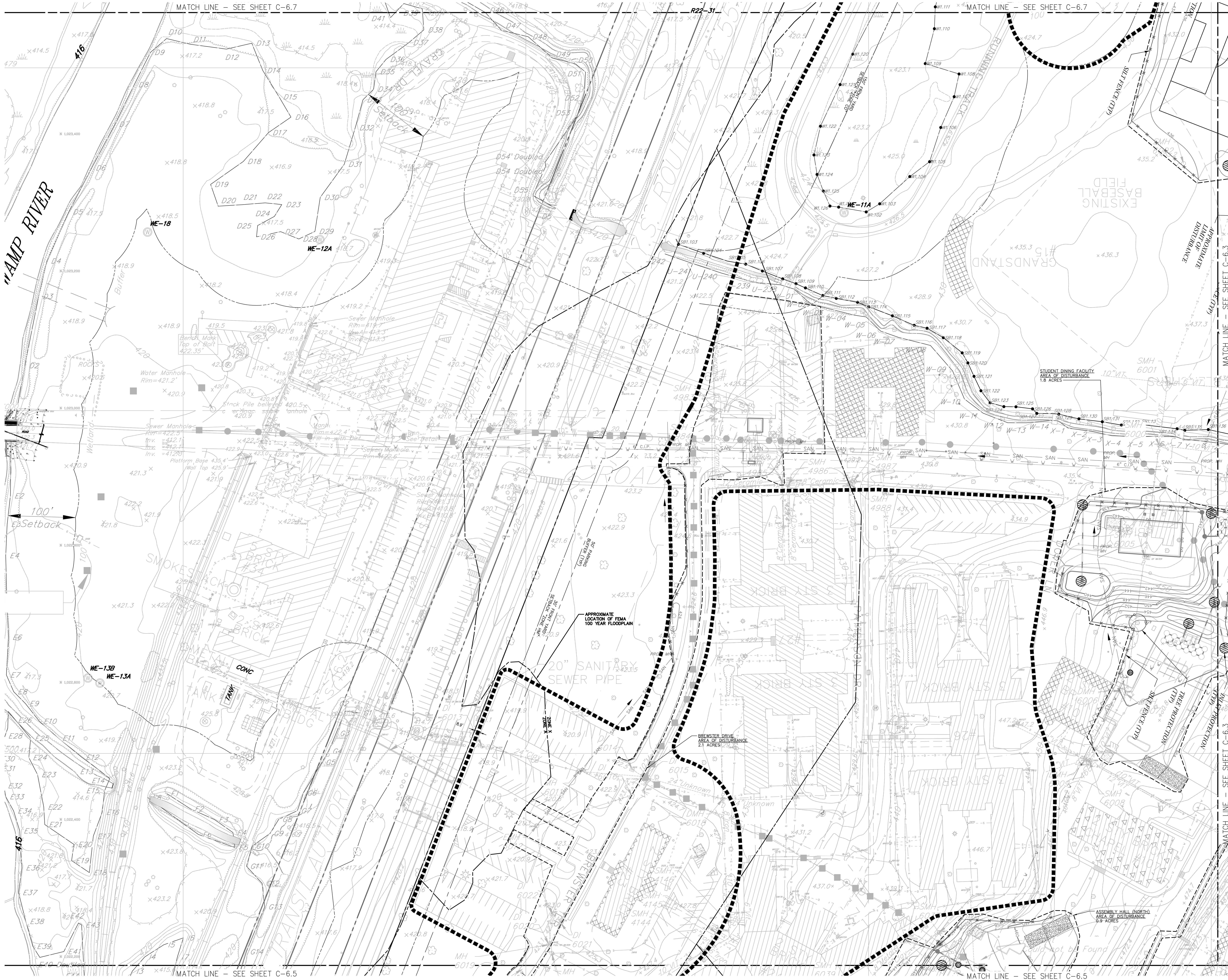
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Soil Erosion and
Sediment Control
Plan 5

Michael W. Junghans
N.Y. Professional Engineer
NY Lic. No. 072072

Project Number
29273.00

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C-6.5
Sheet of



OWNER:
Dover Greens LLC
6 Barclay Street
New York, NY 10007
(XX)

ARCHITECT:
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XXXXXX
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(XXX)

SITE CIVIL ENGINEER:
vhb.com

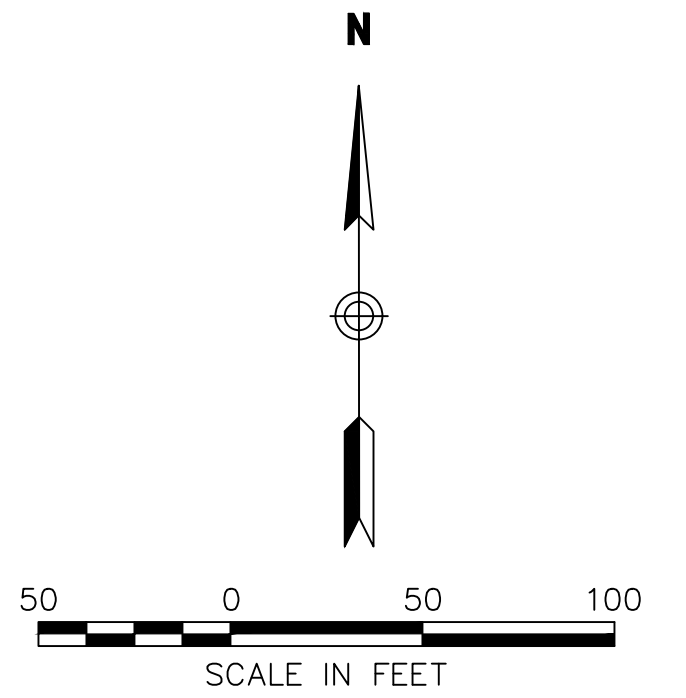
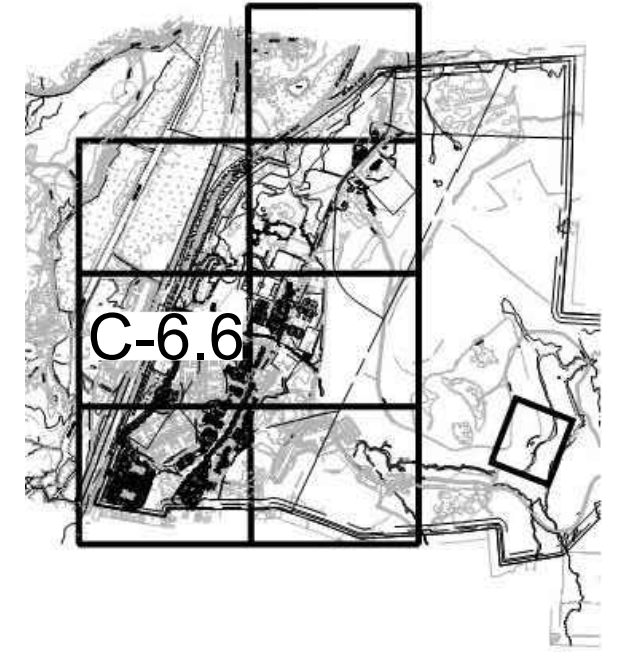


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Rennia Engineering Design, PLLC
6 Dover Village Plaza, Suite 5
P.O. Box 400
Dover Plains, NY 12522
(845) 877-0555

UTILITY ENGINEER:
FELLENZER III
ENGINEERING LLP

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Soil Erosion and
Sediment Control
Plan 6

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Michael W. Junghans
N.Y. Professional Engineer
NY Lic. No. 072072
Project Number
29273.00



OWNER:

Dover Greens LLC
6 Barclay Street
New York, NY 10007
(XX)

ARCHITECT:

XXXXXX
XXXXXX
XXXXXX
(XXX)

SITE CIVIL ENGINEER:

vhb.com



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Landscape Architecture, PC
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WASTEWATER AND WATER DESIGN:

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Dover Plains, NY 12522
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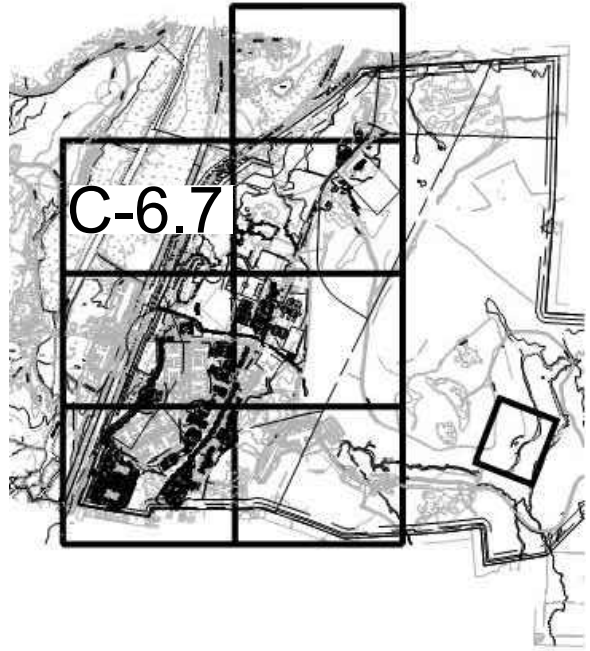
UTILITY ENGINEER:



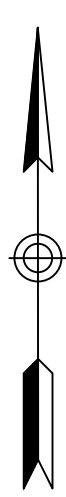
22 Mulberry Street, Suite 2A
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Dover Greens - Phase 1

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September 3, 2015

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**Soil Erosion and
Sediment Control
Plan 7**

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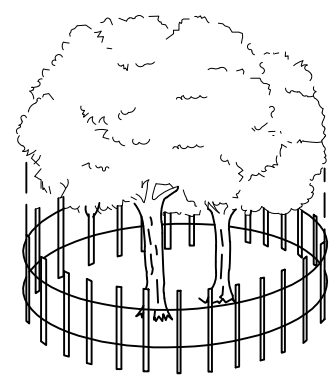
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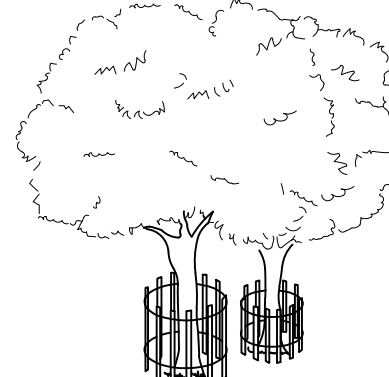
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Erosion Control Notes

- OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
- A PRE-CONSTRUCTION MEETING SHALL BE HELD BETWEEN THE CONTRACTOR, OWNER, TOWN/VILLAGE OF HARRISON, AT THE MEETING, THE INDIVIDUAL RESPONSIBLE FOR MAINTAINING THE EROSION AND SEDIMENT CONTROL MEASURES WILL BE DESIGNATED. EROSION CONTROL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE REGULATIONS SET FORTH BY THE NYSDEC (REFER TO NYSDEC SPDES GENERAL PERMIT GP-0-10-001 PART IV.C.). A LOG OF ALL INSPECTIONS AND A COPY OF THE CURRENT DESIGN PLANS SHALL BE KEPT ON SITE AND BE AVAILABLE FOR VIEWING AT ALL TIMES.
- THE EROSION AND SEDIMENT CONTROLS SHALL BE MODIFIED BY THE CONTRACTOR AT THE DIRECTION OF THE ENGINEER AND/OR THE DESIGNATED TOWN/VILLAGE REPRESENTATIVE AS NECESSITATED BY CHANGING SITE CONDITIONS DURING CONSTRUCTION.
- ALL DEWATERING WASTE WATERS SHALL BE DISCHARGED IN A MANNER WHICH MINIMIZES THE DISCOLORATION OF THE RECEIVING WATERS. THE SITE SHOULD BE KEPT CLEAN OF DEBRIS, LITTER AND BUILDING MATERIALS IN ORDER THAT NONE OF THE ABOVE ENTERS WETLANDS OR WATERCOURSES.
- PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
- CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES AND REMOVE SEDIMENT THEREFROM ON A WEEKLY BASIS AND DISPOSE OF SEDIMENTS IN AN UPLAND AREA SUCH THAT THEY DO NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
- CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
- CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (NYSDEC, AUG. 2005).
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION AND SHALL BE IN ACCORDANCE WITH "WESTCHESTER COUNTY BEST MANAGEMENT PRACTICES" AS WELL AS THE NYSDEC REQUIREMENTS.
- THE TOWN/VILLAGE OF HARRISON, NYSDEC OR THE SITE ENGINEER MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE THE POTENTIAL FOR ONSITE OR OFFSITE EROSION PROBLEMS THAT MAY OCCUR DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THESE MEASURES.
- NO DISTURBED AREA SHALL BE LEFT EXPOSED FOR MORE THAN 14 DAYS AFTER WORK STOPPAGE. THESE AREAS MUST IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL. THE SEEDING WILL BE DONE IN ACCORDANCE WITH NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL. AREAS SUBJECT TO CONSTRUCTION TRAFFIC ARE TREATED USING WATER BARS AND BY DIRECTING THE SURFACE WATER FLOW TO TREATMENT AREAS. THESE AREAS ARE NOT SUBJECT TO THE TEMPORARY SEEDING REQUIREMENT DUE TO THE OTHER EROSION AND SEDIMENT CONTROL TREATMENTS AS DESCRIBED HEREIN.
- ANY GRADED AREAS NOT SUBJECT TO FURTHER DISTURBANCE OR CONSTRUCTION TRAFFIC SHALL, WITHIN 10 DAYS OF FINAL GRADING, RECEIVE PERMANENT VEGETATIVE COVER IN COMBINATION WITH SUITABLE MULCH AS PER THE SPECIFICATIONS.
- CUT OR FILL SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
- THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
- ALL STORM DRAINAGE OUTLETS SHALL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
- CONSTRUCTION FENCING SHALL BE USED TO PROTECT EXISTING TREES TO REMAIN, WETLANDS AND OTHER SENSITIVE AREAS. REFER TO TREE PROTECTION NOTES ON LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.
- IF FOR ANY REASON THE CONSTRUCTION IS HALTED FOR EXTENDED PERIODS, THE CONTRACTOR SHALL STABILIZE THE SELECT MATERIAL BY HYDRO-SEED OR OTHER MEANS, TO THE SATISFACTION OF THE ENGINEER FOR ALL AREAS DEVOID OF VEGETATION.
- STORMWATER FROM DISTURBED AREAS MUST BE PASSED THROUGH AN APPROVED CONTROL DEVICE BEFORE BEING DISCHARGED BEYOND DISTURBED AREAS OR DISCHARGED INTO INLETS OR OTHER DRAINAGE SYSTEMS.
- DUST CONTROL - WATER SHALL BE APPLIED BY SPRINKLER OR WATER TRUCK DURING GRADING OPERATIONS TO MINIMIZE SEDIMENT TRANSPORT AND MAINTAIN ACCEPTABLE AIR QUALITY CONDITIONS. REPETITIVE TREATMENTS SHALL BE DONE AS NEEDED UNTIL GRADES ARE STABILIZED.
- THE TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SEDIMENT TRAPS SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY, AND AFTER EACH RAINFALL IN EXCESS OF 1/2 INCH TO INSURE PROPER OPERATION AS DESIGNED. AN INSPECTION SCHEDULE SHALL BE SET FORTH PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL REPAIR OR REPLACE DAMAGED EROSION CONTROL DEVICES IMMEDIATELY, AND IN NO CASE, MORE THAN TWENTY FOUR (24) HOURS AFTER OBSERVING SUCH DEFICIENCIES.
- THE CONTRACTOR SHALL BE PREPARED TO IMPLEMENT INTERIM DRAINAGE CONTROLS AND EROSION CONTROL MEASURES AS MAY BE NECESSARY DURING THE COURSE OF CONSTRUCTION.
- THE CONTRACTOR SHALL MAKE AVAILABLE ONSITE ALL EQUIPMENT, MATERIALS AND LABOR NECESSARY TO PERFORM EMERGENCY EROSION CONTROL AND DRAINAGE IMPROVEMENTS WITHIN FOUR (4) HOURS OF ANY IMPENDING EMERGENCY SITUATION.
- ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL FINAL ACCEPTANCE OF THE SITE WORK BY THE OWNER. UPON CERTIFICATION OF FINAL ACCEPTANCE, THE OWNER WILL ASSUME RESPONSIBILITY FOR THE CONTINUED MAINTENANCE OF PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES.
- PHASES OF CONSTRUCTION INCLUDING CLEARING AND GRUBBING, PRELIMINARY SITE PREPARATION, UTILITY INSTALLATION, PRELIMINARY GRADING, ETC., REQUIRE TREE PROTECTION MEASURES TO BE IN PLACE.
- NO CONSTRUCTION ACTIVITIES OF ANY KIND SHOULD OCCUR WITHIN THE LIMITS OF THE PROTECTED AREAS INCLUDING, BUT NOT LIMITED TO GRADING, EXCAVATION, STOCKPILING OF MATERIALS, STORAGE OF CONSTRUCTION EQUIPMENT, VEHICLE PARKING, MOVEMENT OF WORKERS OR MACHINERY, OR DUMPING OF CONSTRUCTION DEBRIS.
- CONTRACTOR SHALL REFER TO THE EROSION DETAILS FOR THE PROTECTION MEASURES PROPOSED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AS DESCRIBED IN THE PLANS.
- ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOPSOIL REQUIRED FOR FINAL GRADING AND STORED ON SITE SHALL BE LIMED, FERTILIZED, TEMPORARILY SEEDED AND MULCHED WITHIN 14 DAYS.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
- SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
- UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE SURROUNDING DRAINAGE AREA.



CORRECT FENCING FOR TREE PROTECTION

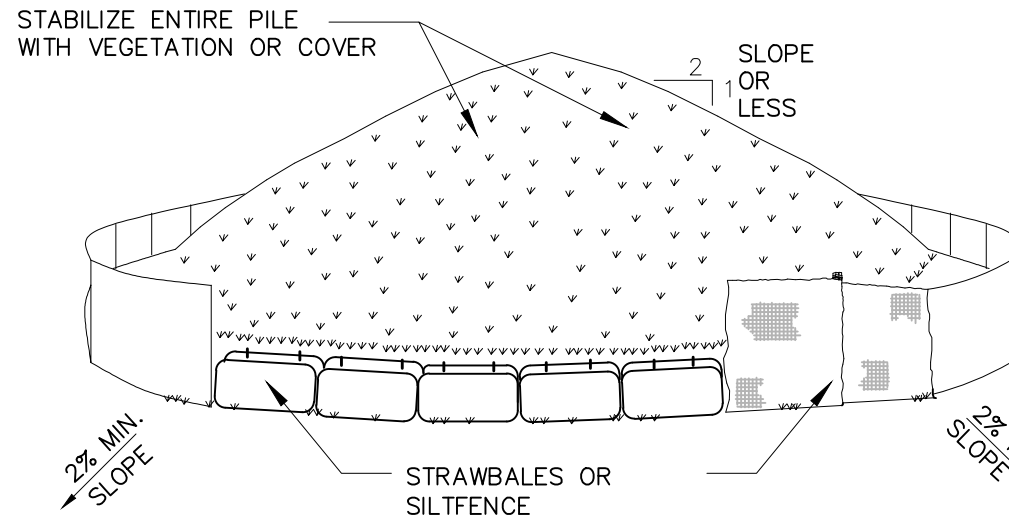


INCORRECT FENCING FOR TREE PROTECTION

Tree Protection-Incorrect And Correct Fencing Placement

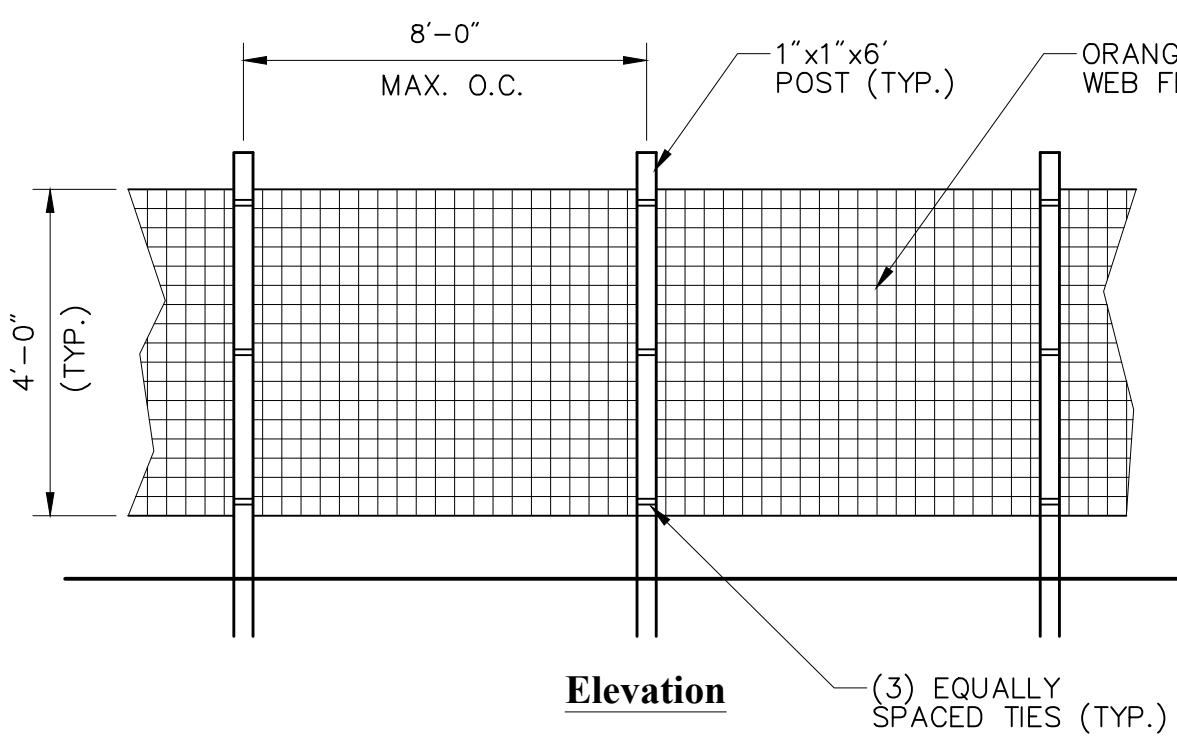
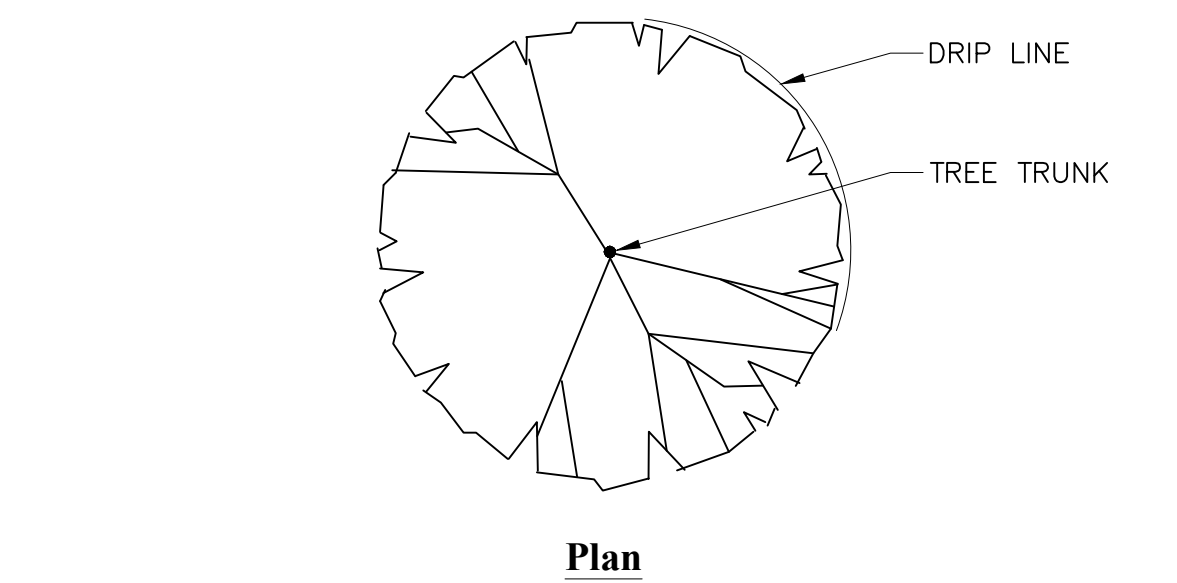
N.T.S.

- Notes:**
- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 - MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
 - UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
 - SEE SILT FENCE DETAIL ON THIS SHEET



Soil Stockpiling

N.T.S.



Notes:

- INSTALL TREE PROTECTION FENCE AT THE DRIP LINE OF EXISTING TREES TO REMAIN.

Tree Protection Fence

N.T.S.

Source: VHB

7/13

LD_610

CONSTRUCTION SEQUENCE

- | | |
|--|-----------|
| 1. MOBILIZATION, INSTALL STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE AND INLET PROTECTION ON EXISTING STORM STRUCTURES. | 1 WEEK |
| 2. BUILDING & PARKING LOT DEMOLITION AND PAVEMENT REMOVAL | 2 WEEKS |
| 3. INSTALL UTILITIES INCLUDING STORM DRAINAGE, SANITARY SEWER, WATER LINES AND GAS LINES | 2 MONTHS |
| 4. INSTALL INLET PROTECTION ON NEW STORM STRUCTURES | 2 DAYS |
| 5. CONSTRUCT BUILDING, BASE PAVEMENT AND CURBING | 3 MONTHS |
| 6. BUILDING ERECTION AND INTERIOR WORK | 6 MONTHS |
| 7. INSTALL TREES AND SHRUBS | 2 WEEKS |
| 7. REMOVE CONSTRUCTION ENTRANCE ONCE AREAS ARE STABILIZED WITH STONE AND PRIOR TO INSTALLATION OF BASE COURSE | 2 DAYS |
| 8. INSTALL FINAL PAVEMENT AND STRIPING | 1 WEEK |
| 9. COLLECT SILT AND SEDIMENT AND PLACE ON SITE | 1 DAY |
| 10. ESTABLISH PERMANENT GROUND COVER | 2 WEEKS |
| 11. REMOVE SILT FENCE AND INLET PROTECTION | 1 DAY |
| ESTIMATED TOTAL TIME OF CONSTRUCTION: | 13 MONTHS |



Engineering, Surveying &
Landscape Architecture, PC
50 Main Street
Suite 360
White Plains, NY 10606
p: 914.467.6600
f: 914.761.3759

WASTEWATER AND WATER DESIGN:

Rennia Engineering Design, PLLC
6 Dover Village Plaza, Suite 5
P.O. Box 400
Dover Plains, NY 12522
(845) 877-0555

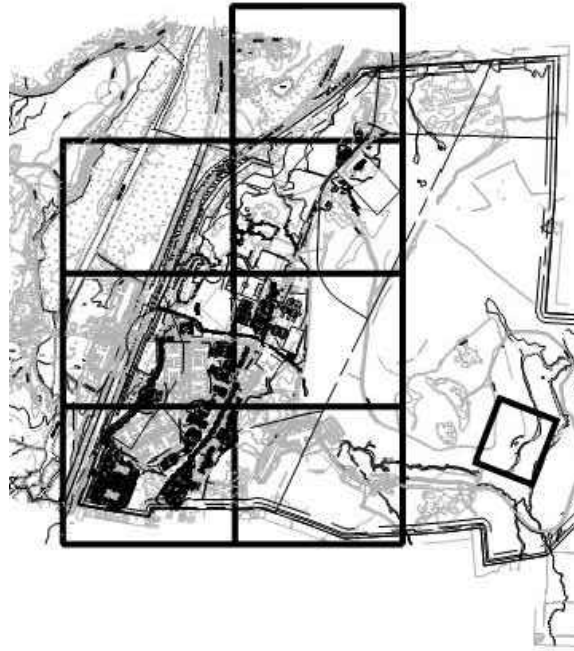
UTILITY ENGINEER:



22 Mulberry Street, Suite 2A
Middletown, NY 10940
(845) 343-1481

181 Church Street, Suite 100
Poughkeepsie, NY 12601
(845) 454-9704

KEY PLAN:



Tax Parcels

7159-00-162702

7159-00-065920

Dover Greens - Phase 1
207 Hutchinson Avenue
Town of Dover, Dutchess Co., N.Y. 12594

No.	Revision	Date	Appr'd
1	REVISED LAYOUT	04/25/2016	MWJ
2	TOWN COMMENTS	05/23/2016	MWJ
3	TOWN COMMENTS	07/20/2016	MWJ

Designed by: CJO Checked by: MWJ

Issued for: Date: September 3, 2015

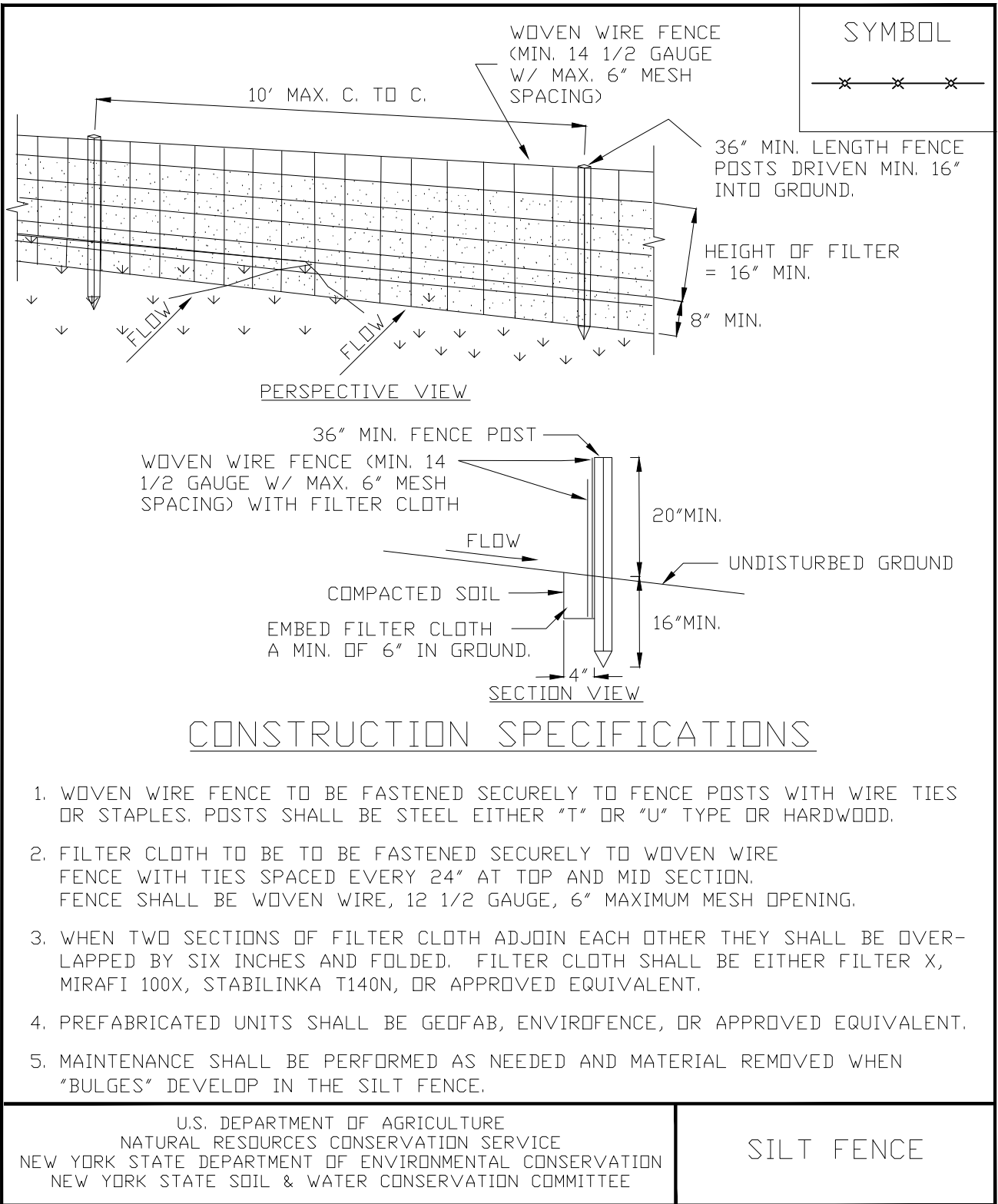
Preliminary Site Plan Review
Not Approved for Construction

Soil Erosion and
Sediment Control
Notes & Details

C-6.7

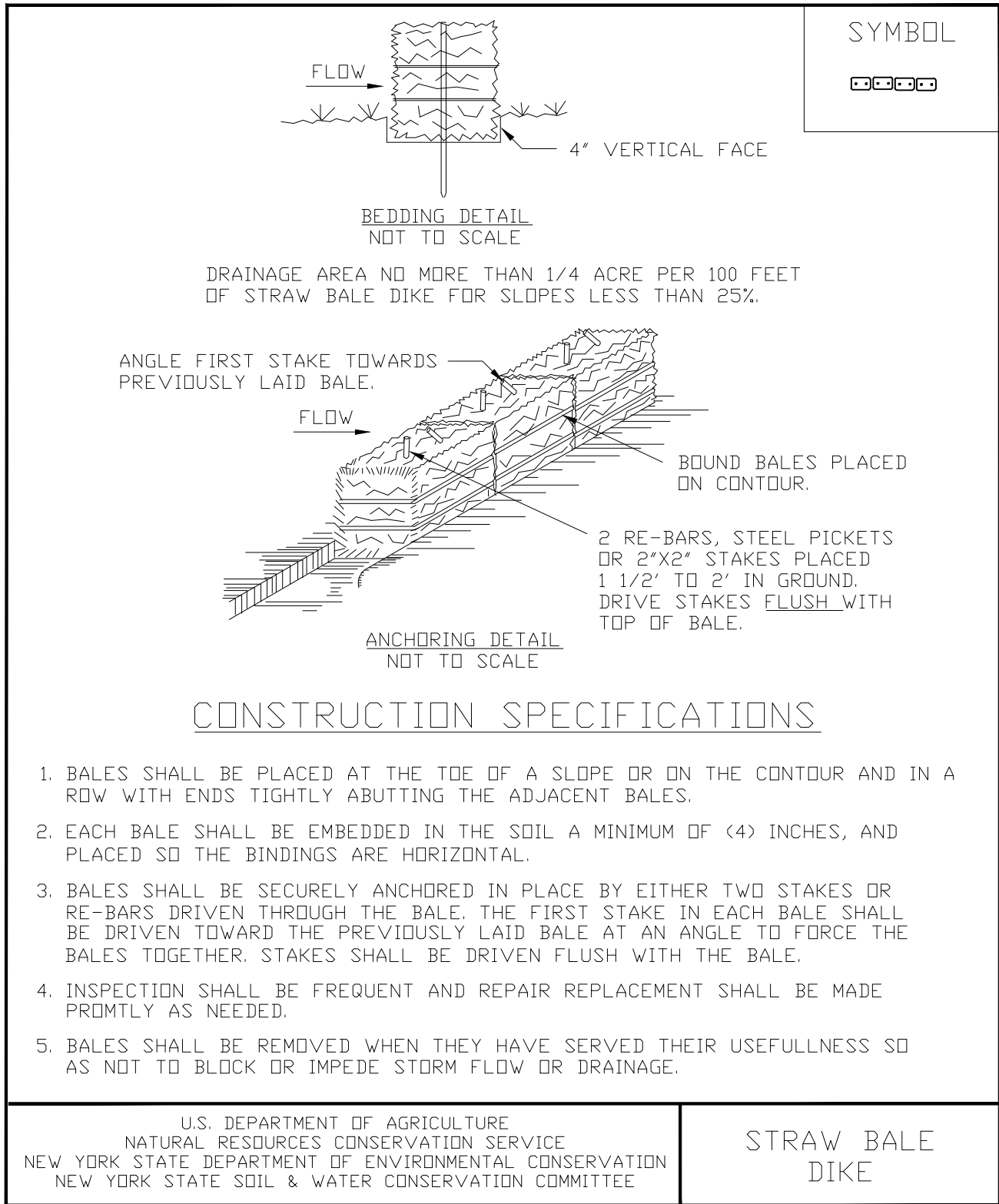
Michael W. Junghans
N.Y. Professional Engineer
NY Lic. No. 072072

Project Number
29273.00



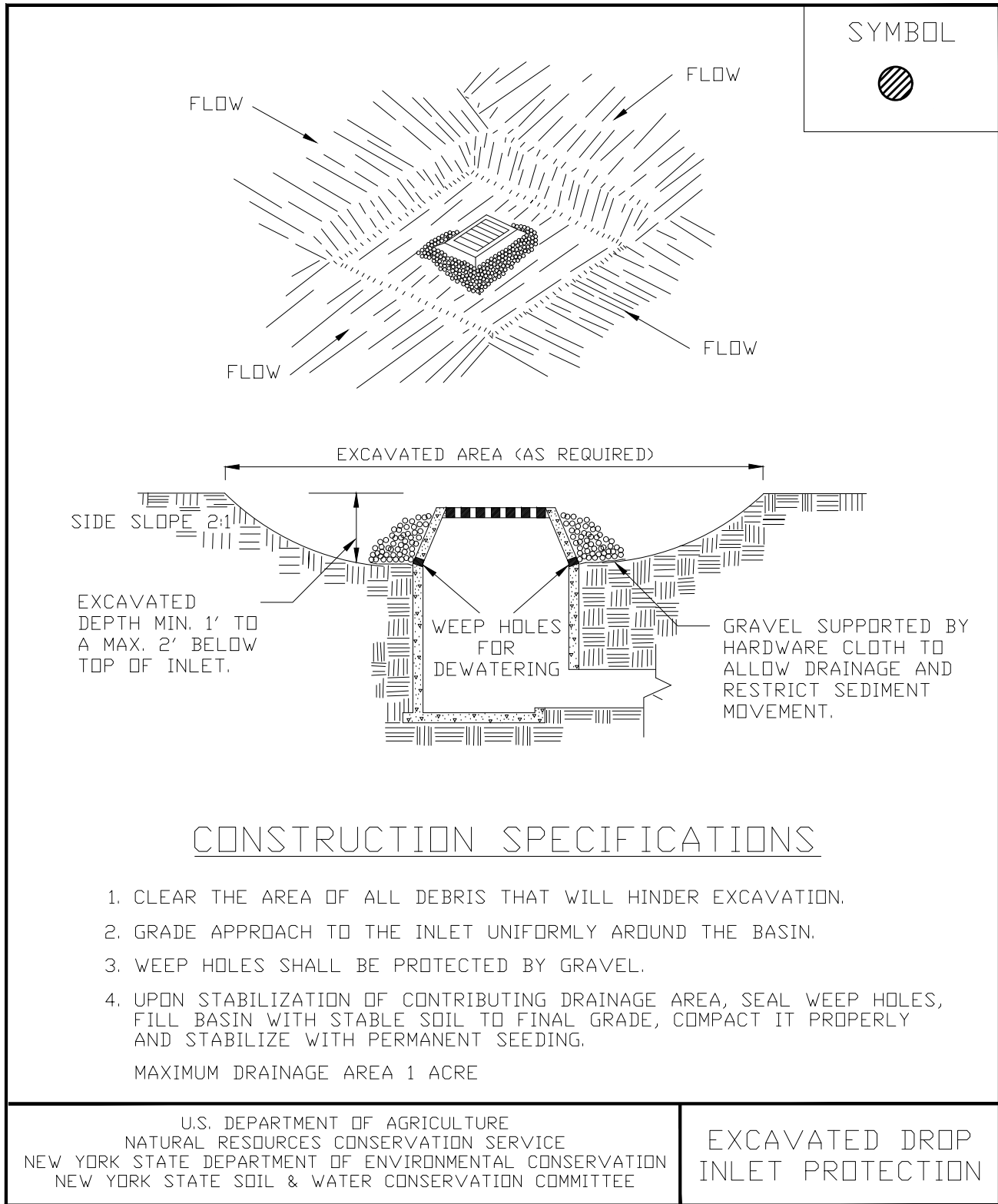
U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

SILT FENCE



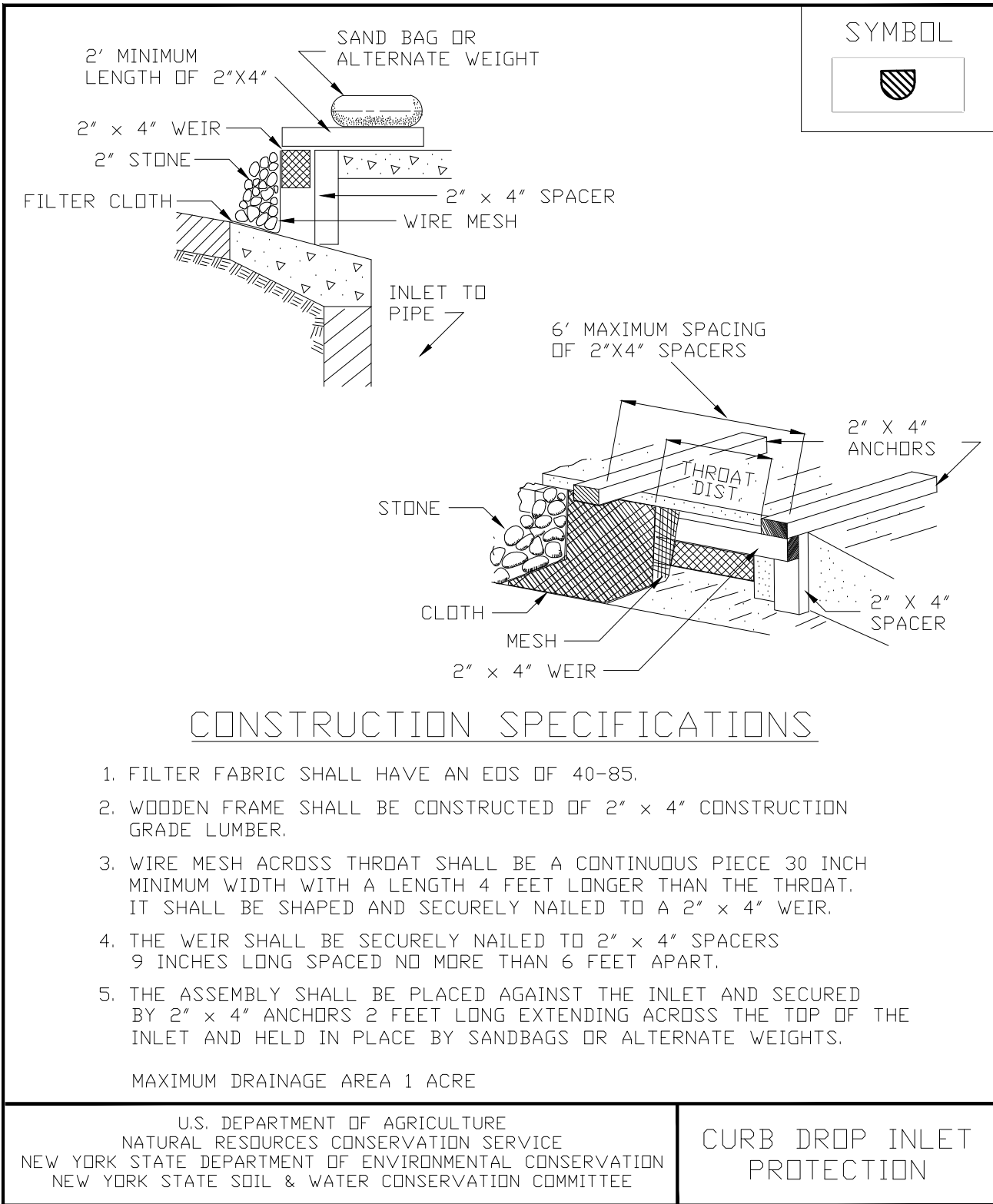
U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

STRAW BALE
DIKE



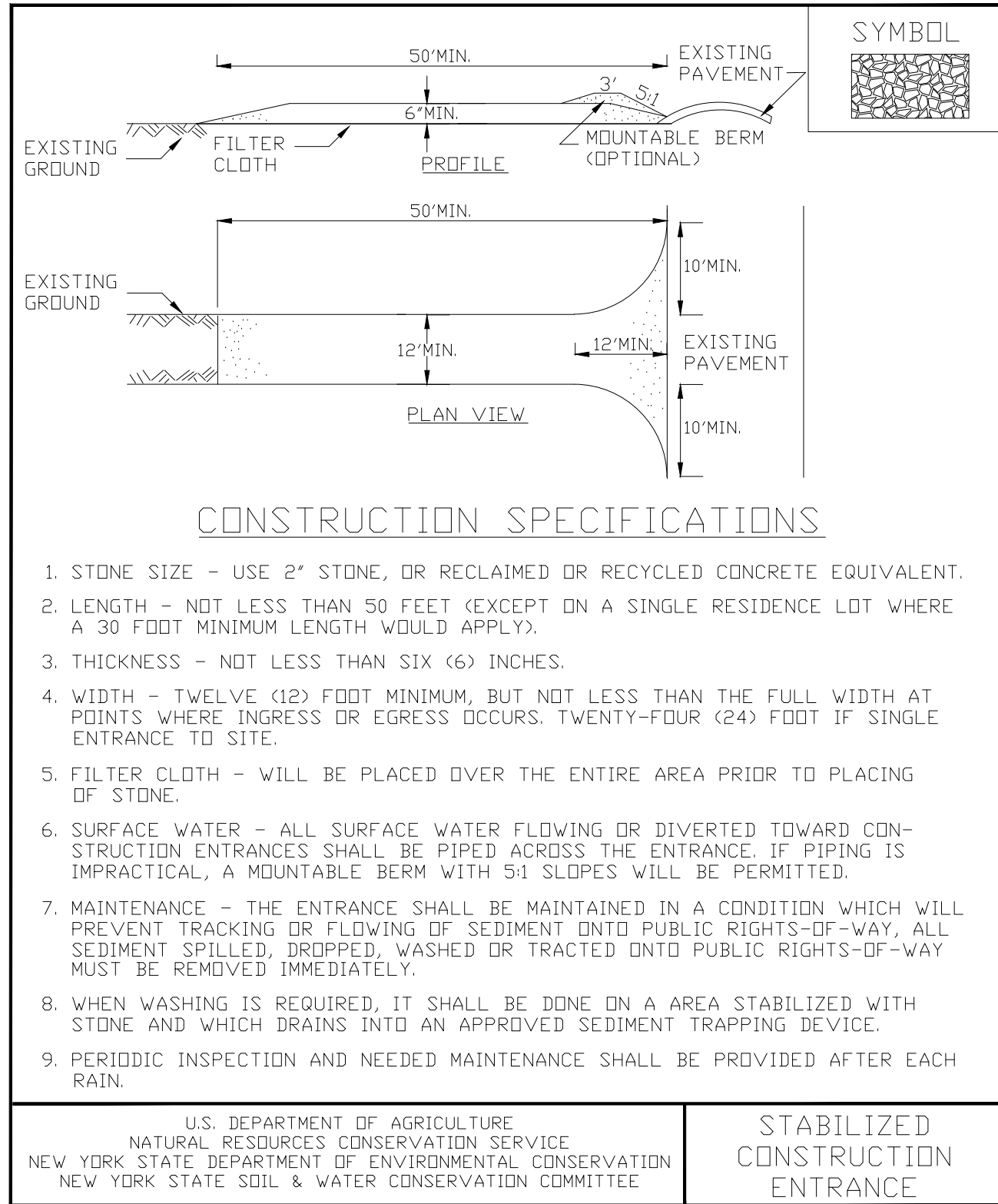
U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

EXCAVATED DROP
INLET PROTECTION



U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

CURB DROP INLET
PROTECTION

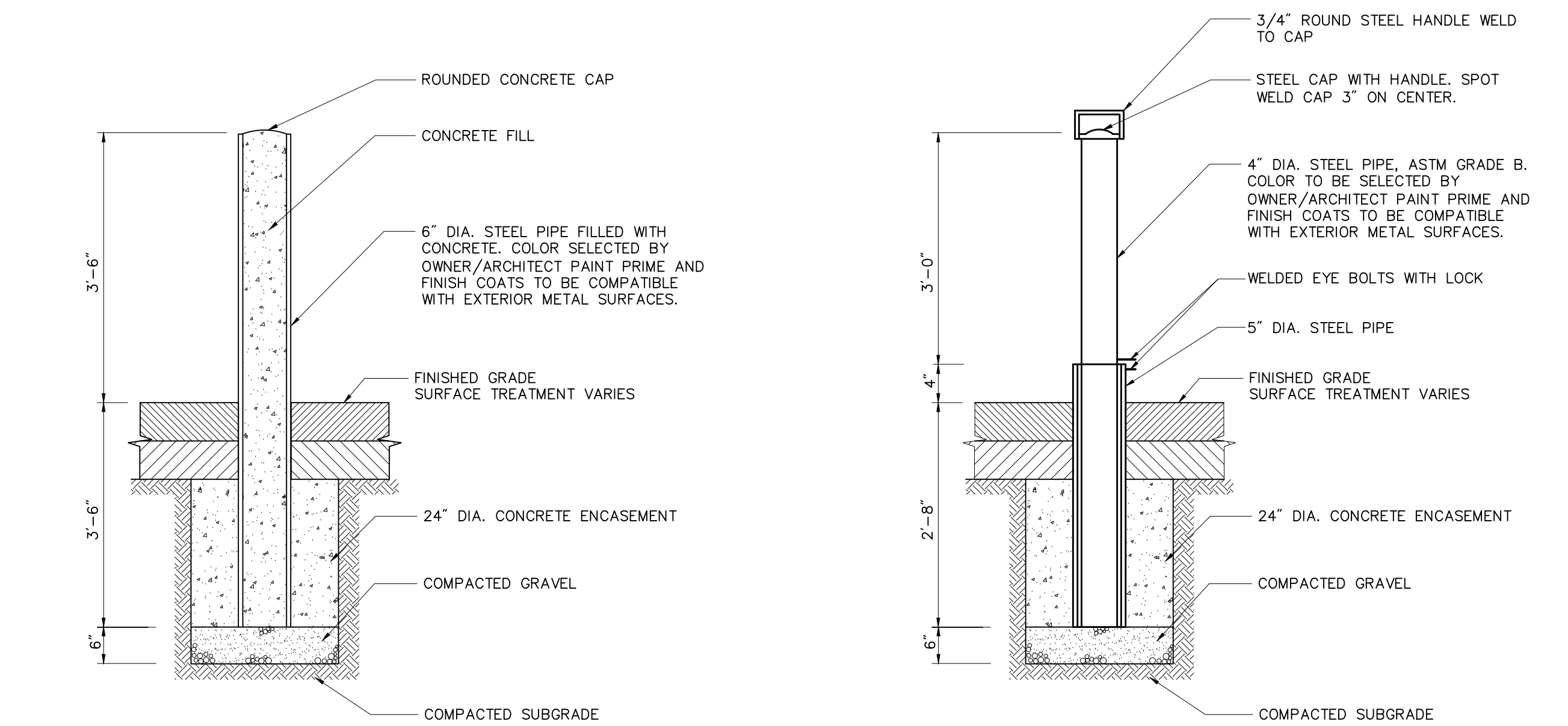


U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

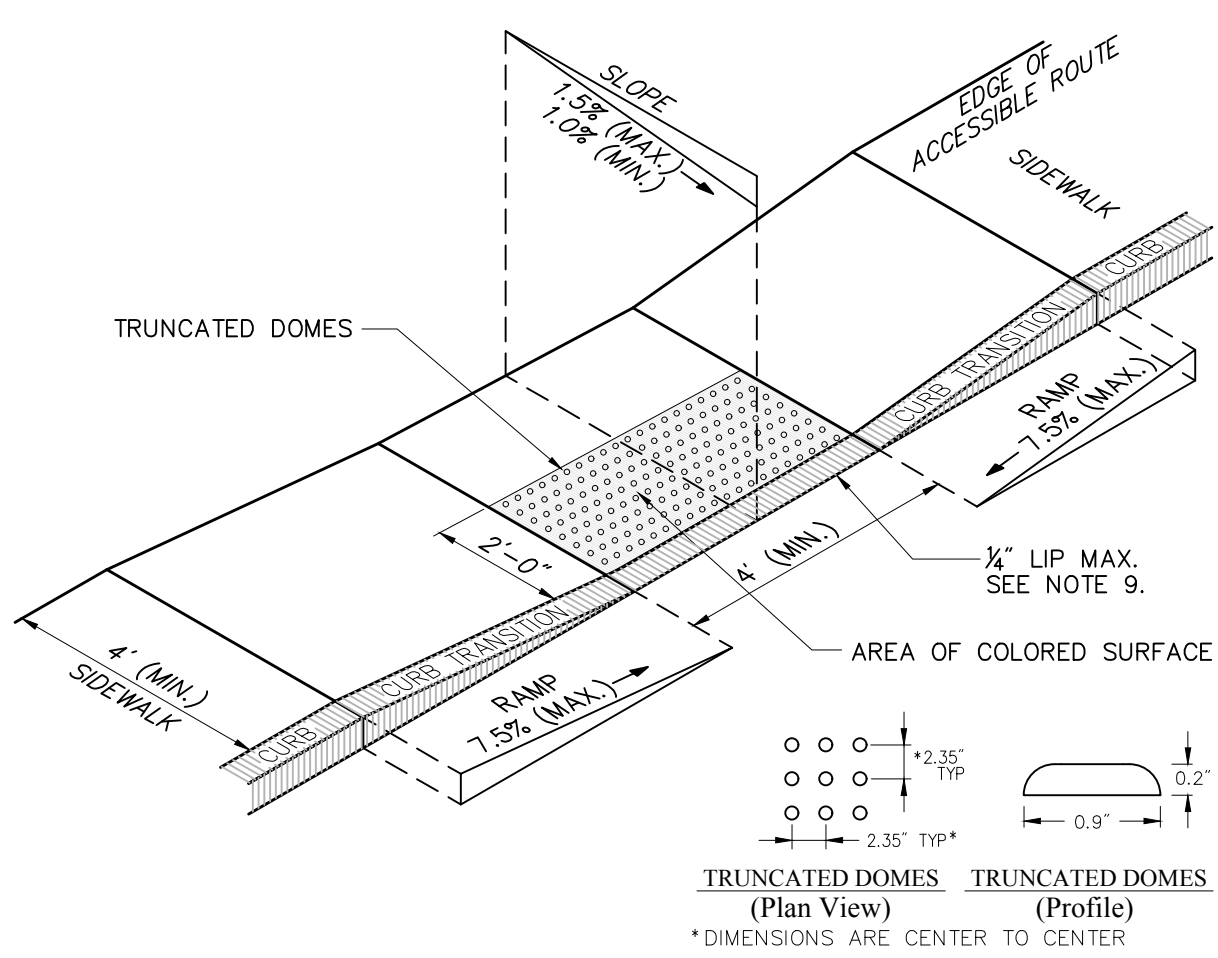
STABILIZED
CONSTRUCTION
ENTRANCE

Sheet

of

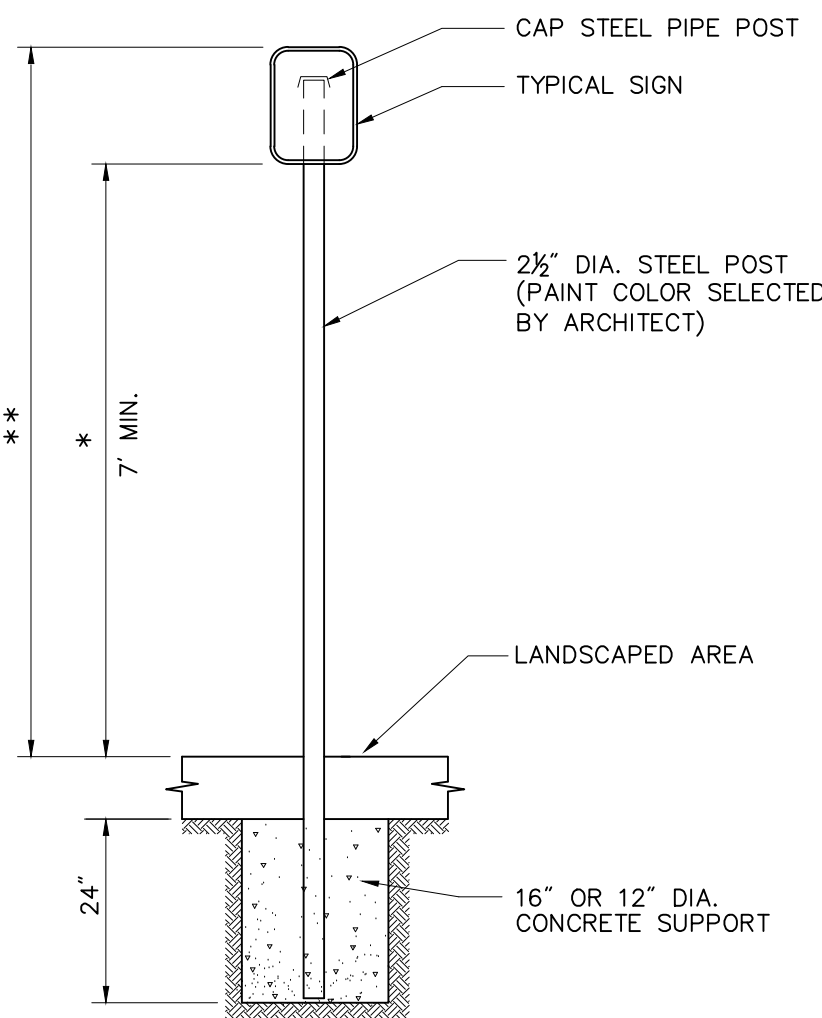


Bollard 6/08
N.T.S. Source: VHB LD_700



- Notes:**
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
 2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
 3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
 4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
 5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
 6. RAMP, CURB, AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
 7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
 8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
 9. ELIMINATE CURBING AT RAMP (OTHER THAN VERTICAL CURBING, WHICH SHALL BE SET FLUSH) WHERE IT ABUTS ROADWAY.
 10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
 11. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO ACCESSIBLE ROUTE.

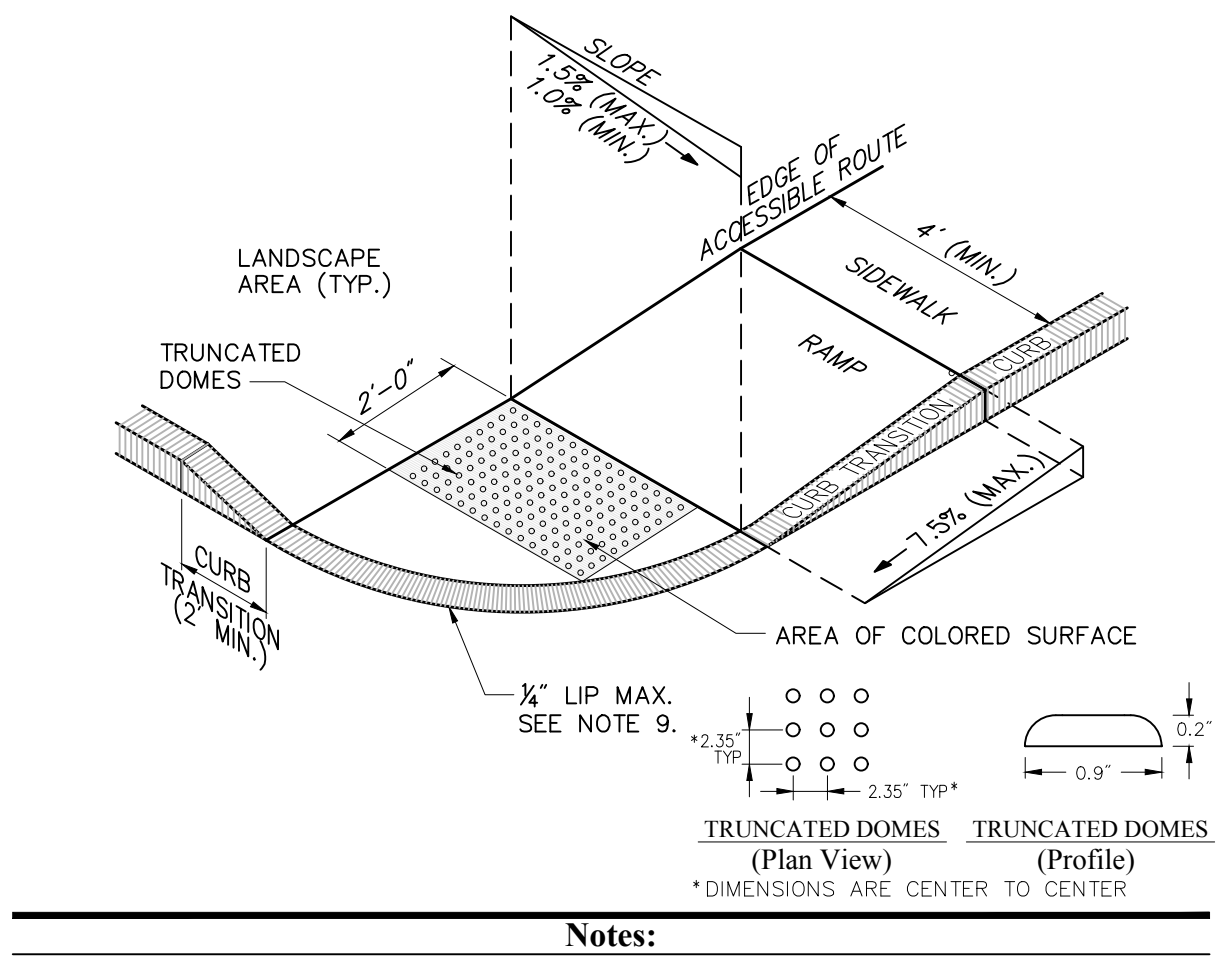
Accessible Curb Ramp (ACR) Type 'A-D' 3/11
N.T.S. Source: VHB LD_500



- * THIS DIMENSION SHALL BE A MINIMUM OF 5' FOR ACCESSIBLE SIGNAGE.
** THIS DIMENSION SHALL BE A MAXIMUM OF 8' FOR ACCESSIBLE SIGNAGE.

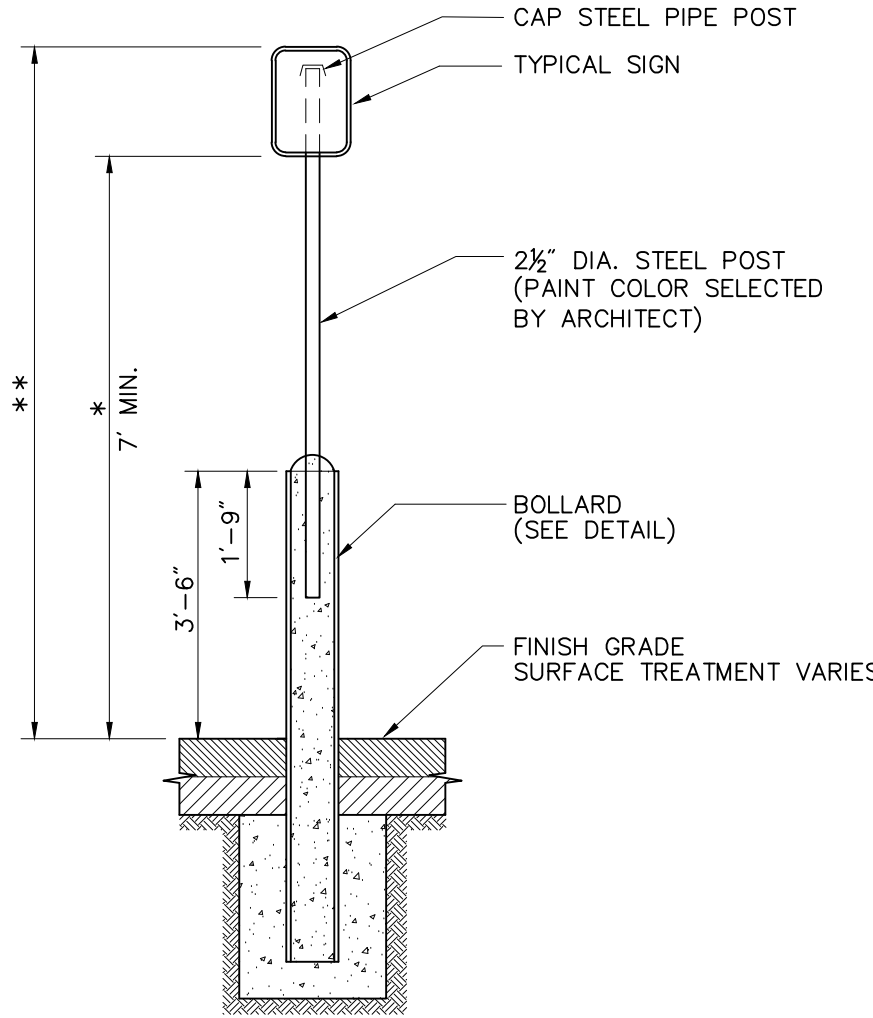
Sign Post - Type 'A' 4/12
N.T.S. Source: VHB LD_701

4" Removable Bollard 6/08
N.T.S. Source: VHB LD_704



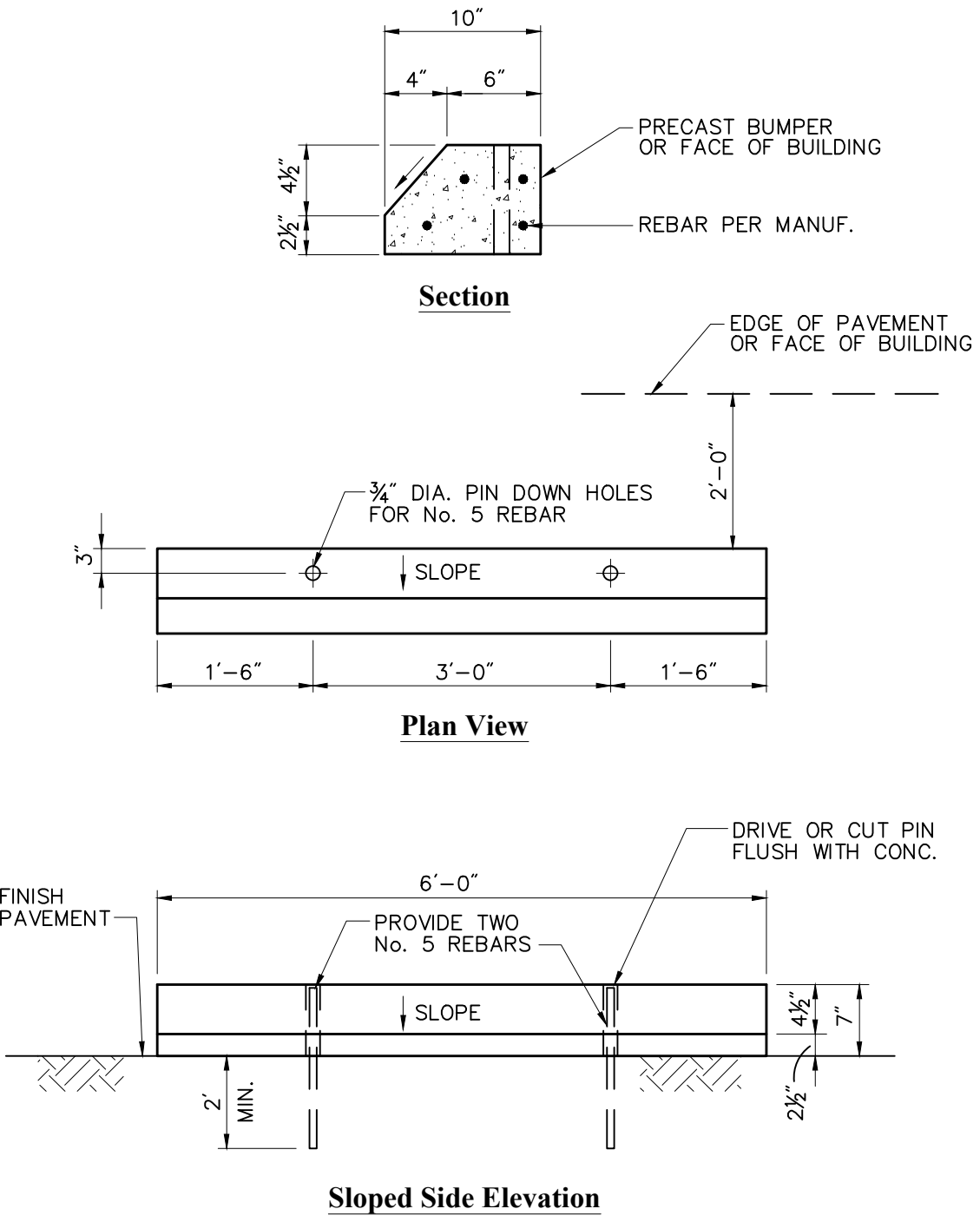
- Notes:**
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
 2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
 3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
 4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
 5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
 6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
 7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
 8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
 9. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE INSTALLED AND SET FLUSH.
 10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
 11. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE.
 12. CONTRACTOR TO SUBMIT R.F.I. FOR THIS TYPE OF ACCESSIBLE CURB RAMP FOR APEX ROADWAY CROSSINGS.

Accessible Curb Ramp (ACR) - Type 'B-D' 9/13
N.T.S. Source: VHB LD_501

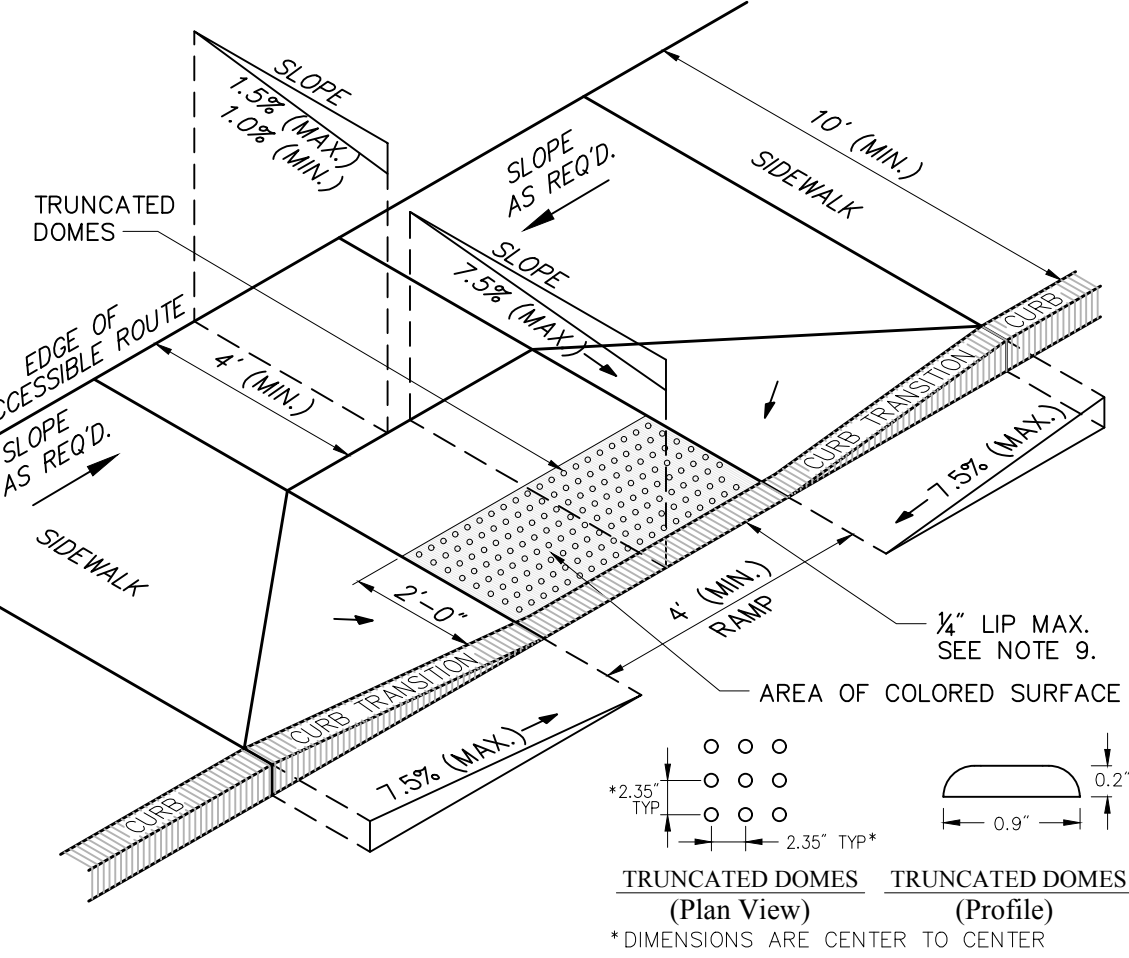


- * THIS DIMENSION SHALL BE A MINIMUM OF 5' FOR ACCESSIBLE SIGNAGE.
** THIS DIMENSION SHALL BE A A MAXIMUM OF 8' FOR ACCESSIBLE SIGNAGE.

Bollard Mounted Sign 4/12
N.T.S. Source: VHB LD_703

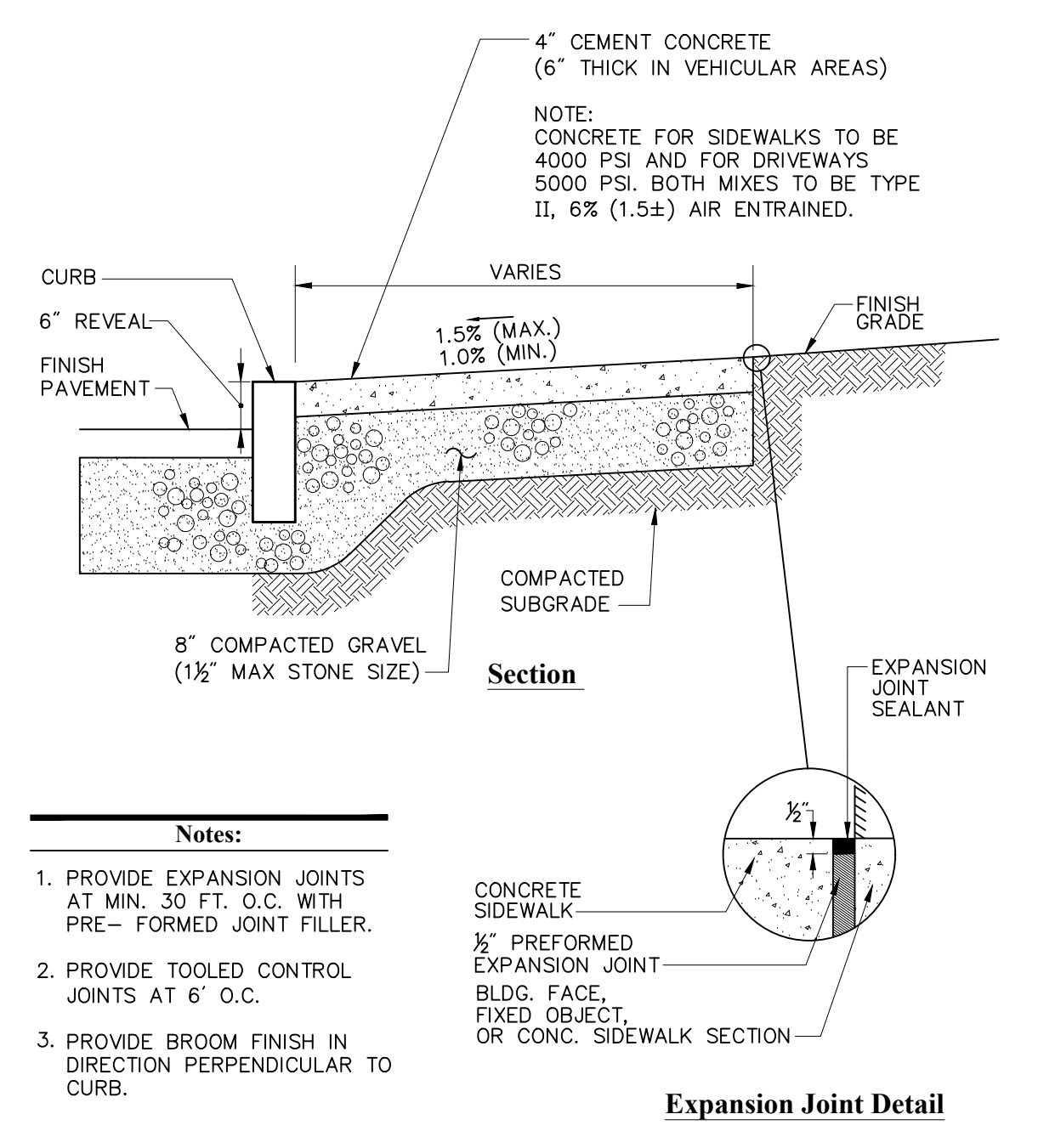


Concrete Bumper 6/08
N.T.S. Source: VHB LD_417

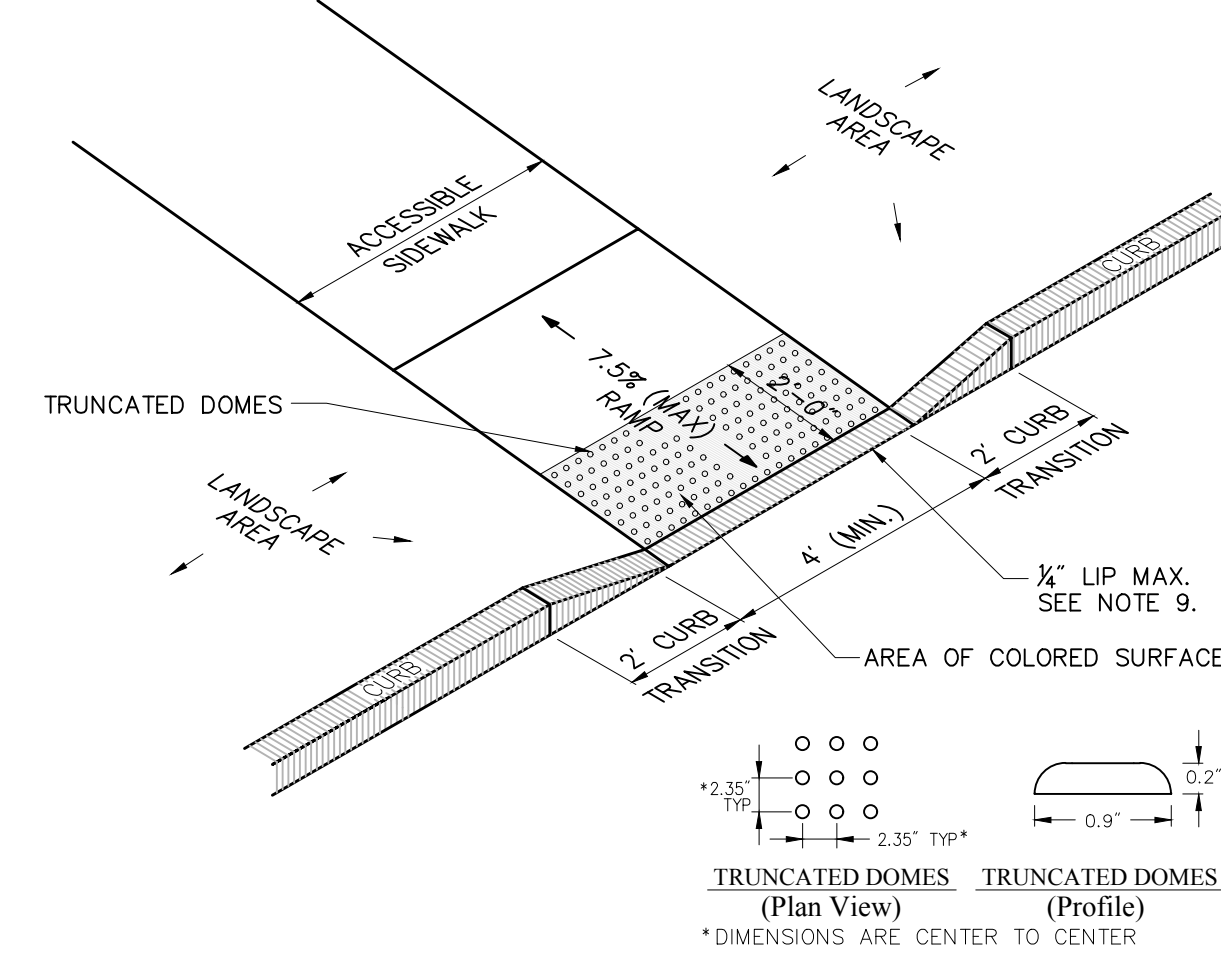


- Notes:**
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
 2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
 3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
 4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
 5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
 6. RAMP, CURB, AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
 7. TYPICAL SIDEWALK SECTION FOR RAMP SECTION CONSTRUCTION.
 8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
 9. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE SET FLUSH.
 10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
 11. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE.

Accessible Curb Ramp (ACR) Type 'D-D' 11/10
N.T.S. Source: VHB LD_503

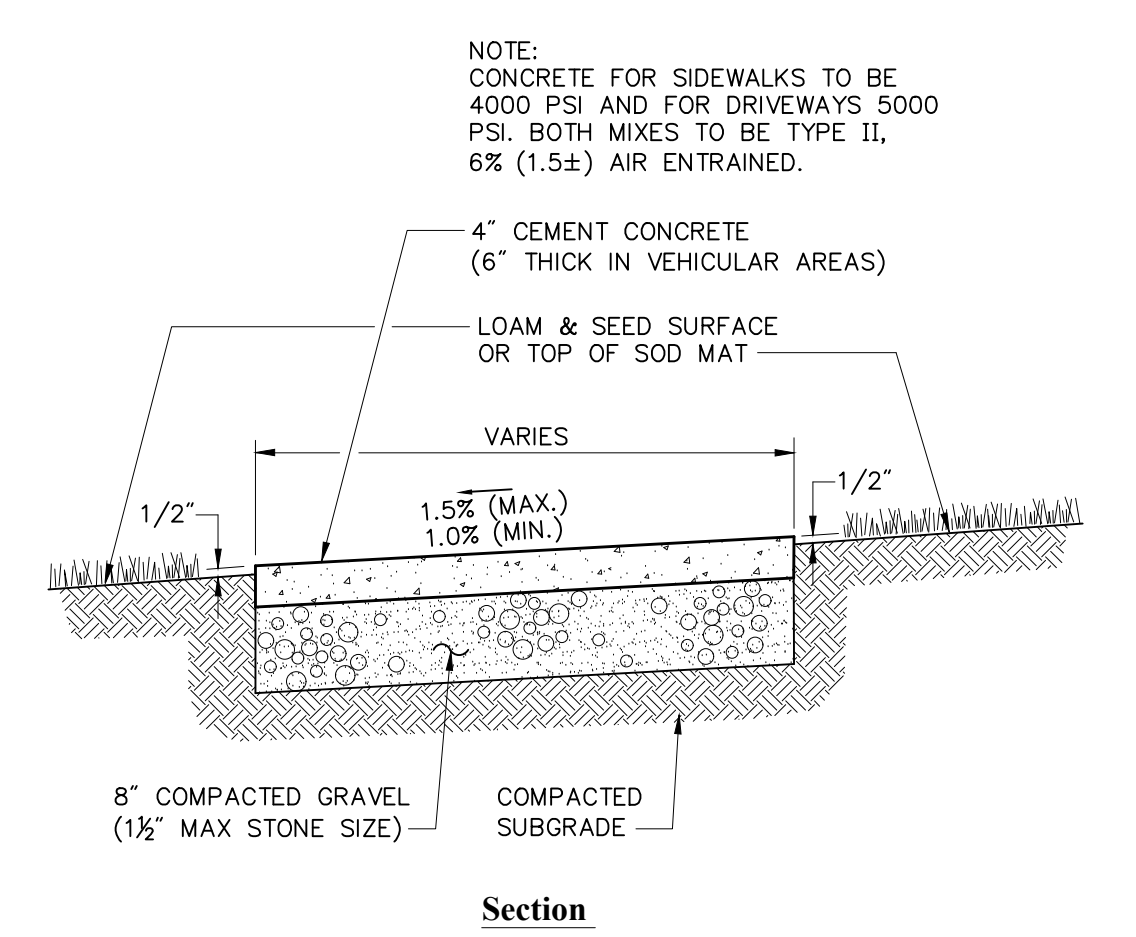


Concrete Sidewalk 4/11
N.T.S. Source: VHB LD_420



- Notes:**
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
 2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
 3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
 4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
 5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
 6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
 7. TYPICAL SIDEWALK SECTION FOR RAMP SECTION CONSTRUCTION.
 8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
 9. ELIMINATE CURBING (OTHER THAN VERTICAL CURBING, WHICH SHALL BE SET FLUSH) WHERE IT ABUTS ROADWAY.
 10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
 11. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE.

Accessible Curb Ramp (ACR) Type 'M-D' 11/10
N.T.S. Source: VHB LD_512



- Notes:**
1. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE- FORMED JOINT FILLER.
 2. PROVIDE TOOLED CONTROL JOINTS AT 6' O.C.
 3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO SIDEWALK DIRECTION.

Concrete Sidewalk in Landscape Area 11/12
N.T.S. Source: VHB LD_426

OWNER:
Dover Greens LLC
6 Barclay Street
New York, NY 10007
(XX)

ARCHITECT:
XXXXXX
XXXXX
XXXXX
(XXX)

SITE CIVIL ENGINEER:
vhb.com
vhb
Engineering, Surveying &
Landscape Architecture, PC
50 Main Street
Suite 360
White Plains, NY 10606
p: 914.467.6600
f: 914.761.3759

WASTEWATER AND WATER DESIGN:
Rennia Engineering Design, PLLC
6 Dover Village Plaza, Suite 5
P.O. Box 400
Dover Plains, NY 12522
(845) 877-0555

UTILITY ENGINEER:
FELLENZER
ENGINEERING LLP
22 Mulberry Street, Suite 2A
Middletown, NY 10940
(845) 343-1481
181 Church Street, Suite 100
Poughkeepsie, NY 12601
(845) 454-9704

Tax Parcels
7159-00-162702
7159-00-065920
Dover Greens - Phase 1
207 Hutchinson Avenue
Town of Dover, Dutchess Co., N.Y. 12594

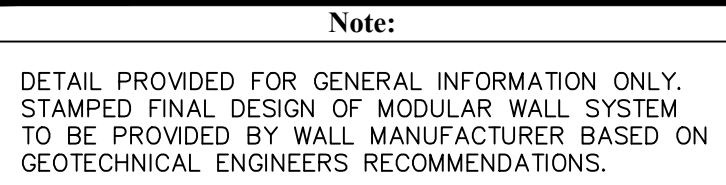
No.	Revision	Date	App'd.
1	REVISED LAYOUT	04/25/2016	MMJ
2	TOWN COMMENTS	05/23/2016	MMJ
3	TOWN COMMENTS	07/20/2016	MMJ

Designed by	CJO	Checked by	MMJ
Issued for		Date	

Preliminary
Site Plan Review
Not Approved for Construction
Drawing Title

Site Details 1

DRAFT
Sept 23, 2015
C-8



N.T.S. Source: VHB LD_750



1. TWELVE INCH (12") LINES SHALL BE APPLIED IN ONE APPLICATION, NO COMBINATION OF LINES (TWO - 6 INCH LINES) WILL BE ACCEPTED.
2. LONGITUDINAL CROSSWALK LINES TO BE PARALLEL TO CURBLINE.
3. ALL LONGITUDINAL CROSSWALK LINES TO BE THE SAME LENGTH AND PROPERLY ALIGNED.
4. CROSS WALK SIDESLOPE SHALL NOT EXCEED 1.5%.

N.T.S. Source: VHB LD_553



1. PAVEMENT MARKINGS TO BE INSTALLED
FOR ON SITE WORK IN LOCATIONS SHOWN

N.T.S. Source: VHB LD_554



1. MATERIALS TO BE SUPPLIED AND INSTALLED IN CONFORMANCE WITH "CHAIN LINK MANUFACTURER'S INSTITUTE" PRODUCT MANUAL.

N.T.S. Source: VHB LD_480



N.T.S. Source: VHB REV LD_552



1. ALL PAINT SHALL BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248 TYPE F. PAINT SHALL BE APPLIED AS SPECIFIED BY THE MANUFACTURER.
2. SYMBOLS & PARKING STALLS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT.

N.T.S. Source: VHB REV



N.T.S. Source: VHB LD_310



1. SHOP PRIME PAINT EXPOSED SURFACES
FIELD PAINT EPOXY ENAMEL-YELLOW.
2. PROVIDE "MASTER" PADLOCK WITH 6
WORKING KEYS.
3. 3,000 PSI CONCRETE FOOTING

N.T.S. Source: VHB LD_486



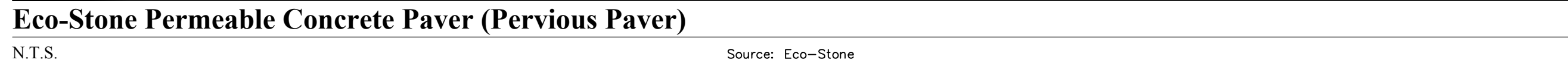
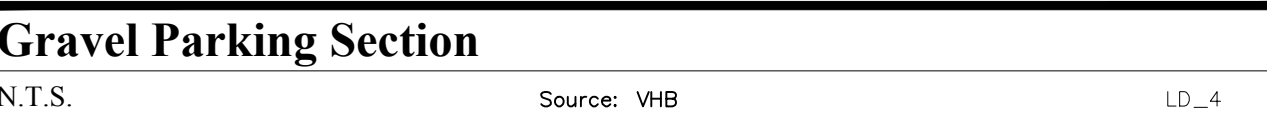
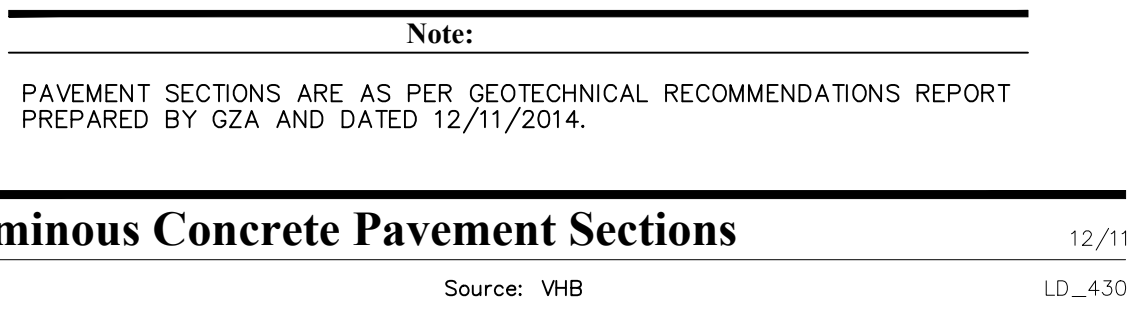
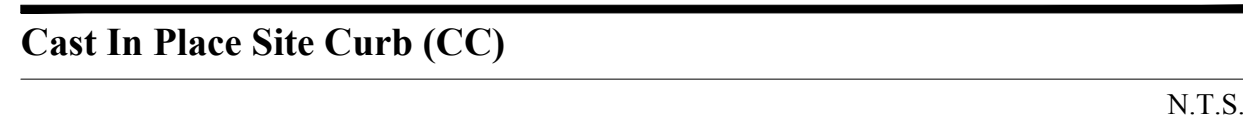
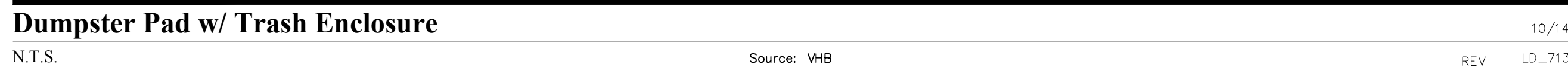
1. MATERIALS TO BE SUPPLIED AND INSTALLED IN CONFORMANCE WITH "CHAIN LINK MANUFACTURER'S INSTITUTE" PRODUCT MANUAL.

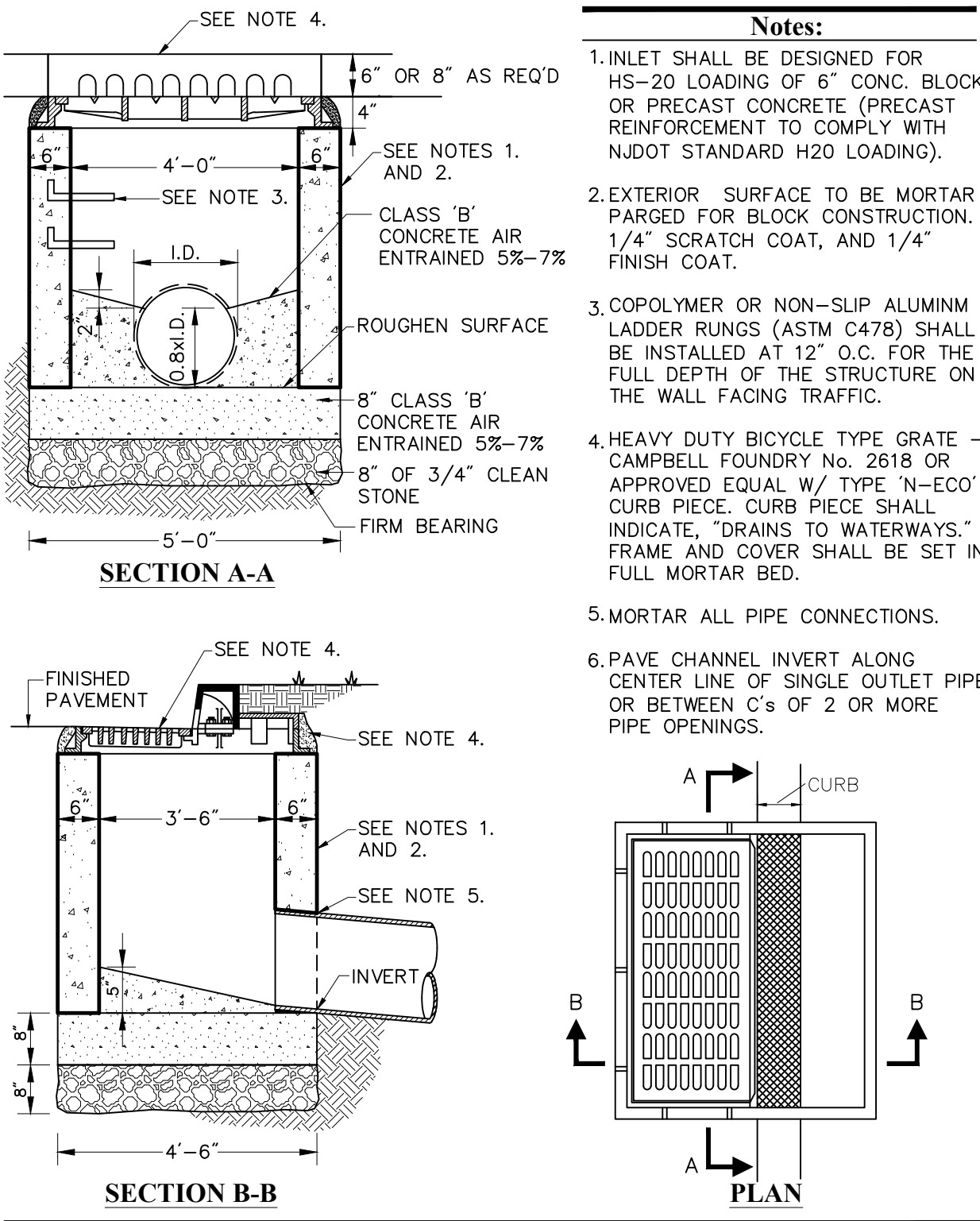
N.T.S. Source: VHB LD_48

**181 Church Street, Suite 100
Poughkeepsie, NY 12601
(845) 454-9704**

Sheet 0

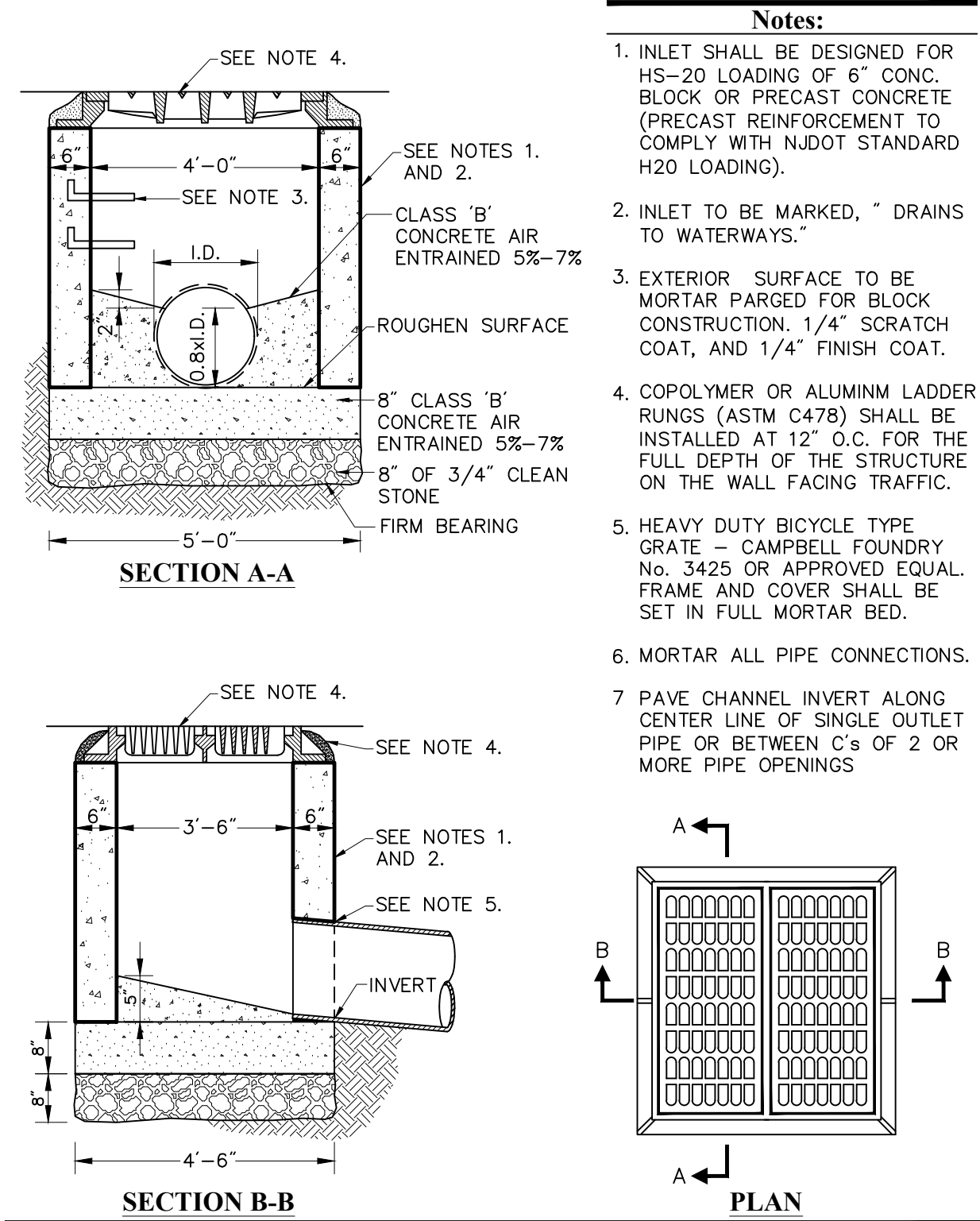
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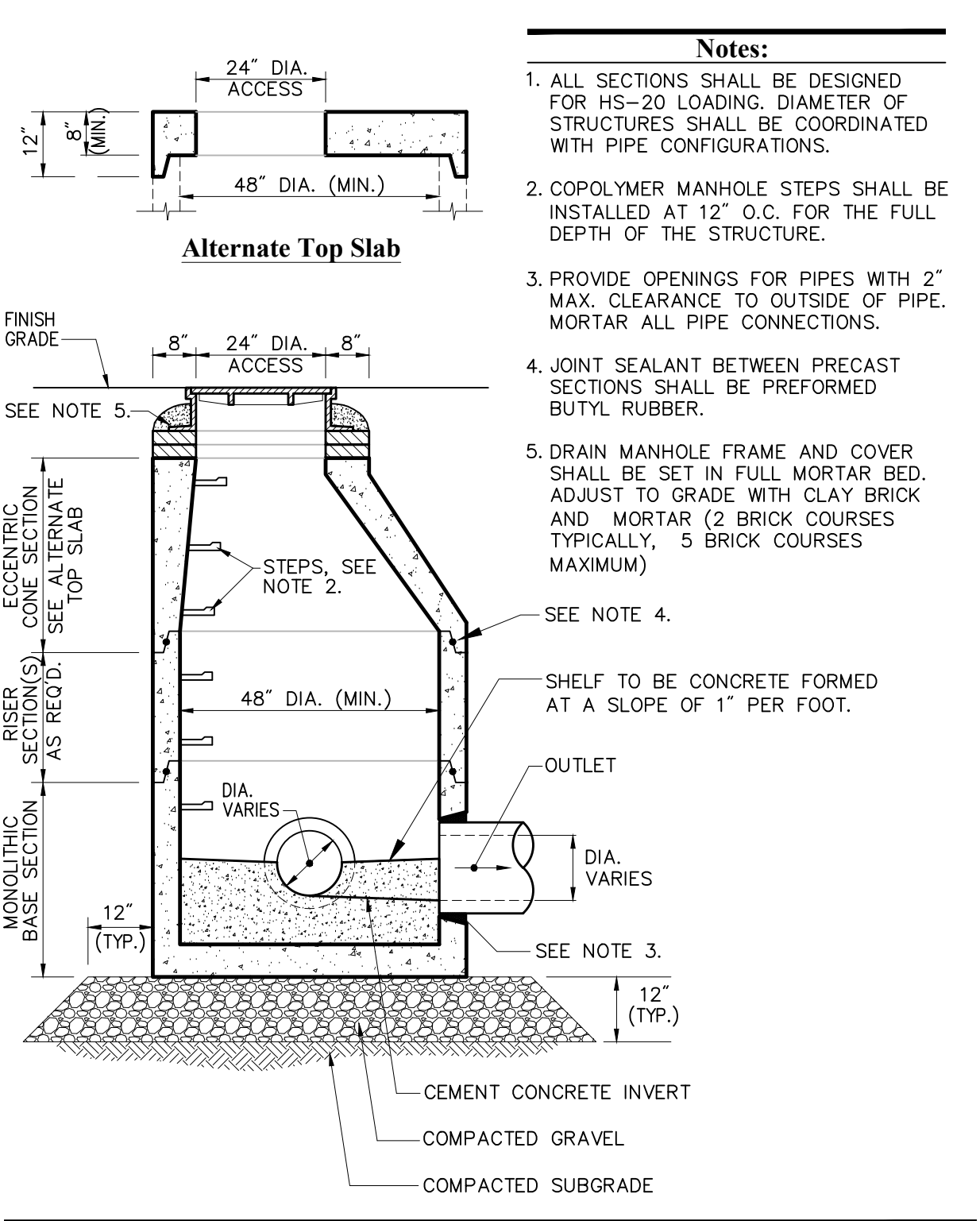
(CI) - Type B Drainage Inlet

N.T.S. Source: VHB 2/12 REV ED



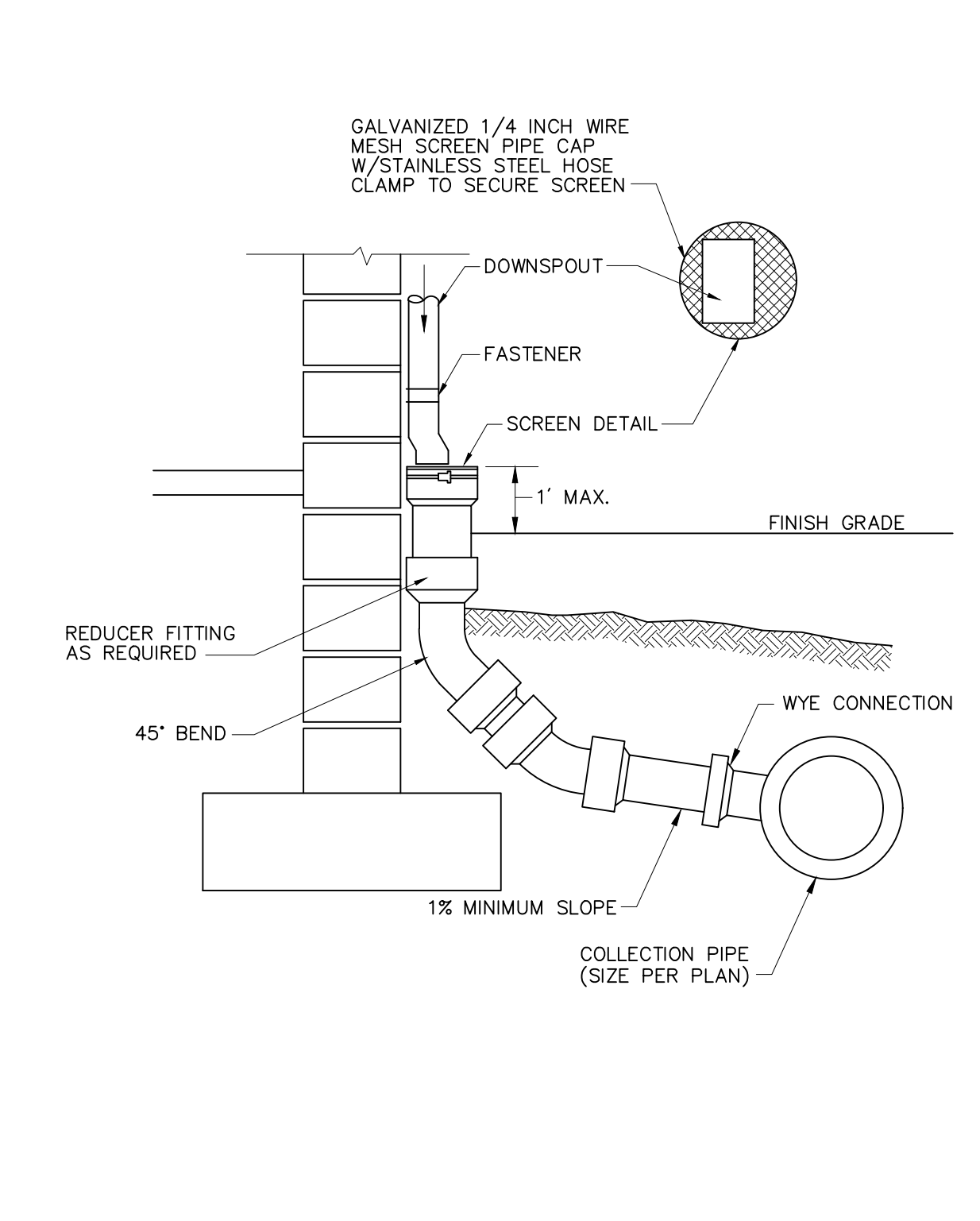
(DI) - Type E Drainage Inlet

N.T.S. Source: VHB 2/12 REV ED



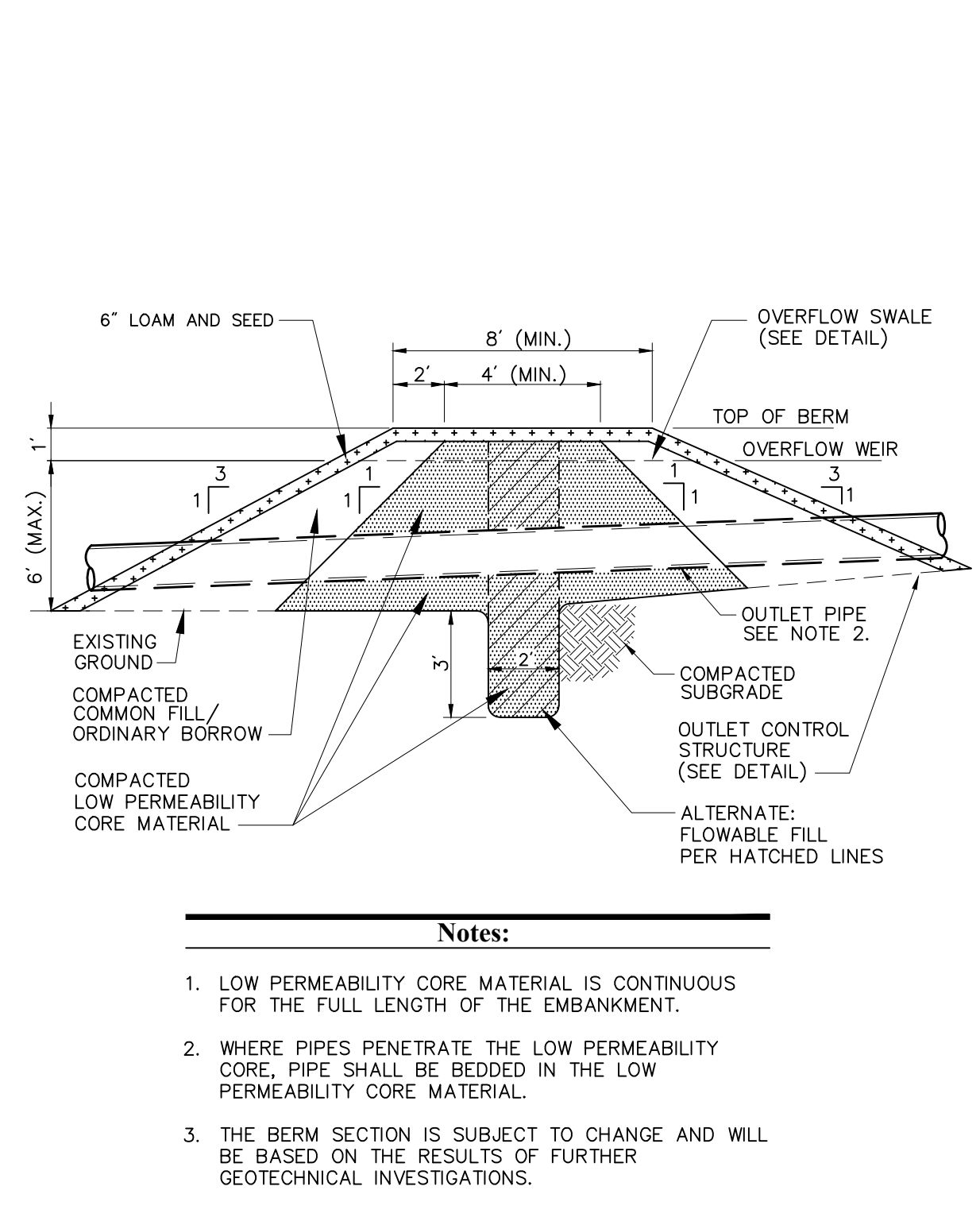
Drain Manhole (DMH)

N.T.S. Source: VHB 4/11 LD_115



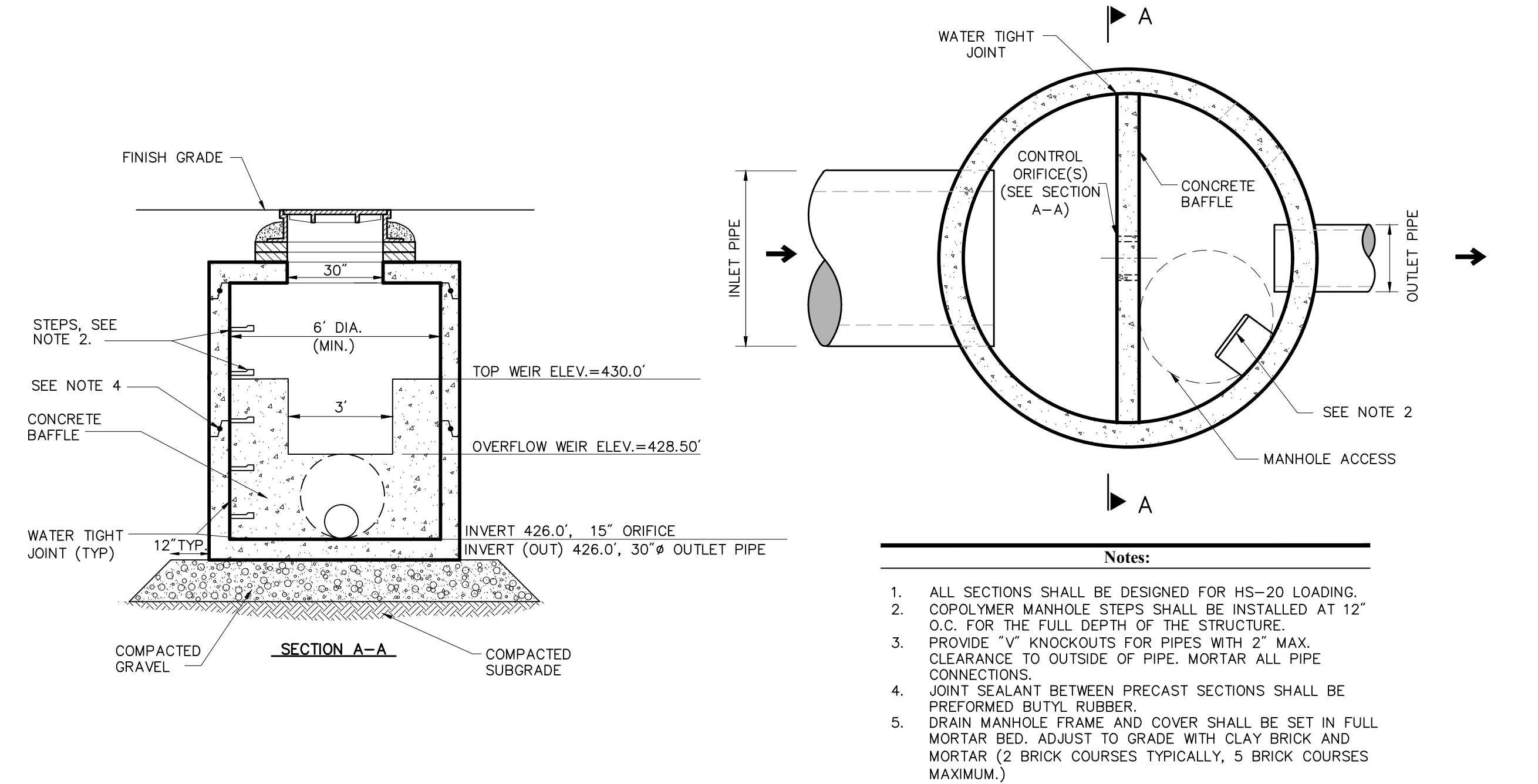
Downspout Rain Leader

N.T.S. Source: VHB 6/08 LD_195



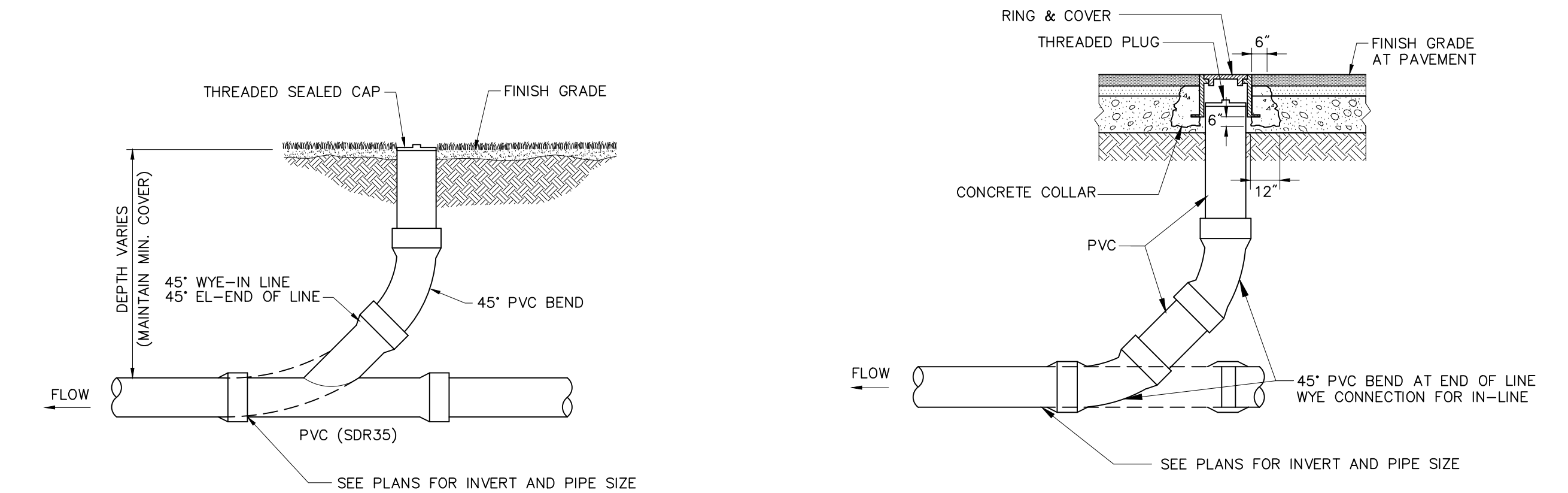
Stormwater Pond Berm Section

N.T.S. Source: VHB 10/08 LD_160



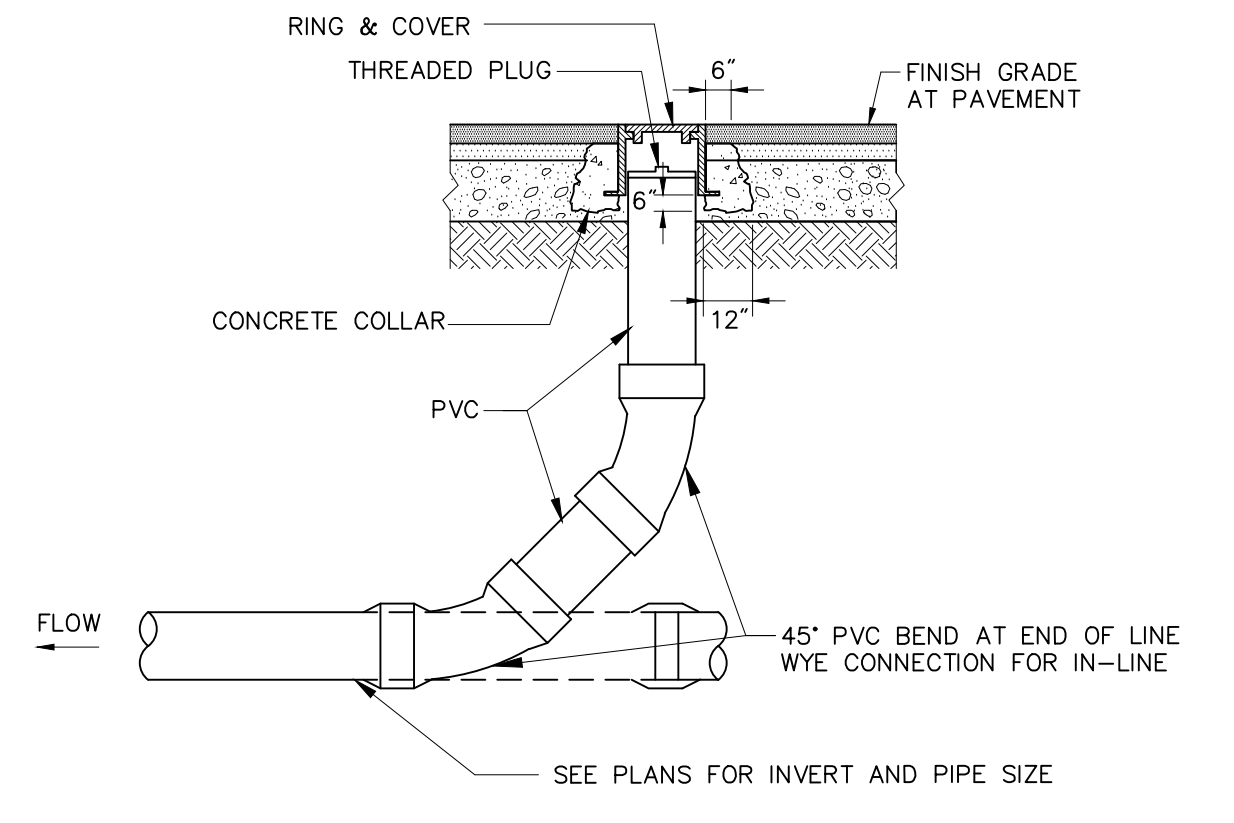
Pond Outlet Control Structure

N.T.S. Source: VHB 7/06 LD_...



Cleanout - Landscape Area

N.T.S. Source: VHB 6/08 LD_302



Cleanout - Paved Area

N.T.S. Source: VHB 5/13 LD_303

OWNER:

Dover Greens LLC
6 Barclay Street
New York, NY 10007
(XX)

ARCHITECT:

XXXXXX
XXXXXX
XXXXXX
(XXX)

SITE CIVIL ENGINEER:

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Engineering, Surveying &
Landscape Architecture, PC
50 Main Street
Suite 360
White Plains, NY 10606
p: 914.467.6600
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WASTEWATER AND WATER DESIGN:

Rennia Engineering Design, PLLC
6 Dover Village Plaza, Suite 5
P.O. Box 400
Dover Plains, NY 12522
(845) 877-0555

UTILITY ENGINEER:

FELLENZER III
ENGINEERING LLP

22 Mulberry Street, Suite 2A
Middletown, NY 10940
(845) 343-1481

181 Church Street, Suite 100
Poughkeepsie, NY 12601
(845) 454-9704

Tax Parcels

7159-00-162702
7159-00-065920

Dover Greens - Phase 1

207 Hutchinson Avenue
Town of Dover, Dutchess Co., N.Y. 12594

No.	Revision	Date	Appr.
1	REVISED LAYOUT	04/25/2016	MMJ
2	TOWN COMMENTS	05/23/2016	MMJ
3	TOWN COMMENTS	07/20/2016	MMJ

Designed by	CJO	Checked by	MMJ
Issued for		Date	

Preliminary September 3, 2015

Site Plan Review

Not Approved for Construction

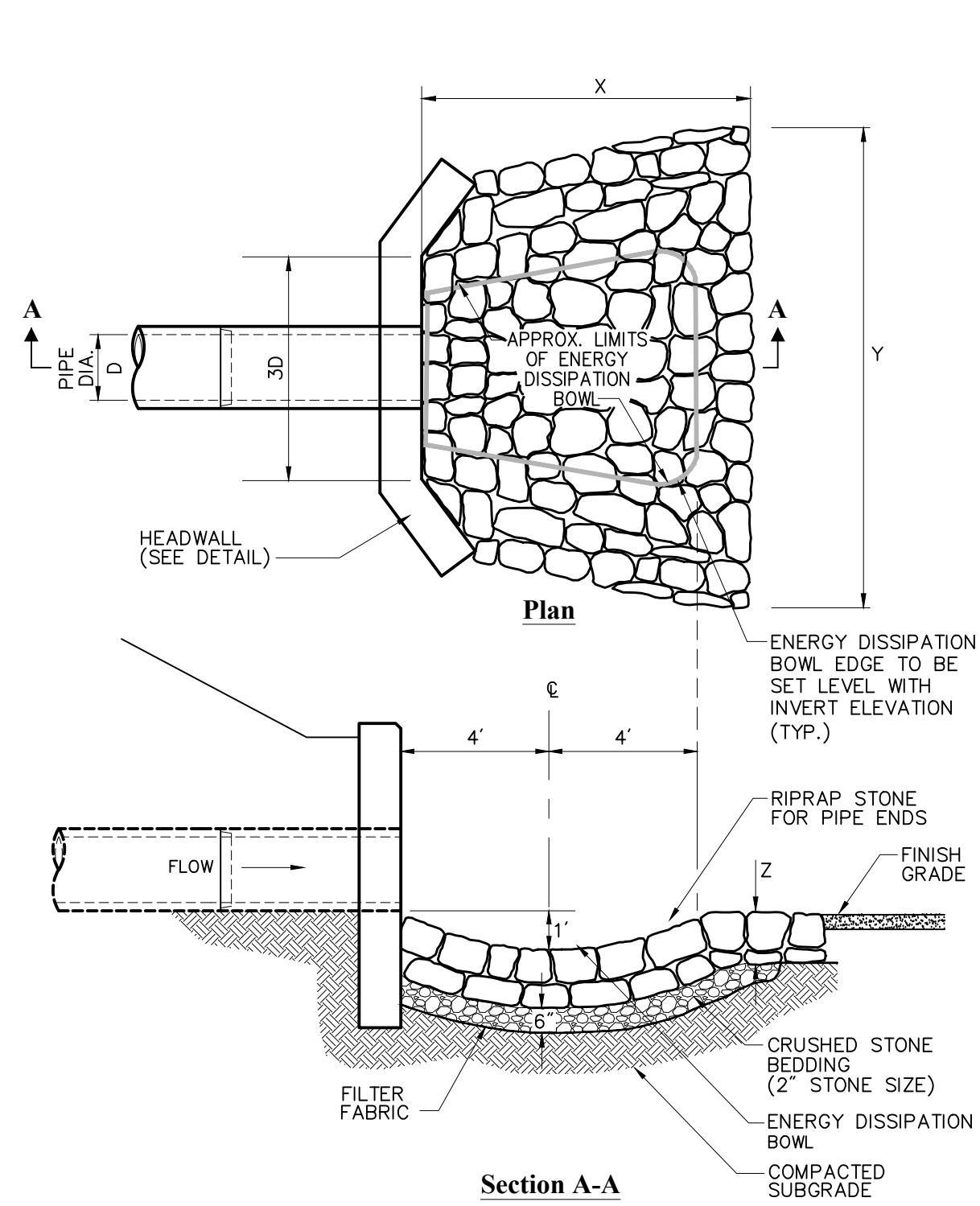
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Site Details 4

DRAFT
Sept 23, 2015
C-11

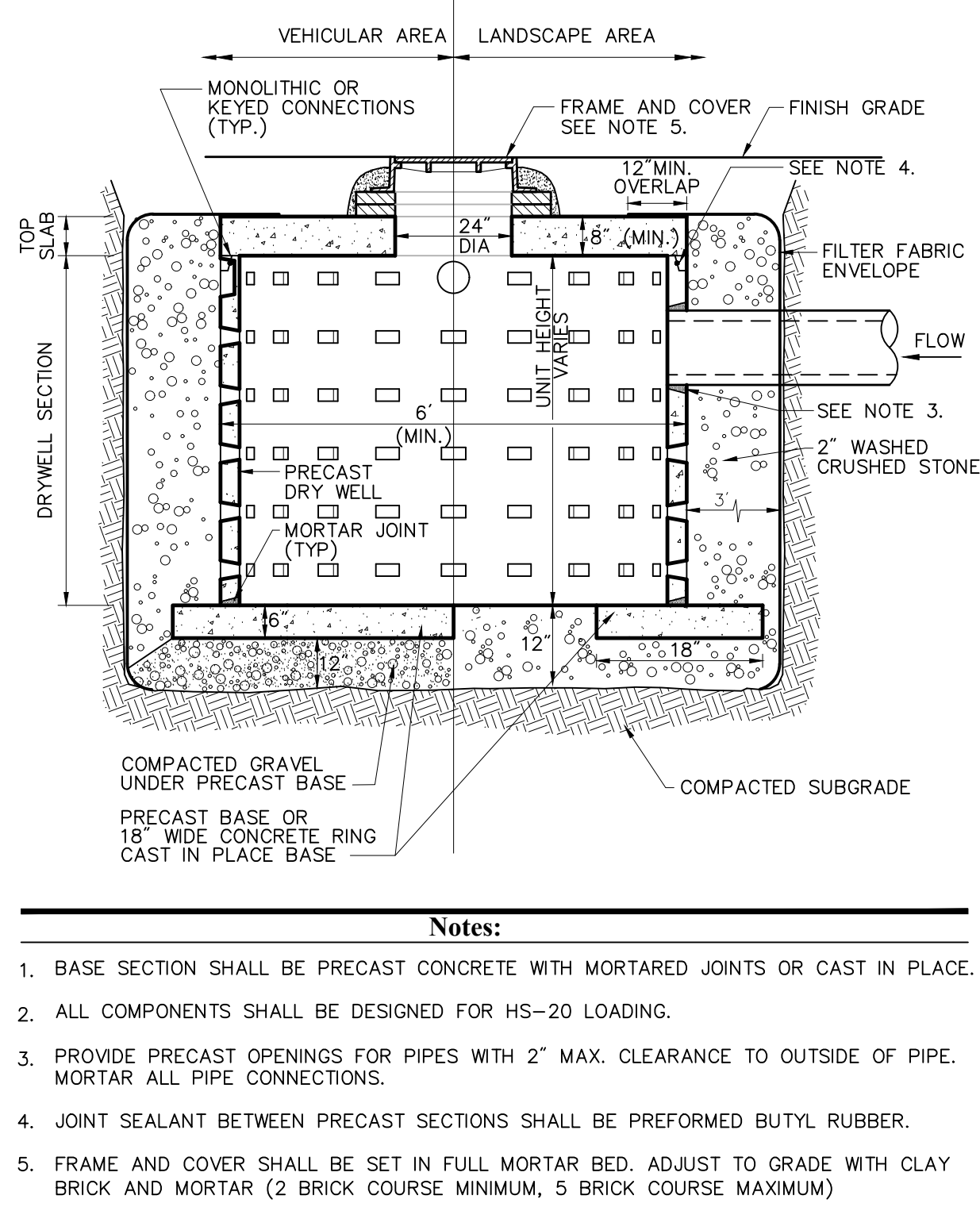
Michael W. Junghans
N.Y. Professional Engineer
NY Lic. No. 072072

Project Number
29273.00



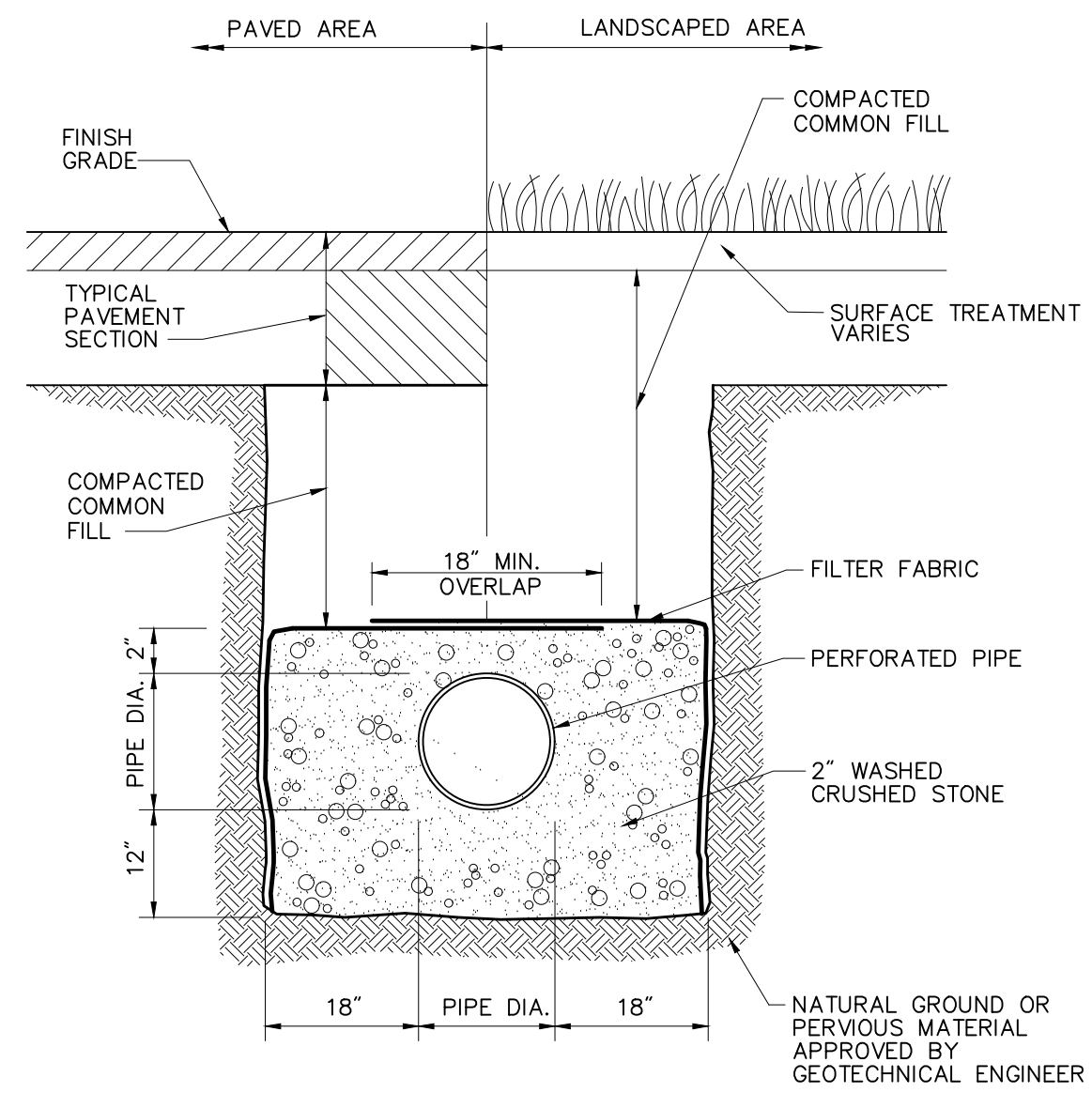
Stone Protection at Headwall

N.T.S. Source: VHB 2/11 LD_133



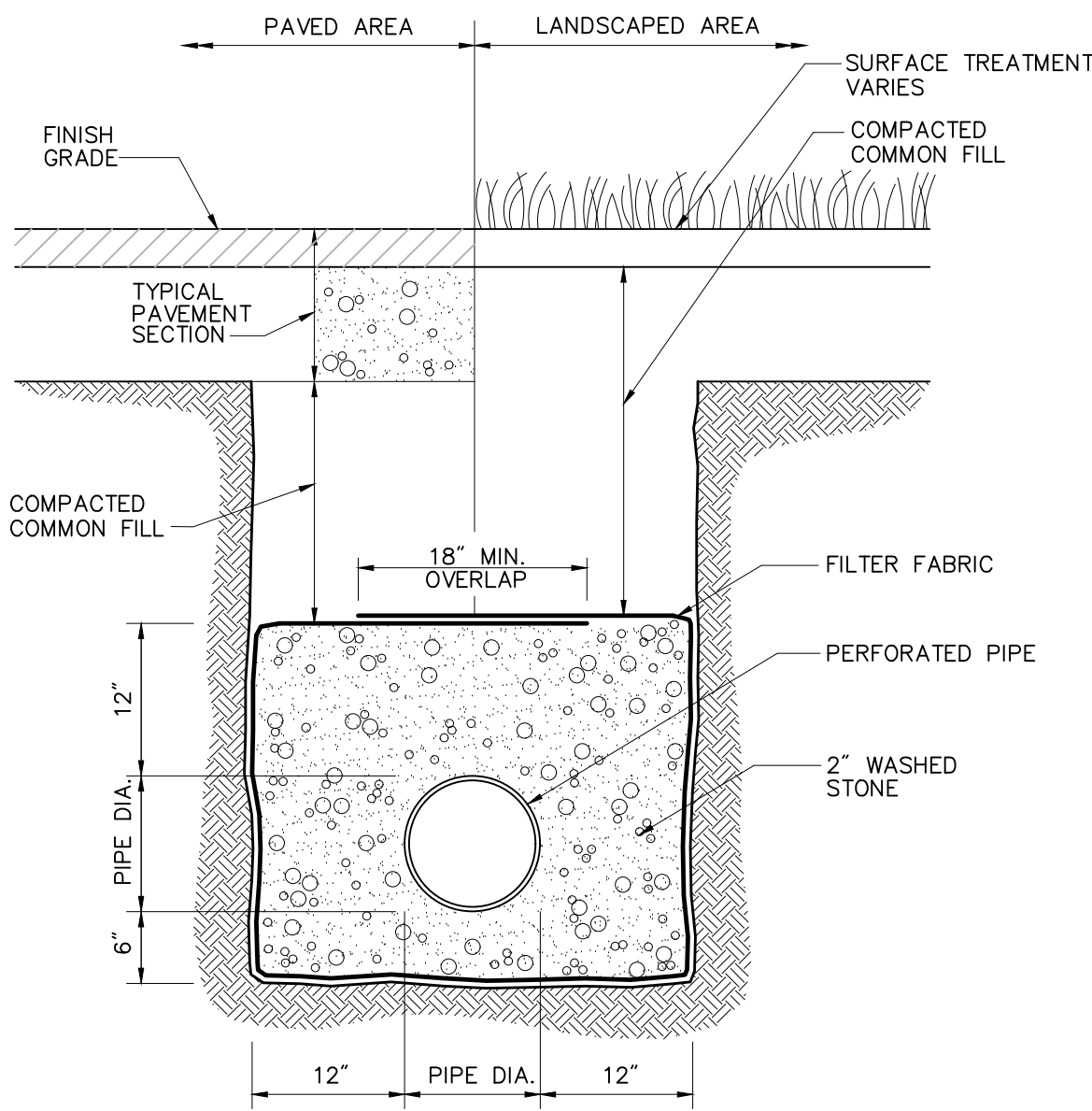
Dry Well / Leaching Chamber

N.T.S. Source: VHB 2/09 LD_180



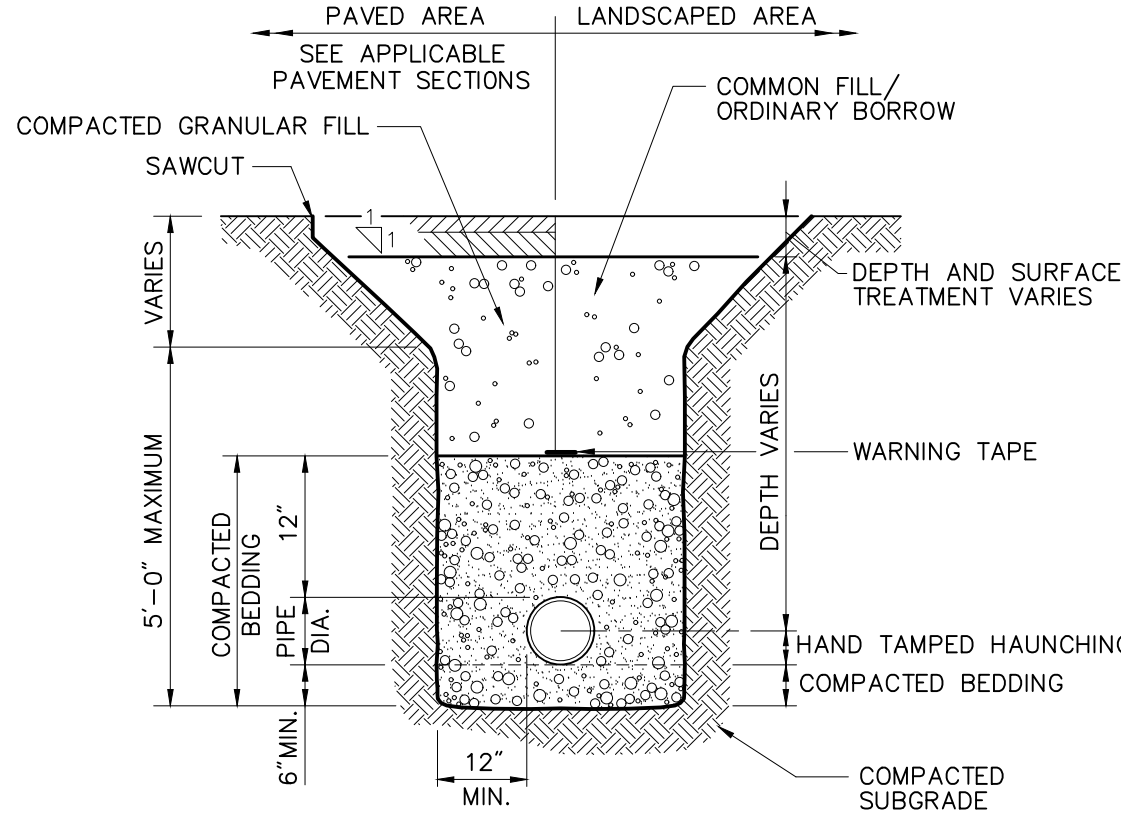
Subsurface Recharge Trench

N.T.S. Source: VHB 6/08 LD_181



Underdrain (UD)

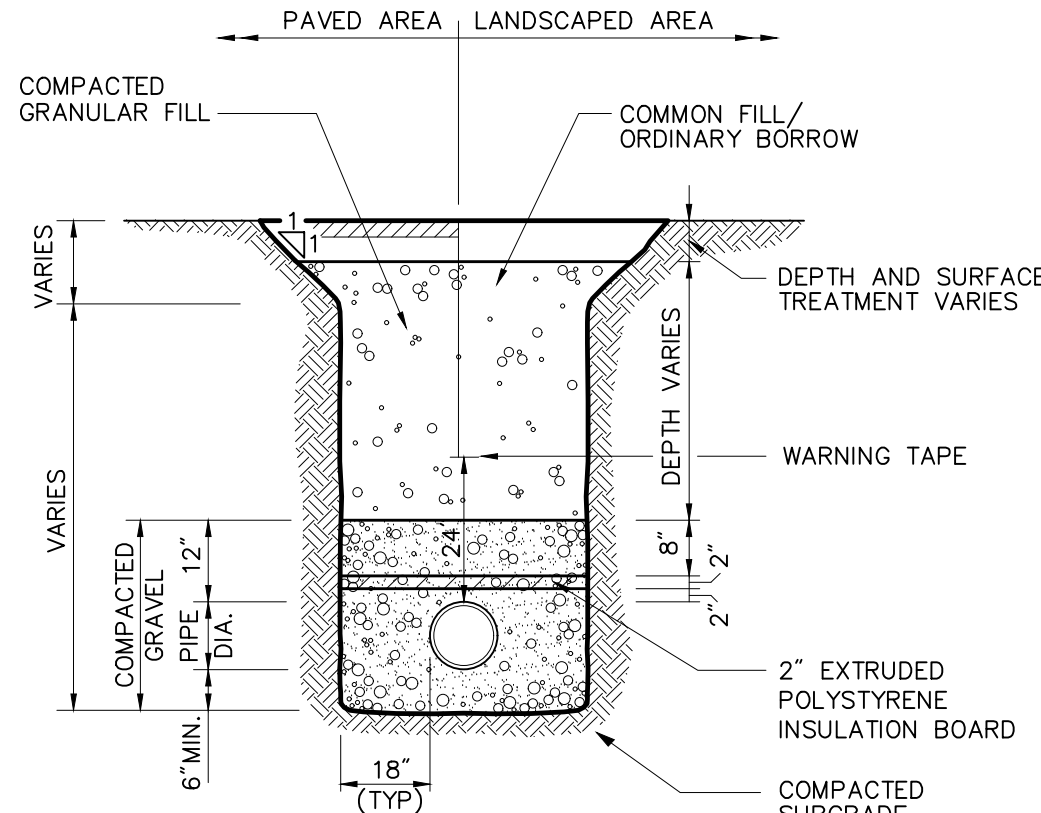
N.T.S. Source: VHB 6/08 LD_184



- Notes:**
- WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.
 - USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.

Utility Trench

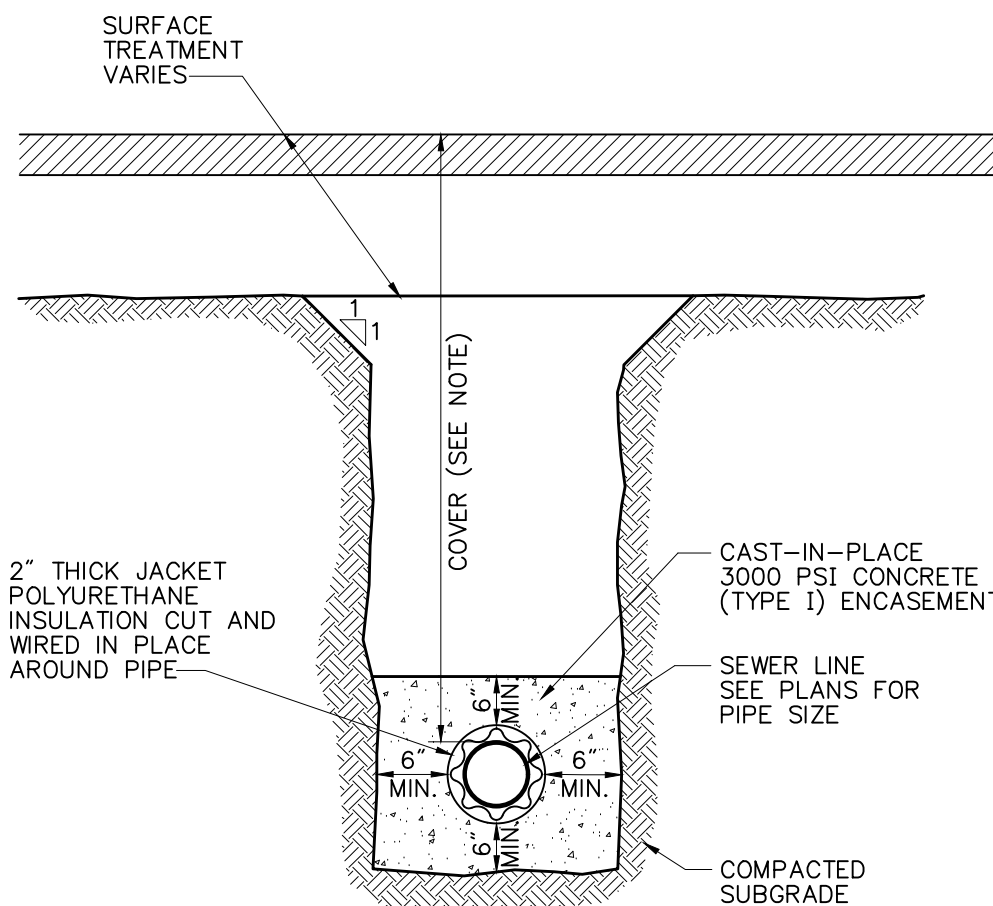
N.T.S. Source: VHB 8/11 LD_300



- Notes:**
- SEWER LINE SHALL BE INSULATED WHEN COVER IS LESS THAN FOUR (4) FEET AND WHERE SHOWN ON PLANS.
 - WATER LINE SHALL BE INSULATED WHEN COVER IS LESS THAN FIVE (5) FEET AND WHERE SHOWN ON PLANS.
 - BACKFILL PLACED IN UTILITY TRENCHES INCLUDING DISTURBED AREAS SURROUNDING UTILITY TRENCHES SHALL BE PLACED AND COMPACTED IN 12\"/>

Utility Trench - Pipe Insulation

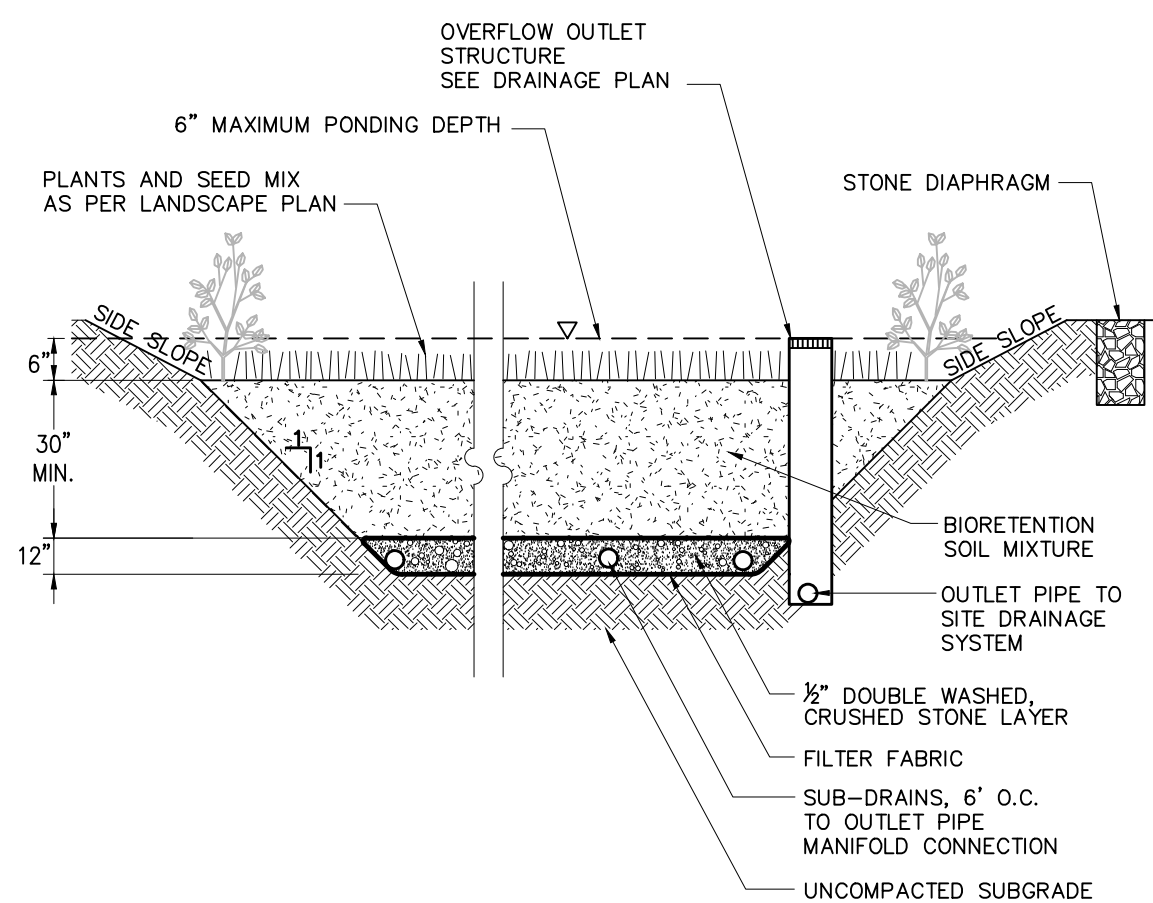
N.T.S. Source: VHB 6/08 LD_305



- Note:**
- SEWER LINE SHALL BE INSULATED WHEN COVER IS LESS THAN FOUR (4) FEET UNLESS INDICATED OTHERWISE ON PLANS. PROVIDE CONCRETE ENCASEMENT IN VEHICULAR AREAS WHEN COVER OVER PIPE INSULATION IS LESS THAN THREE (3) FEET.

Utility Trench - Pipe Insulation

N.T.S. Source: VHB 6/08 LD_304



- Notes:**
- SIDE SLOPES SHALL BE 3:1 MAX. 2% MIN.
 - SEE GRADING AND DRAINAGE PLAN AND DETAIL SHEETS FOR LOCATIONS AND INVERTS OF OVERFLOW OUTLETS AND SUBDRAIN CONNECTIONS.

Bioretention Basin

N.T.S. Source: VHB 6/08 LD_353

TYPICAL PLANT LIST- BIORETENTION BASIN

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	
CH	Clethra alnifolia	Hummingbird	2 - 3' HT.	FAC/Zone 3	
HD	Hypericum densiflorum	Bushy St. John's Wort	18 - 24" HT.	FAC / Zone 3	
IV	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry	2 - 3' HT.	FACW / Zone 2,3	
IR	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	2 1/2 - 3' HT.	FACW / Zone 2,3	
VB	Viburnum dentatum "Blue Muffin"	Blue Muffin Arrowwood	2 1/2 - 3' HT.		
MP	Myrica pensylvanica	Bayberry	2 1/2 - 3' HT.		
LB	Lindera benzoin	Common Spice Bush	2 1/2 - 3' HT.		
SC	Sambucus canadensis	Elderberry	2 1/2 - 3' HT.		
ANNUALS/PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	
CL	Coreopsis verticillata	Tickseed	5" Plug	FAC / Zone 3	
AT	Asclepias tuberosa	Butterfly Weed	5" Plug		
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	
AV	Andropogon virginicus	Broomsedge	5" Plug	FAC / Zone 3,4,5	
PS	Panicum virgatum 'Shenandoah'	Burgundy Switch Grass	5" Plug	FAC / Zone 2,3,4,5	
GRASS AREA	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
FR	Festuca rubra	Red Fescue	Seed	4 lbs/1000 SF	FACU / Zone 3,4

OWNER:

Dover Greens LLC
6 Barclay Street
New York, NY 10007
(XX)

ARCHITECT:

XXXXXX
XXXXX
XXXXX
(XXX)

SITE CIVIL ENGINEER:

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WASTEWATER AND WATER DESIGN:

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(845) 877-0555

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7159-00-065920

Dover Greens - Phase 1
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Issued for: Date:

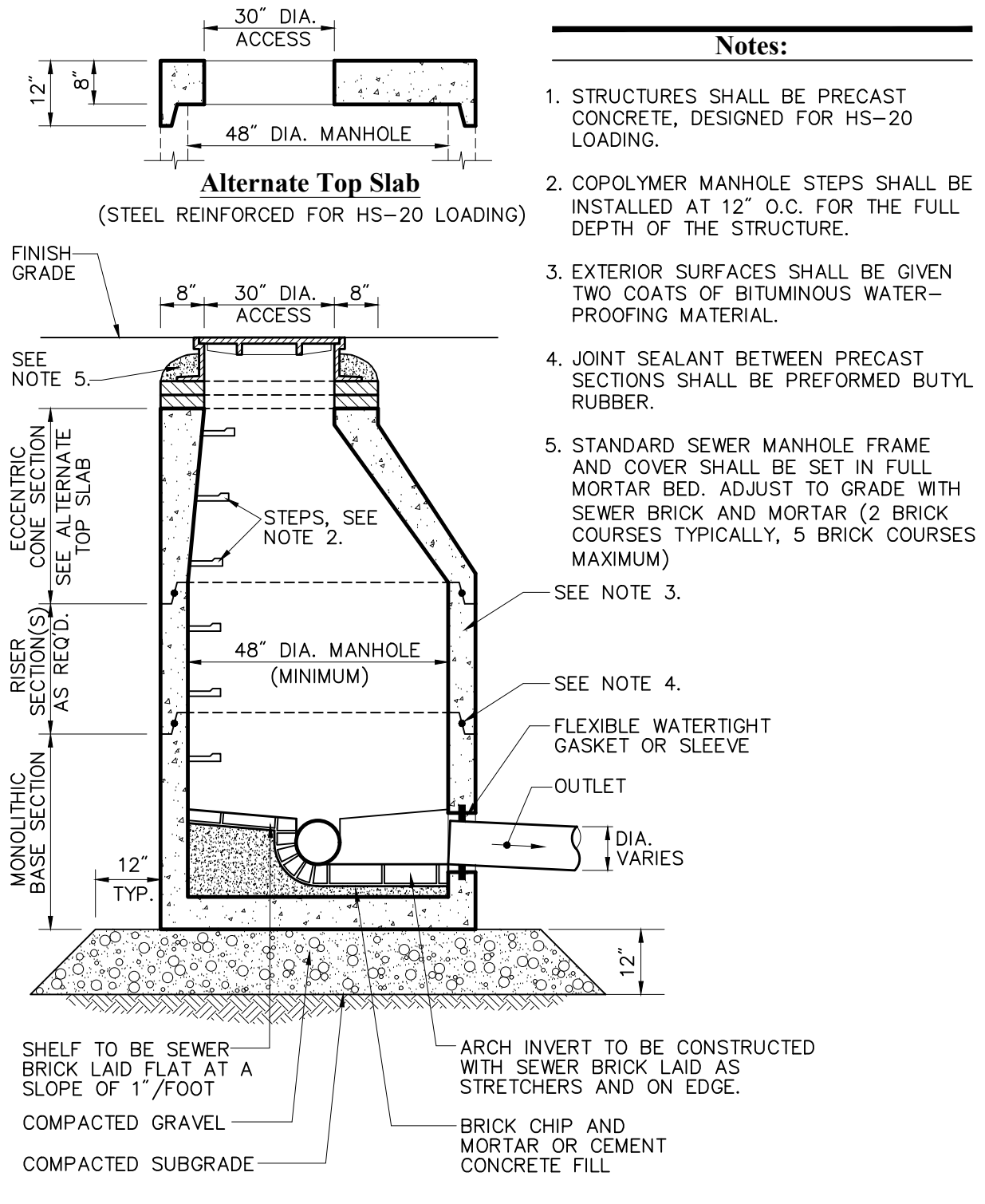
Preliminary September 3, 2015
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Not Approved for Construction

Site Details 5

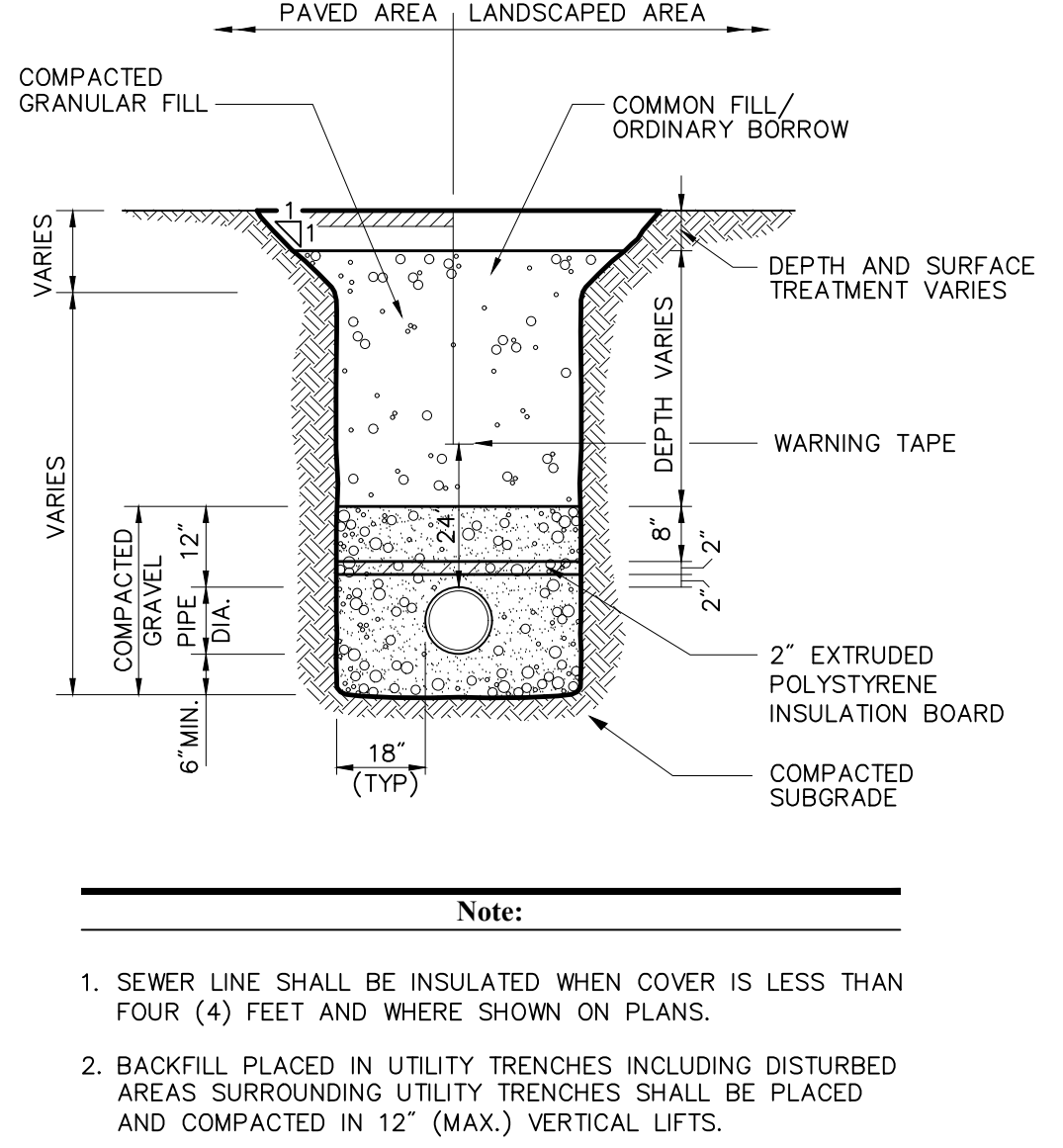
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Sept 23, 2015
C-12
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N.Y. Professional Engineer
NY Lic. No. 072072

Project Number
29273.00



Sanitary Sewer Manhole (SMH) 6/08
N.T.S. Source: VHB LD_200



Sewer Line Insulation 6/08
N.T.S. Source: VHB LD_219

Table Of Dimensions

BENDS	B	C	D	E	F	BENDS	B	C	D	E	F
6" 11 1/4" 8"	15"	12"	24"	12"	6"	45"	8"	30"	12"	24"	14"
6" 22 1/2" 19"	-	-	-	13"	6"	90"	-	30"	-	-	27"
8" 11 1/4" 20"	-	-	-	12"	8"	45"	-	30"	-	-	24"
8" 22 1/2" 22"	-	-	-	17"	8"	90"	-	36"	-	-	36"
12" 11 1/4" 30"	-	-	-	15"	12"	45"	-	40"	-	-	40"
12" 22 1/2" 35"	-	-	-	25"	12"	90"	-	60"	-	-	52"

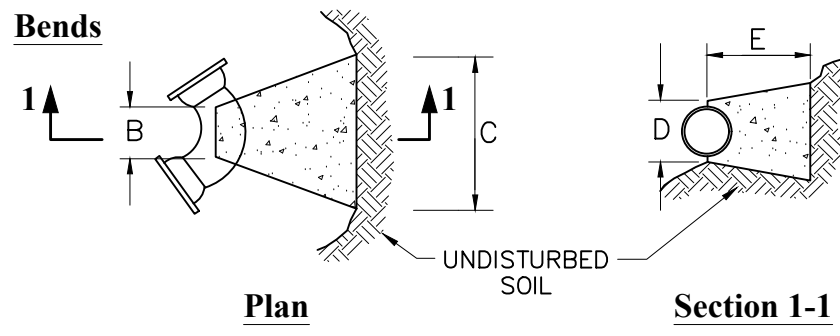
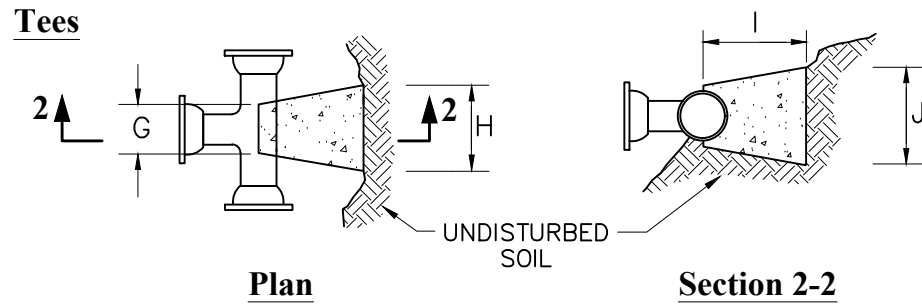


Table Of Dimensions

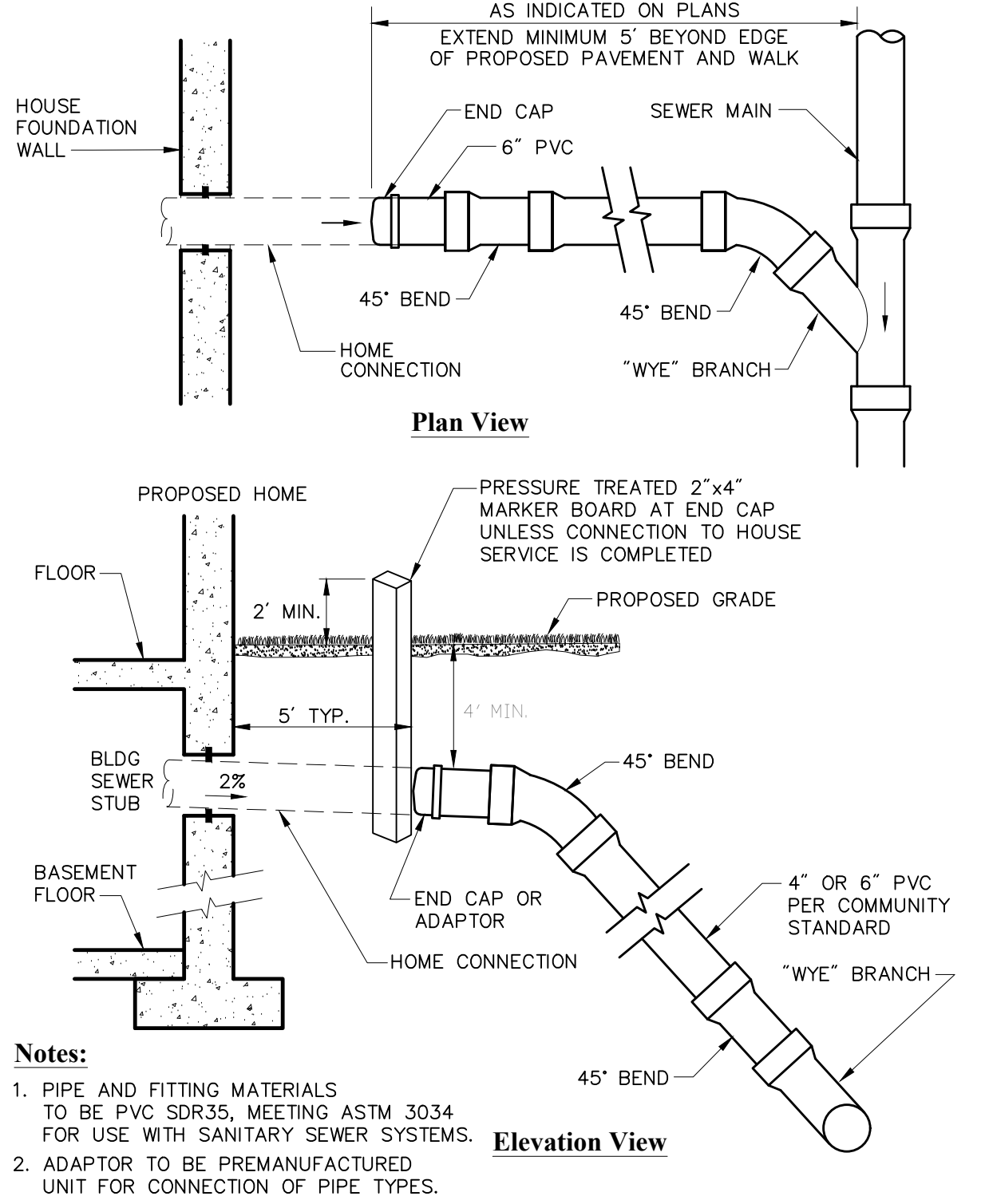
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8" x 8" x 6"	-	-	-	-	12" x 12" x 8"	-	-	-	24"
8" x 8" x 8"	-	-	-	24"	12" x 12" x 12"	-	-	-	36"



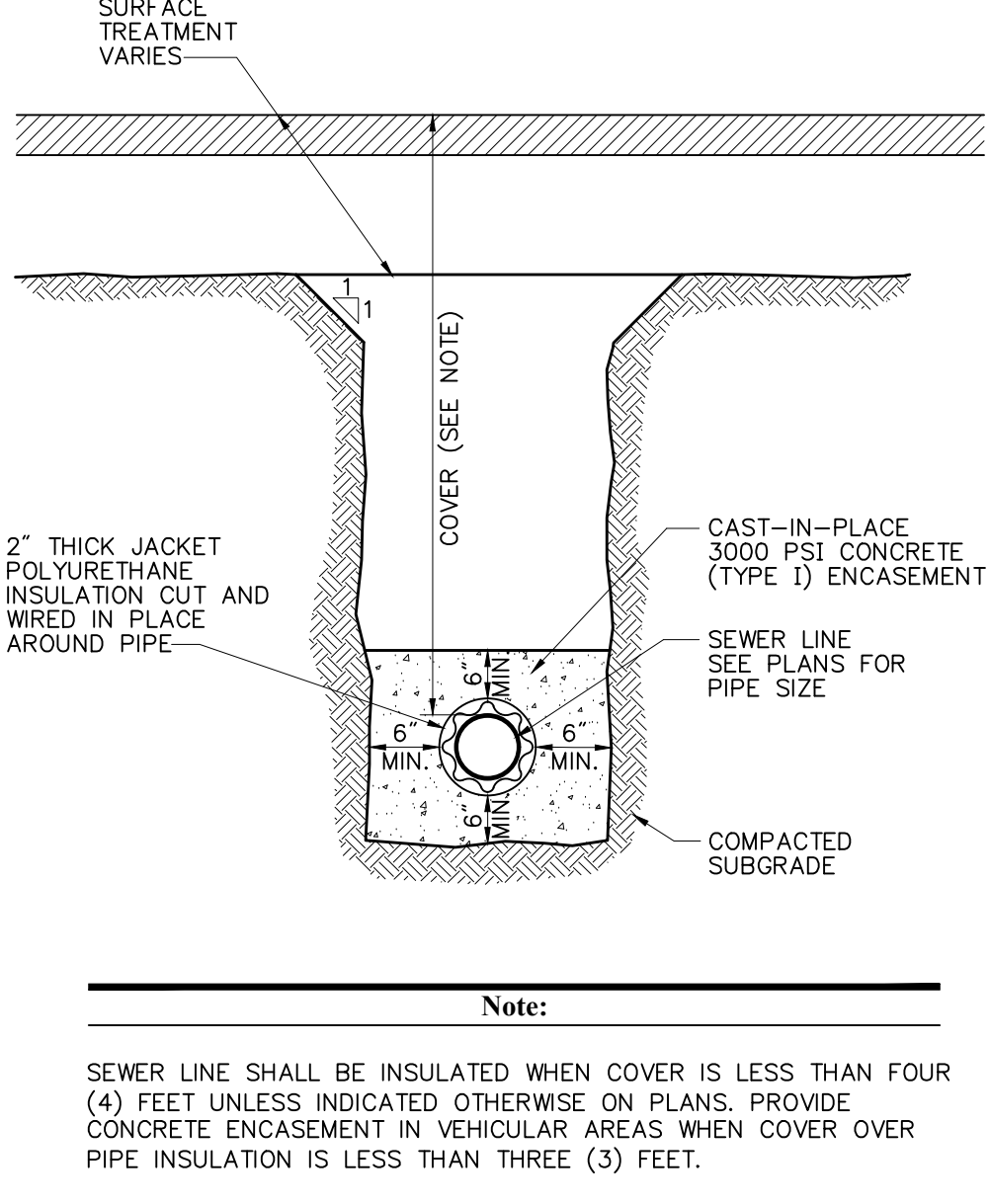
Notes:

- PROVIDE BLOCKS FOR TAPPING SLEEVES, DEAD ENDS, GATE VALVES, AND VERTICAL BENDS (SAME SIZE AS REQUIRED FOR TEES). PROVIDE ANCHOR RODS AT VERTICAL BENDS AND GATE VALVES.
- CONCRETE SHALL NOT BE PLACED AGAINST PIPE BEYOND FITTING.
- CONCRETE SHALL BE 3000 PSI-TYPE I.

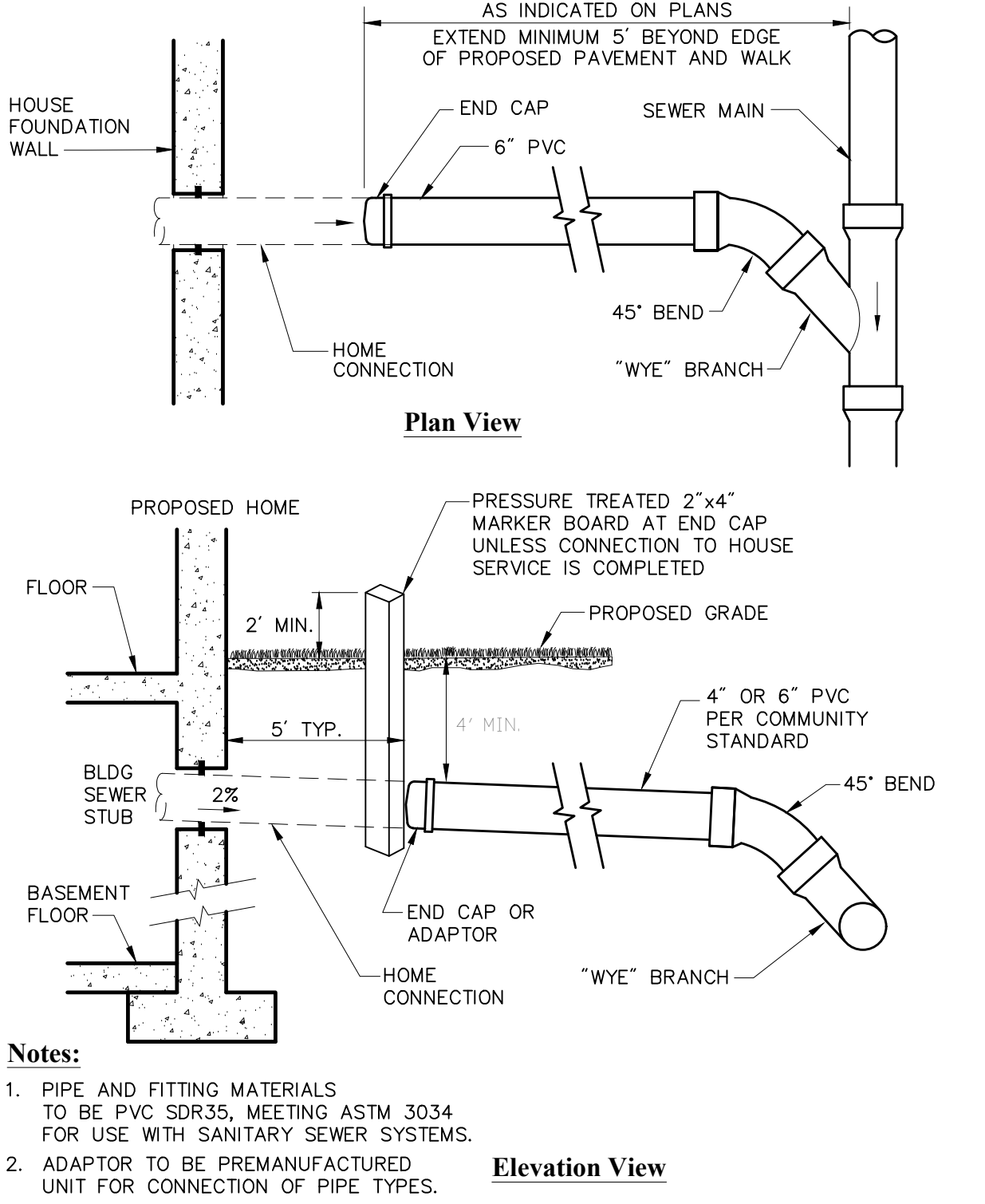
Concrete Thrust Block 10/10
N.T.S. Source: VHB LD_260



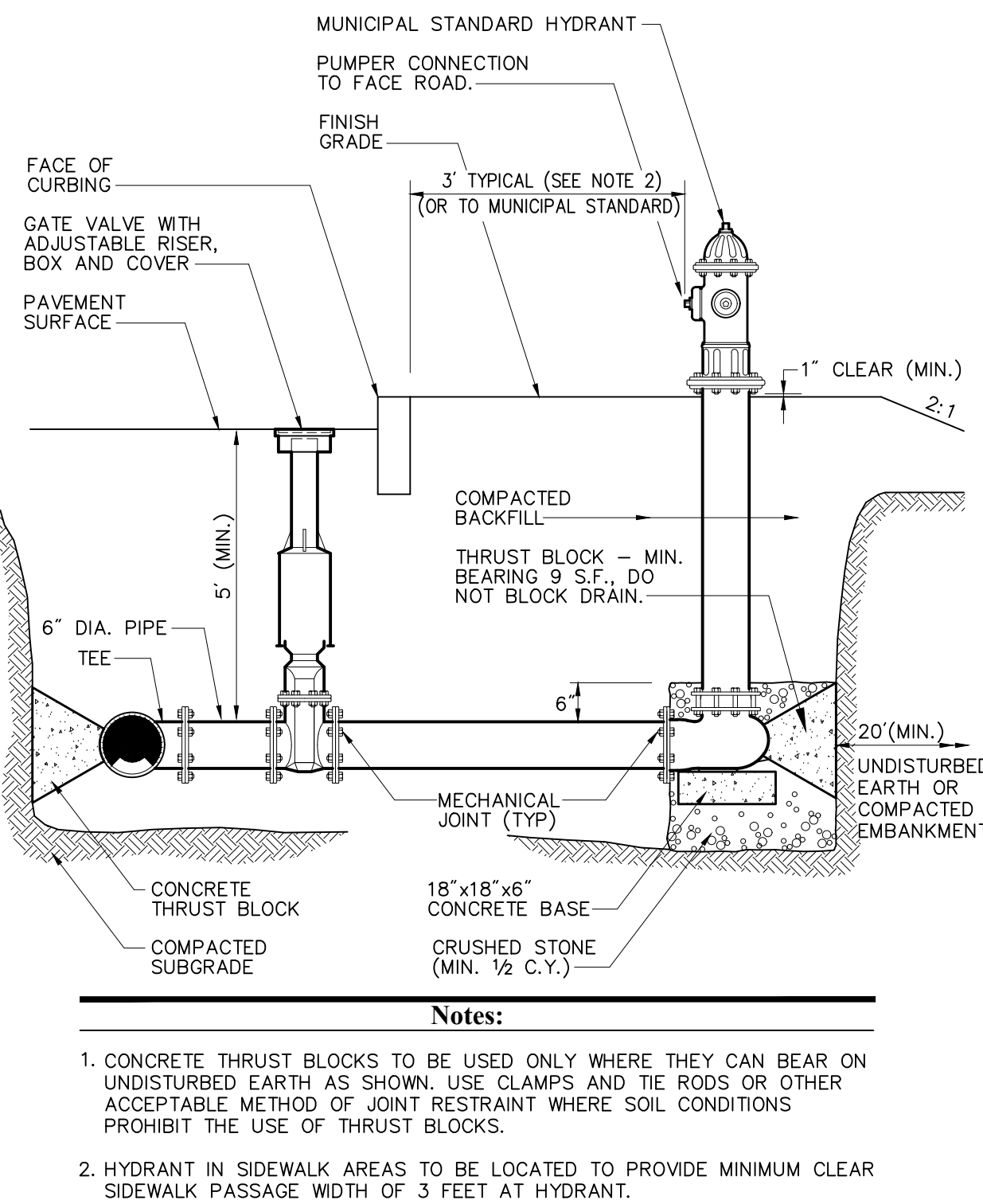
Typical Wye and Chimney Detail (Residential) 6/08
N.T.S. Source: VHB LD_222



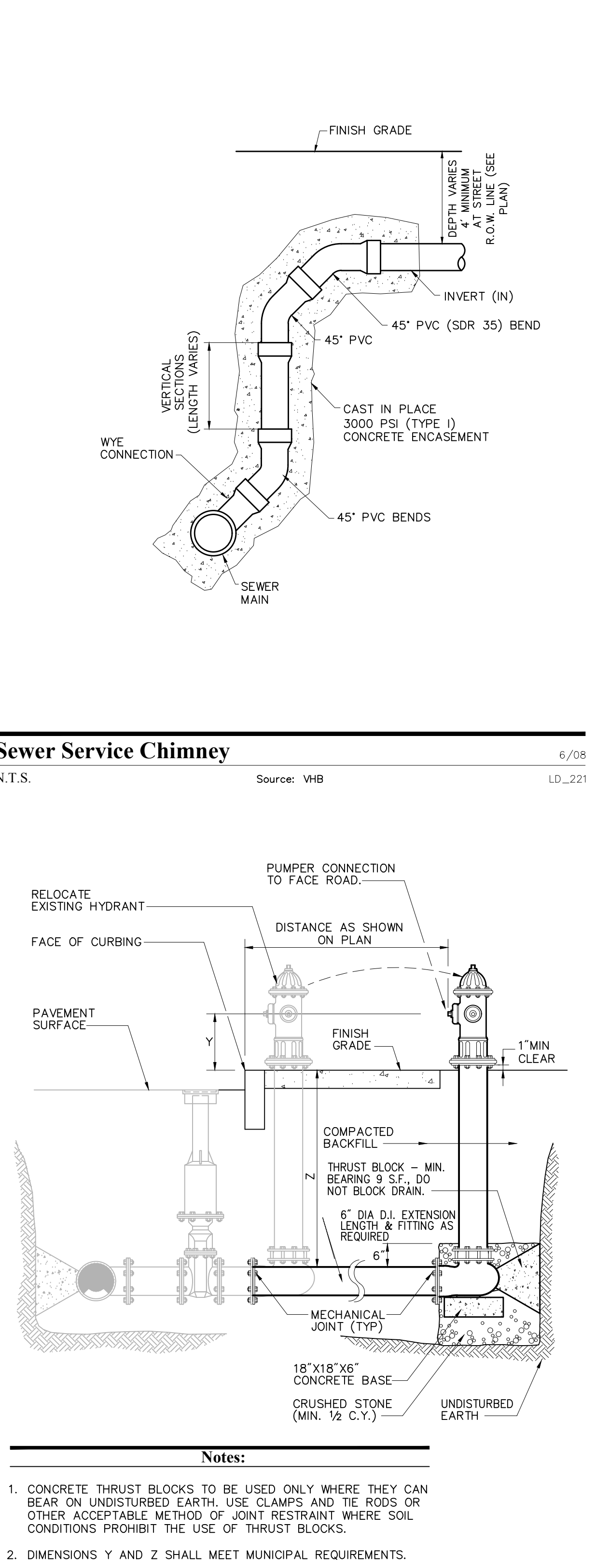
Sewer Line Insulation 6/08
N.T.S. Source: VHB LD_220



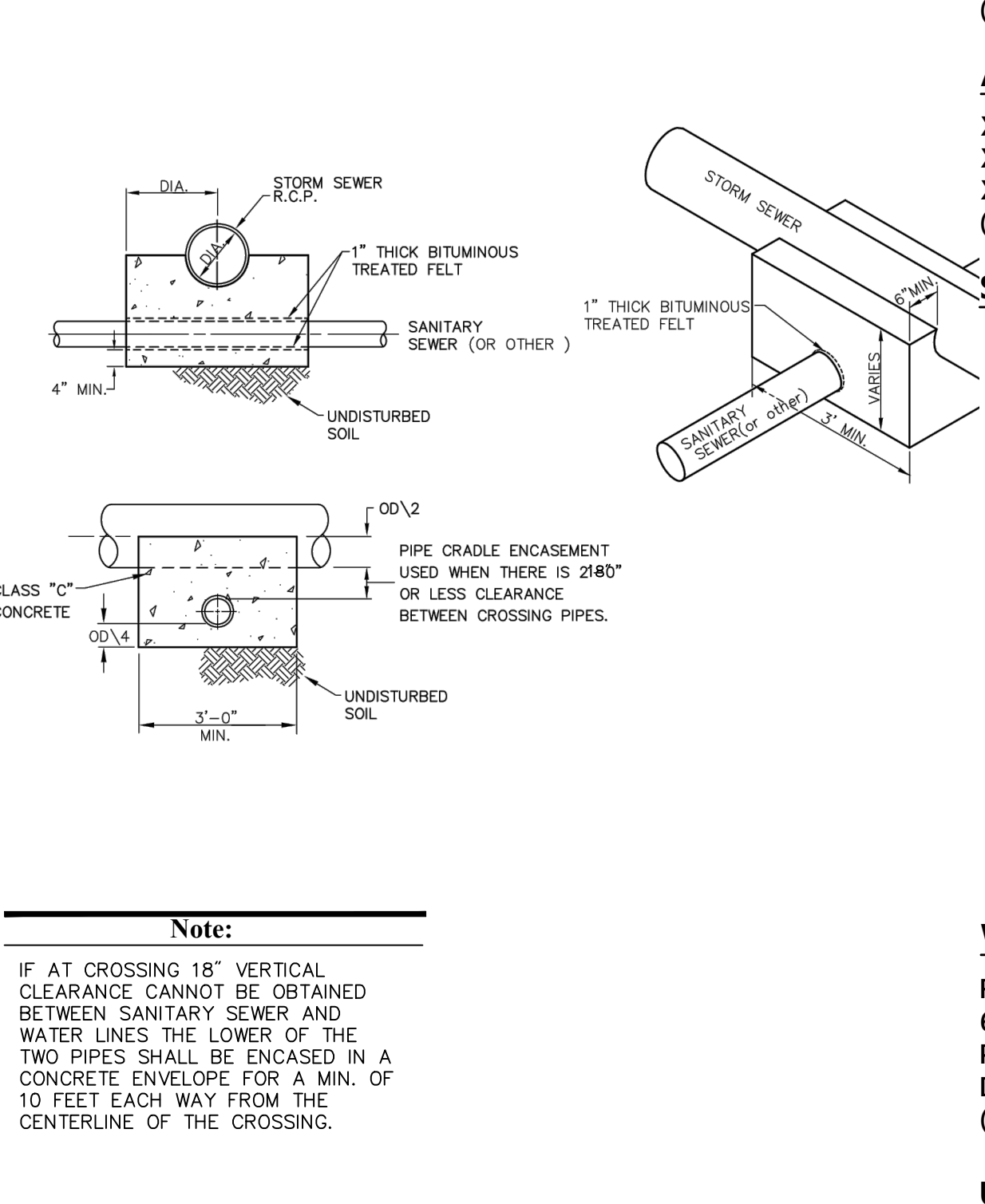
Typical Wye Connection Detail (Residential) 6/08
N.T.S. Source: VHB LD_223



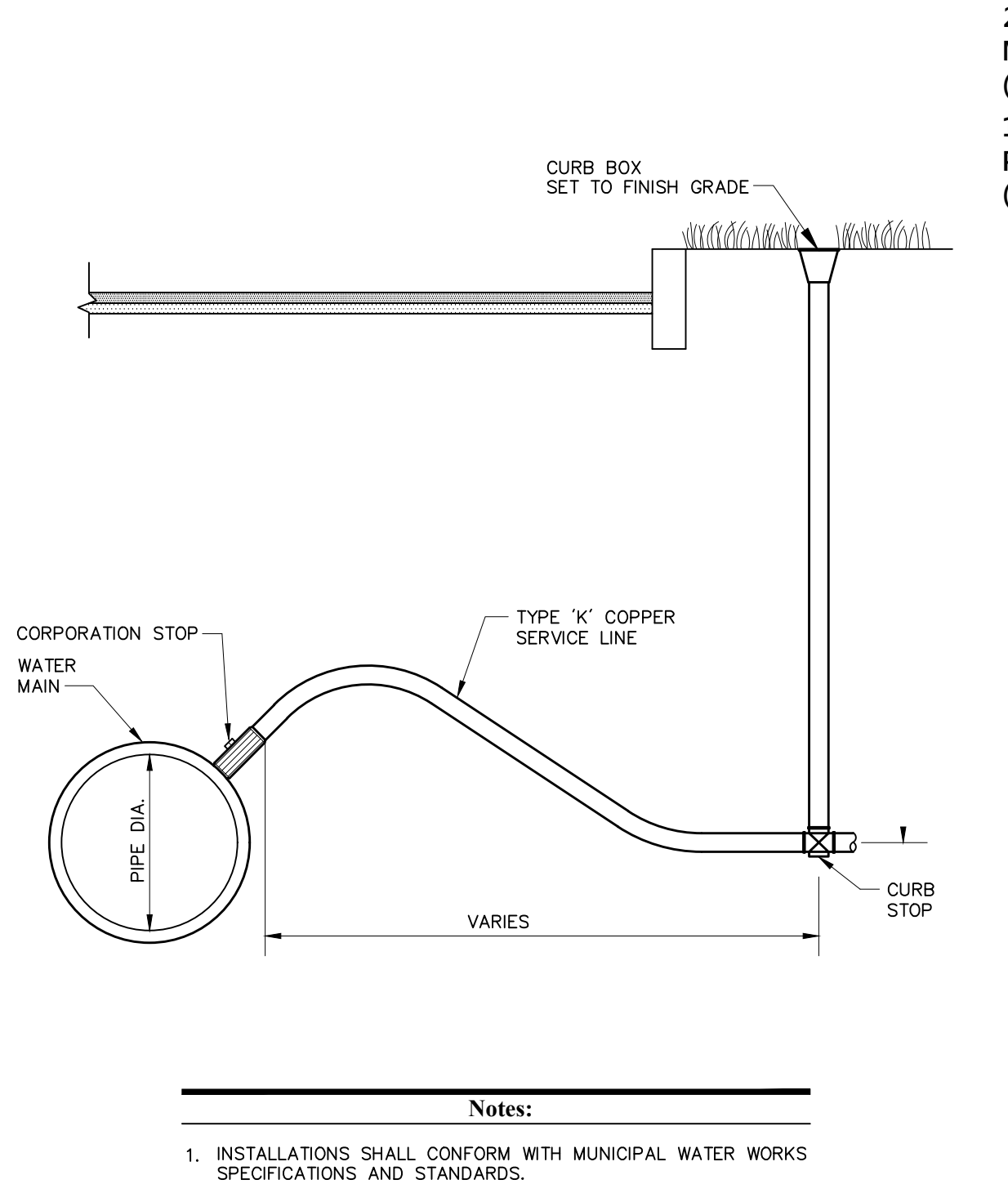
Hydrant Construction 6/08
N.T.S. Source: VHB LD_250



Hydrant Relocation Detail 6/08
N.T.S. Source: VHB LD_251



Concrete Cradle Encasement 9/06
N.T.S. Source: VHB



Corporation/Curb Stop with Box 6/08
N.T.S. Source: VHB LD_256

OWNER:
Dover Greens LLC
6 Barclay Street
New York, NY 10007
(XX)

ARCHITECT:
XXXXXX
XXXXXX
XXXXXX
(XXX)

SITE CIVIL ENGINEER:
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Landscape Architecture, PC
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WASTEWATER AND WATER DESIGN:
Rennia Engineering Design, PLLC
6 Dover Village Plaza, Suite 5
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Dover Plains, NY 12522
(845) 877-0555

UTILITY ENGINEER:
FELLENZER
ENGINEERING LLP

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181 Church Street, Suite 100
Poughkeepsie, NY 12601
(845) 454-9704

Tax Parcels
7159-00-162702
7159-00-065920
Dover Greens - Phase 1
207 Hutchinson Avenue
Town of Dover, Dutchess Co., N.Y. 12594

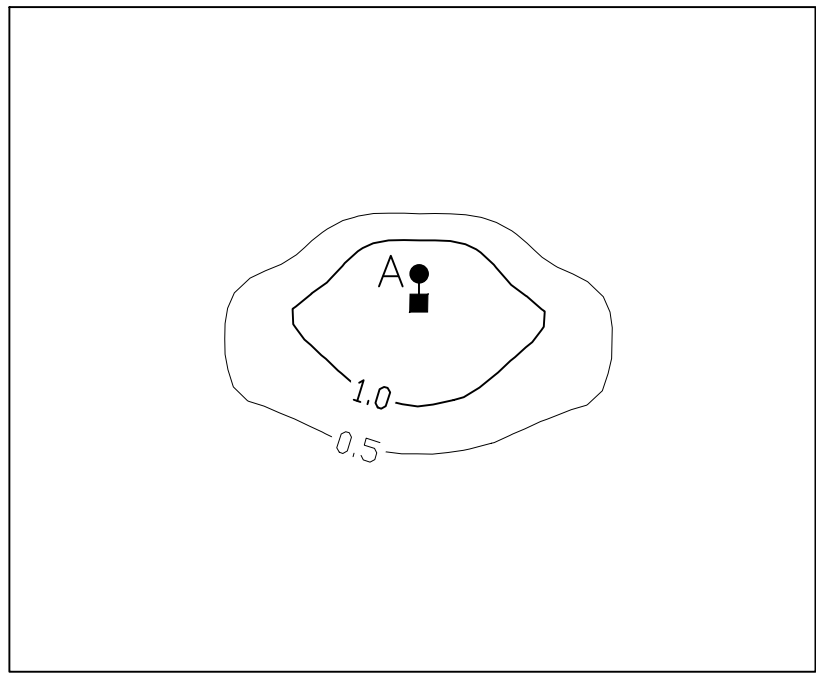
No.	Revision	Date	Appr'd.
1	REVISED LAYOUT	04/25/2016	MMW
2	TOWN COMMENTS	05/23/2016	MMW
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Designed by: CJO Checked by: MMW
Issued for: Date: September 3, 2015
Preliminary Site Plan Review
Not Approved for Construction
Drawing Title: Site Details 6

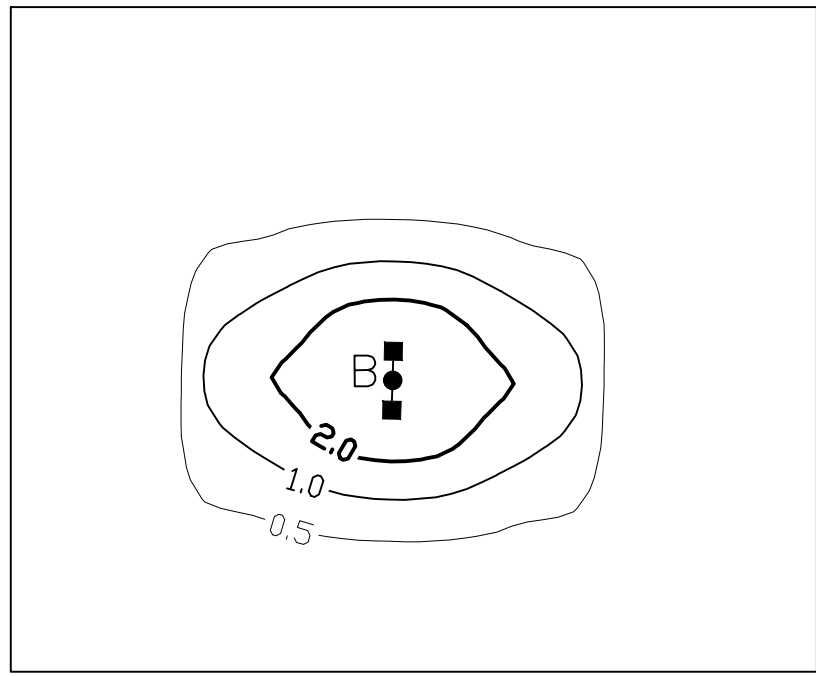
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Sept 23, 2015
C-13
Sheet of
Michael W. Junghans
N.Y. Professional Engineer
NY Lic. No. 072072
Project Number
29273.00



Luminaire Schedule		
Symbol	Arrangement	Description
	SINGLE	15' MOUNTING HEIGHT
	DOUBLE	15' MOUNTING HEIGHT



Light Distribution
for Single Mounting



Light Distribution
for Double Mounting

OWNER:

Dover Greens LLC
6 Barclay Street
New York, NY 10007
(XX)

ARCHITECT:

XXXXXXX
XXXXXX
XXXXXX
(XXX)

SITE CIVIL ENGINEER:

vhb.com



WASTEWATER AND WATER DESIGN:

Rennia Engineering Design, PLLC
6 Dover Village Plaza, Suite 5
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Dover Plains, NY 12522
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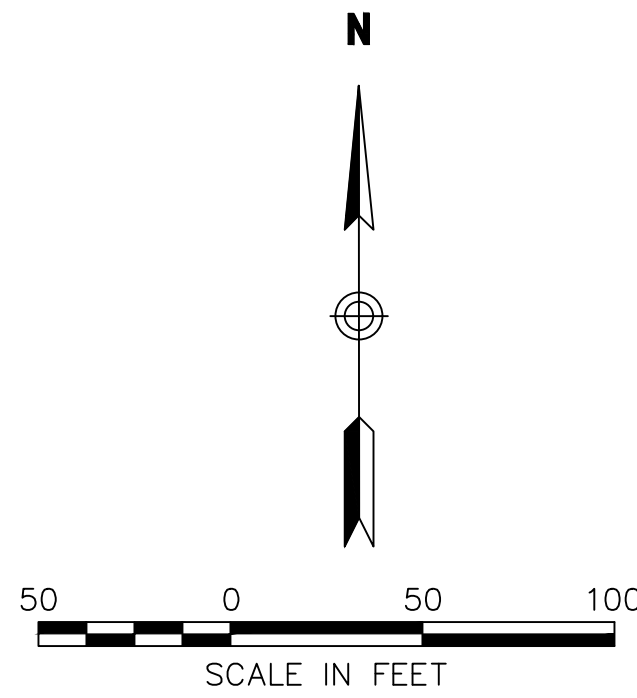
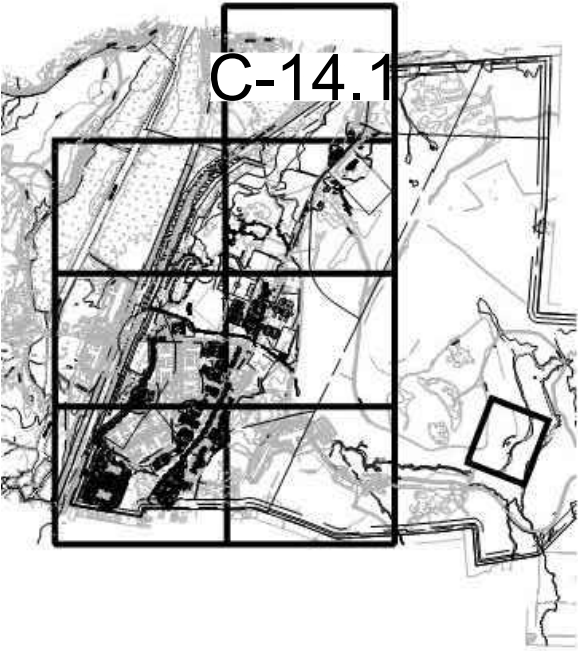
UTILITY ENGINEER:



22 Mulberry Street, Suite 2A
Middletown, NY 10940
(845) 343-1481

181 Church Street, Suite 100
Poughkeepsie, NY 12601
(845) 454-9704

KEY PLAN:



Tax Parcels

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7159-00-065920

Dover Greens - Phase 1

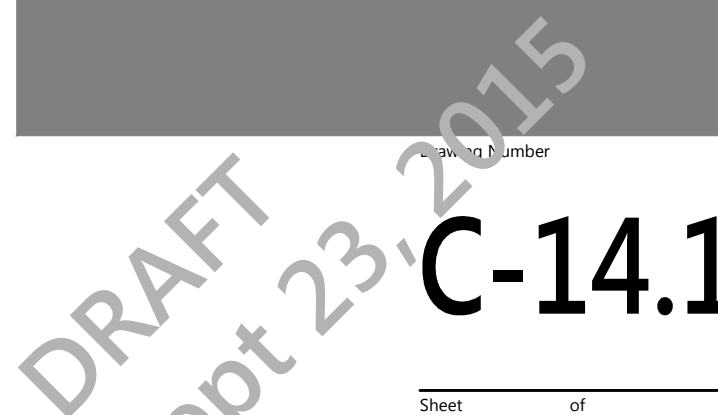
207 Hutchinson Avenue
Town of Dover, Dutchess Co., N.Y. 12594

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Site Plan Review
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Drawing Title
Lighting Plan 1

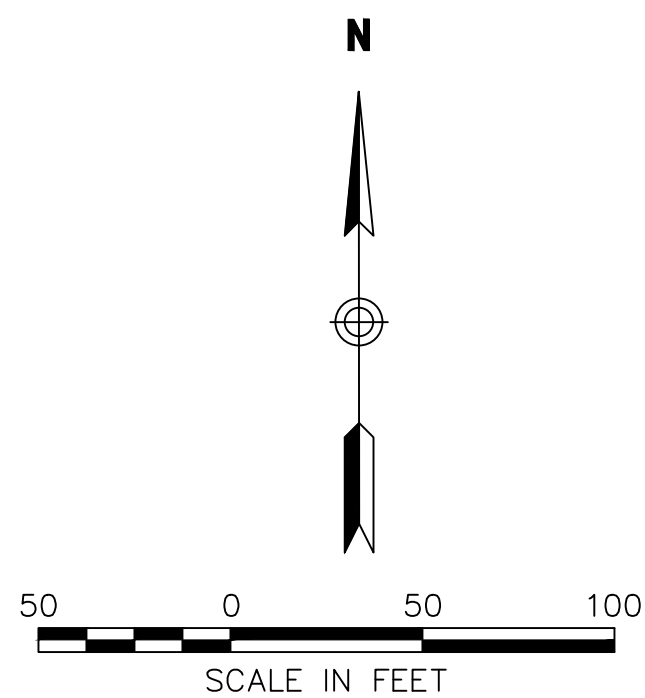


C-14.1

Sheet of

Michael W. Junghans
N.Y. Professional Engineer
NY Lic. No. 072072

Project Number
29273.00



Tax Parcels
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7159-00-065920

Dover Greens - Phase 1
207 Hutchinson Avenue
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Designed by	CJO	Checked by	MWJ
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Preliminary September 3, 2015
Site Plan Review
 Not Approved for Construction

Lighting Plan 2

215

C-14.2

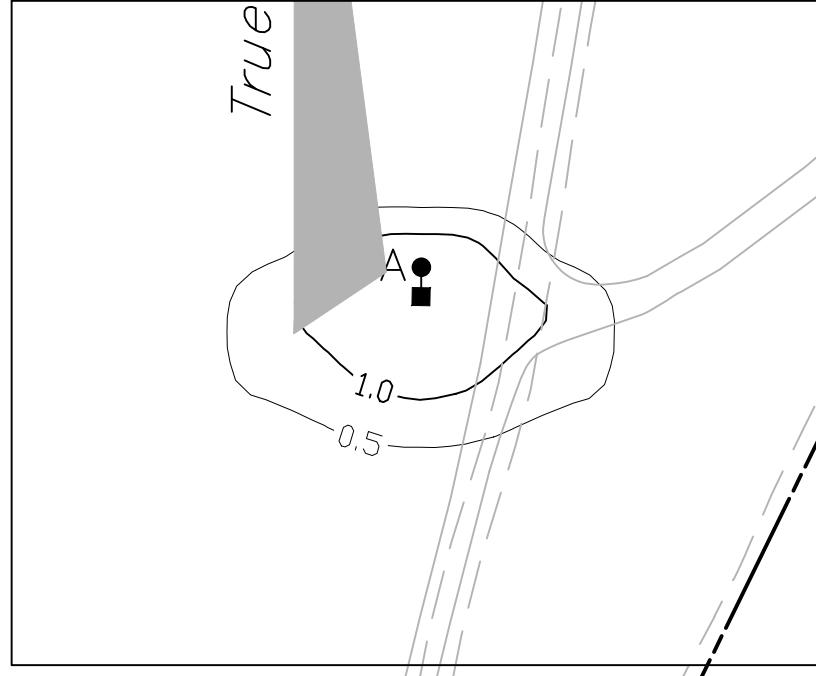
Michael W. Junghans
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Project Number
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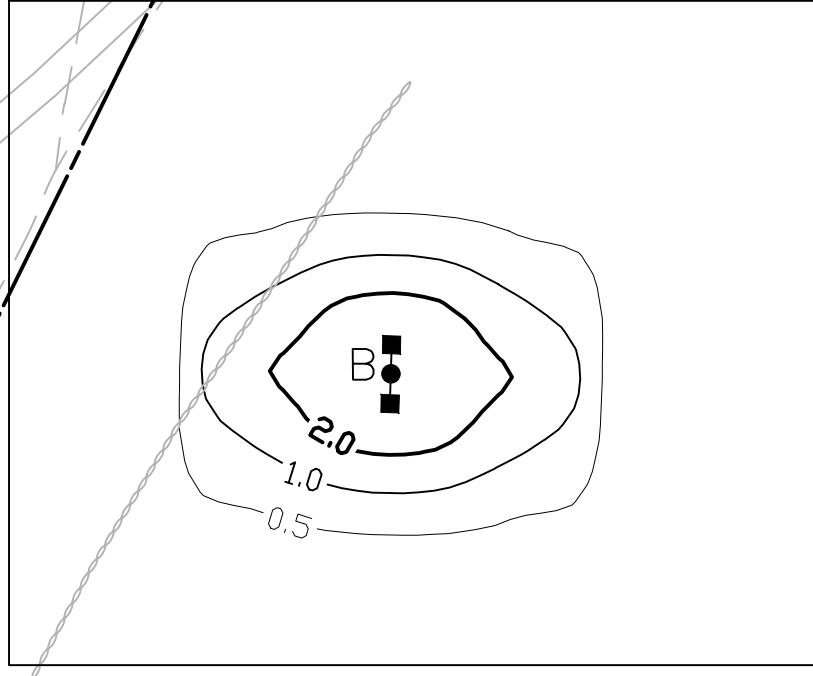
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Luminaire Schedule		
Symbol	Arrangement	Description
	SINGLE	15' MOUNTING HEIGHT
	DOUBLE	15' MOUNTING HEIGHT



Light Distribution
for Single Mounting



Light Distribution
for Double Mounting

OWNER:

Dover Greens LLC
6 Barclay Street
New York, NY 10007
(XX)

ARCHITECT:

XXXXXX
XXXXX
XXXXX
(XXX)

SITE CIVIL ENGINEER:

vhb.com



WASTEWATER AND WATER DESIGN:

Rennia Engineering Design, PLLC
6 Dover Village Plaza, Suite 5
P.O. Box 400
Dover Plains, NY 12522
(845) 877-0555

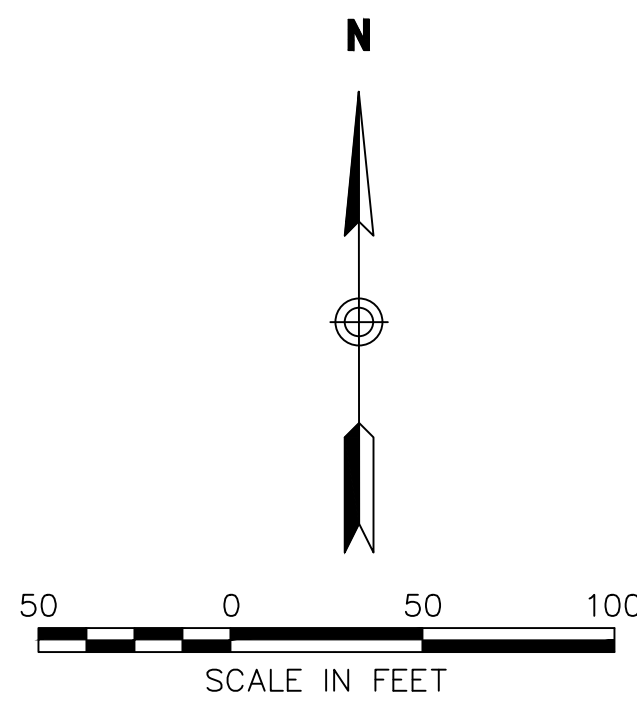
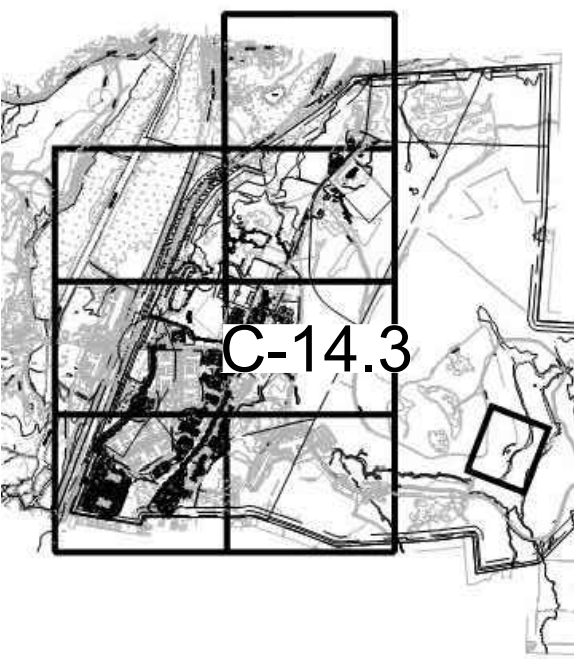
UTILITY ENGINEER:



22 Mulberry Street, Suite 2A
Middletown, NY 10940
(845) 343-1481

181 Church Street, Suite 100
Poughkeepsie, NY 12601
(845) 454-9704

KEY PLAN:



Tax Parcels

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Dover Greens - Phase 1

207 Hutchinson Avenue
Town of Dover, Dutchess Co., N.Y. 12594

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Site Plan Review
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Drawing Title
Lighting Plan 3

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C-14.3

Michael W. Junghans
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NY Lic. No. 072072


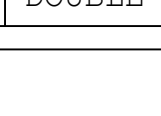
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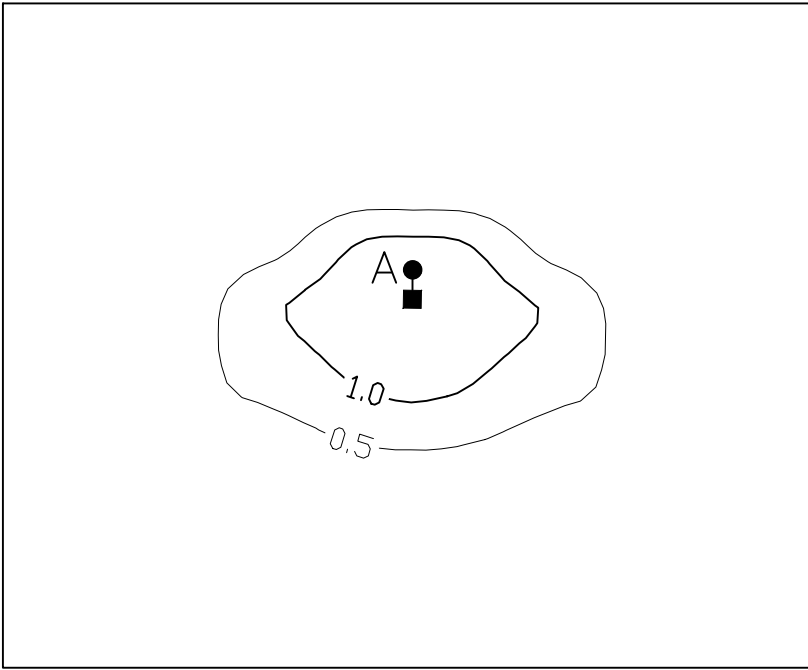
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MATCH LINE - SEE SHEET C-14.3

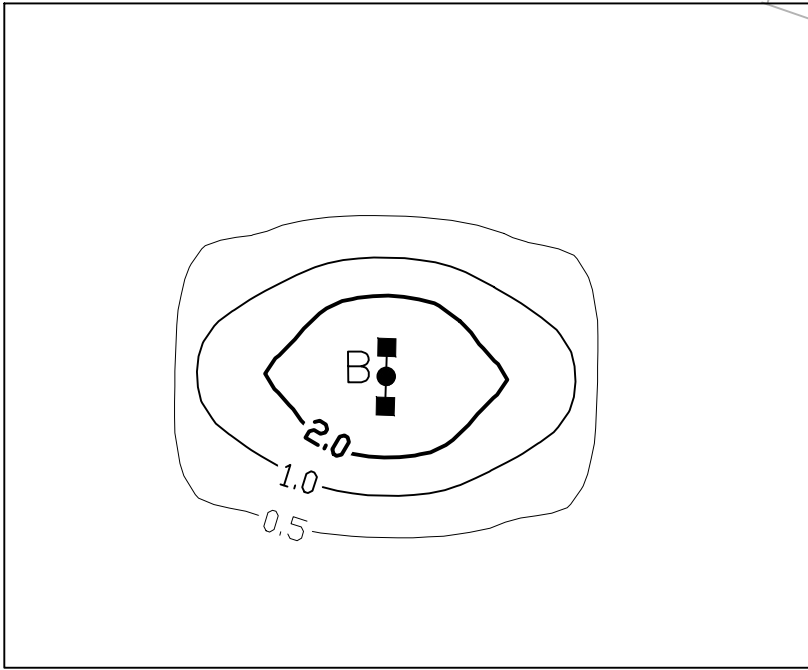
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MATCH LINE - SEE SHEET C-14.5

Luminaire Schedule		
Symbol	Arrangement	Description
	SINGLE	15' MOUNTING HEIGHT
	DOUBLE	15' MOUNTING HEIGHT



Light Distribution
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Light Distribution
for Double Mounting

OWNER:

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(XX)

ARCHITECT:

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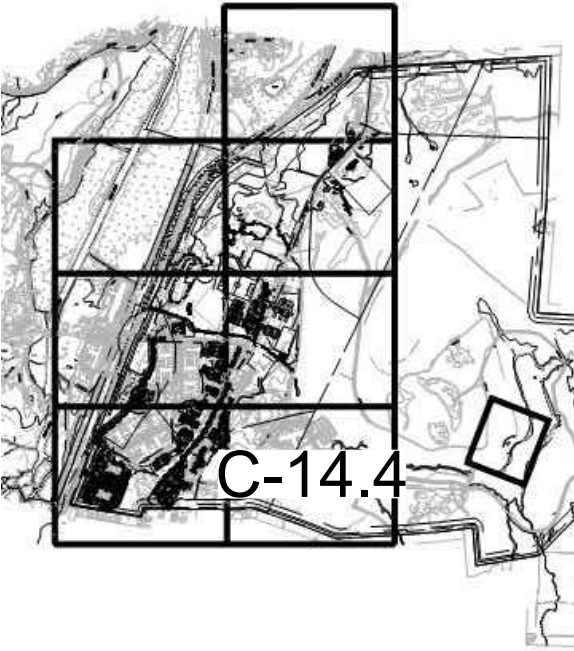
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KEY PLAN:



50 0 50 100
SCALE IN FEET

Tax Parcels

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Checked by MMJ

Date

Preliminary

September 3, 2015

Site Plan Review

Not Approved for Construction

Drawing Title

Lighting Plan 4

Michael W. Junghans
N.Y. Professional Engineer
NY Lic. No. 072072

Project Number
29273.00

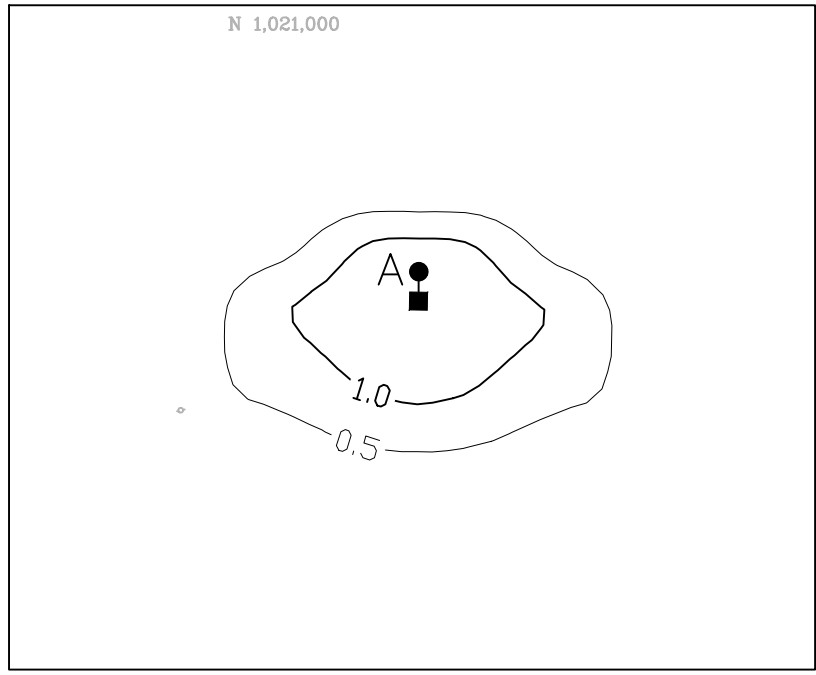
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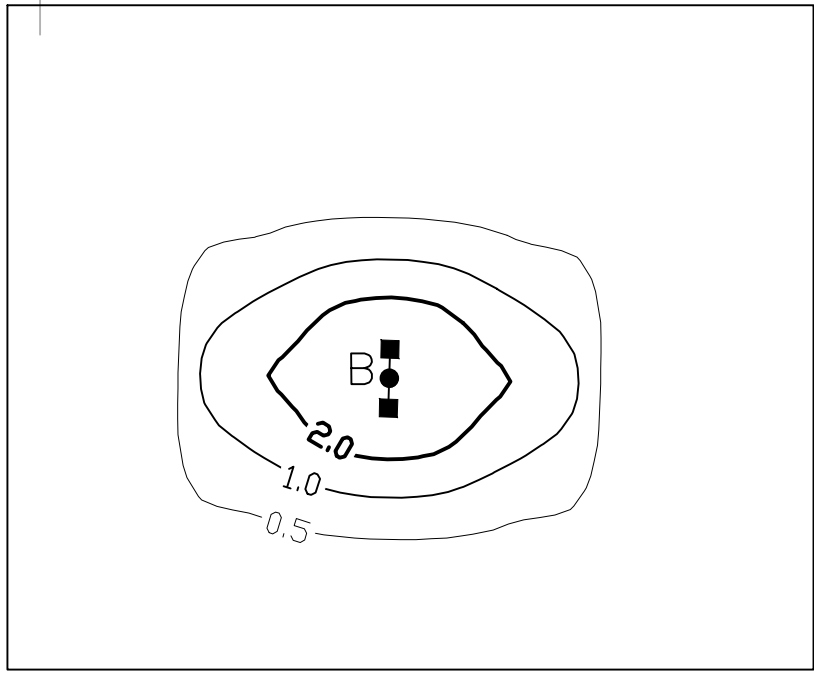
DRAFT
Sept 23, 2015



Luminaire Schedule		
Symbol	Arrangement	Description
	SINGLE	15' MOUNTING HEIGHT
	DOUBLE	15' MOUNTING HEIGHT



Light Distribution
for Single Mounting



Light Distribution
for Double Mounting

OWNER:

Dover Greens LLC
6 Barclay Street
New York, NY 10007
(XX)

ARCHITECT:

XXXXXX
XXXXXX
XXXXXX
(XXX)

SITE CIVIL ENGINEER:

vhb.com



Engineering, Surveying &
Landscape Architecture, PC
50 Main Street
Suite 360
White Plains, NY 10606
p: 914.467.6600
f: 914.761.3759

WASTEWATER AND WATER DESIGN:

Rennia Engineering Design, PLLC
6 Dover Village Plaza, Suite 5
P.O. Box 400
Dover Plains, NY 12522
(845) 877-0555

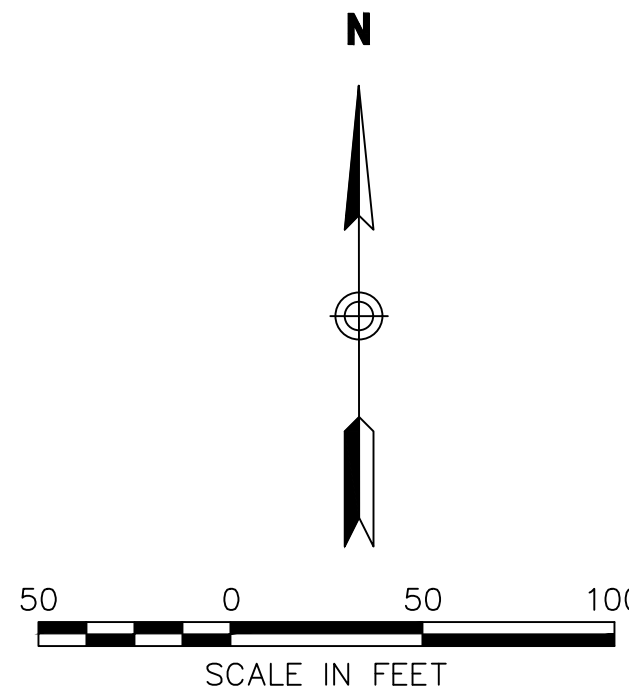
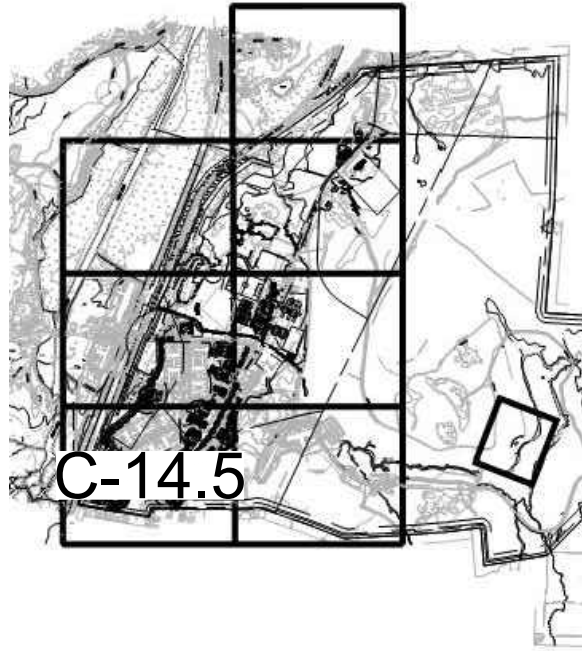
UTILITY ENGINEER:



22 Mulberry Street, Suite 2A
Middletown, NY 10940
(845) 343-1481

181 Church Street, Suite 100
Poughkeepsie, NY 12601
(845) 454-9704

KEY PLAN:



Tax Parcels

7159-00-162702
7159-00-065920

Dover Greens - Phase 1

207 Hutchinson Avenue
Town of Dover, Dutchess Co., N.Y. 12594

No.	Revision	Date	App'd.
1	REVISED LAYOUT	04/25/2016	MWJ
2	TOWN COMMENTS	05/23/2016	MWJ
3	TOWN COMMENTS	07/20/2016	MWJ

Designed by	CJO	Checked by	MWJ
Issued for		Date	

Preliminary September 3, 2015

Site Plan Review

Not Approved for Construction

Drawing Title

Lighting Plan 5

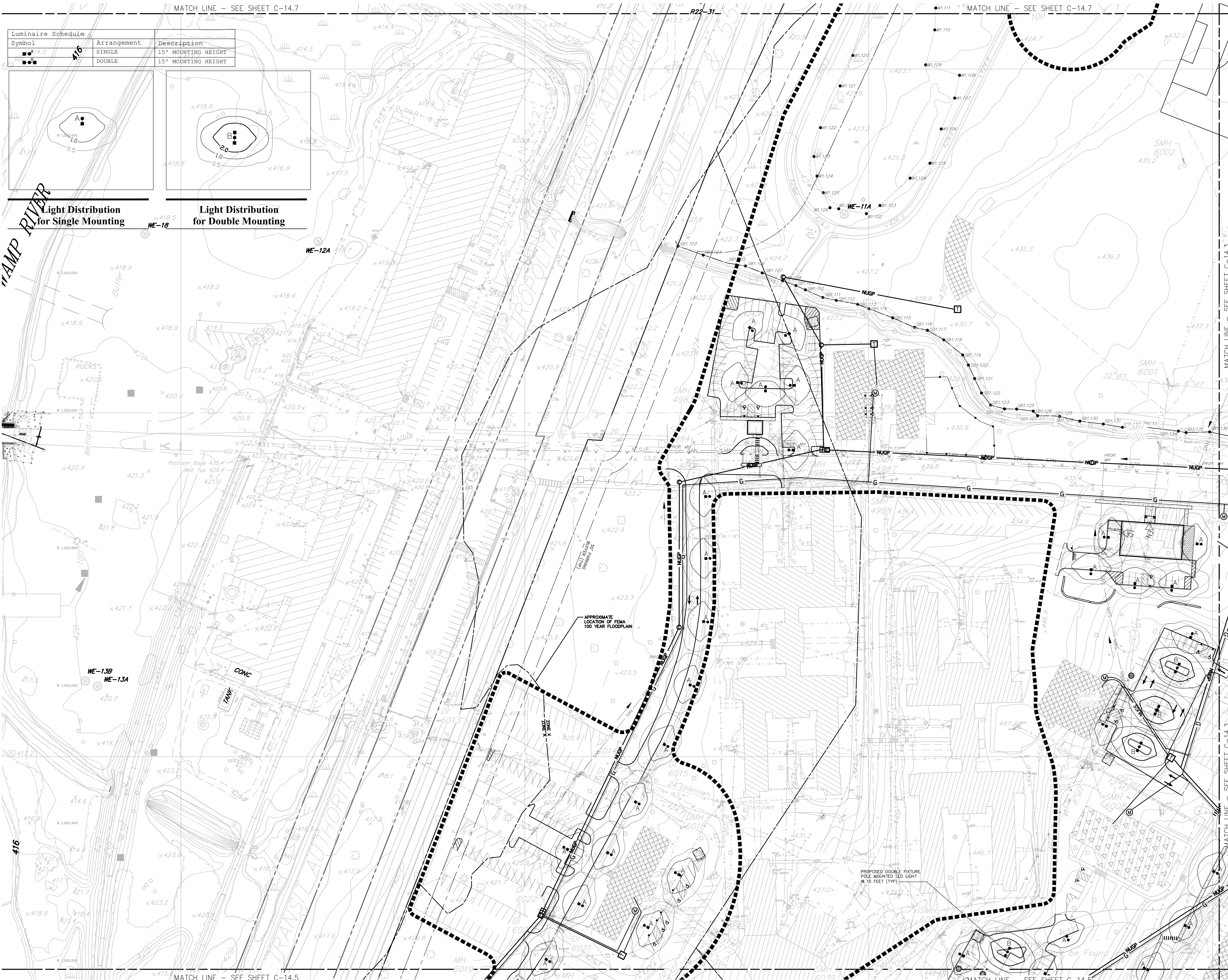
DRAFT
Sept 23, 2015

C-14.5

Sheet of

Michael W. Junghans
N.Y. Professional Engineer
NY Lic. No. 072072

Project Number
29273.00



Luminaire Schedule		
Symbol	Arrangement	Description
	SINGLE	15' MOUNTING HEIGHT
	DOUBLE	15' MOUNTING HEIGHT

Light Distribution for Single Mounting

Light Distribution for Double Mounting

OWNER:
Dover Greens LLC
6 Barclay Street
New York, NY 10007
(XX)

ARCHITECT:
XXXXXX
XXXXX
XXXXX
(XXX)

SITE CIVIL ENGINEER:
vhb.com

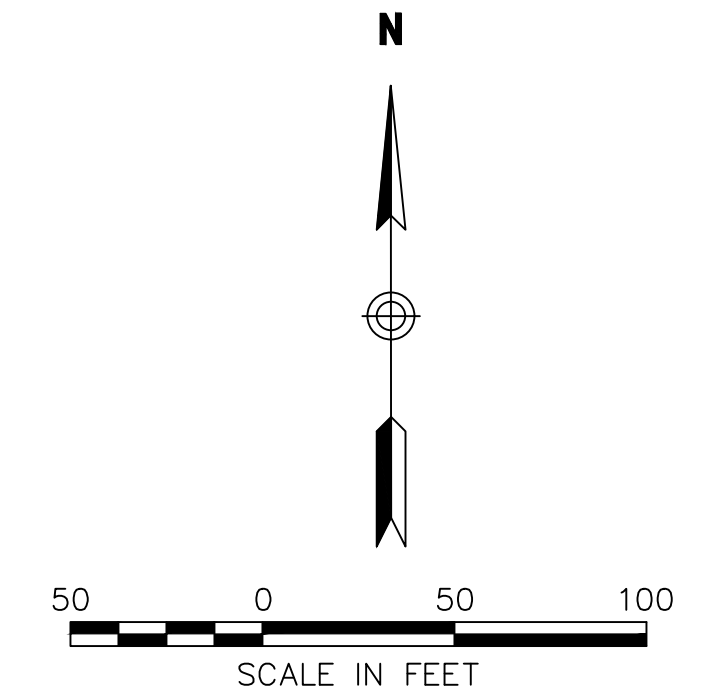
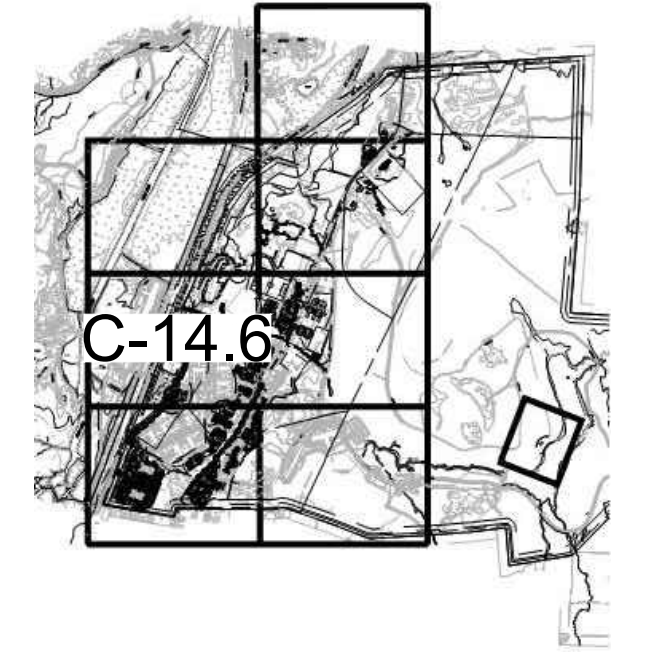


WASTEWATER AND WATER DESIGN:
Rennia Engineering Design, PLLC
6 Dover Village Plaza, Suite 5
P.O. Box 400
Dover Plains, NY 12522
(845) 877-0555

UTILITY ENGINEER:
FELLENZER III
ENGINEERING LLP

22 Mulberry Street, Suite 2A
Middletown, NY 10940
(845) 343-1481
181 Church Street, Suite 100
Poughkeepsie, NY 12601
(845) 454-9704

KEY PLAN:



Tax Parcels
7159-00-162702
7159-00-065920

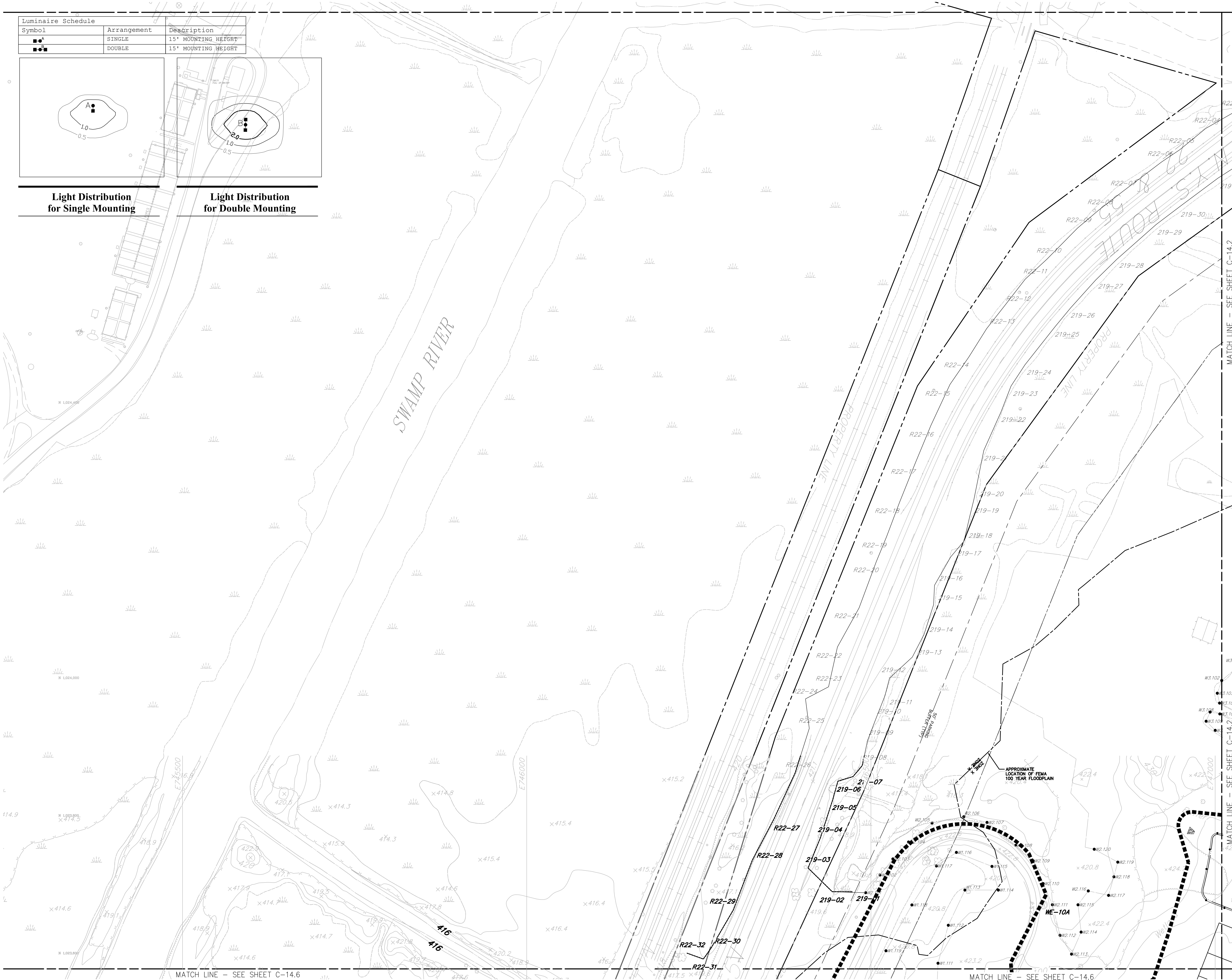
Dover Greens - Phase 1
207 Hutchinson Avenue
Town of Dover, Dutchess Co., N.Y. 12594

No.	Revision	Date	Appr'd.
1	REVISED LAYOUT	04/25/2016	MWJ
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3	TOWN COMMENTS	07/20/2016	MWJ

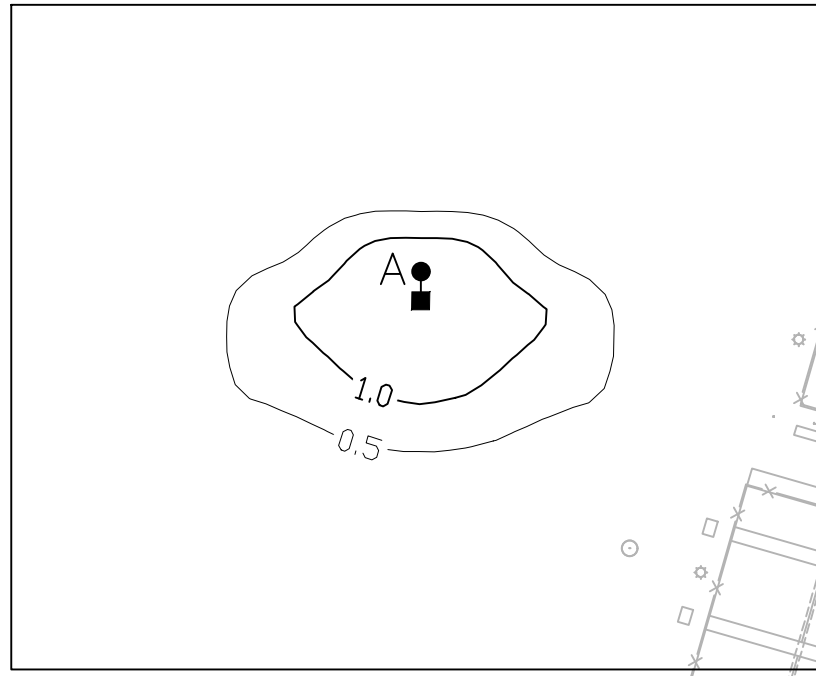
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Checked by: MWJ
Issued for: Preliminary
Date: September 3, 2015
Title: Site Plan Review
Not Approved for Construction
Drawing Title: Lighting Plan 6

C-14.6
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DRAFT Sept 23, 2015

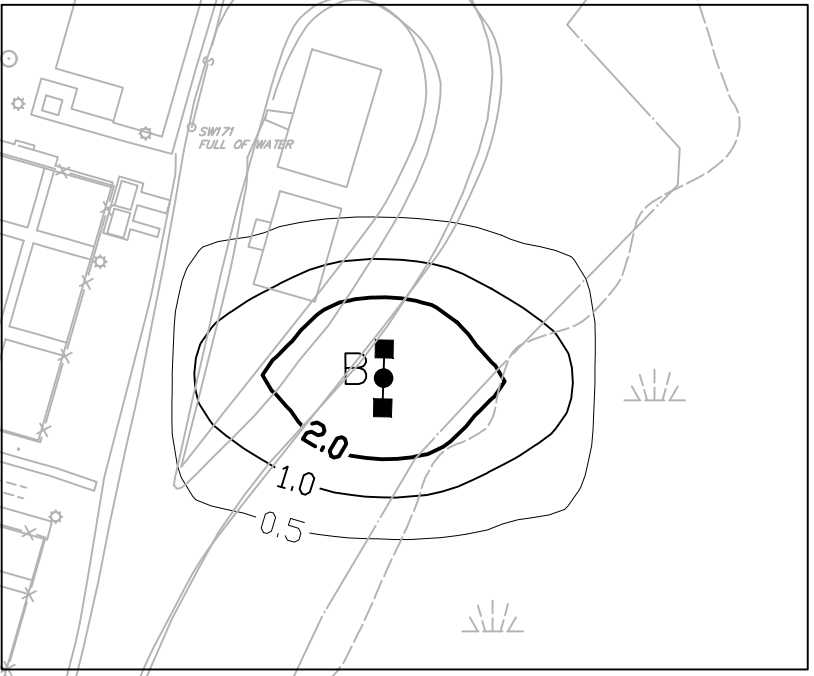
Michael W. Junghans
N.Y. Professional Engineer
NY Lic. No. 072072
Project Number
29273.00



Luminaire Schedule		
Symbol	Arrangement	Description
■ ●	SINGLE	15' MOUNTING HEIGHT
■ ● ■ ●	DOUBLE	15' MOUNTING HEIGHT



Light Distribution
for Single Mounting



Light Distribution
for Double Mounting

OWNER:

Dover Greens LLC
6 Barclay Street
New York, NY 10007
(XX)

ARCHITECT:

XXXXXX
XXXXXX
XXXXXX
(XXX)

SITE CIVIL ENGINEER:

vhb.com



WASTEWATER AND WATER INSET A:

Rennia Engineering Design, PLLC
6 Dover Village Plaza, Suite 5
P.O. Box 400
Dover Plains, NY 12522
(845) 877-0555

C-14.1 C-14.2

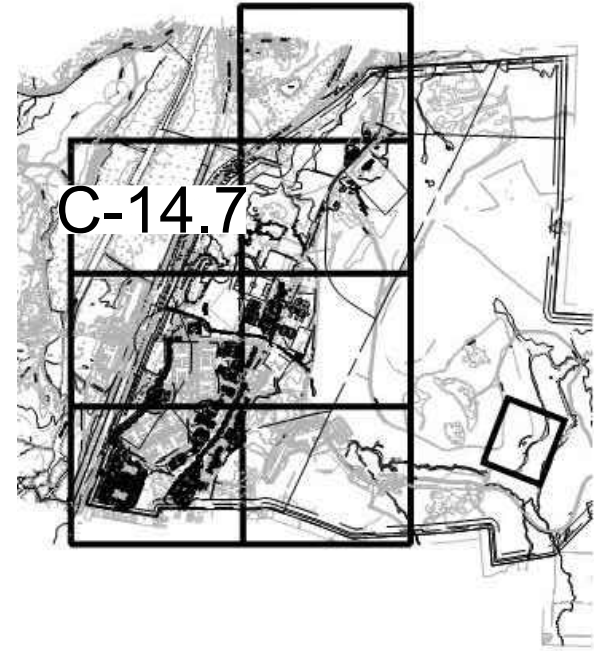
UTILITY ENGINEER:



22 Mulberry Street, Suite 2A
Middletown, NY 10940
(845) 343-1481

181 Church Street, Suite 100
Poughkeepsie, NY 12601
(845) 454-9704

KEY PLAN:



N



Tax Parcels

7159-00-162702
7159-00-065920

Dover Greens - Phase 1
207 Hutchinson Avenue
Town of Dover, Dutchess Co., N.Y. 12594

No.	Revision	Date	Appr'd.
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Designed by

CJO

Checked by

MMJ

Issued for

September 3, 2015

Preliminary

Site Plan Review

Not Approved for Construction

Drawing Title

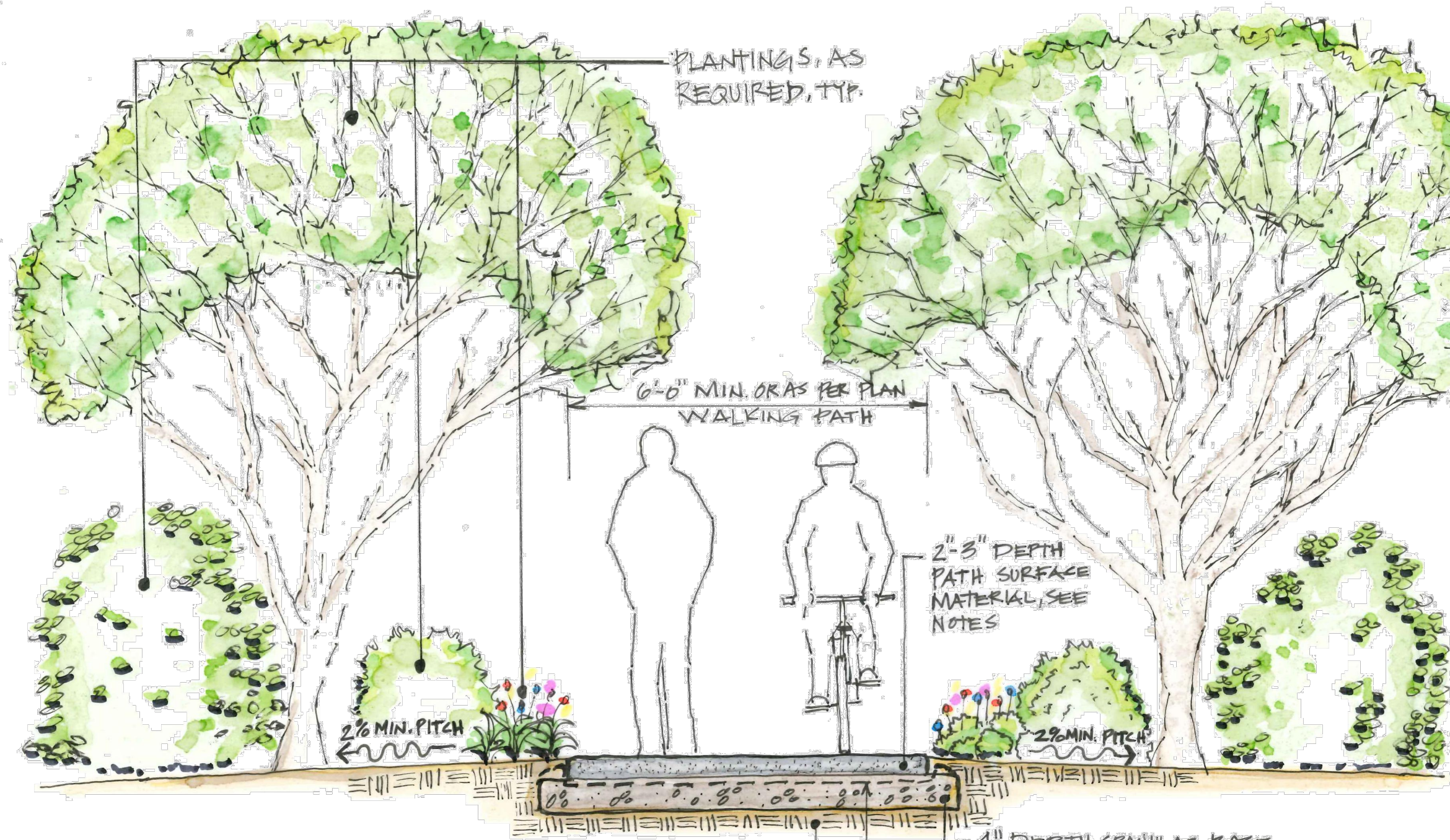
Lighting Plan 7

Michael W. Junghans
N.Y. Professional Engineer
NY Lic. No. 072072

Project Number
29273.00

C-14.7

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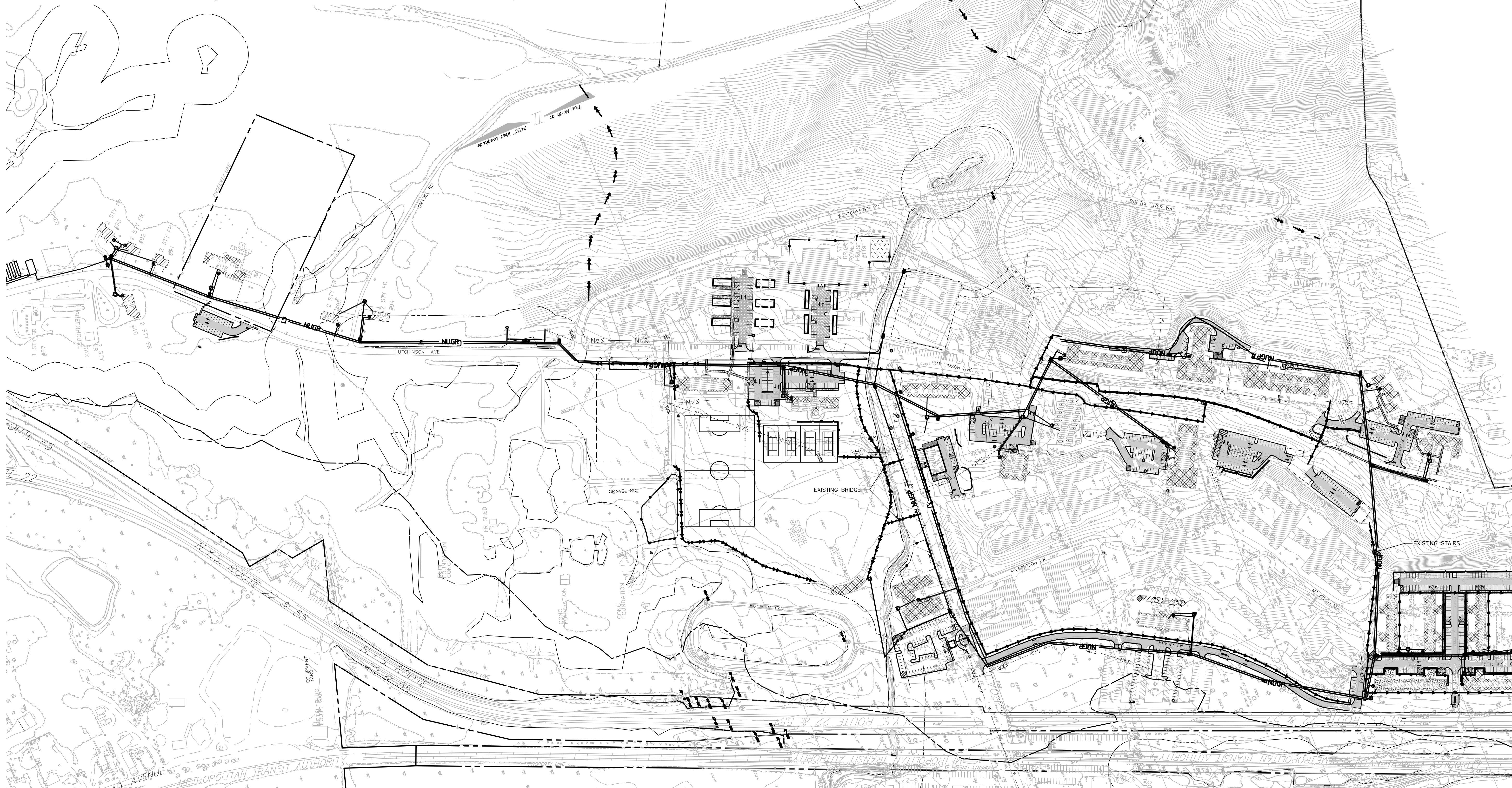


NOTES:

1. WALKING PATH SURFACE MATERIAL SHALL BE EITHER:
A. COARSE WOOD CHIP MULCH, FREE OF PLANT DEBRIS (I.E. LEAVES, ROOTS, SOIL, ETC.)
B. ENGINEERED WOOD FIBER PRODUCT, INSTALLED AS PER MANUFACTURERS SPECIFICATIONS
C. STONE DUST, WETTED & MACHINE-COMPACTED
2. GRANULAR BASE REQUIRED AS PER SUBSOIL DRAINAGE CONDITIONS.
3. LANDSCAPE PLANTINGS AS PER PLANTING PLAN

TYPICAL WALKING PATH
NTS

07/16



OWNER:

Dover Greens LLC
6 Barclay Street
New York, NY 10007
(XX)

ARCHITECT:

XXXXXX
XXXXX
XXXXX
(XXX)

SITE CIVIL ENGINEER:

vhb.com



Engineering, Surveying &
Landscape Architecture, PC
50 Main Street
Suite 360
White Plains, NY 10606
p: 914.467.6600
f: 914.761.3759

WASTEWATER AND WATER DESIGN:

Rennia Engineering Design, PLLC
6 Dover Village Plaza, Suite 5
P.O. Box 400
Dover Plains, NY 12522
(845) 877-0555

UTILITY ENGINEER:

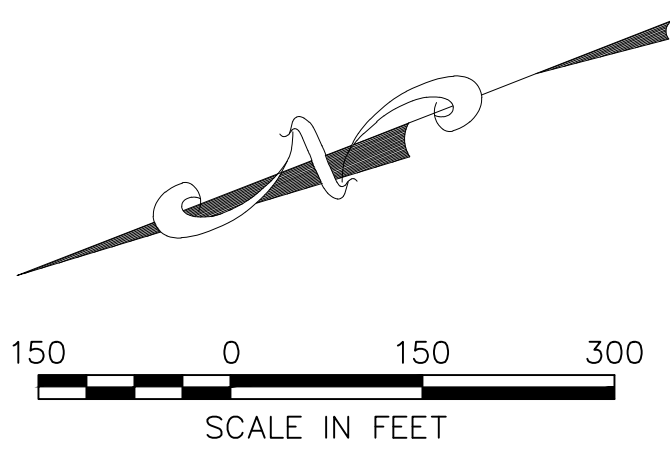


22 Mulberry Street, Suite 2A
Middletown, NY 10940
(845) 343-1481

181 Church Street, Suite 100
Poughkeepsie, NY 12601
(845) 454-9704

Legend

SIDEWALKS - PHASE 1	---
FUTURE SIDEWALKS	---
TRAILS - PHASE 1	---
FUTURE TRAILS	---



Tax Parcels

7159-00-162702
7159-00-065920

Dover Greens - Phase 1

207 Hutchinson Avenue
Town of Dover, Dutchess Co., N.Y. 12594

No.	Revision	Date	Appr.
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Issued for: Preliminary
Date: September 3, 2015

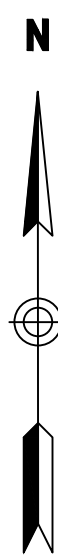
Site Plan Review
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Pedestrian Circulation
Plan

DRAFT
Sept 23, 2015
C-16

Michael W. Junghans
N.Y. Professional Engineer
NY Lic. No. 072072

Project Number
29273.00



Tax Parcels
7159-00-162702
7159-00-065920

The Olivet Center
207 Hutchinson Avenue
Town of Dover, Dutchess Co., N.Y. 12594

No.	Revision	Date	Appr'd.
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Designed by	Checked by
Issued for	Date

AAAA BB, 2015

Not Approved for Construction

Planting Plan 1

Drawing Number

L-1.1

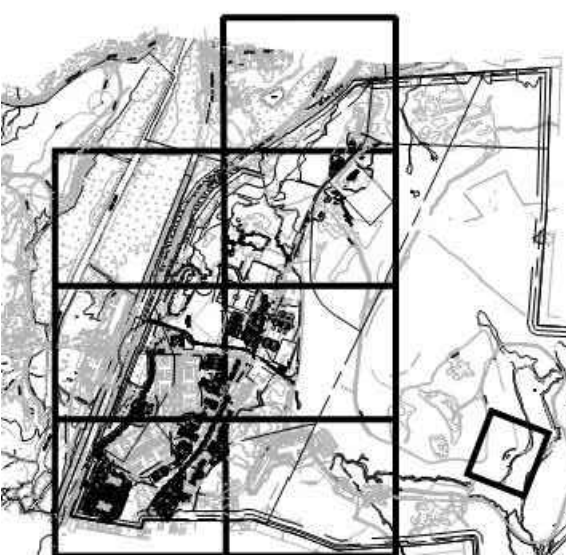
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Juan Carlos Vargas Jr.
N.Y. Lic. Landscape Architect
NY Lic. No. 002183

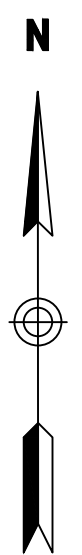
Project Number
29273.00

BUILDING 118
AREA OF DISTURBANCE

MATCH LINE - SEE SHEET L-1.2



Key Plan



A horizontal scale bar with alternating black and white segments. It is marked with the numbers 50, 0, 50, and 100 from left to right. Below the bar, the text "SCALE IN FEET" is centered.

Tax Parcels
7159-00-162702
7159-00-065920

The Olivet Center
207 Hutchinson Avenue
Town of Dover, Dutchess Co., N.Y. 12594

No.	Revision	Date	Appvd.
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Designed by	Checked by
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Issued for _____ Date _____

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Not Approved for Construction

Drawing Title

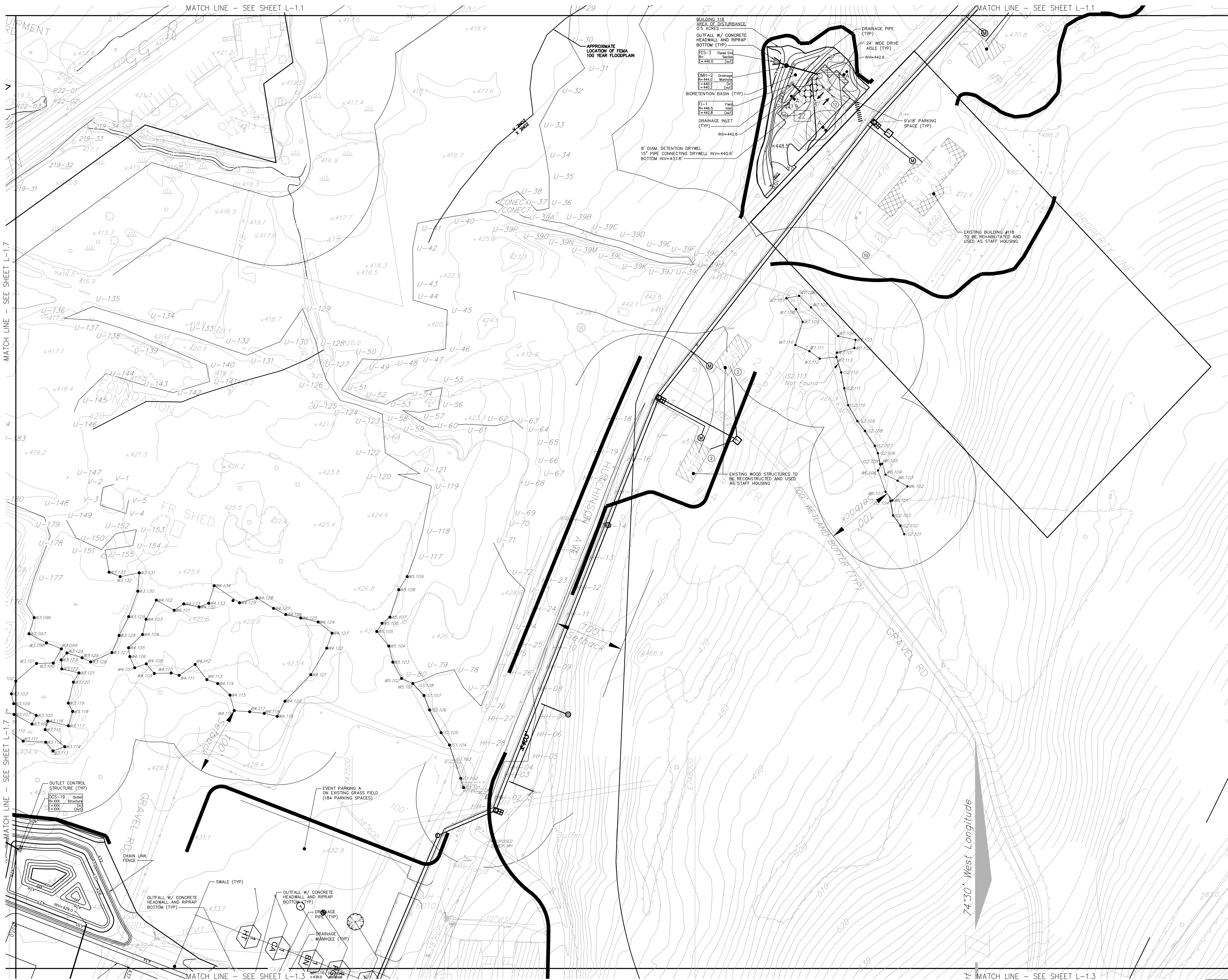
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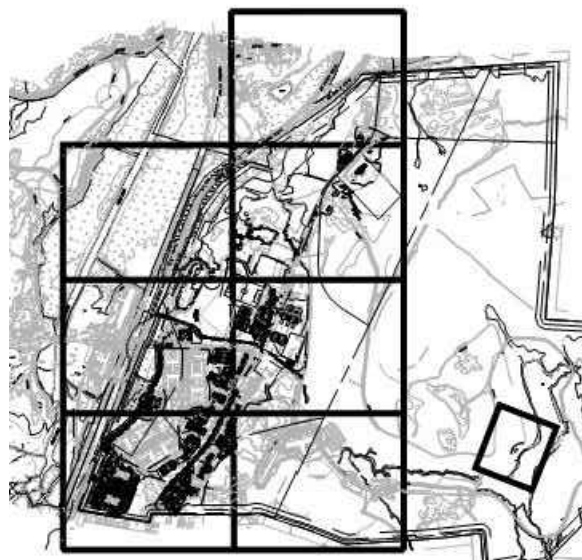
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Sheet _____ of _____
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Juan Carlos Vargas Jr
N.Y. Lic. Landscape Architect
NY Lic. No. 002183

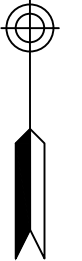
Project Number
29273.00





Key Plan

N



50 0 50 100
SCALE IN FEET

Tax Parcels
7159-00-162702
7159-00-065920

The Olivet Center
207 Hutchinson Avenue
Town of Dover, Dutchess Co., N.Y. 12594

No.	Revision	Date	Appr'd.
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Designed by	Checked by
Issued for	Date

AAAA BB, 2015

Not Approved for Construction
Drawing Title
Planting Plan 3

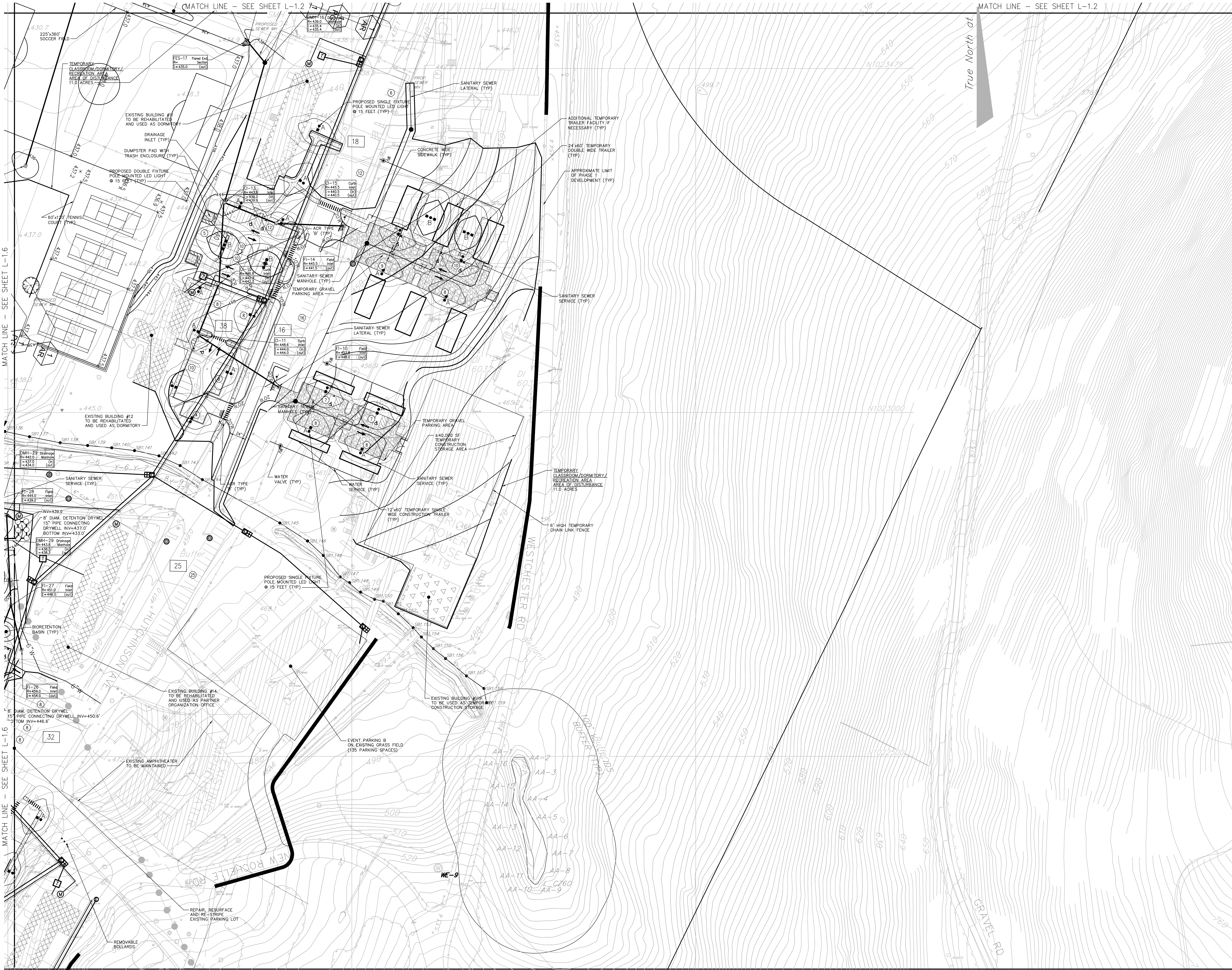
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L-1.3

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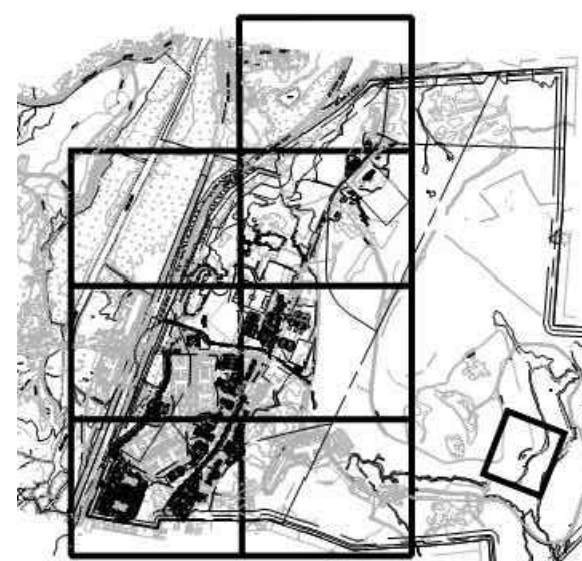
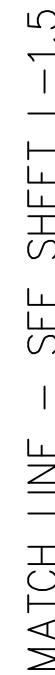
Juan Carolos Vargas Jr.
N.Y. Lic. Landscape Architect
NY Lic. No. 002183

Project Number
29273.00



MATCH LINE - SEE SHEET L-1.4

MATCH LINE - SEE SHEET L-1.2



Key Plan



Tax Parcels
7159-00-162702
7159-00-065920

The Olivet Center
207 Hutchinson Avenue
Town of Dover, Dutchess Co., N.Y. 12594

No.	Revision	Date	Approval

Designed by	Checked by

Issued for _____ Date _____
AAAA BB, 2015

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Planting Plan 4

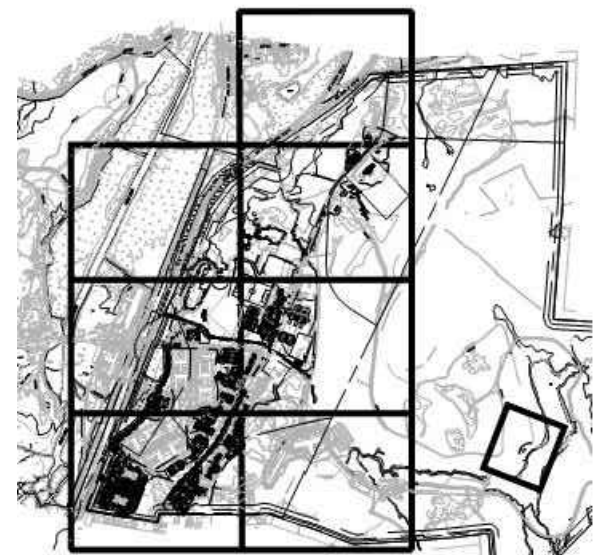
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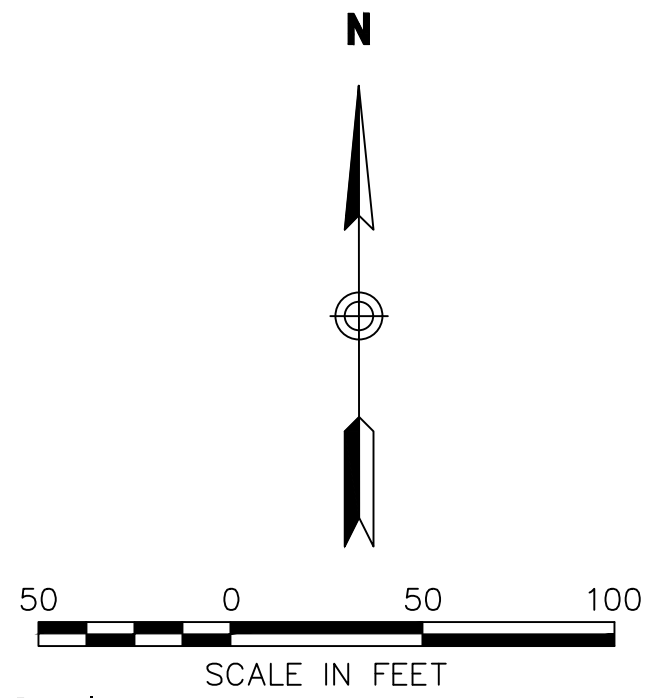
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Juan Carolos Vargas Jr
N.Y. Lic. Landscape Architect
NY Lic. No. 002183

Project Number
29273.00



Key Plan



Tax Parcels
7159-00-162702
7159-00-065920

The Olivet Center
207 Hutchinson Avenue
Town of Dover, Dutchess Co., N.Y. 12594

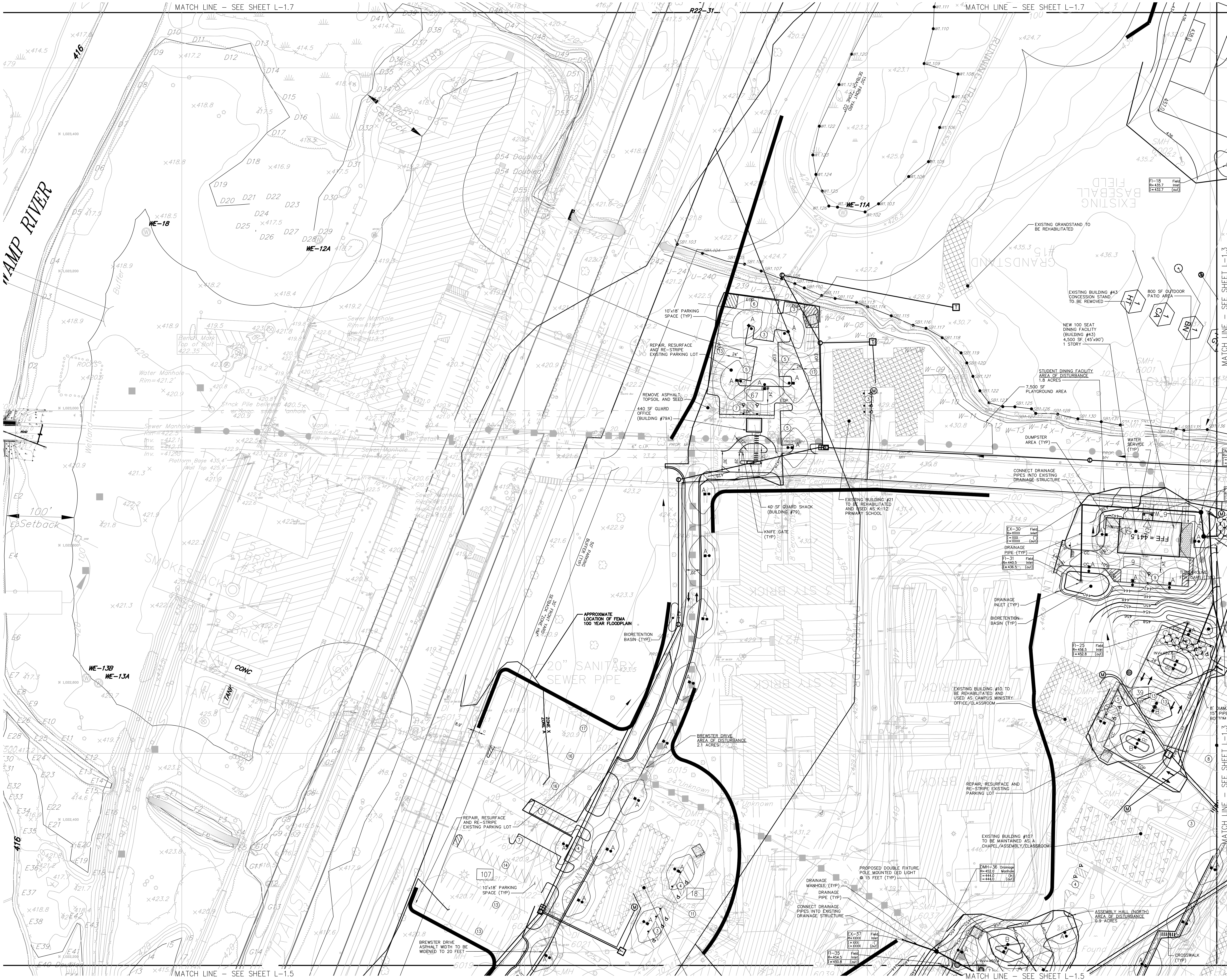
No.	Revision	Date	Appr'd.

Designed by	Checked by
Issued for	Date
	AAAA BB, 2015

Not Approved for Construction
Drawing Title
Planting Plan 5

L-1.5

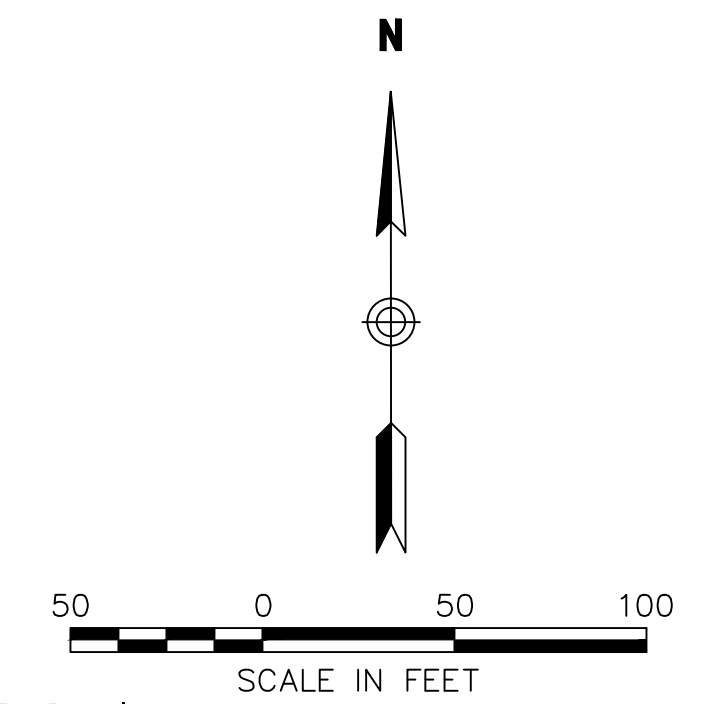
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vhb

Engineering, Surveying &
Landscape Architecture, PC
50 Main Street
Suite 360
White Plains, NY 10606
p: 914.467.6600
f: 914.761.3759

Key Plan



Tax Parcels
7159-00-162702
7159-00-065920

The Olivet Center
207 Hutchinson Avenue
Town of Dover, Dutchess Co., N.Y. 12594

No. Revision Date Appr.

Designed by	Checked by
Issued for	Date
	AAAA BB, 2015

Not Approved for Construction
Drawing Title
Planting Plan 6

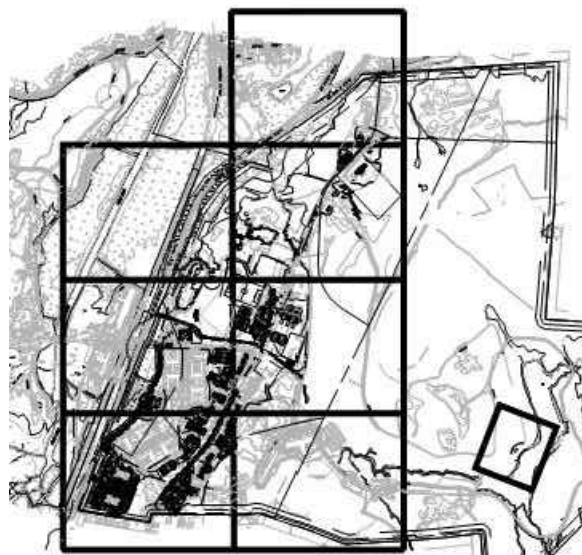
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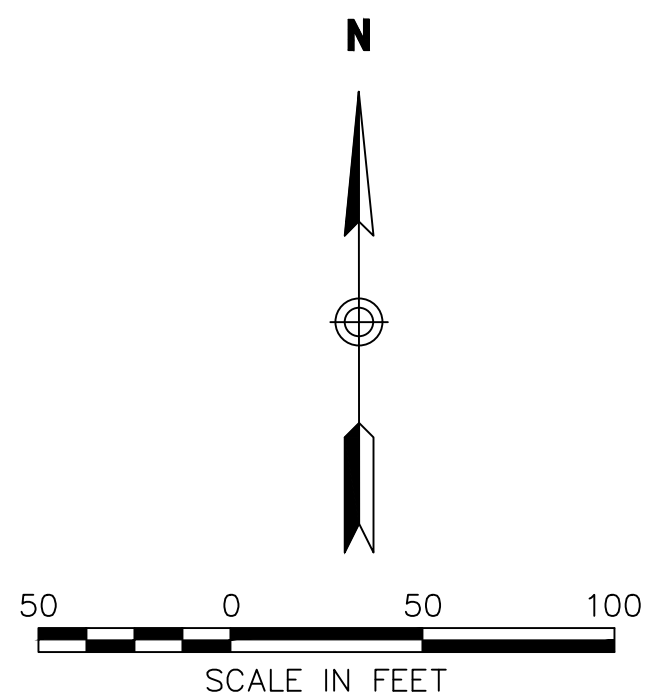
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XX

Juan Carolos Vargas Jr.
N.Y. Lic. Landscape Architect
NY Lic. No. 002183

Project Number
29273.00



Key Plan



Tax Parcels
7159-00-162702
7159-00-065920

The Olivet Center

207 Hutchinson Avenue
Town of Dover, Dutchess Co., N.Y. 12594

No.	Revision	Date	Appvd.
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Designed by	Checked by
Issued for	Date

AAAA BB, 2015

Not Approved for Construction

Drawing Title

Planting Plan 7

Drawing Number

L-1.7

Sheet _____ of _____
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Juan Carlos Vargas Jr
N.Y. Lic. Landscape Architect
NY Lic. No. 002183

Project Number
29273.00

