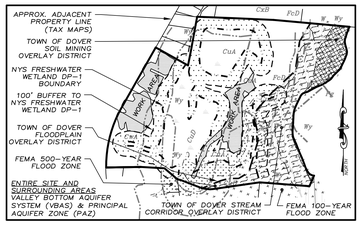



AREA MAP
SCALE: 1"=500'

NEW YORK STATE ROUTE 22

N/F NYS OFFICE OF MENTAL RETARDATION L. 1944 P 101

NYSDEC FRESHWATER WETLANDS DP-1

CONSERVATION EASEMENT BOUNDARY LINE (TYP)

PROPOSED CONSERVATION EASEMENT (OPEN SPACE) TOTAL: 30.44 AC

LOT 1 · LOT 2 · LOT 3 · LOT 4 · LOT 5 · LOT 6

PROPOSED RESIDENCE · PROPOSED DRIVEWAY · PROPOSED SEPTIC AREA

PROPOSED DRAINAGE EASEMENT

PROPOSED CONSERVATION EASEMENT (OPEN SPACE)

NYSDEC CLASS 'C' STREAM

NYSDEC FRESHWATER WETLANDS DP-1

ZONE X · ZONE AE · 500 YR FLOOD (TYP.) · 100 YR FLOOD (TYP.)

100' WETLAND ADJACENT AREA · FLAGGED WETLAND BOUNDARY

EXISTING TRAIL WITHIN 100' WETLAND ADJACENT AREA TO BE REMOVED AND RECLAIMED. SEE GENERAL NOTE SHEET 4 OF 8

PORTION OF TRAIL/ PATH TO BE REMOVED

PROPOSED GATE SEE DETAIL

PROPOSED ACCESS & MAINTENANCE EASEMENT ACROSS LOT 6 IN FAVOR OF LOT 5

WORK AREA WITHIN 100' WETLAND ADJACENT AREA: AREA = 14,600 SF

PROPOSED FIRE DEPARTMENT PULL-OFF (12' WIDE x 50' LONG TYP.)

PROPOSED SEPTIC AREA

386 FLOOD ELEV.

480'±

"NO MOW ZONE" AREA: 41,088 SF 0.94 AC

FILL MATERIAL EXCAVATED FROM WETLAND MITIGATION PLANTING AREA TO BE PLACED IN THIS LOCATION (APPROX. 75 CY - 1' DEEP MAX.)

REMAINS OF OLD FOUNDATION · OLD BARN TO BE REMOVED

PROPOSED 14' WIDE GRAVEL COMMON DRIVEWAY (TYP.)

PROPOSED WETLAND MITIGATION PLANTING AREA 2,500 SF REFER TO ENLARGED DETAIL IN THIS SHEET

EXISTING 20" TREE TO REMAIN

UTILITY POLE TO BE RELOCATED

VINYL FENCE · BRICK PILLARS · GRAVEL DRIVEWAY · WOOD FENCE

EXISTING BUILDING · EXISTING MOTEL

25' R.O.W. · 20' R.O.W. · 50' R.O.W.

WORK AREA WITHIN WETLAND: AREA = 30 SF

WORK AREA WITHIN 100' WETLAND ADJACENT AREA: AREA = 5,500 SF

GUIDE RAIL TO BE REMOVED

EXIST. 36" CMP PIPE

LARGE STONES AT CULVERT

DRIVEWAY FOLLOWS EXISTING TRAIL

WORK AREA WITHIN WETLAND: AREA = 750 SF

LIMIT OF 100 YR FLOOD (TYP.)

EXISTING GRAVEL PULLOVER

EDGE OF SPRING (TYP.)

EXISTING 24" R.C.P.

SWALE · SWALE ON LINE

STONE & MASONRY WALL

SHED

N/F WYMAN L.1929, P.701 LOT 1 FM #6306

N/F ARPAN, LLC DEED 2-1999-9036 LOT 2 FM #6306

N/F TEN MILE RIVER LLC, PARCEL 1 DOC. 2-2004-7742 FORMERLY REICHENBERG L 1292 PG 839

N/F TEN MILE RIVER LLC, PARCEL 2 DOC. 2-2004-7742 FORMERLY REICHENBERG L 1292 PG 839

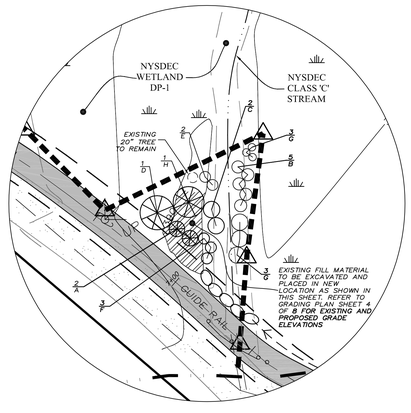
TEN MILE RIVER

NORTH

LAYOUT PLAN
SCALE: 1" = 50'

## LEGEND

- PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED HOUSE
- PROPOSED SSDS & INFILTRATOR AREA
- EXISTING EDGE OF PAVEMENT
- EXISTING STREAM/ WATER COURSE/ RIVER
- EXISTING UTILITY POLE
- EXISTING WELL
- PROPOSED WELL
- WETLAND LIMIT LINE
- WETLAND BUFFER LINE
- EXISTING PATH/ DIRT LINE
- EXISTING DRIVEWAY/ PAVEMENT LINE
- EXISTING GUIDE RAIL
- 12" CMP — EXISTING CULVERT & SIZE
- EXISTING FENCE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- PROPOSED CONSERVATION EASEMENT BOUNDARY
- ZONE AE — 100 YR LINE
- ZONE X — 500 YR LINE & FLOOD ZONE LABEL
- ZONE X — FLOOD ELEVATION LINE
- SETBACK LINE
- PROPOSED MONUMENT
- CuD / FeD — SOIL DELINEATION LINE & DESIGNATION




E WETLAND MITIGATION PLANTING AREA
SCALE: 1" = 20'

### WETLAND MITIGATION PLANTING SCHEDULE

| SYMBOL | QUANTITY | COMMON NAME | LATIN NAME | SIZE | SPACING |
|---|---|---|---|---|---|
| A | 2 | RED OSIER DOGWOOD | CORNUS SERICEA | 5 GALLON | 10' |
| B | 5 | MEADOW SWEET | SPIREA ALBA | 2 GALLON | 10' |
| C | 4 | AMERICAN ELDERBERRY | SAMBUCUS CANADENSIS | 2 GALLON | 12' |
| D | 1 | RIVER BIRCH | BETULA NIGRA | 2" CALIPER | – |
| E | 2 | WINTERBERRY HOLLY | ILEX VERTICILLATA | 5 GALLON | 12' |
| F | 3 | CINNMON FERN | OSMUNDA CINNAMOMEA | 1 GALLON | 4' |
| G | 6 | LADY FERN | ATHYRIUM FILIX–FEMINA | 1 GALLON | 4' |
| H | 1 | RED MAPLE | ACER RUBRUM | 2" CALIPER | – |

### NYSDEC WETLAND DISTURBANCE AND MITIGATION INFORMATION CHART

| WORK AREA | SYMBOL | DESCRIPTION | DISTURBANCE AREA |
|---|---|---|---|
| A | | WORK AREA WITHIN WETLAND DP-1 | 780 SQ. FT. |
| B | | WORK AREA WITHIN 100 FOOT ADJACENT AREA OF WETLAND DP-1 | 20,100 SQ. FT. |
| C | | EXISTING TRAIL WITHIN 100' ADJACENT AREA OF WETLAND DP-1 TO BE REMOVED AND RECLAIMED | 6,500 SQ. FT. |
| D | | NO MOW ZONE WITHIN 100' ADJACENT AREA OF WETLAND DP-1 | 41,088 SQ. FT. |
| E | 12" CMP 20" DBH | WETLAND MITIGATION PLANTING AREA | 2,500 SQ. FT. |
| F | | DRIVEWAY - FOLLOWS EXISTING TRAIL | MINIMAL DISTURBANCE |
| | | APPROXIMATE CUBIC YARDS OF FILL TO BE PLACED WITHIN FRESHWATER WETLAND DP-1 | 30 C.Y. |
| | | APPROXIMATE CUBIC YARDS OF FILL TO BE PLACED WITHIN THE 100' ADJACENT AREA OF FRESHWATER WETLAND DP-1 | 95 C.Y. |

### AREA & BULK REGULATIONS - ZONE RU (RURAL DISTRICT)

| REQUIRED | | | PROVIDED | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | FLEXIBLE | | | | CONVENTIONAL | | |
| | FLEXIBLE (LOTS 1–4) | CONVENTIONAL (LOTS 5–6) | LOT 1 | LOT 2 | LOT 3 | LOT 4 | REAR LOT 5 | LOT 6 | |
| MIN. LOT AREA | 1.0 Ac. | 2.0/4.0 Ac.[1] | 1.66 Ac. | 1.85 Ac. | 2.03 Ac. | 2.50 Ac. | 27.87 Ac.[1] | 20.93 Ac. | |
| MIN. ROAD FRONTAGE | 300' | 300' | 211'[5] | 188'[5] | 200'[5] | 300' | 0'[2] | 327' | |
| MIN. FRONT YARD | 90'[3] | 60' | 92'± | 95'± | 95'± | 93'± | 505'± | 624'± | |
| MIN. SIDE YARD | 40'[3] | 30' | 54'± | 55'± | 61'± | 41'± | 269'± | 39'± | ENTIRE SUBDIVISION |
| MIN. REAR YARD | 200'[3] | 50' | 233'± | 270'± | 304'± | 342'± | 487'± | 480'± | |
| MAX. IMPERMEABLE SRF. COV. | N/A[4] | 10.0% | N/A[4] | N/A[4] | N/A[4] | N/A[4] | 0.7% | 3.0% | 2.2% |
| MAX. BUILDING HEIGHT | 35' | 35' | <35' | <35' | <35' | <35' | <35' | <35' | |

1. THE MINIMUM LOT AREA IS 4.0 ACRES FOR REAR LOT 5.
2. LOT 5 – ROAD FRONTAGE OBTAINED FROM DEEDED RIGHT-OF-WAY EASEMENT THROUGH LOT 6.
3. THE MINIMUM SETBACKS FOR FLEXIBLE SUBDIVISION LOTS 1–4 AS APPROVED BY PLANNING BOARD PER SECTION 145–190 OF THE TOWN CODE.
4. REQUIREMENT DOES NOT APPLY TO INDIVIDUAL FLEXIBLE SUBDIVISION LOTS 1–4, IT APPLIES TO ENTIRE SUBDIVISION ONLY.
5. ROAD FRONTAGE VARIANCE GRANTED ON SEPTEMBER 29, 2007 BY TOWN OF DOVER ZBA

### IMPERVIOUS COVERAGE SUMMARY TABLE

| | AFTER PROPOSED DEVELOPMENT | | | | | | |
|---|---|---|---|---|---|---|---|
| | LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 | ENTIRE SITE |
| BUILDINGS | 0.05 Ac. | 0.05 Ac. | 0.05 Ac. | 0.05 Ac. | 0.05 Ac. | 0.05 Ac. | 0.78 Ac. |
| OTHER IMPERVIOUS | 0.06 Ac. | 0.06 Ac. | 0.06 Ac. | 0.06 Ac. | 0.06 Ac. | 0.18 Ac. | |
| TOTAL IMPERVIOUS | 0.11 Ac. | 0.11 Ac. | 0.11 Ac. | 0.11 Ac. | 0.11 Ac. | 0.23 Ac. | |
| LOT AREA | 1.66 Ac. | 1.85 Ac. | 2.03 Ac. | 2.50 Ac. | 28.87 Ac. | 20.93 Ac. | 56.84 Ac. |
| % IMPERVIOUS | 6.6% | 5.9% | 5.4% | 4.4% | 0.4% | 1.0% | 1.4% |

### TOWN OF DOVER SCHEDULE OF DIMENSIONAL REGULATIONS OVERLAY DISTRICT - SC

| WORK AREA | REQUIRED | PROVIDED |
|---|---|---|
| MIN. DISTANCE FROM PRINCIPAL STRUCTURE TO WATERCOURSE – | 100.0 FEET | 415± FEET |
| MIN. DISTANCE FROM ACCESSORY STRUCTURE 200 S.F. OR LARGER TO WATERCOURSE – | 50.0 FEET | N/A |

### TOWN OF DOVER SCHEDULE OF DIMENSIONAL REGULATIONS OVERLAY DISTRICTS - AQ-PAZ & AQ-VBAZ

| WORK AREA | REQUIRED | PROVIDED |
|---|---|---|
| 200' RADIUS CIRCULAR "WELLHEAD BUFFER" REQUIRED – | "FOR ANY WELL FOR IDENTIFIED AND DECLARED PUBLIC WATER SYSTEMS" | N/A (NON–PUBLIC WATER SYSTEM PROVIDED) |
| PERMIT REQUIRED BY N.Y.S.D.E.C. FOR WASTEWATER TREATMENT SYSTEM – | FOR WASTEWATER FLOWS OVER 1,000 GPD | N/A WASTEWATER FLOWS UNDER 1,000 GPD |

### FLOOD PLAIN DATA

| SYMBOL | DESCRIPTION |
|---|---|
| ZONE AE | AREAS OF 100–YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED |
| ZONE X | AREAS BETWEEN THE 100–YEAR FLOOD & 500–YEAR FLOOD |
| ZONE X | AREAS OF MINIMAL FLOODING |

NOTE: APPROXIMATE LIMITS OF ZONE TYPES TAKEN FROM NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS FOR THE TOWNS OF AMENIA, DOVER AND WASHINGTON, DUTCHESS COUNTY, NY– PANEL NUMBERS 36027C0339C, 36027D0427E EFFECTIVE DATE MAY 2, 2012.

### DUTCHESS COUNTY HEALTH DEPARTMENT NOTE:

THIS SHEET NOT PART OF DUTCHESS COUNTY HEALTH DEPARTMENT REVIEW AND/ OR APPROVAL.

### DENSITY CALCULATION SUMMARY TABLE:

| | |
|---|---|
| TOTAL AREA | 56.84± ACRES |
| AREA OF STEEP SLOPES (>30%) | 2.78± ACRES |
| AREA OF SLOPES (15–30%) 50% OF 15–30% SLOPE AREA OF 0.74 ACRES | 0.37± ACRES |
| AREA OF WETLANDS | 15.47± ACRES |
| AREA OF WETLAND BUFFERS | 17.00± ACRES |
| AREA OF FLOOD PLAIN (CALCULATED WITHIN WETLAND & BUFFER) | |
| TOTAL UNCONSTRAINED LAND | 21.22± ACRES |
| X 0.9 = TOTAL BUILDABLE AREA | 19.10± ACRES |
| TOTAL POTENTIAL LOTS (2 AC/DU)=(19.10/ 2) | 10 LOTS |
| NUMBER OF PROPOSED LOTS | 6 LOTS |

### OPEN SPACE SUMMARY TABLE:

| | |
|---|---|
| TOTAL AREA | 56.84± ACRES |
| TOTAL REQUIRED OPEN SPACE (50%) | 28.42± ACRES |
| TOTAL PROPOSED OPEN SPACE | 30.44± ACRES |
| TOTAL REMAINING AREA | 26.40± ACRES |

GRAPHIC SCALE
50 0 25 50 100 200
( IN FEET )
1 inch = 50 ft.

811 Know what's below. Call before you dig. or 800-962-7962

| | | | |
|---|---|---|---|
| 1 | REVISED PER NYSDOT COMMENTS | AB | 3/11/2014 |
| 2 | REVISED PER NYSDEC COMMENTS | AB | 1/23/2014 |

LICENSED IN N.Y. & CT.

JOSEPH ZARECKI, PE.
LIC. N.Y. No. 61468

ZARECKI & ASSOCIATES, LLC
ENGINEERING · PLANNING · SURVEYING

LAYOUT PLAN
MEADOW BROOK SUBDIVISION
PREPARED FOR
MEADOW BROOK PROPERTIES, LLC
TOWN OF DOVER, DUTCHESS COUNTY, NEW YORK

DATE: 10/29/2013 | PROJECT NO.: 2004.004 | SCALE: 1"=50'

Z ARECKI & A SSOCIATES, LLC
Consulting Engineers · Land Surveyors · Architects
11 West Main St. Pawling, NY 12564 · 845.855.3771 · 845.855.3772 (Fax)
Ridgefield, CT 06877 · 203.438.7094

SHEET NO. 3 OF 8