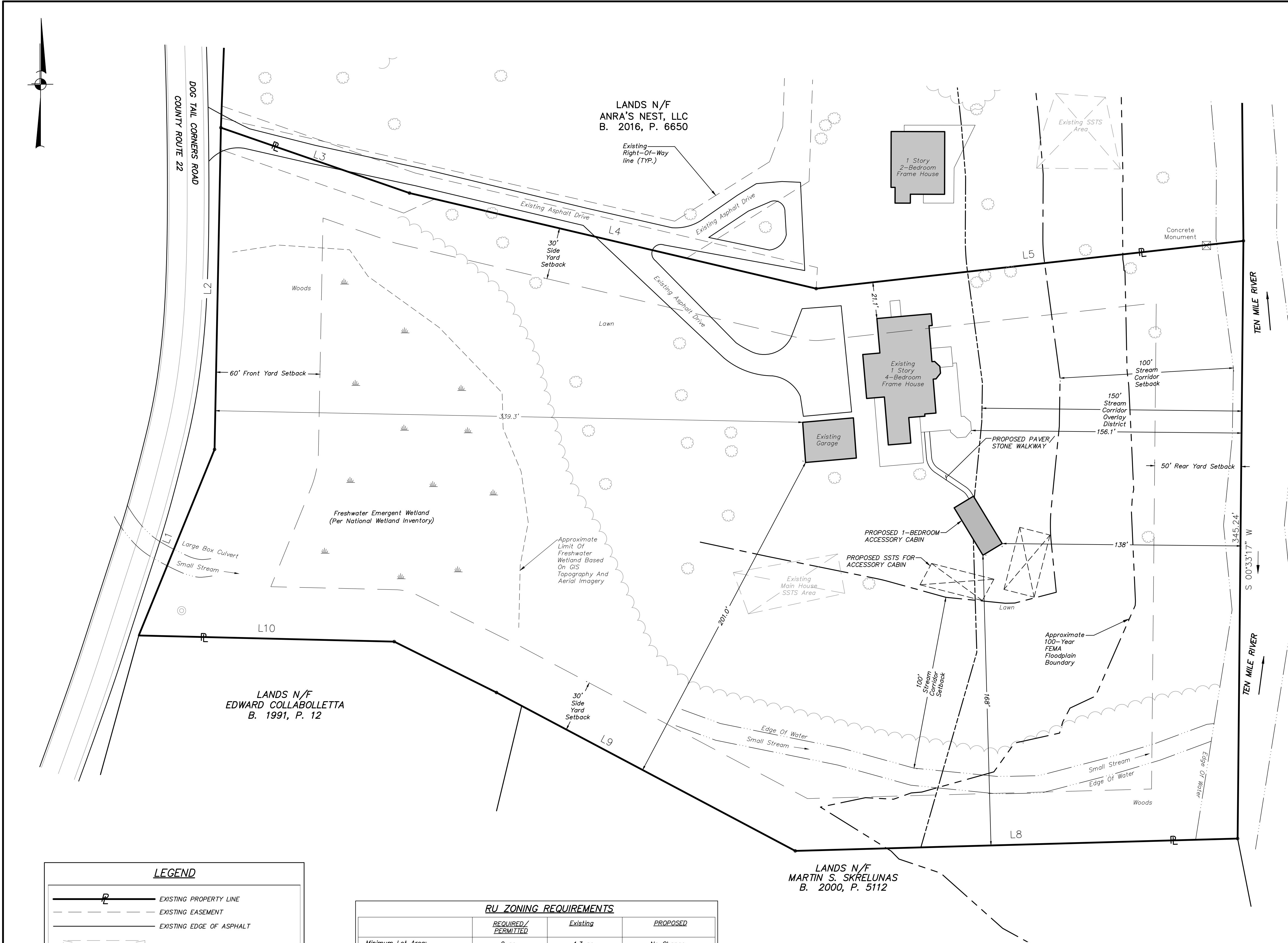


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LEGEND	
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING EDGE OF ASPHALT
	EXISTING SSTS
	EXISTING EDGE OF WATER
	EXISTING WETLAND
	EXISTING 100 YR. FLOODPLAIN BOUNDARY
	EXISTING STREAM CORRIDOR SETBACK
	EXISTING STREAM CORRIDOR OVERLAY DISTRICT
	EXISTING DECIDUOUS TREE
	EXISTING TREELINE

RU ZONING REQUIREMENTS			
	REQUIRED/ PERMITTED	Existing	PROPOSED
Minimum Lot Area:	2 ac.	4.3 ac.	No Change
Maximum Density:	1 ac./du	4.3 ac./du	2.15 ac./du
Minimum Road Frontage:	300'	301'	No Change
Minimum Front Yard:	60'	339.3'	No Change
Minimum Side Yard:	30'	21.1'	No Change
Minimum Rear Yard:	50'	156.1'	137'
Maximum Height:	35'	Less Than 35'	No Change
Maximum Impervious Surface:	10%	4.2%	4.3%

Note: An area variance was granted by the Town of Dover Zoning Board of Appeals on May 12, 2025 from Section 145-11(O) of the Town of Dover Zoning Code to allow for an accessory apartment with a floor area of 399 square feet within the proposed accessory cabin.

LINE	BEARING	DISTANCE
L1	N 22°09'50" E	116.04'
L2	N 01°07'40" E	185.87'
L3	S 70°52'50" E	115.30'
L4	S 76°46'40" E	241.27'
L5	N 83°37'30" E	248.29'
L8	S 88°24'20" W	255.60'
L9	N 62°04'10" W	195.31'
L10	N 88°37'20" W	147.58'

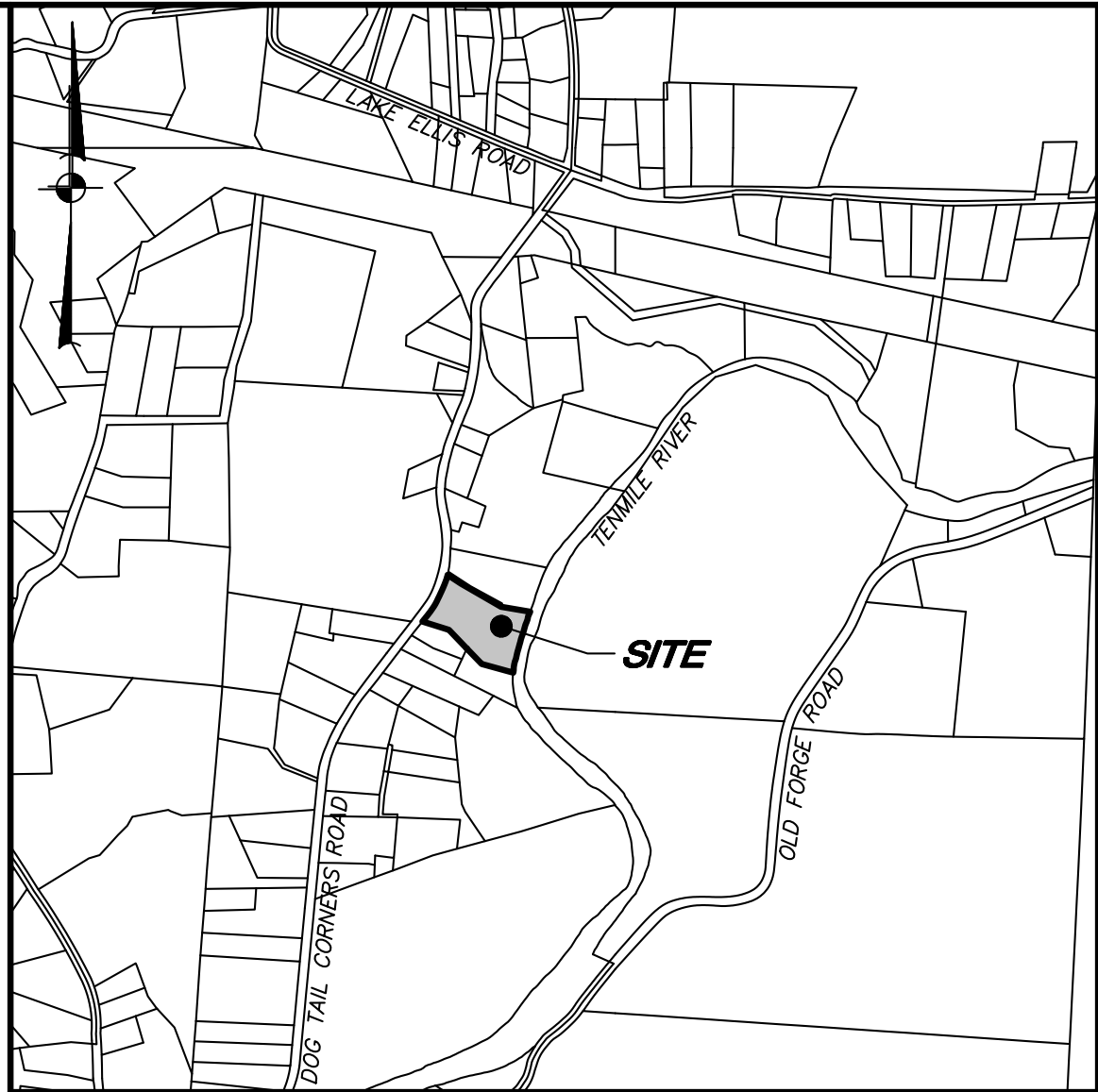
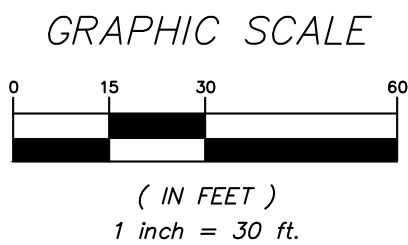
OWNER CONSENT NOTE

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS, AND HEREBY CONSENTS TO ALL ITS SAID TERMS AND CONDITIONS AS STATED HEREON.

SIGNED THIS _____ DAY OF _____, _____

BY: _____

Gentle Place, LLC
P.O. Box 540205
Houston, Texas 77254



LOCATION MAP SCALE: 1" = 1000'

OWNER/APPLICANT: Gentle Place, LLC
PO Box 540205
Houston, Texas 77254

SITE DATA: Zone: RU
Total Acreage 4.3 AC
Tax Map No.: 132600-7160-00-927735

- GENERAL NOTES:
- Property lines and existing conditions shown hereon are obtained from prepared by Frederick J. Haley, PLS LLC, dated March 24, 2023.
 - Proposed features shown hereon are labeled as such; all else existing.
 - The intent of this plan is to seek Dutchess County Department of Behavioral and Community Health (DCBCH) approval for the existing water wells and proposed subsurface sewage disposal system to serve the proposed one-bedroom cabin. Any increase in the number of bedrooms shall require the submission of plans by a New York State Professional Engineer or Architect for DCBCH review and approval of sewage disposal and water supply facilities.
 - The proposed sewage disposal system absorption field shall be field staked by a New York State Licensed Land Surveyor prior to construction.
 - 100-year floodplain boundary shown hereon obtained from FEMA GIS mapping and is approximate.
 - The depth to bedrock is greater than 7' in the project area based on test hole observations.
 - The depth to ground water is greater than 7' in the project area based on test hole observations.
 - As the projects site is located within the Town of Dover Stream Corridor Overlay District, any future development is subject to provisions/restrictions found at Section 145-14 of the Town of Dover Zoning Code.
 - As The project site is located within the Town of Dover Aquifer Overlay District, specifically the Principal Aquifer Zone (PAZ), any future development is subject to provisions/restrictions found at Section 145-15 of the Town of Dover Zoning Code.

- Dutchess County Department of Health Notes:
- Standard Notes for Projects with Onsite Water and Sewage Disposal (No Public Water Supply)
- The design, construction and installation shall be in accordance with this plan and generally accepted standards in effect at the time of construction which include:
 - New York State Design Standards for Intermediate Sized Wastewater Treatment Systems", NYSDCC
 - "Appendix 75-A, Waste Treatment - Individual Household Systems, New York State Sanitary Code."
 - "Recommended Standards for Sewage Treatment Works, (Ten States)."
 - "New York State Department of Health and Dutchess County Environmental Health Services Division policies, procedures and standards."
 - "Dutchess County and New York State Sanitary Codes."
 - "Dutchess County Environmental Health Services Division Certificate of Approval letter."
 - This plan is approved as meeting the appropriate and applied technical standards, guidelines, policies and procedures for arrangement of sewage disposal and treatment and water supply facilities.
 - Upon completion of the facilities, the finished works shall be inspected, tested, and certified complete to the DC EHSD by the New York State registered design professional supervising construction. No part of the facilities shall be placed into service until accepted by the DC EHSD.
 - Approval of any plan(s) or amendment thereto shall be valid for a period of 5 years from the date of approval. Following the expiration of said approval, the plan(s) shall be re-submitted to the Commissioner of Health for consideration for re-approval. Re-submission or revised submission of plans and/or associated documents shall be subject to compliance with the technical standards, guidelines, policies and procedures in effect at the time of the re-submission.
 - All wells and onsite wastewater treatment system existing or approved within 300 feet of the proposed wells and onsite wastewater treatment system are shown on this plan along with any other environmental hazards in the area that may affect the design and functional ability of the onsite wastewater treatment system and well.
 - It shall be demonstrated by the contractor to the DC EHSD field inspector and/or design professional that the tank is sealed, watertight and acceptable for use. This shall require, at a minimum, the filling of the tank with water to observe if it is in fact sealed, watertight and acceptable for use. The tank must also meet any local testing requirements, including possible electrical and safety standards.
 - All proposed wells and service lines on this plan are accessible for installation and placement.
 - No cellar, footing, floor, garage, cooler or roof drains shall be discharged into the onsite wastewater treatment system or within 50 feet of any well.
 - All buildings shall be constructed at an elevation high enough to ensure gravity flow to the onsite wastewater treatment system.
 - There shall be no vehicular traffic over the onsite wastewater treatment system. Prior to construction, the area of the system shall be staked out and fenced off.
 - Onsite wastewater treatment systems shall not be installed in wet or frozen soil.
 - The DC EHSD shall be notified prior to the backfilling of any completed onsite wastewater treatment system so that a final inspection may be performed.
 - The DC EHSD shall be notified sixty days prior to any change in use; use changes may require re-approval by the DC EHSD.
 - All required Erosion & Sediment Control and Stormwater Pollution Prevention Water Quality & Quantity Control structures, permanent and temporary, are shown on the plans.

1	5-28-25	REVISED FOR PLANNING BOARD COMMENTS	R.A.R.
NO.	DATE	REVISION	BY

3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

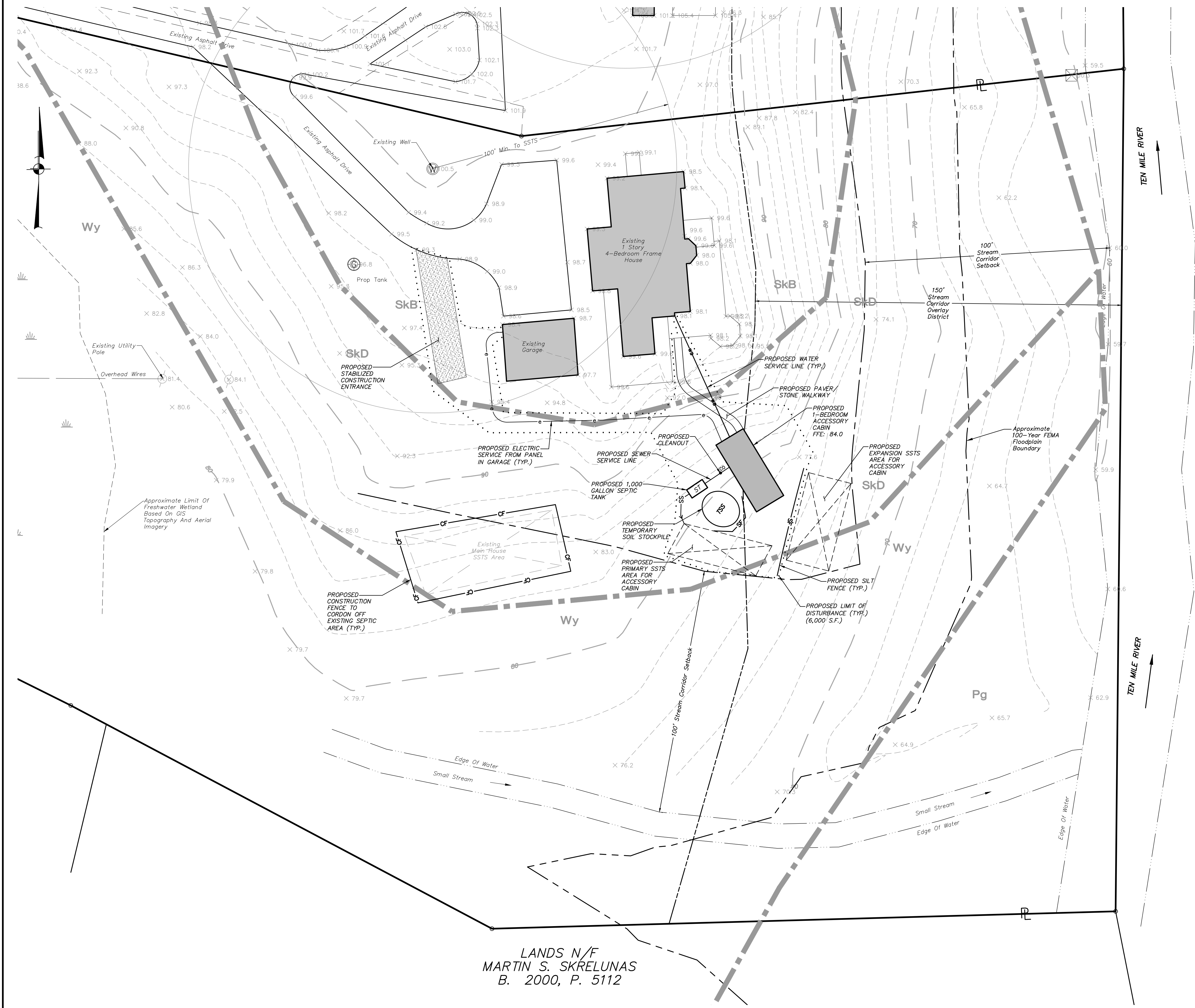
PROJECT: 198 ARHOME
PROPOSED ACCESSORY STRUCTURE

198 DOG TAIL CORNERS ROAD, TOWN OF DOVER, DUTCHESS COUNTY NEW YORK

DRAWING: OVERALL PLAN

PROJECT NUMBER	24229.100	PROJECT MANAGER	J.M.W.	DRAWING NO.	OP-1	SHEET	1/3
DATE	2-12-25	DRAWN BY	C.M.S.	CHECKED BY	E.J.P.		
SCALE	1" = 30'						

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.



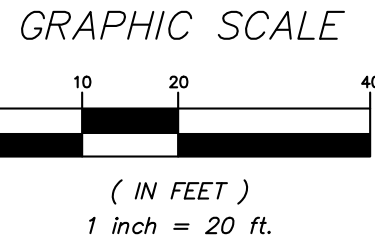
LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING EDGE OF WATER
- EXISTING WETLAND
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING 100 YR. FLOODPLAIN BOUNDARY
- EXISTING STREAM CORRIDOR SETBACK
- EXISTING STREAM CORRIDOR OVERLAY DISTRICT
- PROPOSED SEWER SERVICE
- PROPOSED ELECTRIC SERVICE LINE
- PROPOSED DOMESTIC WATER SERVICE LINE
- PROPOSED CLEAN OUT
- PROPOSED SILT FENCE
- PROPOSED CONSTRUCTION FENCE
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED TEMPORARY SOIL STOCKPILE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE

SOILS LEGEND		
SOILS	DESCRIPTION	HYDROLOGICAL GROUP
CuD	Copake gravelly silt loam, hilly, 15% to 30% slopes	B
Pg	Pawling silt loam	B
SkB	Stockbridge silt loam, 3% to 8% slopes	C
SkD	Stockbridge silt loam, 15% to 25% slopes	C
SkE	Stockbridge silt loam, 25% to 45% slopes	C
Wy	Wayland silt loam	C,D
NRCS Soil Boundary Line		

- CONSTRUCTION SEQUENCE:**
1. Install stabilized construction entrance/anti-tracking pad at edge of existing driveway.
 2. Install silt fence in general locations indicated on the plan.
 3. Strip and stockpile topsoil on site for later use in lawn and landscape areas.
 4. Begin excavation for foundation and site preparation for modular cabin.
 5. Begin construction of septic holding tank and utility installation.
 6. Topsoil, seed, and mulch all disturbed areas as soon as practical in accordance with the Erosion and Sediment Control Notes contained on this page.

LANDS N/F
MARTIN S. SKRELUNAS
B. 2000, P. 5112



1	5-28-25	REVISED FOR PLANNING BOARD COMMENTS	R.A.R.
NO.	DATE	REVISION	BY

INSITE
ENGINEERING, SURVEYING &
LANDSCAPE ARCHITECTURE, P.C.

3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT: **198 ARHOME**
PROPOSED ACCESSORY STRUCTURE
198 DOG TAIL CORNERS ROAD, TOWN OF DOVER, DUTCHESS COUNTY NEW YORK

DRAWING: **SITE PLAN**

PROJECT NUMBER	24229.100	PROJECT MANAGER	J.M.W.	DRAWING NO.	SP-1
DATE	2-12-25	DRAWN BY	C.M.S.	SHEET	
SCALE	1" = 20'	CHECKED BY	E.J.P.	2	

3

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

1. The owner's field representative (O.F.R.) will be responsible for the implementation and maintenance of erosion and sediment control measures on this site prior to and during construction.
2. All construction activities involving the removal or disposition of soil are to be provided with appropriate protective measures to minimize erosion and contain sediment disposition within. Minimum soil erosion and sediment control measures shall be implemented as shown on the plans and shall be installed in accordance with "New York Standards and Specifications For Erosion and Sediment Control," latest edition.
3. Wherever feasible, natural vegetation should be retained and protected. Disturbance shall be minimized in the areas required to perform construction. No more than 5 acres of unprotected soil shall be exposed at any one time.
4. When land is exposed during development, the exposure shall be kept to the shortest practical period of time. In the areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within fourteen (14) days from the date the current soil disturbance activity ceased. Disturbance shall be minimized to the areas required to perform construction.
5. Silt fence shall be installed as shown on the plans prior to beginning any clearing, grubbing or earthwork.
6. All topsoil to be stripped from the area being developed shall be stockpiled and immediately seeded for temporary stabilization. Ryegrass (annual or perennial) at a rate of 30 lbs. per acre shall be used for temporary seeding in spring, summer or early fall. 'Aristook' Winter Rye (cereal rye) shall be used for temporary seeding in late fall and winter.
7. Any disturbed areas not subject to further disturbance or construction traffic, permanent or temporary, shall have soil stabilization measures initiated for permanent vegetation cover in combination with a suitable mulch within 1 business day of final grading. All seeded areas to receive minimum 4" topsoil (from stockpile area) and be seeded and mulched as follows:
 - Seed mixture to be planted between March 21 and May 20, or between August 15 and October 15 or as directed by project representative at a rate of 100 pounds per acre in the following proportions:

Kentucky Bluegrass	20%
Creeping Red Fescue	40%
Perennial Ryegrass	20%
Annual Ryegrass	20%
 - Mulch: Silt hay or small grain straw applied at a rate of 90 lbs./1000 S.F. or 2 tons/acre, to be applied and anchored according to "New York Standards and Specifications For Erosion and Sediment Control," latest edition.
8. Grass seed mix may be applied by either mechanical or hydroseeding methods. Seeding shall be performed in accordance with the current edition of the "NYSDOT Standard Specification, Construction and Materials, Section 610-3.02, Method No. 1". Hydroseeding shall be performed using materials and methods as approved by the site engineer.
9. Cut or fill slopes steeper than 2:1 shall be stabilized immediately after grading with Curlex I Single Net Erosion Control Blanket, or approved equal.
10. Paved roadways shall be kept clean at all times.
11. The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.
12. All storm drainage outlets shall be stabilized, as required, before the discharge points become operational.
13. Stormwater from disturbed areas must be passed through erosion control barriers before discharge beyond disturbed areas or discharged into other drainage systems.
14. Erosion and sediment control measures shall be inspected and maintained on a daily basis by the O.F.R. to insure that channels, temporary and permanent ditches and pipes are clear of debris. That embankments and berms have not been breached and that all straw bales and silt fences are intact. Any failure of erosion and sediment control measures shall be immediately repaired by the contractor and inspected for approval by the O.F.R. and/or site engineer.
15. Dust shall be controlled by sprinkling or other approved methods as necessary, or as directed by the O.F.R.
16. Cut and fills shall not endanger adjoining property, nor divert water onto the property of others.
17. All fills shall be placed and compacted in 6" lifts to provide stability of material and to prevent settlement.
18. The O.F.R. shall inspect downstream conditions for evidence of sedimentation on a weekly basis and after rainstorms.
19. As warranted by field conditions, special additional erosion and sediment control measures, as specified by the site engineer and/or the Town Engineer shall be installed by the contractor.
20. Erosion and sediment control measures shall remain in place until all disturbed areas are suitably stabilized.



1. AREA CHOSEN FOR STOCKPILE LOCATION SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE IMMEDIATELY SEEDED WITH K31 PERENNIAL TALL FESCUE.
4. ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED ON THE DOWNGRADIENT SIDE.

12" MIN. WIDTH

3 in. CLEAN STONE

6" MIN.

SECTION

COMPACTED SUBGRADE

MIRAFIX 600X FILTER FABRIC OR APPROVED EQUAL

START AT EXIST. PAVEMENT

50' MIN. LENGTH

PLAN

INSTALLATION NOTES

1. STONE SIZE - USE 3" STONE
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY)
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR. TWENTY FOUR (24) FOOT IF SINGLE ACCESS TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE, IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF DIRT OR SEDIMENT ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO MOVING ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

PLAN

5" DIA. OUTLET
4'-10"

8'-6"

(3) 5" DIA. KNOCKOUT INLETS (TYP.)

—PRECAST CONCRETE SEPTIC TANK AS MANUFACTURED BY PRECAST CONCRETE SALES

0'-6" MIN. TO 1'-0" MAX. SOIL COVER (MANHOLE TO GRADE REQUIRED IF OVER 1'-0" OF SOIL COVER)

6"x9" COVER

4" DIA. OUTLET PIPE 1% MIN. SLOPE

20"x8" COVER

10"x14" COVER

FINISHED GRADE

SECTION

5'-5"

4"

1'-8 1/2"

4'-0"

1'-3"

10"

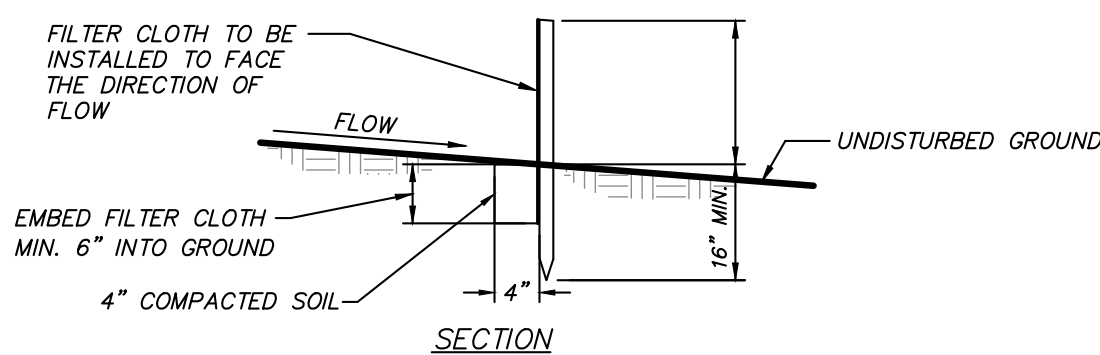
3"

4" DIA. INLET PIPE 2% MIN. SLOPE

MINIMUM 3" THICK LAYER OF SAND OR PEA GRAVEL

LIQUID LEVEL

1,000 GALLON SEPTIC TANK DETAIL
(N.T.S.)



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WHEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN 20' SECTIONS OF FILTER CLOTH ADJOIN, EACH OTHER THEY SHALL BE SEWED TOGETHER BY SIX PASSES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100, STABILUNA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIRONMENT, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

1'-8 1/2"

1'-3 1/2"

BAFFLE

5" DIA. INLET

PRECAST CONCRETE DISTRIBUTION BOX, AS MANUFACTURED BY PRECAST CONCRETE SALES CO.

7 1/2" TYP.

(6) 5" DIA. OUTLETS

PLAN VIEW

FINISH GRADE

6" MIN. 12" MAX.

1'-0" MAX.

3'-6" MIN.

2"

1'-3 1/2"

2"

6"

2"

BAFFLE

5" DIA. INLET

PROVIDE A 90° ELBOW ON INLET PIPE

THICK BED OF 4" OR PEA GRAVEL

SECTION

1. PROVIDE 2" OF SOLID PIPE BEFORE START OF ABSORPTION TRENCH PERFORATED PIPES
2. THE BOTTOM OF THE BOX MUST BE LEVEL AND SUPPORTED SOLIDLY TO BELOW THE FROST LINE. THE FOOTING IS TO EXTEND TO 36" BELOW THE GROUND LEVEL.
3. PROVIDE 2" MINIMUM SEPARATION BETWEEN INLET & OUTLET INVERTS.
4. DISTRIBUTION BOX TO BE LAID LEVEL AND EQUIPPED WITH SPEED LEVELERS
5. ANY UNUSED OUTLETS SHALL BE PLUGGED.
6. PROVIDE 2" MINIMUM SEPARATION FROM OUTLET INVERT TO FLOOR OF DISTRIBUTION BOX

2'-0"

OVERFILL 4" FOR SETTLEMENT
"TYPAR 3201" GEOTEXTILE

2" MIN.

6" MIN.

EARTH BACKFILL
(NO STONES > 6")

4" DIA. PERFORATED P.V.C. PIPE

3/4" TO 1-1/2" CLEAN CRUSHED
STONE OR WASHED GRAVEL

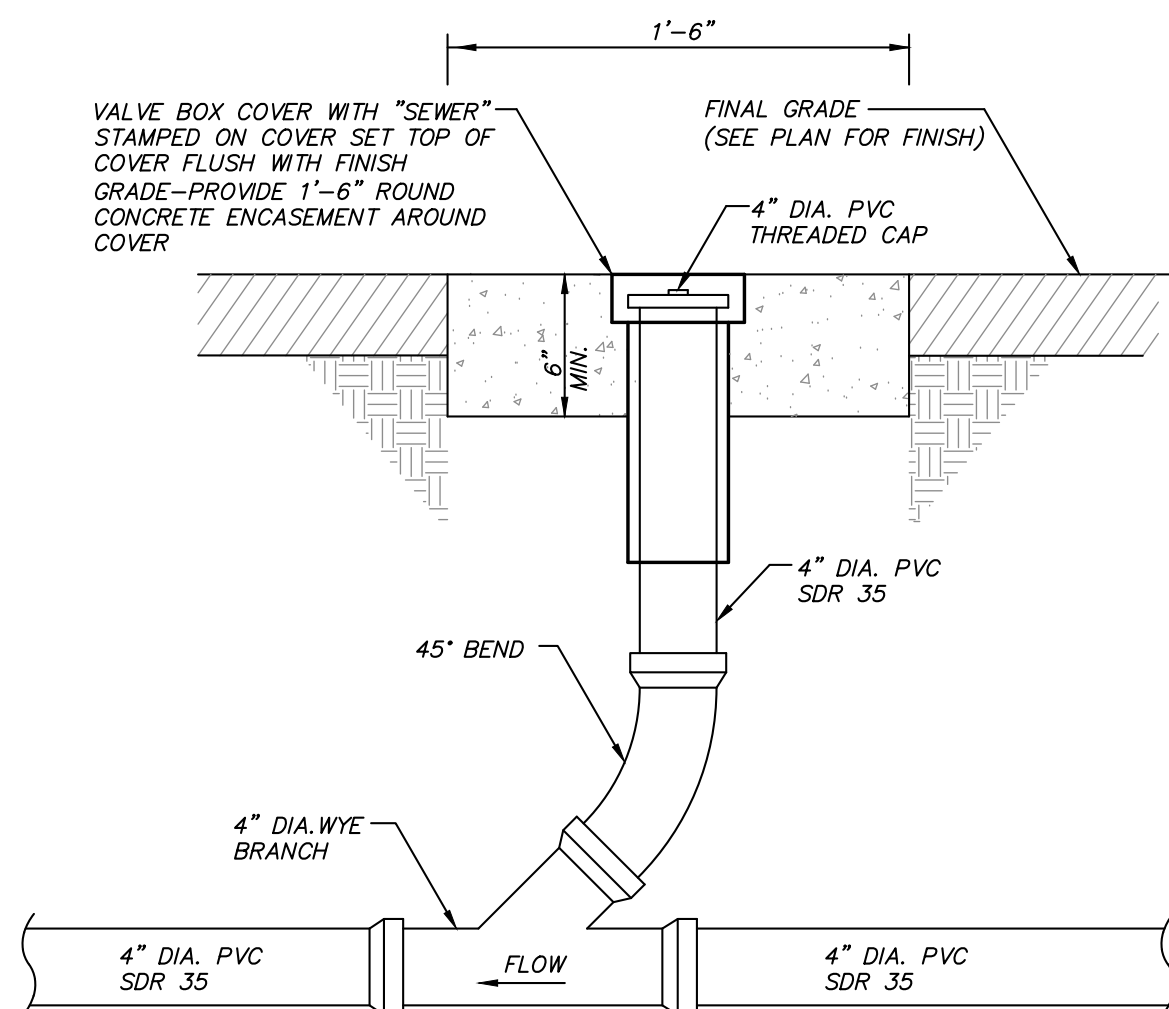
CROSS SECTION

LONGITUDINAL SECTION

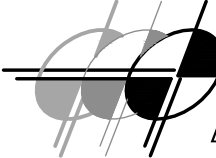

CROSS SECTION

- NOTES: 1. PROVIDE 2' OF SOLID PIPE AT THE BEGINNING OF EVERY TRENCH.
2. PROVIDE END CAPS AT THE END OF EACH ABSORPTION TRENCH.
3. THE SLOPE OF THE PERFORATED PIPES SHALL BE BETWEEN A MINIMUM OF 1/32"/FT AND A MAXIMUM OF 1/16"/FT. UNLESS THE TRENCHES ARE DOSED BY PUMPING OR BY A DOOSING TANK, DOSED TRENCHES SHALL BE LEVEL.
4. A MINIMUM FIVE (5) FOOT SEPARATION DISTANCE MUST BE PROVIDED BETWEEN THE BOTTOM OF THE ABSORPTION TRENCH AND THE PRESENCE OF SEASONAL HIGH GROUND WATER AND/OR LEDGE ROCK.

ABSORPTION TRENCH DETAIL
(N.T.S.)



SEWER SERVICE LINE TRENCH DETAIL
(N.T.S.)

1	5-28-25	REVISED FOR PLANNING BOARD COMMENTS		R.A.R.
NO.	DATE	REVISION		BY
 INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.		3 Garrett Place Carmel, NY 10512 (845) 225-9690 (845) 225-9717 fax www.insite-eng.com		
PROJECT:				
<u>198 ARHOME</u> <u>PROPOSED ACCESSORY STRUCTURE</u> 198 DOG TAIL CORNERS ROAD, TOWN OF DOVER, DUTCHESS COUNTY NEW YORK		<u>DETAILS</u>		
DRAWING:				
PROJECT NUMBER	24229.100	PROJECT MANAGER	J.M.W.	DRAWING NO.
DATE	2-12-25	DRAWN BY	C.M.S.	D-1 <div style="display: inline-block; vertical-align: middle; text-align: center;"> ³ <hr style="width: 100%; border: 0; border-top: 1px solid black;"/> ₃ </div>
SCALE	1' = 20'	CHECKED BY	E.J.P.	

WATER SERVICE LINE TRENCH DETAIL
(N.T.S.)

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