

February 12, 2025

Ryan Courtien
Planning Board Chair
Town of Dover
126 East Duncan Hill Road
Dover Plains, NY 12522

RECEIVED

By Marilyn Van Millon at 11:04 am, Feb 12, 2025

RE: 198 AR Home

Special Use and Erosion and Sediment Control Permit

198 Dog Tail Corners Road

Town of Dover

Tax ID # 7160-00-927735

Dear Chairman Courtien:

Enclosed please find twelve (12) copies of the following documents in support of a Special Use Permit and Erosion and Sediment Control Permit Application:

- Site Plan Drawing Set (3 Sheet Total) dated February 12, 2025. (4 Full Size, 8 11" x 17")
- Land Use Application (Special Use Permit with Erosion and Sediment Control Permit) dated January 28, 2025.
- Special Permit Submission Checklist.
- Applicant's Letter of Intent, dated February, 12, 2025.
- Letter of Agent, dated January 28, 2025
- Agricultural Data Sheet dated January 28, 2025.
- Figure 1 Tax Map with 500' Buffer dated February 12, 2025.
- Short Environmental Assessment Form (EAF) dated February 12, 2025.
- Architectural Cabin Plans (3 Total Sheets), prepared by Leckie Studio Architecture + Design Inc., dated January 10, 2025. (4 Full Size, 8 11" x 17")
- One (1) Flash Drive with a digital copy of the Full Application.
- Erosion Control Escrow Fee Check \$1,500.
- Erosion Control Permit Application Fee \$150.
- Special Use Permit Escrow Fee Check \$1,500.
- Special Use Permit Application Fee \$525 (Proposed 416sf Accessory Building).

The subject project site is currently developed as a single family residence with associated appurtenances. The applicant proposes to construct a 1-bedroom prefabricated cabin as an accessory structure to the principal dwelling on the project site along with a new onsite subsurface sewage treatment system and utility connections to the existing infrastructure. We kindly requests the application be placed on your March 3, 2025 Planning Board agenda for review and discussion. Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

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

By:

John M. Watson, P.E.

Sénior Principal Engineer

JMW/ejp Enclosure(s)

cc: Kaitlyn Karcheski, via email

Insite File No. 24229.100

Town of Dover 126 East Duncan Hill Road Dover Plains, NY 12522

Email: jwatson@insite-eng.com



(845) 832-6111 Ext 100

LAND USE APPLICATION

	Type of Appli	ication: Check all that apply
[] Site Plan	[X] Special Use Permit	[X] with Erosion and Sediment Control Permit
Grid Number(s):	027725 0000	Zoning District: RUX,RC_,HM_,HR_,SR_, HC_,
132600-7160-00- Name of Project: 19		CO, M, Overlay District (if any): Floodplain X , Stream Corridor X ,
Property Address:	DO AIT HOME	Aquifer, Soil Mining
198 Dog Tail Cor	ners Road	Current Use(s): Single Family Residential
Wingdale, NY 12		Proposed Use(s): Single Family Residential with accessory structure
Primary Contact Per Kaitlyn Karchesk	rson:	Parcel Size: 4.3 acres
	ck Road	Type of Activity: New Structure X , Alteration of existing
Sharon, CT 06	069	structure, Expansion or use or structure
Telephone: <u>475-26</u>		
Email: kaitlyn@we	eareallstardust.com	Change of use in existing structure: No
Name of Property O	wner:	Total square footage of structures: (Proposed Cabin Only)
Gentle Place LLC	<u> </u>	Current 0 SF Proposed 416 SF
Address: PO Box	<u>540205</u>	(Decreased Oakin Oak)
Houston	, TX 77254	Footprint of Structures: (Proposed Cabin Only)
Telephone Number:	:	Current 0 SF Proposed 416 SF
475-260-0628	(*C 1*CC ()	
Name of Applicant (Kaitlyn Karchesk		
Address: 36 Herric		
	CT 06069	Date of Discussion Meeting:
Onaron, v	01 00000	Date of Discussion Meeting.
Telephone Number:	475-260-0628	Date Stamp: to be filled in by Planning Department
Email: kaitlyn@we	eareallstardust.com	
Relationship of App	olicant to Owner	
	e, option holder, lessee):	
	resentative	
•		
Plans Prepared by:	ala a ania a Composida a C	
	gineering, Surveying &	
	oe Architecture, P.C.	
3 Garrett Plac	ce, Carmel, NY 10512	
Telephone Number	845-225-9690	

Town of Dover 126 East Duncan Hill Road Dover Plains, NY 12522



(845) 832-6111 Ext 100

Does the project parcel cover applicant's entire [X]Yes []No	holding?
Deed Reference: Liber Page	
Does the property contain a farm operation l boundary within 500 feet of a farm operation locate	ocated within an agricultural district or is the property d in an agricultural district:
[X] Yes [] No	
If yes, submit an Agricultural Date S	tatement, available from the Planning Office
Will the development be phased? [] Yes	[X] No
Is there an existing Special Permit and/or Site I [] Yes [X] No The undersigned hereby makes application in accord Town of Dover, Dutchess County, New York. All	dance withal applicable laws and other requirements of the
Signature of Record Owner	Signature of Record Owner
Date: 1/28/2025	Date:
Signature of Applicant (if different)	
Date:120/25	

Town of Dover 126 East Duncan Hill Road Dover Plains, NY 12522



(845) 832-6111 Ext 100

AGRICULTURAL DATA STATEMENT

Gentle Place LLC
PO Box 540205
Houston, TX 77254
Applicant's telephone numbers 475-260-0628
Type of application: [] Subdivision [X] Special Permit [] Site Plan [X] Erosion Control
Description of proposed project: The applicant proposes to construct a pre-fabricated cabin on the project site along with new onsite sewage treatment system, water service connection to existing residence, and new electric service line to cabin.
Proposed cabin will be an accessory structure to the existing principal dwelling
Location of the project: 198 Dog Tail Corners Road, Wingdale, NY 12594
Names and addresses of owners of land which contains farm operations and which is located within an Agricultural District and within five hundred (500) feet of the boundary line of the property upon which the project is proposed (use addition sheer if more space is needed):
(a) Nonno's Garden LLC (b)
(c) Nonno's Garden LLC Tax Map 132600-7260-00-062777 Old Forge Road
Applicant must attach a tax map or other map showing the site of the proposed project in relation to the farming operations described in item 6 above.
1/20/25
Signature of Applicant Date

Town of Dover 126 East Duncan Hill Road Dover Plains, NY 12522



(845) 832-6111 Ext 100

APPLICANT'S LETTER OF INTENT

TO: TOWN OF DOVER PLANNIN	NG BOARD		
APPLICANT: Kaitlyn Karcheski	i		
DATE: 2-12-2025	GRID NUMBER: 132600-7160-00-927735		
site (examples include possible w	e of your plans for the site. Please include the existing conditions of the vetlands, steep slopes and environmental constraints. Include known past operation, junkyard, dump site, etc).		
The project site is currently de	veloped as a single family residence with driveway and		
and associated utilities for elec	ctric, gas, water supply and wastewater disposal. The site is		
bordered by the Ten Mile Rive	er to the east and contains steep slopes east of the existing residence		
Ground cover across the pervi	ious areas of the site consist mainly of lawn with wooded areas		
along the south and eastern pe	along the south and eastern portions of the site. There is a Federally regulated wetland in the		
western portion of the site and	western portion of the site and a stream along the southern property line which connects the		
wetland to the Ten Mile River	to the east.		
The applicant proposes to cons	struct a pre-fabricated 1-bedroom cabin as an accessory structure		
to the existing principal dwellin	g on the project site along with new onsite sewage treatment system,		
water service connection to ex	isting residence, and new electric service line to cabin.		

Town of Dover 126 East Duncan Hill Road Dover Plains, NY 12522



(845) 832-6111 Ext 100

LETTER OF AGENT

I, Michael Armilio	, am the owner of the property
located at198 Dog Tail Corners Road	, Dover, New York, identified as
Grid Number _132600-7160-00-927735-0000	.
I hereby authorize John M. Watson, PE - Insite Engine	eering, Surveying & Landscape Architecture, P.C
to act as my agent in an application to the Town of Dover	Planning Board.
For 198 AR Home	
(Name of Project)	
Print name Michael Armilio	
Signature	
Date 1 28 2025	

SPECIAL PERMIT/SITE PLAN SUBMISSION CHECKLIST Kaitlyn Karcheski / 198 AR Home **Applicant/Site Plan Name:** NA/W** Yes Inc* **HAVE YOU SUBMITTED:** Any outstanding fee? Χ A Long form EAF? Short **EAF** A copy of this check list? Χ A written request for waivers to submission requirements, if needed? N/A **DOES YOUR SITE PLAN CONTAIN:** The words "Town of Dover, Dutchess County, New York? Χ The date of the site plan being submitted? Χ The name and address of the record owner? Χ The parcel grid number? Х The name of the project? Χ The name, address, signature and seal of the licensed engineer or Χ architect? A vicinity map (1" = 2,000") showing all properties and easements within Χ 500' of the property? Approximate true North point? Χ A graphic scale? Χ The location, bearings and distances of the tract boundary? Χ The names and addresses of all adjoining property owners? Χ The Zoning District? Χ A Bulk Regulations table, showing the allowed dimensions and the Χ proposed dimensions? (See 145-11) An existing map, showing existing roads, buildings, utilities and other man-made features, as well as topography and all existing natural land features (rock outcrops, single trees 8" or more in diameter, forest Χ cover, soils, wetlands, lakes, watercourses, aquifers, floodplains and

drainage retention areas)?

^{*}Incomplete Information **Not Applicable W- Waiver

SPECIAL PERMIT/SITE PLAN SUBMISSION CHECKLIST

Applicant/Site Plan Name: Kaitlyn Karcheski / 198 AR Home

Applicant/Site Plan Name: Kaitlyn Karcheski / 198 AR Home	Yes	Inc*	NA/W**
	res	inc	NA) W
HAVE YOU SUBMITTED:			
The location and use of all existing and proposed structures within the			
property, including all dimensions of height and floor area, all exterior	X		
entrances and all anticipated future additions and alterations?			
The land use district boundaries within 200' of the site's perimeter, as well			
as any overlay districts?	X		
DOES THE SITE PLAN INCLUDE A TABLE CONTIANING THE FOLLOWING:			
Estimated area of structure intended to be used for particular uses such as			NI/A
retail, office, storage, etc?			N/A
Estimated maximum number of employees?			N/A
Maximum seating capacity, where applicable?			N/A
Number of parking spaces existing and required for the intended use?			N/A
Plans for the disposal of construction and demolition waste, either on site			21/2
or at an approved disposal facility?			N/A
THE LOCATION OF ALL PRESENT AND PROPOSED:			
Public or private ways?	Х		
Off-street parking areas?	X		
Driveways?	X		
Outdoor storage areas and screening details for waste disposal containers?			N/A
Sidewalks, ramps, curbs and paths?			N/A
Landscaping, walls and fences?	Х		
The lighting details including: location, height, intensity and bulb type?			
The direction of illumination (a photometric plan)?			N/A
The sign details including; location, height, size, materials and design?			N/A

^{*}Incomplete Information **Not Applicable W- Waiver

SPECIAL PERMIT/SITE PLAN SUBMISSION CHECKLIST

Applicant/Site Plan Name: Kaitlyn Karcheski / 198 AR Home			
	Yes	Inc*	NA/W**
THE LOCATION OF ALL PRESENT AND PROPOSED UTILTY SYSTEMS			
INCLUDING:			
Sewage or septic systems?	X		
Water supply system?	X		
Telephone, cable and electric systems?	X		
Storm drainage system including drain lines, culverts, catch basins,	^		+
headwalls, hydrants, manholes and drainage swales?	X		
An Erosion and Sediment Control plan per Chapter 65, if needed?	X		
Existing and proposed topography at two-foot contour intervals?	X		+
Area(s) of 100-year floodplain shown if applicable, with base flood			+
elevations given?	X		
Areas within the proposed site, and within 50 feet of the site, where soil			
removal or filling is required, shoeing the approximate volume in cubic	X		
yards?			
A landscaping plan?			N/A
A planting plan?			N/A
A grading plan?	Х		1 11/1
TRAFFIC FLOW PATTERINS WITHIN THE SITE, INCLUDING:			
Entrance and exits?	Х		
Loading and unloading areas?			N/A
Curb cut on the site, and within 100'of the site?			N/A
Detailed traffic study, if required by the Planning Board?			N/A
ELEVATION DETAILS SUCH AS:			
Elevations at a scale of $\frac{1}{4}$ " = 1 foot for all exterior facades?			
Design features, including the type and colors of materials to be used?			
besign reactives, including the type and colors of materials to be asea.			

^{*}Incomplete Information **Not Applicable W- Waiver

SPECIAL PERMIT/SITE PLAN SUBMISSION CHECKLIST Applicant/Site Plan Name: Kaitlyn Karcheski / 198 AR Home NA/W** Yes Inc* Soil logs, percolation test results and storm runoff calculations? N/A A cultural resource survey of resources with historic or archaeological N/A significance? A written response to any comments of the Planning Board Engineer? N/A A written response to any comments of the Planning Board Attorney? N/A A written response to any comments of the Planning Board Planner? N/A OTHER DATA REQUESTED BY THE PLANNING BOARD? LISTED BELOW:

^{*}Incomplete Information **Not Applicable W- Waiver

Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

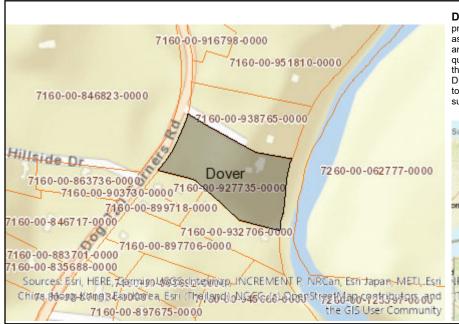
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project:			
198 AR Home			
Project Location (describe, and attach a location map):			
198 Dog Tail Corners Road, Wingdale, NY 12594			
Brief Description of Proposed Action:			
The applicant proposes to construct a pre-fabricated 1-bedroom cabin as an accessory struct along with new onsite sewage treatment system, water service connection to existing residence.			t site
Name of Applicant or Sponsor:	Telephone: 475-260-062	8	
Kaitlyn Karcheski	E-Mail: kaitlyn@weareal	Istardust.com	
Address:	, ,		
36 Herrick Road			
City/PO:	State:	Zip Code:	
Sharon	СТ	06069	
1. Does the proposed action only involve the legislative adoption of a plan, loca administrative rule, or regulation?	l law, ordinance,	NO	YES
If Vos. attach a negretive description of the intent of the managed exting and the environmental recoverage that			
may be affected in the municipality and proceed to Part 2. If no, continue to ques		1at 🗸	
			YES
If Yes, list agency(s) name and permit or approval: Town of Dover Erosion Control/Special Use Permit, DCBCH Application for Approval of Plans for an OWTS.			\checkmark
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	4.3 acres 0.2 acres 4.3 acres		
4. Check all land uses that occur on, are adjoining or near the proposed action:			
	al 🔽 Residential (subu	rban)	
☐ Forest ☑ Agriculture ☐ Aquatic ☐ Other(Spec	·	,	
Parkland	<i>3</i> /		

5.	Is the proposed action,	NO	YES	N/A
	a. A permitted use under the zoning regulations?		√	
	b. Consistent with the adopted comprehensive plan?		✓	
6	Is the proposed action consistent with the predominant character of the existing built or natural landscape?)	NO	YES
6.	is the proposed action consistent with the predominant character of the existing built of natural landscape:			√
7.	Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES
If Y	Yes, identify:		✓	
			NO	YES
8.	a. Will the proposed action result in a substantial increase in traffic above present levels?		NO NO	TE3
	b. Are public transportation services available at or near the site of the proposed action?		▼	$\frac{H}{H}$
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		V	
9.	Does the proposed action meet or exceed the state energy code requirements?		NO	YES
If th	he proposed action will exceed requirements, describe design features and technologies:			
				✓
10.	Will the proposed action connect to an existing public/private water supply?		NO	YES
	If No, describe method for providing potable water:			
				\checkmark
11				
11.	Will the proposed action connect to existing wastewater utilities?		NO	YES
New	If No, describe method for providing wastewater treatment:		✓	
	OW 10 is proposed.		V	Ш
	a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district	et	NO	YES
	ich is listed on the National or State Register of Historic Places, or that has been determined by the mmissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the	e		
	te Register of Historic Places?			
			✓	П
arcl	b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for haeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?			
13.	a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES
			Ш	\checkmark
	b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		√	
If Y	Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional		
☐ Wetland ☐ Urban ☑ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or	NO	YES
Federal government as threatened or endangered? Indiana Bat, Bog Turtle, Ti		✓
16. Is the project site located in the 100-year flood plan?	NO	YES
		√
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,		\
a. Will storm water discharges flow to adjacent properties?	\checkmark	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	√	
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water	NO	YES
or other liquids (e.g., retention pond, waste lagoon, dam)?		
If Yes, explain the purpose and size of the impoundment:	1	
		ш
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste	NO	YES
management facility?	NO	YES
If Yes, describe:		
	\checkmark	Ш
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or	NO	YES
completed) for hazardous waste? If Yes, describe:		
11 163, 46361166.	\checkmark	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BE	ST OF	
MY KNOWLEDGE		
Applicant/sponsor/na/my: John M Watson, P.E. Date: 2-12-2025		
11 /1 th 2	_	
Signature:Title: Project Engineer		

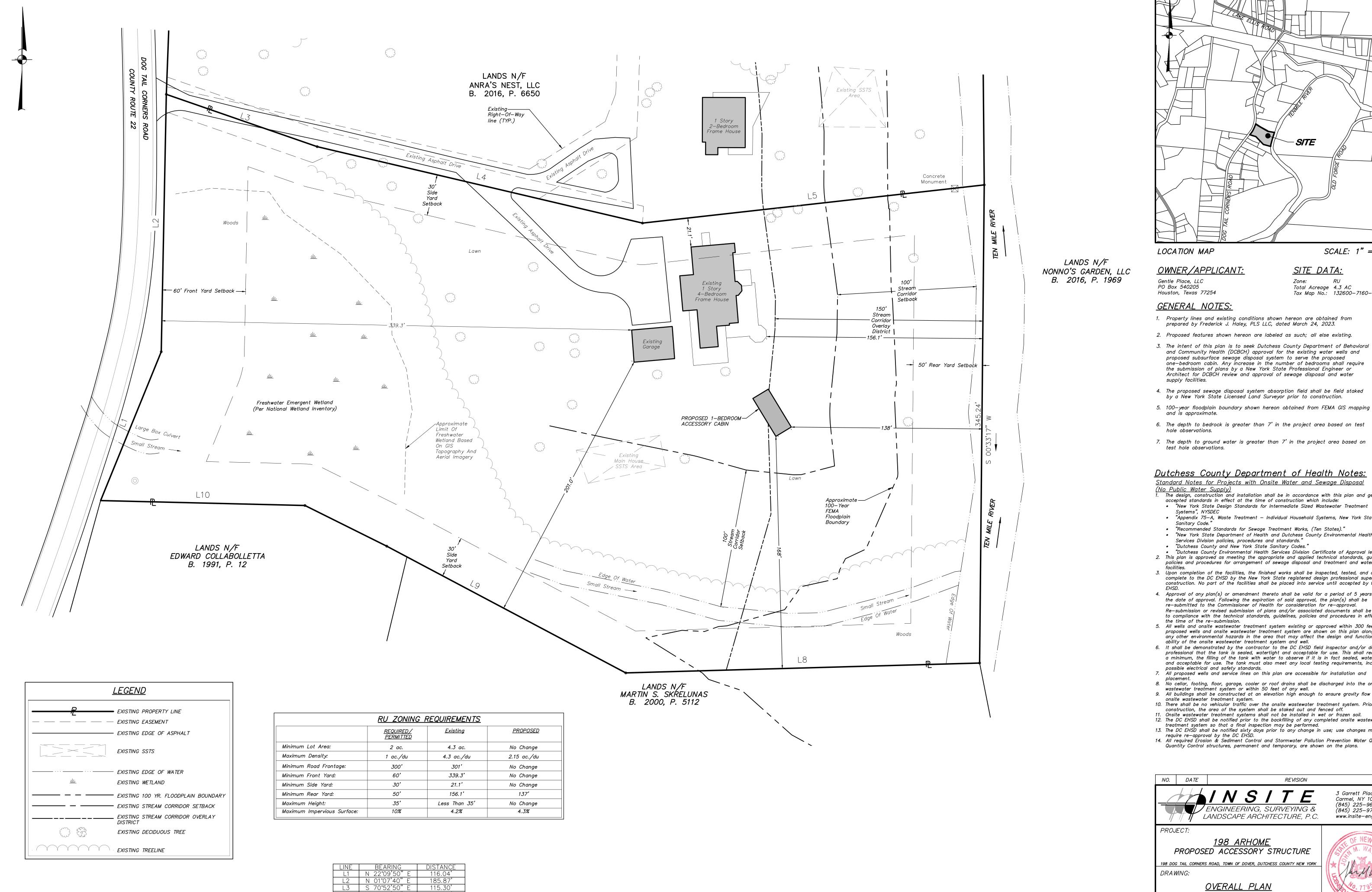


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Beckville

Sound	Drockville	
Barrie	Kingston	Montp
Toronto Lo	ke Ontario	Vermont
Hamilton	Rochester	
on Buffalo	New York	Albany
		Massachu
Sources: Esri, H	ERE, Garmin, USGS, Inter	map INCREMENT P
RCan, Esri Japan,	METI, Esri China (Hong K	ong), Esri Korea, Esri
Thailand), NGCC, User Edit	ici OpenStreetMap cointr Ambirity, Esri. HERE, Garm	in, Max USSS, NPS

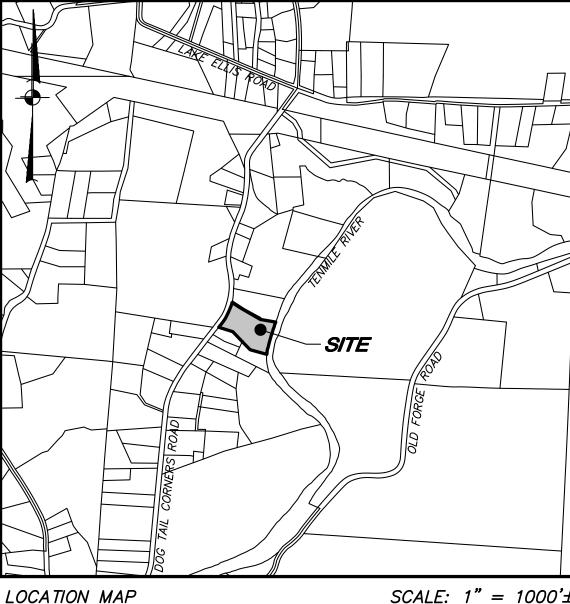
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat, Bog Turtle, Timber Rattlesnake
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No



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/APPLICANT: SITE DATA:

Gentle Place, LLC PO Box 540205 Houston, Texas 77254

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.
- 2. Proposed features shown hereon are labeled as such; all else existing.
- 3. 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.
- 4. The proposed sewage disposal system absorption field shall be field staked by a New York State Licensed Land Surveyor prior to construction.
- and is approximate.
- 6. The depth to bedrock is greater than 7' in the project area based on test hole observations.
- 7. The depth to ground water is greater than 7' in the project area based on test hole observations.

<u>Dutchess County Department of Health Notes:</u> Standard Notes for Projects with Onsite Water and Sewage Disposal

(No Public Water Supply) 1. 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", NYSDEC
- "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." 2. 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. 3. 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 4. 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. 5. 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. 6. 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. 7. All proposed wells and service lines on this plan are accessible for installation and
- 8. 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. 9. All buildings shall be constructed at an elevation high enough to ensure gravity flow to the

onsite wastewater treatment system.

- 10. 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.
- 13. The DC EHSD shall be notified sixty days prior to any change in use; use changes may require re—approval by the DC EHSD.
- 14. All required Erosion & Sediment Control and Stormwater Pollution Prevention Water Quality & Quantity Control structures, permanent and temporary, are shown on the plans.



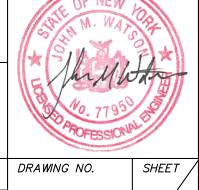


PROJECT:

DATE

<u>198 ARHOME</u> PROPOSED ACCESSORY STRUCTURE 198 DOG TAIL CORNERS ROAD, TOWN OF DOVER, DUTCHESS COUNTY NEW YORK

OVERALL PLAN



PROJECT NUMBER	24229.100	PROJECT MANAGER	J.M.W.
DATE	2-12-25	DRAWN BY	C.M.S.
SCALE	1" = 30'	CHECKED BY	E.J.P.

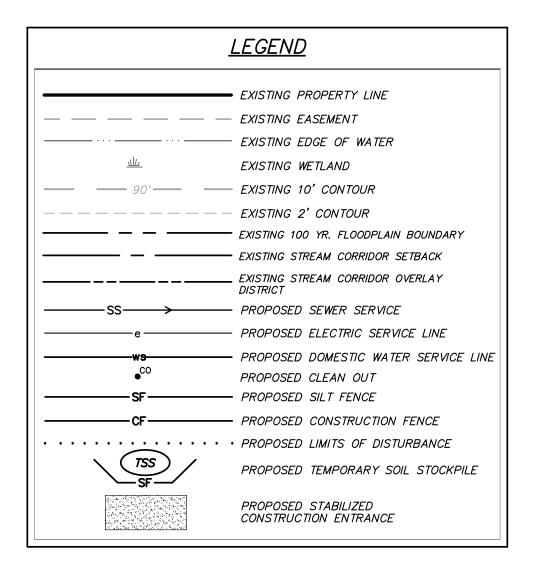
(IN FEET)

GRAPHIC SCALE

1 inch = 30 ft.

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.





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

CONSTRUCTION SEQUENCE:

(IN FEET)

1 inch = 20 ft.

- Install stabilized construction entrance/anti-tracking pad at edge of existing driveway.
 Install silt fence in general locations indicated on the plan.
 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.
- 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.

NO. DATE REVISION 3 Garrett Place Carmel, NY 10512 (845) 225–9690 (845) 225–9717 fax ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C. www.insite-eng.com PROJECT:

<u>198 ARHOME</u> 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. DRAWN BY C.M.S. 2-12-25

DRAWING NO. CHECKED BY 1" = 20' E.J.P.

EROSION & SEDIMENT CONTROL NOTES:

- 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
- 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
- 5. Silt fence shall be installed as shown on the plans prior to beginning any clearing, grubbing or
- 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 a 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: Salt 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 Specification 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
- 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
- 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.

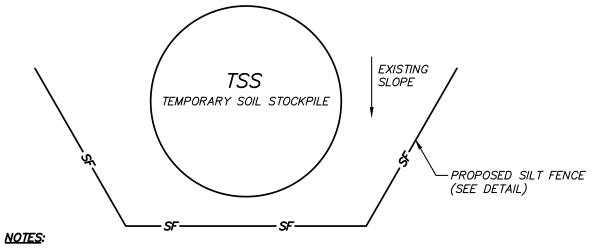
EROSION AND SEDIMENT CONTROL MAINTENANCE SCHED					
MONITORING REQUIREMENTS				MAINTENANCE	REQUIREMENTS
PRACTICE	DAILY	WEEKLY	AFTER	DURING	AFTER

PRACTICE	DAILY	WEEKLY	AFTER RAINFALL	DURING CONSTRUCTION	AFTER CONSTRUCTION
SILT FENCE BARRIER	- I IIISDECL I I		Inspect	Clean/Replace	Remove
STABILIZED CONSTRUCTION ENTRANCE	Inspect	_	Inspect Clean/Replace Remov		Remove
DUST CONTROL	Inspect	_	Inspect	Mulching/ Spraying Water	N/A
*VEGETATIVE ESTABLISHMENT	_	Inspect	Inspect	Water/Reseed/ Remulch	Reseed to 80% Coverage
ROAD & – Inspect Inspect		Clean	Clean		
SOIL STOCKPILES	_	Inspect	Inspect	Mulching/ Silt Fence Repair	Remove

* Permanent vegetation is considered stabilized when 80% of the plant density is established. Erosion control measures shall remain in place until all disturbed areas are permanently stabilized. Note: The party responsible for implementation of the maintenance schedule during and after construction is:

198 Gentle Place, LLC PO Box 540205

Houston, TX 77354 and/or the current owner(s) of the subject property.



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

(N.T.S.)

4. ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED ON THE DOWNGRADIENT SIDE. TEMPORARY SOIL STOCKPILE DETAIL

3 in. CLEAN STONE - COMPACTED SUBGRADE — MIRAFI 600X FILTER FABRIC, OR APPROVED EQUAL START AT EXIST. PAVEMENT

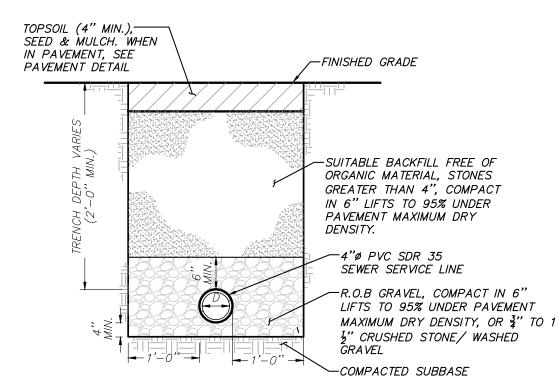
INSTALLATION NOTES 1. STONE SIZE — USE 3" STONE

- 2. LENGTH AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLLY
- 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

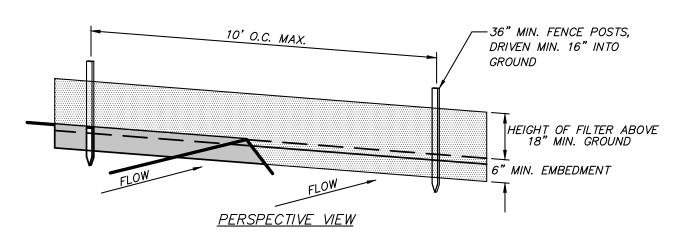
<u>PLAN</u>

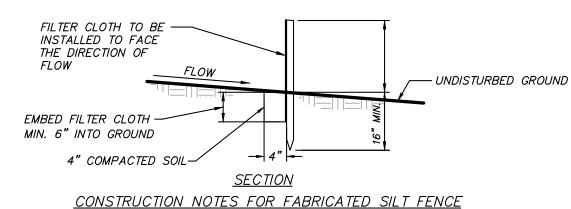
- 5. FILTER CLOTH WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
- 6. SURFACE WATER ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- 7. MAINTENANCE THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF 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 ENTRANCE 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.

STABILIZED CONSTRUCTION ACCESS DETAIL (N.T.S.)



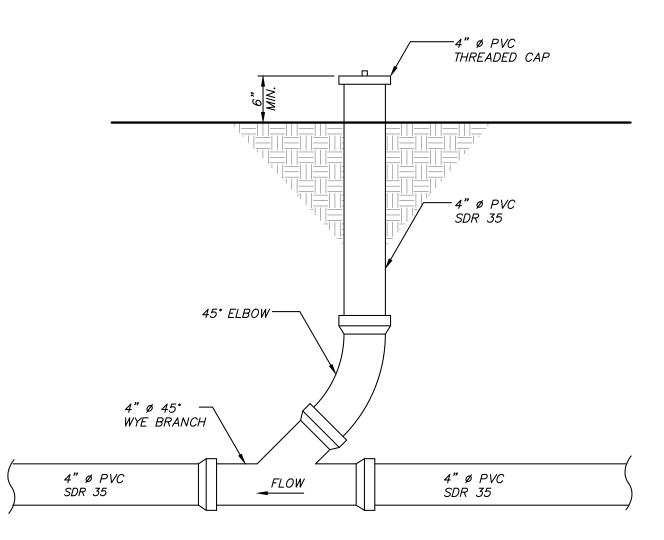
SEWER SERVICE LINE TRENCH DETAIL (N. T. S.)



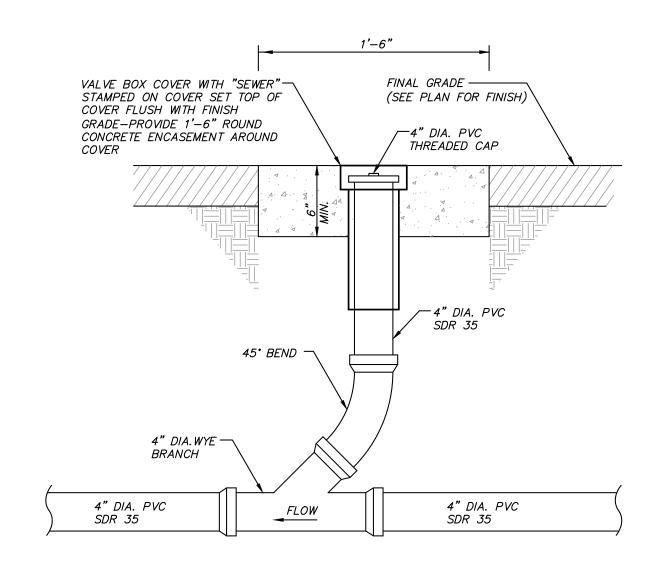


- 1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR
- STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
- 2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
- 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
- 4. PREFABRICATED UNITS SHALL BE GEOFAB. ENVIROFENCE, OR APPROVED EQUIVALENT.
- 5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

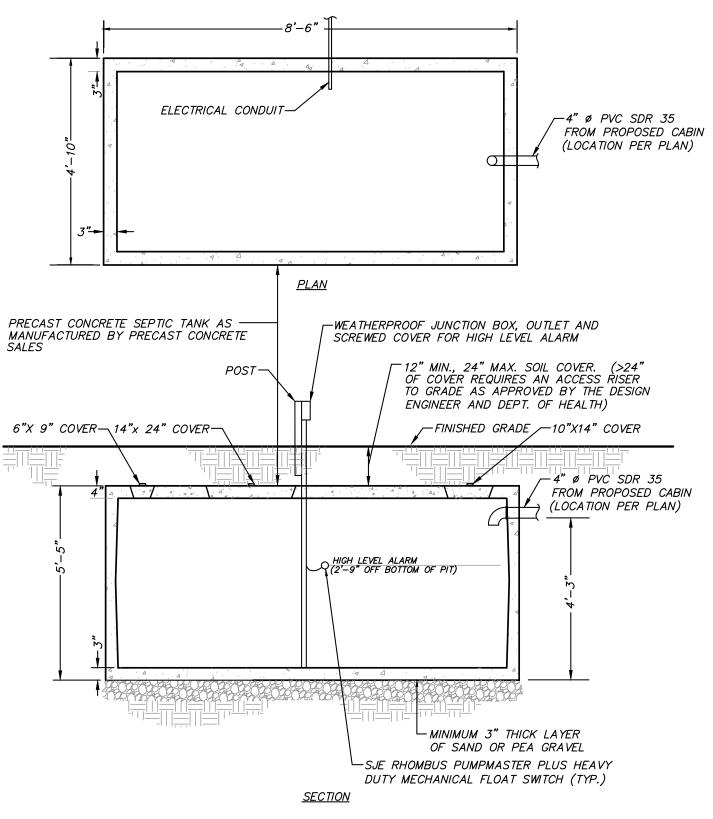
STANDARD SILT FENCE DETAIL (N.T.S.)



SEWER LINE CLEANOUT DETAIL (N.T.S.)



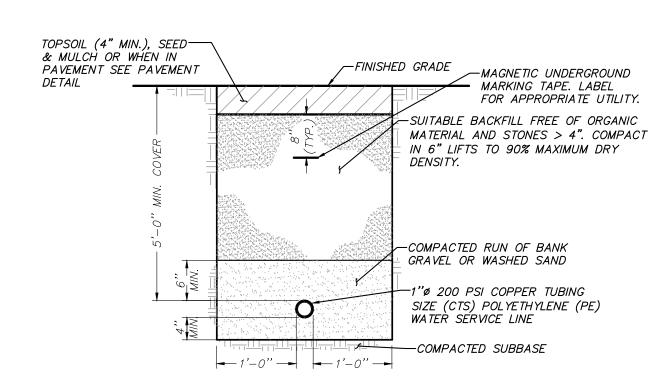
ALTERNATE SEWER LINE CLEANOUT DETAIL



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

HOLDING TANK NOTES:

- 1. AUDIO/VISUAL ALARM SHALL BE LOCATED INSIDE THE PROPOSED BUILDING.
- 2. ALL ELECTRICAL WORK AND MATERIAL TO COMPLY WITH THE NATIONAL ELECTRICAL CODE REQUIREMENTS FOR CLASS I GROUP D, DIVISION 1 LOCATIONS.
- 3. AN ELECTRICAL UNDERWRITER'S CERTIFICATE FOR THE HOLDING TANK COMPONENTS MUST BE PROVIDED TO THE COUNTY DEPARTMENT OF HEALTH AS A PART OF THE CONSTRUCTION COMPLIANCE SUBMISSION PACKAGE.
- 4. REMOVE ALL BAFFLES FROM THE TANK.
- 5. THE FLOAT SETTING NOTED IS FOR A HOLDING TANK WITH THE SPECIFIC DIMENSIONS SHOWN HEREON. CONTACT THE DESIGN ENGINEER FOR THE PROPER FLOAT SETTING IF A TANK WITH DIFFERENT DIMENSIONS IS USED.



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

DATE

Carmel, NY 10512 (845) 225-9690 LENGINEERING, SURVEYING & (845) 225–9717 fax LANDSCAPE ARCHITECTURE, P.C. www.insite-eng.com PROJECT: <u>198 ARHOME</u> PROPOSED ACCESSORY STRUCTURE 198 DOG TAIL CORNERS ROAD, TOWN OF DOVER, DUTCHESS COUNTY NEW YORK DRAWING: **DETAILS** SHEET DRAWING NO. 24229.100 J.M. W. NUMBER MANAGER C.M.S. 2-12-25

E.J.P

CHECKED

1' = 20'

REVISION

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.

Leckie Studio Architecture + Design Inc.

200-397 W 7th Avenue Vancouver BC, V5Y 1M2 604.661.4144 contact@leckiestudio.com

A102

Floor Plan

	Z-2002 V-2002
Φ	
1-1-1-1	MILIOS MI
3-1/2	H H D D D D D D D D D D D D D D D D D D
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m	
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(N)	
16-5-	
	4301 V301
	130"

Project Code	RHP	Plot Date	25018
Drawn / Checked	LSAD	Scale	1/2 = 1'-0" @ 22 X 34 1/4 = 1'-0" @ 11 X 17

A103

Roof Plan

	CAP ELASHING NITEGRATED INTO SDG 01 PANEL -LOW SLOPE ROOF
	CAP I SUPPLIED SUPPLI
3-11"	MIN 2% SLOPE
5-6/2"	MIN 2% SLOPE MIN 2% SLOPE
32.0"	MN 2% SI/OPE
16-5"	
	130. B0.

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Drawing Title
Section

3-1-1-	
Ž	
3-77	
5'-6'/2"	
	LIVING ROOM
3-0-16	
(D)	961-8
	SITE CONDITION AND SKIRTING TO BE COORDINATED BY LANDSCAPE ARCHITECT
32-0"	
	BATHROOM X
	MECHANICAL
6	901 -/+
	T/O CLADDING 9-3-1/4" FINISHED FLOOR 0-0" UIS OF CLADDING -1-2-34" APPROX. GRADE -3-0-38"

Leckie Studio Architecture + Design Inc.

200-397 W 7th Avenue Vancouver BC, V5Y 1M2 604.661.4144 contact@leckiestudio.com

A102

Floor Plan

	Z-2002 V-2002
Φ	
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Section

3-11-	
3.5	
3-1/2"	
5.6/2"	LIVING ROOM
3-0-	
<u>ω</u>	%L8
	SITE CONDITION AND SKIRTING TO BE COORDINATED BY LANDSCAPE ARCHITECT
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	BATHROOM
	MECHANICAL
6	"901 -/+
	"21 "%2
	FINISHED FLOOR 9-3 1/4" FINISHED FLOOR 0-0" 8-1 1/4" APPROX. GRADE 3-0 3/8"