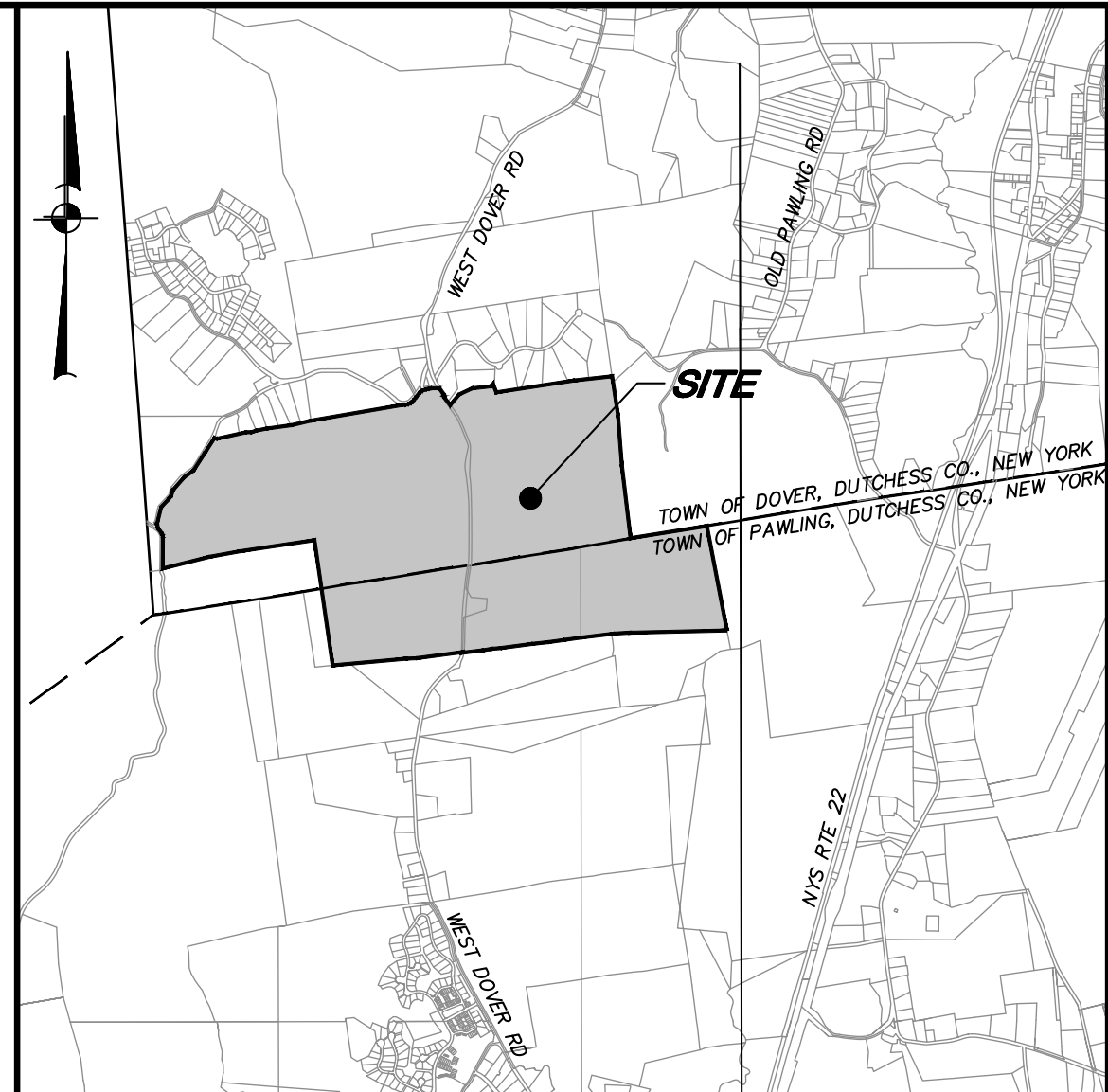
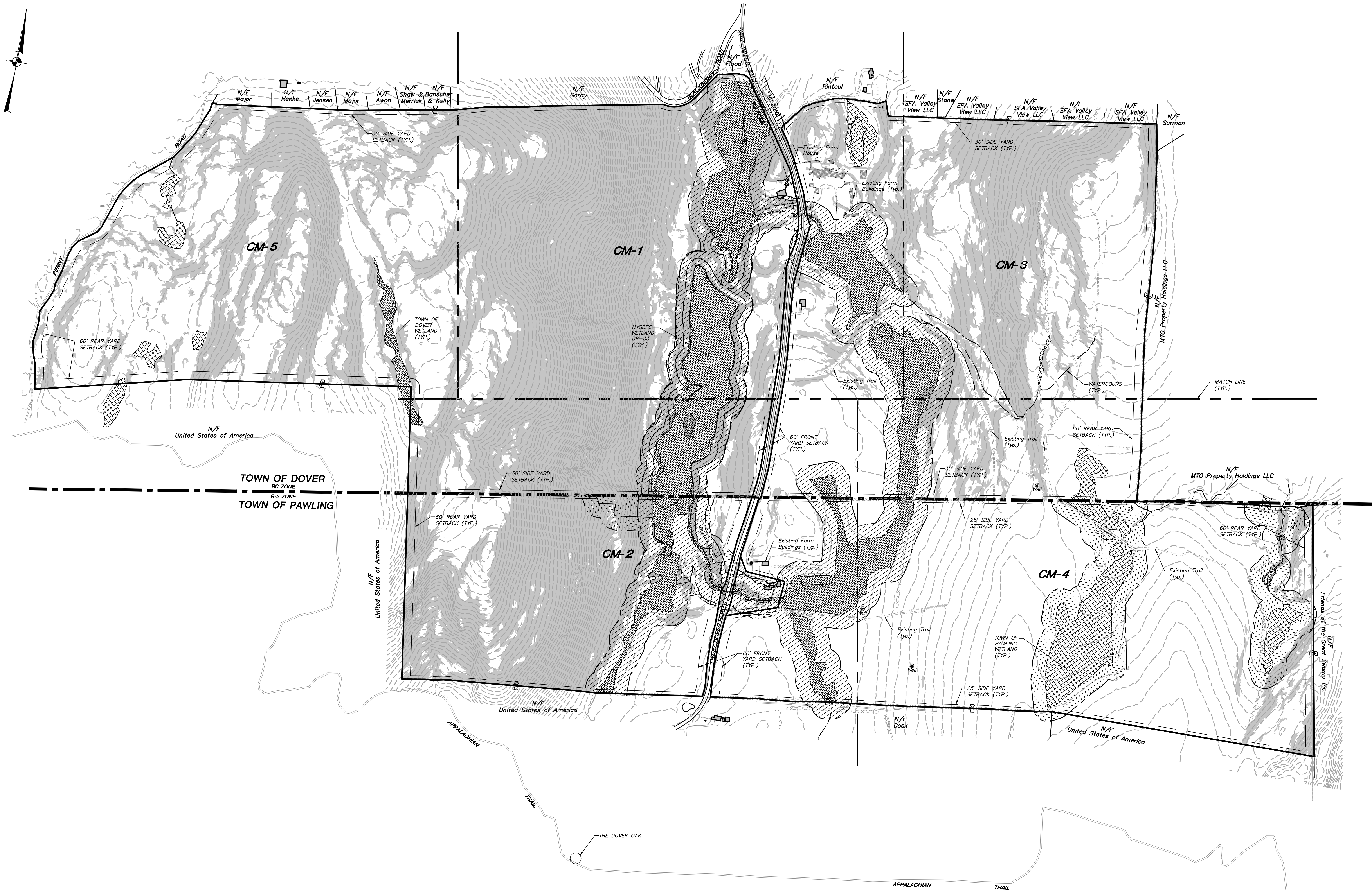


Z:\241261000\Starkdale Farms\Drawing\1445-Constraints Map.dwg, 7/10/2024 12:25:53 PM, m.e.u., 1:1

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF
SECTION 2209 OF ARTICLE 145 OF THE EDUCATION LAW.



LOCATION MAP

SCALE: 1" = 3,000'±

OWNER:

Starkdale Farms Inc.
1300 Jericho Tpke
New Hyde Park, NY 11040

APPLICANT:

3P Longevity, LLC
5401 S Kirkman Rd, Suite 650
Orlando, FL 32819

SITE DATA:

Town of Dover: Parcel # 132600-6958-00-690892
Total Area: 430.2 AC±
(269.6 AC± in RC Zone)
(160.6 AC± in RU Zone)
Town of Pawling: Parcel # 134089-6958-00-673657
Total Area: 71.9 AC± (R-2 Zone)
Parcel # 134089-7058-00-022710
Total Area: 145.2 AC± (R-2 Zone)
Parcel # 134089-6958-00-827687
Total Area: 2.1 AC± (R-2 Zone)

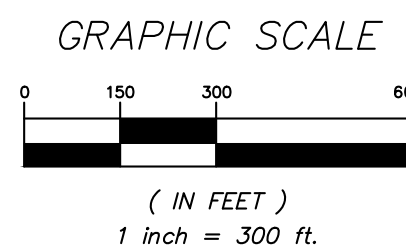
GENERAL NOTES:

- Topography shown hereon is based upon aerial photography dated April 15, 2003 and is photogrammetrically compiled. Elevations shown hereon conform to the North American Vertical Datum of 1988 (N.A.V.D., 1988). The contour interval is 2'.
- Meridian shown hereon is referenced to 74 30'00" West of Greenwich.
- Property lines shown hereon are based upon certified surveys completed June 30, 2008 by Insite Engineering, Surveying & Landscape Architecture, P.C.
- Reported Town Boundary is shown hereon as approximate.
- Wetlands, watercourses and buffers are shown in accordance with field delineation by Michael Nowicki. Location was completed April 10, 2024 through April 29, 2024 by Insite Engineering, Surveying & Landscape Architecture, P.C.
- For clarity, the Town of Dover Stream Corridor Overlay 100' Principal Buildings Buffer is conservatively shown in the same location as the 100' NYSDEC Adjacent Area.

LEGEND	
	EXISTING TOWN LINE
	EXISTING PROPERTY LINE
	EXISTING STONE WALL
	EXISTING DIRT TRAIL
	EXISTING WIRE FENCE
	EXISTING GUIDE RAIL
	EXISTING UTILITY POLE
	EXISTING WELL
	EXISTING UNDERGROUND DRAINAGE PIPE
	EXISTING WATERCOURSE
	EXISTING EDGE OF WATER
	EXISTING WETLAND FLAG
	EXTENDED TOWN OF PAWLING WETLAND CONTROLLED AREA
	EXISTING 100' NYSDEC ADJACENT AREA / TOWN OF PAWLING WETLAND BUFFER
	EXISTING TOWN OF DOVER STREAM BUFFER
	EXISTING 10' CONTOUR
	BUILDING SETBACK LINE

Slopes Table			
Minimum Slope	Maximum Slope	Color	Town
25%	Vertical		Pawling
15%	Vertical		Dover

Wetlands Legend	
	NYSDEC Wetland DP-33
	Town Wetland
	100' NYSDEC Wetland Adjacent Area
	Town of Pawling Wetland Buffer



NO.	DATE	REVISION	BY
PROJECT: STARKDALE FARMS			
WEST DOVER ROAD, TOWNS OF DOVER & PAWLING, DUTCHESS CO., NY			
DRAWING: CONSTRAINTS MAP KEY PLAN			
PROJECT NUMBER	24126.100	PROJECT MANAGER	J.M.W.
DATE	7-17-24	DRAWN BY	M.E.U.
SCALE	1" = 300'	CHECKED BY	A.D.T.
DRAWING NO.	CM-K		SHEET 1
			6



LEGEND

- EXISTING TOWN LINE
- EXISTING PROPERTY LINE
- EXISTING STONE WALL
- EXISTING DIRT TRAIL
- EXISTING WIRE FENCE
- EXISTING GUIDE RAIL
- EXISTING UTILITY POLE
- EXISTING WELL
- EXISTING UNDERGROUND DRAINAGE PIPE
- EXISTING WATERCOURSE
- EXISTING EDGE OF WATER
- EXISTING WETLAND FLAG
- EXTENDED TOWN OF PAWLING WETLAND CONTROLLED AREA
- EXISTING 100' NYSDEC ADJACENT AREA
- TOWN OF PAWLING WETLAND BUFFER
- EXISTING TOWN OF DOVER STREAM BUFFER
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- BUILDING SETBACK LINE

Slopes Table

Minimum Slope	Maximum Slope	Color	Town
25%	Vertical		Pawling
15%	Vertical		Dover

Wetlands Legend

- NYSDEC Wetland DP-33
- Town Wetland
- 100' NYSDEC Wetland Adjacent Area
- Town of Pawling Wetland Buffer

SOILS LEGEND

SOILS	DESCRIPTION	HYDROLOGICAL GROUP
ChB	Charlton loam, 3% to 8% slopes	B
ChD	Charlton loam, 15% to 25% slopes	B
CIE	Charlton loam, 25% to 45% slopes, very stony	B
CtC	Chatfield-Hollis complex, rolling, very rocky, 5% to 16% slopes	B,C,D
CtD	Chatfield-Hollis complex, hilly, very rocky, 15% to 30% slopes	B,C,D
CuB	Copake gravelly silt loam, undulating, 2% to 6% slopes	B
CuC	Copake gravelly silt loam, rolling, 5% to 16% slopes	B
CuD	Copake gravelly silt loam, hilly, 15% to 30% slopes	B
FoC	Farmington-Galway complex, rolling, very rocky, 5% to 16% slopes	B,C
FoD	Farmington-Galway complex, hilly, very rocky, 15% to 30% slopes	B,C
FeE	Farmington-Rock Outcrop complex, steep, 25% to 45% slopes	C,D
Fr	Fredon silt loam, 0% to 3% slopes	C
GsB	Georgia silt loam, 3% to 8% slopes	C
HoB	Hollis-Chatfield-Rock Outcrop complex, hilly	B,C,D
HoE	Hollis-Chatfield-Rock Outcrop complex, steep	B,C,D
HoF	Hollis-Chatfield-Rock Outcrop complex, very steep	B,C,D
SkB	Stockbridge silt loam, 3% to 8% slopes	C
SkC	Stockbridge silt loam, 8% to 15% slopes	C
SkD	Stockbridge silt loam, 15% to 25% slopes	C
Su	Sun silt loam	D
W	Water	-
Wy	Wayland silt loam	C,D

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: **STARKDALE FARMS**

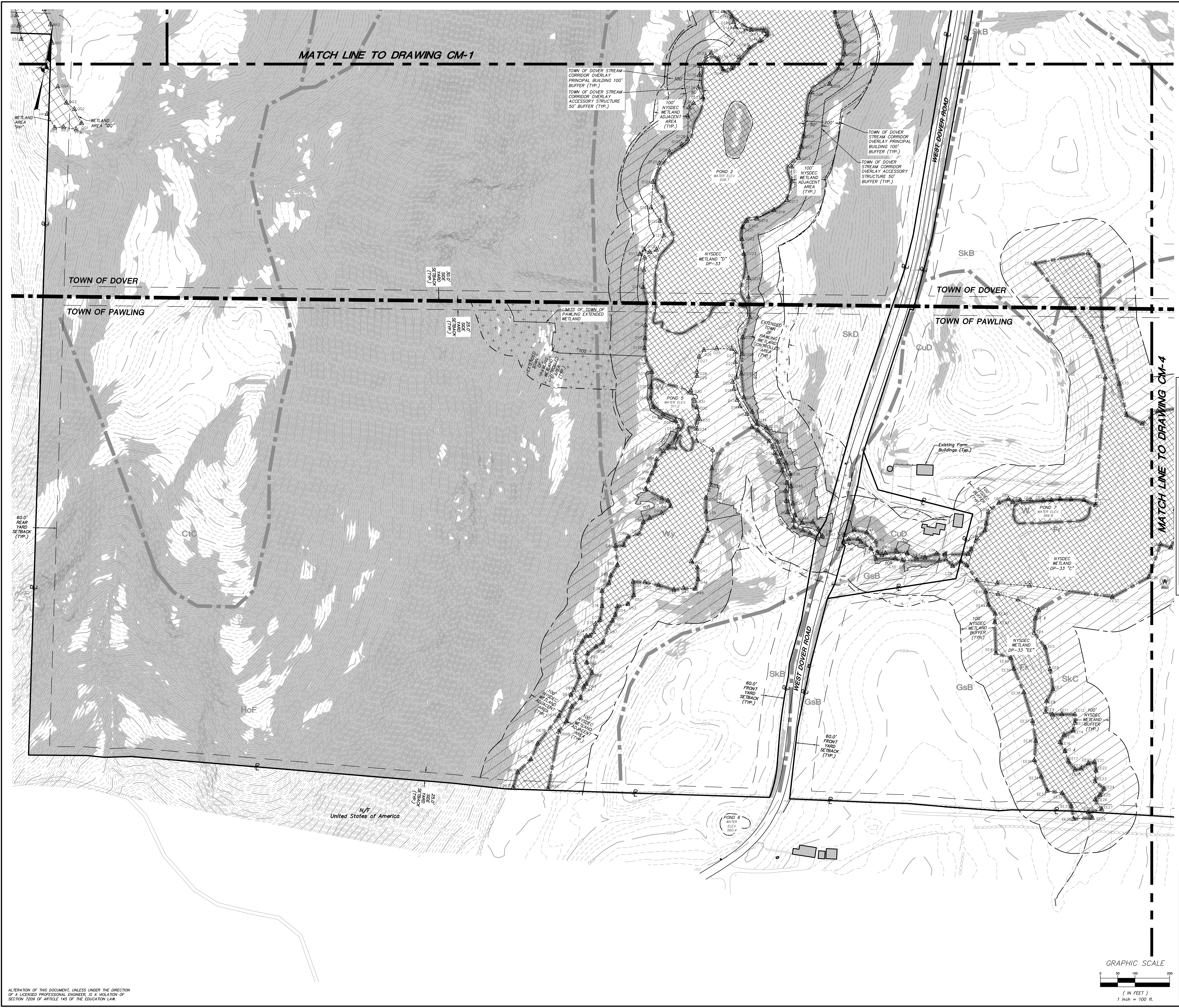
DRAWING: **CONSTRAINTS MAP**

PROJECT NUMBER: 24126.100
DATE: 7-17-24
SCALE: 1" = 100'

PROJECT MANAGER: J.M.W.
DRAWN BY: M.E.U.
CHECKED BY: A.D.T.

DRAWING NO. **CM-1**
SHEET 2

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LEGEND

- EXISTING TOWN LINE
- EXISTING PROPERTY LINE
- EXISTING STONE WALL
- EXISTING DIRT TRAIL
- EXISTING WIRE FENCE
- EXISTING GUIDE RAIL
- EXISTING UTILITY POLE
- EXISTING WELL
- EXISTING UNDERGROUND DRAINAGE PIPE
- EXISTING WATERCOURSE
- EXISTING EDGE OF WATER
- EXISTING WETLAND FLAG
- EXTENDED TOWN OF PAWLING WETLAND CONTROLLED AREA
- EXISTING 100' NYSDEC ADJACENT AREA TOWN OF PAWLING WETLAND BUFFER
- EXISTING TOWN OF DOVER STREAM BUFFER
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- BUILDING SETBACK LINE

Slopes Table

Minimum Slope	Maximum Slope	Color	Town
25%	Vertical		Pawling
15%	Vertical		Dover

Wetlands Legend

- NYSDEC Wetland DP-33
- Town Wetland
- 100' NYSDEC Wetland Adjacent Area
- Town of Pawling Wetland Buffer

SOILS LEGEND

SOILS	DESCRIPTION	HYDROLOGICAL GROUP
ChB	Charlton loam, 3% to 8% slopes	B
ChD	Charlton loam, 15% to 25% slopes	B
CIE	Charlton loam, 25% to 45% slopes, very stony	B
CtC	Chatfield-Hollis complex, rolling, very rocky, 5% to 16% slopes	B,C,D
CtD	Chatfield-Hollis complex, hilly, very rocky, 15% to 30% slopes	B,C,D
CuB	Copake gravely silt loam, undulating, 2% to 6% slopes	B
CuC	Copake gravely silt loam, rolling, 5% to 16% slopes	B
CuD	Copake gravely silt loam, hilly, 15% to 30% slopes	B
FcC	Farmington-Galway complex, rolling, very rocky, 5% to 16% slopes	B,C
FcD	Farmington-Galway complex, hilly, very rocky, 15% to 30% slopes	B,C
FeE	Farmington-Rock Outcrop complex, steep, 25% to 45% slopes	C,D
Fr	Fredon silt loam, 0% to 3% slopes	C
GsB	Georgia silt loam, 3% to 8% slopes	C
HoD	Hollis-Chatfield-Rock Outcrop complex, hilly	B,C,D
HoE	Hollis-Chatfield-Rock Outcrop complex, steep	B,C,D
HoF	Hollis-Chatfield-Rock Outcrop complex, very steep	B,C,D
SkB	Stockbridge silt loam, 3% to 8% slopes	C
SkC	Stockbridge silt loam, 8% to 15% slopes	C
SkD	Stockbridge silt loam, 15% to 25% slopes	C
Su	Sun silt loam	-
W	Water	-
Wy	Wayland silt loam	C,D

NRCS Soil Boundary Line

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

PROJECT: STARKDALE FARMS
WEST DOVER ROAD, TOWNS OF DOVER & PAWLING, DUTCHESS CO., NY

DRAWING: CONSTRAINTS MAP

PROJECT NUMBER: 24126.100
DATE: 7-17-24
SCALE: 1" = 100'

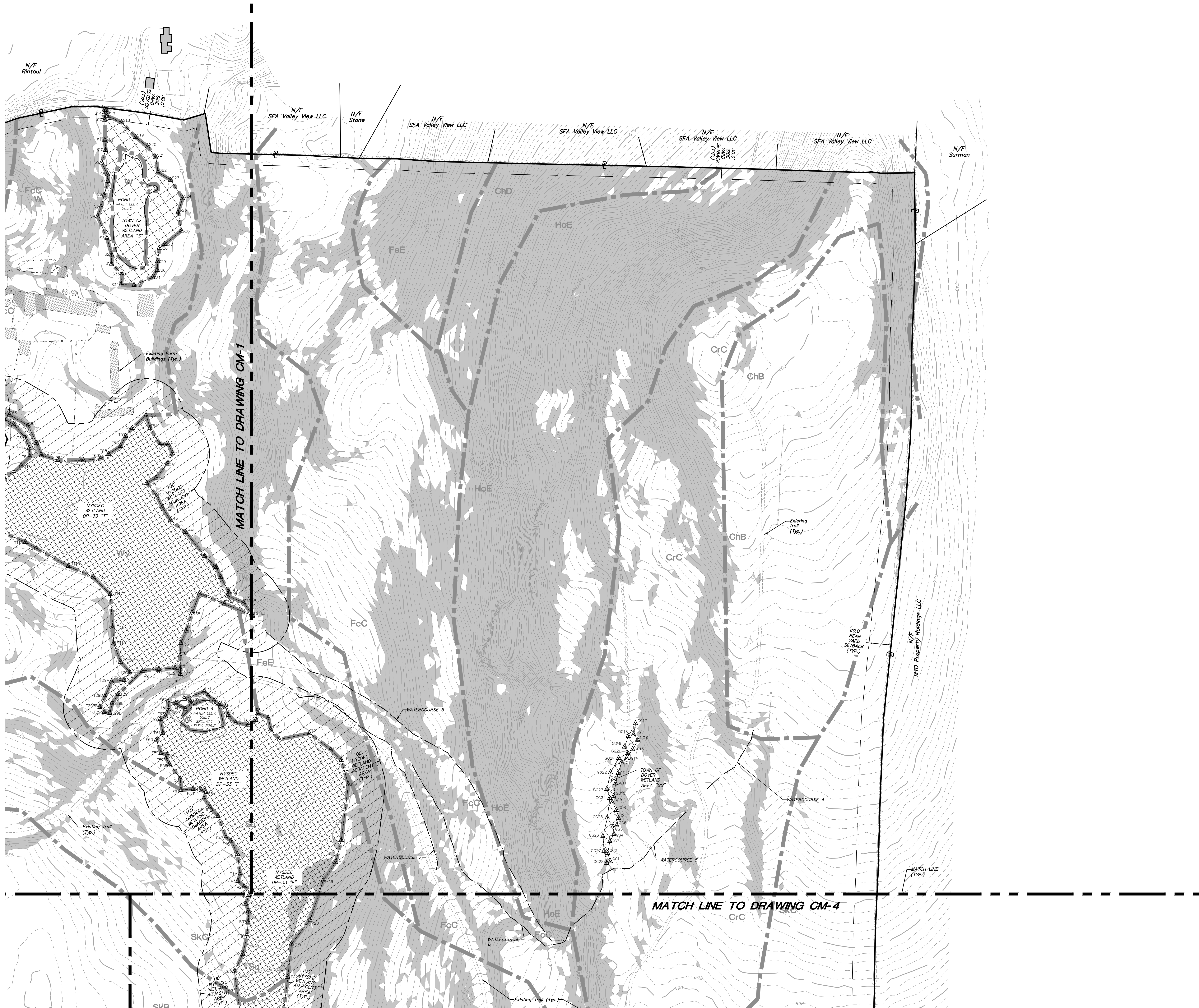
PROJECT MANAGER: J.M.W.
DRAWN BY: M.E.U.
CHECKED BY: A.D.T.

DRAWING NO. CM-2
SHEET 3

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

STATE OF NEW YORK
JULIE M. WATERS
Professional Engineer
No. 77939

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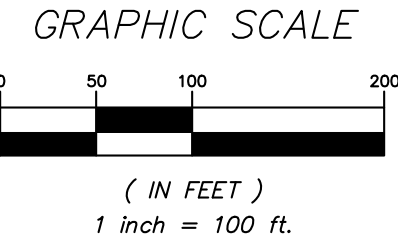


LEGEND	
	EXISTING TOWN LINE
	EXISTING PROPERTY LINE
	EXISTING STONE WALL
	EXISTING DIRT TRAIL
	EXISTING WIRE FENCE
	EXISTING GUIDE RAIL
	EXISTING UTILITY POLE
	EXISTING WELL
	EXISTING UNDERGROUND DRAINAGE PIPE
	EXISTING WATERCOURSE
	EXISTING EDGE OF WATER
	EXISTING WETLAND FLAG
	EXTENDED TOWN OF PAWLING WETLAND CONTROLLED AREA
	EXISTING 100' NYSDEC ADJACENT AREA TOWN OF PAWLING WETLAND BUFFER
	EXISTING TOWN OF DOVER STREAM BUFFER
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	BUILDING SETBACK LINE

Slopes Table			
Minimum Slope	Maximum Slope	Color	Town
25%	Vertical		Pawling
15%	Vertical		Dover

Wetlands Legend	
	NYSDEC Wetland DP-33
	Town Wetland
	100' NYSDEC Wetland Adjacent Area
	Town of Pawling Wetland Buffer

SOILS LEGEND		
SOILS	DESCRIPTION	HYDROLOGICAL GROUP
ChB	Charlton loam, 3% to 8% slopes	B
ChD	Charlton loam, 15% to 25% slopes	B
CIE	Charlton loam, 25% to 45% slopes, very stony	B
CtC	Chatfield-Hollis complex, rolling, very rocky, 5% to 16% slopes	B,C,D
ChD	Chatfield-Hollis complex, hilly, very rocky, 15% to 30% slopes	B,C,D
CuB	Copake gravelly silt loam, undulating, 2% to 6% slopes	B
CuC	Copake gravelly silt loam, rolling, 5% to 16% slopes	B
CuD	Copake gravelly silt loam, hilly, 15% to 30% slopes	B
FoC	Farmington-Galway complex, rolling, very rocky, 5% to 16% slopes	B,C
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FeE	Farmington-Rock Outcrop complex, steep, 25% to 45% slopes	C,D
Fr	Fredon silt loam, 0% to 3% slopes	C
GsB	Georgia silt loam, 3% to 8% slopes	C
HoD	Hollis-Chatfield-Rock Outcrop complex, hilly	B,C,D
HoE	Hollis-Chatfield-Rock Outcrop complex, steep	B,C,D
HoF	Hollis-Chatfield-Rock Outcrop complex, very steep	B,C,D
SkB	Stockbridge silt loam, 3% to 8% slopes	C
SkC	Stockbridge silt loam, 8% to 15% slopes	C
SkD	Stockbridge silt loam, 15% to 25% slopes	C
Su	Sun silt loam	-
W	Water	-
Wy	Wayland silt loam	C,D
		NRCS Soil Boundary Line



NO.

DATE

REVISION

BY

ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

PROJECT:

STARKDALE FARMS

DRAWING:

CONSTRAINTS MAP

PROJECT NUMBER: 24126.100

PROJECT MANAGER: J.M.W.

DATE: 7-17-24

DRAWN BY: M.E.U.

SCALE: 1" = 100'

CHECKED BY: A.D.T.

DRAWING NO. CM-3

SHEET 3

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

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MATCH LINE TO DRAWING CM-3

MATCH LINE (TYP.)

LEGEND	
	EXISTING TOWN LINE
	EXISTING PROPERTY LINE
	EXISTING STONE WALL
	EXISTING DIRT TRAIL
	EXISTING WIRE FENCE
	EXISTING GUIDE RAIL
	EXISTING UTILITY POLE
	EXISTING WELL
	EXISTING UNDERGROUND DRAINAGE PIPE
	EXISTING WATERCOURSE
	EXISTING EDGE OF WATER
	EXISTING WETLAND FLAG
	EXTENDED TOWN OF PAWLING WETLAND CONTROLLED AREA
	EXISTING 100' NYSDEC ADJACENT AREA TOWN OF PAWLING WETLAND BUFFER
	EXISTING TOWN OF DOVER STREAM BUFFER
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	BUILDING SETBACK LINE

Slopes Table			
Minimum Slope	Maximum Slope	Color	Town
25%	Vertical		Pawling
15%	Vertical		Dover

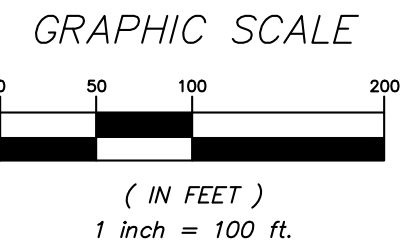
Wetlands Legend	
	NYSDEC Wetland DP-33
	Town Wetland
	100' NYSDEC Wetland Adjacent Area
	Town of Pawling Wetland Buffer

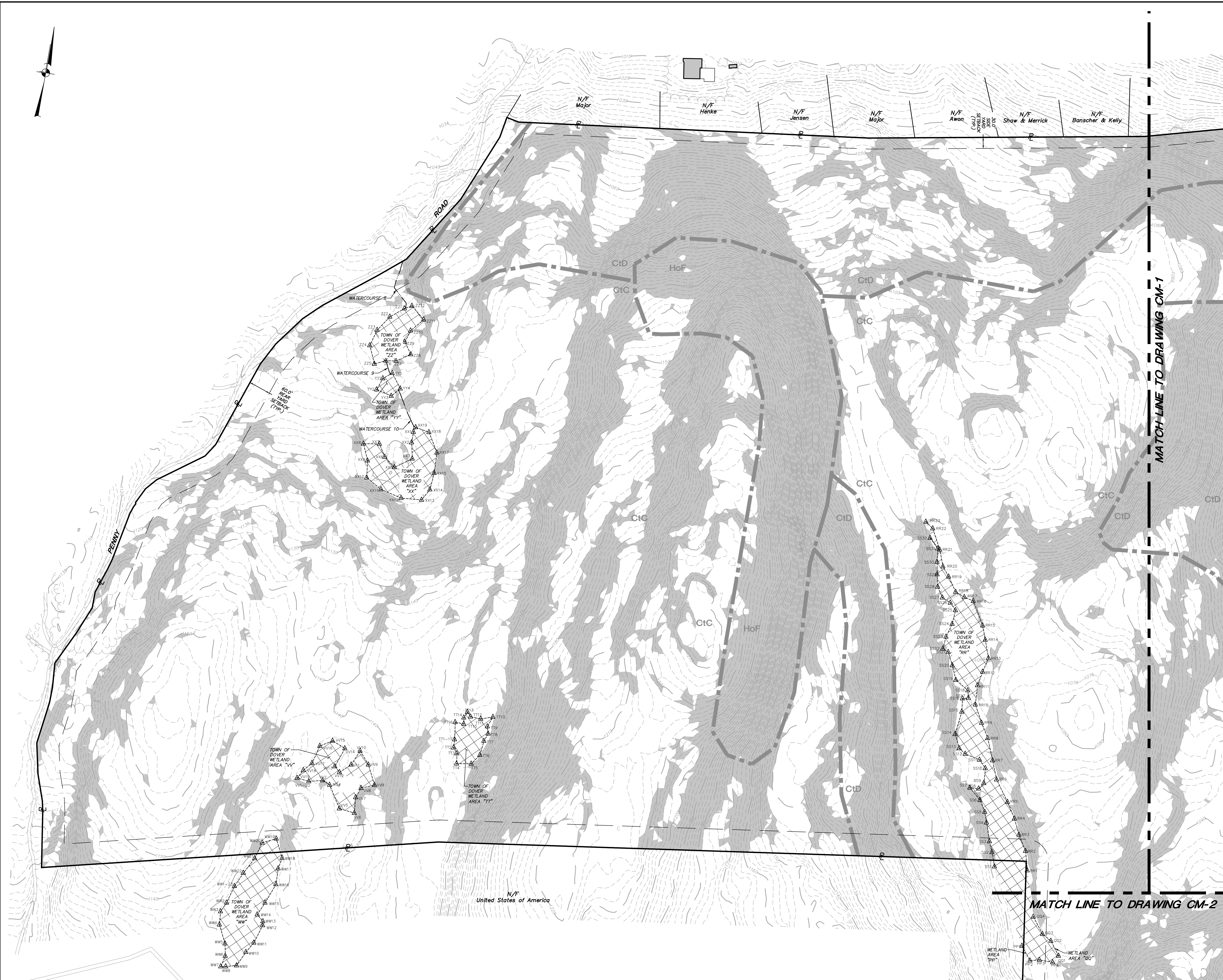
SOILS LEGEND		
SOILS	DESCRIPTION	HYDROLOGICAL GROUP
ChB	Charlton loam, 3% to 8% slopes	B
ChD	Charlton loam, 15% to 25% slopes	B
CIE	Charlton loam, 25% to 45% slopes, very stony	B
CtC	Chattfield-Hollis complex, rolling, very rocky, 5% to 16% slopes	B,C,D
CtD	Chattfield-Hollis complex, hilly, very rocky, 15% to 30% slopes	B,C,D
CuB	Copake gravelly silt loam, undulating, 2% to 6% slopes	B
CuC	Copake gravelly silt loam, rolling, 5% to 16% slopes	B
FcC	Copake gravelly silt loam, hilly, 15% to 30% slopes	B
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FeE	Farmington-Rock Outcrop complex, steep, 25% to 45% slopes	B,C
Fr	Fredon silt loam, 0% to 3% slopes	C
GsB	Georgia silt loam, 3% to 8% slopes	C
HoD	Hollis-Chattfield-Rock Outcrop complex, hilly	B,C,D
HoE	Hollis-Chattfield-Rock Outcrop complex, steep	B,C,D
HoF	Hollis-Chattfield-Rock Outcrop complex, very steep	B,C,D
SkB	Stockbridge silt loam, 3% to 8% slopes	C
SkC	Stockbridge silt loam, 8% to 15% slopes	C
SkD	Stockbridge silt loam, 15% to 25% slopes	C
Su	Sun silt loam	D
W	Water	-
Wy	Wayland silt loam	C,D

MATCH LINE TO DRAWING CM-2

NO.	DATE	REVISION	BY
PROJECT: STARKDALE FARMS			
DRAWING: WEST DOVER ROAD, TOWNS OF DOVER & PAWLING, DUTCHESS CO., NY			
CONTRACT NO. 24126.100			
DATE: 7-17-24			
SCALE: 1" = 100'			
PROJECT MANAGER: J.M.W.			
DRAWN BY: M.E.U.			
CHECKED BY: A.D.T.			
DRAWING NO. CM-4			
SHEET 5			

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LEGEND	
	EXISTING TOWN LINE
	EXISTING PROPERTY LINE
	EXISTING STONE WALL
	EXISTING DIRT TRAIL
	EXISTING WIRE FENCE
	EXISTING GUIDE RAIL
	EXISTING UTILITY POLE
	EXISTING WELL
	EXISTING UNDERGROUND DRAINAGE PIPE
	EXISTING WATERCOURSE
	EXISTING EDGE OF WATER
	EXISTING WETLAND FLAG
	EXTENDED TOWN OF PAWLING WETLAND CONTROLLED AREA
	EXISTING 100' NYSDEC ADJACENT AREA
	TOWN OF PAWLING WETLAND BUFFER
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	BUILDING SETBACK LINE

Slopes Table			
Minimum Slope	Maximum Slope	Color	Town
25%	Vertical		Pawling
15%	Vertical		Dover

Wetlands Legend	
	NYSDEC Wetland DP-33
	Town Wetland
	100' NYSDEC Wetland Adjacent Area
	Town of Pawling Wetland Buffer

SOILS LEGEND		
SOILS	DESCRIPTION	HYDROLOGICAL GROUP
ChB	Charlton loam, 3% to 8% slopes	B
ChD	Charlton loam, 15% to 25% slopes	B
CIE	Charlton loam, 25% to 45% slopes, very stony	B
CtC	Chatfield-Hollis complex, rolling, very rocky, 5% to 16% slopes	B,C,D
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CuB	Copake gravely silt loam, undulating, 2% to 6% slopes	B
CuC	Copake gravely silt loam, rolling, 5% to 16% slopes	B
CuD	Copake gravely silt loam, hilly, 15% to 30% slopes	B
FcC	Farmington-Galway complex, rolling, very rocky, 5% to 16% slopes	B,C
FcD	Farmington-Galway complex, hilly, very rocky, 15% to 30% slopes	B,C
FeE	Farmington-Rock Outcrop complex, steep, 25% to 45% slopes	C,D
Fr	Fredon silt loam, 0% to 3% slopes	C
GsB	Georgia silt loam, 3% to 8% slopes	C
HoB	Hollis-Chatfield-Rock Outcrop complex, hilly	B,C,D
HoF	Hollis-Chatfield-Rock Outcrop complex, steep	B,C,D
HoF	Hollis-Chatfield-Rock Outcrop complex, very steep	B,C,D
SkB	Stockbridge silt loam, 3% to 8% slopes	C
SkC	Stockbridge silt loam, 8% to 15% slopes	C
SkD	Stockbridge silt loam, 15% to 25% slopes	C
Su	Sun silt loam	-
W	Water	-
Wy	Wayland silt loam	C,D
		NRCS Soil Boundary Line

NO.	DATE	REVISION	BY
PROJECT: STARKDALE FARMS			
DRAWING: CONSTRAINTS MAP			
PROJECT NUMBER: 24126.100			
DATE: 7-17-24			
SCALE: 1" = 100'			
PROJECT MANAGER: J.M.W.			
DRAWN BY: M.E.U.			
CHECKED BY: A.D.T.			
DRAWING NO. CM-5			SHEET 6

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