

## STARKDALE FARMS

## Water/Wastewater Flow Summary

July 17, 2024



Neighborhood	Category	Use	Area (SF)	# of Units	Building Height	Description	Municipality	DEC 14 Category	Quantity	Unit Flow (DEC 14)	Total Flow
Resort	Hospitality	Resort	221,028	100	35 feet	2 Hotel Buildings	Dover	Hotel	100 units	110 gpd/unit	11,000 gpd
		Resort (Auxiliary)	12,865	9	28 feet	"Vine bird" suites		Hotel	9 units	220 gpd/unit	1,980 gpd
		Wellness	78,195	3	41 feet	Wellness Hub - treatment building, thermal baths		Health Club	150 patrons	16 gpd/patron	2,400 gpd
		Rosebar (Longevity)	53,420	1	41 feet	Longevity services		Retail	53,420 sf	0.08 gpd/sf	4,274 gpd
		Conference Hall	38,323	1	64.5 feet	Conference Hall (Event Building)		Banquet Hall	376 patrons	8 gpd/patron	3,008 gpd
		Market Building	163,433	1	45 feet	Farmers market, kitchen, restaurant, pool bar		Banquet Hall	300 patrons	8 gpd/patron	2,400 gpd
		Office	30,452	1	42 feet	Support offices		Employee	100 sf	12 gpd/employee	1,200 gpd
		Conference Museum	17,564	1	29.5 feet	Museum Building		Commercial	17,857 sf	0.08 gpd/sf	1,429 gpd
	Commercial	Restaurant	35,900	4	35 feet	4 Restaurants totaling 35,900 SF		Restaurant	300 seats	28 gpd/seat	8,400 gpd
		Retail	8,094	1	30 feet	Wine Shop		Retail	8,094 sf	0.08 gpd/sf	648 gpd
		16,902	1	30 feet	Agora Building		Retail	16,902 sf	0.08 gpd/sf	1,352 gpd	
Resort Subtotal											38,090 gpd
The Village	Commercial	Retail	40,380	20	35 feet	Retail spaces totaling 40,380 SF	Dover	Retail	40,380 sf	0.08 gpd/sf	3,230 gpd
		Arena	11,569	1	35 feet	Indoor gathering arena		Retail	11,569 sf	0.08 gpd/sf	926 gpd
		Theater	14,917	1	40 feet	Theater		Retail	14,917 sf	0.08 gpd/sf	1,193 gpd
		Service	1,076	1	35 feet	Daycare		Daycare	25 children	16 gpd/child	400 gpd
	Residential	Multifamily	86,812	40	59 feet	"Governor's Mansion" 2- Bedroom Condominiums		Apartment	80 bedrooms	110 gpd/bedroom	8,800 gpd
			119,901	43	42 feet	"Pool Club" 2-Bedroom Rental Apartments		Apartment	86 bedrooms	110 gpd/bedroom	9,460 gpd
			3,537	1	42 feet	Outdoor Pool		Pool	1 pool	200 gpd/pool	200 gpd
	Professional	Office	4,305	1	51.7 feet	Coworking Space		Office	30 employees	12 gpd/employee	360 gpd
	The Village Subtotal										
The Crescent	Residential	Multifamily	532,545	286	50 feet	(13) 22-unit Condominiums	Dover/Pawling	Apartment	650 bedrooms	110 gpd/bedroom	71,500 gpd
		Pool		9		Condominium Pools		Pool	9 pools	200 gpd/pool	1,800 gpd
The Crescent Subtotal											73,300 gpd
The Vineyard	Residential	Single Family	222,614	39	35 feet	0.25 to 3.0 acre Single Family Dwelling Lots	Dover/Pawling	Single Family Res.	152 bedrooms	110 gpd/bedroom	16,720 gpd
The Vineyard Subtotal											16,720 gpd
East Ridge	Residential	Single Family	154,136	27	35 feet	0.5 to 5 acre Single Family Dwelling Lots	Pawling	Single Family Res.	182 bedrooms	110 gpd/bedroom	20,020 gpd
East Ridge Subtotal											20,020 gpd
Winter Recreation	Recreation	Winter Recreation			35 feet	Sledding Hill, Ice Skating Rink	Dover	Public Park	75 visitors	4 gpd/visitor	300 gpd
Winter Recreation Subtotal											300 gpd
Summer Recreation	Recreation	Summer Recreation		1	35 feet	"Sand box" Beach	Dover	Public Park	75 visitors	4 gpd/visitor	300 gpd
	Commercial	Restaurant	TBD	1	35 feet	Barn Restaurant		Restaurant	376 seats	28 gpd/seat	10,528 gpd
	Hospitality	Resort (Auxiliary)	17,500	15	35 feet	"Fishing Huts"		Hotel	25 bedrooms	110 gpd/bedroom	2,750 gpd
			17,500	15	35 feet	"Tree Houses"		Hotel	25 bedrooms	110 gpd/bedroom	2,750 gpd
Summer Recreation Subtotal											16,328 gpd
West Ridge	Residential	Multifamily	168,606	85	42 feet	12-14 5 Unit Condominiums	Dover/ Pawling	Apartment	238 bedrooms	110 gpd/bedroom	26,180 gpd
		Clubhouse	3,000	1	33 feet	Amenity space for residents, including a recording studio			Flow accounted for in other uses.		
		Pool		1	33 feet	Communal Pool (outdoor)		Pool	1 pool	200 gpd/pool	200 gpd
West Ridge Subtotal											26,380 gpd
Bed and Breakfast Area	Hospitality	Bed and Breakfast	25,311	5	65 feet	Large B&B Suites	Dover	Hotel	15 bedrooms	110 gpd/bedroom	1,650 gpd
		Bed and Breakfast	15,587	3	35 feet	Commercial Spaces (WorkBarn, Poolhouse, Greenhouse)		Commerical	15,587 sf	0.08 gpd/sf	1,247 gpd
		Event Space	7,352	1	31 feet	Event Space for up to 150 people (small conference hall)		Banquet Hall	150 visitors	8 gpd/visitor	1,200 gpd
Bed and Breakfast Area Subtotal											4,097 gpd
The Cascades	Residential	Single Family	199,806	35	35 feet	Large Single Family Dwelling Lots	Dover	Single Family Res.	230 bedrooms	110 gpd/bedroom	25,300 gpd
The Cascades Subtotal											25,300 gpd
Sports and Rec Area	Recreation	Active Recreation			35 feet	Sports fields /courts, Swimming Pools, Classic Car Storage Space	Dover	Public Park	75 visitors	4 gpd/visitor	300 gpd
	Hospitality	Event Space	10,000	10	35 feet	Event Pavilions for Rent through the Resort		Public Park	300 visitors	8 gpd/visitor	2,400 gpd
Sports and Rec Area Subtotal											2,700 gpd
Employee Housing	Residential	Multifamily	100,000	200	35 feet	Location TBD; 500-600 SF/units of Employee Housing	Pawling	Apartment	200 bedrooms	110 gpd/bedroom	22,000 gpd
Employee Housing Subtotal											22,000 gpd
										Total Flow	269,804 gpd
										Round To	270,000 gpd