

LEGEND

FF. 704	FINISHED FLOOR ELEVATION
	PROP. BUILDING
	PROP. WELL
700	EXIST. CONTOUR
	PROP. CONTOUR
	SSTS AREA
	UTILITY WIRES
	NO. PARKING SPACES
	TRAFFIC DIRECTION ARROW
	SITE LIGHTING
	WALL MOUNT LIGHTING
35' FYSB	SETBACK LINES

AREA & BULK REGULATIONS

TAX MAP ID:	132600-7160-00-061080	
PARCEL AREA:	3.370 AC	
DISTRICT:	HM	
DISTRICT VALUES/ LOT:	REQ'D	PROPOSED
AREA:	1.0 ACRES	3.37 AC
FRONTAGE:	100 FT.	1996 FT
MAX. IMPERVIOUS COVER:	50%	26.4%
MAX. BLDG. SIZE:	10,000 SF	3,250 SF
MAX. BLDG. HEIGHT:	45 FT.	< 45 FT.
MIN YARD DIMENSIONS		
- FRONT:	30 FT.	117.5 FT*
- ONE SIDE:	10 FT.	59.0 FT*
- REAR:	25 FT.	74.7 FT*

PARKING REQUIREMENTS

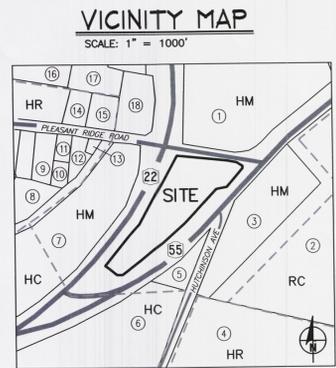
OFF-STREET PARKING PER CH 145-38 A.(3)
 RETAIL STORES AND SHOPS:
 FOUR PARKING SPACE PER 1000 SF OF ENCLOSED FLOOR SPACE
 3,250 S.F. / 1000 x 4 = 13 SPACES

SPACES REQUIRED: 13
 SPACES PROVIDED: 13

TABLE OF AREAS

DESCRIPTION	AREA
EXISTING IMPERVIOUS AREA WITHIN PROP. LINE	21,975 SF
PROPOSED BLDG / CANOPIES	9,170 SF
PROPOSED IMPERVIOUS AREA	29,600 SF
TOTAL IMPERVIOUS AREA	38,770 SF

NOTE:
 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.



AREA MAP
 SCALE: 1" = 500'

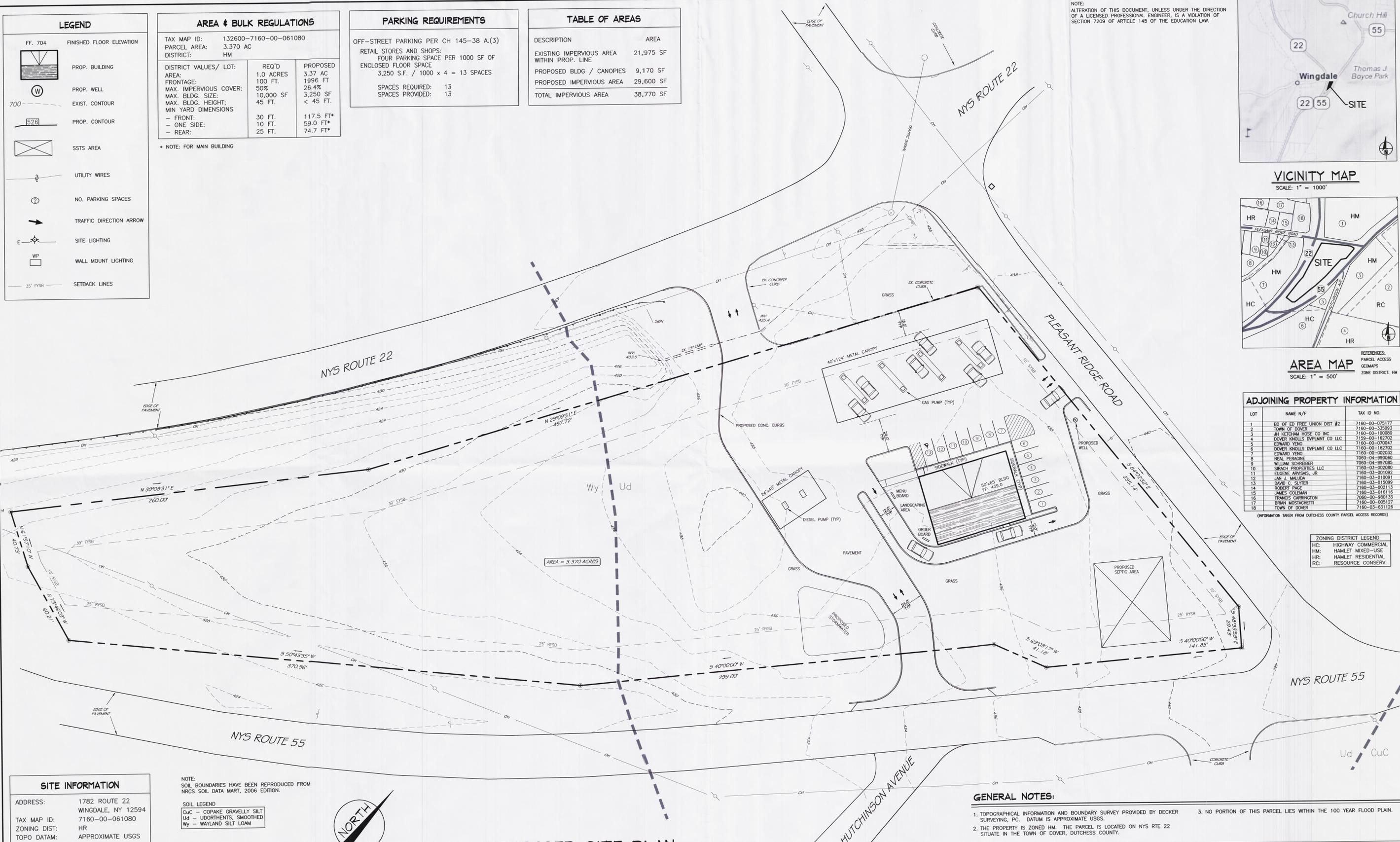
ADJOINING PROPERTY INFORMATION

LOT	NAME N/F	TAX ID NO.
1	BO OF ED FREE UNION DIST #2	7160-00-075177
2	TOWN OF DOVER	7160-00-330682
3	JH KETCHAM HOSE CO INC	7160-00-100080
4	DOVER KNOWLS IMPLMNT CO LLC	7159-00-162762
5	EDWARD TENO	7159-00-070047
6	DOVER KNOWLS IMPLMNT CO LLC	7160-00-162702
7	EDWARD TENO	7160-00-002032
8	NEAL PERAGINE	7060-04-990680
9	WILLIAM SCHREIBER	7060-04-997085
10	SBRACH PROPERTIES LLC	7160-03-002080
11	EUGENE ARVANS, JR	7160-03-001092
12	JAN J. MALLON	7160-03-010081
13	DAVID C. SILVER	7160-03-015099
14	ROBERT PAGE	7160-03-002113
15	JAMES COLEMAN	7160-03-016116
16	FRANCIS CARRINGTON	7060-00-980133
17	BRIAN MOSTAGHETTI	7160-00-005127
18	TOWN OF DOVER	7160-03-631128

(INFORMATION TAKEN FROM DUTCHESS COUNTY PARCEL ACCESS RECORDS)

ZONING DISTRICT LEGEND

HC	HIGHWAY COMMERCIAL
HM	HAMLET MIXED-USE
HR	HAMLET RESIDENTIAL
RC	RESOURCE CONSERV.



SITE INFORMATION

ADDRESS: 1782 ROUTE 22
 WINGDALE, NY 12594

TAX MAP ID: 7160-00-061080
 ZONING DIST: HR
 TOPO DATUM: APPROXIMATE USGS
 PARCEL AREA: 3.370 AC
 SEWER: ONSITE TILE FIELDS
 WATER SUPPLY: ONSITE WELL

NOTE:
 SOIL BOUNDARIES HAVE BEEN REPRODUCED FROM NRCS SOIL DATA MART, 2006 EDITION.

SOIL LEGEND

CuC - COPAKE GRAVELLY SILT
 Ud - UDORTMENTS, SMOOTHED
 Wy - WAYLAND SILT LOAM

OWNER / APPLICANT

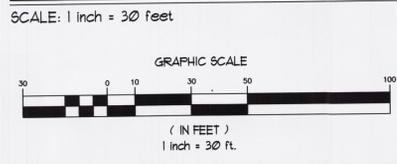
OWNER: SABER ALI ABOU-EID
 ADDRESS: PO BOX 775
 WINGDALE, NY 12594

DIG SAFE NOTE:

UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. CALL "DIG SAFELY NEW YORK" AT (800)962-7962.



PROPOSED SITE PLAN



GENERAL NOTES:

- TOPOGRAPHICAL INFORMATION AND BOUNDARY SURVEY PROVIDED BY DECKER SURVEYING, P.C. DATUM IS APPROXIMATE USGS.
- THE PROPERTY IS ZONED HM. THE PARCEL IS LOCATED ON NYS RTE 22 SITUATE IN THE TOWN OF DOVER, DUTCHESS COUNTY.
- NO PORTION OF THIS PARCEL LIES WITHIN THE 100 YEAR FLOOD PLAIN.

	D.C. ENGINEERING, PC OFFICE: 3 MEMORIAL AVE. FAULING, NY 12664 PHONE: (845) 895-2000 FAX: (845) 895-2625 EMAIL: JKALIN@VERIZON.NET		SKETCH SITE PLAN TITLE: DOVER MOBIL PROJ: NYS RTE 22, TOWN OF DOVER DUTCHESS COUNTY, NY 12522	
	NO. BY REVISION DATE	SCALE: NOTED DRN BY: JAK	DATE: MARCH 10, 2011 AFF'VD BY:	SHEET: SK-1 PROJ: 031011