

BULK REGULATIONS

ZONING DISTRICT: HIGHWAY COMMERCIAL "HC"

PROVISION	REQUIRED	LOT 3 (REAR LOT)	LOT 4
MIN. LOT SIZE:	1 AC 2 AC (REAR LOT)	±6.64 AC	±5.26 AC
MIN. FRONT YARD:	35 Ft	78 Ft	90 Ft
*MIN. SIDE YARD:	30 Ft	61 Ft	233 Ft
MIN. REAR YARD:	64 Ft	64 Ft	55 Ft
MIN. FRONTAGE:	300 Ft 25 Ft (REAR LOT)	213 Ft	833 Ft
MAX. IMPERMEABLE SURFACE:	60 %	43.0%	58.5%
MAX. HEIGHT:	45 Ft	N/A	29 Ft
MAX. BUILDING FOOTPRINT:	40,000 SF	9,000 SF	±36,000 SF
RETAIL USE PARKING:	144 (4 SPACES/1,000 SF)	N/A	146

PARKING CALCULATION:
TOTAL RETAIL AREA = 36,000 SF

RETAIL USE REQUIRED PARKING BASED ON 4 SPACES PER 1,000 SF OF ENCLOSED FLOOR SPACE.
36,000 SF X (4/1,000) = 144 SPACES.

TOTAL PARKING SPACES REQUIRED = 146 SPACES

SITE DATA

ZONING DISTRICT: "HC" HIGHWAY COMMERCIAL
LOT SIZE: ±5.10 ACRES
TAX GRID No. : 132600-7063-00-562258

PROPERTY ADDRESS: 3042 RT. 22
DOVER PLAINS, NY 12522

PROPERTY OWNER: DOVER VILLAGE, LLC
P.O. BOX 429
DOVER PLAINS, NY 12522

AQUIFER OVERLAY DISTRICT NOTE:

THIS PROJECT IS LOCATED WITHIN THE UPPER AQUIFER OVERLAY DISTRICT (UOZ). ALL LAND USES AND ACTIVITIES WITHIN THE UOZ ARE SUBJECT TO THE REGULATIONS SET FORTH IN SECTION 145-15 OF THE TOWN CODE OF THE TOWN OF DOVER, AQUIFER OVERLAY DISTRICT, AS AMENDED FROM TIME TO TIME.

LEGEND

EXISTING PROPERTY LINE		PROPOSED LIGHT POST	
EXISTING WATER SERVICE		PROPOSED CONTOUR	
EXISTING FORCE MAIN		PROPOSED DRAINAGE LINE	
EXISTING ELECTRIC LINE		PROPOSED CATCH BASIN	
EXISTING STORM SEWER		PROPOSED SPOT ELEVATION	
EXISTING CONTOUR		PROPOSED FORCMEAN	
100 YEAR FLOODPLAIN		PROPOSED SWALE	
EXISTING CATCH BASIN		PROPOSED WATER SERVICE	
EXISTING EDGE OF PAVEMENT		PROPOSED HYDRANT	
EXISTING UTILITY POLE		PROPOSED WATER VALVE	
EXISTING STORM MANHOLE			
EXISTING WATER HYDRANT			
EXISTING SPOT ELEVATION			
EXISTING LIGHT POLE			



NEW RETAIL STORE
±36,000 S.F.
FIN. FL. EL. 387.50

EXISTING LOT 2
±1.00 Ac.

REMAINING LOT 3
±6.80 Ac.

MAP NOTES:
1. PROPERTY AND TOPOGRAPHIC SURVEY DATA BASED UPON AN ACTUAL FIELD SURVEY COMPLETED IN DECEMBER OF 2010 BY SPENCER S. HALL, NYS L.S. NO. 49138.
2. NO REGULATORY WETLANDS ARE PRESENT ON OR WITHIN PROJECT SITE.

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- Wait The Required Time
- Confirm Utility Response
- Respect the Marks
- Dig With Care

DATE	REVISION
10/2/11	REVISED LOT 4 PARKING LAYOUT

ENGINEERING, DESIGN, & PLANS PREPARED BY:
RENNIA ENGINEERING DESIGN, PLLC
CIVIL & ENVIRONMENTAL ENGINEERING
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PRELIMINARY FOR REVIEW ONLY

DOVER VILLAGE SHOPPING CENTER
TOWN OF DOVER DUTCHESS COUNTY, NY

OVERALL SITE PLAN

DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	JOB NO.	SHEET NO.
7/13/11	1"=50'	RAR	RAR	RAR	10-029	3 of 14