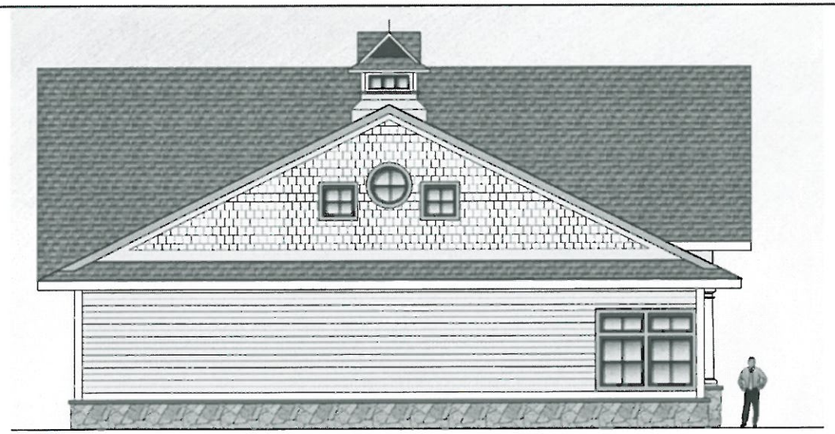
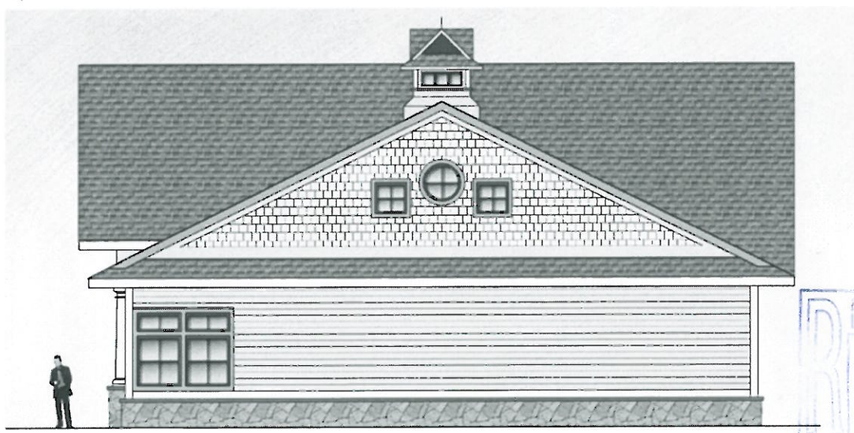


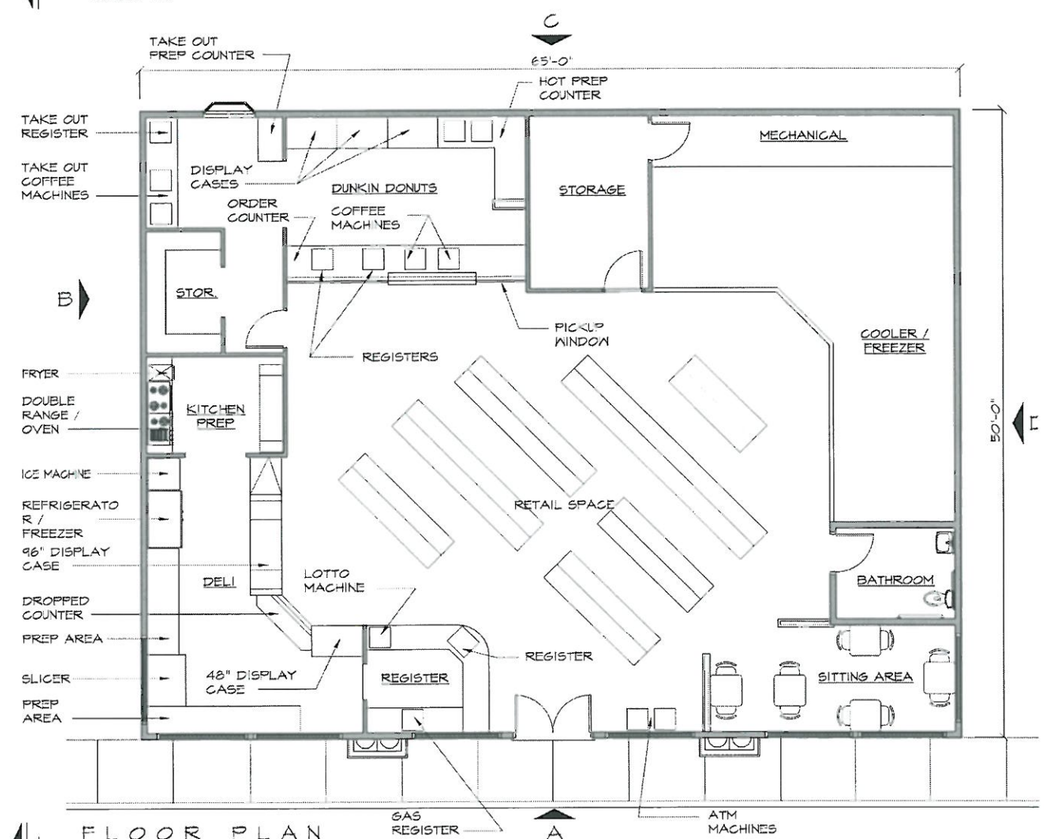
B NORTH ELEVATION
SCALE: 3/16" = 1'-0"

C EAST ELEVATION
SCALE: 3/16" = 1'-0"



D SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

A WEST ELEVATION
SCALE: 3/16" = 1'-0"




1 FLOOR PLAN
SCALE: 3/16" = 1'-0"


RECEIVED
MAR 12 2012



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| NO. | BY | REVISION | DATE |
|---|---|---|---|
| | | | |

TITLE: FLOOR PLAN AND ELEVATIONS

PROJ: DOVER MOBIL
NYS RTE 22, TOWN OF DOVER
DUTCHESS COUNTY, NY 12522

SCALE: NOTED
DATE: MARCH 7, 2012
SHEET: A-100
DRN BY: JAK
APPV'D BY:
PROJ: 031011

## LEGEND

- EX. BUILDING
- EX. WELL
- 700 EXIST. CONTOUR
- SSTS AREA
- UTILITY WIRES
- 20' BTB SETBACK LINES
- N04°34'28"E 207.69' PROPERTY LINE

## SHEET KEY

| SHT NO. | TITLE |
|---|---|
| C-110 | EX. CONDITIONS |
| C-120 | SITE LAYOUT |
| C-130 | GRADING AND UTILITIES |
| C-140 | LIGHT AND LANDSCAPE |
| C-510 | DETAILS |
| C-540 | EROSION & SEDIMENT CONTROL |

## AREA & BULK REGULATIONS

TAX MAP ID: 132600-7160-00-061080
PARCEL AREA: 3.370 AC
DISTRICT: HM

| DISTRICT VALUES/ LOT: | REQ'D | EXISTING |
|---|---|---|
| AREA: | 1.0 ACRES | 3.37 AC |
| FRONTAGE: | 100 FT. | 1996 FT |
| MAX. IMPERVIOUS COVER: | 50% | 15% |
| MAX. BLDG. SIZE: | 10,000 SF | 1,400 SF |
| MAX. BLDG. HEIGHT: | 45 FT. | < 45 FT. |
| MIN YARD DIMENSIONS | | |
| – FRONT: | 30 FT. | 30.5 FT |
| – ONE SIDE: | 10 FT. | 103.5 FT |
| – REAR: | 25 FT. | 158.3 FT |

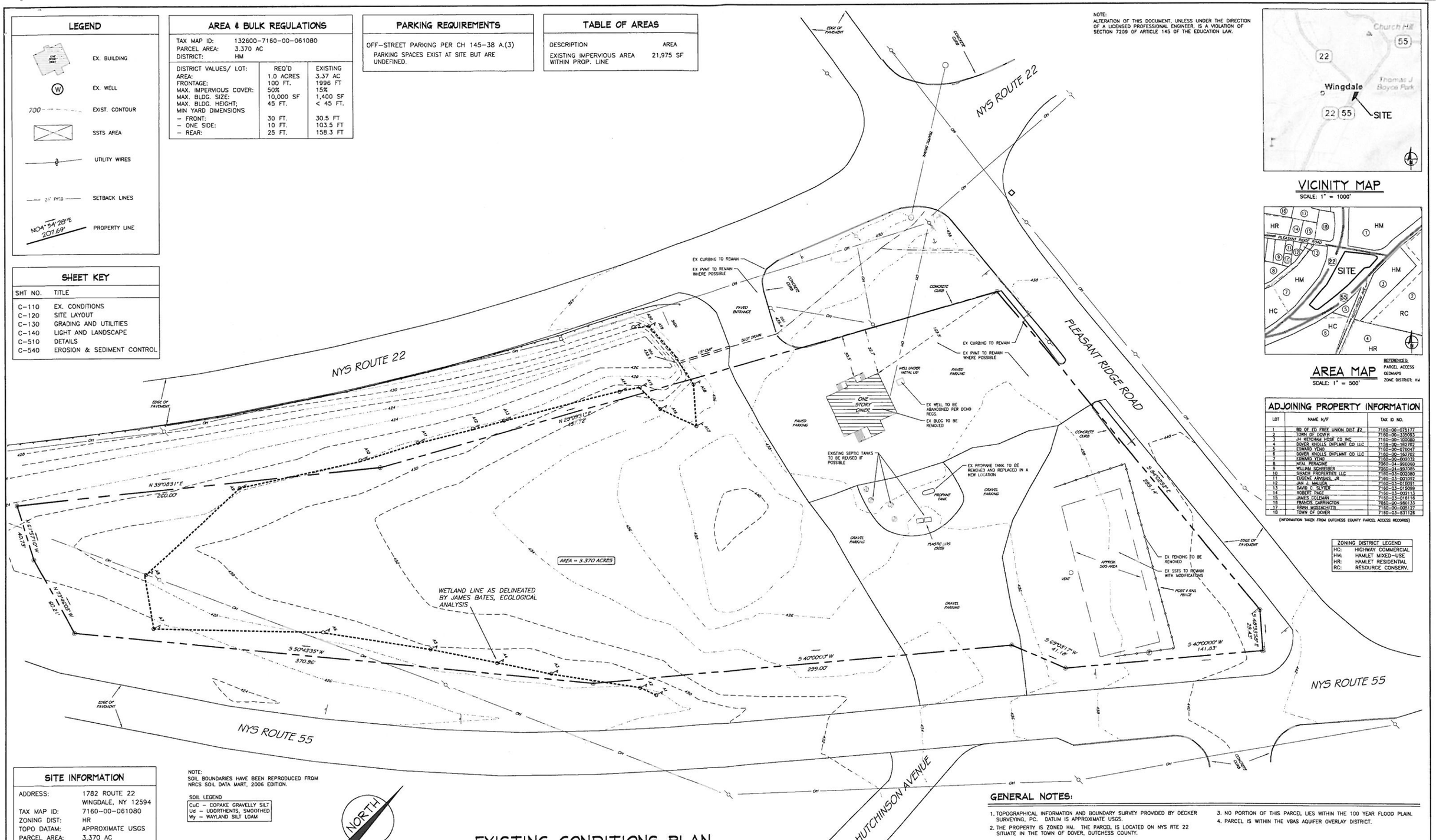
## PARKING REQUIREMENTS

OFF-STREET PARKING PER CH 145-38 A.(3)
PARKING SPACES EXIST AT SITE BUT ARE UNDEFINED.

## TABLE OF AREAS

| DESCRIPTION | AREA |
|---|---|
| EXISTING IMPERVIOUS AREA WITHIN PROP. LINE | 21,975 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.







## VICINITY MAP

SCALE: 1" = 1000'




## AREA MAP

SCALE: 1" = 500'

REFERENCES:
PARCEL ACCESS
GEOMAPS
ZONE DISTRICT: HM

## ADJOINING PROPERTY INFORMATION

| LOT | NAME N/F | TAX ID NO. |
|---|---|---|
| 1 | BD OF ED FREE UNION DIST #2 | 7160-00-075177 |
| 2 | TOWN OF DOVER | 7160-00-135093 |
| 3 | JH KETCHAM HOSE CO INC | 7160-00-100080 |
| 4 | DOVER KNOLLS DVPLMNT CO LLC | 7159-00-182702 |
| 5 | EDWARD YENO | 7160-00-070047 |
| 6 | DOVER KNOLLS DVPLMNT CO LLC | 7160-00-162702 |
| 7 | EDWARD YENO | 7160-00-002032 |
| 8 | NEAL PERAGINE | 7060-04-950060 |
| 9 | WILLIAM SCHREIBER | 7060-04-997085 |
| 10 | RIBACH PROPERTIES LLC | 7160-03-002080 |
| 11 | EUGENE ANNSKAS, JR | 7160-03-001092 |
| 12 | JAN J. MALUSA | 7160-03-010091 |
| 13 | DAVID E. SLYTER | 7160-03-015099 |
| 14 | ROBERT PAGE | 7160-03-002113 |
| 15 | JAMES COLMAN | 7160-03-016116 |
| 16 | FRANCIS CARRINGTON | 7060-00-980133 |
| 17 | BRIAN MOSTACHETTI | 7160-00-005127 |
| 18 | TOWN OF DOVER | 7160-03-031126 |

(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<br>WINGDALE, NY 12594 |
| TAX MAP ID: | 7160-00-061080 |
| ZONING DIST: | HR |
| TOPO DATAM: | APPROXIMATE USGS |
| PARCEL AREA: | 3.370 AC |
| SEWER: | ONSITE TILE FIELDS |
| WATER SUPPLY: | ONSITE WELL |

## OWNER / APPLICANT

| | |
|---|---|
| OWNER: | SABER ALI ABOU-EID |
| ADDRESS: | PO BOX 775<br>WINGDALE, NY 12594 |

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

SOIL LEGEND

CuC – COPAKE GRAVELLY SILT
Ud – UDORTHENTS, SMOOTHED
Wy – WAYLAND SILT LOAM

NORTH

**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 EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. CALL "DIG SAFELY NEW YORK" AT 1(800)962-7962.

# EXISTING CONDITIONS PLAN

SCALE: 1 inch = 30 feet

GRAPHIC SCALE

30 0 10 30 50 100

( IN FEET )
1 inch = 30 ft.

## GENERAL NOTES:

1. TOPOGRAPHICAL INFORMATION AND BOUNDARY SURVEY PROVIDED BY DECKER SURVEYING, PC. DATUM IS APPROXIMATE USGS.
2. THE PROPERTY IS ZONED HM. THE PARCEL IS LOCATED ON NYS RTE 22 SITUATE IN THE TOWN OF DOVER, DUTCHESS COUNTY.
3. NO PORTION OF THIS PARCEL LIES WITHIN THE 100 YEAR FLOOD PLAIN.
4. PARCEL IS WITHIN THE VBAS AQUIFER OVERLAY DISTRICT.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FAX: (845) 855-2005
EMAIL: JKALIN@VERIZON.NET


| NO. | BY | REVISION | DATE |
|---|---|---|---|
| | | | |

PROJ: DOVER MOBIL — NYS RTE 22, TOWN OF DOVER, DUTCHESS COUNTY, NY 12522

DWG: EXISTING CONDITIONS AND DEMOLITION PLAN

SCALE: NOTED | DATE: JAN. 11, 2011 | SHT NO. 1 OF 6 | DWG NO. C-110

DRN BY: JAK | CHK'D BY: JK | PROJ: 011111

## LEGEND

| | |
|---|---|
| FF. 704 | FINISHED FLOOR ELEVATION |
| | PROP. BUILDING |
| W | PROP. WELL |
| 700 | EXIST. CONTOUR |
| 526 | PROP. CONTOUR |
| | SSTS AREA |
| | UTILITY WIRES |
| 2 | NO. PARKING SPACES |
| | TRAFFIC DIRECTION ARROW |
| E | SITE LIGHTING |
| WP | WALL MOUNT LIGHTING |
| 35' MIN | 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* |

* NOTE: FOR MAIN BUILDING

## PARKING REQUIREMENTS

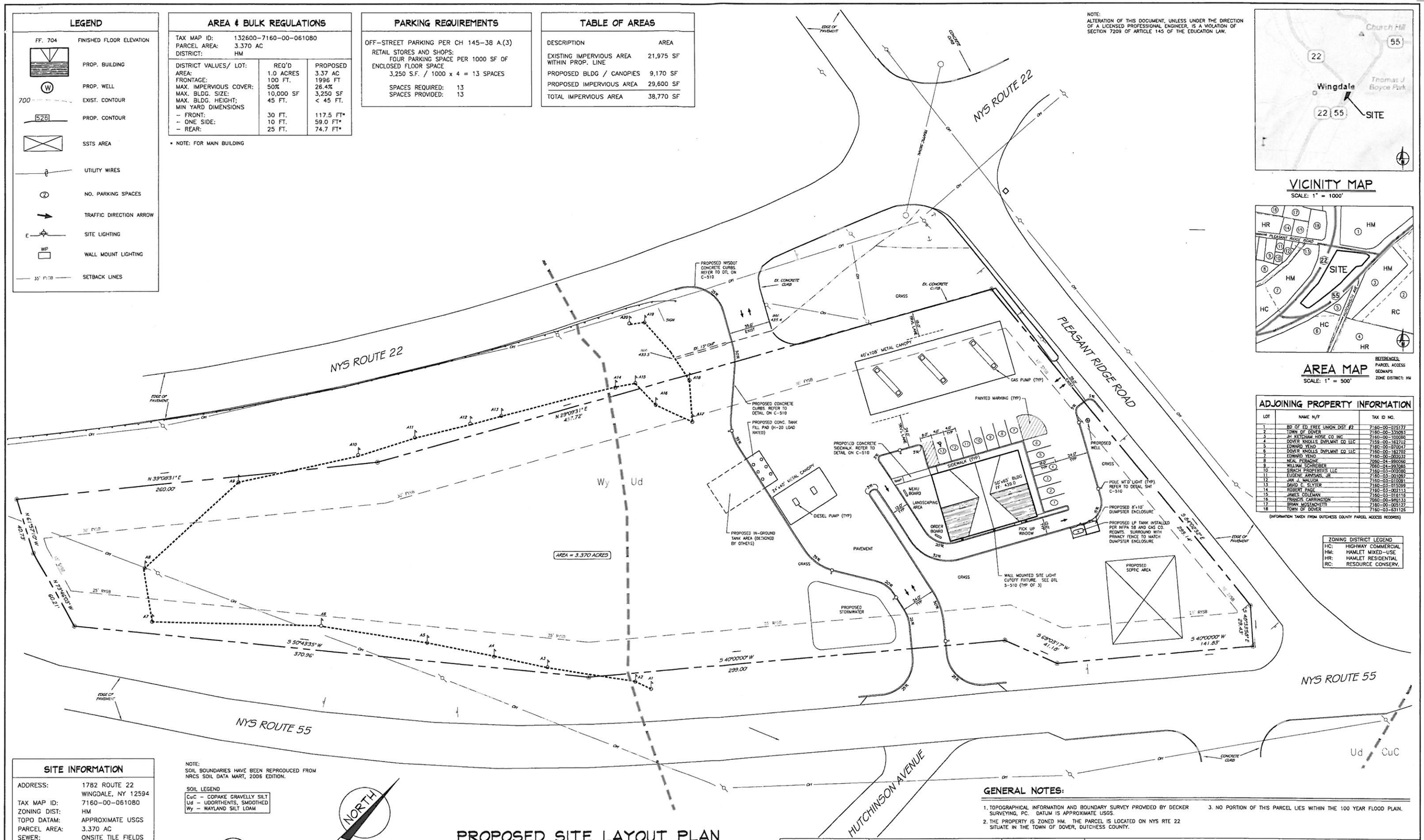
OFF-STREET PARKING PER CH 145-38 A.(3)
RETAIL STORES AND SHOPS:
FOUR PARKING SPACE PER 1000 SF OF ENCLOSED FLOOR SPACE
3,250 S.F. / 1000 x 4 = 13 SPACES

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.







## VICINITY MAP

SCALE: 1" = 1000'




## AREA MAP

SCALE: 1" = 500'

REFERENCES:
PARCEL ACCESS
GEOMAPS
ZONE DISTRICT: HM

## ADJOINING PROPERTY INFORMATION

| LOT | NAME N/F | TAX ID NO. |
|---|---|---|
| 1 | BD OF ED EREE UNION DST #2 | 7160-00-075177 |
| 2 | TOWN OF DOVER | 7160-00-335093 |
| 3 | JH KETCHAM HOSE CO INC | 7160-00-100060 |
| 4 | DOVER KNOLLS DVPLMNT CO LLC | 7159-00-162702 |
| 5 | EDWARD YEND | 7160-00-070047 |
| 6 | DOVER KNOLLS DVPLMNT CO LLC | 7160-00-162702 |
| 7 | EDWARD YEND | 7160-00-060032 |
| 8 | NEAL PERAGINE | 7060-04-990060 |
| 9 | WILLIAM SCHREIBER | 7060-04-997085 |
| 10 | SIRACH PROPERTIES LLC | 7160-01-002080 |
| 11 | EUGENE ARMISAS, JR | 7160-03-001097 |
| 12 | JAN J. MALUDA | 7160-03-010091 |
| 13 | DAVID C. SLYTER | 7160-03-015099 |
| 14 | ROBERT PAGE | 7160-03-002113 |
| 15 | JAMES COLEMAN | 7160-03-016116 |
| 16 | FRANCIS CARRINGTON | 7060-00-998133 |
| 17 | BRIAN MOSTACHETTI | 7160-00-905127 |
| 18 | TOWN OF DOVER | 7160-03-631126 |

(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: | HM |
| TOPO DATUM: | APPROXIMATE USGS |
| PARCEL AREA: | 3.370 AC |
| SEWER: | ONSITE TILE FIELDS |
| WATER SUPPLY: | ONSITE WELL |

## OWNER / APPLICANT

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

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

SOIL LEGEND
CuC – COPAKE GRAVELLY SILT
Ud – UDORTHENTS, SMOOTHED
Wy – WAYLAND SILT LOAM

NORTH

### DIG SAFE NOTE:

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## PROPOSED SITE LAYOUT PLAN

SCALE: 1 inch = 30 feet

GRAPHIC SCALE
30 0 10 30 50 100
( IN FEET )
1 inch = 30 ft.

## GENERAL NOTES:

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


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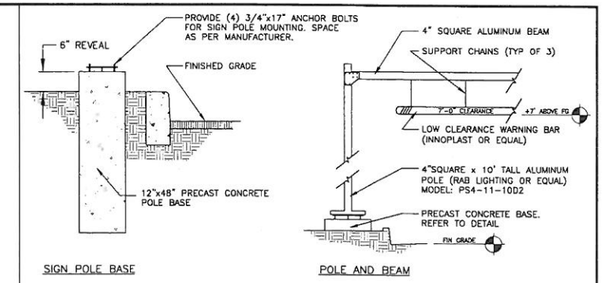
FAX: (845) 855-2025
EMAIL: JKALIN@VERIZON.NET

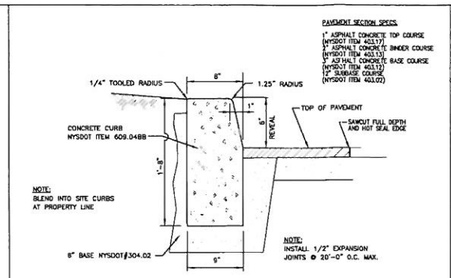

| NO. | BY | REVISION | DATE |
|---|---|---|---|
| | | | |

PROJ: DOVER MOBIL — NYS RTE 22, TOWN OF DOVER, DUTCHESS COUNTY, NY 12522
DWG: SITE LAYOUT PLAN
SCALE: NOTED | DATE: JAN. 11, 2011 | SHT NO. 2 OF 6 | DWG NO: C-120
DRN BY: JAK | CHK'D BY: JK | PROJ: 011111



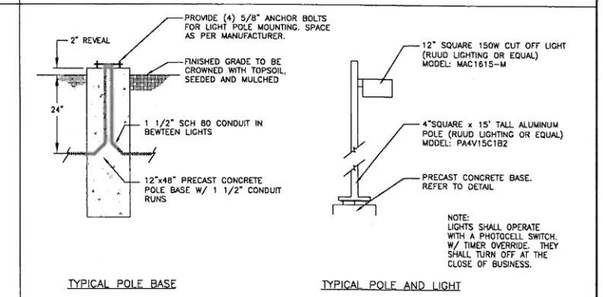

## CLEARANCE SIGN DETAILS

NTS



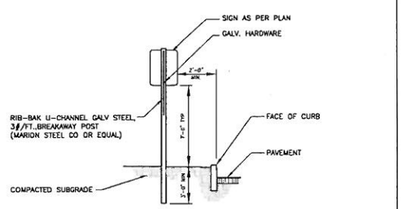

## NYSDOT CONCRETE CURB DETAIL

NTS




## LIGHT POLE DETAILS

NTS



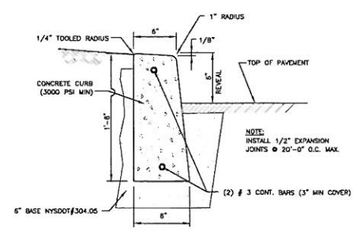

## TRAFFIC SIGN DETAIL

NTS

| SIGN NO. | SIGN | SIZE OF SIGN | DESCRIPTION | QUANTITY |
|---|---|---|---|---|
| 1 | DO NOT ENTER | 30"x30" | WHITE ON RED | 1 |
| 2 | WRONG WAY | 12"x18" | WHITE ON RED | 1 |
| 3 | BICYCLE PARKING | 18"x12" | WHITE ON BLUE | 2 |
| 4 | ONE WAY | 12"x36" | WHITE ON BLACK | 2 (INSTALL BACK TO BACK) |
| 5 | NO PARKING ANY TIME | 18"x12" | RED ON WHITE | 4 |

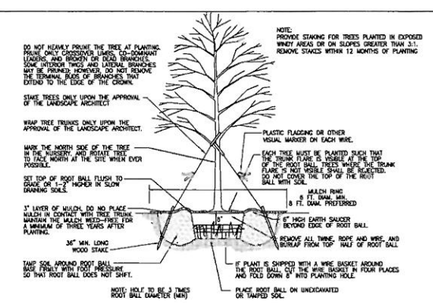
## SIGN DATA TABLE

NTS



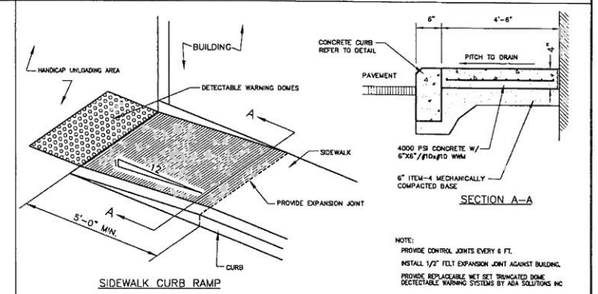

## CONCRETE CURB DETAIL

NTS



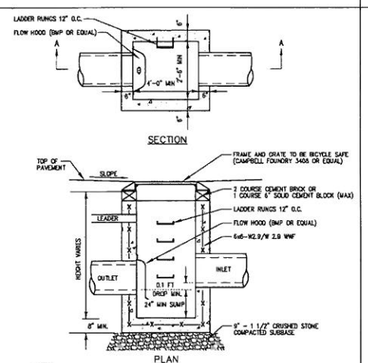

## TREE PLANTING DETAIL

NTS




## SIDEWALK DETAILS

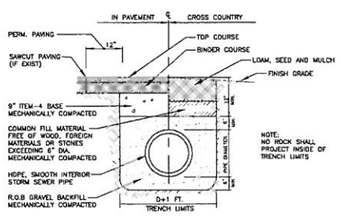
NTS




NOTES:
1. CONCRETE SHALL TEST AT 4000 PSI AT 28 DAYS.
2. PRECAST CATCH BASIN, FRAME AND GRATE SHALL BE DESIGNED FOR H-20 LOADING.
3. PRECAST CONCRETE TOP WITH FRAME AND COVER MAY NOT BE USED.
4. LADDER RUNGS SHALL BE STEEL REINFORCED POLYPROPYLENE PLASTIC STEPS IN CONFORMANCE WITH ASTM C-478, 12" TO BOTTOM.
5. ALL PIPES SHALL BE LAID OR CUT FLUSH WITH THE INSIDE OF THE CATCH BASIN WALL AND SHALL BE FIRMLY PARGED IN PLACE, BOTH INSIDE AND OUTSIDE.
6. BACKFILL SHALL BE SELECT FILL COMPACTED IN 6" LIFTS.
7. UNDERDRAINS OR GUTTER LEADERS SHALL BE INSTALLED AS SHOWN OR AS DIRECTED BY ENGINEER.

## CATCH BASIN DETAIL

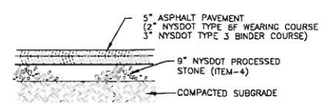
NTS




NOTES:
1. PLACE BACKFILL IN 8" LIFTS AND COMPACT TO 95% OF MODIFIED PROCTOR VALUES FOR MATERIAL.
2. WHEN PLACING HAUNCHING LAYER, USE SHOVEL TO FORCE MATERIAL UNDER PIPE, FILLING HAUNCHES. THEN COMPACT AS REQUIRED, USING LIFT DEPTHS AS SPECIFIED.
3. WHEN PLACING PIPIE UNDER PAVEMENT, BACKFILL FROM R.O.B. LAYER TO PAVEMENT WITH ITEM-4 (8" LIFTS, 95% COMPACTION)

## STORM DRAIN TRENCH DETAIL

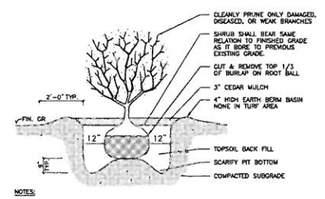
NTS




NOTE:
SAWCUT EXISTING PAVEMENT AND APPLY TACK COAT PRIOR TO INSTALLING NEW ASPHALT

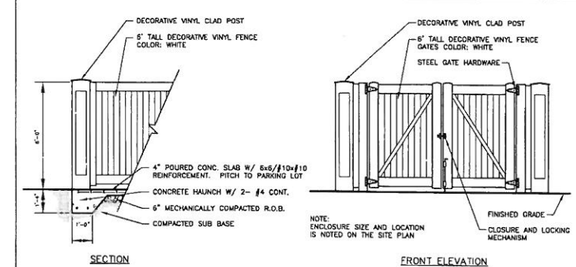
## TYPICAL PAVEMENT DETAIL

NTS




## SHRUB PLANTING DETAIL

NTS




## DUMPSTER ENCLOSURE DETAIL

NTS

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.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FAX: (845) 855-2605
EMAIL: JKAL1@VERIZON.NET


| NO. | BY | REVISION | DATE |
|---|---|---|---|
| 1. | JAK | PER TOWN COMMENTS | 3/23/11 |

PROJ: DOVER MOBIL

DWG: DETAILS

| SCALE: NOTED | DATE: JAN. 11, 2011 | SHT NO. 1 OF 1 | DWG NO: C-510 |
|---|---|---|---|
| DRN BY: JAK | CHK'D BY: JK | PROJ: 011111 | |