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' 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*

* NOTE: FOR MAIN BUILDING

PARKING REQUIREMENTS

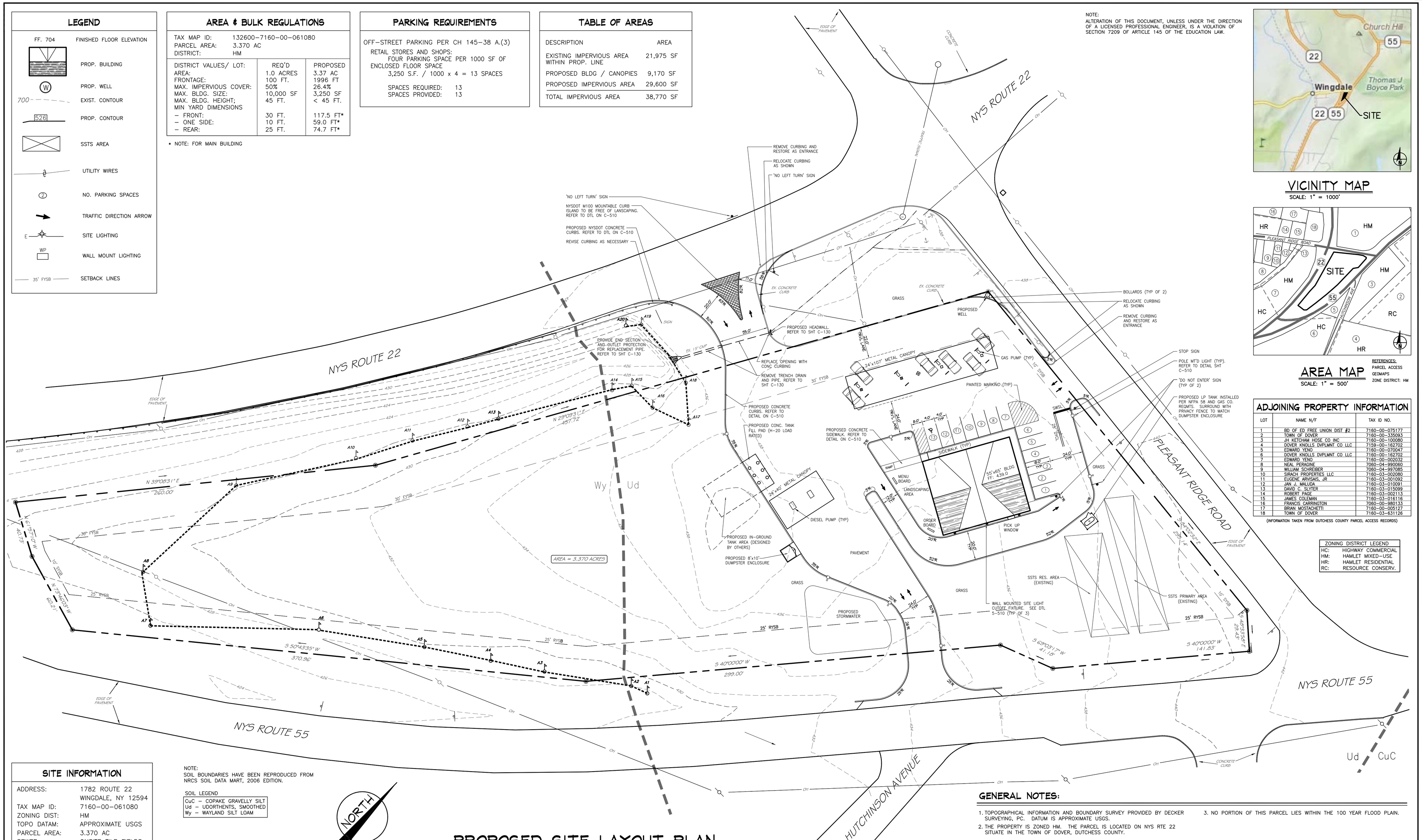
OFF-STREET PARKING PER CH 145-38 A.(3)
RETAIL STORES AND SHOPS:
FOUR PARKING SPACE PER 1000 SF OF ENCLOSED FLOOR SPACE
3,250 S.F. / 1000 x 4 = 13 SPACES

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 FREE UNION DIST #2	7160-00-075177
2	TOWN OF DOVER	7160-00-335093
3	JH KETCHAM HOSE CO INC	7160-00-100080
4	DOVER KNOLLS DVPLMNT CO LLC	7159-00-162702
5	EDWARD YENO	7160-00-070047
6	DOVER KNOLLS DVPLMNT CO LLC	7160-00-162702
7	EDWARD YENO	7160-00-002032
8	NEAL PERAGINE	7060-04-990060
9	WILLIAM SCHREIBER	7060-04-997085
10	SIRACH PROPERTIES LLC	7160-03-002080
11	EUGENE ARVISAIS, JR	7160-03-001092
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	7060-00-980133
17	BRIAN MOSTACHETTI	7160-00-005127
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 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 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.

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.

D.C. ENGINEERING, PC
JOHN A. KALIN, PE
NYS LIC. NO 079004
OFFICE: 3 MEMORIAL AVE. PAWLING, NY 12564
PHONE: (845) 855-2000
FAX: (845) 855-2005
EMAIL: JKALIN@VERIZON.NET

NO.	BY	REVISION	DATE
1.	JAK	DESIGN REVISIONS PER OWNER	5/5/12

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