

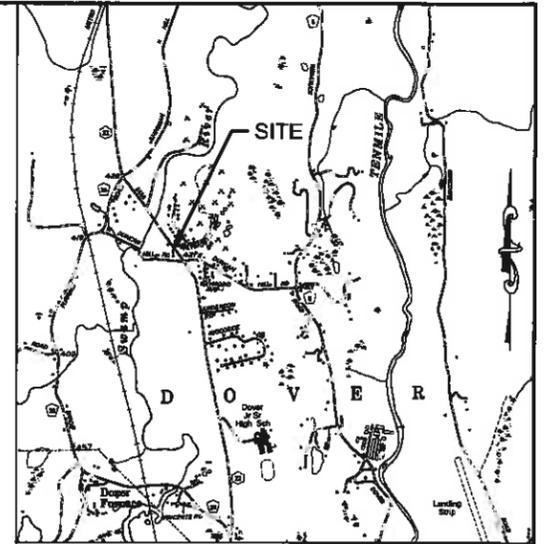
received 8/8/12

TAX LOT 7061-00-496990
RANDOLF WILLIAMS
SPRAY TRUST

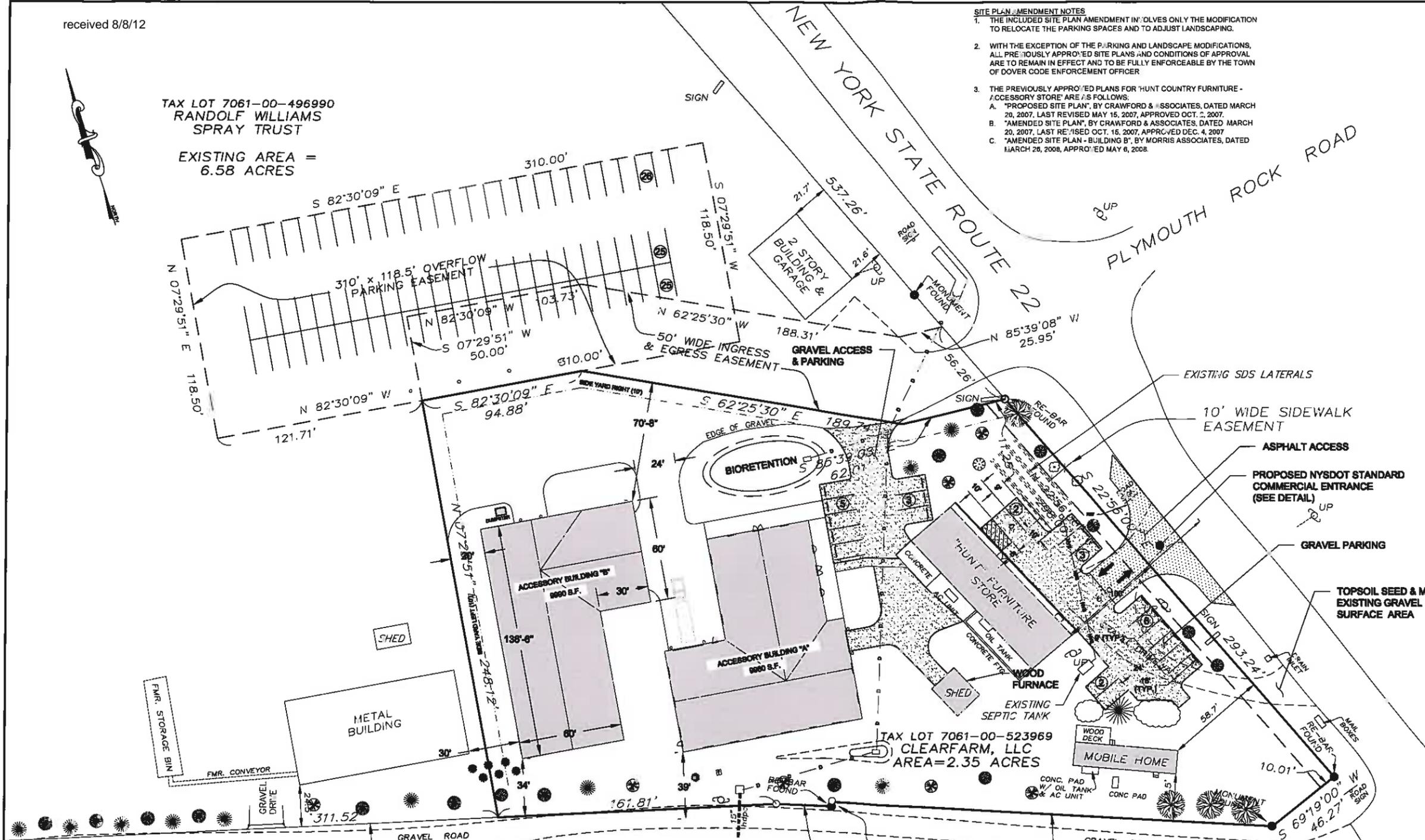
EXISTING AREA =
6.58 ACRES

SITE PLAN AMENDMENT NOTES

1. THE INCLUDED SITE PLAN AMENDMENT INCLUDES ONLY THE MODIFICATION TO RELOCATE THE PARKING SPACES AND TO ADJUST LANDSCAPING.
2. WITH THE EXCEPTION OF THE PARKING AND LANDSCAPE MODIFICATIONS, ALL PREVIOUSLY APPROVED SITE PLANS AND CONDITIONS OF APPROVAL ARE TO REMAIN IN EFFECT AND TO BE FULLY ENFORCEABLE BY THE TOWN OF DOVER CODE ENFORCEMENT OFFICER.
3. THE PREVIOUSLY APPROVED PLANS FOR HUNT COUNTRY FURNITURE - ACCESSORY STORE ARE AS FOLLOWS:
 - A. "PROPOSED SITE PLAN", BY CRAWFORD & ASSOCIATES, DATED MARCH 20, 2007, LAST REVISED MAY 15, 2007, APPROVED OCT. 2, 2007.
 - B. "AMENDED SITE PLAN", BY CRAWFORD & ASSOCIATES, DATED MARCH 20, 2007, LAST REVISED OCT. 15, 2007, APPROVED DEC. 4, 2007.
 - C. "AMENDED SITE PLAN - BUILDING B", BY MORRIS ASSOCIATES, DATED MARCH 20, 2008, APPROVED MAY 6, 2008.



VICINITY PLAN SCALE: 1" = 2,000'



BULK REGULATIONS

PROVISION	REQUIRED	EXISTING
MIN. LOT AREA (ACRE)	1	2.35
MAX. IMPERMEABLE SURFACE COVERAGE (%)	50%	26%
MAX. BUILDING HEIGHT (FT)	45	36
MAX. BUILDING FOOTPRINT (SF)	10,000	9,000
MIN. ROAD FRONTAGE (FT)	(Town Road)	408
	(State Road)	293
YARDS (MINIMUM)	(Town Road)	30
	(State Road)	100
MIN. FRONT YARD SETBACK (FT)	25	N/A
MIN. REAR YARD SETBACK (FT)	30	100
MIN. SIDE YARD SETBACK (FT)	25	N/A
MIN. SIDE YARD SETBACK (FT)	10	20

BUILDING USE

PROVISION	EXISTING
RESIDENTIAL (SF)	825
RETAIL STORE (SF)	3,150
RETAIL 'A' ACCESSORY (SF)	9,960
RETAIL 'B' ACCESSORY (SF)	9,990

PARKING NOTES:
 SINGLE FAMILY RESIDENCE USE REQUIRED PARKING BASED ON 2 SPACES PER DWELLING. A TOTAL OF 2 SPACES ARE REQUIRED. A TOTAL OF 2 SPACES ARE PROVIDED.
 RETAIL USE REQUIRED PARKING BASED ON 4 SPACES PER 1,000 SF OF ENCLOSED FLOOR SPACE. 3,150 SF X (4/1,000) = 12.6 SPACES. A TOTAL OF 12.6 SPACES ARE REQUIRED. A TOTAL OF 13 SPACES ARE PROVIDED.
 RETAIL ACCESSORY USE REQUIRED PARKING BASED ON 4 SPACES PER 1,000 SF OF ENCLOSED FLOOR SPACE. 19,950 SF X (4/1,000) = 79.8 SPACES. A TOTAL OF 80 SPACES ARE REQUIRED. A TOTAL OF 4 SPACES ARE PROVIDED WITH 76 OVERFLOW SPACES LOCATED ON ADJACENT PROPERTY WITHIN THE OVERFLOW PARKING EASEMENT.

REDUCED SIZE NOT TO SCALE

PLANNING BOARD APPROVAL

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF DOVER, NEW YORK, ON THE 15th DAY OF AUGUST 2012.
 SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE GRABARE'S REPRESENTATION SHALL BE REVIEWED BY THE PLANNING BOARD APPROVED FROM THIS APPROVAL.
 SIGNED THIS _____ DAY OF _____ 2012 BY _____ SUPERVISOR

MAP NOTES:

1. PROPERTY SURVEY DATA AND EXISTING FEATURES BASED UPON A PLAN ENTITLED "LOT LINE REALIGNMENT PREPARED FOR CLEARFARM, LLC", DATED 5/15/2007, REVISED 6/30/2007 (FMM# 2008) PREPARED BY ZARECKI & ASSOCIATES AND JEFFREY HECKER, NYS L.S. NO. 50235.
2. NO REGULATORY WETLANDS ARE PRESENT ON OR WITHIN PROJECT SITE.
3. AS PER FEMA FIRI MAP NUMBER 36027 C0426E, NO AREAS OF SPECIAL FLOOD HAZARD ARE PRESENT ON OR WITHIN THE SITE.

AQUIFER OVERLAY DISTRICT NOTE:

THIS PROJECT IS LOCATED WITHIN THE AQUIFER OVERLAY DISTRICT (AQ). ALL LAND USES AND ACTIVITIES WITHIN THE AQ ARE SUBJECT TO THE REGULATIONS SET FORTH IN SECTION 146-15 OF THE TOWN CODE OF THE TOWN OF DOVER, AQUIFER OVERLAY DISTRICT, AS AMENDED FROM TIME TO TIME.

PLANT LEGEND

- NORWAY SPRUCE
- WHITE PINE
- PLUM
- DOGWOOD
- CLEVELAND PEAR
- RIVER BIRCH
- FORSYTHA

DATE	REVISION

ENGINEERING, DESIGN, & PLANS PREPARED BY:
RENNIA ENGINEERING DESIGN, PLLC
CIVIL & ENVIRONMENTAL ENGINEERING

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 IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW IF ANY PERSON ALTERS THESE PLANS, SPECIFICATIONS OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECT INSTRUCTIONS OF A LICENSED PROFESSIONAL ENGINEER.

FOR REVIEW ONLY

HUNT COUNTRY FURNITURE FACTORY STORE

DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	JOB NO.	SHEET NO.
8/9/12	1"=30'	RAR	RED	RAR	10-003	1 of 2

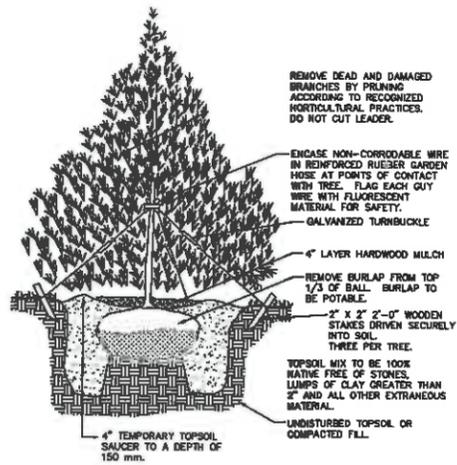
LEGEND

- PROPERTY LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- STORM DRAIN PIPE
- CATCH BASIN

GRAPHIC SCALE: 1" = 30'

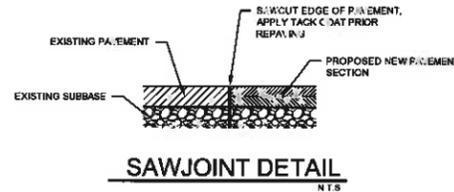
PLANT SCHEDULE

GENUS SPECIES	QUANTITY	SIZE	NO. 1	COMMON NAME	NOTES
FRAXINUS	16	2"	16	WHITE PINE	
QUERCUS	15	2"	15	NORWAY SPRUCE	
PRUNUS	4	2" CALIPER	4	DOGWOOD	
FRAXINUS	1	2" CALIPER	1	CLEVELAND PEAR	
FRAXINUS	7	2" CALIPER	7	PLUM	PLANTING IN "B" AREA OF OVERFLOW
FRAXINUS	3	2" CALIPER	3	RIVER BIRCH	MULTI-TIER
FRAXINUS	7	2" CALIPER	7	FORSYTHA	

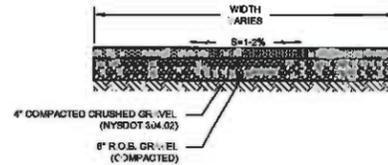


CONIFEROUS PLANTING DETAIL

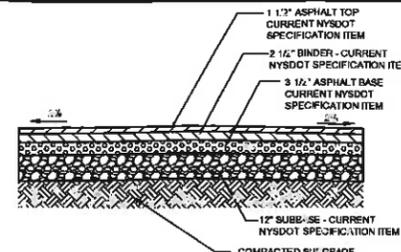
- NOTES:
1. SET TREE 4" ABOVE FINISHED GRADE TO ALLOW FOR SETTLEMENT.
 2. STAKE TREES ONLY IN EXPOSED WINDY LOCATIONS OR IF PLANTED IN AREAS SUBJECT TO PLOWED SNOW.



SAWJOINT DETAIL

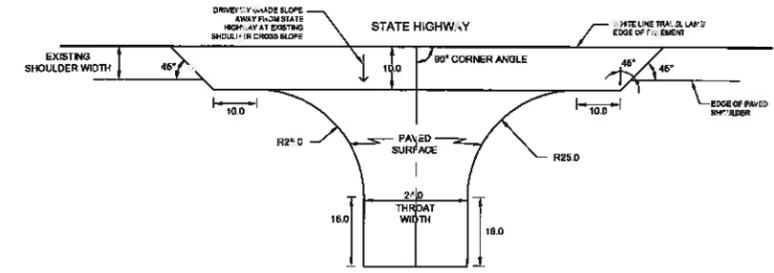


TYPICAL GRAVEL PARKING AREA SECTION



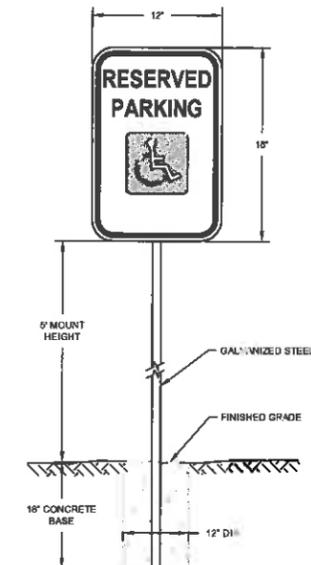
TYPICAL NYSDOT ENTRANCE PAVEMENT DETAIL

NOTE: CONTRACTOR TO PROVIDE ENGINEER WITH GRAVEL BANK SOURCE PRIOR TO INSTALLATION FOR REVIEW AND APPROVAL.



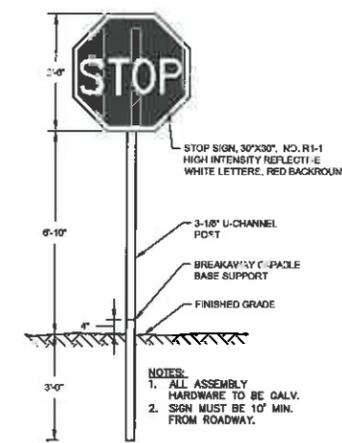
NYSDOT REGION 8 TYPICAL COMMERCIAL DRIVEWAY ENTRANCE DETAIL

N.T.S.



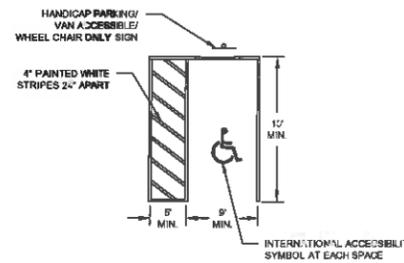
HANDCAP PARKING SIGN

- NOTES:
1. THE DISABLED PERSON SYMBOL SHALL HAVE WHITE LEGEND ON A BLUE BACKGROUND. WHERE USED TO IDENTIFY A SINGLE MARKED PARKING SPACE.
 2. SIGNS SHALL BE 60 INCHES MINIMUM ABOVE THE GROUND SURFACE OF THE PARKING SPACE, MEASURED TO THE BOTTOM OF THE SIGN.



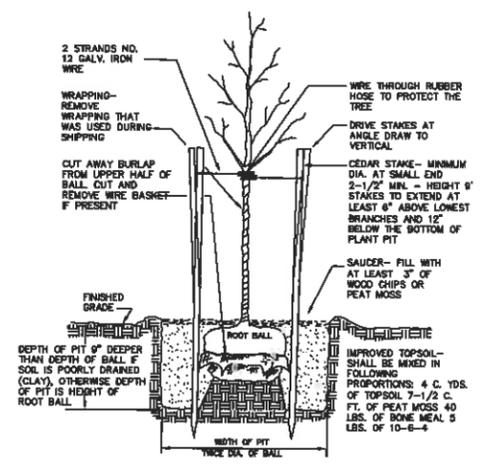
STOP SIGN

N.T.S.



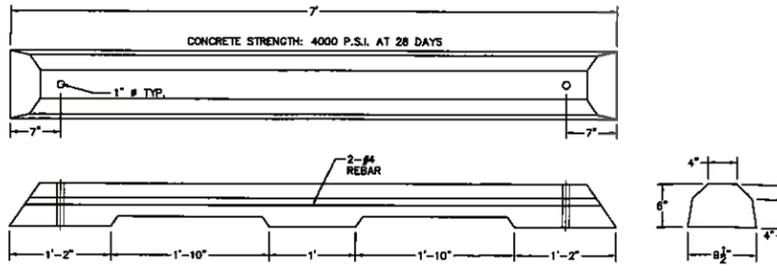
VEHICLE ACCESSIBLE A.D.A. PARKING STALL DETAIL

N.T.S.



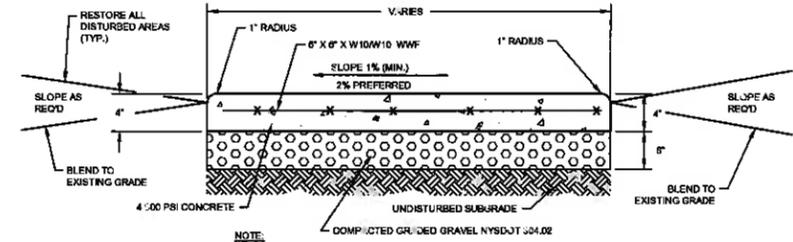
DECIDUOUS TREE PLANTING DETAIL

- NOTES:
1. SET TREE 4" ABOVE FINISHED GRADE TO ALLOW FOR SETTLEMENT.
 2. STAKE TREES ONLY IN EXPOSED WINDY LOCATIONS OR IF PLANTED IN AREAS SUBJECT TO PLOWED SNOW.



PRECAST CONCRETE PARKING BUMPER

N.T.S.

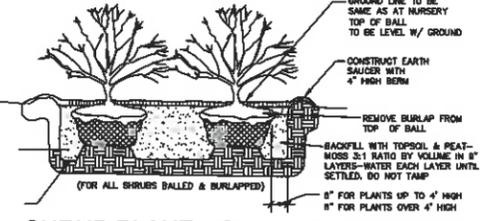


TYPICAL SIDEWALK DETAIL

N.T.S.

- NOTE:
1. PROVIDE TYPED JOINTS AT 48" ON CENTER
 2. PROVIDE 1/2" EXP. JOINT MATERIAL AT 20' ON CENTER
 3. SEED AND MULCH TO MATCH EXISTING LAWN AREAS

REDUCED SIZE NOT TO SCALE



SHRUB PLANTING DETAIL

N.T.S.

DATE	REVISION

ENGINEERING, DESIGN, & PLANS PREPARED BY:
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FOR REVIEW ONLY

HUNT COUNTRY FURNITURE FACTORY STORE
 TOWN OF DOVER, OUTWASH COUNTY, NY
AMENDED SITE DETAILS

DATE	SCALE	DRAWN BY	CHK'D BY	CREATED BY	JOB NO.	SHEET NO.
8/12	AS NOTED	RAR	RED	RAR	10-008	2 of 2

PLANNING BOARD APPROVAL

APPROVED BY REGULATION OF THE PLANNING BOARD OF THE TOWN OF DOVER, NEW YORK ON THE _____ DAY OF _____ 20____.

BY _____ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERRORS, MODIFICATIONS OR REVISIONS OF THIS PLAN, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____ 20____ BY _____

CHURCHMAN