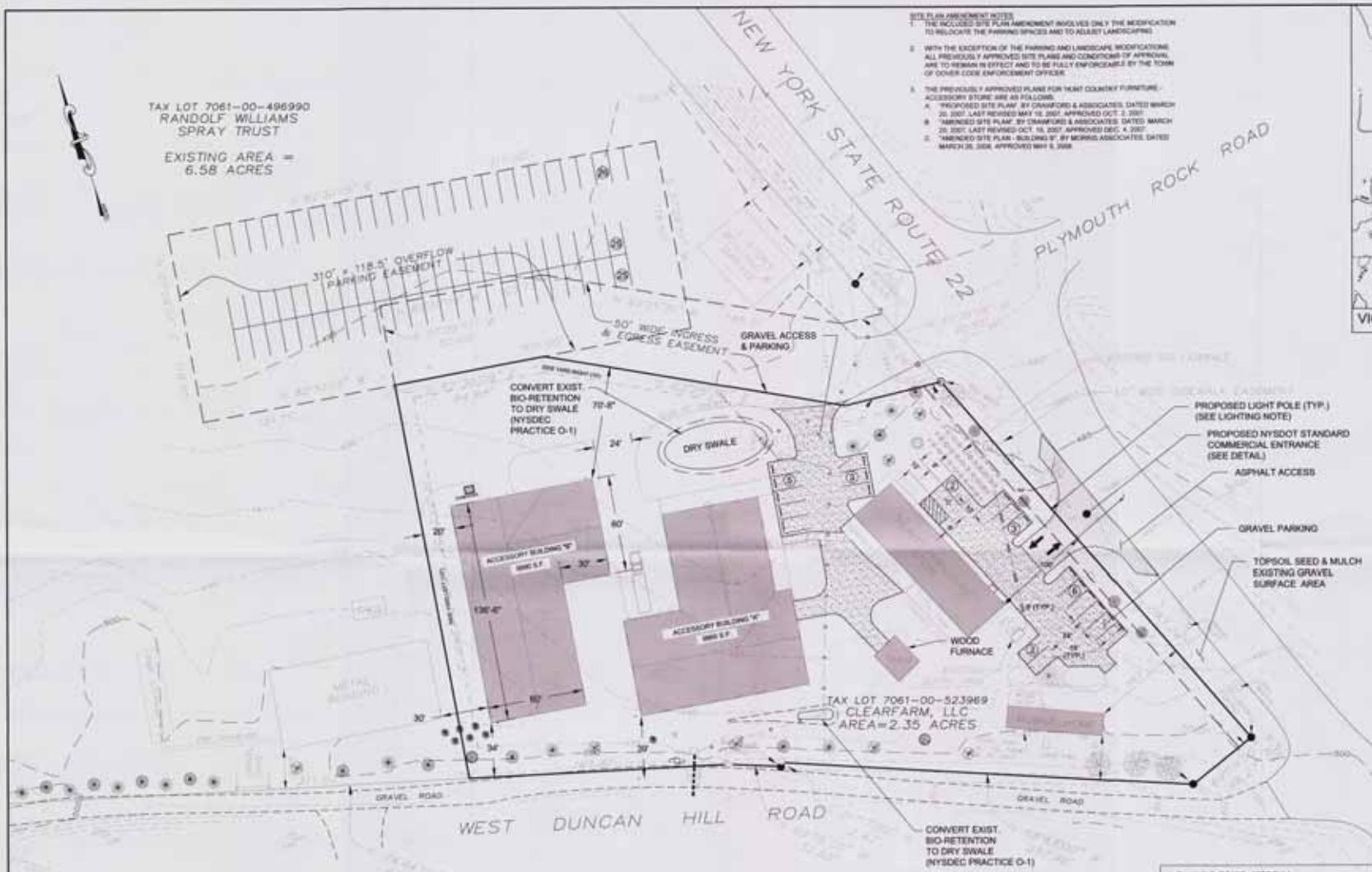
SITE PLAN AMENDMENT NOTES:

1. THE INCLUDED SITE PLAN AMENDMENT INVOLVES 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 10, 2007, APPROVED OCT. 2, 2007.
   B. "AMENDED SITE PLAN", BY CRAWFORD & ASSOCIATES, DATED MARCH 20, 2007, LAST REVISED OCT. 16, 2007, APPROVED DEC. 4, 2007.
   C. "AMENDED SITE PLAN - BUILDING 'B'", BY MORRIS ASSOCIATES, DATED MARCH 26, 2008, APPROVED MAY 5, 2008.



VICINITY PLAN

SCALE: 1" = 2,000'

BULK REGULATIONS

PROVISION	REQUIRED	EXISTING
MIN. LOT AREA (ACRE)	1	2.35
MAX. IMPERMEABLE SURFACE COVERAGE (%)	80%	28%
MAX. BUILDING HEIGHT (FT)	40	30
MAX. BUILDING FOOTPRINT (SF)	10,000	9,990
MIN. ROAD FRONTAGE (FT)	80 (Town Road)	498 (W. Duncan Hill Rd.)
	120 (State Road)	250 (NYS Rte. 22)
YARDS (MINIMUM)		
MIN. FRONT YARD SETBACK (FT)	25 (Town Road)	28 (W. Duncan Hill Rd.)
	30 (State Road)	100 (NYS Rte. 22)
MIN. REAR YARD SETBACK (FT)	20	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)	6,990
RETAIL 'B' ACCESSORY (SF)	6,990

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. 19,980 SF X (4/1,000) = 79.9 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

SITE DATA

ZONING DISTRICT: "HM" HAMLET MIXED USE
LOT SIZE: 2.35 ACRES
TAX GRID No.: 132600-7061-00-523969
PROPERTY ADDRESS: 2546 ROUTE 22
DOVER PLAINS, NY 12522
PROPERTY OWNER: CLEARFARM, LLC
362 OLD ROUTE 22
DOVER PLAINS, NEW YORK 12522

STORM WATER MANAGEMENT PRACTICE NOTE:

TABLE 5.3 IN THE NYS STORMWATER DESIGN MANUAL LISTS BIO-RETENTION (F-5) AND DRY SWALE (O-1) AS ACCEPTABLE SMP FOR WATER QUALITY MANAGEMENT. CHAPTER 6 OF THE NYS STORMWATER DESIGN MANUAL MENTIONS THAT BIO-RETENTION PROVIDES POLLUTANT REMOVAL USING SOIL MEDIA WITH AN UNDERDRAIN AND A YARD DRAIN FOR WATER COLLECTION AND CONVEYANCE.

LIGHTING NOTE:

THE LIGHT POLE LOCATIONS ARE BASED ON THE THE PREVIOUSLY APPROVED PLANS FOR "HUNT COUNTRY FURNITURE - ACCESSORY BUILDINGS"
"EXISTING & LANDSCAPING PLAN", BY CRAWFORD & ASSOCIATES, DATED MARCH 20, 2007, LAST REVISED SEPT. 16, 2007, APPROVED OCT. 2, 2007. UNLESS MODIFIED BY THESE PLANS THE LIGHTING FIXTURES, SHALL BE AS PREVIOUSLY APPROVED.

LEGEND

PROPERTY LINE
MAJOR CONTOUR
MINOR CONTOUR
STORM DRAIN PIPE
CATCH BASIN

0' 10' 20'
1" = 20'
GRAPHIC SCALE

PLANT SCHEDULE

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

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 145-15 OF THE TOWN CODE OF THE TOWN OF DOVER, AQUIFER OVERLAY DISTRICT, AS AMENDED FROM TIME TO TIME.

MAP NOTES:

1. PROPERTY SURVEY DATA AND EXISTING FEATURES BASED UPON A PLAN ENTITLED " LOT LINE REALIGNMENT PREPARED FOR CLEARFARM, LLC", DATED 9/10/2007, REVISED 5/30/2007 (FMR12386) PREPARED BY ZARECKI & ASSOCIATES AND JEFFREY HECKER, NYS L.S. NO. 50236.
2. NO REGULATORY WETLANDS ARE PRESENT ON OR WITHIN PROJECT SITE.
3. AS PER FEMA FIRM MAP NUMBER 36027 C0425E, NO AREAS OF SPECIAL FLOOD HAZARD ARE PRESENT ON OR WITHIN THE SITE.

PLANTING BOARD APPROVAL

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF DOVER, NEW YORK, ON THE _____ DAY OF _____, 20_____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, DEVIATION, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____
CHAIRPERSON

PLANT LEGEND

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

DATE	REVISION
10/03/12	PLANNING BOARD & CONSULTANT COMMENTS

ENGINEERING, DESIGN, & PLANS PREPARED BY:

RENNIA ENGINEERING DESIGN, PLLC
CIVIL & ENVIRONMENTAL ENGINEERING
9 Green Village Plaza, Suite 5, P.O. Box 465, Dover Plains, NY 12522
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FOR REVIEW ONLY

HUNT COUNTRY FURNITURE FACTORY STORE

TOWN OF DOVER — DUTCHESS COUNTY, NY

AMENDED SITE PLAN

DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	JOB NO.	SHEET NO.
8/8/12	1"=30'	RAM	MEC	RAM	11-023	1 of 2