PROPOSED PLANTING SCHEDULE

MARK	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
GB	2	BETULA POPULIFOLIA	GRAY BIRCH	8' HGT	BB
GMJ	7	JUNIPERUS PROCUMBENS 'GREEN MOUND'	GREENMOUND JUNIPER	6" HGT.	3 GALLON
CAJ	6	JUNIPERUS HOIZONTALIS 'PLUMOSA COMPACTA'	COMPACT ANDORRA JUNIPER	8" HGT.	3 GALLON

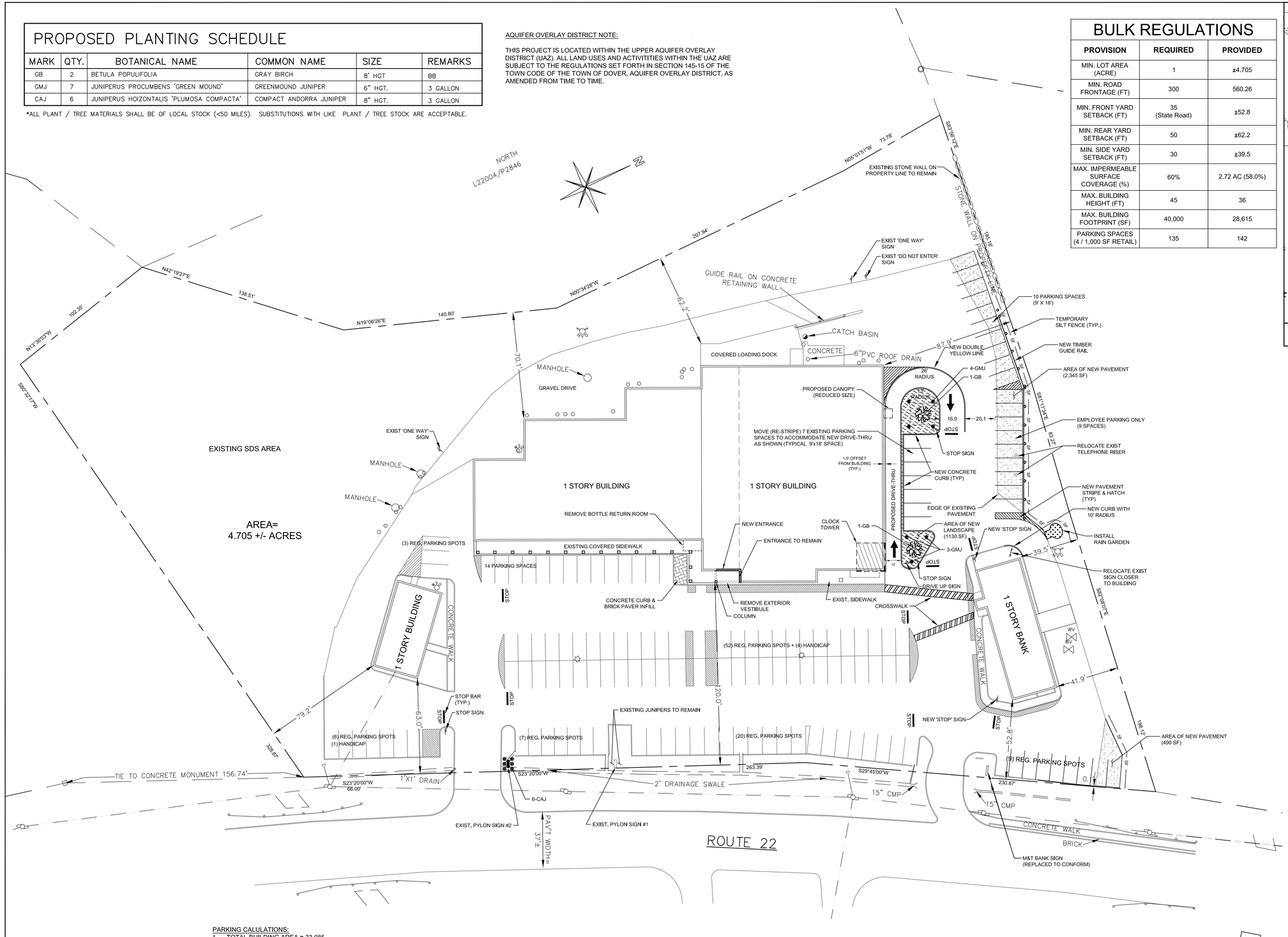
*ALL PLANT / TREE MATERIALS SHALL BE OF LOCAL STOCK (<50 MILES). SUBSTITUTIONS WITH LIKE PLANT / TREE STOCK ARE ACCEPTABLE.

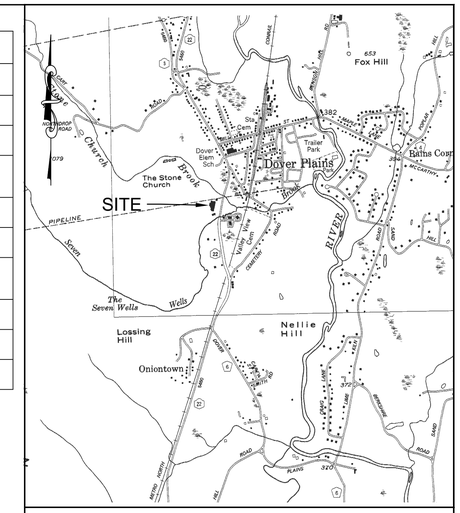
AQUIFER OVERLAY DISTRICT NOTE:

THIS PROJECT IS LOCATED WITHIN THE UPPER AQUIFER OVERLAY DISTRICT (UAZ). ALL LAND USES AND ACTIVITITIES WITHIN THE UAZ 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.

BULK REGULATIONS

PROVISION	REQUIRED	PROVIDED
MIN. LOT AREA (ACRE)	1	±4.705
MIN. ROAD FRONTAGE (FT)	300	560.26
MIN. FRONT YARD SETBACK (FT)	35 (State Road)	±52.8
MIN. REAR YARD SETBACK (FT)	50	±62.2
MIN. SIDE YARD SETBACK (FT)	30	±39.5
MAX. IMPERMEABLE SURFACE COVERAGE (%)	60%	2.72 AC (58.0%)
MAX. BUILDING HEIGHT (FT)	45	36
MAX. BUILDING FOOTPRINT (SF)	40,000	28,615
PARKING SPACES (4 / 1,000 SF RETAIL)	135	142





VICINITY PLAN

SCALE: 1" = 2,000'

SITE DATA

ZONING DISTRICT: "HC" HIGHWAY COMMERCIAL
LOT SIZE: ±4.705 ACRES
TAX GRID No. : 132600-7063-00-509295
PROPERTY ADDRESS: ROUTE 22
DOVER PLAINS, NY 12522
PROPERTY OWNER: DOVER ACQUISITION, LLC
444 SOUTH FULTON AVE, 2ND FLOOR
MT. VERNON, NY 10553

SITE PLAN AMENDMENT NOTES

1. THE INCLUDED SITE PLAN AMENDMENT INVOLVES ONLY THE MODIFICATION OF THE FOLLOWING ITEMS:
   - REMOVE EXISTING VESTIBULE AT NORTHERN MOST ENTRANCE TO ALLOW FOR THE CREATION OF AN ADDITIONAL ENTRANCE.
   - REMOVE EXISTING EXTERIOR BOTTLE RETURN ROOM TO OPEN UP EXTERIOR WALL SPACE FOR THE CREATION OF AN ADDITIONAL ENTRANCE.
   - REMOVE EXISTING BRICK FROM OLD STOREFRONTS TO ALLOW THE INSTALLATION OF MULTIPLE DOORS AND WINDOWS.
   - REDUCE THE SIZE OF THE PREVIOUSLY APPROVED CANOPY OVER THE PICK-UP WINDOW AREA.
2. WITH THE EXCEPTION OF THE ABOVE LISTED 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 DOVER PLAZA ARE AS FOLLOWS:
   A. "SITE PLAN PROPOSED SUBWAY", BY ABD ENGINEERS & SURVEYORS, DATED FEB. 2003, LAST REVISED 4/23/2003.
   B. "DRIVEWAY MODIFICATION PLAN", BY ADLER CONSULTING, DATED NOV. 23, 2003.
   C. "SITE PLAN EXISTING CONDITIONS", BY ABD ENGINEERS & SURVEYORS, DATED FEB. 2005, LAST REVISED 2/10/2005.
   D. "FACADE RENOVATIONS FOR FOODTOWN PLAZA", "FLOOR PLAN AND ELEVATIONS", BY SLOAN ARCHITECTS, P.C., DATED OCT. 21, 2005.
   E. "CLOCK TOWER" RELOCATION AND "BOTTLE RETURN ROOM BY ROSENBAUM DESIGN GROUP, DATED 8/9/2010.
   F. "DRIVE-UP WINDOW" AMENDED SITE PLAN BY RENNIA ENGINEERING DESIGN, PLLC, DATED 11/10/10, LAST REVISED 1/10/11.
   G. "SIGN RELOCATION" AMENDED SITE PLAN BY RENNIA ENGINEERING DESIGN, PLLC, DATED 11/10/10, LAST REVISED 8/8/11.

PREVIOUS CONDITIONS OF SITE PLAN APPROVAL DATED APRIL 5, 2005.

1. EXECUTION OF SETTLEMENT AGREEMENT.
2. ALL DELIVERIES SHALL BE MADE IN THE LOADING AREA IN THE REAR OF BUILDING OR ON NORTH SIDE OF PARKING LOT.
3. SIGNS SHALL BE POSTED INDICATING AREA NEAR LOADING DOCK IS RESERVED FOR DELIVERIES AND STAFF PARKING ONLY.
4. PAYMENT OF ALL FEES.

PREVIOUS SITE PLAN NOTES

1. PARKING LOT TO BE SWEPT CLEAN FROM WINTER SANDINGS. RESTRIPE LOT IF WARRANTED, IF NOT RESTRIPE DURING NORMAL STRIPING PROGRAM.
2. STORMWATER GRATES TO BE REPAIRED AND MAINTAINED IN SAFE WORKING ORDER AT ALL TIMES.
3. NO DELIVERIES IN FRONT OF STORE - ALL DELIVERIES TO REAR OR ON NORTH SIDE OF PARKING LOT.
4. REAR OF BUILDING TO BE KEPT CLEAR OF DEBRIS AT ALL TIMES.

PLANNING 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, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20____ BY

CHAIRMAN

SECRETARY

PARKING CALULATIONS:

1. TOTAL BUILDING AREA = 33,085
   TOTAL RESTAURANT AREA = 4,000
   TOTAL RETAIL AREA = 29,085
2. "RETAIL" USE REQUIRED PARKING BASED ON 4 SPACES PER 1,000 SF OF ENCLOSED FLOOR SPACE. 29,085 SF X (4/1,000) = 116 SPACES.
2. "RESTAURANT" USE, REQUIRED PARKING BASED ON 1 SPACE FOR EVERY 3 SEATS. 58 TOTAL EXISTING SEATS = 19 SPACES REQUIRED.
3. A TOTAL OF 135 SPACES ARE REQUIRED.

MAP NOTES:

1. PROPERTY AND TOPOGRAPHIC SURVEY DATA BASED UPON AN ACTUAL FIELD SURVEY COMPLETED ON OR BEFORE 11-12-2009 BY RAYMOND HEINSMAN, NYS L.S. NO. 49270.

DATE	REVISION

ENGINEERING, DESIGN, & PLANS PREPARED BY:

RENNIA ENGINEERING DESIGN, PLLC

CIVIL & ENVIRONMENTAL ENGINEERING

6 Dover Village Plaza, Suite 5, P.O. Box 400, Dover Plains, NY 12522

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IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THESE PLANS, SPECIFICATIONS OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.

DOVER PLAZA

TOWN OF DOVER — DUTCHESS COUNTY, NY

AMENDED SITE PLAN

DATE	SCALE	DESIGNED BY:	DRAWN BY:	CHECKED BY:	JOB NO.	SHEET NO.
2/14/14	1"=30'	RAR	RAR/JJE	RAR	10-010	1 of 1