

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	8	JUNIPERUS HORIZONTALIS 'PLUMOSA COMPACTA'	COMPACT ANDORRA JUNIPER	8" HGT.	3 GALLON

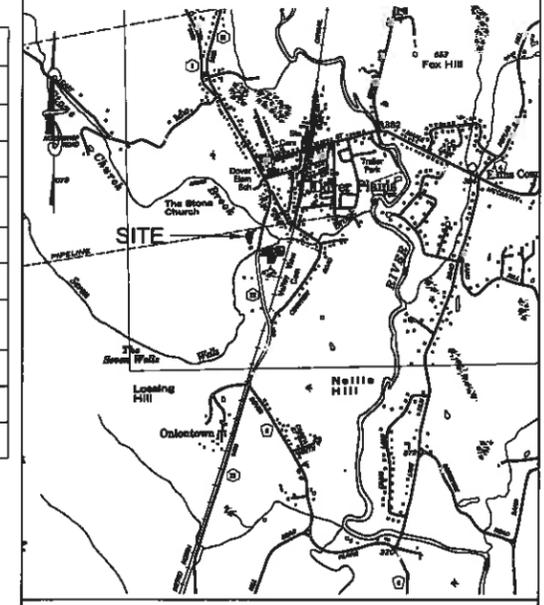
*ALL PLANT / TREE MATERIALS SHALL BE OF LOCAL STOCK (<50 MILES). SUBSTITUTIONS WITH LIKE PLANT / TREE STOCK ARE ACCEPTABLE.

AQUIFER OVERLAY DISTRICT NOTE:

THIS PROJECT IS LOCATED WITHIN THE UPPER AQUIFER OVERLAY DISTRICT (UOZ). ALL LAND USES AND ACTIVITIES WITHIN THE UOZ 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	14.705
MIN. ROAD FRONTAGE (FT)	300	680.26
MIN. FRONT YARD SETBACK (FT)	35 (State Road)	152.8
MIN. REAR YARD SETBACK (FT)	50	182.2
MIN. SIDE YARD SETBACK (FT)	30	130.5
MAX. IMPERMEABLE SURFACE COVERAGE (%)	60%	2.72 AC (58.0%)
MAX. BUILDING HEIGHT (FT)	45	30
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: 14.705 ACRES
 TAX GRID No.: 132800-7063-00-50295
 PROPERTY ADDRESS: ROUTE 22
 DOVER PLAINS, NY 12522
 PROPERTY OWNER: DOVER ACQUISITION, LLC
 444 SOUTH FULTON AVE. 2ND FLOOR
 MT. VERNON, NY 10563

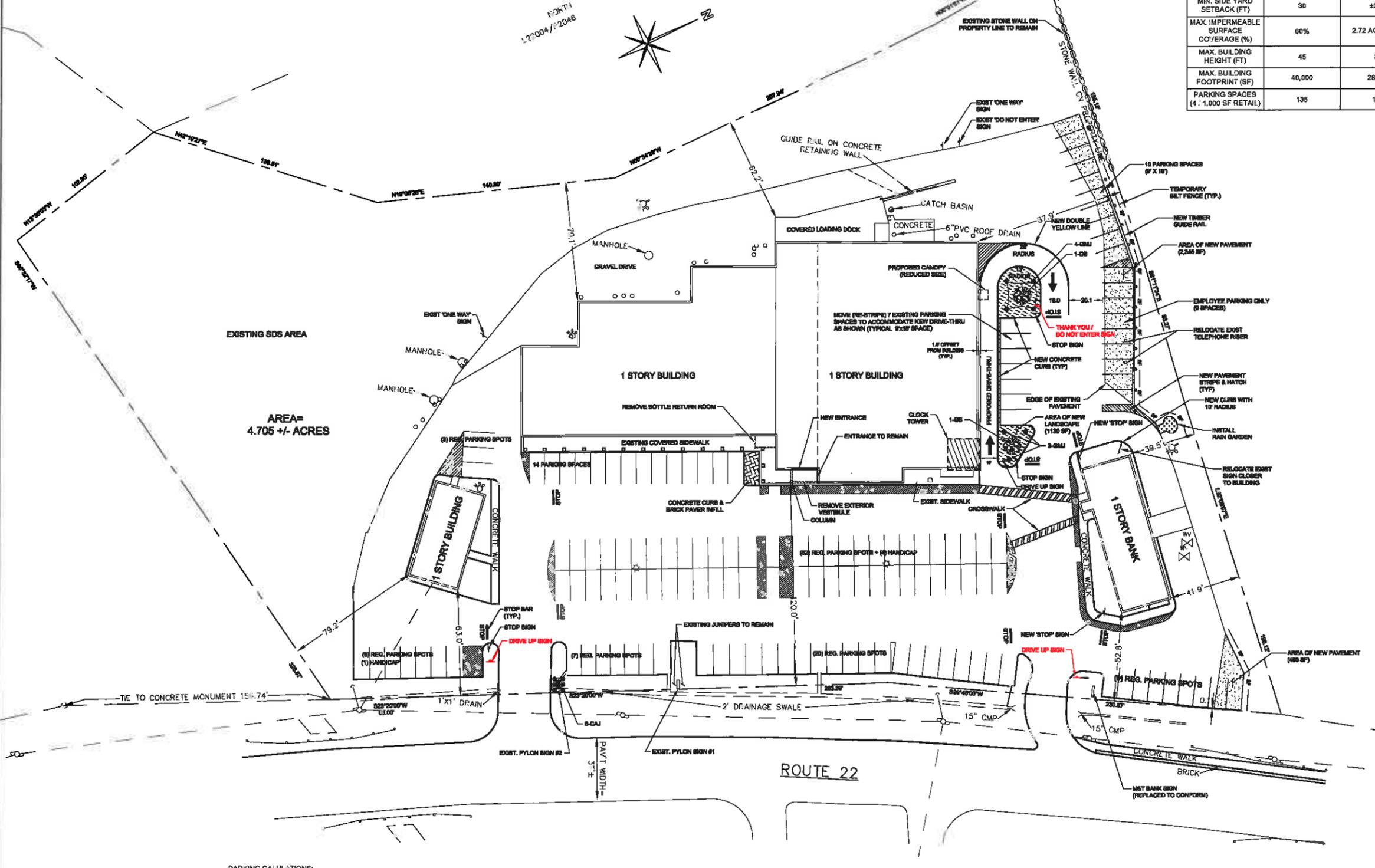
- SITE PLAN AMENDMENT NOTES**
- THE INCLUDED SITE PLAN AMENDMENT INVOLVES ONLY THE MODIFICATION OF THE FOLLOWING ITEMS:
 - REMOVE EXISTING VESTIBULE AT NORTHERN MOST ENTRANCE TO ALLOW FOR THE CREATION OF AN ADDITIONAL ENTRANCE.
 - REMOVE EXISTING EXTERIOR BOTTLE RETURN ROOM TO OPEN UP EXTERIOR WALL SPACE 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.
 - 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.
 - THE PREVIOUSLY APPROVED PLANS FOR DOVER PLAZA ARE AS FOLLOWS:
 - A. "SITE PLAN PROPOSED SUBWAY", BY ABD ENGINEERS & SURVEYORS, DATED FEB. 2005, LAST REVISED 4/23/2005.
 - 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 6/9/2010.
 - 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**
- EXECUTION OF SETTLEMENT AGREEMENT.
 - ALL DELIVERIES SHALL BE MADE IN THE LOADING AREA IN THE REAR OF BUILDING OR ON NORTH SIDE OF PARKING LOT.
 - SIGNS SHALL BE POSTED INDICATING AREA NEAR LOADING DOCK IS RESERVED FOR DELIVERIES AND STAFF PARKING ONLY.
 - PAYMENT OF ALL FEES.
- PREVIOUS SITE PLAN NOTES**
- PARKING LOT TO BE SWEEPED CLEAN FROM WINTER SANDINGS. RESTRIPE LOT IF WARRANTED, IF NOT RESTRIPE DURING NORMAL STRIPING PROGRAM.
 - STORMWATER GRATES TO BE REPAIRED AND MAINTAINED IN SAFE WORKING ORDER AT ALL TIMES.
 - NO DELIVERIES IN FRONT OF STORE - ALL DELIVERIES TO REAR OR ON NORTH SIDE OF PARKING LOT.
 - 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 THIS _____ DAY OF _____, 2014.
 SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF CODE REGULATION. ANY CHANGE, ERSURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 2014 BY _____
 CHAIRMAN
 SECRETARY



PARKING CALCULATIONS:

- TOTAL BUILDING AREA = 33,085
 TOTAL RESTAURANT AREA = 4,000
 TOTAL RETAIL AREA = 29,085
- "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.
- "RESTAURANT" USE, REQUIRED PARKING BASED ON 1 SPACE FOR EVERY 3 SEATS. 68 TOTAL EXISTING SEATS = 19 SPACES REQUIRED.
- A TOTAL OF 135 SPACES ARE REQUIRED.

MAP NOTES:

- 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
8/3/14	ADDED DIRECTIONAL SIGNS

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
 Tel: (845) 877-0565 Fax: (845) 877-0566
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DOVER PLAZA
 TOWN OF DOVER, DUTCHESS COUNTY, NY

AMENDED SITE PLAN

DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	JOB NO.	SHEET NO.
2/11/14	1"=50'	RWR	RARAE	KWR	10-010	1 of 1