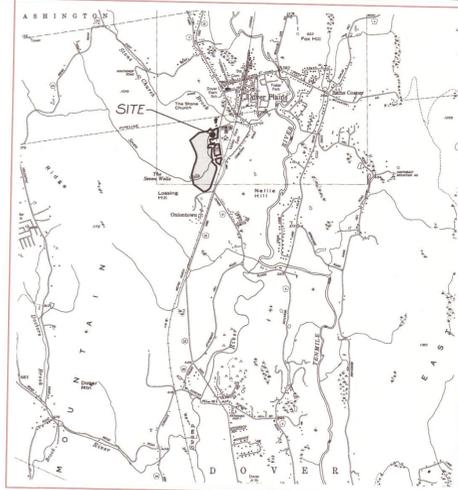


MM
22
8204
1154



Location Map
SCALE: 1" = 2,000'

Parking Requirements

USE	TOWN PARKING REQUIREMENT*	GROSS LEASABLE FLOOR AREA (SF)	SPACES REQUIRED	DOLLAR GENERAL PARKING REQUIREMENT	SPACES PROVIDED
RETAIL STORE	4 SPACES PER 1,000 SF OF FLOOR AREA	9,100	36.4	33 PARKING SPACES	37

Notes:

- 1.) RECORD OWNER: KENT HOLLOW, INC.
75 WASHINGTON STREET
POUGHKEEPSIE, NY 12601
- 2.) APPLICANT: PRIMAX PROPERTIES, LLC
100 EAST MOREHEAD STREET
CHARLOTTE, NC 28204
(704) 554-7224
- 3.) ALL DRAINAGE PIPES SHALL BE HOPE PERFORATED PIPE, UNLESS OTHERWISE NOTED. ALL PIPING SHALL BE EQUIPPED WITH FLARED END SECTIONS AT THE INLET AND OUTLET, UNLESS DISCHARGING TO A MANHOLE OR CATCH BASIN.
- 4.) ALL GAS PIPING FOR PROPANE SHALL MEET ALL 2010 NEW YORK STATE FUEL AND GAS CODE (OR CURRENT REVISION).
- 5.) THE PROPOSED HOURS OF OPERATION ARE 8:00 AM - 10:00 PM, SEVEN (7) DAYS A WEEK.

Survey Notes:

- 1.) VERTICAL DATUM IS NAVD88 DETERMINED FROM GPS OBSERVATIONS IN CONJUNCTION WITH THE NYS DOT CORS NETWORK.
- 2.) THE ROAD BOUNDARY ALONG STATE ROUTE 22 IS DERIVED FROM A MAP FOUND ON FILE IN THE NYS DOT OFFICE IN Poughkeepsie KNOWN AS MAP NO. 9R PARCEL NO. II, WASSAIC-DOVER PLAINS - PAWLING LINE PT. I DATED NOVEMBER 28, 1939.
- 3.) THIS SURVEY IS BASED IN PART ON A TITLE ABSTRACT REPORT PREPARED BY HILL-N-DALE ABSTRACTERS, INC. AS TITLE NUMBER HN 54565.
- 4.) TOGETHER WITH 25' WIDE SLOPING RIGHTS IN FAVOR OF KENT HOLLOW, INC. AS DESCRIBED IN LIBER 1930 OF DEEDS, PAGE 28.
- 5.) SUBJECT TO A 25' WIDE SLOPING EASEMENT IN FAVOR OF MURPHY AS DESCRIBED IN LIBER 1930 OF DEEDS, PAGE 28.
- 6.) SUBJECT TO A GENERAL UTILITY EASEMENT IN FAVOR OF THE NEW YORK TELEPHONE COMPANY AS DESCRIBED IN LIBER 1228 OF DEEDS, PAGE 488.
- 7.) SUBJECT TO A GENERAL UTILITY EASEMENT IN FAVOR OF THE NEW YORK TELEPHONE COMPANY AS DESCRIBED IN LIBER 1228 OF DEEDS, PAGE 489.
- 8.) THERE WERE NO VISIBLE STRUCTURES WITHIN THE DETAILED PORTION OF THIS SURVEY.
- 9.) THE 100 YEAR FLOOD ZONE AS SHOWN IS DERIVED FROM FEMA TOWN OF DOVER NUMBER 360335, MAP NUMBER 3602700427E EFFECTIVE DATE MAY 2, 2012.

Legend

- ▲— PROPERTY LINE & CORNER
- S— SET SURF ROW ROD WITH A PLASTIC @ CAP
- E— ADJONERS PROPERTY LINE
- LXXXLXXX— LIBER OF DEEDS, PAGE
- XXXX— TAX MAP DESIGNATION (SECTION - BLOCK - LOT)
- X— EX. UTILITY POLE & LINE
- X— EXISTING CONTOUR LINE
- X— EXISTING SIGNS
- X— EXISTING WATERCOURSE
- X— LIMITS OF 100-YEAR FLOOD ZONE (SEE NOTE 9)

Zoning Legend: HC

	REQUIRED
MINIMUM LOT AREA	1 ACRE
MINIMUM ROAD FRONTAGE	300'
MINIMUM YARDS	
FRONT	35'
SIDE (EACH)	30'
REAR	50'
MAXIMUM IMPERMEABLE SURFACE COVERAGE	60%
MAXIMUM BUILDING HEIGHT	45'
MAXIMUM FOOTPRINT	40,000 S.F.

BUILDING ON TRAILER

MNTM
Mercurio-Norton-Tarolli-Marshall
ENGINEERING - LAND SURVEYING
PO Box 166, 45 Main Street, Pine Bush, NY 12566
P: (845)744.3620 F: (845)744.3805 Email: mnt-pc@mnt-nc.com

NO.	DATE	DESCRIPTION	BY

LAWRENCE MARSHAL PE #087107

Lot 1 Area = ±2.8 Acres
Preliminary Site Plan
for
Primax Properties, LLC

RECORD OWNER: KENT HOLLOW, INC. 75 WASHINGTON STREET, Poughkeepsie, NY 12601
DEED REFERENCE: LIBER 1378, PAGE 664
TAX MAP REFERENCE: 461062

Situate in the Town of Dover
Dutchess County, New York State
Scale 1"=20' November 2015
ORIGINAL SURVEY COMPLETED APRIL 20, 2015

DRAFTED BY: WGN PROJECT: 3929 SHEET 1 OF 1