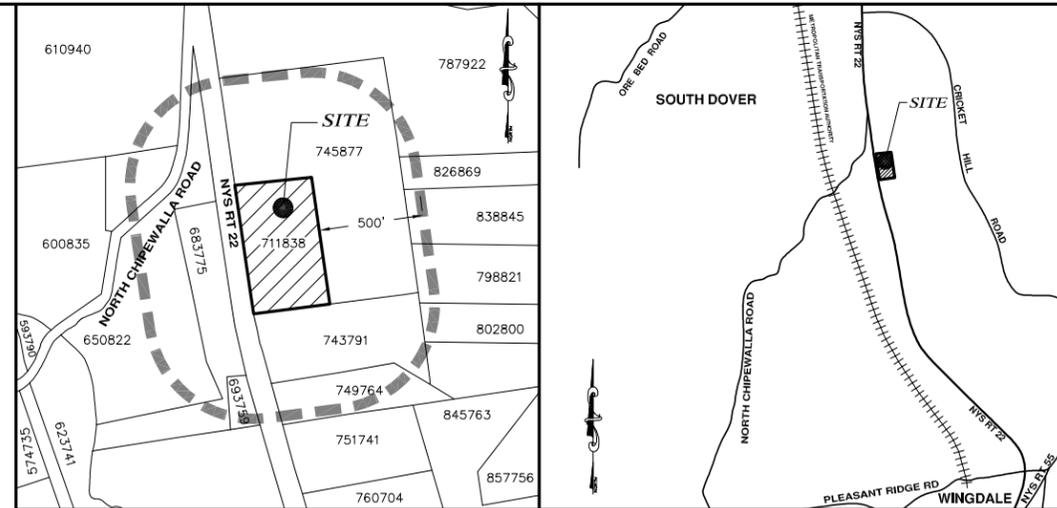


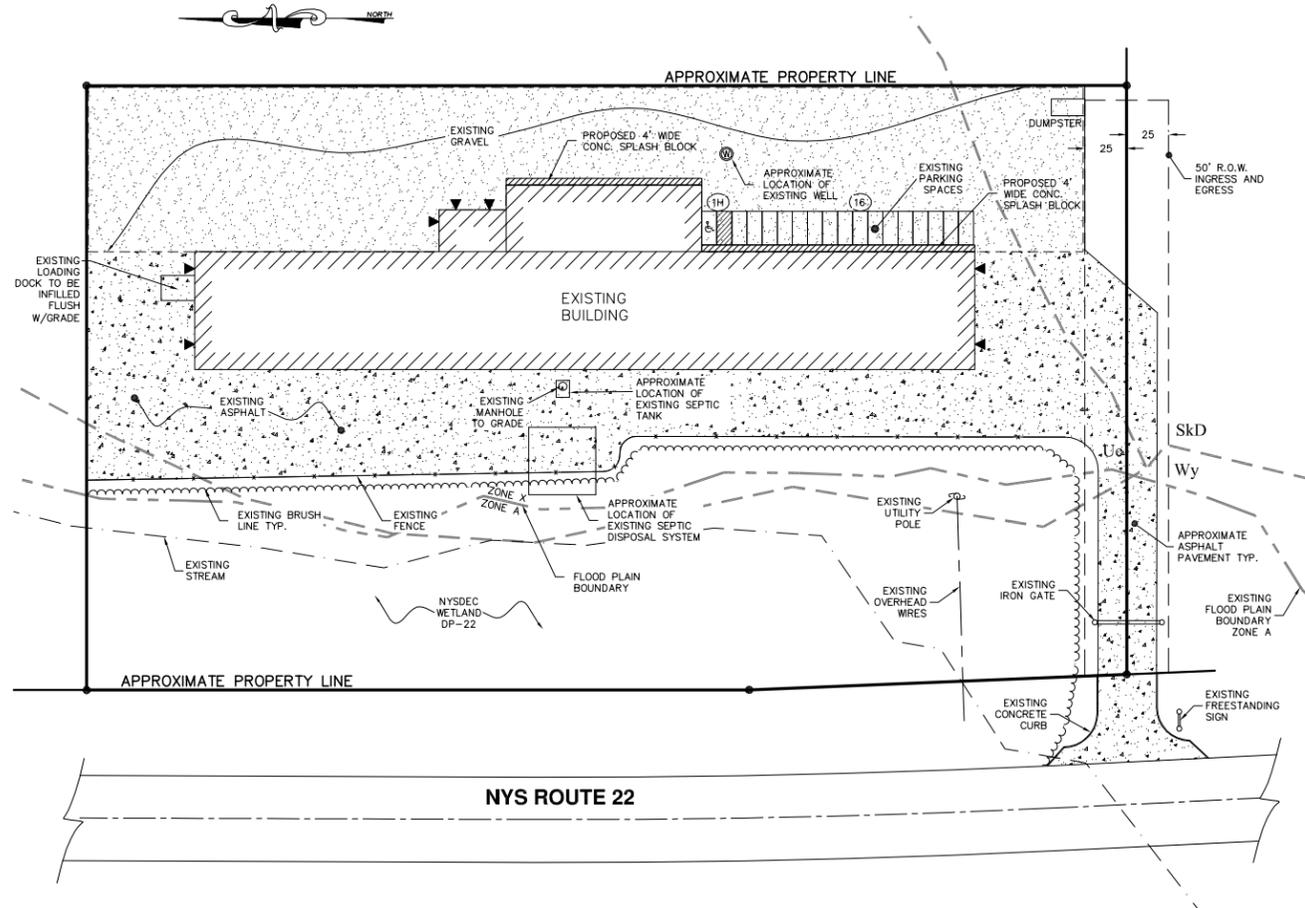
SCHEDULE OF BULK REQUIREMENTS ZONE RU RURAL DISTRICT		
ITEM	REQUIRED	PROVIDED
MINIMUM LOT SIZE (AC)	2 AC	5.08 AC
MINIMUM ROAD FRONTAGE (COUNTY/STATE ROAD)	300 FEET	620.19 FEET
MINIMUM YARD SETBACKS (COUNTY/STATE ROAD)		
- FRONT	60 FEET	185 FEET
- SIDE	30 FEET	65 FEET
- REAR	30 FEET	60 FEET
MAXIMUM BUILDING HEIGHT	35 FEET	31 FEET
MAXIMUM FOOTPRINT BUILDING	6,000 SQ. FT.	37,550 SQ. FT.*
TOTAL PARKING SPACES	10 (1 PER EMPLOYEE)	17**

*PRE EXISTING NON CONFORMING
 ** INCLUDING 1 HANDICAP SPOT



TAX PARCEL MAP
SCALE: 1" = 400'

VICINITY MAP
SCALE: 1" = 2,000'



SITE PLAN
SCALE: 1" = 50'

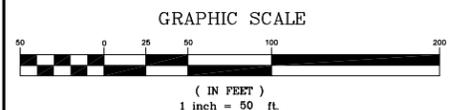
ADJOINING PROPERTIES	
LEROY E. SWINDELL PO BOX 38 MILLBROOK, NY 12545 FOR PROPERTY: 132600-7060-00-683775	ROUTE 22 DOVER CORP 27 NORM AVE MOUNT KISCO, NY 10549 FOR PROPERTY: 132600-7060-00-693759
S P S PROPERTIES 11 CHARLOTTE ST BINGHAMTON, NY 13905 FOR PROPERTY: 132600-7060-00-787922	HOWLANDS LAKE PARTNERS LLC PO BOX 285 MT KISCO, NY 10549 FOR PROPERTY: 132600-7060-00-610940
S P S PROPERTIES 11 CHARLOTTE ST BINGHAMTON, NY 13905 FOR PROPERTY: 132600-7060-00-743791	NYS OFF OF MENTAL RETARDATION 22 MARKET ST FOUCHKEEPSIE, NY 12601 FOR PROPERTY: 132600-7060-00-749764
S P S PROPERTIES 11 CHARLOTTE ST BINGHAMTON, NY 13905 FOR PROPERTY: 132600-7060-00-745877	MACAL DEVELOPMENT CORP 256 HOLMES RD HOLMES, NY 12531 FOR PROPERTY: 132600-7060-00-798821
MACAL DEVELOPMENT CORP 256 HOLMES RD HOLMES, NY 12531 FOR PROPERTY: 132600-7060-00-838845	STEVEN MANNFOLK 29 OAK STREET BREWSTER, NY FOR PROPERTY: 132600-7060-00-650822
MACAL DEVELOPMENT CORP 256 HOLMES RD HOLMES, NY 12531 FOR PROPERTY: 132600-7060-00-802800	
STEPHEN F. HANEMAN 182 CRICKET HILL RD DOVER PLAINS, NY 12522 FOR PROPERTY: 132600-7060-00-826869	

LEGEND	
	EXISTING PROPERTY LINE (APPROX. LOCATION)
	EXISTING ADJACENT PROPERTY LINE (APPROX. LOCATION)
	EXISTING BUILDING
	EXISTING ASPHALT PAVEMENT
	EXISTING GRAVEL SURFACE
	EXISTING BRUSH LINE
	EXISTING WELL
	EXISTING SOIL BOUNDARY WITH DELINEATION
	EXISTING FLOOD PLAIN BOUNDARY
	EXISTING STREAM
	EXISTING EASEMENT
	EXISTING BUILDING MOUNTED LIGHT

SOILS LEGEND			
SYMBOL	SOIL NAME/DESCRIPTION	SLOPE	SOIL GROUP
SkD	STOCKBRIDGE SILT LOAM	15-25 %	C
Uc	UDORTMENTS, WET SUBSTRATUM	0-8 %	B
Wy	WAYLAND SILT LOAM	0-3 %	C/D

SITE DATA:
 TOWN TAX MAP DESIGNATION: 132600-7060-00-711838
 SITE ADDRESS: 2108 NYS ROUTE 22
 TOWN ZONING DISTRICT: RU - RURAL DISTRICT
 TOTAL LOT AREA: 5.08 ACRES
 OWNER/APPLICANT: 2108 ROUTE 22 LLC, P.O. BOX 712, DOVER PLAINS, NY 12522
 USE: LIGHT MANUFACTURING-10 EMPLOYEES
 OVERLAY DISTRICTS: VALLEY BOTTOM AQUIFER, FLOODPLAIN

MAP REFERENCE NOTES:
 1. PROPERTY LINES & EXISTING FEATURES SHOWN HEREON TAKEN FROM SITE PLAN PREPARED BY MORRIS ASSOCIATES ENGINEERING CONSULTANTS - LAND SURVEYORS DATED NOVEMBER 02 2001.
 2. THIS MAP IS NOT A BOUNDARY SURVEY OF PROPERTY.
 3. THIS MAP IS NOT TO BE USED FOR TITLE PURPOSES.
 4. THIS PROPERTY LIES WITHIN 'ZONE X' (AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.) & 'ZONE A' (NO BASE FLOOD ELEVATIONS DETERMINED), AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP # 36027C0437E FOR THE TOWN OF DOVER, NY DUTCHESS COUNTY, COMMUNITY NUMBER 361335 PANEL 437 OF 602 MAP SUFFIX E, EFFECTIVE DATE MAY 2, 2012.



CONSENT NOTE

THE UNDERSIGNED OWNER(S) OF THE PROPERTY AND APPLICANT(S) OF THE PROJECT HEREON STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

SIGNED THIS _____ DAY OF _____

BY: _____ OWNER

BY: _____ APPLICANT

TOWN OF DOVER PLANNING BOARD APPROVAL

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF DOVER, NEW YORK, ON THE _____ DAY OF _____ ANY CHANGES, ERASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CURT M. JOHNSON, R.A.
 N.Y. LIC. No. 028457



SITE PLAN
 FOR
2108 ROUTE 22, LLC.
 2108 NYS ROUTE 22
 TOWN OF DOVER, DUTCHESS COUNTY, NEW YORK

SCALE: 1" = 50' APPROVED BY: JZ DRAWN BY: JM/AB
 DATE: 03/10/2015 PROJECT NO. - DESIGN BY: JM/AB

ZARECKI & ASSOCIATES, L.L.C.
 Consulting Engineers - Land Surveyors - Architects
 11 West Main St. Pawling, NY 12564 Ridgefield, CT 06877
 845.855.3771 203.438.7094

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