Received by Dover Planning Board 3/22/13

NORTH PER FILED MAP 9753

ZONING CHART - CO ZONE					
	Required/Allowed	Lot 1	Lot 2	Lot 3	Lot 4
Minimum Lot Area	1 acre	1.041 ac	1.003 ac	1.001 ac	1.000 ac
Minimum Frontage	200 ft	202.56 FT	201.94 ft	206.95 ft	208.83 ft
Setbacks:					
Min. Front Yard	50 ft	62.5±	54.4±	53.0±	54.6±
Min. Side Yard	30 ft	32.2±	64.2±	51.3±	44.2±
Min. Rear Yard	50 ft	113.6±	119.9±	115.1±	107.1±
Max. Impermeable Area	40%	20.0± %	20.7± %	19.4± %	20.8± %
Max. Building Height	35 ft	31.5±	32.0±	32.0±	31.0±

NOTE:
THE FOLLOWING INSTRUMENTS AFFECT THE PARCEL:
- LIBER 2022 PAGE 43
- DOCUMENT # 02 1999 6809
- DOCUMENT # 02 2004 737

THE FOLLOWING RECORD DOCUMENTS WERE UTILIZED IN THE ESTABLISHMENT OF THE BOUNDARY LINES SURVEYED:

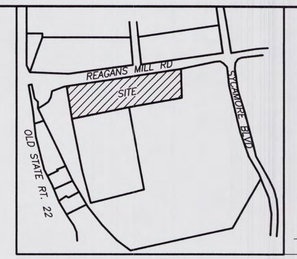
- "SUBDIVISION OF PROPERTY PREPARED FOR THOMAS FLOOD & CHARLES HATCHER", FILED MAP NO. 8126, FILED 9/22/1987.

- "SUBDIVISION PLAT PREPARED FOR WOOD WINDS", FILED MAP NO. 9753, FILED 8/6/1993.

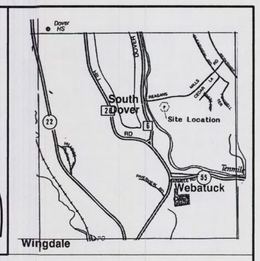
OWNER/APPLICANT: WESTCHESTER MODULAR HOMES, INC.
TAX LOTS: 7160-00-167667, 7160-00-196673, 7160-00-227678

THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND ALL SAID TERMS AND CONDITIONS AS STATED HEREON, AND CONSENT TO THE FILING OF THIS MAP.

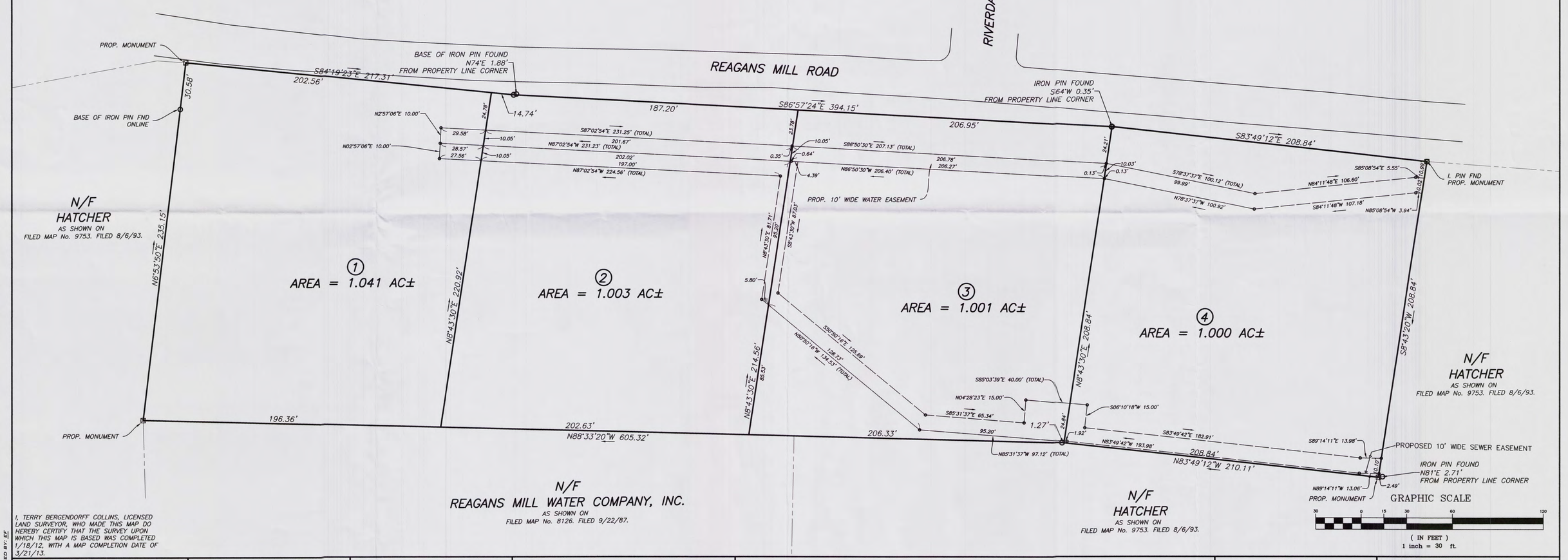
OWNER _____ DATE _____



SITE LOCATION MAP
1"= 500'



VICINITY MAP
(NOT TO SCALE)



I, TERRY BERGENDORFF COLLINS, LICENSED LAND SURVEYOR, WHO MADE THIS MAP DO HEREBY CERTIFY THAT THE SURVEY UPON WHICH THIS MAP IS BASED WAS COMPLETED 1/18/12, WITH A MAP COMPLETION DATE OF 3/21/13.

CERTIFICATIONS INDICATED HEREON SIGNIFY THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC.
CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THIS SURVEY WAS PREPARED AND ON HIS BEHALF TO THE TITLE CO. AND LENDING INSTITUTION LISTED HEREON.
CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

TERRY BERGENDORFF COLLINS
52 STARR RIDGE ROAD
BREWSTER, NEW YORK 10509
WWW.TERRYBERGENDORFFCOLLINS.COM
N.Y.S. LICENSE NO. 49691

FIELD PARTY: RB/LB DRAWN BY: DM CHECKED BY: EF

SURVEYORS SEAL

STATE OF NEW YORK · TERRY BERGENDORFF COLLINS · 49691 · LICENSED LAND SURVEYOR

N.Y.S. LICENSE NO. 49691

TOWN PLANNING BOARD
TOWN OF DOVER

THE OWNERS OF WESTCHESTER MODULAR HOMES, INC. SUBDIVISION HAVE COMPLIED WITH THE PROVISIONS OF THE LAND SUBDIVISION REGULATIONS. THE PLANNING BOARD, AFTER DUE NOTICE AND A PUBLIC HEARING HELD _____ AS PRESCRIBED BY ARTICLE 16, SECTION 276, OF THE TOWN LAW OF THE STATE OF NEW YORK, HAS APPROVED THE FINAL PLAT AS SUBMITTED.

_____
CHAIRMAN, TOWN PLANNING BOARD

_____
DATE

RESERVED FOR DUTCHESS COUNTY HEALTH DEPARTMENT APPROVAL STAMP

FINAL SUBDIVISION PLAT
PREPARED FOR
WESTCHESTER MODULAR HOMES, INC.
SITUATE IN
TOWN OF DOVER DUTCHESS CO., N.Y.
SCALE: 1" = 30' MARCH 7, 2013

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REVISIONS

DATE	DESCRIPTION	BY
3/21/13	REV. PER ENGINEER	DM

THE ALTERATION OF SURVEY MAPS BY ANYONE OTHER THAN THE ORIGINAL PREPARER IS MISLEADING, CONFUSING AND NOT IN THE GENERAL WELFARE AND BENEFIT OF THE PUBLIC.
LICENSED LAND SURVEYORS SHALL NOT ALTER SURVEY MAPS, SURVEY PLANS OR SURVEY PLATS PREPARED BY OTHERS.
UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION # 7209 OF THE NEW YORK STATE EDUCATION LAW.
THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY EXIST OR ARE SHOWN HEREON, ARE NOT CERTIFIED.
ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
THIS MAP MAY NOT BE USED IN CONNECTION WITH A "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT, STATEMENT OR MECHANISM TO OBTAIN TITLE INSURANCE FOR ANY SUBSEQUENT OR FUTURE GRANTEES.

JOB NO. DOVER 7160

G:\DRAWINGS\LETTERS\WESTCHESTER MODULAR, DOVER\SUBPLAT\SUBPLAT_3.21.13.DWG, 3/21/2013 5:50:52 PM, 24"X36"(ARCH D) BORDERLESS, 1:1