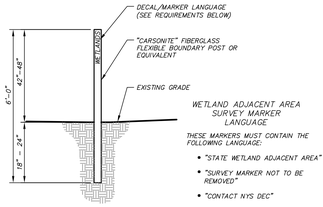

WETLAND ADJACENT AREA SURVEY MARKER LANGUAGE

THESE MARKERS MUST CONTAIN THE FOLLOWING LANGUAGE:

- "STATE WETLAND ADJACENT AREA"
- "SURVEY MARKER NOT TO BE REMOVED"
- "CONTACT NYS DEC"

LOCATION NOTE:
MARKERS SHALL BE LOCATED AS SHOWN ON PLANS AND INSTALLED PER MANUFACTURERS SPECIFICATION BY A N.Y.S. LICENSED SURVEYOR.

NYSDEC ADJACENT AREA MARKER DETAIL
N.T.S.

N/F DELLA RATTA L.1701, P.449

N/F SMITH DOC. 2-2003-867

N/F RUGAKINGIRA 2-2004-1438

N/F NYS OFFICE OF MENTAL RETARDATION L. 1944 P 101

N/F VALENTINE 2-2007-1624

N/F JEWEL EQUITIES CORP. L.1306, P.996

CHRISTINA DRIVE
MACADAM DRIVEWAY

N/F SUNSHINE & RAINBOW DEVELOPMENT DEED 2-2012-5481

TOWN OF AMENIA

TOWN OF DOVER

NEW YORK STATE ROUTE 22

LOT 1
1.66 Ac

LOT 2
1.85 Ac

LOT 3
2.03 Ac

LOT 4
2.50 Ac

LOT 5
27.87 Ac

LOT 6
20.93 Ac

PROPOSED CONSERVATION EASEMENT (OPEN SPACE)
TOTAL AREA: 30.44 AC
SEE NOTE #10 FOR REQUIRED REGULATIONS

PROPOSED CONSERVATION EASEMENT (OPEN SPACE)
SEE NOTE #10 FOR REQUIRED REGULATIONS

PROPOSED DRAINAGE EASEMENT

NYSDEC FRESHWATER WETLANDS DP-1

NYSDEC CLASS 'C' STREAM

REFERENCE DEED L.1275, P.601

"...EASTERLY ALONG THE DOVER-AMENIA TOWN LINE TO THE EAST BANK OF THE TEN MILE RIVER, THENCE ALONG THE EASTERLY BANK OF THE RIVER..."

"...TO... THE TEN MILE RIVER, THENCE PASSING A COURSE UP THE SAID RIVER AS IT WINDS AND TURNS ON AND ALONG THE EAST BANK..."

TOGETHER WITH EASEMENT AS CALLED FOR IN DEED L.1292, P.839

"...RESERVING TO (SPENCER AND ASSIGNS), AN EASEMENT ...OR RIGHT-OF-WAY FOR INGRESS AND EGRESS ACROSS AND OVER ANY PORTION OF PARCEL 2..."

PROPERTY LINE = 1,690' ALONG THE EASTERLY BANK OF TEN MILE RIVER AS LOCATED FEBRUARY, 2004.

N/F KELLER
DEED 2-2000-1019

N/F WYMAN
L.1929, P.701
LOT 1 FM #6306

N/F ARPAN, LLC
DEED 2-1999-9036
LOT 2 FM #6306

N/F TEN MILE RIVER LLC, PARCEL 1
DOC. 2-2004-7742
FORMERLY REICHENBERG
L 1292 PG 839

N/F TEN MILE RIVER LLC, PARCEL 2
DOC. 2-2004-7742
FORMERLY REICHENBERG
L 1292 PG 839

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINES
- EXISTING EDGE OF PAVEMENT
- WETLAND LIMIT LINE
- WETLAND BUFFER LINE
- EXISTING STREAM/ WATER COURSE/ RIVER
- EXISTING TREE LINE
- EXISTING DRIVEWAY/ PAVEMENT LINE
- EXIST BLDG — EXISTING BUILDING
- EXISTING PATH/ DIRT LINE
- EXISTING STREAM
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING GUIDE RAIL
- 12" CMP — EXISTING CULVERT & SIZE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- PROPOSED CONSERVATION EASEMENT BOUNDARY
- PROPOSED MONUMENT
- PROPOSED NYSDEC ADJACENT AREA MARKER (SEE DETAIL)
- W — EXISTING WELL

THE FRESHWATER WETLAND BOUNDARY AS REPRESENTED ON THESE PLANS ACCURATELY DEPICTS THE LIMITS OF FRESHWATER WETLAND DP-1 AS DELINEATED BY MR. MIKE CLANCY ON AUGUST 24, 2004.

SURVEYOR/ENGINEER, ZARECKI & ASSOCIATES, LLC CONSULTING ENGINEERS/LAND SURVEYORS PAWLING, NY & RIDGEFIELD CT (845) 855-3771

DEC STAFF: _____

SEAL:

DATE:

WETLAND BOUNDARY AS VALIDATED BY DEC REMAINS VALID FOR TEN YEARS FROM THE DATE OF FLAGGING OR REVALIDATION. FOR OFFICIAL USE OF THE WETLAND BOUNDARY AFTER THIS TEN YEAR PERIOD, REFLAGGING AND SURVEY OF THE WETLAND BOUNDARY IS REQUIRED.

ANY PROPOSED CONSTRUCTION, GRADING, FILLING, EXCAVATING, CLEARING OR OTHER REGULATED ACTIVITY IN THE FRESHWATER WETLAND OR WITHIN 100' OF THE WETLAND BOUNDARY AS DEPICTED ON THIS PLAN REQUIRES A PERMIT FROM THE NYSDEC UNDER ARTICLE 24 OF THE ENVIRONMENTAL CONSERVATION LAW (FRESHWATER WETLANDS ACT) PRIOR TO COMMENCEMENT OF WORK.

SITE DATA NOTES:

1. TAX LOT NUMBER : 132600-7063-00-511774
2. TOTAL AREA = 56.84 ACRES.
3. PROPOSED LOTS = 6
4. ZONING DISTRICT : RU
5. OWNER/APPLICANT :
   MEADOW BROOK PROPERTIES, LLC
   797 BERKSHIRE ROAD
   WINGDALE, NY 12594
   (845) 832-0088
6. REFERENCE IS MADE TO THE TOWN OF DOVER SUBDIVISION REGULATIONS (CHAPTER 125 OF THE TOWN CODE) AND THE TOWN OF DOVER ZONING REGULATIONS (CHAPTER 145 OF THE TOWN CODE) AND THE TOWN OF DOVER EROSION & SEDIMENT CONTROL REGULATIONS (CHAPTER 65 OF THE TOWN CODE).
7. TOPOGRAPHY SHOWN FROM ACTUAL FIELD SURVEY PERFORMED FEBRUARY 2004 GENERALLY IN ACCORDANCE WITH USGS DATUM.
8. LIMITS OF WETLANDS LOCATED SEPTEMBER 23, 2004. FLAGGED WETLAND BOUNDARY SHOWN DELINEATED BY MIKE CLANCY OF NYSDEC ON AUGUST 24, 2004.
9. REFER TO SHEET 1 OF 8 FOR LIMIT & LIST OF ADJOINING PROPERTY OWNERS.
10. THE DEED FOR EACH LOT CONVEYED SHALL CONTAIN THE FOLLOWING NOTICE: "THIS PROPERTY CONTAINS STATE REGULATED FRESHWATER WETLANDS AND/OR REGULATED 100 FOOT ADJACENT AREA. FOR AS LONG AS ANY PORTION OF THE PROPERTY DESCRIBED IN THIS DEED IS SUBJECT TO REGULATION UNDER ARTICLE 24 (THE FRESHWATER WETLANDS ACT) OF THE ENVIRONMENTAL CONSERVATION LAW (ECL) OF THE STATE OF NEW YORK, THERE SHALL BE NO CONSTRUCTION, GRADING, FILLING, EXCAVATING, CLEARING OR OTHER REGULATED ACTIVITY AS DEFINED BY ARTICLE 24 OF THE ENVIRONMENTAL CONSERVATION LAW ON THIS PROPERTY WITHIN THE FRESHWATER WETLAND AREA OR 100 FOOT ADJACENT AREA AT ANY TIME WITHOUT HAVING FIRST SECURED THE NECESSARY PERMISSION AND PERMIT REQUIRED PURSUANT TO THE ABOVE NOTED ARTICLE 24 FROM THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC). THIS RESTRICTION SHALL BIND THE GRANTEE'S, THEIR SUCCESSORS AND ASSIGNS AND SHALL BE EXPRESSLY SET FORTH IN ALL SUBSEQUENT DEEDS OF THIS PROPERTY."

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

NORTH

DUTCHESS COUNTY DEPARTMENT OF HEALTH

TOWN OF DOVER PLANNING BOARD

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF DOVER, NEW YORK, ON _____, 2014 SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGES, ERASURES, MODIFICATIONS, OR REVISION TO THIS PLAT AS APPROVED, SHALL VOID THIS APPROVAL.

CHAIRMAN, TOWN OF DOVER — DATE

OWNER / APPLICANT

THE UNDERSIGNED OWNER OF PROPERTY SHOWN HEREON STATES THAT HE IS 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

1	REVISED PER NYSDOT COMMENTS	AB	3/17/2014

CERTIFICATIONS HEREON SIGNIFY THAT 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. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR TO SUBSEQUENT OWNERS.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

UNDERGROUND EASEMENTS, STRUCTURES AND/OR ENCROACHMENTS, IF ANY, NOT SHOWN HEREON.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

IT IS HEREBY CERTIFIED THAT THIS SURVEY WAS PREPARED BY ME, AND IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE "NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS".

JEFFREY HECKER, L.S.
N.Y.S. Lic. No. 50235

LICENSED IN N.Y. & CT.

ZARECKI & ASSOCIATES, LLC
CONSULTING ENGINEERS/LAND SURVEYORS

FLEXIBLE SUBDIVISION PLAT
MEADOW BROOK SUBDIVISION
PREPARED FOR:
MEADOW BROOK PROPERTIES, LLC
TOWN OF DOVER, DUTCHESS COUNTY, NEW YORK

DATE: 10-29-2013 | PROJECT NO.: 2004.004 | SCALE: 1"=60'

ZARECKI & ASSOCIATES, LLC
Consulting Engineers - Land Surveyors - Architects
11 West Main St. Pawling, NY 12564 (845.855.3771)
845-855-3772 (Fax)
Ridgefield, CT 06877 203-438-7094

SHEET NO. 2 OF 8