Unpaid / Unofficial Document

FM# 7897
Filed: 02/13/1987

LOT	AREA SQUARE FEET	AREA ACRES
1	41226	
2	42045	
3	64144	
REMAINING LANDS	801801	
TOTAL	949216	21.791

LEGEND

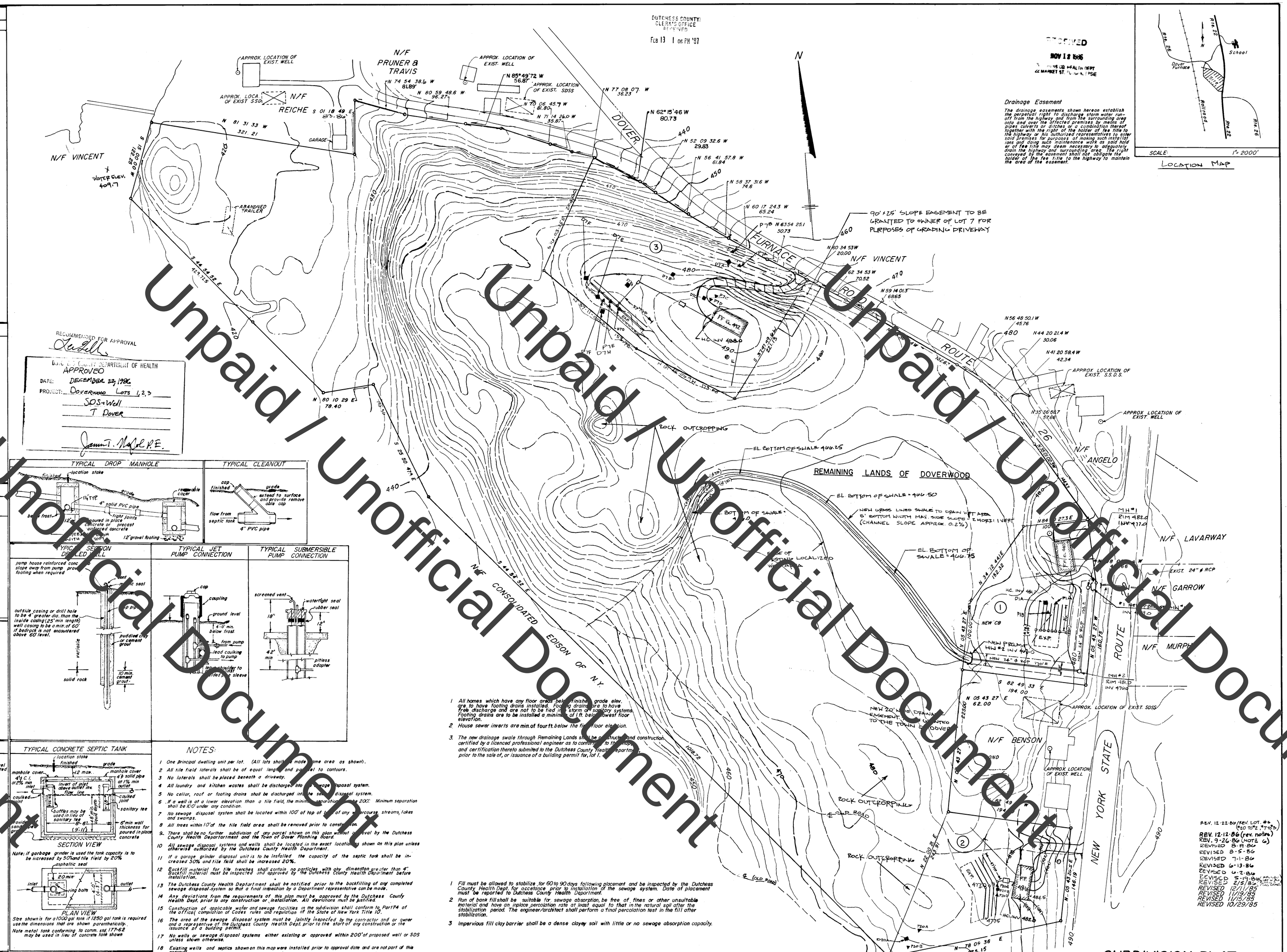
- Proposed Dwelling
- Proposed S.D.S. (including 50% expansion)
- Proposed Well
- Lot Number
- Perimeter Boundary
- Perc. Hole Test
- Deep Hole Test
- Footing Drain

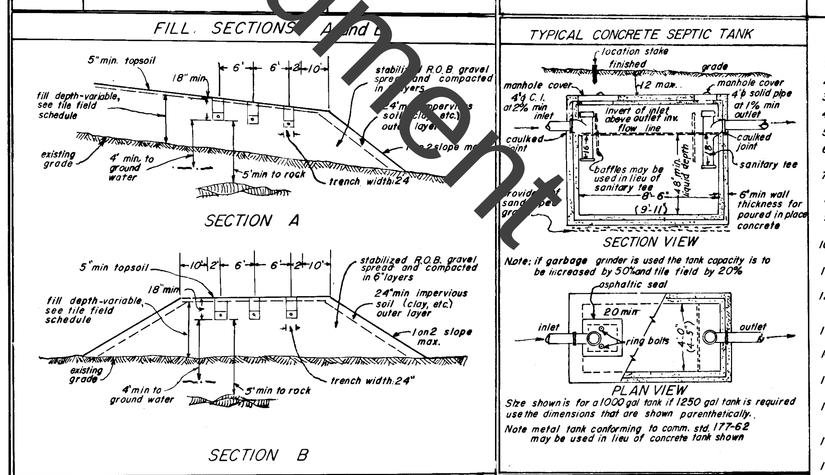
NOTE: LOCATIONS DENOTED AS APPROX. ARE ± 10'

TILE FIELD SCHEDULE

LOT	L.F. TILE 3 BDRM.	SEPTIC TANK 3 BDRM.	TRENCH WIDTH	FILL SECTION	FILL DEPTH TO TOP OF TRENCH FT.
1	281	1000	24"	A	2.0
3	225	1000	24"	A	3.0
2	375	1000	24"	A	0.5

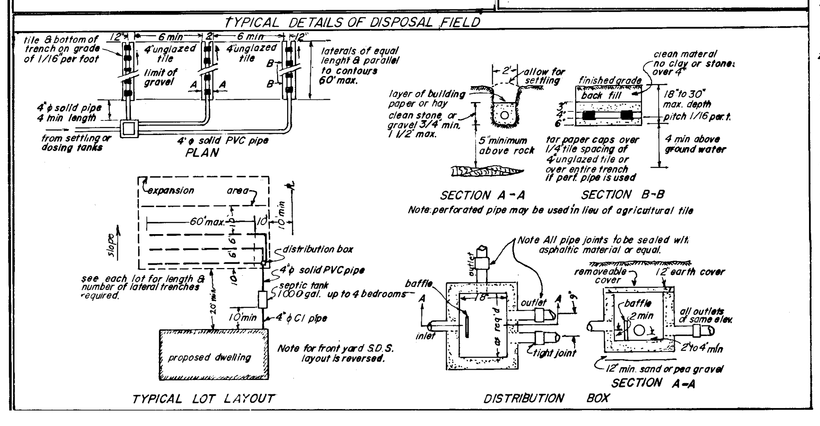
LOT	PERK RATE (min/in)	DEEP TEST
1		4' to groundwater
3		4.3 to rock
2		6.6 to rock





NOTES:

1. One principal dwelling unit per lot. (All lots shall be made same area as shown).
2. All tile field laterals shall be of equal length and parallel to contours.
3. No laterals shall be placed beneath a driveway.
4. All laundry and kitchen wastes shall be discharged into the sewage disposal system.
5. No cellar, roof or footing drains shall be discharged into the sewage disposal system.
6. If a well is at a lower elevation than a tile field, the minimum separation shall be 200'. Minimum separation shall be 100' under any condition.
7. No sewage disposal system shall be located within 100' of top of bank of any watercourse, streams, lakes and swamps.
8. All trees within 10' of the tile field area shall be removed prior to construction.
9. There shall be no further subdivision of any parcel shown on this plan without approval by the Dutchess County Health Department and the Town of Dover Planning Board.
10. All sewage disposal systems and wells shall be located in the exact locations shown on this plan unless otherwise authorized by the Dutchess County Health Department.
11. If a garage grinder disposal unit is to be installed the capacity of the septic tank shall be increased 50% and tile field shall be increased 20%.
12. Backfill material for tile trenches shall contain no particles with any dimension greater than 4". Backfill material must be inspected and approved by the Dutchess County Health Department before installation.
13. The Dutchess County Health Department shall be notified prior to the backfilling of any completed sewage disposal system so that a final inspection by a Department representative can be made.
14. Any deviations from the requirements of this plan must be approved by the Dutchess County Health Dept. prior to any construction or installation. All deviations must be justified.
15. Construction of applicable water and sewage facilities in the subdivision shall conform to Part 74 of the official compilation of Codes, rules and regulations of the State of New York Title 10.
16. The area of the sewage disposal system must be jointly inspected by the contractor and or owner and a representative of the Dutchess County Health Dept. prior to the start of any construction or the issuance of a building permit.
17. No wells or sewage disposal systems either existing or approved within 200' of proposed well or SDS unless shown otherwise.
18. Existing wells and septics shown on this map were installed prior to approval date and are not part of this approval.
19. For systems over 5000 linear feet plans of an alternate or dosing system must be submitted by a New York State licensed Professional Engineer.
20. Prior to construction of a water well the well driller of each lot shall apply to Dutchess County Health Dept. for a permit to construct a well.
21. No regrading in SDS area except as shown on this map.
22. This plan is approved as meeting the appropriate and applied technical standards guidelines policies and procedures for arrangment of sewage disposal and treatment and water supply facilities and as a condition of this approval a construction inspection by a representative of the DCHD shall be conducted certifying that construction at the time of inspection was completed in general conformance with the approved plans and any amendments thereof.
23. Approval of any plan or amendments there to shall be valid for a period of five years from the date of approval.
24. Following the expiration of said approval the plan shall be resubmitted to the Commissioner of Health for consideration for reapproval. Resubmission or revised submission of plans maps and/or associated documents shall be subject to compliance with the technical standards guidelines policies and procedures in effect at the time of resubmission.
25. Locations denoted as "approx." are ±10'



1. Fill must be allowed to stabilize for 60 to 90 days following placement and be inspected by the Dutchess County Health Dept. for acceptance prior to installation of the sewage system. Date of placement must be reported to Dutchess County Health Department.
2. Run of bank fill shall be suitable for sewage absorption, be free of fines or other unsuitable material and have an in place percolation rate at least equal to that in the natural soil after the stabilization period. The engineer/architect shall perform a final percolation test in the fill after stabilization.
3. Impervious fill clay barrier shall be a dense clayey soil with little or no sewage absorption capacity.

_____ date

_____ date

Owner Certification Note

The undersigned owner of the property hereon states that the owner is familiar with this map its contents and its legends and hereby consents to all said terms and conditions as stated hereon and to the filing of this map.

Roger H. Lubke, Pres. W.M.B.E. Inc. 10/21/86 date

Alan T. Hoey, Pres. W.M.B.E. Inc. 10/21/86 date

_____ date

_____ date

Approved by resolution of the planning board of the Town of Dover New York on the 19th day of August 1986 subject to all requirements and conditions of said resolution.

Any change, erasure, modification or revision of this plat as approved shall void this approval.

Lynn R. Brown September 30, 1986
Chairman, Planning Board date

STATE OF NEW YORK LICENSED PROFESSIONAL ENGINEER

BALDWIN & CORNELIUS SEAL 1980 NEW YORK

BALDWIN & CORNELIUS
BREWSTER N.Y.

REV. 12-22-86 (REV. LOT #4 TO 70% 47%)
REV. 12-12-86 (rev. notes)
REV. 9-26-86 (NOTE 6)
REVISED 8-11-86
REVISED 8-5-86
REVISED 7-1-86
REVISED 6-13-86
REVISED 4-2-86
REVISED 3-19-86 (RIGHT OF WAY)
REVISED 3/18/86 (DRAINAGE EASEMENT)
REVISED 12/11/85
REVISED 11/19/85
REVISED 11/15/85
REVISED 10/29/85

SUBDIVISION PLAT of DOVERWOOD

SITUATE IN
TOWN OF DOVER, DUTCHESS COUNTY
NEW YORK
SCALE: 1" = 50'

I hereby certify that the survey shown hereon was completed by me on September 9, 1985, that this map was completed on June 15, 1986, and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors

by Gerald L. Lynn
GERALD L. LYNN, L.S.
NEW YORK STATE LICENSE No. 049292

STATE OF NEW YORK GERALD L. LYNN No. 049292 LICENSED LAND SURVEYOR