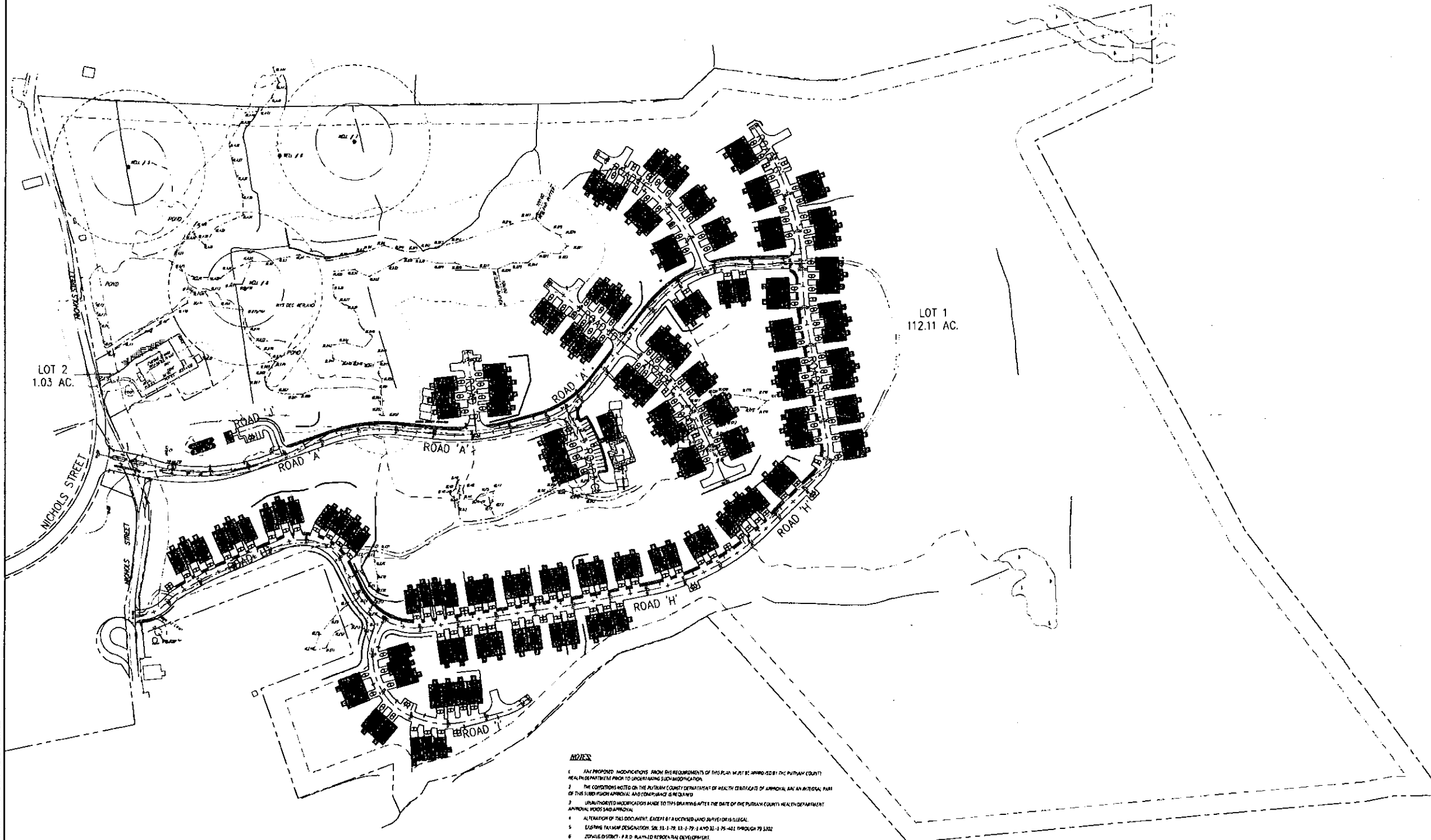






**Roadway Summary**

|                |            |
|----------------|------------|
| Road 'A'       | ± 2,025 lf |
| Road 'B'       | ± 219 lf   |
| Road 'C'       | ± 236 lf   |
| Road 'D/E'     | ± 705 lf   |
| Road 'F'       | ± 429 lf   |
| Road 'G/H'     | ± 2,996 lf |
| Road 'I'       | ± 620 lf   |
| Approx. Length | ± 7,230 lf |

**Building Summary**

|         |                    |                                                 |
|---------|--------------------|-------------------------------------------------|
| (S)     | Ranch Single       | (40'x60') = 0 Buildings = 0 Units               |
| (D)     | Ranch Double       | (80'x60') = 9.5 Buildings = 19 Units            |
| (TH)    | Townhouses         | (72'x60') = 21.5 Buildings = 43 Units           |
| (TH+4') | Townhouses         | (76'x60') = 2 Buildings = 4 Units               |
| (TP)    | Tri-Plex's         | (104'x60') = 14 Buildings = 42 Units            |
| (TP+2') | Tri-Plex's         | (106'x60') = 1 Building = 3 Units               |
| (TP+4') | Tri-Plex's         | (108'x60') = 2 Buildings = 6 Units (1-55' Unit) |
| (TPS)   | Tri-Plex's (Small) | (96'x60') = 3 Buildings = 9 Units (1-52' Unit)  |
| (Q)     | Quad               | (136'x60') = 6 Buildings = 24 Units             |

Total = 59 Buildings = 150 Units

- NOTES**
1. ANY PROPOSED MODIFICATIONS FROM THE REQUIREMENTS OF THIS PLAN MUST BE APPROVED BY THE PUTNAM COUNTY HEALTH DEPARTMENT PRIOR TO UNDERTAKING SUCH MODIFICATION.
  2. THE CONDITIONS NOTED ON THE PUTNAM COUNTY DEPARTMENT OF HEALTH CERTIFICATE OF APPROVAL ARE AN INTEGRAL PART OF THIS SITE PLAN AND MUST BE STRICTLY ADHERED TO.
  3. UNAPPROVED MODIFICATIONS MADE TO THIS PLAN AFTER THE DATE OF THE PUTNAM COUNTY HEALTH DEPARTMENT APPROVAL VOID SUCH APPROVAL.
  4. ALTERATION OF THIS DOCUMENT, EXCEPT BY A LICENSED LAND SURVEYOR OR AN ATTORNEY, IS ILLEGAL.
  5. EXISTING TAX MAP DESIGNATION: SEE 33-1-79, 33-1-79-1 AND 33-1-75-421 THROUGH 75-522.
  6. ZONING DISTRICT: P & D PLANNED RESIDENTIAL DEVELOPMENT.
  7. PUTNAM COUNTY HEALTH DEPARTMENT CERTIFICATION IS BASED ON THE LOCATION OF THE SEWAGE AND WATERMAINS IN THE SEWAGE MAINS AND WATER MAINS AS SHOWN ON THE APPROVED EXISTING MAPS. MODIFICATIONS ARE TO HAVE PRIOR PUTNAM COUNTY HEALTH DEPARTMENT APPROVAL.
  8. ANY PORTION OF ANY STRUCTURE, PARTY WALL, FENCE, POLE, ORIGINALLY CONSTRUCTED THAT MAY PROTRUDE OVER, OR BE ON, OR ADJACENT TO, OR SHALL NOT BE DEEMED TO BE AN ENCROACHMENT UPON ANY ADJACENT LOT OR LOTS, AND SUCH PORTION SHALL BE DEEMED TO BE A PERMANENT ENCROACHMENT AND TO BE ADJACENT LOT OR LOTS.
  9. VARIATIONS FROM THE APPROVED SITE PLAN SHALL HOLD THE SUBSEQUENT APPROVAL. SINCE THE PROPERTY HAS BEEN APPROVED FOR DEVELOPMENT PURSUANT TO A SITE PLAN ORIGINALLY FILED WITH THE TOWN OF KENT, APRIL 5, 1988, OR AS SAID SAID PLAN OR HAS BEEN AMENDED THIS SUBSEQUENT PLAN HAS BEEN APPROVED BY THE TOWN OF KENT PLANNING BOARD FOR CONFORMANCE WITH SAID PLAN.
  10. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL A HOMEOWNERS ASSOCIATION OFFERING PLAN HAS BEEN ACCEPTED FOR FILING BY THE A.S. DEPARTMENT OF LAND SURVEYING TO TITLE 18 NEW YORK CODE OF RULES AND REGULATIONS IN A CERTAIN PART OR ALL SAME MAY BE ACCEPTED.
  11. ALL LAND OUTSIDE OF THE LOTS SHOWN ON THIS PLAN IS RESERVED FOR THE TOWN OF KENT PLANNING BOARD.
  12. THIS PLAN IS SUBJECT TO THE CONDITIONS OF THE PUTNAM COUNTY HEALTH DEPARTMENT APPROVAL. LETTERS AND APPENDED PLANS ON FILE AT THE PUTNAM COUNTY HEALTH DEPARTMENT, WHICH HAVE BEEN PREPARED BY \_\_\_\_\_ ON SHEETS \_\_\_\_\_ DATED \_\_\_\_\_ AND BEARING THE LATEST ALIEN DATE OF \_\_\_\_\_.
- CONSENT TO FILE:**
- THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT THE OWNER IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LIMITS AND HEREBY CONSENTS TO THE SAID TERMS AND CONDITIONS STATED HEREON AND TO THE FILING OF THIS MAP.
- SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.
- FORWARD BY: \_\_\_\_\_  
 A/E, L.L.C. MANAGING MEMBER  
 110 EAST MAIN STREET, MT. KISCO, NY 10959

**Town of Kent Planning Board Approval**

Approval by the Planning Board, Town of Kent, Putnam County, New York, by Resolution dated the \_\_\_\_\_ Day of \_\_\_\_\_, 2022, Subject to all requirements and conditions of said Resolution. Any change, erasure, modification or revision to this Plan, as approved, shall void this approval.

Signed this 17th day of April, 2022

Phil Tolvaad  
 Chairman

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLANS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 200 OF THE NEW YORK STATE EDUCATION LAW, CASEY AS PROVIDED FOR BY SECTION 200 SUBSECTION 2.

|                                                                                    |  |                                                                                               |
|------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------|
| PROJECT OWNER<br><b>RFB, LLC</b><br>120 EAST MAIN STREET<br>MOUNT KISCO, NY 10959  |  | SHEET NO.<br>DATE<br>DRAWN BY<br>CHECKED BY<br>APPROVED BY                                    |
| <b>JMC</b>                                                                         |  | PROJECT NO.<br>DATE<br>DRAWN BY<br>CHECKED BY<br>APPROVED BY                                  |
| <b>OVERALL SITE PLAN</b><br>KENT MANOR<br>NICHOLS STREET<br>TOWN OF KENT, NEW YORK |  | SCALE<br>1" = 100'<br>DATE<br>02/18/2022<br>PROJECT NO.<br>10024<br>SHEET NO.<br>PC-1<br>OF 1 |

NOT FOR CONSTRUCTION