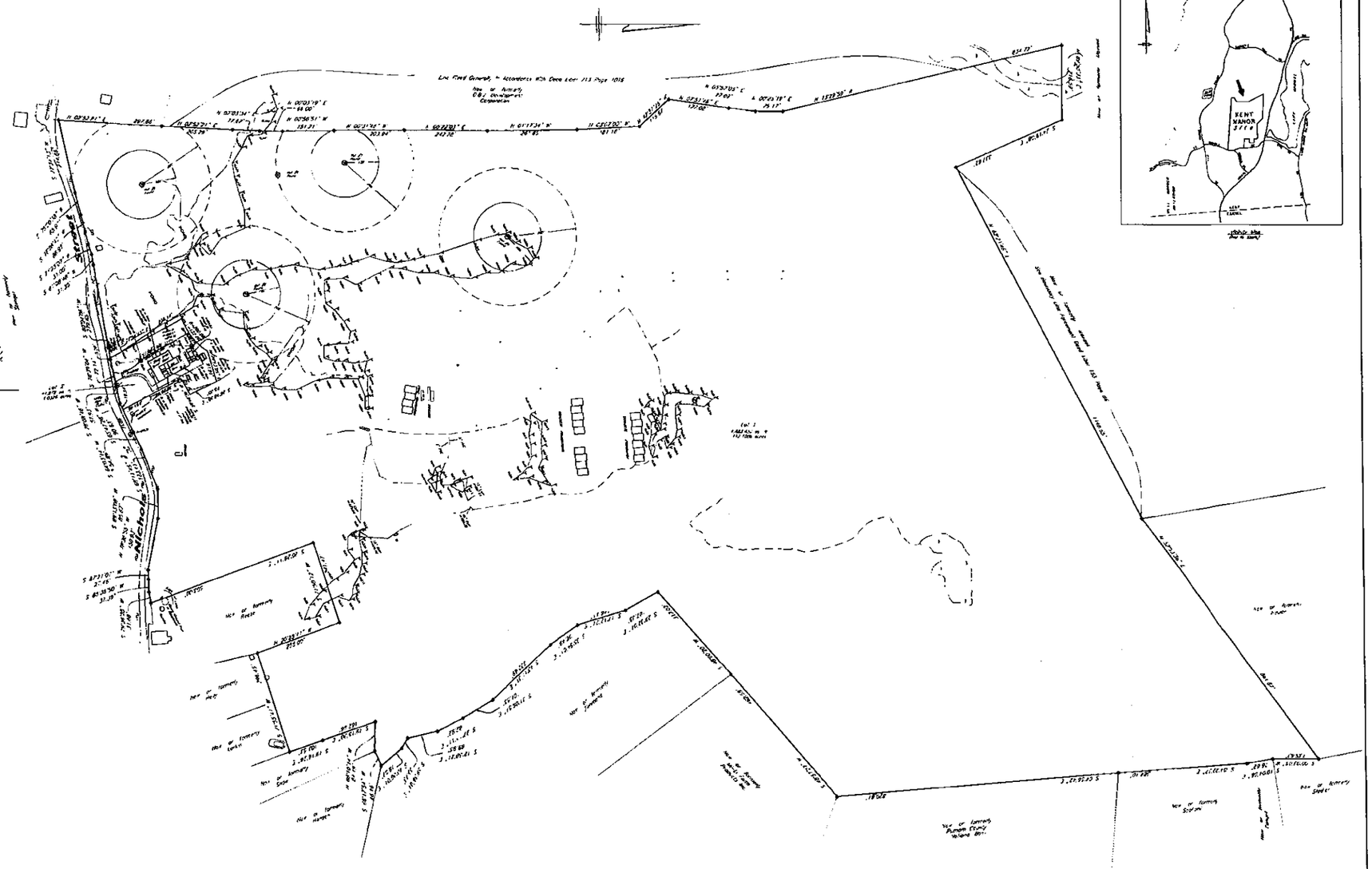
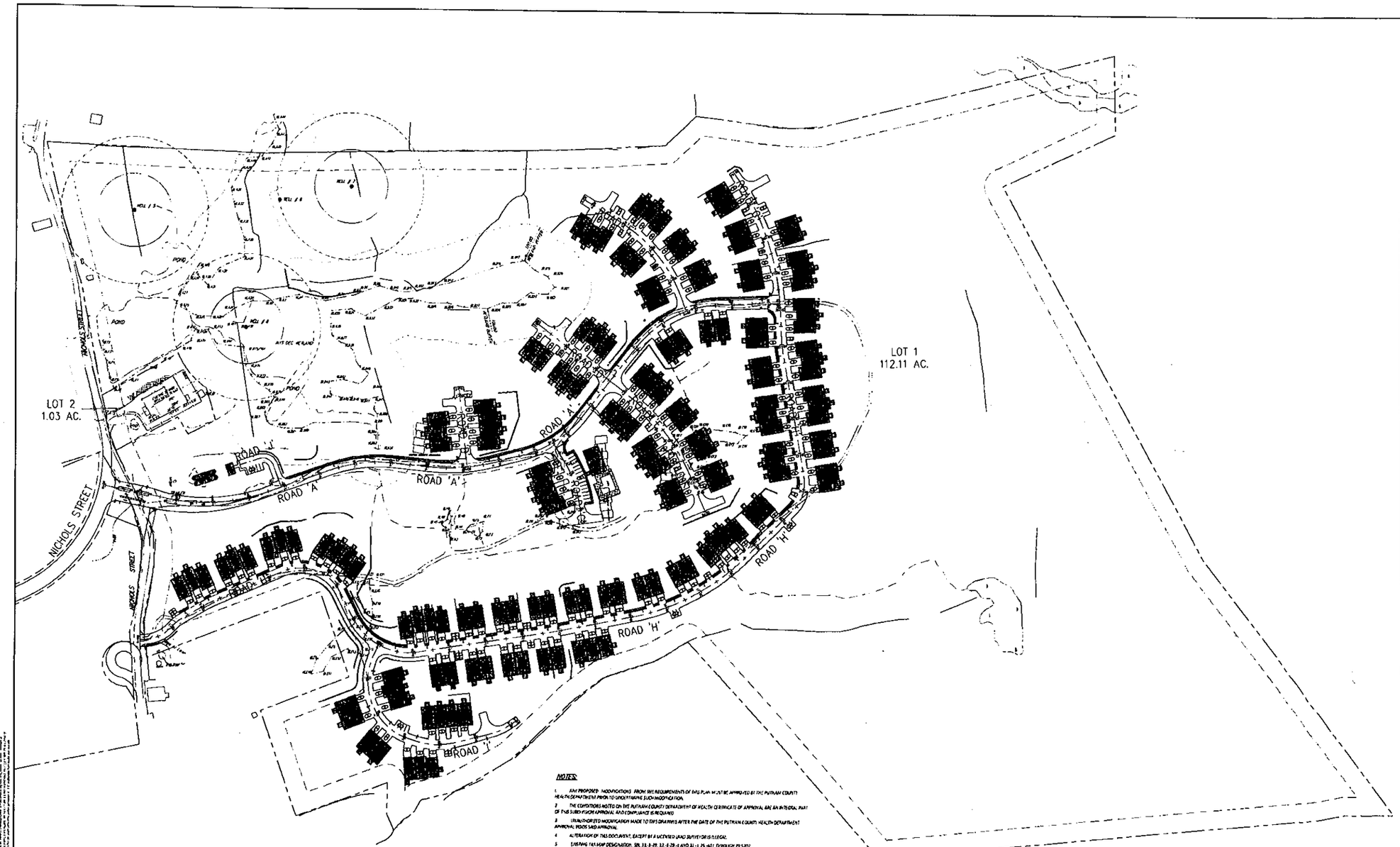

Nicholas Street
Not of Kent
Not of Kent
Not of Kent



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 Unit
(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 THE SUBDIVISION APPROVAL AND COMPLIANCE IS REQUIRED.
3. UNAUTHORIZED MODIFICATION MADE TO THIS DRAWING AFTER THE DATE OF THE PUTNAM COUNTY HEALTH DEPARTMENT APPROVAL VOIDS SAID APPROVAL.
4. ALTERATION OF THIS DOCUMENT, EXCEPT BY A LICENSED LAND SURVEYOR IS ILLEGAL.
5. EXISTING TAX MAP DESIGNATION: SBL 31.-1-29, 32.-1-29.-1 AND 32.-1-75.-401 THROUGH 79.5202
6. ZONING DISTRICT: R.D. PLANNED RESIDENTIAL DEVELOPMENT.
7. PUTNAM COUNTY HEALTH DEPARTMENT CERTIFICATION IS BASED ON THE LOCATION OF THE SEWAGE AND WATER WELLS, BUILDING SETBACKS, ROADS AND DRIVEWAYS AS SHOWN ON THE APPROVED DRAWINGS. MODIFICATIONS ARE TO HAVE PRIOR PUTNAM COUNTY HEALTH DEPARTMENT APPROVAL.
8. ANY PORTION OF ANY STRUCTURE, PARTY WALL, FENCE, PIPE, ORIGINALLY CONSTRUCTED THAT MAY PROTRUDE UNDER, OVER OR INTO ANY ADJACENT LOT, SHALL NOT BE DEEMED TO BE AN ENCROACHMENT UPON SUCH ADJACENT LOT OR LOTS, AND SUCH PORTION SHALL BE DEEMED TO HAVE A PERPETUAL EASEMENT OVER AND INTO SUCH ADJACENT LOT OR LOTS.
9. VARIATIONS FROM THE APPROVED SITE PLAN WILL VOID THE SUBDIVISION APPROVAL SINCE THE PROPERTY HAS BEEN APPROVED FOR DEVELOPMENT PURSUANT TO A SITE PLAN ORIGINALLY FILED WITH THE TOWN OF KENT, APRIL 3, 1986, OR AS SAME MAY BE OR HAS BEEN AMENDED. THIS SUBDIVISION PLAT HAS BEEN APPROVED BY THE TOWN OF KENT PLANNING BOARD FOR COMPLIANCE PURPOSES ONLY.
10. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL A HOMEOWNERS OR CONDOMINIUM ASSOCIATION OFFERING PLAN HAS BEEN ACCEPTED FOR FILING BY THE N.Y.S. DEPARTMENT OF LAW PURSUANT TO TITLE 13 NEW YORK CODE OF RULES AND REGULATIONS (N.Y.C.R.R) PART 20 OF AS SAME MAY BE AMENDED.
11. ALL LAND OUTSIDE OF BUILDING ENVELOPES DEPICTED ON SITE PLAN ON LOT 1 CONTAINS CONTAIN AREA.
12. THIS PLAN IS SUBJECT TO THE CONDITIONS OF THE PUTNAM COUNTY HEALTH DEPARTMENT APPROVAL LETTERS AND APPROVED PLANS ON FILE AT THE PUTNAM COUNTY HEALTH DEPARTMENT, WHICH HAVE BEEN PREPARED BY _____ ON SHEETS _____ ENTITLED _____ DATED _____ AND BEARING THE LATEST REVISION 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 LEGENDS AND HEREBY CONSENTS TO THE SAID TERMS AND CONDITIONS STATED HEREON AND TO THE FILING OF THIS MAP.

SIGNED THIS _____ DAY OF _____ 2022

BY _____
RICHARD F. GREEN JR.
RFB, LLC MANAGING MEMBER
120 EAST MAIN STREET, MT. KISCO NY 10549

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 Plat, as approved, shall void this approval.

Signed this 14th day of April, 2022

Phil Tolvat
Chairman

NOT FOR CONSTRUCTION

No	Revision	Date	By
	Previous Editions Obsolete		

APPLICANT/OWNER:
RFB, LLC
120 EAST MAIN STREET
MOUNT KISCO, NY 10549

JMC
www.jmcsite.com

OVERALL SITE PLAN
KENT MANOR
NICHOLS STREET
TOWN OF KENT, NEW YORK

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Drawn	MT	Approved	JS
Scale	1" = 100'		
Date	02/08/2022		
Project No.	18074		
MB-DWG	PC-1	LAYOUT	
Drawing No.	PC-1		