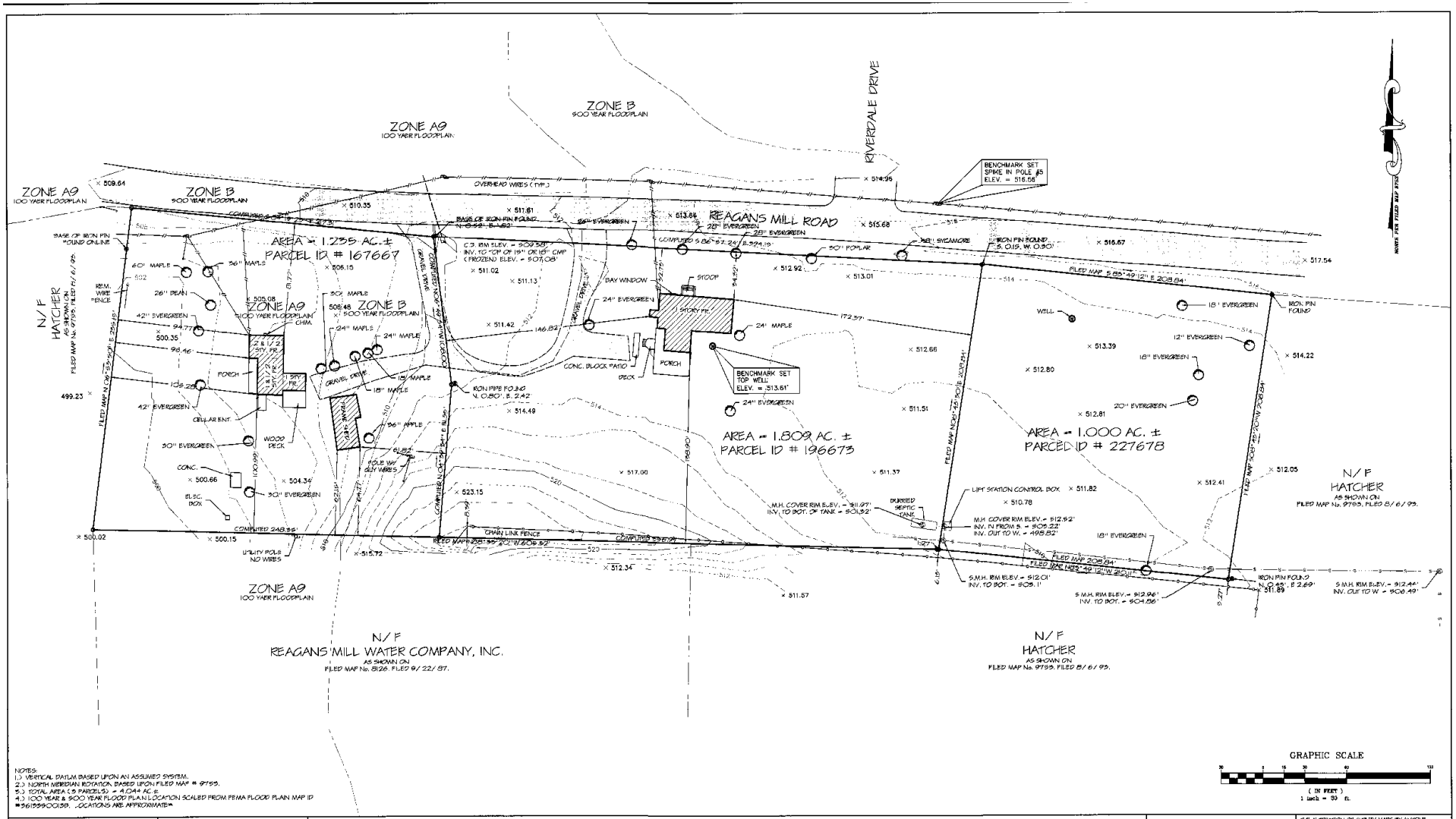
Westchester Modular Homes

Application to Construct

4 Multi-Family Dwellings

(1 acre lot per dwelling)



NOTES:
1.) VERTICAL DATUM BASED UPON AN ASSUMED SYSTEM.
2.) NORTH MERIDIAN ROTATION, BASED UPON FILED MAP # 9799.
3.) TOTAL AREA (3 PARCELS) = 4.044 AC. ±
4.) 100 YEAR & 500 YEAR FLOOD PLAIN LOCATION SCALED FROM FEMA FLOOD PLAIN MAP ID #36159C0139. LOCATIONS ARE APPROXIMATE*

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, SEE HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

TERRY BERGENDORFF COLLINS
82 STARR RIDGE ROAD
PEEKSKILL, NEW YORK 10566
N.Y.S. LICENSE NO. 49691

SURVEYORS SEAL

STATE OF NEW YORK · TERRY BERGENDORFF COLLINS · NO. 49691 · LICENSED LAND SURVEYOR

SURVEY OF PROPERTY
PREPARED FOR
WESTCHESTER MODULAR HOMES, INC.
SITUATE IN
TOWN OF DOVER DUTCHESS CO., N.Y.
SCALE: 1" = 30' JANUARY 18, 2012

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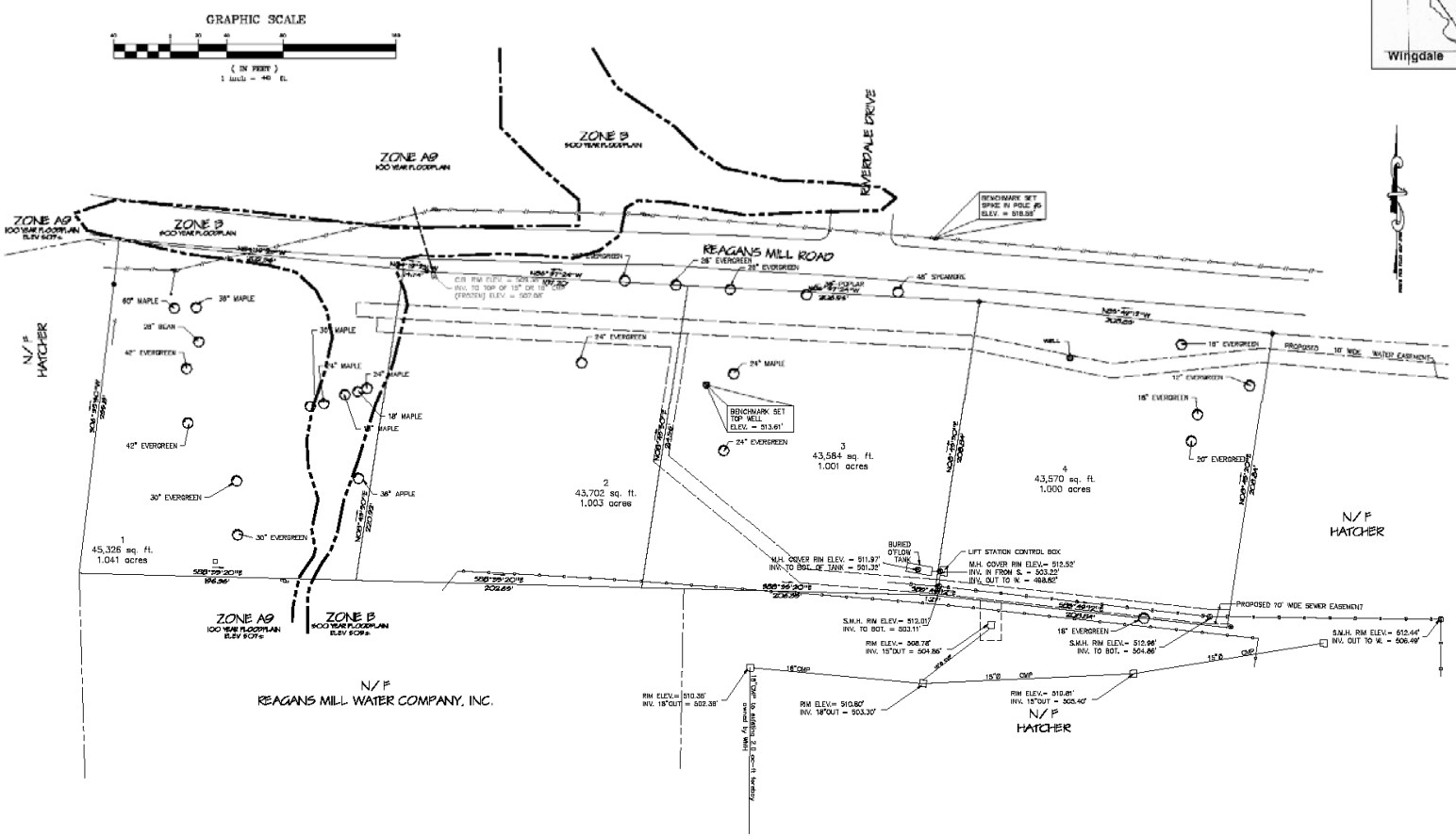
REVISIONS

DATE	DESCRIPTION	BY
7/15/12	GEN REV.	BP

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.

Proposed Parcel Information:					
	Required/Allowed	Lot 1	Lot 2	Lot 3	Lot 4
Lot Size	1 Acre	1.041 ac	1.003 ac	1.001 ac	1.000 ac
Lot Frontage	200 feet	202.58 ft	201.94 ft	206.95 ft	208.83 ft



PROPOSED SUBDIVISION
Westchester Modular Homes
Reagans Mill Road – Town of Dover, Dutchess County

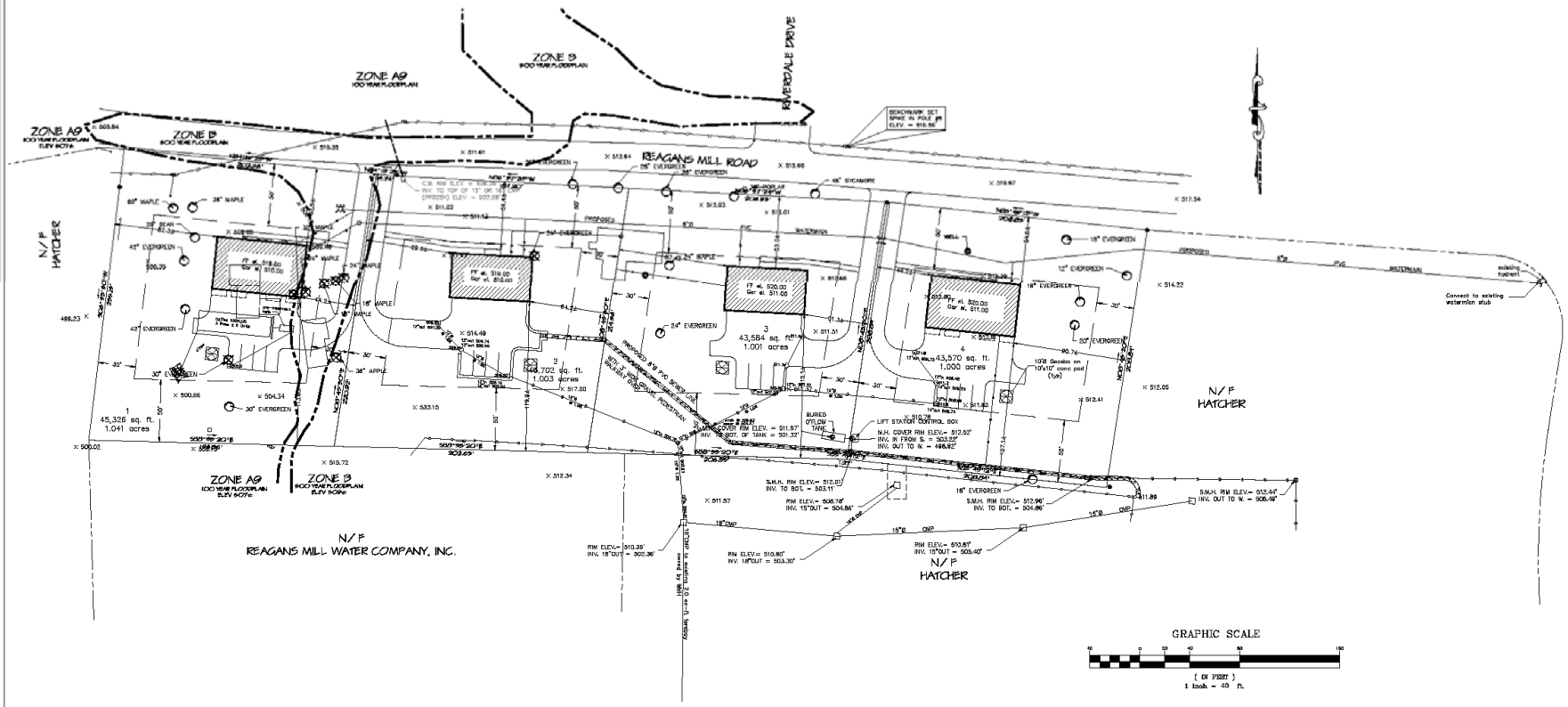
SHEET 2011-31-02
SCALE 1"=40'
FILE C:\LAND3\WMH\RMR\CONDO.DWG
DATE 1/26/2012

ANTHONY S. PISARRI, P.E., P.C.
CONSULTING ENGINEER
3 Rosalind Drive, Cortlandt Manor, N.Y. 10567

Off-Street Parking Requirements:
For multi-family buildings, the Code requirement is 1½ spaces per unit. Each building is proposed to have 4 units which requires 6 spaces. The proposal is to provide garage parking for 4 cars plus on 4 on-site spaces per building.
Disposal of construction and demolition waste shall be at an approved disposal facility.

X – Tree to be removed

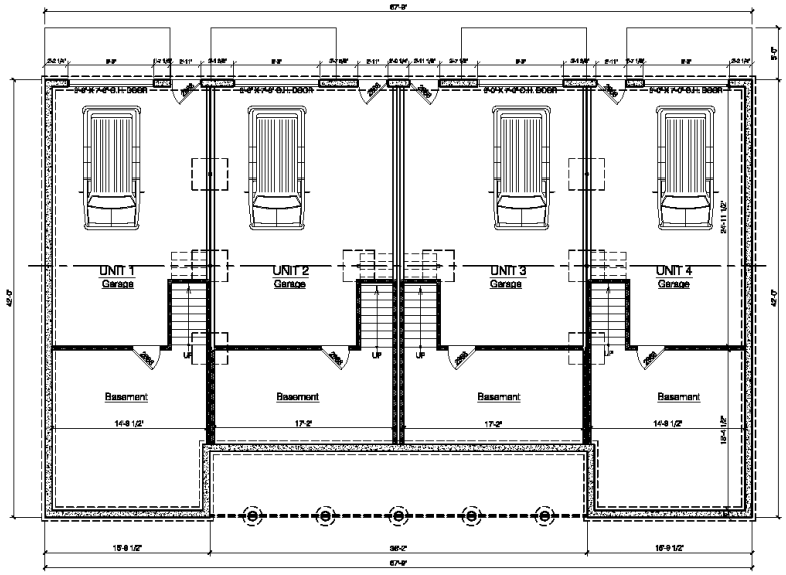
	ZONING CHART - CO ZONE				
	Required/Allowed	Lot 1	Lot 2	Lot 3	Lot 4
Minimum Lot Area	1 acre	1.041 ac	1.003 ac	1.001 ac	1.003 ac
Minimum Frontage	200 ft	202.58 FT	201.84 ft	208.90 ft	208.83 ft
Setbacks:					
Min. Front Yard	50 ft	62.5±	54.4±	53.0±	54.8±
Min. Side Yard	30 ft	44.3±	84.3±	84.3	44.3±
Min. Rear Yard	50 ft	113.4±	119.6±	115.1±	107.1±
Max. Impermeable Area	40%	20.0± %	20.7± %	19.4± %	20.8± %
Max. Building Height	35 ft	31.5±	32.3±	32.0±	31.8±



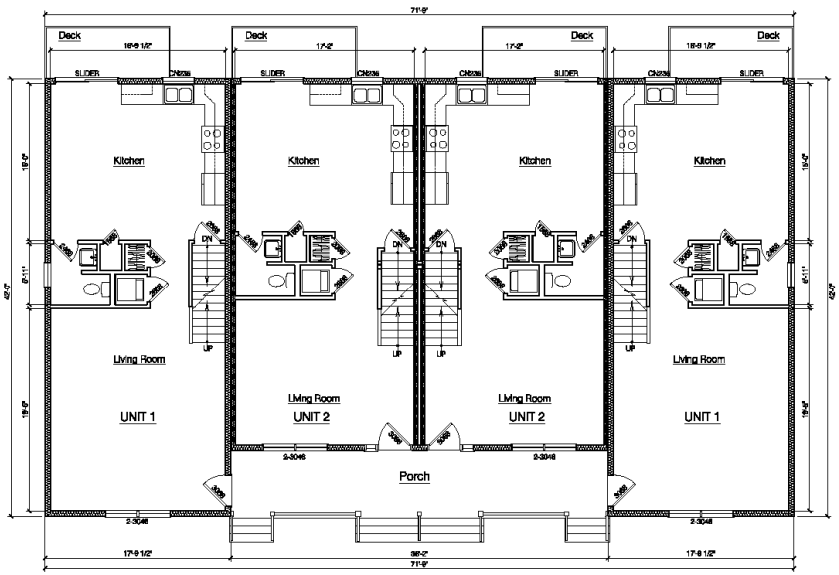
PROPOSED FACTORY HOUSING IMPROVEMENT PLAN
Westchester Modular Homes
Reagans Mill Road – Town of Dover, Dutchess County

SHEET 2011-31-04
SCALE 1"=40'
FILE C:\LANDS\WMH\RMR\CONDO.DWG
DATE 7/9/2012

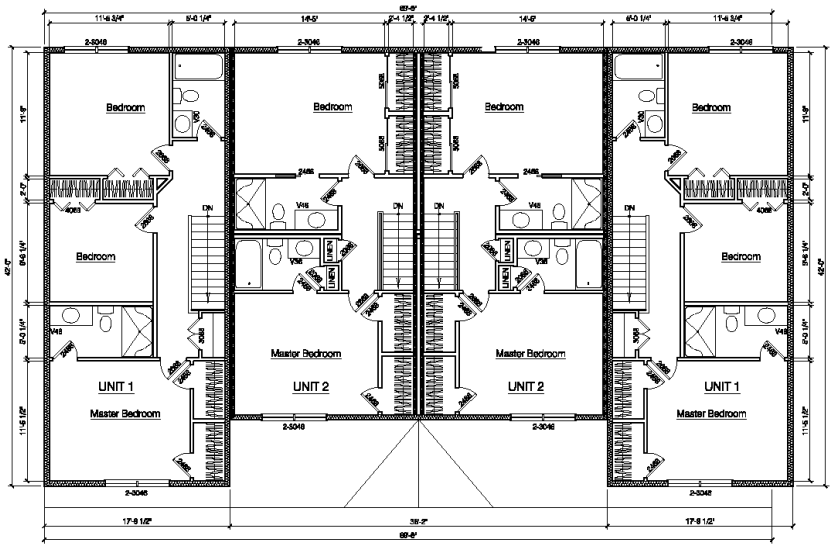
ANTHONY S. PISARRI, P.E., P.C.
CONSULTING ENGINEER
3 Rosalind Drive, Cortlandt Manor, N.Y. 10567



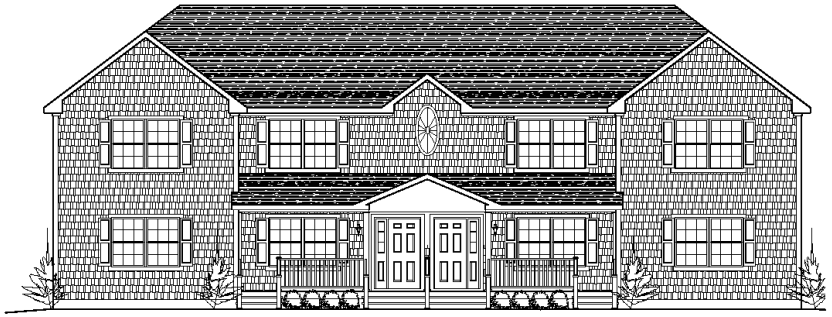
1 Preliminary Foundation Plan
A102 SCALE: 3/16"=1'-0"



2 Preliminary First Floor Plan
A102 SCALE: 3/16"=1'-0"



3 Preliminary Second Floor Plan
A102 SCALE: 3/16"=1'-0"



4 Front Elevation - Reagan's Mill Road
A102 SCALE: 3/16"=1'-0"

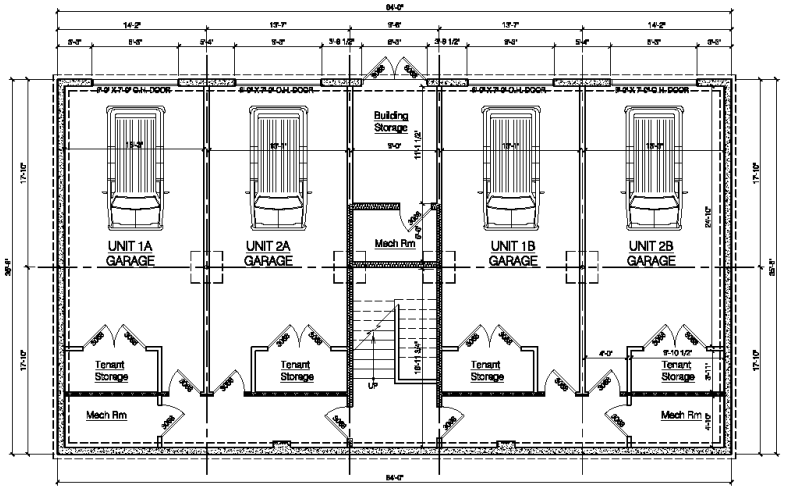
PROPOSED FACTORY HOUSING
Preliminary Townhouse Plans & Elevations
Westchester Modular Homes
Reagans Mill Road — Town of Dover, Dutchess County

Rev: 2/5/2012

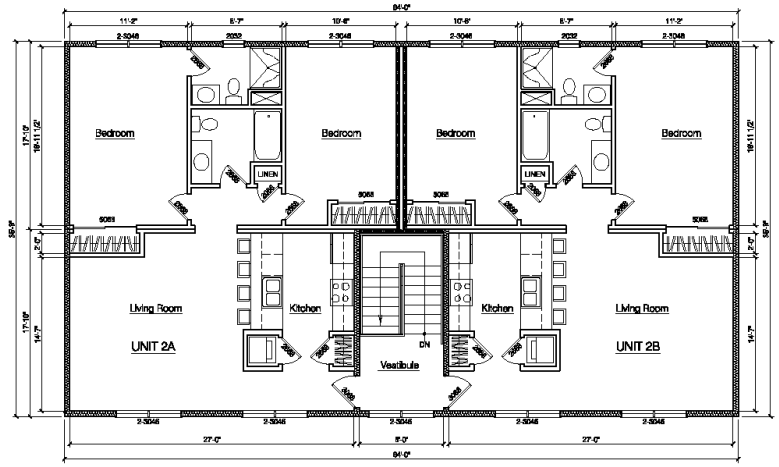
SHEET	2011-31-03
SCALE	1"=40'
FILE	C:\JAN03\WMH\RMR\CONDO.DWG
DATE	1/26/2012

ANTHONY S. PISARRI, P.E., P.C.
CONSULTING ENGINEER
3 Rosalind Drive, Cortlandt Manor, N.Y. 10567

A102



1 A101 Preliminary Foundation Plan
SCALE: 3/16"=1'-0"



2 A101 Preliminary First Floor Plan
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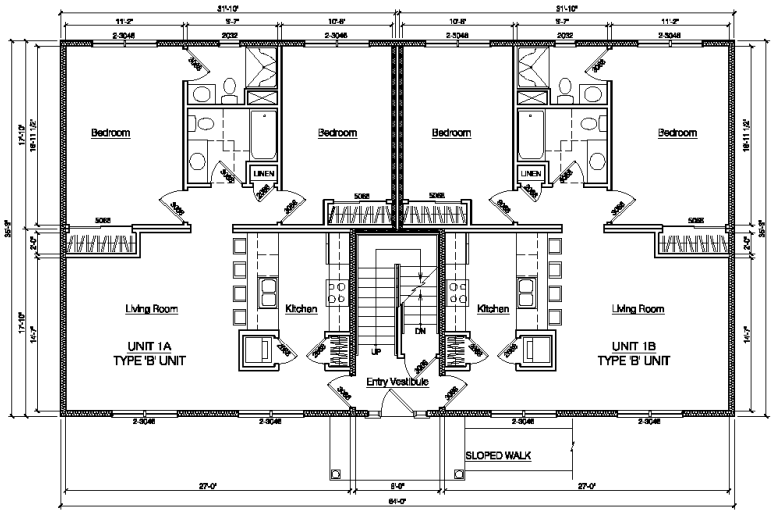

3 A101 Preliminary Second Floor Plan
SCALE: 3/16"=1'-0"

4 A101 Front Elevation - Reagan's Mill Road
SCALE: 3/16"=1'-0"

PROPOSED FACTORY HOUSING
Preliminary Quad-plex Plans & Elevations
Westchester Modular Homes
Reagans Mill Road – Town of Dover, Dutchess County

Rev 2/5/2012

SHEET	2011-31-03
SCALE	1"=40'
FILE	C:\LANDS\WMH\RMR\CONDO.DWG
DATE	1/26/2012

ANTHONY S. PISARRI, P.E., P.C.
CONSULTING ENGINEER
3 Rosalind Drive, Cortlandt Manor, N.Y. 10567

A101