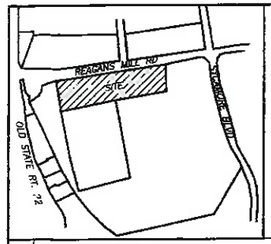
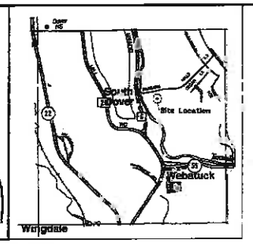


SITE LOCATION MAP
1"= 500'



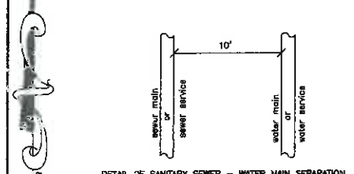
VICINITY MAP
(NOT TO SCALE)

NOTE:
THE FOLLOWING INSTRUMENTS AFFECT THE PARCEL:
– LIBER 2022 PAGE 43
– DOCUMENT # 02 1999 6800
– DOCUMENT # 02 2004 737

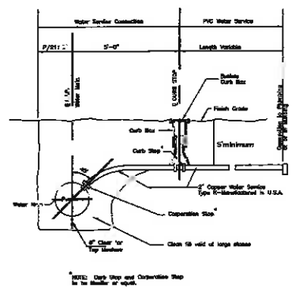
THE FOLLOWING RECORD DOCUMENTS WERE UTILIZED IN THE ESTABLISHMENT OF THE BOUNDARY LINES SURVEYED:

– "SUBDIVISION OF PROPERTY PREPARED FOR THOMAS FLOOD & CHARLES HATCHER", FILED MAP NO. 8126, FILED 9/22/1987.

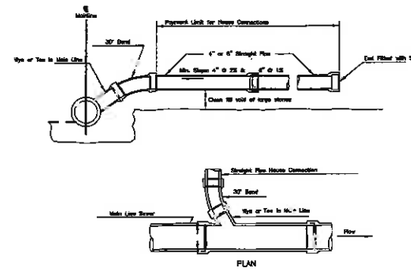
– "SUBDIVISION PLAT PREPARED FOR WOOD WINDS", FILED MAP NO. 9753, FILED 8/6/1993.



DETAIL OF SANITARY SEWER – WATER MAIN SEPARATION
NOT TO SCALE



DETAIL OF WATER SERVICE CONNECTION
N.T.S.



DETAIL OF HOUSE SEWER CONNECTION AT GRADE
N.T.S.

TOWN OF DOVER PLANNING BOARD NOTES

a. THERE SHALL BE NO PARKING OF MOTOR VEHICLES ON ANY GRASS OR LAWN AREAS.

b. THERE SHALL BE NO OUTDOOR CLOTHES LINES VISIBLE FROM ANY PUBLIC ROAD.

c. GARBAGE AND RECYCLING CONTAINERS SHALL BE STORED AT REAR OF BUILDINGS OR IN GARBAGE AREAS.

d. BURNING GARBAGE OR TRASH ON THE PROPERTY IS PROHIBITED.

e. THERE SHALL BE NO ATHLETIC EQUIPMENT, e.g., SOCCER NETS, BASKETBALL BACKBOARDS, etc., ERECTED IN FRONT YARDS.

f. NO COMMERCIAL VEHICLES SHALL PARK IN FRONT OF THE BUILDING LINE.

g. NO VEHICLES SHALL BE PARKED IN A MANNER THAT OBSTRUCTS INGRESS OR EGRESS TO THE LOT.

h. NO REPAIR OF AUTOMOBILES, BOATS, TRAILERS, OFF-TRACK VEHICLES, CAMPERS, BUSES, TRUCKS, SNOWMOBILES, OR OTHER COMMERCIAL OR RECREATIONAL VEHICLES SHALL BE MADE ON THE SITE.

i. A SITE PLAN FOR THE DEVELOPMENT OF THE LOTS SHOWN HEREIN WAS APPROVED BY THE PLANNING BOARD ON APRIL 1, 2013.

j. ALL LANDSCAPING, AS DEPICTED ON SHEETS L1 AND L2, LAST REVISED DECEMBER 30, 2013 OF THE SITE PLAN SET, SHALL BE INSTALLED IN A HEALTHY AND VIGOROUS STATE AND SHALL BE INSPECTED AT THE BEGINNING AND END OF THE GROWING SEASON WITHIN THE FIRST YEAR OF INSTALLATION. INDIVIDUAL SPECIES THAT DO NOT SURVIVE BEYOND THE FIRST YEAR SHALL BE REPLACED AT THE BEGINNING OF THE NEXT GROWING SEASON. LANDSCAPING SHALL BE MAINTAINED FOR THE LIFE OF THE FACILITY.

OWNER/APPLICANT: WESTCHESTER MODULAR HOMES, INC.
TAX LOTS: 7160-00-167687, 7160-00-196673, 7160-00-227673

THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON STATE THAT THEY ARE 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 8/1/13

STANDARD NOTES FOR RESIDENTIAL PROJECTS

THE DESIGN, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE:

"APPENDIX 75-A, WASTE TREATMENT – INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE SANITARY CODE."

"WASTE TREATMENT HANDBOOK, INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE DEPARTMENT OF HEALTH."

"RURAL WATER SUPPLY, NEW YORK STATE DEPARTMENT OF HEALTH."

"PLANNING THE SUBDIVISION AS PART OF THE TOTAL ENVIRONMENT, NEW YORK STATE DEPARTMENT OF HEALTH."

"NEW YORK STATE DEPARTMENT OF HEALTH AND DUTCHESS COUNTY DEPARTMENT OF HEALTH POLICIES, PROCEDURES AND STANDARDS."

"DUTCHESS COUNTY DEPARTMENT OF HEALTH SANITARY CODE, ARTICLE XI AND ARTICLE XIV."

"DUTCHESS COUNTY DEPARTMENT OF HEALTH CERTIFICATE OF APPROVAL LETTER."

APPROVAL OF ANY PLAN(S) OR AMENDMENT THERETO SHALL BE VALID FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF APPROVAL. FOLLOWING THE EXPIRATION OF SAID APPROVAL, THE PLAN(S) SHALL BE RE-SUBMITTED TO THE COMMISSIONER OF HEALTH FOR CONSIDERATION FOR RE-APPROVAL. RE-SUBMISSION OR REVISED SUBMISSION OF PLANS AND/OR ASSOCIATED DOCUMENTS SHALL BE SUBJECT TO COMPLIANCE WITH THE TECHNICAL STANDARDS, GUIDELINES, POLICIES, AND PROCEDURES IN EFFECT AT THE TIME OF THE RE-SUBMISSION.

ALL REQUIRED EROSION & SEDIMENT CONTROL AND STORM WATER POLLUTION PREVENTION (WATER QUALITY & QUANTITY CONTROL STRUCTURES, PERMANENT AND TEMPORARY) ARE SHOWN ON THE PLANS.

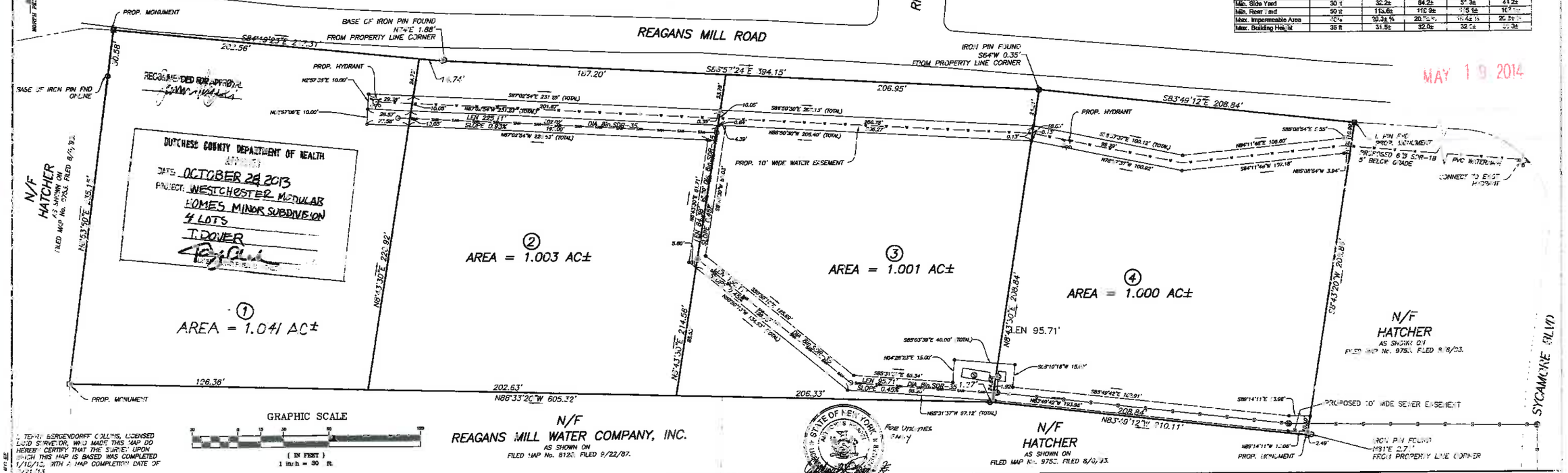
THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENT AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

ADDITIONAL NOTES FOR RESIDENTIAL PROJECTS WITH CENTRAL UTILITIES

THAT, NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WATER SYSTEM SHALL NOT BE PLACED INTO SERVICE, UNTIL A "COMPLETED WORKS APPROVAL" IS ISSUED UNDER SECTION 5-1.2(d) OF PART 5 OF THE NEW YORK STATE SANITARY CODE (10NYCRR).

THAT, NO BUILDINGS ARE TO OCCUPIED AND THE NEW WASTEWATER COLLECTION SYSTEM SHALL NOT BE PLACED INTO SERVICE UNTIL A "CERTIFICATE OF CONSTRUCTION COMPLIANCE" IS ISSUED UNDER SECTION 19.7 OF ARTICLE 19 OF THE DUTCHESS COUNTY SANITARY CODE.

ZONING CHART - OD 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	1.000 ac
Minimum Frontage	200 ft	203.56 FT	201.84 ft	206.95 ft	208.84 ft
Setbacks:					
Min. Front Yard	50 ft	52.5±	54.4±	53.3±	54.9±
Min. Side Yard	30 ft	32.2±	84.2±	57.3±	44.2±
Min. Rear Yard	50 ft	113.6±	116.9±	105.4±	107.7±
Max. Impermeable Area	20%	20.3± %	20.2± %	19.4± %	20.2± %
Max. Building Height	35 ft	31.5±	32.0±	32.0±	31.3±



MAY 19 2014

I, TERRY BERGENDORFF COLLINS, LICENSED LAND SURVEYOR, WHO MADE THIS MAP DO HEREBY CERTIFY THAT THE SURVEY UPON WHICH THIS MAP IS BASED WAS COMPLETED 1/10/12, WITH A MAP COMPLETION DATE OF 3/21/13.

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

TERRY BERGENDORFF COLLINS
50 STARR RIDGE ROAD
BREWSTER, NEW YORK 10509
WWW.TERRYBERGENDORFFCOLLINS.COM
N.Y.S. LICENSE NO. 49691

SURVEYORS SEAL

N.Y.S. LICENSE NO. 49691

TOWN PLANNING BOARD
TOWN OF DOVER

THE OWNERS OF WESTCHESTER MODULAR HOMES, INC. SUBDIVISION HAVE COMPLIED WITH THE PROVISIONS OF THE LAND SUBDIVISION REGULATIONS. THE PLANNING BOARD, AFTER DUE NOTICE AND A PUBLIC HEARING HELD AS PRESCRIBED BY ARTICLE 16, SECTION 277, OF THE TOWN LAW OF THE STATE OF NEW YORK, HAS APPROVED THE FINAL PLAT AS SUBMITTED.

CHAIRMAN, TOWN PLANNING BOARD

DATE

RESERVED FOR DUTCHESS COUNTY HEALTH DEPARTMENT APPROVAL STAMP

FINAL SUBDIVISION PLAT
PREPARED FOR
WESTCHESTER MODULAR HOMES, INC.
SITUATE IN
TOWN OF DOVER — DUTCHESS CO., N.Y.
SCALE: 1" = 30' — MARCH 7, 2013

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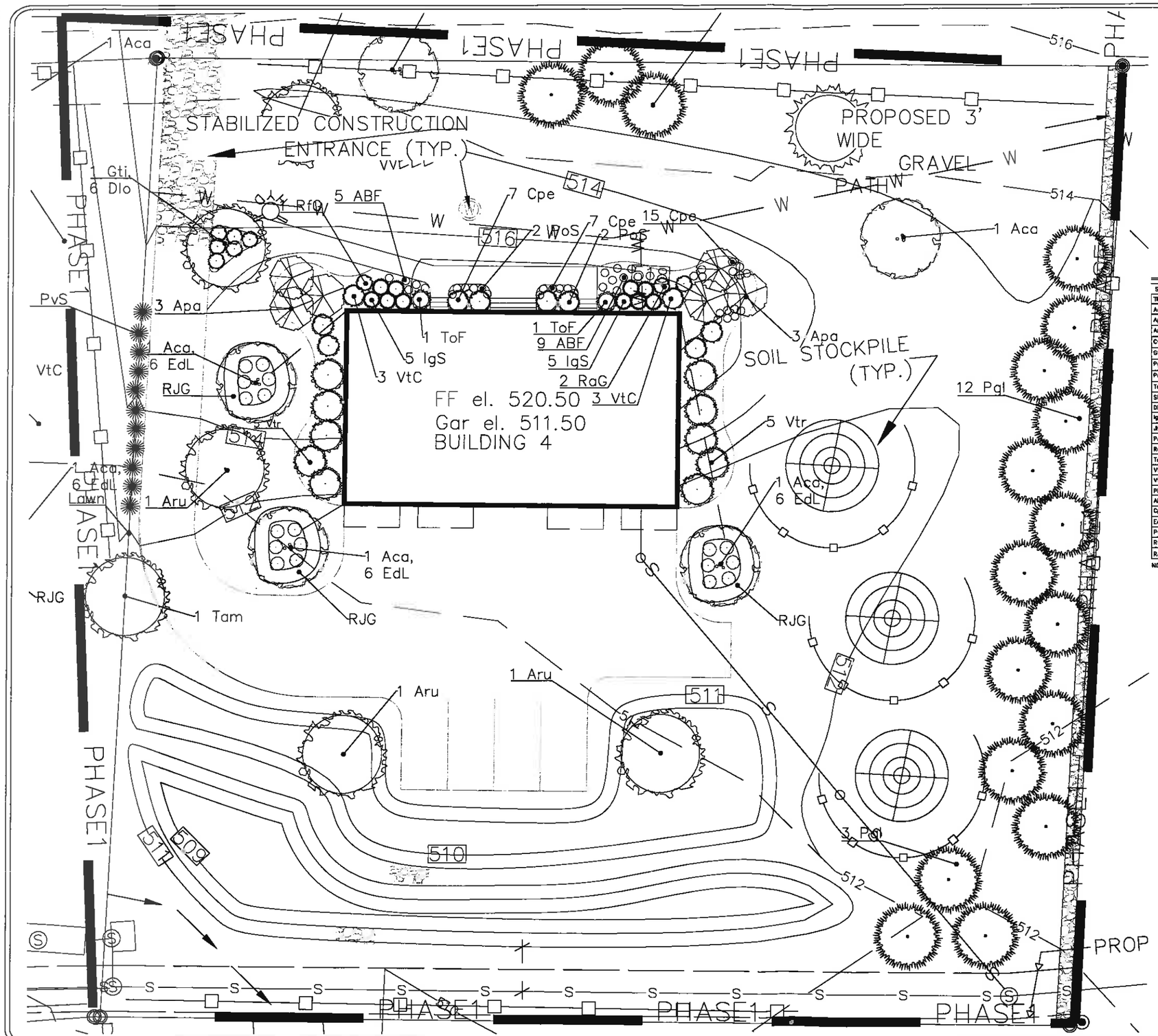
REVISIONS

DATE	DESCRIPTION	BY
3/21/13	REV. PER ENGINEER	DM
4/24/13	REV. PER PLANNING BOARD	DM
7/2/13	REV. PER DCHD	DM
7/26/13	REV. PER DCHD	DM

THE ALTERATION OF SURVEY MAPS BY ANYONE OTHER THAN THE ORIGINAL PREPARER IS MISLEADING, CONFUSING AND NOT IN THE GENERAL WELFARE AND SAFETY 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 EXPRESSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON. THIS MAP MAY NOT BE USED IN CONJUNCTION WITH A "SURVEY AFFIDAVIT" OR SIMILAR FORM OR STATEMENT OR MECHANISM TO OBTAIN TITLE INSURANCE FOR ANY SUBSEQUENT OR FUTURE GRANTEES.

DWG NO. DOVER 9186



PLANT LIST PHASE 1

SYM	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
TREES					
Aca	5	Amelanchier canadensis	Shadblow Serviceberry	8–10'	clump
Aps	6	Aesculus parviflora	Bottlebrush Buckeye	6–8'	
Aru	3	Acer rubrum	Red Maple	2–2.5	
Cvi	0	Chionanthus virginicus	White Fringe Tree	8–10'	
Gti	1	Gleditsia triacanthos inermis	Thornless Honeylocust	2–2.5"	
Pgl	18	Picea glauca	White Spruce	6–8'	
Poc	1	Platanus occidentalis	American Sycamore	2–2.5"	
Tam	1	Tilia americana	Basswood	2–2.5"	
SHRUBS					
Dlo	6	Diervilla lonicera	Bush Honeysuckle	18–24"	
IgS	10	Ilex glabra Shamrock	Shamrock Inkberry	18–21"	
JhY	0	Juniperus horizontalis Youngstown	Youngstown Juniper	18–21"	
PoS	4	Physocarpus opulifolius Seaward	Seaward Ninebark	21–24"	
RaG	2	Rhus aromatica Gro Low	Gro Low Sumac	15–18"	
ToF	2	Thuja occidentalis Filiformis	Threadleaf Arborvitae	3–4'	
VtC	5	Viburnum trilobum Compactum	Compact American Cranberry Bush	24–30"	
Vtr	10	Viburnum trilobum	American Cranberrybush	30–36"	
PERENNIALS & ORNAMENTAL GRASSES					
ABF	14	Agastache Blue Fortune	Blue Fortune	#2 can	
Cpe	29	Carex pennsylvanica	Pennsylvania Sedge	#1 can	
EdL	15	Eupatorium dubium Little Joe	Dwarf Joe Pieweed	#2 can	
PvS	11	Panicum virgatum Shenandoah	Shenandoah Switch Grass	#3 can	
RfC	1	Rudbeckia fulgida Goldstorm	Goldstorm Black Eye Susan	#2 can	
RJG	2	River jax gravel, size 2–3" , 3" deep, on landscape fabric.			

NOTE: See landscape plans for placement of plants

LEGEND

- 502 — EXISTING MINOR CONTOUR
- 510 — EXISTING MAJOR CONTOUR
- 502.7 PROPOSED SPOT GRADE
- 502 — PROPOSED MINOR CONTOUR
- 510 — PROPOSED MAJOR CONTOUR
- PROPOSED SILT FENCE

GENERAL NOTES FOR PHASING PLAN (LOTS 1, 2, 3 & 4)

AFTER THE SUBDIVISION HAS BEEN APPROVED AND FILED, A BUILDING PERMIT APPLICATION WILL BE COMPLETED FOR LOT #4. THE WATER LINE WILL BE EXTENDED FROM SYCAMORE BLVD. TO THE 1ST FIRE HYDRANT, AFTER WHICH EXCAVATION WILL COMMENCE ON THE FOUNDATION FOR LOT #4. A SEWER MANHOLE WILL BE INSTALLED FOR THE CONNECTION OF LOT #4 TO THE EXISTING SEWER LINE LOCATED NEAR THE SOUTHEAST CORNER OF LOT #4.

AFTER THE FOUNDATION IS COMPLETE LOT#4 WILL BE ROUGH GRADED TO RECEIVE THE MODULAR HOME FROM THE FACTORY TO BE PLACED ON THE FOUNDATION. THIS WILL INCLUDE THE GRADING REQUIRED FOR THE INFILTRATION BASIN ON LOT#4. AFTER THE EXTERIOR OF BUILDING #4 HAS BEEN COMPLETED, THE DRIVEWAY WILL BE ROUGH GRADED, THE RETENTION BASINS AND LANDSCAPING WILL BE COMPLETED, AND THE DRIVEWAY WILL BE BLACKTOPPED PRIOR TO APPLYING FOR A C.O. ON LOT #4. AFTER THE TENANTS IN THE 2 EXISTING BUILDINGS HAVE MOVED INTO THE 2 UNITS ON LOT #4, THE EXISTING BUILDINGS WILL BE DEMOLISHED. THE SEWER AND WATER LINES WILL BE EXTENDED TO SERVE LOTS 1, 2 & 3 AND LOTS 1, 2 & 3 WILL BE ROUGH GRADED, SEEDED AND MULCHED. ONCE VEGETATIVE GROWTH HAS BEEN ESTABLISHED FOR EACH PHASE, THE SILT FENCES WILL BE REMOVED. BUILDING PERMITS WILL BE APPLIED FOR SEPARATELY FOR EACH LOT.
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THE INTENSION IS TO HAVE ALL 4 BUILDINGS COMPLETED WITHIN THE TIME PERIOD REQUIRED WITHOUT RETURNING TO THE PLANNING BOARD FOR SITE PLAN APPROVAL EXTENSIONS

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

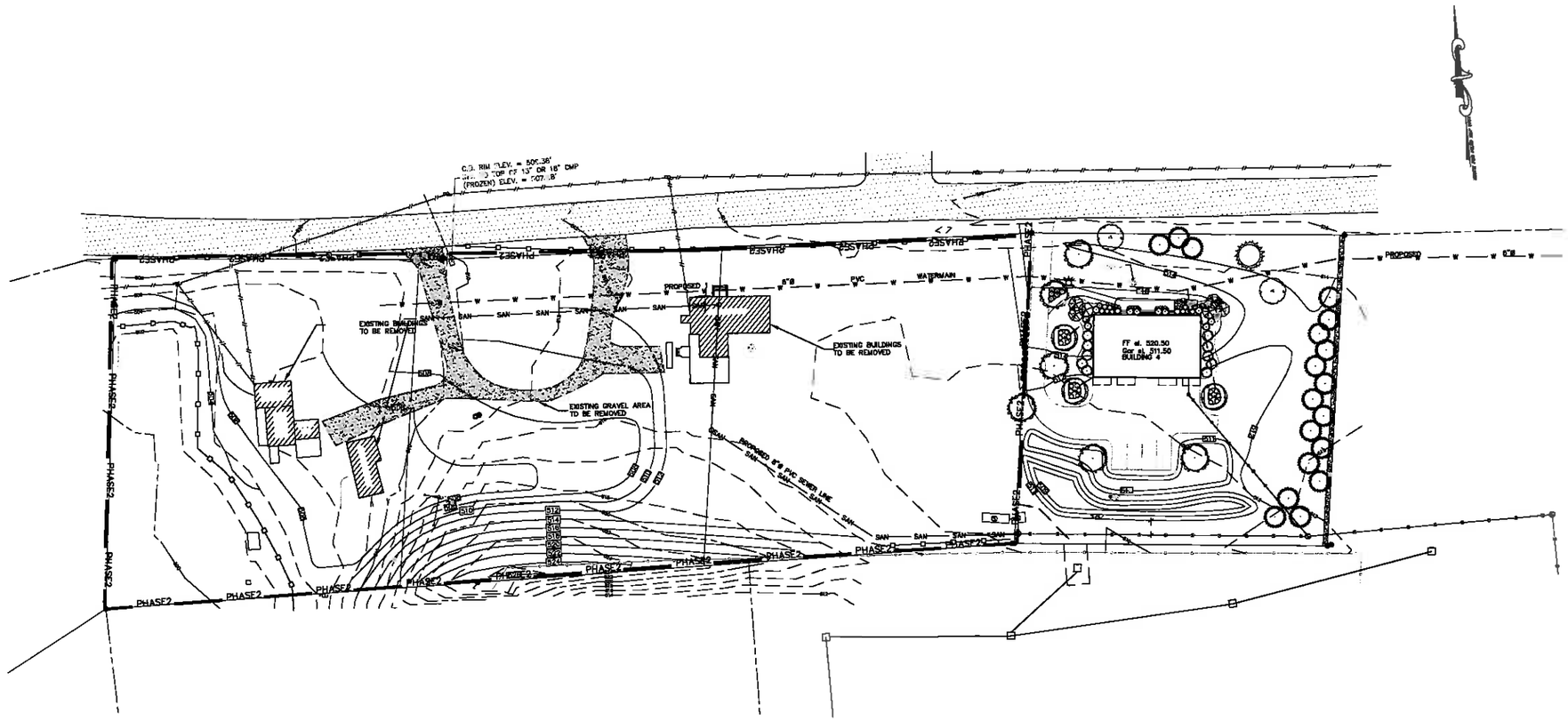
STATE OF NEW YORK · ANTHONY S. PISARRI · 047572 · LICENSED PROFESSIONAL ENGINEER

rev 5/5/2013 Plant list added

PHASING_PLAN_#1
Westchester Modular Homes
Reagans Mill Road – Town of Dover, Dutchess County

SHEET	2011-31-05
SCALE	1"=10'
FILE	C:\LANDS\WMH\RMR\CONDO.DWG
DATE	3/5/2013

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



GENERAL NOTES FOR PHASING PLAN (LOTS 1, 2, 3 & 4)

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THE CONSTRUCTION SEQUENCE ON LOTS 3, 2, AND 1 WILL BE THE SAME AS LOT 4 WITH THE EXCEPTION OF EXTENDING THE WATER AND SEWER SERVICE WHICH WILL HAVE ALREADY BEEN COMPLETED. THE INFILTRATION BASIN WILL BE CONSTRUCTED ON LOT#3 PRIOR TO OBTAINING THE RESPECTIVE C.O. THE INFILTRATION BASIN FOR LOTS 1 & 2 WILL BE CONSTRUCTED PRIOR TO OBTAINING A C.O. FOR LOT #2.
THE INTENSION IS TO HAVE ALL 4 BUILDINGS COMPLETED WITHIN THE TIME PERIOD REQUIRED WITHOUT RETURNING TO THE PLANNING BOARD FOR SITE PLAN APPROVAL EXTENSIONS.

LEGEND

502 — EXISTING MINOR CONTOUR
510 — EXISTING MAJOR CONTOUR
PROPOSED SPOT GRADE
502 — PROPOSED MINOR CONTOUR
510 — PROPOSED MAJOR CONTOUR
PROPOSED SILT FENCE

NOTE: NO PLANTING PLACED THIS PHASE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

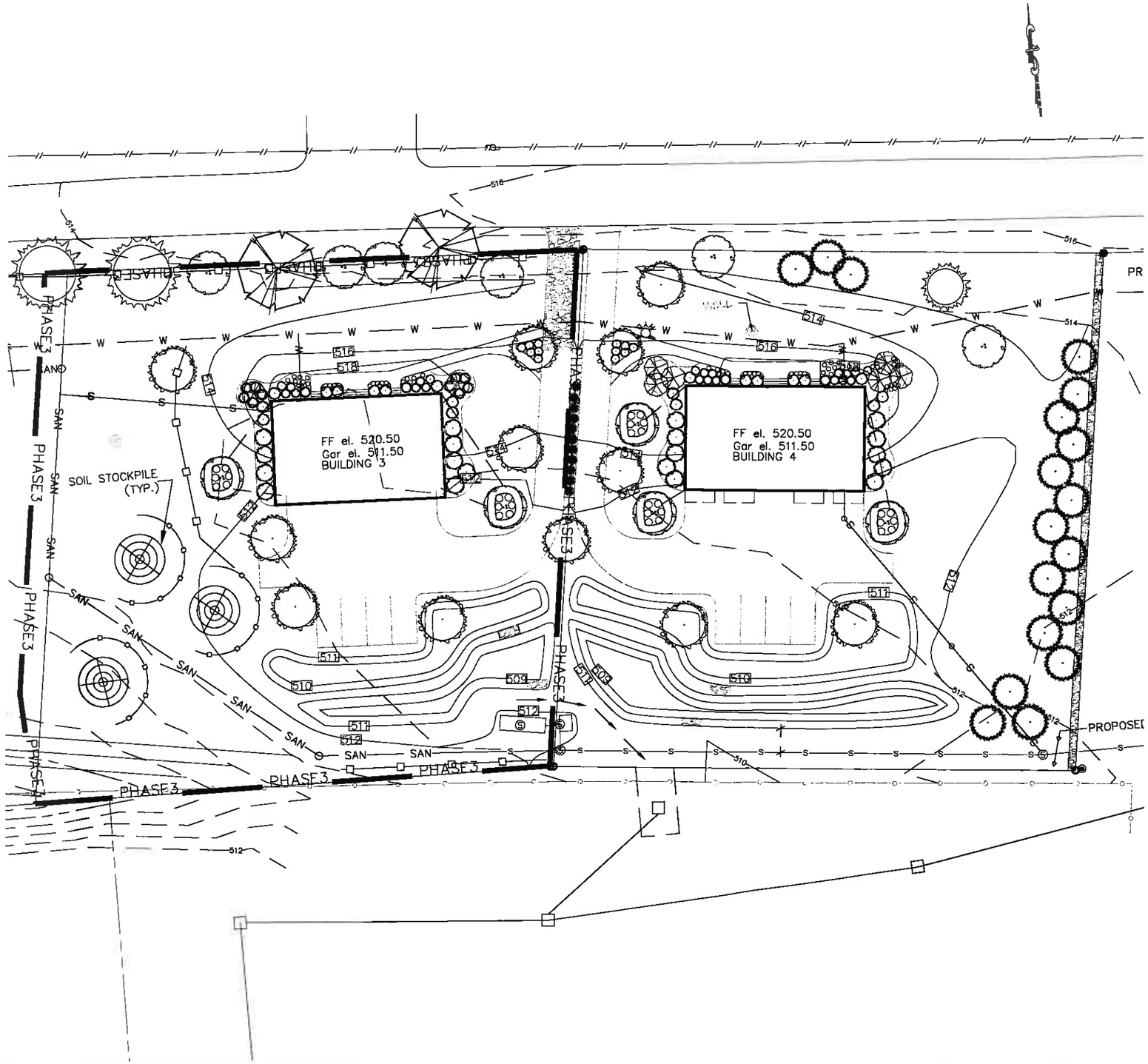
STATE OF NEW YORK
ANTHONY S. PISARRI
LICENSED PROFESSIONAL ENGINEER
10567

rev 5/5/2013 Planting note added

SHEET	2011-31-06
SCALE	1"=40'
FILE	C:\LAND3\WMH\RMR\CONDO.DWG
DATE	3/5/2013

PHASING_PLAN_#2
Westchester Modular Homes
Reagans Mill Road – Town of Dover, Dutchess County

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



PLANT LIST PHASE 3

SYM	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
TREES					
Aco	5	Amelanchier canadensis	Shadblow Serviceberry	8–10'	clump
Apa	0	Aesculus parviflora	Bottlebrush Buckeye	6–8'	
Aru	4	Acer rubrum	Red Maple	2–2.5	
Cvi	2	Chionanthus virginicus	White Fringe Tree	8–10'	
Gti	2	Gleditsia triacanthos inermis	Thornless Honeylocust	2–2.5"	
Pgl	0	Picea glauca	White Spruce	6–8'	
Poc	0	Platanus occidentalis	American Sycamore	2–2.5"	
Tam	0	Tilia americana	Basswood	2–2.5"	
SHRUBS					
Dio	5	Diervilla lonicera	Bush Honeysuckle	18–24"	
IgS	5	Ilex glabra Shamrock	Shamrock Inkberry	18–21"	
JhY	10	Juniperus horizontalis Youngstown	Youngstown Juniper	18–21"	
PoS	4	Physocarpus opulifolius Seaward	Seaward Ninebark	21–24"	
RaG	2	Rhus aromatica Gro Low	Gro Low Sumac	15–18"	
ToF	2	Thuja occidentalis Filiformis	Threadleaf Arborvitae	3–4'	
VtC	5	Viburnum trilobum Compactum	Compact American Cranberry Bush	24–30"	
Vtr	9	Viburnum trilobum	American Cranberrybush	30–36"	
PERENNIALS & ORNAMENTAL GRASSES					
ABF	13	Agastache Blue Fortune	Blue Fortune	#2 can	
Cpe	14	Carex pennsylvanica	Pennsylvania Sedge	#1 can	
EoL	15	Eupatorium dubium Little Joe	Dwarf Joe Pieweed	#2 can	
PvS	0	Panicum virgatum Shenandoah	Shenandoah Switch Grass	#3 can	
RtG	0	Rudbeckia fulgida Goldstorm	Goldstorm Black Eye Susan	#2 can	
RJG	2	River jax gravel, size 2–3" , 3" deep, on landscape fabric.			

NOTE: See landscape plans for placement of plants

GENERAL NOTES FOR PHASING PLAN (LOTS 1, 2, 3 & 4)

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LEGEND

- 502 — EXISTING MINOR CONTOUR
- 510 — EXISTING MAJOR CONTOUR
- 512.0 PROPOSED SPOT GRADE
- 502 — PROPOSED MINOR CONTOUR
- 510 — PROPOSED MAJOR CONTOUR
- PROPOSED SILT FENCE

GRAPHIC SCALE

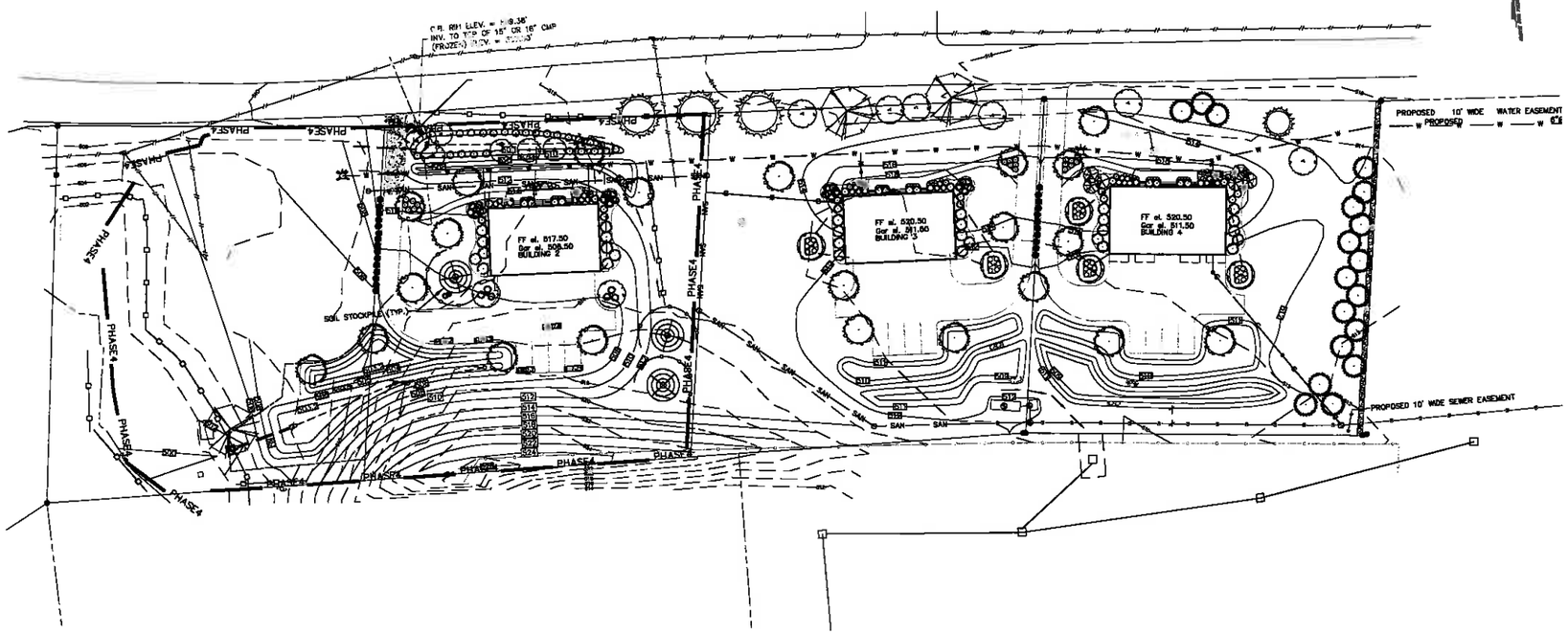
(IN FEET)
1 inch = 20 ft.

rev 5/5/2013 Plant list added

SHEET	2011-31-07
SCALE	1"=20'
FILE	C:\LAND3\WMH\QMR\CONDO.DWG
DATE	3/5/2013

PHASING_PLAN_#3
Westchester Modular Homes
Reagans Mill Road – Town of Dover, Dutchess County

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



PLANT LIST PHASE 4

SYM	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
TREES					
Aca	8	Amelanchier canadensis	Shadblow Serviceberry	8–10'	clump
Aps	0	Aesculus parviflora	Bottlebrush Buckeye	6–8'	
Aru	4	Acer rubrum	Red Maple	2–2.5"	
Cvi	2	Chionanthus virginicus	White Fringe Tree	8–10'	
Gti	4	Gleditsia triacanthos inermis	Thornless Honeylocust	2–2.5"	
Tam	1	Tilia americana	Basswood	2–2.5"	
SHRUBS					
Dlo	7	Diervilla lonicera	Bush Honeysuckle	18–24"	
HTS	0	Hypericum frondosum Sunburst	Sunburst St. Johnswort	15–18"	
IgS	6	Ilex glabra Shamrock	Shamrock Inkberry	18–21"	
JhY	16	Juniperus horizontalis Youngstown	Youngstown Juniper	18–21"	
PoS	4	Physocarpus opulifolius Seaward	Seaward Ninebark	21–24"	
RaG	1	Rhus aromatica Gro Low	Gro Low Sumac	21–24"	
ToF	2	Thuja occidentalis Filiformis	Threadleaf Arborvitae	3–4'	
Vde	24	Viburnum dentatum	Arrowwood Viburnum	18–24"	
VtC	5	Viburnum trilobum Compactum	Compact American Cranberry Bush	24–30"	
Vtr	10	Viburnum trilobum	American Cranberrybush	30–36"	
PERENNIALS & ORNAMENTAL GRASSES					
ABF	12	Agastache Blue Fortune	Blue Fortune	#2 can	
Cps	14	Carex pensylvanica	Pennsylvania Sedge	#1 can	
CaS	7	Chrysanthemum x superbum Becky	Becky Shasta Daisy	#2 can	
PvS	15	Panicum virgatum Shenandoah	Shenandoah Switch Grass	#3 can	
RfG	5	Rudbeckia fulgida Goldstorm	Goldstorm Black Eye Susan	#2 can	

NOTE: See landscape plans for placement of plants

GENERAL NOTES FOR PHASING PLAN (LOTS 1, 2, 3 & 4)

AFTER THE SUBDIVISION HAS BEEN APPROVED AND FILED, A BUILDING PERMIT APPLICATION WILL BE COMPLETED FOR LOT #4. THE WATER LINE WILL BE EXTENDED FROM SYCAMORE BLVD. TO THE 1ST FIRE HYDRANT, AFTER WHICH EXCAVATION WILL COMMENCE ON THE FOUNDATION FOR LOT #4. A SEWER MANHOLE WILL BE INSTALLED FOR THE CONNECTION OF LOT #4 TO THE EXISTING SEWER LINE LOCATED NEAR THE SOUTHEAST CORNER OF LOT #4.

AFTER THE FOUNDATION IS COMPLETE LOT#4 WILL BE ROUGH GRADED TO RECEIVE THE MODULAR HOME FROM THE FACTORY TO BE PLACED ON THE FOUNDATION. THIS WILL INCLUDE THE GRADING REQUIRED FOR THE INFILTRATION BASIN ON LOT#4. AFTER THE EXTERIOR OF BUILDING #4 HAS BEEN COMPLETED, THE DRIVEWAY WILL BE ROUGH GRADED. THE RETENTION BASINS AND LANDSCAPING WILL BE COMPLETED, AND THE DRIVEWAY WILL BE BLACKTOPPED PRIOR TO APPLYING FOR A C.O. ON LOT #4. AFTER THE TENANTS IN THE 2 EXISTING BUILDINGS HAVE MOVED INTO THE 2 UNITS ON LOT #4, THE EXISTING BUILDINGS WILL BE DEMOLISHED. THE SEWER AND WATER LINES WILL BE EXTENDED TO SERVE LOTS 1, 2 & 3 AND LOTS 1, 2 & 3 WILL BE ROUGH GRADED, SEEDED AND MULCHED. ONCE VEGETATIVE GROWTH HAS BEEN ESTABLISHED FOR EACH PHASE, THE SILT FENCES WILL BE REMOVED. BUILDING PERMITS WILL BE APPLIED FOR SEPARATELY FOR EACH LOT.
THE CONSTRUCTION SEQUENCE ON LOTS 3, 2, AND 1 WILL BE THE SAME AS LOT 4 WITH THE EXCEPTION OF EXTENDING THE WATER AND SEWER SERVICE WHICH WILL HAVE ALREADY BEEN COMPLETED. THE INFILTRATION BASIN WILL BE CONSTRUCTED ON LOT#3 PRIOR TO OBTAINING THE RESPECTIVE C.O. THE INFILTRATION BASIN FOR LOTS 1 & 2 WILL BE CONSTRUCTED PRIOR TO OBTAINING A C.O. FOR LOT #2.
THE INTENSION IS TO HAVE ALL 4 BUILDINGS COMPLETED WITHIN THE TIME PERIOD REQUIRED WITHOUT RETURNING TO THE PLANNING BOARD FOR SITE PLAN APPROVAL EXTENSIONS.

LEGEND

- 502 — EXISTING MINOR CONTOUR
- 510 — EXISTING MAJOR CONTOUR
- PROPOSED SPOT GRADE
- 502 — PROPOSED MINOR CONTOUR
- 510 — PROPOSED MAJOR CONTOUR
- PROPOSED SILT FENCE

GRAPHIC SCALE

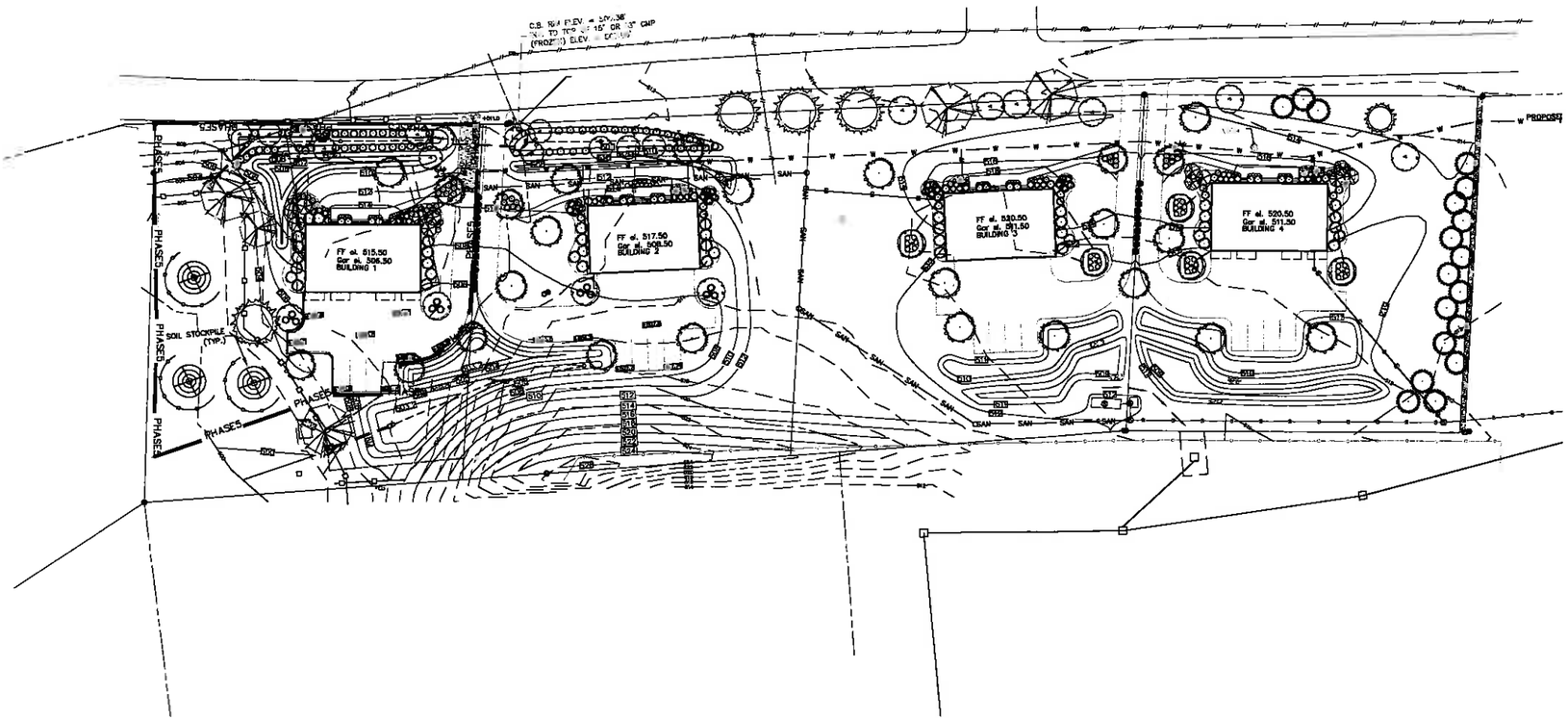
(IN FEET)
1 inch = 40 ft.

rev 5/5/2013 Plant list added

SHEET	2011-31-08
SCALE	1"=40'
FILE	C:\LAND3\WAIH\RMR\CONDO.DWG
DATE	3/5/2013

PHASING_PLAN_#4
Westchester Modular Homes
Reagans Mill Road – Town of Dover, Dutchess County

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



PLANT LIST PHASE 5

SYM	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
TREES					
Aca	10	Amelanchier canadensis	Shadblow Serviceberry	8–10'	clump
Apa	8	Aesculus parviflora	Bottlebrush Buckeye	6–8'	
Aru	3	Acer rubrum	Red Maple	2–2.5"	
Cvi	0	Chionanthus virginicus	White Fringe Tree	8–10'	
Gti	1	Gleditsia triacanthos inermis	Thornless Honeylocust	2–2.5"	
Tam	0	Tilia americana	Basswood	2–2.5"	
SHRUBS					
Dlo	7	Diervilla lonicera	Bush Honeysuckle	18–24"	
HfS	18	Hypericum frondosum Sunburst	Sunburst St. Johnswort	15–18"	
IgS	8	Ilex glabra Shamrock	Shamrock Inkberry	18–21"	
JhY	8	Juniperus horizontalis Youngstown	Youngstown Juniper	18–21"	
PoS	4	Physocarpus opulifolius Seaward	Seaward Ninebark	21–24"	
RaG	0	Rhus aromatica Gro Low	Gro Low Sumac	21–24"	
ToF	2	Thuja occidentalis Filiformis	Threadleaf Arborvitae	3–4'	
Vde	31	Viburnum dentatum	Arrowwood Viburnum	18–24"	
VtC	5	Viburnum trilobum Compactum	Compact American Cranberry Bush	24–30"	
Vtr	13	Viburnum trilobum	American Cranberrybush	30–36"	
PERENNIALS & ORNAMENTAL GRASSES					
AbF	17	Agastache Blue Fortune	Blue Fortune	#2 can	
Cpe	14	Carex pensylvanica	Pennsylvania Sedge	#1 can	
CaB	0	Chrysanthemum x superbum Becky	Becky Shasta Daisy	#2 can	
PvS	0	Panicum virgatum Shenandoah	Shenandoah Switch Grass	#3 can	
RfG	0	Rudbeckia fulgida Goldstorm	Goldstorm Black Eye Susan	#2 can	

NOTE: See landscape plans for placement of plants

GENERAL NOTES FOR PHASING PLAN (LOTS 1, 2, 3 & 4)

AFTER THE SUBDIVISION HAS BEEN APPROVED AND FILED, A BUILDING PERMIT APPLICATION WILL BE COMPLETED FOR LOT #4. THE WATER LINE WILL BE EXTENDED FROM SYCAMORE BLVD. TO THE 1ST FIRE HYDRANT, AFTER WHICH EXCAVATION WILL COMMENCE ON THE FOUNDATION FOR LOT #4. A SEWER MANHOLE WILL BE INSTALLED FOR THE CONNECTION OF LOT #4 TO THE EXISTING SEWER LINE LOCATED NEAR THE SOUTHEAST CORNER OF LOT #4.

AFTER THE FOUNDATION IS COMPLETE LOT#4 WILL BE ROUGH GRADED TO RECEIVE THE MODULAR HOME FROM THE FACTORY TO BE PLACED ON THE FOUNDATION. THIS WILL INCLUDE THE GRADING REQUIRED FOR THE INFILTRATION BASIN ON LOT#4.
AFTER THE EXTERIOR OF BUILDING #4 HAS BEEN COMPLETED, THE DRIVEWAY WILL BE ROUGH GRADED, THE RETENTION BASINS AND LANDSCAPING WILL BE COMPLETED, AND THE DRIVEWAY WILL BE BLACKTOPPED PRIOR TO APPLYING FOR A C.O. ON LOT #4.
AFTER THE TENANTS IN THE 2 EXISTING BUILDINGS HAVE MOVED INTO THE 2 UNITS ON LOT #4, THE EXISTING BUILDINGS WILL BE DEMOLISHED. THE SEWER AND WATER LINES WILL BE EXTENDED TO SERVE LOTS 1, 2 & 3 AND LOTS 1, 2 & 3 WILL BE ROUGH GRADED, SEEDED AND MULCHED. ONCE VEGETATIVE GROWTH HAS BEEN ESTABLISHED FOR EACH PHASE, THE SILT FENCES WILL BE REMOVED. BUILDING PERMITS WILL BE APPLIED FOR SEPARATELY FOR EACH LOT.
THE CONSTRUCTION SEQUENCE ON LOTS 3, 2, AND 1 WILL BE THE SAME AS LOT 4 WITH THE EXCEPTION OF EXTENDING THE WATER AND SEWER SERVICE WHICH WILL HAVE ALREADY BEEN COMPLETED. THE INFILTRATION BASIN WILL BE CONSTRUCTED ON LOT#3 PRIOR TO OBTAINING THE RESPECTIVE C.O. THE INFILTRATION BASIN FOR LOTS 1 & 2 WILL BE CONSTRUCTED PRIOR TO OBTAINING A C.O. FOR LOT #2.
THE INTENSION IS TO HAVE ALL 4 BUILDINGS COMPLETED WITHIN THE TIME PERIOD REQUIRED WITHOUT RETURNING TO THE PLANNING BOARD FOR SITE PLAN APPROVAL EXTENSIONS.

LEGEND

502 — EXISTING MINOR CONTOUR
510 — EXISTING MAJOR CONTOUR
PROPOSED SPOT GRADE
502 — PROPOSED MINOR CONTOUR
510 — PROPOSED MAJOR CONTOUR
PROPOSED SILT FENCE

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

STATE OF NEW YORK
ANTHONY S. PISARRI
LICENSED PROFESSIONAL ENGINEER
P.E.

rev 8/8/2013 Plant list added

SHEET	2011-31-09
SCALE	1"=40'
FILE	C:\LAND3\WMA\RMR\CONDO.DWG
DATE	3/5/2013

PHASING_PLAN_#5
Westchester Modular Homes
Reagans Mill Road – Town of Dover, Dutchess County

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

NOTES:

a.) THERE SHALL BE NO PARKING OF MOTOR VEHICLES ON ANY GRASS OR LAWN AREAS.
b.) THERE SHALL BE NO OUTDOOR CLOTHES LINES VISIBLE FROM ANY PUBLIC ROAD.
c.) GARBAGE AND RECYCLING CONTAINERS SHALL BE STORED AT THE REAR OF BUILDINGS OR IN GARAGE AREAS.
d.) BURNING GARBAGE OR TRASH ON THE PROPERTY IS PROHIBITED.
e.) THERE SHALL BE NO ATHLETIC EQUIPMENT, e.g. SOCCER NETS, BASKETBALL BOARDS, etc. ERECTED IN FRONT YARDS.
f.) NO COMMERCIAL VEHICLES SHALL PARK IN FRONT OF THE BUILDING LINE.
g.) NO VEHICLES SHALL BE PARKED IN A MANNER THAT OBSTRUCTS INGRESS AND EGRESS TO ANY LOT.
h.) NO REPAIR OF AUTOMOBILES, BOATS, TRAILERS, OFF-ROAD VEHICLES, CAMPERS, BUSES, TRUCKS, SNOWMOBILES, OR OTHER COMMERCIAL OR RECREATIONAL VEHICLES SHALL BE MADE ON THE SITE.
i.) AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL BE INSTALLED IN EACH OF THE FOUR BUILDINGS.

Note:
Existing wells on Lots 3 and 4 to be abandoned using the following procedure:
1.) Well cap shall be removed.
2.) Remove any well lines and/or pumps that may exist.
3.) Well casing shall be removed to a depth of 2' below final grade.
4.) Well casing shall be filled to within 3' of the top with dead sand.
5.) Remainder of well casing shall be filled with concrete.

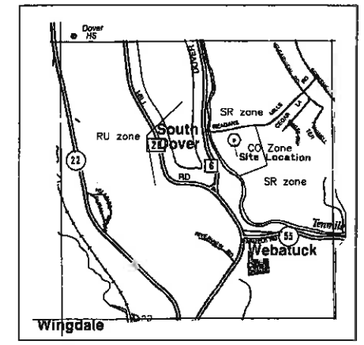
Off-Street Parking Requirements:
For multi-family buildings, the Code requirement is 1½ spaces per unit. Each building is proposed to have 4 units which requires 6 spaces. The proposal is to provide garage parking for 4 cars plus an 4 on-site spaces per building.
Disposal of construction and demolition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

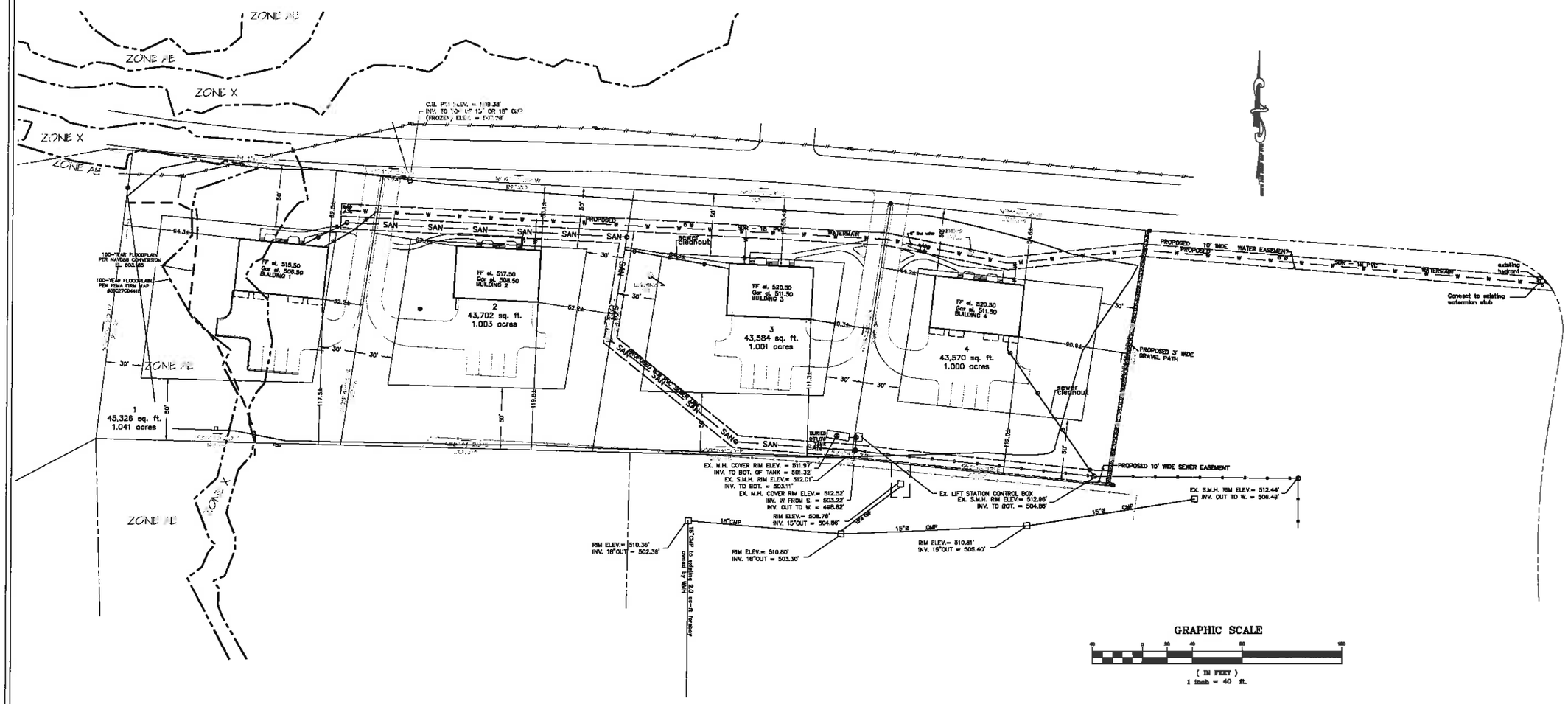
OWNER/APPLICANT: WESTCHESTER MODULAR HOMES, INC.
TAX LOTS: 7180-00-187667, 7180-00-186873, 7180-00-227878

THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON STATE THAT THEY ARE 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 _____

ZONING CHART - CO ZONE					
	Required/Allowed	Lot 1	Lot 2	Lot 3	Lot 4
Minimum Area	1 ac	1.041 ac	1.003 ac	1.001 ac	1.000 ac
Minimum Frontage	200 ft	202.58 FT	201.94 ft	206.95 ft	208.83 ft
Setbacks:					
Min. Front Yard	50 ft	62.5±	53.1±	55.4±	54.8±
Min. Side Yard	30 ft	32.2±	62.2±	49.3±	44.2±
Min. Rear Yard	50 ft	117.5±	119.8±	111.3±	112.0±
Max. Impermeable Area	40%	20.0± %	20.7± %	19.4± %	20.8± %
Max. Building Height:	35 ft	31.5±	32.0±	32.0±	31.0±





rev 4/22/2013
rev 6/10/2012
rev 2/3/2012
rev 1/21/2013
rev 2/7/2013

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

SHEET 2011-31-03
SCALE 1"=40'
FILE C:\LAND3\WMHR\RMR\CONDO.DWG
DATE 1/26/2012

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