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50	C580	LANDSCAPING & LIGHTING DETAILS



# SUMMIT WOODS

175-LOT RESIDENTIAL CLUSTER SUBDIVISION  
TOWN OF EAST FISHKILL  
DUTCHESS COUNTY, NEW YORK

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

	Mark A. Day, PE
AUGUST 18, 2022 PLANNING BOARD SUBMISSION	
MAY 25, 2022 PLANNING BOARD SUBMISSION	
MARCH 30, 2022 APPLICANT REVIEW	
FEBRUARY 1, 2022 INTERNAL REVIEW-UTILITY LAYOUT REVISED	
Revised: NOVEMBER 15, 2021	
Project No. 2020.332	License No. 069646

**DAY | STOKOSA**  
ENGINEERING P.C.

3 Van Wyck Lane  
Suite 2  
Wappingers Falls, New York 12590  
(845) 223-3202

PROJECT		
<b>SUMMIT WOODS</b>		
Town of East Fishkill Dutchess County, New York		
DRAWING		
<b>TITLE SHEET</b>		
SCALE	DRAWN BY	DRAWING NO.
AS NOTED	ALB	<b>G001</b>
DATE	CHECKED BY	
04-15-2021	MAD	

## PROJECT SPONSOR

Mr. DAN GUERON, PRESIDENT  
ABD FISHKILL, LLC  
1995 BROADWAY – SUITE 1200  
NEW YORK, NEW YORK 10019

## OWNER

Mr. DAN GUERON, PRESIDENT  
ABD FISHKILL, LLC  
1995 BROADWAY – SUITE 1200  
NEW YORK, NEW YORK 10019

## LEAD AGENCY

TOWN OF EAST FISHKILL PLANNING BOARD  
330 NYS ROUTE 376  
HOPEWELL JUNCTION, N.Y.  
12533

## LEAD AGENCY CONTACT

JACKIE KEENAN  
TOWN PLANNING BOARD CLERK  
330 NYS ROUTE 376  
HOPEWELL JUNCTION, N.Y.  
12533

## SITE ENGINEER

MARK A. DAY, PE  
DAY & STOKOSA  
ENGINEERING, P.C.  
3 VAN WYCK LANE  
WAPPINGERS FALLS, N.Y. 12590

## ENVIRONMENTAL CONSULTANT

MICHAEL NOWICKI  
ECOLOGICAL SOLUTIONS, LLC  
1248 SOUTHFORD ROAD  
SOUTHBURY, CT  
06488

## TRAFFIC CONSULTANT

COLLIERS ENGINEERING  
11 BRADHURST AVENUE  
HAWTHORNE, NEW YORK  
10532

## HYDROGEOLOGICAL CONSULTANT

THOMAS CUSACK, CPG  
LEGGETTE, BRASHEARS & GRAHAM, INC.  
126 MONROE TURNPIKE  
TRUMBULL, CT  
06611

## SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS BOUNDARY & TOPOGRAPHIC SURVEY WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL FIELD SURVEY THAT WAS COMPLETED IN MAY, 2017

TOPOGRAPHICAL SURVEY DATUM PER 1988 NGVD DATUM

MARK R. DELOR, LS – LICENSE No. 050478  
COLLIERS ENGINEERING (E/K/A MASER CONSULTING P.A.)

SEAL

## OWNER'S CONSENT NOTE

THE UNDERSIGNED OWNER OF THIS PROPERTY HEREON STATES THAT HE 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 WITH THE OFFICE OF THE DUTCHESS COUNTY CLERK.

MR. DAN GUERON OR AGENT

DATE

## SITE SPECIFIC NOTES

ALL DRIVEWAYS SHALL BE A MINIMUM DISTANCE OF 100' FROM ANY INTERSECTION, UNLESS LOCATED ON THE OPPOSITE SIDE OF THE ROAD.

THE DEVELOPER SHALL ROUGH GRADE ALL LOTS THAT REQUIRE CROSS-GRADING PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY LOTS AFFECTED.

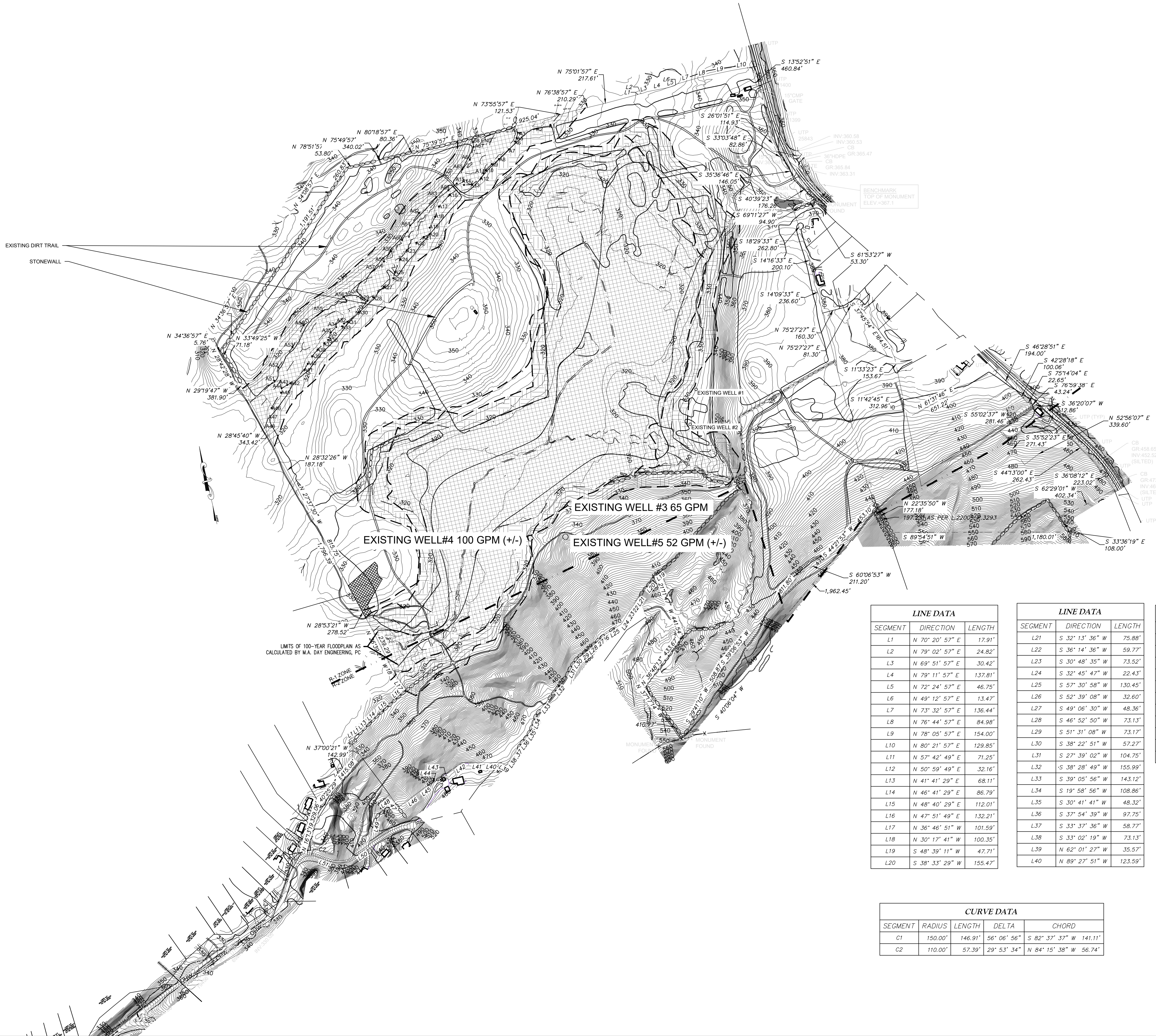
THE DEVELOPER SHALL REMOVE ALL EXISTING STRUCTURES AND FENCES PRIOR TO THE SIGNING OF THE PLAT BY THE PLANNING BOARD CHAIRPERSON.

## DEEP TEST PIT SCHEDULE

POND	SOIL DESCRIPTION	DTP#
3B	0"-12' SILTY CLAY LOAM – NO ROCK, WATER @ 12'	11
3C	0"-14' SILTY CLAY LOAM – NO ROCK, WATER @ 14'	10
3D	0"-12' CLAY LOAM – NO ROCK, WATER @ 12'	9
3E	0"-15' CLAY LOAM – NO ROCK, WATER @ 15'	8
3F	0"-12' SILTY CLAY LOAM – NO ROCK, WATER @ 12'	7
3G	0"-16' CLAY LOAM – NO ROCK, WATER @ 16'	6
3H	0"-16' SILTY LOAM – NO ROCK, NO WATER	5
3I	0"-16' SILTY CLAY LOAM – NO ROCK, WATER @ 16'	2
3J	0"-14' SILTY CLAY LOAM – NO ROCK, WATER @ 14'	3
3K	0"-14' SILTY CLAY LOAM – NO ROCK, WATER @ 14'	1
3L	0"-18' SILTY LOAM – NO ROCK, NO WATER	4
6B	0"-13' CLAY LOAM – NO ROCK, WATER @ 13'	13
6C	0"-16' SILTY LOAM – ROCK @ 16', NO WATER	14
6D	0"-12' CLAY LOAM – NO ROCK, WATER @ 12'	12

TESTS CONDUCTED ON DECEMBER 14 & 15, 2006





## SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS BOUNDARY & TOPOGRAPHIC SURVEY WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL FIELD SURVEY THAT WAS COMPLETED IN MAY, 2017

TOPOGRAPHICAL SURVEY DATUM PER 1988 NGVD DATUM

MARK R. DELOR, L.S. - LICENSE No. 050478  
COLLIERS ENGINEERING (P/A) MASER CONSULTING P.A.)

SEAL

## 1 EXISTING CONDITIONS

SCALE: 1" = 300'

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NOVEMBER 15, 2021	
Project No. 2020.332	License No. 069646

**DAY | STOKOSA**  
ENGINEERING P.C.

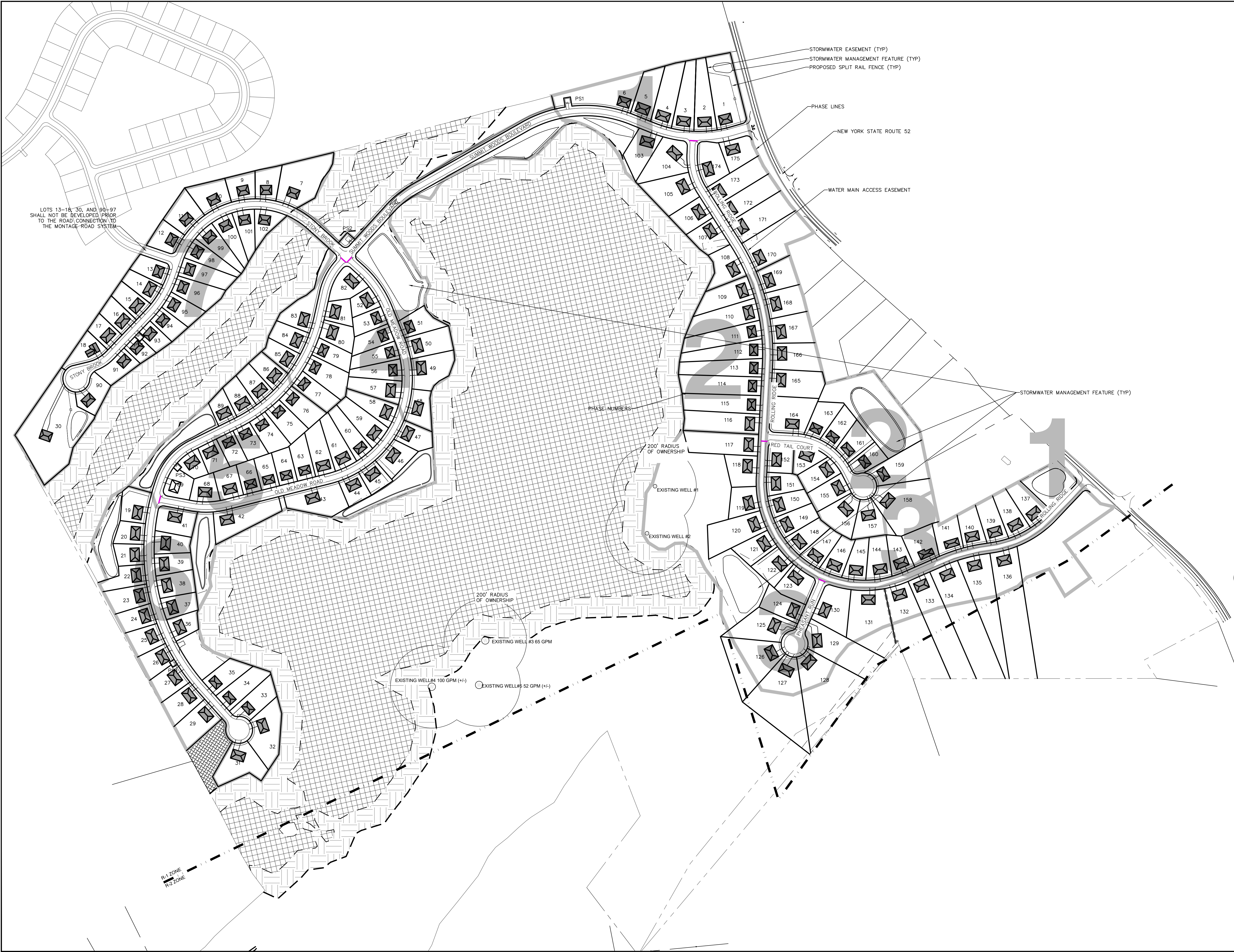
3 Van Wyck Lane  
Suite 2  
Wappingers Falls, New York 12590  
(845) 223-3202

PROJECT  
**SUMMIT WOODS**  
Town of East Fishkill Dutchess County, New York

DRAWING  
**EXISTING CONDITIONS**

SCALE AS NOTED	DRAWN BY ALB	DRAWING NO. <b>SV1</b>
DATE 04-15-2021	CHECKED BY MAD	





**1 SUBDIVISION LAYOUT**  
SCALE: 1" = 200'

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**DAY | STOKOSA**  
ENGINEERING P.C.

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(845) 223-3202

PROJECT  
**SUMMIT WOODS**  
Town of East Fishkill Dutchess County, New York  
DRAWING  
**OVERALL SUBDIVISION LAYOUT**

SCALE AS NOTED	DRAWN BY ALB	DRAWING NO. <b>C130</b>
DATE 04-15-2021	CHECKED BY MAD	





LOT INFORMATION		
LOT NUMBER	AREA (Ac.)	AREA (Sq. Ft.)
1	1.10	47,951
2	0.65	28,170
3	0.63	27,355
4	0.69	30,305
5	0.55	24,019
6	1.03	45,232
103	0.56	24,313
104	0.79	34,380
105	0.79	34,669
106	0.46	20,043
107	0.47	20,498
108	0.54	23,822
109	0.63	27,796
110	0.79	34,461
111	0.70	30,572
112	0.63	27,441
113	0.69	30,272
114	0.81	35,326
115	0.73	32,079
116	0.82	35,847
163	0.80	35,055
164	0.74	32,244
165	0.67	29,500
166	0.60	26,305
167	0.54	23,565
168	0.52	23,025
170	1.07	46,880
171	0.82	35,813
172	0.67	29,202
173	0.67	29,178
174	0.56	24,375
175	0.47	20,590

# 1 SUBDIVISION LAYOUT

SCALE: 1" = 100'

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2020.332	License No. 069646

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ENGINEERING P.C.

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Wappingers Falls, New York 12590  
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**SUMMIT WOODS**  
Town of East Fishkill Dutchess County, New York

**SUBDIVISION LAYOUT**

SCALE	DRAWN BY	DRAWING NO.
AS NOTED	ALB	<b>C131</b>
DATE	CHECKED BY	
04-15-2021	MAD	




LOT INFORMATION		
LOT NUMBER	AREA (Ac.)	AREA (Sq. Ft.)
7	1.06	46,340
8	0.40	17,629
9	0.38	16,645
10	0.53	23,115
11	0.52	22,742
12	0.36	15,690
13	0.35	15,430
14	0.36	17,461
15	0.38	16,823
16	0.37	16,410
17	0.33	14,532
18	0.42	18,584
19	0.48	21,009
20	0.33	14,507
30	2.40	104,729
41	0.53	23,073
42	0.86	37,201
43	0.79	34,460
44	0.33	14,807
45	0.32	14,340
46	0.41	19,746
47	1.01	17,790
48	0.44	19,248
49	0.67	29,177
50	0.55	24,314
51	0.43	18,876
52	0.30	13,029
53	0.33	14,558
54	0.39	17,119
55	0.40	17,550
56	0.42	18,222
57	0.52	22,750
58	0.47	20,721
59	0.57	24,840
60	0.48	21,259
61	0.51	22,322
62	0.51	22,635
63	0.40	17,782
64	0.34	15,152
65	0.33	14,496
66	0.32	13,841
67	0.38	16,852
68	0.35	15,355
69	0.36	15,750
70	0.30	13,062
71	0.34	14,935
72	0.32	14,066
73	0.38	16,618
74	0.45	19,710
75	0.47	20,585
76	0.49	21,365
77	0.46	20,168
78	0.46	20,049
79	0.39	17,022
80	0.40	17,690
81	0.32	13,991
82	0.45	19,600
83	0.40	31,949
84	0.40	17,589
85	0.36	15,664
86	0.38	16,882
87	0.39	17,106
88	0.38	16,555
89	0.31	13,604



## 1 SUBDIVISION LAYOUT

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Project No.	2020-332	License No. 069646

**DAY | STOKOSA**  
ENGINEERING P.C.

3 Van Wyck Lane  
Suite 2  
Wappingers Falls, New York 12590  
(845) 223-3202

# SUMMIT WOODS

## SUBDIVISION LAYOUT

SCALE	DRAWN BY	DRAWING NO.
AS NOTED	ALB	
DATE	CHECKED BY	C132
04-15-2021	MAD	



LOT INFORMATION		
LOT NUMBER	AREA (Ac.)	AREA (Sq. Ft.)
21	0.32	14,220
22	0.42	18,319
23	0.48	21,065
24	0.40	17,301
25	0.42	18,128
26	0.40	17,238
27	0.45	19,419
28	0.50	21,770
29	0.63	27,454
31	0.76	33,267
32	0.83	36,055
33	0.52	22,723
34	0.54	23,445
35	0.46	20,285
36	0.32	14,194
37	0.37	16,420
38	0.45	19,847
39	0.39	17,076



1

**SUBDIVISION LAYOUT**  
SCALE: 1" = 100'

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Project No.	2020.332
License No.	069646

**DAY|STOKOSA**  
ENGINEERING P.C.

3 Van Wyck Lane  
Suite 2  
Wappingers Falls, New York 12590  
(845) 223-3202

PROJECT

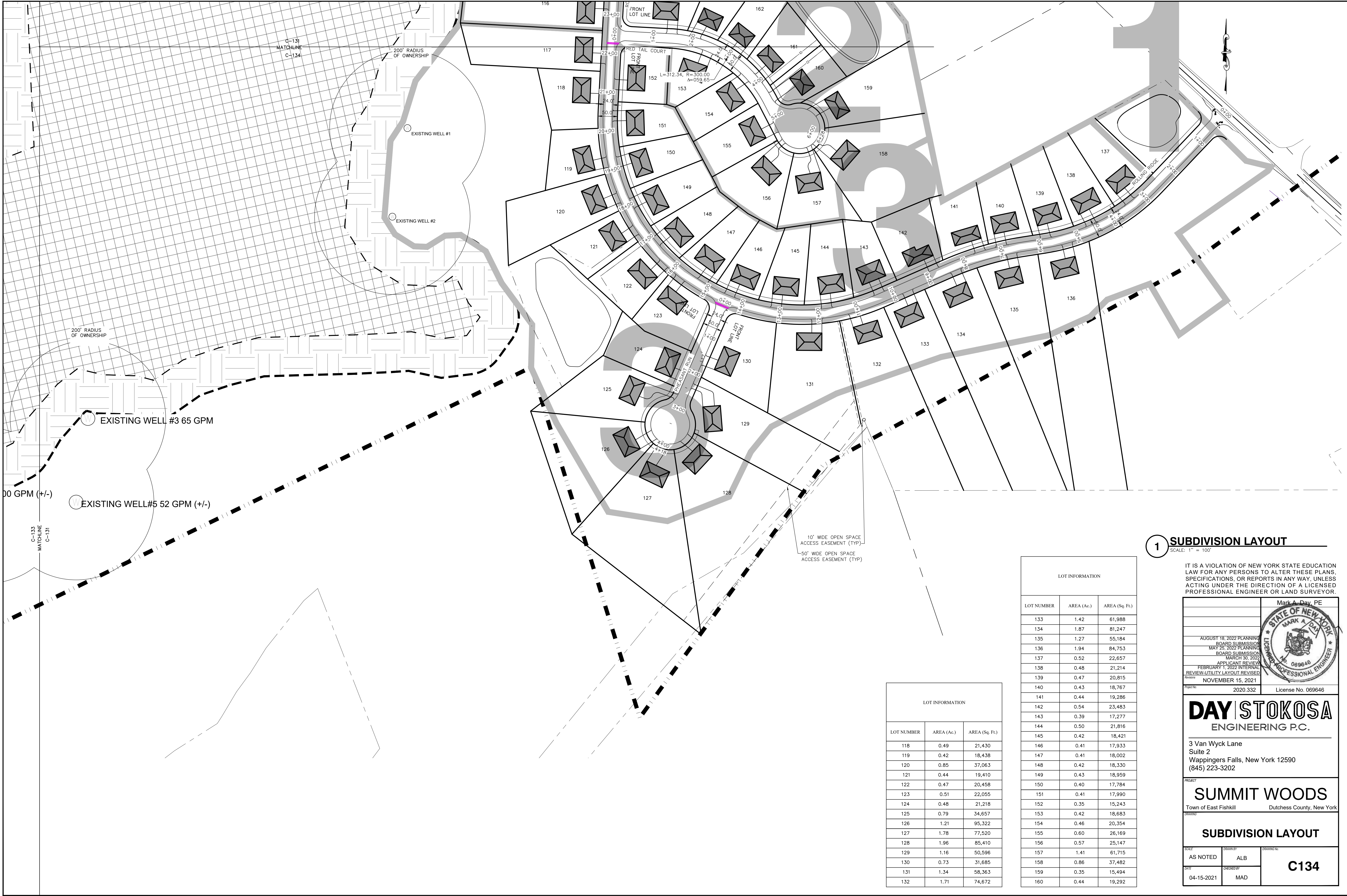
**SUMMIT WOODS**  
Town of East Fishkill Dutchess County, New York

DRAWING

**SUBDIVISION LAYOUT**

SCALE	DRAWN BY	DRAWING NO.
AS NOTED	ALB	<b>C133</b>
DATE	CHECKED BY	
04-15-2021	MAD	





1 SUBDIVISION LAYOUT

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Mark A. Day, PE  
STATE OF NEW YORK  
MARK A. DAY  
LICENSED PROFESSIONAL ENGINEER  
NO. 069646

AUGUST 18, 2022 PLANNING BOARD SUBMISSION

MAY 25, 2022 PLANNING BOARD SUBMISSION

MARCH 30, 2022 APPLICANT REVIEW

FEBRUARY 1, 2022 INTERNAL REVIEW-UTILITY LAYOUT REVISED

NOVEMBER 15, 2021

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ENGINEERING P.C.

3 Van Wyck Lane  
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SUMMIT WOODS  
Town of East FishkillDutchess County, New York

SUBDIVISION LAYOUT

SCALE	DRAWN BY	DRAWING NO.
AS NOTED	ALB	C134
DATE	CHECKED BY	
04-15-2021	MAD	

LOT INFORMATION		
LOT NUMBER	AREA (Ac.)	AREA (Sq. Ft.)
133	1.42	61,988
134	1.87	81,247
135	1.27	55,184
136	1.94	84,753
137	0.52	22,657
138	0.48	21,214
139	0.47	20,815
140	0.43	18,767
141	0.44	19,286
142	0.54	23,483
143	0.39	17,277
144	0.50	21,816
145	0.42	18,421
146	0.41	17,933
147	0.41	18,002
148	0.42	18,330
149	0.43	18,959
150	0.40	17,784
151	0.41	17,990
152	0.35	15,243
153	0.42	18,683
154	0.46	20,354
155	0.60	26,169
156	0.57	25,147
157	1.41	61,715
158	0.86	37,482
159	0.35	15,494
160	0.44	19,292

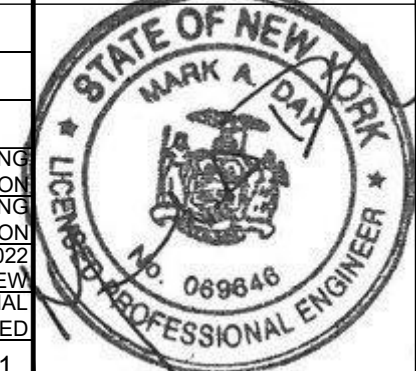
LOT INFORMATION		
LOT NUMBER	AREA (Ac.)	AREA (Sq. Ft.)
118	0.49	21,430
119	0.42	18,438
120	0.85	37,063
121	0.44	19,410
122	0.47	20,458
123	0.51	22,055
124	0.48	21,218
125	0.79	34,657
126	1.21	95,322
127	1.78	77,520
128	1.96	85,410
129	1.16	50,596
130	0.73	31,685
131	1.34	58,363
132	1.71	74,672





**1 GRADING PLAN**  
SCALE: 1" = 100'

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Mark A. Day, PE	
	
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ENGINEERING P.C.

3 Van Wyck Lane  
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Wappingers Falls, New York 12590  
(845) 223-3202

**SUMMIT WOODS**  
Town of East Fishkill Dutchess County, New York

**GRADING PLAN**

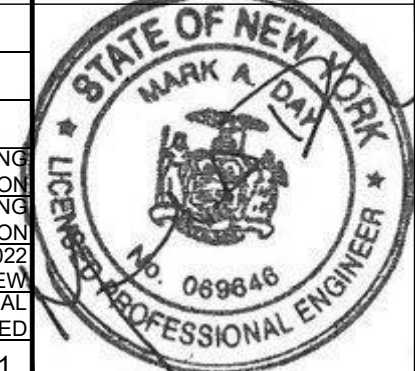
SCALE	DRAWN BY	DRAWING NO.
AS NOTED	ALB	<b>C-140</b>
DATE	CHECKED BY	
04-15-2021	MAD	





**1 GRADING PLAN**  
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**SUMMIT WOODS**  
Town of East Fishkill Dutchess County, New York

GRADING PLAN		
SCALE	DRAWN BY	DRAWING NO.
AS NOTED	ALB	<b>C-141</b>
DATE	CHECKED BY	
04-15-2021	MAD	





**1 GRADING PLAN**  
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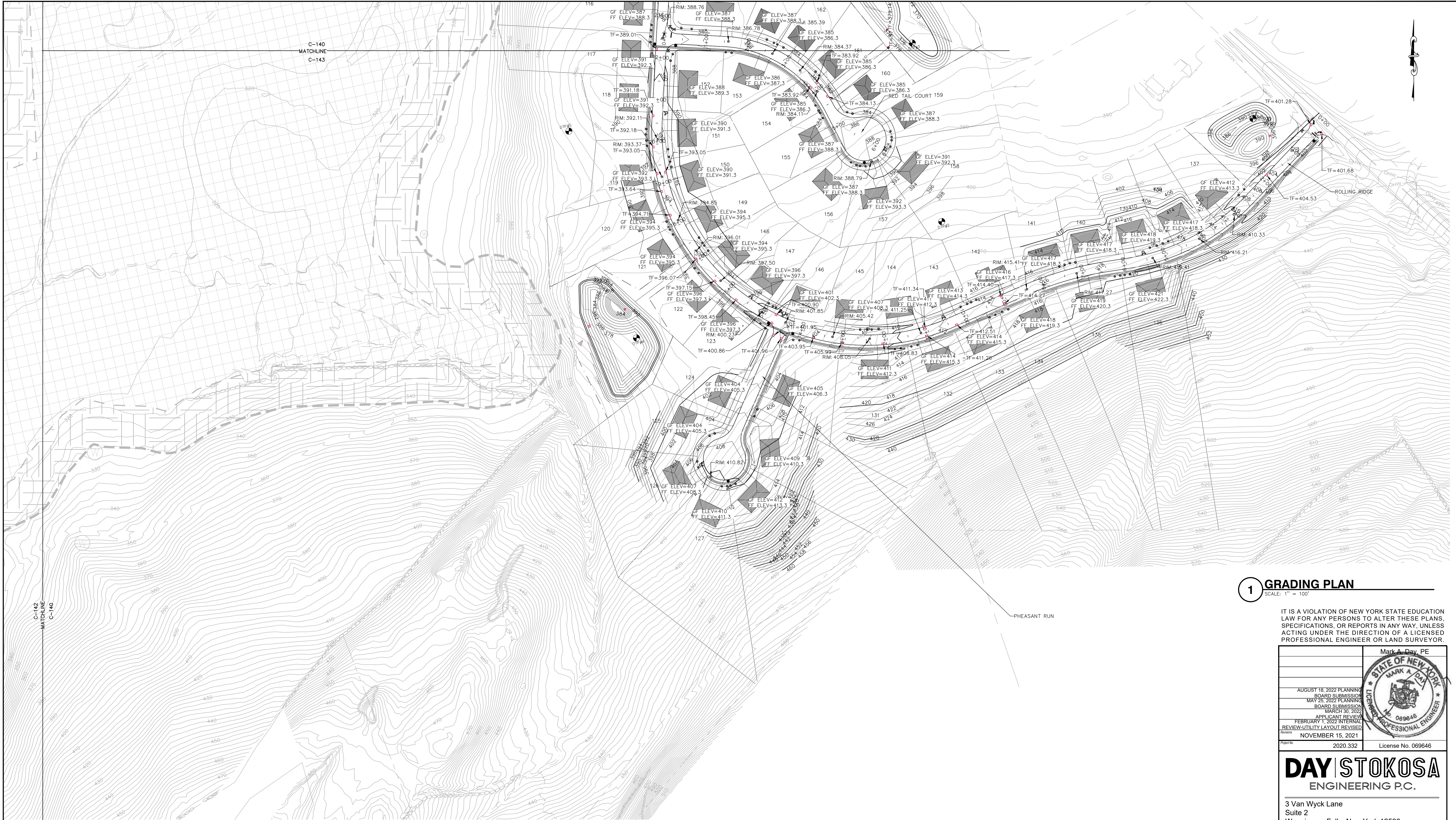
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PROJECT  
**SUMMIT WOODS**  
Town of East Fishkill Dutchess County, New York

GRADING PLAN		
SCALE AS NOTED	DRAWN BY ALB	<b>C-142</b>
DATE 04-15-2021	CHECKED BY MAD	





**1 GRADING PLAN**  
SCALE: 1" = 100'

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NOVEMBER 15, 2021	
Project No. 2020.332	License No. 069646

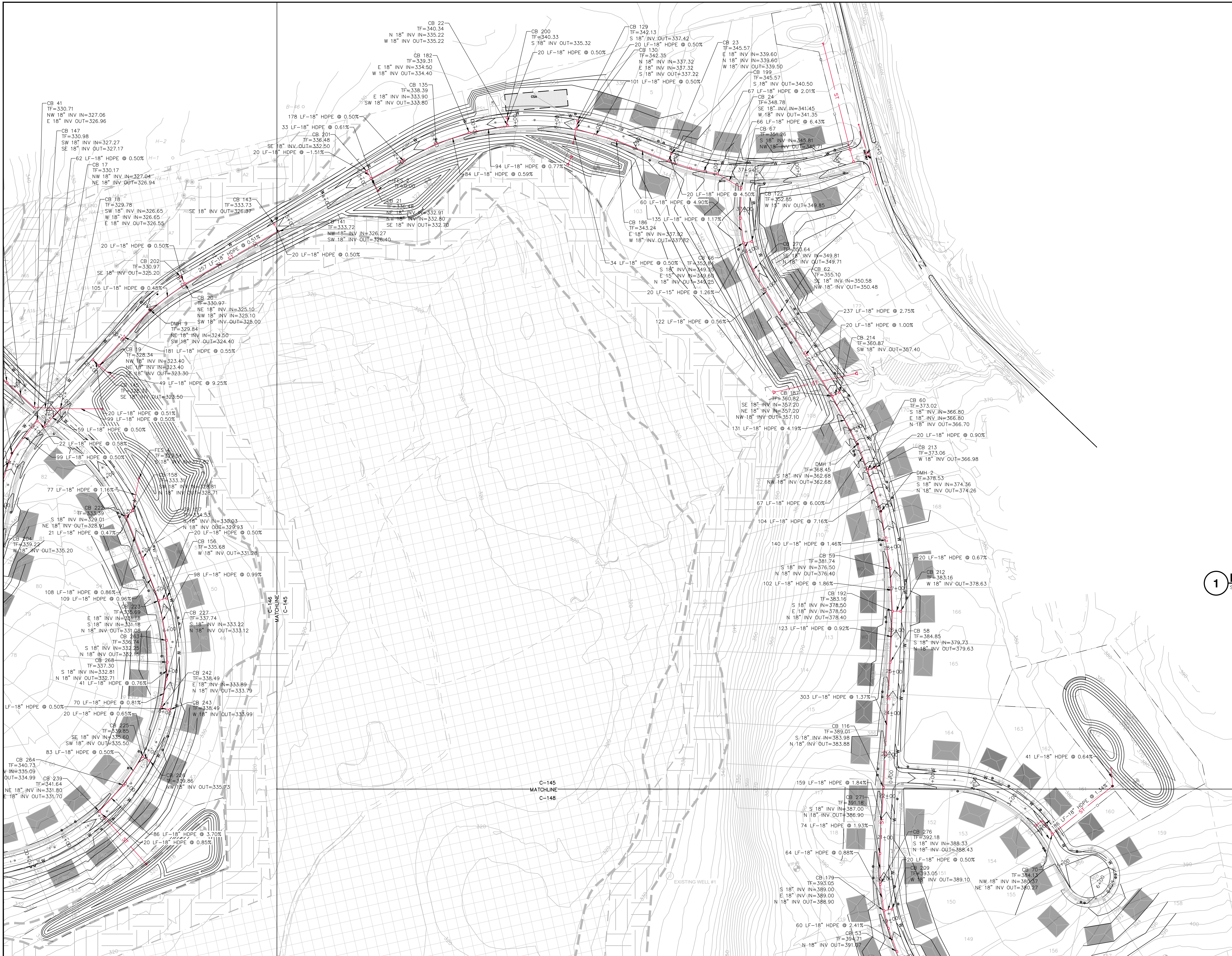
**DAY | STOKOSA**  
ENGINEERING P.C.

3 Van Wyck Lane  
Suite 2  
Wappingers Falls, New York 12590  
(845) 223-3202

PROJECT  
**SUMMIT WOODS**  
Town of East Fishkill Dutchess County, New York


GRADING PLAN		
SCALE AS NOTED	DRAWN BY ALB	<b>C-143</b>
DATE 04-15-2021	CHECKED BY MAD	





**1 DRAINAGE PLAN**  
SCALE: 1" = 100'

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Mark A. Day, PE	
	
AUGUST 18, 2022 PLANNING BOARD SUBMISSION	
MAY 25, 2022 PLANNING BOARD SUBMISSION	
MARCH 30, 2022 APPLICANT REVIEW	
FEBRUARY 1, 2022 INTERNAL REVIEW/UTILITY LAYOUT REVISED	
NOVEMBER 15, 2021	
Project No. 2020.332	License No. 069646

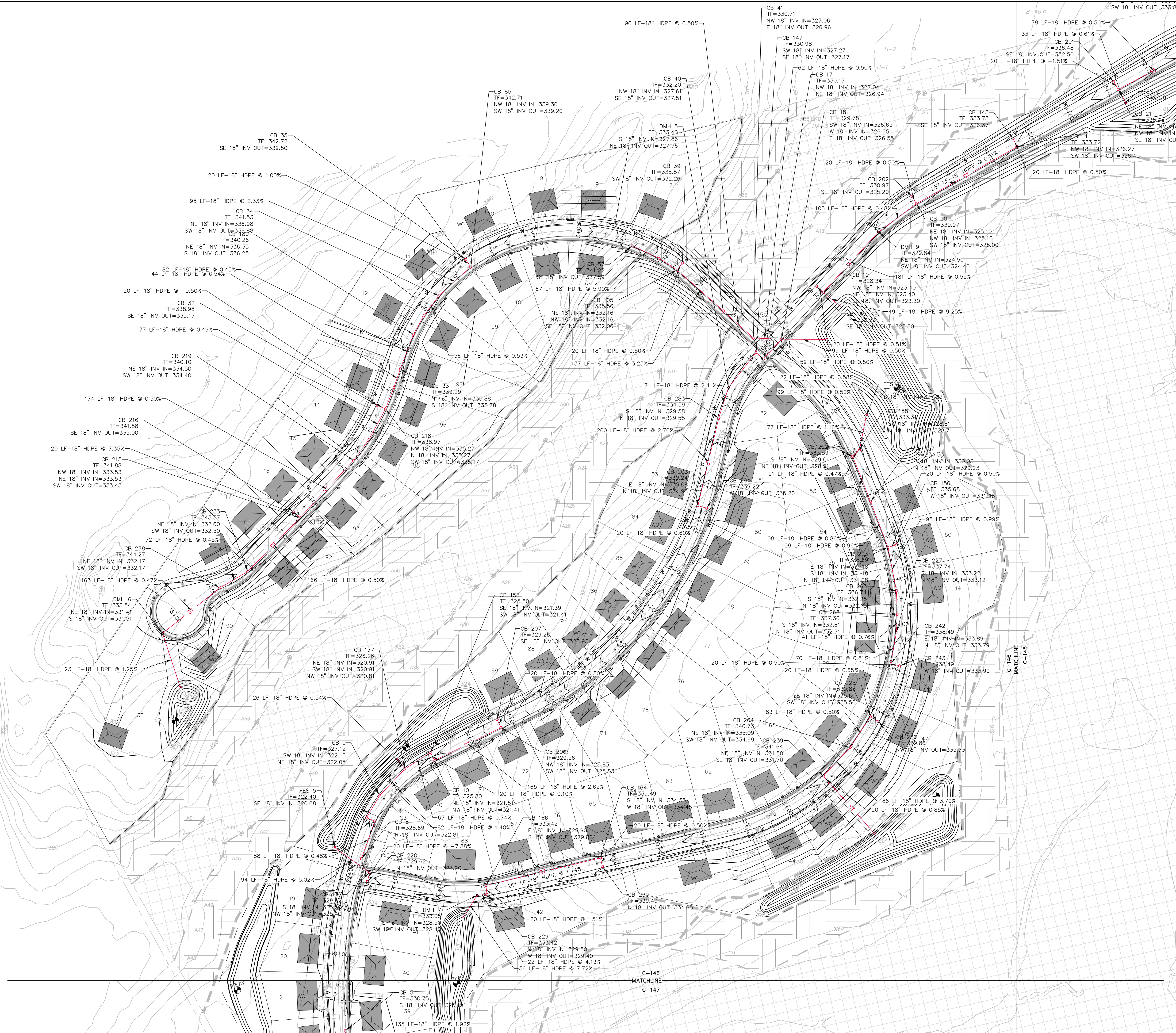
**DAY | STOKOSA**  
ENGINEERING P.C.

3 Van Wyck Lane  
Suite 2  
Wappingers Falls, New York 12590  
(845) 223-3202

**SUMMIT WOODS**  
Town of East Fishkill Dutchess County, New York

DRAINAGE PLAN		
SCALE	DRAWN BY	DRAWING NO.
AS NOTED	ALB	<b>C145</b>
DATE	CHECKED BY	
04-15-2021	MAD	





1

DRAINAGE PLAN

SCALE: 1" = 100'

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APPLICANT REVIEW	
FEBRUARY 1, 2022 INTERNAL REVIEW/UTILITY LAYOUT REVISED	
Project No.	2020.332
License No.	069646

DAYSTOKOSA

ENGINEERING P.C.

3 Van Wyck Lane  
Suite 2  
Wappingers Falls, New York 12590  
(845) 223-3202

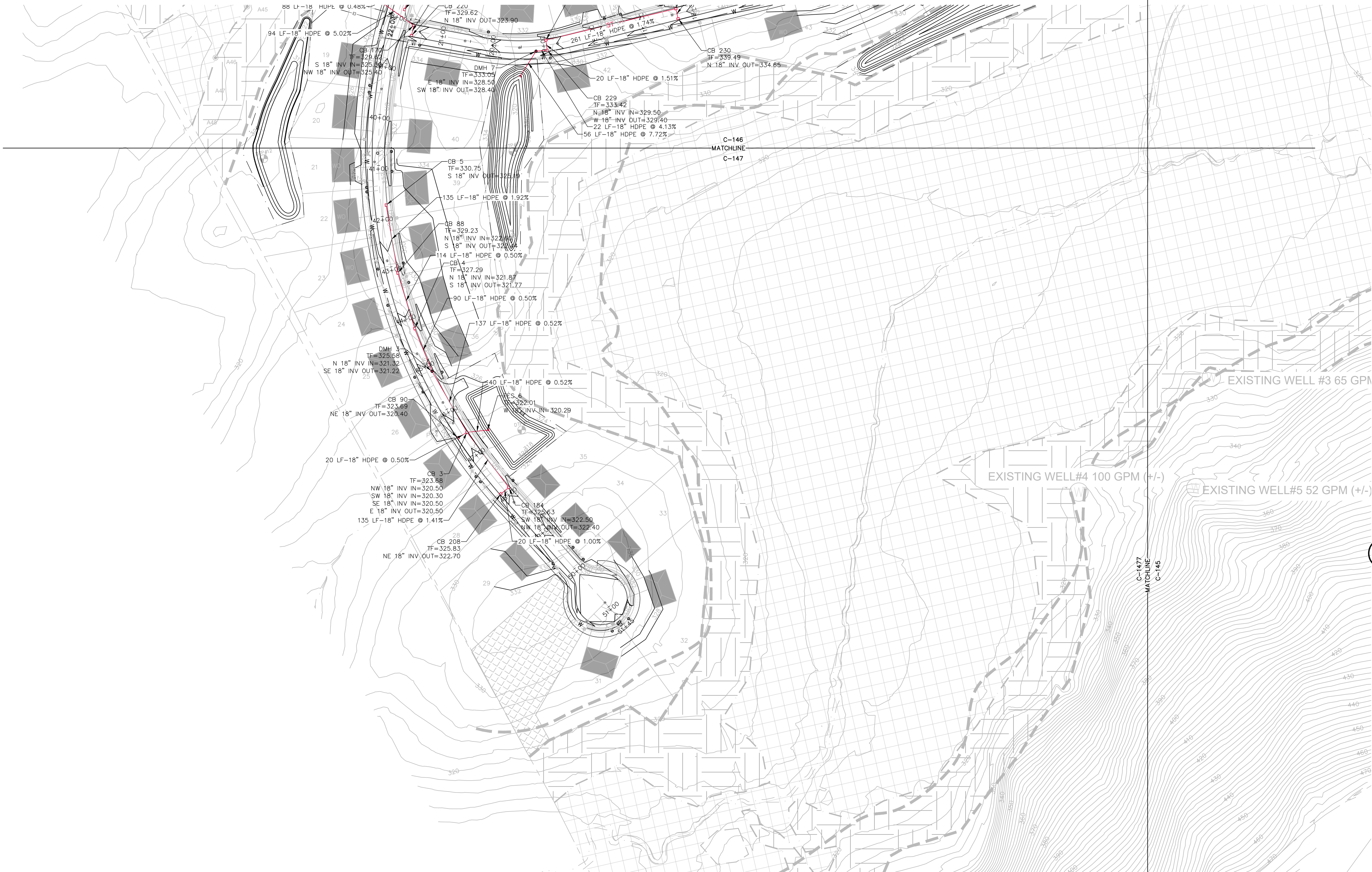
SUMMIT WOODS

Town of East Fishkill Dutchess County, New York

DRAINAGE PLAN

SCALE	AS NOTED	DRAWN BY	ALB	DRAWING NO.	C146
DATE	04-15-2021	CHECKED BY	MAD		





**1 DRAINAGE PLAN**  
SCALE: 1" = 100'

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Mark A. Day, PE	
AUGUST 18, 2022 PLANNING BOARD SUBMISSION	
MAY 25, 2022 PLANNING BOARD SUBMISSION	
MARCH 30, 2022 APPLICANT REVIEW	
FEBRUARY 1, 2022 INTERNAL REVIEW-UTILITY LAYOUT REVISED	
NOVEMBER 15, 2021	
Project No. 2020.332	License No. 069646

**DAY|STOKOSA**  
ENGINEERING P.C.

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Suite 2  
Wappingers Falls, New York 12590  
(845) 223-3202

PROJECT  
**SUMMIT WOODS**  
Town of East Fishkill Dutchess County, New York

DRAINAGE PLAN		
SCALE AS NOTED	DRAWN BY ALB	<b>C147</b>
DATE 04-15-2021	CHECKED BY MAD	





**1 DRAINAGE PLAN**  
SCALE: 1" = 100'

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MARCH 30, 2022 APPLICANT REVIEW	
FEBRUARY 1, 2022 INTERNAL REVIEW/UTILITY LAYOUT REVISED	
NOVEMBER 15, 2021	
Project No. 2020.332	License No. 069646

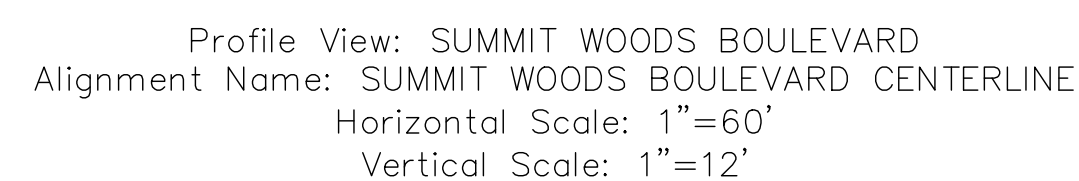
**DAY|STOKOSA**  
ENGINEERING P.C.

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Suite 2  
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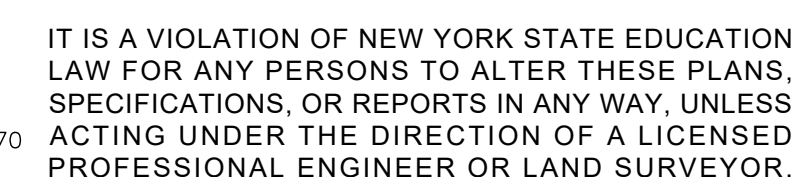
PROJECT  
**SUMMIT WOODS**  
Town of East Fishkill Dutchess County, New York


DRAINAGE PLAN		
SCALE AS NOTED	DRAWN BY ALB	<b>C148</b>
DATE 04-15-2021	CHECKED BY MAD	





WATER MAIN TO BE 5' BELOW FINISHED GRADE MIN.  
VERTICAL SEPARATION OF 1.5' FEET MINIMUM  
BETWEEN SANITARY MAIN AND SERVICE LINES AND  
BETWEEN STORM MAIN.



		Mark A. Day, PE
		
	AUGUST 18, 2022 PLANNING BOARD SUBMISSION	
	MAY 25, 2022 PLANNING BOARD SUBMISSION	
	APPLICANT REVIEW MARCH 30, 2022	
	FEBRUARY 1, 2022 INTERNAL REVIEW-UTILITY LAYOUT REVISED	
	November 15, 2021 Reissue	
Project No	2020.332	License No. 069646

**DAY | STOKOSA**  
ENGINEERING P.C.

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(845) 223-3202

# SUMMIT WOODS

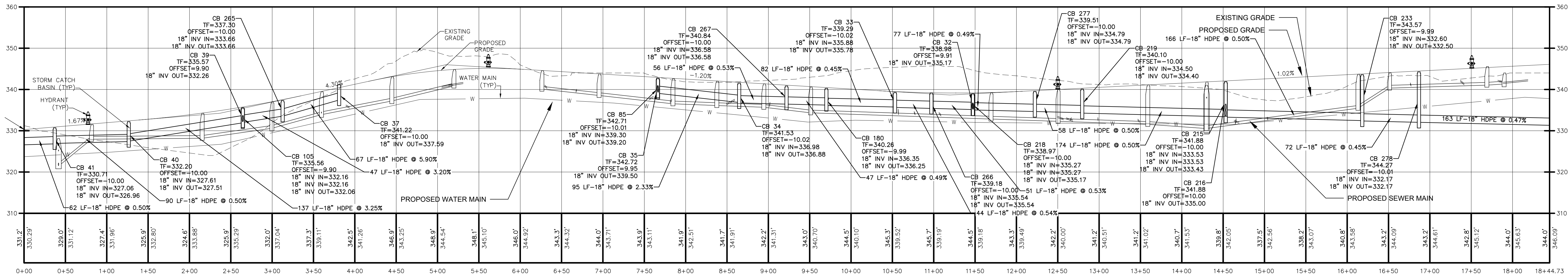
Town of East Fishkill      Dutchess County, New York

DRAINAGE PROFILES

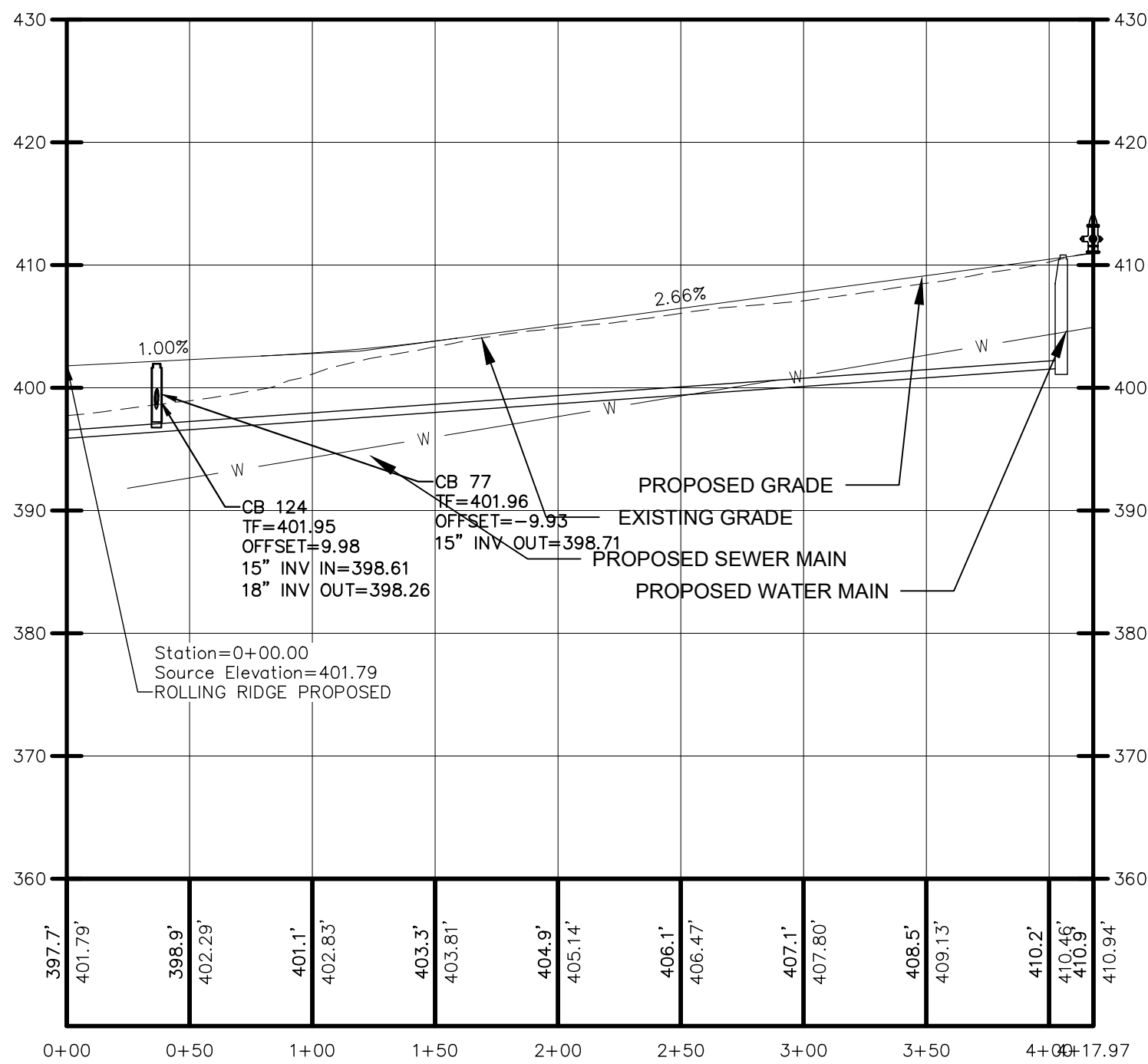
SCALE	DRAWN BY	DRAWING No.
AS NOTED	ALB	
DATE	CHECKED BY	C141A
04-15-2021	MAD	



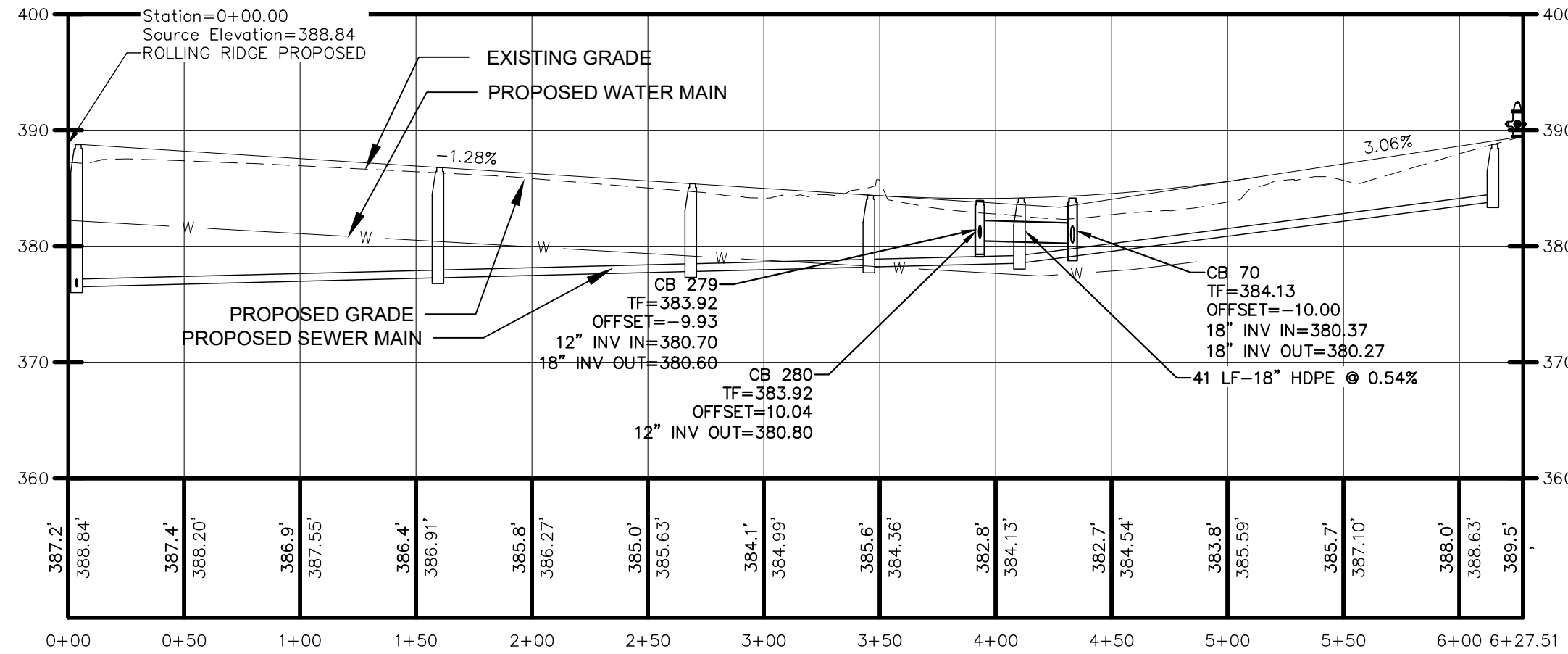
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Alignment Name: STONY BROOK CENTERLINE  
Horizontal Scale: 1"=60'  
Vertical Scale: 1"=12'



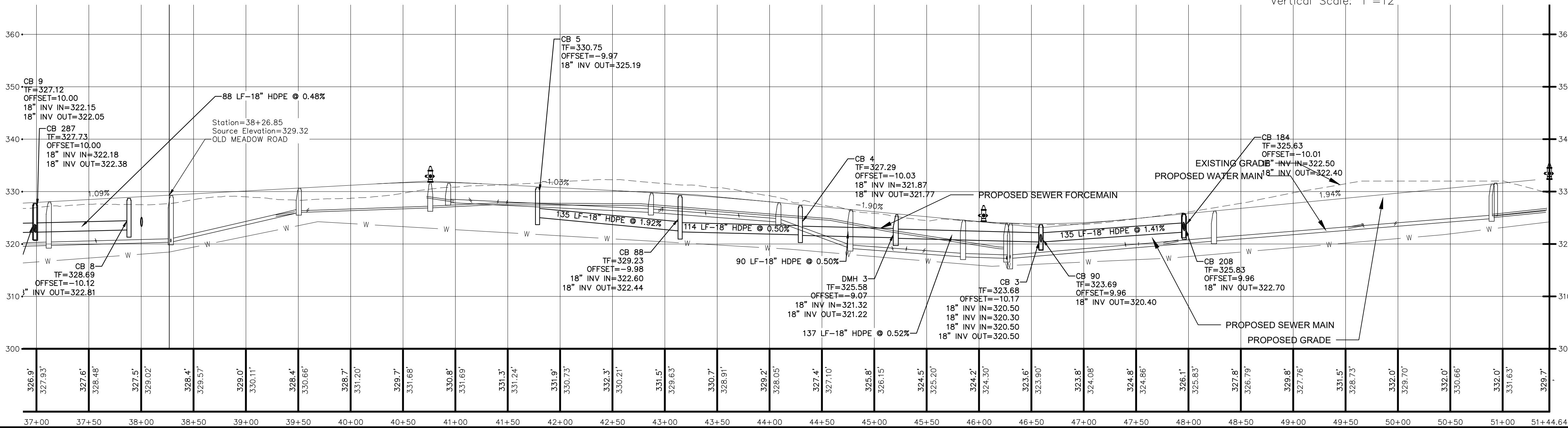
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Alignment Name: PHEASANT RUN CENTERLINE  
Horizontal Scale: 1"=60'  
Vertical Scale: 1"=12'



Profile View: RED TAIL COURT CENTERLINE  
Alignment Name: RED TAIL COURT CENTERLINE  
Horizontal Scale: 1"=60'  
Vertical Scale: 1"=12'



Profile View: SUMMIT WOODS BOULEVARD  
Alignment Name: SUMMIT WOODS BOULEVARD CENTERLINE  
Horizontal Scale: 1"=60'  
Vertical Scale: 1"=12'



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Mark A. Day, PE	
AUGUST 18, 2022 PLANNING BOARD SUBMISSION	
MAY 25, 2022 PLANNING BOARD SUBMISSION	
MARCH 30, 2022 APPLICANT REVIEW	
FEBRUARY 1, 2022 INTERNAL REVIEW/UTILITY LAYOUT REVISED	
Revised	NOVEMBER 15, 2021
Project No.	2020.332
License No.	069646

**DAY STOKOSA**  
ENGINEERING P.C.

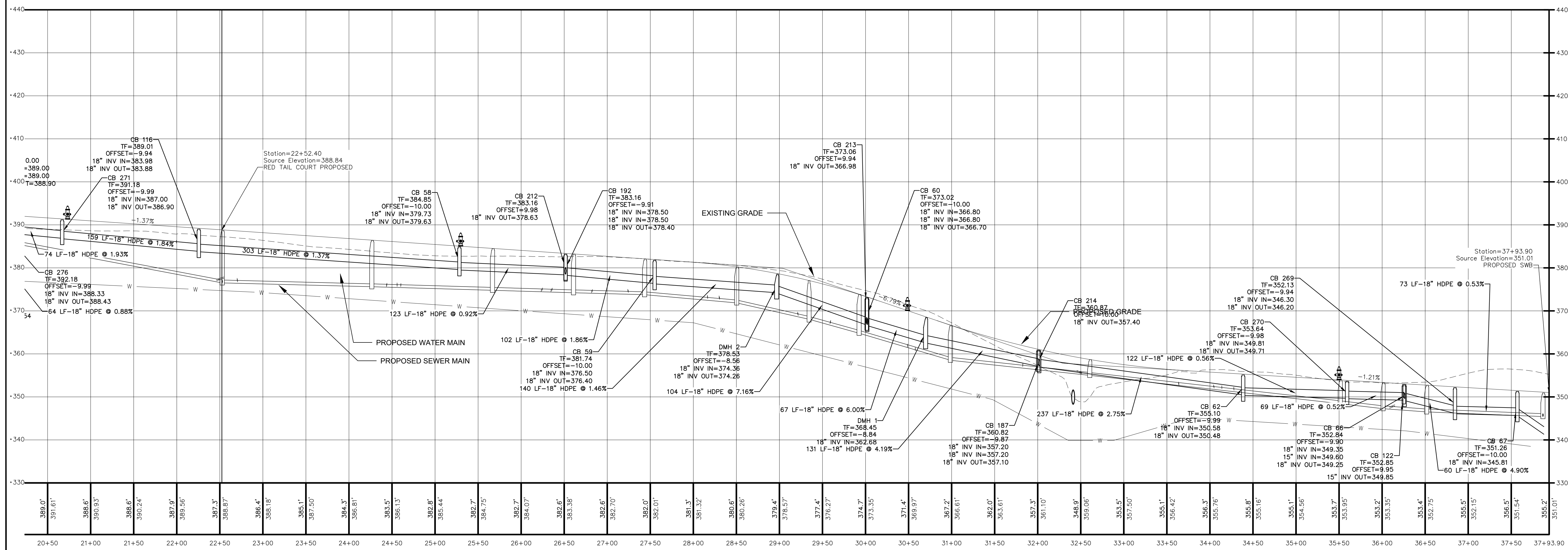
3 Van Wyck Lane  
Suite 2  
Wappingers Falls, New York 12590  
(845) 223-3202


**SUMMIT WOODS**  
Town of East Fishkill Dutchess County, New York

DRAINAGE PROFILES		
SCALE	DRAWN BY	DRAWING NO.
AS NOTED	ALB	C141B
DATE	CHECKED BY	
04-15-2021	MAD	



WATER MAIN TO BE 5' BELOW FINISHED GRADE MIN  
VERTICAL SEPARATION OF 1.5' FEET MINIMUM  
BETWEEN SANITARY MAIN AND SERVICE LINES AND  
BETWEEN STORM MAIN.



	Mark A. Day, PE
	
AUGUST 18, 2022 PLANNING BOARD SUBMISSION	
MAY 25, 2022 PLANNING BOARD SUBMISSION	
MARCH 30, 2022 APPLICANT REVIEW	
FEBRUARY 1, 2022 INTERNAL REVIEW-UTILITY LAYOUT REVIEWED	
November 15, 2021 (revised)	
Project No.: 2020.332	License No. 069846

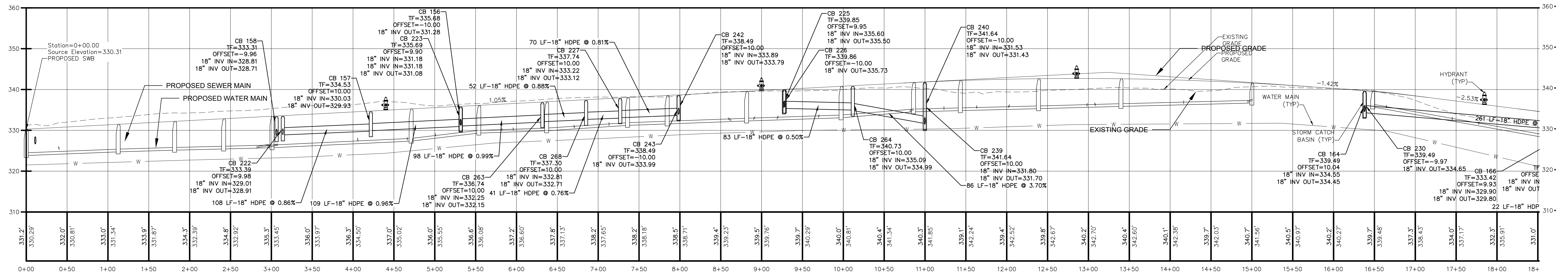
3 Van Wyck Lane  
Suite 2  
Wappingers Falls, New York 12590  
(845) 223-3202

DRAINAGE PROFILES

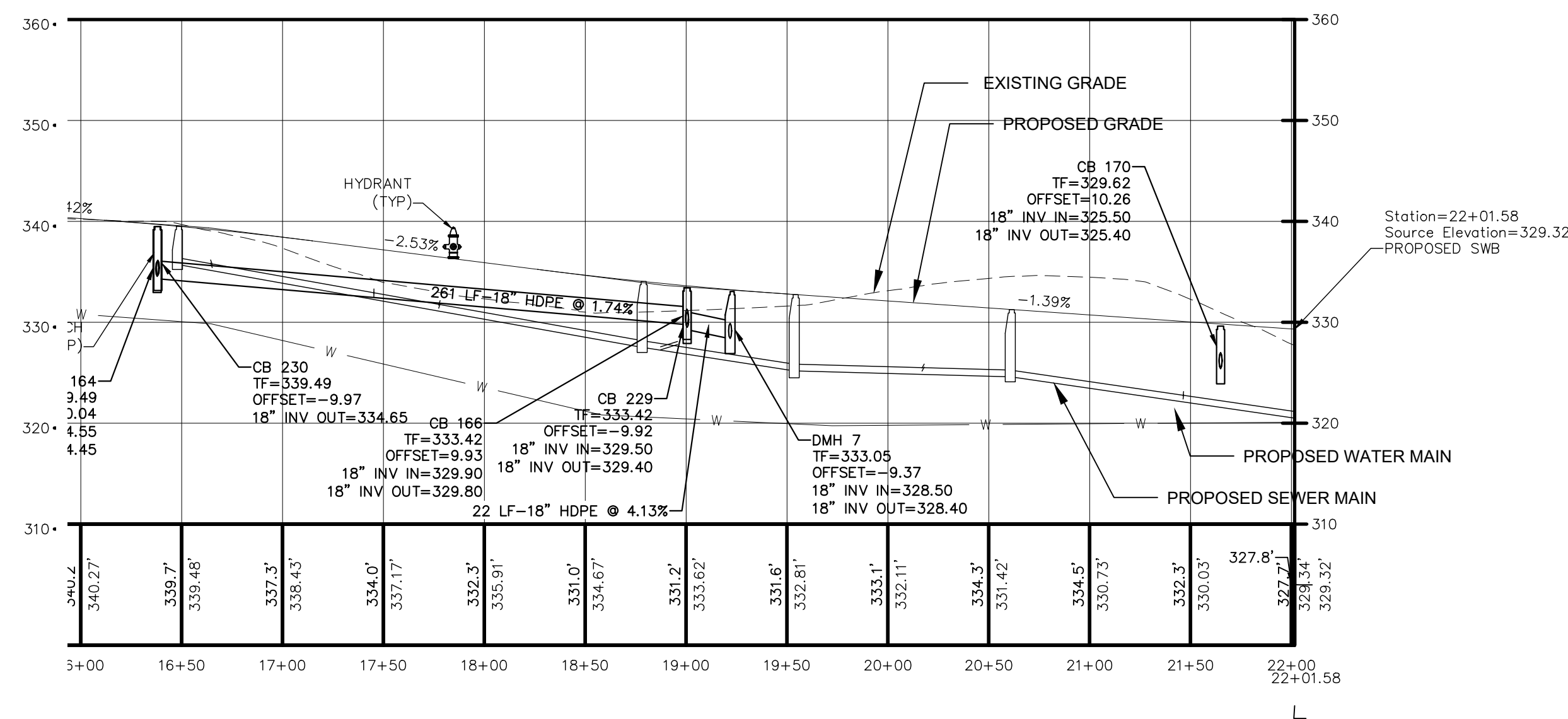
SCALE AS NOTED	DRAWN BY ALB	DRAWING No.  C141C
DATE 04-15-2021	CHECKED BY MAD	




Profile View: OLD MEADOW ROAD CENTERLINE  
Alignment Name: OLD MEADOW ROAD CENTERLINE  
Horizontal Scale: 1"=60'  
Vertical Scale: 1"=12'



WATER MAIN TO BE 5' BELOW FINISHED GRADE MIN.  
VERTICAL SEPARATION OF 1.5' FEET MINIMUM  
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MARCH 30, 2022 APPLICANT REVIEW			
FEBRUARY 1, 2022 INTERNAL REVIEW/UTILITY LAYOUT REVISED			
NOVEMBER 15, 2021			
Revisions			
Project No:		2020.332	
		License No. 069646	
<h1>DAY   STOKOSA</h1> <h2>ENGINEERING P.C.</h2>			
3 Van Wyck Lane Suite 2 Wappingers Falls, New York 12590 (845) 223-3202			
PROJECT			
<h1>SUMMIT WOODS</h1>			
Town of East Fishkill		Dutchess County, New York	
DRAWING			
<h2>DRAINAGE PROFILES</h2>			
SCALE		DRAWN BY	
AS NOTED		ALB	
DATE		CHECKED BY	
04-15-2021		MAD	
		<h1>C141D</h1>	