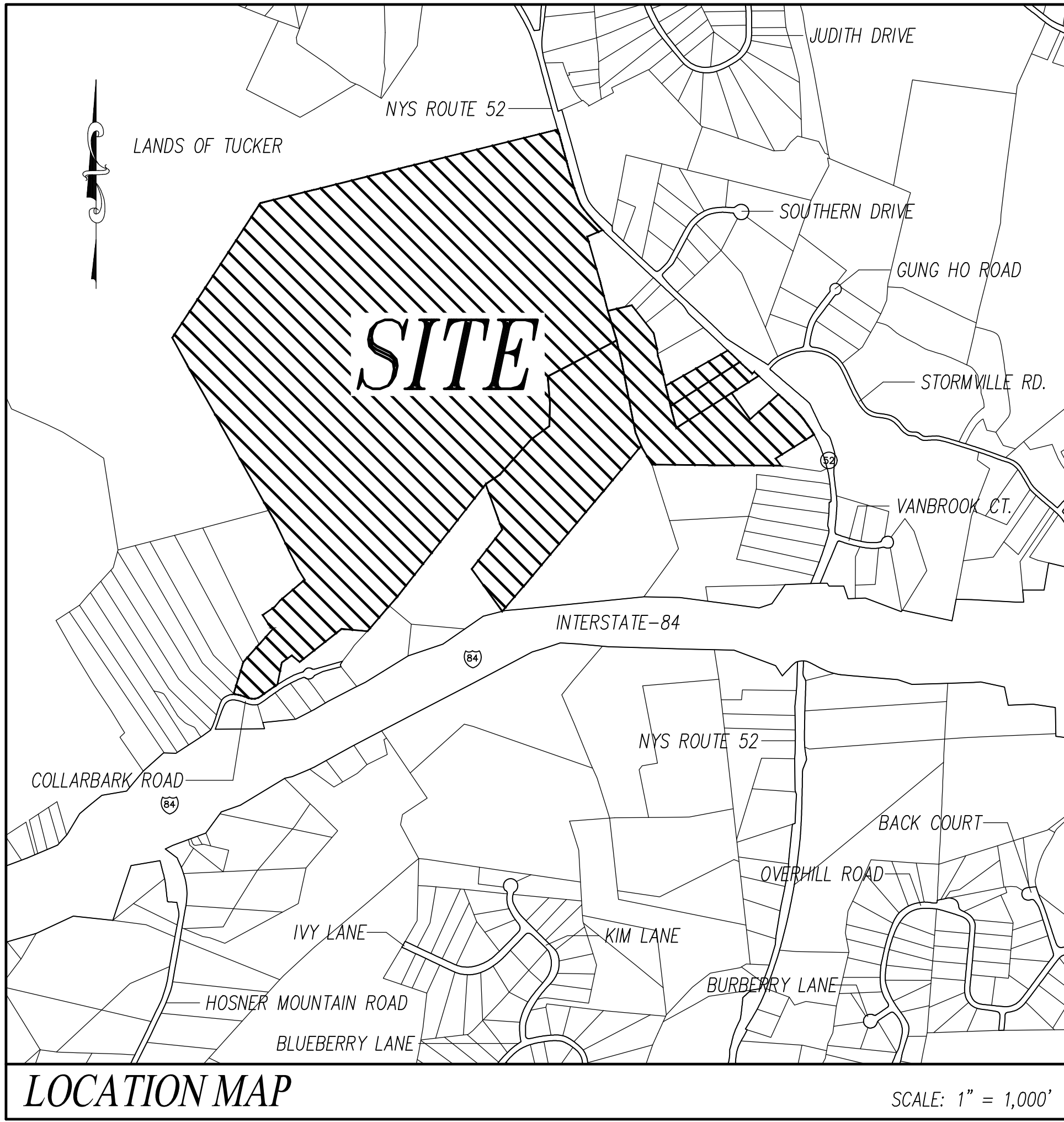




PROJECT SPONSOR	OWNER
Mr. DAN GUERON, PRESIDENT ABD FISHKILL, LLC 1995 BROADWAY – SUITE 1200 NEW YORK, NEW YORK 10019	Mr. DAN GUERON, PRESIDENT ABD FISHKILL, LLC 1995 BROADWAY – SUITE 1200 NEW YORK, NEW YORK 10019

ZONING INFORMATION		CLUSTER BULK REGULATIONS	
TAX MAP Nos.	132800-6656-00-045715 132800-6656-00-233608 132800-6656-00-349637 132800-6656-00-350690 132800-6656-00-361675	REQUIRED	PROPOSED
ZONING DISTRICT:	R-1 & R-2	MINIMUM LOT SIZE	10,000 S.F.
TOPOGRAPHIC DATUM:	USGS (1929 NGVD)	MINIMUM FRONTAGE	50 FEET
TOTAL ACREAGE:	325.22 ACRES (+/-)	MINIMUM WIDTH	75 FEET
TOTAL No. OF LOTS:	175 PROPOSED LOTS	MINIMUM DEPTH	100 FEET
		MINIMUM FRONT YARD	20 FEET
		MINIMUM SIDE YARD	15 FEET
		MINIMUM REAR YARD	30 FEET
		MAXIMUM F.A.R.	0.30
		MAXIMUM HEIGHT	2.5 STORIES (35')
			0.22 (LOT 72)
			2.5 STORIES (35')

Town of East Fishkill Planning Board

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF EAST FISHKILL,
NEW YORK ON THE _____ DAY OF _____, 20____
SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE,
ERASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED SHALL VOID THIS
APPROVAL.

TOWN OF EAST FISHKILL PLANNING BOARD
SIGNED THIS _____ DAY OF _____, 20____

LORI GEE, TOWN OF EAST FISHKILL PLANNING BOARD CHAIR

LEAD AGENCY	LEAD AGENCY CONTACT
TOWN OF EAST FISHKILL PLANNING BOARD 330 NYS ROUTE 376 HOPEWELL JUNCTION, N.Y. 12533	PAM BAIER TOWN PLANNING BOARD CLERK 330 NYS ROUTE 376 HOPEWELL JUNCTION, N.Y. 12533

SITE ENGINEER	ENVIRONMENTAL CONSULTANT
MARK A. DAY, PE M.A. DAY ENGINEERING, PC 3 VAN WYCK LANE, SUITE 2 WAPPINGERS FALLS, N.Y. 12590	MICHAEL NOWICKI ECOLOGICAL SOLUTIONS, LLC 1248 SOUTHFORD ROAD SOUTHBURY, CT 06488

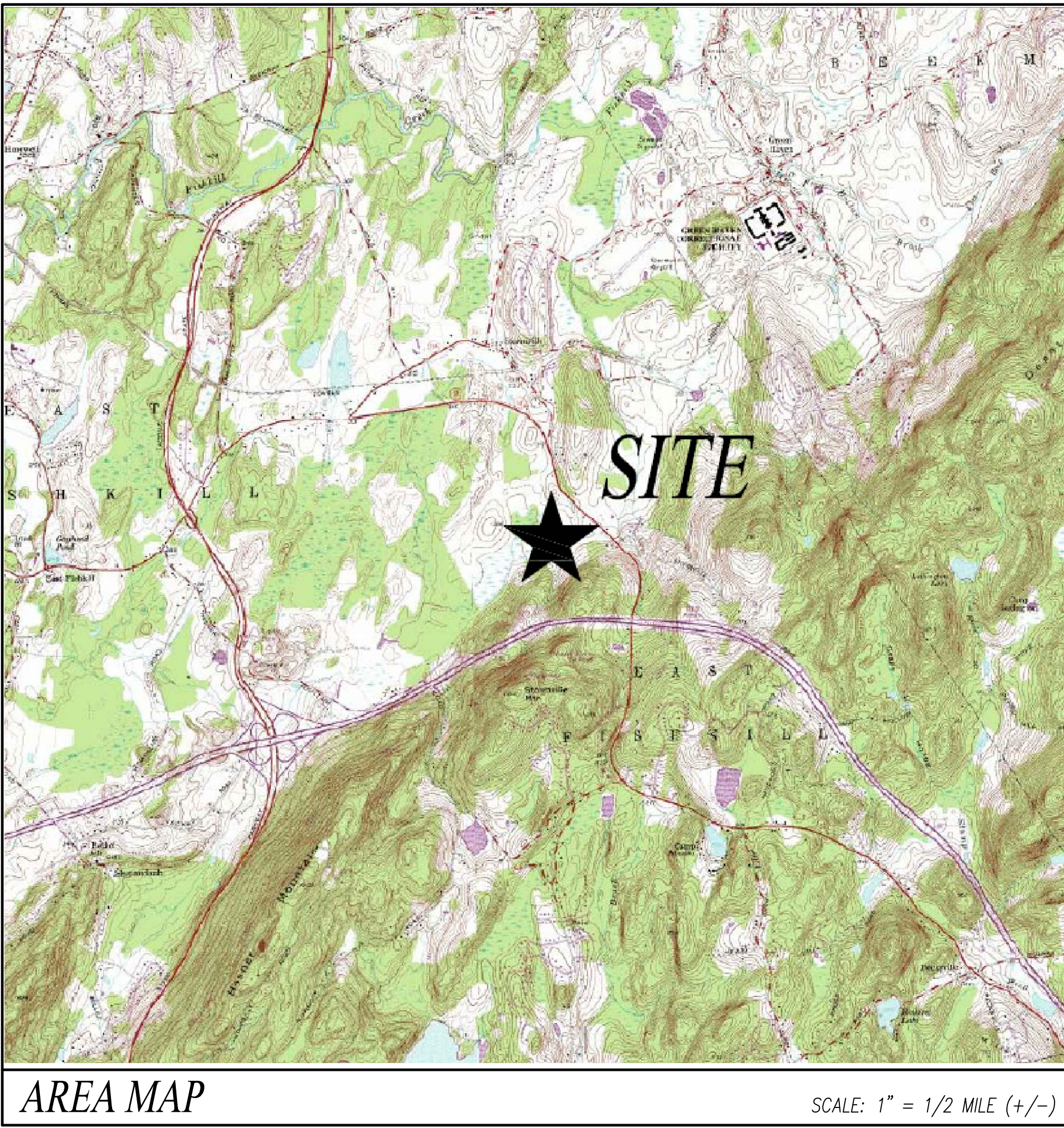
TRAFFIC CONSULTANT	HYDROGEOLOGICAL CONSULTANT
RICHARD PEARSON, P.T.O.E. JOHN MEYER CONSULTING 120 BEDFORD ROAD ARMONK, NEW YORK 10504	THOMAS CUSACK, CPG LEGGETTE, BRASHEARS & GRAHAM, INC. 126 MONROE TURNPIKE TRUMBULL, CT 06611

SURVEYOR'S CERTIFICATION	OWNER'S CONSENT NOTE
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 WASER CONSULTING SEAL	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

SUMMIT WOODS

175-LOT RESIDENTIAL CLUSTER SUBDIVISION

TOWN OF EAST FISHKILL
DUTCHESS COUNTY, NEW YORK



	PROPERTY LINE PROPOSED LOT LINE YARD SET BACK ZONING LINE DRAINAGE EASEMENT STREAM/WATER WAY LIMITS OF FLOODPLAIN NYSDEC WETLAND BOUNDARY 100' NYSDEC WETLAND BUFFER NYSDEC WETLAND DEEP TEST PIT LOT NUMBER WALK OUT BASEMENT
LEGEND	

TABLE OF CONTENTS		
SHEET NAME	SHEET #	MAP FILED
CLUSTER SUBDIVISION (TITLE SHEET)*	1 OF 14	COUNTY CLERK TOWN CLERK
PLAT	2 OF 14	COUNTY CLERK TOWN CLERK
SUBDIVISION PLAN-1	3 OF 14	COUNTY CLERK TOWN CLERK
SUBDIVISION PLAN-2	4 OF 14	COUNTY CLERK TOWN CLERK
SUBDIVISION PLAN-3	5 OF 14	COUNTY CLERK TOWN CLERK
SUBDIVISION PLAN-4	6 OF 14	COUNTY CLERK TOWN CLERK
SUBDIVISION PLAN-5	7 OF 14	COUNTY CLERK TOWN CLERK
SEWAGE PUMP STATION SITE PLAN	8 OF 14	TOWN CLERK
SANITARY SEWAGE LIFT STATION SITE PLANS	9 OF 14	TOWN CLERK
SANITARY SEWAGE LIFT STATION SITE PLANS	10 OF 14	TOWN CLERK
NYSDOT ENTRANCE PLANS	11 OF 14	TOWN CLERK
ROAD & UTILITY PROFILE (SUMMIT WOODS BOULEVARD)	12 OF 14	TOWN CLERK
ROAD & UTILITY PROFILE (STONY BROOK & OLD MEADOW ROAD)	13 OF 14	TOWN CLERK
ROAD & UTILITY PROFILE (ROLLING ROSE, RED TAIL COURT & PRESENT RUN)	14 OF 14	TOWN CLERK

*SIGNATURES LOCATED ON THE TITLE SHEET APPLY TO ALL SHEETS WITHIN THE PLAN SET.

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 - NO ROCK @ 16", NO WATER	14
6D	0"-12" CLAY LOAM - NO ROCK, WATER @ 12"	12

TESTS CONDUCTED ON DECEMBER 14 & 15, 2006

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-GRAADING 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.

JANUARY 24, 2012
AUGUST 4, 2008
DECEMBER 20, 2006
AUGUST 29, 2005
JUNE 15, 2005
NOVEMBER 29, 2004
SEPTEMBER 8, 2004
OCTOBER 17, 2003
JULY 27, 2003

Mark A. Day, PE
2007-035
License No. 069646

M.A. DAY Engineering, PC
Consulting Engineers
3 Van Wyck Lane
Suite 2
Wappingers Falls, New York
(845) 223-3202

REVIEWED BY:
DATE: 9/24/01

APPROVED BY:
DATE: 9/24/01

DATE: 9/24/01

SUMMIT WOODS
Town of East Fishkill
Dutchess County, New York

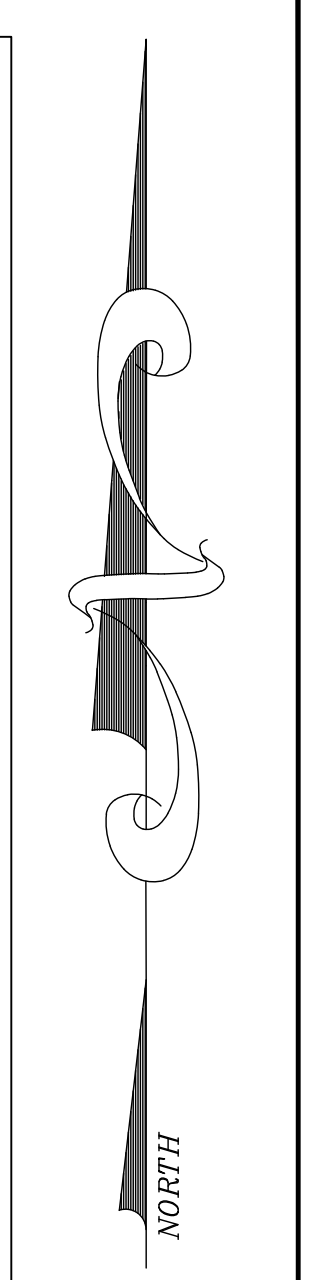
CLUSTER SUBDIVISION
(TITLE SHEET)

1 of 14

LOT INFORMATION			LOT INFORMATION			LOT INFORMATION			LOT INFORMATION			LOT INFORMATION			LOT INFORMATION		
LOT NUMBER	AREA (Ac.)	AREA (Sq. Ft.)	LOT NUMBER	AREA (Ac.)	AREA (Sq. Ft.)	LOT NUMBER	AREA (Ac.)	AREA (Sq. Ft.)	LOT NUMBER	AREA (Ac.)	AREA (Sq. Ft.)	LOT NUMBER	AREA (Ac.)	AREA (Sq. Ft.)	LOT NUMBER	AREA (Ac.)	AREA (Sq. Ft.)
1	1.10	47,951	26	0.40	17,238	51	0.43	18,876	76	0.49	21,365	101	0.40	17,457	126	1.21	95,322
2	0.65	28,170	27	0.45	19,419	52	0.30	13,029	77	0.46	20,168	102	0.35	15,445	127	1.78	77,520
3	0.63	27,355	28	0.50	21,770	53	0.33	14,558	78	0.46	20,049	103	0.56	24,313	128	1.96	85,410
4	0.69	30,305	29	0.63	27,454	54	0.39	17,119	79	0.39	17,022	104	0.79	34,380	129	1.16	50,596
5	0.55	24,019	30	2.40	104,729	55	0.40	17,550	80	0.40	17,690	105	0.79	34,669	130	0.73	31,685
6	1.03	45,232	31	0.76	33,267	56	0.42	18,222	81	0.32	13,991	106	0.46	20,043	131	1.34	58,363
7	1.06	46,340	32	0.83	36,055	57	0.52	22,750	82	0.45	19,600	107	0.47	20,498	132	1.71	74,672
8	0.40	17,629	33	0.52	22,723	58	0.47	20,721	83	0.40	17,589	108	0.54	23,822	133	1.42	61,988
9	0.38	16,645	34	0.54	23,445	59	0.57	24,840	84	0.40	17,589	109	0.63	27,796	134	1.87	81,247
10	0.53	23,115	35	0.46	20,285	60	0.48	21,259	85	0.36	15,664	110	0.79	34,461	135	1.27	55,184
11	0.52	22,742	36	0.32	14,194	61	0.51	22,322	86	0.38	16,882	111	0.70	30,572	136	1.94	84,753
12	0.36	15,690	37	0.37	16,420	62	0.51	22,635	87	0.39	17,106	112	0.63	27,441	137	0.52	22,657
13	0.35	15,430	38	0.45	19,947	63	0.40	17,782	88	0.38	16,555	113	0.69	30,272	138	0.48	21,214
14	0.36	17,461	39	0.39	17,078	64	0.34	15,152	89	0.31	13,604	114	0.81	35,326	139	0.47	20,815
15	0.38	16,823	40	0.38	16,585	65	0.33	14,496	90	0.45	19,670	115	0.73	32,079	140	0.43	18,767
16	0.37	16,410	41	0.53	23,073	66	0.32	13,841	91	0.41	17,864	116	0.82	35,847	141	0.44	19,286
17	0.33	14,532	42	0.86	37,201	67	0.38	16,852	92	0.25	10,832	117	0.84	36,716	142	0.54	23,483
18	0.42	18,584	43	0.79	34,460	68	0.35	15,355	93	0.29	12,767	118	0.49	21,430	143	0.39	12,277
19	0.48	21,009	44	0.33	14,807	69	0.36	15,750	94	0.33	14,701	119	0.42	18,438	144	0.50	21,816
20	0.33	14,507	45	0.32	14,340	70	0.30	13,062	95	0.40	17,402	120	0.85	37,063	145	0.42	18,421
21	0.32	14,220	46	0.41	19,746	71	0.34	14,935	96	0.55	24,203	121	0.44	19,410	146	0.41	17,933
22	0.42	18,319	47	1.01	41,790	72	0.32	14,066	97	0.50	22,101	122	0.47	20,458	147	0.41	18,002
23	0.48	21,065	48	0.44	19,248	73	0.38	16,618	98	0.43	18,439	123	0.51	22,055	148	0.42	18,330
24	0.40	17,301	49	0.67	28,177	74	0.45	19,710	99	0.43	18,902	124	0.48	21,218	149	0.43	18,959
25	0.42	18,128	50	0.55	24,314	75	0.47	20,585	100	0.42	18,510	125	0.79	34,657	150	0.40	17,784

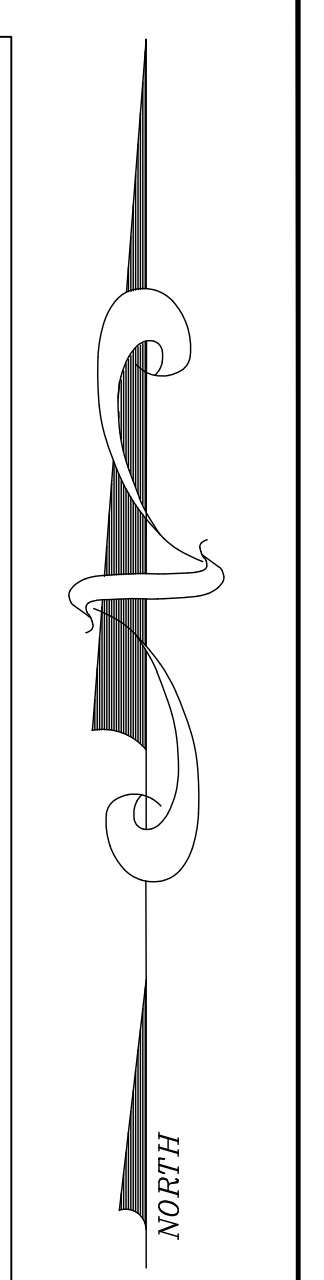
LOT INFORMATION			LOT INFORMATION			LOT INFORMATION			LOT INFORMATION			LOT INFORMATION			LOT INFORMATION		
LOT NUMBER	AREA (Ac.)	AREA (Sq. Ft.)	LOT NUMBER	AREA (Ac.)	AREA (Sq. Ft.)	LOT NUMBER	AREA (Ac.)	AREA (Sq. Ft.)	LOT NUMBER	AREA (Ac.)	AREA (Sq. Ft.)	LOT NUMBER	AREA (Ac.)	AREA (Sq. Ft.)	LOT NUMBER	AREA (Ac.)	AREA (Sq. Ft.)
150	0.36	15,817	165	0.67	29,500	180	0.44	19,292	200	0.42	18,510	215	0.40	17,457	230	0.42	18,510
151	0.41	17,990	166	0.60	26,305	181	0.40	17,440	201	0.49	21,365	216	0.35	15,445	231	0.41	17,990
152	0.35	15,243	167	0.54	23,565	182	0.44	19,143	202	0.69	30,305	217	0.78	34,380	232	0.42	18,683
153	0.42	18,683	168	0.52	23,025	183	0.80	35,065	203	0.47	20,815	218	0.79	34,669	233	0.46	20,354
154	0.46	20,354	169	0.52	23,025	184	0.74	32,244	204	0.43	18,767	219	0.82	35,847	234	0.60	26,169
155	0.60	26,169	170	1.07	46,880	185	0.67	29,500	205	0.41	17,933	220	0.47	20,498	235	0.57	25,147
156	0.57	25,147	171	0.82	35,813	186	0.60	26,305	206	0.41	17,933	221	0.51	22,055	236	1.41	61,715
157	1.41	61,715	172	0.67	29,202	187	0.67	29,202	207	0.42	18,421	222	0.48	21,065	237	0.86	37,482
158	0.86	37,482	173	0.67	29,178	188	0.56	24,375	208	0.43	18,959	223	0.48	21,218	238	0.35	15,494
159	0.35	15,494	174	0.56	24,375	189	0.56	24,375	209	0.40	17,784	224	0.48	21,218	239	0.44	19,292
160	0.44	19,292	175	0.47	20,590	190	0.47	20,590	210	0.40	17,457	225	0.40	17,457	240	0.40	17,440





NOTE:
ALL EXISTING BUILDINGS AND FENCES
SHALL BE REMOVED BY THE DEVELOPER
PRIOR TO THE SIGNING OF THE FINAL
SUBDIVISION PLAT.

FEBRUARY 25, 2019		Mark A. Day, PE	
AUGUST 29, 2008			
DECEMBER 20, 2006			
AUGUST 29, 2005			
JUNE 15, 2005			
NOVEMBER 29, 2004		License No. 068646	
M.A. DAY Engineering, PC			
Consulting Engineers			
3 Van Wyck Lane Suite 2 Wappingers Falls, New York (845) 223-3202			
SUMMIT WOODS Town of East Fishkill Dutchess County, New York			
SUBDIVISION PLAN- SP1			
DATE 9/24/01	SCALE 1" = 50'	DESIGNED MAD	CHECKED MAD



FEBRUARY 25, 2019		
AUGUST 28, 2008		
DECEMBER 20, 2006		
AUGUST 29, 2005		
JUNE 15, 2005		
NOVEMBER 29, 2004		
2001-055		License No. 058646
M.A. DAY Engineering, PC		
Consulting Engineers		
3 Van Wyck Lane Suite 2 Wappingers Falls, New York (845) 223-3202		
SUMMIT WOODS Town of East Fishkill Dutchess County, New York		
SUBDIVISION PLAN- SP2		
DATE 9/24/01	DRAWN BY MAD	CHECKED BY MAD

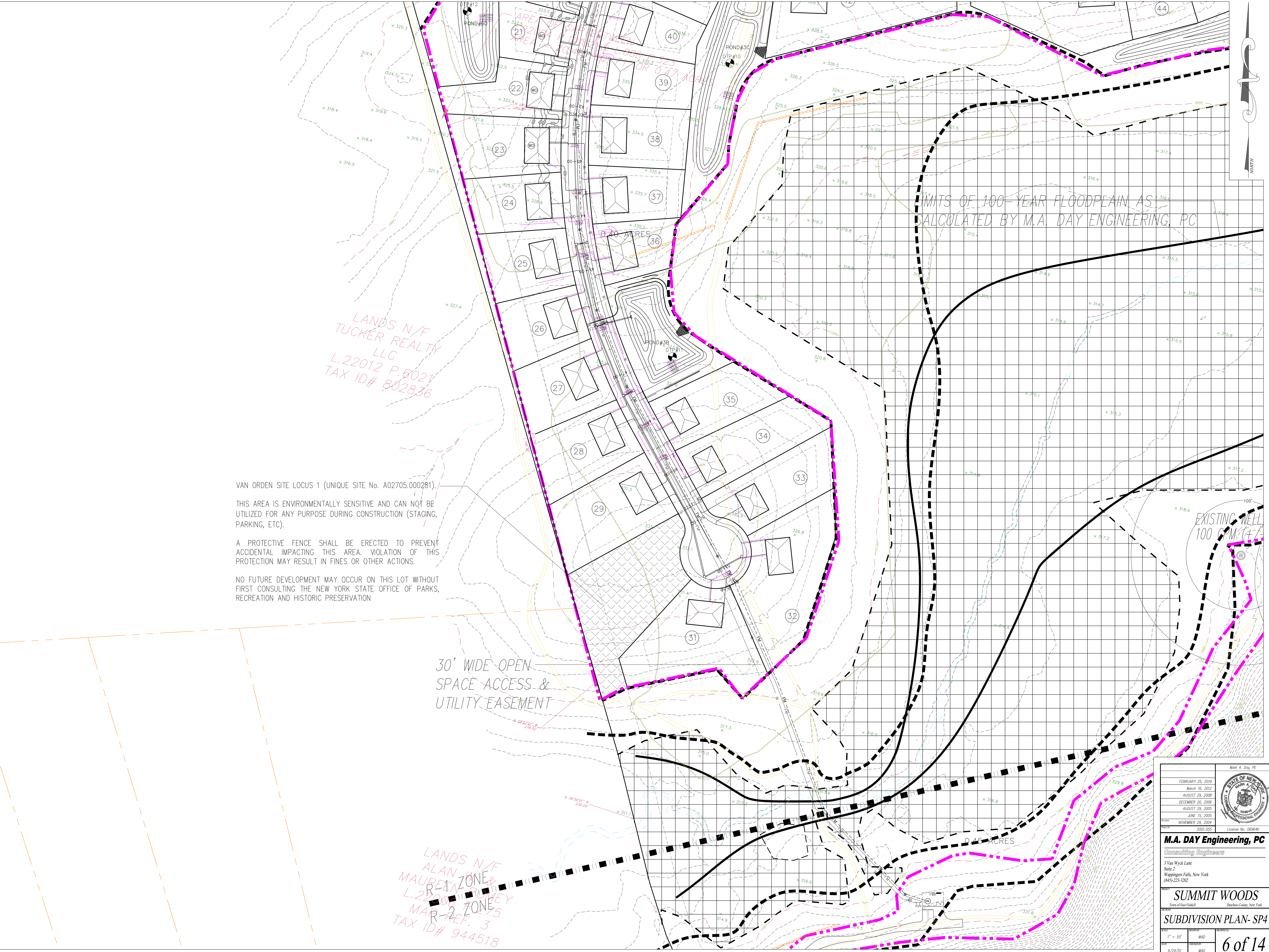


NYSDEC FRESHWATER
WETLAND PO-17
AS MAPPED ON MAY, 2005, BY
MICHAEL CLANCY OF THE NYSDEC

LINE AS PER
888 P.323

AREA OF 2.26 ACRES
AS PER
888 P.323

Mark A. Day, PE	
JANUARY 24, 2012	
AUGUST 28, 2008	
DECEMBER 20, 2006	
AUGUST 28, 2005	
JUNE 15, 2005	
NOVEMBER 29, 2004	
2007-055	License No. 058646
M.A. DAY Engineering, PC	
Consulting Engineers	
3 Van Wyck Lane	
Suite 2	
Wappingers Falls, New York	
(845) 223-3202	
SUMMIT WOODS	
Town of East Fishkill, Dutchess County, New York	
SUBDIVISION PLAN- SP3	
Scale	1" = 50'
Drawn	MAD
Check	MAD
Date	9/24/01



VAN ORDEN SITE LOCUS 1 (UNIQUE SITE No. A02705.000281).

THIS AREA IS ENVIRONMENTALLY SENSITIVE AND CAN NOT BE UTILIZED FOR ANY PURPOSE DURING CONSTRUCTION (STAGING, PARKING, ETC).

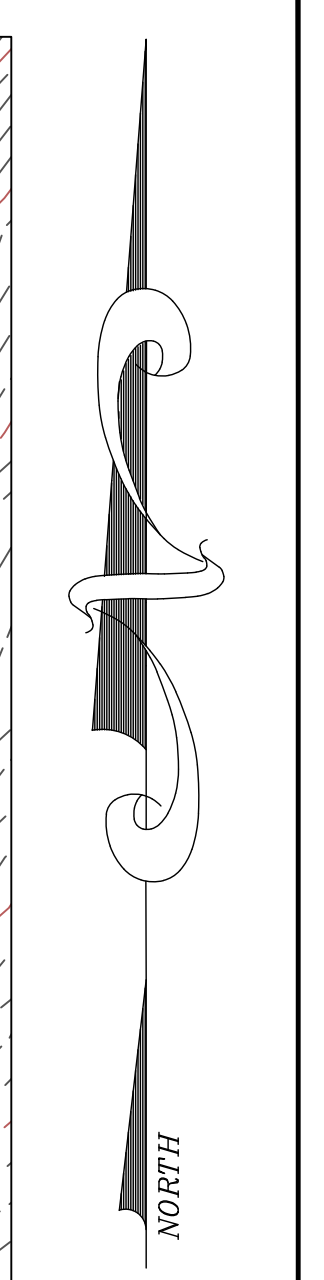
A PROTECTIVE FENCE SHALL BE ERECTED TO PREVENT ACCIDENTAL IMPACTING THIS AREA. VIOLATION OF THIS PROTECTION MAY RESULT IN FINES OR OTHER ACTIONS.

NO FUTURE DEVELOPMENT MAY OCCUR ON THIS LOT WITHOUT FIRST CONSULTING THE NEW YORK STATE OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION

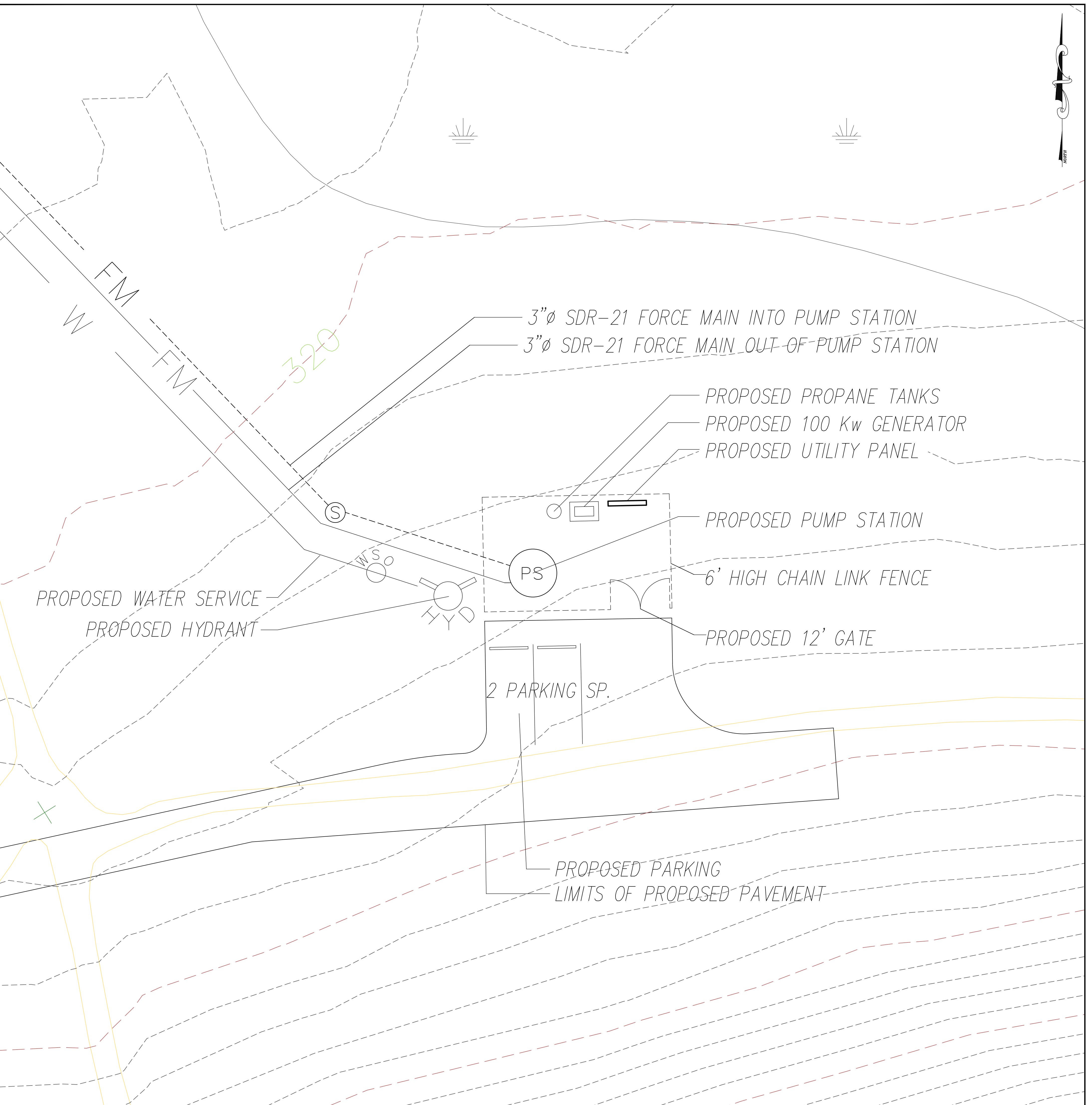
30' WIDE OPEN SPACE ACCESS & UTILITY EASEMENT

LANDS N/F ALAN W & MAUREEN ROONEY L.22001 P.7175 MAP REF. 3 TAX ID# 944518

FEBRUARY 25, 2019 March 16, 2012 AUGUST 28, 2008 DECEMBER 20, 2006 AUGUST 29, 2005 JUNE 15, 2005 NOVEMBER 29, 2004		
2001.055		
M.A. DAY Engineering, PC Consulting Engineers 3 Van Wyck Lane Wappingers Falls, New York (845) 223-3202		
PROJECT: SUMMIT WOODS Town of East Fishkill, Dutchess County, New York		
SUBDIVISION PLAN- SP4		
DATE: 9/24/01	DRAWN BY: MAD	CHECKED BY: MAD



		Mark A. Day, PE	
FEBRUARY 25, 2019			
AUGUST 25, 2018			
DECEMBER 25, 2008			
JUNE 15, 2005			
JUNE 15, 2005			
Project	NOVEMBER 29, 2014		
Address	2001-055		
License No.	006946		
M.A. DAY Engineering, PC <i>Consulting Engineers</i>			
3 Van Wyck Lane Suite 2 Wappingers Falls, New York (845)-223-3202			
SUMMIT WOODS Town of East Fishkill Dutchess County, New York			
SUBDIVISION PLAN- SP5			
DATE	1" = 50'	SCALE	DATE
DATE	5/24/01	MAD	7 of 14



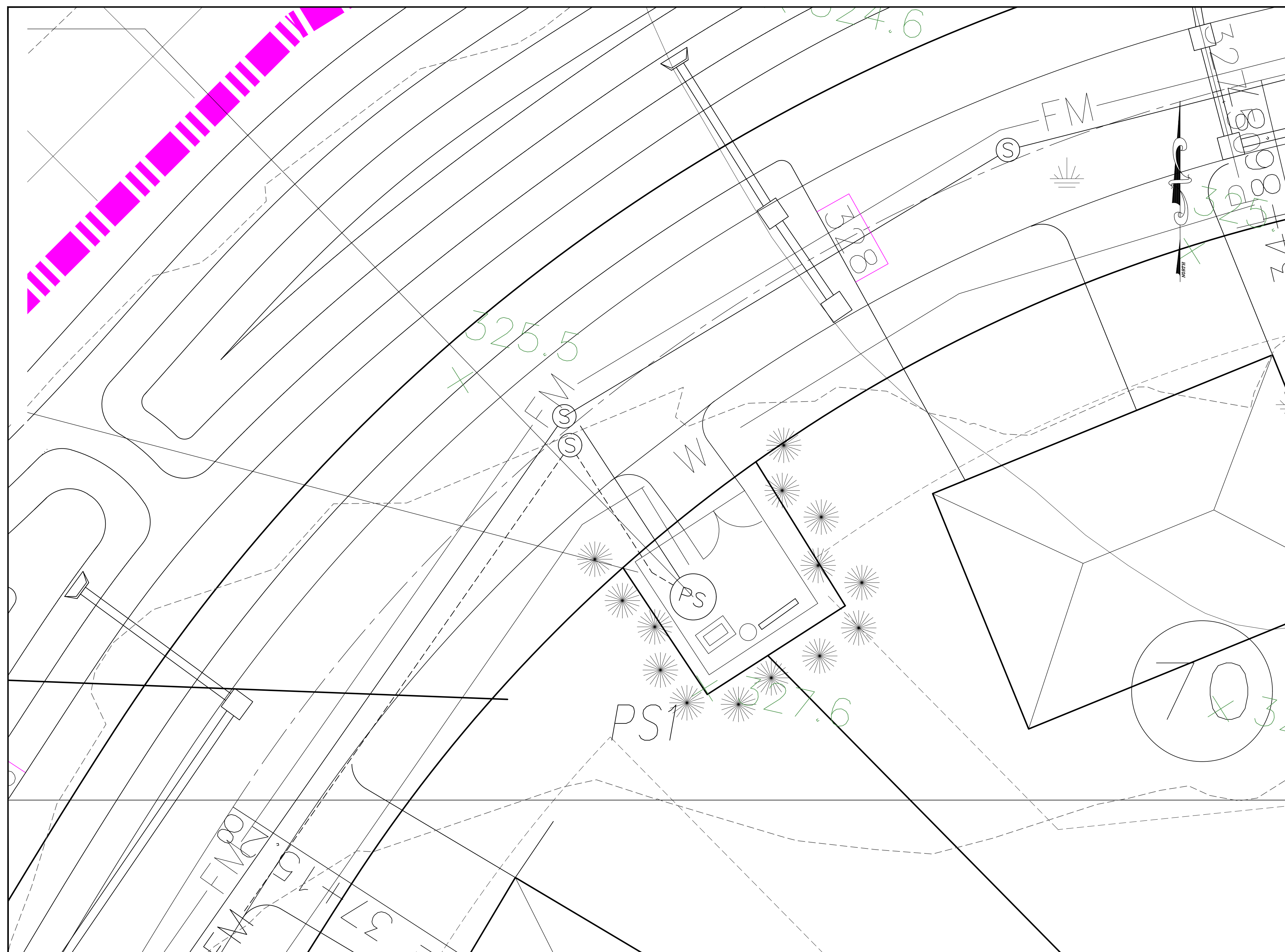
Sewage Pump Station Partial Site Plan

Scale: 1" = 20'

Sewage Pump Station Detailed View

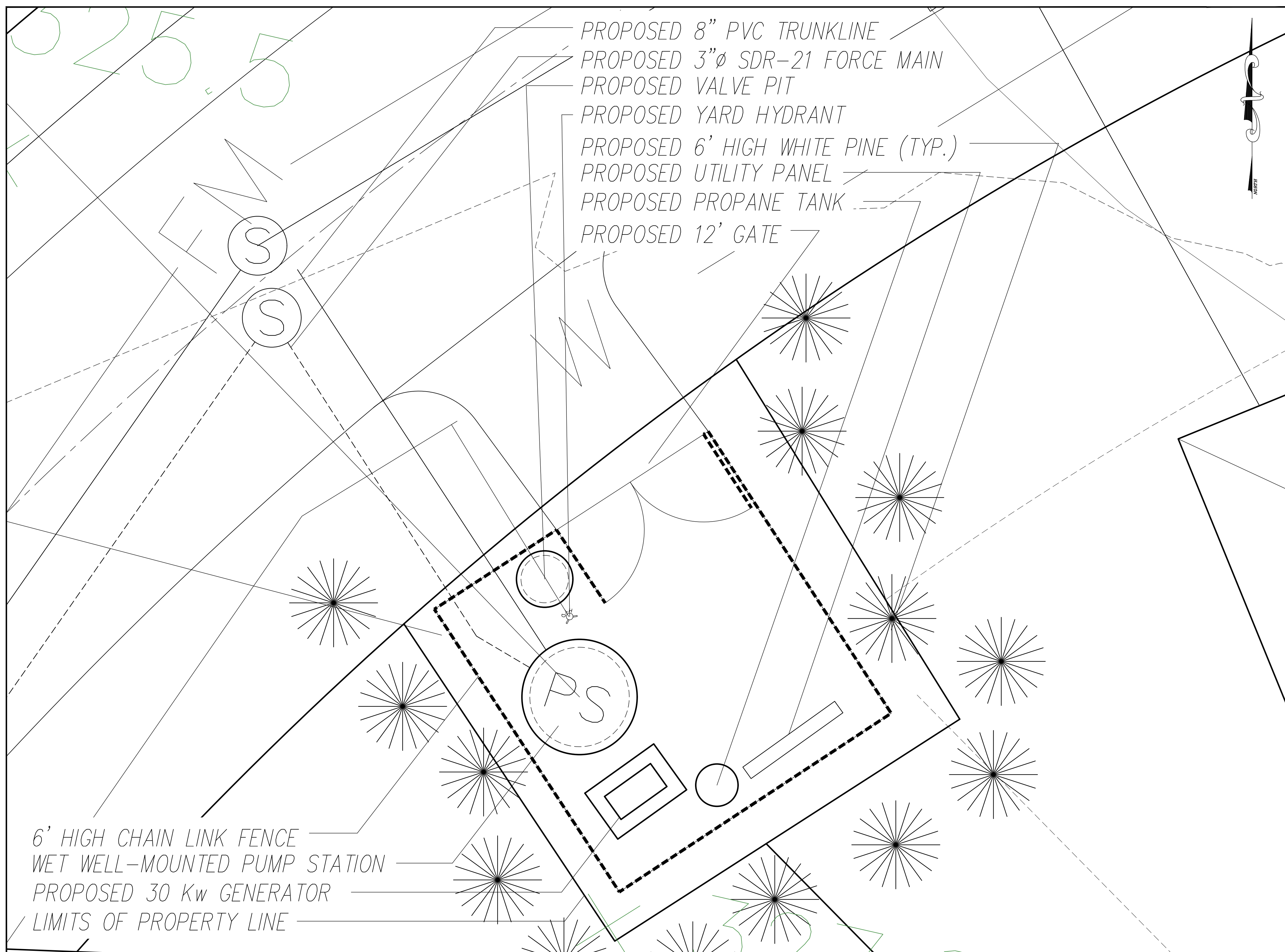
Scale: 1" = 10'

Mark A. Day, PE STATE OF NEW YORK PROFESSIONAL ENGINEER License No. 068646	
FEBRUARY 25, 2019 DECEMBER 20, 2006 NOVEMBER 24, 2004 2001, 055	
M.A. DAY Engineering, PC Consulting Engineers 3 Van Wyck Suite 2 Wappingers Falls, New York (845) 223-3202	
SUMMIT WOODS Town of East Fishkill Dutchess County, New York	
Sewage Pump Station Detailed View	
AS NOTED 9/24/01	MAD 9/24/01
8 of 14	



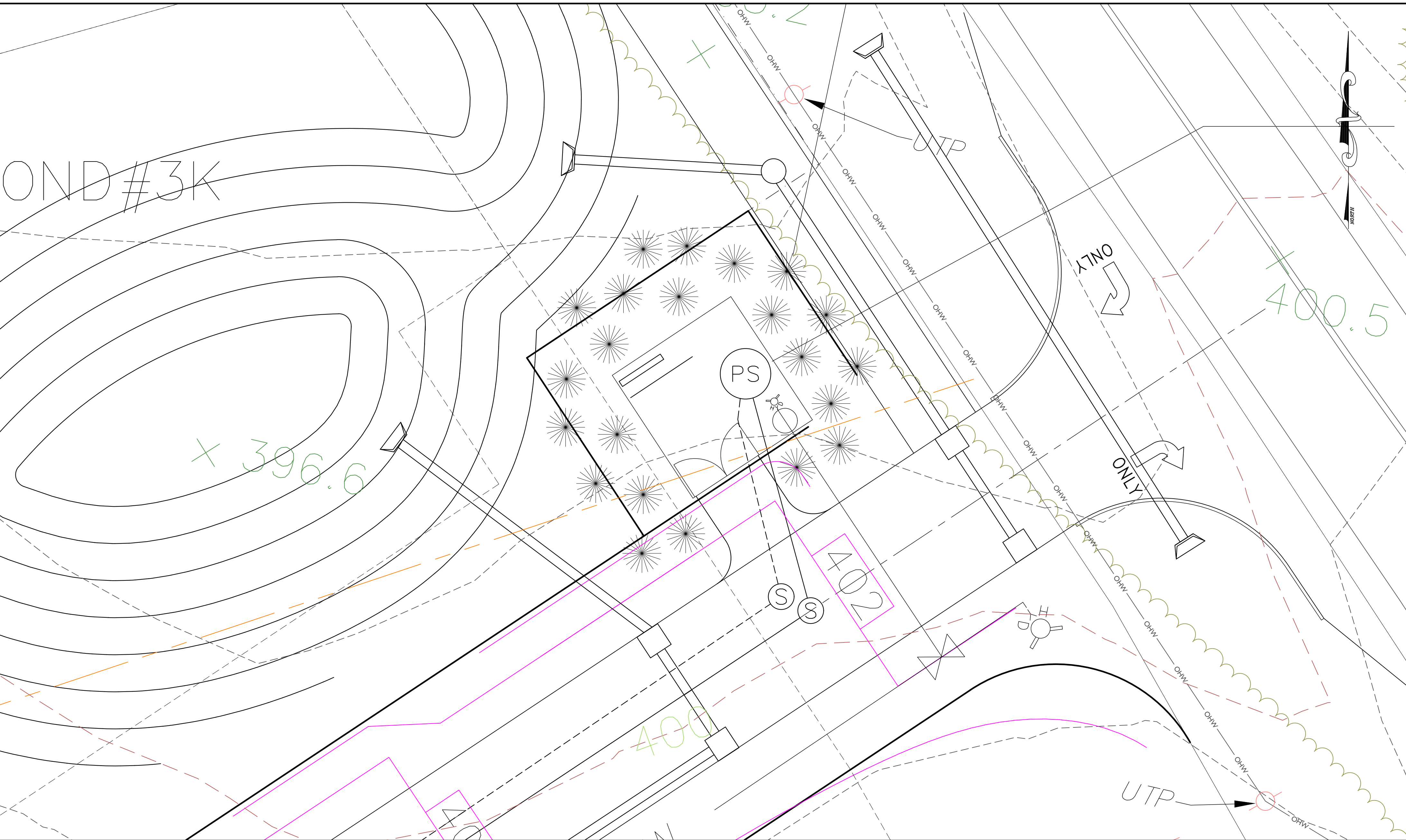
Sanitary Lift Station #1 Partial Site Plan

Scale: 1" = 10'



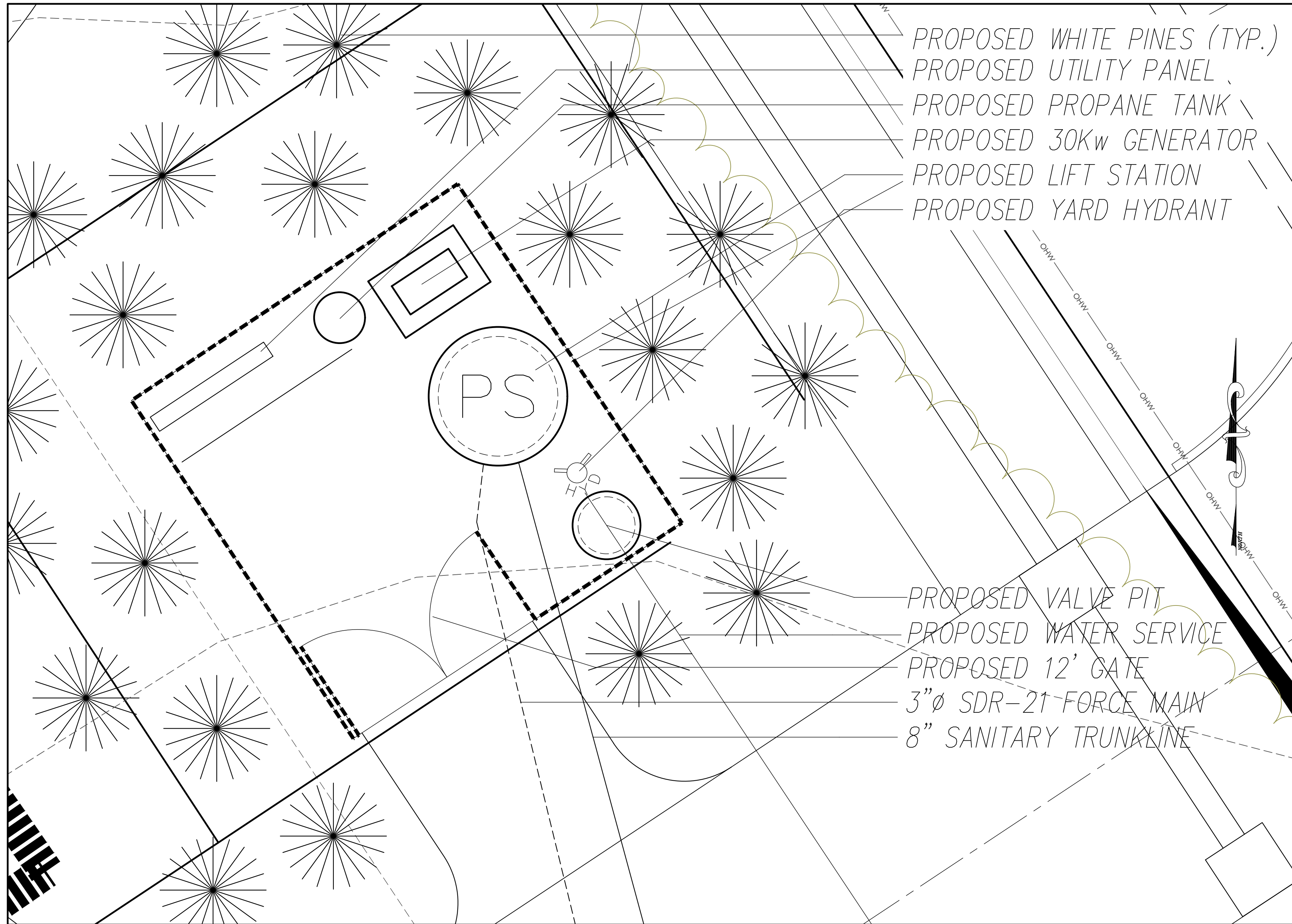
Sanitary Lift Station #1 Detailed View

Scale: 1" = 4'



Sanitary Lift Station #2 Partial Site Plan

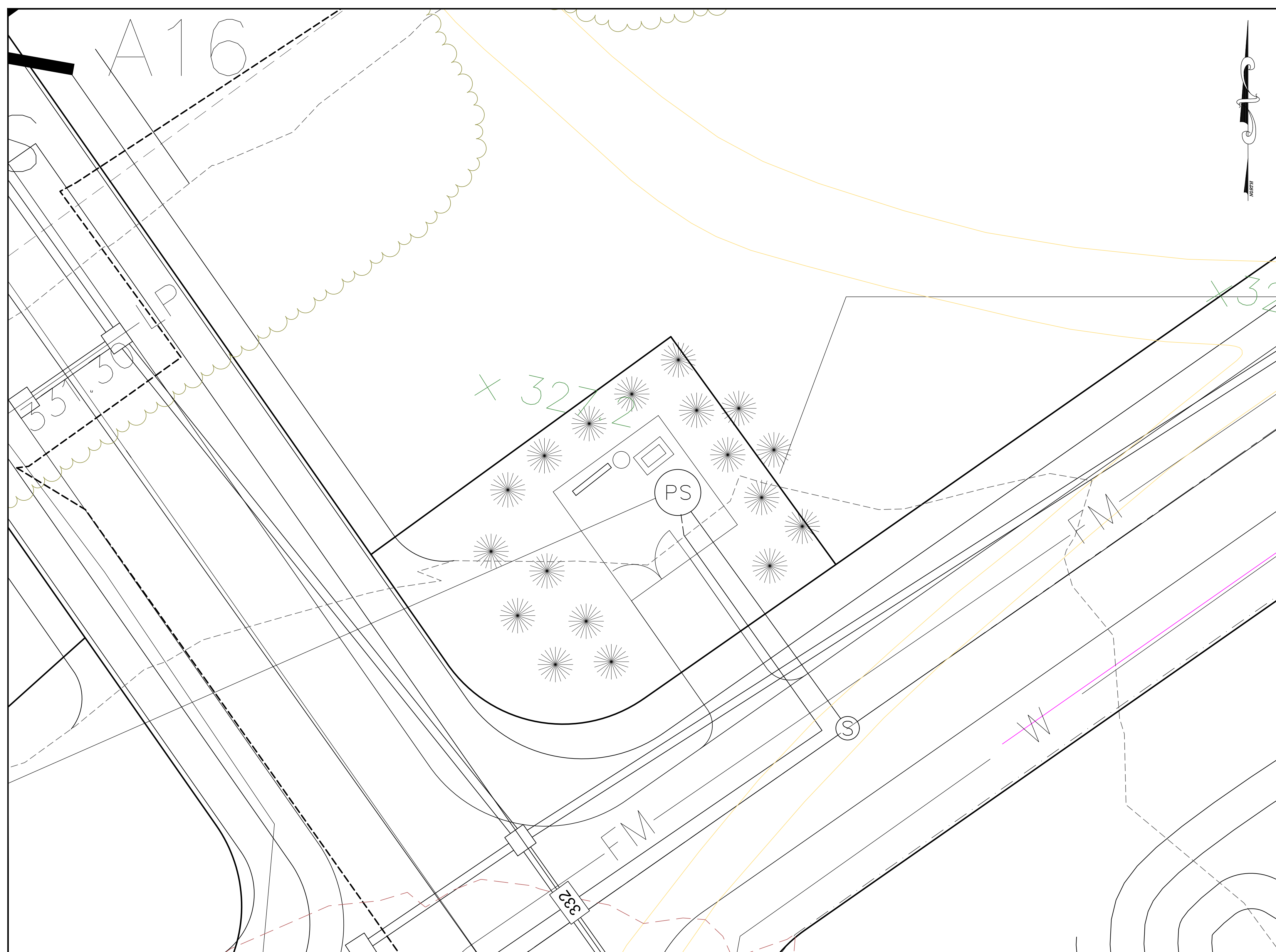
Scale: 1" = 10'



Sanitary Lift Station #2 Detailed View

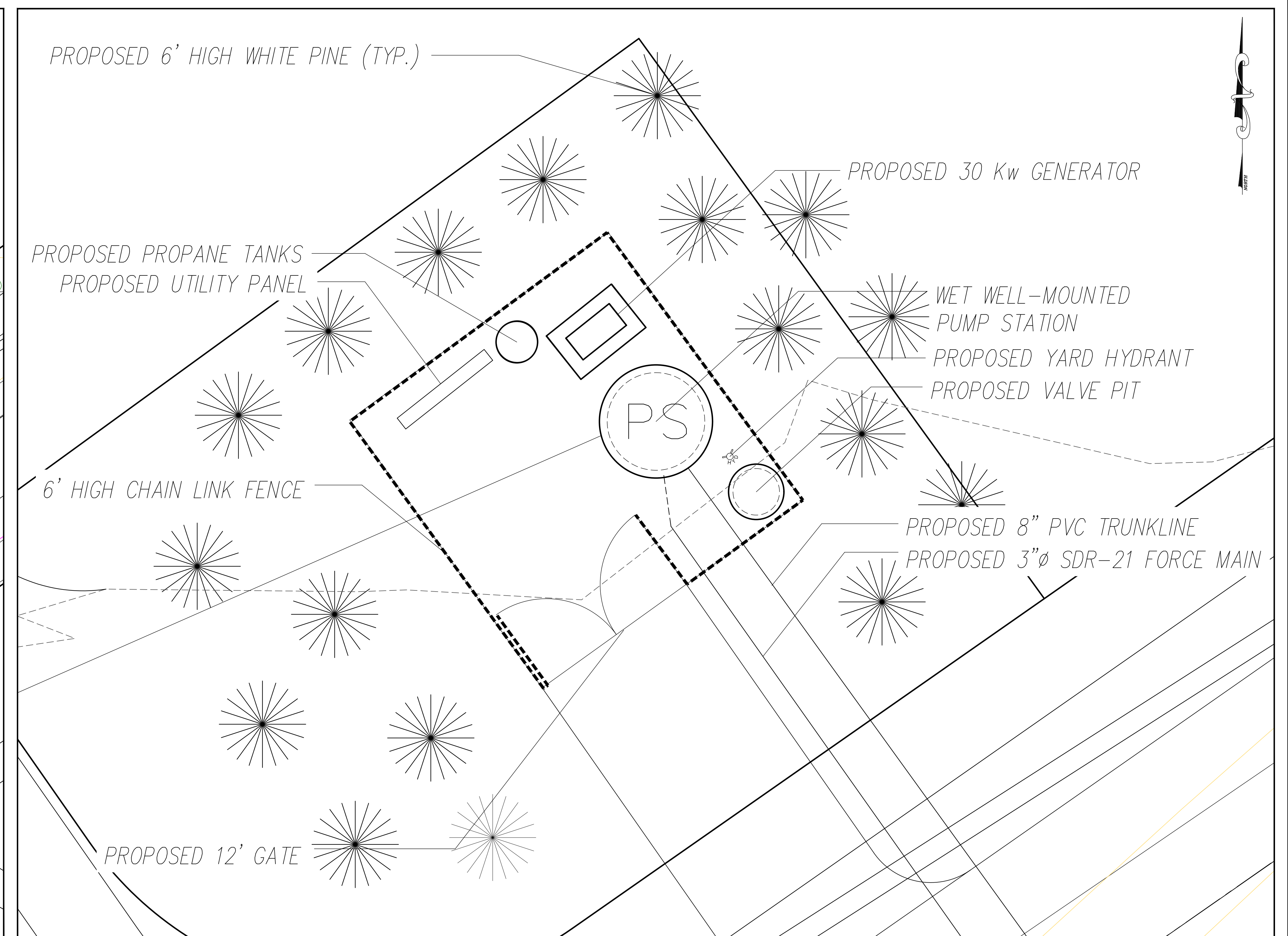
Scale: 1" = 4'

DECEMBER 20, 2008 NOVEMBER 29, 2004 2001.055		Mark A. Day, P.E. License No. 068646
M.A. DAY Engineering, PC Consulting Engineers 3 Van Wyck Lane Suite 2 Wappingers Falls, New York (845) 223-3202		
SUMMIT WOODS Town of East Fishkill Dutchess County, New York Sanitary Sewage Lift Station Site Plans		
PREPARED BY AS NOTED DATE 9/24/01	DESIGNED BY MAD CHECKED BY MAD	9 of 14



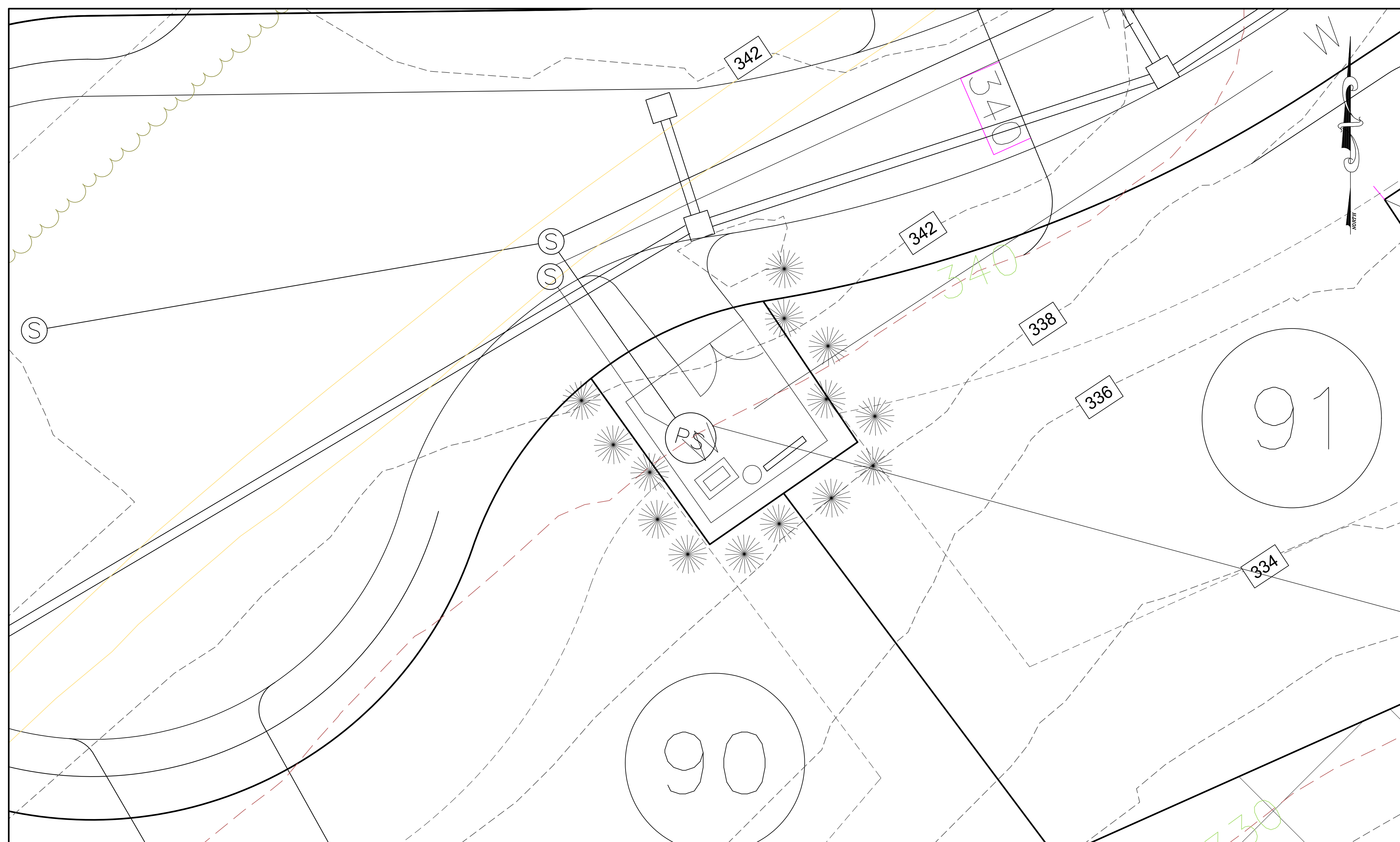
Sanitary Lift Station #3 Partial Site Plan

Scale: 1" = 10'



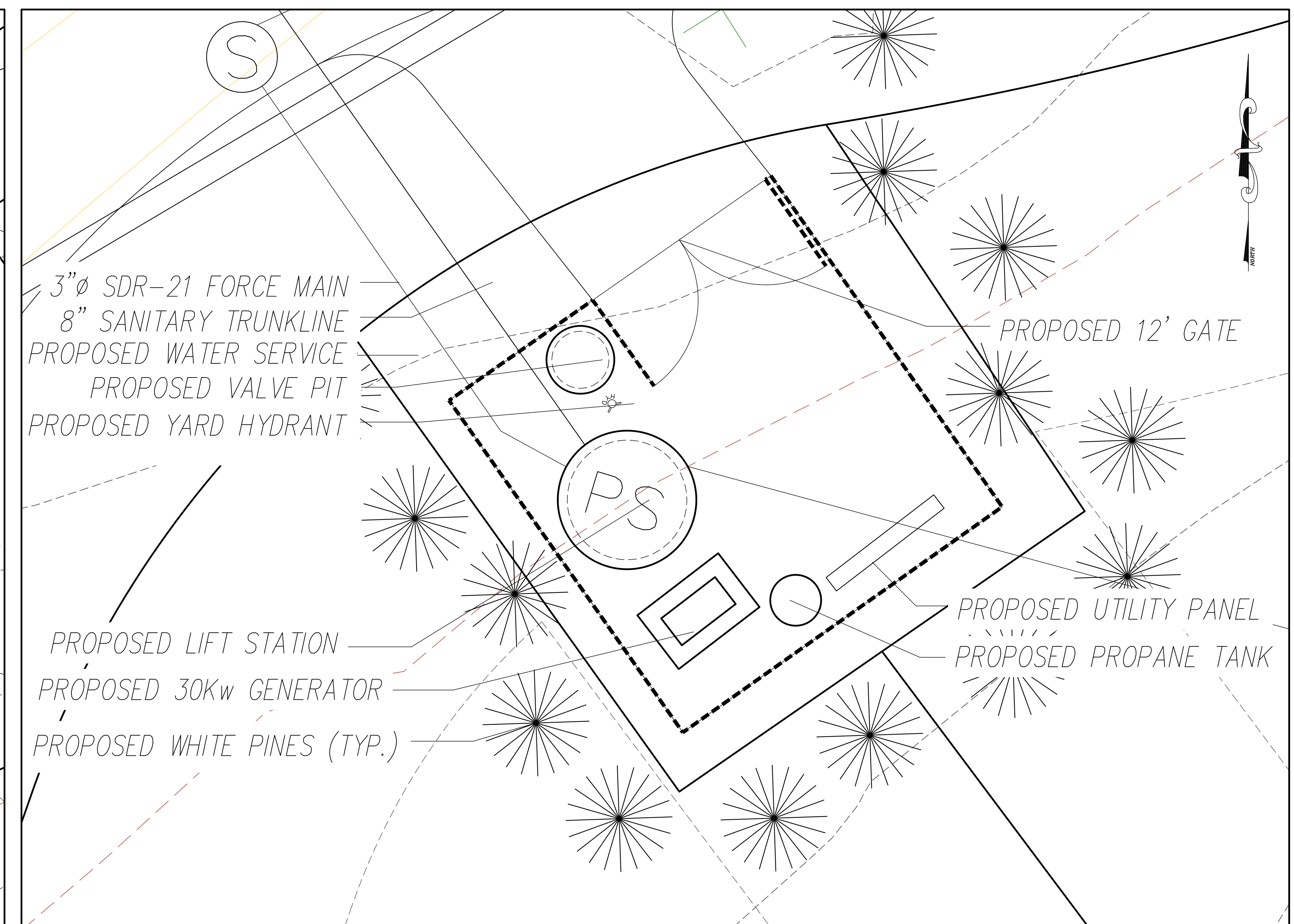
Sanitary Lift Station #3 Detailed View

Scale: 1" = 4'



Sanitary Lift Station #4 Partial Site Plan

Scale: 1" = 10'

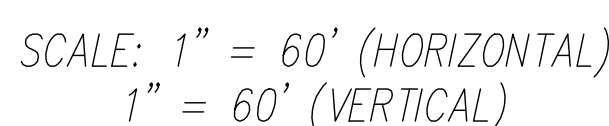
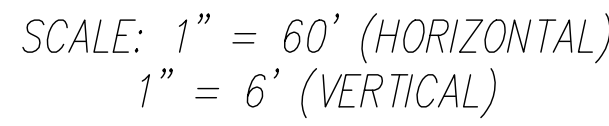


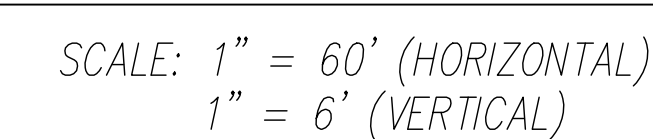
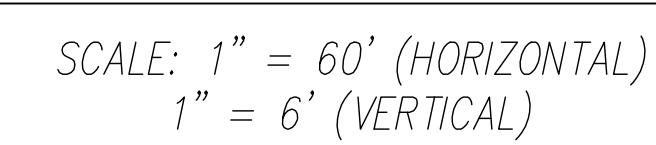
Sanitary Lift Station #4 Detailed View

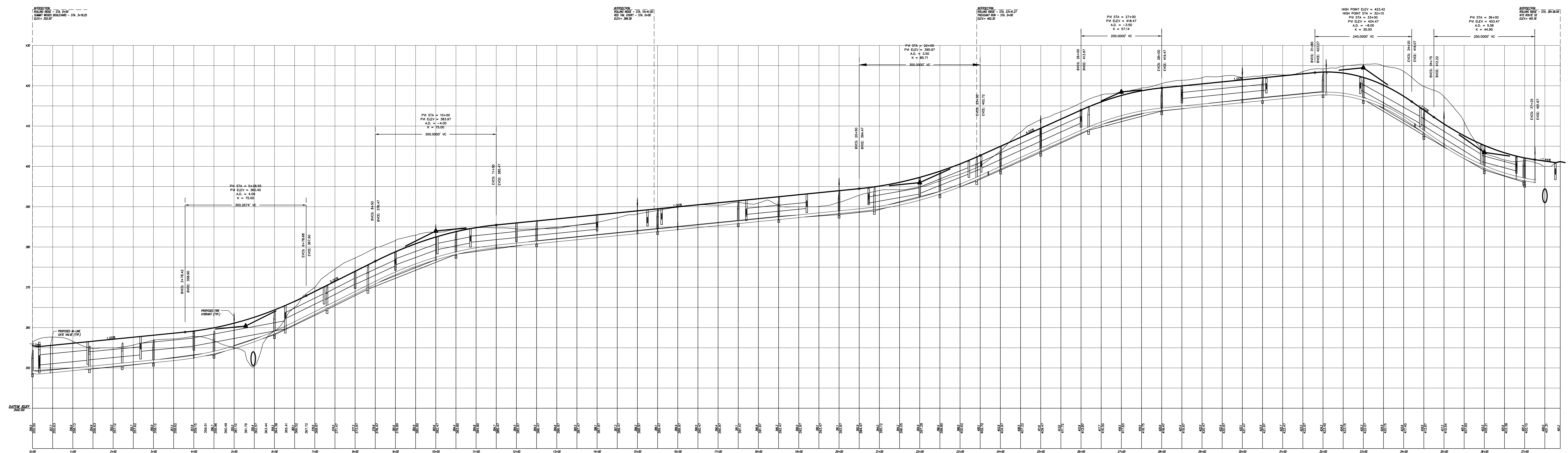
Scale: 1" = 4'

FEBRUARY 25, 2019 DECEMBER 20, 2008 NOVEMBER 24, 2004		Mark A. Day, PE State of New York Professional Engineer License No. 058646	
M.A. DAY Engineering, PC Consulting Engineers 3 Van Wyck Lane Wappingers Falls, New York (845) 223-3202		SUMMIT WOODS Town of East Fishkill Dutchess County, New York Sanitary Sewage Lift Station Site Plans	
DATE AS NOTED 9/24/01	DRAWN MAD	CHECKED MAD	10 of 14



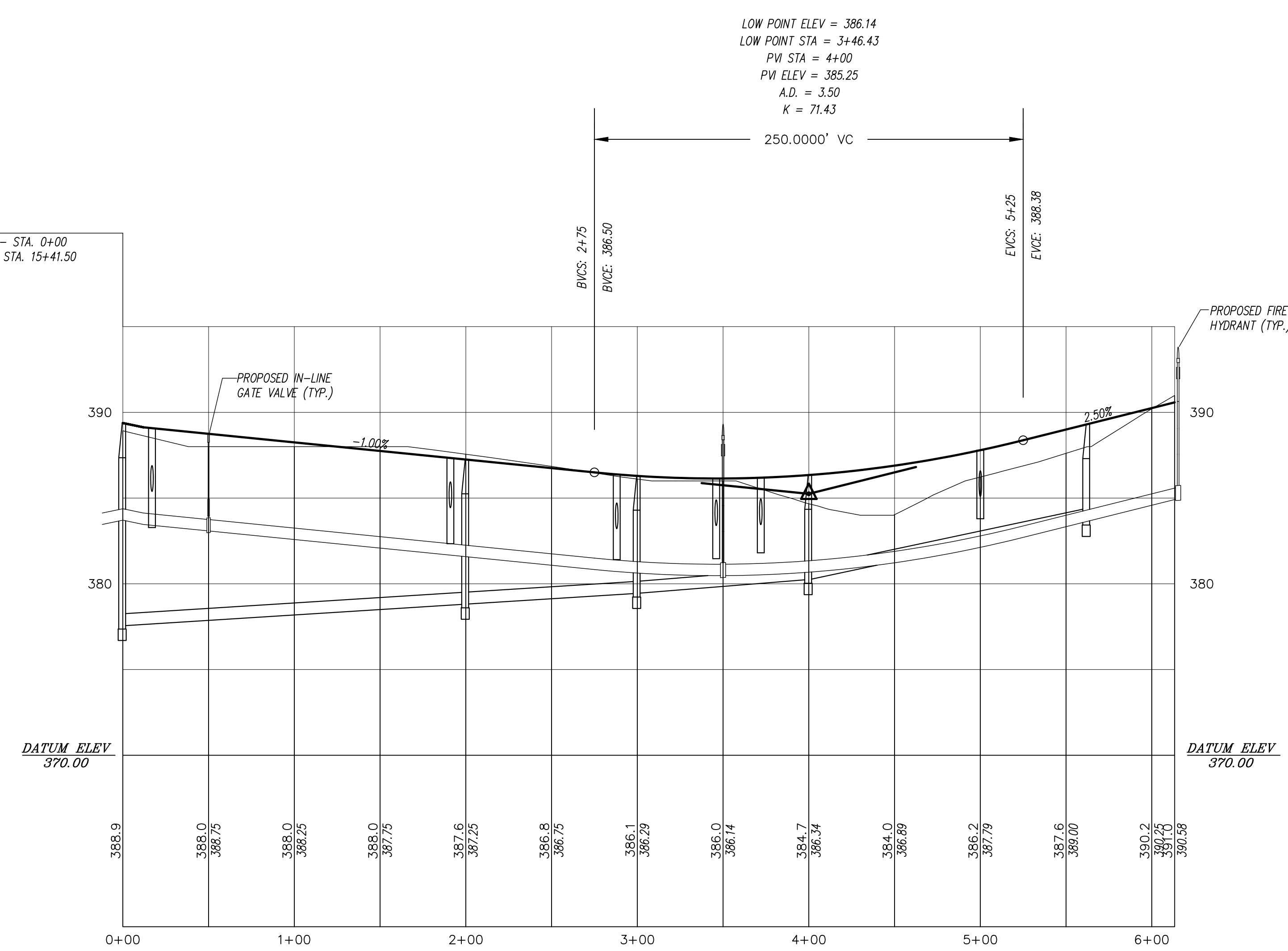


13 of 14



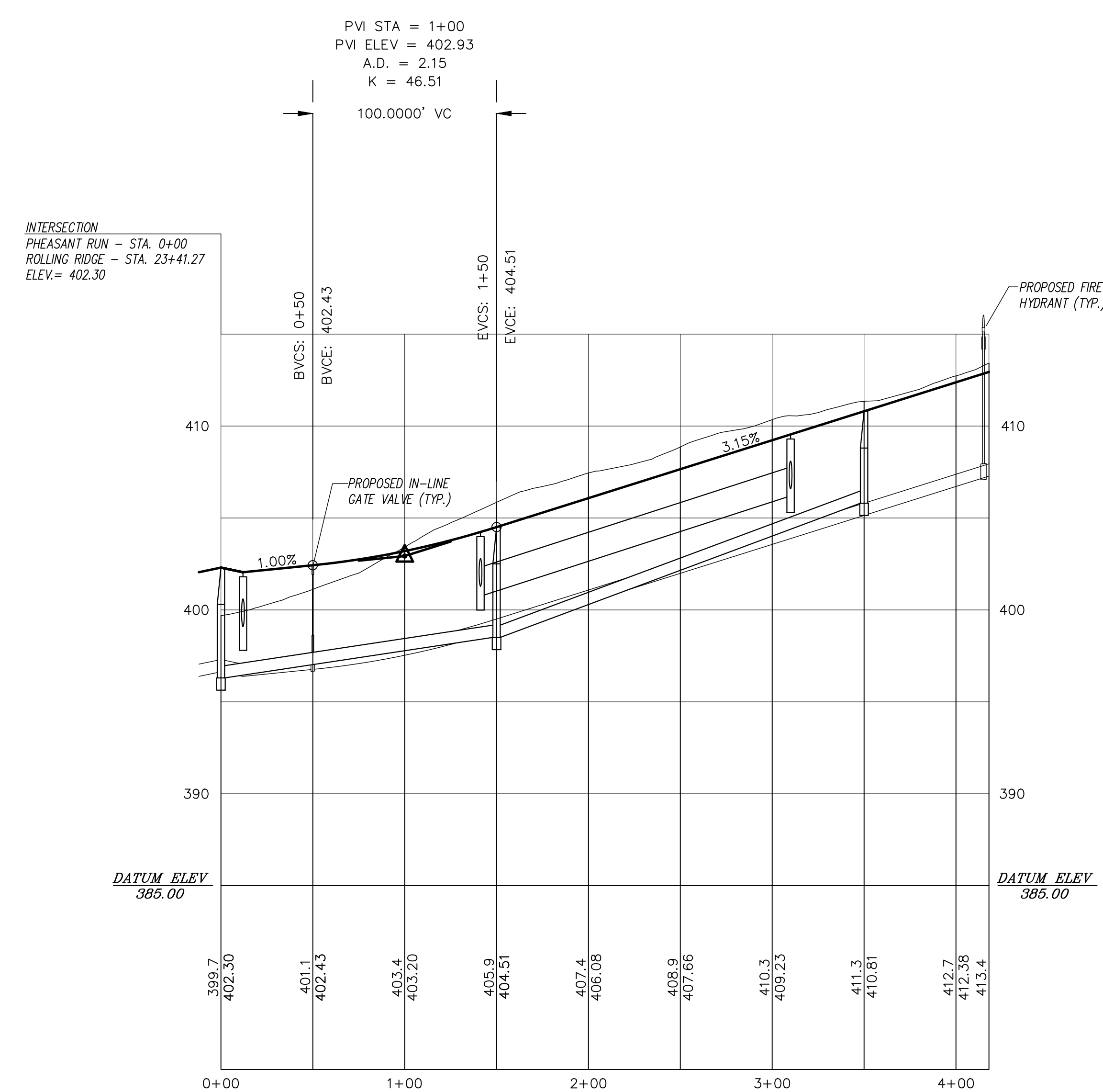
ROLLING RIDGE PROFILE

SCALE: 1" = 100' (HORIZONTAL)
1" = 10' (VERTICAL)



RED TAIL COURT

SCALE: 1" = 50' (HORIZONTAL)
1" = 5' (VERTICAL)



PHEASANT RUN

SCALE: 1" = 50' (HORIZONTAL)
1" = 5' (VERTICAL)

Mark A. Day, PE	
FEBRUARY 25, 2019	
DECEMBER 20, 2006	
JUNE 15, 2005	
NOVEMBER 29, 2004	
JULY 27, 2003	
2001.055	License No. 069646
M.A. DAY Engineering, PC	
Consulting Engineers	
3 Van Wyck Lane	
Suite 2	
Wappingers Falls, New York 12590	
(845) 223-3202	
SUMMIT WOODS	
Town of East Fishkill Dutchess County, New York	
ROAD & UTILITY PROFILES	
(ROLLING RIDGE, RED TAIL COURT & PHEASANT RUN)	
AS NOTED	MAD
9/24/01	MAD