

INDEX TO DRAWINGS	
DRAWING NUMBER	TITLE
SP-1	SITE PLAN
SP-2	EXISTING CONDITIONS & DEMOLITION PLAN
SP-3	LIGHTING PLAN
SP-4	GRADING & UTILITY PLAN
SP-5	EROSION & SEDIMENT CONTROL PLAN
SD-1	SITE DETAILS
SD-2	SITE DETAILS
SD-3	SITE DETAILS
SD-4	EROSION & SEDIMENT CONTROL DETAILS

PARKING NOTES	
PER §155-27 REQUIRED PARKING:	
MULTIPLE DWELLINGS (RESIDENTIAL) = 1.5 SPACES FOR EACH DWELLING UNIT (ROUNDED UP TO A WHOLE NUMBER)	
4 BUILDINGS WITH 6 UNITS PER BUILDING = 24 TOTAL UNITS	
24 UNITS x 1.5 SPACES PER UNIT = <u>36 SPACES REQUIRED</u>	
<u>36 PARKING SPACES PROVIDED</u>	
<u>HANDICAP PARKING:</u>	
1 SPACE PER 25 SPACES = <u>2 SPACES REQUIRED</u>	
<u>2 HANDICAP PARKING SPACES PROVIDED</u>	

A detailed map of the Town of Newburgh, New York, showing a grid of streets and a river. The map includes labels for 'WALLKILL RIVER' on the right, 'HIGHLAND AVE' and 'US RTE 9W' in the lower-left, and 'TOWN OF NEWBURGH' in the bottom right. A large, dark gray shaded area represents the 'SITE' in the center of the map, located between 'SOUTH ST', 'DRAGOTTA RD', and 'SUMMIT DR'. The map also shows 'OVERLOOK BLUFF' to the east of the site. The top left corner of the map area contains the text 'VICINITY MAP'.

PROPERTY INFORMATION

SECTION-BLOCK-LOT: 108.4-6-29.311

CARCEL AREA: 7.32 ACRES

ONING DISTRICT: R - RESIDENTIAL DISTRICT

OWNER: SUMMIT DRIVE PROPERTIES LLC
3121 ROUTE 9W
NEW WINDSOR, NEW YORK

ZONING INFORMATION		
ITEM	REQUIRED	PROVIDED
RESIDENTIAL DISTRICT	R - RESIDENTIAL DISTRICT	
ENT USE:	VACANT	
POSED USE:	MULTIPLE DWELLINGS (RESIDENTIAL)	
UM LOT AREA ¹	3 ACRES	7.32 ACRES
UM DENSITY ¹	6 DU PER ACRE	3.3 DU PER ACRE
UM FRONT YARD ¹	40'	62'
UM REAR YARD ¹	30'	219'
UM SIDE YARD ¹	30'	143'
UM LOT WIDTH ¹	200'	813'
UM LOT DEPTH	100'	397'
UM BUILDING COVERAGE	30%	2.3%
UM LOT COVERAGE	15%	9.2%
UM BUILDING STORIES	2 $\frac{1}{2}$	$\leq 2 \frac{1}{2}$
UM BUILDING HEIGHT	35'	27'
NG UNITS PER ACRE	6 DU/AC MAX	<4 DU/AC

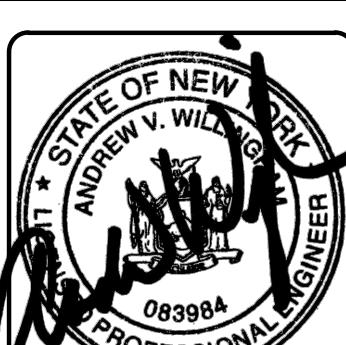
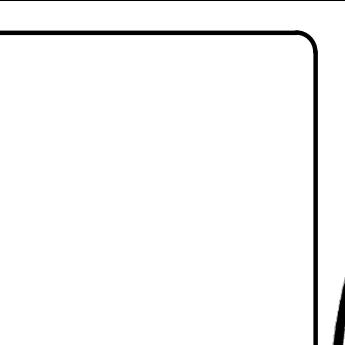
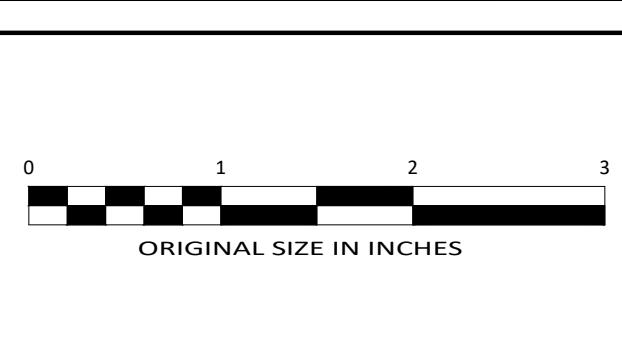
ESPECIAL USE NOTES AS INDICATED BELOW
CURRENTLY WITHIN MARLBOROUGH WATER DISTRICT AND WILL PETITION TO BE
MOVED IN MARLBOROUGH SEWER DISTRICT #1

SPECIAL USE NOTES

LEGEND

EXISTING PROPERTY LINE
ADJACENT PROPERTY LINE
BUILDING SETBACK
EXISTING 10' CONTOUR (LIDAR)
EXISTING 2' CONTOUR (LIDAR)
EXISTING EDGE OF PAVEMENT
EXISTING TREE LINE
EXISTING SANITARY SEWER MANHOLE
EXISTING SEWER MAIN
EXISTING BUILDING
EXISTING STONE WALL
PROPOSED BUILDING
PROPOSED ASPHALT PAVEMENT
PROPOSED CONCRETE WALK
PROPOSED SNOW STORAGE AREA
PROPOSED SPLIT RAIL FENCE
PROPOSED CHAIN LINK FENCE
PROPOSED HYDRANT
PROPOSED WATER VALVE
PROPOSED SANITARY SEWER MANHOLE
PROPOSED CATCH BASIN
PROPOSED END SECTION WITH RIP-RAP OUTLET PROTECTION
PROPOSED OVERFLOW WEIR
PROPOSED DOWNSPOUT
PROPOSED LANDSCAPING AREA
PROPOSED LEVEL SPREADER

S U R V E Y N O T E S



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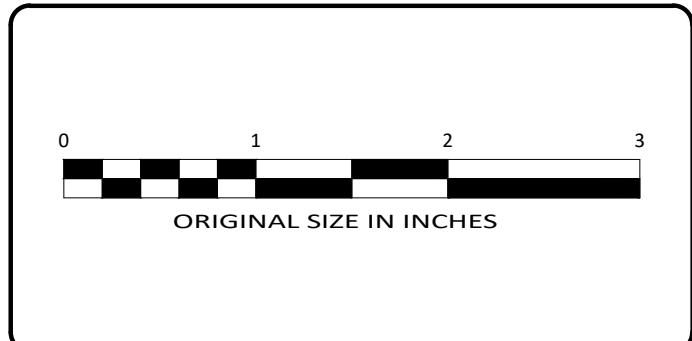
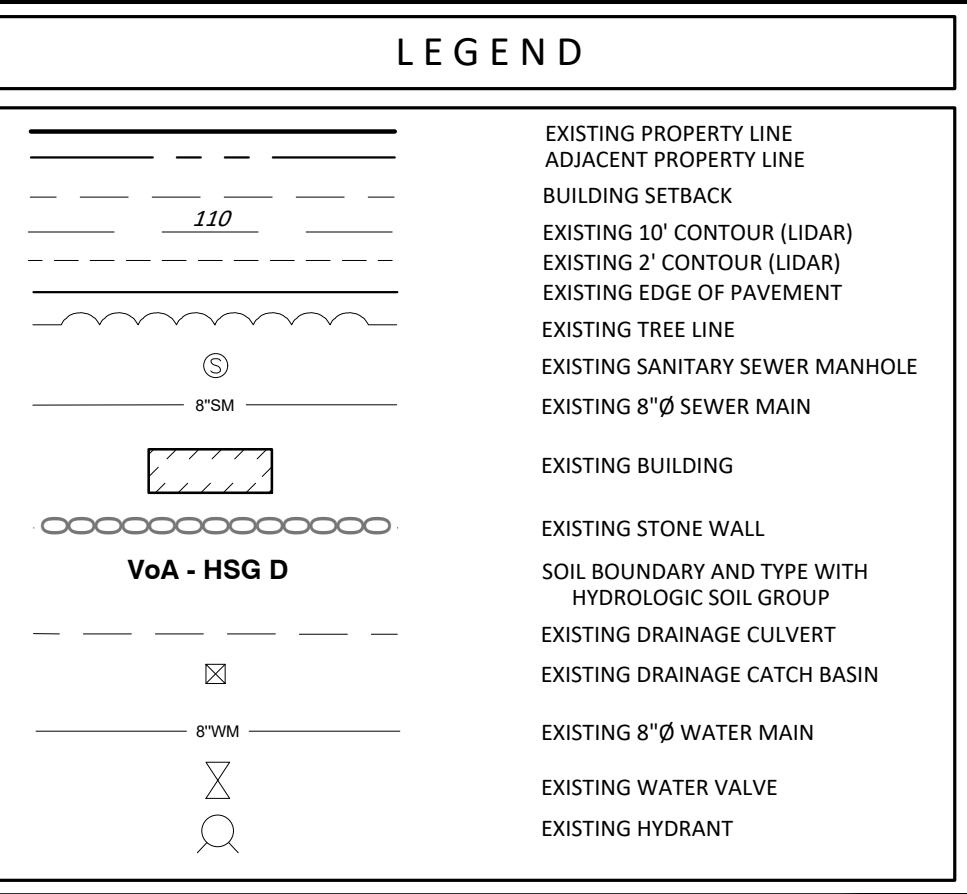
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PLANTING SCHEDULE						
NUMBER	KEY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	NOTES
6	RM	OCTOBER GLORY RED MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2.5" CALIPER	B&B	
21	NS	NORWAY SPRUCE	PICEA ABIES	6'-7' HEIGHT	B&B	
8	RB	HERITAGE RIVER BIRCH	BETULA NIGRA 'HERITAGE'	8'-10' HEIGHT	B&B	MULTI-STEMMED PLANT
14	WB	WINTERBERRY	ILEX VERTICILLATA	2 GALLON	CONTAINER	

NOTE: ALL PLANTS TO BE NATIVE

2	09/05/24	REVISIONS PER PLANNING BOARD
1	02/23/24	REVISIONS PER PLANNING BOARD

SITE PLAN	
SUMMIT DRIVE PROPERTIES LLC	
SUMMIT DRIVE	
TOWN OF MARLBOROUGH, ULSTER COUNTY, NEW YORK	
DRAWN BY	CHECKED BY
MLT	
DATE	SCALE
09/22/23	1"=30'
PROJECT NO.	
23006	
SHEET NO.	
SD 1	



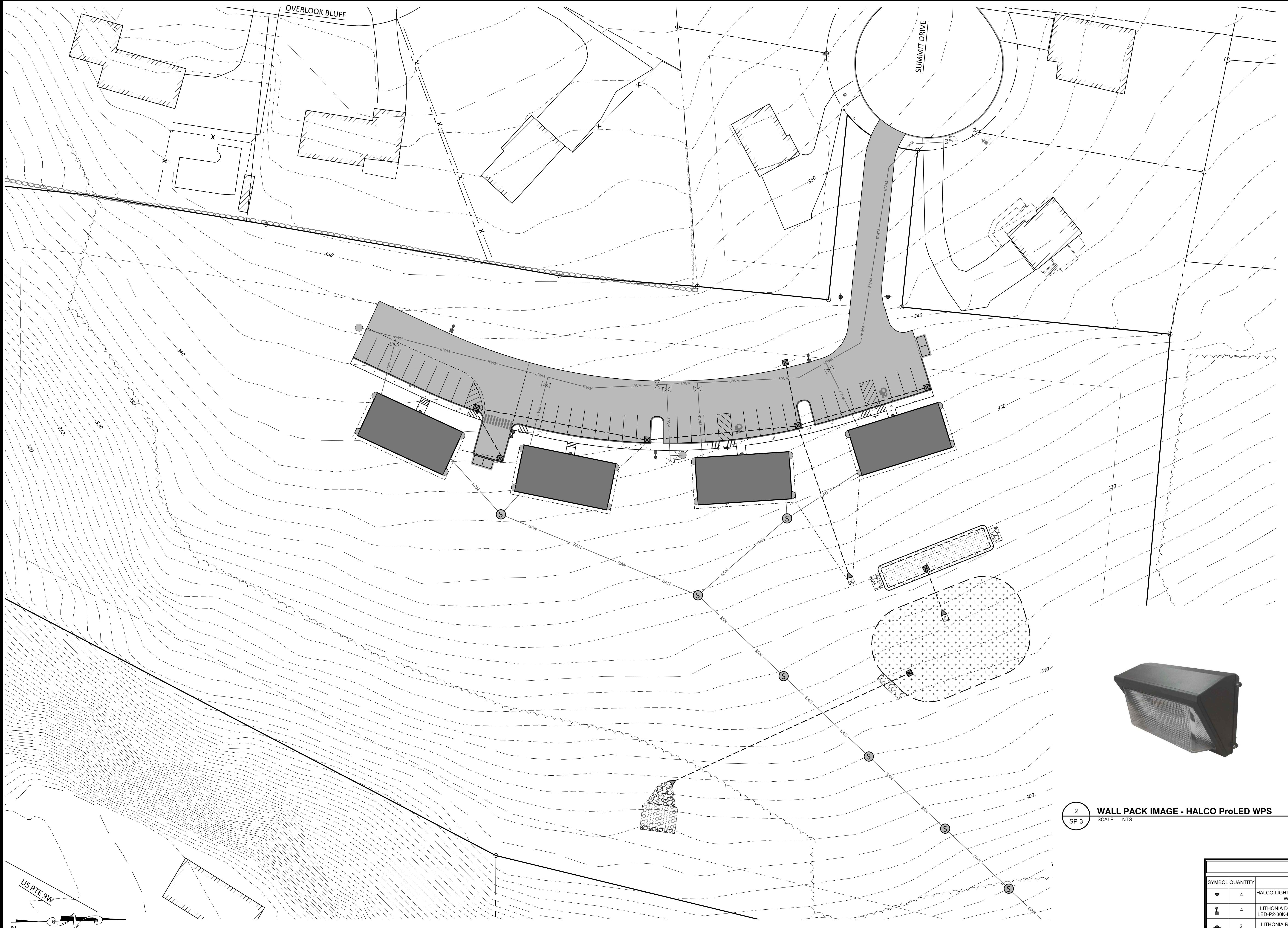
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REV	DATE	DESCRIPTION
2	09/05/24	REVISIONS PER PLANNING BOARD
1	02/23/24	REVISIONS PER PLANNING BOARD

EXISTING CONDITIONS PLAN
SUMMIT DRIVE PROPERTIES LLC
SUMMIT DRIVE
TOWN OF MARLBOROUGH, ULSTER COUNTY, NEW YORK

DRAWN BY	CHECKED BY
MLT	
DATE	SCALE
09/22/23	1"=40'
PROJECT NO.	
23006	
SHEET NO.	
SP-2	



LEGEND	
EXISTING PROPERTY LINE	ADJACENT PROPERTY LINE
BUILDING SETBACK	
EXISTING 10' CONTOUR (LIDAR)	EXISTING 2' CONTOUR (LIDAR)
EXISTING EDGE OF PAVEMENT	
EXISTING TREE LINE	
EXISTING SANITARY SEWER MANHOLE	
EXISTING SEWER MAIN	
EXISTING BUILDING	
EXISTING STONE WALL	
PROPOSED BUILDING	
PROPOSED ASPHALT PAVEMENT	
PROPOSED CONCRETE WALK	
PROPOSED HYDRANT	
PROPOSED WATER VALVE	
PROPOSED SANITARY SEWER MANHOLE	
PROPOSED CATCH BASIN	
PROPOSED END SECTION WITH RIP-RAP OUTLET PROTECTION	
PROPOSED OVERFLOW WEIR	
PROPOSED LANDSCAPING AREA	
PROPOSED 6" WATER MAIN	
PROPOSED 4" PVC SEWER LINE	
PROPOSED DRAINAGE CULVERT	
PROPOSED ROOF LEADER WITH DOWNSPOUT	
LIGHTING LEVEL IN FOOTCANDLES	



1 SP-3
POLE DETAIL - LITHONIA D SERIES DSX1
SCALE: NTS



2 SP-3
WALL PACK IMAGE - HALCO ProLED WPS
SCALE: NTS



3 SP-3
LITHONIA RADB LED BOLLARD
SCALE: NTS

LUMINAIRE SCHEDULE						
SYMBOL	QUANTITY	LAMP	COLOR	COLOR TEMP	LUMENS	MOUNTING HEIGHT
■	4	HALCO LIGHTING TECHNOLOGIES - WPS-28-4KU	BLACK POWDER COATED ALUMINUM	4,000 K	3,514	WALL 12'
■	4	LITHONIA D-SERIES SIZE 1 DSX1 LED-P2-30K-BLC-RPA-PIR-DBBTX	BLACK POWDER COATED ALUMINUM	3,000 K	6,770	POLE 15'
◆	2	LITHONIA RADB LED BOLLARD - P1 27K ASY DBLXD	BLACK	2,700 K	312	BOLLARD 3.5'

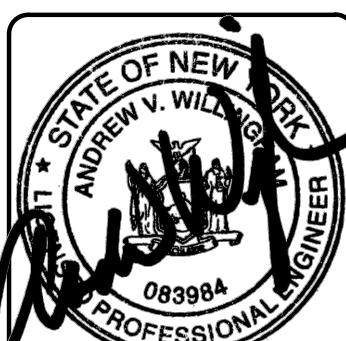
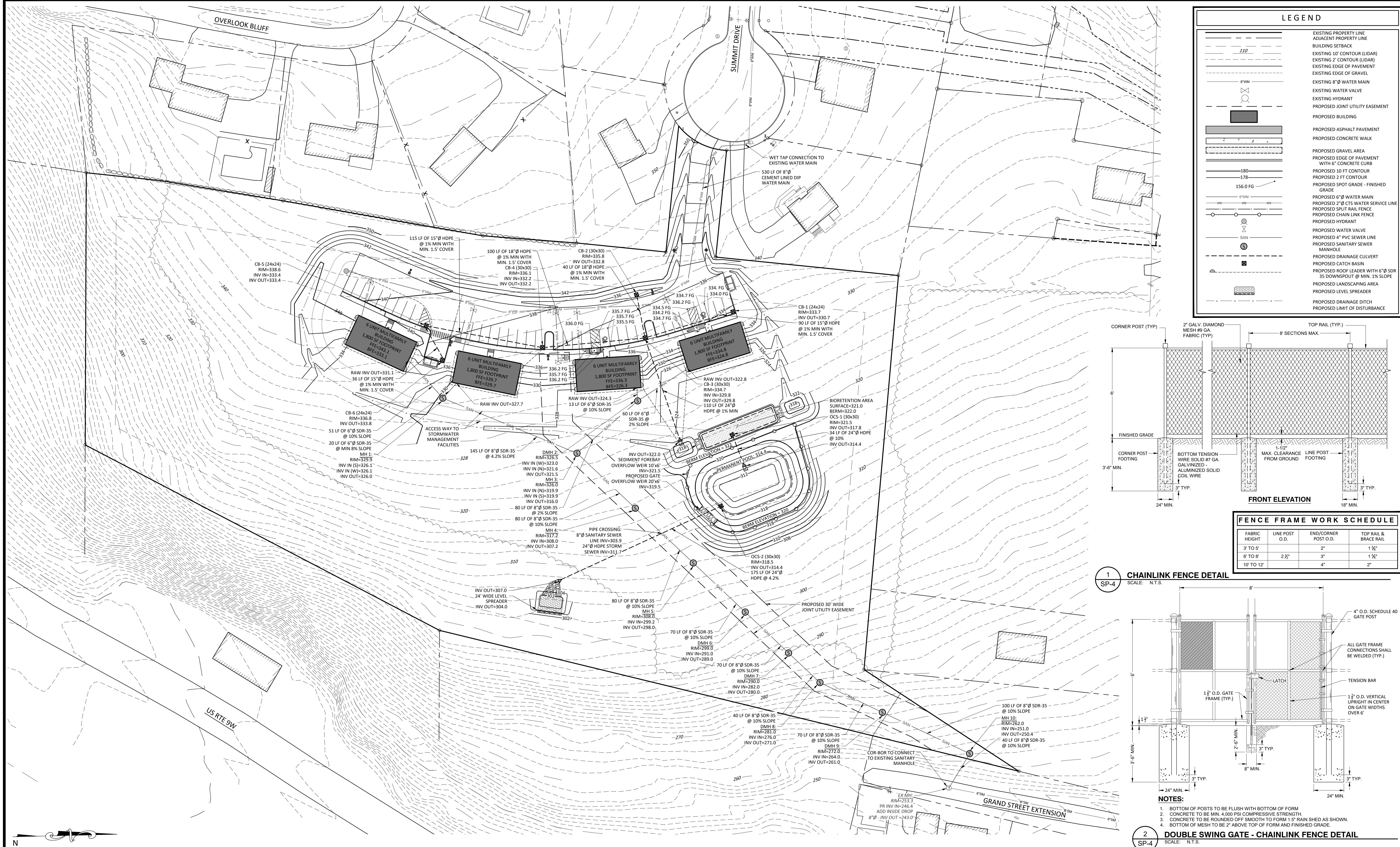


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LIGHTING PLAN
SUMMIT DRIVE PROPERTIES LLC
SUMMIT DRIVE
TOWN OF MARLBOROUGH, ULSTER COUNTY, NEW YORK

DRAWN BY	CHECKED BY
MLT	
DATE	SCALE
09/22/23	1"=30'
PROJECT NO.	
23006	
SHEET NO.	
SP-3	



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REV.	DATE	DESCRIPTION

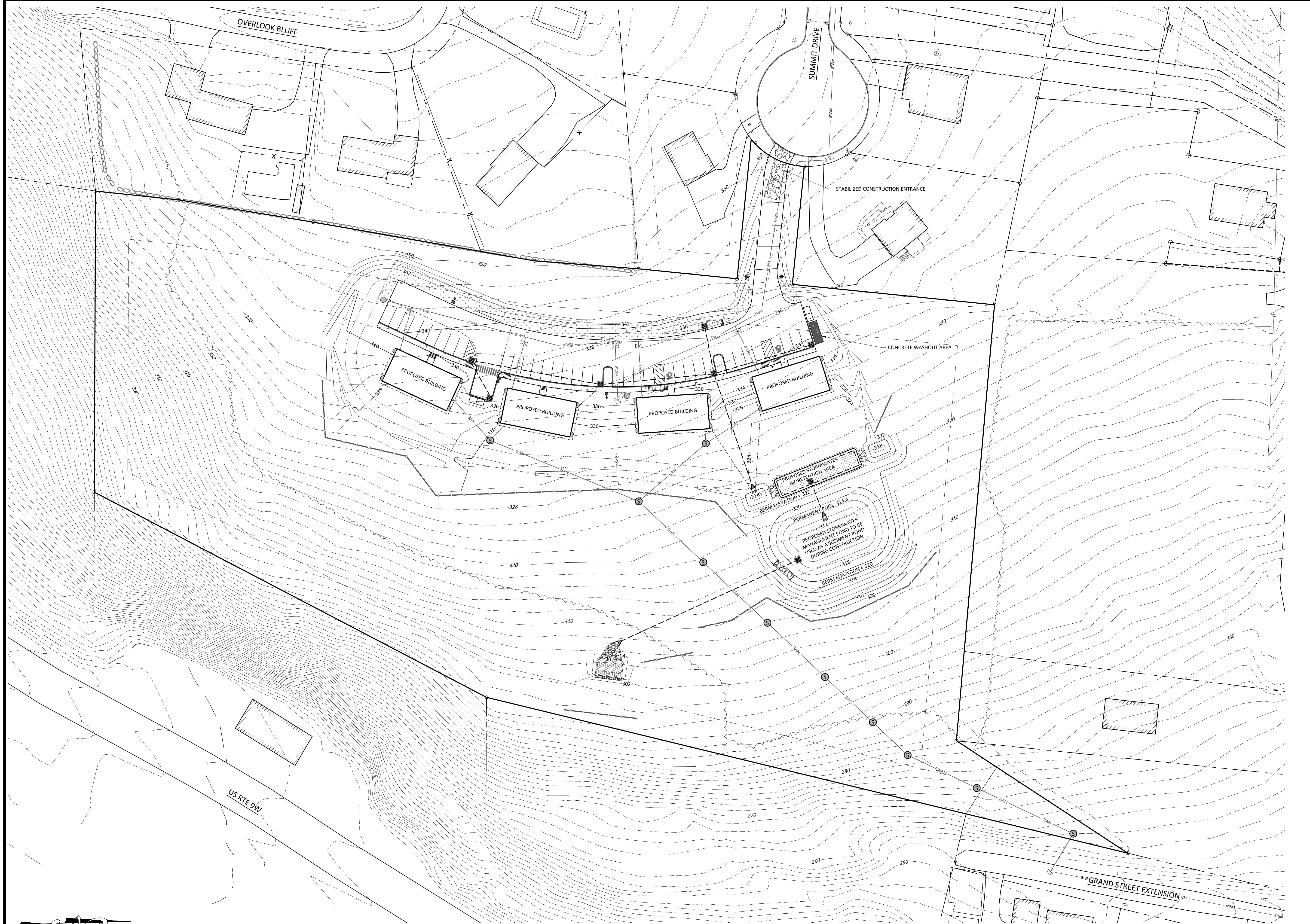
GRADING & UTILITY PLAN

SUMMIT DRIVE PROPERTIES LLC

SUMMIT DRIVE

TOWN OF MARLBOROUGH, ULSTER COUNTY, NEW YORK

DRAWN BY	CHECKED BY
MLT	
DATE	SCALE
09/22/23	1"=40'
PROJECT NO.	
23006	
SHEET NO.	
SP-4	



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1	02/23/24	REVISIONS PER PLANNING BOARD
REV.	DATE	DESCRIPTION

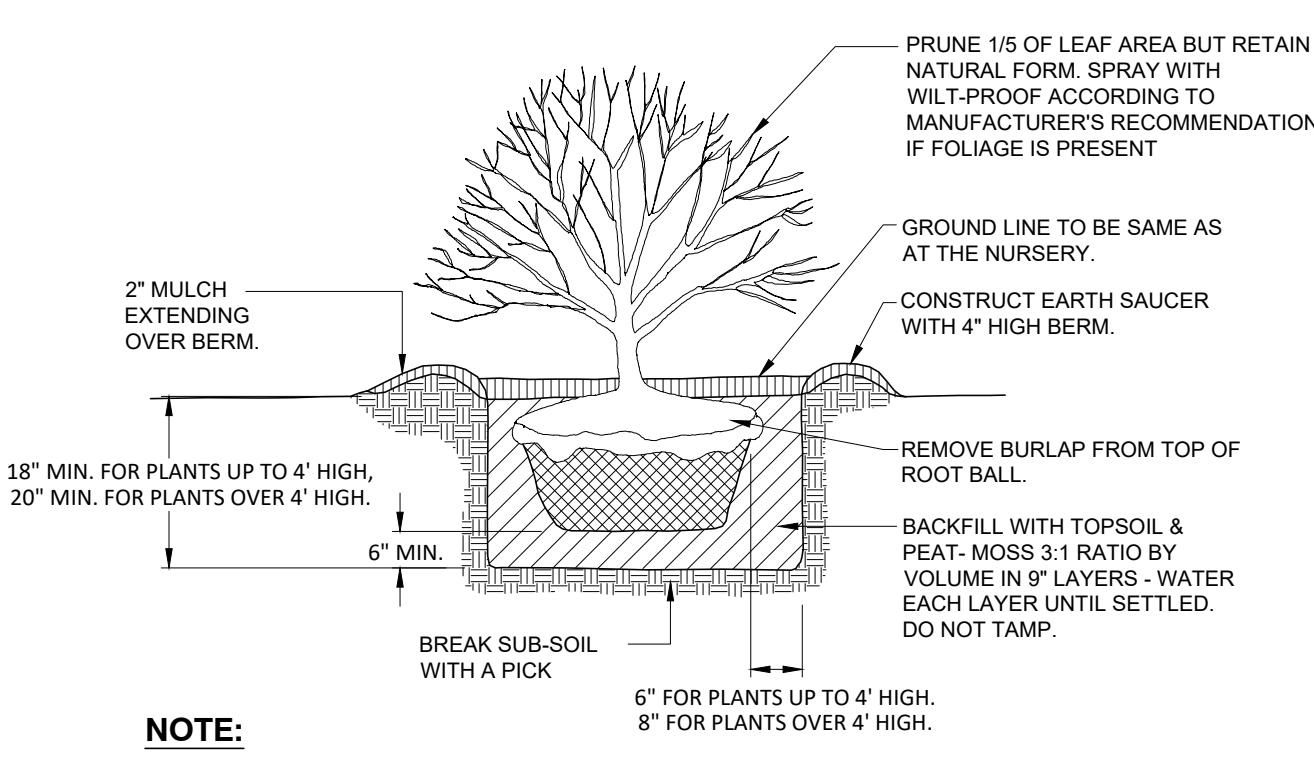
EROSION & SEDIMENT CONTROL PLAN

IMMIT DRIVE PROPERTIES LLC

SUMMIT DRIVE

TOWN OF MARLBOROUGH, ULSTER COUNTY, NEW YORK

DRAWN BY	CHECKED BY
MLT	
DATE	SCALE
09/22/23	1"=40'
PROJECT NO.	
23006	
SHEET NO.	
SP-5	

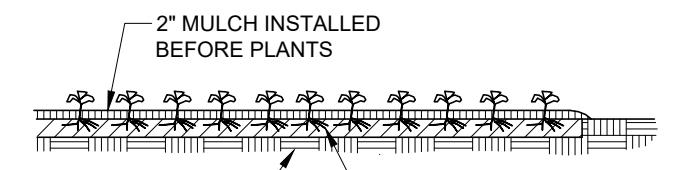


NOTE:
ALL SHRUBS SHALL BE BALLED AND BURLAPPED.

1 SHRUB PLANTING DETAIL

SD-1

SCALE: N.T.S.

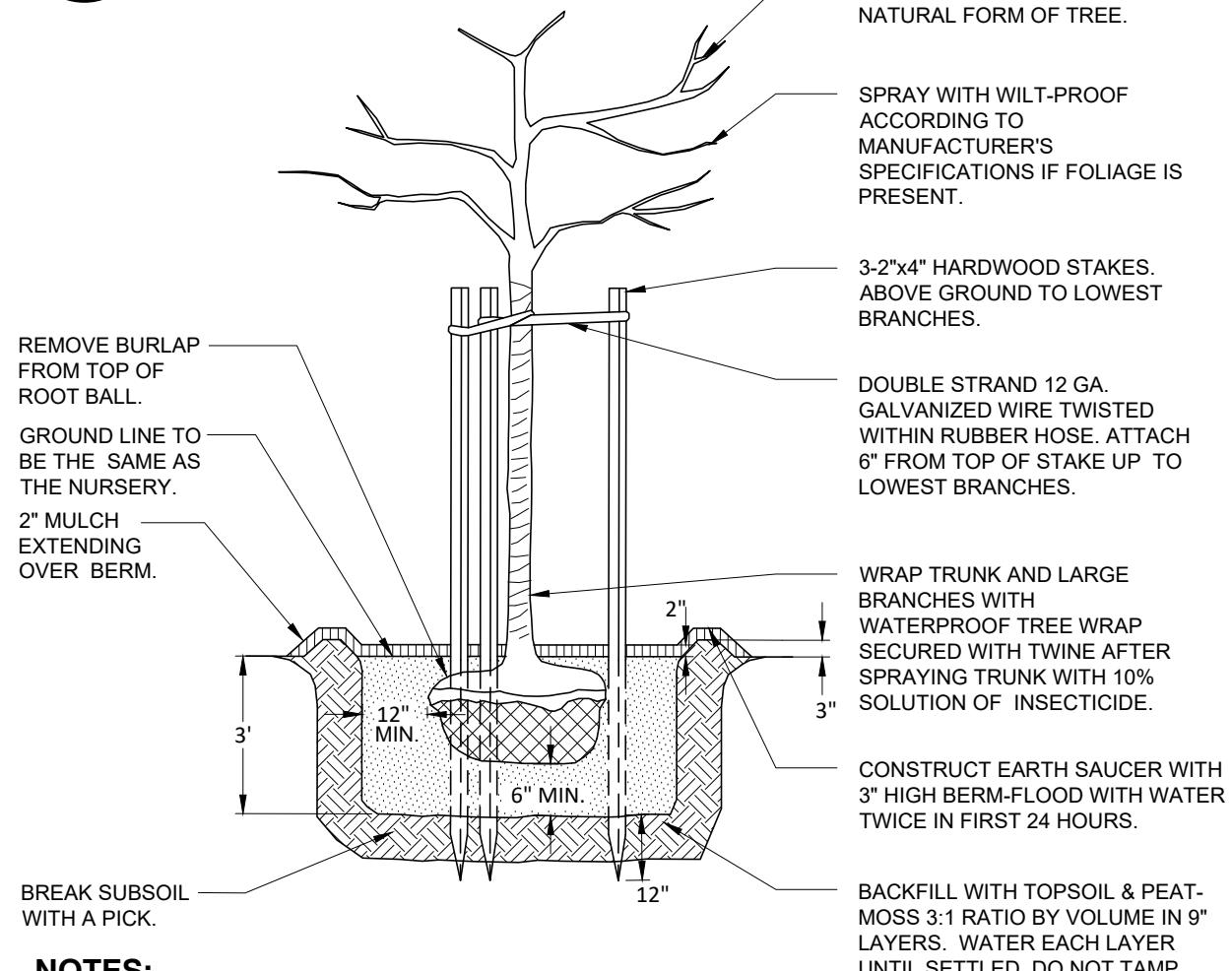


NOTE:
ALL PLANTS SHOULD BE POT OR CONTAINER GROWN.

2 PERENNIAL & GROUND COVER PLANTING DETAIL

SD-1

SCALE: N.T.S.

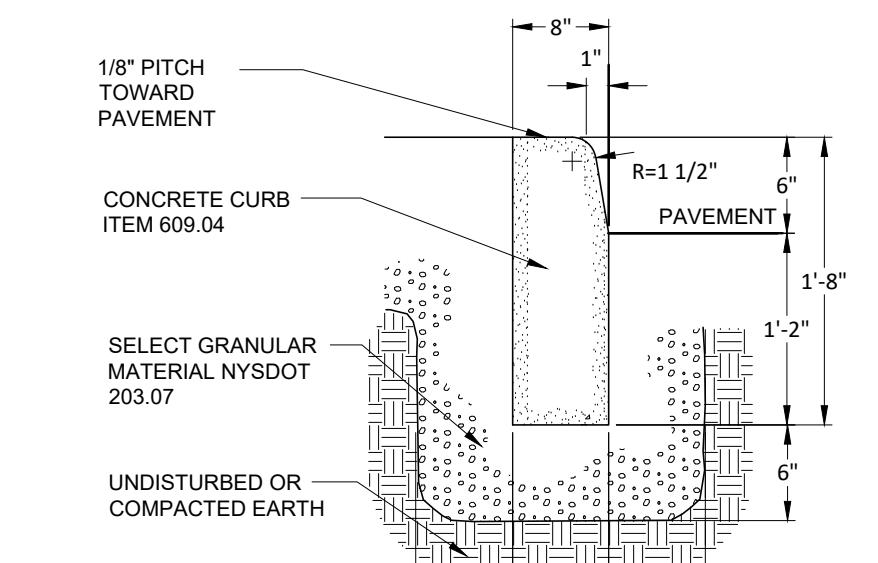


NOTE:
1. TREES LESS THAN 3" CALIPER SHALL BE STAKED.
2. TREES 3" CALIPER AND UP SHALL BE GUYED.

7 DECIDUOUS TREE PLANTING / STAKING DETAIL

SD-1

SCALE: N.T.S.



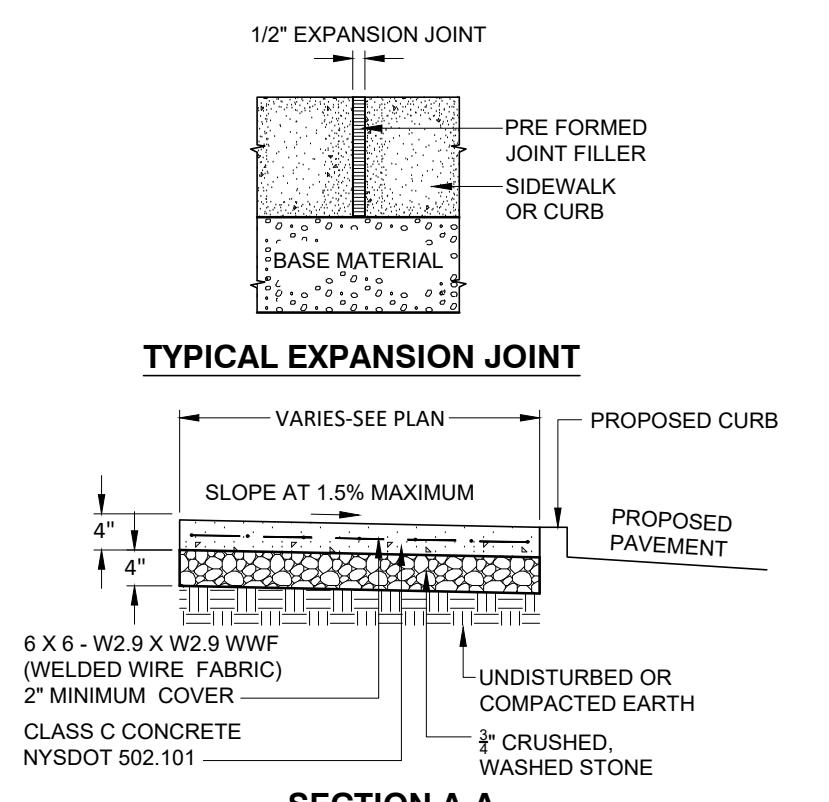
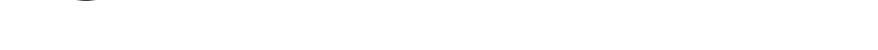
NOTES:
1. CURE SHALL BE CONSTRUCTED OF CLASS A CONCRETE, ITEM 609.04 CONCRETE SHALL NOT BE PLACED AT ATMOSPHERIC TEMPERATURES BELOW 40°F. REQUIRED MIN. AIR ENTRAINMENT SHALL BE 6%.

2. EXPANSION JOINTS SHALL BE PLACED EVERY 10'. SEE DETAIL THIS SHEET.

11 CONCRETE CURB DETAIL

SD-1

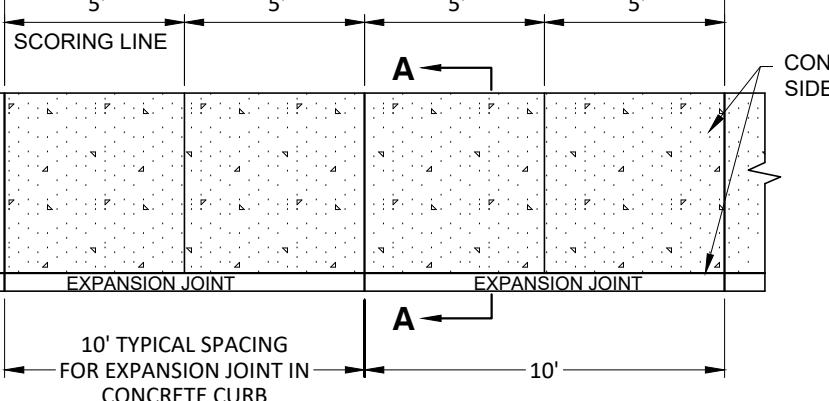
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SECTION A-A

SD-1

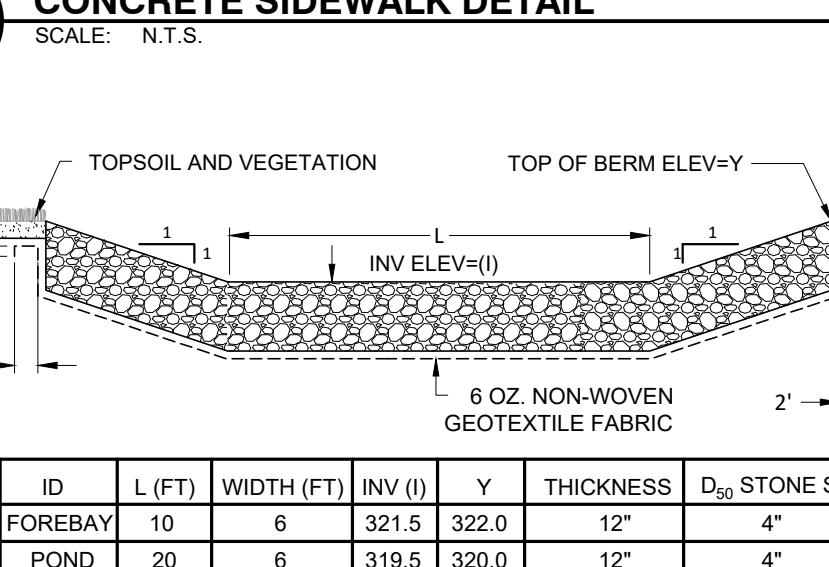
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PLAN

SD-1

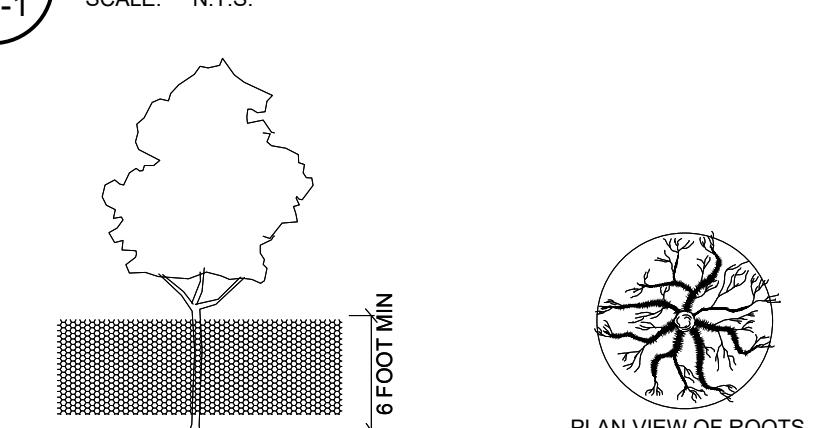
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8 STONE OVERFLOW WEIR DETAIL

SD-1

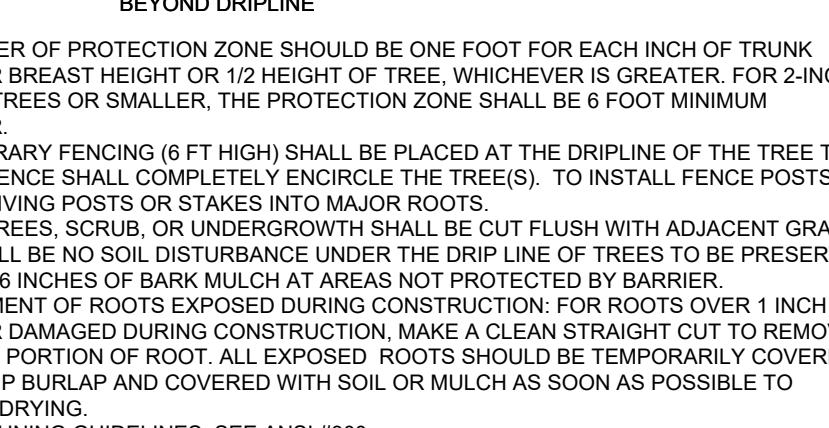
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9 TRASH RACK DETAIL

SD-1

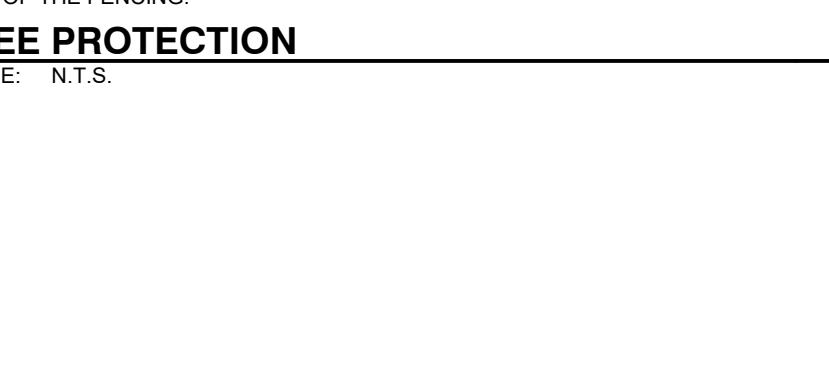
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10 BIORETENTION FACILITY

SD-1

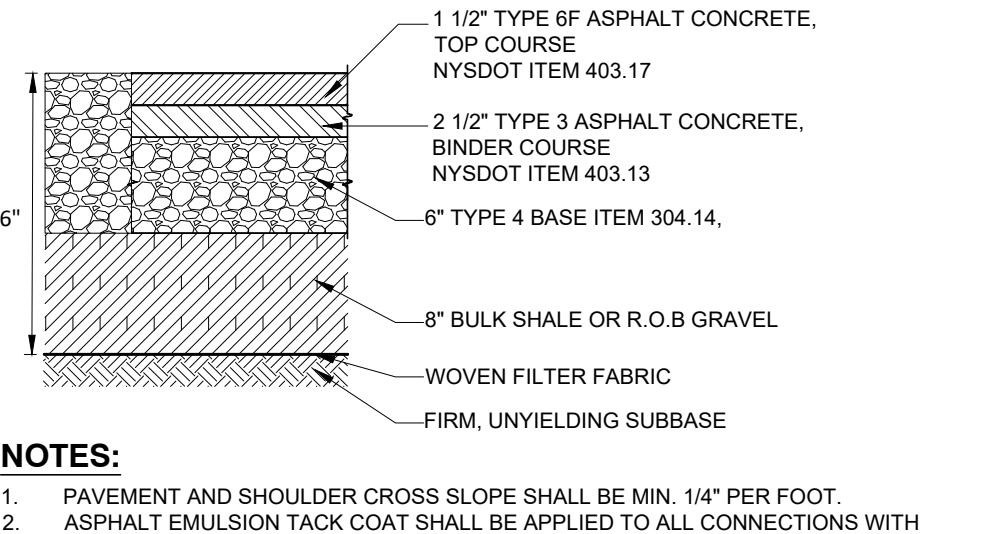
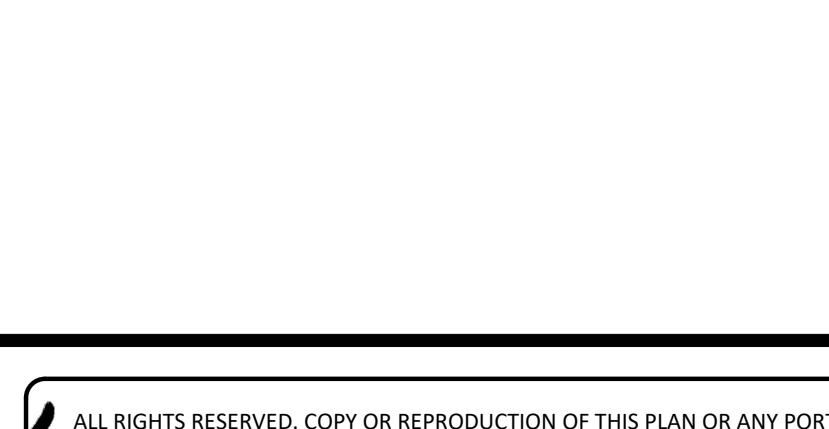
SCALE: N.T.S.



11 EVERGREEN TREE PLANTING

SD-1

SCALE: N.T.S.



NOTES:

1. PAVEMENT AND SHOULDER CROSS SLOPE SHALL BE MIN. 1/4" PER FOOT.
2. ASPHALT EMULSION TACK COAT SHALL BE APPLIED TO ALL CONNECTIONS WITH EXISTING EDGES OF PAVEMENT @ 0.15 GALLONS PER SQUARE YARD.
3. ALL BACKFILL MATERIAL BENEATH ROAD AND SHOULDER SHALL BE COMPACTION IN MAX. 6" LIFTS.
4. ALL PAVEMENT SHALL BE COMPACTION IN MAX. 3" LIFTS.
5. ALL MATERIALS SHALL BE COMPACTION TO 95% STANDARD PROCTOR DENSITY.

PAVEMENT DETAIL

SD-1

SCALE: N.T.S.

4

SD-1

SECTION A-A

SD-1

SCALE: N.T.S.

5

SD-1

SECTION B-B

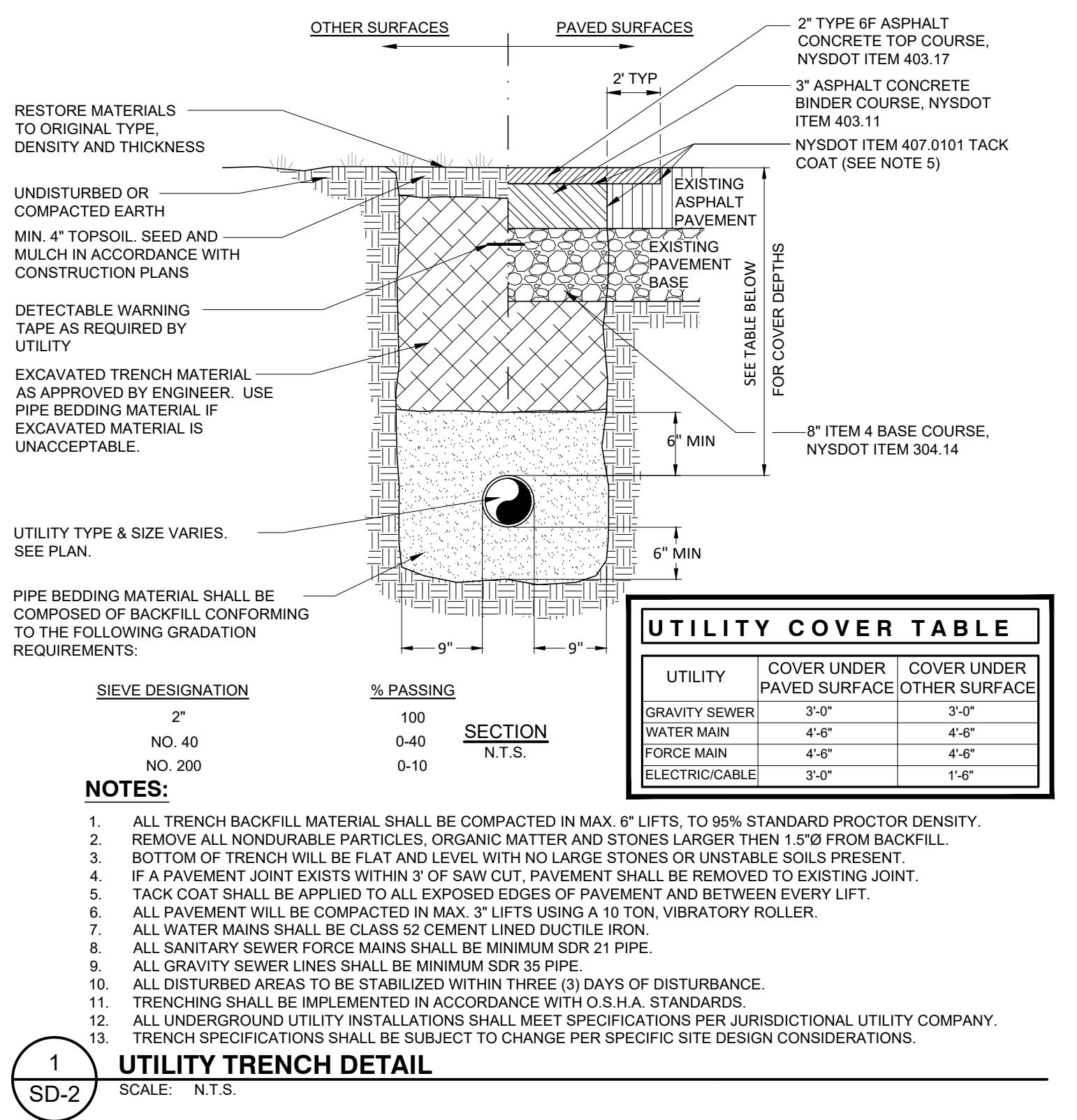
SD-1

SECTION A-A

SD-1

SECTION B-B

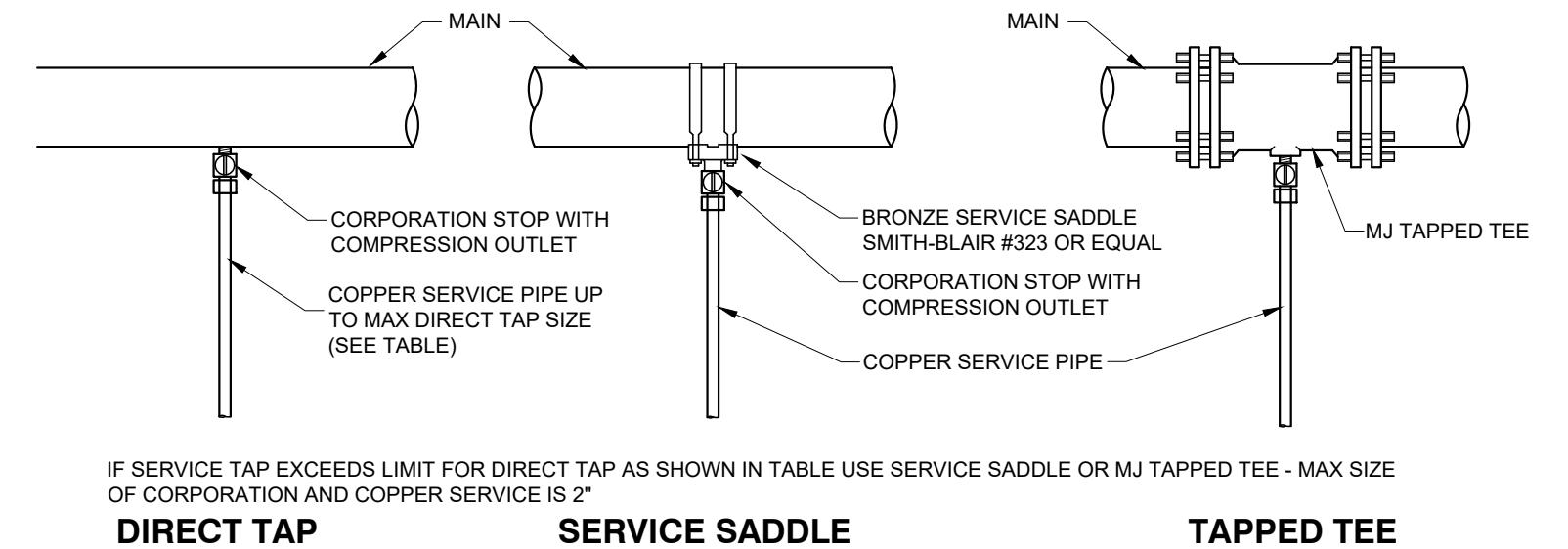
SD-1



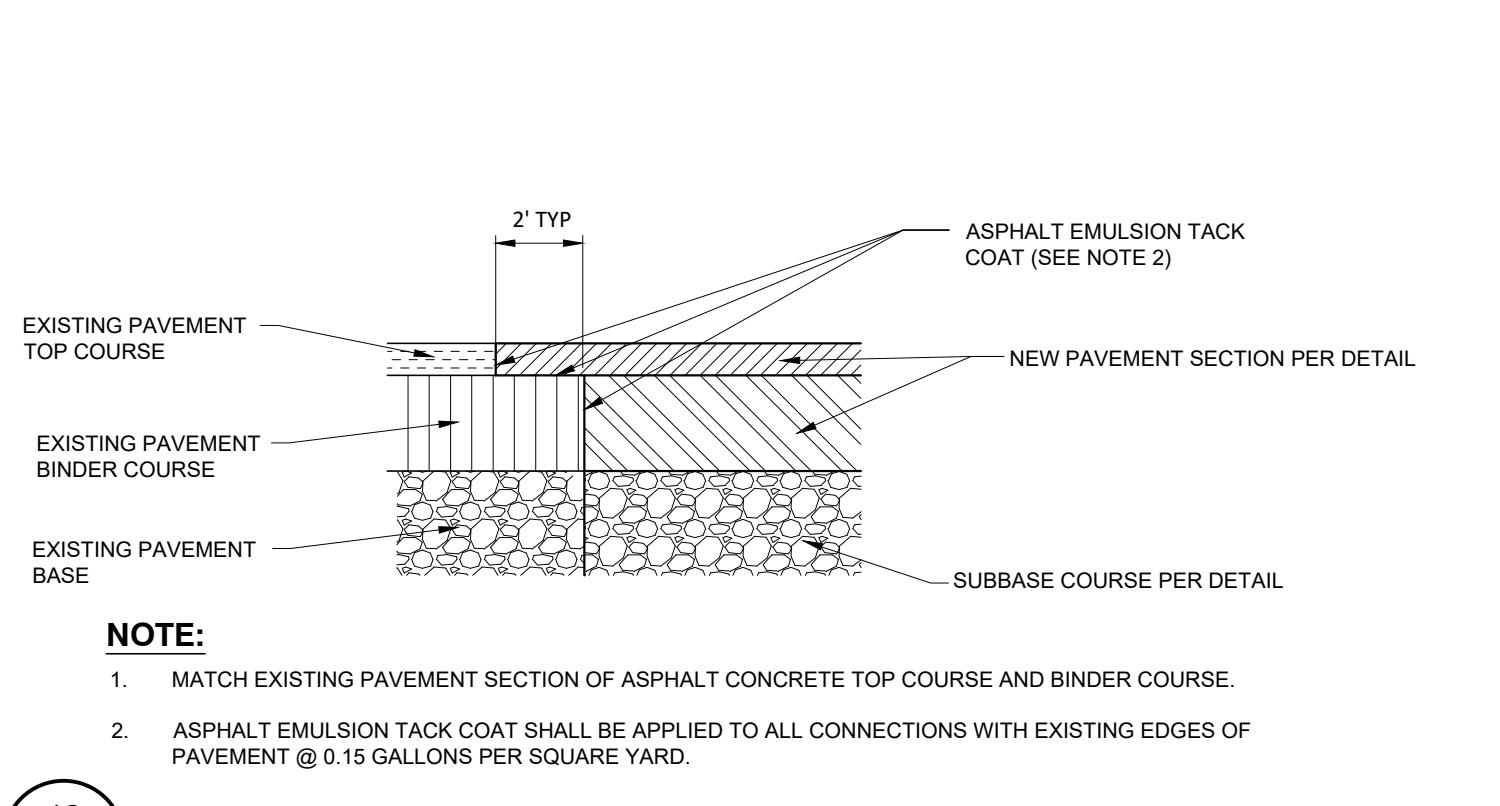
1 UTILITY TRENCH DETAIL
SD-2
SCALE: N.T.S.

MAX DIRECT TAP SIZE FOR DIP			
PIPE SIZE (INCHES)	THICKNESS CLASS	WALL THICKNESS (INCHES)	MAX TAP SIZE (INCHES)
4"	52	0.29	3/4
6"	52	0.31	1
8"	52	0.33	1-1/4
10"	52	0.35	1-1/2
12"	52	0.37	2
14"	52	0.39	2
16"	52	0.40	2
18"	52	0.41	2
20"	52	0.42	2
24"	52	0.44	2

MAX DIRECT TAP SIZE FOR DIP			
PIPE SIZE (INCHES)	PRESSURE CLASS	WALL THICKNESS (INCHES)	MAX TAP SIZE (INCHES)
4"	350	0.25	3/4
6"	350	0.25	1
8"	350	0.25	1
10"	350	0.26	1
12"	350	0.28	1-1/4
14"	350	0.31	1-1/2
16"	350	0.34	2
18"	350	0.36	2
20"	350	0.38	2
24"	350	0.43	2



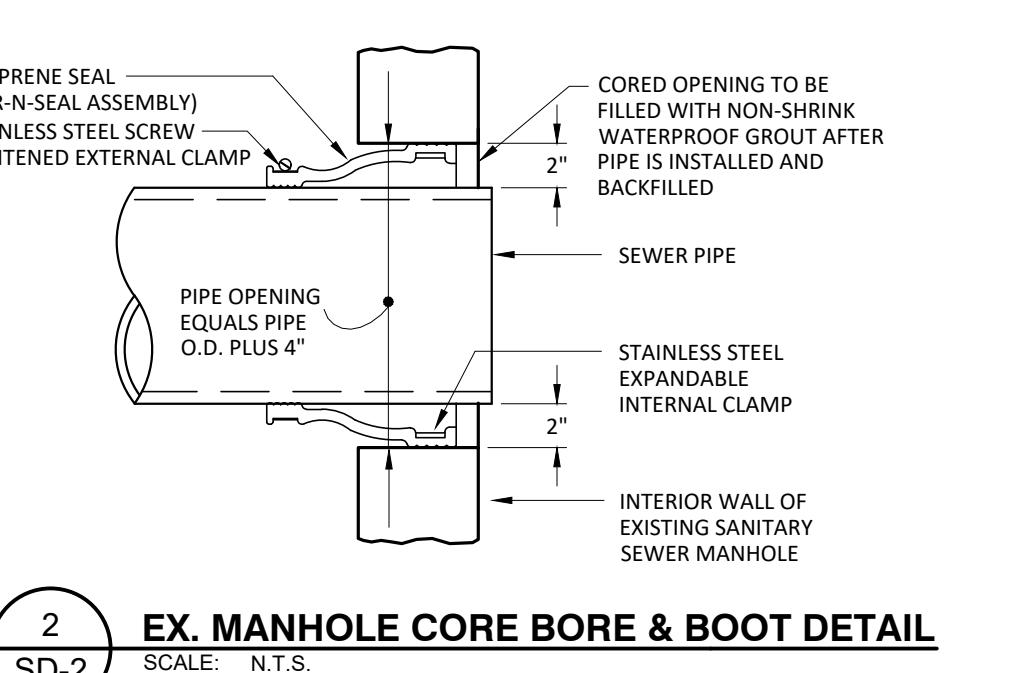
8 TYPICAL COPPER WATER SERVICE TAPS
SD-2
SCALE: N.T.S.



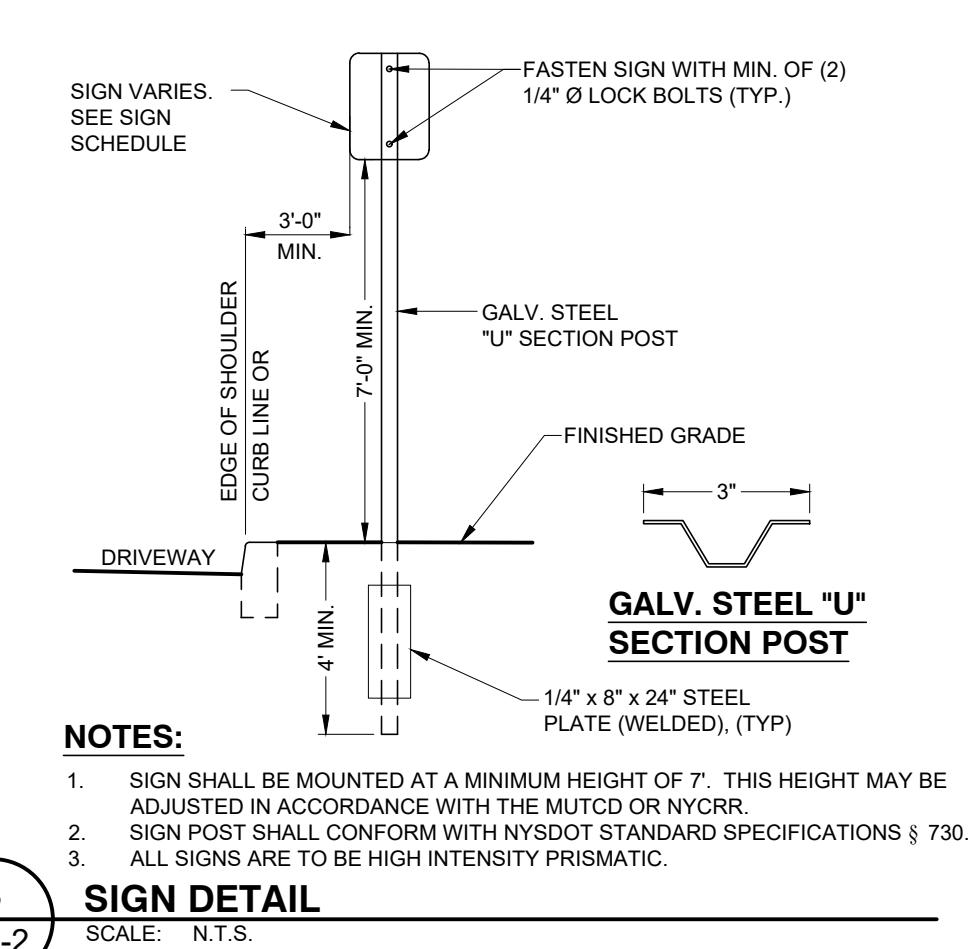
12 SAWN JOINT DETAIL
SD-2
SCALE: N.T.S.

ORIGINAL SIZE IN INCHES

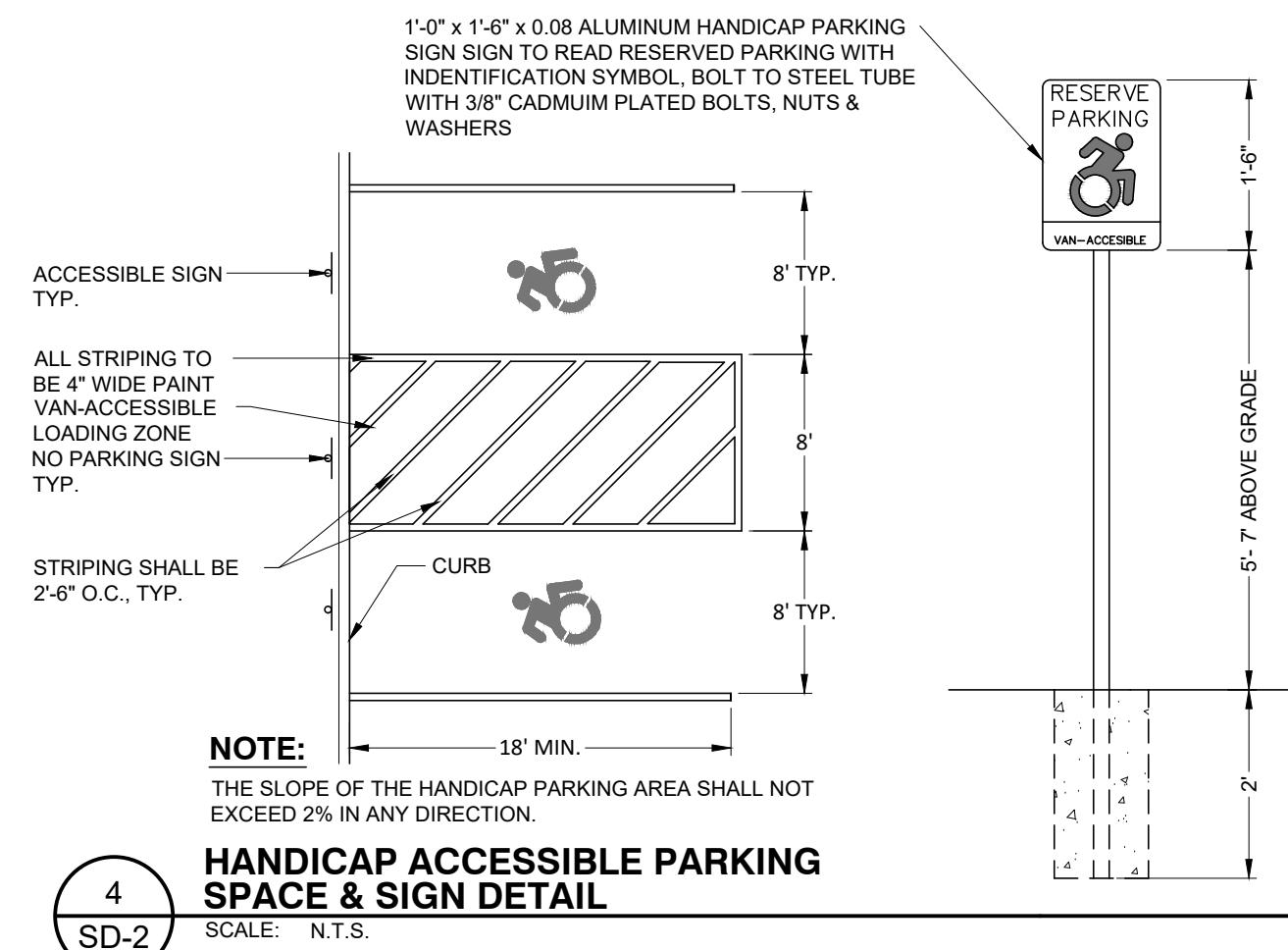
1 2 3



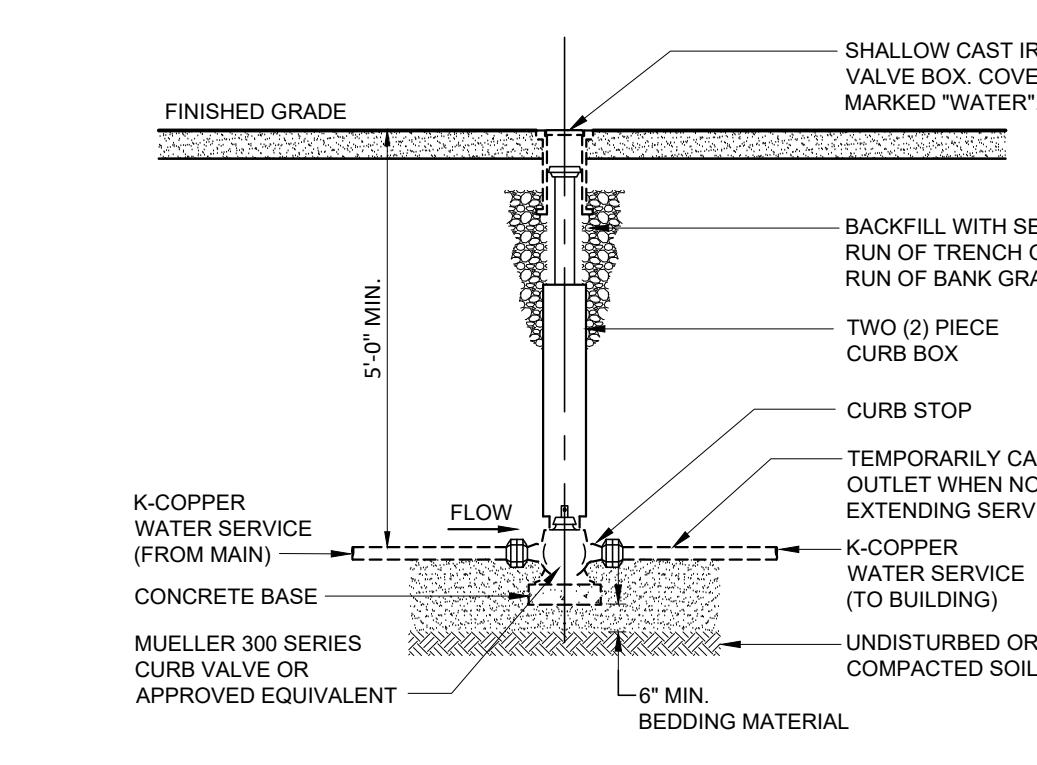
2 EX. MANHOLE CORE BORE & BOOT DETAIL
SD-2
SCALE: N.T.S.



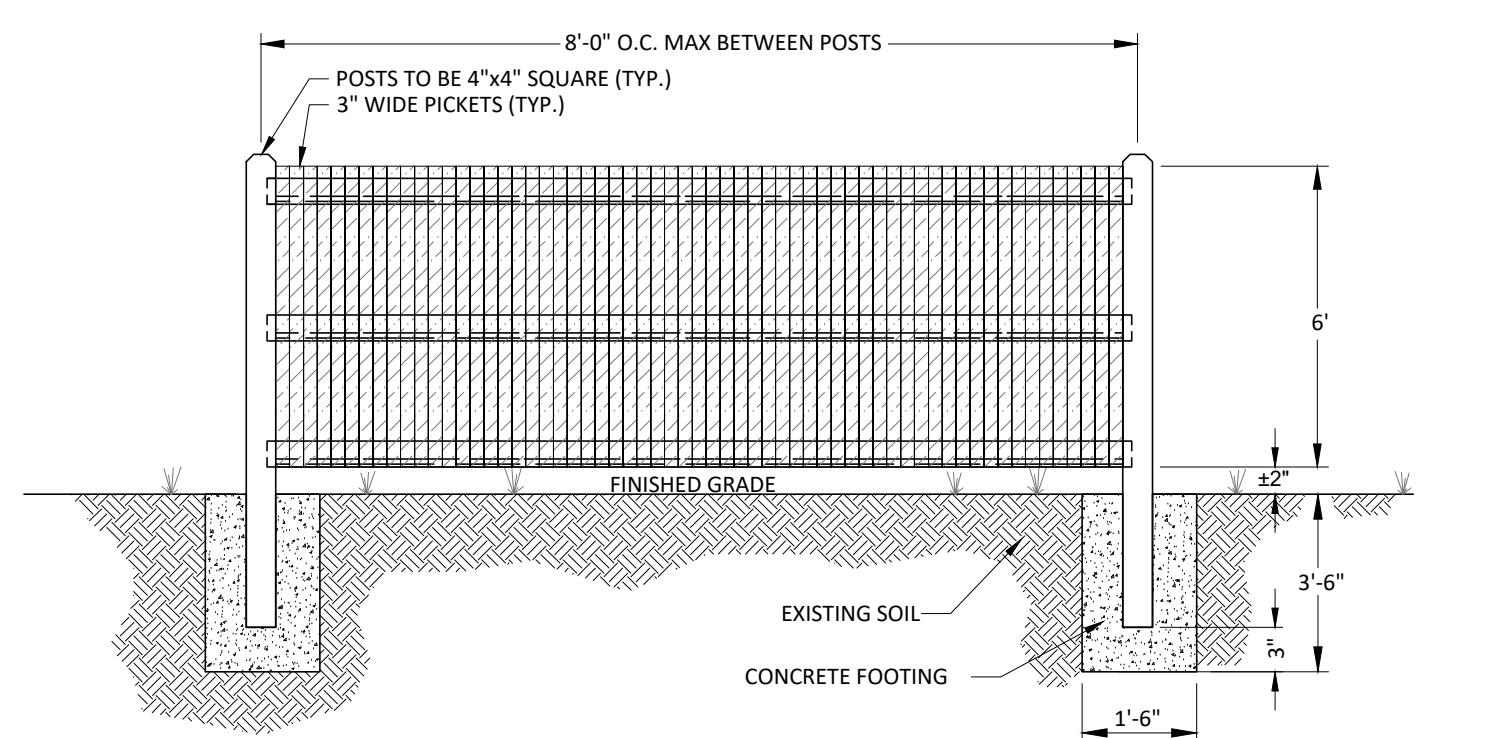
3 SIGN DETAIL
SD-2
SCALE: N.T.S.



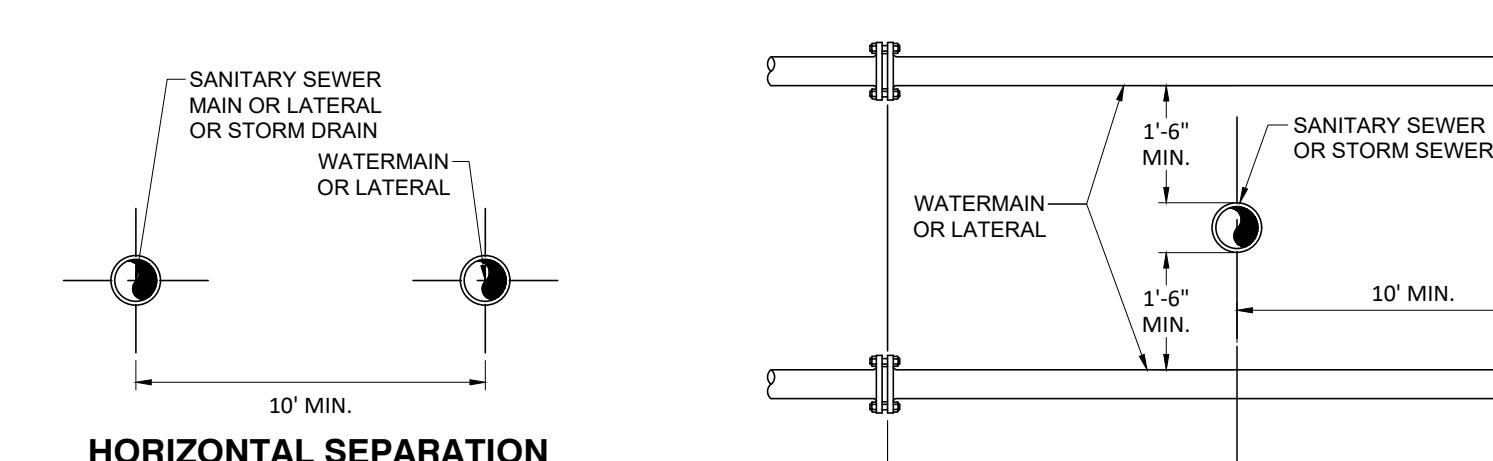
4 HANDICAP ACCESSIBLE PARKING SPACE & SIGN DETAIL
SD-2
SCALE: N.T.S.



5 DOMESTIC WATER SERVICE W/ CURB BOX
SD-2
SCALE: N.T.S.



6 STOCKADE FENCE DETAIL
SD-2
SCALE: N.T.S.



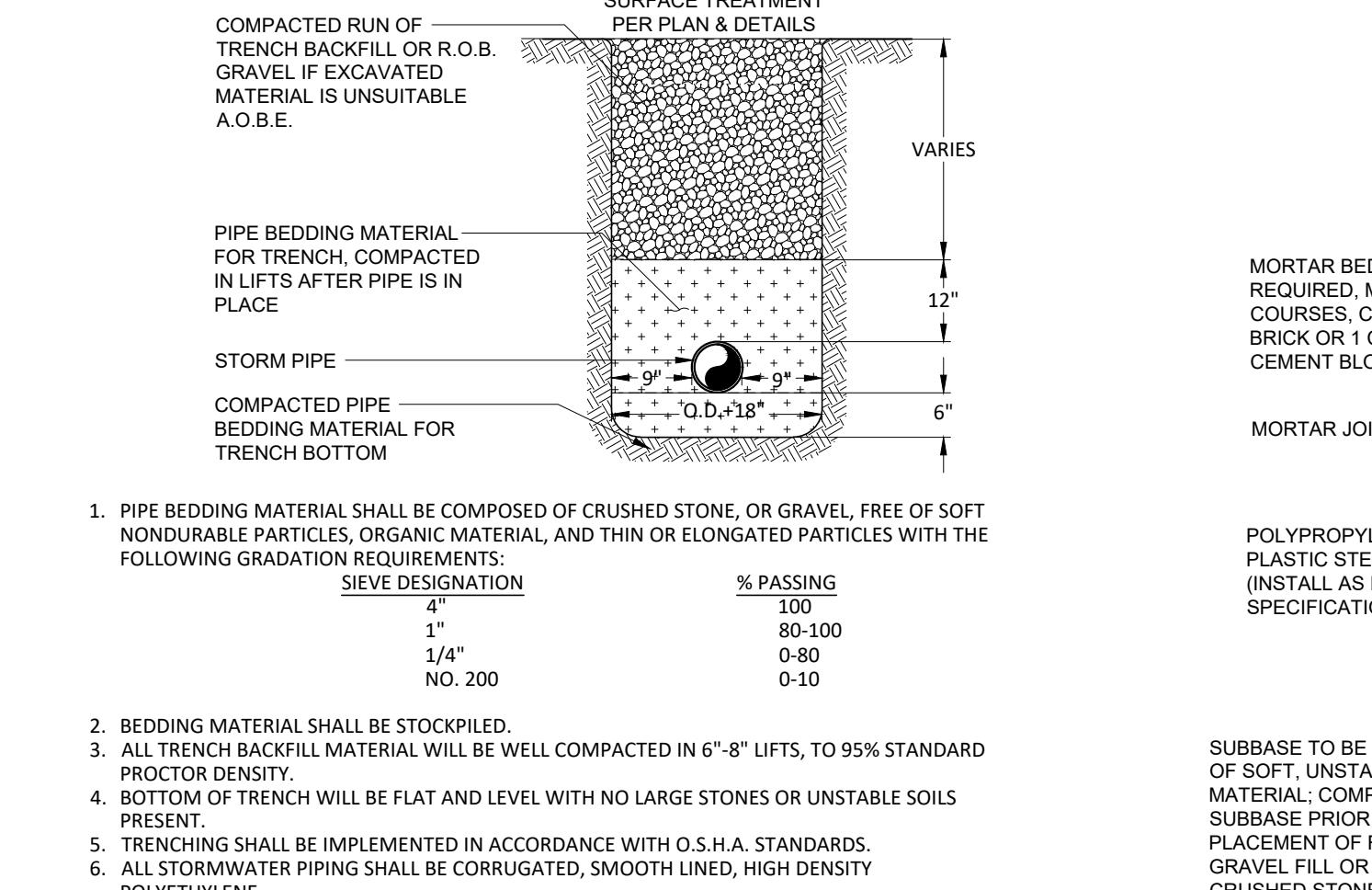
7 HORIZONTAL SEPARATION
SD-2
SCALE: N.T.S.



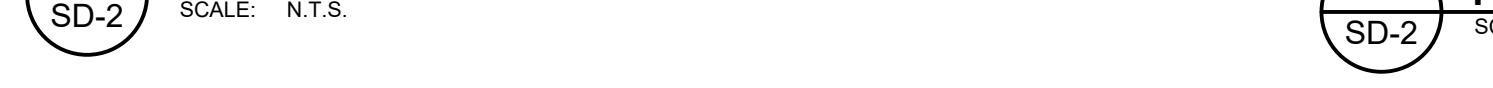
8 VERTICAL SEPARATION
SD-2
SCALE: N.T.S.



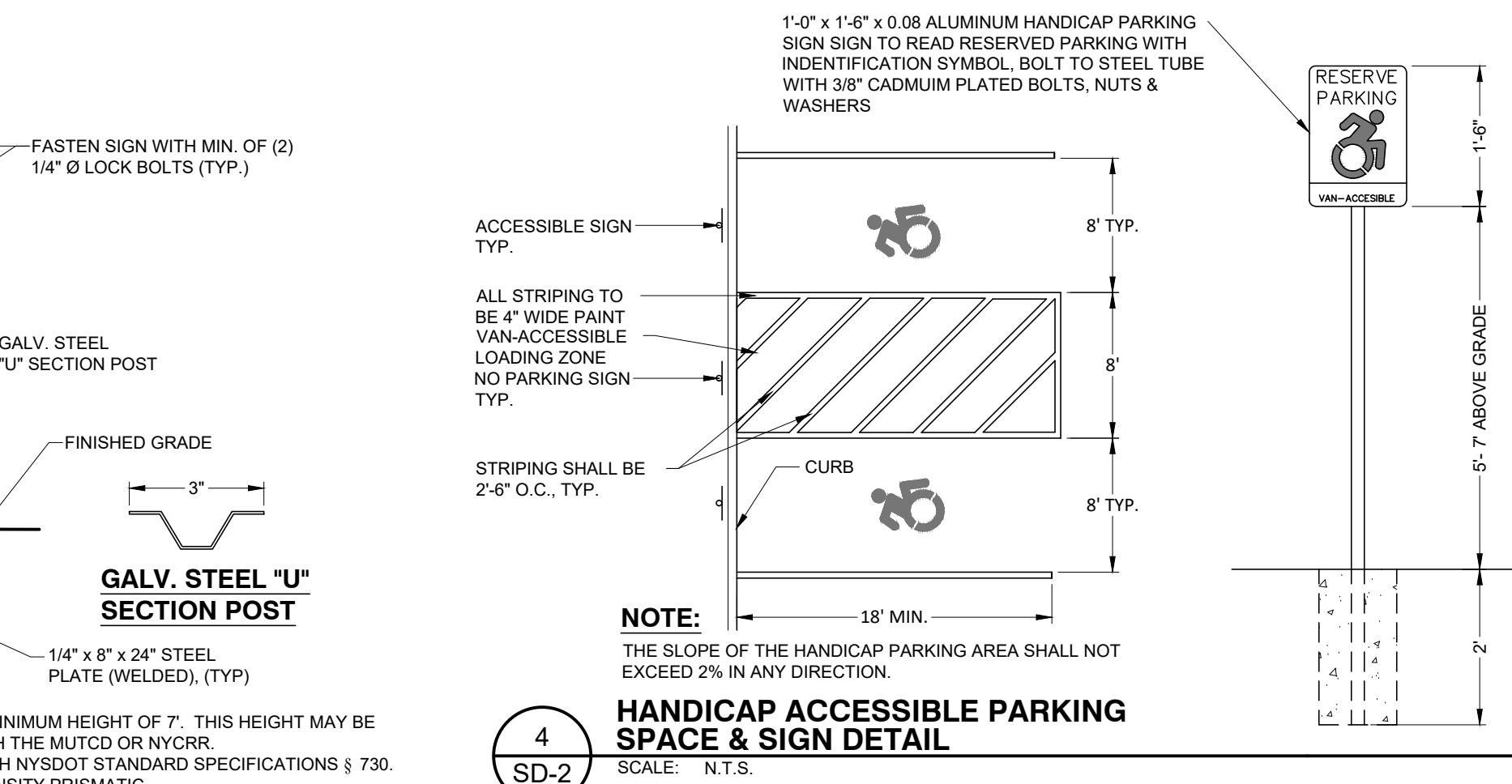
9 WATER MAIN - SANITARY / STORM SEWER SEPARATION DETAIL
SD-2
SCALE: N.T.S.



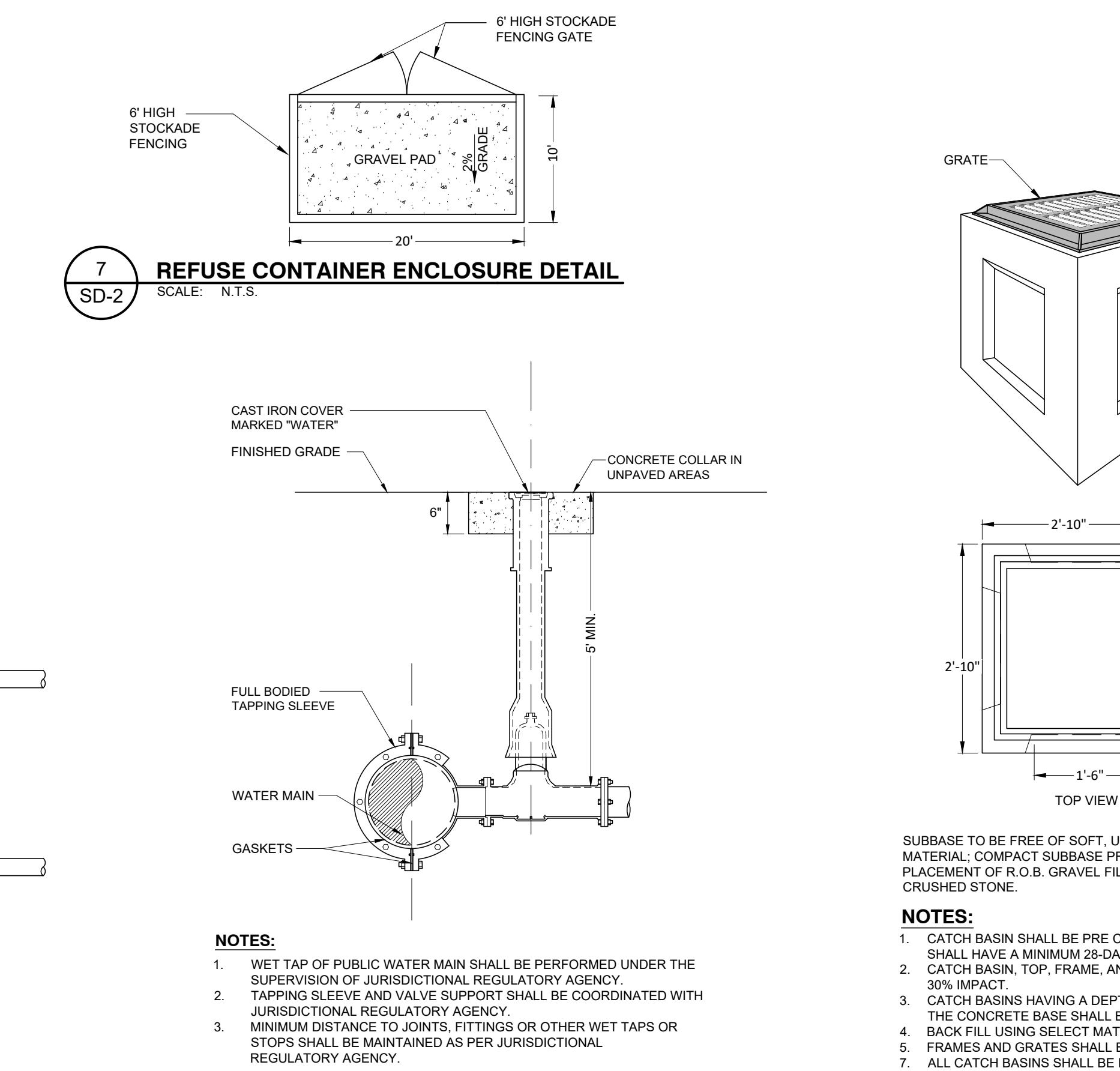
13 STORMWATER TRENCH DETAIL
SD-2
SCALE: N.T.S.



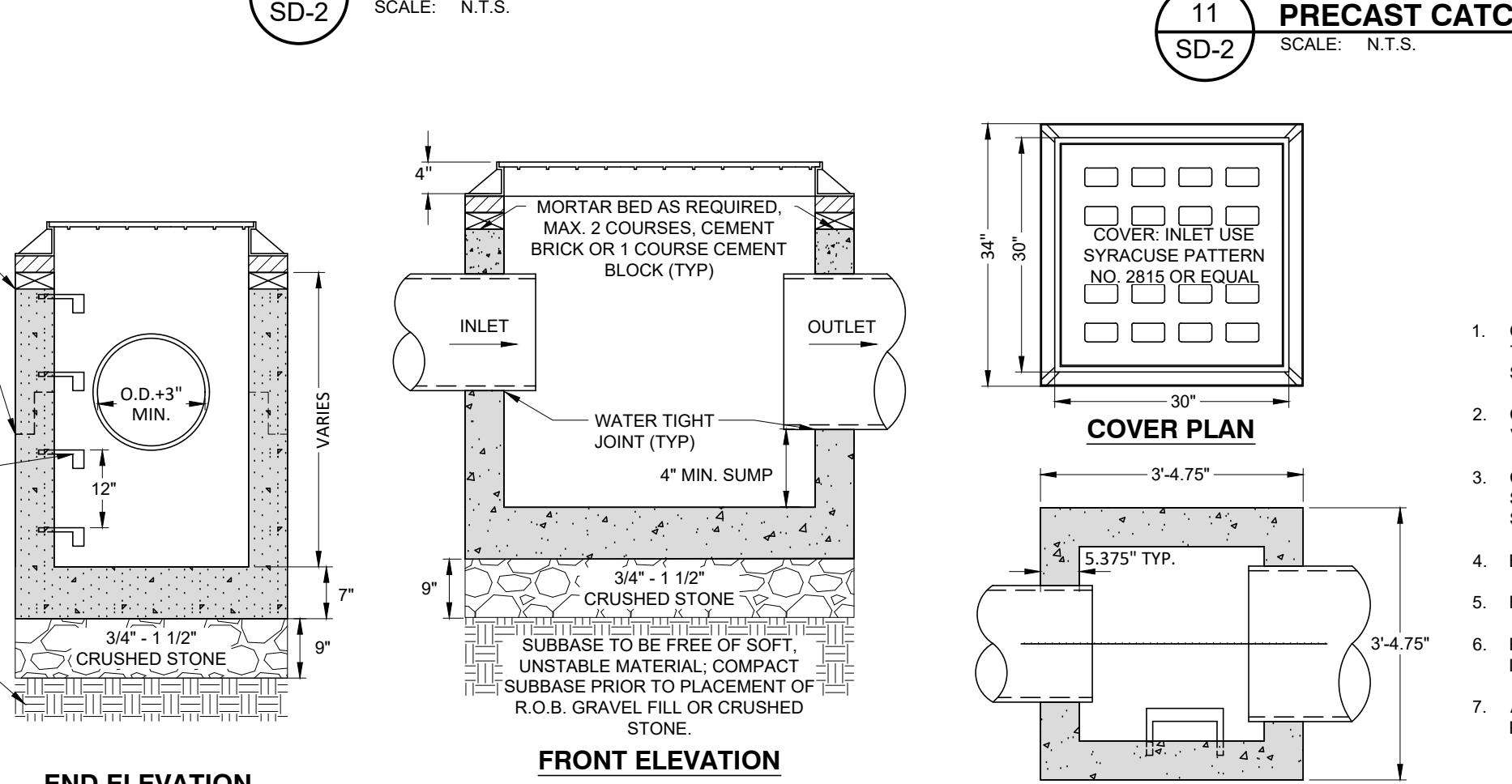
14 PRECAST CATCH BASIN (30x30)
SD-2
SCALE: N.T.S.



7 REFUSE CONTAINER ENCLOSURE DETAIL
SD-2
SCALE: N.T.S.



10 WET TAP SLEEVE AND VALVE DETAIL
SD-2
SCALE: N.T.S.



11 PRECAST CATCH BASIN (24x24)
SD-2
SCALE: N.T.S.



12 PRECAST CATCH BASIN (30x30)
SD-2
SCALE: N.T.S.



13 PRECAST CATCH BASIN (30x30)
SD-2
SCALE: N.T.S.



14 PRECAST CATCH BASIN (30x30)
SD-2
SCALE: N.T.S.

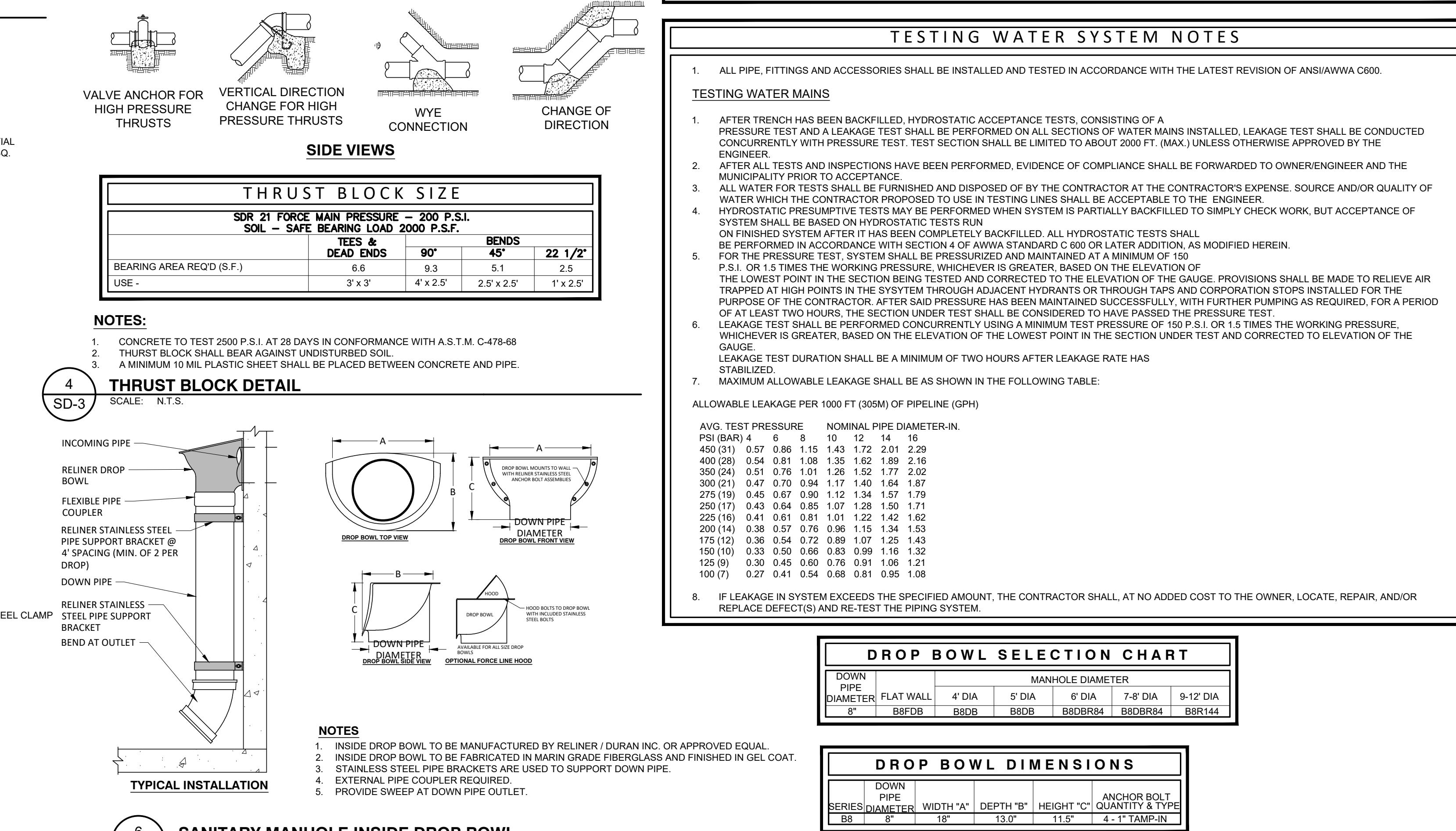
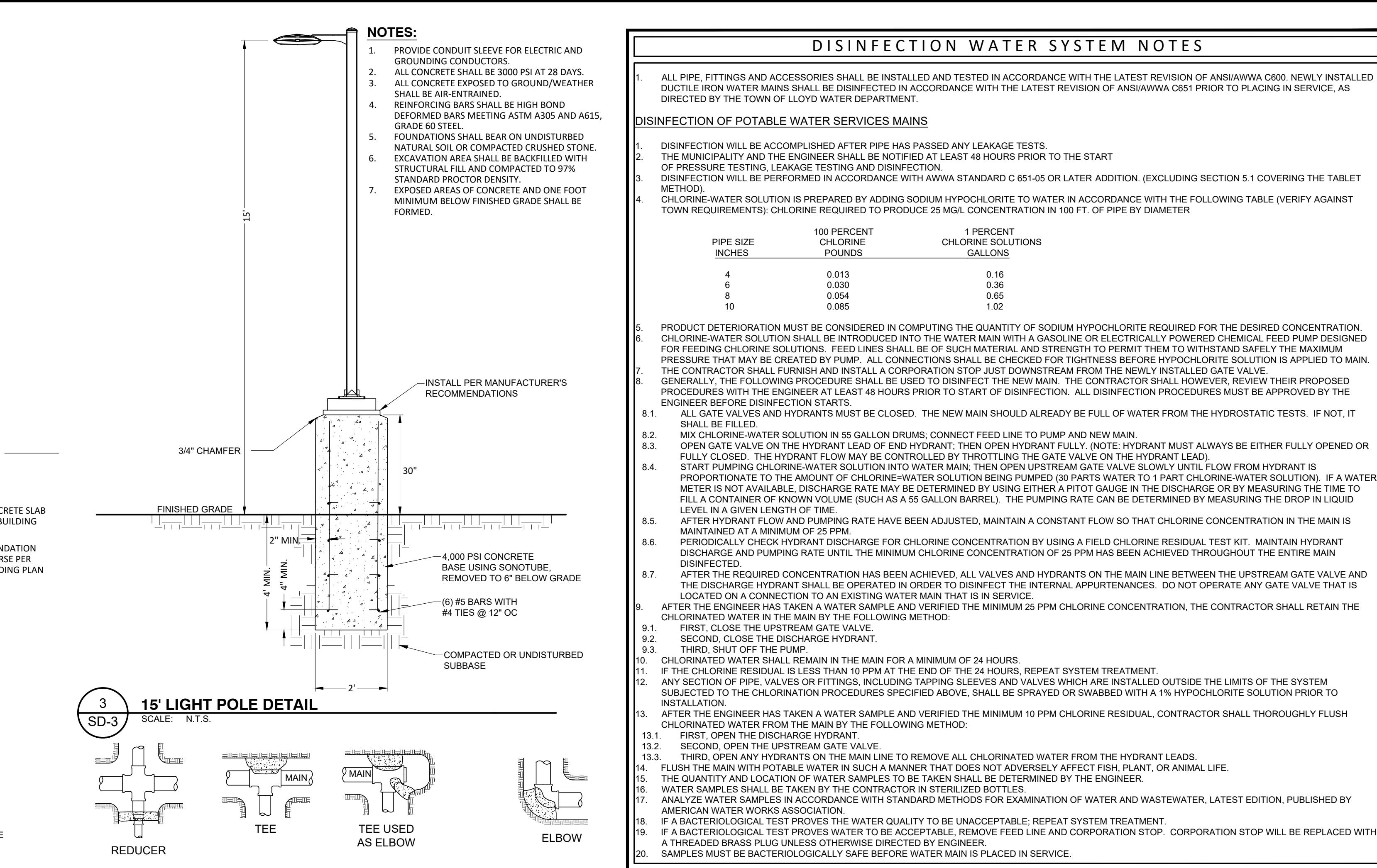
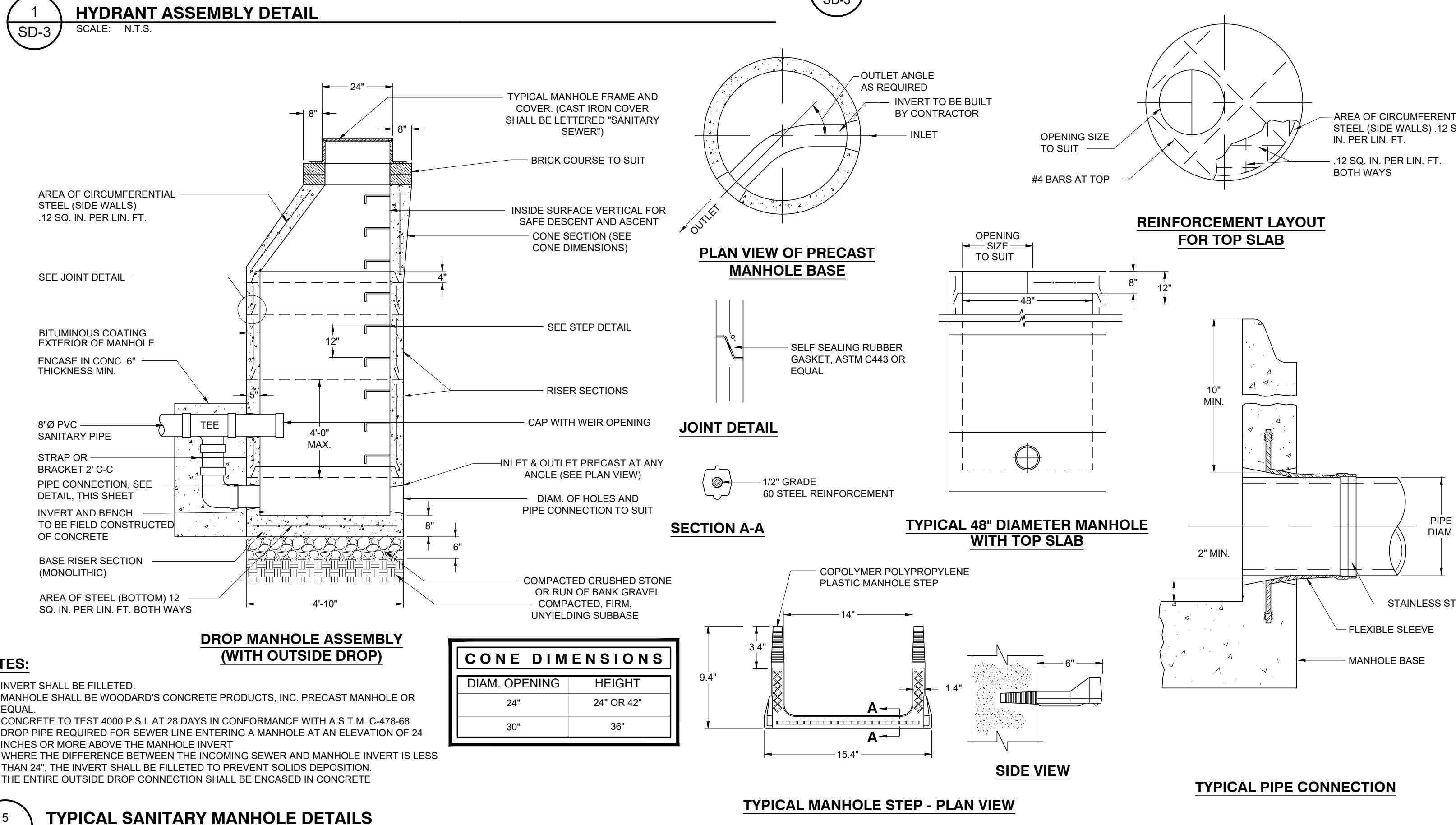
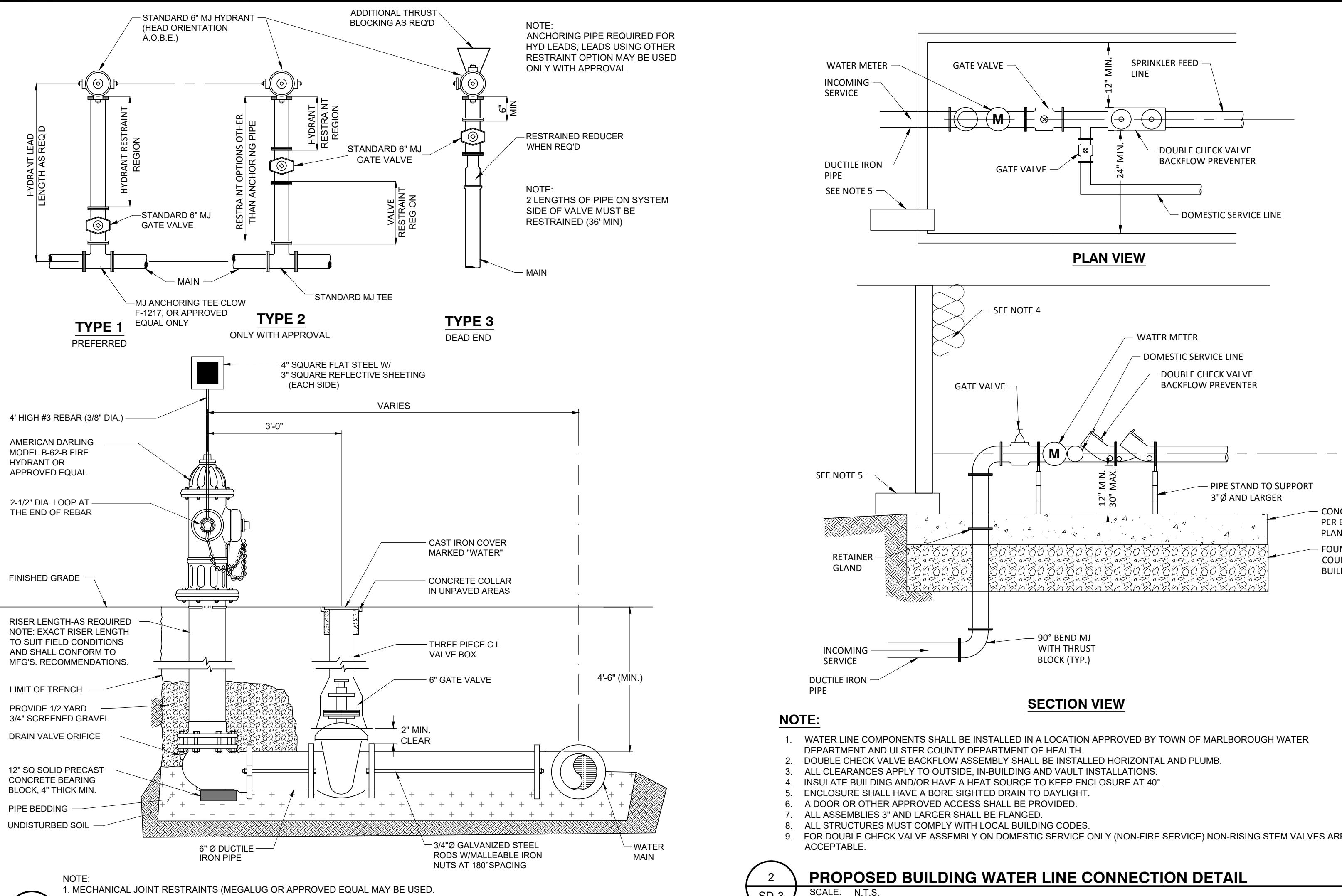


15 PRECAST CATCH BASIN (30x30)
SD-2
SCALE: N.T.S.



16 PRECAST CATCH BASIN (30x30)
SD-2
SCALE: N.T.S.





EROSION AND SEDIMENT CONTROL NOTES - GENERAL

ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE STANDARDS AND PRINCIPLES AS OUTLINED IN THE "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL" AND THE "NEW YORK STATE CONSTRUCTION SEQUENCING SCHEDULE". WHERE A CONSTRUCTION SEQUENCING DOCUMENT EXISTS, THE INTENT OF THE OUTLINED MEASURES IS TO MINIMIZE EROSION AND SEDIMENTATION DURING CONSTRUCTION, STABILIZE AND PROTECT THE SITE FROM EROSION AFTER CONSTRUCTION IS COMPLETE AND MITIGATE ANY ADVERSE IMPACTS TO STORMWATER QUALITY RESULTING FROM SEDIMENT RUNOFF CAUSED BY DEVELOPMENT ACTIVITIES.

NO SOIL STOCKPILE OR GRADED AREA SHALL REMAIN EXPOSED FOR MORE THAN 14 DAYS. THE EXPOSED AREA OR SOIL STOCKPILE SHALL BE STABILIZED WITHIN THE 14 DAY PERIOD. STABILIZATION MEASURES TO BE USED INCLUDE TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING AND STONE RIP RAP. DURING CONSTRUCTION, RUNOFF SHALL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING, OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE SHALL BE PROVIDED WITH BARRIER FILTERS. STONE RIP RAP SHALL BE PROVIDED AT THE OUTLETS OF DRAINAGE PIPES WHERE EROSION VELOCITIES ARE ENCOUNTERED.

TIMING OF CONTROL MEASURES

AS INDICATED ACCORDING TO THE CONSTRUCTION SEQUENCING SCHEDULE, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED IN PLACE PRIOR TO COMMENCING ANY CLEARING OR GRAVING OF THE SITE. CONSTRUCTION CONTROLS SHALL BE INSTALLED CONCURRENTLY WITH THE APPLICABLE ACTIVITY, AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN TWENTY ONE (21) DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN FOURTEEN (14) DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, SILT FENCES AND HAY BALE BARRIERS AND ANY EARTH DIKES WILL BE REMOVED ONCE PERMANENT MEASURES AND STABILIZATION ARE ESTABLISHED.

GENERAL INSPECTION AND MAINTENANCE PRACTICE

THESE ARE THE GENERAL INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO IMPLEMENT THE PLAN DURING CONSTRUCTION.

- THE SMALLEST PRACTICAL PORTION OF THE SITE WILL BE DISTURBED AT ONE TIME.
- ALL CONTROL MEASURES WILL BE INSPECTED AT LEAST ONCE EACH WEEK.
- ALL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
- A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION.

INSTALLATION NOTES

- TEMPORARY SEEDING SHOULD BE MADE WITHIN 24 HOURS OF CONSTRUCTION OR DISTURBANCE. IF NOT, THE SOIL MUST BE SCARIFIED PRIOR TO SEEDING.
- IN ORDER FOR MULCH TO BE EFFECTIVE IT MUST BE PLACED PRIOR TO MAJOR STORM EVENTS. IT WILL BE NECESSARY TO CLOSELY MONITOR WEATHER PREDICTIONS TO HAVE ADEQUATE WARNING OF SIGNIFICANT STORMS.
- THE TIME PERIOD TO MULCH CAN RANGE FROM 14 TO 21 DAYS OF INACTIVITY ON AN AREA. THE LENGTH OF TIME VARYING WITH SITE CONDITIONS. PROFESSIONAL JUDGMENT SHALL BE USED TO EVALUATE THE INTERACTION OF SITE CONDITIONS, SOIL ERODABILITY, SEASON OF YEAR, EXTENT OF DISTURBANCE, PROXIMITY TO SENSITIVE RESOURCES, ETC.) AND THE POTENTIAL IMPACT OF EROSION ON ADJACENT AREAS IN ORDER TO CHOOSE THE APPROPRIATE MULCH.
- WHEN MULCH IS APPLIED TO PROVIDE PROTECTION OVER WINTER (PAST THE GROWING SEASON) IT SHALL BE AT THE RATE OF 5,000 LBS OF HAY OR STRAW PER ACRE. A TACKERIE MAY BE ADDED TO THE MULCH.

SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. (REFER TO CONSTRUCTION SEQUENCING SCHEDULE IN SWPPP REPORT FOR FURTHER INFORMATION).

130 (MIN.) POUNDS PURE LIVE SEED PER ACRE

MULCH: LAYER OF COMMON HAY OR STRAW; 2

TONS PER ACRE

FERTILIZER: COMMERCIAL 30-10-20, SLOW RELEASE

APPLY FERTILIZER AS PER MANUFACTURER'S

RECOMMENDATIONS (NO MORE THAN 1 LB

NITROGEN PER 1000 SF).

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