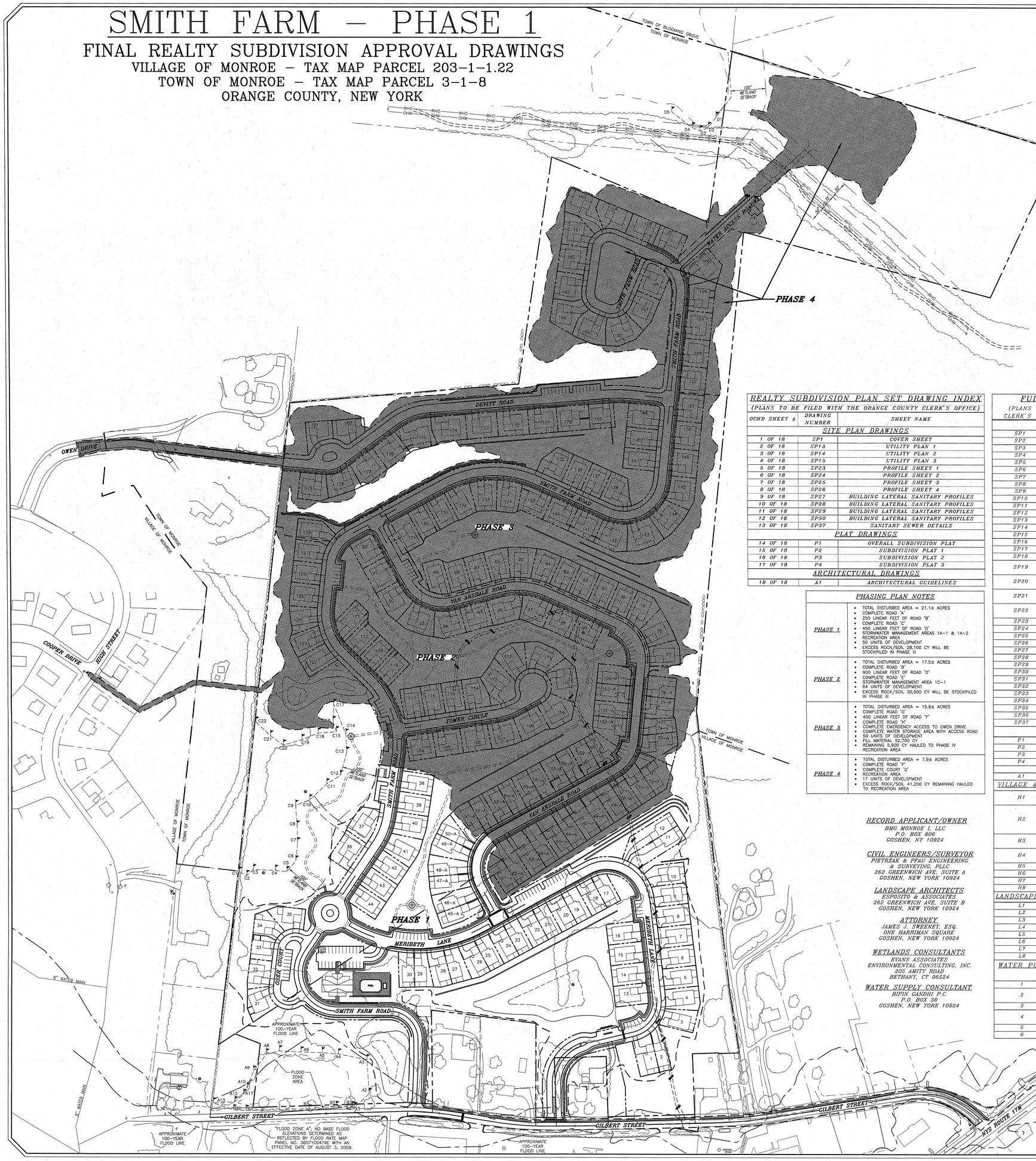
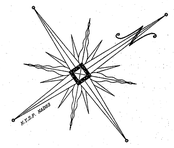
SMITH FARM – PHASE 1

FINAL REALTY SUBDIVISION APPROVAL DRAWINGS

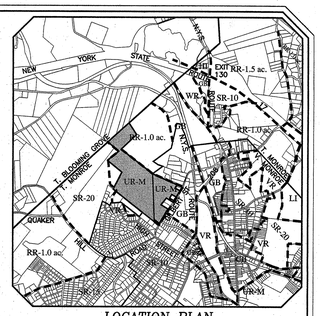
VILLAGE OF MONROE – TAX MAP PARCEL 203-1-1.22
TOWN OF MONROE – TAX MAP PARCEL 3-1-8
ORANGE COUNTY, NEW YORK





ZONING DISTRICT TABLE:

RR-1.5 ac.	RURAL RESIDENTIAL
RR-1.0 ac.	RURAL RESIDENTIAL
SR-20	SUBURBAN RESIDENTIAL
SR-15	SUBURBAN RESIDENTIAL
SR-10	SUBURBAN RESIDENTIAL
WR	WATERFRONT RECREATION
GB	GENERAL BUSINESS
LI	LIGHT INDUSTRY
HI	HEAVY INDUSTRY
UR-M	URBAN RESIDENTIAL, MULTI FAMILY
VR	VILLAGE RECREATION



LOCATION PLAN
1"=2000'

UFPO

BEFORE YOU DIG, DRILL OR BLAST!
–CALL TOLL FREE 1-800-962-7962
–NY INDUSTRIAL CODE RULE 753 REQUIRES NO LESS THAN TWO WORKING DAYS NOTICE, BUT NOT MORE THAN TEN DAYS NOTICE.
–UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NYS EDUCATION LAW.
–THIS DRAWING IS ONE IN A SET OF DRAWINGS AND IS INCOMPLETE AND INVALID WHEN IT IS SEPARATED FROM THE SET.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

VILLAGE DENSITY CALCULATIONS "UR-M"

PARAMETER (SECT. 200-63. C. 1)	DESCRIPTION	CALCULATIONS
LANDS PRESENTLY UTILIZED BY: (SQUARE FEET)		
A. PUBLIC UTILITIES OR STRUCTURES	INCLUDED IN R.O.W. AND EASEMENT	0
RIGHTS-OF-WAY	21,756.40	21,756.40 / 0.5 AC.
EASEMENTS	0	0
STREETS	INCLUDED IN R.O.W.	0
B. WATER BODIES	N/A	0
WETLANDS	136,654.19	52,775 / 1.13 AC.
MARSH AREAS	INCLUDED IN WETLANDS	0
STREAMS	INCLUDED IN WETLANDS	0
FLOODPLAINS	INCLUDED IN WETLANDS	17,037.7 / 0.4 AC.
STORMWATER RETENTION AREAS	62,102	62,102 / 1.4 AC
AUULUVAL AND ORGANIC SOILS	INCLUDED IN WETLANDS	0
C. SLOPES EQUAL TO OR GREATER THAN 20%	106,268.52	106,268.52 /2.44 AC.
TOTAL:	–	197,837.60 / 5.47 AC.
GRAND TOTAL:	19.443 ACRES – 5.47 ACRES = 13.97 ACRES	

ZONING CRITERIA: UR-M "MULTIFAMILY RESIDENTIAL"
THE VILLAGE OF MONROE, NEW YORK, ZONING CODE,
SECTION 200-62 "TOWN OR ROW HOUSING"
VILLAGE OF MONROE: 19.443 ± ACRES
VILLAGE OF MONROE: 13.97 ACRES – NET AREA

TYPE/# OF ROOM IN DWELLING UNITS	# OF DWELLING UNITS PER ACRE	TOTAL UNITS
ALL UNITS/N/A	8	111

TOWN DENSITY CALCULATIONS "UR-M"

PARAMETER (SECT. 200-63. C. 1)	DESCRIPTION	CALCULATIONS
LANDS PRESENTLY UTILIZED BY: (SQUARE FEET)		
A. RIGHTS-OF-WAY	N/A	0
EASEMENTS	N/A	0
B. SLOPES EQUAL TO 0 GREATER THAN 20%	353,615.38	353,615.38/8.12 AC.
TOTAL:	–	353,615.38/8.12 AC.
NET AREA:	49.454 ACRES–8.12 ACRES = 41.33 ACRES	

ZONING CRITERIA: UR-M "MULTIFAMILY RESIDENTIAL"
TOWN OF MONROE, NEW YORK, ZONING CODE
SECTION 57-13N.1 & SECTION 57-13N.2, UR-M "MULTIFAMILY RESIDENTIAL"
TOWN OF MONROE: 49.454 ± ACRES–GROSS AREA
TOWN OF MONROE: 41.33 ACRES – DENSITY CALCULATIONS AREA (NET ACREAGE)

TYPE/# OF ROOMS IN DWELLING UNIT	# OF DWELLING UNITS PER ACRE	TOTAL UNITS/RATIO
EFFICIENCY	12	0
ONE BEDROOM (1)	10	0/0%
TWO BEDROOM (2)	8	0/0%
THREE BEDROOM (3)	5	206/100%
GRAND TOTAL:		206/100%

REALTY SUBDIVISION PLAN SET DRAWING INDEX

(PLANS TO BE FILED WITH THE ORANGE COUNTY CLERK'S OFFICE)

OCHD SHEET #	DRAWING NUMBER	SHEET NAME
		SITE PLAN DRAWINGS
1 OF 18	SP1	COVER SHEET
2 OF 18	SP13	UTILITY PLAN 1
3 OF 18	SP14	UTILITY PLAN 2
4 OF 18	SP15	UTILITY PLAN 3
5 OF 18	SP23	PROFILE SHEET 1
6 OF 18	SP24	PROFILE SHEET 2
7 OF 18	SP25	PROFILE SHEET 3
8 OF 18	SP26	PROFILE SHEET 4
9 OF 18	SP27	BUILDING LATERAL SANITARY PROFILES
10 OF 18	SP28	BUILDING LATERAL SANITARY PROFILES
11 OF 18	SP29	BUILDING LATERAL SANITARY PROFILES
12 OF 18	SP30	BUILDING LATERAL SANITARY PROFILES
13 OF 18	SP37	SANITARY SEWER DETAILS
		PLAT DRAWINGS
14 OF 18	P1	OVERALL SUBDIVISION PLAT
15 OF 18	P2	SUBDIVISION PLAT 1
16 OF 18	P3	SUBDIVISION PLAT 2
17 OF 18	P4	SUBDIVISION PLAT 3
		ARCHITECTURAL DRAWINGS
18 OF 18	A1	ARCHITECTURAL GUIDELINES

PHASING PLAN NOTES

PHASE 1	• TOTAL DISTURBED AREA = 21.1± ACRES • COMPLETE ROAD 'A' • 250 LINEAR FEET OF ROAD 'B' • COMPLETE ROAD 'C' • 450 LINEAR FEET OF ROAD 'D' • STORMWATER MANAGEMENT AREAS 1A-1 & 1A-2 • RECREATION AREA • 50 UNITS OF DEVELOPMENT • EXCESS ROCK/SOIL 28,100 CY WILL BE STOCKPILED IN PHASE III
PHASE 2	• TOTAL DISTURBED AREA = 17.5± ACRES • COMPLETE ROAD 'B' • 900 LINEAR FEET OF ROAD 'D' • COMPLETE ROAD 'E' • STORMWATER MANAGEMENT AREA 1C-1 • 64 UNITS OF DEVELOPMENT • EXCESS ROCK/SOIL 30,500 CY WILL BE STOCKPILED IN PHASE III
PHASE 3	• TOTAL DISTURBED AREA = 15.8± ACRES • COMPLETE ROAD 'D' • 400 LINEAR FEET OF ROAD 'F' • COMPLETE ROAD 'H' • COMPLETE EMERGENCY ACCESS TO OWEN DRIVE • COMPLETE WATER STORAGE AREA WITH ACCESS ROAD • 50 UNITS OF DEVELOPMENT • FILL MATERIAL 52,700 CY • REMAINING 5,900 CY HAULED TO PHASE IV RECREATION AREA
PHASE 4	• TOTAL DISTURBED AREA = 7.9± ACRES • COMPLETE ROAD 'F' • COMPLETE COURT 'G' • RECREATION AREA • 17 UNITS OF DEVELOPMENT • EXCESS ROCK/SOIL 41,200 CY REMAINING HAULED TO RECREATION AREA

FULL PLAN SET DRAWING INDEX

(PLANS TO BE FILED WITH THE VILLAGE OF MONROE CLERK'S OFFICE & TOWN OF MONROE CLERK'S OFFICE)

	SITE PLAN DRAWINGS
SP1	COVER SHEET
SP2	EXISTING CONDITIONS PLAN 1
SP3	EXISTING CONDITIONS PLAN 2
SP4	EXISTING CONDITIONS PLAN 3
SP5	OVERALL LAYOUT
SP6	LAYOUT PLAN 1
SP7	LAYOUT PLAN 2
SP8	LAYOUT PLAN 3
SP9	OVERALL PROJECT PHASING PLAN
SP10	GRADING PLAN 1
SP11	GRADING PLAN 2
SP12	GRADING PLAN 3
SP13	UTILITY PLAN 1
SP14	UTILITY PLAN 2
SP15	UTILITY PLAN 3
SP16	EROSION CONTROL PLAN 1
SP17	EROSION CONTROL PLAN 2
SP18	EROSION CONTROL PLAN 3
SP19	EROSION CONTROL CONSTRUCTION PHASING PLAN (PHASE 1)
SP20	EROSION CONTROL CONSTRUCTION PHASING PLAN (PHASE 2)
SP21	EROSION CONTROL CONSTRUCTION PHASING PLAN (PHASE 3)
SP22	EROSION CONTROL CONSTRUCTION PHASING PLAN (PHASE 4)
SP23	PROFILE SHEET 1
SP24	PROFILE SHEET 2
SP25	PROFILE SHEET 3
SP26	PROFILE SHEET 4
SP27	BUILDING LATERAL SANITARY PROFILES
SP28	BUILDING LATERAL SANITARY PROFILES
SP29	BUILDING LATERAL SANITARY PROFILES
SP30	BUILDING LATERAL SANITARY PROFILES
SP31	STORMWATER MANAGEMENT BASIN SECTIONS
SP32	DETAILS SHEET 1
SP33	DETAILS SHEET 2
SP34	DETAILS SHEET 3
SP35	DETAILS SHEET 4
SP36	DETAILS SHEET 5
SP37	SANITARY SEWER DETAILS
	PLAT DRAWINGS
P1	OVERALL SUBDIVISION PLAT
P2	SUBDIVISION PLAT 1
P3	SUBDIVISION PLAT 2
P4	SUBDIVISION PLAT 3
	ARCHITECTURAL DRAWINGS
A1	ARCHITECTURAL GUIDELINES
	VILLAGE & NYSDOT ROADWAY IMPROVEMENT PLANS
H1	NYS ROUTE 17M – GILBERT STREET INTERSECTION UTILITY PLAN
H2	NYS ROUTE 17M SWALE DESIGN NYS ROUTE 17M – GILBERT STREET & NYS ROUTE 17M – NYS ROUTE 208 IMPROVEMENTS PLAN
H3	NEW YORK STATE DOT WORK ZONE TRAFFIC CONTROL PLAN
H4	TRAFFIC SIGNAL PLAN FOR RTE. 17M & RTE. 208 SIGNAL 0-28
H5	NEW YORK STATE DOT DETAIL SHEET 1
H6	NEW YORK STATE DOT DETAIL SHEET 2
H7	GILBERT STREET IMPROVEMENT PLAN 1
H8	GILBERT STREET IMPROVEMENT PLAN 2
	LANDSCAPING DRAWINGS (ESPOSITO & ASSOCIATES)
L1	OVERALL PLANTING SHEET 1
L2	OVERALL PLANTING SHEET 2
L3	DETAIL PLANTING SHEET 1
L4	DETAIL PLANTING SHEET 2
L5	DETENTION BASIN PLANTING SHEET 1
L6	DETENTION BASIN PLANTING SHEET 2
L7	OVERALL LIGHTING PLAN SHEET 1
L8	OVERALL LIGHTING PLAN SHEET 2
	WATER PUMP STATION & WATER TOWER DRAWINGS (BIPIN GANDHI, P.C.)
1	BOOSTER PUMP STATION – PLAN & DETAILS
2	BOOSTER PUMP STATION – ELEVATIONS & SECTION
3	BOOSTER PUMP STATION – ELECTRICAL
4	WATER STORAGE TANK – SITE PLAN & ELEVATION
5	WATER STORAGE TANK MISC. DETAILS
6	WATER STORAGE TANK AIR DIFFUSION SYSTEM

RECORD APPLICANT/OWNER
BMG MONROE I, LLC
P.O. BOX 806
GOSHEN, NY 10924

CIVIL ENGINEERS/SURVEYOR
PIETRZAK & PFAU ENGINEERING & SURVEYING, PLLC
262 GREENWICH AVE, SUITE A
GOSHEN, NEW YORK 10924

LANDSCAPE ARCHITECTS
ESPOSITO & ASSOCIATES
262 GREENWICH AVE, SUITE B
GOSHEN, NEW YORK 10924

ATTORNEY
JAMES J. SWEENEY, ESQ.
ONE HARRIMAN SQUARE
GOSHEN, NEW YORK 10924

WETLANDS CONSULTANTS
EVANS ASSOCIATES
ENVIRONMENTAL CONSULTING, INC.
205 AMITY ROAD
BETHANY, CT 06524

WATER SUPPLY CONSULTANT
BIPIN GANDHI P.C.
P.O. BOX 38
GOSHEN, NEW YORK 10924

GENERAL NOTES:
1. ADHERENCE TO AND COMPLIANCE WITH ALL OTHER PROVISIONS OF VILLAGE AND TOWN CODES IS REQUIRED.

ORANGE COUNTY DEPARTMENT OF HEALTH NOTES:
1. NO LOT IS TO BE FURTHER SUBDIVIDED WITHOUT ORANGE COUNTY DEPARTMENT OF HEALTH REVIEW AND APPROVAL.
2. THE DESIGN AND LOCATION OF SANITARY FACILITIES (WATER AND SEWER PIPES) SHALL NOT BE CHANGED.
3. THE PURCHASER OF EACH LOT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT OF ANY EXISTING SANITARY FACILITIES.
4. ORANGE COUNTY DEPARTMENT OF HEALTH (OCDH) PLAN APPROVAL IS LIMITED TO FIVE (5) YEARS. TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE OCDH BASED UPON DEVELOPMENT FACTS AND REALTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
5. THE APPROVED PLANS MUST BE FILED WITH THE ORANGE COUNTY CLERK'S OFFICE PRIOR TO OFFERING LOTS FOR SALE AND WITHIN 90 DAYS OF THE LAST APPROVAL OF FINAL PLANS.
6. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A PUBLIC WATER SUPPLY WATERSHED.
7. ALL WATER PIPE, FIXTURES AND FITTINGS MUST COMPLY WITH THE FEDERAL "SAFE DRINKING WATER ACT", SECTION 1417 WHICH REQUIRES ALL SURFACES IN CONTACT WITH POTABLE WATER CONTAIN NO MORE THAN 0.25% LEAD BY WEIGHT.

BUILD AS SHOWN NOTES:
1. THIS APPROVAL RELIES UPON A DRAINAGE STUDY OR OTHER EVALUATIONS BY THE PLANNING BOARD BASED UPON THE HOUSE/STRUCTURE SIZES SHOWN ON THE LAYOUT PLANS. NO BUILDING PERMIT FOR A HOUSE/STRUCTURE LARGER THAN AS SHOWN ON THE LAYOUT PLANS WILL BE ISSUED UNLESS A NEW DRAINAGE STUDY, SATISFACTORY TO THE PLANNING BOARD ENGINEER, HAS BEEN SUBMITTED AND APPROVED.

PARKING REGULATION NOTES:
1. THERE IS TO BE NO PARKING ON THE PRIVATE ROADWAYS PROVIDED WITHIN THE SMITH FARM DEVELOPMENT. THE HOME OWNER'S ASSOCIATION COVENANTS SHALL ADDRESS THE PARKING RESTRICTIONS WITHIN THE SITE. IN ORDER TO ENSURE THAT EMERGENCY SERVICES ACCESS IS NOT BLOCKED BY VEHICLES IMPROPERLY PARKED ON THE ROAD NETWORK, THE VILLAGE OF MONROE AND THE TOWN OF MONROE WILL HAVE THE RIGHT TO ENFORCE THIS PARKING RESTRICTION.

ACCESSORY STRUCTURE AND SITE PLAN REVISION NOTES:
1. NO ACCESSORY STRUCTURES ARE PERMITTED ON ANY NUMBERED LOT.
2. NO CHANGES ARE PERMITTED TO THE OPEN SPACE LOTS WITHOUT AMENDED SITE PLAN APPROVAL BEING GRANTED BY THE VILLAGE AND/OR TOWN OF MONROE PLANNING BOARDS.

CONSTRUCTION NOTES:
1. PRIOR TO ANY CONSTRUCTION, CONTRACTOR IS TO CONTACT ALL UTILITY COMPANIES FOR UTILITY MARK OUTS. CONTRACTOR IS TO ASSUME FULL RESPONSIBILITY FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO UTILITIES IN THE EVENT OF DAMAGE.
2. PRIOR TO ANY CONSTRUCTION, CONTRACTOR IS TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES LOCATIONS, ELEVATIONS, INVERTS, ETC. AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES ON THIS PLAN.
3. CONTRACTOR IS TO COORDINATE NEW UTILITY SERVICES WITH ALL UTILITY COMPANIES.
4. CONTRACTOR IS TO BE RESPONSIBLE FOR ALL TRAFFIC MAINTENANCE.
5. CONTRACTOR IS TO BE RESPONSIBLE FOR ALL PROJECT SAFETY REQUIREMENTS.

RESERVED FOR VILLAGE PLANNING BOARD APPROVAL

Approved and accepted by resolution of the Planning Board of the Village of Monroe, Orange County, New York at a meeting held AUG 10 2015

Chairman 6/12/17 Date

Attest:

Secretary 6/12/17 Date

RESERVED FOR TOWN PLANNING BOARD APPROVAL

Town of Monroe Planning Board
Site Plan Approval

Chairperson: Date: 6/29/2017
Resolution Dated: 8/10/15

Map # 16317 Sheet 5/8
Filed On 6/22/17
ORANGE COUNTY CLERK'S OFFICE

DATE	DESCRIPTION	INITIALS
3-16-16	PER OCHD COMMENTS DATED 3-11-16	MWS
10-1-15	PHASE 1	MWS
11-14-14	PER L&T & GA COMMENTS	MWS
10-27-14	PER L&T COMMENTS	MWS
9-29-14	PER VILLAGE PB AND GA COMMENTS	MWS
7-29-14	PER VILLAGE PB COMMENTS	MWS
2-24-14	PER VILLAGE & TOWN CONSULTANT COMMENTS	MWS
3-21-12	PREPARATION DATE	MWS

REVISIONS

MAP CHECK DATE: 00/00/00 INITIALED BY: --

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
262 GREENWICH AVENUE, SUITE A
GOSHEN, NEW YORK 10924
(845) 294-0606
2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(845) 796-4646
JOSEPH J. PIETRZAK P.L.S.
LICENSED IN: NEW YORK, NEW JERSEY, PENNSYLVANIA
MICHAEL F. CROSSAN P.L.S.
LICENSED IN: NEW YORK
MICHAEL F. CROSSAN P.E., P.L.S. LEED AP
LICENSED IN: NEW YORK, NEW JERSEY, PENNSYLVANIA

SIGNATURE 3-16-16 DATE

FOR HEALTH DEPARTMENT APPROVAL

ORANGE COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH

This is to certify that the proposed arrangements for water supply and sewage disposal for this realty subdivision in accordance with plans on file in the office of the County Department of Health are hereby approved. Consent is hereby given to the filing of the map on which this endorsement appears in the office of the County Clerk in accordance with the provisions of Section 1117 of the Public Health Law.

March 23, 2016

THIS SHEET IS INCOMPLETE AND INVALID WITHOUT EACH AND EVERY OTHER SHEET LISTED IN THE TITLE BOX UNDER THE HEADING O.C.H.D. SHEET NO. 1 OF 18.

SMITH FARM – PHASE 1

VILLAGE OF MONROE, 203-1-1.22
TOWN OF MONROE, 3-1-8
COUNTY OF ORANGE, NEW YORK

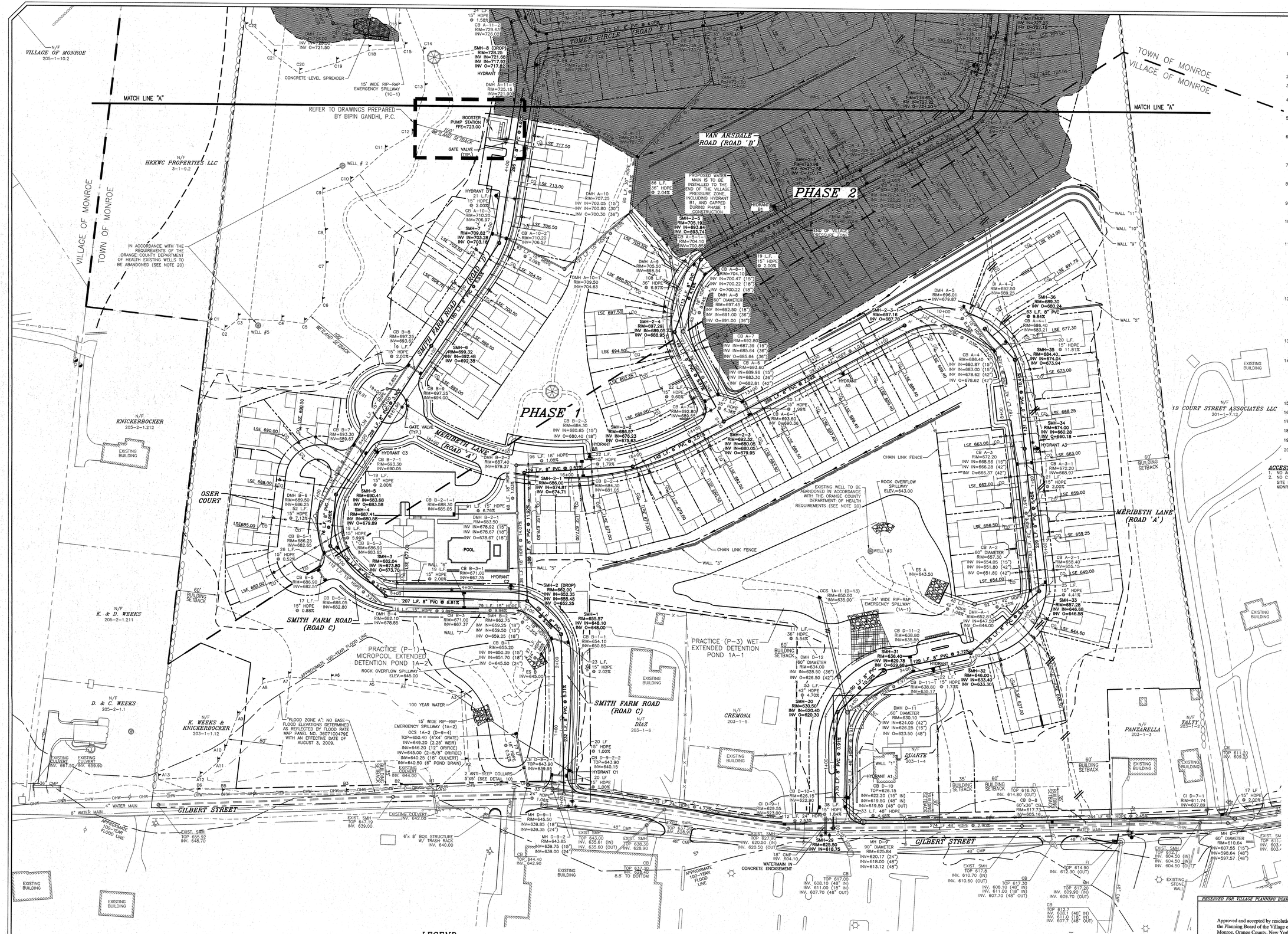
PROJECT TITLE

COVER SHEET

DRAWING TITLE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO	D.E.C. SHEET NO	DRAWING NUMBER
1 OF 18	N/A OF #	SP1
SCALE	CAD REFERENCE	PROJECT NUMBER
1"=100'	WORKING	211467.01



GENERAL NOTES:

1. ALL EXISTING TOPOGRAPHIC AND BOUNDARY INFORMATION WAS TAKEN FROM: EH SURVEY THAT WAS PREPARED BY EUSTANCE & HOROWITZ, P.C., P.O. BOX 42 CIRCLEVILLE, NY, FOR THE BORDEN-MAID GROUP, LLC, DATED JUNE 1, 1999, AND SUPPLEMENTED WITH INFORMATION PROVIDED BY PIETRZAK & PFAU ENGINEERING & SURVEYING, PLLC.
2. ALL PROPERTY LINES SHALL BE SURVEYED AND FLAGGED PRIOR TO ANY WORK BEGINNING.
3. ALL DRAINAGE PIPES ASSOCIATED WITH FOOTING DRAINS AND RETAINING WALLS SHALL DAYLIGHT AT GRADE WITH A RODENT SCREEN OR CONNECT TO THE PROPOSED DRAINAGE SYSTEM.
4. BUILDING ROOF DRAIN LEADERS (WHERE FEASIBLE) SHALL CONNECT INTO THE PROPOSED DRAINAGE SYSTEM. ROOF DRAIN LEADERS SHALL IN NO CASE BE ALLOWED TO FLOW ONTO THE STREET RIGHT-OF-WAY.
5. UNLESS OTHERWISE SPECIFIED,, PIPES FOR SYSTEM DRAINS SHALL BE SMOOTH WALL HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH CORRUGATED POLYETHYLENE COUPLING BANDS IN ACCORDANCE WITH AASHTO M-294.
6. UNLESS OTHERWISE SPECIFIED, PIPES FOR SANITARY SEWER GRAVITY LINES SHALL BE POLYVINYL CHLORIDE PIPE (PVC), SDR-35, WITH PUSH-ON JOINTS IN ACCORDANCE WITH ASTM D-3034 AND D-3212. UNLESS OTHERWISE SPECIFIED, ALL SERVICE LINES SHALL BE 4-INCH DIAMETER. ALL SERVICE CONNECTIONS SHALL BE A MINIMUM OF 4' FROM MANHOLE.
7. UNLESS OTHERWISE SPECIFIED, PIPES FOR WATER LINES SHALL BE CEMENT-LINED DUCTILE IRON PIPE (DIP), CLASS 52, WITH PUSH-ON JOINTS IN ACCORDANCE WITH AWWA C150, C151, C104 AND C111, LATEST REVISIONS.
8. UNLESS OTHERWISE SPECIFIED, ALL WATER SERVICE LINES SHALL BE 3/4" TYPE K COPPER CONFORMING TO THE "SPECIFICATIONS FOR SEAMLESS COPPER WATER TUBE" ASTM DESIGNATION B-88 AWWA SPECIFICATION CB00.
9. ELECTRIC, TELEPHONE, AND CABLE TELEVISION LINES SHALL BE INSTALLED UNDERGROUND IN CONDUIT IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION. NO NEW UTILITY POLES SHALL BE PERMITTED ON THE PROJECT SITE.
10. ALL SANITARY SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT ORANGE COUNTY SEWER DISTRICT NO. 1 MAIN LINE SEWER AND BUILDING SEWER GENERAL GUIDELINES, CONSTRUCTION APPLICATION, CONSTRUCTION PERMIT PROCEDURES AND STANDARD DETAILS.
11. THE MORE STRICT OF ANY REQUIREMENT, CODE, RULE, REGULATION AND LAW ESTABLISHED BY ORANGE COUNTY SEWER DISTRICT NO. 1 OR OTHER GOVERNMENTAL AGENCY, INCLUDING BUT NOT LIMITED TO THE ORANGE COUNTY DEPARTMENT OF HEALTH, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, UNITED STATES ARMY CORPS OF ENGINEERS, UNITED STATES ENVIRONMENTAL PROTECTION AGENCY, UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION AND NEW YORK STATE DEPARTMENT OF LABOR FOR SANITARY SEWER SIZE, SLOPE, ALIGNMENT, MATERIALS OF CONSTRUCTION AND APPURTENANCES AND METHODS FOR EXCAVATING, PIPE PLACEMENT, JOINTING, TESTING AND TRENCH BACKFILLING SHALL BE COMPLIED WITH DURING ALL PHASES OF CONSTRUCTION.
12. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS THAT ARE APPROVED BY ORANGE COUNTY SEWER DISTRICT NO. 1. ANY DEVIATION FROM THE APPROVED PLANS AND/OR SPECIFICATIONS SHALL REQUIRE REVIEW AND APPROVAL BY ORANGE COUNTY SEWER DISTRICT NO. 1. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE PROJECT ENGINEER AND ORANGE COUNTY SEWER DISTRICT NO. 1 OF ANY PLANNED DEVIATION(S) FROM THE APPROVED PLANS AND/OR SPECIFICATIONS.
13. FOR THE DESIGN OF THE BOOSTER PUMP STATION AND THE WATER STORAGE TANK, SEE THE APPROVED PLAN SET ENTITLED, "SMITH FARM BOOSTER PUMP STATION & WATER STORAGE TANK", REVISED 12/12/2007, PREPARED BY BIPIN GANDHI, P.C.
14. THIS PROJECT HAS DEMONSTRATED AN AVAILABLE FLOW OF 1,740 GPM WHILE MAINTAINING A MINIMUM OF 20 PSI AT ALL POINTS IN THE DISTRIBUTION SYSTEM. THIS VALUE SHOULD BE COMPARED TO THE NEEDED FIRE FLOW (NFF) FOR THE PROPOSED CONSTRUCTION IN ACCORDANCE WITH THE INSURANCE SERVICES OFFICE (ISO) GUIDELINES, PER THE RECOMENDED STANDARDS FOR WATER WORKS (NYS SANITARY CODE PART 5, APPENDIX 5-A). THE NEEDED FIRE FLOW FOR THE PROPOSED CONSTRUCTION HAS NOT BEEN EVALUATED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH.
15. ALL HYDROSTATIC TEST RESULTS MUST BE REVIEWED AND ACCEPTED AS ACCURATE BY THE WATER AUTHORITY.
16. A 48 HOUR ADVANCE NOTICE MUST BE GIVEN TO THE WATER AUTHORITY PRIOR TO DISINFECTION OF THE WATER LINES.
17. ALL DISINFECTION TEST RESULTS MUST BE REVIEWED AND ACCEPTED AS ADEQUATE BY THE WATER AUTHORITY.
18. APPLICATION FOR APPROVAL OF A BACKFLOW PREVENTION DEVICE FOR THE CLUBHOUSE WILL BE MADE UNDER SEPARATE COVER.
19. CORE-BORE EXISTING MANHOLE AND INSTALL A "KOR-N-SEAL" (OR APPROVED EQUAL) FLEXIBLE SEAL ASSEMBLY IN CORED HOLE.
20. THE EXISTING WELLS SHALL BE ABANDONED IN ACCORDANCE WITH SECTION 4.10 OF AWWA A100, LATEST REVISION.

ACCESSORY STRUCTURE AND SITE PLAN REVISION NOTES:

1. NO ACCESSORY STRUCTURES ARE PERMITTED ON ANY NUMBERED LOT.
2. NO CHANGES ARE PERMITTED TO THE OPEN SPACE LOTS WITHOUT AMENDED SITE PLAN APPROVAL BEING GRANTED BY THE VILLAGE AND/OR TOWN OF MONROE PLANNING BOARDS.

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- MUNICIPAL BOUNDARY
- ADJOINING PROPERTY LINE
- SETBACK LINE
- EXISTING WELL
- PROPOSED DRAIN INLET
- PROPOSED HYDRANT
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- OHW — OHW EXISTING OVERHEAD WIRES
- EXISTING UTILITY POLE
- EXISTING WALL
- EXISTING MAJOR CONTOUR
- 730 EXISTING MINOR CONTOUR
- 740 PROPOSED MAJOR CONTOUR
- 736 PROPOSED MINOR CONTOUR
- PROPOSED CURB
- + 635.00 PROPOSED SPOT ELEVATION
- PROPOSED DRIVEWAY
- PROPOSED ROAD CENTERLINE
- PROPOSED SITE SIDEWALK
- EXISTING DIRT ROAD TO BE REMOVED
- EXISTING EDGE OF PAVEMENT
- EXISTING BUILDING LINE
- EXISTING FENCE
- EXISTING GUIDE RAIL
- PROPOSED MANHOLE
- EXISTING WATER COURSE
- EXISTING SWAMP
- EXISTING TRAIL
- EXISTING WETLANDS LIMIT
- 100 FOOT WETLANDS SETBACK
- EXISTING FLOOD ZONE
- EXISTING WATER MAIN
- EXISTING VEGETATION LINE
- PROPOSED TRAIL
- PROPOSED VEGETATION LINE
- PROPOSED 2-4" WIDE YELLOW LINES 8" O.C.
- PROPOSED 18" WIDE STOP LINE
- PROPOSED ROCK CUT
- PROPOSED RETAINING WALL (BY OTHERS)
- PROPOSED CHAIN LINK FENCE

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

FOR HEALTH DEPARTMENT APPROVAL

ORANGE COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH
By direction of the State Commissioner of Health these plans are hereby approved pursuant to the Public Health Law. See first sheet for date and signature.

THIS SHEET IS INCOMPLETE AND INVALID WITHOUT EACH AND EVERY OTHER SHEET LISTED IN THE TITLE BOX UNDER THE HEADING O.C.H.D. SHEET NO. 2 OF 18.

RESERVED FOR VILLAGE PLANNING BOARD APPROVAL

Approved and accepted by resolution of the Planning Board of the Village of Monroe, Orange County, New York at a meeting held Aug 10 2015

Chairman Date 6/12/17

Attest:

Secretary Date 6/12/17

RESERVED FOR TOWN PLANNING BOARD APPROVAL

Town of Monroe Planning Board
Site Plan Approval

Chairperson: Date: 6/20/2017
Resolution Dated 8/10/15

3-16-16	PER OCHD COMMENTS DATED 3-11-16	MWS
10-1-15	PHASE 1	MWS
11-14-14	PER L&T & GA COMMENTS	MWS
10-27-14	PER L&T COMMENTS	MWS
9-29-14	PER VILLAGE PB AND GA COMMENTS	MWS
7-29-14	PER VILLAGE PB COMMENTS	MWS
2-26-14	PER VILLAGE & TOWN CONSULTANT COMMENTS	MWS
3-21-12	PREPARATION DATE	MWS
DATE	DESCRIPTION	INITIALS
	REVISIONS	
MAP CHECK DATE: 00/00/00	INITIALED BY: -.-	

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
282 GREENWICH AVENUE, SUITE A
GOSHEN, NEW YORK 10924
(845) 294-0606
2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(845) 796-4646
JOSEPH J. PFAU P.E.
LICENSE NO. 065827
MICHAEL F. CORRIGAN P.L.S.
LICENSE NO. 050323
ROBERT J. LUCIANO P.L.S. LEED AP
LICENSE NO. 050375
JAMES J. PETRZAK P.E.
LICENSE NO. 30396
SIGNATURE DATE 3-16-16

SMITH FARM - PHASE 1

VILLAGE OF MONROE, 203-1-10
TOWN OF MONROE, 3-1-8
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE

UTILITY PLAN 1

DRAWING TITLE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO	D.E.C. SHEET NO	DRAWING NUMBER
8 OF 18	N/A OF 4	SP13
SCALE	CAD REFERENCE	PROJECT NUMBER
1"=50'	WORKING	21147.01

GENERAL NOTES:

1. ALL EXISTING TOPOGRAPHIC AND BOUNDARY INFORMATION WAS TAKEN FROM EH SURVEY THAT WAS PREPARED BY EUSTANCE & HOROWITZ, P.C., P.O. BOX 42 CIRCLEVILLE, NY, FOR THE BORDEN-MAIO GROUP, LLC, DATED JUNE 1, 1999, AND SUPPLEMENTED WITH INFORMATION PROVIDED BY PIETRZAK & PFAU ENGINEERING & SURVEYING, PLLC.
2. ALL PROPERTY LINES SHALL BE SURVEYED AND FLAGGED PRIOR TO ANY WORK BEGINNING.
3. ALL DRAINAGE PIPES ASSOCIATED WITH FOOTING DRAINS AND RETAINING WALLS SHALL DAYLIGHT AT GRADE WITH A RODENT SCREEN OR CONNECT TO THE PROPOSED DRAINGE SYSTEM.
4. BUILDING ROOF DRAIN LEADERS (WHERE FEASIBLE) SHALL CONNECT INTO THE PROPOSED DRAINAGE SYSTEM. ROOF DRAIN LEADERS SHALL IN NO CASE BE ALLOWED TO FLOW ONTO THE STREET RIGHT-OF-WAY.
5. UNLESS OTHERWISE SPECIFIED,, PIPES FOR SYSTEM DRAINS SHALL BE SMOOTH WALL HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH CORRUGATED POLYETHYLENE COUPLING BANDS IN ACCORDANCE WITH AASHTO M-294.
6. UNLESS OTHERWISE SPECIFIED, PIPES FOR SANITARY SEWER GRAVITY LINES SHALL BE POLYVINYL CHLORIDE PIPE (PVC), SDR-35, WITH PUSH-ON JOINTS IN ACCORDANCE WITH ASTM D-3034 AND D-3212. UNLESS OTHERWISE SPECIFIED, ALL SERVICE LINES SHALL BE 4-INCH DIAMETER. ALL SERVICE CONNECTIONS SHALL BE A MINIMUM OF 4' FROM MANHOLE.
7. UNLESS OTHERWISE SPECIFIED, PIPES FOR WATER LINES SHALL BE CEMENT-LINED DUCTILE IRON PIPE (DIP), CLASS 52, WITH PUSH-ON JOINTS IN ACCORDANCE WITH AWWA C150, C151, C104 AND C111, LATEST REVISIONS.
8. UNLESS OTHERWISE SPECIFIED, ALL WATER SERVICE LINES SHALL BE 3/4" TYPE K COPPER CONFORMING TO THE "SPECIFICATIONS FOR SEAMLESS COPPER WATER TUBE" ASTM DESIGNATION B-88 AWWA SPECIFICATION C800.
9. ELECTRIC, TELEPHONE, AND CABLE TELEVISION LINES SHALL BE INSTALLED UNDERGROUND IN CONDUIT IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION. NO NEW UTILITY POLES SHALL BE PERMITTED ON THE PROJECT SITE.
10. ALL SANITARY SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT ORANGE COUNTY SEWER DISTRICT NO. 1 MAIN LINE SEWER AND BUILDING SEWER GENERAL GUIDELINES, CONSTRUCTION APPLICATION, CONSTRUCTION PERMIT PROCEDURES AND STANDARD DETAILS.
11. THE MORE STRICT OF ANY REQUIREMENT, CODE, RULE, REGULATION AND LAW ESTABLISHED BY ORANGE COUNTY SEWER DISTRICT NO. 1 OR OTHER GOVERNMENTAL AGENCY, INCLUDING BUT NOT LIMITED TO THE ORANGE COUNTY DEPARTMENT OF HEALTH, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, UNITED STATES ARMY CORPS OF ENGINEERS, UNITED STATES ENVIRONMENTAL PROTECTION AGENCY, UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION AND NEW YORK STATE DEPARTMENT OF LABOR SHALL GOVERN. SANITARY SEWER SIZE, SLOPE, ALIGNMENT, MATERIALS OF CONSTRUCTION AND APPURTENANCES AND METHODS FOR EXCAVATING, PIPE PLACEMENT, JOINTING, TESTING AND TRENCH BACKFILLING SHALL BE COMPLIED WITH DURING ALL PHASES OF CONSTRUCTION.
12. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS THAT ARE APPROVED BY ORANGE COUNTY SEWER DISTRICT NO. 1. ANY DEVIATION FROM THE APPROVED PLANS AND/OR SPECIFICATIONS SHALL REQUIRE REVIEW AND APPROVAL BY ORANGE COUNTY SEWER DISTRICT NO. 1. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE PROJECT ENGINEER AND ORANGE COUNTY SEWER DISTRICT NO. 1 OF ANY PLANNED DEVIATION(S) FROM THE APPROVED PLANS AND/OR SPECIFICATIONS.
13. FOR THE DESIGN OF THE BOOSTER PUMP STATION AND THE WATER STORAGE TANK, SEE THE APPROVED PLAN SET ENTITLED, "SMITH FARM BOOSTER PUMP STATION & WATER STORAGE TANK", REVISED 12/13/2007, PREPARED BY BIPIN GANDHI, P.C.
14. THIS PROJECT HAS DEMONSTRATED AN AVAILABLE FLOW OF 1,740 GPM WHILE MAINTAINING A MINIMUM OF 20 PSI AT ALL POINTS IN THE DISTRIBUTION SYSTEM. THIS VALUE SHOULD BE COMPARED TO THE NEEDED FIRE FLOW (NFF) FOR THE PROPOSED CONSTRUCTION IN ACCORDANCE WITH THE INSURANCE SERVICES OFFICE (ISO) GUIDELINES, PER THE RECOMMENDED STANDARDS FOR WATER WORKS (NYS SANITARY CODE PART 5, APPENDIX 5-A). THE NEEDED FIRE FLOW FOR THE PROPOSED CONSTRUCTION HAS NOT BEEN EVALUATED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH.
15. ALL HYDROSTATIC TEST RESULTS MUST BE REVIEWED AND ACCEPTED AS ACCURATE BY THE WATER AUTHORITY.
16. A 48 HOUR ADVANCE NOTICE MUST BE GIVEN TO THE WATER AUTHORITY PRIOR TO DISINFECTION OF THE WATER LINES.
17. ALL DISINFECTION TEST RESULTS MUST BE REVIEWED AND ACCEPTED AS ADEQUATE BY THE WATER AUTHORITY.
18. APPLICATION FOR APPROVAL OF A BACKFLOW PREVENTION DEVICE FOR THE CLUBHOUSE WILL BE MADE UNDER SEPARATE COVER.
19. CORE-BORE EXISTING MANHOLE AND INSTALL A "KOR-N-SEAL" (OR APPROVED EQUAL) FLEXIBLE SEAL ASSEMBLY IN CORED HOLE.
20. THE EXISTING WELLS SHALL BE ABANDONED IN ACCORDANCE WITH SECTION 4.10 OF AWWA A100, LATEST REVISION.

LEGEND

PROPERTY LINE
EXISTING EASEMENT
MUNICIPAL BOUNDARY
ADJOINING PROPERTY LINE
SETBACK LINE
EXISTING WELL
PROPOSED DRAIN INLET
PROPOSED HYDRANT
EXISTING MANHOLE
EXISTING CATCH BASIN
OHW — OHW EXISTING OVERHEAD WIRES
EXISTING UTILITY POLE
EXISTING WALL
730 EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
740 PROPOSED MAJOR CONTOUR
736 PROPOSED MINOR CONTOUR
PROPOSED CURB
+ 635.00 PROPOSED SPOT ELEVATION
PROPOSED DRIVEWAY
PROPOSED ROAD CENTERLINE
PROPOSED SITE SIDEWALK
EXISTING DIRT ROAD TO BE REMOVED
EXISTING EDGE OF PAVEMENT
EXISTING BUILDING LINE
EXISTING FENCE
EXISTING GUIDE RAIL
PROPOSED MANHOLE
EXISTING WATER COURSE
EXISTING SWAMP
EXISTING TRAIL
EXISTING WETLANDS LIMIT
100 FOOT WETLANDS SETBACK
EXISTING FLOOD ZONE
EXISTING WATER MAIN
EXISTING VEGETATION LINE
PROPOSED TRAIL
PROPOSED VEGETATION LINE
PROPOSED 2-4" WIDE YELLOW LINES 8" O.C.
PROPOSED 18" WIDE STOP LINE
PROPOSED ROCK CUT
PROPOSED RETAINING WALL (BY OTHERS)
PROPOSED CHAIN LINK FENCE

ACCESSORY STRUCTURE AND SITE PLAN REVISION NOTES:

1. NO ACCESSORY STRUCTURES ARE PERMITTED ON ANY NUMBERED LOT.
2. NO CHANGES ARE PERMITTED TO THE OPEN SPACE LOTS WITHOUT AMENDED SITE PLAN APPROVAL BEING GRANTED BY THE VILLAGE AND/OR TOWN OF MONROE PLANNING BOARDS.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

RESERVED FOR VILLAGE PLANNING BOARD APPROVAL

Approved and accepted by resolution of the Planning Board of the Village of Monroe, Orange County, New York at a meeting held Aug 10 20 15

Chairman Date 6/12/17

Attest:

Secretary Date 6/12/17

RESERVED FOR TOWN PLANNING BOARD APPROVAL

Town of Monroe Planning Board
Site Plan Approval

Chairperson: Date: 6/20/2017
Resolution Dated: 8/10/15

FOR HEALTH DEPARTMENT APPROVAL

ORANGE COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH
By direction of the State Commissioner of Health
These plans are hereby approved pursuant to the
Public Health Law. See list sheet for date and
signature.

THIS SHEET IS INCOMPLETE AND INVALID WITHOUT EACH AND EVERY OTHER SHEET LISTED IN THE TITLE BOX UNDER THE HEADING O.C.H.D. SHEET NO.: 3 OF 18.

DATE	DESCRIPTION	INITIALS
10-1-15	PHASE 1	MWS
11-14-14	PER L&T & GA COMMENTS	MWS
10-27-14	PER L&T COMMENTS	MWS
9-29-14	PER VILLAGE PB AND GA COMMENTS	MWS
7-29-14	PER VILLAGE PB COMMENTS	MWS
2-24-14	PER VILLAGE & TOWN CONSULTANT COMMENTS	MWS
3-21-12	PREPARATION DATE	MWS

REVISIONS

MAP CHECK DATE: 00/00/00 INITIALED BY: --

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
282 GREENWICH AVENUE, SUITE 4 — 2 HAMILTON AVENUE
GOSHEN, NEW YORK 10924 — CROTON-ON-HUDSON, NEW YORK 10520
(845) 294-0660 — (914) 796-4646
JOSEPH J. PFAU P.E. — MICHAEL W. CERCHIARI P.L.S.
LICENSED NO. 065846 — LICENSED NO. 050803
VINCENT M. [illegible] — LICENSED NO. 065846
P.L.S. LICENSED NO. 050806
P.E. LICENSED NO. 065846

SIGNATURE: DATE: 10-1-15

SMITH FARM - PHASE 1

VILLAGE OF MONROE, 203-1-10
TOWN OF MONROE, 3-1-8
COUNTY OF ORANGE, NEW YORK

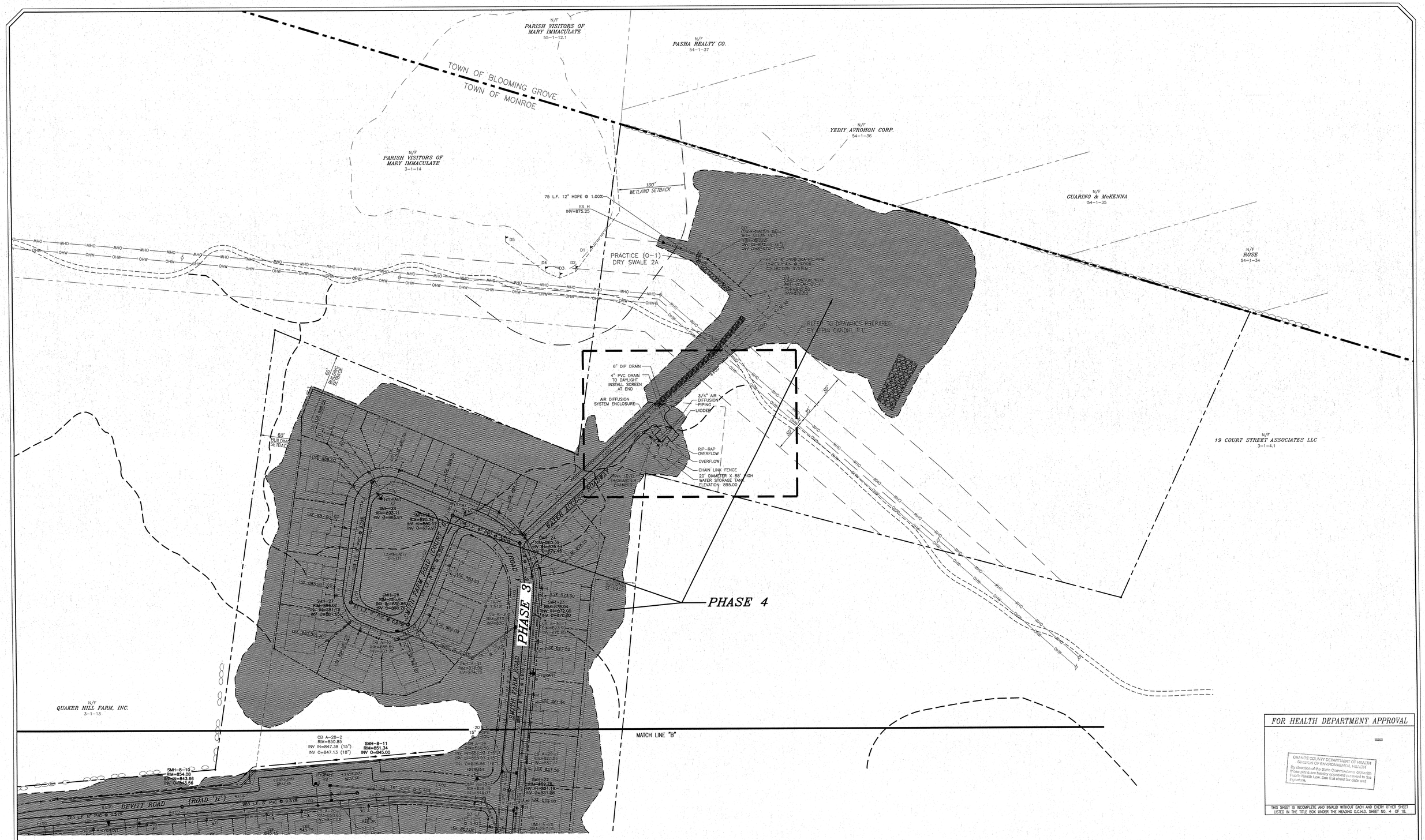
PROJECT TITLE

UTILITY PLAN 2

DRAWING TITLE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO	D.E.C. SHEET NO	DRAWING NUMBER
3 OF 18	N/A OF #	SP14
SCALE	CAD REFERENCE	PROJECT NUMBER
1"=50'	WORKING	21147.01



GENERAL NOTES:

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3. ALL DRAINAGE PIPES ASSOCIATED WITH FOOTING DRAINS AND RETAINING WALLS SHALL DAYLIGHT AT GRADE WITH A RODENT SCREEN OR CONNECT TO THE PROPOSED DRAINGE SYSTEM.
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17. ALL DISINFECTION TEST RESULTS MUST BE REVIEWED AND ACCEPTED AS ADEQUATE BY THE WATER AUTHORITY.
18. APPLICATION FOR APPROVAL OF A BACKFLOW PREVENTION DEVICE FOR THE CLUBHOUSE WILL BE MADE UNDER SEPARATE COVER.
19. CORE-BORE EXISTING MANHOLE AND INSTALL A "KOR-N-SEAL" (OR APPROVED EQUAL) FLEXIBLE SEAL ASSEMBLY IN CORED HOLE.
20. THE EXISTING WELLS SHALL BE ABANDONED IN ACCORDANCE WITH SECTION 4.10 OF AWWA A100, LATEST REVISION.

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- MUNICIPAL BOUNDARY
- ADJOINING PROPERTY LINE
- SETBACK LINE
- EXISTING WELL
- PROPOSED DRAIN INLET
- PROPOSED HYDRANT
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- EXISTING OVERHEAD WIRES
- EXISTING UTILITY POLE
- EXISTING WALL
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED CURB
- PROPOSED SPOT ELEVATION
- PROPOSED DRIVEWAY
- PROPOSED ROAD CENTERLINE
- PROPOSED SITE SIDEWALK
- EXISTING DIRT ROAD TO BE REMOVED
- EXISTING EDGE OF PAVEMENT
- EXISTING BUILDING LINE
- EXISTING FENCE
- EXISTING GUIDE RAIL
- PROPOSED MANHOLE
- EXISTING WATER COURSE
- EXISTING SWAMP
- EXISTING TRAIL
- EXISTING WETLANDS LIMIT
- 100 FOOT WETLANDS SETBACK
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- EXISTING WATER MAIN
- EXISTING VEGETATION LINE
- PROPOSED TRAIL
- PROPOSED VEGETATION LINE
- PROPOSED 2-4" WIDE YELLOW LINES 8" O.C.
- PROPOSED 18" WIDE STOP LINE
- PROPOSED ROCK OUT
- PROPOSED RETAINING WALL (BY OTHERS)
- PROPOSED CHAIN LINK FENCE

ACCESSORY STRUCTURE AND SITE PLAN REVISION NOTES:

1. NO ACCESSORY STRUCTURES ARE PERMITTED ON ANY NUMBERED LOT.
2. NO CHANGES ARE PERMITTED TO THE OPEN SPACE LOTS WITHOUT AMENDED SITE PLAN APPROVAL BEING GRANTED BY THE VILLAGE AND/OR TOWN OF MONROE PLANNING BOARDS.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

FOR HEALTH DEPARTMENT APPROVAL

ORANGE COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH
By direction of the State Commissioner of Health those plans are hereby approved pursuant to The Public Health Law. See first sheet for date and signature.

THIS SHEET IS INCOMPLETE AND INVALID WITHOUT EACH AND EVERY OTHER SHEET LISTED IN THE TITLE BOX UNDER THE HEADING O.C.H.D. SHEET NO. 4 OF 18.

RESERVED FOR VILLAGE PLANNING BOARD APPROVAL

Approved and accepted by resolution of the Planning Board of the Village of Monroe, Orange County, New York at a meeting held Aug 10 2015

Chairman — Date 6/12/17

Attest:

Secretary — Date 6/12/17

RESERVED FOR TOWN PLANNING BOARD APPROVAL

Town of Monroe Planning Board
Site Plan Approval

Chairperson: — Date: 8/22/20 17
Resolution Dated 8/10/15

DATE	DESCRIPTION	INITIALS
10-1-15	PHASE 1	MWS
11-14-14	PER L&T & GA COMMENTS	MWS
10-27-14	PER L&T COMMENTS	MWS
9-29-14	PER VILLAGE PB AND GA COMMENTS	MWS
7-29-14	PER VILLAGE PB COMMENTS	MWS
2-24-14	PER VILLAGE & TOWN CONSULTANT COMMENTS	MWS
3-21-12	PREPARATION DATE	MWS

REVISIONS

MAP CHECK DATE: 00/00/00 | INITIALED BY: --

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
282 GREENWICH AVENUE, SUITE 2 — 2 HAMILTON AVENUE
GOSHEN, NEW YORK 10924 — WOODBRIDGE, NEW YORK 12789
(845) 294-0080 — (845) 796-6646
JOSEPH J. PFAU P.E. — MICHAEL T. CORIGAN P.L.S.
LICENSE NO. 065945 — LICENSE NO. 050925
VINCENT A. CAMPOLONGO — ROBERT J. DEPALMA
P.E. LICENSE NO. 075975
N.Y.S.L.S. LICENSE NO. 050961

SIGNATURE — DATE 10-1-14

SMITH FARM - PHASE 1

VILLAGE OF MONROE, 203-1-10
TOWN OF MONROE, 3-1-8
COUNTY OF ORANGE, NEW YORK

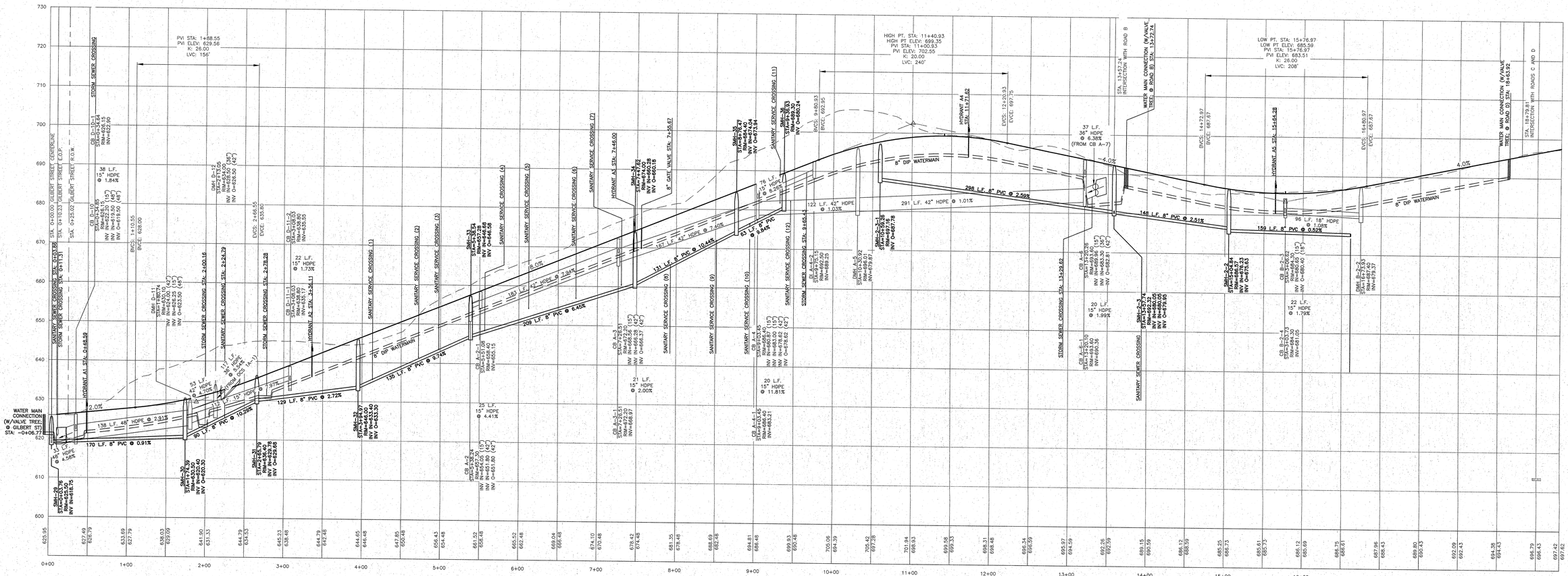
PROJECT TITLE

UTILITY PLAN 3

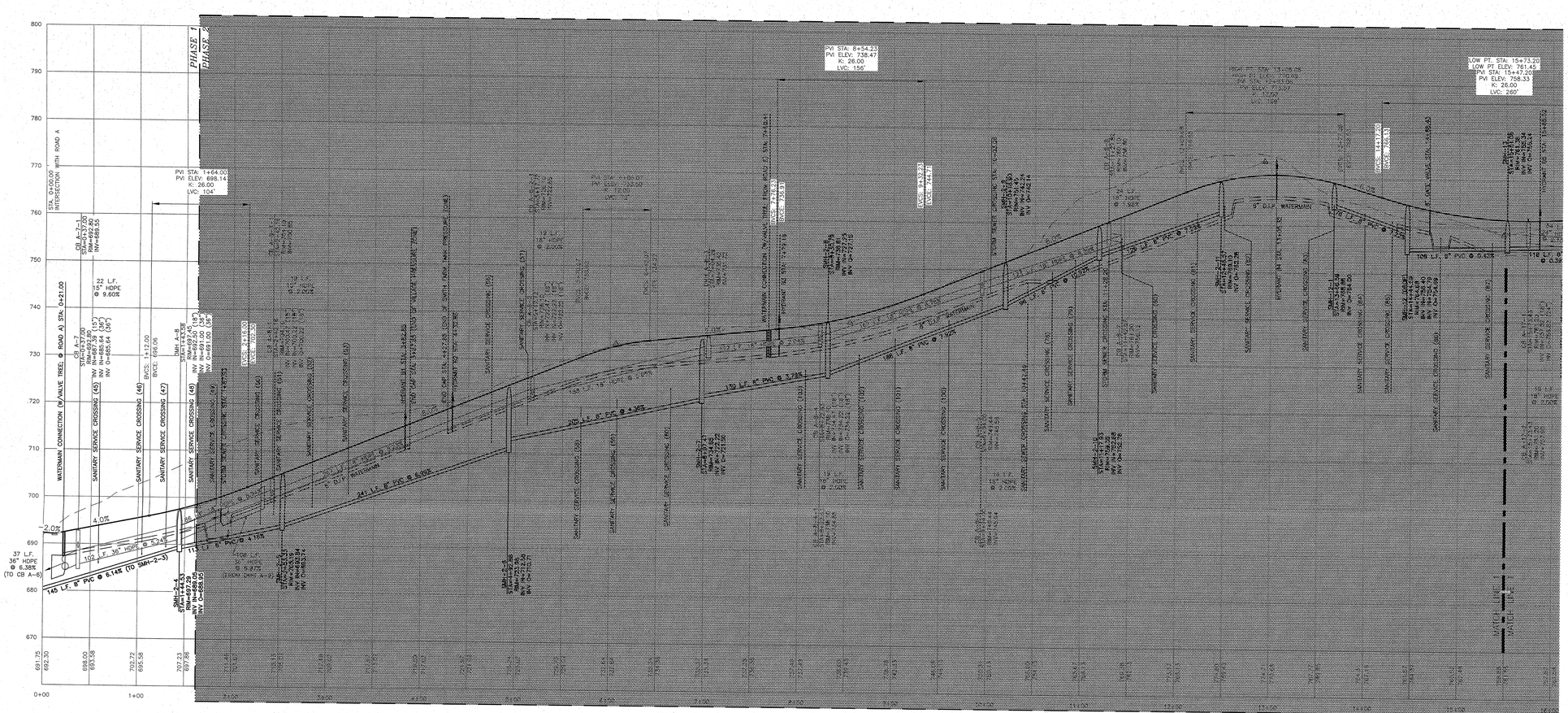
DRAWING TITLE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO	D.E.C. SHEET NO	DRAWING NUMBER
4 OF 18	N/A OF #	SP15
SCALE	CAD REFERENCE	PROJECT NUMBER
1"=50'	WORKING	21147.01



MERIBETH LANE (ROAD 'A') PROFILE
(ENTIRELY WITHIN PHASE 1)



VAN ARSDALE ROAD (ROAD 'B') PROFILE

PROFILE SCALE:
HORIZONTAL: 1"=50'
VERTICAL: 1"=10'

NOTES:

1. MAINTAIN A MINIMUM OF 18" OF VERTICAL CLEARANCE BETWEEN WATER MAIN OR WATER SERVICE LINE AND SANITARY SEWER MAIN/LATERAL OR STORM DRAINAGE.
2. THE CONTRACTOR SHALL HAVE THE OPTION OF LOWERING THE UPSTREAM AND/OR DOWNSTREAM WATER MAIN AT CROSSINGS IN LIEU OF UTILIZING FITTINGS.

RESERVED FOR VILLAGE PLANNING BOARD APPROVAL

Approved and accepted by resolution of the Planning Board of the Village of Monroe, Orange County, New York at a meeting held AUG 10 20 15

Chariman — Date 6/12/17

Attest:

Secretary — Date 6/12/17

RESERVED FOR TOWN PLANNING BOARD APPROVAL

Town of Monroe Planning Board
Site Plan Approval

Chairperson: — Date: 6/20/2017
Resolution Dated 9/10/15

FOR HEALTH DEPARTMENT APPROVAL

ORANGE COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH
By direction of the State Commissioner of Health these plans are hereby approved pursuant to the Public Health Law. See final sheet for date and signature.

THIS SHEET IS INCOMPLETE AND INVALID WITHOUT EACH AND EVERY OTHER SHEET LISTED IN THE TITLE BOX UNDER THE HEADING O.C.H.D. SHEET NO. 5 OF 18.

DATE	DESCRIPTION	INITIALS
10-1-15	PHASE 1	MWS
11-14-14	PER L&T & GA COMMENTS	MWS
10-27-14	PER L&T COMMENTS	MWS
9-29-14	PER VILLAGE FB AND GA COMMENTS	MWS
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3-21-12	PREPARATION DATE	MWS

REVISIONS

MAP CHECK DATE: 00/00/00 INITIALED BY: --.--

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
292 GREENWICH AVENUE, SUITE 1 WEST HAMILTON AVENUE
CONSHOHOCKEN, NEW YORK 10928 CORNWALL, NEW YORK 12518
(845) 294-0080 (845) 796-4848
JOSEPH J. PFAU P.E. — JOHN F. CORRIGAN P.L.S.
LICENSE NO. 055847 LICENSE NO. 050023
VINCENT A. PIETRZAK — CHRISTOPHER J. LEONARD
P.E. LICENSE NO. 085075
P.L.S. LICENSE NO. 50396

SIGNATURE — DATE 10-1-15

SMITH FARM - PHASE 1

VILLAGE OF MONROE, 203-1-16
TOWN OF MONROE, 3-1-8
COUNTY OF ORANGE, NEW YORK

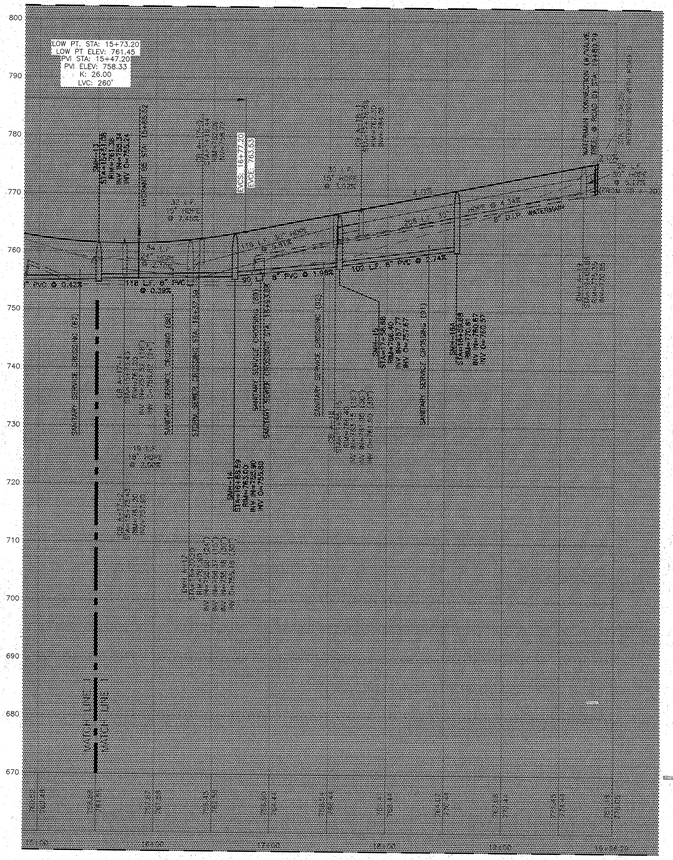
PROJECT TITLE

PROFILE SHEET 1

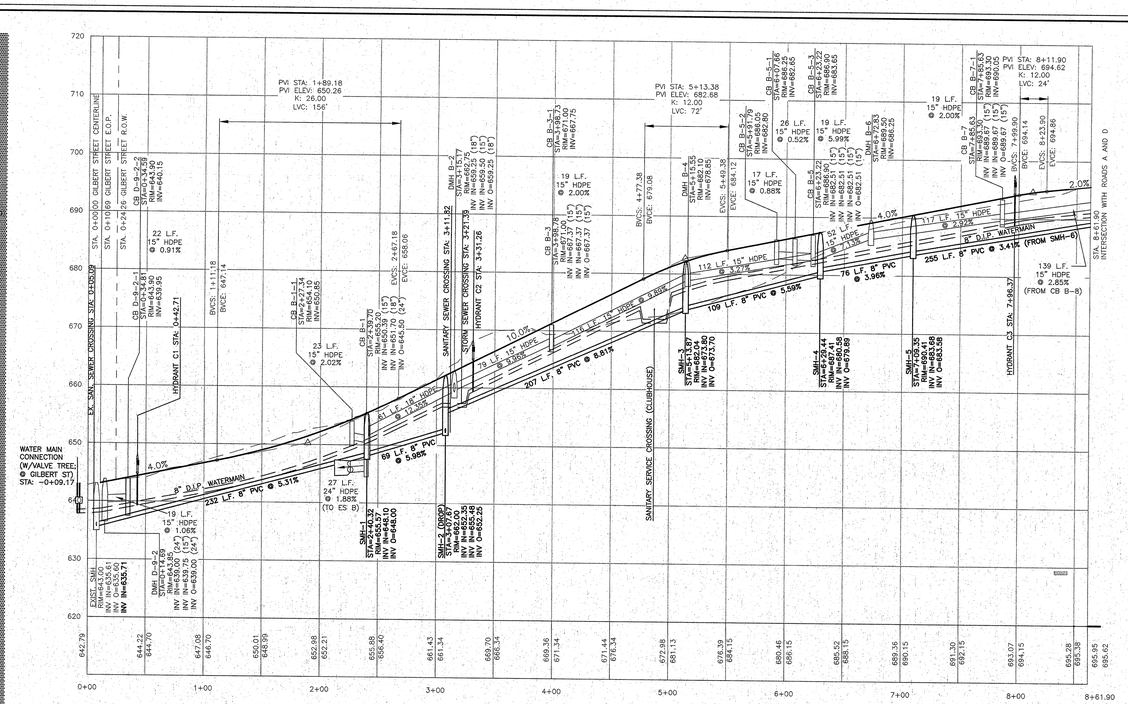
DRAWING TITLE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

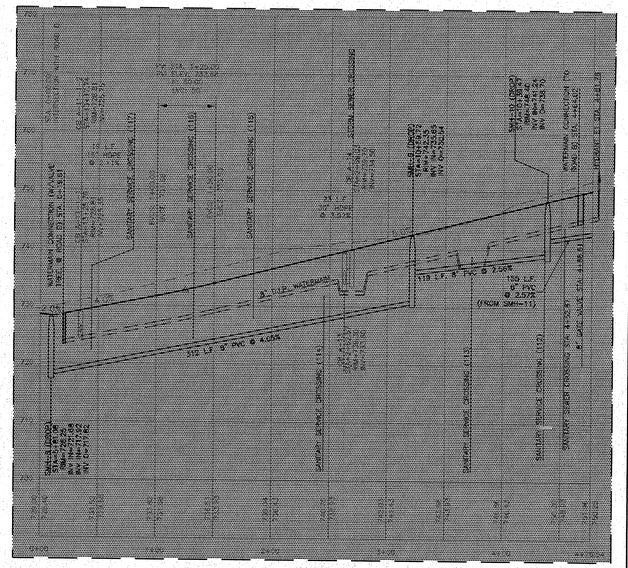
O.C.H.D. SHEET NO	D.E.C. SHEET NO	DRAWING NUMBER
5 OF 18	N/A OF #	SP3
SCALE: AS SHOWN	CAD REFERENCE: WORKING	PROJECT NUMBER: 21147.01



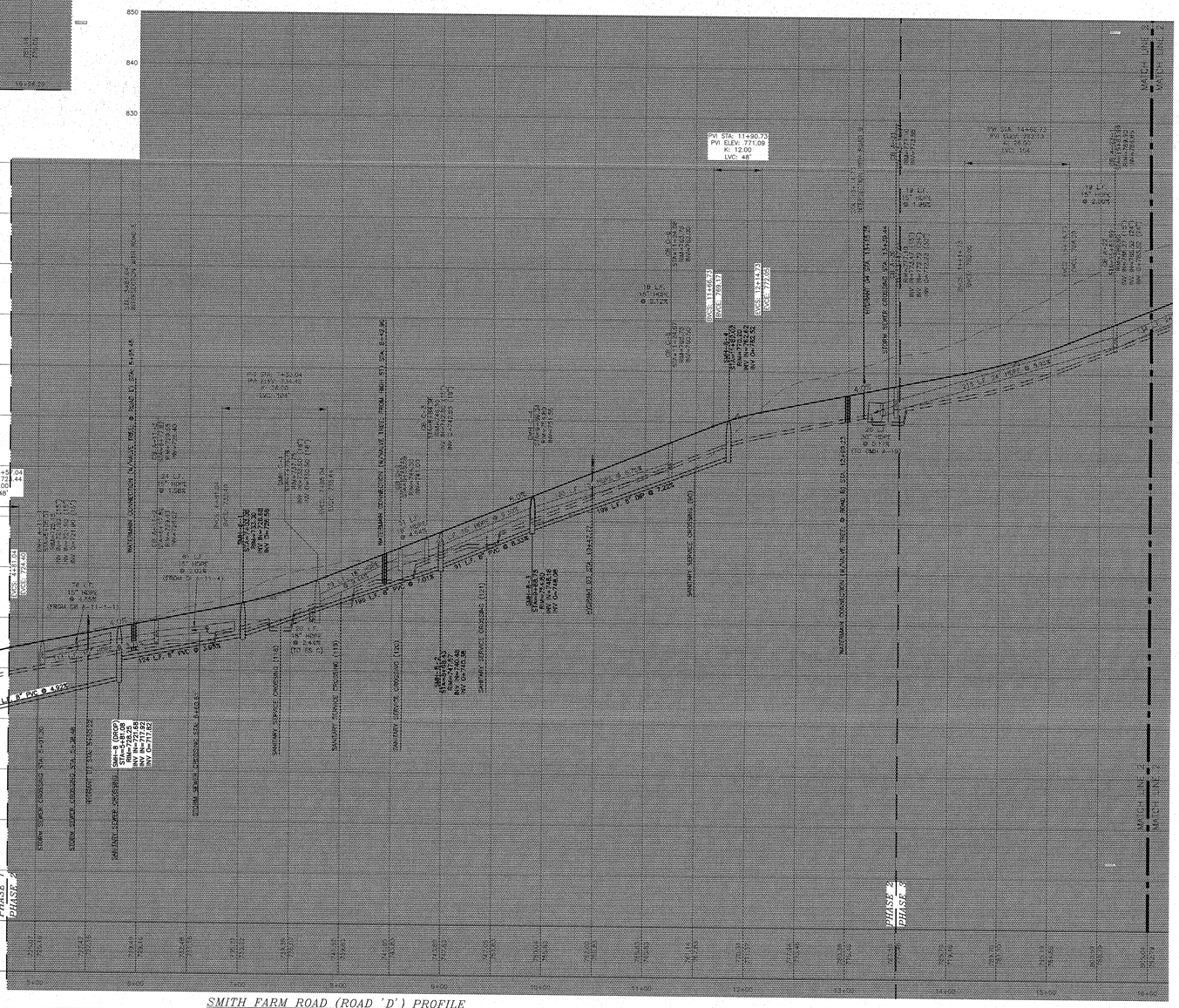
VAN ARSDALE ROAD (ROAD 'B') PROFILE (CONTINUED)
(THIS SECTION LOCATED WITHIN PHASE 2)



SMITH FARM ROAD (ROAD 'C') PROFILE
(ENTIRELY WITHIN PHASE 1)



TOMER CIRCLE (ROAD 'E') PROFILE
(ENTIRELY WITHIN PHASE 2)



SMITH FARM ROAD (ROAD 'D') PROFILE

PROFILE SCALE:
HORIZONTAL: 1"=50'
VERTICAL: 1"=10'

NOTES:

1. MAINTAIN A MINIMUM OF 18" OF VERTICAL CLEARANCE BETWEEN WATER MAIN OR WATER SERVICE LINE AND SANITARY SEWER MAIN/LATERAL OR STORM DRAINAGE.
2. THE CONTRACTOR SHALL HAVE THE OPTION OF LOWERING THE UPSTREAM AND/OR DOWNSTREAM WATER MAIN AT CROSSINGS IN LIEU OF UTILIZING FITTINGS.

RESERVED FOR VILLAGE PLANNING BOARD APPROVAL

Approved and accepted by resolution of the Planning Board of the Village of Monroe, Orange County, New York at a meeting held Aug 10 20 15

Chairman — Date 6/2/17

Attest:

Secretary — Date 6/2/17

RESERVED FOR TOWN PLANNING BOARD APPROVAL

Town of Monroe Planning Board
Site Plan Approval

Chairperson: — Date: 8/20/17

Resolution Dated 8/10/15

FOR HEALTH DEPARTMENT APPROVAL

ORANGE COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH
By direction of the State Commissioner of Health, these plans are hereby approved pursuant to the Public Health Law. See first sheet for date and signature.

THIS SHEET IS INCOMPLETE AND INVALID WITHOUT EACH AND EVERY OTHER SHEET LISTED IN THE TITLE BOX UNDER THE HEADING O.C.H.D. SHEET NO. 6 OF 18.

DATE	DESCRIPTION	INITIALS
10-1-15	PHASE 1	MWS
11-14-14	PER L&T & GA COMMENTS	MWS
10-27-14	PER L&T COMMENTS	MWS
9-29-14	PER VILLAGE PB AND GA COMMENTS	MWS
7-29-14	PER VILLAGE PB COMMENTS	MWS
2-24-14	PER VILLAGE & TOWN CONSULTANT COMMENTS	MWS
3-21-12	PREPARATION DATE	MWS

REVISIONS

MAP CHECK DATE: 00/00/00 | INITIALED BY: --,--

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
262 GREENWICH AVENUE, SUITE 1 — 2 HAMILTON AVENUE
GOSHEN, NEW YORK 10924 — CROSWELL, NEW YORK 12701
(845) 294-0606 — (845) 796-4646
JOSEPH J. PFAU P.E. — MICHAEL F. CORRIGAN P.L.S.
LICENSE NO. 065827 — LICENSE NO. 050323
VINCENT J. CAMPBELL — ANDREW J. MARKAP
LICENSED PROFESSIONAL ENGINEER — LICENSED PROFESSIONAL ENGINEER
STATE OF NEW YORK — STATE OF NEW YORK
LICENSE NO. 065396
SIGNATURE — DATE 10-1-15

SMITH FARM - PHASE 1

VILLAGE OF MONROE, 203-1-1.D
TOWN OF MONROE, 5-1-8
COUNTY OF ORANGE, NEW YORK

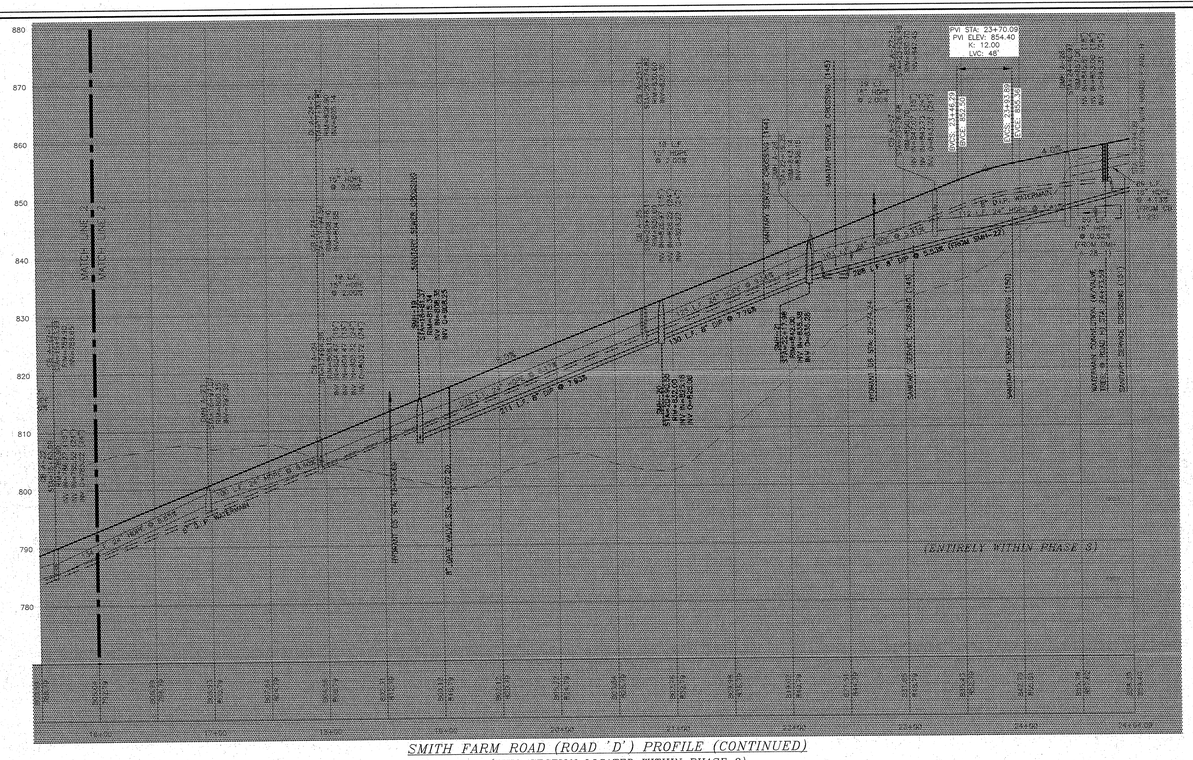
PROJECT TITLE

PROFILE SHEET 2

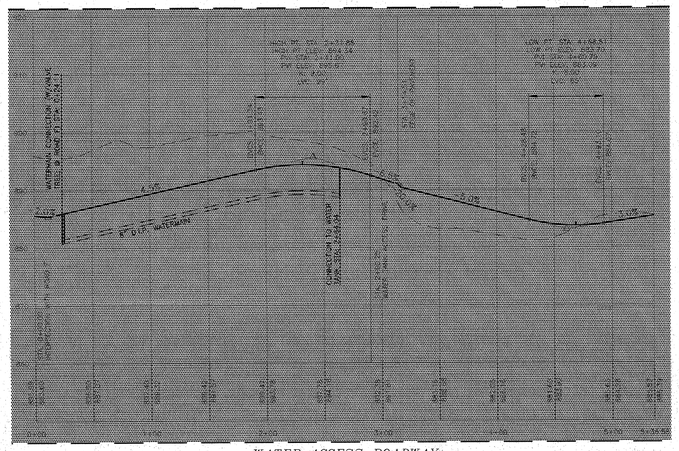
DRAWING TITLE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

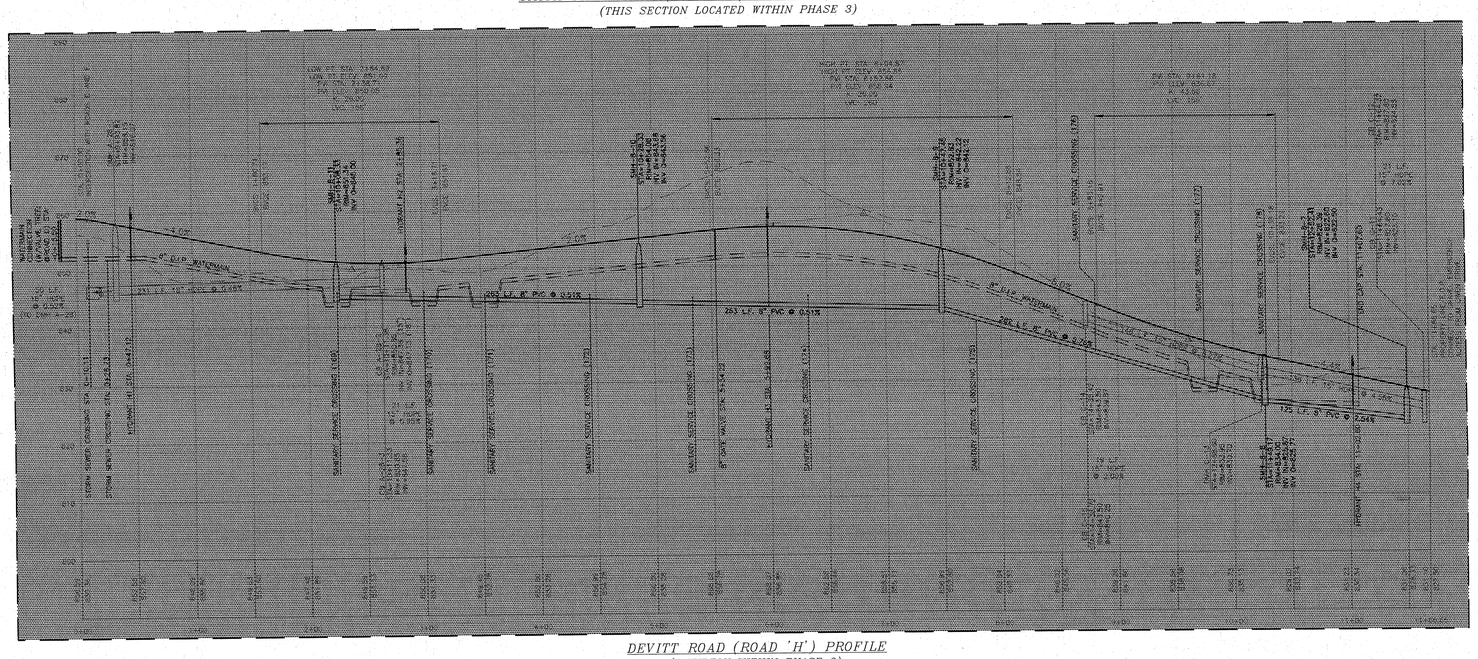
O.C.H.D. SHEET NO	D.E.C. SHEET NO	DRAWING NUMBER
6 OF 18	N/A OF #	SP24
SCALE: AS SHOWN	CAD REFERENCE: WORKING	PROJECT NUMBER: 21147.01



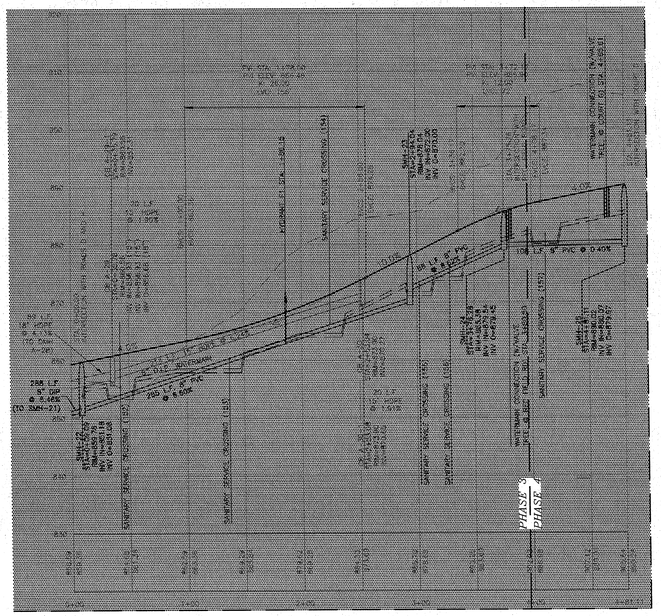
SMITH FARM ROAD (ROAD 'D') PROFILE (CONTINUED)
(THIS SECTION LOCATED WITHIN PHASE 3)



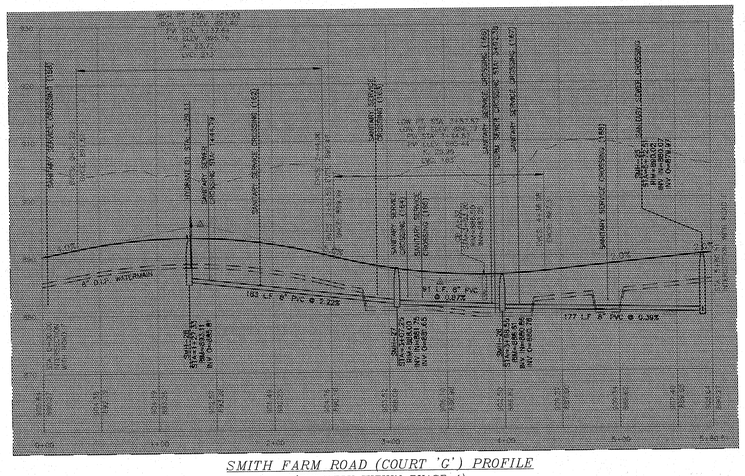
WATER ACCESS ROADWAY
(ENTIRELY WITHIN PHASE 3)



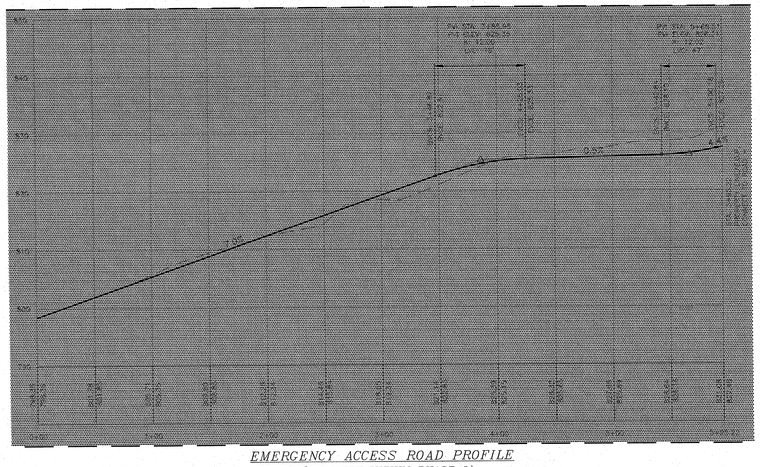
DEVITT ROAD (ROAD 'H') PROFILE
(ENTIRELY WITHIN PHASE 3)



SMITH FARM ROAD (ROAD 'F') PROFILE



SMITH FARM ROAD (COURT 'G') PROFILE
(ENTIRELY WITHIN PHASE 4)



EMERGENCY ACCESS ROAD PROFILE
(ENTIRELY WITHIN PHASE 3)

PROFILE SCALE:
HORIZONTAL: 1"=50'
VERTICAL: 1"=10'

NOTES:

1. MAINTAIN A MINIMUM OF 18" OF VERTICAL CLEARANCE BETWEEN WATER MAIN OR WATER SERVICE LINE AND SANITARY SEWER MAIN/LATERAL OR STORM DRAINAGE.
2. THE CONTRACTOR SHALL HAVE THE OPTION OF LOWERING THE UPSTREAM AND/OR DOWNSTREAM WATER MAIN AT CROSSINGS IN LIEU OF UTILIZING FITTINGS.

RESERVED FOR VILLAGE PLANNING BOARD APPROVAL

Approved and accepted by resolution of the Planning Board of the Village of Monroe, Orange County, New York at a meeting held Aug 10 20 15

Chairman / Date 6/12/17

Attest:

Secretary / Date 6/12/17

RESERVED FOR TOWN PLANNING BOARD APPROVAL

Town of Monroe Planning Board
Site Plan Approval

Chairperson: Date: 6/29/2017
Resolution Dated 8/10/15

FOR HEALTH DEPARTMENT APPROVAL

ORANGE COUNTY DEPARTMENT OF HEALTH
BUREAU OF ENVIRONMENTAL HEALTH
By direction of the State Commissioner of Health these plans are hereby approved as relevant to the Public Health Law. See that sheet for note and conditions.

THIS SHEET IS INCOMPLETE AND INVALID WITHOUT EACH AND EVERY OTHER SHEET LISTED IN THE TITLE BOX UNDER THE HEADING O.C.H.D. SHEET NO. 7 OF 18.

DATE	DESCRIPTION	INITIALS
10-1-15	PHASE 1	MWS
11-14-14	PER L&T & GA COMMENTS	MWS
10-27-14	PER L&T COMMENTS	MWS
9-29-14	PER VILLAGE PB AND GA COMMENTS	MWS
7-29-14	PER VILLAGE PB COMMENTS	MWS
2-24-14	PER VILLAGE & TOWN CONSULTANT COMMENTS	MWS
3-21-12	PREPARATION DATE	MWS

REVISIONS

M/P CHECK DATE: 00/00/00 INITIALED BY: --

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
282 GREENWICH AVENUE, SUITE 1 & 107 HAMILTON AVENUE
GOSHEN, NEW YORK 10924 GREENWICH, NEW YORK 12701
(845) 294-0080 (518) 786-6646
JOSEPH J. PFAU P.E. MICHAEL R. CORRIGAN P.L.S.
LICENSE NO. 065940 LICENSE NO. 050853
VINCENT J. [illegible] JR. P.E.
P.E. LICENSE NO. 085075
ALPHA L. [illegible] NO. 35286
SIGNATURE DATE 10-1-15

SMITH FARM – PHASE 1

VILLAGE OF MONROE, 203-1-10
TOWN OF MONROE, 3-1-8
COUNTY OF ORANGE, NEW YORK

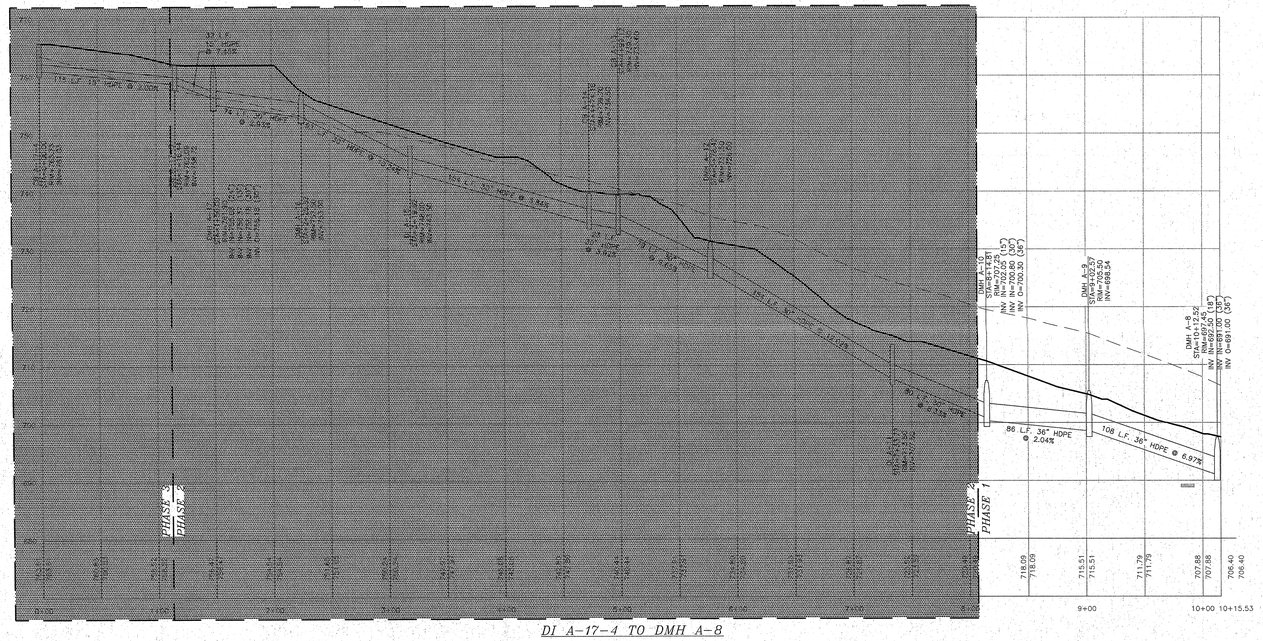
PROJECT TITLE

PROFILE SHEET 3

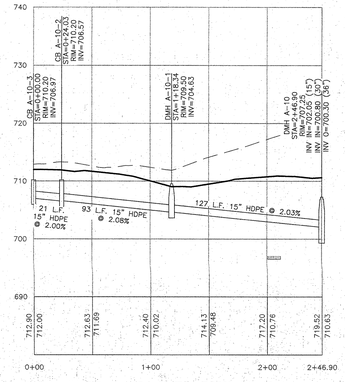
DRAWING TITLE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

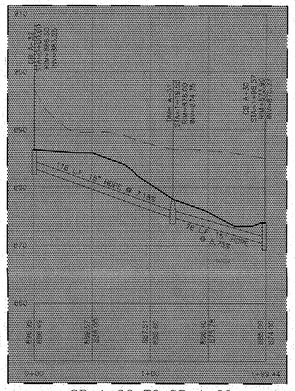
O.C.H.D. SHEET NO	D.E.C. SHEET NO	DRAWING NUMBER
7 OF 18	N/A OF #	SIP25.
SCALE: AS SHOWN	CAD REFERENCE: WORKING	PROJECT NUMBER: 21147.01



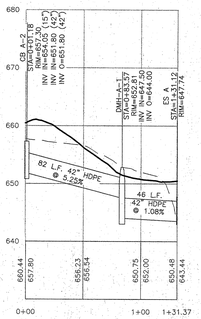
DI A-17-4 TO DMH A-8



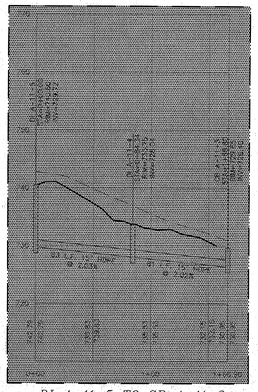
CB A-10-3 TO DMH A-10
(ENTIRELY WITHIN PHASE 1)



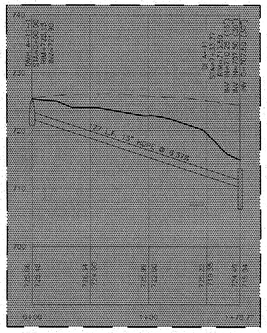
CB A-32 TO CB A-30
(ENTIRELY WITHIN PHASE 4)



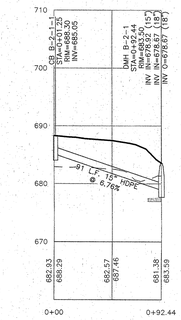
CB A-2 TO ES A
(ENTIRELY WITHIN PHASE 1)



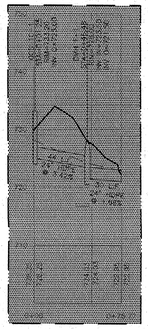
DI A-11-5 TO CB A-11-3
(ENTIRELY WITHIN PHASE 2)



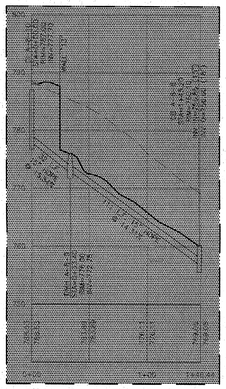
DMH A-11-1 TO DI A-11
(ENTIRELY WITHIN PHASE 2)



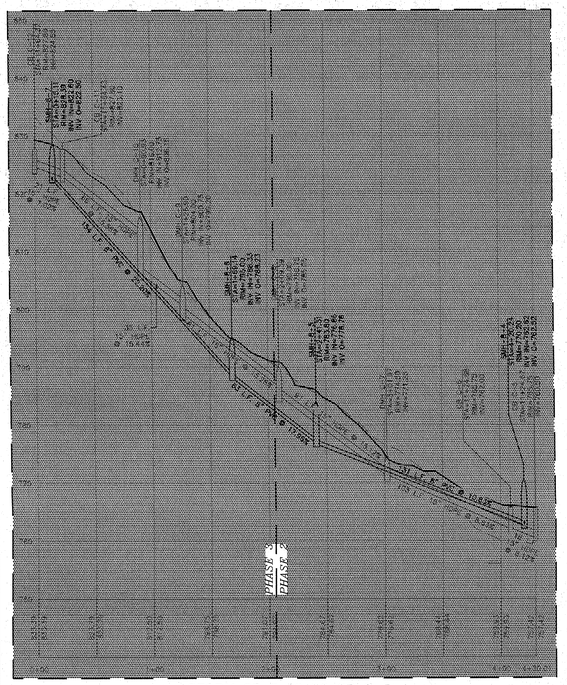
CB B-2-1-1 TO DMH B-2-1
(ENTIRELY WITHIN PHASE 1)



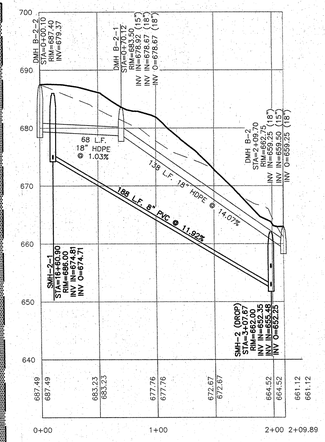
OCS 1C-1 TO ES F
(ENTIRELY WITHIN PHASE 2)



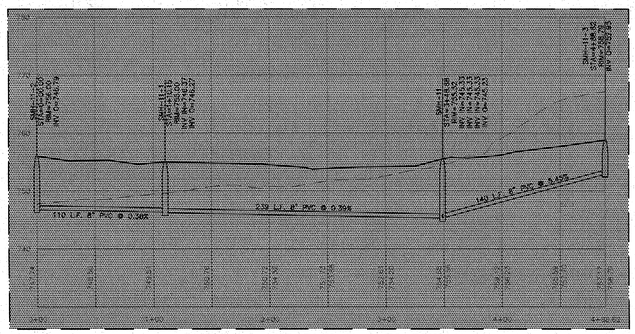
DI A-8-10 TO CB A-8-8
(ENTIRELY WITHIN PHASE 3)



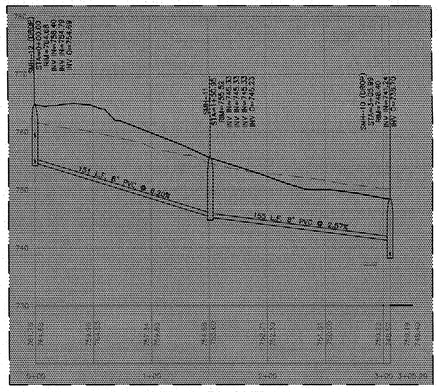
STORM CB C-12 TO CB C-5
SANITARY SMH-8-7 TO SMH-8-4



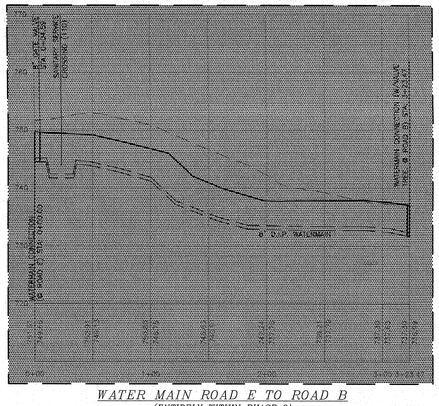
STORM DMH B-2-2 TO DMH B-2
SANITARY SMH-2-1 TO SMH-2
(ENTIRELY WITHIN PHASE 1)



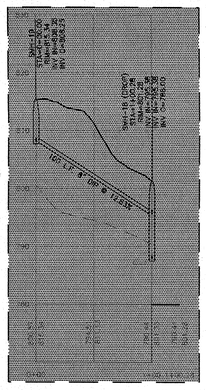
SMH-11-2 AND SMH-11-3 TO SMH-11
(ENTIRELY WITHIN PHASE 2)



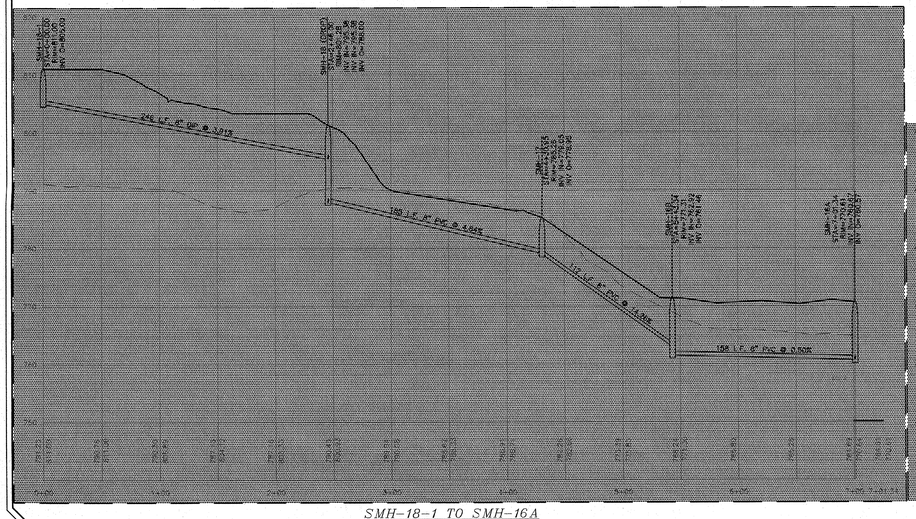
SMH-12 TO SMH-10
(ENTIRELY WITHIN PHASE 2)



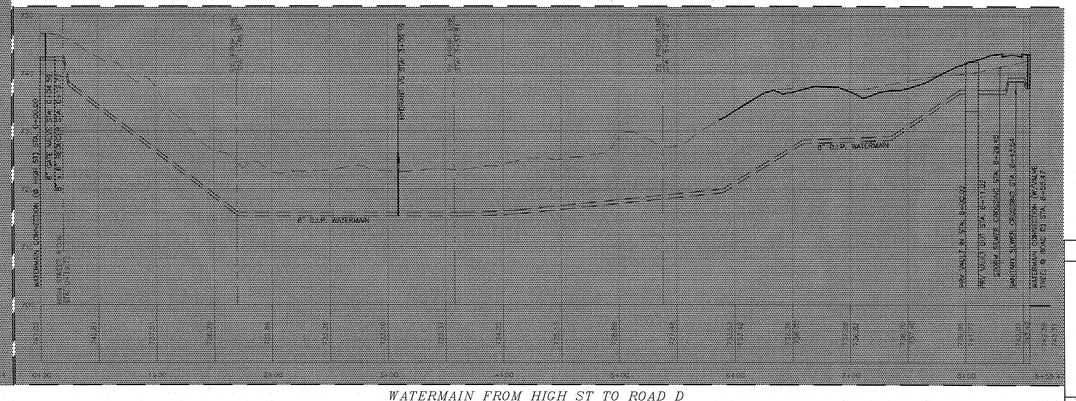
WATER MAIN ROAD E TO ROAD B
(ENTIRELY WITHIN PHASE 2)



SMH-19 TO SMH-18
(ENTIRELY WITHIN PHASE 3)



SMH-18-1 TO SMH-16A
(ENTIRELY WITHIN PHASE 3)



WATERMAIN FROM HIGH ST TO ROAD D
(ENTIRELY WITHIN PHASE 2)

PROFILE SCALE:
HORIZONTAL: 1"=50'
VERTICAL: 1"=10'

NOTES:

1. MAINTAIN A MINIMUM OF 18" OF VERTICAL CLEARANCE BETWEEN WATER MAIN OR WATER SERVICE LINE AND SANITARY SEWER MAIN/LATERAL OR STORM DRAINAGE.
2. THE CONTRACTOR SHALL HAVE THE OPTION OF LOWERING THE UPSTREAM AND/OR DOWNSTREAM WATER MAIN AT CROSSINGS IN LIEU OF UTILIZING FITTINGS.

RESERVED FOR VILLAGE PLANNING BOARD APPROVAL

Approved and accepted by resolution of the Planning Board of the Village of Monroe, Orange County, New York at a meeting held Aug 10 2015

Chairman — Date 6/12/17

Attest:

Secretary — Date 6/12/17

RESERVED FOR TOWN PLANNING BOARD APPROVAL

Town of Monroe Planning Board
Site Plan Approval

Chairperson: — Date: 6/29/2017

Resolution Dated 8/10/15

FOR HEALTH DEPARTMENT APPROVAL

ORANGE COUNTY DEPARTMENT OF HEALTH
BUREAU OF ENVIRONMENTAL HEALTH
By direction of the State Commissioner of Health these plans are hereby approved as noted to the Public Health Law. See first sheet for date and signature.

THIS SHEET IS INCOMPLETE AND INVALID WITHOUT EACH AND EVERY OTHER SHEET LISTED IN THE TITLE BOX UNDER THE HEADING O.C.H.D. SHEET NO. 8 OF 18.

DATE	DESCRIPTION	INITIALS
10-1-15	PHASE 1	MWS
11-14-14	PER L&I & GA COMMENTS	MWS
10-27-14	PER L&I COMMENTS	MWS
9-29-14	PER VILLAGE PB AND GA COMMENTS	MWS
7-29-14	PER VILLAGE PB COMMENTS	MWS
2-24-14	PER VILLAGE & TOWN CONSULTANT COMMENTS	MWS
3-21-12	PREPARATION DATE	MWS

REVISIONS

MAP CHECK DATE: 00/00/00 INITIALED BY: --

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
292 GREENWICH AVENUE, SUITE 2 HAMILTON AVENUE
CONSHOHOCKEN, NEW YORK 10928 (845) 294-0800 — WALLKILL, NEW YORK 12701 (845) 796-4646
JOSEPH J. PFAU P.E. — MICHAEL F. CORRIGAN P.L.S.
LICENSE NO. 065900 — LICENSE NO. 050323
VINCENT J. PIETRZAK — LICENSED AP
P.L.S. — LICENSE NO. 050075
P.E. — LICENSE NO. 065900
SIGNATURE — DATE 10-1-14

SMITH FARM - PHASE 1

VILLAGE OF MONROE, 203-1-10
TOWN OF MONROE, 3-1-8
COUNTY OF ORANGE, NEW YORK

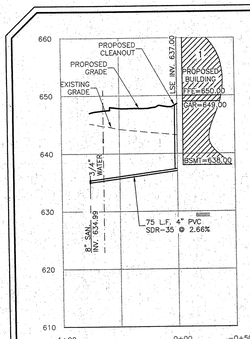
PROJECT TITLE

PROFILE SHEET 4

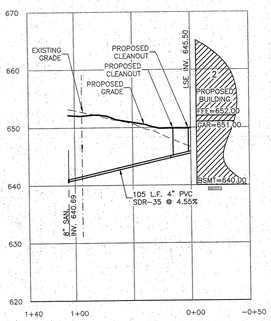
DRAWING TITLE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

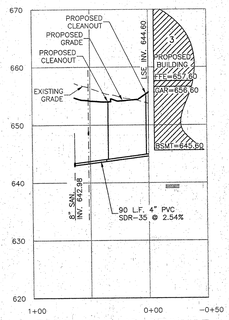
O.C.H.D. SHEET NO	D.E.C. SHEET NO	DRAWING NUMBER
8 OF 18	N/A OF 4	SP2R3
SCALE	CAD REFERENCE	PROJECT NUMBER
AS SHOWN	WORKING	21147.01



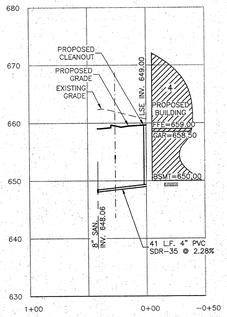
BLDG #1 SAN. PROFILE



BLDG #2 SAN. PROFILE



BLDG #3 SAN. PROFILE



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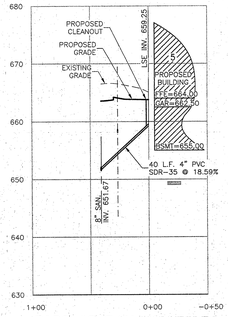

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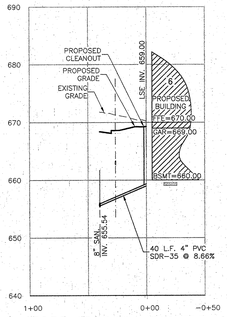

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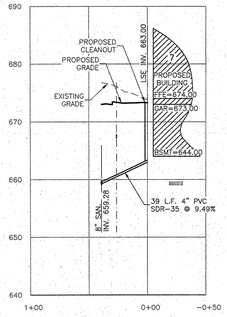

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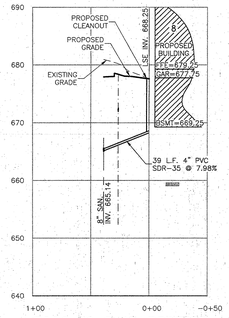

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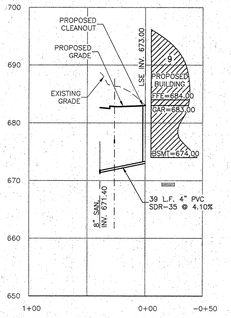

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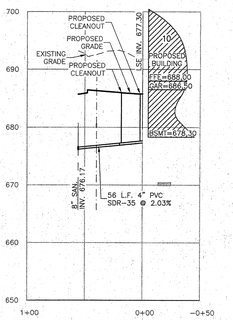

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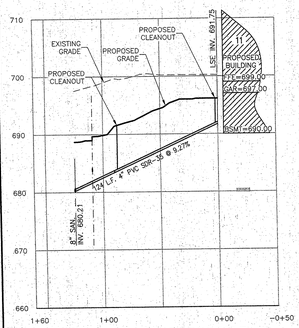

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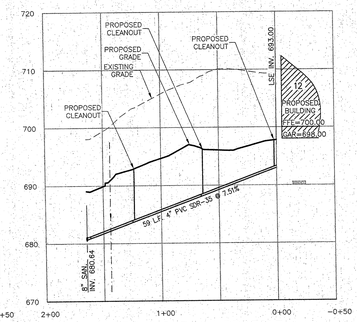

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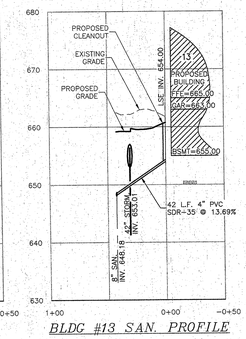

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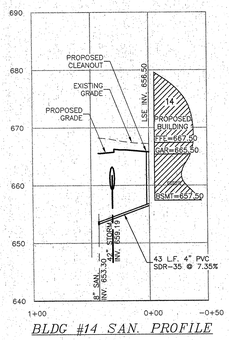

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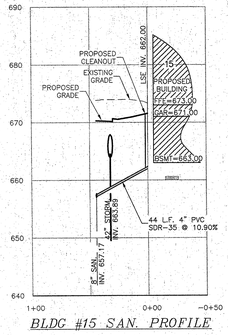

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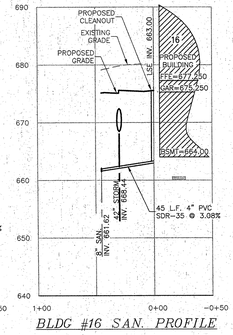

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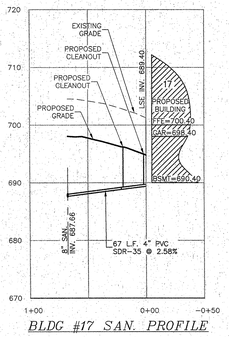

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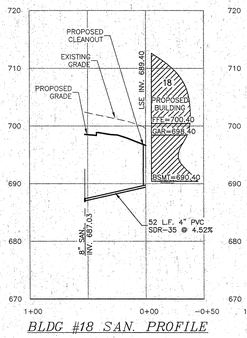

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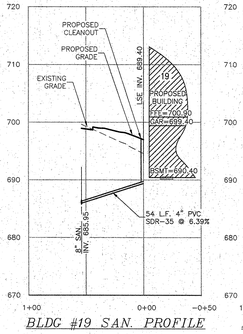

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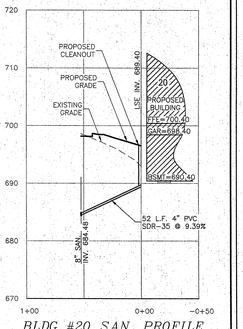

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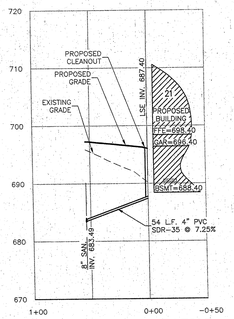

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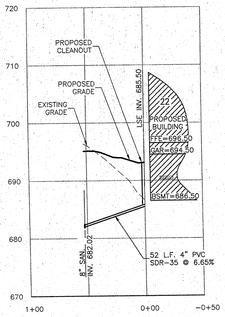

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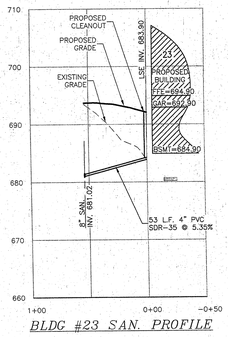

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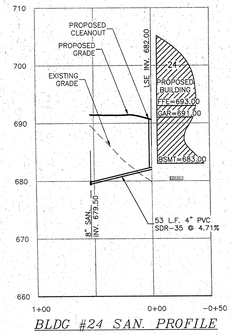

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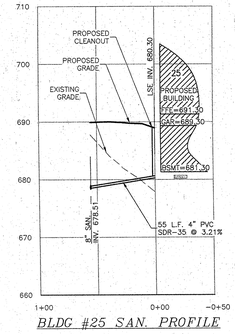

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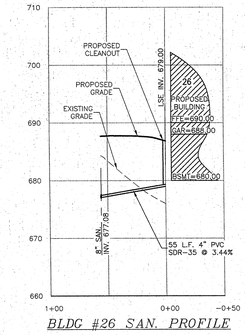

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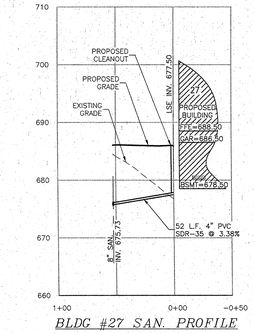

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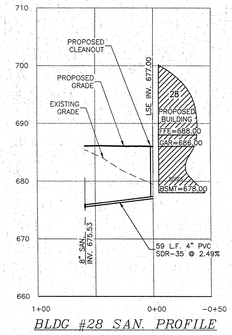

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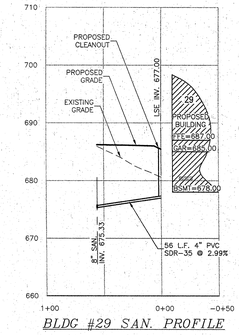

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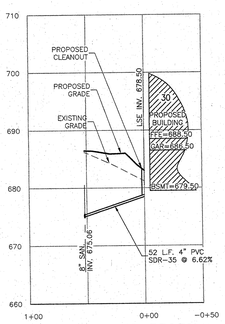

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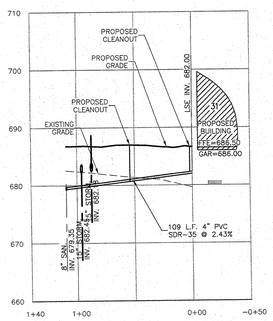

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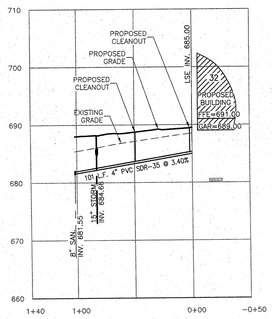

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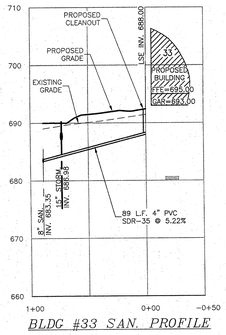

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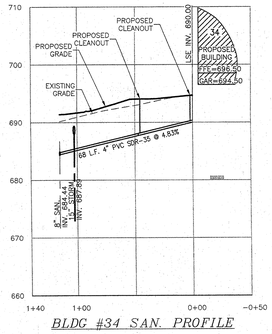

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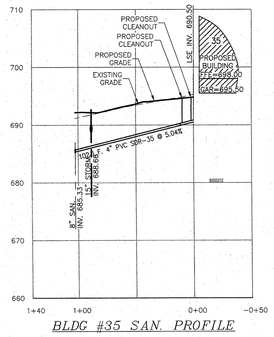

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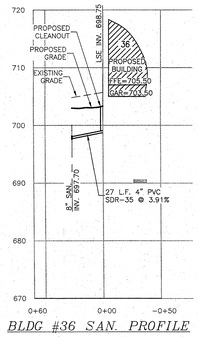

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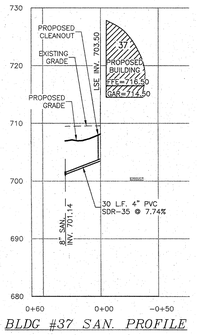

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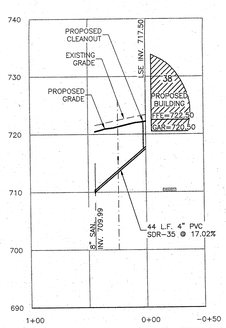

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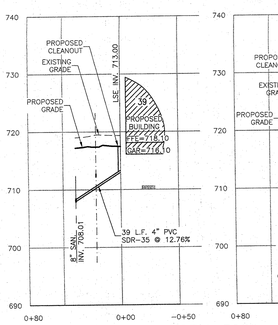

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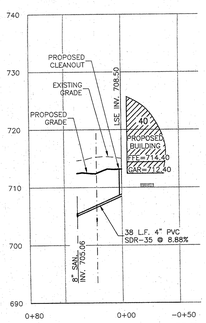

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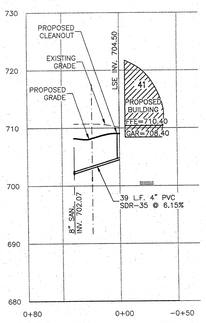

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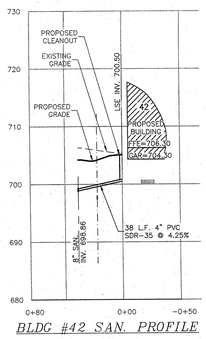

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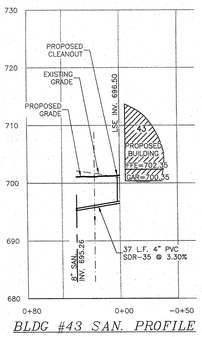

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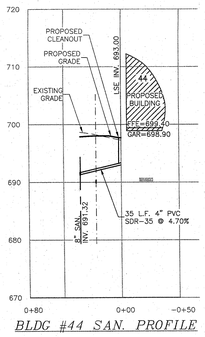

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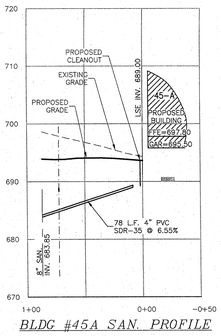

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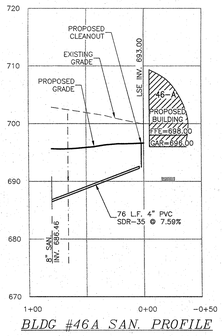


BLDG #46A SAN. PROFILE

PROFILE SCALE:
HORIZONTAL: 1"=50'
VERTICAL: 1"=10'

RESERVED FOR VILLAGE PLANNING BOARD APPROVAL

Approved and accepted by resolution of the Planning Board of the Village of Monroe, Orange County, New York at a meeting held Aug 10 20 15

Chairman 6/12/17 Date

Attest:

Secretary 6/12/17 Date

RESERVED FOR TOWN PLANNING BOARD APPROVAL

Town of Monroe Planning Board
Site Plan Approval

Chairperson: Date: 6 12 2017
Resolution Dated 8/10/15

FOR HEALTH DEPARTMENT APPROVAL

ORANGE COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH
By direction of the State Commissioner of Health these plans are hereby approved subject to the Public Health Law. See that sheet for date and signature.

THIS SHEET IS INCOMPLETE AND INVALID WITHOUT EACH AND EVERY OTHER SHEET LISTED IN THE TITLE BOX UNDER THE HEADING O.C.H.D. SHEET NO. 9 OF 18.

10-1-15	PHASE 1	MWS
11-14-14	NO REVISION	MWS
2-24-14	PER VILLAGE & TOWN CONSULTANT COMMENTS	MWS
3-21-12	PREPARATION DATE	MWS
DATE	DESCRIPTION	INITIALS

REVISIONS

MAP CHECK DATE: 00/00/00 INITIALED BY: --

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
282 GREENWICH AVENUE, SUITE 4 — 2 HAMILTON AVENUE
GOSHEN, NEW YORK 10924 — CHESTER, NEW YORK 10918
(845) 294-0406 — (845) 796-4646
JOSEPH J. PFAU P.E. — MICHAEL CHRIGHAN P.L.S.
LICENSE NO. 065846 — LICENSE NO. 050332
VINCENT J. PIETRZAK P.E. — REED J. AP
P.E. LICENSE NO. 50386

SIGNATURE 10-1-15 DATE

SMITH FARM – PHASE 1

VILLAGE OF MONROE, 203-1-10
TOWN OF MONROE, 3-1-8
COUNTY OF ORANGE, NEW YORK

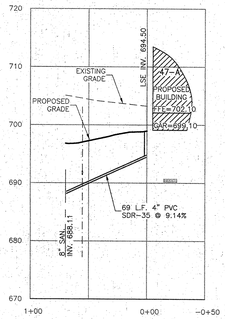
PROJECT TITLE

BUILDING LATERAL SANITARY PROFILES

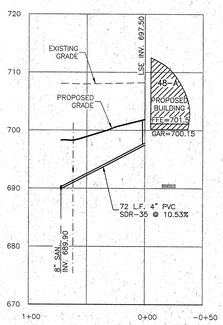
DRAWING TITLE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO	D.E.C. SHEET NO	DRAWING NUMBER
9 OF 18	N/A OF 4	SP-S2
SCALE	CAD REFERENCE	PROJECT NUMBER
AS SHOWN	SEWER PROFILES 1-47	21147.01



BLDG #47A SAN. PROFILE



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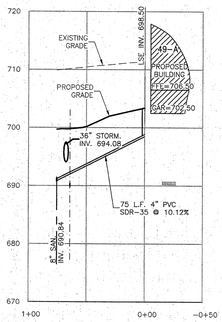

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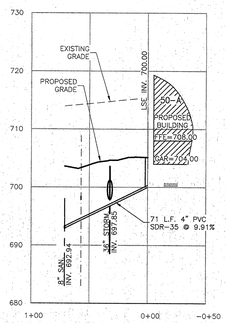

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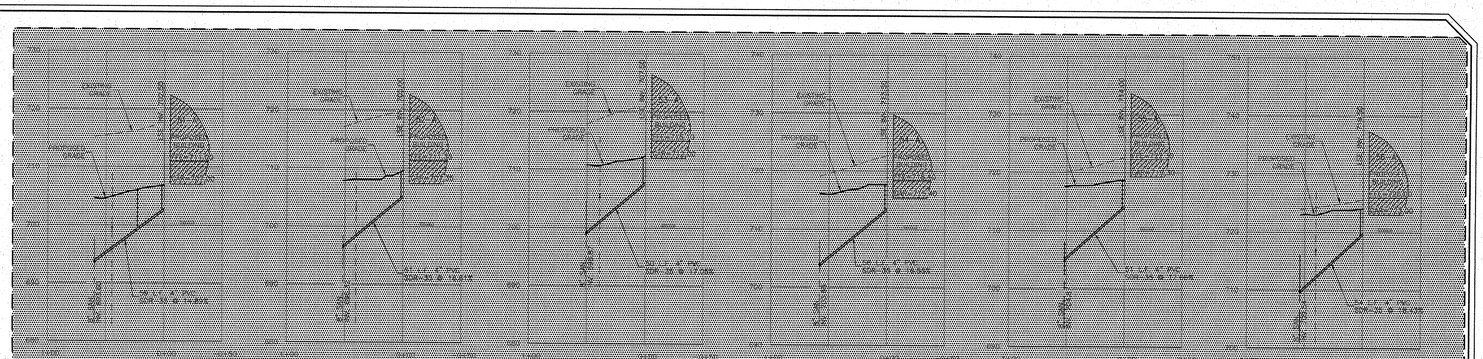

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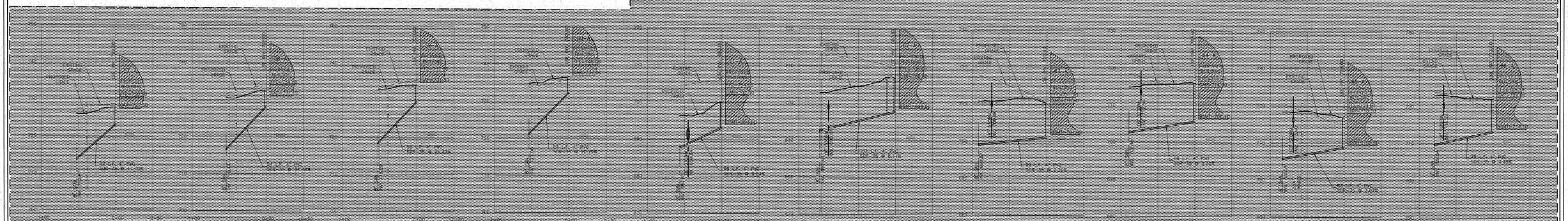

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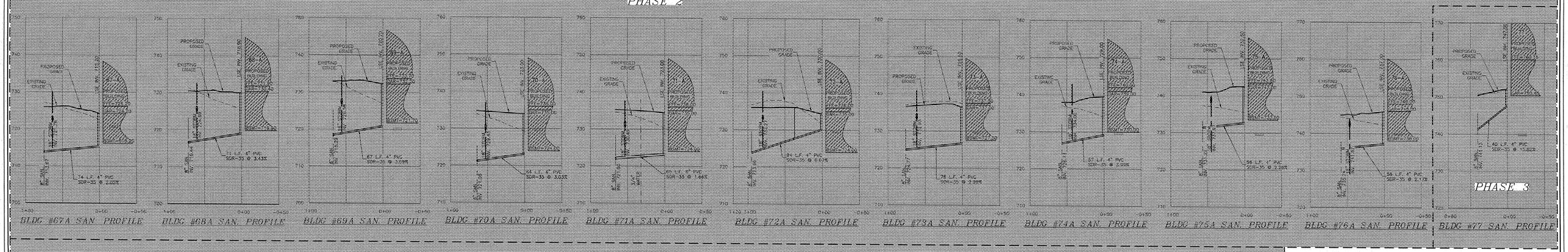
PHASE #2



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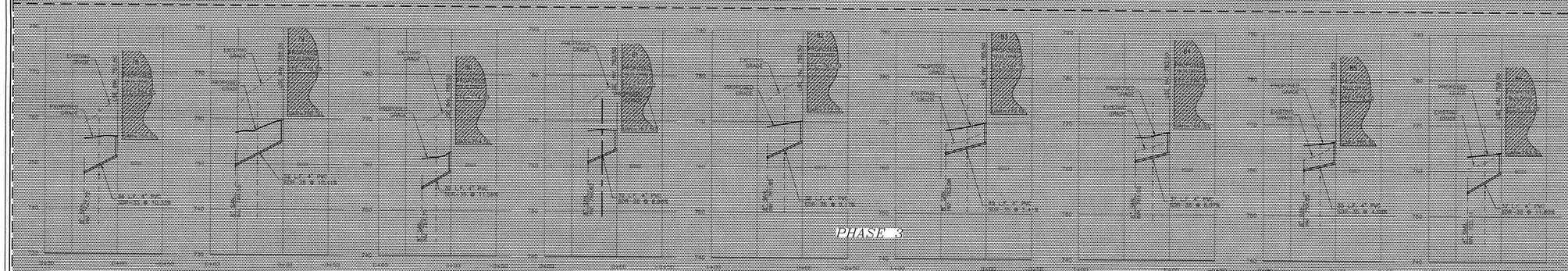
PHASE #3



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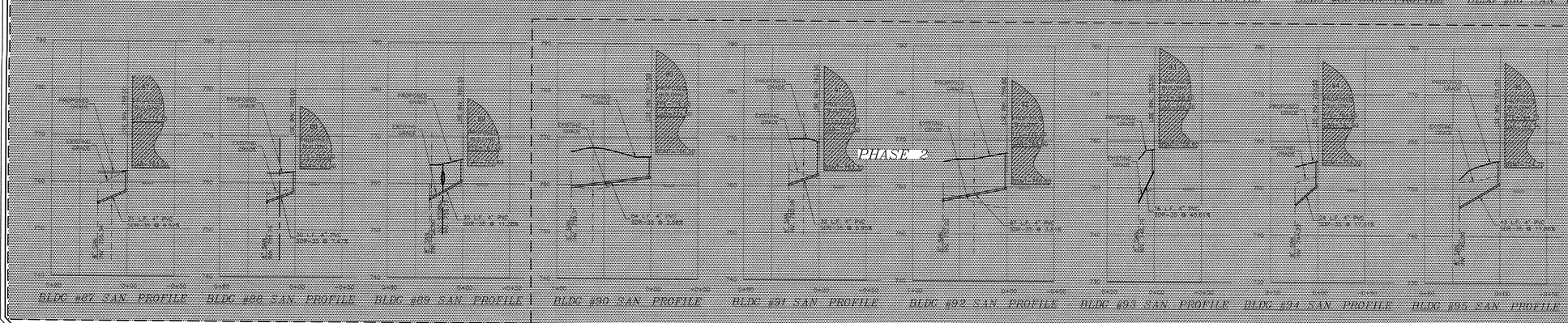
PHASE #2



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PROFILE SCALE:
HORIZONTAL: 1"=50'
VERTICAL: 1"=10'

RESERVED FOR VILLAGE PLANNING BOARD APPROVAL

Approved and accepted by resolution of the Planning Board of the Village of Monroe, Orange County, New York at a meeting held Aug 19 2015

Chairman Date 06/13/17

Attest:

Secretary Date 6/12/17

RESERVED FOR TOWN PLANNING BOARD APPROVAL

Town of Monroe Planning Board
Site Plan Approval

Chairperson: Date: 6/19/2017
Resolution Dated 8/10/15

FOR HEALTH DEPARTMENT APPROVAL

ORANGE COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH
By signature of the State Commissioner of Health, these plans are hereby approved subject to the Public Health Law. See list shown for date and signature.

THIS SHEET IS INCOMPLETE AND INVALID WITHOUT EACH AND EVERY OTHER SHEET LISTED IN THE TITLE BOX UNDER THE HEADING O.C.H.D. SHEET NO. 10 OF 18.

DATE	DESCRIPTION	INITIALS
10-1-15	PHASE 1	MWS
11-14-14	NO REVISION	MWS
2-24-14	PER VILLAGE & TOWN CONSULTANT COMMENTS	MWS
3-21-12	PREPARATION DATE	MWS

REVISIONS

MAP CHECK DATE: 00/00/00 INITIALED BY: --

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
202 GREENWICH AVENUE, P.O. BOX 1 HAMILTON AVENUE
GOSHEN, NEW YORK 10924 MONROE, NEW YORK 10701
(845) 294-4080 (845)782-4848
JOSEPH A. PFAU P.E. LICENSE NO. 065884 VINCENT A. CHERGIAN P.L.S. LICENSE NO. 050323
VINCENT A. CHERGIAN P.E. LICENSE NO. 065908 P.L.S. LICENSE NO. 050370 NYSLS LICENSE NO. 50396

SIGNATURE DATE 07-17

SMITH FARM – PHASE 1

VILLAGE OF MONROE, 203-1-14
TOWN OF MONROE, 3-1-8
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE

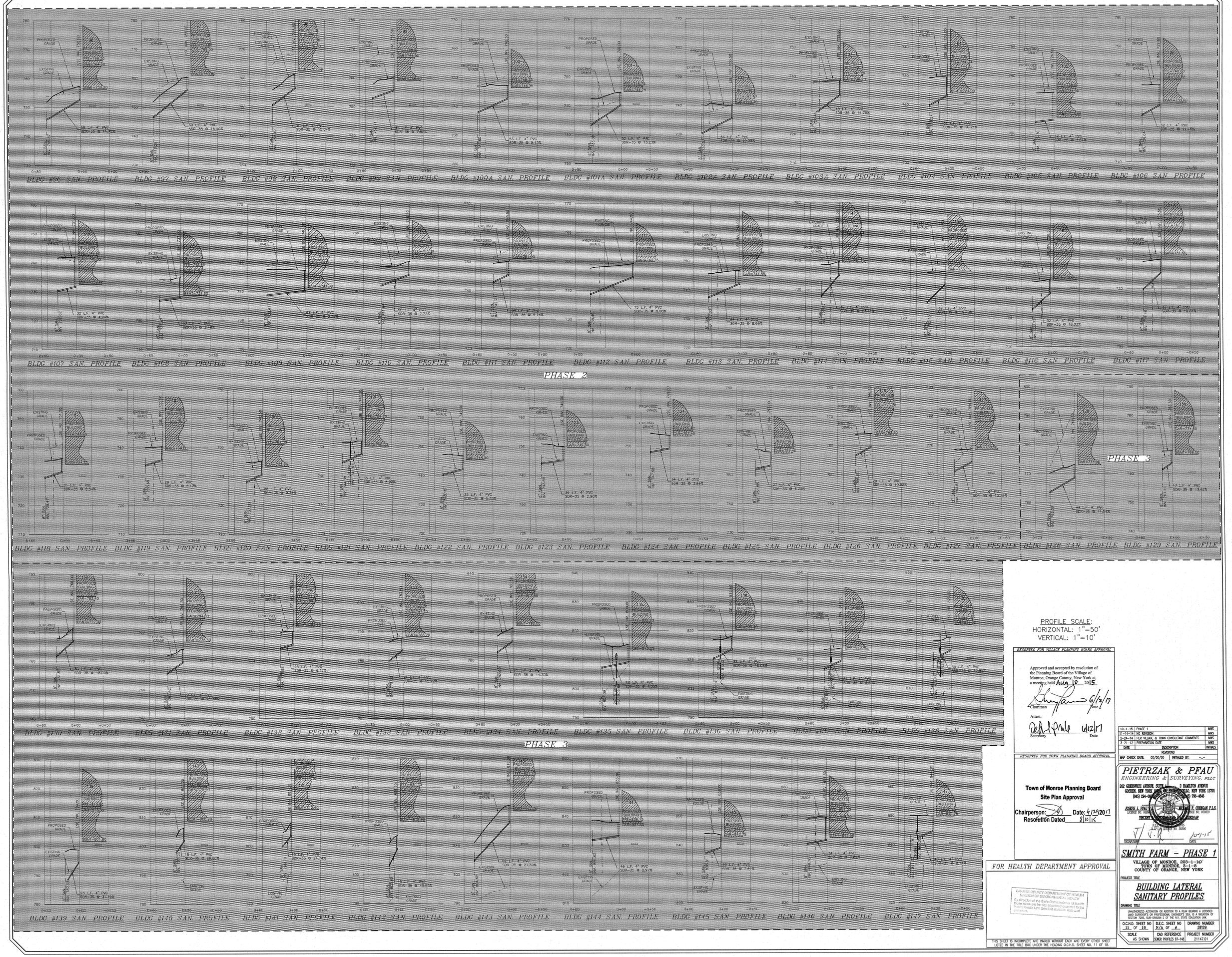
BUILDING LATERAL SANITARY PROFILES

DRAWING TITLE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO	D.E.C. SHEET NO	DRAWING NUMBER
10 OF 18	N/A OF #	SR2B2

SCALE	CAD REFERENCE	PROJECT NUMBER
AS SHOWN	SEWER PROFILES 46-96	21147.01



PROFILE SCALE:
HORIZONTAL: 1"=50'
VERTICAL: 1"=10'

RESERVED FOR VILLAGE PLANNING BOARD APPROVAL

Approved and accepted by resolution of the Planning Board of the Village of Monroe, Orange County, New York at a meeting held Aug 10 2015

Chairman 6/2/17 Date

Attest:

Secretary 6/12/17 Date

RESERVED FOR TOWN PLANNING BOARD APPROVAL

Town of Monroe Planning Board
Site Plan Approval

Chairperson: Date: 6/20/2017
Resolution Dated 3/10/15

FOR HEALTH DEPARTMENT APPROVAL

ORANGE COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH
By direction of the State Commissioner of Health, these plans are hereby approved subject to the Public Health Law, State Sanitary Code and applicable rules and regulations.

THIS SHEET IS INCOMPLETE AND INVALID WITHOUT EACH AND EVERY OTHER SHEET LISTED IN THE TITLE BOX UNDER THE HEADING O.C.H.D. SHEET NO. 11 OF 18.

DATE	DESCRIPTION	INITIALS
10-1-15	PHASE 1	MWS
11-14-14	NO REVISION	MWS
2-24-14	PER VILLAGE & TOWN CONSULTANT COMMENTS	MWS
3-21-12	PREPARATION DATE	MWS

REVISIONS

MAP CHECK DATE: 00/00/00 INITIALED BY: --

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
282 GODWINOCK AVENUE, SUITE A
GOSHEN, NEW YORK 10924
(845) 294-0[illegible]
2 HAMILTON AVENUE
CROSWELL, NEW YORK 12701
(845) 796-8646
JOSEPH J. PFAU P.E. LICENSE NO. 0[illegible]
MICHAEL F. CORRIGAN P.L.S. LICENSE NO. 0[illegible]
TIMOTHY J. [illegible] LICENSE NO. 0[illegible]

SIGNATURE DATE 6/21/17

SMITH FARM – PHASE 1

VILLAGE OF MONROE, 203-1-10
TOWN OF MONROE, 3-1-8
COUNTY OF ORANGE, NEW YORK

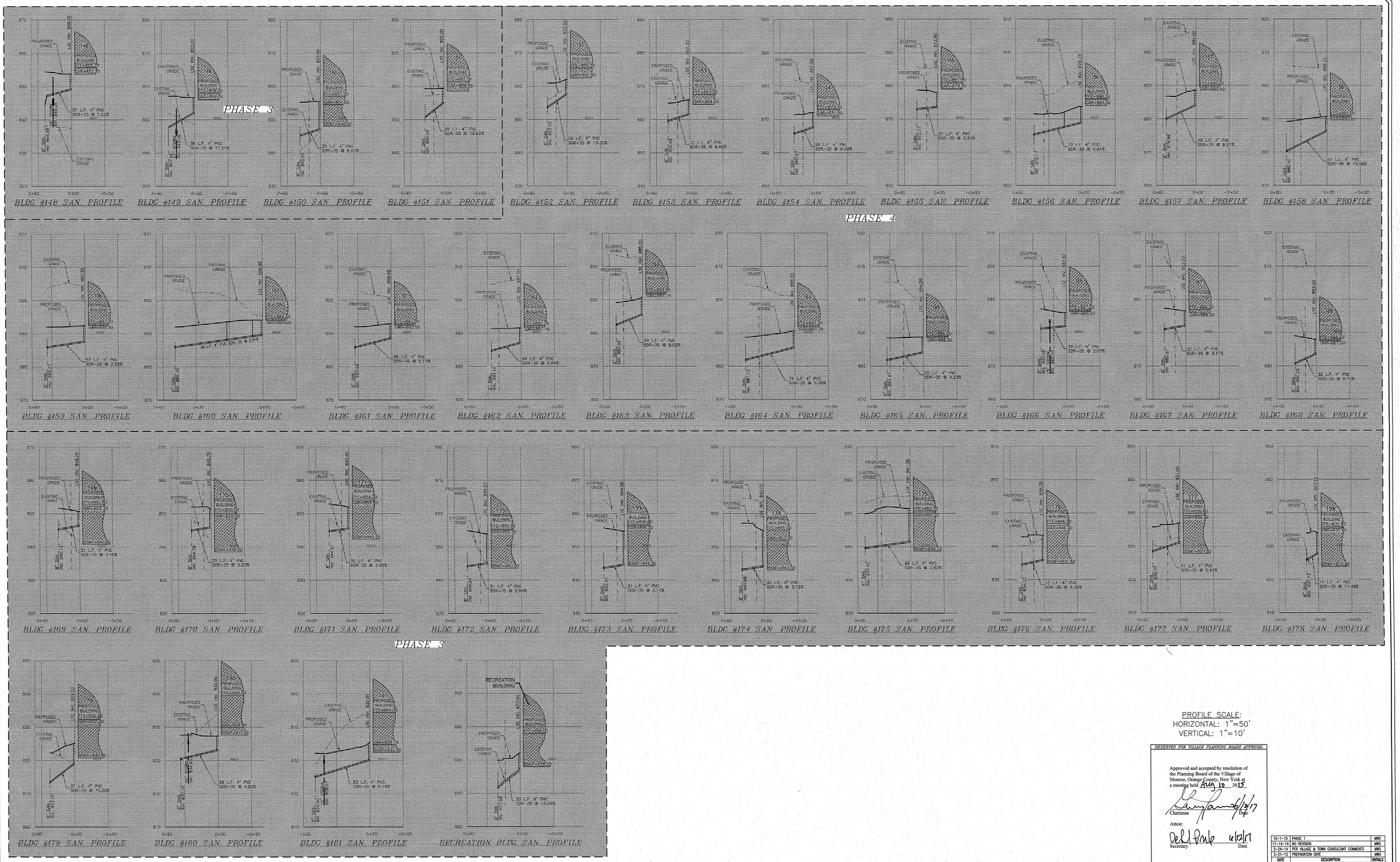
PROJECT TITLE

BUILDING LATERAL SANITARY PROFILES

DRAWING TITLE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO	D.E.C. SHEET NO	DRAWING NUMBER
11 OF 18	N/A OF #	SP29
SCALE	CAD REFERENCE	PROJECT NUMBER
AS SHOWN	SOMOX PROFILES 07-146	21147.01



PROFILE SCALE:
HORIZONTAL: 1"=50'
VERTICAL: 1"=10'

RESERVED FOR VILLAGE PLANNING BOARD APPROVAL

Approved and accepted by resolution of the Planning Board of the Village of Monroe, Orange County, New York at a meeting held Aug 10 2015.

Chairman 6/12/17 Date

Attest:

Secretary 6/12/17 Date

RESERVED FOR TOWN PLANNING BOARD APPROVAL

Town of Monroe Planning Board
Site Plan Approval

Chairperson: Date: 6/20/2017
Resolution Dated 8/10/15

FOR HEALTH DEPARTMENT APPROVAL

ORANGE COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH
By direction of the State Commissioner of Health
these plans are hereby approved pertinent to the
Public Health Law and Sanitary Code
Signature Date

THIS SHEET IS INCOMPLETE AND INVALID WITHOUT EACH AND EVERY OTHER SHEET LISTED IN THE TITLE BOX UNDER THE HEADING O.C.H.D. SHEET NO. 12 OF 18.

DATE	DESCRIPTION	INITIALS
10-1-15	PHASE 1	MWS
11-14-14	NO REVISION	MWS
2-24-14	PER VILLAGE & TOWN CONSULTANT COMMENTS	MWS
3-21-12	PREPARATION DATE	MWS

REVISIONS

MAP CHECK DATE: 00/00/00 INITIALED BY: --

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
282 GREENWICH AVENUE, SUITE 1 & HAMILTON AVENUE
GOSHEN, NEW YORK 10924 WHITE PLAINS, NEW YORK 10601
(845) 294-0080 (914) 705-4649
JOSEPH J. PFAU P.E. LICENSE NO. 065842 MICHAEL R. CREGAN P.L.S. LICENSE NO. 050023
VINCENT A. [illegible] P.E. LICENSE NO. 085586

SIGNATURE 10-7-15 DATE

SMITH FARM – PHASE 1

VILLAGE OF MONROE, 203-1-10
TOWN OF MONROE, 3-1-6
COUNTY OF ORANGE, NEW YORK

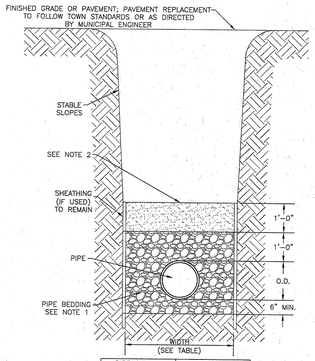
PROJECT TITLE

BUILDING LATERAL SANITARY PROFILES

DRAWING TITLE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO	D.E.C. SHEET NO	DRAWING NUMBER
18 OF 18	N/A OF #	SP30
SCALE	CAD REFERENCE	PROJECT NUMBER
AS SHOWN	SEWER PROFILES 148-182	21147.01

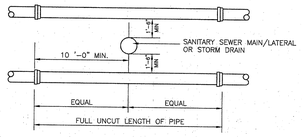


PIPE O.D.	TRENCH WIDTH
24" & SMALLER	O.D.+1'-4"
30" & LARGER	O.D.+2'-0"

NOTES:

1. PIPE BEDDING SHALL BE A CLASS 1 ASTM D2321 EMBEDMENT MATERIAL THAT SHALL BE EITHER CRUSHED STONE OR WASHED GRAVEL PASSING A 3/4" SIEVE AND RETAINED ON A 3/8" SIEVE. THE EMBEDMENT MATERIAL SHALL BE HAND TAMPED AND COMPACTED TO 90% OF THE MAXIMUM DENSITY OF THE EMBEDMENT MATERIAL AS DETERMINED BY THE STANDARD PROCTOR TEST IN ACCORDANCE WITH AASHTO DESIGNATION T-99. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A GO-NO-GO TESTING GAUGE, AS DEFINED IN THE GREEN-TITLE (TRADEMARK) PVC GRAVITY SEWER PIPE INSTALLATION GUIDE PUBLISHED BY J-M PIPE (OR APPROVED EQUAL) FOR TESTING DEFLECTION OF MAIN LINE SEWER PIPE, AS DIRECTED BY OCSD. MAXIMUM MAIN LINE SEWER DEFLECTION SHALL BE NO GREATER THAN 5%.
2. BACKFILL FROM 12" TO 24" ABOVE THE PIPE EMBEDMENT MATERIAL SHALL BE FINE EARTH FREE FROM CINDERS AND SHALL BE MECHANICALLY COMPACTED. REMAINING BACKFILL SHALL BE FREE FROM LARGE CLODS, ROCKS AND CINDERS.
3. PLACE EMBEDMENT MATERIAL BY HAND AND HAND COMPACT UNDER AND AROUND SIDES OF PIPE. PLACE EMBEDMENT MATERIAL IN 6" LAYERS ABOVE TOP OF PIPE, AND HAND COMPACT TO A POINT 12" MINIMUM ABOVE THE TOP OF PIPE.
4. THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A COMPETENT PERSON DURING ALL PHASES OF CONSTRUCTION WHOSE DUTY SHALL BE TO INSURE THAT ALL PHASES OF CONSTRUCTION ARE IN FULL COMPLIANCE WITH OCSD NO.1 SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL STATUTES, CODES, RULES, REGULATIONS AND LAWS INCLUDING, BUT NOT LIMITED TO UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND NEW YORK STATE DEPARTMENT OF LABOR FOR OSHA SECTION 1910.146 PERMIT REQUIRED CONFINED SPACE ENTRY, OSHA SECTION 1926.650 EXCAVATION GENERAL PROTECTION REQUIREMENTS AND OSHA SECTION 1926.651 TRENCHING AND SHORING, STATE OF NEW YORK UNIFORM FIRE PREVENTION AND BUILDING CODES AND NATIONAL FIRE PROTECTION ASSOCIATION CODES.
5. ALL APPROVED MAIN LINE SEWER PIPE SHALL BE THE SAME MATERIAL FROM MANHOLE TO MANHOLE.
6. FILL SECTION AREA MUST BE GRADED WITH THE PLACEMENT OF SUITABLE SOIL MATERIAL, AS DETERMINED BY THE PROJECT SITE ENGINEER, IN 12" (MAX.) LAYERS COMPACTED TO 95% OF THE MAXIMUM DENSITY OF THE SOIL AS DETERMINED BY THE STANDARD PROCTOR TEST (AASHTO DESIGNATION T-99) TO 2'-0" (MIN.) ABOVE TOP OF PIPE AT A MINIMUM WIDTH OF O.D. + 4'-0" BEFORE TRENCH EXCAVATING. (ANY FILL SECTION AREA THAT DOES NOT CONFORM TO THIS FILL SECTION AREA COMPACTION STANDARD SHALL REQUIRE THE INSTALLATION OF CLASS 52 DIP, TAR COATED INSIDE AND OUT, FROM MANHOLE TO MANHOLE FOR SEWER MAINS AND ALONG THE ENTIRE SERVICE LINE RUN FOR BUILDING LATERAL SEWERS.) ALL FILL SECTION AREAS SHALL REQUIRE REVIEW AND APPROVAL BY OCSD1 BEFORE INSTALLING PIPE.
7. WHERE ROCK IS ENCOUNTERED IN TRENCH BOTTOM, UNDERCUT MUST BE MADE BETWEEN 12" MIN. TO 24" MAX.
8. WHERE UNSUITABLE MATERIAL IS ENCOUNTERED IN TRENCH BOTTOM, UNDERCUT TO SUITABLE MATERIAL (AS APPROVED).

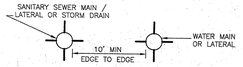
TYPICAL TRENCH DETAIL 1
N.T.S.
(SANITARY SEWER)



NOTES:

1. POSITION MIDPOINTS OF SEWER & WATER PIPE LENGTHS AT THE POINT OF CROSSING
2. SEPARATIONS APPLY TO WATER SERVICE LINES AS WELL AS WATER MAINS
3. VERTICAL SEPARATION BETWEENN STORM DRAINAGE AND SEWER TO BE 0'-6" MINIMUM.

VERTICAL SEPARATION



NOTES:

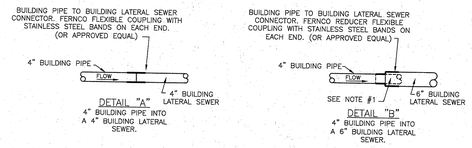
1. ANY DEVIATION FROM THE MINIMUM HORIZONTAL & VERTICAL SEPARATION DISTANCES MUST SPECIFICALLY BE APPROVED BY ENGINEER.
2. SEPARATIONS APPLY TO WATER SERVICE LINES AS WELL AS WATER MAINS.
3. WHERE IT IS IMPOSSIBLE TO MAINTAIN THE REQUIRED 10" SEPARATION THE SEWER SHALL BE CONSTRUCTED OF MECHANICAL JOIN D.I. PIPE, PRESSURE TESTED TO 150 psi PRIOR TO BACKFILLING.

HORIZONTAL SEPARATION

NOTE:

THE SEPARATION REQUIREMENT SHALL CONFORM TO CURRENT ORANGE COUNTY DEPARTMENT OF HEALTH STATUTES, CODES, RULES, REGULATIONS AND LAWS AS THEY APPLY. ANY DEVIATION FROM THE ABOVE SEPARATION REQUIREMENTS SHALL REQUIRE WRITTEN APPROVAL FROM THE ORANGE COUNTY DEPARTMENT OF HEALTH.

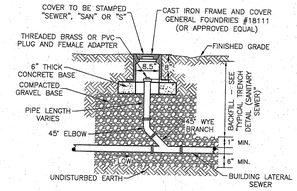
SANITARY SEWER/WATER/ STORM DRAINAGE SEPARATION REQUIREMENTS 2
N.T.S.



NOTES:

1. 4" BUILDING PIPE TO STUB APPROXIMATELY 6" INTO BUILDING LATERAL SEWER.
2. EACH 4" BUILDING LATERAL SEWER MAY BE APPROVED FOR CONSTRUCTION OF SINGLE (1) AND TWO (2) FAMILY DWELLINGS ONLY.
3. EACH 6" BUILDING LATERAL SEWER SHALL BE REQUIRED FOR ALL COMMERCIAL USES AND SERVE NO MORE THAN TWELVE (12) EQUIVALENT LIVING UNITS, AS DETERMINED BY OCSD1, UNLESS A REQUESTED DEVIATION IS APPROVED IN WRITING BY OCSD 1.
4. BUILDING PIPE SHALL NOT EXCEED MORE THAN 10' FROM EXTERIOR OF BUILDING FOUNDATION.
5. 6" BUILDING PIPE TO 6" BUILDING LATERAL SEWER SHALL BE MADE BY INSTALLING A TYPE 1, STYLE 62 DRESSER COUPLING OR DRESSER STYLE 262 HYMAX COUPLING (OR APPROVED EQUAL).

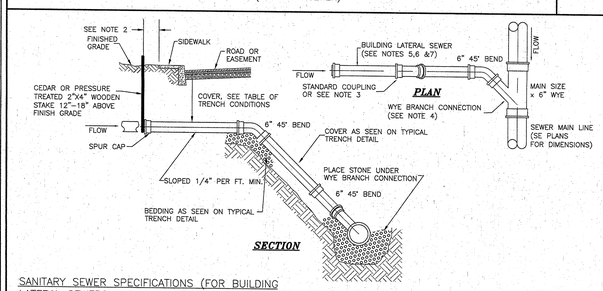
BUILDING PIPE TO BUILDING LATERAL SEWER CONNECTION 3
N.T.S.



NOTE:

1. EACH BUILDING SEWER SHALL HAVE A CLEANOUT INSTALLED APPROX. 2' DOWNSTREAM OF THE BUILDING PIPE TO BUILDING LATERAL SEWER CONNECTION. THEREAFTER, CLEANOUTS SHALL BE INSTALLED ALONG THE BUILDING LATERAL SEWER APPROX. EVERY 100' (MAX.) FOR THE PURPOSE OF CLEANOUT LOCATIONS. DISTANCE SHALL BE MEASURED FROM THE FIRST CLEANOUT LOCATED DOWNSTREAM OF THE BUILDING PIPE TO BUILDING LATERAL SEWER CONNECTION, HENCE DOWNSTREAM ALONG THE BUILDING LATERAL SEWER TO THE CENTER OF THE SEWER MAIN LINE (GENERALLY LOCATED IN THE CENTER OF THE STREET).
2. A CLEANOUT LOCATED IN A ROAD, DRIVEWAY OR PARKING AREA SHALL REQUIRE A CAMBELL FOUNDRY #4184 CAST IRON FRAME AND COVER. (OR APPROVED EQUAL)

BUILDING LATERAL SEWER CLEANOUT (C.O.) 4
N.T.S.



SANITARY SEWER SPECIFICATIONS (FOR BUILDING LATERAL SEWERS AND SEWER MAIN LINE)

I. REQUIRED MAIN LINE SEWER (OR APPROVED EQUAL):
- A) ABS-TRUSS PIPE:
  - i) PIPE: STAMPED ASTM D2680
  - ii) FITTINGS: STAMPED ASTM D2680
  - iii) JOINTS: SOLVENT WELD, ASTM D2235
- B) PVC-TRUSS PIPE:
  - i) PIPE: STAMPED ASTM D2680
  - ii) FITTINGS: STAMPED ASTM D2680
  - iii) JOINTS: SOLVENT WELD, ASTM D2564 OR ELASTOMETRIC (GASKET)
- C) PVC-SDR 26 HEAVY WALL PIPE:
  - i) PIPE: (6"-15" DIAMETER): STAMPED ASTM D3034. (18" AND GREATER DIAMETER): STAMPED ASTM F679.
  - ii) FITTINGS: STAMPED ASTM D3034 OR F679.
  - iii) JOINTS: SOLVENT WELD, ASTM D2564 OR ELASTOMETRIC (GASKET)
- D) PVC-SDR 35 SOLID WALL PIPE:
  - i) PIPE: (6"-15" DIAMETER): STAMPED ASTM D3034. (18" AND GREATER DIAMETER): STAMPED ASTM F679.
  - ii) FITTINGS: STAMPED ASTM D3034 OR F679.
  - iii) JOINTS: BELL AND SPIGOT WITH ELASTOMERIC GASKET ASTM D3034 OR SOLVENT WELD ASTM D2564

II. REQUIRED 4" OR 6" (AS APPROVED) BUILDING LATERAL SEWER (OR APPROVED EQUAL):
- A) PVC – SDR 35 SOLID WALL PIPE:
  - i) PIPE: STAMPED ASTM D3034 AND SDR 35.
  - ii) FITTINGS: STAMPED SDR 35 AND ASTM D3034.
  - iii) JOINTS: BELL AND SPIGOT WITH ELASTOMERIC GASKET ASTM D3034 OR SOLVENT WELD ASTM D2564
- B) SDR 26 HEAVY WALL PIPE:
  - i) PIPE: STAMPED ASTM D3034 AND SDR 26
  - ii) FITTINGS: STAMPED D3034 AND SDR 26
  - iii) JOINTS: BELL AND SPIGOT WITH ELASTOMERIC GASKET ASTM D3034 OR SOLVENT WELD ASTM D2564
- C) SDR 23.5 ABS SOLID WALL PIPE:
  - i) PIPE: STAMPED ASTM D2751 AND SDR 23.5
  - ii) FITTINGS: STAMPED SDR 23.5 ASTM D2751
  - iii) JOINTS: SOLVENT WELD ASTM D2235

III. OTHER REQUIRED PIPE MATERIALS FOR BUILDING LATERAL SEWERS AND SEWER MAIN LINE (OR APPROVED EQUAL):
- A) CAST IRON, EXTRA HEAVY, COATED, HUB AND PLAIN END. ASTM C-74 WITH ELASTOMERIC COMPRESSION GASKET (ASTM C-564).
- B) DUCTILE IRON PIPE: CLASS 52, CEMENT LINED, TAR COATED INSIDE AND OUT.

SPECIAL CONDITIONS FOR SHALLOW TRENCH CONDITIONS

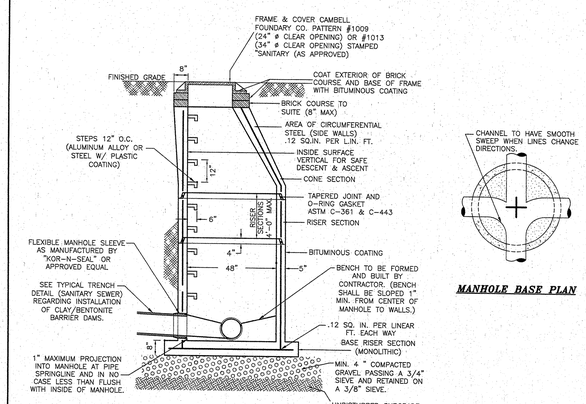
NOTE: BEDDING AS SHOWN ON TYPICAL TRENCH DETAIL

COVER	PIPE
LESS THAN 4'-0"	CLASS 52 DUCTILE IRON OR CAST IRON EXTRA HEAVY (OR APPROVED EQUAL)

NOTES:

1. ALL APPROVED BUILDING LATERAL SEWER PIPE MATERIAL FOR EACH CONNECTION MADE SHALL BE CONSTRUCTED FROM THE SAME MATERIAL.
2. MINIMUM HORIZONTAL SEPARATION BETWEEN SPUR CAP AND SIDEWALK SHALL BE 2'-0". IN ALL CASES THE SPUR CAP LOCATION SHALL EXTEND A MINIMUM HORIZONTAL DISTANCE OF 2'-0" ONTO ALL BUILDING LOT PROPERTIES.
3. TRANSITION BETWEEN DIFFERENT PIPE MATERIAL (AS APPROVED) SHALL BE MADE BY INSTALLING A TYPE 1, STYLE 62 DRESSER COUPLING OR DRESSER STYLE 262 HYMAX COUPLING (OR APPROVED EQUAL).
4. WYE BRANCH CONNECTION SHALL BE A FITTING CONSTRUCTED SPECIFICALLY FOR THE INSTALLED MAIN LINE SEWER MATERIAL CLASS (OR APPROVED EQUAL).
5. THE BUILDINGS LATERAL SEWER SHOWN FROM THE MAIN LINE SOURCE WYE BRANCH CONNECTION FITTING TO THE SPUR CAP SHALL MEET THE SPECIFICATIONS SHOWN FOR II) BUILDING LATERAL SEWER.
6. 4" BUILDING SEWER LATERAL MAY BE APPROVED FOR CONSTRUCTION OF SINGLE (1) AND TWO (2) FAMILY DWELLINGS ONLY. ALL OTHER BUILDING LATERAL SEWERS (INCLUDING ALL COMMERCIAL USES) SHALL BE 6" IN DIAMETER.
7. EACH 6" BUILDING LATERAL SEWER SHALL PROVIDE SERVICE FOR NO MORE THAN TWELVE (12) EQUIVALENT LIVING UNITS, AS DETERMINED BY OCSD NO. 1, UNLESS A REQUESTED DEVIATION IS APPROVED IN WRITING BY OCSD NO. 1.

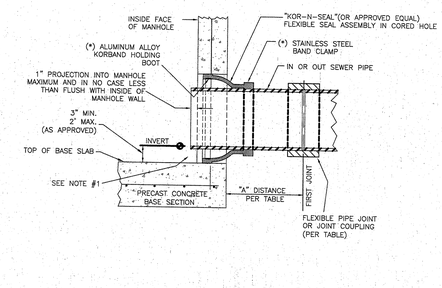
SANITARY SEWER CONSTRUCTION MATERIALS 5
N.T.S.



NOTE:

1. MANHOLE TO MEET CURRENT REQUIREMENTS OF ASTM C-478.
2. JOINTS: LOCK TYPE WITH ROUND RUBBER GASKETS. THE WEIGHT OF EACH SECTION MUST MAKE AN INFILTRATION PROOF JOINT BY FORCING THE GASKET TIGHT.
3. ALL MATERIAL AND CONSTRUCTION SHALL MEET THE REQUIREMENTS OF OCSD NO. 1.
4. MANHOLE TO BE SUITABLE FOR H-20 LOADING.
5. MANHOLE EXTERIOR MUST BE 100% BITUMINOUS COATED.
6. ALL MATERIALS SHALL CONFORM THE STANDARD SPECIFICATIONS. CONSTRUCTION MATERIALS, DATED 2002 (NEW YORK STATE STANDARD SPECIFICATIONS) WITH ALL ADDENDUMS. ALL FACILITIES MUST BE NEW YORK STATE DEPARTMENT OF TRANSPORTATION APPROVED.

PRECAST REINFORCED CONCRETE MANHOLE 6
N.T.S.



FLEXIBLE JOINT REQUIREMENTS

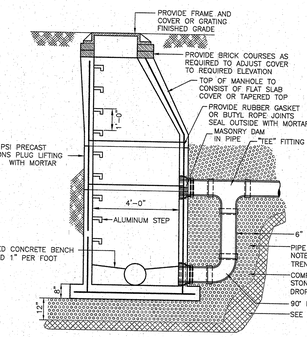
SEWER PIPE TYPE	FLEXIBLE JOINT TYPE IN & OUT	"A" DISTANCE (FEET)
VIRTIFIED CLAY	STD. ELASTOMETRIC (GASKETED) PIPE JOINT ONLY	3' MAX.
ABS TRUSS	STD. SOLVENT WELDED PIPE JOINT ONLY	10' MAX.
CAST IRON (EXTRA HEAVY) OR DUCTILE IRON	STD. ELASTOMETRIC (GASKETED) PIPE JOINT ONLY	10' MAX.
PVC TRUSS	STD. ELASTOMETRIC (GASKETED) PIPE JOINT ONLY	3' MAX.
PVC TRUSS	STD. SOLVENT WELDED PIPE JOINT ONLY	10' MAX.
PVC SDR 26	STD. ELASTOMETRIC (GASKETED) PIPE JOINT ONLY	3' MAX.
PVC SDR 26	STD. SOLVENT WELDED PIPE JOINT ONLY	10' MAX.
PVC SDR 35	STD. ELASTOMETRIC (GASKETED) PIPE JOINT ONLY	3' MAX.
PVC SDR 35	STD. SOLVENT WELDED PIPE JOINT ONLY	10' MAX.

NOTE:

1. UNIFORM MANHOLE BENCH TO ACCOMODATE NEW FLOW AS APPROVED BY OCSD NO. 1 REFER TO PRECAST REINFORCED CONCRETE MANHOLE DETAIL FOR TYPICAL DETAILS.

(*) FLEXIBLE RUBBER BOOT SEAL SHALL BE MANUFACTURED TO INSTALL SHOWN FASTENERS.

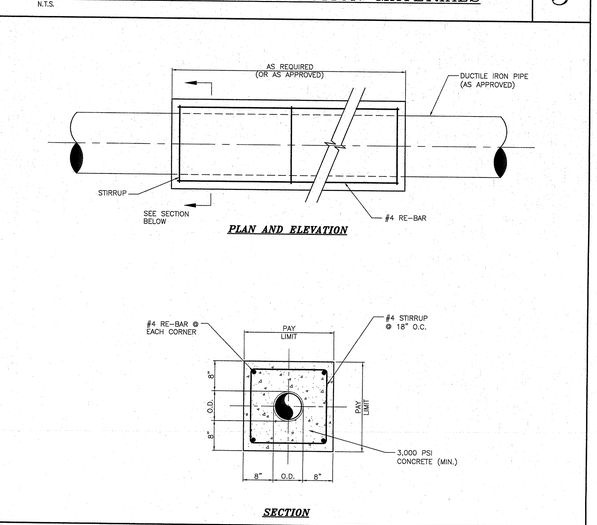
CORED HOLE FLEXIBLE PIPE-TO-MANHOLE-JOINT 7
N.T.S.



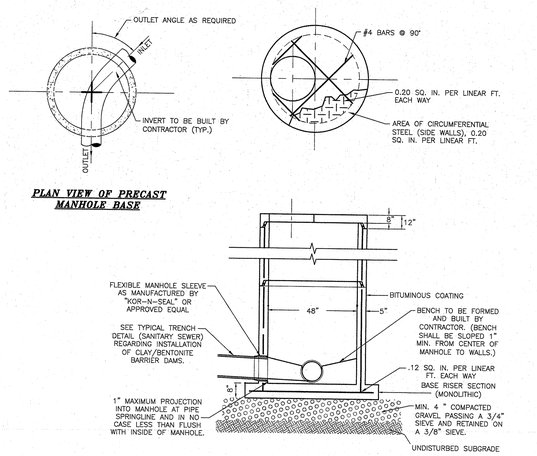
NOTES:

1. DROP MANHOLE IS TO BE INSTALLED WHEN THE ELEVATION OF THE INVERT IN TO THE INVERT OUT EXCEEDS 2.0'
2. UNDISTURBED EARTH, PIPE BEDDING OR FILL COMPACTED IN 12" (MIN.) LAYERS COMPACTED TO 95% OF MAXIMUM DENSITY OF SOIL AS DETERMINED BY THE STANDARD PROCTER TEST (AASHTO DESIGNATION T-99)

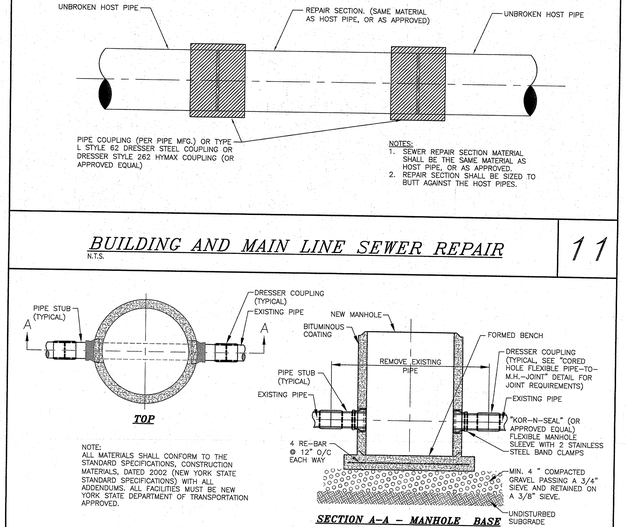
MANHOLE DROP CONNECTION 8
N.T.S.



TYPICAL PIPE ENCASEMENT 9
N.T.S.



SHALLOW MANHOLE DETAILS 10
N.T.S.



BUILDING AND MAIN LINE SEWER REPAIR 11
N.T.S.

REQUIRED IN PLACE OF "DOG HOUSE" MANHOLE 12
N.T.S.

NOTE:

1. EXCEPT FOR DETAILS 2, 3, 4, 5, 6, & 9, THIS SHEET IS NOT FOR ORANGE COUNTY DEPARTMENT OF HEALTH REVIEW OR APPROVAL.
2. ALL WATER PIPE, FIXTURES AND FITTINGS MUST COMPLY WITH THE FEDERAL "SAFE DRINKING WATER ACT", SECTION 1417 WHICH REQUIRES ALL SURFACES IN CONTACT WITH POTABLE WATER CONTAIN NO MORE THAN 0.25% LEAD BY WEIGHT.

RESERVED FOR VILLAGE PLANNING BOARD APPROVAL

Approved and accepted by resolution of the Planning Board of the Village of Monroe, Orange County, New York at a meeting held July 10, 2013

Chairman — Date 6/12/17

Attest:

Secretary — Date 6/12/17

RESERVED FOR TOWN PLANNING BOARD APPROVAL

Town of Monroe Planning Board
Site Plan Approval

Chairperson: — Date: 6/30/2017
Resolution Dated 8/11/15

FOR HEALTH DEPARTMENT APPROVAL

ORANGE COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH
By direction of the State Commissioner of Health these plans are hereby approved pursuant to the Public Health Law. See final sheet for date and signature.

THIS SHEET IS INCOMPLETE AND INVALID WITHOUT EACH AND EVERY OTHER SHEET LISTED IN THE TITLE BOX UNDER THE HEADING O.C.H.D. SHEET NO. 13 OF 18.

DATE	DESCRIPTION	INITIALS
3-16-16	PER OCHD COMMENTS DATED 3-11-16	MWS
10-1-15	PHASE 1	MWS
11-14-14	PER L&T & GA COMMENTS	MWS
10-27-14	PER L&T COMMENTS	MWS
9-29-14	PER VILLAGE PB AND GA COMMENTS	MWS
7-29-14	PER VILLAGE PB COMMENTS	MWS
2-24-14	PER VILLAGE & TOWN CONSULTANT COMMENTS	MWS
3-21-12	PREPARATION DATE	MWS

REVISIONS

MAP CHECK DATE: 00/00/00 | INITIALED BY: --

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
292 GREENWICH AVENUE, SUITE A
GOSHEN, NEW YORK 10924
(845) 294-0606
2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(845) 796-4646
JOSEPH J. PFAU P.E. LICENSE NO. 065942
MICHAEL F. CERRIGAN P.L.S. LICENSE NO. 050255
VINCENT J. PIETRZAK P.E., P.L.S. LICENSED IN AP
LICENSE NO. 065075
LICENSE NO. 35356
SIGNATURE — DATE 7/1/16

SMITH FARM - PHASE 1

VILLAGE OF MONROE, 203-1-10
TOWN OF MONROE, 3-1-8
COUNTY OF ORANGE, NEW YORK

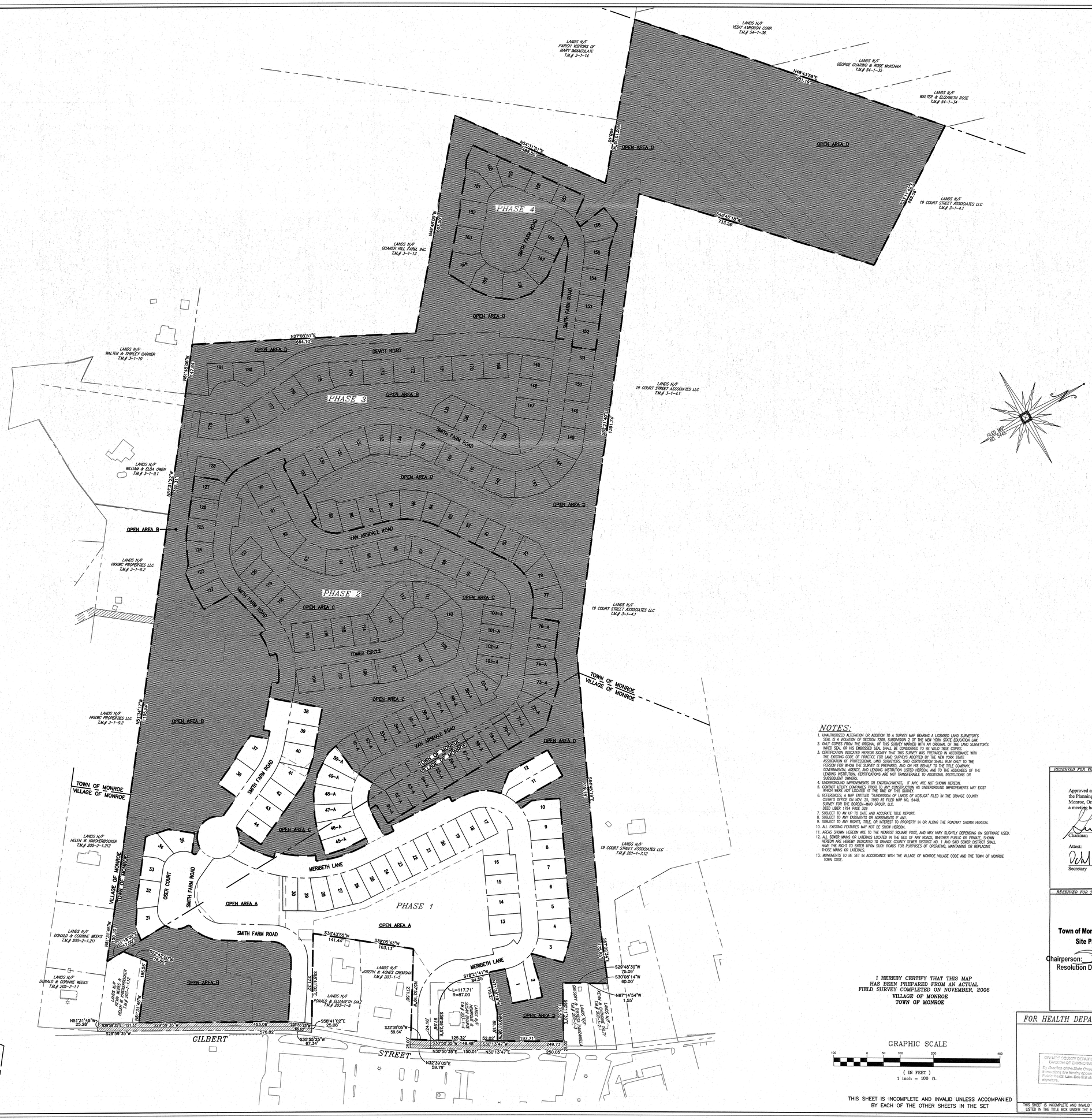
PROJECT TITLE

SANITARY SEWER DETAIL SHEET

DRAWING TITLE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO	D.E.C. SHEET NO	DRAWING NUMBER
13 OF 18	N/A OF #	SE-97
SCALE: AS SHOWN	CAD REFERENCE: WORKING	PROJECT NUMBER: 21147.01



NOTES:

1. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
2. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
3. CERTIFICATION INDICATED HEREON SIGNIFY THAT 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. SAID CERTIFICATION SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY, AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
5. CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS UNDERGROUND IMPROVEMENTS MAY EXIST WHICH WERE NOT LOCATED AT THE TIME OF THIS SURVEY.
6. REFERENCES: A MAP ENTITLED "SUBDIVISION OF LANDS OF KISSUGA" FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON NOV. 25, 1980 AS FILED MAP NO. 5448.
   SURVEY FOR THE BORDEN-MMO GROUP, LLC.
   DEED LIBER 1784 PAGE 339
7. SUBJECT TO AN UP TO DATE AND ACCURATE TITLE REPORT.
8. SUBJECT TO ANY EASEMENTS OR AGREEMENTS IF ANY.
9. SUBJECT TO ANY RIGHTS, TITLE, OR INTEREST TO PROPERTY IN OR ALONG THE ROADWAY SHOWN HEREON.
10. ALL EXISTING FEATURES MAY NOT BE SHOW HEREON.
11. AREAS SHOWN HEREON ARE TO THE NEAREST SQUARE FOOT, AND MAY VARY SLIGHTLY DEPENDING ON SOFTWARE USED.
12. ALL SEWER MAINS OR LATERALS LOCATED IN THE BED OF ANY ROADS, WHETHER PUBLIC OR PRIVATE, SHOWN HEREON ARE HEREBY DEDICATED TO ORANGE COUNTY SEWER DISTRICT NO. 1 AND SAID SEWER DISTRICT SHALL HAVE THE RIGHT TO ENTER UPON SUCH ROADS FOR PURPOSES OF OPERATING, MAINTAINING OR REPLACING THOSE MAINS OR LATERALS.
13. MONUMENTS TO BE SET IN ACCORDANCE WITH THE VILLAGE OF MONROE VILLAGE CODE AND THE TOWN OF MONROE TOWN CODE.

I HEREBY CERTIFY THAT THIS MAP
HAS BEEN PREPARED FROM AN ACTUAL
FIELD SURVEY COMPLETED ON NOVEMBER, 2006
VILLAGE OF MONROE
TOWN OF MONROE

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

THIS SHEET IS INCOMPLETE AND INVALID UNLESS ACCOMPANIED BY EACH OF THE OTHER SHEETS IN THE SET

RESERVED FOR VILLAGE PLANNING BOARD APPROVAL

Approved and accepted by resolution of the Planning Board of the Village of Monroe, Orange County, New York at a meeting held AUG 10 2015

Chairman 6/12/17 Date

Attest:

Secretary 6/12/17 Date

RESERVED FOR TOWN PLANNING BOARD APPROVAL

Town of Monroe Planning Board
Site Plan Approval

Chairperson: Date: 6/20/2017
Resolution Dated 8/10/15

FOR HEALTH DEPARTMENT APPROVAL

ORANGE COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH
By Section of the State Commissioner of Health
These plans are hereby approved pursuant to the
Public Health Law. See first sheet for date and
signature.

THIS SHEET IS INCOMPLETE AND INVALID WITHOUT EACH AND EVERY OTHER SHEET LISTED IN THE TITLE BOX UNDER THE HEADING O.C.H.D. SHEET NO. 14 OF 18.

DATE	DESCRIPTION	INITIALS
10-1-15	PHASE 1	MWS
11-14-14	NO REVISION	MWS
9-29-14	LOT 31 REV PER GA COMMENTS	MWS
12-21-11	DRAFTING REVISIONS	AT
10-28-11	DRAFTING REVISIONS	AT
8-17-11	AS PER HDR AND LANC & TULLY COMMENTS	AT
2-14-11	AS PER OCDOH COMMENTS	AT
11-4-10	GENERAL REVISIONS	AT
7-9-10	ADDED NOTE NO. 12	AT
5-11-10	MODIFIED UTILITY EASEMENTS AS PER JMC	JJP
9-23-09	PREPARATION DATE	JJP

REVISIONS

MAP CHECK DATE: 12-21-11 INITIALED BY: AT

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
262 GREENWICH AVENUE, SUITE A
GOSHEN, NEW YORK 10924
(845) 294-9008
2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(845) 796-4848
JOSEPH J. PFAU P.E.
LICENSED NO. 065827
MICHAEL F. CROGAN P.L.S.
LICENSED NO. 050333
ROBERT A. PIETRZAK JR. P.E., P.L.S., LS2024-AE
LICENSED NO. 065827
LICENSED NO. 050333
LICENSED NO. 050333
LICENSED NO. 383396
SIGNATURE DATE 10-1-15

SMITH FARM – PHASE 1

VILLAGE OF MONROE, 203-1-10
TOWN OF MONROE, 3-1-8
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE

OVERALL SUBDIVISION PLAT

DRAWING TITLE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO	O.C.C. SHEET NO	DRAWING NUMBER
14 OF 18	N/A OF #	P1
SCALE	CAD REFERENCE	PROJECT NUMBER
1"=100'	PLAT SHEETS	21147.01

STORM DRAINAGE EASEMENT NO.1	
A	S59°12'33"W 86.70'
B	L=20.23'
C	N59°13'33"E 76.07'
D	N09°22'24"W 31.72'
E	S41°12'14"E L=37.92'
F	S09°22'24"E 13.14'
G	L=24.81'
H	L=13.11'

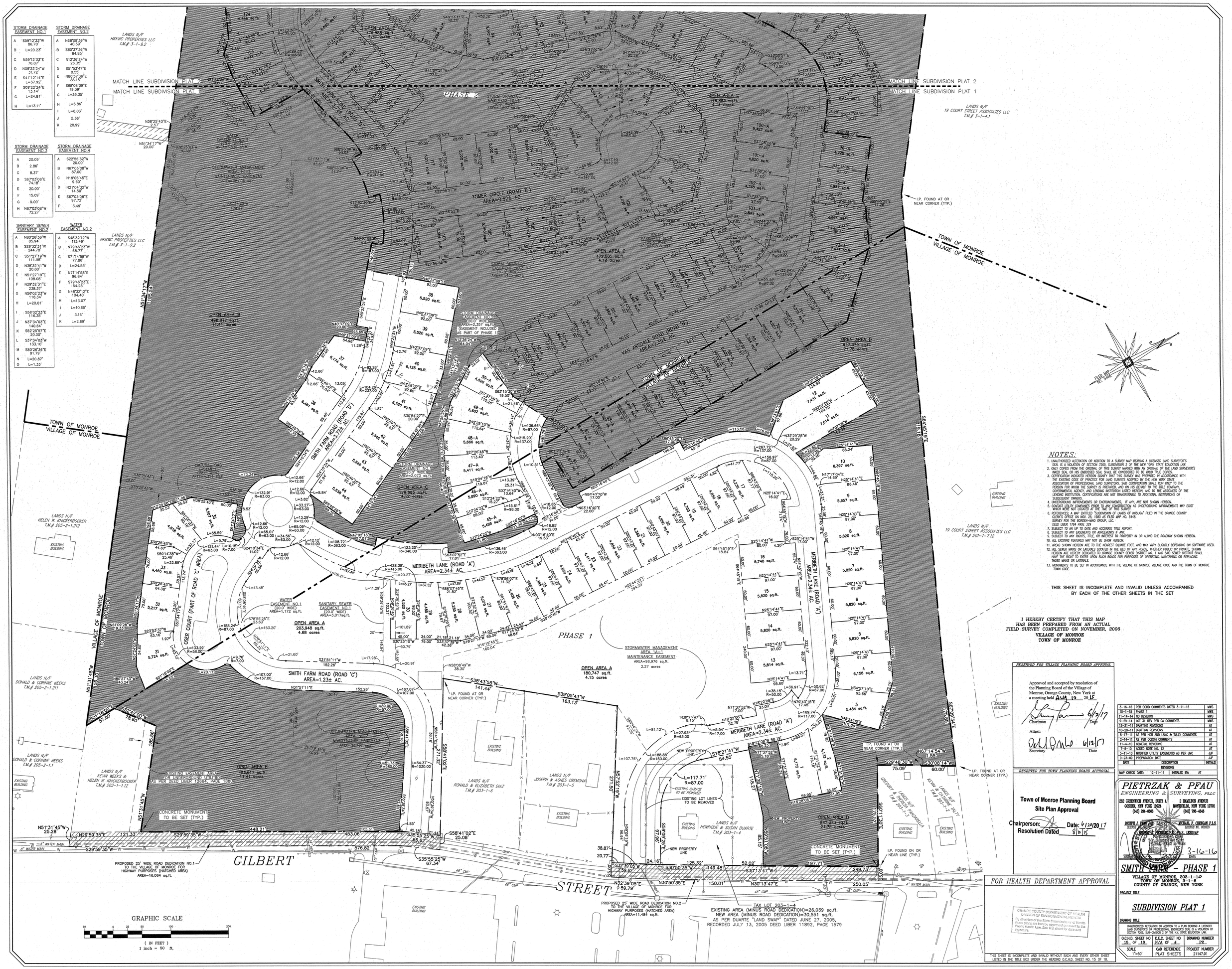
STORM DRAINAGE EASEMENT NO.2	
A	N68°08'39"W 40.39'
B	S80°37'36"W 84.85'
C	N12°36'24"W 26.35'
D	S51°53'47"E 9.55'
E	N80°37'36"E 86.15'
F	S68°08'39"E 19.39'
G	L=33.35'
H	L=5.86'
I	L=6.03'
J	5.36'
K	20.99'

STORM DRAINAGE EASEMENT NO.3	
A	20.09'
B	2.86'
C	8.37'
D	S67°03'08"E 74.18'
E	20.00'
F	15.09'
G	9.00'
H	N67°03'08"W 72.27'

STORM DRAINAGE EASEMENT NO.4	
A	S22°56'50"W 20.00'
B	N67°03'08"W 87.00'
C	N19°05'45"E 9.60'
D	N21°04'32"W 14.50'
E	S67°03'08"E 97.72'
F	3.49'

SANITARY SEWER EASEMENT NO.2	
A	N80°26'36"W 85.94'
B	S29°32'31"W 244.78'
C	S51°27'19"W 111.95'
D	N38°32'41"W 20.00'
E	N51°27'19"E 108.08'
F	N29°32'31"E 238.37'
G	N56°02'23"W 116.34'
H	L=20.01'
I	S56°02'23"E 116.38'
J	N37°34'03"E 140.64'
K	S52°25'57"E 20.00'
L	S37°34'03"W 133.10'
M	S80°26'36"E 81.79'
N	L=20.87'
O	L=1.33'

WATER EASEMENT NO.2	
A	S48°32'12"W 113.49'
B	N79°46'23"W 68.77'
C	S71°14'58"W 77.86'
D	L=24.53'
E	N71°14'08"E 96.84'
F	S79°46'23"E 84.25'
G	N48°32'12"E 104.40'
H	L=13.07'
I	L=10.65'
J	3.16'
K	L=2.69'



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   SURVEY FOR THE BORDEN-MMG GROUP, LLC.
   DEED LIBER 1784 PAGE 329
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13. MONUMENTS TO BE SET IN ACCORDANCE WITH THE VILLAGE OF MONROE VILLAGE CODE AND THE TOWN OF MONROE TOWN CODE.

THIS SHEET IS INCOMPLETE AND INVALID UNLESS ACCOMPANIED BY EACH OF THE OTHER SHEETS IN THE SET

I HEREBY CERTIFY THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY COMPLETED ON NOVEMBER, 2006
VILLAGE OF MONROE
TOWN OF MONROE

RESERVED FOR VILLAGE PLANNING BOARD APPROVAL

Approved and accepted by resolution of the Planning Board of the Village of Monroe, Orange County, New York at a meeting held AUG 19 20 15

Chairman Date 6/2/17

Attest:

Secretary Date 6/12/17

RESERVED FOR TOWN PLANNING BOARD APPROVAL

Town of Monroe Planning Board
Site Plan Approval

Chairperson: Date: 6/22/2017
Resolution Dated 8/10/15

FOR HEALTH DEPARTMENT APPROVAL

ORANGE COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH
By direction of the State Commissioner of Health Public Health Law. See filed sheet for date and signature.

THIS SHEET IS INCOMPLETE AND INVALID WITHOUT EACH AND EVERY OTHER SHEET LISTED IN THE TITLE BOX UNDER THE HEADING O.C.H.D. SHEET NO. 15 OF 18.

DATE	DESCRIPTION	INITIALS
3-16-16	PER OCHD COMMENTS DATED 3-11-16	MWS
10-1-15	PHASE 1	MWS
11-14-14	NO REVISION	MWS
9-29-14	LOT 31 REV PER GA COMMENTS	MWS
12-21-11	DRAFTING REVISIONS	AT
10-28-11	DRAFTING REVISIONS	AT
8-17-11	AS PER HDR AND LANC & TULLY COMMENTS	AT
2-14-11	AS PER OCDOH COMMENTS	AT
11-4-10	GENERAL REVISIONS	AT
7-9-10	ADDED NOTE NO. 12	AT
5-11-10	MODIFIED UTILITY EASEMENTS AS PER JMC	JJP
9-23-09	PREPARATION DATE	JJP

REVISIONS

MAP CHECK DATE: 12-21-11 INITIALED BY: AT

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
282 GREENWICH AVENUE, SUITE 4 GOSHEN, NEW YORK 10924 (845) 294-0606
2 HAMILTON AVENUE MONTICELLO, NEW YORK 12701 (845) 796-4046
JOSEPH J. PFAU P.E. N.Y. LICENSE NO. 065361
MICHAEL F. CROSSAN P.L.S. LICENSE NO. 050201
BRIAN C. PIETRZAK P.E., P.L.S. LICENSE NO. 065361
SIGNATURE 3-16-16 DATE

SMITH FARM - PHASE 1

VILLAGE OF MONROE, 203-1-10
TOWN OF MONROE, 3-1-8
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE

SUBDIVISION PLAT 1

DRAWING TITLE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO	D.E.C. SHEET NO	DRAWING NUMBER
15 OF 18	N/A OF #	P2
SCALE	CAD REFERENCE	PROJECT NUMBER
1"=50'	PLAT SHEETS	21147.01

STORM DRAINAGE EASEMENT NO.5	
A	N16°16'26"E 20.00'
B	S73°43'34"E 72.00'
C	S16°16'26"W 20.00'
D	N73°43'34"W 72.00'
E	3.60'

STORM DRAINAGE EASEMENT NO.6	
A	N33°55'14"W 87.03'
B	N56°03'03"E 20.00'
C	S33°55'14"E 88.93'
D	L=20.11'
E	L=2.90'
F	10.04'

STORM DRAINAGE EASEMENT NO.7	
A	N05°37'12"E 31.14'
B	S73°55'21"E 11.22'
C	L=31.29'
D	L=29.41'

STORM DRAINAGE EASEMENT NO.8	
A	S38°25'43"W 83.00'
B	N51°34'17"W 20.00'
C	N38°25'43"E 83.16'
D	L=6.70'
E	S51°34'17"E 13.30'
F	10.34'
G	10.34'

STORM DRAINAGE EASEMENT NO.9	
A	N52°46'38"E 77.76'
B	S16°50'24"E 21.34'
C	S52°46'38"W 87.89'
D	L=26.83'
E	L=1.90'
F	3.47'
G	9.24'

SANITARY SEWER EASEMENT NO.2	
A	N80°26'36"W 85.94'
B	S29°32'31"W 244.78'
C	S51°27'19"W 111.95'
D	N38°32'41"W 20.00'
E	N51°27'19"E 108.08'
F	N29°32'31"E 238.37'
G	N56°02'23"W 116.34'
H	L=20.01'
I	S56°02'23"E 116.38'
J	N37°34'03"E 140.64'
K	S52°25'57"E 20.00'
L	S37°34'03"W 133.10'
M	S80°26'36"E 81.79'
N	L=20.87'
O	L=1.33'

SANITARY SEWER EASEMENT NO.3	
A	S33°56'57"E 67.00'
B	N56°03'03"E 251.00'
C	S33°56'57"E 20.00'
D	S56°03'03"W 259.28'
E	S36°35'21"W 179.64'
F	S01°43'26"W 225.70'
G	N86°33'05"W 20.01'
H	N01°43'26"E 231.21'
I	N36°35'58"E 180.65'
J	N33°56'49"W 70.06'
K	N56°03'03"E 20.00'
L	10.00'

SANITARY SEWER EASEMENT NO.4	
A	S38°25'43"W 122.25'
B	N67°51'22"W 72.22'
C	N51°31'41"W 133.26'
D	N38°56'14"E 20.01'
E	S51°31'41"E 130.93'
F	S67°51'22"E 54.36'
G	N38°25'43"E 116.79'
H	L=22.18'
I	L=1.58'

WATER EASEMENT NO.4	
A	S75°52'35"E 111.13'
B	L=114.54'
C	L=8.77'

NOTES:

1. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
2. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
3. CERTIFICATION INDICATED HEREON SIGNIFY THAT 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. SAID CERTIFICATION SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY, AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
5. CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS UNDERGROUND IMPROVEMENTS MAY EXIST WHICH WERE NOT LOCATED AT THE TIME OF THIS SURVEY.
6. REFERENCES: A MAP ENTITLED "SUBDIVISION OF LANDS OF KOSUGA" FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON NOV. 25, 1980 AS FILED MAP NO. 5448.
   SURVEY FOR THE BORDEN-MAIO GROUP, LLC.
   DEED LIBER 1784 PAGE 329
7. SUBJECT TO AN UP TO DATE AND ACCURATE TITLE REPORT.
8. SUBJECT TO ANY EASEMENTS OR AGREEMENTS IF ANY.
9. SUBJECT TO ANY RIGHTS, TITLE, OR INTEREST TO PROPERTY IN OR ALONG THE ROADWAY SHOWN HEREON.
10. ALL EXISTING FEATURES MAY NOT BE SHOW HEREON.
11. AREAS SHOWN HEREON ARE TO THE NEAREST SQUARE FOOT, AND MAY VARY SLIGHTLY DEPENDING ON SOFTWARE USED.
12. ALL SEWER MAINS OR LATERALS LOCATED IN THE BED OF ANY ROADS, WHETHER PUBLIC OR PRIVATE, SHOWN HEREON ARE HEREBY DEDICATED TO ORANGE COUNTY SEWER DISTRICT NO. 1 AND SAID SEWER DISTRICT SHALL HAVE THE RIGHT TO ENTER UPON SUCH ROADS FOR PURPOSES OF OPERATING, MAINTAINING OR REPLACING THOSE MAINS OR LATERALS.
13. MONUMENTS TO BE SET IN ACCORDANCE WITH THE VILLAGE OF MONROE VILLAGE CODE AND THE TOWN OF MONROE TOWN CODE.

THIS SHEET IS INCOMPLETE AND INVALID UNLESS ACCOMPANIED BY EACH OF THE OTHER SHEETS IN THE SET

I HEREBY CERTIFY THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY COMPLETED ON NOVEMBER, 2006
VILLAGE OF MONROE
TOWN OF MONROE

RESERVED FOR VILLAGE PLANNING BOARD APPROVAL

Approved and accepted by resolution of the Planning Board of the Village of Monroe, Orange County, New York at a meeting held Aug 10 20 15

Chairman — Date 6/20/17

Attest:

Secretary — Date 6/12/17

RESERVED FOR TOWN PLANNING BOARD APPROVAL

Town of Monroe Planning Board
Site Plan Approval

Chairperson: — Date: 6/20/2017

Resolution Dated 8/10/15

FOR HEALTH DEPARTMENT APPROVAL

ORANGE COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH
By direction of the State Commissioner of Health the plans and specs are hereby approved subject to the Public Health Law. See final sheet for date and signature.

THIS SHEET IS INCOMPLETE AND INVALID WITHOUT EACH AND EVERY OTHER SHEET LISTED IN THE TITLE BOX UNDER THE HEADING O.C.H.D. SHEET NO. 16 OF 18.

DATE	DESCRIPTION	INITIALS
10-1-15	PHASE 1	MWS
11-14-14	NO REVISION	MWS
9-29-14	LOT 31 REV PER GA COMMENTS	MWS
12-21-11	DRAFTING REVISIONS	AT
10-28-11	DRAFTING REVISIONS	AT
8-17-11	AS PER HDR AND LANC & TULLY COMMENTS	AT
2-14-11	AS PER CCDOH COMMENTS	AT
11-4-10	GENERAL REVISIONS	AT
7-9-10	ADDED NOTE NO. 12	AT
5-11-10	MODIFIED UTILITY EASEMENTS AS PER JMC	JJP
9-23-09	PREPARATION DATE	JJP

REVISIONS

MAP CHECK DATE: 12-21-11 | INITIALED BY: AT

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
282 GREENWICH AVENUE, SUITE A
GOSHEN, NEW YORK 10924
(845) 294-0606
2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(845) 796-4646
JOSEPH J. PFAU P.E.
LICENSED IN: NY, NJ, PA
MICHAEL F. GORMAN P.L.S.
LICENSED IN: 050023
JOSEPH R. PIETRZAK P.E., P.L.S., LEED AP
LICENSED IN: NY 069836, NJ 24GE04600400, PA 075015, MD 30586

SCALE — DATE 10-1-15

SMITH FARM - PHASE 1

VILLAGE OF MONROE, 203-1-10
TOWN OF MONROE, 3-1-8
COUNTY OF ORANGE, NEW YORK

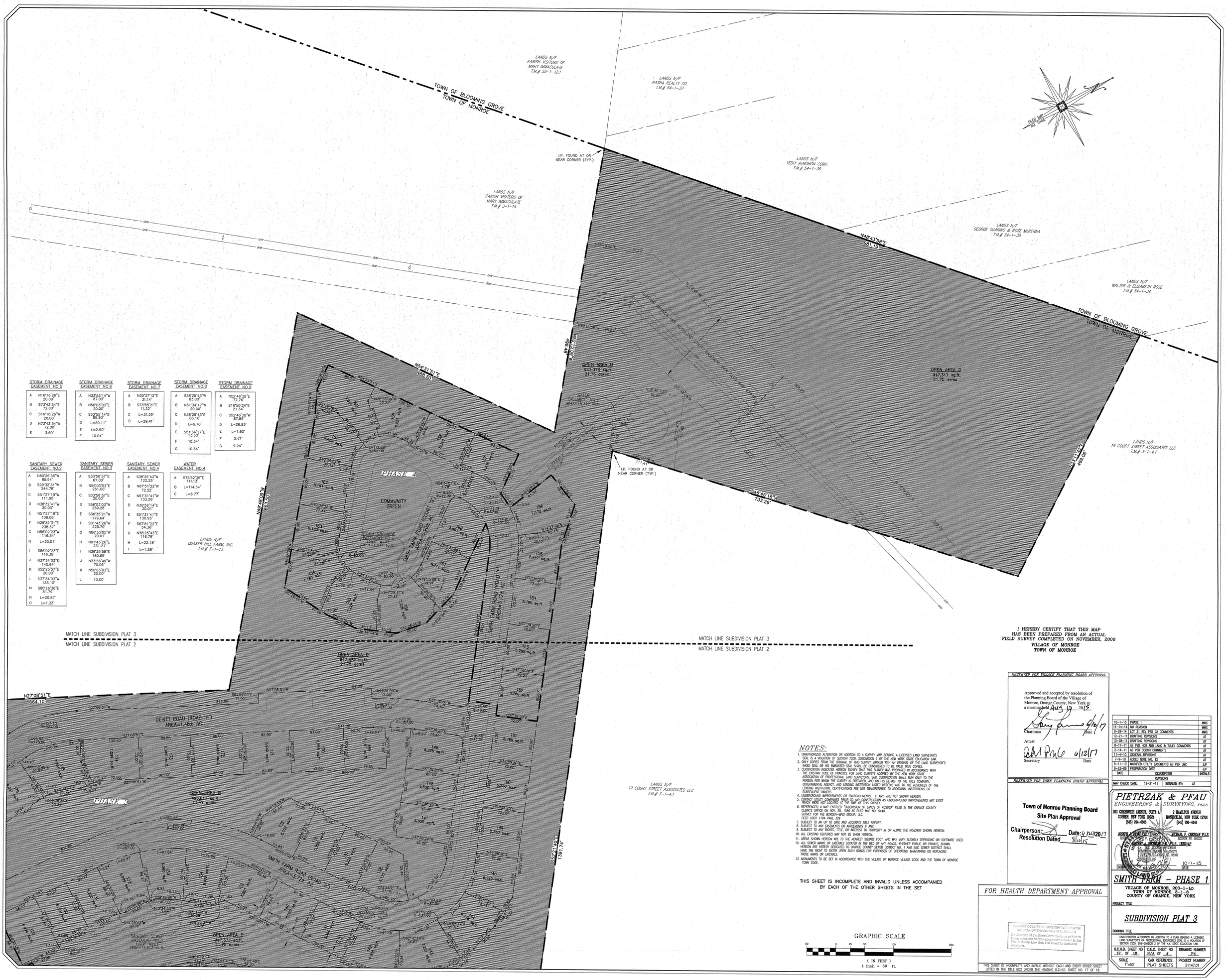
PROJECT TITLE

SUBDIVISION PLAT 2

DRAWING TITLE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO	D.E.C. SHEET NO	DRAWING NUMBER
16 OF 18	N/A OF 4	P3
SCALE	CAD REFERENCE	PROJECT NUMBER
1"=50'	PLAT SHEETS	21147.01



STORM DRAINAGE EASEMENT NO.5	
A	N16°16'26"E 20.00'
B	S73°43'34"E 72.00'
C	S16°16'26"W 20.00'
D	N73°43'34"W 72.00'
E	3.60'

STORM DRAINAGE EASEMENT NO.6	
A	N33°55'14"W 87.03'
B	N56°03'03"E 20.00'
C	S33°55'14"E 88.93'
D	L=20.11'
E	L=2.90'
F	10.04'

STORM DRAINAGE EASEMENT NO.7	
A	N05°37'12"E 31.14'
B	S73°55'21"E 11.22'
C	L=31.29'
D	L=29.41'

STORM DRAINAGE EASEMENT NO.8	
A	S38°25'43"W 83.00'
B	N51°34'17"W 20.00'
C	N38°25'43"E 83.16'
D	L=6.70'
E	S51°34'17"E 15.30'
F	10.34'
G	10.34'

STORM DRAINAGE EASEMENT NO.9	
A	N52°46'38"E 77.76'
B	S16°50'24"E 21.34'
C	S52°46'38"W 87.69'
D	L=26.83'
E	L=1.90'
F	3.47'
G	9.24'

SANITARY SEWER EASEMENT NO.2	
A	N80°26'36"W 85.94'
B	S29°32'31"W 244.78'
C	S51°27'19"W 111.95'
D	N38°32'41"W 20.00'
E	N51°27'19"E 108.08'
F	N29°32'31"E 238.37'
G	N56°02'23"W 116.34'
H	L=20.01'
I	S56°02'23"E 116.38'
J	N37°34'03"E 140.64'
K	S52°25'57"E 20.00'
L	S37°34'03"W 133.10'
M	S80°26'36"E 81.79'
N	L=20.87'
O	L=1.33'

SANITARY SEWER EASEMENT NO.3	
A	S33°56'57"E 67.00'
B	N56°03'03"E 251.00'
C	S33°56'57"E 20.00'
D	S56°03'03"W 259.28'
E	S36°35'21"W 179.64'
F	S01°43'26"W 225.70'
G	N86°33'05"W 20.01'
H	N01°43'26"E 231.21'
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SANITARY SEWER EASEMENT NO.4	
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D	N36°56'14"E 20.01'
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F	S67°51'22"E 54.36'
G	N38°25'43"E 118.79'
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I	L=1.58'

WATER EASEMENT NO.4	
A	S75°52'35"E 111.13'
B	L=114.54'
C	L=8.77'

I HEREBY CERTIFY THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY COMPLETED ON NOVEMBER, 2006
VILLAGE OF MONROE
TOWN OF MONROE

NOTES:

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   SURVEY FOR THE BORDEN-MMO GROUP, LLC.
   DEED LIBER 1784 PAGE 329
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THIS SHEET IS INCOMPLETE AND INVALID UNLESS ACCOMPANIED BY EACH OF THE OTHER SHEETS IN THE SET

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

RESERVED FOR VILLAGE PLANNING BOARD APPROVAL

Approved and accepted by resolution of the Planning Board of the Village of Monroe, Orange County, New York at a meeting held Aug 10 2015

Chairman Date 6/12/17

Attest:

Secretary Date 6/12/17

RESERVED FOR TOWN PLANNING BOARD APPROVAL

Town of Monroe Planning Board
Site Plan Approval

Chairperson: Date: 6/20/2017
Resolution Dated: 8/10/15

FOR HEALTH DEPARTMENT APPROVAL

ORANGE COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH
By direction of the State Commissioner of Health Plans bearing the hereby approved pursuant to the Public Health Law. Sign that affect for date and signature.

THIS SHEET IS INCOMPLETE AND INVALID WITHOUT EACH AND EVERY OTHER SHEET LISTED IN THE TITLE BOX UNDER THE HEADING O.C.H.D. SHEET NO. 17 OF 18.

DATE	DESCRIPTION	INITIALS
10-1-15	PHASE 1	MWS
11-14-14	NO REVISION	MWS
9-29-14	LOT 31 REV PER GA COMMENTS	MWS
12-21-11	DRAFTING REVISIONS	AT
10-28-11	DRAFTING REVISIONS	AT
8-17-11	AS PER HDR AND LANC & TULLY COMMENTS	AT
2-14-11	AS PER OCDOH COMMENTS	AT
11-4-10	GENERAL REVISIONS	AT
7-9-10	ADDED NOTE NO. 12	AT
5-11-10	MODIFIED UTILITY EASEMENTS AS PER JMC	AJP
9-23-09	PREPARATION DATE	AJP

REVISIONS

MAP CHECK DATE: 12-21-11 INITIALED BY: AT

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
292 GREENWICH AVENUE, SUITE A
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(845) 294-0606
2 HAMILTON AVENUE
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(845) 796-4666
JOSEPH J. PIETRZAK P.E.
LICENSED NO. 065827
MICHAEL F. CORRIGAN P.L.S.
LICENSED NO. 050033
JOSEPH A. PIETRZAK P.E., P.L.S., P.P.O.A.P.
LICENSED NO. 065827
LICENSED NO. 050033
LICENSED NO. 049275
LICENSED NO. 735366

SIGNATURE DATE 10-1-15

SMITH FARM - PHASE 1

VILLAGE OF MONROE, 203-1-10
TOWN OF MONROE, 3-1-8
COUNTY OF ORANGE, NEW YORK

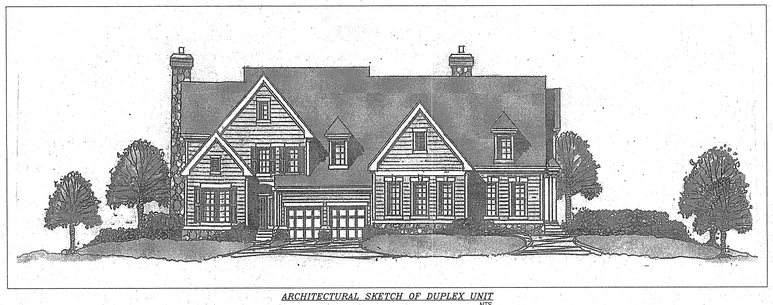
PROJECT TITLE

SUBDIVISION PLAT 3

DRAWING TITLE

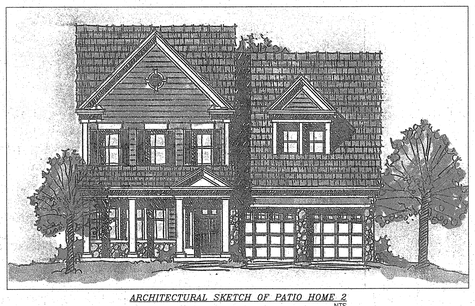
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S SEAL OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO	D.E.C. SHEET NO	DRAWING NUMBER
17 OF 18	N/A OF #	P4
SCALE 1"=50'	CAD REFERENCE PLAT SHEETS	PROJECT NUMBER 21147.01

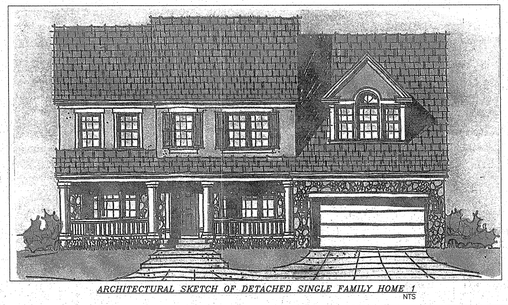


ARCHITECTURAL SKETCH OF DUPLEX UNIT
NTS

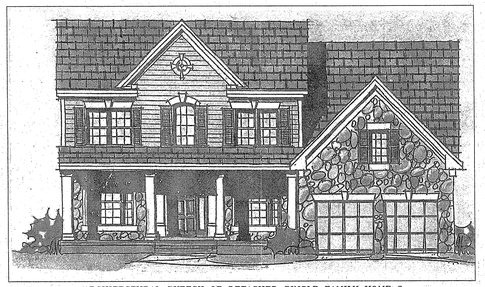
ARCHITECTURAL SKETCH OF PATIO HOME 1
NTS



ARCHITECTURAL SKETCH OF PATIO HOME 2
NTS



ARCHITECTURAL SKETCH OF DETACHED SINGLE FAMILY HOME 1
NTS



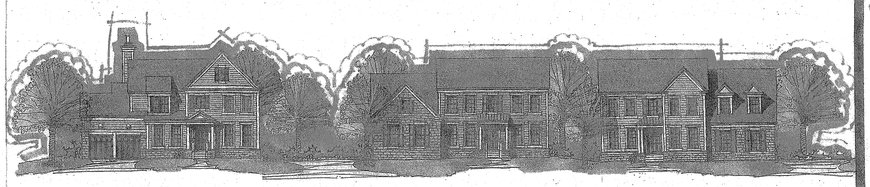
ARCHITECTURAL SKETCH OF DETACHED SINGLE FAMILY HOME 2
NTS

streetscape 1

SMITH FARM
VILLAGE / TOWN OF MONROE, NEW YORK
patio homes
8-5-04
preliminary not for construction

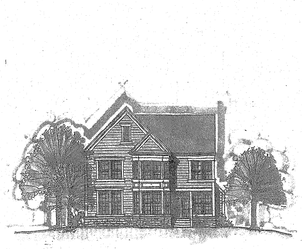
streetscape 2

SMITH FARM
VILLAGE / TOWN OF MONROE, NEW YORK
duplexes
8-5-04
preliminary not for construction

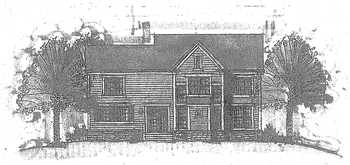


streetscape 3

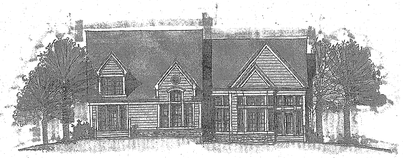
SMITH FARM
VILLAGE / TOWN OF MONROE, NEW YORK
8-11-04
preliminary not for construction



patio home



55' single family



duplex

typ rear elevations

SMITH FARM
VILLAGE / TOWN OF MONROE, NEW YORK
8-11-04

GENERAL NOTES:

1. ARCHITECTURAL SKETCHES AND STREETSCAPES SHOWN ON THIS PLAN ARE AS PREPARED BY JOHN MEYER CONSULTING, PC AND DOVERSAUX & ASSOCIATES, ARCHITECTS AND PLANNERS AND PROVIDED IN THE ACCEPTED DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR SMITH FARM DATED JULY 15, 2004.

ARCHITECTURAL CRITERIA NOTES:

THE CRITICAL ARCHITECTURAL CRITERIA THAT SHALL BE ADHERED TO IN ORDER TO ACHIEVE THE DESIRED VISUAL EFFECT WILL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:

1. VARIED RIDGELINES ALONG THE LENGTH OF EACH BUILDING.
2. USE OF MULTIPLE GABLE ENDS AND ROOF DORMERS TO BREAK UP THE ROOF MASS.
3. MAIN ROOF LINES SHALL BE STEEPLY SLOPING WITH 12 ON 12 PITCH OR GREATER.
4. BUILDING SIDING SHALL VARY AMONG THE UNITS AND CONSIST OF SHINGLES, SHIPLAP, STUCCO, STONE OR BRICK SIDING MATERIALS.
5. BUILDING COLORS WILL VARY AND SHALL INCLUDE RED, YELLOW, BLUE, BROWN, BEIGE, GRAY, GREEN OR OTHER VISUALLY PLEASING COLORS.
6. COLORS SHALL VARY FROM HOUSE TO HOUSE TO CREATE A TAPESTRY OF COLORS ALONG THE STREETSCAPE TO AVOID A MONOTONOUS BLAND APPEARANCE.
7. WINDOWS SHALL BE EQUIPPED WITH GRILLE WORK (SNAP–IN OR FULL MUNTINS) TO CONFORM TO THE COLONIAL REVIVAL STYLE.
8. WINDOW TRIM SHALL BE WIDE BOARD TRIM (4" MINIMUM) AND INCLUDE LENTILS WITH KEYSTONES, TRIANGULAR PEDIMENTS OR ARCH TOP ASSEMBLIES. WINDOW SHUTTERS SHALL ALSO BE USED TO PROVIDE DESIGN VARIATION.
9. EXPOSED VISIBLE FOUNDATION WALLS AND CHIMNEYS SHALL BE FINISHED WITH STONE OR BRICK FACADES.
10. ALL SIDES OF THE BUILDINGS SHALL BE ARCHITECTURALLY DETAILED TO A SIMILAR LEVEL MATCHING THE ABOVE CRITERIA AND AS DEPICTED IN THE TYPICAL REAR ELEVATION DRAWING.

RESERVED FOR VILLAGE PLANNING BOARD APPROVAL

Approved and accepted by resolution of the Planning Board of the Village of Monroe, Orange County, New York, at a meeting held Aug 10 20 15

Chairman — Date 6/2/17

Attest:

Secretary — Date 6/12/17

RESERVED FOR TOWN PLANNING BOARD APPROVAL

Town of Monroe Planning Board
Site Plan Approval

Chairperson: — Date: 6/20/2017
Resolution Dated 9/10/15

DATE	DESCRIPTION	INITIALS
10–1–15	PHASE 1	MWS
11–14–14	NO REVISION	MWS
7–28–14	PER VILLAGE PB COMMENTS	MWS
2–24–14	PER VILLAGE & TOWN CONSULTANT COMMENTS	MWS
3–21–12	PREPARATION DATE	MWS

REVISIONS

MAP CHECK DATE: 00/00/00 | INITIALED BY: --_--

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
282 GREENWICH AVENUE, SUITE A
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(845) 796-4648
MICHAEL F. CROSGRAIN P.L.S.
LICENSE NO. 050323
THOMAS J. PIETRZAK P.E. P.LS. LEED AP
LICENSE NO. 075925
LICENSE NO. 050275
LICENSE NO. 35386
SIGNATURE — DATE 10-1-15

SMITH FARM – PHASE 1

VILLAGE OF MONROE, 203-1-10
TOWN OF MONROE, 3-1-8
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE

ARCHITECTURAL GUIDELINES

(NOT FOR OCHD REVIEW OR APPROVAL)

DRAWING TITLE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO	D.E.C. SHEET NO	DRAWING NUMBER
18 OF 18	N/A OF #	A
SCALE	CAD REFERENCE	PROJECT NUMBER
AS SHOWN	WORKING	21147.01