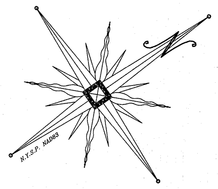
SMITH FARM – PHASE 4

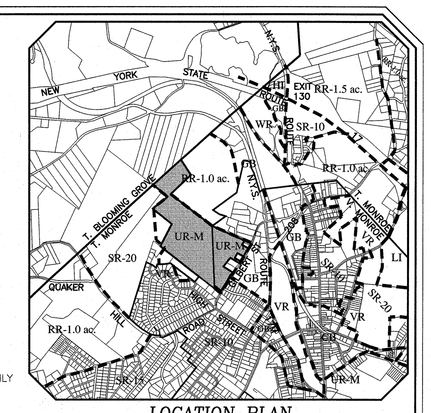
FINAL REALTY SUBDIVISION APPROVAL DRAWINGS

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
AULLUVIAL 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 O 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

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

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

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 _____ 20____

Chariman Date

Attest:

Secretary Date

RESERVED FOR TOWN PLANNING BOARD APPROVAL

FOR HEALTH DEPARTMENT APPROVAL

DATE	DESCRIPTION REVISIONS	INITIALS
04-28-17	PHASE 4	JH
04-26-17	PHASE 3	JH
04-25-17	PHASE 2	JH
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

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) 796-6648
JOSEPH J. PFAU P.E. LICENSE NO. 065827
MICHAEL F. CORRIGAN P.L.S. LICENSE NO. 050323
STEVEN G. VEGliante P.E. P.LS. LICENSE NO. 075936
JAMES M. EVANS P.E. LICENSE NO. 056075
JAMES P. ROSSI JR. P.E. LICENSE NO. 063396

4-28-17
DATE

SMITH FARM – PHASE 4
VILLAGE OF MONROE, 203-1-1.22
TOWN OF MONROE, 3-1-8
COUNTY OF ORANGE, NEW YORK

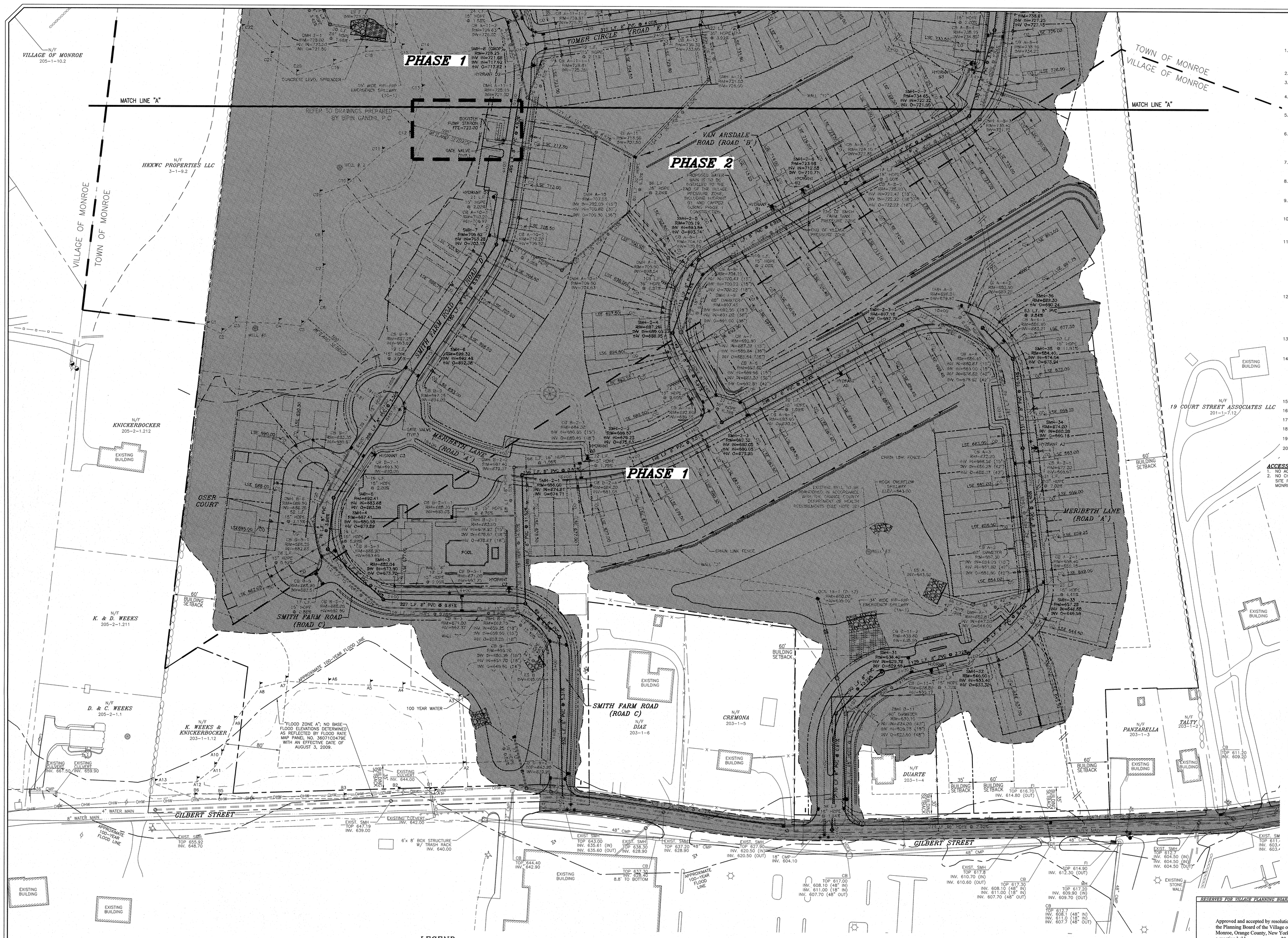
PROJECT TITLE
COVER SHEET

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 1"=100'	CAD REFERENCE WORKING	PROJECT NUMBER 21147.01

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.



GENERAL NOTES:

1. ALL EXISTING TOPOGRAPHIC AND BOUNDARY INFORMATION WAS TAKEN FROMT 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 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 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.

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
- 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
- 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

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.

DATE	DESCRIPTION	INITIALS
04-28-17	PHASE 4	JH
04-26-17	PHASE 3	JH
04-25-17	PHASE 2	JH
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: -_-

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 _____ 20____

Chairman Date

Attest:

Secretary Date

RESERVED FOR TOWN PLANNING BOARD APPROVAL

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC

203 GREENWICH AVENUE, SUITE A
GOSHEN, NEW YORK 10924
(845) 294-0606
JOSEPH J. PIETRZAK, P.E. LICENSE NO. 065827
CHRISTOPHER A. PFAU, P.E. LICENSE NO. 073936

2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(845) 796-4646
MICHAEL F. CORRIGAN P.L.S. LICENSE NO. 050033
CHRISTOPHER A. PFAU, P.E. LICENSE NO. 073936
JOSEPH J. PIETRZAK, P.E. LICENSE NO. 065827
MICHAEL F. CORRIGAN P.L.S. LICENSE NO. 050033
ANTHONY J. CARMAT, P.E. LICENSE NO. 075075
DAVID J. HARDENBERGH, P.E. LICENSE NO. 083696
MICHAEL W. SCHUTT, P.E. LICENSE NO. 35396

SIGNATURE DATE 4-28-17

SMITH FARM - PHASE 4

VILLAGE OF MONROE, 203-1-1.22
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
2 OF 18	N/A OF #	SP13
SCALE	CAD REFERENCE	PROJECT NUMBER
1"=50'	WORKING	21147.01

GENERAL NOTES:

1. ALL EXISTING TOPOGRAPHIC AND BOUNDARY INFORMATION WAS TAKEN FROMT EH SURVEY THAT WAS PREPARED BY EUSTANCE & HOROWITZ, P.C., P.O. BOX 42 CIRCLEVILLE, NY, FOR THE BORDEN-MAO 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 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 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 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
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

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 _____ 20____

Chariman Date

Attest:

Secretary Date

RESERVED FOR TOWN PLANNING BOARD APPROVAL

FOR HEALTH DEPARTMENT APPROVAL

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
04-28-17	PHASE 4	JH
04-26-17	PHASE 3	JH
04-25-17	PHASE 2	JH
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
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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
GOSHEN, NEW YORK 10924
(845) 294-6006
2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(845) 796-4646
JOSEPH J. PIETRZAK P.E. LICENSED PROFESSIONAL ENGINEER
MICHAEL F. CORRIGAN P.L.S. LICENSED NO. 050323
SCOTT A. FERRACANE P.L.S. LICENSED NO. 050915

SIGNATURE 4-28-17 DATE

SMITH FARM - PHASE 4

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

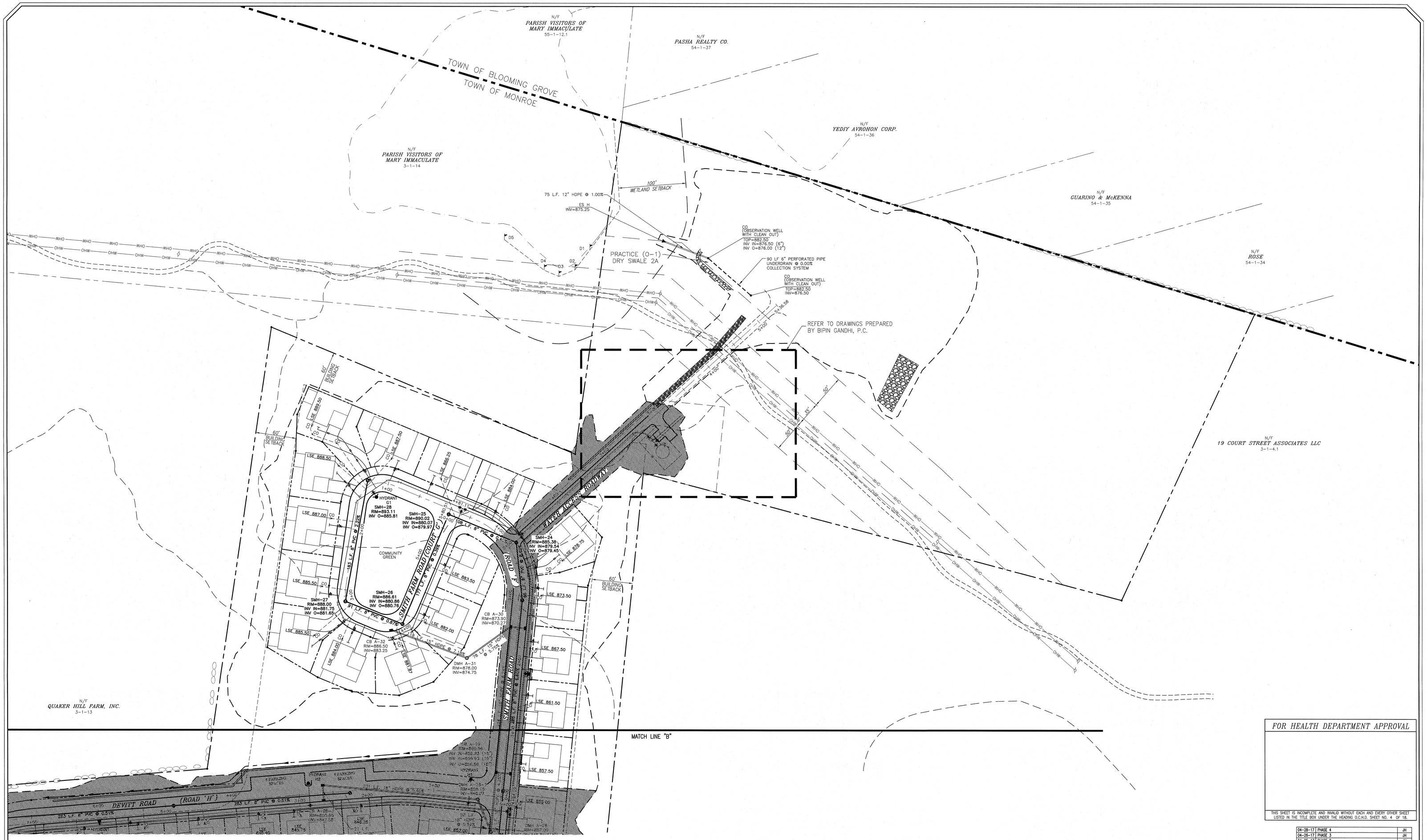
PROJECT TITLE

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 4	SEP14
SCALE	CAD REFERENCE	PROJECT NUMBER
1"=50'	WORKING	21147.01



GENERAL NOTES:

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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
- 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
- PROPESED 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.

FOR HEALTH DEPARTMENT APPROVAL

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 _____ 20____

Chariman Date

Attest:

Secretary Date

RESERVED FOR TOWN PLANNING BOARD APPROVAL

DATE	DESCRIPTION	INITIALS
04-28-17	PHASE 4	JH
04-26-17	PHASE 3	JH
04-25-17	PHASE 2	JH
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
282 GREENWICH AVENUE, SUITE A
GOSHEN, NEW YORK 10924
(845) 294-0606
2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
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JOSEPH J. PFAU P.E.
LICENSE NO. 065400
MICHAEL F. GRIEGAN P.L.S.
LICENSE NO. 050322
VINCENT A. MESSINEO P.L.S. LICENSED
P.E. LICENSE NO. 075808
P.L.S. LICENSE NO. 050075
LANDSCAPE ARCHITECT LICENSE NO. 35336
SIGNATURE DATE

SMITH FARM - PHASE 4

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

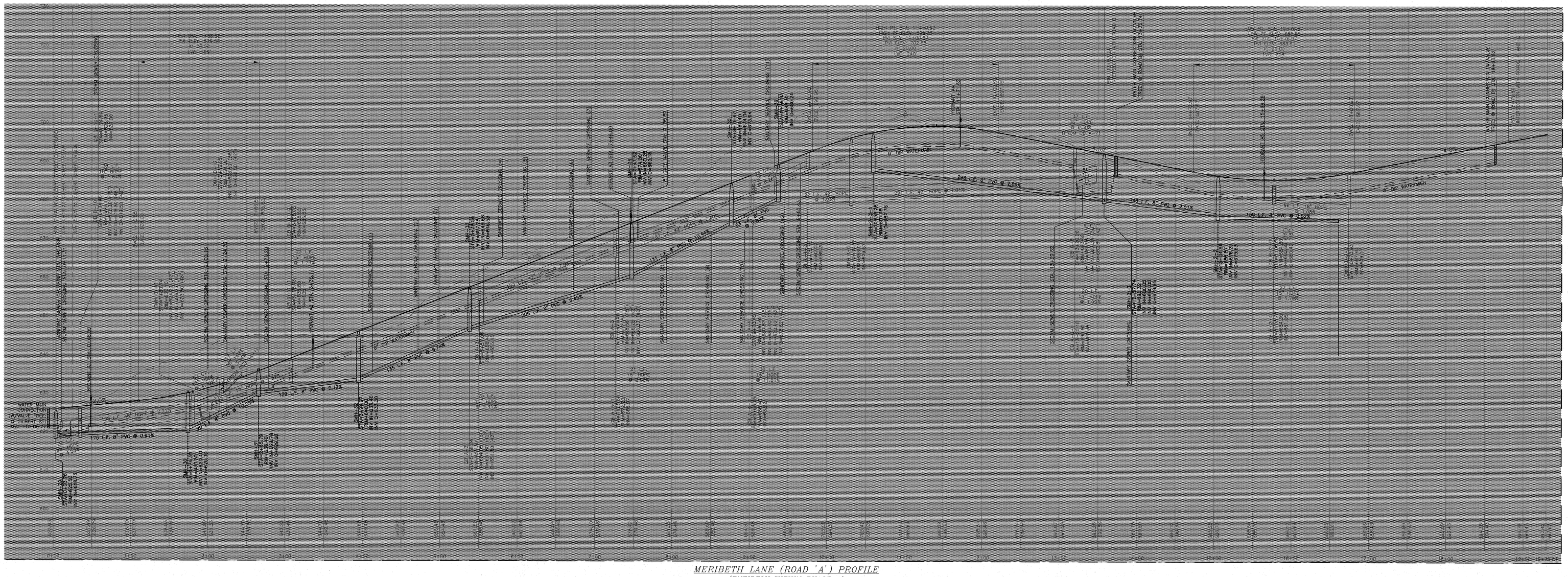
PROJECT TITLE

UTILITY PLAN 3

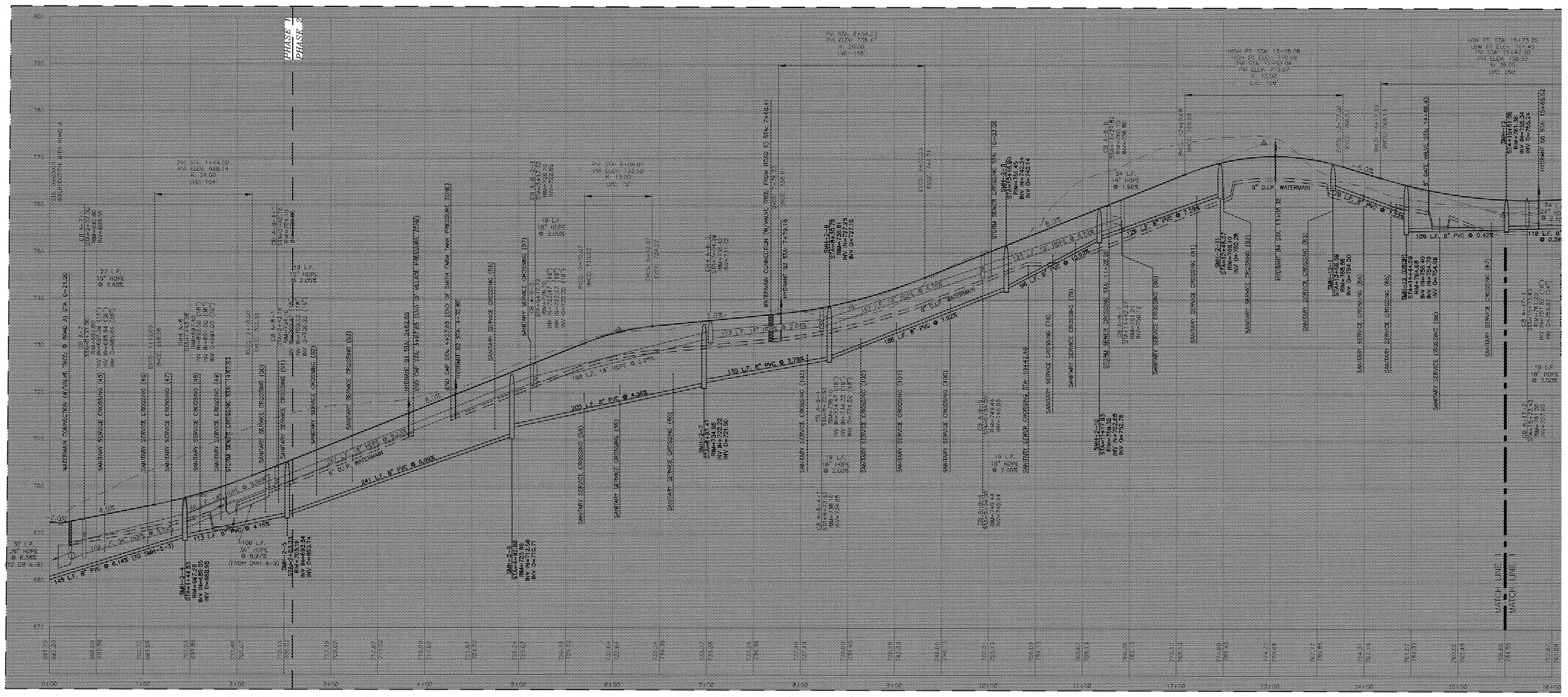
DRAWING TITLE

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
(WITHIN PHASES 1 & 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 _____ 20____

Chariman Date

Attest:

Secretary Date

RESERVED FOR TOWN PLANNING BOARD APPROVAL

FOR HEALTH DEPARTMENT APPROVAL

DATE	DESCRIPTION	INITIALS
04-28-17	PHASE 4	JH
04-25-17	PHASE 3	JH
04-25-17	PHASE 2	JH
3-16-16	PER OCHD COMMENTS DATED 3-11-16	MWS
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9-29-14	PER VILLAGE PB AND GA COMMENTS	MWS
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REVISIONS

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

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LICENSE NO. 050323
THOMAS CHRISTIAN P.L.S. LEEDAP
LICENSE NO. 050316

SIGNATURE DATE 4-28-17

SMITH FARM – PHASE 4

VILLAGE OF MONROE, 203-1-1.22
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 #	SP#28
SCALE	CAD REFERENCE	PROJECT NUMBER
AS SHOWN	WORKING	21147.01

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.

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 _____ 20__

Chairman Date

Attest:

Secretary Date

RESERVED FOR TOWN PLANNING BOARD APPROVAL

FOR HEALTH DEPARTMENT APPROVAL

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

PETRZAK & PRAU
ENGINEERING & SURVEYING, PLLC
262 CROSSWICKS AVENUE, SUITE A
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(845) 294-0008
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(845) 796-4646
JOSEPH L. PRAU P.E. — LICENSE NO. 065023
MICHAEL T. CORCORAN P.L.S. — LICENSE NO. 050930

SMITH FARM – PHASE 4

VILLAGE OF MONROE, 209-1-1.22
TOWN OF MONROE, 3-1-8
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

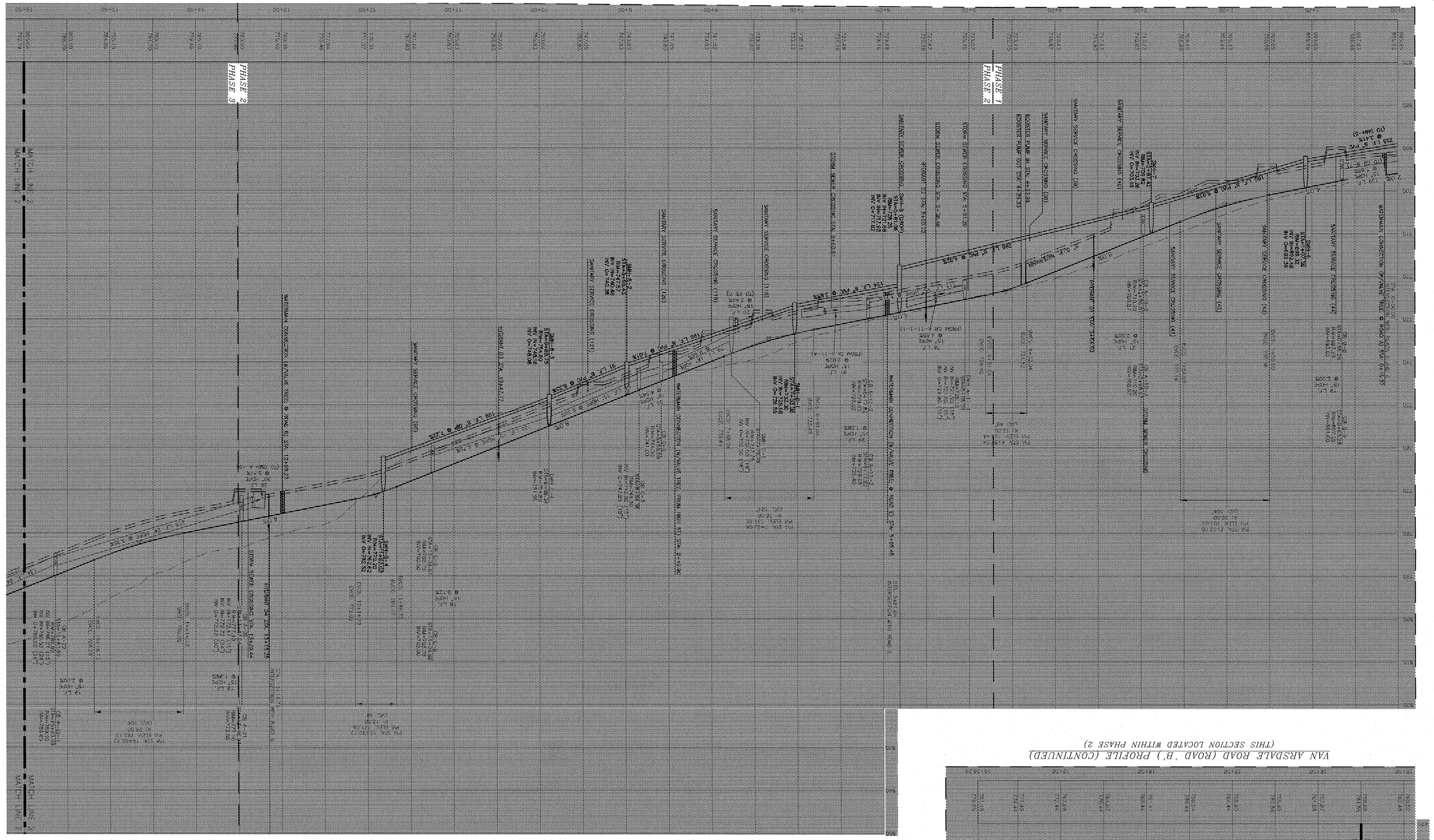
C.H.D. SHEET NO	D.E.C. SHEET NO	DRAWING NUMBER
6 OF 18	N/A OF N	SP24

SCALE	CAD REFERENCE	PROJECT NUMBER
AS SHOWN	WORKING	211421

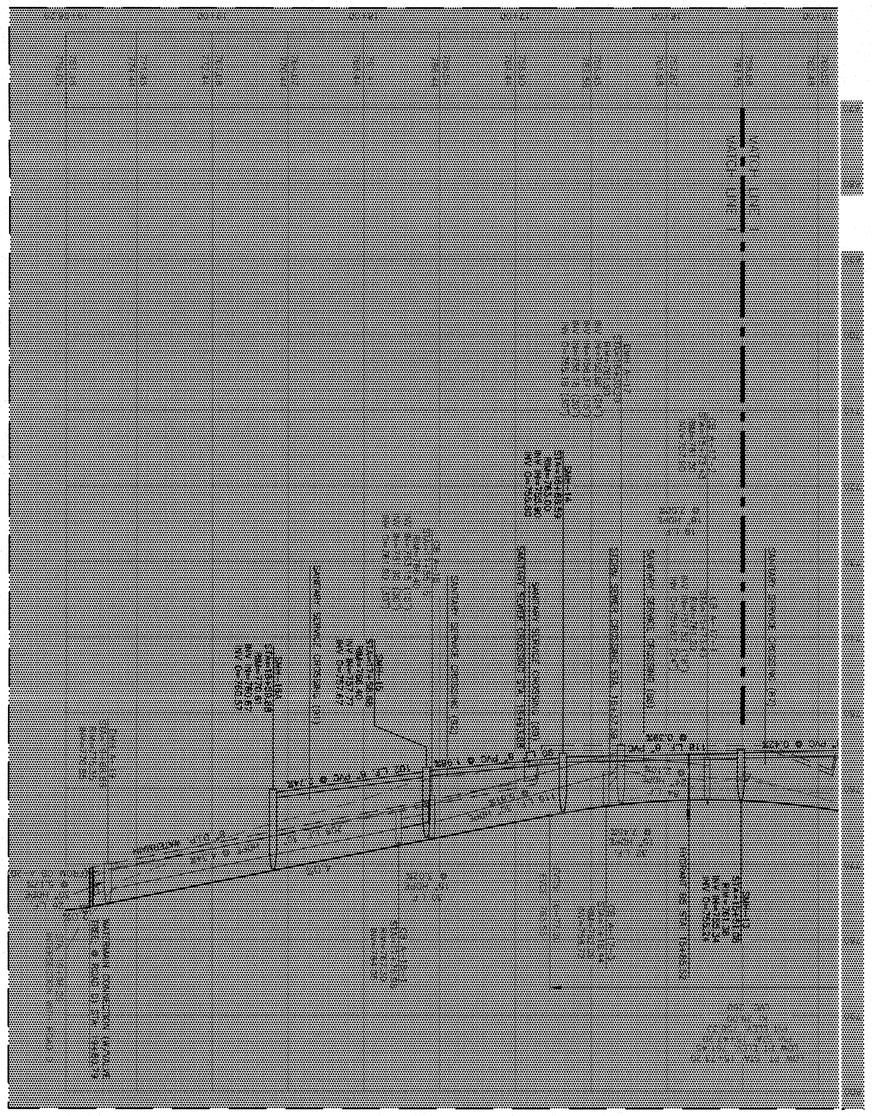
MAP CHECK DATE	00/00/00	NUMBER	8h	-.-

REVISIONS		
DATE	DESCRIPTION	INITIALS
06-28-17	PHASE 4	JH
06-25-17	PHASE 2	JH
06-28-17	PHASE 3	JH
9-16-16	PER CHD COMMENTS DATED 3-11-16	MWS
10-1-15	PHASE 1	MWS
11-14-14	PER LAT & GA COMMENTS	MWS
10-27-14	PER LAT 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

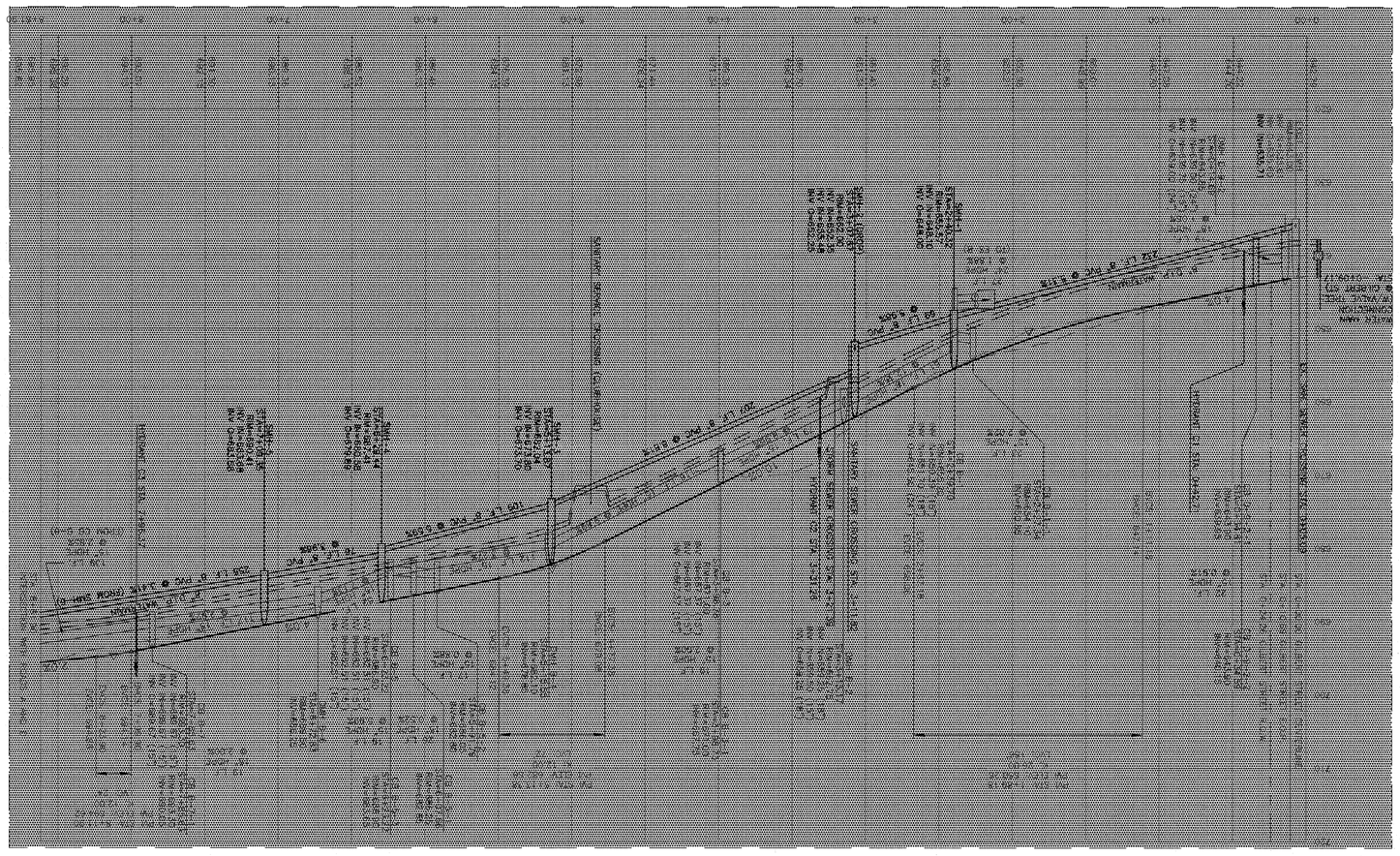
SCALE: 1"=50' HORIZONTAL, 1"=10' VERTICAL



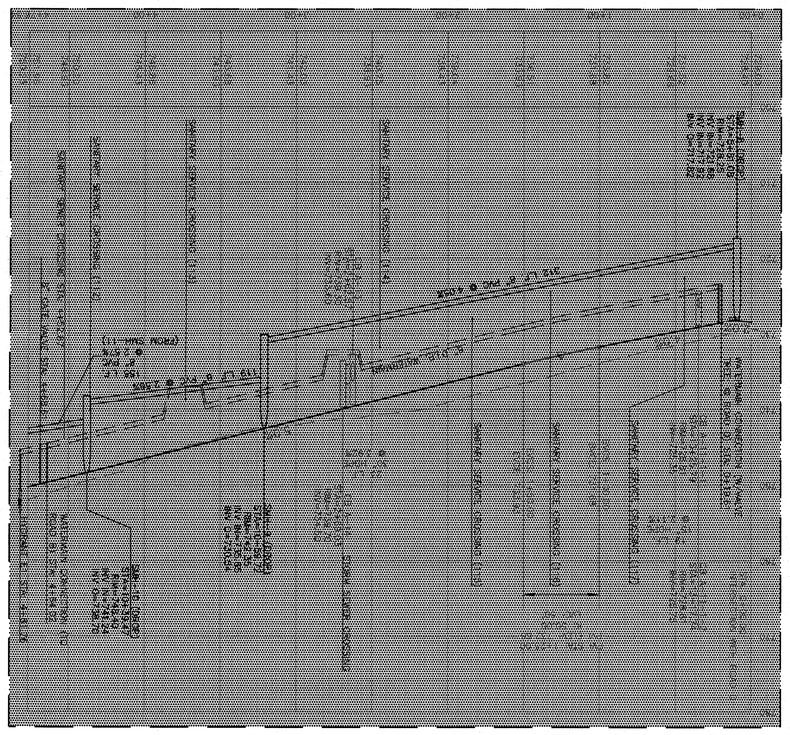
VAN ARSDALE ROAD (ROAD 'B') PROFILE (CONTINUED)
(THIS SECTION LOCATED WITHIN PHASE 2)

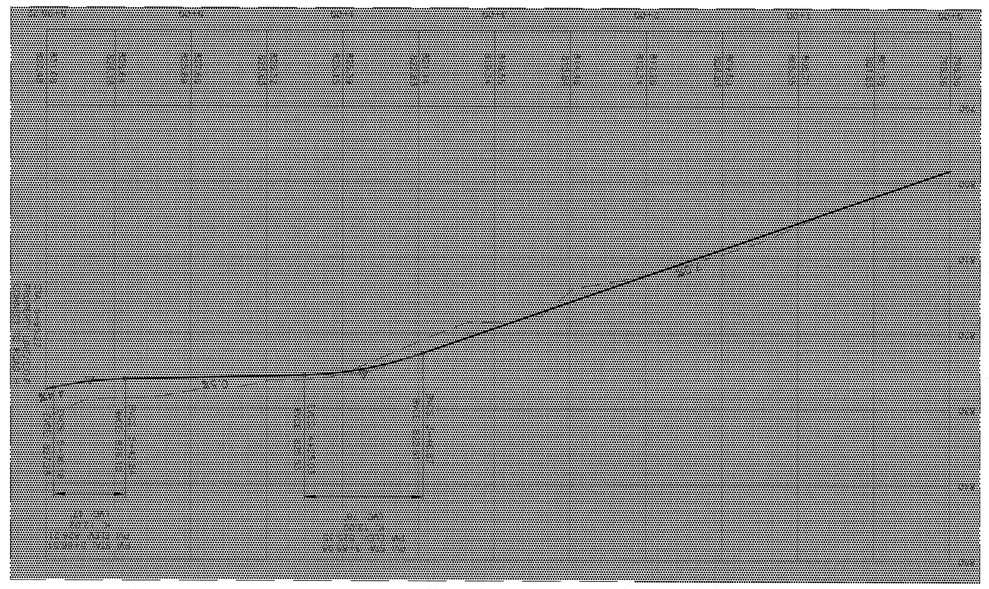


SMITH FARM ROAD (ROAD 'C') PROFILE
(ENTIRELY WITHIN PHASE 1)



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



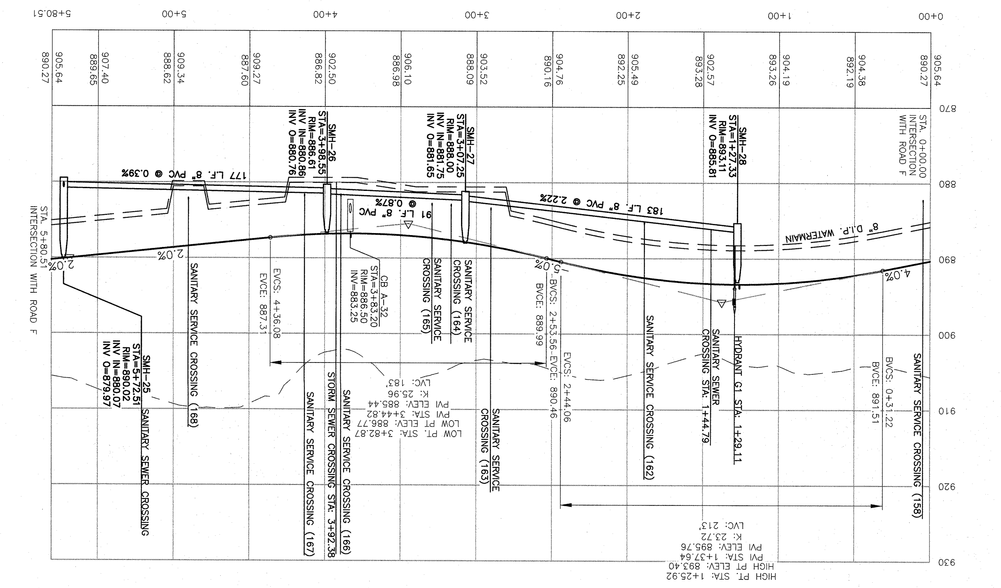


PROFILE SCALE:
HORIZONTAL: 1"=50'
VERTICAL: 1"=10'

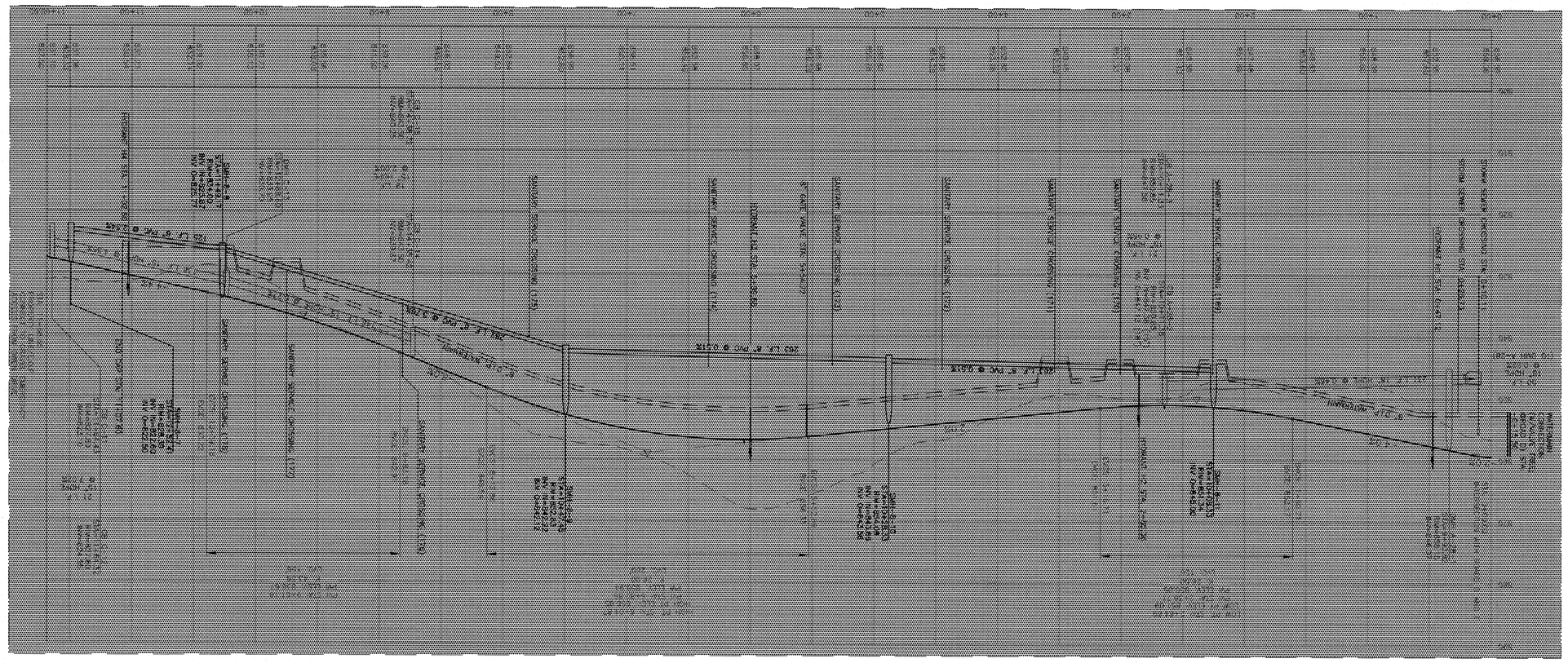
NOTES:

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 PULLING FITTINGS.

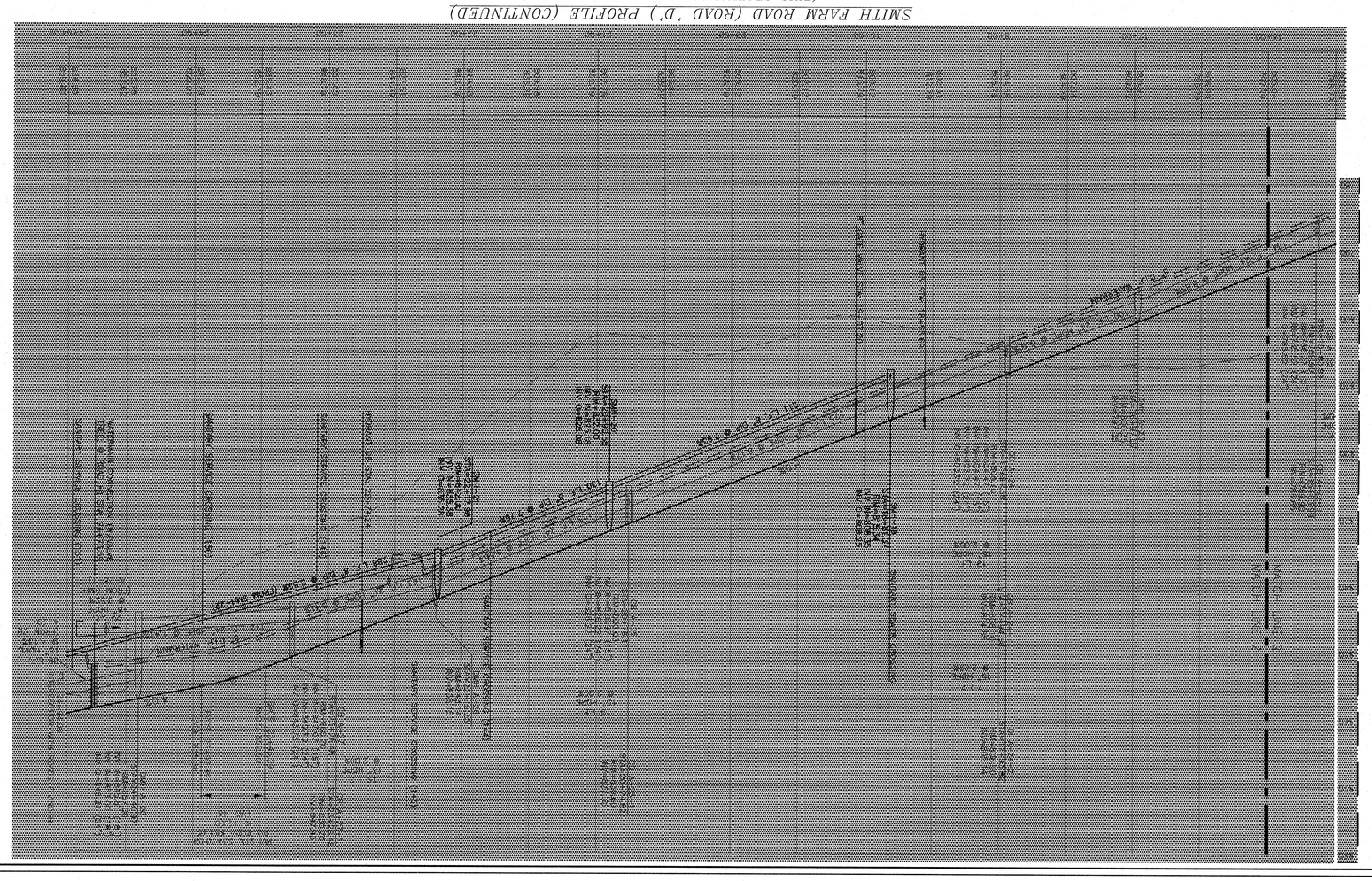
EMERGENCY ACCESS ROAD PROFILE
(ENTIRELY WITHIN PHASE 3)



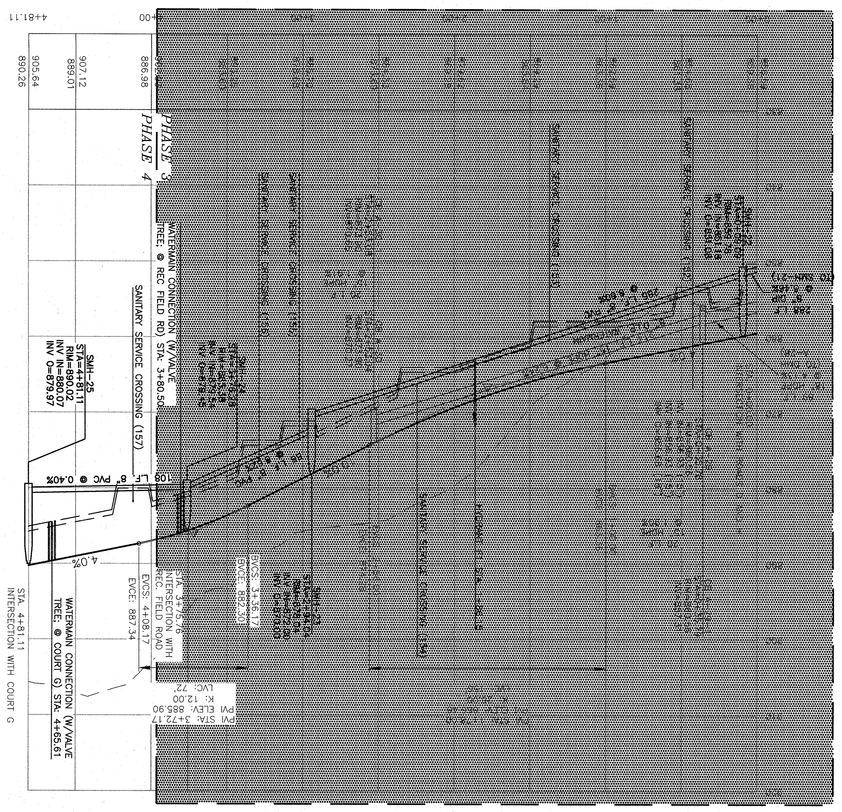
SMITH FARM ROAD (COURT 'C') PROFILE
(ENTIRELY WITHIN PHASE 4)



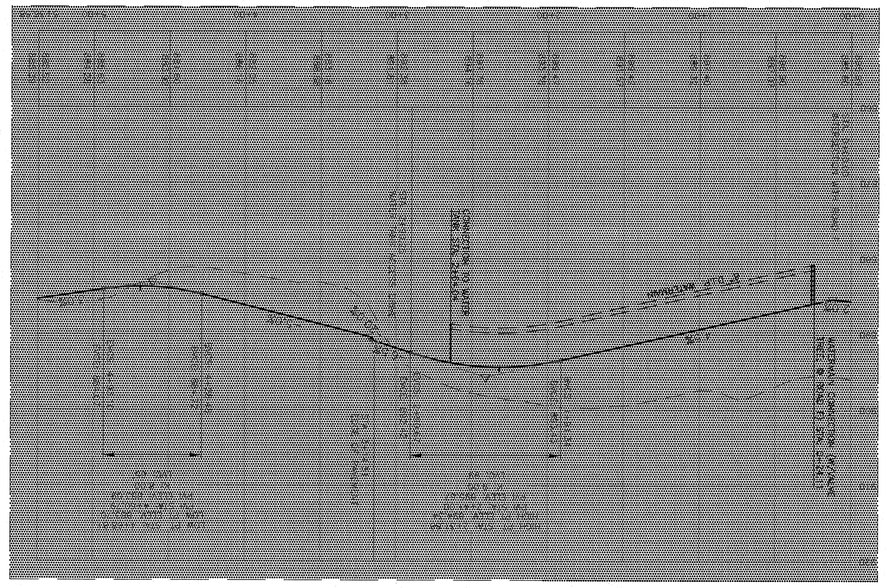
DEVITT ROAD (ROAD 'H') PROFILE
(ENTIRELY WITHIN PHASE 3)



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



SMITH FARM ROAD (ROAD 'F') PROFILE



WATER ACCESS ROADWAY
(ENTIRELY WITHIN PHASE 3)

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 _____ 20__

Chairman Date

Attest:

Secretary Date

RESERVED FOR TOWN PLANNING BOARD APPROVAL

MAP CHECK DATE: 00/00/00	HUMAN ERR: ---

REVISIONS

DATE	DESCRIPTION	INITIALS
3-21-12	PREPARATION DATE	MWS
2-24-14	PER VILLAGE & TOWN CONSULTANT COMMENTS	MWS
7-29-14	PER VILLAGE PB COMMENTS	MWS
9-29-14	PER VILLAGE PB AND GA COMMENTS	MWS
10-27-14	PER LAF COMMENTS	MWS
11-14-14	PER LAF & GA COMMENTS	MWS
10-1-15	PAGE 1	MWS
5-18-16	PER OCHD COMMENTS DATED 3-11-16	MWS
06-28-17	PAGE 2	JH
06-28-17	PAGE 3	JH
06-28-17	PAGE 4	JH

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JOSEPH J. PFAU P.E.
LICENSE NO 069843
MICHAEL P. CZEGLEDY P.L.S.
LICENSE NO 050323
MICHAEL J. LEDDER
LICENSE NO 050323

SIGNATURE: 4-26-17
DATE

VILLAGE OF MONROE, 203-1-1.22
TOWN OF MONROE, 3-1-6
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE:
SMITH FARM — PHASE 4

FOR HEALTH DEPARTMENT APPROVAL

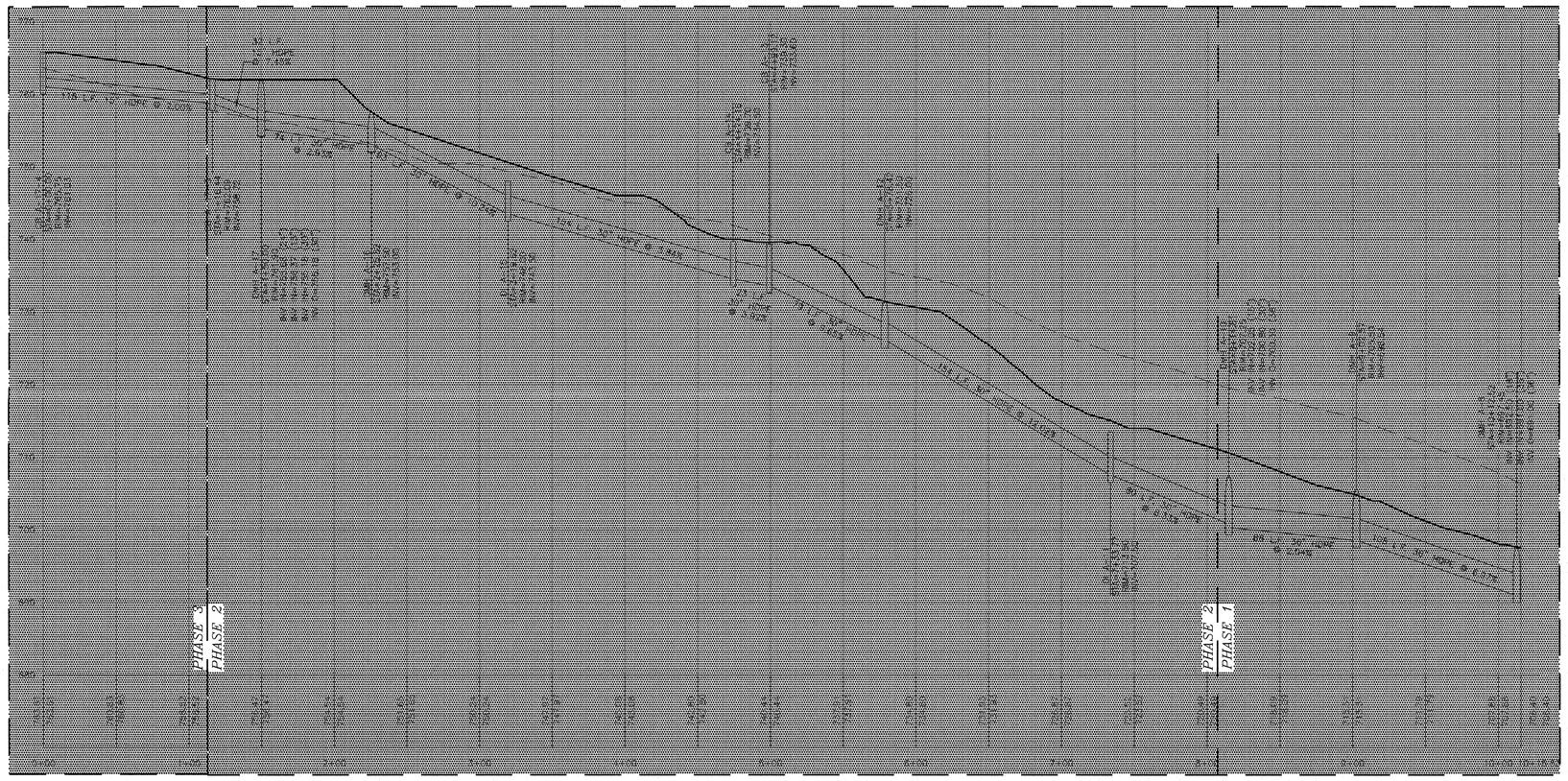
THIS SHEET IS INCOMPLETE AND INVALID WITHOUT EACH AND EVERY OTHER SHEET LISTED IN THE TITLE BOX UNDER THE HEADING C.H.D. SHEET NO. 7 OF 18

DRAWING TITLE:
PROFILE SHEET 3

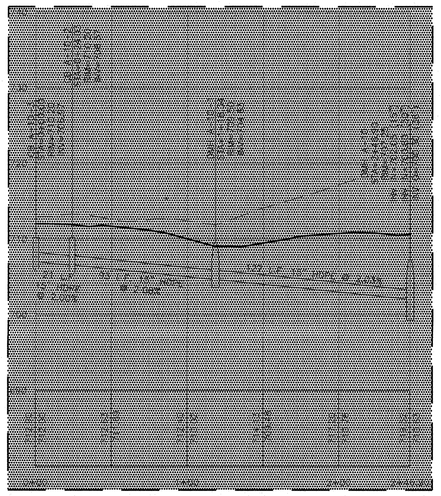
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED IMPRINTS OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209 SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW

C.H.D. SHEET NO	DEC. SHEET NO	DRAWING NUMBER
7 OF 18	N/A OF N	SE80.

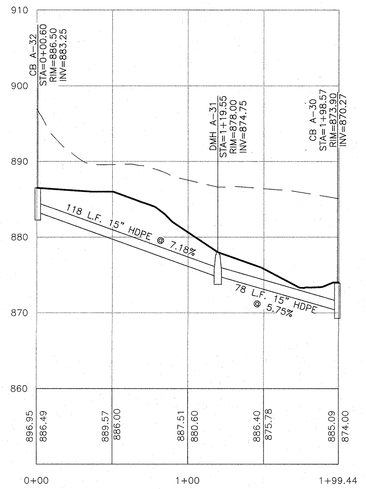
SCALE	CAD REFERENCE	PROJECT NUMBER
AS SHOWN	WORKING	211420 1



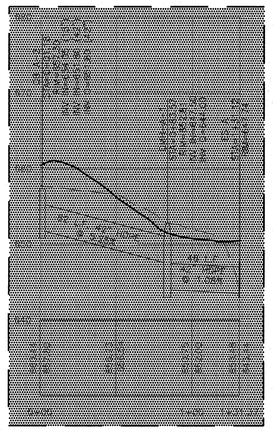
DI A-17-4 TO DMH A-8



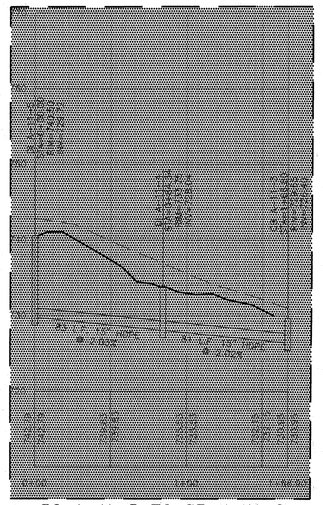
CB A-10-3 TO DMH A-10
(ENTIRELY WITHIN PHASE 1)



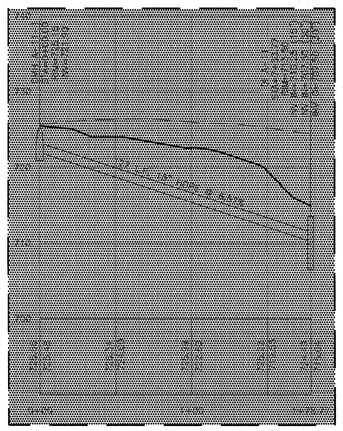
CB A-32 TO CB A-30
(ENTIRELY WITHIN PHASE 4)



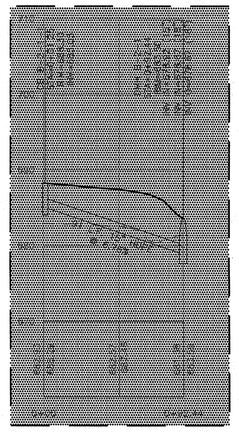
CB A-2 TO ES A
(ENTIRELY WITHIN PHASE 1)



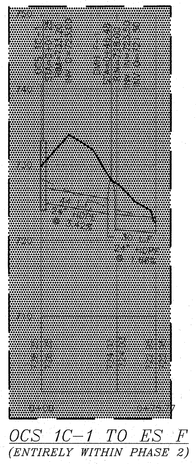
DI A-11-5 TO CB A-11-3
(ENTIRELY WITHIN PHASE 2)



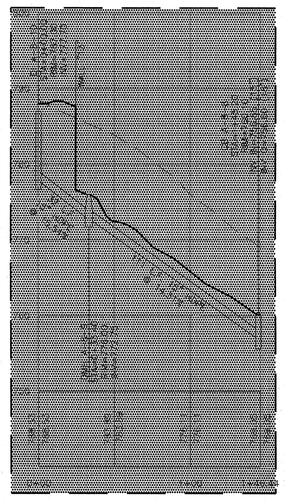
DMH A-11-1 TO DI A-11
(ENTIRELY WITHIN PHASE 2)



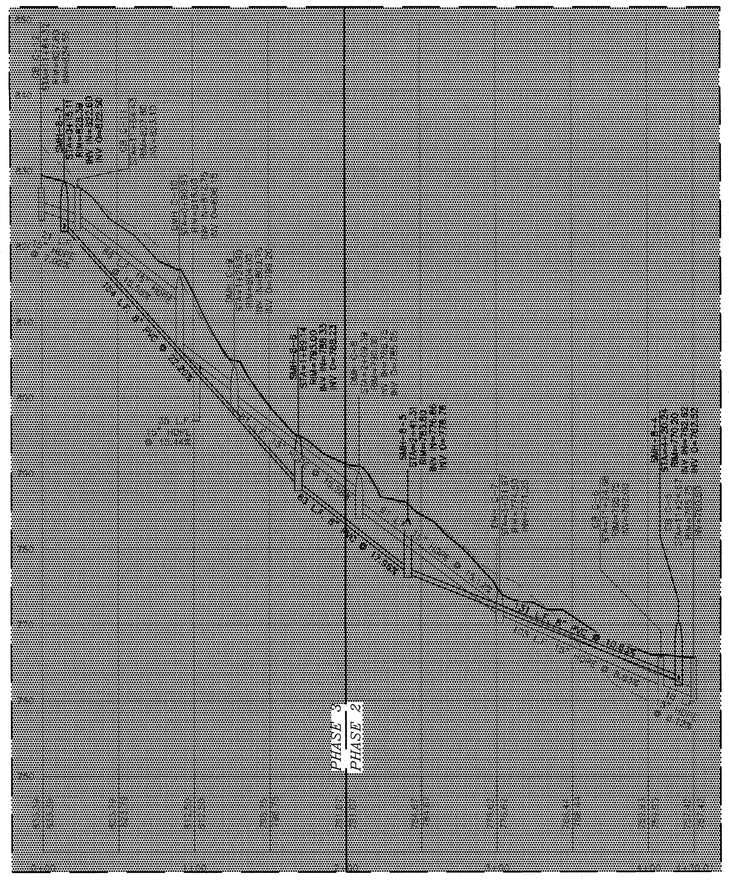
CB B-2-1-1 TO DMH B-2-1
(ENTIRELY WITHIN PHASE 1)



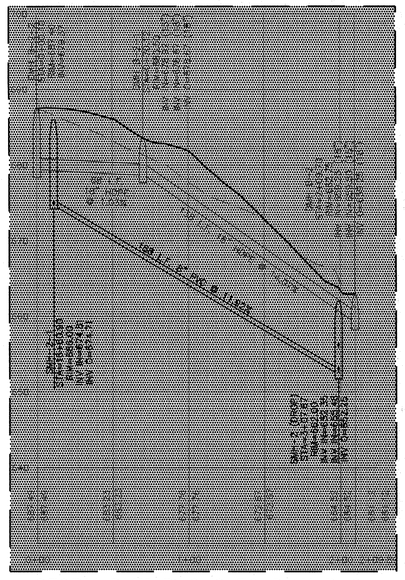
OCS 1C-1 TO ES F
(ENTIRELY WITHIN PHASE 2)



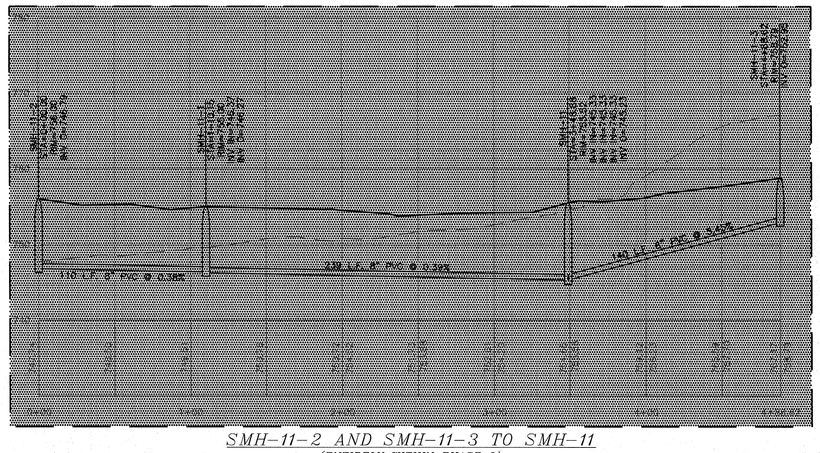
DI A-8-10 TO CB A-8-8
(ENTIRELY WITHIN PHASE 3)



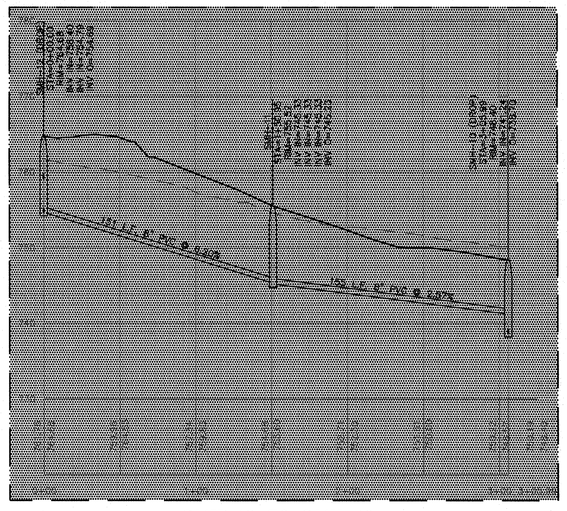
STORM CB C-12 TO CB C-5
SANITARY SMH-8-7 TO SMH-8-4



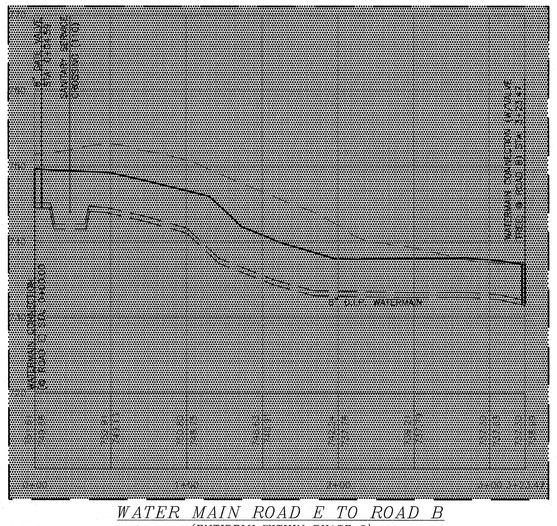
STORM DMH B-2-2 TO DMH B-2
SANITARY SMH-2-1 TO SMH-2
(ENTIRELY WITHIN PHASE 1)



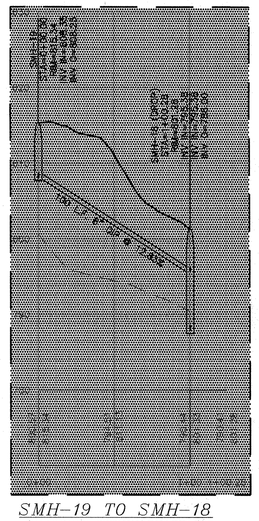
SMH-11-2 AND SMH-11-3 TO SMH-11
(ENTIRELY WITHIN PHASE 2)



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)

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

NOTES:

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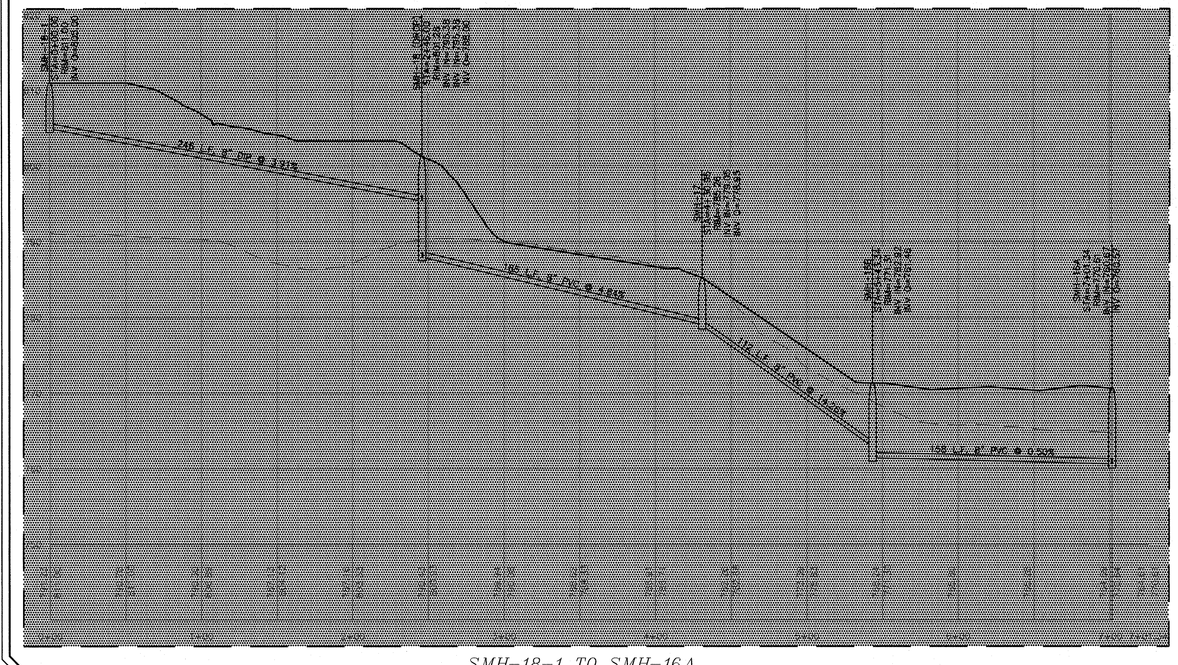
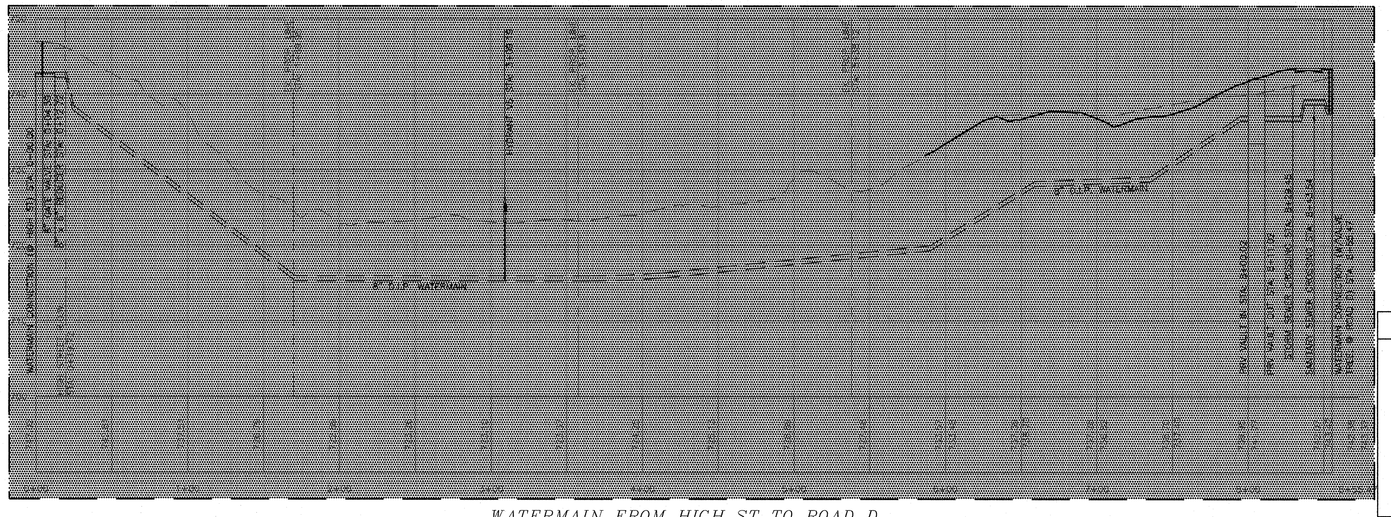


SMH-18-1 TO SMH-16A
(ENTIRELY WITHIN PHASE 3)



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

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 _____ 20____

Chariman Date

Attest:

Secretary Date

RESERVED FOR TOWN PLANNING BOARD APPROVAL

FOR HEALTH DEPARTMENT APPROVAL

DATE	DESCRIPTION	INITIALS
04-28-17	PHASE 4	JH
04-26-17	PHASE 3	JH
04-25-17	PHASE 2	JH
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

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GOSHEN, NEW YORK 10924
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2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(845) 796-4646

JOSEPH J. PFAU P.E.
LICENSE NO. 065843

MICHAEL F. CORRIGAN P.L.S.
LICENSE NO. 050203

VINCENT A. CUNNINGHAM P.E., P.L.S. LEED-AP
LICENSE NO. 065075

STATE OF NEW YORK
JOSEPH J. PFAU
065843
LICENSED PROFESSIONAL ENGINEER

SIGNATURE DATE 4-28-17

SMITH FARM - PHASE 4

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

PROJECT TITLE

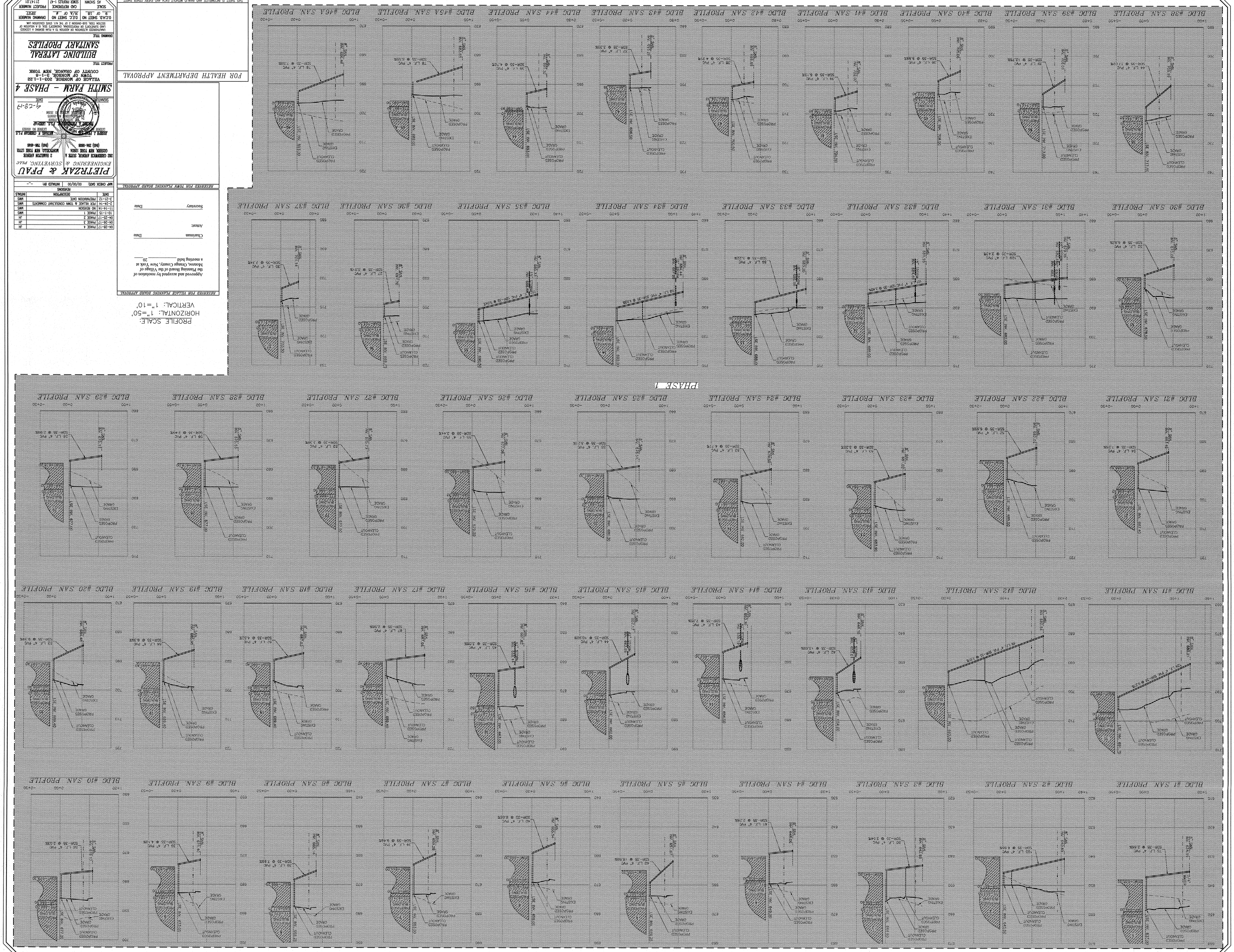
PROFILE SHEET 4

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 #	SP28
SCALE	CAD REFERENCE	PROJECT NUMBER
AS SHOWN	WORKING	21147.01

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.


BLDG #1 SAN PROFILE
BLDG #2 SAN PROFILE
BLDG #3 SAN PROFILE
BLDG #4 SAN PROFILE
BLDG #5 SAN PROFILE
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BLDG #40 SAN PROFILE
BLDG #41 SAN PROFILE
BLDG #42 SAN PROFILE
BLDG #43 SAN PROFILE
BLDG #44 SAN PROFILE
BLDG #45 SAN PROFILE
BLDG #46 SAN PROFILE
PHASE 1
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 _____, 20__
Chairman Date
Attest:
Secretary Date
RESERVED FOR TOWN PLANNING BOARD APPROVAL
FOR HEALTH DEPARTMENT APPROVAL
THIS SHEET IS INCOMPLETE AND NAMED WITHOUT EACH AND EVERY OTHER SHEET LISTED IN THE TITLE BOX UNDER THE HEADING C.O.H.D SHEET NO. 9 OF 18
PIETRZAK & PFAU
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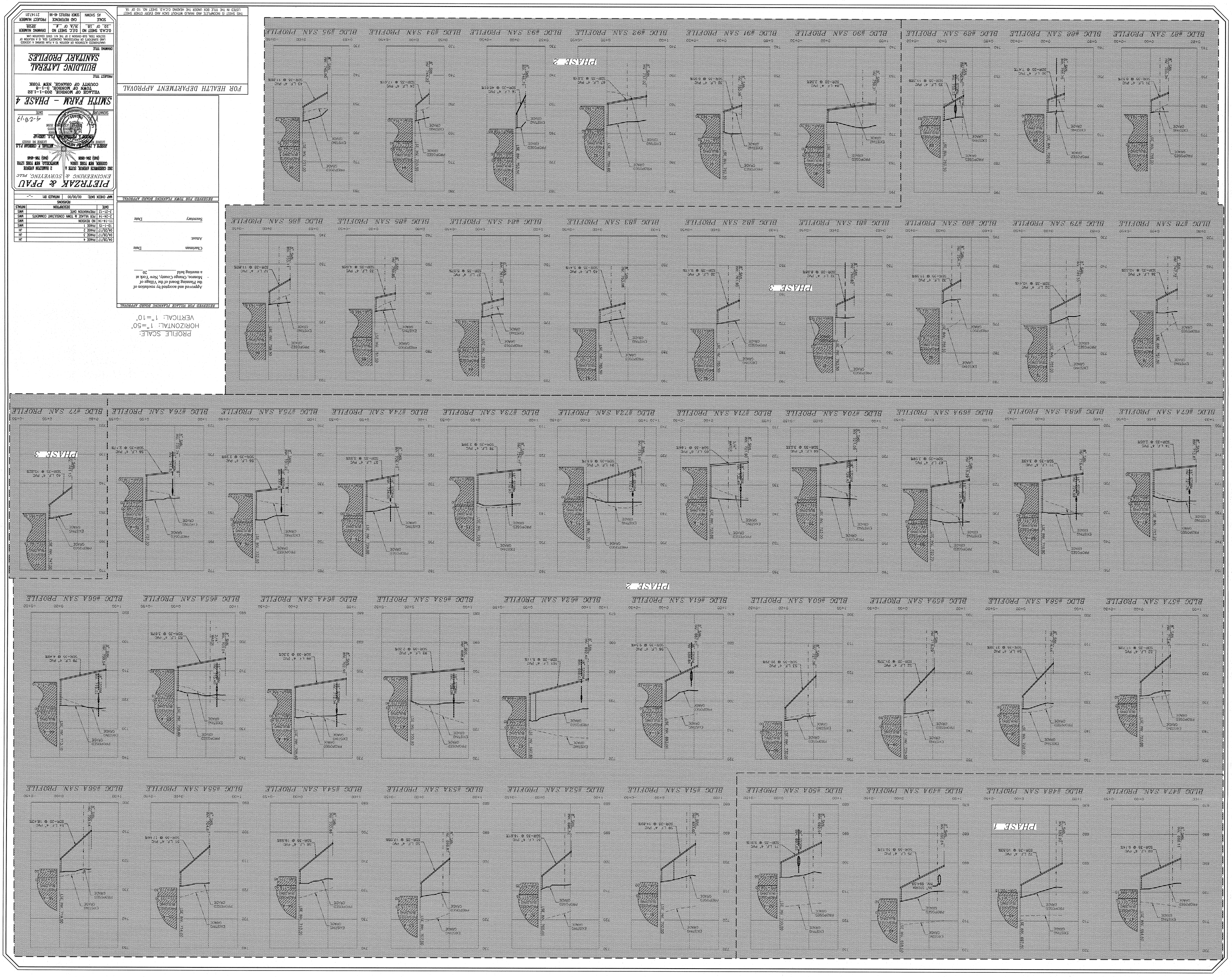
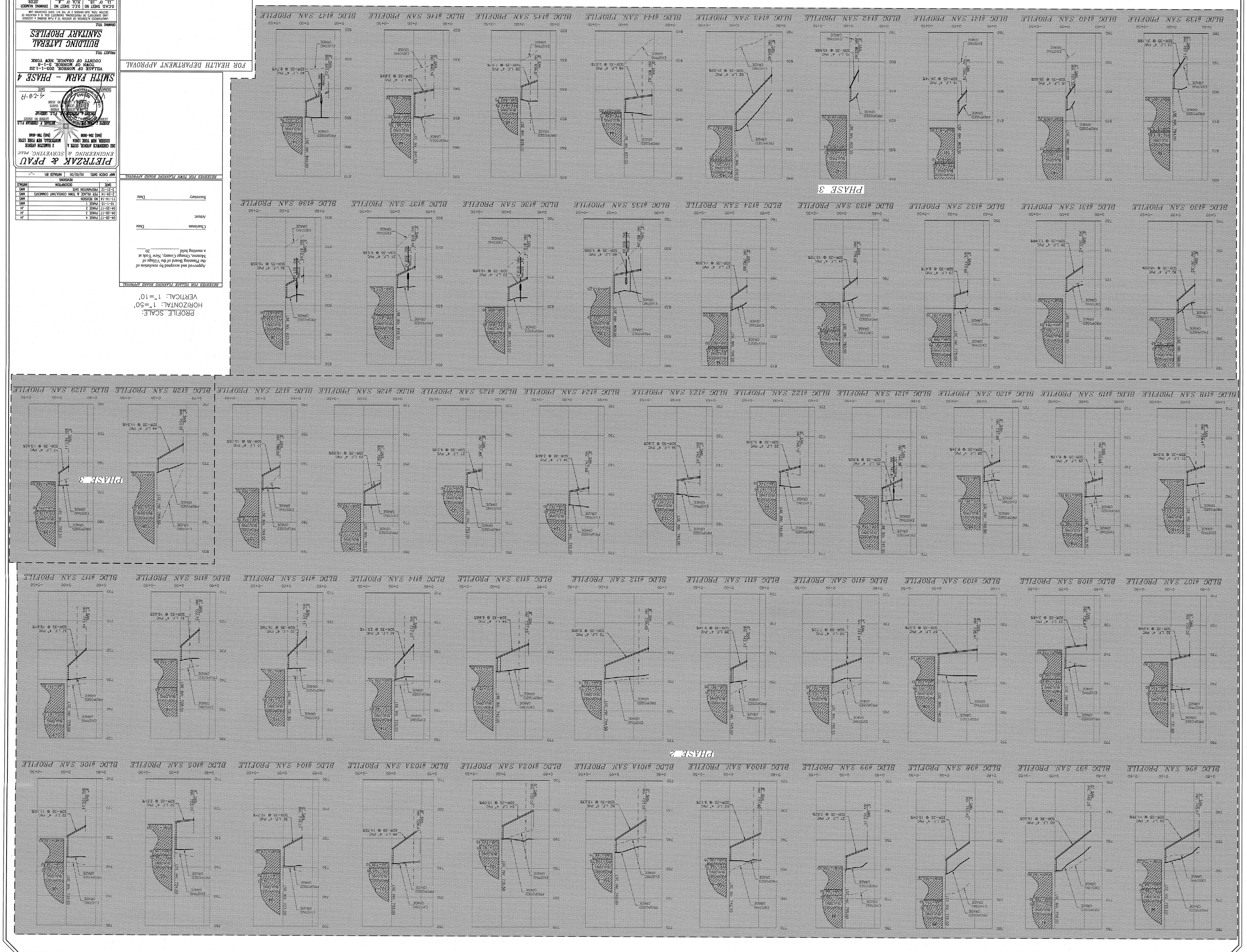
JOSEPH J. PIETRZAK PLS
LICENSED NEW YORK LAND SURVEYOR
LICENSE NO. 049203
MICHAEL T. CERBONE PLS
LICENSED NEW YORK LAND SURVEYOR
LICENSE NO. 050936
SIGNATURE
DATE
4-28-17
SMITH FARM - PHASE 4
VILLAGE OF MONROE, 203-1-1.22
TOWN OF MONROE, 3-1-6
COUNTY OF ORANGE, NEW YORK
PROJECT TITLE
BUILDING LATERAL
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.
OCHD SHEET NO. 9 OF 18
D.E.C SHEET NO. N/A OF N
DRAWING NUMBER SP22
SOLE AS SHOWN
CAD REFERENCE SCALE: 1=40
PROJECT NUMBER 211420
MAP CHECK DATE: 00/00/00
INITIALED BY: --
REVISIONS
DATE | DESCRIPTION | INITIALS
3-21-12 | PERMANENT DATE | AWS
2-24-14 | PER VILLAGE & TOWN CONSULTANT COMMENTS | AWS
11-14-14 | NO REVISION | AWS
10-1-15 | PHASE 1 | AWS
04-25-17 | PHASE 2 | JH
04-26-17 | PHASE 3 | JH
04-28-17 | PHASE 4 | JH


PHASE 1
PHASE 2
PHASE 3
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 _____ 20
Chairman Date
Attest:
Secretary Date
RESERVED FOR TOWN PLANNING BOARD APPROVAL
FOR HEALTH DEPARTMENT APPROVAL
PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
202 GODWINGER AVENUE, SUITE A
GOSHEN, NEW YORK 10924
(845) 294-0600
2 HAMILTON AVENUE
MONROE, NEW YORK 10950
(845) 796-4646
JOSEPH J. PIETRZAK, P.E.
LICENSED NEW YORK STATE PROFESSIONAL ENGINEER
PETER M. PFAU
LICENSED NEW YORK STATE PROFESSIONAL ENGINEER
MICHAEL T. CORCORAN P.L.S.
LICENSED NEW YORK STATE PROFESSIONAL LAND SURVEYOR
SIGNATURE DATE
4-28-17
SMITH FARM - PHASE 4
VILLAGE OF MONROE, 203-1-1.22
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.
SHEET 10 OF 18
DRAWING NUMBER
SPB8
SCALE
AS SHOWN
CAD REFERENCE
SEWER PROFILES 46-56
PROJECT NUMBER
211421
THIS SHEET IS INCOMPLETE AND INVALID WITHOUT EACH AND EVERY OTHER SHEET LISTED IN THE TITLE BOX UNDER THE HEADING CCAD SHEET NO 10 OF 18.
WP CHECK DATE: 00/00/00 PLOTTED BY: --
REVISIONS
DATE DESCRIPTION INITIALS
04/28/17 PHASE 4 JH
04/26/17 PHASE 3 JH
04/26/17 PHASE 2 JH
04/26/17 PHASE 1 JH
11-14-14 NO REVISION JWS
2-24-14 PER VILLAGE & TOWN COMENTS/REV COMMENTS JWS
2-21-12 PREPARATION DATE JWS



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 _____ 20__

Chairman Date

Attest:

Secretary Date

RESERVED FOR TOWN PLANNING BOARD APPROVAL

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC

252 CORPORATE AVENUE, SUITE A
COCKEN NEW YORK 10924
(845) 294-0600

2 ALBANY AVENUE
MONTGOMERY NEW YORK 12549
(845) 795-4646

MICHAEL E. CERCIELLO P.E.S
PRESIDENT & PRINCIPAL ENGINEER
LICENSED PROFESSIONAL ENGINEER
LICENSE NO 065320

ROBERT A. PIETRZAK, P.L.S. 050070
PRESIDENT & PRINCIPAL SURVEYOR
LICENSED LAND SURVEYOR
LICENSE NO 35296

SIGNATURE: [signature]
DATE: 4-28-17

SMITH FARM - PHASE 4

VILLAGE OF MONROE, 203-1-1.22
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

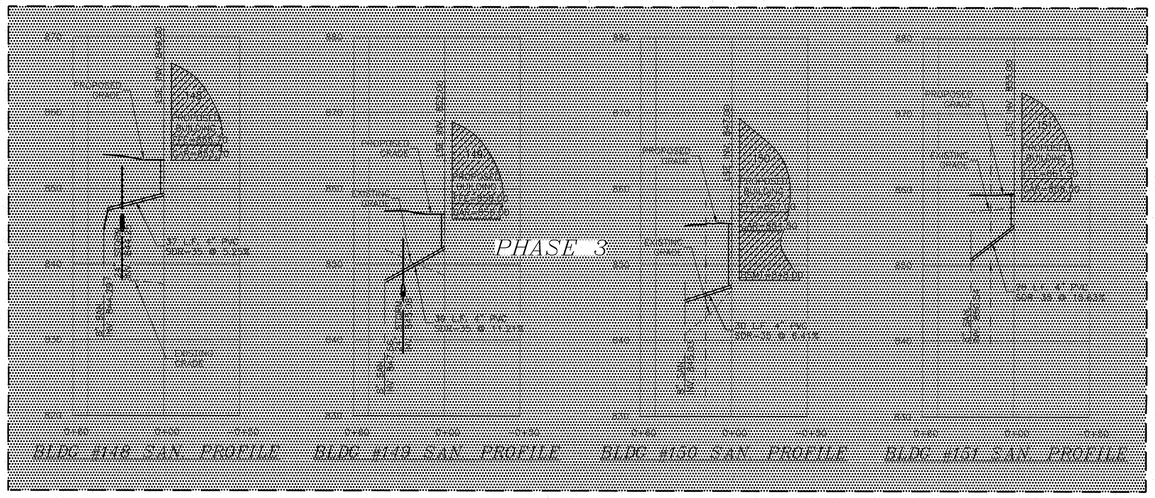
OZMAP. SHEET NO	D.E.C. SHEET NO	DRAWING NUMBER
11, OF 18	N/A OF _#	SE29
SCALE	CAD REFERENCE	PROJECT NUMBER
AS SHOWN	SEWER PROFILES 91-149	2114720

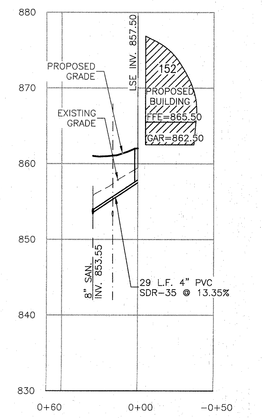
THIS SHEET IS INCOMPLETE AND INVALID WITHOUT EACH AND EVERY OTHER SHEET LISTED IN THE TITLE BOX UNDER THE HEADING OZMAP SHEET NO 11 OF 18

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

REVISIONS		
DATE	DESCRIPTION	INITIALS
3-21-12	REDESIGNATION DATE	MWS
2-24-14	PER VILLAGE & TOWN CONSULTANT COMMENTS	MWS
11-14-14	NO REVISION	MWS
12-1-15	PHASE 1	MWS
04-29-17	PHASE 2	JH
04-26-17	PHASE 3	JH
04-28-17	PHASE 4	JH

FOR HEALTH DEPARTMENT APPROVAL





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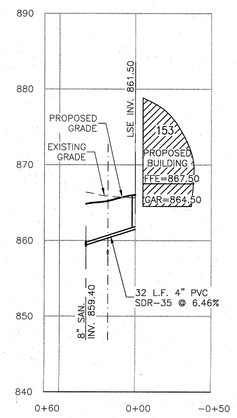

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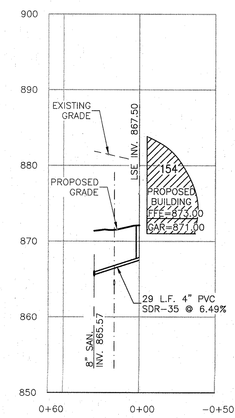

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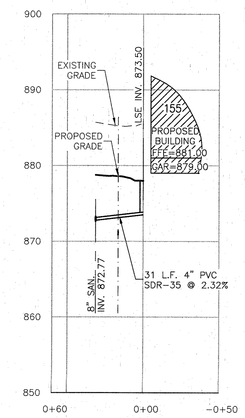

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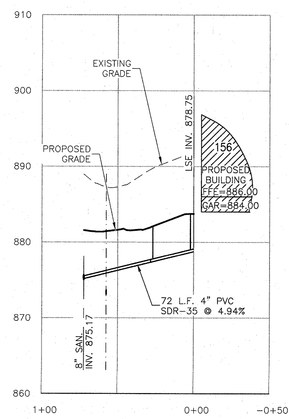

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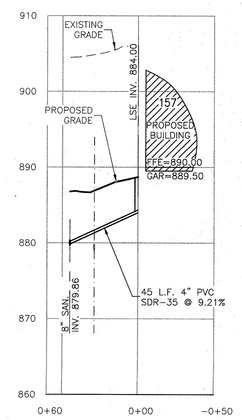

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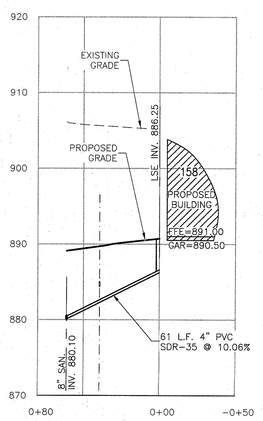

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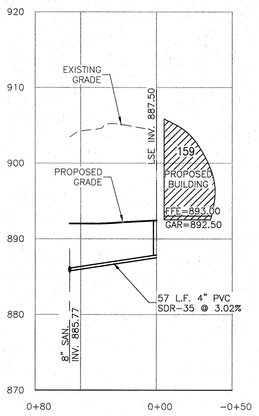

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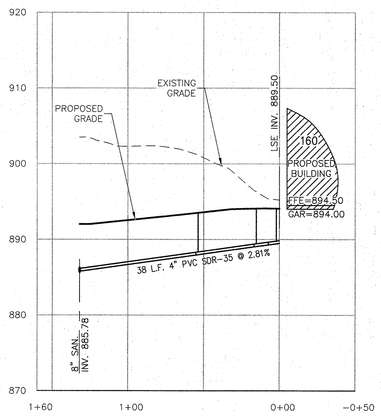

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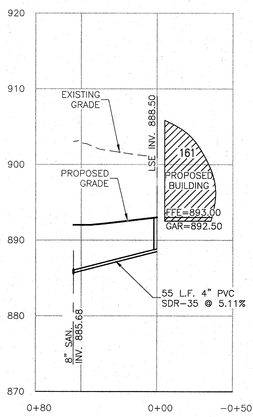

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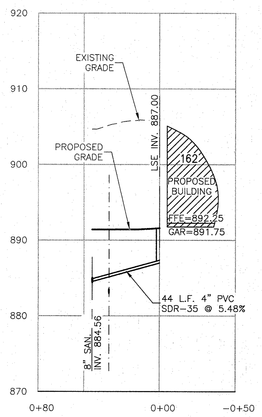

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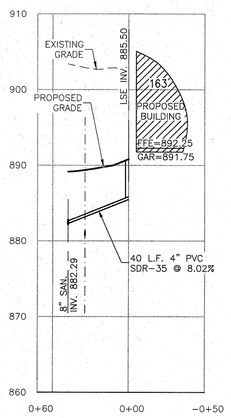

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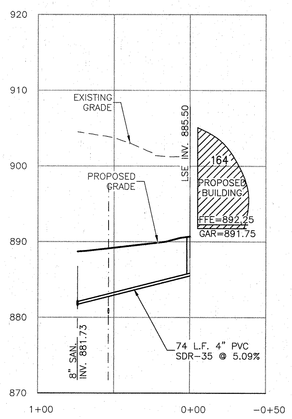

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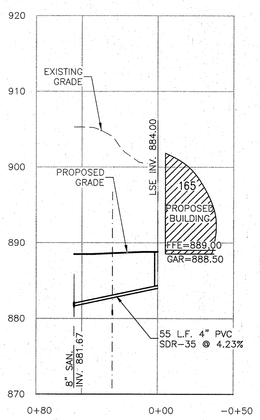

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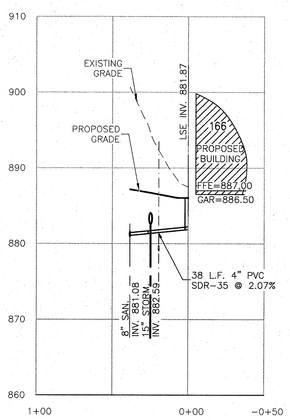

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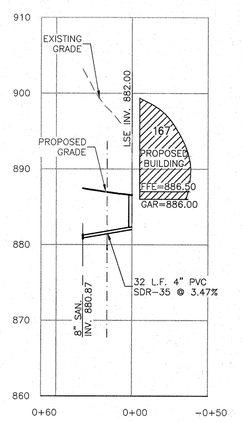

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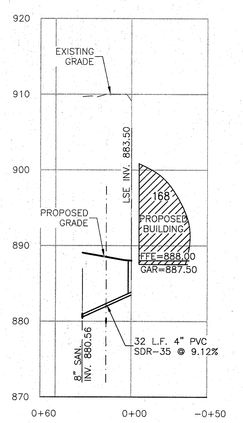

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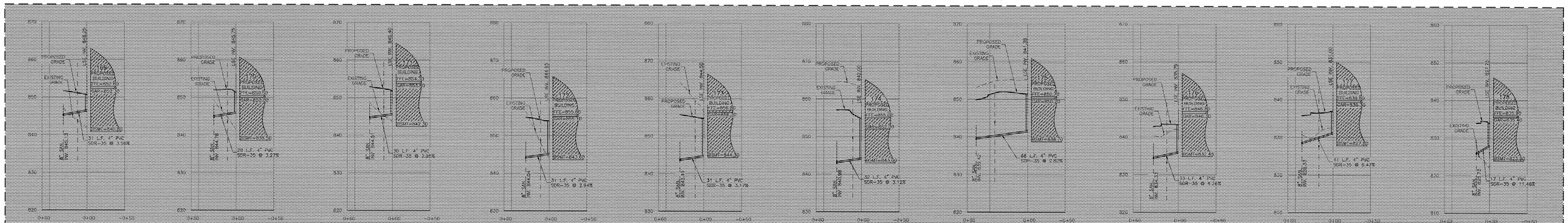
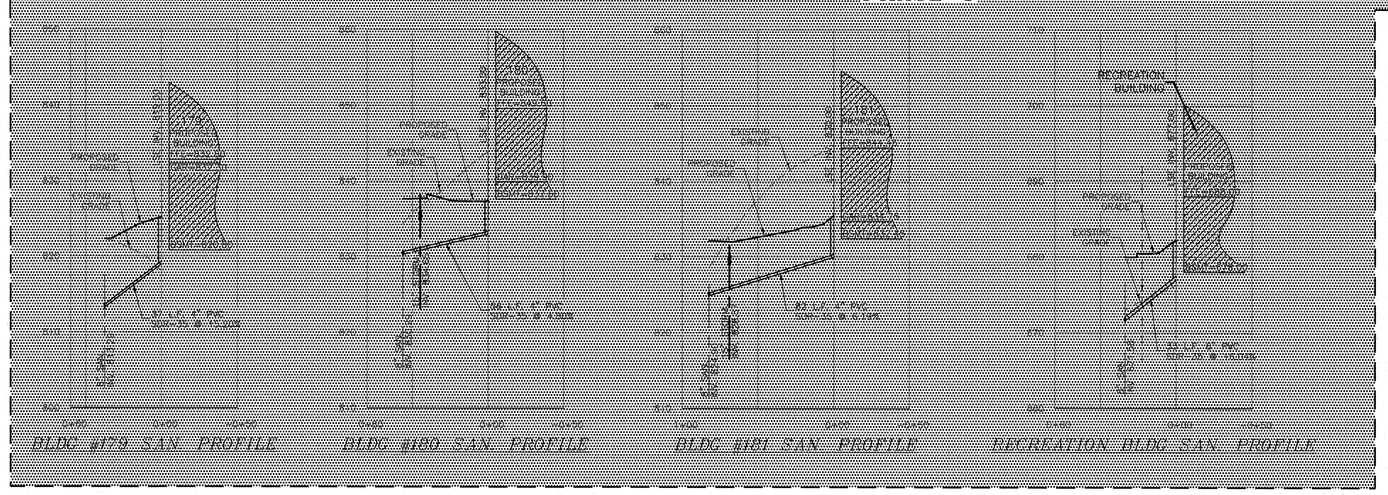




PROFILE SCALE:
HORIZONTAL: 1"=50'
VERTICAL: 1"=10'

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 _____ 20____

Chariman Date

Attest:

Secretary Date

RESERVED FOR TOWN PLANNING BOARD APPROVAL

FOR HEALTH DEPARTMENT APPROVAL

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
04-28-17	PHASE 4	JH
04-26-17	PHASE 3	JH
04-25-17	PHASE 2	JH
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
262 GREENWICH AVENUE, SUITE A
GOSHEN, NEW YORK 10924
(845) 294-0006
2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(845) 796-4646
JOSEPH J. PFAU P.E.
LICENSE NO. 065400
MICHAEL F. CORRIGAN P.L.S.
LICENSE NO. 050023
VINCENT A. DEFRANCISCO P.E., P.L.S., LEED AP
LIC. NO. 070309
LIC. NO. 050075
LIC. NO. 35396

SIGNATURE 4-28-17 DATE

SMITH FARM – PHASE 4

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

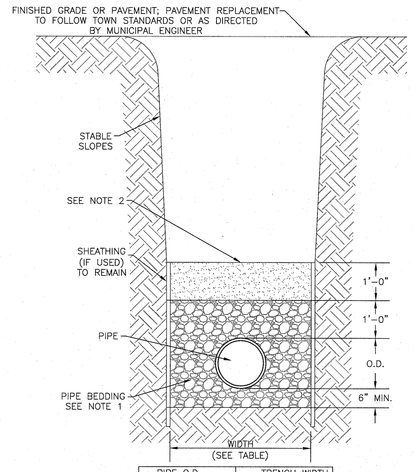
PROJECT TITLE

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
12 OF 18	N/A OF 4	SP30
SCALE	CAD REFERENCE	PROJECT NUMBER
AS SHOWN	SMITH PROFILES 148-182	21147.01



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

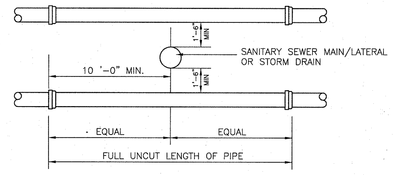
NOTES:

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.

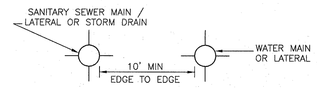
(SANITARY SEWER)



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.

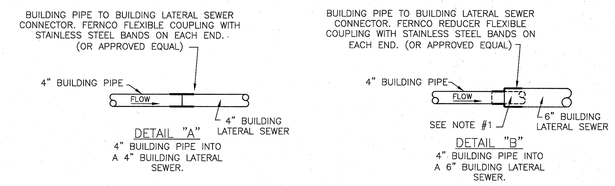
HORIZONTAL SEPARATION

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.

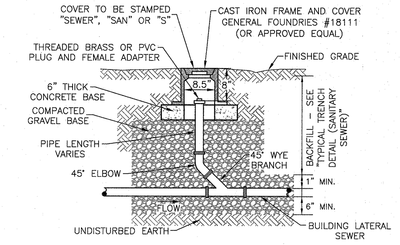


NOTES:

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.

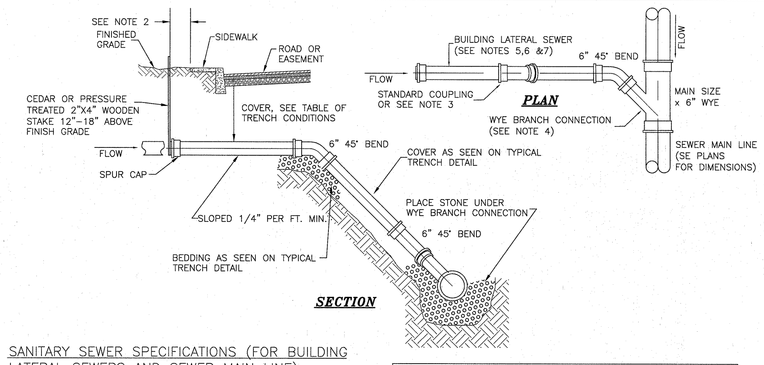


NOTE:

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 #4164 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: (8"-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.

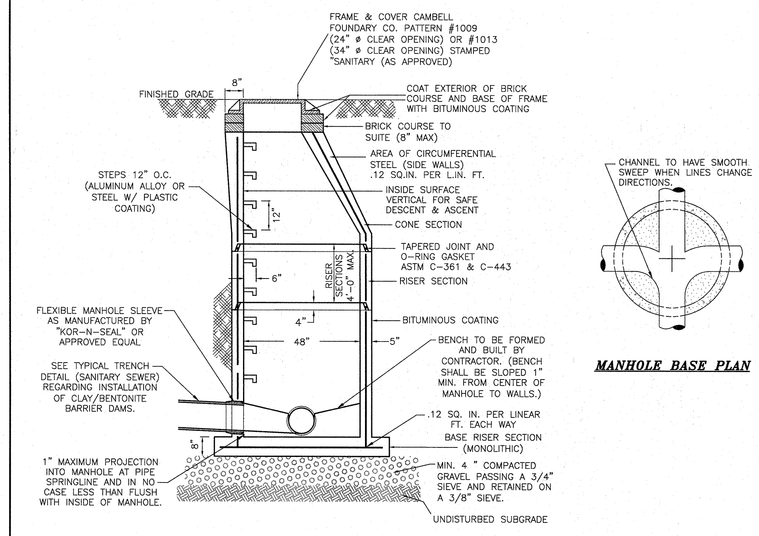
SPECIAL CONDITIONS FOR SHALLOW TRENCH CONDITIONS NOTE: BEDDING AS SHOWN ON TYPICAL TRENCH DETAIL	
COVER	PIPE
LESS THAN 4'-0"	CLASS 52 DUCTILE IRON OR CAST IRON EXTRA HEAVY (OR APPROVED EQUAL)

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 BUILDING LATERAL SEWER SHOWN FROM THE MAIN LINE SOURCE WYE BRANCH CONNECTION FITTING TO THE SPUR CAP SHALL MEET THE SPECIFICATIONS SHOWN FOR i) BUILDING LATERAL SEWER.
6. 4" BUILDING SEWER LATERAL MAY BE APPROVED FOR CONSTRUCTION OF SINGLE (1) AND TWO (2) FAMLY 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.

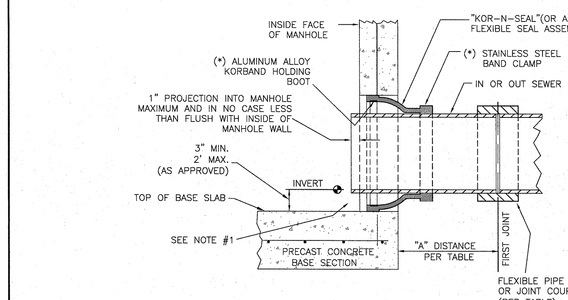


NOTE:

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 TO 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.

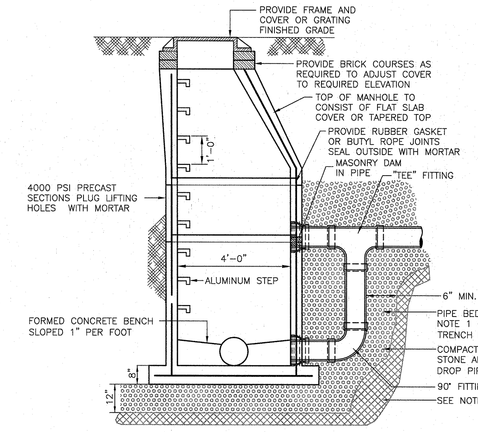
NOTE:

1. REFORM 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.

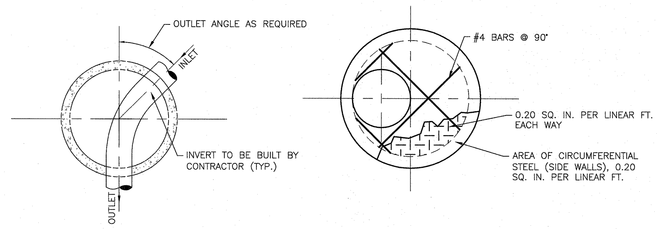


NOTES:

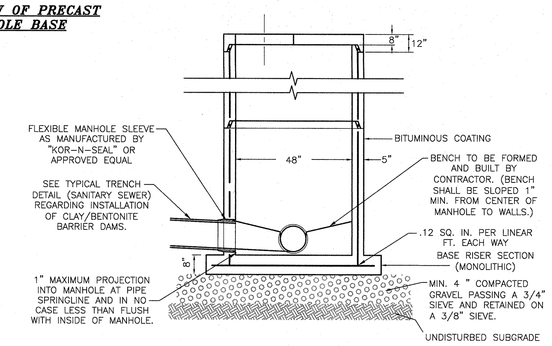
1. DROP MANHOLE IS TO BE INSTALLED WHEN THE ELEVATION OF THE INVERT IN TO THE INVERT OUT EXCEEDS 2.0'.
2. UNDISTURBED EARTH, PIPE BEDDING OR FILL COMPACTED IN 12" (MIN.) LAYERS COMPACTED TO 95% OF MAXIMUM DENSITY OF SOIL AS DETERMINED BY THE STANDARD PROCTER TEST (AASHTO DESIGNATION T-99)

MANHOLE DROP CONNECTION 8

N.T.S.

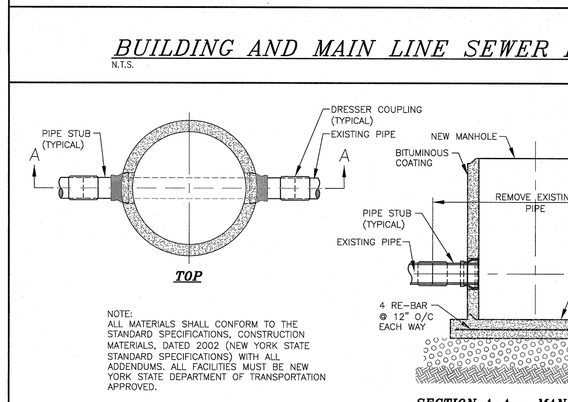


PLAN VIEW OF PRECAST MANHOLE BASE



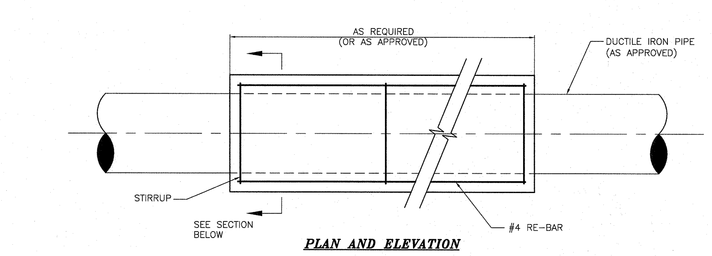
SHALLOW MANHOLE DETAILS 10

N.T.S.

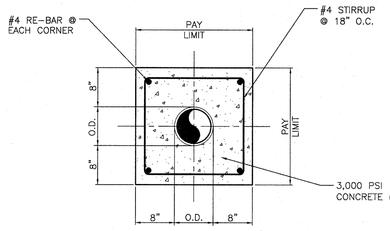


BUILDING AND MAIN LINE SEWER REPAIR 11

N.T.S.



PLAN AND ELEVATION



SECTION

TYPICAL PIPE ENCASEMENT 9

N.T.S.

NOTE:

ALL MATERIALS SHALL CONFORM TO 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.

SECTION A-A - MANHOLE BASE

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 _____ 20____

Chariman Date

Attest:

Secretary Date

RESERVED FOR TOWN PLANNING BOARD APPROVAL

FOR HEALTH DEPARTMENT APPROVAL

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
04-28-17	PHASE 4	JH
04-26-17	PHASE 3	JH
04-25-17	PHASE 2	JH
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
202 CROSSWICKS AVENUE, SUITE A
COSSIBOM, NEW YORK 10924
(845) 294-0606
2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(845) 796-4646
JOSEPH L. PFAU P.E.
LICENSED NO. 065890
MICHAEL F. CORRIGAN P.L.S.
LICENSED NO. 050203

SIGNATURE DATE

4-28-17

SMITH FARM - PHASE 4

VILLAGE OF MONROE, 203-1-1.22
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 #	SP37

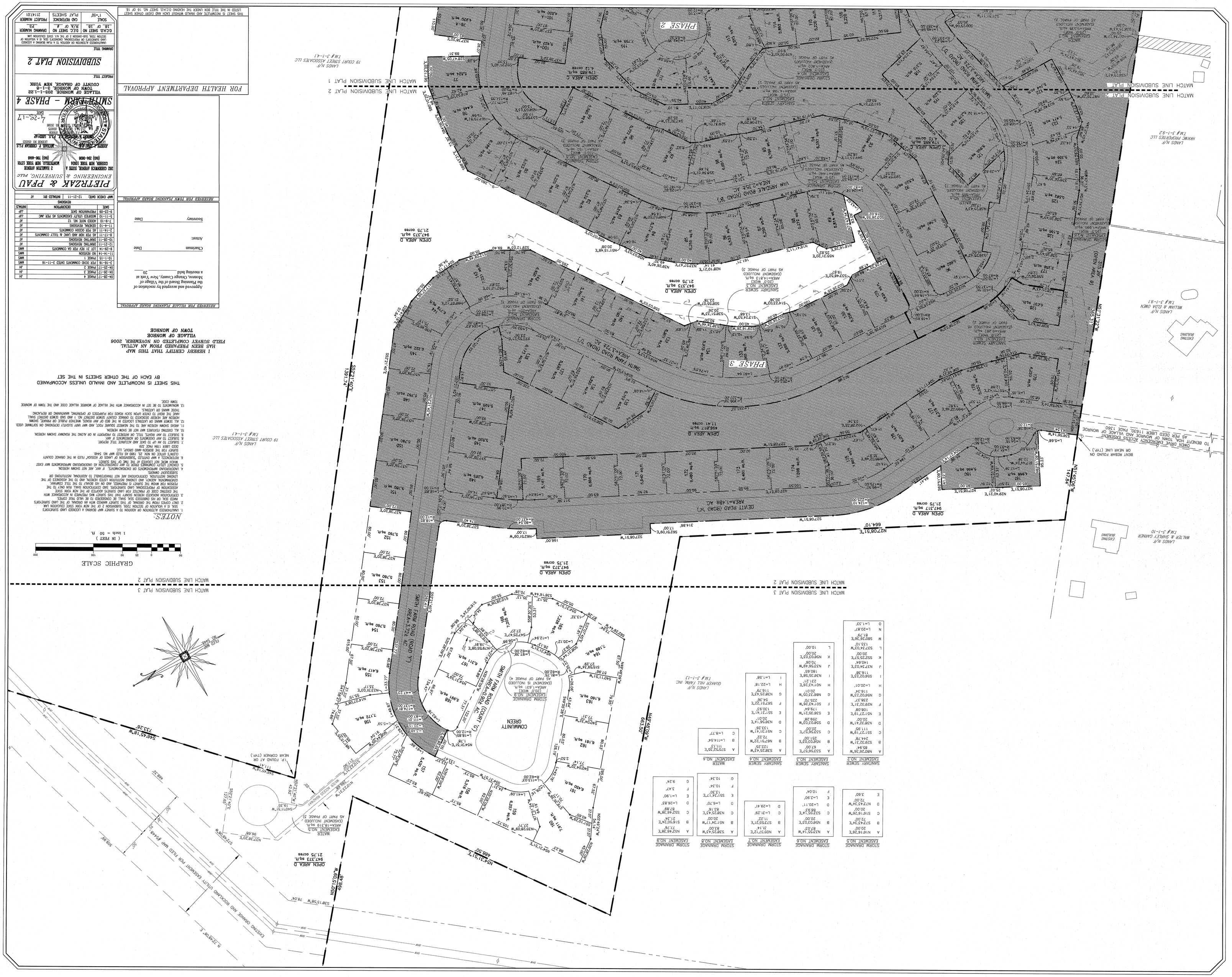
SCALE	CAD REFERENCE	PROJECT NUMBER
AS SHOWN	WORKING	21147.01

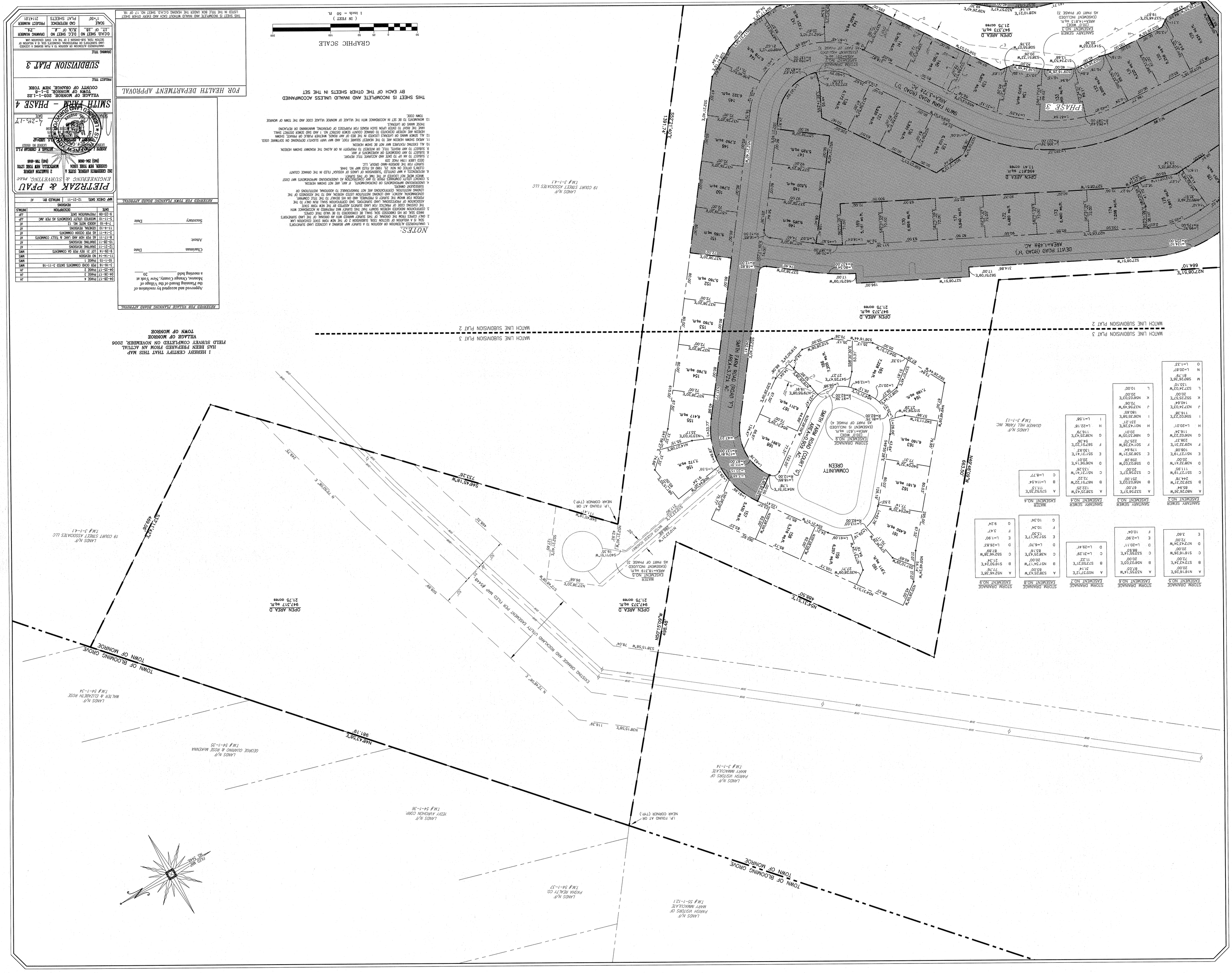
PHASE 1
PHASE 2
PHASE 3
PHASE 4
OPEN AREA A
OPEN AREA B
OPEN AREA C
OPEN AREA D
SMITH FARM ROAD
VAN ASSELT ROAD
TOWER DRIVE
DEWITT ROAD
MERRITT LANE
GILBERT STREET
VILLAGE OF MONROE
TOWN OF MONROE
LANDS N/F
DONALD & DIANNE MEEKS
TM # 205-2-1.1
LANDS N/F
HELEN W. MONTGOMERY
TM # 205-2-1.312
LANDS N/F
HOOKE PROPERTIES LLC
TM # 3-1-8.2
LANDS N/F
WILLIAM & ELDA OHLEN
TM # 3-1-8.1
LANDS N/F
WALTER & SUSETT GAHNER
TM # 3-1-10
LANDS N/F
QUANDER HILL FARM, INC
TM # 3-1-13
LANDS N/F
19 COURT STREET ASSOCIATES LLC
TM # 3-1-4.1
LANDS N/F
PARISH VISITORS OF
MARY IMMACULATE
TM # 3-1-14
LANDS N/F
KERR AMBROSIA CORP.
TM # 54-1-36
LANDS N/F
GEORGE GUARINO & ROSE MADONNA
TM # 54-1-35
LANDS N/F
WALTER & ELIZABETH ROSE
TM # 54-1-34
N67°43'26"E
98.19'
S46°45'18"E
819.18'
N43°13'01"E
168.30'
N46°40'00"W
663.30'
N27°08'51"E
664.10'
N01°45'00"W
127.84'
N01°14'22"W
355.31'
N01°13'17"W
N27°39'05"E
58.79'
S30°50'35"E
150.01'
N30°13'47"E
249.77'
S30°13'47"W
249.77'
S29°50'55"W
249.66'
S29°39'55"W
59.66'
S29°39'55"W
576.82'
S29°39'55"W
N27°39'55"E
121.32'
N27°39'55"E
25.28'
N51°31'45"W
S29°17'10"E
S29°17'10"E
S29°17'10"E

06-28-17	PHASE 4
04-28-17	PHASE 3
06-29-17	PHASE 2
10-15-16	PHASE 1
3-16-16	PER CDHD COMMENTS DATED 3-11-16
11-14-14	NO REVISION
12-21-11	PER CDHD COMMENTS
9-29-14	PER 31 REV PER CA COMMENTS
10-28-11	PER CDHD COMMENTS
8-17-11	AS PER HOA AND LAND & TRUST COMMENTS
2-16-11	AS PER CDHDH COMMENTS
7-9-10	ADDED NOTE NO. 12
11-4-09	GENERAL REVISIONS
5-11-09	ADDED UTILITY EASEMENTS AS PER JMC
3-23-09	PREMARKATION DATE
MAP CHECK DATE: 12-21-11	NYMUD BY:

DATE	DESCRIPTION
4-28-17	

PIETRZAK & PFAU ENGINEERING & SURVEYING, PLLC
282 GODDARD AVENUE, SUITE A
GOSHEN, NEW YORK 10924
(845) 291-8070 (845) 356-2282
2 BLAUVELT AVENUE
MONSEY, NEW YORK 10952
(845) 986-8484 (845) 798-8484
SCALE: 1"=50'
PLAT SHEETS 21-14201
D.C.A.D. SHEET NO. 1 OF 18
DRAWING NUMBER P2
DRAWING TITLE
SUBDIVISION PLAT 1
PROJECT TITLE
SMITH FARM - PHASE 4
VILLAGE OF MONROE, 203-1-1.22
TOWN OF MONROE, 3-1-6
ORANGE COUNTY, NEW YORK


PHASE 2
PHASE 3
MATCH LINE SUBDIVISION PLAT 1
MATCH LINE SUBDIVISION PLAT 2
MATCH LINE SUBDIVISION PLAT 3
OPEN AREA D
947,373 sq.ft.
21.75 acres
SMITH FARM ROAD (PRIVATE)
COMMUNITY GREEN
STORM DRAINAGE EASEMENT NO.9
WATER EASEMENT NO.4
SANITARY SEWER EASEMENT NO.2
SANITARY SEWER EASEMENT NO.3
SANITARY SEWER EASEMENT NO.4
STORM DRAINAGE EASEMENT NO.5
STORM DRAINAGE EASEMENT NO.6
STORM DRAINAGE EASEMENT NO.7
STORM DRAINAGE EASEMENT NO.8
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
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. SUCH 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 STATE CONVENTIONS 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 KISSOFF" FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON NOV. 25, 1980 AS FILED MAP NO. 5446.
7. SUBJECT TO AN EASEMENT AS RECORDED IN LIBER 1164 PAGE 329.
8. SUBJECT TO THE EASEMENTS OF ADJACENTS IF ANY.
9. SUBJECT TO ANY RIGHTS, TITLE OR INTEREST TO PROPERTY IN OR ALONG THE HIGHWAY SHOWN HEREON.
10. ALL EXISTING FIXTURES MAY NOT BE SHOWN HEREON.
11. AREAS SHOWN HEREON ARE TO THE NEAREST SQUARE FOOT AND MAY VARY SLIGHTLY DEPENDING ON SOFTWARE USED.
12. ALL STORM MAINS OR LATERALS LOCATED IN THE BED OF ANY ROADS WITHIN PUBLIC OR PRIVATE SHOWN HEREON ARE HEREBY DEDICATED TO ORANGE COUNTY SEWER DISTRICT NO. 1 AND SUB SEWER DISTRICT SHALL HAVE THE RIGHT TO ENTER UPON SUCH ROADS FOR PURPOSES OF OPERATING, MAINTAINING OR REPLACING SUCH 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
Chairman Date
Attest:
Secretary Date
RESERVED FOR TOWN PLANNING BOARD APPROVAL
FOR HEALTH DEPARTMENT APPROVAL
THIS SHEET IS INCOMPLETE AND INVALID WITHOUT EACH AND EVERY OTHER SHEET LISTED IN THE TITLE BOX UNDER THE HEADING C.H.D. SHEET NO. 16 OF 16.
PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
282 GODDEFROY AVENUE, SUITE A
COSSACK, NEW YORK 10954
(845) 234-0008
2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(845) 796-4646
JOSEPH C. PIETRZAK JR. P.E.S
LICENSED NY 065029
MICHAEL F. CERCIELLO P.L.S
LICENSED NY 050203
4-26-17
DATE
SMITH FARM – PHASE 4
VILLAGE OF MONROE, 3-1-8
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
SHEET NO. 2 OF 16
D.E.C. SHEET NO. N/A OF #
CAD REFERENCE PLAT SHEETS
DRAWING NUMBER P3
SCALE 1"=50'
PROJECT NUMBER 211401
MAP CHECK DATE 12-21-11 | NUMBER BY AF
REVISIONS
DATE | DESCRIPTION | NUMBER
9-23-09 | PREPARATION DATE | JJP
5-11-10 | WOODED UTILITY EASEMENTS AS PER MJC | JJP
7-9-10 | ADDED NOTE NO. 13 | AF
11-4-10 | GENERAL REVISIONS | AF
2-14-11 | AS PER CCDOH COMMENTS | AF
8-17-11 | AS PER NEW ROAD LINE & TRAFFIC COMMENTS | AF
10-28-11 | DRAFTING REVISIONS | AF
12-21-11 | DRAFTING REVISIONS | AF
9-29-14 | LOT 31 REV PER GA COMMENTS | MWS
11-14-14 | NO DESIGN | MWS
10-1-15 | PHASE 1 | MWS
7-14-16 | PER CCHD COMMENTS DATED 2-11-16 | MWS
06-28-17 | PHASE 3 | JJH
06-28-17 | PHASE 2 | JJH
06-28-17 | PHASE 4 | JJH
I HEREBY CERTIFY THAT THE APPROVED PLAN HAS BEEN FILED IN MY OFFICE



A	N16°16'26"E	20.00'	67.03'
B	S73°43'34"E	72.00'	11.75'
C	S16°16'26"W	20.00'	87.89'
D	N73°43'34"W	72.00'	7.90'
E	S16°16'26"W	20.00'	87.89'
F	S73°43'34"E	72.00'	7.90'

STORM DRAINAGE EASEMENT NO.3

A	N37°44'14"W	N05°37'12"E	31.14'
B	N58°03'03"E	20.00'	57.95'21"E
C	S32°44'14"E	20.00'	11.22'
D	N73°43'34"W	20.00'	L=20.11'
E	L=2.90'	20.00'	L=29.41'
F	10.04'		

STORM DRAINAGE EASEMENT NO.4

A	S38°26'43"W	8.00'	31.14'
B	N51°34'17"W	20.00'	57.95'21"E
C	N38°26'43"E	8.00'	11.22'
D	L=6.70'	13.30'	L=31.29'
E	S51°34'17"E	13.30'	L=29.41'
F	10.34'		
G	10.34'		

STORM DRAINAGE EASEMENT NO.7

A	N52°46'38"E	8.00'	9.24'
B	S16°50'24"E	8.00'	21.34'
C	S52°46'38"W	8.00'	87.89'
D	L=26.83'		
E	L=1.90'		
F	3.47'		
G	9.24'		

STORM DRAINAGE EASEMENT NO.8

A	S38°26'43"W	8.00'	31.14'
B	N51°34'17"W	20.00'	57.95'21"E
C	N38°26'43"E	8.00'	11.22'
D	L=6.70'	13.30'	L=31.29'
E	S51°34'17"E	13.30'	L=29.41'
F	10.34'		
G	10.34'		

STORM DRAINAGE EASEMENT NO.9

A	N52°46'38"E	8.00'	9.24'
B	S16°50'24"E	8.00'	21.34'
C	S52°46'38"W	8.00'	87.89'
D	L=26.83'		
E	L=1.90'		
F	3.47'		
G	9.24'		

A	N80°26'36"W	63.94'	67.00'
B	S29°22'31"W	N56°03'03"E	244.78'
C	S51°27'19"W	11.93'	20.00'
D	N38°22'41"W	20.00'	59.28'
E	N51°27'19"E	108.08'	179.64'
F	N28°22'31"E	248.27'	225.70'
G	N56°02'23"W	20.01'	N86°33'09"W
H	L=20.01'		N01°43'26"E
I	S56°02'31"E	116.38'	N38°26'38"E
J	N37°24'03"E	140.64'	7.06'
K	S52°25'57"E	20.00'	N56°03'03"E
L	S37°24'03"W	133.10'	10.00'
M	S80°26'36"E	81.79'	
N	L=20.87'		
O	L=1.37'		

SANITARY SEWER EASEMENT NO.2

A	S38°26'43"W	67.00'	22.25'
B	N67°51'22"W	22.25'	25.10'
C	N51°31'41"W	10.33'	20.01'
D	N56°46'16"E	20.01'	59.28'
E	S34°03'21"E	20.01'	179.64'
F	S51°31'41"E	225.70'	248.27'
G	N56°02'23"E	20.01'	116.79'
H	L=22.18'		
I	L=1.58'		

SANITARY SEWER EASEMENT NO.3

A	S38°26'43"W	67.00'	22.25'
B	N67°51'22"W	22.25'	25.10'
C	S16°42'03"W	13.68'	20.01'
D	S12°24'53"W	20.00'	59.28'
E	S38°31'33"W	20.26'	179.64'
F	S52°28'20"E	20.00'	248.27'
G	S16°42'03"W	13.68'	225.70'
H	S12°24'53"W	20.00'	116.79'
I	S38°31'33"W	20.26'	
J	S52°28'20"E	19.87'	

SANITARY SEWER EASEMENT NO.4

A	S29°22'35"E	11.13'	
B	L=114.54'		
C	L=8.77'		

WATER EASEMENT NO.4

A	N16°16'26"E	20.00'	67.03'
B	S73°43'34"E	72.00'	11.75'
C	S16°16'26"W	20.00'	87.89'
D	N73°43'34"W	72.00'	7.90'
E	S16°16'26"W	20.00'	87.89'
F	S73°43'34"E	72.00'	7.90'

STORM DRAINAGE EASEMENT NO.6

A	N52°46'38"E	8.00'	9.24'
B	S16°50'24"E	8.00'	21.34'
C	S52°46'38"W	8.00'	87.89'
D	L=26.83'		
E	L=1.90'		
F	3.47'		
G	9.24'		

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°26'43"W	8.00'	31.14'
B	N51°34'17"W	20.00'	57.95'21"E
C	N38°26'43"E	8.00'	11.22'
D	L=6.70'	13.30'	L=31.29'
E	S51°34'17"E	13.30'	L=29.41'
F	10.34'		
G	10.34'		

STORM DRAINAGE EASEMENT NO.9

A	N52°46'38"E	8.00'	9.24'
B	S16°50'24"E	8.00'	21.34'
C	S52°46'38"W	8.00'	87.89'
D	L=26.83'		
E	L=1.90'		
F	3.47'		
G	9.24'		

LANDS N/F
MARY & DUANE MC
TM # 3-1-13

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. DATE OF PREPARATION OF THIS SURVEY MAP WITHOUT AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR THE EMBOSSED SEAL SHALL BE CONSIDERED TO BE NULL AND VOID.
3. CERTIFICATION INDICATED HEREON SURVEY MAP 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 MEAN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, SAID CERTIFICATION SHALL NOT BE CONSTRUED TO BE A GUARANTY OF PERFORMANCE BY THE LENDING INSTITUTION, CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. UNDERGROUND IMPROVEMENTS OR FOUNDATIONS, IF ANY, ARE NOT SHOWN HEREON.
5. CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION TO UNDERGROUND IMPROVEMENTS MAY EXIST WHICH MUST BE LOCATED AT THE TIME OF THIS SURVEY.
6. REFERENCE A ANY UNITED STATES DEPARTMENT OF LANDS OF KOSUSK FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON NOV. 25, 1960 AS FILED MAP NO. 1446.
7. SUBJECT TO ANY DEED 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 FIXTURES ARE NOT BE SHOWN 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 RIO OF ANY ROADS MEMBER 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 THESE 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

FOR HEALTH DEPARTMENT APPROVAL

RESERVED FOR VILLAGE PLANNING BOARD APPROVAL

RESERVED FOR TOWN PLANNING BOARD APPROVAL

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

Chairman Date

Attest:

Secretary Date

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

MAP CHECK DATE	12-21-11	INITIALED BY:	JF
REVISIONS			
DATE	DESCRIPTION	INITIALS	
9-23-09	REDRAWING DATE	JJP	
5-11-10	WOODED UTILITY EASEMENTS AS PER JMC	JJP	
7-9-10	ADDED NOTE NO. 13	JF	
11-4-10	GENERAL CHANGES	JF	
2-14-11	AS PER COZZOM COMMENTS	JF	
8-17-11	AS PER KER AND LMC & BLATT COMMENTS	JF	
10-28-11	DRAFTING REVISIONS	JF	
12-21-11	DRAFTING REVISIONS	JF	
9-29-14	LOT 21 REV PER GA COMMENTS	MWS	
11-14-14	NO REVISION	MWS	
10-1-15	PHASE 1	MWS	
3-16-16	PER COZZ COMMENTS DATED 3-11-16	MWS	
06-29-17	PHASE 2	JH	
06-28-17	PHASE 3	JH	
06-29-17	PHASE 4	JH	

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(845) 294-0660
2 SAMUELSON AVENUE
MONTICELLO, NEW YORK 12701
(845) 796-6646

JOSEPH J. PIETRZAK
LICENSED LAND SURVEYOR
LICENSE NO. 050273
STATE OF NEW YORK

STEPHEN J. PRAU
LICENSED LAND SURVEYOR
LICENSE NO. 050273
STATE OF NEW YORK

SURVEYOR'S SEAL

4-26-17
DATE

SMITH FARM – PHASE 4

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

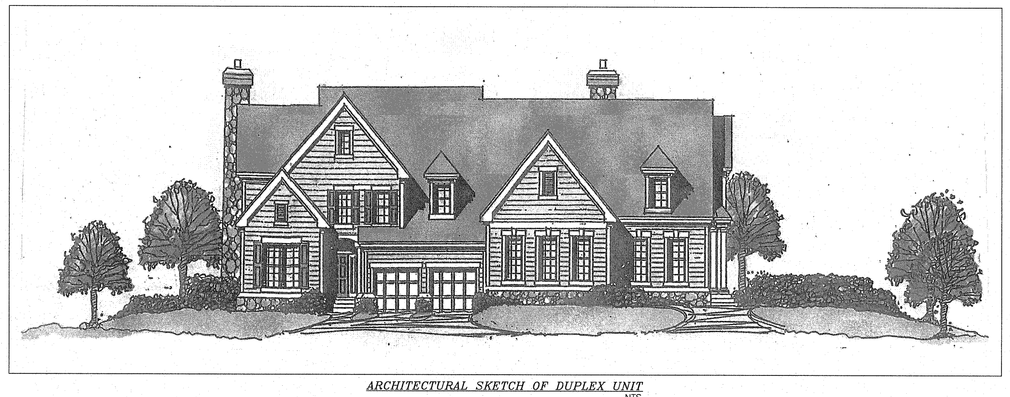
POCKET FILE

SUBDIVISION PLAT 3

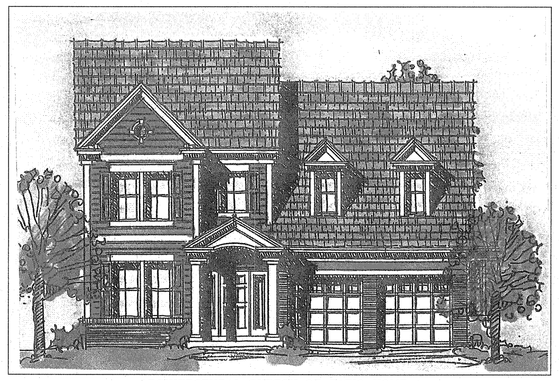
DRAWING FILE

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

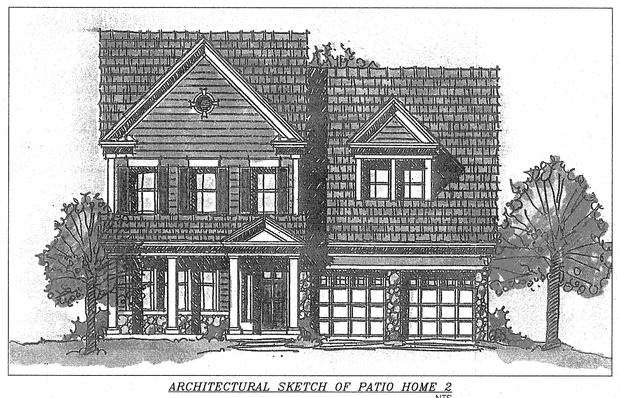
CO.HLD. SHEET NO	DEC SHEET NO	CO.HLD. SHEET NO	DRAWING NUMBER
17 OF 18	N/A	N/A OF 4	7P
SCALE	OLD REFERENCE	PLAT SHEETS	PROJECT NUMBER
1"=50'		21	211470



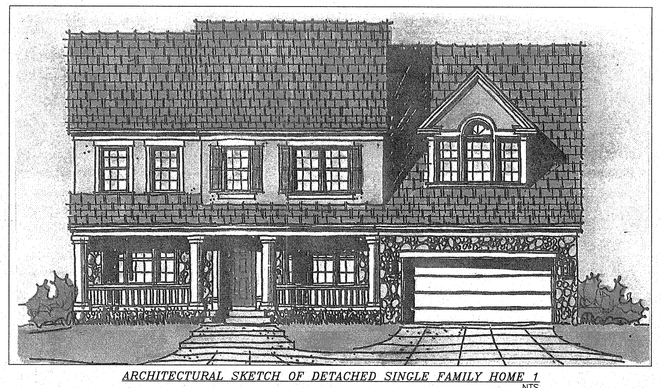
ARCHITECTURAL SKETCH OF DUPLEX UNIT
NTS



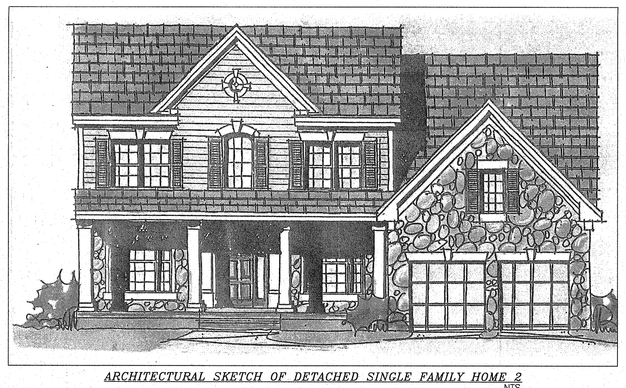
ARCHITECTURAL SKETCH OF PATIO HOME 1
NTS



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
HARRIET STREET
VILLAGE / TOWN OF MONROE, NEW YORK

patio homes

Devereaux & Associates

3-8-04

preliminary not for construction

streetscape 2

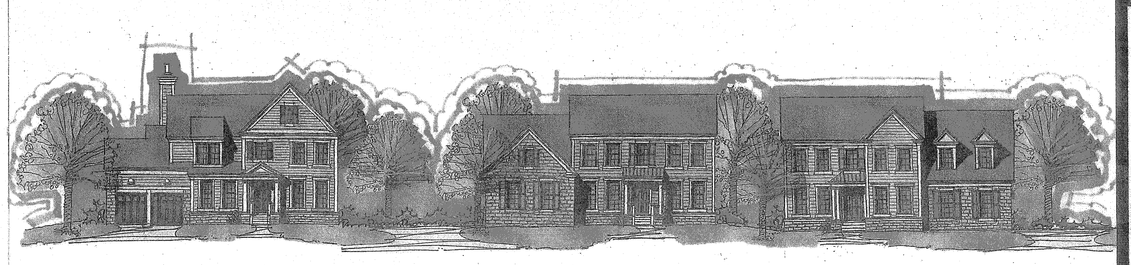
SMITH FARM
HARRIET STREET
VILLAGE / TOWN OF MONROE, NEW YORK

duplexes

Devereaux & Associates

3-8-04

preliminary not for construction



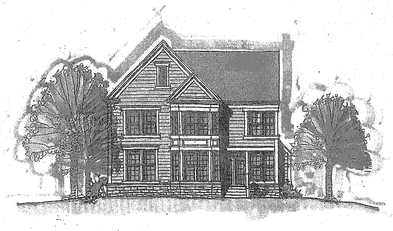
streetscape 3

SMITH FARM
HARRIET STREET
VILLAGE / TOWN OF MONROE, NEW YORK

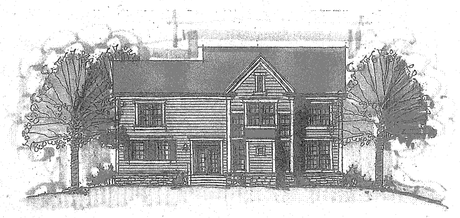
Devereaux & Associates

3-17-04

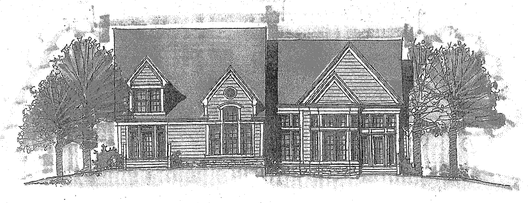
preliminary not for construction



patio home



55' single family



duplex

typ rear elevations

SMITH FARM
HARRIET STREET
VILLAGE / TOWN OF MONROE, NEW YORK

Devereaux & Associates

3-4-04

preliminary not for construction

GENERAL NOTES:

1. ARCHITECTURAL SKETCHES AND STREETSCAPES SHOWN ON THIS PLAN ARE AS PREPARED BY JOHN MEYER CONSULTING, PC AND DEVEREAUXE & 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 _____ 20____

Chariman Date

Attest:

Secretary Date

RESERVED FOR TOWN PLANNING BOARD APPROVAL

DATE	DESCRIPTION	INITIALS
04-28-17	PHASE 4	JH
04-26-17	PHASE 3	JH
04-25-17	PHASE 2	JH
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
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MONTICELLO, NEW YORK 12701
(845) 796-4646
JOSEPH L. PFAU P.E.
LICENSE NO 065826
MICHAEL F. CORRIGAN P.L.S.
LICENSE NO 050053
STATE OF NEW YORK
MICHAEL F. CORRIGAN P.L.S. LICENSE NO 050053
LICENSED PROFESSIONAL ENGINEER
JOSEPH L. PFAU
LICENSE NO 065826
LICENSED LAND SURVEYOR
LICENSE NO 050053
LICENSED PROFESSIONAL ENGINEER
LICENSE NO 065826
SIGNATURE DATE
4-28-17

SMITH FARM – PHASE 4

VILLAGE OF MONROE, 203-1-1.22
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 #	A1
SCALE	CAD REFERENCE	PROJECT NUMBER
AS SHOWN	WORKING	21147.01