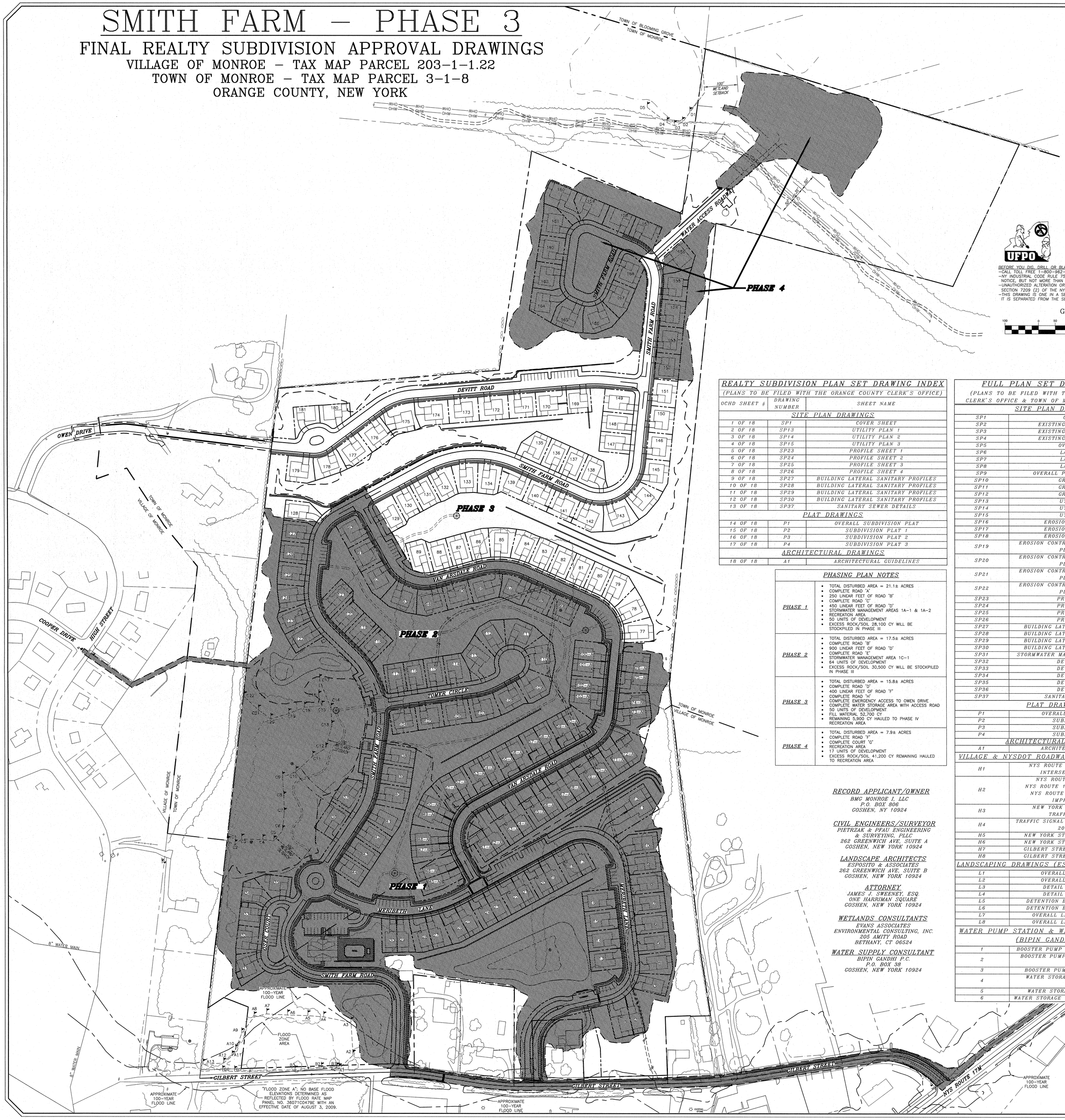
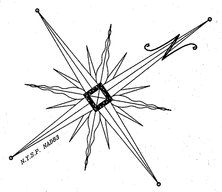
SMITH FARM – PHASE 3

FINAL REALTY SUBDIVISION APPROVAL DRAWINGS

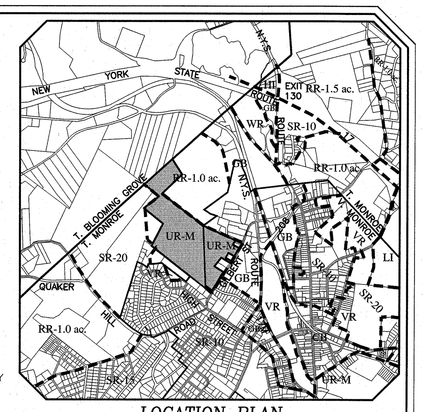
VILLAGE OF MONROE – TAX MAP PARCEL 203–1–1.22
TOWN OF MONROE – TAX MAP PARCEL 3–1–8
ORANGE COUNTY, NEW YORK





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
FLOODPLANS	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 0 GREATER THAN 20%	353,615.38	353,615.38/8.12 AC.
TOTAL:	–	353,615.38/8.12 AC.
NET AREA:	49.454 ACRES–8.12 ACRES = 41.33 ACRES	

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

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

REALTY SUBDIVISION PLAN SET DRAWING INDEX

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

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

PHASING PLAN NOTES

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

FULL PLAN SET DRAWING INDEX

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

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

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

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

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

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

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

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

GENERAL NOTES:

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

ORANGE COUNTY DEPARTMENT OF HEALTH NOTES:

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

BUILD AS SHOWN NOTES:

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

PARKING REGULATION NOTES:

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

ACCESSORY STRUCTURE AND SITE PLAN REVISION NOTES:

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

CONSTRUCTION NOTES:

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

RESERVED FOR VILLAGE PLANNING BOARD APPROVAL

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

Chariman Date

Attest:

Secretary Date

RESERVED FOR TOWN PLANNING BOARD APPROVAL

FOR HEALTH DEPARTMENT APPROVAL

DATE	DESCRIPTION	INITIALS
06–28–17	REVISED PER OCDH COMMENTS DATED 6/26/17	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
262 GREENWICH AVENUE, SUITE A
GOSHEN, NEW YORK 10924
(845) 294–0606
2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(845) 796–4646
MICHAEL F. CORCORAN P.L.S.
LICENSE NO. 050053
JONATHAN PIETRZAK P.E., P.L.S. LICENSE NO. 075808
STATE OF NEW YORK
MICHAEL F. CORCORAN
050053
LICENSED
PROFESSIONAL SURVEYOR
SIGNATURE DATE 6-29-17

SMITH FARM – PHASE 3

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

PROJECT TITLE

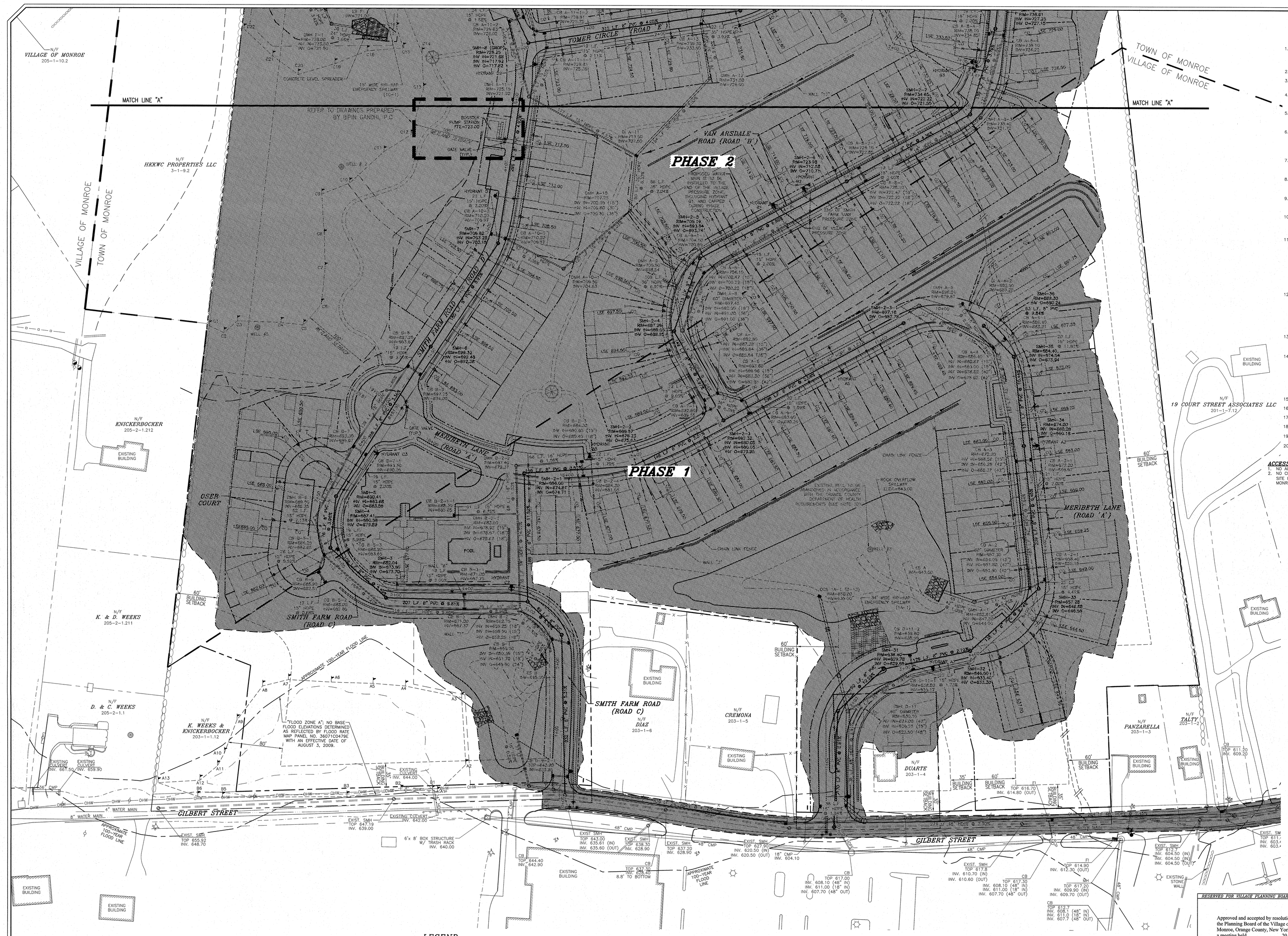
COVER SHEET

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.

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.

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



GENERAL NOTES:

1. ALL EXISTING TOPOGRAPHIC AND BOUNDARY INFORMATION WAS TAKEN FROM: EH SURVEY THAT WAS PREPARED BY EUSTANCE & HOROWITZ, P.C., P.O. BOX 42 CIRCLEVILLE, NY, FOR THE BORDEN-MAIO GROUP, LLC, DATED JUNE 1, 1999, AND SUPPLEMENTED WITH INFORMATION PROVIDED BY PIETRZAK & PFAU ENGINEERING & SURVEYING, PLLC.
2. ALL PROPERTY LINES SHALL BE SURVEYED AND FLAGGED PRIOR TO ANY WORK BEGINNING.
3. ALL DRAINAGE PIPES ASSOCIATED WITH FOOTING DRAINS AND RETAINING WALLS SHALL DAYLIGHT AT GRADE WITH A RODENT SCREEN OR CONNECT TO THE PROPOSED 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.

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

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
06-28-17	REVISED PER OCDH COMMENTS DATED 6/26/17	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
282 GREENWICH AVENUE, SUITE A
GOSHEN, NEW YORK 10924
(845) 294-4666
2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(845) 796-4646
JOSEPH PFAU P.E.
STATE OF NEW YORK
086945
LICENSED PROFESSIONAL ENGINEER
MICHAEL F. CORRIGAN P.L.S.
LICENSE NO. 050023
JEFFREY L. PIETRZAK P.E., P.L.S., LEED AP
LICENSE NO. 070936
LICENSE NO. 050025
LICENSE NO. 35396

SIGNATURE DATE 6-28-17

SMITH FARM - PHASE 3

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

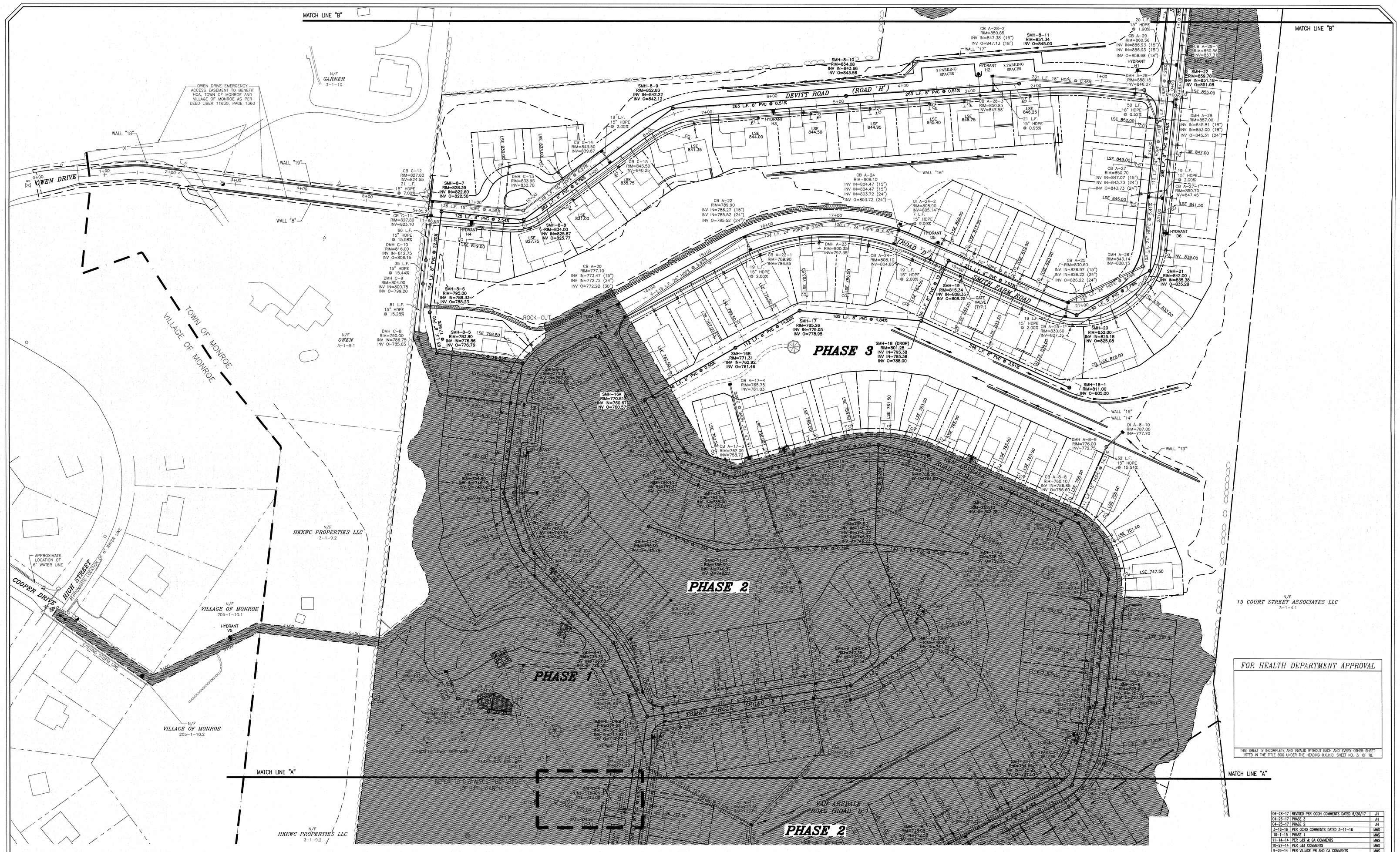
PROJECT TITLE

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 1"=50'	CAD REFERENCE WORKING	PROJECT NUMBER 21147.01



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
06-28-17	REVISED PER OCDH COMMENTS DATED 6/26/17	JH
04-26-17	PHASE 3	JH
04-25-17	PHASE 2	JH
3-16-16	PER OCHD COMMENTS DATED 3-11-16	MWS
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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: --

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 CB00.
9. ELECTRIC, TELEPHONE, AND CABLE TELEVISION LINES SHALL BE INSTALLED UNDERGROUND IN CONDUIT IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION. NO NEW UTILITY POLES SHALL BE PERMITTED ON THE PROJECT SITE.
10. ALL SANITARY SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT ORANGE COUNTY SEWER DISTRICT NO. 1 MAIN LINE SEWER AND BUILDING SEWER GENERAL GUIDELINES, CONSTRUCTION APPLICATION, CONSTRUCTION PERMIT PROCEDURES AND STANDARD DETAILS.
11. THE MORE STRICT OF ANY REQUIREMENT, CODE, RULE, REGULATION AND LAW ESTABLISHED BY ORANGE COUNTY SEWER DISTRICT NO. 1 OR OTHER GOVERNMENTAL AGENCY, INCLUDING BUT NOT LIMITED TO THE ORANGE COUNTY DEPARTMENT OF HEALTH, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, UNITED STATES ARMY CORPS OF ENGINEERS, UNITED STATES ENVIRONMENTAL PROTECTION AGENCY, UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION AND NEW YORK STATE DEPARTMENT OF LABOR FOR SANITARY SEWER SIZE, SLOPE, ALIGNMENT, MATERIALS OF CONSTRUCTION AND APPURTENANCES AND METHODS FOR EXCAVATING, PIPE PLACEMENT, JOINTING, TESTING AND TRENCH BACKFILLING SHALL BE COMPLIED WITH DURING ALL PHASES OF CONSTRUCTION.
12. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS THAT ARE APPROVED BY ORANGE COUNTY SEWER DISTRICT NO. 1. ANY DEVIATION FROM THE APPROVED PLANS AND/OR SPECIFICATIONS SHALL REQUIRE REVIEW AND APPROVAL BY ORANGE COUNTY SEWER DISTRICT NO. 1. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE PROJECT ENGINEER AND ORANGE COUNTY SEWER DISTRICT NO. 1 OF ANY PLANNED DEVIATION(S) FROM THE APPROVED PLANS AND/OR SPECIFICATIONS.
13. FOR THE DESIGN OF THE BOOSTER PUMP STATION AND THE WATER STORAGE TANK, SEE THE APPROVED PLAN SET ENTITLED, "SMITH FARM BOOSTER PUMP STATION & WATER STORAGE TANK", REVISED 12/12/2007, PREPARED BY BIPIN GANDHI, P.C.
14. THIS PROJECT HAS DEMONSTRATED AN AVAILABLE FLOW OF 1,740 GPM WHILE MAINTAINING A MINIMUM OF 20 PSI AT ALL POINTS IN THE DISTRIBUTION SYSTEM. THIS VALUE SHOULD BE COMPARED TO THE NEEDED FIRE FLOW (NFF) FOR THE PROPOSED CONSTRUCTION IN ACCORDANCE WITH THE INSURANCE SERVICES OFFICE (ISO) GUIDELINES, PER THE 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
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- EXISTING VEGETATION LINE
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- PROPOSED VEGETATION LINE
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- 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

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC

282 GREENWICH AVENUE, SUITE A
GOSHEN, NEW YORK 10924
(845) 294-0606

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LICENSE NO. 050303

JOSEPH A. PIETRZAK P.E., P.L.S., LEED AP
LICENSED PROFESSIONAL ENGINEER
STATE OF NEW YORK
LICENSE NO. 065361
LICENSED PROFESSIONAL SURVEYOR
STATE OF NEW YORK
LICENSE NO. 050395

SIGNATURE 6-28-17 DATE

SMITH FARM - PHASE 3

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

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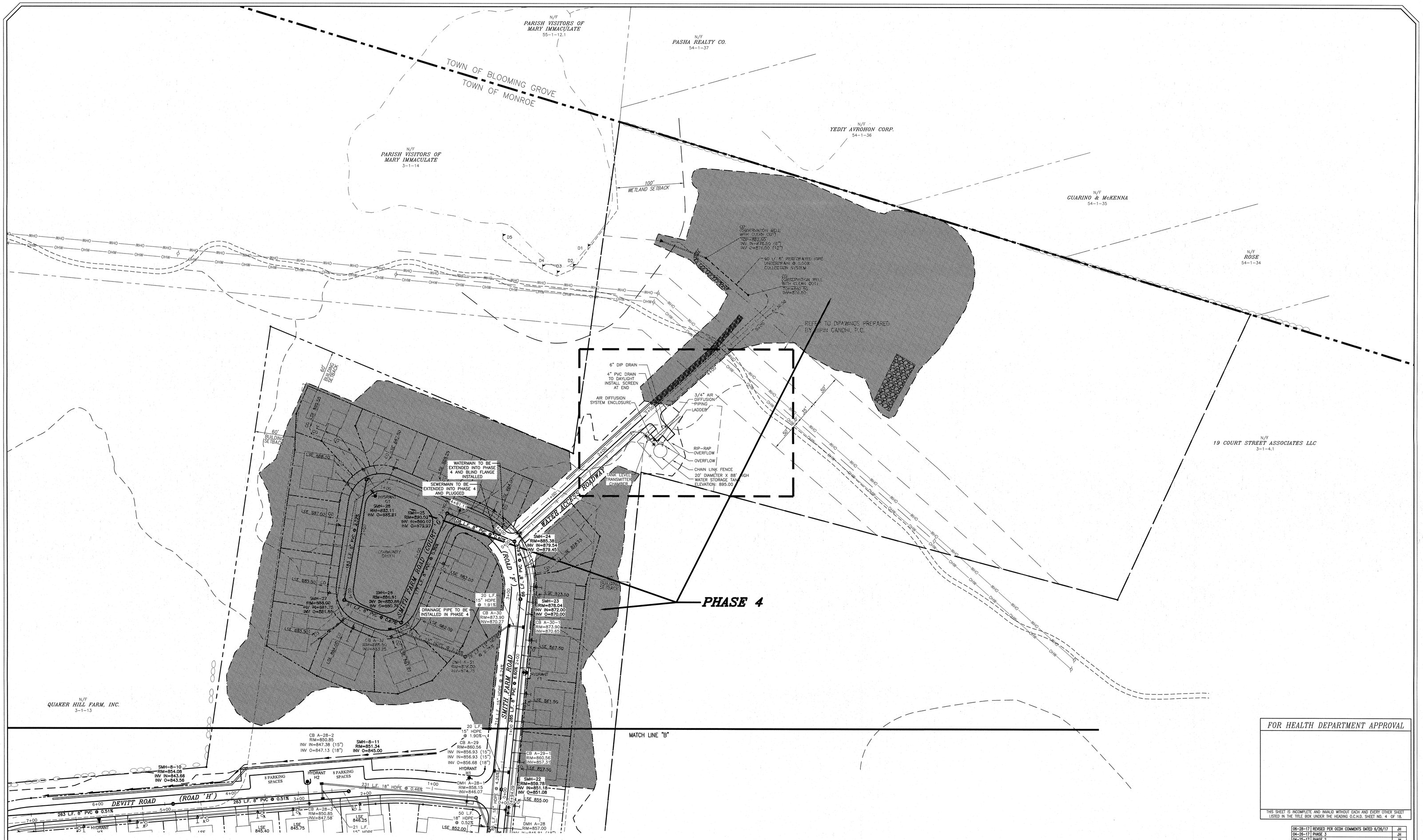
O.C.H.D. SHEET NO	D.E.C. SHEET NO	DRAWING NUMBER
3 OF 18	N/A OF 4	SF14
SCALE	CAD REFERENCE	PROJECT NUMBER
1"=50'	WORKING	21147.01



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LEGEND

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ACCESSORY STRUCTURE AND SITE PLAN REVISION NOTES:

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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
	REVISIONS	
06-28-17	REVISED PER OCHD COMMENTS DATED 6/26/17	JH
04-26-17	PHASE 3	JH
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3-21-12	PREPARATION DATE	MWS

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

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
202 GOSHEN'S AVENUE, SUITE A
COSSIBOM, NEW YORK 10924
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JOSEPH J. PIETRZAK P.E. PARTNER LICENSED NO. 065361
MICHAEL F. CORRIGAN P.L.S. LICENSED NO. 050023
PAUL J. HOWARD P.E. P.L.S. LICENSED NO. 065361
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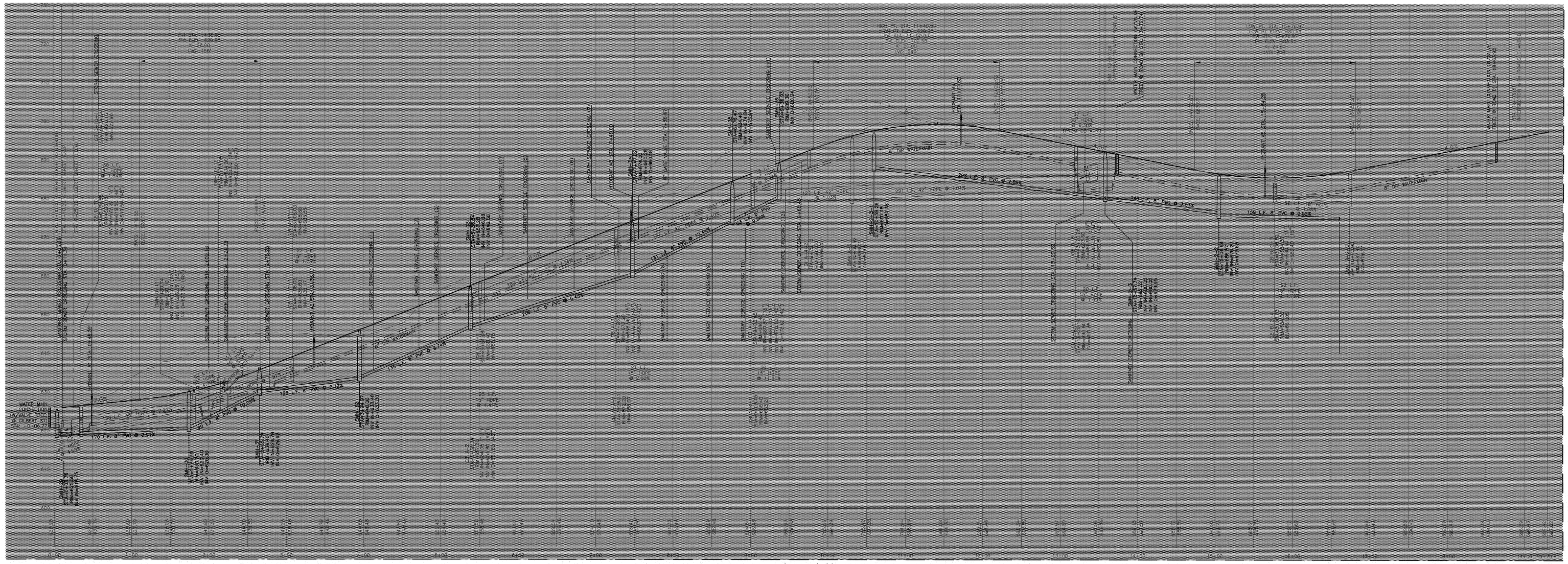
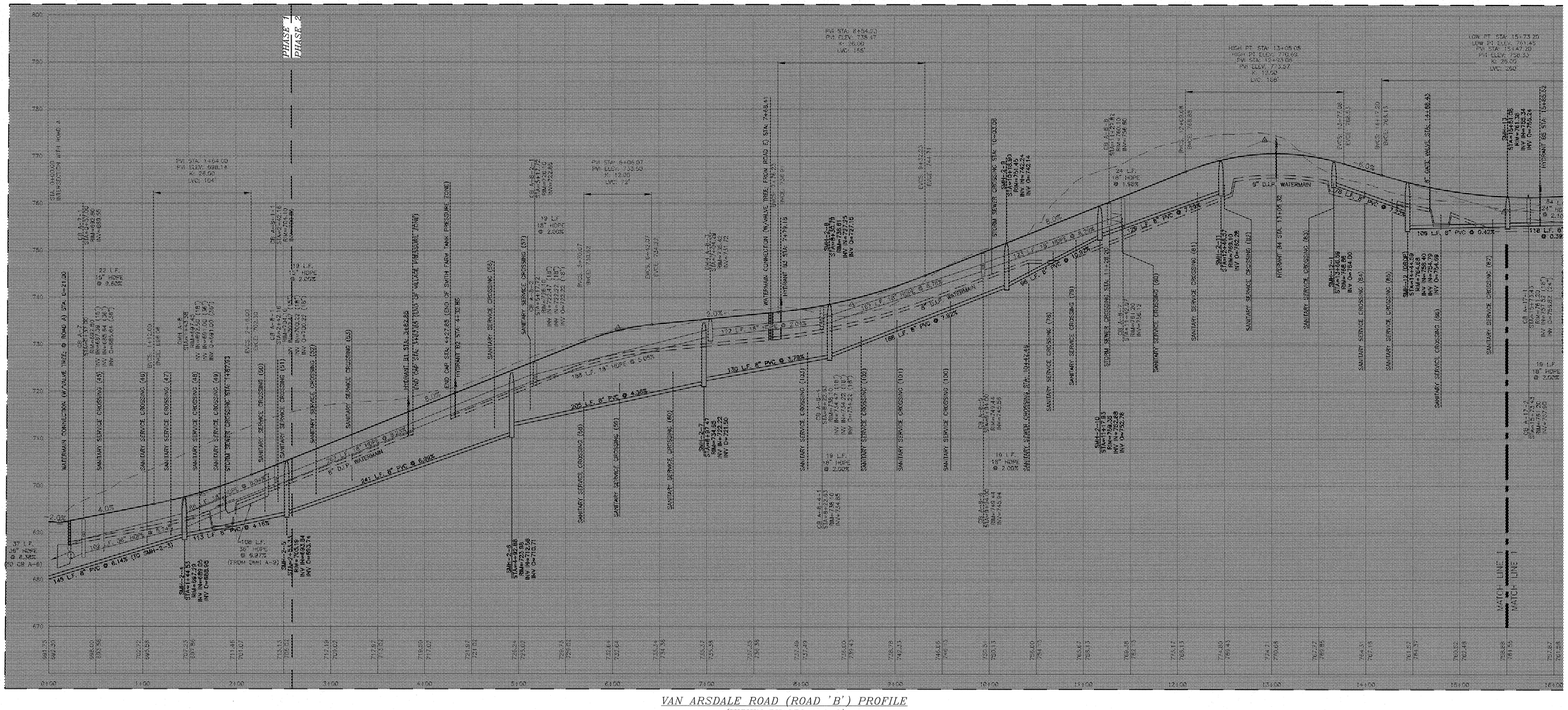


MERIBETH LANE (ROAD 'A') PROFILE
(ENTIRELY WITHIN PHASE 1)



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
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REVISIONS

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

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC

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JOSEPH J. PFAU P.E. LICENSE NO. 065342
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LIC. P.E. LICENSE NO. 065342
LIC. P.L.S. LICENSE NO. 050075
LEED AP, CERTIFICATE NO. 20396
STATE OF NEW YORK
PIETRZAK
050075
LICENSED PROFESSIONAL ENGINEER
C-2817
SIGNATURE DATE

SMITH FARM – PHASE 3

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

PROJECT TITLE

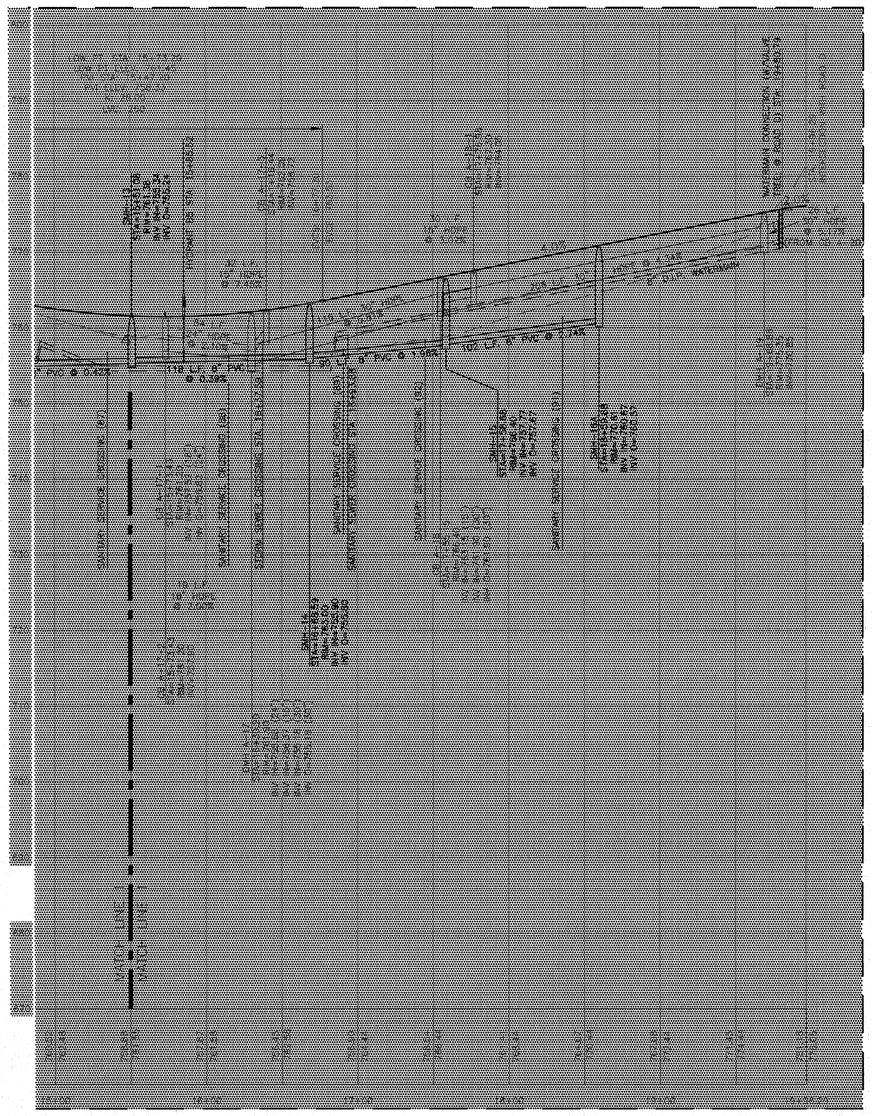
PROFILE SHEET 1

DRAWING TITLE

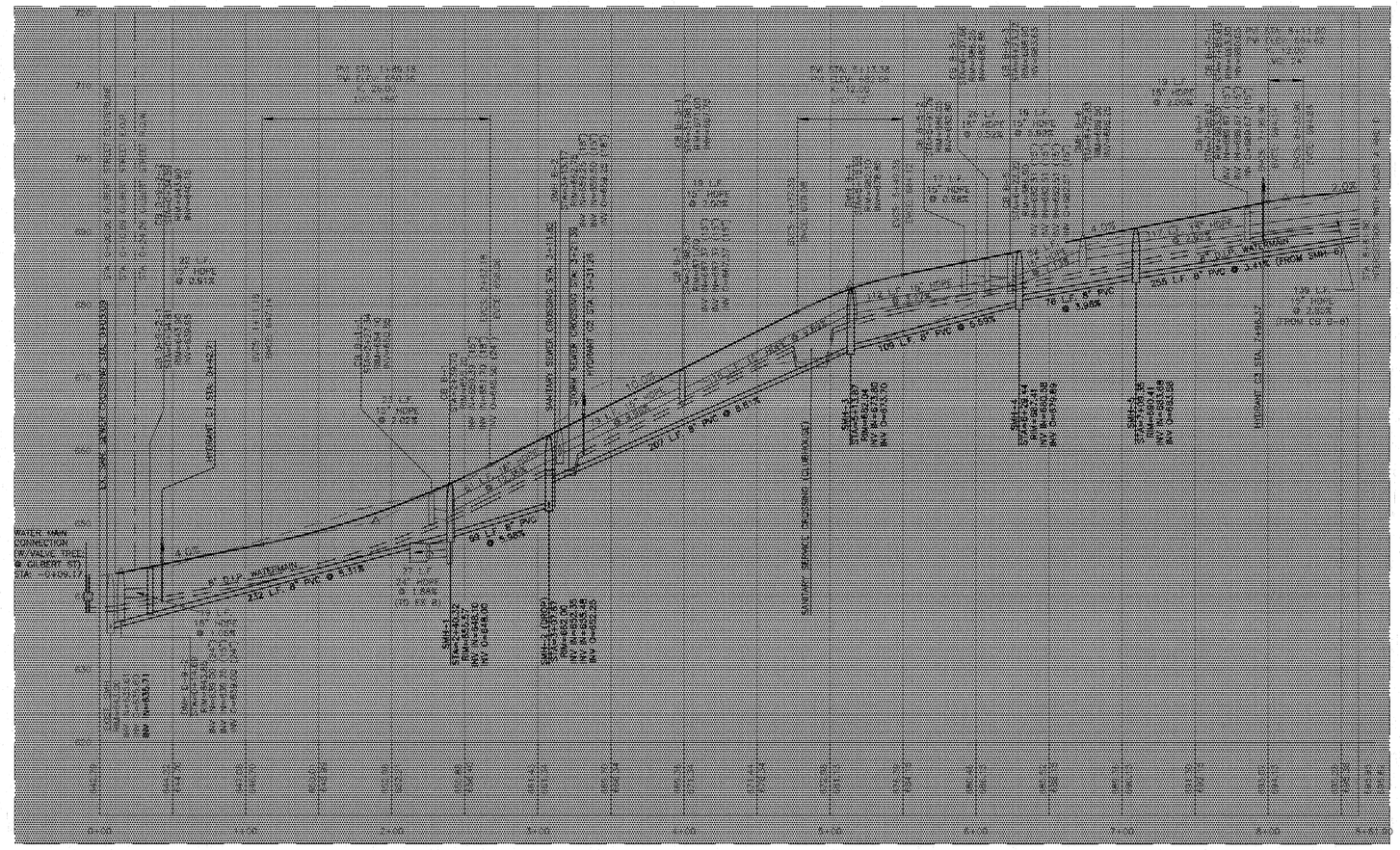
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO	D.E.C. SHEET NO	DRAWING NUMBER
5 OF 18	R/A OF #	SP23
SCALE	CAD REFERENCE	PROJECT NUMBER
AS SHOWN	WORKING	21147.01

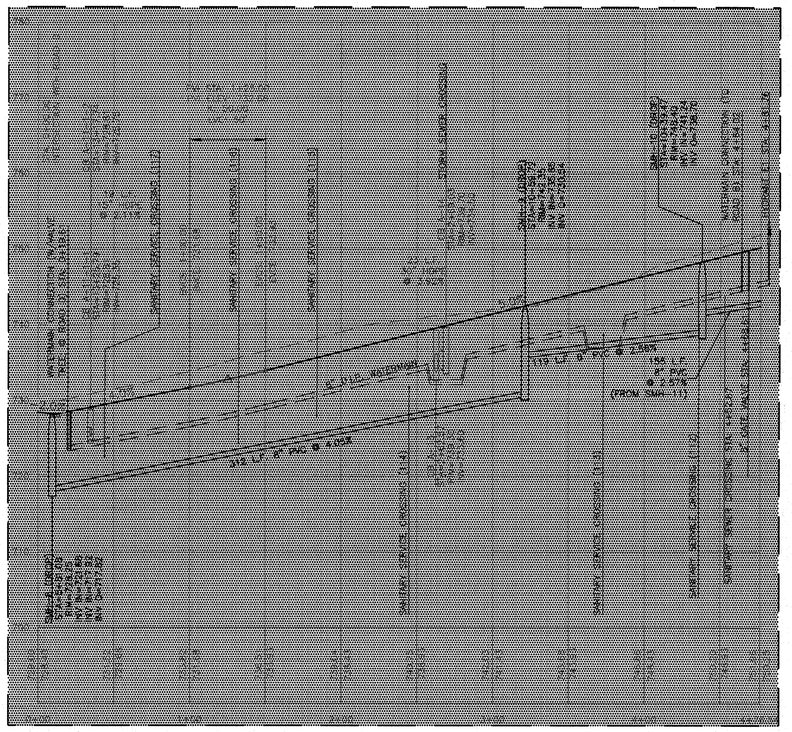
THIS SHEET IS INCOMPLETE AND INVALID WITHOUT EACH AND EVERY OTHER SHEET LISTED IN THE TITLE BOX UNDER THE HEADING O.C.H.D. SHEET NO. 5 OF 18.



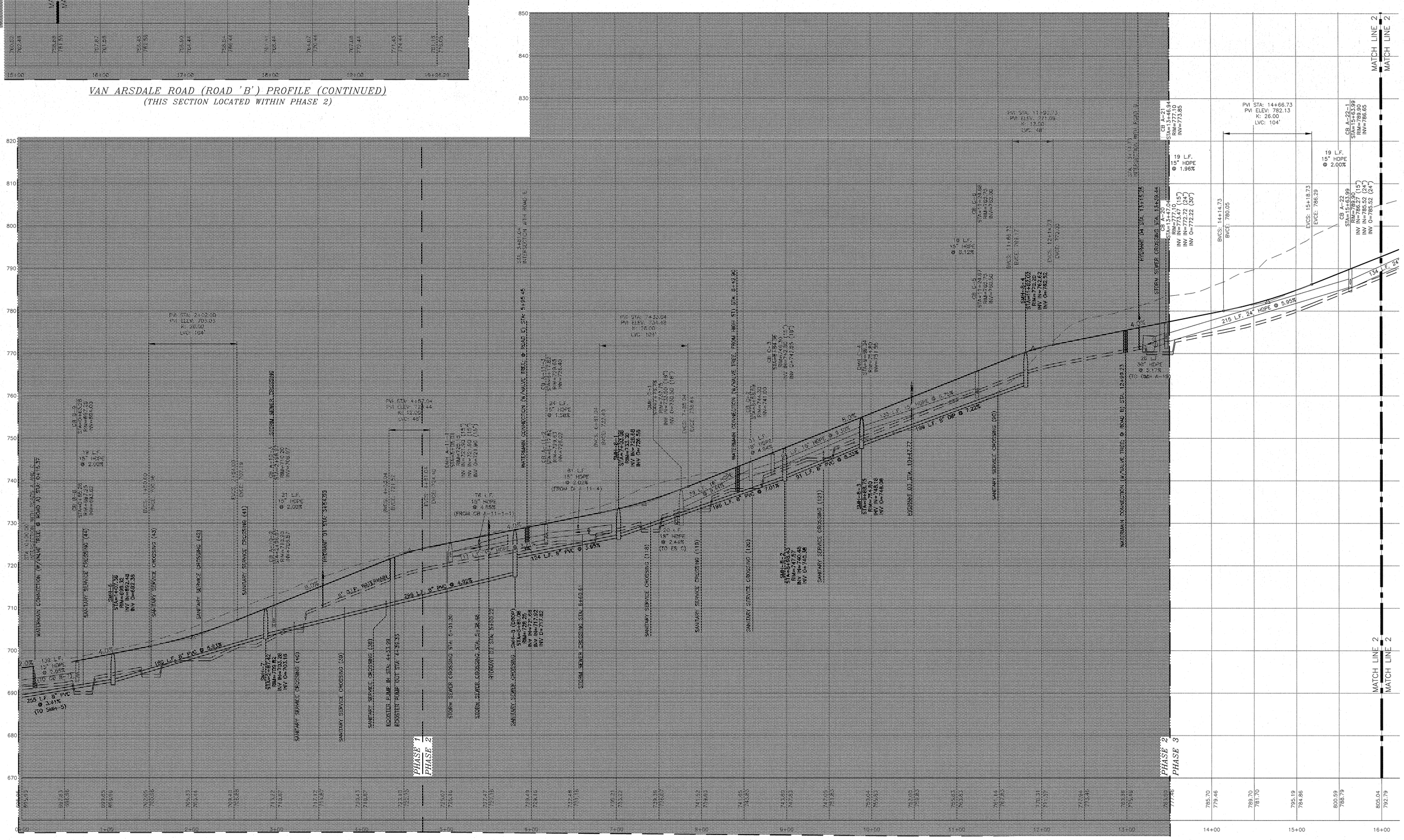
VAN ARSDALE ROAD (ROAD 'B') PROFILE (CONTINUED)
(THIS SECTION LOCATED WITHIN PHASE 2)



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



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



SMITH FARM ROAD (ROAD 'D') PROFILE

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

NOTES:

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

RESERVED FOR VILLAGE PLANNING BOARD APPROVAL

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

Chariman Date

Attest:

Secretary Date

RESERVED FOR TOWN PLANNING BOARD APPROVAL

FOR HEALTH DEPARTMENT APPROVAL

DATE	DESCRIPTION	INITIALS
	REVISIONS	
06-28-17	REVISED PER OCDH COMMENTS DATED 6/26/17	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
282 GREENWICH AVENUE, SUITE A
GOSHEN, NEW YORK 10924
(845) 294-0606
2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(845) 796-4646
JOSEPH J. PFAU P.E. LICENSE NO. 065337
MICHAEL P. CORRIGAN P.L.S. LICENSE NO. 050353
JOSEPH J. PIETRZAK P.E. P.L.S. LICENSED AP
LICENSED AS PER NYS DOH
PROF. ENGINEER NO. 065337
PROF. SURVEYOR NO. 050353
LICENSED AP PER NYS DOH 100396
SIGNATURE DATE

SMITH FARM – PHASE 3

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

PROJECT TITLE

PROFILE SHEET 2

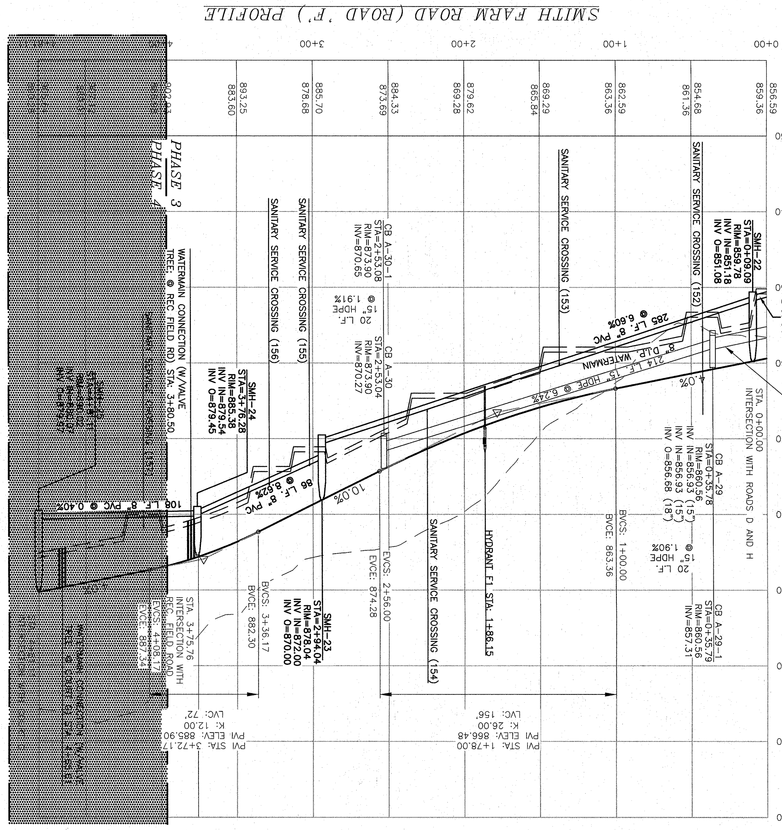
DRAWING TITLE

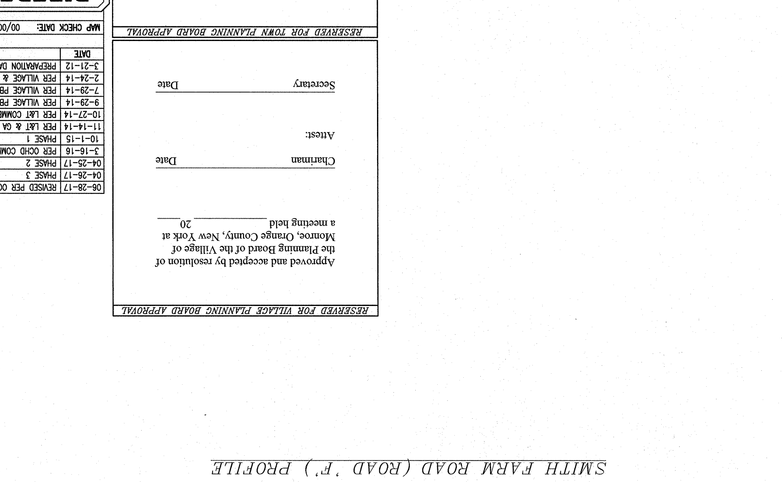
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO	D.E.C. SHEET NO	DRAWING NUMBER
6 OF 18	N/A OF N/A	SF2A

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. 6 OF 18.


SMITH FARM ROAD (ROAD 'F') PROFILE
PHASE 3
PHASE 4
SANITARY SERVICE CROSSING (153)
SANITARY SERVICE CROSSING (154)
SANITARY SERVICE CROSSING (155)
SANITARY SERVICE CROSSING (156)
SANITARY SERVICE CROSSING (192)
HYDRANT F1 STA. 1+88.15
HYDRANT F2 STA. 2+96.00
WATERMAIN CONNECTION (W/VALVE TREE @ REC FIELD RD) STA. 3+88.50
WATERMAIN CONNECTION (W/VALVE TREE @ ROAD H) STA. 0+24.11
8" DIP WATERMAIN
SMH-24 STA=3+76.28 RIM=873.34 INV IN=870.45 INV O=870.45
SMH-23 STA=2+94.04 RIM=872.00 INV IN=870.00 INV O=870.00
SMH-22 STA=2+69.78 RIM=869.78 INV IN=867.08 INV O=867.08
SMH-21 STA=1+64.37 RIM=873.00 INV IN=870.27 INV O=870.27
CB A-29 STA=0+57.56 RIM=869.56 INV IN=866.93 (18") INV O=866.68 (18")
CB A-30 STA=0+00.00 RIM=873.00 INV IN=870.45
CB A-30-1 STA=0+10.00 RIM=873.00 INV IN=870.65
CB A-29-1 STA=0+57.56 RIM=869.56 INV IN=866.93 (18") INV O=866.68 (18")
CB A-29-2 STA=0+57.56 RIM=869.56 INV IN=867.33 (18") INV O=867.08 (18")
CB A-28 STA=1+64.32 RIM=874.28 INV IN=871.50 INV O=871.25
CB A-28-1 STA=1+64.32 RIM=874.28 INV IN=871.75 INV O=871.50
CB A-28-2 STA=1+64.32 RIM=874.28 INV IN=872.00 INV O=871.75
CB A-27 STA=1+64.32 RIM=874.28 INV IN=872.25 INV O=872.00
CB A-27-1 STA=1+64.32 RIM=874.28 INV IN=872.50 INV O=872.25
CB A-27-2 STA=1+64.32 RIM=874.28 INV IN=872.75 INV O=872.50
CB A-26 STA=1+64.32 RIM=874.28 INV IN=873.00 INV O=872.75
CB A-26-1 STA=1+64.32 RIM=874.28 INV IN=873.25 INV O=873.00
CB A-26-2 STA=1+64.32 RIM=874.28 INV IN=873.50 INV O=873.25
CB A-25 STA=1+64.32 RIM=874.28 INV IN=873.75 INV O=873.50
CB A-25-1 STA=1+64.32 RIM=874.28 INV IN=874.00 INV O=873.75
CB A-25-2 STA=1+64.32 RIM=874.28 INV IN=874.25 INV O=874.00
CB A-24 STA=1+64.32 RIM=874.28 INV IN=874.50 INV O=874.25
CB A-24-1 STA=1+64.32 RIM=874.28 INV IN=874.75 INV O=874.50
CB A-24-2 STA=1+64.32 RIM=874.28 INV IN=875.00 INV O=874.75
CB A-23 STA=1+64.32 RIM=874.28 INV IN=875.25 INV O=875.00
CB A-23-1 STA=1+64.32 RIM=874.28 INV IN=875.50 INV O=875.25
CB A-23-2 STA=1+64.32 RIM=874.28 INV IN=875.75 INV O=875.50
DMH A-28 STA=1+64.32 RIM=874.28 INV IN=871.00 (18") INV O=870.75 (24")
DMH A-28-1 STA=1+64.32 RIM=874.28 INV IN=870.75 (24") INV O=870.50 (24")
DMH A-23 STA=1+64.32 RIM=874.28 INV IN=870.25 (24") INV O=870.00 (24")
DMH A-23-1 STA=1+64.32 RIM=874.28 INV IN=869.75 (24") INV O=869.50 (24")
DMH A-23-2 STA=1+64.32 RIM=874.28 INV IN=869.25 (24") INV O=869.00 (24")
STA. 0+00.00 INTERSECTION WITH ROAD F
STA. 0+10.00 INTERSECTION WITH ROADS D AND H
STA. 3+75.76 EDGE OF PAVEMENT
STA. 4+93.10 EDGE OF PAVEMENT
LOW PT STA. 4+68.81 ELEV. 883.70 K: 8.00
PVI STA. 3+73.17 ELEV. 882.30 K: 17.00
PVI STA. 1+78.00 ELEV. 866.48 K: 26.00
HIGH PT STA. 2+31.88 ELEV. 893.67 K: 9.00


WATERMAIN CONNECTION (W/VALVE TREE @ REC FIELD RD) STA. 3+88.50
SANITARY SERVICE CROSSING (153)
SANITARY SERVICE CROSSING (154)
SANITARY SERVICE CROSSING (155)
SANITARY SERVICE CROSSING (156)
SANITARY SERVICE CROSSING (192)
HYDRANT F1 STA. 1+88.15
HYDRANT F2 STA. 2+96.00
8" DIP WATERMAIN
SMH-24 STA=3+76.28 RIM=873.34 INV IN=870.45 INV O=870.45
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CB A-30 STA=0+00.00 RIM=873.00 INV IN=870.45
CB A-30-1 STA=0+10.00 RIM=873.00 INV IN=870.65
CB A-29-1 STA=0+57.56 RIM=869.56 INV IN=866.93 (18") INV O=866.68 (18")
CB A-29-2 STA=0+57.56 RIM=869.56 INV IN=867.33 (18") INV O=867.08 (18")
CB A-28 STA=1+64.32 RIM=874.28 INV IN=871.50 INV O=871.25
CB A-28-1 STA=1+64.32 RIM=874.28 INV IN=871.75 INV O=871.50
CB A-28-2 STA=1+64.32 RIM=874.28 INV IN=872.00 INV O=871.75
CB A-27 STA=1+64.32 RIM=874.28 INV IN=872.25 INV O=872.00
CB A-27-1 STA=1+64.32 RIM=874.28 INV IN=872.50 INV O=872.25
CB A-27-2 STA=1+64.32 RIM=874.28 INV IN=872.75 INV O=872.50
CB A-26 STA=1+64.32 RIM=874.28 INV IN=873.00 INV O=872.75
CB A-26-1 STA=1+64.32 RIM=874.28 INV IN=873.25 INV O=873.00
CB A-26-2 STA=1+64.32 RIM=874.28 INV IN=873.50 INV O=873.25
CB A-25 STA=1+64.32 RIM=874.28 INV IN=873.75 INV O=873.50
CB A-25-1 STA=1+64.32 RIM=874.28 INV IN=874.00 INV O=873.75
CB A-25-2 STA=1+64.32 RIM=874.28 INV IN=874.25 INV O=874.00
CB A-24 STA=1+64.32 RIM=874.28 INV IN=874.50 INV O=874.25
CB A-24-1 STA=1+64.32 RIM=874.28 INV IN=874.75 INV O=874.50
CB A-24-2 STA=1+64.32 RIM=874.28 INV IN=875.00 INV O=874.75
CB A-23 STA=1+64.32 RIM=874.28 INV IN=875.25 INV O=875.00
CB A-23-1 STA=1+64.32 RIM=874.28 INV IN=875.50 INV O=875.25
CB A-23-2 STA=1+64.32 RIM=874.28 INV IN=875.75 INV O=875.50
DMH A-28 STA=1+64.32 RIM=874.28 INV IN=871.00 (18") INV O=870.75 (24")
DMH A-28-1 STA=1+64.32 RIM=874.28 INV IN=870.75 (24") INV O=870.50 (24")
DMH A-23 STA=1+64.32 RIM=874.28 INV IN=870.25 (24") INV O=870.00 (24")
DMH A-23-1 STA=1+64.32 RIM=874.28 INV IN=869.75 (24") INV O=869.50 (24")
DMH A-23-2 STA=1+64.32 RIM=874.28 INV IN=869.25 (24") INV O=869.00 (24")
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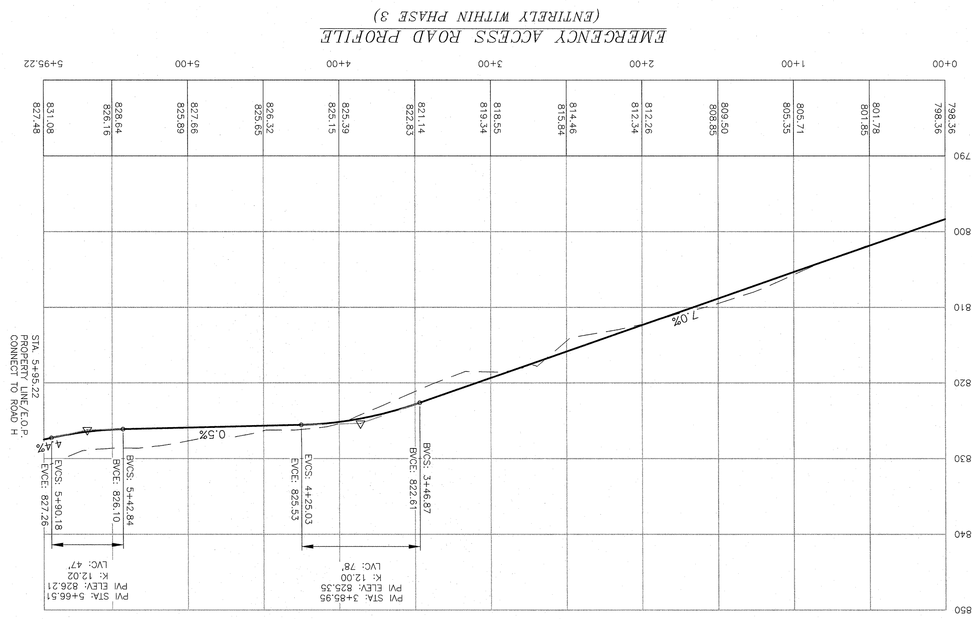
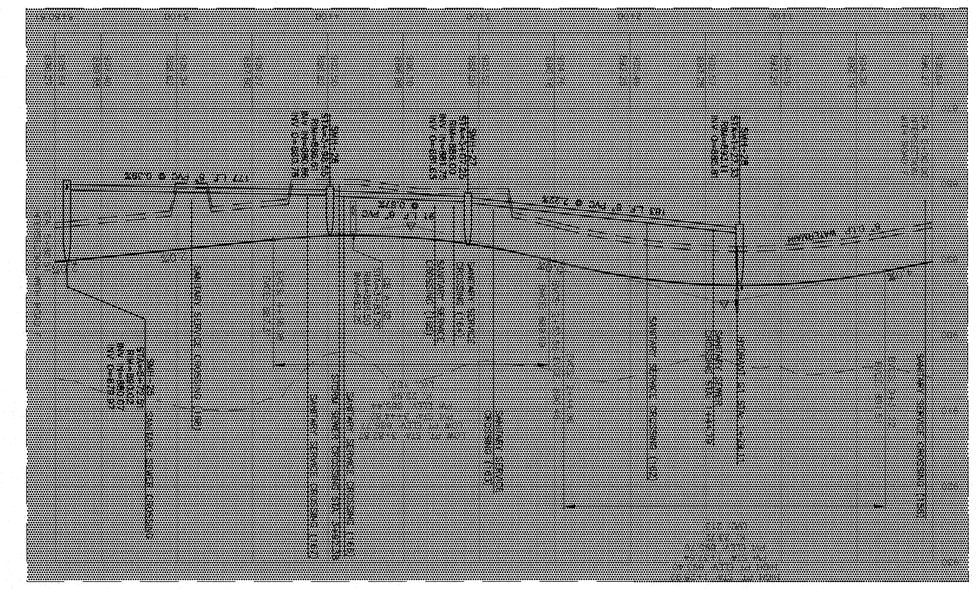
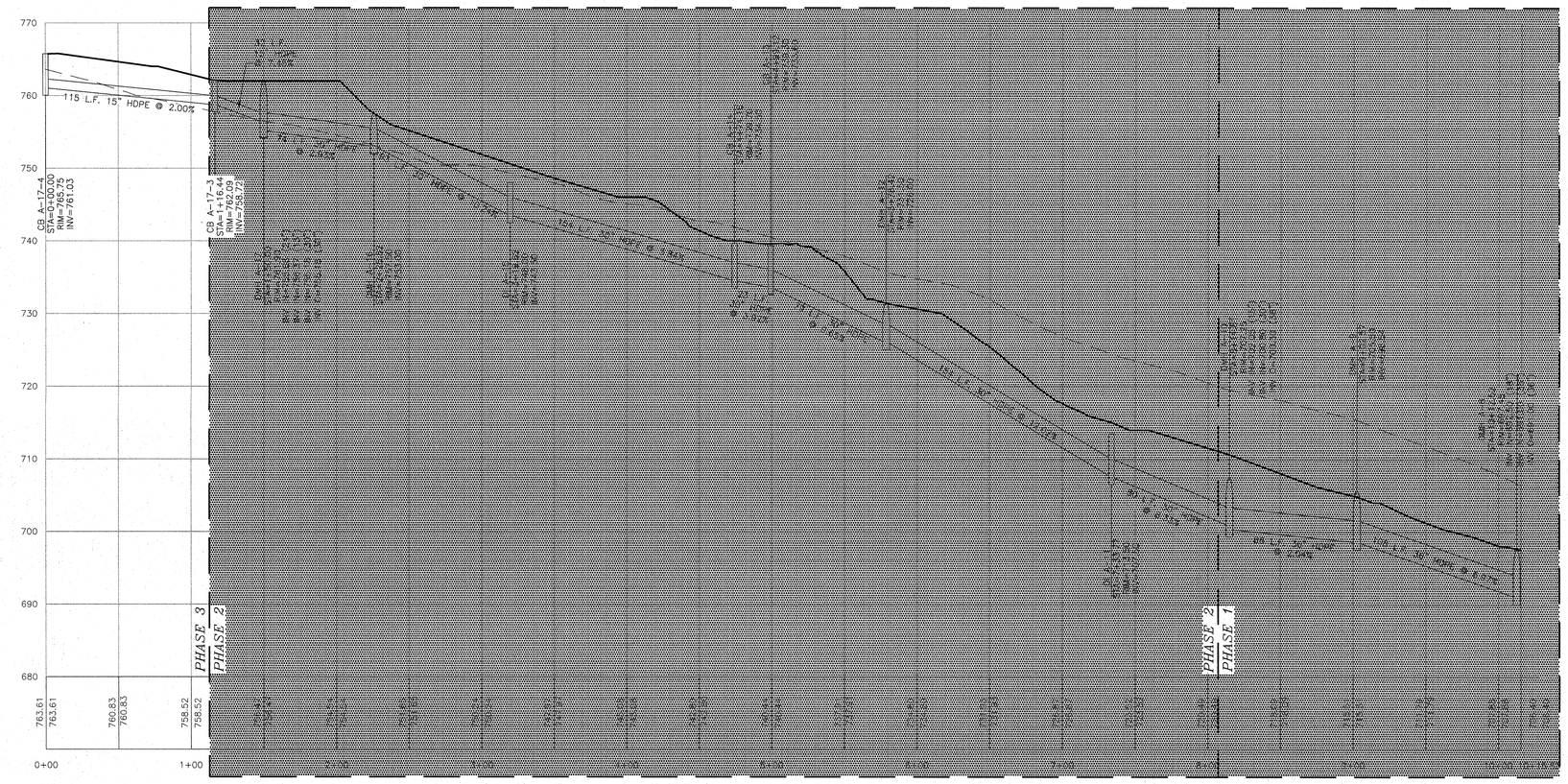
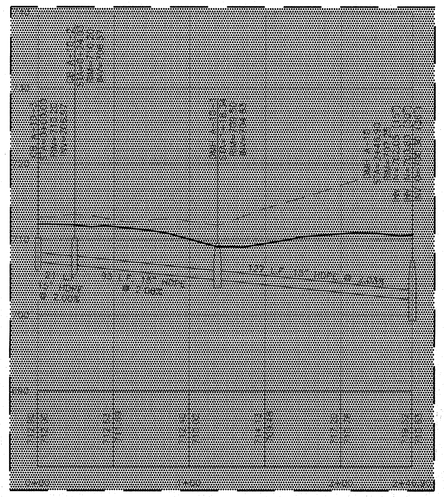

EMERGENCY ACCESS ROAD PROFILE
(ENTIRELY WITHIN PHASE 3)
PROFILE SCALE:
HORIZONTAL: 1"=50'
VERTICAL: 1"=10'
STA. 5+49.22 PROPERTY LINE/E.O.P. CONNECT TO ROAD H
EVCS: 5+90.18
EVCE: 827.26
BVCS: 5+42.84
BVCE: 826.10
PVI STA: 5+66.51 ELEV. 826.71 K: 12.00 LVC: 47'
EVCS: 4+25.03
EVCE: 823.53
BVCS: 3+46.87
BVCE: 822.61
PVI STA: 3+85.95 ELEV. 820.35 K: 12.00 LVC: 78'
0.5%
7.0%

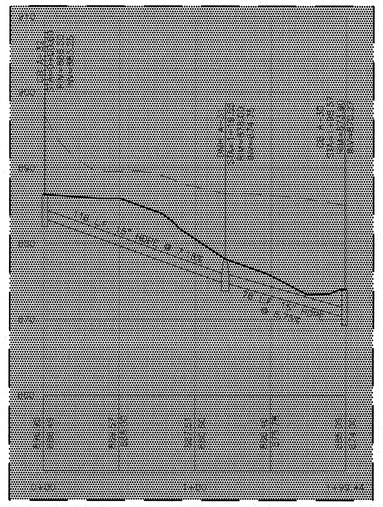

SMITH FARM ROAD (COURT 'C') PROFILE
(ENTIRELY WITHIN PHASE 4)
SANITARY SERVICE CROSSING (198)
SANITARY SERVICE CROSSING (199)
SANITARY SERVICE CROSSING (200)
SANITARY SERVICE CROSSING (201)
SANITARY SERVICE CROSSING (202)
SANITARY SERVICE CROSSING (203)
SANITARY SERVICE CROSSING (204)
SANITARY SERVICE CROSSING (205)
SANITARY SERVICE CROSSING (206)
SANITARY SERVICE CROSSING (207)
SANITARY SERVICE CROSSING



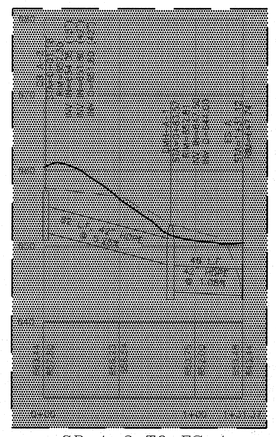
DI A-17-4 TO DMH A-8



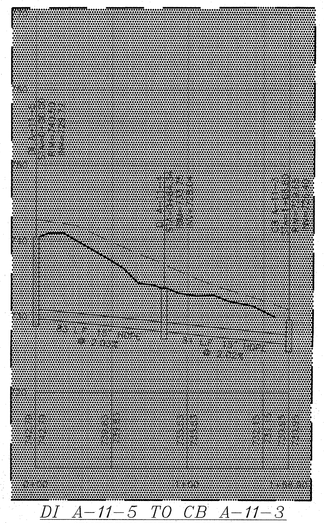
CB A-10-3 TO DMH A-10
(ENTIRELY WITHIN PHASE 1)



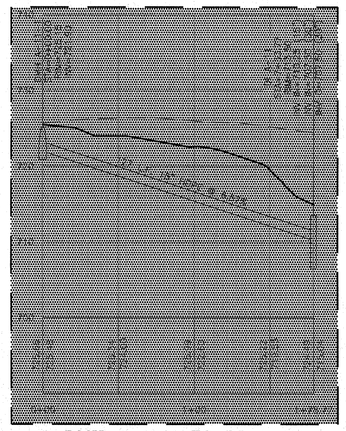
CB A-32 TO CB A-30
(ENTIRELY WITHIN PHASE 4)



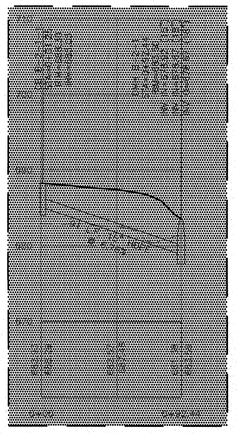
CB A-2 TO ES A
(ENTIRELY WITHIN PHASE 1)



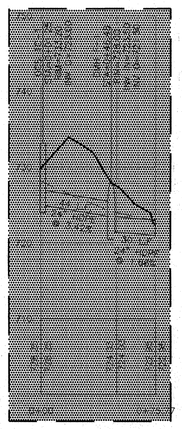
DI A-11-5 TO CB A-11-3
(ENTIRELY WITHIN PHASE 2)



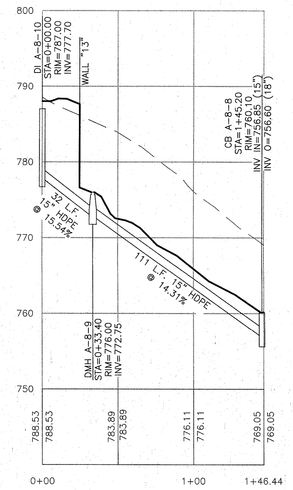
DMH A-11-1 TO DI A-11
(ENTIRELY WITHIN PHASE 2)



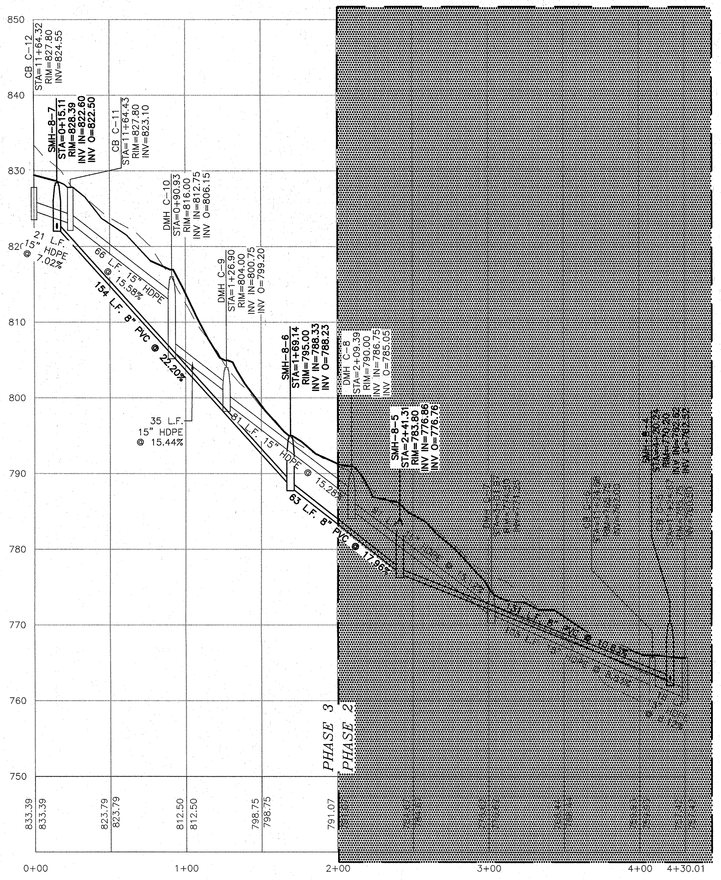
CB B-2-1-1 TO DMH B-2-1
(ENTIRELY WITHIN PHASE 1)



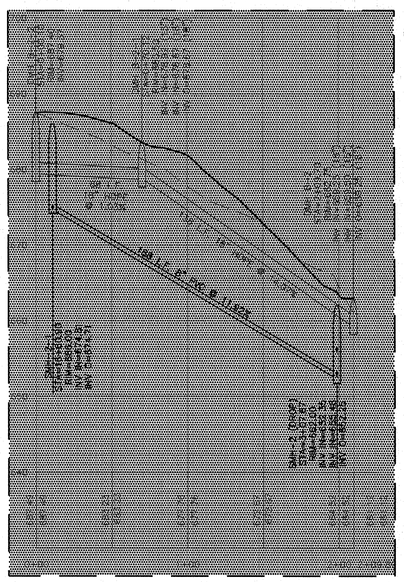
OCS 1C-1 TO ES F
(ENTIRELY WITHIN PHASE 2)



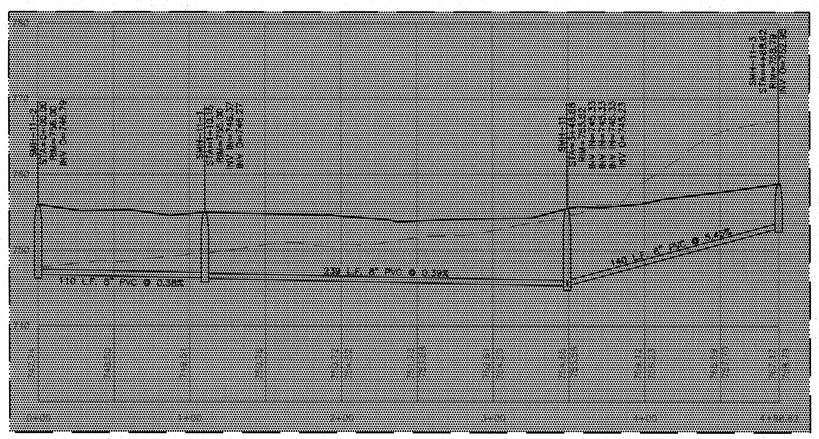
DI A-8-10 TO CB A-8-8
(ENTIRELY WITHIN PHASE 3)



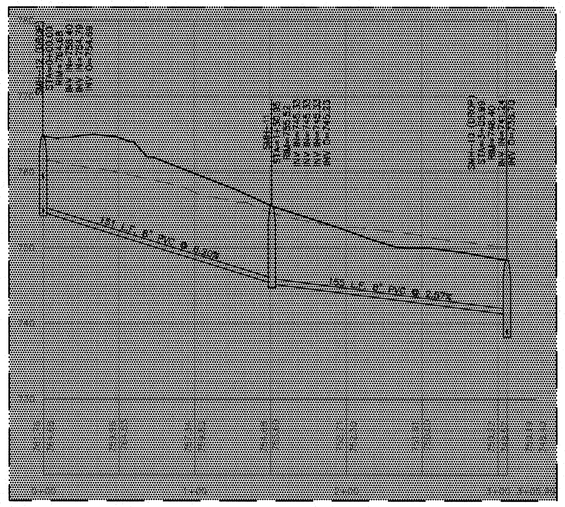
STORM CB C-12 TO CB C-5
SANITARY SMH-8-7 TO SMH-8-4



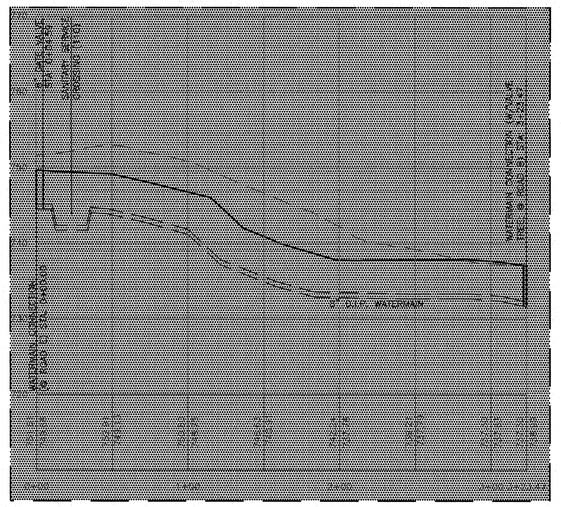
STORM DMH B-2-2 TO DMH B-2
SANITARY SMH-2-1 TO SMH-2
(ENTIRELY WITHIN PHASE 1)



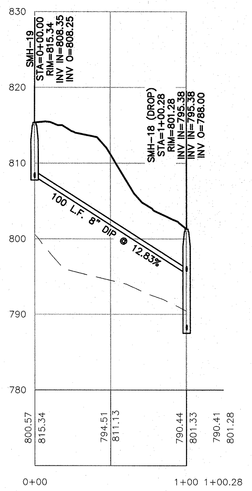
SMH-11-2 AND SMH-11-3 TO SMH-11
(ENTIRELY WITHIN PHASE 2)



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



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

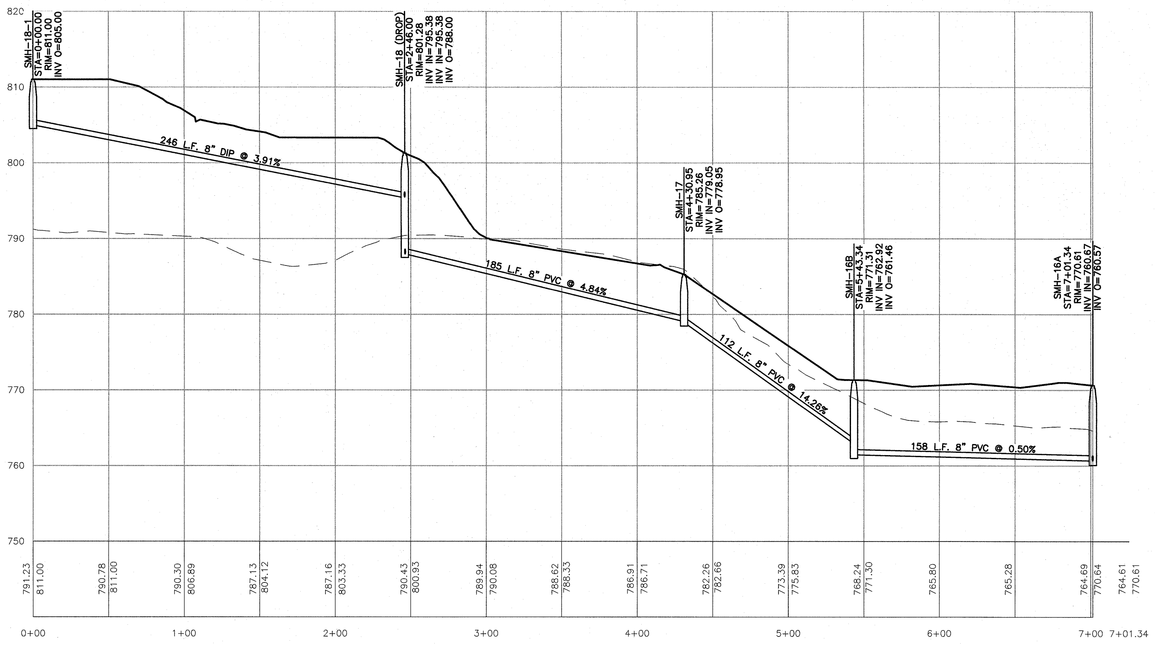


SMH-19 TO SMH-18
(ENTIRELY WITHIN PHASE 3)

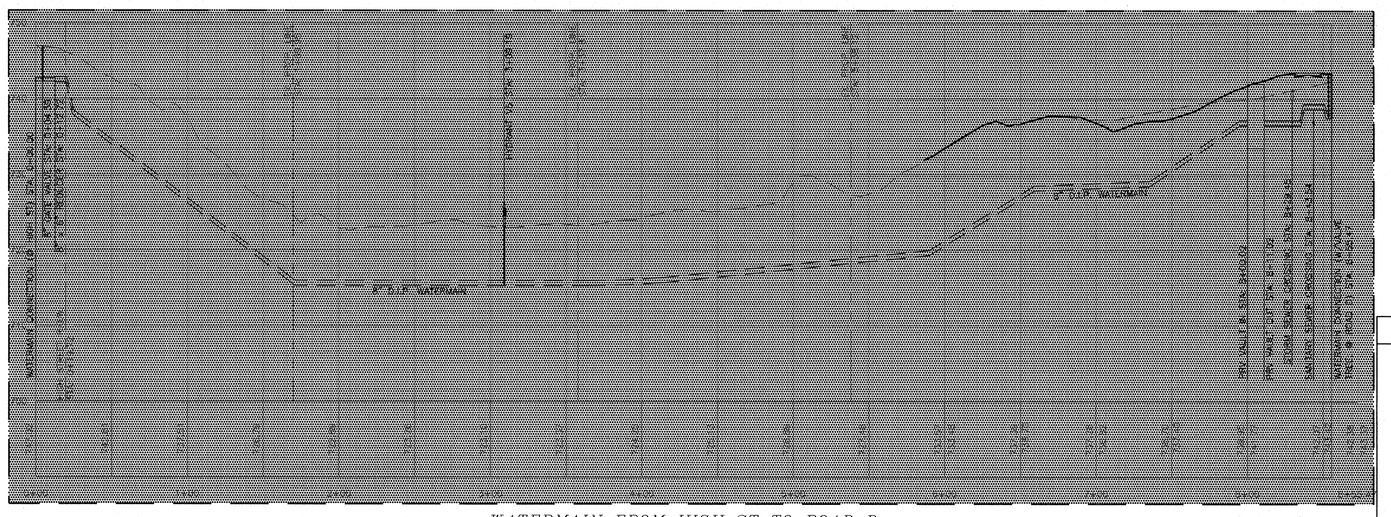
PROFILE SCALE:
HORIZONTAL: 1"=50'
VERTICAL: 1"=10'

NOTES:

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.



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
06-28-17	REVISED PER OCDH COMMENTS DATED 6/26/17	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
CONSHOHOCKEN, NEW YORK 10504
(845) 294-0606
2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(845) 796-4646
JOSEPH J. PFAU P.E.
LICENSE NO. 065827
MICHAEL F. CORRIGAN P.L.S.
LICENSE NO. 050023
ROBERT F. PIETRZAK P.E., P.L.S. LICENSE
P.E. LICENSE NO. 076836
PLS LICENSE NO. 050075
LAND SURVEYOR LICENSE NO. 35396
SIGNATURE DATE 6-28-17

SMITH FARM - PHASE 3

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

PROJECT TITLE

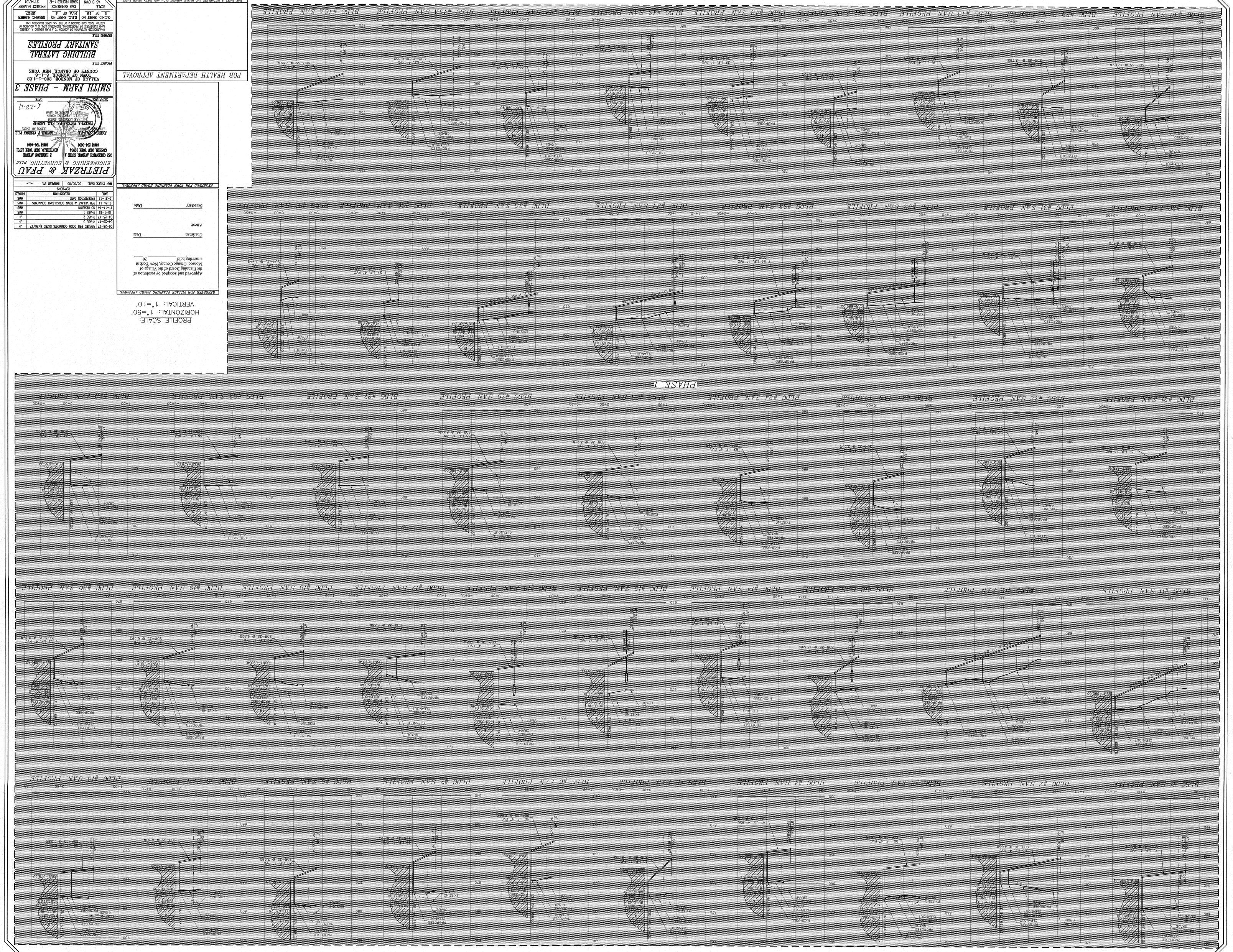
PROFILE SHEET 4

DRAWING TITLE

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

O.C.H.D. SHEET NO	D.E.C. SHEET NO	DRAWING NUMBER
8 OF 18	N/A OF #	SP26
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.



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

06-28-17	REVISED PER COOK COMMENTS DATED 6/28/17	JH	
04-26-17	PHASE 3	JH	
04-25-17	PHASE 2	JH	
10-1-15	PHASE 1	WMS	
11-14-14	NO REVISION	WMS	
2-24-14	PER VILLAGE & TOWN CONSULTANT COMMENTS	WMS	
7-21-12	PREPARATION DATE	WMS	
DATE	REVISIONS / DESCRIPTION	INITIALS	

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

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
202 CODDINGTOWN AVENUE, SUITE A
COSSACK NEW YORK 10924
(845) 294-0000
2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(845) 796-4646
ANDREW J. PIETRZAK JR. P.E.
LICENSED PROFESSIONAL ENGINEER
LICENSE NO 065029
MICHAEL T. CORCORAN P.L.S.
LICENSED PROFESSIONAL ENGINEER
LICENSE NO 050035
MICHAEL A. PIETRZAK JR. P.E.
LICENSED PROFESSIONAL ENGINEER
LICENSE NO 075880
MARK A. PFAU
LICENSED PROFESSIONAL ENGINEER
LICENSE NO 075880
SIGNATURE DATE
6-28-17

SMITH FARM – PHASE 3

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

PROJECT TITLE

BUILDING LATERAL SANITARY PROFILES

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED
UNDERSIGNED PROFESSIONAL ENGINEER SEAL IS A VIOLATION OF
SECTION 7209 SUB-DIVISION 2 OF NEW YORK STATE EDUCATION LAW

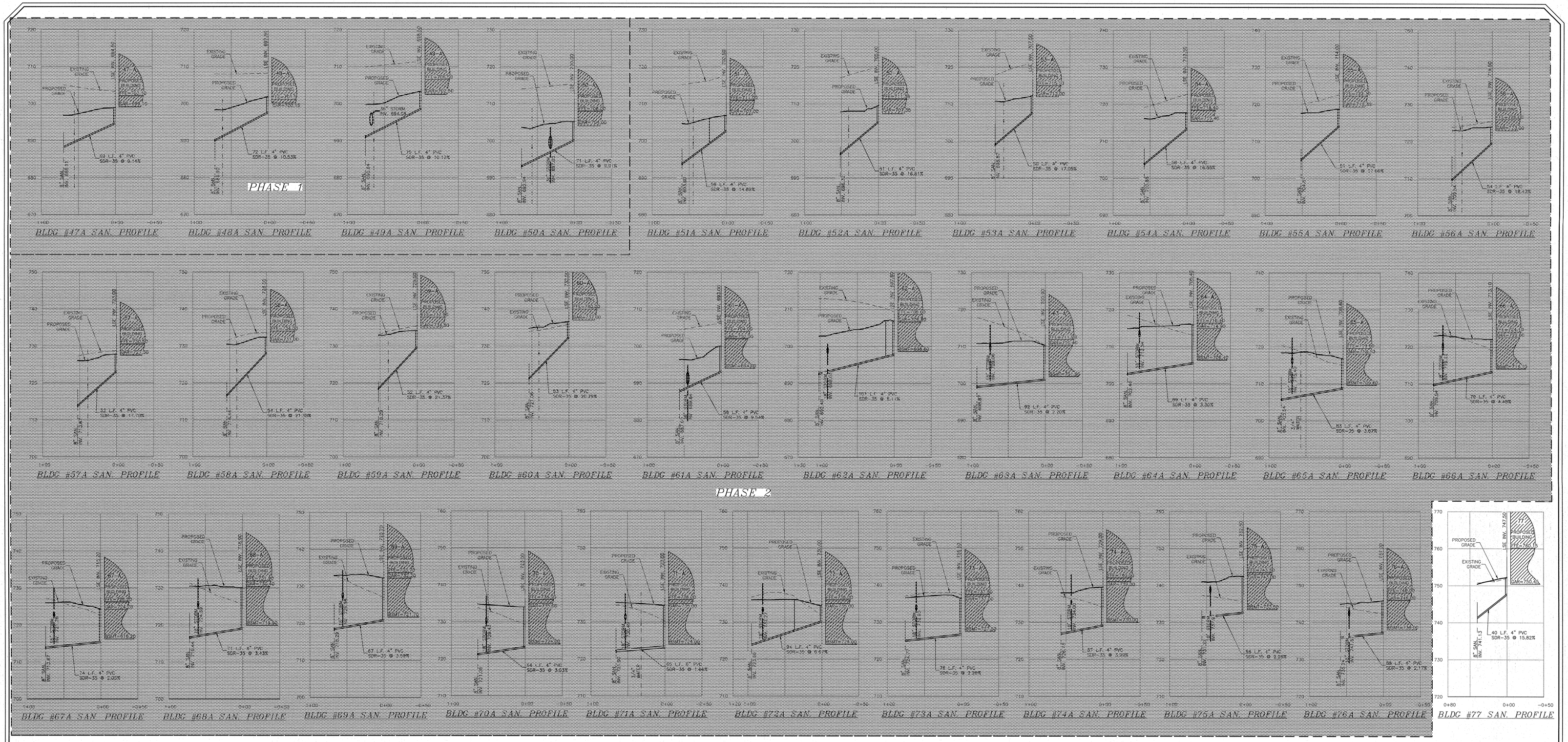
DRAWING TITLE

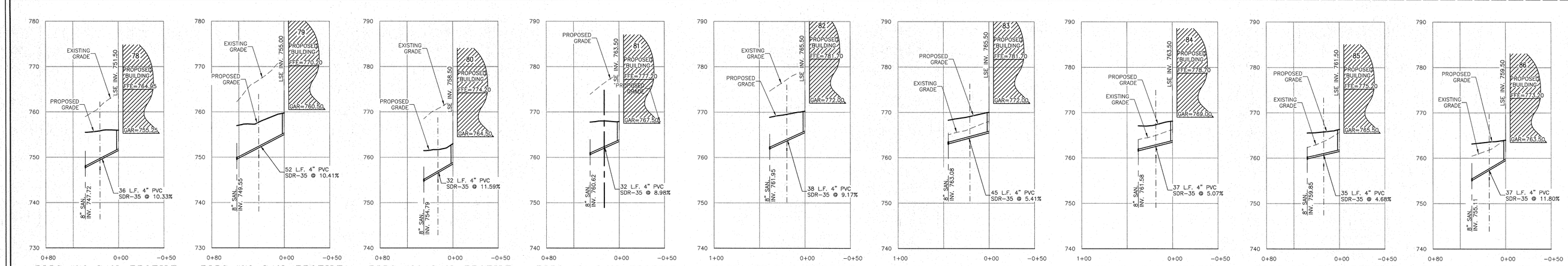
SCALE	CAD REFERENCE	PROJECT NUMBER
AS SHOWN	SDRB PROFILE 1-4D	211421

SHEET NO	OF	DRAWING NUMBER
9	18	N/A

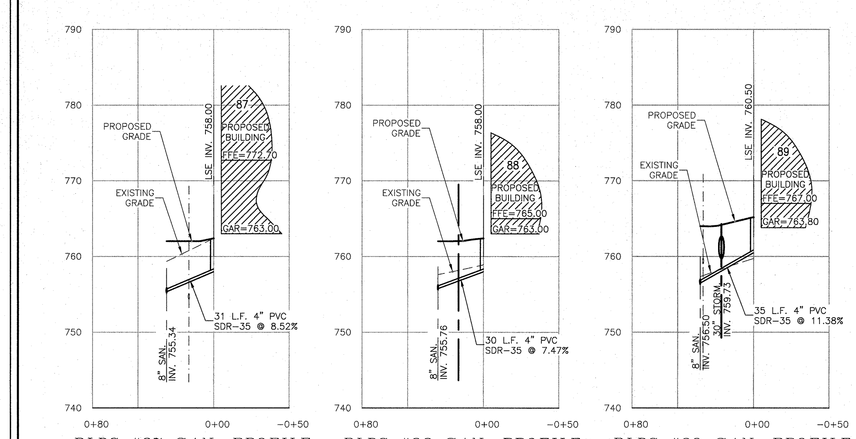
THIS SHEET IS INCOMPLETE AND MUST BE REVIEWED TOGETHER WITH ALL OTHER SHEETS LISTED IN THE TITLE BOX UNDER THE HEADING CCAD SHEET NO. 9 OF 18

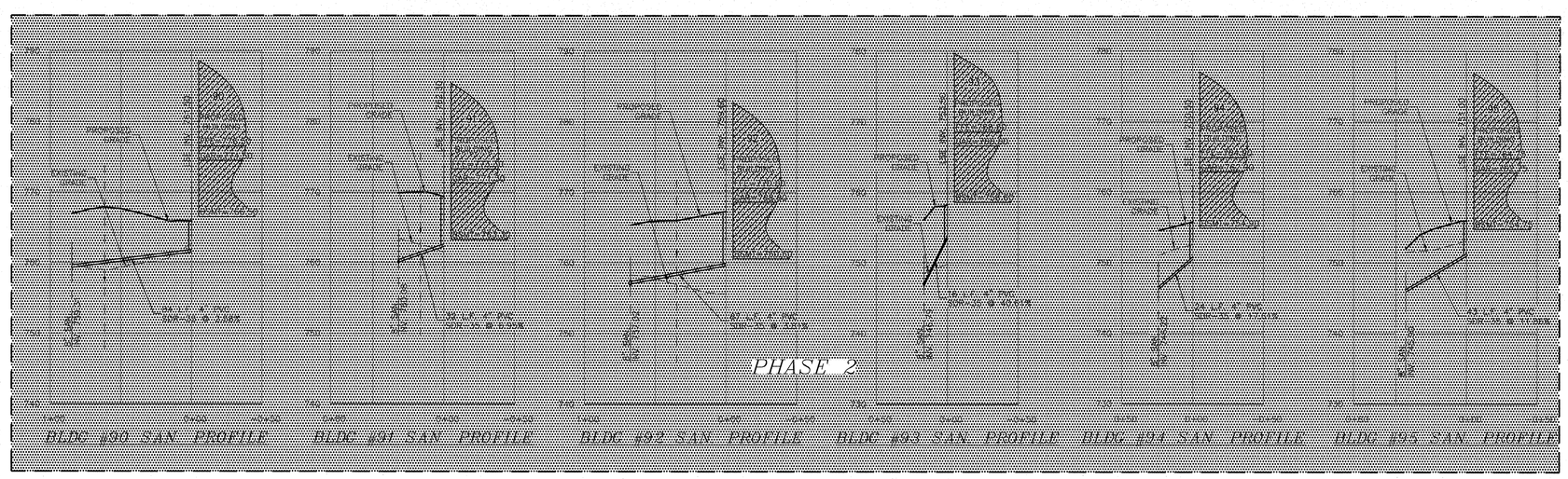
FOR HEALTH DEPARTMENT APPROVAL





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. 10 OF 18.

DATE	DESCRIPTION	INITIALS
06-28-17	REVISED PER OCDH COMMENTS DATED 6/26/17	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
282 GREENWICH AVENUE, SUITE A
GOSHEN, NEW YORK 10924
(845) 294-0606
2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(845) 796-6646
JOSEPH E. PIETRZAK P.E. LICENSE NO. 065921
MICHAEL F. CORRIGAN P.L.S. LICENSE NO. 050322
MICHAEL F. CORRIGAN P.L.S. LICENSED AP
STATE OF NEW YORK
LICENSED LAND SURVEYOR
MICHAEL F. CORRIGAN
LICENSE NO. 050322
SIGNATURE DATE
6-28-17

SMITH FARM - PHASE 3

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

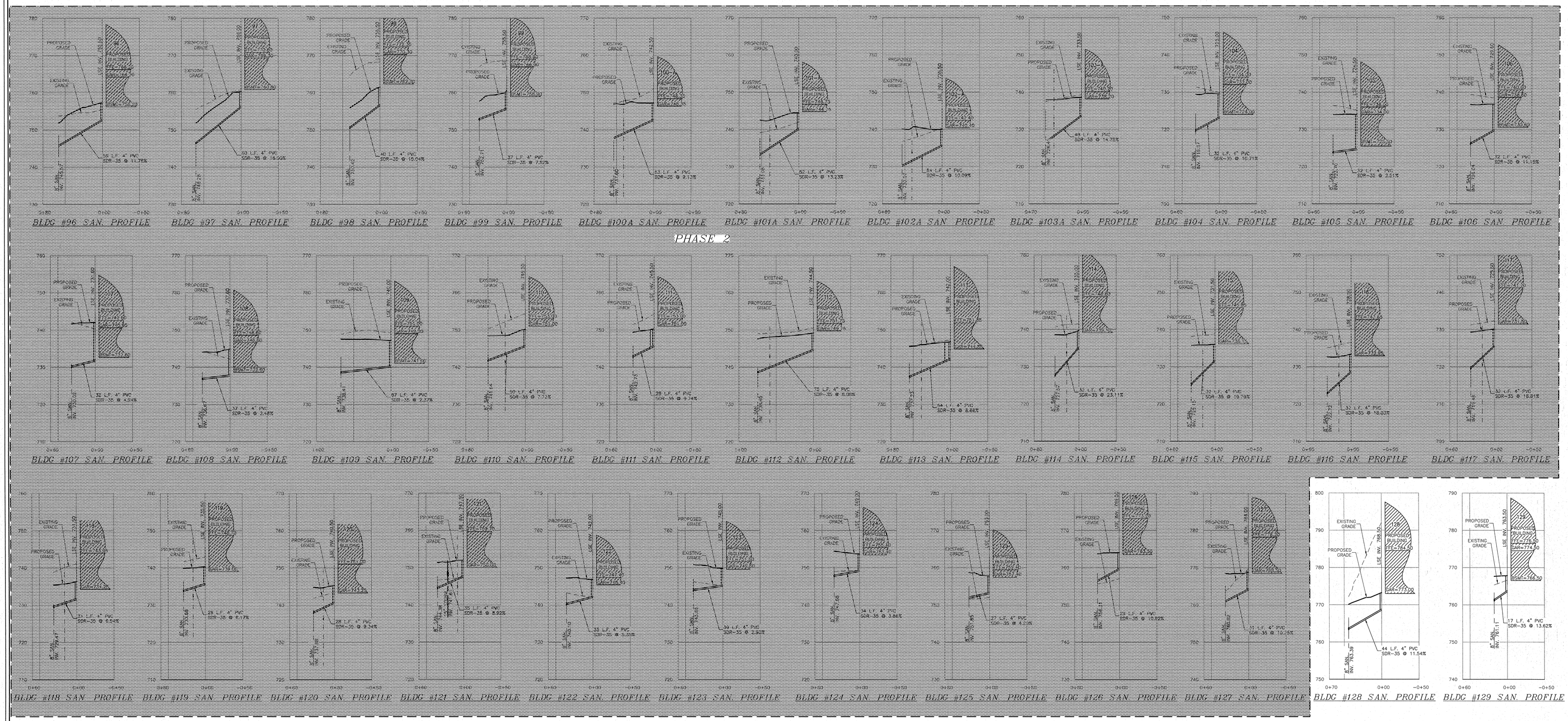
PROJECT TITLE

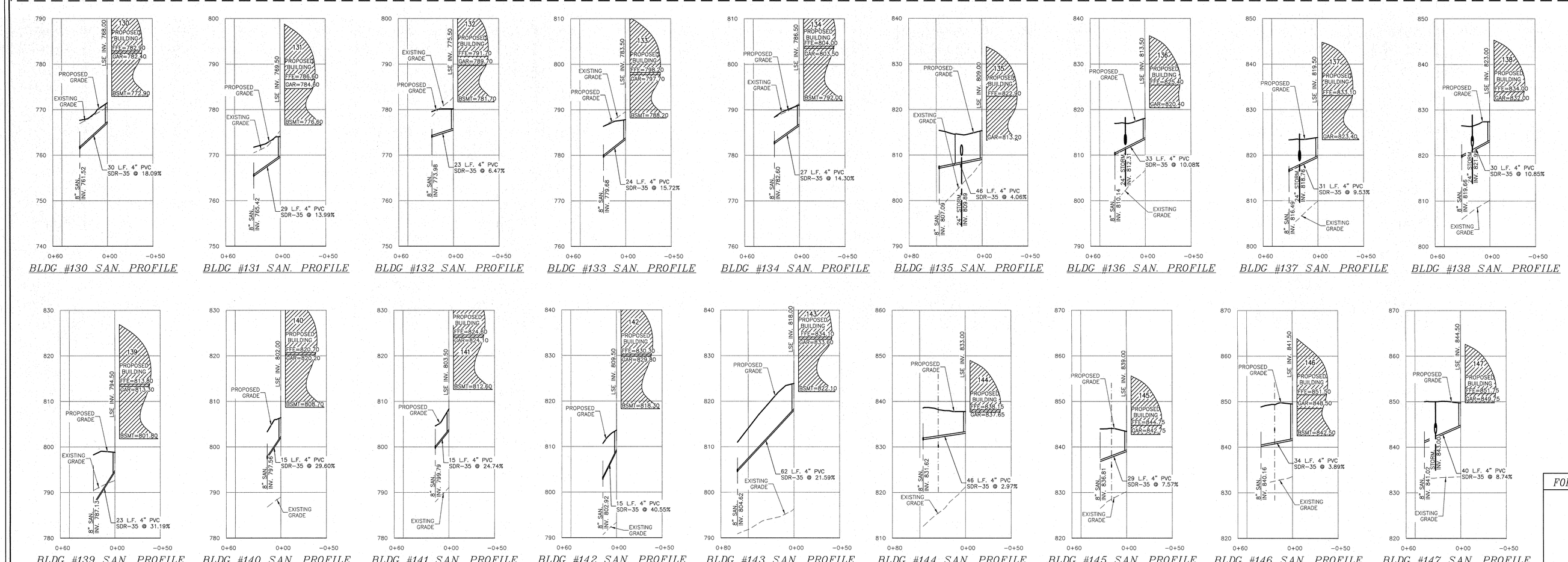
BUILDING LATERAL SANITARY PROFILES

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
10 OF 18	N/A OF 4	SP-SS
SCALE	CAD REFERENCE	PROJECT NUMBER
AS SHOWN	SEWER PROFILES 48-96	21147.01





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

RESERVED FOR VILLAGE PLANNING BOARD APPROVAL

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

Chariman _____ Date

Attest:

Secretary _____ Date

RESERVED FOR TOWN PLANNING BOARD APPROVAL

FOR HEALTH DEPARTMENT APPROVAL

DATE	DESCRIPTION	INITIALS
06-28-17	REVISED PER OCDH COMMENTS DATED 6/26/17	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
282 GREENWICH AVENUE, SUITE A
GOSHEN, NEW YORK 10924
(845) 294-0606
2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(845) 796-4646
JOSEPH J. PFAU P.E.
LICENSE NO. 065827
MICHAEL F. CORRIGAN P.L.S.
LICENSE NO. 050333
MICHAEL F. CORRIGAN P.E., P.L.S., LEED AP
LICENSE NO. 065827
LICENSE NO. 050333
LICENSE NO. 065827
LICENSE NO. 050075
LICENSE NO. 065827
LICENSE NO. 35396
SIGNATURE
6-28-17
DATE

SMITH FARM – PHASE 3

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

PROJECT TITLE

BUILDING LATERAL SANITARY PROFILES

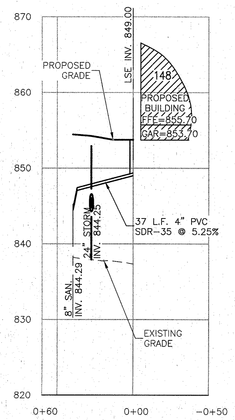
DRAWING TITLE

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.

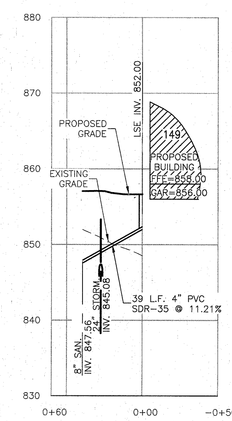
O.C.H.D. SHEET NO	D.E.C. SHEET NO	DRAWING NUMBER
11 OF 18	N/A OF _	SP2B

SCALE	CAD REFERENCE	PROJECT NUMBER
AS SHOWN	SEWER PROFILES 97-146	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. 11 OF 18.



BLDG #148 SAN. PROFILE



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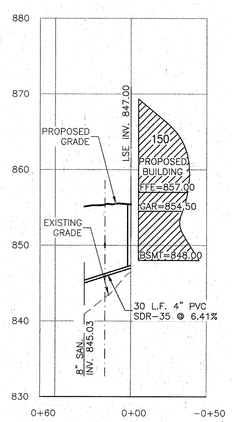

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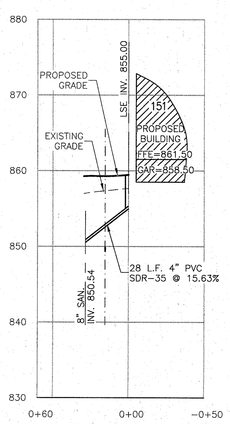

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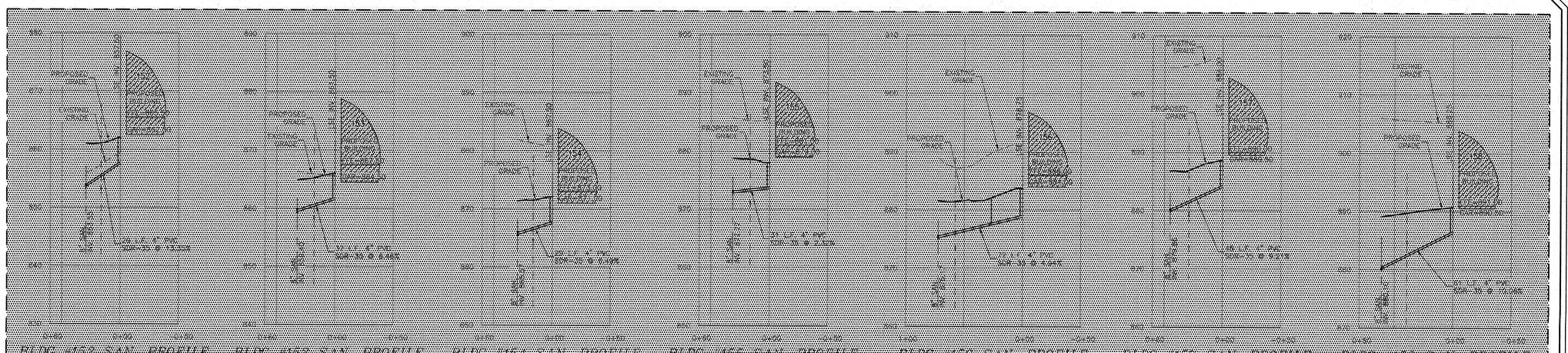
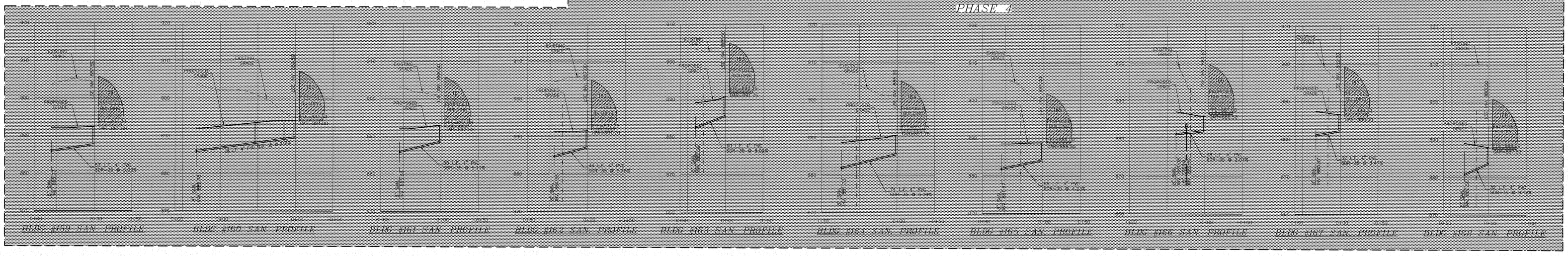
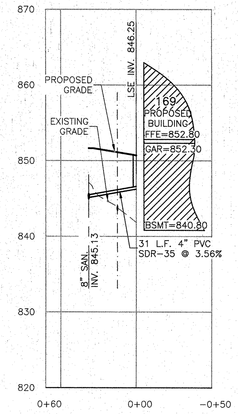


BLDG #152 SAN. PROFILE | BLDG #153 SAN. PROFILE | BLDG #154 SAN. PROFILE | BLDG #155 SAN. PROFILE | BLDG #156 SAN. PROFILE | BLDG #157 SAN. PROFILE | BLDG #158 SAN. PROFILE

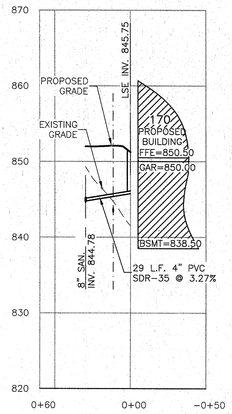
PHASE 4



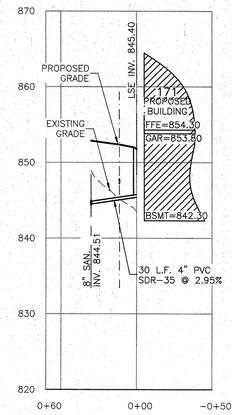
BLDG #159 SAN. PROFILE | BLDG #160 SAN. PROFILE | BLDG #161 SAN. PROFILE | BLDG #162 SAN. PROFILE | BLDG #163 SAN. PROFILE | BLDG #164 SAN. PROFILE | BLDG #165 SAN. PROFILE | BLDG #166 SAN. PROFILE | BLDG #167 SAN. PROFILE | BLDG #168 SAN. PROFILE



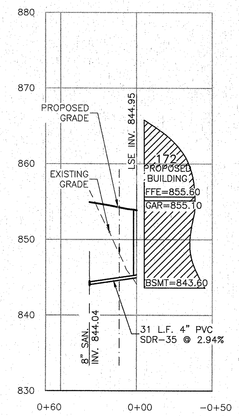
BLDG #169 SAN. PROFILE



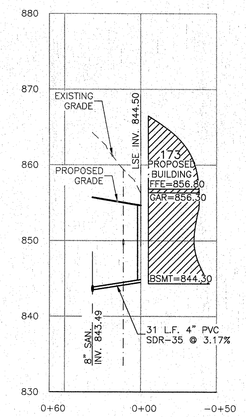
BLDG #170 SAN. PROFILE



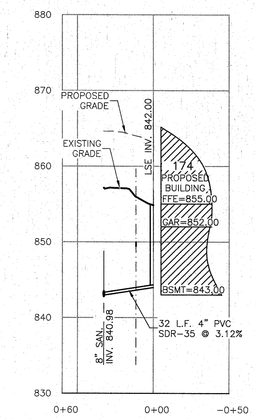
BLDG #171 SAN. PROFILE



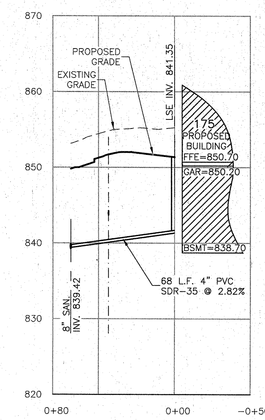
BLDG #172 SAN. PROFILE



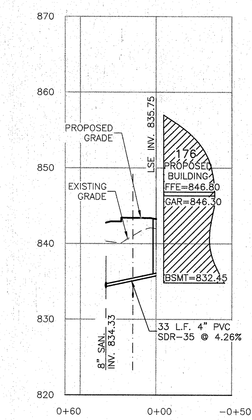
BLDG #173 SAN. PROFILE



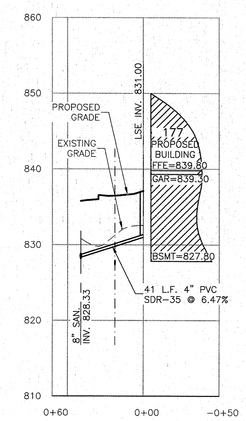
BLDG #174 SAN. PROFILE



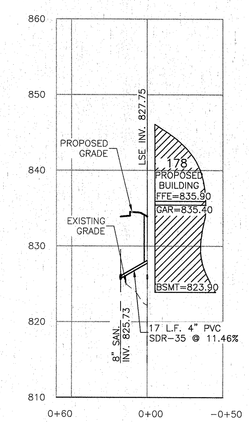
BLDG #175 SAN. PROFILE



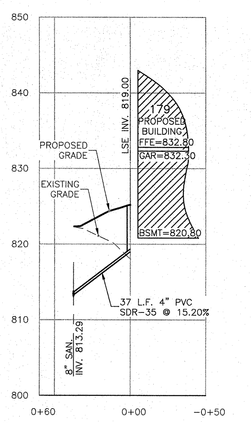
BLDG #176 SAN. PROFILE



BLDG #177 SAN. PROFILE



BLDG #178 SAN. PROFILE



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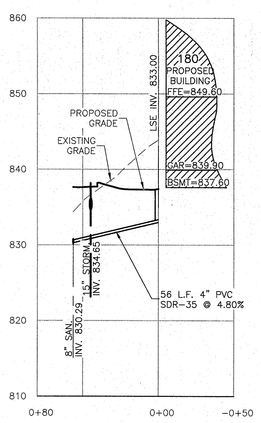

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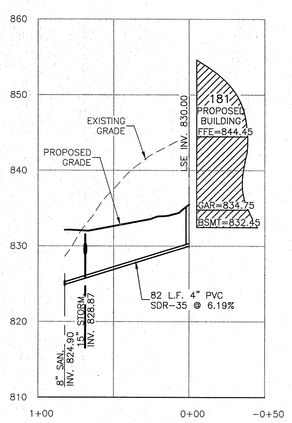
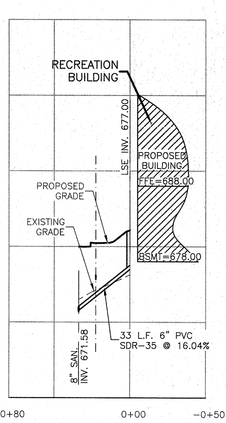


BLDG #181 SAN. PROFILE



RECREATION BLDG SAN. PROFILE

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

RESERVED FOR VILLAGE PLANNING BOARD APPROVAL

Approved and accepted by resolution of the Planning Board of the Village of Monroe, Orange County, New York at a meeting held _____ 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
06-28-17	REVISED PER OCDH COMMENTS DATED 6/26/17	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: -_-

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ENGINEERING & SURVEYING, PLLC
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MICHAEL F. CERRIGAN P.L.S. LICENSE NO. 050025
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SIGNATURE | 6-28-17 DATE

SMITH FARM - PHASE 3

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

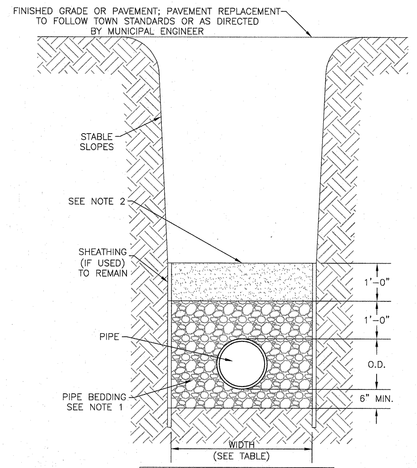
PROJECT TITLE

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 #	SP30
SCALE	CAD REFERENCE	PROJECT NUMBER
AS SHOWN	SEWER PROFILES 149-182	21147.01

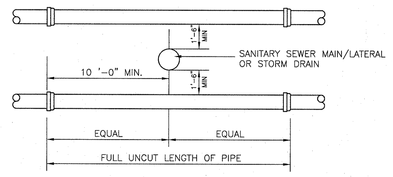


PIPE O.D.	TRENCH WIDTH
24" & SMALLER	O.D.+1'-4"
30" & LARGER	O.D.+2'-0"

NOTES:

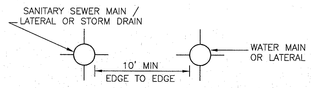
1. PIPE BEDDING SHALL BE A CLASS 1 ASTM D2321 EMBEDMENT MATERIAL THAT SHALL BE EITHER CRUSHED STONE OR WASHED GRAVEL PASSING A 3/4" SIEVE AND RETAINED ON A 3/8" SIEVE. THE EMBEDMENT MATERIAL SHALL BE HAND TAMPED AND COMPACTED TO 90% OF THE MAXIMUM DENSITY OF THE EMBEDMENT MATERIAL AS DETERMINED BY THE STANDARD PROCTOR TEST IN ACCORDANCE WITH AASHTO DESIGNATION T-99. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A 00-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

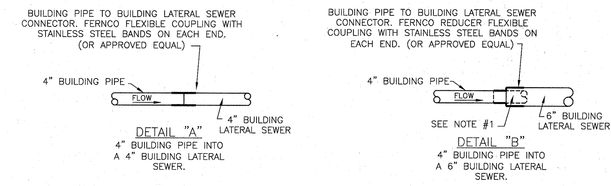


NOTES:
1. ANY DEVIATION FROM THE MINIMUM HORIZONTAL & VERTICAL SEPARATION DISTANCES MUST SPECIFICALLY BE APPROVED BY ENGINEER.
2. SEPARATIONS APPLY TO WATER SERVICE LINES AS WELL AS WATER MAINS.
3. WHERE IT IS IMPOSSIBLE TO MAINTAIN THE REQUIRED 10' SEPARATION THE SEWER SHALL BE CONSTRUCTED OF MECHANICAL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

HORIZONTAL SEPARATION

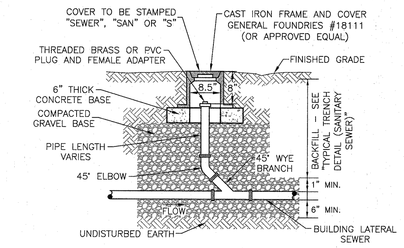
NOTE:
THE SEPARATION REQUIREMENT SHALL CONFORM TO CURRENT ORANGE COUNTY DEPARTMENT OF HEALTH STATUTES, CODES, RULES, REGULATIONS AND LAWS AS THEY APPLY. ANY DEVIATION FROM THE ABOVE SEPARATION REQUIREMENTS SHALL REQUIRE WRITTEN APPROVAL FROM THE ORANGE COUNTY DEPARTMENT OF HEALTH.

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



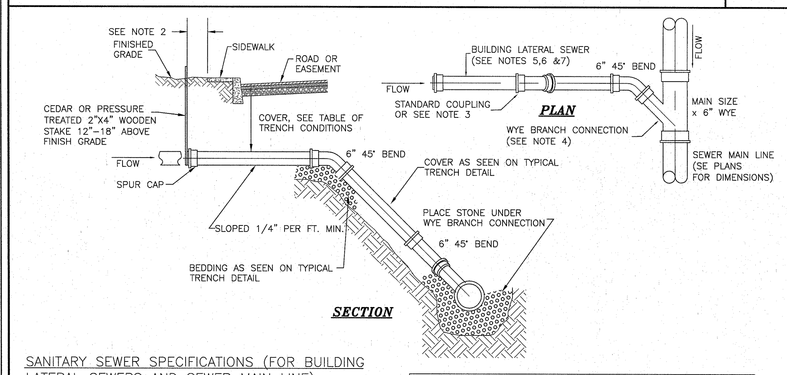
NOTES:
1. 4" BUILDING PIPE TO STUB APPROXIMATELY 6" INTO BUILDING LATERAL SEWER.
2. EACH 4" BUILDING LATERAL SEWER MAY BE APPROVED FOR CONSTRUCTION OF SINGLE (1) AND TWO (2) FAMILY DWELLINGS ONLY.
3. EACH 6" BUILDING LATERAL SEWER SHALL BE REQUIRED FOR ALL COMMERCIAL USES AND SERVE NO MORE THAN TWELVE (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.



SECTION

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: (8"-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

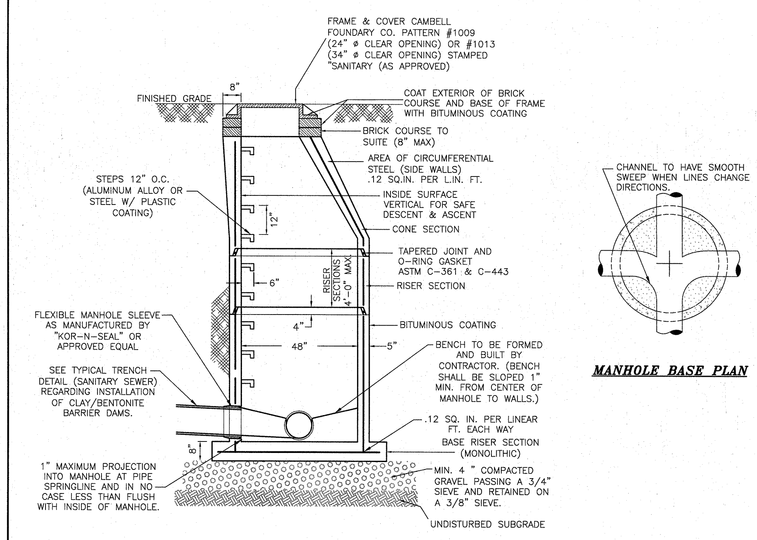
III. OTHER REQUIRED PIPE MATERIALS FOR BUILDING LATERAL SEWERS AND SEWER MAIN LINE (OR APPROVED EQUAL):
- A) CAST IRON, EXTRA HEAVY, COATED, HUB AND PLAIN END, ASTM C-74 WITH ELASTOMERIC COMPRESSION GASKET (ASTM C-564)
- B) DUCTILE IRON PIPE: CLASS 52, CEMENT LINED, TAR COATED INSIDE AND OUT.

SPECIAL CONDITIONS FOR SHALLOW TRENCH CONDITIONS

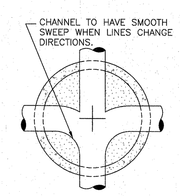
NOTE: BEDDING AS SHOWN ON TYPICAL TRENCH DETAIL	
COVER	PIPE
LESS THAN 4'-0"	CLASS 52 DUCTILE IRON OR CAST IRON EXTRA HEAVY (OR APPROVED EQUAL)

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 BUILDINGS 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) FAMILY DWELLINGS ONLY. ALL OTHER BUILDING LATERAL SEWERS (INCLUDING ALL COMMERCIAL USES) SHALL BE 6" IN DIAMETER.
7. EACH 6" BUILDING LATERAL SEWER SHALL PROVIDE SERVICE FOR NO MORE THAN TWELVE (12) EQUIVALENT LIVING UNITS, AS DETERMINED BY OCSD NO. 1, UNLESS A REQUESTED DEVIATION IS APPROVED IN WRITING BY OCSD NO. 1.

SANITARY SEWER CONSTRUCTION MATERIALS 5
N.T.S.

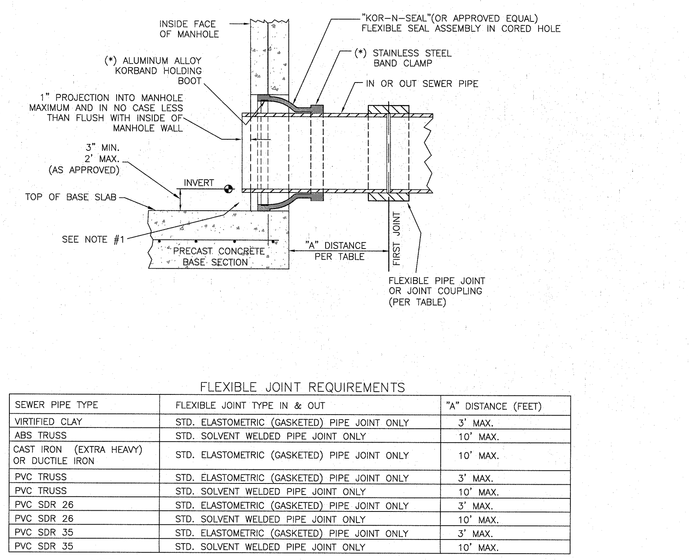


NOTE:
1. MANHOLE TO MEET CURRENT REQUIREMENTS OF ASTM C-478.
2. JOINTS: LOCK TYPE WITH ROUND RUBBER GASKETS. THE WEIGHT OF EACH SECTION MUST MAKE AN INFILTRATION PROOF JOINT BY FORCING THE GASKET TIGHT.
3. ALL MATERIAL AND CONSTRUCTION SHALL MEET THE REQUIREMENTS OF OCSD NO. 1.
4. MANHOLE TO BE SUITABLE FOR H-20 LOADING.
5. MANHOLE EXTERIOR MUST BE 100% BITUMINOUS COATED.
6. ALL MATERIALS SHALL CONFORM 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.



MANHOLE BASE PLAN

PRECAST REINFORCED CONCRETE MANHOLE 6
N.T.S.

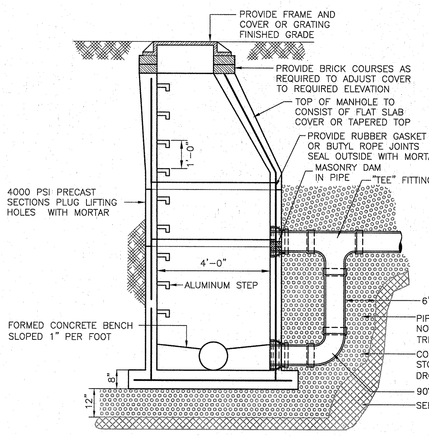


FLEXIBLE JOINT REQUIREMENTS

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.

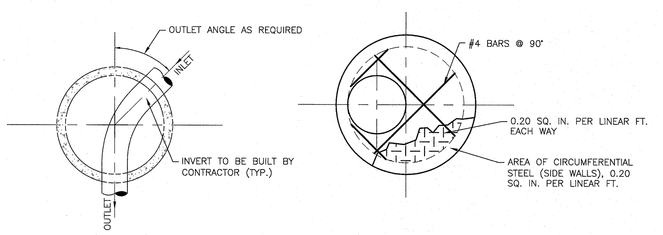
NOTE:
1. REFORM MANHOLE BENCH TO ACCOMODATE NEW FLOW AS APPROVED BY OCSD NO. 1
(*) FLEXIBLE RUBBER BOOT SEAL SHALL BE MANUFACTURED TO INSTALL SHOWN FASTENERS.

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

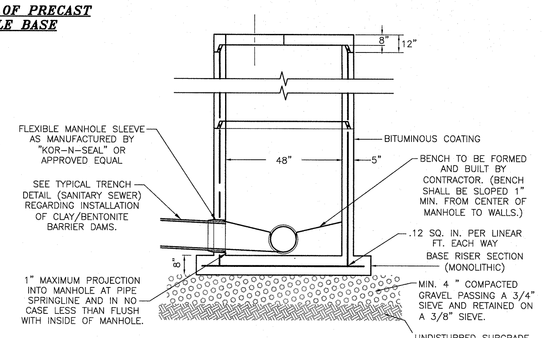


NOTES:
1. DROP MANHOLE IS TO BE INSTALLED WHEN THE ELEVATION OF THE INVERT IN TO THE INVERT OUT EXCEEDS 2.0'.
2. UNDISTURBED EARTH, PIPE BEDDING OR FILL COMPACTED IN 12" (MIN.) LAYERS COMPACTED TO 95% OF MAXIMUM DENSITY OF SOIL AS DETERMINED BY THE STANDARD PROCTER TEST (AASHTO DESIGNATION T-99)

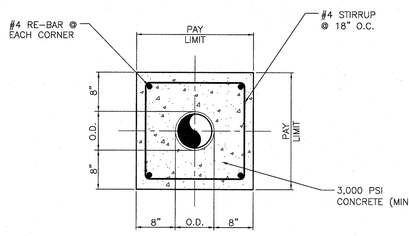
MANHOLE DROP CONNECTION 8
N.T.S.



PLAN VIEW OF PRECAST MANHOLE BASE

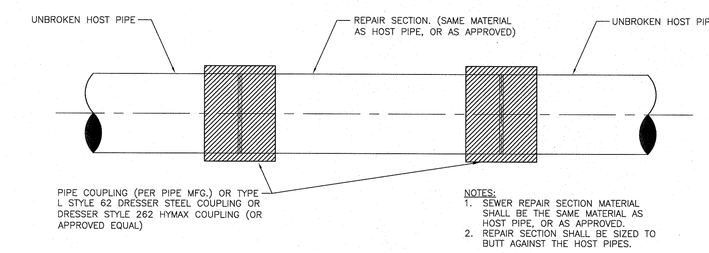


SHALLOW MANHOLE DETAILS 10
N.T.S.



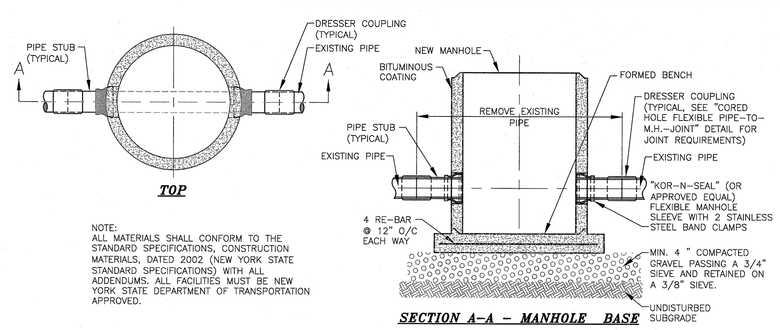
SECTION

TYPICAL PIPE ENCASEMENT 9
N.T.S.



NOTES:
1. SEWER REPAIR SECTION MATERIAL SHALL BE THE SAME MATERIAL AS HOST PIPE, OR AS APPROVED.
2. REPAIR SECTION SHALL BE SIZED TO BUTT AGAINST THE HOST PIPES.

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



TOP

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____

Chairman _____ Date

Attest:

Secretary _____ Date

RESERVED FOR TOWN PLANNING BOARD APPROVAL

FOR HEALTH DEPARTMENT APPROVAL

DATE	DESCRIPTION	INITIALS
06-28-17	REVISED PER OCDH COMMENTS DATED 6/26/17	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: -_-

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JOSEPH J. PFAU P.E. LICENSE NO. 065337
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PROFESSIONAL ENGINEERS, P.L.S. LICENSED LAND SURVEYORS
NEW YORK STATE
JOSEPH J. PFAU
065337
LICENSED PROFESSIONAL ENGINEER
NEW YORK STATE
MICHAEL F. CORRIGAN
050323
LICENSED LAND SURVEYOR
SIGNATURE DATE
6-28-17

SMITH FARM - PHASE 3

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

PROJECT TITLE

SANITARY SEWER DETAIL SHEET

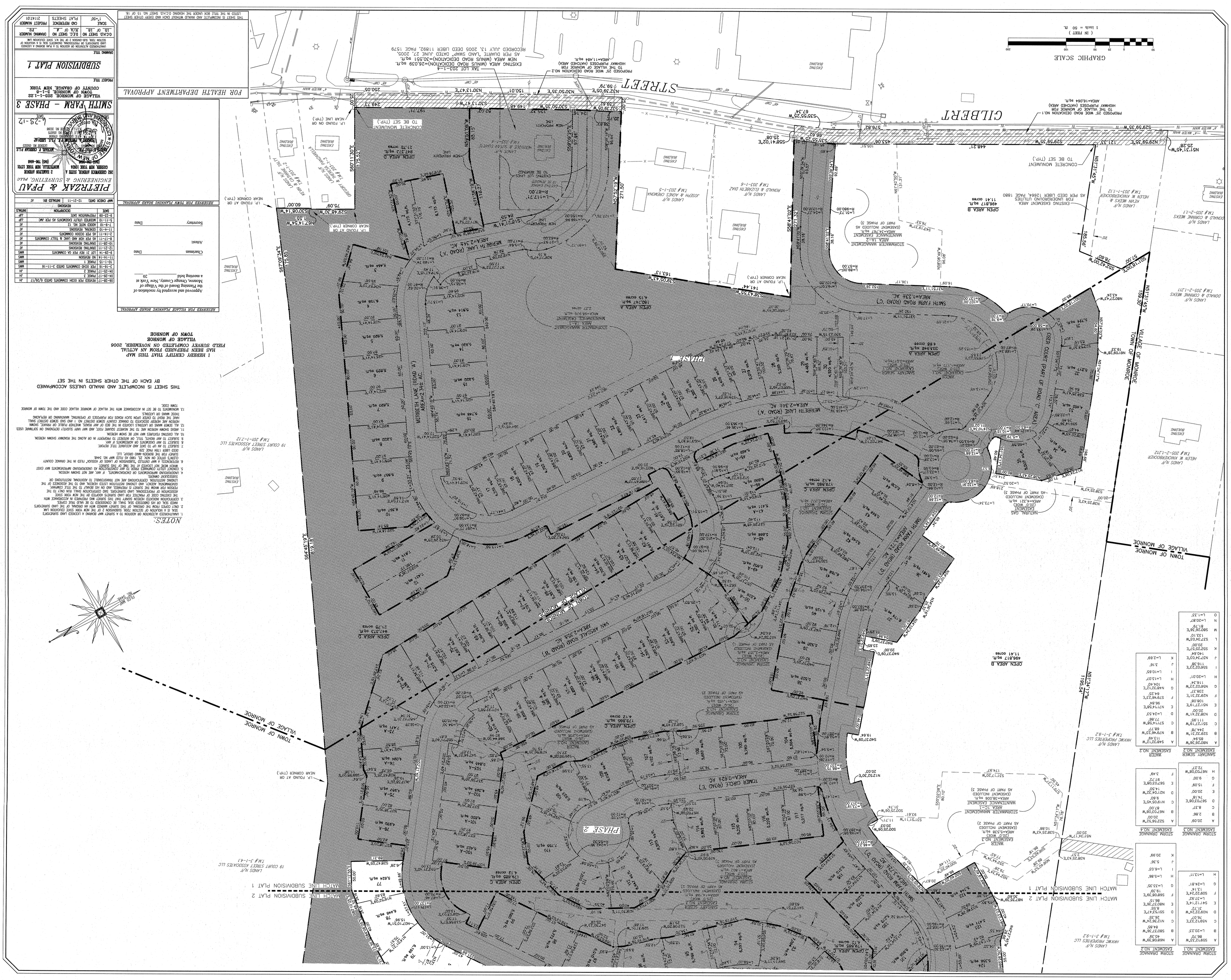
DRAWING TITLE

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.

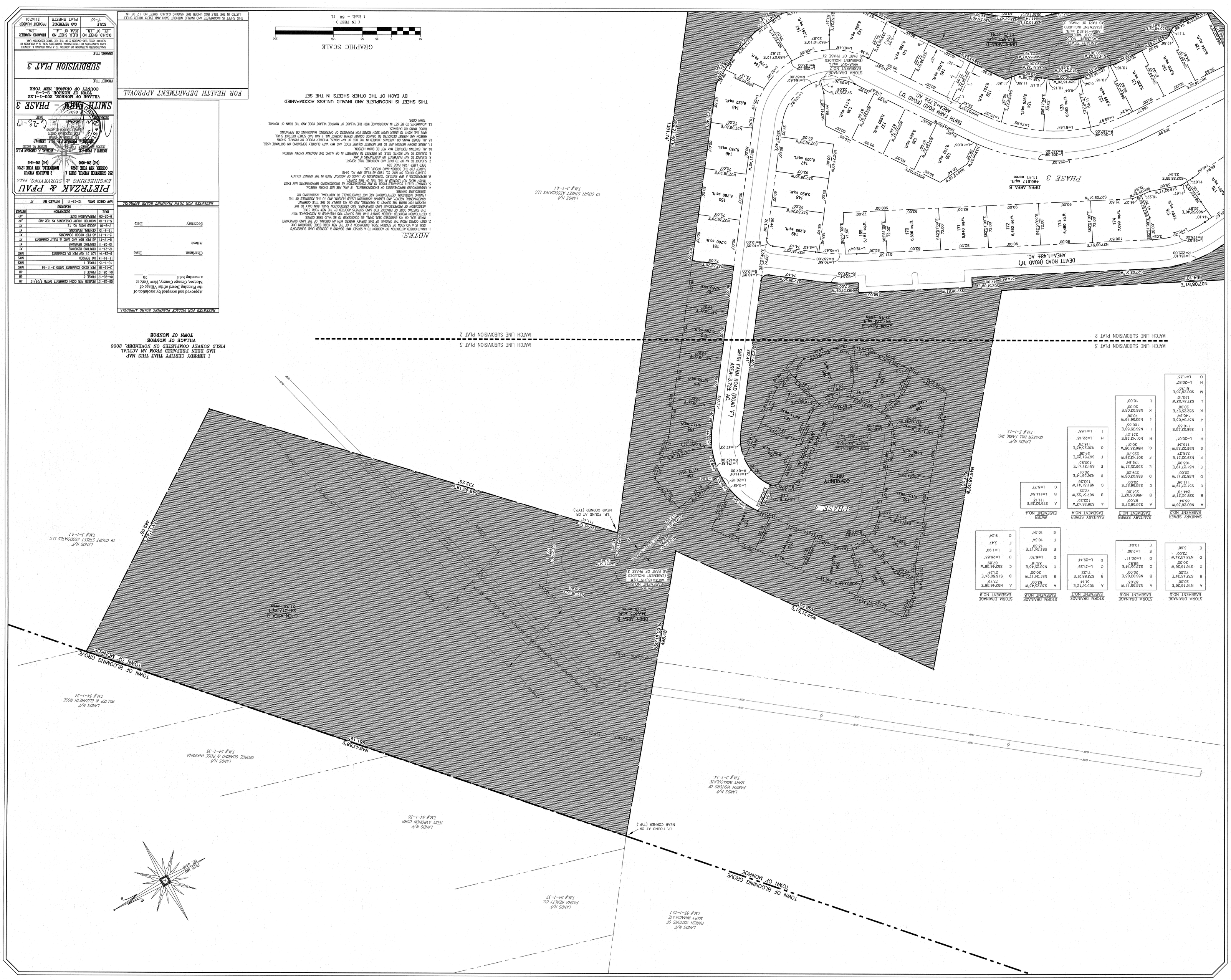
O.C.H.D. SHEET NO	D.E.C. SHEET NO	DRAWING NUMBER
13 OF 18	N/A OF 4	SS-12
SCALE	CAD REFERENCE	PROJECT NUMBER
AS SHOWN	WORKING	21147.01

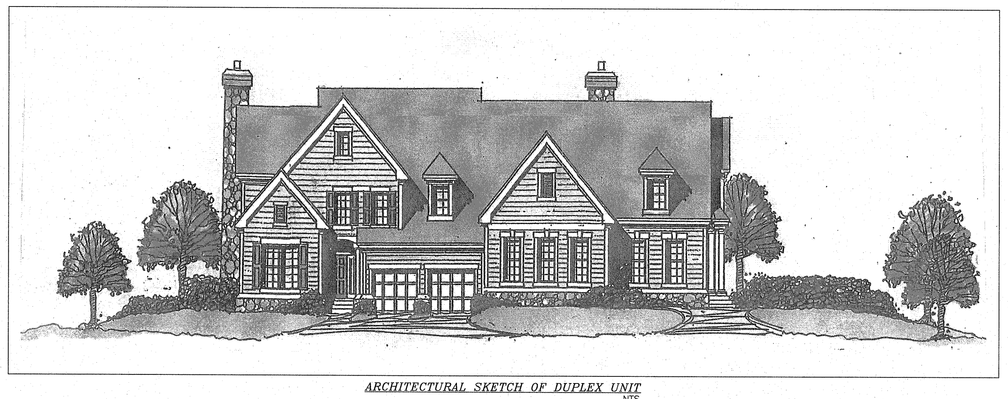
THIS SHEET IS INCOMPLETE AND INVALID WITHOUT EACH AND EVERY OTHER SHEET LISTED IN THE TITLE BOX UNDER THE HEADING O.C.H.D. SHEET NO. 13 OF 18.

PHASE 1
PHASE 2
PHASE 3
PHASE 4
OPEN AREA A
OPEN AREA B
OPEN AREA C
OPEN AREA D
SMITH FARM ROAD
MERRITH LANE
VAN ARSDALE ROAD
TOWER CIRCLE
DEWITT ROAD
GILBERT STREET
TOWN OF MONROE
VILLAGE OF MONROE
LANDS N/F
HKWC PROPERTIES LLC
TM # 3-1-8.2
LANDS N/F
DONALD & CORINNE MEEKS
TM # 205-2-1.1
LANDS N/F
HELEN W. WORCHESTER
TM # 205-2-1.212
LANDS N/F
19 COURT STREET ASSOCIATES LLC
TM # 201-1-7.12
LANDS N/F
MULLAHY & ELDA CHIEN
TM # 3-1-8.1
LANDS N/F
WALTER & SHIRLEY GAGNER
TM # 3-1-10
LANDS N/F
QUANDER MEL FAMILY INC
TM # 3-1-13
LANDS N/F
PARISH VISITORS OF
MARY IMMACULATE
TM # 3-1-14
LANDS N/F
YERRY ARMENIAN CORP.
TM # 54-1-36
LANDS N/F
GEORGE GUARINO & ROSE MARENNA
TM # 54-1-35
LANDS N/F
WALTER & ELIZABETH ROSE
TM # 54-1-34
LANDS N/F
19 COURT STREET ASSOCIATES LLC
TM # 3-1-4.1
LANDS N/F
JOSEPH & MARIE CERNOVICH
TM # 203-1-5
LANDS N/F
RONALD & ELIZABETH DIAZ
TM # 203-1-6
LANDS N/F
JOSEPH & MARIE SCHEER
TM # 203-1-7.2
LANDS N/F
MARIE & JOSEPH SCHEER
TM # 203-1-7.1
LANDS N/F
19 COURT STREET ASSOCIATES LLC
TM # 3-1-4.1
LANDS N/F
QUANDER MEL FAMILY INC
TM # 3-1-13
LANDS N/F
WALTER & SHIRLEY GAGNER
TM # 3-1-10
LANDS N/F
MULLAHY & ELDA CHIEN
TM # 3-1-8.1
LANDS N/F
HKWC PROPERTIES LLC
TM # 3-1-8.2
LANDS N/F
DONALD & CORINNE MEEKS
TM # 205-2-1.1
LANDS N/F
HELEN W. WORCHESTER
TM # 205-2-1.212
LANDS N/F
19 COURT STREET ASSOCIATES LLC
TM # 201-1-7.12
LANDS N/F
19 COURT STREET ASSOCIATES LLC
TM # 3-1-4.1
LANDS N/F
JOSEPH & MARIE CERNOVICH
TM # 203-1-5
LANDS N/F
RONALD & ELIZABETH DIAZ
TM # 203-1-6
LANDS N/F
JOSEPH & MARIE SCHEER
TM # 203-1-7.2
LANDS N/F
MARIE & JOSEPH SCHEER
TM # 203-1-7.1
N29°59'55"W 1131.13'
N29°59'55"W 1121.13'

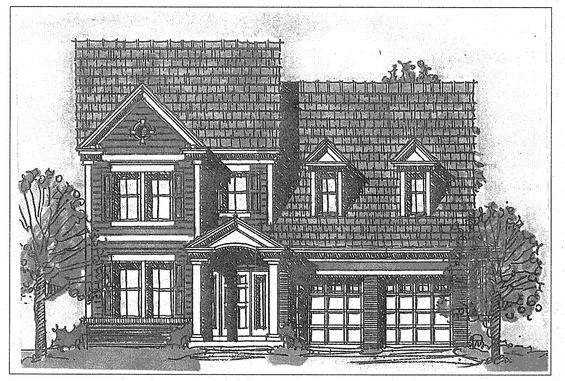

SUBDIVISION PLAT 1
SMITH FARM - PHASE 3
VILLAGE OF MONROE
TOWN OF MONROE
PIETRZAK & PRAU
ENGINEERING & SURVEYING, PLLC
GILBERT STREET
SMITH FARM ROAD (ROAD 'C')
MERRITH LANE (ROAD 'A')
INDEX CIRCLE (ROAD 'B')
PHASE 2
PHASE 1
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
NOTES:
THIS SHEET IS INCOMPLETE AND 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
SMITH FARM - PHASE 3
VILLAGE OF MONROE, 208-1-1.22
TOWN OF MONROE, 3-1-6
COUNTY OF ORANGE, NEW YORK
SUBDIVISION PLAT 1
FOR HEALTH DEPARTMENT APPROVAL
PIETRZAK & PRAU ENGINEERING & SURVEYING, PLLC
282 COCHECTON AVENUE, SUITE A
COSHOCTON NEW YORK 12824
(845) 796-4646
2 BARTLETT AVENUE
MONROE, NEW YORK 10950
(845) 782-8131
MICHAEL Z. CZEGLEDY P.L.S.
LICENSED NO 050203
6-28-17
DATE
SCALE: 1"=50'
CAD REFERENCE PLAT SHEETS
PROJECT NUMBER 211420
DRAWING TITLE
SUBDIVISION PLAT 1
SHEET 2 OF 18
DRAWING NUMBER SP-2
SCALE: 1"=50'
PLAT SHEETS
CAD REFERENCE
PROJECT NUMBER
211420

PHASE 3
PHASE 2
PHASE 1
OPEN AREA B
496,817 sq.ft.
11.41 acres
OPEN AREA A
OPEN AREA C
OPEN AREA D
COMMUNITY GREEN
DEVITT ROAD (ROAD 'H')
AREA=1.48± AC.
SMITH FARM ROAD (ROAD 'D')
AREA=17.74± AC.
SMITH FARM ROAD (ROAD 'F')
AREA=3.72± AC.
VAN NESSELE ROAD (ROAD 'B')
AREA=3.35± AC.
OWEN DRIVE EMERGENCY ACCESS EASEMENT
TO BENEFIT HOA, TOWN OF MONROE AND VILLAGE OF MONROE
AS PER DEED LIBER 11630, PAGE 1360
MATCH LINE SUBDIVISION PLAT 1
MATCH LINE SUBDIVISION PLAT 2
MATCH LINE SUBDIVISION PLAT 3
LANDS N/F
19 COURT STREET ASSOCIATES LLC
TM# 3-1-41
LANDS N/F
HOKME PROPERTIES LLC
TM# 3-1-9.2
LANDS N/F
WILLIAM & ELIZA OWEN
TM# 3-1-8.1
LANDS N/F
WALTER & SUSETT CARRER
TM# 3-1-10
LANDS N/F
OLIVER HILL FARM INC
TM# 3-1-13
EXISTING BUILDING
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.
THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS AND 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. CERTIFICATION HEREON DEPICTS THE LAND SURVEY 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 AND 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.
6. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
7. SURVEY PER JENSEN-WHO GROUP, LLC.
8. SUBJECT TO ANY EASEMENTS OF RECORD.
9. SUBJECT TO ANY DEED RESTRICTIONS OR ASSESSMENTS IF ANY.
10. ALL CURVING FEATURES MAY NOT BE SHOWN HEREON.
11. MONUMENTS TO BE SET IN ACCORDANCE WITH THE VILLAGE OF MONROE VILLAGE CODE AND THE TOWN OF MONROE TOWN CODE.
THIS SHEET IS INCOMPLETE AND INVALID UNLESS ACCOMPANIED BY EACH OF THE OTHER SHEETS IN THE SET
I HEREBY CERTIFY THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY COMPLETED ON NOVEMBER, 2006
VILLAGE OF MONROE
TOWN OF MONROE
RESERVED FOR VILLAGE PLANNING BOARD APPROVAL
Approved and accepted by resolution of the Planning Board of the Village of Monroe, Orange County, New York at a meeting held _____, 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 O.A.D. SHEET NO. 16 OF 16
SUBDIVISION PLAT 2
DRAWING TITLE
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S SEAL OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209 SUB-DIVISION 2 OF THE NEW STATE EDUCATION LAW
O.A.D. SHEET NO 16 OF 16
D.E.C. SHEET NO N/A OF N/A
DRAWING NUMBER P3
SCALE 1"=50'
OLD REFERENCE PLAT SHEETS
PROJECT NUMBER 211421
SMITH FARM – PHASE 3
VILLAGE OF MONROE, 203-1-1.22
TOWN OF MONROE, 3-1-8
COUNTY OF ORANGE, NEW YORK
PROJECT TITLE
PETRZAK & PRAU
ENGINEERING & SURVEYING, PLLC
282 GOODNOW AVENUE, SUITE A
CODDEBEC, NEW YORK 10924
(845) 294-0008
2 HAMILTON AVENUE
MONTGOMERY, NEW YORK 12549
(845) 795-0445
JOSEPH J. PRAU JR.
LICENSED LAND SURVEYOR
LICENSE NO. 050223
STEPHEN A. WHITAKER
LICENSED LAND SURVEYOR
LICENSE NO. 050223
SIGNATURE & SEAL
2-25-17
DATE
MAP CHECK DATE 12-21-11 NUMBER BY AI
REVISIONS
DATE DESCRIPTION INITIALS
9-23-09 PREPARATION DATE JJP
5-11-10 WOODED UTILITY EASEMENTS AS PER MA JJP
7-9-10 ADDED NOTE NO. 12 AI
11-4-10 GENERAL REVISIONS AI
2-14-11 AS PER COUCH COMMENTS AI
8-11-11 AS PER MR AND LANE & TRAUT COMMENTS AI
10-28-11 DRAFTING REVISIONS AI
12-21-11 DRAFTING REVISIONS AI
9-29-14 LOT 31 REV PER GA COMMENTS MWS
11-14-14 NO REVISION MWS
10-1-15 PHASE 1 MWS
5-16-16 PER COUCH COMMENTS DATED 5-11-16 MWS
06-29-17 PHASE 2 JH
04-26-17 PHASE 3 JH
06-28-17 REVISED PER COUCH COMMENTS DATED 6/26/17 JH

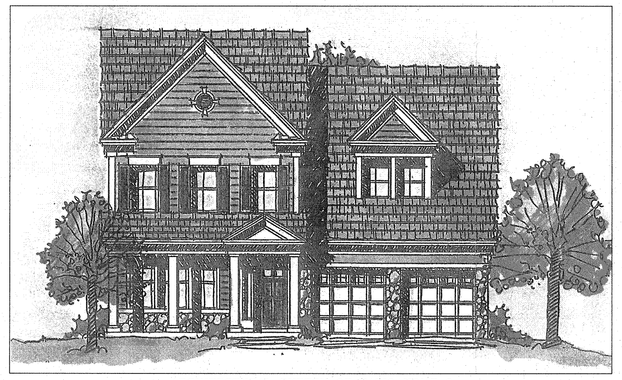

MATCH LINE SUBDIVISION PLAT 2
MATCH LINE SUBDIVISION PLAT 3
SMITH FARM ROAD (ROAD "F")
AREA=3.724 AC.
DEWITT ROAD (ROAD "H")
AREA=1.484 AC.
SMITH FARM ROAD (ROAD "D")
AREA=3.724 AC.
PHASE 1
PHASE 2
PHASE 3
COMMUNITY GARDEN
OPEN AREA A
OPEN AREA B
OPEN AREA C
OPEN AREA D
TOWN OF BLOOMING GROVE
TOWN OF MONROE
LANDS N/F
19 COURT STREET ASSOCIATES LLC
TM# 3-1-4.1
LANDS N/F
QUAKER HILL FARM, INC
TM# 3-1-13
LANDS N/F
PARISH VISITORS OF
MARY IMMACULATE
TM# 3-1-14
LANDS N/F
PARISH VISITORS OF
MARY IMMACULATE
TM# 55-1-12.1
LANDS N/F
PASHA REALTY CO
TM# 54-1-37
LANDS N/F
HENRY ARMOHOM CORP.
TM# 54-1-36
LANDS N/F
GEORGE GUARINO & ROSE MAKENNA
TM# 54-1-35
LANDS N/F
WALTER & ELIZABETH ROSE
TM# 54-1-34
N64°31'31"E
428.20'
N64°49'09"W
N64°43'39"E
N00°18'09"W
498.48'
S46°45'18"W
753.26'
S27°08'51"W
664.10'
N27°08'51"E
664.10'
S27°08'51"W
511.38'
N27°08'51"E
511.38'
S27°08'51"W
S27°08'51"W
N27°08'51"E
S27°08'51"W
N27°08'51"E
S27°08'51"W
N27°08'51"E



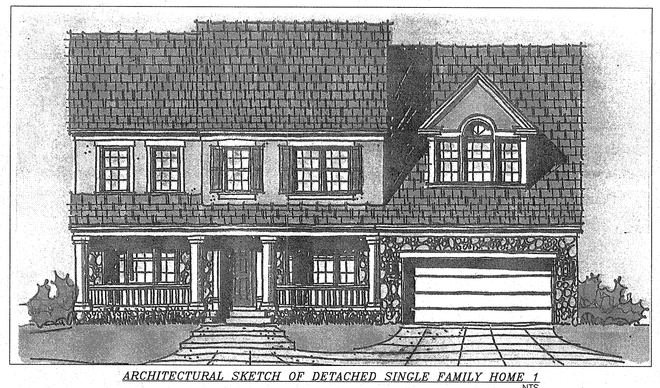
ARCHITECTURAL SKETCH OF DUPLEX UNIT
NTS



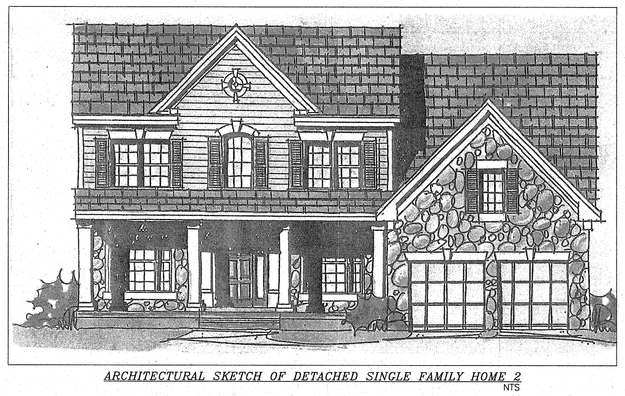
ARCHITECTURAL SKETCH OF PATIO HOME 1
NTS



ARCHITECTURAL SKETCH OF PATIO HOME 2
NTS



ARCHITECTURAL SKETCH OF DETACHED SINGLE FAMILY HOME 1
NTS

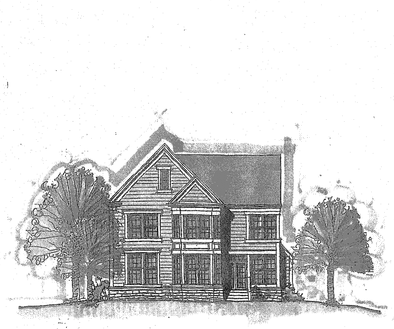


ARCHITECTURAL SKETCH OF DETACHED SINGLE FAMILY HOME 2
NTS

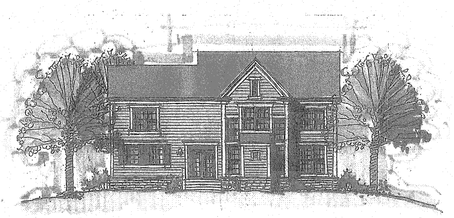
streetscape 1

streetscape 2

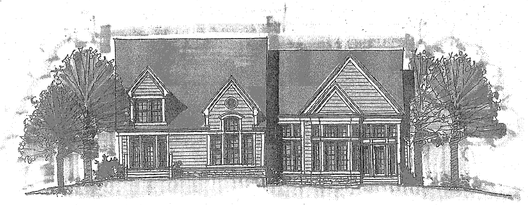
streetscape 3



patio home



55' single family



duplex

typ rear elevations

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
06-28-17	REVISED PER OCDH COMMENTS DATED 6/26/17	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
ENGINEERING & SURVEYING, PLLC

262 GREENWICH AVENUE, SUITE A
GOSHEN, NEW YORK 10924
(845) 294-0606

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

JOSEPH J. PFAU P.E.
LICENSE NO. 065361

MICHAEL F. CORRIGAN P.L.S.
LICENSE NO. 050303

STATE OF NEW YORK
JOSEPH J. PFAU P.E. P.L.S. LEED-AP
P.E. LICENSE NO. 075808
P.L.S. LICENSE NO. 050075
LEED AP LICENSE NO. 35396

SIGNATURE & SEAL — DATE 6-28-17

SMITH FARM - PHASE 3

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