

RESERVED FOR TOWN PLANNING BOARD APPROVAL

7-25-23	FULL DESIGN OF REVISED LAYOUT	MWS
5-24-23	PER VMC ACCESS & FB COMMENTS	MWS
2-22-23	GENERAL REVISIONS	MWS
1-25-23	PRELIMINARY FULL DESIGN PLAN SET	MWS
11-22-22	WETLAND MITIGATION PLAN PREPARATION DATE	MWS
1-20-17 TO 8-12-22	25 REVISION DATES (SEE MAP LAST REVISED 8-12-22 FOR INFORMATION ON REVISIONS)	MWS
12-8-16	CONCEPT PLAN PREPARATION DATE	JUP
DATE	DESCRIPTION	INITIALS
REVISIONS		
MAP CHECK DATE:	00/00/00	INITIALED BY: --

**PIETRZAK & PFAU**  
ENGINEERING & SURVEYING, PLLC  
282 GREENWICH AVENUE, SUITE A  
GOSHEN, NEW YORK 10924  
(845) 294-0806

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

JOSEPH J. PFAU P.E.  
LICENSE NO. 068945

MICHAEL F. CROGAN P.L.S.  
LICENSE NO. 050023

VINCENT J. PIETRZAK P.E., P.L.S., LEAD CAP  
P.E. LICENSE NO. 076568 (P.L.S. LICENSE NO. 050075)  
N.Y.P.L.S. LICENSE NO. 95396

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

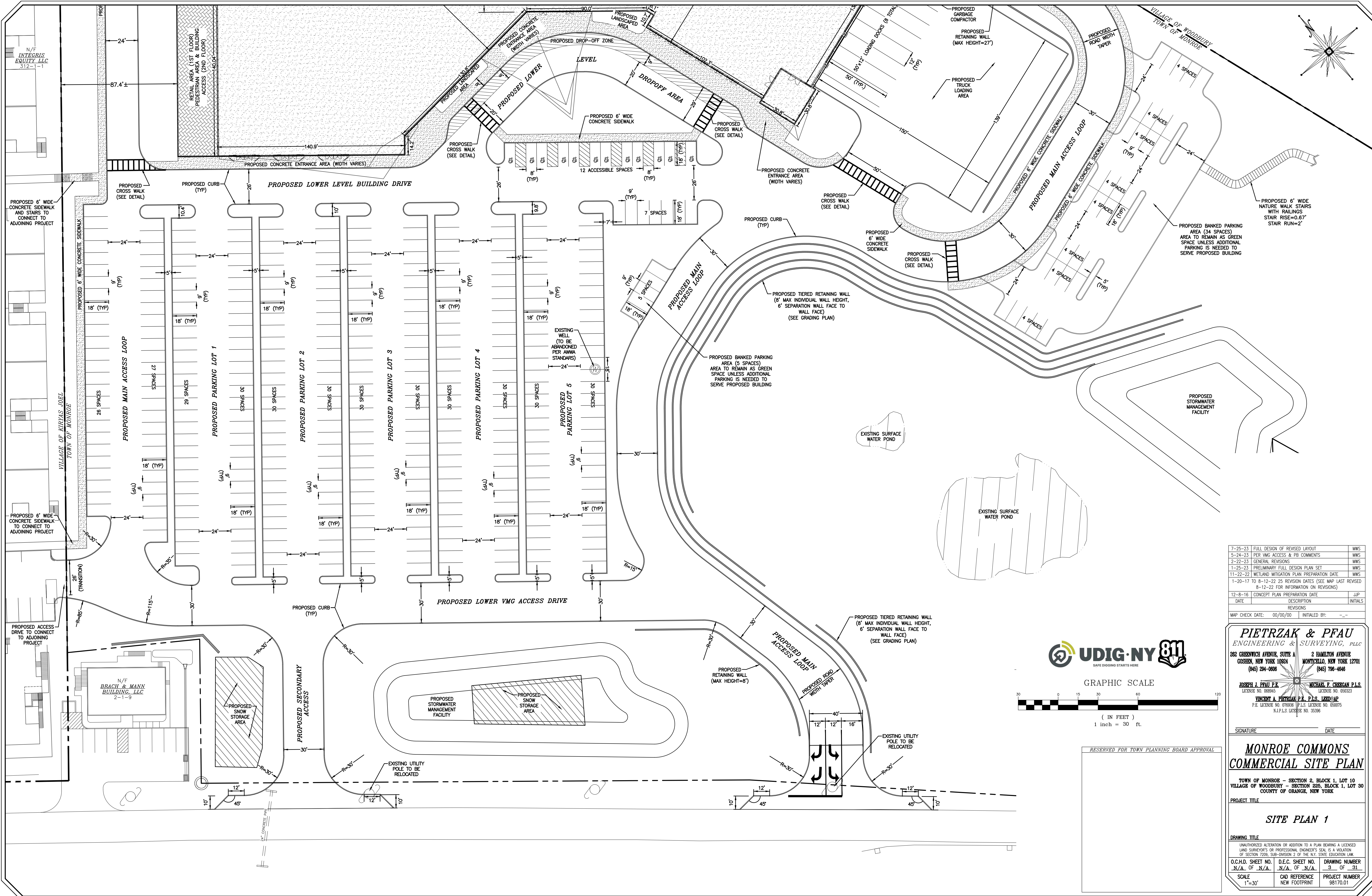
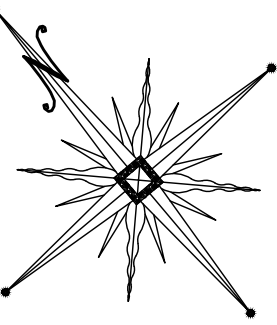
**MONROE COMMONS**  
**COMMERCIAL SITE PLAN**

TOWN OF MONROE - SECTION 2, BLOCK 1, LOT 10  
VILLAGE OF WOODBURY - SECTION 225, BLOCK 1, LOT 30  
COUNTY OF ORANGE, NEW YORK

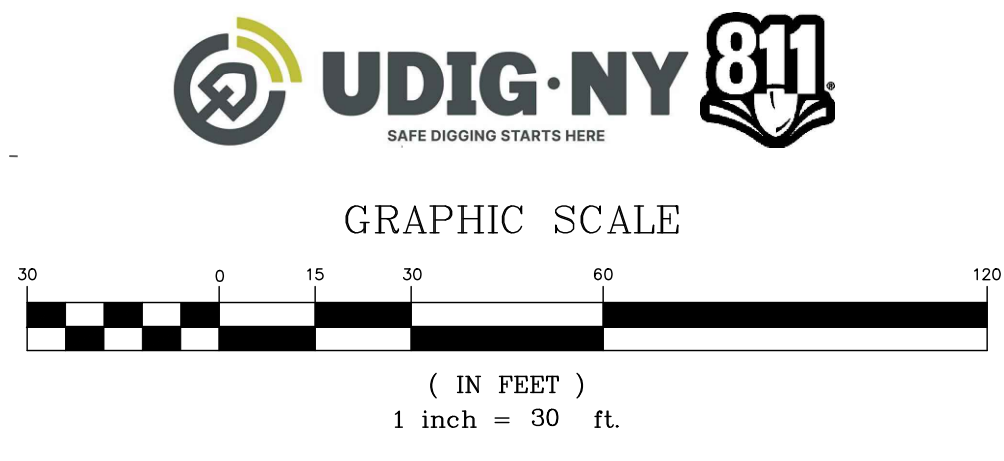
PROJECT TITLE  
**EXISTING CONDITIONS**

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. N/A OF N/A	D.E.C. SHEET NO. N/A OF N/A	DRAWING NUMBER 2 OF 31
SCALE 1"=60'	CAD REFERENCE NEW FOOTPRINT	PROJECT NUMBER 98170.01



NO.	DATE	DESCRIPTION	INITIALS
7-25-23		FULL DESIGN OF REVISED LAYOUT	MWS
5-24-23		PER VMG ACCESS & PB COMMENTS	MWS
2-22-23		GENERAL REVISIONS	MWS
1-25-23		PRELIMINARY FULL DESIGN PLAN SET	MWS
11-22-22		WETLAND MITIGATION PLAN PREPARATION DATE	MWS
1-20-17	8-12-22	25 REVISION DATES (SEE MAP LAST REVISED 8-12-22 FOR INFORMATION ON REVISIONS)	
12-8-16		CONCEPT PLAN PREPARATION DATE	JJP
DATE		DESCRIPTION	INITIALS
REVISIONS			
MAP CHECK DATE:	00/00/00	INITIALED BY:	--



**PIETRZAK & PFAU**  
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282 GREENWICH AVENUE, SUITE A GOSHEN, NEW YORK 10924 (845) 294-0806  
2 HAMILTON AVENUE MONTICELLO, NEW YORK 12701 (845) 796-4846

JOSEPH J. PFAU P.E. LICENSE NO. 058945  
MICHAEL F. CROGAN P.L.S. LICENSE NO. 056023  
VINCENT J. PIETRZAK P.E., P.L.S. 12502-CAP P.E. LICENSE NO. 076588 (P.L.S. LICENSE NO. 050075) N.Y.P.L.S. LICENSE NO. 95396

RESERVED FOR TOWN PLANNING BOARD APPROVAL

**MONROE COMMONS**  
**COMMERCIAL SITE PLAN**

TOWN OF MONROE - SECTION 2, BLOCK 1, LOT 10  
VILLAGE OF WOODBURY - SECTION 225, BLOCK 1, LOT 30  
COUNTY OF ORANGE, NEW YORK

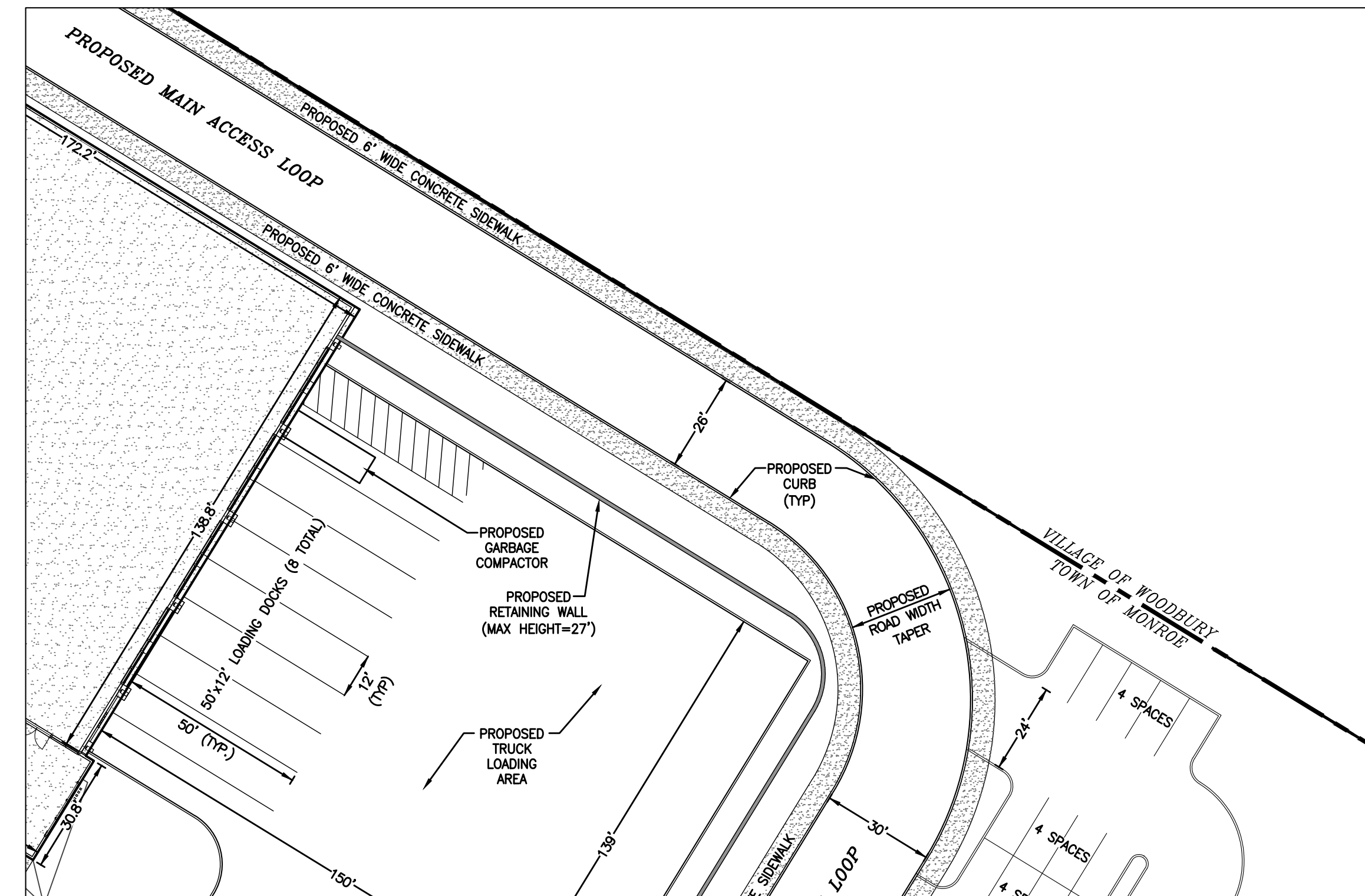
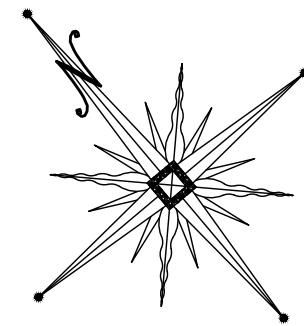
PROJECT TITLE

**SITE PLAN 1**

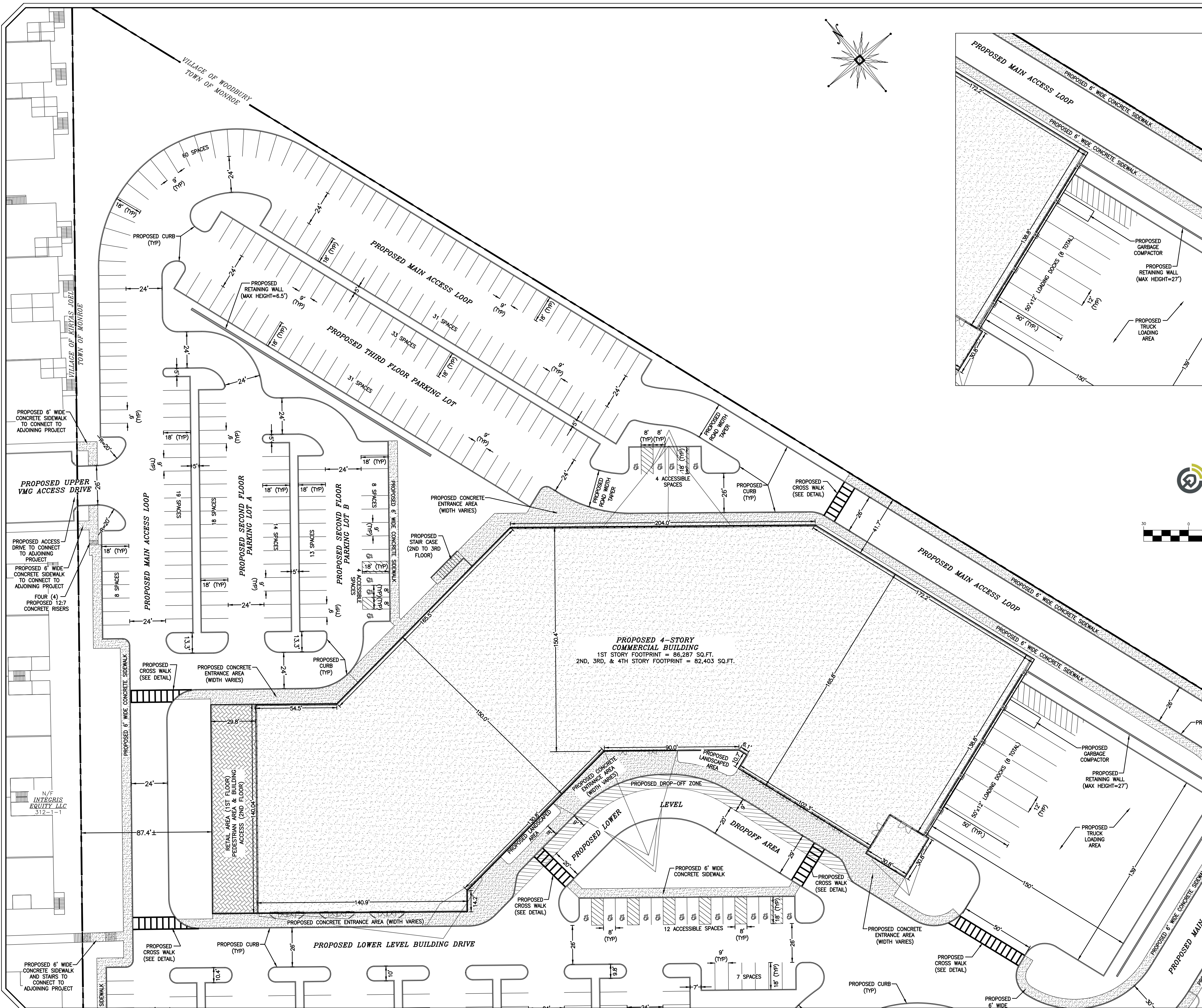
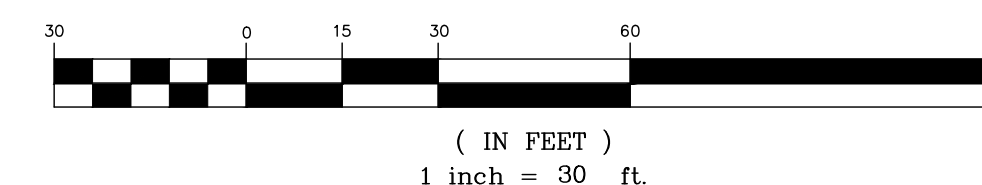
DRAWING TITLE

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. SHEET NO. N/A OF N/A	D.E.C. SHEET NO. N/A OF N/A	DRAWING NUMBER 3 OF 31
SCALE 1"=30'	CAD REFERENCE NEW FOOTPRINT	PROJECT NUMBER 98170.01



GRAPHIC SCALE



DATE	DESCRIPTION	INITIALS
7-25-23	FULL DESIGN OF REVISED LAYOUT	MWS
5-24-23	PER VMG ACCESS & PB COMMENTS	MWS
2-22-23	GENERAL REVISIONS	MWS
1-25-23	PRELIMINARY FULL DESIGN PLAN SET	MWS
11-22-22	WETLAND MITIGATION PLAN PREPARATION DATE	MWS
1-20-17 TO 8-12-22	25 REVISION DATES (SEE MAP LAST REVISION 8-12-22 FOR INFORMATION ON REVISIONS)	
12-8-16	CONCEPT PLAN PREPARATION DATE	JJP

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

**PIETRZAK & PFAU**  
ENGINEERING & SURVEYING, P.L.L.C.

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GOSHEN, NEW YORK 10924  
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LICENSE NO. 058945

MICHAEL F. CROGAN P.L.S.  
LICENSE NO. 050023

YIMONY A. PIETRZAK P.E., P.L.S., LEED® CAP  
P.E. LICENSE NO. 076568 (P.L.S. LICENSE NO. 050075)  
N.Y.P.L.S. LICENSE NO. 95396

**MONROE COMMONS**  
**COMMERCIAL SITE PLAN**

TOWN OF MONROE - SECTION 2, BLOCK 1, LOT 10  
VILLAGE OF WOODBURY - SECTION 225, BLOCK 1, LOT 30  
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE

**SITE PLAN 2**

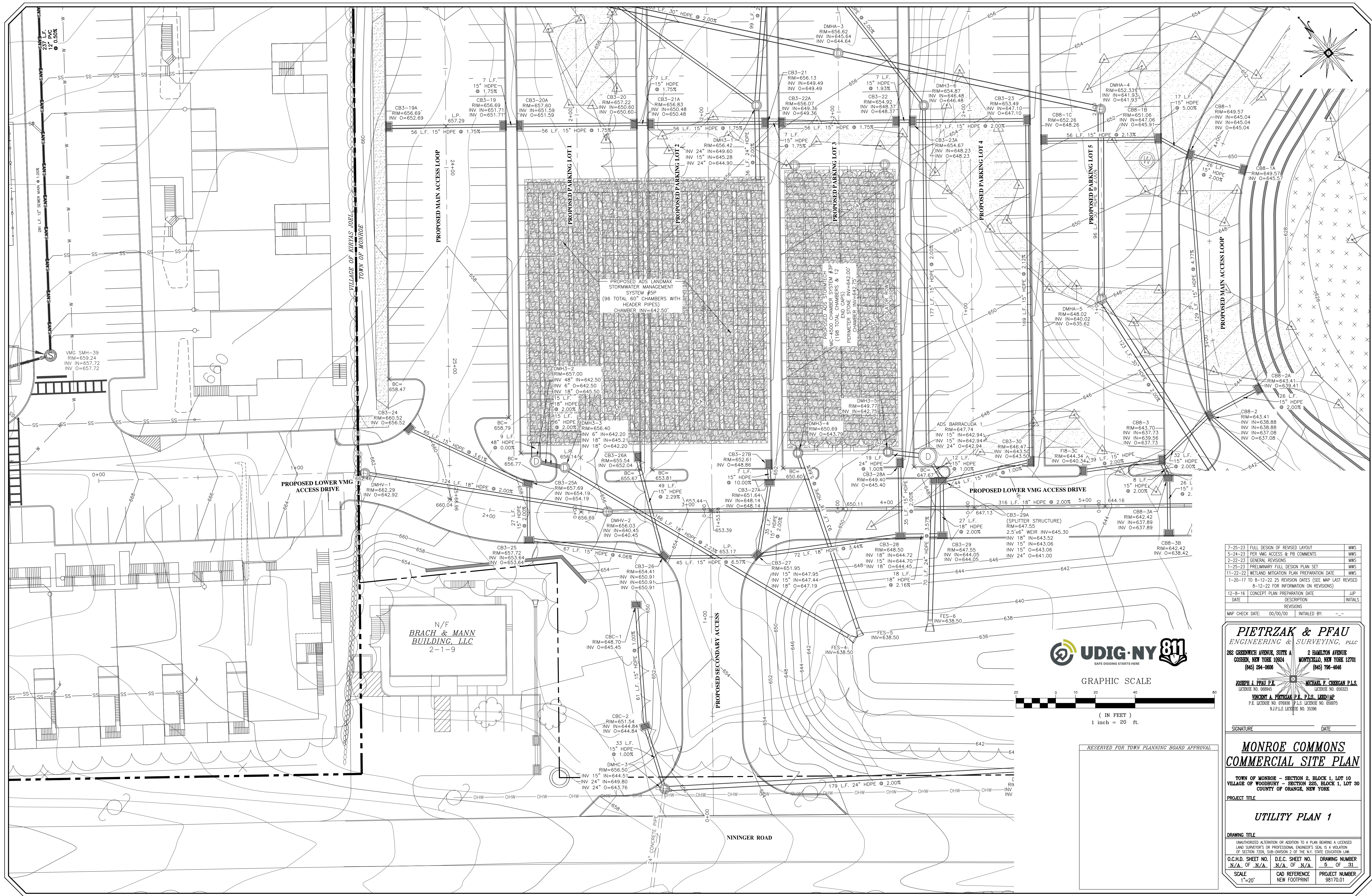
DRAWING TITLE

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

O.C.H.D. SHEET NO. N/A OF N/A D.E.C. SHEET NO. N/A OF N/A DRAWING NUMBER 4 OF 31

SCALE 1"=30' CAD REFERENCE NEW FOOTPRINT PROJECT NUMBER 98170.01

RESERVED FOR TOWN PLANNING BOARD APPROVAL

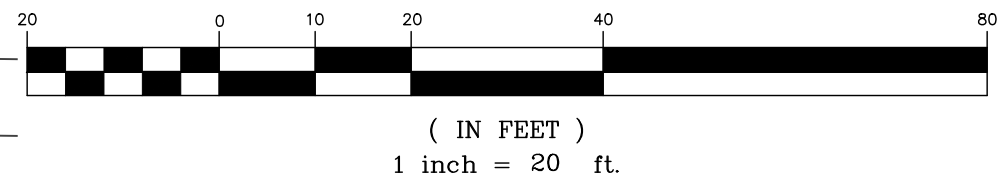


DATE	DESCRIPTION	INITIALS
7-25-23	FULL DESIGN OF REVISED LAYOUT	MWS
5-24-23	PER VMG ACCESS & FB COMMENTS	MWS
2-22-23	GENERAL REVISIONS	MWS
1-25-23	PRELIMINARY FULL DESIGN PLAN SET	MWS
11-22-22	WETLAND MITIGATION PLAN PREPARATION DATE	MWS
1-20-17 TO 8-12-22	25 REVISION DATES (SEE MAP LAST REVISED 8-12-22 FOR INFORMATION ON REVISIONS)	
12-8-16	CONCEPT PLAN PREPARATION DATE	JUP

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



GRAPHIC SCALE



RESERVED FOR TOWN PLANNING BOARD APPROVAL

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

JOSEPH J. PFAU P.E. LICENSE NO. 056945  
 MICHAEL F. CROGAN P.E. LICENSE NO. 056023  
 VINCENT J. PIETRZAK P.E., P.L.S., LEAD CAP P.E. LICENSE NO. 070569 P.L.S. LICENSE NO. 050075 N.Y.P.L.S. LICENSE NO. 35396

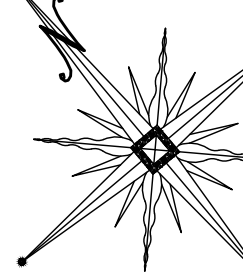
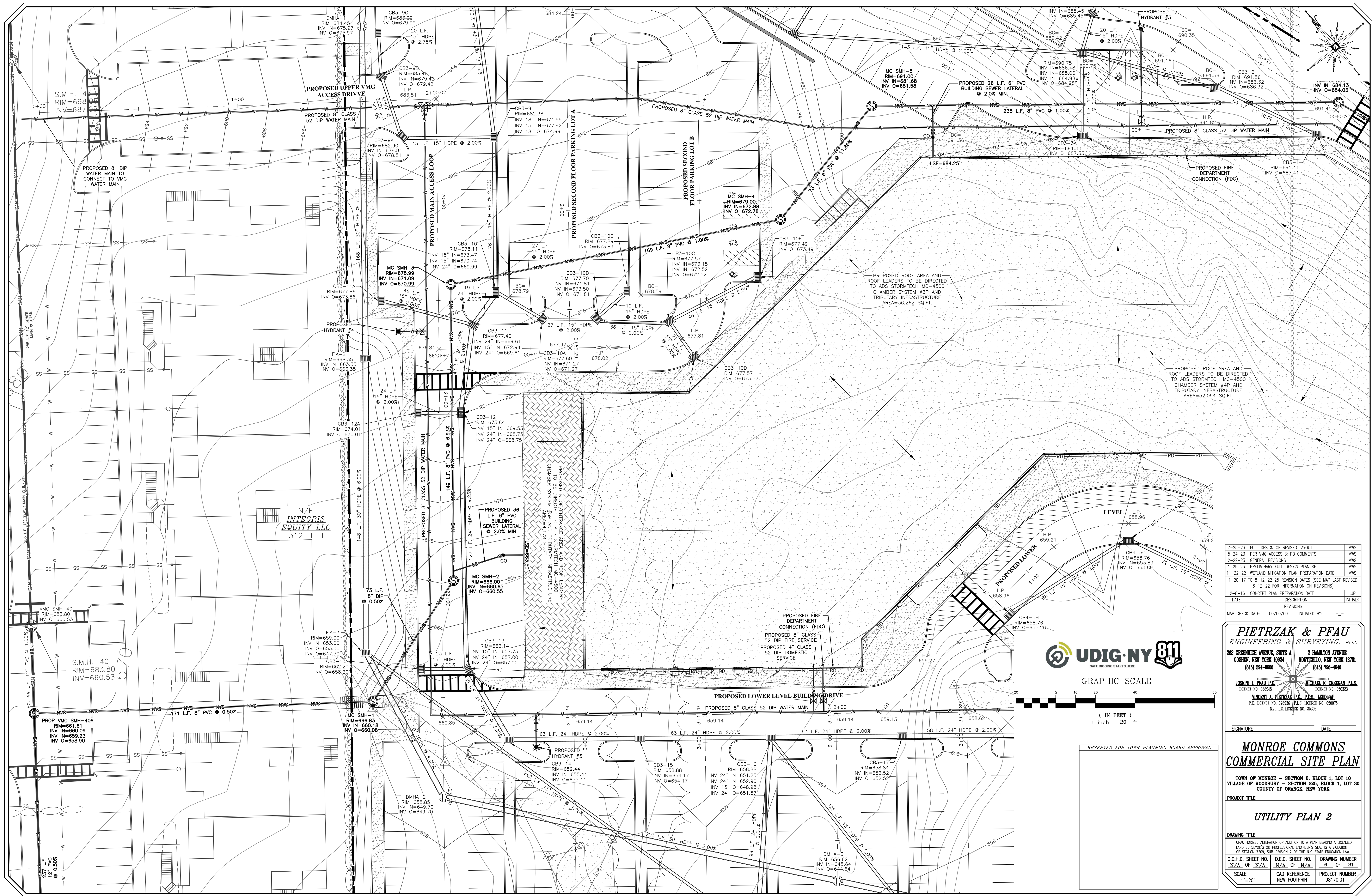
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**MONROE COMMONS**  
**COMMERCIAL SITE PLAN**

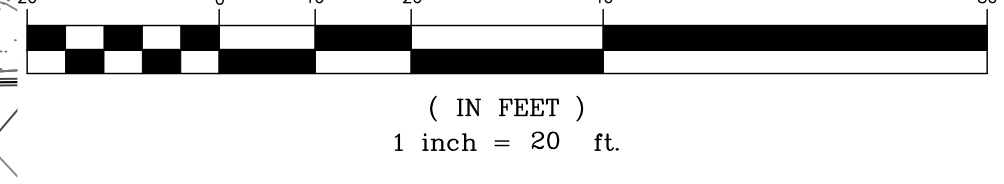
TOWN OF MONROE - SECTION 2, BLOCK 1, LOT 10  
 VILLAGE OF WOODBURY - SECTION 225, BLOCK 1, LOT 30  
 COUNTY OF ORANGE, NEW YORK

**UTILITY PLAN 1**

O.C.H.D. SHEET NO.	D.E.C. SHEET NO.	DRAWING NUMBER
N/A OF N/A	N/A OF N/A	5 OF 31
SCALE 1"=20'	CAD REFERENCE NEW FOOTPRINT	PROJECT NUMBER 98170.01



GRAPHIC SCALE



RESERVED FOR TOWN PLANNING BOARD APPROVAL

DATE	DESCRIPTION	INITIALS
7-25-23	FULL DESIGN OF REVISED LAYOUT	MWS
5-24-23	PER VMG ACCESS & FB COMMENTS	MWS
2-22-23	GENERAL REVISIONS	MWS
1-25-23	PRELIMINARY FULL DESIGN PLAN SET	MWS
11-22-22	WETLAND MITIGATION PLAN PREPARATION DATE	MWS
1-20-17	TO 8-12-22 25 REVISION DATES (SEE MAP LAST REVISED 8-12-22 FOR INFORMATION ON REVISIONS)	
12-8-16	CONCEPT PLAN PREPARATION DATE	JJP

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

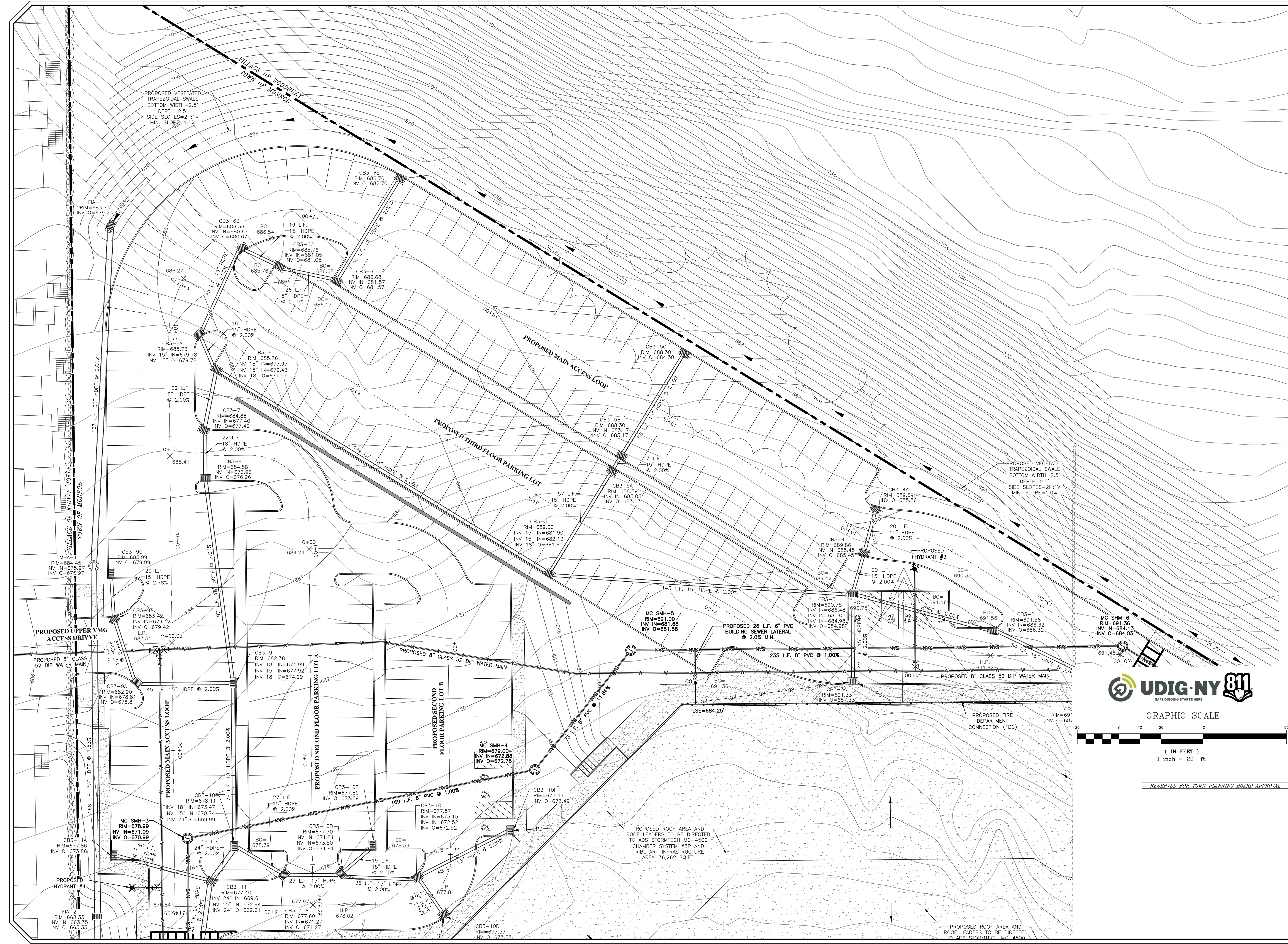
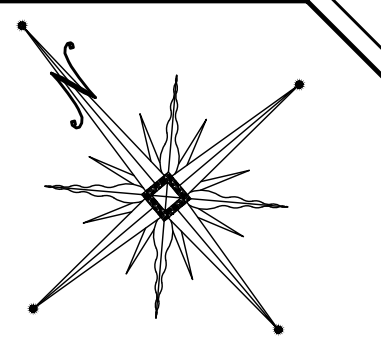
**PIETRZAK & PFAU**  
 ENGINEERING & SURVEYING, P.L.C.  
 282 GREENWICH AVENUE, SUITE A GOSHEN, NEW YORK 10924 (914) 294-0606  
 2 HAMILTON AVENUE MONTICELLO, NEW YORK 12701 (914) 796-6646

JOSEPH J. PFAU P.E. LICENSE NO. 069945  
 MICHAEL F. CROGAN P.L.S. LICENSE NO. 050023  
 VINCENT J. PIETRZAK P.E., P.L.S. LICENSE NO. 050075  
 N.Y.P.L.S. LICENSE NO. 95396

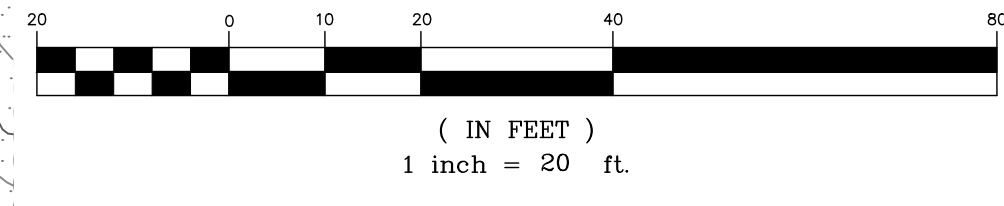
**MONROE COMMONS**  
**COMMERCIAL SITE PLAN**  
 TOWN OF MONROE - SECTION 2, BLOCK 1, LOT 10  
 VILLAGE OF WOODBURY - SECTION 225, BLOCK 1, LOT 30  
 COUNTY OF ORANGE, NEW YORK

**UTILITY PLAN 2**

DRAWING TITLE		
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.		
O.C.H.D. SHEET NO. N/A OF N/A	D.E.C. SHEET NO. N/A OF N/A	DRAWING NUMBER 6 OF 31
SCALE 1"=20'	CAD REFERENCE NEW FOOTPRINT	PROJECT NUMBER 98170.01



GRAPHIC SCALE



RESERVED FOR TOWN PLANNING BOARD APPROVAL

7-25-23	FULL DESIGN OF REVISED LAYOUT	MWS
5-24-23	PER VMC ACCESS & FB COMMENTS	MWS
2-22-23	GENERAL REVISIONS	MWS
1-25-23	PRELIMINARY FULL DESIGN PLAN SET	MWS
11-22-22	WETLAND MITIGATION PLAN PREPARATION DATE	MWS
1-20-17	TO 8-12-22 25 REVISION DATES (SEE MAP LAST REVISED 8-12-22 FOR INFORMATION ON REVISIONS)	MWS
12-8-16	CONCEPT PLAN PREPARATION DATE	JUP
DATE	DESCRIPTION	INITIALS
REVISIONS		
MAP CHECK DATE:	00/00/00	INITIALED BY: --

**PIETRZAK & PFAU**  
ENGINEERING & SURVEYING, P.L.C.  
282 GREENWICH AVENUE, SUITE A  
GOSHEN, NEW YORK 10924  
(845) 294-0806

2 HAMILTON AVENUE  
MONTICELLO, NEW YORK 12701  
(845) 796-6846

JOSEPH J. PFAU P.E.  
LICENSE NO. 056945

MICHAEL F. CROGAN P.L.S.  
LICENSE NO. 056023

YVONNE A. PIETRZAK P.E., P.L.S., LEED AP  
P.E. LICENSE NO. 076568 P.L.S. LICENSE NO. 050075  
N.Y.P.L.S. LICENSE NO. 35396

SIGNATURE DATE

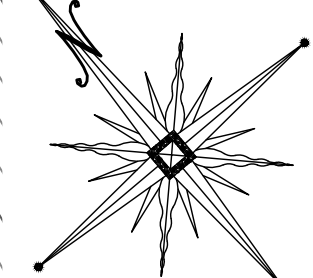
**MONROE COMMONS**  
**COMMERCIAL SITE PLAN**

TOWN OF MONROE - SECTION 2, BLOCK 1, LOT 10  
VILLAGE OF WOODBURY - SECTION 225, BLOCK 1, LOT 30  
COUNTY OF ORANGE, NEW YORK

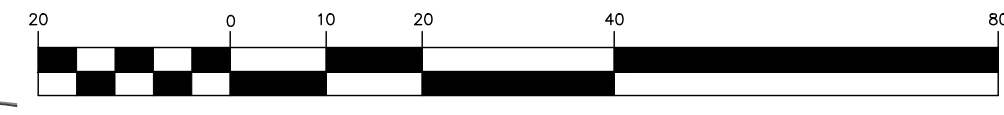
PROJECT TITLE  
**UTILITY PLAN 3**

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

O.C.H.D. SHEET NO.	D.E.C. SHEET NO.	DRAWING NUMBER
N/A OF N/A	N/A OF N/A	7 OF 31
SCALE	CAD REFERENCE	PROJECT NUMBER
1"=20'	NEW FOOTPRINT	98170.01



GRAPHIC SCALE



( IN FEET )

1 inch = 20 ft.

RESERVED FOR TOWN PLANNING BOARD APPROVAL

7-25-23	FULL DESIGN OF REVISED LAYOUT	MWS
5-24-23	PER VMG ACCESS & FB COMMENTS	MWS
2-22-23	GENERAL REVISIONS	MWS
1-25-23	PRELIMINARY FULL DESIGN PLAN SET	MWS
11-22-22	WETLAND MITIGATION PLAN PREPARATION DATE	MWS
1-20-17 to 8-12-22	25 REVISION DATES (SEE MAP LAST REVISED 8-12-22 FOR INFORMATION ON REVISIONS)	

12-8-16	CONCEPT PLAN PREPARATION DATE	JJP
DATE	DESCRIPTION	INITIALS

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

**PIETRZAK & PFAU**  
ENGINEERING & SURVEYING, P.L.L.C.  
282 GREENWICH AVENUE, SUITE A GOSHEN, NEW YORK 10924 (845) 294-0606  
2 HAMILTON AVENUE MONTICELLO, NEW YORK 12701 (845) 796-6646

JOSEPH J. PFAU P.E. LICENSE NO. 069945  
MICHAEL F. CROGAN P.L.S. LICENSE NO. 050023  
VINCENT J. PIETRZAK P.E., P.L.S., LEAD CAP P.E. LICENSE NO. 076568 P.L.S. LICENSE NO. 050075 N.Y.P.L.S. LICENSE NO. 95396

SIGNATURE DATE

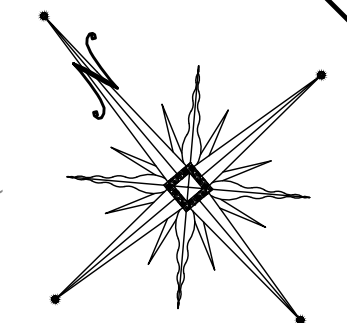
### MONROE COMMONS COMMERCIAL SITE PLAN

TOWN OF MONROE - SECTION 2, BLOCK 1, LOT 10  
VILLAGE OF WOODBURY - SECTION 225, BLOCK 1, LOT 30  
COUNTY OF ORANGE, NEW YORK

### UTILITY PLAN 4

DRAWING TITLE		
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.		
O.C.H.D. SHEET NO. N/A OF N/A	D.E.C. SHEET NO. N/A OF N/A	DRAWING NUMBER 8 OF 31
SCALE 1"=20'	CAD REFERENCE NEW FOOTPRINT	PROJECT NUMBER 98170.01

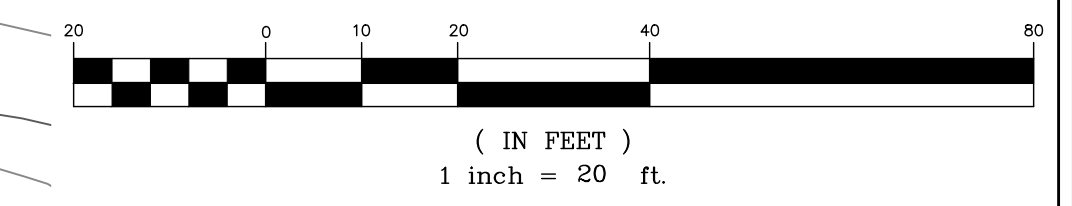




N/F  
TOWN OF WOODBURY  
254-1-24.2



GRAPHIC SCALE



RESERVED FOR TOWN PLANNING BOARD APPROVAL

7-25-23	FULL DESIGN OF REVISED LAYOUT	MWS
5-24-23	PER VMC ACCESS & PB COMMENTS	MWS
2-22-23	GENERAL REVISIONS	MWS
1-25-23	PRELIMINARY FULL DESIGN PLAN SET	MWS
11-22-22	WETLAND MITIGATION PLAN PREPARATION DATE	MWS
1-20-17	TO 8-12-22 25 REVISION DATES (SEE MAP LAST REVISED 8-12-22 FOR INFORMATION ON REVISIONS)	MWS
12-8-16	CONCEPT PLAN PREPARATION DATE	JJP
DATE	DESCRIPTION	INITIALS
REVISIONS		
MAP CHECK DATE:	00/00/00	INITIALED BY: --

**PIETRZAK & PFAU**  
ENGINEERING & SURVEYING, P.L.C.  
282 GREENWICH AVENUE, SUITE A GOSHEN, NEW YORK 10924 (945) 294-0606  
2 HAMILTON AVENUE MONTICELLO, NEW YORK 12701 (945) 796-4646

JOSEPH J. PFAU P.E. LICENSE NO. 056945  
MICHAEL F. CROGAN P.L.S. LICENSE NO. 056023  
VINCENT J. PIETRZAK P.E., P.L.S., LEAD CAP P.E. LICENSE NO. 076568 (P.L.S. LICENSE NO. 050075) N.Y.P.L.S. LICENSE NO. 35396

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**MONROE COMMONS**  
**COMMERCIAL SITE PLAN**

TOWN OF MONROE - SECTION 2, BLOCK 1, LOT 10  
VILLAGE OF WOODBURY - SECTION 225, BLOCK 1, LOT 30  
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE

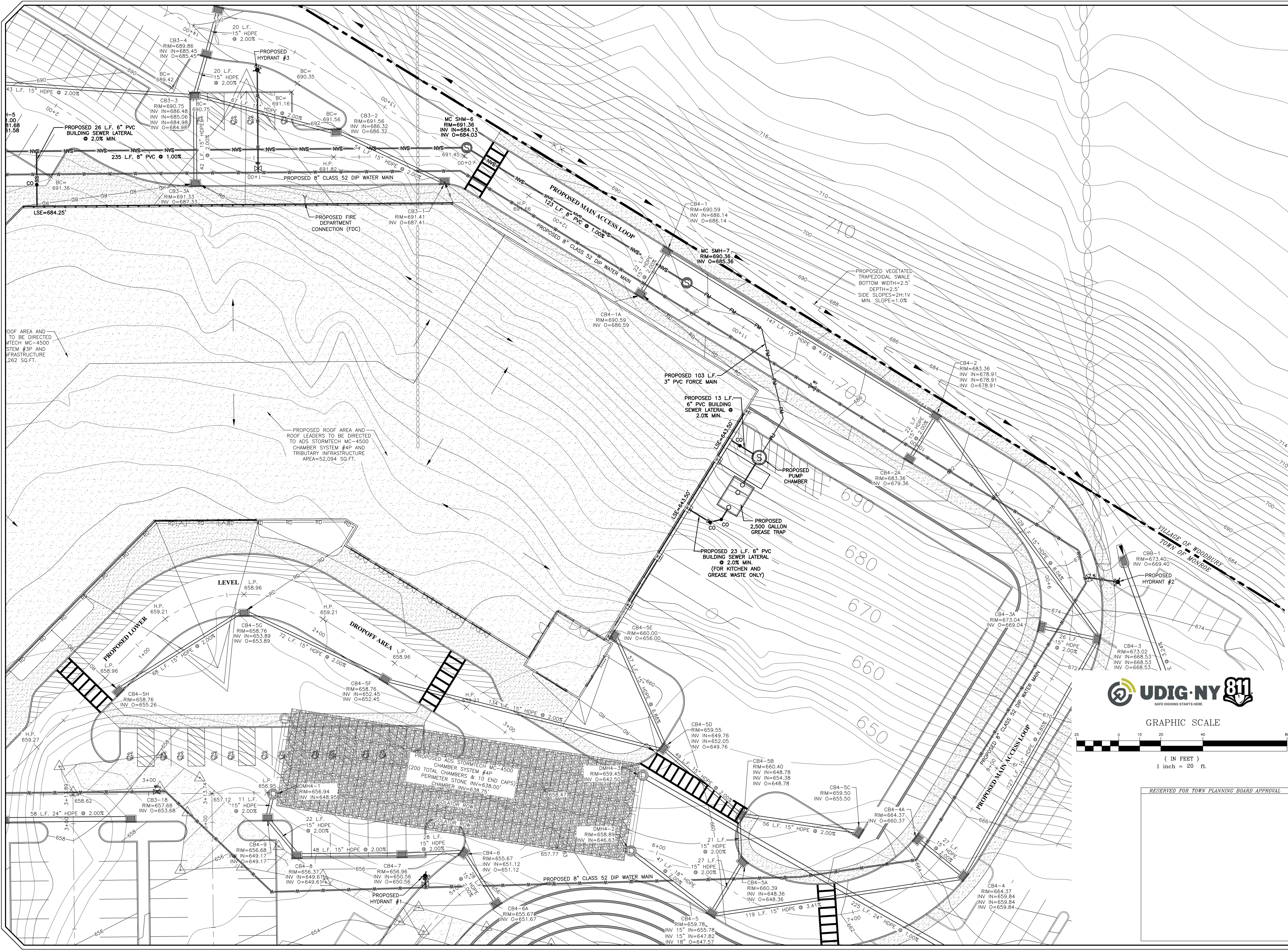
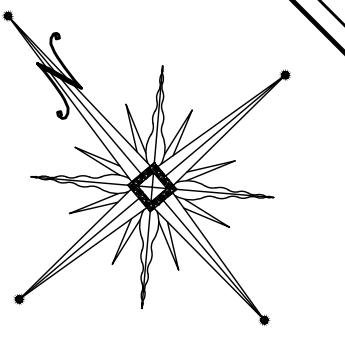
**UTILITY PLAN 6**

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.

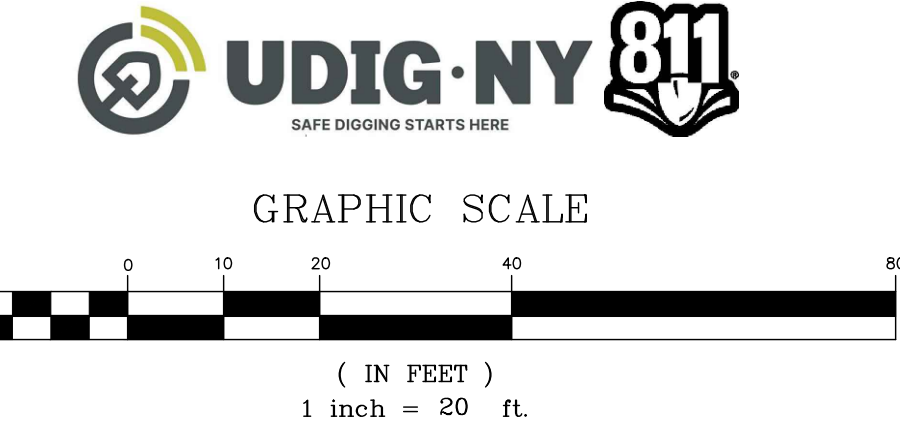
O.C.H.D. SHEET NO.	D.E.C. SHEET NO.	DRAWING NUMBER
N/A OF N/A	N/A OF N/A	10 OF 31

SCALE	CAD REFERENCE	PROJECT NUMBER
1"=20'	NEW FOOTPRINT	98170.01



DOF AREA AND TO BE DIRECTED TO TECH MC-4500 STEM #3P AND INFRASTRUCTURE 262 SQ.FT.

PROPOSED ROOF AREA AND ROOF LEADERS TO BE DIRECTED TO ADDS STORMTECH MC-4500 CHAMBER SYSTEM #4P AND TRIBUTARY INFRASTRUCTURE AREA=52,034' SQ.FT.



RESERVED FOR TOWN PLANNING BOARD APPROVAL

DATE	DESCRIPTION	INITIALS
7-25-23	FULL DESIGN OF REVISED LAYOUT	MWS
5-24-23	PER VMC ACCESS & PB COMMENTS	MWS
2-22-23	GENERAL REVISIONS	MWS
1-25-23	PRELIMINARY FULL DESIGN PLAN SET	MWS
11-22-22	WETLAND MITIGATION PLAN PREPARATION DATE	MWS
1-20-17	TO 8-12-22 25 REVISION DATES (SEE MAP LAST REVISED 8-12-22 FOR INFORMATION ON REVISIONS)	MWS
12-8-16	CONCEPT PLAN PREPARATION DATE	JJP

**PIETRZAK & PFAU**  
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2 HAMILTON AVENUE MONTICELLO, NEW YORK 12701 (845) 796-4646

JOSEPH J. PFAU P.E. LICENSE NO. 066945  
MICHAEL F. CROGAN P.L.S. LICENSE NO. 050023  
VINCENT J. PIETRZAK P.E. P.L.S. 1200-CAP P.E. LICENSE NO. 076568 (P.L.S. LICENSE NO. 050075) N.Y.P.L.S. LICENSE NO. 95396

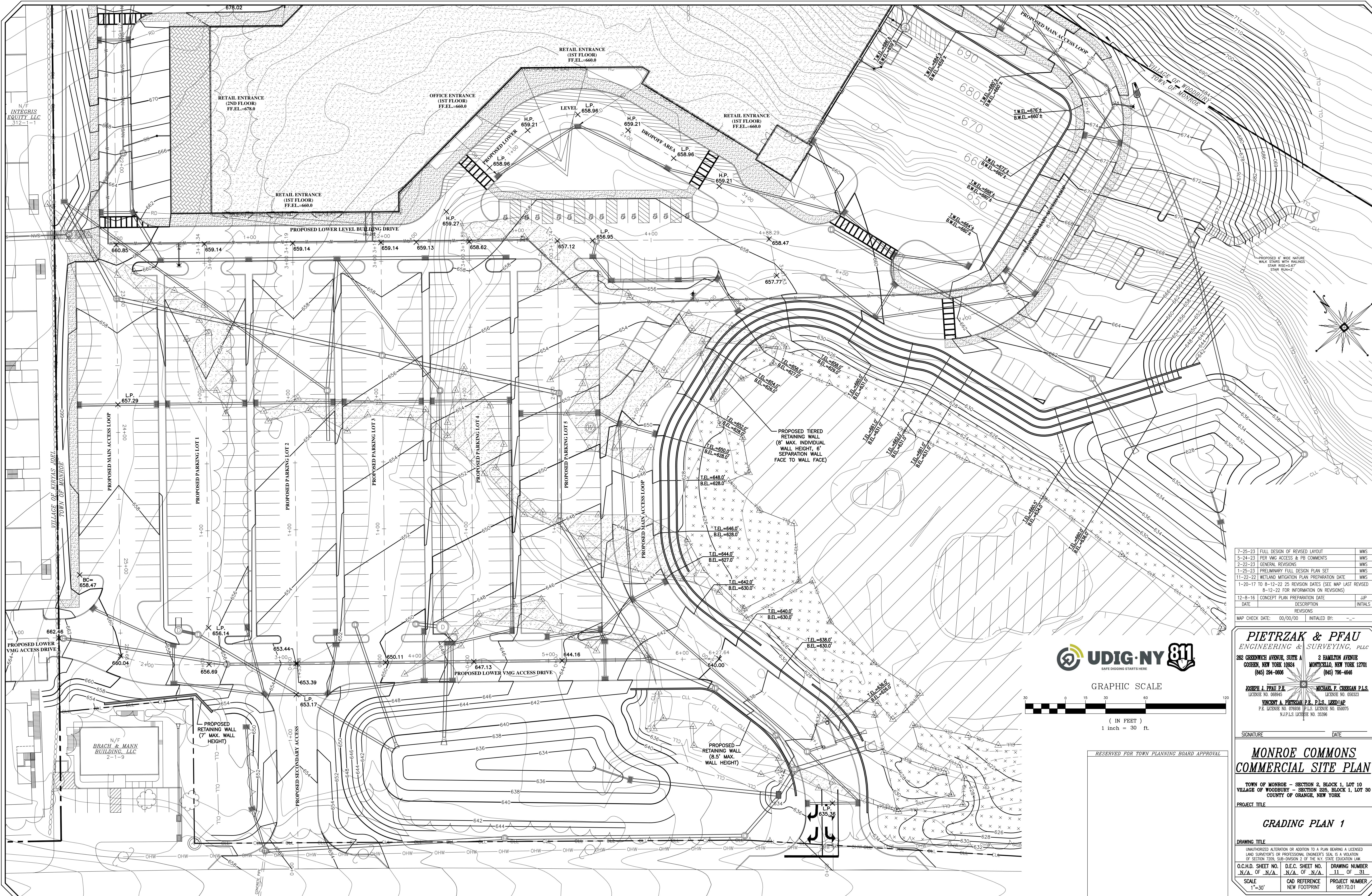
**MONROE COMMONS**  
**COMMERCIAL SITE PLAN**

TOWN OF MONROE - SECTION 2, BLOCK 1, LOT 10  
VILLAGE OF WOODBURY - SECTION 225, BLOCK 1, LOT 30  
COUNTY OF ORANGE, NEW YORK

**UTILITY PLAN 5**

O.C.H. SHEET NO.	D.E.C. SHEET NO.	DRAWING NUMBER
N/A OF N/A	N/A OF N/A	9 OF 31

SCALE	CAD REFERENCE	PROJECT NUMBER
1"=20'	NEW FOOTPRINT	98170.01



DATE	DESCRIPTION	INITIALS
7-25-23	FULL DESIGN OF REVISED LAYOUT	MWS
5-24-23	PER VMG ACCESS & FB COMMENTS	MWS
2-22-23	GENERAL REVISIONS	MWS
1-25-23	PRELIMINARY FULL DESIGN PLAN SET	MWS
11-22-22	WETLAND MITIGATION PLAN PREPARATION DATE	MWS
1-20-17 TO 8-12-22	25 REVISION DATES (SEE MAP LAST REVISED 8-12-22 FOR INFORMATION ON REVISIONS)	MWS
12-8-16	CONCEPT PLAN PREPARATION DATE	JJP

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



GRAPHIC SCALE



( IN FEET )

1 inch = 30 ft.

RESERVED FOR TOWN PLANNING BOARD APPROVAL

**PIETRZAK & PFAU**  
 ENGINEERING & SURVEYING, P.L.L.C.  
 282 GREENWICH AVENUE, SUITE A GOSHEN, NEW YORK 10924 (845) 294-0806  
 2 HAMILTON AVENUE MONTICELLO, NEW YORK 12701 (845) 796-4846

JOSEPH J. PFAU P.E. LICENSE NO. 069945  
 MICHAEL F. CROGAN P.L.S. LICENSE NO. 650023  
 VINCENT J. PIETRZAK P.E., P.L.S. 12502-0-AP  
 P.E. LICENSE NO. 076568 P.L.S. LICENSE NO. 650075  
 N.Y.P.L.S. LICENSE NO. 95396

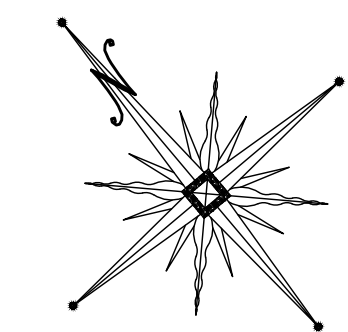
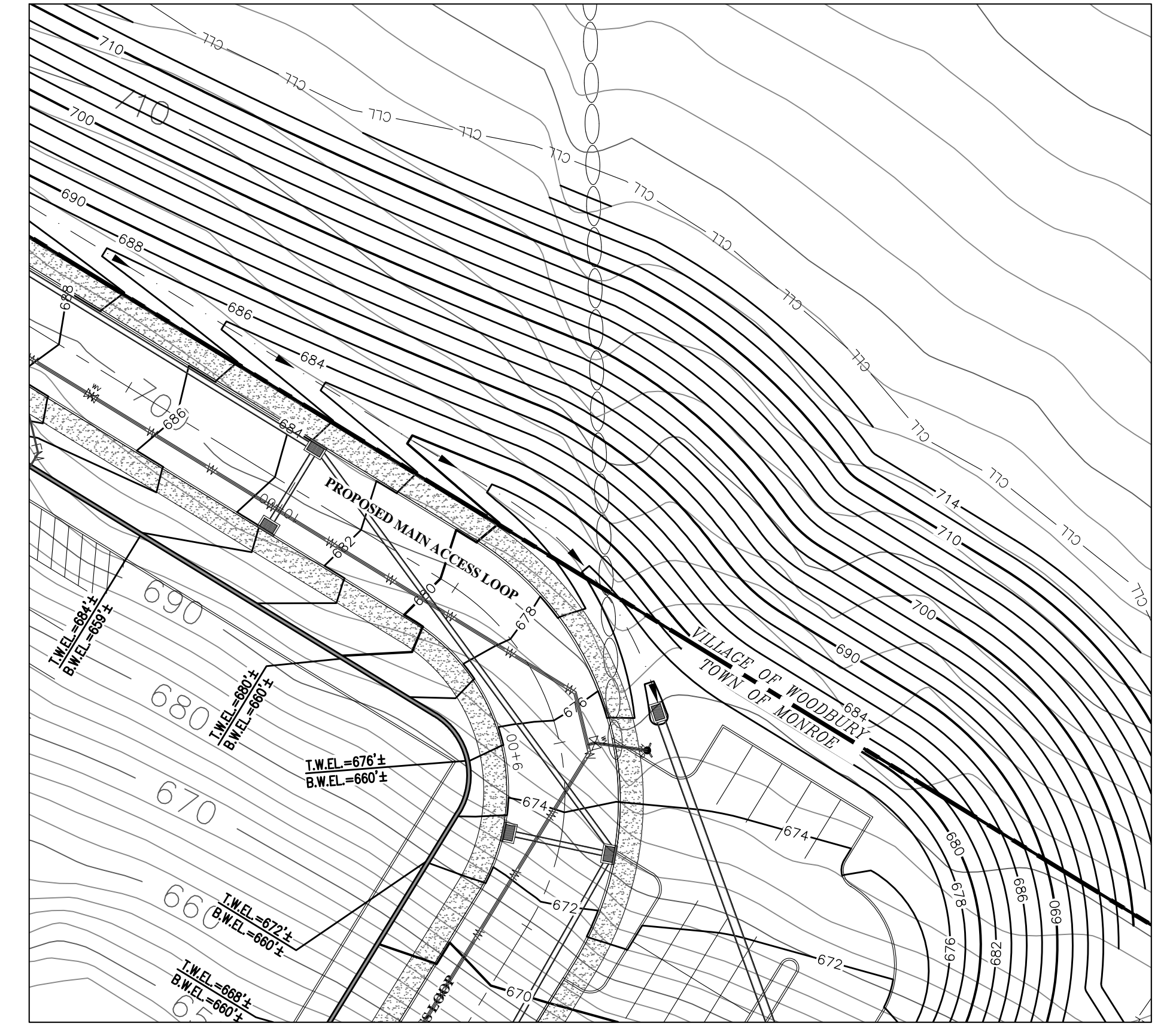
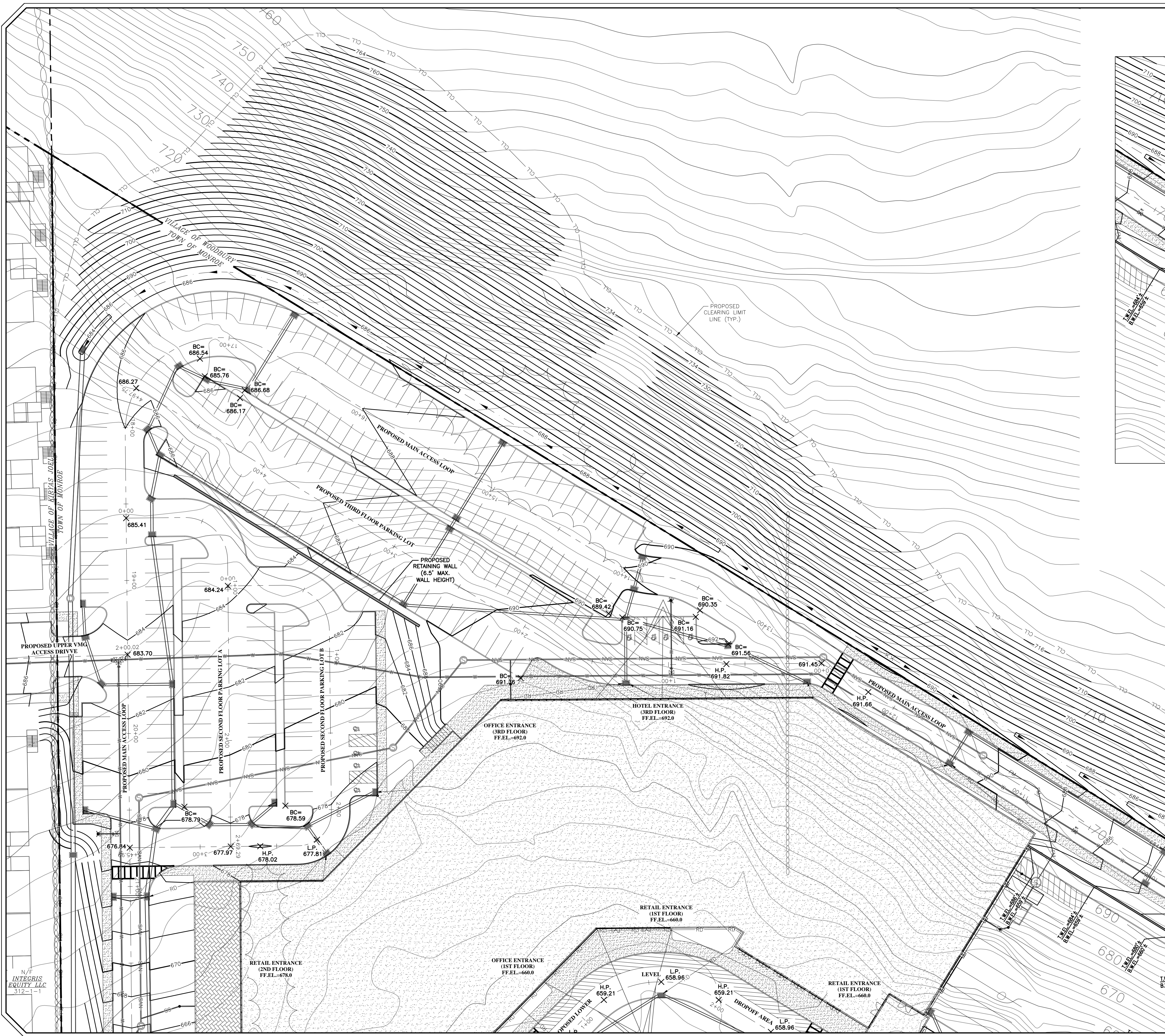
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**MONROE COMMONS**  
**COMMERCIAL SITE PLAN**

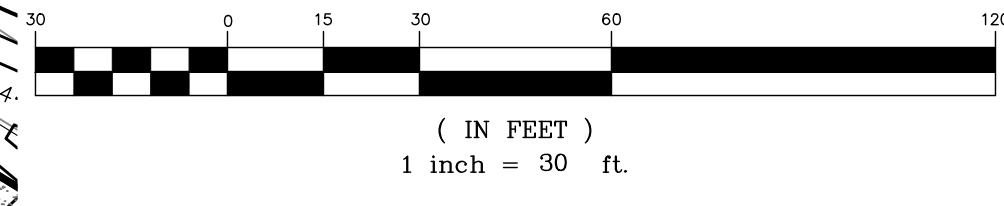
TOWN OF MONROE - SECTION 2, BLOCK 1, LOT 10  
 VILLAGE OF WOODBURY - SECTION 225, BLOCK 1, LOT 30  
 COUNTY OF ORANGE, NEW YORK

**GRADING 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 7 OF THE N.Y. STATE EDUCATION LAW.		
O.C.H.D. SHEET NO. N/A OF N/A	D.E.C. SHEET NO. N/A OF N/A	DRAWING NUMBER 11 OF 31
SCALE 1"=30'	CAD REFERENCE NEW FOOTPRINT	PROJECT NUMBER 98170.01



GRAPHIC SCALE



RESERVED FOR TOWN PLANNING BOARD APPROVAL

7-25-23	FULL DESIGN OF REVISED LAYOUT	MWS
5-24-23	PER VMG ACCESS & PB COMMENTS	MWS
2-22-23	GENERAL REVISIONS	MWS
1-25-23	PRELIMINARY FULL DESIGN PLAN SET	MWS
11-22-22	WETLAND MITIGATION PLAN PREPARATION DATE	MWS
1-20-17 TO 8-12-22	25 REVISION DATES (SEE MAP LAST REVISED 8-12-22 FOR INFORMATION ON REVISIONS)	MWS
12-8-16	CONCEPT PLAN PREPARATION DATE	JJP
DATE	DESCRIPTION	INITIALS
MAP CHECK DATE: 00/00/00	INITIALED BY: --	

**PIETRZAK & PFAU**  
 ENGINEERING & SURVEYING, P.L.L.C.  
 282 GREENWICH AVENUE, SUITE A GOSHEN, NEW YORK 10924 (845) 294-0806  
 2 HAMILTON AVENUE MONTICELLO, NEW YORK 12701 (845) 796-4846

JOSEPH J. PFAU P.E. LICENSE NO. 058945  
 MICHAEL F. CROGAN P.L.S. LICENSE NO. 050023  
 VINCENT J. PIETRZAK P.E., P.L.S., LEAD CAP P.E. LICENSE NO. 076568 (P.L.S. LICENSE NO. 050075) N.Y.P.L.S. LICENSE NO. 35396

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**MONROE COMMONS**  
**COMMERCIAL SITE PLAN**

TOWN OF MONROE - SECTION 2, BLOCK 1, LOT 10  
 VILLAGE OF WOODBURY - SECTION 225, BLOCK 1, LOT 30  
 COUNTY OF ORANGE, NEW YORK

PROJECT TITLE

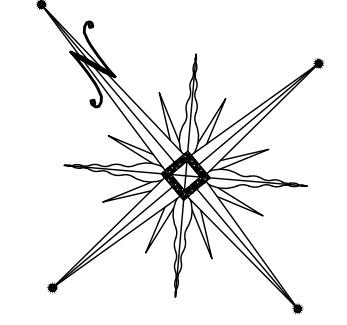
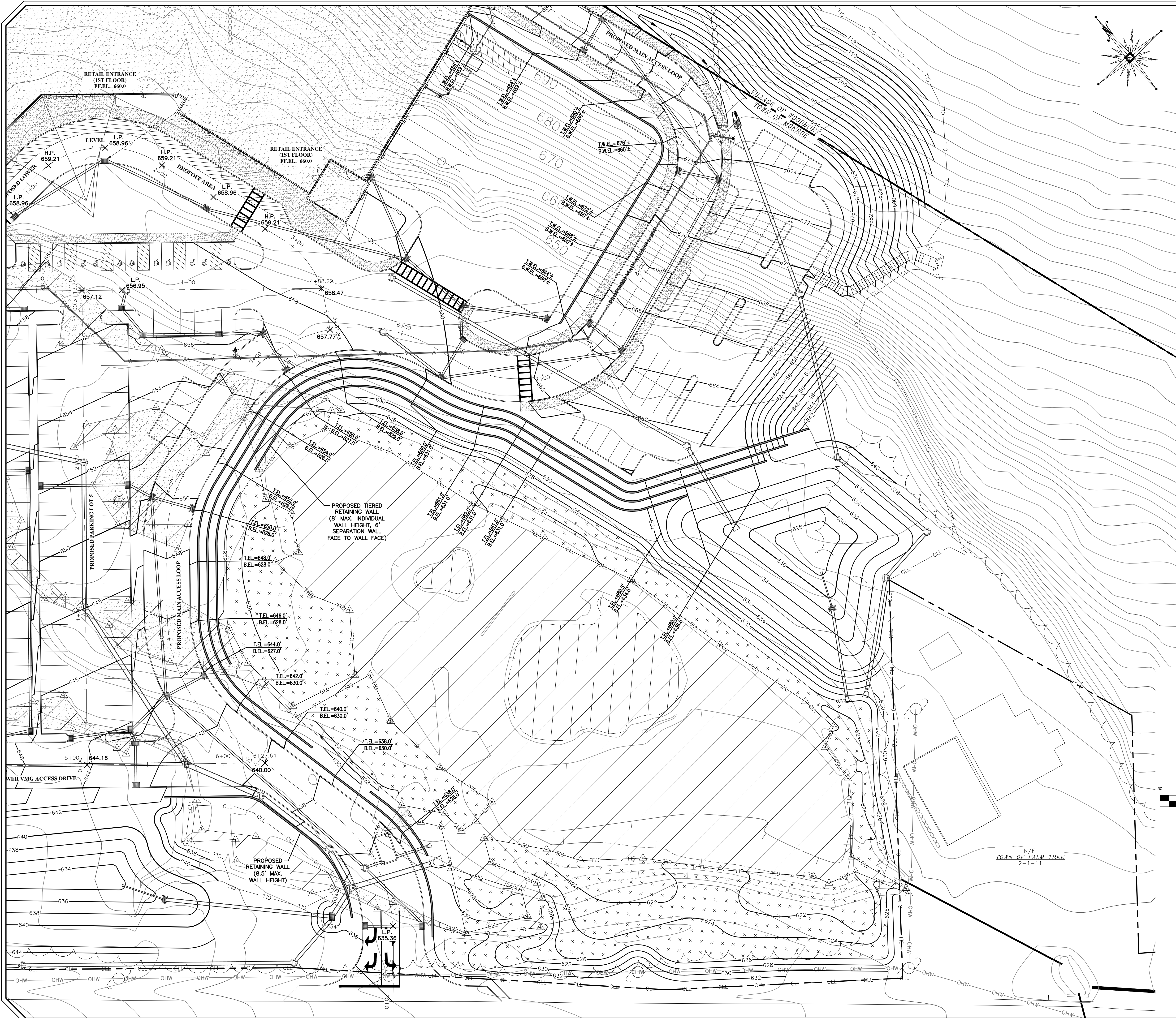
**GRADING PLAN 2**

DRAWING TITLE

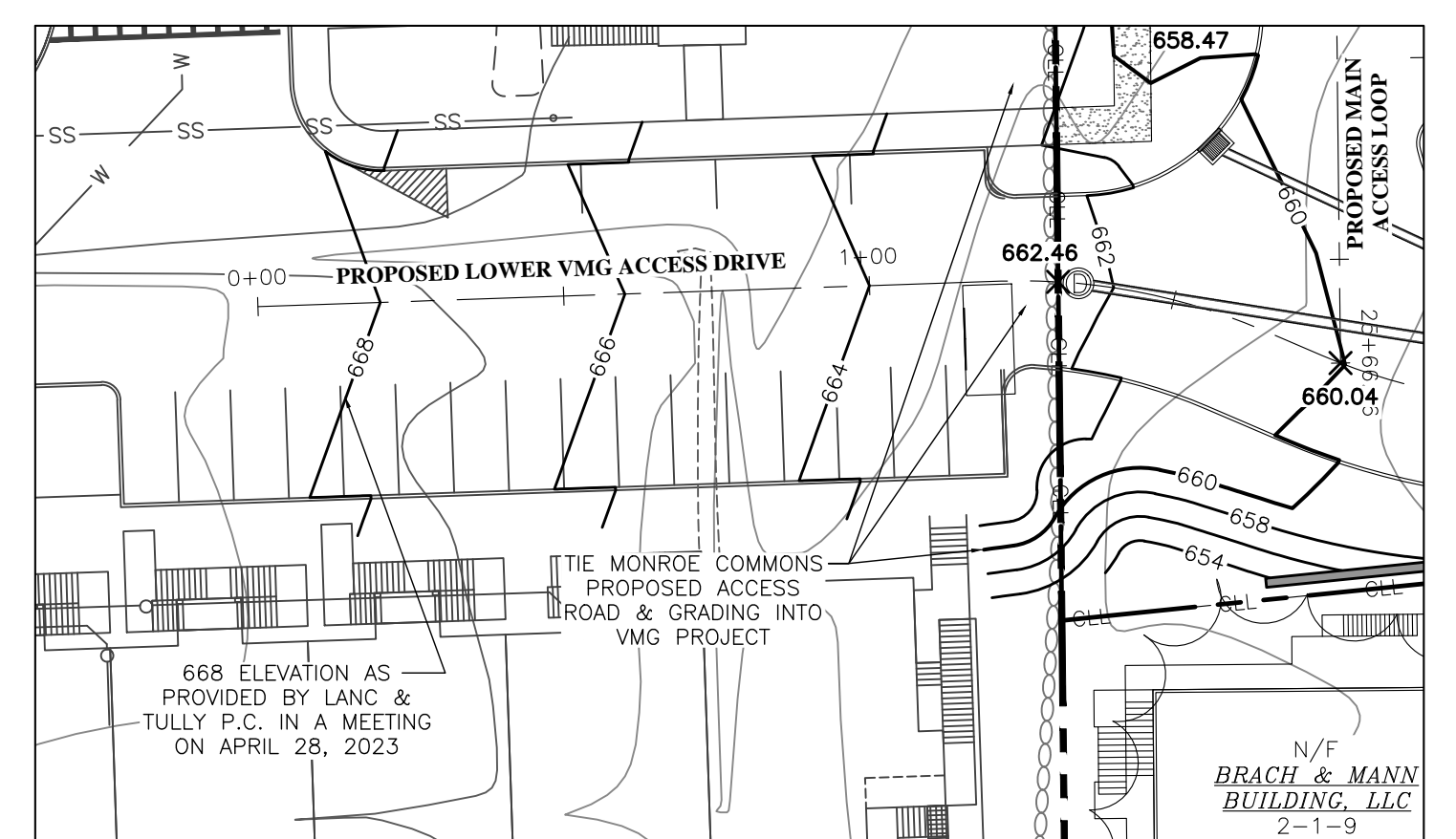
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO.	D.E.C. SHEET NO.	DRAWING NUMBER
N/A OF N/A.	N/A OF N/A.	12 OF 31
SCALE	CAD REFERENCE	PROJECT NUMBER
1"=30'	NEW FOOTPRINT	98170.01

N/F  
 INTEGRIS  
 REALTY, LLC  
 312-1-1



**PROPOSED UPPER VMG ACCESS DRIVE**



**PROPOSED LOWER VMG ACCESS DRIVE**



GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

RESERVED FOR TOWN PLANNING BOARD APPROVAL

7-25-23	FULL DESIGN OF REVISED LAYOUT	MWS
5-24-23	PER VMG ACCESS & FB COMMENTS	MWS
2-22-23	GENERAL REVISIONS	MWS
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12-8-16	CONCEPT PLAN PREPARATION DATE	JUP
DATE	DESCRIPTION	INITIALS

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

**PIETRZAK & PFAU**  
ENGINEERING & SURVEYING, PLLC  
282 GREENWICH AVENUE, SUITE A  
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(845) 294-0806

2 HAMILTON AVENUE  
MONTICELLO, NEW YORK 12701  
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MICHAEL F. CROGAN P.E.  
LICENSE NO. 050023

VINCENT J. PIETRZAK P.E., PLS. 1200/CAP  
P.E. LICENSE NO. 070508 P.L.S. LICENSE NO. 050075  
N.Y.P.L.S. LICENSE NO. 35396

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

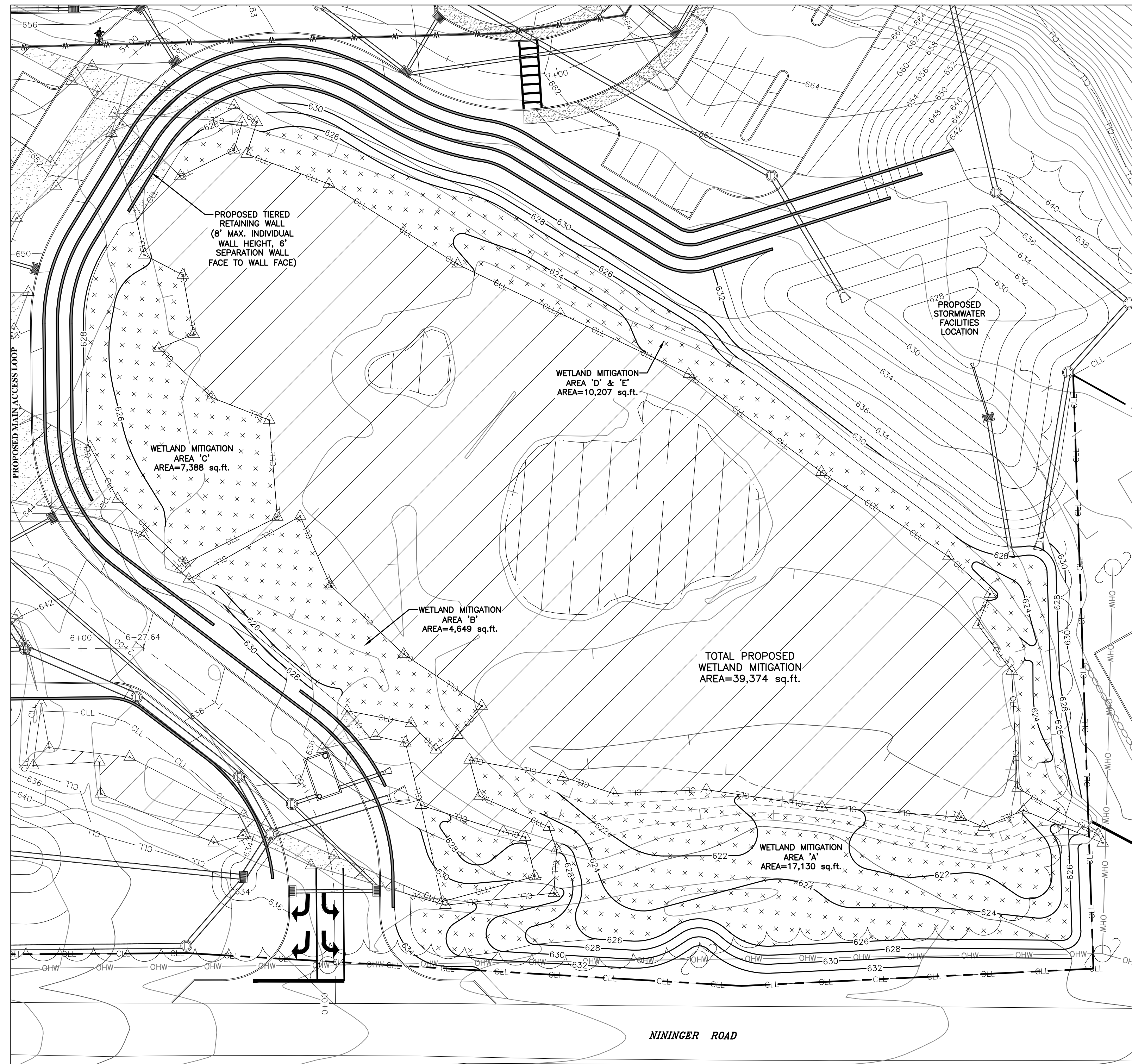
**MONROE COMMONS**  
**COMMERCIAL SITE PLAN**

TOWN OF MONROE - SECTION 2, BLOCK 1, LOT 10  
VILLAGE OF WOODBURY - SECTION 225, BLOCK 1, LOT 30  
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE

**GRADING PLAN 3**

DRAWING TITLE		
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O.C.H.D. SHEET NO. N/A OF N/A	D.E.C. SHEET NO. N/A OF N/A	DRAWING NUMBER 13 OF 31
SCALE 1"=30'	CAD REFERENCE NEW FOOTPRINT	PROJECT NUMBER 98170.01



**FEDERAL WETLAND MITIGATION AREA - GRADING PLAN**  
SCALE: 1" = 30'

PLANTS LIST				
COMMON NAME	BOTANICAL NAME	MIN. SIZE	REMARKS	QUANTITY
SPECKLED ALDER	ALNUS RUGOSA	18" TO 24"	CONTAINER	130
SILKY DOGWOOD	CORNUS AMOMUM	18" TO 24"	CONTAINER	130
GRAY DOGWOOD	CORNUS RACEMOSA	18" TO 24"	CONTAINER	130
RED OSIER DOGWOOD	CORNUS STOLONIFERA	18" TO 24"	CONTAINER	130
PUSSY WILLOW	SALIX DISCOLOR	18" TO 24"	CONTAINER	130
ARROWWOOD	VIBURNUM COECOGNITUM	18" TO 24"	CONTAINER	130
RED MAPLE	ACER RUBRUM	3' TO 4'	CONTAINER	50
SILVER MAPLE	ACER SACCHARINUM	3' TO 4'	CONTAINER	50
GRAY BIRCH	BETULA POPULIFOLIA	3' TO 4'	CONTAINER	50
SWAMP WHITE OAK	QUERCUS BICOLOR	3' TO 4'	CONTAINER	50

**NOTES:**  
1. A CUMULATIVE TOTAL OF 780 SHRUBS AND 200 TREES ARE TO BE INTRODUCED WITHIN THE WETLAND MITIGATION AREA.  
2. THE SPECIES OF TREES AND SHRUBS SELECTED FOR INTRODUCTION WITHIN THE MITIGATION AREAS WERE CHOSEN BASED ON THEIR ABILITY TO PROVIDE WILDLIFE WITH FOOD AND COVER; THEIR SITE ADAPTABILITY; THEIR ABILITY TO PROVIDE ENHANCEMENT; AND, TO DIVERSIFY TO THE CONSTRUCTED WETLAND AND NATURAL WETLAND COMMUNITIES.

**NORTHEAST WETLAND FOREST HERB SEED MIX**  
(PERCENT BY VOLUME)

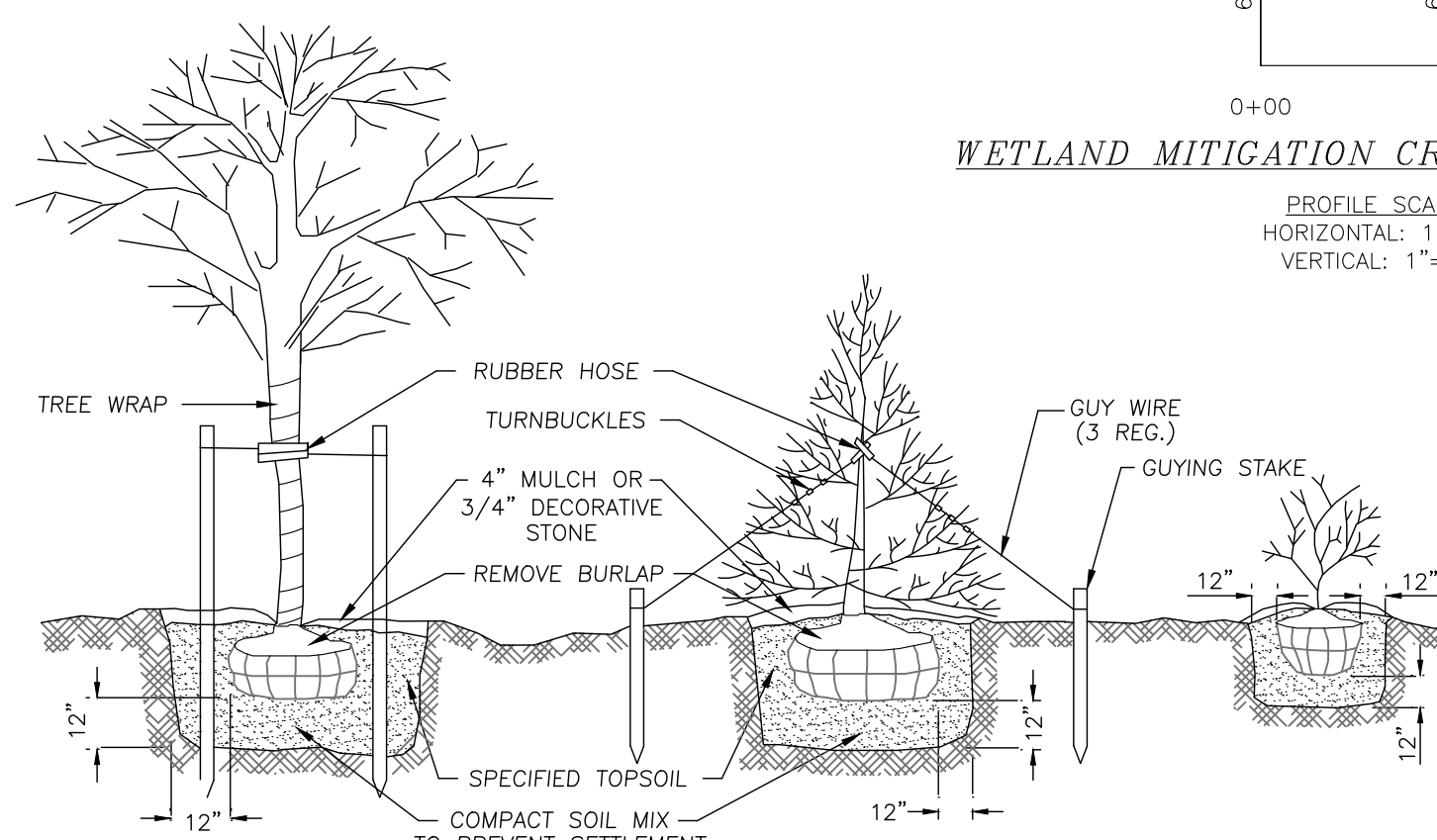
25.96%	SCIRPUS ATROVIRENS	DARK GREEN BULRUSH
25.41%	SCIRPUS CYPERINUS	WOOL GRASS
8.33%	CAREX VULPINOIDEA	FOX SEDGE
7.68%	GLYCERIA CANADENSIS	CANADA MANNAGRASS
7.63%	VERBENA HASTATA	BLUE VERVAIN
6.02%	GLYCERIA GRANDIS	REED MEADOWGRASS
5.70%	GLYCERIA STRIATA	FOWL MANNAGRASS
2.12%	PANICUM CLANDESTINUM	DEERTONGUE
1.53%	VERBENA URTICIFOLIA	WHITE VERVAIN
1.51%	GLYCERIA MELICARIA	MELIC MANNAGRASS

**NOTES:**  
1. 8.0 POUNDS OF THE NORTHEAST WETLAND FOREST HERB SEED MIX IS TO BE UTILIZED TO SUPPLEMENT THE INTRODUCED WOODY PLANTINGS IN THE MITIGATION AREA.  
2. THIS SEED MIXTURE WORKS WELL IN NORTHERN CLIMATES AND IT CONTAINS A VARIETY OF SPECIES THAT ARE INTENDED TO ADD DIVERSITY WITHIN THE HERBACEOUS LAYER OF PALUSTRINE FORESTED/SCRUB-SHRUB WETLAND PLANTINGS.  
3. ANNUAL RYE (LOLIUM MULTIFLORUM) IS TO BE ADDED TO THE SEED MIX TO PROVIDE QUICK GERMINATION FOR EXPEDITED SOIL STABILIZATION.  
4. ONCE SEEDED, THE AREA IS TO BE MULCHED WITH 1 TO 2 INCHES OF STRAW.

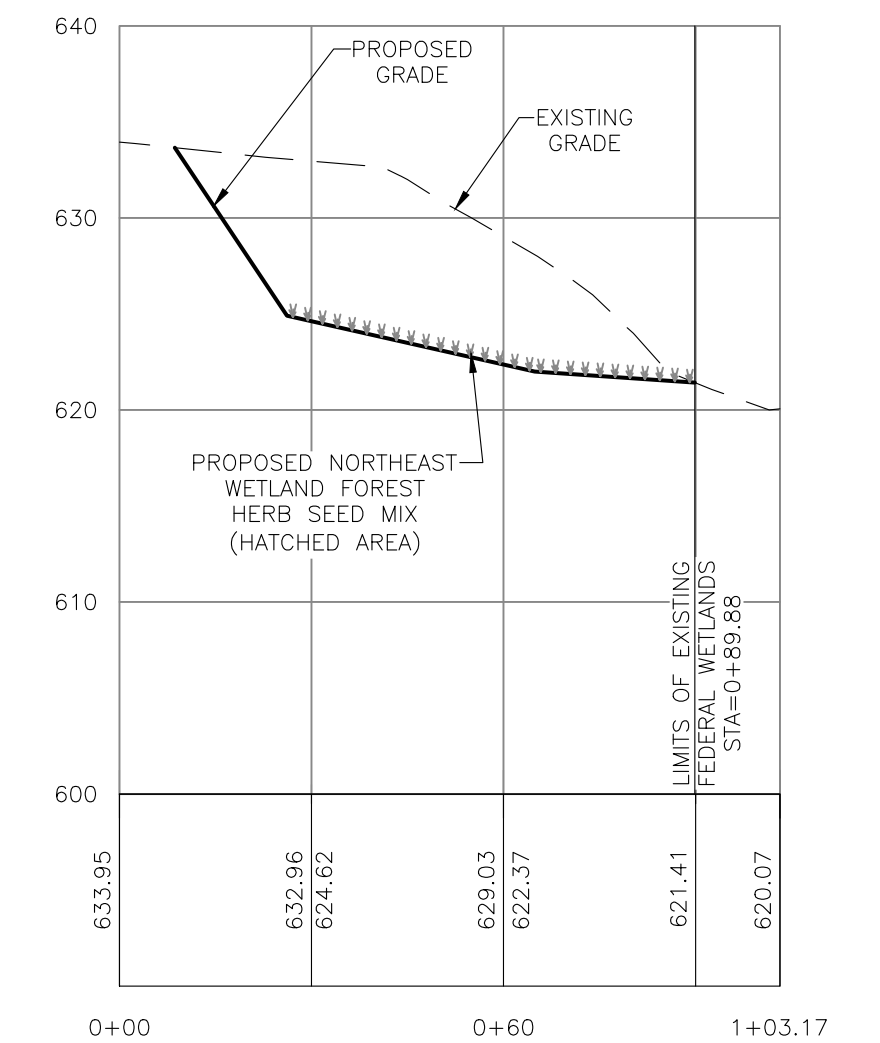
**PLANTING SCHEDULE**

TREES & SHRUBS	SPRING PLANTING	FALL PLANTING
EVERGREENS	APRIL 1 - JUNE 30	SEPTEMBER 1 - OCTOBER 15
DECIDUOUS	MARCH 1 - JUNE 30	OCTOBER 1 - DECEMBER 1

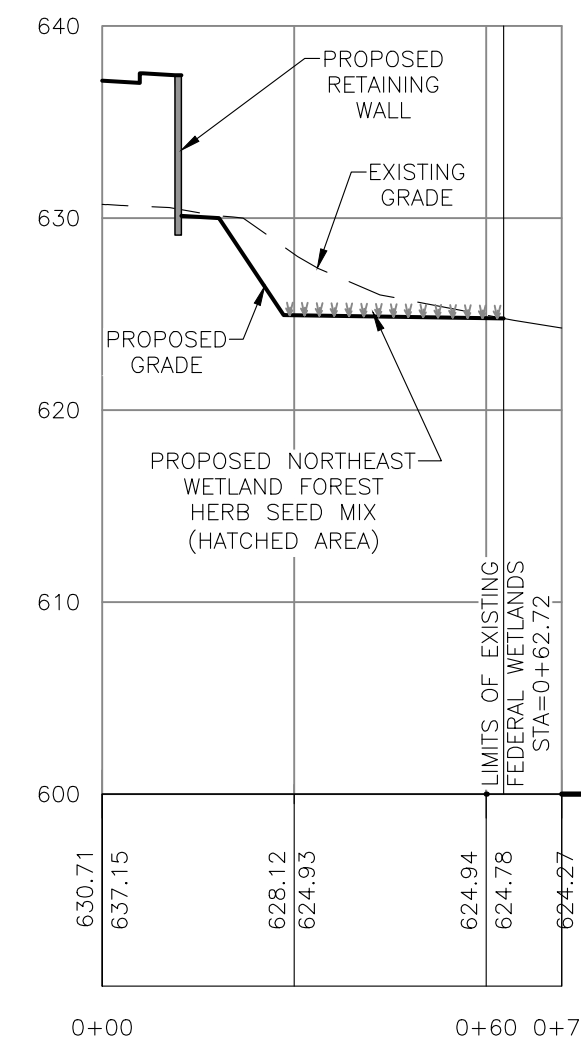
\*SPECIES HAS A FALL PLANTING HAZARD



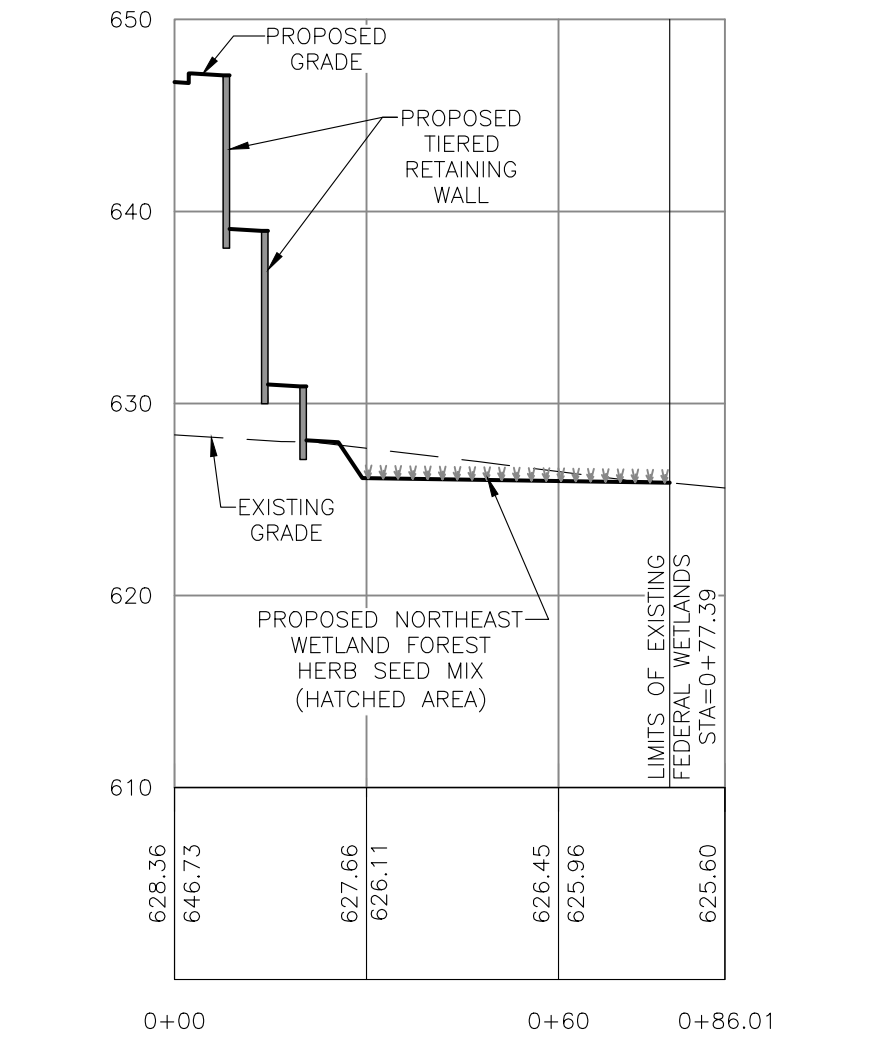
**PLANTING & GUYING DETAIL**  
N.T.S.



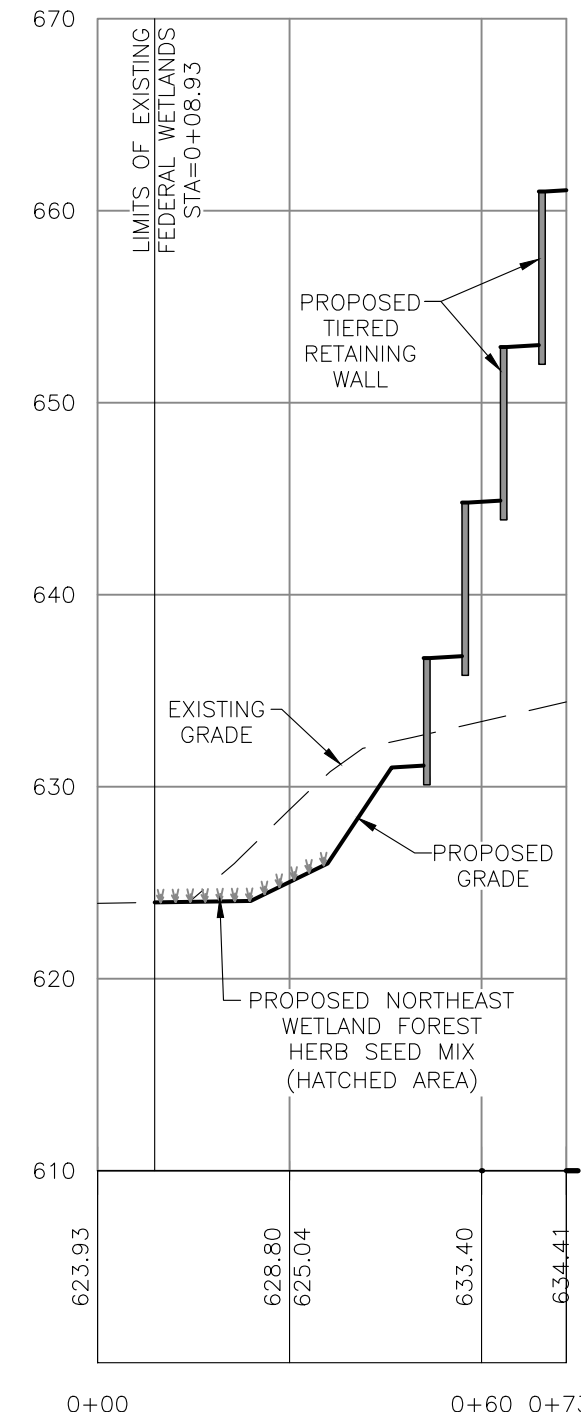
**WETLAND MITIGATION CROSS-SECTION A-A**  
PROFILE SCALES  
HORIZONTAL: 1"=30'  
VERTICAL: 1"=10'



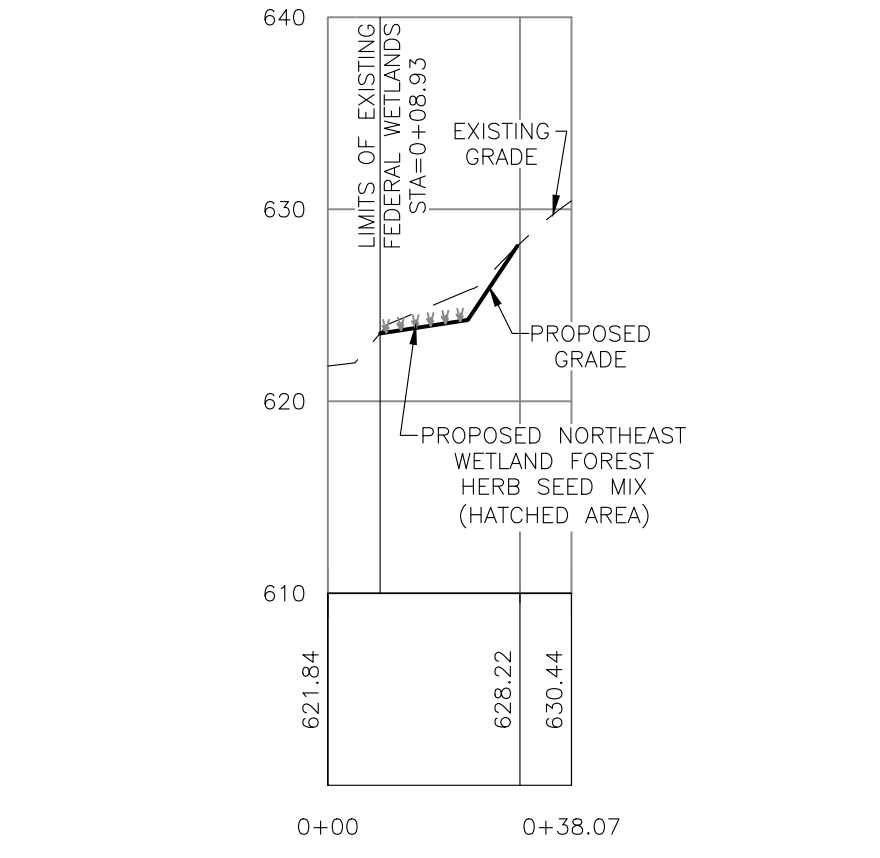
**WETLAND MITIGATION CROSS-SECTION B-B**  
PROFILE SCALES  
HORIZONTAL: 1"=30'  
VERTICAL: 1"=10'



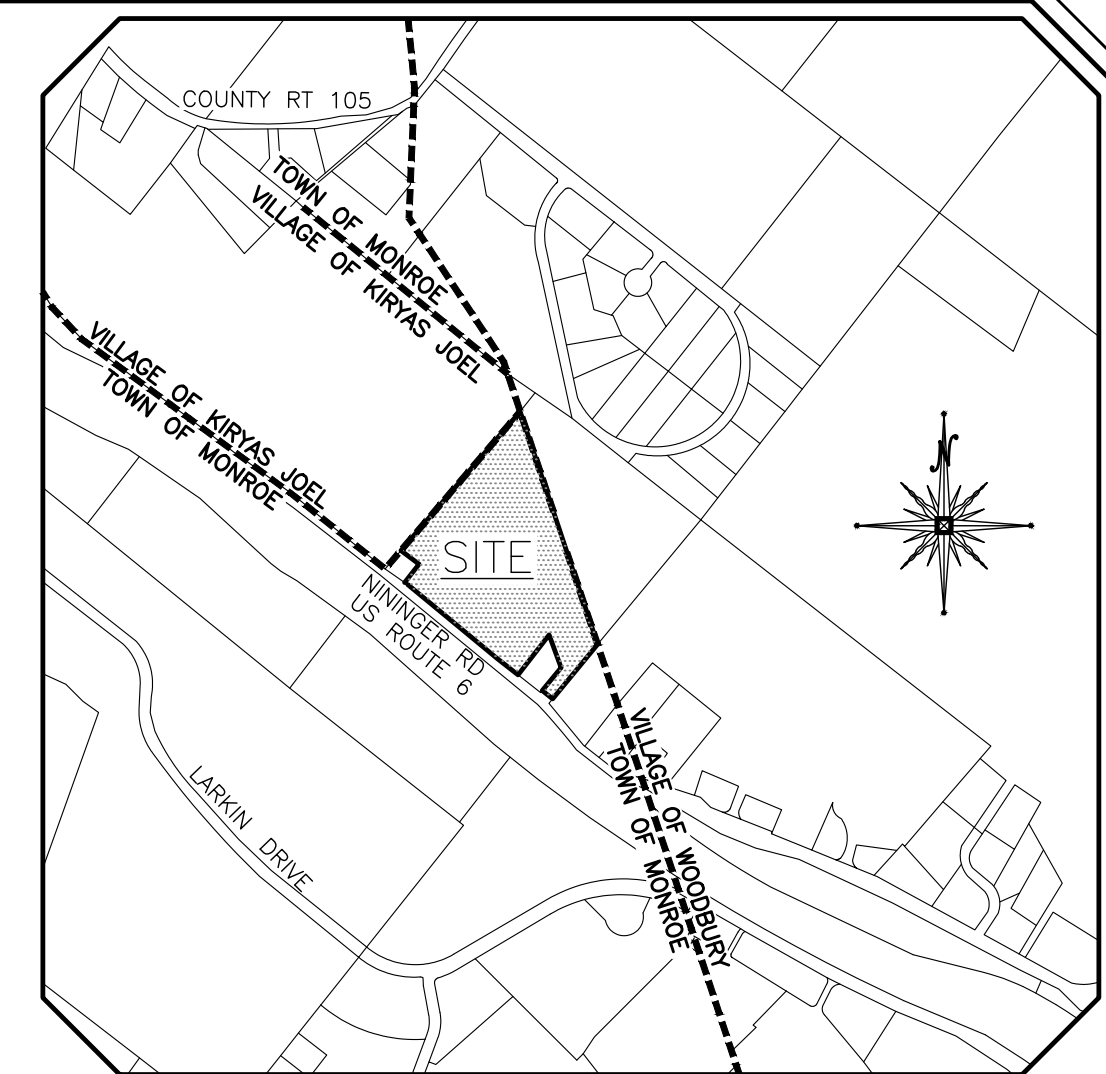
**WETLAND MITIGATION CROSS-SECTION C-C**  
PROFILE SCALES  
HORIZONTAL: 1"=30'  
VERTICAL: 1"=10'



**WETLAND MITIGATION CROSS-SECTION D-D**  
PROFILE SCALES  
HORIZONTAL: 1"=30'  
VERTICAL: 1"=10'



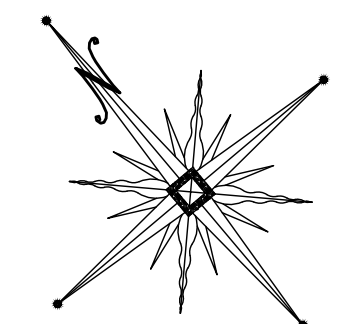
**WETLAND MITIGATION CROSS-SECTION E-E**  
PROFILE SCALES  
HORIZONTAL: 1"=30'  
VERTICAL: 1"=10'



**LOCATION MAP**  
SCALE: 1"=1,000'

**GENERAL NOTES:**  
1. TAX MAP DESIGNATION: TOWN OF MONROE - SECTION 2 BLOCK 1 LOT 10.  
2. AREA OF TOWN OF MONROE PARCEL: 18.2± ACRES.  
3. AREA OF VILLAGE OF WOODBURY PARCEL: 12.3± ACRES.  
4. TOPOGRAPHY BASED ON AN AERIAL SURVEY PERFORMED BY ADR ASSOCIATES INC.  
5. THERE ARE NO NYSDCE WETLANDS LOCATED ON SITE.  
6. TOTAL PROPOSED WETLAND DISTURBANCE = 21,753 SQ.FT. TOTAL PROPOSED WETLAND MITIGATION AREA = 39,375 SQ.FT. (1:1.8 RATIO)

**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.



**RECORD OWNER/APPLICANT**  
TOWN OF MONROE 2-1-10:  
MONROE NININGER, LLC  
P.O. BOX 736  
MAHWAH, NEW JERSEY 07430

TOWN OF WOODBURY 225-1-30:  
WOODBURY NININGER ASSOCIATES, LLC  
9 VAN BUREN DRIVE, UNIT 201  
MONROE, NEW YORK 10950

**RECORD OWNER/APPLICANT**  
MONROE NININGER, LLC  
P.O. BOX 736  
MAHWAH, NEW JERSEY 07430

DATE	DESCRIPTION	INITIALS
7-25-23	FULL DESIGN OF REVISED LAYOUT	MWS
5-24-23	PER VMC ACCESS & FB COMMENTS	MWS
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12-8-16	CONCEPT PLAN PREPARATION DATE	JJP

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

**PIETRZAK & PFAU**  
ENGINEERING & SURVEYING, PLLC

282 GREENWICH AVENUE, SUITE A  
GOSHEN, NEW YORK 10924  
(845) 294-0806

2 HAMILTON AVENUE  
MONTICELLO, NEW YORK 12701  
(845) 796-4846

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P.E. LICENSE NO. 076568 P.L.S. LICENSE NO. 050075  
N.Y.P.L.S. LICENSE NO. 95396

RESERVED FOR TOWN PLANNING BOARD APPROVAL

**MONROE COMMONS**  
**COMMERCIAL SITE PLAN**

TOWN OF MONROE - SECTION 2, BLOCK 1, LOT 10  
VILLAGE OF WOODBURY - SECTION 225, BLOCK 1, LOT 30  
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE  
**FEDERAL WETLAND MITIGATION PLAN**

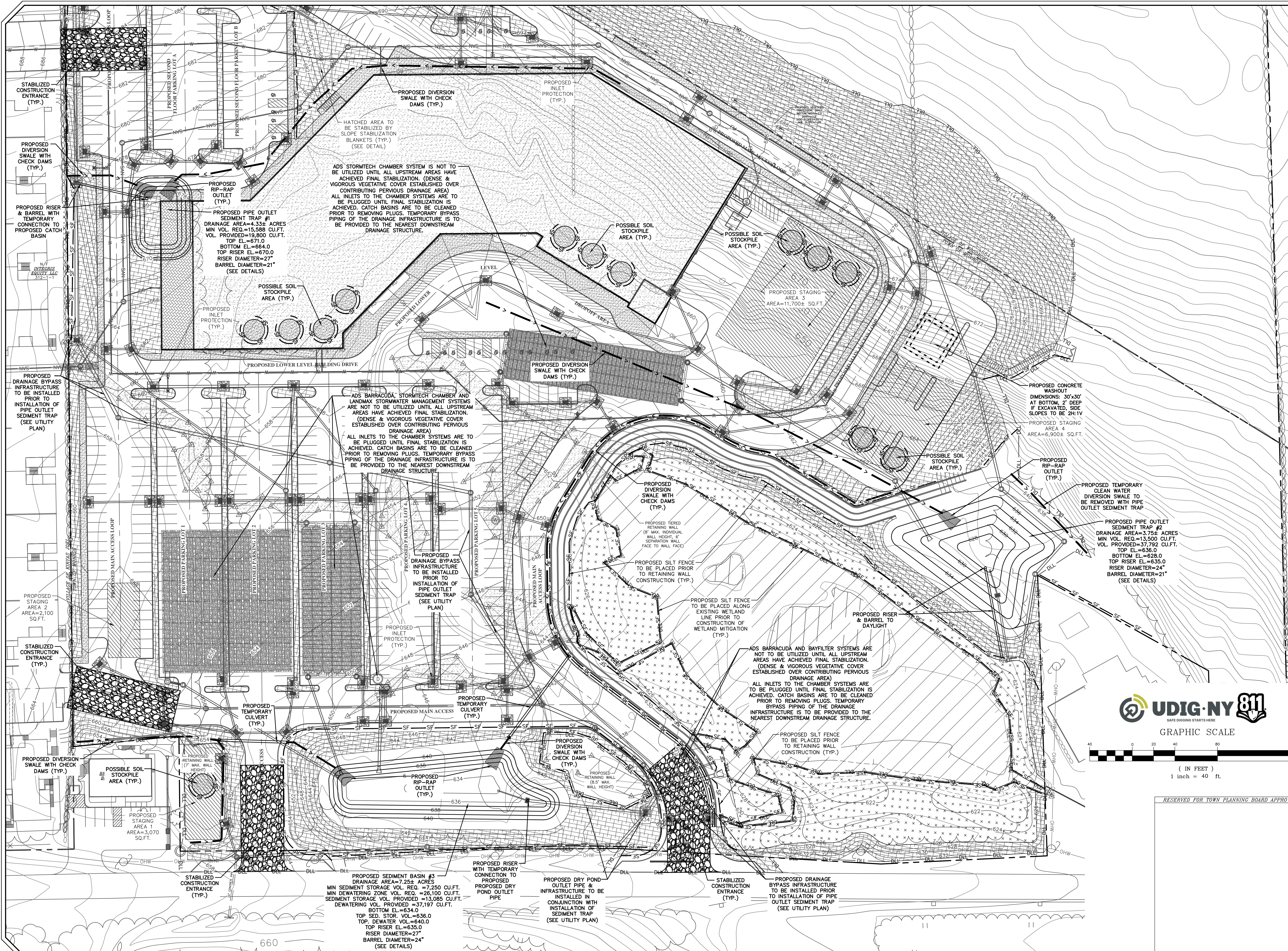
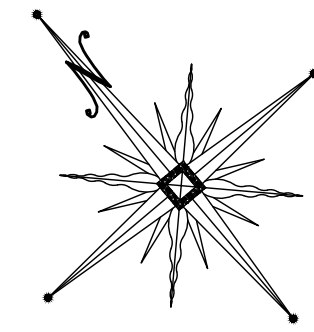
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O.C.H.D. SHEET NO. N/A OF N/A D.E.C. SHEET NO. N/A OF N/A DRAWING NUMBER 14 OF 31

SCALE AS SHOWN CAD REFERENCE NEW FOOTPRINT PROJECT NUMBER 98170.01





DATE	DESCRIPTION	INITIALS
7-25-23	FULL DESIGN OF REVISED LAYOUT	MWS
5-24-23	PER VMO ACCESS & FB COMMENTS	MWS
2-22-23	GENERAL REVISIONS	MWS
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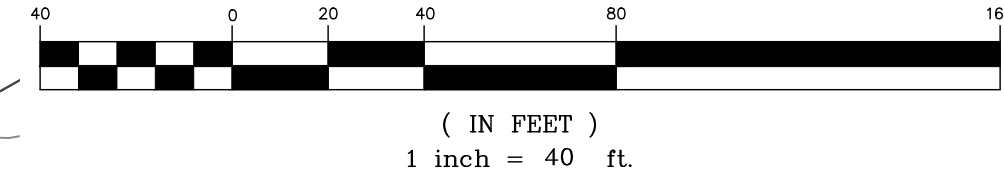
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**PIETRZAK & PFAU**  
ENGINEERING & SURVEYING, P.L.L.C.  
282 GREENWICH AVENUE, SUITE A GOSHEN, NEW YORK 10924 (845) 294-0808  
2 HAMILTON AVENUE MONTICELLO, NEW YORK 12701 (845) 796-4846

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N.Y.P.L.S. LICENSE NO. 95396



GRAPHIC SCALE



RESERVED FOR TOWN PLANNING BOARD APPROVAL

**MONROE COMMONS**  
**COMMERCIAL SITE PLAN**

TOWN OF MONROE - SECTION 2, BLOCK 1, LOT 10  
VILLAGE OF WOODBURY - SECTION 225, BLOCK 1, LOT 30  
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE: **EROSION CONTROL 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.

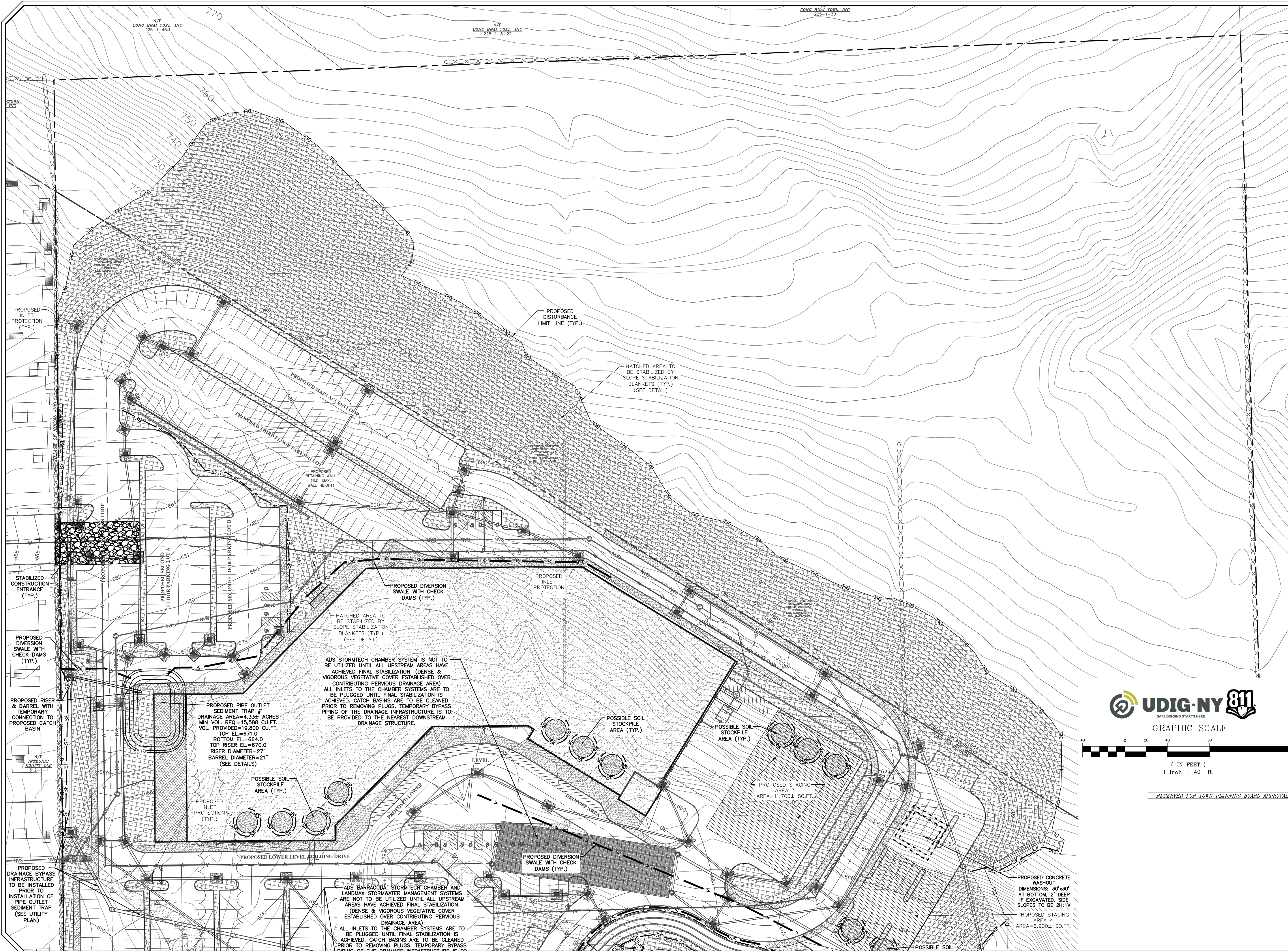
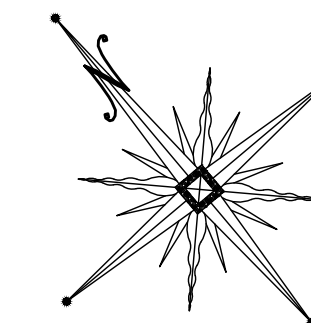
O.C.H.D. SHEET NO.	D.E.C. SHEET NO.	DRAWING NUMBER
N/A OF N/A	N/A OF N/A	15 OF 31

SCALE	CAD REFERENCE	PROJECT NUMBER
1"=40'	NEW FOOTPRINT	98170.01

N/E  
CONC. BNAI YODEL, INC.  
225-1-14.1

N/E  
CONC. BNAI YODEL, INC.  
225-1-31.22

N/E  
CONC. BNAI YODEL, INC.  
225-1-30



HATCHED AREA TO BE STABILIZED BY SLOPE STABILIZATION BLANKETS (TYP.) (SEE DETAIL)

HATCHED AREA TO BE STABILIZED BY SLOPE STABILIZATION BLANKETS (TYP.) (SEE DETAIL)

ADS STORMTECH CHAMBER SYSTEM IS NOT TO BE UTILIZED UNTIL ALL UPSTREAM AREAS HAVE ACHIEVED FINAL STABILIZATION. (DENSE & VIGOROUS VEGETATIVE COVER ESTABLISHED OVER CONTRIBUTING PERVIOUS DRAINAGE AREA) ALL INLETS TO THE CHAMBER SYSTEMS ARE TO BE PLUGGED UNTIL FINAL STABILIZATION IS ACHIEVED. CATCH BASINS ARE TO BE CLEANED PRIOR TO REMOVING PLUGS. TEMPORARY BYPASS PIPING OF THE DRAINAGE INFRASTRUCTURE IS TO BE PROVIDED TO THE NEAREST DOWNSTREAM DRAINAGE STRUCTURE.

ADS BARRACODA STORMTECH CHAMBER AND LANDMAX STORMWATER MANAGEMENT SYSTEMS ARE NOT TO BE UTILIZED UNTIL ALL UPSTREAM AREAS HAVE ACHIEVED FINAL STABILIZATION. (DENSE & VIGOROUS VEGETATIVE COVER ESTABLISHED OVER CONTRIBUTING PERVIOUS DRAINAGE AREA) ALL INLETS TO THE CHAMBER SYSTEMS ARE TO BE PLUGGED UNTIL FINAL STABILIZATION IS ACHIEVED. CATCH BASINS ARE TO BE CLEANED PRIOR TO REMOVING PLUGS. TEMPORARY BYPASS PIPING OF THE DRAINAGE INFRASTRUCTURE IS TO BE PROVIDED TO THE NEAREST DOWNSTREAM DRAINAGE STRUCTURE.

PROPOSED PIPE OUTLET SEDIMENT TRAP #1  
DRAINAGE AREA=4.33± ACRES  
MIN VOL. REQ.=15,588 CU.FT.  
VOL. PROVIDED=19,800 CU.FT.  
TOP EL.=671.0  
BOTTOM EL.=664.0  
TOP RISER EL.=670.0  
RISER DIAMETER=27"  
BARREL DIAMETER=27"  
(SEE DETAILS)



GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

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VINCENT J. PIETRZAK P.E., P.L.S. 1200-04 P.E. LICENSE NO. 076568 (P.L.S. LICENSE NO. 050075) N.Y.P.L.S. LICENSE NO. 95396

SIGNATURE DATE

### MONROE COMMONS COMMERCIAL SITE PLAN

TOWN OF MONROE - SECTION 2, BLOCK 1, LOT 10  
VILLAGE OF WOODBURY - SECTION 225, BLOCK 1, LOT 30  
COUNTY OF ORANGE, NEW YORK

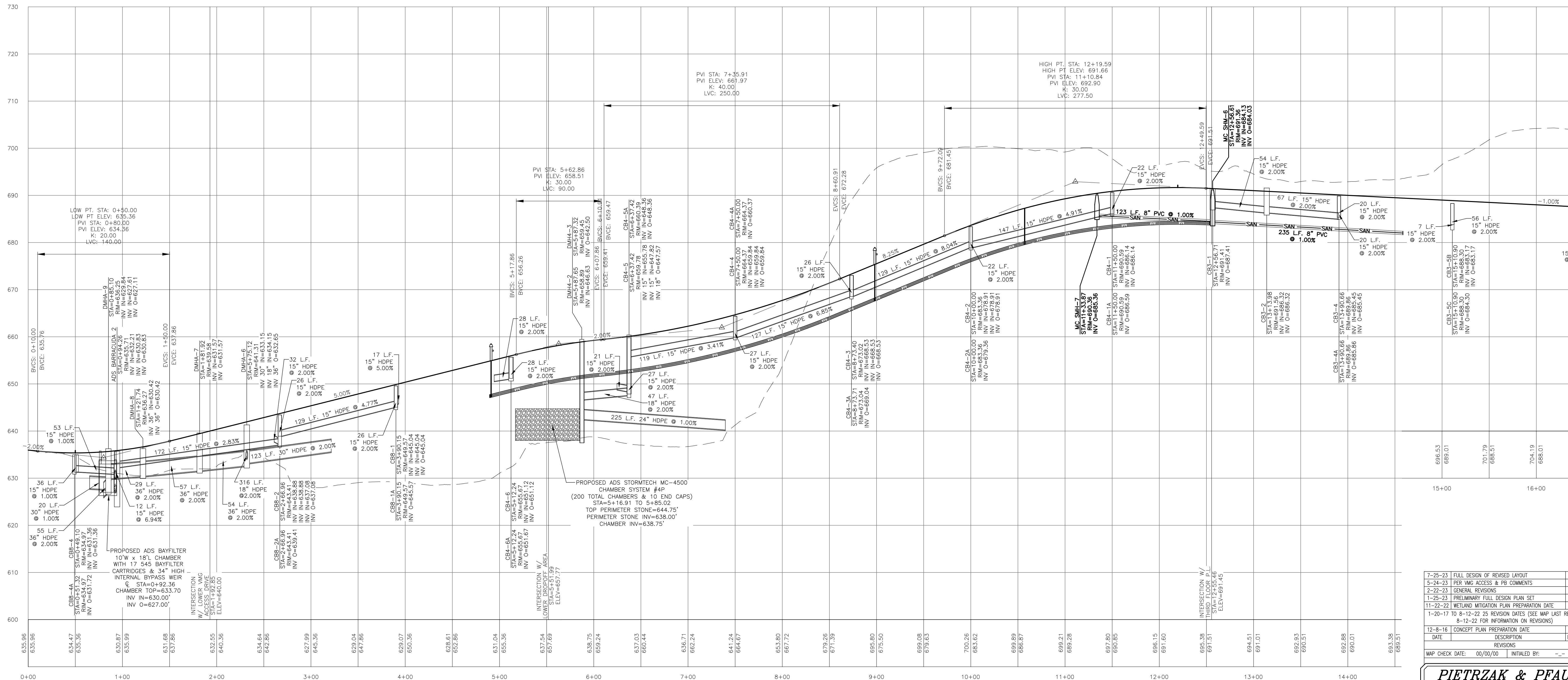
### EROSION CONTROL PLAN 2

O.C.H.D. SHEET NO.	D.E.C. SHEET NO.	DRAWING NUMBER
N/A OF N/A	N/A OF N/A	18 OF 31
SCALE 1"=40'	CAD REFERENCE NEW FOOTPRINT	PROJECT NUMBER 98170.01









DATE	DESCRIPTION	INITIALS
7-25-23	FULL DESIGN OF REVISED LAYOUT	MWS
5-24-23	PER VMC ACCESS & PB COMMENTS	MWS
2-22-23	GENERAL REVISIONS	MWS
1-25-23	PRELIMINARY FULL DESIGN PLAN SET	MWS
11-22-22	WETLAND MITIGATION PLAN PREPARATION DATE	
1-20-17 TO 8-12-22	25 REVISION DATES (SEE MAP LAST REVISED 8-12-22 FOR INFORMATION ON REVISIONS)	
12-8-16	CONCEPT PLAN PREPARATION DATE	JUP

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

**PIETRZAK & PFAU**  
ENGINEERING & SURVEYING, P.L.L.C.  
282 GREENWICH AVENUE, SUITE A GOSHEN, NEW YORK 10924 (845) 294-0806  
2 HAMILTON AVENUE MONTICELLO, NEW YORK 12701 (845) 796-4848

JOSEPH J. PFAU P.E. LICENSE NO. 069945  
MICHAEL F. CROGAN P.L.S. LICENSE NO. 050023  
VINCENT J. PIETRZAK P.E., P.L.S. LEAD CAP P.E. LICENSE NO. 078568 P.L.S. LICENSE NO. 050075 N.Y.P.L.S. LICENSE NO. 95396



RESERVED FOR TOWN PLANNING BOARD APPROVAL

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**MONROE COMMONS**  
**COMMERCIAL SITE PLAN**

TOWN OF MONROE - SECTION 2, BLOCK 1, LOT 10  
VILLAGE OF WOODBURY - SECTION 225, BLOCK 1, LOT 30  
COUNTY OF ORANGE, NEW YORK

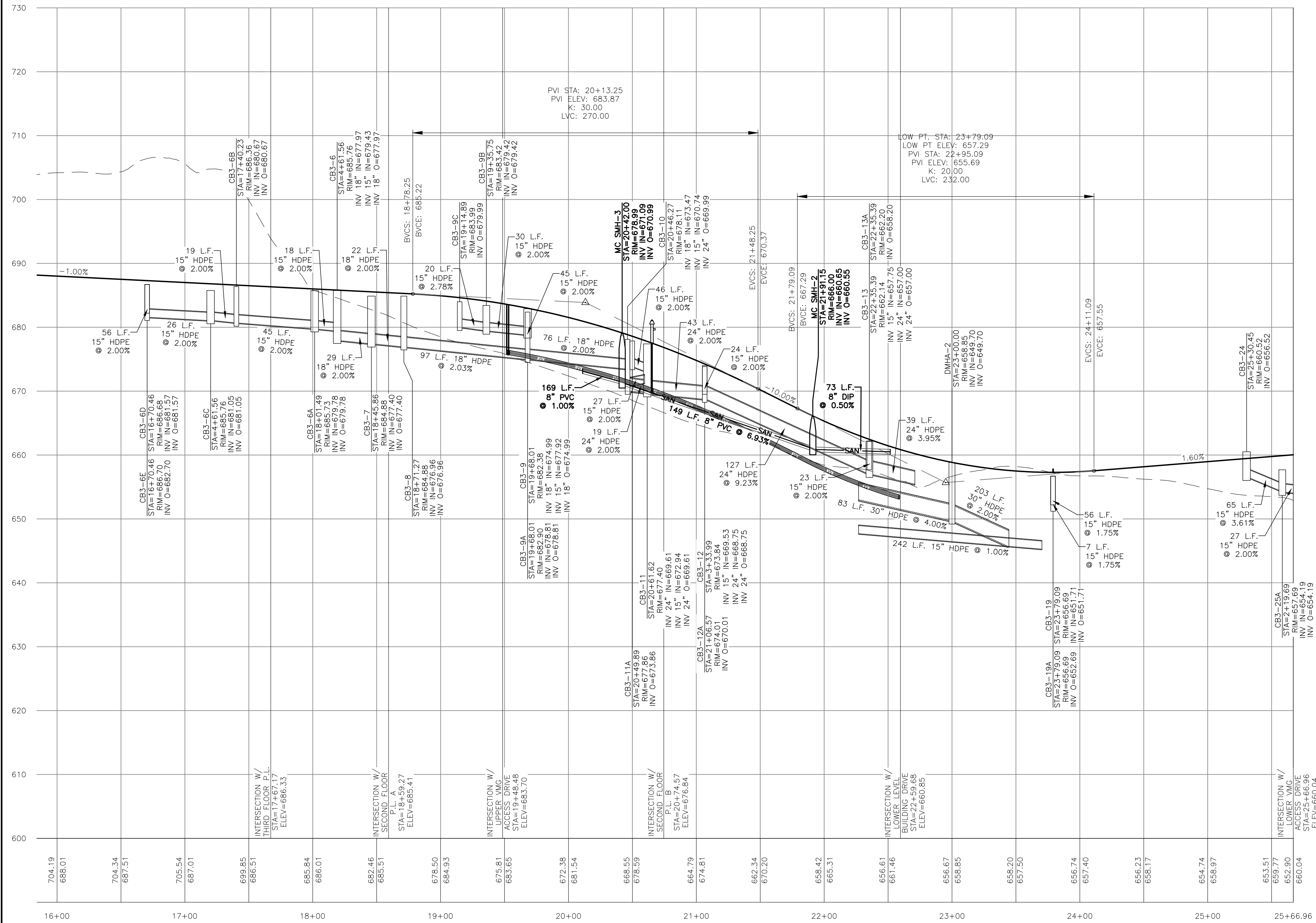
PROJECT TITLE

**PROFILE SHEET 1**

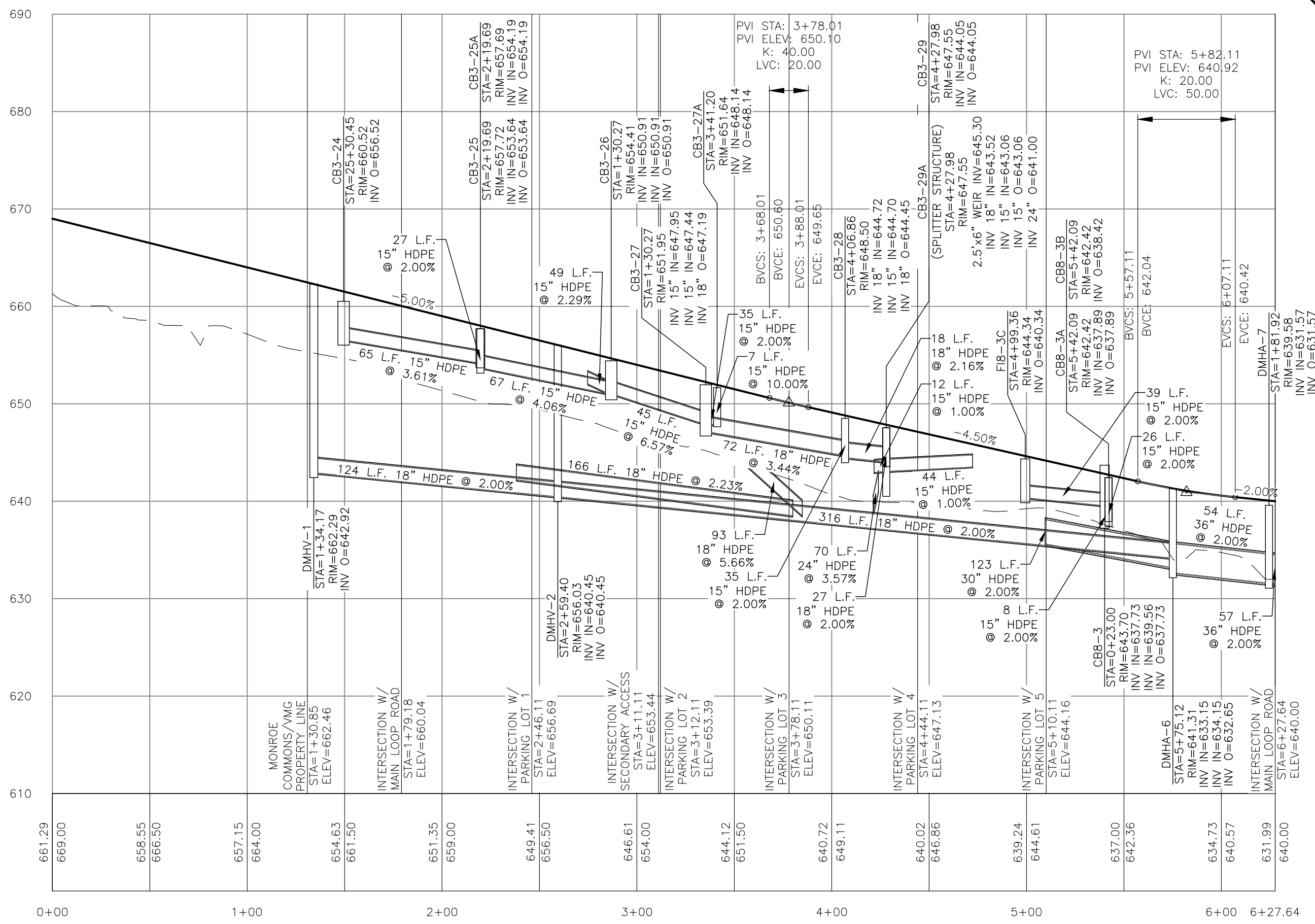
DRAWING TITLE

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.

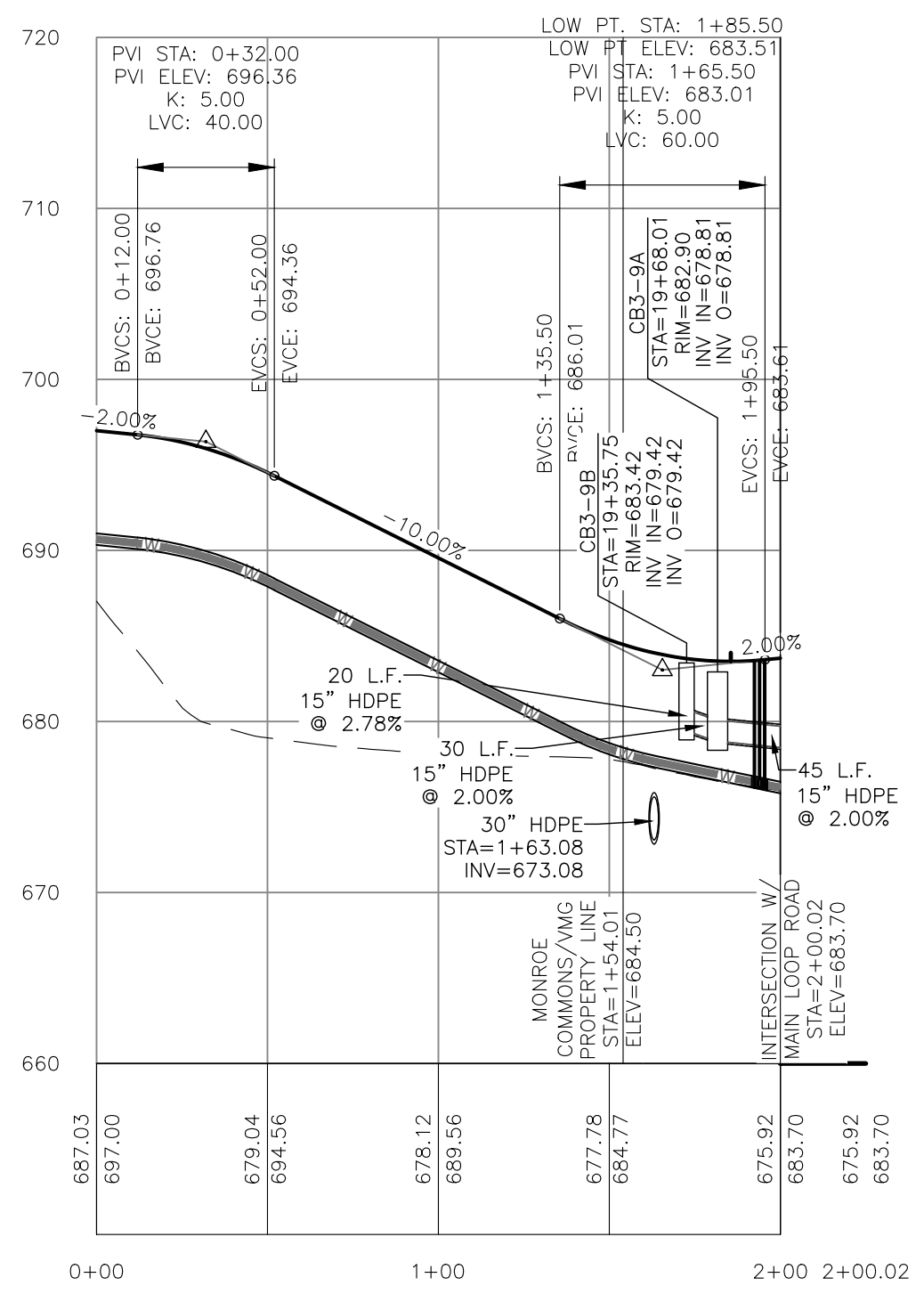
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SCALE AS SHOWN	CAD REFERENCE NEW FOOTPRINT	PROJECT NUMBER 98170.01



PROPOSED MAIN ACCESS LOOP PROFILE  
STATION 16+00 TO 25+66.96



PROPOSED LOWER VMG ACCESS DRIVE



PROPOSED UPPER VMG ACCESS DRIVE

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



NO.	DATE	DESCRIPTION	INITIALS
7-25-23		FULL DESIGN OF REVISED LAYOUT	MWS
5-24-23		PER VMG ACCESS & FB COMMENTS	MWS
2-22-23		GENERAL REVISIONS	MWS
1-25-23		PRELIMINARY FULL DESIGN PLAN SET	MWS
11-22-22		WETLAND MITIGATION PLAN PREPARATION DATE	MWS
1-20-17		TO 8-12-22 25 REVISION DATES (SEE MAP LAST REVISED 8-12-22 FOR INFORMATION ON REVISIONS)	MWS
12-8-16		CONCEPT PLAN INFORMATION DATE	JUP

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

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282 GREENWICH AVENUE, SUITE A GOSHEN, NEW YORK 10924 (945) 294-0606  
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VINCENT J. PIETRZAK P.E. P.L.S. 1200-CAP P.E. LICENSE NO. 078688 P.L.S. LICENSE NO. 060075 N.Y.P.L.S. LICENSE NO. 95396

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

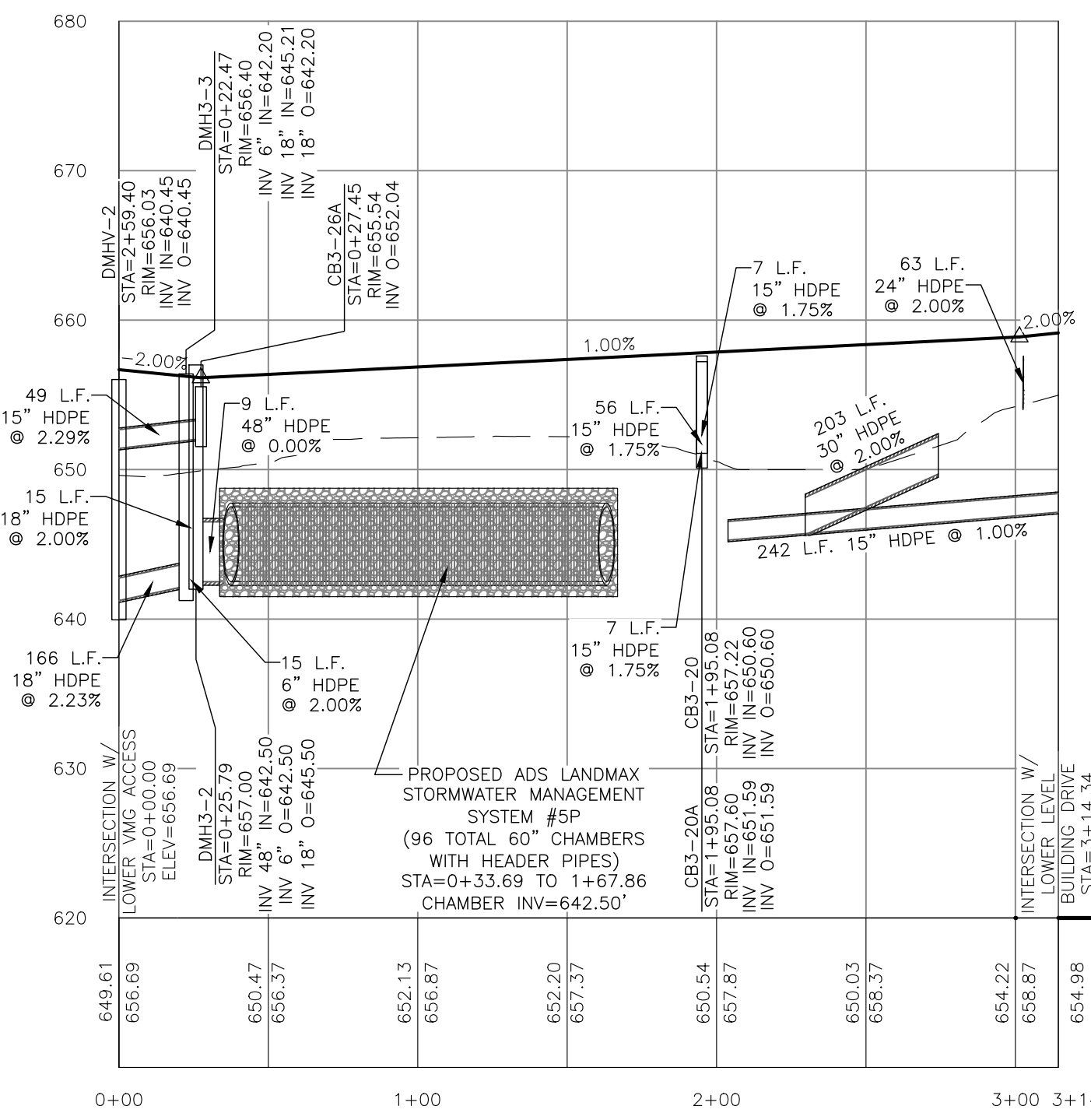
**MONROE COMMONS**  
**COMMERCIAL SITE PLAN**

TOWN OF MONROE - SECTION 2, BLOCK 1, LOT 10  
VILLAGE OF WOODBURY - SECTION 225, BLOCK 1, LOT 30  
COUNTY OF ORANGE, NEW YORK

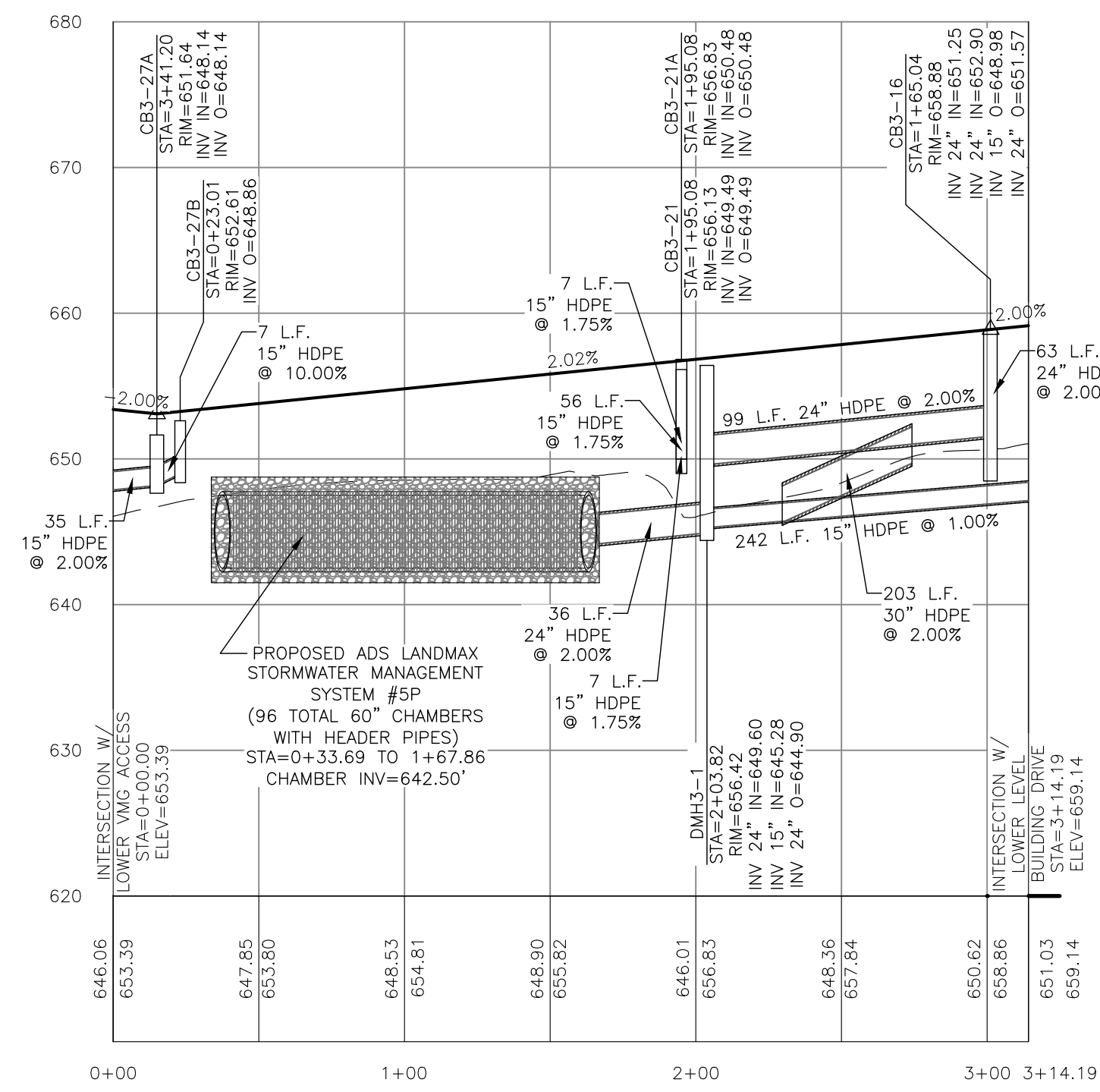
PROJECT TITLE  
**PROFILE SHEET 2**

O.C.H.D. SHEET NO.	D.E.C. SHEET NO.	DRAWING NUMBER
N/A OF N/A	N/A OF N/A	20 OF 31
SCALE AS SHOWN	CAD REFERENCE NEW FOOTPRINT	PROJECT NUMBER 98170.01

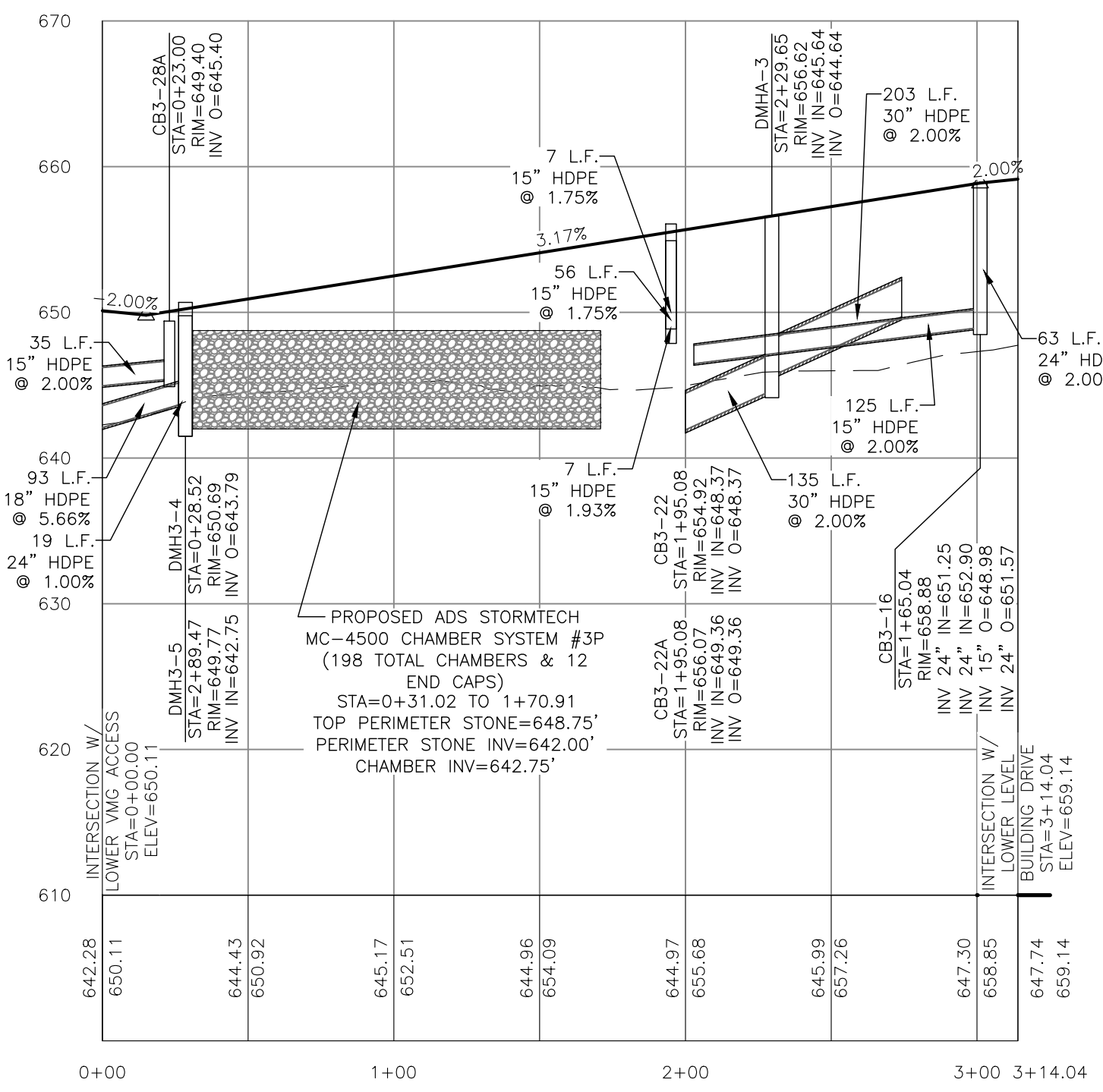
RESERVED FOR TOWN PLANNING BOARD APPROVAL



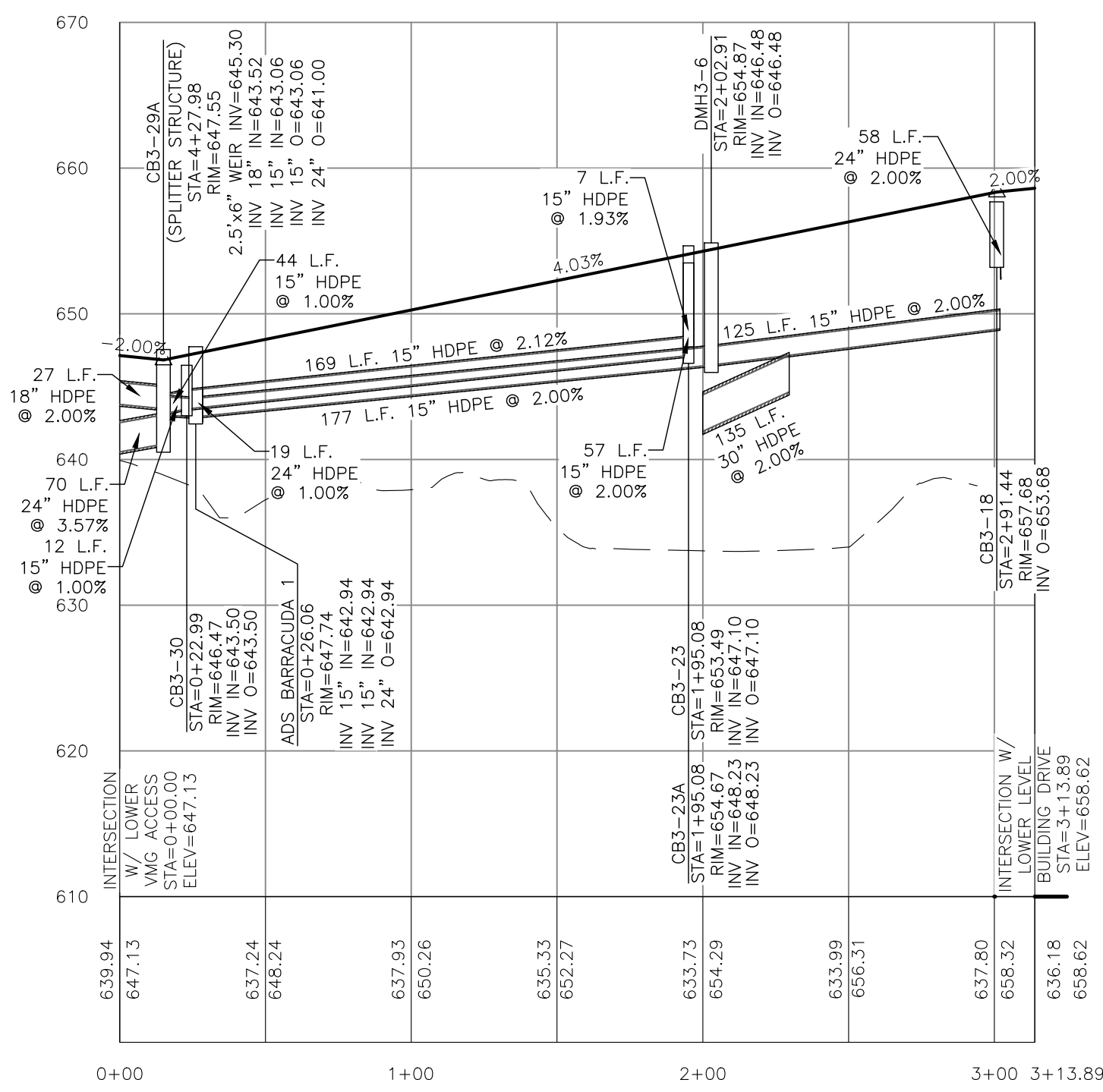
PROPOSED PARKING LOT 1 PROFILE



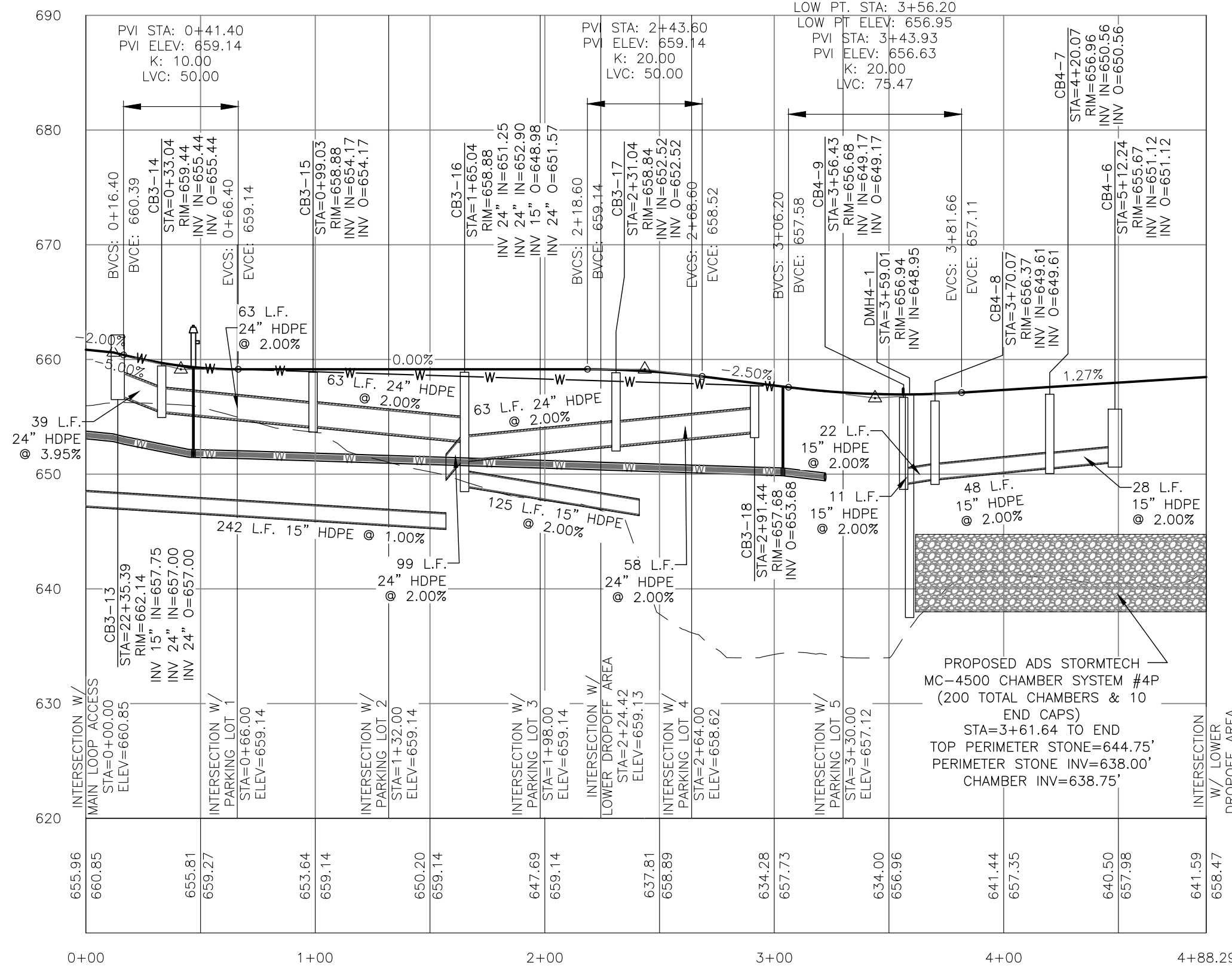
PROPOSED PARKING LOT 2 PROFILE



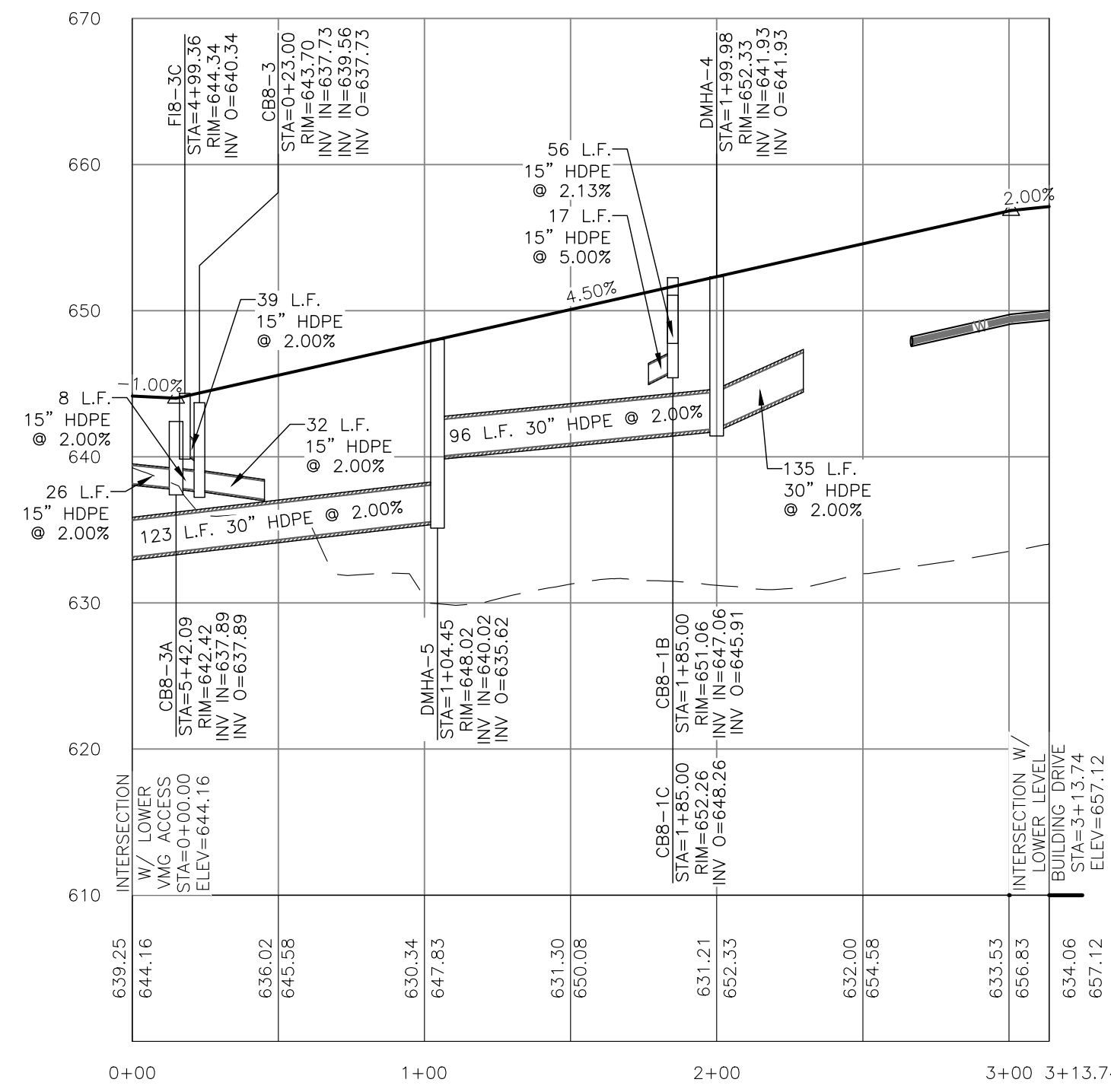
PROPOSED PARKING LOT 3 PROFILE



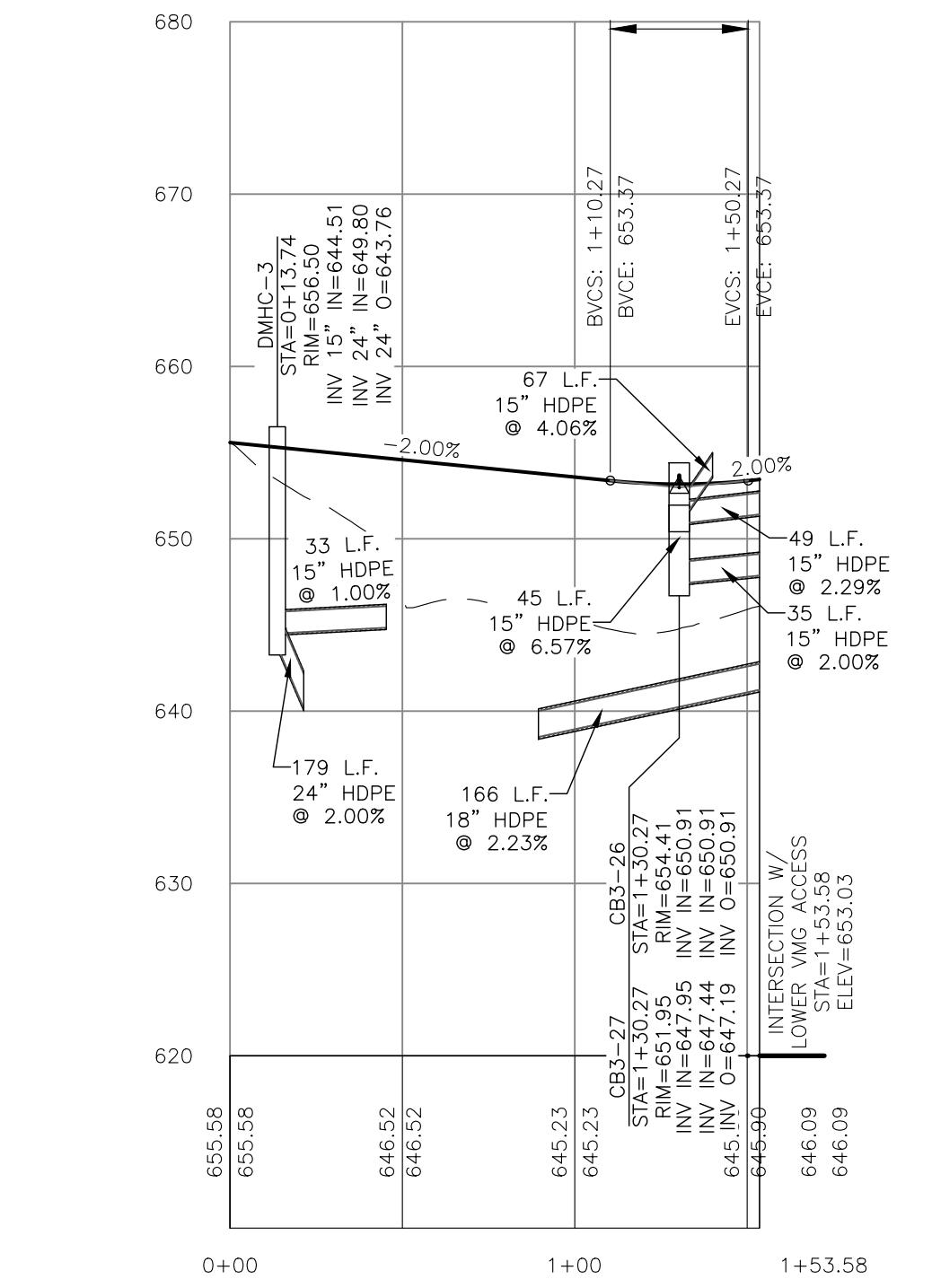
PROPOSED PARKING LOT 4 PROFILE



PROPOSED LOWER LEVEL BUILDING DRIVE PROFILE



PROPOSED PARKING LOT 5 PROFILE



PROPOSED SECONDARY ACCESS PROFILE

LOW PT. STA: 1+30.27  
 LOW PT. ELEV: 653.17  
 PVI STA: 1+30.27  
 PVI ELEV: 652.97  
 K: 10.00  
 LVC: 40.00

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



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DATE	DESCRIPTION	INITIALS
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12-8-16	CONCEPT PLAN PREPARATION DATE	JUP

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

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 VINCENT A. PIETRZAK P.E. LICENSE NO. 056075  
 N.Y.P.L.S. LICENSE NO. 35396

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**MONROE COMMONS**  
**COMMERCIAL SITE PLAN**

TOWN OF MONROE - SECTION 2, BLOCK 1, LOT 10  
 VILLAGE OF WOODBURY - SECTION 225, BLOCK 1, LOT 30  
 COUNTY OF ORANGE, NEW YORK

PROJECT TITLE

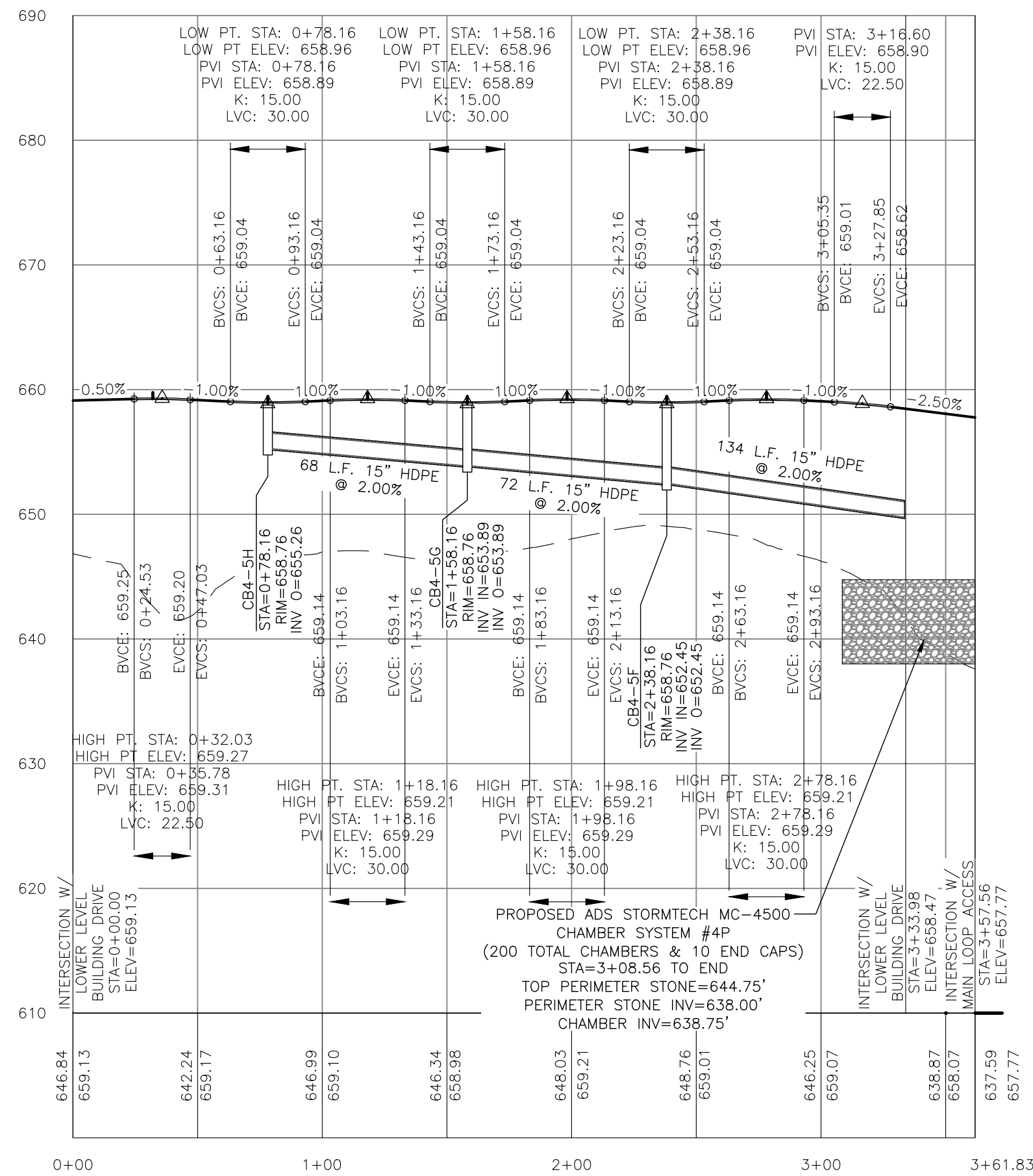
**PROFILE SHEET 3**

DRAWING TITLE

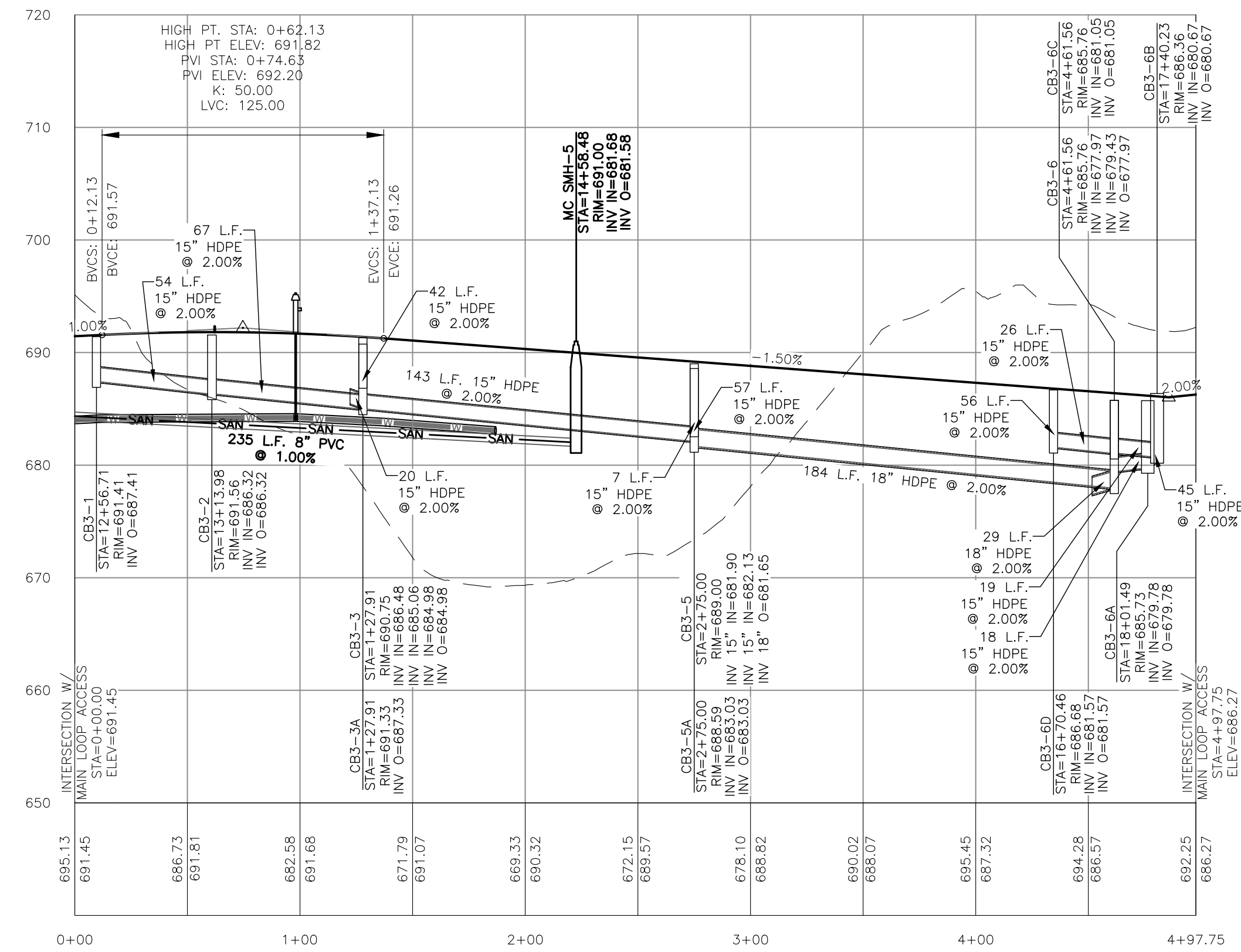
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H. SHEET NO.	D.E.C. SHEET NO.	DRAWING NUMBER
N/A OF N/A.	N/A OF N/A.	21 OF 31

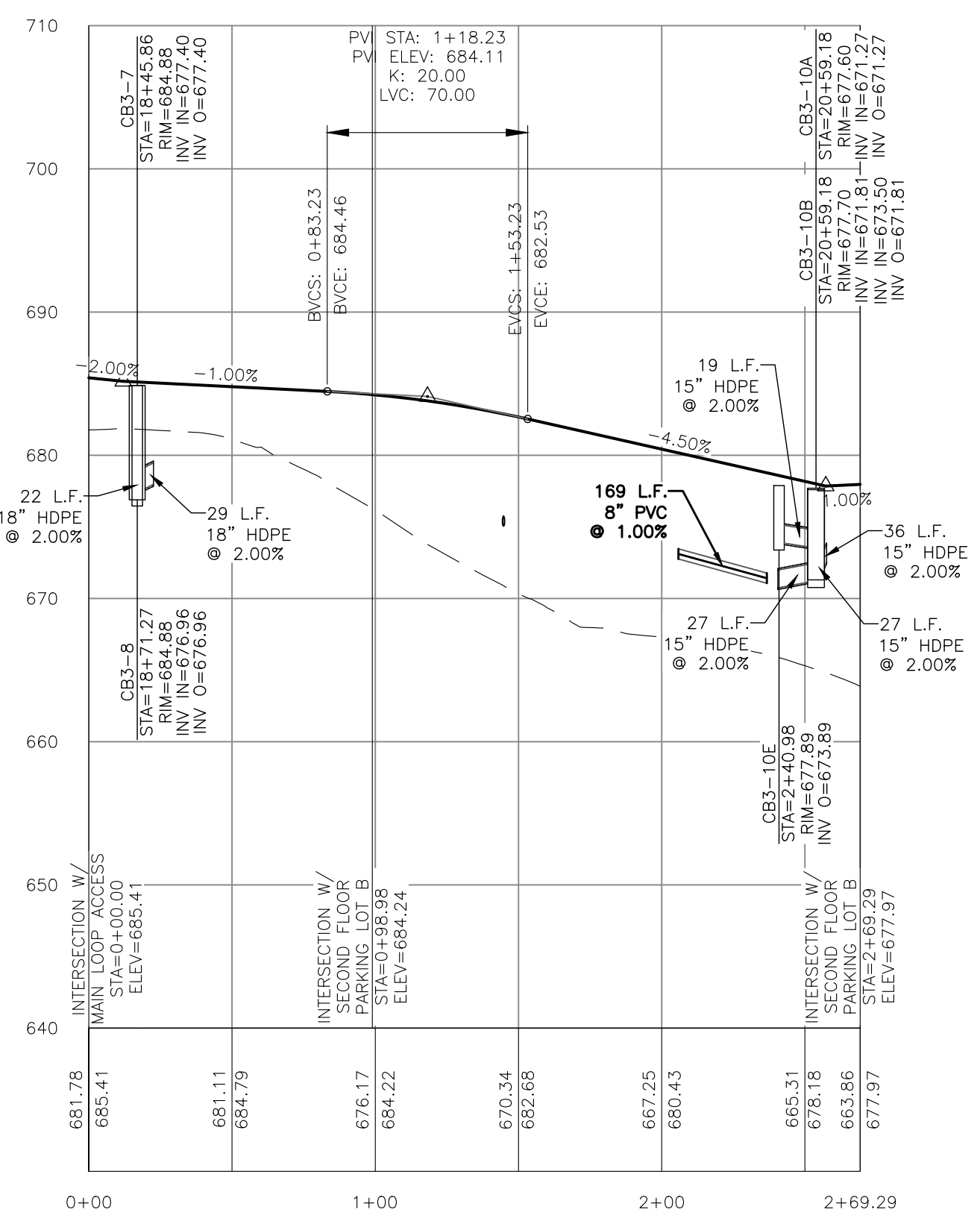
SCALE	CAD REFERENCE	PROJECT NUMBER
AS SHOWN	NEW FOOTPRINT	98170.01



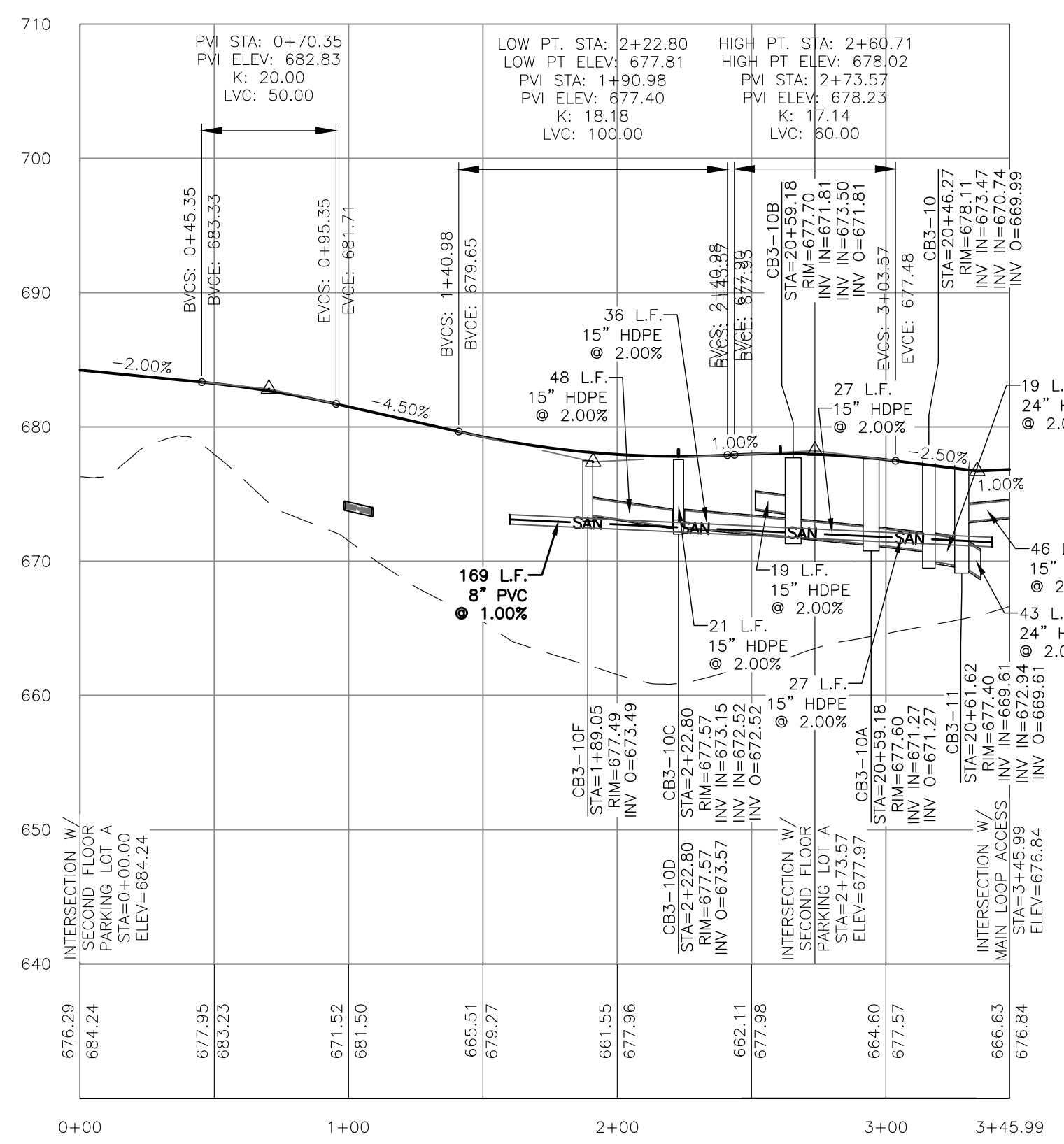
PROPOSED LOWER LEVEL DROPOFF AREA PROFILE



PROPOSED THIRD FLOOR PARKING LOT PROFILE



PROPOSED SECOND FLOOR PARKING LOT A PROFILE



PROPOSED SECOND FLOOR PARKING LOT B PROFILE

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



RESERVED FOR TOWN PLANNING BOARD APPROVAL

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2-22-23	GENERAL REVISIONS	MWS
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12-8-16	CONCEPT PLAN PREPARATION DATE	JJP

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

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 P.E. LICENSE NO. 076568 P.L.S. LICENSE NO. 050075  
 N.Y.P.L.S. LICENSE NO. 95396

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**MONROE COMMONS**  
**COMMERCIAL SITE PLAN**

TOWN OF MONROE - SECTION 2, BLOCK 1, LOT 10  
 VILLAGE OF WOODBURY - SECTION 225, BLOCK 1, LOT 30  
 COUNTY OF ORANGE, NEW YORK

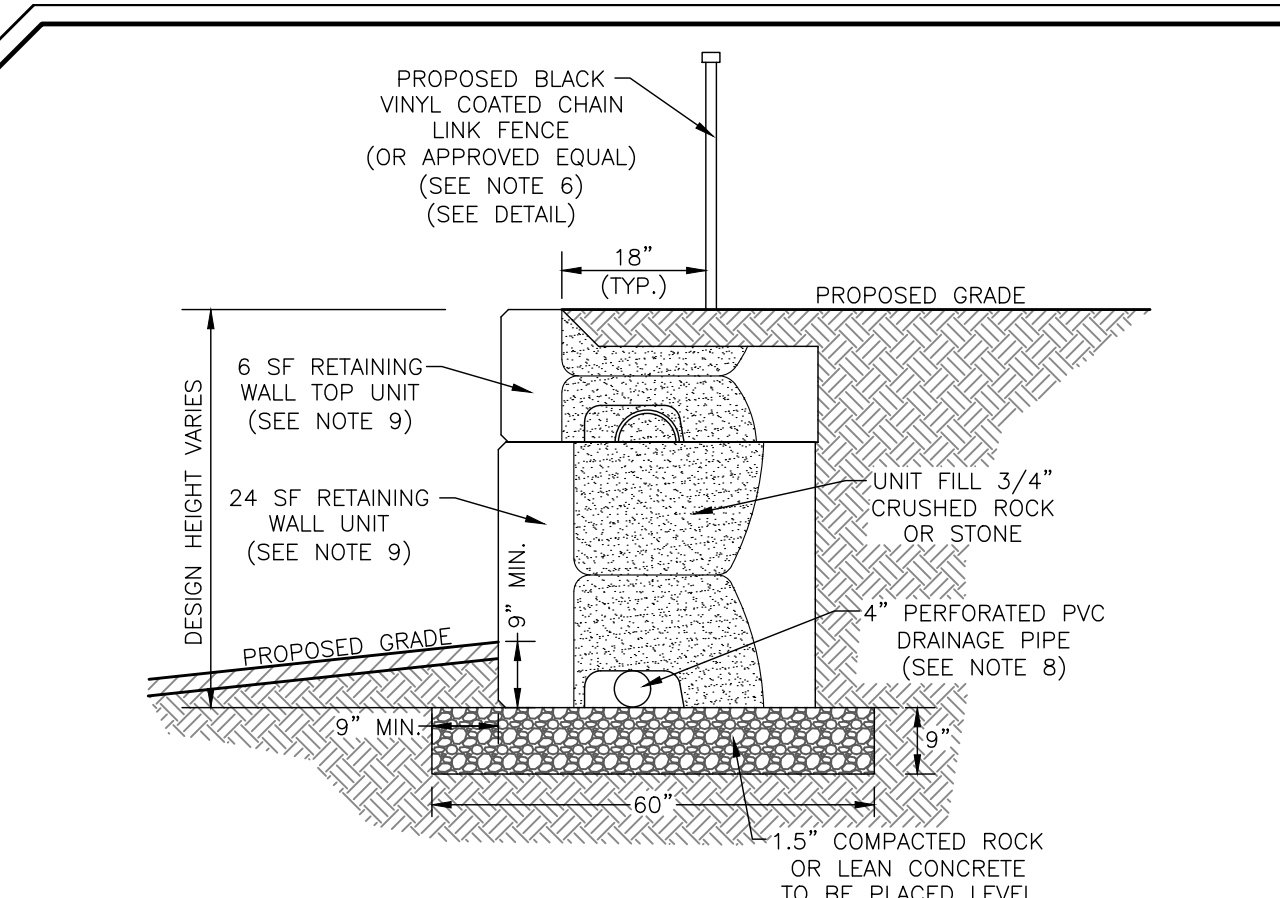
PROJECT TITLE

**PROFILE SHEET 4**

DRAWING TITLE

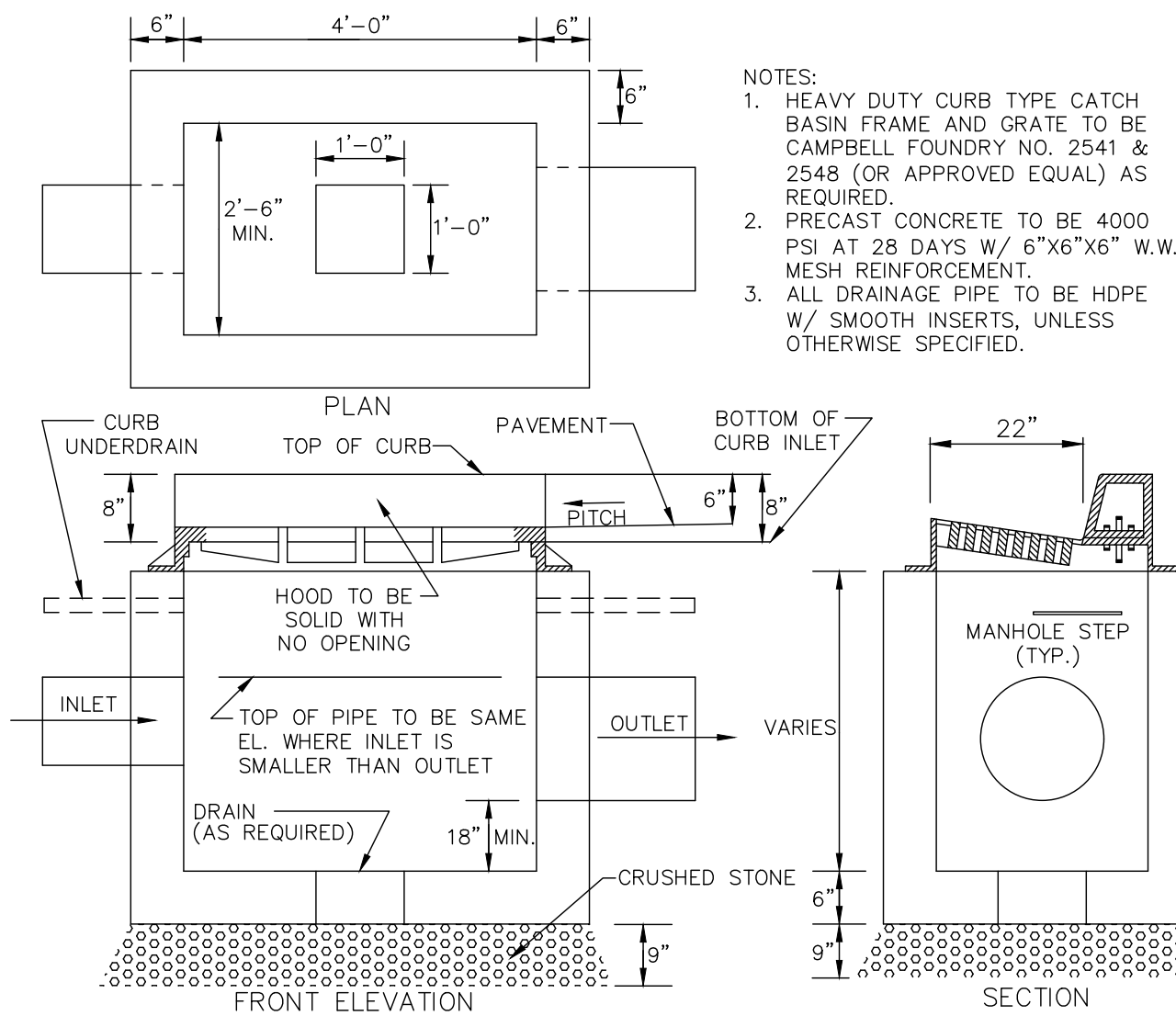
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O.C.D. SHEET NO. N/A OF N/A	D.E.C. SHEET NO. N/A OF N/A	DRAWING NUMBER 22 OF 31
SCALE AS SHOWN	CAD REFERENCE NEW FOOTPRINT	PROJECT NUMBER 98170.01

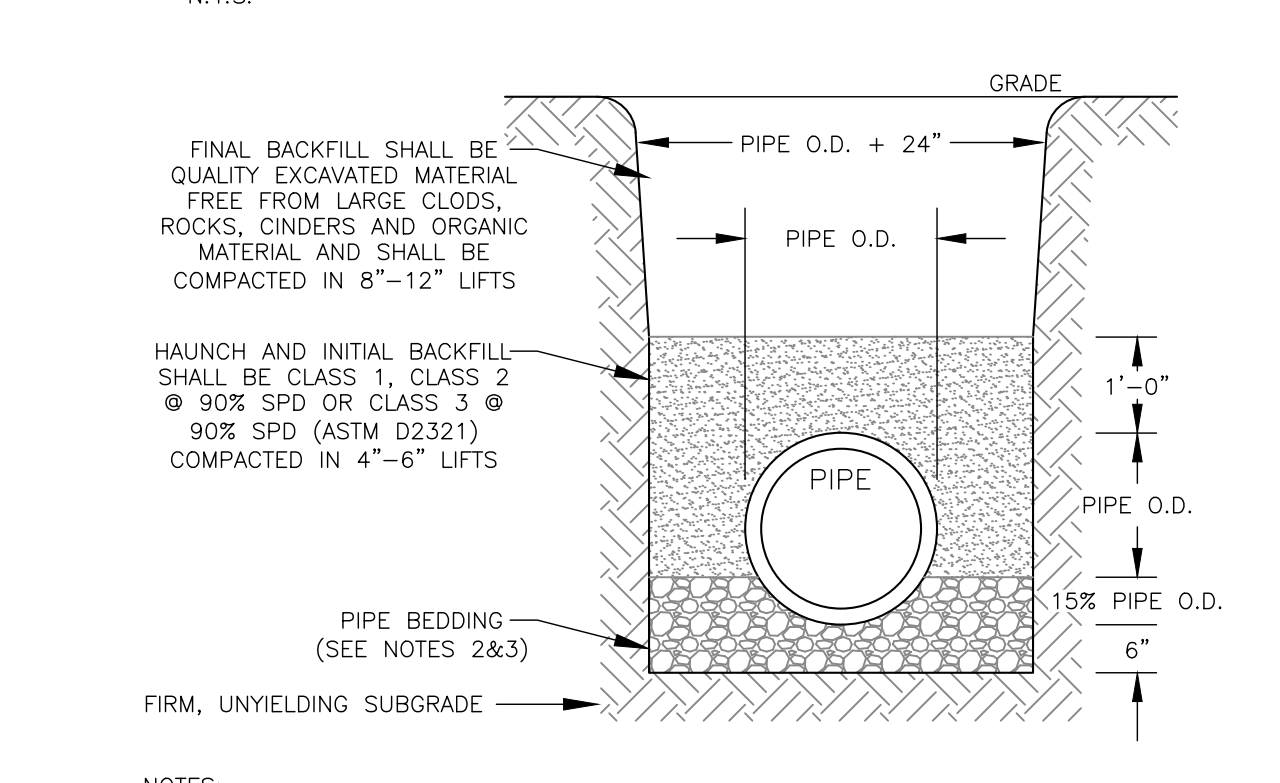


- NOTES:**
1. PROPOSED CONCRETE BLOCK RETAINING WALL TO BE A STRONG STONE SYSTEMS WALL, UTILIZING A MIXTURE OF THE 24 SQUARE FOOT UNITS, 6 SQUARE FOOT UNITS AND THE STEP/CAP UNITS, OR APPROVED EQUAL.
  2. DESIGN FOR THE RETAINING WALL SHOWN HEREON SHALL BE PREPARED BY A NYS LICENSED PROFESSIONAL ENGINEER AND SUBMITTED TO THE TOWN BUILDING INSPECTOR FOR RECORD PRIOR TO CONSTRUCTION. SUCH DESIGN DRAWINGS (OR SHOP DRAWINGS) SHALL BEAR THE STAMP AND SIGNATURE OF SUCH ENGINEER, AND SHALL BE SPECIFIC FOR THE SITE AND SPECIFIC TO THE RETAINING WALL SYSTEM TO BE UTILIZED AND SHALL CONSIDER ALL APPROPRIATE AND NECESSARY POSSIBLE LOADINGS AND CONDITIONS RELATED TO THIS PROJECT.
  3. THE AFORESAID DESIGN AND DETAILS SHALL CONSIDER / IDENTIFY / INCLUDE, BUT SHALL NOT BE LIMITED TO: SIGNED AND SEALED DESIGN CALCULATIONS, COMPLETE AND SPECIFIC CONSTRUCTION PLANS AND DETAILS FOR EACH WALL, APPROPRIATE SIZING FOR DRAINAGE SYSTEM TO HANDLE INTENSE STORM CONDITIONS; MAINTENANCE ABILITY TO CLEAN STORMWATER PIPING SYSTEMS; APPROPRIATE BACKFILL MATERIAL SUFFICIENT POROSITY TO ALLOW FREE DRAINAGE OF WATER; EVALUATE POTENTIAL FAILURE BY INTERNAL/EXTERNAL FAILURE MECHANISMS, GLOBAL FAILURE OR OTHER POTENTIAL FAILURES; AND SEISMIC DESIGN CONSIDERATIONS.
  4. DURING CONSTRUCTION, THE WORK MUST BE INSPECTED BY A NYS LICENSED PROFESSIONAL ENGINEER WHO SHALL PROVIDE WRITTEN VERIFICATION TO THE TOWN BUILDING INSPECTOR, PRIOR TO THE REQUEST FOR A CERTIFICATE OF OCCUPANCY, THAT HE/SHE HAS PERSONALLY INSPECTED THE WORK, AND THE INSTALLATION IS IN COMPLIANCE WITH THE DESIGN DRAWINGS AND MANUFACTURER'S INSTALLATION RECOMMENDATIONS.
  5. IF DEEMED NECESSARY BY THE DESIGN ENGINEER AND/OR THE TOWN, THIRD PARTY TESTING WILL BE PERFORMED REGARDING MATERIAL COMPACTION, FILL QUALITY, ETC. A COPY OF ALL SUCH TESTING RECORDS SHALL BE PROVIDED TO THE TOWN BUILDING DEPARTMENT FOR RECORD.
  6. DUE TO THE HEIGHT OF THE PROPOSED RETAINING WALL, SAFETY FENCING IS TO BE PROVIDED ON THE UPHILL SIDE OF THE PROPOSED RETAINING WALL AND IS TO BE INCLUDED IN THE DESIGN PREPARED BY A NYS LICENSED PROFESSIONAL ENGINEER, THE FENCING IS TO BE SPLIT RAIL FENCE WITH BLACK VINYL FABRIC IN ACCORDANCE WITH THE DETAIL PROVIDED IN THIS PLAN SET.
  7. SEE GRADING PLAN FOR LOCATION OF PROPOSED WALLS.
  8. DRAINAGE PIPE IS TO BE WRAPPED IN FILTER FABRIC WHEN SITE CONDITIONS REQUIRE AND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. DRAINAGE PIPE IS TO BE RUN TO DAYLIGHT OR CONNECTED TO CATCH BASINS AT LOW POINTS THROUGH WALL, OR AT ENDS.
  9. VERTICAL STRONG STONE SYSTEM WALLS REQUIRE A MODIFIED ALIGNMENT RECESS & A MODIFIED FACE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

**CONCRETE BLOCK RETAINING WALL DETAIL**  
N.T.S.

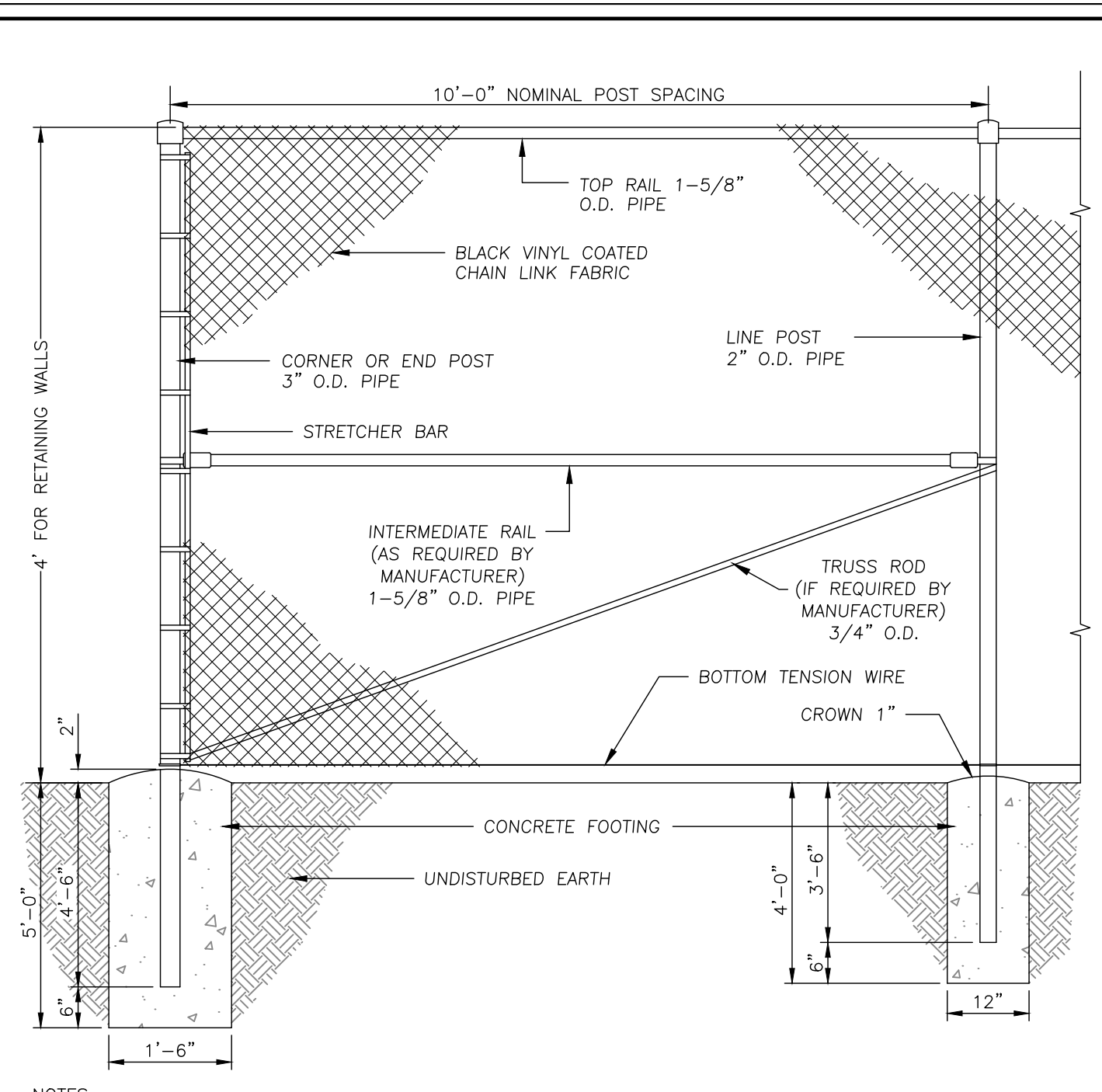


**PRECAST CONCRETE CURB INLET DETAIL**  
N.T.S.



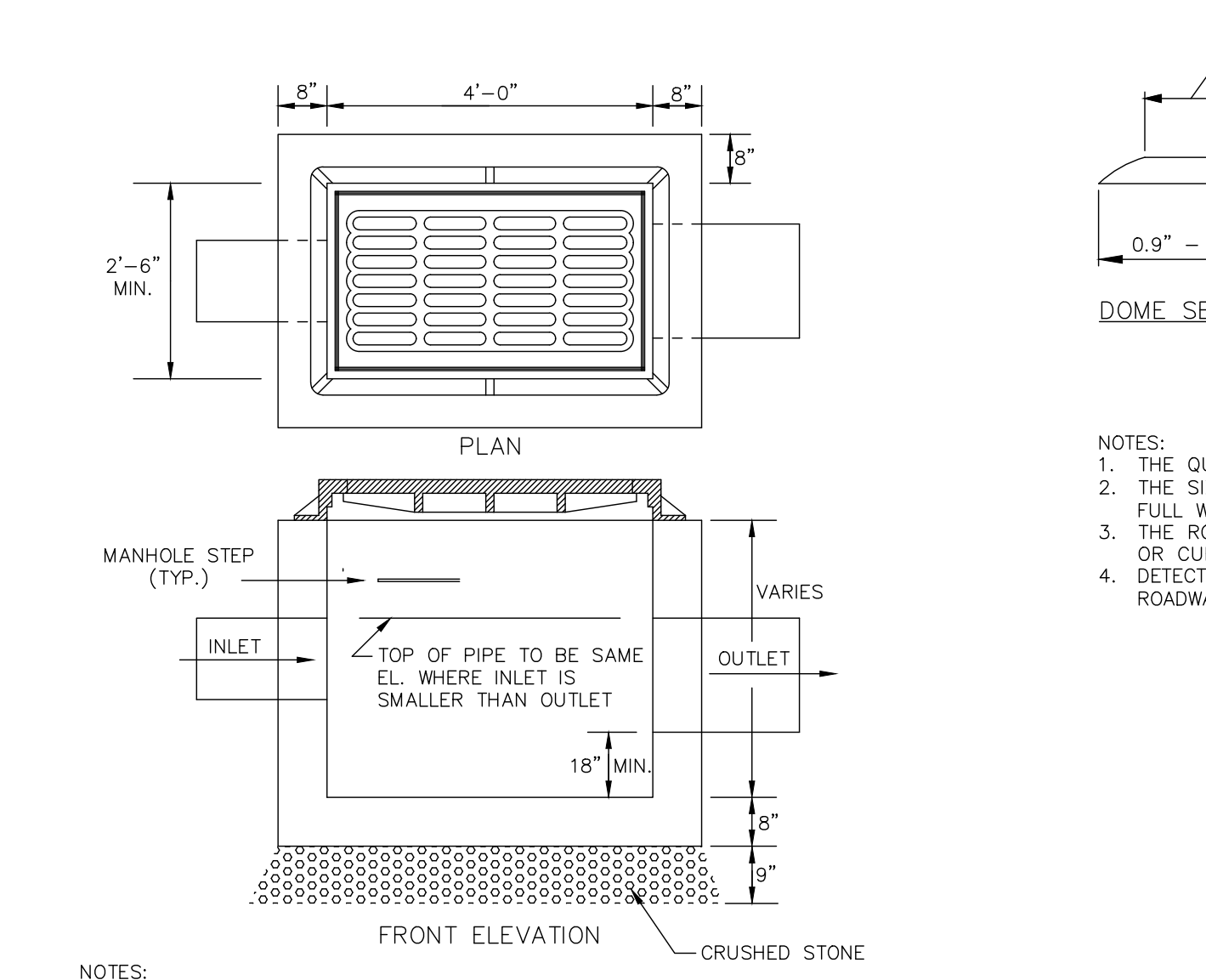
- NOTES:**
1. SOIL CLASSES AS DEFINED IN ASTM D 2487 AND D 2321.
  2. PIPE BEDDING FOR STORM SEWERS SHALL BE CLASS 1 EMBEDMENT MATERIAL OR CLASS 2 OR 3 EMBEDMENT MATERIAL COMPACTED TO 90% STANDARD PROCTOR DENSITY.
  3. PARTICLE SIZE IN THE EMBEDMENT ZONE SHALL NOT EXCEED 2"
  4. WHERE UNSUITABLE MATERIAL IS ENCOUNTERED IN TRENCH BOTTOM, UNDERCUT TO SUITABLE MATERIAL.
  5. PIPE BEDDING AND BACKFILL IS TO BE IN ACCORDANCE WITH PIPE MANUFACTURER'S INSTALLATION GUIDES AND REQUIREMENTS.

**PIPE BEDDING & BACKFILL DETAIL**  
N.T.S.



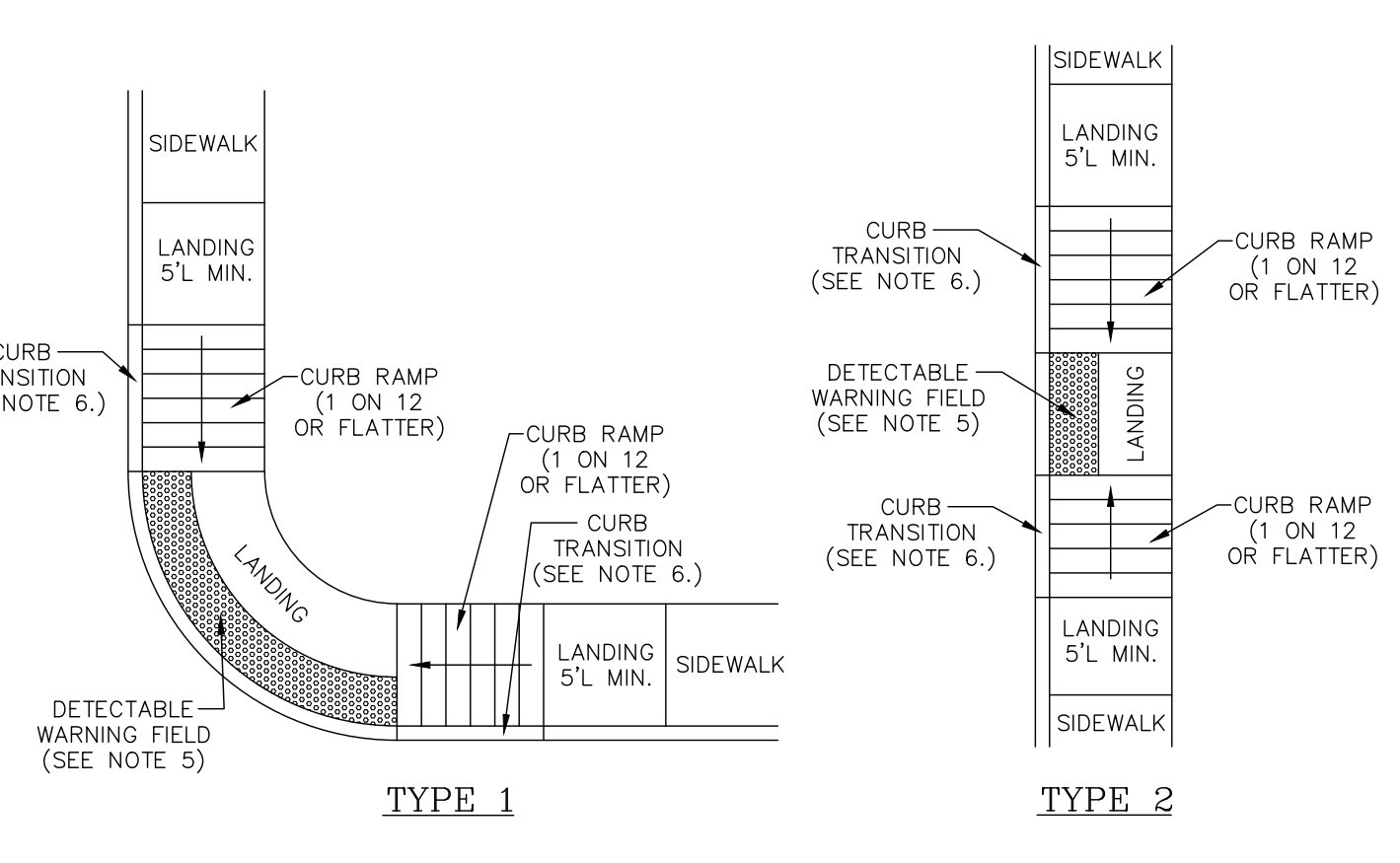
- NOTES:**
1. ALL COMPONENTS OF FENCE TO BE BLACK VINYL COATED.
  2. FENCE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS.
  3. FENCE TO BE INSTALLED ON TOP OF PROPOSED RETAINING WALLS IN ACCORDANCE WITH DETAILS PROVIDED ON RETAINING WALL DESIGN DRAWINGS SUBMITTED TO THE TOWN BUILDING INSPECTOR FOR APPROVAL.

**CHAIN LINK FENCE DETAIL**  
N.T.S.



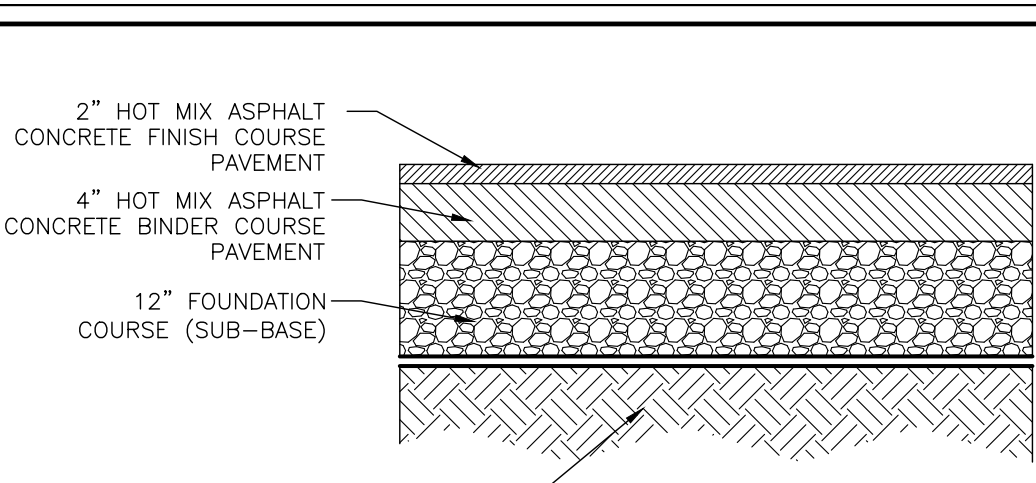
- NOTES:**
1. HEAVY DUTY FIELD TYPE CATCH BASIN FRAME AND GRATE TO BE CAMPBELL FOUNDRY NO. 3433 & 3408 (OR APPROVED EQUAL) AS REQUIRED.
  2. PRECAST CONCRETE TO BE 4000 PSI AT 28 DAYS W/ 6"x6"x6" W.W. MESH REINFORCEMENT.
  3. ALL DRAINAGE PIPE TO BE HDPE W/ SMOOTH INSERTS, UNLESS OTHERWISE SPECIFIED.

**PRECAST CONCRETE FIELD INLET DETAIL**  
N.T.S.

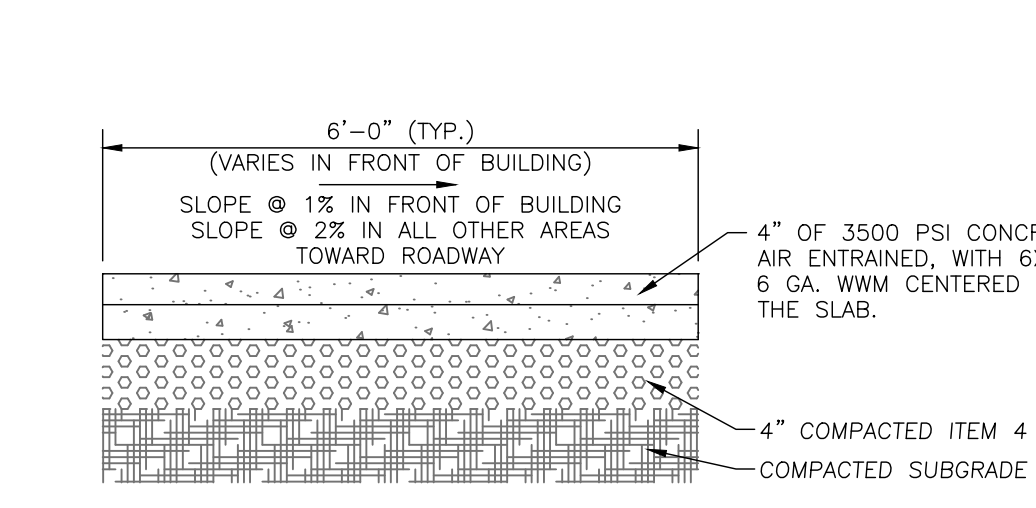


- NOTES:**
1. DETECTABLE WARNINGS ARE REQUIRED. SEE DETECTABLE WARNINGS DETAIL.
  2. THE MINIMUM WIDTH FOR SIDEWALK CURB RAMPS IS 5'-0"
  3. THE RUNNING SLOPE OF A CURB RAMP SHALL BE 1:20 (5%) MINIMUM (PREFERRED) AND 1:12 (8.33%) MAXIMUM.
  4. THE CROSS SLOPE OF CURB RAMPS SHOULD BE AS FLAT AS POSSIBLE, NOT TO EXCEED 1:50 (2%). THE CROSS SLOPE AT MIDBLOCK CROSSINGS MAY BE WARPED TO MEET STREET OR HIGHWAY GRADE.
  5. RAMP TRANSITIONS BETWEEN WALKS, LANDINGS, GUTTERS OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT VERTICAL CHANGES (1/4" MAX)
  6. CURB TRANSITION IS TO BE 6' LONG MINIMUM ALONG CURB RAMPS, OR ACCOMMODATE THE CURB RAMP LENGTH. CURB TRANSITIONS NOT ADJACENT TO A SIDEWALK MAY BE 3' LONG MINIMUM.

**TYPICAL SIDEWALK RAMP CONFIGURATIONS**  
N.T.S.

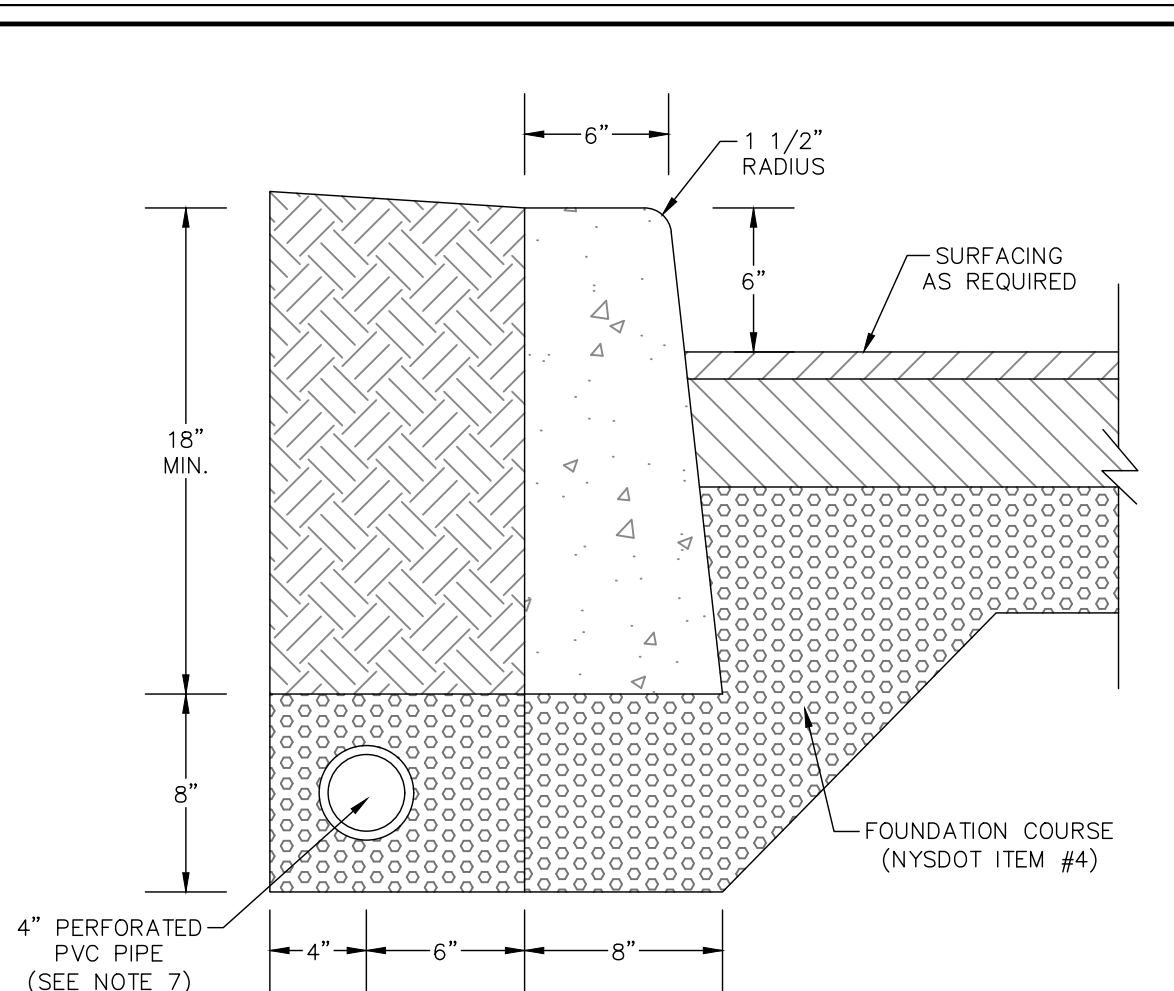


**PAVING CROSS-SECTION DETAIL**  
N.T.S.



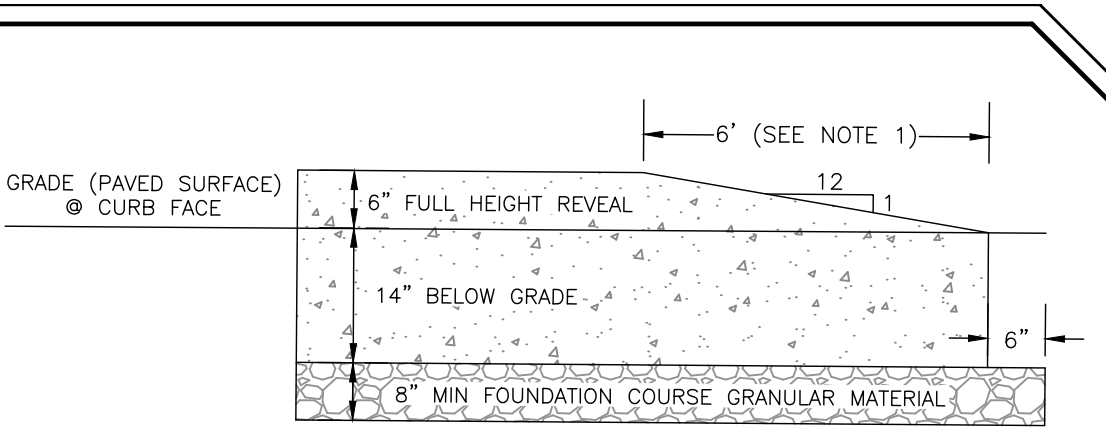
- NOTES:**
1. FINISH TO BE BROOM FINISH AT 90° TO EACH SUCCEEDING SLAB.
  2. JOINTER TO BE 1" DEEP. JOINT SPACING SHALL BE EQUAL TO WIDTH OF WALK FOR SPACING.
  3. INSTALL 1/2" PRE-MOLDED EXPANSION JOINT AT 24' O.C. AND WHERE SIDEWALK IS AGAINST CONCRETE CURBS, BUILDINGS, AND OTHER STRUCTURES.
  4. NO UTILITIES ARE TO RUN UNDER THE LENGTH OF THE SIDEWALK. UTILITIES MAY ONLY CROSS THE UNDER THE SIDEWALK WHERE NECESSARY.

**CONCRETE SIDEWALK DETAIL**  
N.T.S.

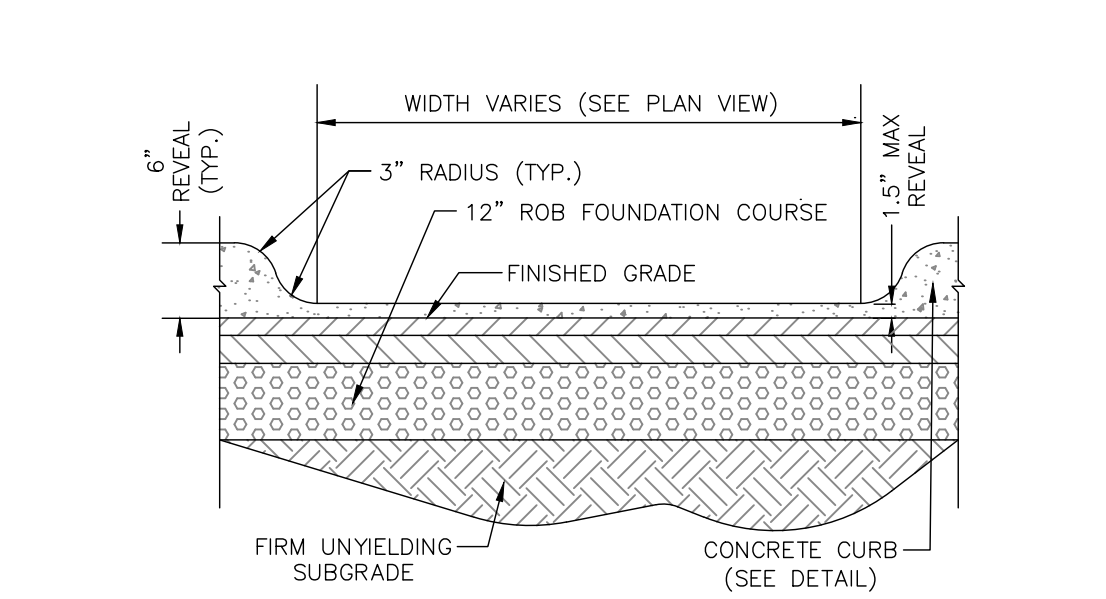


- NOTES:**
1. CURB SHALL BE CAST IN PLACE.
  2. EXPANSION JOINTS OF 3/16" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT TEN (10) FOOT INTERVALS.
  3. CONCRETE TO BE 1:2:3 MIX DESIGN, AIR ENTRAINED WITH DUREX OR EQUAL.
  4. CONCRETE TO TEST 4000 PSI AT 28 DAYS.
  5. DROP CURBS TO HAVE A MINIMUM 1" REVEAL ABOVE FINISHED ROAD SURFACE.
  6. WHERE EXISTING SITE CONDITIONS REQUIRE, A 4" PERFORATED PVC PIPE IS TO BE PROVIDED AS SHOWN. PERFORATED PIPE IS TO CONNECT TO ROADWAY DRAINAGE SYSTEM.

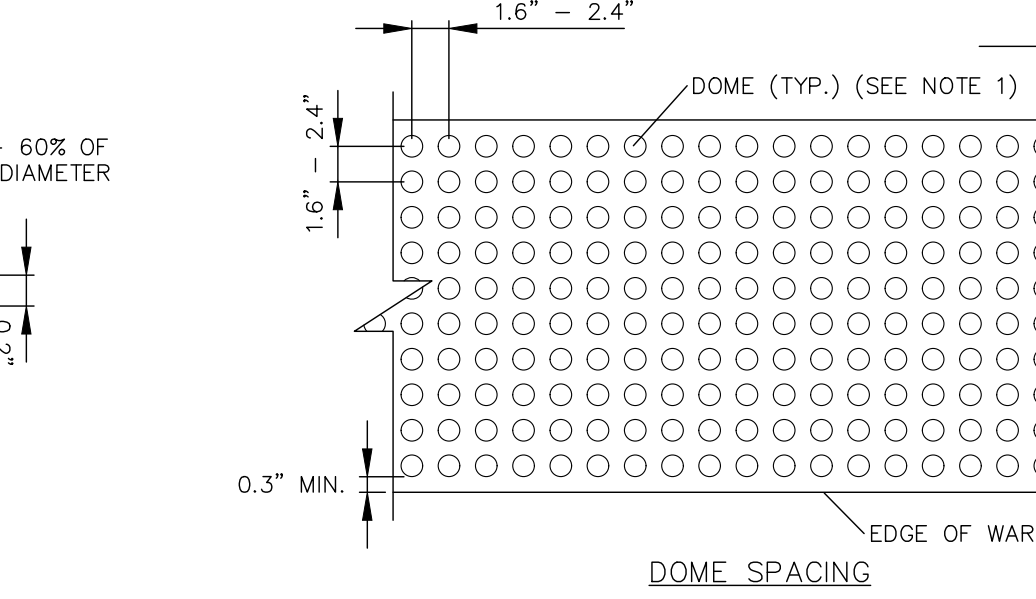
**CONCRETE CURB DETAIL**  
N.T.S.



- NOTES:**
1. CURB TERMINALS NOT ADJACENT TO A SIDEWALK MAY BE REDUCED TO 3 FEET LONG MINIMUM.

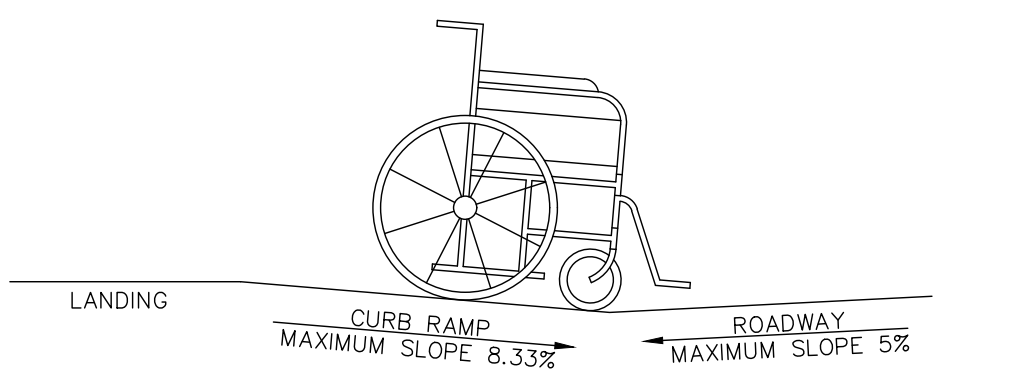


**CURB CUT DETAIL**  
N.T.S.



- NOTE:**
1. FOR SOIL AND SEEDING MIXTURES, REFER TO EROSION CONTROL SHEETS & LANDSCAPE PLAN.

**PROPOSED GRASSED SWALE DETAIL**  
N.T.S.



- NOTES:**
1. THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, LANDING, OR BLENDED TRANSITION SHALL BE 5% MAXIMUM.

**COUNTER SLOPE CONDITIONS**  
N.T.S.

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12-8-16	CONCEPT PLAN PREPARATION DATE	JJP
DATE	DESCRIPTION	INITIALS
REVISIONS:		
MAP CHECK DATE: 00/00/00	INITIALED BY: --	

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ENGINEERING & SURVEYING, PLLC  
282 GREENWICH AVENUE, SUITE A  
GOSHEN, NEW YORK 10924  
(845) 294-0806

2 HAMILTON AVENUE  
MONTICELLO, NEW YORK 12701  
(845) 796-4846

JOSEPH J. PFAU P.E.  
LICENSE NO. 068945

MICHAEL F. CROGAN P.E.  
LICENSE NO. 050023

VINCENT J. PIETRZAK P.E., LEED® CAP  
P.E. LICENSE NO. 076588 (P.E. LICENSE NO. 050075)  
N.Y.P.L.S. LICENSE NO. 35396



RESERVED FOR TOWN PLANNING BOARD APPROVAL

**MONROE COMMONS**  
**COMMERCIAL SITE PLAN**

TOWN OF MONROE - SECTION 2, BLOCK 1, LOT 10  
VILLAGE OF WOODBURY - SECTION 225, BLOCK 1, LOT 30  
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE

**SITE DETAIL SHEET**

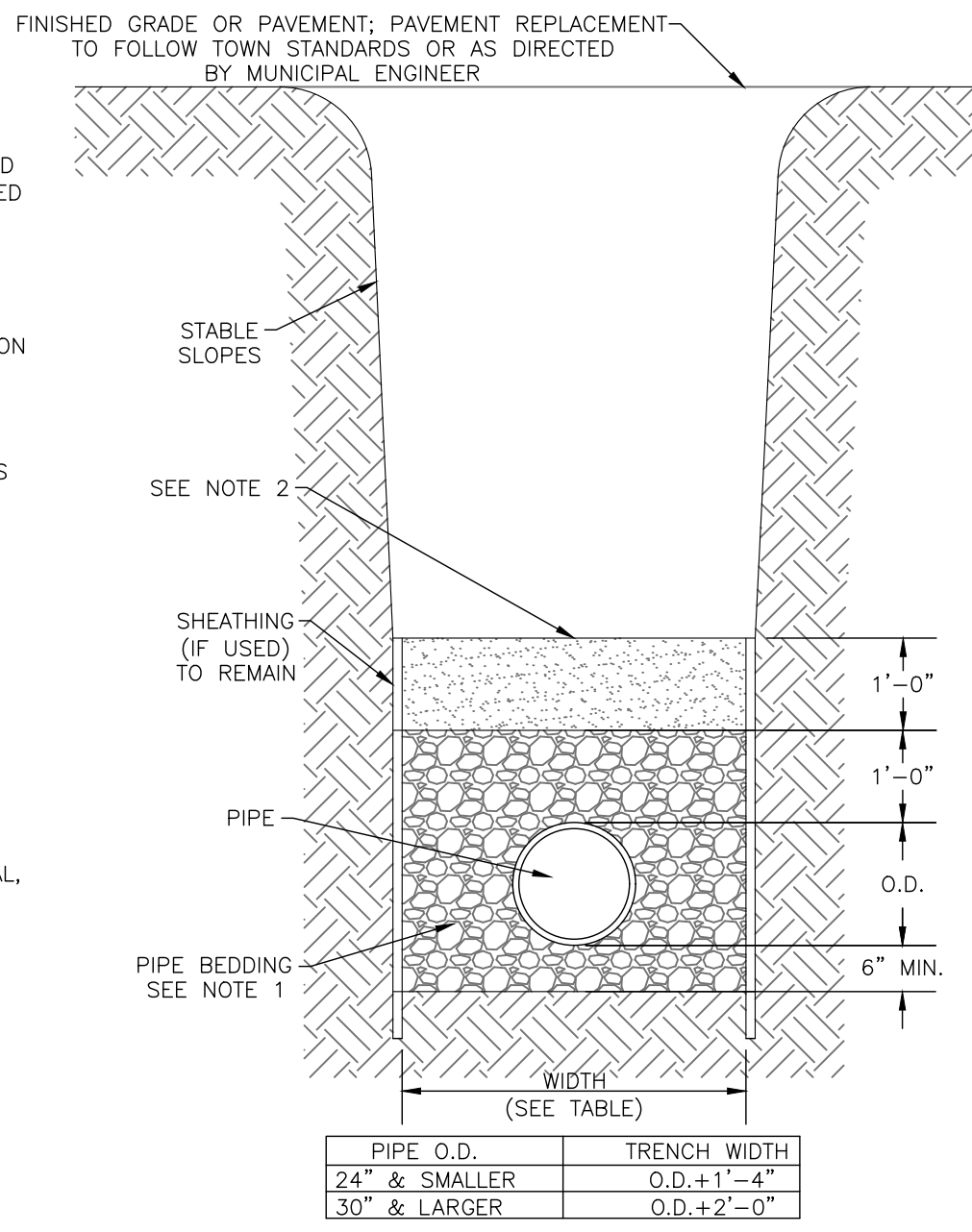
DRAWING TITLE		
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-SECTION 1, OF THE NYS STATE EDUCATION LAW.		
O.C.H. SHEET NO. N/A OF N/A	D.E.C. SHEET NO. N/A OF N/A	DRAWING NUMBER 23 OF 31
SCALE AS SHOWN	CAD REFERENCE NEW FOOTPRINT	PROJECT NUMBER 98170.01





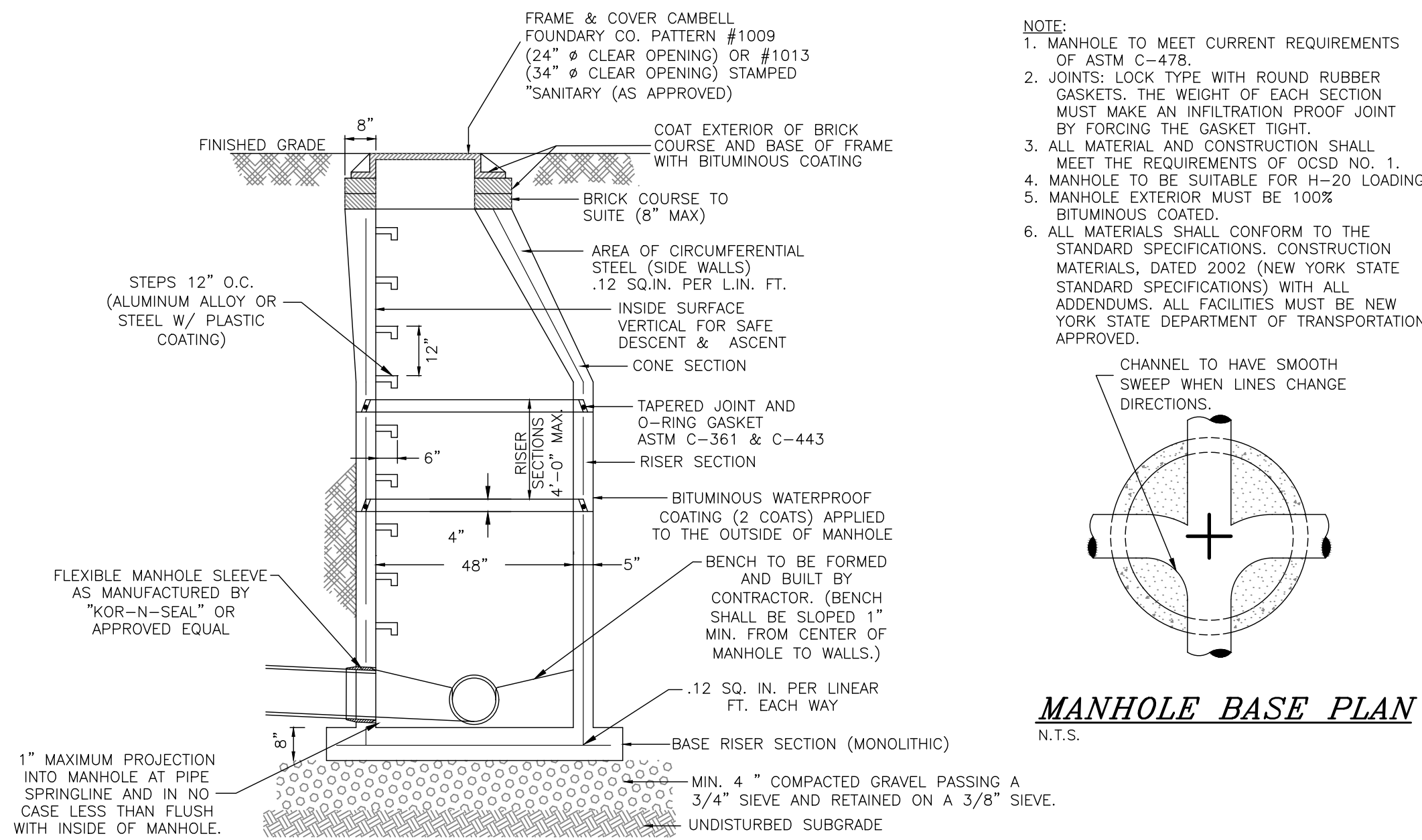
**NOTES:**

- 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 ASHTO DESIGNATION T-99. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A GO-NO-GO TESTING GAUGE, AS DEFINED IN THE GREEN-TILE (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%.
- 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 CLOUDS, ROCKS AND CINDERS.
- 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.
- 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 1926.850 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.
- ALL APPROVED MAIN LINE SEWER PIPE SHALL BE THE SAME MATERIAL FROM MANHOLE TO MANHOLE.
- 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 (ASHTO 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.
- WHERE ROCK IS ENCOUNTERED IN TRENCH BOTTOM, UNDERCUT MUST BE MADE BETWEEN 12" MIN. TO 24" MAX.
- WHERE UNSUITABLE MATERIAL IS ENCOUNTERED IN TRENCH BOTTOM, UNDERCUT TO SUITABLE MATERIAL (AS APPROVED).

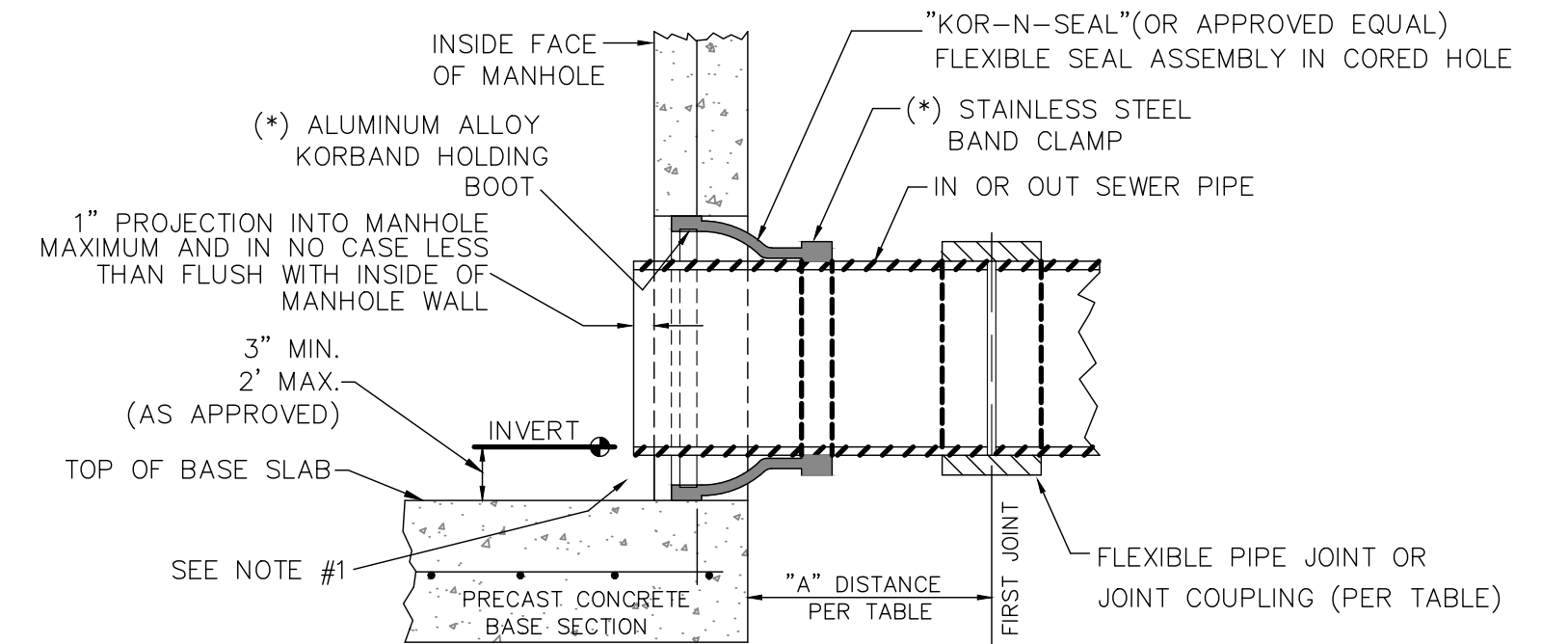


**TYPICAL TRENCH DETAIL (SANITARY SEWER)**  
N.T.S.

**PRECAST REINFORCED CONCRETE MANHOLE DETAIL**  
N.T.S.



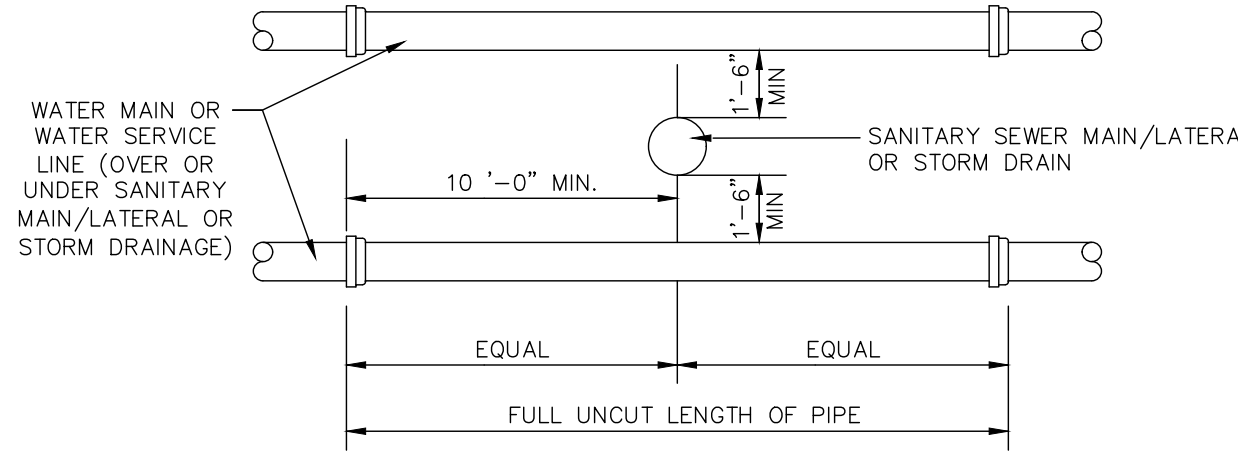
- NOTE:**
- MANHOLE TO MEET CURRENT REQUIREMENTS OF ASTM C-478.
  - JOINTS: LOCK TYPE WITH ROUND RUBBER GASKETS. THE WEIGHT OF EACH SECTION MUST MAKE AN INFILTRATION PROOF JOINT BY FORCING THE GASKET TIGHT.
  - ALL MATERIAL AND CONSTRUCTION SHALL MEET THE REQUIREMENTS OF OCSD NO. 1.
  - MANHOLE TO BE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



**NOTE:**

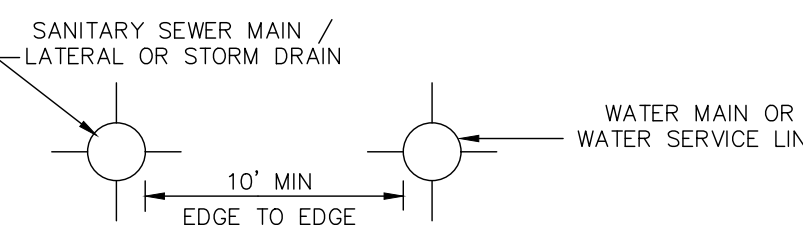
- REFORM MANHOLE BENCH TO ACCOMMODATE NEW FLOW AS APPROVED BY OCSD NO. 1 REFER TO PRECAST REINFORCED CONCRETE MANHOLE DETAIL FOR TYPICAL DETAILS.
- FLEXIBLE RUBBER BOOT SEAL SHALL BE MANUFACTURED TO INSTALL SHOWN FASTENERS.

**CORED HOLE FLEXIBLE PIPE-TO-M.H.-JOINT**  
N.T.S.



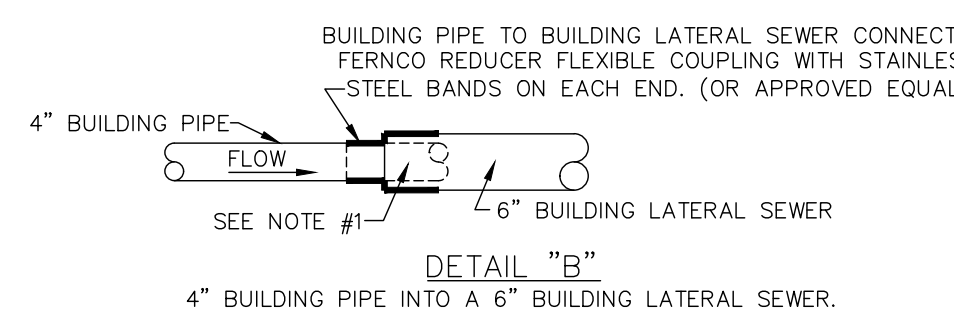
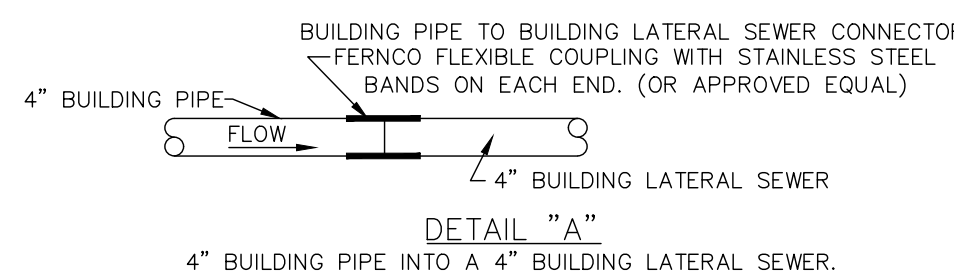
- NOTES:**
- VERTICAL SEPARATION BETWEEN STORM DRAINAGE AND SEWER TO BE 0'-6" MINIMUM.
  - POSITION MIDPOINTS OF SEWER & WATER PIPE LENGTHS AT THE POINT OF CROSSING.

**VERTICAL SEPARATION**  
N.T.S.



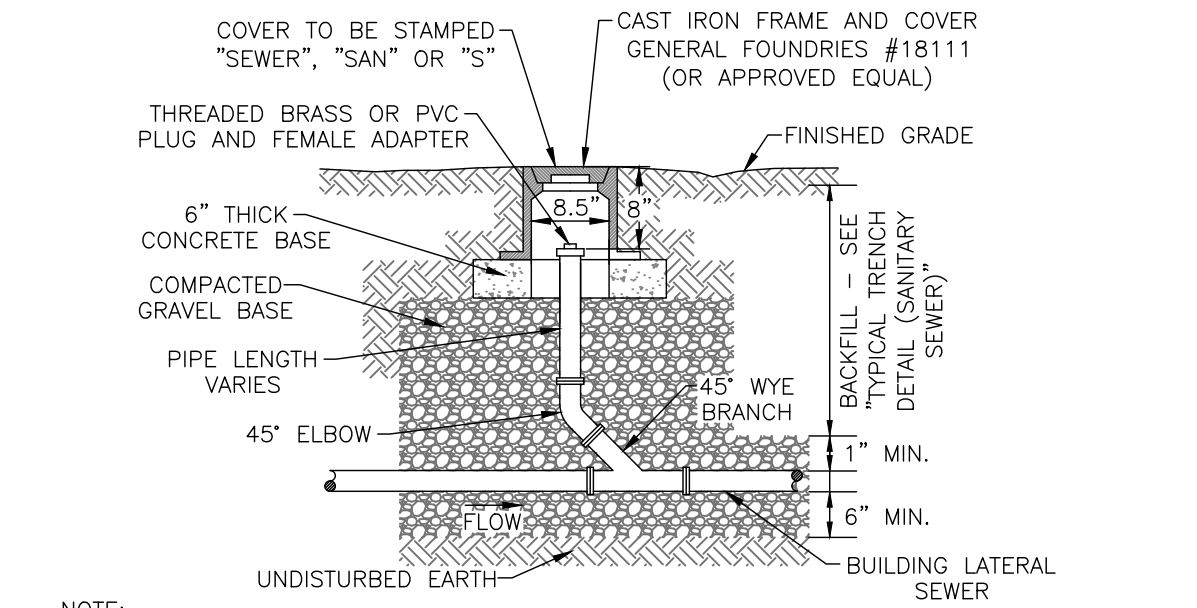
- NOTES:**
- THE SEPARATION REQUIREMENT SHALL CONFORM TO CURRENT ORANGE COUNTY DEPARTMENT OF HEALTH STATUTES, CODES, RULES, REGULATIONS AND LAWS AS THEY APPLY.
  - THE SEPARATION REQUIREMENT SHALL CONFORM TO THE CURRENT NEW YORK STATE DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS AND NEW YORK STATE DEPARTMENT OF HEALTH REGULATION SUBPART 5-1 APPENDIX 5-A.

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



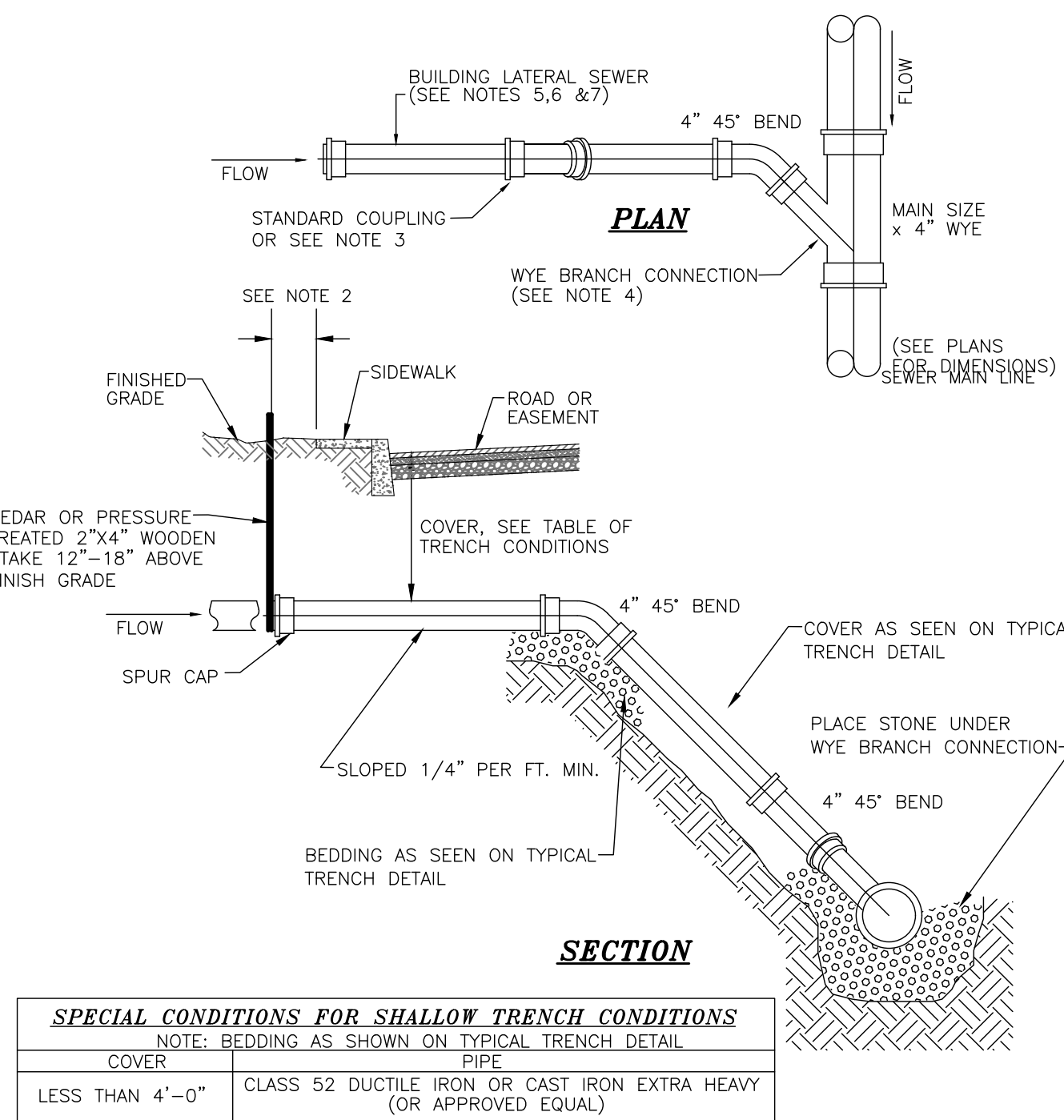
- NOTES:**
- 4" BUILDING PIPE TO STUB APPROXIMATELY 6" INTO BUILDING LATERAL SEWER.
  - EACH 4" BUILDING LATERAL SEWER MAY BE APPROVED FOR CONSTRUCTION OF SINGLE (1) AND TWO (2) FAMILY DWELLINGS ONLY.
  - EACH 6" BUILDING LATERAL SEWER SHALL BE REQUIRED FOR ALL COMMERCIAL USES AND SERVE NO MORE THAN TWELVE (12) EQUIVALENT LIVING UNITS, AS DETERMINED BY OCSD1, UNLESS A REQUESTED DEVIATION IS APPROVED IN WRITING BY OCSD 1.
  - BUILDING PIPE SHALL NOT EXCEED MORE THAN 10' FROM EXTERIOR OF BUILDING FOUNDATION.
  - 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 SEWER CONNECTION**  
N.T.S.



- NOTE:**
- 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).
  - A CLEANOUT LOCATED IN A ROAD, DRIVEWAY OR PARKING AREA SHALL REQUIRE A CAMELL FOUNDRY #4164 CAST IRON FRAME AND COVER. (OR APPROVED EQUAL)

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



**BUILDING LATERAL SEWER CONNECTION (SANITARY SEWER CONSTRUCTION - MATERIALS)**  
N.T.S.

DATE	DESCRIPTION	INITIALS
7-25-23	FULL DESIGN OF REVISED LAYOUT	MWS
5-24-23	PER VMC ACCESS & FB COMMENTS	MWS
2-22-23	GENERAL REVISIONS	MWS
1-25-23	PRELIMINARY FULL DESIGN PLAN SET	MWS
11-22-22	WETLAND MITIGATION PLAN PREPARATION DATE	MWS
1-20-17	TO 8-12-22 25 REVISION DATES (SEE MAP LAST REVISED 8-12-22 FOR INFORMATION ON REVISIONS)	JJP

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

**PIETRZAK & PFAU**  
ENGINEERING & SURVEYING, P.L.L.C.  
282 GREENWICH AVENUE, SUITE A GOSHEN, NEW YORK 10924 (945) 294-0606  
2 HAMILTON AVENUE MONTICELLO, NEW YORK 12701 (945) 796-4646

JOSEPH J. PFAU P.E. LICENSE NO. 056945  
MICHAEL F. CROGAN P.L.S. LICENSE NO. 056023  
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RESERVED FOR TOWN PLANNING BOARD APPROVAL

**MONROE COMMONS**  
**COMMERCIAL SITE PLAN**

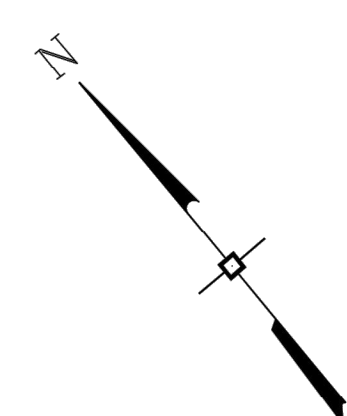
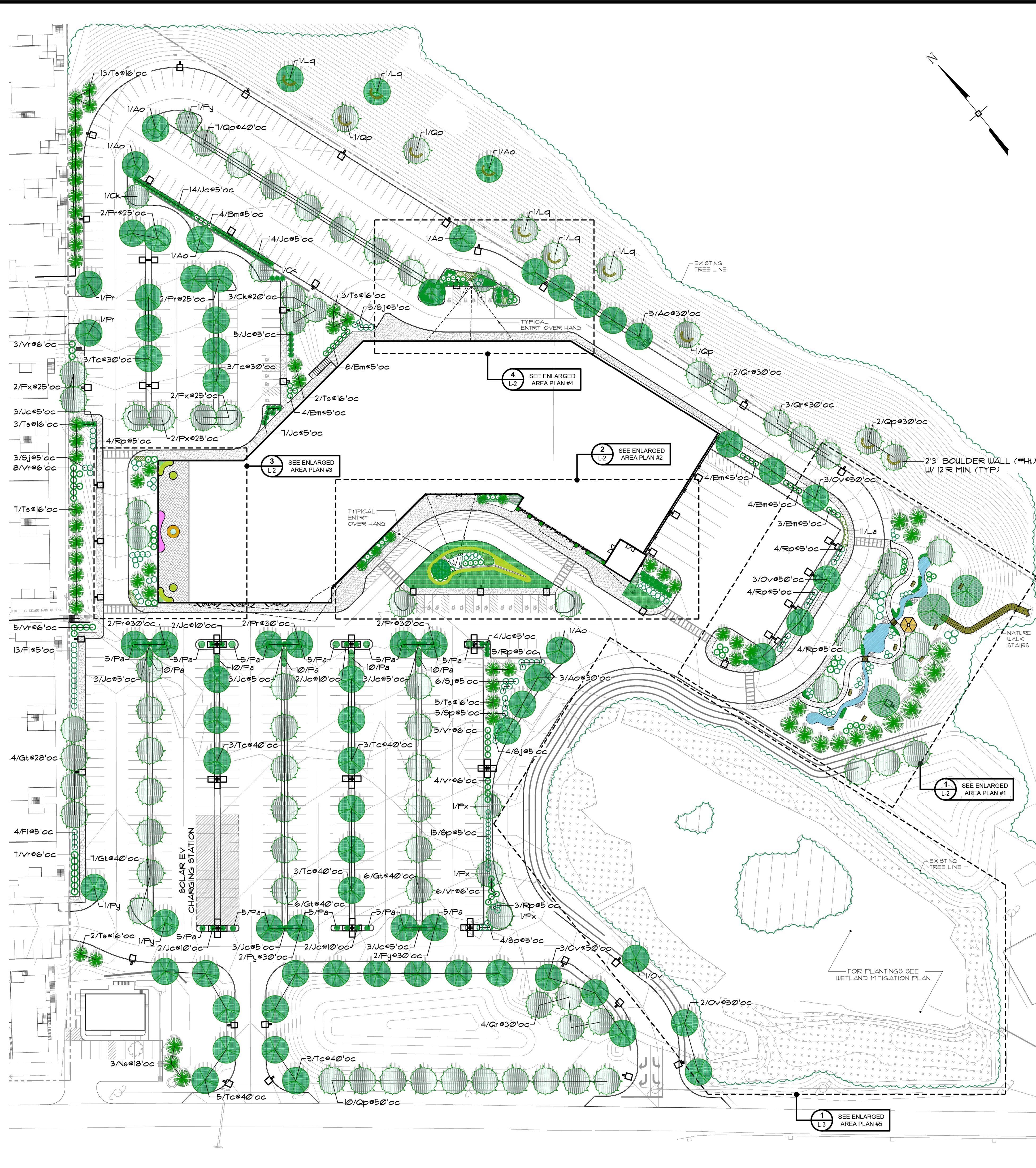
TOWN OF MONROE - SECTION 2, BLOCK 1, LOT 10  
VILLAGE OF WOODBURY - SECTION 225, BLOCK 1, LOT 30  
COUNTY OF ORANGE, NEW YORK

**SANITARY SEWER DETAIL SHEET**

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N/A OF N/A	N/A OF N/A	25 OF 31

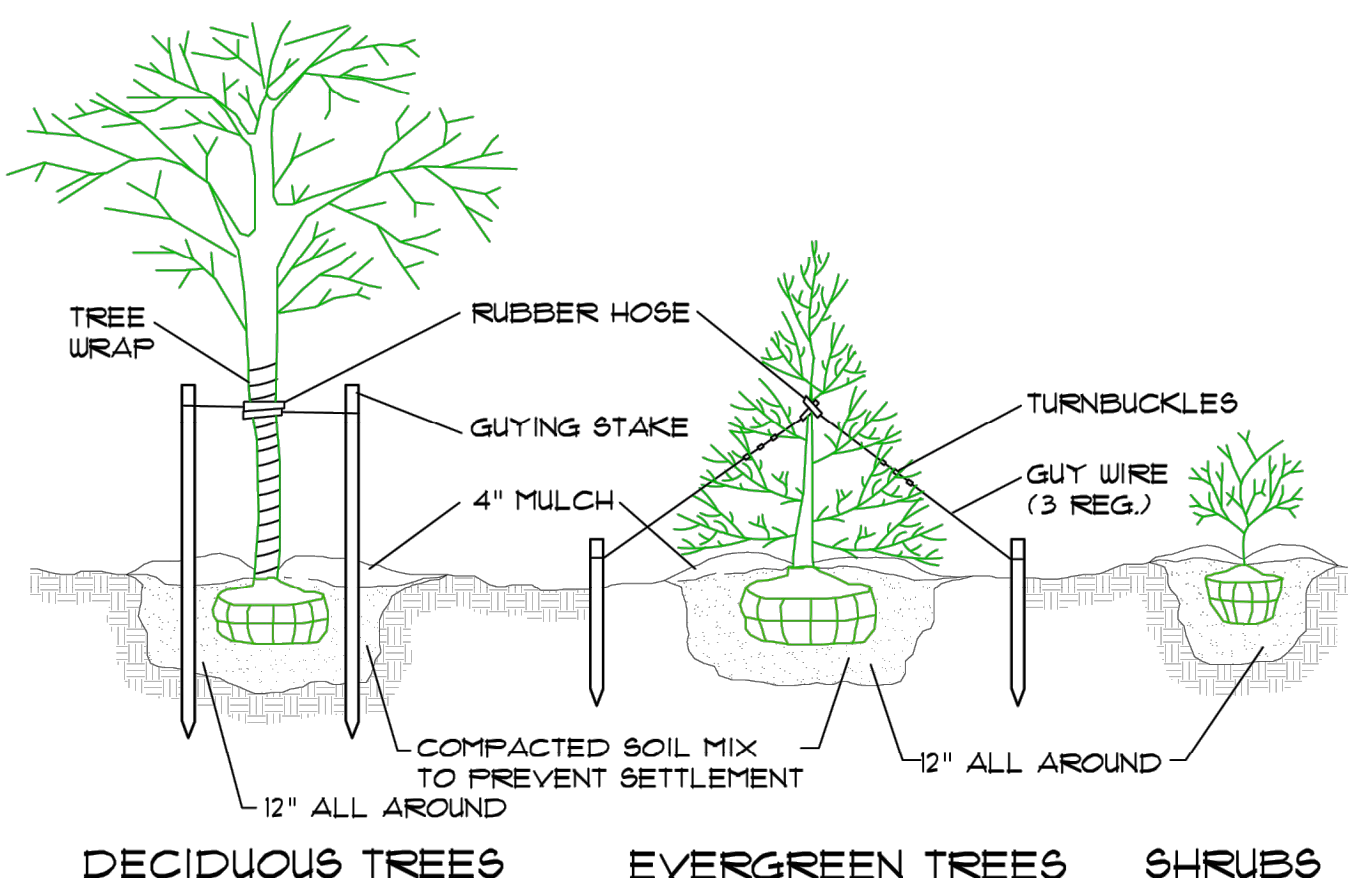
SCALE	CAD REFERENCE	PROJECT NUMBER
AS SHOWN	NEW FOOTPRINT	98170.01



**PLANTS LIST**

SYMBOL	TYPE	KEY	QTY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS		
	DECIDUOUS TREES	Ao		Acer Rubrum "October Glory"	October Glory Red Maple	3"-3-1/2" c	B4B		
		Cc		Cercia Canadensis	Eastern Redbud	2-1/2"-3" c	B4B		
		Ck		Cornus Kousa	Kousa Dogwood	12'-14' hgt	B4B		
		Ct		Crataegus Vidris "Winter King"	Winter King Green Hawthorn	3"-3-1/2" c	B4B		
		Gt		Gleditsia Triacanthos "Inermis"	Skyline Thornless Honeylocust	3"-3-1/2" c	B4B		
		Lq		Liquidambar styraciflua	Sweetgum	3"-3-1/2" c	B4B		
		Ov		Ostrya Virginiana	American Hophornbeam	3"-3-1/2" c	B4B		
		Fr		Frunus subhirtella "Autumnalis"	Higan Cherry	2"-2-1/2" c	B4B		
		Fx		Frunus x Yedoensis	Yoshino Cherry	2-1/2"-3" c	B4B		
		Fy		Fyrua Calleryana "Aristocrat"	Aristocrat Callery Pear	2"-2-1/2" c	B4B		
		Qp		Quercus Palustris	Pin Oak	3"- 3-1/2" c	B4B		
		Qr		Quercus Rubra	Red Oak	3"- 3-1/2" c	B4B		
		Tc		Tilia Cordata "Greenspire"	Greenspire Linden	3"-3-1/2" c	B4B		
	EVERGREEN TREES	Ns		Picea Abies	Norway Spruce	7' - 8' hgt	B4B		
		Fp		Picea Fungens	Colorado Spruce	7' - 8' hgt	B4B		
		To		Thuja Occidentalis "Emerald"	Emerald Eastern Arborvitae	6' - 7' hgt	B4B		
		Ts		Thuja Standishii x Plicata "Green Giant"	Green Giant Arborvitae	6' - 7' hgt	B4B		
	EVERGREEN SHRUBS /GROUND COVERS	Bm		Buxus Microphylla Japonica "Winter Gem"	Winter Gem Boxwood	30" - 34"	Container		
		Jc		Juniperus Chinensis "Gold Coast"	Gold Coast Juniper	30" - 34"	Container		
		Jch		Juniperus Chinensis "Hetzil"	Hetzil Juniper	30" - 34"	Container		
		Jh		Juniperus Horiz. "Bar Harbor"	Bar Harbor Juniper	2 gal.	B4B		
		vr		Viburnum Rhytidophyllum	Leather Leaf Viburnum	34" - 36"	B4B		
			DECIDUOUS SHRUBS	Bd		Buddleia Davidii "Nanhi Purple"	Nanhi Purple Butterfly Bush	8" - 12 hgt	5 gal.
Fi				Forsythia x Intermedia	Spring Glory Forsythia	34" - 36"	B4B		
Rp				Rhododendron "PJM"	PJM Rhododendron	30"-34"	B4B		
Sj				Spiraea Japonica	Little Princess Spiraea	24" - 30"	Container		
Sp				Syringa Patula "Miss Kim"	Miss Kim Lilac	30" - 34"	Container		
Wf				Weigela Florida "Red Prince"	Red Prince Weigela	24" - 30"	Container		
	GRASSES			Fa		Fenestrum Alopecuroides "Haini"	Dwarf Fountain Grass	24" oc	2 gal.
	PERENIALS			Ae		Aster Novae-Angliae	New England Aster	24" oc	1 gal.
		Aj		Sedum Spectabile	Autumn Joy	24" oc	1 gal.		
		La		Lavandula Angustifolia	English Lavander	24" oc	1 gal.		
		Ru		Rudbeckia Fulgida	Black Eyed Susan	24" oc	1 gal.		

DRAWING STATUS		ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		01/25/23
		SHEET NUMBER
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<input type="checkbox"/>	OCODH REALTY SUBDIVISION APPROVAL	N/A OF N/A
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<input type="checkbox"/>	FOR CONSTRUCTION	N/A OF N/A



**PLANTING & GUYING DETAIL**  
NOT TO SCALE

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07-02-23

**ALTERNATIVE LAYOUT**

STEVEN T. ESPOSTO  
NEW YORK LICENSE #001169

No.	DATE	DESCRIPTION

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**LANDSCAPE PLAN AND DETAILS**

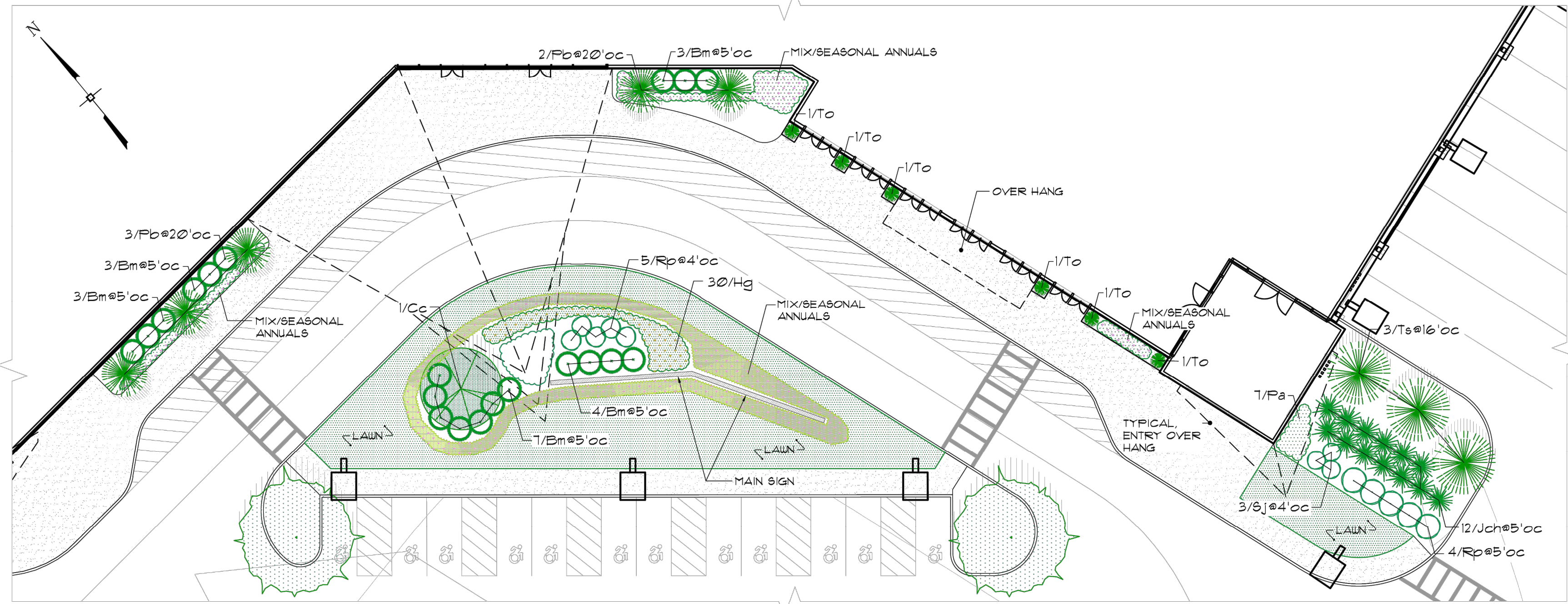
MONROE COMMONS  
COMMERCIAL SITE PLAN  
TOWN OF MONROE  
ORANGE COUNTY, NEW YORK

JOB #: 2055.01  
DATE: 01/25/2023  
REVISION:

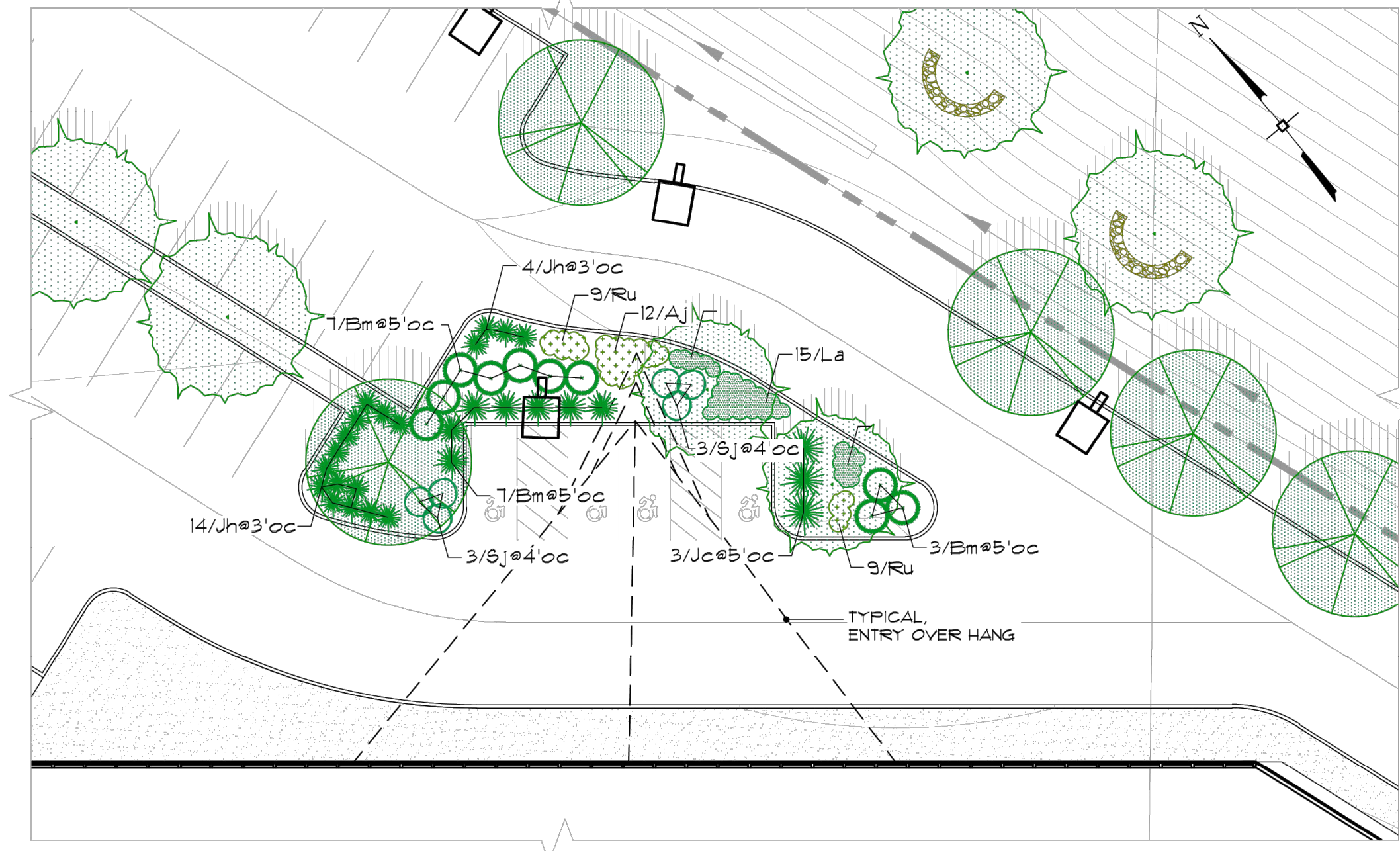
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TAX LOT:

**L-1**

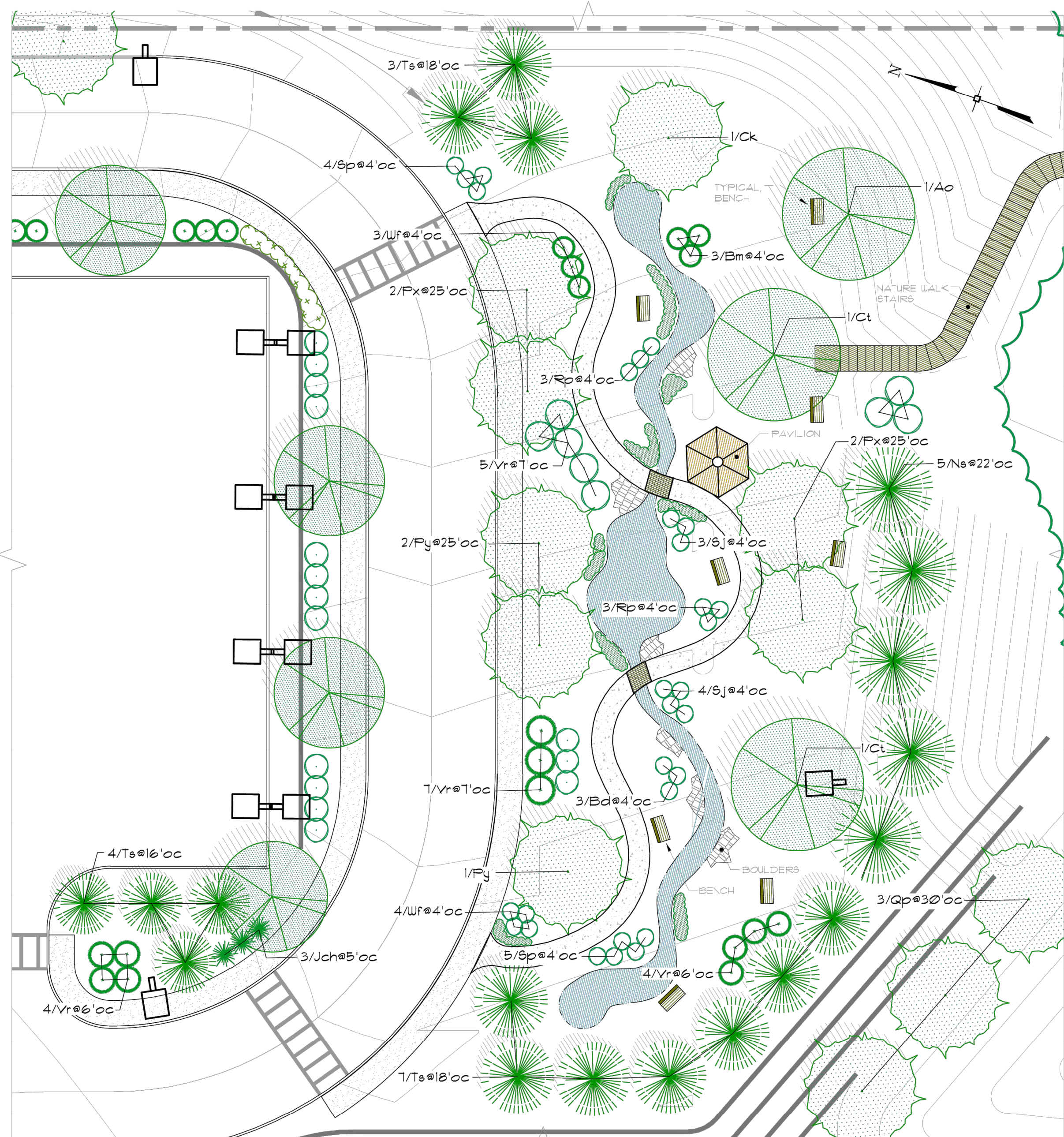
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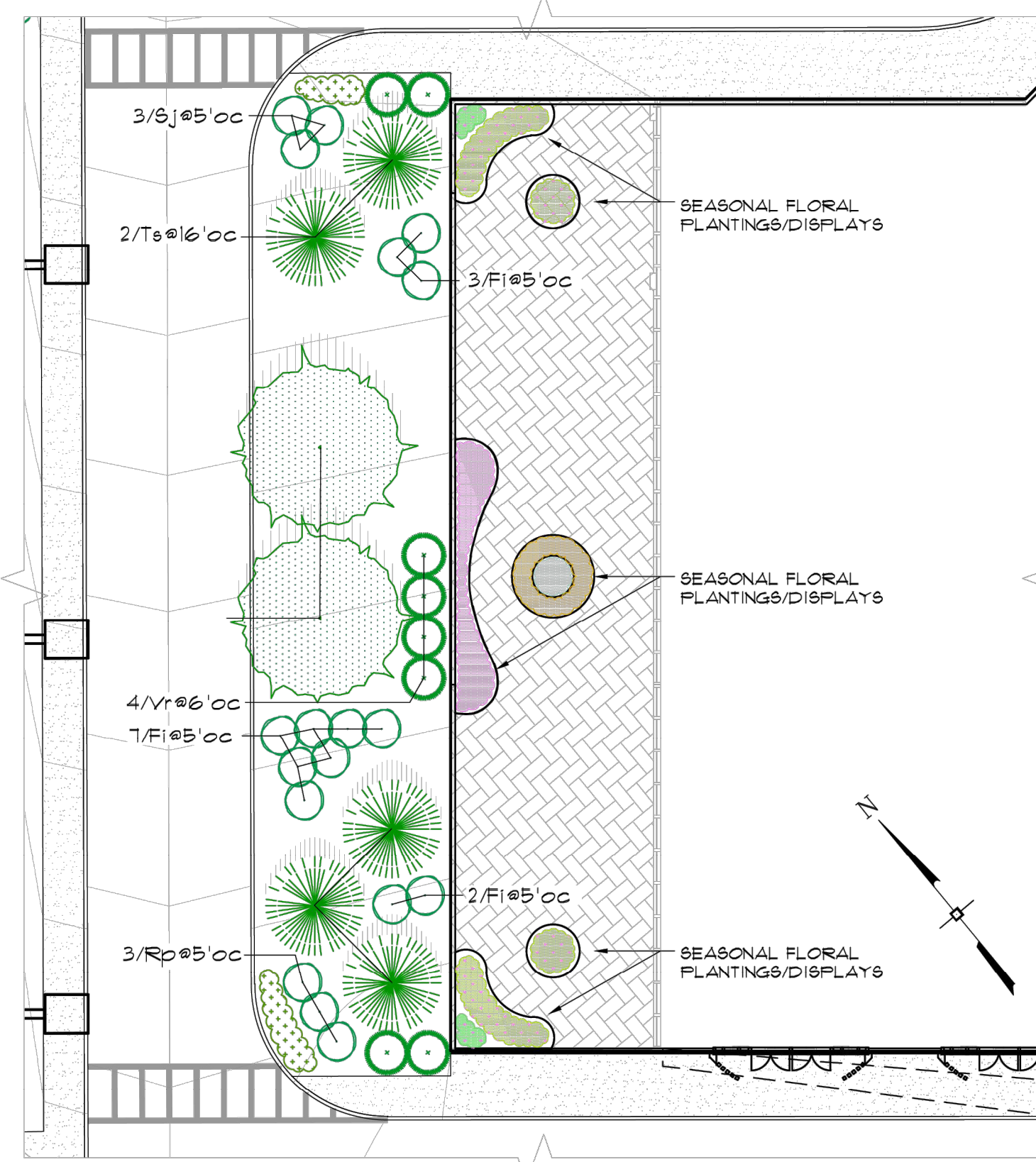
**ENLARGED AREA #2**  
SCALE: 1"=20'-0"



**ENLARGED AREA #4**  
SCALE: 1"=20'-0"



**ENLARGED AREA #1**  
SCALE: 1"=20'-0"



**ENLARGED AREA #3**  
SCALE: 1"=20'-0"

**GENERAL PLANTING NOTES:**

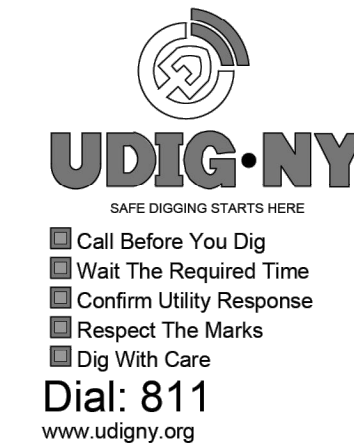
- PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE OF PROJECT PLANTING. DEAD, DYING, UNHEALTHY AND/OR PLANTS IN POOR CONDITION SHALL BE REPLACED IN THE SAME PLANTING SEASON THAT THE LANDSCAPE ARCHITECT HAS DEEMED THE PLANT UNACCEPTABLE. PLANTINGS THAT REQUIRE REPLACEMENT SHALL BE REMOVED AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- EXISTING VEGETATION AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE TOPSOILED AND SEEDED UPON COMPLETION OF WORK.
- NEW PLANTING ROOT BALLS REMOVED FROM CANS SHALL BE SCARIFIED PRIOR TO BACKFILLING THE PLANT.
- ALL PLANTINGS SHOWN ON APPROVED SITE DEVELOPMENT PLAN OR SPECIAL PERMIT PLAN SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF CONSTRUCTION AND PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT GROWING SEASON.
- CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN (7) CALENDAR DAYS OF NOTICE TO PROCEED.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES AND OBTAIN AS-BUILT INFORMATION. DRAWINGS WERE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN (7) CALENDAR DAYS OF NOTICE TO PROCEED OF ANY DISCREPANCIES.
- CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES AND OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE IN WRITING PRIOR TO INITIATING OPERATIONS.
- TYPICALLY, SHRUBS AND GROUND COVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION (STAGGERED SPACING). PLANT CENTER TO CENTER DIMENSIONS (OC) ARE LISTED ON THE PLANT LIST.
- CONTRACTOR SHALL FIELD STAKE THE LOCATIONS OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
- ALL TREES PLANTED IN LAWN AREA SHALL RECEIVE A 4' DIAMETER MULCH RING AT A DEPTH OF 4".
- PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES, THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND SPECIFICATIONS FOR FURTHER AND COMPLETE INSTRUCTIONS.

**PERMANENT SEEDING SCHEDULE**

- TOPSOIL SHALL BE SPREAD TO A COMPACTED UNIFORM THICKNESS OF 4".
- TOPSOIL SURFACE SHALL BE FINELY GRADED AND LOOSENED BY MECHANICAL RAKES TO ENSURE SEED ACCEPTANCE AND SEED TO SOIL CONTACT.
- FERTILIZER SHALL BE APPLIED AT 6 LBS. OF 9-10-10 COMMERCIAL FERTILIZER/1000 SQ. FT.
- SEEDING SHALL BE INSTALLED AT 5 LBS./1000 SQ. FT. OF:
  - 60% KENTUCKY BLUE GRASS
  - 20% CHEWINGS PESCUE
  - 20% PERENNIAL RYE

**PLANTING SCHEDULE**

TREES & SHRUBS	SPRING PLANTING	FALL PLANTING
EVERGREEN	APRIL 1 - JUNE 30	SEPT. 1 - OCT. 15
DECIDUOUS	MARCH 1 - JUNE 30	OCT. 1 - DEC. 1

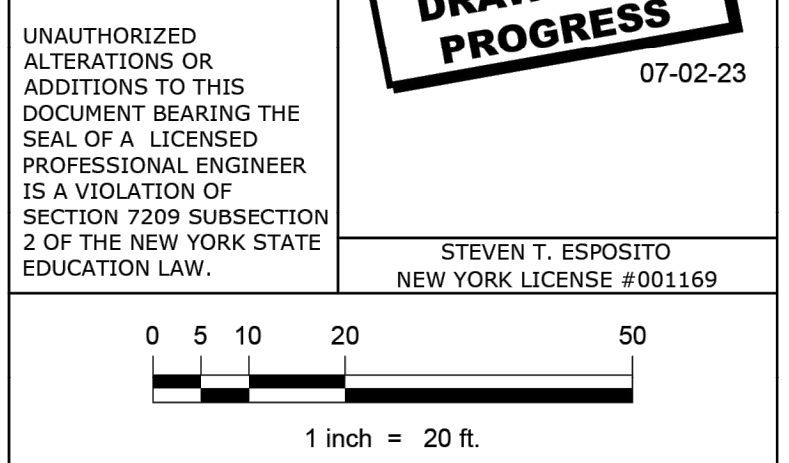


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<input type="checkbox"/> CONCEPT APPROVAL	N/A	OF N/A
<input type="checkbox"/> PLANNING BOARD APPROVAL	N/A	OF N/A
<input type="checkbox"/> OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF N/A
<input type="checkbox"/> OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF N/A
<input type="checkbox"/> NYSDEC APPROVAL	N/A	OF N/A
<input type="checkbox"/> NYS DOT APPROVAL	N/A	OF N/A
<input type="checkbox"/> OTHER	N/A	OF N/A
<input type="checkbox"/> FOR BID	N/A	OF N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A	OF N/A

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**DRAWING IN PROGRESS**  
07-02-23



No.	DATE	DESCRIPTION

**ENGINEERING & SURVEYING PROPERTIES**  
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**ENLARGED LANDSCAPE AREA PLANS**  
MONROE COMMONS  
COMMERCIAL SITE PLAN  
TOWN OF MONROE  
ORANGE COUNTY, NEW YORK

JOB #: 2055.01    DRAWN BY: KC  
DATE: 01/25/2023    SCALE: 1" = 20'  
REVISION:    TAX LOT:    **L-2**



**VILLAGE OF WOODBURY EXISTING TREE DIAMETERS**

TREE TYPE	6"-12"	12.1"-18"	18.1"-24"	24"	TOTALS
ALANTHUS	15	1	0	0	16
AMERICAN ELM	1	0	0	0	1
ASH (WHITE)	3	2	1	0	6
BEECH	3	4	1	0	8
BLACK BIRCH	8	4	0	0	12
BLACK CHERRY	1	1	0	0	2
HICKORY (SHAGBARK, PIGNUT)	4	1	0	0	5
MAPLE (RED, SUGAR, NORWAY)	51	31	3	1	86
OAK (CHESTNUT, PIN, RED, WHITE)	54	14	55	32	220
SHADBUSH	3	0	0	0	3
TULIP TREE	1	0	3	2	6
TOTALS	144	128	63	35	370

**TOWN OF MONROE EXISTING TREE DIAMETERS**

TREE TYPE	6"-12"	12.1"-18"	18.1"-24"	24"	TOTALS
AMERICAN ELM	7	1	0	0	8
APPLE	1	0	0	0	1
ASH	17	4	6	0	27
BEECH	8	0	1	1	10
BLACK BIRCH	14	6	1	0	21
BLACK CHERRY	16	4	1	0	21
COTTONWOOD	0	0	6	8	14
HICKORY (SHAGBARK, PIGNUT)	14	7	0	2	23
HOP HORNBEEAM	3	4	0	0	7
IRONWOOD	5	0	0	0	5
LOCUST	6	11	3	0	20
MAPLE (RED, SUGAR, NORWAY)	187	86	15	3	291
OAK (RED, PIN, CHESTNUT)	431	246	75	34	786
POPLAR	4	2	1	0	7
RED CEDAR	14	0	1	0	15
SHADBUSH	3	0	0	0	3
TULIP TREE	0	1	5	2	8
WALNUT (BLACK, WHITE)	3	11	2	0	16
TOTALS	733	343	117	55	1248

**EXISTING LARGE DIAMETER TREE REMOVAL TABLE**

TREE #	TREE SIZE AND TYPE	TO BE REMOVED	TREE #	TREE SIZE AND TYPE	TO BE REMOVED	TREE #	TREE SIZE AND TYPE	TO BE REMOVED
1	31" COTTONWOOD		34	24" OAK		67	24" OAK	X
2	32" OAK	X	35	26" OAK		68	24" OAK	X
3	24" OAK	X	36	30" OAK	X	69	42" OAK	X
4	26" MAPLE	X	37	26" OAK	X	70	26" OAK	X
5	24" & 26" COTTONWOOD	X	38	25" OAK	X	71	26" TULIP	X
6	24" OAK	X	39	26" OAK	X	72	44" TRIPLE OAK	X
7	34" OAK	X	40	30" HICKORY	X	73	26" OAK	X
8	26" MAPLE	X	41	55" MAPLE	X	74	24" OAK	X
9	24" OAK	X	42	36" TULIP	X	75	26" TWIN OAK	X
10	30" OAK	X	43	24" OAK	X	76	24" OAK	X
11	28" OAK	X	44	32" OAK	X	77	24" OAK	X
12	26" OAK	X	45	28" OAK	X	78	48" OAK	X
13	26" OAK	X	46	32" OAK	X	79	24" OAK	X
14	28" OAK	X	47	28" OAK	X	80	22" & 24" TWIN OAK	X
15	24" OAK	X	48	24" OAK	X	81	60" TWIN OAK	
16	30" OAK	X	49	52" OAK	X	82	25" TULIP	
17	30" OAK	X	50	26" BEECH	X	83	24" OAK	
18	28" OAK	X	51	28" OAK	X	84	24" OAK	
19	32" OAK	X	52	24" TULIP	X	85	36" OAK	X
20	26" OAK	X	53	28" MAPLE	X	86	28" OAK	X
21	26" OAK	X	54	24" HICKORY	X	87	26" DEAD OAK	
22	32" OAK	X	55	24" OAK	X	88	32" OAK	X
23	24" OAK	X	56	26" OAK	X	89	24" OAK	X
24	24" MAPLE	X	57	25" OAK	X	90	24" OAK	
25	24" OAK	X	58	32" OAK	X	91	26" OAK	
26	25" OAK		59	30" OAK	X	92	26" OAK	
27	24" OAK		60	30" OAK	X	93	28" OAK	
28	26" OAK	X	61	24" OAK	X	94	26" OAK	
29	42" OAK	X	62	26" OAK	X	95	28" MAPLE	
30	26" OAK	X	63	24" OAK	X	96	14" & 24" TWIN OAK	X
31	30" OAK	X	64	32" OAK	X	97	24" OAK	
32	32" OAK	X	65	28" OAK	X			
33	36" OAK	X	66	30" OAK	X			

**DRAWING STATUS**

ISSUE DATE:	01/25/23
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER
<input type="checkbox"/> CONCEPT APPROVAL	N/A OF N/A
<input type="checkbox"/> PLANNING BOARD APPROVAL	N/A OF N/A
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07-02-23

STEVEN T. ESPOSITO  
NEW YORK LICENSE #001169

No.	DATE	DESCRIPTION

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**ENLARGED AREA #5**  
SCALE: 1"=20'-0"