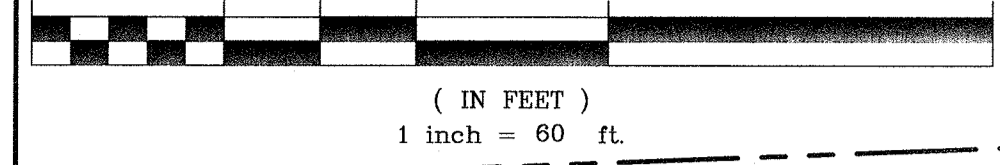


GRAPHIC SCALE



N/F CONG BNAL YOEL INC 225-1-30

N/F CONG BNAL YOEL INC 225-1-31, 22

N/F CONG BNAL YOEL INC 225-1-30

TABLE OF BUILDING FLOOR USES AND AREAS

Table with columns: PROPOSED FLOOR, GROSS FLOOR AREA, COMMON AREA/ACCESSORY/STORAGE, NET FLOOR AREA. Rows include Basement, 1st Fl. Retail, 2nd Fl. Retail, Partial 3rd Fl. Hotel, etc.

TABLE OF PARKING REQUIREMENTS

Table with columns: PROPOSED USE BY FLOOR, PARKING SPACE FORMULA, REQUIRED PARKING. Rows include 1st Fl. Retail, 2nd Fl. Retail, Partial 3rd Fl. Hotel, etc.

- NOTES: 1. ALL AREAS PROVIDED BY THE PROJECT ARCHITECT. 2. COMMON AREAS INCLUDE REST ROOMS, STOCK ROOMS, LOBBY, ELEVATOR, STAIR WELL, ETC.

OFF STREET TRUCK LOADING SPACES: 2 REQUIRED FOR BUILDING 25,000 TO 40,000 SQ. FT. OF AREA "DEVOTED TO SUCH USE", - 9 TRUCK LOADING SPACES PROVIDED.

ENVIRONMENTAL CONSTRAINT & NET AREA CALCULATIONS

AS PER SECTION 57-21.1 OF THE TOWN OF MONROE CHAPTER 57 ZONING CODE. ZONE HI

NET LOT AREA = 13.40± ACRES. IMPERVIOUS AREA: TOTAL BUILDING AREA 87,403 sq.ft., TOTAL PAVEMENT AREA 300,131 sq.ft., TOTAL LOADING DOCK SLAB AREA 400 sq.ft., etc.

NET LOT AREA = 13.40 ACRES. IMPERVIOUS COVERAGE = 9.89 / 13.40 = 73.8%. NOTE: * REQUIRES TOWN BOARD ACTION.

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.

SURVEY NOTES:

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

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.

BAT HABITAT / TREE CLEARING NOTES:

- 1. NO TREE CLEARING SHALL OCCUR DURING THE PERIOD COMMENCING APRIL 1ST AND TERMINATING OCTOBER 31ST TO AVOID IMPACTS TO ANY POSSIBLE BAT HABITAT ON THE SITE.

BUILDING HEIGHT CALCULATIONS

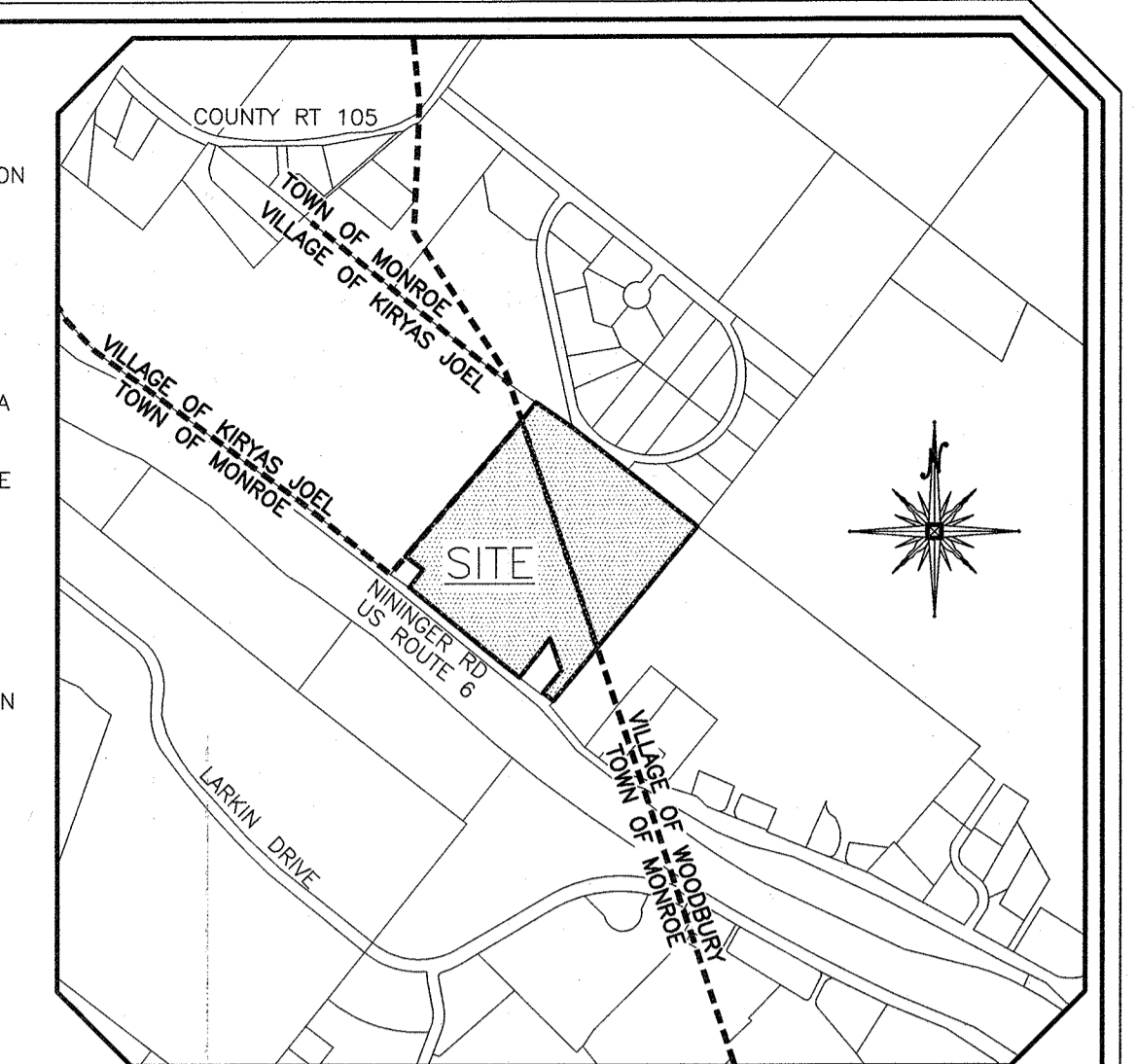
FRONT ELEVATION AT MIDPOINT = 63 FT. REAR ELEVATION AT MIDPOINT = 28 FT. W. SIDE ELEVATION AT MIDPOINT = 42 FT. E. SIDE ELEVATION AT MIDPOINT = 63 FT. AVERAGE HEIGHT = 49 FT.

HOTEL MINIMUM AREA CALCULATIONS

43,560 S.F. + 5,000 S.F. PER UNIT = 85,365 S.F. USABLE RETAIL AREA: 85,365 S.F. x 1 SPACE/150 S.F. = 570 SPACES. 5,000 S.F. x 75 UNITS = 375,000 S.F. 43,560 S.F. + 375,000 S.F. = 418,560 S.F. = 9.61 ACRES. TOTAL NET AREA REQUIRED = 9.61 ACRES. TOTAL NET AREA PROVIDED = 13.40 ACRES.

PARKING CALCULATIONS

FOR GENERAL OFFICE: 1 SPACE PER 200 SQ.FT. OF BUILDING AREA. 76,948 SQ.FT. USABLE OFFICE AREA: 76,948 SQ.FT. x 1 SPACE/200 SQ.FT. = 385 SPACES. FOR MEDICAL OFFICE: 1 SPACE PER 100 SQ.FT. OF BUILDING AREA. 4,108 SQ.FT. USABLE OFFICE AREA: 4,108 SQ.FT. x 1 SPACE/100 SQ.FT. = 42 SPACES.



LOCATION MAP SCALE: 1"=1,000'

TOWN OF MONROE BULK REQUIREMENTS

Table with columns: MIN. REQUIRED, PROVIDED. Rows include Lot Area (1.0 vs 18.2±), Lot Width (100 vs 810±), Front Yard (40 vs 530±), etc.

RECORD OWNER/APPLICANT

TOWN OF MONROE 2-1-10: MONROE WININGER, LLC P.O. BOX 736 MAWAH, NEW JERSEY 07430



PLAN INDEX

Table with columns: SHEET NO., TITLE, SHEET NO., TITLE. Lists sheets from 1 to 27, including Cover Sheet, Existing Conditions, Site Plans, Utility Plans, etc.

Table with columns: DATE, DESCRIPTION, INITIALS. Lists revisions from 6-17-24 to 11-22-22.

PIETRZAK & PFAU ENGINEERING & SURVEYING, PLLC

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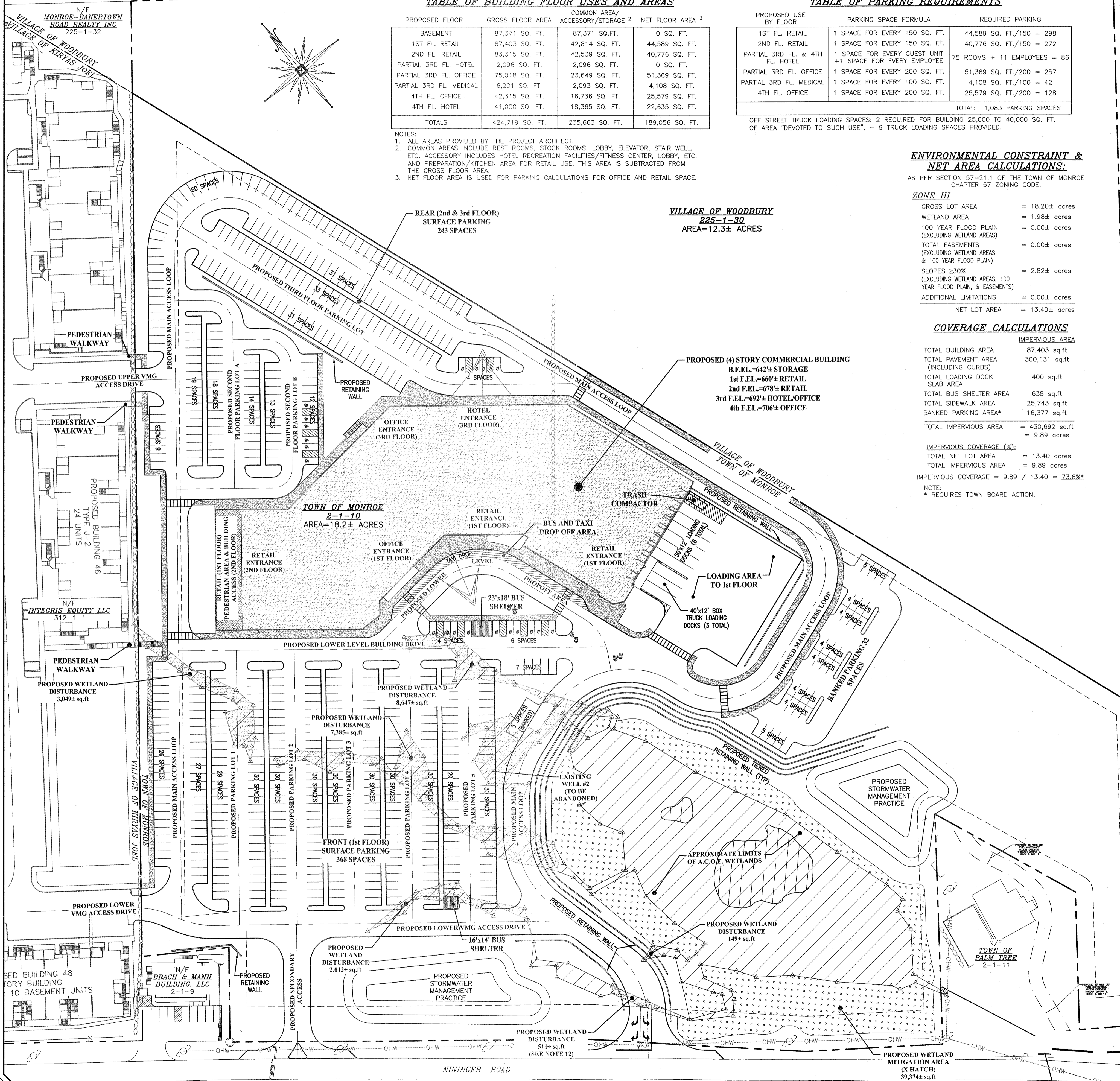


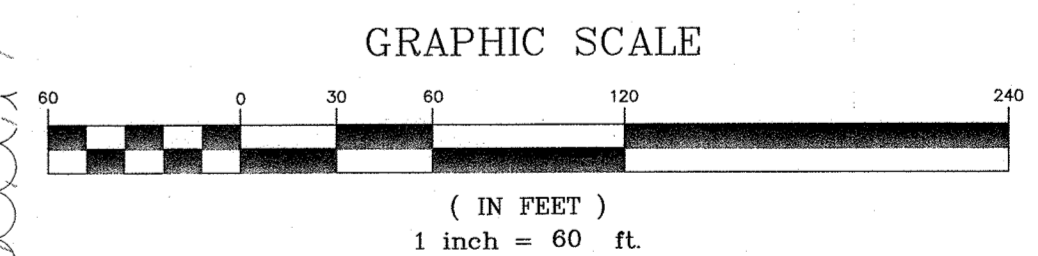
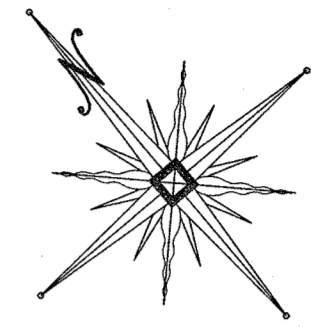
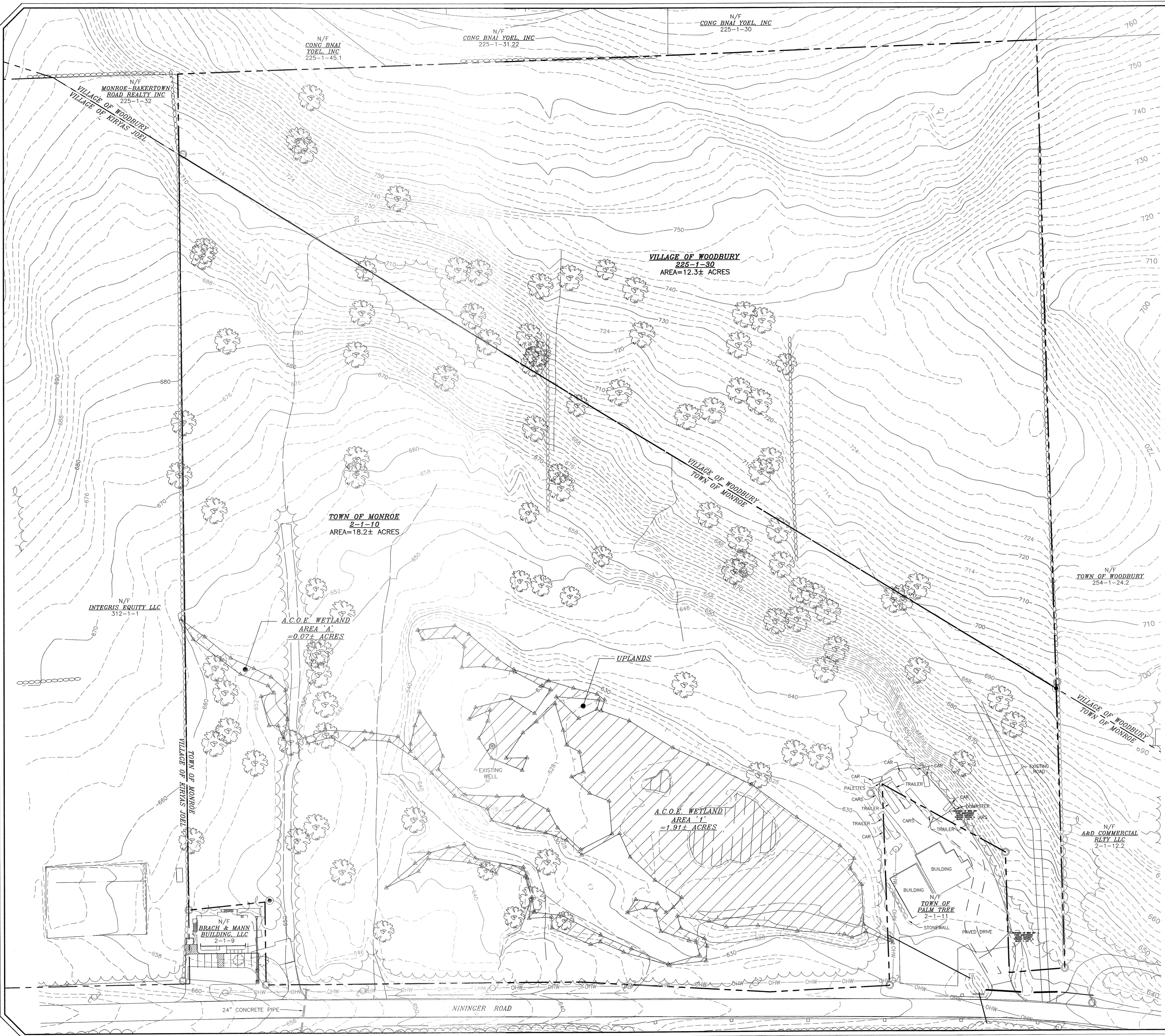
MONROE COMMONS COMMERCIAL SITE PLAN

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

COVER SHEET

DRAWING TITLE: UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW. O.C.H.D. SHEET NO. N/A OF N/A, D.E.C. SHEET NO. N/A OF N/A, DRAWING NUMBER 1 OF 45. SCALE: 1"=60', CAD REFERENCE: NEW FOOTPRINT, PROJECT NUMBER: 98170.01



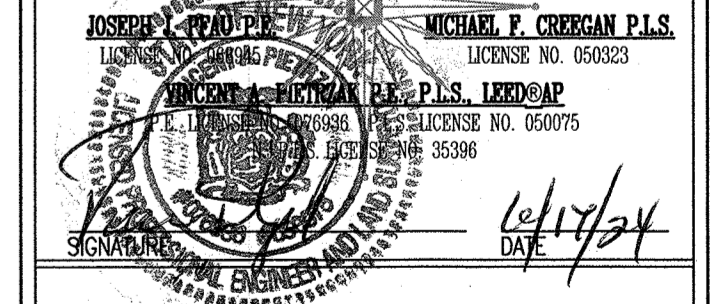


RESERVED FOR TOWN PLANNING BOARD APPROVAL

DATE	DESCRIPTION	INITIALS
6-17-24	PER MHC COMMENTS	MWS
5-28-24	PER MUNICIPAL CONSULTANT COMMENTS	MWS
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	REVISION DATES (SEE MAP LAST REVISED 8-12-22 FOR INFORMATION ON REVISIONS)	
12-8-16	CONCEPT PLAN PREPARATION DATE	JUP

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(845) 796-4848



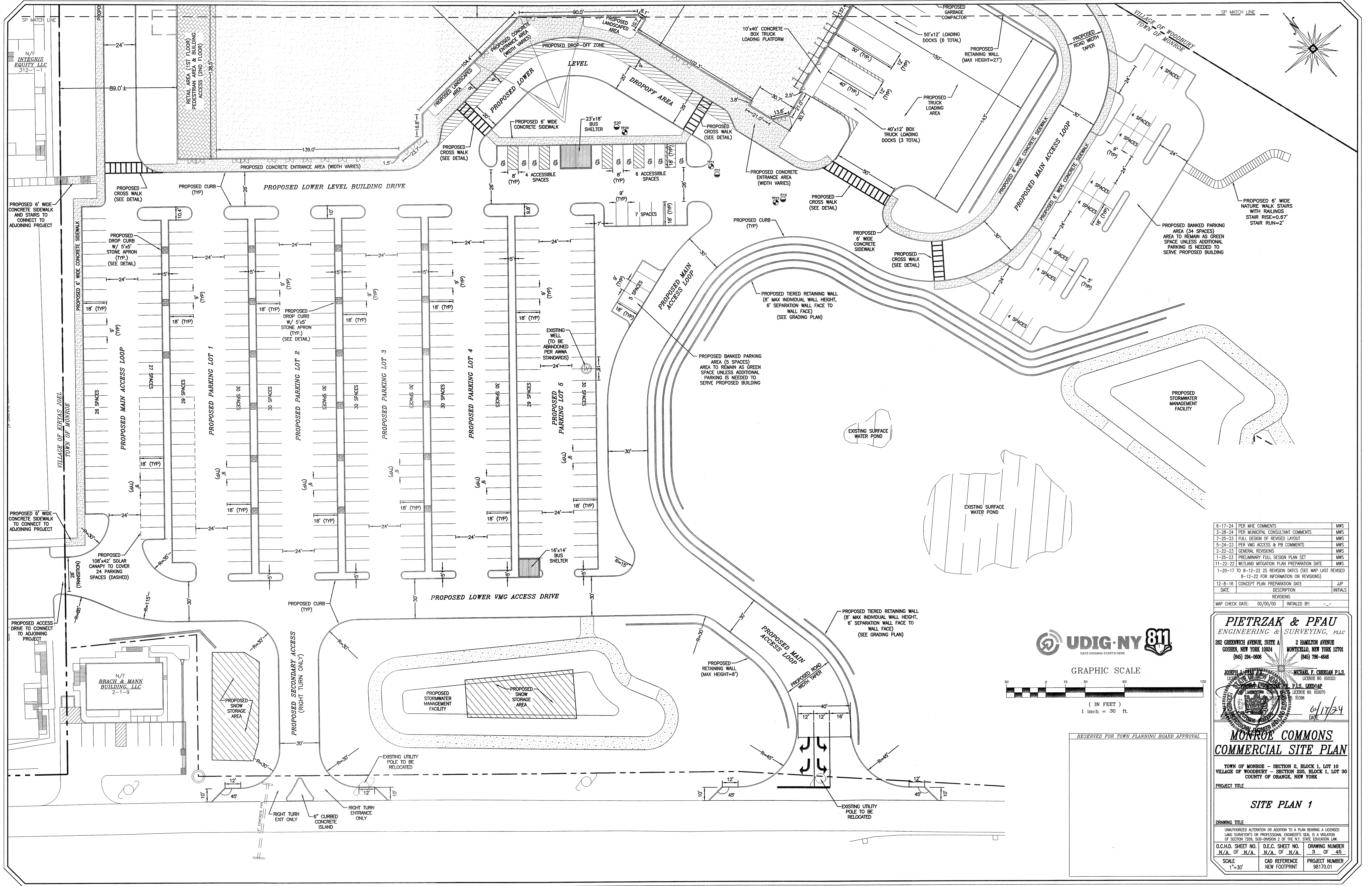
MONROE COMMONS
COMMERCIAL SITE PLAN

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 45
SCALE 1"=60'	CAD REFERENCE NEW FOOTPRINT	PROJECT NUMBER 98170.01



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

PIETRZAK & PFAU
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 (845) 294-0006

2 HAMILTON AVENUE
 MONTICELLO, NEW YORK 12070
 (845) 796-4646

JOSEPH J. PFAU, P.E., N.Y.S. LICENSE NO. 650075
 MICHAEL F. CREHAN, P.L.S., LICENSE NO. 650323
 P.L.S. LEAD
 LICENSE NO. 650075
 LICENSE NO. 35396
 DATE: 01/17/24

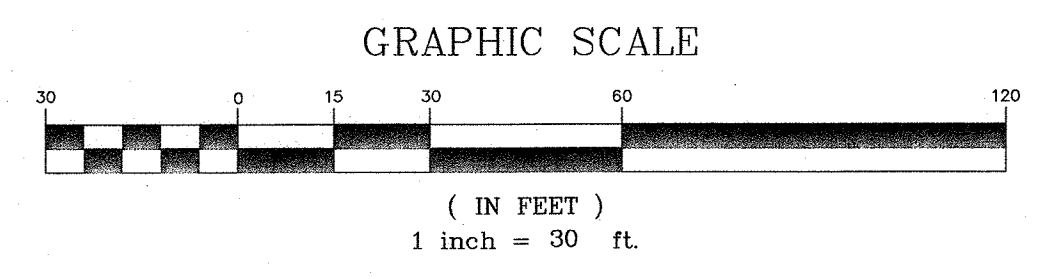
MONROE COMMONS
COMMERCIAL SITE PLAN

TOWN OF MONROE - SECTION 2, BLOCK 1, LOT 10
 VILLAGE OF WOODBURY - SECTION 222, BLOCK 1, LOT 30
 COUNTY OF ORANGE, NEW YORK

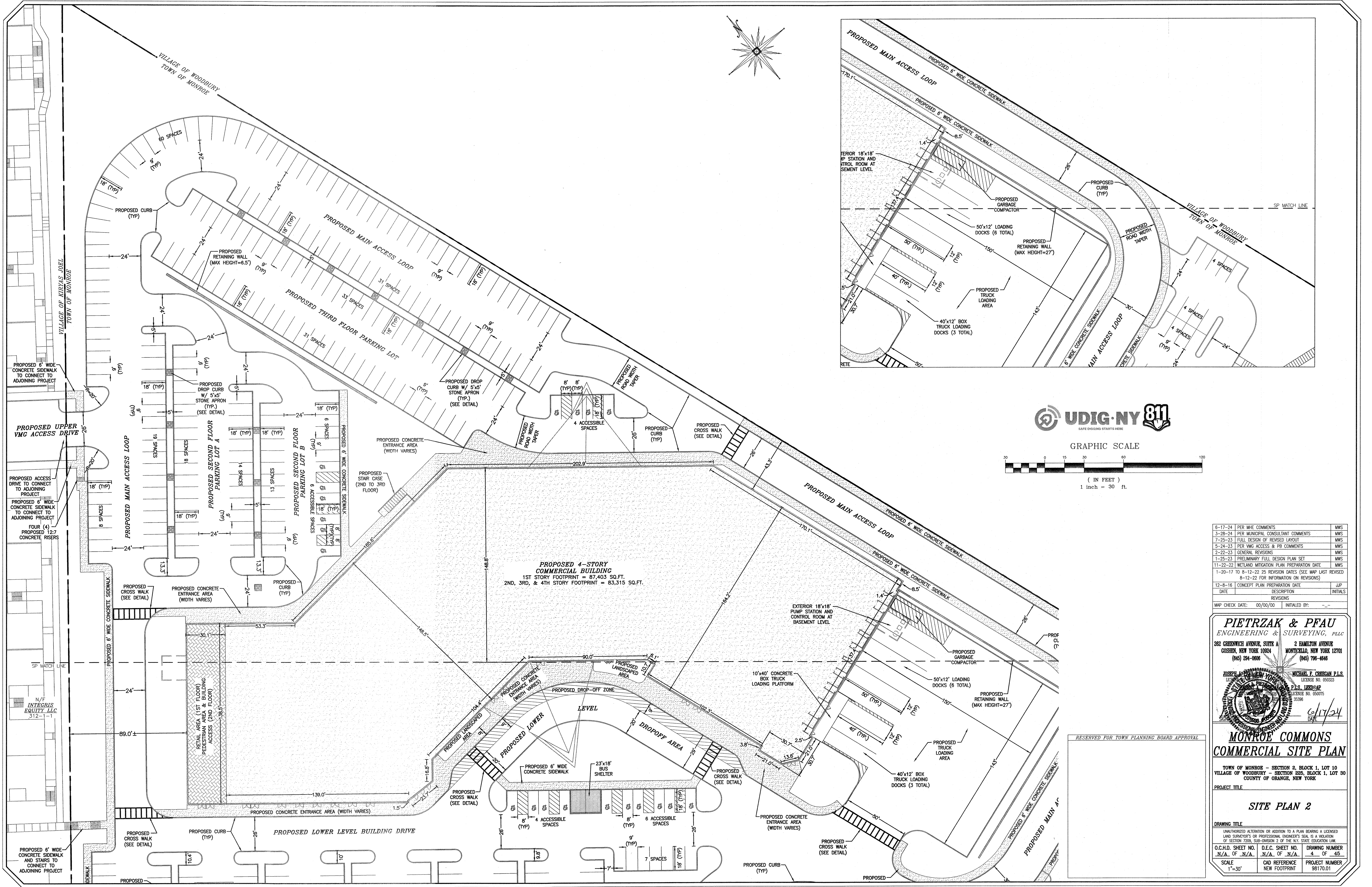
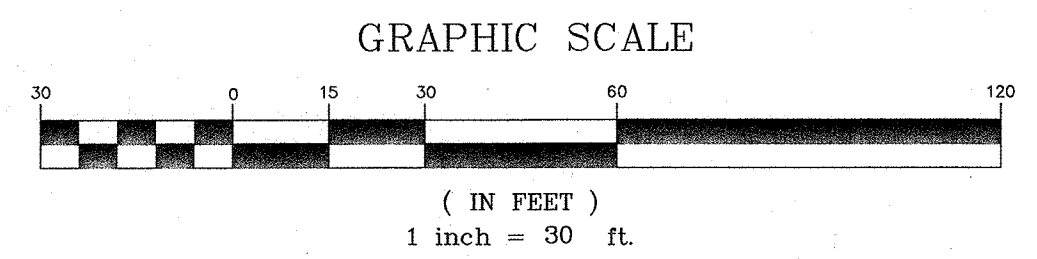
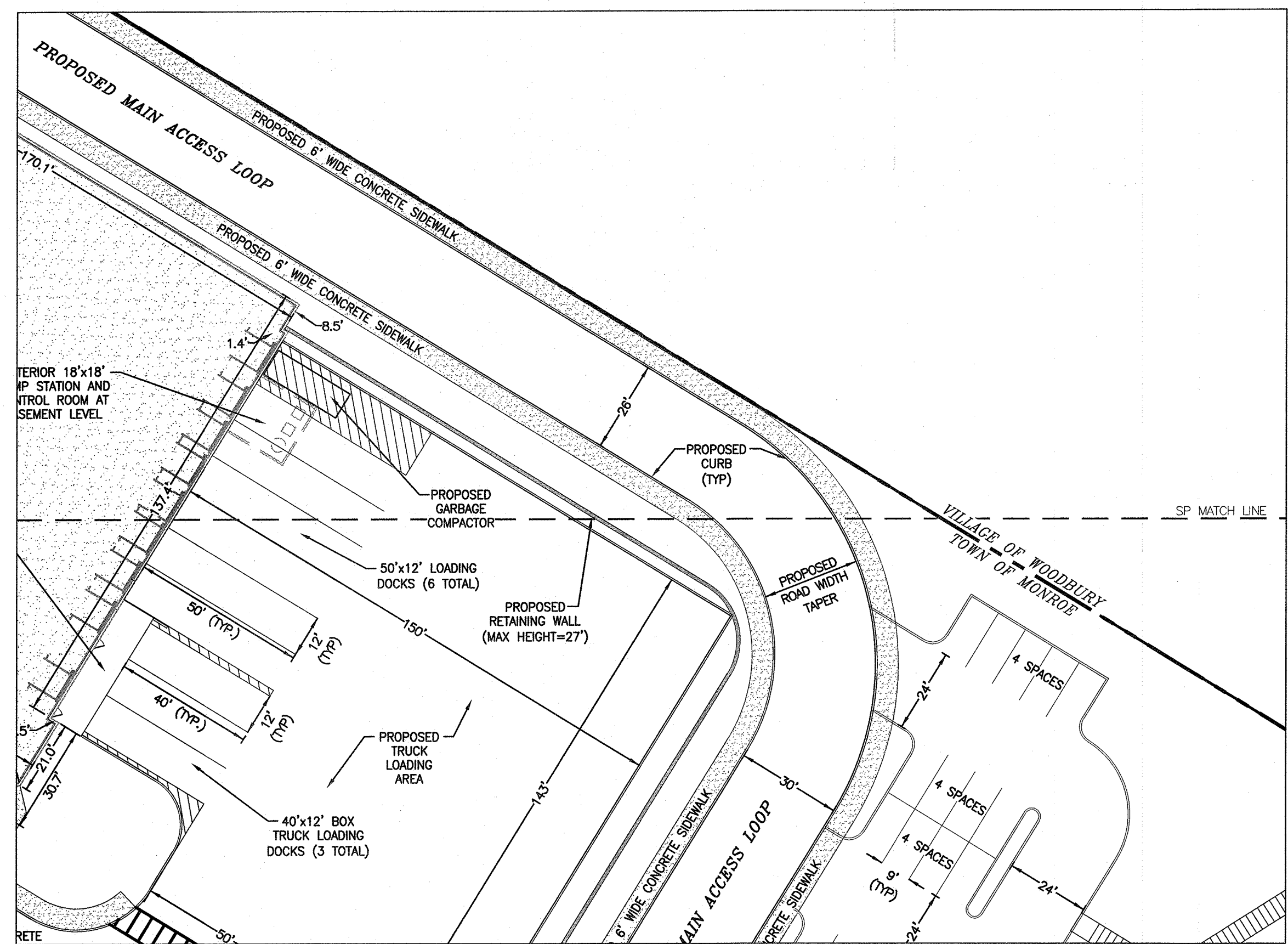
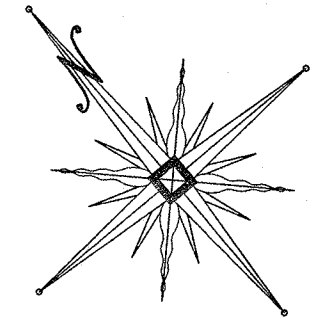
SITE PLAN 1

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 5 OF 45
 SCALE 1"=30' CAD REFERENCE NEW FOOTPRINT PROJECT NUMBER 98170.01



RESERVED FOR TOWN PLANNING BOARD APPROVAL



6-17-24	PER MHE COMMENTS	MWS
3-28-24	PER MUNICIPAL CONSULTANT COMMENTS	MWS
7-25-23	FULL DESIGN OF REVISED LAYOUT	MWS
5-24-23	PER VMS 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	JLP
DATE	DESCRIPTION	INITIALS
	REVISIONS	
MAP CHECK DATE:	00/00/00	INITIALED BY: --

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

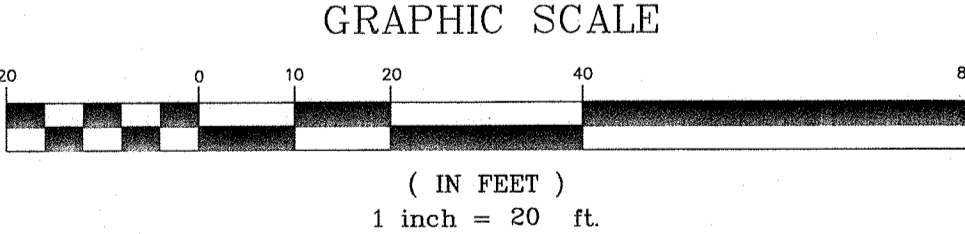
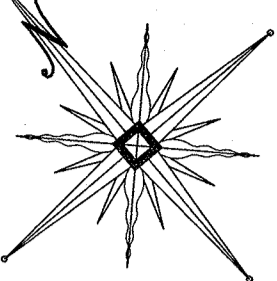
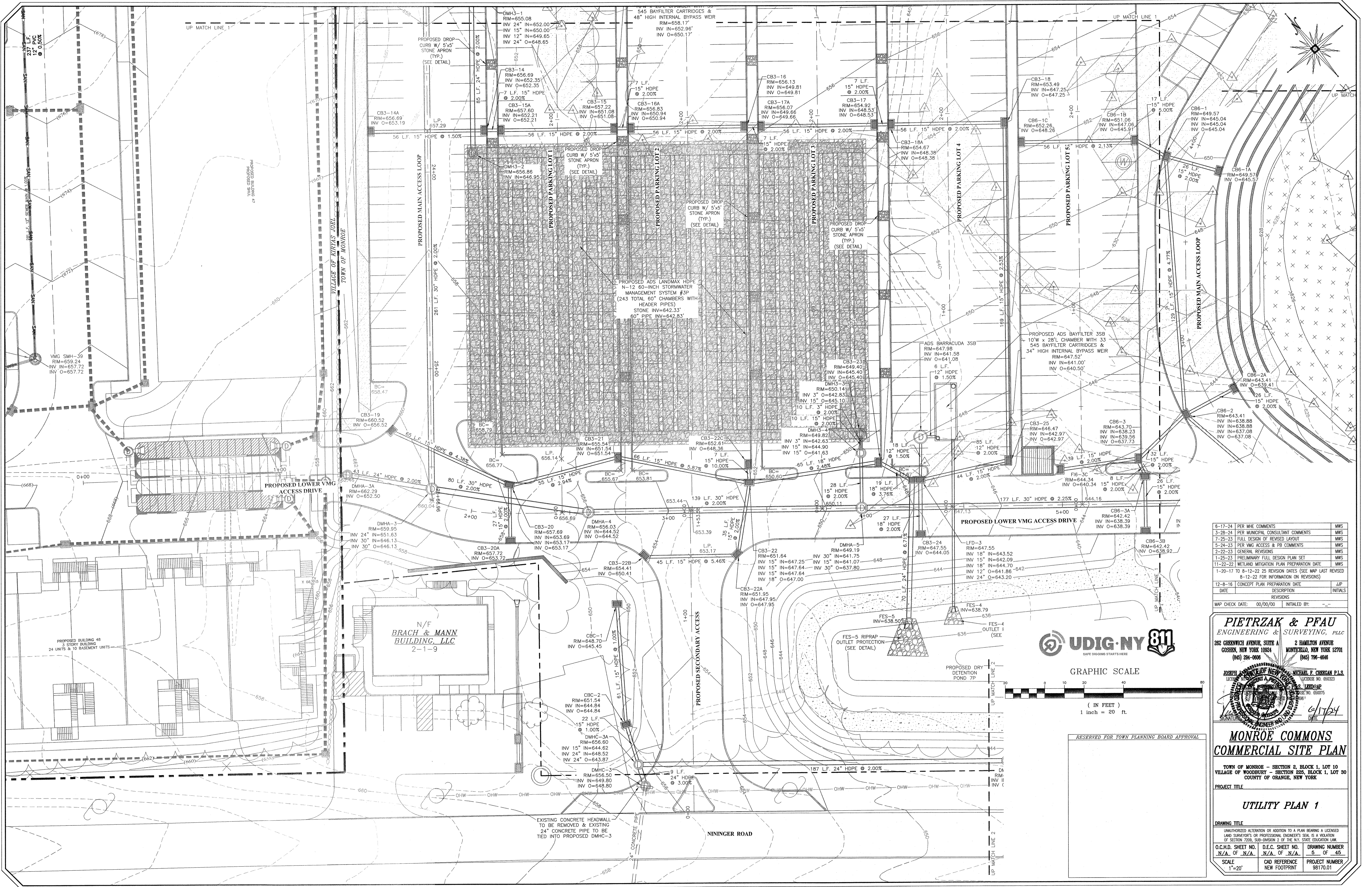
MONROE COMMONS
COMMERCIAL SITE PLAN

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

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.	D.E.C. SHEET NO.	DRAWING NUMBER
N/A OF N/A	N/A OF N/A	4 OF 45
SCALE	CAD REFERENCE	PROJECT NUMBER
1"=30'	NEW FOOTPRINT	98170.01

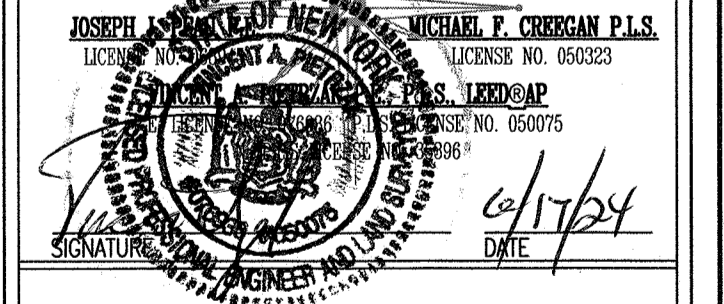
RESERVED FOR TOWN PLANNING BOARD APPROVAL



DATE	DESCRIPTION	INITIALS
12-8-16	CONCEPT PLAN PREPARATION DATE	J.P.
11-20-17	8-12-22 25 REVISION DATES (SEE MAP LAST REVISED 8-12-22 FOR INFORMATION ON REVISIONS)	
1-25-23	PRELIMINARY FULL DESIGN PLAN SET	MWS
2-22-23	GENERAL REVISIONS	MWS
5-24-23	PER VMG ACCESS & PB COMMENTS	MWS
7-25-23	FULL DESIGN OF REVISED LAYOUT	MWS
3-28-24	PER MUNICIPAL CONSULTANT COMMENTS	MWS
6-17-24	PER MHE COMMENTS	MWS

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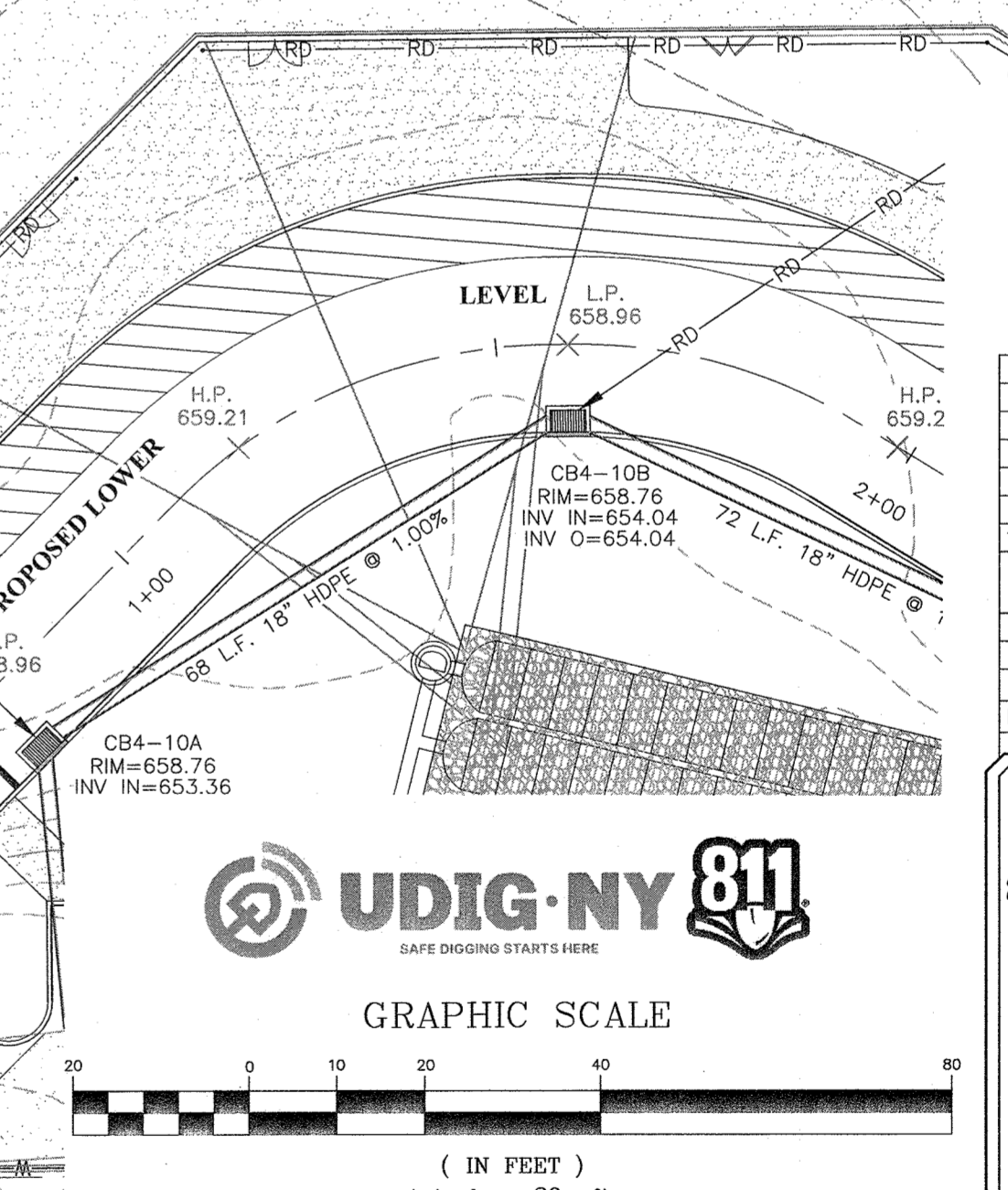
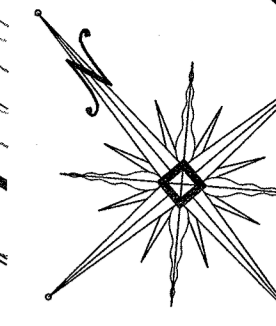
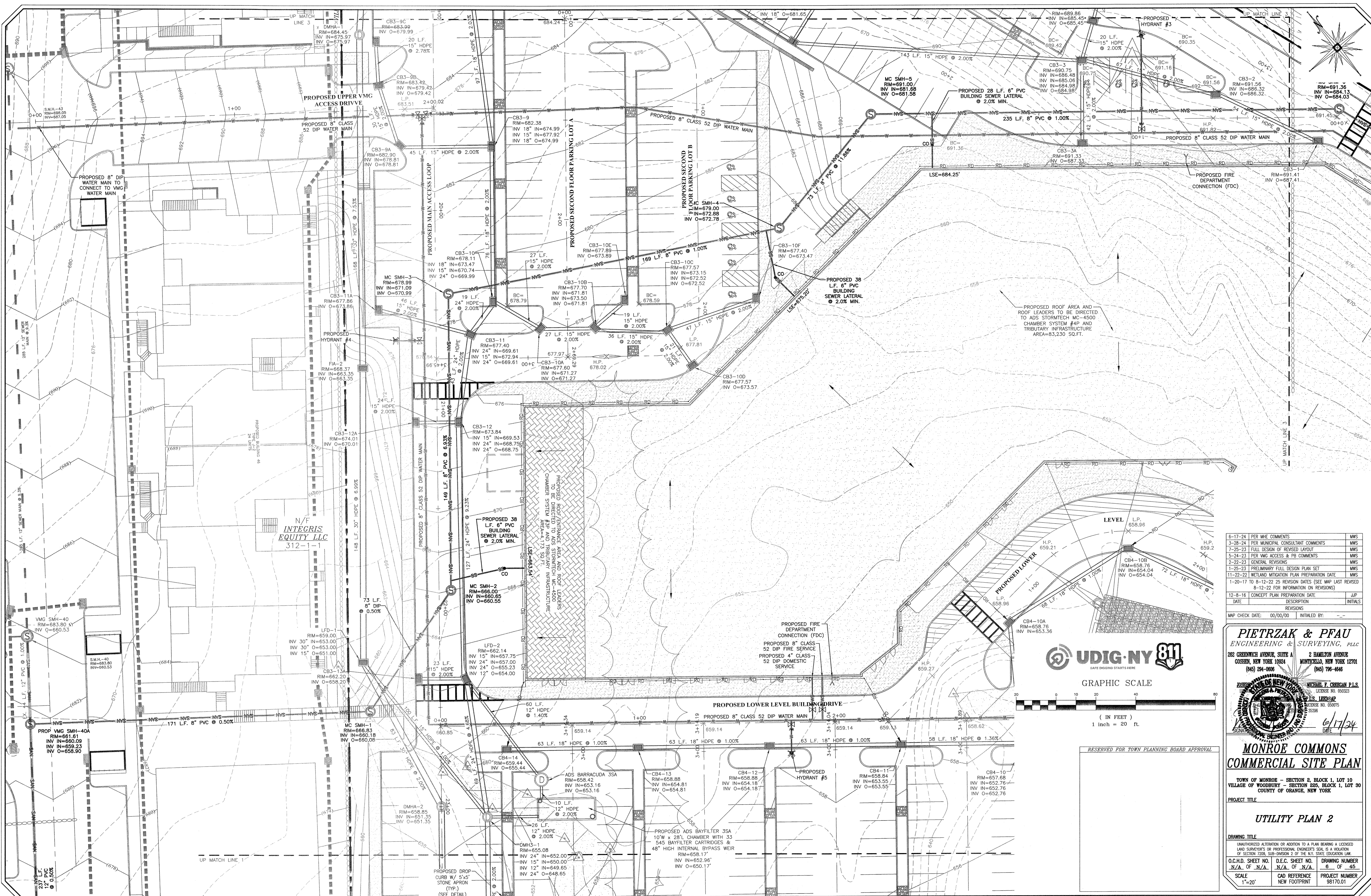
MONROE COMMONS
COMMERCIAL SITE PLAN

TOWN OF MONROE - SECTION 2, BLOCK 1, LOT 10
 VILLAGE OF WOODBURY - SECTION 826, BLOCK 1, LOT 30
 COUNTY OF ORANGE, NEW YORK

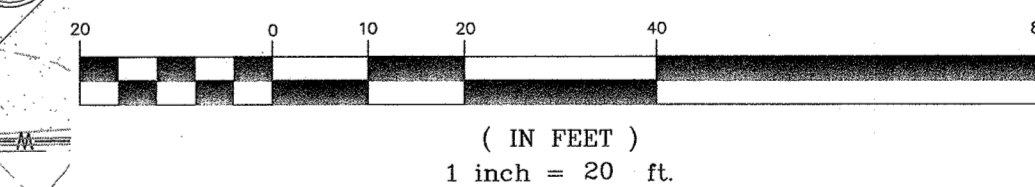
UTILITY PLAN 1

DRAWING TITLE	DRAWING NUMBER
UNLIMITEZED 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.	38170.01
O.C.H.D. SHEET NO. N/A OF N/A	D.E.C. SHEET NO. N/A OF N/A
SCALE 1"=20'	CAD REFERENCE NEW FOOTPRINT

RESERVED FOR TOWN PLANNING BOARD APPROVAL



GRAPHIC SCALE

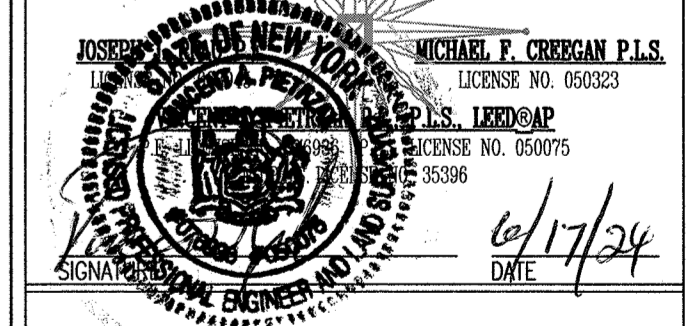


RESERVED FOR TOWN PLANNING BOARD APPROVAL

DATE	DESCRIPTION	INITIALS
6-17-24	PER MINE COMMENTS	MWS
3-28-24	PER MUNICIPAL CONSULTANT COMMENTS	MWS
7-25-23	FULL DESIGN OF REVISED LAYOUT	MWS
5-24-23	PER VMG ACCESS & P8 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 75 REVISION DATES (SEE MAP LAST REVISED 8-12-22 FOR INFORMATION ON REVISIONS)	
12-8-16	CONCEPT PLAN PREPARATION DATE	JLP
DATE	DESCRIPTION	INITIALS
REVISIONS		

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

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MONROE COMMONS COMMERCIAL SITE PLAN

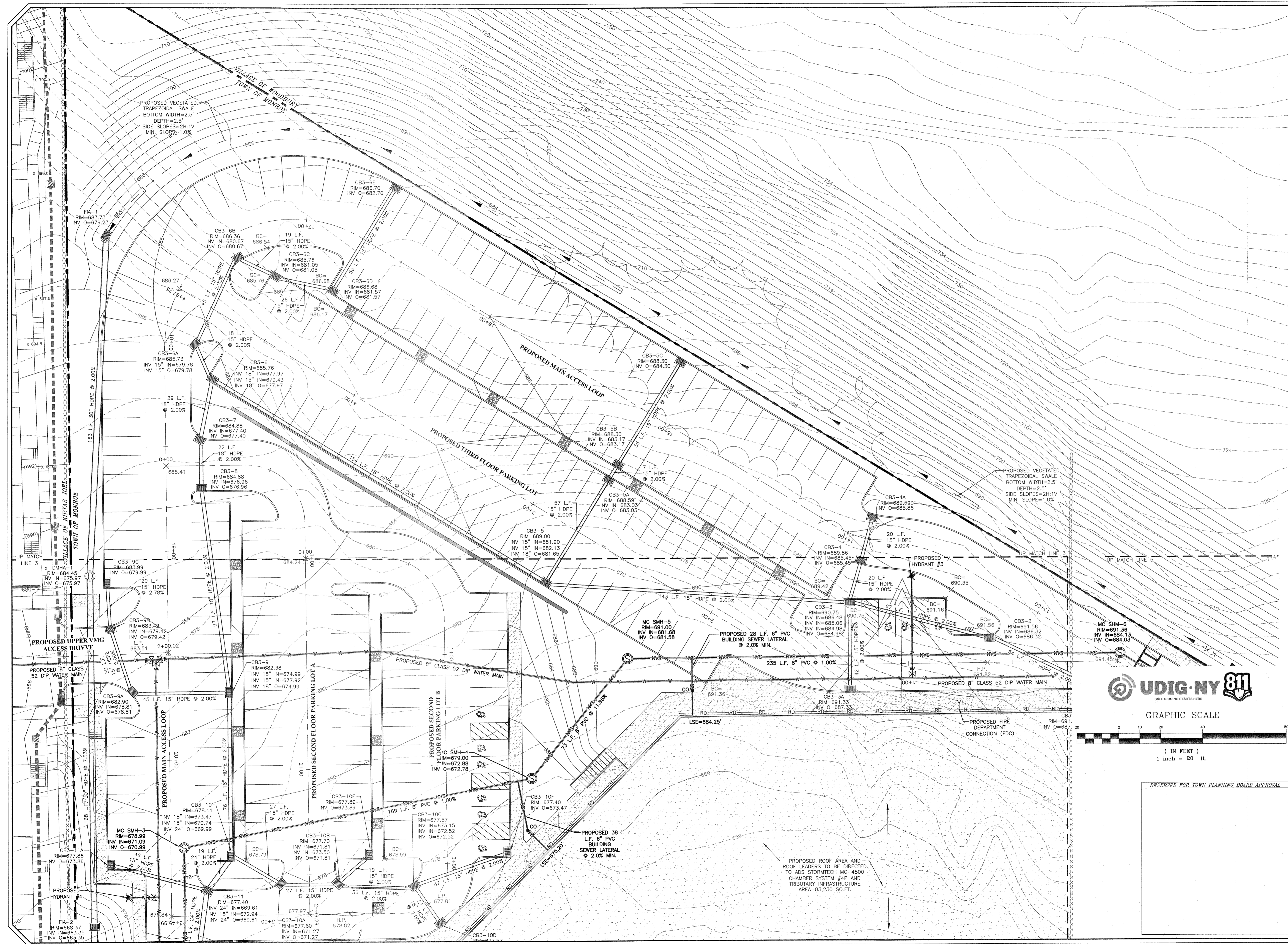
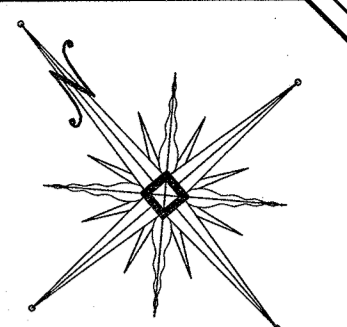
TOWN OF MONROE - SECTION 2, BLOCK 1, LOT 10
VILLAGE OF WOODBURY - SECTION 225, BLOCK 1, LOT 30
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE

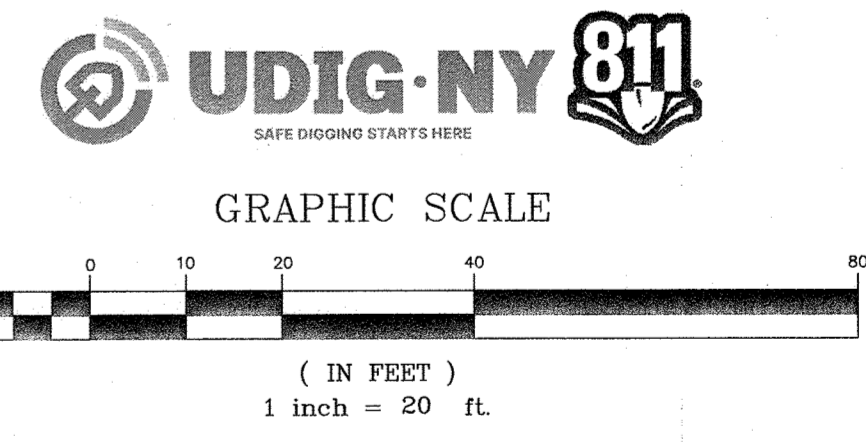
UTILITY PLAN 2

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

O.C.H.D. SHEET NO. N/A OF N/A D.E.C. SHEET NO. N/A OF N/A DRAWING NUMBER 9 OF 46
SCALE 1"=20' CAD REFERENCE NUMBER PROJECT NUMBER 9170.01



DATE	DESCRIPTION	INITIALS
6-17-24	PER MHE COMMENTS	MWS
3-28-24	PER MUNICIPAL CONSULTANT COMMENTS	MWS
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 6-12-22 FOR INFORMATION ON REVISIONS)	
12-8-16	CONCEPT PLAN PREPARATION DATE	JLP



PIETRZAK & PFAU
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(845) 798-6646

JOSEPH A. PIETRZAK, P.E.
LICENSE NO. 050023

MICHAEL F. CHERIAN, P.L.S.
LICENSE NO. 050023

VINCENT J. PIETRZAK, P.E., P.L.S.
LICENSE NO. 050023

DATE: 6/17/24

**MONROE COMMONS
COMMERCIAL SITE PLAN**

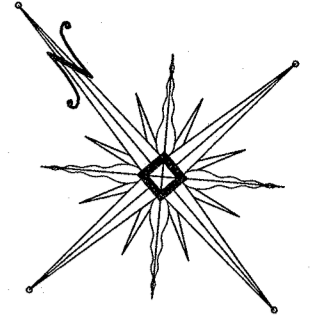
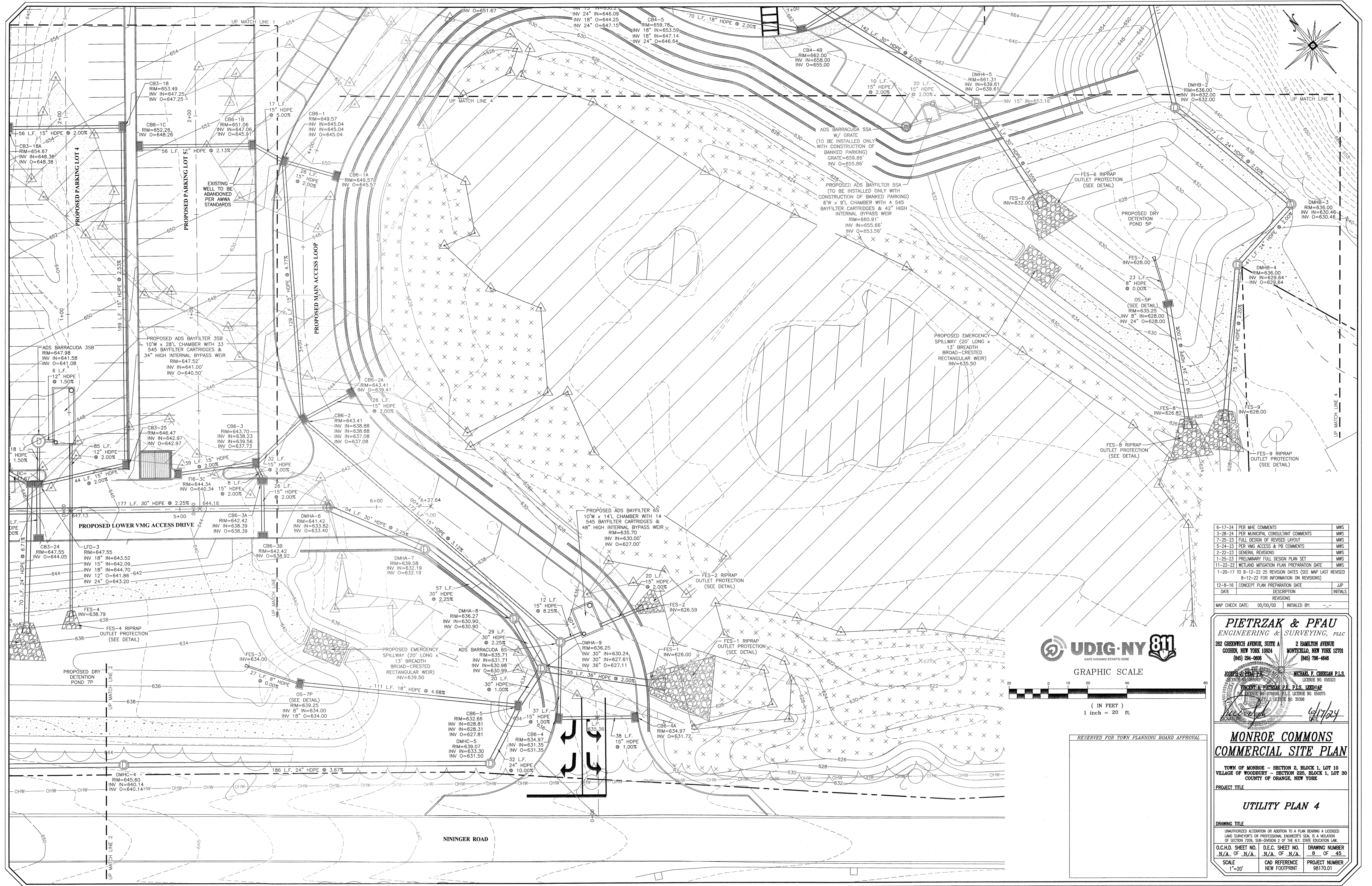
TOWN OF MONROE - SECTION 2, BLOCK 1, LOT 10
VILLAGE OF WOODBURY - SECTION 225, BLOCK 1, LOT 30
COUNTY OF ORANGE, NEW YORK

UTILITY PLAN 3

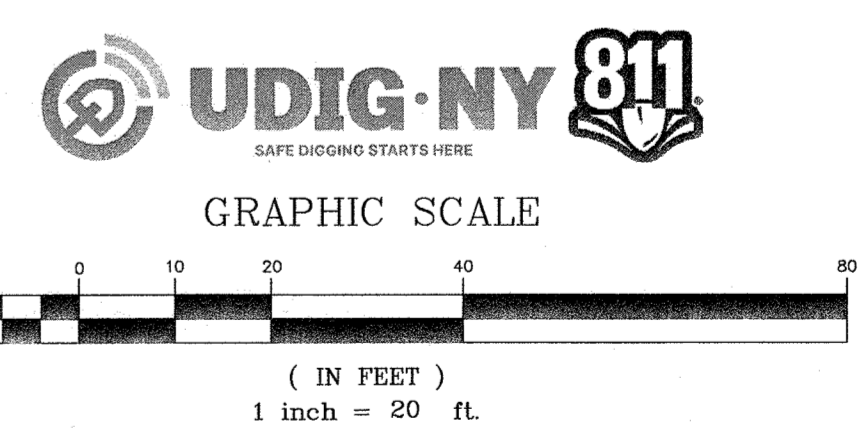
O.C.H.D. SHEET NO.	D.E.C. SHEET NO.	DRAWING NUMBER
N/A	N/A	7 OF 45
SCALE 1"=20'	CAD REFERENCE NEW FOOTPRINT	PROJECT NUMBER 98170.01

RESERVED FOR TOWN PLANNING BOARD APPROVAL

PROPOSED ROOF AREA AND ROOF LEADERS TO BE DIRECTED TO ADS STORMTECH MC-4500 CHAMBER SYSTEM #4P AND TRIBUTARY INFRASTRUCTURE AREA=83,230 SQ.FT.



6-17-24	PER MHE COMMENTS	MWS
3-28-24	PER MUNICIPAL CONSULTANT COMMENTS	MWS
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
	REVISIONS	
MAP CHECK DATE:	00/00/00	INITIALED BY: --



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(845) 706-6464

JOSEPH A. PIETRZAK, P.E., P.L.S. LEED AP
MICHAEL F. PFAU, P.E., P.L.S. LEED AP
6/17/24 DATE

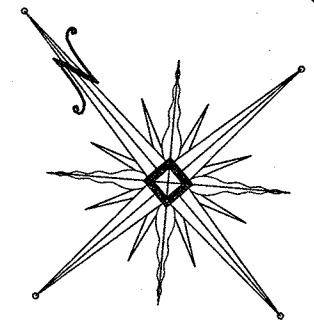
**MONROE COMMONS
COMMERCIAL SITE PLAN**

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 2209, 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 45
SCALE 1"=20'	CAD REFERENCE NUMBER NEW FOOTPRINT	PROJECT NUMBER 98170.01

RESERVED FOR TOWN PLANNING BOARD APPROVAL

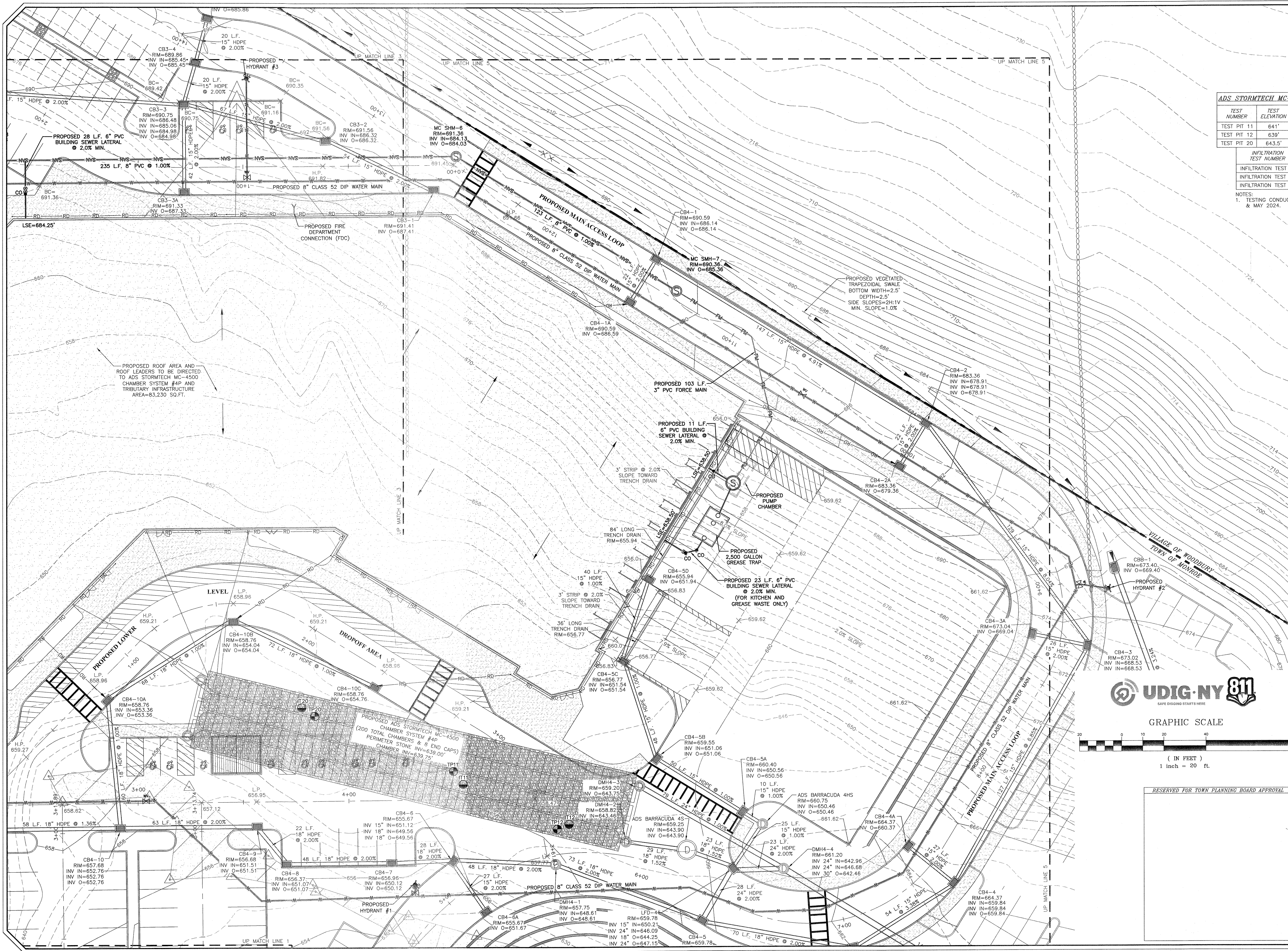


ADS STORMTECH MC-4500 CHAMBER SYSTEM #4P SOILS TESTING

TEST NUMBER	TEST ELEVATION	GROUNDWATER DEPTH	GROUNDWATER ELEVATION	SOIL DESCRIPTION
TEST PIT 11	641'	>7.3'	<633.7'	SILTY GRAVELLY SAND
TEST PIT 12	639'	9.0'	630.0'	GRAVELLY SANDY SILT
TEST PIT 20	643.5'	8.5'	635.0'	SILTY SAND LOAM

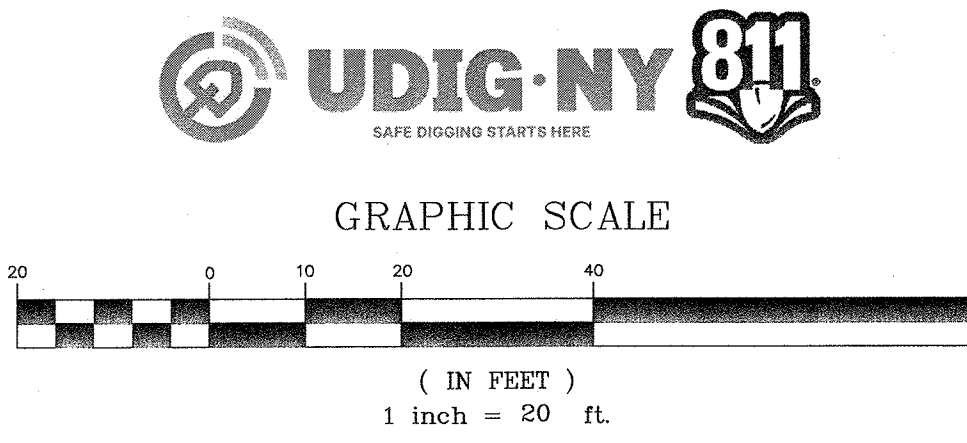
INFILTRATION TEST NUMBER	INFILTRATION INTERFACE (TEST ELEVATION)	INFILTRATION RATE
INFILTRATION TEST 11	641'	22 INCHES/HOUR
INFILTRATION TEST 12	639'	23 INCHES/HOUR
INFILTRATION TEST 20	635.75'	10.5 INCHES/HOUR

NOTES:
 1. TESTING CONDUCTED BY KEVIN L. PATTON, P.E. IN FEBRUARY 2023 & MAY 2024.



DATE	DESCRIPTION	INITIALS
6-17-24	PER MIE COMMENTS	MWS
3-29-24	PER MUNICIPAL CONSULTANT COMMENTS	MWS
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 REVISION DATES (SEE MAP LAST REVISED 8-12-22 FOR INFORMATION ON REVISIONS)	
12-8-16	CONCEPT PLAN PREPARATION DATE	JLP

MMP CHECK DATE: 00/00/00 INITIALED BY: --
PIETRZAK & PFAU
 ENGINEERING & SURVEYING, PLLC
 282 GREENWICH AVENUE, SUITE A
 COSEN, NEW YORK 10824 (945) 294-0006
 2 HAMILTON AVENUE
 MONTICELLO, NEW YORK 12071 (945) 706-4646



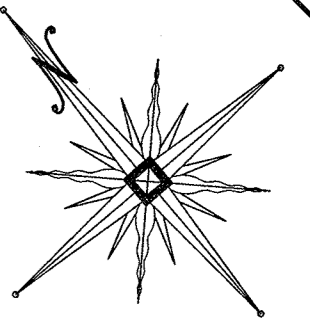
RESERVED FOR TOWN PLANNING BOARD APPROVAL
 DATE: 6/17/24

MONROE COMMONS
COMMERCIAL SITE PLAN

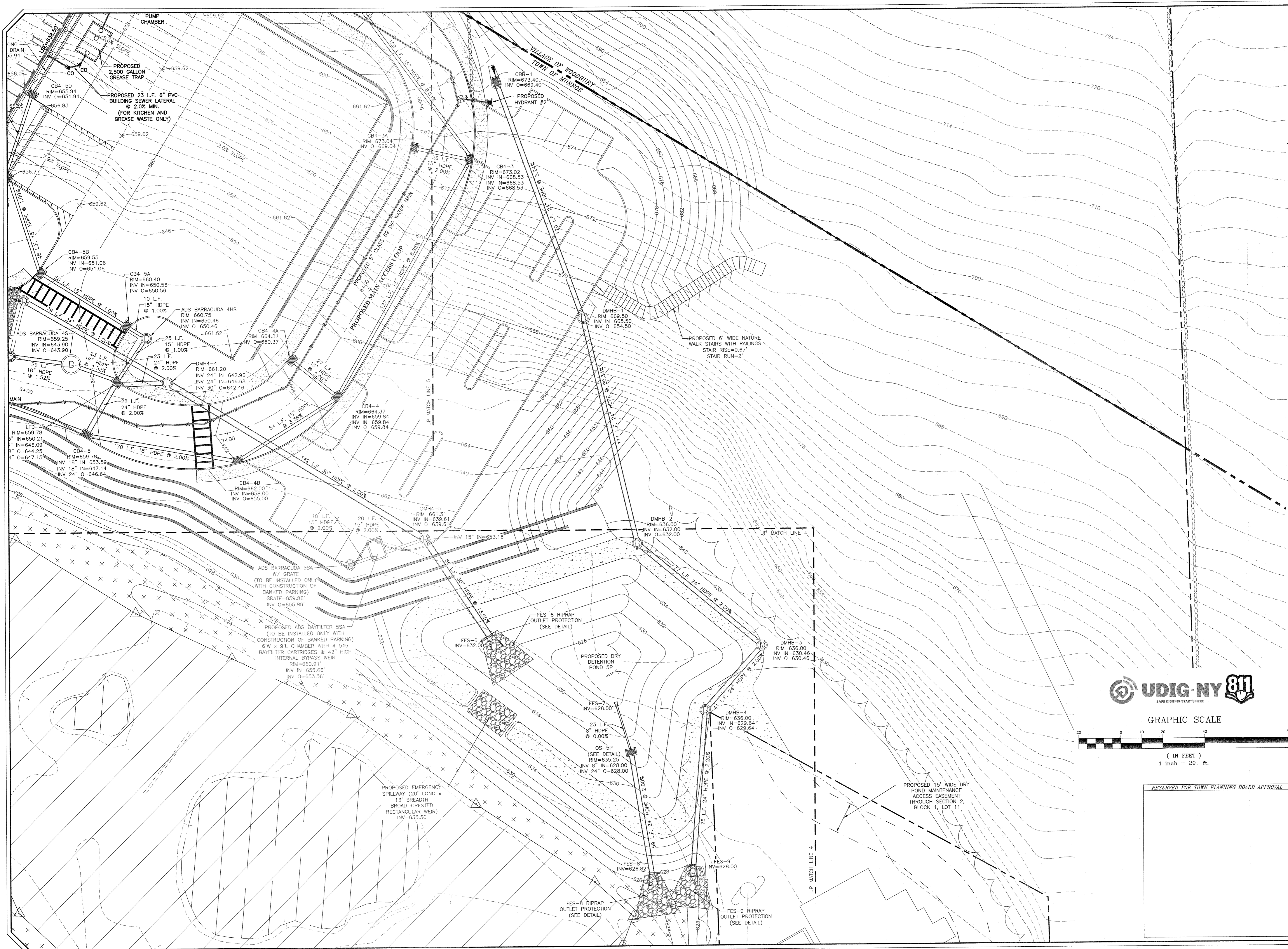
TOWN OF MONROE - SECTION 2, BLOCK 1, LOT 10
 VILLAGE OF WOODBURY - SECTION 226, BLOCK 1, LOT 30
 COUNTY OF ORANGE, NEW YORK

DRAWING TITLE	O.C.H.D. SHEET NO.	D.E.C. SHEET NO.	DRAWING NUMBER
UTILITY PLAN 5	N/A	N/A	9 OF 45

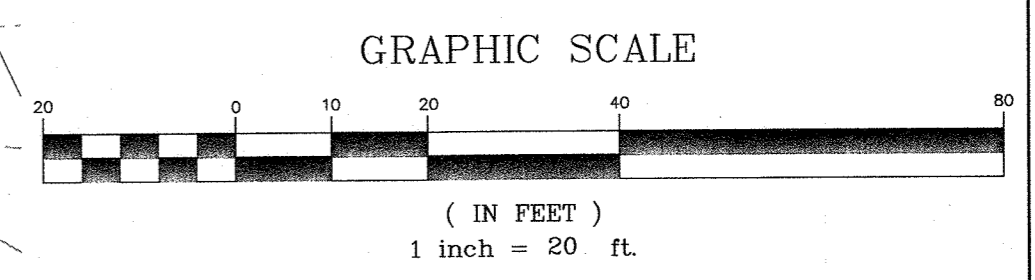
SCALE: 1"=20'
 CAD REFERENCE: NEW FOOTPRINT
 PROJECT NUMBER: 98170.01



N/F
TOWN OF WOODBURY
254-1-24.2



NO.	DATE	DESCRIPTION	INITIALS
6-17-24		PER MHC COMMENTS	MWS
3-28-24		PER MUNICIPAL CONSULTANT COMMENTS	MWS
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)	
12-8-16		CONCEPT PLAN PREPARATION DATE	JLP
DATE		DESCRIPTION	INITIALS



RESERVED FOR TOWN PLANNING BOARD APPROVAL

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CUSHNETT, NEW YORK 10924
(845) 294-0906

2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(845) 706-6646

JOSEPH J. PIETRZAK, P.E., P.S., L.S.
LICENSE NO. 050322

MICHAEL F. CHERIAN, P.L.S.
LICENSE NO. 050075

PROJECT TITLE: **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

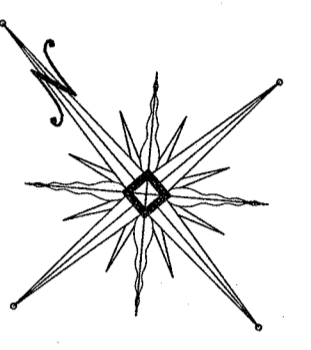
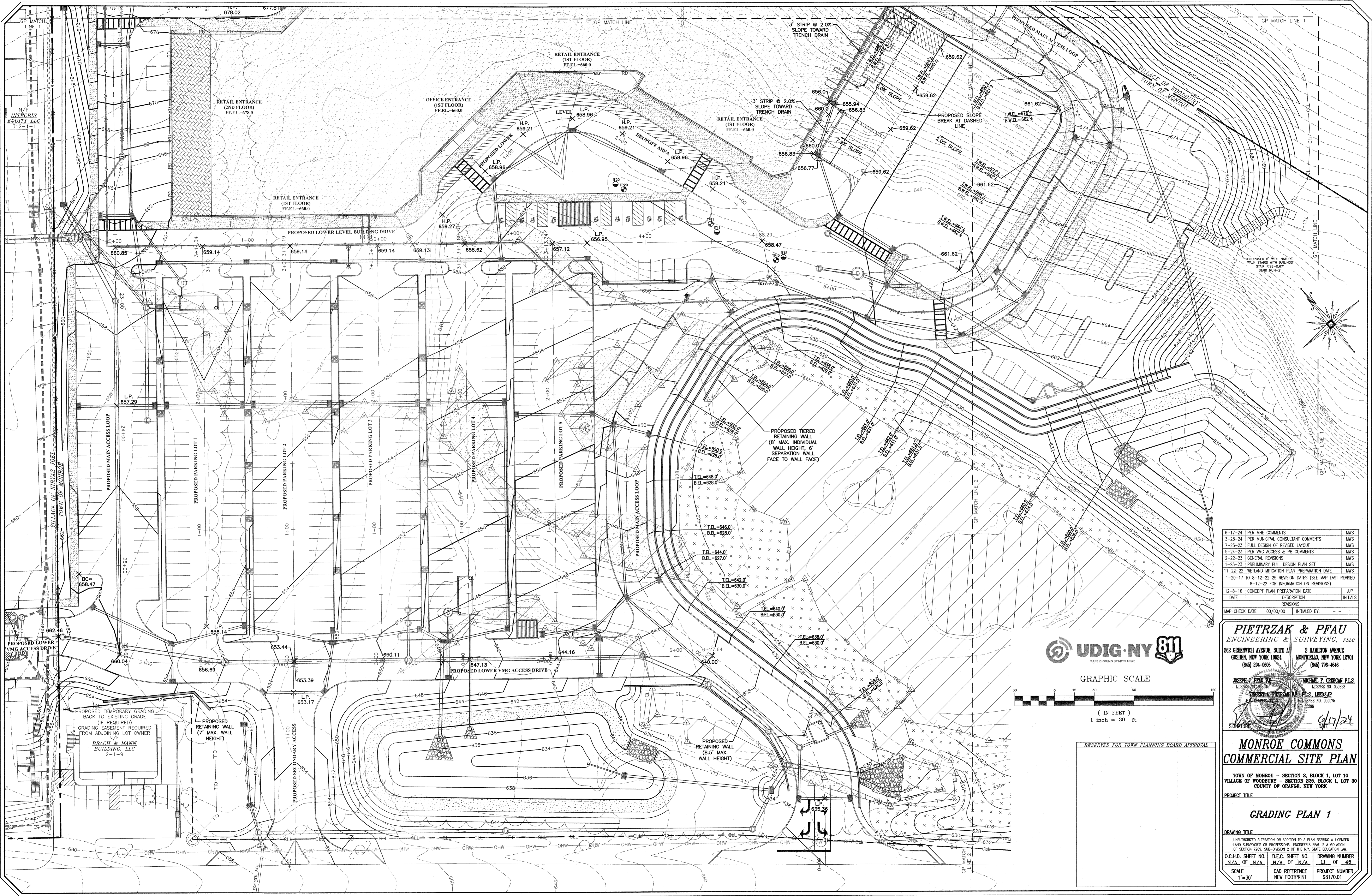
PROJECT TITLE: **UTILITY PLAN 6**

DRAWING TITLE: **UTILITY PLAN 6**

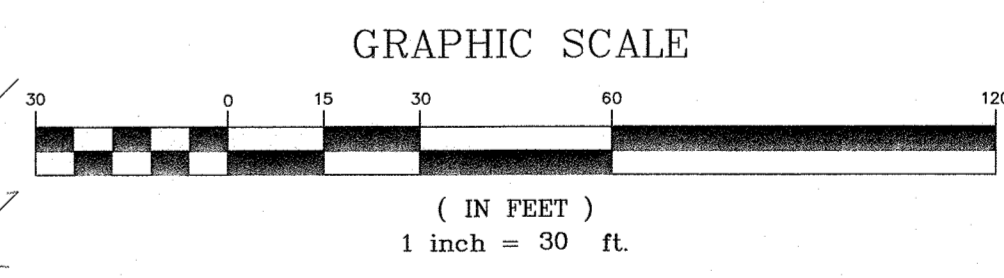
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 2006, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO. N/A OF N/A D.E.C. SHEET NO. N/A OF N/A DRAWING NUMBER 10 OF 45

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



DATE	DESCRIPTION	INITIALS
12-8-16	CONCEPT PLAN PREPARATION DATE	JUP
1-20-17	TO 8-12-22 25 REVISION DATES (SEE MAP LAST REVISED 8-12-22 FOR INFORMATION ON REVISIONS)	MWS
11-22-22	WETLAND MITIGATION PLAN PREPARATION DATE	MWS
1-25-23	PRELIMINARY FULL DESIGN PLAN SET	MWS
2-22-23	GENERAL REVISIONS	MWS
5-24-23	PER VMG ACCESS & PB COMMENTS	MWS
7-25-23	FULL DESIGN OF REVISED LAYOUT	MWS
3-28-24	PER MUNICIPAL CONSULTANT COMMENTS	MWS
6-17-24	PER MHE COMMENTS	MWS



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ENGINEERING & SURVEYING, PLLC
 282 GREENWICH AVENUE, SUITE A GOSHEN, NEW YORK 10924 (845) 294-0006
 2 HAMILTON AVENUE MONTICELLO, NEW YORK 12071 (845) 796-4646

JOSCH J. PFAU P.E. LICENSE NO. 165849
MICHAEL F. CHERIAN P.L.S. LICENSE NO. 656223
VINCENT J. PIETRZAK P.E., P.L.S. LICENSED LICENSE NO. 660075
PAUL J. PIETRZAK P.E., P.L.S. LICENSED LICENSE NO. 83366
 DATE: 6/17/24

MONROE COMMONS
COMMERCIAL SITE PLAN

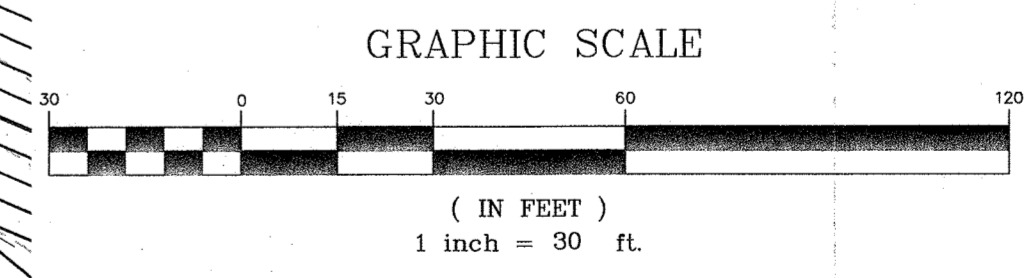
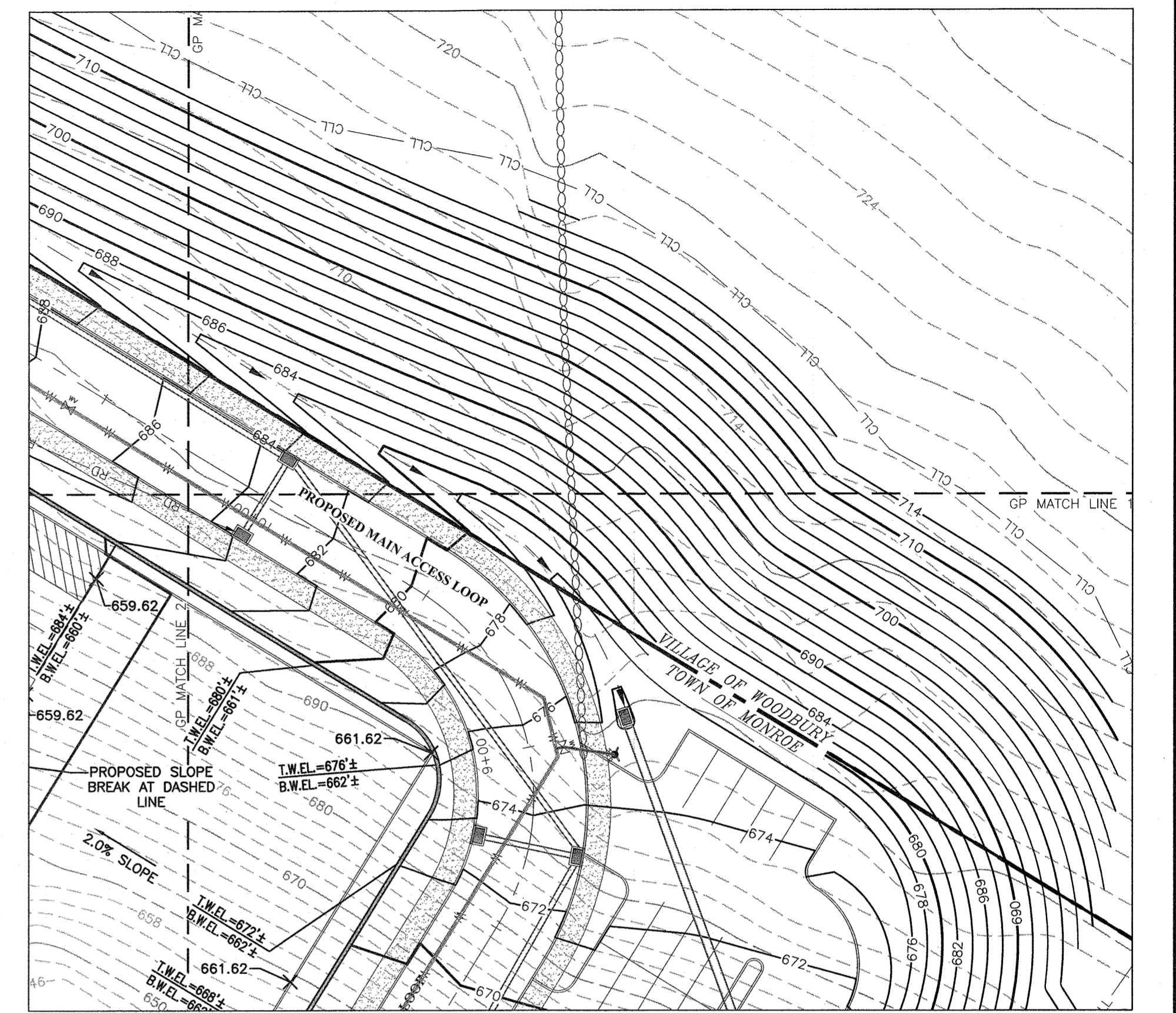
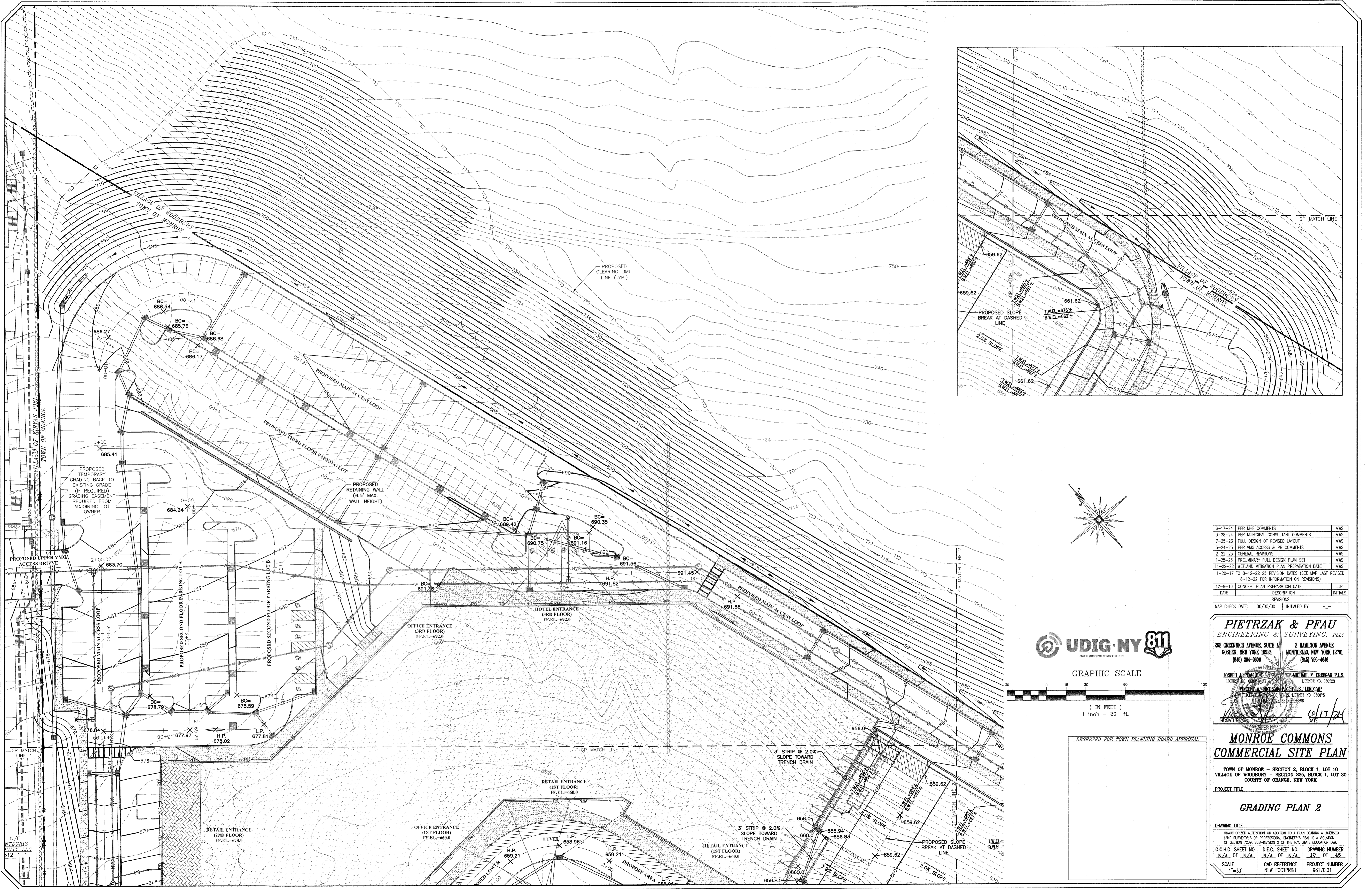
TOWN OF MONROE - SECTION 2, BLOCK 1, LOT 10
 VILLAGE OF WOODBURY - SECTION 225, BLOCK 1, LOT 30
 COUNTY OF ORANGE, NEW YORK

GRADING PLAN 1

RESERVED FOR TOWN PLANNING BOARD APPROVAL

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 11 OF 45
SCALE 1"=30'	CAD REFERENCE NEW FOOTPRINT	PROJECT NUMBER 98170.01



RESERVED FOR TOWN PLANNING BOARD APPROVAL

DATE	DESCRIPTION	INITIALS
6-17-24	PER MHE COMMENTS	MWS
3-28-24	PER MUNICIPAL CONSULTANT COMMENTS	MWS
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	LJP

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC

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GOSHEN, NEW YORK 10924
(845) 294-0906

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

JOSEPH J. PIETRZAK, P.E.
LICENSE NO. 050028

MICHAEL F. CERRANO, P.L.S.
LICENSE NO. 050323

THOMAS A. PIETRZAK, P.L.S., LEED® AP
LICENSE NO. 050075

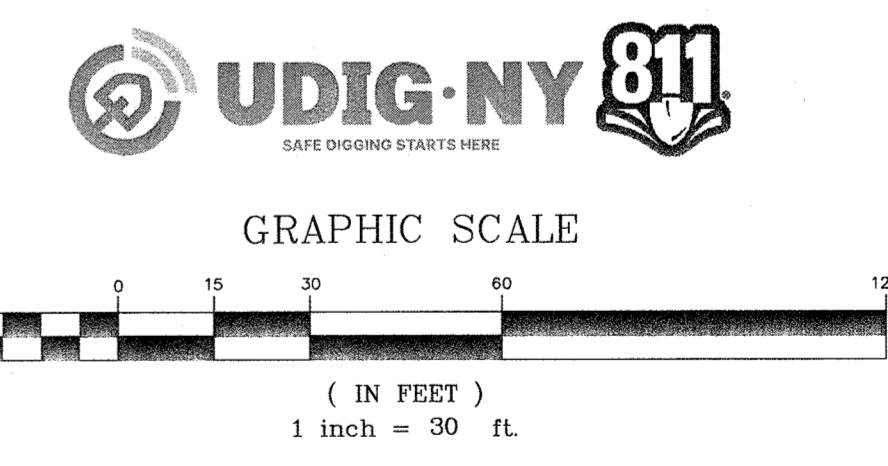
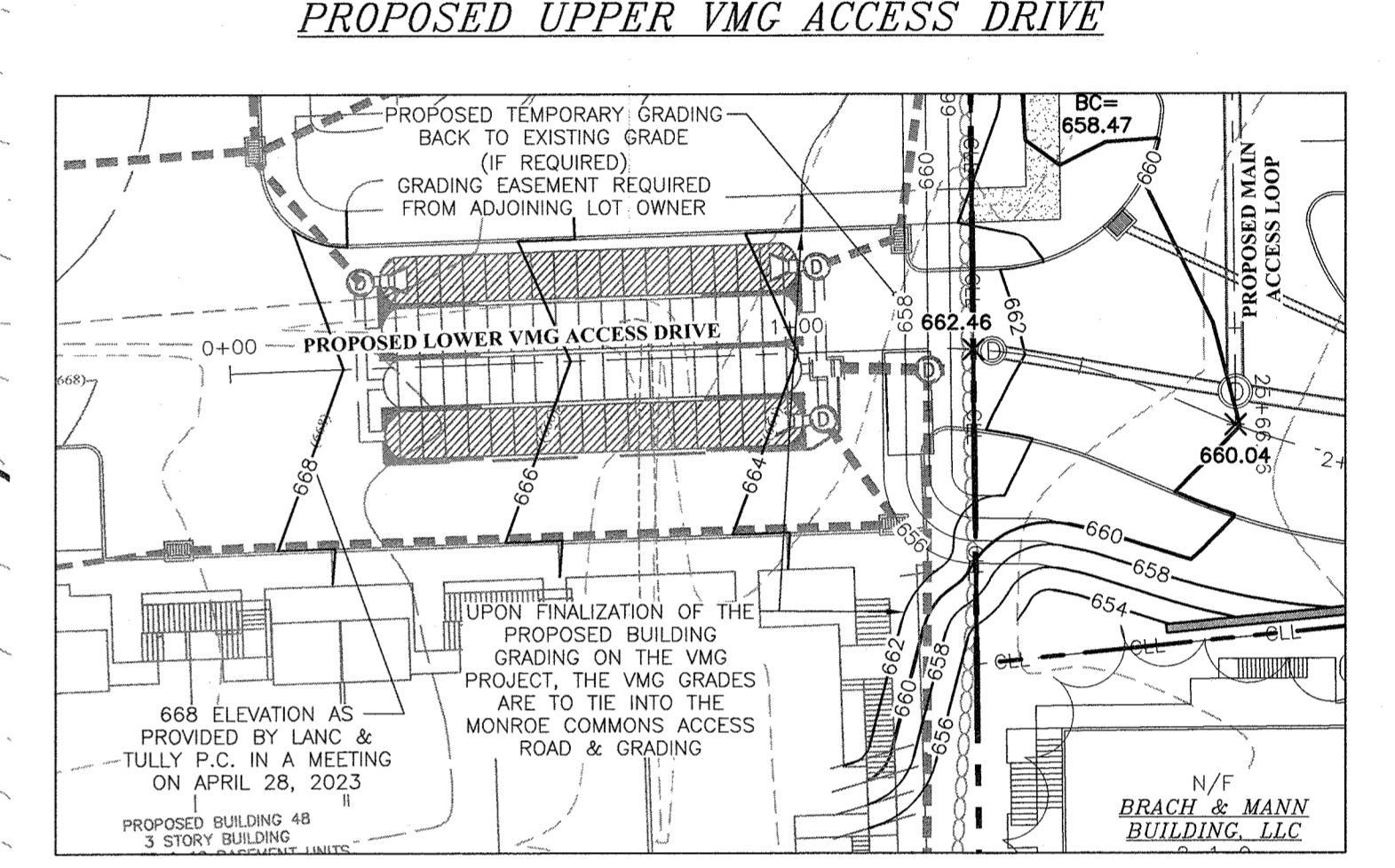
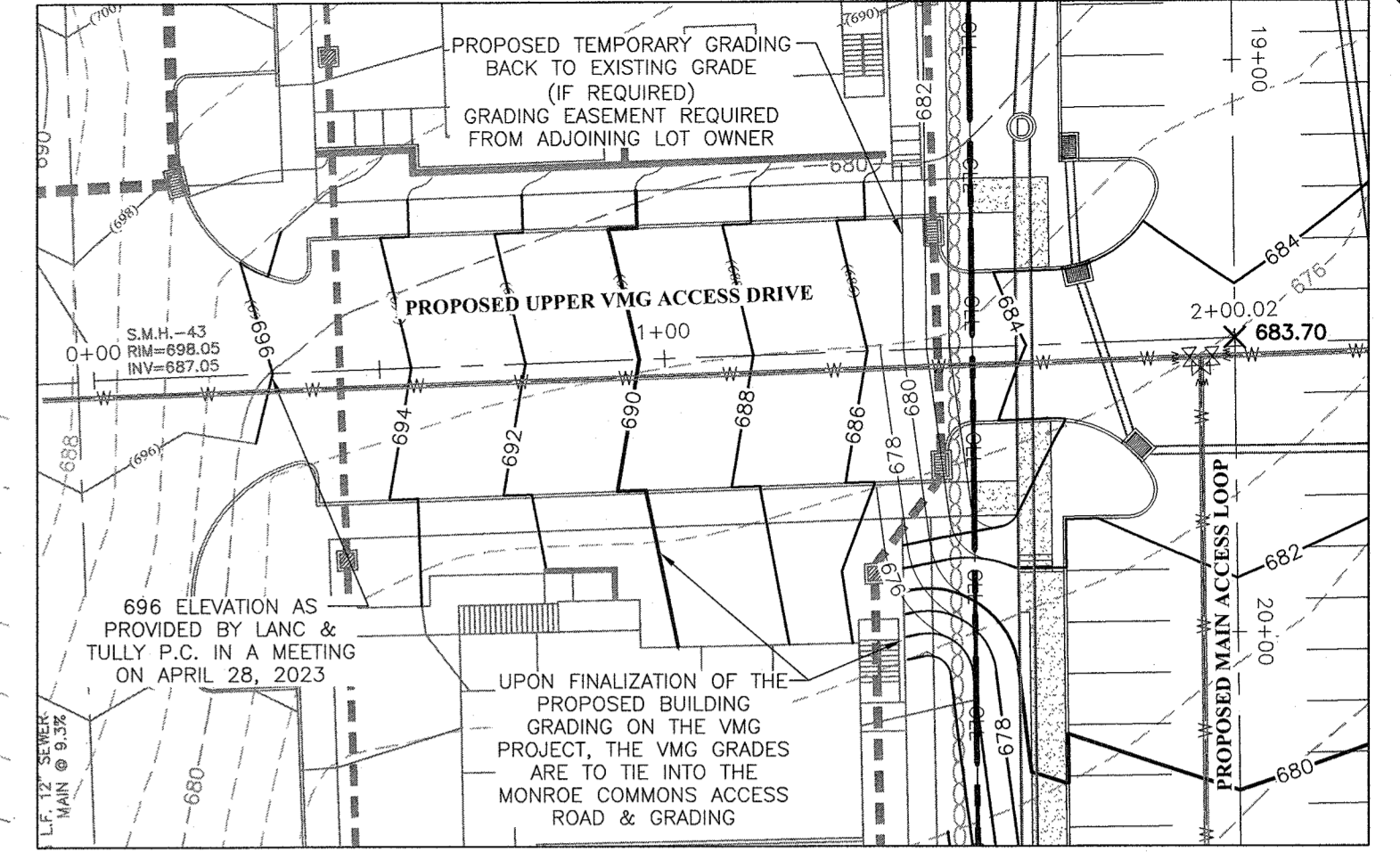
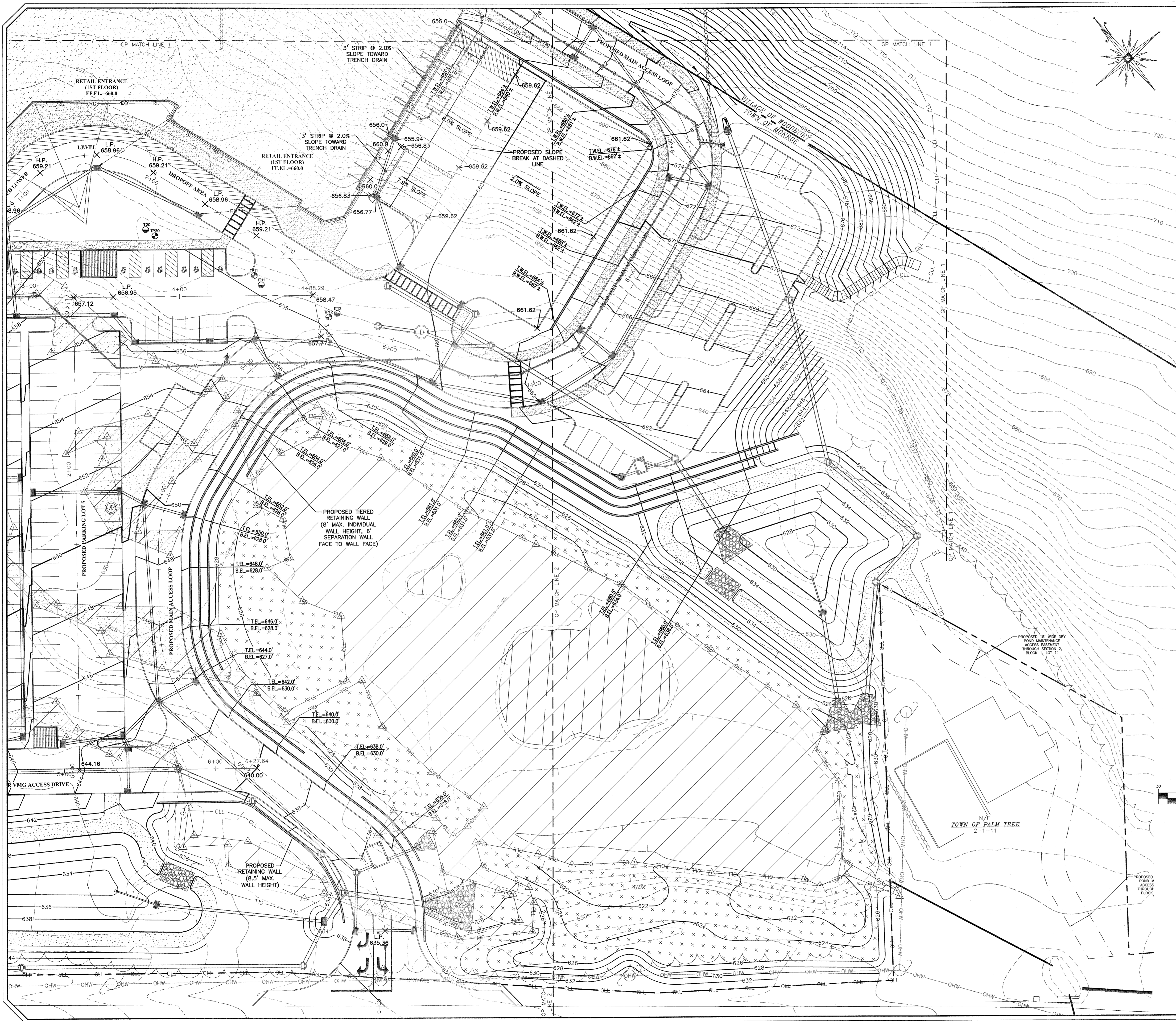
DATE: 6/17/24

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 2

O.C.H.D. SHEET NO.	D.E.C. SHEET NO.	DRAWING NUMBER
N/A	N/A	12 OF 45
SCALE 1"=30'	CAD REFERENCE NUMBER	PROJECT NUMBER
		98170.01



6-17-24	PER MHE COMMENTS	MWS
3-28-24	PER MUNICIPAL CONSULTANT COMMENTS	MWS
1-25-23	FULL DESIGN OF REVISION 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)	MWS
12-8-16	CONCEPT PLAN PREPARATION DATE	JUP
DATE	DESCRIPTION	INITIALS
MAP CHECK DATE: 00/00/00	INITIALED BY: --	

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2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(945) 798-8946

JOSEPH J. PFAU, P.E.
LICENSE NO. 050033

MICHAEL F. CROGAN, P.E.
LICENSE NO. 050075

SEAL AND SIGNATURE OF ENGINEER

MONROE COMMONS
COMMERCIAL SITE PLAN
TOWN OF MONROE - SECTION 2, BLOCK 1, LOT 10
VILLAGE OF WOODBURY - SECTION 285, BLOCK 1, LOT 30
COUNTY OF ORANGE, NEW YORK

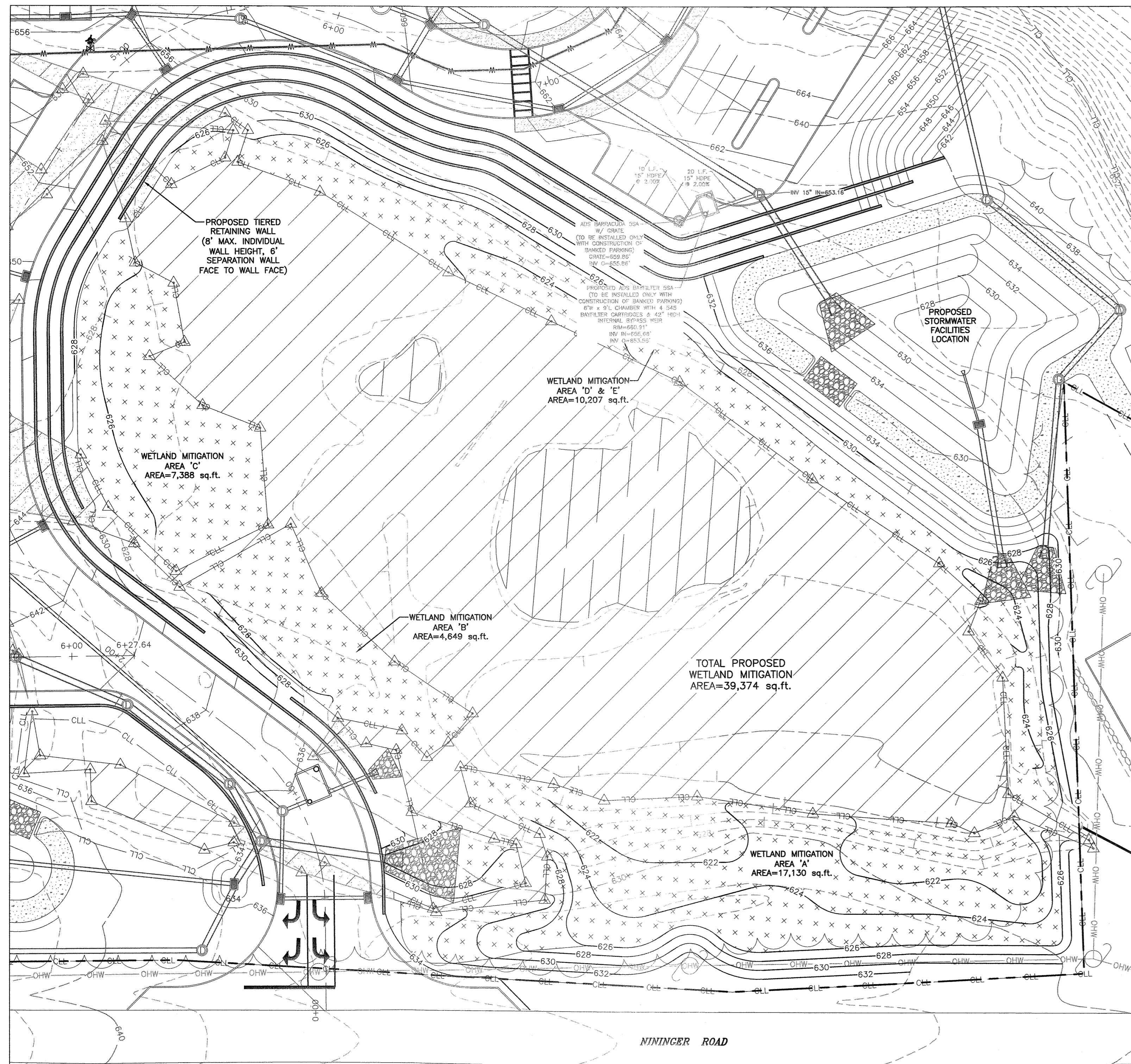
PROJECT TITLE
GRADING PLAN 3

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 2008, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO. 1 D.E.C. SHEET NO. 13 OF 45
N/A. OF N/A. N/A. OF N/A. 13 OF 45

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

RESERVED FOR TOWN PLANNING BOARD APPROVAL



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

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 COCCINEUM	18" TO 24"	CONTAINER	130
RED MAPLE	ACER RUBRUM	6" TO 7"	CONTAINER	50
SILVER MAPLE	ACER SACCHARINUM	6" TO 7"	CONTAINER	50
GRAY BIRCH	BETULA POPULIFOLIA	6" TO 7"	CONTAINER	50
SWAMP WHITE OAK	QUERCUS BICOLOR	6" TO 7"	CONTAINER	50

NORTHEAST WETLAND FOREST HERB SEED MIX
(PERCENT BY VOLUME)

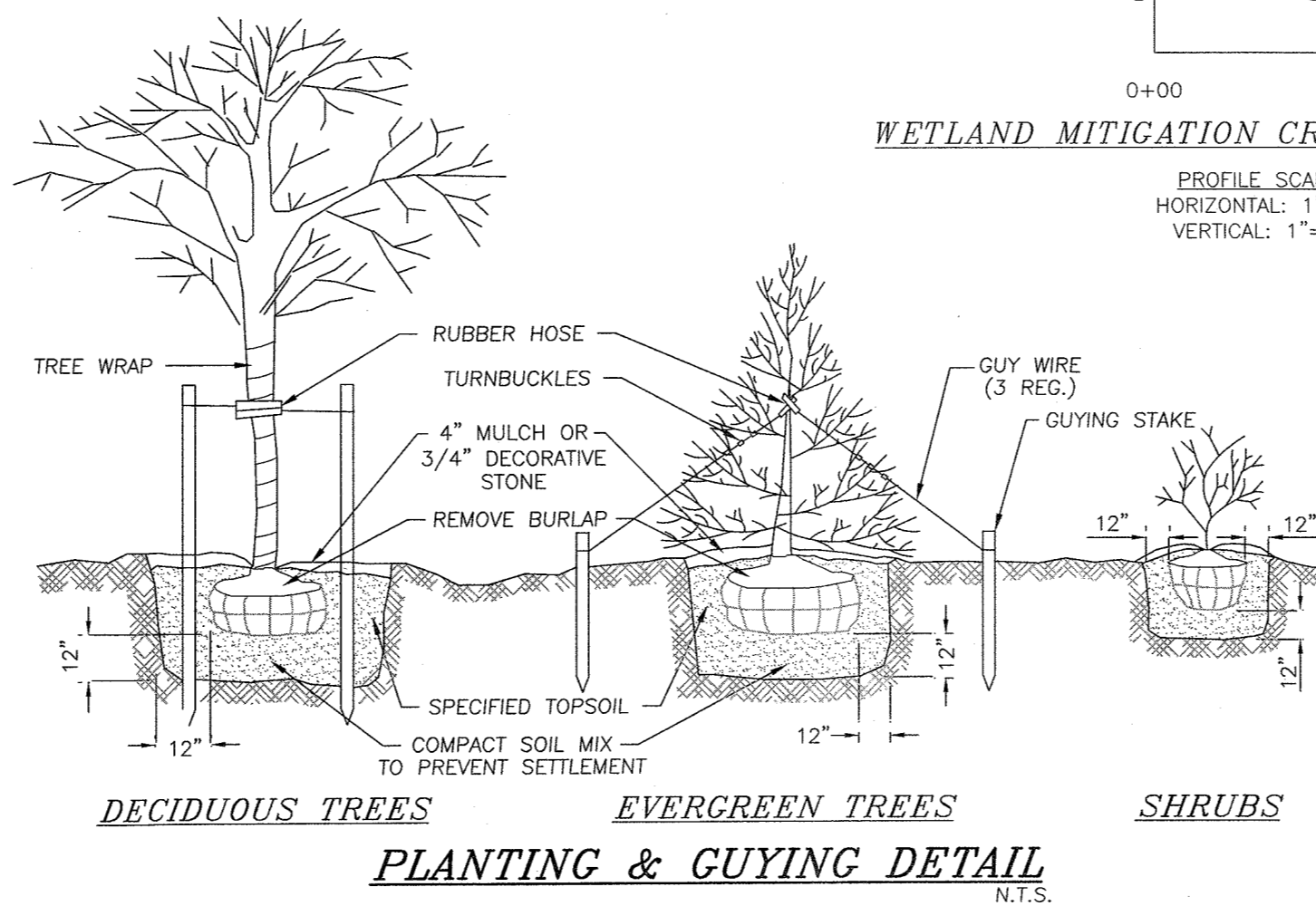
25.96%	SCIRPUS ATROVIRENS	DARK GREEN BULGRASS
25.41%	SCIRPUS CYPERINUS	WOOL GRASS
8.33%	CAREX VULPINOIDEA	FOX SEDGE
7.68%	GLYCERIA CANADENSIS	CANADA MANNAGRASS
7.63%	VERBENA HASTATA	BLUE VERVAIN
6.02%	GLYCERIA GRANDIS	REED MEADOWGRASS
5.70%	GLYCERIA STRATA	FOWL MANNAGRASS
2.12%	PANICUM CLAUDESTINUM	DEERTONGUE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

- NOTES:
- 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.
 - 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.
 - ANNUAL RYE (LOLIUM MULTIFLORUM) IS TO BE ADDED TO THE SEED MIX TO PROVIDE QUICK GERMINATION FOR EXPEDITED SOIL STABILIZATION.
 - ONCE SEEDED, THE AREA IS TO BE MULCHED WITH 1 TO 2 INCHES OF STRAW.

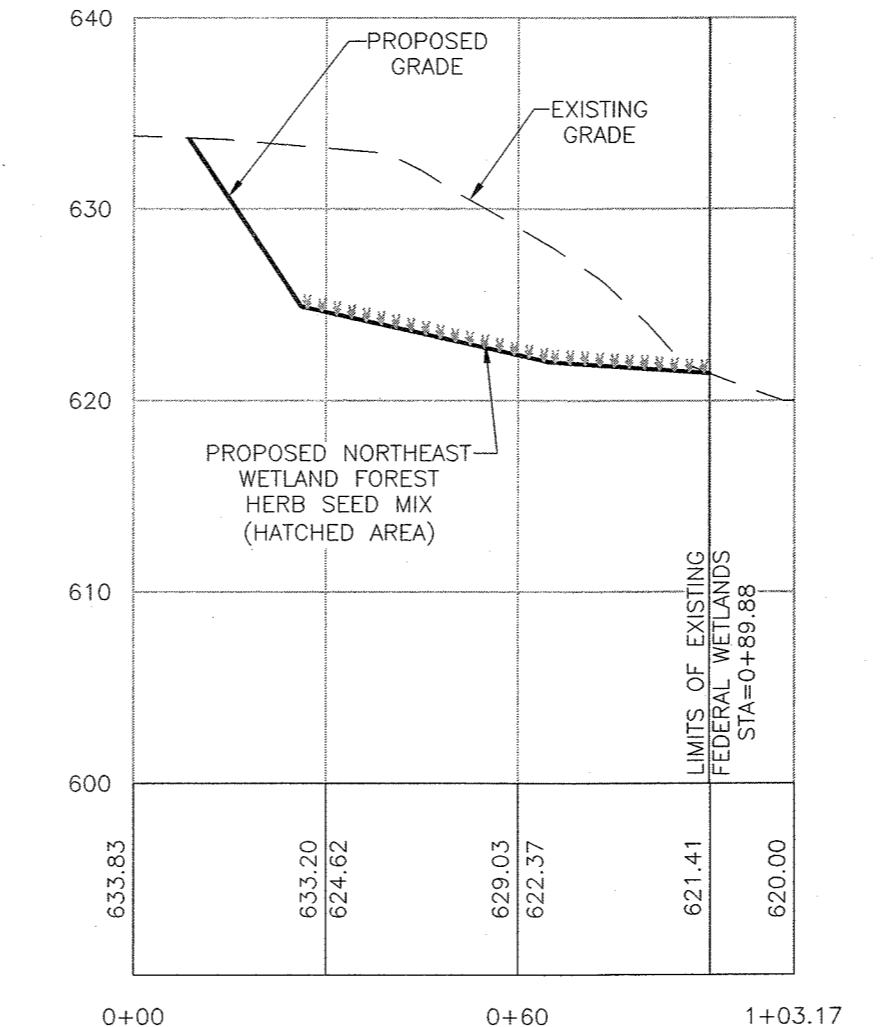
PLANTING SCHEDULE

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

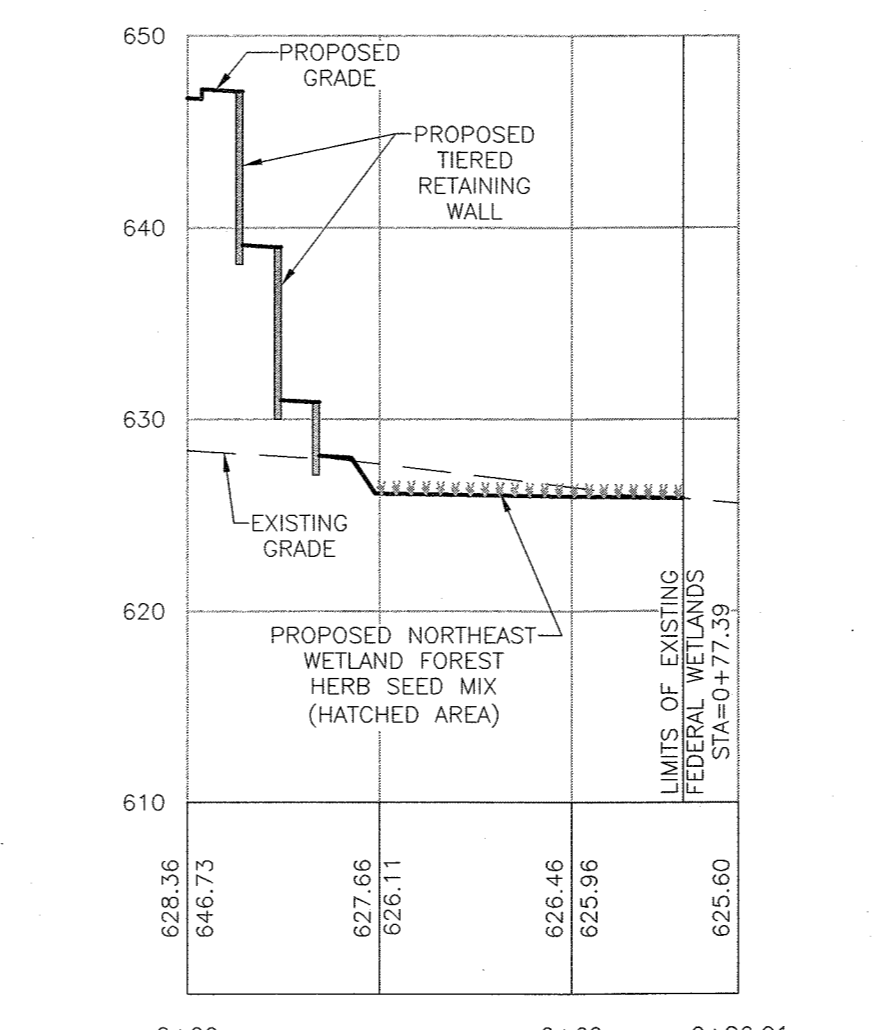
*SPECIES HAS A FALL PLANTING HAZARD



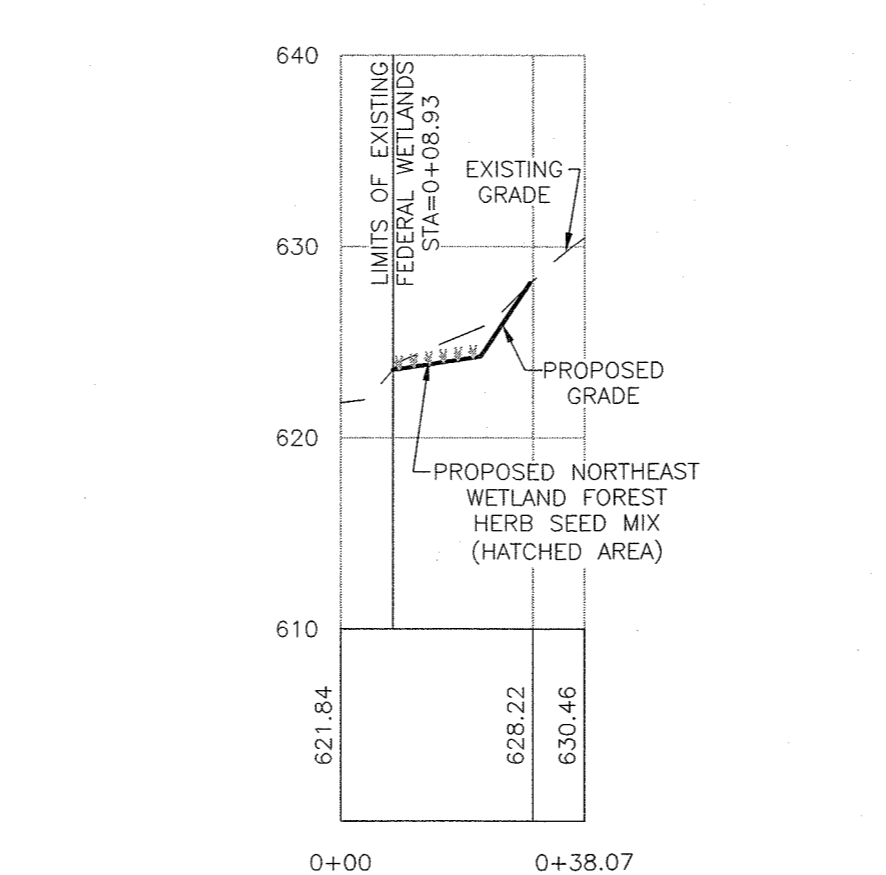
WETLAND MITIGATION CROSS-SECTION E-E
PROFILE SCALES
HORIZONTAL: 1"=30'
VERTICAL: 1"=10'



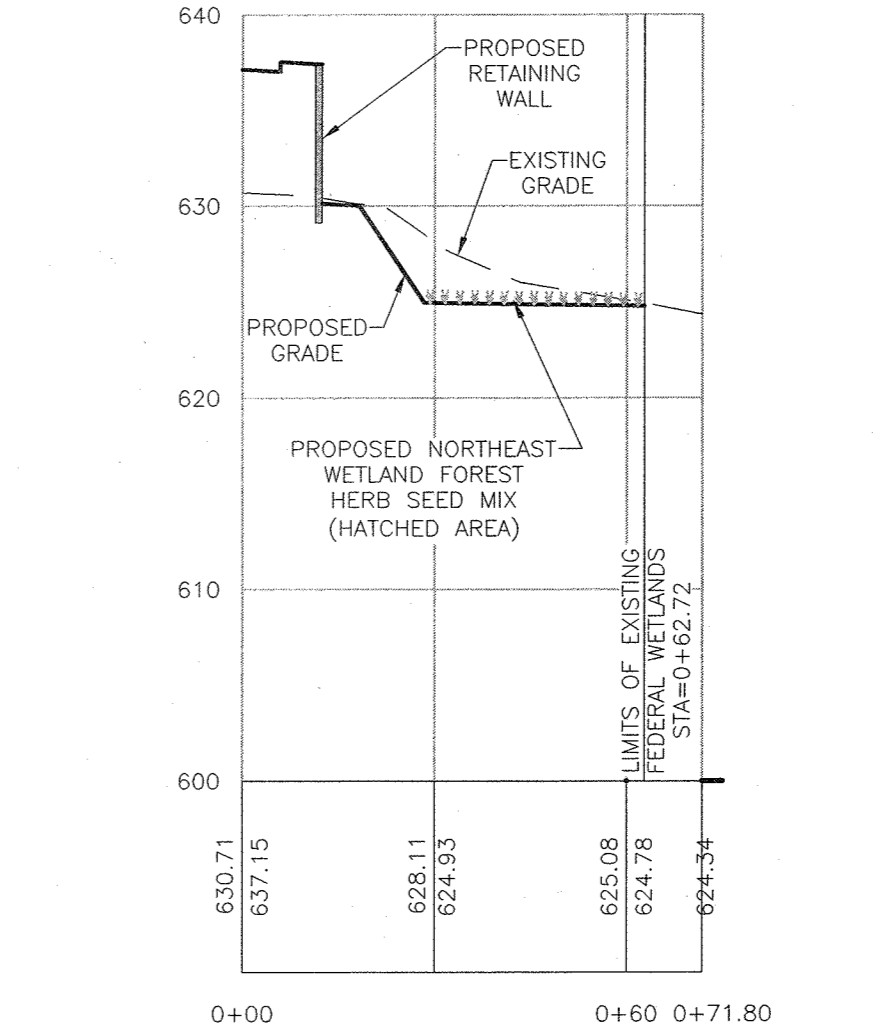
WETLAND MITIGATION CROSS-SECTION A-A
PROFILE SCALES
HORIZONTAL: 1"=30'
VERTICAL: 1"=10'



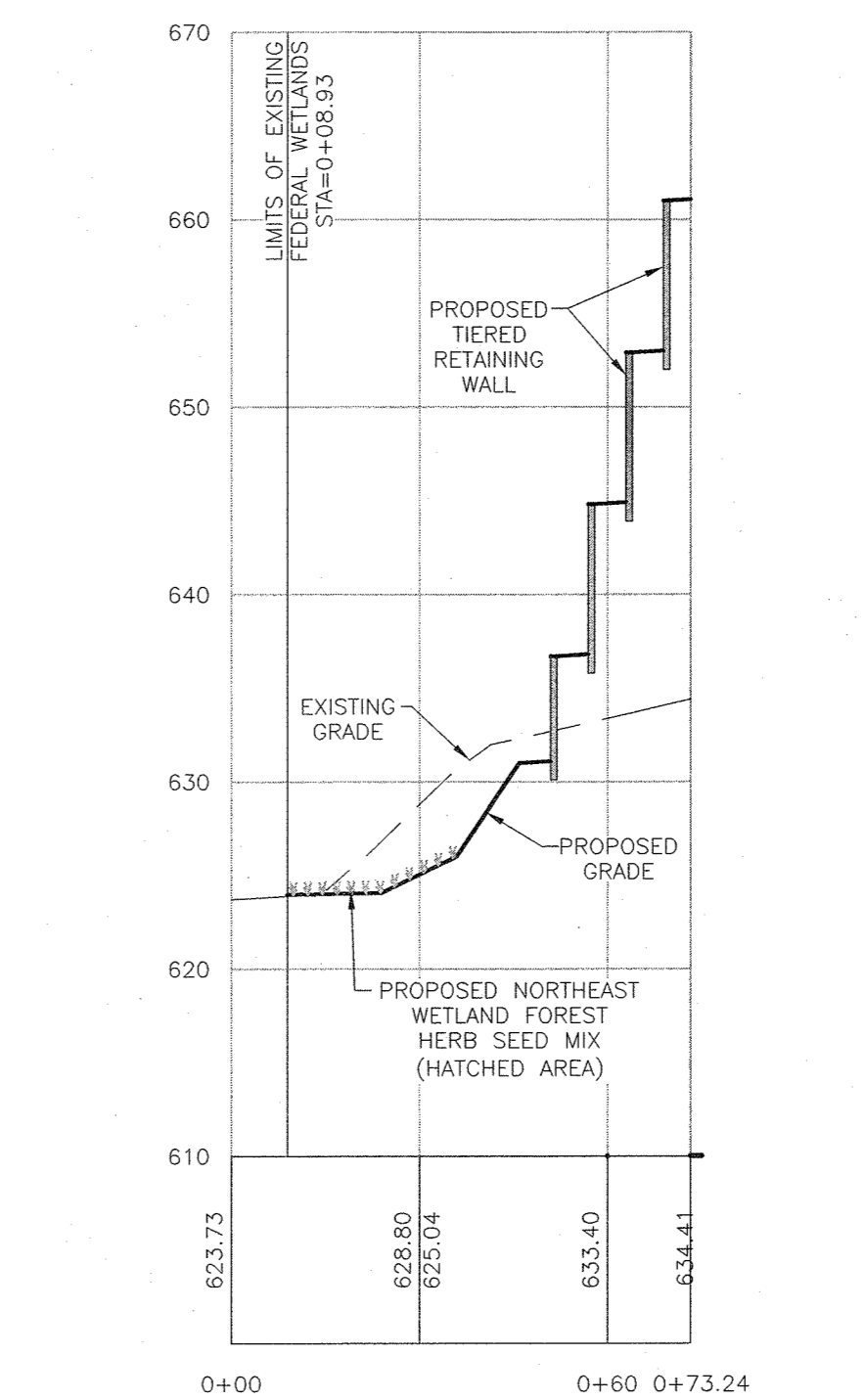
WETLAND MITIGATION CROSS-SECTION C-C
PROFILE SCALES
HORIZONTAL: 1"=30'
VERTICAL: 1"=10'



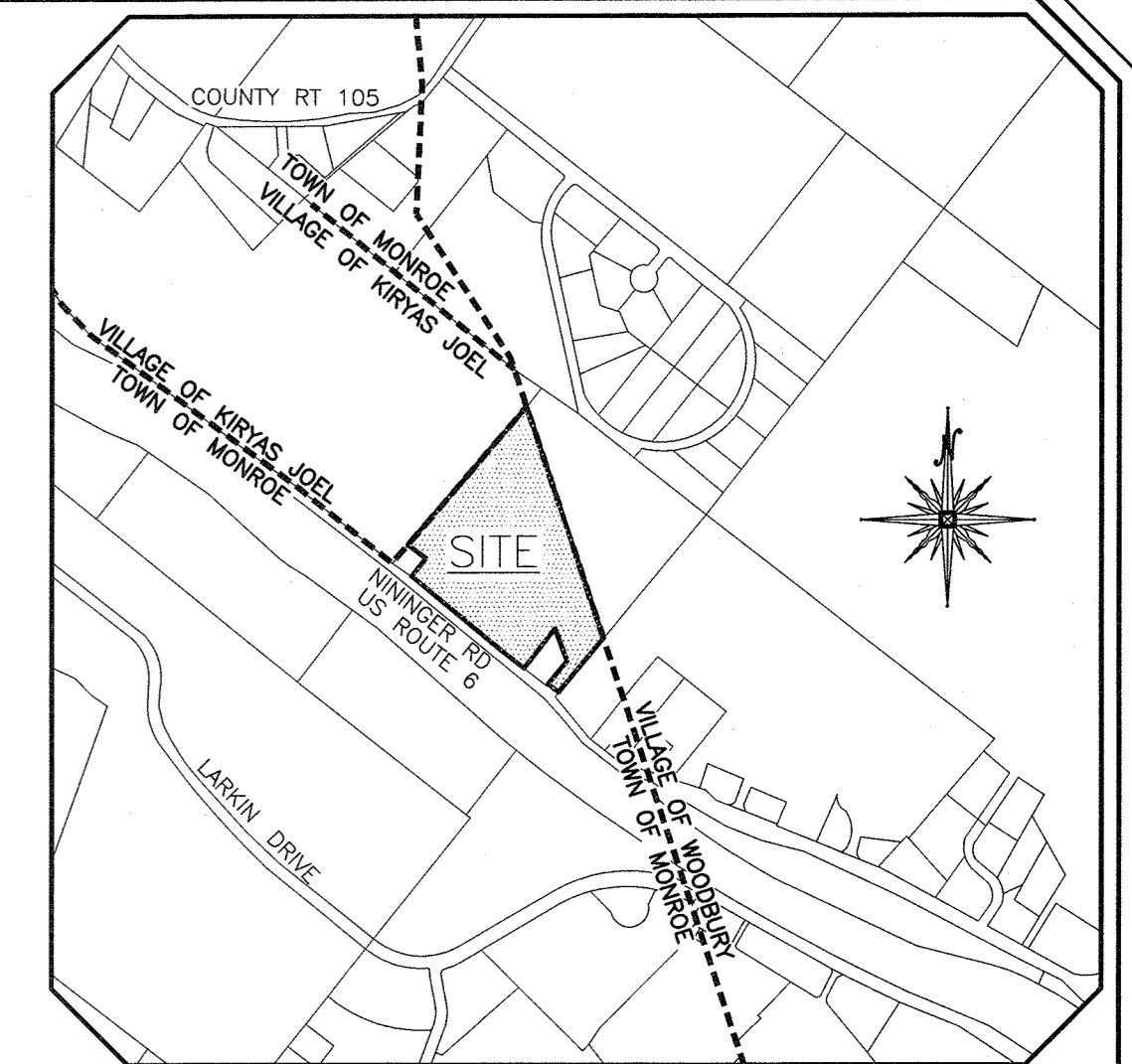
WETLAND MITIGATION CROSS-SECTION D-D
PROFILE SCALES
HORIZONTAL: 1"=30'
VERTICAL: 1"=10'



WETLAND MITIGATION CROSS-SECTION B-B
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:
- TAX MAP DESIGNATION: TOWN OF MONROE - SECTION 2 BLOCK 1 LOT 10.
 - VILLAGE OF WOODBURY - SECTION 225, BLOCK 1, LOT 30.
 - VILLAGE OF SURAS JOEL - SECTION 225, BLOCK 1, LOT 30.
 - AREA OF TOWN OF MONROE PARCEL: 18.2± ACRES.
 - AREA OF VILLAGE OF WOODBURY PARCEL: 12.3± ACRES.
 - TOPOGRAPHY BASED ON AN AERIAL SURVEY PERFORMED BY ADR ASSOCIATES INC.
 - THERE ARE NO NYSDDEC WETLANDS LOCATED ON-SITE.
 - TOTAL PROPOSED WETLAND DISTURBANCE = 21,753 SQ.FT. TOTAL PROPOSED WETLAND MITIGATION AREA = 39,375 SQ.FT. (1:1.8 RATIO)
- CONSTRUCTION NOTES:
- 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.
 - 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.
 - CONTRACTOR IS TO COORDINATE NEW UTILITY SERVICES WITH ALL UTILITY COMPANIES. CONTRACTOR IS TO BE RESPONSIBLE FOR ALL TRAFFIC MAINTENANCE.
 - CONTRACTOR IS TO BE RESPONSIBLE FOR ALL PROJECT SAFETY REQUIREMENTS.

DATE	DESCRIPTION	INITIALS
12-8-16	CONCEPT PLAN PREPARATION DATE	JUP
11-22-22	WETLAND MITIGATION PLAN PREPARATION DATE	MWS
1-25-23	PRELIMINARY FULL DESIGN PLAN SET	MWS
2-22-23	GENERAL REVISIONS	MWS
5-24-23	PER MGC ACCESS & PB COMMENTS	MWS
7-25-23	FULL DESIGN OF REVISED LAYOUT	MWS
3-28-24	PER MUNICIPAL CONSULTANT COMMENTS	MWS
6-17-24	PER MHC COMMENTS	MWS

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

PIETRZAK & PFAU
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(845) 796-4846

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

FEDERAL WETLAND MITIGATION PLAN
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.D. SHEET NO.	D.E.C. SHEET NO.	DRAWING NUMBER
N/A OF N/A.	N/A OF N/A.	14 OF 45

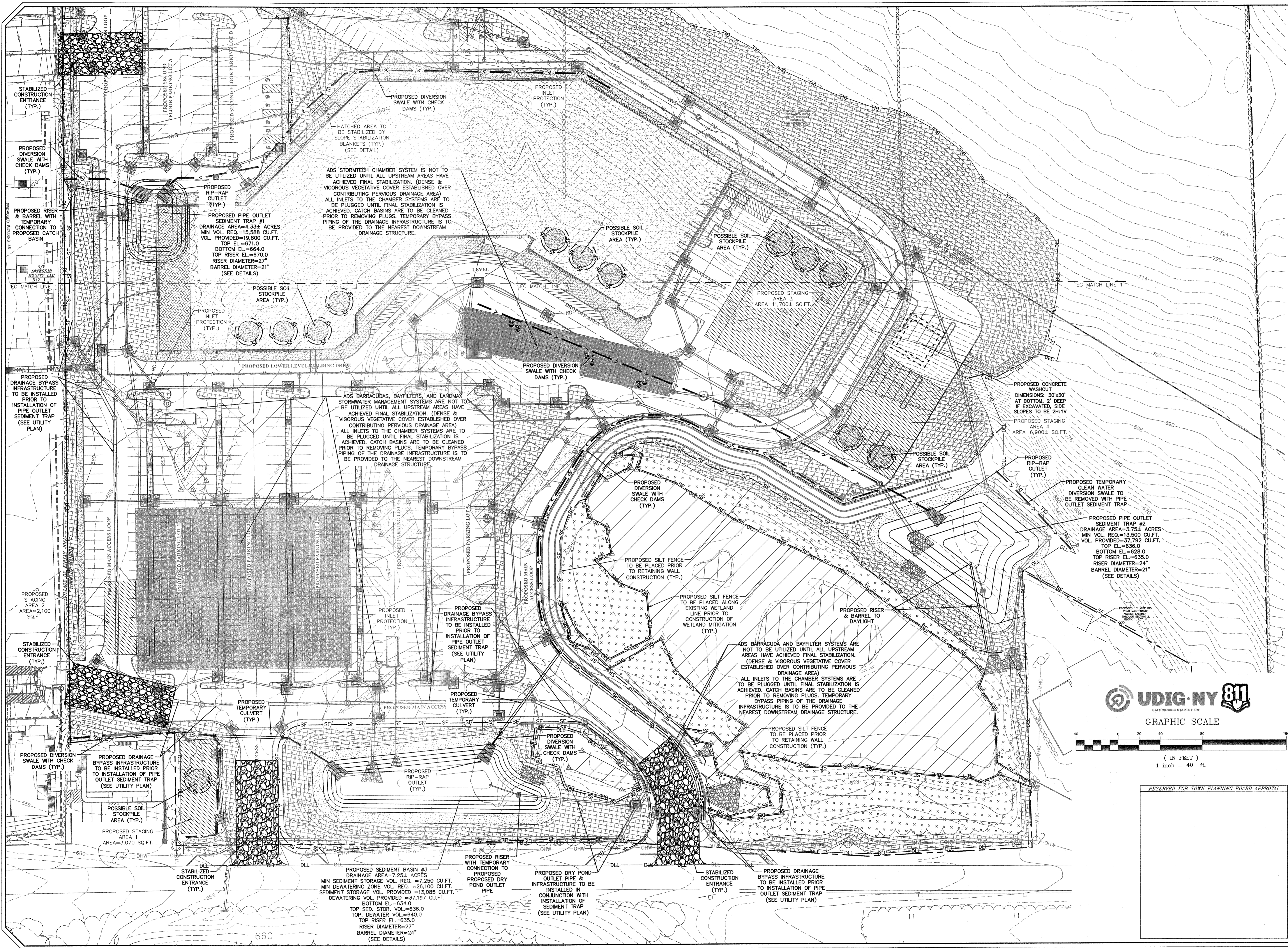
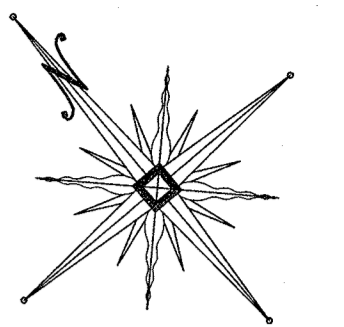
SCALE: AS SHOWN CAD REFERENCE: NEW FOOTPRINT PROJECT NUMBER: 98170.01

RECORD OWNER/APPLICANT
TOWN OF MONROE 2-1-10:
MONROE NININGER, LLC
P.O. BOX 738
MAHWAH, NEW JERSEY 07430

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

RECORD OWNER/APPLICANT
MONROE NININGER, LLC
P.O. BOX 738
MAHWAH, NEW JERSEY 07430





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 BARRACUDAS, BAYFILTERS, 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.

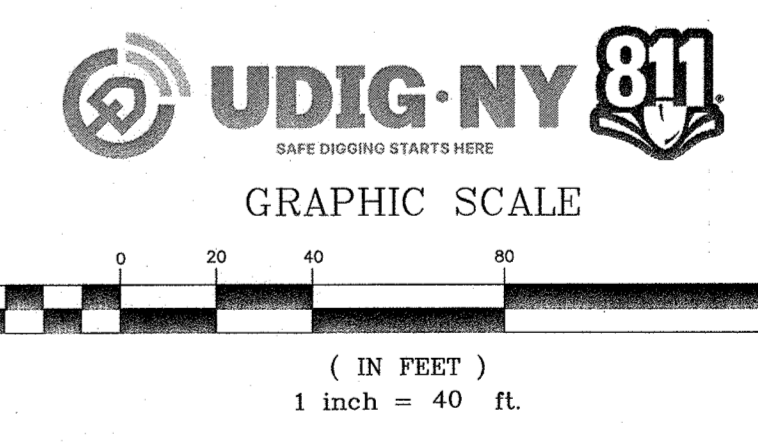
ADS BARRACUDA AND BAYFILTER SYSTEMS ARE NOT TO BE UTILIZED UNTIL ALL UPSTREAM AREAS HAVE ACHIEVED FINAL STABILIZATION. (DENSE & VIGOROUS VEGETATIVE COVER ESTABLISHED OVER CONTRIBUTING PERVIOUS DRAINAGE AREA) ALL INLETS TO THE CHAMBER SYSTEMS ARE TO BE PLUGGED UNTIL FINAL STABILIZATION IS ACHIEVED. CATCH 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=21"
(SEE DETAILS)

PROPOSED PIPE OUTLET SEDIMENT TRAP #2
DRAINAGE AREA=3.75± ACRES
MIN VOL. REQ.=13,500 CU.FT.
VOL. PROVIDED=37,792 CU.FT.
TOP EL.=636.0
BOTTOM EL.=628.0
TOP RISER EL.=635.0
RISER DIAMETER=24"
BARREL DIAMETER=21"
(SEE DETAILS)

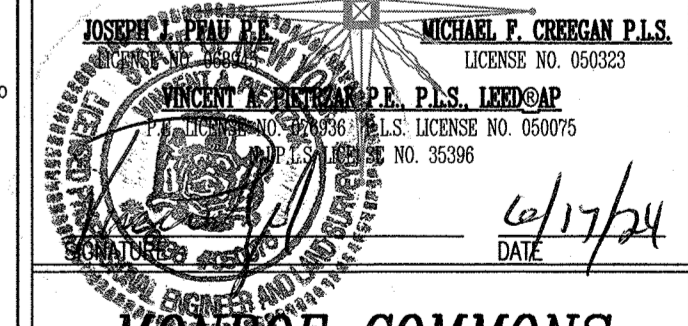
PROPOSED SEDIMENT BASIN #3
DRAINAGE AREA=7.25± ACRES
MIN SEDIMENT STORAGE VOL. REQ. =7,250 CU.FT.
MIN DEWATERING ZONE VOL. REQ. =26,100 CU.FT.
SEDIMENT STORAGE VOL. PROVIDED =13,085 CU.FT.
DEWATERING VOL. PROVIDED =37,197 CU.FT.
BOTTOM EL.=634.0
TOP SED. STOR. VOL.=636.0
TOP DEWATER VOL.=640.0
TOP RISER EL.=635.0
RISER DIAMETER=27"
BARREL DIAMETER=24"
(SEE DETAILS)

DATE	DESCRIPTION	INITIALS
6-17-24	PER MHE COMMENTS	MWS
3-28-24	PER MUNICIPAL CONSULTANT COMMENTS	MWS
7-25-23	FULL DESIGN OF REVISED LAYOUT	MWS
5-24-23	PER MHC 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	JLP



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(845) 796-6646



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 1

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 45

SCALE: 1"=40'

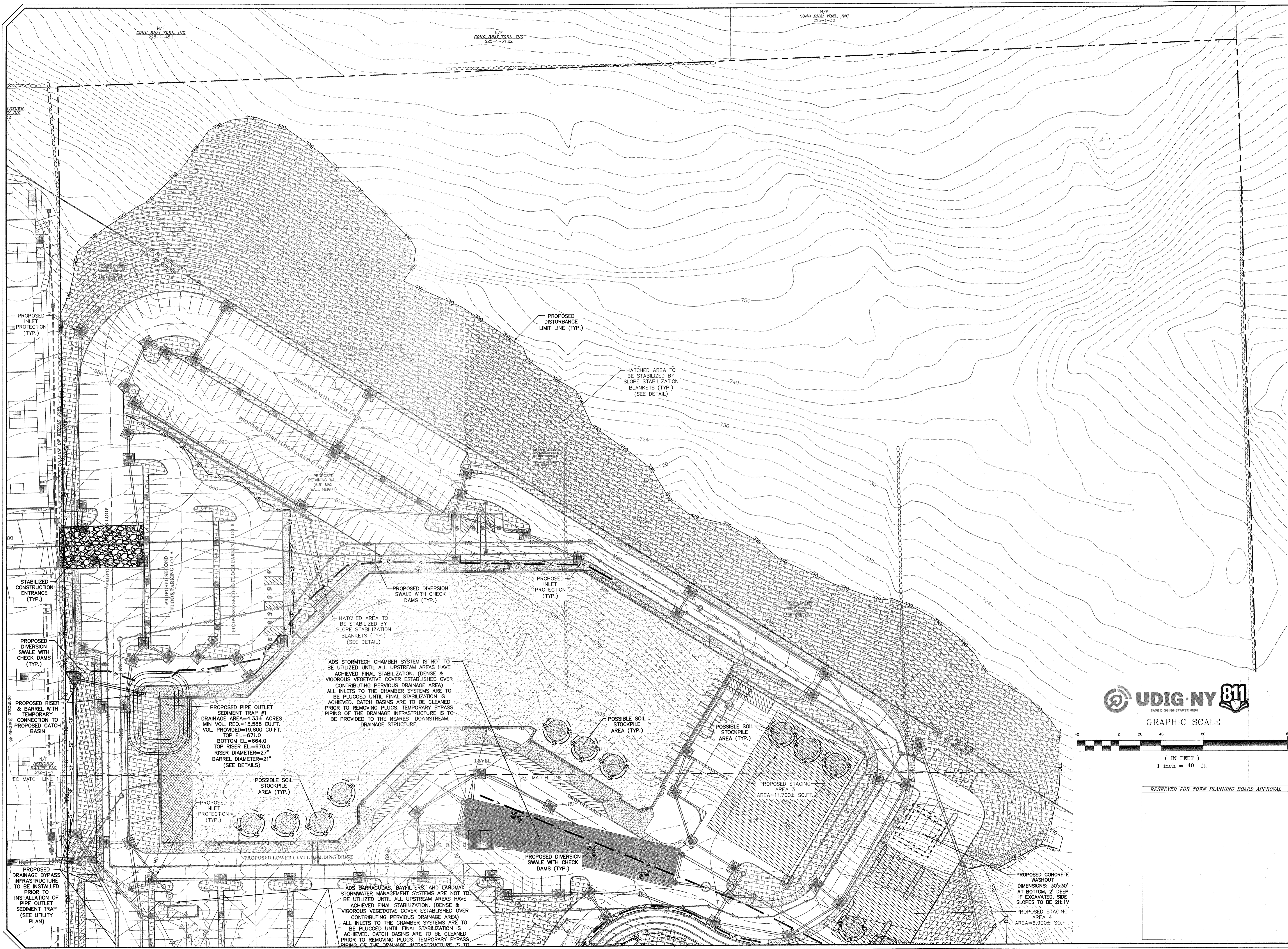
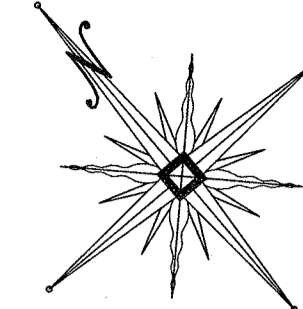
CAD REFERENCE	PROJECT NUMBER
NEW FOOTPRINT	98170.01

RESERVED FOR TOWN PLANNING BOARD APPROVAL

NYP
CONG. DNAL YORK, INC.
225-1-45.1

NYP
CONG. DNAL YORK, INC.
225-1-31.22

NYP
CONG. DNAL YORK, INC.
225-1-30



6-17-24	PER MHE COMMENTS	MWS
3-28-24	PER MUNICIPAL CONSULTANT COMMENTS	MWS
1-25-23	FULL DESIGN OF REVISED LAYOUT	MWS
5-24-23	PER MHE 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	JUP
DATE	DESCRIPTION	INITIALS
	REVISIONS	
MAP CHECK DATE: 00/00/00	INITIALED BY: --	

UDIG-NY 811
SAFE DIGGING STARTS HERE

GRAPHIC SCALE
1 inch = 40 ft.

PIETRZAK & PFAU
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(845) 786-6846

JOSEPH J. PIETRZAK, P.E., L.S. 13502AP
MICHAEL F. PFAU, P.E., L.S. 13502AP
LICENSE NO. 650075
DATE: 6/17/24

RESERVED FOR TOWN PLANNING BOARD APPROVAL

MONROE COMMONS
COMMERCIAL SITE PLAN

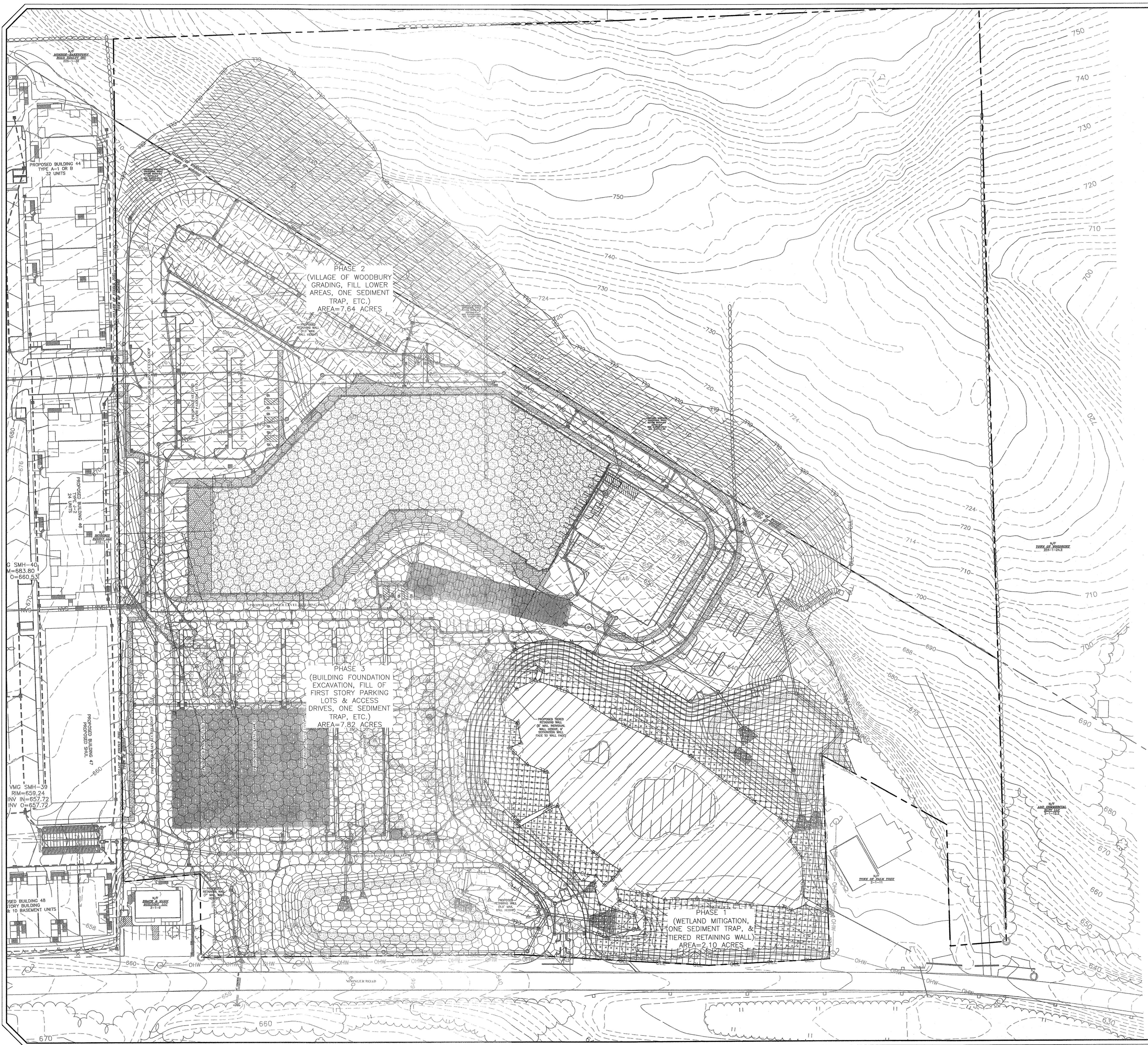
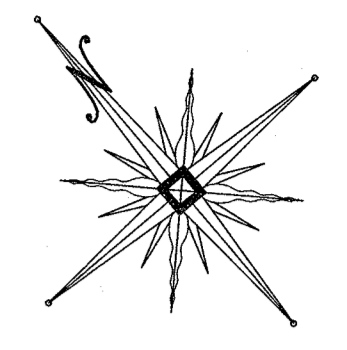
TOWN OF MONROE - SECTION 2, BLOCK 1, LOT 10
VILLAGE OF WOODBURY - SECTION 226, BLOCK 1, LOT 30
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE
EROSION CONTROL 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 2209, 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 N/A OF N/A, 18 OF 45

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



DISTURBANCE AREA NOTES:

1. TOTAL AREA OF PROPOSED LAND DISTURBANCE = 17.5± ACRES
2. THE EARTHWORK PORTION OF THIS PROJECT IS PROPOSED TO BE COMPLETED AS BALANCED PHASES, THEREFORE A WAIVER FROM THE MAXIMUM FIVE (5) ACRE DISTURBANCE MUST BE RECEIVED FROM THE TRADITIONAL LAND USE CONTROL MS4 (TOWN OF MONROE).
3. THE OWNER OR OPERATOR MUST COMPLY WITH THE FOLLOWING REQUIREMENTS:
 - a. THE OWNER OR OPERATOR SHALL HAVE A QUALIFIED INSPECTOR CONDUCT AT LEAST TWO (2) SITE INSPECTIONS IN ACCORDANCE WITH PART IV.C OF THE NYSDEC SPDES GENERAL PERMIT NO. GP-0-15-002 EVERY SEVEN (7) CALENDAR DAYS, FOR AS LONG AS GREATER THAN FIVE (5) ACRES OF SOIL REMAIN DISTURBED. THE TWO (2) INSPECTIONS SHALL BE SEPARATED BY A MINIMUM OF TWO (2) FULL CALENDAR DAYS.
 - b. IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED, THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN SEVEN (7) DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED. THE SOIL STABILIZATION MEASURES SELECTED SHALL BE IN CONFORMANCE WITH THE TECHNICAL STANDARD, NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, DATED NOVEMBER 2016.
 - c. THE OWNER OR OPERATOR SHALL INSTALL ANY ADDITIONAL SITE SPECIFIC PRACTICES NEEDED TO PROTECT WATER QUALITY, AS DIRECTED BY THE QUALIFIED INSPECTOR, AND/OR THE TRADITIONAL LAND USE CONTROL MS4 OFFICIAL.
4. EACH DELINEATED EARTHWORK PHASE SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED AS SOON AS REASONABLY POSSIBLE UTILIZING THE METHODS DETAILED IN THIS EROSION CONTROL PLAN. THE AREA OF DISTURBANCE IS TO BE REDUCED TO LESS THAN FIVE (5) ACRES AS SOON AS PRACTICAL.

PROPOSED BUILDING 44
TYPE A11 OR B
32 UNITS

PROPOSED BUILDING 45
TYPE A11 OR B
32 UNITS

PROPOSED BUILDING 46
TYPE A11 OR B
32 UNITS

PROPOSED BUILDING 47
TYPE A11 OR B
32 UNITS

PROPOSED BUILDING 48
TYPE A11 OR B
32 UNITS

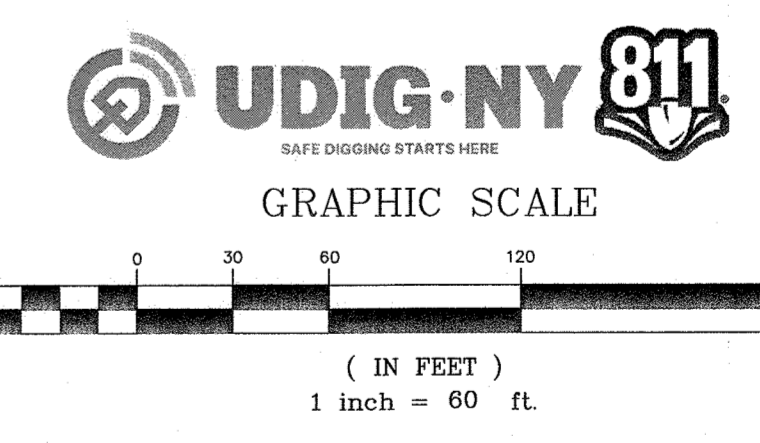
PROPOSED BUILDING 49
TYPE A11 OR B
32 UNITS

PROPOSED BUILDING 50
TYPE A11 OR B
32 UNITS

PHASE 2
(VILLAGE OF WOODBURY
GRADING, FILL LOWER
AREAS, ONE SEDIMENT
TRAP, ETC.)
AREA=7.64 ACRES

PHASE 3
(BUILDING FOUNDATION
EXCAVATION, FILL OF
FIRST STORY PARKING
LOTS & ACCESS
DRIVES, ONE SEDIMENT
TRAP, ETC.)
AREA=7.82 ACRES

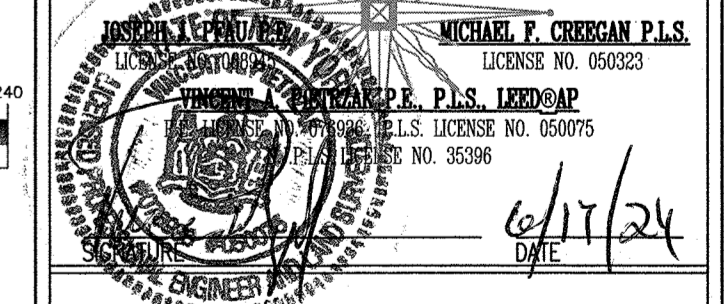
PHASE 1
(WETLAND MITIGATION,
ONE SEDIMENT TRAP,
&
TIERED RETAINING WALL)
AREA=2.10 ACRES



6-17-24	PER MHE COMMENTS	MWS
5-28-24	PER MUNICIPAL CONSULTANT COMMENTS	MWS
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)	
12-8-16	CONCEPT PLAN PREPARATION DATE	LJP
DATE	DESCRIPTION	INITIALS
REVISIONS		
MHP CHECK DATE:	09/09/00	INITIALED BY: --

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

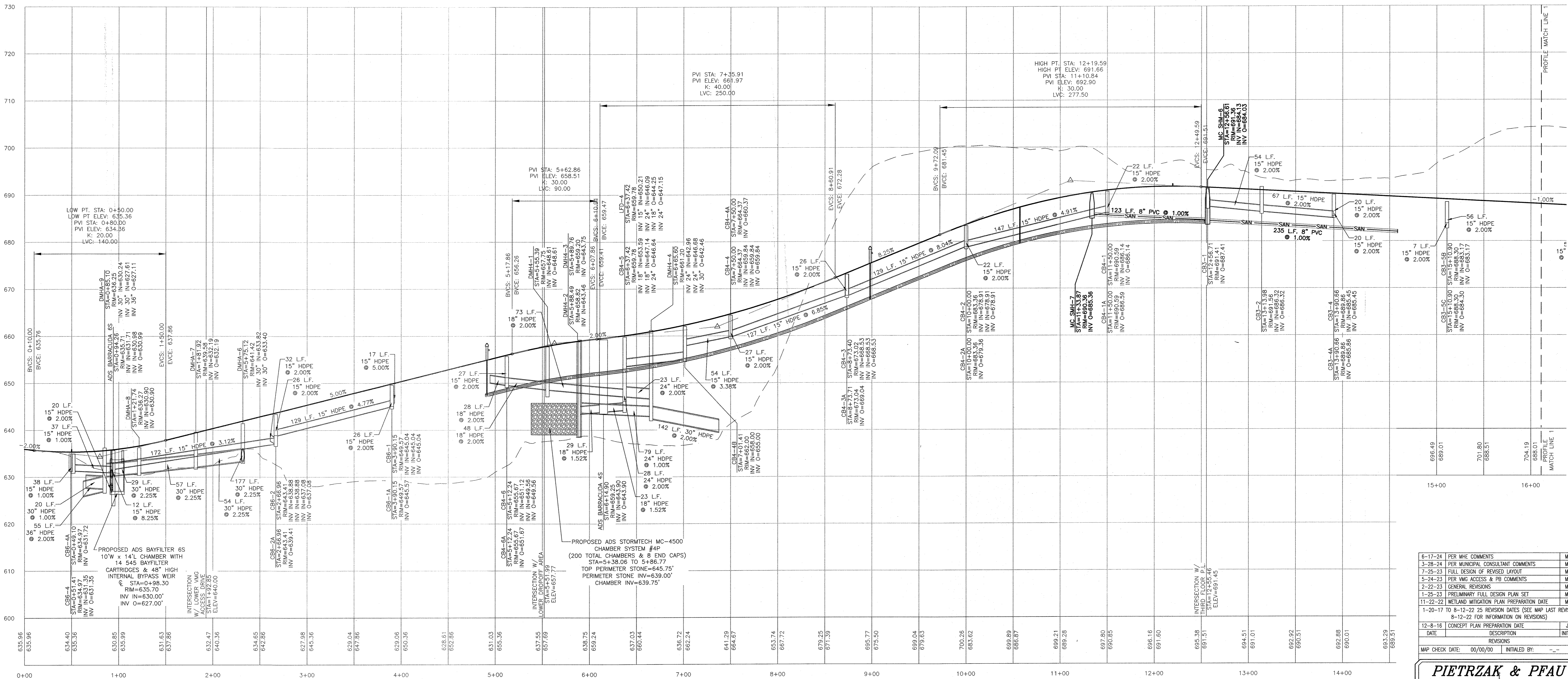


**MONROE COMMONS
COMMERCIAL SITE PLAN**

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 &
EARTHWORK PHASING PLAN**

RESERVED FOR TOWN PLANNING BOARD APPROVAL		
O.C.H.D. SHEET NO.	D.E.C. SHEET NO.	DRAWING NUMBER
N/A. OF N/A.	N/A. OF N/A.	17 OF 45
SCALE 1"=60'	CAD REFERENCE NEW FOOTPRINT	PROJECT NUMBER 98170.01



PROPOSED MAIN ACCESS LOOP PROFILE
STATION 0+00 TO 16+00

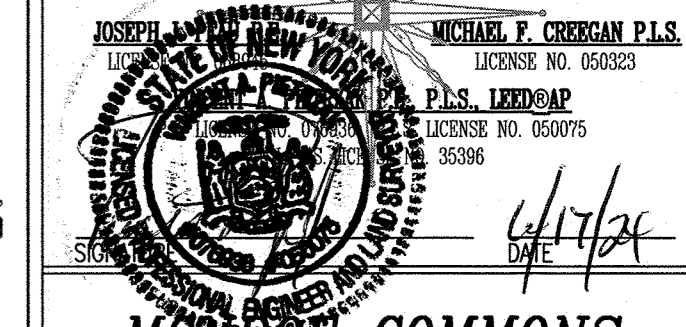
PROFILE SCALES
HORIZONTAL: 1"=50'
VERTICAL: 1"=10'

6-17-24	PER MHE COMMENTS	MNS
3-28-24	PER MUNICIPAL CONSULTANT COMMENTS	MNS
7-25-23	FULL DESIGN OF REVISED LAYOUT	MNS
5-24-23	PER MHE ACCESS & PB COMMENTS	MNS
2-22-23	GENERAL REVISIONS	MNS
1-25-23	PRELIMINARY FULL DESIGN PLAN SET	MNS
11-22-22	WETLAND MITIGATION PLAN PREPARATION DATE	MNS
1-20-17	TO 8-12-22 25 REVISION DATES (SEE MAP LAST REVISED 8-12-22 FOR INFORMATION ON REVISIONS)	JUP
12-8-16	CONCEPT PLAN PREPARATION DATE	JUP

DATE	REVISIONS	INITIALS
696.49		699.01
701.80		688.51
704.19		698.01

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

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282 GREENWICH AVENUE, SUITE A GOSHEN, NEW YORK 10924 (845) 294-0808
2 HAMILTON AVENUE MONTICELLO, NEW YORK 12701 (845) 798-4646



RESERVED FOR TOWN PLANNING BOARD APPROVAL

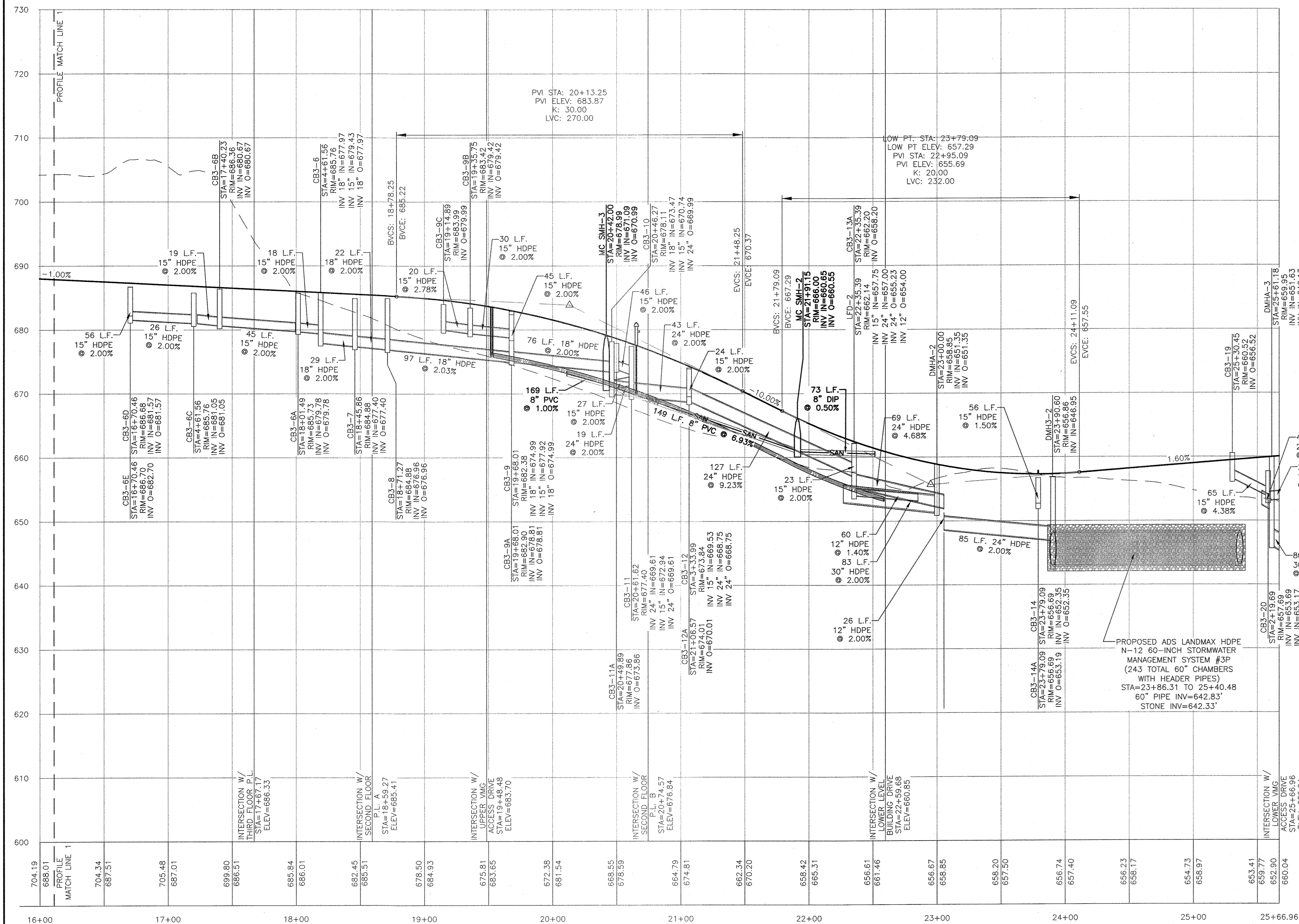
MUNROE COMMONS
COMMERCIAL SITE PLAN

TOWN OF MONROE - SECTION 8, BLOCK 1, LOT 10
VILLAGE OF WOODBURY - SECTION 226, BLOCK 1, LOT 30
COUNTY OF ORANGE, NEW YORK

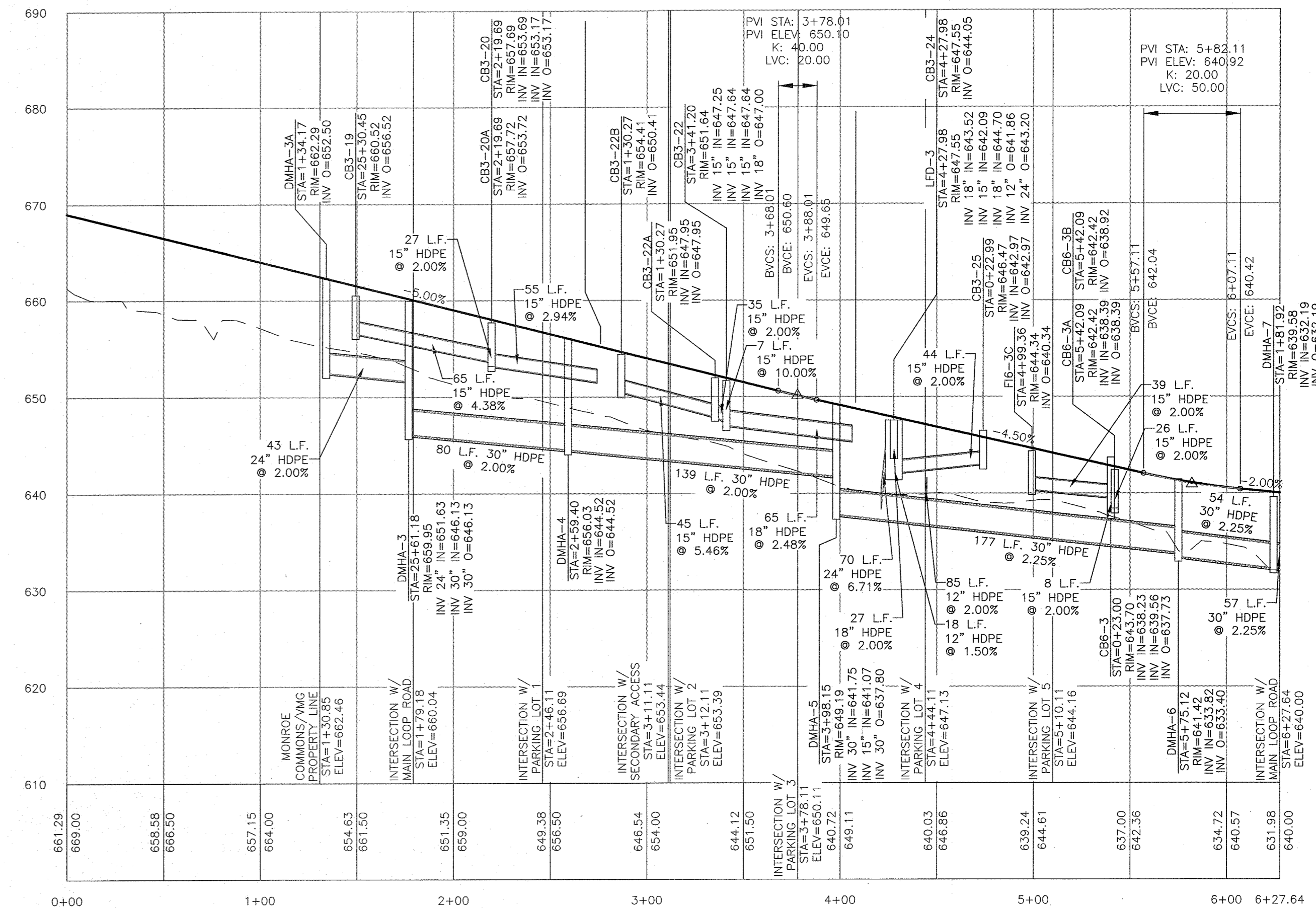
PROJECT TITLE

PROFILE SHEET 1

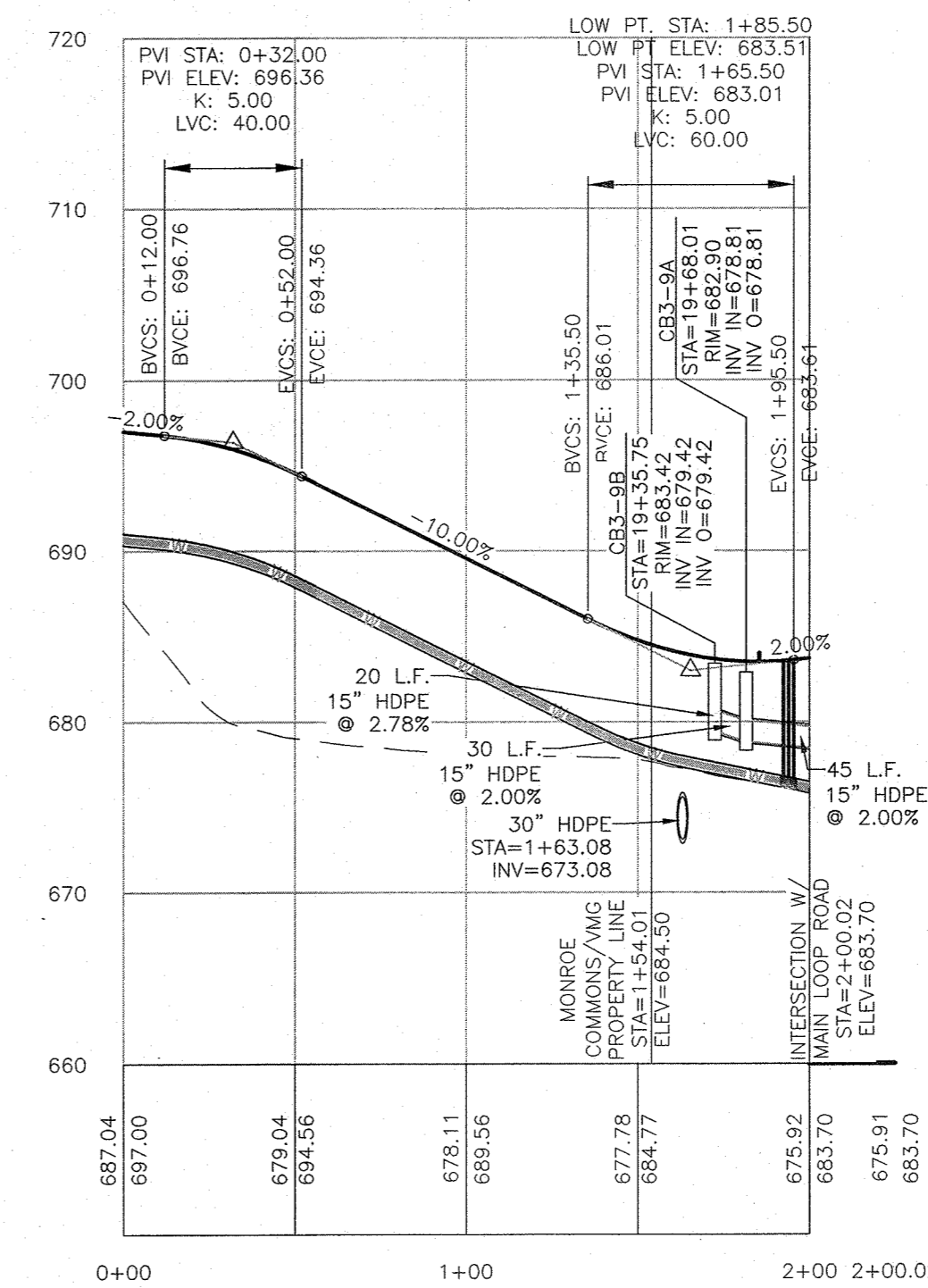
DRAWING TITLE		
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW		
O.C.A.D. SHEET NO. N/A	D.E.C. SHEET NO. N/A	DRAWING NUMBER 20 OF 45
SCALE AS SHOWN	CAD REFERENCE 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'



RESERVED FOR TOWN PLANNING BOARD APPROVAL

DATE	DESCRIPTION	INITIALS
12-8-16	CONCEPT PLAN PREPARATION DATE	JUP
11-20-17	TO 8-12-22 25 REVISION DATES (SEE MAP LAST REVISED 8-12-22 FOR INFORMATION ON REVISIONS)	
11-22-22	WETLAND MITIGATION PLAN PREPARATION DATE	MNS
1-25-23	PRELIMINARY FULL DESIGN PLAN SET	MNS
5-24-23	PER VMG ACCESS & PB COMMENTS	MNS
7-25-23	FULL DESIGN OF REVISED LAYOUT	MNS
8-17-23	PER MUNICIPAL CONSULTANT COMMENTS	MNS
6-17-24	PER MHE COMMENTS	MNS

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

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282 GREENWICH AVENUE, SUITE A GOSHEN, NEW YORK 10924 (845) 294-1006
2 HAMILTON AVENUE MONTICELLO, NEW YORK 12701 (845) 796-4646

MICHAEL F. CROGGAN P.E.S.
LICENSE NO. 050283
PLS. LEGAL
LICENSE NO. 050075
33386

DATE: 6/17/24

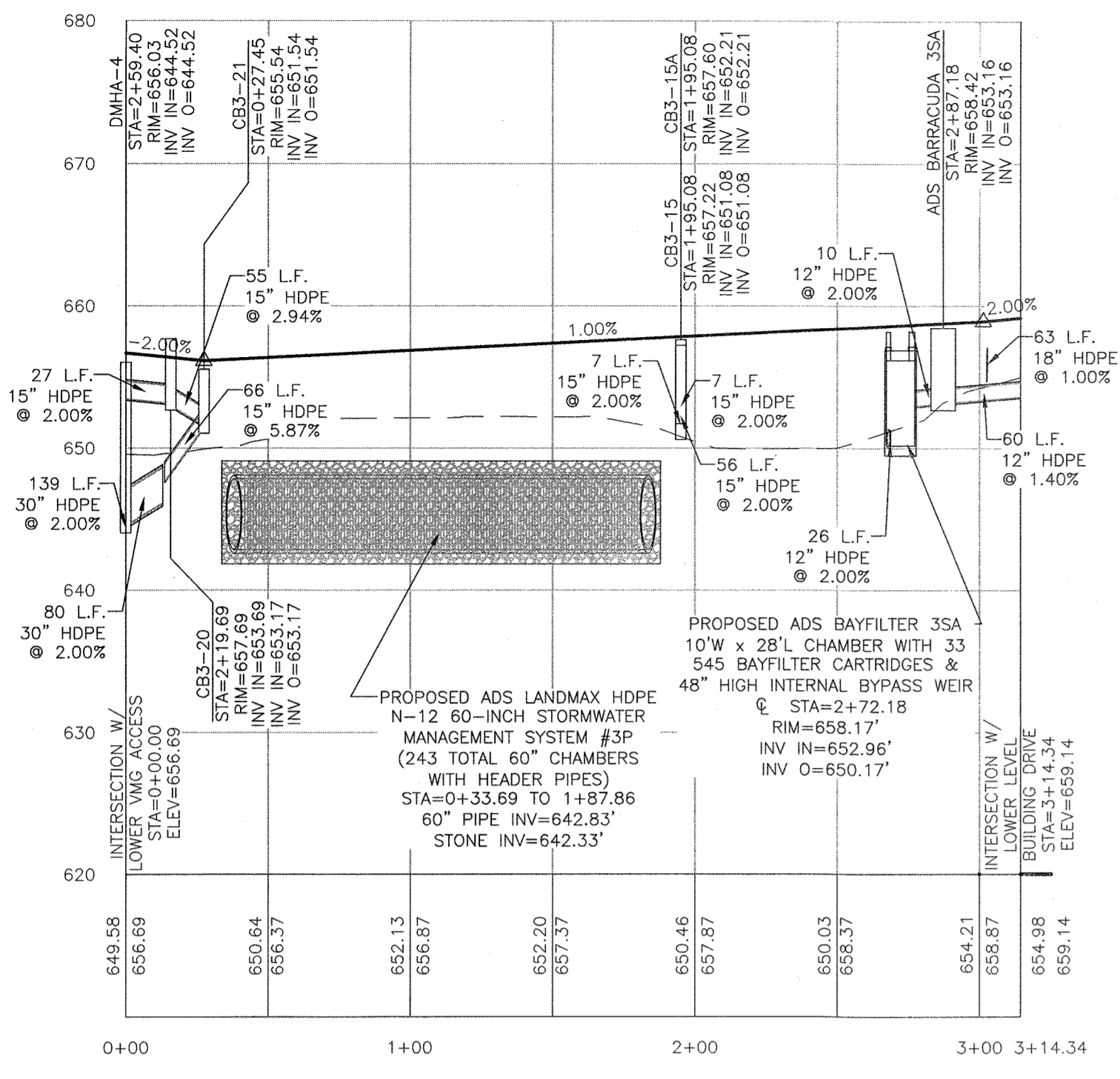
MONROE COMMONS
COMMERCIAL SITE PLAN
TOWN OF MONROE - SECTION 2, BLOCK 1, LOT 10
VILLAGE OF WOODBURY - SECTION 285, BLOCK 1, LOT 30
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE
PROFILE SHEET 2

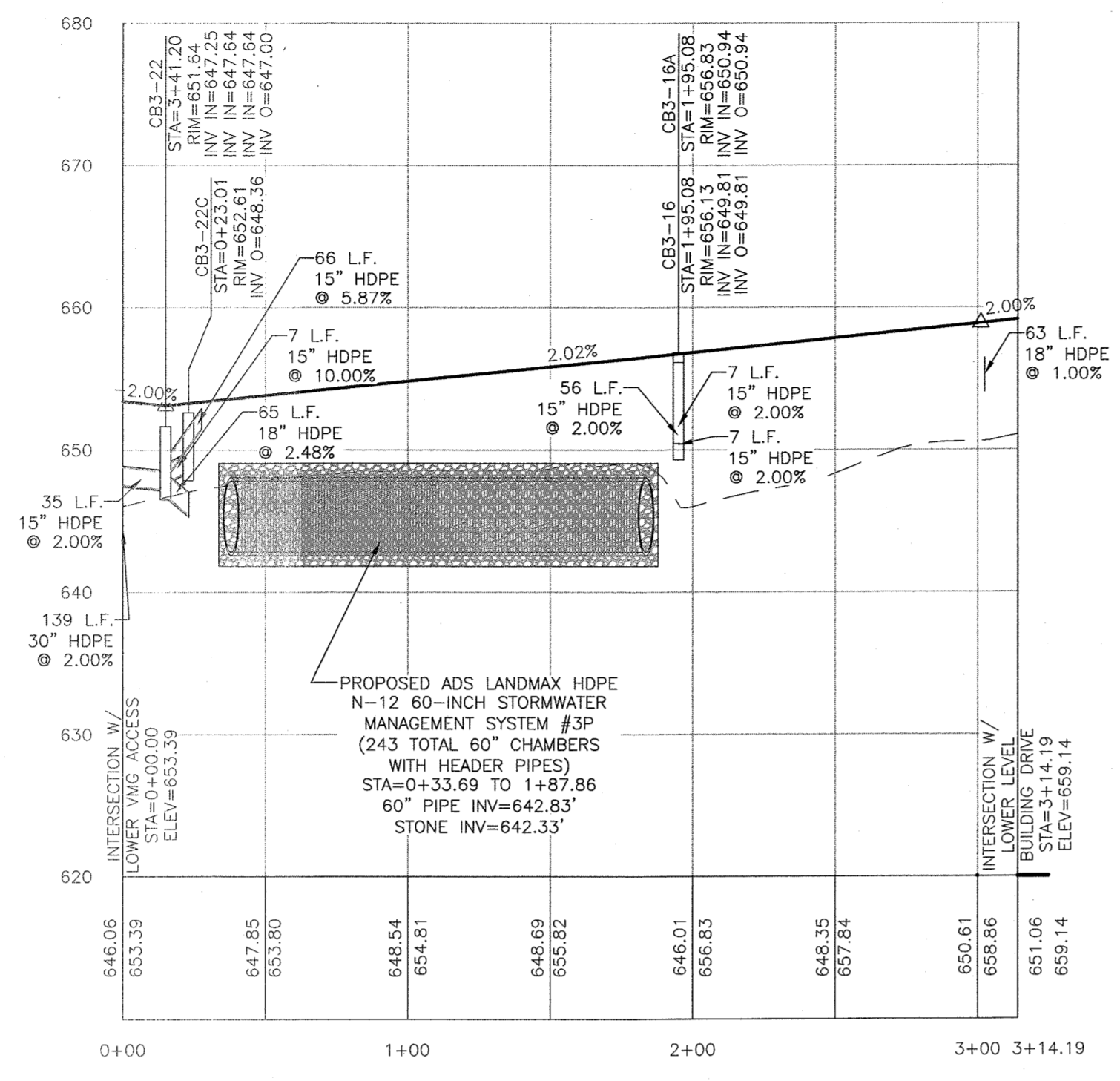
DRAWING TITLE
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE ELECTION LAW.

O.C.H.D. SHEET NO. N/A OF N/A. D.E.C. SHEET NO. N/A OF N/A. DRAWING NUMBER 21 OF 45.

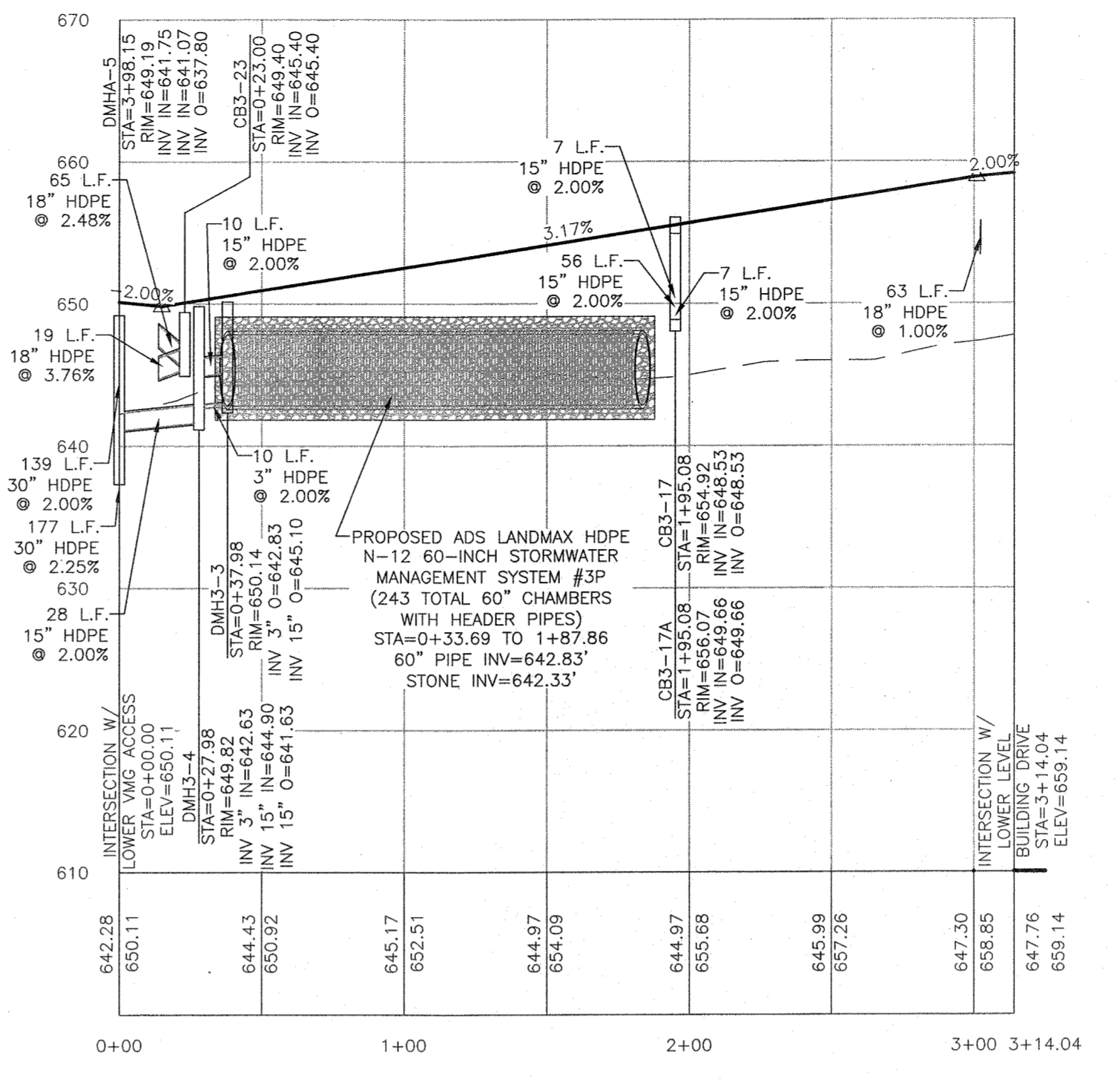
SCALE AS SHOWN CAD REFERENCE NEW FOOTPRINT PROJECT NUMBER 9870.01



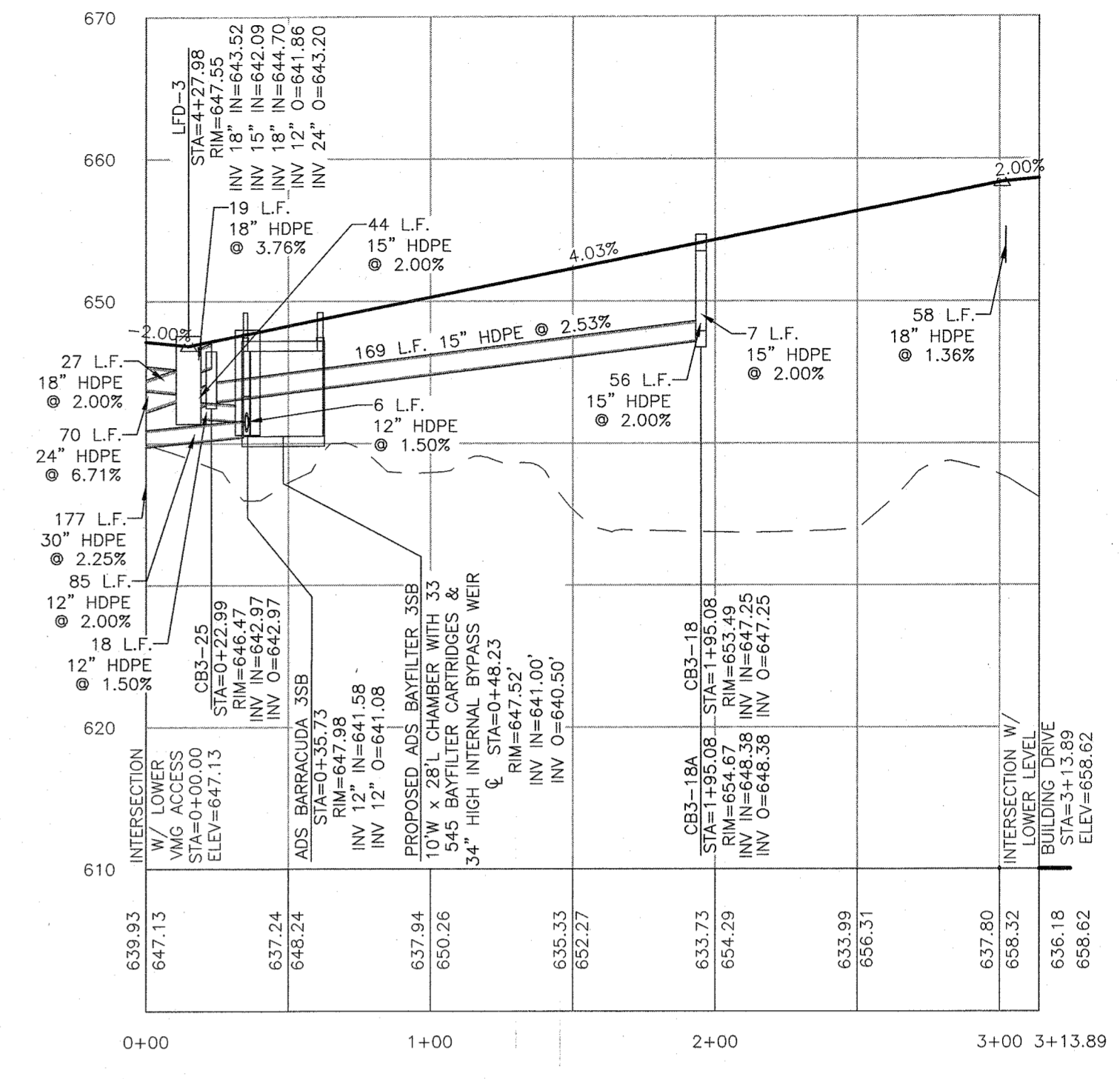
PROPOSED PARKING LOT 1 PROFILE



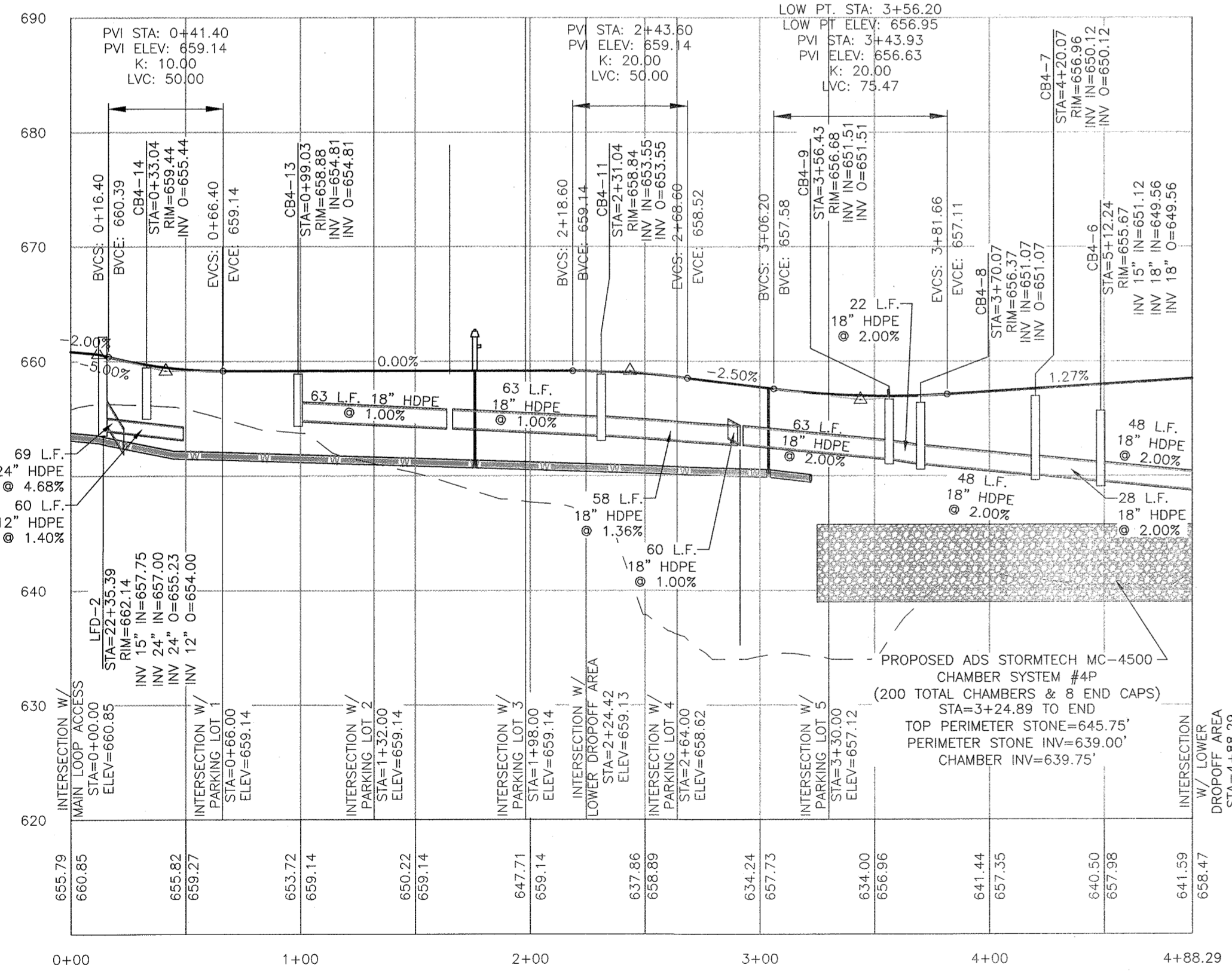
PROPOSED PARKING LOT 2 PROFILE



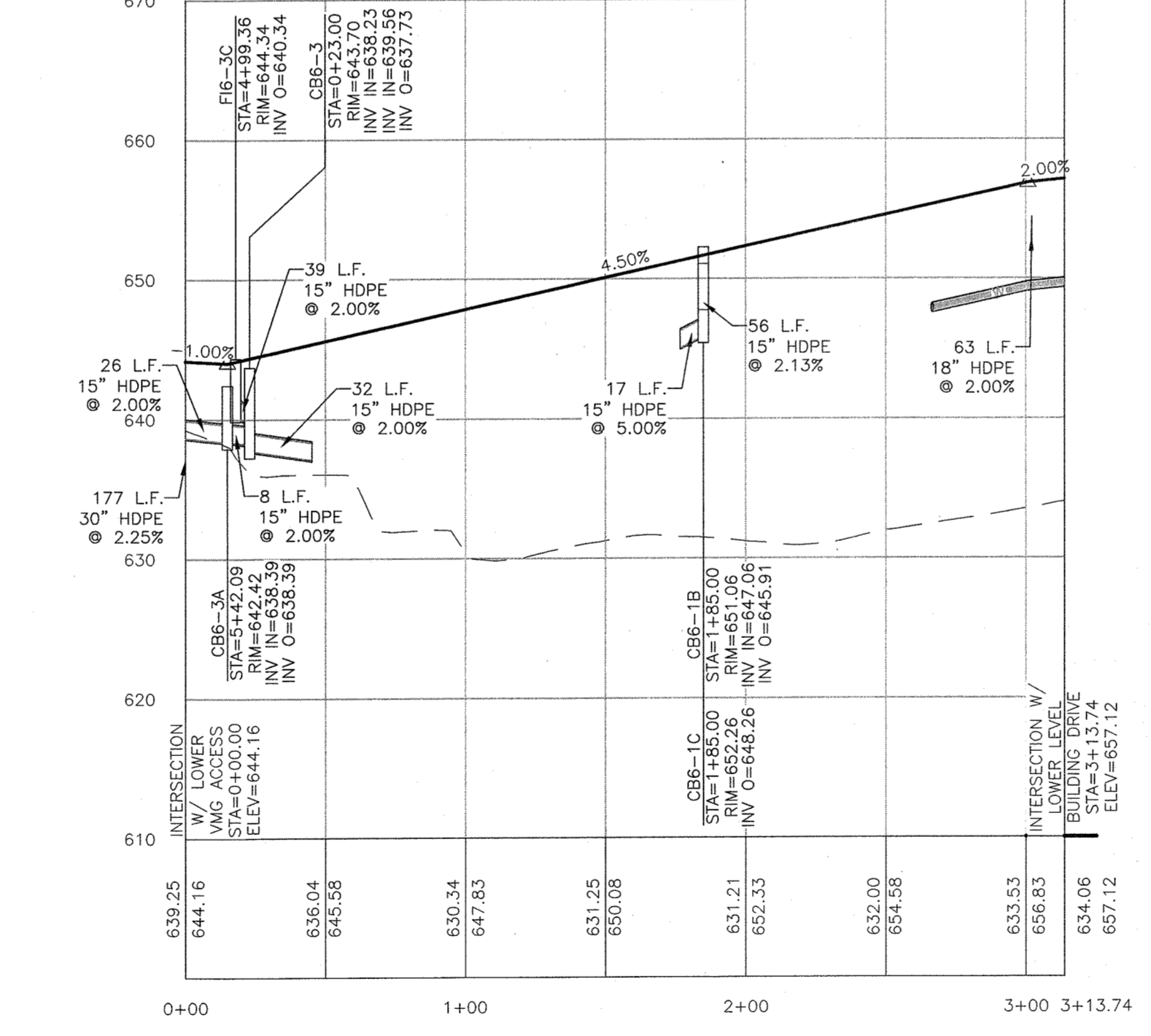
PROPOSED PARKING LOT 3 PROFILE



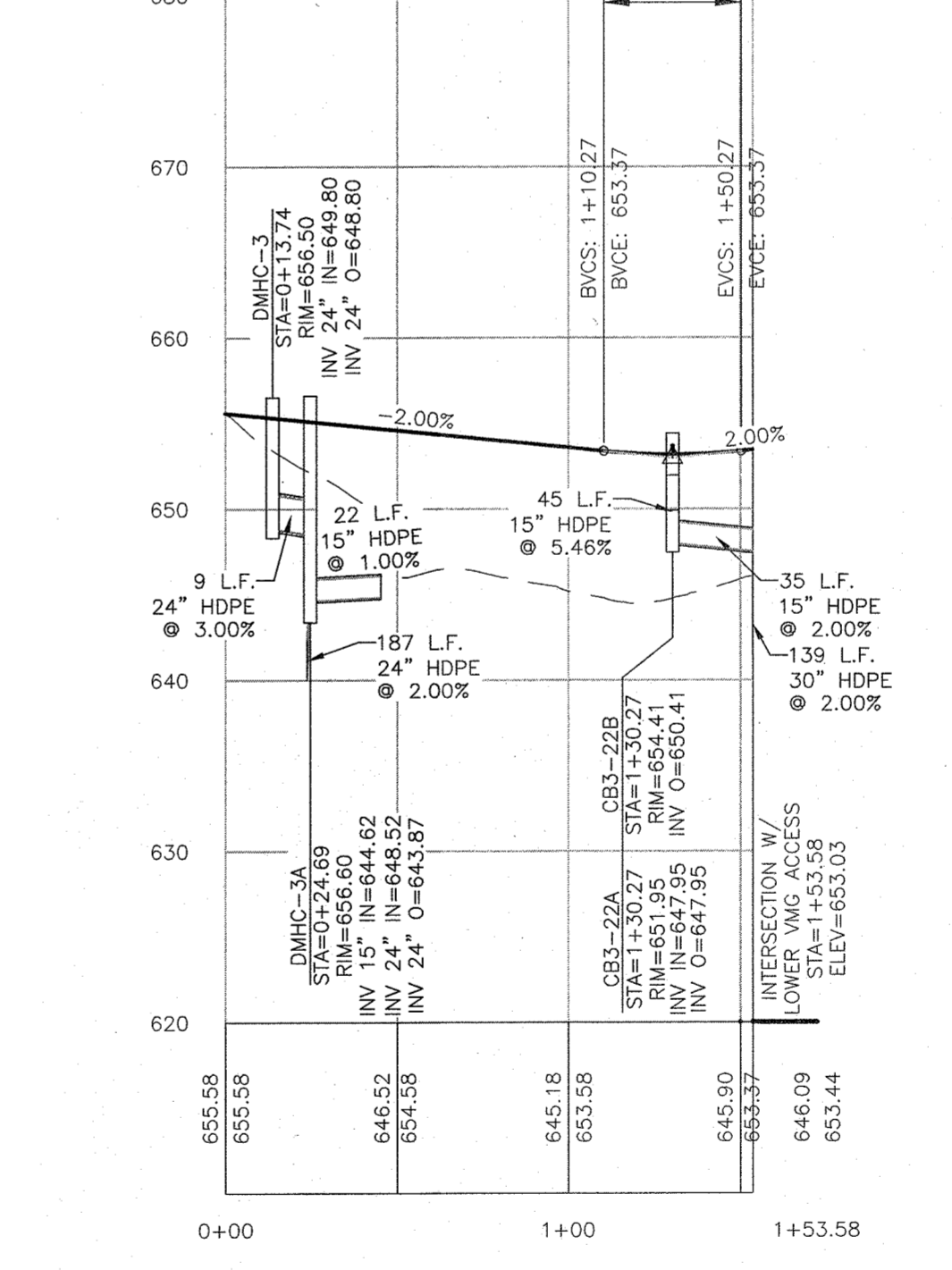
PROPOSED PARKING LOT 4 PROFILE



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'



RESERVED FOR TOWN PLANNING BOARD APPROVAL

6-17-24	PER MHE COMMENTS	MNS
3-28-24	PER MUNICIPAL CONSULTANT COMMENTS	MNS
7-25-23	FULL DESIGN OF REVISED LAYOUT	MNS
5-24-23	PER VMS ACCESS & PIP COMMENTS	MNS
2-22-23	GENERAL REVISIONS	MNS
1-25-23	PRELIMINARY FULL DESIGN PLAN SET	MNS
11-22-22	WETLAND MITIGATION PLAN PREPARATION DATE	MNS
1-20-17 TO 8-12-22	25 REVISION DATES (SEE MAP LAST REVISED 8-12-22 FOR INFORMATION ON REVISIONS)	MNS
12-8-16	CONCEPT PLAN PREPARATION DATE	JWP
DATE	DESCRIPTION	INITIALS
MAP CHECK DATE: 00/00/00	INITIALED BY: --	

PIETRZAK & PFAU
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 282 GREENWICH AVENUE, SUITE A GOSHEN, NEW YORK 10924 (845) 284-0606
 2 HAMILTON AVENUE MONTICELLO, NEW YORK 12701 (845) 786-4646

JOSEPH J. PIETRZAK, P.E. LICENSE NO. 060846
 MICHAEL P. PFAU, P.E. LICENSE NO. 060823

MONROE COMMONS
 COMMERCIAL SITE PLAN

TOWN OF MONROE - SECTION 2, BLOCK 1, LOT 10
 VILLAGE OF WOODBURY - SECTION 825, BLOCK 1, LOT 90
 COUNTY OF ORANGE, NEW YORK

PROJECT TITLE

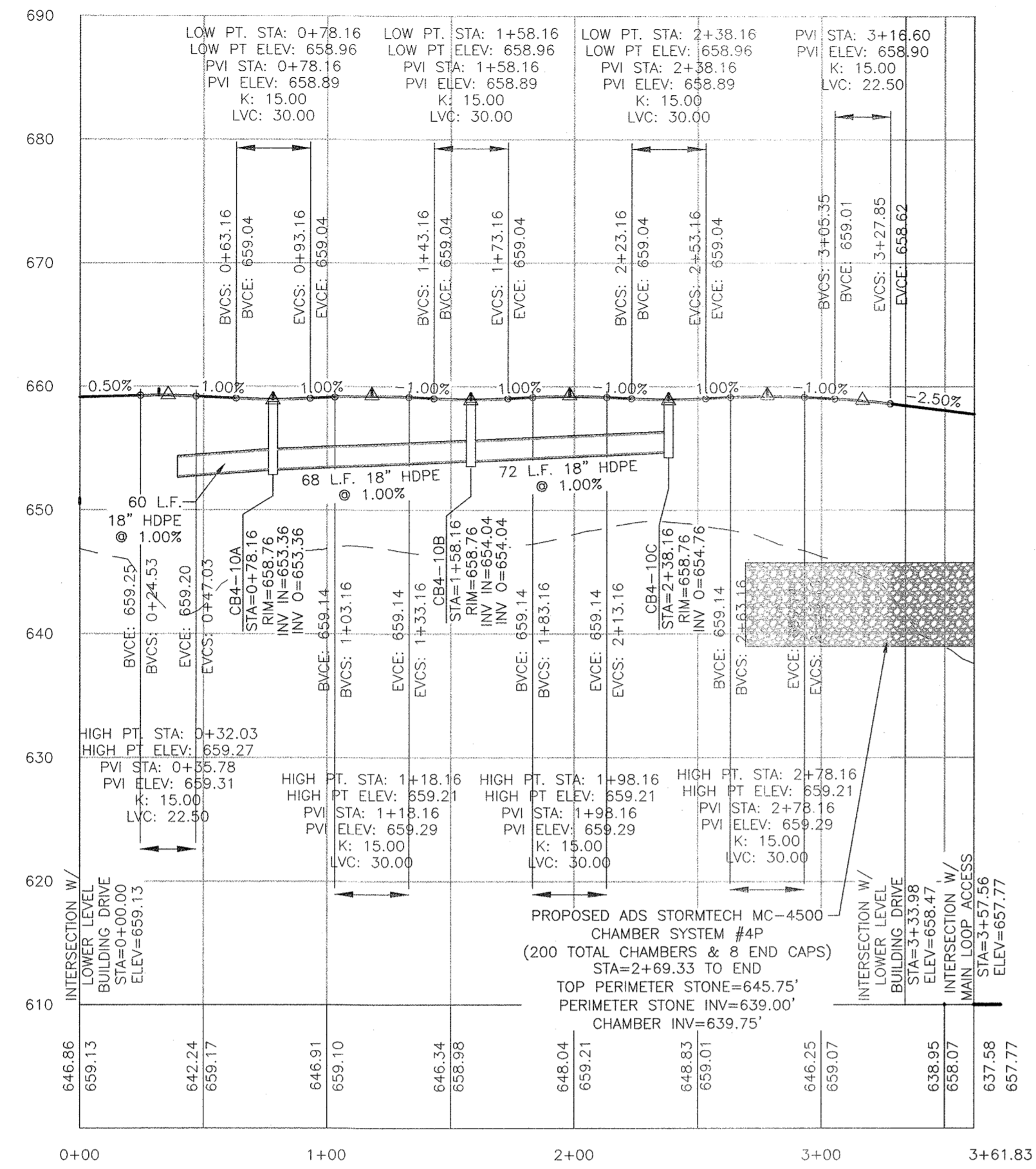
PROFILE SHEET 3

DRAWING TITLE

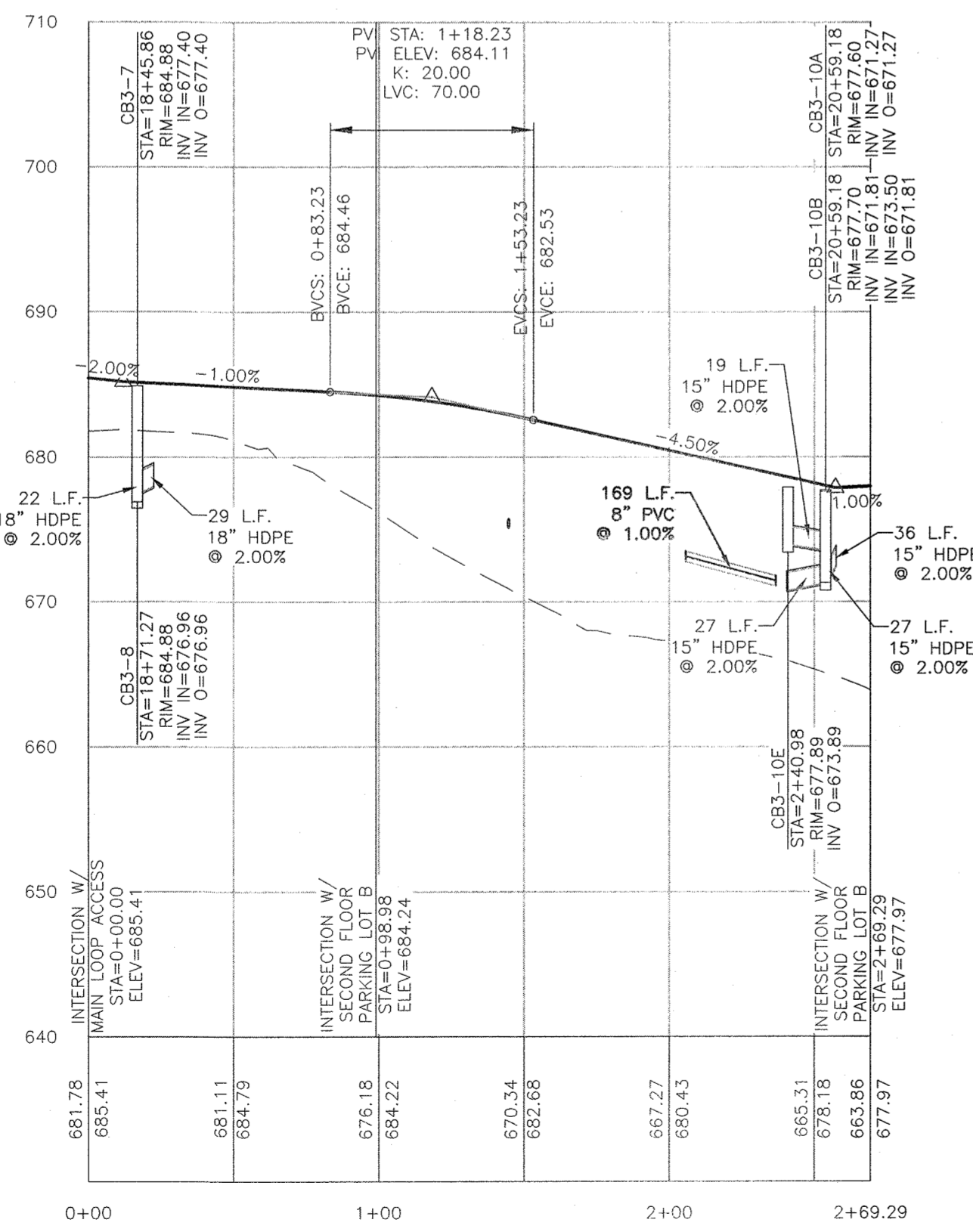
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7206, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.D. SHEET NO. 1 OF 1 D.E.C. SHEET NO. 22 OF 24 DRAWING NUMBER N/A OF N/A 82 OF 45

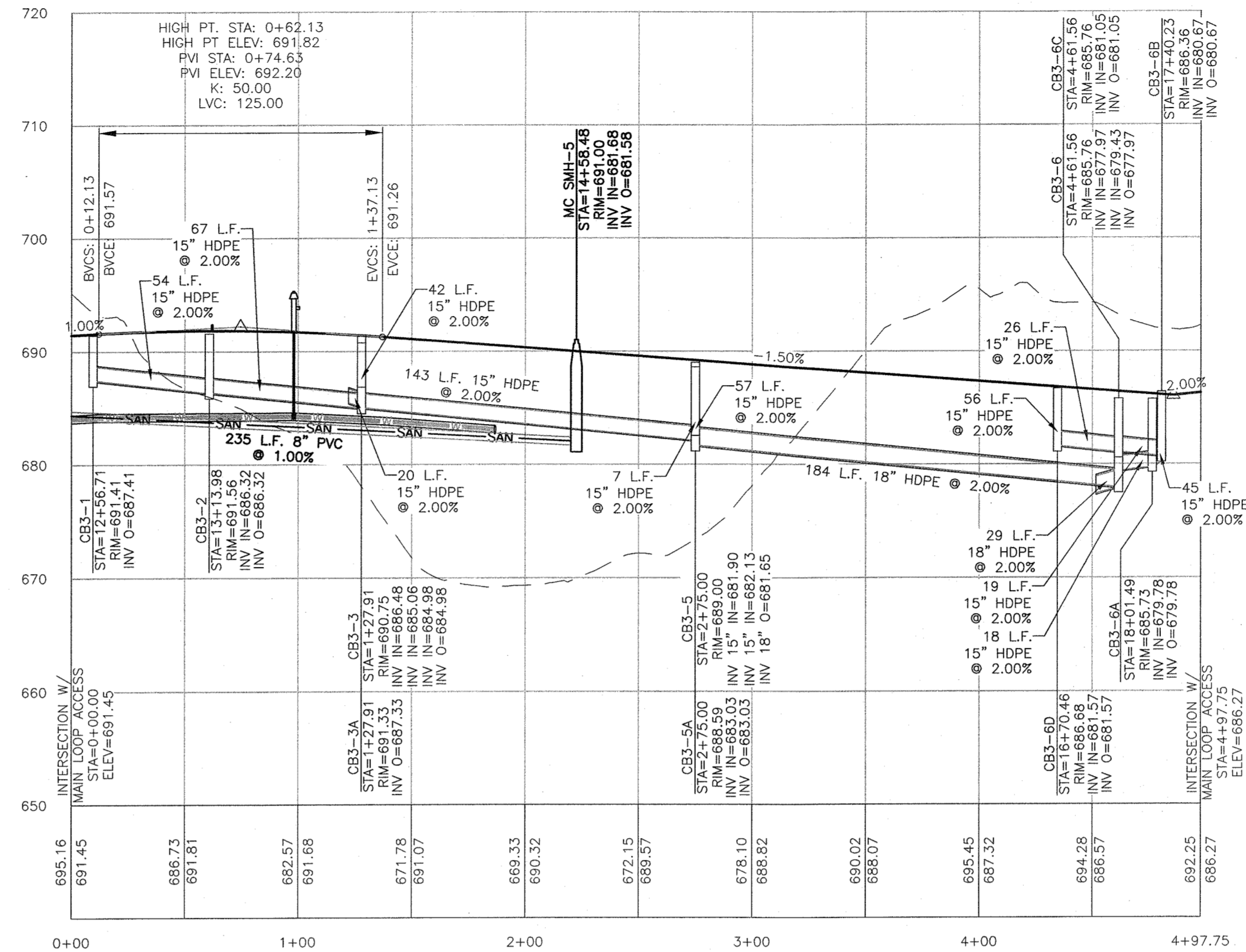
SCALE AS SHOWN CAD REFERENCE NEW FOOTPRINT PROJECT NUMBER 9871001



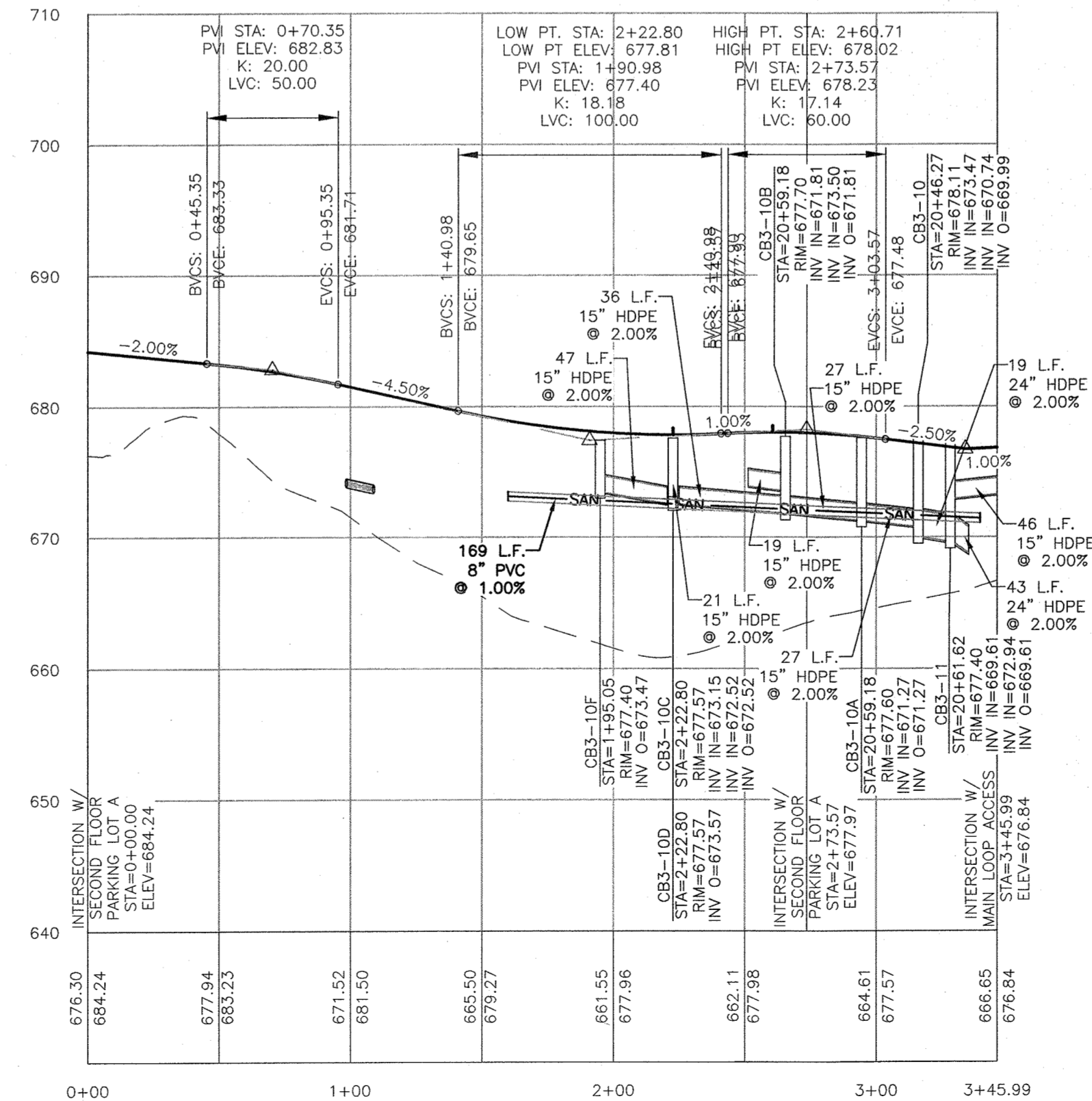
PROPOSED LOWER LEVEL DROPOFF AREA PROFILE



PROPOSED SECOND FLOOR PARKING LOT A PROFILE



PROPOSED THIRD FLOOR PARKING LOT PROFILE



PROPOSED SECOND FLOOR PARKING LOT B PROFILE

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



RESERVED FOR TOWN PLANNING BOARD APPROVAL

DATE	DESCRIPTION	INITIALS
6-17-24	PER MHE COMMENTS	MWS
3-28-24	PER MUNICIPAL CONSULTANT COMMENTS	MWS
7-29-23	FULL DESIGN OF REVISED LAYOUT	MWS
5-24-23	PER VAC ACCESS & PR 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	JLP
	REVISIONS	

PIETRZAK & PFAU
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282 GREENWICH AVENUE, SUITE A
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(945) 294-0608

2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12071
(945) 796-4646

MONROE COMMONS
COMMERCIAL SITE PLAN

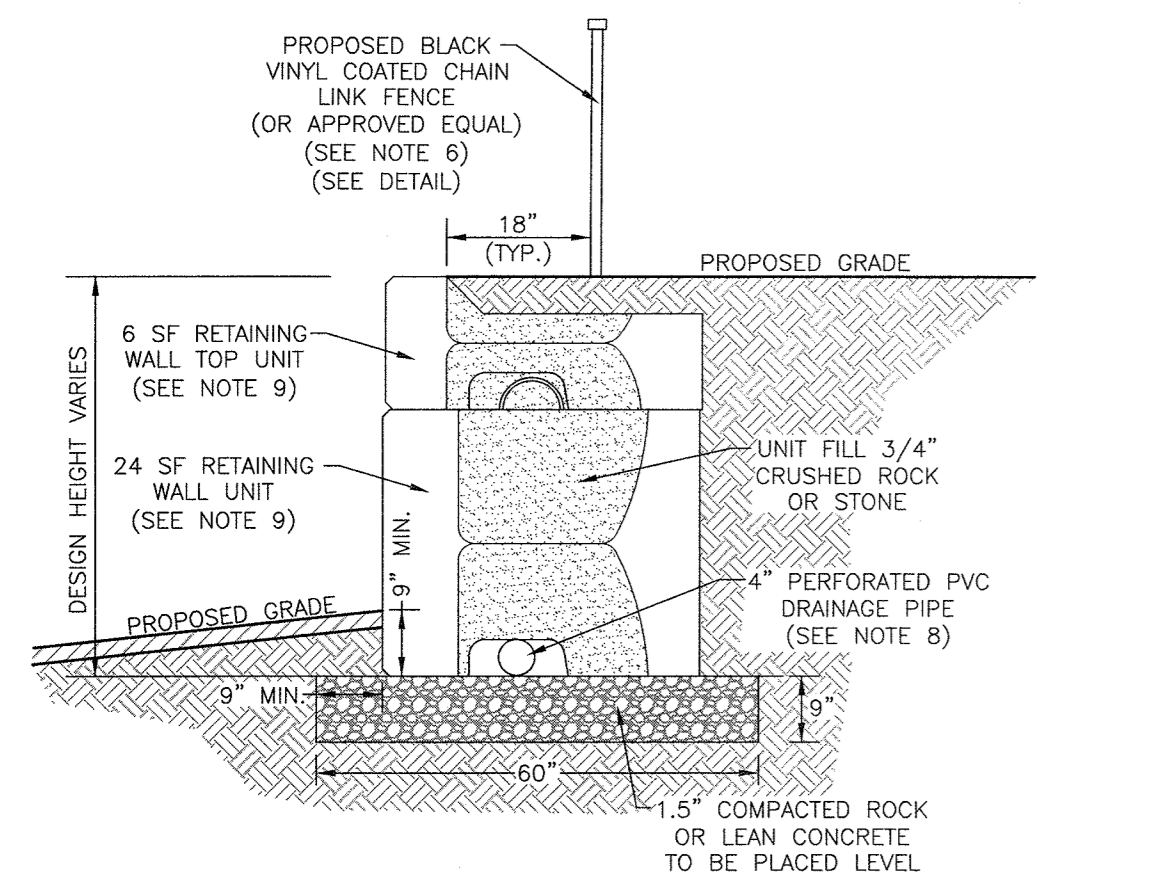
TOWN OF MONROE - SECTION 2, BLOCK 1, LOT 10
VILLAGE OF WOODBURY - SECTION 225, BLOCK 1, LOT 30
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE

PROFILE SHEET 4

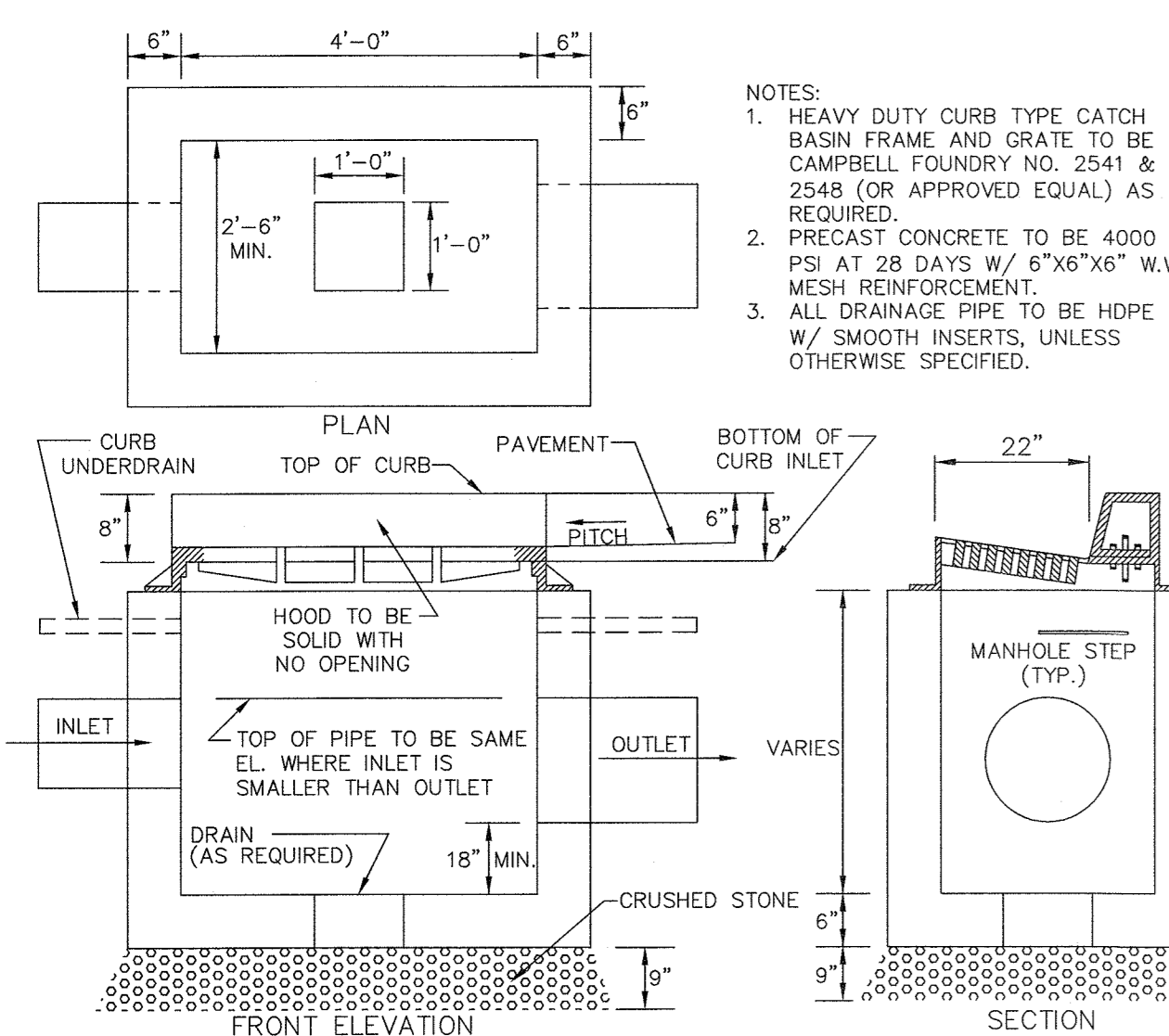
O.C.H.D. SHEET NO.	D.E.C. SHEET NO.	DRAWING NUMBER
N/A OF N/A	N/A OF N/A	23 OF 45
SCALE	CAD REFERENCE	PROJECT NUMBER
AS SHOWN	NEW FOOTPRINT	98170.01

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.

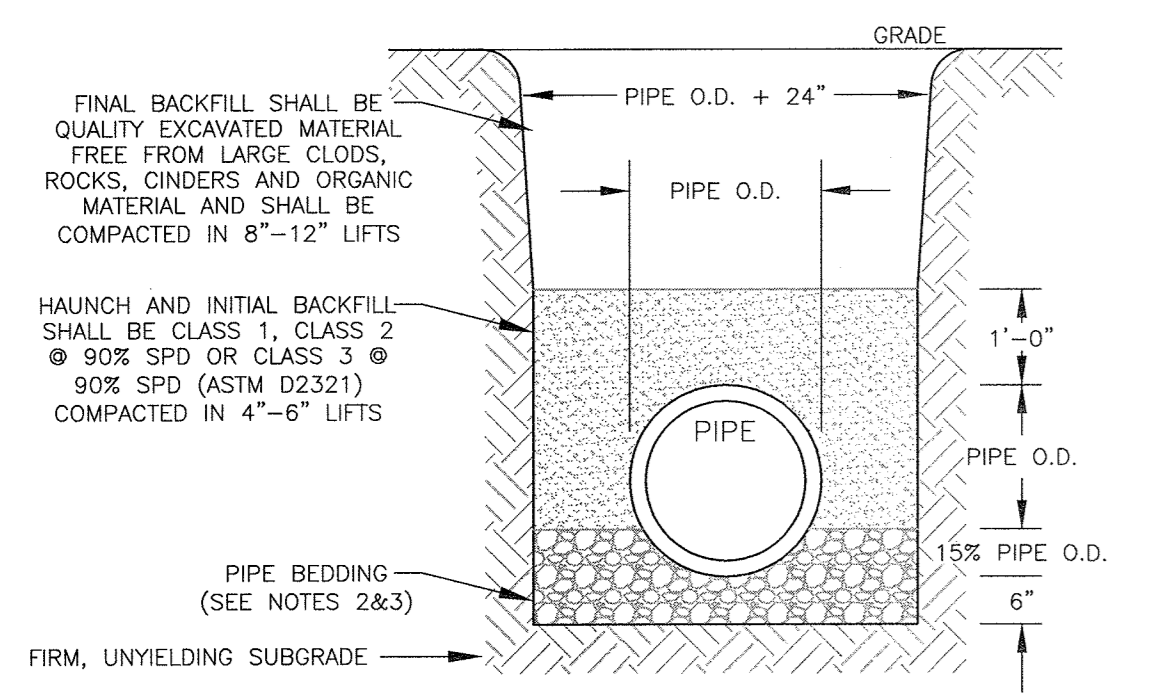


- NOTES:**
- PROPOSED CONCRETE BLOCK RETAINING WALL TO BE A STRONG STONE SYSTEMS WALL, UTILIZING A MIXTURE OF THE 24 SQUARE FOOT UNITS, 6 SQUARE FOOT UNITS AND THE STEP/CAP UNITS, OR APPROVED EQUAL.
 - DESIGN FOR THE RETAINING WALL SHOWN HEREON SHALL BE PREPARED BY A NYS LICENSED PROFESSIONAL ENGINEER 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.
 - THE ABOVE-MENTIONED 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.
 - 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.
 - 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.
 - 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 COATED FABRIC IN ACCORDANCE WITH THE DETAIL PROVIDED IN THIS PLAN SET. SEE GRADING PLAN FOR LOCATION OF PROPOSED WALLS.
 - 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.
 - 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.

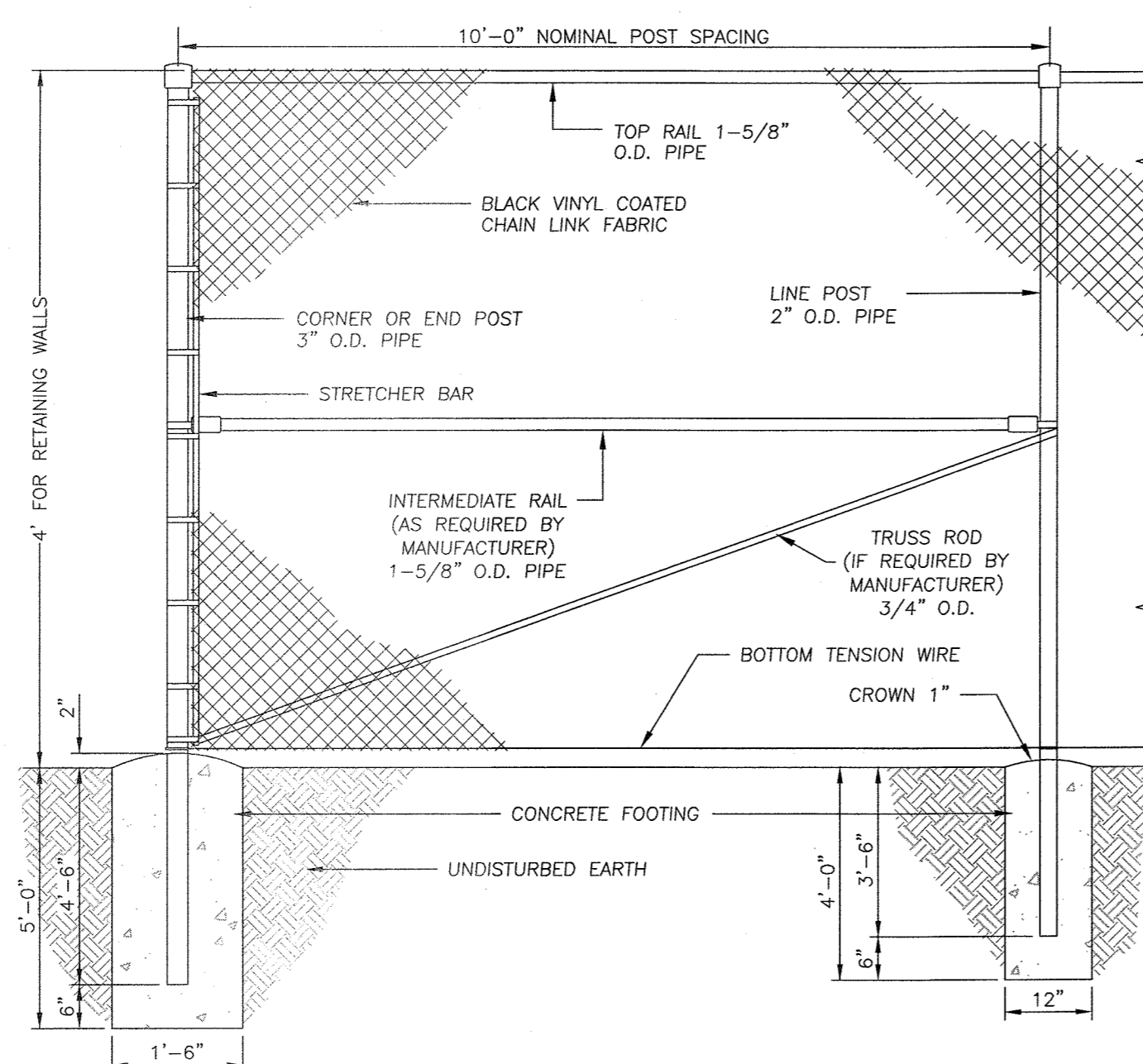


PRECAST CONCRETE CURB INLET DETAIL
N.T.S.



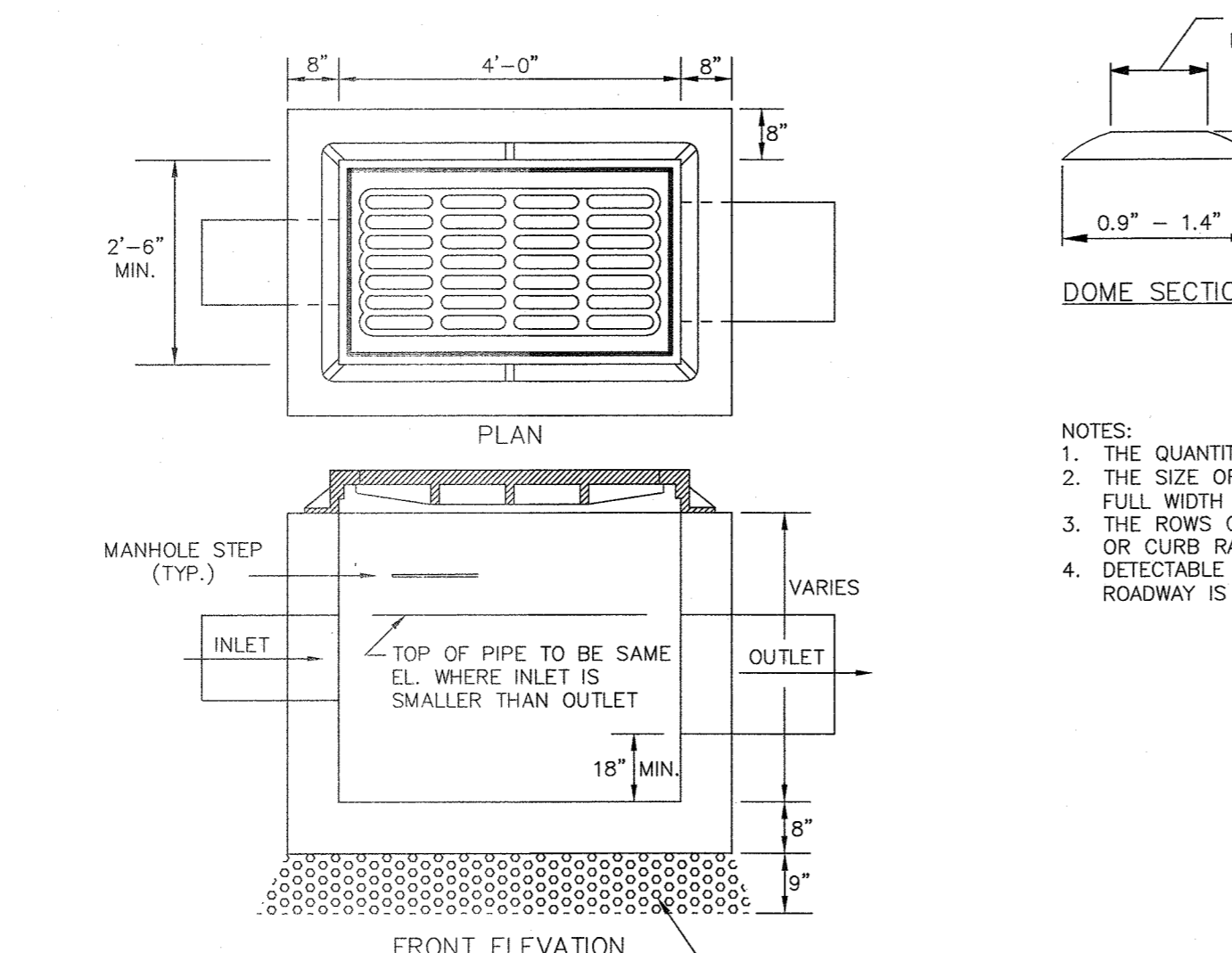
- NOTES:**
- SOIL CLASSES AS DEFINED IN ASTM D 2487 AND D 2321.
 - PIPE BEDDING FOR STORM SEWERS SHALL BE CLASS 1 EMBEDMENT MATERIAL OR CLASS 2 OR 3 EMBEDMENT MATERIAL COMPACTED TO 90% STANDARD PROCTOR DENSITY.
 - PARTICLE SIZE IN THE EMBEDMENT ZONE SHALL NOT EXCEED 2".
 - WHERE UNSUITABLE MATERIAL IS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

PIPE BEDDING & BACKFILL DETAIL
N.T.S.



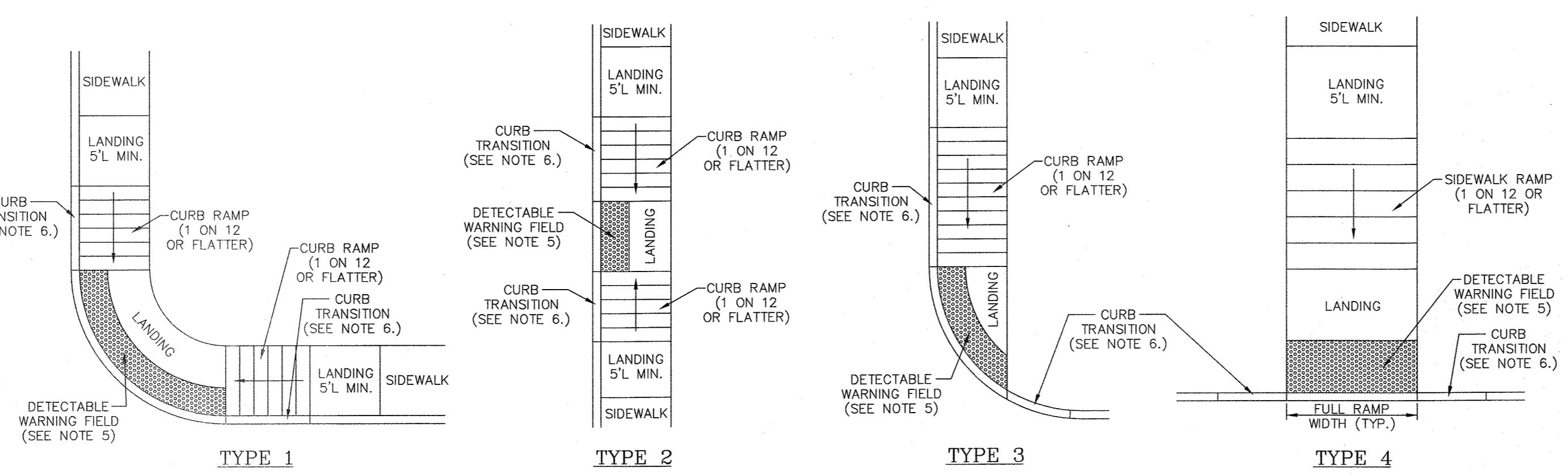
- NOTES:**
- ALL COMPONENTS OF FENCE TO BE BLACK VINYL COATED.
 - FENCE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS.
 - FENCE TO BE INSTALLED ON TOP OF PROPOSED RETAINING WALLS IN ACCORDANCE WITH DETAILS PROVIDED ON RETAINING WALL DESIGN DRAWINGS SUBMITTED TO THE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

CHAIN LINK FENCE DETAIL
N.T.S.



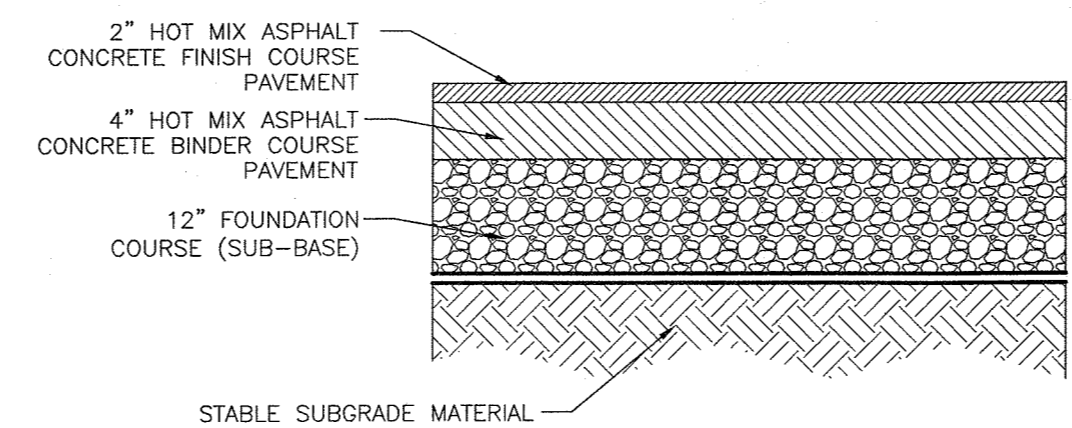
- NOTES:**
- HEAVY DUTY FIELD TYPE CATCH BASIN FRAME AND GRATE TO BE CAMPBELL FOUNDRY NO. 3433 & 3408 (OR APPROVED EQUAL) AS REQUIRED.
 - PRECAST CONCRETE TO BE 4000 PSI AT 28 DAYS W/ 6"x6"x6" W.W. MESH REINFORCEMENT.
 - ALL DRAINAGE PIPE TO BE HDPE W/ SMOOTH INSERTS, UNLESS OTHERWISE SPECIFIED.

PRECAST CONCRETE FIELD INLET DETAIL
N.T.S.

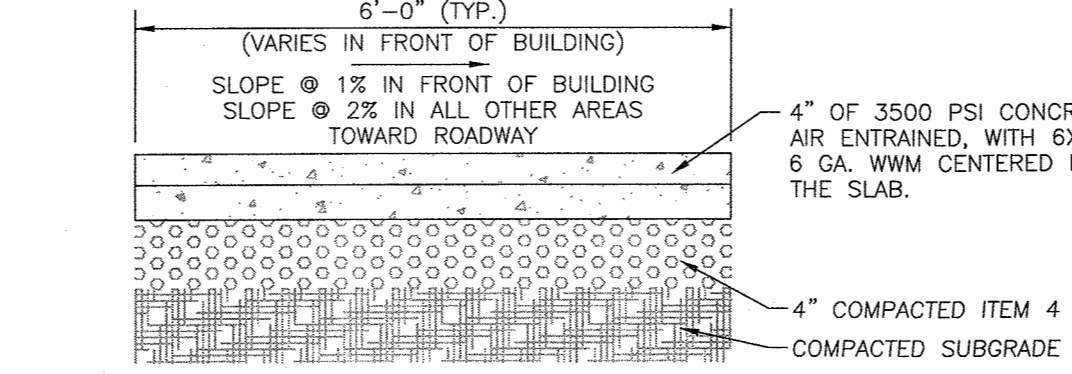


- NOTES:**
- DETECTABLE WARNINGS ARE REQUIRED. SEE DETECTABLE WARNINGS DETAIL.
 - THE MINIMUM WIDTH FOR SIDEWALK CURB RAMPS IS 5'-0".
 - THE RUNNING SLOPE OF A CURB RAMP SHALL BE 1:20 (5%) MINIMUM (PREFERRED) AND 1:12 (8.33%) MAXIMUM.
 - THE CROSS SLOPE OF CURB RAMPS SHOULD BE AS FLAT AS POSSIBLE, NOT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

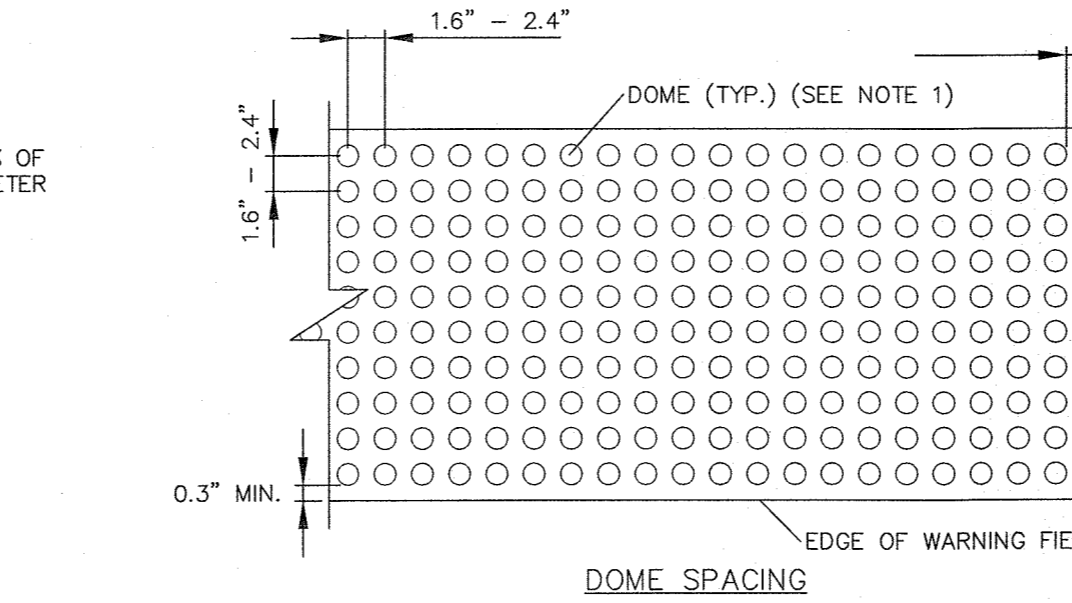


PAVING CROSS-SECTION DETAIL
N.T.S.



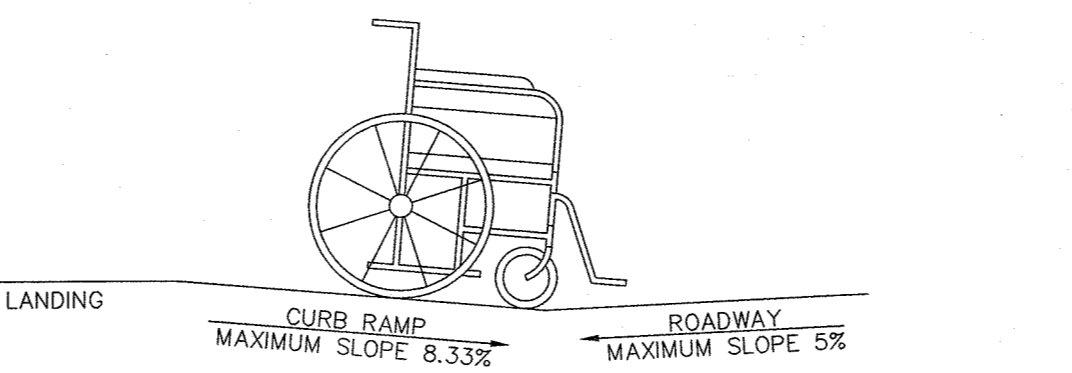
- NOTES:**
- FINISH TO BE BROOM FINISH AT 90° TO EACH SUCCEEDING SLAB.
 - JOINTER TO BE 1" DEEP. JOINT SPACING SHALL BE EQUAL TO WIDTH OF WALK FOR SPACING.
 - INSTALL 1/2" PRE-MOLDED EXPANSION JOINT AT 24' O.C. AND WHERE SIDEWALK IS AGAINST CONCRETE CURBS, BUILDINGS, AND OTHER STRUCTURES.
 - NO UTILITIES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



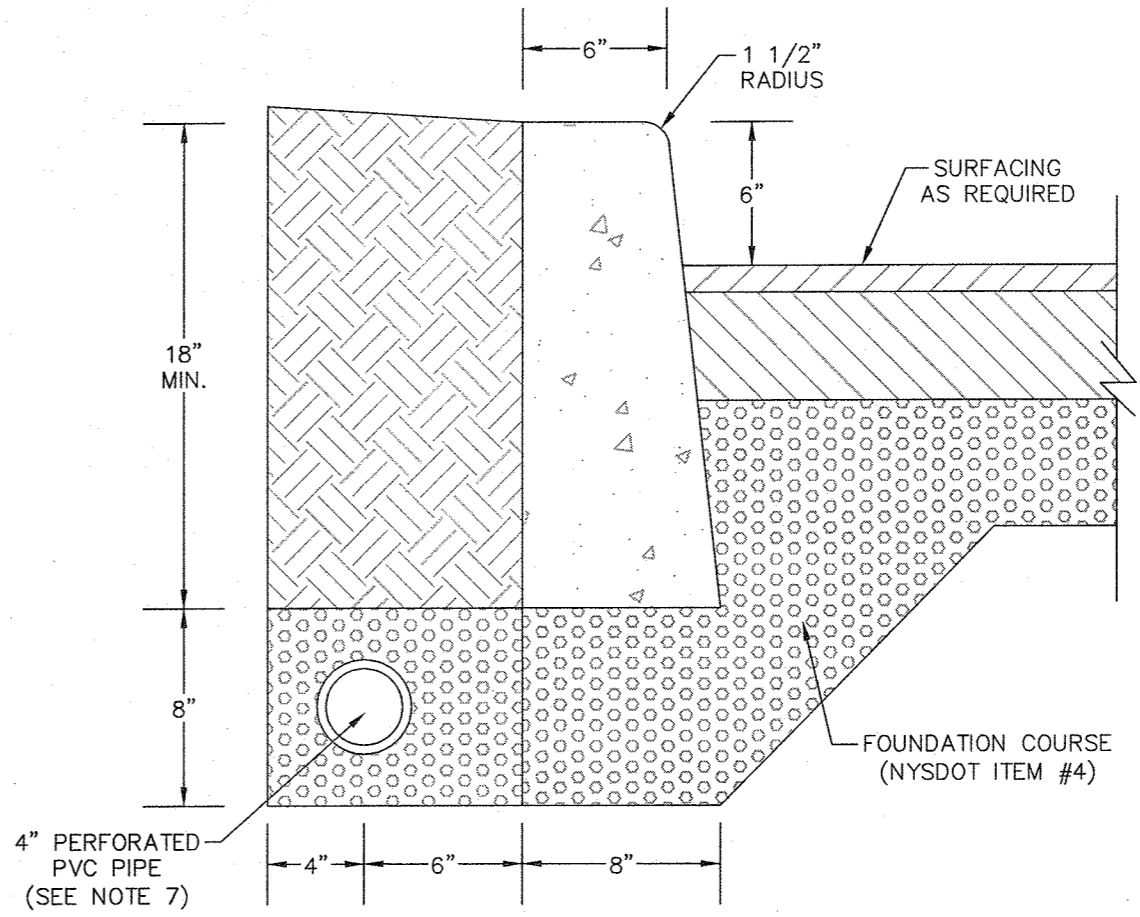
- NOTES:**
- THE QUANTITY OF DOMES DEPICTED ON THE DETECTABLE WARNING UNIT ARE FOR ILLUSTRATION ONLY.
 - THE SIZE OF THE DETECTABLE WARNING FIELD SHALL BE 24" IN THE DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE.
 - THE ROWS OF DOMES SHALL BE ALIGNED TO THE GRADE BREAK BETWEEN THE RAMP LANDING OR CURB RAMP AND THE STREET.
 - DETECTABLE WARNINGS SHALL BE LOCATED SO THAT THE EDGE OR CORNER OF THE WARNING FIELD NEAREST TO THE ROADWAY IS 5" TO 8" FROM THE FRONT OF THE CURB OR THE ROADWAY EDGE.

DETECTABLE WARNING FIELD DETAIL
N.T.S.



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

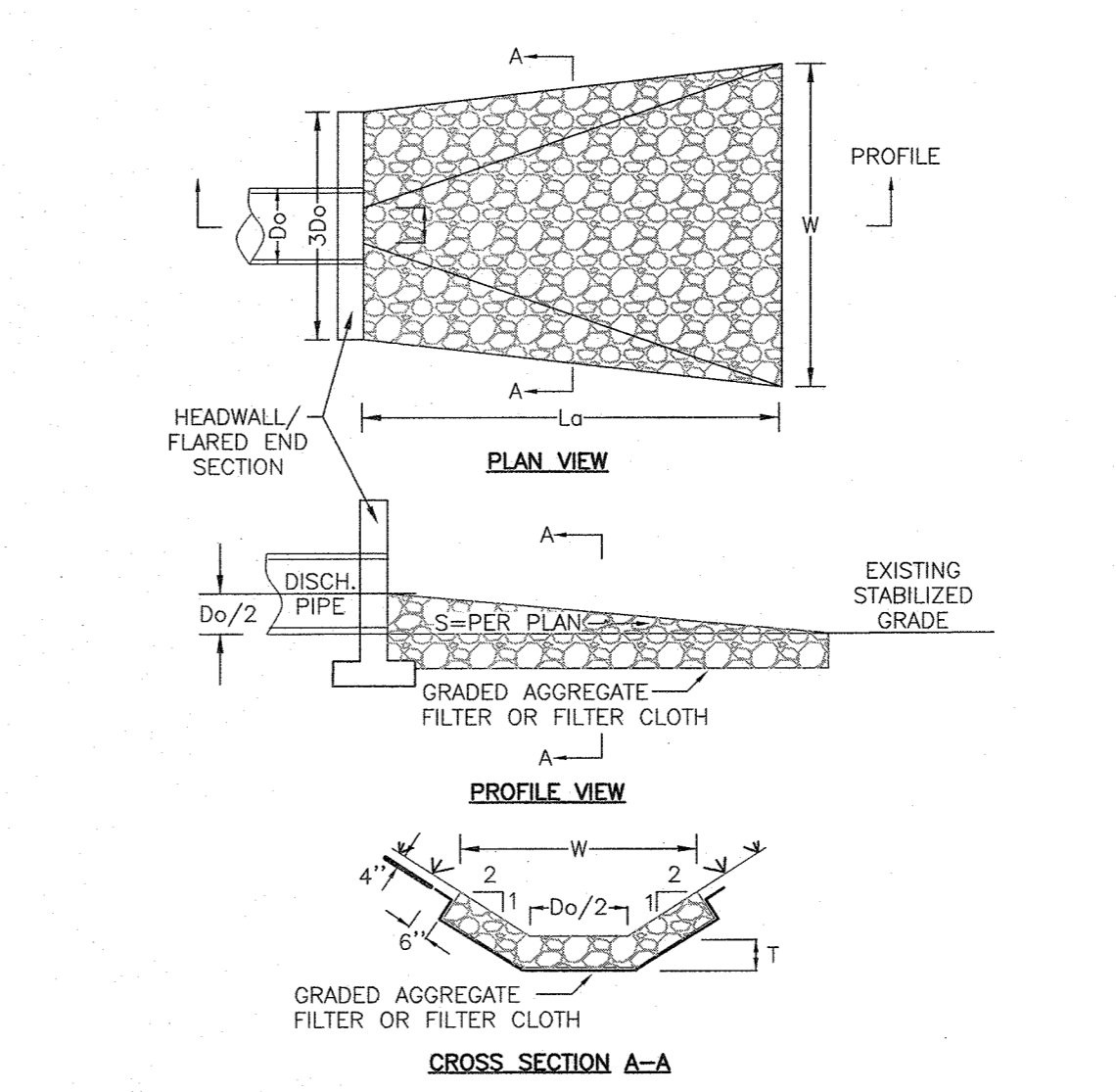
COUNTER SLOPE CONDITIONS
N.T.S.



CONCRETE CURB DETAIL
N.T.S.

- NOTES:**
- CURB SHALL BE CAST IN PLACE.
 - EXPANSION JOINTS OF 3/16" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT TEN (10) FOOT INTERVALS.
 - CONCRETE TO BE 1:2:3 MIX DESIGN, AIR ENTRAINED WITH DUREX OR EQUAL.
 - CONCRETE TO TEST 4000 PSI AT 28 DAYS.
 - DROP CURBS TO HAVE A MINIMUM 1" REVEAL ABOVE FINISHED ROAD SURFACE.
 - 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.

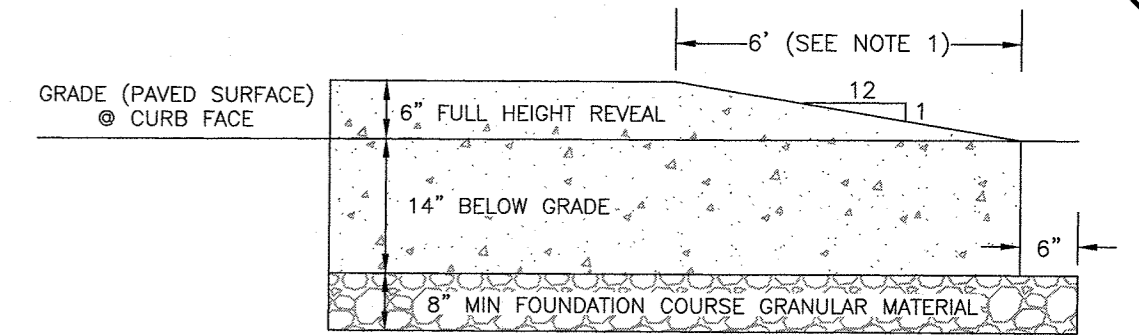
CONCRETE CURB DETAIL
N.T.S.



RIPRAP OUTLET PROTECTION SIZING CHART

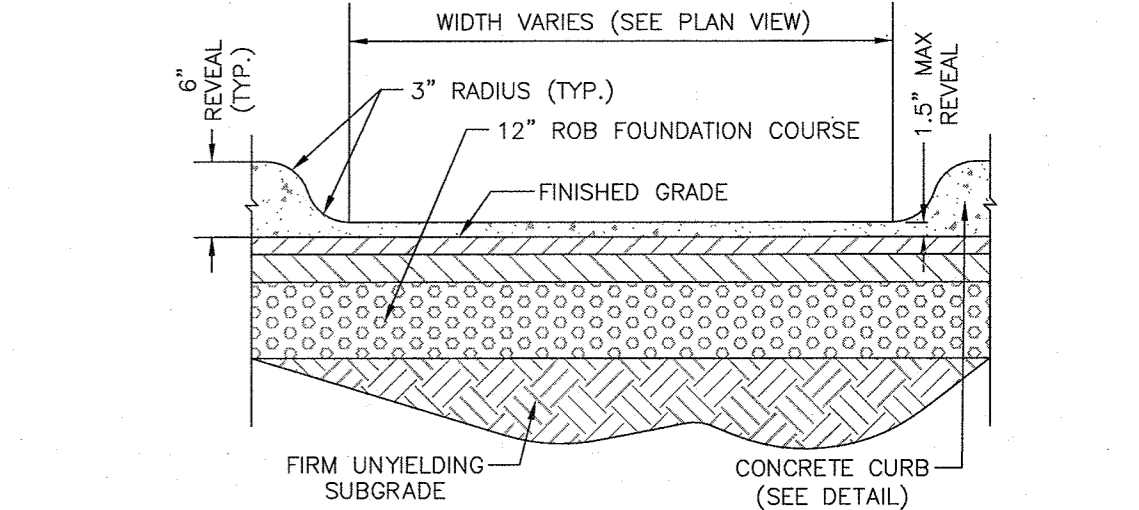
OUTLET NUMBER	PIPE DIAMETER (Do)	APRON LENGTH (Lo)	APRON WIDTH (W)	APRON THICKNESS (T)	AVERAGE STONE DIAMETER (D50)	MAXIMUM STONE DIAMETER (Dmax)
FES-1	36"	32'	35'	21"	11"	17"
FES-2	15"	12'	14'	12"	5"	8"
FES-4	12"	9'	10'	9"	4"	6"
FES-5	24"	19'	21'	21"	11"	17"
FES-6	30"	21'	23'	23"	10"	15"
FES-8	24"	20'	22'	22"	12"	18"
FES-9	24"	20'	22'	21"	9"	14"

RIPRAP OUTLET PROTECTION DETAIL
N.T.S.

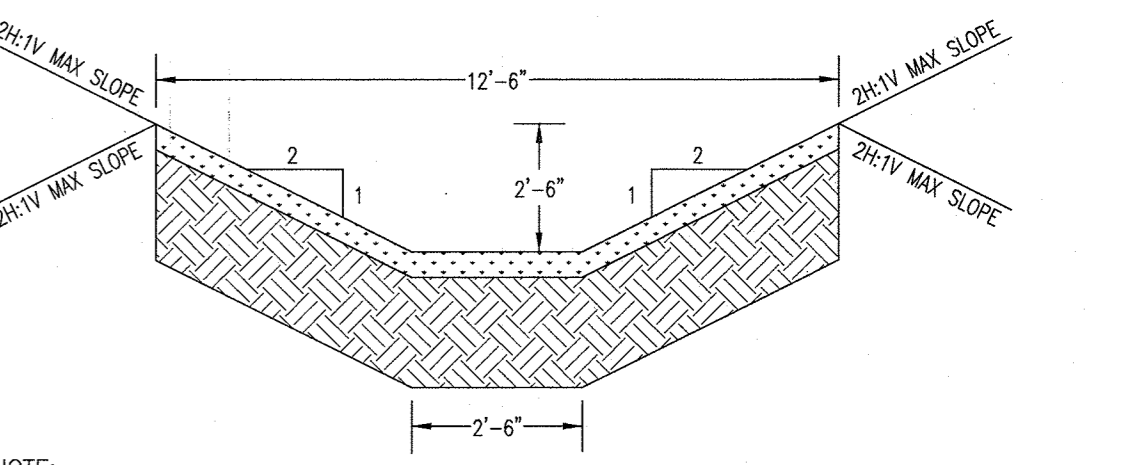


- NOTES:**
- CURB TERMINALS NOT ADJACENT TO A SIDEWALK MAY BE REDUCED TO 3 FEET LONG MINIMUM.

CURB TERMINAL DETAIL
N.T.S.



CURB CUT DETAIL
N.T.S.



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

PROPOSED GRASSED SWALE DETAIL
N.T.S.

DATE	DESCRIPTION	INITIALS
12-8-16	CONCEPT PLAN PREPARATION DATE	JLP
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)	

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UNINCORPORATED PROFESSIONAL ENGINEERS AND SURVEYORS
P.E. LICENSE NO. 07638, B.E.S. LICENSE NO. 050075
P.L.S. LICENSE NO. 83396

10/17/24
DATE

MONROE COMMONS
COMMERCIAL SITE PLAN

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

PROJECT TITLE

SITE DETAIL SHEET

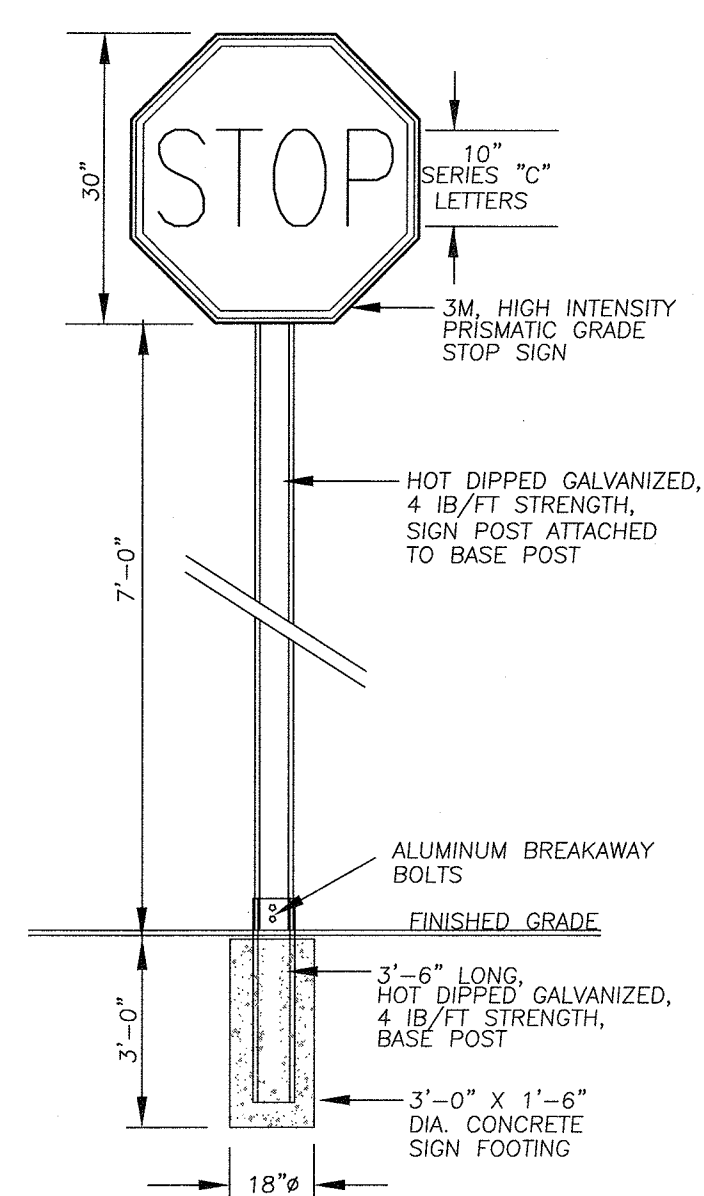
DRAWING TITLE

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-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 24 OF 45
SCALE AS SHOWN	CAD REFERENCE NEW FOOTPRINT	PROJECT NUMBER 98170.01

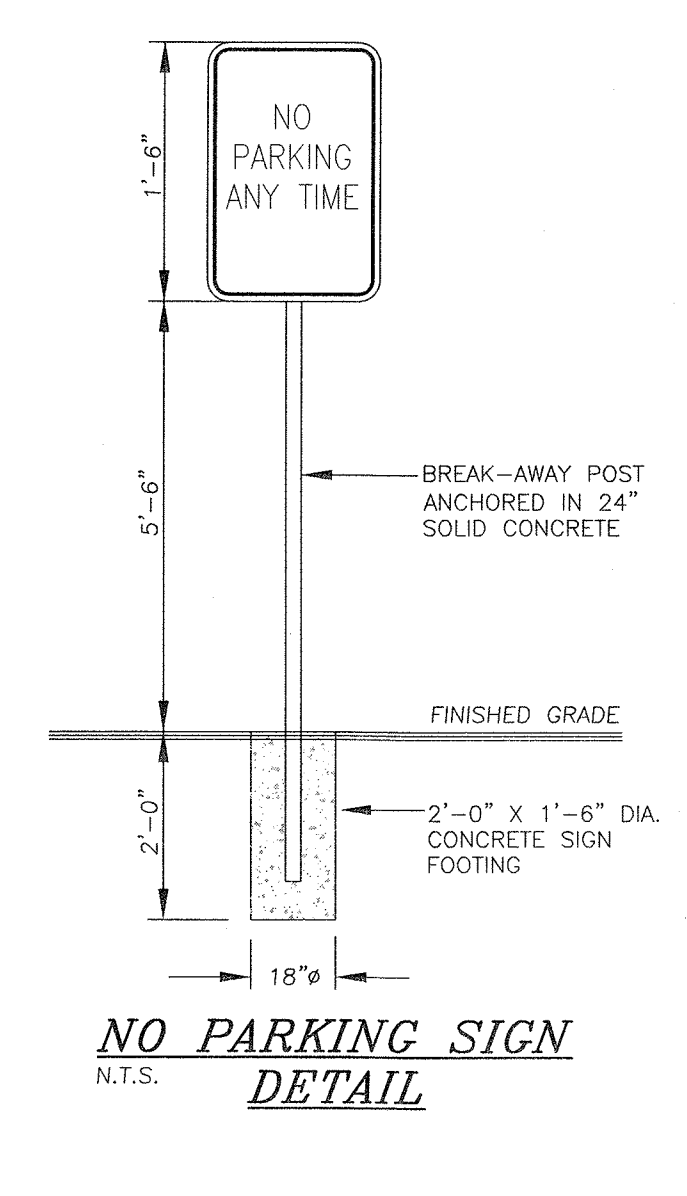


RESERVED FOR TOWN PLANNING BOARD APPROVAL

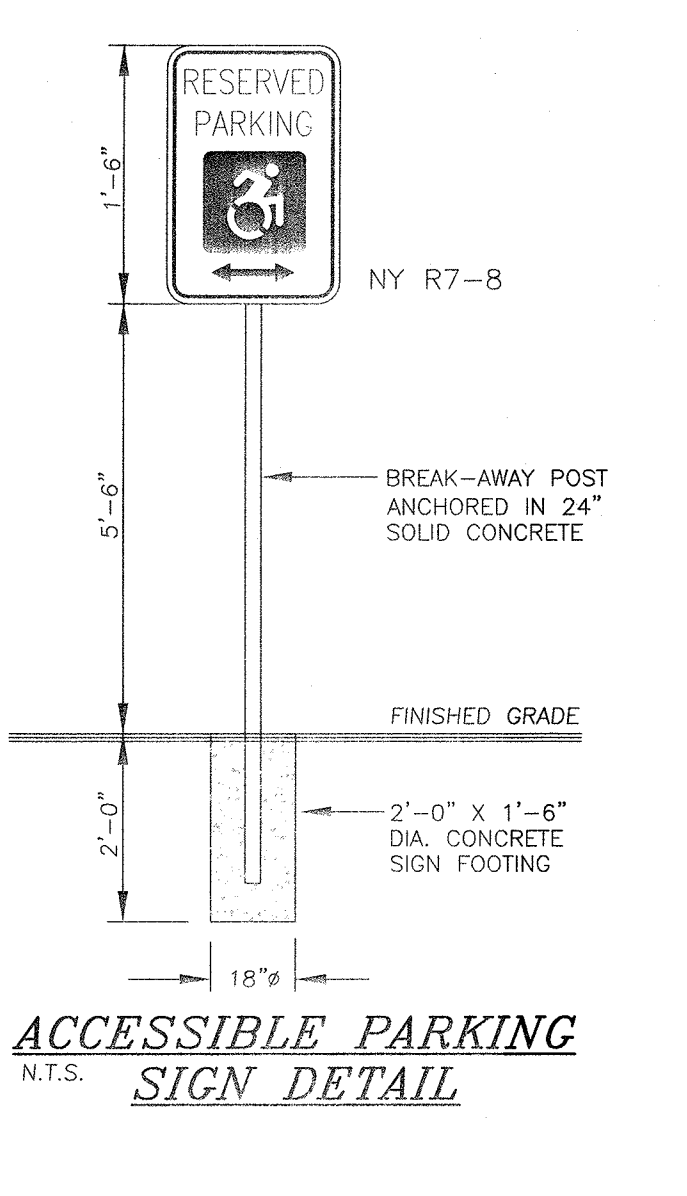


STOP SIGN DETAIL
N.T.S.

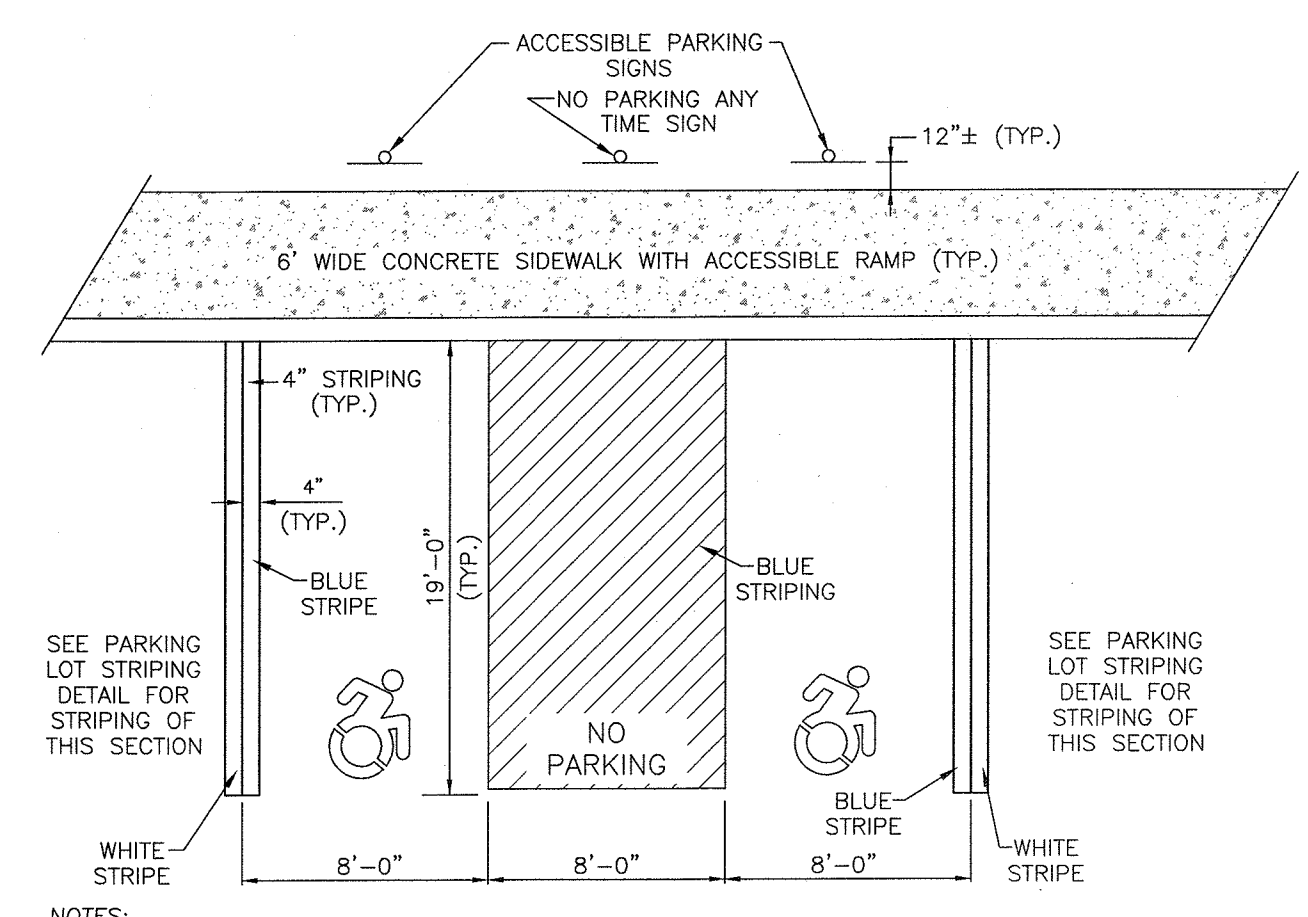
1. BASE POST TO PROJECT A MAXIMUM OF 4" ABOVE FINISHED GRADE.
2. POST IS TO HAVE TWO 3" X 3" RED HIGH INTENSITY PRISMATIC GRADE PANELS.



NO PARKING SIGN DETAIL
N.T.S.

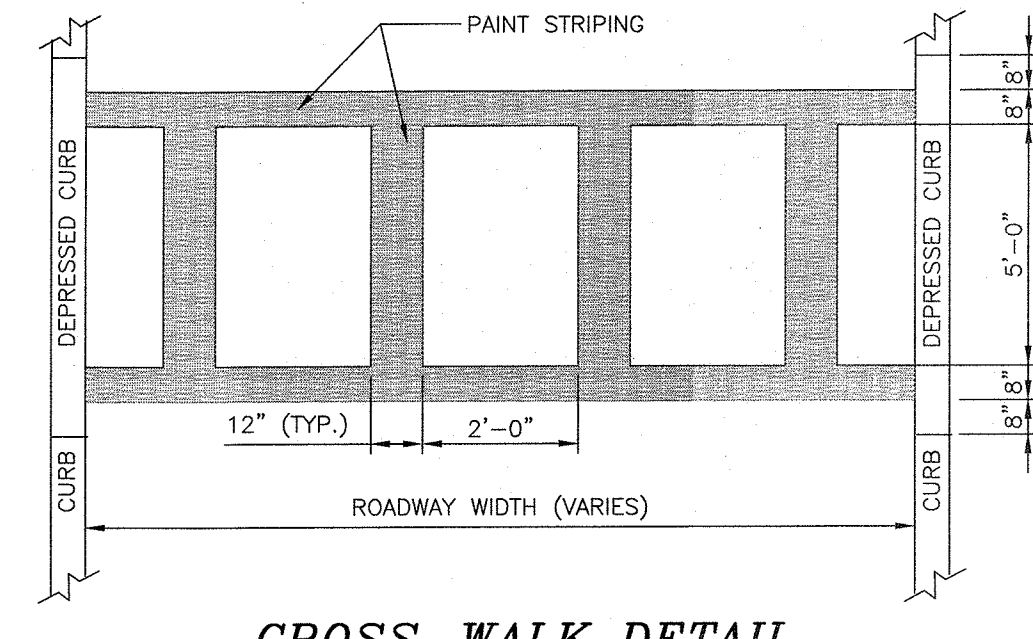


ACCESSIBLE PARKING SIGN DETAIL
N.T.S.

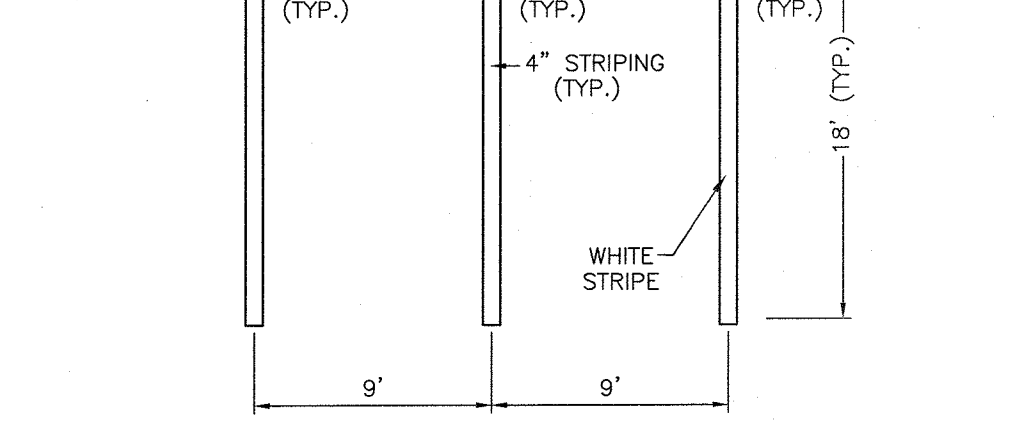


ACCESSIBLE PARKING STRIPING DETAIL
N.T.S.

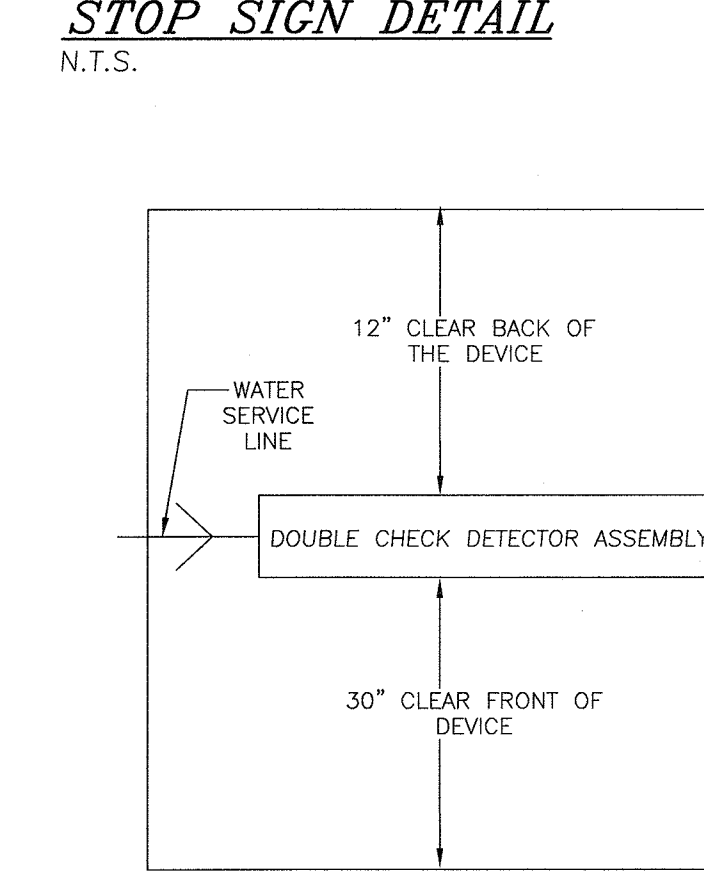
1. INSTALLATION, DIMENSIONS, COLORS AND DETAILS OF VARIOUS SIGNS, MARKINGS AND ACCESSORY PANELS ARE TO FOLLOW THE STANDARDS IN THE CURRENT "STANDARD HIGHWAY SIGN PUBLICATION" AND THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
2. ALL STRIPING FOR THE ACCESSIBLE SPACES MUST BE BLUE. WHEN A STANDARD SPACE ADJOINS AN ACCESSIBLE SPACE, THE DOUBLE LINE SHOULD BE HALF BLUE AND HALF WHITE.
3. DYNAMIC ACCESSIBILITY SYMBOLS SHALL BE USED.



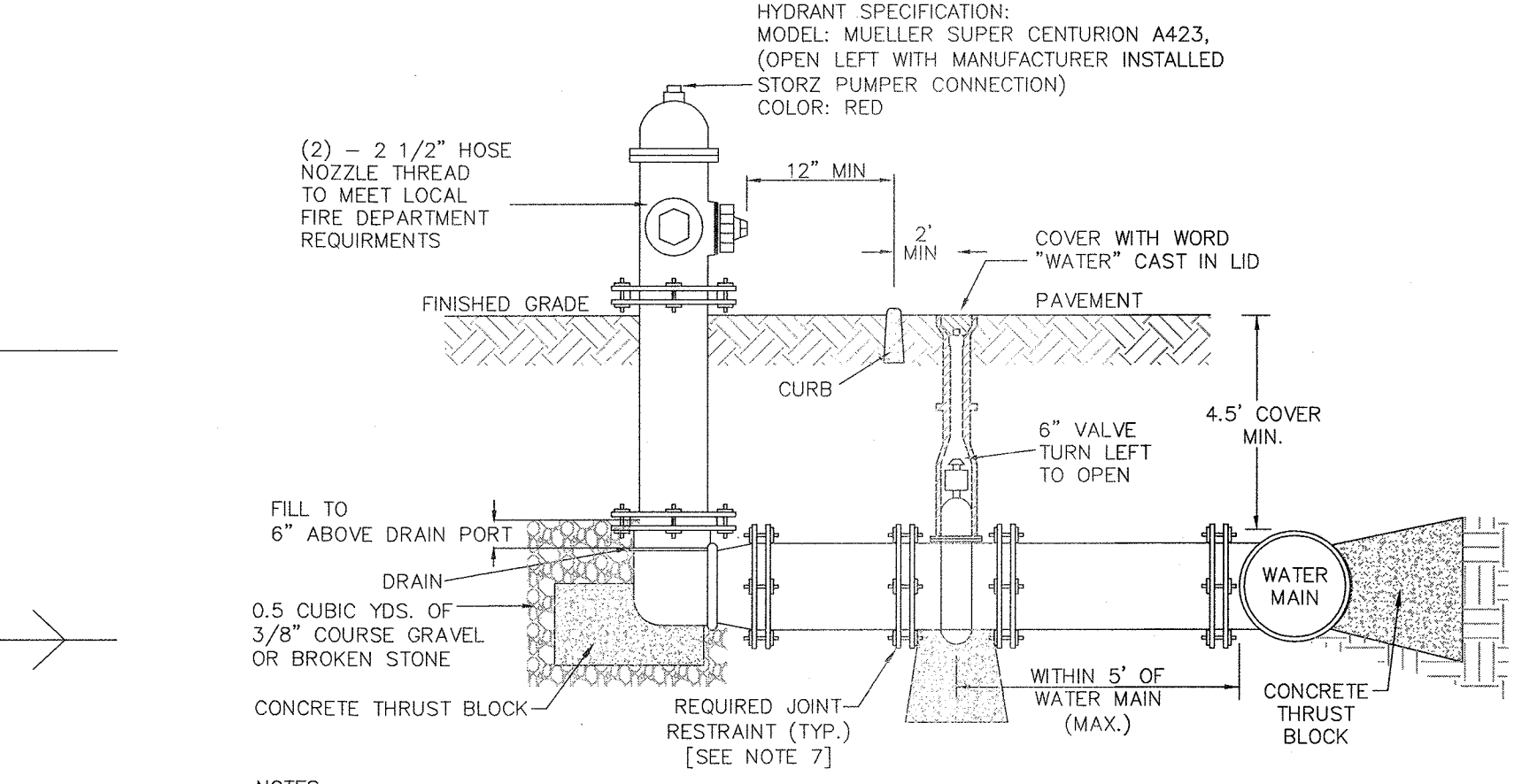
CROSS-WALK DETAIL
N.T.S.



PARKING LOT STRIPING DETAIL
N.T.S.

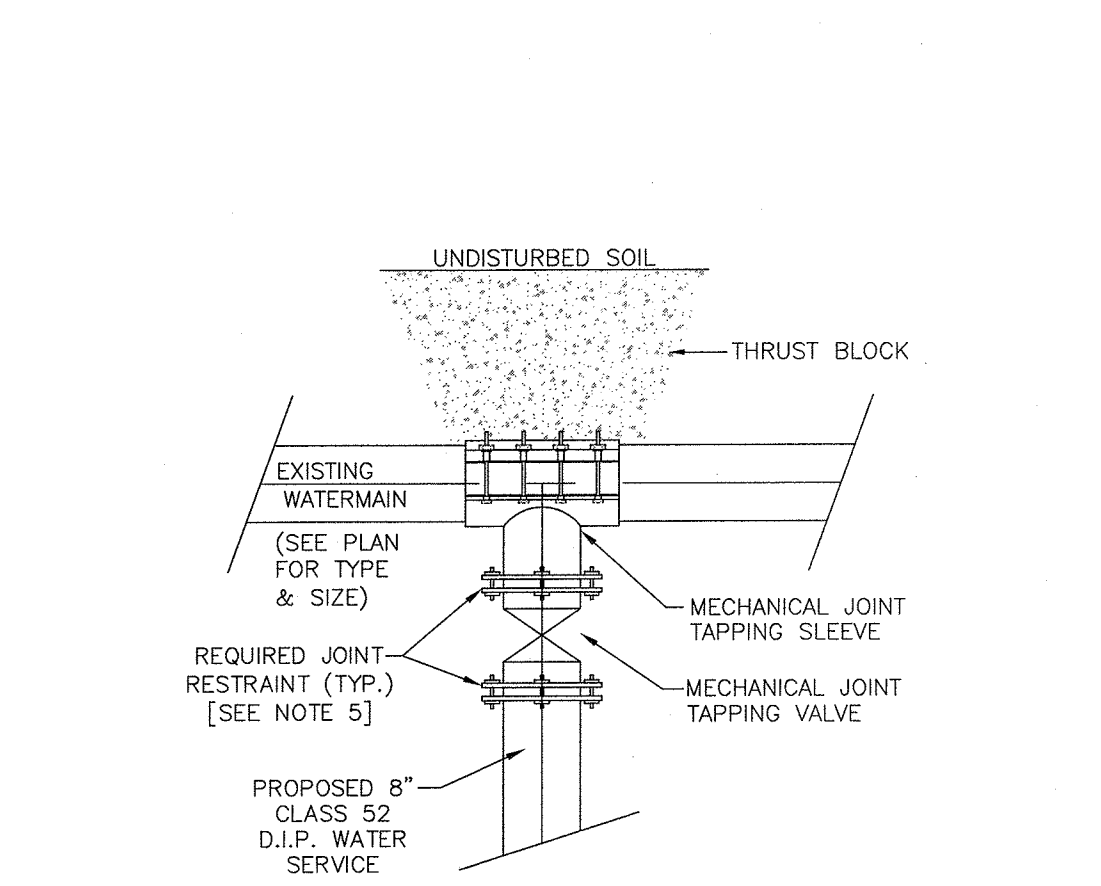


DOUBLE CHECK DETECTOR ASSEMBLY INSTALLATION DETAIL
N.T.S.



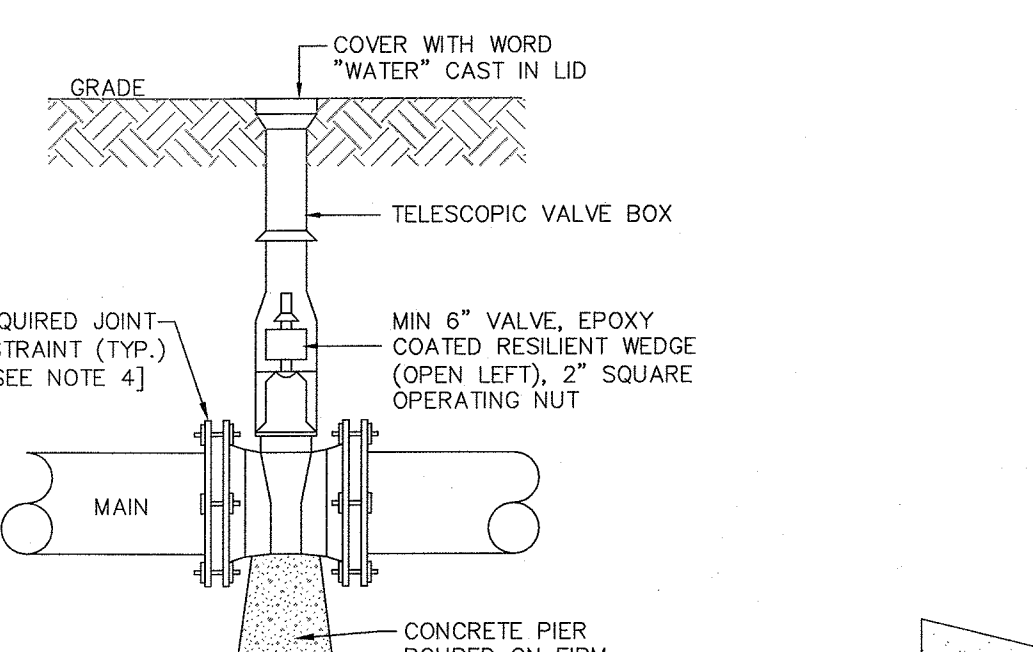
HYDRANT DETAIL
N.T.S.

1. CARE SHOULD BE TAKEN TO ENSURE CONCRETE THRUST BLOCK DOES NOT IMPEDE HYDRANT DRAIN.
2. IF HIGH GROUND WATER IS ENCOUNTERED, THE HYDRANT DRAIN HOLE SHOULD BE PLUGGED AND THE HYDRANT MARKED OR LABELED TO INDICATE THAT THE BARREL MUST BE PUMPED OUT AFTER USE TO PREVENT DAMAGE FROM FREEZING.
3. VALVE TO BE MINIMUM 6" EPOXY COATED RESILIENT WEDGE, OPEN LEFT VALVE WITH 2 INCH SQUARE OPERATING NUT, AS MANUFACTURED BY MUELLER OR CLOW.
4. VALVE BOX TO BE 2 PIECE, DOMESTICALLY MADE.
5. VALVE COVER TO BE DOMESTICALLY MADE.
6. ALL JOINT RESTRAINT TO BE MJ FIELDLOK OR ROMAC GRIP RING.
7. ALL WATER MAIN TO BE CLASS 52 DUCTILE IRON PIPE.
8. PROVIDE CONTINUOUS BEDDING UNDER WATER MAIN AS PER PIPE BEDDING & BACKFILL DETAIL.
9. PAVEMENT RISERS TO BE FLANGE STYLE.



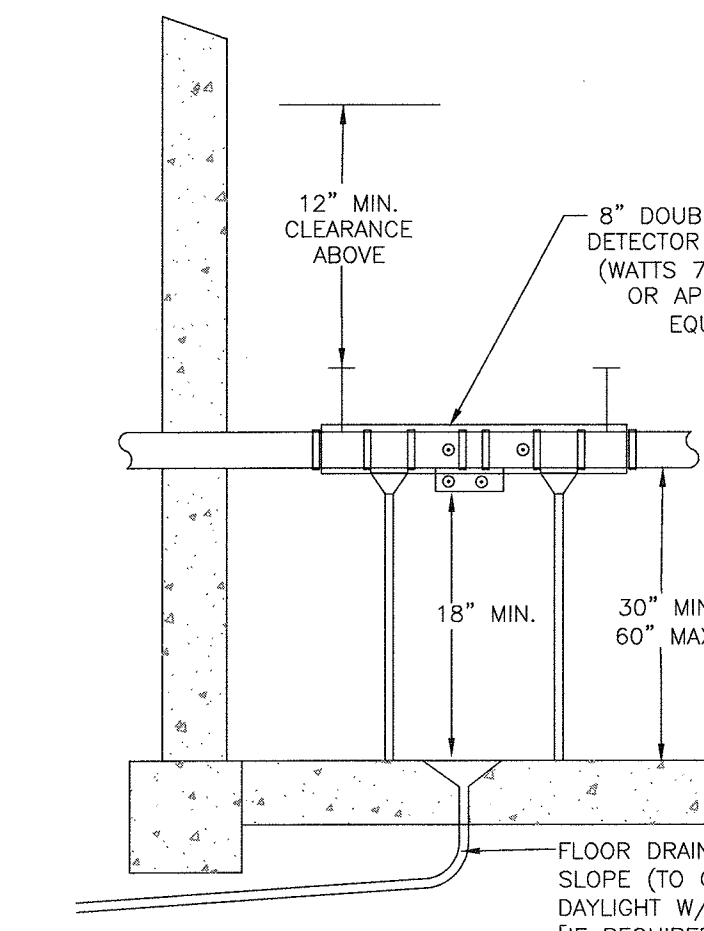
WATERMAIN CONNECTION DETAIL
N.T.S.

1. TAPPING SLEEVE TO BE STAINLESS, FULL CIRCLE WRAP-AROUND STYLE. TIPS TRIPLE TAP TAPPING SLEEVE, OR APPROVED EQUAL.
2. VALVE TO BE MINIMUM 6" EPOXY COATED RESILIENT WEDGE, OPEN LEFT VALVE WITH 2 INCH SQUARE OPERATING NUT, AS MANUFACTURED BY MUELLER OR CLOW. (MUELLER C-2382, OR APPROVED EQUAL)
3. VALVE BOX TO BE 2 PIECE, DOMESTICALLY MADE.
4. VALVE COVER TO BE DOMESTICALLY MADE.
5. ALL JOINT RESTRAINT TO BE MJ FIELDLOK OR ROMAC GRIP RING.
6. WATER SERVICE TO BE CLASS 52 DUCTILE IRON PIPE.
7. PROVIDE CONTINUOUS BEDDING UNDER WATER MAIN AS PER PIPE BEDDING & BACKFILL DETAIL.
8. PAVEMENT RISERS TO BE FLANGE STYLE.

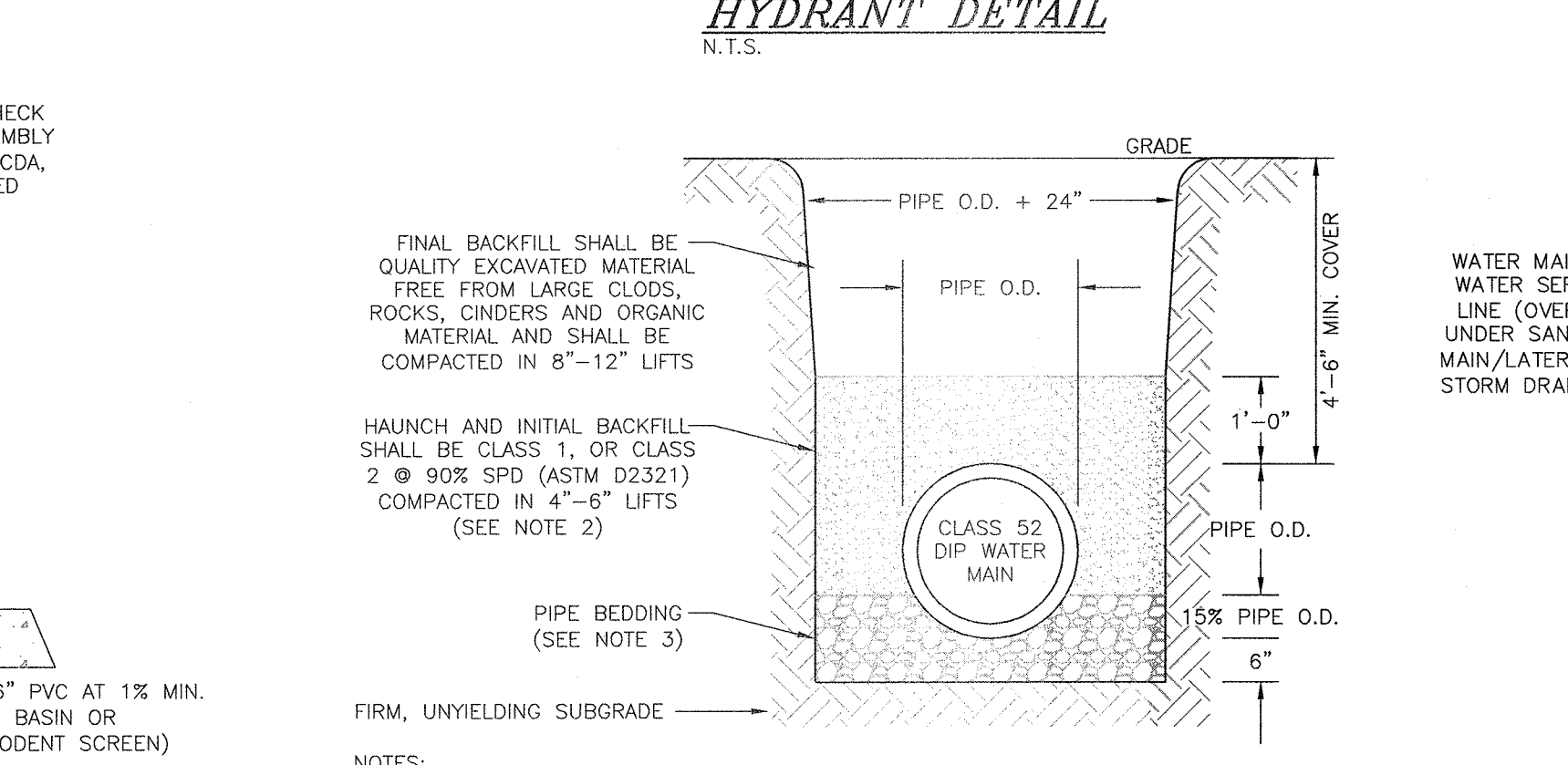


IN-LINE WATER VALVE DETAIL
N.T.S.

1. VALVE TO BE MINIMUM 6" EPOXY COATED RESILIENT WEDGE, OPEN LEFT VALVE WITH 2 INCH SQUARE OPERATING NUT, AS MANUFACTURED BY MUELLER OR CLOW.
2. VALVE BOX TO BE 2 PIECE, DOMESTICALLY MADE.
3. VALVE COVER TO BE DOMESTICALLY MADE.
4. ALL JOINT RESTRAINT TO BE MJ FIELDLOK OR ROMAC GRIP RING.
5. ALL WATER MAIN TO BE CLASS 52 DUCTILE IRON PIPE.
6. PROVIDE CONTINUOUS BEDDING UNDER WATER MAIN AS PER PIPE BEDDING & BACKFILL DETAIL.
7. PAVEMENT RISERS TO BE FLANGE STYLE.



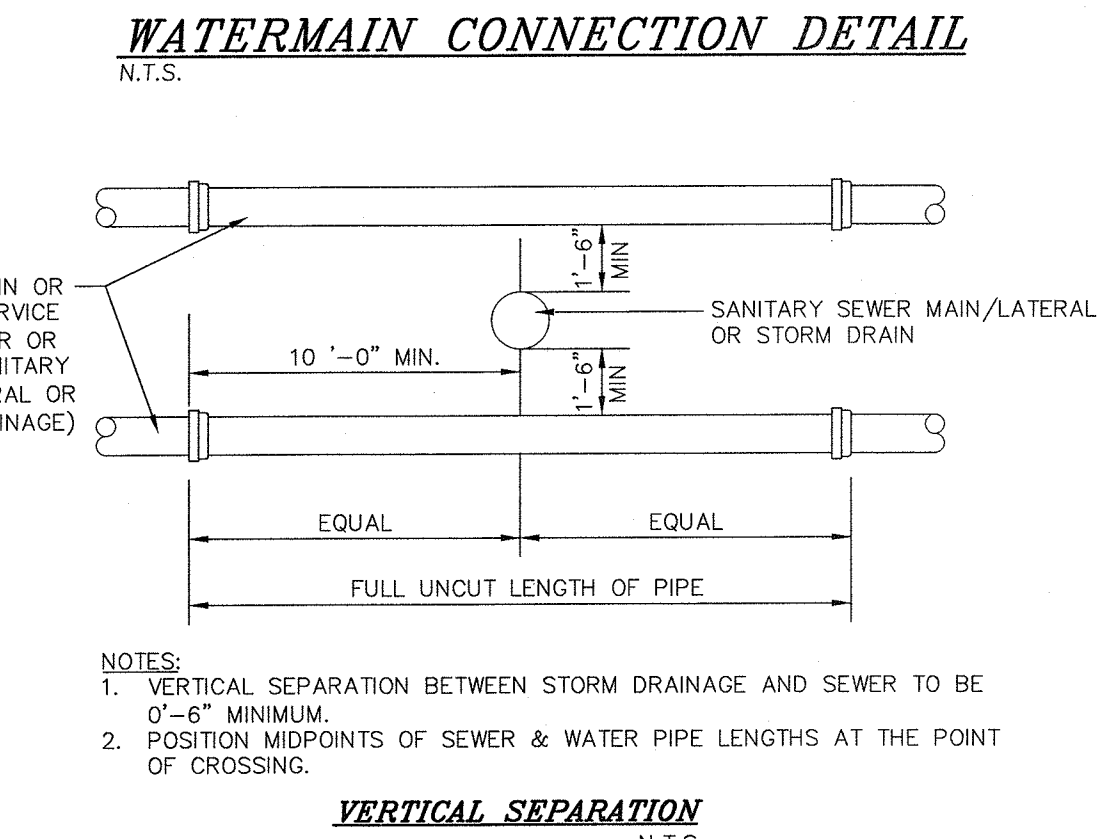
CROSS SECTION VIEW
N.T.S.



WATER MAIN BEDDING & BACKFILL DETAIL
N.T.S.

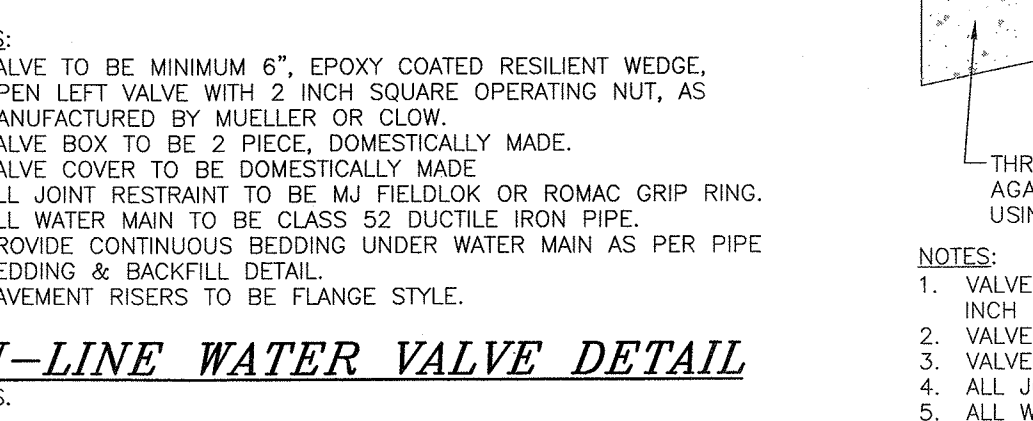
1. SOIL CLASSES AS DEFINED IN ASTM D 2487 AND D 2321. FOR CLASS 1 SOIL GRADATION, SEE CHART IN NOTE 3 BELOW. FOR CLASS 2, REFER TO ASTM D 2487 AND D 2321 CHARTS.
2. BACKFILL MATERIAL WITHIN ALL ROAD RIGHTS-OF-WAY SHALL BE NYS DOT ITEM 4, TYPE 1, 2, OR 4 AND SHALL BE COMPACTED TO 95% MINIMUM DENSITY.
3. PIPE BEDDING FOR WATER MAIN SHALL BE CLASS 1 EMBEDMENT MATERIAL OR SAND MEETING THE FOLLOWING GRADATION CHARTS:

CLASS 1 CRUSHED STONE GRADATION CHART		SAND GRADATION CHART	
SIIEVE SIZE	% PASSING BY WEIGHT	SIIEVE SIZE	% PASSING BY WEIGHT
1-1/2"	100	1/4"	95 TO 100
3/8"	≤25	NO. 4	90 TO 100
NO. 4	≤15	NO. 16	55 TO 75
NO. 200	≤12	NO. 50	10 TO 30
ATTERBERG LIMITS	NON PLASTIC	NO. 100	0 TO 8
		ATTERBERG LIMITS	NON PLASTIC



VERTICAL SEPARATION DETAIL
N.T.S.

1. THE SEPARATION REQUIREMENT SHALL CONFORM TO CURRENT ORANGE COUNTY DEPARTMENT OF HEALTH STATUTES, CODES, RULES, REGULATIONS AND LAWS AS THEY APPLY.
2. 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.



THRUST BLOCK DETAIL
N.T.S.

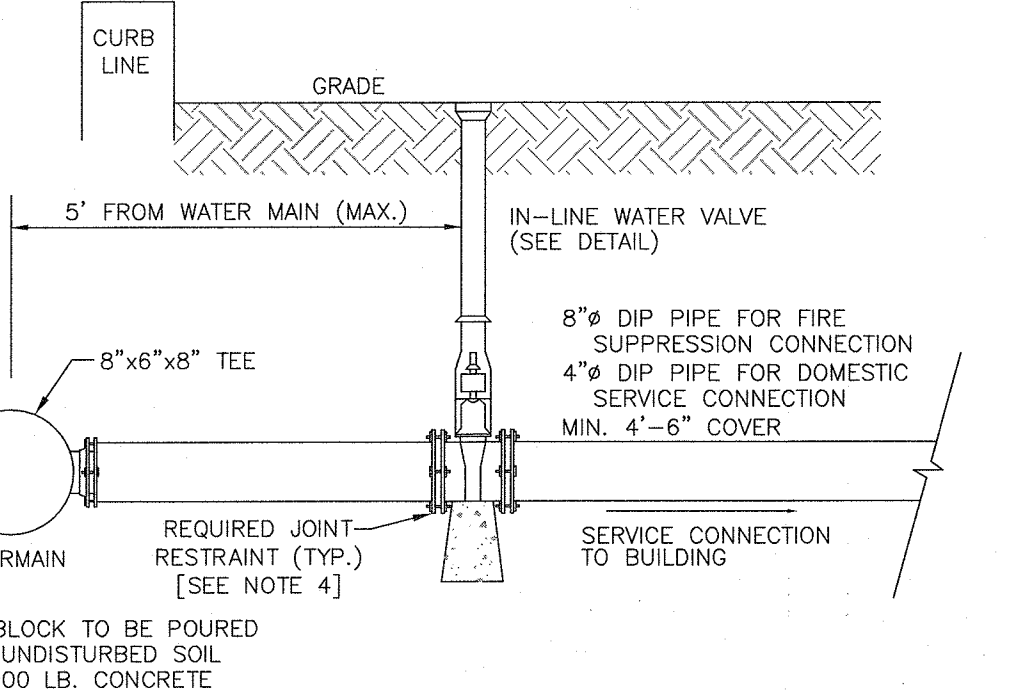
1. ALL JOINT RESTRAINT TO BE MJ FIELDLOK OR ROMAC GRIP RING.
2. ALL WATER MAIN TO BE CLASS 52 DUCTILE IRON PIPE.
3. PROVIDE CONTINUOUS BEDDING UNDER WATER MAIN AS PER PIPE BEDDING & BACKFILL DETAIL.

WATER MAIN TESTING & DISINFECTION REQUIREMENT NOTES:
1. WATER MAIN TESTING AND DISINFECTION SHALL BE PERFORMED ON COMPLETED SECTIONS OF INSTALLED MAIN. THE TESTING AND DISINFECTION PROCEDURES ARE AS FOLLOWS:

HYDROSTATIC TESTING PROCEDURE:
• EACH SECTION OF PIPE SHALL BE SLOWLY FILLED WITH WATER AND A TEST PRESSURE OF 1.5 TIMES THE WORKING PRESSURE (150 PSI MINIMUM) SHALL BE APPLIED BY MEANS OF A PUMP CONNECTED TO THE PIPE. BEFORE APPLYING THE SPECIFIED TEST PRESSURE, ALL AIR SHALL BE EXPELLED FROM THE PIPE.
• LEAKAGE SHALL BE DEFINED AS THE QUANTITY OF WATER THAT MUST BE SUPPLIED INTO THE NEWLY LAID PIPES, OR ANY SECTION THEREOF, TO MAINTAIN THE TEST PRESSURE AFTER THE AIR HAS BEEN EXPELLED AND THE PIPE HAS BEEN FILLED WITH WATER.
• WHERE NECESSARY, THE CONTRACTOR SHALL INSTALL TWO INCH CORPORATION COCKS SO THAT THE PIPE CAN BE FILLED AND AIR EXPELLED. WHENEVER POSSIBLE, TESTING SHALL BE COORDINATED SO THAT CORPORATION STOPS INSTALLED FOR REQUIRED WATER SERVICE LINES SHALL BE UTILIZED FOR FILLING LINE AND FOR BLEEDING AIR. WHERE ADDITIONAL CORPORATION STOPS ARE REQUIRED TO FACILITATE TESTING, THESE STOPS SHALL NOT BE REMOVED ON COMPLETION OF TEST BUT SHALL BE PLUGGED WITH SOLID COPPER DISCS, MUELLER NO. H-15535 OR EQUAL.
• CORPORATION STOPS SHALL BE MUELLER B25008N OR APPROVED EQUAL AND SHALL CONFORM TO THE LATEST REVISION OF AWWA SPECIFICATION C800.
• ANY CRACKED OR DEFECTIVE PIPE, FITTING, VALVE OR HYDRANT DISCOVERED IN CONSEQUENCE OF THIS PRESSURE AND LEAKAGE TEST SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR WITH SOUND MATERIAL.
• LEAKAGE PER 1000 FEET OF PIPELINE SHALL NOT EXCEED 0.99 GALLONS PER HOUR FOR A 12" MAIN, 0.66 GALLONS PER HOUR FOR AN 8" MAIN, AND 0.49 GALLONS PER HOUR FOR A 6" MAIN AT THE TEST PRESSURE OF ONE HUNDRED FIFTY (150) PSI. THE LEAKAGE FORMULA IS AS FOLLOWS:
$$L = [N \cdot D \cdot (SORT(P))] / 148,000$$

WHERE:
L = ALLOWABLE LOSS (GALLONS/HOUR)
N = LENGTH OF PIPE BEING TESTED (FEET)
D = DIAMETER OF PIPE (INCHES)
P = TEST PRESSURE (PSI)

TESTS SHALL RUN FOR A MINIMUM OF 2 HOURS WITH PRESSURES VARYING BY NOT MORE THAN 5 PSI OVER THE DURATION OF THE TEST.
DISINFECTION PROCEDURE:
• PRIOR TO BEING CHLORINATED, THE MAIN SHALL BE FILLED TO ELIMINATE AIR POCKETS AND SHALL BE FLUSHED TO REMOVE PARTICLES. THE FLUSHING VELOCITY SHALL BE NOT LESS THAN 3.0 FEET PER SECOND.
• CHLORINATION SHALL BE IN ACCORDANCE WITH AWWA C-651, LATEST REVISION, EXCEPT THAT THE TABLET METHOD SHALL NOT BE ALLOWED.
• THERE MUST BE A CHLORINE RESIDUAL OF 25 MG/L AFTER 24 HOURS. THE LINE MUST THEREAFTER BE FLUSHED AT A VELOCITY OF 3.0 FEET/SEC.
• THE TESTING MUST TAKE PLACE OVER TWO (2) CONSECUTIVE DAYS. SAMPLES TO BE TAKEN EVERY 1,200 FEET OF MAIN AND BRANCH AND AT ENDS.
• THE ANALYSIS MUST BE DONE IN A NYS DEPARTMENT OF HEALTH APPROVED LAB.
• AFTER FINAL FLUSHING AND BEFORE THE WATER MAIN IS PLACED IN SERVICE, SAMPLES SHALL BE COLLECTED FROM EVERY 1,200 FEET OF NEW WATER MAIN, PLUS ONE (1) FROM THE END OF THE LINE AND AT LEAST ONE (1) SET FROM EACH NEW BRANCH.
• THE SAMPLES SHALL BE TESTED FOR BACTERIOLOGICAL QUALITY AND SHALL MEET THE REQUIREMENTS OF THE NEW YORK STATE DRINKING WATER STANDARDS AND SHALL SHOW THE ABSENCE OF COLIFORM ORGANISMS.
• TWO CONSECUTIVE SETS OR SAMPLES TAKEN AT LEAST 24 HOURS APART SHALL BE COLLECTED FROM THE NEW MAIN AND ONE FROM EACH BRANCH.
• IF THE RESULTS OF THE BACTERIOLOGICAL ANALYSES ARE UNSATISFACTORY, THE CONTRACTOR SHALL REPEAT THE ENTIRE CHLORINATION PROCEDURE UNTIL SATISFACTORY SAMPLES ARE OBTAINED.
• THE WATER MAINS SHALL NOT BE PUT INTO SERVICE UNTIL SATISFACTORY SAMPLES ARE OBTAINED AND APPROVAL IS GIVEN BY THE TOWN OF MONROE AND/OR VILLAGE OF KIRYAS JOEL WATER DEPARTMENT AND/OR THE ORANGE COUNTY DEPARTMENT OF HEALTH.



WATER SERVICE CONNECTION DETAIL
N.T.S.

1. VALVE TO BE MINIMUM 6" EPOXY COATED RESILIENT WEDGE, OPEN LEFT VALVE WITH 2 INCH SQUARE OPERATING NUT, AS MANUFACTURED BY MUELLER OR CLOW.
2. VALVE BOX TO BE 2 PIECE, DOMESTICALLY MADE.
3. VALVE COVER TO BE DOMESTICALLY MADE.
4. ALL JOINT RESTRAINT TO BE MJ FIELDLOK OR ROMAC GRIP RING.
5. ALL WATER MAIN TO BE CLASS 52 DUCTILE IRON PIPE.
6. PROVIDE CONTINUOUS BEDDING UNDER WATER MAIN AS PER PIPE BEDDING & BACKFILL DETAIL.
7. PAVEMENT RISERS TO BE FLANGE STYLE.

DATE	DESCRIPTION	INITIALS
6-17-24	PER MHE COMMENTS	MWS
3-28-24	PER MUNICIPAL CONSULTANT COMMENTS	MWS
7-25-23	FULL DESIGN OF REVISED LAYOUT	MWS
5-24-23	PER MHE 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	8-12-22 25 REVISION DATES (SEE MAP LATEST REVISED 8-12-22 FOR INFORMATION ON REVISIONS)	
12-8-16	CONCEPT PLAN PREPARATION DATE	JJP
	REVISIONS	

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JOSEPH J. PIETRZAK, P.E. LICENSE NO. 065023
MICHAEL F. CROGAN, P.L.S. LICENSE NO. 065023

MONROE COMMONS COMMERCIAL SITE PLAN
TOWN OF MONROE - SECTION 8, BLOCK 1, LOT 10 VILLAGE OF WOODBURY - SECTION 225, BLOCK 1, LOT 30 COUNTY OF ORANGE, NEW YORK

SITE & WATER 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.

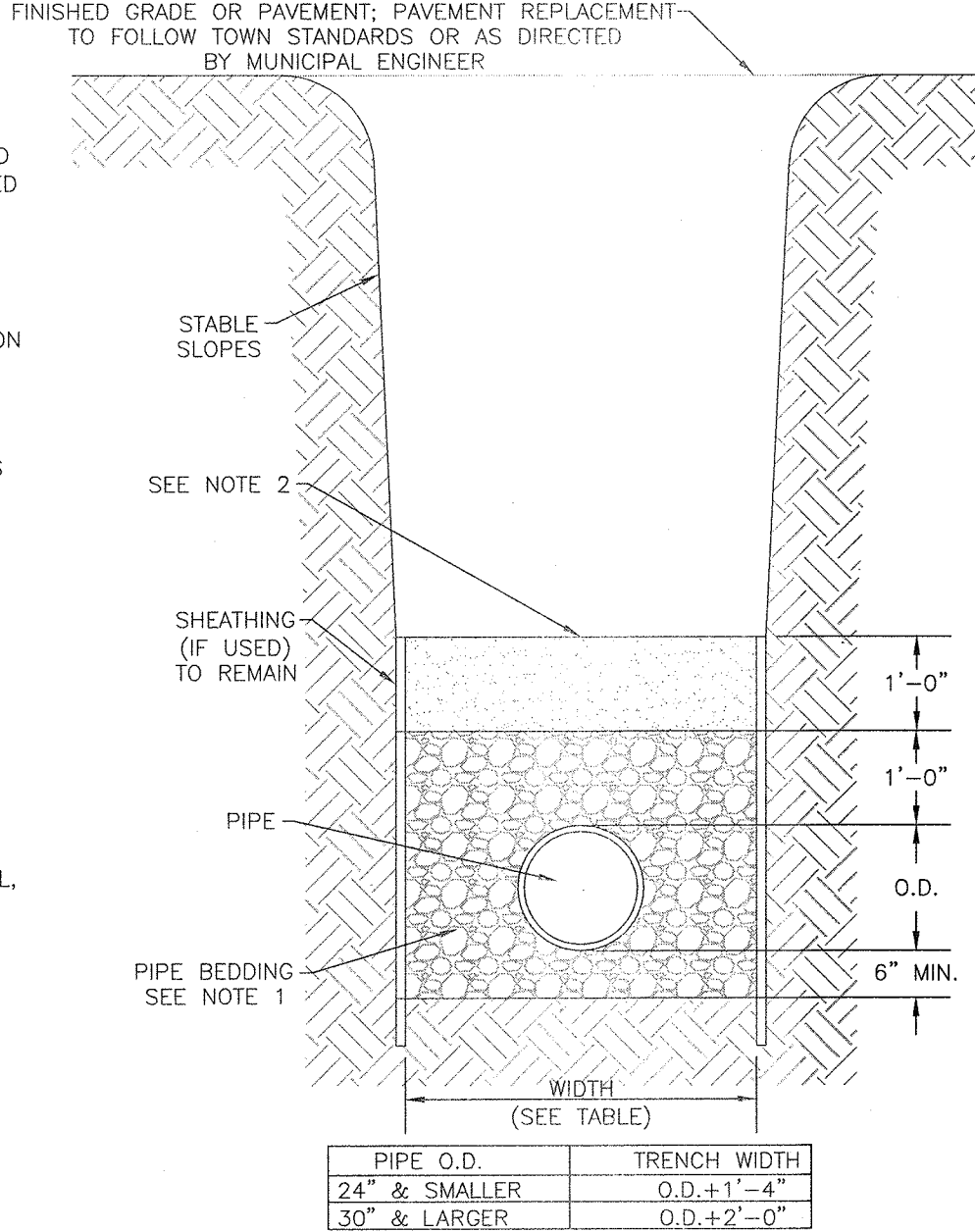
O.C.H.D. SHEET NO. 28 OF 45
D.E.C. SHEET NO. 28 OF 45
DRAWING NUMBER 98170.01
SCALE: AS SHOWN
CAD REFERENCE: NON FOOTPRINT
PROJECT NUMBER: 98170.01



RESERVED FOR TOWN PLANNING BOARD APPROVAL

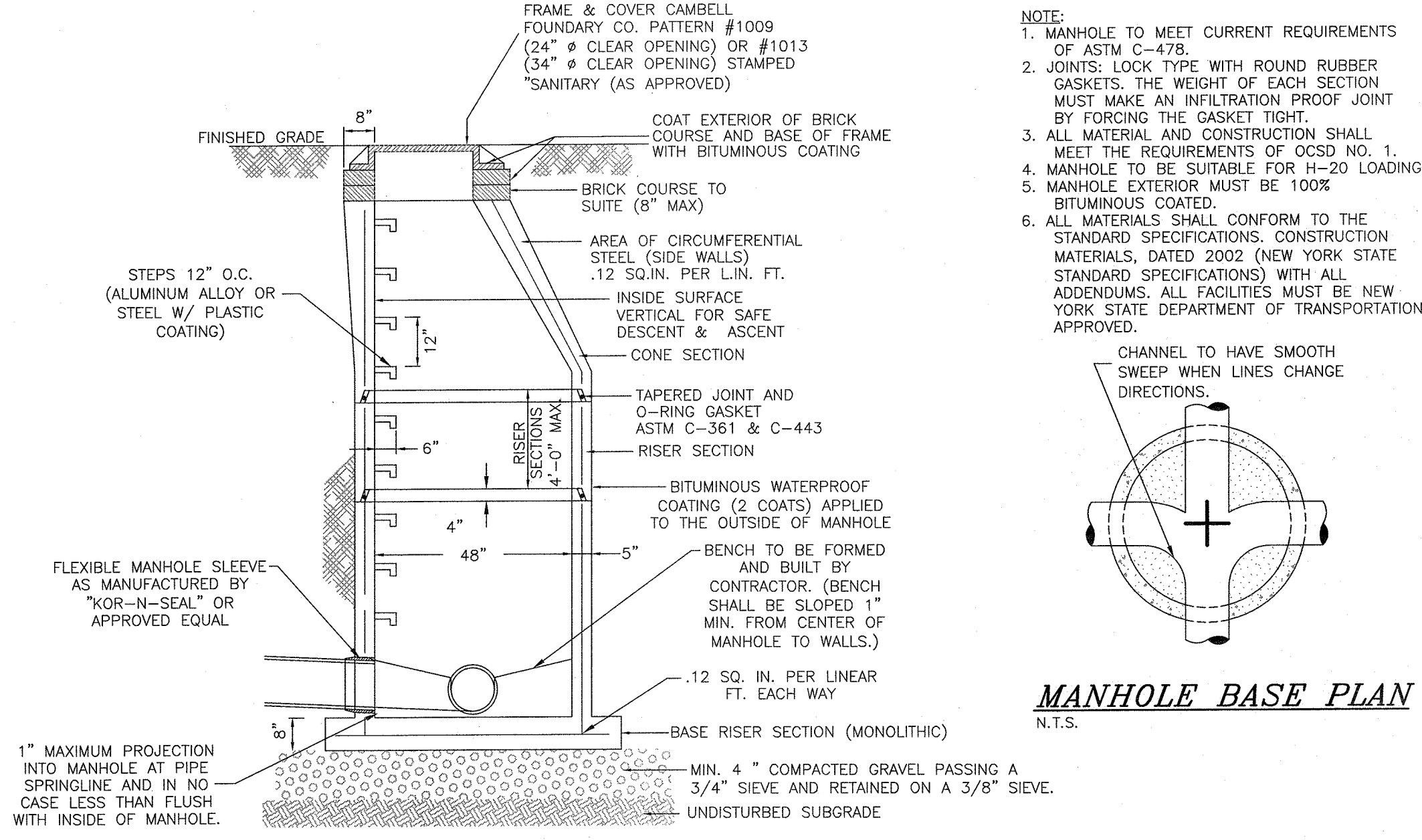
NOTES:

- 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 AASHTO DESIGNATION T-99. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A GO-NO-GO TESTING GAUGE, AS DEFINED IN THE GREEN-TITLE (TRADEMARK) PVC GRAVITY SEWER PIPE INSTALLATION GUIDE PUBLISHED BY J-M PIPE (OR APPROVED EQUAL) FOR TESTING DEFLECTION OF MAIN LINE SEWER PIPE, AS DIRECTED BY O.C.S.D. 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 O.C.S.D. 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.
- 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 (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 O.C.S.D. 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).

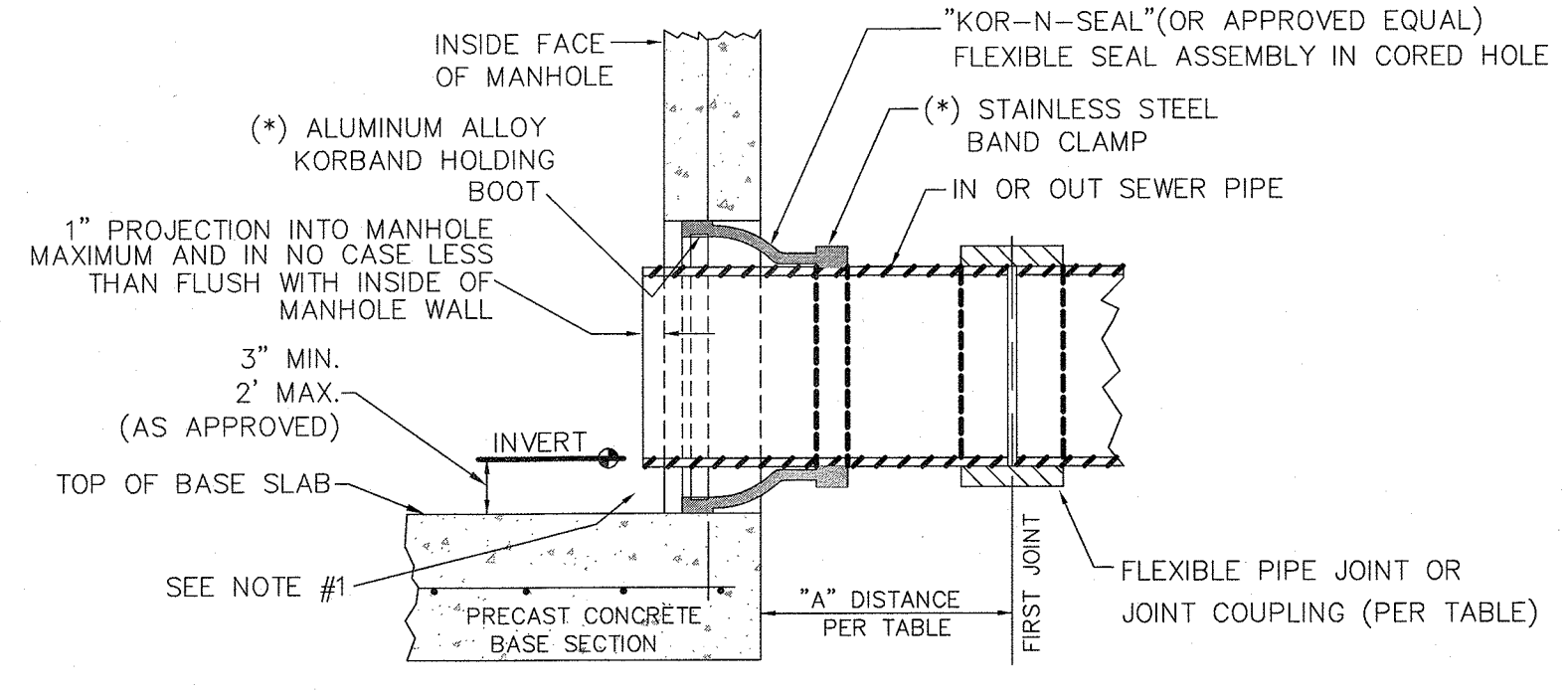


TYPICAL TRENCH DETAIL (SANITARY SEWER)
N.T.S.

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 O.C.S.D. 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.

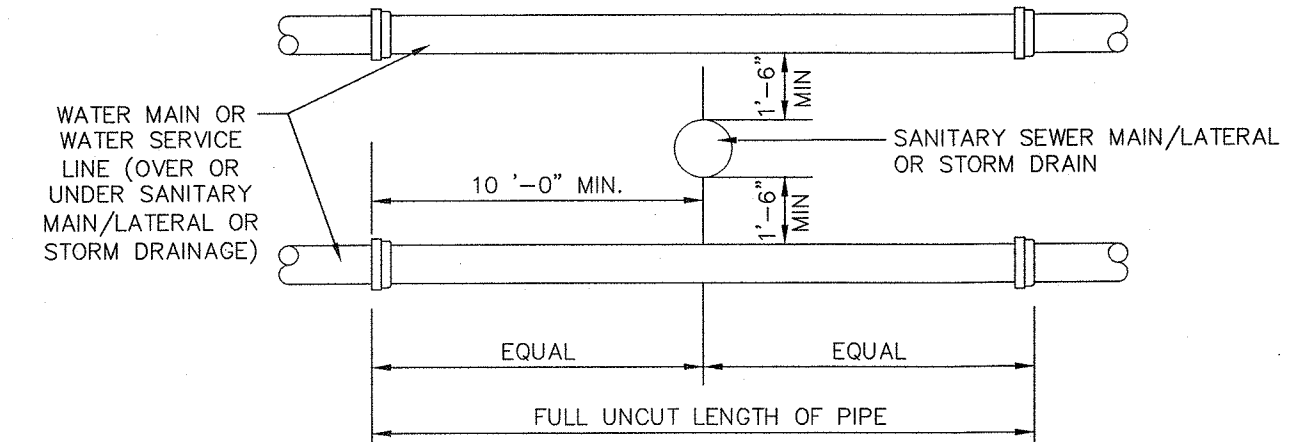


FLEXIBLE JOINT REQUIREMENTS

SEWER PIPE TYPE	FLEXIBLE JOINT TYPE IN & OUT	"A" DISTANCE (FEET)
VERTIFIED 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.

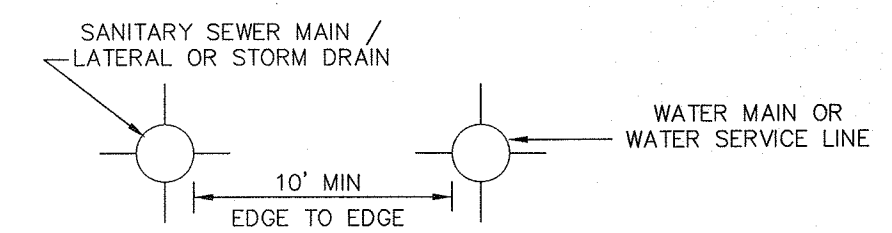
- NOTE:**
- REFORM MANHOLE BENCH TO ACCOMMODATE NEW FLOW AS APPROVED BY O.C.S.D. NO. 1 REFER TO PRECAST REINFORCED CONCRETE MANHOLE DETAIL FOR TYPICAL DETAILS.
 - FLEXIBLE RUBBER BOOT SEAL SHALL BE MANUFACTURED TO INSTALL SHOWN FASTENERS.

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



- NOTES:**
- VERTICAL SEPARATION BETWEEN STORM DRAINAGE AND SEWER TO BE 10'-0" MINIMUM.
 - POSITION MIDPOINTS OF SEWER & WATER PIPE LENGTHS AT THE POINT OF CROSSING.

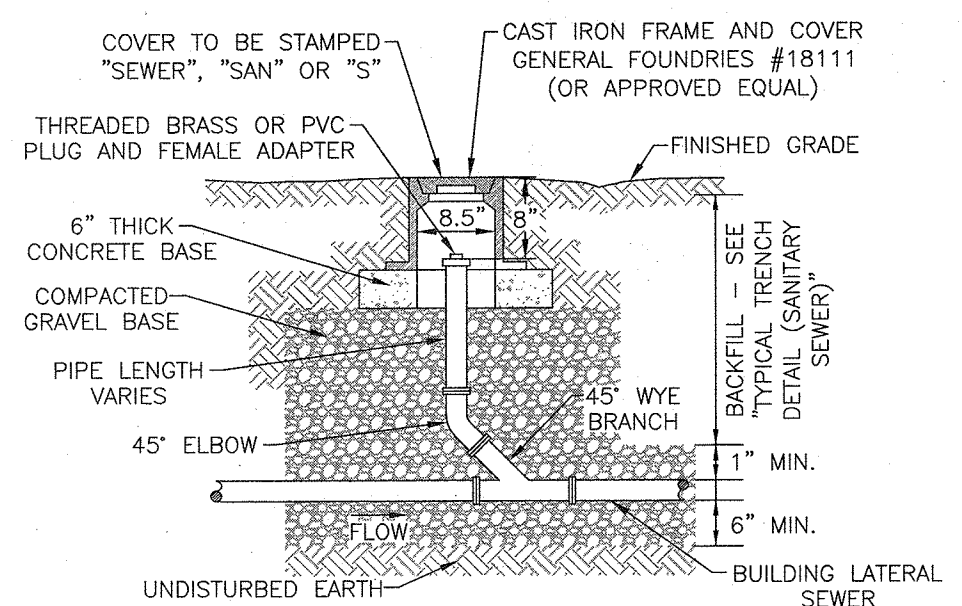
VERTICAL SEPARATION
N.T.S.



HORIZONTAL SEPARATION
N.T.S.

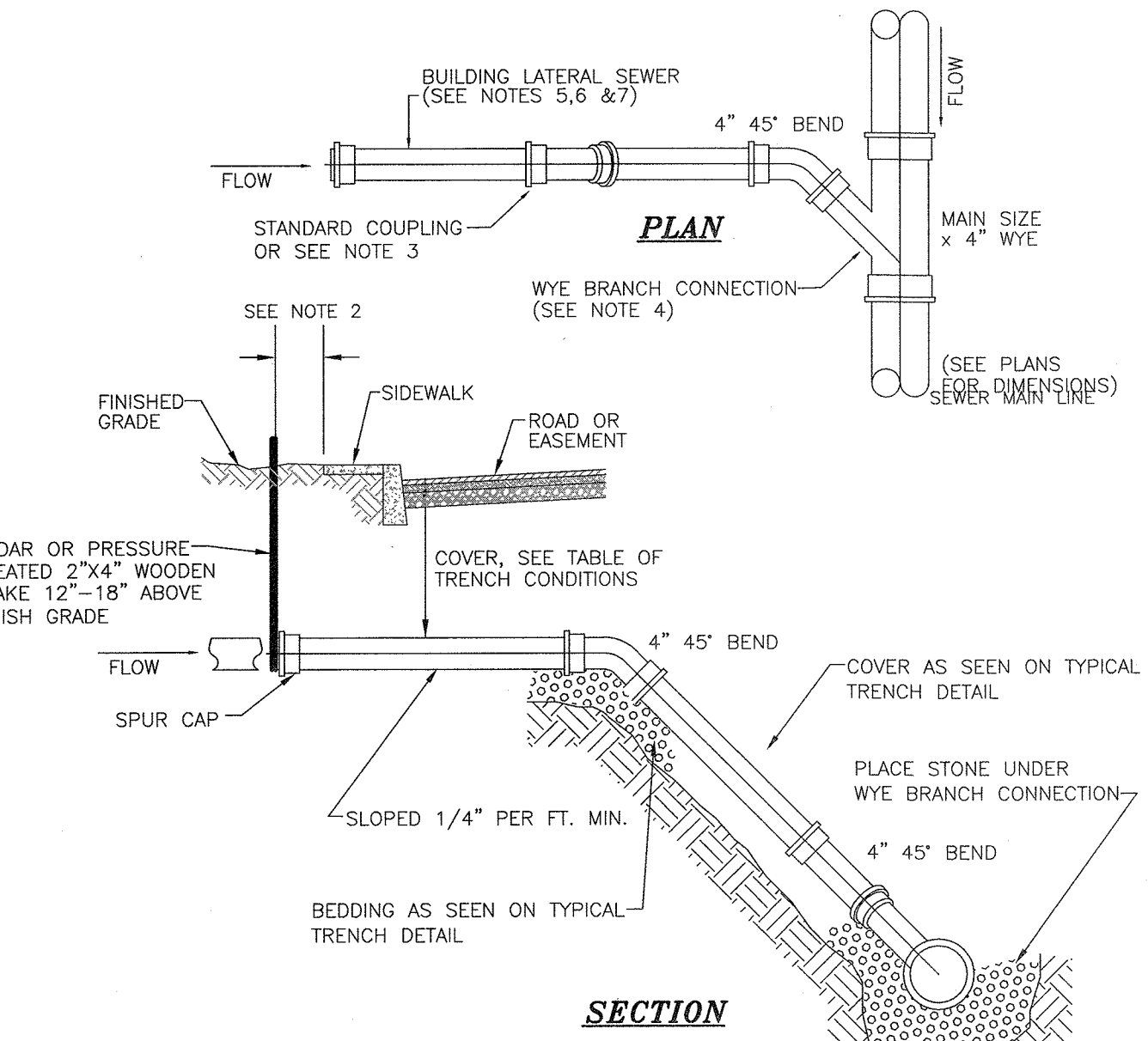
- NOTES:**
- THE SEPARATION REQUIREMENT SHALL CONFORM TO CURRENT ORANGE COUNTY DEPARTMENT OF HEALTH STATUTES, CODES, RULES, REGULATIONS AND LAWS AS THEY APPLY.
 - THE SEPARATION REQUIREMENT SHALL CONFORM TO THE CURRENT NEW YORK STATE DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS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

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



- 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 CABBELL FOUNDRY #4164 CAST IRON FRAME AND COVER, (OR APPROVED EQUAL).

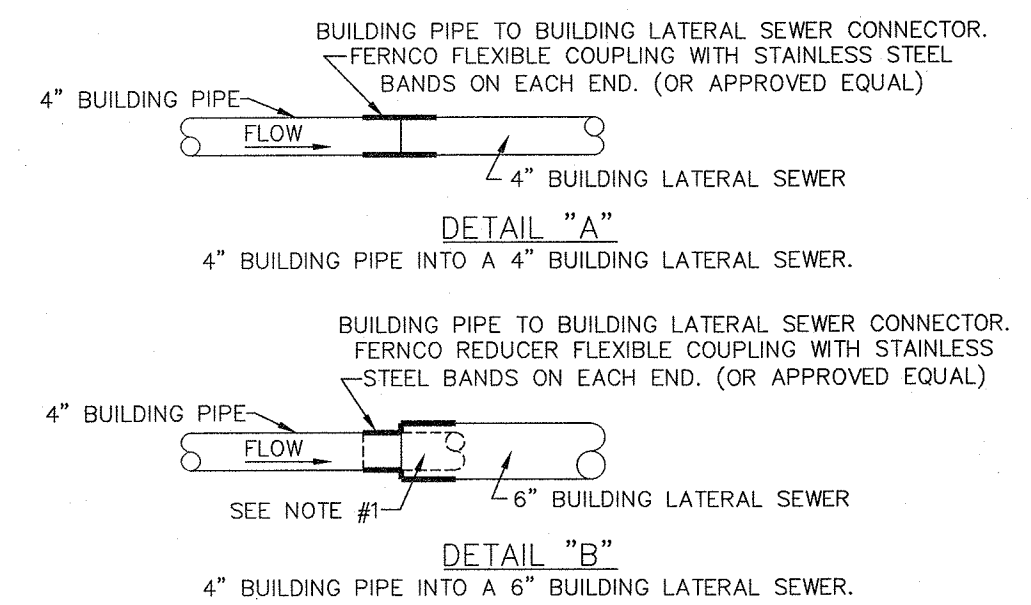
BUILDING LATERAL SEWER CLEANOUT (C.O.)
N.T.S.



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)

BUILDING LATERAL SEWER CONNECTION (SANITARY SEWER CONSTRUCTION - MATERIALS)
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 O.C.S.D. UNLESS A REQUESTED DEVIATION IS APPROVED IN WRITING BY O.C.S.D. 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.

DATE	DESCRIPTION	INITIALS
6-17-24	PER MHE COMMENTS	MWS
3-28-24	PER MUNICIPAL CONSULTANT COMMENTS	MWS
7-25-23	FULL DESIGN OF REVISED LAYOUT	MWS
5-24-23	PER VMC ACCESS & PG 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)	JVP
12-8-16	CONCEPT PLAN PREPARATION DATE	INITIALS
DATE	DESCRIPTION	INITIALS
REVISIONS		

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

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JOSEPH J. PIETRZAK LICENSE NO. 050203
MICHAEL T. CROCIANO LICENSE NO. 050075
STAMPED AND SIGNED
DATE: 6/17/24



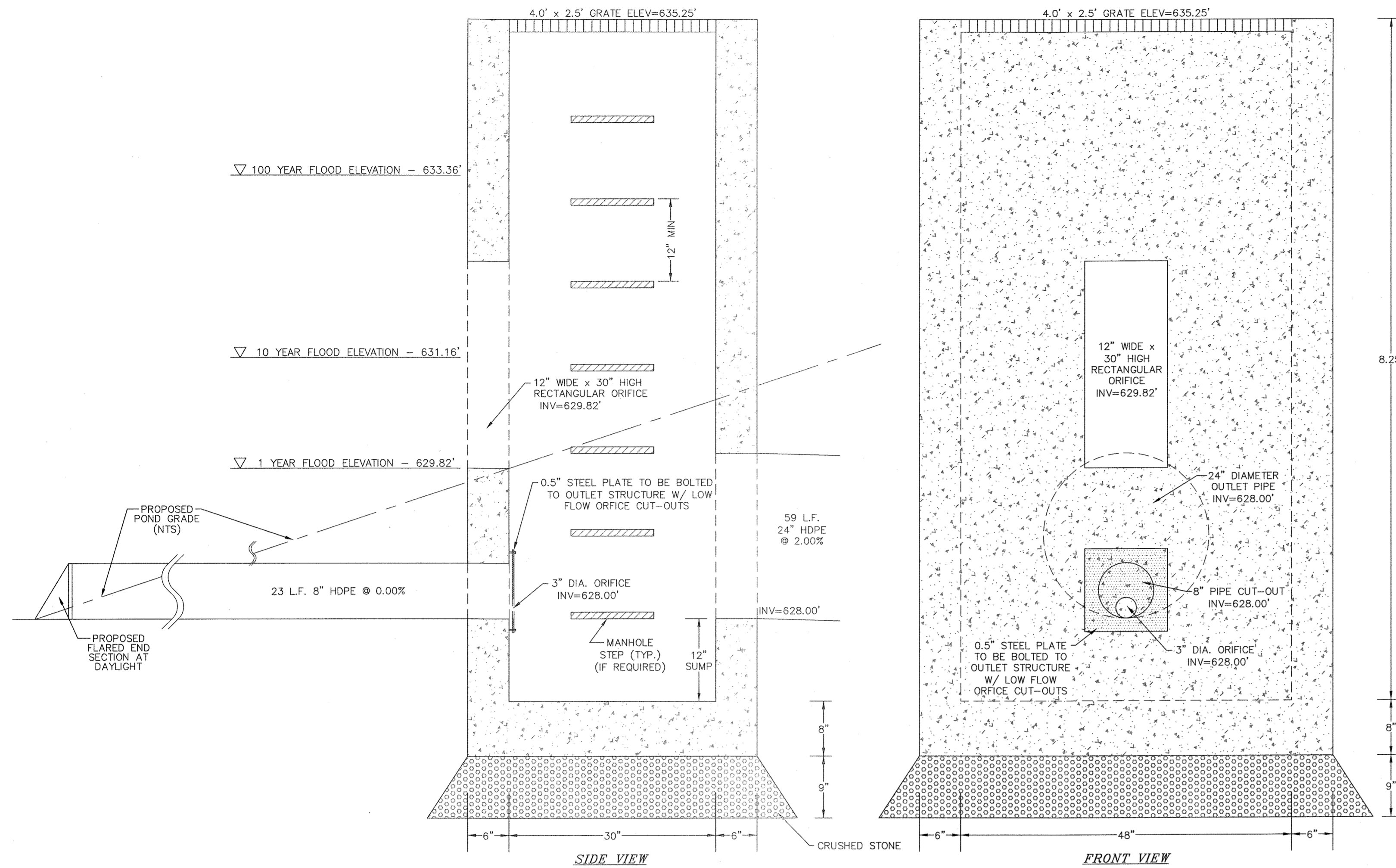
RESERVED FOR TOWN PLANNING BOARD APPROVAL

MONROE COMMONS COMMERCIAL SITE PLAN

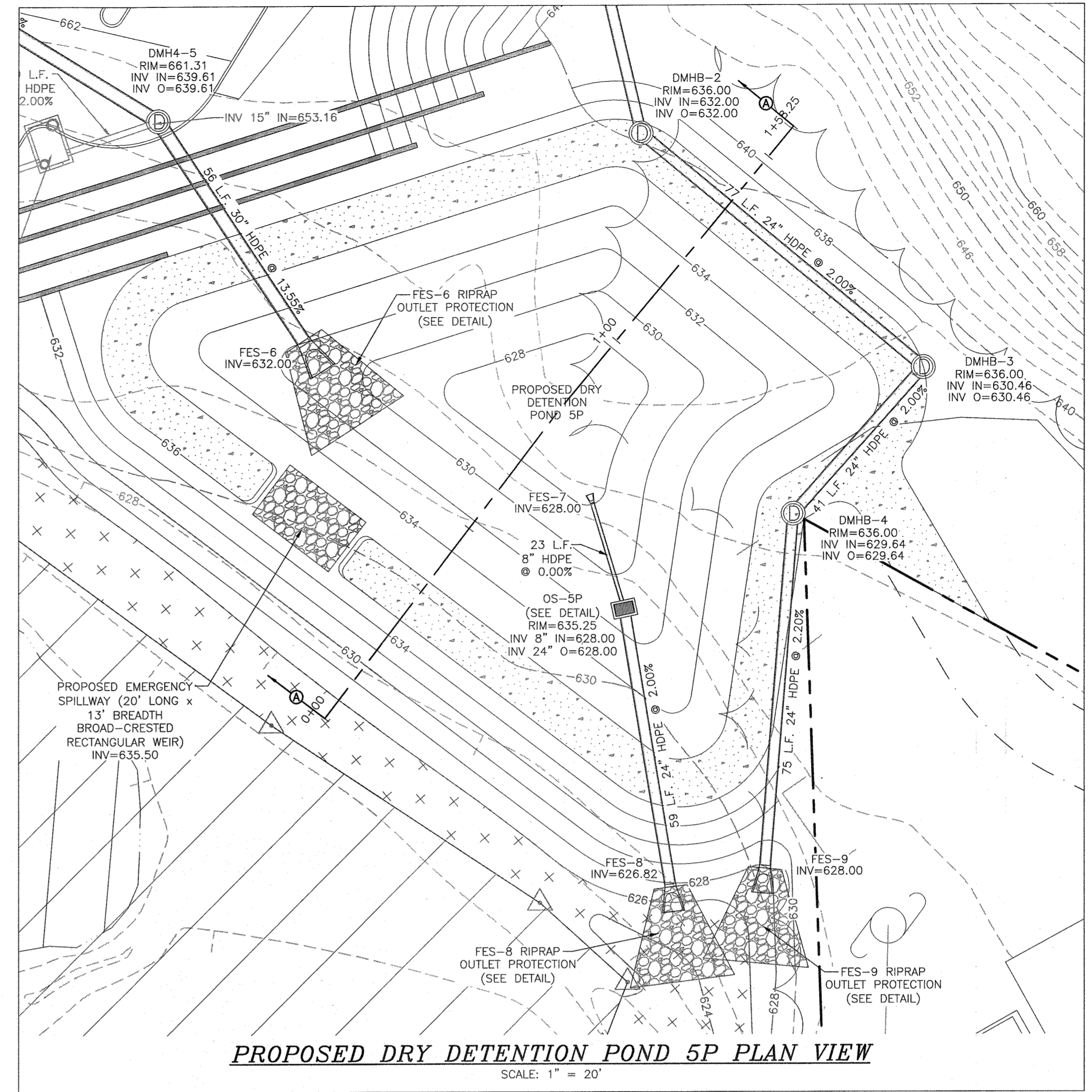
TOWN OF MONROE - SECTION 2, BLOCK 1, LOT 10
VILLAGE OF WOODBURY - SECTION 225, BLOCK 1, LOT 30
COUNTY OF ORANGE, NEW YORK

SANITARY SEWER DETAIL SHEET

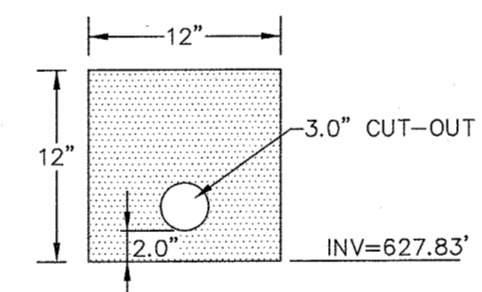
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AS SHOWN	NEW FOOTPRINT	98170.01



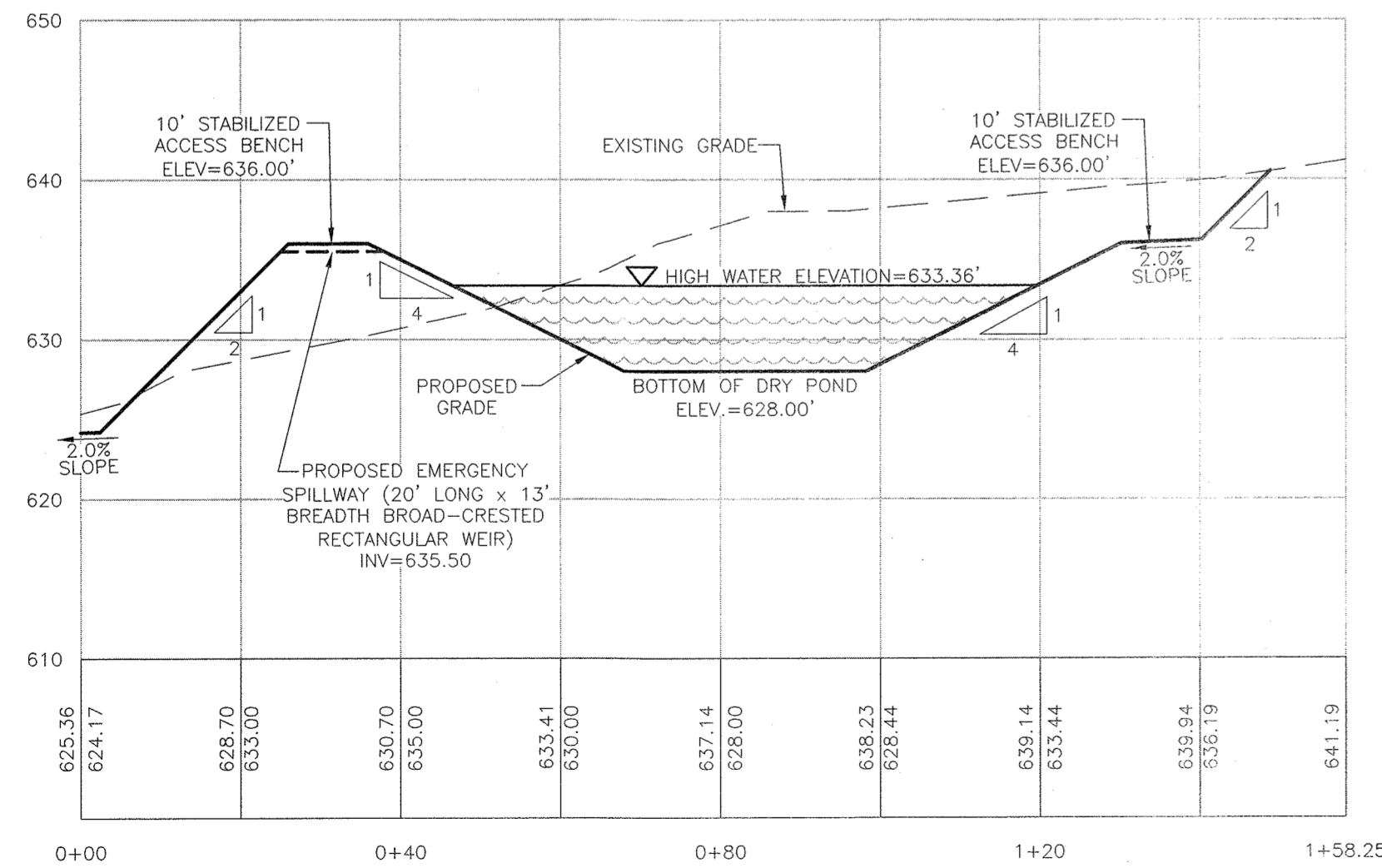
PROPOSED OUTLET STRUCTURE 5P DETAIL
N.T.S.



PROPOSED DRY DETENTION POND 5P PLAN VIEW
SCALE: 1" = 20'

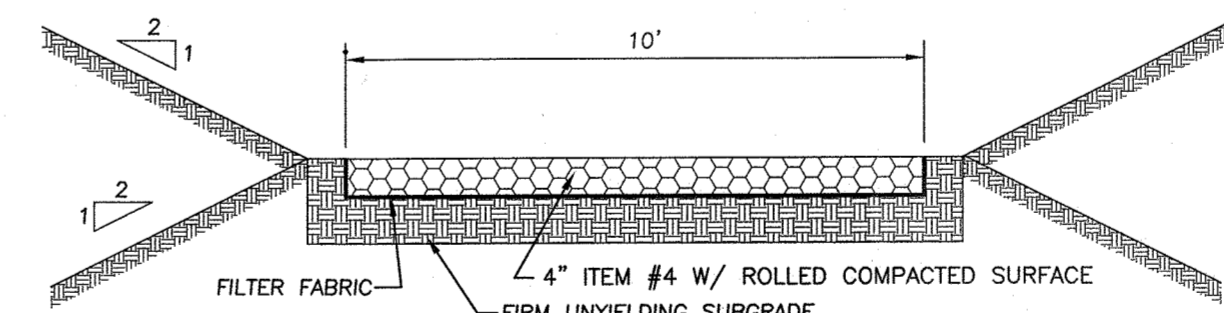


**PROPOSED STEEL PLATE W/
LOW FLOW ORIFICE CUTOUT
FOR OUTLET STRUCTURE 5P**
N.T.S.



PROPOSED DRY DETENTION POND 5P CROSS-SECTION A-A

SCALE:
VERTICAL: 1"=10'
HORIZONTAL: 1"=20'



STABILIZED DETENTION POND ACCESS BENCH DETAIL
N.T.S.

DATE	DESCRIPTION	INITIALS
6-17-24	PER MHE COMMENTS	MNS
3-28-24	PER MUNICIPAL CONSULTANT COMMENTS	MNS
7-25-23	FULL DESIGN OF REISED LAYOUT	MNS
5-24-23	PER VMS ACCESS & PB COMMENTS	MNS
2-22-23	GENERAL REVISIONS	MNS
1-25-23	PRELIMINARY FULL DESIGN PLAN SET	MNS
11-22-22	WETLAND MITIGATION PLAN PREPARATION DATE	MNS
1-20-17 TO 8-12-22	25 REVISION DATES (SEE MAP LAST REVISED 8-12-22 FOR INFORMATION ON REVISIONS)	

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MICHAEL P. PFAU, P.E. LICENSE NO. 050075

UDIG-NY 811
SAFE DIGGING STARTS HERE

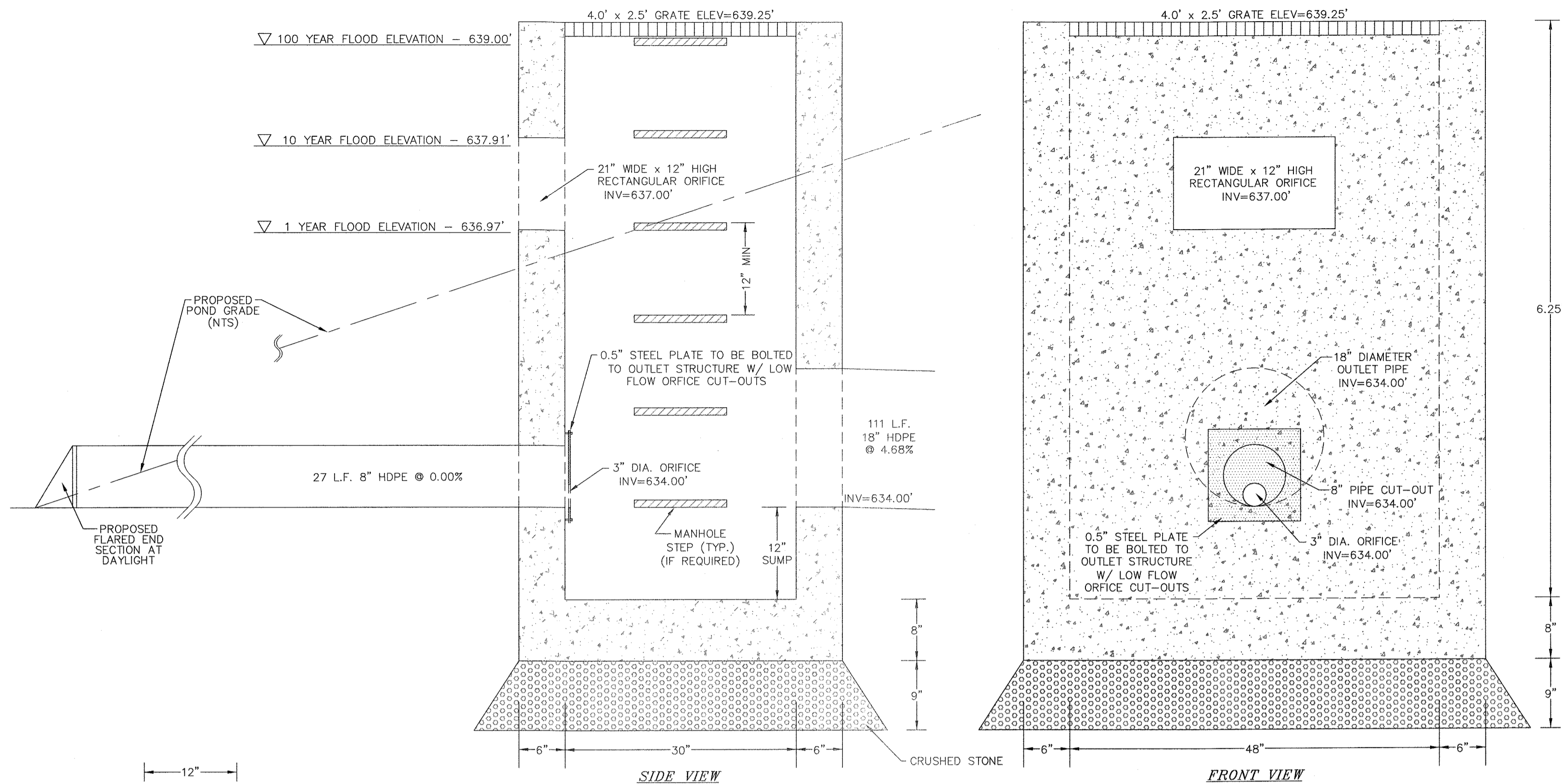
**MONROE COMMONS
COMMERCIAL SITE PLAN**

TOWN OF MONROE - SECTION 2, BLOCK 1, LOT 10
VILLAGE OF WOODBURY - SECTION 285, BLOCK 1, LOT 90
COUNTY OF ORANGE, NEW YORK

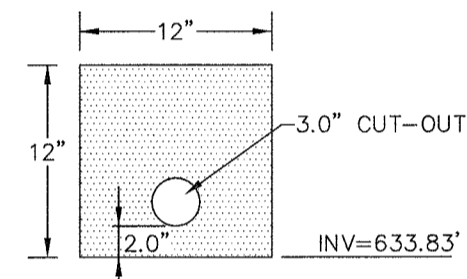
PROJECT TITLE
**STORMWATER DETAILS DRY
DETENTION POND 5P**

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 27 OF 45
SCALE AS SHOWN CAD REFERENCE NEW FOOTPRINT PROJECT NUMBER 9870.01

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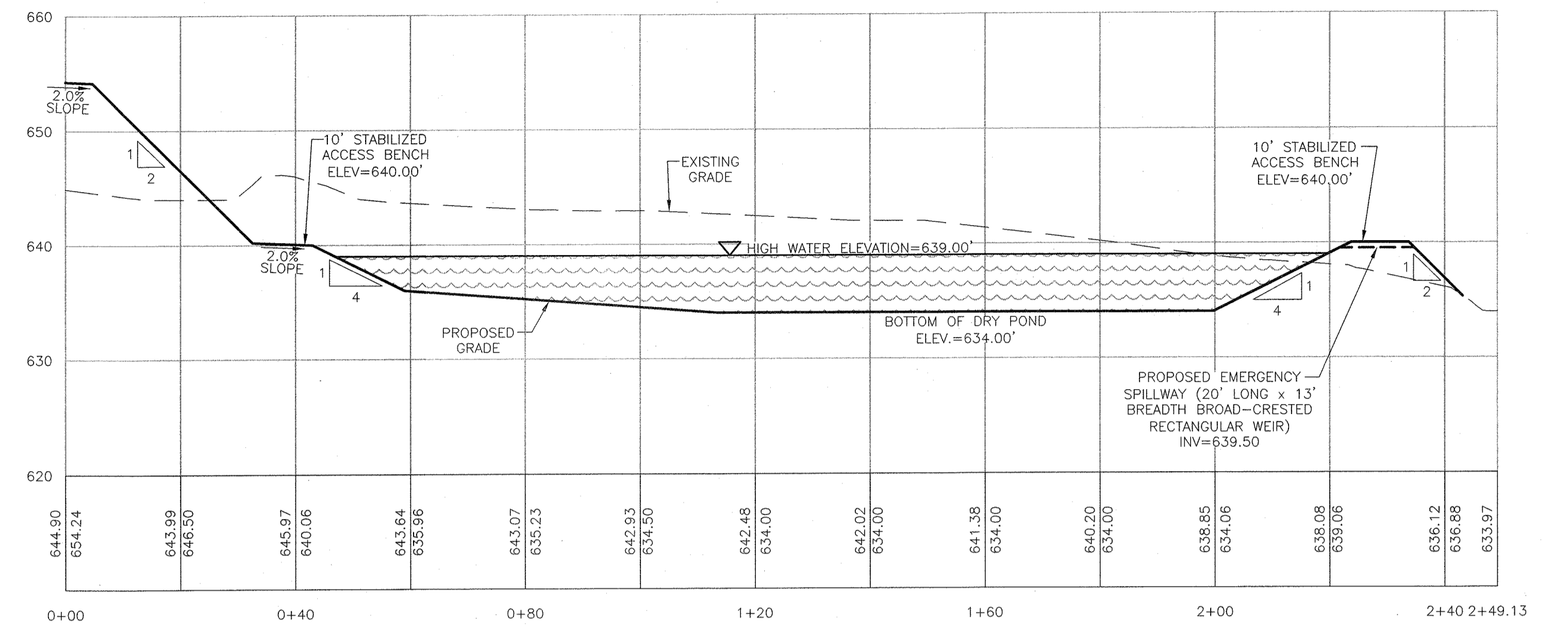


PROPOSED OUTLET STRUCTURE 7P DETAIL
N.T.S.



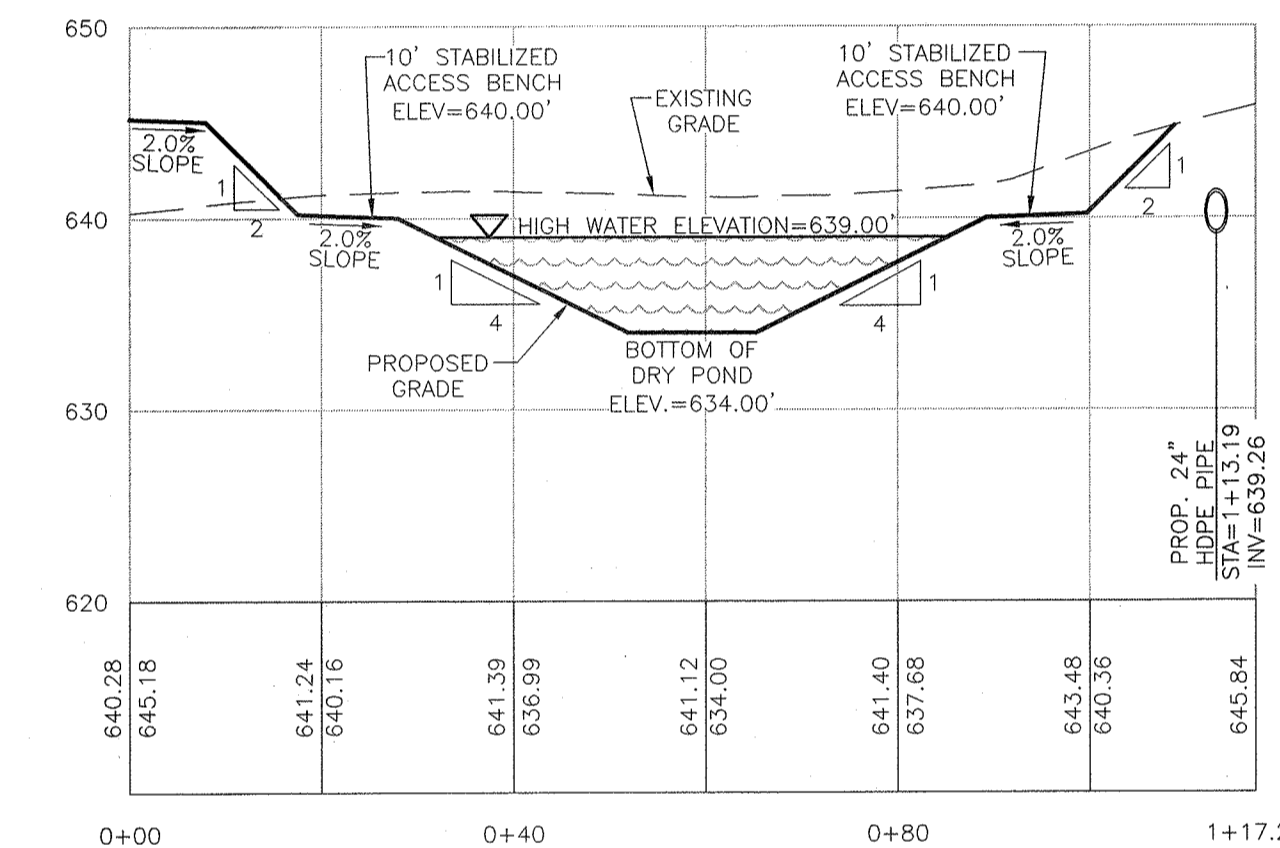
NOTES:
1. STEEL PLATE IS TO BE 0.5\"/>

**PROPOSED STEEL PLATE W/
LOW FLOW ORIFICE CUTOUT
FOR OUTLET STRUCTURE 7P**
N.T.S.



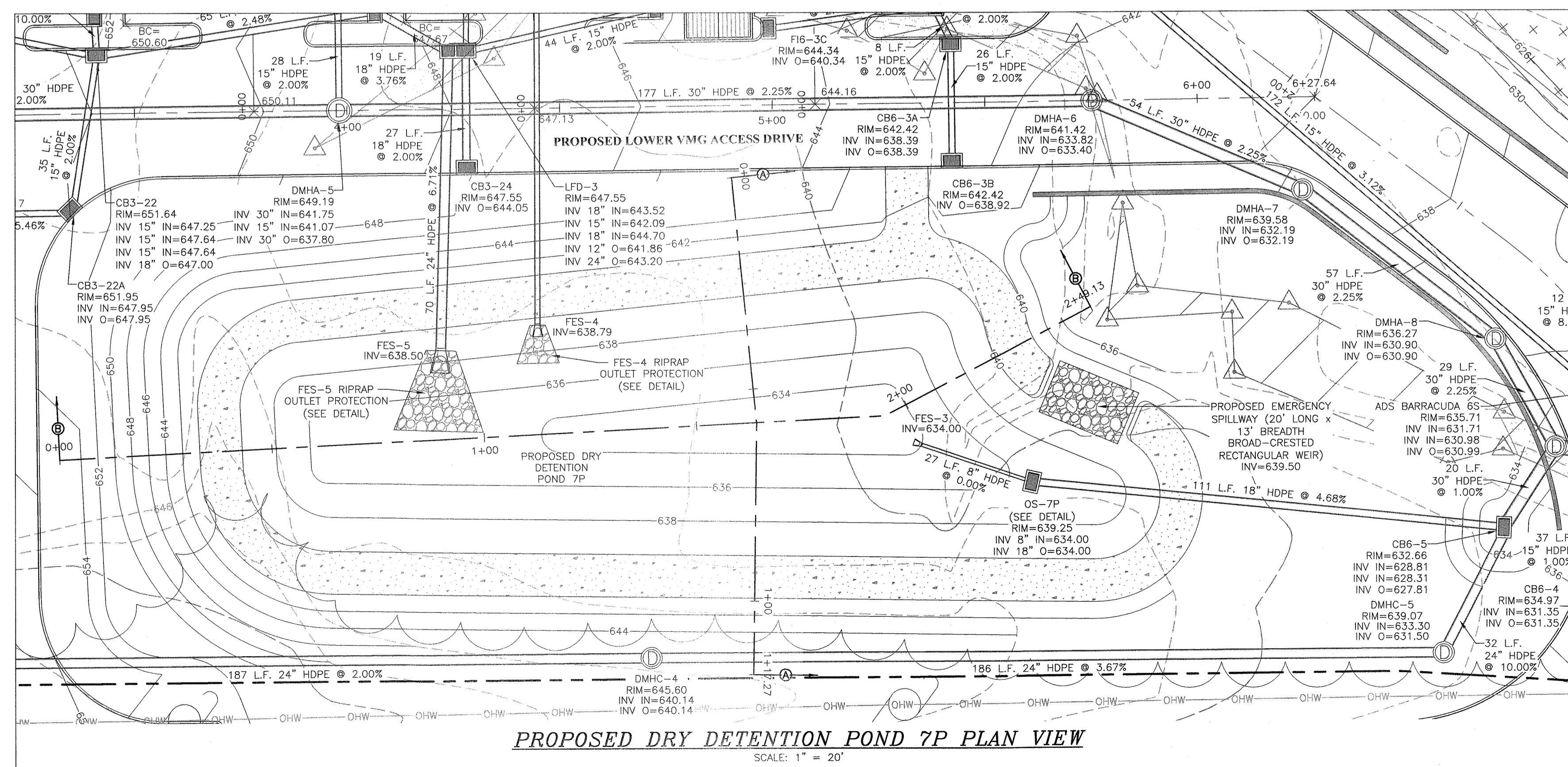
PROPOSED DRY DETENTION POND 7P CROSS-SECTION B-B

SCALE:
VERTICAL: 1"=10'
HORIZONTAL: 1"=20'



PROPOSED DRY DETENTION POND 7P CROSS-SECTION A-A

SCALE:
VERTICAL: 1"=10'
HORIZONTAL: 1"=20'



PROPOSED DRY DETENTION POND 7P PLAN VIEW

SCALE: 1" = 20'

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.L.S. LICENSE NO. 050705
PETER J. PIETRZAK P.L.S. LICENSE NO. 053398



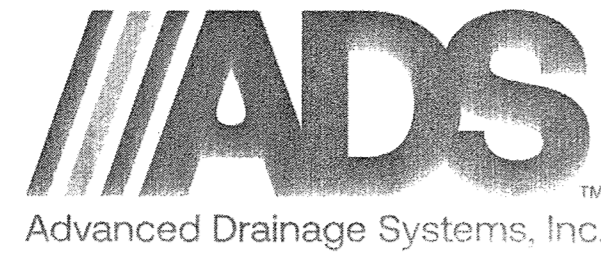
RESERVED FOR TOWN PLANNING BOARD APPROVAL

**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
STORMWATER DETAILS DRY
DETENTION POND 7P**

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 28 OF 45
SCALE AS SHOWN	CAD REFERENCE NEW FOOTPRINT	PROJECT NUMBER 98170.01



Monroe Commons Bayfilter 3SA - Monroe-NY

BAYSAYER BAYFILTER SPECIFICATIONS

- PRODUCTS**
- INTERNAL COMPONENTS:** ALL COMPONENTS INCLUDING CONCRETE STRUCTURE(S), PVC MANIFOLD PIPING AND FILTER CARTRIDGES, SHALL BE PROVIDED BY BAYSAYER TECHNOLOGIES LLC, 1030 DEER HOLLOW DRIVE, MOUNT AIRY, MD (800.229.7283).
 - PVC MANIFOLD PIPING:** ALL INTERNAL PVC PIPE AND FITTINGS SHALL MEET ASTM D1785. MANIFOLD PIPING SHALL BE PROVIDED TO THE CONTRACTOR PARTIALLY PRE-CUT AND PRE-ASSEMBLED.
 - FILTER CARTRIDGES:** EXTERNAL SHELL OF THE FILTER CARTRIDGES SHALL BE SUBSTANTIALLY CONSTRUCTED OF POLYETHYLENE OR EQUIVALENT MATERIAL ACCEPTABLE TO THE MANUFACTURER. FILTRATION MEDIA SHALL BE ARRANGED IN A SPIRAL LAYERED FASHION TO MAXIMIZE AVAILABLE FILTRATION AREA. AN ORIFICE PLATE SHALL BE SUPPLIED WITH EACH CARTRIDGE TO RESTRICT THE FLOW RATE TO A MAXIMUM OF 45 GPM.
 - FILTER MEDIA:** FILTER MEDIA SHALL BE BY BAYSAYER TECHNOLOGIES LLC AND SHALL CONSIST OF THE FOLLOWING MIX: A BLEND OF ZEOLITE, PERLITE AND ACTIVATED ALUMINA.
 - PRECAST CONCRETE VAULT:** CONCRETE STRUCTURES SHALL BE PROVIDED ACCORDING TO ASTM C. THE MATERIALS AND STRUCTURAL DESIGN OF THE DEVICES SHALL BE PER ASTM C478, C857 AND C885. PRECAST CONCRETE SHALL BE PROVIDED BY BAYSAYER TECHNOLOGIES, LLC.
- PERFORMANCE**
- THE STORMWATER FILTER SYSTEM SHALL BE AN OFFLINE DESIGN CAPABLE OF TREATING 100% OF THE REQUIRED TREATMENT FLOW AT FULL SEDIMENT LOAD CONDITIONS.
 - THE STORMWATER FILTER SYSTEM'S CARTRIDGES SHALL HAVE NO MOVING PARTS.
 - THE STORMWATER TREATMENT UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 85% OF SUSPENDED SOLIDS, 65% OF TOTAL PHOSPHORUS, 65% OF TURBIDITY, 40% OF TOTAL COPPER, AND 40% OF TOTAL ZINC BASED ON FIELD DATA COLLECTED IN COMPLIANCE WITH THE TECHNOLOGY ACCEPTANCE CAPACITY PARTNERSHIP TIER II TEST PROTOCOL.
 - THE STORMWATER FILTRATION SYSTEM SHALL REDUCE INCOMING TURBIDITY (MEASURED AS NTU) BY 50% OR MORE AND SHALL NOT HAVE ANY COMPONENTS THAT LEACH NITRATES OR PHOSPHATES.
 - THE STORMWATER FILTRATION CARTRIDGE SHALL BE EQUIPPED WITH A HYDRODYNAMIC BACKWASH MECHANISM TO EXTEND THE FILTERS LIFE AND OPTIMIZE ITS PERFORMANCE.
 - THE STORMWATER FILTRATION SYSTEM SHALL BE DESIGNED TO REMOVE A MINIMUM OF 65% OF THE INCOMING TOTAL PHOSPHORUS (TP) LOAD.
 - THE STORMWATER FILTRATION SYSTEM'S CARTRIDGES SHALL HAVE A TREATED SEDIMENT CAPACITY FOR 80% TSS REMOVAL BETWEEN 150-350 LBS.

BAYFILTER MAINTENANCE

THE BAYFILTER SYSTEM REQUIRES PERIODIC MAINTENANCE TO CONTINUE OPERATING AT ITS PEAK EFFICIENCY DESIGN. THE MAINTENANCE PROCESS COMPRISES THE REMOVAL AND REPLACEMENT OF EACH BAYFILTER CARTRIDGE AND THE CLEANING OF THE VAULT OR MANHOLE WITH A VACUUM TRUCK. FOR BEST RESULTS, BAYFILTER MAINTENANCE SHOULD BE PERFORMED BY A CERTIFIED MAINTENANCE CONTRACTOR. A QUICK CALL TO AN ADS ENGINEER OR CUSTOMER SERVICE REPRESENTATIVE WILL PROVIDE YOU WITH A LIST OF RELIABLE CONTRACTORS IN YOUR AREA.

WHEN BAYFILTER IS INITIALLY INSTALLED, WE RECOMMEND THAT AN INSPECTION BE PERFORMED ON THE SYSTEM IN THE FIRST SIX (6) MONTHS AFTER THAT, THE INSPECTION CYCLE TYPICALLY FALLS INTO A BIENNIAL PATTERN GIVEN NORMAL STORM OCCURRENCE AND ACTUAL SOLIDS LOADS.

WHEN BAYFILTER EXHIBITS FLOWS BELOW DESIGN LEVELS, THE SYSTEM SHOULD BE INSPECTED AND MAINTAINED AS SOON AS PRACTICAL. REPLACING A BAYFILTER CARTRIDGE SHOULD BE CONSIDERED AT OR ABOVE THE LEVEL OF THE MANIFOLD.

MAINTENANCE PROCEDURES

- REMOVE THE MANHOLE COVERS AND OPEN ALL ACCESS HATCHES.
- BEFORE ENTERING THE SYSTEM MAKE SURE THE AIR IS SAFE PER OSHA STANDARDS OR USE A BREATHING APPARATUS. USE LOW O₂ HIGH CO OR OTHER APPLICABLE WARNING DEVICES PER REGULATORY REQUIREMENTS.
- USING A VACUUM TRUCK, REMOVE ANY LIQUID AND SEDIMENTS THAT CAN BE REMOVED PRIOR TO ENTRY.
- USING A SMALL LIFT OR THE BOOM OF THE VACUUM TRUCK, REMOVE THE USED CARTRIDGES BY LIFTING THEM OUT.
- ANY CARTRIDGES THAT CANNOT BE READILY LIFTED CAN BE EASILY SLID ALONG THE FLOOR TO A LOCATION THEY CAN BE LIFTED VIA A BOOM LIFT.
- WHEN ALL THE CARTRIDGES HAVE BEEN REMOVED, IT IS NOW PRACTICAL TO REMOVE THE BALANCE OF THE SOLIDS AND WATER. LOOSEN THE STAINLESS CLAMPS ON THE FERRO COUPLINGS FOR THE MANIFOLD AND REMOVE THE DRAINPIPES AS WELL, CAREFULLY CAP THE MANIFOLD AND THE FERRO CO'S AND RINSE THE FLOOR, WASHING AWAY THE BALANCE OF ANY REMAINING COLLECTED SOLIDS.
- CLEAN THE MANIFOLD PIPES, INSPECT AND REINSTALL.
- INSTALL THE EXCHANGE CARTRIDGES AND CLOSE ALL COVERS.
- THE USED CARTRIDGES MUST BE SENT BACK TO ADS FOR EXCHANGE/RECYCLING AND CREDIT ON UNDAMAGED UNITS.

BAYFILTER INSTALLATION NOTES

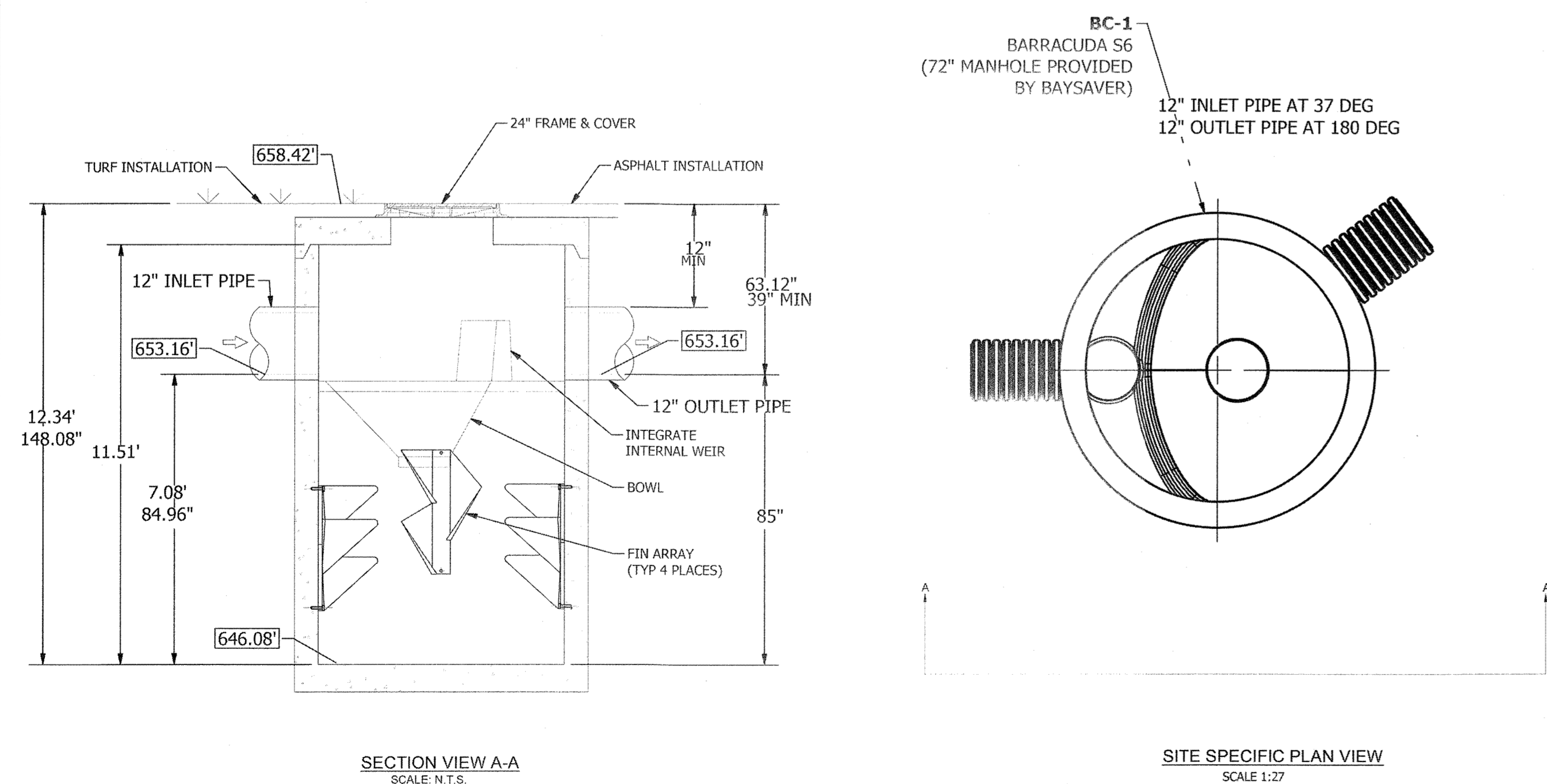
- CONTACT UTILITY LOCATOR TO MARK ANY NEARBY UNDERGROUND UTILITIES AND MAKE SURE IT IS SAFE TO EXCAVATE.
- REFERENCE THE SITE PLAN AND STAKE OUT THE LOCATION OF THE BAYFILTER VAULT.
- EXCAVATE THE HOLE, PROVIDING ANY SHEETING AND SHORING NECESSARY TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL SAFETY REGULATIONS.
- LEVEL THE SUB-GRADE TO THE PROPER ELEVATION. VERIFY THE ELEVATION AGAINST THE MANHOLE DIMENSIONS, THE INVERT ELEVATIONS, AND THE SITE PLANS. ADJUST THE BASE AGGREGATE, IF NECESSARY.
- HAVE THE SOIL BEARING CAPACITY VERIFIED BY A LICENSED ENGINEER FOR THE REQUIRED LOAD BEARING CAPACITY, ON SOIL SUB-GRADE. SET THE FIRST SECTION OF THE BAYFILTER PRE-CAST VAULT.
- CHECK THE LEVEL AND ELEVATION OF THE FIRST SECTION TO ENSURE IT IS CORRECT BEFORE ADDING ANY RISER SECTIONS.
- IF ADDITIONAL SECTION(S) ARE REQUIRED, ADD A WATER TIGHT SEAL TO THE FIRST SECTION OF THE BAYFILTER VAULT. SET ADDITIONAL SECTION(S) OF THE VAULT, ADDING A WATER TIGHT SEAL TO EACH JOINT.
- INSTALL THE PVC OUTLET MANIFOLD.
- INSTALL THE PVC OUTLET PIPE IN BAYFILTER VAULT.
- INSTALL THE INLET PIPE TO THE BAYFILTER VAULT.
- AFTER THE SITE IS STABILIZED, REMOVE ANY ACCUMULATED SEDIMENT OR DEBRIS FROM THE VAULT AND INSTALL THE FLOW DISKS, DRAINDOWN MODULES (IF APPLICABLE), AND THE BAYFILTER CARTRIDGES.
- PLACE FULL SET OF HOLD DOWN BARS AND BRACKETS INTO PLACE.

3/2017 ADS, INC.

PRODUCT SPECIFICATIONS

- THE STORMWATER TREATMENT UNIT SHALL BE AN IN-LINE UNIT CAPABLE OF CONVEYING 100% OF THE DESIGN PEAK FLOW. IF PEAK FLOW RATES EXCEED MAXIMUM HYDRAULIC RATE, THE UNIT SHALL BE INSTALLED OFFLINE.
- THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 80% OF THE SUSPENDED SOLIDS ON AN ANNUAL AGGREGATE REMOVAL BASIS. SAID REMOVAL SHALL BE BASED ON FULL-SCALE THIRD PARTY TESTING USING OK-110 MEDIA GRADATION OR EQUIVALENT AND 300 mg/L INFLUENT CONCENTRATION. SAID FULL SCALE TESTING SHALL HAVE INCLUDED SEDIMENT CAPTURE BASED ON ACTUAL TOTAL MASS COLLECTED BY THE STORMWATER TREATMENT UNIT.
- OR
- THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS USING A MEDIA MIX WITH #50+75 MICRON AND 200 MG/L INFLUENT CONCENTRATION.
- OR
- THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS PER CURRENT NJDEP/NJCAT HDS PROTOCOL.

INCLUDES OIL BOOM (NOT SHOWN).



BARRACUDA S6 (3SA)	
UNIT ID	S6
PEAK FLOW RATE CFS	5.41
TREATMENT FLOW RATE CFS	3.24
*TREATMENT FLOW RATE PER OK-110	

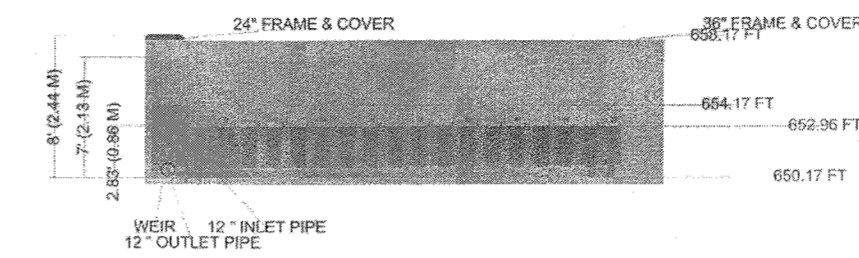
MONROE COMMONS
PRECT 3SA - REV
DATE: 08/27/24
DRAWN: [Signature]
CHECKED: [Signature]

1030 Deer Hollow Drive
Mount Airy, NC 27054
800-229-7283
www.ads.com

4640 Trueman Blvd
Hilliard, OH 43026
614-891-7283
www.baysaver.com

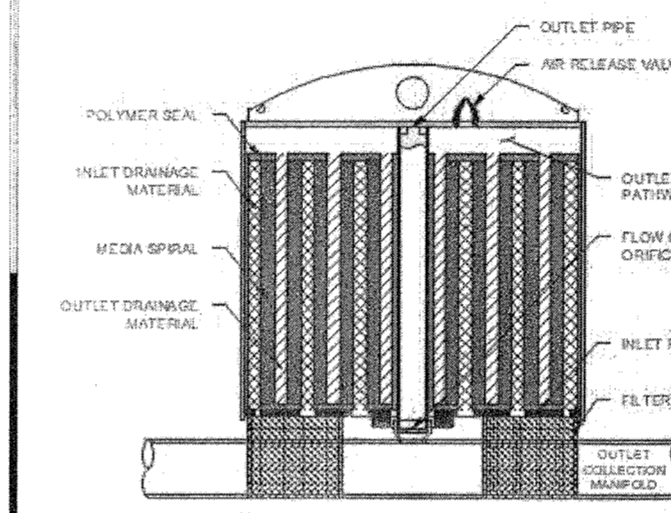
SCALE: AS NOTED

SHEET: 1 OF 1



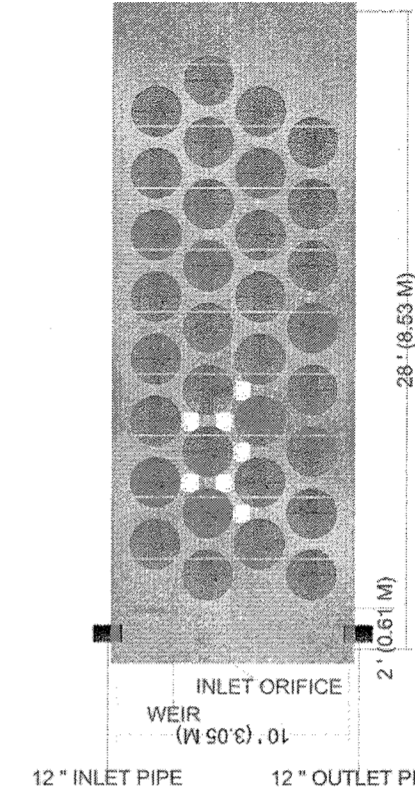
SECTION A-A
SCALE: N.T.S.

NOTE: THIS DETAIL SHOWS A FUNCTIONAL FILTER DESIGN PER SITE SPECIFIC INFORMATION PROVIDED. THE FINAL APPROVED PRECAST DRAWINGS WILL DETERMINE THE FINAL SIZE, INCLUDING BUT NOT LIMITED TO: OVERALL DIMENSIONS, RISER SIZE, RISER TYPE & HEIGHT AND FRAMES & COVERS BEING PROVIDED.



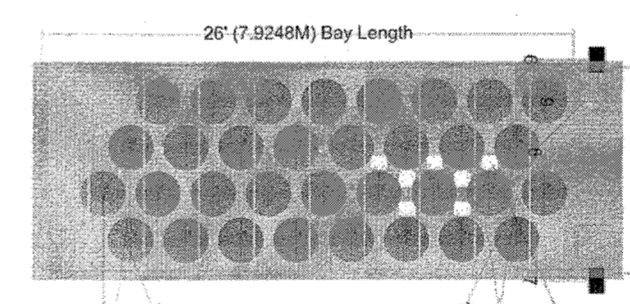
545 BAYFILTER	WQU-1
WATER QUALITY FLOW RATE	3.24 cfs
DRAINAGE AREA	
CARTRIDGE DESIGN FLOW RATE	45 GPM
# BAYFILTER CARTRIDGES	33
TREATED SEDIMENT CAPACITY	11550 lbs

THE BAYFILTER STORMWATER MANAGEMENT SYSTEM IS A STORMWATER FILTRATION DEVICE DESIGNED TO REMOVE FINE SEDIMENTS, HEAVY METALS, AND PHOSPHORUS. THE BAYFILTER SYSTEM RELIES ON A SPIRAL WOUND MEDIA FILTER CARTRIDGE WITH APPROXIMATELY 90 SQUARE FEET OF FILTRATION AREA. THE FILTER CARTRIDGES ARE HOUSED IN A CONCRETE STRUCTURE THAT EVENLY DISTRIBUTES THE FLOW BETWEEN CARTRIDGES. THE SYSTEM IS OFFLINE WITH AN EXTERNAL BYPASS THAT ROUTES HIGH INTENSITY STORMS AROUND THE SYSTEM. THE FILTER CARTRIDGES REMOVE POLLUTANTS FROM RUNOFF BY FILTRATION (INTERCEPTION/ATTACHMENT) AND ADSORPTION.



PLAN VIEW
SCALE: N.T.S.

Monroe Commons Bayfilter 3SA - BAYFILTER 545 - 28x10x8ft BILL OF MATERIALS



PART NUMBER	QUANTITY	DESCRIPTION
1	33	6-IN PVC TEE WITH 1.5-IN FLOWDISK
2	2	6-IN PVC TEE
3	33	24" L X 6" D PVC STUB
4	33	545 CARTRIDGES
5	7	DRAINDOWN
6	1	OUTLET PIPE
7	1	INLET PIPE
8	2	6-IN FLEXIBLE COUPLER
9	2	6-IN PVC (8 INCHES)
10	9	HOLD DOWN BAR (10 FEET)
11	1	TROLLEY SYSTEM
12	30	6-IN PVC PLUG

- PROPRIETARY PRACTICE NOTES:**
- THE PROPOSED BARRACUDA AND BAYFILTER UNITS SHALL NOT SERVE AS A SEDIMENT CONTROL DEVICES DURING THE SITE CONSTRUCTION.
 - UPSTREAM CONSTRUCTION SHALL BE COMPLETED AND STABILIZED BEFORE CONNECTION OF THE PROPOSED BARRACUDA AND BAYFILTER UNITS CAN BE INITIATED.
 - A DENSE AND VIGOROUS VEGETATIVE COVER SHALL BE ESTABLISHED OVER THE CONTRIBUTING PERVIOUS DRAINAGE AREAS BEFORE RUNOFF CAN BE DIRECTED INTO THE PROPOSED BARRACUDA AND BAYFILTER UNITS.



RESERVED FOR TOWN PLANNING BOARD APPROVAL

DATE	DESCRIPTION	INITIALS
6-17-24	PER MHE COMMENTS	MWS
3-28-24	PER MUNICIPAL CONSULTANT COMMENTS	MWS
7-25-23	FULL DESIGN OF REVISED LAYOUT	MWS
5-24-23	PER WAG 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)	
12-8-16	CONCEPT PLAN PREPARATION DATE	LJP
	DATE	DESCRIPTION
	REVISIONS	

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

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC

282 GREENWICH AVENUE, SUITE A
CROSETT, NEW YORK 10241
(945) 294-0606

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

JOSEPH L. PIETRZAK, P.E.
LICENSE NO. 050223

MICHAEL P. PFAU, P.E.
LICENSE NO. 050223

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
**STORMWATER DETAILS ADS
BARRACUDA & BAYFILTER 3SA**

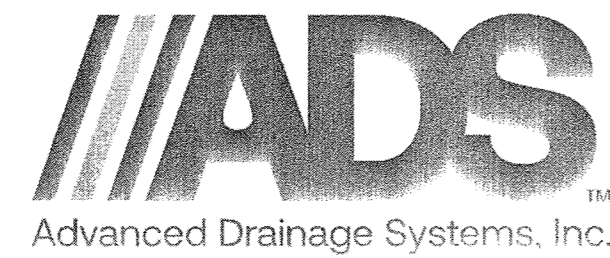
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O.C.H.D. SHEET NO. N/A OF N/A D.E.C. SHEET NO. N/A OF N/A DRAWING NUMBER 29 OF 45

SCALE AS SHOWN CAD REFERENCE NEW FOOTPRINT PROJECT NUMBER 96170.01

DATE: 04/17/24



Monroe Commons Bayfilter 3SB - Monroe - NY

BAYSAVER BAYFILTER SPECIFICATIONS

- PRODUCTS**
- INTERNAL COMPONENTS:** ALL COMPONENTS INCLUDING CONCRETE STRUCTURE(S), PVC MANIFOLD PIPING AND FILTER CARTRIDGES, SHALL BE PROVIDED BY BAYSAVER TECHNOLOGIES LLC, 1030 DEER HOLLOW DRIVE, MOUNT AIRY, MD (800.229.7263).
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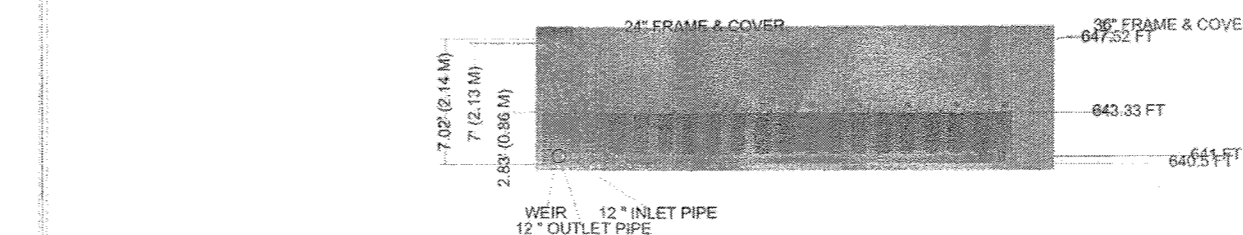
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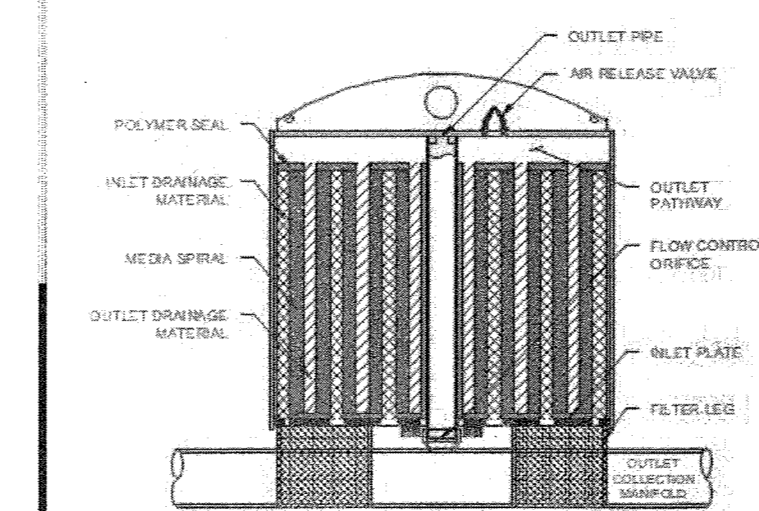
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- LEVEL THE SUB-GRADE TO THE PROPER ELEVATION. VERIFY THE ELEVATION AGAINST THE MANHOLE DIMENSIONS, THE INVERT ELEVATIONS, AND THE SITE PLANS. ADJUST THE BASE AGGREGATE, IF NECESSARY, HAVE THE SOIL BEARING CAPACITY VERIFIED BY A LICENSED ENGINEER FOR THE REQUIRED LOAD BEARING CAPACITY. ON SOIL SUB-GRADE, SET THE FIRST SECTION OF THE BAYFILTER PRE-CAST VAULT.
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- PLACE FULL SET OF HOLD DOWN BARS AND BRACKETS INTO PLACE.



SECTION A-A
SCALE: N.T.S.

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545 BAYFILTER	WQU-1
WATER QUALITY FLOW RATE	3.27 cfs
DRAINAGE AREA	
CARTRIDGE DESIGN FLOW RATE	45 GPM
# BAYFILTER CARTRIDGES	33
TREATED SEDIMENT CAPACITY	11550 Lbs

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PLAN VIEW
SCALE: N.T.S.

Monroe Commons Bayfilter 3SB -
Monroe - NY
DATE: 3/7/24 DRAWN: XXX
PROJECT #: 3111111111 CHECKED: XXX
DESCRIPTION: MONROE COMMONS BAYFILTER 3SB -
DATE: 3/7/24 DRAWN: XXX
PROJECT #: 3111111111 CHECKED: XXX
DESCRIPTION: MONROE COMMONS BAYFILTER 3SB -

4640 TRUFARM BLVD
MILLERSVILLE, NY 12546
WWW.BAYSAVER.COM
1-800-229-7263

Bayfilter®
Stormwater Media Filters

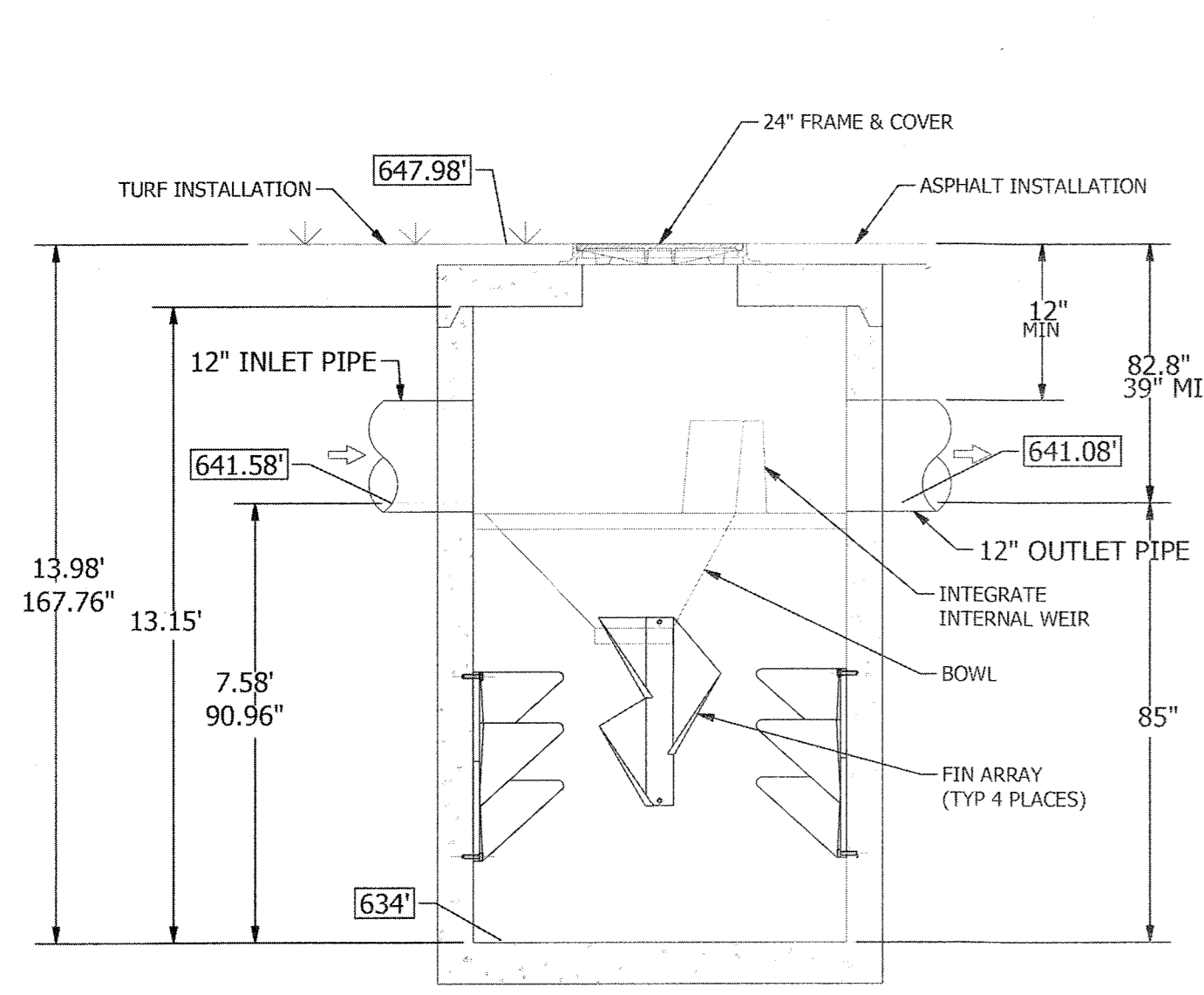
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2 SHEET OF 2

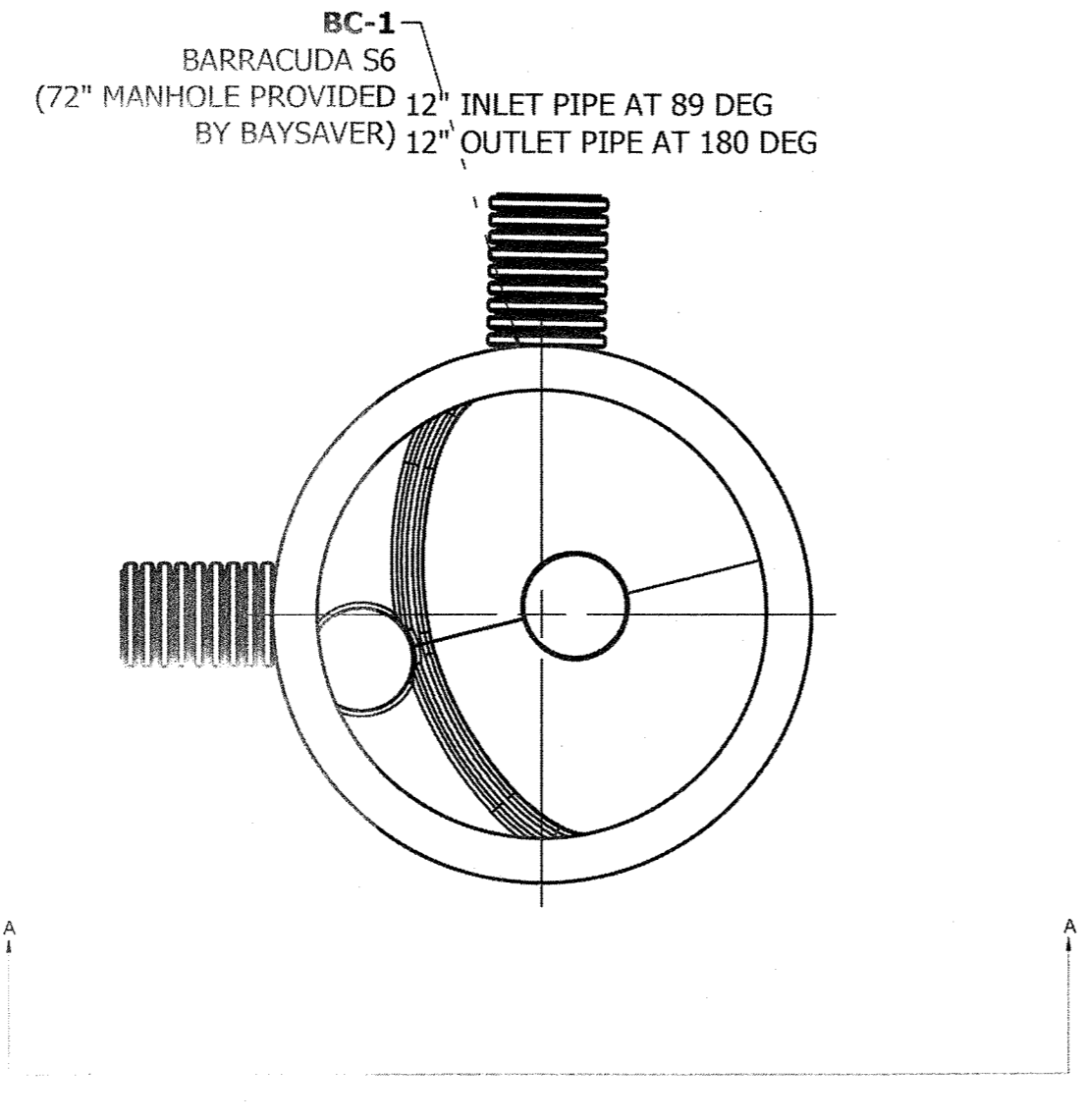
PRODUCT SPECIFICATIONS

- THE STORMWATER TREATMENT UNIT SHALL BE AN INLINE UNIT CAPABLE OF CONVEYING 100% OF THE DESIGN PEAK FLOW. IF PEAK FLOW RATES EXCEED MAXIMUM HYDRAULIC RATE, THE UNIT SHALL BE INSTALLED OFFLINE.
 - THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 80% OF THE SUSPENDED SOLIDS ON AN ANNUAL AGGREGATE REMOVAL BASIS. SAID REMOVAL SHALL BE BASED ON FULL-SCALE THIRD PARTY TESTING USING OK-110 MEDIA GRADATION OR EQUIVALENT AND 200 mg/L INFLUENT CONCENTRATION. SAID FULL SCALE TESTING SHALL HAVE INCLUDED SEDIMENT CAPTURE BASED ON ACTUAL TOTAL MASS COLLECTED BY THE STORMWATER TREATMENT UNIT.
 - OR-
THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS USING A MEDIA MIX WITH 450-75 MICRON AND 200 MG/L INFLUENT CONCENTRATION.
 - OR-
THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS PER CURRENT NJDEPNJCAT HDS PROTOCOL.
- INCLUDES OIL BOOM (NOT SHOWN).

BARRACUDA S6 (3SB)	
UNIT ID	S6
PEAK FLOW RATE CFS	4.92
TREATMENT FLOW RATE CFS	3.27
*TREATMENT FLOW RATE PER OK-110	



SECTION VIEW A-A
SCALE: N.T.S.



SITE SPECIFIC PLAN VIEW
SCALE: 1:27

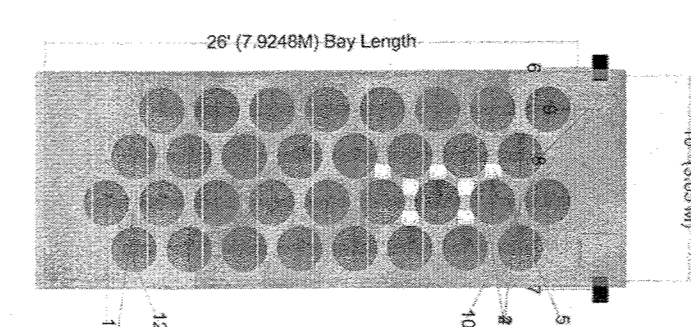
MONROE COMMONS
PRET 3SB - REV
DATE: 3/7/24
DRAWN: XXX
PROJECT #: 3111111111
CHECKED: XXX

4640 TRUFARM BLVD
MILLERSVILLE, NY 12546
WWW.BAYSAVER.COM
1-800-229-7263

AS NOTED

1 SHEET OF 1

Monroe Commons Bayfilter 3SB - BAYFILTER 545 - 28x10x7.02ft BILL OF MATERIALS



PART NUMBER	QUANTITY	DESCRIPTION
1	33	6-IN PVC TEE WITH 1.5-IN FLOWDISK
2	2	6-IN PVC TEE
3	33	24" L X 6" D PVC STUB
4	33	545 CARTRIDGES
5	7	DRAINDOWN
6	1	OUTLET PIPE
7	1	INLET PIPE
8	2	6-IN FLEXIBLE COUPLER
9	2	6-IN PVC (8 INCHES)
10	9	HOLD DOWN BAR (10 FEET)
11	1	TROLLEY SYSTEM
12	30	6-IN PVC PLUG

- PROPRIETARY PRACTICE NOTES:**
- THE PROPOSED BARRACUDA AND BAYFILTER UNITS SHALL NOT SERVE AS A SEDIMENT CONTROL DEVICES DURING THE SITE CONSTRUCTION.
 - UPSTREAM CONSTRUCTION SHALL BE COMPLETED AND STABILIZED BEFORE CONNECTION OF THE PROPOSED BARRACUDA AND BAYFILTER UNITS CAN BE INITIATED.
 - A DENSE AND VIGOROUS VEGETATIVE COVER SHALL BE ESTABLISHED OVER THE CONTRIBUTING PERVIOUS DRAINAGE AREAS BEFORE RUNOFF CAN BE DIRECTED INTO THE PROPOSED BARRACUDA AND BAYFILTER UNITS.



DATE	DESCRIPTION	INITIALED BY	INITIALS
6-17-24	PER MHE COMMENTS		MWS
7-28-24	PER MUNICIPAL CONSULTANT COMMENTS		MWS
7-25-23	FULL DESIGN OF REVISED LAYOUT		MWS
5-24-23	PER MFG 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 REVISION 6-12-22 FOR INFORMATION ON REVISIONS)		MWS
12-8-16	CONCEPT PLAN PREPARATION DATE		JLP
	DATE		INITIALS

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC

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COSHON, NEW YORK 10924
(845) 294-0606

2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(845) 796-6848

JOSEPH J. PIETRZAK
LICENSED PROFESSIONAL ENGINEER
LICENSE NO. 056023

MICHAEL F. PFAU
LICENSED PROFESSIONAL SURVEYOR
LICENSE NO. 050075

DATE: 3/17/24

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:
STORMWATER DETAILS ADS
BARRACUDA & BAYFILTER 3SB

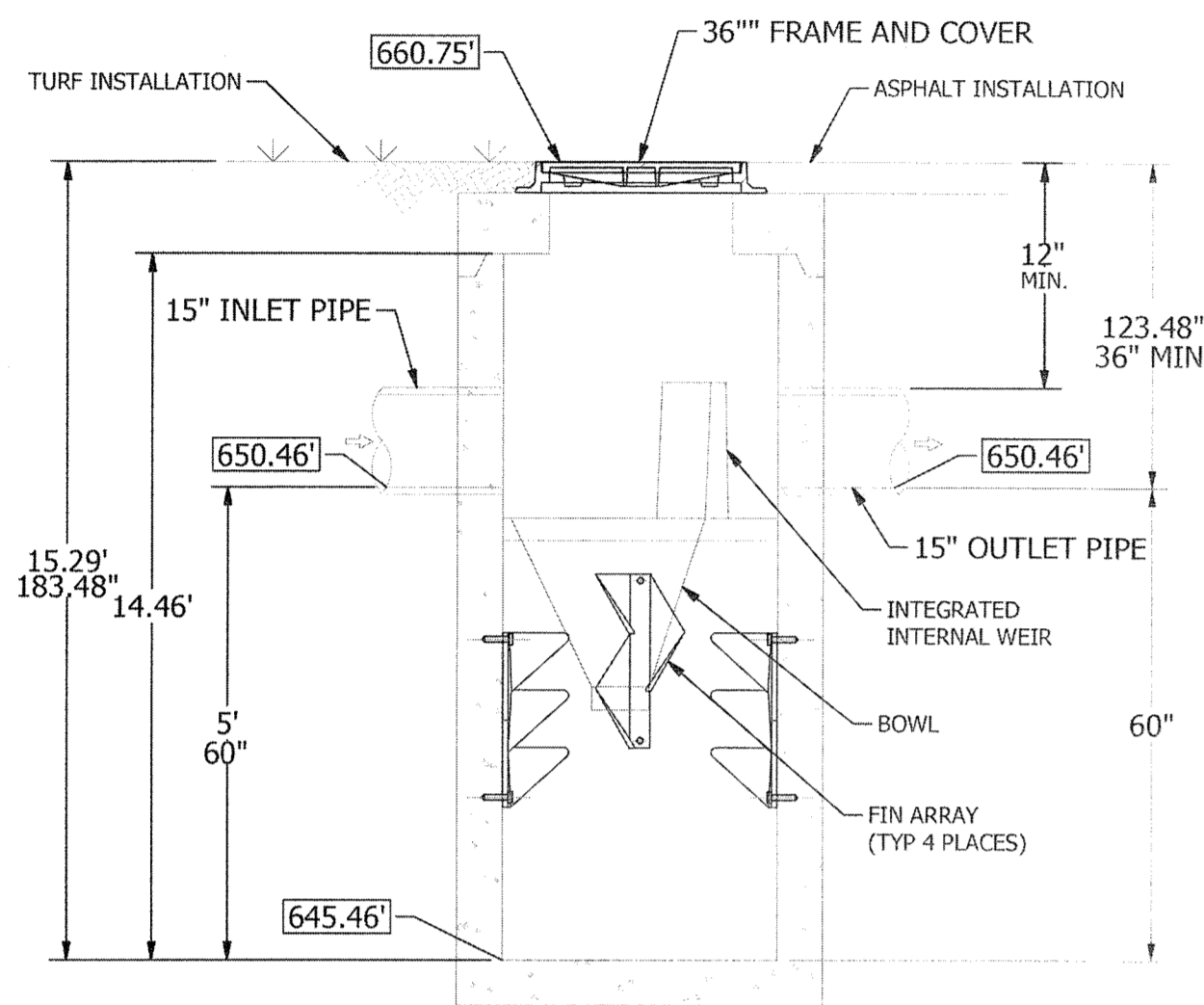
DRAWING TITLE:
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO. N/A OF N/A DRAWING NUMBER 90 OF 45
SCALE AS SHOWN CAD REFERENCE NEW FOOTPRINT PROJECT NUMBER 98170.01

PRODUCT SPECIFICATIONS

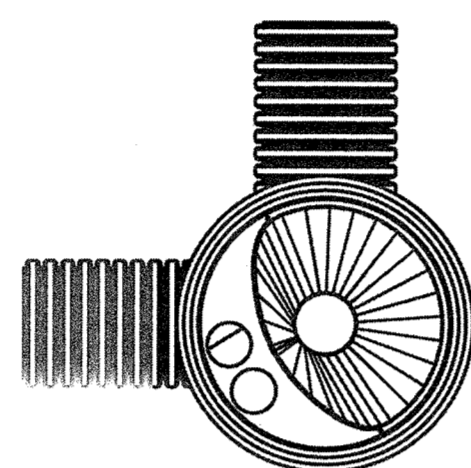
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 -OR-
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 -OR-
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INCLUDES OIL BOOM (NOT SHOWN).

BARRACUDA S3 (4HS)	
UNIT ID	S3
PEAK FLOW RATE CFS	5.67
TREATMENT FLOW RATE CFS	0.72
*TREATMENT FLOW RATE PER OK-110	



SECTION VIEW A-A
SCALE: N.T.S.

15" INLET PIPE AT 90 DEG
 15" OUTLET PIPE AT 180 DEG



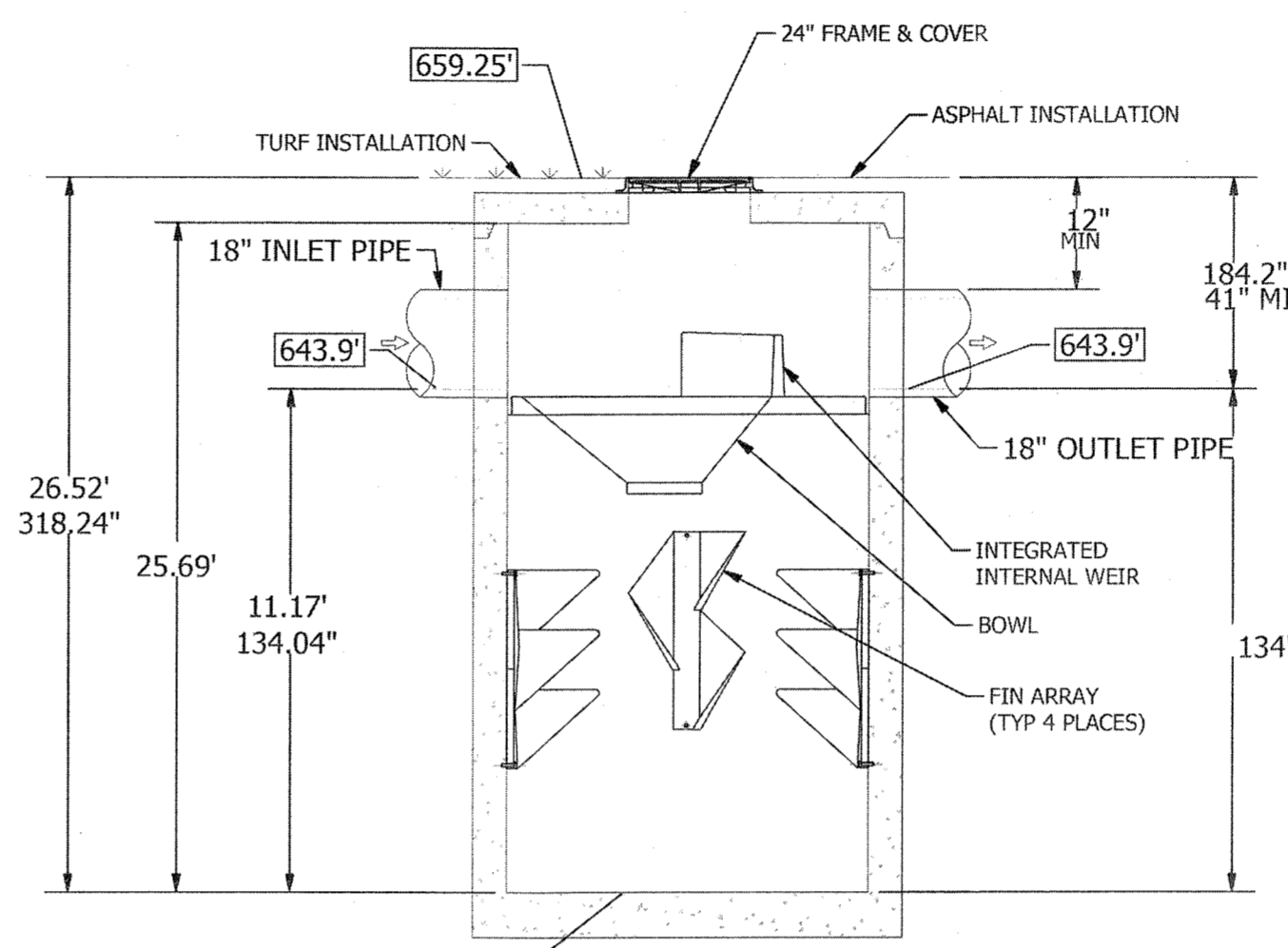
SITE SPECIFIC PLAN VIEW
SCALE: 1:27

MONROE COMMONS
MONROE COMMONS
 DATE: _____ DRAWN: _____
 PROJECT #: _____ CHECKED: _____
 1000 Deer Harbor Drive, Mount Airy, NC 27127
 1000 BAYS AVER, MOUNT AIRY, NC 27127
 4640 TRUHEMAN BLVD., HILLIARD, OH 43026
AS NOTED
 SCALE: _____
 1 SHEET OF 1

PRODUCT SPECIFICATIONS

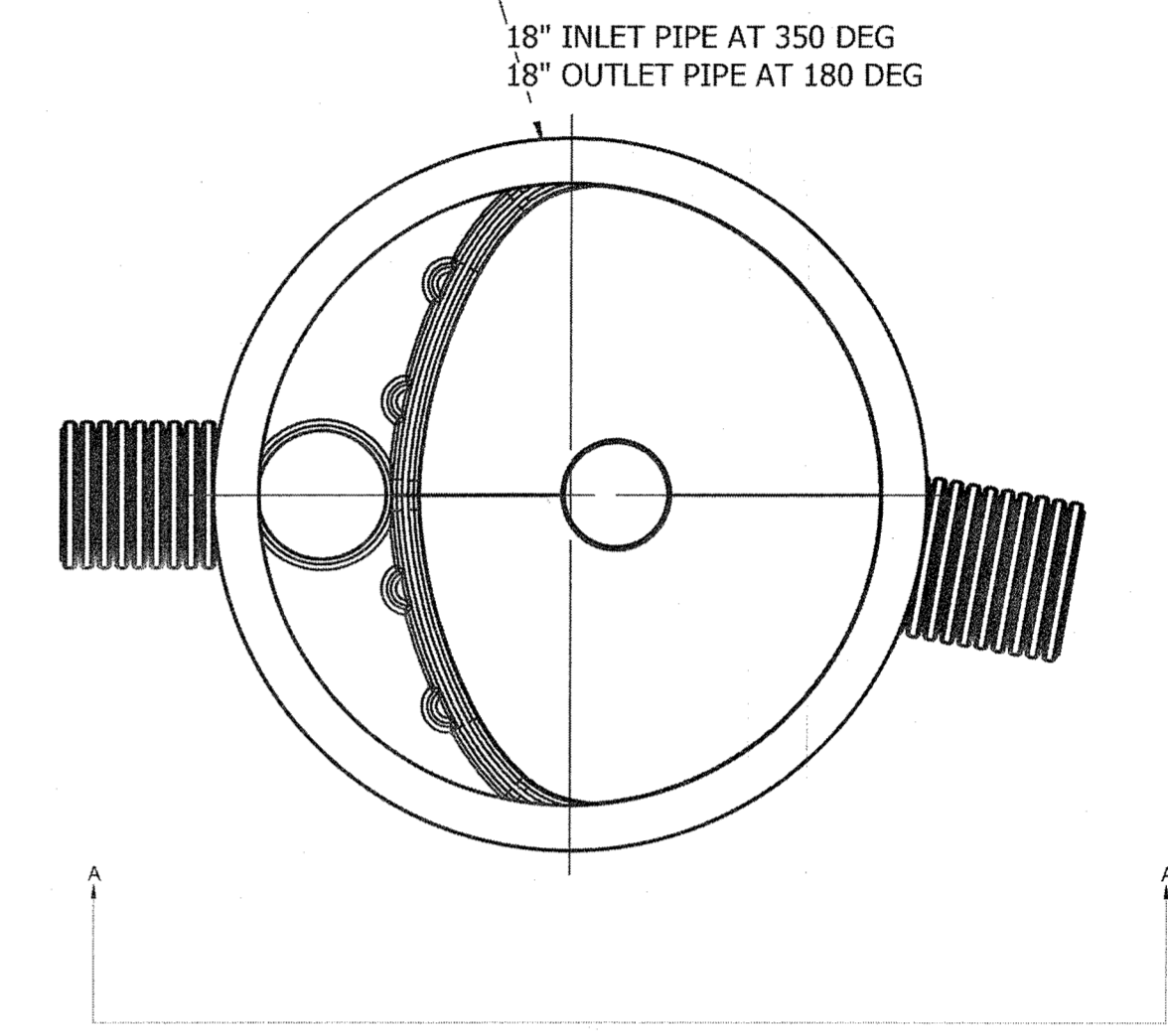
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 -OR-
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INCLUDES OIL BOOM (NOT SHOWN).

BARRACUDA S8 (4S)	
UNIT ID	S8
PEAK FLOW RATE CFS	14.25
TREATMENT FLOW RATE CFS	5.49
*TREATMENT FLOW RATE PER OK-110	



SECTION VIEW A-A
SCALE: N.T.S.

BC-1
 BARRACUDA S8
 (96" MANHOLE PROVIDED BY BAYSAVER)



SITE SPECIFIC PLAN VIEW
SCALE: 1:27

MONROE COMMONS
MONROE COMMONS
 DATE: _____ DRAWN: _____
 PROJECT #: _____ CHECKED: _____
 1000 Deer Harbor Drive, Mount Airy, NC 27127
 1000 BAYS AVER, MOUNT AIRY, NC 27127
 4640 TRUHEMAN BLVD., HILLIARD, OH 43026
AS NOTED
 SCALE: _____
 1 SHEET OF 1

Barracuda Specification

Materials and Design

- Concrete Structures: Designed for H-20 traffic loading and applicable soil loads or as otherwise determined by a Licensed Professional Engineer. The materials and structural design of the devices shall be per ASTM C857 and ASTM C858.
- 36" (900 mm) and 48" (1200 mm) HP Manhole Structures: Made from an impact modified copolymer polypropylene meeting the material requirements of ASTM F2764. The eccentric cone reducer shall be manufactured from polyethylene material meeting ASTM D3350 cell class 213320C. Gaskets shall be made of material meeting the requirements of ASTM F477.
- Separator Internals shall be substantially constructed of stainless steel, polyethylene or other thermoplastic material approved by the manufacturer.

Performance

- The stormwater treatment unit shall be an inline unit capable of conveying 100% of the design peak flow. If peak flow rates exceed maximum hydraulic rate, the unit shall be installed offline.
- The Barracuda Max unit shall be designed to remove at least 80% of the suspended solids on an annual aggregate removal basis. Said removal shall be based on full-scale third party testing using OK-110 media gradation or equivalent and 300 mg/L influent concentration. Said full scale testing shall have included sediment capture based on actual total mass collected by the stormwater treatment unit.

The Barracuda Max unit shall be designed to remove at least 50% of TSS using a media mix with d_{50} =75 micron and 200 mg/L influent concentration.

The Barracuda Max unit shall be designed to remove at least 50% of TSS per current NJDEP/NJCAT HDS protocol.

- The stormwater treatment unit internals shall consist of (1) separator cone assembly, and (1) sump assembly, which includes the "teeth".

Barracuda Max Model	Manhole Diameter	NJDEP (50% removal)	OK-110 (80% removal)
S3	36" (900 mm)	0.85 CFS (24.1 L/s)	0.86 CFS (24.1 L/s)
S4	48" (1200 mm)	1.52 CFS (43.0 L/s)	1.52 CFS (43.0 L/s)
S6	72" (1800 mm)	3.40 CFS (96.3 L/s)	3.42 CFS (96.8 L/s)
S8	96" (2400 mm)	6.08 CFS (172.2 L/s)	6.08 CFS (172.2 L/s)

* Peak bypass flows are dependent on final design

Installation

Installation of the stormwater treatment unit(s) shall be performed per manufacturer's installation instructions. Such instructions can be obtained by calling Advanced Drainage Systems at 800-821-6710 or by logging on to www.adspipe.com.



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adspipe.com
800-821-6710

Barracuda® Max & Barracuda Maintenance Guide

One of Barracuda's advantages is the ease of maintenance. Like any system that collects pollutants, the Barracuda must be maintained for continued effectiveness. Maintenance is a simple procedure performed using a vacuum truck or similar equipment. The systems were designed to minimize the volume of water removed during routine maintenance, reducing disposal costs.

Contractors can access the pollutants stored in the manhole through the manhole cover. This allows them to gain vacuum hose access to the bottom of the manhole to remove sediment and trash. There is no confined space entry necessary for inspection or maintenance.

The entire maintenance procedure typically takes 2 to 4 hours, depending on the system's size, the captured material, and the vacuum truck's capacity.

Local regulations may apply to the maintenance procedure. Safe and legal disposal of pollutants is the responsibility of the maintenance contractor. Maintenance should be performed only by a qualified contractor.

Inspection and Cleaning Cycle

Periodic inspection is needed to determine the need for and frequency of maintenance. You should begin inspecting as soon as construction is complete and then on an annual basis. Typically, the system needs to be cleaned every 1-3 years.

Excessive oils, fuels or sediments may reduce the maintenance cycle. Periodic inspection is important.

Determining When to Clean

To determine the sediment depth, the maintenance contractor should lower a stadia rod into the manhole until it contacts the top of the captured sediment and mark that spot on the rod. Then push the probe through to the bottom of the sump and mark that spot to determine sediment depth.

Maintenance should occur when the sediment has reached the levels indicated in the Storage Capacity Chart.



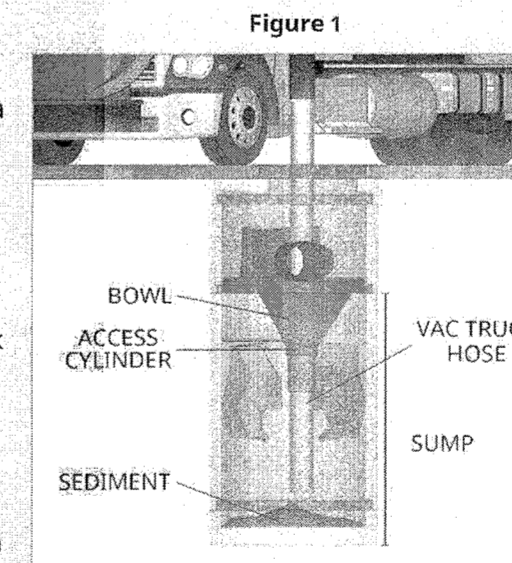
adspipe.com
1-800-821-6710

Barracuda Storage Capacities

Model	Manhole Diameter (in. (mm))	Total System Volume (Gallons (Liters))	Treatment Chamber Capacity (Gallons (Liters))	Standard Sediment Capacity (20" depth) (Yards ³ (meters ³))	NJDEP Sediment Capacity (50% of standard depth) (Yards ³ (meters ³))
S3	36 (900)	264 (999)	212 (803)	0.44 (0.34)	0.22 (0.17)
S4	48 (1200)	665 (2517)	564 (2135)	0.78 (0.60)	0.39 (0.30)
S6	72 (1800)	1497 (5667)	1269 (4804)	1.75 (1.34)	0.88 (0.67)
S8	96 (2400)	4196 (15884)	3835 (14517)	3.10 (2.37)	1.55 (1.19)

Maintenance Instructions

- Remove the manhole cover to provide access to the pollutant storage. Pollutants are stored in the sump, below the bowl assembly visible from the surface. Access this area through the 8" (200 mm), 10" (250 mm), 15" (375 mm) or 20" (500 mm) diameter access cylinder.
- Use a vacuum truck or other similar equipment to remove all water, debris, oils and sediment. See Figure 1.
- Use a high pressure hose to clean the manhole of all the remaining sediment and debris. Then, use the vacuum truck to remove the water.
- Fill the cleaned manhole with water until the level reaches the invert of the outlet pipe.
- Replace the manhole cover.
- Dispose of the polluted water, oils, sediment and trash at an approved facility.
 - Local regulations prohibit the discharge of solid material into the sanitary system. Check with the local sewer authority for authority to discharge the liquid.
 - Some localities treat the pollutants as leachate. Check with local regulators about disposal requirements.
 - Additional local regulations may apply to the maintenance procedure.



- PROPRIETARY PRACTICE NOTES:**
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 - UPSTREAM CONSTRUCTION SHALL BE COMPLETED AND STABILIZED BEFORE CONNECTION OF THE PROPOSED BARRACUDA AND BAYFILTER UNITS CAN BE INITIATED.
 - A DENSE AND VIGOROUS VEGETATIVE COVER SHALL BE ESTABLISHED OVER THE CONTRIBUTING PREVIOUS DRAINAGE AREAS BEFORE RUNOFF CAN BE DIRECTED INTO THE PROPOSED BARRACUDA AND BAYFILTER UNITS.



RESERVED FOR TOWN PLANNING BOARD APPROVAL

DATE	DESCRIPTION	INITIALS
6-17-24	PER MHE COMMENTS	MWS
3-28-24	PER MUNICIPAL CONSULTANT COMMENTS	MWS
7-25-23	FULL DESIGN OF REVISED LAYOUT	MWS
5-24-23	PER VMD 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

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

PIETRZAK & PFAU
ENGINEERING & SURVEYING, P.L.C.
 282 GREENWICH AVENUE, SUITE A
 GOSSETT, NEW YORK 10884
 (945) 294-0000
 2 HAMILTON AVENUE
 MONTICELLO, NEW YORK 12071
 (945) 796-4846

JOSEPH J. PIETRZAK, P.E.
 LICENSE NO. 150000000
MICHAEL J. PFAU, P.E.
 LICENSE NO. 050000000



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
STORMWATER DETAILS ADS
BARRACUDA 4HS & 4S

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 7208, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

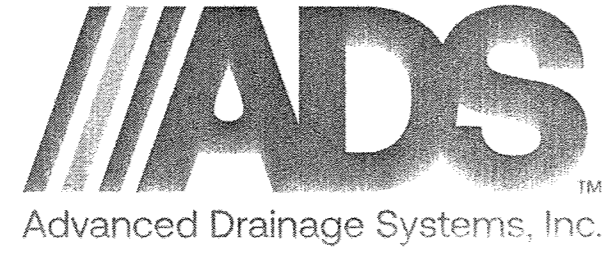
O.C.H.D. SHEET NO. N/A OF N/A D.E.C. SHEET NO. N/A OF N/A DRAWING NUMBER 31 OF 45

SCALE AS SHOWN CAD REFERENCE NEW FOOTPRINT PROJECT NUMBER 98170.01

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Monroe Commons BayFilter 5SA

Monroe-NY

BAYSAVER BAYFILTER SPECIFICATIONS

- PRODUCTS**
- INTERNAL COMPONENTS:** ALL COMPONENTS INCLUDING CONCRETE STRUCTURE(S), PVC MANIFOLD PIPING AND FILTER CARTRIDGES SHALL BE PROVIDED BY BAYSAVER TECHNOLOGIES LLC, 1030 DEER HOLLOW DRIVE, MOUNT AIRY, MD (800.229.7233).
 - PVC MANIFOLD PIPING:** ALL INTERNAL PVC PIPE AND FITTINGS SHALL MEET ASTM D1785. MANIFOLD PIPING SHALL BE PROVIDED TO THE CONTRACTOR PARTIALLY PRE-CUT AND PRE-ASSEMBLED.
 - FILTER CARTRIDGES:** EXTERNAL SHELL OF THE FILTER CARTRIDGES SHALL BE SUBSTANTIALLY CONSTRUCTED OF POLYETHYLENE OR EQUIVALENT MATERIAL ACCEPTABLE TO THE MANUFACTURER. FILTRATION MEDIA SHALL BE ARRANGED IN A SPIRAL LAYERED FASHION TO MAXIMIZE AVAILABLE FILTRATION AREA. AN ORIFICE PLATE SHALL BE SUPPLIED WITH EACH CARTRIDGE TO RESTRICT THE FLOW RATE TO A MAXIMUM OF 45 GPM.
 - FILTER MEDIA:** FILTER MEDIA SHALL BE BY BAYSAVER TECHNOLOGIES LLC AND SHALL CONSIST OF THE FOLLOWING MIX: A BLEND OF ZEOLITE, PERLITE AND ACTIVATED ALUMINA.
 - PRECAST CONCRETE VAULT:** CONCRETE STRUCTURES SHALL BE PROVIDED ACCORDING TO ASTM C. THE MATERIALS AND STRUCTURAL DESIGN OF THE DEVICES SHALL BE PER ASTM C478, C857 AND C858. PRECAST CONCRETE SHALL BE PROVIDED BY BAYSAVER TECHNOLOGIES, L.C.
- PERFORMANCE**
- THE STORMWATER FILTER SYSTEM SHALL BE AN OFFLINE DESIGN CAPABLE OF TREATING 100% OF THE REQUIRED TREATMENT FLOW AT FULL SEDIMENT LOAD CONDITIONS.
 - THE STORMWATER FILTER SYSTEM'S CARTRIDGES SHALL HAVE NO MOVING PARTS.
 - THE STORMWATER TREATMENT UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 85% OF SUSPENDED SOLIDS, 65% OF TOTAL PHOSPHORUS, 65% OF TURBIDITY, 40% OF TOTAL COPPER, AND 40% OF TOTAL ZINC BASED ON FIELD DATA COLLECTED IN COMPLIANCE WITH THE TECHNOLOGY ACCEPTANCE RECIPROCALITY PARTNERSHIP TIER II TEST PROTOCOL.
 - THE STORMWATER FILTRATION SYSTEM SHALL REDUCE INCOMING TURBIDITY (MEASURED AS NTU) BY 50% OR MORE AND SHALL NOT HAVE ANY COMPONENTS THAT LEACH NITRATES OR PHOSPHATES.
 - THE STORMWATER FILTRATION CARTRIDGE SHALL BE EQUIPPED WITH A HYDRODYNAMIC BACKWASH MECHANISM TO EXTEND THE FILTERS LIFE AND OPTIMIZE ITS PERFORMANCE.
 - THE STORMWATER FILTRATION SYSTEM SHALL BE DESIGNED TO REMOVE A MINIMUM OF 65% OF THE INCOMING TOTAL PHOSPHORUS (TP) LOAD.
 - THE STORMWATER FILTRATION SYSTEMS CARTRIDGES SHALL HAVE A TREATED SEDIMENT CAPACITY FOR 80% TSS REMOVAL BETWEEN 150-350 LBS.

BAYFILTER MAINTENANCE

THE BAYFILTER SYSTEM REQUIRES PERIODIC MAINTENANCE TO CONTINUE OPERATING AT ITS PEAK EFFICIENCY DESIGN. THE MAINTENANCE PROCESS COMPRISES THE REMOVAL AND REPLACEMENT OF EACH BAYFILTER CARTRIDGE AND THE CLEANING OF THE VAULT OR MANHOLE WITH A VACUUM TRUCK. FOR BEST RESULTS, BAYFILTER MAINTENANCE SHOULD BE PERFORMED BY A CERTIFIED MAINTENANCE CONTRACTOR. A QUICK CALL TO AN ADS ENGINEER OR CUSTOMER SERVICE REPRESENTATIVE WILL PROVIDE YOU WITH A LIST OF RELIABLE CONTRACTORS IN YOUR AREA. WHEN BAYFILTER IS INITIALLY INSTALLED, WE RECOMMEND THAT AN INSPECTION BE PERFORMED ON THE SYSTEM IN THE FIRST SIX (6) MONTHS AFTER THAT. THE INSPECTION CYCLE TYPICALLY FALLS INTO A BIENNIAL PATTERN GIVEN NORMAL STORM OCCURRENCE AND ACTUAL SOLIDS LOADS.

WHEN BAYFILTER EXHIBITS FLOWS BELOW DESIGN LEVELS, THE SYSTEM SHOULD BE INSPECTED AND MAINTAINED AS SOON AS PRACTICAL. REPLACING A BAYFILTER CARTRIDGE SHOULD BE CONSIDERED AT OR ABOVE THE LEVEL OF THE MANIFOLD.

MAINTENANCE PROCEDURES

- REMOVE THE MANHOLE COVERS AND OPEN ALL ACCESS HATCHES.
- BEFORE ENTERING THE SYSTEM MAKE SURE THE AIR IS SAFE PER OSHA STANDARDS OR USE A BREATHING APPARATUS. USE LOW O₂ HIGH CO₂ OR OTHER APPLICABLE WARNING DEVICES PER REGULATORY REQUIREMENTS.
- USING A VACUUM TRUCK, REMOVE ANY LIQUID AND SEDIMENTS THAT CAN BE REMOVED PRIOR TO ENTRY.
- USING A SMALL LIFT OR THE BOOM OF THE VACUUM TRUCK, REMOVE THE USED CARTRIDGES BY LIFTING THEM OUT.
- ANY CARTRIDGES THAT CANNOT BE READILY LIFTED CAN BE EASILY SLID ALONG THE FLOOR TO A LOCATION THEY CAN BE LIFTED VIA A BOOM LIFT.
- WHEN ALL THE CARTRIDGES HAVE BEEN REMOVED, IT IS NOW PRACTICAL TO REMOVE THE BALANCE OF THE SOLIDS AND WATER. LOOSEN THE STAINLESS CLAMPS ON THE FERNICO COUPLINGS FOR THE MANIFOLD AND REMOVE THE DRAINPIPES AS WELL. CAREFULLY CAP THE MANIFOLD AND THE FERNICO'S AND RINSE THE FLOOR, WASHING AWAY THE BALANCE OF ANY REMAINING COLLECTED SOLIDS.
- CLEAN THE MANIFOLD PIPES, INSPECT AND REINSTALL.
- INSTALL THE EXCHANGE CARTRIDGES AND CLOSE ALL COVERS.
- THE USED CARTRIDGES MUST BE SENT BACK TO ADS FOR EXCHANGE/RECYCLING AND CREDIT ON UNDAMAGED UNITS.

BAYFILTER INSTALLATION NOTES

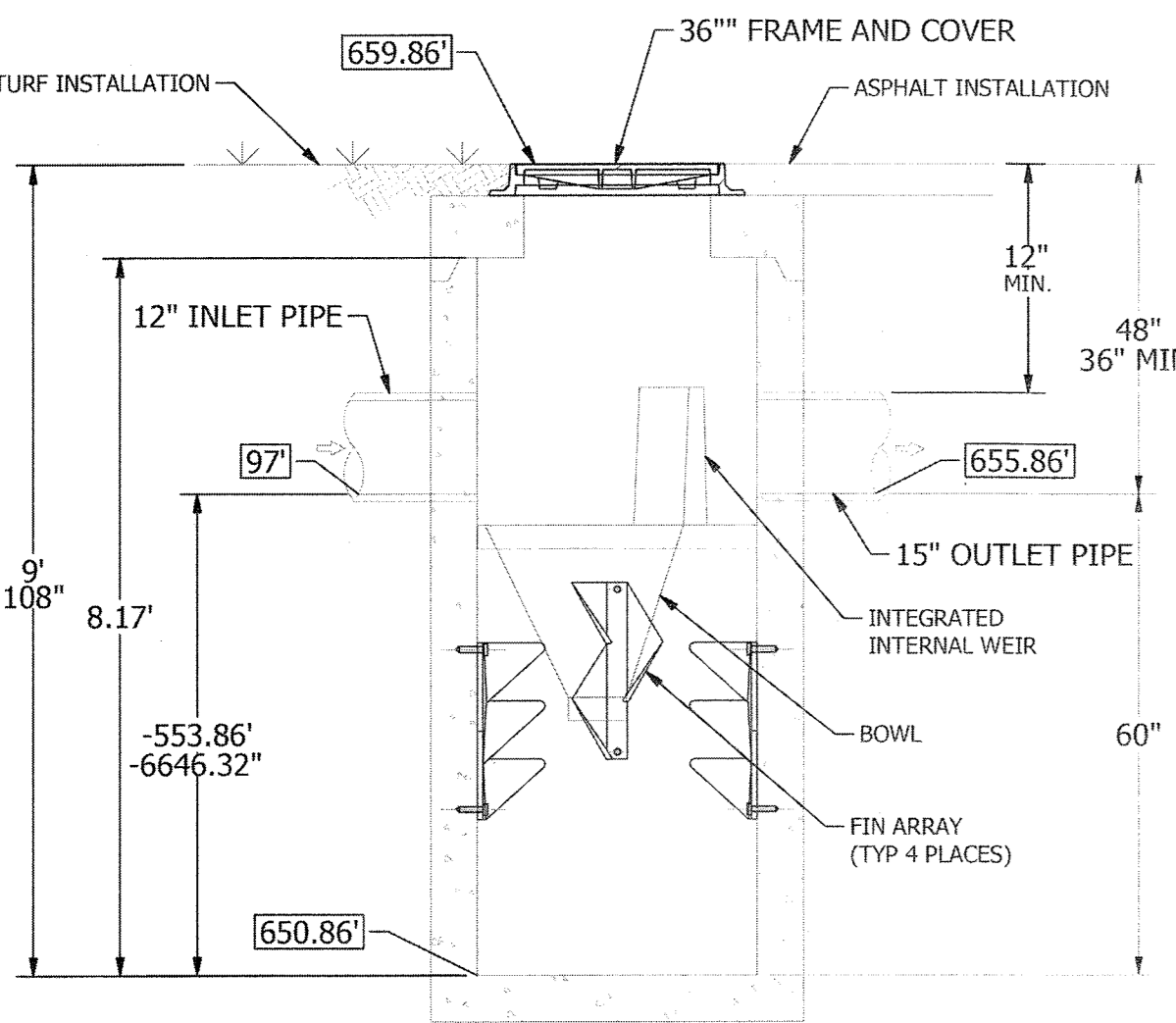
- CONTACT UTILITY LOCATOR TO MARK ANY NEARBY UNDERGROUND UTILITIES AND MAKE SURE IT IS SAFE TO EXCAVATE.
- REFERENCE THE SITE PLAN AND STAKE OUT THE LOCATION OF THE BAYFILTER VAULT.
- EXCAVATE THE HOLE, PROVIDING ANY SHEETING AND SHORING NECESSARY TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL SAFETY REGULATIONS.
- LEVEL THE SUB-GRADE TO THE PROPER ELEVATION. VERIFY THE ELEVATION AGAINST THE MANHOLE DIMENSIONS, THE INVERT ELEVATIONS, AND THE SITE PLANS. ADJUST THE BASE AGGREGATE, IF NECESSARY.
- HAVE THE SOIL BEARING CAPACITY VERIFIED BY A LICENSED ENGINEER FOR THE REQUIRED LOAD BEARING CAPACITY, ON SOLID SUB-GRADE. SET THE FIRST SECTION OF THE BAYFILTER PRE-CAST VAULT.
- CHECK THE LEVEL AND ELEVATION OF THE FIRST SECTION TO ENSURE IT IS CORRECT BEFORE ADDING ANY RISER SECTIONS.
- IF ADDITIONAL SECTION(S) ARE REQUIRED, ADD A WATERTIGHT SEAL TO THE FIRST SECTION OF THE BAYFILTER VAULT. SET ADDITIONAL SECTION(S) OF THE VAULT, ADDING A WATERTIGHT SEAL TO EACH JOINT.
- INSTALL THE PVC OUTLET MANIFOLD.
- INSTALL THE PVC OUTLET PIPE IN BAYFILTER VAULT.
- INSTALL THE INLET PIPE TO THE BAYFILTER VAULT.
- AFTER THE SITE IS STABILIZED, REMOVE ANY ACCUMULATED SEDIMENT OR DEBRIS FROM THE VAULT AND INSTALL THE FLOW DISKS, DRAINDOWN MODULES (IF APPLICABLE), AND THE BAYFILTER CARTRIDGES.
- PLACE FULL SET OF HOLD DOWN BARS AND BRACKETS INTO PLACE.

2021 ADS, INC.

PRODUCT SPECIFICATIONS

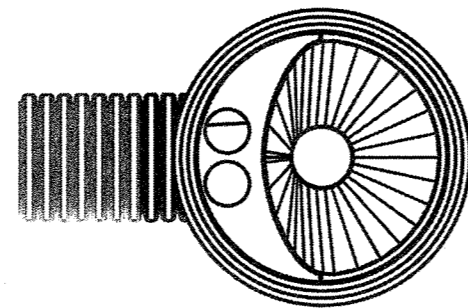
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 - THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 80% OF THE SUSPENDED SOLIDS ON AN ANNUAL AGGREGATE REMOVAL BASIS. SAID REMOVAL SHALL BE BASED ON FULL-SCALE THIRD PARTY TESTING USING OK-110 MEDIA GRADATION OR EQUIVALENT AND 300 mg/L INFLUENT CONCENTRATION. SAID FULL SCALE TESTING SHALL HAVE INCLUDED SEDIMENT CAPTURE BASED ON ACTUAL TOTAL MASS COLLECTED BY THE STORMWATER TREATMENT UNIT.
 - OR - THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS USING A MEDIA MIX WITH #50+75 MICRON AND 200 MG/L INFLUENT CONCENTRATION.
 - OR - THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS PER CURRENT NJ DEP NJCAT HDS PROTOCOL.
- INCLUDES OIL BOOM (NOT SHOWN).

BARRACUDA S3 (5SA)	
UNIT ID	53
PEAK FLOW RATE CFS	6.43
TREATMENT FLOW RATE CFS	0.39
*TREATMENT FLOW RATE PER OK-110	



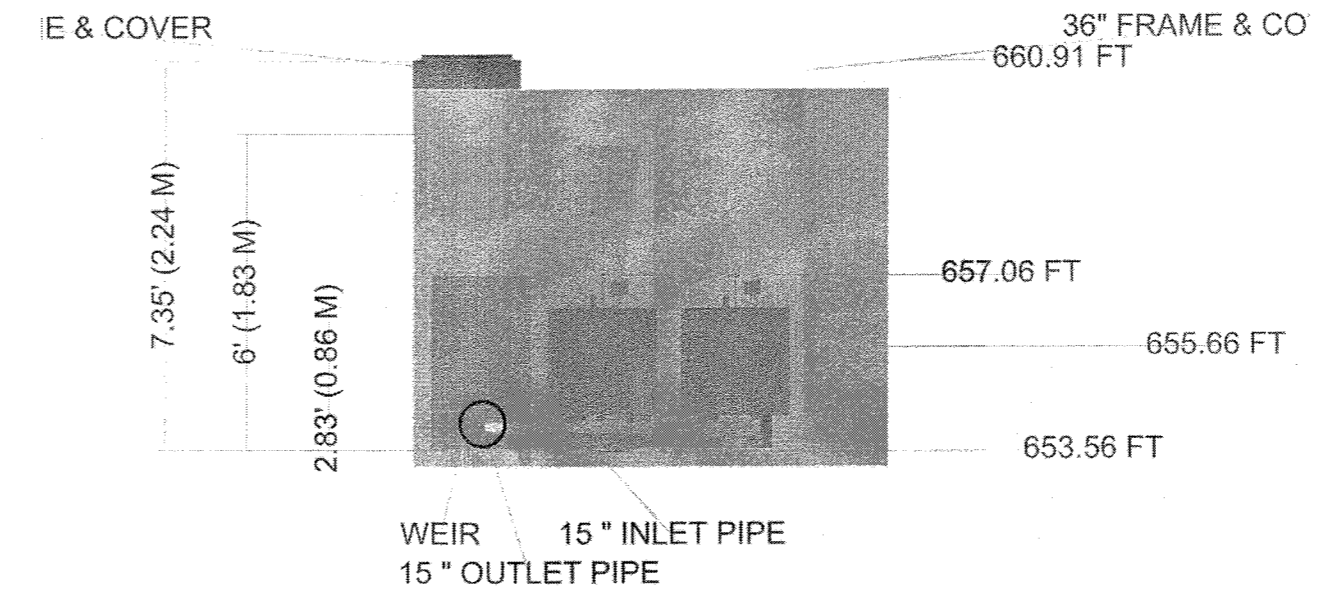
SECTION VIEW A-A
SCALE: N.T.S.

15" OUTLET PIPE AT 180 DEG



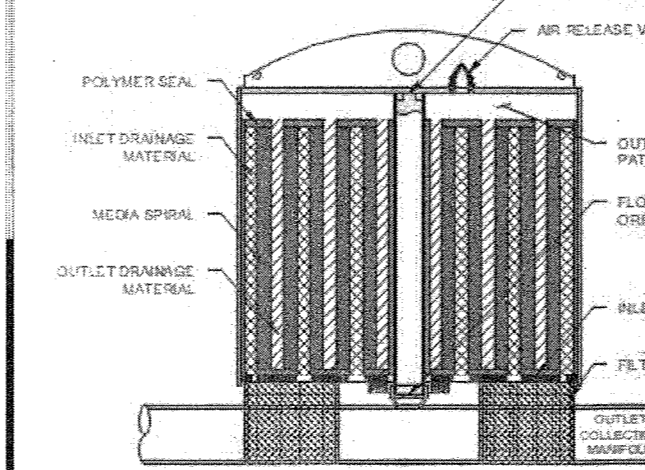
SITE SPECIFIC PLAN VIEW
SCALE: 1:27

DATE:	DRAWN:	CHECKED:
PROJECT #:		
MONROE COMMONS MONROE, NY		
1030 Deer Hollow Drive Mount Airy, MD 21771 800.229.7233		
4840 TREILMAN BLVD HILLIARD, OH 43026 1-800-229-1231 WWW.BAYSAVER.COM		
SCALE: AS NOTED		
SHEET: 1 OF 1		



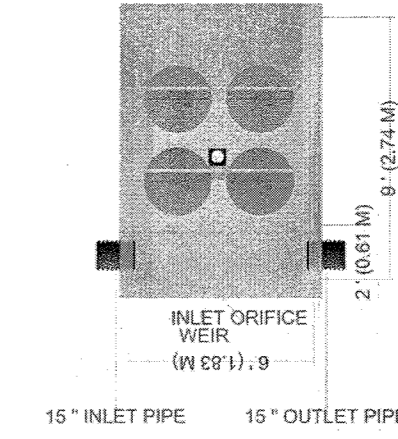
SECTION-A-A
SCALE: N.T.S.

NOTE: THIS DETAIL SHOWS A FUNCTIONAL FILTER DESIGN PER SITE SPECIFIC INFORMATION PROVIDED. THE FINAL APPROVED PRECAST DRAWINGS WILL DETERMINE THE FINAL SIZE, INCLUDING BUT NOT LIMITED TO: OVERALL DIMENSIONS, RISER SIZE, RISER TYPE & HEIGHT AND FRAMES & COVERS BEING PROVIDED.



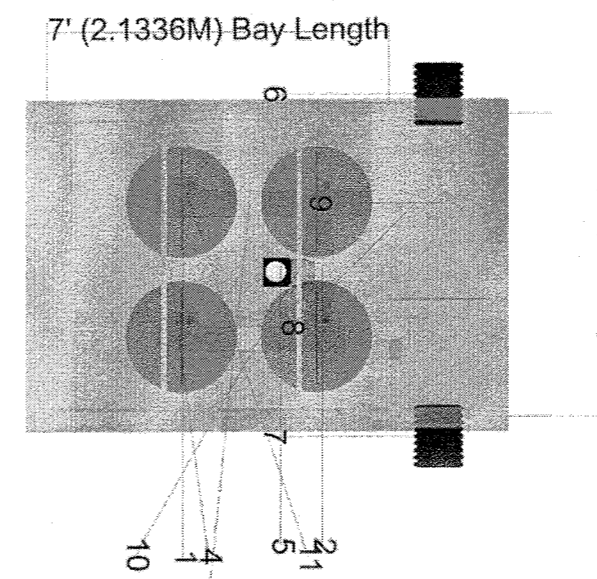
545 BAYFILTER	
WATER QUALITY FLOW RATE	0.39 cfs
DRAINAGE AREA	
CARTRIDGE DESIGN FLOW RATE	45 GPM
# BAYFILTER CARTRIDGES	4
TREATED SEDIMENT CAPACITY	1400 lbs

THE BAYFILTER STORMWATER MANAGEMENT SYSTEM IS A STORMWATER FILTRATION DEVICE DESIGNED TO REMOVE FINE SEDIMENTS, HEAVY METALS, AND PHOSPHORUS. THE BAYFILTER SYSTEM RELIES ON A SPIRAL WOUND MEDIA FILTER CARTRIDGE WITH APPROXIMATELY 90 SQUARE FEET OF FILTRATION AREA. THE FILTER CARTRIDGES ARE HOUSED IN A CONCRETE STRUCTURE THAT EVENLY DISTRIBUTES THE FLOW BETWEEN CARTRIDGES. THE SYSTEM IS OFFLINE WITH AN EXTERNAL BYPASS THAT ROUTES HIGH INTENSITY STORMS AROUND THE SYSTEM. THE FILTER CARTRIDGES REMOVE POLLUTANTS FROM RUNOFF BY FILTRATION (INTERCEPTION/ATTACHMENT) AND ADSORPTION.



PLAN VIEW
SCALE: N.T.S.

Monroe Commons BayFilter 5SA BAYFILTER 545 - 9x6x7.35ft BILL OF MATERIALS



PART NUMBER	QUANTITY	DESCRIPTION
1	4	6-IN PVC TEE WITH 1.5-IN FLOWDISK
2	1	6-IN PVC TEE
3	4	24\"/>
4	4	545 CARTRIDGES
5	1	DRAINDOWN
6	1	OUTLET PIPE
7	1	INLET PIPE
8	1	6-IN FLEXIBLE COUPLER
9	1	6-IN PVC (8 INCHES)
10	2	HOLD DOWN BAR (6 FEET)
11	5	6-IN PVC PLUG



RESERVED FOR TOWN PLANNING BOARD APPROVAL

DATE	DESCRIPTION	INITIALS
6-17-24	PER MHE COMMENTS	MWS
3-28-24	PER MUNICIPAL CONSULTANT COMMENTS	MWS
7-25-23	FULL DESIGN OF REVISED LAYOUT	MWS
5-24-23	PER VMS ACCESS & PS 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: --

- PROPRIETARY PRACTICE NOTES:**
- THE PROPOSED BARRACUDA AND BAYFILTER UNITS SHALL NOT SERVE AS A SEDIMENT CONTROL DEVICES DURING THE SITE CONSTRUCTION.
 - UPSTREAM CONSTRUCTION SHALL BE COMPLETED AND STABILIZED BEFORE CONNECTION OF THE PROPOSED BARRACUDA AND BAYFILTER UNITS CAN BE INITIATED.
 - A DENSE AND VIGOROUS VEGETATIVE COVER SHALL BE ESTABLISHED OVER THE CONTRIBUTING PERVIOUS DRAINAGE AREAS BEFORE RUNOFF CAN BE DIRECTED INTO THE PROPOSED BARRACUDA AND BAYFILTER UNITS.

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
282 GREENWICH AVENUE, SUITE A GOSHEN, NEW YORK 10924 (845) 294-0066
2 HAMILTON AVENUE MONTICELLO, NEW YORK 12070 (845) 796-4646

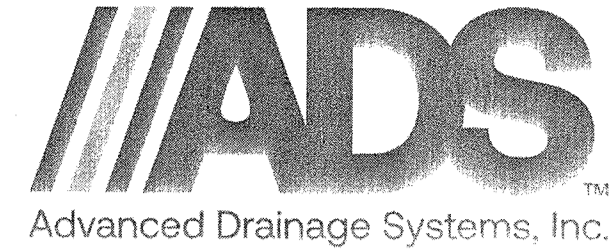
MICHAEL F. CROGGAN P.L.S.
LICENSE NO. 050203
YANINA A. PIETRZAK P.L.S. LEED-AP
LICENSE NO. 050075
DATE: 6/17/24

MONROE COMMONS
COMMERCIAL SITE PLAN
TOWN OF MONROE - SECTION 2, BLOCK 1, LOT 10
VILLAGE OF WOODBURY - SECTION 208, BLOCK 1, LOT 30
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE:
STORMWATER DETAILS ADS
BARRACUDA & BAYFILTER 5SA

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 33 OF 45
SCALE AS SHOWN CAD REFERENCE NEW FOOTPRINT PROJECT NUMBER 98170.01

Monroe Commons BayFilter 5SA
Monroe - NY
DATE: 3/24 DRAWN: XXX
PROJECT #: 3111111111 CHECKED: XXX
DESCRIPTION: STORMWATER MANAGEMENT SYSTEM
DATE: 08/17/24
BY: [Signature]



Monroe Commons Bayfilter 6S

Monroe-NY

BAYSAVER BAYFILTER SPECIFICATIONS

- PRODUCTS**
- A. **INTERNAL COMPONENTS:** ALL COMPONENTS INCLUDING CONCRETE STRUCTURE(S), PVC MANIFOLD PIPING AND FILTER CARTRIDGES, SHALL BE PROVIDED BY BAYSAVER TECHNOLOGIES LLC, 1030 DEER HOLLOW DRIVE, MOUNT AIRY, MD (800.229.7283).
 - B. **PVC MANIFOLD PIPING:** ALL INTERNAL PVC PIPE AND FITTINGS SHALL MEET ASTM D1785. MANIFOLD PIPING SHALL BE PROVIDED TO THE CONTRACTOR PARTIALLY PRE-CUT AND PRE-ASSEMBLED.
 - C. **FILTER CARTRIDGES:** EXTERNAL SHELL OF THE FILTER CARTRIDGES SHALL BE SUBSTANTIALLY CONSTRUCTED OF POLYETHYLENE OR EQUIVALENT MATERIAL ACCEPTABLE TO THE MANUFACTURER. FILTRATION MEDIA SHALL BE ARRANGED IN A SPIRAL LAYERED FASHION TO MAXIMIZE AVAILABLE FILTRATION AREA. AN ORIFICE PLATE SHALL BE SUPPLIED WITH EACH CARTRIDGE TO RESTRICT THE FLOW RATE TO A MAXIMUM OF 45 GPM.
 - D. **FILTER MEDIA:** FILTER MEDIA SHALL BE BY BAYSAVER TECHNOLOGIES LLC AND SHALL CONSIST OF THE FOLLOWING MIX: A BLEND OF ZEOCLITE, PERLITE AND ACTIVATED ALUMINA.
 - E. **PRECAST CONCRETE VAULT:** CONCRETE STRUCTURES SHALL BE PROVIDED ACCORDING TO ASTM C. THE MATERIALS AND STRUCTURAL DESIGN OF THE DEVICES SHALL BE PER ASTM C478, C857 AND C858. PRECAST CONCRETE SHALL BE PROVIDED BY BAYSAVER TECHNOLOGIES, LLC.
- PERFORMANCE**
- A. THE STORMWATER FILTER SYSTEM SHALL BE AN OFFLINE DESIGN CAPABLE OF TREATING 100% OF THE REQUIRED TREATMENT FLOW AT FULL SEDIMENT LOAD CONDITIONS.
 - B. THE STORMWATER FILTER SYSTEM'S CARTRIDGES SHALL HAVE NO MOVING PARTS.
 - C. THE STORMWATER TREATMENT UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 85% OF SUSPENDED SOLIDS, 65% OF TOTAL PHOSPHORUS, 85% OF TURBIDITY, 40% OF TOTAL COPPER, AND 40% OF TOTAL ZINC BASED ON FIELD DATA COLLECTED IN COMPLIANCE WITH THE TECHNOLOGY ACCEPTANCE RECIPROCAL PARTNERSHIP TIER II TEST PROTOCOL.
 - D. THE STORMWATER FILTRATION SYSTEM SHALL REDUCE INCOMING TURBIDITY (MEASURED AS NTUs) BY 50% OR MORE AND SHALL NOT HAVE ANY COMPONENTS THAT LEACH NITRATES OR PHOSPHATES.
 - E. THE STORMWATER FILTRATION CARTRIDGE SHALL BE EQUIPPED WITH A HYDRODYNAMIC BACKWASH MECHANISM TO EXTEND THE FILTER'S LIFE AND OPTIMIZE ITS PERFORMANCE.
 - F. THE STORMWATER FILTRATION SYSTEM SHALL BE DESIGNED TO REMOVE A MINIMUM OF 65% OF THE INCOMING TOTAL PHOSPHORUS (TP) LOAD.
 - G. THE STORMWATER FILTRATION SYSTEM'S CARTRIDGES SHALL HAVE A TREATED SEDIMENT CAPACITY FOR 80% TSS REMOVAL BETWEEN 150-350 LBS.

BAYFILTER MAINTENANCE

THE BAYFILTER SYSTEM REQUIRES PERIODIC MAINTENANCE TO CONTINUE OPERATING AT ITS PEAK EFFICIENCY DESIGN. THE MAINTENANCE PROCESS COMPRISES THE REMOVAL AND REPLACEMENT OF EACH BAYFILTER CARTRIDGE AND THE CLEANING OF THE VAULT OR MANHOLE WITH A VACUUM TRUCK. FOR BEST RESULTS, BAYFILTER MAINTENANCE SHOULD BE PERFORMED BY A CERTIFIED MAINTENANCE CONTRACTOR. A QUICK CALL TO AN ADS ENGINEER OR CUSTOMER SERVICE REPRESENTATIVE WILL PROVIDE YOU WITH A LIST OF RELIABLE CONTRACTORS IN YOUR AREA.

WHEN BAYFILTER IS INITIALLY INSTALLED, WE RECOMMEND THAT AN INSPECTION BE PERFORMED ON THE SYSTEM IN THE FIRST SIX (6) MONTHS, AFTER THAT, THE INSPECTION CYCLE TYPICALLY FALLS INTO A BIENNIAL PATTERN GIVEN NORMAL STORM OCCURRENCE AND ACTUAL SOLIDS LOADS.

WHEN BAYFILTER EXHIBITS FLOWS BELOW DESIGN LEVELS, THE SYSTEM SHOULD BE INSPECTED AND MAINTAINED AS SOON AS PRACTICAL. REPLACING A BAYFILTER CARTRIDGE SHOULD BE CONSIDERED AT OR ABOVE THE LEVEL OF THE MANIFOLD.

MAINTENANCE PROCEDURES

1. REMOVE THE MANHOLE COVERS AND OPEN ALL ACCESS HATCHES.
2. BEFORE ENTERING THE SYSTEM MAKE SURE THE AIR IS SAFE PER OSHA STANDARDS OR USE A BREATHING APPARATUS. USE LOW O₂ HIGH CO₂ OR OTHER APPLICABLE WARNING DEVICES PER REGULATORY REQUIREMENTS.
3. USING A VACUUM TRUCK, REMOVE ANY LIQUID AND SEDIMENTS THAT CAN BE REMOVED PRIOR TO ENTRY.
4. USING A SMALL LIFT OR THE BOOM OF THE VACUUM TRUCK, REMOVE THE USED CARTRIDGES BY LIFTING THEM OUT.
5. ANY CARTRIDGES THAT CANNOT BE READILY LIFTED CAN BE EASILY SLID ALONG THE FLOOR TO A LOCATION THEY CAN BE LIFTED VIA A BOOM LIFT.
6. WHEN ALL THE CARTRIDGES HAVE BEEN REMOVED, IT IS NOW PRACTICAL TO REMOVE THE BALANCE OF THE SOLIDS AND WATER. LOOSEN THE STAINLESS CLAMPS ON THE FERRICO COUPLINGS FOR THE MANIFOLD AND REMOVE THE DRAINPIES AS WELL. CAREFULLY CAP THE MANIFOLD AND THE FERRICO'S AND RINSE THE FLOOR, WASHING AWAY THE BALANCE OF ANY REMAINING COLLECTED SOLIDS.
7. CLEAN THE MANIFOLD PIPES, INSPECT, AND REINSTALL.
8. INSTALL THE EXCHANGE CARTRIDGES AND CLOSE ALL COVERS.
9. THE USED CARTRIDGES MUST BE SENT BACK TO ADS FOR EXCHANGE/RECYCLING AND CREDIT ON UNDAMAGED UNITS.

BAYFILTER INSTALLATION NOTES

1. CONTACT UTILITY LOCATOR TO MARK ANY NEARBY UNDERGROUND UTILITIES AND MAKE SURE IT IS SAFE TO EXCAVATE.
2. REFERENCE THE SITE PLAN AND STAKE OUT THE LOCATION OF THE BAYFILTER VAULT.
3. EXCAVATE THE HOLE, PROVIDING ANY SHEETING AND SHORING NECESSARY TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL SAFETY REGULATIONS.
4. LEVEL THE SUB-GRADE TO THE PROPER ELEVATION. VERIFY THE ELEVATION AGAINST THE MANHOLE DIMENSIONS, THE INVERT ELEVATIONS, AND THE SITE PLANS. ADJUST THE BASE AGGREGATE, IF NECESSARY.
5. HAVE THE SOIL BEARING CAPACITY VERIFIED BY A LICENSED ENGINEER FOR THE REQUIRED LOAD BEARING CAPACITY. ON SOLID SUB-GRADE, SET THE FIRST SECTION OF THE BAYFILTER PRE-CAST VAULT.
6. CHECK THE LEVEL AND ELEVATION OF THE FIRST SECTION TO ENSURE IT IS CORRECT BEFORE ADDING ANY RISER SECTIONS.
7. IF ADDITIONAL SECTIONS ARE REQUIRED, ADD A WATERTIGHT SEAL TO THE FIRST SECTION OF THE BAYFILTER VAULT. SET ADDITIONAL SECTIONS OF THE VAULT, ADDING A WATERTIGHT SEAL TO EACH JOINT.
8. INSTALL THE PVC OUTLET MANIFOLD.
9. INSTALL THE PVC OUTLET PIPE IN BAYFILTER VAULT.
10. INSTALL THE INLET PIPE TO THE BAYFILTER VAULT.
11. AFTER THE SITE IS STABILIZED, REMOVE ANY ACCUMULATED SEDIMENT OR DEBRIS FROM THE VAULT AND INSTALL THE FLOW DISKS, DRAINDOWN MODULES (IF APPLICABLE), AND THE BAYFILTER CARTRIDGES.
12. PLACE FULL SET OF HOLD DOWN BARS AND BRACKETS INTO PLACE.

SECTION A-A
SCALE: N.T.S.

PLAN VIEW
SCALE: N.T.S.

545BAYFILTER	WQU-1
WATER QUALITY FLOW RATE	1.33 cfs
DRAINAGE AREA	
CARTRIDGE DESIGN FLOW RATE	45 GPM
# BAYFILTER CARTRIDGES	14
TREATED SEDIMENT CAPACITY	4900 lbs

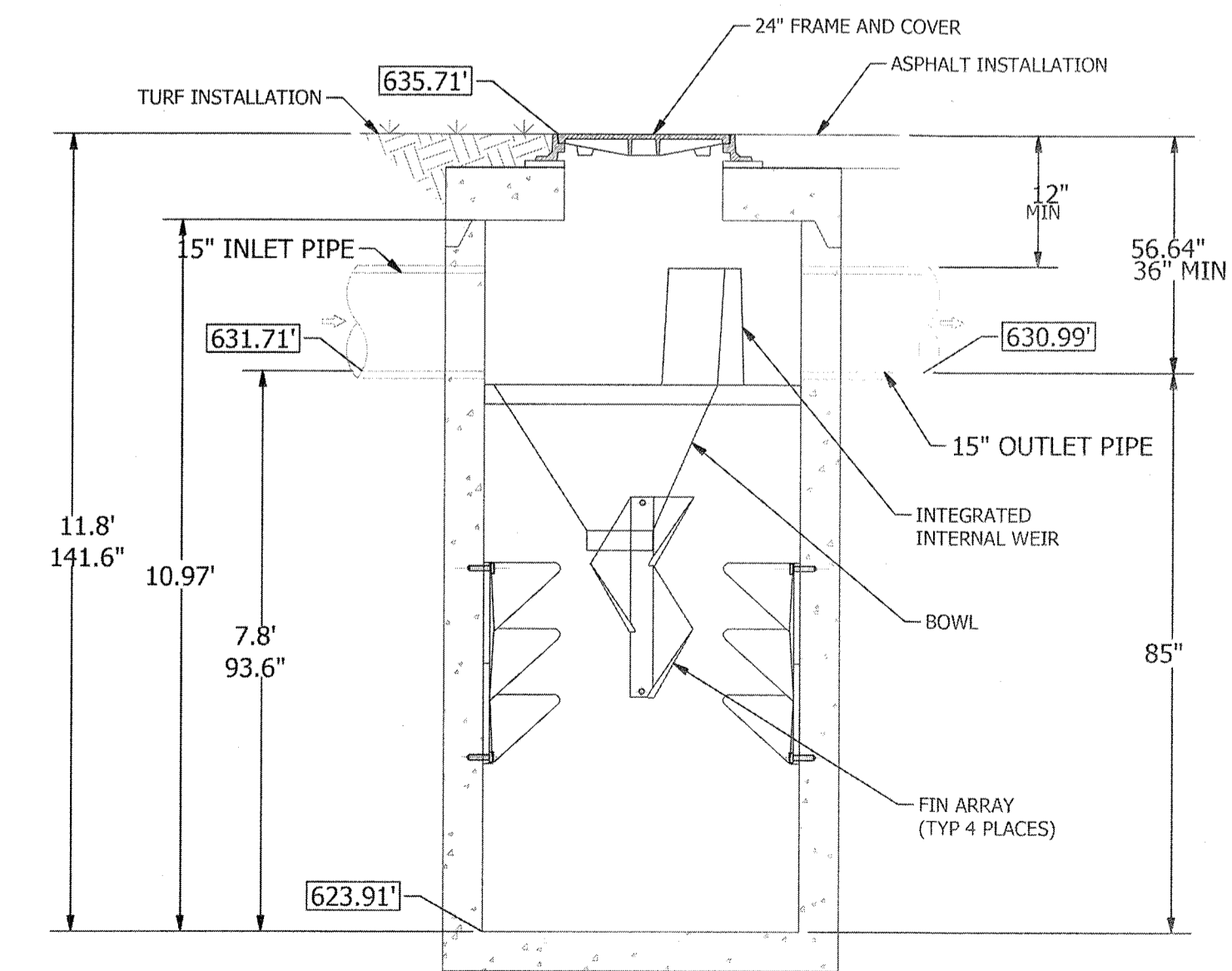
BAYFILTER 6S BILL OF MATERIALS

PART NUMBER	QUANTITY	DESCRIPTION
1	14	6-IN PVC TEE WITH 1.5-IN FLOWDISK
2	2	6-IN PVC TEE
3	14	24" L X 6" D PVC STUB
4	14	54S CARTRIDGES
5	3	DRAINDOWN
6	1	OUTLET PIPE
7	1	INLET PIPE
8	2	6-IN FLEXIBLE COUPLER
9	2	6-IN PVC (8 INCHES)
10	4	HOLD DOWN BAR (10 FEET)
11	1	TROLLEY SYSTEM
12	15	6-IN PVC PLUG

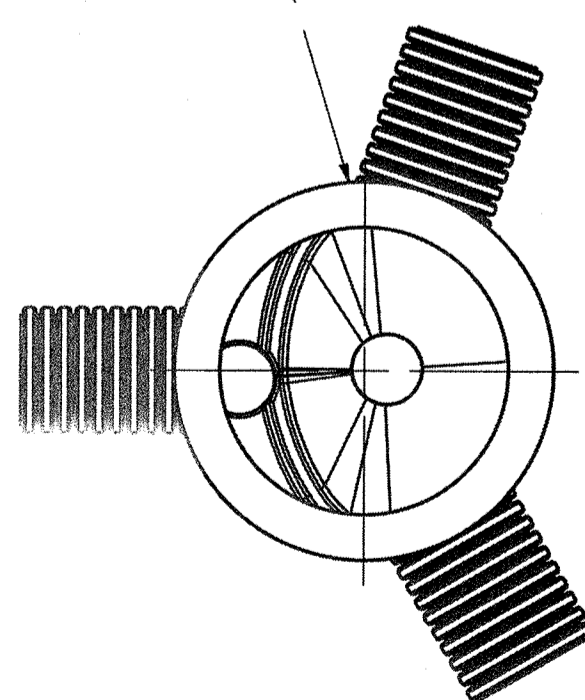
PRODUCT SPECIFICATIONS

- THE STORMWATER TREATMENT UNIT SHALL BE AN INLINE UNIT CAPABLE OF CONVEYING 100% OF THE DESIGN PEAK FLOW. IF PEAK FLOW RATES EXCEED MAXIMUM HYDRAULIC RATE, THE UNIT SHALL BE INSTALLED OFFLINE.
- THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 80% OF THE SUSPENDED SOLIDS ON AN ANNUAL AGGREGATE REMOVAL BASIS. SAID REMOVAL SHALL BE BASED ON FULL SCALE THIRD PARTY TESTING USING OK-110 MEDIA GRADATION OR EQUIVALENT AND 300 MG/L INFLUENT CONCENTRATION. SAID FULL SCALE TESTING SHALL HAVE INCLUDED SEDIMENT CAPTURE BASED ON ACTUAL TOTAL MASS COLLECTED BY THE STORMWATER TREATMENT UNIT.
- OR-
- THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS USING A MEDIA MIX WITH #50-75 MICRON AND 200 MG/L INFLUENT CONCENTRATION.
- OR-
- THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS PER CURRENT NJDEPNJCAT HDS PROTOCOL.

INCLUDES OIL BOOM (NOT SHOWN).



BC-1
BARRACUDA S4 15" INLET PIPE AT 300 DEG (48" MANHOLE PROVIDED 15" INLET PIPE AT 71 DEG BY BAYSAVER) 15" OUTLET PIPE AT 180 DEG



BARRACUDA S4 (6S)	
UNIT ID	S4
PEAK FLOW RATE CFS	9.18
TREATMENT FLOW RATE CFS	1.33
*TREATMENT FLOW RATE PER OK-110	

MONROE COMMONS BARRACUDA S4

DATE: _____ PROJECT #: _____ DRAWN: _____ CHECKED: _____

1030 Deer Hollow Drive
Mount Airy, MD 21771
800-BAYSAVER
WWW.BAYSAVER.COM

4840 TRUBMAN BLVD
HILLIARD, OH 43020
WWW.ADS.COM

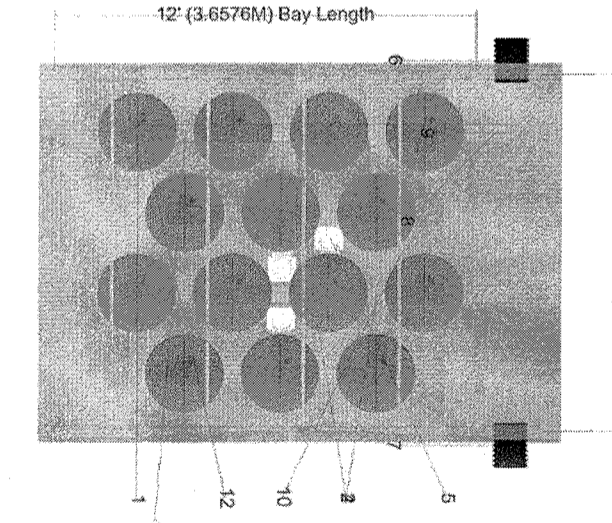
AS NOTED

THIS DRAWING HAS BEEN PREPARED BY AN INFORMATION PROVIDER TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PRODUCT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCTS SHOWN AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE CODES, REGULATIONS, AND PRODUCT REQUIREMENTS.

SHEET: 1 OF 1

Monroe Commons Bayfilter 6S

BAYFILTER 545 - 14x10x8.7ft BILL OF MATERIALS



PART NUMBER	QUANTITY	DESCRIPTION
1	14	6-IN PVC TEE WITH 1.5-IN FLOWDISK
2	2	6-IN PVC TEE
3	14	24" L X 6" D PVC STUB
4	14	54S CARTRIDGES
5	3	DRAINDOWN
6	1	OUTLET PIPE
7	1	INLET PIPE
8	2	6-IN FLEXIBLE COUPLER
9	2	6-IN PVC (8 INCHES)
10	4	HOLD DOWN BAR (10 FEET)
11	1	TROLLEY SYSTEM
12	15	6-IN PVC PLUG

- PROPRIETARY PRACTICE NOTES:**
1. THE PROPOSED BARRACUDA AND BAYFILTER UNITS SHALL NOT SERVE AS A SEDIMENT CONTROL DEVICES DURING THE SITE CONSTRUCTION.
 2. UPSTREAM CONSTRUCTION SHALL BE COMPLETED AND STABILIZED BEFORE CONNECTION OF THE PROPOSED BARRACUDA AND BAYFILTER UNITS CAN BE INITIATED.
 3. A DENSE AND VIGOROUS VEGETATIVE COVER SHALL BE ESTABLISHED OVER THE CONTRIBUTING PERVIOUS DRAINAGE AREAS BEFORE RUNOFF CAN BE DIRECTED INTO THE PROPOSED BARRACUDA AND BAYFILTER UNITS.



RESERVED FOR TOWN PLANNING BOARD APPROVAL

DATE	DESCRIPTION	INITIALS
6-17-24	PER MIE COMMENTS	MWS
3-28-24	PER MUNICIPAL CONSULTANT COMMENTS	MWS
7-25-23	FULL DESIGN OF REVISED LAYOUT	MWS
5-24-23	PER VAG ACCESS & PB COMMENTS	MWS
2-22-23	GENERAL REVISIONS	MWS
1-25-23	PRELIMINARY FULL DESIGN PLAN SET	MWS
11-22-23	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, PLLC
282 GREENWICH AVENUE, SUITE A
COSHICK, NEW YORK 10924
(845) 294-0066

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

MICHAEL F. CREGAN P.E.
LICENSE NO. 050323

P.L.S. LEED AP
LICENSE NO. 050075

6/17/24

MONROE COMMONS COMMERCIAL SITE PLAN

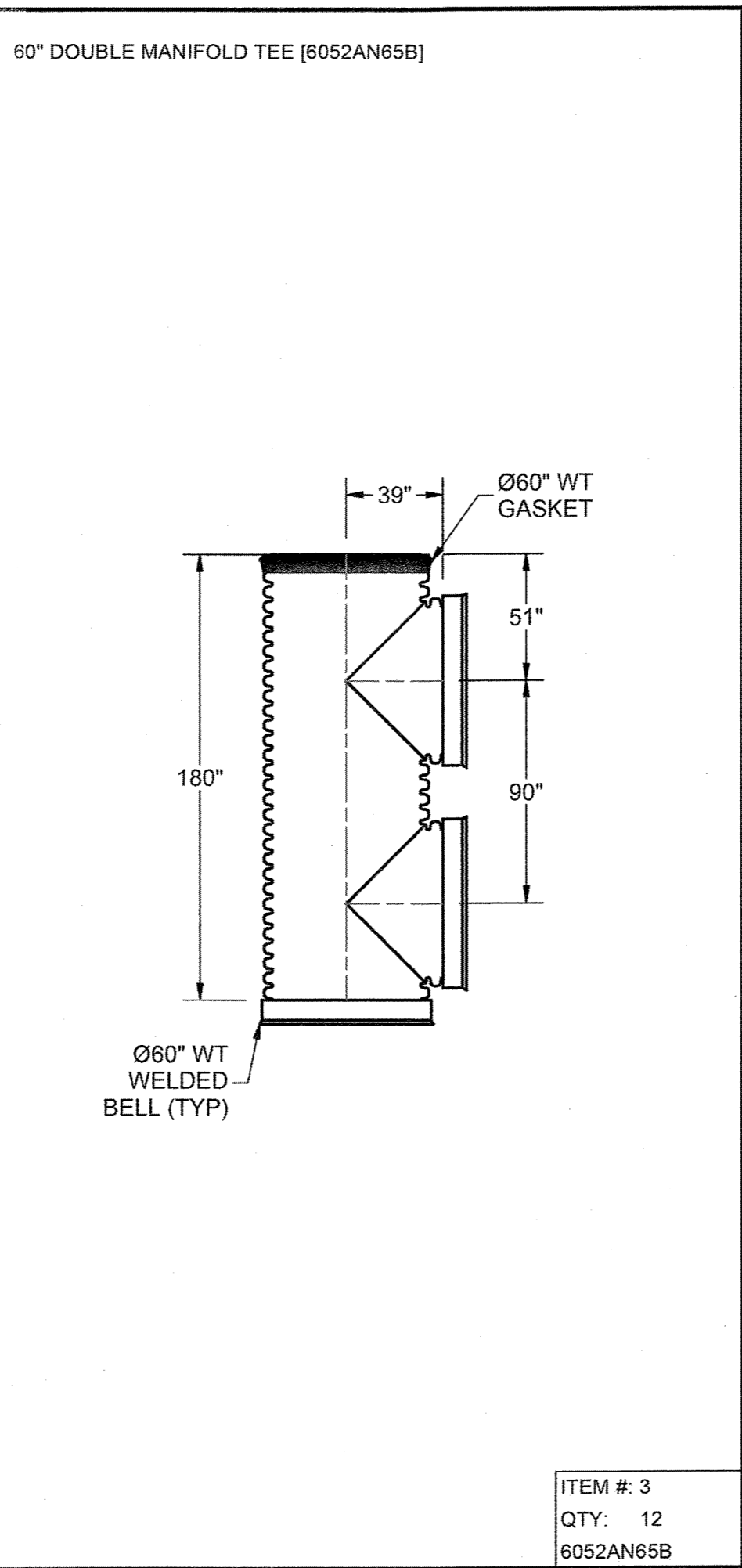
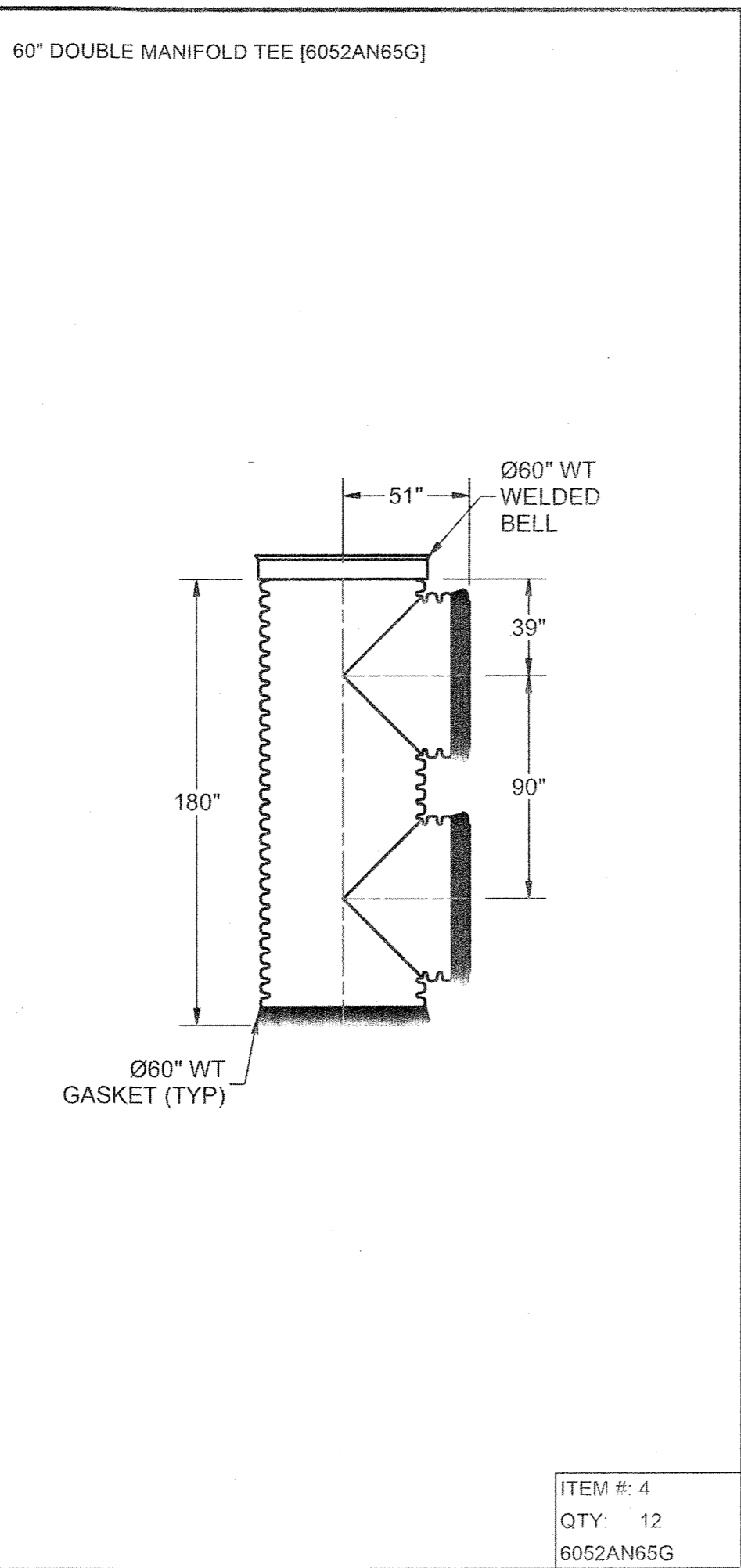
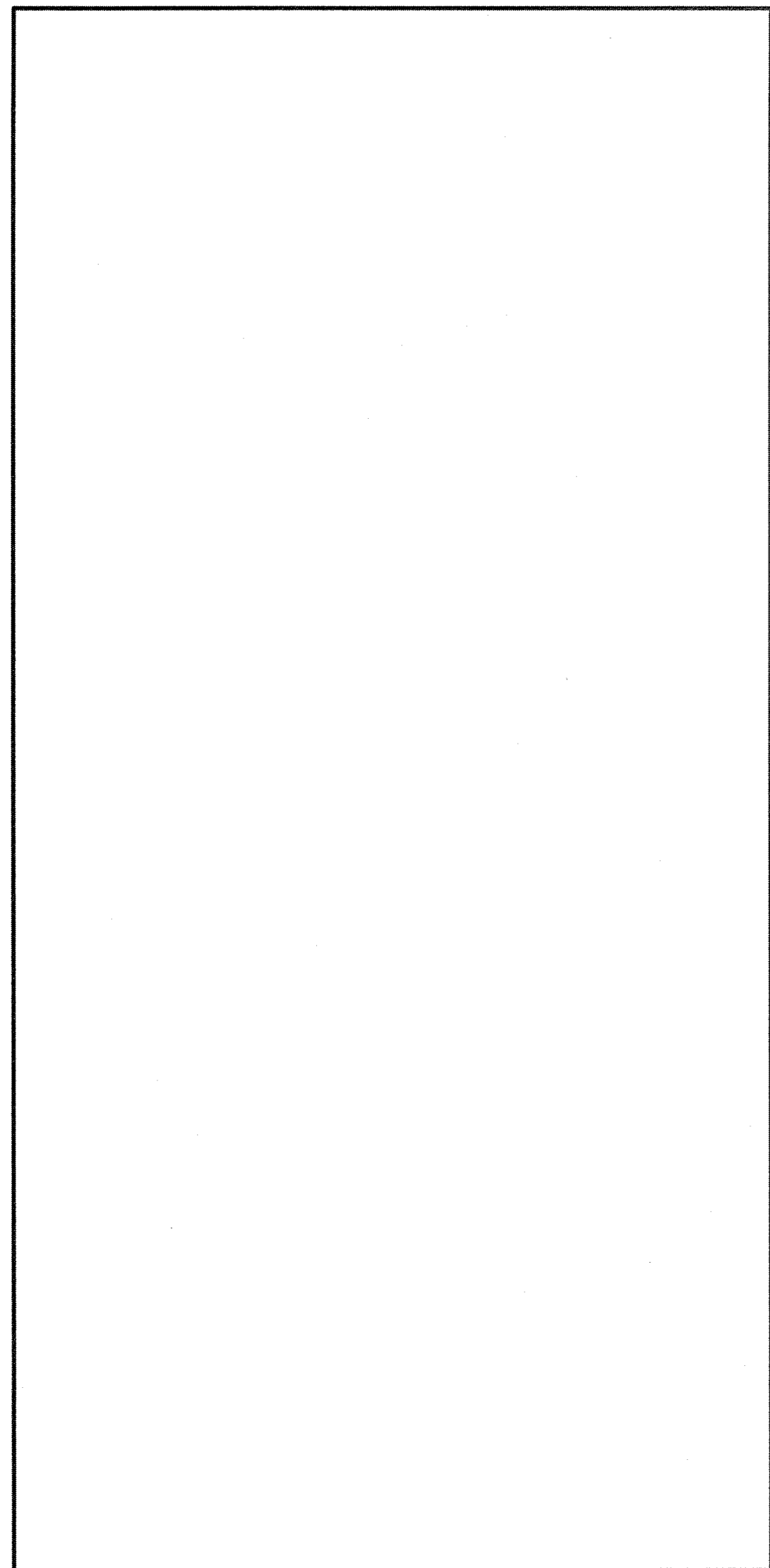
TOWN OF MONROE - SECTION 2, BLOCK 1, LOT 10
VILLAGE OF WOODBURY - SECTION 225, BLOCK 1, LOT 30
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE
STORMWATER DETAILS ADS BARRACUDA & BAYFILTER 6S

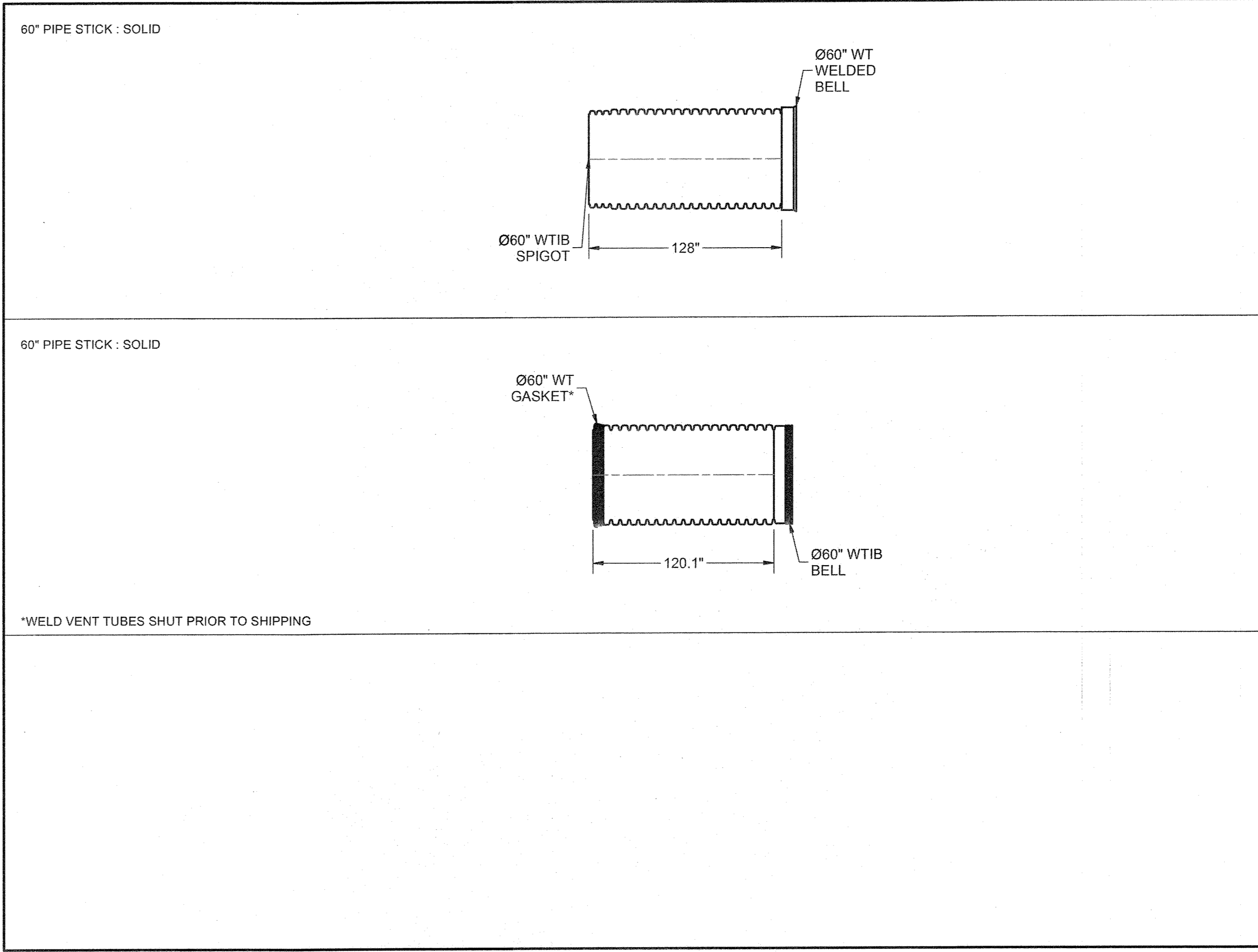
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO.	D.E.C. SHEET NO.	DRAWING NUMBER
N/A OF N/A	N/A OF N/A	34 OF 45

SCALE: AS SHOWN CAD REFERENCE: NEW FOOTPRINT PROJECT NUMBER: 98170.01



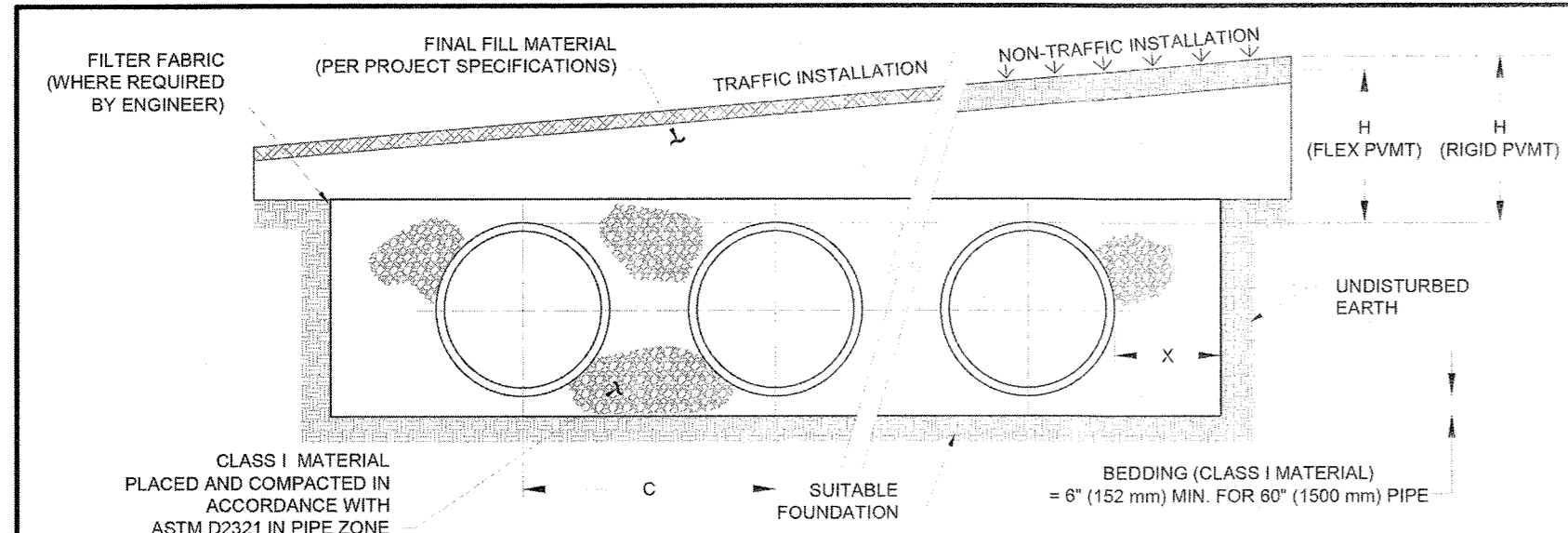
MONROE COMMONS LANDMAX #3P
 DRAWN BY: MONROE, NY
 DATE: PROJECT #:
 CHECKED BY: MONROE, NY
 DATE: PROJECT #:
 DESCRIPTION: Stormwater Management System
 DATE: DRW. CHK. DESCRIPTION: Stormwater Management System
 DATE: DRW. CHK. DESCRIPTION: Stormwater Management System
 DATE: DRW. CHK. DESCRIPTION: Stormwater Management System



ITEM # 7
 QTY: 27
 STICK-1

ITEM # 8
 QTY: 27
 STICK-2

MONROE COMMONS LANDMAX #3P
 DRAWN BY: MONROE, NY
 DATE: PROJECT #:
 CHECKED BY: MONROE, NY
 DATE: PROJECT #:
 DESCRIPTION: Stormwater Management System
 DATE: DRW. CHK. DESCRIPTION: Stormwater Management System
 DATE: DRW. CHK. DESCRIPTION: Stormwater Management System
 DATE: DRW. CHK. DESCRIPTION: Stormwater Management System



NOMINAL DIAMETER	NOMINAL C.D.	TYPICAL SPACING "C"	TYPICAL SIDE WALL "X"	MIN. H (NON-TRAFFIC)	MIN. H (TRAFFIC)	MAX. H*
60"	67"	90"	12"	12"	24"	8"
(1500 mm)	(1702 mm)	(2286 mm)	(457 mm)	(305 mm)	(610 mm)	(2.4 m)

* MAXIMUM FILL HEIGHTS OVER MANIFOLD FITTINGS. CONTACT MANUFACTURER'S REPRESENTATIVE FOR INSTALLATION CONSIDERATIONS WHEN COVER EXCEEDS 8 FT (2.4 m).
 ** 60" (1500 mm) SYSTEMS REQUIRE CLASS I BACKFILL AROUND ALL LATERALS AND FITTINGS.

- NOTES:
- ALL REFERENCES TO CLASS I MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
 - ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
 - MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.
 - FILTER FABRIC: A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.
 - FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE DESIGN ENGINEER. THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
 - BEDDING: SUITABLE MATERIAL SHALL BE CLASS I. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER. MINIMUM BEDDING THICKNESS SHALL BE 4" (102 mm) FOR 4"-24" (100-600 mm), 6" (152 mm) FOR 30-60" (750-900 mm).
 - INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I IN THE PIPE ZONE EXTENDING NOT LESS THAN 8" (152 mm) ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
 - COVER: MINIMUM COVER OVER ALL RETENTION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" (305 mm) FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" (305 mm) UP TO 36" (900 mm) DIAMETER PIPE AND 24" (610 mm) OF COVER FOR 42-60" (1050-1500 mm) DIAMETER PIPE. MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. MAXIMUM FILL HEIGHT LIMITED TO 8 FT (2.4 m) OVER FITTINGS FOR STANDARD INSTALLATIONS. CONTACT A SALES REPRESENTATIVE WHEN MAXIMUM FILL HEIGHTS EXCEED 8 FT (2.4 m) FOR INSTALLATION CONSIDERATIONS.

ITEM # 4
 QTY: 12
 6052AN65G

ITEM # 3
 QTY: 12
 6052AN65B

SHEET
 4 OF 6

MONROE COMMONS LANDMAX #3P
 DRAWN BY: MONROE, NY
 DATE: PROJECT #:
 CHECKED BY: MONROE, NY
 DATE: PROJECT #:
 DESCRIPTION: Stormwater Management System
 DATE: DRW. CHK. DESCRIPTION: Stormwater Management System
 DATE: DRW. CHK. DESCRIPTION: Stormwater Management System
 DATE: DRW. CHK. DESCRIPTION: Stormwater Management System

ADS
 Advanced Drainage Systems, Inc.

MONROE COMMONS LANDMAX #3P
 MONROE, NY

- UNDERGROUND DETENTION STRUCTURE NOTES:**
- THE PROPOSED UNDERGROUND DETENTION STRUCTURE SHALL NOT SERVE AS A SEDIMENT CONTROL DEVICE DURING THE SITE CONSTRUCTION.
 - UPSTREAM CONSTRUCTION SHALL BE COMPLETED AND STABILIZED BEFORE CONNECTION OF THE PROPOSED UNDERGROUND DETENTION STRUCTURE CAN BE INITIATED.
 - A DENSE AND VIGOROUS VEGETATIVE COVER SHALL BE ESTABLISHED OVER THE CONTRIBUTING PERVIOUS DRAINAGE AREAS BEFORE RUNOFF CAN BE DIRECTED INTO THE PROPOSED UNDERGROUND DETENTION STRUCTURE.



RESERVED FOR TOWN PLANNING BOARD APPROVAL

DATE	DESCRIPTION	INITIALS
6-17-24	PER MHE COMMENTS	MWS
3-28-24	PER MUNICIPAL CONSULTANT COMMENTS	MWS
7-25-23	FULL DESIGN OF REVISED LAYOUT	MWS
5-24-23	PER VAG 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	LJP

PIETRZAK & PFAU
 ENGINEERING & SURVEYING, PLLC

282 GREENWICH AVENUE, SUITE A
 CROTON, NEW YORK 10524
 (845) 294-0806

2 HAMILTON AVENUE
 MONTICELLO, NEW YORK 12701
 (845) 796-6646

JOSEPH L. PIETRZAK, P.E., LEED AP
 LICENSE NO. 050075

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

MONROE COMMONS
COMMERCIAL SITE PLAN

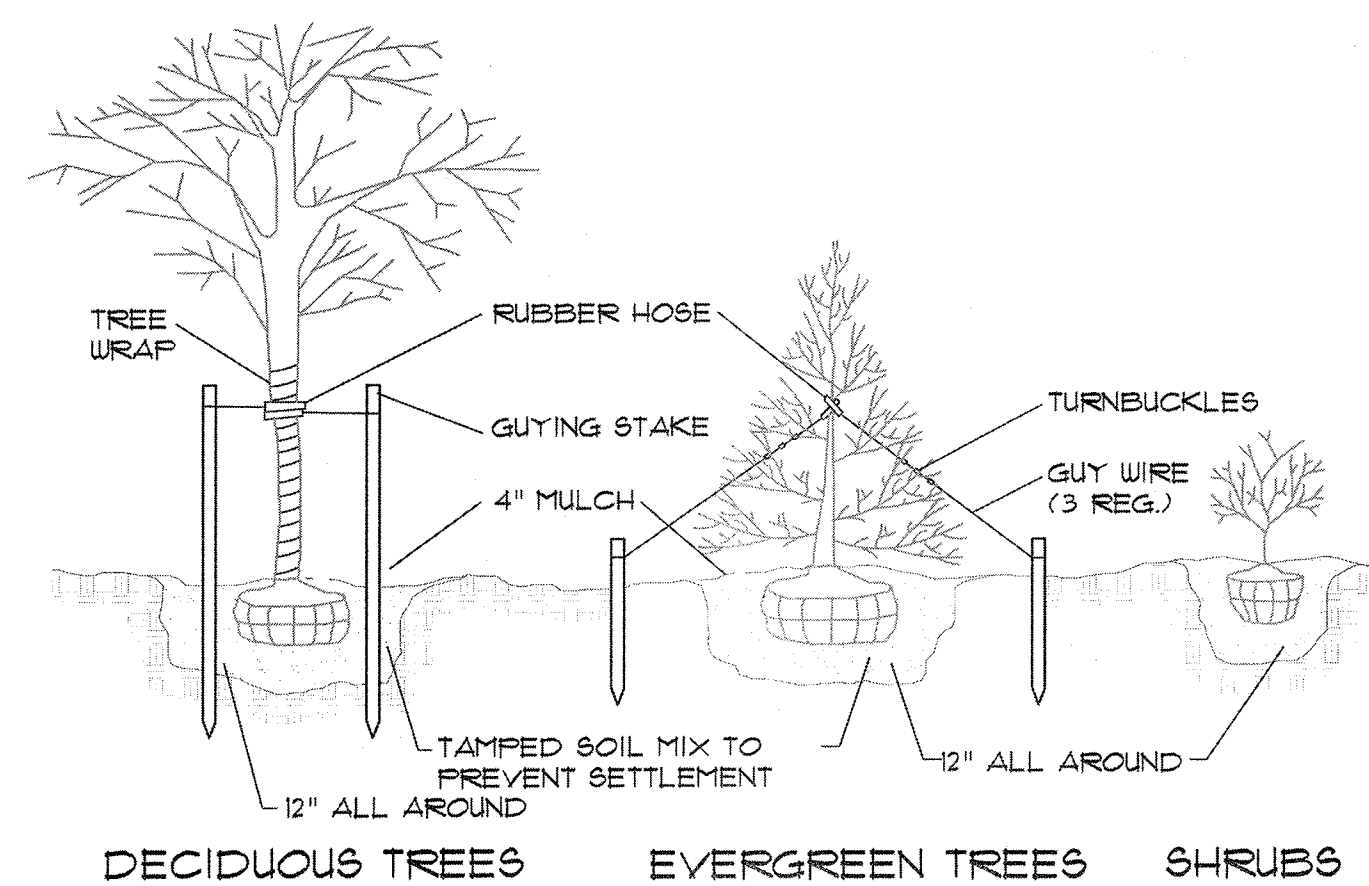
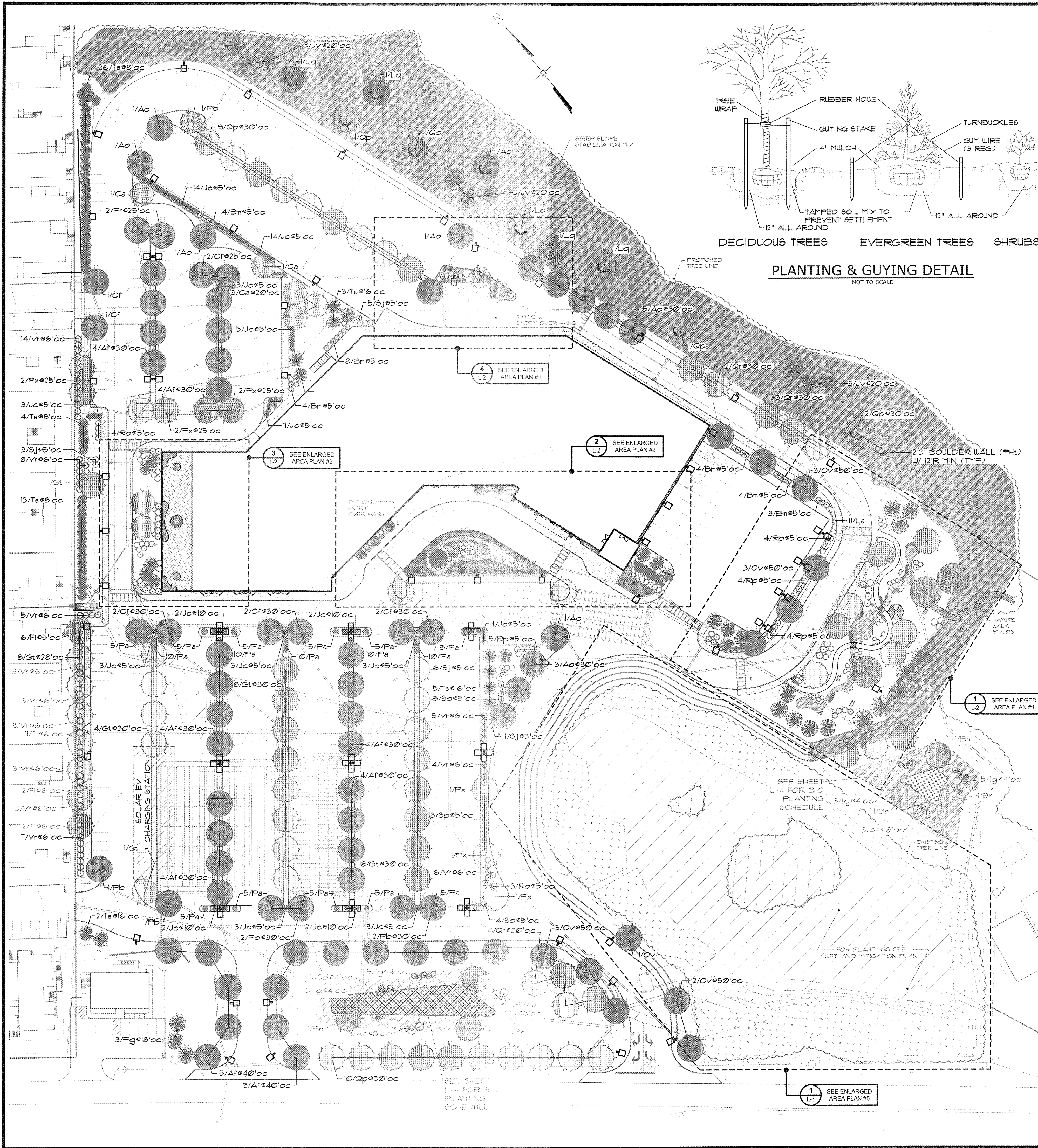
TOWN OF MONROE - SECTION 2, BLOCK 1, LOT 10
 VILLAGE OF WOODBURY - SECTION 225, BLOCK 1, LOT 30
 COUNTY OF ORANGE, NEW YORK

PROJECT TITLE:
STORMWATER DETAILS ADS
LANDMAX SYSTEM #3P (2)

DRAWING TITLE

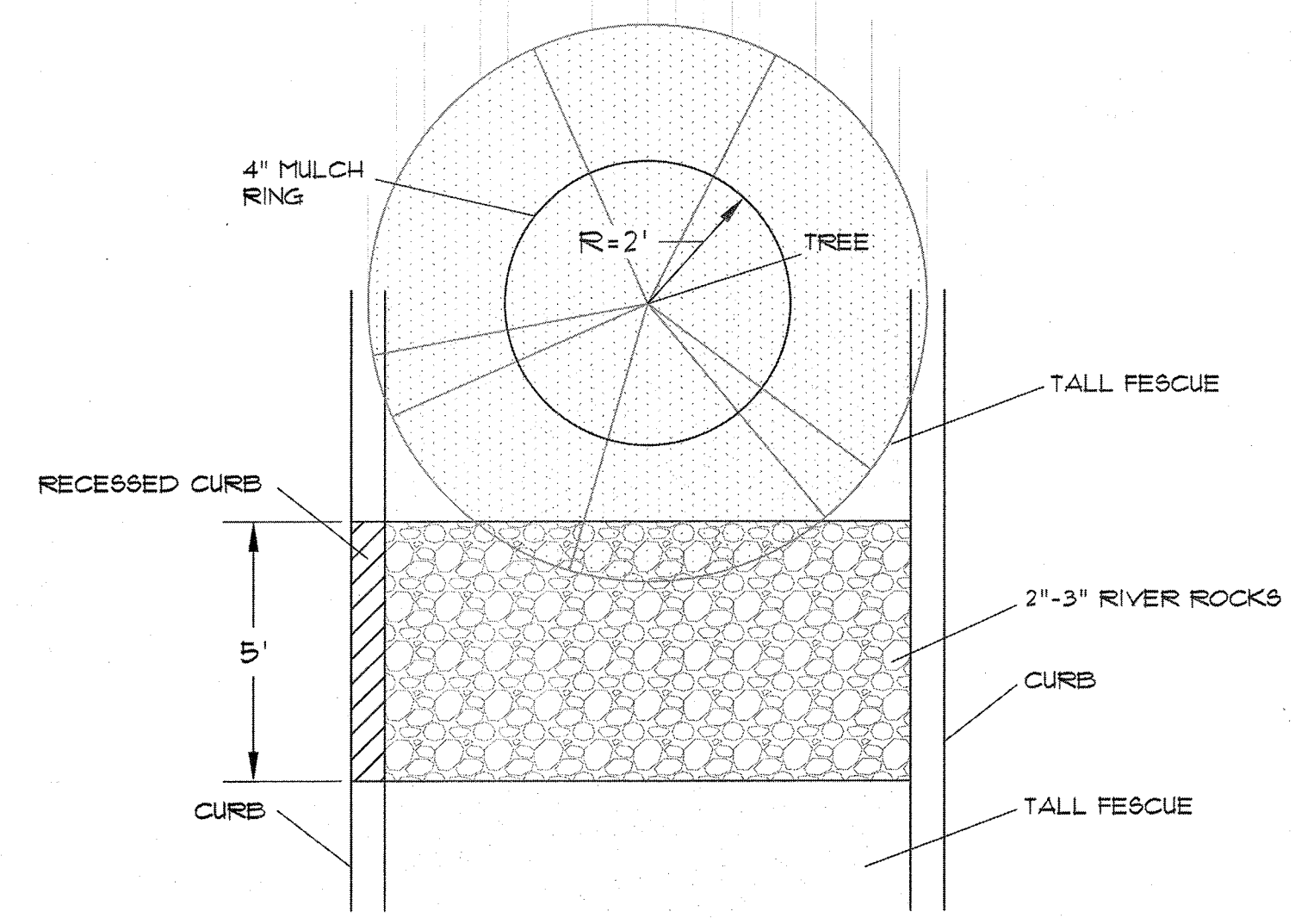
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O.C.H.D. SHEET NO. N/A OF N/A	D.E.C. SHEET NO. N/A OF N/A	DRAWING NUMBER 96 OF 45
SCALE AS SHOWN	CAD REFERENCE NEW FOOTPRINT	PROJECT NUMBER 98170.01



PLANTING & GUYING DETAIL
NOT TO SCALE

PLANTS LIST									
SYMBOL	TYPE	KEY	QTY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS		
●	DECIDUOUS TREES	Af	39	Acer Freemanii 'Sienna Glen'	Sienna Glen Maple	3'-3-1/2" c	B4B		
		Ao	11	Acer Rubrum 'October Glory'	October Glory Red Maple	3'-3-1/2" c	B4B		
		Cc	1	Cercis Canadensis	Eastern Redbud	2-1/2"-3" c	B4B		
		Ca	6	Cornus Alternifolia	Pagoda Dogwood	12'-14' hgt	B4B		
		Cf	10	Cornus Florida	Flowering Dogwood	2'-2-1/2" c	B4B		
		Ct	2	Crataegus Virdis 'Winter King'	Winter King Green Hawthorn	3'-3-1/2" c	B4B		
		Gt	36	Gleditsia Triacanthos	Thornless Honeylocust	3'-3-1/2" c	B4B		
		Lq	5	Liquidambar Stryciflua	Sweetgum	3'-3-1/2" c	B4B		
		Ov	16	Ostrya Virginiana	American Hophornbeam	3'-3-1/2" c	B4B		
		Pb	12	Betula Papyrifera	Paper Birch	2'-2-1/2" c	B4B		
		Fx	11	Prunus x Yedoensis	Yoshino Cherry	2-1/2"-3" c	B4B		
		Qp	25	Quercus Palustris	Pin Oak	3"- 3-1/2" c	B4B		
		Qr	9	Quercus Rubra	Red Oak	3"- 3-1/2" c	B4B		
		Jv	9	Juniperus Virginiana	Eastern Red Cedar	1' - 8' hgt	B4B		
		●	EVERGREEN TREES	Pg	8	Picea Glauca	White Spruce	1' - 8' hgt	B4B
To	6			Thuja Occidentalis 'Emerald'	Emerald Eastern Arborvitae	6' - 7' hgt	B4B		
Ts	52			Thuja Standishii x Plicata 'Green Giant'	Green Giant Arborvitae	6' - 7' hgt	B4B		
●	EVERGREEN SHRUBS / GROUND COVERS	Bm	67	Buxus Microphylla Japonica 'Winter Gem'	Winter Gem Boxwood	30" - 34"	Container		
		Jc	151	Juniperus Chinensis 'Gold Coast'	Gold Coast Juniper	30" - 34"	Container		
		Jch	15	Juniperus Chinensis 'Hetzl'	Hetzl Juniper	30" - 34"	Container		
		Jh	18	Juniperus Horiz. 'Bar Harbor'	Bar Harbor Juniper	2 gal.	B4B		
		vr	85	Viburnum Rhytidophyllum	Leather Leaf Viburnum	34" - 36"	B4B		
○	DECIDUOUS SHRUBS	Ce	7	Cornus Sericea	Red Twig Dogwood	24" - 30"	Container		
		Fi	29	Forsythia x Intermedia	Spring Glory Forsythia	34" - 36"	B4B		
		Mp	3	Myrica Pennsylvanica	Northern Bayberry	8" - 12 hgt	5 gal.		
		Rp	45	Rhododendron 'FJM'	FJM Rhododendron	30"-34"	B4B		
		Sj	42	Spiraea Japonica	Little Princess Spiraea	24" - 30"	Container		
		Sp	33	Syringa Patula 'Miss Kim'	Miss Kim Lilac	30" - 34"	Container		
		Yp	18	Vaccinium Pallidum	Hillside Blueberry	24" - 30"	Container		
		■	GRASSES	Hg	30	Hakonechloa Macra 'Aureola'	Golden Variegated Hakons	24" oc	2 gal.
				Pa	152	Pennisetum Alopecuroides 'Hamel'	Dwarf Fountain Grass	24" oc	2 gal.
■	PERENNIALS	Ae	61	Aster Novae-Angliae	New England Aster	24" oc	1 gal.		
		Aj	12	Sedum Spectabile	Autumn Joy	24" oc	1 gal.		
		Cr	11	Heuchera Sanguinea	Coralbella	24" oc	1 gal.		
		Ep	18	Echinacea Purpurea	Purple Coneflower	24" oc	1 gal.		
		Gy	27	Achillea 'Coronation Gold'	Gold Yarrow	24" oc	1 gal.		
		Md	37	Monarda Didyma	Beebalm	24" oc	1 gal.		
		Nf	11	Nepta x Faassenii	Catmint	24" oc	1 gal.		
		Ru	41	Rudbeckia Fulgida	Black Eyed Susan	24" oc	1 gal.		
		■	VINES	Ac	41	Ampelaster Carolinianus	Climbing Aster		Container
				Bc	36	Bignonia Capreolata	Crossvine		Container
Hc	22			Hydrangea Anomala	Climbing Hydrangea		Container		



ISLAND PLANTING DETAIL
NOT TO SCALE

DRAWING STATUS		ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		08/21/23
CONCEPT APPROVAL		N/A OF N/A
PLANNING BOARD APPROVAL		N/A OF N/A
OCDDH REALTY SUBDIVISION APPROVAL		N/A OF N/A
OCDDH WATERMAIN EXTENSION APPROVAL		N/A OF N/A
NYSDEC APPROVAL		N/A OF N/A
NYSDOT APPROVAL		N/A OF N/A
OTHER		N/A OF N/A
FOR BID		N/A OF N/A
FOR CONSTRUCTION		N/A OF N/A

No.	DATE	DESCRIPTION
1	08/21/23	MHE COMMENTS
2	01/11/24	DEIS COMMENTS
3	02/13/24	KALA COMMENTS
4	03/28/24	CHA COMMENTS

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11-11-23

STEVEN T. ESPOSITO
NEW YORK LICENSE #001169

0 25 50 100 150
1 inch = 50 ft.

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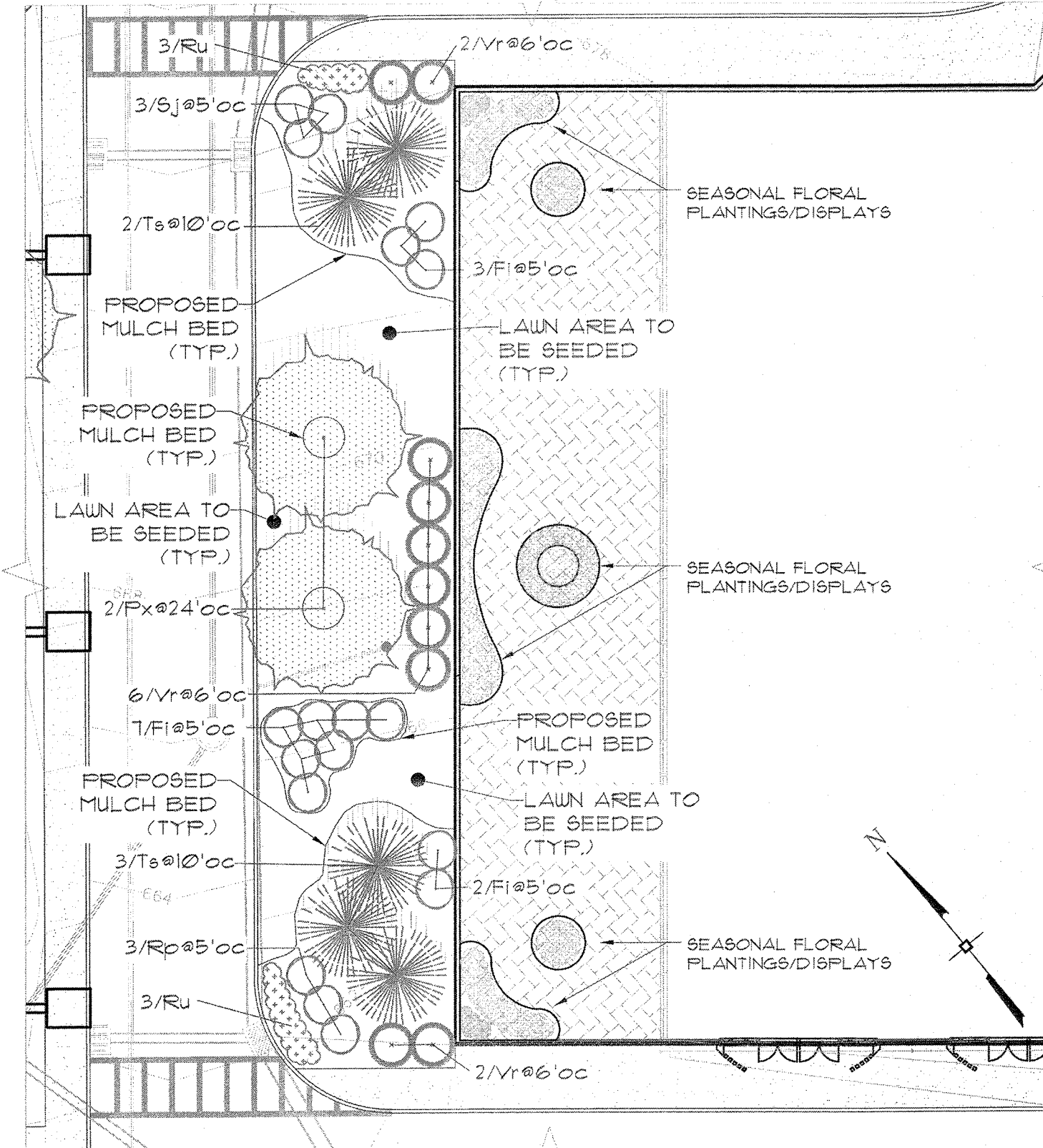
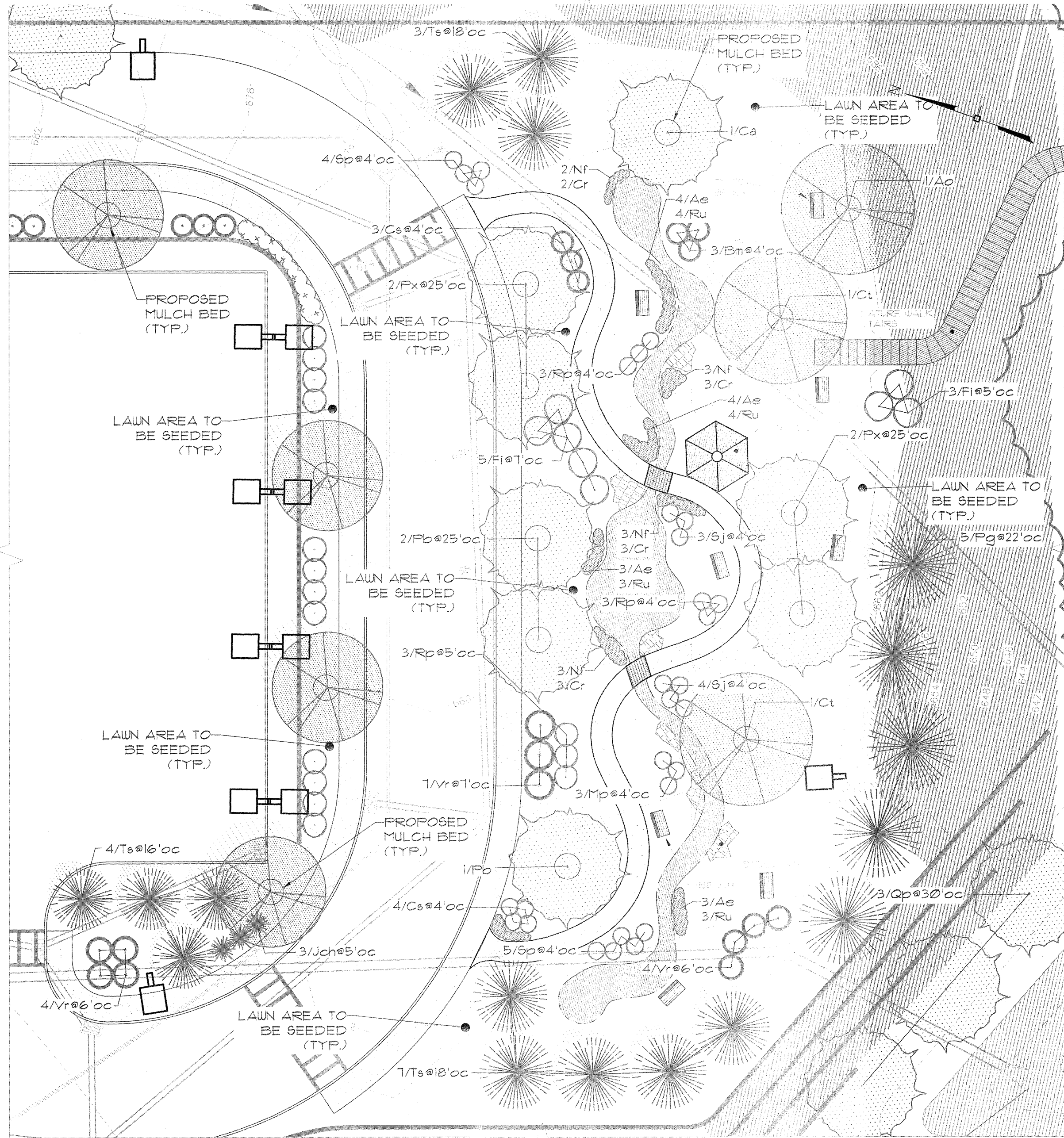
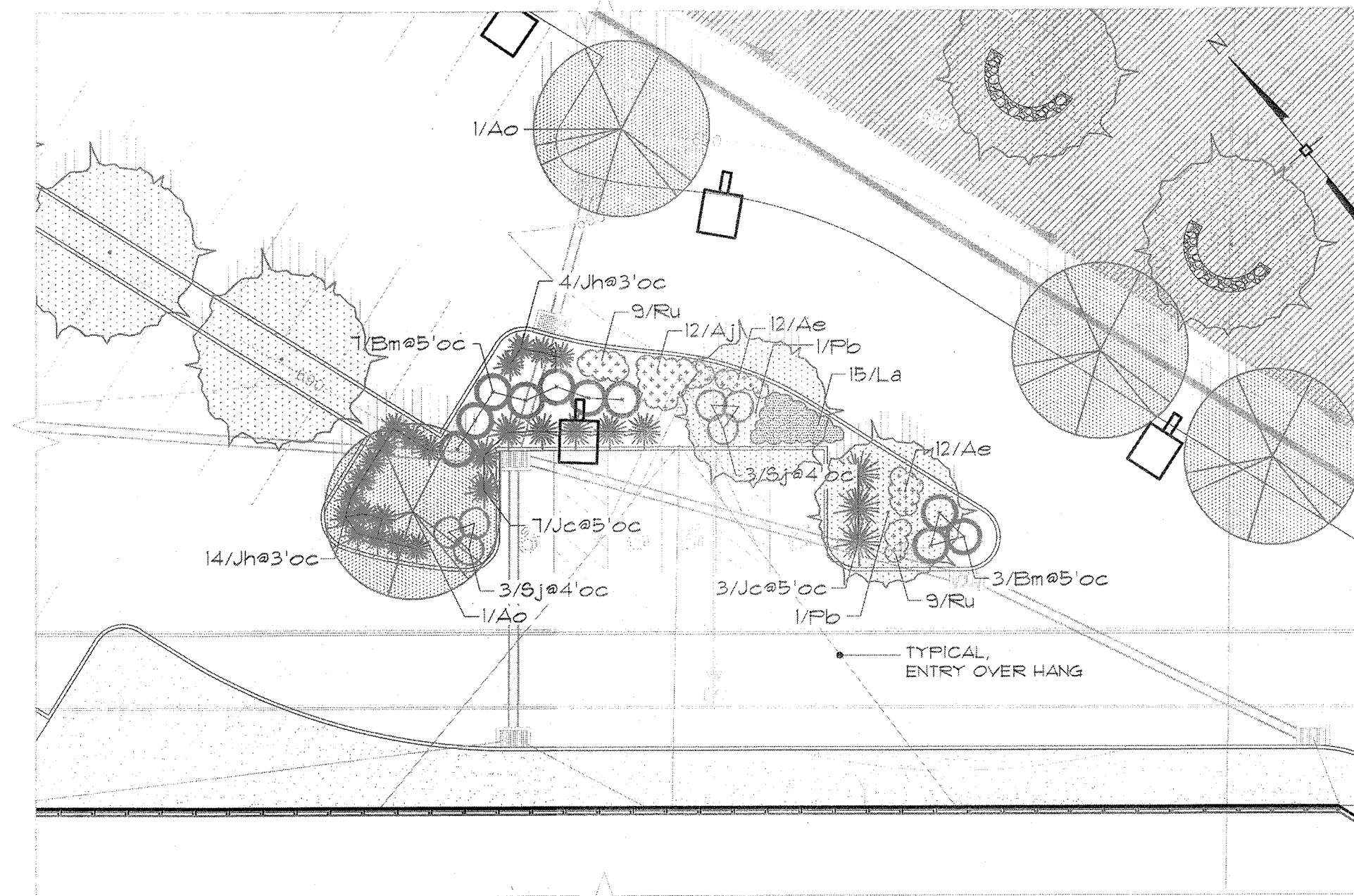
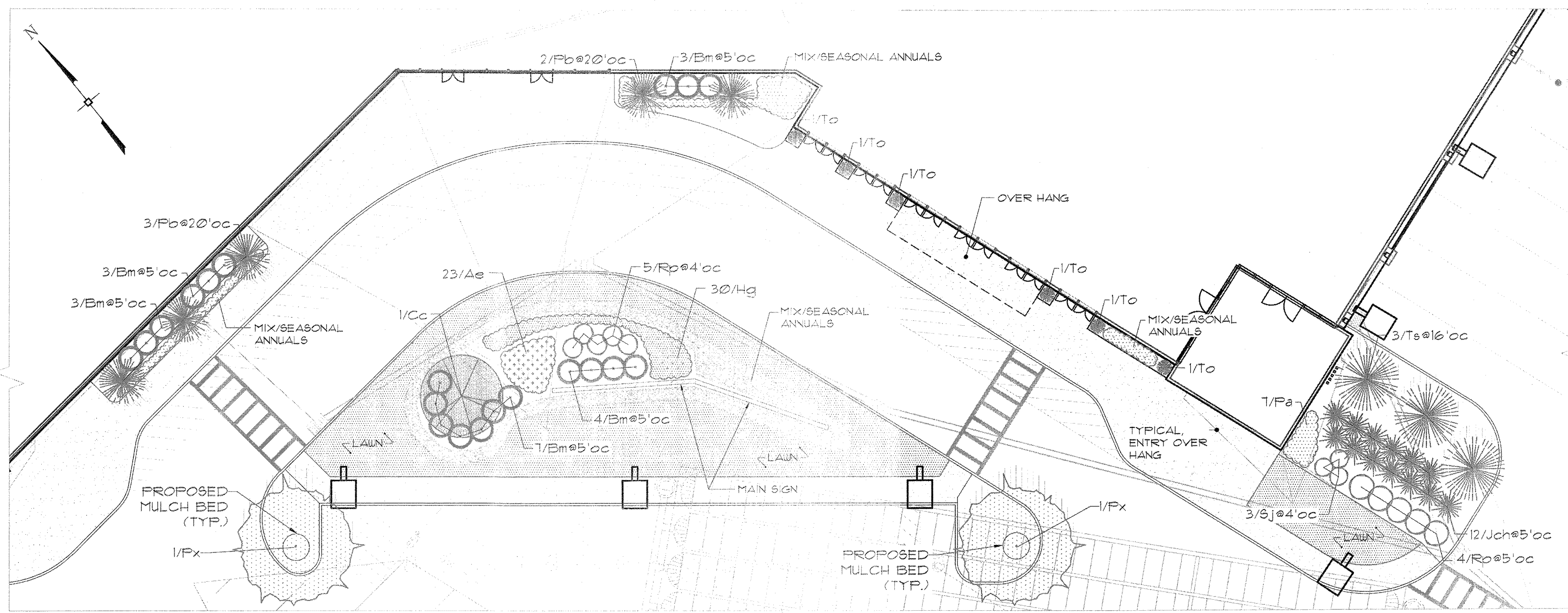
LANDSCAPE PLAN AND DETAILS

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

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

DRAWN BY: KC
SCALE: 1" = 50'
TAX LOT:

L-1



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

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

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

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

TREE RESTITUTION NOTE:

1. THE TREE RESTITUTION WILL BE PERFORMED IN ACCORDANCE WITH THE LATEST TREE PRESERVATION OF THE TOWN OF MONROE AT THE TIME OF FINAL APPROVAL.

SOIL NOTE:

1. ALL PLANTING BEDS WILL RECEIVE 30" OF BONY TOPSOIL MIXED WITH ORGANIC CONTENT. MINIMALLY COMPACTED AND WILL BE TOPPED WITH 8" OF CLEAN, SCREENED TOPSOIL. THE BONY TOPSOIL LAYER IN PLANTING ISLANDS SHALL BE BELLED UP A LITTLE TO MITIGATE CONCERNS OF SOIL SETTLEMENT AND ANY DETRIMENTAL EFFECTS SETTLEMENT WOULD HAVE ON AESTHETICS AND PLANT HEALTH.

INVASIVE SPECIES MONITORING NOTE:

1. THE PROJECT SPONSOR IS PROPOSING TO IMPLEMENT AN INVASIVE SPECIES MONITORING PROGRAM FOR FIVE YEARS POST-CONSTRUCTION. THE MONITORING WILL OCCUR DURING MAY/JUNE, ALONG THE ENTIRE PROJECT WOOD LINE (DISTURBANCE LIMIT) AND WOULD GO INTO THE EXISTING WOODED AREA FOR 30'. THE PROJECT BIOLOGIST WILL PREPARE AN ANNUAL REPORT AND WILL SUBMIT COPIES TO THE OWNER AND THE TOWN OF MONROE BUILDING DEPARTMENT WHICH WILL INCLUDE THEIR FINDINGS, ANY REPAIR MEASURES REQUIRED, A TIME FRAME TO IMPLEMENT ANY REPAIR MEASURES, AND WHO WILL BE PERFORMING THE REMEDIATION.

GENERAL PLANTING NOTES:

1. 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.
2. EXISTING VEGETATION AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE TOPSOILED AND SEEDED UPON COMPLETION OF WORK.
3. NEW PLANTING ROOT BALLS REMOVED FROM CANS SHALL BE SCARIFIED PRIOR TO BACKFILLING THE PLANT.
4. 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.
5. CONTRACTOR SHALL FAMILIARIZE HIMSELF 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.
6. 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.
7. 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.
8. TYPICALLY, SHRUB 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 (O.C.) ARE LISTED ON THE PLANT LIST.
9. 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.
10. 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.
11. ALL TREES PLANTED IN LAWN AREA SHALL RECEIVE A 4" DIAMETER MULCH RING AT A DEPTH OF 4".
12. 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.
13. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND SPECIFICATIONS FOR FURTHER AND COMPLETE INSTRUCTIONS.

RETENTION/DETENTION POND PLANTINGS:

- LOWEST ZONE/ AQUATICS AREA:**
POTAMOGETON PECTINATUS, CERATOPHYLLUM DEMERSUM, ELODEA CANADENSIS, VALLESNARIA AMERICANA, GLYCERIA FALLIDA, MYOSOTIS LAXA, LEERBIA ORYZOIDES, POLYTONUM AMPHIBIUM, NYMPHEA ODORATA, NUPHAR ADVENA, 1 LB PER 10,000 SF
- DRAW DOWN ZONE/ EMERGENT AREA ***
NORTHEAST WETLAND NATIVE WILDFLOWER MIX
1 LB PER 10,000 SF
- PERMANENT GRASS MIX**
- STEEP SLOPE STABILIZATION MIX ****
1 LB PER 2,000 SF OR 22 LB PER ACRE
- NORTHEAST WETLAND GRASS SEED MIX ***
1 LB PER 3,000 SF OR 15 LB PER ACRE



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PERMANENT SEEDING SCHEDULE

1. TOPSOIL SHALL BE SPREAD TO A UNIFORM THICKNESS OF 4".
2. TOPSOIL SURFACE SHALL BE FINELY GRADED AND LOOSENED BY MECHANICAL RAKES TO ENSURE SEED ACCEPTANCE AND SEED TO SOIL CONTACT.
3. FERTILIZER SHALL BE APPLIED AT 6 LBS. OF 5-10-10 COMMERCIAL FERTILIZER/1000 SQ. FT.
4. SEEDING SHALL BE INSTALLED AT 5 LBS./1000 SQ. FT. OF:
 - 60% KENTUCKY BLUE GRASS
 - 20% CHEUNG'S FESCUE
 - 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

No.	DATE	DESCRIPTION
1	08/21/23	MNE COMMENTS
2	01/11/24	DEIS COMMENTS
3	02/13/24	KALA COMMENTS
4	03/28/24	CHA COMMENTS

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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
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<input type="checkbox"/> OGDH 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
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11-11-23

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NEW YORK LICENSE #001169

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1 inch = 20 ft.

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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



Prepared By:
 Damin Sales
 28 Brunswick Avenue
 Edison, NJ 08817
 P: 732-985-8866
 F: 732-985-5521

Job Name:
 419 County Rte. 105
 Woodbury, New York
 Lighting Layout
 Version 9

Scale: as noted

Date: 1/8/2024

Case:

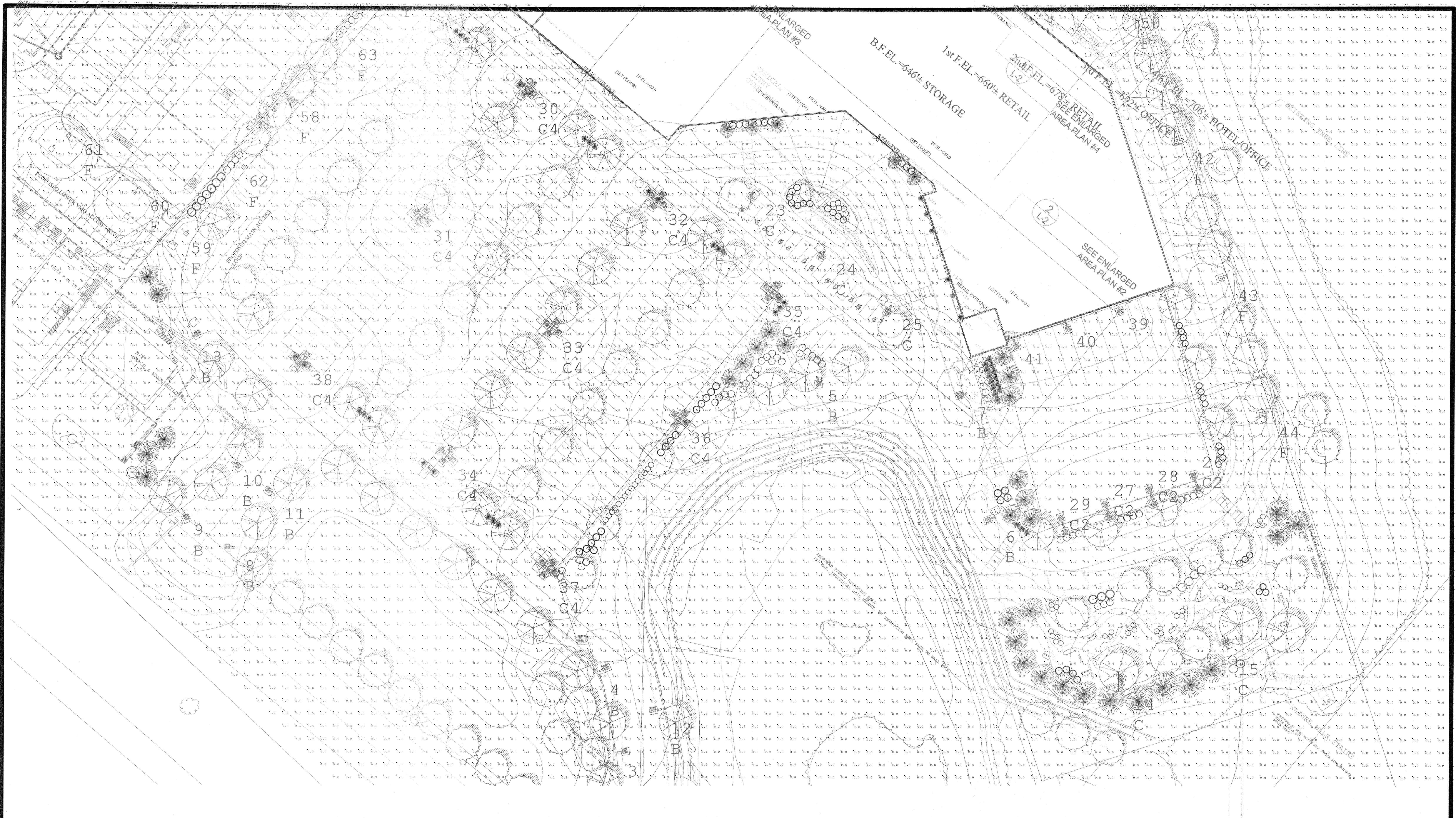
Filename: KJ Mall - Vers 9-Copy-30738.AGI

Drawn By: Aaron Boyce

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Drawn By: Aaron Boyce

Lighting Design Disclaimer

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Luminaire Schedule										
Tag	Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts
B		13	ALEDM3T_150w	Single	19192	1.000	Pole Mount - Type III	148.2	148.2	1926.6
C		12	ALEDM4T	Single	19204	1.000	Pole Mount - Type IV	146.6	146.6	1759.2
C2		4	ALEDM4T X2@180	Back-Back	19204	1.000	Pole Mount - Type IV - X2@180	146.6	293.2	1172.8
C4		9	ALEDM4T X4@90	4 @ 90 Degrees	19204	1.000	Pole Mount - Type IV - X4@90	146.6	586.4	5277.6
		3	ALEDM4TWM	Single	19204	1.000	Wall Mount	146.6	146.6	439.8
F		22	ALEDMHS4T-150W-5000K-U	Single	14585	1.000	Pole Mount - Type IV - House Side Shield	149.7	149.7	3293.4
H		3	ALEDXLHS3T-385W-5000K-U	Single	36329	1.000	Pole Mount - Type III - House Side Shield	370.2	370.2	1110.6

Calculation Summary											
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpclr	PtSpctb	Meter Type
North Property Line	Illuminance	Fc	0.99	7.4	0.0	N.A.	N.A.	Readings Taken At 0' 0" AFG	5	N.A.	Horizontal
Site	Illuminance	Fc	1.09	22.5	0.0	N.A.	N.A.	Readings Taken At 0' 0" AFG	10	10	Horizontal
West Property Line	Illuminance	Fc	0.22	1.0	0.0	N.A.	N.A.	Readings Taken At 0' 0" AFG	5	N.A.	Horizontal
Loading Dock	Illuminance	Fc	5.26	11.5	1.3	4.05	8.85	Readings Taken At 0' 0" AFG			
Main Parking	Illuminance	Fc	4.35	16.5	1.0	4.35	16.50	Readings Taken At 0' 0" AFG			
Rear Parking	Illuminance	Fc	2.43	12.7	0.1	24.30	127.00	Readings Taken At 0' 0" AFG			

NOTES:

* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

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Isoline Legend	
Illuminance (Fc)	
Color	Value
	0.1
	0.5
	1
	2
	5



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Job Name:
419 County Rte. 105
Woodbury, New York

Lighting Layout
Version 9

Scale: N.T.S.

Date: 1/8/2024

Case:

Filename: KJ Mall - Vers 9-Copy-30738.AGI

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Luminaire Location Summary		
LumNo	Label	Mounting Height
1	ALEDM3T_150w	25
2	ALEDM3T_150w	25
3	ALEDM3T_150w	25
4	ALEDM3T_150w	25
5	ALEDM3T_150w	25
6	ALEDM3T_150w	25
7	ALEDM3T_150w	25
8	ALEDM3T_150w	25
9	ALEDM3T_150w	25
10	ALEDM3T_150w	25
11	ALEDM3T_150w	25
12	ALEDM3T_150w	25
13	ALEDM3T_150w	20
14	ALEDM4T	25
15	ALEDM4T	25
16	ALEDM4T	25
17	ALEDM4T	25
18	ALEDM4T	25
19	ALEDM4T	25
20	ALEDM4T	25
21	ALEDM4T	25
22	ALEDM4T	25
23	ALEDM4T	20
24	ALEDM4T	20
25	ALEDM4T	20
26	ALEDM4T X2@180	25
27	ALEDM4T X2@180	25
28	ALEDM4T X2@180	25

Luminaire Location Summary		
LumNo	Label	Mounting Height
29	ALEDM4T X2@180	25
30	ALEDM4T X4@90	25
31	ALEDM4T X4@90	25
32	ALEDM4T X4@90	25
33	ALEDM4T X4@90	25
34	ALEDM4T X4@90	25
35	ALEDM4T X4@90	25
36	ALEDM4T X4@90	25
37	ALEDM4T X4@90	25
38	ALEDM4T X4@90	25
39	ALEDM4TWM	20
40	ALEDM4TWM	20
41	ALEDM4TWM	20
42	ALEDMHS4T-150W-5000K-U	20
43	ALEDMHS4T-150W-5000K-U	20
44	ALEDMHS4T-150W-5000K-U	20
45	ALEDMHS4T-150W-5000K-U	20
46	ALEDMHS4T-150W-5000K-U	20
47	ALEDMHS4T-150W-5000K-U	20
48	ALEDMHS4T-150W-5000K-U	20
49	ALEDMHS4T-150W-5000K-U	20
50	ALEDMHS4T-150W-5000K-U	20
51	ALEDMHS4T-150W-5000K-U	20
52	ALEDMHS4T-150W-5000K-U	20
53	ALEDMHS4T-150W-5000K-U	20
54	ALEDMHS4T-150W-5000K-U	20
55	ALEDMHS4T-150W-5000K-U	20
56	ALEDMHS4T-150W-5000K-U	20
57	ALEDMHS4T-150W-5000K-U	20
58	ALEDMHS4T-150W-5000K-U	20
59	ALEDMHS4T-150W-5000K-U	20
60	ALEDMHS4T-150W-5000K-U	15
61	ALEDMHS4T-150W-5000K-U	15
62	ALEDMHS4T-150W-5000K-U	20
63	ALEDMHS4T-150W-5000K-U	20
64	ALEDXLHS3T-385W-5000K-U	20
65	ALEDXLHS3T-385W-5000K-U	20
66	ALEDXLHS3T-385W-5000K-U	20

Luminaire Location Summary		
LumNo	Label	Mounting Height

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