



Tuesday, September 16, 2025
Monroe Planning Board Regular Meeting

Town of Monroe, New York

1. Welcome

- 1.1. Roll Call
- 1.2. Point Out Fire Exits
- 1.3. Pledge of Allegiance

2. Returning Projects

- 2.1. Golden Delite (0189-2020) SBL # 2-1-5.13
31 Larkin Drive, Monroe, NY
- 2.2. Meadow Hill (0169-2018) SBL # 37-1-1
Lakes Road, Monroe, NY
- 2.3. Aaron Zimmerman (0225-2024) SBL # 25-3-14.22
37 Dry Hill Lake Road, Monroe, NY
- 2.4. 290 Mountain View Subdivision (0235-2025) SBL # 43-1-10
Mountain View Drive, Monroe, NY

3. New Projects

- 3.1. Manuelpillai Subdivision (0243-2025) SBL # 13-1-7.1
52 Catskill Ave, Monroe, NY

4. Minutes

- 4.1. June 13, 2024
- 4.2. September 12, 2024
- 4.3. March 13, 2025
- 4.4. June 12, 2025

4.5. June 17, 2025

4.6. July 15, 2025

5. Adjournment

5.1. Adjournment of Meeting



July 30, 2025

Town of Monroe Planning Board
Ms. Bonnie Franson, Chairwoman
1465 Orange Turnpike
Monroe, NY 10950

Re: Golden Delite Bakery
Larkin Drive
SBL: 2-1-5.13

Dear Chairwoman Franson and Planning Board Members:

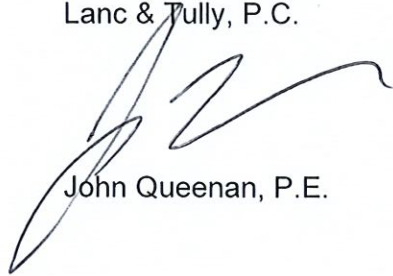
The applicant would respectfully request a six (6) month extension of the final approval for the amended site plan for Golden Delite Bakery, which was granted by the Planning Board on February 18, 2025. The applicant is still pursuing approvals from Orange County Sewer District No. 1.

The applicant would also like to discuss modification of the approval resolution, specifically with regards to condition #6. Condition #6 required prior to the issuance of building permit that approval from OCSD #1 be obtained.

If you should require any additional information or have any questions, please do not hesitate to contact our office.

Very truly yours,

Lanc & Tully, P.C.



John Queenan, P.E.

Lawrence J. Marshall, P.E.

Timothy J. Martz, L.S.

Zachary A. Peters, P.E.

August 19, 2025

Planning Board
Town of Monroe
1465 Orange Turnpike
Monroe, NY 10950

Re: Job No. 4943-2
Meadow Hill Subdivision
Tax Parcel 37-1-1
Lakes Road (County Road #5)
Town of Monroe
Orange County
6-Lot Cluster Subdivision

Dear Board Members:

Enclosed please find the following items in reference to the above-captioned project:

1. Five (5) copies of the revised Subdivision Plan
2. Five (5) copies of the Stormwater Pollution Prevention Plan (SWPPP)

Please place this project on the next available meeting agenda for continued discussion.

If you have any questions or concerns, please feel free to contact me at (845) 744-3620 or by email at rsmithem@mntm.co.

Sincerely,



Ryan Smithem, E.I.T.

RTS/rts
Enc.

Cc: Meadow Hill Subdivision, LLC





633 Rt. 211 East, Suite 4, Box 4
Middletown, NY 10941
Office: (845) 495-0123 • Fax: (866) 688-0836

August 20, 2025

Mr. Yiddy Kaufman

Hartman Design
412 North Main Street #301
Monroe, NY 10950
845-781-4222 Ext.220
Yiddy@hartmandesign.com

RE: Wetlands Delineation & Report
37 Dry Hill
Town of Monroe, Orange County

Dear Mr. Kaufman;

On May 19, 2025, a wetland delineation was completed, as requested on the above-referenced property. The area was walked and a field investigation was completed to determine whether there were any areas that would be within the jurisdiction of either the United States Army Corps of Engineers (USACE) and / or the New York State Department of Environmental Conservation (NYSDEC), for federally, state or local regulated wetlands.

Before conducting the field investigation, related aerial, soils, and wetland online mapping resources were reviewed for the parcel. These identified any tentative wetland features on the property that would indicate any areas of the parcel where we should verify whether or not the field conditions match the related mapped features.

As shown on the attached NYSDEC wetland resource map a portion of the property is mapped as an ACOE wetland and streams. These streams are also regulated by the NYSDEC.

The field investigation was conducted in accordance to the 2012 Northcentral and Northeast Regional Supplement to the USACE 1987 manual. The upland and wetland areas on the property were determined by observing plant vegetation, soil types, and hydrological conditions in accordance with the USACE field investigation guidelines. Areas meeting the conditions set forth by the agencies were then flagged on their edge with pink flagging that were numbered sequentially to aid any subsequent surveying of the regulated wetlands line.

Wetland/Upland Vegetation

The dominant ground story vegetation in the wetland areas consisted mostly of phragmites, soft rush, and sensitive ferns. With woody species consists mostly of redtwig dogwoods and red maple mixed in the wooded area. All of these are mostly consistent with plants that are recognized as wetland plant species and their abundances in the various wetlands pass the USACE 50/20 rule, thereby defining each of the areas as having wetland vegetation. The upland area adjacent to the wetland consist of a maintain lawn on the adjacent properties and a wooded area with garlic mustard and sugar maples.

Wetland/Upland Soils

Both the Orange County Soil Survey and the United States Department of Agriculture (USDA) online web soil survey were reviewed to verify if there were any potential hydric (wetland) soils on the property. A copy of the USDA soil report for the property is included

for your use. One potential wetland soils was identified in these soil surveys. The wetland soil is designated as Ab—Alden silt loam. These soils are very poorly drained and in the flatter areas become Hydric. The characteristics of the soil cores taken in the wetland areas during the field investigation were consistent with wetland soils identifiers.

Upland soils on the area of interest are PtC—Pittsfield gravelly loam, 8 to 15 percent slopes and do not maintain the proper hydrology to be wetland soils as they dry out during the growing season.

Wetlands Hydrology

An aerial mapping of the water resources (e.g. ponds, streams and wetlands) identified by the USFWS's National Wetlands Inventory within the near vicinity of the property was referenced online prior to our fieldwork. A copy of NYSDEC Env Mapper map showing both the NYSDEC and the USFWS map wetlands is included with this letter. Hydrology to the wetland on the site is provided by the pond on site. Our field visit confirmed the presence of the wetland features identified by the USACE as wetland features. The areas flagged were saturated in the upper 12 inches, with obvious drainage patterns in the wetland area.

Wildlife

The wetland on site is mostly a pond with fish like sunfish and bass. Amphibians like bull frogs and pickerel frogs will utilize the pond as well as painted and snapping turtles. Other amphibians like salamanders will not use the pond as the fish will eat the eggs and tad poles. Birds such as mallard ducks and Canadian geese will also use the pond.

The pond and the wetland will be hunted by opossums, raccoons and foxes.

Conclusions

As the wetland and pond are with an urban area, they are regulated by the ACOE and NYSDEC. So any distance to the pond and or the wetland will require a permit from the both agencies. The NYSDEC also regulated 100' adjacent area to the wetland.

Ecological Analysis is grateful for this opportunity to be of service on this project and looks forward to the opportunity to work with you in the future. Feel free to call if you have any questions or if we can be of further assistance.

Sincerely

James A. Bates

James Bates, CPESC, CPSWQ
Managing Member
Ecological Analysis, LLC

Attachments:

NYSDEC Environmental Resource Map showing both NYSDEC and USFWS mapped wetlands
USDA Soil Survey



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Orange County, New York**

37 Dry Hill Lake Road



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map (37 Dry Hill Lake Road)



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Orange County, New York
Survey Area Data: Version 25, Aug 25, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 31, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend (37 Dry Hill Lake Road)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ab	Alden silt loam	2.2	29.9%
PtC	Pittsfield gravelly loam, 8 to 15 percent slopes	2.3	31.6%
PtD	Pittsfield gravelly loam, 15 to 25 percent slopes	2.0	27.7%
W	Water	0.8	10.8%
Totals for Area of Interest		7.3	100.0%

Map Unit Descriptions (37 Dry Hill Lake Road)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Orange County, New York

Ab—Alden silt loam

Map Unit Setting

National map unit symbol: 9vtc
Elevation: 300 to 1,500 feet
Mean annual precipitation: 42 to 52 inches
Mean annual air temperature: 46 to 52 degrees F
Frost-free period: 135 to 215 days
Farmland classification: Not prime farmland

Map Unit Composition

Alden and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Alden

Setting

Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: A silty mantle of local deposition overlying loamy till

Typical profile

H1 - 0 to 9 inches: silt loam
H2 - 9 to 36 inches: silt loam
H3 - 36 to 60 inches: gravelly fine sandy loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 1 percent
Available water supply, 0 to 60 inches: High (about 9.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 5w
Hydrologic Soil Group: C/D
Ecological site: F144AY040NY - Semi-Rich Very Wet Till Depressions
Hydric soil rating: Yes

Minor Components

Canandaigua

Percent of map unit: 5 percent
Landform: Depressions

Hydric soil rating: Yes

Erie

Percent of map unit: 5 percent

Landform: Depressions

Hydric soil rating: No

Wayland

Percent of map unit: 5 percent

Landform: Flood plains

Hydric soil rating: Yes

Carlisle

Percent of map unit: 5 percent

Landform: Swamps, marshes

Hydric soil rating: Yes

PtC—Pittsfield gravelly loam, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 9vw9

Elevation: 0 to 1,000 feet

Mean annual precipitation: 42 to 52 inches

Mean annual air temperature: 46 to 52 degrees F

Frost-free period: 135 to 215 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Pittsfield and similar soils: 75 percent

Minor components: 25 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pittsfield

Setting

Landform: Drumlinoid ridges, hills, till plains

Landform position (two-dimensional): Shoulder

Landform position (three-dimensional): Crest

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Calcareous loamy till

Typical profile

H1 - 0 to 9 inches: gravelly loam

H2 - 9 to 31 inches: gravelly loam

H3 - 31 to 60 inches: gravelly sandy loam

Properties and qualities

Slope: 8 to 15 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

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Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 5.95 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 15 percent

Available water supply, 0 to 60 inches: Moderate (about 8.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: B

Ecological site: F144AY036NY - Semi-Rich Well Drained Till Uplands

Hydric soil rating: No

Minor Components

Bath

Percent of map unit: 5 percent

Hydric soil rating: No

Charlton

Percent of map unit: 5 percent

Hydric soil rating: No

Hollis

Percent of map unit: 5 percent

Hydric soil rating: No

Mardin

Percent of map unit: 5 percent

Hydric soil rating: No

Paxton

Percent of map unit: 5 percent

Hydric soil rating: No

PtD—Pittsfield gravelly loam, 15 to 25 percent slopes

Map Unit Setting

National map unit symbol: 9vwb

Elevation: 0 to 1,000 feet

Mean annual precipitation: 42 to 52 inches

Mean annual air temperature: 46 to 52 degrees F

Frost-free period: 135 to 215 days

Farmland classification: Not prime farmland

Map Unit Composition

Pittsfield and similar soils: 80 percent

Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pittsfield

Setting

Landform: Drumlinoid ridges, hills, till plains
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Calcareous loamy till

Typical profile

H1 - 0 to 8 inches: gravelly loam
H2 - 8 to 28 inches: gravelly loam
H3 - 28 to 60 inches: gravelly sandy loam

Properties and qualities

Slope: 15 to 25 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Available water supply, 0 to 60 inches: Moderate (about 8.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: F144AY036NY - Semi-Rich Well Drained Till Uplands
Hydric soil rating: No

Minor Components

Mardin

Percent of map unit: 5 percent
Hydric soil rating: No

Bath

Percent of map unit: 5 percent
Hydric soil rating: No

Charlton

Percent of map unit: 5 percent
Hydric soil rating: No

Hollis

Percent of map unit: 5 percent
Hydric soil rating: No

W—Water

Map Unit Setting

National map unit symbol: 9vxh

Mean annual precipitation: 42 to 52 inches

Mean annual air temperature: 46 to 52 degrees F

Frost-free period: 135 to 215 days

Farmland classification: Not prime farmland

Map Unit Composition

Water: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Soil Information for All Uses

Suitabilities and Limitations for Use

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

Land Classifications

Land Classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

Hydric Rating by Map Unit (37 Dry Hill Lake Road)

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

Custom Soil Resource Report
Map—Hydric Rating by Map Unit (37 Dry Hill Lake Road)



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 Hydric (100%)
 Hydric (66 to 99%)
 Hydric (33 to 65%)
 Hydric (1 to 32%)
 Not Hydric (0%)
 Not rated or not available

Soil Rating Lines

 Hydric (100%)
 Hydric (66 to 99%)
 Hydric (33 to 65%)
 Hydric (1 to 32%)
 Not Hydric (0%)
 Not rated or not available

Soil Rating Points

 Hydric (100%)
 Hydric (66 to 99%)
 Hydric (33 to 65%)
 Hydric (1 to 32%)
 Not Hydric (0%)
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Orange County, New York
 Survey Area Data: Version 25, Aug 25, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 31, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Hydric Rating by Map Unit (37 Dry Hill Lake Road)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ab	Alden silt loam	95	2.2	29.9%
PtC	Pittsfield gravelly loam, 8 to 15 percent slopes	0	2.3	31.6%
PtD	Pittsfield gravelly loam, 15 to 25 percent slopes	0	2.0	27.7%
W	Water	0	0.8	10.8%
Totals for Area of Interest			7.3	100.0%

Rating Options—Hydric Rating by Map Unit (37 Dry Hill Lake Road)*Aggregation Method: Percent Present**Component Percent Cutoff: None Specified**Tie-break Rule: Lower*

References

- American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.
- American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.
- Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deep-water habitats of the United States. U.S. Fish and Wildlife Service FWS/OBS-79/31.
- Federal Register. July 13, 1994. Changes in hydric soils of the United States.
- Federal Register. September 18, 2002. Hydric soils of the United States.
- Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.
- National Research Council. 1995. Wetlands: Characteristics and boundaries.
- Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_054262
- Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service, U.S. Department of Agriculture Handbook 436. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053577
- Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053580
- Tiner, R.W., Jr. 1985. Wetlands of Delaware. U.S. Fish and Wildlife Service and Delaware Department of Natural Resources and Environmental Control, Wetlands Section.
- United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.
- United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374
- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

James Bates

From: dec.sm.FWWjurisdiction <FWWjurisdiction@dec.ny.gov>
Sent: Wednesday, July 16, 2025 11:53 AM
To: jbates@4ecological.com
Subject: Wetlands Determination Request

Hello James,

This email confirms you have successfully submitted a request to the New York State Department of Environmental Conservation for a freshwater wetlands jurisdictional determination of your project area or parcel(s).

Please confirm the information submitted below. If any of the information is incorrect, please resubmit your request.

Thank you,

Responses:

Name: James Bates

Telephone Number: 845-495-0123

Email Address: jbates@4ecological.com

Mailing Address: 633 route 211 East

Parcel County: Orange County

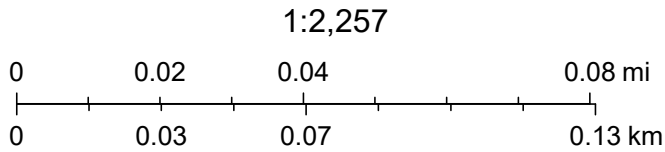
Primary Parcel ID: 25-3-14.22

Request ID: {DC3A05BA-FE5D-4EEE-87EC-9D4B4E5C0E6F}

37 Dry Hill Lake Rd, Monroe, NY, 10950 - NYSDEC ENV Map



August 20, 2025



Esri, HERE, Garmin, (c) OpenStreetMap contributors, NYS ITS Geospatial Services, Westchester County GIS, New York State, Maxar, Microsoft

Environmental Resource Mapper

Visible Layers [Legend]

Map Layers

-  Unique Geological Features
-  Waterbody Classifications for Rivers/Streams
-  Waterbody Classifications for Lakes

Waterbody Inventory/Priority Waterbodies List

-  Lakes and Reservoirs
-  Estuaries
-  Rivers and Streams
-  Shorelines

Imperiled Mussels

-  Mussel Screening Ponded Waters
-  Mussel Screening Streams
-  Significant Natural Communities
-  Natural Communities Near This Location
-  Ten Year Travel Time
-  Special Groundwater Protection Areas
-  Base Flood Elevation Plus 72/75 Inches Sea-level Rise
-  Base Flood Elevation Plus 72/75 Inches Sea-level Rise
-  Base Flood Elevation Plus 72/75 Inches Sea-level Rise
-  Base Flood Elevation Plus 72/75 Inches Sea-level Rise
-  Limit to Moderate Wave Action
-  Limit to Moderate Wave Action
-  Limit to Moderate Wave Action

Wetland Layers

-  Previously Mapped Freshwater Wetlands
 -  Informational Freshwater Wetland Mapping
- #### National Wetlands Inventory
-  Estuarine and Marine Deepwater
 -  Estuarine and Marine Wetland
 -  Freshwater Emergent Wetland
 -  Freshwater Forested/Shrub Wetland
 -  Freshwater Pond
 -  Lake
 -  Other
 -  Riverine

Reference Layers

-  Tax Parcels



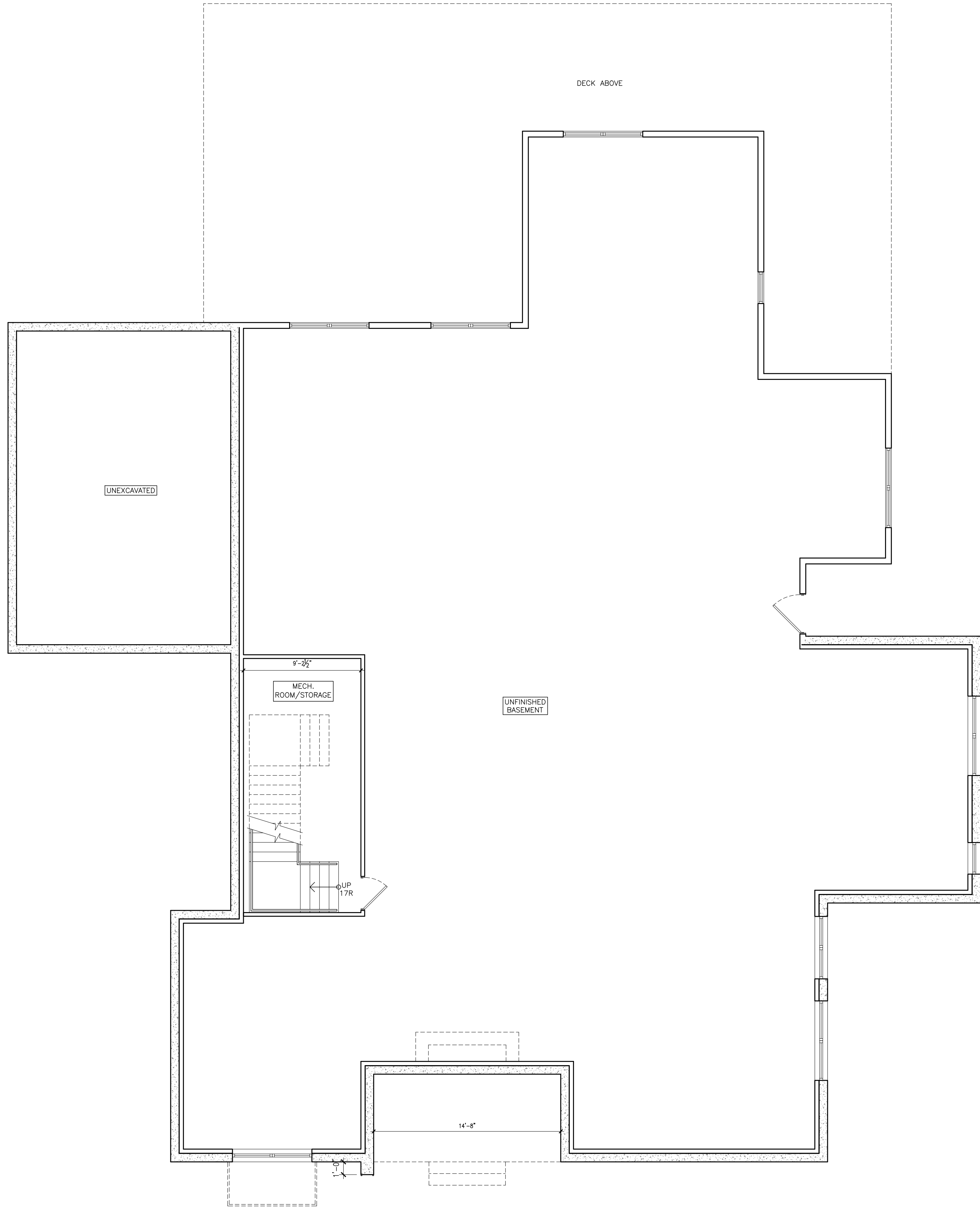
PROPOSED RESIDENCE FOR:

THE ZIMMERMAN FAMILY

37 DRY HILL LAKE ROAD, TOWN OF MONROE,
ORANGE COUNTY, NEW YORK

Project No. ---101
Drawn By: LH
Reviewed By: PS
Date FEB, 25, 2024

A-102



1

A-102

BASEMENT FLOOR PLAN

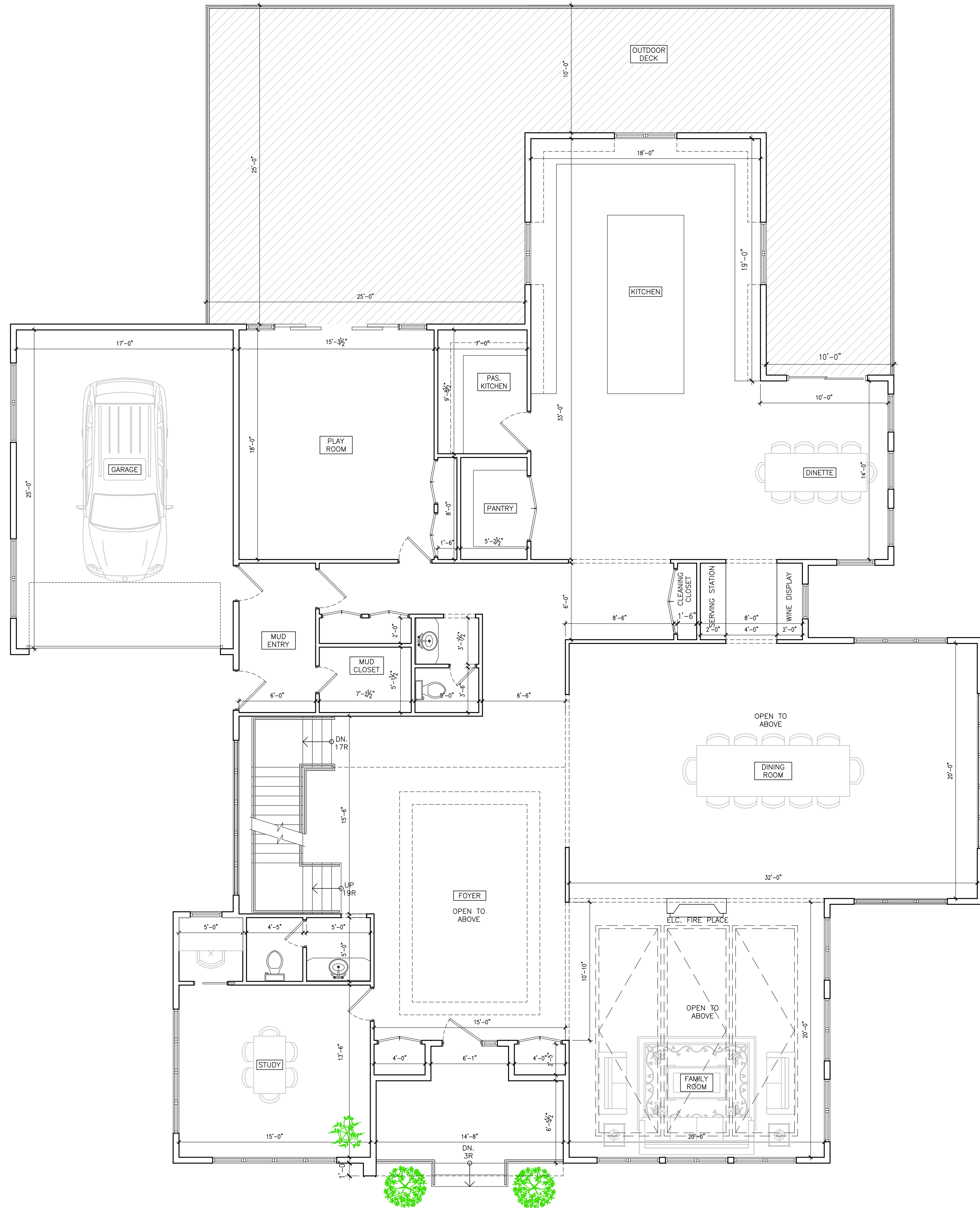
SCALE: 1/4" = 1'-0"



PROPOSED RESIDENCE FOR:
THE ZIMMERMAN FAMILY
37 DRY HILL LAKE ROAD, TOWN OF MONROE,
ORANGE COUNTY, NEW YORK

Project No. 100-101
Drawn By: LH
Reviewed By: PS
Date FEB. 25, 2024

A-103



1 FIRST FLOOR PLAN
A-103 SCALE: 3/16" = 1'-0"



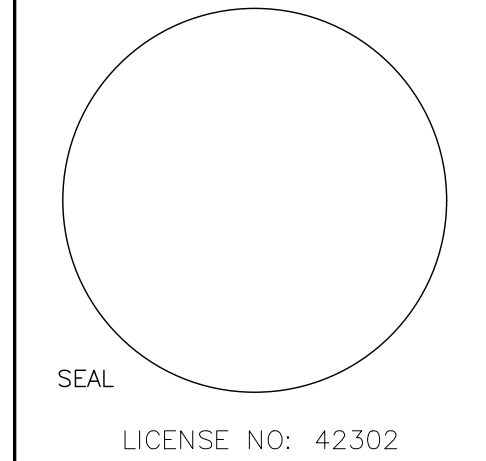
PROPOSED RESIDENCE FOR:
THE ZIMMERMAN FAMILY
37 DRY HILL LAKE ROAD, TOWN OF MONROE,
ORANGE COUNTY, NEW YORK

Project No. ---101
Drawn By: LH
Reviewed By: PS
Date FEB. 23, 2024

A-104



1
A-104 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



PROPOSED RESIDENCE FOR:
THE ZIMMERMAN FAMILY
37 DRY HILL LAKE ROAD, TOWN OF MONROE,
ORANGE COUNTY, NEW YORK

Project No. ---101
Drawn By: LH
Reviewed By: PS
Date FEB. 23, 2024

A-201



1 FRONT ELEVATION
A-201 SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
A-201 SCALE: 3/16" = 1'-0"



PROPOSED RESIDENCE FOR:

THE ZIMMERMAN FAMILY

37 DRY HILL LAKE ROAD, TOWN OF MONROE,
ORANGE COUNTY, NEW YORK

Project No. ---101

Drawn By: LH

Reviewed By: PS

Date FEB. 29, 2024

A-202



1

A-202

LEFT ELEVATION

SCALE: 1/4" =1'-0"



2

A-202

REAR ELEVATION

SCALE: 1/4" =1'-0"

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Water, Bureau of Flood Protection and Dam Safety
625 Broadway, Albany, New York 12233-3504
P: (518) 402-8185 | F: (518) 402-9029
www.dec.ny.gov

January 21, 2022

Thomas Sullivan Jr.
35 Dry Hill Lake Road
Monroe, New York 10950

Re: Sky View Dam DEC ID# 195-1592
Class B – Intermediate Hazard Dam
Town of Monroe, Orange County
Condition Rating: “Unsound – More Analysis Needed”

Dear Mr. Sullivan:

Mr. Warren Shaw and I conducted a routine visual inspection at the above referenced dam on October 27, 2021 as part of the Department of Environmental Conservation's (Department) ongoing Dam Safety program. I am writing to you because it is my understanding that you are the owner of this structure, which is associated with tax parcel 25-3-14.22, located in the town of Monroe. A copy of the visual observations generated from the inspection is enclosed.

Inspection

The left/right nomenclature used in this letter and in the enclosed Visual Observation Report is based on looking downstream. The dam appeared in a similar condition to previous inspections. The inspection revealed that the top of the embankment is narrow and not level, the embankment and crest are overgrown with undesirable growth (trees and brush), and that the downstream edge of the spillway chute is undermined. There is also considerable erosion on both the downstream face of the embankment and the downstream channel banks. These features are not desirable on dams for the following reasons:

- A non-level crest can focus erosive energy if the embankment were to overtop, hastening the failure of the embankment. The top of an embankment should be as level as possible to spread out overtopping flows and lower velocities. There was evidence of at least two locations on the downstream slope towards the right side of the dam where it appeared that the dam may have over-topped and there was concentrated flow down the embankment.
- If the vegetation and trees are left in place they will continue to grow, and the roots will penetrate further into the embankment. Extensive root systems can provide seepage paths for water, which can lead to internal erosion and failure of the dam.

- Trees that blow down or fall over can leave large holes in the embankment that will weaken the embankment and can shorten seepage paths. This was observed to have occurred within the downstream channel.
- Brush and tall weeds obscure the surface, thereby limiting visual inspection, provide a haven for burrowing animals, and retard growth of grass vegetation.
- When a spillway is undermined it can also lead to a shortened seepage path and if not properly maintained which can lead to internal erosion and failure of the dam.

The Department generally recommends a well-mowed, erosion-resistant cover such as grass for earth embankments, and that all trees and brush be cut at your earliest opportunity. Stumps less than 4-inch diameter should be cut off at ground level and the roots left in place. Stumps and root balls for larger trees should also be removed, but under the guidance of a professional engineer, and may require a dam safety permit. All undesirable vegetation should be cleared to 10-ft beyond the toe of the embankment, and all cut materials should be removed. Removal of undesirable vegetation from beyond the toe will promote equipment access and the monitoring of seepage.

Please be aware that deficiencies may exist beyond those identified here. The Department's visual observation of the facilities is not a substitute for a thorough engineering evaluation of the facility by a licensed professional engineer.

Regulations

This dam has a hazard classification of "Class B - Intermediate Hazard." The revised dam safety regulations became effective on August 19, 2009. The following table summarizes the current status of compliance for this dam for those sections of the regulations that have specific deadlines for compliance.

<u>Citation</u>	<u>Requirement</u>	<u>Status</u>
673.6	Develop and implement an Inspection & Maintenance (I&M) Plan by August 19, 2010.	Due to the apparent lack of maintenance and inspection occurring at the dam, please <u>submit a copy of the I&M Plan to the Department for review.</u>
673.7	Develop and submit to the Department an Emergency Action Plan (EAP) no later than August 19, 2011, and review and update annually thereafter. To be considered "final" a completed Promulgation and Concurrence (P&C) form must also be submitted indicating that the EAP has been distributed to and coordinated with local emergency responders.	<u>VIOLATION</u> - Our records indicate that an EAP is not on file for this dam. If one exists please forward a copy to the Department.

673.8	Submit an Annual Certification (AC) to the Department by January 31 st of each year (covering the previous calendar year).	<u>VIOLATION</u> – No AC has been received for this dam. An AC needs to be submitted annually.
673.13	The first Engineering Assessment (EA) of a Class B dam is due no later than August 19, 2015, and a full Engineering Assessment is due every 10 years thereafter.	<u>VIOLATION</u> – An EA has not been received for this dam.

The full text of the revised 6 NYCRR Part 608 and Part 673, along with technical guidance, templates and forms can be downloaded from the Dam Safety webpage at: <http://www.dec.ny.gov/lands/4991.html>.

Condition Rating

The Department assigned a Condition Rating of “**Unsound – More Analysis Needed**” in accordance with 6 NYCRR Part 673. This condition rating was due to the apparent lack of spillway capacity from reported dam overtopping, unknown structural integrity of the spillway and training walls, the lack of maintenance of vegetation, trees, and spillway and that the Department has not received an Engineering Assessment, along with the apparent lack of an EAP for the dam. This Condition Rating means that the deficiencies at this dam are of such a nature that the safety of the dam cannot be assured, and that the spillway capacity and structural stability of the dam are unknown. **The owner of a dam with a condition rating of Unsound is in violation of 6 NYCRR Part 673 and ECL Article 15 Section 0507.** This condition rating is still valid as the deficiencies noted during the inspection have not been addressed, and the dam is not in compliance with the regulatory requirements.

Please note that Environmental Conservation Law, Section 15-0507 requires that “Any owner of a dam or other structure which impounds waters shall at all times operate and maintain said structure and all appurtenant structures in a safe condition.”

We are in receipt of the May 8, 2019 Safety Inspection Report completed by Tectonic Engineering. The Report identified many of the same deficiencies that have been noted in past Department Inspection letters. We have not received any further correspondence from you regarding remediating the regulatory items listed above the on-going maintenance identified in our inspections and your engineers Safety Inspection Report.

It is apparent from the conditions noted in this inspection and past inspections that the dam overtops, possibly on a fairly routine basis, which for an embankment dam can be a very serious situation. Overtopping can lead to an uncontrolled breach of the dam embankment and cause significant flooding and damage downstream for which you as the dam owner could be held liable. Moving forward there are two courses of action that you should consider taking with the dam: either repair the dam and bring it

fully into compliance with the applicable safety criteria; or if you are not interested or willing to maintain the dam you should drain the pond and breach the dam. Both options will require the services of a licensed professional engineer (P.E.) and a permit from the Department.

Please provide a written response to the Department within 30 days, identifying your plan and schedule for submitting the above outstanding items, as well as your plan to address the deficiencies identified in this letter and Visual Observation Report.

Please keep in mind that any repair or construction related to the dam may require permits from the Department. Well in advance of beginning work at the dam, please check with the Regional Permit Administrator at the Department's Region 3 – New Paltz office at (845) 256-3054 to see if any permits are required.

If you have any questions, please feel free to contact me by phone at 518-402-8249, or by e-mail at joshua.johnson3@dec.ny.gov. You can also contact Warren Shaw by phone at 518-402-8252, or by e-mail at Warren.Shaw@dec.ny.gov.

Sincerely,



Joshua Johnson, E.I.T
Assistant Engineer (Environmental)
Dam Safety Section

cc w/ encl: Harley Doles, Supervisor, Town of Monroe, supervisor@monroeny.org
Alon Dominitz, NYSDEC, Dam Safety Section, Chief
Berhanu Gonfa, NYSDEC, Region 3, Dam Safety Representative
Alan Mack, Orange Co. Emerg. Serv, AMack@orangecountygov.com
Dominick Greene, Orange Co. Emerg. Serv,
DGreene@orangecountygov.com

bc w/ enc: Project file
Daybook

Thomas Sullivan Jr.
35 Dry Hill Lake Road
Monroe, New York 10950
kaileesheetmetal@gmail.com

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New York State Department of Environmental Conservation

Bureau of Flood Protection and Dam Safety



Visual Observations

<i>DAM NAME</i>	Sky View Pond Dam		
<i>STATE ID</i>	195-1592	<i>SECTION</i>	C
<i>HAZARD CODE</i>	B		
<i>COUNTY</i>	Orange	<i>INSPECTION DATE</i>	10/27/2021
<i>NEAREST DS CITY/TOWN</i>	Harriman	<i>INSPECTOR(S)</i>	WTS/JWJ
<i>OWNER'S NAME</i>	THOMAS SULLIVAN JR.		
<i>DOWNSTREAM HAZARD</i>	Intermediate	<i>TOWNSHIP</i>	Town of Monroe

WATER LEVEL BEHIND DAM 0.3' above the spillway crest

DRAIN OPERATION Not observed

DEFICIENCIES

☐ 1) Seepage	☒ 4) Maintenance	☒ 7) Cracking
☐ 2) Slope Stability	☒ 5) Surficial Deterioration	☐ 8) Movement/Misalignment
☒ 3) Undesirable Growth	☒ 6) Voids	☐ 9) Data

Upstream:

- The dam has minimal freeboard, scarping was observed on the upstream face of the dam.
- Trees and brush were observed on the upstream face of the dam.

Dam Crest:

- The dam crest shows signs of over topping and is uneven.

Downstream:

- Runoff gullies were observed on the downstream face.
- The downstream face was covered with multiple large trees.
- Spillway channel was observed to be severely deteriorated, with downed trees, debris and channel erosion.
- Water flows into a downstream culvert, which appears to be undersized and is showing signs of flowing on the road.

Service Spillway:

- The service spillway concrete is showing spalls, large cracks and delamination. Exposed rebar was observed.
- A large void was observed underneath the spillway apron, at least 4 feet deep. This was assumed to be due to undermining.
- The spillway had a spalled end section.



Photo 1 Dam ID# 195-1592 Sky View Pond Dam 10/27/2021
 Right end of dam crest
 View looking left from right end of dam



Photo 2 Dam ID# 195-1592 Sky View Pond Dam 10/27/2021
 Upstream slope
 View looking left from right end of dam



Photo 3 Dam ID# 195-1592 Sky View Pond Dam 10/27/2021
 Low spot on dam crest towards right end (almost no freeboard)
 View looking right



Photo 4 Dam ID# 195-1592 Sky View Pond Dam 10/27/2021
 Evidence of overflow on downstream slope towards spillway
 View looking right from left side



Photo 5 Dam ID# 195-1592 Sky View Pond Dam 10/27/2021
 Evidence of overflow on downstream slope towards the spillway
 View looking downstream from crest



Photo 6 Dam ID# 195-1592 Sky View Pond Dam 10/27/2021
 Dam crest
 View looking right from service spillway



Photo 7 Dam ID# 195-1592 Sky View Pond Dam 10/27/2021
 Service spillway towards left end of dam
 View looking left from right side



Photo 8 Dam ID# 195-1592 Sky View Pond Dam 10/27/2021
 Left spillway side wall
 View looking left from right side



Photo 9 Dam ID# 195-1592 Sky View Pond Dam 10/27/2021
 Service spillway upstream entrance
 View looking right from left side



Photo 10 Dam ID# 195-1592 Sky View Pond Dam 10/27/2021
 Service spillway outlet slab and drop-off
 View looking right from left side



Photo 11 Dam ID# 195-1592 Sky View Pond Dam 10/27/2021
 Service spillway
 View looking upstream from outlet channel



Photo 12 Dam ID# 195-1592 Sky View Pond Dam 10/27/2021
 Service spillway downstream outlet channel
 View looking downstream from service spillway
 Note: visible signs of embankment erosion in downstream channel

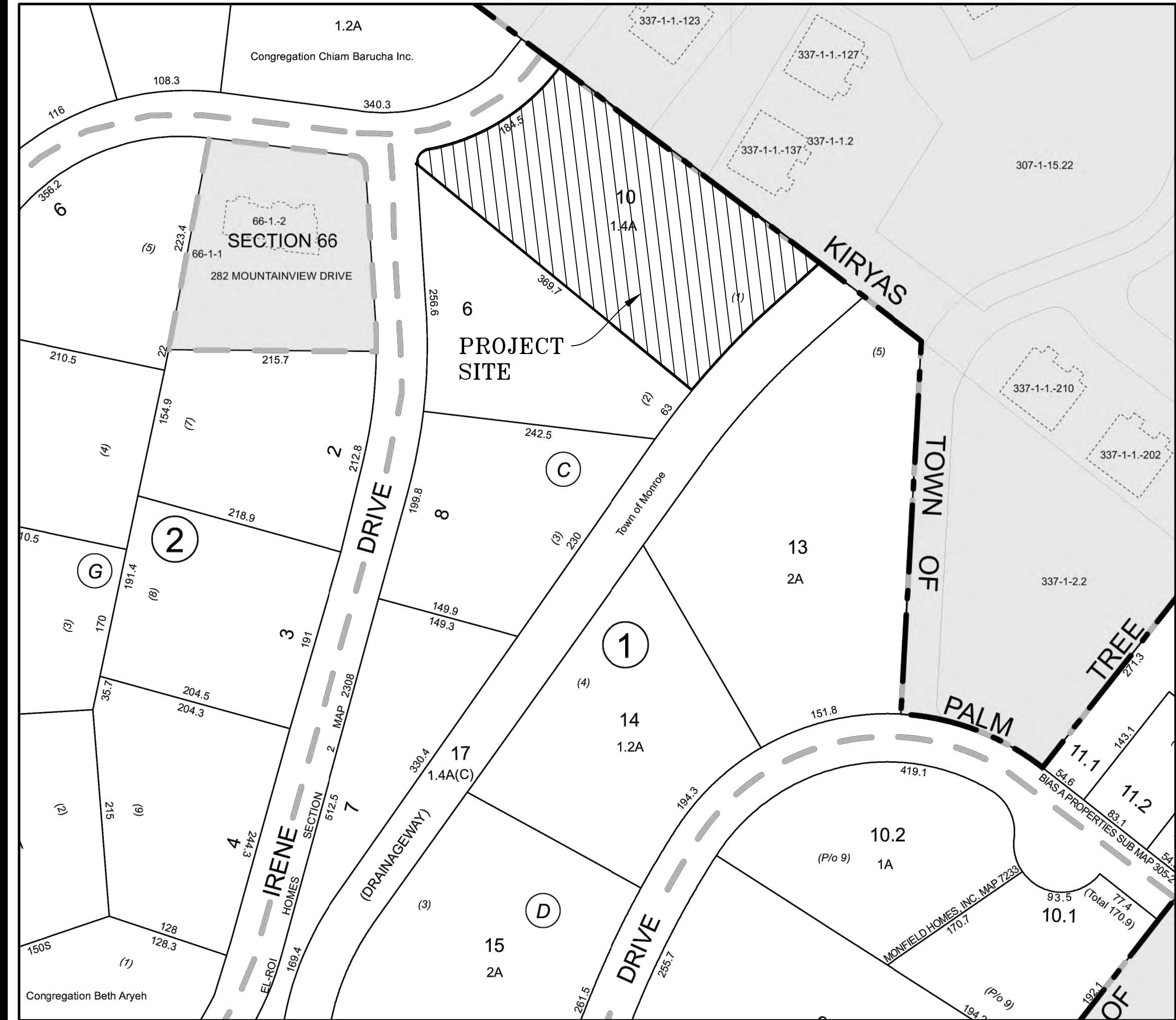


Photo 13 Dam ID# 195-1592 Sky View Pond Dam 10/27/2021
 Service spillway downstream outlet channel
 View looking upstream from outlet channel
 Note: visible signs of embankment erosion in downstream channel



Photo 14 Dam ID# 195-1592 Sky View Pond Dam 10/27/2021
 Service spillway downstream outlet channel
 View looking downstream

2-LOT SUBDIVISION & TWO-FAMILY SITE PLAN & SPECIAL USE
PERMIT FOR PROPOSED LOT 2
290 MOUNTAINVIEW DRIVE ROAD
TOWN OF MONROE, ORANGE COUNTY, NY.



LOCATION MAP
SCALE: 1"=100'
SOURCE: TAX MAPS

GENERAL NOTES:

- RECORD OWNER & APPLICANT:
ABRAHAM GLANZ
5 PREMISHLAN WAY UNIT 202
MONROE NY 10950
- PROPERTY ADDRESS:
290 MOUNTAINVIEW DRIVE ROAD,
TOWN OF MONROE,
ORANGE COUNTY, NEW YORK
- TAX MAP NUMBER:
SECTION 43, BLOCK 1, LOT 10
- DEED REFERENCE:
SBL 43-1-10: LIBER 15520, PAGE 1077
- PARCEL AREA/SIZE:
61,897 SF OR 1.42 AC
- SURVEY REFERENCE:
SEWER INVERT INFORMATION OBTAINED FROM A PLAN ENTITLED "UTILITY SHEET PREPARED FOR 13
RUZSHIN ROAD & ANIPOLI DRIVE SECTION 307- BLOCK 1 - LOTS 15.22 & 22, SITUATED IN VILLAGE
OF KIRYAS JOEL, TOWN OF PALM TREE, ORANGE CO. N.Y., DATED 01-08-2024, PREPARED BY JOHN
W. MCCORD, SR., P.L.S., NEW YORK.
SEWER PROFILE PREPARED FOR REISMAN, TOWN OF MONROE, ORANGE COUNTY, NEW YORK, DATED
08-02-2019, PREPARED BY LANC & TULLY ENGINEERING & SURVEYING, P.C."
PLAN ENTITLED "SURVEY MAP FOR 290 MOUNTAINVIEW DRIVE VILLAGE OF KIRYAS - ORANGE
COUNTY - NEW YORK" LOCATED AT 290 MOUNTAINVIEW DRIVE ROAD, SECTION 43 BLOCK 1 -
LOTS 10 SITUATED IN TOWN OF MONROE, ORANGE COUNTY, NEW YORK, DATED 08-26-2024,
PREPARED BY CIVIL TEC ENGINEERING & SURVEYING PC.
- WETLAND MARKERS SHALL BE INSTALLED UPON FINAL JURISDICTIONAL DETERMINATION AND DELINEATION.

DRAWING LIST

SHEET #	SHEET TITLE	ORIGINAL DATE / LAST REVISED DATE
01 OF 12	TITLE SHEET	09-24-24 / 08-26-25
02 OF 12	EXISTING CONDITIONS & WETLAND VALIDATION MAP	09-24-24 / 08-26-25
03 OF 12	TREE SURVEY PLAN	09-24-24 / 08-26-25
04 OF 12	SUBDIVISION PLAN	09-24-24 / 08-26-25
05 OF 12	GRADING & UTILITY PLAN	09-24-24 / 08-26-25
06 OF 12	SEWER & DRIVERWAY PROFILE	09-24-24 / 08-26-25
07 OF 12	EROSION AND SEDIMENT CONTROL PLAN	09-24-24 / 08-26-25
08 OF 12	TREE PLANTING & LIGHTING PLAN	09-24-24 / 08-26-25
09 OF 12	TURNING DIAGRAM	09-24-24 / 08-26-25
10 OF 12	SANITARY DETAILS	09-24-24 / 08-26-25
11 OF 12	CONSTRUCTION DETAILS	09-24-24 / 08-26-25
12 OF 12	CONSTRUCTION SPECIFICATIONS	09-24-24 / 08-26-25

TREE CLEARING NOTE:

NO TREE REMOVAL SHALL OCCUR FROM APRIL 1
TO OCTOBER 31 TO MITIGATE POTENTIAL IMPACTS
ON NORTHERN LONG EARED BAT & INDIANA BAT

WARNING- IT IS A VIOLATION OF NEW YORK EDUCATIONAL
LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS ACTING
UNDER THE DIRECTION OF A LICENSED PROFESSIONAL
ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN
ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL
COMPLY WITH THE REQUIREMENTS OF NEW YORK
EDUCATIONAL LAW, SECTION 7209.2

ONLY MAPS WITH EMBOSSED SEALS ARE GENUINE COPIES
OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING
EMBOSSED SEALS SHOULD NOT BE RELIED UPON SINCE OTHER
FAXED EMBOSSED-SEAL COPIES MAY CONTAIN UNAUTHORIZED
AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS
AND CHANGES.

UDIG NY MUST BE CONTACTED PRIOR TO
ANY EXCAVATION OR DEMOLITION

CONFORMANCE WITH ZONING REGULATIONS:

THIS IS TO CERTIFY THAT ALL LOTS AND PARCELS SHOWN ON
THIS SUBDIVISION PLAT COMPLY WITH THE REQUIREMENTS OF
THE ZONING ORDINANCE OF THE TOWN OF MONROE, AND ARE
SUITABLE FOR DEVELOPMENT UNDER THE PROVISIONS OF THAT
ORDINANCE.

PLANNING BOARD APPROVAL:

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, LAST REVISED
APRIL 11, 2023 HAS BEEN APPROVED BY THE TOWN OF MONROE
PLANNING BOARD BY A RESOLUTION OF APPROVAL DATED
MARCH 9, 2023.

OWNER'S CONSENT NOTE:

THIS IS TO CERTIFY THAT ALL LOTS AND PARCELS SHOWN ON
THIS SUBDIVISION PLAT COMPLY WITH THE REQUIREMENTS OF
THE ZONING ORDINANCE OF THE TOWN OF MONROE AND ARE
SUITABLE FOR DEVELOPMENT UNDER THE PROVISIONS OF THAT
ORDINANCE.

THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE
THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND
ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND
CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS
PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF
ORANGE, IF SO REQUIRED.

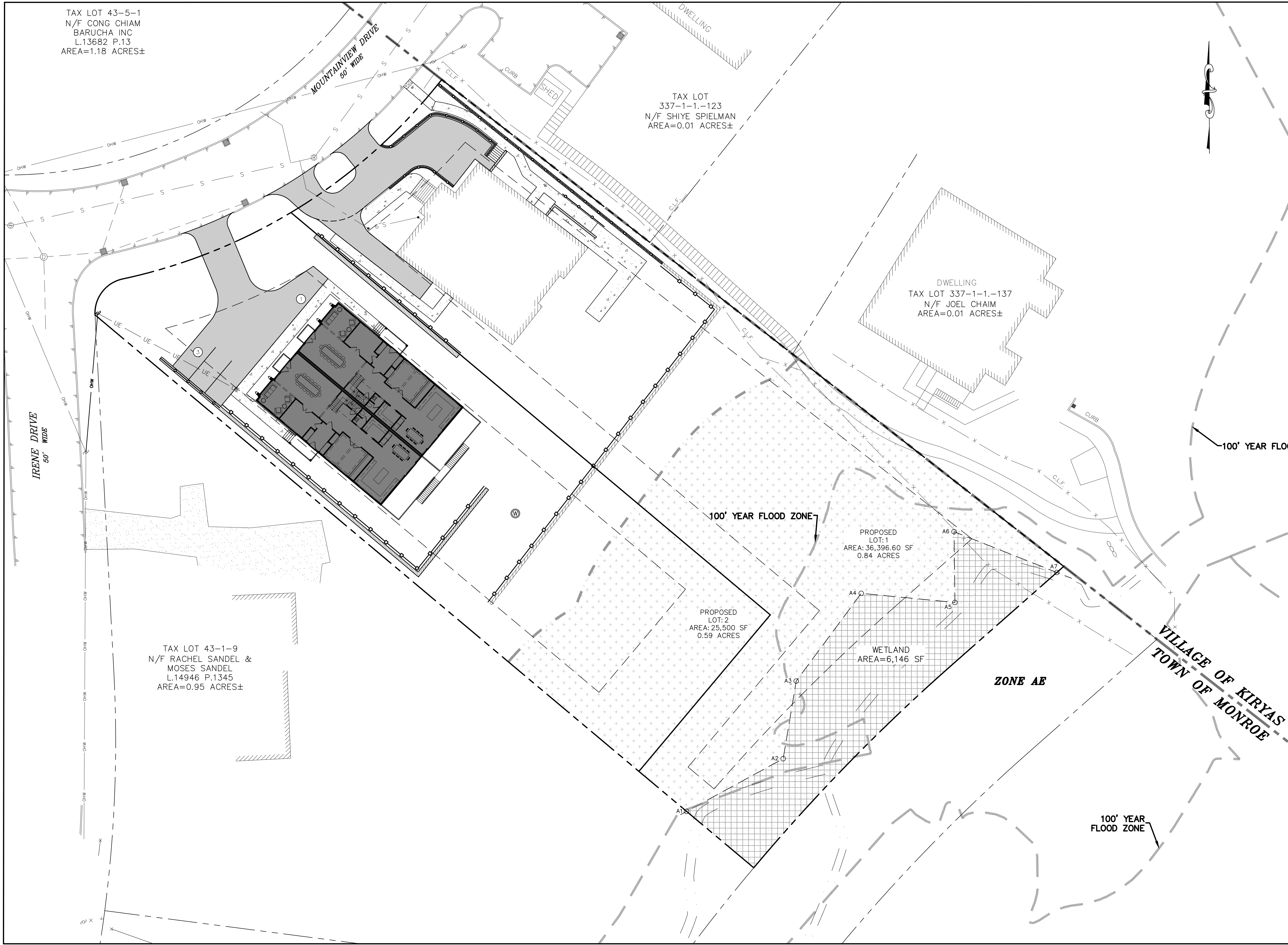
SUBDIVIDER'S SIGNATURE

PLANNING BOARD CHAIRWOMAN

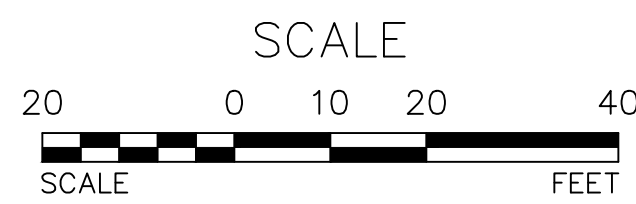
DATE

SIGNATURE OF OWNER(S)

DATE



TITLE SHEET
SCALE: 1"=20'

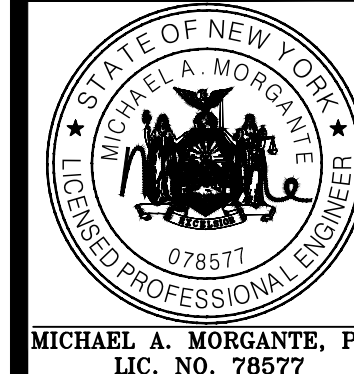


TOWN OF MONROE PLANNING BOARD APPROVAL

REVISION	BY	DATE	DESCRIPTION
6	MM	08-26-25	REMOVAL OF ROAD WIDENING & PROPOSED WELL FOR LOT 1
5	MM	07-21-25	PER PB COMMENTS
4	MM	07-02-25	PER JUNE PB COMMENTS
3	MM	04-23-25	PER 4/10/25 MHE COMMENTS
2	MM	03-25-25	PER PB MTG & CONSULTANT COMMENTS
1	MM	01-21-25	PER 01-14-25 MHE/N&T/PB COMMENTS

THIS SHEET IS NOT VALID WITHOUT ALL OF THE SHEETS THAT COMPRISE THE SET

ARDEN CONSULTING ENGINEERS, PLLC
P.O. BOX 340 MONROE, N.Y.
T: 845-782-8114 E: MAM@ARDENCONSULTING.NET



2-LOT SUBDIVISION & TWO-FAMILY SITE PLAN
& SPECIAL USE PERMIT FOR PROPOSED LOT 2
290 MOUNTAINVIEW DRIVE ROAD
TOWN OF MONROE, COUNTY OF ORANGE, NY

TITLE SHEET

JOB#: 23-005
SCALE:
AS NOTED
DATE: 10-24-24
DRAWN:
MM
CHECKED:
MM
SHEET NO.
01 OF 12

- LEGEND:
- EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING EDGE OF PAVEMENT
 - EXISTING PROPERTY LINE
 - EXISTING ADJACENT PROPERTY LINE
 - EXISTING BUILDING
 - EXISTING WALL
 - EXISTING STONE WALL
 - EXISTING OVERHEAD LINE
 - EXISTING CHAIN LINK FENCE
 - EXISTING SWALE
 - EXISTING SEWER LINE
 - EXISTING TREE
 - EXISTING CATCH BASIN
 - EXISTING SEWER MANHOLE
 - EXISTING UTILITY POLE
 - EXISTING WELL
 - EXISTING TOWN LINE
 - EXISTING SOIL BOUNDARY & LABEL
 - EXISTING ENTITY TO BE REMOVED
 - 100' YEAR FLOOD ZONE BOUNDARY
 - WETLAND ADJACENT LINE
 - WETLAND ADJACENT AREA
 - 30%+ SLOPE AREA

- REFERENCES:
- TOWN OF MONROE TAX MAP SECTION 47.
 - DEEDS FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS:
L13615 P.1823 L12456 P.152
L14118 P.1444 L13615 P.1823
L4966 P.118 L12518 P.1615
 - MAP FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS:
FILED MAP #3013
 - VILLAGE OF HARRIMAN TAX MAP SECTION 103.
 - ON-SITE WETLANDS WERE DELINEATED BY ECOLOGICAL SOLUTIONS ON 3/20/2025. ON-SITE WETLANDS WERE MAPPED BY CIVIL TEC ON 3/21/2025.

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

The freshwater wetland boundary as represented on these plans accurately depicts the limits of Freshwater Wetland as delineated by Ecological Solutions on March 20, 2025 and confirmed by Michael Fraze of the NYSDEC on August xx, 2025 and mapped by Civil Tec Engineering & Surveying, P.C. on March 20, 2025.

DEC Staff: Michael Fraze Surveyor/Engineer: Civil Tec

Date Valid: March 20, 2025 Expiration Date: March 20, 2030 SEAL

Wetland boundary delineations as validated by the New York State Department of Environmental Conservation remain valid for five (5) years unless existing exempt activities, area hydrology, or land use practices change (e.g., agricultural to residential). After five (5) years the boundary must be revalidated by DEC Staff. Revalidation may include a new delineation and survey of the wetland boundary.

Any proposed construction, grading, filling, excavating, clearing or other regulated activity in the freshwater wetland or within 100 feet of the wetland boundary as depicted on this plan requires a permit from the NYS Department of Environmental Conservation under Article 24 of the Environmental Conservation Law (Freshwater Wetlands Act) prior to commencement of work.



WARNING— IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 2209.2, FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 2209.2.

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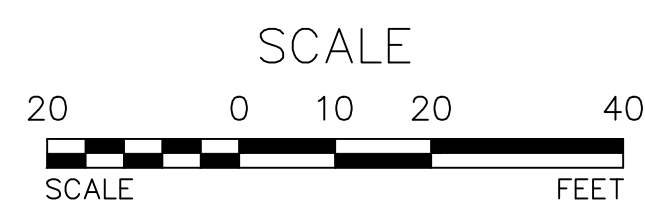
UDIG NY MUST BE CONTACTED PRIOR TO ANY EXCAVATION OR DEMOLITION

EXISTING CONDITIONS & WETLAND VALIDATION MAP

SCALE: 1"=20'

TREE CLEARING NOTE:

NO TREE REMOVAL SHALL OCCUR FROM APRIL 1 TO OCTOBER 31 TO MITIGATE POTENTIAL IMPACTS ON NORTHERN LONG EARED BAT & INDIANA BAT

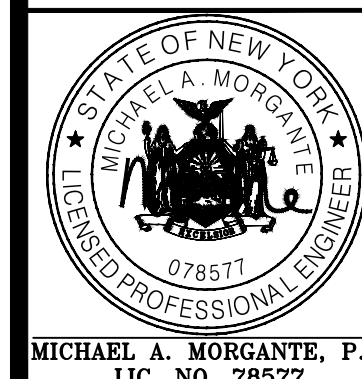


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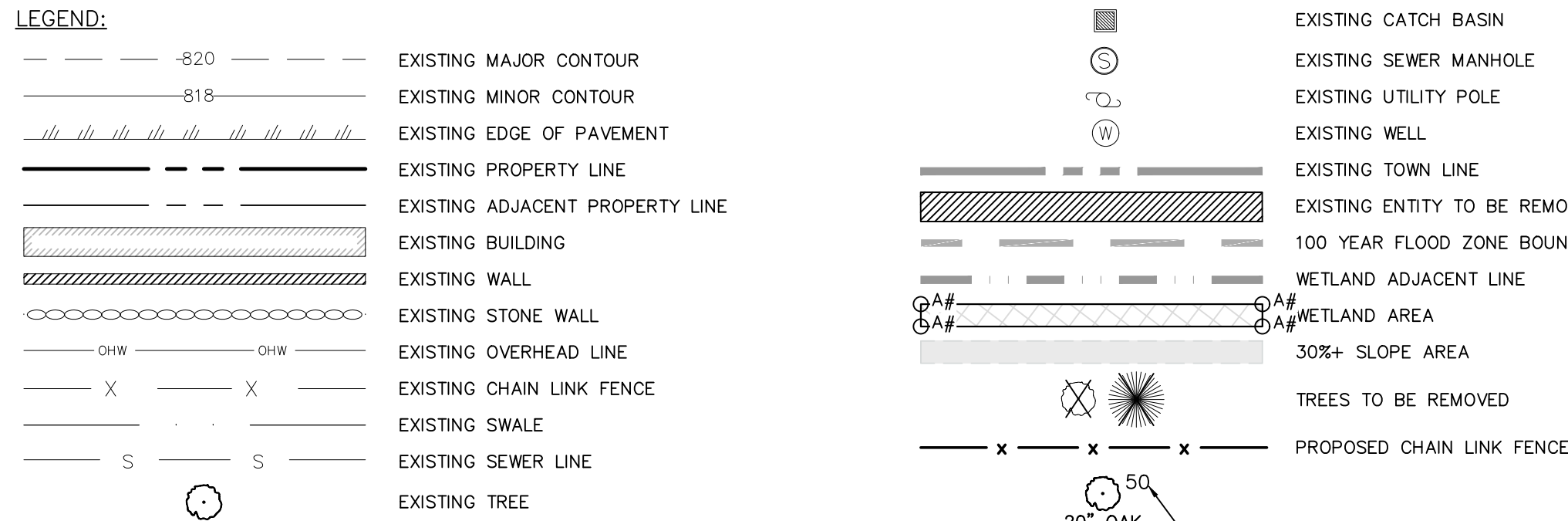
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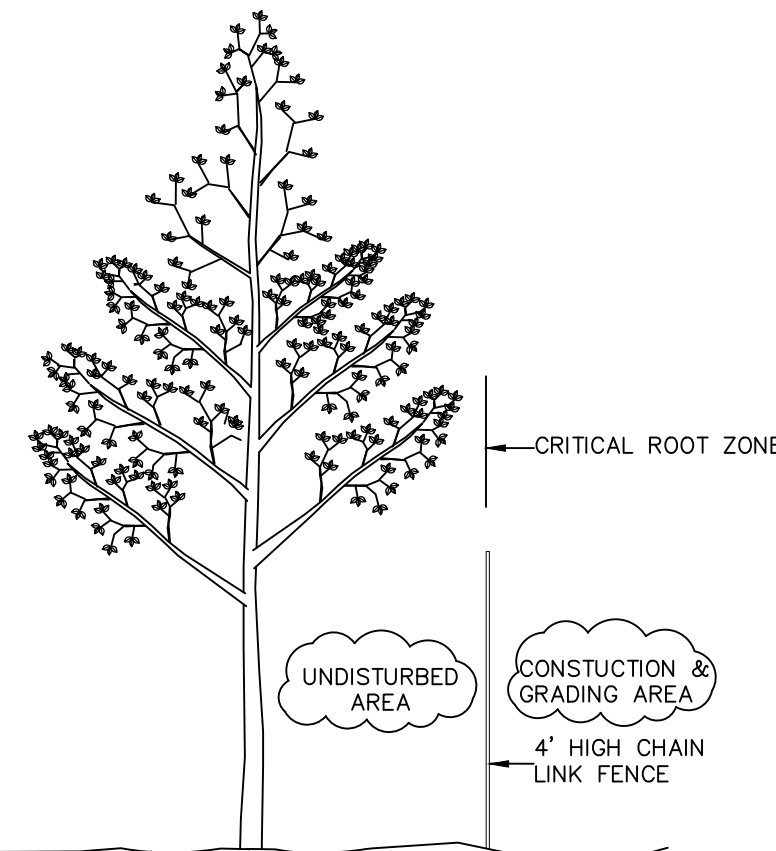
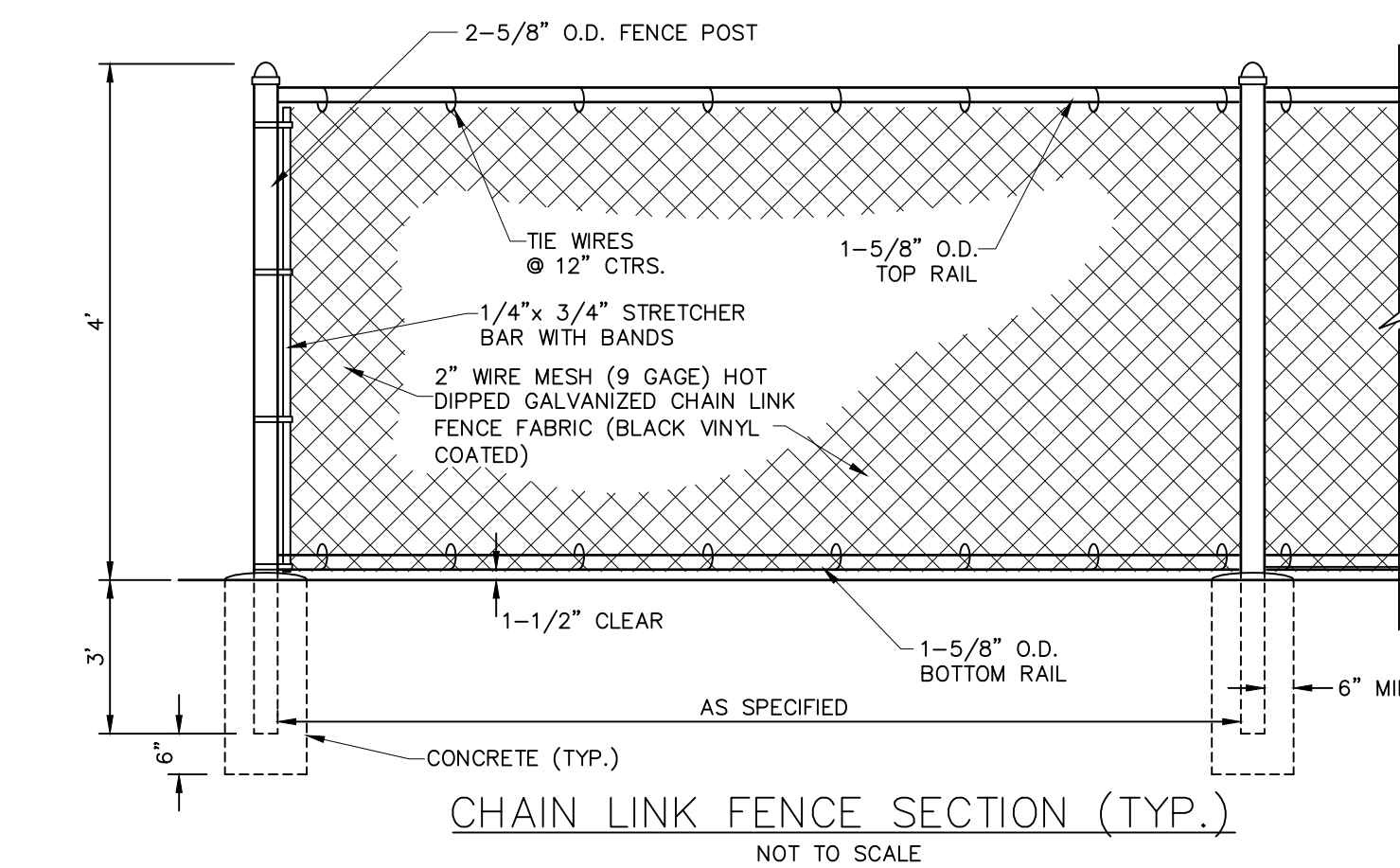
2-LOT SUBDIVISION & TWO-FAMILY SITE PLAN
& SPECIAL USE PERMIT FOR PROPOSED LOT 2
290 MOUNTAINVIEW DRIVE ROAD
TOWN OF MONROE, COUNTY OF ORANGE, NY

**EXISTING CONDITIONS &
WETLAND VALIDATION MAP**

JOB#: 23-005
SCALE:
AS NOTED
DATE: 10-24-24
DRAWN: MM
CHECKED: MM
SHEET NO. 02 OF 12



NOTE:
PER CODE XX 57-85, WHERE THERE WILL BE CONSTRUCTION WITHIN 15' OF CRITICAL ROOT ZONE OF REGULATED TREE, APPLICANT SHALL PROVIDE STURDY CONSTRUCTION BARRIER OF 4" HIGH ALUMINUM CHAIN LINK FENCE OR TIMBER POST AND RAIL FENCE WITH MIN 2x4 LUMBER POSTS.



A TREE PROTECTION PROGRAM WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREAS WITH MANY TREES, STEPS, WHICH WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES, ARE AS FOLLOWS:

A) NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
B) THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH THE TREES.
C) TREES TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES.
D) TREES TO BE SAVED WILL BE FENCED AT THE OUTER DRIP LINE.
E) NO EARTH FILLS GREATER THAN 6" IN DEPTH WILL BE MADE BENEATH TREES TO BE PRESERVED.
F) IN FILL AREAS, TREES WILL BE PRESERVED IN TREE WELLS, OR THROUGH THE USE OF RETAINING WALLS.
G) IN CUT AREAS, TREES WILL BE PRESERVED WITH RETAINING WALLS.
H) THE CRITICAL ROOT ZONE IS THE AREA AROUND EACH TREE MEASURED FROM THE CENTER OF THE TRUNK AND WITH A RADIUS EQUAL TO ONE FOOT FOR EACH INCH OF DBH.
I) THE LIMBS OF THE TREE SHALL BE PRUNED TO HEIGHT ADEQUATE FOR CONSTRUCTION VEHICLES AND MACHINERY TO NOT RIP OR CRACK LIMBS AND BRANCHES.

TREE PROTECTION DETAIL
NOT TO SCALE

TREE SURVEY TABLE

20" OAK
10" OAK
EXISTING TREE TO REMAIN
EXISTING TREE TO BE REMOVED

TREE NUMBER	SIZE AND SPECIES	TO BE REMOVED
1	8" OAK	X
2	8" OAK	X
3	6" MAPLE	X
4	20" MAPLE	
5	6" ASH	X
6	18" PINE	
7	20" OAK	
8	12" MAPLE	X
9	14" HICKORY	X
10	6" HICKORY	X
11	18" OAK	X
12	10" MAPLE	
13	12" MAPLE	X
14	6" HICKORY	X
15	10" MAPLE	X
16	12" OAK	X
17	8" OAK	X
18	30" OAK	X
19	24" ASH	X
20	6" MAPLE	X
21	4" MAPLE	X
22	12" OAK	X
23	24" OAK	X
24	10" ASH	
25	28" MAPLE	
26	20" ASH	
27	16" OAK	X
28	10" OAK	X
29	18" MAPLE	
30	8" MAPLE	
31	6" MAPLE	
32	10" MAPLE	
33	6" MAPLE	

TREE NUMBER	SIZE AND SPECIES	TO BE REMOVED	TREE NUMBER	SIZE AND SPECIES	TO BE REMOVED
34	10" MAPLE		67	16" OAK	
35	6" MAPLE		68	18" OAK	
36	26" MAPLE		69	24" MAPLE	
37	6" MAPLE		70	18" OAK	
38	20" OAK		71	14" OAK	
39	6" MAPLE		72	12" OAK	
40	6" MAPLE		73	20" OAK	
41	12" OAK		74	12" OAK	
42	12" OAK		75	18" OAK	
43	14" MAPLE		76	24" OAK	
44	22" MAPLE		77	12" MAPLE	
45	22" MAPLE		78	32" MAPLE	
46	12" OAK		79	24" MAPLE	
47	22" MAPLE		80	8" MAPLE	
48	20" OAK		81	14" MAPLE	
49	24" OAK		82	20" OAK	
50	40" MAPLE		83	24" MAPLE	
51	12" OAK		84	24" MAPLE	
52	12" MAPLE		85	22" OAK	
53	10" OAK		86	24" OAK	
54	22" MAPLE		87	18" OAK	
55	6" MAPLE		88	22" OAK	
56	6" OAK		89	14" OAK	
57	10" OAK		90	10" OAK	
58	6" OAK		91	18" MAPLE	
59	8" OAK		92	12" MAPLE	
60	14" OAK		93	14" OAK	
61	14" OAK		94	16" OAK	
62	24" MAPLE		95	14" MAPLE	
63	8" OAK		96	20" MAPLE	
64	20" MAPLE		97	18" OAK	
65	6" MAPLE		98	22" MAPLE	
66	18" OAK		99	24" OAK	

TREE TABLE NOTES:

- TOTAL TREES TO REMAIN: 84
- TOTAL TREES TO BE REMOVED: 15
- THE QUANTITY OF TREES REMOVED FALLS WITHIN THE AREA OF CLEARING FOR THE HOUSE, DRIVEWAY & YARD.
- TOTAL TREES TO BE PLANTED: 35 (SEE TREE PLANTING PLAN)
- REGULATED TREES PROPOSED FOR REMOVAL SHALL BE IDENTIFIED IN THE FIELD BY WRAPPING THE TREE WITH A HIGHLY VISIBLE ORANGE RIBBON AT BREAST HEIGHT. DEAD TREES SHALL BE IDENTIFIED IN THE FIELD BY WRAPPING THE TREE WITH A HIGHLY VISIBLE YELLOW RIBBON AT BREAST HEIGHT.
- ALL CONSTRUCTION PERSONNEL SHALL BE ADVISED OF THE REQUIREMENT TO NOT DISTURB AREAS BEYOND THE CONSTRUCTION FENCING EXCEPT UNDER THE SUPERVISION OF THE TOWN BUILDING INSPECTOR, TOWN ENGINEER OR AN ARBORIST, FORESTER OR LANDSCAPE ARCHITECT AS DEFINED IN §57-3.

UDM NY MUST BE CONTACTED PRIOR TO ANY EXCAVATION OR DEMOLITION

TAX LOT 43-5-1
N/F CONG CHIAM
BARUCHA INC
L13682 P.13
AREA=1.18 ACRES±

EXISTING 6" LATERAL STUB FOR FUTURE USE. STUB TO BE 9'-FT UPSTREAM FROM SMH.
EXISTING 6" LATERAL STUB FOR FUTURE USE. STUB TO BE 9'-FT UPSTREAM FROM SMH.

TAX LOT 43-1-9
N/F RACHEL SANDEL & MOSES SANDEL
L14946 P.1345
AREA=0.95 ACRES±

TREE CLEARING NOTE:

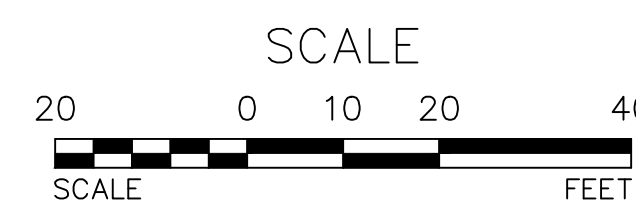
NO TREE REMOVAL SHALL OCCUR FROM APRIL 1 TO OCTOBER 31 TO MITIGATE POTENTIAL IMPACTS ON NORTHERN LONG EARED BAT & INDIANA BAT

NOTE:

SHEETS NO. 3 AND 8 CONSTITUTE THE TREE PLAN REQUIRED UNDER THE TOWN OF MONROE TREE PRESERVATION LAW (TOWN CODE CHAPTER 57, ARTICLE XX). APPROVAL OF THE SUBDIVISION IS CONDITIONED UPON COMPLIANCE WITH THIS TREE PLAN AND PERFORMANCE BONDING (LETTERS OF CREDIT AND/OR CASH BOND) IS REQUIRED TO ENSURE COMPLIANCE. ANY PERSON, FIRM, CORPORATION, ORGANIZATION, GOVERNMENT AGENCY, INSTITUTION, OR INDIVIDUAL CONNECTED WITH SUCH FIRM, CORPORATION, ORGANIZATION, GOVERNMENT AGENCY, INSTITUTION WHO VIOLATES ANY PROVISION OF THE TREE PRESERVATION LAW (TOWN CODE CHAPTER 57, ARTICLE XX) SHALL BE GUILTY OF A VIOLATION AND SUBJECT TO THE PENALTIES SET FORTH IN TOWN CODE SECTION 57-91, AS MAY BE AMENDED FROM TIME TO TIME. PRE-ENTRITY TOWN CODE SECTION 57-91 PROVIDES THAT THE FINE FOR SUCH A VIOLATION SHALL NOT EXCEED \$1500 FOR A FIRST OFFENSE AND NOT MORE THAN \$3000 FOR A SECOND AND EACH FURTHER OFFENSE WITHIN A ONE-YEAR PERIOD. THOSE FOUND IN VIOLATION OF THE PROVISIONS OF THE TREE PRESERVATION LAW (TOWN CODE CHAPTER 57, ARTICLE XX) SHALL BE REQUIRED TO REMOVE, IF APPLICABLE, INVASIVE PLANT SPECIES; REPLANT TREES IN THE LOCATIONS FROM WHICH THEY WERE IMPROPERLY REMOVED OR DESTROYED; AND PAY AN ADDITIONAL MITIGATION FEE TO THE TOWN OF MONROE PARKLAND ACCOUNT AS INDICATED ON THE TOWN FEE SCHEDULE PER TREE IMPROPERLY REMOVED OR DESTROYED.

TREE SURVEY PLAN

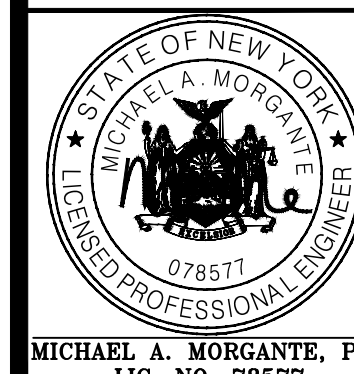
SCALE: 1"=20'



REVISION	BY	DATE	DESCRIPTION
6	MM	08-26-25	REMOVAL OF ROAD WIDENING & PROPOSED WELL FOR LOT 1
5	MM	07-21-25	PER PB COMMENTS
4	MM	07-02-25	PER JUNE PB COMMENTS
3	MM	04-23-25	PER 4/10/25 MHE COMMENTS
2	MM	03-25-25	PER PB MTG & CONSULTANT COMMENTS
1	MM	01-21-25	PER 01-14-25 MHE/N&T/PB COMMENTS

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2-LOT SUBDIVISION & TWO-FAMILY SITE PLAN
& SPECIAL USE PERMIT FOR PROPOSED LOT 2
290 MOUNTAINVIEW DRIVE ROAD
TOWN OF MONROE, COUNTY OF ORANGE, NY

TREE SURVEY PLAN

JOB#: 23-0005
SCALE: AS NOTED
DATE: 10-24-24
DRAWN: MM
CHECKED: MM
SHEET NO. 03 OF 12

TAX LOT 43-5-1
N/F CONG CHIAM
BARUCHA INC
L.13682 P.13
AREA=1.18 ACRES±

TAX LOT
337-1-1-123
N/F SHIYE SPIELMAN
AREA=0.01 ACRES±

DWELLING
TAX LOT 337-1-1-137
N/F JOEL CHAIM
AREA=0.01 ACRES±

TAX LOT 43-1-9
N/F RACHEL SANDEL &
MOSES SANDEL
L.14946 P.1345
AREA=0.95 ACRES±

- LEGEND:**
- EXISTING EDGE OF PAVEMENT
 - EXISTING PROPERTY LINE
 - EXISTING ADJACENT PROPERTY LINE
 - EXISTING BUILDING
 - EXISTING WALL
 - EXISTING STONE WALL
 - EXISTING DRAINAGE LINE
 - EXISTING OVERHEAD LINE
 - EXISTING CHAIN LINK FENCE
 - EXISTING SWALE
 - EXISTING SEWER LINE
 - EXISTING TREE
 - EXISTING CATCH BASIN
 - EXISTING SEWER MANHOLE
 - EXISTING UTILITY POLE
 - EXISTING WELL
 - EXISTING TOWN LINE
 - 100 YEAR FLOOD ZONE BOUNDARY
 - WETLAND ADJACENT LINE
 - WETLAND AREA
 - 30%+ SLOPE AREA
 - PROPOSED PROPERTY LINE
 - PROPOSED SETBACK
 - PROPOSED PAVEMENT
 - PROPOSED WALL
 - PROPOSED SIDEWALK
 - PROPOSED 6" DIP SEWER LATERAL
 - PROPOSED SWALE
 - PROPOSED HANDRAIL
 - PROPOSED SPLIT RAIL FENCE
 - PROPOSED WELL
 - 100 YEAR FLOODPLAIN AREA
 - PROPOSED UNDERGROUND ELECTRIC

TABLE OF ZONING REQUIREMENTS:
ZONING DISTRICT: SR-10 (SUBURBAN RESIDENTIAL)
2F-0 (TWO FAMILY DWELLING OVERLAY DISTRICT)

BULK TABLE: (MINIMUMS)	REQUIRED:	PROPOSED:
LOT AREA (SINGLE FAMILY):	10,000 SF	36,396 SF
LOT AREA (TWO FAMILY):	20,000 SF	25,500 SF
NET LOT AREA:		21,137 SF
LOT WIDTH:	75'	94.2'
FRONT YARD:	25'	29.6'
SIDE YARD:	15'	16.4'
BOTH SIDE YARD:	15'	32.9'
REAR YARD:	35'	229.5'
BULK TABLE: (MAXIMUMS)		
BUILDING HEIGHT	2.5 STORIES/35'	2.5 STORIES/35'
LOT COVERAGE:	30%	29.92%

NET LOT AREA CALCULATION (\$57-21.1A):

NET LOT AREA = [GROSS LOT AREA] - [100 YEAR FLOODPLAIN] - [WETLAND AREA] - [LANDS UNDER WATER, AND LANDS COVERED BY NATURAL OR CONSTRUCTED WATER BODIES, INCLUDING, WITHOUT LIMITATION, RETENTION AND DETENTION BASINS] - [AREA OF SLOPE ≥30%] - [LAND ENCUMBERED BY EASEMENTS OR OTHER RESTRICTIONS, INCLUDING UTILITY EASEMENTS, PREVENTING USE OF SUCH LAND FOR CONSTRUCTION OF BUILDINGS, USES, AND/OR DEVELOPMENT]

	GROSS LOT AREA	100 YEAR FLOODPLAIN	WETLAND AREA	LANDS UNDER WATER, AND LANDS COVERED BY NATURAL OR CONSTRUCTED WATER BODIES, INCLUDING, WITHOUT LIMITATION, RETENTION AND DETENTION BASINS	AREA OF SLOPE ≥30%	LAND ENCUMBERED BY EASEMENTS OR OTHER RESTRICTIONS, INCLUDING UTILITY EASEMENTS, PREVENTING USE OF SUCH LAND FOR CONSTRUCTION OF BUILDINGS, USES, AND/OR DEVELOPMENT	NET LOT AREA
LOT 1	36396	4059	6146	0	3776.31	0.00	22,414
LOT 2	25500	0	0	0	4363.22	0.00	21,137

TREE CLEARING NOTE:

NO TREE REMOVAL SHALL OCCUR FROM APRIL 1 TO OCTOBER 31 TO MITIGATE POTENTIAL IMPACTS ON NORTHERN LONG EARED BAT & INDIANA BAT

SUBDIVISION PLAN
SCALE: 1"=20'

CONFORMANCE WITH ZONING REGULATIONS:
THIS IS TO CERTIFY THAT ALL LOTS AND PARCELS SHOWN ON THIS SUBDIVISION PLAN COMPLY WITH THE REQUIREMENTS OF THE ZONING ORDINANCE OF THE TOWN OF MONROE AND ARE SUITABLE FOR DEVELOPMENT UNDER THE PROVISIONS OF THAT ORDINANCE.

JOHN W. MCCORD, PROFESSIONAL LAND SURVEYOR
NEW YORK STATE LICENSE NO. 050904

- TOWN OF MONROE SUBDIVISION MAP NOTES:**
- THIS IS A SUBDIVISION OF THE FOLLOWING TAX LOTS 43-1-10 AS SHOWN IN THE TOWN OF MONROE TAX MAPS.
 - AREA OF TRACT = 61,897 SF OR 1.421 ACRES
 - ZONING DISTRICT = SR-10
 - NUMBER OF LOTS = 2
 - RECORD OWNER & APPLICANT: ABRAHAM GLANZ, FRENCHMAN WAY UNIT 202, MONROE NY 10950
 - FIRE DISTRICT: (LOCAL) FIRE DEPARTMENT
 - SCHOOL DISTRICT: MONROE-WOODBURY CSD
 - WATER DISTRICT: INDIVIDUAL ON-SITE DRILLED WELL
 - SEWER DISTRICT: ORANGE COUNTY SEWER DISTRICT #1 (OCSO#1)
 - DATUM: NAD 83 & NAVD88
 - RIGHT OF WAY BOUNDARY MONUMENTS ACCORDANCE WITH MUNICIPALITY SPECIFICATIONS TO BE SET AT LOCATIONS MARKED WITH SYMBOL
 - ALL PROPERTY CORNERS SHALL BE MARKED WITH 3" IRON RODS.
 - ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND. ELECTRIC SERVICE CONNECTIONS TO INDIVIDUAL HOUSES SHALL BE IN CONDUIT OF NOT LESS THAN 2" DIAMETER.
 - LIGHTING, WHEN REQUIRED, TO BE INSTALLED AT DEVELOPER'S EXPENSE AND APPROVED BY UTILITY COMPANY OR IN THE ALTERNATIVE, AS DETERMINED BY THE PLANNING BOARD, NO STREET LIGHTING WILL BE INSTALLED EXCEPT WHERE SHOWN ON THE FINAL GRADING PLANS. UNDERGROUND CABLES AND CONDUITS FOR ELECTRICAL SERVICE SHALL BE INSTALLED FOR FUTURE LIGHTING AT ALL INTERSECTIONS AND ROAD BEND LOCATIONS AND IN ACCORDANCE WITH GOOD ILLUMINATION PLANNING, AS APPROVED BY THE VILLAGE ENGINEER. HOWEVER, NO OTHER LIGHTING PEDESTALS OR STANDARDS ARE TO BE INSTALLED AT THIS TIME.
 - ALL HOUSES SERVED BY GRAVITY SEWER CONNECTIONS SHALL HAVE A MINIMUM SLOPE 2.0%.
 - HOUSE SEWER AND WATER SERVICE LINES SHALL BE LAID IN SEPARATE TRENCHES WITH A MINIMUM SEPARATION OF 10 FEET
 - WATER SUPPLY: MUNICIPAL WATER SERVICE
 - FOR DETAILS OF WATER AND SEWER FACILITIES REFER TO ADDITIONAL PLANS ON FILE WITH THE OCSO#1
 - NO BUILDING PERMITS (EVEN FOR MODEL HOMES) WILL BE ISSUED UNTIL SUCH TIME AS ALL OF SITE PUBLIC IMPROVEMENTS INCLUDED IN THIS SUBDIVISION ARE COMPLETED TO THE SATISFACTION OF THE ENGINEERS AND/OR BUILDING INSPECTOR. THEREAFTER, NOT MORE THAN TWO (2) BUILDING PERMITS FOR MODEL HOMES, ON LOTS WHICH HAVE LOT FRONTAGE ON PUBLIC STREETS, MAY BE ISSUED. THEREAFTER, NO BUILDING PERMITS WILL BE ISSUED UNTIL SUCH TIME AS ALL THE PUBLIC IMPROVEMENTS REQUIRED BY THE PLANNING BOARD HAVE BEEN FULLY COMPLETED AND DEDICATED TO THE TOWN OF MONROE, EXCEPT FOR THE FINAL HEARING COURSE, OR FINANCIAL SECURITY HAS BEEN PROVIDED IN ACCORDANCE WITH ARTICLE (MUNICIPAL CODE).
 - THIS PLAT IS SUBJECT TO COMPLIANCE WITH ALL LAWS, REGULATIONS AND SPECIFICATIONS OF THE SUBJECT PROJECT, AND WITH ALL DETAILS AND SPECIFICATIONS INDICATED ON THE APPROVED CONSTRUCTION PLANS AND SITE GRADING PLANS ON FILE WITH THE TOWN OF MONROE.
 - THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY ARTICLE 12A OF THE GENERAL MUNICIPAL LAW.
 - THE HOLDER OF THIS PLAT SHALL HAVE THE RIGHT TO ENTER THE EASEMENT AREA, FOR THE PURPOSES OF CLEARING, PRUNING, OR REGRADING SO AS TO MAINTAIN A CLEAR LINE OF SIGHT IN EITHER DIRECTION.
 - SANITARY SEWER INFILTRATION AND EXFILTRATION LIMIT IS 100 GALLONS PER INCH DIAMETER PER MILE PER DAY. CERTIFICATES OF OCCUPANCY MAY NOT BE REQUESTED, NOR ANY OCCUPANCY PERMITTED, UNTIL A CERTIFICATE OF COMPLIANCE, CEC, BY A LICENSED NEW YORK STATE PROFESSIONAL ENGINEER, IS SUBMITTED TO AND APPROVED BY THE TOWN OF MONROE.
 - ALL FEES ARE TO BE PAID DIRECTLY TO THE TOWN OF MONROE.
 - A SOILS AND EROSION CONTROL PLAN SHALL BE APPROVED BY THE PLANNING BOARD BEFORE ANY SITE CLEARANCE OR OTHER WORK IS BEGUN. SOIL EROSION CONTROL PRACTICES SHALL BE REVIEWED BY THE TOWN OF MONROE ENGINEERS AND/OR BUILDING INSPECTOR DURING THE SITE WORK AND CONSTRUCTION PROCESS AND CHANGES MADE TO ACHIEVE PROPER SOIL EROSION CONTROL PRACTICES.
 - NO LOT IS TO BE FURTHER SUBDIVIDED WITHOUT ORANGE COUNTY DEPARTMENT OF HEALTH REVIEW AND APPROVAL.
 - THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED IN SECTION 239L OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
 - SEWER INVERT INFORMATION OBTAINED FROM A PLAN ENTITLED "UTILITY SHEET PREPARED FOR 13 RUTZIN ROAD & ANPOLL DRIVE SECTION 307- BLOCK 1 - LOTS 15.22 & 22 SITUATED IN VILLAGE OF KIRYAS JOEL, TOWN OF MONROE, ORANGE COUNTY, NEW YORK, DATED 01-08-2024, PREPARED BY JOHN W. MCCORD, SR., P.L.S., NEW YORK.
 - SEWER PROFILE PREPARED FOR REISMAN, TOWN OF MONROE, ORANGE COUNTY, NEW YORK, DATED 08-02-2019, PREPARED BY LANC & TULLY ENGINEERING & SURVEYING, P.C.
 - PLAN ENTITLED "SURVEY MAP FOR 290 MOUNTAINVIEW DRIVE VILLAGE OF KIRYAS - ORANGE COUNTY - NEW YORK LOCATED AT 290 MOUNTAINVIEW DRIVE ROAD, SECTION 43 BLOCK 1 - LOTS 10 SITUATED IN TOWN OF MONROE, ORANGE COUNTY, NEW YORK, DATED 08-26-2024, PREPARED BY CIVIL TEC ENGINEERING & SURVEYING, P.C.
 - ALL FOOTING DRAINS SHALL BE PIPED TO A FREE DISCHARGE AT GRADE.
 - CONTRACTOR SHALL VERIFY LOCATION AND OPERATION OF ALL EXISTING UTILITIES, FEATURES, CONDITIONS, ETC. AND SHALL NOTIFY THE ENGINEER AND APPLICANT OF ANY DISCREPANCIES.
 - PRIOR TO ANY EXCAVATION ACTIVITIES, CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES THAT FURNISH EXISTING SERVICES, INCLUDING, WATER, ELECTRIC, TELEPHONE, AND NATURAL GAS SERVICES.

- TOWN OF MONROE HOUSE RELOCATION NOTE:**
THE OWNER/BUILDER OF A LOT SHALL BE ALLOWED TO RELOCATE A DWELLING SHOWN ON THE APPROVED PLAN WITHOUT FURTHER PLANNING BOARD APPROVAL PROVIDED THAT THE FOLLOWING REQUIREMENTS ARE MET. IF ALL OF THESE REQUIREMENTS CANNOT BE MET, THE MATTER MUST BE REFERRED BACK TO THE PLANNING BOARD FOR FURTHER REVIEW AND APPROVAL.
- THE RELOCATED DWELLING REMAINS ON 20% OF THE AREA OF THE ORIGINALLY APPROVED DWELLING LOCATION AND MEETS REQUIRED DIMENSIONAL STANDARDS.
 - ANY WELL SHALL NOT BE RELOCATED AND THE SEWAGE DISPOSAL SYSTEM SHALL NOT BE RELOCATED OFF THE AREA WHERE APPROVED PERCOLATION TESTS WERE RECORDED. IF THE PROJECT WAS APPROVED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH, RELOCATION OF WELL AND SEWAGE DISPOSAL SYSTEMS ARE SUBJECT TO ALL OF THE TERMS AND CONDITIONS OF SUCH APPROVAL, INCLUDING THE PROHIBITION OF ANY SUCH RELOCATIONS, IF SO STATED.
 - THE DRIVEWAY MEETS MAXIMUM GRADE REQUIREMENTS.
 - THE SEWAGE FROM THE DWELLING WILL DISCHARGE BY GRAVITY TO THE SEWAGE DISPOSAL FIELD, UNLESS A LIFT OR PUMP STATION HAS ALREADY BEEN APPROVED FOR THE LOT.
 - DRAINAGE PATTERNS ON THE LOT SHALL NOT BE CHANGED SO AS TO ADVERSELY IMPACT ADJACENT PROPERTIES.
 - THE DRIVEWAY CURB CUT OR LOT ACCESS IS NOT RELOCATED.
 - THE DWELLING LOCATION SHALL NOT BE SHIFTED ONTO AN ENVIRONMENTALLY SENSITIVE SITE FEATURE SUCH AS A FEDERAL OR STATE WETLAND IF SAME WAS TO REMAIN UNDISTURBED.
 - THE DWELLING SHALL NOT BE SHIFTED IN A LOCATION IN WHICH IS OTHERWISE IN CONTRAVENTION OF A REQUIREMENT OF THE SUBDIVISION REGULATIONS, ZONING LAW, AS MAY BE AMENDED, OR OF THE FINDINGS OR DETERMINATION UNDER THE SEGRA FOR THE SUBDIVISION OF WHICH THE HOUSE LOT IS A PART.
 - THERE SHALL BE A MAPPED DISTANCE FROM A PROPERTY LINE TO THREE SIDES OF THE DWELLING.
 - THE MAXIMUM NUMBER OF BEDROOMS IS NOT EXCEEDED.
 - THE MAXIMUM BUILDING FOOTPRINT IS NOT EXCEEDED.
 - THE MAXIMUM LOT COVERAGE EVALUATED FOR STORMWATER CONTROL AND OTHER PURPOSES DOES NOT EXCEED THAT SHOWN AND EVALUATED ON THE PLAN.
 - THE LIMITS OF DISTURBANCE SHOWN ON THE PLAN ARE NOT EXCEEDED.

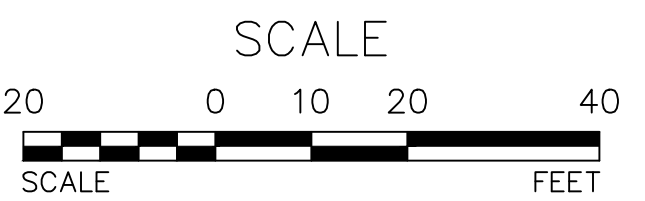
TREE PLAN NOTE:
THIS SUBDIVISION APPROVAL IS CONDITIONED UPON COMPLIANCE WITH THE TREE PLAN CONTAINED ON SHEET NO. 3 & NOTED OF THIS PLAN SET. APPROVAL OF THE SUBDIVISION IS CONDITIONED UPON COMPLIANCE WITH THIS TREE PLAN AND PERFORMANCE BONDING (LETTERS OF CREDIT AND/OR CASH BOND) IS REQUIRED TO ENSURE COMPLIANCE.

SIDEWALK NOTE:
PROPOSED 189 LINEAR FEET AND 1,206 SQUARE FEET OF SIDEWALK

MAP NOTE:
THE DESIGN OF THE BUILDING, COLORS, MATERIALS, AND ARCHITECTURAL FEATURES OF THE DWELLINGS SHALL BE AS SHOWN ON THE ELEVATIONS (SHEET NO. A-7 OF THE ARCHITECTURAL PLANS FOR PROPOSED DUPLEX RESIDENCE FOR 290 MOUNTAINVIEW DRIVE, PREPARED BY BRACH & MANN ASSOCIATES, LAST REVISED 05/27/2023). THE RENDERING AND THE LIST OF MATERIALS ON FILE WITH THE TOWN BUILDING DEPARTMENT ON FILE WITH THE TOWN OF MONROE BUILDING DEPARTMENT. ANY DEVIATIONS FROM THE APPROVED MATERIALS SHALL REQUIRE AN AMENDED ARCHITECTURAL REVIEW APPROVAL FROM THE TOWN OF MONROE PLANNING BOARD.

ALL BOUNDARIES, EASEMENTS, ENCROACHMENTS, AND RIGHTS-OF-WAY ARE TRUE AND ACCURATE. THIS MAP OR PLAT IS BASED UPON THE FIELD NOTES OF THE SURVEY AND OTHER REFERENCES SHOWN. ALL RECORDED EASEMENTS OR RIGHTS-OF-WAY AS SHOWN IN THIS TITLE REPORT AND OTHER REFERENCES ARE SHOWN. ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN. ALL OBSERVABLE, ABOVE GROUND EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ARE SHOWN. UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. THIS CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE. IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. CERTIFICATES ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. PLAN PREPARED PURSUANT TO SECTION 7209b OF THE NEW YORK STATE EDUCATION LAW. SUBJECT TO THE FINDINGS OF AN UP-TO-DATE TITLE SEARCH.

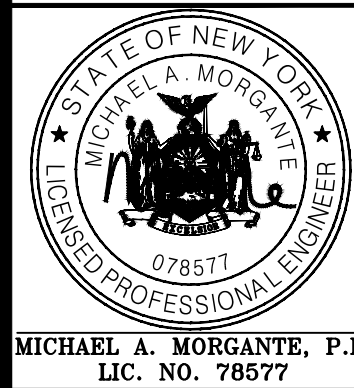
THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY ME, JOHN W. MCCORD, PLS, ON AUGUST 26, 2024.



REVISION	BY	DATE	DESCRIPTION
6	MM	08-26-25	REMOVAL OF ROAD WIDENING & PROPOSED WELL FOR LOT 1
5	MM	07-21-25	PER PB COMMENTS
4	MM	07-02-25	PER JUNE PB COMMENTS
3	MM	04-23-25	PER 4/10/25 MHE COMMENTS
2	MM	03-25-25	PER PB MTO & CONSULTANT COMMENTS
1	MM	01-21-25	PER 01-14-25 MHE/N&T/PB COMMENTS

THIS SHEET IS NOT VALID WITHOUT ALL OF THE SHEETS THAT COMPRISE THE SET

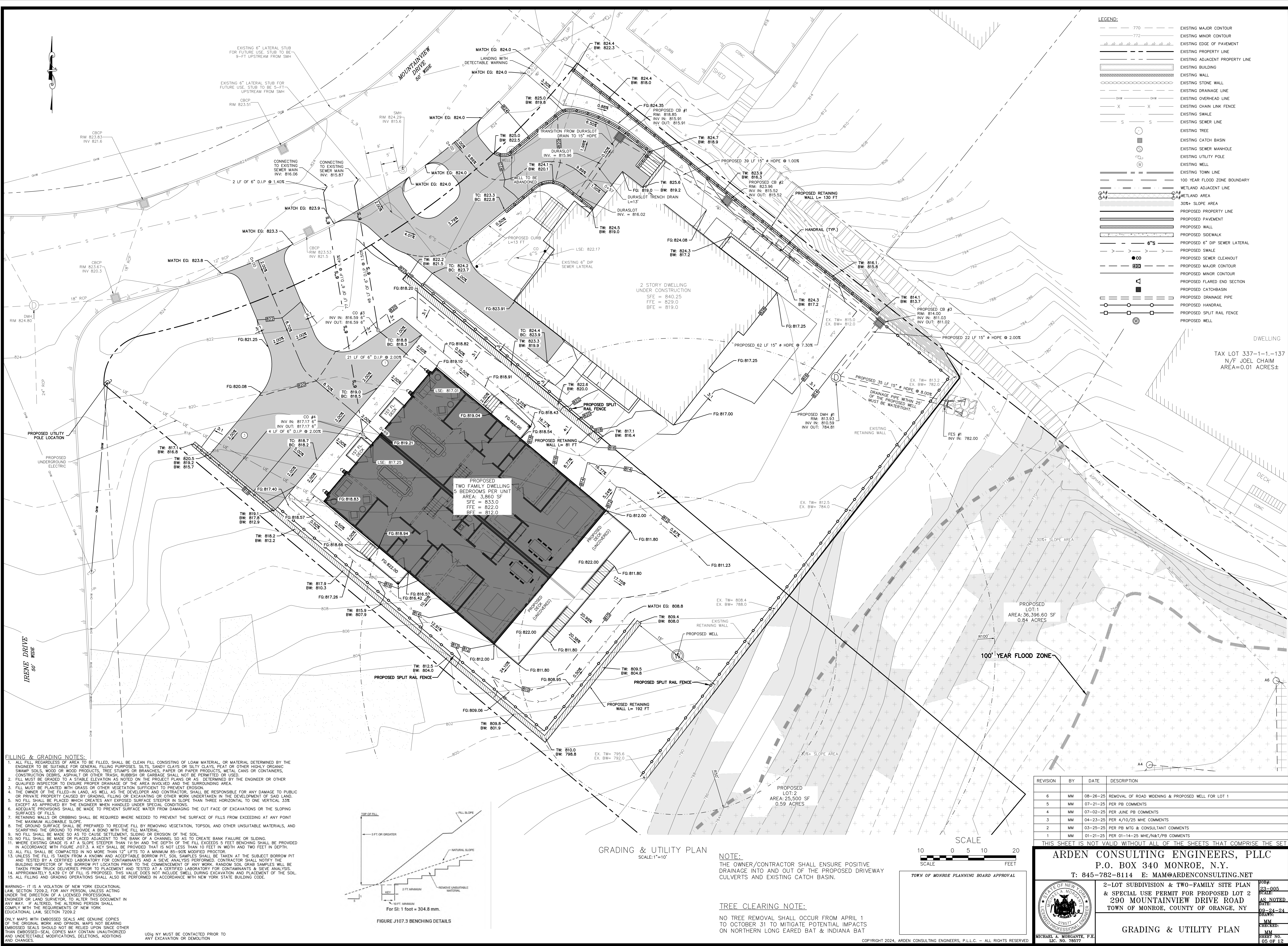
ARDEN CONSULTING ENGINEERS, PLLC
P.O. BOX 340 MONROE, N.Y.
T: 845-782-8114 E: MAM@ARDENCONSULTING.NET

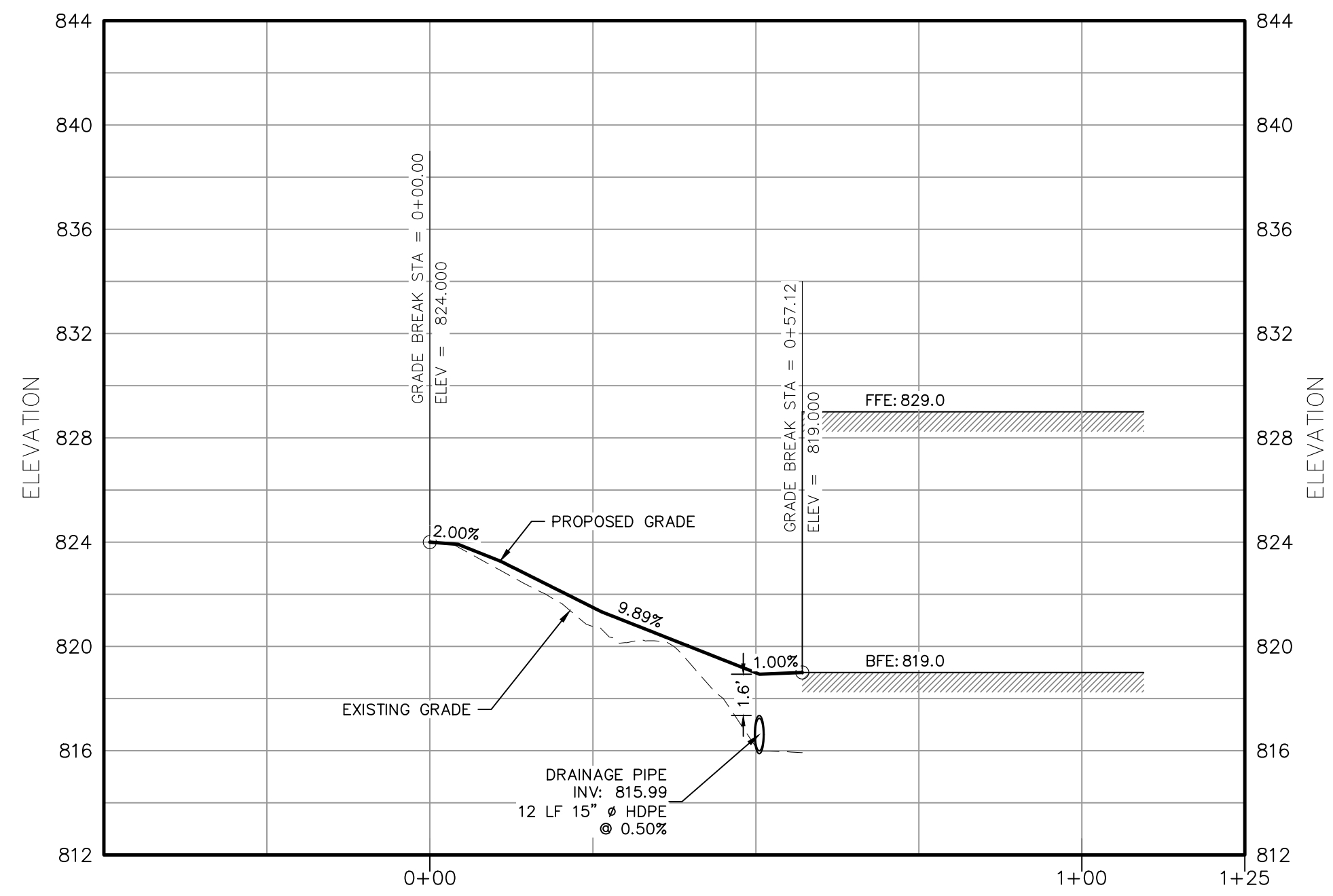


2-LOT SUBDIVISION & TWO-FAMILY SITE PLAN & SPECIAL USE PERMIT FOR PROPOSED LOT 2
290 MOUNTAINVIEW DRIVE ROAD
TOWN OF MONROE, COUNTY OF ORANGE, NY

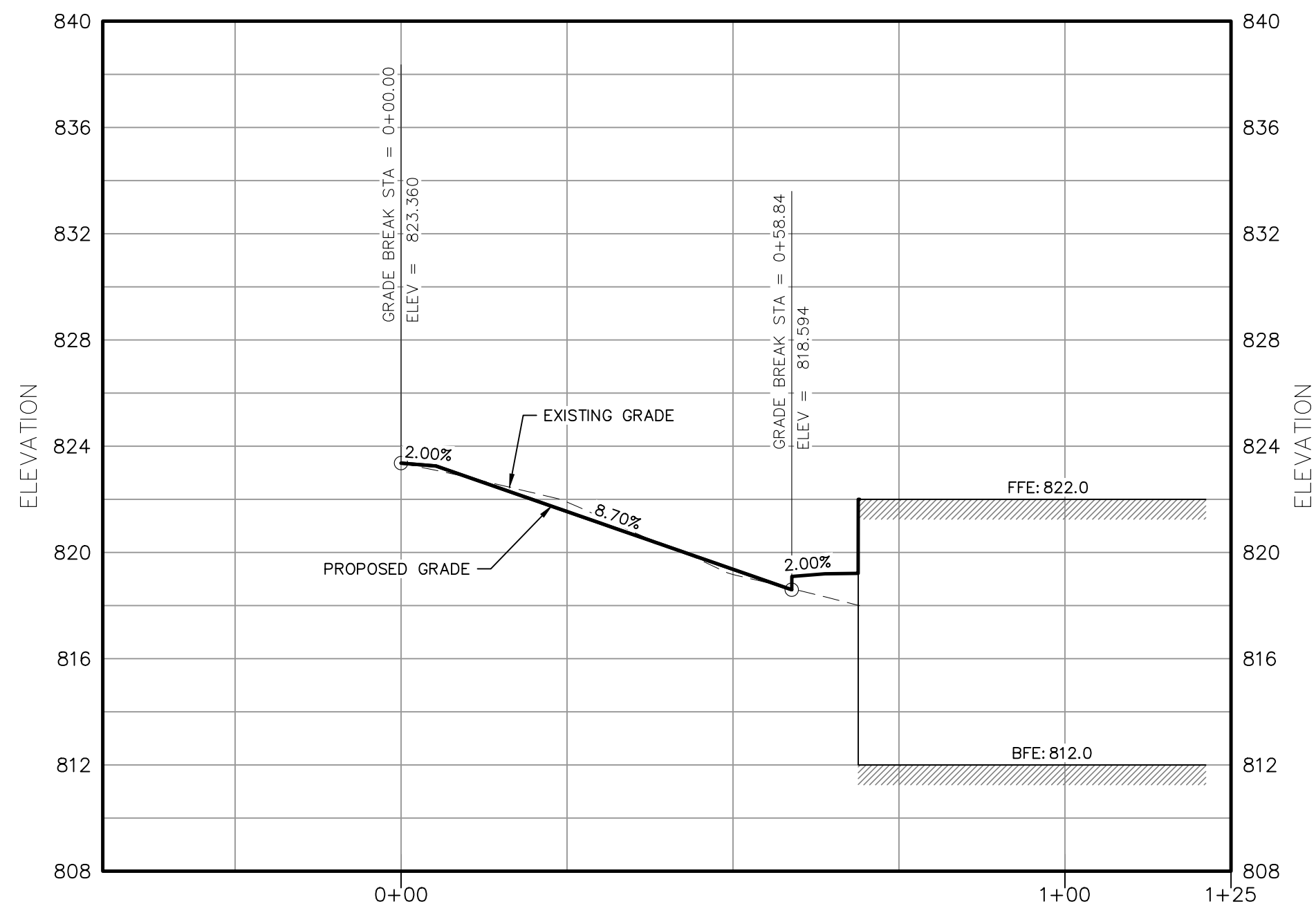
SUBDIVISION PLAN

JOB#: 23-005
SCALE: AS NOTED
DATE: 08-24-24
DRAWN: MM
CHECKED: MM
SHEET NO.: 04 OF 12

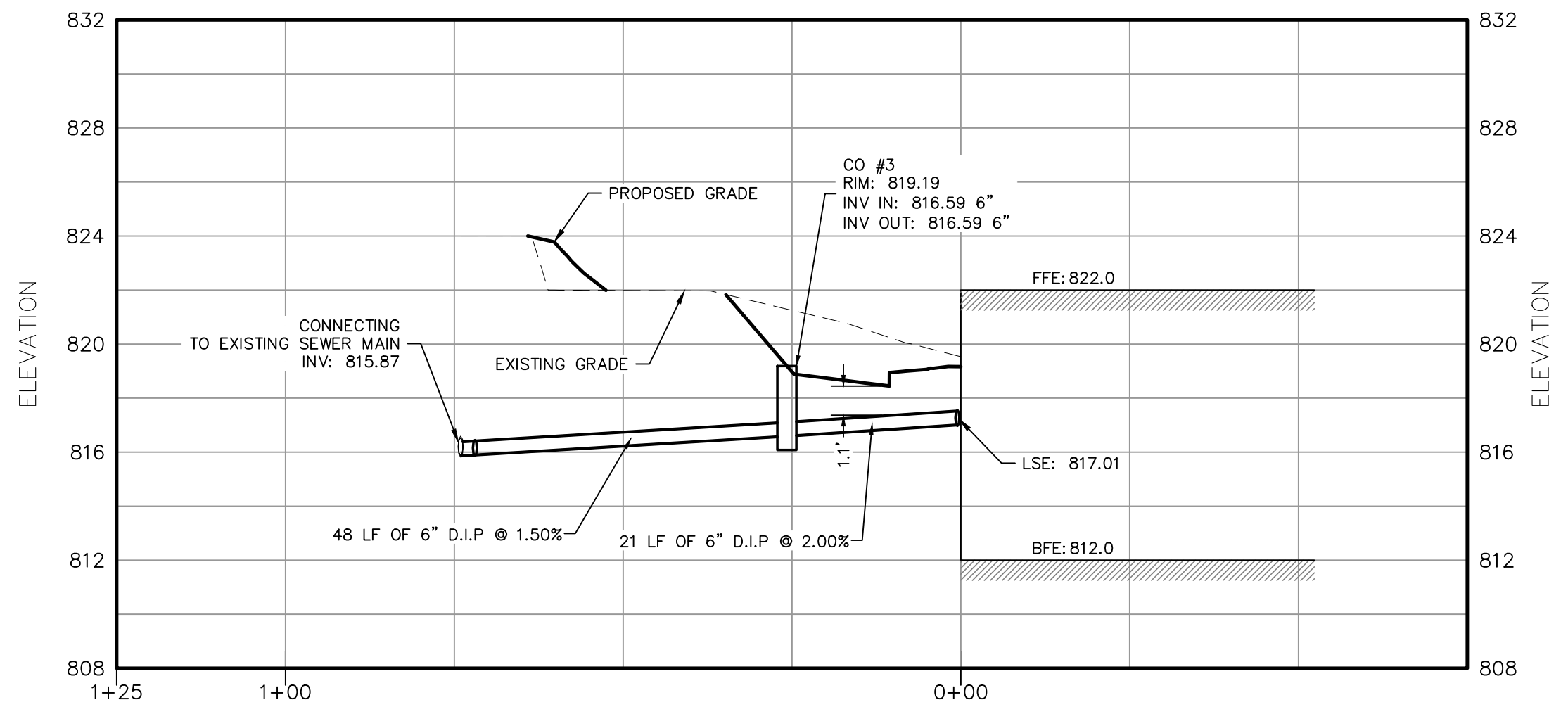




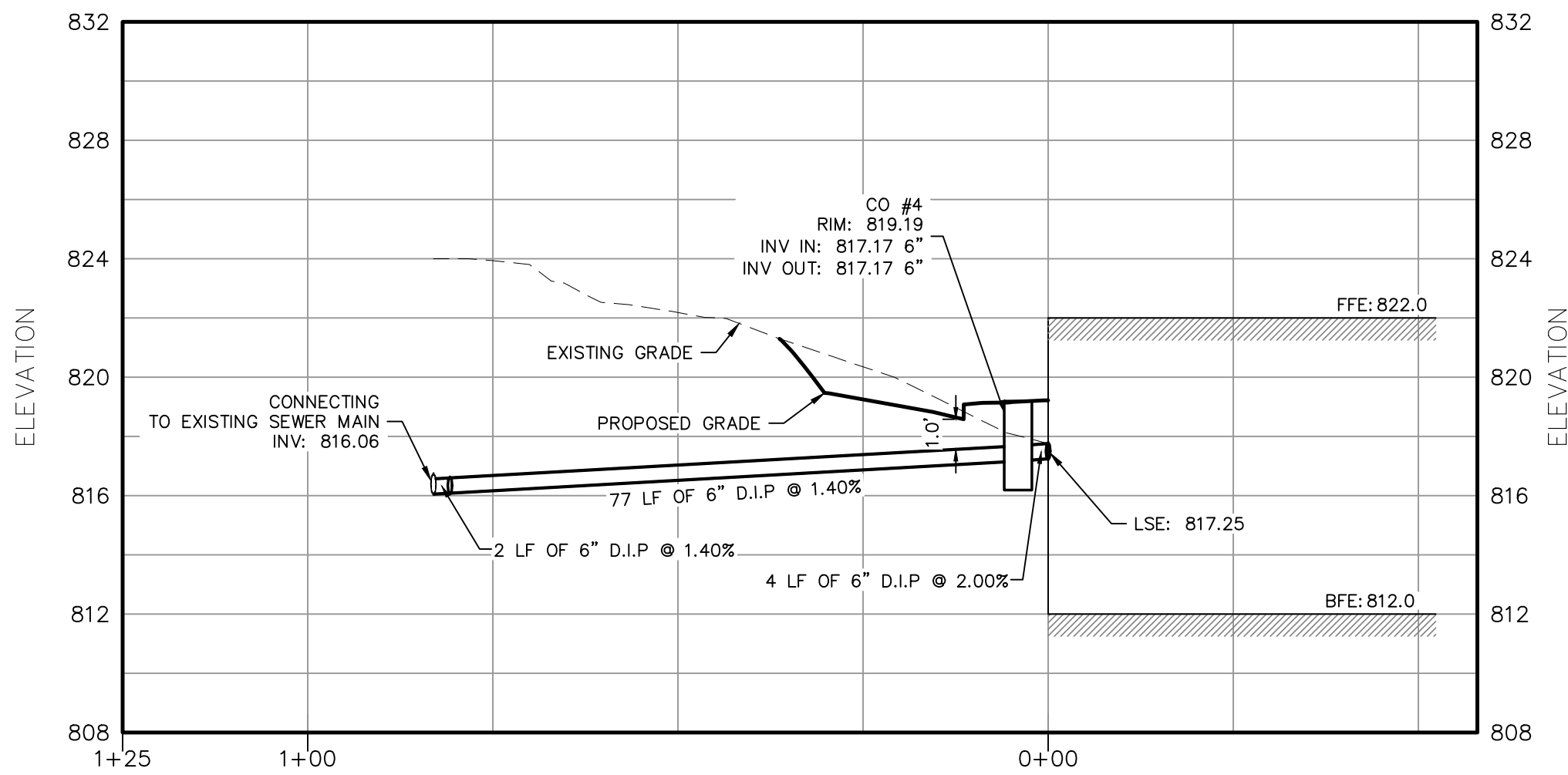
LOT 1-DRIVEWAY PROFILE
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'



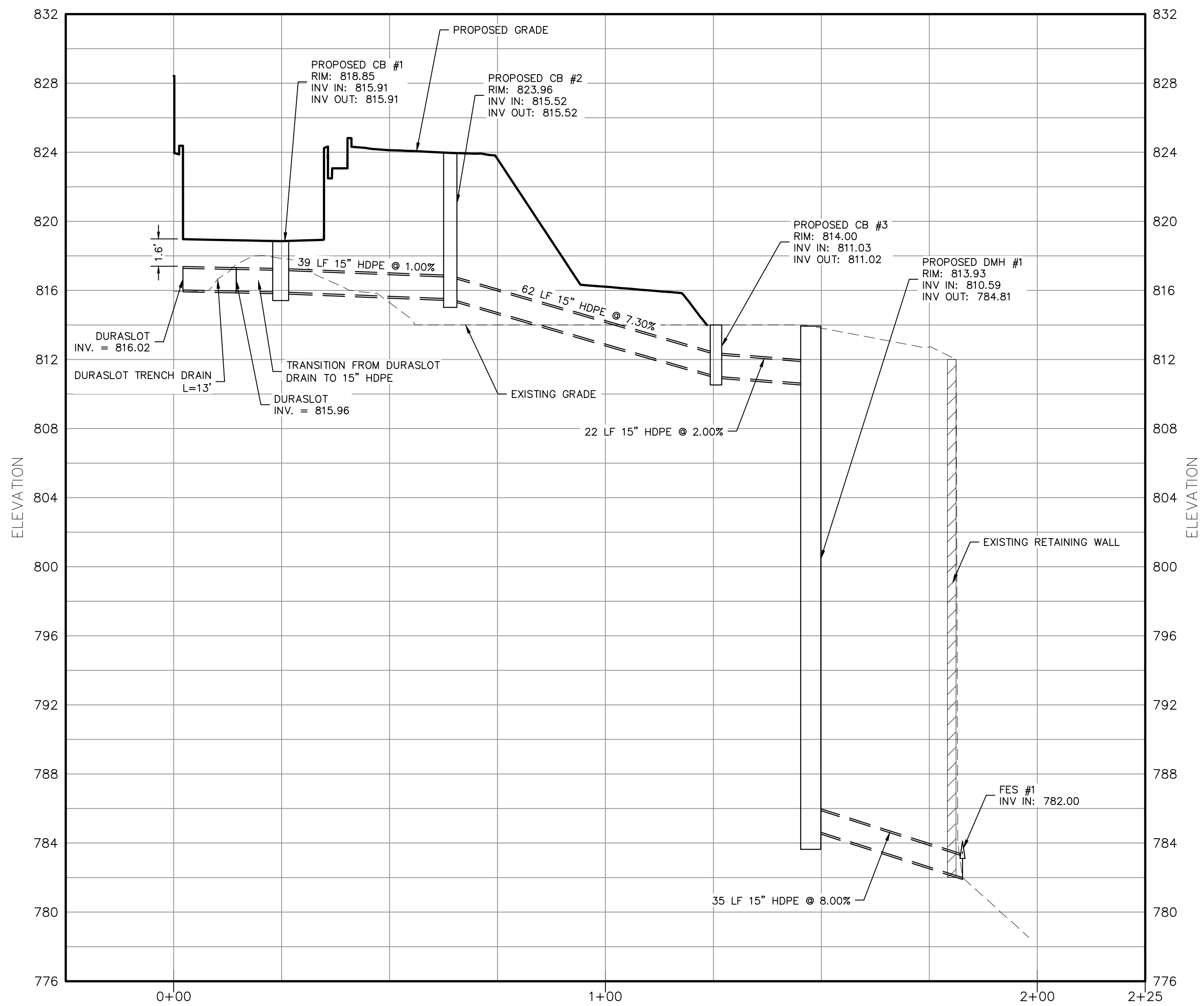
LOT 2-DRIVEWAY PROFILE
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'



LOT 2-SEWER PROFILE-1
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'



LOT 2-SEWER PROFILE-2
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'



LOT 1-STORM DRAINAGE PROFILE
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'

NOTE:
THE OWNER/CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE INTO AND OUT OF THE PROPOSED DRIVEWAY CULVERTS AND EXISTING CATCH BASIN.

TREE CLEARING NOTE:

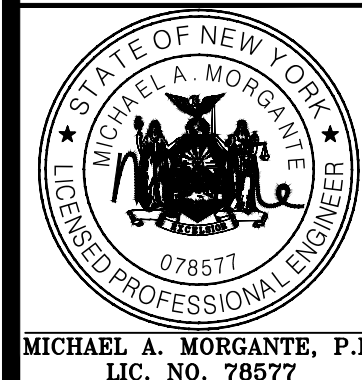
NO TREE REMOVAL SHALL OCCUR FROM APRIL 1 TO OCTOBER 31 TO MITIGATE POTENTIAL IMPACTS ON NORTHERN LONG EARED BAT & INDIANA BAT

TOWN OF MONROE PLANNING BOARD APPROVAL

REVISION	BY	DATE	DESCRIPTION
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2-LOT SUBDIVISION & TWO-FAMILY SITE PLAN
& SPECIAL USE PERMIT FOR PROPOSED LOT 2
290 MOUNTAINVIEW DRIVE ROAD
TOWN OF MONROE, COUNTY OF ORANGE, NY

SEWER & DRIVERWAY PROFILE

JOB#: 23-005
SCALE: AS NOTED
DATE: 10-24-24
DRAWN: MM
CHECKED: MM
SHEET NO. 06 OF 12

WARNING- IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 2209.2, FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 2209.2

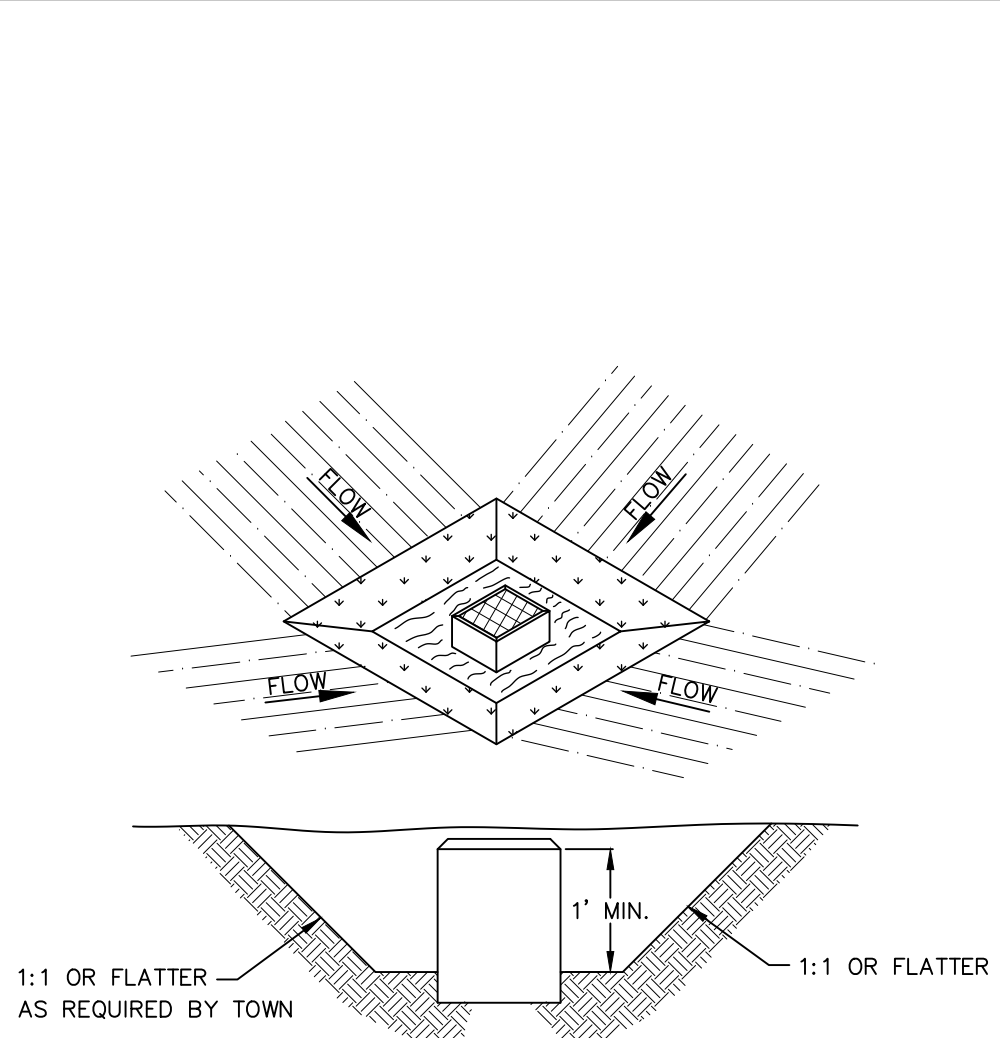
ONLY MAPS WITH EMBOSSED SEALS ARE GENUINE COPIES OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING EMBOSSED SEALS SHOULD NOT BE RELIED UPON SINCE OTHER THAN EMBOSSED-SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS AND CHANGES.

UDIG NY MUST BE CONTACTED PRIOR TO ANY EXCAVATION OR DEMOLITION



SEDIMENT & EROSION CONTROL NOTES & CONSTRUCTION SEQUENCING

- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES FOR ALL ROAD AND DRIVE ENTRANCES. STREETS SHALL BE CLEANED DAILY.
 - INSTALL SEDIMENT BARRIERS/SWALES/DITCHES/DIKES AT DOWN SLOPE AREAS FROM ALL PROPOSED GRADING OPERATIONS, AND INSTALL OTHER SEDIMENTATION AND EROSION CONTROL STRUCTURES OR MEASURES AS SHOWN ON THE DRAWINGS.
 - LAND DISTURBANCE SHALL BE LIMITED TO ONLY THAT AREA NECESSARY FOR DEVELOPMENT. NO MORE THAN FIVE (5) ACRES OF UNPROTECTED SOIL SHALL BE DISTURBED AT ONE TIME. PREVIOUS EARTHWORK SHALL BE STABILIZED AS SPECIFIED BEFORE ADDITIONAL AREA IS EXPOSED. EXISTING DWELLINGS AND STRUCTURES SHALL BE REMOVED PRIOR TO ANY SITE CLEARING AND SOIL DISTURBANCE.
 - CLEAR EXISTING TREES AND VEGETATION FROM AREAS TO BE EXCAVATED OR FILLED, THEN STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE DISTURBED. SEED STOCKPILES ALL FILL IN ROADWAYS FROM AREAS AS SPECIFIED BELOW (SEE NOTE 8), AND ERECT A SILT FENCE AROUND THE STOCKPILE.
 - PROTECT ALL TREES WHICH ARE TO REMAIN AND WHICH ARE IN OR NEAR CONSTRUCTION AREAS.
 - PERFORM NECESSARY EXCAVATION OR FILL OPERATIONS TO BRING SITE TO DESIRED SUBGRADE.
 - INSTALL SEDIMENT BARRIERS AROUND ALL STORM DRAIN INLETS, OR MODIFY SEDIMENT CONTROL MEASURES INSTALLED IN #2 ABOVE AND MAINTAIN UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH VEGETATION AND ALL PAYMENTS ARE PAVED WITH A BASE COURSE.
 - TEMPORARILY SEED ALL DISTURBED AREAS WHICH WILL REMAIN UNDISTURBED FOR A PERIOD OF 15 DAYS OR MORE AND WHICH WILL NOT BE UNDER CONSTRUCTION WITHIN 30 DAYS IN ACCORDANCE WITH SPECIFICATION FOR VEGETATIVE ESTABLISHMENT.
 - IF CONSTRUCTION IS SUSPENDED OR COMPLETED, ALL DISTURBED AREAS SHALL BE SEED AND MULCHED IMMEDIATELY. ALL SLOPES STEEPER THAN ONE ON THREE (V/H) AND PERMETER TRENCHES AND TRAP EMBANKMENTS SHALL, ON COMPLETION, BE IMMEDIATELY STABILIZED WITH TEMPORARY SEEDING AND MULCHING.
 - AFTER COMPLETION OF SITE CONSTRUCTION, FINE GRADE AND SPREAD TOPSOIL ON ALL LAWN AREAS AND SEED WITH PERMANENT LAWN MIX AS DISCUSSED ON THE SPECIFICATIONS FOR VEGETATIVE ESTABLISHMENT ON THIS SHEET.
 - DURING THE PROGRESS OF CONSTRUCTION, MAINTAIN ALL SEDIMENT TRAPS, BARRIERS, AND FILTERS AS NECESSARY TO PREVENT THEIR BEING CLOGGED UP WITH SEDIMENT.
 - AFTER PAVEMENTS ARE INSTALLED AND PERMANENT VEGETATIVE COVER AND PLANTINGS ARE ESTABLISHED, REMOVE SEDIMENT BARRIERS AND SEED THOSE DISTURBED AREAS.
 - MAINTAIN ALL SEEDS AND PLANTED AREAS TO INSURE A VIABLE STABILIZED VEGETATIVE COVER.
 - STRUCTURAL MEASURES MUST BE MAINTAINED TO BE EFFECTIVE. IN GENERAL, THESE MEASURES MUST BE PERIODICALLY INSPECTED TO INSURE STRUCTURAL INTEGRITY, TO DETECT VANDALISM DAMAGE, AND FOR CLEANING AND REPAIR WHENEVER NECESSARY.
 - DURING CONSTRUCTION, ALL STRUCTURES SHOULD BE INSPECTED WEEKLY AND AFTER EVERY RAIN. REMOVE ACCUMULATED SEDIMENT AND STOCKPILE AND STABILIZE IN AN AREA NOT SUBJECT TO FURTHER EROSION.
 - AFTER CONSTRUCTION IS COMPLETED, PERMANENT SEDIMENT OR EROSION CONTROL STRUCTURES SHOULD BE INSPECTED AT LEAST SEMI-ANNUALLY AND AFTER EVERY RAIN.
- #### SPECIFICATIONS FOR VEGETATIVE ESTABLISHMENT:
- PERMANENT SEEDING:
 - i. SEEDING PREPARATION: AREA TO BE SEEDS SHALL BE LOOSE AND FRIABLE TO A DEPTH OF AT LEAST 3 INCHES. THE TOP LAYER SHALL BE LOOSESED BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING OPERATIONS. FOR SITES LESS THAN 5 ACRES, APPLY 100 POUNDS OF DOLOMITE LIMESTONE AND 21 POUNDS OF 10-20-20 FERTILIZER PER 1,000 SF. HARDEN OR DISK LINE AND FERTILIZER INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES ON SLOPES FLATTER THAN 3:1.
 - ii. SEEDING: APPLY 5-8 POUNDS PER 1,000 SF OF SEED MIX BETWEEN FEBRUARY 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 31. APPLY SEED UNIFORMLY ON A MOST FIRM SEEDBED WITH A CYCLONE SEEDER DRILL, CULPACKER SEEDER OR HYDROSEEDER (SLURRY INCLUDES SEEDS AND FERTILIZER, RECOMMENDED ON STEEP SLOPES ONLY).
 - iii. MAXIMUM SEED DEPTH SHOULD BE 1/4 INCH IN CLAYEY SOILS AND 1/2 INCH IN SANDY SOILS. WHEN USING OTHER THAN THE HYDROSEEDER METHOD, IRRIGATE IF SOIL MOISTURE IS DEFICIENT TO SUPPORT ADEQUATE GROWTH UNTIL VEGETATION IS FIRMLY ESTABLISHED. SELECT SEED MIXTURES FROM SECTION 3, NYS GUIDELINES FOR URBAN EROSION & SEDIMENT CONTROL.
 - iv. MULCHING: MULCH SHALL BE APPLIED TO ALL SEEDS AREAS IMMEDIATELY AFTER SEEDING. DURING THE TIME PERIODS WHEN SEEDING IS NOT PERMITTED, MULCH SHALL BE APPLIED IMMEDIATELY AFTER GRADING. MULCH SHALL BE UNROTATED, UNCHOPPED, SMALL GRAIN STRAW APPLIED AT A RATE OF 2 TONS PER ACRE OR 90 POUNDS PER 1,000 SQUARE FEET (2 BALES). IF A MULCH ANCHORING TOOL IS USED, APPLY 2-5 TONS PER ACRE. MULCH MATERIALS SHALL BE RELATIVELY FREE OF ALL KINDS OF WEEDS AND SHALL BE COMPLETELY FREE OF PROHIBITED NOXIOUS WEEDS. SPREAD MULCH UNIFORMLY, MECHANICALLY, OR BY HAND TO A DEPTH OF 1-2 INCHES.
 - v. SECURING STRAW MULCH: STRAW MULCH SHALL BE SECURED IMMEDIATELY FOLLOWING MULCH APPLICATIONS TO MINIMIZE MOVEMENT OF WIND OR WATER. THE FOLLOWING METHODS ARE PERMITTED:
 - a. USE A MULCH ANCHORING TOOL WHICH IS DESIGNED TO PUNCH AND ANCHOR FABRIC TYPE MULCH INTO THE SOIL SURFACE TO A MINIMUM DEPTH OF 2 INCHES. THIS IS THE MOST EFFECTIVE METHOD FOR SECURING MULCH. HOWEVER, IT IS LIMITED TO RELATIVELY FLAT AREAS WHERE EQUIPMENT CAN OPERATE SAFELY.
 - b. WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. APPLY THE FIBER BINDER AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. IF MIXED WITH WATER, USE 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 SQUARE FEET OF WATER.
 - c. LIQUID BINDERS MAY BE USED AND APPLIED HEAVIER AT THE EDGES WHERE WIND CATCHES MULCH, SUCH AS IN VALLEYS AND ON CRESTS OF SLOPES. THE REMAINDER OF THE AREA SHOULD APPEAR UNIFORM AFTER BINDER APPLICATION.
 - d. LIGHTWEIGHT NETTING MAY BE USED TO SECURE MULCH. THE NETTING WILL BE STAPLED TO THE GROUND ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.
 - TEMPORARY SEEDING:
 - i. LIME: 100 POUNDS OF DOLOMITE LIMESTONE PER 1,000 SF
 - ii. FERTILIZER: 15 POUNDS OF 10-10-10 PER 1,000 SF
 - iii. SEED: PERENNIAL RYE-0.92 POUNDS PER 1,000 SF
 - FILL:
 - i. NO FILLS MAY BE PLACED ON FROZEN GROUND. ALL FILL TO BE PLACED IN APPROXIMATELY HORIZONTAL LAYERS, EACH LAYER HAVING A LOOSE THICKNESS OF NOT MORE THAN 8 INCHES. ALL FILL IN ROADWAYS AND PARKING AREAS IS TO BE CLASSIFIED TYPE 2 COMPACTED TO 90% DENSITY. COMPACTION TO BE DETERMINED BY ASTM D-1557-66T (MODIFIED PROCTOR). ANY FILL WITHIN THE BUILDING AREA IS TO BE COMPACTED TO A MINIMUM OF 95% AS DETERMINED BY METHODS PREVIOUSLY MENTIONED. FILLS FOR FOND EMBANKMENTS SHALL BE COMPACTED AS PER THE PROJECT ENGINEER'S SPECIFICATIONS. ALL OTHER FILLS SHALL BE COMPACTED SUFFICIENTLY SO AS TO BE STABLE AND PREVENT EROSION AND SLIPPAES.
 - ii. PERMANENT SOD:
 - a. INSTALLATIONS OF SOD SHOULD FOLLOW THE PERMANENT SEEDING DATA. PERMANENT SOD IS TO BE STATE APPROVED SOD. LIME AND FERTILIZER PER PERMANENT SEEDING SPECIFICATIONS AND LIGHTLY IRRIGATE SOIL PRIOR TO LAYING SOD. SOD IS TO BE LAID ON THE CONTOUR WITH ALL ENDS TIGHTLY ABUTTING. JOINTS ARE TO BE STAGGERED BETWEEN ROWS, WATER ROLL OR TAMP SOD TO INSURE POSITIVE ROOT CONTACT WITH THE SOIL. ALL SLOPES STEEPER THAN 3:1, AS SHOWN, ARE TO BE PERMANENTLY COVERED OR PROTECTED WITH APPROVED EROSION CONTROL NETTING. ADDITIONAL WATERING FOR ESTABLISHMENT MAY BE REQUIRED. SOD IS NOT TO BE APPLIED ON FROZEN GROUND. SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (DRY OR WET) AND/OR EXTREME TEMPERATURE MAY ADVERSELY AFFECT ITS SURVIVAL. IN THE ABSENCE OF ADEQUATE RAINFALL, IRRIGATION SHOULD BE PERFORMED TO INSURE ESTABLISHED SOD.

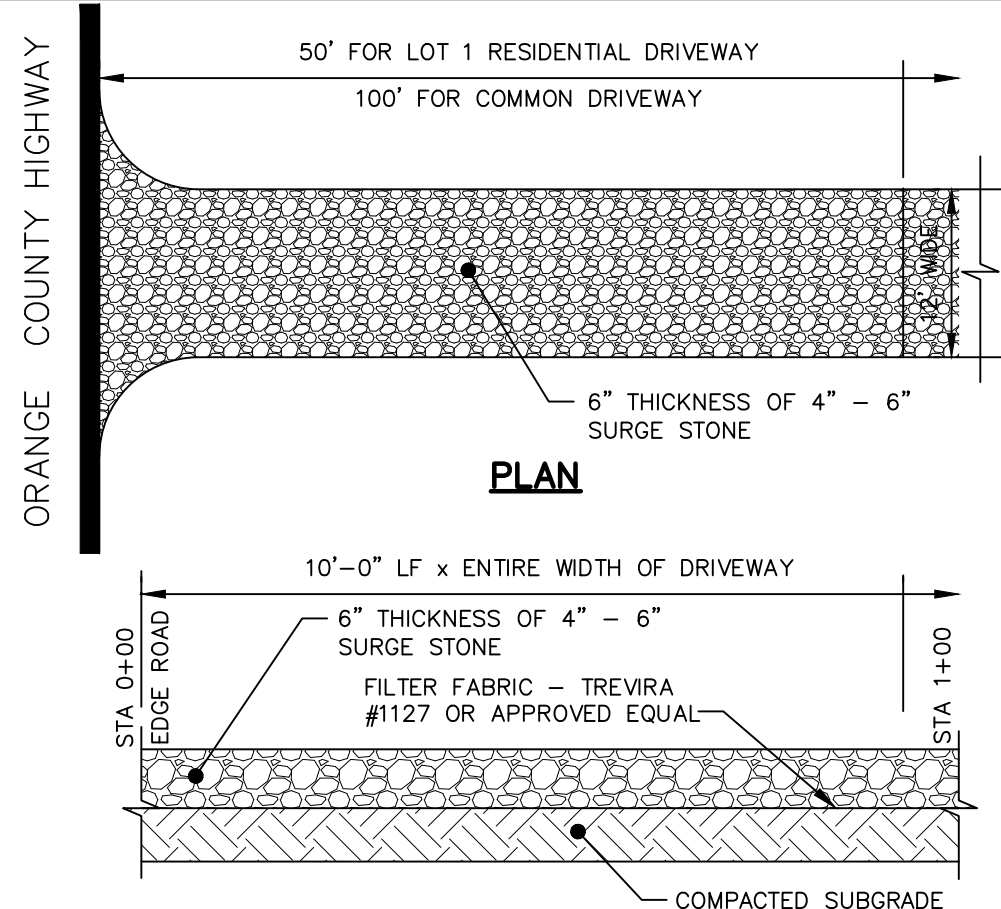


CONSTRUCTION SPECIFICATION FOR ST-III

- SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
- THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION SHALL BE MINIMIZED.
- THE SEDIMENT TRAP SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE CONSTRUCTED DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
- ALL CUT SLOPES SHALL BE 1:1 OR FLATTER.

STORM INLET SEDIMENT TRAP

NOT TO SCALE
FOR CONSTRUCTION SPECIFICATIONS REFER TO "NY GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL"

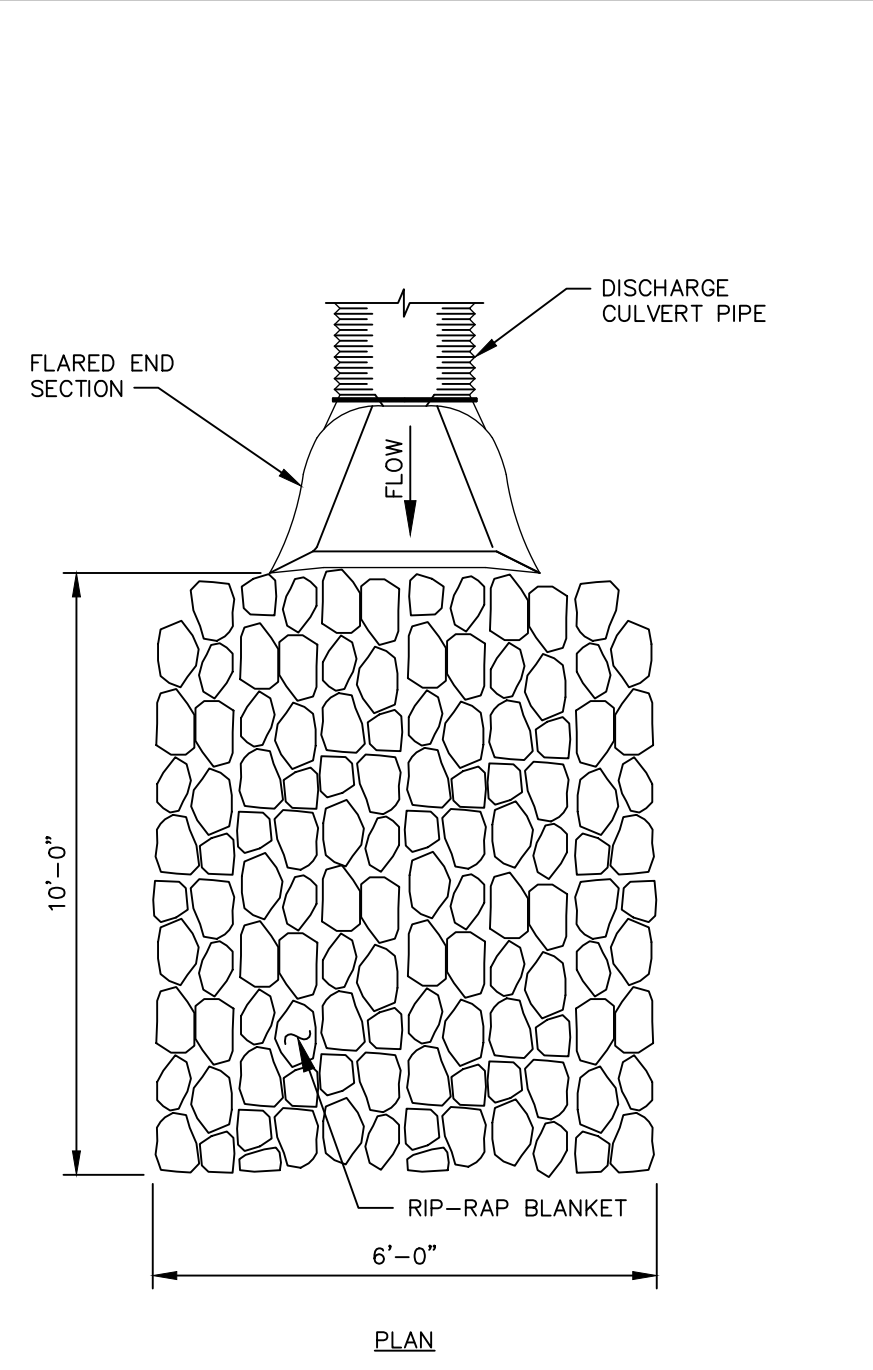


SECTION

- NOTES:
- ENTRANCE SHALL BE MAINTAINED AS CONDITIONS DEMAND TO PREVENT TRACKING OF SEDIMENT INTO PUBLIC RIGHTS OF WAY.
 - ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS.
 - A CRUSHED STONE, VEHICLE WHEEL CLEANING BLANKET WILL BE INSTALLED WHENEVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. SAID BLANKET WILL BE COMPOSED OF 6" DEPTH OF 4"-6" SURGE STONE, WILL BE AT LEAST 45' X 100' AND SHOULD BE PLACED ON COMPACTED SUBGRADE.
 - ALL DRIVEWAYS MUST BE STABILIZED WITH 1"-1 1/2" CRUSHED STONE OR SUBBASE DURING CONSTRUCTION.
 - PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
 - ALL CATCH BASIN INLETS WILL BE PROTECTED WITH CRUSHED STONE OR HAYBALE FILTER.
 - ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE DISCHARGE POINTS BECOME OPERATIONAL.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

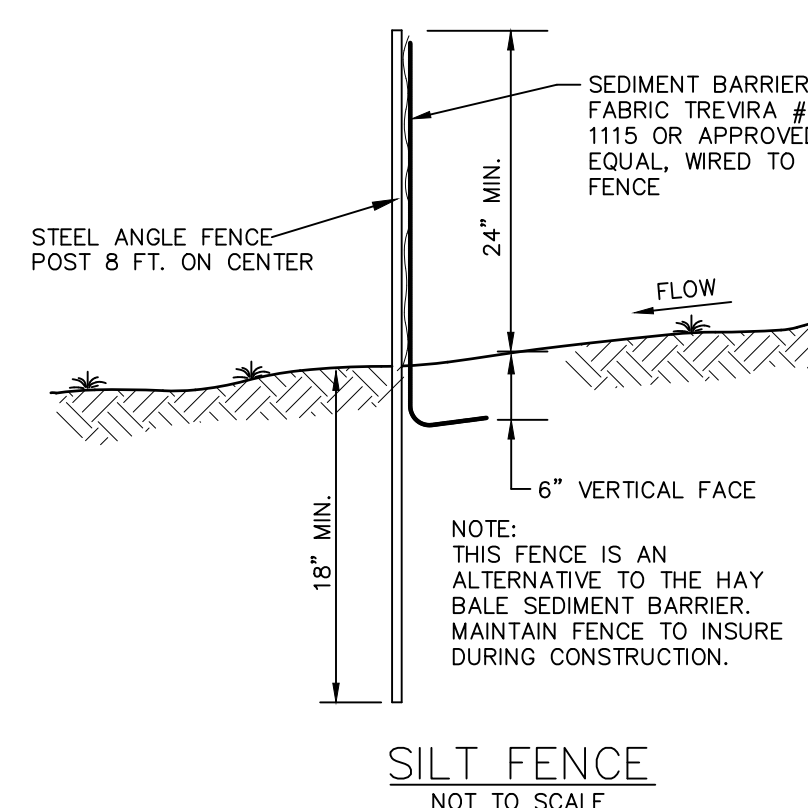


PLAN

- NOTES:
- A RIP-RAP DISSEPERATOR APRON SHALL BE PLACED AT PIPE DISCHARGE AREAS TO PROTECT AGAINST EROSION.
 - ROCK RIP-RAP SHALL BE A MINIMUM OF 6" THICK, WELL GRADED WITH 50% BY WEIGHT LARGER THAN 4.75" (4" MAXIMUM) IN SIZE.

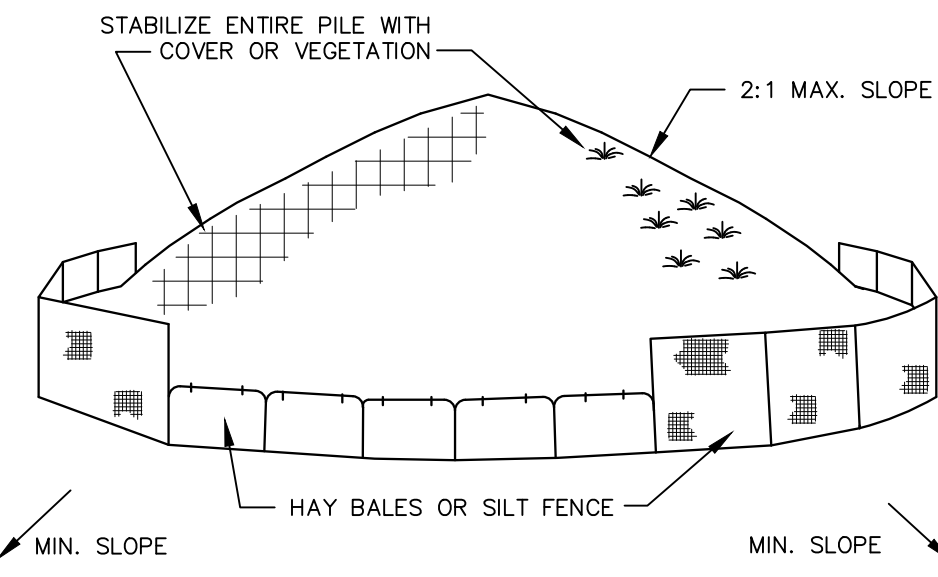
RIP-RAP OUTLET PROTECTION DETAIL

NOT TO SCALE



SILT FENCE

NOT TO SCALE



SOIL STOCKPILE DETAIL

NOT TO SCALE

- INSTALLATION NOTES:
- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 - MAXIMUM SLOPE OF STOCKPILES SHALL BE 2:1.
 - UPON COMPLETION OF SOIL STOCKPILING EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR HAY BALES, THEN STABILIZED WITH VEGETATION OR COVERED.
 - SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.

TREE CLEARING NOTE:

NO TREE REMOVAL SHALL OCCUR FROM APRIL 1 TO OCTOBER 31 TO MITIGATE POTENTIAL IMPACTS ON NORTHERN LONG EARED BAT & INDIANA BAT

NOTES:

LIMITS OF DISTURBANCE IS 0.66 ACRES.

FOR ALL CONSTRUCTION SPECIFICATIONS REFER TO "NY GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL"

TOWN OF MONROE EROSION & SEDIMENT CONTROL NOTES

- ROAD AND DRAINAGE IMPROVEMENTS.
 - (a) ALL TOPSOIL TO BE STRIPPED FROM THE AREA BEING DEVELOPED SHALL BE STOCKPILED NOT LESS THAN 200 FEET FROM ANY BODY OF SURFACE WATER AND SHALL BE IMMEDIATELY SEEDS WITH RYE GRASS MIXTURE WITH A QUICK GERMINATION TIME.
 - (b) ON ALL EMBANKMENT FILL SLOPES, TOPSOIL SHALL BE STRIPPED AT LEAST FIVE FEET WIDER THAN REQUIRED FOR THE EMBANKMENT TOE OF SLOPE. ALL FILL SLOPES SHALL BE IMMEDIATELY STABILIZED USING APPROPRIATE TECHNIQUES WHICH MEET THE DESIGN CRITERIA DESCRIBED IN THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
 - (c) EROSION AND SEDIMENT CONTROL MEASURES, INCLUDING BUT NOT LIMITED TO SILT FENCING, SEDIMENT TRAPS, AND CHECK DAMS, SHALL ALSO BE EMPLOYED WHERE NECESSARY FOR SUPPLEMENTARY EROSION CONTROL MEASURES.
 - (d) ALL CUT SLOPES AND EMBANKMENT FILLS ARE TO BE IMMEDIATELY LAID BACK AND STABILIZED USING APPROPRIATE TECHNIQUES WHICH MEET THE DESIGN CRITERIA DESCRIBED IN THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, WHICH MAY INCLUDE THE FOLLOWING:
 - (i) GRADE TO FINISHED SLOPES.
 - (ii) SCARIFIED.
 - (iii) TOPSOILED WITH NOT LESS THAN FOUR INCHES OF SUITABLE TOPSOIL MATERIAL.
 - (iv) SEEDS WITH PERENNIAL RYE GRASS. SEED SHALL BE APPLIED AT THE RATE OF NOT LESS THAN FIVE POUNDS PER 1,000 SQUARE FEET.
 - (v) MULCHED WITH NOT LESS THAN ONE INCH AND NOT MORE THAN THREE INCHES OF STRAW (TWO TONS PER ACRE) AND ANCHORED IN A SUITABLE MANNER.
 - (vi) TEMPORARY ON-SITE SEDIMENTATION BASINS FOR THE IMMEDIATE CONTROL OF EROSION AND SEDIMENT TRANSPORT ARE TO BE PROVIDED WHEN AND WHERE REQUIRED OR ORDERED. THE LENGTH, WIDTH AND DEPTH OF SUCH BASINS ARE TO BE DETERMINED IN THE FIELD IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
 - (vii) ALL EROSION CONTROL STRUCTURES ARE TO BE MAINTAINED IN PROPER FUNCTIONING ORDER AND ARE TO BE REPLACED OR REPAIRED AS NECESSARY.
- GENERAL.
 - (a) CONSTRUCTION EQUIPMENT SHALL NOT UNNECESSARILY CROSS LIVE STREAMS EXCEPT BY MEANS OF BRIDGES AND CULVERTS OR OTHER APPROVED METHODS.
 - (b) WHEREVER FEASIBLE, NATURAL VEGETATION SHOULD BE RETAINED AND PROTECTED.
 - (c) ONLY THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT.
 - (d) EROSION CONTROL REQUIREMENTS SHALL INCLUDE SURFACE STABILIZATION MEASURES APPLIED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN SEVEN DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. FROM NOVEMBER 1 THROUGH MARCH 31, ANY DISTURBED AREA MUST BE STABILIZED USING A HEAVY MULCH LAYER, A ROLLED EROSION CONTROL PRODUCT OR ANOTHER METHOD THAT DOES NOT REQUIRE SEED GERMINATION TO CONTROL EROSION.
 - (e) THE PERMANENT FINAL VEGETATION AND STRUCTURES SHALL BE INSTALLED AS SOON AS PRACTICAL AND AS MAY BE DIRECTED BY THE STORMWATER MANAGEMENT OFFICER OR TOWN ENGINEER.
 - (f) ALL EROSION CONTROL MEASURES EMPLOYED DURING CONSTRUCTION SHALL COMPLY WITH THE STANDARDS FOUND IN NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, LATEST EDITION.
 - (g) PHASING SHALL BE REQUIRED ON ALL SITES DISTURBED GREATER THAN FIVE ACRES, WITH THE SIZE OF EACH PHASE TO BE ESTABLISHED BY THE PLANNING BOARD OR STORMWATER MANAGEMENT OFFICER.

I HAVE READ OR AM OTHERWISE BEING DIRECTED TO A COPY OF THE TOWN OF MONROE TREE PRESERVATION ARTICLE, ARTICLE XX OF CHAPTER 57 OF THE TOWN CODE OF THE TOWN OF MONROE. I UNDERSTAND A COPY OF SUCH ARTICLE IS AVAILABLE ON THE TOWN OF MONROE'S INTERNET WEBSITE, WWW.MONROE.NY.ORG. I UNDERSTAND GENERALLY THAT THE TREE PRESERVATION ARTICLE RELATES TO MY RESPONSIBILITIES WHEN IT COMES TO TREE REMOVAL AND TREE PLANTING AND AGREE TO FOLLOW SUCH ARTICLE.

SIGNED: _____ DATE: _____

PRINT NAME: _____

PLANNING BOARD APPLICATION FOR: _____

THIS EROSION CONTROL PLAN SHALL BE USED FOR EROSION CONTROL METHODS AND LOCATIONS ONLY. DO NOT USE THIS PLAN FOR BUILDING, PAVED AREA, UTILITY LOCATIONS, ETC.

THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR THE CONSTRUCTION & MAINTENANCE OF THE MEASURES AS DETAILED ON THIS PLAN INCLUDING THE TECHNICAL SPECIFICATIONS ON THIS PLAN

REVISION	BY	DATE	DESCRIPTION
6	MM	08-26-25	REMOVAL OF ROAD WIDENING & PROPOSED WELL FOR LOT 1
5	MM	07-21-25	PER PB COMMENTS
4	MM	07-02-25	PER JUNE PB COMMENTS
3	MM	04-23-25	PER 4/10/25 MHE COMMENTS
2	MM	03-25-25	PER PB MTO & CONSULTANT COMMENTS
1	MM	01-21-25	PER 01-14-25 MHE/N&T/PB COMMENTS

THIS SHEET IS NOT VALID WITHOUT ALL OF THE SHEETS THAT COMPRISE THE SET

ARDEN CONSULTING ENGINEERS, PLLC
P.O. BOX 340 MONROE, N.Y.
T: 845-782-8114 E: MAM@ARDENCONSULTING.NET

2-LOT SUBDIVISION & TWO-FAMILY SITE PLAN & SPECIAL USE PERMIT FOR PROPOSED LOT 2
290 MOUNTAINVIEW DRIVE ROAD
TOWN OF MONROE, COUNTY OF ORANGE, NY

JOB#: 25-005
SCALE:
AS NOTED
DATE: 10-24-24
DRAWN: MM
CHECKED: MM
SHEET NO. 07 OF 12

EROSION AND SEDIMENT CONTROL PLAN

- LEGEND:
- 770 EXISTING MAJOR CONTOUR
 - 772 EXISTING MINOR CONTOUR
 - EXISTING EDGE OF PAVEMENT
 - EXISTING PROPERTY LINE
 - EXISTING ADJACENT PROPERTY LINE
 - EXISTING BUILDING
 - EXISTING WALL
 - EXISTING OVERHEAD LINE
 - EXISTING CHAIN LINK FENCE
 - EXISTING SWALE
 - EXISTING SEWER LINE
 - EXISTING TREE
 - EXISTING CATCH BASIN
 - EXISTING SEWER MANHOLE
 - EXISTING UTILITY POLE
 - EXISTING WELL
 - EXISTING TOWN LINE
 - 100 YEAR FLOOD ZONE BOUNDARY
 - WETLAND ADJACENT LINE
 - WETLAND AREA
 - 30%+ SLOPE AREA
 - PROPOSED PROPERTY LINE
 - PROPOSED PAVEMENT
 - PROPOSED WALL
 - PROPOSED SIDEWALK
 - PROPOSED 6" DIP SEWER LATERAL
 - PROPOSED SWALE
 - PROPOSED SEWER CLEANOUT
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - PROPOSED DRAINAGE PIPE
 - PROPOSED FLARED END SECTION
 - PROPOSED CATCHBASIN
 - PROPOSED STABILIZED CONSTRUCTION ENTRANCE
 - PROPOSED HANDRAIL
 - PROPOSED SPLIT RAIL FENCE
 - PROPOSED LIMIT OF DISTURBANCE
 - PROPOSED SILT FENCE
 - PROPOSED SOIL STOCKPILE

BEST MANAGEMENT PRACTICES FOR SITE FACILITY MAINTENANCE

THE OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF ALL SITE RELATED FACILITIES, INCLUDING THE STORM WATER SEDIMENT AND DETENTION BASINS AND THE FOLLOWING MEASURES AND/OR STRUCTURES, AS APPLICABLE AND SHOWN ON THE PLANS:

- WATER QUALITY INLETS
- WATER QUALITY INLETS SHALL BE CLEANED OUT AT LEAST TWICE A YEAR TO REMOVE POLLUTANTS. REMOVED MATERIAL SHOULD BE TAKEN TO A TREATMENT PLANT OR APPROVED LANDFILL FOR DISPOSAL.
 - STORM WATER INLETS THROUGHOUT THE SITE SHALL BE INSPECTED ANNUALLY FOR ACCUMULATED SEDIMENT OR OTHER PROBLEMS AND REPAIRED AS NECESSARY.

PARKING AND ROADWAY PAVEMENTS

1. PARKING AREA AND ROADWAY PAVEMENTS SHALL BE SWEEP ON A REGULAR BASIS TO REMOVE ACCUMULATED SEDIMENT. COLLECTED SEDIMENT SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE WHICH WILL NOT ALLOW THE RE-ENTRANCE OF SILT INTO THE STORM WATER DRAINAGE SYSTEM.

VEGETATIVE STABILIZATION

- ALL VEGETATIVE PLANTING ON AREAS WHICH HAVE BEEN DISTURBED AND ARE FINISH GRADED SHALL BE INSPECTED AFTER EACH RAIN EVENT. PLANTING (OR SEEDING) SHALL BE MAINTAINED IN A VIABLE CONDITION TO STABILIZE THE SOIL AND TO PREVENT SOIL EROSION. RESTORE ALL SITE PLANTING AND/OR SEEDING WHICH HAS BEEN DAMAGED TO A VIABLE CONDITION.
- IF VEGETATIVE STABILIZATION HAS BEEN DAMAGED FROM STORM WATER EROSION, CORRECT UPSTREAM CONDITIONS WHICH CAUSED THE EROSION. CHECK DAMS MAY BE REQUIRED IN DRAINAGE WAYS, AND STONE OUTFALL APRONS MAY BE REQUIRED TO BE REPAIRED AT STORM WATER OUTLETS.

CONSTRUCTION ACTIVITY

1. CONSTRUCTION ACTIVITIES WILL OCCUR DURING WEEKDAYS COMMENCING AT 7:00 AM AND TERMINATING AT 6:00 PM

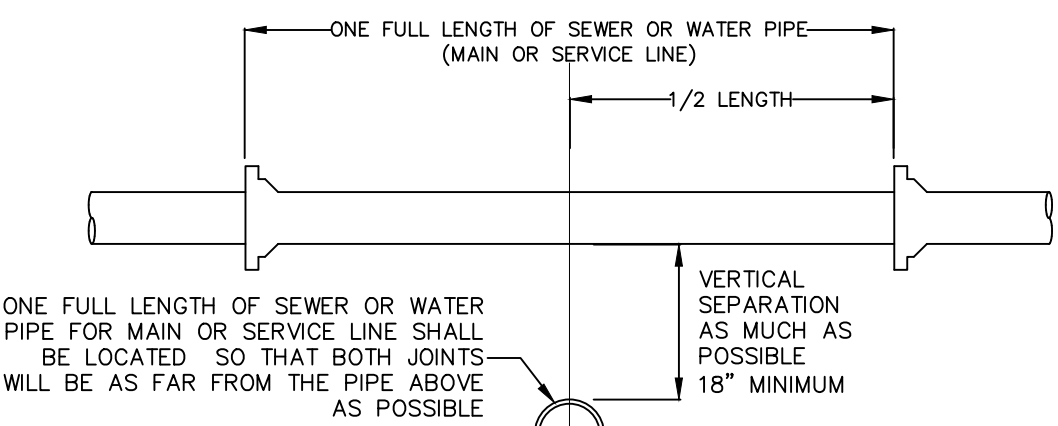
EROSION AND SILTATION CONTROL NOTES:

- GRADED AREAS - UPPER ELEVATIONS: PROVIDE TEMPORARY DRAINAGE SWALES, 1% GRADE MIN., TO DIRECT RUNOFF AWAY FROM CONSTRUCTION SITES. DISCHARGE AREAS AND ENERGY DISPERSION REQUIREMENTS TO BE ACCEPTABLE TO OWNER.
- GRADED AREAS - LOWER ELEVATIONS: PROVIDE DRAINAGE SWALES, 1% MIN. GRADES, WITH STAKED AND SECURED HAY BALES PERMANENTLY TO PREVENT DOWN STREAM AND DOWN GRADIENT SILTATION.

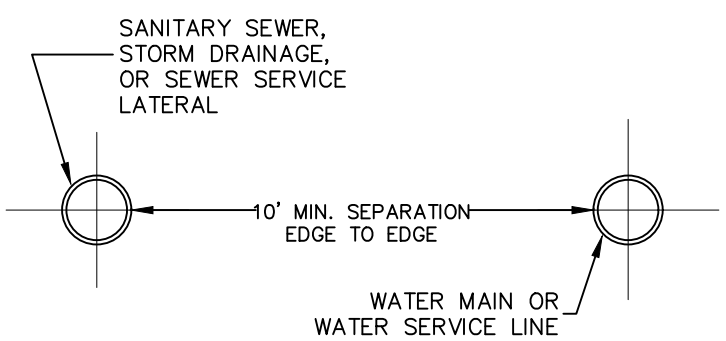
WARNING--IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2

ONLY MAPS WITH EMBOSSED SEALS ARE GENUINE COPIES OF THE ORIGINAL. MAPS NOT BEARING EMBOSSED SEALS SHOULD NOT BE RELIED UPON SINCE OTHER MAP EMBOSSED-SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS AND CHANGES.

UDIG NY MUST BE CONTACTED PRIOR TO ANY EXCAVATION OR DEMOLITION



WATER & SEWER CROSSING DETAIL



WATER & SEWER HORIZONTAL SEPARATION

SEWER & WATER SEPARATION NOTES

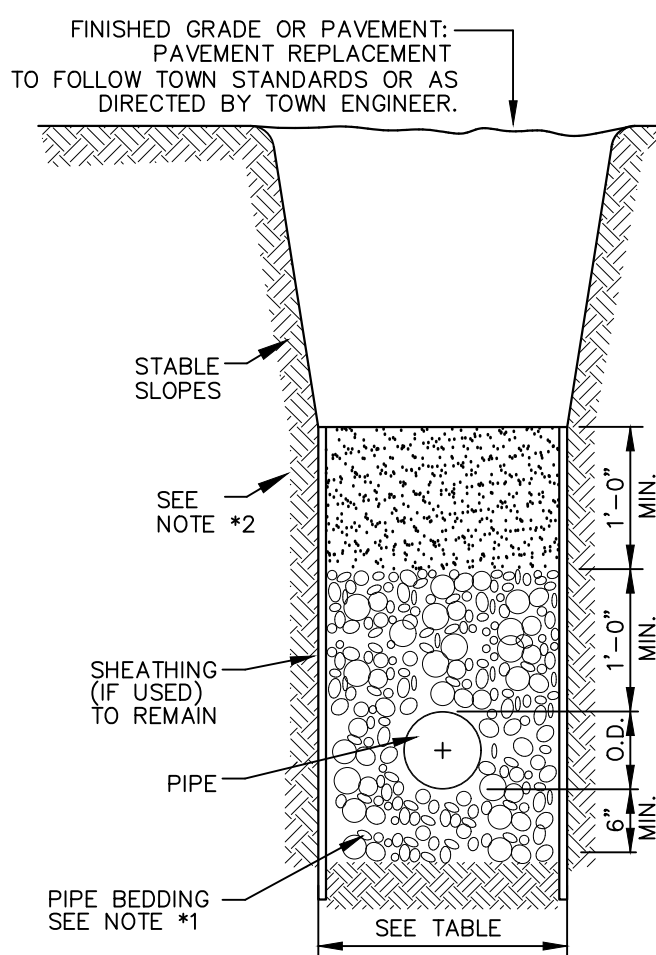
- WHEN IT IS IMPOSSIBLE TO MAINTAIN PROPER HORIZONTAL OR VERTICAL SEPARATION AS SHOWN, THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER MAIN, AND SHALL BE PRESSURE TESTED TO ASSURE WATER-TIGHTNESS PRIOR TO BACKFILLING.
- A FULL LENGTH OF BOTH PIPES CROSSING MUST BE CENTERED AT THE CROSSING.
- BEDDING MATERIAL SHALL BE INCREASED TO 12" BELOW THE LENGTH OF WATER MAIN PIPE FOR 10' ON EITHER SIDE OF THE CROSSING.
- TWO LAYERS OF CAUTION TRACER TAPE SHALL BE PLACED 18" MINIMUM ABOVE STORM SEWER MAINS.

NOTES

- SEPARATION DISTANCE BETWEEN WATER MAINS AND STORM/SEWER MAINS SHALL BE 10' HORIZONTAL AND 18" AT CROSSINGS. THESE SEPARATION DISTANCES MUST BE MAINTAINED UNLESS SPECIFICALLY SHOWN AND INDICATED OTHERWISE ON THE PLANS. THE PREFERRED CROSSING OPTION IS FOR THE WATER MAIN TO BE CONSTRUCTED ABOVE STORM/SEWER MAINS.
- SEWER MAIN INCLUDES SEWER LATERALS AND STORM DRAIN.
- WATER MAIN INCLUDES WATER SERVICE LATERALS.
- DEFLECT WATER MAIN IN AN ARC BENEATH THE SEWER/STORM LINE. DO NOT USE FITTINGS TO DEFLECT THE WATER MAIN.

WATER OVER SEWER SEPARATION NOTES

- FULL LENGTH OF BOTH PIPES CROSSING MUST BE CENTERED AT THE CROSSING SO THAT PIPE JOINTS WILL BE AS FAR FROM EACH OTHER AS POSSIBLE (10' MIN.).
- CONTRACTOR SHALL PROVIDE STRUCTURAL SUPPORT FOR EXISTING WATER MAIN OVER THE ENTIRE TRENCH WIDTH TO PREVENT DAMAGE TO THE WATER MAIN.
- WATER TIGHT JOINTS WHERE WATERLINES ARE CROSSED ABOVE OR BELOW.

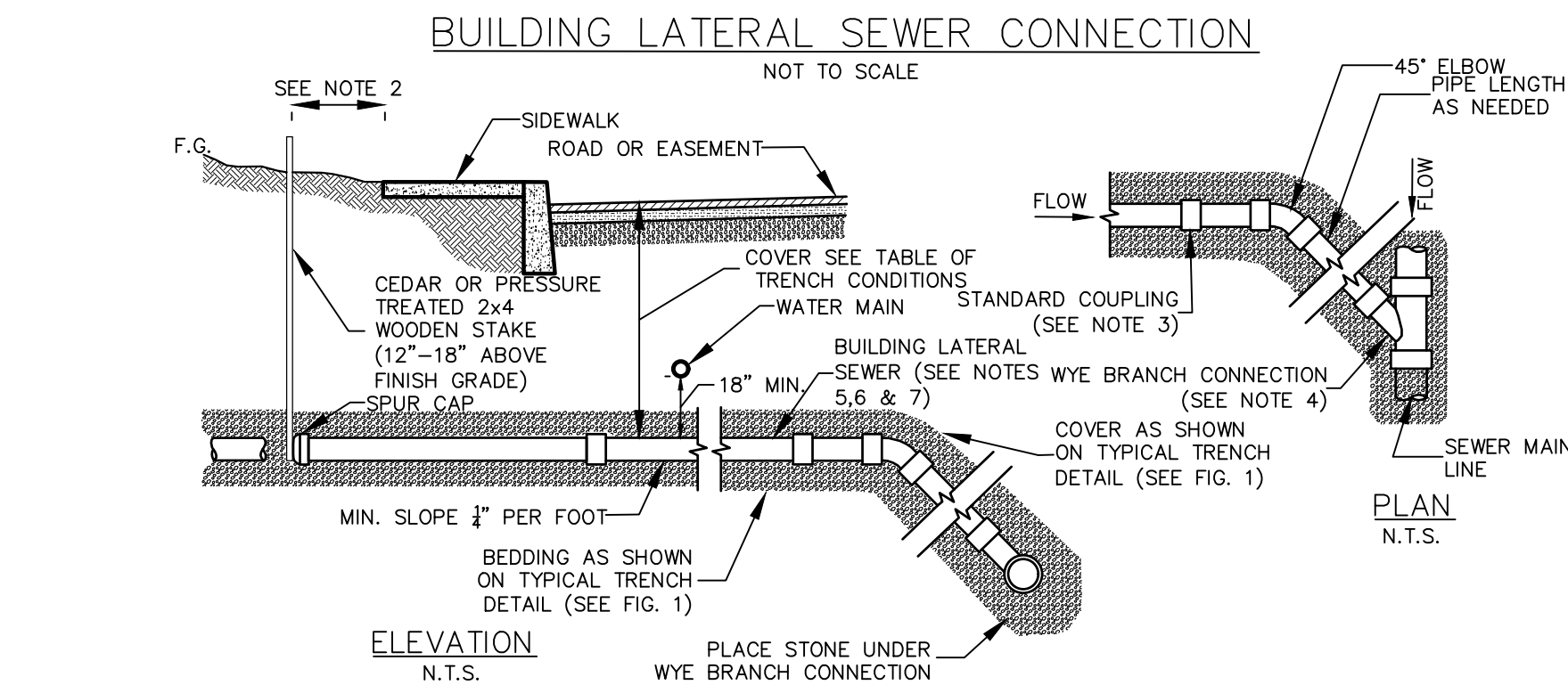


TYPICAL TRENCH DETAIL

NOT TO SCALE

TRENCH NOTES:

- PIPE BEDDING SHALL BE A CLASS 1 ASTM ASTM D2321 EMBODIMENT MATERIAL THAT SHALL BE EITHER CRUSHED STONE OR WASHED GRAVEL PASSING A 3/4 INCH SIEVE AND RETAINED ON A 3/8 INCH SIEVE. THE EMBODIMENT MATERIAL SHALL BE COMPACTED TO 90% OF THE MAXIMUM DENSITY OF THE EMBODIMENT MATERIAL AS DETERMINED BY THE STANDARD PROCTOR TEST IN ACCORDANCE WITH AASHTO DESIGNATION T-99. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A 60-NO-GO TESTING GAUGE, AS DEFINED IN THE GREEN-TITE (TRADEMARK) PVC GRAVITY SEWER PIPE INSTALLATION GUIDE AS PUBLISHED BY J-M PIPE (OR APPROVED EQUAL) FOR TESTING DEFLECTION OF MAIN LINE SEWER PIPE. MAXIMUM MAIN LINE SEWER DEFLECTION SHALL BE NO GREATER THAN 5%.
- BACKFILL FROM 12" TO 24" ABOVE THE PIPE SHALL BE FINE EARTH, FREE FROM CINDERS AND SHALL BE MECHANICALLY COMPACTED. REMAINING BACKFILL SHALL BE FREE FROM LARGE CLODS, ROCKS, AND CINDERS. BACKFILL SHALL BE NYS ITEM 304.12 WITHIN THE COUNTY RIGHT-OF-WAY AND TO "SEE THE CONTROLLED DENSITY BACKFILL DETAIL" - THIS SHEET FOR BACKFILL REQUIREMENTS UNDER COUNTY ROAD PAVEMENT.
- PLACE EMBEDMENT MATERIAL BY HAND. 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 THESE PLANS & 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 MIN. WIDTH OF O.D. + 4" 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 SURFACE LINE RUN FOR BUILDING LATERAL SEWERS.)
- 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 BY ENGINEER).



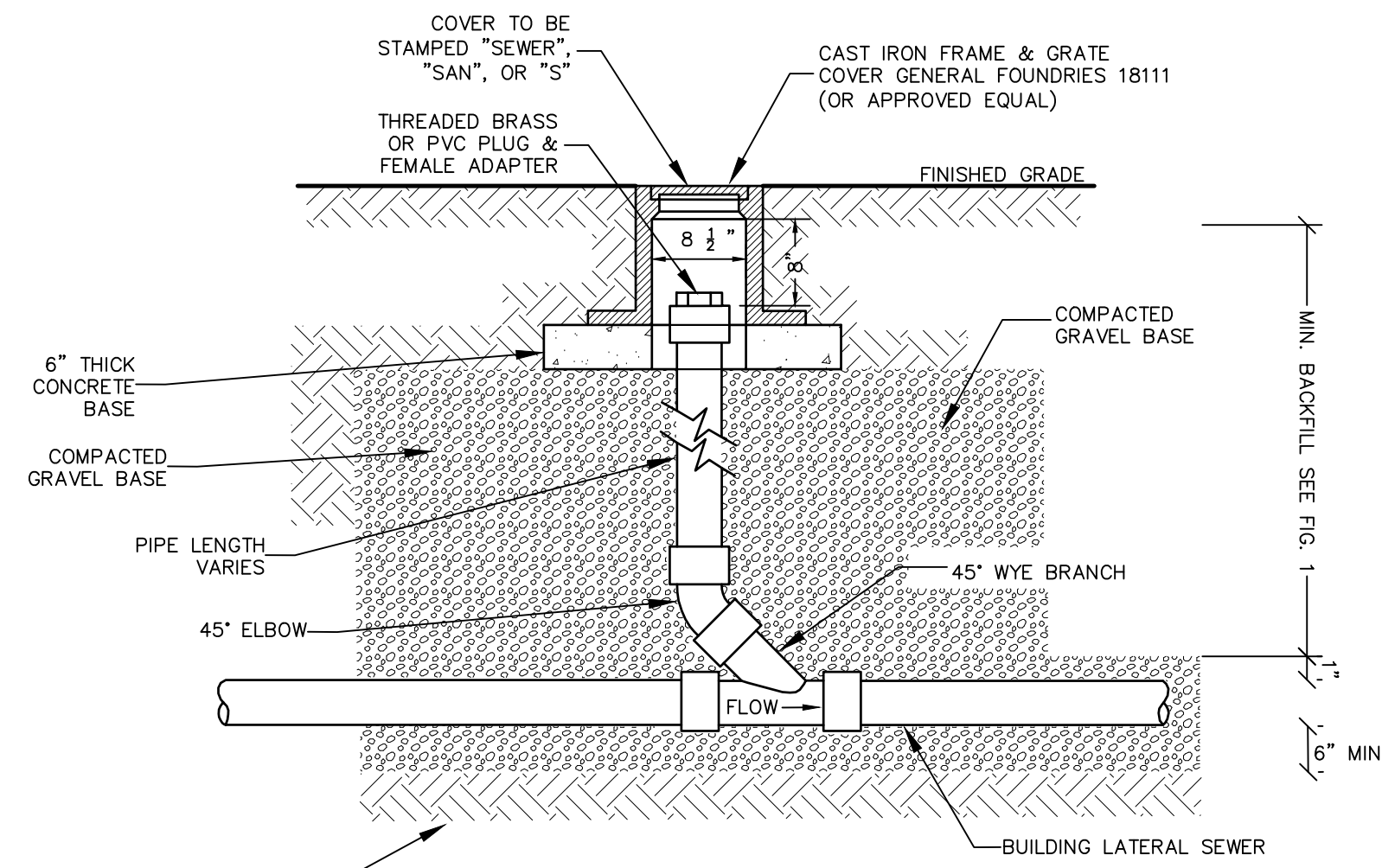
SANITARY SEWER SPECIFICATIONS (FOR BUILDING LATERAL SEWERS AND SEWER MAIN LINE):

- REQUIRED MAIN LINE SEWER (OR APPROVED EQUAL):
 - ABS-TRUSS PIPE:
 - PIPE: STAMPED ASTM D2680
 - FITTINGS: STAMPED ASTM D2680
 - JOINTS: SOLVENT WELD, ASTM D2235
 - PVC-TRUSS PIPE:
 - PIPE: STAMPED ASTM D2680
 - FITTINGS: STAMPED ASTM D2680
 - JOINTS: SOLVENT WELD, ASTM D2564 OR ELASTOMERIC (GASKET)
- PVC - SDR 26 HEAVY WALL PIPE:
 - PIPE (8" - 15" DIAMETER): STAMPED ASTM D3034. PIPE (18" AND GREATER DIAMETER): STAMPED ASTM F679.
 - FITTINGS: STAMPED ASTM D3034 OR F679.
 - JOINTS: SOLVENT WELD ASTM D2564 OR ELASTOMERIC GASKET.
- PVC - SDR 35 SOLID WALL PIPE:
 - PIPE (8"-15" DIAMETER): STAMPED ASTM D3034. PIPE (18" AND GREATER DIAMETER): STAMPED ASTM F679.
 - FITTINGS: STAMPED ASTM D3034 OR ASTM F679.
 - JOINTS: BELL AND SPIGOT WITH ELASTOMERIC GASKET ASTM D3034 OR SOLVENT WELD ASTM D2564.
- REQUIRED 4" OR 6" (AS APPROVED) BUILDING LATERAL SEWER (OR APPROVED EQUAL):
 - PVC - SDR 35 SOLID WALL PIPE:
 - PIPE: STAMPED ASTM D3034 AND SDR 35.
 - FITTINGS: STAMPED SDR 35 AND ASTM D3034.
 - JOINTS: BELL AND SPIGOT WITH ELASTOMERIC GASKET ASTM D3034 OR SOLVENT WELD ASTM D2564.
 - SDR 26 HEAVY WALL PIPE:
 - PIPE: STAMPED ASTM D3034 AND SDR 26.
 - FITTINGS: STAMPED D3034 AND SDR 26.
 - JOINTS: BELL AND SPIGOT WITH ELASTOMERIC GASKET ASTM D3034 OR SOLVENT WELD ASTM D2564.
 - SDR 23.5 ABS SOLID WALL PIPE:
 - PIPE: STAMPED ASTM D2751 AND SDR 23.5
 - FITTINGS: STAMPED SDR 23.5 ASTM D2751
 - JOINTS: SOLVENT WELD, ASTM D2235
- OTHER REQUIRED PIPE MATERIALS FOR BUILDING LATERAL SEWERS AND SEWER MAIN LINE (OR APPROVED EQUAL):
 - CAST IRON, EXTRA HEAVY, COATED, HUB & PLAIN END, ASTM C-74 WITH ELASTOMERIC COMPRESSION GASKET (ASTM C-554)
 - DUCTILE IRON PIPE: CLASS 52, CEMENT LINED AND TAR COATED INSIDE AND OUT.

SPECIAL CONDITIONS FOR SHALLOW TRENCH CONDITIONS	
COVER	PIPE
LESS THAN 4'-0"	CLASS 52 DUCTILE IRON OR CAST IRON EXTRA HEAVY OR APPROVED EQUAL.

NOTES:

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



NOTES:

- EACH BUILDING LATERAL SEWER SHALL HAVE A CLEANOUT INSTALLED APPROXIMATELY 2' DOWNSTREAM OF THE BUILDING PIPE TO BUILDING LATERAL SEWER CONNECTION. HEREFTER, CLEANOUTS SHALL BE INSTALLED ALONG THE BUILDING LATERAL SEWER APPROXIMATELY EVERY 100' (MAXIMUM). 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).
- CLEANOUT LOCATED IN A ROAD, DRIVEWAY OR PARKING AREA SHALL REQUIRE A CAMBELL FOUNDRY #4164 CAST IRON FRAME AND COVER (OR APPROVED EQUAL).

BUILDING LATERAL SEWER CLEANOUT (C.O.)

NOT TO SCALE

OCSD#1 GENERAL NOTES:

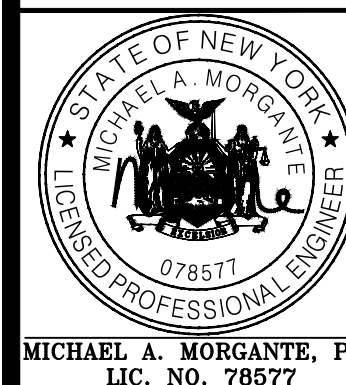
- ALL SANITARY SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT ORANGE COUNTY SEWER DISTRICT NO. 1 MAIN LINE SEWER AND BUILDING SEWER GENERAL GUIDELINES, CONSTRUCTION APPLICATION, CONSTRUCTION PERMIT PROCEDURES AND STANDARD DETAILS.
- THE MORE STRICT OF ANY REQUIREMENT, CODE, RULE, REGULATION AND LAW ESTABLISHED BY ORANGE COUNTY SEWER DISTRICT NO. 1 OR OTHER GOVERNMENTAL AGENCY, INCLUDING BUT NOT LIMITED TO THE ORANGE COUNTY DEPARTMENT OF HEALTH, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, UNITED STATES ARMY CORP OF ENGINEERS, UNITED STATES ENVIRONMENTAL PROTECTION AGENCY, UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION AND NEW YORK STATE DEPARTMENT OF LABOR FOR SANITARY SEWER SIZE, SIZE, ALIGNMENT, MATERIALS OF CONSTRUCTION AND APPURTENANCES AND METHODS FOR EXCAVATING, PIPE PLACEMENT, JOINTING, TESTING AND TRENCH BACKFILLING SHALL BE COMPLIED WITH DURING ALL PHASES OF CONSTRUCTION.
- ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS THAT ARE APPROVED BY ORANGE COUNTY SEWER DISTRICT NO. 1. ANY DEVIATION FROM THE APPROVED PLANS AND/OR SPECIFICATIONS SHALL REQUIRE REVIEW AND APPROVAL BY ORANGE COUNTY SEWER DISTRICT NO. 1. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE PROJECT ENGINEER AND ORANGE COUNTY SEWER DISTRICT NO. 1 OF ANY PLANNED DEVIATION(S) FROM THE APPROVED PLANS AND/OR SPECIFICATIONS.

TOWN OF MONROE PLANNING BOARD APPROVAL

REVISION	BY	DATE	DESCRIPTION
6	MM	08-26-25	REMOVAL OF ROAD WIDENING & PROPOSED WELL FOR LOT 1
5	MM	07-21-25	PER PB COMMENTS
4	MM	07-02-25	PER JUNE PB COMMENTS
3	MM	04-23-25	PER 4/10/25 MHE COMMENTS
2	MM	03-25-25	PER PB MTG & CONSULTANT COMMENTS
1	MM	01-21-25	PER 01-14-25 MHE/N&T/PB COMMENTS

THIS SHEET IS NOT VALID WITHOUT ALL OF THE SHEETS THAT COMPRISE THE SET

ARDEN CONSULTING ENGINEERS, PLLC
P.O. BOX 340 MONROE, N.Y.
T: 845-782-8114 E: MAM@ARDENCONSULTING.NET



2-LOT SUBDIVISION & TWO-FAMILY SITE PLAN
& SPECIAL USE PERMIT FOR PROPOSED LOT 2
290 MOUNTAINVIEW DRIVE ROAD
TOWN OF MONROE, COUNTY OF ORANGE, NY

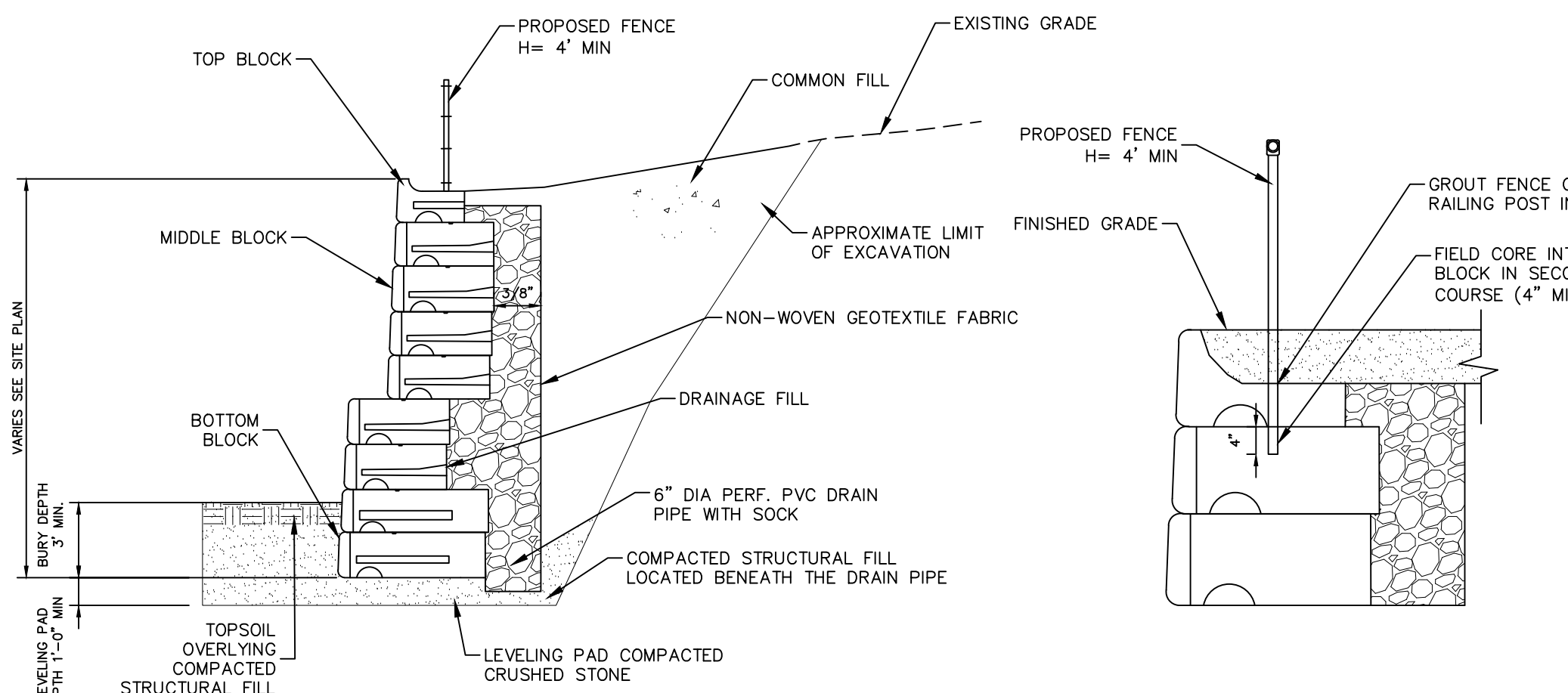
SANITARY DETAILS

JOB#: 23-005
SCALE: AS NOTED
DATE: 10-24-24
DRAWN: MM
CHECKED: MM
SHEET NO. 10 OF 12

WARNING- IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 2209.2, FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 2209.2.

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UDIG NY MUST BE CONTACTED PRIOR TO ANY EXCAVATION OR DEMOLITION

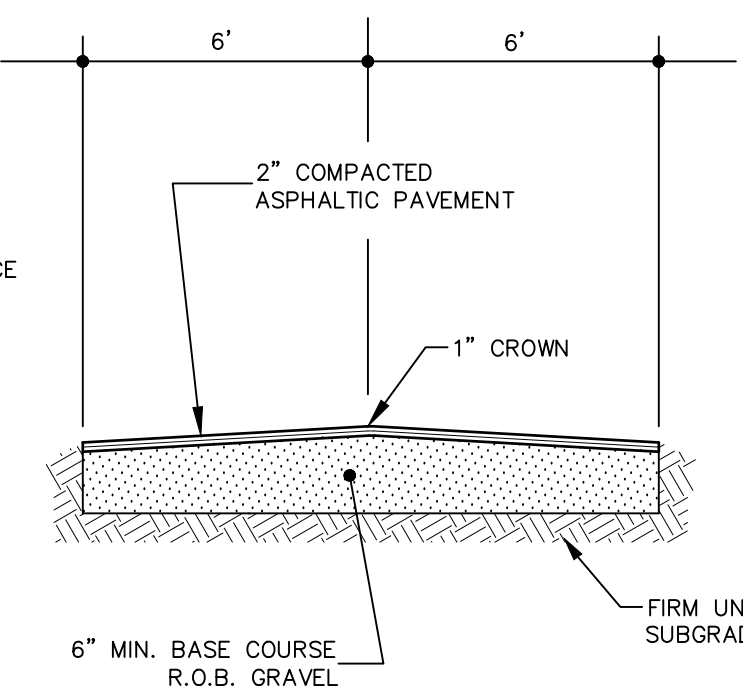


RETAINING WALL TYPICAL
CROSS SECTION
NOT TO SCALE

NOTES:

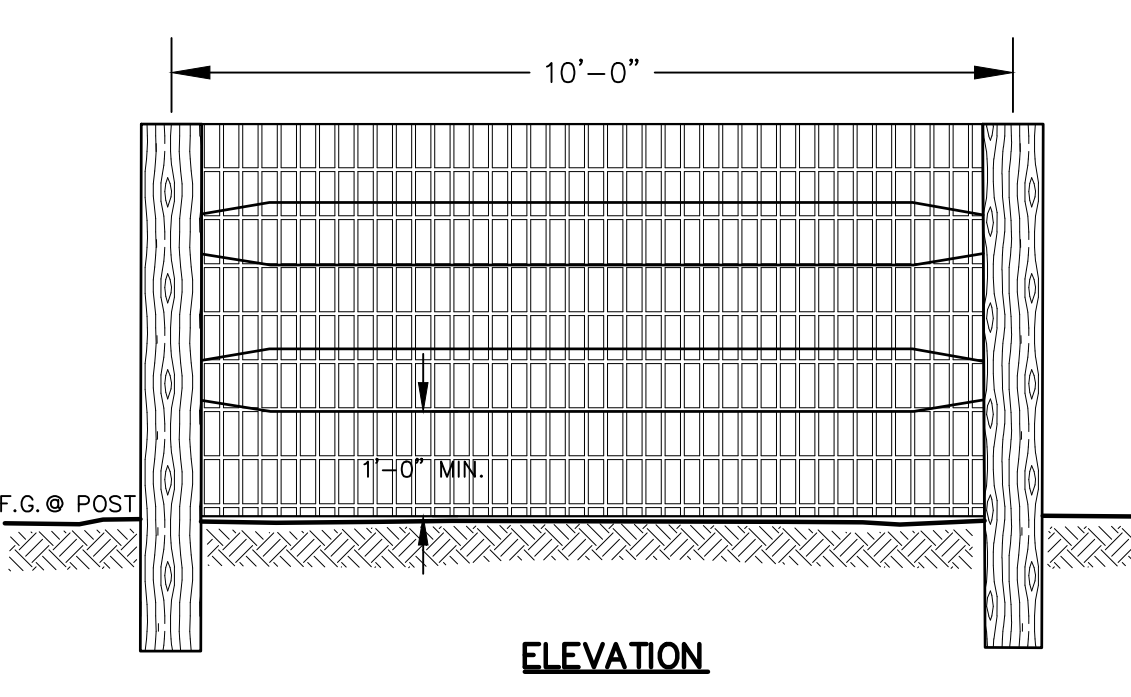
- DESIGN FOR THE RETAINING WALL SHOWN HEREON SHALL BE PREPARED BY A NYS LICENSED PROFESSIONAL ENGINEER AND SUBMITTED TO THE TOWN BUILDING INSPECTOR FOR RECORD PRIOR TO CONSTRUCTION. SUCH DESIGN DRAWINGS (OR SHOP DRAWINGS) SHALL BEAR THE STAMP AND SIGNATURE OF SUCH ENGINEER, AND SHALL BE SPECIFIC FOR 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 AFOREMENTIONED DESIGN AND DETAILS SHALL CONSIDER / IDENTIFY / INCLUDE, BUT SHALL NOT BE LIMITED TO: SLOPED 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.
- IF THE WALL OR WALLS ARE TIERED WALLS, THE DESIGN SHALL INCLUDE AN ANALYSIS OF THE MINIMUM SPACING OF WALLS TO ALLOW THE INDIVIDUAL WALLS TO ACT AS INDIVIDUAL WALLS BASED ON THE SPECIFIC SITE AND CONSTRUCTION CONDITIONS. IF THE WALLS ARE TO BE PLACED CLOSER THAN THE SAME, THE SPECIFIC DESIGN SHALL CONSIDER THE LOADS SUPERIMPOSED BY ONE WALL TO THE OTHER.
- 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.

FENCE CONNECTION DETAIL
NOT TO SCALE



DRIVEWAY PAVEMENT SECTION
NOT TO SCALE

- NOTES:
- TO BE USED FOR BALANCE OF DRIVEWAY



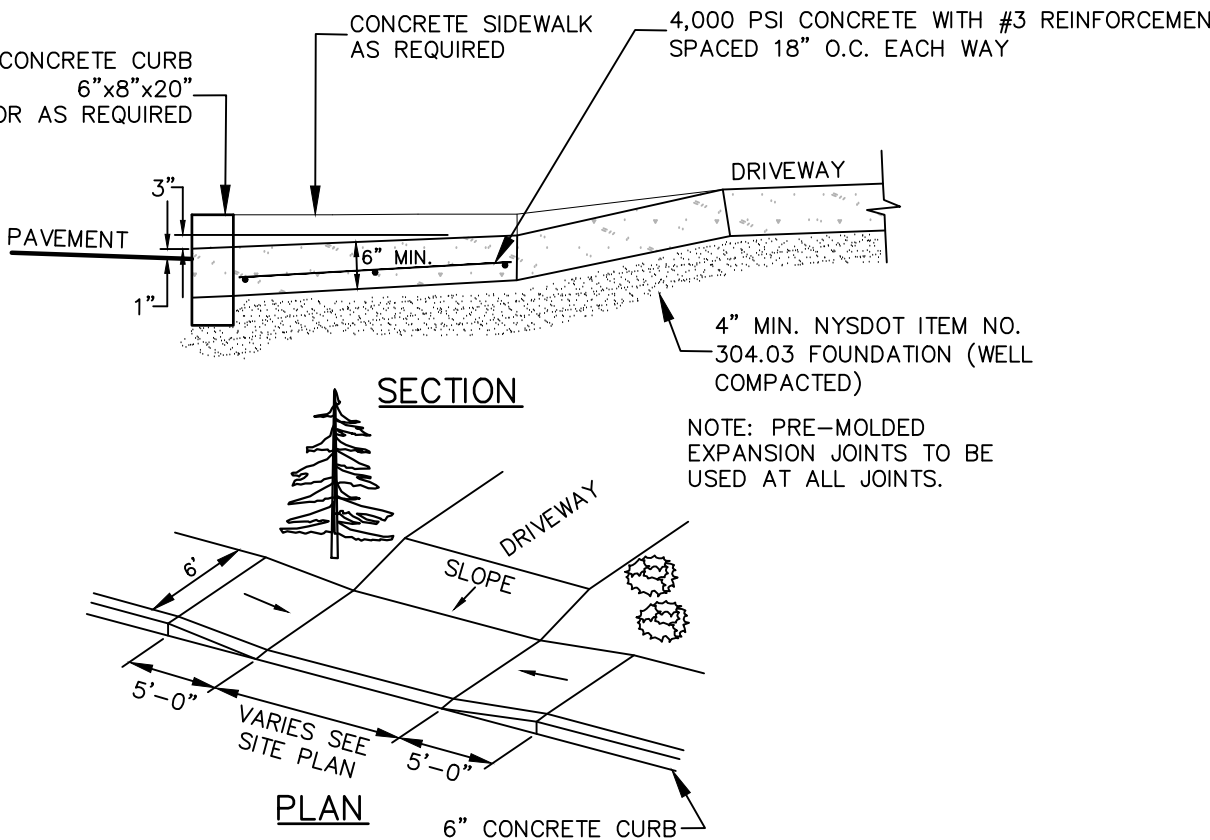
ELEVATION

SECTION

NOT TO SCALE

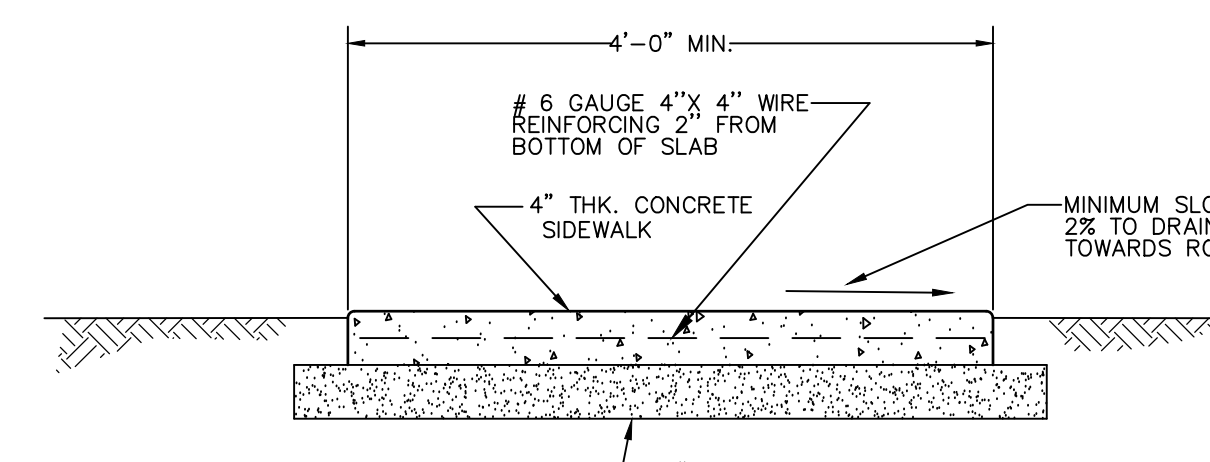
- NOTES:
- TWO POST SPLIT RAIL RUSTIC FENCE TO BE CEDAR.
 - 2"x4" X 14 GAUGE PVC BLACK VINYL COATED WELDED WIRE FENCE TO BE ATTACHED TO INTERIOR OF SPLIT RAIL FENCING.
 - FENCING TO INCLUDE 10' WIDE DOUBLE SWING GATE AROUND STORMWATER MANAGEMENT FACILITIES.
 - ALL FENCING TO BE INSTALLED WITH WELDED WIRE FENCE AROUND STORMWATER MANAGEMENT FACILITIES, ALONG RETAINING WALLS AND AROUND AREAS AS INDICATED ON PLAN.
 - FENCE TO BE INSTALLED AROUND PLAY AREAS WITH BREAK IN FENCE AS INDICATED ON PLAN.

SPLIT POST FENCE DETAIL
NOT TO SCALE



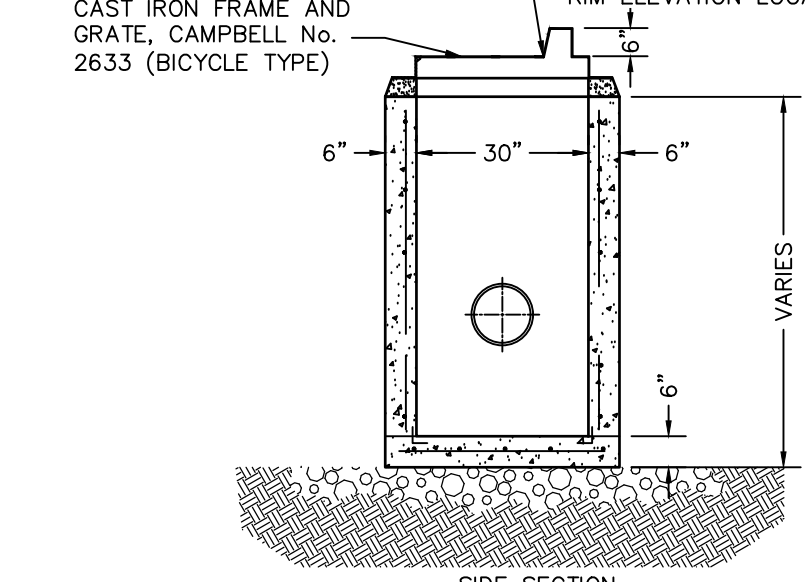
DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE

NOTE: SEE PLAN SHEET FOR ACTUAL SIDEWALK & DRIVEWAY WIDTH



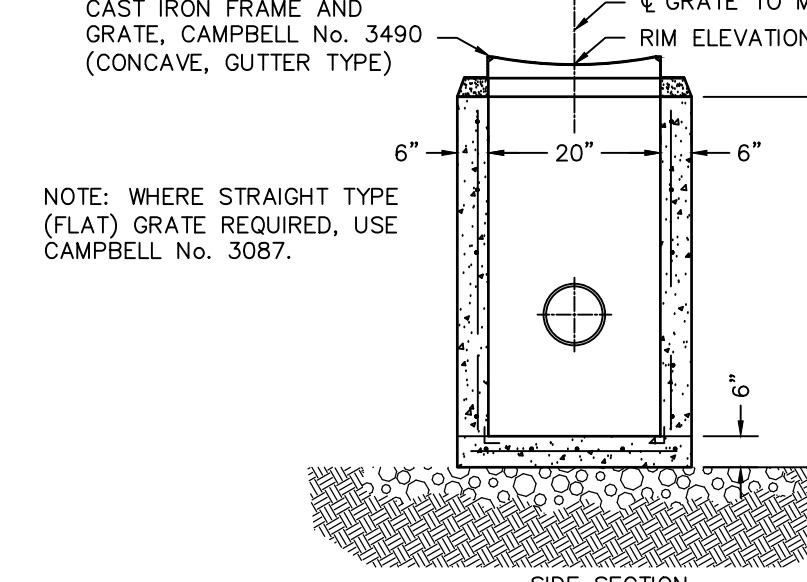
STANDARD SIDEWALK DETAIL
NOT TO SCALE

- NOTES:
- EXPANSION JOINTS OF 3/16" CELLULOSE OR SIMILAR APPROVED MATERIAL SHALL BE PLACED AT 10' INTERVALS.
 - CONTRACTION JOINTS 1" DEEP HAVING 1/4" RADIUS EDGES SHALL BE PLACED AT 5'-0" INTERVALS IN SIDEWALK.
 - EDGES SHALL HAVE 1/2" RADIUS.
 - USE 3000 PSI CONCRETE
 - BROOM FINISH TOP SURFACE.



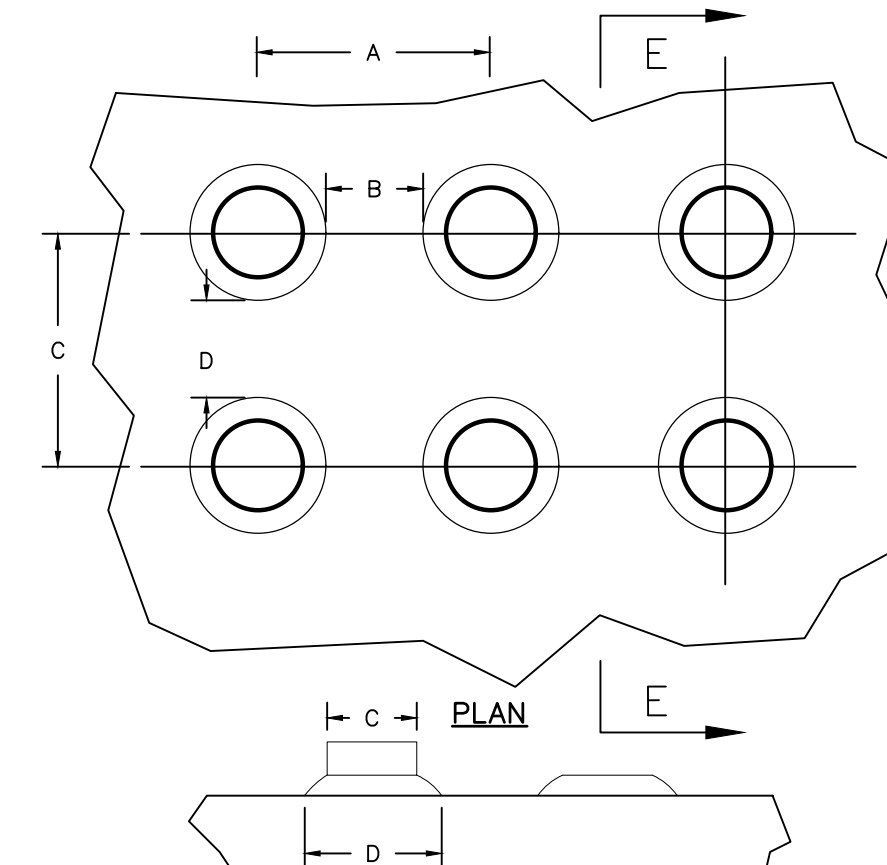
CATCH BASIN DETAIL (CURBED ROADWAYS)
NOT TO SCALE

- NOTES:
- BACKFILL AROUND CATCH BASIN TO BE N.Y.S.D.O.T. ITEM 4 ROADWAY SUBBASE MATERIAL COMPACTED IN MAX. 9" LIFTS
 - 6" CRUSHED STONE (WELL COMPACTED)
 - STABLE, UNDISTURBED SOIL



CATCH BASIN DETAIL (NON CURBED ROADWAYS)
NOT TO SCALE

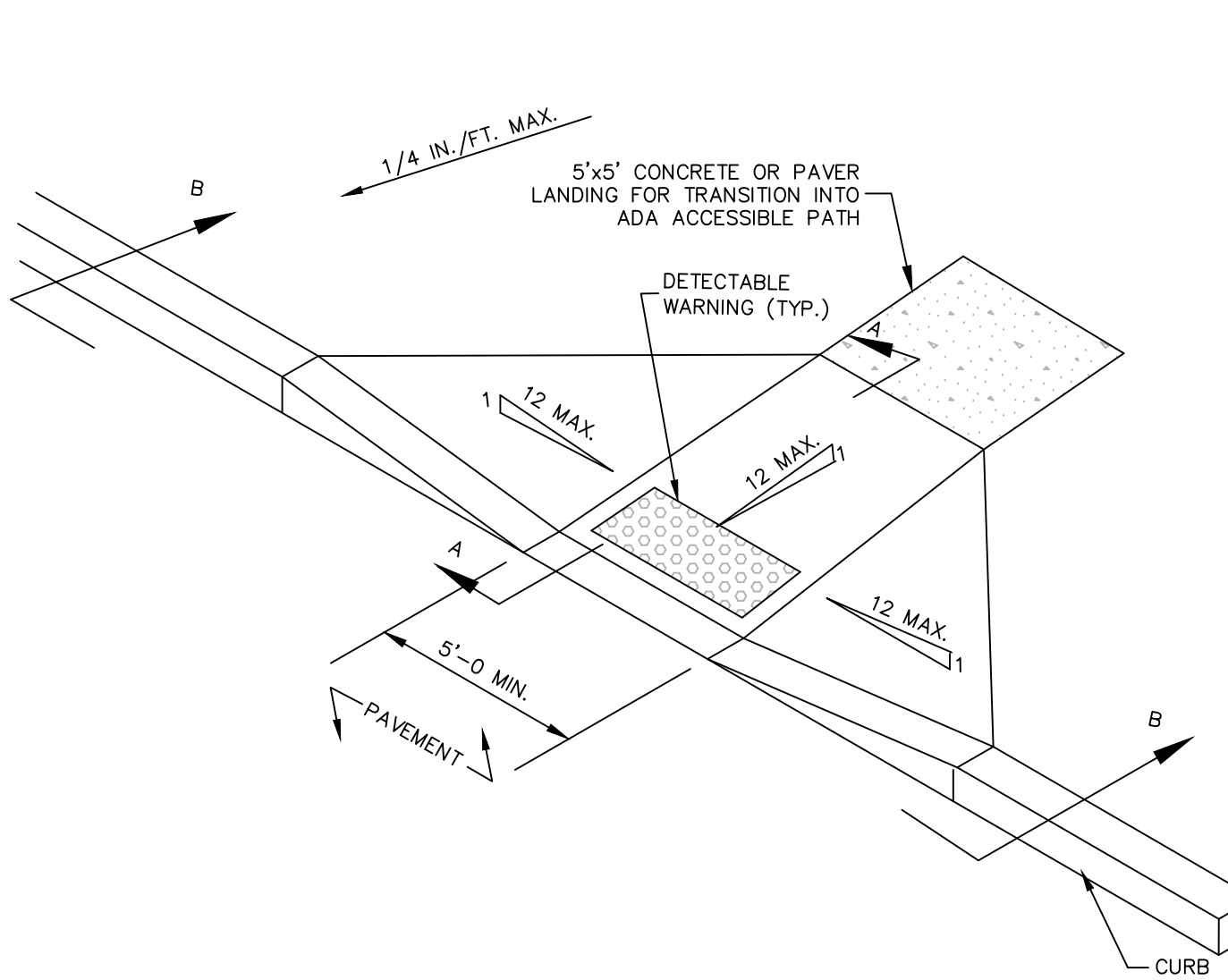
- NOTES:
- BACKFILL AROUND CATCH BASIN TO BE N.Y.S.D.O.T. ITEM 4 ROADWAY SUBBASE MATERIAL COMPACTED IN MAX. 9" LIFTS
 - 6" CRUSHED STONE (WELL COMPACTED)
 - STABLE, UNDISTURBED SOIL



DETECTABLE WARNING SURFACE (DWS)
TRUNCATED DOME DETAILS
NOT TO SCALE

- NOTES:
- TRUNCATED DOME PATTERN.
 - ROWS OF TRUNCATED DOMES ALIGNED PERPENDICULAR TO THE GRADE BREAK BETWEEN THE CURB RAMP/LANDING AND THE STREET.
 - FULL WIDTH OF CURB RAMP/LANDING CONNECTION TO THE STREET.
 - DEPTH: 24-INCH MINIMUM.
 - INSTALLED AT BACK OF CURB.
 - CONTRASTS WITH BACKGROUND (LIGHT-ON-DARK OR DARK-ON-LIGHT).

DIM.	MIN. (IN)	MAX. (IN)
A	1.6"	2.4"
B	0.65"	1.5"
C	50% - 65% OF D DIM.	
D	0.9"	1.4"



- NOTES:
- ALL CROSS-SLOPES SHALL BE 1:50 OR LESS.
 - ALL RUNNING SLOPES LEADING TO ACCESSIBLE LANDING SHALL NOT EXCEED 1:20.
 - SIDEWALK LANDINGS SHALL BE 5'x5' MIN.
 - ENTRANCE TO BUILDING SHALL HAVE A 5'x5' CLEAR AREA WHEN DOORS ARE OPEN.
 - DETECTABLE WARNING STRIP TO CONTRAST VISUALLY WITH ADJOINING SURFACES EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
 - THE CONTRACTOR IS REQUIRED TO CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) DETAILS, SPECIFICATIONS, AND STANDARDS WHICH MAY SUPERCEDE THE DETAILS SHOWN.
 - IF THE DISTANCE FROM TOP OF RAMP TO BACK EDGE OF EXISTING SIDEWALK IS 4'-0" OR GREATER, THE SLOPE ON THE SIDE FLARES MAY BE 1 ON 10.

CURB RAMP DETAIL
NOT TO SCALE

TREE CLEARING NOTE:

NO TREE REMOVAL SHALL OCCUR FROM APRIL 1 TO OCTOBER 31 TO MITIGATE POTENTIAL IMPACTS ON NORTHERN LONG EARED BAT & INDIANA BAT

DURASLOT® STANDARD 2.5" & 6" SLOT RISER
4" - 36" DIAMETER

NOTES: DIMENSION FROM GRADE TO PIPE INVERT:
H (ACTUAL SLOT HEIGHT) + PIPE DIAMETER - RECESS (9/16")

PIPE DIAM.	H	W	F	D	S	PRODUCT # (GRATED)	PRODUCT # (OPEN TOP)
4"	2.75" (70mm)	0.34" (8mm)	0.5" (13mm)	1.25" (32mm)	1.75" (44mm)	0420DS	0420DSOT
6"	3.0" (76mm)	0.5" (13mm)	0.75" (19mm)	1.75" (44mm)	2.25" (57mm)	0620DS	0620DSOT
8"	3.0" (76mm)	0.625" (16mm)	0.75" (19mm)	2.25" (57mm)	2.75" (70mm)	0820DS	0820DSOT
10"	3.0" (76mm)	0.75" (19mm)	1.75" (44mm)	2.25" (57mm)	2.75" (70mm)	1020DS	1020DSOT
12"	3.5" (89mm)	1.025" (26mm)	1.75" (44mm)	2.25" (57mm)	2.75" (70mm)	1220DS	1220DSOT

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REVISION: 1
DESCRIPTION: 1
BY: MAMODY
CHK: CHC

ADS
Advanced Drainage Systems, Inc.
4640 TRILUMIN BLVD
HILLIARD, OHIO 43026

DRAWING NUMBER: 1
DATE: 1/1/24

HEAVY TRAFFIC DURASLOT® INSTALLATION

NOTES:

- Heavy Traffic - surrounded by concrete for critical loading applications. This would include frequent high-speed, 14-20 mph (i.e. highways, loading docks, etc.). The "S" dimension is generally 6" depending on the specific conditions for the project (design layout, traffic patterns, soil properties, etc.). Expansion joints and concrete and/or asphalt pavement is to be designed by others.

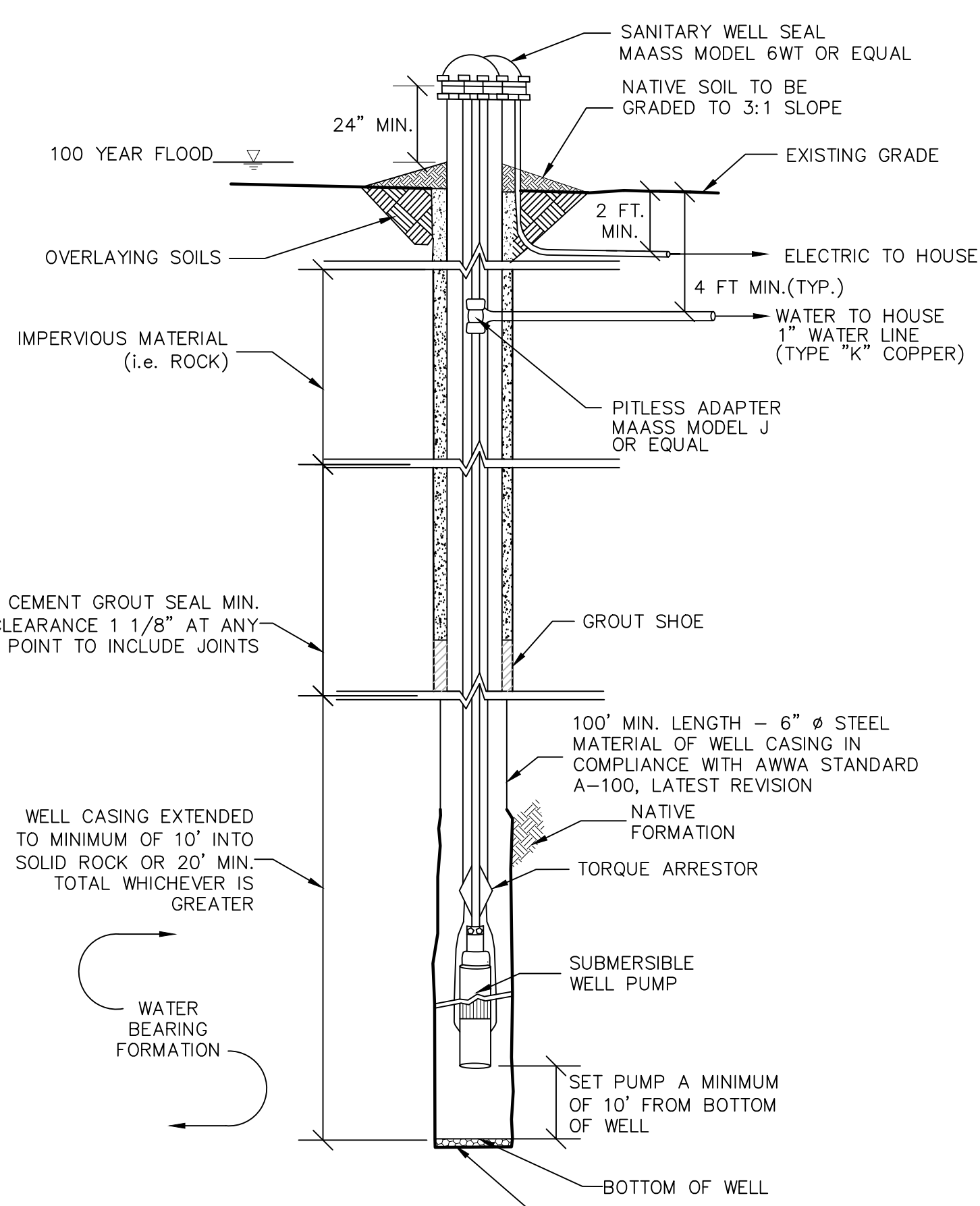
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4640 TRILUMIN BLVD
HILLIARD, OHIO 43026

DRAWING NUMBER: 1
DATE: 1/1/24



- NOTES:
- WELL TO BE INSTALLED IN ACCORDANCE WITH 10NYCRR APPENDIX 5-B & 5-D STANDARDS FOR WATER WELLS.
 - SANITARY WELL SEAL & PITLESS ADAPTER SHALL BE APPROVED BY THE WATER SYSTEMS COUNCIL.
 - GROUTING FOR THE WELL CASING SHALL EXTEND THE ENTIRE DEPTH OR A MINIMUM OF 100'.

WELL DETAIL
NO SCALE

- ADDITIONAL WELL NOTES:
- THE LISTED WATER WELL SEPARATION DISTANCES FROM CONTAMINANT SOURCES SHALL BE INCREASED BY 50% WHENEVER AQUIFER WATER ENTERS THE WATER WELL AT LESS THAN 50 FEET BELOW GRADE. IF A 50% INCREASE IN SEPARATION DISTANCES CAN NOT BE ACHIEVED, THEN THE GREATEST POSSIBLE INCREASE IN SEPARATION DISTANCE SHALL BE PROVIDED WITH SUCH ADDITIONAL MEASURES AS NEEDED TO PREVENT CONTAMINATION. SEE ALSO NOTE 1 TO TABLE 1 OF APPENDIX 5-D.

- OCSD#1 GENERAL NOTES:
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TOWN OF MONROE PLANNING BOARD APPROVAL

REVISION	BY	DATE	DESCRIPTION
6	MM	08-26-25	REMOVAL OF ROAD WIDENING & PROPOSED WELL FOR LOT 1
5	MM	07-21-25	PER PB COMMENTS
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T: 845-782-8114 E: MAM@ARDENCONSULTING.NET

2-LOT SUBDIVISION & TWO-FAMILY SITE PLAN & SPECIAL USE PERMIT FOR PROPOSED LOT 2
290 MOUNTAINVIEW DRIVE ROAD
TOWN OF MONROE, COUNTY OF ORANGE, NY

CONSTRUCTION DETAILS

REVISION: 1
DATE: 1/1/24
BY: MAMODY
CHK: CHC

ADS
Advanced Drainage Systems, Inc.
4640 TRILUMIN BLVD
HILLIARD, OHIO 43026

DRAWING NUMBER: 1
DATE: 1/1/24

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UDIG NY MUST BE CONTACTED PRIOR TO ANY EXCAVATION OR DEMOLITION

EXISTING CONDITIONS & SURVEY NOTES:

1. SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH, SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
2. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON SO NOTED.
3. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS. THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS.
4. SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.
5. THE CONTRACTOR SHALL COMPLY WITH NEW YORK STATE INDUSTRIAL CODE RULE 753 - 48 HOURS PRIOR TO DIGESTOR CALL DISSEMINATE NEW YORK 1-800-962-7062 TO HAVE PUBLIC UTILITY LOCATIONS PAINTED.
6. ONLY TITLE SURVEYS BEARING THE MAKERS EMBOSSED SEAL SHOULD BE RELIED UPON SINCE OTHER THAN EMBOSSED-SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS, AND CHANGES.
7. BOUNDARY LINES SHOWN HEREON ARE APPROXIMATE AND ARE SUBJECT TO WHATEVER STATE OF FACTS THAT AN ACCURATE BOUNDARY SURVEY MAY REVEAL.

GRADING NOTES:

1. PRIOR TO SITE DISTURBANCE, CONTRACTOR TO INSTALL EROSION & SEDIMENT CONTROL MEASURES.
2. IF ROCK IS ENCOUNTERED DURING CONSTRUCTION & REMOVAL BY BLASTING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
3. ALL BLASTING OPERATIONS WILL ADHERE TO NEW YORK STATE AND LOCAL AUTHORITY ORDINANCES GOVERNING THE USE OF EXPLOSIVES. THE STATE REGULATIONS ARE CONTAINED IN 12 NYCRR 33 AND INDUSTRIAL CODE RULE 753.
4. STRIP ALL TOPSOIL PRIOR TO COMMENCING EARTHWORK OPERATIONS. TOPSOIL MAY BE STORED AND REUSED IN LAWN AND PLANTING AREAS ONLY. TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION THAT ARE TO REMAIN GREEN.
5. BOY ALL TREES AND HOUSE ALL SHRUBS AND HEDGES BEFORE PLACING EARTH AGAINST OR NEAR THEM. ORNAMENTAL TREES, SHRUBS AND HEDGES WHICH MUST BE REMOVED DURING CONSTRUCTION SHALL BE HEALED IN AND RE-PLANTED IN AS GOOD A CONDITION AS THEY WERE BEFORE THEIR REMOVAL. ANY DAMAGED TREES, SHRUBS, AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. ALL EARTHWORK SHALL BE SMOOTHLY AND EVENLY BLENDED INTO EXISTING CONDITIONS. NO WORK, STORAGE, OR TRESPASS SHALL BE PERMITTED BEYOND THE BOUNDARIES OF ANY EASEMENT OR PROPERTY LINE.
7. REMOVE ALL VEGETATION, TREES, STUMPS, GRASSES, ORGANIC SOILS, DEBRIS AND DELETERIOUS MATERIALS WITHIN THE AREAS SLATED FOR CONSTRUCTION.
8. IF PREVIOUSLY UNKNOWN CULTURAL OR HISTORIC REMAINS OR ARTIFACTS ARE DISCOVERED IN THE COURSE OF CONSTRUCTION OF THIS PROJECT, THE PROJECT SPONSORS SHALL SUSPEND CONSTRUCTION OPERATIONS IN THE PERTINENT AREA AND SHALL NOTIFY THE PROJECT ENGINEER.

DEMOLITION NOTES:

1. REFER TO REQUIREMENTS OUTLINED IN THE EROSION & SEDIMENT CONTROL PLANS & NOTES PRIOR TO COMMENCEMENT OF WORK.
2. EXISTING STRUCTURES ARE TO BE REMOVED PRIOR TO CONSTRUCTION OF NEW IMPROVEMENTS.
3. BUILDING(S)/STRUCTURE(S) TO BE DEMOLISHED ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE DEMOLISHED AS PART OF THIS WORK. PRIOR TO DEMOLISHING ANY BUILDINGS/STRUCTURES, THE CONTRACTOR SHALL PERFORM A PRE-DEMOLITION SURVEY IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS GOVERNING THE DISPOSAL OF SOLID WASTE. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS BY THE AUTHORITY HAVING JURISDICTION.
4. CONFORM TO APPLICABLE CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL, AND HAULING, DISPOSAL AND STORAGE OF DEBRIS.
5. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
6. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
7. NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE, OR DISRUPTION. COORDINATE WITH OWNER.
8. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
9. LOCATE AND IDENTIFY ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA. DISCONNECT AND SEAL OR CAP OFF UTILITY SERVICES THAT WILL BE AFFECTED BY THIS PROJECT. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.
10. DEMOLISH AND REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
11. PROTECT EXISTING FEATURES THAT ARE NOT TO BE DEMOLISHED.
12. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES.
13. MAINTAIN EGRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS, OR SIDEWALKS WITHOUT PERMITS. COORDINATE WITH AUTHORITY HAVING JURISDICTION.
14. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION.
15. ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
16. FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
17. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH SELECTIVE DEMOLITION OPERATIONS.
18. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA.
19. USE WATER MIST, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE EXISTING CONSTRUCTION, SUCH AS CAUSING ICING, FLOODING, AND TRANSPORTING POLLUTANTS.
20. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
21. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF SELECTIVE DEMOLITION.
22. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. ALL DEBRIS RESULTING FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT A FACILITY APPROVED TO RECEIVE THE DEBRIS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. DO NOT BURN DEMOLISHED MATERIALS ON-SITE.

GENERAL CONSTRUCTION:

1. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AND UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED LAND SURVEYOR.
2. ALL PAVEMENT RESTORATION SHALL MEET AND MATCH EXISTING GRADES.
3. ALL SAWCUT LINES SHALL BE PARALLEL AND CURVILINEAR TO EXISTING OR PROPOSED CURBING AND SHALL BE A CONSTANT DISTANCE OF 18" MIN AWAY.
4. THE CONTRACTOR IS SUBJECT TO PLANNING BOARD & BUILDING DEPARTMENT REVIEW.
5. NOTIFY ENGINEER 48 HOURS PRIOR TO INITIALIZATION OF ANY WORK ON SITE.
6. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT PRIOR REVIEW FROM THE ENGINEER.
7. CONTRACTOR IS RESPONSIBLE FOR EMPLOYING AND MAINTAINING ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE TO DISSEMINATE NEW YORK 1-800-962-7062 TO HAVE PUBLIC UTILITY LOCATIONS PAINTED.
9. NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND THE SITE PROPERTY LINES OR PUBLIC RIGHT-OF-WAY.
10. ALL EXISTING LAWN AREA, CURBING, PAVING, SIDEWALKS, CULVERTS OR OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED BY TRENCHING OR EXCAVATION OPERATIONS SHALL BE REPLACED OR REPAIRED TO A CONDITION EQUAL TO EXISTING, AS DESCRIBED IN CONTRACT DOCUMENTS OR AS ORDERED BY ENGINEER (AOBE). MALDICES, SIGN POSTS, ETC. SHALL BE PROTECTED OR REMOVED AND REPLACED EXACTLY AS THEY WERE BEFORE BEING DISTURBED. REMOVE AND REPLACE AFFECTED CURBING AND SIDEWALK TO NEAREST JOINT. REMOVE PAVEMENT AND REPLACE TO SAW CUT LINE. SAW CUT IN STRAIGHT LINE TO POINT NEEDED TO BLEND GRADE. REMOVE LAWN AND REPLACE TO MINIMUM LIMIT OF EXCAVATION.
11. NO SITE PREPARATION OR CONSTRUCTION SHALL COMMENCE UNTIL ALL REQUIRED PERMITTING AND APPROVALS HAVE BEEN OBTAINED.
12. MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
 - A. THE MOST RECENT NEW YORK STATE DEPARTMENT OF TRANSPORTATION " STANDARD SPECIFICATIONS", AS SUPPLEMENTED.
 - B. CURRENT PREVAILING MUNICIPAL, COUNTY, AND/OR STATE AGENCY SPECIFICATIONS, STANDARDS, CONDITIONS, AND REQUIREMENTS.
 - C. CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
 - D. CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.

PAVING:

1. NO VEHICULAR TRAFFIC OF ANY SORT SHALL BE PERMITTED ON THE SURFACE OF SUBBASE COURSE MATERIAL ONCE IT HAS BEEN FINE GRADED, COMPACTED, AND READY FOR PAVING. SUBBASE MATERIAL SO PREPARED FOR PAVING SHALL BE PAVED WITHIN THREE DAYS OF PREPARATION.
2. SUBBASE MATERIAL AND THE VARIOUS ASPHALT CONCRETE MATERIALS CALLED FOR IN THESE DRAWINGS SHALL CONFORM WITH THE REFERENCED SECTION OF THE MOST RECENT NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS. CONSTRUCTION SHALL BE AS FURTHER SET FORTH IN THESE SPECIFICATIONS UNLESS OTHERWISE SPECIFIED IN THESE DRAWINGS.
3. PLACE ASPHALT CONCRETE MIXTURE ON PREPARED SURFACE, BLEND AND STRIKE-OFF USING A SELF-PROPELLED PAVING MACHINE WITH VIBRATING SPORED. PLACEMENT IN INACCESSIBLE AND SMALL AREAS MAY BE BY HAND.
4. PROVIDE JOINTS BETWEEN OLD AND NEW PAVEMENTS OR BETWEEN SUCCESSIVE DAYS WORK.
5. TACK COAT MEANS SPECIFIED OR CALLED OUT ON THE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATION SHALL CONFORM WITH THE FOLLOWING:
 - A. TACK COAT SHALL MEET THE MATERIAL REQUIREMENTS OF 702-90 ASPHALT EMULSION FOR TACK COAT OF THE MOST RECENT NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS. SHALL BE APPLIED IN ACCORDANCE WITH SECTION 407 - TACK COAT SHALL BE IN ACCORDANCE WITH THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
 - B. REMOVE LOOSE AND FOREIGN MATERIAL FROM ASPHALT SURFACE BEFORE PAVING NEXT COURSE. USE POWER BROOMS, BLOWERS OR HAND BROOM.
 - C. APPLY TACK COAT TO ASPHALT PAVEMENT SURFACES & SURFACES OF CURBS, GUTTERS, MANHOLES, AND OTHER STRUCTURES PROJECTING INTO OR ABUTTING PAVEMENT. DRY TO A TACKY CONSISTENCY BEFORE PAVING.
 - D. TACK COAT ENTIRE VERTICAL SURFACE OF ABUTTING EXISTING PAVEMENT.
6. AFTER COMPLETION OF PAVING AND SURFACING OPERATIONS, CLEAN SURFACES OF EXCESS OR SPILLED ASPHALT, GRAVEL OR STONE MATERIALS TO THE SATISFACTION OF THE ENGINEER.
7. ALL CURBING SHALL BE CONCRETE.

STRIPING:

1. STRIPING PAVEMENT AS INDICATED ON THE PLANS AND/OR IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
2. COLOR: DRIVE LANE DIVIDERS-WHITE OR AOE/N. NO PARKING ZONE, WARNINGS-WHITE OR AOE. PARKING DIVIDERS-WHITE OR AOE. WALKING LINES-WHITE OR AOE. HANDCAP PARKING LINES & SYMBOL-BLUE.

SITE PLAN MAP NOTES:

1. NO BUILDING PERMIT FOR A BUILDING SUBJECT TO SITE PLAN APPROVAL SHALL BE ISSUED BY THE BUILDING INSPECTOR EXCEPT UPON AUTHORIZATION OF AND IN CONFORMITY WITH THE SITE PLAN APPROVED BY THE PLANNING BOARD.
2. ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

UTILITY PLAN NOTES:

1. ALL UNDERGROUND UTILITIES ARE SHOWN IN THEIR RELATIVE POSITION AND ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY THEIR ACTUAL LOCATION IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. ANY CONDITION ENCOUNTERED IN THE FIELD DIFFERING FROM THOSE SHOWN HEREON, SHALL BE REPORTED TO THE DESIGN ENGINEER BEFORE CONSTRUCTION IS TO PROCEED.
3. SEWER MAINS IN RELATION TO WATER MAINS: WHERE POSSIBLE, SEWERS SHALL BE LAID AT LEAST 10 (TEN) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. VERTICAL SEPARATION SHALL BE MAINTAINED TO PROVIDE 18 (EIGHTEEN) INCHES BETWEEN TOP OF SEWER AND BOTTOM OF THE WATER MAIN AT UTILITY CROSSINGS. WHEN NOT POSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION, SEWER PIPE SHALL BE PRESSURE RATED AND TESTED @ 150psi; 10 (TEN) FEET ON EACH SIDE OF THE WATER MAIN BEING CROSSED.
4. ALL PROPOSED UTILITIES SHALL BE COORDINATED WITH BUILDING PLANS FOR ANY CONNECTIONS.
5. ALL STORM SEWER SHALL BE SMOOTH INTERIOR HOPE UNLESS OTHERWISE SPECIFIED.
6. ALL GRAVITY SANITARY SEWER SHALL BE SDR 35 PVC, CONFORMING TO ASTM SPECIFICATION D-3034 MINIMUM PIPE STIFFNESS (F/Y) AT 5% DEFLECTION SHALL BE 46 PSI WHEN TESTED IN ACCORDANCE WITH ASTM SPECIFICATION D-2412. ALL JOINTS AND CONNECTIONS SHALL BE MADE WATER TIGHT.
7. CONTRACTOR TO VERIFY STATUS OF ALL UTILITY SERVICES PRIOR TO INTERRUPTION.
8. EXPLORATORY EXCAVATIONS SHALL BE PERFORMED BY THE CONTRACTOR AT ALL UTILITY CONNECTION LOCATIONS AND AS NEEDED TO VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK.
9. BEFORE CONSTRUCTING LINES TO CONNECT TO EXISTING UTILITIES, VERIFY EXISTING UTILITY INVERTS AND NOTIFY THE ENGINEER IF ANY VARIATION FROM THE PLAN IS REQUIRED.
10. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES IN SERVICE FOR THE DURATION OF THE WORK.
11. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS AND ASSOCIATED CONDITIONS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING UTILITY TRENCHES AND EXCAVATIONS AND FOR THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF THE WORK.
13. ALL PROPOSED UTILITIES SHALL TERMINATE 5 FEET FROM ANY PROPOSED BUILDING FACE. CONTRACTOR TO COORDINATE WITH BUILDING PLANS FOR ANY CONNECTIONS.
14. A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER SHALL INSPECT THE SANITARY FACILITIES (WATER DISTRIBUTION, ANY WATER TREATMENT, AND SEWAGE FACILITIES) AT THE TIME OF CONSTRUCTION. PRIOR TO OCCUPANCY OF THE DWELLING(S) OR BUILDING(S), THE ENGINEER SHALL CERTIFY TO THE LOCAL CODE ENFORCEMENT OFFICER THAT THE FACILITIES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS.
16. TELEPHONE, ELECTRIC, AND GAS LINES SHALL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS SHALL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT TOP COURSE.

GENERAL NOTES:

1. UNDERGROUND FACILITIES AND STRUCTURES SHOWN HEREON WERE TAKEN FROM DATA OBTAINED FROM PREVIOUS MAPS AND RECORD DRAWINGS. ALL ABOVE GROUND STRUCTURES AND SURFACE FEATURES SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY UNLESS OTHERWISE NOTED. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN OR CERTIFIED BY THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES. THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION AND CONSTRUCTION.
2. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO THE ACTUAL UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL FIELD VERIFY EXISTING GRADES, EXISTING STRUCTURE LOCATIONS AND OTHER EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE FOR FURTHER RESOLUTION. SUCH CONDITIONS COULD RENDER THE DESIGNS HEREON INAPPROPRIATE OR INEFFECTIVE.
4. THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE FACT THAT OTHER CONTRACTORS MAY BE WORKING IN THE AREA ON OTHER CONSTRUCTION AT THE SAME TIME THAT WORK IS PERFORMED UNDER THIS CONTRACT. THE CONTRACTOR SHALL BE AWARE OF THE NATURE AND EXTENT OF THIS OTHER WORK AND SHALL SCHEDULE AND CONDUCT HIS OWN OPERATION SO THAT THERE WILL BE NO CONFLICT IN OPERATIONS.
5. SINCE THIS PROJECT INVOLVES CONSTRUCTION WITHIN AN ACTIVE ROADWAY, IT IS IMPERATIVE THAT THE CONSTRUCTION BE CARRIED FORTH IN SUCH A MANNER AS TO INSURE THAT PROPER TRAFFIC FLOW IS MAINTAINED DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE MAINTENANCE AND PROTECTION OF TRAFFIC IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND STANDARD SPECIFICATIONS.
6. THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND SHALL BE RESPONSIBLE FOR FIELD FIT FINISH AND QUALITY OF WORK AND MATERIALS USED IN THE CONSTRUCTION. NO ALLOWANCE SHALL BE MADE ON BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT AND RESTORATION OF ALL NATURAL AND MANMADE FEATURES WHETHER SHOWN ON THE PLANS OR ENCOUNTERED IN THE FIELD. IT IS THE INTENTION OF THE PLANS TO SHOW ONLY MAJOR FEATURES TO BE PROTECTED, RESTORED OR REPLACED.
8. PROTECTION AND RESTORATION OF PROPERTY SHALL BE IN ACCORDANCE WITH THE NYSOTD STANDARD SPECIFICATIONS.
9. THE CONTRACTOR SHALL FIELD VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND SHALL BE SEEDING AS SOON AS FINAL GRADES ARE ESTABLISHED ON PERMANENT SLOPES. SLOPES SHALL ALSO BE MULCHED.
10. THE CONTRACTOR SHALL CONTACT ALL THE APPROPRIATE PARTIES WITH JURISDICTION OVER THE UTILITIES ENTERING ON OR NEAR THE PROJECT AREA PRIOR TO INITIATION OF CONSTRUCTION ACTIVITIES AND PROVIDE THOSE AGENCIES 72 HOURS NOTIFICATION.
11. THE CONTRACTOR SHALL VERIFY THE LOCATION OF AND SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES. THE LOCATION OF THE SITE OF CONSTRUCTION, IN SO FAR AS THEY MAY BE ENDANGERED BY HIS OPERATIONS, THIS SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE CONTRACT DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THEIR LOCATIONS ARE NOT GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES, AND IN ANY EVENT, OTHER UTILITIES NOT SHOWN ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES, AND SHALL CONTINUALLY PROCEED WITH CAUTION TO PREVENT UNDESIRABLE INTERRUPTION TO UTILITY SERVICES.
12. IF TEMPORARY UTILITY SERVICES ARE REQUIRED, THE CONTRACTOR SHALL SEE TO IT THAT THEY ARE PROVIDED, AT NO ADDITIONAL COST TO THE OWNER, AND IT SHALL BE HIS RESPONSIBILITY TO MAINTAIN SUCH TEMPORARY FACILITIES FOR THE DURATION OF THE PROJECT AS NECESSARY.
13. ALL EXISTING PAVEMENT MARKINGS AND ALL SIGNS SHALL BE IN CONFORMANCE WITH THE MUTCD.
14. ALL SIGNING WILL BE IN ACCORDANCE WITH THE NATIONAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES WITH NYS SUPPLEMENT, MOST RECENT VERSION.
15. PRIOR TO LEAVING THE WORK SITE EACH DAY, THE CONTRACTOR SHALL REMOVE OR PROTECT ANY PART OF THE WORK SITE THAT IS CONSIDERED HAZARDOUS TO THE TRAVELING PUBLIC, BY THE MUNICIPAL ENGINEER OR POLICE DEPARTMENT.
16. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT SITES. IF CONDITIONS REQUIRE THAT ACCESS BE TEMPORARILY CLOSED, THE CONTRACTOR SHALL NOTIFY THE OWNER AT LEAST 24 HOURS IN ADVANCE. ALL ACCESS DRIVERS WILL BE OPEN FOR SAFE USE AT THE END OF EACH WORK DAY.
17. AREAS DISTURBED NOT RECEIVING PAVEMENT OR CONCRETE SHALL BE TOPSOILED, SEEDDED, AND MULCHED IN ACCORDANCE WITH SPECIFICATIONS ON ATTACHED SHEETS.
18. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.
19. ARDEN CONSULTING ENGINEERS, PLLC WILL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWING, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ARDEN CONSULTING ENGINEERS, PLLC SHOP DRAWING REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT ARDEN CONSULTING ENGINEERS, PLLC HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. ARDEN CONSULTING ENGINEERS, PLLC WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. ARDEN CONSULTING ENGINEERS, PLLC WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OF CORRELATED ITEMS NOT RECEIVED.
20. NEITHER THE PROFESSIONAL ACTIVITIES OF ARDEN CONSULTING ENGINEERS, PLLC, NOR THE PRESENCE OF ARDEN CONSULTING ENGINEERS, PLLC OR ITS EMPLOYEES, ENGINEERS AND SUB-CONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF HIS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. ARDEN CONSULTING ENGINEERS, PLLC AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. ARDEN CONSULTING ENGINEERS, PLLC SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
21. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE DESIGN ENGINEER AND MUNICIPAL BUILDING DEPARTMENT AND/OR MUNICIPAL ENGINEER FOR SUCH DEVIATIONS, CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER, ENGINEER, AND MUNICIPALITY HARMLESS FROM ALL SUCH COSTS RELATED TO SAME.
22. THESE NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.

LAYOUT:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL FIELD LAYOUT. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP AS BUILT PLANS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND THE ENGINEER AND THE CONTRACTOR SHALL PROVIDE ANY CORRECTION OR ADDITIONS TO THE SATISFACTION OF THE OWNER OR THE ENGINEER BEFORE UTILITIES WILL BE ACCEPTED.
2. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AND UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED LAND SURVEYOR.
3. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT PRIOR REVIEW BY THE ENGINEER.
4. BUILDING DIMENSIONS TO BE TAKEN FROM ARCHITECTURAL BUILDING PLANS. NOTIFY THE ENGINEER OF ANY DEVIATION FROM CONDITIONS SHOWN ON THIS PLAN.
5. ALL HORIZONTAL AND VERTICAL CONTROL DATA ON THE PROJECT SHALL BE PROVIDED BY A LICENSED SURVEYOR.

TRENCHING & INSTALLATION NOTES:

1. ALL AREAS DISTURBED DURING TRENCHING AND WORK OPERATIONS MUST BE STABILIZED WITHIN 14 DAYS.
2. ALL TRENCHING IN PAVEMENT SHOULD BE SAW-CUT PRIOR TO TRENCHING. PAVEMENT RESTORATIONS MAY REQUIRE ADDITIONAL CUTBACKS AFTER TRENCHING OPERATIONS HAVE BEEN COMPLETED.
3. ALL PAVED AREAS MUST BE RESTORED WITH A MINIMUM OF 4" TEMPORARY PAVING AT THE CLOSE OF EACH DAY'S WORK OPERATIONS.
4. PERMANENT PAVING MUST BE COMPLETED AT AMBIENT TEMPERATURES OF 40 DEGREES AND RISING. ANY PAVING OPERATIONS COMPLETED BELOW 40 DEGREES SHALL BE CONSIDERED TEMPORARY.
5. ALL SIGNS REMOVED FOR CONSTRUCTION MUST BE RESET USING TYPE A POSTS.

ROCK REMOVAL NOTES (IF REQUIRED):

1. ALL RECOMMENDED SAFETY REQUIREMENTS AND STANDARDS REFERENCED AND ANY LOCAL RESTRICTIONS SHALL BE APPLIED AS REQUIRED FOR SAFETY, SECURITY, AND SPECIFICALLY RELATED DETAILS FOR BLASTING PROCEDURES, AT ALL TIMES. FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES WILL BE FOLLOWED CONCERNING THE TRANSPORTATION AND STORAGE OF EXPLOSIVES.
2. A MINIMUM OF FOUR (4) WEEKS PRIOR TO COMMENCEMENT OF THE INITIAL BLASTING OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES AS APPROPRIATE: POLICE AGENCIES, GAS AND ELECTRIC SERVICE COMPANIES, TELEPHONE AND CABLE OPERATING COMPANIES, TOWN WATER AND SEWER DEPARTMENTS, NYSOTD, AND LOCAL FIRE, RESCUE, AND AMBULANCE SERVICES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE RESULTING FROM THE USE OF EXPLOSIVES. EXPLOSIVES SHALL BE STORED IN A SECURE MANNER IN COMPLIANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES.
4. THE CONTRACTOR SHALL NOTIFY EACH PROPERTY AND UTILITY OWNER HAVING A BUILDING, STRUCTURE, OR OTHER INSTALLATION ABOVE OR BELOW GROUND IN PROXIMITY TO THE SITE OF THE WORK OF HIS INTENTION TO USE EXPLOSIVES. NOTICE SHALL BE GIVEN SUFFICIENTLY IN ADVANCE TO ENABLE THE OWNERS TO TAKE STEPS TO PROTECT THEIR PROPERTY. NOTICE SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR DAMAGE RESULTING FROM HIS BLASTING OPERATIONS.
5. THE CONTRACTOR SHALL SCHEDULE AND CONDUCT PRE-BLAST SURVEYS WITH PROPERTY OWNERS LOCATED IN THE AREA POTENTIALLY AFFECTED BY AIRBLAST OVERPRESSURE AND GROUND VIBRATION OR AS REQUIRED.
6. THE CONTRACTOR SHALL IMPLEMENT ENGINEERING MEASURES IN ORDER TO MINIMIZE THE POTENTIAL IMPACTS OF DUST, NOISE AND GROUND VIBRATION. BLAST VIBRATION CONTROL WILL BE ACHIEVED BY LIMITING THE CHARGE PER DELAY SO THAT THE PEAK PARTICLE VELOCITY REMAINS BELOW THE SPECIFIED LEVELS.
7. AN APPROPRIATELY QUALIFIED, LICENSED BLASTING SPECIALIST, WITH EXPERIENCE SHALL BE ON-SITE AND SUPERVISE BLASTING OPERATIONS. AT ALL TIMES, THE BLASTING AREA SHALL BE RESTRICTED TO BLASTING OPERATIONS AND AUTHORIZED PERSONNEL ONLY.
8. PROTECTIVE MEASURES INCLUDING INSTALLATION OF SIGNAGE, NOTIFICATION OF NEARBY RESIDENTS, TRAFFIC CONTROL AS NECESSARY ALONG NEARBY ROADS, AUDIBLE PRE-BLAST WARNINGS, AND USE OF BLAST MATS SHALL BE IMPLEMENTED.
9. DELIVERY AND TRANSPORT OF EXPLOSIVES FROM THE POWDER MAGAZINES TO THE BLAST AREA WILL BE BY VEHICLES SPECIFICALLY DESIGNED FOR THIS USE BY THE CRITERIA OUTLINED IN THE SAFETY REQUIREMENTS. ONLY AUTHORIZED PERSONS WILL TRANSPORT AND HANDLE THE EXPLOSIVES AS DESIGNATED BY THE ISSUING AUTHORITY OF THOSE LICENSES FOR THIS PURPOSE.
10. MONITORING OF PEAK PARTICLE VELOCITY (INCHES/SECOND) AND PEAK AIRBLAST OVERPRESSURE (PSI) SHALL BE PERFORMED DURING ALL BLASTS.

SPECIAL NOTES:

1. MAINTENANCE AND PROTECTION OF TRAFFIC IS THE RESPONSIBILITY OF THE PERMITEE. ANY SUBCONTRACTORS WORKING FOR THE PERMITEE MUST HAVE A COPY OF THE HIGHWAY WORK PERMIT ON THE SITE AND MUST BE FAMILIAR WITH THE TRAFFIC CONTROL REQUIREMENTS. IT IS STRONGLY ADVISED THAT A "TAGALGATE" SAFETY MEETING WITH EACH WORK CREW BE INITIATED BEFORE THE START OF WORK.
2. TRAFFIC CONTROL SCHEMES MUST BE IN PLACE, AND MAINTAINED, THROUGHOUT THE DURATION OF WORK.
3. ALL MAINTENANCE AND PROTECTION OF TRAFFIC TO BE IN ACCORDANCE WITH THE NATIONAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND THE NYS SUPPLEMENT.
4. ANYONE WORKING WITHIN THE HIGHWAY RIGHT-OF-WAY SHALL WEAR HIGH-VISIBILITY APPAREL MEETING THE ANSI 107-2004 CLASS II STANDARDS AND A HAND SIGNAL. WORK CREW BE INITIATED BEFORE THE START OF WORK.
5. AT THE START OF WORK ON THE PROJECT, ALL WORK ZONE TRAFFIC CONTROL DEVICES SHALL APPEAR IN "ACCEPTABLE" CONDITION. THESE DEVICES SHALL NOT BE ALLOWED TO FALL BELOW THE "MARGINAL" CONDITION AT ANY TIME DURING THE LIFE OF THE PROJECT. FADED AND DETERIORATED PANELS AND NON-STANDARD LEGENDS ARE NOT ACCEPTABLE.
6. FLAGGER SIGNS ARE TO BE USED ONLY WHEN A FLAGGER IS ACTUALLY PRESENT AND VISIBLE TO THE MOTORIST. THEY SHALL BE COVERED OR REMOVED AT ALL OTHER TIMES. STOP/SLOW PADDLES ARE REQUIRED.
7. NO LOW-MOUNTED SIGNS SHALL BE PERMITTED, EXCEPT FOR FLEXIBLE PANELS MEETING THE CURRENT SPECIFICATION REQUIREMENTS.

WINTER WORK:

SNOW PLOWING REQUIREMENTS:

1. DUE TO POSSIBLE SNOW FALL AND HENCE SNOW PLOWING OPERATIONS, ANY STEEL PLATES USED TO COVER AN EXCAVATION SHALL BE:
 - A. RECESSED INTO THE PAVEMENT AND PINNED.
 - B. OR
 - C. PINNED WITH ASPHALT RAMPS PLACED ALONG ALL EDGES. RAMPS SHALL BE SLOPED AT 1 INCH RISE PER 6 FEET RUN MAXIMUM. "RAISE PLOW" SIGNS SUPPLEMENTED WITH TYPE A FLASHING LIGHTS MUST BE ERECTED AN APPROPRIATE DISTANCE BEFORE THE EXCAVATION; SIGNS AND LIGHTS MUST MEET NYSOTD MUTCD SPECIFICATIONS.

WINTER TIME EARTHWORK REQUIREMENTS:

1. ALL PERMIT WORK UNDER CONSTRUCTION BETWEEN THE DATES OF NOVEMBER 1 THROUGH MAY 1 SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - A. GRANULAR OR OTHER FROST SUSCEPTIBLE MATERIAL SHALL NOT BE PLACED WHEN THE TEMPERATURE IS BELOW 32 DEGREES FAHRENHEIT.
 - B. FROZEN MATERIAL SHALL NOT BE INCORPORATED INTO EMBANKMENTS OR BACKFILLS.
 - C. MATERIAL SHALL NOT BE PLACED ON FROZEN GROUND.
 - D. THE MATERIAL SHALL BE COMPACTED IN ACCORDANCE WITH HIGHWAY DESIGN MANUAL CHAPTER 13 APPENDIX 13C REQUIREMENTS FOR NEW AND EXISTING CONSTRUCTION OF UNDERGROUND UTILITY INSTALLATIONS WITHIN THE STATE HIGHWAY RIGHT-OF-WAY, LATEST REVISION, AND/OR 004-015 (ENGINEERING INSTRUCTION).
 - E. ANY SPECIAL CONDITIONS AND RESTRICTIONS AS MAY BE IMPOSED BY THE DESIGN ENGINEER OR THE MUNICIPAL ENGINEER.

WARNING- IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2.

ONLY MAPS WITH EMBOSSED SEALS ARE GENUINE COPIES OF THE ORIGINAL WORK. MAPS NOT BEARING EMBOSSED SEALS SHOULD NOT BE RELIED UPON SINCE OTHER THAN EMBOSSED-SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS AND CHANGES.

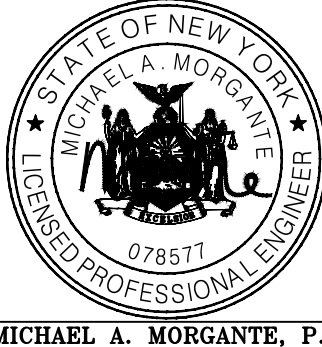
UDG NY MUST BE CONTACTED PRIOR TO ANY EXCAVATION OR DEMOLITION

TOWN OF MONROE PLANNING BOARD APPROVAL

REVISION	BY	DATE	DESCRIPTION
6	MM	08-26-25	REMOVAL OF ROAD WIDENING & PROPOSED WELL FOR LOT 1
5	MM	07-21-25	PER PB COMMENTS
4	MM	07-02-25	PER JUNE PB COMMENTS
3	MM	04-23-25	PER 4/10/25 MHE COMMENTS
2	MM	03-25-25	PER PB MTG & CONSULTANT COMMENTS
1	MM	01-21-25	PER 01-14-25 MHE/N&T/PB COMMENTS

THIS SHEET IS NOT VALID WITHOUT ALL OF THE SHEETS THAT COMPRISE THE SET

ARDEN CONSULTING ENGINEERS, PLLC
P.O. BOX 340 MONROE, N.Y.
T: 845-782-8114 E: MAM@ARDENCONSULTING.NET



MICHAEL A. MORGANTE, P.E.
LIC. NO. 78557

2-LOT SUBDIVISION & TWO-FAMILY SITE PLAN
& SPECIAL USE PERMIT FOR PROPOSED LOT 2
290 MOUNTAINVIEW DRIVE ROAD
TOWN OF MONROE, COUNTY OF ORANGE, NY

JOB#:
24-05
SCALE:
AS NOTED
DATE:
08-24
DRAWN:
MM
CHECKED:
MM

CONSTRUCTION SPECIFICATIONS

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Page 65 of 67

August 28, 2025

Project narrative

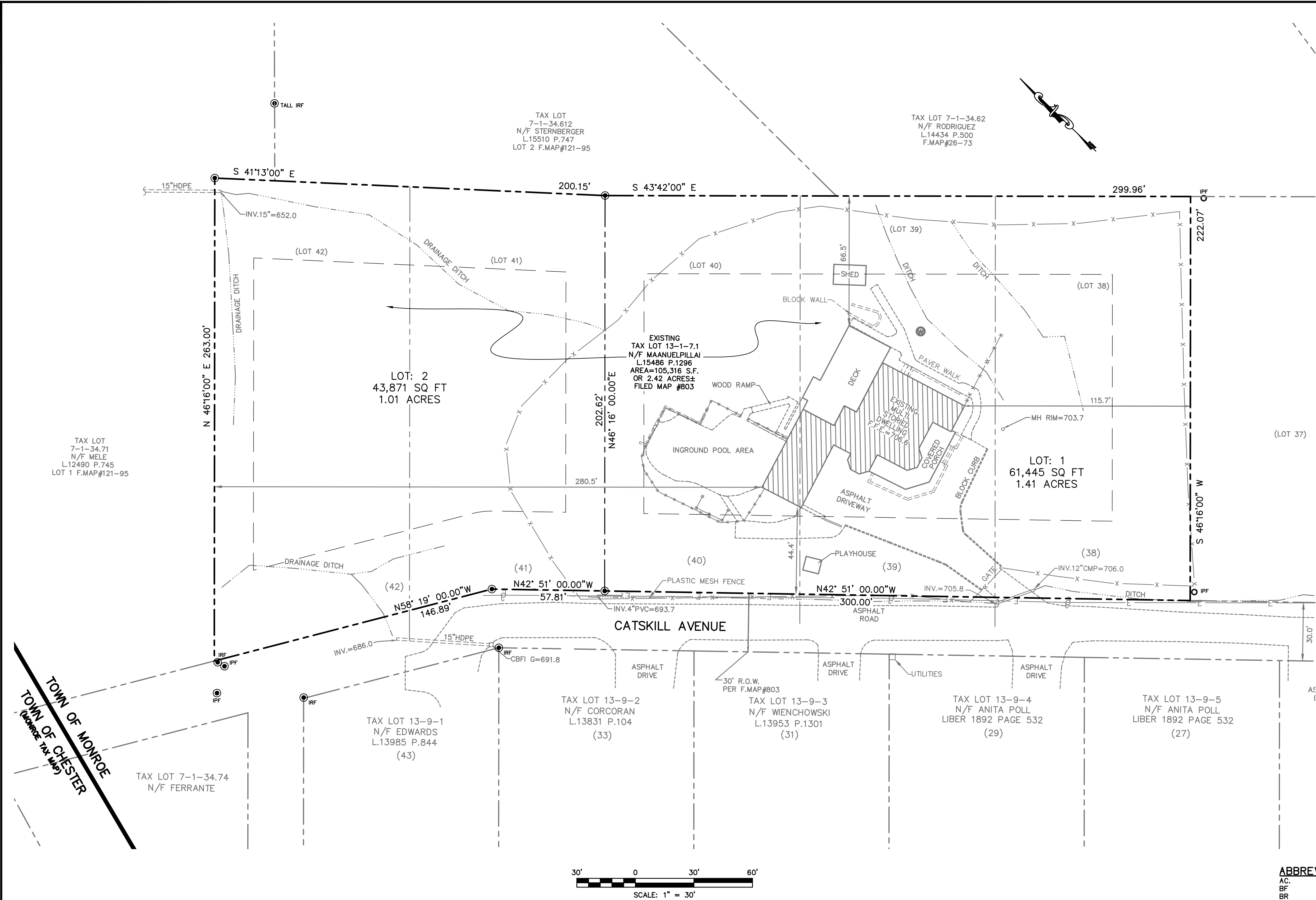
Re: 290 Mountainview Drive site plan amendment

The applicant initially requested to widen the street front of the property as part of the site plan. This was included in the plans and resolutions of conditional approval as a condition requiring the applicant to obtain a permit from the Town Highway Department and post security for completion in an amount satisfactory to the Town.

Due to the significant increase in construction costs associated with upgrading the drainage structures and culverts required for the widening, the applicant would like to withdraw the widening request. Instead, leaving the curb and drainage in their current location.

See final site plan attached.

Thank you.



TOWN OF MONROE
TOWN OF CHESTER
(Monroe, NY 14645)

SUBDIVISION NOTES

SUBJECT TO A COMPLETE AND UP TO DATE ABSTRACT OF TITLE.

OFFSETS SHOWN ARE CORRECT BUT SHOULD NOT BE USED AS A BASIS FOR THE ERECTION OF FENCES OR OTHER STRUCTURES.

SUBJECT TO UNDERGROUND UTILITIES NOT VISIBLE AND EASEMENTS UNDISCLOSED TO MJS ENGINEERING, PC AT THE TIME OF THE FIELD SURVEY.

CERTIFICATIONS HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE DELAWARE-HUDSON LAND SURVEYORS ASSOCIATION. CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY IS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS.

ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID, TRUE COPIES.

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

TREE CLEARING NOTES:

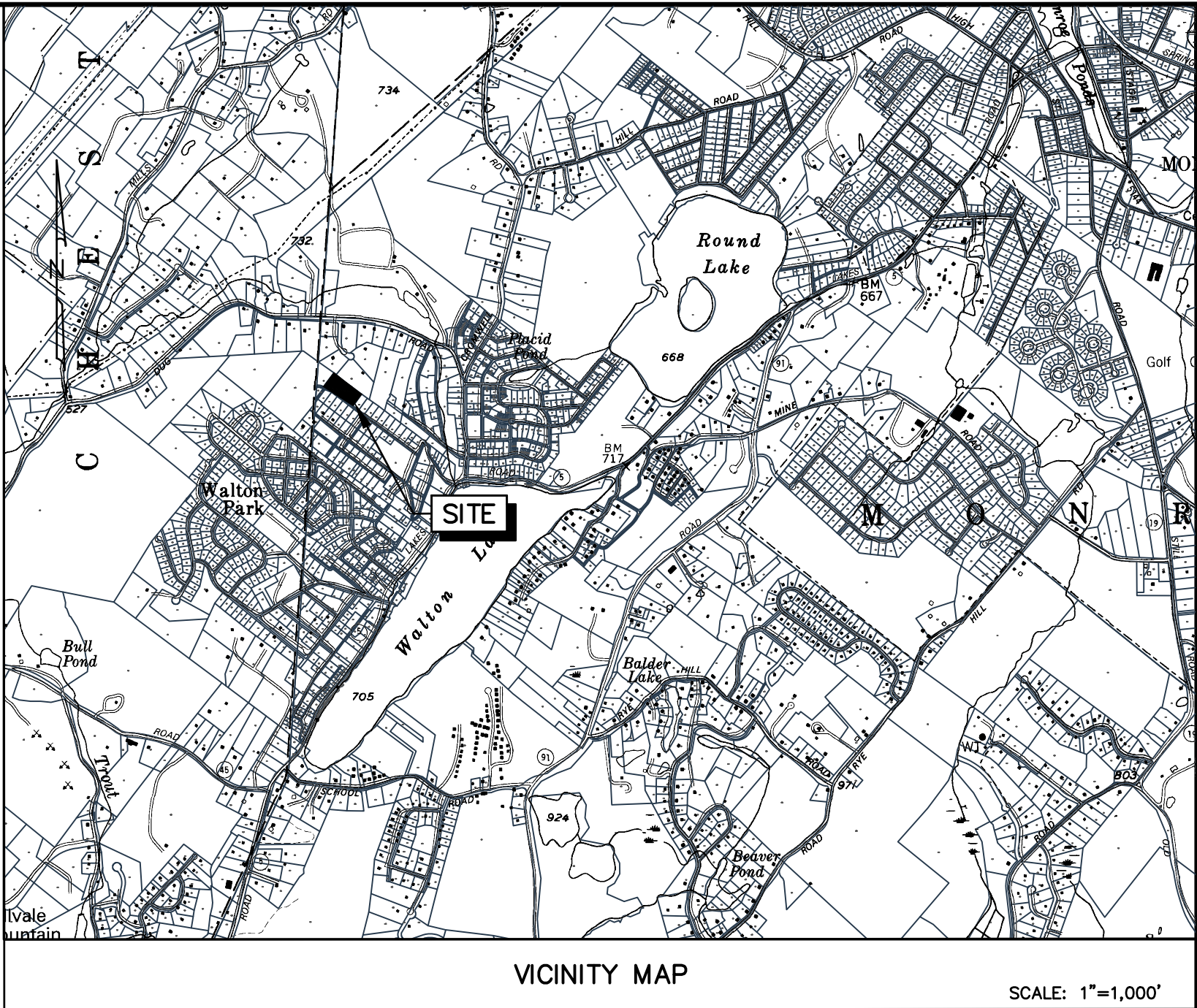
TREE CUTTING RESTRICTION FROM NOVEMBER 1 AND MARCH 31 OF ANY GIVEN YEAR TO PROTECT THE NOTHERN-LONG-EARED BAT AND ALL NEW GROUND DISTURBANCE IS ALSO RESTRICTED TO THIS TIME PERIOD TO PROTECT THE INDIANA BAT.

NO CUTTING OF ANY TREES MAY OCCUR WITHIN THE 1/4 MILE BUFFER AROUND A HIBERNATION SITE. NO ACTIVITIES THAT MAY RESULT IN DISTURBANCE TO A HIBERNATION SITE INCLUDING, BUT NOT LIMITED TO, ACTIONS THAT WOULD ALTER THE HYDROLOGY, INCREASE NOISE OR INTRODUCE FILL MAY OCCUR.

PLEASE NOTE THAT IF YOU PLAN ANY DEVELOPMENT OR TREE CLEARING ACTIVITIES WITHIN 1/4 MILE OF A HIBERNATION AREA FOR NLEB, YOU MAY BE REQUIRED TO OBTAIN A PERMIT FROM THE US FISH AND WILDLIFE SERVICE AND THE DEC.

FOR CUTTING OF TREES OUTSIDE OF THE 1/4 MILE BUFFER AROUND HIBERNAULA: NO RESTRICTIONS, WITH THE FOLLOWING VOLUNTARY MEASURES RECOMMENDED: LEAVE UNCUT ALL KNOWN AND DOCUMENTED ROOST TREES, AND ANY TREES WITHIN A 150 FOOT RADIUS OF A DOCUMENTED SUMMER OCCURRENCE.

LEAVE UNCUT ALL SNAG AND CAVITY TREES UNLESS THEIR REMOVAL IS NECESSARY FOR PROTECTION OF HUMAN LIFE AND PROPERTY. FOR THE PURPOSES OF THIS GUIDANCE, PROTECTION OF HUMAN LIFE AND PROPERTY INCLUDES REMOVAL OF TREES THAT, IF NOT REMOVED, COULD RESULT IN THE LOSS OF ELECTRIC SERVICE. SNAG AND CAVITY TREES ARE DEFINED UNDER: DEC PROGRAM POLICY ONR-DLE-2 RETENTION -ON STATE FORESTS.



GENERAL NOTES:

- RECORD OWNER AND APPLICANT:
ANTONY MANUEL PILLAI
52 CATSKILL AVENUE
MONROE, NY 10950
- TAX MAP NUMBER:
SECTION 13, BLOCK 1, LOT 7.1
- DEED REFERENCE:
LIBER 15486, PAGE 1296
- AREA:
105,316 SQUARE FEET
- ZONING DISTRICT: SR-15 SUBURBAN RESIDENTIAL (15,000 SF)

LOT AREA:	REQUIRED	EXISTING	LOT: 1 PROPOSED	LOT: 2 PROPOSED
15,000 SF	15,000 SF	105,316 SF	61,445 SF	46,942 SF
LOT WIDTH:	85' MIN.	500'	300'	202'
FRONT YARD:	40' MIN.	44'	44'	43'
REAR YARD:	40' MIN.	66'	66'	126'
SIDE YARD:	15' MIN.	115'	80'	29'
BOTH SIDE YARDS:	40' MIN.	295'	195'	122'
BUILDING HEIGHT:	2.5 STORIES	2 STORIES	2 STORIES	2 STORIES
BUILDING HEIGHT:	35' MAX.	<35'	<35'	<35'
LOT COVERAGE:	25%	12.8%	22.0%	8.1%

- REFERENCES:
A. BOUNDARY AND TOPOGRAPHIC DATA TAKEN FROM "BOUNDARY & TOPOGRAPHIC SURVEY LOCATED AT 52 CATSKILL AVENUE" BY: DARREN J. STRIDIRON, PLS, DATED 08/29/24.
- CONTRACTOR/OWNER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING CONSTRUCTION BEFORE PROCEEDING WITH HIS WORK.
- SUBJECT TO UNDERGROUND UTILITIES NOT VISIBLE OR DISCLOSED TO MJS ENGINEERING & LAND SURVEYING, PC. A SUBSURFACE UTILITY SURVEY WAS NOT CONTRACTED FOR OR PERFORMED AS PART OF THIS APPLICATION. CALL BEFORE YOU DIG UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TWO (2) FULL WORKING DAYS BEFORE YOU DIG. CALL 1-800-962-7962.
- IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATIONS AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

LEGEND

	EXISTING	PROPOSED
WETLAND APPROXIMATE	---	---
FLOOD PLAIN		
SETBACK	---	---
PROPERTY LINE	---	---
EASEMENT	---	---
DWELLING	[RECTANGLE]	[RECTANGLE]
TREE LINE	~~~~~	~~~~~
SPOT ELEVATION	X 506.00	X [506.00]
CONTOUR	---510--- ---508---	---[520]--- ---[522]---
SWALE	---	---
SILT FENCE	---	---
FENCE LINE	---X---X---	---X---X---
STREAM/DITCH	---	---
SAN. LINE	EX. SAN. ---	---
WATER LINE	EX. W ---	8" W ---
CB	CB [CIRCLE]	CB [CIRCLE]
MH	[CIRCLE]	[CIRCLE]

ABBREVIATIONS

AC.	ACRE
BF	BASEMENT FLOOR
BR	BEDROOM
BLK.	BLOCK
CB	CATCH BASIN
CK.	CHECK
DEPT.	DEPARTMENT
DET.	DETAIL
DWG.	DRAWING
EX.	EXISTING
FF	FINISHED FLOOR ELEVATION
FM	FILED MAP
FT.	FEET
GAL.	GALLON
GF	GARAGE FLOOR
GPD	GALLONS PER DAY
GPM	GALLONS PER MINUTE
HR.	HOUR
INV.	INVERT ELEVATION
IP	IRON PIPE
L.B.	LIBER
L.C.	LICENSE
LF	LINEAR FEET
LSE	LOWEST SEWERABLE ELEVATION
MAX.	MAXIMUM
MH	MANHOLE
MIN.	MINIMUM OR MINUTE
N/F	NOW OR FORMERLY
NTS	NOT TO SCALE
PG.	PAGE
PVC	POLYVINYL CHLORIDE
PROP.	PROPOSED
REF.	REFERENCE
REV.	REVISION
SQ.	SQUARE FOOT
SQ.	SQUARE
SAN.	SANITARY SEWER
STM.	STORM SEWER
STD.	STANDARD
TBD	TO BE DETERMINED
TBR	TO BE REMOVED
TYP.	TYPICAL
UP	UTILITY POLE
V	VALVE
W	WATER
W/	WITH
W/O	WITHOUT

A	08/08/25	SUBMITTED TO PLANNING BOARD	JGEM	BGC	
NO.	DATE	REVISION	BY	CK.	

DARREN J. STRIDIRON, PLS.
NEW YORK STATE LICENSE No. 050487

DRAWN BY:	DEPT. CK. B. CLEVERLEY
DEP. APPR.	
COORD. CK.	
P.M. APPR.	
CLIENT APPR.	

MJS ENGINEERING &
LAND SURVEYING, PC
261 Greenwich Ave
Goshen, NY 10924
845-291-8650
Fax 845-291-8657

SHEET TITLE:

SUBDIVISION PLAN

JOB NAME:

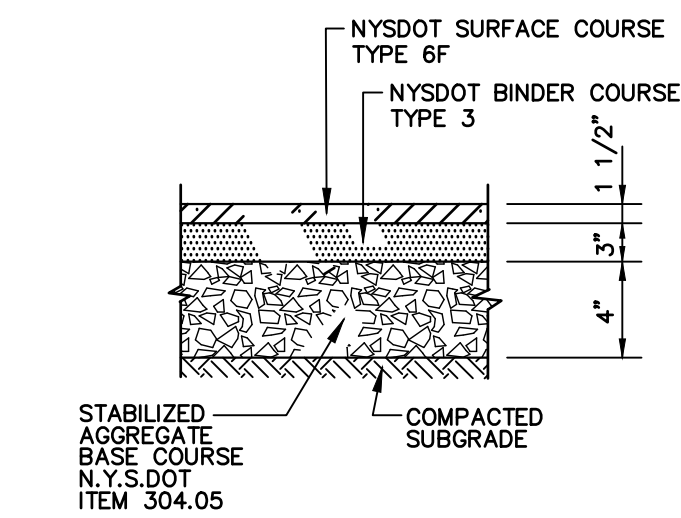
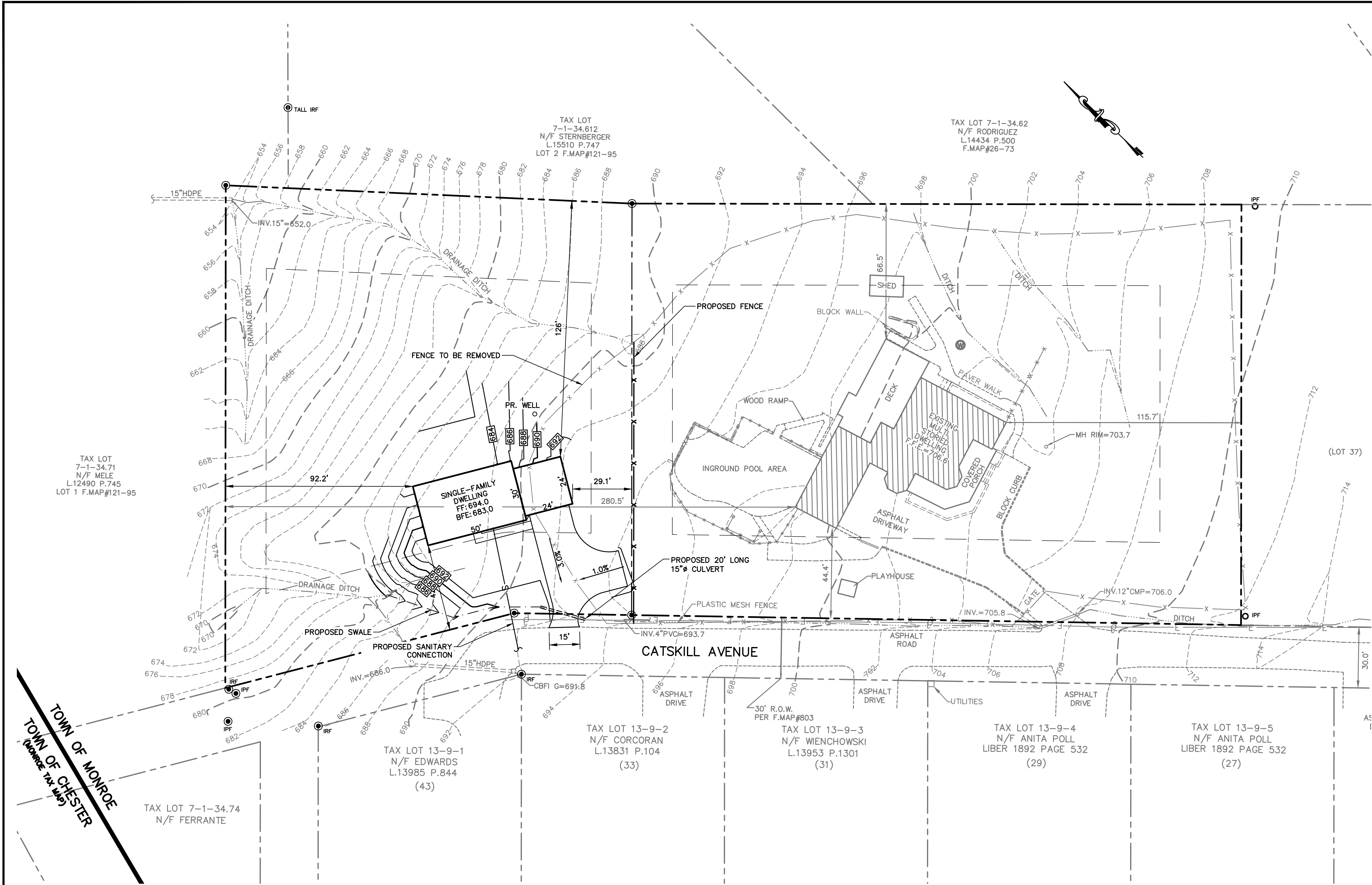
MANUEL PILLAI
TOWN OF MONROE, ORANGE COUNTY, NEW YORK

DATE: 08/08/25

JOB NO.
250111
SCALE:
1"=30'

REV. NO. A

DWG. NO.
C-1
SHEET 1 OF 3

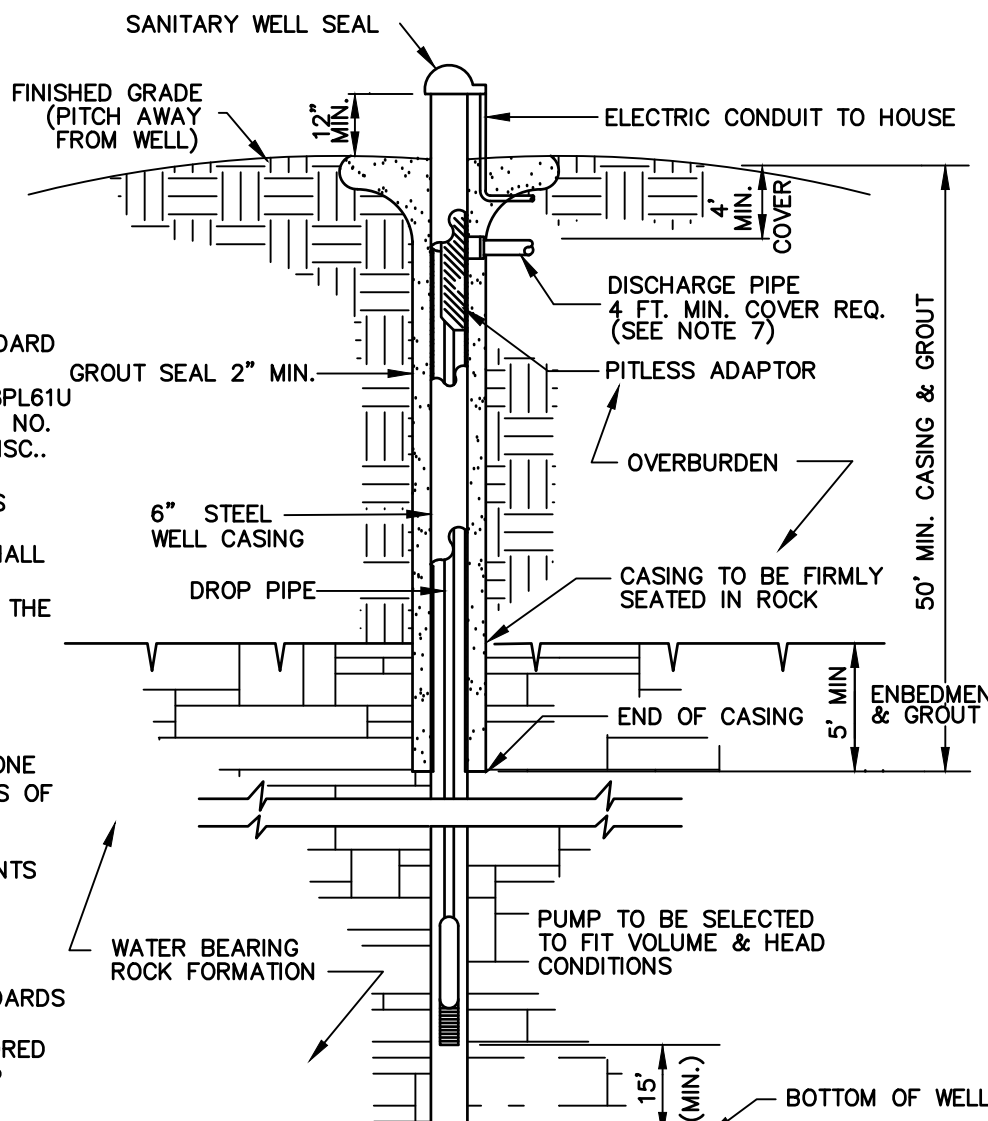


NEW PAVEMENT SECTION

SCALE: 1" = 1'-6"

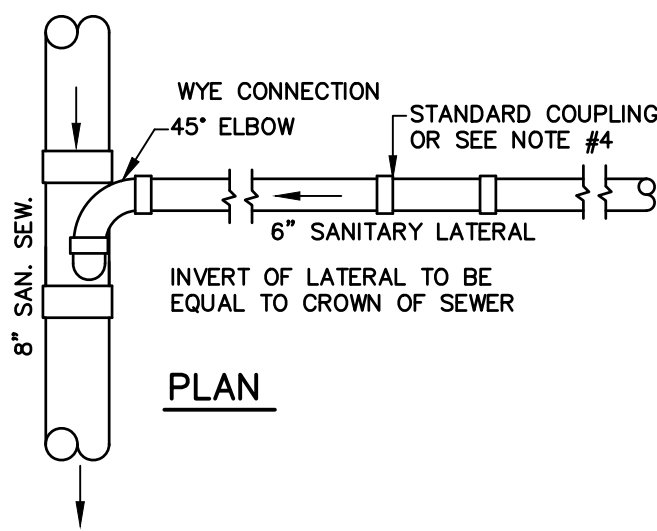
NOTES

1. WELL IS TO BE CASED AND GROUTED FOR A MIN. OF 50'.
2. OVERSIZED DRILL HOLE (FOR GROUTING) TO BE 10" IN DIAMETER & A MIN. OF 50' IN LENGTH.
3. EXPECTED DEPTH OF OVERBURDEN = 110'.
4. EXPECTED DEPTH OF WATER BEARING FORMATION = 140'.
5. WELL CASING TO CONFORM TO AWWA STANDARD A-100 (CURRENT REQUIREMENTS).
6. PITLESS ADAPTER TO BE MONITOR MODEL 8PL6U AND SANITARY WELL SEAL MONITOR MODEL NO. 6WE1, BY BAKER MFG. CO.; EVANSVILLE, WISC.
7. DISCHARGE PIPE: 1" MIN. OF HEAVY DUTY POLYETHYLENE MEETING THE REQUIREMENTS OF NSF.
8. WATER SERVICE LINES UNDER PRESSURE SHALL NOT PASS CLOSER THAN 10' OF A SEPTIC TANK, TILE FIELD OR ANY OTHER PART OF THE SEWAGE DISPOSAL SYSTEM.
9. CAST IRON PIPES WITH ELASTOMETRIC COMPRESSION JOINTS ARE REQUIRED FOR SEWAGE LINES WITHIN 50' OF ANY WELL.
10. MIN. WELL CAPACITY TO BE 5 GPM.
11. CEMENT GROUT SHALL BE A MIXTURE OF ONE BAG OF CEMENT AND 5 TO 5 1/2 GALLONS OF CLEAN WATER.
12. ELECTRICAL WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.
13. CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AS SET FORTH IN THE PUBLICATION: PART 5, SUBPART 5-1 STANDARDS FOR WATER WELLS - APPENDIX 5B.
14. LOTS TO BE LOCATED WITHIN A ONE HUNDRED (100) YEAR FLOOD LEVEL SHALL HAVE TOP OF A WELL CASING 2' ABOVE THE LEVEL.



DRILLED ROCK WELL SECTION

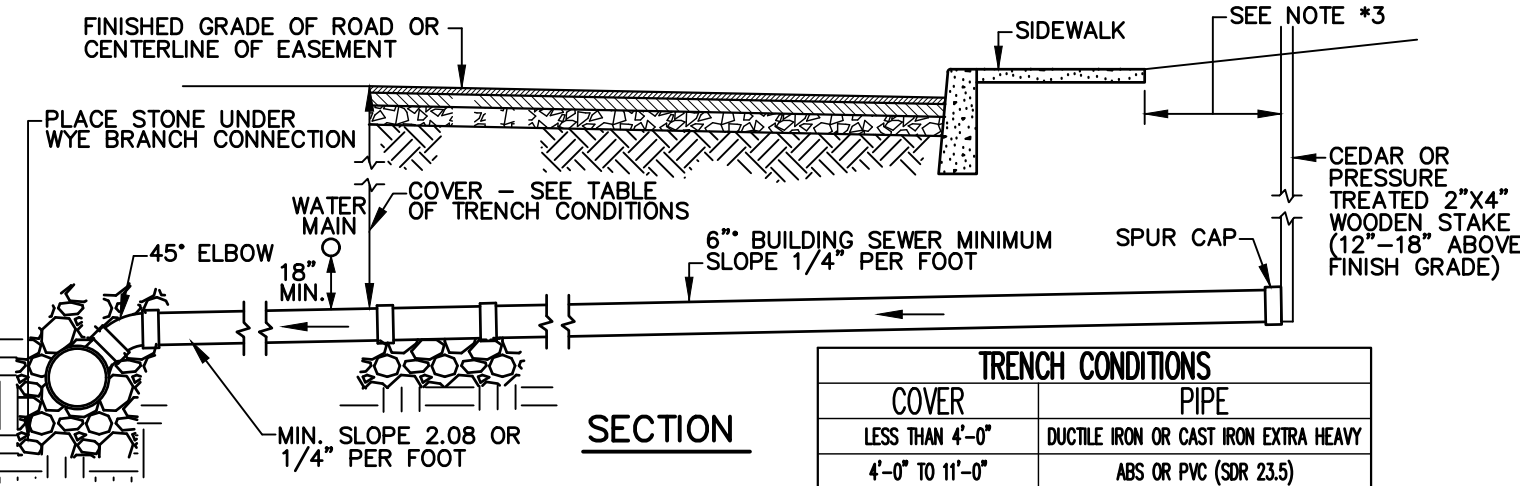
SCALE: NTS



PLAN

NOTE:

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



TRENCH CONDITIONS	
COVER	PIPE
LESS THAN 4'-0"	DUCTILE IRON OR CAST IRON EXTRA HEAVY
4'-0" TO 11'-0"	ABS OR PVC (SDR 23.5)
OVER 11'-0"	DUCTILE IRON OR CAST IRON EXTRA HEAVY

6" SANITARY LATERAL

SCALE: NTS

NO.	DATE	REVISION	BY	CK.
A	08/08/25	SUBMITTED TO PLANNING BOARD	JGEM	BGC

BRADLEY G. CLEVERLEY, PE
NY PROFESSIONAL ENGINEER NO. 072492

DRAWN BY:
DEPT. CK. B. CLEVERLEY
DEP. APPR.
COORD. CK.
P.M. APPR.
CLIENT APPR.

MJS ENGINEERING &
LAND SURVEYING, PC
261 Greenwich Ave
Goshen, NY 10924
845-291-8650
Fax 845-291-8657

SHEET TITLE:

GRADING PLAN

JOB NAME:

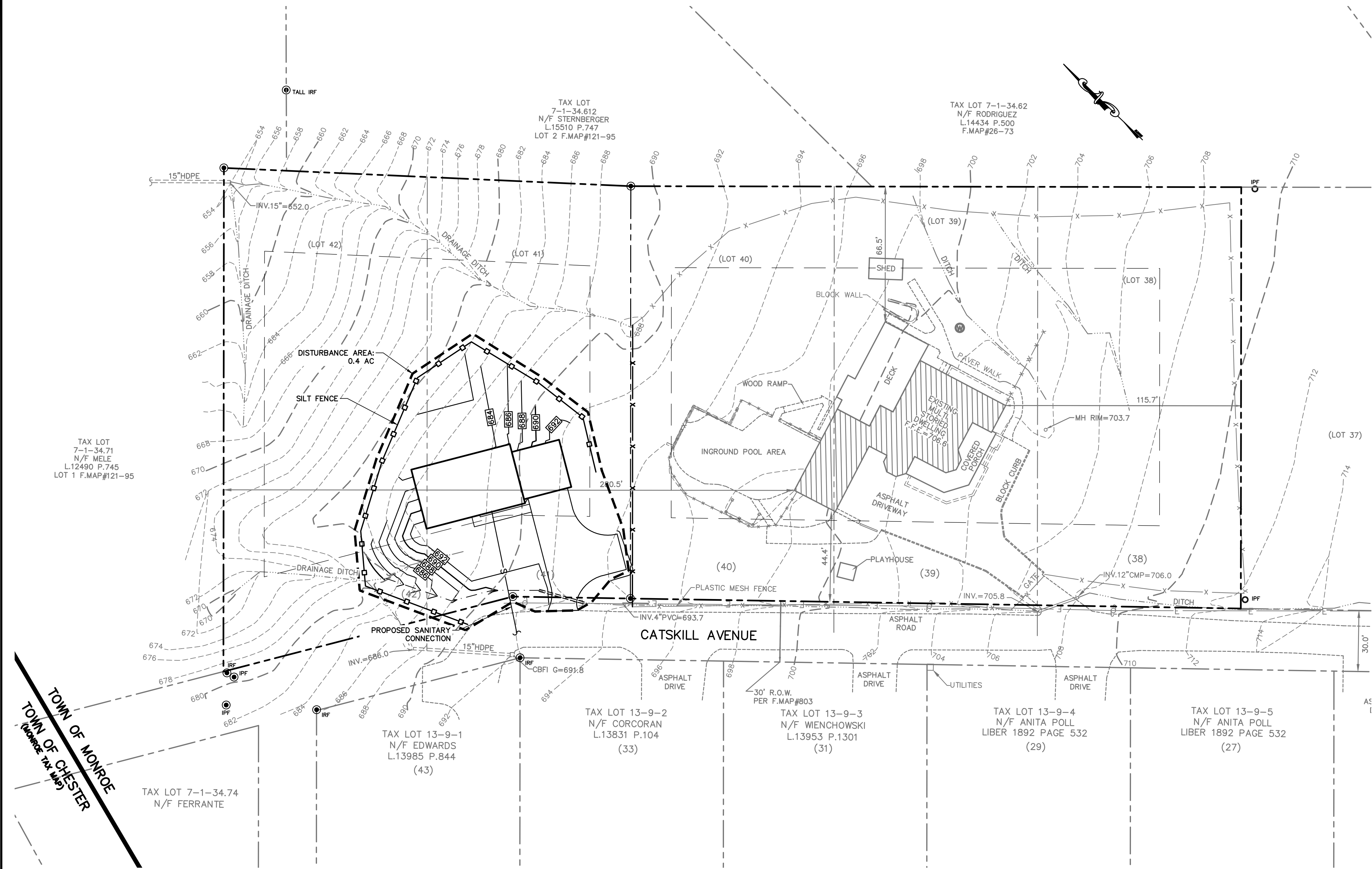
MANUELPILLAI
TOWN OF MONROE, ORANGE COUNTY, NEW YORK

DATE: 08/08/25

JOB NO.
250111
SCALE:
1"=30'

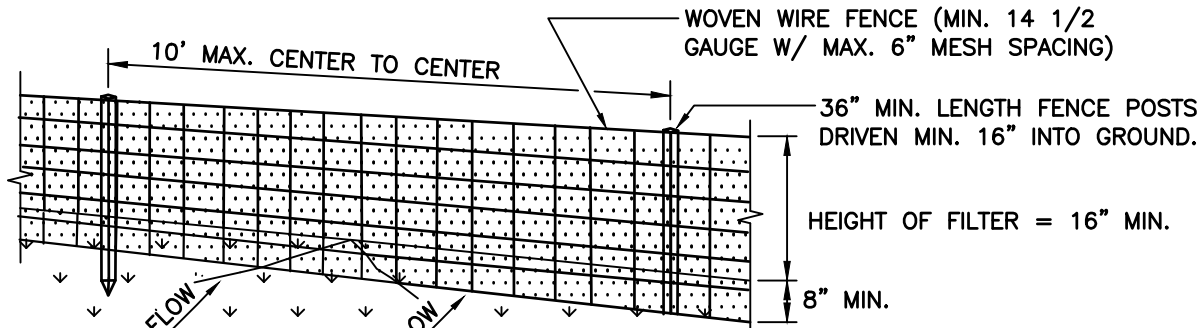
REV. NO. A

DWG. NO.
C-2
SHEET 2 OF 3

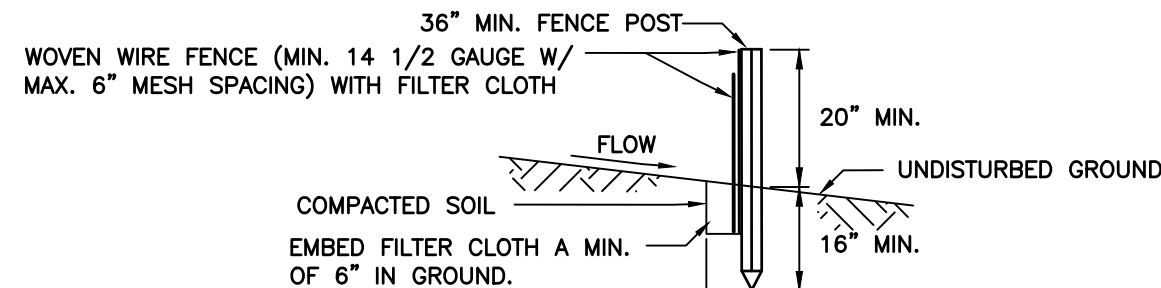


CONSTRUCTION SEQUENCE:

1. SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST 1 WEEK PRIOR TO ANY CONSTRUCTION SITE DISTURBANCE OR EQUIPMENT STAGING. AT A MINIMUM, THE PRE-CONSTRUCTION MEETING SHOULD CONSIST OF THE TOWN REPRESENTATIVES, INCLUDING THE TOWN ENGINEER, AS WELL AS CONTRACTORS, PROJECT MANAGER AND FOREMAN.
 2. INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE.
 3. INSTALLATION OF SILT FENCING AS SHOWN ON THE PLAN.
 4. GENERAL SITE CLEARING OF TREES AND VEGETATION FOR THE AREAS DISTURBED.
 5. SOIL STOCKPILING AND ROUGH GRADING.
 6. CONSTRUCTION OF THE SEDIMENT BASIN.
 7. INSTALL SUBBASE FOR THE ROADWAYS.
 8. INSTALLATION OF THE STORMWATER CONVEYANCE SYSTEM, INCLUDING INLET PROTECTION.
 9. INSTALL CURB AROUND THE ROADWAY.
 10. TEMPORARY SEEDING.
 11. CONSTRUCTION OF DWELLINGS.
 12. PLACE BASE COURSE OF ASPHALT.
 13. TOPSOIL, PERMANENT SEEDING, AND LANDSCAPING.
 14. UPON FINAL COMPLETION OF HOUSES, INSTALL ASPHALT TOP COURSE.
 15. REMOVE EROSION AND SEDIMENT CONTROLS.
- INSPECTION OF EROSION AND SEDIMENT CONTROLS SHALL BE PERFORMED EVERY SEVEN (7) CALENDAR DAYS.



PERSPECTIVE VIEW



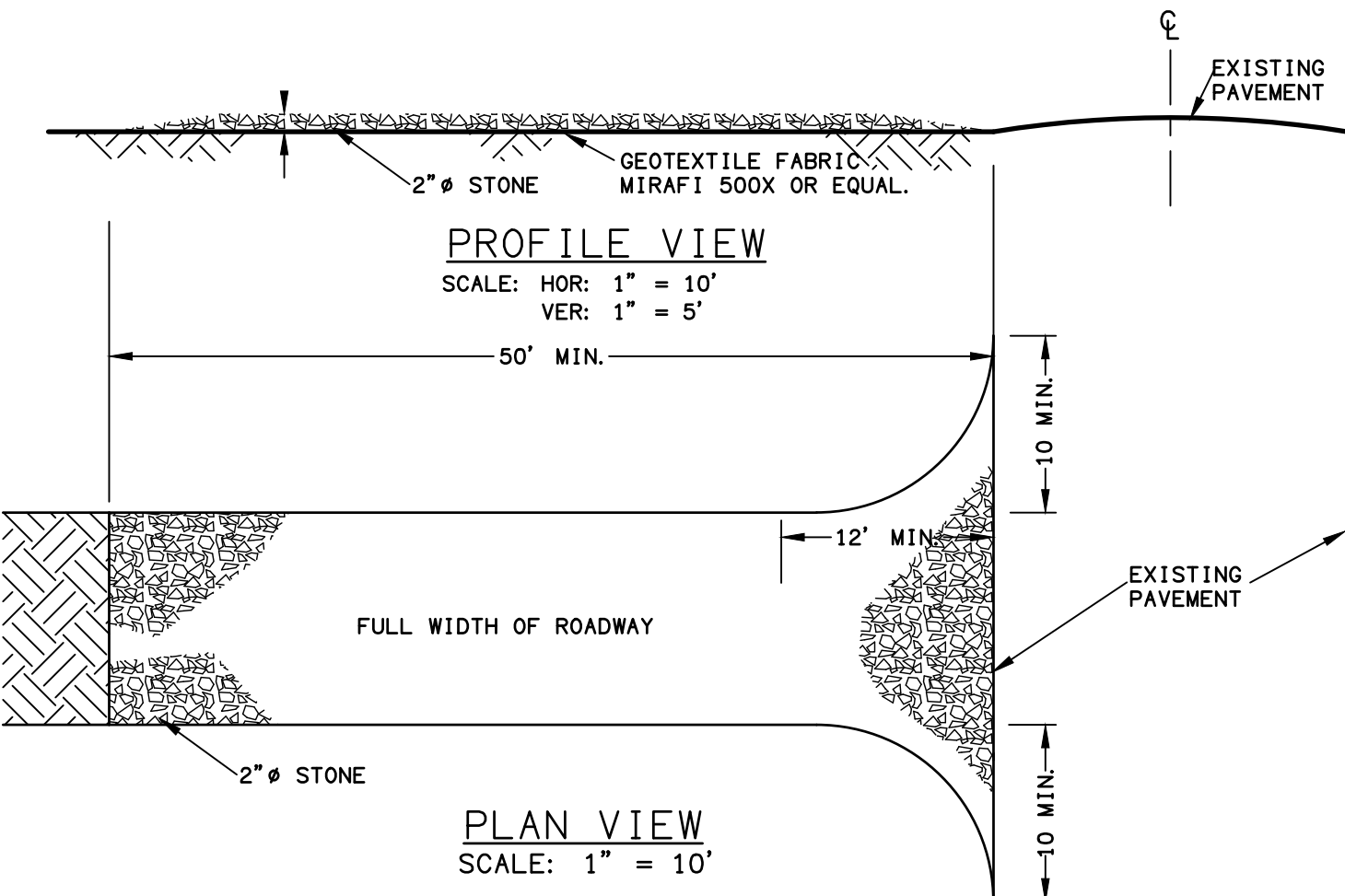
SECTION VIEW

CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOTEXTILE, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE

SCALE: NTS



NOTES:

1. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY WILL BE REMOVED IMMEDIATELY.
2. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT-TRAPPING DEVICE.
3. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

CONSTRUCTION ENTRANCE

SCALE: AS NOTED

A	08/08/25	SUBMITTED TO PLANNING BOARD	JGEM	BGC	
NO.	DATE	REVISION	BY	CK.	

BRADLEY G. CLEVERLEY, PE
NY PROFESSIONAL ENGINEER NO. 072492

DRAWN BY:
DEPT. CK. B. CLEVERLEY
DEP. APPR.
COORD. CK.
P.M. APPR.
CLIENT APPR.

MJS ENGINEERING &
LAND SURVEYING, PC
261 Greenwich Ave
Goshen, NY 10924
845-291-8650
Fax 845-291-8657

SHEET TITLE:

EROSION & SEDIMENT
CONTROL PLAN

JOB NAME:

MANUELPILLAI
TOWN OF MONROE, ORANGE COUNTY, NEW YORK

DATE: 08/08/25

JOB NO.
250111
SCALE:
1"=30'

REV. NO. A

DWG. NO.
C-3
SHEET 3 OF 3

250111

11 August, 2025

Bonnie Franson, PB Chairperson
Town of Monroe Planning Board
1465 Orange Turnpike
Monroe, NY 10950

RE: Manuelpillai Minor Subdivision
52 Catskill Avenue, Monroe, NY 10950
SBL 13-1-7.1

Dear Chairperson Franson:

The applicant would like to subdivide the above-referenced lot and construct a single-family residence on the new lot. The new residence will connect to the existing municipal sewer and a private well will be constructed.

We look forward to meeting with the Planning Board to discuss this project. Attached is the residential site plan, subdivision plan, application documents, Short EAF, and environmental review letter.

If you have any questions or require additional information, please contact the undersigned.

Very truly yours,
MJS Engineering & Land Surveying, PC



Bradley G. Cleverley, PE
President

BGC/jgem
Enclosure

cc: Antony Manuelpillai



TOWN OF MONROE PLANNING BOARD PROJECT OPENING FORM

Name of the Project Owner: Antony Manuelpillai

Project Location: 52 Catskill Avenue, Monroe, NY 10950

Tax Map Reference: SBL: 13-1-7.1

Submission Check List:

1. Check each box to confirm that you have submitted an original and eleven copies of the following:

- | | |
|---|---|
| ☒ Application Form, sign and notarized | ☒ Site Visit Consent Form, signed |
| ☒ Agreement to Reimburse Form, signed | ☒ Section 809 Disclosure Form, signed and notarized |
| ☒ Environmental Assessment Form, signed | ☐ Entity Disclosure Form, signed and notarized |
| ☒ Project Plans (paper and PDF) | |

2. Check the appropriate box for your Application Fee and enter your check number:

A) Subdivisions:

- | | | |
|--|---------------------------------------|---------------|
| Lot Line Adjustment | \$250.00 | check # _____ |
| ☒ Subdivision Minor (1-4 lots) | \$500.00 plus \$125 for each lot | check # _____ |
| Subdivision Major (5 or more lots) | \$1,000.00 plus \$250.00 for each lot | check # _____ |
| Final Minor and Major subdivision | \$500.00 plus \$50.00 for each lot | check # _____ |
| CCR (Floating Zone) | \$500.00 | check # _____ |

B) Site Plan

- | | | |
|---|--|---------------|
| ☒ Residential Development | \$500.00 plus \$125.00 per dwelling unit | check # _____ |
| Nonresidential Development | \$500.00 plus \$125.00 for each 1,000 sq.ft. | check # _____ |
| | Of gross floor area, or fraction thereof | |

C) Special Use Permit

- | | | |
|----------------------------|--|---------------|
| Residential Development | \$500.00 plus \$50.00 per dwelling unit | check # _____ |
| Nonresidential Development | \$500.00 plus \$50.00 for each 1,000 sq. ft. | check # _____ |
| | Of gross floor area, or fraction thereof | |

D) Ridgeline Preservation Overlay District not requiring submission of subdivision, site plan or special use permit application:

Residential addition or New structure:

- | | | |
|-----------------------------------|----------|---------------|
| Between 500 and 2,000 square feet | \$150.00 | check # _____ |
| Exceeding 2,000 square feet | \$200.00 | check # _____ |
| All Other proposed applications | \$250.00 | check # _____ |

E) Scenic Road Review (without fill application)	\$150.00	check # _____
F) Application for Historic Review	\$150.00	check # _____
G) Application for Architectural Review	\$250.00	check # _____
H) Application for Wetland permit regulated by PB	\$1,000.00	check # _____
I) Application for Timber Harvesting	\$500.00	check # _____
J) Application for Accessory Apartment Permit	\$150.00	check # _____

Escrow:

A) Residential subdivision including CCR Floating Zone:

First 5 lots \$2,500 each Number of lots: 2 x \$2500 = \$5,000

Each lot over 5 @ \$500 each Number of lots: _____ x \$500 = _____

Over 50 lots installments of 1/3 due at time of application, 60 days after filing, and final 120 days after initial filing.

B) Commercial Subdivision including CCR Floating Zone:

First 5 lots \$350 each Number of lots _____ x \$350 = _____

Each lot over 5 @ \$125 each Number of lots _____ x \$125 = _____

C) Commercial or nonresidential site plan and special permit:

\$2500 plus \$50 per 1000 – 5000 square feet of building floor area = _____

Above 5,000 square feet \$150 per additional square foot = _____

D) Wetland Permit \$2500 per involved lot = _____

F) Timber harvesting \$500 per involved lot = _____

G) Accessory Apartment \$500 per involved lot = _____

H) Ridgeline Preservation Overlay \$500 per involved lot = _____

I) Historic Review \$250 per involved lot = _____

J) Architectural Review \$500 per involved lot = _____

Notwithstanding the foregoing, should the amount held on deposit at any time dip below 80% of the initial installment, payment of an amount necessary to bring the balance to 80% shall be due in addition to the amount of the next installment. The escrow fees include the cost of conducting the appropriate SEQRA environmental review of an application and all attendant environmental forms and impact statements.

The above fees were approved at a meeting of the Town Board of the Town of Monroe on September 1, 2020. Applicants should also refer to the Town Code of the Town of Monroe, including but not limited to Chapter 26B.



**Town of Monroe Planning Board Application
1465 Orange Turnpike – Lower Level
Monroe, NY 10926**

File No: _____ Amount of Check: _____ Date Received: _____

Subdivision Name: _____

APPLICATION IS HEREBY MADE to the Town of Monroe Planning Board for a subdivision plat approval for the subdivision described herein.

I. General Information

- a. Applicant's Name: Antony Manuelpillai
Address: 52 Catskill Avenue, Monroe, NY 10950 Telephone #: 845-239-1614
- b. If the applicant is a corporation, give the name and title of responsible officer.
Name: _____ Title: _____
- c. Land Owner: Antony Manuelpillai
Owner's Address: 52 Catskill Avenue, Monroe, NY 10950
- d. Subdivision Engineer or Land Surveyor (licensed)
Name: Bradley Cleverley License No. 072492
Address: 261 Greenwich Avenue, Goshen, NY 10924 Telephone #: 845-291-8650 x205
- e. If the applicant does not own the property, prepare endorsement at the end of this form establishing owner's authorization of the applicant's proposed subdivision of his land.
- f. All communications with regard to this subdivision shall be addressed to the following person until further notice:
Name: Bradley Cleverley Telephone #: 845-291-8650 x205
Address: 261 Greenwich Avenue, Goshen, NY 10924

II. Proposed Site

- a. Metes and bounds description of the entire holding, deed restrictions, easements, etc. , are attached hereto.
- b. Deed or deeds are recorded in the County Clerk's office.

Date
10-30-2023

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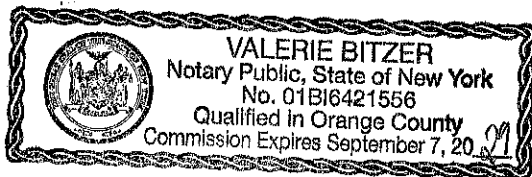
- c. All marsh and water areas and lands subject to periodic or occasional flooding are located on the Preliminary layout.
- d. All existing structures are specifically located and described on the preliminary layout.
- e. The proposed subdivision is designed for the following types of land uses:
Single-family dwellings
- f. Do you contemplate any request for a change in zoning? If so describe the change.
No
- g. Are all the public open spaces shown on the layout to be dedicated for public use? No
- h. How many acres are to be dedicated for public park or playground purposes? None
- i. The site will be serviced by the following special districts or utility companies:
Water Private Well
Electricity O & R
Gas N/A
Telephone N/A
Others _____
- j. Will the final plat be filed in sections, or will it cover the entire preliminary layout?
Entire preliminary layout

I hereby depose and say that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true.

Sworn before me this 25 day of Aug. 2025

Valerie Bitzer
Notary Public

M. A. [Signature]
Applicant's Signature



OWNER'S ENDORSEMENT

COUNTY OF ORANGE SS:
STATE OF NEW YORK

Antony Manuelpillai being duly sworn, deposes and says that he resides at

52 Catskill Avenue, Monroe, NY 10950

(Owner's Address)

In the County of Orange and State of New York

and that he is (the owner in fee) or (_____) of the

(Official Title)

_____ Corporation which is the owner in fee) of the premises described in the foregoing application for subdivision plat approval as described herein.

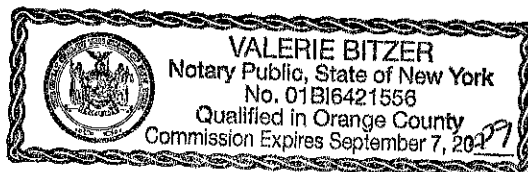
Sworn before me this 25 day of Aug. 2025

Valerie Bitzer

Notary Public

M. A. Pillai

Owner's Signature





DISCLOSURE PURSUANT TO SECTION 809 OF THE GENERAL MUNICIPAL LAW

Town of Monroe
1465 Orange Turnpike
Lower Level
Monroe, NY 10950
(845) 783-1900

The undersigned hereby affirms that all of the following statements are true and that the nature and extent of any interest set forth are disclosed to the extent that they are known to the undersigned.

- 1) Print or Type full name and Post Office Address:

Antony Manuelpillai

52 Catskill Avenue, Monroe, NY 10950

Being the undersigned who certifies that he/she is the owner or the agent for the owner of all of the property described in this application, and if not the owner that he/she has been duly and properly authorized to make this application and to assume the responsibility for the owner in connection with the application for the relief set forth below.

- 2) To the Planning Board of the Town of Monroe,

(Board, Commission, Official or Agency)

Orange County, New York:

Application, petition or request is submitted for:

- () Variance,
() Amendment,
() Change of Zoning,
() Approval of Plat,
() Exemption from a plat or official map,
() License or Permit,
(X) Other including site plan and Special Permit

- 3) To permit the construction, maintenance and use of premises located at
52 Catskill Avenue, Monroe, NY 10950

(Street Address)

Known as Tax Map Designation 13-1-7.1

(Section, Block & Lot Number)

as Subdivision

(Proposed relief sought)

4) There is no State Officer, Orange County Officer or employee or Town of Monroe officer or employee nor his or her spouse, brother, sister, parent, child or grandchild or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such Town officer or employee not any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for services rendered, which is dependent of contingent upon the favorable approval of this application, petition or request.

5) That to the extent that the same is known to your applicant and to the owner of the subject premises there is disclosed herewith the interest of the following officer or employee of the State of New York or the County of Orange or of the Town of Monroe in the petition, request or application or in the property or subject matter to which it relates: (if none, so state)

a. Name and address of officer or employee

b. Nature of interest

c. If Stockholder, number of shares

d. If officer or partner, nature of office and name of partnership

e. If a spouse or brother, sister, parent, child, grandchild, or the spouse of any of these blood relatives of such State, County or Town of Monroe officer or employee, state name address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation in the ownership of any person, partnership, or association having an interest in such ownership or in any business entity sharing in such ownership.

f. IN THE EVENT OF CORPORATION OWNERSHIP: A list of all directors, officers, and stockholders of each corporation owning more than five (5) percent of any class of stock, must be attached, if any of these are officers or employees of the State of New York, or of the County of Orange , or of the Town of Monroe.

I, Antony. Manuelpillan certify that the foregoing is true and understand that any person who knowingly and intentionally violates the provisions of General Municipal Law Section 809 is guilty of a misdemeanor.

Dated: 8/25/25

Signature: M.A. [Signature]

Mailing Address: 52 Catskill Ave
Monroe, NY 10950

Sworn in before me this

25 day of Aug, 2025
Valerie Bitzer

NOTARY PUBLIC



CHAIRPERSON:
BONNIE FRANSON



ATTORNEY:
ASHLEY TORRE, ESQ.
(845) 294-4080

BOARD MEMBERS:
JEFF MANSON
PAT SHEA
NICK NAPOLI

ENGINEER:
SHAWN ARNOTT, P.E.
(845) 567-3100

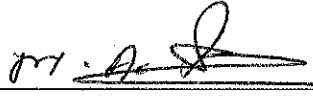
Planning Board

1465 ORANGE TPK, LOWER LEVEL
MONROE, NEW YORK 10950

www.monroeny.org
845-783-1900 x 115
FAX 845-782-5597

SECRETARY:
NORINNE MCSWEENEY
(845) 783-1900 ext 115
(845) 782-4009 (fax)
planning@monroeny.org

I, Antony Manuel Pillai, acknowledge my responsibility to reimburse the Town of Monroe for any consultant review charges that may be submitted for payment after the Chairperson of the Planning Board has affixed his/her signature to my subdivision plat/site plan/special exception use permit.


Signature of Applicant

8/25/25
(Date)



Site Visit Consent Form

The property owner of Section 13 Block 1 Lot 7.1

Is regards to the application of Manuelpillai Subdivision hereby grants permission to all members of the Town of Monroe Planning Board/Zoning Board their consultants, and the Town of Monroe Conservation Commission to visit the property at any time during the tenure of said application before the Planning Board/Zoning Board for purpose of analysis. The above parties agree that both the applicant and the property owner shall be held harmless in case of an event that may happen during such site analysis.

By: Antony Manuelpillai 8/25/25
(Property Owner Name) Date

By: M. A. [Signature] 8/25/25
(Property Owner Signature) Date

Nearest cross street Monroe Street

Property identification:

Mail box name: 52 Catskill Avenue

Adjacent homeowners:

Left: Nancy Mele

Right: Benjamin Graham, Brenda Gearhart

Across Road: Christine Edwards, Craig Corcoran, Eric Wienchowski, Jose Urena, Anita Poll

Other identifying features: Located at the end of Catskill Avenue

Short Environmental Assessment Form

Part 1 - Project Information

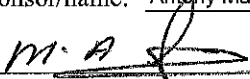
Instructions for Completing

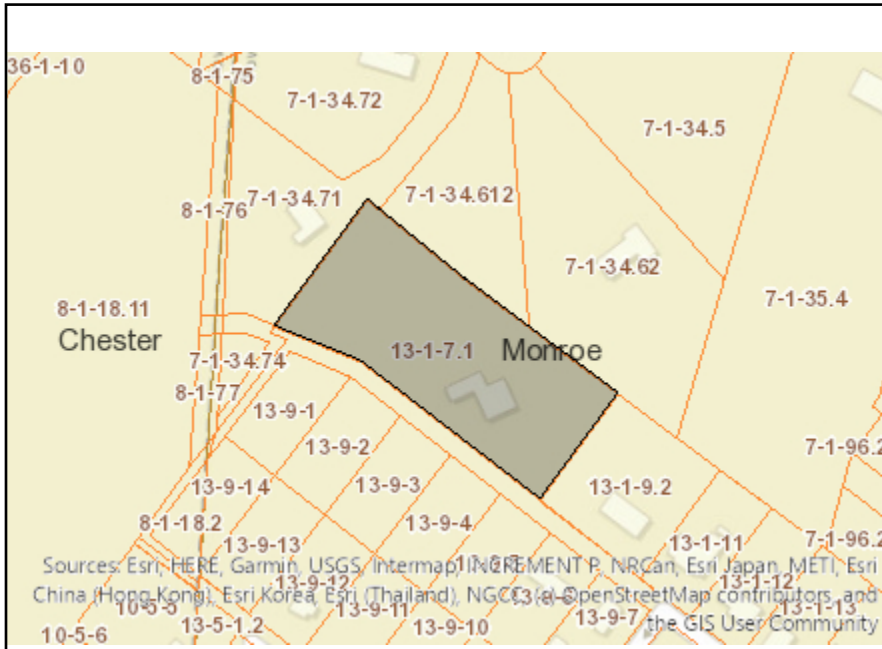
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Manuelpillai			
Project Location (describe, and attach a location map): 52 Catskill Avenue, Monroe, NY 10950			
Brief Description of Proposed Action: 2 lot subdivision. One existing dwelling to remain and one proposed single-family residence.			
Name of Applicant or Sponsor: Antony Manuelpillai		Telephone: 845-239-1614	
		E-Mail: kanestan@gmail.com	
Address: 52 Catskill Avenue			
City/PO: Monroe		State: NY	Zip Code: 10950
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Planning Board site plan approval, Building department building permit		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		2.42 acres	
b. Total acreage to be physically disturbed?		0.4 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.42 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)			
☒ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ New well _____	☒	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☒ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Northern Long-eared Bat	NO	YES
	☐	☒
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☐	☒
a. Will storm water discharges flow to adjacent properties?	☐	☒
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☒
Sheet flow to adjacent properties and to existing swales		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Antony Manuelpillai</u> Date: <u>8/25/25</u>		
Signature: <u></u> Title: <u>Owner</u>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

PETER D. TORGERSEN,
ENVIRONMENTAL SCIENCES

110 Town Line Road, Pearl River New York 10965, 845 642 8939 peterforger271@gmail.com

July 25, 2025

Brad Cleverley
MJS Engineering & Land Surveying
261 Greenwich Avenue
Goshen, New York 10924

Re: Section 13, Block 1, Lot 7.1 Town of Monroe

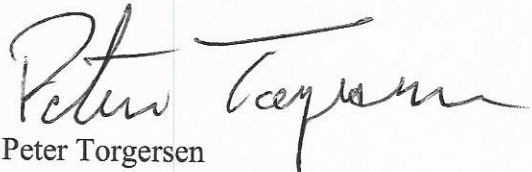
Dear Mr. Cleverley,

At your request I visited the above site yesterday to look for two things, onsite wetlands and potential habitat for the endangered Northern Long Eared Bat. Regarding any wetlands I found none whatsoever onsite. A wetland is determined by the specific types of vegetation and soils. This site has two ditches but no wetland tolerant vegetation or wetland soils. These onsite ditches are erosion features which are not under the jurisdiction of the USACOE for the reason that there are no wetlands at the upper elevations. NYSDEC has no jurisdiction over ditches.

The Northern Long Eared Bat has seen its New York population drop by up to 99 percent because of a disease known as White Nose Syndrome. This is a fungus that attacks the bats as they hibernate. The cause of this disease is still unknown. Because bats hibernate in large numbers this disease has impacted all species of bats. During the summer months the bat roosts in dead or damaged trees that have cracks, holes or peeling bark. A favorite roost tree is the Shagbark Hickory. Onsite I found no Hickory trees or for that matter any damaged trees that could potentially be used. The Northern Long Eared bat feeds under the canopy of upland forests. This site fits that description exactly. The issue with bats using this site is that the neighborhood has homes scattered all about and the noise and lights from the homes will discourage the bat from using this small bit of habitat. Because of the huge population drop the remaining bats can utilize the absolute best habitat they can find which leaves this location as a non-contender.

One thing I observed while onsite was a few maple trees with black bark, this is the fungus *Steganosporium Ovatum*. This fungus grows on the bark of the tree but does not harm the tree itself. I have seen this only a few times in 35 years so to find a few trees on one small site is quite unusual.

Yours truly,



Peter Torgersen