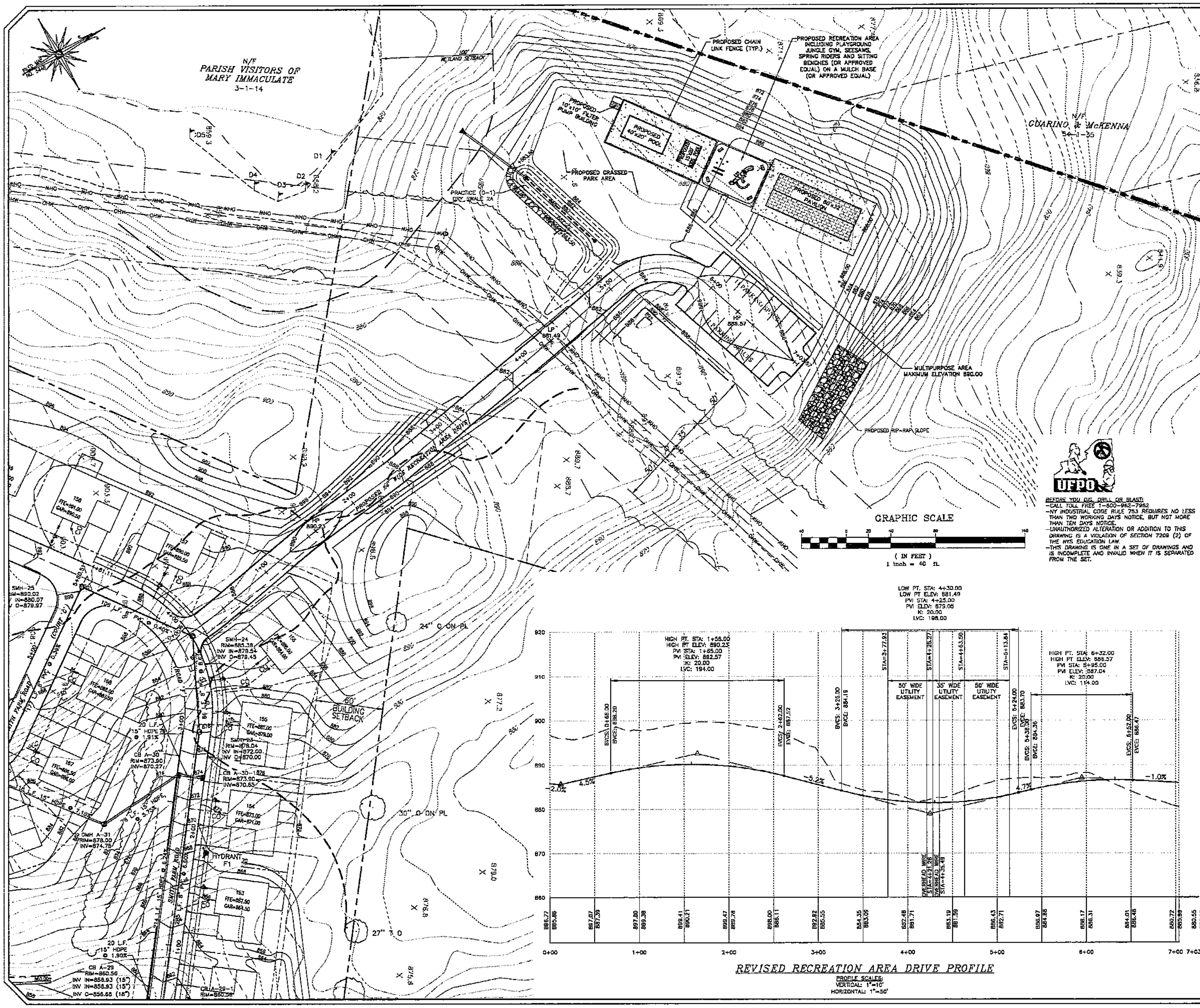
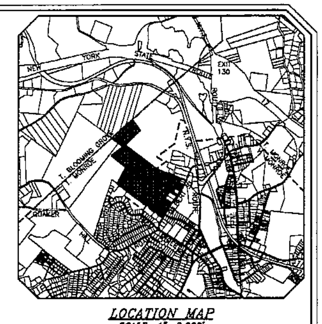



BEFORE YOU DIG, DRILL OR BLAST!

- CALL TOLL FREE 1-800-962-7962
- NY INDUSTRIAL CODE RULE 753 REQUIRES NO LESS THAN TWO WORKING DAYS NOTICE, BUT NOT MORE THAN TEN DAYS NOTICE.
- UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NYS EDUCATION LAW.
- THIS DRAWING IS ONE IN A SET OF DRAWINGS AND IS INCOMPLETE AND INVALID WHEN IT IS SEPARATED FROM THE SET.



## LOCATION MAP

SCALE: 1" =2,000'

### GENERAL NOTES:

1. REFER TO THE APPROVED PLANS ENTITLED "SMITH FARM – FINAL SITE PLAN APPROVAL DRAWINGS" LAST REVISED NOVEMBER 14, 2014, AND SIGNED BY THE VILLAGE AND TOWN OF MONROE PLANNING BOARDS IN NOVEMBER 2015 FOR ALL DESIGN FEATURES AND DETAILS.
2. ALL EXISTING TOPOGRAPHY AND BOUNDARY INFORMATION WAS TAKEN FROM THE SURVEY THAT WAS PREPARED BY EUSTANCE & HOROWITZ, P.C., P.O. BOX 42, CIRCLEVILLE, NY, FOR THE BORDEN-MAO GROUP, LLC DATED JUNE 1, 1999, AND SUPPLEMENTED WITH INFORMATION PROVIDED BY PIETRZAK & PFAU ENGINEERING & SURVEYING, PLLC.
3. ADHERENCE TO AND COMPLIANCE WITH ALL OTHER PROVISIONS OF VILLAGE AND TOWN CODES IS REQUIRED.

### ORANGE COUNTY DEPARTMENT OF HEALTH NOTES:

1. NO LOT IS TO BE FURTHER SUBDIVIDED WITHOUT ORANGE COUNTY DEPARTMENT OF HEALTH REVIEW AND APPROVAL.
2. THE DESIGN AND LOCATION OF SANITARY FACILITIES (WATER AND SEWER PIPES) SHALL NOT BE CHANGED.
3. THE PURCHASER OF EACH LOT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT OF ANY EXISTING SANITARY FACILITIES.
4. ORANGE COUNTY DEPARTMENT OF HEALTH (OCDH) PLAN APPROVAL IS LIMITED TO FIVE (5) YEARS. TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE OCDH BASED UPON DEVELOPMENT FACTS AND REALTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
5. THE APPROVED PLANS MUST BE FILED WITH THE ORANGE COUNTY CLERK'S OFFICE PRIOR TO OFFERING LOTS FOR SALE AND WITHIN 90 DAYS OF THE LAST APPROVAL OF FINAL PLANS.
6. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A PUBLIC WATER SUPPLY WATERSHED.

### BUILD AS SHOWN NOTES:

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

### PARKING REGULATION NOTES:

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

### ACCESSORY STRUCTURE AND SITE PLAN REVISION NOTES:

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

### CONSTRUCTION NOTES:

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

### RECORD APPLICANT/OWNER

BMG MONROE I, LLC
P.O. BOX 846
MAHWAH, NEW JERSEY 07430

RESERVED FOR VILLAGE PLANNING BOARD APPROVAL

RESERVED FOR TOWN PLANNING BOARD APPROVAL

| | | |
|---|---|---|
| 9-27-19 | REVISED AS PER TOWN P.B. WORKSHOP | C.P. |
| 1-15-18 | PREPARATION DATE | MWS |
| DATE | DESCRIPTION | INITIALS |
| REVISIONS | | |
| MAP CHECK DATE: 00/00/00 | INITIALED BY: -.- | |

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
262 GREENWICH AVENUE, SUITE A, GOSHEN, NEW YORK 10924, (845) 294-0606
2 HAMILTON AVENUE, MONTICELLO, NEW YORK 12701, (845) 796-4646
JOSEPH J. PFAU P.E., LICENSE NO. 069945
MICHAEL F. CRONIGAN P.L.S., LICENSE NO. 050383
VINCENT A. PIETRZAK P.E., P.L.S., LEED AP
P.E. LICENSE NO. 070936 P.L.S. LICENSE NO. 050075
N.J.P.L.S. LICENSE NO. 35396

SIGNATURE DATE

# SMITH FARM

VILLAGE OF MONROE, 203-8-31.2
(OPEN AREA A, B, & D)
TOWN OF MONROE, 69-1-1.2
(OPEN AREA D)
COUNTY OF ORANGE, NEW YORK

PROJECT TITLE

# AMENDED OPEN SPACE PLAN

DRAWING TITLE

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

| O.C.H.D. SHEET NO. | D.E.C. SHEET NO. | DRAWING NUMBER |
|---|---|---|
| N/A OF N/A | N/A OF N/A | 1 OF 1 |
| SCALE: SITE PLAN: 1"=50' | CAD REFERENCE: REC AREA PHASE 4 | PROJECT NUMBER: 21147.01 |