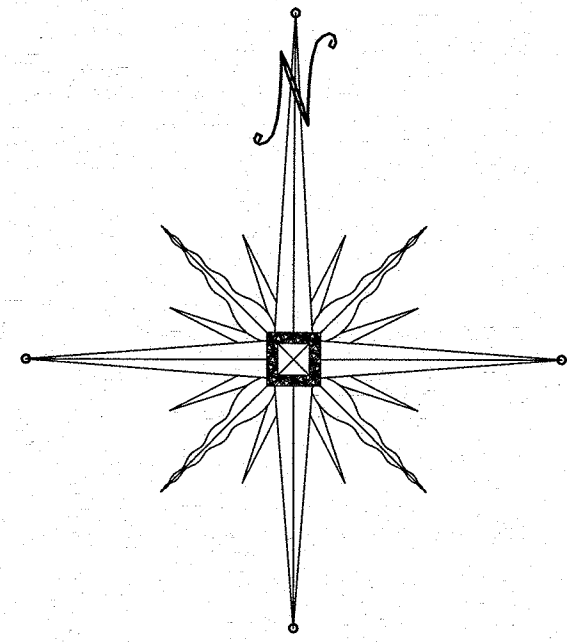




GENERAL NOTES

1. TAX MAP DESIGNATION: TOWN OF THOMPSON SECTION 26 BLOCK 1 LOT 6
TOWN OF FALLSBURG SECTION 65 BLOCK 1 LOT 11.59
2. TOTAL AREA: TOWN OF THOMPSON 568± ACRES
TOWN OF FALLSBURG 4.93± ACRES
3. ZONING DISTRICTS: TOWN OF THOMPSON RR-2 (RURAL RESIDENTIAL 2)
TOWN OF FALLSBURG REC-1 (RECREATION 1)
4. PROPOSED USE IS "SCHOOLS AND COLLEGES, INCLUDING PLAYGROUNDS AND OTHER RELATED USES" WHICH IS A PERMITTED USE SUBJECT TO SITE PLAN REVIEW BY PLANNING BOARD.
5. PROJECT TO BE SERVED BY ONSITE WATER AND SEWER FACILITIES.
6. PROJECT IS LOCATED WITHIN THE MONTICELLO SCHOOL DISTRICT.
7. PROJECT IS LOCATED WITHIN FIRE DISTRICT 108-ROCK HILL FIRE DISTRICT.

RECORD OWNER/APPLICANT
THOMPSON EDUCATION CENTER, LLC
C/O 198 BRIDGEVILLE ROAD
MONTICELLO, NEW YORK 12701

NET AREA CALCULATIONS:

(TAX LOT 26-1-6 ONLY)	
TOTAL GROSS AREA	= 568.0± acres
WETLAND AREA (INCLUDING 100' ADJACENT AREA)	= 218.6± acres
EASEMENT/ROW AREA	= 0.0 acres
TOTAL NET AREA	= 349.4 acres

04-07-17	AS PER 4-3-17 WORKSHOP	JUP
03-30-17	AS PER 3-13-17 WORKSHOP	JUP
03-01-17	REDUCTION HOUSING UNITS	JUR
02-01-17	REVISED LABELS	JH
1-16-17	REVISED (SCHOOL COMM. & SPORTS BLDG)	WS
2-24-15	ORIGINAL PREPARATION DATE	CR
DATE	DESCRIPTION	INITIALS

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

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
282 GREENWICH AVENUE, SUITE A
COSHEN, NEW YORK 10824
(945) 294-0606

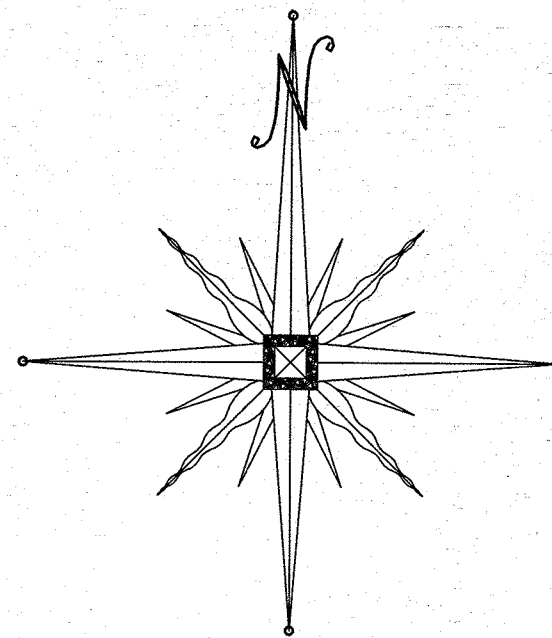
JOSEPH L. PFAU P.E.
LICENSE NO. 088945
VINCENT A. PIETRZAK P.E., P.L.S.
P.E. LICENSE NO. 078936 P.L.S. LICENSE NO. 050075
N.Y.P.L.S. LICENSE NO. 35396

SIGNATURE DATE

THOMPSON
EDUCATION CENTER
TOWN OF THOMPSON/TOWN OF FALLSBURG
COUNTY OF SULLIVAN, NEW YORK

PROJECT TITLE
EXISTING
CONDITIONS PLAN
SECTION 26, BLOCK 1, LOT 6/
SECTION 65, BLOCK 1, LOT 11.59

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. OF	D.E.C. SHEET NO. OF
SCALE 1"=350'	CAD REFERENCE 13145.01WORKING
PROJECT NUMBER 13145.01	



- NOTES:
1. THE DEVELOPMENT OF ONSITE WATER AND SEWER SHALL BE PART OF PHASE 1A IMPROVEMENTS.

RECORD OWNER/APPLICANT
THOMPSON EDUCATION CENTER, LLC
C/O 198 BRIDGEVILLE ROAD
MONTICELLO, NEW YORK 12701

- PHASE 1A
- PHASE 1B
- PHASE 2A
- PHASE 2B
- PHASE 3A
- PHASE 3B

04-07-17	AS PER 4-3-17 WORKSHOP	JJP
03-30-17	AS PER 3-13-17 WORKSHOP	JJP
03-01-17	REDUCTION HOUSING UNITS	JJR
02-01-17	REVISED LABELS	JH
1-16-17	REVISED (SCHOOL COMM. & SPORTS BLDG)	WS
2-24-15	ORIGINAL PREPARATION DATE	CR
DATE	DESCRIPTION	INITIALS

MAP CHECK DATE:	00/00/00	INITIALED BY:	--
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ENGINEERING & SURVEYING, PLLC
282 GREENWICH AVENUE, SUITE A
GOSHEN, NEW YORK 10924
(845) 294-0808
2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
(845) 796-6646

JOSEPH J. PFAU P.E.
LICENSE NO. 068945
VINCENT A. PIETRZAK P.E., P.L.S., LEEDS-AP
P.E. LICENSE NO. 076930 P.L.S. LICENSE NO. 050075
N.Y.P.L.S. LICENSE NO. 35396

MICHAEL F. CROGAN P.L.S.
LICENSE NO. 050323

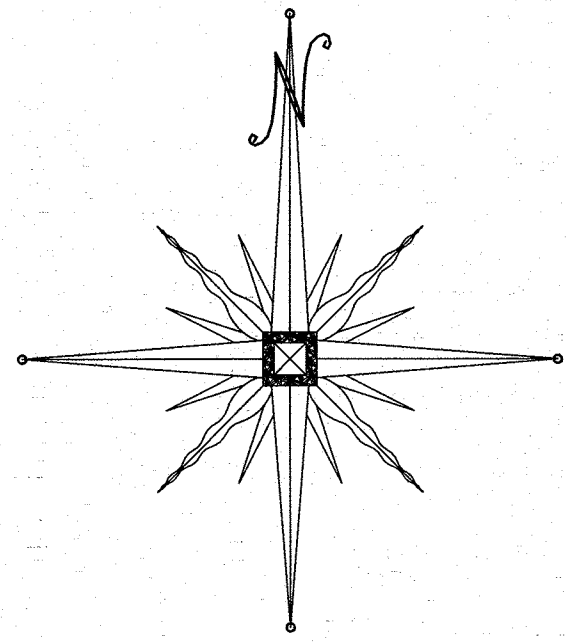
SIGNATURE _____ DATE _____
THOMPSON
EDUCATION CENTER
TOWN OF THOMPSON/TOWN OF FALLSBURG
COUNTY OF SULLIVAN, NEW YORK

PHASING PLAN

SECTION 28, BLOCK 1, LOT 6/
SECTION 65, BLOCK 1, LOT 11.59

O.C.H.D. SHEET NO.	D.E.C. SHEET NO.	DRAWING NUMBER
OF	OF	OF
1	9	10
SCALE	CAD REFERENCE	PROJECT NUMBER
1"=350'	13145.01WORKING	13145.01

N/F
A PLACE IN THE SUN
26.-1-11.2

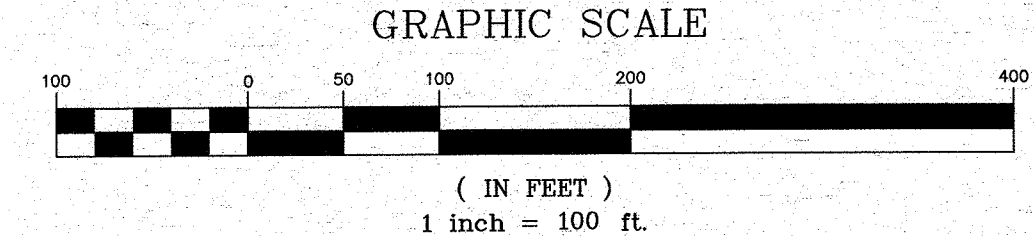


N/F
SOCIATES INC.
1-11.1

WETLAND "A-2"
EA=1.67 ± AC

N.Y.S. DEC. WETLANDS "A-3"
AREA=39.07± AC

PROPOSED WETLAND CROSSING
5,070± sq.ft. WETLAND DISTURBANCE
7,200± sq.ft. ADJACENT AREA DISTURBANCE



N/F

STORMWATER
FACILITY LOCATION

STUDENT DORMITORY
TYPE B BUILDING
EACH = 40,478 sq.ft.
x 3 STORIES = 121,434 sq.ft.

STUDENT DORMITORY
TYPE B BUILDING
EACH = 40,478 sq.ft.
x 3 STORIES = 121,434 sq.ft.

SCHOOL COMMUNITY
& SPORTS CENTER
100' x 100' = 10,000 sq.ft.

STUDENT CENTER, CAFETERIA,
AND CONCESSIONS
17,680 sq.ft. (1ST FLOOR)
16,850 sq.ft. (SECOND FLOOR)
33,300 sq.ft. (THIRD FLOOR)
TOTAL = 67,831 sq.ft. (ALL THREE FLOORS)

ADMISSION/
BURSAR OFFICE

PROPOSED WETLAND CROSSING
2,300± sq.ft. WETLAND DISTURBANCE
7,500± sq.ft. ADJACENT AREA DISTURBANCE

SCHOOL STUDENT
STUDIOS
100' x 100' = 10,000 sq.ft.
x 3 STORIES = 30,000 sq.ft.

SCHOOL CLASSROOM
BUILDING
153' x 153' = 23,409 sq.ft.
x 3 STORIES = 70,227 sq.ft.

SCHOOL STUDENT
STUDIOS
100' x 100' = 10,000 sq.ft.
x 3 STORIES = 30,000 sq.ft.

SCHOOL CLASSROOM
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153' x 153' = 23,409 sq.ft.
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STUDENT DORMITORY
TYPE B BUILDING
EACH = 40,478 sq.ft.
x 3 STORIES = 121,434 sq.ft.

SCHOOL COM
& SPORTS C
100' x 100' = 10,000 sq.ft.

SCHOOL
PLAYGROUND
(2 TOTAL)
7,854 sq.ft. ea.

DATE	DESCRIPTION	INITIALS
04-07-17	AS PER 4-3-17 WORKSHOP	JUP
03-30-17	AS PER 3-13-17 WORKSHOP	JUP
03-01-17	REDUCTION HOUSING UNITS	JUR
02-01-17	REVISED LABELS	JH
1-16-17	REVISED SCHOOL COMM. & SPORTS BLDG	WS
2-24-15	ORIGINAL PREPARATION DATE	CR

MAP CHECK DATE: 06/06/00 INITIALED BY: --

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
282 GREENWICH AVENUE, SUITE A
GOSHEN, NEW YORK 10824
(845) 294-0006

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

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

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

VINCENT A. PIETRZAK P.E., P.L.S. LEED® AP
P.E. LICENSE NO. 076826 P.L.S. LICENSE NO. 050075
N.Y.P.L.S. LICENSE NO. 35386

SIGNATURE DATE

**THOMPSON
EDUCATION CENTER**
TOWN OF THOMPSON/TOWN OF FALLSBURG
COUNTY OF SULLIVAN, NEW YORK

PROJECT TITLE

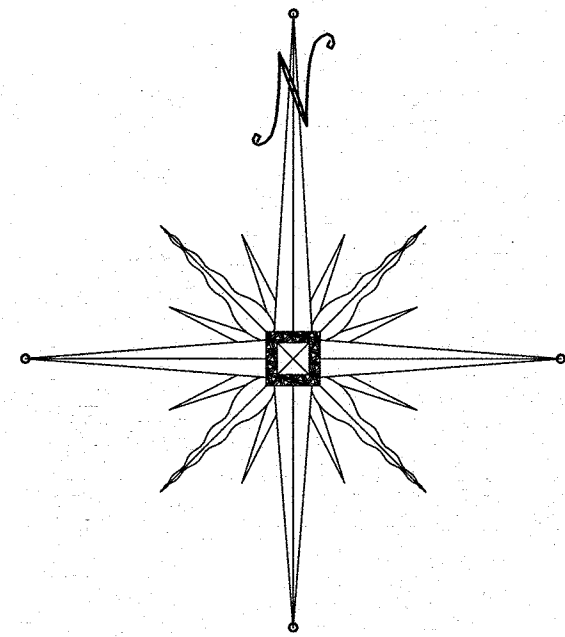
**PHASE 1A
SITE PLAN**
SECTION 26, BLOCK 1, LOT 6/
SECTION 65, BLOCK 1, LOT 11.59

DRAWING TITLE

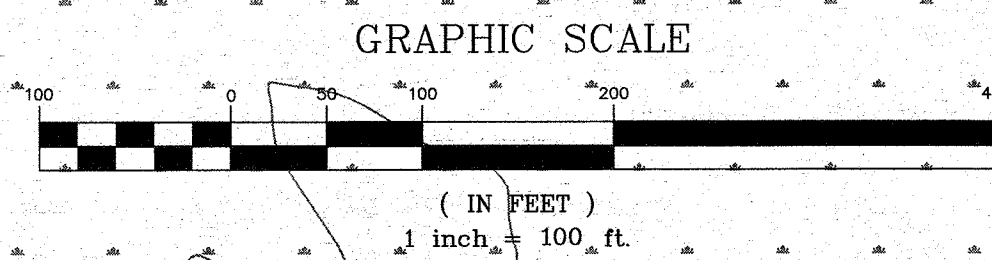
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED
LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION
OF SECTION 7208, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO. OF D.E.G. SHEET NO. OF DRAWING NUMBER OF
13145.01 WORKING 13145.01

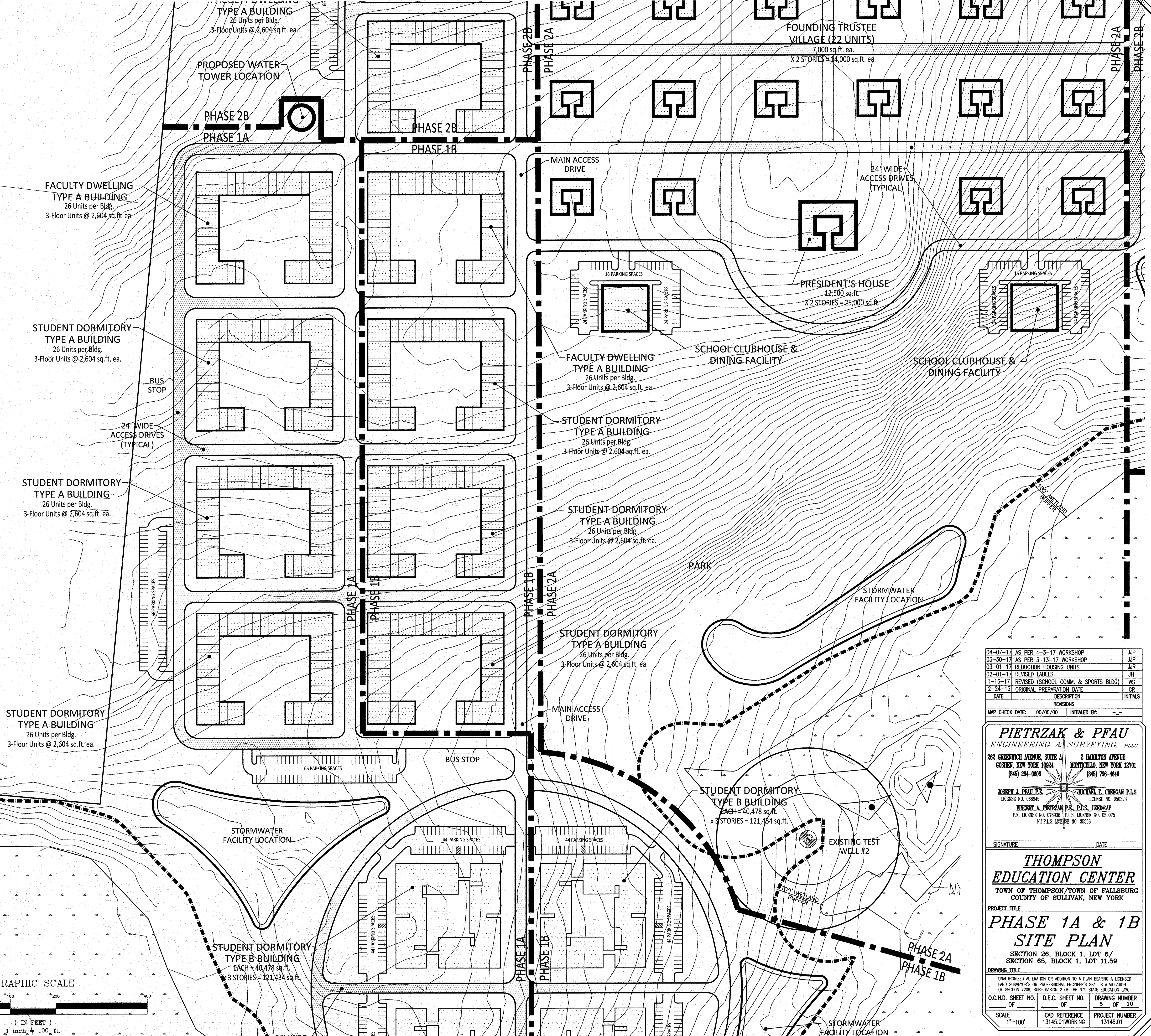
SCALE 1"=100'



N/F
BUDNIK & DELATORE
26.-1-9



N.Y.S. DEC. WETLANDS "A-3"



04-07-17	AS PER 4-3-17 WORKSHOP	JUP
03-30-17	AS PER 3-13-17 WORKSHOP	JUP
03-01-17	REDUCTION HOUSING UNITS	JUR
02-01-17	REVISED LABELS	JH
11-16-17	REVISED (SCHOOL COMM. & SPORTS BLDG)	WS
2-24-15	ORIGINAL PREPARATION DATE	CR
DATE	DESCRIPTION	INITIALS

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

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
282 GREENWICH AVENUE, SUITE A
GOSHEN, NEW YORK 10824
(845) 294-0806

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

JOSEPH J. PFAU P.E.
LICENSE NO. 089545

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

VINCENT A. PIETRZAK P.E., P.S., L.D.S.
P.E. LICENSE NO. 078806 P.S. LICENSE NO. 050075
N.Y.P.S. LICENSE NO. 35396

DATE _____
SIGNATURE _____

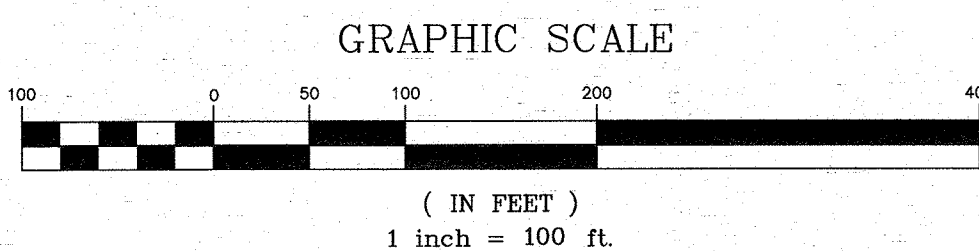
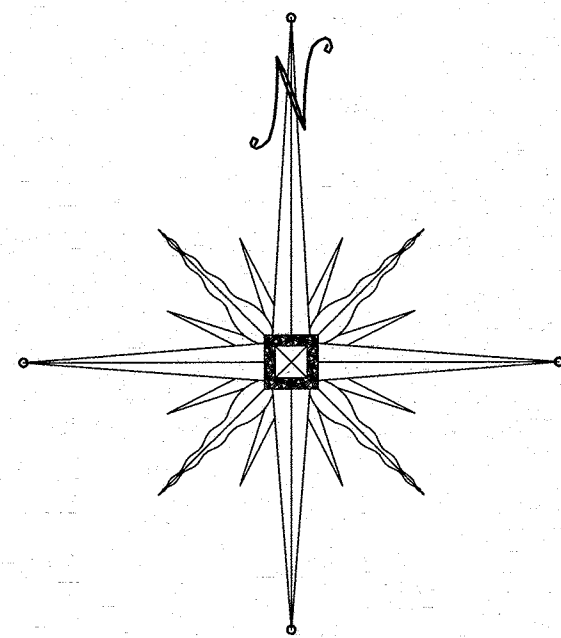
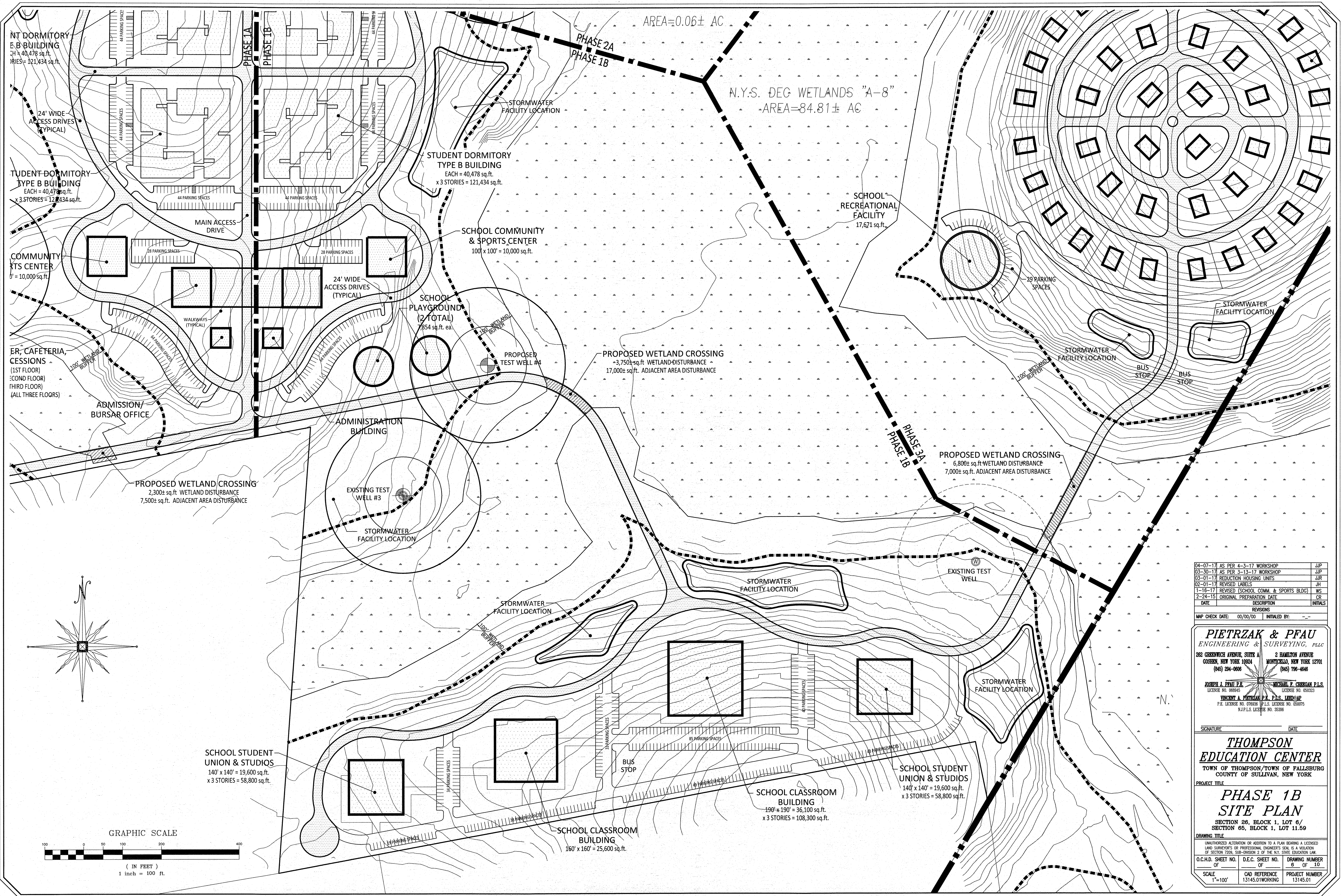
THOMPSON
EDUCATION CENTER
TOWN OF THOMPSON/TOWN OF FALLSBURG
COUNTY OF SULLIVAN, NEW YORK

PROJECT TITLE
PHASE 1A & 1B
SITE PLAN
SECTION 26, BLOCK 1, LOT 6/
SECTION 65, BLOCK 1, LOT 11.59

DRAWING TITLE
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED
LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION
OF SECTION 2209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO.	D.E.C. SHEET NO.	DRAWING NUMBER
OF	OF	OF 10

SCALE	CAD REFERENCE	PROJECT NUMBER
1"=100'	13145.01WORKING	13145.01



04-07-17	AS PER 4-3-17 WORKSHOP	JJP
03-30-17	AS PER 3-13-17 WORKSHOP	JJP
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2-24-15	ORIGINAL PREPARATION DATE	CR
DATE	DESCRIPTION	INITIALS

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ENGINEERING & SURVEYING, PLLC
262 GREENWICH AVENUE, SUITE A
GOSHEN, NEW YORK 10824
(845) 294-0806

JOSEPH A. PFAU P.E.
LICENSE NO. 069945
VINCENT A. PIETRZAK P.E., P.L.S. LEED-AP
P.E. LICENSE NO. 076936 P.L.S. LICENSE NO. 050075
N.J.P.L.S. LICENSE NO. 35386

SIGNATURE DATE

THOMPSON
EDUCATION CENTER
TOWN OF THOMPSON/TOWN OF FALLSBURG
COUNTY OF SULLIVAN, NEW YORK

PROJECT TITLE

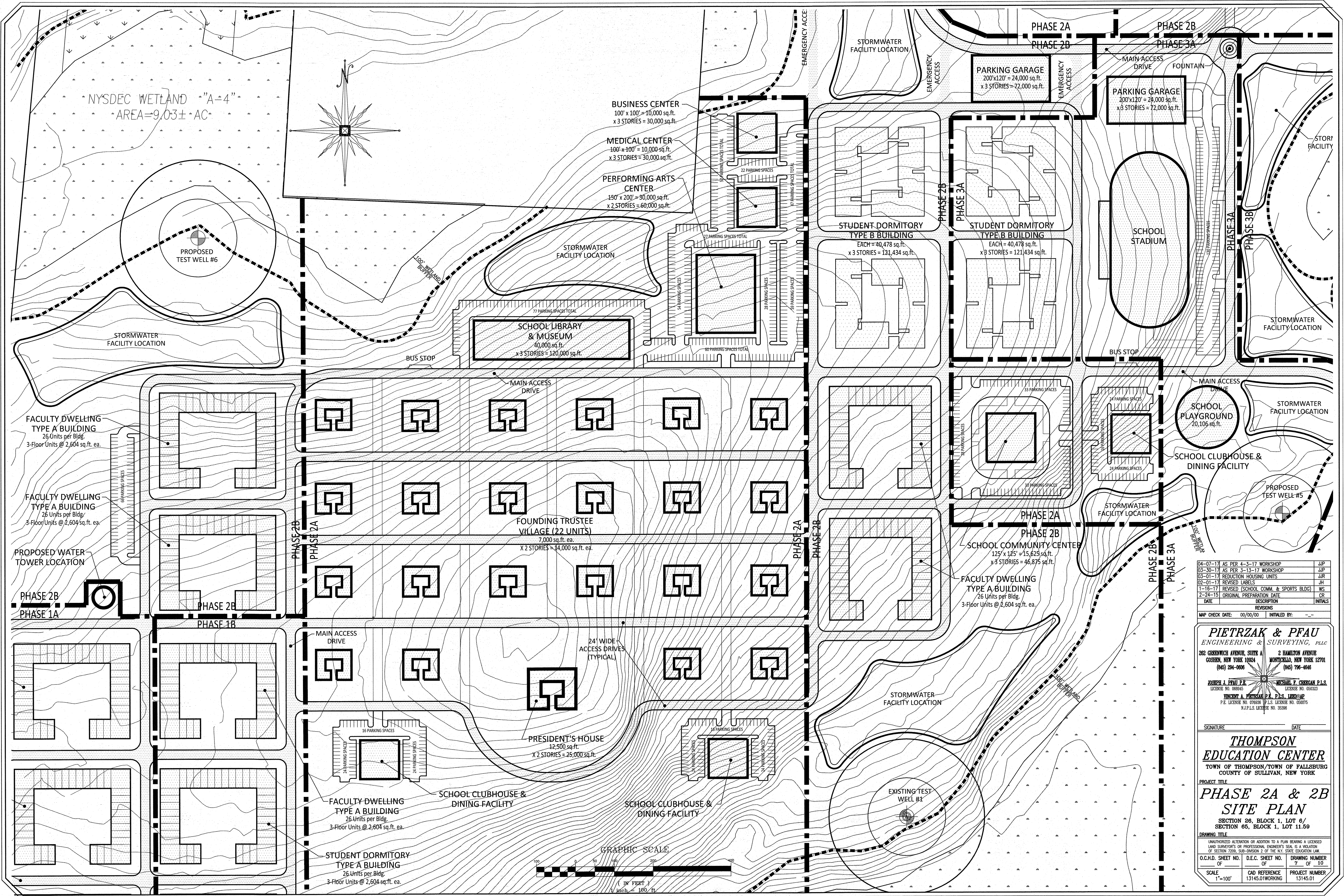
PHASE 1B
SITE PLAN
SECTION 26, BLOCK 1, LOT 6/
SECTION 65, BLOCK 1, LOT 11.59

DRAWING TITLE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED
LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION
OF SECTION 2209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO. OF D.E.C. SHEET NO. OF DRAWING NUMBER OF 10

SCALE 1"=100' CAD REFERENCE 13145.01WORKING PROJECT NUMBER 13145.01



04-07-17	AS PER 4-3-17 WORKSHOP	JUP
03-30-17	AS PER 3-13-17 WORKSHOP	JUP
03-01-17	REDUCTION HOUSING UNITS	JUR
02-01-17	REVISED LABELS	JH
1-16-17	REVISED (SCHOOL COMM. & SPORTS BLDG)	WS
2-24-15	ORIGINAL PREPARATION DATE	CR
DATE	DESCRIPTION	INITIALS
REVISIONS		
MAP CHECK DATE:	00/00/00	INITIALED BY:

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
282 GREENWICH AVENUE, SUITE A
GOSHEN, NEW YORK 10924
(845) 284-0806

2 HAMILTON AVENUE
MONTICELLO, NEW YORK 12701
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JOSEPH J. PFAU P.E.
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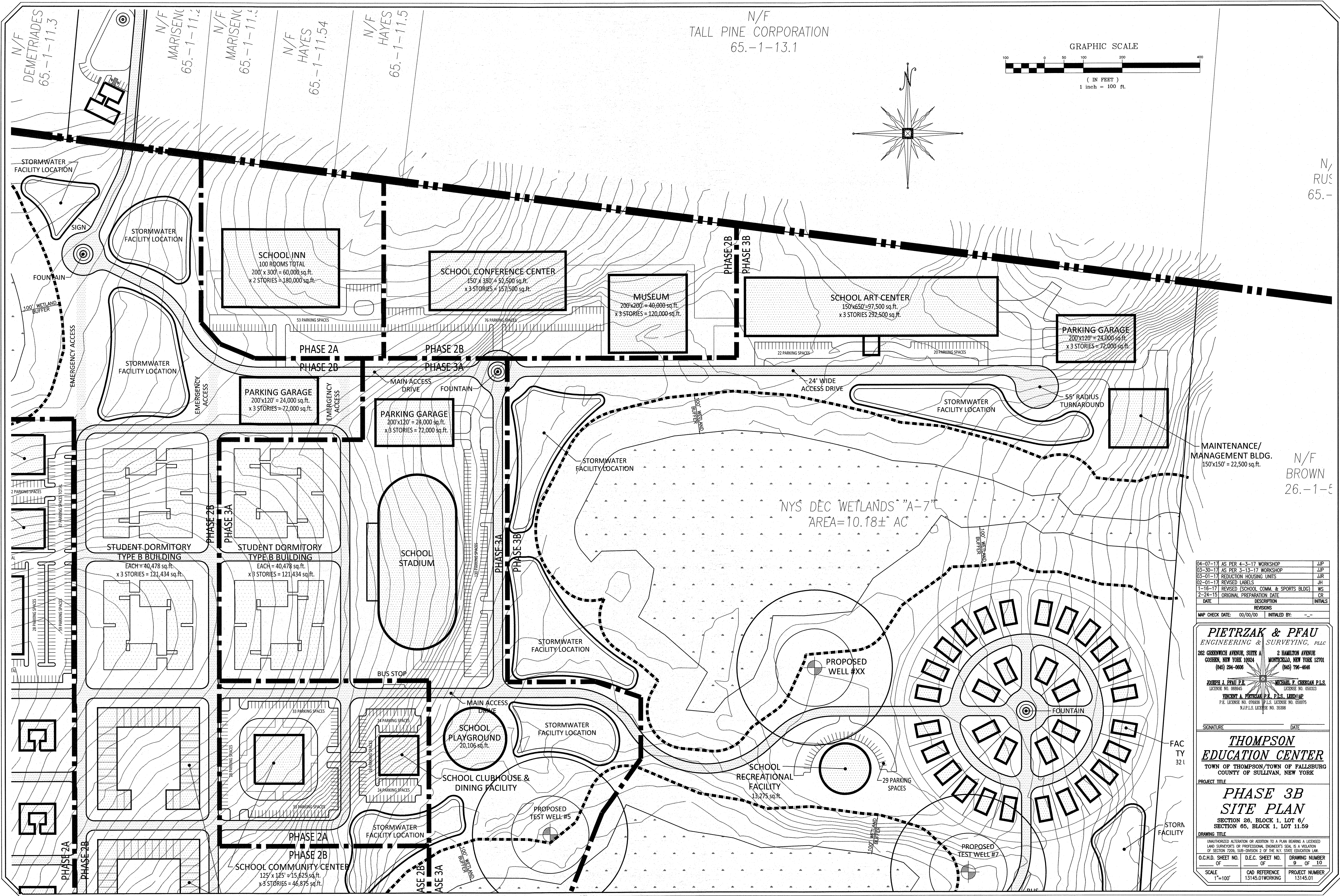
THOMPSON
EDUCATION CENTER
TOWN OF THOMPSON/TOWN OF FALLSBURG
COUNTY OF SULLIVAN, NEW YORK

PROJECT TITLE
PHASE 2A & 2B
SITE PLAN
SECTION 26, BLOCK 1, LOT 6/
SECTION 65, BLOCK 1, LOT 11.59

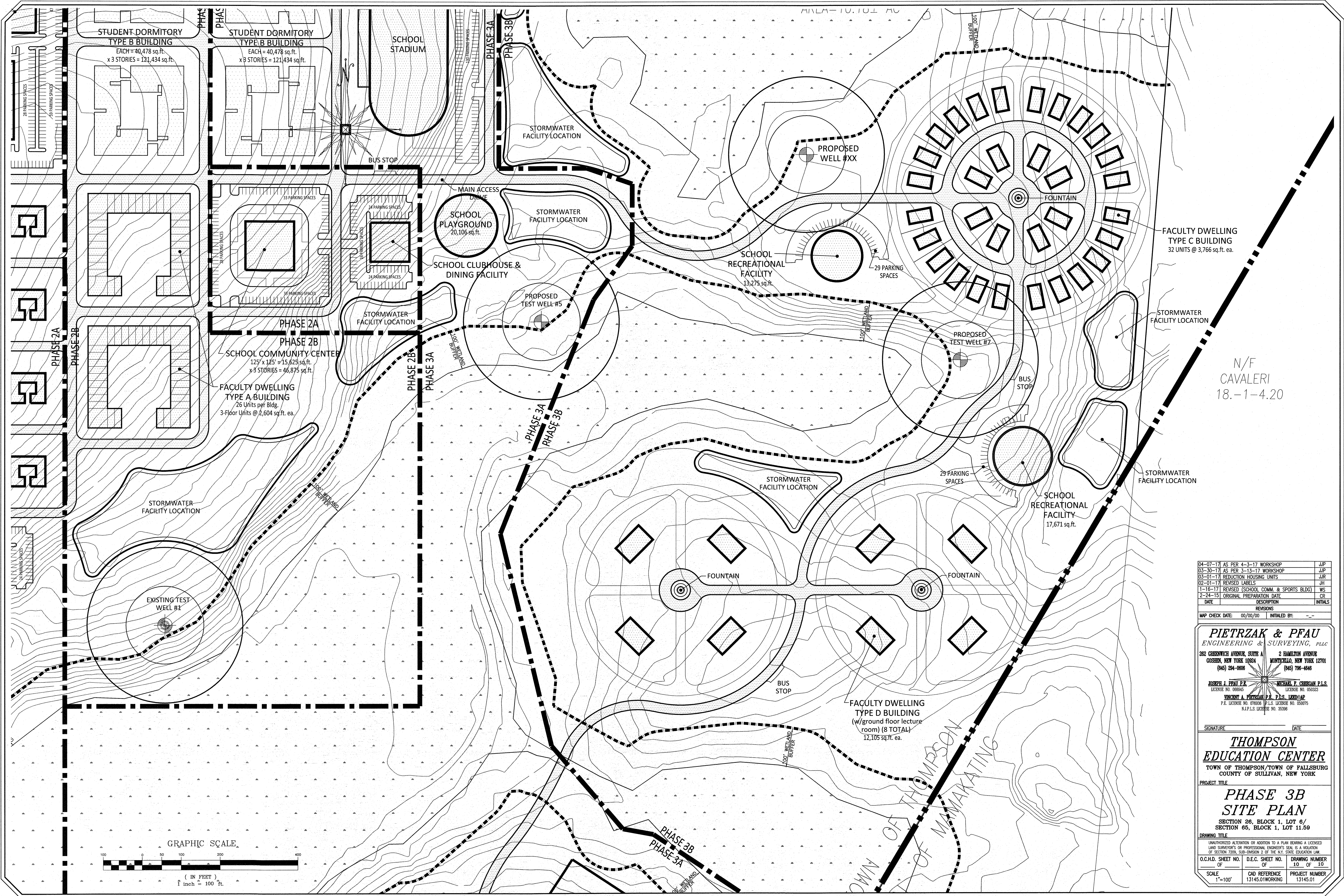
DRAWING TITLE

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SCALE 1"=100'	CAD REFERENCE 13145.01WORKING	PROJECT NUMBER 13145.01



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MAP CHECK DATE:	00/00/00	INITIALED BY: --
PIETRZAK & PFAU ENGINEERING & SURVEYING, PLLC 282 GREENWICH AVENUE, SUITE A GOSHEN, NEW YORK 10924 (845) 294-0606 2 HAMILTON AVENUE MONTICELLO, NEW YORK 12701 (845) 796-4646		
JOSEPH J. PFAU P.E. LICENSE NO. 089845 MICHAEL F. CROGHAN P.L.S. LICENSE NO. 650323 VINCENT A. PIETRZAK P.E., P.L.S. LEED@AP P.E. LICENSE NO. 076936 P.L.S. LICENSE NO. 050075 N.Y.P.L.S. LICENSE NO. 35386		
SIGNATURE _____ DATE _____		
THOMPSON EDUCATION CENTER TOWN OF THOMPSON/TOWN OF FALLSBURG COUNTY OF SULLIVAN, NEW YORK		
PROJECT TITLE		
PHASE 3B SITE PLAN		
SECTION 26, BLOCK 1, LOT 6/ SECTION 65, BLOCK 1, LOT 11.59		
DRAWING TITLE		
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 2209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW		
O.C.H.D. SHEET NO. OF	D.E.C. SHEET NO. OF	DRAWING NUMBER 9 OF 10
SCALE 1"=100'	CAD REFERENCE 13145.01WORKING	PROJECT NUMBER 13145.01



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SIGNATURE DATE

THOMPSON
EDUCATION CENTER
TOWN OF THOMPSON/TOWN OF FALLSBURG
COUNTY OF SULLIVAN, NEW YORK

PROJECT TITLE
PHASE 3B
SITE PLAN
SECTION 26, BLOCK 1, LOT 6/
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UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 2206, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.		
O.C.H.D. SHEET NO. OF	D.E.C. SHEET NO. OF	DRAWING NUMBER OF 10 OF 10
SCALE 1"=100'	CAD REFERENCE 13145.01WORKING	PROJECT NUMBER 13145.01