

**TOWN OF MONROE  
INLAND WETLAND ENGINEERING REVIEW COMMENTS**

**IWC Application Number:** IWC 2022-04  
**Development Description:** Gas Station Convenience Store  
**Location of Development:** 126 Main Street  
**Department File Number:** 1407  
**Revised Submission Data Received (Date):** 3-30-22

- **Items marked with ( \* ) are outstanding issues that should be addressed prior to completing the hearing. Please call to discuss these items as soon as possible.**

**Submission Data:** (if applicable, shaded items reflect information that has not been included with the latest submission, (when applicable))

**Plans:**

- Property Survey Prepared for South Main Street Newtown Associates, LLC, 126 Main Street..., by John M. Farnsworth & Associates, dated 8-19-19.
- SP-1, Site Plan, Proposed Gas Station & Convenience Store, 126 Main Street..., Prepared for Haque, LLC, dated 10-18-21, **revised to 3-4-22 3-24-22.**
- SP-2, Grading and Utility Plan, Proposed Gas Station & Convenience Store, 126 Main Street..., Prepared for Haque, LLC, dated 10-18-21, **revised to 3-4-22 3-24-22**
- SP-3, Erosion Control Plan, Proposed Gas Station & Convenience Store, 126 Main Street..., Prepared for Haque, LLC, dated 10-18-21dated 10-18-21, **revised to 3-4-22.**
- SP-4, Erosion Control Details, Proposed Gas Station & Convenience Store, 126 Main Street..., Prepared for Haque, LLC, dated 10-18-21, **revised to 3-4-22 3-24-22.**
- SP-5, Landscape Plan, Proposed Gas Station & Convenience Store, 126 Main Street..., Prepared for Haque, LLC, dated 10-18-21, **revised to 3-4-22 3-24-22.**
- SP-6, Lighting Plan, Proposed Gas Station & Convenience Store, 126 Main Street..., Prepared for Haque, LLC, dated 10-18-21, **revised to 3-4-22 3-24-22.**
- SP-7, Detail Sheet, Proposed Gas Station & Convenience Store, 126 Main Street..., Prepared for Haque, LLC, dated 10-18-21, **revised to 3-4-22 3-24-22.**
- SP-8, Detail Sheet, Proposed Gas Station & Convenience Store, 126 Main Street..., Prepared for Haque, LLC, dated 10-18-21, **revised to 3-4-22 3-24-22.**
- SP-9, Detail Sheet, Proposed Gas Station & Convenience Store, 126 Main Street..., Prepared for Haque, LLC, dated 10-18-21, **revised to 3-4-22 3-24-22.**
- SP-10, Detail Sheet, Proposed Gas Station & Convenience Store, 126 Main Street..., Prepared for Haque, LLC, dated 10-18-21, **revised to 3-4-22 3-24-22.**
- A-101, A-201, AD-101, AD-201, Architectural plans by Rose-Tiso & Co., LLC, all dated 10-18-21.

- Other:**
- Site Engineering Design Report for the Proposed Commercial Development located at 126 Main Street..., Prepared for Haque, LLC, by Rose-Tiso & Co., dated ~~11-23-21~~ **3-4-22.**

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**COMMENTS:**

**Changes to initial comments/data (when applicable) are indicated as follows: (new or additional information is shown in bold type, while resolved items are shown as lightly shaded and crossed off).**

**Note that this is an Engineering review of drainage, storm water discharge permit/water quality concerns, and other related items only. It is not a staff review of other wetland related issues.**

**(A) Stormwater Control:**

1. The UGS #1 system should be revised to provide a minimum of 18” clearance above the water table (per plan it is currently only 0.5”).
2. The size of the inlets pipes for both the UGS systems should be labelled on the plan.
3. The pipes between the Water Quality Units and the UGS should include some pitch.
4. Details of the UGS galleries, and water quality unit should be included.
5. Test pit information (depth to water and/or redoximorphic features) should be included for UGS #2.
6. The UGS routings should utilize 40% voids in lieu of the 66.67% and 100% indicated.
7. WQV calculations and sizing should be included.

**(B) MS4 General Stormwater Discharge Permit issues:**

1. Siltation control should be relocated to the outer limits of the Floodway restoration, noting that the plans should indicate that restoration work should be completed prior to the start of any other site work.

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(C) Other:

1. The Site Plan includes grading information and a reference that it is based on a T-2 survey, but the provided survey shows no grades, and the notation on the site plan does not indicate what survey is being utilized. Accordingly, current T-2 certification, or appropriate reference to same, needs to be provided.
2. FEMA data:
  - a. The limits and denotation of the Flood Plain and Floodway on the survey should be the same as indicated on the respective site plans.
  - b. An approval should be contingent on procurement of a Flood Plain Permit.
3. A bond recommendation will be provided once a Site Stabilization and Restoration bond is submitted.

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BOND RECOMMENDATION: (see above)

DATE REVIEWED: 3-31-22



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