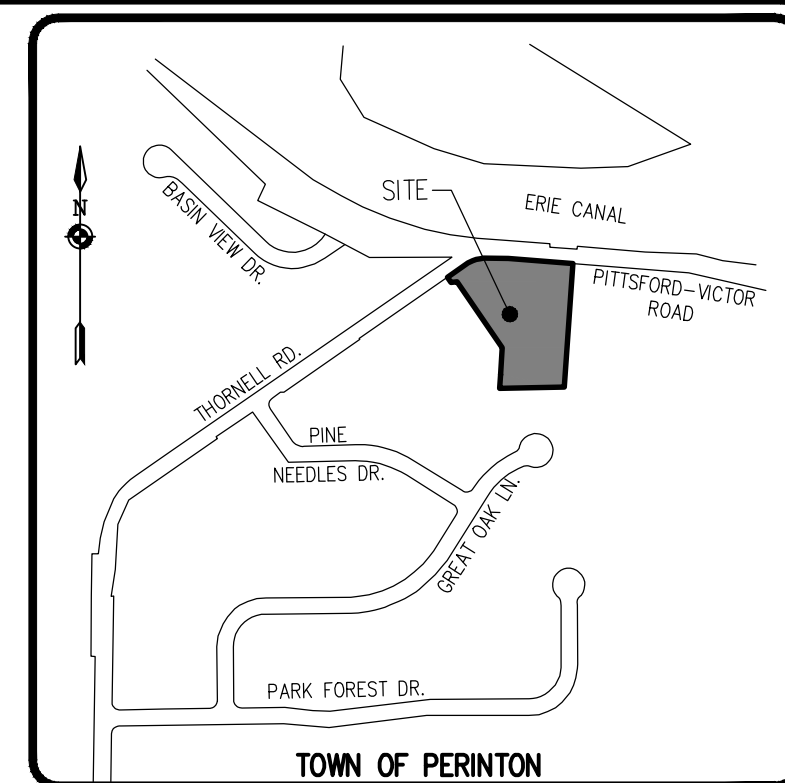


P:\2850 Drawings\Final\2850 Cover Sheet.dwg



FINAL SITE PLANS
HARTWELL HEIGHTS

DWG. No.	TITLE
2850-03	COVER SHEET
2850-04	CONSOLIDATION PLAN
2850-05	SITE PLAN
2850-06	EXISTING CONDITIONS AND DEMOLITION PLAN
2850-07	UTILITY PLAN
2850-08	GRADING PLAN
2850-09	CONSTRUCTION EROSION CONTROL PLAN
2850-10	LATERAL PLAN
2850-11	LANDSCAPE PLAN
2850-12	PROFILE SHEET
2850-13	DETAIL SHEET 01 (SHEET 1 OF 3)
2850-14	DETAIL SHEET 02 (SHEET 2 OF 3)
2850-15	DETAIL SHEET 03 (SHEET 3 OF 3)

HARTWELL HEIGHTS

TOWN OF PERINTON, MONROE COUNTY, NEW YORK

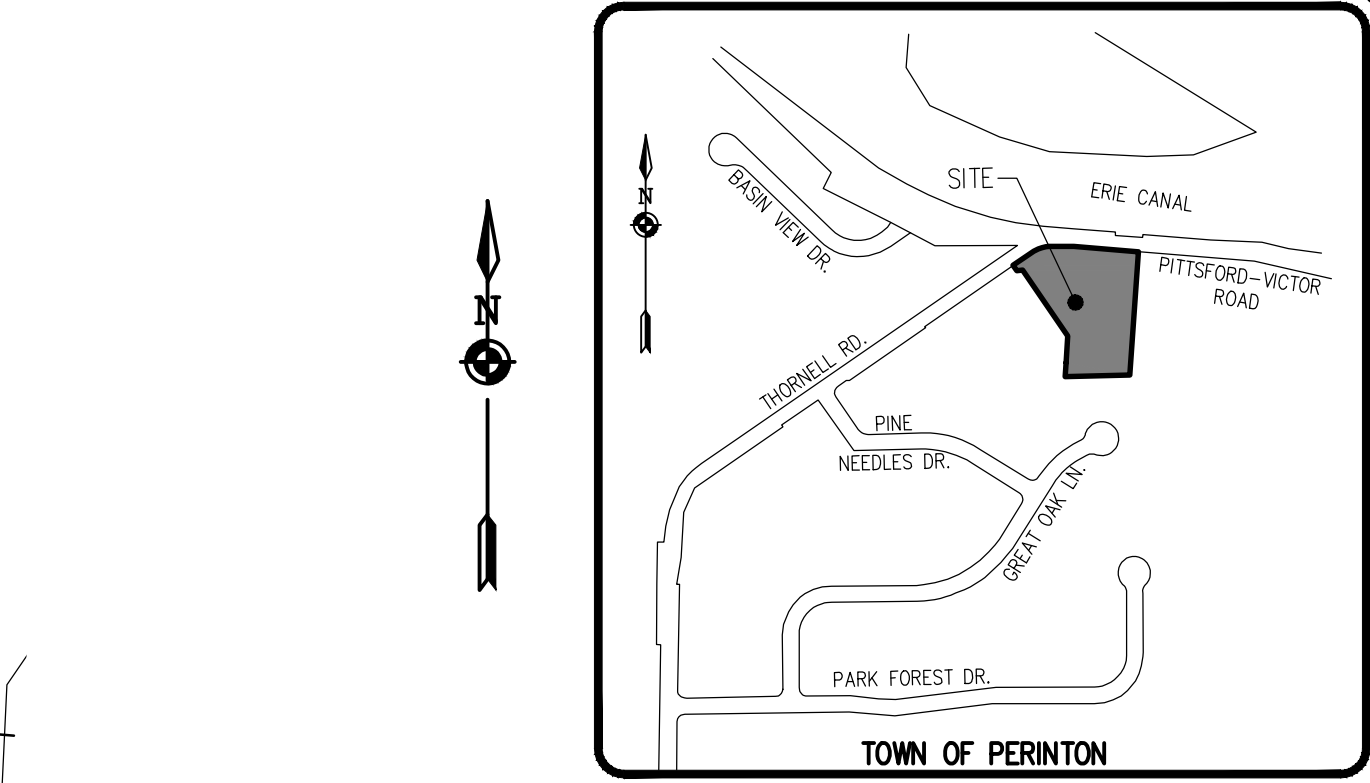
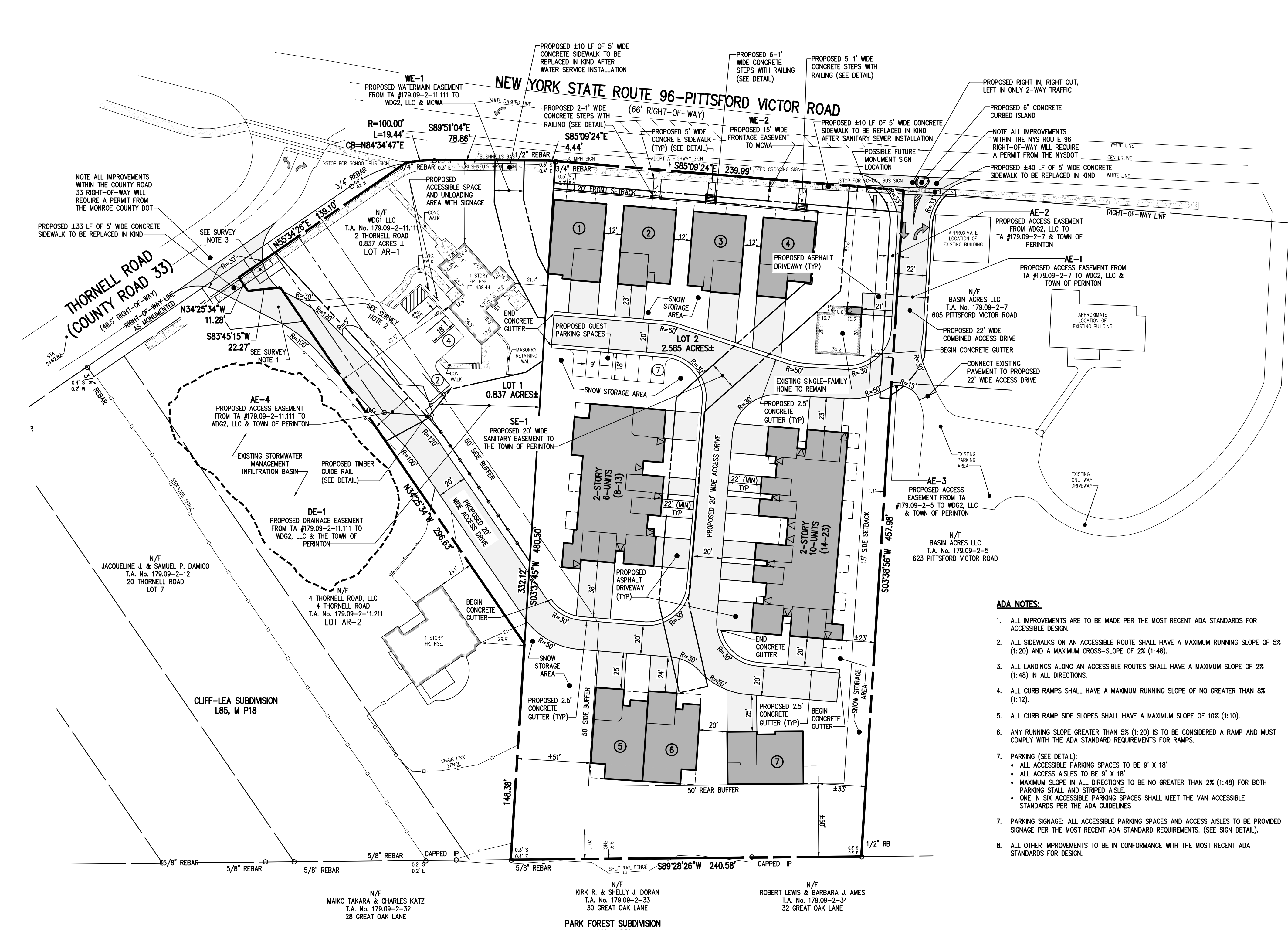
PREPARED FOR:
WDG2, LLC.
P.O. BOX 34
PITTSFORD, NY, 14534

SCALE: 1" = 40'
DRAWING NUMBER: 2850-03
DATED: NOVEMBER 14, 2025
LAST REVISED: APRIL 9, 2026

BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

10 LIFT BRIDGE LANE EAST
FAIRPORT, NEW YORK 14450
WWW.BMEPC.COM

PHONE 585-377-7360
FAX 585-377-7309



TOWN OF PERINTON
LOCATION MAP
NOT TO SCALE

- SITE NOTES:**
- EXISTING ZONING: MU: MIXED-USE DISTRICT
 - TOTAL PROPERTY AREA: ±3.4 ACRES (±149,572 S.F.)
 - PROPOSED DEVELOPMENT: ONE (1) 10-UNIT 2-STORY MULTI-FAMILY APARTMENT BUILDING (10 UNITS TOTAL)
ONE (1) 6-UNIT 2-STORY MULTI-FAMILY APARTMENT BUILDING (6 UNITS TOTAL)
ONE (1) 2-UNIT, TOWNHOUSE BUILDING (SINGLE-STORY) (2 UNITS TOTAL)
ONE (1) EXISTING SINGLE-FAMILY HOME (TO REMAIN) (1 UNIT TOTAL)
FIVE (5) SINGLE-FAMILY COTTAGES (SINGLE-STORY) (5 UNITS TOTAL)
24 RESIDENTIAL UNITS TOTAL
ONE EXISTING OFFICE STRUCTURE (TO REMAIN)
 - APPLICABLE DEVELOPMENT STANDARDS PROPOSED ARE AS FOLLOWS

	REQUIRED (MUD)	PROPOSED
MIN. LOT SIZE	10,000 SF	±36,460 S.F. (LOT 1)
MIN. LOT WIDTH	80'	±200'
SETBACKS		
FRONT	10' MIN./30' MAX.	20'
SIDE	15' (EXTERNAL BOUNDARY)	15' (EXTERNAL BOUNDARY)
REAR	0' (INTERNAL LOT LOT)	1' (INTERNAL LOT LINE)
SIDE AND REAR	15'	15'
ABUTTING RESIDENTIAL	50'	50'
MAX. LOT COVERAGE	75%	±47% TOTAL (LOT 1=35.1%, LOT 2=50.3%)
MIN. BLDG. HEIGHT	22'	>22'
MAX. BLDG. HEIGHT	40'	<40'
PARKING STALL SIZE:	9'x18'	9'x18'
PARKING STALL QTY:		
TOWNHOUSES:	2 SPACES/UNIT 1 GUEST SPACE/UNIT 2 UNITS = 6 SPACES	8 SPACES PROVIDED (2 SPACES PER GARAGE) (2 SPACES PER DRIVEWAY)
MULTI-FAMILY: 2 SPACES/UNIT	1/2 GUEST SPACE/UNIT 16 UNITS = 40 SPACES	40 SPACES PROVIDED (20 GARAGE SPACES) (20 DRIVEWAY SPACES)
SINGLE-FAMILY: 2 SPACES/UNIT	6 UNITS = 12 SPACES	22 SPACES PROVIDED (2 SPACES PER GARAGE) (2 SPACES PER DRIVEWAY)
GUEST PARKING:	N/A	7 SPACES PROVIDED
TOTAL PARKING:	58 SPACES	77 SPACES PROVIDED

- ADA NOTES:**
- ALL IMPROVEMENTS ARE TO BE MADE PER THE MOST RECENT ADA STANDARDS FOR ACCESSIBLE DESIGN.
 - ALL SIDEWALKS ON AN ACCESSIBLE ROUTE SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5% (1:20) AND A MAXIMUM CROSS-SLOPE OF 2% (1:48).
 - ALL LANDINGS ALONG AN ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM SLOPE OF 2% (1:48) IN ALL DIRECTIONS.
 - ALL CURB RAMPS SHALL HAVE A MAXIMUM RUNNING SLOPE OF NO GREATER THAN 8% (1:12).
 - ALL CURB RAMP SIDE SLOPES SHALL HAVE A MAXIMUM SLOPE OF 10% (1:10).
 - ANY RUNNING SLOPE GREATER THAN 5% (1:20) IS TO BE CONSIDERED A RAMP AND MUST COMPLY WITH THE ADA STANDARD REQUIREMENTS FOR RAMPS.
 - PARKING (SEE DETAIL):
 - ALL ACCESSIBLE PARKING SPACES TO BE 9' x 18'
 - ALL ACCESS AISLES TO BE 9' x 18'
 - MAXIMUM SLOPE IN ALL DIRECTIONS TO BE NO GREATER THAN 2% (1:48) FOR BOTH PARKING STALL AND STRIPED AISLE.
 - ONE IN SIX ACCESSIBLE PARKING SPACES SHALL MEET THE VAN ACCESSIBLE STANDARDS PER THE ADA GUIDELINES
 - PARKING SIGNAGE: ALL ACCESSIBLE PARKING SPACES AND ACCESS AISLES TO BE PROVIDED SIGNAGE PER THE MOST RECENT ADA STANDARD REQUIREMENTS. (SEE SIGN DETAIL).
 - ALL OTHER IMPROVEMENTS TO BE IN CONFORMANCE WITH THE MOST RECENT ADA STANDARDS FOR DESIGN.

APPROVALS

BY: _____	DATE: _____
TOWN ENGINEER	
BY: _____	DATE: _____
COMMISSIONER OF PUBLIC WORKS	
BY: _____	DATE: _____
PLANNING BOARD ATTORNEY	
BY: _____	DATE: _____
FIRE CHIEF	
BY: _____	DATE: _____
CHAIRMAN OF THE PLANNING BOARD	
BY: _____	DATE: _____
TOWN CLERK	

LEGEND

	BOUNDARY LINE
	PROPOSED LOT LINE
	SETBACK LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	PROPOSED TIMBER GUIDELINE
	PROPERTY MARKER FOUND
	CONCRETE HIGHWAY MONUMENT FOUND
	WOOD FENCE POST FOUND

SURVEY NOTES:

- LOT 1 IS BENEFITED BY AN ACCESS EASEMENT FROM LOT AR-2 AS FILED IN THE MONROE COUNTY CLERK'S OFFICE AT LIBER 9711 OF DEEDS, PAGE 16.
- LOT 1 IS SUBJECT TO A WATER MAIN EASEMENT AS FILED IN THE MONROE COUNTY CLERK'S OFFICE AT LIBER 11575 OF DEEDS, PAGE 296.
- LOT 1 IS SUBJECT TO A UTILITY EASEMENT PER REFERENCE 3.
- THE PROJECT BOUNDARY SURVEY WAS MADE USING PROCEDURES NECESSARY TO ACHIEVE A HORIZONTAL ACCURACY OF 1 PART IN 20,000 (1:20,000) OR BETTER PROPORTIONAL ACCURACY AND A NETWORK POSITIONAL ACCURACY AT 95% CONFIDENCE LEVEL NOT EXCEEDING 0.05 FEET.
- THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM OF 1983, WESTERN ZONE, TRANSVERSE MERCATOR PROJECTION, NAD 83 (2011) UTILIZING GLOBAL POSITIONING SYSTEM (GPS) (OR) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) OBSERVATIONS FROM NYSDOT REFERENCE NETWORK CORRS STATION (NYFP 0032).

MONUMENTATION: PUBLISHED NAD '22: MEASURED NAD '83:

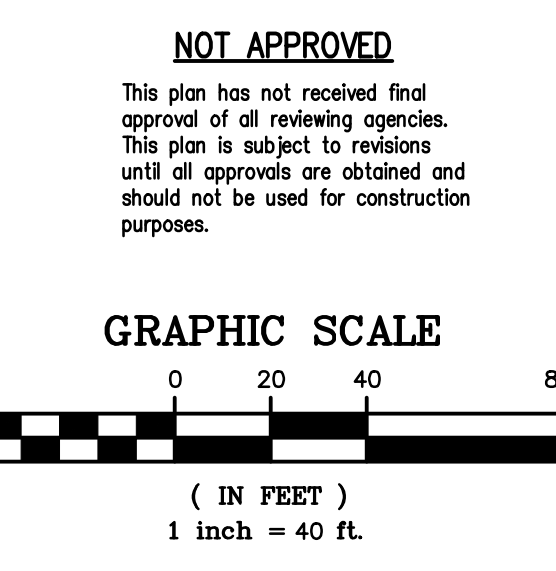
STATION TP 9134 (1982)	N= 1,116,519.33 E= 793,104.25	N= 1,116,558.83 E= 1,441,462.63
STATION TP 4739 (1982)	N= 1,117,070.96 E= 795,958.39	N= 1,117,110.57 E= 1,444,316.83

BEARINGS SHOWN HEREON ARE GRID
DISTANCES SHOWN HEREON ARE GRID
COMBINED FACTOR = 1.000012

6. THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE LOTS 1, 2, & 3 OF THE CLIFF-LEA SUBDIVISION IN TO ONE PARCEL & SHOW LOT AR-1 OF THE H. ROBERT SCHOENBERGER RESUBDIVISION AS A SEPARATE LOT.

REFERENCES:

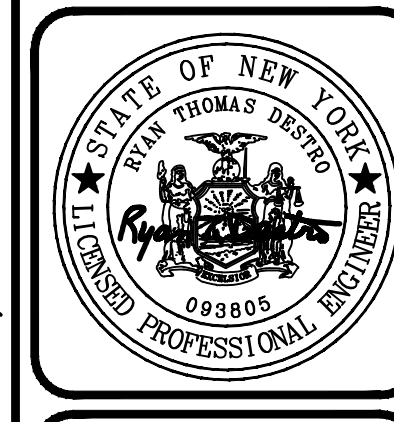
- A PLAN ENTITLED "CLIFF LEA SUBDIVISION" AS FILED IN THE MONROE COUNTY CLERK'S OFFICE AT LIBER 85 OF MAPS, PAGE 18
- A PLAN ENTITLED "PARK FOREST SUBDIVISION" AS FILED IN THE MONROE COUNTY CLERK'S OFFICE AT LIBER 189 OF MAPS, PAGE 38.
- A PLAN ENTITLED "SUBDIVISION MAP FOR H. ROBERT SCHOENBERGER SUBDIVISION," AS FILED IN THE MONROE COUNTY CLERK'S OFFICE AT LIBER 304 OF MAPS, PAGE 36.
- A PLAN ENTITLED "RESUBDIVISION OF LOTS 1 & 2 OF THE H. ROBERT SCHOENBERGER SUBDIVISION," AS FILED IN THE MONROE COUNTY CLERK'S OFFICES AT LIBER 365 OF MAPS, PAGE 89.
- A PLAN ENTITLED "H. ROBERT SCHOENBERGER RESUBDIVISION OF LOTS R-1 & R-2," AS FILED IN THE MONROE COUNTY CLERK'S OFFICE AT LIBER 367 OF MAPS, PAGE 20.
- A PLAN ENTITLED "H. ROBERT SCHOENBERGER RESUBDIVISION OF LOT AR-2 & CLIFF-LEA SUBDIVISION OF LOT 7," PREPARED BY BME ASSOCIATES, HAVING DRAWING NO. 2850-102, LAST REVISED JULY 25, 2023.
- A PLAN ENTITLED "MAP OF A SURVEY OF LOT BR-2," PREPARED BY BME ASSOCIATES, AS FILED IN THE MONROE COUNTY CLERK'S OFFICE IN LIBER 12847 OF DEEDS, PAGE 301.
- A PLAN ENTITLED "BASELINE AND ALIGNMENT DATA" BY NYSDOT DATED JANUARY 13, 2012
- AN ABSTRACT OF TITLE WAS NOT PROVIDED FOR THE COMPLETION OF THIS SURVEY.



Drawing Alteration
The following is an excerpt from the New York State Education Law Article 145 Section 7209 and applies to this drawing:
"It is a violation of this law for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor to alter any item in any way. If an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall file with the Board of Regents a notice of alteration, dated by the altering engineer or land surveyor, and a specific description of the alteration."

NO.	DATE	BY	REVISIONS
7			
6			
5			
4			
3	4/9/26	RD	2/13/26 DIT
2			UPDATED PER GENERAL COMMENTS
1			REVISED PER TOWN AND AGENCY COMMENTS

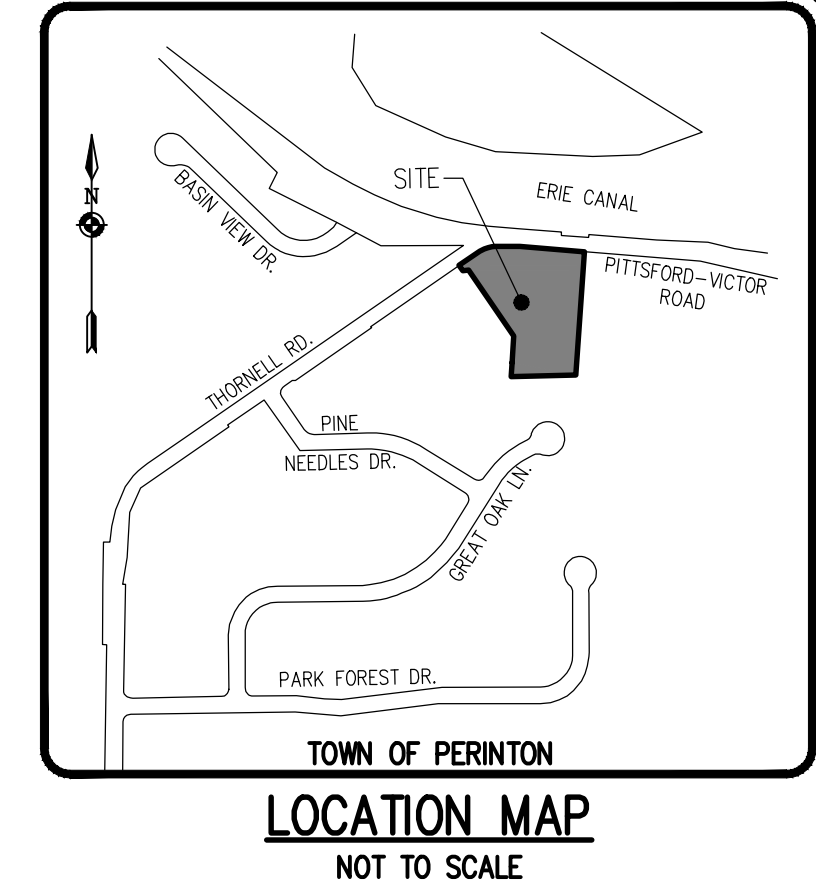
BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
10 LIFT BRIDGE LANE EAST
PITTSFORD, NY 14550
WWW.BMEGROUP.COM
PHONE: 585-377-7360
FAX: 585-377-7369



HARTWELL HEIGHTS
TOWN OF PERINTON, MONROE COUNTY, NEW YORK STATE
NYSOS, LLC
P.O. BOX 34
PITTSFORD, NY, 14534
PROJECT LOCATION CLIENT
DRAWING TITLE

FINAL SITE PLAN

PROJECT MANAGER: P. VARS/R. DESTRO
PROJECT ENGINEER: F. SHELLEY
DRAWN BY: D. TURNER
SCALE: 1" = 40'
DATE ISSUED: NOVEMBER 14, 2025
PROJECT NO.: 2850
DRAWING NO.: 05



Drawing Alteration
The following is an excerpt from the New York State Education Law Article 145 Section 7209 and applies to this drawing:
"It is a violation of this law for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor to alter any item in any way. If an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall file with the State a copy of the alteration, and a specific description of the alteration."

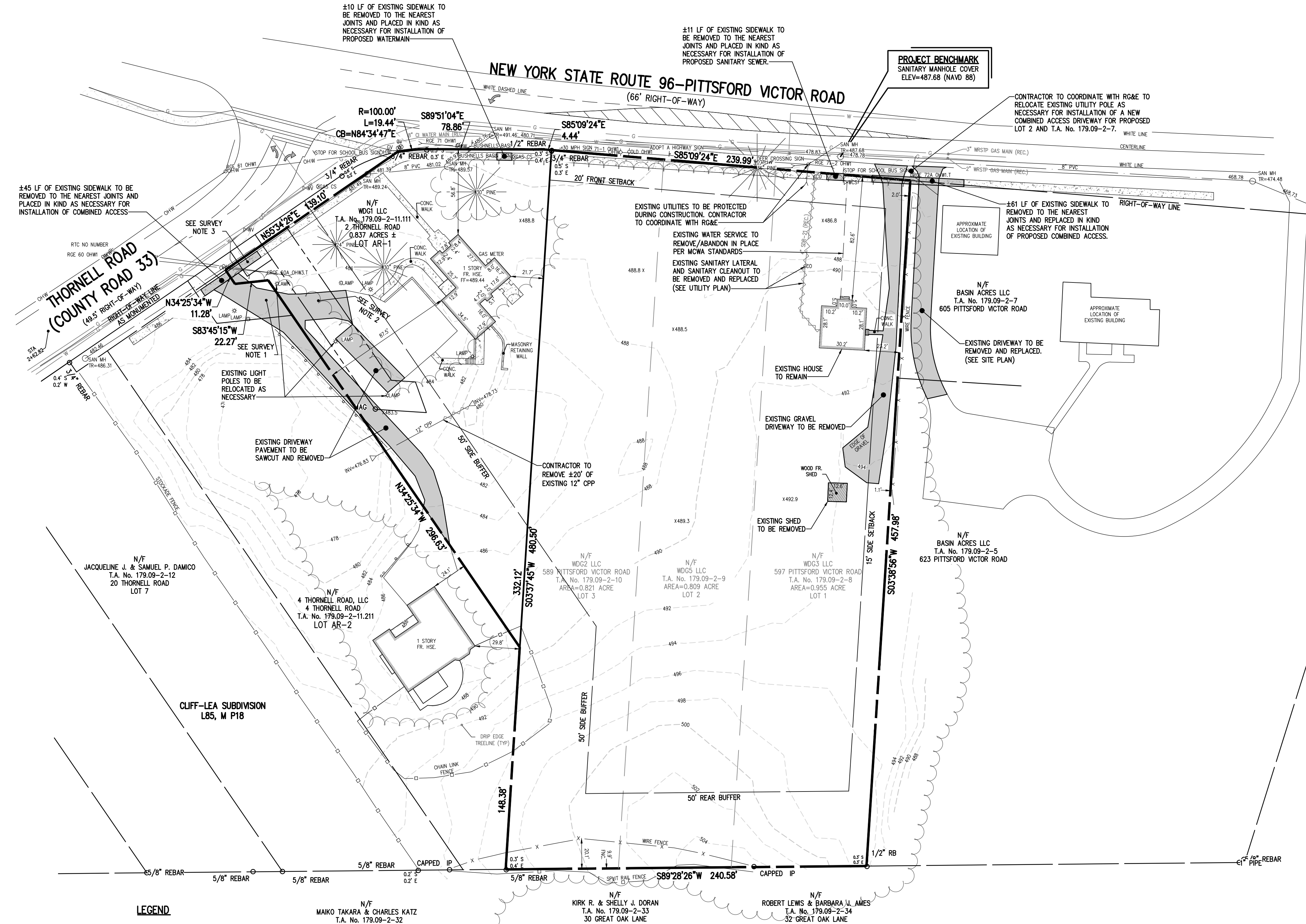
NO.	DATE	BY	REVISIONS
1	2/13/26	RD	REVISED PER TOWN AND AGENCY COMMENTS
2	4/9/26	RD	UPDATED PER GENERAL COMMENTS
3			
4			
5			
6			
7			

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10 LIFT BRIDGE LANE EAST
PITTSFORD, NY 14850
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FAX: 565-377-7369



HARTWELL HEIGHTS
TOWN OF PERINTON, MONROE COUNTY, NEW YORK STATE
1002 S. ILLIC
P.O. BOX 34
PITTSFORD, NY 14634
FINAL
EXISTING CONDITIONS AND DEMOLITION PLAN

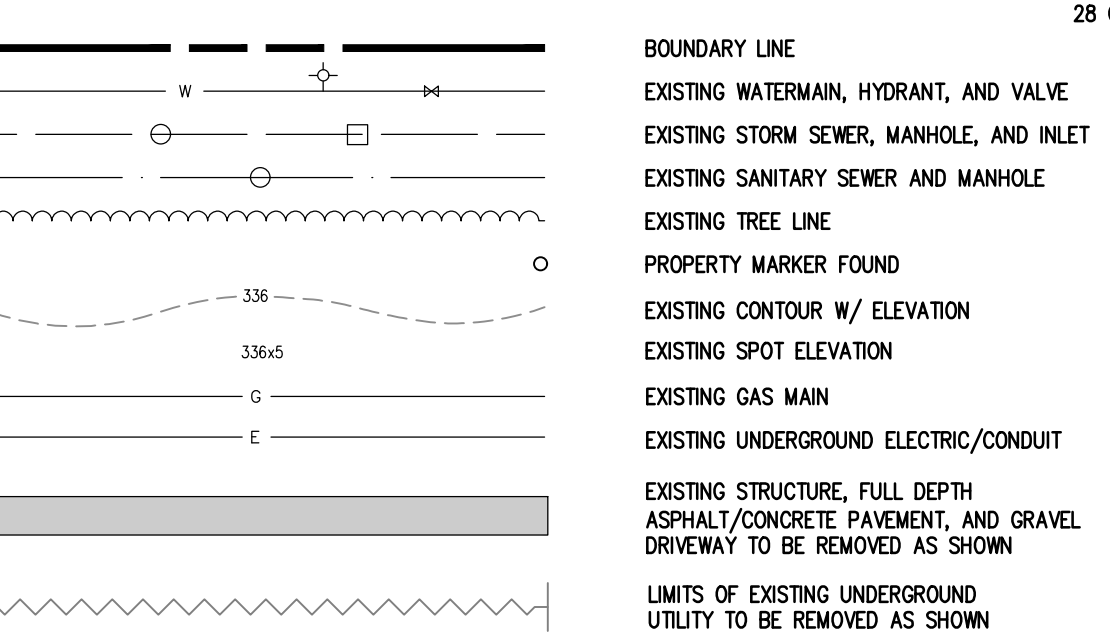
PROJECT LOCATION CLIENT DRAWING TITLE
PROJECT MANAGER: P. VARS/R. DESTRO
PROJECT ENGINEER: F. SHELLEY
DRAWN BY: D. TURNER
SCALE: 1" = 40'
DATE ISSUED: NOVEMBER 14, 2025
PROJECT NO.: 2850
DRAWING NO.: 06



DEMOLITION NOTES:

- CONTRACTOR SHALL ABANDON AND/OR REMOVE EXISTING UTILITIES, STRUCTURES, AND APPURTENANCES AS SHOWN ON THE PLANS AND/OR AS DIRECTED. THE CONTRACTOR SHALL COORDINATE THE WORK WITH THE ENGINEER AND THE AGENCY HAVING JURISDICTION, PRIOR TO COMMENCING WITH ABANDONMENT AND REMOVALS. THE CONTRACTOR SHALL DISPOSE OF MATERIALS OFF-SITE IN ACCORDANCE WITH ALL CURRENT REGULATIONS AND REQUIREMENTS.
- EXISTING UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM FIELD LOCATIONS AND/OR UTILITY COMPANY RECORDS PLANS. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CALL THE UPPO HOTLINE AT 1-800-962-7962 FOR STAKE-OUT OF EXISTING UTILITIES.
- EXISTING UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM FIELD LOCATIONS AND/OR AVAILABLE UTILITY COMPANY RECORD PLANS. EXISTING UTILITIES WHETHER FUNCTIONAL OR ABANDONED WITHIN THE PROJECT AREA MAY NOT BE SHOWN ON THE DRAWINGS. IF UNKNOWN UTILITIES ARE ENCOUNTERED IT SHALL BE COORDINATED WITH THE ENGINEER AND OWNER.
- THE CONTRACTOR SHALL DETERMINE EXACT LOCATION AND ELEVATION OF UNDERGROUND UTILITIES BEFORE COMMENCING CONSTRUCTION. CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS TO LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS AS REQUIRED TO MEET THE EXISTING CONDITIONS.
- THE CONTRACTOR SHALL CALL THE UPPO HOTLINE AT 1(800)962-7962 OR 811 FOR STAKE-OUT OF EXISTING UTILITIES.
- THE CONTRACTOR SHALL SAWCUT TO FULL DEPTH FOR REMOVAL OF EXISTING SIDEWALK, CURBING AND PAVEMENT AS DELINEATED ON THIS PLAN AND AS NECESSARY FOR CONSTRUCTION.
- WHERE NEW PAVEMENT, CURBING OR SIDEWALK MEETS WITH EXISTING, THE CONTRACTOR SHALL MAKE FULL DEPTH SAWCUTS TO CREATE A SMOOTH EDGE AND MEET SURFACES FLUSH. WHERE NEW PAVEMENT MEETS EXISTING, THE EXISTING PAVEMENT SHALL BE TREATED WITH TAC COAT PER MANUFACTURERS RECOMMENDATION.
- ALL MATERIALS REMOVED FROM THE PROJECT SHALL BE DISPOSED OF ACCORDING TO NEW YORK STATE AND TOWN OF PERINTON REQUIREMENTS UNLESS OTHERWISE NOTED.

LEGEND



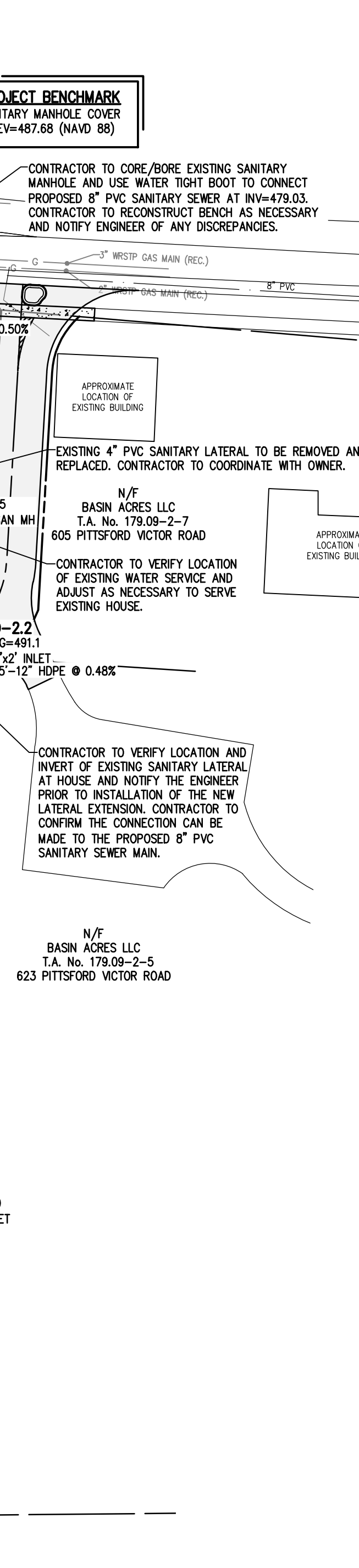
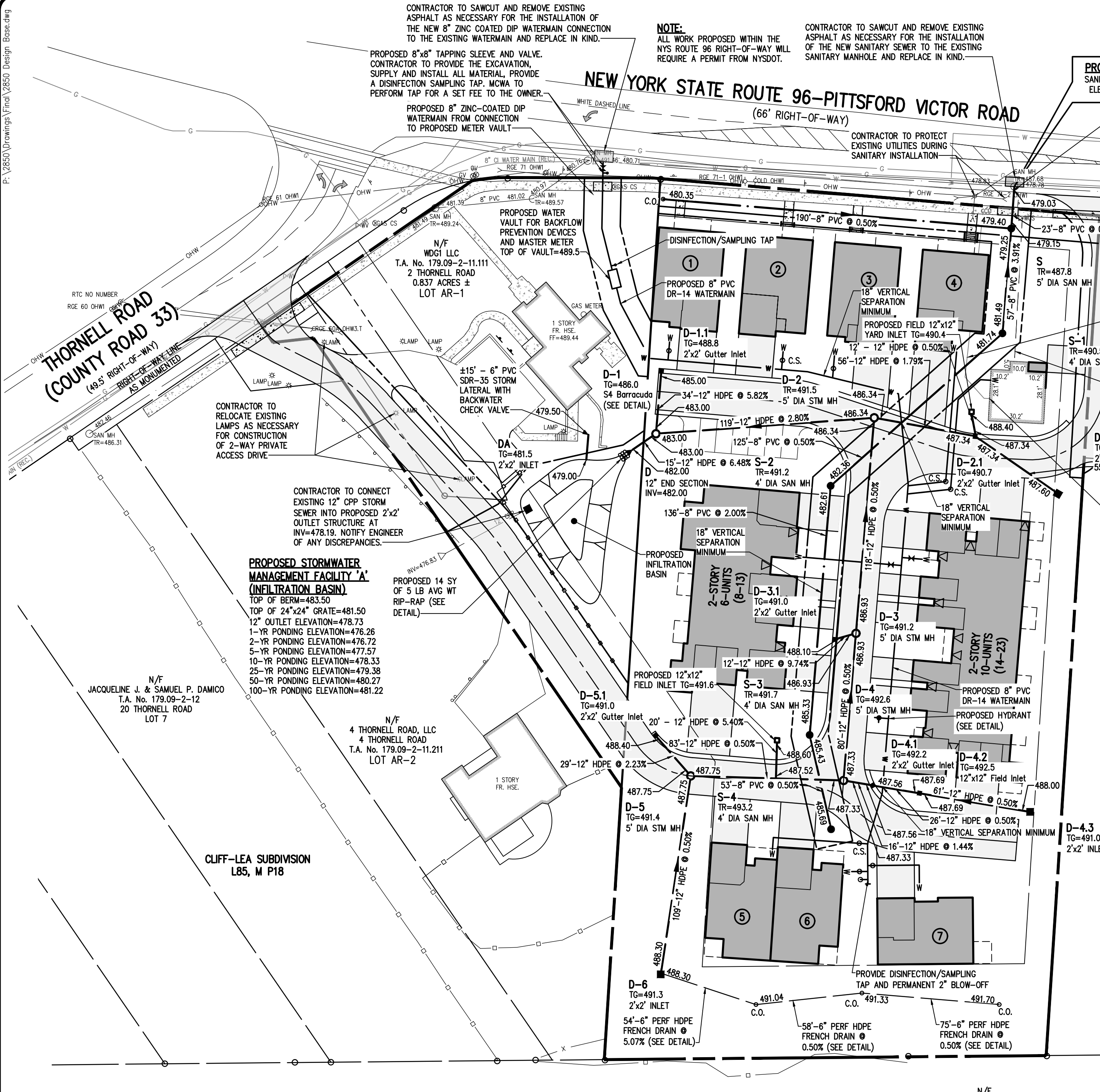
NOT APPROVED
This plan has not received final approval of all reviewing agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

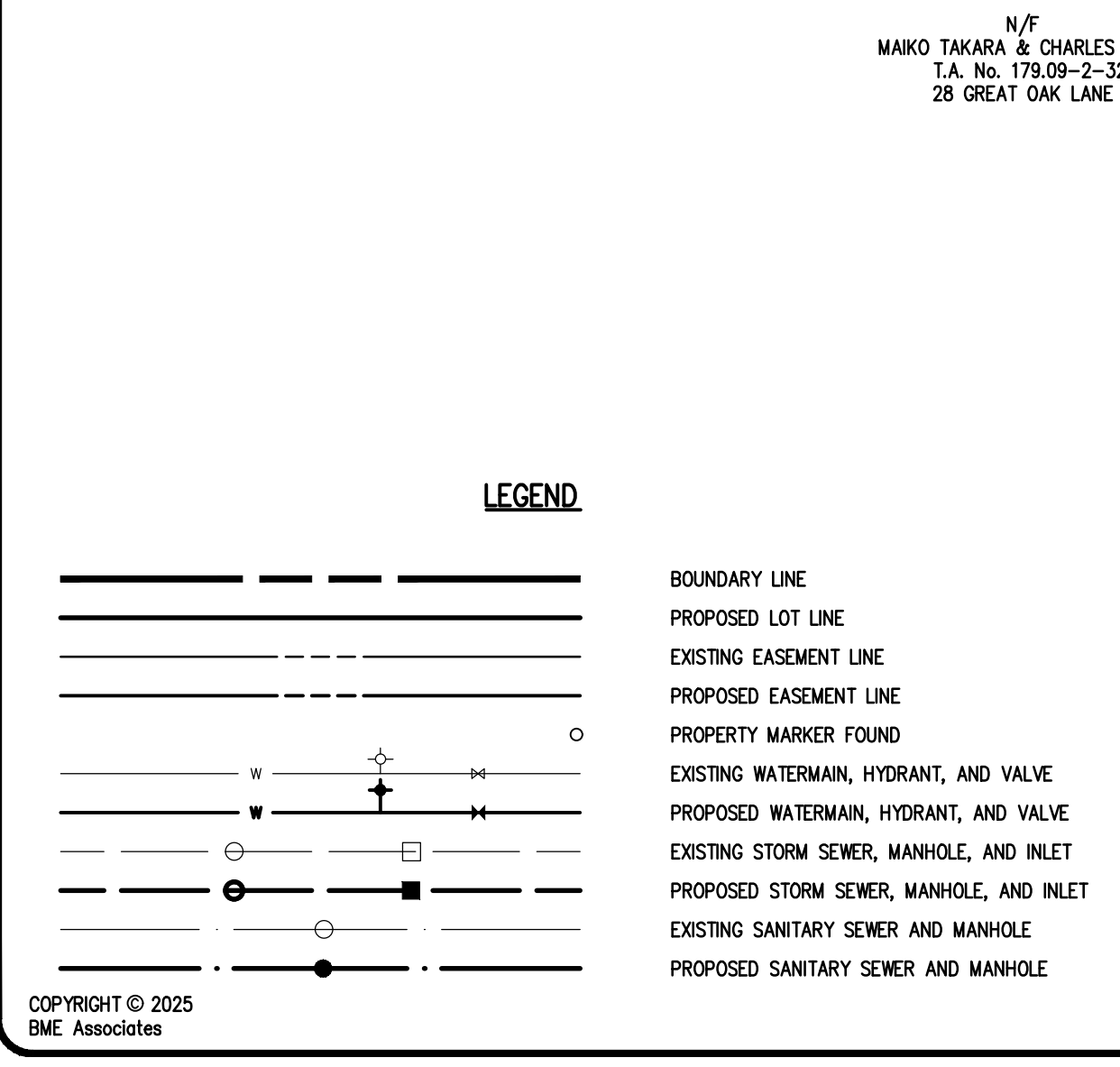
APPROVALS

BY: TOWN ENGINEER	DATE:
BY: COMMISSIONER OF PUBLIC WORKS	DATE:
BY: PLANNING BOARD ATTORNEY	DATE:
BY: FIRE CHIEF	DATE:
BY: CHAIRMAN OF THE PLANNING BOARD	DATE:
BY: TOWN CLERK	DATE:

PL 2850 Drawings/Plan 2850 Design Base.dwg



- UTILITY NOTES: 1. THE SETBACK LINES AND NOTES RELATING TO SETBACK SHOWN HEREON ARE INTENDED TO SHOW APPLICABLE ZONING REQUIREMENTS... 2. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF PERINTON...

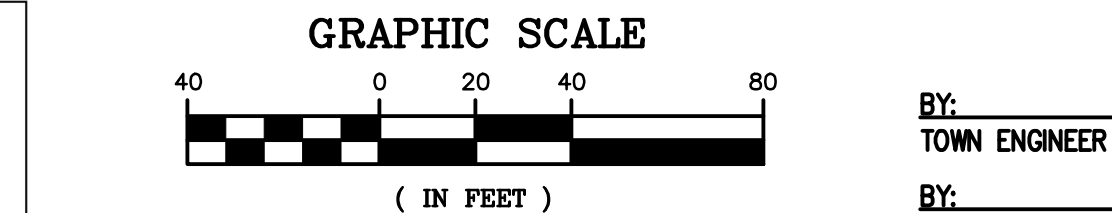


- 4" AND LARGER WATER SERVICE LINE NOTES: 1. Water service lines shall be constructed in accordance with the regulations and specifications of the Water Authority... 2. Water service lines shall have a minimum of five feet of cover from finished grade in lawn areas...

MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH. THESE PLANS FOR PUBLIC SANITARY SEWER EXTENSION / IMPROVEMENT ARE HEREBY APPROVED PURSUANT TO ARTICLE 17 OF THE NYS ENVIRONMENTAL CONSERVATION LAW SUBJECT TO CONDITIONS OF APPROVAL.

MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH. THESE PLANS FOR PUBLIC WATER SYSTEM EXTENSION / IMPROVEMENT ARE HEREBY APPROVED PURSUANT TO 10NYCRRS OF THE STATE SANITARY CODE SUBJECT TO CONDITIONS OF APPROVAL.

TEST LOCATION: 589 PITTSFORD VICTOR ROAD. PRESSURE ZONE: 790W. TEST ELEVATION: 490'. MAIN SIZE: 8" CI. SIMULATED SUPPLY CURVE table with columns for g (GPM), PRESSURE (PSI), and HEAD (FT).



- APPROVALS: BY: TOWN ENGINEER, DATE: BY: COMMISSIONER OF PUBLIC WORKS, DATE: BY: PLANNING BOARD ATTORNEY, DATE: BY: FIRE CHIEF, DATE: BY: CHAIRMAN OF THE PLANNING BOARD, DATE: BY: TOWN CLERK, DATE: BY: MONROE COUNTY WATER AUTHORITY, DATE:

Right margin containing: BME ASSOCIATES logo and contact info; HARTWELL HEIGHTS logo; PROJECT MANAGER P. VARS/R. DESTRO; PROJECT ENGINEER F. SHELLEY; SCALE 1" = 40'; DATE ISSUED NOVEMBER 14, 2025; DRAWING NO. 2850; and a table with columns for REVISIONS, DATE, and BY.

PROJECT BENCHMARK
SANITARY MANHOLE COVER
ELEV=487.68 (NAVD 88)

SEQUENCE OF CONSTRUCTION STEPS:

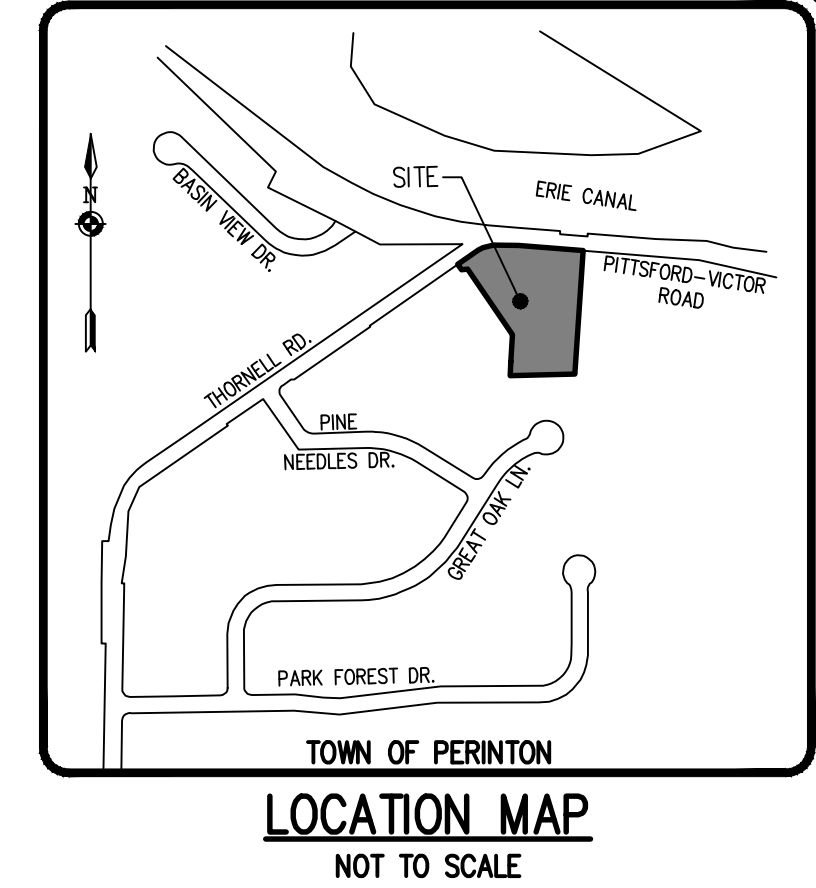
TOTAL DISTURBED AREA = ±3.1 ACRES

- STEP 1: (SITE PREPARATION)**
- INSTALL AND MAINTAIN STABILIZED CONSTRUCTION ENTRANCE AND CONSTRUCTION STAGING AREA (SEE DETAIL).
 - CLEAR AND GRUB AS REQUIRED FOR SILT FENCE INSTALLATION.
 - INSTALL AND MAINTAIN PERIMETER SILT FENCE, COMPLETE CLEARING AND GRUBBING OPERATIONS AS NECESSARY OR PROVIDE BRUSH HOGGING OF LANDS TO MAINTAIN GROUND COVER.

- STEP 2: (CONSTRUCTION ACTIVITY)**
- STRIP AND STOCKPILE TOPSOIL AS REQUIRED FOR INSTALLATION OF THE PROPOSED STORMWATER MANAGEMENT FACILITIES. COMPLETE GRADING, FINE GRADE AND SEED. SEDIMENT BASIN TO BE INSTALLED UPSTREAM OF PROPOSED INFILTRATION BASIN. INFILTRATION BASIN TO BE PROTECTED WITH ORANGE CONSTRUCTION FENCE AND NOT BE EXCAVATED TO FINAL GRADE UNTIL ALL UPLAND AREAS ARE STABILIZED.
 - STRIP AND STOCKPILE TOPSOIL; TOPSOIL TO BE STRIPPED FROM ALL PROPOSED PAVEMENT AND BUILDING AREAS AND STOCKPILED IN DESIGNATED AREA. INSTALL SILT FENCE AROUND PERIMETER OF TOPSOIL PILE AND SEED WITH TEMPORARY SEEDING MIX. MULCH IS REQUIRED BETWEEN NOVEMBER 15TH AND APRIL 1ST.
 - COMMENCE MASS GRADING OPERATIONS, COMPLETE REQUIRED CUTS AND FILLS. UPON COMPLETION OF THE MASS GRADING OPERATIONS, INSTALL ADDITIONAL EROSION CONTROL MEASURES INCLUDING STONE CHECK DAMS, INTERCEPTOR SWALES, AND TEMPORARY SEDIMENT TRAPS. SWALES TO BE STABILIZED WITHIN 2 DAYS OF COMPLETION AND SEDIMENT TRAPS TO BE STABILIZED IMMEDIATELY. MEASURES ARE TO BE MAINTAINED BY THE CONTRACTOR UNTIL GROUND COVER HAS BEEN ESTABLISHED.

- CONTRACTOR MAY INSTALL UTILITIES DURING GRADING OPERATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO STABILIZE THE SITE AND VERIFY GRADING ELEVATIONS PRIOR TO UTILITY CONSTRUCTION. ADDITIONAL EROSION CONTROL MEASURES, INCLUDING STONE CHECK DAMS, INTERCEPTOR SWALES AND TEMPORARY SEDIMENT TRAPS SHALL BE PROVIDED AS SHOWN IN THE PLANS, OR AS DIRECTED.
- COMPLETE EARTHWORK, INCLUDING FINE GRADING OF SLOPES. SLOPES TO BE REPLACED WITH 6" OF TOPSOIL, MULCHED AND SEED WITHIN 2 DAYS OF COMPLETION. SILT FENCE TO BE INSTALLED AT TOE OF SLOPE (IF APPLICABLE).
- COMPLETE INSTALLATION OF UNDERGROUND UTILITIES AND ROAD BOX. RESTORE AND RE-SEED RIGHT-OF-WAY AREAS AS NEEDED. INSTALL PAVEMENT DIVERSION ONCE THE BINDER ASPHALT IS INSTALLED.
- INSTALL CONCRETE TRUCK WASHOUT PRIOR TO CONCRETE POURING ACTIVITIES (SEE DETAIL).
- INSTALL ROAD BASE, GUTTERS AND PAVEMENT WITH EROSION CONTROL MEASURES AS NECESSARY TO MINIMIZE SILT DISTRIBUTION ON EXISTING AND CONSTRUCTED ROADWAYS.

- STEP 3: (STABILIZATION & MONITORING)**
- SEED AND MULCH ALL DISTURBED AREAS AS REQUIRED BY GP-0-25-001. SEED WITH A SEED MIX AS INDICATED IN CONSTRUCTION EROSION CONTROL NOTES, AND MULCH.
 - SEED ALL SLOPES 3:1 OR STEEPER WITH STEEP SLOPE SEEDING MIX AND STABILIZE WITH EROSION CONTROL BLANKET - ECS-1B (EASTCOAST) OR AN APPROVED EQUIVALENT.
 - FROM NOVEMBER 15TH TO APRIL 1ST, IF STRAW MULCH ALONE IS USED FOR TEMPORARY STABILIZATION, IT SHALL BE APPLIED AT DOUBLE THE STANDARD RATE OF 2 TONS PER ACRE, MAKING THE APPLICATION RATE 4 TONS PER ACRE.
 - MONITOR STORMWATER MANAGEMENT FACILITY, AND SEDIMENT TRAPS DURING CONSTRUCTION OPERATIONS FOR SILT ACCUMULATION. CONTRACTOR TO CLEAN AS NECESSARY.
 - MAINTAIN PERIMETER SILT FENCE AND INLET PROTECTION UNTIL THE ADJACENT SOILS HAVE ACHIEVED 80% STABILIZATION.
 - SEE CONSTRUCTION EROSION CONTROL NOTES FOR REQUIRED SEED MIXES AND TEMPORARY/WINTER STABILIZATION METHODOLOGY.
 - DUST SHALL BE CONTROLLED DURING CONSTRUCTION BY THE CONTRACTOR TO MINIMIZE EFFECT ON THE ADJACENT PROPERTIES. THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES AS NEEDED AND/OR AS DIRECTED BY THE TOWN ENGINEER OR OWNER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE EXISTING ROADWAYS, PAVED AREAS, AND CHANNELS FREE OF MUD, DIRT, AND DEBRIS. THE CONTRACTOR WILL CLEAN THESE AREAS AS NECESSARY OR AS REQUIRED BY THE OWNER OR TOWN OF PERINTON.



GRADING NOTES:

- THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD, AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENTS IN THE AREAS OF CONSTRUCTION. FOR DESCRIPTIVE AND SURVEY DATA ON THE CONTROL MONUMENTS, CALL THE MONROE COUNTY GEODETIC SURVEY OFFICE.
- THE DEVELOPER'S AND CONTRACTOR'S ATTENTION IS DIRECTED TO LOCAL LAW NO. 6 OF 1971 REGARDING LIABILITY INCURRED THROUGH DISTURBANCE OR DESTRUCTION OF GEODETIC SURVEY MONUMENTS.
- EXISTING UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM FIELD LOCATIONS AND/OR AVAILABLE UTILITY COMPANY RECORD PLANS. EXISTING UTILITIES WHETHER FUNCTIONAL OR ABANDONED WITHIN THE PROJECT AREA MAY NOT BE SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL CALL THE UPPO HOTLINE AT 1(800)962-7962 OR 811 FOR STAKE-OUT OF EXISTING UTILITIES.
- THE CONTRACTOR SHALL CONTROL DUST ON SITE AS DIRECTED BY THE TOWN OF PERINTON.
- THE OWNER AND THE CONTRACTOR SHALL HAVE COMPLETE KNOWLEDGE OF THE CURRENT BLASTING POLICY FOR THE TOWN OF PERINTON, AND THEY WILL CONFORM TO THIS POLICY AT ALL TIMES.
- HIGHWAY DRAINAGE ALONG PITTSFORD VICTOR ROAD (NYS ROUTE 96) AND THORNELL ROAD (COUNTY ROAD 33) TO BE MAINTAINED AS DIRECTED BY NYS DOT AND MCDOT.
- FILL MATERIAL PLACED IN THE PAVEMENT AND BUILDING AREA SHALL BE SELECT MATERIAL AND COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS MEASURED BY THE MODIFIED PROCTOR TEST (ASTM D1557) AND/OR THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE TOWN OF PERINTON WITH COMPACTION TEST RESULTS PRIOR TO PLACING THE STONE SUBBASE.
- CONTRACTOR SHALL INSTALL STONE SUBBASE AND THE ASPHALT CONCRETE BINDER COURSE. PRIOR TO PLACING THE BINDER COURSE, THE ROAD BASE SHALL BE REVIEWED BY THE ENGINEER AND THE TOWN.

Drawing Alteration
The following is an excerpt from the New York State Education Law Article 145 Section 7209 and applies to this drawing:
"It is a violation of this law for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor to alter any item in any way if on item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item his seal and the notation 'altered by' followed by his signature and the date of such alteration, and a specific description of the alteration."

NO.	REVISIONS	DATE	BY
1	REVISED PER TOWN AND AGENCY COMMENTS	2/13/26	DTT
2	UPDATED PER GENERAL COMMENTS	4/9/26	RID
3			
4			
5			
6			
7			

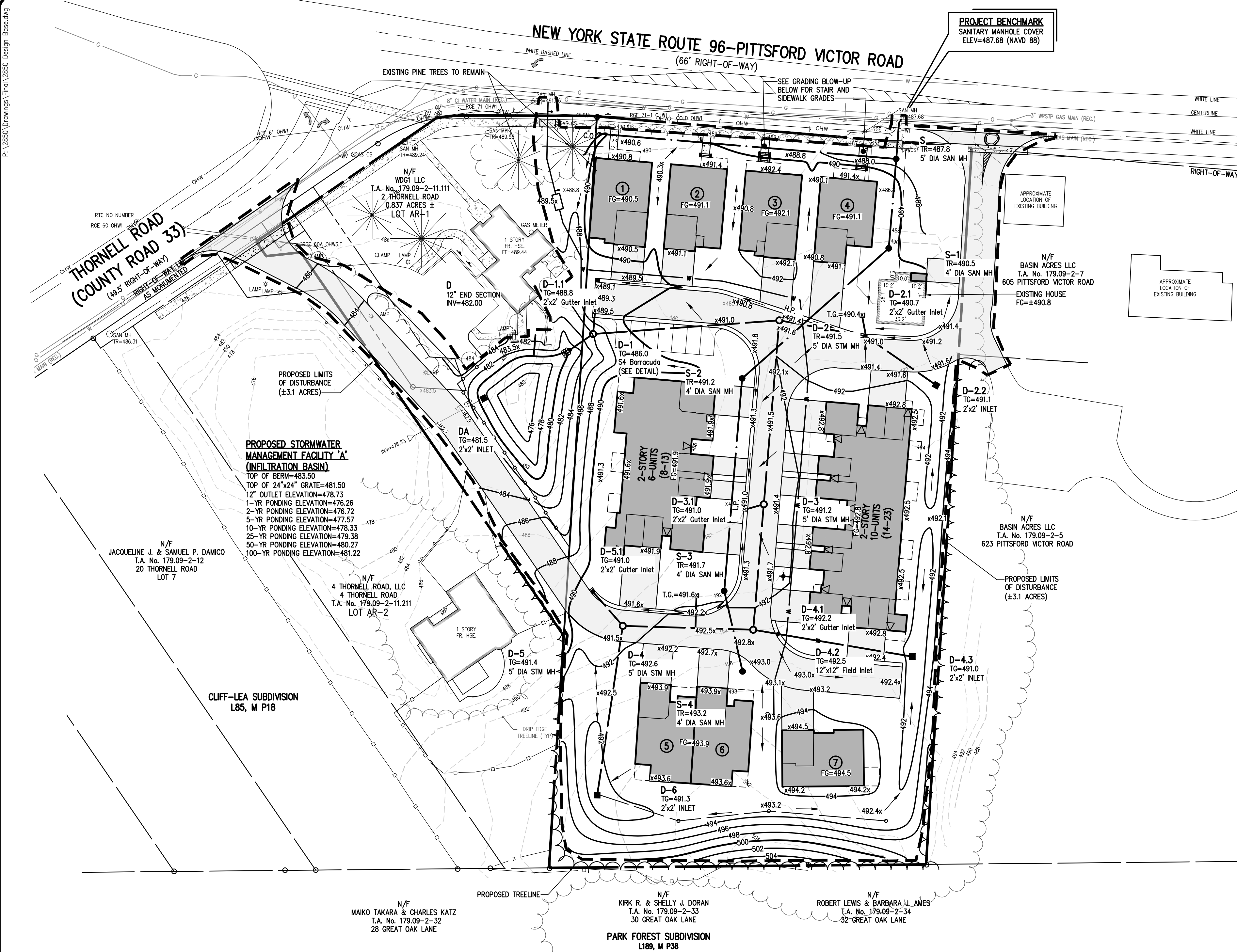
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FAX: 565-577-7369



HARTWELL HEIGHTS
TOWN OF PERINTON, MONROE COUNTY, NEW YORK STATE
NYS REG. L.L.C.
P.O. BOX 34
PITTSFORD, NY 14534
FINAL GRADING PLAN

PROJECT LOCATION CLIENT	DRAWING TITLE
PROJECT MANAGER P. VARS/R. DESTRO	
PROJECT ENGINEER F. SHELLEY	
DRAWN BY D. TURNER	
SCALE 1" = 40'	DATE ISSUED NOVEMBER 14, 2025
PROJECT NO. 2850	
DRAWING NO. 08	

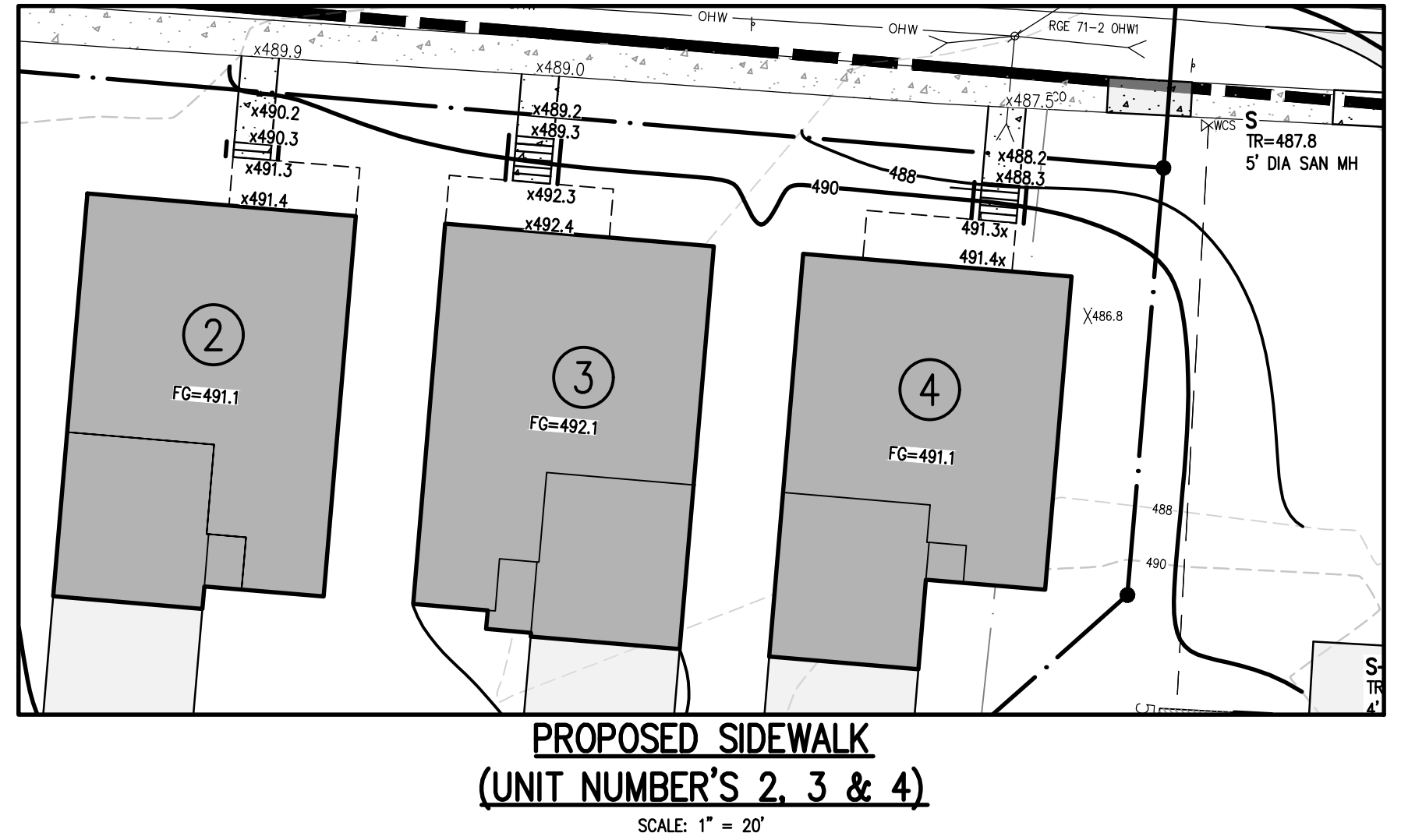
BY: TOWN ENGINEER	DATE:
BY: COMMISSIONER OF PUBLIC WORKS	DATE:
BY: PLANNING BOARD ATTORNEY	DATE:
BY: FIRE CHIEF	DATE:
BY: CHAIRMAN OF THE PLANNING BOARD	DATE:
BY: TOWN CLERK	DATE:



LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINE
- CENTERLINE
- EXISTING WATERMAIN, HYDRANT, AND VALVE
- PROPOSED WATERMAIN, HYDRANT, AND VALVE
- EXISTING STORM SEWER, MANHOLE, AND INLET
- PROPOSED STORM SEWER, MANHOLE, AND INLET
- EXISTING SANITARY SEWER AND MANHOLE
- PROPOSED SANITARY SEWER AND MANHOLE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING CONTOUR W/ ELEVATION
- PROPOSED CONTOUR W/ ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED FINISHED GRADE ELEVATION AT GARAGE DOOR
- PROPOSED LIMITS OF DISTURBANCE

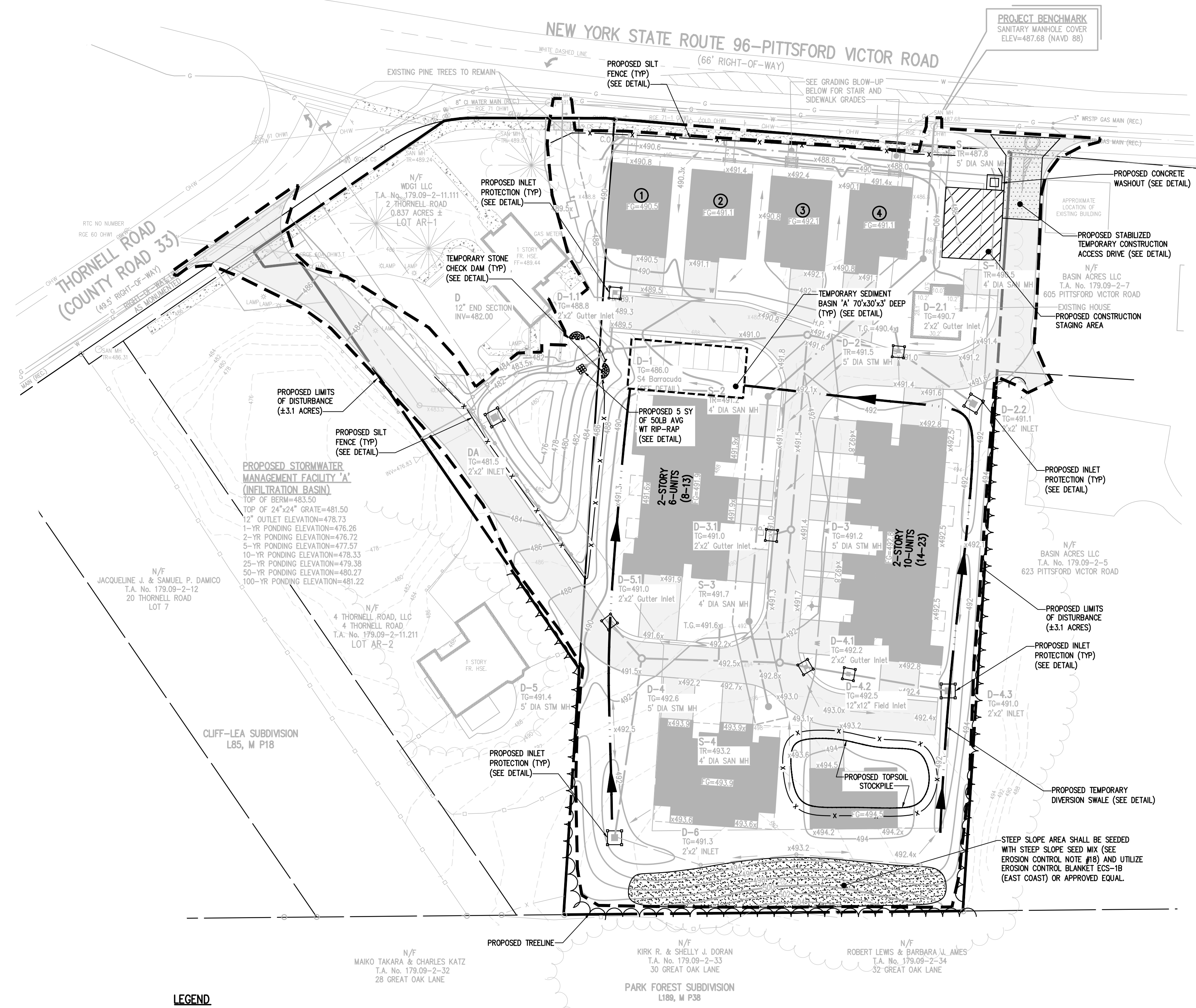
336x5
336x5
F.G. = 336.0



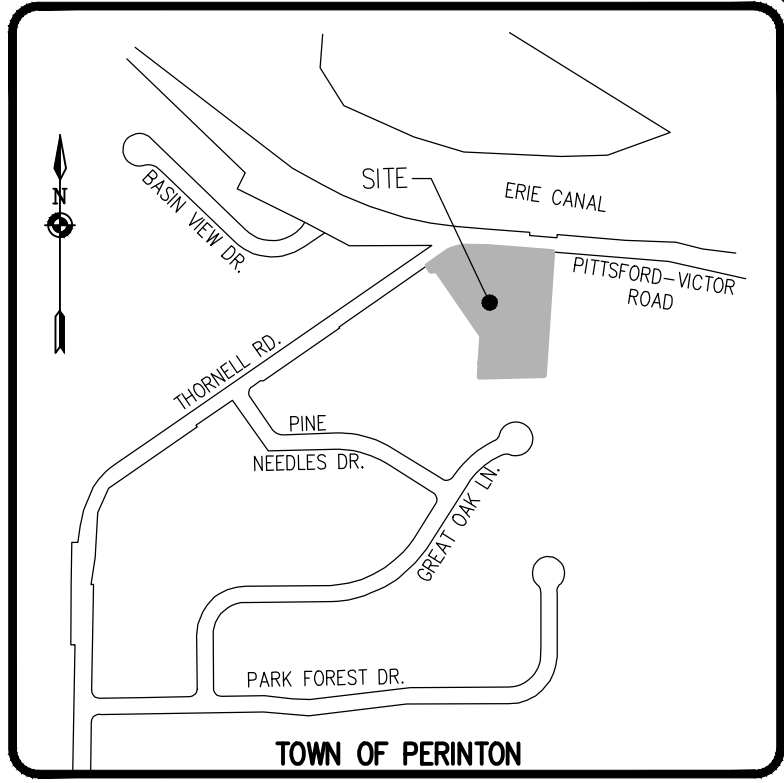
NOT APPROVED
This plan has not received final approval of all reviewing agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

P:\2850 Drawings\Final\2850 Design Base.dwg



PROJECT BENCHMARK
SANITARY MANHOLE COVER
ELEV=487.68 (NAVD 88)



LOCATION MAP
NOT TO SCALE

CONSTRUCTION EROSION CONTROL NOTES:

- THE CONSTRUCTION ACTIVITIES FOR THIS PROJECT REQUIRE THE PREPARATION OF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THAT ONLY INCLUDES EROSION & SEDIMENT CONTROLS. THIS SWPPP CONSISTS OF THE PROJECT PLANS, INCLUDING THE GRADING, CONSTRUCTION EROSION CONTROL PLAN AND DETAIL SHEET, AND THE TOWN OF PERINTON DESIGN AND CONSTRUCTION SPECIFICATIONS REGARDING STORMWATER CONTROL. THE PLANS FOR THIS PROJECT ARE INTENDED TO CONFORM WITH THE NYSDEC GENERAL PERMIT GP-0-25-001 AND THE REQUIREMENTS OF LOCAL AND NYSDEC AUTHORITY.
- THE OWNER IS RESPONSIBLE FOR IMPLEMENTING THE REQUIRED SWPPP. THE OWNER'S CONTRACTOR, SUB-CONTRACTOR AND ALL OTHERS ASSOCIATED WITH THE IMPLEMENTATION OF THE PLAN SHALL BE FAMILIAR WITH THE PLAN AND THE CONDITIONS OF THE NYSDEC GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES.
- ANY MODIFICATIONS OR DEVIATIONS FROM THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND STORMWATER MANAGEMENT FACILITIES, SHALL BE DOCUMENTED IN THE INSPECTION REPORT AND CONSIDERED PART OF THE SWPPP FOR THE PROJECT.
- THE OWNER IS RESPONSIBLE FOR FILING THE NOTICE OF INTENT (NOI) FOR CONSTRUCTION ACTIVITY WITH NYSDEC PRIOR TO COMMENCING ANY CONSTRUCTION. A COPY OF THE NOI SHALL BE KEPT ON-SITE AND PROVIDED TO THE MUNICIPALITY.
- THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING ON-SITE INSPECTIONS BY A LICENSED PROFESSIONAL REGARDING EROSION CONTROL DURING CONSTRUCTION. INSPECTIONS ARE TO BE PROVIDED AT A MINIMUM OF TWICE A WEEK FOR DISTURBANCES OF 5 ACRES AND GREATER AND ONCE A WEEK FOR DISTURBANCES LESS THAN 5 ACRES. AN INSPECTION REPORT LOG AND THE SWPPP ARE TO BE KEPT ON-SITE BY THE OWNER.
- FOR DISTURBANCES OF 5 ACRES AND GREATER, IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED, THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN 7 DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY GROUND COVER, THE DISTURBED AREAS SHALL BE MULCHED WITH STRAW OR EQUIVALENT MATERIAL. ADDITIONAL TIME FRAMES FOR STABILIZATION ARE SUBJECT TO THE REQUIREMENTS OF A REGULATED TRADITIONAL LAND USE MS4.
- FOR DISTURBANCES LESS THAN 5 ACRES, IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED, THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN 14 DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY GROUND COVER, THE DISTURBED AREAS SHALL BE MULCHED WITH STRAW OR EQUIVALENT MATERIAL. ADDITIONAL TIME FRAMES FOR STABILIZATION ARE SUBJECT TO THE REQUIREMENTS OF A REGULATED TRADITIONAL LAND USE MS4.
- THE OWNER'S CONTRACTOR SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, CLEANING, REPAIR AND REPLACEMENT OF EROSION CONTROL MEASURES DURING SITE CONSTRUCTION.
- INFILTRATION BASIN EXCAVATION SHOULD BE CARRIED TO WITHIN 2 FEET OF THE FINAL ELEVATION OF THE BASIN FLOOR. FINAL EXCAVATION TO THE FINISHED GRADE SHOULD BE DEFERRED UNTIL ALL DISTURBED AREAS ON THE WATERSHED HAVE BEEN STABILIZED OR PROTECTED. SEE APPENDIX C-4 (DESIGN MANUAL).
- THE BIORETENTION FACILITY MAY NOT BE CONSTRUCTED UNTIL ALL CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED.
- ALL DISTURBED AREAS TO BE RESTORED PER TABLE 5.2 SOIL RESTORATION REQUIREMENTS FOUND IN CHAPTER 5: RUNOFF REDUCTION TECHNIQUES OF THE NYSDEC STORMWATER MANAGEMENT DESIGN MANUAL. PLEASE REVIEW WITH PROJECT MANAGER.
- ALL DISTURBED AREAS TO BE RECLAIMED WITH A MINIMUM OF 6" TOPSOIL.
- AREAS OR EMBANKMENTS REQUIRING AN EROSION CONTROL BLANKET SHALL UTILIZE ECS-1B (EASTCOAST) OR AN APPROVED EQUIVALENT.
- TEMPORARY SEEDING OF DISTURBED AREAS SHALL BE PROVIDED AS FOLLOWS:
THE SURFACE TWO INCHES OF SOIL SHOULD BE LOOSENEED BY DISKING, RAKING, OR BACK-BLADING WITH A BULLDOZER. IMMEDIATELY FERTILIZE WITH 300 LBS PER ACRE (OR 7 LBS PER 1000 SQ. FT.) OF 10-10-10 FERTILIZER. IMMEDIATELY SEED WITH THE FOLLOWING MIX:

	LBS./ACRE	LBS./1000 SQ. FT.
ANNUAL RYEGRASS	40	1
PERENNIAL RYEGRASS	40	1
ORCHARD GRASS	40	1
WHITE CLOVER (+ INOCULANT)	4	0.1

SEED SHOULD HAVE A GERMINATION RATE OF AT LEAST 85 PERCENT AND MINIMAL INERT MATERIAL.

	LBS./ACRE	% BY PURITY	% GERM
PERENNIAL RYE GRASS	35	85	85
RED FESCUE	35	97	80
KENTUCKY BLUEGRASS	30	85	80

SEEDING RATE: 6.0 LBS PER 1,000 SQ. FT.
MULCH: STRAW OR WOOD FIBER MULCH USED WITH HYDROSEEDING METHOD, AT TWO TONS PER ACRE WITH TACKIFIER
STARTING FERTILIZER: 5-10-10 AT 20 LBS PER 1,000 SQ. FT.

- SLOPES 3:1 OR GREATER SHALL UTILIZE AN EROSION BLANKET ECS-1B (EAST COAST) OR AN APPROVED EQUIVALENT. SLOPES TO BE SEED WITH HEAVY MULCH AND MAY REQUIRE ADDITIONAL STABILIZATION MEASURES. SLOPES SHALL BE FINE GRADED WITH A MINIMUM OF 6" TOPSOIL AND SEED WITH FOLLOWING SEED MIX:
NATIVE STEEP SLOPE MIX WITH ANNUAL RYE GRASS - ERNMX-181

28.0% ANDROPOGON GERARDII	BIG BLUESTEM, 'PRAIRIE VIEW-IN ECOTYPE
20.0% LOLIUM MULTIFLORUM	ANNUAL RYEGRASS
15.5% SORGHASTRUM NUTANS	INDIANGRASS, PA ECOTYPE
13.4% ELYMUS VIRGINICUS	VIRGINIA WILDRYE, MADISON-NY ECOTYPE
6.00% ELYMUS CANADENSIS	CANADA WILDRYE
4.00% AGRISTIS PERENNANS	AUTUMN BENTGRASS, ALBANY PINE BUSH-NY ECOTYPE
2.80% PANICUM CLANDESTINUM	DEERTONGUE, TIoga
2.80% PANICUM VIRGATUM 'HABITAT'	SWITCHGRASS, 'HABITAT'-NJ ECOTYPE
1.20% TRIDENS FLAVUS	PURPLETOP, FORT INDIANTOWN GAP-PA ECOTYPE
1.00% CHAMAECRISTA FASCICULATA	PARTIBIDGE PEA, PA ECOTYPE
1.00% RUBROCOCCIA HIRTA	BLACKEY SUSAN
0.70% COREOPSIS LANCEOLATA	LANCELEAF COREOPSIS
0.70% ECHINACEA PURPUREA	PURPLE CONEFLOWER
0.60% HELIOPSIS HELIANTHOIDES	OXEYE SUNFLOWER, PA ECOTYPE
0.30% ASTER PLOSIS	HEATH ASTER, PA ECOTYPE
0.20% MONORADA FISTULOSA	WILD BERGAMONT, FORT INDIANTOWN GAP-PA ECOTYPE
0.10% APOCYNUM CANNABINUM	INDIANHEMP, PA ECOTYPE
0.10% ASCLEPIAS SYRIACA	COMMON MILKWEED, PA ECOTYPE

SEEDING RATE: 60 LBS PER ACRE OR 1 LB PER 1000 SF
INOCULANT: RATE AS RECOMMENDED BY THE MANUFACTURER (FOR HYDROSEEDING USE FOUR TIMES MANUFACTURER'S RECOMMENDED RATE)
MULCH: STRAW OR WOOD FIBER MULCH USED WITH A HYDROSEEDING METHOD, AT TWO TONS PER ACRE WITH TACKIFIER.

- THE STORMWATER POND AREA SHALL BE SEED TO AN ELEVATION 2 FT. ABOVE THE NORMAL PONDING LEVEL WITH 'OBL WETLAND SEED MIX' (ERNMX-131) BY ERNST CONSERVATION SEEDS, OR APPROVED EQUAL.
- ALL SEEDED AREAS ARE TO BE MONITORED FOR GERMINATION AND EROSION. ERODED AREAS ARE TO BE BACKFILLED, FINE GRADED AND RE-SEED. AREAS THAT FAIL TO GERMINATE A MINIMUM OF 80% SHALL BE RE-SEED.
- ANY EXCAVATIONS THAT MUST BE DETERGERED SHALL BE PUMPED INTO AN APPROVED FILTERING DEVICE BEFORE ENTERING AN ACTIVE DRAINAGE SYSTEM OR DISPERSED TO AN UNDISTURBED AREA.
- THE OWNER SHALL BE RESPONSIBLE FOR REMOVING EXISTING EROSION CONTROL MEASURES THAT ARE LOCATED WITHIN ESTABLISHED AREAS. MATERIALS ARE TO BE DISPOSED OF PROPERLY.
- UPON COMPLETION OF CONSTRUCTION AND FINAL STABILIZATION THE OWNER MAY FILE A NOTICE OF TERMINATION (NOT) WITH NYSDEC PER THE REQUIREMENTS OF THE GENERAL PERMIT GP-0-25-001.

NOT APPROVED

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GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

SEE GRADING PLAN (BME DWG#2850-08) FOR SEQUENCE OF CONSTRUCTION NOTES

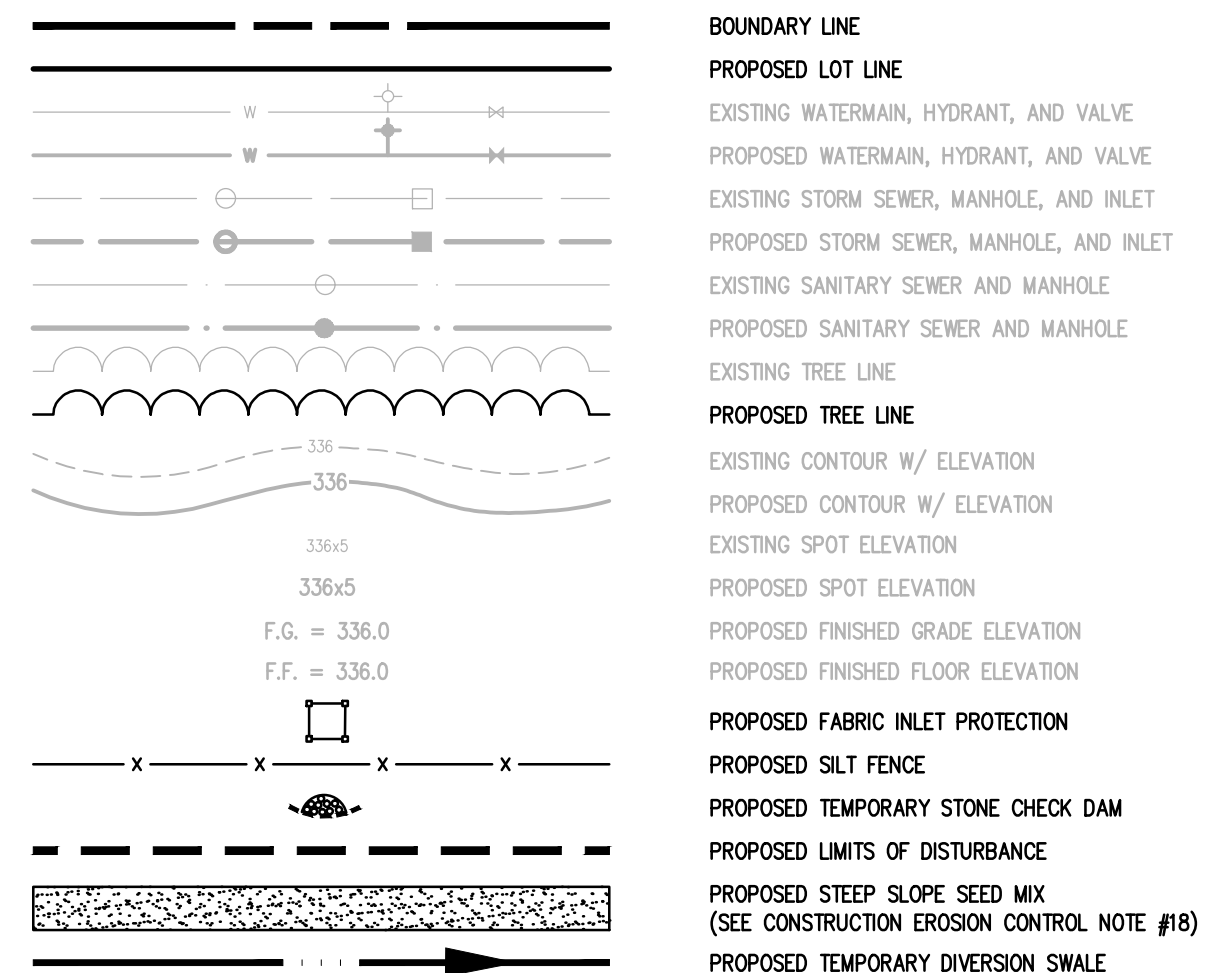
SEDIMENT TRAP VOLUMES

SEDIMENT TRAP I.D.	DRAINAGE AREA TO INLET	SEDIMENT TRAP VOLUME (REQUIRED) (3600 CF/ACRE)	TRAP DIMENSIONS* (L x W x D)	SEDIMENT TRAP VOLUME (PROVIDED)
A	±1.8 ACRES	6,480 CU. FT	70'x30'x3'	6,750 CU. FT.

NOTE:
SEDIMENT TRAPS TO BE CONSTRUCTED WITH A MINIMUM LENGTH TO WIDTH RATIO OF 2:1 AND A MINIMUM DEPTH OF 3 FEET. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 1' IN ACCORDANCE WITH THE NYSDEC REGULATIONS, WHICH REQUIRES 3,600 CF PER DRAINAGE AREA IN ACRES AND 1,000 CF PER DISTURBANCE AREA IN ACRES TO THE INLET.

*TRAP DIMENSIONS PRESENTED AS GUIDANCE FOR CONTRACTOR ONLY. ACTUAL DIMENSIONS MAY VARY BASED UPON FIELD CONDITIONS. HOWEVER, MINIMUM "REQ'D SEDIMENT TRAP VOLUME" MUST BE PROVIDED.

LEGEND



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Drawing Alteration
The following is an excerpt from the New York State Education Law Article 145 Section 7209 and applies to this drawing:
"It is a violation of this law for any person, unless he is acting under the direction of a licensed professional engineer or a licensed professional land surveyor to alter any item in any way if on item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall file with the seal and the notation 'altered by' followed by his signature and the date of each alteration, and a specific description of the alteration."

NO.	DATE	BY	REVISIONS
7			
6			
5			
4			
3	4/9/26	RD	2/13/26
2			UPDATED PER GENERAL COMMENTS
1			REVISED PER TOWN AND AGENCY COMMENTS

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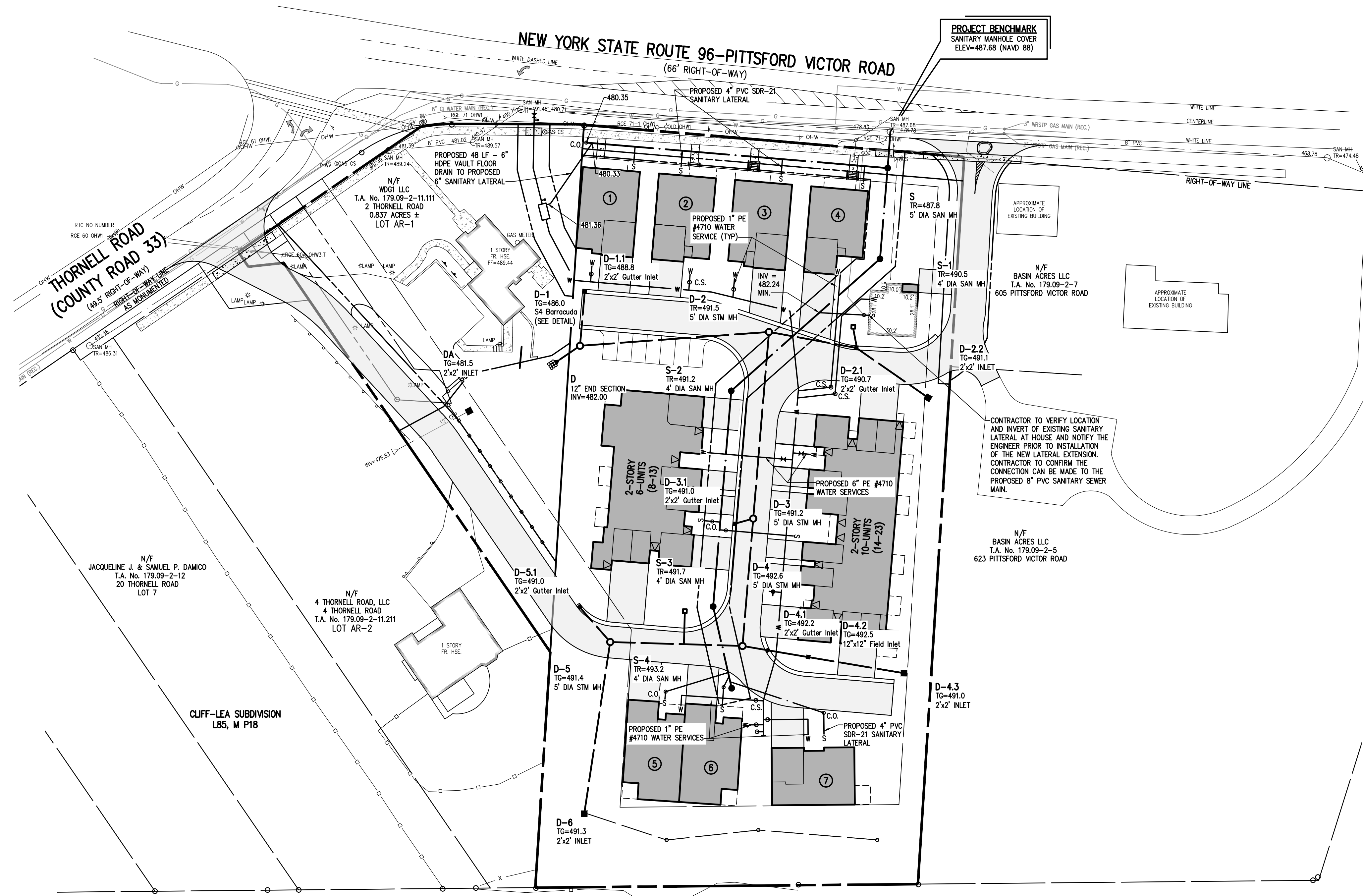
HARTWELL HEIGHTS
TOWN OF PERINTON, MONROE COUNTY, NEW YORK STATE
NYS DEC. LIC. NO. 14634
P.O. BOX 34
PITTSFORD, NY 14634
FINAL CONSTRUCTION EROSION CONTROL PLAN

PROJECT: HARTWELL HEIGHTS
LOCATION: TOWN OF PERINTON, MONROE COUNTY, NEW YORK STATE
CLIENT: NYS DEC. LIC. NO. 14634
DRAWING TITLE: FINAL CONSTRUCTION EROSION CONTROL PLAN

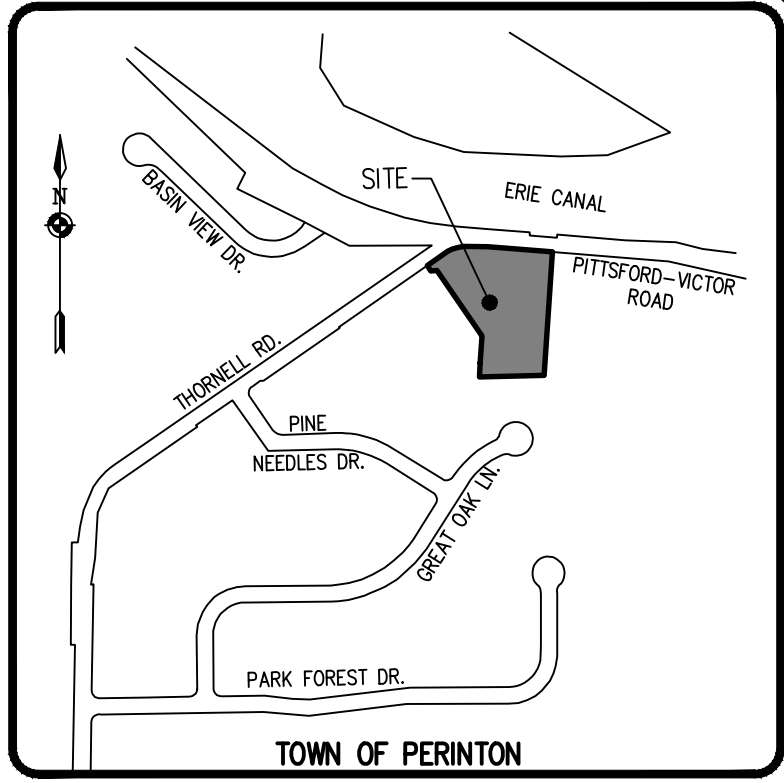
PROJECT MANAGER: P. VARS/R. DESTRO
PROJECT ENGINEER: F. SHELLEY
DRAWN BY: D. TURNER
SCALE: 1" = 40'
DATE ISSUED: NOVEMBER 14, 2025
PROJECT NO.: 2850
DRAWING NO.: 09

PHELPS & CORHAM PURCHASE, TOWNSHIP 12, RANGE 4, TOWN LOT 63, TAX MAP NUMBER 179.09-2-8, 179.09-2-9, 179.09-2-10, 179.09-2-11, 111

P:\2850 Drawings\Final\2850 Design Base.dwg



PROJECT BENCHMARK
SANITARY MANHOLE COVER
ELEV=487.68 (NAVD 88)



LOCATION MAP
NOT TO SCALE

Drawing Alteration
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NO.	DATE	BY	REVISIONS
1	4/9/26	RD	2/13/26 DIT
2			UPDATED PER GENERAL COMMENTS
3			REVISED PER TOWN AND AGENCY COMMENTS
4			
5			
6			
7			

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HARTWELL HEIGHTS
TOWN OF PERINTON, MONROE COUNTY, NEW YORK STATE
WGS, LLC
P.O. BOX 34
PITTSFORD, NY, 14534
FINAL LATERAL PLAN

PROJECT LOCATION CLIENT DRAWING TITLE
PROJECT MANAGER
P. VARS/R. DESTRO
PROJECT ENGINEER
F. SHELLEY
DRAWN BY
D. TURNER
SCALE DATE ISSUED
1" = 40' NOVEMBER 14, 2025
PROJECT NO.
2850
DRAWING NO.
10

- LATERALS AND SERVICES:**
- ALL LATERALS OR SERVICES SHALL BE AS NOTED BELOW UNLESS OTHERWISE NOTED ON THE PLANS:
WATER - 1" PE #4710 FOR UNIT NUMBERS 1-7
6" PE #4710 FOR APARTMENT BUILDINGS
SANITARY - 4" PVC SDR-21 INSTALLED AT 2.00% MIN SLOPE FOR UNIT NUMBER 1-7
6" PVC SDR-21 INSTALLED AT 1.00% MIN SLOPE FOR APARTMENT BUILDINGS
EXTEND LATERALS TO 10 FEET BEYOND THE RIGHT-OF-WAY, OR 10 FEET BEYOND THE EASEMENT LINES, WHICHEVER IS GREATER.
 - NO CURB VALVE BOXES (WATER LATERAL) ARE ALLOWED IN DRIVEWAYS. THE SERVICE OR DRIVEWAY WILL BE RELOCATED IF THIS CONFLICT ARISES.
 - SANITARY LATERALS' WITNESS STAKES SHALL BE 2"x4" HARDWOOD, EXTENDED 2'-3" ABOVE GRADE AND PAINTED GREEN.
 - ANY LAUNDRY WASTEWATER SHALL BE DIRECTED TO THE SANITARY SEWER.
 - CLEANOUTS FOR STORM LATERALS SHALL BE INSTALLED AT RIGHT-OF-WAY OR EASEMENT LINES. ALL HORIZONTAL BENDS AND AT 90° INTERVALS ALONG THE LATERAL. CLEANOUTS FOR SANITARY LATERALS SHALL BE INSTALLED AT THE RIGHT-OF-WAY OR EASEMENT LINE, AT ALL BENDS 45° OR GREATER, AND AT 90° INTERVALS THEREAFTER.

LEGEND

	BOUNDARY LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	PROPERTY MARKER FOUND
	EXISTING WATERMAIN, HYDRANT, AND VALVE
	PROPOSED WATERMAIN, HYDRANT, AND VALVE
	EXISTING STORM SEWER, MANHOLE, AND INLET
	PROPOSED STORM SEWER, MANHOLE, AND INLET
	EXISTING SANITARY SEWER AND MANHOLE
	PROPOSED SANITARY SEWER AND MANHOLE
	PROPOSED WATER SERVICE
	PROPOSED SANITARY LATERAL

NOT APPROVED
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GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

APPROVALS

BY: _____	DATE: _____
TOWN ENGINEER	
BY: _____	DATE: _____
COMMISSIONER OF PUBLIC WORKS	
BY: _____	DATE: _____
PLANNING BOARD ATTORNEY	
BY: _____	DATE: _____
FIRE CHIEF	
BY: _____	DATE: _____
CHAIRMAN OF THE PLANNING BOARD	
BY: _____	DATE: _____
TOWN CLERK	

PHELPS & CORHAM PURCHASE, TOWNSHIP 12, RANGE 4, TOWN LOT 63, TAX MAP NUMBER 179.09-2-8, 179.09-2-9, 179.09-2-10, 179.09-2-11, 111

NEW YORK STATE ROUTE 96-PITTSFORD VICTOR ROAD (66' RIGHT-OF-WAY)

THORNELL ROAD (49.5' RIGHT-OF-WAY) COUNTY ROAD 33



LANDSCAPE NOTES:

- ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, ANSI Z60.1-2004.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFFS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION.
- ALL TREES SHALL BE LOCATED A MINIMUM DISTANCE OF FIVE FEET (5') FROM THE HORIZONTAL LINE OF UNDERGROUND UTILITIES TO THE PLANT BALL.
- ALL TREES SHALL BE LOCATED A MINIMUM DISTANCE OF TEN FEET (10') FROM THE HORIZONTAL LINE OF OVERHEAD UTILITIES TO THE PLANT BALL.
- PLANTING SOIL MIXTURE SHALL HAVE A RATIO BY VOLUME OF FOUR PARTS TOPSOIL TO ONE PART COMPOST. SOIL AMENDMENTS TO BE MODIFIED PER INDIVIDUAL PLANT MATERIAL REQUIREMENTS.
- STAKE TREES IMMEDIATELY AFTER PLANTING. REFER TO DETAIL.
- SEED ALL AREAS NOT PAVED, PLANTED OR SPECIFIED OTHERWISE WITH LAWN SEED.

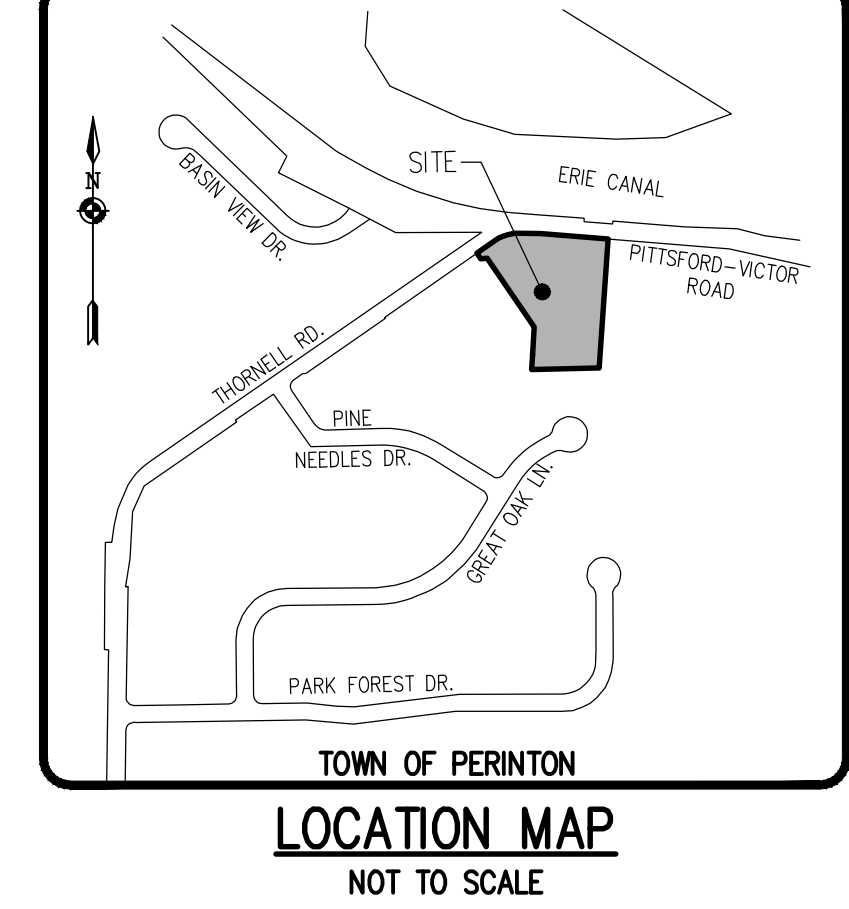
LAWN SEED MIXTURE SHALL BE PROVIDED AS FOLLOWS:

LBS/ACRE	% BY PURITY	% GERM
"REPELL", "CITATION" & "MORNING STAR" PERENNIAL RYE GRASS	35	85
"JAMESTOWN II", "FORTRESS", "ENSVLVA" RED FESCUE	35	97
"BARON" & "MIDNIGHT" KENTUCKY BLUEGRASS	30	85

SEEDING RATE: 6.0 LBS PER 1,000 SF.
MULCH: STRAW AT TWO TONS PER ACRE, OR WOOD FIBER MULCH USED WITH A HYDROSEEDING APPLICATION METHOD, WITH TACKIFIER.
STARTING FERTILIZER: 5:10:10 AT 20 LBS PER 1,000 SF.

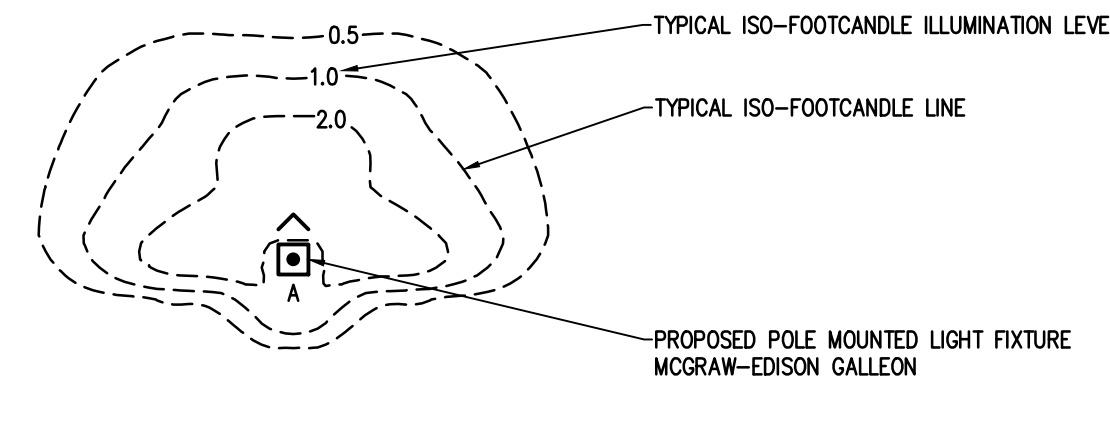
PLEASE REFER TO BME DRAWING # 2850-09 / EROSION CONTROL PLAN FOR FURTHER SEEDING REQUIREMENTS IE.: TEMPORARY SEEDING AND SPECIALIZED SEED MIXES.

- PROPOSED PLANT MATERIALS SHALL BE FIELD LOCATED, AND THE CONTRACTOR SHALL PERFORM A ROUGH STAKEOUT OF PLANTINGS FOR REVIEW AND APPROVAL BY OWNER PRIOR TO PLANTING.
- OWNER, ENGINEER, AND CONTRACTOR TO USE BEST EFFORTS TO PRESERVE ANY HEALTHY TREES THAT ARE NOT IMPACTED BY GRADING, STRUCTURES AND UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARE AND MAINTENANCE OF PLANT MATERIALS AND SEEDED AREAS UNTIL FINAL ACCEPTANCE.
- A MINIMUM 1 YEAR GUARANTEE SHALL BE PROVIDED ON ALL PLANT MATERIALS FROM DATE OF FINAL ACCEPTANCE.

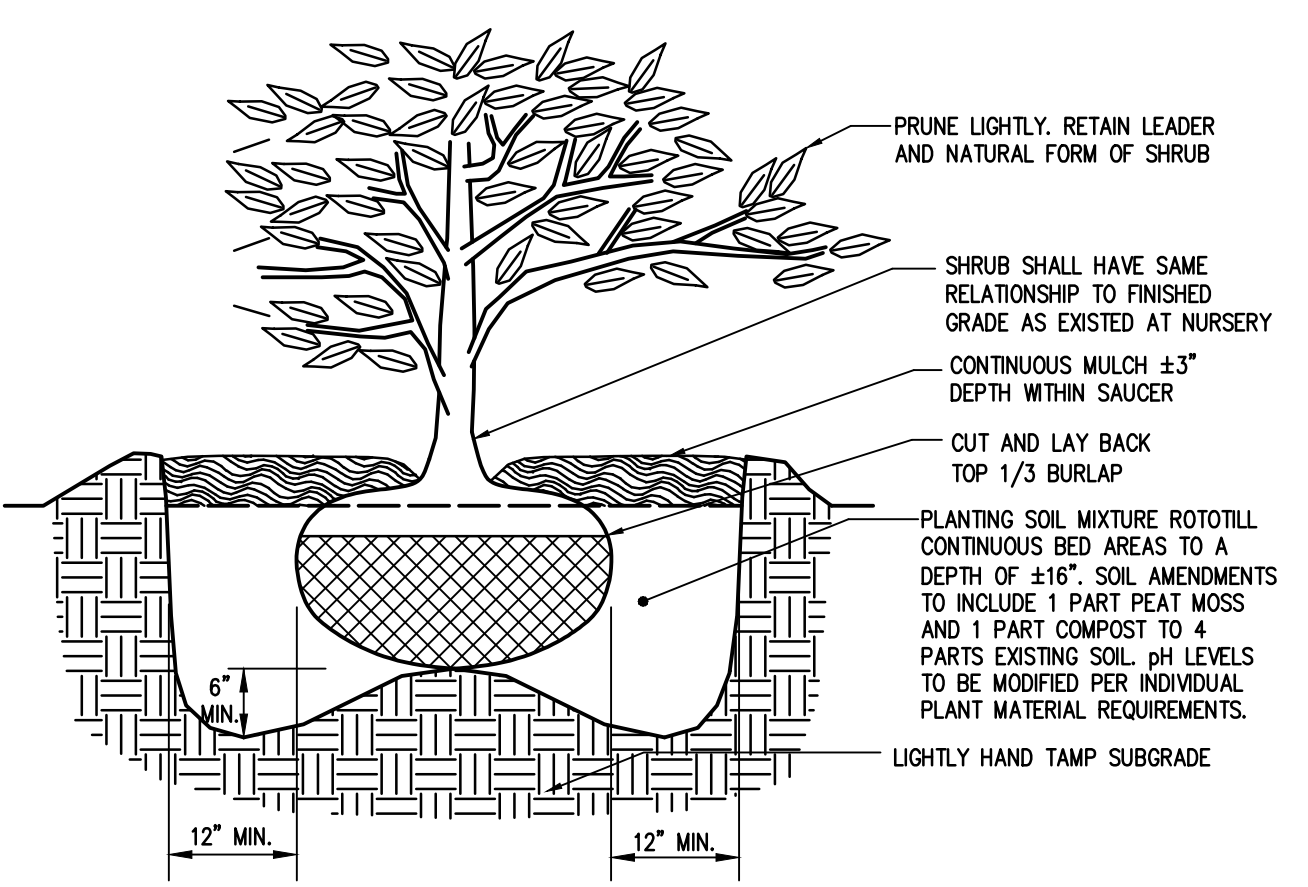


LIGHTING NOTES:

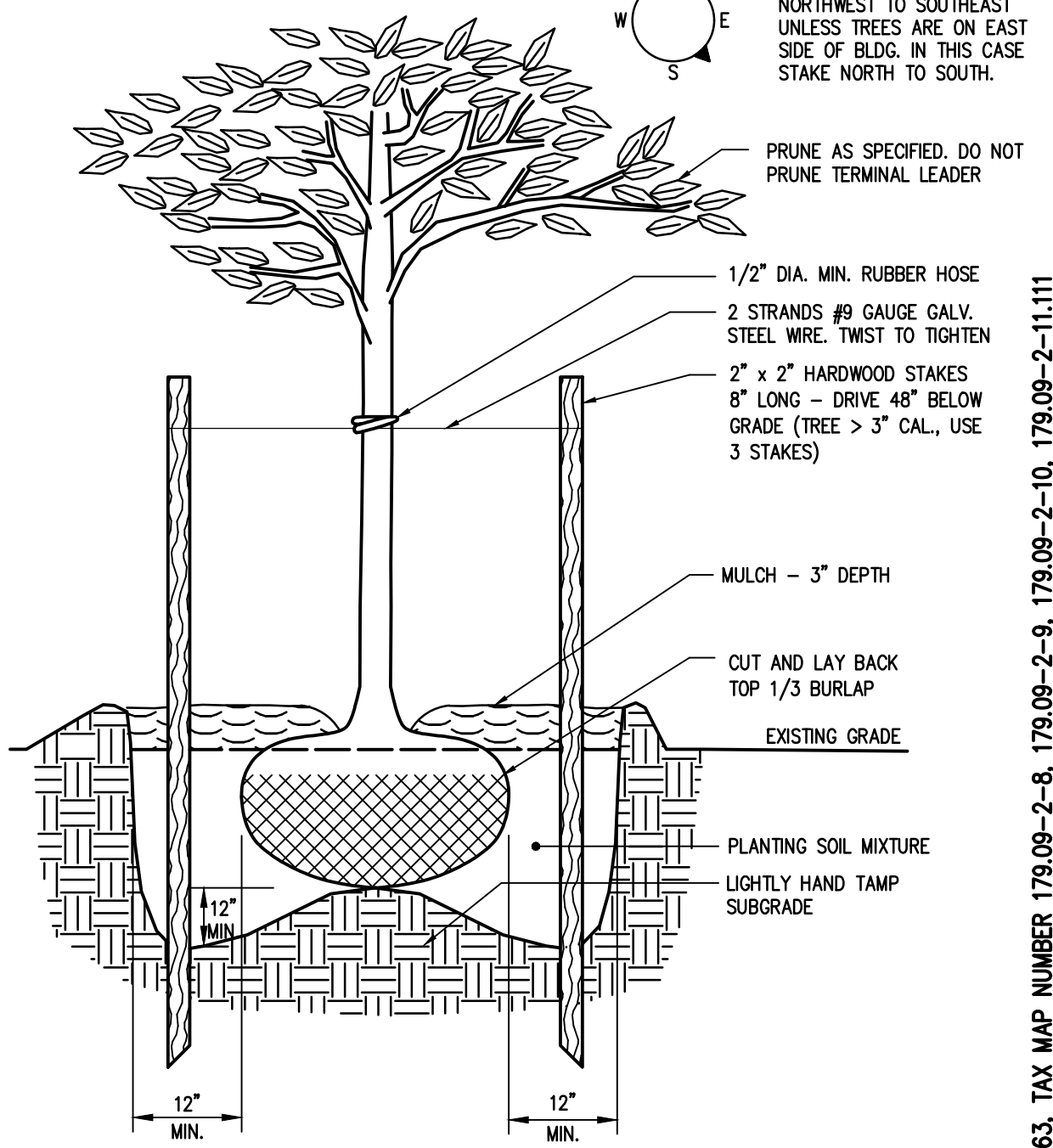
- SITE LIGHTING TO BE PROVIDED AS DETAILED IN PROVIDED LUMINAIRE SCHEDULE, OR APPROVED EQUIVALENT.
 - ALL FIXTURES TO HAVE BLACK FINISH.
 - ALL SITE LIGHTING TO BE DARK SKY COMPLIANT.
 - ALL SITE LIGHTING TO BE CONTROLLED WITH DUSK TO DAWN PHOTO CONTROLS.
 - ALL POLES TO BE PROVIDED A 120 VOLT LIGHTING CIRCUIT.
 - ALL LIGHT POLES TO BE COOPER LIGHTING ROUND STRAIGHT STEEL POLES OR APPROVED EQUIVALENT (SEE LIGHT POLE DETAILS)
- FIXTURE 'A' POLE CATALOGUE NUMBER: RSS-20-3-11-AB
- CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES AND TAKEOFFS.
 - OWNER / CONTRACTOR IS RESPONSIBLE FOR ALL ELECTRICAL SERVICE DISTRIBUTION AND LIGHTING CIRCUITRY DESIGN.
 - CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING MOUNTED LIGHT FIXTURE LOCATIONS.
 - IF AN EQUIVALENT FIXTURE IS PROPOSED, THE CONTRACTOR SHALL SUPPLY SPEC. SHEETS FOR ALL LIGHT FIXTURES AND LIGHT POLES. CONTRACTOR SHALL SUPPLY LIGHTING PLAN FOR EQUIVALENT FIXTURES FOR OWNER REVIEW AND APPROVAL PRIOR TO INSTALLATION.



TYPICAL ISO-FOOTCANDLE PLOTS N.T.S.



SHRUB PLANTING DETAIL N.T.S.



TREE PLANTING DETAIL N.T.S.

APPROVALS

BY: _____ DATE: _____
TOWN ENGINEER

BY: _____ DATE: _____
COMMISSIONER OF PUBLIC WORKS

BY: _____ DATE: _____
PLANNING BOARD ATTORNEY

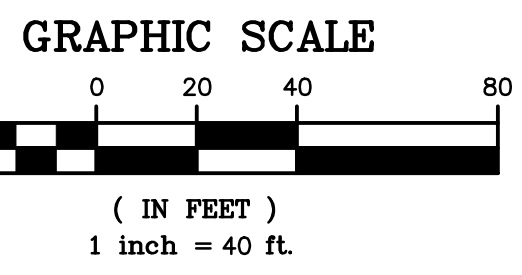
BY: _____ DATE: _____
FIRE CHIEF

BY: _____ DATE: _____
CHAIRMAN OF THE PLANNING BOARD

BY: _____ DATE: _____
TOWN CLERK

NOT APPROVED

This plan has not received final approval of all reviewing agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.



SITE PLANT MATERIALS LIST

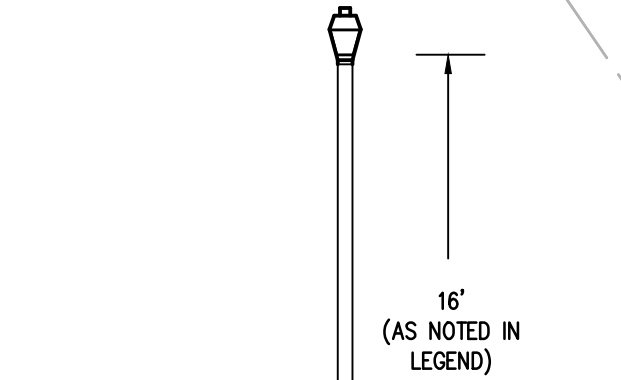
QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
TREES						
3	AC	Abies concolor	Concolor Fir	6'-8" Ht.	B&B	
4	"	"	"	5'-6" Ht.	B&B	
4	AF	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	3-3.5" cal	B&B	
1	CK	Cornus kousa	Kousa Dogwood	1.5-2" cal	B&B	
5	GT	Gleditsia triacanthos var. inermis 'Shademaster'	Thornless Honeylocust	2-2.5" cal	B&B	
2	PG	Picea glauca 'Black Hills'	Black Hills Spruce	6'-8" Ht.	B&B	
2	"	"	"	5'-6" Ht.	B&B	
2	PP	Picea pungens	Colorado Blue Spruce	6'-8" Ht.	B&B	
3	"	"	"	5'-6" Ht.	B&B	
3	PS	Pinus strobus	Eastern White Pine	6'-8" Ht.	B&B	
3	"	"	"	5'-6" Ht.	B&B	
3	QB	Quercus bicolor	Swamp White Oak	2-2.5" cal	B&B	
2	QR	Quercus rubra	Red Oak	3-3.5" cal	B&B	
3	"	"	"	2-2.5" cal	B&B	

GROUND COVER SEEDING LEGEND

STORMWATER MANAGEMENT INFILTRATION BASIN SEED MIX;
THREE-WAY TALL FESCUE MIX, ERNST CONSERVATION SEEDS.
ERNM-136; SEEDING RATE: 7-10 LBS/1,000 SF.

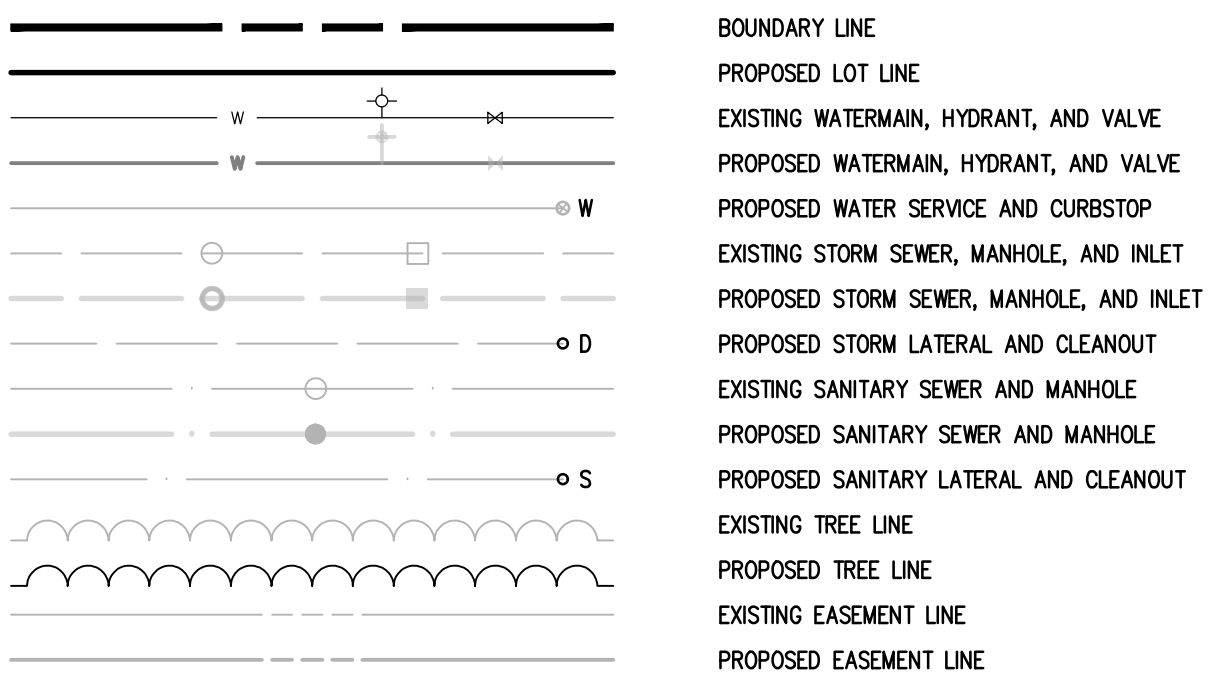
LUMINAIRE SCHEDULE

KEY	SYMBOL	QTY.	MANUFACTURER CATALOGUE NUMBER	WATTAGE	LUMENS/WATT	ARRANGEMENT	MH	POLE	BUG RATING	DESCRIPTION
A	[Symbol]	4	UTLD-PA1-100-740-U-T4W-BK	96	107	SINGLE	16'	20'	B2-U0-G3	POLE MOUNTED AREA LIGHT FIXTURE



16' MOUNTING HEIGHT LIGHT POLE DETAIL N.T.S.

LEGEND



Drawing Alteration
The following is an excerpt from the New York State Education Law Article 145 Section 1709 and applies to this drawing:
"It is a violation of this law for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor to alter any item in any way, if an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item his seal and the notation 'altered by' followed by his signature and the date of such alteration, and a specific description of the alteration."

NO.	REVISIONS	DATE	BY
7			
6	REVISED PER CONSERVATION BOARD COMMENTS	3/5/26	ANS
5	REVISED PER GENERAL COMMENTS	2/20/26	JRS
4	REVISED PER GENERAL COMMENTS	1/29/26	JRS
3	REVISED TO ADD ADDITIONAL TREE PLANTING	12/8/25	JRS
2	REVISED PER TOWN COMMENTS	12/3/25	JRS
1	REVISED PER TOWN COMMENTS	12/3/25	JRS

BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
PHONE: 585-377-7360
FAX: 585-377-7309
WWW.BMEPC.COM



HARTWELL HEIGHTS
PROJECT: TOWN OF PERINTON, MORRICE COUNTY, NEW YORK STATE
LOCATION: W02Z, LLC, P.O. BOX 14, PITTSFORD, NY, 14854
CLIENT: _____
DRAWING TITLE: LANDSCAPE AND LIGHTING PLAN

PROJECT MANAGER: P. VARS/R. DESTRO
PROJECT ENGINEER: F. SHELLEY
DRAWN BY: J. SOUIER
SCALE: DATE ISSUED: NOVEMBER 14, 2025
PROJECT NO.: 2850
DRAWING NO.: 11

PHELPS & CORHAM PURCHASE, TOWNSHIP 12, RANGE 4, TOWN LOT 63, TAX MAP NUMBER 179.09-2-8, 179.09-2-9, 179.09-2-10, 179.09-2-11, 111

Drawing Alteration
 The following is an excerpt from the New York State Education Law Article 145 Section 7209 and applies to this drawing:
 "It is a violation of this law for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor to alter any item in any way. If an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item his seal and the notation "altered by" followed by his signature and the date of each alteration, and a specific description of the alteration."

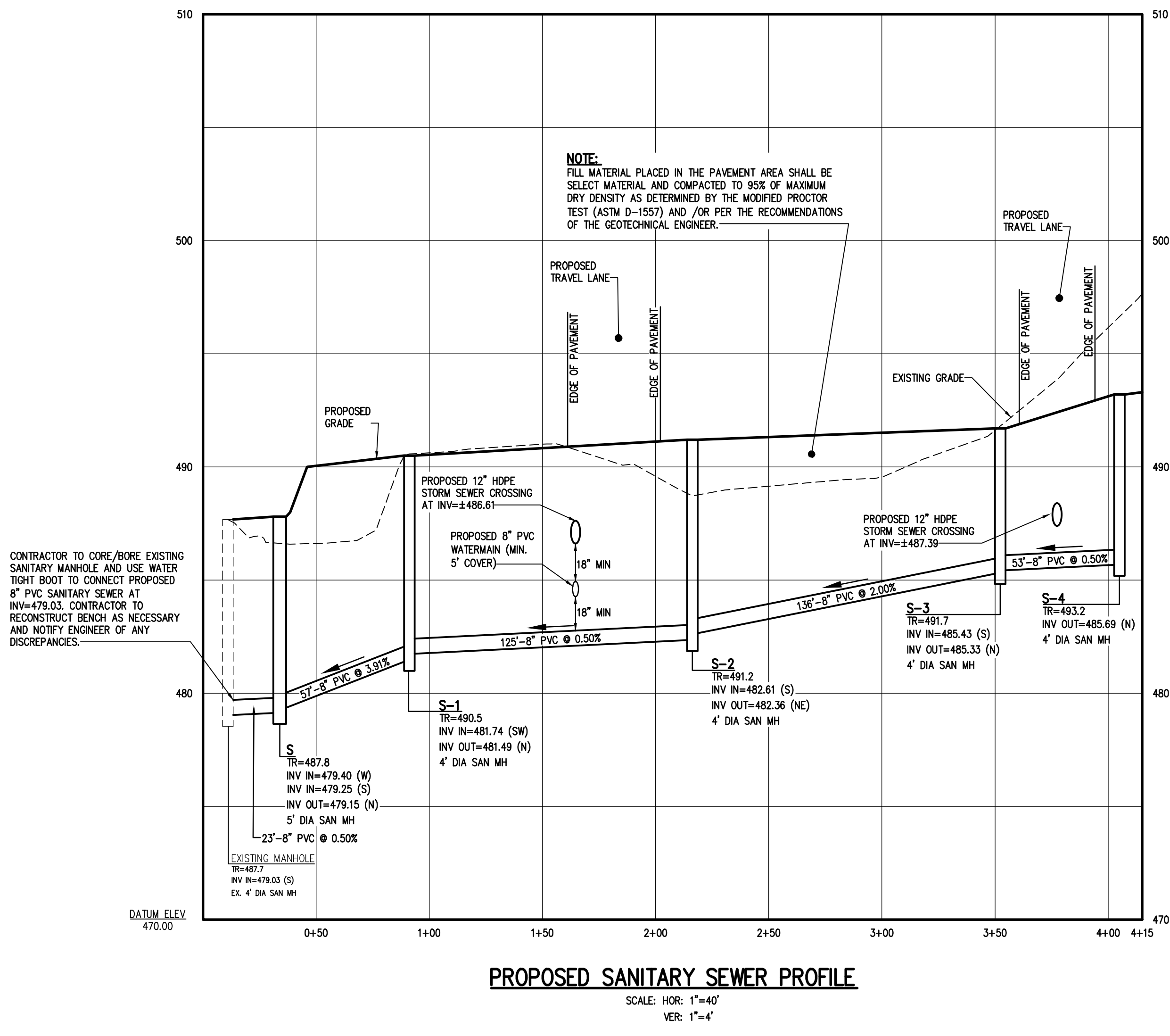
NO.	REVISIONS	DATE	BY
7			
6			
5			
4			
3	UPDATED PER GENERAL COMMENTS	4/9/26	RID
2	REVISED PER TOWN AND AGENCY COMMENTS	2/13/26	DIT
1			

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 PITTSFORD, NY 14850
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 FAX: 565-577-7369

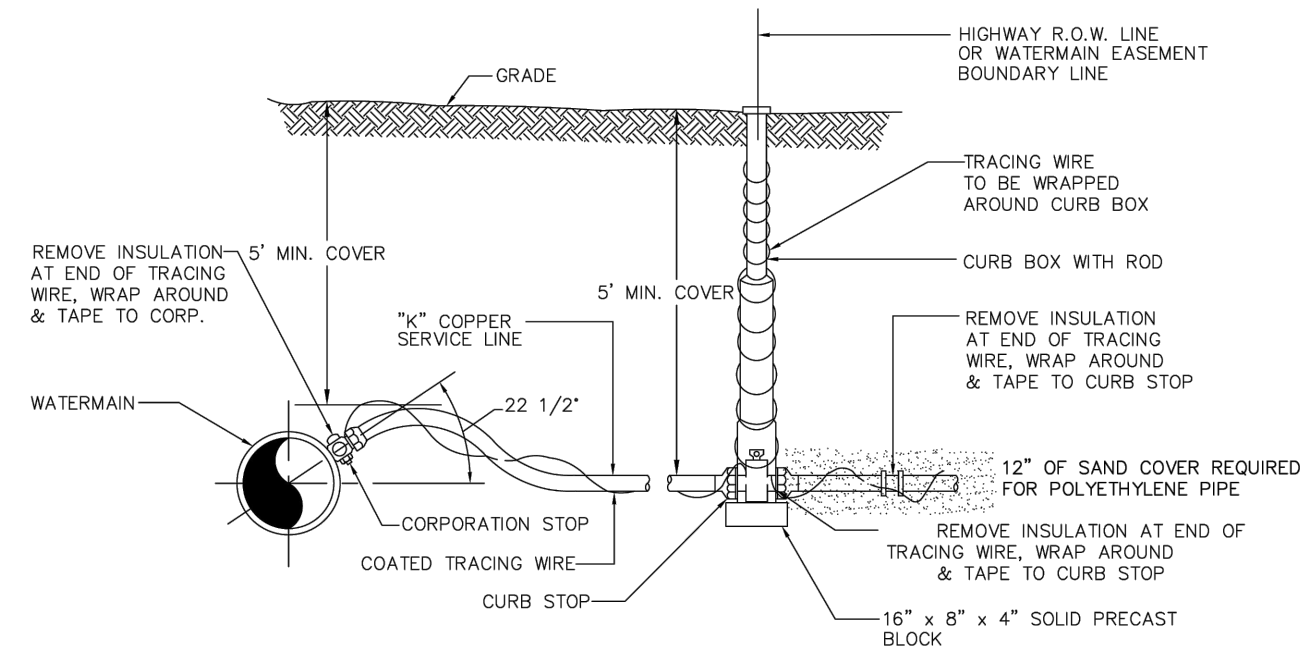


HARTWELL HEIGHTS
 TOWN OF TOWN OF FERRINGTON, MONROE COUNTY, NEW YORK STATE
 PROJECT LOCATION CLIENT DRAWING TITLE
 HWS, LLC
 P.O. BOX 34
 PITTSFORD, NY, 14634
FINAL PROFILE SHEET

PROJECT MANAGER: P. VARS/R. DESTRO
 PROJECT ENGINEER: F. SHELLEY
 DRAWN BY: D. TURNER
 SCALE: 1" = 40'
 DATE ISSUED: NOVEMBER 14, 2025
 PROJECT NO.: 2850
 DRAWING NO.: 12



WATER SERVICE INSTALLATION DETAIL
N.T.S.



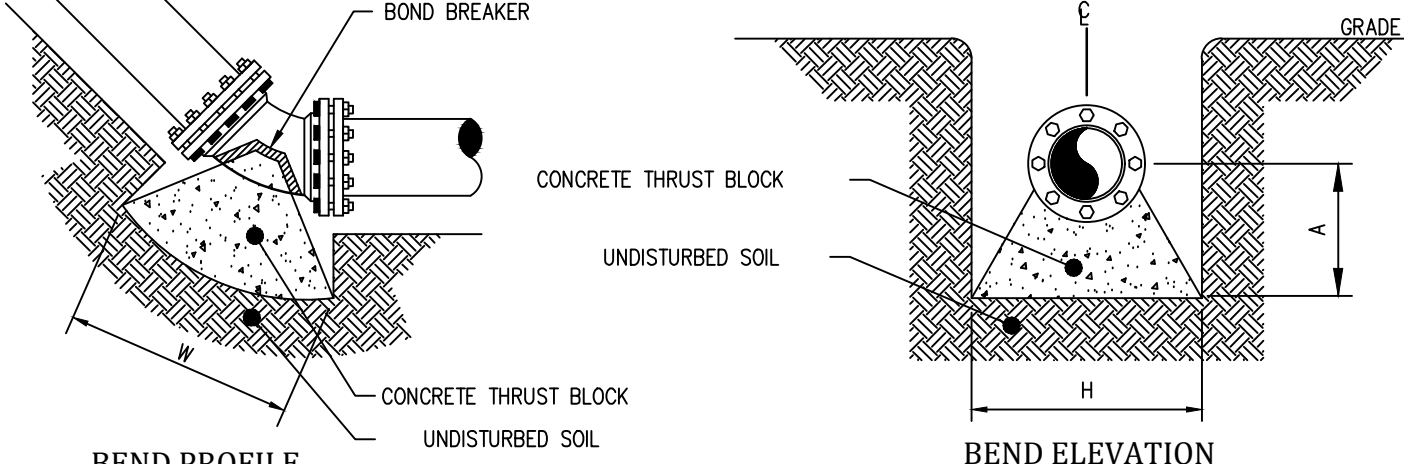
NOTE: INSULATED 10 OR 12 GAUGE TRACING WIRE AND SAND INCASEMENT TO BE USED WITH POLYETHYLENE PLASTIC SERVICE ONLY. SAND COVER TO BE 6" BELOW/6" ABOVE.

PIPE DIAMETER	BEND OR FITTING				TEE*, CAP OR PLUG
	11 1/2 DEGREE	22 1/2 DEGREE	45 DEGREE	90 DEGREE	
8"	1.0	1.0	1.5	1.5	2.0
10"	1.0	1.0	1.5	1.5	2.0
12"	1.0	1.0	1.5	1.5	2.0
14"	1.0	1.0	1.5	1.5	2.0
16"	1.0	1.0	1.5	1.5	2.0

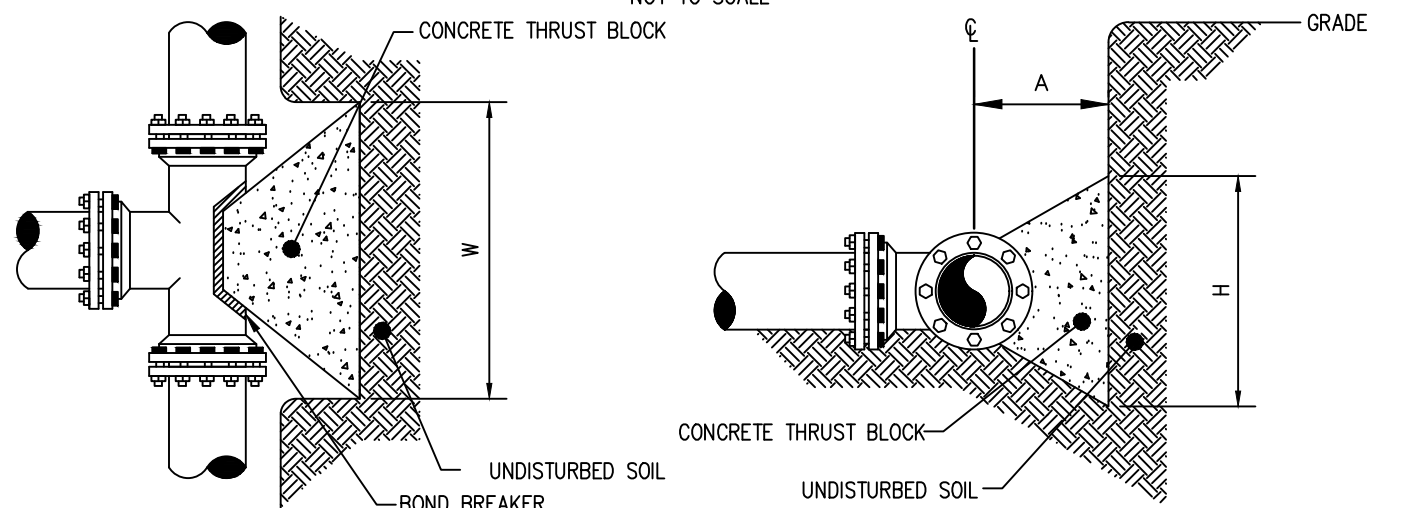
* SIZE BLOCK BASED ON BRANCH DIAMETER.

SOIL BEARING STRENGTH - 2,000 PSF
200 PSI TEST PRESSURE

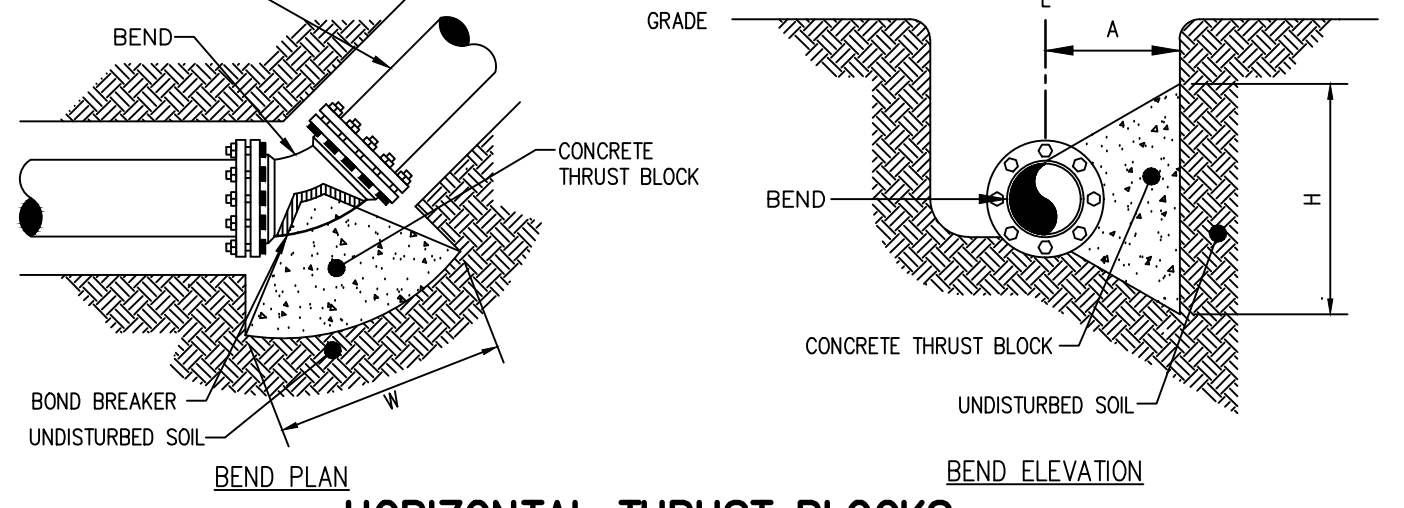
HORIZONTAL AND VERTICAL UP THRUST BLOCKS



VERTICAL UP THRUST BLOCKS
NOT TO SCALE



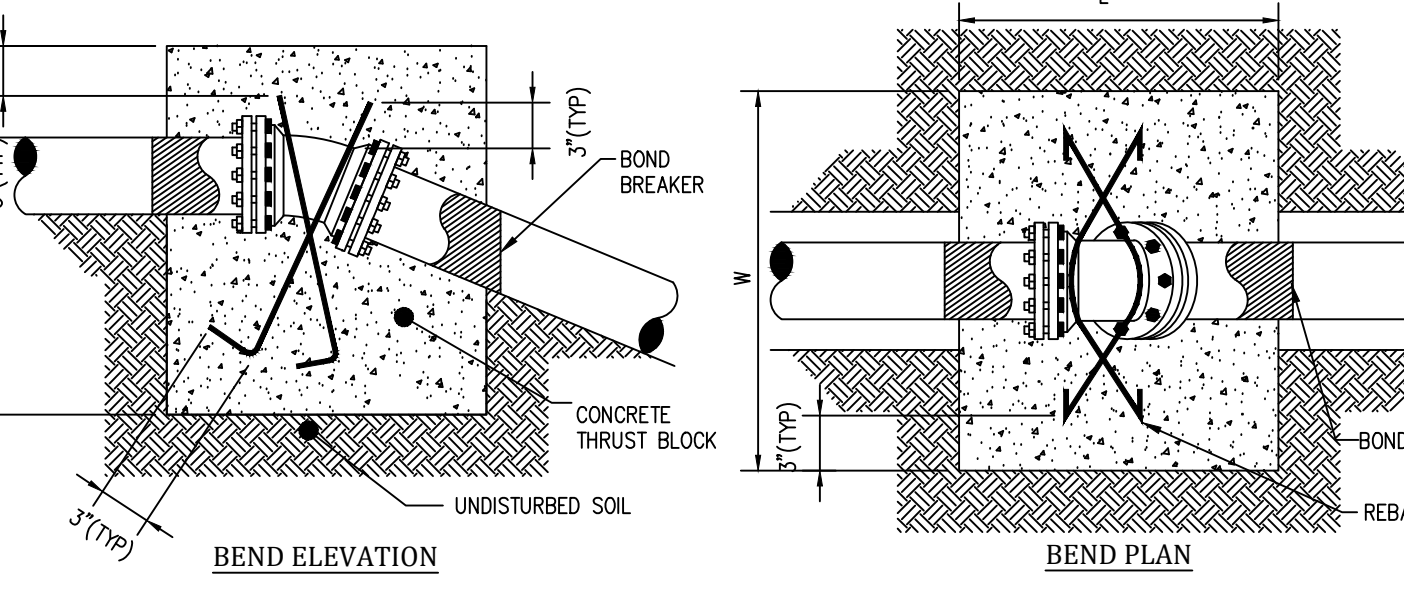
HORIZONTAL THRUST BLOCKS



PIPE DIAMETER	BEND				VOL. (CY)
	11 1/2 DEGREE	22 1/2 DEGREE	45 DEGREE	90 DEGREE	
8"	3.0	3.0	3.0	1.0	4.0
10"	3.0	3.0	3.5	1.6	6.0
12"	3.0	3.0	4.2	2.8	6.2
14"	3.0	3.0	4.5	3.1	6.2

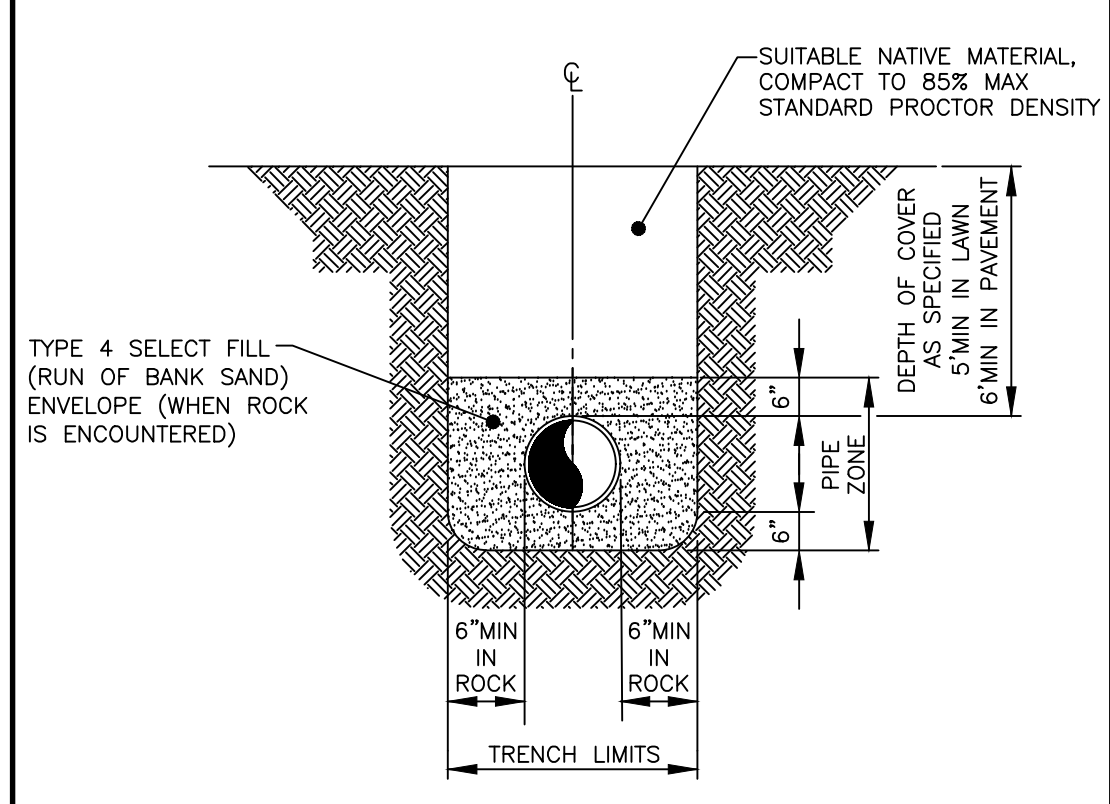
SOIL BEARING STRENGTH - 2,000 PSF
200 PSI TEST PRESSURE

VERTICAL DOWN THRUST BLOCKS

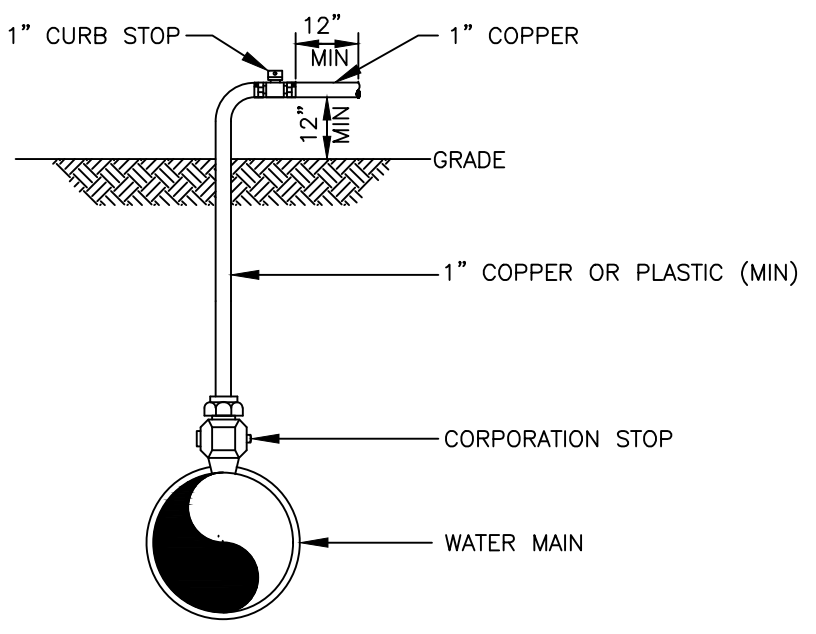


NOTE: 1. THRUST BLOCKS SHALL BE CENTERED HORIZONTALLY ON BENDS. 2. VOLUMES SHOWN IN CHART ARE MINIMUMS.

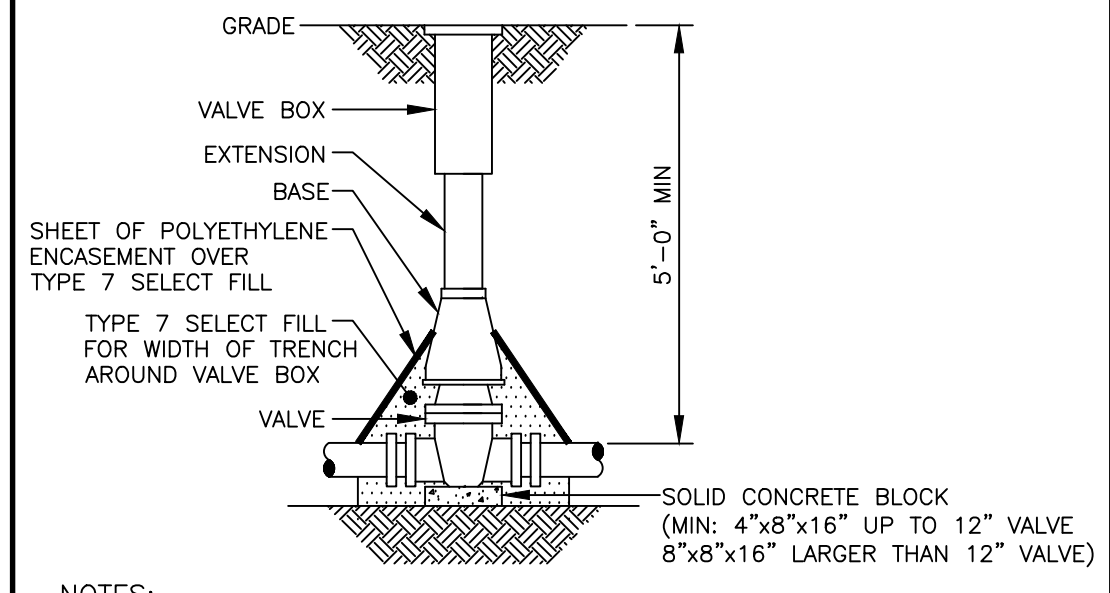
VERTICAL DOWN THRUST BLOCKS
NOT TO SCALE



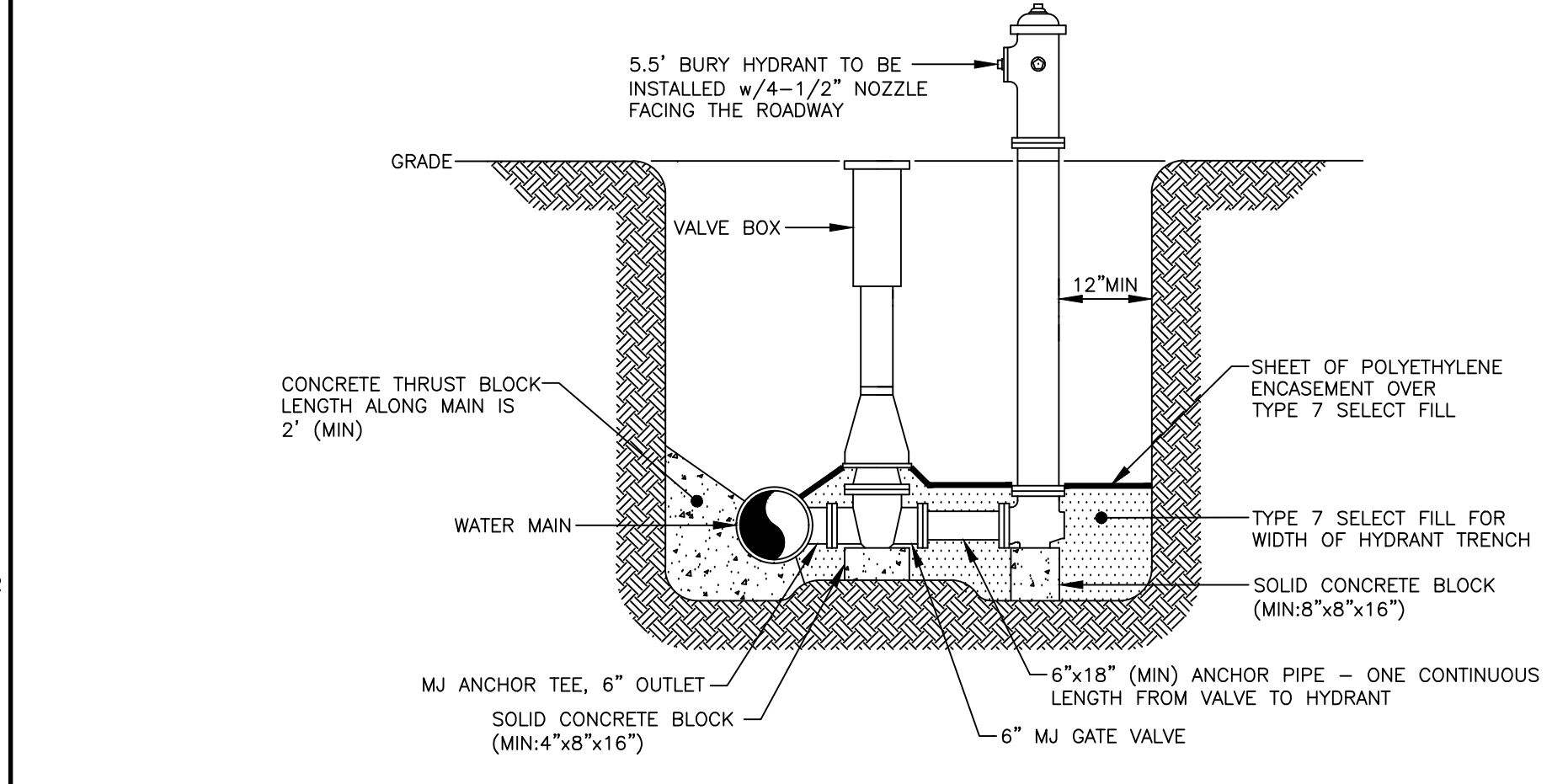
DIP TRENCH
NOT TO SCALE



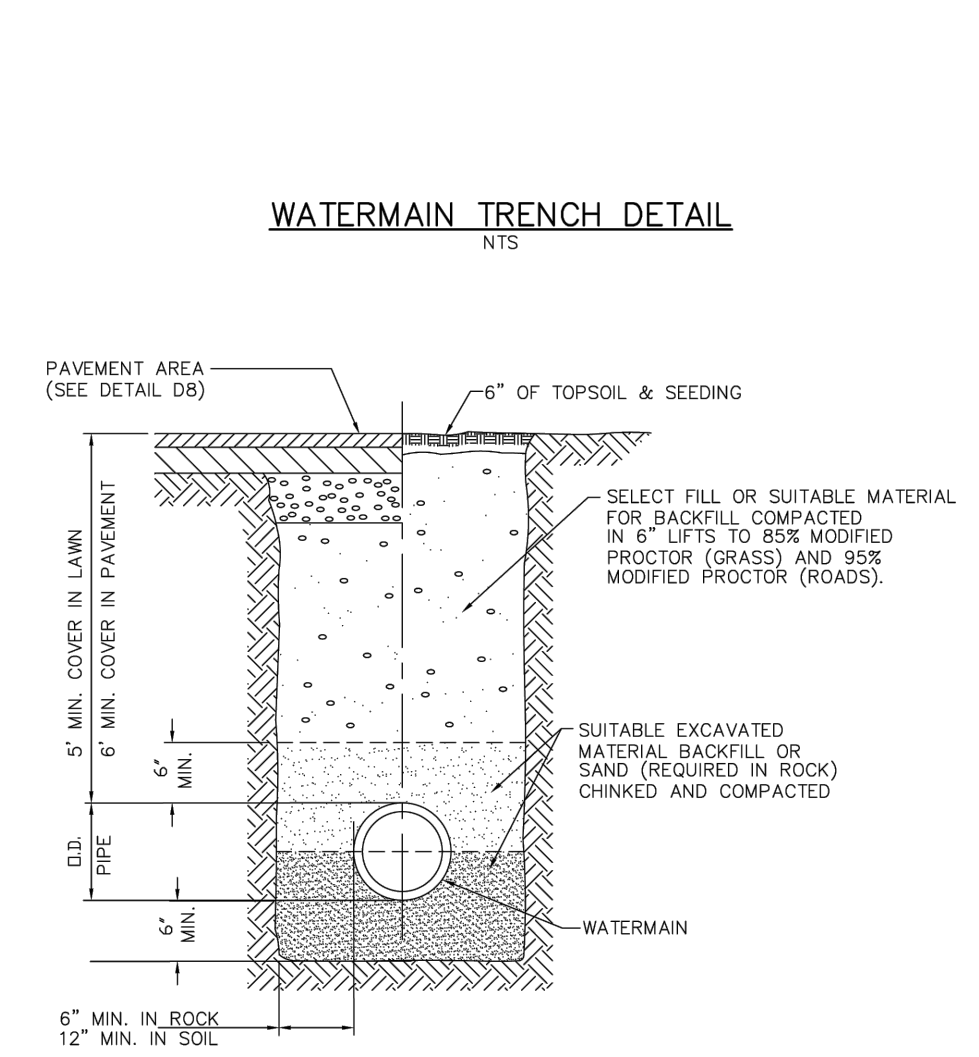
DISINFECTION/BLOW-OFF/SAMPLING TAP (TEMPORARY)
NOT TO SCALE



VALVE
NOT TO SCALE



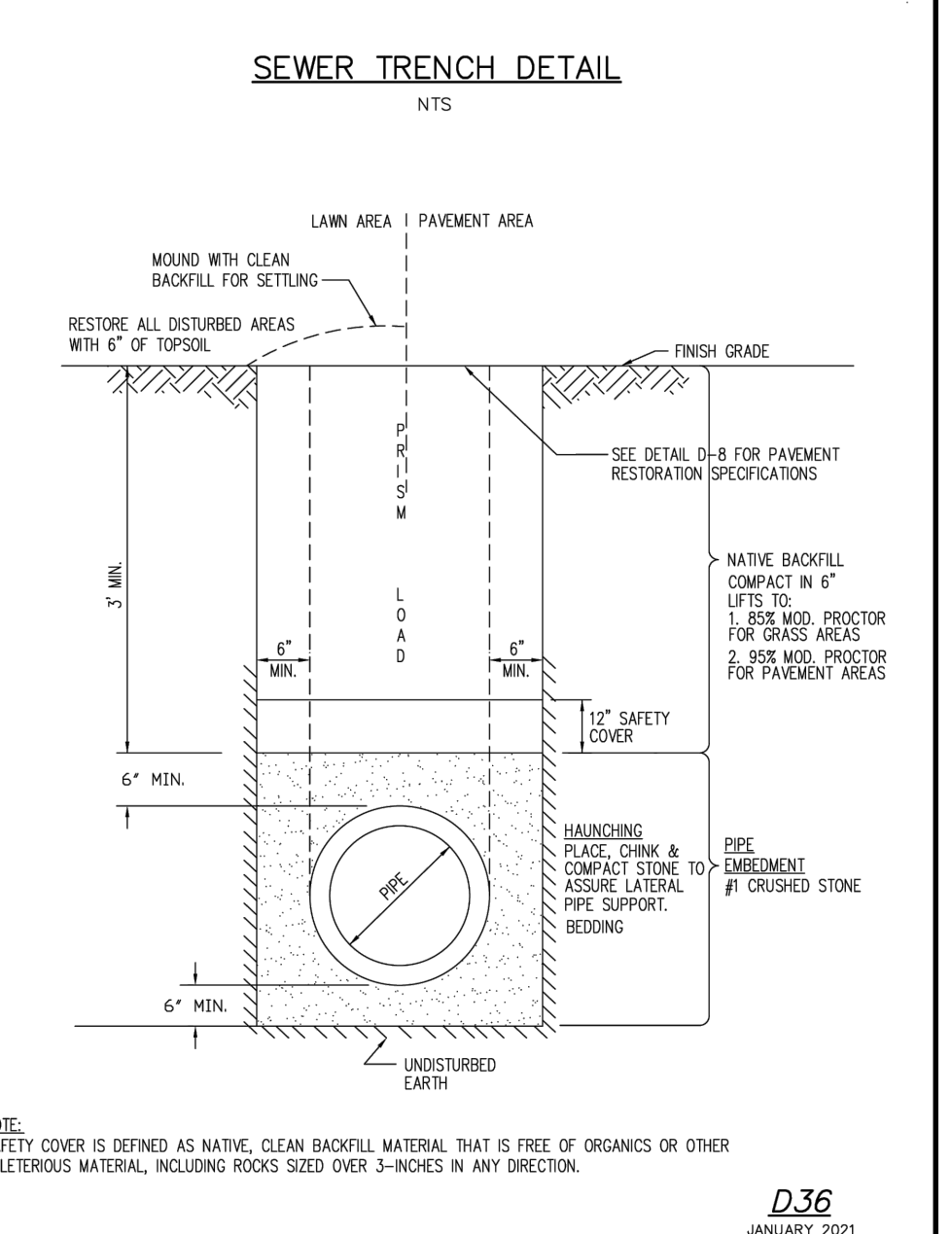
PERPENDICULAR HYDRANT ASSEMBLY
NOT TO SCALE



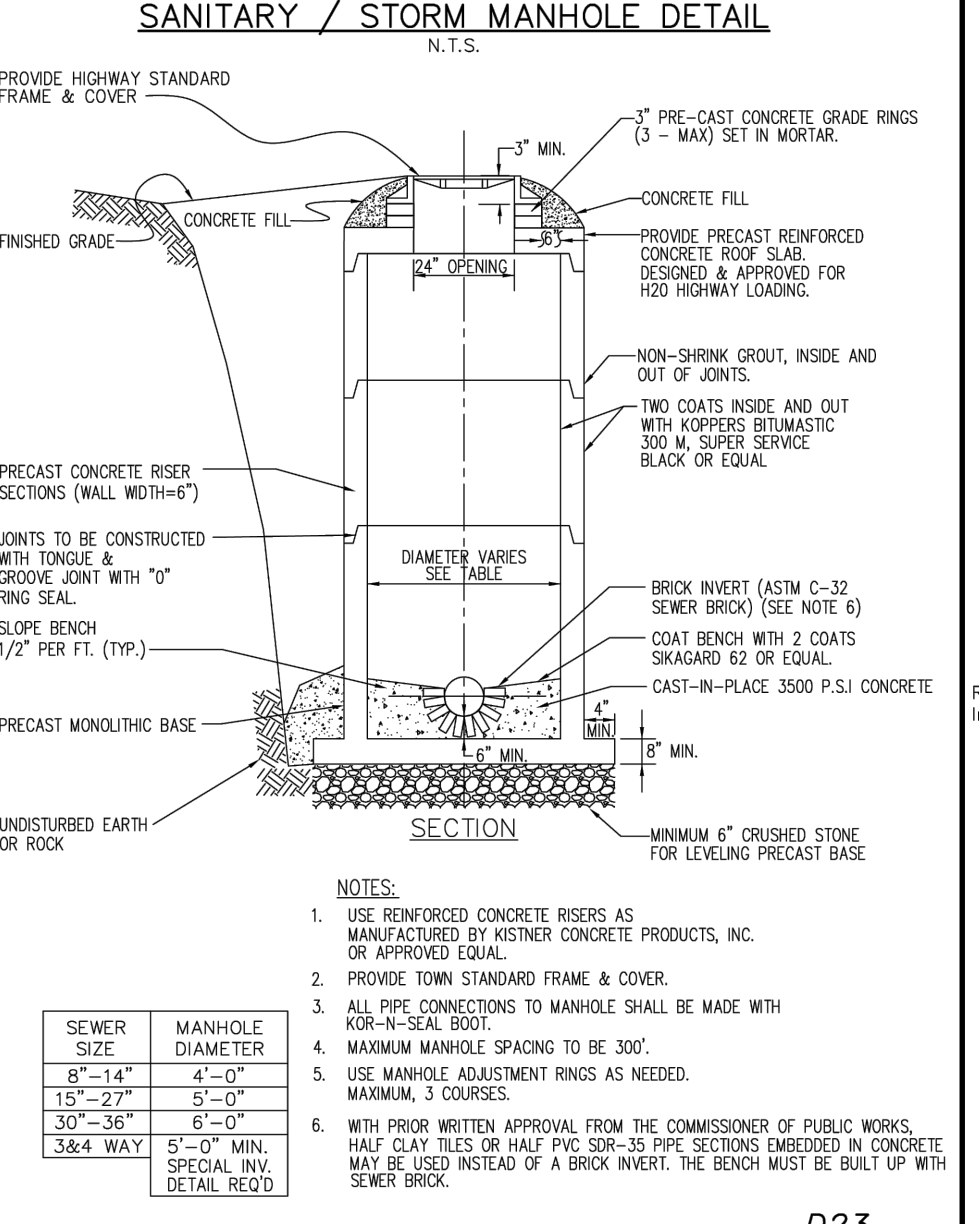
WATERMAIN TRENCH DETAIL
N.T.S.

CONDITION	SCHEMATIC	REQUIREMENTS
I WATER LINE ABOVE SEWER LINE		A) WATER LINE AND SEWER LINE PIPE LENGTHS TO BE CENTERED AT CROSSING, EACH LENGTH OF PIPE TO BE 10 FT. MINIMUM. B) BACKFILL WITH COMPACTED CRUSHER RUN STONE.
II WATER LINE ABOVE SEWER LINE		A) WATER LINE AND SEWER LINE PIPE LENGTHS TO BE CENTERED AT CROSSING, EACH LENGTH OF PIPE TO BE 10 FT. MINIMUM. B) WHEN BOTH WATER LINE AND SEWER LINE ARE NEW, SLEEVE SEWER LINE WITH STEEL CASING FOR 10 FT. EACH SIDE OF CROSSING. WHEN ONE LINE IS EXISTING, SLEEVE PIPE BEING INSTALLED WITH STEEL CASING FOR 10 FT. EACH SIDE OF CROSSING. C) BACKFILL WITH COMPACTED CRUSHER RUN STONE.
III SEWER LINE ABOVE WATER LINE		A) WATER LINE AND SEWER LINE PIPE LENGTHS TO BE CENTERED AT CROSSING, EACH LENGTH OF PIPE TO BE 10 FT. MINIMUM. B) SLEEVE SEWER LINE WITH STEEL CASING FOR 10 FT. EACH SIDE OF CROSSING. C) PROVIDE CRADLE OF CONCRETE OR CRUSHER RUN STONE (SEE TRENCH DETAIL BELOW) FOR WATER LINE AND SEWER LINE FOR 10 FT. EACH SIDE OF CROSSING.

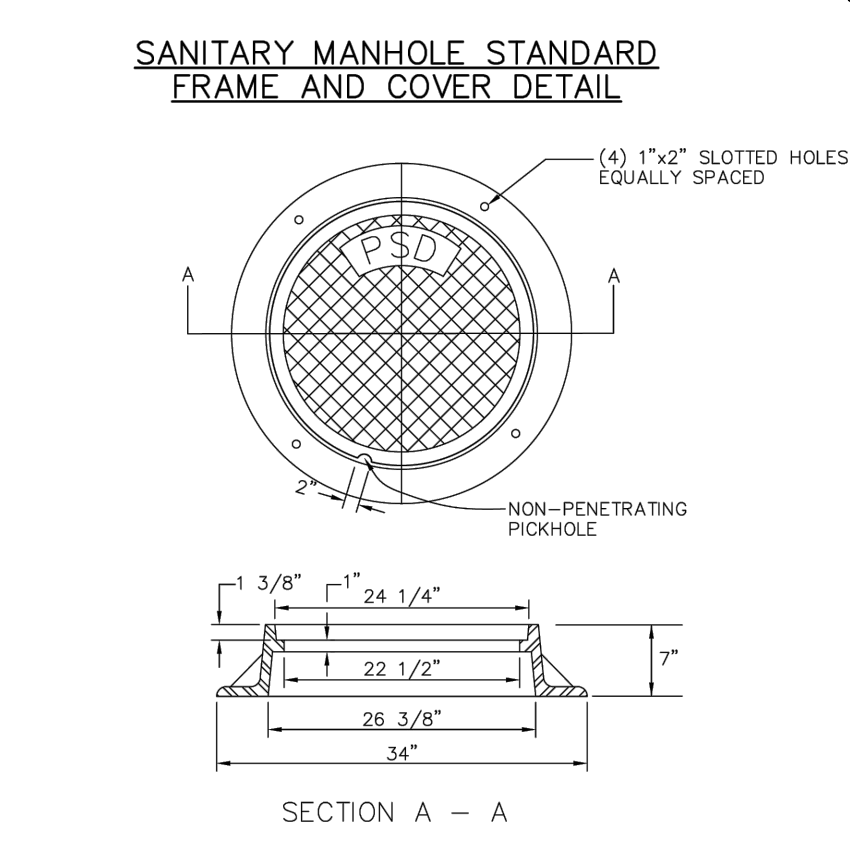
WATERMAIN/SEWER CROSSING DETAIL
N.T.S.



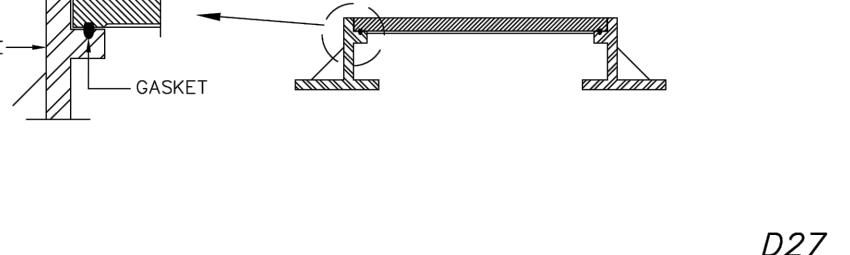
SEWER TRENCH DETAIL
N.T.S.



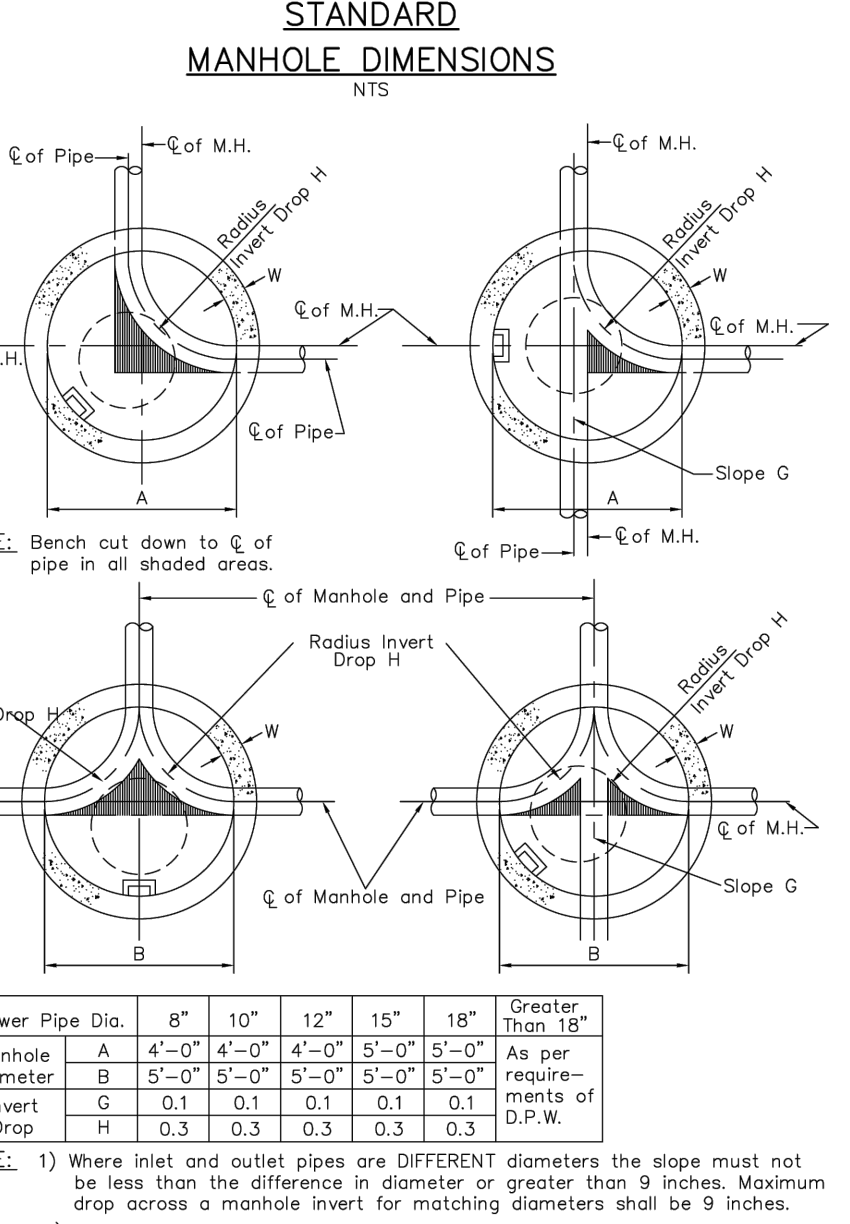
SANITARY / STORM MANHOLE DETAIL
N.T.S.



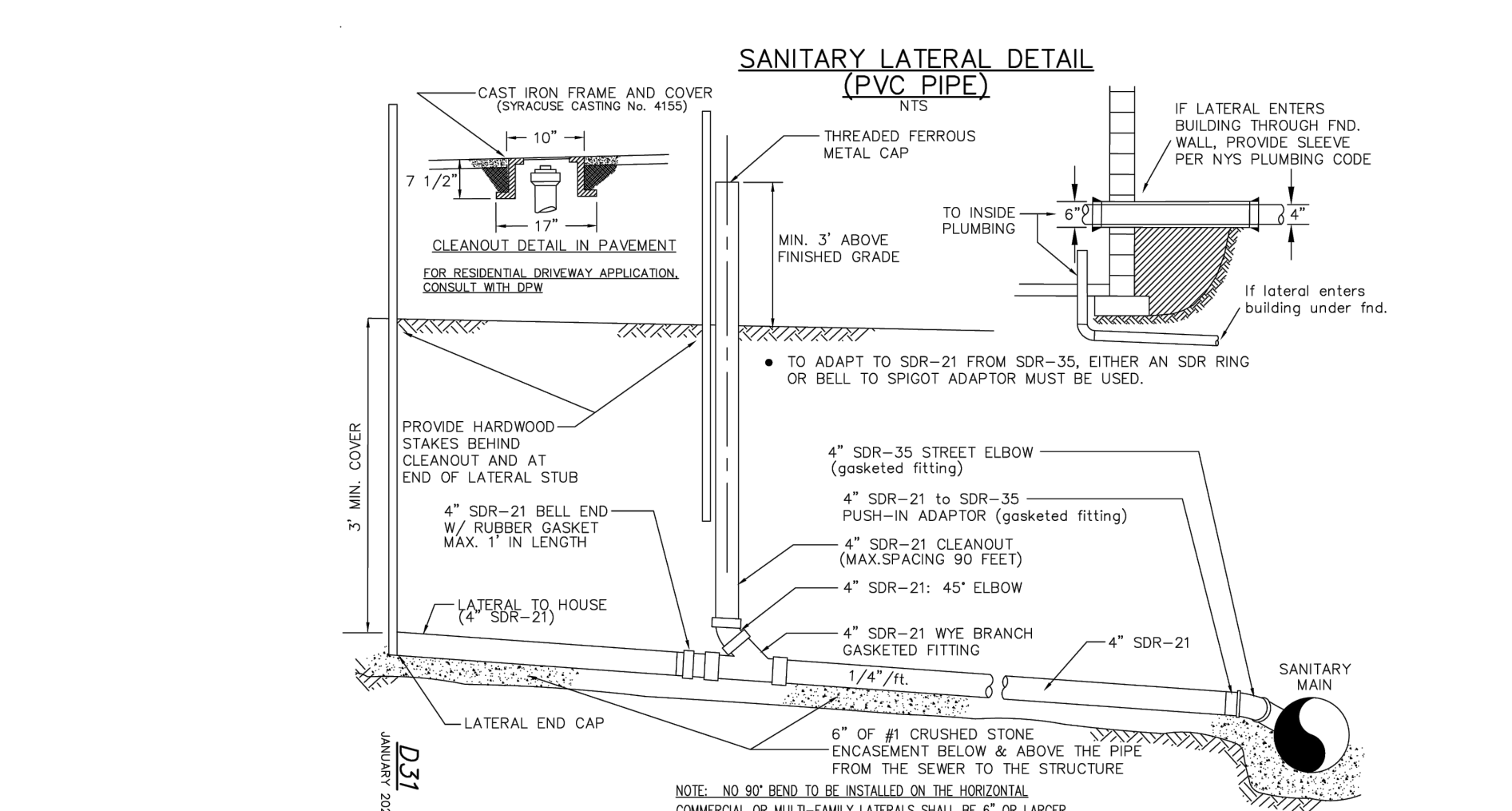
SANITARY MANHOLE STANDARD FRAME AND COVER DETAIL
N.T.S.



WATERTIGHT SANITARY SEWER MANHOLE COVER
N.T.S.



STANDARD MANHOLE DIMENSIONS
N.T.S.

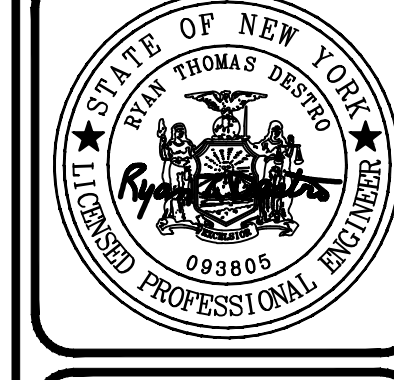


SANITARY LATERAL DETAIL (PVC PIPE)
N.T.S.

Drawing Alteration
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NO.	DATE	REVISIONS
7		
6		
5		
4		
3		
2	4/9/26	RD
1	2/13/26	DIT

BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
10 LIFT BRIDGE LANE EAST
PITTSFORD, NY 14850
WWW.BMEPCOM
PHONE: 585-377-7360
FAX: 585-377-7369



HARTWELL HEIGHTS
TOWN OF PERINTON, MONROE COUNTY, NEW YORK STATE
1902 S. ILL. ST.
P.O. BOX 34
PITTSFORD, NY 14834

FINAL DETAIL SHEET
PROJECT: TOWN OF PERINTON, MONROE COUNTY, NEW YORK STATE
LOCATION: ILL. ST.
CLIENT: HARTWELL HEIGHTS
DRAWING TITLE: FINAL DETAIL SHEET
PROJECT MANAGER: P. VARS/R. DESTRO
PROJECT ENGINEER: F. SHELLEY
DRAWN BY: D. TURNER
SCALE: N.T.S.
DATE ISSUED: NOVEMBER 14, 2025
PROJECT NO.: 2850
DRAWING NO.: 13
(SHEET 1 OF 3)

PA 12650 Drawings/Plan/2850 Detail/Detail

D38
JANUARY 2025

D27
JANUARY 2025

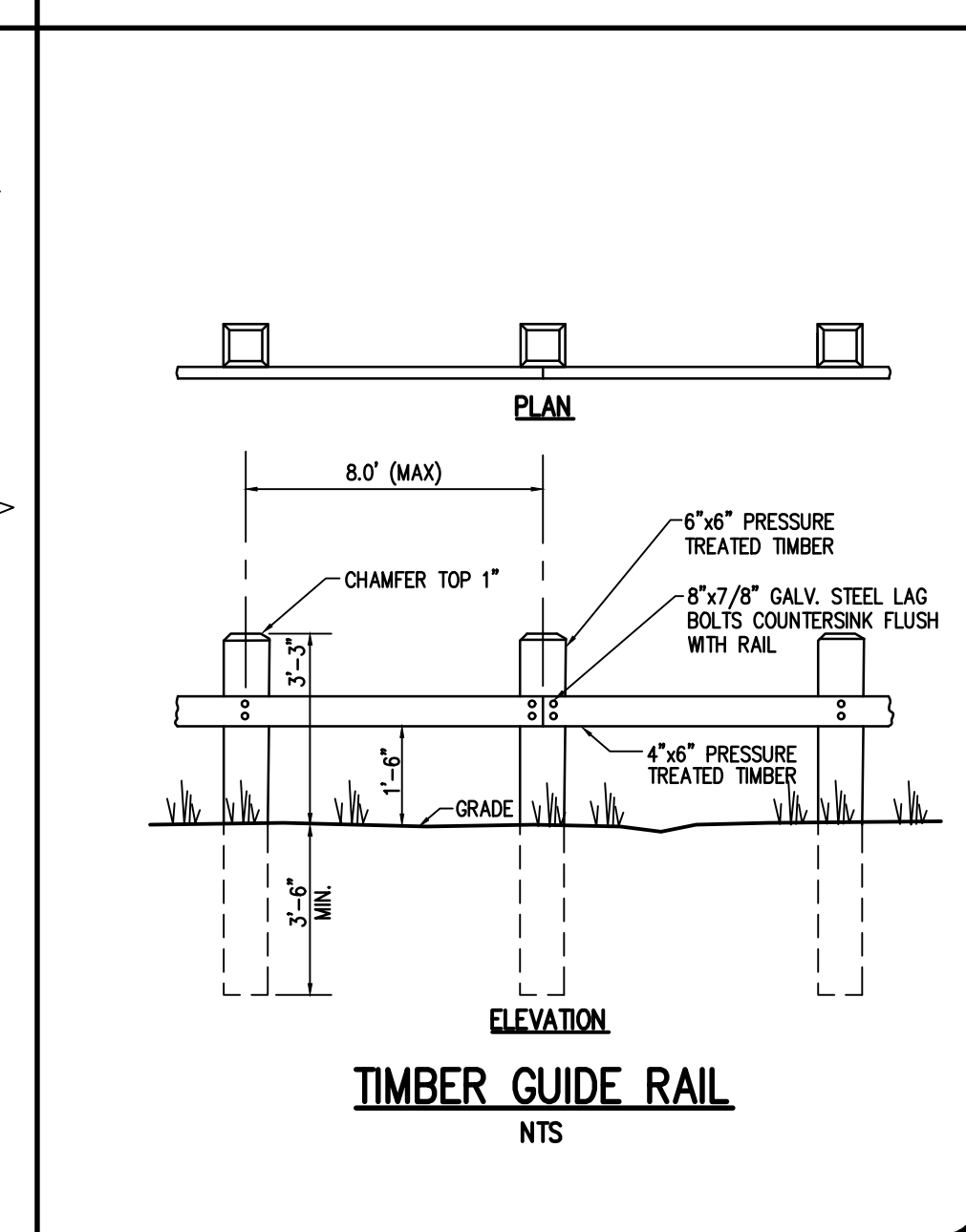
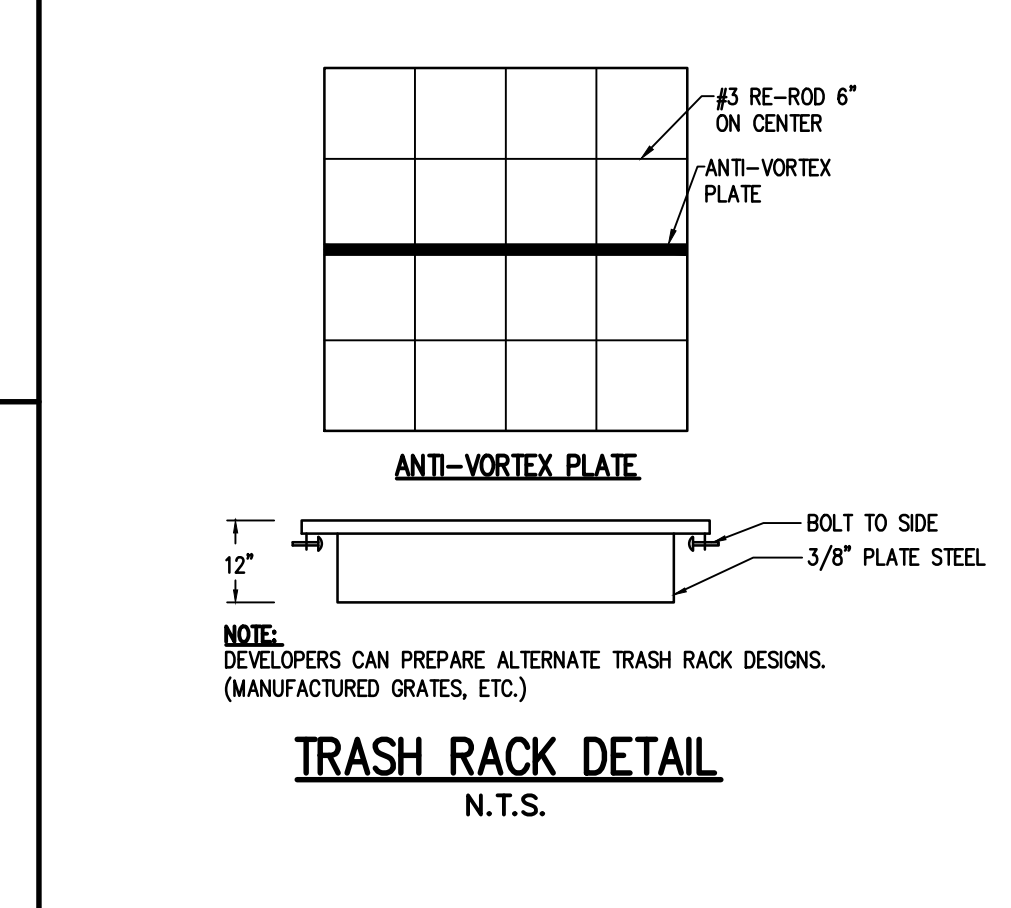
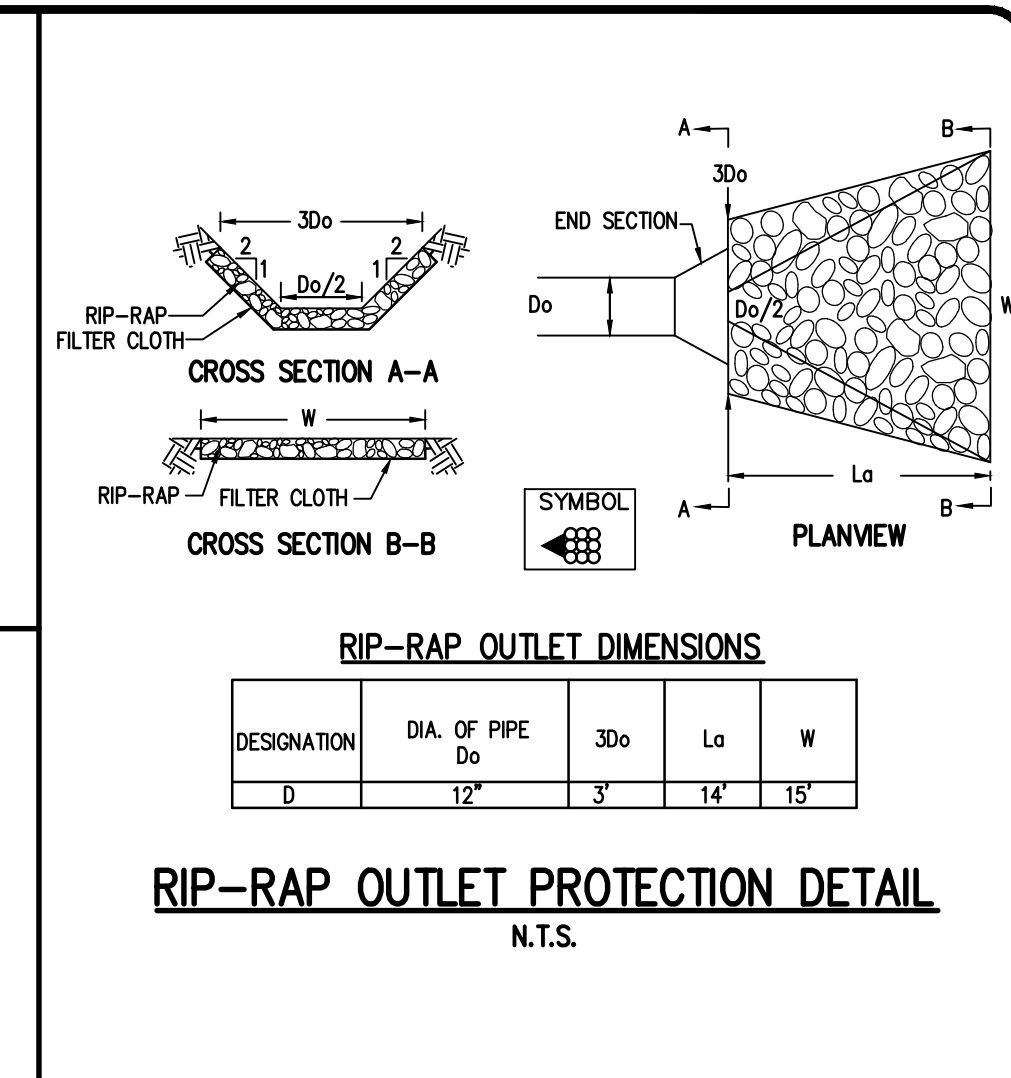
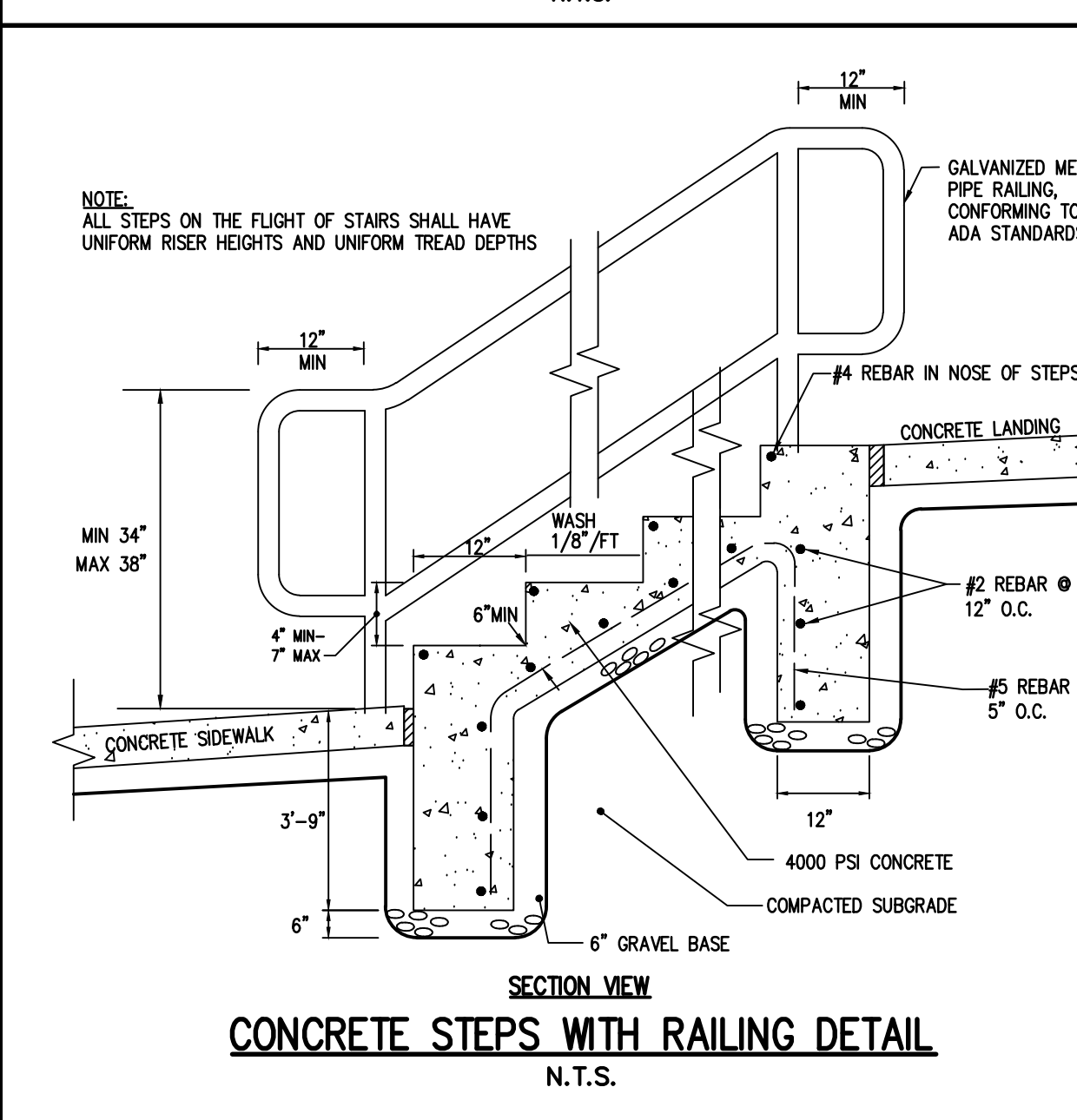
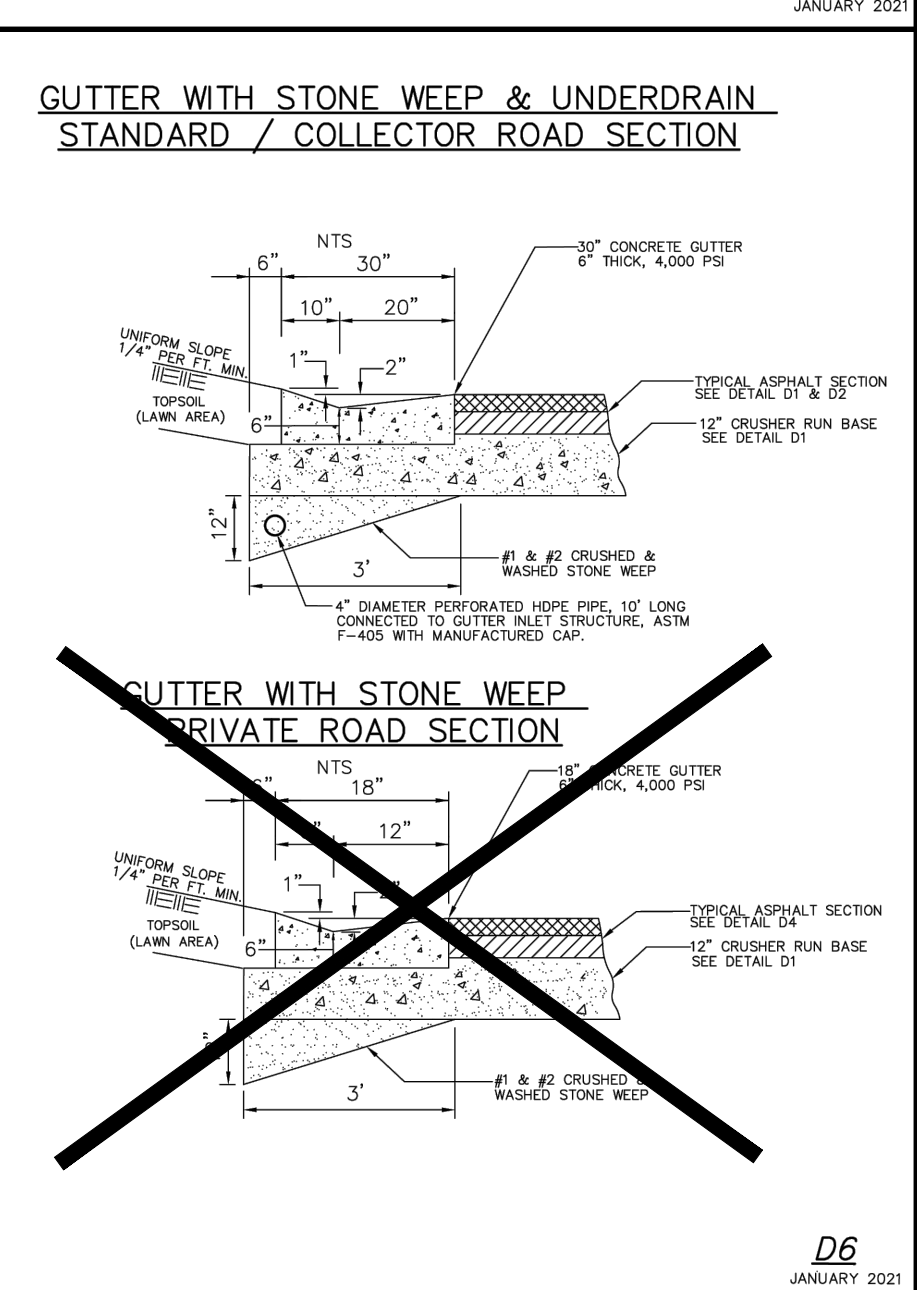
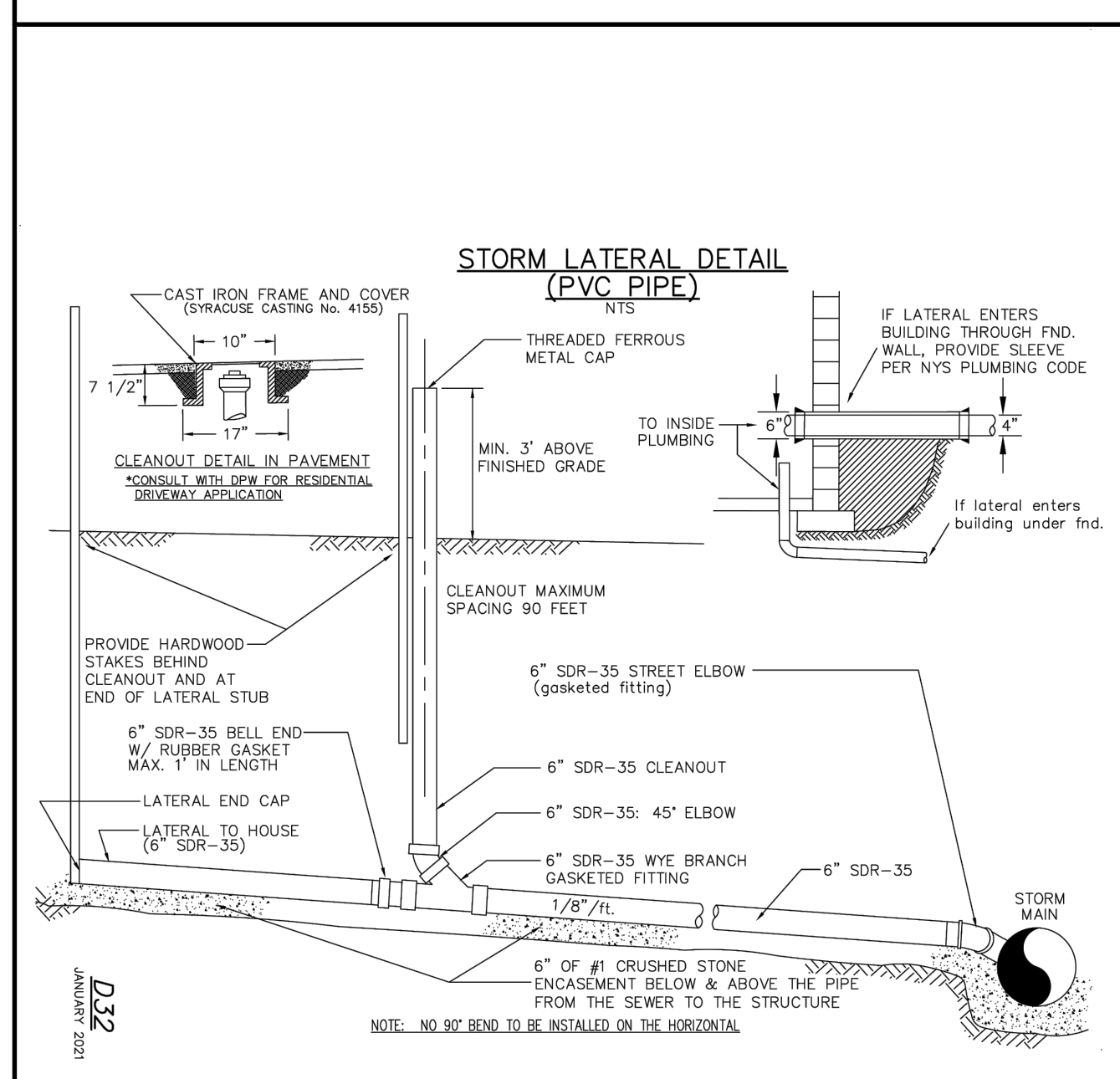
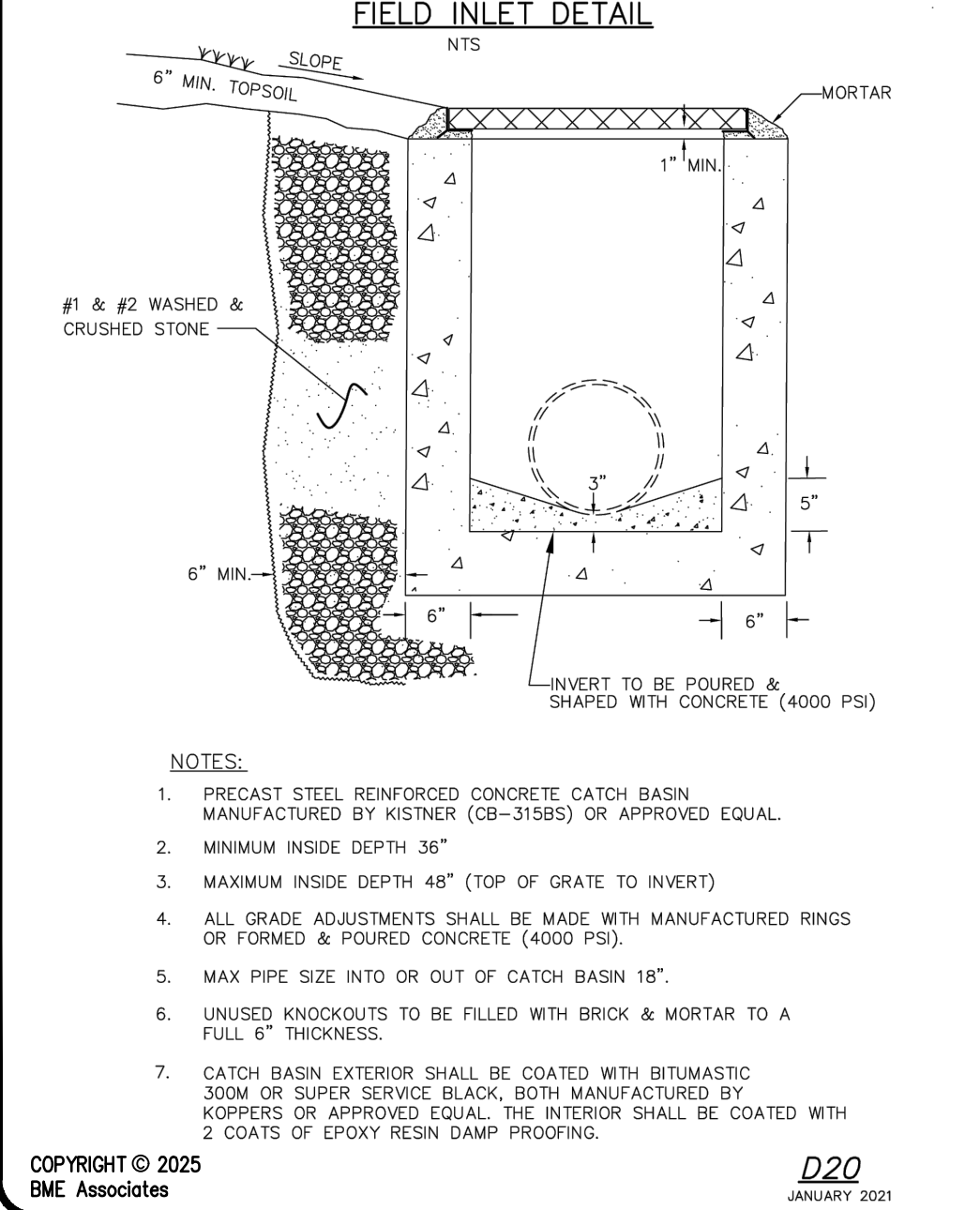
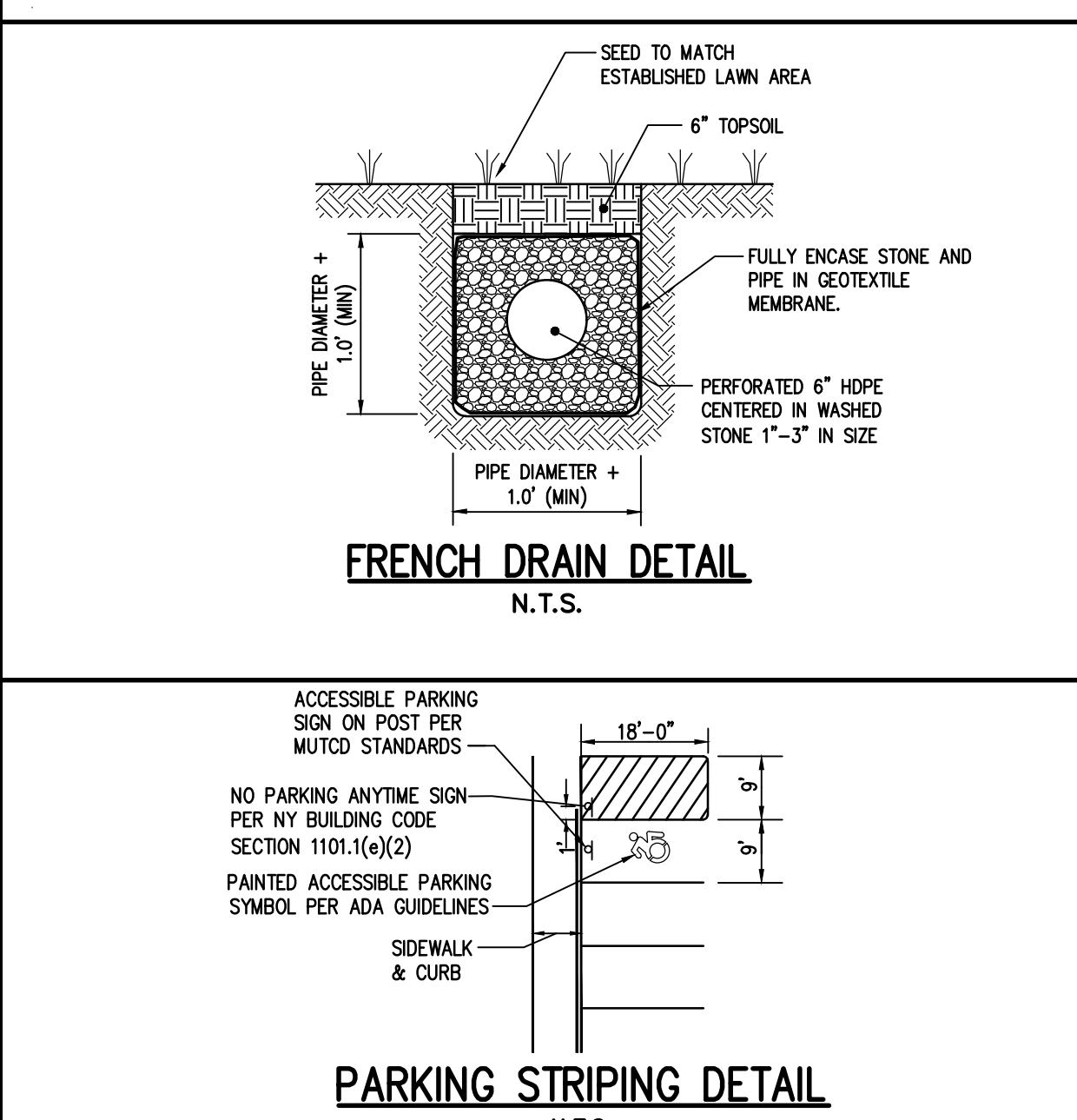
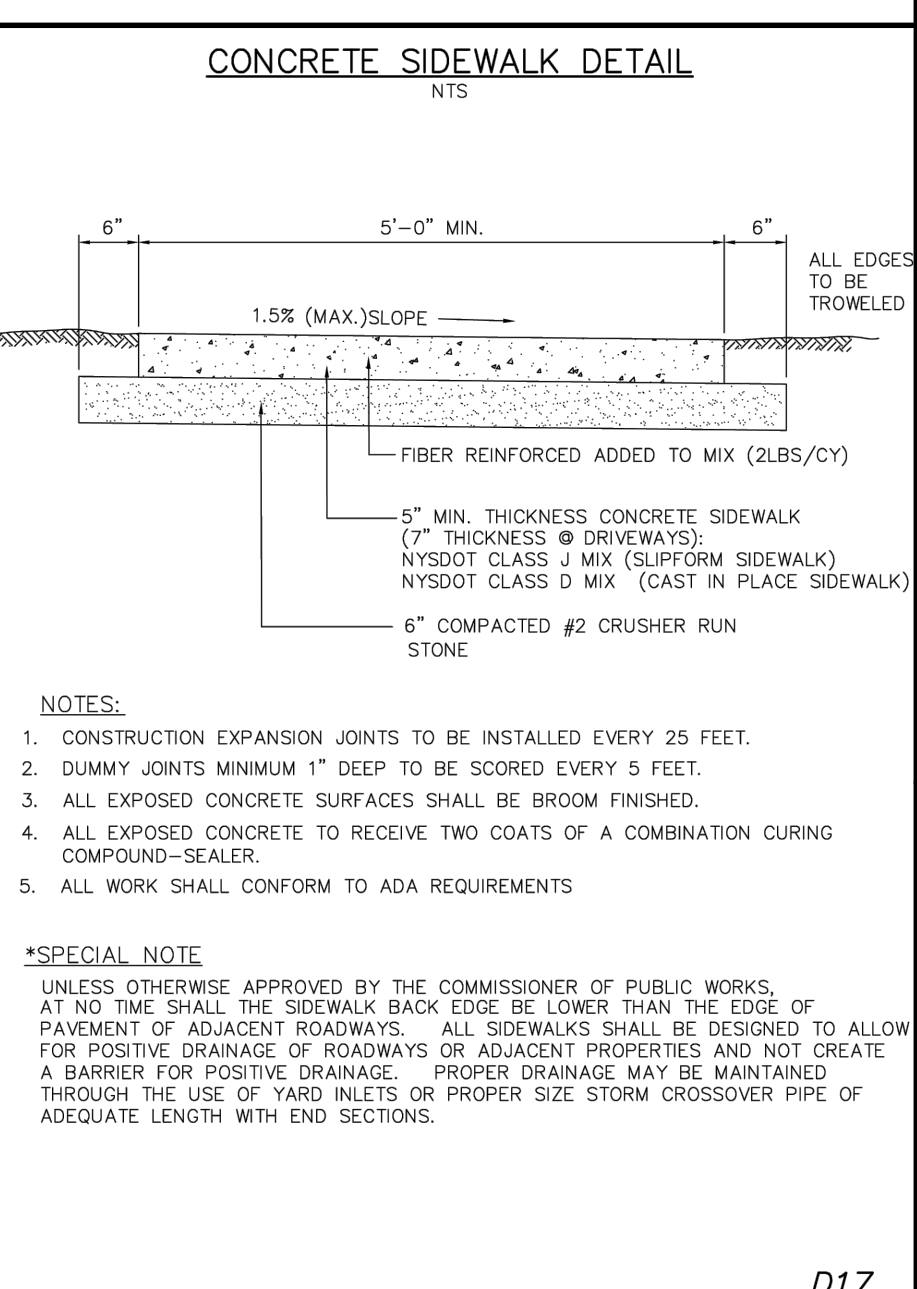
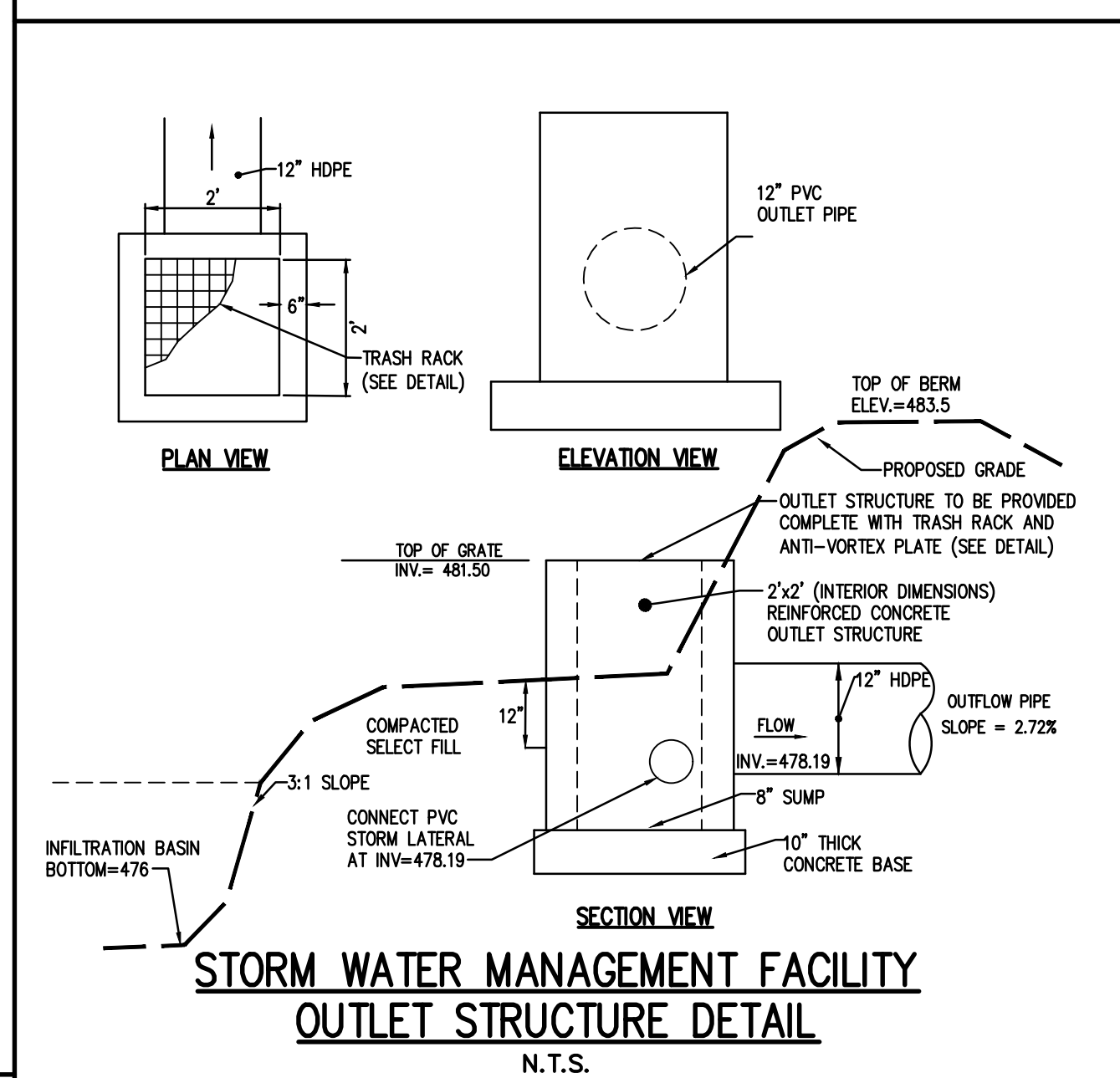
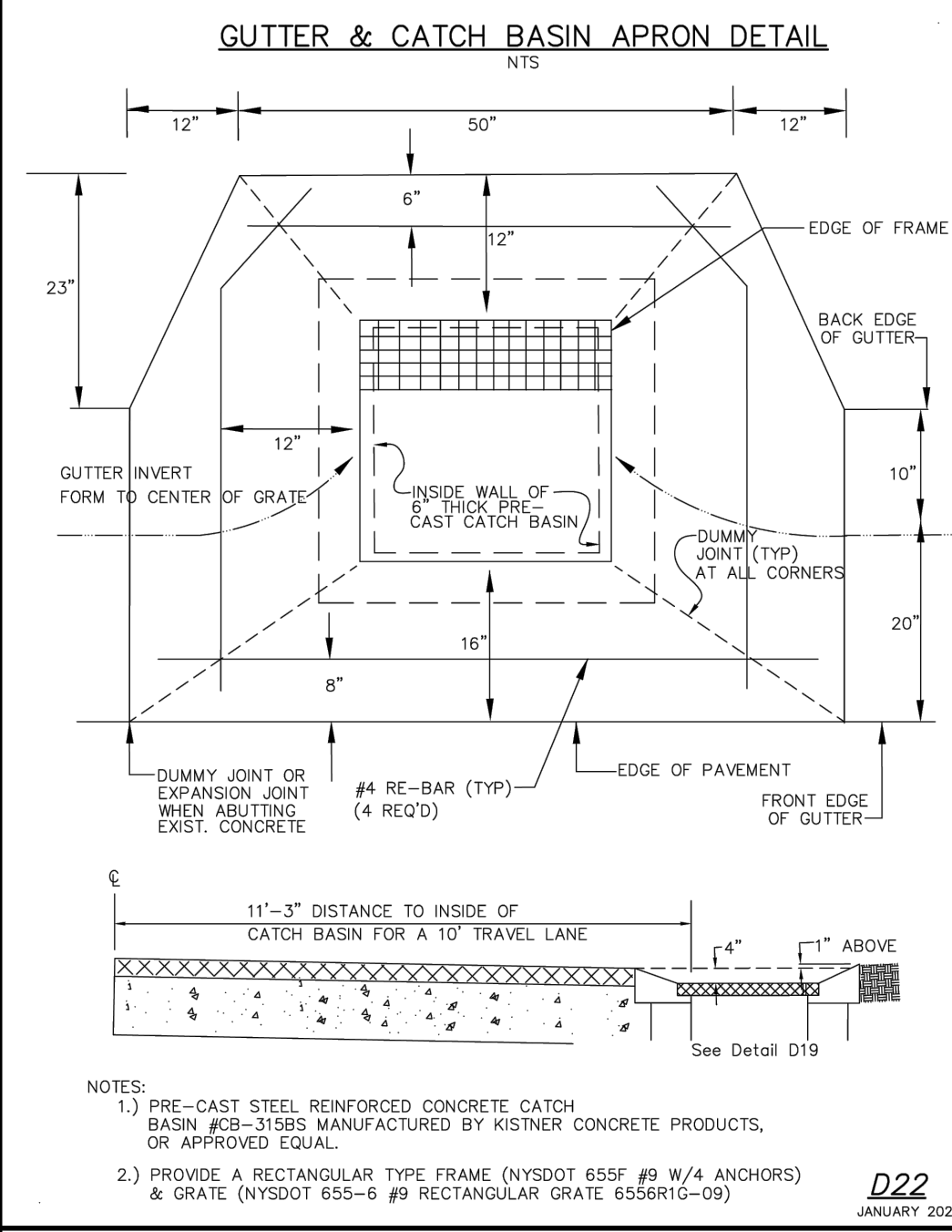
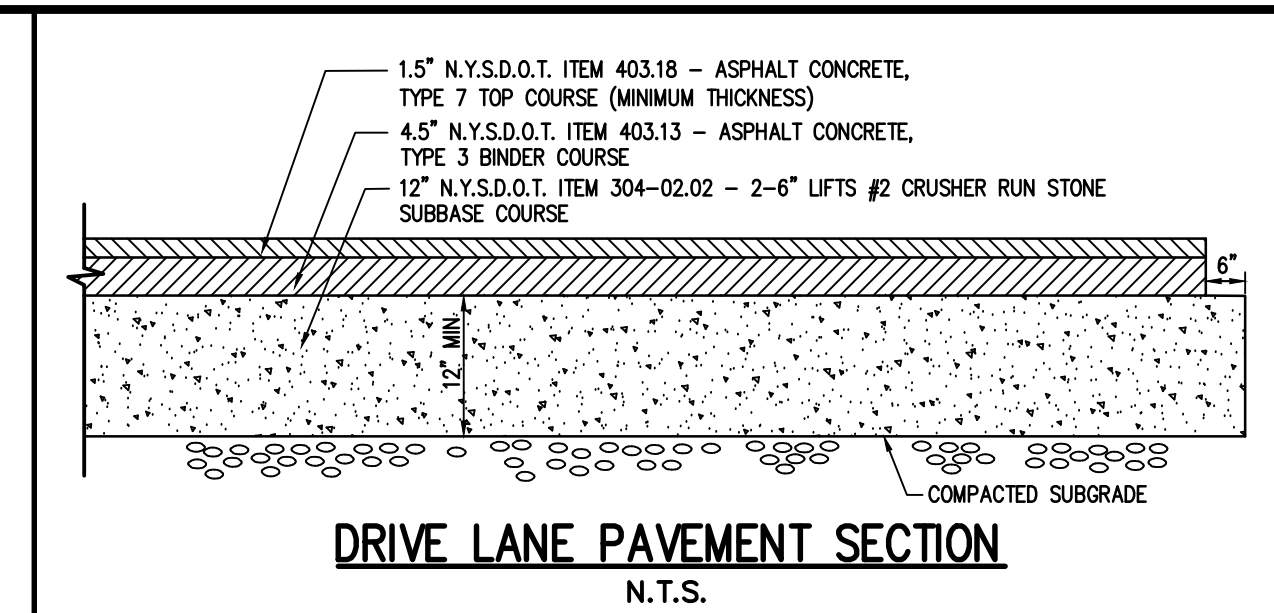
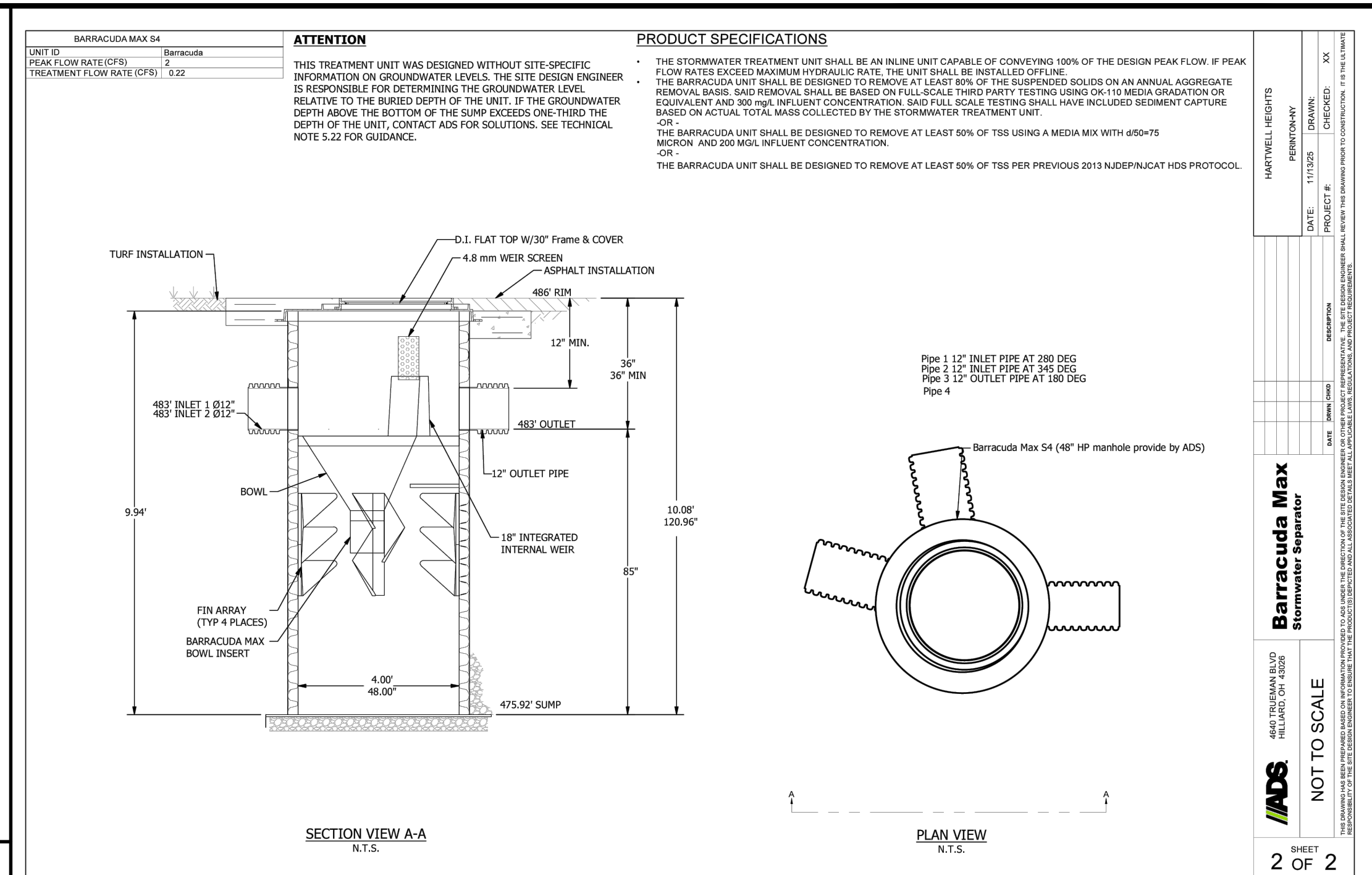
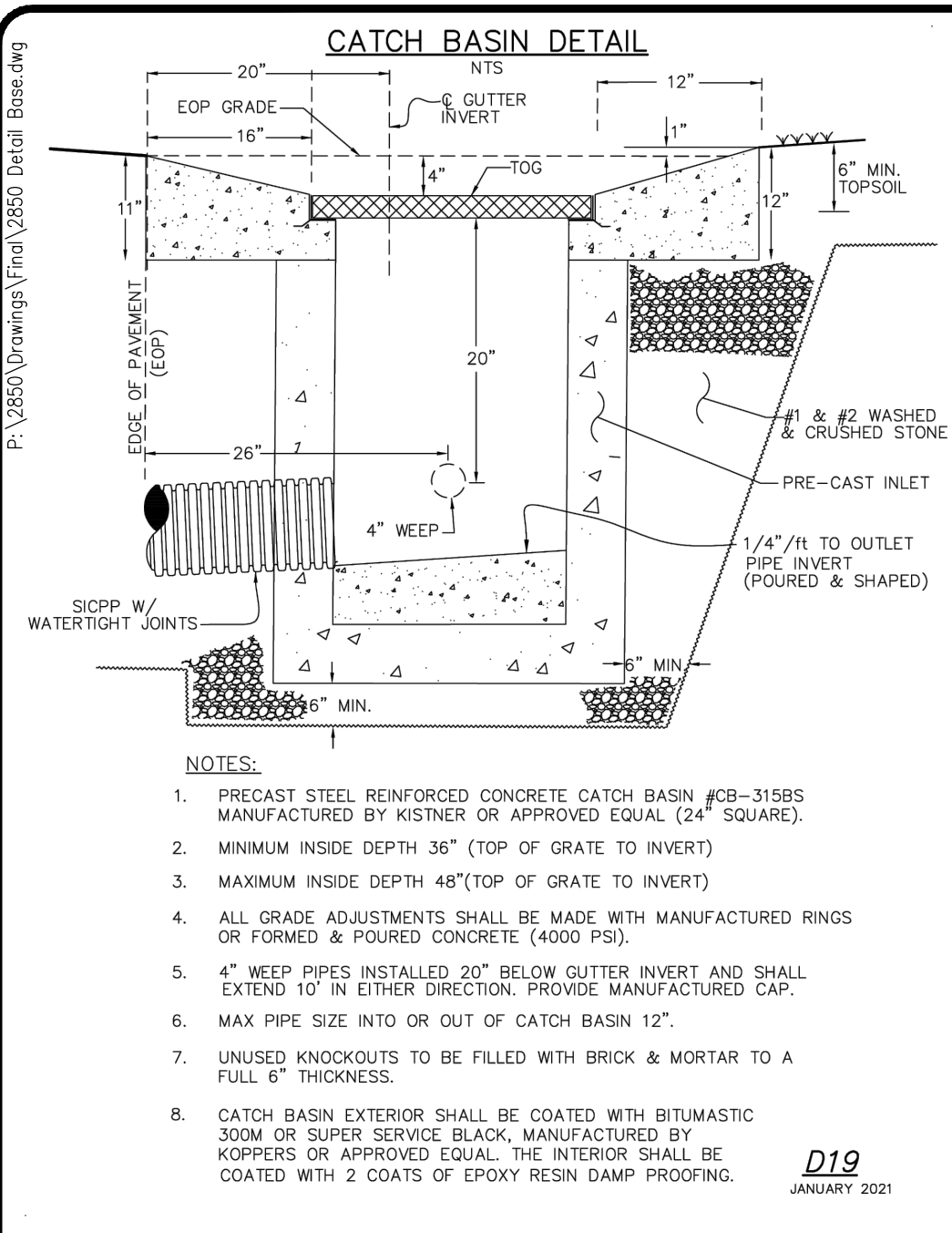
D36
JANUARY 2021

D23
JANUARY 2021

D26
JANUARY 2021

D31
JANUARY 2025

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BME Associates



Drawing Alteration

The following is an excerpt from the New York State Education Law Article 145 Section 7209 and applies to this drawing:

"It is a violation of this law for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor to alter any item in any way if on item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item his seal and the notation 'altered by' followed by his signature and the date of each alteration, and a specific description of the alteration."

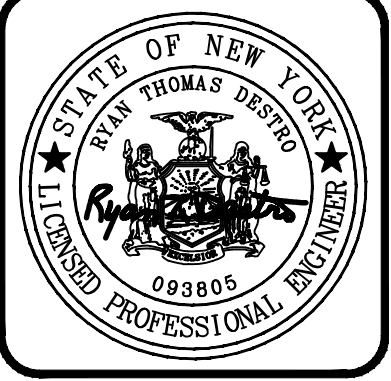
NO.	DATE	BY	REVISIONS
7			
6			
5			
4			
3	4/9/26	RD	UPDATED PER GENERAL COMMENTS
2	2/13/26	DD	REVISED PER TOWN AND AGENCY COMMENTS
1			

BME ASSOCIATES

ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

10 LIFT BRIDGE LANE EAST
PITTSFORD, NY 14850
WWW.BMEPC.COM

PHONE: 585-377-7360
FAX: 585-377-7309



HARTWELL HEIGHTS

TOWN OF PERINTON, MONROE COUNTY, NEW YORK STATE

PROJECT LOCATION CLIENT DRAWING TITLE

P. VARS/R. DESTRO
PROJECT ENGINEER

F. SHELLEY
DRAWN BY

D. TURNER
SCALE DATE ISSUED

N.T.S. NOVEMBER 14, 2025

PROJECT NO. 2850

DRAWING NO. 14

(SHEET 2 OF 3)

